SPECHT RESIDENCE

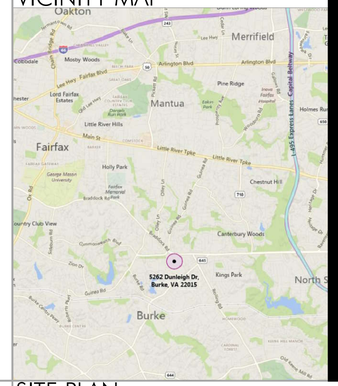
5262
DUNLEIGH DRIVE
BURKE, VIRGINIA 22015
COUNTY OF FAIRFAX

SYMBOLS AND MATERIALS

DOOR TYPE
WINDOW TYPE
ROOM NAME
ROOM NUMBER
SECTION
ELEVATION
ENLARGED DETAIL
ELEVATION
KEYNOTE

WOOD
C.M.U.
BRICK
CONCRETE
UNDISTURBED EARTH
GYPSUM
RIGID INSULATION
PLYWOOD
WOOD (ROUGH)
GRAVEL/STONE
BATT INSULATION
STEEL

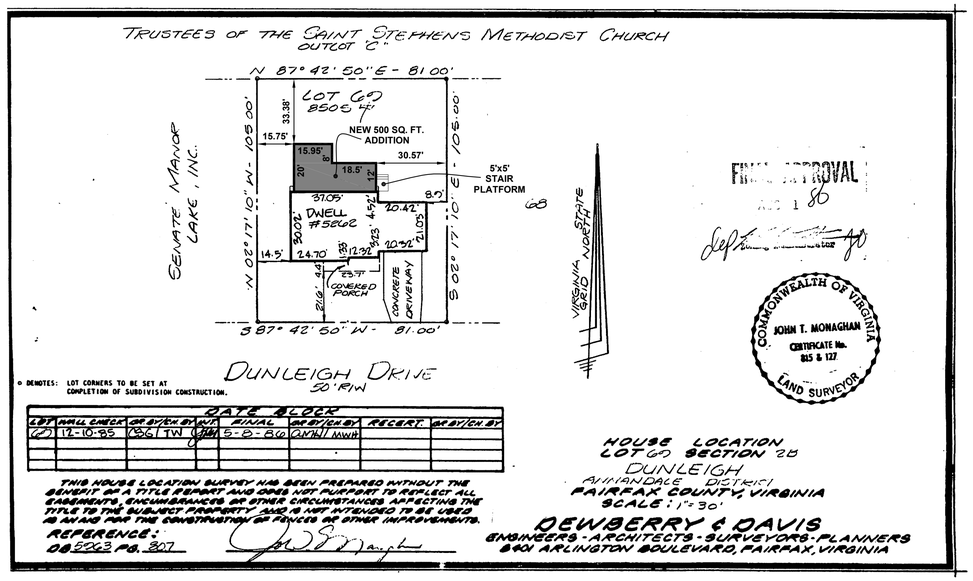
VICINITY MAP



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
ARCHT.	ARCHITECT
AVG.	AVERAGE
BRD.	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/S	DOORSTOP
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
LTG.	LIGHTING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MEZZ.	MEZZANINE
MFD.	MANUFACTURED
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
N N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
OPNG	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

SITE PLAN



NOTE: SITE PLAN CREATED BY OTHERS

OWNER

Mr. Steven Specht - email: sspecht@yahoo.com
Mrs. Marilynne Specht - email: ederspecht@yahoo.com
5262 Dunleigh Drive
Burke, Virginia 22015
703. 216.2719

ARCHITECT

Mr. Richard Edward Hostelley Jr.
Commonwealth of Virginia Lic. No. 013719
RICH**HOSTELLEY** NCARB Architect
3787 Farmview Road
Stanley Virginia, 20851
202.730.5222
rich@richhostelleyarchitect.com

NOTE: PERMIT SET IS VOID UNTIL SEALED AND SIGNED BY:
RICH HOSTELLEY ARCHITECT

CONTRACTOR

METROPOLITAN CONTRACTORS
Jim Corridon - Project Manager
3909 Railroad Ave. Fairfax, Virginia 22030
703.591.2030
COMMONWEALTH OF VIRGINIA CLASS A LIC. NO. 2705-007978A

DESIGN CRITERIA

SCOPE OF WORK
CONSTRUCTION OF NEW KITCHEN AND GUEST ROOM AND ALTERATIONS, ONTO EXISTING TWO STORY - WITH BASEMENT- SINGLE FAMILY HOME,

BUILDING CODE
UNIFORM VIRGINIA STATE BUILDING CODE (U.V.S.B.C.) 2012
INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2012

USE GROUP
SINGLE FAMILY RESIDENTIAL (R3)

CONSTRUCTION TYPE
VB

ZONING

JURISDICTION:	COUNTY OF FAIRFAX
DISTRICT:	BRADDOCK
ZONED:	R3
LOT:	6D
SECTION:	2B
DEED BOOK:	5963
PAGE:	807
LOT AREA:	8,505 SQ. FT.

SETBACK REQUIREMENTS

SETBACK	REQUIRED	PROPOSED
FRONT	30 FEET	NO CHANGE
SIDE	12 FEET	15.75 FEET (L) - 30 FEET (R)
REAR	25 FEET	33.38 FEET

NUMBER OF STORIES
EXISTING: 2 STORIES WITH BASEMENT
PROPOSED: 1 STORY ON CRAWL SPACE

BUILDING HEIGHT
EXISTING: 30' ±
PROPOSED: 13' ±

BUILDING SQUARE FOOTING

FLOOR	EXISTING	ADDITION	PROPOSED
BASEMENT	1,030 SQ. FT.	-	1,030 SQ. FT.
FIRST	1,030 SQ. FT.	00 SQ. FT.	1,530 SQ. FT.
SECOND	1,030 SQ. FT.	-	1,030 SQ. FT.
TOTAL	3,090 SQ. FT.	**00 SQ. FT.**	**3,590 SQ. FT.**
GARAGE	425 SQ. FT.	-	4,015 SQ. FT.

SEE SHEET **S-0.1** FOR STRUCTURAL DESIGN LOADS AND NOTATIONS.

SHEET INDEX

ARCHITECTURAL

STRUCTURAL

ELECTRICAL

GENERAL PLAN NOTES

1. 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, ORDERING IF MATERIAL, EQUIPMENT, DEMOLITION, AND CONSTRUCTION.

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

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

4. ALL DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE - U.N.O.

5. CONTRACTOR TO PROVIDE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.

6. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. VERIFY LOCATION IN FIELD WITH OWNER AND / OR FIRE MARSHALL / PLAN REVIEWER.

7. DOOR SHALL BE LOCATED 4" FROM PERPENDICULAR WALL PLACED ON HINGED SIDE U.N.O.

8. PROVIDED SOLID F.R.T. BLOCKING IN WALLS FOR CABINETS, TOILET ROOM ACCESSORIES, HANDRAILS, EQUIPMENT, ETC. COORDINATE WITH ARCHITECT AND OWNER.

9. 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.

10. ALL FLOOR ELEVATIONS ARE MEASURE TO TOP OF FLOOR SLAB / SHEATHING, U.N.O.

11. 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.

12. ALL PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIERS, AND FIRE PARTITIONS SHALL COMPLY WITH **IBC 2009 SECTION 713**.

13. 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.

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 ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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

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 THE ARCHITECT 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.

ITEMS SUPPLIED BY OWNER

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

1. SPECIALITY LIGHTING
2. -

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 -

ITEMS 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.

N/A

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.

SEE BID DOCUMENTATION SHEET BD-1.1

SPECHT RESIDENCE
5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

cover

C
0.0

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

GENERAL SPECIFICATIONS

DIVISION #1 - GENERAL REQUIREMENTS

DIMENSIONS: ALL DIMENSIONS SHOWN AND ALL DIMENSIONS REQUIRED FOR WORK SHALL BE VERIFIED BY THE CONTRACTOR BY ACTUAL MEASUREMENTS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE ANY WORK AFFECTED THEREBY HAS BEEN PERFORMED.
CLEAN UP: ALL SUBCONTRACTORS SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH DAILY AND AT THE COMPLETION OF THE WORK, REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING BROOM CLEAN.

DIVISION #2 - SITE WORK

SOIL VALUE: BASED ON 2000 PSF IF FOUND TO BE LESS THAN 2,000 PSF . . FOUNDATIONS WILL BE SUBJECT TO REDESIGN.
FOOTINGS: BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 2'-6" (30") BELOW FINISHED GRADE. FOOTINGS SHALL EXTEND BELOW ELEVATIONS SHOWN WHERE NECESSARY TO REACH THE ABOVE SOIL BEARING VALUE.

DIVISION #3 - CONCRETE

CONCRETE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS. ALL EXTERIOR CONCRETE THAT WILL BE EXPOSED TO FREEZING SHALL HAVE AN AIR ENTRAINING MIXTURE (6 %) IN ACCORDANCE WITH ACI SPECIFICATION 301.
CONCRETE CURING: CONCRETE SHALL BE PROTECTED AGAINST FROST AND RAPID DRYING, MAINTAIN CONCRETE IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER POURING. CURING BE USE OF CHEMICAL HARDENING AND CURING COMPOUND SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

DIVISION #4 - MASONRY

PROVIDE 4" BRICK VENEER, GROUT, AND TIES. COORDINATE WITH OWNER STYLE AND COLOR OF BRICK AND GROUT.

DIVISION #5 - METALS - NOT USED

DIVISION #6 CARPENTRY (SEE FRAMING NOTES)

DO ALL ROUGH FRAMING, BLOCKING, AND FURRING PER DRAWINGS, ALL JOB LAYOUT AND INSTALL DOOR TRIM AND APPLY HARDWARE. SELECT TRIM MATERIALS AND PROTECT FINISHED SURFACES AGAINST DAMAGE. ONLY FIRST CLASS WORKMANSHIP WILL BE ACCEPTED. PRESSURE TREATED LUMBER: WOOD USED IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD SPECIFICATIONS C1 AND C2, AND FEDERAL SPECIFICATION TT-W-571.

DIVISION #7 THERMAL & MOISTURE PROTECTION

MINERAL/GLASS FIBER BLANKET/BATT INSULATION: INORGANIC (NON-ASBESTOS) FIBERS FORMED WITH BINDERS INTO RESILIENT FLEXIBLE BLANKETS OR SEMI-RIGID BATTS: ASTM C 665, TYPE AS INDICATED, DENSITIES OF NOT LESS THAN 1.5 LBS. PER CU. FT. FOR GLASS FIBER UNITS,
MANUFACTURER'S STANDARD LENGTHS AND WIDTHS AS REQUIRED TO COORDINATE WITH SPACES TO BE INSULATED: TYPES AS FOLLOWS:
HOUSE WRAP - FOIL FACED TYPE III OR KRAFT PAPER FINISH, TYPE II.

DIVISION # 8 - DOORS AND WINDOWS

REFER TO WINDOW / DOOR MANUFACTURER SPEC'S.

DIVISION #9 - FINISHES

GYPSUM WALLBOARD: PRODUCTS SHALL BE AS MANUFACTURED BY U.S. GYPSUM COMPANY OR APPROVED EQUAL. INSTALLATION AND APPLICATION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST PRINTED INSTRUCTIONS OF THE U.S. GYPSUM COMPANY. GYPSUM PANELS AND ACCESSORY PRODUCTS, INCLUDING TRIM ACCESSORIES AND STRUCTURAL ACCESSORIES, SHALL BE INCLUDED.
PAINTING: SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. PAINT SHALL BE GLIDDEN OR APPROVED EQUAL. ALL COLORS SELECTED BY THE OWNER.

SCHEDULE OF PAINTING:

A. DRYWALL:
FIRST COAT - PRIMER AND SEALER
SECOND COAT - SEMI-GLOSS LATEX
B. INTERIOR WOODWORK:
FIRST COAT - PRIMER AND SEALER
SECOND COAT - SEMI-GLOSS LATEX ENAMEL

DIVISION #10 - SPECIALTIES - "NOT USED"
DIVISIONS 11 - EQUIPMENT - "NOT USED"
DIVISIONS 12 - FURNISHINGS - "NOT USED"U
DIVISIONS 13 - SPECIAL CONSTRUCTION - "NOT USED"
DIVISIONS 14 - CONVEYING SYSTEMS - "NOT USED"

DIVISIONS 15 - MECHANICAL/PLUMBING

SEE MECHANICAL / PLUMBING NOTES THIS SHEET.

DIVISIONS 16 - ELECTRICAL

SEE ELECTRICAL NOTES THIS SHEET.

- END -

GENERAL MECHANICAL NOTES

1. N/A

GAS APPLIANCE SCHEDULE

AS REQUIRIED FOR NEW / EXISTING GAS SERVICE:

1. N / A

HVAC DESIGN / BUILD

CONTRACTOR TO INCLUDE THE COST OF A DESIGN/ BUILD APPROACH TO THE MECHANICAL SYSTEM. THE FOLLOWING DRAWINGS DESCRIBE THE CONCEPTUAL DESIGN INTENT.

1. N / A

GENERAL CONDITIONS

1.01 INSPECTIONS
OWNER WILL RETAIN, AT THIER EXPENSE, INSPECTORS ACCEPTABLE TO THE COUNTY AUTHORITIES WHERE INDEPENDENT INSPECTORS ARE REQ'D.
CONTRACTOR SHALL COORDINATE AND FACILITATE INSPECTIONS ON A TIMELY BASIS SO AS NOT TO DELAY PROGRESS OF THE WORK. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING REQ'D INSPECTIONS WITH GOVERNMENTAL REVIEWING AGENCIES AND JURISDICTIONS

1.02 SCHEDULE OF VALUES
SUBMIT SCHEDULE OF VALUES ON AIA FORM G703, OR APPROVED EQUIVALENT, IN DUPLICATE, WITHIN 15 DAYS OF START OF CONSTRUCTION.

1.03 APPLICATION FOR PAYMENT
SUBMIT FOUR (4) COPIES OF EACH APPLICATION FOR PAYMENT ON AIA FORM G702, MONTHLY, USING SCHEDULE OF VALUES OF LISTING ITEMS
ALTERNATIVE FORMS MAY BE USED IF ACCEPTABLE TO ARCHITECT.

1.04 CHANGE ORDERS
OWNER RESERVES THE RIGHT TO IMPLEMENT CHANGES VIA CHANGE ORDER FORM, AIA G701.

1.05 ALTERNATES AND SUBSTITUTIONS
ALTERNATES AND SUBSTITUTIONS ARE TO BE CLEARLY IDENTIFIED AS SUCH WHEN PROPOSED AND SUBMITTED BY THE CONTRACTOR AND WILL BE REVIEWED AND ACCEPTED OR REJECTED AT THE OWNER'S OPTION.

1.06 COORDINATION
CONTRACTOR SHALL COORDINATE SCHEDULING, SUBMITTALS AND WORK OF VARIOUS SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS. VERIFY UTILITY REQUIREMENTS OF OPERATING EQUIPMENT ARE COMPATIBLE WITH SITE UTILITIES. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED DIAGRAMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS AND CONDUIT AS CLOSELY AS PRACTICABLE. IN FINISHED AREAS CONCEAL PIPES, DUCTS AND WIRING WITHIN THE CONSTRUCTION.

1.07 FIELD ENGINEERING (WHERE REQUIRED)
OWNER WILL EMPLOY A LAND SURVEYOR OR EXPERIENCED INSTRUMENT TECHNICIAN TO LOCATE A REFERENCE DATUM AND PROTECT SURVEY CONTROL AND REFERENCE POINTS. CONTRACTOR SHALL ESTABLISH ELEVATIONS, LINES AND LEVELS AND CERTIFY THAT ELEVATIONS AND LOCATIONS OF THE WORK CONFORM WITH CONTRACT DOCUMENTS.

1.08 CUTTING AND PATCHING
CONTRACTOR SHALL EMPLOY ORIGINAL INSTALLER TO PERFORM CUTTING AND PATCHING NEW WORK; RESTORE WORK WITH NEW PRODUCTS. SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERING STRUCTURAL OR BUILDING ENCLOSURE ELEMENTS. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING AND FLOOR CONSTRUCTION; COMPLETELY SEAL VOIDS. REFINISH SURFACES TO MATCH ADJACENT FINISHES.

1.09 PROGRESS MEETINGS, CONFERENCES
CONTRACTOR WILL SCHEDULE AND CONDUCT A PRE-CONSTRUCTION CONFERENCE, PERIODIC PROGRESS MEETINGS AND, WHERE REQUIRED IN SPECIFICATIONS OR BY PRODUCT MANUFACTURER, PRE-INSTALLATION CONFERENCES. RECORD MINUTES OF MEETINGS AND DISTRIBUTE WITHIN TWO DAYS TO DESIGNER, ATTENDEES AND THOSE AFFECTED BY DECISIONS MADE.

1.10 SUBMITTALS
COVER EACH SUBMITTAL WITH A TRANSMITTAL IDENTIFYING PROJECT, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER RESPONSIBLE FOR PREPARING SUBMITTAL, AND PERTINENT CONTRACT DOCUMENT REFERENCES. EACH SUBMITTAL SHALL HAVE CONTRACTOR'S STAMP, SIGNED OR INITIALS, CERTIFYING THAT PRODUCT, FIELD DIMENSIONS, ADJACENT CONSTRUCTION AND COORDINATION OF INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS. HIGHLIGHT SPECIFIC ITEMS SUBMITTED ON DOCUMENTS WHICH SHOW MULTIPLE ITEMS. CLEARLY IDENTIFY ALTERNATES AND PROPOSED SUBSTITUTIONS INCLUDING COMPARISONS WITH ITEMS SPECIFIED AND COST ADDITION OR DEDUCTION IF SUBSTITUTION IS ALLOWED.

SUBMIT NUMBER OF COPIES CONTRACTOR NEEDS PLUS THREE COPIES (FOR ARCHITECT, ENGINEER AND OWNER) OF SHOP DRAWINGS AND PRODUCT DATA AND AT LEAST TWO ORIGINALS OF COLOR CHARTS, SAMPLES, MANUFACTURER'S INSTRUCTIONS AND MANUFACTURER'S CERTIFICATES REQUIRED BY SPECIFICATIONS.

APPROVED FIELD SAMPLES AND MOCKUPS MAY BE INCORPORATED INTO THE FINAL WORK.

1.11 CONSTRUCTION PROGRESS SCHEDULES
SUBMIT INITIAL PROGRESS SCHEDULE (HORIZONTAL BAR CHART) IN DUPLICATE WITHIN 15 DAYS AFTER START OF CONSTRUCTION AND REVISED SCHEDULES WITH EACH APPLICATION FOR PAYMENT. INDICATE ESTIMATED PERCENTAGE COMPLETION FOR EACH ITEM OF WORK AT EACH SUBMISSION.

1.12 PROPOSED PRODUCTS LIST
WITHIN 15 DAYS AFTER START OF CONSTRUCTION, SUBMIT COMPLETE LIST OF MAJOR PRODUCTS PROPOSED FOR USE, WITH NAME OF MANUFACTURER, TRADE NAME AND MODEL NUMBER OF EACH PRODUCT.

1.13 TEMPORARY UTILITIES
PROVIDE AND MAINTAIN TEMPORARY ELECTRICAL POWER, SITE AND BUILDING LIGHTING, WEATHER-TIGHT FIELD OFFICE WITH HEAT, LIGHTING AND DRAWING DISPLAY TABLE, HEAT INCLUDING TEMPORARY WEATHER-TIGHT CLOSURES AS REQUIRED, VENTILATION, TELEPHONE AND FAX SERVICE TO FIELD OFFICE COMMENCING AT TIME OF PROJECT MOBILIZATION, SECURITY, PARKING, WATER CONTROL OF EXCAVATIONS, POTABLE WATER AND SANITARY FACILITIES THROUGH TO OCCUPANCY. REMOVE TEMPORARY UTILITIES, AND RESTORE DAMAGE CAUSED BY THEM, PRIOR TO FINAL APPLICATION FOR PAYMENT. CONTRACTOR SHALL PAY COST OF TEMPORARY UTILITIES WHEN UTILITIES ARE NOT ALREADY AVAILABLE.

1.14 CONTRACT CLOSE-OUT PROCEDURES
SUBMIT WRITTEN CERTIFICATION THE CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED AND WORK IS COMPLETE IN ACCORDANWITH CONTRACT DOCUMENTS AND READY FOR ARCHITECT/ENGINEER'S INSPECTION. ENGINEER AND DESIGNER WILL EACH VISIT THE SITE AND PREPARE DETAILED PUNCH LISTS OF ITEMS REQUIRED TO BE COMPLETED. WHEN ALL ITEMS ON THE TWO PUNCH LISTS HAVE BEEN COMPLETED, CONTRACTOR SHALL WRITE THE DESIGNER A LETTER STATING SUCH AND DESIGNER WILL MAKE FINAL INSPECTION.

1.15 FINAL CLEANING
PRIOR TO FINAL INSPECTION, CLEAN ALL INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW. VACUUM CARPETED AREAS AND SOFT SURFACES, MOP AND WAX RESILIENT FLOORS. CLEAN DEBRIS FROM SITE, FLOORS, GUTTERS AND DOWN-SPOUTS AND DRAINAGE SYSTEMS. REPLACE FILTERS OF OPERATING EQUIPMENT. ADJUST, TEST AND BALANCE OPERATION PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH, UNHINDERED OPERATION.

1.16 RECORD DOCUMENTS
MAINTAIN ON SITE ONE SET OF CONTRACT DOCUMENTS, SPECIFICATIONS, SUBMITTALS AND SHOP DRAWINGS LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION. SUBMIT DOCUMENTS TO DESIGNER WITH CLAIM OF FINAL APPLICATION FOR PAYMENT.

1.17 MANUALS, WARRANTIES AND SPARE PARTS
PRIOR TO FINAL INSPECTION, SUBMIT TWO SETS OF OPERATION AND MAINTENANCE DATA AND NOTARIZED WARRANTIES, PROJECT DOCUMENTS AND CERTIFICATES BOUND IN 8 1/2 X 11 INCH THREE-RING BINDERS LABELED "OPERATION AND MAINTENANCE INSTRUCTIONS", AND TITLE OF PROJECT. INCLUDE DIRECTORY LISTING NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF ARCHITECT, ENGINEERS, CONTRACTOR, SUB-CONTRACTORS AND MAJOR EQUIPMENT SUPPLIERS.

1.18 EXAMINATION AND PREPARATION
VERIFY THAT SURFACE AND BUILDING COMPONENTS ARE READY TO RECEIVE WORK PRIOR TO COMMENCEMENT. BEGINNING OF INSTALLATION CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.

1.19 INSTALLATION
ALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

1.20 DELIVERY AND STORAGE OF MATERIALS
THE CONTRACTOR AND SUBCONTRACTORS SHALL CONTAIN ALL MATERIALS, EQUIPMENT, FIXTURES, MERCHANDISE SHIPPING CONTAINERS AND DEBRIS WITHIN THE BOUNDARIES OF THE SPACE. DURING THE DELIVERY OF FIXTURES AND MERCHANDISE, SIDEWALKS, PARKING LOTS, ROADWAYS AND THE EXTERIOR OF THE TERMINAL SHALL BE CLEAR OF TRASH AND DEBRIS AT ALL TIMES.

1.21 TRASH REMOVAL
THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING THEIR TRASH TO SPECIFICALLY DESIGNATED TRASH PICK-UP AREAS. LOCATIONS WILL BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING. TRASH REMOVAL WILL BE HANDLED BY THE CONTRACTOR.

1.22 MATERIAL AND WORKMANSHIP
ALL EQUIPMENT, MATERIAL, AND ARTICLES INCORPORATED INTO THE PROJECT SHALL BE NEW AND/OR THE MOST SUITABLE GRADE FOR THE PURPOSE INTENDED.

1.23 CONTROL OF WORK
THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES ON ALL ADJACENT AREAS. THE CONTRACTOR SHALL REPAIR AND PAY FOR ALL DAMAGE TO THE PROPERTY RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

1.24 REQUESTS FOR INFORMATION (RFI'S)
ALL REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED TO THE ARCHITECT ON THE STANDARD RFI FORM.

1.25 ENGLISH SPEAKING REPRESENTATIVE
AT ALL TIMES WHEN PERFORMANCE OF THE WORK IS BEING CONDUCTED BY AN EMPLOYEE OF THE CONTRACTOR OR ITS SUBCONTRACTORS, THE CONTRACTOR SHALL HAVE A REPRESENTATIVE PRESENT WHO HAS THE CAPABILITY OF RECEIVING THE INSTRUCTIONS IN THE ENGLISH LANGUAGE, FLUENTLY SPEAKING THE ENGLISH LANGUAGE AND EXPLAINING THE WORK OPERATIONS TO PERSONS PERFORMING THE WORK IN THE LANGUAGE THAT THOSE PERFORMING THE WORK ARE CAPABLE OF UNDERSTANDING. THE OWNER SHALL HAVE THE RIGHT TO DETERMINE WHETHER THE PROPOSED REPRESENTATIVE HAS SUFFICIENT TECHNICAL AND LINGUAL CAPABILITIES, AND ANY INDIVIDUAL NOT ACCEPTABLE TO OWNER SHALL BE REPLACED IMMEDIATELY.

1.26 WORKER'S CONDUCT
THE CONTRACTOR SHALL ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG ITS EMPLOYEES AND SUBCONTRACTORS AT THE JOB SITE. THE CONTRACTOR SHALL NOT EMPLOY ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE WORK THAT THEY ARE PERFORMING.

1.27 PRECAUTIONARY MEASURES
THE CONTRACTOR SHALL PROVIDE TEMPORARY DUST BARRIERS, RODENT, & PEST PROTECTION AND SECURITY MEASURES. CONTRACTOR TO PROTECT EXISTING FINISHES NOT AFFECTED BY DEMOLITION.

1.28 EXISTING CONDITIONS
PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND COORDINATE CLEARANCES WITH ALL OTHER TRADES. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

ELECTRICAL NOTES

1. OUTLETS (ELEC, TEL & DATA) TO BE MOUNTED @ 18" A.F.F. U.N.O.
2. SWITCHES TO BE MOUNTED @ 52" A.F.F. TO CENTERLINE U.N.O.
3. CONTRACTOR TO NOTIFY OWNER & ARCHITECT AFTER INSTALLATION OF ALL RECESSED LIGHTS, JUNCTION, SWITCH, & OUTLET BOXES, FOR APPROVAL PRIOR TO PULLING WIRE.
4. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/ OR IN THE SPECIFICATIONS. WHERE THERE IS NO MENTION OF THE RESPONSIBLE PARTY TO FURNISH, INSTALL, OR WIRE A SPECIFIC ITEM ON THE ELECTRICAL DRAWINGS, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE.
5. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. JUNCTION BOXES SHALL BE SECURELY FASTENED, SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.
6. THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET AND SWITCH ARRANGEMENTS, AND EQUIPMENT PRIOR TO ROUGH-IN. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, OR IN CONFLICT WITH OTHER WORK. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 10 FEET PRIOR TO ROUGH-IN, WITHOUT ANY CHARGE BY THE ELECTRICAL CONTRACTOR. CONTRACTOR TO RECEIVE APPROVAL OF BOX LOCATIONS FROM DESIGNER / OWNER PRIOR TO WIRING.
7. THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL ELECTRICAL CODES, AND THE UTILITY COMPANY'S REQUIREMENTS.
8. ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APPROPRIATE LABEL OF UNDERWRITERS LABORATORIES, INC. OR ANOTHER LABORATORY FOR A SPECIFIC PURPOSE.
9. WIRING SHALL BE ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.
10. THE ELECTRICAL CONTRACTOR SHALL PAY FOR ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTION FEES, AND TAXES APPLICABLE TO THE ELECTRICAL INSTALLATION AND SHALL INCLUDE THESE COSTS IN THE BASE BID AS PART OF THIS CONTRACT.
11. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND INCLUDE ALL COST IN BASE BID.
12. IN GENERAL, NOT MORE THAN (10) LIGHTING AND/ OR RECEPTACLE OUTLETS SHALL BE CONNECTED TO ANY ONE LIGHTING BRANCH CIRCUIT. EXCEPTIONS MAY BE MADE IN THE CASE OF LOW-CURRENT-CONSUMING OUTLETS.
13. CONDUCTOR SIZE: GENERAL LIGHTING BRANCH CIRCUITS SHALL BE NO. 14 AWG COPPER PROTECTED BY 15-AMPERE OVER CURRENT DEVICES. SMALL APPLIANCE CIRCUITS SHALL BE NO. 12 AWG COPPER PROTECTED BY 20-AMPERE OVER CURRENT DEVICES. ALL OTHER CIRCUITS SHALL BE WIRED AND PROVIDED OVER CURRENT DEVICE AS REQUIRED BY CODE.
14. LOAD BALANCING; THE ELECTRICAL CONTRACTOR SHALL CONNECT ALL LOADS, BRANCH CIRCUITS, TO BALANCE CONNECTED AND COMPUTED LOADS TO WITHIN 10% VARIATION.
15. SPARE CONDUITS: FURNISH AND INSTALL TWO EMPTY 1/2-INCH THIN WALL (EMT) CONDUITS BETWEEN BASEMENT AND ATTIC FOR FUTURE USE.
16. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL WIRING MATERIALS AND MAKE ALL FINAL ELECTRICAL CONNECTIONS FOR ALL PERMANENTLY INSTALLED APPLIANCES SUCH AS, BUT NOT LIMITED TO, FURNACE, WATER HEATER, WATER PUMP, BUILT-IN OVENS AND RANGES, FOOD WASTE DISPOSER, DISHWASHER, AND CLOTHES DRYER, WHETHER FURNISHED BY CONTRACTOR OR OWNER.
17. FIXTURE ALLOWANCES SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID. THESE ALLOWANCES SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL SURFACE, RECESSED, TRACK, STRIP, PENDANT, AND/OR HANGING FIXTURES, COMPLETE WITH LAMPS WHERE INDICATED ON ELECTRICAL FIXTURE SCHEDULE.
18. FURNISH AND INSTALL HEAT/ VENT/ LIGHT UNITS WHERE INDICATED ON THE PLANS COMPLETE WITH SWITCH ASSEMBLY, DUCTS, LOUVERS, REQUIRED TO PERFORM THE HEATING, VENTING, AND LIGHTING OPERATIONS AS RECOMMENDED BY THE MANUFACTURER.
19. ALL CONVENIENCE RECEPTACLES SHALL BE OF THE GROUNDING TYPE. FURNISH AND INSTALL WHERE INDICATED, GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLES TO PROVIDE GROUND-FAULT CIRCUIT PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
20. FURNISH AND INSTALL 4-INCH SQUARE, 1 1/2-INCH-DEEP OUTLET BOXES WITH SINGLE-GANG RAISED PLASTER COVERS AT EACH TELEVISION OUTLET WHERE NOTED ON THE PLANS. MOUNT AT THE SAME HEIGHT AS RECEPTACLE OUTLETS. FURNISH AND INSTALL 75-OHM COAXIAL CABLE TO EACH TELEVISION OUTLET FROM A POINT IN THE WORKSHOP NEAR THE MAIN SERVICE-ENTRANCE SWITCH. ALLOW 6 FEET OF CABLE. FURNISH AND INSTALL TELEVISION PLUG-IN JACKS AT EACH LOCATION. FACE PLATES ARE TO MATCH FACE PLATES OF RECEPTACLES.
21. FURNISH AND INSTALL A 3-INCH-DEEP DEVICE BOX WITH SUITABLE SINGLE-GANG RAISED PLASTER COVER AT EACH TELEPHONE LOCATION, AS INDICATED ON THE PLANS. FURNISH AND INSTALL SIX-CONDUCTOR, NO. 18 AWG COPPER TELEPHONE CABLE TO EACH DESIGNATED TELEPHONE LOCATION, TERMINATE IN PROPER MODULAR JACK, COMPLETE WITH FACE PLATES TO MATCH FACE PLATES OF RECEPTACLES. INSTALLATION SHALL BE ACCORDING TO ANY AND ALL APPLICABLE NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS.
22. CIRCUIT IDENTIFICATION: ALL PANEL BOARDS SHALL BE FURNISHED WITH TYPED-CARD DIRECTORIES WITH PROPER DESIGNATION OF THE BRANCH-CIRCUIT FEEDER LOADS AND EQUIPMENT SERVED. THE DIRECTORIES SHALL BE LOCATED IN THE PANEL IN A HOLDER FOR CLEAR VIEWING.
23. THE ELECTRICAL CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS, AND ROOFS.
24. UPON COMPLETION OF THE INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE INSTALLATION, CLEAN EQUIPMENT AND DEVICES, AND REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE OWNER'S PROPERTY, LEAVING THE WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CARTONS, DEBRIS, AND RUBBISH FOR EQUIPMENT INSTALLED BY THE ELECTRICAL CONTRACTOR, INCLUDING EQUIPMENT FURNISHED BY THE OWNER OR OTHERS AND REMOVED FROM THE CARTON BY ELECTRICAL CONTRACTOR.
25. CONTRACTOR TO VERIFY EX'G. ELECTRICAL SERVICE SIZE IS ADEQUATE FOR ADDITIONAL CIRCUITS ASSOCIATED WITH THIS CONSTRUCTION, AND SPARE CIRCUITS. CONTRACTOR TO UPGRADE IF NECESSARY UNDER SEPARATE CONTRACT.

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

general
notes
conditions

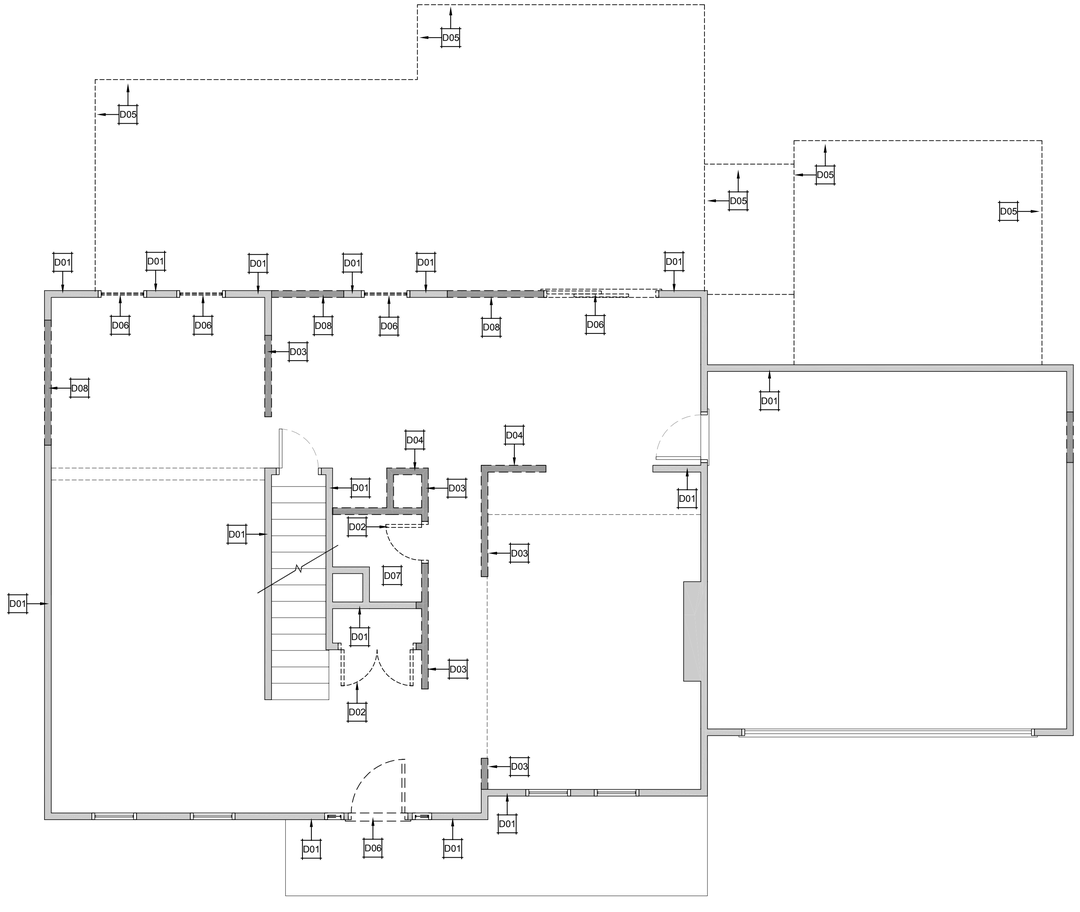
A
0.1

rich
hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX



PLAN KEYNOTES

D01	EXISTING CONSTRUCTION, TO REMAIN.
D02	REMOVE EXISTING DOOR, DISPOSE OF AS DIRECTED BY OWNER.
D03	REMOVE EXISTING PARTITION / WALL.
D04	CAREFULLY REMOVE WALL, PROVIDE TEMPORARY BRACING / SUPPORT.
D05	EXISTING DECK FOUNDATION, STRUCTURE, FLOORING TO BE REMOVED.
D06	REMOVE EXISTING EXTERIOR DOOR / WINDOW / WOOD SURROUND TRIM. PROVIDE TEMPORARY BRACING / SHORING AS REQUIRED.
D07	EXISTING PLUMBING FIXTURE TO BE REMOVE; CAP LINES. DISPOSE OF AS DIRECTED BY OWNER.
D08	CAREFULLY REMOVE SECTION OF EXTERIOR WALL AS INDICATED. CONTRACTOR TO VERIFY REMOVAL WITH NEW WORK PLANS. NOTIFY ARCHITECT OF DISCREPANCIES. SAWCUT STONE VENEER. REMOVE STONE / REUSE. PROVIDE TEMPORARY BRACING / SHORING AS REQUIRED BY NEW WORK.
D09	
D10	
D11	-
D12	
D13	-
D14	-
D15	-
D16	-
D17	-
D18	-
D19	-
D20	-
D21	-
D22	-
D23	-
D24	-
D25	-
D26	-
D27	-
D28	-
D29	-

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 ARCHITECT 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

- ITEMS ABOVE, OR EQUIPMENT
- EX'G WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- ITEMS TO BE DEMOLISHED
- ### KEYNOTE
- X / XX IMAGE VIEW

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

first floor demolition plan

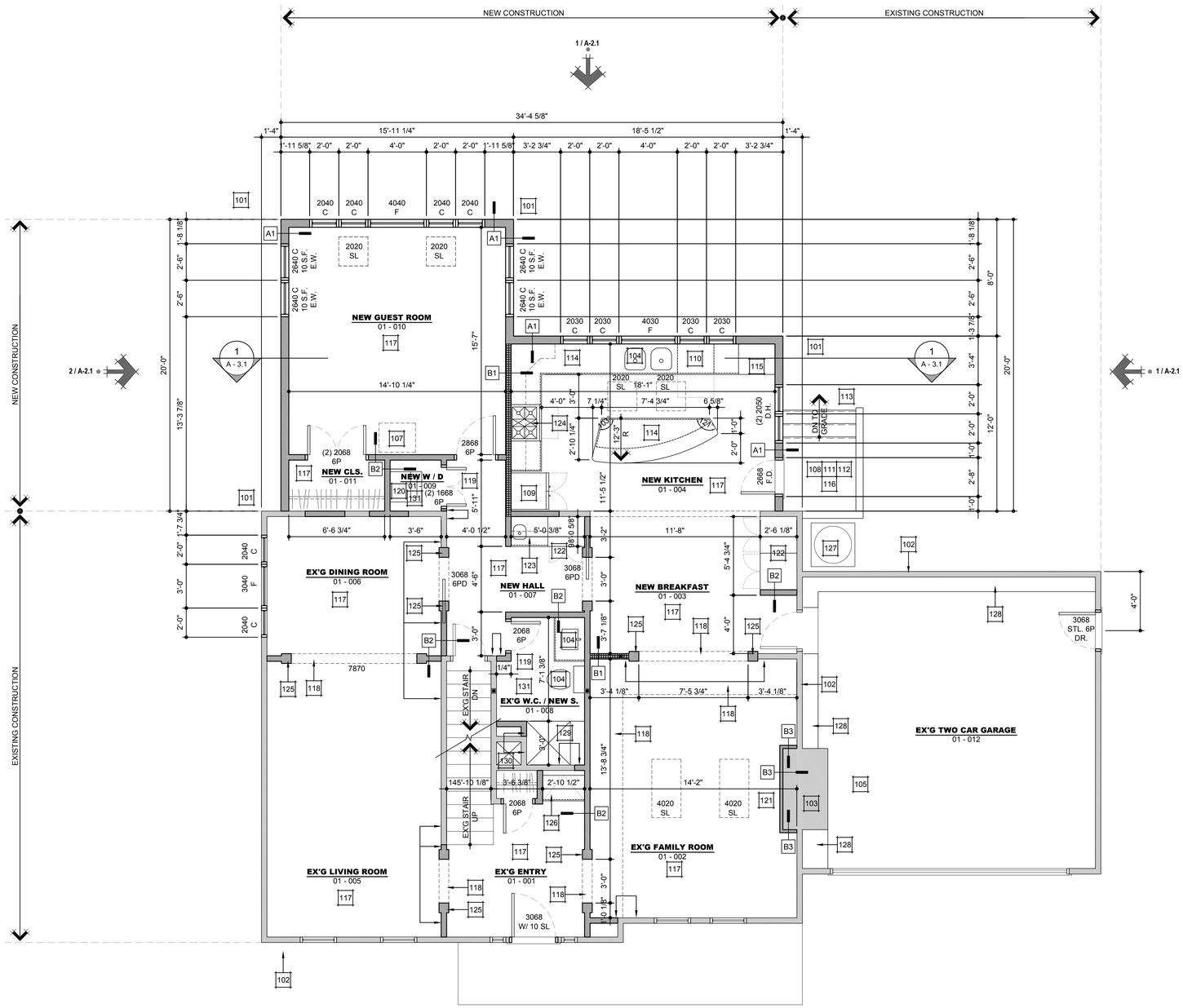
D 1.1

rich hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX



PLAN KEYNOTES

101	REGRADE YARD AS REQUIRED TO ACHIEVE 6" MIN. FALL IN 10'-0" - REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE.
102	EXISTING CONSTRUCTION, TO REMAIN.
103	EXISTING CHIMNEY.
104	NEW PLUMBING FIXTURE
105	PATCH, REPAIR, EXISTING WALL AND CEILING AS REQUIRED BY NEW WORK.
106	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S - 0.1 AND 1 / A - 2.2
107	22" x 48" ATTIC ACCESS PANEL.
108	STAIR NOTE: MAX RISE 7 3/4" MIN TREAD 10"
109	REFRIGERATOR
110	DISHWASHER
111	SEE 2 / A-2.2 FOR DECK HANDRAIL DETAILS.
112	PROVIDE DECK STAIR IN-RISER LIGHTING.
113	CONCRETE STOOP, SEE STRUCTURAL DRAWINGS FOR DETAILS.
114	KITCHEN AND BATHROOM COUNTER, CABINETS, AND ISLAND LAYOUT IS CONCEPTUAL. FINAL LAYOUT TO BE DETERMINED BY KITCHEN DESIGNER AND APPROVED BY OWNER.
115	DOUBLE OVEN / MICROWAVE CABINET.
116	PROVIDE COMPOSITE DECKING.
117	HWF THROUGHOUT. CONTRACTOR TO EVALUATE EXISTING FLOOR, TOOTH-IN NEW (SEE MATERIAL SCHEDULE FOR DETAILS) FLOORING.
118	DROPPED BULKHEAD ABOVE.
119	FLUSH FLOOR TRANSITION. PROVIDE METAL EDGE STRIP (SCHLUTER OR EQUAL) BETWEEN CARPET & CERAMIC TILE FLOORS. CENTER TRANSITION UNDER CLOSED DOOR, WHERE OCCURS.
120	NEW WASHER / DRYER UNIT.
121	CONTRACTOR TO PROVIDE AND INSTALL T.V. MOUNT ABOVE EXISTING BRICK FIREPLACE. COORDINATE WITH OWNER SIZE OF T.V. AND LOCATION OF MOUNT.
122	PANTRY CABINETS.
123	BUTLER SINK WITH WALL CABINET ABOVE.
124	RANGE WITH HOOD SYSTEM AND BACKSLASH. COORDINATE WITH OWNER STYLE / TYPE / MANUFACTURE.
125	8" SQ. COLONIAL COLUMN, TYP.
126	BENCH SEAT W/ STORAGE, PROVIDE SHOE STORAGE UNDERNEATH. COAT HOOKS ABOVE.
127	EXISTING AC CONDENSER UNIT, TO REMAIN.
128	CABINET / SHELVING UNITS. CONTRACTOR TO COORDINATE WITH OWNER TYPE, STYLE, SIZING, AND LOCATIONS.
129	NEW SHOWER W/ TEMPERED FRAMELESS GLAZING / DOOR. PROVIDE 12" C.T. SEAT.
130	EXISTING CHASE, TO REMAIN.
131	PROVIDE C.T. @ BATHROOM LOCATION; V.C.T. @ LAUNDRY LOCATION.

WALL TYPE SCHEDULE

2" x 6" WOOD STUD WALL

A1	2x6 STUD WALL @ 16" O.C., WITH ½" PTD. GYP. BRD. FINISHED ROOM SIDE, ½" SHEATHING, #15 BUILDING FELT, SIDING. PROVIDE R-19 BATT INSULATION. PROVIDE THERMAL WRAP FIXTURE PROTECTION @ ALL PLUMBING FIXTURES.

2" x 4" WOOD STUD WALL

B1	2x4 INTERIOR BEARING STUD WALL @ 16" 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.
B2	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. ALL WALL TYPES U.N.O.
B3	2x4 F.R.T. FURRING @ 24" O.C., WITH ½" TYPE 'X' PTD. GYP. BRD. FINISHED ROOM SIDE.

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

LEGEND

- ITEMS ABOVE, OR EQUIPMENT.
- EXISTING WALL / CONSTRUCTION TO REMAIN
- NEW WALL
- NEW WALL INTERIOR BEARING WALL
- ALIGN WALL(S) / ITEMS
- WALL TYPE
- KEYNOTE

(2) XXXX	DOUBLE WINDOW
C	CASEMENT WINDOW
F	FIXED WINDOW
E.W.	EGRESS WINDOW
S.L.	SKY LIGHT WINDOW
PD	POCKET DOOR
F.D.	FRENCH DOOR / FULL LIGHT

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 ARCHITECT 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 2" 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.

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

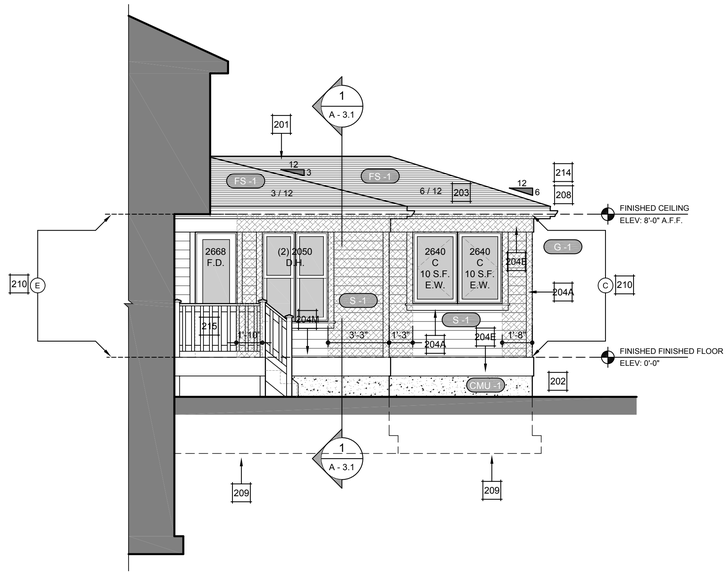
REVISION DATE

MARK	DATE	DESCRIPTION

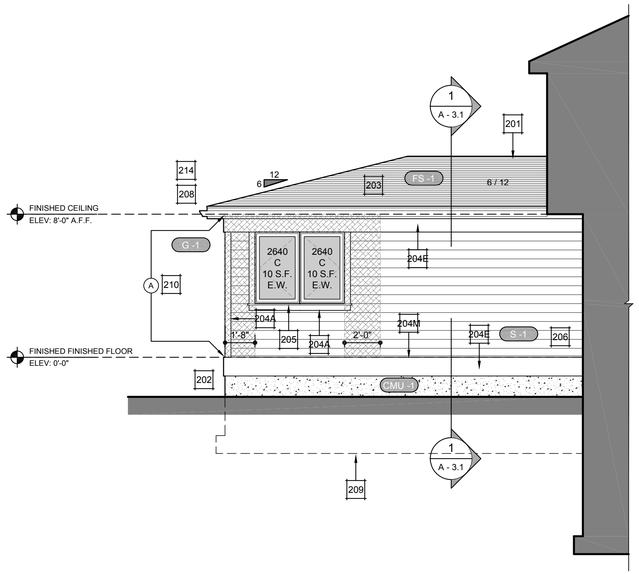
first floor new work plan

A 1.1

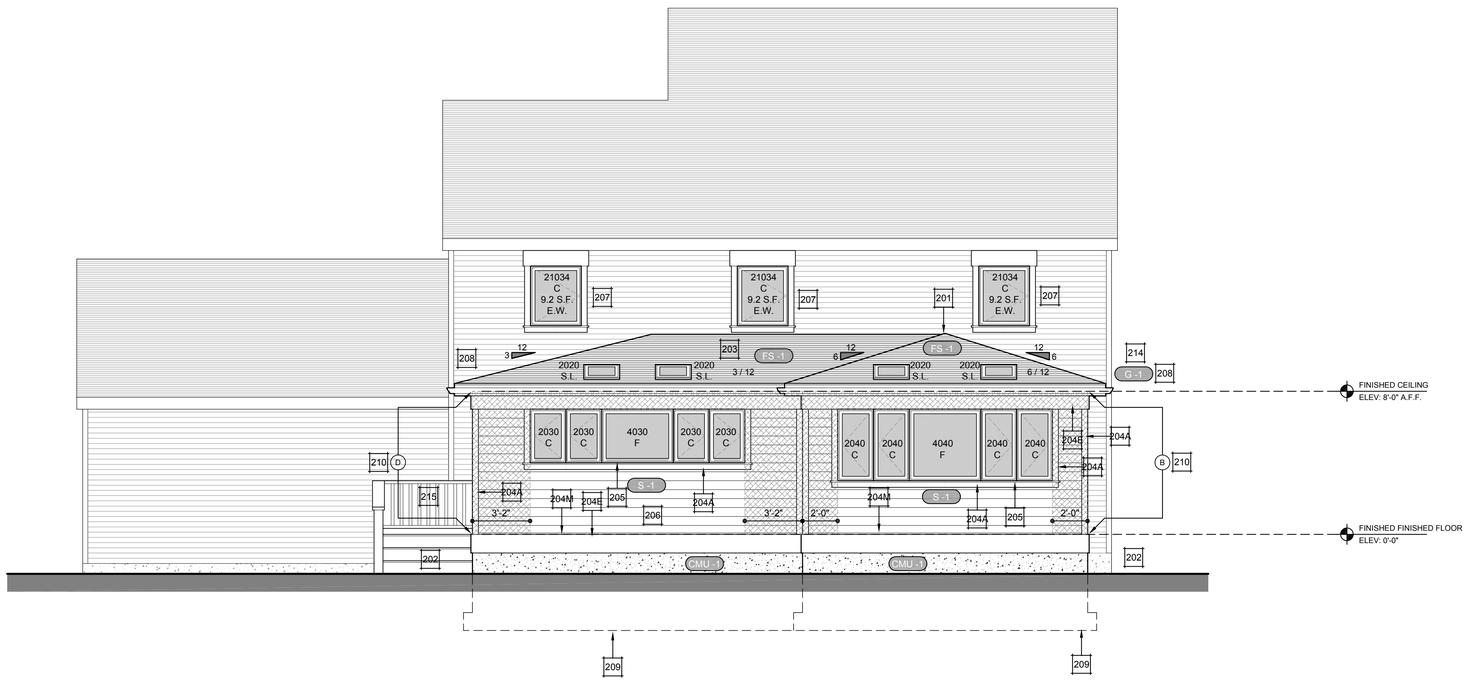
rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



3 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PLAN KEYNOTES

201	RIDGE VENT: MANUF: MID AMERICA STYLE: RIDGEMATER PLUS FINISH: SHINGLES
202	REGRADE YARD AS REQUIRED TO ACHIEVE 6" MIN. FALL IN 10'-0". REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE.
203	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 ½ TO ½ PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
204	PAINTED PVC TRIM: MANUF: AZEK BY VYCOM CORP. STYLE: A) ½ x 4 B) ¾ x 6 C) ¾ x 8 D) ½ x 10 E) ¾ x 12 F) 1 x 4 G) 1 x 6 H) 1 x 8 J) 1 x 10 K) 1 x 12 M) 1⁄16 x 1½ DRIP EDGE N) 1⁄16 x 1½ RAKE BOARD P) 1⁄16 x 1½ SHINGLE MOULD R) BRICK MOLDING
205	SLOPE ½" PVC SILL, EXTEND 1" PAST WINDOW TRIM, TYP.
206	CONCEALED ALUMINUM FLASHING.
207	NEW EGRESS WINDOW. CONTRACTOR TO V.I.F. CONFLICTS WITH NEW CONSTRUCTION PRIOR TO ORDERING / INSTALLING NEW ROOF SYSTEM.
208	GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.
209	NEW CONTINUOUS CONCRETE FOOTING, STEPDOWN AS REQUIRED BY GRADE, SEE STRUCTURAL DRAWINGS FOR DETAILS.
210	WALL BRACING; SEE CHART 2 / S-0.1
211	EXISTING CONSTRUCTION, TO REMAIN.
212	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S-0.1
213	NEW WINDOW / DOOR UNIT.
214	SEE EAVE DETAIL 3 / A-2.2
215	SEE DECK DETAILS 2 / A-2.2
216	-
217	-
218	-
219	-
220	-
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	-

EXTERIOR FINISH SCHEDULE

EFS - 1 EXISTING SHINGLES
NOTE: CONTRACTOR TO EVALUATE EXISTING SHINGLES AND DETERMINE NEED TO REPLACE. PROVIDE LINE ITEM PRICING.

FS - 1 FIBERGLASS SHINGLES
MANUF: ANY
STYLE: T.B.D.
COLOR: MATCH EXISTING

G - 1 GUTTER AND DOWNSPOUT
MANUF: ANY
STYLE: SEAMLESS - OGEE, 5"W x 3-½" H
COLOR: MATCH EXISTING

CMU - 1 CONCRETE MASONRY UNIT
MANUF: ANY
STYLE: T.B.D.
COLOR: T.B.D.

S - 1 CEMENTITIOUS SIDING
MANUF: JAMES HARDIE
STYLE: LAP SIDING
EXPOSURE: 4"
FINISH: WOOD GRAIN
COLOR: T.B.D.
MANF. REP: HOME DEPOT - 703.534.9580
MANF. WEB SITE: WWW.JAMIESHARDIE.COM

LEGEND

	INDICATES NARROW STRUCTURAL SHEATHING PANEL LOCATION. SEE DETAILS 1 / S-0.1 AND 1 / A-2.3, AND WALL BRACING CHART 2 / S-0.1	12 / 5.5	ROOF SLOPE FORWARD FACE
		(2) XXXX	DOUBLE WINDOW
- # -	MATERIAL TYPE	C	CASEMENT WINDOW
###	KEYNOTE	F	FIXED WINDOW
12 / x.x	ROOF SLOPE INDICATED	E.W.	EGRESS WINDOW
		S.L.	SKY LIGHT WINDOW
		PD	POCKET DOOR
		F.D.	FRENCH DOOR / FULL LIGHT

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

rear
side
elevations

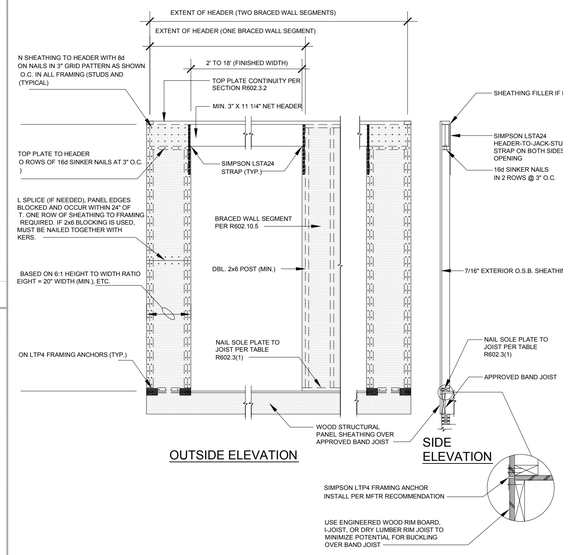
A
2.1

rich
hostelley
ARCHITECT

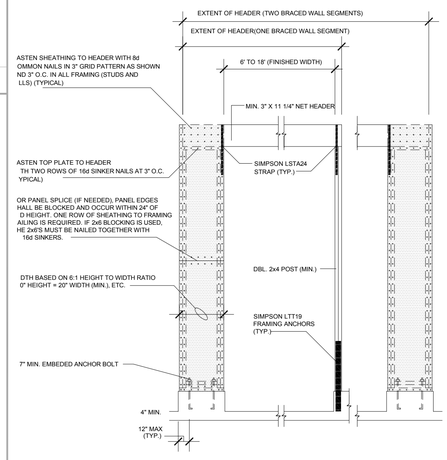
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX



A.P.A. PORTAL FRAME WALL BRACING DETAIL



A.P.A. NARROW WALL BRACING DETAIL W/ FRAMING ANCHORS

BRACING NOTES:

1. PROVIDE 3/8" (MIN) PLYWOOD STRUCTURAL PANELS ON BOTH SIDES 2' - 10" MIN. WIDTH.
2. PROVIDE 3/8" (MIN) PLYWOOD STRUCTURAL PANEL ON ONE SIDE (ALL EXTERIOR PANELS).
3. PROVIDE " SIMPSON STEEL - STRONG WALL " SSW18X10 OR APPROVED SIMILAR.
4. PROVIDE " SIMPSON STEEL - STRONG WALL " SSW18X9 OR APPROVED SIMILAR. STACK WALL INST. W/ 1ST. FL. WHERE APPLICABLE.
5. PROVIDE "SIMPSON STEEL - STRONG WALL " SSW12X9 OR APPROVED SIMILAR.
6. PROVIDE " SIMPSON STR 5/8" TIE ROD SYSTEM (OR APPROVED EQ)THRU 1ST. AND 2ND. FLOORS.
7. CONSTRACTOR TO VERIFY ALL DIMESIONS PRIOR TO ORDERING PRE-ENGINEERED PANELS.
8. ALL PRE-ENGINEERED PANELS SHALL BE INSTALLED PER MFR'S SPECS. AND SHALL BE INSPECTED BY A CERTIFIED ENGINEER PRIOR TO INSTALLATION OF FINAL COVERINGS.
9. ALL INTERIOR WALL PANELS SHALL HAVE 1/2" MIN. GYPSUM WALL BOARD INSTALLED ON BOTH SIDES IN ACCORDANCE WITH METHOD 5 BRACING.
10. ALL INTERIOR WALL PANELS SHALL HAVE 1/2" MIN. GYPSUM WALL BOAR INSTALLED ON ONE SIDE SIDES IN ACCORDANCE WITH METHOD 5 BRACING.
11. PROVIDE 3/8" (MIN) PLYWOOD STRUCTURAL PANEL ON ONE SIDE W/ SIMPSON STRONG TIE STHD 14 STRAP TIE HOLDOWN (UPLIFT 3105 WITH 6" STEM WALL) 10"STEM 4500 UPLIFT)
12. GARAGE A.P.A NARROW WALL BRACING DETAIL WITH ANCHORS REF. PAGE 4
13. A.P.A. PORTAL FRAME WALL BRACING DETAIL REF.PAGE 4

1 EXTERIOR WALL BRACING DETAILS SCALE: N.T.S.

PLAN KEYNOTES

201	RIDGE VENT: MANUF: MID AMERICA STYLE: RIDGEMATER PLUS FINISH: SHINGLES
202	REGRADE YARD AS REQUIRED TO ACHIEVE 6" MIN. FALL IN 10'-0". REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE.
203	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 ½ TO ½ PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
204	PAINTED PVC TRIM: MANUF: AZEK BY VYCOM CORP. STYLE: A) ¾ x 4 B) ¾ x 6 C) ¾ x 8 D) ¾ x 10 E) ¾ x 12 F) 1 x 4 G) 1 x 6 H) 1 x 8 J) 1 x 10 K) 1 x 12 M) 1/16 x 1½ DRIP EDGE N) 1/16 x 1½ RAKE BOARD P) 1/16 x 1½ SHINGLE MOULD R) BRICK MOLDING
205	SLOPE ½" PVC SILL, EXTEND 1" PAST WINDOW TRIM, TYP.
206	CONCEALED ALUMINUM FLASHING.
207	NEW EGRESS WINDOW. CONTRACTOR TO V.I.F. CONFLICTS WITH NEW CONSTRUCTION PRIOR TO ORDERING / INSTALLING NEW ROOF SYSTEM.
208	GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.
209	NEW CONTINUOUS CONCRETE FOOTING, STEPDOWN AS REQUIRED BY GRADE, SEE STRUCTURAL DRAWINGS FOR DETAILS.
210	SEE EAVE DETAIL 6/A-2.3
211	EXISTING CONSTRUCTION, TO REMAIN.
212	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S-0.1 - SEE WALL BRACING CHART 02 / S-0.1
213	NEW WINDOW / DOOR UNIT.
214	SEE EAVE DETAIL 3 / A-2.2
215	SEE DECK DETAILS 2 / A-2.2
216	-
217	-
218	-
219	-
220	-
221	
222	
223	
224	
225	
226	
227	
228	
229	
230	
231	
232	
233	-

ISSUE DATE

DATE	DESCRIPTION
01.15.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

EXTERIOR FINISH SCHEDULE

EFS - 1 EXISTING SHINGLES
NOTE: CONTRACTOR TO EVALUATE EXISTING SHINGLES AND DETERMINE NEED TO REPLACE. PROVIDE LINE ITEM PRICING.

FS - 1 FIBERGLASS SHINGLES
MANUF: ANY
STYLE: T.B.D.
COLOR: MATCH EXISTING

G - 1 GUTTER AND DOWNSPOUT
MANUF: ANY
STYLE: SEAMLESS - OGEE 5"W x 3-½" H
COLOR: MATCH EXISTING

CMU - 1 CONCRETE MASONRY UNIT
MANUF: ANY
STYLE: T.B.D.
COLOR: T.B.D.

S - 1 CEMENTITIOUS SIDING
MANUF: JAMES HARDIE
STYLE: LAP SIDING
EXPOSURE: 4"
FINISH: WOOD GRAIN
COLOR: T.B.D.
MANF. REP: HOME DEPOT - 703.534.9580
MANF. WEB SITE: WWW.JAMESHARDIE.COM

LEGEND

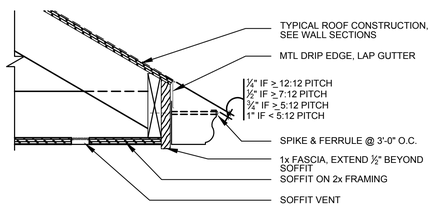
INDICATES NARROW STRUCTURAL SHEATHING PANEL LOCATION. SEE DETAILS 1 / S-0.1 AND 1 / A-2.3, AND WALL BRACING CHART 2 / S-0.1

-# - # MATERIAL TYPE

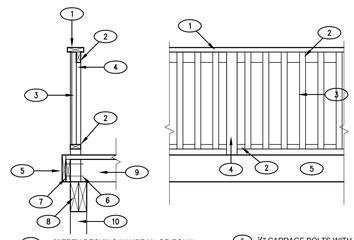
KEYNOTE

12 / X.X ROOF SLOPE INDICATED

12 / 5.5 ROOF SLOPE FORWARD FACE
(2) XXXX DOUBLE WINDOW
C CASEMENT WINDOW
F FIXED WINDOW
E.W. EGRESS WINDOW
S.L. SKY LIGHT WINDOW
PD POCKET DOOR
F.D. FRENCH DOOR / FULL LIGHT



4 TYPICAL EAVE ROOF EAVE DETAIL SCALE: 1-1/2" = 1'-0"



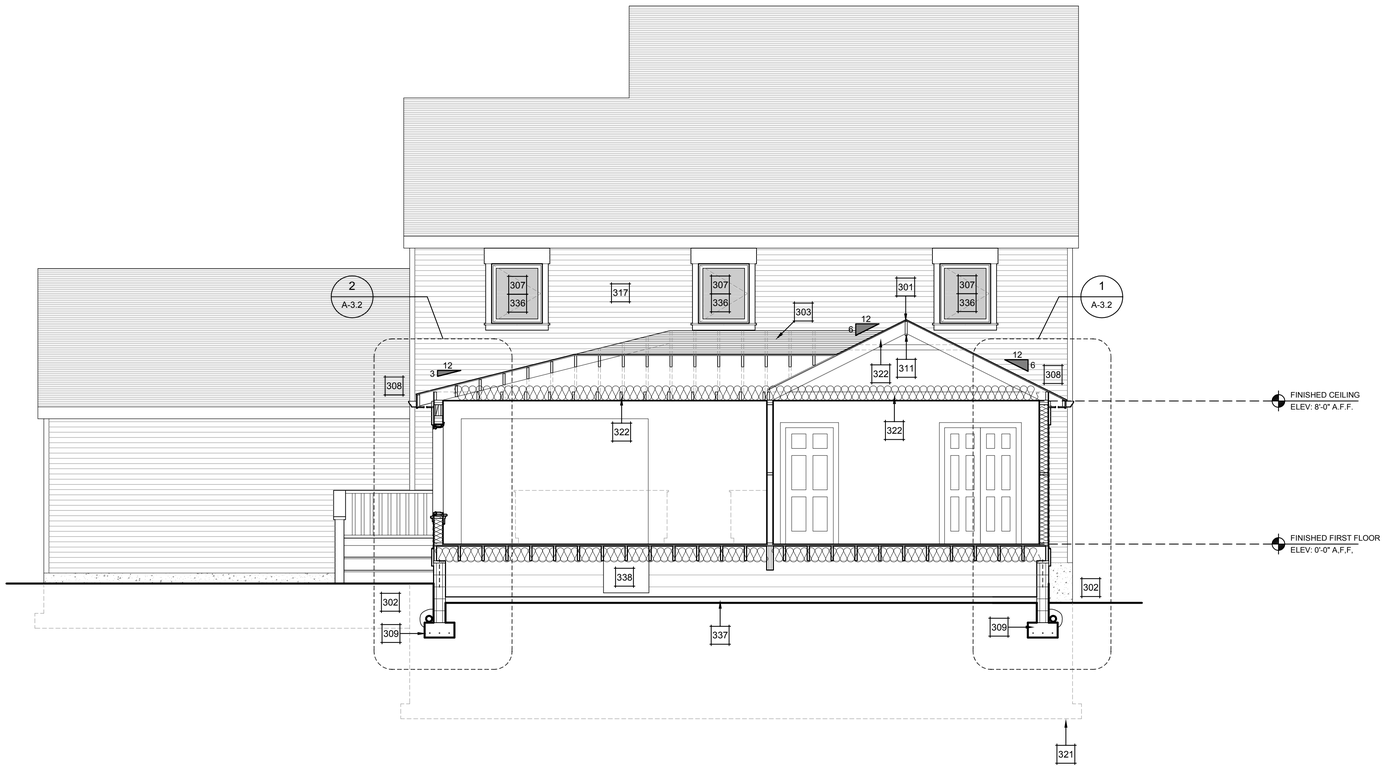
1. 6" TREX DECKING HANDRAIL OR EQUAL
2. P.T. 2x4 NAILER BOARD
3. 2x2 PICKET
4. 4X4 P.T. POST
5. PTD. ½"x12 PVC TRIM BOARD
6. ½" CARRAGE BOLTS WITH WASH AND NUT
7. FRAMING MEMBER, SEE STRUCTURAL DWGS.
8. LEDGER / EDGE BOARD, SEE STRUCTURAL DRAWINGS
9. BEAM, SEE STRUCTURAL DRAWINGS
10. 6x6 POST CAP

2 TYPICAL DECK RAIL DETAILS SCALE: ½" = 1'-0"

exterior construction details

A 2.12

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



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

PLAN KEYNOTES

301	RIDGE VENT: MANUF: MID AMERICA STYLE: RIDGEMATER PLUS FINISH: SHINGLES
302	REGRADE YARD AS REQUIRED TO ACHIEVE 6" MIN. FALL IN 10'-0". REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE.
303	TYP. ROOF CONSTRUCTION: SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG. PAPER OVER ⅜" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS. FOR ROOF SLOPES 3/12 TO 5/12 PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
304	PAINTED PVC TRIM: MANUF: AZEK BY VYCOM CORP. STYLE: A) ¾ x 4 B) ¾ x 6 C) ¾ x 8 D) ¾ x 10 E) ¾ x 12 F) 1 x 4 G) 1 x 6 H) 1 x 8 J) 1 x 10 K) 1 x 12 M) 3/16 x 1½ DRIP EDGE N) 1/16 x 1½ RAKE BOARD P) 1/16 x 1½ SHINGLE MOULD
305	SLOPE ¼" PVC SILL, EXTEND 1" PAST WINDOW TRIM, TYP.
306	CONCEALED ALUMINUM FLASHING.
307	NEW WINDOW / DOOR UNIT. SEE FLOOR PLANS.
308	GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.
309	CONTINUOUS CONCRETE FOOTING, STEPDOWN AS REQUIRED BY GRADE, SEE STRUCTURAL DRAWINGS FOR DETAILS.
310	R-38 BATT INSULATION. PROVIDE BAFFLES WHERE FIN. CEILING IS ATTACHED TO U/S OF RAFTERS AND WHERE CONTACTING SHEATHING @ EAVES
311	RIDGE BOARD, SEE STRUCTURAL DRAWINGS FOR DETAILS.
312	R-19 KRAFT FACED BATT INSULATION @ EXTERIOR WALLS, TYP., TO BE INSTALLED AT FUTURE DATE.
313	SEE WALL TYPE SCHEDULE, A-1.1, FOR WALL CONSTRUCTION.
314	CEILING JOIST, SEE STRUCTURAL DRAWINGS FOR DETAILS.
315	ALUMINUM FLASHING WITH PRE-FINISHED DRIP EDGE
316	PROVIDE GRACE ICE & WATER SHIELD @ EAVES & VALLEYS, FOR MIN OF 24". SEE EAVE DETAIL 2/A-2.2
317	EXISTING CONSTRUCTION, TO REMAIN.
318	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.
319	INTERIOR WOOD TRIM - SEE FINISH MATERIALS
320	BEAM / LINTEL / HEADER - SEE FRAMING PLANS.
321	EXISTING BUILDING FOOTING, BEYOND.
322	ROOF RAFTER / COLLAR TIE / CEILING, SEE FRAMING PLANS FOR DETAILS.
323	4" PERFORATED PVC FOUNDATION DRAIN w/ SEDIMENT CONTROL CLOTH OVER WASHED GRAVEL. TIE NEW DRAIN TILE INTO EXISTING SYSTEM.
324	PROVIDE SIMPSON H5 HURRICANE STRAP.
325	BOTTOM PLATE
326	WOOD WINDOW SILL, SEE WINDOW SCHEDULE.
327	½" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING.
328	2" CONTINUOUS SOFFIT VENT: MANUF: CERTAINTEED OR EQUAL STYLE: 2" x 96" PERFORATED ALUMINUM FINISH: WHITE
329	2X PRESURE TREATED SILL PLATE
330	1x BLOCKING
331	1x PTD. PVC TRIM
332	TYVEK BUILDING WRAP
333	SIDING, SEE ELEVATIONS FOR TYPE AND LOCATION.
334	DOUBLE TOP PLATE
335	2x BLOCKING
336	CONTRACTOR TO V.I.F. THAT NEW ADDITION ROOF CONSTRUCTION DOES NOT IMPEDE OPERATION OF SECOND FLOOR WINDOW(S). CONTRACT ARCHITECT WITH DISCREPANCIES.
337	4" WASHED GRAVEL W/ 6 MIL V.B.
338	NEW CRAWL SPACE ACCESS PANEL, FROM EXISTING BASEMENT. SEE STRUCTURAL DRAWINGS FOR DETAILS.
339	RE-INFORCED CMU, SEE STRUCTURAL DRAWINGS FOR DETAILS.
340	PROVIDE PARGING / WATERPROOFING, @ EXTERIOR FACE OF CMU.
341	-
342	-
343	-
344	-
345	-
346	-
347	-
348	-
349	-
350	-
351	-
352	-
353	-
354	-
355	-
356	-

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

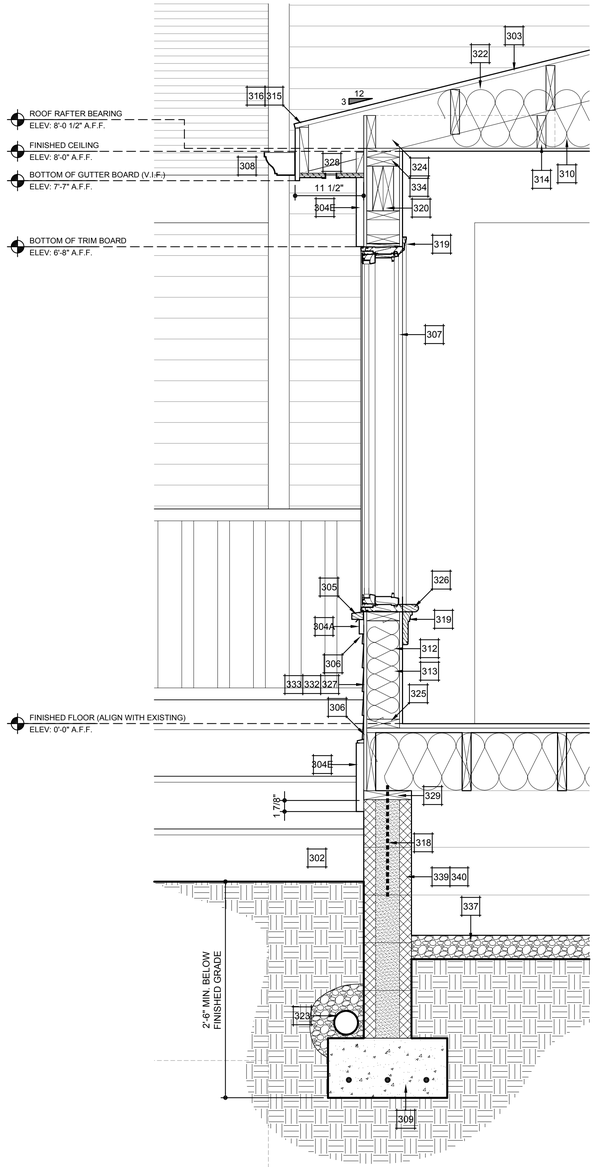
REVISION DATE

MARK	DATE	DESCRIPTION

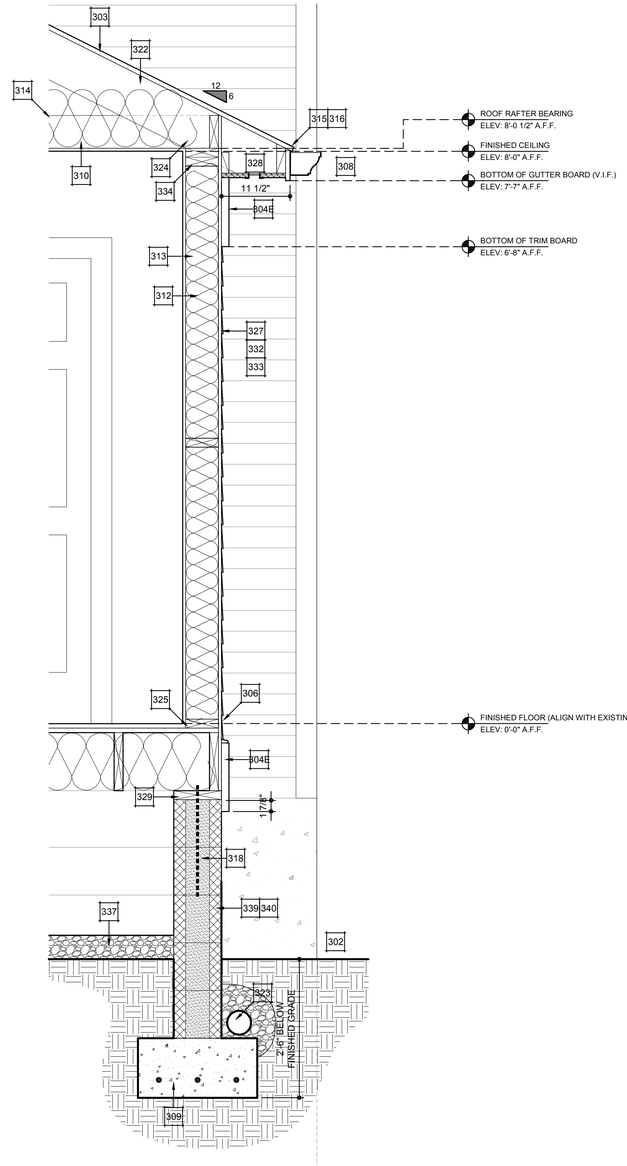
building section

A 3.1

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



2 WALL SECTION
SCALE: 1" = 1'-0"



1 WALL SECTION
SCALE: 1" = 1'-0"

PLAN KEYNOTES

301	RIDGE VENT: MANUF: MID AMERICA STYLE: RIDGEMATER PLUS FINISH: SHINGLES
302	REGRADE YARD AS REQUIRED TO ACHIEVE 6" MIN. FALL IN 10'-0". REUSE AS MUCH SPOIL DIRT FROM EXCAVATION AS POSSIBLE ON SITE.
303	TYP. ROOF CONSTRUCTION: SHINGLES (SEE EXT. MATERIALS), OVER (2) LAYERS #30 BLG. PAPER OVER ⅜" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING - SEE FRAMING PLANS. FOR ROOF SLOPES 3/12 TO 2/12 PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
304	PAINTED PVC TRIM: MANUF: AZEK BY VYCOM CORP. STYLE: A) ¾ x 4 B) ¾ x 6 C) ¾ x 8 D) ¾ x 10 E) ¾ x 12 F) 1 x 4 G) 1 x 6 H) 1 x 8 J) 1 x 10 K) 1 x 12 M) 3/16 x 1½ DRIP EDGE N) 1/16 x 1½ RAKE BOARD P) 1/16 x 1½ SHINGLE MOULD
305	SLOPE ¾" PVC SILL, EXTEND 1" PAST WINDOW TRIM, TYP.
306	CONCEALED ALUMINUM FLASHING.
307	NEW WINDOW / DOOR UNIT. SEE FLOOR PLANS.
308	GUTTERS & DOWNSPOUTS BEYOND. TERMINATE IN PORFORATED PIPE, EXTENDED BELOW GRADE, DRAIN TO DAYLIGHT.
309	CONTINUOUS CONCRETE FOOTING, STEPDOWN AS REQUIRED BY GRADE, SEE STRUCTURAL DRAWINGS FOR DETAILS.
310	R-38 BATT INSULATION. PROVIDE BAFFLES WHERE FIN. CEILING IS ATTACHED TO U/S OF RAFTERS AND WHERE CONTACTING SHEATHING @ EAVES
311	RIDGE BOARD, SEE STRUCTURAL DRAWINGS FOR DETAILS.
312	R-19 KRAFT FACED BATT INSULATION @ EXTERIOR WALLS, TYP., TO BE INSTALLED AT FUTURE DATE.
313	SEE WALL TYPE SCHEDULE, A-1.1, FOR WALL CONSTRUCTION.
314	CEILING JOIST, SEE STRUCTURAL DRAWINGS FOR DETAILS.
315	ALUMINUM FLASHING WITH PRE-FINISHED DRIP EDGE
316	PROVIDE GRACE ICE & WATER SHIELD @ EAVES & VALLEYS, FOR MIN OF 24". SEE EAVE DETAIL 2/A-2.2
317	EXISTING CONSTRUCTION, TO REMAIN.
318	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.
319	INTERIOR WOOD TRIM - SEE FINISH MATERIALS
320	BEAM / LINTEL / HEADER - SEE FRAMING PLANS.
321	EXISTING BUILDING FOOTING, BEYOND.
322	ROOF RAFTER / COLLAR TIE / CEILING, SEE FRAMING PLANS FOR DETAILS.
323	4" PERFORATED PVC FOUNDATION DRAIN w/ SEDIMENT CONTROL CLOTH OVER WASHED GRAVEL. TIE NEW DRAIN TILE INTO EXISTING SYSTEM.
324	PROVIDE SIMPSON H5 HURRICANE STRAP.
325	BOTTOM PLATE
326	WOOD WINDOW SILL, SEE WINDOW SCHEDULE.
327	½" PLYWOOD SHEATHING, OVER STRUCTURAL FRAMING.
328	2" CONTINUOUS SOFFIT VENT: MANUF: CERTAINTEED OR EQUAL STYLE: 2" x 96" PERFORATED ALUMINUM FINISH: WHITE
329	2X PRESURE TREATED SILL PLATE
330	1x BLOCKING
331	1x PTD. PVC TRIM
332	TYVEK BUILDING WRAP
333	SIDING, SEE ELEVATIONS FOR TYPE AND LOCATION.
334	DOUBLE TOP PLATE
335	2x BLOCKING
336	CONTRACTOR TO V.I.F. THAT NEW ADDITION ROOF CONSTRUCTION DOES NOT IMPEDE OPERATION OF SECOND FLOOR WINDOW(S). CONTRACT ARCHITECT WITH DISCREPANCIES.
337	4" WASHED GRAVEL W/ 6 MIL V.B.
338	NEW CRAWL SPACE ACCESS PANEL, FROM EXISTING BASEMENT. SEE STRUCTURAL DRAWINGS FOR DETAILS.
339	RE-INFORCED CMU, SEE STRUCTURAL DRAWINGS FOR DETAILS.
340	PROVIDE PARGING / WATERPROOFING, @ EXTERIOR FACE OF CMU.
341	-
342	-
343	-
344	-
345	-
346	-
347	-
348	-
349	-
350	-
351	-
352	-
353	-
354	-
355	-
356	-

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE
02.04.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

wall sections

A 3.2

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

1. STANDARDS & CODES:

A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL BUILDING CODE AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

B. CONSTRUCTION & MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS:
- AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
- AMERICAN CONCRETE INSTITUTE (ACI)
- AMERICAN WELDING SOCIETY (AWS)
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
- STEEL STRUCTURES PAINTING COUNCIL (SSPC)
- NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
- AMERICAN FOREST & PAPER ASSOCIATION

2. DESIGN LOADS:
(D.L.-DEAD LOAD, L.L.-LIVE LOAD, T.L.-TOTAL LOAD)

GROUND SNOW LOAD = 30PSF

ROOF TRUSSES
D.L.=17PSF L.L.=30PSF T.L.=47PSF

RAFTERS
D.L.=10PSF L.L.=30PSF T.L.=40PSF

SLEEPING ROOMS
D.L.=10PSF L.L.=30PSF T.L.=40PSF

OTHER FLOORS
D.L.=10PSF L.L.=40PSF T.L.=50PSF

GARAGE FLOOR
D.L.=50PSF L.L.=50PSF T.L.=100PSF

DECK
D.L.=10PSF L.L.40PSF T.L.=50PSF

BALCONY
D.L.=10PSF L.L.60PSF T.L.=50PSF

WIND LOAD
18PSF MINIMUM

WIND SPEED
90 MPH

BACKFILL
30PCF EQUIVALENT TO FLUID PRESSURE

MECHANICAL UNITS:
MECHANICAL UNITS & OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE W/ WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER / OWNER PRIOR TO INSTALLATION.

3. GENERAL:

A. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS & SPECIFICATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION & SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD & LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS & SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER.

B. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL ELEMENTS IS PERMITTED W/ OUT THE REVIEW OF A STRUCTURAL ENGINEER & APPROVAL BY THE DESIGNER. NOR SHALL OPENINGS BE MADE IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE DRAWINGS OR PER MANUFACTURER'S SPECIFICATIONS.

C. CONSULT ALL CONSTRUCTION DOCUMENTS FOR VERIFICATION OF TYPE & LOCATION OF INSERTS, OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR CLOSURE POCKETS, & OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE FRAMING PLANS.

D. DO NOT SCALE DRAWINGS, USE DIMENSIONS OR CONSULT THE DESIGNER.

E. PRIOR TO STARTING WORK, CONTRACTOR MUST VERIFY FEASIBILITY OF WORK SHOWN ON THESE DRAWINGS. NOTIFY ARCHTIECT / OWNER WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS & ACTUAL FIELD CONDITIONS.

4. STRUCTURAL STEEL:

A. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, & ERECTED IN ACCORDANCE W/ THE NINTH EDITION OF THE (AISC) "SPECIFICATIONS FOR THE DESIGN, FABRICATION, & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

B. STEEL ROLLED SECTIONS SHALL CONFORM TO ASTM A-36, PIPES SHALL CONFORM TO ASTM A-501 OR A-53 & STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500 GRADE B.

C. CONNECTION BOLT SHALL BE ¾", ASTM A-325, BEARING TYPE & SHALL BE CAPABLE OF SUPPORTING AN ALLOWABLE UNIFORM STRESS OF 24 KSI FOR ANY GIVEN SPAN, BOLTED, WELDED, & COMBINATION CONNECTIONS SHALL BE DETAILED IN ACCORDANCE W/ "FRAMED BEAM CONNECTIONS" USING TWO WEB ANGLES AS SHOWN IN THE LATEST EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION". CONCENTRATED LOADS NEAR THE MEMBER ENDS SHALL BE ADDED TO THE REACTION ABOVE. PROVIDE STIFFENERS, DOUBLE PLATES, & REINFORCING TO ADEQUATELY DESIGN & FABRICATE ALL CONNECTIONS. WELDING SHALL BE IN ACCORDANCE W/ THE AWS "STANDARD CODE FOR ARC & GAS WELDING IN BUILDING CONSTRUCTION" & SHALL CONFORM TO AWS A5.18 OR AWS A5.20, E70 SERIES.

D. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

5. FOUNDATIONS:

A. THE ASSUMED ALLOWABLE SAFE BEARING PRESSURE IS 1500PSF.

B. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL. BOTTOMS OF ALL EXTERIOR FOOTINGS OR FOOTINGS LOCATED IN UN HEATED AREAS SHALL BE AT LEAST 2'-0" BELOW FINISH GRADE. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAN AT LEAST THE SLOPE TWO HORIZONTAL TO ONE VERTICAL TO UNDERSIDE EDGE OF ANY EXISTING FOOTINGS WITH OUT THE WRITTEN & CERTIFIED PERMISSION OF A GEOTECHNICAL ENGINEER. STEP FOOTINGS W/ A RATIO OF TWO HORIZONTAL TO ONE VERTICAL.

C. PROVIDE SHORING & PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.

D. PROVIDE 6 MIL POLYETHYLENE MEMBRANE BENEATH THE SLAB ON GRADE.

E. ALL FOOTINGS SHALL BE BOARD FORMED TO SIZE SHOWN ON THE DRAWINGS IF EXCAVATION BANKS ARE NOT SUFFICIENT TO FORM THE FOOTINGS.

F. UTILITY WORK SUCH AS PIPES, DRAINS, EJECTORS, ETC. SHALL BE INSTALLED & PROPERLY BACK FILLED PRIOR TO BEGINNING FOUNDATION WORK.

G. FOUNDATION ELEMENTS THAT ARE TO HAVE FILL ON BOTH SIDES SHALL HAVE EACH SIDE BACK FILLED SIMULTANEOUSLY MAINTAINING A COMMON ELEVATION.

H. FOUNDATION ELEMENTS HAVING BACKFILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENT STRUCTURAL ELEMENTS PRIOR TO THE BACK FILLING OPERATION.

I. COMPACTED FILL SHALL BE PLACED IN 8" LIFTS & COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698 OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

J. UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE & REINFORCED W/ 6X6 W1.4XW1.4 (#10X#10) WELDED WIRE FABRIC IN THE UPPER THIRD PORTION OF THE SLAB THICKNESS. LAP MESH 8" IN EACH DIRECTION. PLACE CONCRETE OVER 6 MIL POLYETHYLENE VAPOR BARRIER & 4" MINIMUM OF AGGREGATE OR AS RECOMMENDED BY A GEOTECHNICAL ENGINEER. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUB GRADE OR ON COMPACTED & CONTROLLED FILL. USE AIR ENTRAINMENT AT ALL EXTERIOR SLABS. POUR SLABS IN ALTERNATE PANELS W/ A MAXIMUM OF 600 SQFT. & PROVIDE CONTROL & OR CONSTRUCTION JOINTS AT 30'-0' MAXIMUM SPACING OR AS REQUIRED TO PREVENT UNCONTROLLED CRACKING.

K. CONCRETE FOOTING FOR THE FOLLOWING FOUNDATION WALLS ARE THE MINIMUM REQUIRED:
8" FOUNDATION WALL THICKNESS = 16" x 8" DEEP W/ CONT. 2 #4.
10" FOUNDATION WALL THICKNESS = 18" x 8" DEEP W/ CONT. 2 #4.
12" FOUNDATION WALL THICKNESS = 24" x 8" DEEP W/ CONT. 2 #4.

L. THE BOTTOM OF ALL EXTERIOR FOOTINGS AND ANY FOOTINGS WHICH MAY BE SUBJECTED TO FROST ACTION SHALL EXTEND A MINIMUM OF 2'-6" BELOW FINISHED EXTERIOR GRADE, UNLESS A LOWER ELEVATION IS NOTED.

6. CAST-IN-PLACE-CONCRETE:

A. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE W/ ACI 318-89 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."

B. ALL CONCRETE TO BE NORMAL WEIGHT STONE CONCRETE W/ AGGREGATE CONFORMING TO ASTM C33 & RANGING FROM

CONCRETE PLACEMENT:E

DO NOT PLACE CONCRETE WHEN TEMPERATURE IS 40° F AND FALLING OR WHEN FREEZING WEATHER IS PREDICTED WITHIN 24 HOURS.

ACI 604, "RECOMMENDED PRACTICE FOR WINTER CONCRETING", MAY BE FOLLOWED WITH THE FOLLOWING EXCEPTIONS:

1.) NO CALCIUM CHLORIDE, OR OTHER ACCELERATORS OR ANTI-FREEZES MAY BE USED.

2.) HIGH EARLY STRENGTH, TYPE 111 CEMENT SHALL NOT BE USED.

7. LOOSE ANGLE LINTEL:

FOR BRICK VENEER WALL LINTELS PROVIDE A MINIMUM BEARING OF 4" AT EACH END.

OPENING SPAN: OPNG. TO 4'-0"
LINTEL SIZE: L3"x3"x¾"

OPENING SPAN: 4'-1" TO 6'-0"
LINTEL SIZE: L5"x3"x\yyyyyyyyÉ ¨ýS3#8;" (LLV)

OPENING SPAN: 6'-1" TO 9'-0"
LINTEL SIZE: L6"x3"x⅝" (LLV)

8. REINFORCING STEEL:

A. REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60.

B. ALL REINFORCING SHALL BE DETAILED, FABRICATED & PLACED IN ACCORDANCE W/ ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315). DETAILS OF REINFORCING SHALL CONFORM TO ACI 318-89, ACI 315-89, & CRSI STANDARD.

C. CONCRETE PROTECTION FOR REINFORCEMENT

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS OR LARGER: 2"
#5 BARS OR SMALLER: 1½"

CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS AND JOISTS: ¾"
BEAMS, COLUMNS: 1½"

WELDED WIRE MESH:
MID-DEPTH OR TWO (2") BELOW THE TOP SURFACE, WHICHEVER IS LESS.

D. REINFORCING BARS SHOWN ON THE DRAWINGS SHALL PASS CONTINUOUSLY THROUGH CONSTRUCTION JOINTS.

E. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

F. BARS SHALL BE SECURELY TIED IN PLACE.

G. PROVIDE 3'-0" x 3'-0" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS & FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS & PIERS TO MATCH SIZE & SPACING OF VERTICAL REINFORCING.

9. NON-SHRINK GROUT:

A PREMIXED NONMETALLIC FORMULA PROVIDING A INITIAL SET WITHIN 45 MINUTES & DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3000PSI WITHIN 24 HOURS & 6000PSI AT AGE 28 DAYS.

10. WOOD:

LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. 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".

STUD BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MID HEIGHT BETWEEN FLOOR AND ROOF LEVELS. STUDS AND POSTS SHALL BE ONE PIECE CONTINUOUS BETWEEN FLOOR LEVELS AND BETWEEN FLOOR LEVELS AND ROOF DIAPHRAGMS. ALL MULTIPLE STUDS SHALL BE NAILED TO EACH OTHER AT 8" MAXIMUM SPACING FOR THE FULL STUD HEIGHT. BRACE EXTERIOR BUILDING CORNERS IN STUD WALLS WITH DIAGONALLY PLACED METAL STRAPS OR PLYWOOD SHEATHING NAILED OR SCREWED TO STUDS.

ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE APPLICABLE RULES AND SHALL BE SURFACED ON FOUR SIDES. MEMBERS FRAMING TO BEAMS, HEADERS, ETC., SHALL BE SECURED WITH APPROVED FRAMING ANCHORS, UNLESS OTHERWISE NOTED. WOOD JOISTS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE STRUCTURAL ENGINEER. PROVIDE 2X SOLID BLOCKING AT ENDS OF ALL JOISTS AND AT 8' O.C. FOR MEMBERS 2X12 OR LARGER.

A. JOISTS, HEADERS & TRIMMERS SHALL BE MINIMUM #2 SPF HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

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

B. ALL BEARING STUD WALLS SHALL BE MINIMUM SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb = 875PSI
Fc PAR. = 1100PSI
E = 1,400,000PSI
SEE PLANS & ELEVATION FOR SPACING & SPECIAL REQUIREMENTS.

C. WALL TOP PLATES FOR LOAD BEARING WALL SHALL BE SPF #2 GRADE HAVING THE FOLLOWING PROPERTIES UNLESS NOTED OTHERWISE:

Fb = 850PSI
Fv = 75PSI
E = 1,300,0000PSI

D. ALL 8X8 POSTS SHALL BE PRESSURE TREATED SPF #2 GRADE HAVING THE FOLLOWING MINIMUM PROPERTIES (WET SERVICE CONDITIONS):

Fb = 850PSI
Fc PER. = 375PSI
Fc PAR. = 525
E = 1,200,000

E. LVL'S (LAMINATED VENEER LUMBER) SHALL BE 1¾" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, & SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. THEY SHALL HAVE THE FOLLOWING PROPERTIES:

Fb =2850PSI
Fv = 285PSI
Fc PER. = 750PSI
E = 2,000,000PSI

F. FLOOR SHEATHING SHALL BE ¾" PLYWOOD. (T&G APA RATED STURD-I-FLOOR.

G. EXTERIOR WALL SHEATHING: PROVIDE THERMOPLY . (EQUAL OR BETTER) SHEATHING NAILED W 6d COOLER NAILS AT 4" O.C. USE METAL DIAGONAL BRACING WHERE 4'-0" PANELS MAY NOT BE INSTALLED AT BUILDING CORNERS OR AS REQUIRED BY CODE. METAL DIAGONAL BRACING SHALL BE 16ga. MINIMUM CABO APPROVED BRACING INSTALLED IN "X" OR "V" PATTERN BETWEEN WALL TOP & BOTTOM PLATES.

H. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE W/ NFPA. WALL STUDS ARE NOT TO BE DRILLED IN EXCESS OF NDS OF LOCAL CODE REQUIREMENTS, WHICH EVER IS MORE STRINGENT. ALL POSTS & MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS; PROVIDE SOLID BLOCKING UNDER POSTS AT ALL FLOORS . SEE PLANS FOR WALL TOP PLATE REQUIREMENTS.

I. OPEN WEB TRUSSES: TRUSSES SHALL BE DESIGNED & FABRICATED IN ACCORDANCE W/ TPI RECOMMENDATIONS TO CARRY ALL DEAD & LIVE LOADS. LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480 FOR FLOOR TRUSSES & L/360 FOR ROOF TRUSSES. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN CLIPS, SHEAR PANELS, & OTHER SPECIAL HARDWARE. THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS & ERECTION DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE SIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF VIRGINIA. ALL TRUSSES SHALL BE INSTALLED & BRACED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS. WHEN A 2x RIBBON RATHER THAN FULL HEIGHT SOLID BAND IS USED AT BEARING WALLS, STUDS SHALL ALIGN VERTICALLY & SOLID BLOCKING OR A LADDER TRUSS MUST BE USED TO TRANSFER LOADS FROM FLOOR TO FLOOR. TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS" AND ALL APPLICABLE BUILDING CODES.

J. PROVIDE DOUBLE JOIST UNDER FULL HEIGHT WALLS WHERE WALL EXTENDS MORE THAT HALF THE SPAN TO THE TRUSS EXCEPT WALLS THAT ARE CONTINUOUS TO FOUNDATIONS.

K. PROVIDE BRIDGING @ 4'-0"O.C. AT BASEMENT WALLS WHEN JOISTS ARE PARALLEL TO WALL. EXTEND BLOCKING 3 JOISTS MINIMUM.

11. MASONRY

ALL BRICK AND CONCRETE BLOCK SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA AND THE NATIONAL CONCRETE MASONRY ASSOCIATION CODE, LATEST EDITION.

MASONRY MATERIAL SHALL COMPLY WITH THE FOLLOWING SPECIFICATION REQUIREMENTS:

HOLLOW LOAD-BEARING UNITS: ASTM C90 SOLID LOAD-BEARING UNITS: ASTM C145

BRICK: ASTM C62 AND ASTM C216

MORTAR : ASTM C270, TYPE S

MASONRY JOINT REINFORCING SHALL BE CONTINUOUS IN LENGTH AND SPACED AT 16" O.C. VERTICALLY. REINFORCING SHALL BE FABRICATED, ZINC COATED, COLD DRAWN STEEL WIRE CONFORMING TO ASTM A82. PROVIDE PRE-FABRICATED TEE-TYPE AND CORNER TRUSS TIES AT OUTSIDE CORNERS AND WALL INTERSECTIONS.

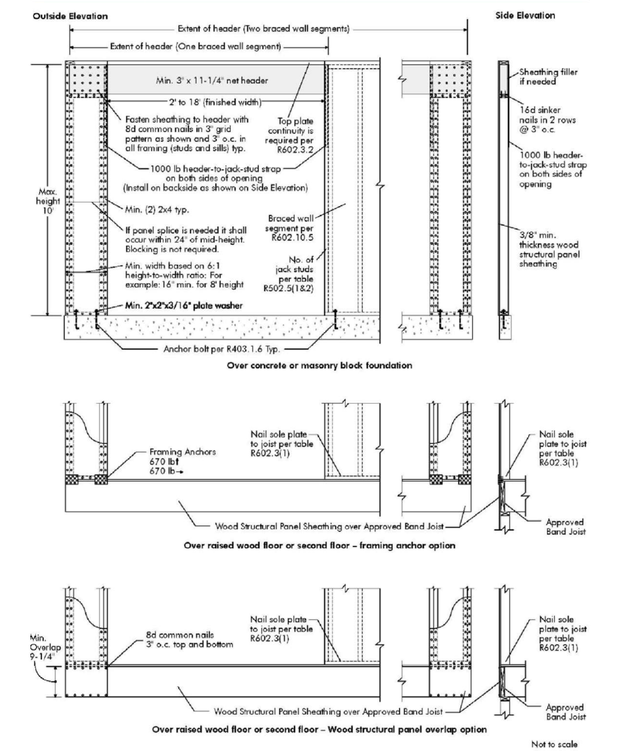
PROVIDE KEYED VERTICAL CONTROL JOINTS IN MASONRY WALLS AS PER ARCHITECTURAL DRAWINGS, BUT NO GREATER THAN 40 FT. O.C. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS.

WIND CALCULATION SHEET USING THE CLASSIC METHOD (BASED ON THE 2012 IRC OR 2009 VRC)

WIND SPEED (MPH)			90		90		90		90		90
BRACED WALL LINE			20		16		8		18.5		12
STORY			X		X		X		X		X
BRACED WALL PANEL METHOD			WSP SFB PCP HPS CS-SFB		WSP SFB PCP HPS CS-SFB		WSP SFB PCP HPS CS-SFB		WSP SFB PCP HPS CS-SFB		WSP SFB PCP HPS CS-SFB
AVG BWL SPACING (ft)			2		2		2		2		2
TABULAR REQUIRED (ft)				2.00		2.00		2.00		2.00		2.00
ADJUSTMENT	EXPOSURE		B	1.00	B	1.00	B	1.00	B	1.00	B	1.00
	EAVE-RIDGE -tT (ft)		5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70	5.00	0.70
	WALL HEIGHT (ft)		8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90
	# BWLs		2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00
	OMIT INTERIOR GB		NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	ADD PAIR 800# HOLD DOWNS		NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	METHOD GB FASTEN @ 4" o.c		NO	1.00	NO	1.00	NO	1.00	NO	1.00	NO	1.00
REQUIRED BWP LENGTH (ft)				1.26		1.26		1.26		1.26		1.26
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
		1	WSP	1.66	WSP	2.00	WSP	1.66	WSP	3.10	WSP	1.10
		2	WSP	2.00	WSP	2.00	WSP	1.25	WSP	3.10	WSP	3.25
		3										
		4										
		5										
		6										
		7										
ACTUAL BWP LENGTH (ft)				3.66		4.00		2.91		6.20		4.35
ACTUAL ≥ REQUIRED				YES		YES		YES		YES		YES
SPACE	BWPs ≤ 20' APART			YES		YES		YES		YES		YES
# of BWPs	Length of BWL (ft)			2		2		2		2		2
	BWP 1 ≤ 16', 2 > 16'			YES		YES		YES		YES		YES
ENDS	BWP WITHIN 10' OF END		YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
	CONTINUOUS END CONDITION											
BWL COMPLIANCE PASS-FAIL				PASS		PASS		PASS		PASS		PASS

2 WALL BRACING CHART
SCALE: N/A

1 NARROW WALL BRACING METHOD DETAIL
SCALE: N/A



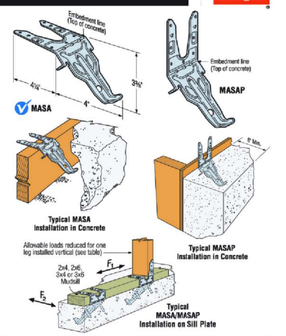
ISSUE DATE	
DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

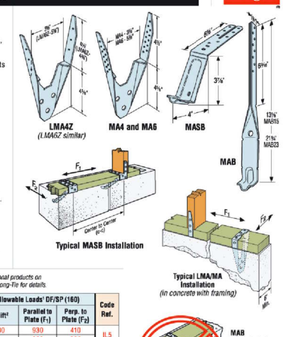
REVISION DATE	
MARK	DATE DESCRIPTION

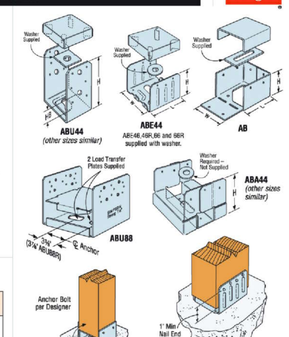
general structural notes

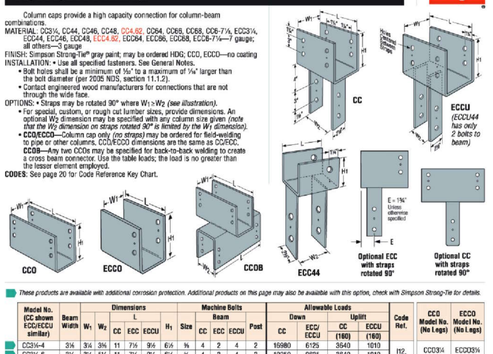
S 0.1

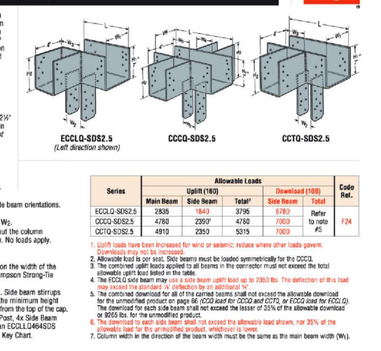
rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com











Concrete Connectors & Anchors

MASA/MASAP *Mudsill Anchors*

SIMPSON Strong-Tie

This product is preferable to similar connectors because of a) easier installation, b) higher loads, c) lower installed cost, or a combination of these features.

Mudsill anchors have always been a time-saving alternative to anchor bolts, and the new MASA anchors provide even greater load-carrying capacity than our original MAS. As a result, the MASA provides an alternative for ⅝" and ½" mudsill anchor bolts on 2x, double-2x and 3x mudsills. It also eliminates the need for 3" square plate washers for seismic design and, in some cases, has load capacities that meet or exceed the parallel and perpendicular to plate shear capacity of other cast-in-place anchors. Two versions of the MASA are available – the standard MASA for installation on standard forms and the MASAP for panelized forms.

The MASA and MASAP are code listed by ICC-ES under the 2006 and 2009 IBC® and IRC® and have been tested to meet the requirements of ICC-ES acceptance criteria AC-398 for cracked and uncracked concrete. New test data is reflected in the table below.

MATERIAL: 16 gauge

FINISH: Galvanized, all available in ZMAX® coating. See Corrosion Information, page 18-19.

INSTALLATION: • Use all specified fasteners. See General Notes.

- **MASA/MASAP**
  - Concrete shall have a minimum f'_c = 2500 psi.
  - Spalling—Contact Simpson Strong-Tie for load reductions. Any exposed portion of the mudsill anchor must be protected against possible corrosion.
  - For prescriptive anchor spacing refer to page 33.
  - Testing shows that these mudsill anchors can be used in lieu of code required anchor bolts and square washer in high seismic zones. Refer to flier F-MASA for additional information.

CODES: See page 20 for Code Reference Key Chart.

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

Model No.	Sill Size	Fasteners		Allowable Loads (lbs)												Code Ref.
		Sides	Top	Non Cracked						Cracked						
				Wind and SDC A&B[5,8]			SDC C-F[6]			Wind and SDC A&B[5,8]			SDC C-F[6]			
				Uplift	F_1	F_2	Uplift	F_1	F_2	Uplift	F_1	F_2	Uplift	F_1	F_2	
STANDARD INSTALLATION – Attached to DF/SP Sill Plate																
MASA or MASAP	2x4, 2x6	3-10dx1½	6-10dx1½	920	1515	1095	745	1235	1045	785	1515	910	660	1235	765	L22, F29
	3x4, 3x6	5-10dx1½	4-10dx1½	650	1215	725	550	1020	725	495	1215	725	415	1020	640	
ONE LEG UP INSTALLATION – Attached to DF/SP Sill Plate																
MASA or MASAP	2x4, 2x6	6-10dx1½	3-10dx1½	785	1005	995	660	845	995	595	1005	965	500	845	810	L22, F29
	3x4, 3x6	7-10dx1½	2-10dx1½	—	815	—	—	685	—	—	815	—	—	685	—	
BOTH LEGS OVER MAX. ½" PLYWOOD OR OSB INSTALLATION – Attached to DF/SP Sill Plate																
MASA or MASAP	2x4, 2x6	9-10dx1½	—	810	1150	900	740	965	755	665	1150	660	560	965	550	L22, F29
DOUBLE 2x INSTALLATION – Attached to DF/SP Sill Plate																
MASA or MASAP	Dbl 2x4, Dbl 2x6	5-10dx1½	2-10dx1½	875	1075	785	735	900	785	660	1075	785	555	900	785	160
STANDARD INSTALLATION – Attached to Hem Fir Sill Plate																
MASA or MASAP	2x4, 2x6	3-10dx1½	6-10dx1½	790	1305	940	640	1060	900	675	1305	785	570	1060	660	170
	3x4, 2x6	5-10dx1½	4-10dx1½	560	1045	625	475	875	625	425	1045	625	355	875	550	
ONE LEG UP INSTALLATION – Attached to Hem Fir Sill Plate																
MASA or MASAP	2x4, 2x6	6-10dx1½	3-10dx1½	675	865	855	565	725	855	510	865	830	430	725	695	170
	3x4, 2x6	7-10dx1½	2-10dx1½	—	700	—	—	590	—	—	700	—	—	590	—	
BOTH LEGS OVER MAX. ½" PLYWOOD OR OSB INSTALLATION – Hem Fir Sill Plate																
MASA or MASAP	2x4, 2x6	9-10dx1½	—	700	990	775	635	830	650	570	990	565	480	830	475	170
DOUBLE 2x INSTALLATION – Attached to Hem Fir Sill Plate																
MASA or MASAP	Dbl 2x4, Dbl 2x6	5-10dx1½	2-10dx1½	750	925	675	630	775	675	660	925	675	555	775	675	170

1. Loads are based on allowable stress design (ASD) and include the load duration factor C_D (with C_D = 1.6) for wind/earthquake loading. No further increase is allowed. Reduce where other loads govern.
2. Minimum concrete compression strength, f'_c is 2500 psi.
3. Allowable loads are based on a minimum stemwall width of 6".
4. For simultaneous loads in more than one direction, the connector must be evaluated using the Unity Equation.
5. Per Section 1613 of the 2006 IBC, detached one- and two-family dwellings in SDC C may use the "Wind and SDC A&B" allowable loads.
6. For designs under the 2006 IBC in SDC D-F, a 3x sill plate is required when the allowable design shearwall shear load is equal to or greater than 600 plf. If the allowable design shear load is greater than 350 plf but less than 600 plf, it is acceptable to use a 2x sill plate provided that the sill is anchored using double the number of MASA mudsill anchors required by design.
7. For designs under the 2009 IBC, sill plate size shall comply with the shearwall requirements of the 2008 Special Design Provisions for Wind and Seismic. MASA spacing shall be as required for design load.
8. MASA/MASAP may be installed using 7-nails (triangle holes not filled) when being used to replace a ½" diameter sill bolt for use on a 2x mudsill.
9. **NAILS:** 10dx1½" = 0.148" dia. x 1½" long. See page 24-25 for other nail sizes and information.

Concrete Connectors & Anchors

LMAZ/MA/MAB/MASB *Mudsill Anchors*

SIMPSON Strong-Tie

Mudsill anchors provide an alternative to anchor bolts. They easily mount on forms and make finishing easier. The unique design pro-vides installation flexibility, eliminating problems with misplaced anchor bolts. Suitable for stem wall or slab foundations, mudsill anchors are one piece so there are no more nuts and washers to lose.

LMAZ—an economical replacement for ½" sill plate anchor bolts
MA—for slab or stem wall construction
MAB—anchors mudsill to concrete block, poured walls or slab foundations

MATERIAL: LMAZ, MAB—18 gauge; MA/MASB—16 gauge

FINISH: MA, MAB, MASB—Galvanized *(some available in ZMAX® coating)*; LMAZ—ZMAX only. See Corrosion Information, page 18-19.

INSTALLATION: • Use all specified fasteners. See General Notes.

- **LMAZ/MA/MAB:**
  - CMU shall have a minimum f'_m = 1500 psi and concrete shall have a minimum f'_c = 2000 psi.
  - Not for use where a horizontal cold joint exists between the slab and foundation wall or footing beneath, unless provisions are made to transfer the load.
  - Not for use in slabs poured over foundation walls formed of concrete block or with brick and 4" masonry block stemwalls.
- **MASB**:
  - Fill CMU cell with concrete grout first, then place MASB into the grouted cell and adjust into position. Attach mudsill to anchor only after the concrete grout cures.
  - CMU shall have a minimum f'_m = 1500 psi.
  - The MASB Mudsill Anchors were tested in standard 8" CMU.

CODES: See page 20 for Code Reference Key Chart.

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

Model No.	Sill Size	Fasteners		Allowable Loads[1] DF/SP (160)			Code Ref.
		Sides	Top	Uplift[2]	Parallel to Plate (F_1)	Perp. to Plate (F_2)	
MASB *(Standard)*	2x4,6	2-10dx1½	6-10dx1½	130	930	410	IL5
MASB *(One Leg Up)*	2x4,6	3-10dx1½	4-10dx1½	—	960	360	
LMA4Z	2x4	2-10dx1½	4-10dx1½	905	675	520	170
	3x4	4-10dx1½	2-10dx1½	905	675	520	
LMA6Z	2x6	2-10dx1½	4-10dx1½	905	825	650	
	3x6	4-10dx1½	4-10dx1½	1110	825	650	
MA4	2x4	2-10dx1½	2-10dx1½	830	575	430	IL16
	3x4	4-10dx1½	2-10dx1½	915	680	430	
MA6	2x6	2-10dx1½	4-10dx1½	915	680	430	
	3x6	4-10dx1½	4-10dx1½	915	680	430	
MAB15	2x4,6	2-10dx1½	4-10dx1½	565	500	500	IL8
MAB23	2x4,6	2-10dx1½	4-10dx1½	565	500	500	

1. Loads have been increased for short-term loading.
2. For uplift loads, provide attachment from mudsill to building's structural components to prevent cross-grain bending.
3. MA installed attached to the stud has no load reduction for parallel loads, has a perpendicular load of 670 lbs. and an uplift of 835 lbs.
4. LMAZ installed attached to the stud has no load reduction for parallel and perpendicular loads and an uplift of 600 lbs. for LMA4 and 835 lbs. for LMA6.
5. For stemwall applications, allowable loads are based on a minimum stemwall width of 6".
6. **NAILS:** 10dx1½ = 0.148" dia. x 1½" long. See page 24-25 for other nail sizes and information.

Prescriptive Anchor Spacing

Model No.	O.C. Spacing To Replace ½" Anchor Bolt 6' O.C. (160)	O.C. Spacing To Replace ⅝" Anchor Bolt 6' O.C. (160)	Minimum Concrete End Distance	Minimum C–C Spacing
MASB	5'-6"	4'-8"	3¾"	7½"
LMA4Z	3'-8"	2'-7"	4⅝"	9¼"
LMA6Z	4'-6"	3'-2"		
MA4	3'-2"	2'-2"	4⅝"	9¼"
MA6	3'-9"	2'-7"		
MAB15	2'-9"	1'-11"	6½"	13"
MAB23	2'-9"	1'-11"	12"	24"

1. Place anchors not more than 12" from the end of each sill per code.
2. Spacing is based on parallel to plate load direction only.
3. CMU shall have a minimum f'_m = 1500 psi and concrete shall have a minimum f'_c = 2000 psi.
4. Spacing applies to DF, SP, and HF 2x sill plates.

Caps & Bases

AB/ABA/ABE/ABU *Adjustable and Standoff Post Bases*

SIMPSON Strong-Tie

Additional standoff bases are on page 199.

The AB is an adjustable post base which offers moisture protection and finished hardware appearance.

These post bases feature 1" standoff height above concrete floors, code-required when supporting permanent structures that are exposed to the weather or water splash, or in basements. They reduce the potential for decay at post and column ends.

MATERIAL: AB—12 gauge plates; 16 gauge base cover; all others—see table

FINISH: Galvanized. Some products available in ZMAX® coating; see Corrosion Information, page 18-19.

INSTALLATION: • Use all specified fasteners. See General Notes.

- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non top-supported installations *(such as fences or unbraced carports)*.
- AB supplied as shown; position the post, secure the easy-access nut over the supplied washer, place the standoff base, then bend up the fourth side and nail all sides.
- AB, ABA, ABE and ABU—for pre-pour installed anchors. For epoxy or mechanical anchors, select and install according to anchor manufacturer's recommendations; anchor diameter shown in table.
- Products require washers between the nut and the base. Washers are supplied with all products except ABA's which require a standard cut washer.

CODES: See page 20 for Code Reference Key Chart.

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

Model No.	Dimensions			Anchor Dia.	Fasteners	Allowable Download (100)	Code Ref.
	W	L	H				
AB44	3 9/16	3 9/16	2¼	½	8-10d	4065	I3, L18, F1
AB44R	4	4 1/16	2 7/16	½	8-10d	4065	
AB46	3 9/16	5⅜	3	½	8-10d	4165	
AB46R	4	6	2 13/16	½	8-10d	4165	
AB66	5½	5 9/16	3	½	8-10d	5335	
AB66R	6	6	2 13/16	½	8-10d	5335	

1. Loads may not be increased for short-term loading.

These products are approved for installation with the Strong-Drive SD Structural-Connector screw. See page 30 for the correct substitution and SD screw size.

Model No.	Nominal Post Size	Material		Dimensions				Anchor Dia.	Fasteners			Allowable Loads (DF/SP)			Code Ref.
									Post			Uplift (160)		Down (100)	
		Base (Ga)	Strap (Ga)	W	L	H	HB[6]		Nails	Machine Bolts		Nails	Bolts		
										Qty.	Dia.				
ABA44	4x4	16	16	3 9/16	3⅛	3 1/16	—	½	6-10d	—	—	555	—	6000	I3, F1
ABE44	4x4	16	16	3 9/16	3½	2¾	—	½	6-10d	—	—	520	—	6665	I3, L2, F1
ABU44	4x4	16	12	3 9/16	3	5½	1¾	⅝	12-16d	2	½	2200	2160	6665	I3, L2, F1
ABA44R	RGH 4x4	16	16	4 1/16	3⅛	2 13/16	—	½	6-10d	—	—	555	—	8000	I3, F1
ABE44RZ	RGH 4x4	16	16	4	3½	2 9/16	—	½	6-10d	—	—	400	—	6665	170
ABE46	4x6	12	16	3 9/16	5 7/16	4 1/16	—	⅝	8-16d	—	—	810	—	7335	I3, F1
ABA46	4x6	14	14	3 9/16	5 5/16	3⅛	—	⅝	8-16d	—	—	700	—	9435	I3, F1
ABU46	4x6	12	12	3 9/16	5	7	2¾	⅝	12-16d	2	½	2300	2300	10335	I3, L2, F1
ABE46R	RGH 4x6	12	16	4 1/16	5 7/16	3 9/16	—	⅝	8-16d	—	—	810	—	7335	170
ABA46R	RGH 4x6	14	14	4 1/16	5 5/16	2⅞	—	⅝	8-16d	—	—	700	—	12000	I3, F1
ABA66Z	6x6	14	14	5½	5¼	3⅛	—	⅝	8-16d	—	—	720	—	10665	
ABE66	6x6	12	14	5½	5 7/16	3⅛	—	⅝	8-16d	—	—	900	—	12000	I3, F1
ABU66	6x6	12	10	5½	5	6 1/16	1¾	⅝	12-16d	2	½	2300	2300	12000	I3, L2, F1
ABA66R	RGH 6x6	14	14	6	5 9/16	2⅛	—	⅝	8-16d	—	—	720	—	12665	I3, F1
ABE66RZ	RGH 6x6	12	14	6 1/16	5 7/16	2⅞	—	⅝	8-16d	—	—	900	—	12000	170
ABU88[4]	8x8	14	12	7½	7	7	—	2-⅝	18-16d	—	—	2320	—	24335	I3, F1
ABU88R[4]	RGH 8x8	14	12	8	7	7	—	2-⅝	18-16d	—	—	2320	—	24335	170

1. Uplift loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier to design concrete for shear capacity.
4. ABU products may be installed with either bolts OR nails *(not both)* to achieve table loads. ABU88 and ABU88R may be installed with 8-SDS ¼"x3" wood screws *(sold separately)* for the same table load.
5. For AB bases, higher download can be achieved by solidly packing grout under 1" standoff plate before installation. Base download on column, grout, or concrete according to the code.
6. HB dimension is the distance from the bottom of the post up to the first bolt hole.
7. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. For SCL columns, the fasteners for these products should always be installed in the wide face.
8. **NAILS**: 16d = 0.162" dia. x 3½" long, 10d = 0.148" dia. x 3" long. See page 24-25 for other nail sizes and information.

Caps & Bases

CC/ECC/ECCU *Column Caps*

SIMPSON Strong-Tie

Column caps provide a high capacity connection for column-beam combinations.

MATERIAL: CC3¼, CC44, CC46, CC48, CC4.62, CC64, CC66, CC68, CC6-7⅛, ECC3¼, ECC44, ECC46, ECC48, ECC4.62, ECC64, ECC66, ECC68, ECC6-7⅛—7 gauge; all others—3 gauge

FINISH: Simpson Strong-Tie® gray paint; may be ordered HDG; CCO, ECCO—no coating

INSTALLATION: • Use all specified fasteners. See General Notes.

- Bolt holes shall be a minimum of 1/32" to a maximum of 1/16" larger than the bolt diameter (per 2005 NDS, section 11.1.2).
- Contact engineered wood manufacturers for connections that are not through the wide face.

OPTIONS: • Straps may be rotated 90° where $W_1 \geq W_2$ *(see illustration)*.

- For special, custom, or rough cut lumber sizes, provide dimensions. An optional W_2 dimension may be specified with any column size given *(note that the W_2 dimension on straps rotated 90° is limited by the W_1 dimension)*.
- **CCO/ECCO**—Column cap only *(no straps)* may be ordered for field-welding to pipe or other columns. CCO/ECCO dimensions are the same as CC/ECC.
  CCOB—Any two CCOs may be specified for back-to-back welding to create a cross beam connector. Use the table loads; the load is no greater than the lesser element employed.

CODES: See page 20 for Code Reference Key Chart.

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

Model No. (CC shown ECC/ECCU similar)	Beam Width	Dimensions						Machine Bolts					Allowable Loads				Code Ref.	CCO Model No. (No Legs)	ECCO Model No. (No Legs)
		W_1	W_2	L			H_1	Size	Beam			Post	Down		Uplift				
				CC	ECC	ECCU			CC	ECC	ECCU		CC	ECC/ ECCU	CC (160)	ECCU (160)			
CC3¼-4	3⅛	3¼	3⅝	11	7½	9½	6½	⅝	4	2	4	2	16980	6125	3640	1010	I12, L4, F11	CCO3¼	ECCO3¼
CC3¼-6	3⅛	3¼	5½	11	7½	9½	6½	⅝	4	2	4	2	19250	9625	3640	1010			
CC44	4x	3⅝	3⅝	7	5½	6½	4	⅝	2	1	2	2	15310	7655	1465	205		CCO4	ECCO4
CC46	4x	3⅝	5½	11	8½	9½	6½	⅝	4	2	4	2	24060	12030	2800	740		CCO4/6	ECCO4/6
CC48	4x	3⅝	7½	11	8½	9½	6½	⅝	4	2	4	2	24060	16405	2800	740	160		
CC4.62-3.62	4½	4⅝	3⅝	11	8½	9½	6½	⅝	4	2	4	2	19020	7655	2800	740	170	CCO4.62	ECCO4.62
CC4.62-4.62	4½	4⅝	4⅝	11	8½	9½	6½	⅝	4	2	4	2	24450	9845	2800	740			
CC4.62-5.5	4½	4⅝	5½	11	8½	9½	6½	⅝	4	2	4	2	28585	12030	2800	740			
CC5¼-4	5⅛	5¼	3⅝	13	9½	10½	8	¾	4	2	4	2	26635	10045	7530	2735	I12, L4, F11	CCO5¼	ECCO5¼
CC5¼-6	5⅛	5¼	5½	13	9½	10½	8	¾	4	2	4	2	28190	15785	7530	2735			
CC5¼-8	5⅛	5¼	7½	13	9½	10½	8	¾	4	2	4	2	37310	21525	7530	2735			
CC64	6x	5½	3⅝	11	7½	9½	6½	⅝	4	2	4	2	28586	12030	4040	1165		CCO6	ECCO6
CC66	6x	5½	5½	11	7½	9½	6½	⅝	4	2	4	2	30250	18905	4040	1165			
CC68	6x	5½	7½	11	9½	9½	6½	⅝	4	2	4	2	37810	25780	4040	1165			ECCO68
CC6-7⅛	6x	5½	7⅛	11	9½	9½	6½	⅝	4	2	4	2	37810	24060	4040	1165	160		
CC74	6¾	6⅞	3⅝	13	10½	10½	8	¾	4	2	4	2	33490	13230	7525	3605	170	CCO7	ECCO7
CC76	6¾	6⅞	5½	13	10½	10½	8	¾	4	2	4	2	37125	20790	7525	3605	I12, L4, F11		
CC77	6¾	6⅞	6⅞	13	10½	10½	8	¾	4	2	4	2	49140	25515	7525	3605			
CC78	6¾	6⅞	7½	13	10½	10½	8	¾	4	2	4	2	49140	28350	7525	3605			
CC7⅛-4	7	7⅛	3⅝	13	10½	10½	8	¾	4	2	4	2	34736	18375	7510	4855	160	CCO7⅛	ECCO7⅛
CC7⅛-6	7	7⅛	5½	13	10½	10½	8	¾	4	2	4	2	58500	28875	7585	4855			
CC7⅛-7⅛	7	7⅛	7⅛	13	10½	10½	8	¾	4	2	4	2	57750	36750	7585	4855			
CC7⅛-8	7	7⅛	7½	13	10½	10½	8	¾	4	2	4	2	52500	36750	7585	4855			
CC86	8x	7½	5½	13	10½	10½	8	¾	4	2	4	2	41250	23100	7440	2625	I12, L4, F11	CCO8	ECCO8
CC88	8x	7½	7½	13	10½	10½	8	¾	4	2	4	2	54600	31500	7440	2625			
CC96	8¾	8⅞	5½	13	10½	10½	8	¾	4	4	4	2	48125	26950	7515	4670		CCO9	ECCO9
CC98	8¾	8⅞	7½	13	10½	10½	8	¾	4	4	4	2	63700	36750	7515	4670			
CC106	10x	9½	5½	13	10½	10½	8	¾	4	4	4	2	52250	29260	7515	3325		CCO10	ECCO10

1. Uplift loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. Down loads may not be increased for short-term loading and shall not exceed the post capacity. See pages 210-211 for common post allowable loads.
3. CC uplift loads do not apply to splice conditions.
4. Splice conditions with CC's must be detailed by the Designer to transfer tension loads between spliced members by means other than the column cap.
5. Column sides are assumed to lie in the same vertical plane as the beam sides. CC4.62 models assume a minimum 3½" wide post.
6. Structural composite lumber columns have sides that show either the wide face or the edges of the lumber strands/veneers. Values in the tables reflect installation into the wide face. See technical bulletin T-SCLCOLUMN for values on the narrow face (edge) *(see page 215 for details)*.
7. Beam depth must be at least as tall as H_1.
8. For 5¼" engineered lumber, use CC 6X or ECC 6X models.
9. CCO welded to steel column will achieve same load as CC. Steel column width shall not be less than beam width. Weld by Designer.

Caps & Bases

ECCLQ/CCCQ/CCTQ *Column Caps*

SIMPSON Strong-Tie

The ECCLQ, CCCQ and CCTQ column caps provide high capacity, multiple beam to column connector options. The design uses Simpson Strong-Tie® Strong-Drive® screws (SDS) to provide faster installation and a lower profile compared to standard through bolts. Screws are con-figured to provide high uplift design values.

MATERIAL: 7 gauge

FINISH: Simpson Strong-Tie® gray paint, also available in HDG

INSTALLATION:

- Install Simpson Strong-Tie SDS ¼"x2½" wood screws, which are provided, in all round holes. *(Lag screws will not achieve the same load.)*
- No additional welding is allowed.

OPTIONS:

- Many combinations of beam and post sizes can be manufactured *(refer to worksheet T-CCQLTC-WS)*.
- Available in widths up to 8" wide.
- ECCLQ is available in left or right side beam orientations. Specify ECCLLQ or ECCLRQ.
- Straps may be rotated where $W_1 > W_2$.
- Column caps may be ordered without the column straps for field welding to a column. No loads apply. Specify CCCOQ/CCTOQ/ECCLOQ.

ORDERING:

- The L dimension varies depending on the width of the side stirrup (W_3 or W_4). Contact Simpson Strong-Tie for exact dimensions.
- Main beam stirrup height (H_1) is 7". Side beam stirrups (H_2 or H_3) can vary in height with the minimum height of 7". Specify the side stirrup height from the top of the cap.
- Example Order: 4x Main Beam, 6x Post, 4x Side Beam *(oriented to the left)* is ordered as an ECCLLQ464SDS

CODES: See page 20 for Code Reference Key Chart.

Series	Allowable Loads					Code Ref.
	Uplift (160)			Download (100)		
	Main Beam	Side Beam	Total[2]	Side Beam	Total	
ECCLQ-SDS2.5	2835	1840	3795	6780	Refer to note #5	F24
CCCQ-SDS2.5	4780	2390[1]	4780	7000		
CCTQ-SDS2.5	4910	2350	5315	7000		

1. Uplift loads have been increased for wind or seismic; reduce where other loads govern. Downloads may not be increased.
2. Allowable load is per seat. Side beams must be loaded symmetrically for the CCCQ.
3. The combined uplift loads applied to all beams in the connector must not exceed the total allowable uplift load listed in the table.
4. The ECCLQ side beam may use a side beam uplift load up to 2350 lbs. The deflection of this load may exceed the standard ⅛" deflection by an additional ⅛".
5. The combined download for all of the carried beams shall not exceed the allowable download for the unmodified product on page 66 *(CCQ load for CCCQ and CCTQ, or ECCQ load for ECCLQ)*. The download for each side beam shall not exceed the lesser of 35% of the allowable download or 9265 lbs. for the unmodified product.
6. The download to each side beam shall not exceed the allowable load shown, nor 35% of the allowable load for the unmodified product, whichever is lower.
7. Column width in the direction of the beam width must be the same as the main beam width (W_1).

ECCL/CCC/CCT *Column Caps*

Column to beam connections often have multiple beams framing on top of a column. L, T, and Cross column caps provide design solutions for this application. Many combinations of beam and post sizes can be manufactured *(refer to worksheet T-CCLTC-WS for details)* with the following criteria applied:

- The download capacity shall be determined from the capacity for the unmodified product *(see page 67)*. The side beam can take a maximum of 40% of the download and shall not exceed 10,665 lbs. The sum of the loads for the side beam(s) and main beam can not exceed the table load.
- Uplift loads do not apply for ECCL caps. For CCC and CCT, uplift loads from table apply for main beam only.
- The column width in the direction of the main beam width must be the same as the main beam width (W_1).
- Specify the stirrup height from the top of the cap. The minimum side stirrup heights (H_2 or H_3) is 6½" (3½" for 44's).
- The L dimension may vary depending on the width of the side stirrup (W_3 or W_4).
- Column caps may be ordered without the column straps for field welding to a column. No loads apply. Specify CCOC/CCOT/ECCOL.

Ordering Examples:

- A CCC66 with W_3 = 5½", H_2 and H_3 = 6½" is a CC66 column cap with 5½" beams on each side with all beam seats flush.
- An ECCLR66 with W_3 = 3⅝", H_2 = 7½" is an ECC66 end column cap with a 4x beam on the right side *(specify direction left (which is shown) or right for stirrup)* and stirrup seat 1" below the cap seat.

There are cost-effective alternatives for replacing column caps by using a combination of connectors. Here is an example. Designer must specify the options required.

Straps & Ties

H/TSP *Seismic & Hurricane Ties*

SIMPSON Strong-Tie

These products are available with additional corrosion protection. Additional products on this page may also be available with this option, check with Simpson Strong-Tie for details.

These products are approved for installation with the Strong-Drive SD Structural-Connector screw. See page 30 for the correct substitution and SD screw size.

Model No.	Ga	Fasteners			DF/SP Allowable Loads			Uplift Load with 8dx1½ Nails (160)	SPF/HF Allowable Loads			Uplift Load with 8dx1½ Nails (160)	Code Ref.
		To Rafters/ Truss	To Plates	To Studs	Uplift	Lateral (160)			Uplift	Lateral (160)			
					(160)	F_1	F_2		(160)	F_1	F_2		
H1	18	6-8dx1½	4-8d	—	585	485	165	455	400	415	140	370	I17, L6, F16
H2	18	5-8d	—	5-8d	335	—	—	335	230	—	—	230	
H2A	18	5-8dx1½	2-8dx1½	5-8dx1½	575	130	55	—	495	130	55	—	IP1, L18, F25
H2.5	18	5-8d	5-8d	—	415	150	150	415	365	130	130	365	I17, L6, F16
H2.5A	18	5-8d	5-8d	—	600	110	110	480	535	110	110	480	I17, F16
H2.5T	18	5-8d	5-8d	—	545	135	145	425	545	135	145	425	IP1, L18, F25
H3	18	4-8d	4-8d	—	455	125	160	415	320	105	140	290	I17, L6, F16
H4	20	4-8d	4-8d	—	360	165	160	360	235	140	135	235	
H5	18	4-8d	4-8d	—	455	115	200	455	265	100	170	265	
H6	16	—	8-8d	8-8d	950	—	—	—	820	—	—	—	I17, F16
H7Z	16	4-8d	2-8d	8-8d	985	400	—	—	845	345	—	—	
H8	18	5-10dx1½	5-10dx1½	—	745	75	—	630	565	75	—	510	F26
H10	18	8-8dx1½	8-8dx1½	—	995	590	275	—	850	505	235	—	I17, F16
H10A	18	9-10dx1½	9-10dx1½	—	1140[7]	590	285	—	1015	505	285	—	I17, L18, F25
H10S[9,10]	18	8-8dx1½	8-8dx1½[10]	8-8d	1010	660	215	550	870	570	185	475	IP1, L18, F25
H10-2	18	6-10d	6-10d	—	760	455	395	—	655	390	340	—	I17, F16
H11Z	18	6-16dx2½	6-16dx2½	—	830	525	760	—	715	450	655	—	170
H14	18	1 12-8dx1½	13-8d	—	1350[7]	515	265	—	1050	480	245	—	IP1, L18, F25
		2 12-8dx1½	15-8d	—	1350[7]	515	265	—	1050	480	245	—	
TSP	16	9-10dx1½	6-10dx1½	—	740	310	190	—	635	265	160	—	170
		9-10dx1½	6-10d	—	890	310	190	—	765	265	160	—	

1. Loads have been increased 60% for wind or earthquake loading with no further increase allowed; reduce where other loads govern.
2. Allowable loads are for one anchor. A minimum rafter thickness of 2½" must be used when framing anchors are installed on each side of the joist and on the same side of the plate *(exception: connectors installed such that nails on opposite sides don't interfere)*.
3. Allowable DF/SP uplift load for stud to bottom plate installation *(see detail 15)* is 400 lbs. (H2.5); 390 lbs. (H2.5A); 360 lbs. (H4) and 310 lbs. (H8). For SPF/HF values multiply these values by 0.86.
4. Allowable loads in the F_1 direction are not intended to replace diaphragm boundary members or prevent cross grain bending of the truss or rafter members.
5. When cross-grain bending or cross-grain tension cannot be avoided in the members, mechanical reinforcement to resist such forces may be considered.
6. Hurricane Ties are shown installed on the outside of the wall for clarity and assume a minimum overhang of 3½" installation on the inside of the wall is acceptable *(see General Instructions for the installer notes u on page 22)*. For uplift Continuous Load Path, connections in the same area *(i.e. truss to plate connector and plate to stud connector)* must be on same side of the wall.
7. Southern Pine allowable uplift loads for H10A = 1340 lbs. and for H14 = 1465 lbs.
8. Refer to technical bulletin T-HTIEBEARING for H1, H10, H10S, H10-2, H11Z, H14 allowable bearing enhancement loads *(see page 214 for details)*.
9. H10S can have the stud offset a maximum of 1" from rafter *(center to center)* for a reduced uplift of 890 lbs. (DF/SP), and 765 lbs. (SPF).
10. H10S nails to plates are optional for uplift but required for lateral loads.
11. **NAILS:** 16dx2½ = 0.162" dia. x 2½" long, 10d = 0.148" dia. x 3" long, 10dx1½ = 0.148" dia. x 1½" long, 8d = 0.131" dia. x 2½" long, 8dx1½ = 0.131" dia. x 1½" long. See page 24-25 for other nail sizes and information.

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

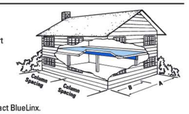
MARK	DATE	DESCRIPTION

SIMPSON
STRONG-TIE
details

S
0.2

rich
hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



GP Lam® LVL

GP Lam® LVL

Grade	Thickness	Depth
2.0E	1¾″, 3½″	7¼″, 9¼″, 9½″, 11¼″, 11⅞″, 14″, 16″, 18″, 24″ (20″ and 22″ by special order)
1.5E	1¾″	7¼″, 9¼″, 9½″, 11¼″, 11⅞″, 14″, 16″
	3½″	4⅜″, 5½″, 7¼″, 9¼″, 9½″, 11¼″, 11⅞″, 14″, 16″

Lengths: up to 60 feet.

Referenced dimensions are nominal and used for design purposes.

GP Lam® LVL Handling & Installation

- GP Lam® LVL shall not be stored in direct contact with the ground and must be protected from weather. Provide air circulation under covering and around stacks of materials.
- Bundles must be stored level and must not be opened until time of installation.
- Stack and handle GP Lam LVL flatwise.
- Handlers and installers should use appropriate personal protective equipment such as gloves and goggles. An MSDS is available at www.gp.com/build.
- Engineered lumber must not be installed in direct contact with concrete or masonry construction or shall be protected per code and shall be used in covered, dry use conditions only (moisture content is less than 16%).
- Minimum bearing length for GP Lam LVL beams and headers: end bearing 1½″, intermediate bearing 3″. Size for applied loads.
- GP Lam LVL beams and headers must be restrained against rotation at ends and supports and the top (or compression edge) must be laterally supported by perpendicular framing or bracing at 24″ on-center or closer.
- 1¾″ GP Lam LVL beams deeper than 14″ must only be used in multiple-piece members.
- Nails installed in the narrow face of GP Lam LVL shall not be spaced closer than 4″ (10d common nails) or 3″ (8d common nails).
- Multiple piece GP Lam LVL may not be stagger-spliced as is commonly done with dimension lumber. If the required length of a multiple-span beam exceeds the available length of the LVL, the LVL beams must be installed so as to butt together over a common bearing.
- GP Lam LVL is manufactured without camber or specific vertical orientation. It may be installed with the identifying stamps on the side faces reading right side up or upside down.
- Strength and stiffness properties of GP Lam LVL exceed those of typical dimension lumber. It may be possible to substitute GP Lam LVL for dimension lumber roof members in code-prescribed conventional light-frame construction, but design of conventional construction is beyond the scope of this product guide and of BlueLinx Engineered Lumber Technical Services.
- When nail type is not specified in this guide, use common, box or sinker.
- To help safeguard the structural integrity of connections with preservative or fire-retardant treated wood, use only hot-dipped galvanized or stainless steel fasteners, connectors and hardware as required by code and type of treatment.

As a minimum requirement, hot-dipped galvanized coated fasteners should conform to ASTM Standard A 153 and hot-dipped galvanized coated connectors should conform to ASTM Standard A 653 (Class G-185). In demanding applications, or in highly corrosive environments, stainless steel fasteners and connectors should be utilized and may, in fact, be required by building codes.

Most commonly available electroplated galvanized fasteners do not have a sufficient coating of zinc and are not recommended. Aluminum should not be used in direct contact with preservative treated wood. Never mix galvanized steel with stainless steel in the same connection.

2.0E GP Lam LVL Floor Beams

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″x11¼″) of beams needed to support loads of one floor only, i.e., a second story floor or one story floor over a basement. (See drawing at right.)

When floor joists span continuously from wall to wall (not cut at beam) this table requires that "B" be not less than 45%, or greater than 55% of "A".

Example: If "A" = 32′, "B" must be between 14.4′ (32 × .45) and 17.6′ (32 × .55)

For non-conforming situations, use FASTBeam® analysis and selection software or contact BlueLinx.

		Column or Support Spacing (center-to-center)									
		11′	12′	13′	14′	15′	16′	17′	18′	19′	20′
Total Floor Joist Span "A"	24′	2-11¼″ 3-9¼″	2-11¼″ 3-9½″	2-11⅞″ 3-11¼″	2-14″ 3-11¼″	2-14″ 3-11⅞″	2-16″+ 3-14″	2-16″+ 3-14″	2-18″+ 3-16″	2-18″+ 3-16″	2-18″+ 3-16″
	28′	2-11¼″ 3-9¼″	2-11⅞″ 3-11¼″	2-14″+ 3-11¼″	2-14″+ 3-11⅞″	2-16″+ 3-14″	2-16″+ 3-14″	2-16″+ 3-14″	2-18″+ 3-16″	2-18″+ 3-16″	3-16″
	32′	2-11¼″	2-14″+ 3-11¼″	2-14″+ 3-11⅞″	2-14″+	2-16″+ 3-14″	2-16″+ 3-14″	2-18″+ 3-16″	2-18″+ 3-16″	3-16″+	3-18″+
	36′	2-11⅞″+ 3-11¼″	2-14″+ 3-11¼″	2-14″+ 3-11⅞″	2-16″+ 3-14″	2-16″+ 3-14″	2-18″+ 3-14″	3-16″+	3-16″+	3-18″+	3-18″+
	40′	2-11⅞″+ 3-11¼″	2-14″+ 3-11¼″	2-14″+	2-16″+ 3-14″	2-16″+ 3-14″	3-16″+	3-16″+	3-16″+	3-18″+	3-18″+

+ See note 2.

NOTES:

1. Table is based on continuous floor joist span and simple or continuous beam span conditions. If floor joists are not continuous above the beam, take the sum of the joist spans then multiply by 0.8. This is the total floor joist span to consider.
2. Required end bearing length (based on 565 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
3. At intermediate supports of continuous spans, use the following guidelines or refer to page 40.
   - 7½″ bearing length for beams requiring 3″ bearing at the beam ends
   - 10½″ bearing length for beams requiring 4½″ bearing at the beam ends
4. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
5. Table is based on residential floor loading of 40 psf live load and 12 psf dead load.
6. Live load reductions have been applied per IBC section 1607.9.1.
7. Deflection is limited to L/360 at live load and L/240 at total load.
8. For other uniform load conditions refer to pages 42-43.
9. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
10. For multiple ply fasteners, see pages 51-53.

2.0E GP Lam® LVL Window and Patio Door Headers, 2-Story

Two-Story Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of beams needed to support the combined loads from a wall, second story floor (¼ of total floor joist span) and various roof truss spans with a 2′ soffit. If the soffit exceeds 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required end bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.
4. A beam line supporting the center of the second floor is assumed.
5. Deflection is limited to L/360 and the lesser of L/240 or 5/16″ at total load.
6. Roof live and dead loads shown are applied vertically to the horizontal projection.
7. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
8. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
9. For multiple ply fasteners, see pages 51-53.

2.0E GP Lam LVL Garage Door Headers, 2-Story

Two-Story Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of beams needed to support the combined loads from a wall, second story floor (¼ of total floor joist span) and various roof truss spans with a 2′ soffit. If the soffit exceeds 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required end bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.
4. A beam line supporting the center of the second floor is assumed.
5. Deflection is limited to L/360 at live load and L/240 at total load.
6. Roof live and dead loads shown are applied vertically to the horizontal projection.
7. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
8. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
9. For multiple ply fasteners, see pages 51-53.

2.0E GP Lam® LVL Window and Patio Door Headers, Roof Only

Roof Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of headers needed to support various roof truss spans with 2′ soffit. If the soffit is greater than 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Deflection is limited to L/240 at live load and the lesser of L/180 or 5/16″ at total load.
4. Roof live and dead loads shown are applied vertically to the horizontal projection.
5. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
6. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
7. For multiple ply fasteners, see pages 51-53.

2.0E GP Lam LVL Garage Door Headers, Roof Only

Roof Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of headers needed to support various roof truss spans with 2′ soffit. If the soffit is greater than 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Deflection is limited to L/240 at live load and L/180 at total load.
4. Roof live and dead loads shown are applied vertically to the horizontal projection.
5. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
6. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
7. For multiple ply fasteners, see pages 51-53.

1.5E GP Lam® LVL Window and Patio Door Headers, 2-Story

Two-Story Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of beams needed to support the combined loads from a wall, second story floor (¼ of total floor joist span) and various roof truss spans with a 2′ soffit. If the soffit exceeds 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required end bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.
4. A beam line supporting the center of the second floor is assumed.
5. Deflection is limited to L/360 and the lesser of L/240 or 5/16″ at total load.
6. Roof live and dead loads shown are applied vertically to the horizontal projection.
7. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
8. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
9. For multiple ply fasteners, see pages 51-53.

1.5E GP Lam® LVL Window and Patio Door Headers, Roof Only

Roof Applications

This table shows the size (e.g.: 2–11¼″ = 2 plies of 1¾″ x 11¼″) of headers needed to support various roof truss spans with 2′ soffit. If the soffit is greater than 2′, additional design is necessary.

+ See note 1.

NOTES:

1. Required bearing length (based on 625 psi) is 3.0″ unless the subscript + is shown. In that case, 4.5″ is required.
2. All headers require full-width bearing support, e.g., 2x6 for 5¼″, 3-ply members. The adequacy of supporting columns to be verified by others.
3. Deflection is limited to L/240 at live load and the lesser of L/180 or 5/16″ at total load.
4. Roof live and dead loads shown are applied vertically to the horizontal projection.
5. When using a single ply 1¾″, consider the effect on hanger capacity, and the available bearing surface the LVL provides to other framing elements.
6. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
7. For multiple ply fasteners, see pages 51-53.

GP Lam® LVL Roof Hip and Valley Beams

2.0E GP Lam LVL

NOTES:

1. 2′-0″ maximum roof overhang assumed.
2. Provide posts or wall at both ends to support reactions. Provide 5″ minimum bearing in the direction of the hip or valley at each end based on Douglas Fir-Larch or Southern Pine post or plate material. (For example, a 2x4 wall provides 5″ minimum bearing for a hip or valley rafter framing at a 45 degree angle to the wall.)
3. The building designer must consider thrust resistant connections at bearing locations.
4. For non-equal roof slopes, use the longest horizontal roof rafter span (L) and the greatest roof slope.
5. Table is based on triangular loading applied to the hip or valley member. Live load is calculated as applied vertically to the horizontal projection of the rafter and dead load is calculated along the rafter length.
6. Size is based on uniform roof snow applications with a load duration factor of 115% and deflection criterion of L/240 live load and L/180 total load.
7. Refer to pages 51-53 for fastening recommendations for multiple-ply members. Use the longest horizontal roof rafter span (L) to determine span-carried length for uniform loading.
8. Reactions shown include heaviest beam weight selected for load and slope conditions.
9. A structural ridge beam is assumed.
10. A single 3½″ thick ply can be substituted for any two 1¾″ thick plies.
11. Codes require that hip and valley beam depths be greater than or equal to the cut end of the rafter.

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

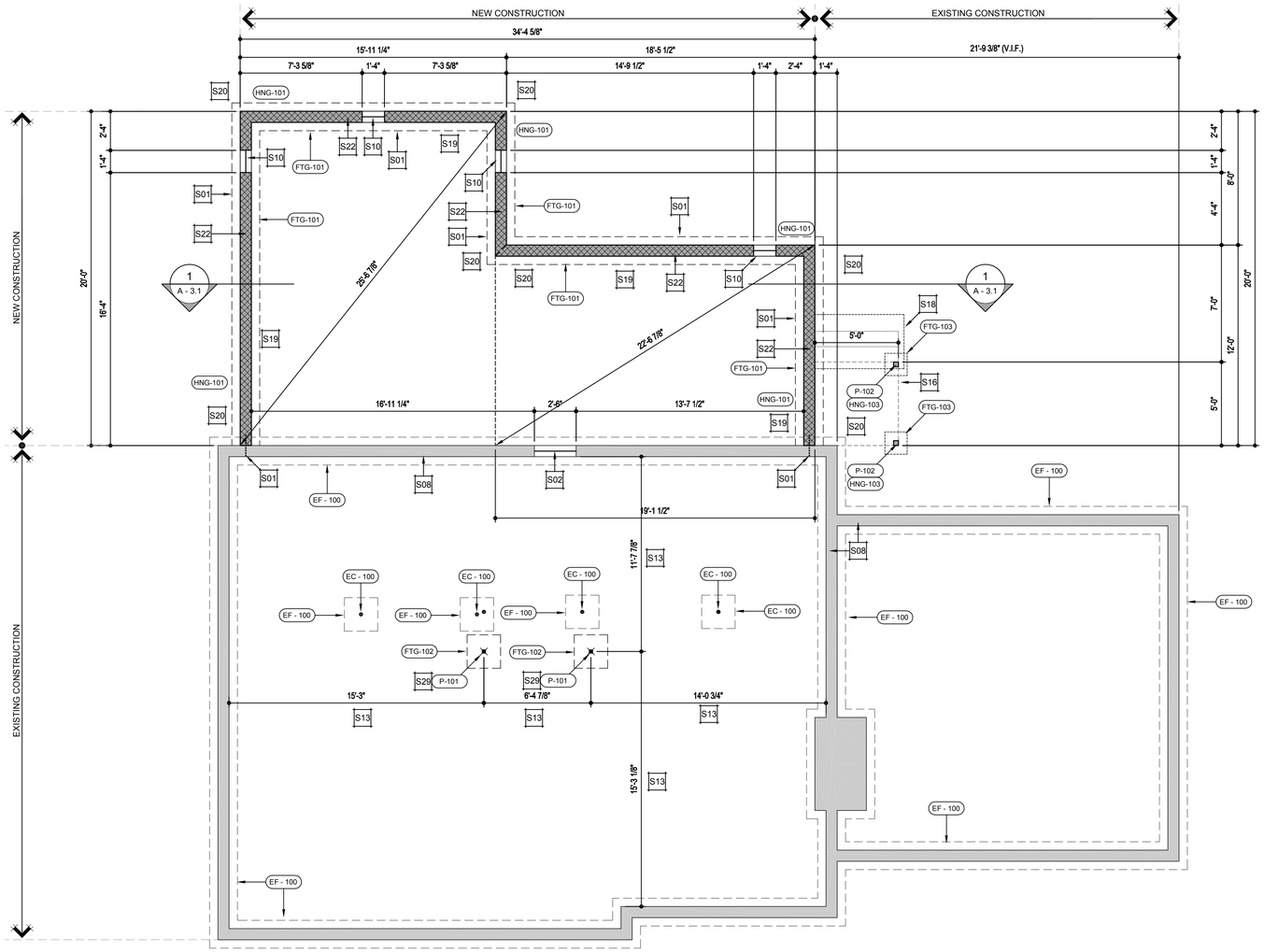
MARK	DATE	DESCRIPTION

LVL
details

S
0.3

rich
hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



PLAN KEYNOTES

S01	LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #3 18"L BARS (6" EMBED INTO EXISTING) SEE DETAIL 5 / S-2.1, OR PROVIDE GRADE BEAM SEE DETAIL 8 / S-2.1
S02	PROVIDE NEW 30" x 20" ACCESS W/ PTD. WD. PANEL (THROUGH EXISTING CMU FOUNDATION FOR ACCESS TO NEW CRAWL SPACE. V.I.F. LOCATION W/ OWNER.
S03	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 ⅔ TO ½ PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
S04	SEE EAVE DETAIL 4/A-2.3
S05	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S - 0.1 AND 1 / A - 2.1, AND S-0. FOR BRACED WALL CHART.
S06	2x8 P.T. LEDGER; PROVIDE ½" Ø CARRIAGE THROUGHT-WALL BOLT, W/ NUT AND WASHER, STAGGERED TOP / BOTTOM, @ 12" O.C. SEE DETAIL 7 / S-2.1
S07	24" x 48" ATTIC ACCESS PANEL LOCATION.
S08	EXISTING CONSTRUCTION, TO REMAIN.
S09	2x12 P.T. STAIR STRINGER
S10	**CRAWL SPACE VENTILATION:** PER I.R.C. 2012 SECTION R408.1, 1 SQ. FT. OF CRAWL SPACE VENTILATION REQUIRED FOR EACH 150 SQ. FT. 540 PROPOSED ST. SQ. OF CRAWL SPACE / 150 = 3.6 (4 VENTS REQUIRED SEE FOUNDATION PLAN FOR LOCATIONS) PROVIDE 16" x 8" CRAWL SPACE VENT W/ INSECT SCREENING.
S11	PROVIDE SOLID BEARING. SEE HEADER SCHEDULE FOR MIN. JACK / STUD REQUIREMENTS, TYP. (MIN OF 3-2x4 IN WALL DOWN TO CMU WALL)
S12	RAFTER HANGER - HNG 106
S13	CONTRACTOR TO V.I.F. ALL DIMENSIONS.
S14	ATTACH STAIR STRINGER TO SLAB W/ MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S15	2x6 OVERFRAMING (SHADED AREA) w/ 2x4 HORIZONTAL BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS.
S16	LINE OF DECK ABOVE.
S17	PROVIDE MID-SPAN BLOCKING.
S18	PROVIDE 48" x 30" x 8"d CONCRETE STAIR STRINGER PAD. ATTACH STRINGER TO PAD WITH MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S19	STEP FOOTING AS REQUIRED. SEE DETAIL 1 / S-2.1
S20	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 SOLID FILLED CMU CELL.
S21	HANDRAIL POST, SEE DETAIL 3 / A-2.4
S22	8" CMU FOUNDATION WALL, W/ TRUSS TYPE REINFORCING EVERY OTHER COURSE, PROVIDE #4 @ 24" O.C. VERTICAL. SOLID FILL ALL CELLS BELOW GRADE.
S23	2x8 P.T. FLOOR JOIST @ 16" O.C., W/ COMPOSITE DECKING.
S24	PROVIDE STEEL COLUMN W/ FOOTING (SCHEDULES) FOR NEW HEADER. CONTRACTOR TO V.I.F. LOCATION(S).
S25	PROVIDE SOLID BEAM POCKET, SEE DETAIL 9 / S-2.1
S26	PROVIDE RAFTER WITH POST RAFTER / COLLAR TIE. SEE DETAIL 10 / S-2.1
S27	PROVIDE NEW ½" PLYWOOD SHEATHING AND SOLID BLOCKING FOR ROOF RAFTER AND CEILING JOIST FRAMING @ EXTERIOR WALL LOCATION.
S28	SEE 13 / S-2.1 FOR 3 PLY BEAM DETAILS.
S29	SEE 1 / S-2.1 FOR STEEL COLUMN TO FOOTING DETAIL.
S30	-
S31	-
S32	-
S33	-
S34	
S35	-
S36	-
S37	-
S38	
S39	-
S40	-
S41	-
S42	
S43	-
S44	-
S45	
S46	-
S47	-
S48	-
S49	-
S50	-
S51	-
S52	-
S53	-

FOOTING SCHEDULE

NO.	SIZE	DEPTH	STEEL REINFORCEMENT
EF-100	EXISTING	-	-
FTG-101	20"	10"	(3) #5 BARS CONTINUOUS
FTG-102	24" x 24"	12"	-
FTG-103	16" x 16"	18"	BOTTOM OF FOOTING 30" BELOW GRADE

COL. / PIER SCH.

NO.	SIZE	MATERIAL
EC-100	EXISTING	STEEL
P-101	3" Ø	STEEL
P-102	5-1/2" x 5-1/2"	P.T. WOOD

BEAM / HEADER SCH.

NO.	SIZE	MAT.	TYPE	# OF JACKS # OF STUDS
EBM-101	EXISTING	-	-	-
BM-101	2x6 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-102	(2) 2 x 6	WOOD	HEM FIR #2	1J / 1S
BM-103	2x8 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-104	(2) 2 x 8	WOOD	HEM FIR #2	2J / 1S
BM-105	(2) 2 x 8 P.T.	WOOD	HEM FIR #2	-
BM-106	(2) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	2J / 2S
BM-107	(3) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	3J / 2S
BM-108	(2) 2 x 10	WOOD	HEM FIR #2	2J / 2S
BM-109	(2) 2 x 10 P.T.	WOOD	HEM FIR #2	-
BM-110	(2) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	2J / 2S
BM-111	(3) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	3J / 2S
BM-112	(2) 2 x 12	WOOD	HEM FIR #2	2J / 2S
BM-113	(2) 2 x 12 P.T.	WOOD	HEM FIR #2	-
BM-114	(2) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-115	(3) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-116	(2) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S
BM-117	(3) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S

CONNECTOR / HANGER - SCHEDULE

NO.	MANUFACTURER	MANUF. ID #	TYPE
HNG-101	SIMPSON STRONG TIE	MAB23	MUDSILL BOTTOM PLATE ANCHOR (@ 4'-0' O.C.)
HNG-102	SIMPSON STRONG TIE	ABU-44	4x4 POST TO CONCRETE ANCHOR
HNG-103	SIMPSON STRONG TIE	ABU-66	6x6 POST TO CONCRETE ANCHOR
HNG-104	SIMPSON STRONG TIE	ECCL-44 / 66	4x4 / 6x6 POST CAP (LEFT)
HNG-105	SIMPSON STRONG TIE	ECCR-44 / 66	4x4 / 6x6 POST CAP (RIGHT)
HNG-106	SIMPSON STRONG TIE	H-2	RAFTER / TRUSS HURRICANE TIE. (REQUIRED @ EACH RAFTER / TRUSS BEARING LOCATION.
HNG-107	SIMPSON STRONG TIE	ECCU-44	4x4 POST / HEADER CAP
HNG-108	SIMPSON STRONG TIE	ECC-66 / ECCU-66	6x6 POST / HEADER CAP - ECC-66 @ END POST, ECCU-66 @ MIDSPAN / CANT POST
HNG-109	SIMPSON STRONG TIE	H-4	TIE-DOWN / STRAP
HNG-110	SIMPSON STRONG TIE	H-25	TIE-DOWN / STRAP
HNG-111	SIMPSON STRONG TIE	CMST14	STRAP HOLLOW COLUMN CONNECTOR
HNG-112	SIMPSON STRONG TIE	HVC-48	CONCEALED FLANGE HANGER
HNG-113	PERMACAST	COL. / BM.	COLUMN TO BEAM CONNECTOR
HNG-114	PERMACAST	ANCHOR	COLUMN TO FOUNDATION ANCHOR

LINTEL SCHEDULE

OPENING	STEEL ANGLE 1 FOR 4" WAS. / 2 FOR 8" MAS.	WOOD
0 - 3'-0"	-	(2) 2" x 4"
4'-0"	4" x 3" x 5/16"	-
4'-6"	-	(2) 2" x 6"
5'-0"	4" x 3" x 5/16"	-
6'-0"	5" x 3" x 5/16"	(2) 2" x 8"
7'-0"	6" x 4" x 5/16"	-
7'-6"	-	(2) 2" x 10"
8'-0"	6" x 4" x 5/16"	(2) 2" x 12"

LEGEND

- SOLID BEARING / COLUMN
- PLB — POINT LOAD TO BELOW
- PLA — POINT LOAD FROM ABOVE
- JOIST / RAFTER HANGER
- AREA OF OVER-FRAMING
- XX-XXX — SCHEDULED ITEM
- INDICATES SECOND FLOOR CANTILEVER ABOVE
- ### — KEYNOTE
- FRAMING MEMBER
- DOUBLE FRAMING MEMBER
- CEILING JOIST FRAMING MEMBER
- EXISTING FRAMING MEMBER
- BEARING WALL ABOVE
- 2x4 INTERIOR BEARING WALL @ 16" O.C.

NOTE

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE PER I.R.C. SECTION R317.3.1

GENERAL PLAN NOTES

1. STRUCTURAL LUMBER TO BE: KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR EQUIVALENT TO BE: #1 DEX.
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.

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

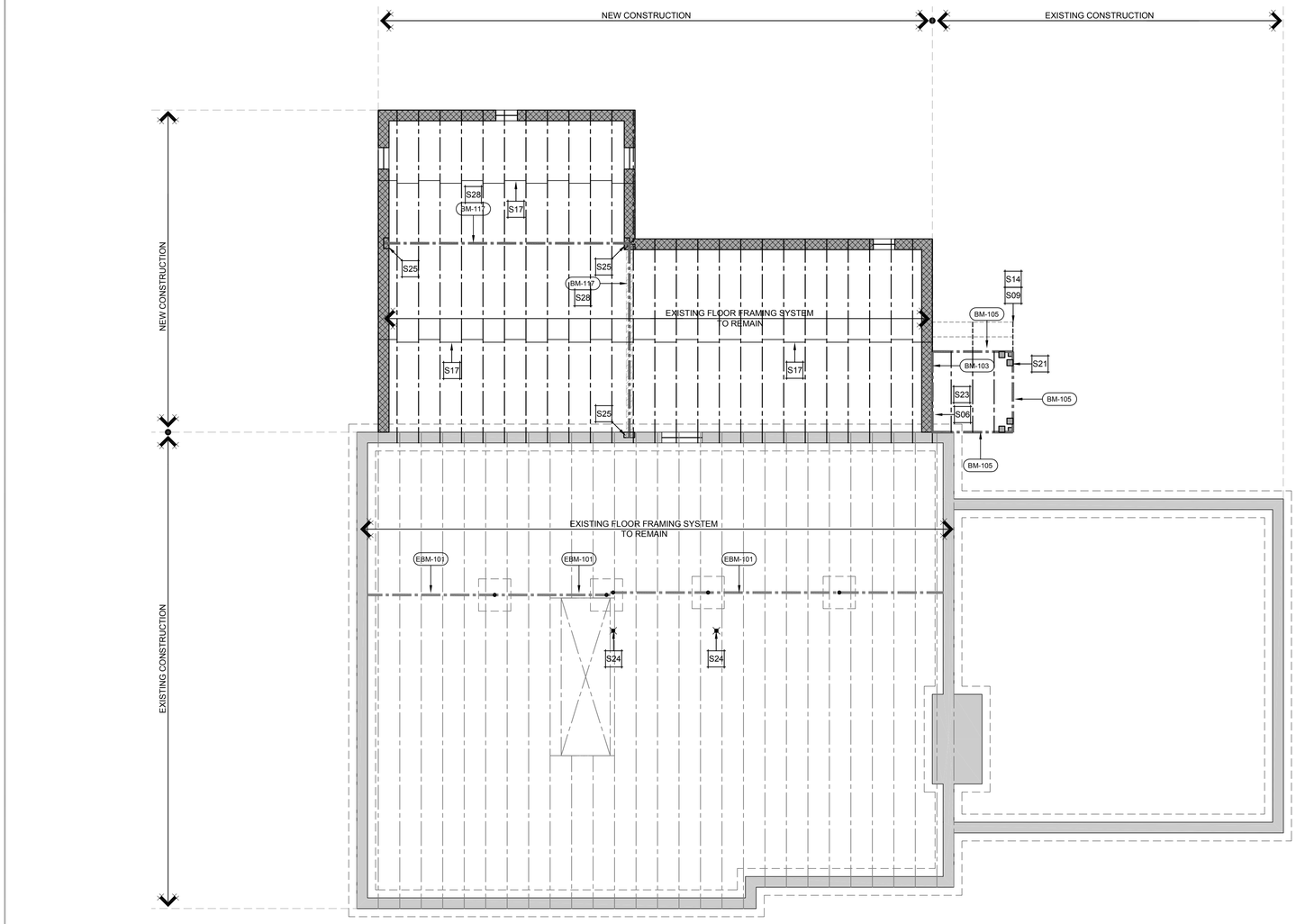
MARK	DATE	DESCRIPTION

foundation
footing
plan

S
1.1

rich
hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



PLAN KEYNOTES

S01	LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #3 18"L BARS (9" EMBED INTO EXISTING) SEE DETAIL 5 / S-2.1, OR PROVIDE GRADE BEAM SEE DETAIL 8 / S-2.1
S02	PROVIDE NEW 30" x 20" ACCESS W/ PTD. WD. PANEL (THROUGH EXISTING CMU FOUNDATION FOR ACCESS TO NEW CRAWL SPACE. V.I.F. LOCATION W/ OWNER.
S03	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 ⅔ TO ½ PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
S04	SEE EAVE DETAIL 4/A-2.3
S05	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S - 0.1 AND 1 / A - 2.1, AND S-0. FOR BRACED WALL CHART.
S06	2x8 P.T. LEDGER; PROVIDE ½" Ø CARRIAGE THROUGHT-WALL BOLT, W/ NUT AND WASHER, STAGGERED TOP / BOTTOM, @ 12" O.C. SEE DETAIL 7 / S-2.1
S07	24" x 48" ATTIC ACCESS PANEL LOCATION.
S08	EXISTING CONSTRUCTION, TO REMAIN.
S09	2x12 P.T. STAIR STRINGER
S10	**CRAWL SPACE VENTILATION:** PER I.R.C. 2012 SECTION R408.1, 1 SQ. FT. OF CRAWL SPACE VENTILATION REQUIRED FOR EACH 150 SQ. FT. 540 PROPOSED ST. SQ. OF CRAWL SPACE / 150 = 3.6 (4 VENTS REQUIRED SEE FOUNDATION PLAN FOR LOCATIONS) PROVIDE 16" x 8" CRAWL SPACE VENT W/ INSECT SCREENING.
S11	PROVIDE SOLID BEARING. SEE HEADER SCHEDULE FOR MIN. JACK / STUD REQUIREMENTS, TYP. (MIN OF 3-2x4 IN WALL DOWN TO CMU WALL)
S12	RAFTER HANGER - HNG 106
S13	CONTRACTOR TO V.I.F. ALL DIMENSIONS.
S14	ATTACH STAIR STRINGER TO SLAB W/ MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S15	2x6 OVERFRAMING (SHADED AREA) w/ 2x4 HORIZONTAL BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS.
S16	LINE OF DECK ABOVE.
S17	PROVIDE MID-SPAN BLOCKING.
S18	PROVIDE 48" x 30" x 8"d CONCRETE STAIR STRINGER PAD. ATTACH STRINGER TO PAD WITH MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S19	STEP FOOTING AS REQUIRED. SEE DETAIL 1 / S-2.1
S20	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 SOLID FILLED CMU CELL.
S21	HANDRAIL POST, SEE DETAIL 3 / A-2.4
S22	8" CMU FOUNDATION WALL, W/ TRUSS TYPE REINFORCING EVERY OTHER COURSE, PROVIDE #4 @ 24" O.C. VERTICAL. SOLID FILL ALL CELLS BELOW GRADE.
S23	2x8 P.T. FLOOR JOIST @ 16" O.C., W/ COMPOSITE DECKING.
S24	PROVIDE STEEL COLUMN W/ FOOTING (SCHEDULES) FOR NEW HEADER. CONTRACTOR TO V.I.F. LOCATION(S).
S25	PROVIDE SOLID BEAM POCKET, SEE DETAIL 9 / S-2.1
S26	PROVIDE RAFTER WITH POST RAFTER / COLLAR TIE. SEE DETAIL 10 / S-2.1
S27	PROVIDE NEW ½" PLYWOOD SHEATHING AND SOLID BLOCKING FOR ROOF RAFTER AND CEILING JOIST FRAMING @ EXTERIOR WALL LOCATION.
S28	SEE 13 / S-2.1 FOR 3 PLY BEAM DETAILS.
S29	SEE 1 / S-2.1 FOR STEEL COLUMN TO FOOTING DETAIL.
S30	-
S31	-
S32	-
S33	-
S34	
S35	-
S36	-
S37	-
S38	
S39	-
S40	-
S41	-
S42	
S43	-
S44	-
S45	
S46	-
S47	-
S48	-
S49	-
S50	-
S51	-
S52	-
S53	-

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

FOOTING SCHEDULE

NO.	SIZE	DEPTH	STEEL REINFORCEMENT
EF-100	EXISTING	-	-
FTG-101	20"	10"	(3) #5 BARS CONTINUOUS
FTG-102	24" x 24"	12"	-
FTG-103	16" x 16"	18"	BOTTOM OF FOOTING 30" BELOW GRADE

COL. / PIER SCH.

NO.	SIZE	MATERIAL
EC-100	EXISTING	STEEL
P-101	3" Ø	STEEL
P-102	5-1/2" x 5-1/2"	P.T. WOOD

BEAM / HEADER SCH.

NO.	SIZE	MAT.	TYPE	# OF JACKS # OF STUDS
EBM-101	EXISTING	-	-	-
BM-101	2x6 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-102	(2) 2 x 6	WOOD	HEM FIR #2	1J / 1S
BM-103	2x8 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-104	(2) 2 x 8	WOOD	HEM FIR #2	2J / 1S
BM-105	(2) 2 x 8 P.T.	WOOD	HEM FIR #2	-
BM-106	(2) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	2J / 2S
BM-107	(3) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	3J / 2S
BM-108	(2) 2 x 10	WOOD	HEM FIR #2	2J / 2S
BM-109	(2) 2 x 10 P.T.	WOOD	HEM FIR #2	-
BM-110	(2) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	2J / 2S
BM-111	(3) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	3J / 2S
BM-112	(2) 2 x 12	WOOD	HEM FIR #2	2J / 2S
BM-113	(2) 2 x 12 P.T.	WOOD	HEM FIR #2	-
BM-114	(2) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-115	(3) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-116	(2) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S
BM-117	(3) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S

CONNECTOR / HANGER - SCHEDULE

NO.	MANUFACTURER	MANUF. ID #	TYPE
HNG-101	SIMPSON STRONG TIE	MAB23	MUDSILL BOTTOM PLATE ANCHOR (@ 4'-0' O.C.)
HNG-102	SIMPSON STRONG TIE	ABU-44	4x4 POST TO CONCRETE ANCHOR
HNG-103	SIMPSON STRONG TIE	ABU-66	6x6 POST TO CONCRETE ANCHOR
HNG-104	SIMPSON STRONG TIE	ECCL-44 / 66	4x4 / 6x6 POST CAP (LEFT)
HNG-105	SIMPSON STRONG TIE	ECCR-44 / 66	4x4 / 6x6 POST CAP (RIGHT)
HNG-106	SIMPSON STRONG TIE	H-2	RAFTER / TRUSS HURRICANE TIE. (REQUIRED @ EACH RAFTER / TRUSS BEARING LOCATION.
HNG-107	SIMPSON STRONG TIE	ECCU-44	4x4 POST / HEADER CAP
HNG-108	SIMPSON STRONG TIE	ECC-66 / ECCU-66	6x6 POST / HEADER CAP - ECC-66 @ END POST, ECCU-66 @ MIDSPAN / CANT POST
HNG-109	SIMPSON STRONG TIE	H-4	TIE-DOWN / STRAP
HNG-110	SIMPSON STRONG TIE	H-25	TIE-DOWN / STRAP
HNG-111	SIMPSON STRONG TIE	CMST14	STRAP HOLLOW COLUMN CONNECTOR
HNG-112	SIMPSON STRONG TIE	HVC-48	CONCEALED FLANGE HANGER
HNG-113	PERMACAST	COL. / BM.	COLUMN TO BEAM CONNECTOR
HNG-114	PERMACAST	ANCHOR	COLUMN TO FOUNDATION ANCHOR

LINTEL SCHEDULE

OPENING	STEEL ANGLE 1 FOR 4" MAS. / 2 FOR 8" MAS.	WOOD
0 - 3'-0"	-	(2) 2" x 4"
4'-0"	4" x 3" x 5/16"	-
4'-6"	-	(2) 2" x 6"
5'-0"	4" x 3" x 5/16"	-
6'-0"	5" x 3" x 5/16"	(2) 2" x 8"
7'-0"	6" x 4" x 5/16"	-
7'-6"	-	(2) 2" x 10"
8'-0"	6" x 4" x 5/16"	(2) 2" x 12"

LEGEND

- SOLID BEARING / COLUMN
- PLB — POINT LOAD TO BELOW
- PLA — POINT LOAD FROM ABOVE
- JOIST / RAFTER HANGER
- AREA OF OVER-FRAMING
- XX-XXX — SCHEDULED ITEM
- INDICATES SECOND FLOOR CANTILEVER ABOVE
- ### — KEYNOTE
- FRAMING MEMBER
- DOUBLE FRAMING MEMBER
- CEILING JOIST FRAMING MEMBER
- EXISTING FRAMING MEMBER
- BEARING WALL ABOVE
- 2x4 INTERIOR BEARING WALL @ 16" O.C.

NOTE

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE PER I.R.C. SECTION R317.3.1

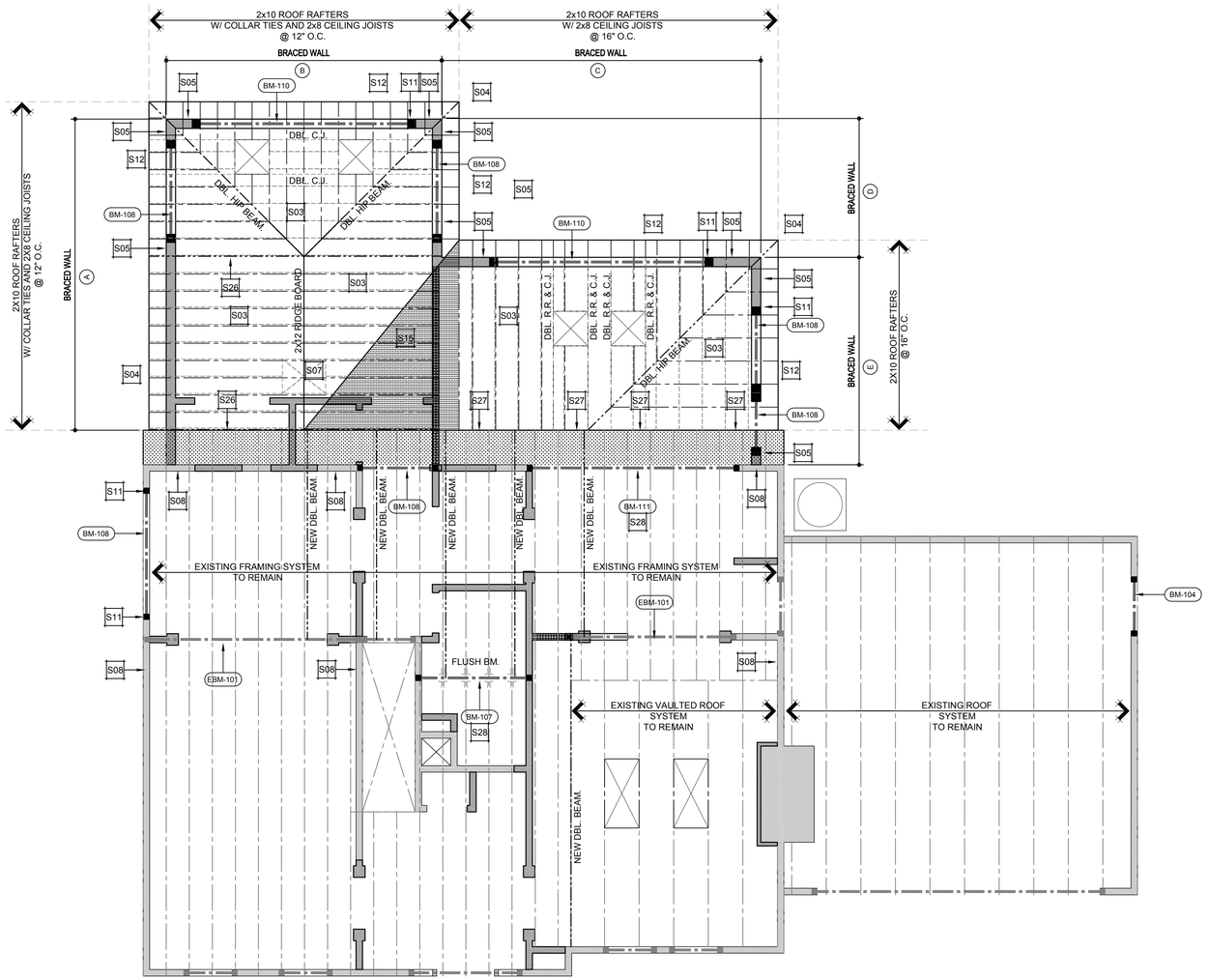
GENERAL PLAN NOTES

1. STRUCTURAL LUMBER TO BE KILN DRIED NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR CONTRACTOR TO 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. 1.8 PERFORMANCE RATING.
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.

first floor framing plan

S 1.2

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



PLAN KEYNOTES

S01	LINE OF NEW FOOTING BELOW (SEE FOOTING SCHEDULE). STEP DOWN TO EXISTING FOOTING, AS REQUIRED. DOWEL TO EXISTING WITH (3) #3 18"L BARS (9" EMBED INTO EXISTING) SEE DETAIL 5 / S-2.1, OR PROVIDE GRADE BEAM SEE DETAIL 8 / S-2.1
S02	PROVIDE NEW 30" x 20" ACCESS W/ PTD. WD. PANEL (THROUGH EXISTING CMU FOUNDATION FOR ACCESS TO NEW CRAWL SPACE. V.I.F. LOCATION W/ OWNER.
S03	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 ½ TO ½ PROVIDE DOUBLE UNDERLAYMENT & APPLICATION PER I.R.C., SEE SECTION 905
S04	SEE EAVE DETAIL 4/A-2.3
S05	STRUCTURAL SHEATHING PANEL REQUIRED @ THIS LOCATION, EXTERIOR WALL. SEE DETAIL 1 / S - 0.1 AND 1 / A - 2.1, AND S-0. FOR BRACED WALL CHART.
S06	2x8 P.T. LEDGER; PROVIDE ½" Ø CARRIAGE THROUGHT-WALL BOLT, W/ NUT AND WASHER, STAGGERED TOP / BOTTOM, @ 12" O.C. SEE DETAIL 7 / S-2.1
S07	24" x 48" ATTIC ACCESS PANEL LOCATION.
S08	EXISTING CONSTRUCTION, TO REMAIN.
S09	2x12 P.T. STAIR STRINGER
S10	**CRAWL SPACE VENTILATION:** PER I.R.C. 2012 SECTION R408.1, 1 SQ. FT. OF CRAWL SPACE VENTILATION REQUIRED FOR EACH 150 SQ. FT. 540 PROPOSED SQ. FT. OF CRAWL SPACE / 150 = 3.6 (4 VENTS REQUIRED SEE FOUNDATION PLAN FOR LOCATIONS) PROVIDE 16" x 8" CRAWL SPACE VENT W/ INSECT SCREENING.
S11	PROVIDE SOLID BEARING. SEE HEADER SCHEDULE FOR MIN. JACK / STUD REQUIREMENTS, TYP. (MIN OF 3-2x4 IN WALL DOWN TO CMU WALL)
S12	RAFTER HANGER - HNG 106
S13	CONTRACTOR TO V.I.F. ALL DIMENSIONS.
S14	ATTACH STAIR STRINGER TO SLAB W/ MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S15	2x6 OVERFRAMING (SHADED AREA) w/ 2x4 HORIZONTAL BLOCKING TO STRUCTURE BELOW TO EVENLY DISTRIBUTE LOAD OVER LOWER STRUCTURAL MEMBERS.
S16	LINE OF DECK ABOVE.
S17	PROVIDE MID-SPAN BLOCKING.
S18	PROVIDE 48" x 30" x 8"d CONCRETE STAIR STRINGER PAD. ATTACH STRINGER TO PAD WITH MUDSILL ANCHOR (SIMPSON STRONG TIE MAS AP).
S19	STEP FOOTING AS REQUIRED. SEE DETAIL 1 / S-2.1
S20	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 SOLID FILLED CMU CELL.
S21	HANDRAIL POST, SEE DETAIL 3 / A-2.4
S22	8" CMU FOUNDATION WALL, W/ TRUSS TYPE REINFORCING EVERY OTHER COURSE. PROVIDE #4 @ 24" O.C. VERTICAL. SOLID FILL ALL CELLS BELOW GRADE.
S23	2x8 P.T. FLOOR JOIST @ 16" O.C., W/ COMPOSITE DECKING.
S24	PROVIDE STEEL COLUMN W/ FOOTING (SCHEDULES) FOR NEW HEADER. CONTRACTOR TO V.I.F. LOCATION(S).
S25	PROVIDE SOLID BEAM POCKET, SEE DETAIL 9 / S-2.1
S26	PROVIDE RAFTER WITH POST RAFTER / COLLAR TIE. SEE DETAIL 10 / S-2.1
S27	PROVIDE NEW ½" PLYWOOD SHEATHING AND SOLID BLOCKING FOR ROOF RAFTER AND CEILING JOIST FRAMING @ EXTERIOR WALL LOCATION.
S28	SEE 13 / S-2.1 FOR 3 PLY BEAM DETAILS.
S29	SEE 1 / S-2.1 FOR STEEL COLUMN TO FOOTING DETAIL.
S30	-
S31	-
S32	-
S33	-
S34	
S35	-
S36	-
S37	-
S38	
S39	-
S40	-
S41	-
S42	
S43	-
S44	-
S45	
S46	-
S47	-
S48	-
S49	-
S50	-
S51	-
S52	-
S53	-

FOOTING SCHEDULE

NO.	SIZE	DEPTH	STEEL REINFORCEMENT
EF-100	EXISTING	-	-
FTG-101	20"	10"	(3) #5 BARS CONTINUOUS
FTG-102	24" x 24"	12"	-
FTG-103	16" x 16"	18"	BOTTOM OF FOOTING 30" BELOW GRADE

COL. / PIER SCH.

NO.	SIZE	MATERIAL
EC-100	EXISTING	STEEL
P-101	3" Ø	STEEL
P-102	5-1/2" x 5-1/2"	P.T. WOOD

BEAM / HEADER SCH.

NO.	SIZE	MAT.	TYPE	# OF JACKS / # OF STUDS
EBM-101	EXISTING	-	-	-
BM-101	2x6 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-102	(2) 2 x 6	WOOD	HEM FIR #2	1J / 1S
BM-103	2x8 P.T. LEDGER	WOOD	HEM FIR #2	-
BM-104	(2) 2 x 8	WOOD	HEM FIR #2	2J / 1S
BM-105	(2) 2 x 8 P.T.	WOOD	HEM FIR #2	-
BM-106	(2) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	2J / 2S
BM-107	(3) 1-3/4" x 9-1/4"	WOOD	2.0E PSL	3J / 2S
BM-108	(2) 2 x 10	WOOD	HEM FIR #2	2J / 2S
BM-109	(2) 2 x 10 P.T.	WOOD	HEM FIR #2	-
BM-110	(2) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	2J / 2S
BM-111	(3) 1-3/4" x 11-7/8"	WOOD	2.0E PSL	3J / 2S
BM-112	(2) 2 x 12	WOOD	HEM FIR #2	2J / 2S
BM-113	(2) 2 x 12 P.T.	WOOD	HEM FIR #2	-
BM-114	(2) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-115	(3) 1-3/4" x 14"	WOOD	2.0E PSL	3J / 2S
BM-116	(2) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S
BM-117	(3) 1-3/4" x 16"	WOOD	2.0E PSL	3J / 2S

CONNECTOR / HANGER - SCHEDULE

NO.	MANUFACTURER	MANUF. ID #	TYPE
HNG-101	SIMPSON STRONG TIE	MAB23	MUDSILL BOTTOM PLATE ANCHOR (@ 4'-0" O.C.)
HNG-102	SIMPSON STRONG TIE	ABU-44	4x4 POST TO CONCRETE ANCHOR
HNG-103	SIMPSON STRONG TIE	ABU-66	6x6 POST TO CONCRETE ANCHOR
HNG-104	SIMPSON STRONG TIE	ECCL-44 / 66	4x4 / 6x6 POST CAP (LEFT)
HNG-105	SIMPSON STRONG TIE	ECCR-44 / 66	4x4 / 6x6 POST CAP (RIGHT)
HNG-106	SIMPSON STRONG TIE	H-2	RAFTER / TRUSS HURRICANE TIE. (REQUIRED @ EACH RAFTER / TRUSS BEARING LOCATION.
HNG-107	SIMPSON STRONG TIE	ECCU-44	4x4 POST / HEADER CAP
HNG-108	SIMPSON STRONG TIE	ECC-66 / ECCU-66	6x6 POST / HEADER CAP - ECC-66 @ END POST, ECCU-66 @ MIDSPAN / CANT POST
HNG-109	SIMPSON STRONG TIE	H-4	TIE-DOWN / STRAP
HNG-110	SIMPSON STRONG TIE	H-25	TIE-DOWN / STRAP
HNG-111	SIMPSON STRONG TIE	CMST14	STRAP HOLLOW COLUMN CONNECTOR
HNG-112	SIMPSON STRONG TIE	HVC-48	CONCEALED FLANGE HANGER
HNG-113	PERMACAST	COL. / BM.	COLUMN TO BEAM CONNECTOR
HNG-114	PERMACAST	ANCHOR	COLUMN TO FOUNDATION ANCHOR

LINTEL SCHEDULE

OPENING	STEEL ANGLE (1 FOR 4" MAS. / 2 FOR 8" MAS.	WOOD
0 - 3'-0"	-	(2) 2" x 4"
4'-0"	4" x 3" x 5/16"	-
4'-6"	-	(2) 2" x 6"
5'-0"	4" x 3" x 5/16"	-
6'-0"	5" x 3" x 5/16"	(2) 2" x 8"
7'-0"	6" x 4" x 5/16"	-
7'-6"	-	(2) 2" x 10"
8'-0"	6" x 4" x 5/16"	(2) 2" x 12"

LEGEND

- SOLID BEARING / COLUMN
- PLB — POINT LOAD TO BELOW
- PLA — POINT LOAD FROM ABOVE
- JOIST / RAFTER HANGER
- AREA OF OVER-FRAMING
- XX-XXX — SCHEDULED ITEM
- INDICATES SECOND FLOOR CANTILEVER ABOVE
- ### — KEYNOTE
- FRAMING MEMBER
- DOUBLE FRAMING MEMBER
- CEILING JOIST FRAMING MEMBER
- EXISTING FRAMING MEMBER
- BEARING WALL ABOVE
- 2x4 INTERIOR BEARING WALL @ 16" O.C.
- NEW HEADER / BEAM

NOTE

ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE NON-CORROSIVE PER I.R.C. SECTION R317.3.1

GENERAL PLAN NOTES

1. STRUCTURAL LUMBER TO BE #2&BTR GRADE NO. 2 HEM FIR SOUTHERN YELLOW PINE, OR CONTINENTAL DF U.N.O.
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.

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

MARK	DATE	DESCRIPTION

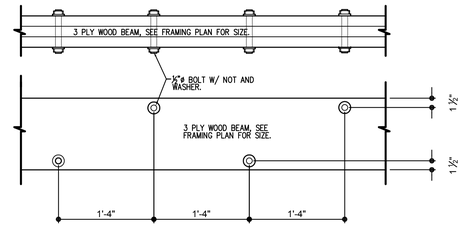
roof framing plan

S 1.3

rich hostelley
ARCHITECT
202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com

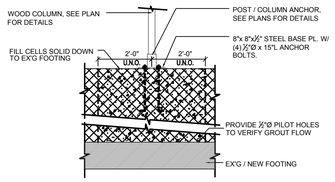
SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX



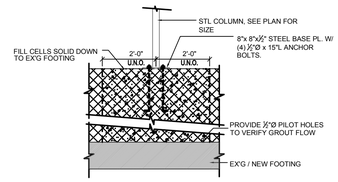
13 3 PLY BEAM DETAIL

SCALE: 1 ½" = 1'-0"



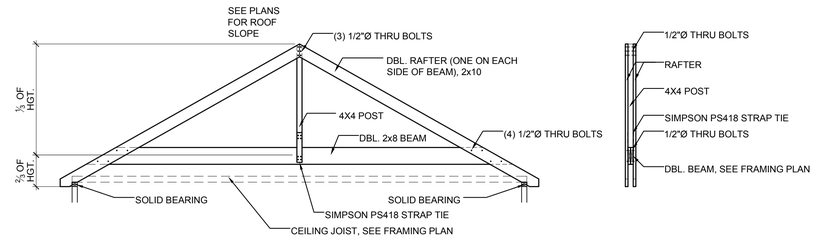
12 SOLID FILL CMU @ WOOD COL.

SCALE: ⅜" = 1'-0"



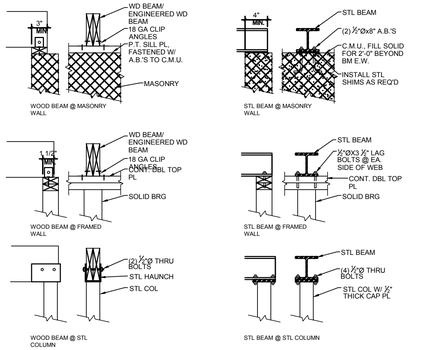
11 SOLID FILL CMU @ STL. COL.

SCALE: ⅜" = 1'-0"



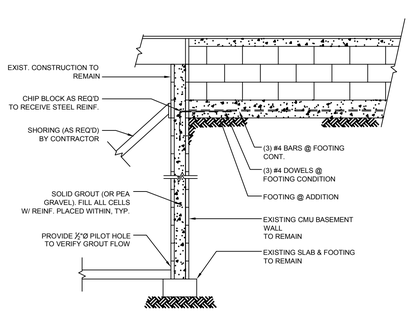
10 TYPICAL FRAMED KING-POST RAFTER / COLLAR TIE TRUSS

SCALE: ¼" = 1'-0"



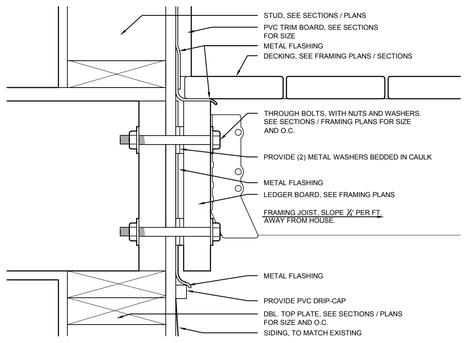
9 BEAM DETAILS

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



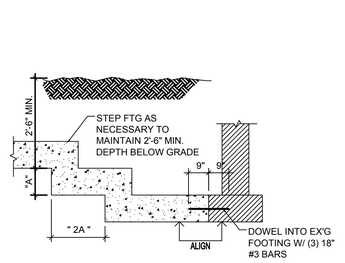
8 GRADE BEAM DETAIL

SCALE: ⅜" = 1'-0"



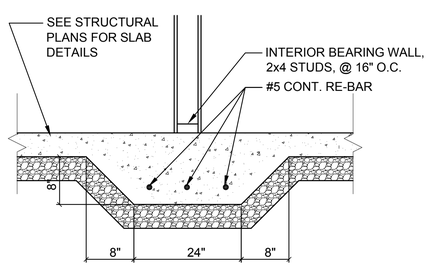
7 DECK LEDGER DETAIL

SCALE: 3" = 1'-0"



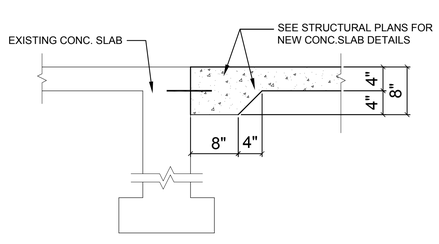
5 STEP FOOTING DETAIL

SCALE: ⅜" = 1'-0"



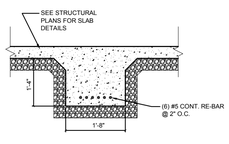
4 THICKENED SLAB DETAIL

SCALE: 3" = 1'-0"



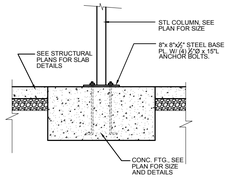
3 TYP. THICKENED SLAB DETAIL

SCALE: 3" = 1'-0"



2 GRADE BEAM DETAIL

SCALE: ½" = 1'-0"



1 STL. COL. TO FOOTING DETAIL

SCALE: ½" = 1'-0"

ISSUE DATE

DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE

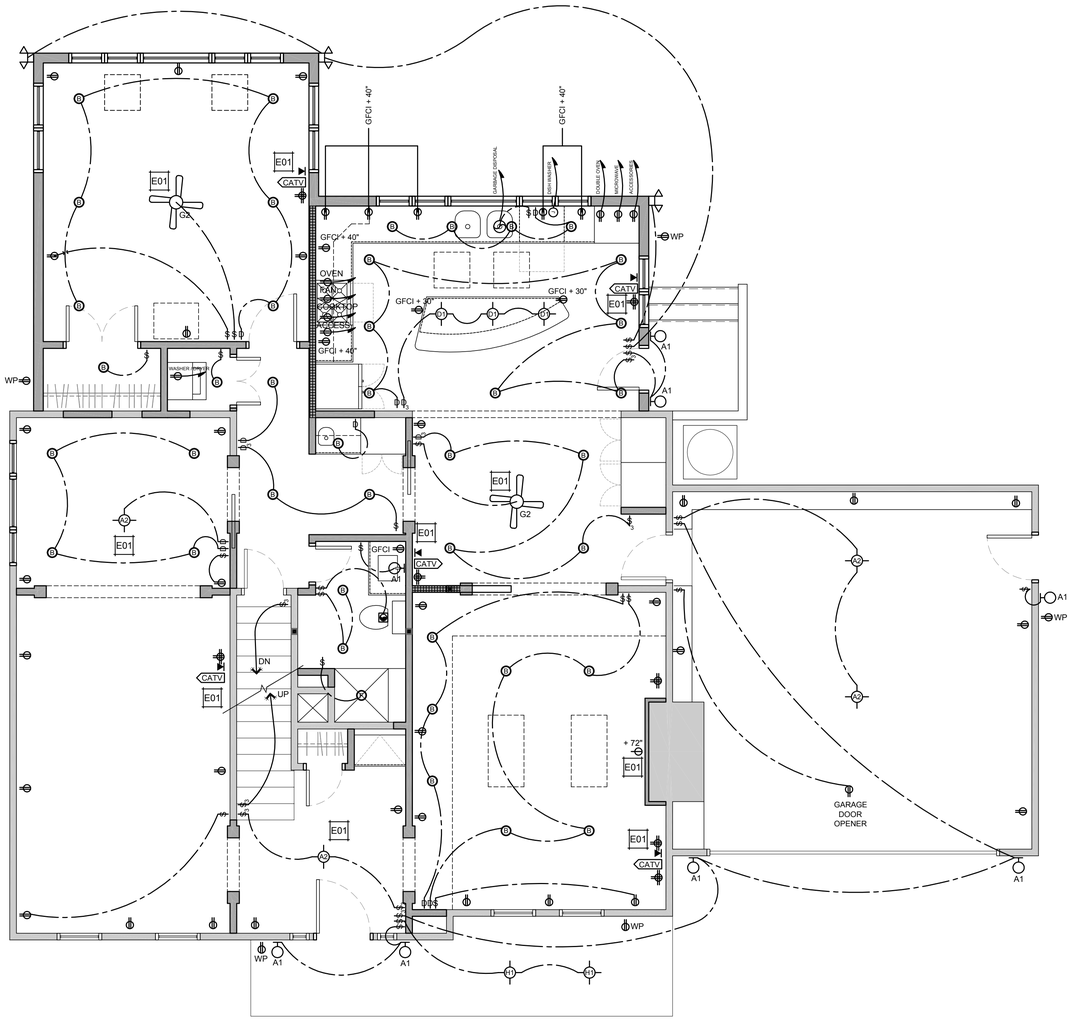
MARK	DATE	DESCRIPTION

typical construction details

S 2.1

rich hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com



PLAN KEYNOTES

E01	COORDINATE LOCATION WITH OWNER.

ELECTRICAL NOTES

1.) SCHEMATIC ELECTRIC PLAN(S), NOTES, AND FIXTURE SCHEDULE , IS FOR GENERAL LAYOUT / SCHEMATIC PLANNING. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/ OR IN THE SPECIFICATIONS. WHERE THERE IS NO MENTION OF THE RESPONSIBLE PARTY TO FURNISH, INSTALL, OR WIRE A SPECIFIC ITEM ON THE ELECTRICAL DRAWINGS, THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE.

2.) OUTLETS (ELEC, TEL & DATA) TO BE MOUNTED @ 18" A.F.F. U.N.O.

3.) SWITCHES TO BE MOUNTED @ 52" A.F.F. TO CENTERLINE U.N.O.

4.) CONTRACTOR TO NOTIFY OWNER AND ARCHITECT AFTER INSTALLATION OF ALL RECESSED LIGHTS, JUNCTION, SWITCH, & OUTLET BOXES, FOR APPROVAL PRIOR TO PULLING WIRE.

5.) ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. JUNCTION BOXES SHALL BE SECURELY FASTENED, SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.

6.) THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET AND SWITCH ARRANGEMENTS, AND EQUIPMENT PRIOR TO ROUGH-IN. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR OUTLETS IN WRONG LOCATIONS, OR IN CONFLICT WITH OTHER WORK. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 10 FEET PRIOR TO ROUGH-IN, WITHOUT ANY CHARGE BY THE ELECTRICAL CONTRACTOR. CONTRACTOR TO RECEIVE APPROVAL OF BOX LOCATIONS FROM OWNER AND OR DESIGNER PRIOR TO WIRING.

7.) THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL ELECTRICAL CODES, AND THE UTILITY COMPANY'S REQUIREMENTS.

8.) ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APPROPRIATE LABEL OF UNDERWRITERS LABORATORIES, INC. OR ANOTHER LABORATORY FOR A SPECIFIC PURPOSE.

9.) WIRING SHALL BE ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

10.) THE ELECTRICAL CONTRACTOR SHALL PAY FOR ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTION FEES, AND TAXES APPLICABLE TO THE ELECTRICAL INSTALLATION AND SHALL INCLUDE THESE COSTS IN THE BASE BID AS PART OF THIS CONTRACT.

11.) THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND INCLUDE ALL COST IN BASE BID.

12.) IN GENERAL, NOT MORE THAN (10) LIGHTING AND/ OR RECEPTACLE OUTLETS SHALL BE CONNECTED TO ANY ONE LIGHTING BRANCH CIRCUIT. EXCEPTIONS MAY BE MADE IN THE CASE OF LOW-CURRENT-CONSUMING OUTLETS.

13.) CONDUCTOR SIZE (MUST BE VERIFIED BY ELECTRICAL CONTRACTOR): GENERAL LIGHTING BRANCH CIRCUITS SHALL BE NO. 14 AWG COPPER PROTECTED BY 15-AMPERE OVER CURRENT DEVICES. SMALL APPLIANCE CIRCUITS SHALL BE NO. 12 AWG COPPER PROTECTED BY 20-AMPERE OVER CURRENT DEVICES. ALL OTHER CIRCUITS SHALL BE WIRED AND PROVIDED OVER CURRENT DEVICE AS REQUIRED BY CODE.

14.) LOAD BALANCING: THE ELECTRICAL CONTRACTOR SHALL CONNECT ALL LOADS, BRANCH CIRCUITS, TO BALANCE CONNECTED AND COMPUTED LOADS TO WITHIN 10% VARIATION.

15.) FIXTURE ALLOWANCES SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S BID. THESE ALLOWANCES SHALL INCLUDE THE FURNISHING AND INSTALLATION OF ALL SURFACE, RECESSED, TRACK, STRIP, PENDANT, AND/OR HANGING FIXTURES, COMPLETE WITH LAMPS WHERE INDICATED ON ELECTRICAL FIXTURE SCHEDULE.

16.) FURNISH AND INSTALL LIGHT UNITS WHERE INDICATED ON THE PLANS COMPLETE WITH SWITCH ASSEMBLY AND LIGHTING OPERATIONS AS RECOMMENDED BY THE MANUFACTURER.

17.) ALL CONVENIENCE RECEPTACLES SHALL BE OF THE GROUNDING TYPE. FURNISH AND INSTALL WHERE INDICATED, GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLES TO PROVIDE GROUND-FAULT CIRCUIT PROTECTION AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

18.) FURNISH AND INSTALL 4-INCH SQUARE, 1 1/2-INCH-DEEP OUTLET BOXES WITH SINGLE-GANG RAISED PLASTER COVERS AT EACH TELEVISION OUTLET WHERE NOTED ON THE PLANS. MOUNT AT THE SAME HEIGHT AS RECEPTACLE OUTLETS. FURNISH AND INSTALL 75-OHM COAXIAL CABLE TO EACH TELEVISION OUTLET FROM A POINT IN THE WORKSHOP NEAR THE MAIN SERVICE-ENTRANCE SWITCH. ALLOW 6 FEET OF CABLE. FURNISH AND INSTALL TELEVISION PLUG-IN JACKS AT EACH LOCATION. FACE PLATES ARE TO MATCH FACE PLATES OF RECEPTACLES.

19.) FURNISH AND INSTALL A 3-INCH-DEEP DEVICE BOX WITH SUITABLE SINGLE-GANG RAISED PLASTER COVER AT EACH TELEPHONE LOCATION, AS INDICATED ON THE PLANS. FURNISH AND INSTALL SIX-CONDUCTOR, NO. 18 AWG COPPER TELEPHONE CABLE TO EACH DESIGNATED TELEPHONE LOCATION. TERMINATE IN PROPER MODULAR JACK, COMPLETE WITH FACE PLATES TO MATCH FACE PLATES OF RECEPTACLES. INSTALLATION SHALL BE ACCORDING TO ANY AND ALL APPLICABLE NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS.

20.) CIRCUIT IDENTIFICATION: ALL PANEL BOARDS SHALL BE FURNISHED WITH TYPED-CARD DIRECTORIES WITH PROPER DESIGNATION OF THE BRANCH-CIRCUIT FEEDER LOADS AND EQUIPMENT SERVED. THE DIRECTORIES SHALL BE LOCATED IN THE PANEL IN A HOLDER FOR CLEAR VIEWING.

21.) THE ELECTRICAL CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS, AND ROOFS.

22.) UPON COMPLETION OF THE INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE INSTALLATION, CLEAN EQUIPMENT AND DEVICES, AND REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE OWNER'S PROPERTY, LEAVING THE WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CARTONS, DEBRIS, AND RUBBISH FOR EQUIPMENT INSTALLED BY THE ELECTRICAL CONTRACTOR, INCLUDING EQUIPMENT FURNISHED BY THE OWNER OR OTHERS AND REMOVED FROM THE CARTON BY ELECTRICAL CONTRACTOR.

23.) CONTRACTOR TO VERIFY EXG. ELECTRICAL SERVICE SIZE IS ADEQUATE FOR ADDITIONAL CIRCUITS ASSOCIATED WITH THIS CONSTRUCTION, AND SPARE CIRCUITS. CONTRACTOR TO UPGRADE IF NECESSARY UNDER SEPARATE CONTRACT.

ELECTRICAL FIXTURE SCHEDULE

NO.	TYPE	MANUF.	STYLE	MANUF. ID	COLOR	BULB	NOTES
A1	SURFACE WALL MOUNTED FIXTURE						
A2	SURFACE WALL MOUNTED FIXTURE						
B	RECESSED DOWNLIGHT	LIGHTOLIER	LYTCASTER	1176 WH	WHITE	75W PAR 30 HALOGEN	
C	EXHAUST FAN	NUTONE	LYTCASTER		WHITE		
D1	SURFACE MOUNTED PENDENT						
D2	SURFACE MOUNTED PENDENT						
F	6-½" (SHOWER) WATERPROOF DOWNLIGHT	LIGHTOLIER	LYTCASTER	1176 WH	WHITE	75W PAR 30 HALOGEN	
G1	CEILING FAN						
G2	CEILING FAN						
H1	EXTERIOR LIGHTING FIXTURE						
M	EXPOSED PORCELAIN BULB	ANY	ANY				WITH PULL STRING
N	UNDER CABINET MOUNTED LIGHTING	ANY	ANY				FLORESCENT
P1	SURFACE MOUNTED PULL STRING LIGHT	ANY	ANY				
T	WATER PROOF RISER STAIR LIGHT, W/ TEMP'D GLASS KP	ANY	ANY				
RL	ROPE LIGHTING	ANY	ANY				
	SWITCHES: SINGLE POLE & 3-WAY	LEVITON OR EQUAL	DECORA		WHITE		WHITE PLASTIC COVER PLATE
	SWITCHES: DIMMERS	LEVITON OR EQUAL	DECORA		WHITE		PADDLE TYPE WITH SLIDE. WHITE PLASTIC COVER PLATE
	RECEPTACLES	LEVITON OR EQUAL	DECORA		WHITE		WHITE PLASTIC COVER PLATE

ELECTRICAL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
$	SINGLE POLE SWITCH		ROPE LIGHTING
$3	3 WAY POLE SWITCH	E	EXISTING ITEM TO REMAIN
D	DIMMER SWITCH	R	EXISTING ITEM TO BE RELOCATED
$3	3 WAY DIMMER SWITCH	M	SURFACE MOUNTED PULL STRING FIXTURE
$RD	RHEOSTAT	M	EXISTING SURFACE MOUNTED PULL STRING FIXTURE
R+60"	SINGLE OUTLET RECESSED MOUNTED AT 60" A.F.F.		EXISTING ELEC RUN, TO REMAIN
J	JUNCTION BOX	CATV	CABLE T.V. OUTLET
CATV	CABLE T.V. OUTLET		TEL/DATA OUTLET
	TEL/DATA OUTLET		WALL MOUNTED TELEPHONE OUTLET
	CEILING, SURFACE MOUNTED LIGHT FIXTURE	R+60"	SINGLE OUTLET RECESSED MOUNTED AT 60" A.F.F.
	RECESSED LIGHT FIXTURE		DUPLEX OUTLET
	RECESSED WALL WASHER (ACCENT LIGHT)	GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
	WALL MOUNTED LIGHT FIXTURE	AFCI	ARC-FAULT CIRCUIT INTERRUPTER
U/C	UNDER CABINET LIGHT, COORDINATE LENGTH TO MATCH FULL AVAILABLE LENGTH OF CABINET	WP	EXTERIOR WATER-PROOF OUTLET
SD / CM	SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED	#	DUPLEX OUTLET(# INDICATES HGT. A.F.F.)
S	SPEAKER, BY OWNER	H	DUPLEX OUTLET-MOUNTED HORIZONTALLY
R	RHEOSTAT, BY OWNER		QUADRUPLEX OUTLET
	EXHAUST FAN / LIGHT COMBO		HALF-SWITCHED OUTLET
	EXTERIOR FLOODLIGHT WITH MOTION DETECTOR		GARBAGE DISPOSAL
	CEILING MOUNTED PADDLE FAN- PROVIDE FAN SUPPORT BOX		EXTERIOR DECK STAIR IN-RISE LIGHTING
		B	EXTERIOR DOOR PUSH BUTTON / BUZZER
		DB	INTERIOR DOOR BELL / CHIME

EQUIPMENT

SPECHT RESIDENCE

5262 DUNLEIGH DRIVE
BURKE VIRGINIA
COUNTY OF FAIRFAX

ISSUE DATE	
DATE	DESCRIPTION
01.18.2016	PROJECT BACKGROUNDS
01.21.2016	PROJECT UPDATE
01.26.2016	PROJECT UPDATE
02.03.2016	PROJECT UPDATE

REVISION DATE	
MARK	DATE DESCRIPTION

schematic
first floor
electrical plan

E
1.1

rich
hostelley
ARCHITECT

202.730.5222
www.richhostelleyarchitect.com
rich@richhostelleyarchitect.com