KEITHLEY ADDITION

CODE DATA

DESIGN CODE = 2021 VA RESIDENTIAL BUILDING CODE

BUILDING CODE DATA:

USE GROUP	R-5
CONSTRUCTION TYPE	V-B

AREA TABULATION

FIRST FLOOR ADDITION	384 S.F.
FIRST FLOOR PORCH ADDITION	84 S.F.
SECOND FLOOR BALCONY ADDITION	384 S.F.

EXISTING HEIGHT 28' (2 STORY)

INSULATION & THERMAL EFFICIENCY DESIGN CRITERIA

COMPONENT	R-VALUE	U-VALUE	SHGC
ROOF	R-49 FOAM	N/A	N/A
SLOPED CEILINGS	R-49 FOAM	N/A	N/A
2ND FLOOR WALLS	N/A	N/A	N/A
1ST FLOOR WALLS	R-15 BATT	N/A	N/A
BASEMENT WALLS	R-11 BLANKET	N/A	N/A
CRAWLSPACE WALLS	N/A	N/A	N/A
CANTILEVERED FLOORS	N/A	N/A	N/A
FLOORS OVER UNCONDITIONED SPACE	N/A	N/A	N/A
UNDER SLAB	N/A	N/A	N/A
WINDOWS	N/A	0.30	0.23
EXTERIOR DOORS	N/A	0.30	0.28

N1108.2.2 MORE EFFICIENT HVAC OPTION TO BE IMPLEMENTED

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE PURPOSE OF CONSTRUCTING AN ADDITION TO A SINGLE FAMILY DWELLING USING THE 2021 VA RESIDENTIAL BUILDING CODE.

DESIGN LOADS

NOMINAL WIND SPEED	= 90 MPH
ULTIMATE WIND SPEED	= 115 MPH
ROOF LIVE & SNOW	= 30 PSF
ATTIC LIVE (BOTTOM CHORD)	= 20 PSF
ROOF DEAD (TOP CHORD)	= 7 PSF
SLEEPING ROOMS	= 30 PSF
NON SLEEPING ROOMS	= 40 PSF
SOIL BEARING VALUE (ASSUMED)	= 1,500 PSF
GROUND SNOW LOAD	= 30 PSF
EXPOSURE CATAGORY	= B
IMPORTANCE FACTOR	= CATAGORY II
SNOW EXPOSURE FACTOR	= 1.0
SEISMIC USE GROUP	= B
FROST DEPTH	= 18"

PROJECT DIRECTORY

OWNER:

SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

PROJECT LOCATION:

86 CULPEPER STREET
WARRENTON, VA

ENGINEER/DESIGNER:

DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

DRAWING LIST

ABBREVIATIONS

AB - ANCHOR BOLT
AFF - ABOVE FINISHED FLOOR
APC - ARCH. PRECAST CONCONCRETE
ARCH - ARCHITECTURAL
BLDG - BUILDING
BM - BEAM
BOT - BOTTOM
BRG - BEARING
CA - CANTILEVER
CIP - CAST IN PLACE
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONN - CONNECTION
CONT - CONTINUOUS
COORD - COORDINATE
DIA - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DL - DEAD LOAD
DN - DOWN
DWGS - DRAWINGS
EA - EACH
EJ - EXPANSION JOINT
EL - ELEV
ELEV - ELEVATOR
EOS - EDGE OF SLAB
EQ - EQUAL
EQUIP - EQUIPMENT
EXIST - EXISTING
EW - EACH WAY
EXP - EXPANSION
EXT - EXTERIOR
FFE - FINISHED FLOOR ELEVATION
FLR - FLOOR
FLT - FLAT BAR
FRT - FIRE RETARDANT TREATED
FTG - FOOTING
GA - GAUGE
GALV - GALVANIZED
GC - GENERAL CONTRACTOR
HK - HOOK
HORIZ - HORIZONTAL
HS - HIGH STRENGTH
HT - HEIGHT
INT - INTERIOR
JBE - JOIST BEARING ELEVATION
JT - JOINT
LBS - POUNDS
LGST - LIGHT GAUGE STEEL TRUSS
LL - LIVE LOAD
LLH - LONG LEG HORIZONTAL
LLV - LONG LEG VERTICAL
LSH - LONG SIDE HORIZONTAL
LSV - LONG SIDE VERTICAL
LVL - LAMINATED VENEER LUMBER
LW - LIGHT WEIGHT
MAS - MASONRY
MAX - MAXIMUM
MECH - MECHANICAL
MFR - MANUFACTURER
MISC - MISCELLANEOUS
MIN - MINIMUM
NO. - NUMBER
NIC - NOT IN CONTRACT
NTS - NOT TO SCALE
NW - NORMAL WEIGHT
OC - ON CENTER
OPP - OPPOSITE
OH - OPPOSITE HAND
OWSJ - OPEN WEB STEEL JOIST
PDF - POWER DRIVEN FASTENER
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
POJ - PLANE OF JOIST
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
REF - REFERENCE
REINF - REINFORCING
REQD - REQUIRED
SIM - SIMILAR
SOG - SLAB ON GRADE
SPA - SPACE
STD - STANDARD
STIFF - STIFFENER
TBE - TRUSS BEARING ELEVATION
T&B - TOP AND BOTTOM
T&G - TONGUE AND GROOVE
TOS - TOP OF STEEL
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VERT - VERTICAL
WCJ - WALL CONTROL JOINT
WT - WEIGHT
WWF - WELDED WIRE FABRIC
(H) - HIGH
(L) - LOW

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
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ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: COVER SHEET

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A1

GENERAL NOTES

ENGINEER / DESIGNER
DESIGNS UNLIMITED, INC.
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APPROVED FOR CONSTRUCTION

ENGINEER _____ _____
CHUCK STEPHENSON, P.E. DATE

OWNER _____ _____
DATE

OWNER _____ _____
DATE

_____ _____
BUILDING OFFICIAL DATE

_____ _____
HEALTH DEPARTMENT DATE

DESIGN CODE = VRC 2021

1.0 GENERAL CONDITIONS

1.01 THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ENGINEER, ANY UNAUTHERIZED USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

1.02 CONSTRUCTION SHALL COMPLY WITH THE LATEST ENFORCED EDITION OF IRC AND/OR IBC BASIC BUILDING CODE AS WELL AS ALL OTHER APPLICABLE LOCAL CODES AND AMENDMENTS.

1.03 THE WORK SHALL BE IN ACCORDANCE WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE ENGINEERING DEPARTMENT PRIOR TO PROCEEDING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, OR THE REQUIRED CODES. SUB-CONTRACTOR'S SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED SO AS TO ASSURE THE ORDERLY PROGRESS OF WORK.

1.04 THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPENCIES IN INFORMATION AND OF ANY DISCREPENCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION. THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

1.05 DO NOT SCALE DRAWINGS.

1.06 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED, THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

1.07 IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS, THE STRUCTURAL NOTES SHALL TAKE PRECEDENT.

1.08 SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH BY PLACING CONSTRUCTION DEBRIS IN THE AREA DESIGNATED BY THE BUILDER AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. NO DEBRIS OF ANY KIND SHALL BE PLACED IN THE BACKFILL. SUB-CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. BUILDING TO BE CONSTRUCTED ACCORDING TO SUBMITTED PLOT PLAN ALONG WITH THIS PLAN FOR PERMITTING PURPOSE IN REFERENCE TO THE PROPERTY LINE WITH ALL MINIMUM SETBACK REQUIREMENTS ACHIEVED.

1.09 DESIGN LOADS ARE AS FOLLOWS

	DEAD LOAD	LIVE LOAD
ROOF TOP CHORD	10 PSF	30 PSF
ROOF BOTTOM CHORD	10 PSF	20 PSF
UPPER FLOORS (SLEEPING)	10 PSF	30 PSF
UPPER FLOORS (OTHER AREAS)	10 PSF	40 PSF
LOWER FLOOR (LIVING)	10 PSF	40 PSF
WIND LOAD 90 MPH		
GARDEN BATH TUB	50 PSF	

NOTE: BOTTOM CHORD RECEIVES LIVE LOAD ONLY IN ATTIC AREA WHERE CLEAR HEIGHT EXCEEDS 42 INCHES.

1.10 THE BASIC STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE DIAPHRAGM ACTION OF THE FLOORS, WALLS & ROOF ACTING TOGETHER. SUB-CONTRACTORS TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

1.11 IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

1.12 ALL SUB-CONTRACTORS SHALL BE REQUIRED TO SEAL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

1.13 ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

1.14 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOISTS NOT LESS THAN 18" IN DEPTH AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS HAVING A CLEAR AREA OF NOT LESS THAN ONE THIRD OF ONE PERCENT OF THE ENCLOSED BUILDING AREA. (IF APPLICABLE)

1.15 BASEMENT AND FOUNDATION WALLS ARE DEPENDANT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. SUB-CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED OR SUB-CONTRACTOR HAS PROVIDED SHORING AND BRACING.

1.16 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURE DUE TO FIELD MODIFICATIONS WITHOUT PRIOR APPROVAL OF THE ENGINEER, ITEMS WHICH ARE SHOWN ON THE PLANS BUT NOT ADHERED TO, VARIANCE FROM SEALED ROOF TRUSS OR FLOOR TRUSS LAYOUTS, VARIANCE OF ANY APPLICABLE CODE, OR FAILURE OF SUB-CONTRACTORS TO PRODUCE ACCEPTABLE WORK IN A WORKMANLIKE MANNER.

2.0 SITE WORK

2.01 THESE DRAWINGS DO NOT COVER SITE WORK. EXCAVATION, GRADING OR LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FINAL SOIL COMPACTION, GEOLOGICAL REPORTS AND APPROVED SITE GRADING PLAN ACCEPTED BY THE ENGINEER AND THE BUILDING DEPARTMENT.

2.02 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. FOOTING SHALL BE SIZED FOR AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUPPORTING 2000 PSF.

2.03 BACKFILL AND COMPACTION - USE ONLY CLEAN WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DETERIOUS SUBSTANCES. BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 STANDARD PROCTOR TEST. DO NOT BACKFILL AGAINST MASONRY WALLS UNTIL SUPER STRUCTURE IS IN PLACE. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. BACKFILL IN LAYERS OF 8" DEPTH.

2.04 STEPS ON DEPTH OF FOOTINGS/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.0 CONCRETE

3.01 ALL PLAIN AND REINFORCED CONRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318 AND ALL LOCAL CODES.

3.02 CONCRETE USED FOR FOOTING, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. POURED FOUNDATION WALLS SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. ALL EXTERIOR CONCRETE WORK INCLUDING PORCHES, SLABS AND STEPS SHALL BE 4" MIN. 3500 PSI AIR ENTAINED CONCRETE WITH 6%±6% #10 WWM.

3.03 STEPS OR DEPTH OF FOOTING/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.04 SLABS ON GRADE - 4" THICK WITH VWM PLACED MIDWAY IN SLAB THICKNESS, SLABS POURED ON 10 MIL POLY FILM VAPOR BARRIER ON MINIMUM 4" GRAVEL, OVERLAP JOINTS OF BARRIER 12", SEAL OR TAPE ALL PENETRATIONS.

3.05 FORM WORK TO BE WELL BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.

3.06 PERIMETER INSULATION ON GRADE SLAB CONDITION SHALL BE 2" x 24" RIGID R-10 MIN. INSTALLED BY CONCRETE SLAB CONTRACTOR.

3.07 FOUNDATION DRAINS SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR BUT LOCATED AT BUILDER'S DISCRETION ACCORDING TO LOCAL SITE CONDITIONS. DRAIN DISCHARGE TO CONFORM WITH APPROVED SITE PLAN.

3.08 SUMP PUMP PIT SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR, LOCATED AT BUILDER'S DISCRETION.

3.09 ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.

3.10 INSTALL STEEL REINFORCING IN SLABS AS REQUIRED BY LOCAL CODE AND SITE CONDITIONS AND THESE DRAWINGS.

3.11 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR 4" OR ABOVE 3 RISERS.

3.12 TOP COURSES OF C.M.U. FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.

3.13 GARAGE SLABS SHALL BE NOMINAL 4" CONCRETE OVER 4" OF WASHED GRAVEL ON COMPACTED OR UNDISTURBED EARTH LOCATED A MINIMUM OF 4" FROM ADJACENT DOOR SILL HEIGHT.

3.14 ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE 8" ABOVE FINISH GRADE AND P.T.

3.15 BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF. ADDITIONAL ENGINEERING IS REQUIRED IF SOIL BEARING CAPACITY IS LESS THAN 1,500 PSF.

4.0 MASONRY

4.01 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING

TYPE OF WALL	HEIGHT OF FILL
8"CMU	4'-0"
12" CMU	6'-0"
8" LESS WIDE CONCRETE	6'-0"

NOTE: SEE IRC R404 FOR ADDITIONAL INFORMATION

4.02 PARGING - NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISH GRADE. PARGING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE.

4.03 LINTELS FOR MASONRY WALLS SEE SECTION 5.0 METALS.

4.04 MASONRY VENEER CONSTRUCTION - TO HAVE VERTICAL TIES AT 16" O.C. AND HORIZONTAL TIES AT 32" O.C. FLASH AT BASE AND PROVIDE WEEP HOLES AT 24" O.C. BRICK SIZE SHALL BE MODULAR 2 1/4" BY 3 5/8" BY 7 5/8" UNLESS OTHERWISE SPECIFIED. MINIMUM 1" AIR SPACE SHALL BE MAINTAINED BETWEEN THE FACE BRICK OF VENEER AND FRAME WALL CONSTRUCTION.

4.05 USE TYPE S MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.

4.06 USE TYPE N MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 4'-0" O.C. INTERVALS AND PLACED 12" FROM THE END OF EACH SECTION WITH MINIMUM TWO ANCHOR BOLTS PER SECTION OF WALL. ANCHOR BOLT SHALL BE MINIMUM 1/2" DIAMETER AND SHALL BE EMBEDDED IN FOUNDATION IN DEPTH MINIMUM 8" OF POURED IN PLACE CONCRETE AND NOT LESS THAN 15" IN GROUTED UNIT MASONRY. ANCHOR BOLT CAN BE SUBSTITUTED WITH METAL STRAP PER MANUFACTURERS SPECIFICATION. ALL BEARING PLATES SHALL BEAR DN MINIMUM 8" DEEP SOLID MASONRY.

5.02 ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED. ALL STRUCTURAL STEEL TO CONFORM TO ASTM 36. PIPE TO BE A53. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL.

5.03 VENEER TIES SHALL BE 22 GAUGE GALVANIZED, CORRUGATED 7/8 W/ METAL

5.04 STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALLS PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WAL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN

LINTEL SHEDULE (UNLESS OTHERWISE NOTED ON PLANS)

STEEL ANGLE	OPENING SIZE
L-1 3 1/2"x3 1/2"x1/4"	UP TO 3'-0"
L-2 4"x3 1/2"x5/16"	3'-0" TO 5'-0"
L-3 5"x3 1/2"x3/8"	5'-0" TO 7'-0"
L-4 6"x4"x5/8"	7'-0" TO 9'-0"

5.05 NAILING SCHEDULE PER MANUFACTURER'S RECOMMENDED STANDARDS, BUT NOT LESS THAN REQUIRED BY CODE.

5.06 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER

6.0 CARPENTRY AND WALL CONSTRUCTION

6.01 ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED WITHIN A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARD MANUAL) B. NATIONAL FOREST PRODUCTS ASSOCIATION - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION C. SOUTHERN PINE INSPECTION BUREAU - STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER D. TRUSS PLATE INSTITUTE - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-1985) E. AMERICAN PLYWOOD ASSOCIATION - GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHING FOR WALLS AND ROOFS. F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.

6.02 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED. BEARING WALLS SHALL HAVE STUD PLACEMENT 16" O.C. MAXIMUM ALIGNED UNDER FLOOR STRUCTURE MEMBERS V-1" NON-LOAD BEARING INTERIOR PARTITION SHALL BE 16" O.C. MAXIMUM.

6.03 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" O.S.B. SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CORNER BRACING AND INTERMEDIATE BRACING WILL BE REQUIRED AND CONFORM TO CODE.

6.04 ALL BASEMENT INTERIOR BEARING WALLS SHALL BE SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD ON ONE SIDE. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES. REQUIREMENTS AND REGULATIONS OF ALL GOVERNING AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS WORK.

6.05 ALL DIMENSIONS SHOWN ON PLANS ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE. NOMINAL DIMENSIONS OF LUMBER ARE SHOWN ON THE PLANS AS FOLLOWS:

NOMINAL DIMENSIONS	AS SHOWN
3	2 1/2
4	3 1/2
6	5 1/2
8	7 1/4
10	9 1/4
12	11 1/4

6.06 ALL BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER. ALL NON-BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER.

6.07 TOP OF ROUGH OPENING FOR WINDOWS SHALL BE 6' 11 1/4" ABOVE FINISHED FLOOR FOR ALL LEVELS, UNLESS NOTED OTHERWISE.

6.08 INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH A MINIMUM OF 6'-8" HEADROOM. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 34" MEASURED VERTICALLY ABOVE THE NOSE OF THE TREAD. HANDRAILS SHALL HAVE A MAXIMUM 3 1/2" PROJECTION INTO THE STAIR. MAXIMUM RISER HEIGHT IS 8 1/4" AND A MINIMUM TREAD DEPTH IS 9". THE MINIMUM WIDTH OF LANDINGS WHERE REQUIRED IN STAIR UNITS SHALL BE 6' WITH A MINIMUM DEPTH OF 9" AT A POINT NOT MORE THAN 12" FROM THE NARROWEST SIDE. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 24" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAIL SYSTEMS, SHALL BE BUILT WITH A 4" MAXIMUM SPACING BETWEEN VERTICAL MEMBERS AND SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY POINT.

6.09 SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS AND ALSO IN THE IMMEDIATE VICINITY OF BEDROOMS. EACH SMOKE DETECTOR SHALL OPERATE ON AN ALTERNATING CURRENT PRIMARY SOURCE OF ELECTRIC POWER WITH BATTERY BACK UP. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF THE ALARM WILL ACTUATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT.

6.10 FIREPLACE CHIMNEY TO BE MINIMUM 2'-0" ABOVE NEAREST 10'-0" PORTION OF ROOF. FACTORY BUILT FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS AND IN ACCORDANCE WITH NFPA 211 AND UL.

6.11 UNFINISHED BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-9 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS. THE MINIMUM HEIGHT BELOW BASEMENT BEAMS AND DUCTS SHALL BE 6'-10".

6.12 NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS: BASEMENT LIGHT/VENT AREA = 25⅛ FLOOR AREA LIGHT AREA PER ROOM = 8% FLOOR AREA VENTILATION AREA PER ROOM = 4% FLOOR AREA.

6.13 FIRESTOPPING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS. FIRESTOPPING SHALL ALSO BE PROVIDED IN CONCEALED SPACES BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

6.14 SHELVING - ALL SHELVING SHALL BE 5/8" FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, STRAP AND METAL BRACKETS, 42" O.C. MAXIMUM.

6.15 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

6.16 JOISTS AND GIRDERS - SEE FRAMING PLANS FOR SIZE AND SPACING ALL SHALL HAVE 1150# BENDING STRESS, 1,400,000# MODULUS OF ELASTICITY AND MAXIMUM 19% MOISTURE CONTENT UNLESS NOTED OTHERWISE.

6.17 DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE - TPI-2002. BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS: BCSI. AN ACCESS DOOR OR DOORS SHALL BE PROVIDED TO 30" NET FREE CLEAR OPENING OR ATTIC STAIRWAY OF EQUAL OR GREATER DIMENSION SHALL BE INSTALLED FOR ACCESS TO ALL ATTIC SPACES HAVING A CLEAR HEIGHT OVER 30". ATTIC SPACES CREATED BY KNEE WALLS LESS THAN 5' IN HEIGHT CONCEALING AREAS NOT LOCATED OVER THE MAIN STRUCTURE ARE NOT REQUIRED TO HAVE ACCESS.

6.18 ALL TRUSSES ARE STAMPED AND CERTIFIED BY A REGISTERED ENGINEER AND MEET TPI MANUFACTURER MINIMUM REQUIREMENTS. HEADERS SHALL BE PROVIDED OVER OPENINGS IN EXTERIOR BEARING WALLS. HEADERS MAY BE OF TWO PIECES OF NOMINAL 2" FRAMING LUMBER OF EQUIVALENT SIZE. A WALL STUD SHALL BE AT EACH SIDE OF THE OPENINGS OF 3' OR LESS WIDE. EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO THE WALL STUDS. HEADERS MORE THAN 3' BUT NOT MORE THAN 6' WIDE, EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD. FOR OPENINGS MORE THAN 6' WIDE EACH END OF THE HEADER SHALL REST ON TWO HEADER STUDS.

6.19 MINIMUM WOOD HEADER SIZES FOR OPENINGS ARE:

OPENING	1 STORY ABOVE	2 STORIES ABOVE
3'	2-2x6'S	2-2x8'S
4'	2-2x8'S	2-2x10'S
5'	2-2x10'S	2-2x12'S
6'	3 1/2"x7 1/4" PSL/LVL	3 1/2"x9 1/4" PSL/LVL
7'	3 1/2"x9 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
8'	3 1/2"x11 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
9'	3 1/2"x11 1/4" PSL/LVL	N/A

6.20 INTERGRAL GARAGE/DWELLING SEPERATION
WALLS - UL DESIGN U305 W/ 1 3/4" SOLID CORE DOOR
CEILINGS - 5/8" TYPE 'X' GYPSUM DRYWALL

6.21 SILL PLATE TREATED TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD LP-2 OR LP-4 WHERE INCIDATED ON PLANS.

6.22 ALL EXPOSED EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE PRESSERVATIVE TREATED IN ACCORDANCE WITH INDUSTRY STANDARDS. PROVIDE FIRE RETARDANT SHEATHING AND LUMBER WHERE INDICATED ON DRAWINGS.

6.23 MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL BE 19%.

6.24 STRENGTH OF FRAMING MATERIAL - ALL FRAMING LUMBER SHALL BE HEM FIR, GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
A. BENDING STRESS "FB" = 1000 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1500 PSI FOR REPETITIVE MEMBER USE
HORIZONTAL SHEAR "FV" = 75 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 405 PSI
COMPRESSION PARALLEL TO GRAIN "FCL" = 875 PSI
MODULUS OF ELASTICITY "E" = 1,400,000 PSI
B. ALL STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
BENDING STRESS "FB" = 1200 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1400 PSI FOR REPETITIVE MEMEBER USE
HORIZONTAL SHEAR "FV" = 90 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 565 PSI
COMPRESSION PARALLEL TO GRAIN "FCL" = 1000 PSI
MODULUS OF ELASTICITY "E" = 1,600,000 PSI
C. PLYWOOD LAMINATED (MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
SHALL BE 1-3/4" WIDE
BENDING STRESS "FB" = 2700 PSI
HORIZONTAL SHEAR "FV" = 250 PSI
MODULUS OF ELASTICITY "E" = 2,000,000 PSI
TENSION PARALLEL TO GRAIN = 1850 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 550 PSI
COMPRESSION PARALLEL TO GRAIN 2700 PSI
D. PREFABRICATED STRUCTURAL TIMBER BEAMS SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS:
-MICROLAM (ML) - NRB-126
-PARALLAM (PL) - NER-296
-ASI - BOCA 82-47,
SBCCI-8302
KBD-4035
-GNI - BOCA 85-5
SBCCI-8525
HUD SEB-1091
E. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING OR PER MANUFACTURER'S SPECIFICATIONS.
-NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMEBR.
-THE TENSION SIDE OF BEAMS, JOISTS AND RAFTER OR FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
-HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

F. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATION. TIMBER MEMBER SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.
G. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.

6.25 WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A P.E. TO THE JURISDICTIONAL PLAN REVIEWER AS REQUIRED BY GOVERNMENT AUTHORITY.

6.26 WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD. FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS.

6.27 PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. HOLES THROUGH WOOD I'S SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.

6.28 SUBFLOOR TO BE 3/4" T AND G DSB STANDARD UNLESS OTHERWISE NOTED. ROOF DECK TO BE 1/2" DSB WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE. DIRECT BEARING AT ALL EDGES, GLUED AND NAILED. ALL END JOINTS SHALL BE STAGGERED. THE LONG SIDE OF THE DSB SHALL BE LAID AT RIGHT ANGLES TO THE JOIST AND TRUSSES AND PARALLEL TO THE STUDS. USE METAL CLIPS WITH 1/2" ROOF SHEATHING, AS REQUIRED.

6.29 ALL WOOD BLOCK, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENEERS OR 3/8" DIAMETER BOLTS AND NUTS NEVER NAILS. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE. PROVIDE DRAFTSTOPPING IN THE FLOOR TO SUBDIVIDE THE OPEN SPACE IN AREAS NOT EXCEEDING 500 SQ.FT. (ALL MECHANICAL CHASES, PLUMBING PIPES, WIRE HOLES OR ANY VOIDS BETWEEN FLOORS TO BE DRAFTSTOPPED.

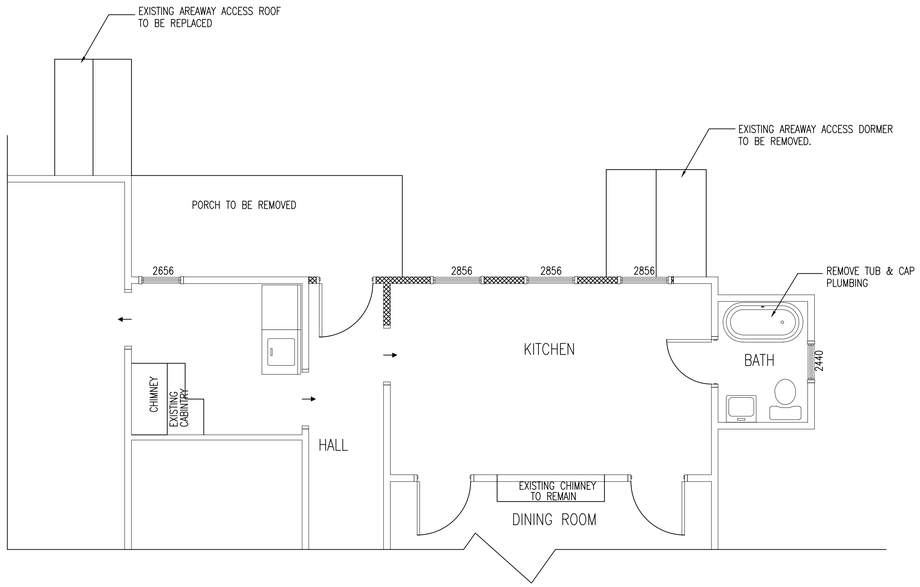
7.0 THERMAL AND MOISTURE PROTECTION

7.01 THE STRUCTURE SHALL BE EQUIPPED WITH A CONTROLLED METHOD OF WATER DISPOSAL THAT WILL COLLECT AND DISCHARGE ALL ROOF WATER INTO THE GROUND SURFACE AT LEAST 5' FROM THE FOUNDATION IN THE FORM OF 5" ALUMINUM SEAMLESS GUTTERING WITH 3" BY 5" DOWNSPOUTS SPILLING ONTO CONRETE SPLASH BLOCKS.

7.02 ALUMINUM FLASHING SHALL CONFORM TO ASTM A-525, DESIGNATION G-90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED. FLASHING SHALL BE INSTALLED AT ALL ROOF TO WALL CONDITIONS INCLUDING BUT NOT LIMITED TO PORCHES, DORMERS, AND FIREPLACE CHIMNEY CHASES. FLASHING SHALL ALSO BE INSTALLED AT PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, ALL EXTERIOR OPENINGS INCLUDING DOORS AND WINDOWS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF PERFORMANCE.

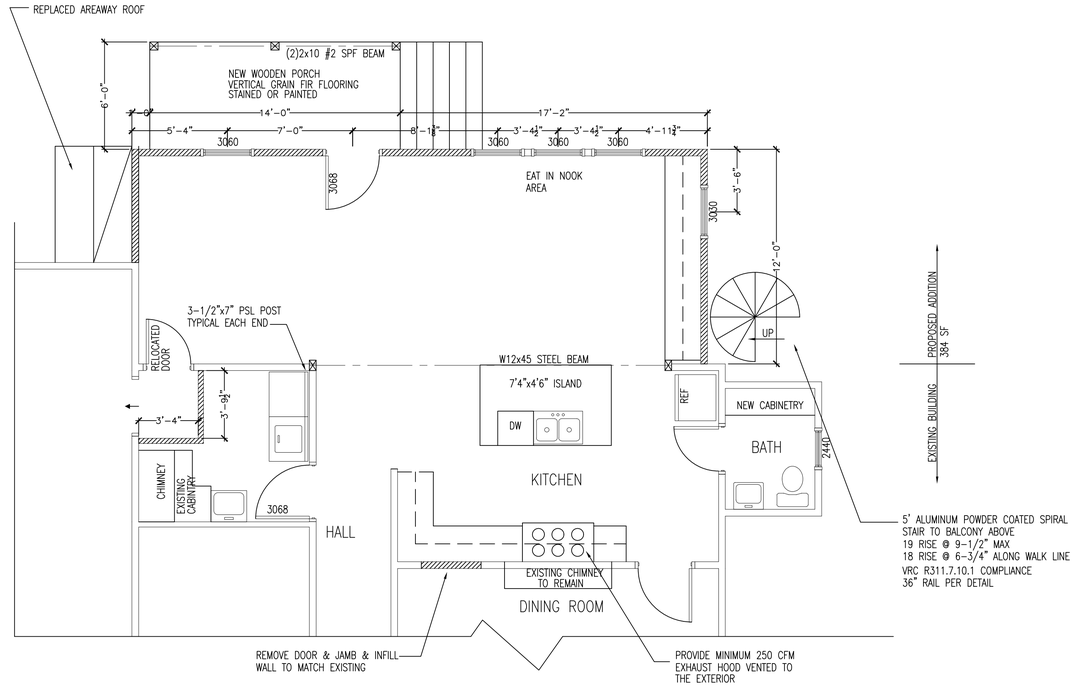
7.03 OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND MIN 8" FROM CENTER LINE - EACH WAY. CLOSED VALLEY FLASHING SHALL BE 2 LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 18" WIDE AND TOP LAYER 24" WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN 90LSO IN VALLEY OVER THE UNDERLAYMENT.

7.04 PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE. COMPOSITION SHINGLES SHALL BE APPLIED TO ROOF DECK SURFACE PREPARED WITH 15# ASPHALT FELT AND SHALL BE FASTENED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS BUT NOT LESS THAN FOUR NAILS PER EACH STRIP SHINGLE MORE THAN 36" WIDE, AND TWO NAILS PER EACH INDIVIDUAL SHINGLE LESS THAN 20" WIDE. COMPOSITION SHIN



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL

GENERAL NOTES

* ALL INTERIOR WALLS ARE TO BE 2 X 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
* ALL FIRST FLOOR HEIGHT APPROXIMATLEY 8' 10" AND TO MATCH EXISTING
* ALL BASEMENT HEIGHTS ARE APPROXIMATELY 7' 0" U.N.O.
* ALL 3' OPENING BEARING WALL HEADERS ARE 2 - 2X10 #2 SPF U.N.O.
* ALL 6' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
* ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
* FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
* FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
* ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DRAWN BY: CS
CHECKED BY: NK
DESIGN BY: CS

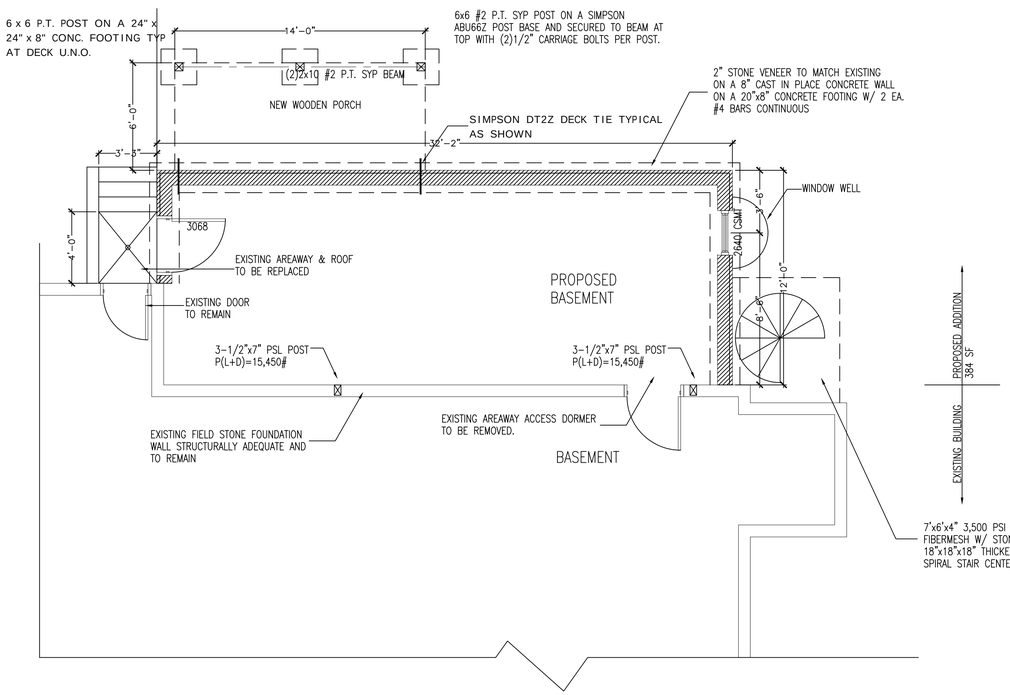
PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: FIRST FLOOR PLAN

PROJ. NO.25.065

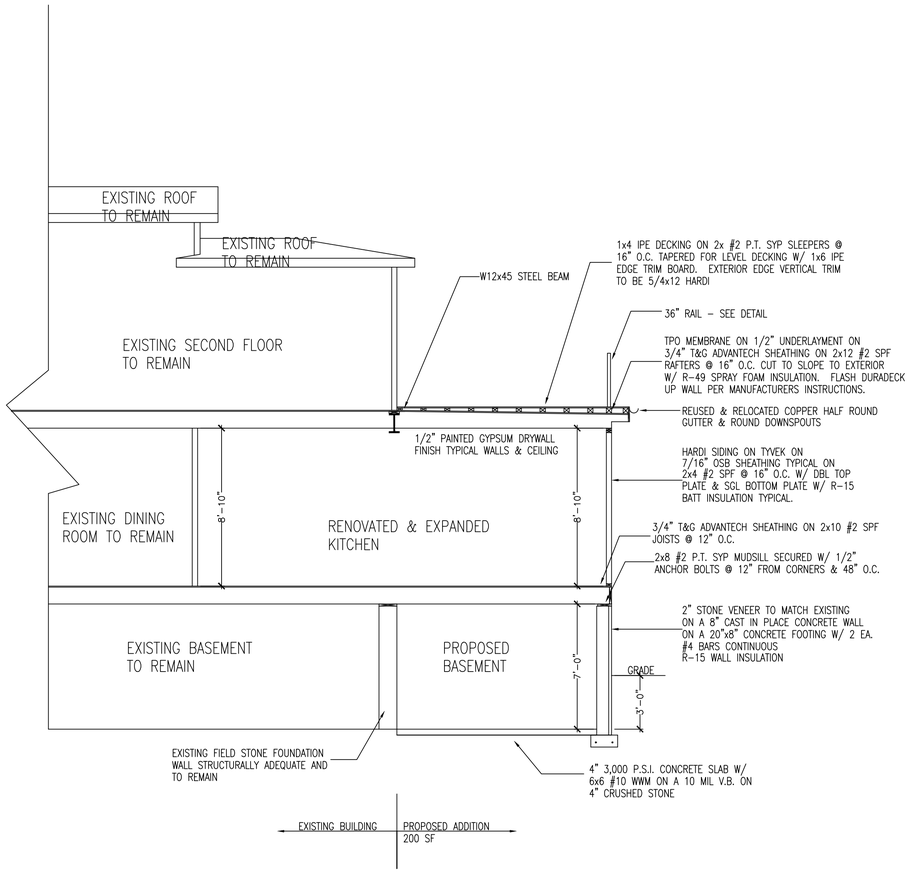
DATE: 03-28-26

SHEET NO.
A3



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

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- PROPOSED WALL



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

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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION
DRAWING TITLE: FOUNDATION & SECTION

PROJ. NO.25.065
DATE: 03-28-26
SHEET NO. A4

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
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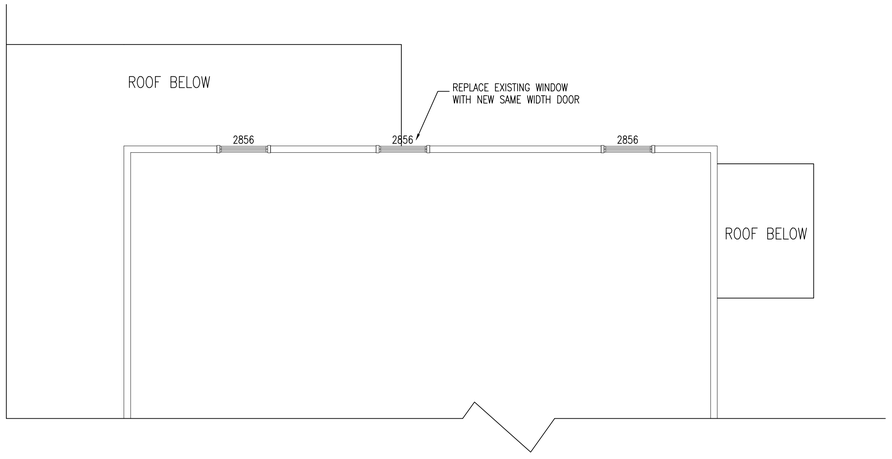
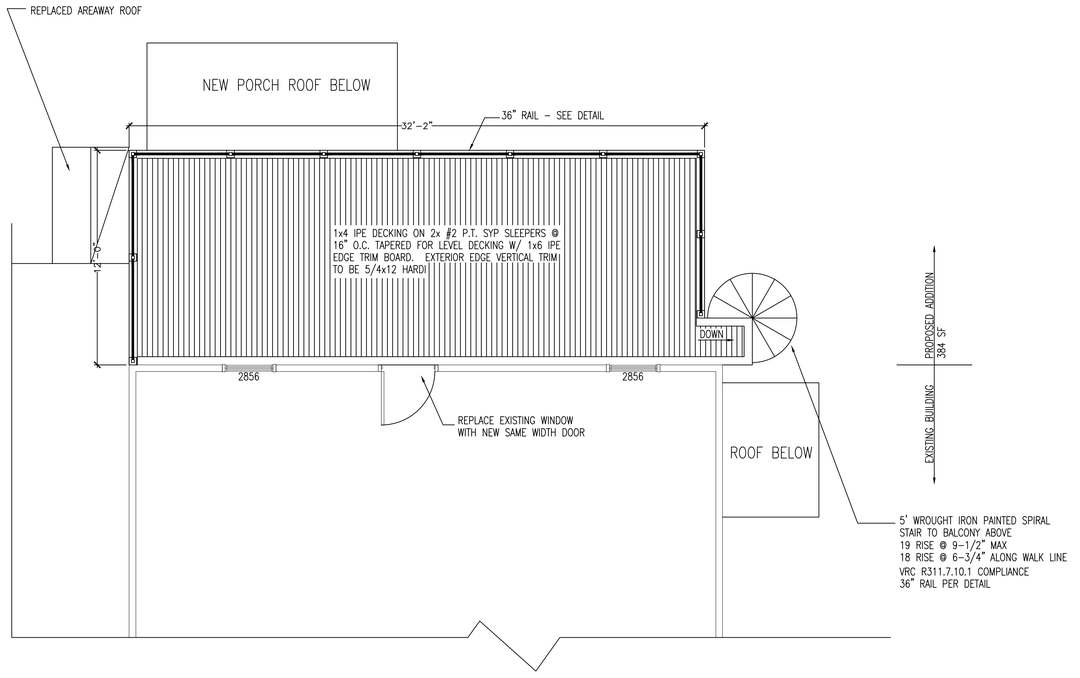


EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



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

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ISSUED 03-28-26
REVISED

OWNER:
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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SECOND FLOOR PLAN

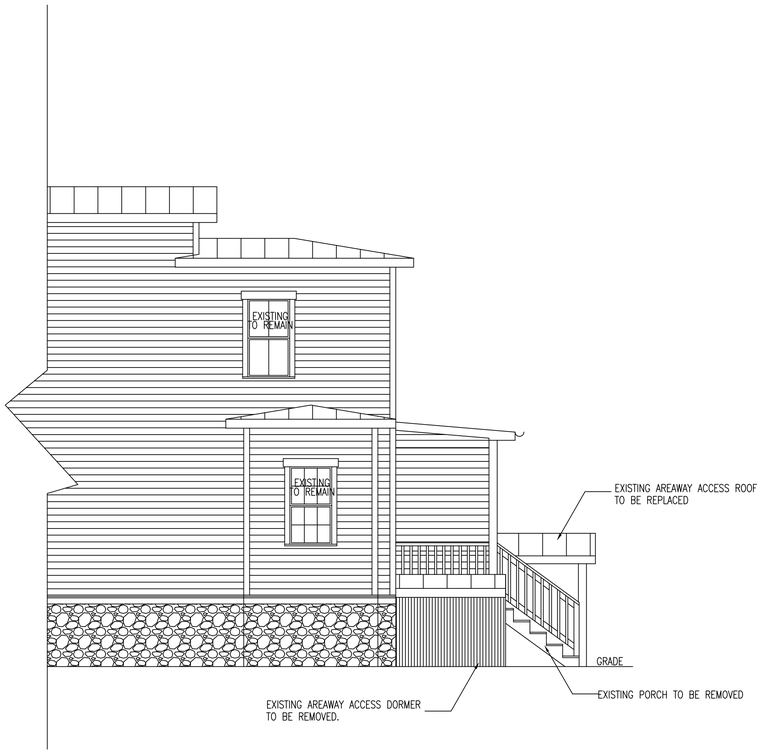
PROJ. NO.25.065

DATE: 03-28-26

SHEET NO.
A5

5 OF 10

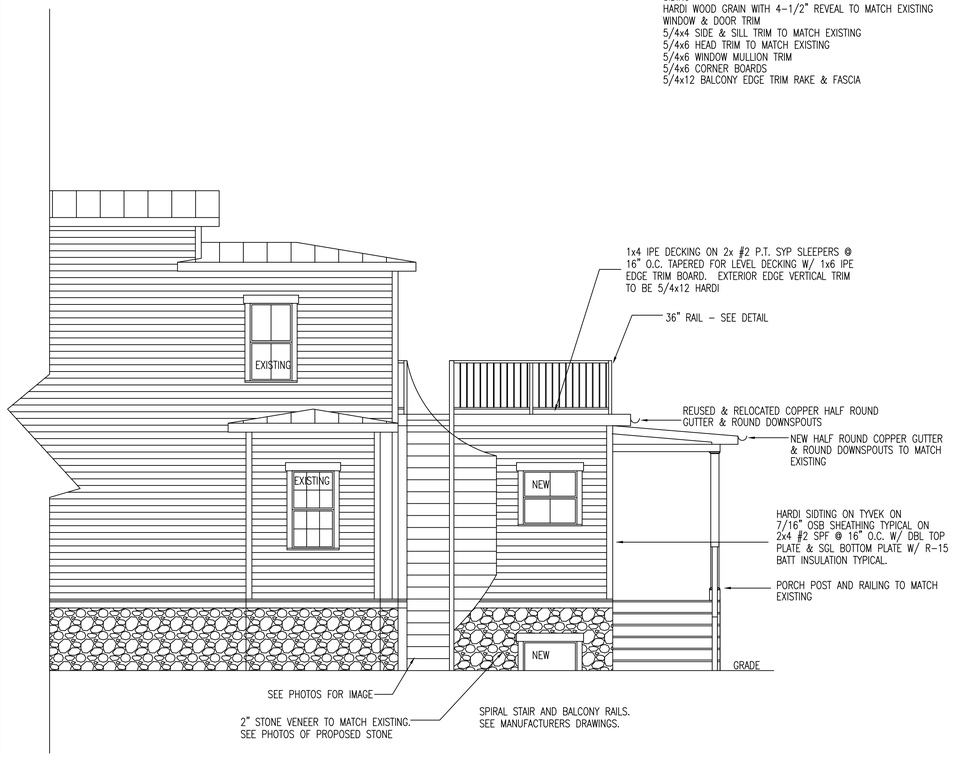
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON V
No. 026648
03-28-26
PROFESSIONAL ENGINEER



EXISTING NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA



EXISTING BUILDING | PROPOSED ADDITION 384 SF

5' WROUGHT IRON PAINTED SPIRAL STAIR TO BALCONY ABOVE
19 RISE @ 9-1/2" MAX
18 RISE @ 6-3/4" ALONG WALK LINE
VRC R311.7.10.1 COMPLIANCE
36" RAIL PER DETAIL
DIAMOND PLATE TREADS

PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

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DRAWN BY: CS
CHECKED BY: NK
DESIGN BY: CS

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: NORTH ELEVATION

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A6

6 OF 10

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

EXISTING WEST ELEVATION

1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA

PROPOSED WEST ELEVATION

1/4" = 1'-0"

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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: WEST ELEVATION

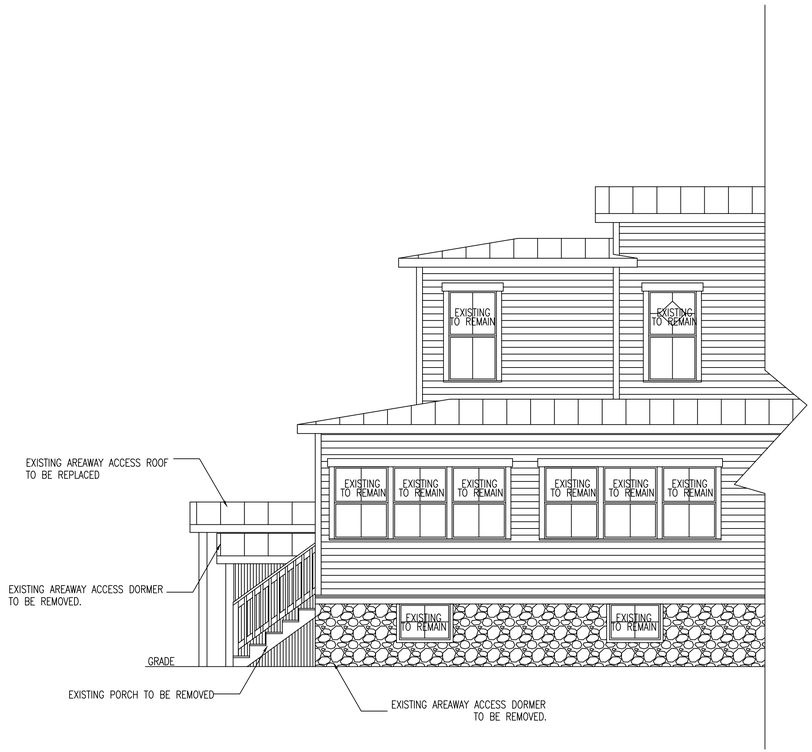
PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A7

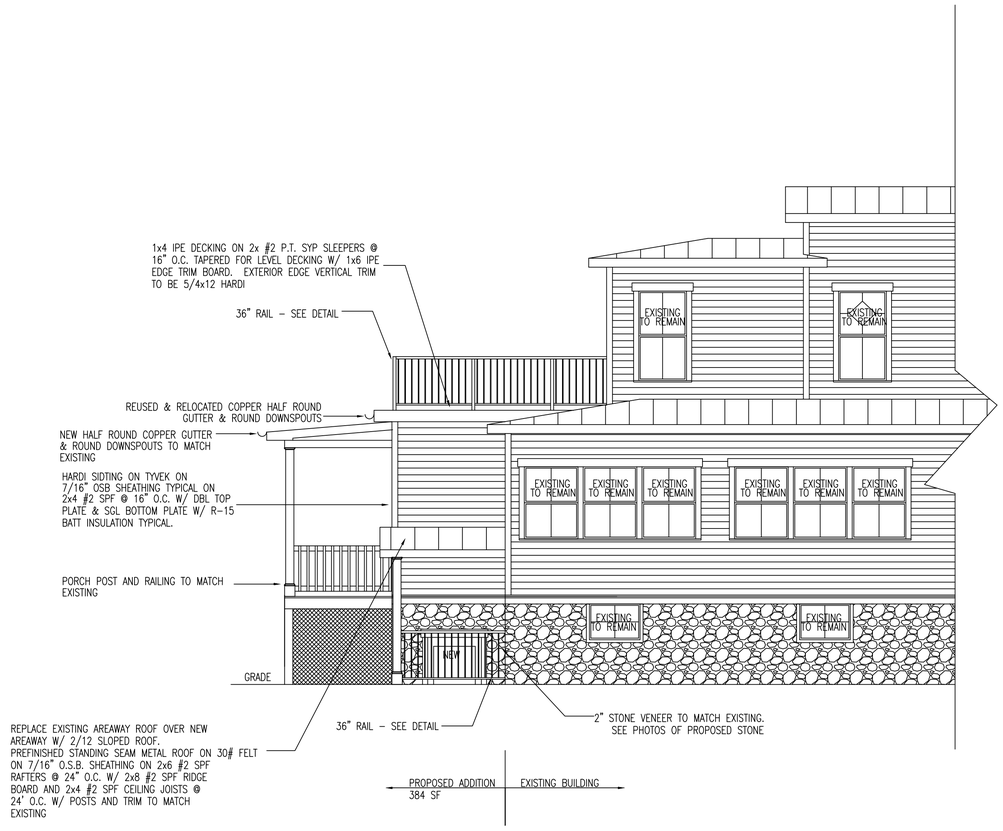
7 OF 10

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SOUTH ELEVATION

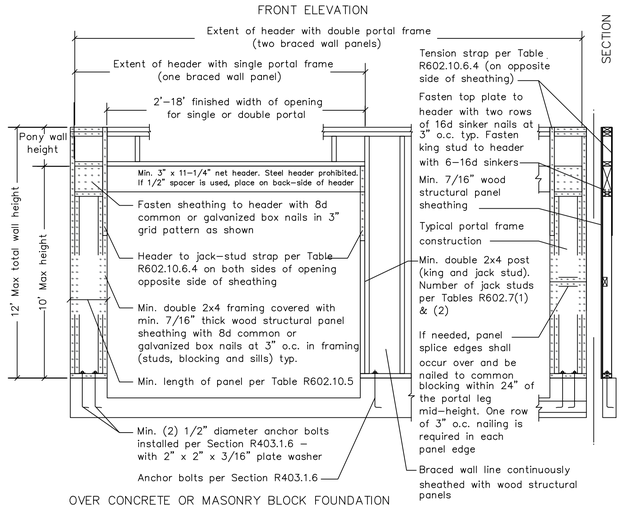
PROJ. NO.25.065

DATE: 03-28-26

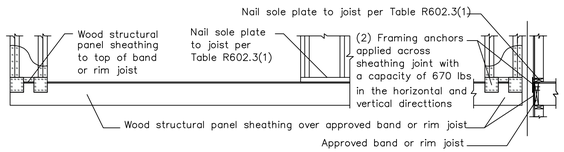
SHEET NO.
A8

8 OF 10

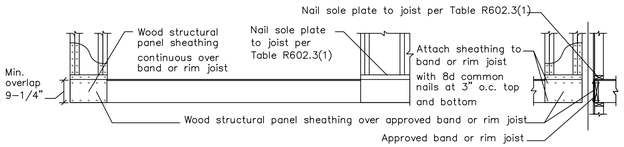
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(When portal sheathing does not lap over band or rim joist)

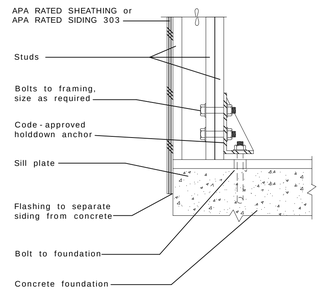


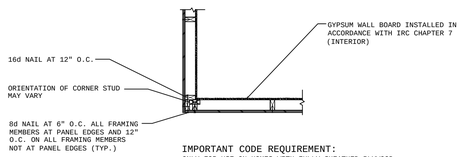
OVER RAISED WOOD FLOOR - OVERLAP OPTION
(When portal sheathing laps over band or rim joist)

CS-PF DETAIL
VIRGINIA RESIDENTIAL CODE

SHEAR WALL FOUNDATION ANCHOR

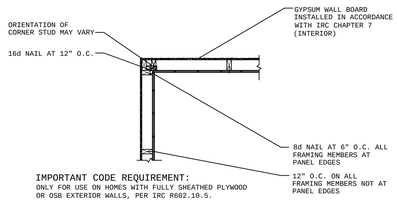
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. Regular foundation bolts may be all that is required in some cases.





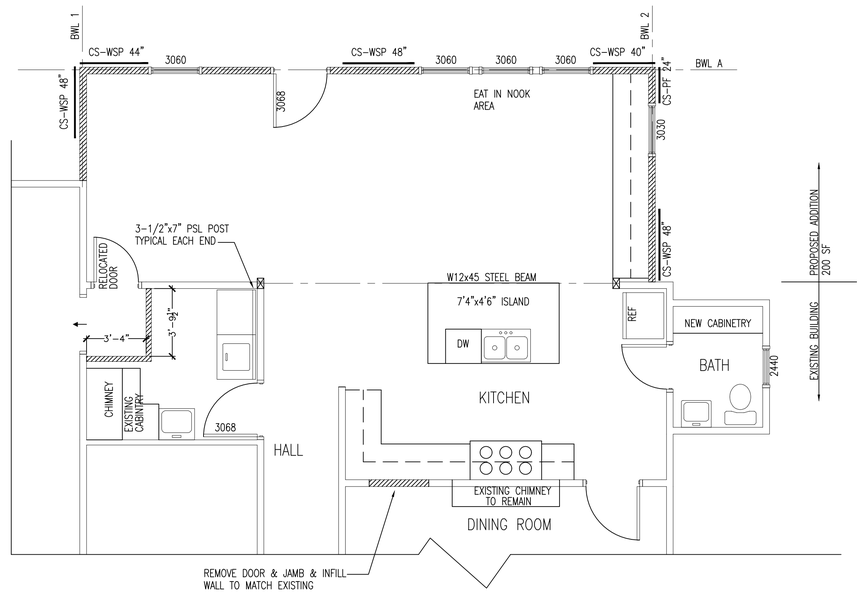
IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.5



IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.5



PROPOSED BRACING PLAN
1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

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3919 EL CHAMIZAL
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ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

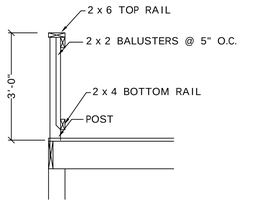
PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: WALL BRACING

PROJ. NO.25.065

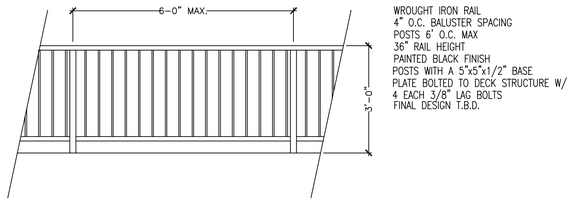
DATE: 03-28-26

SHEET NO. A9



1ST FLOOR RAIL SECTION

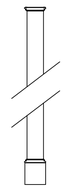
SCALE 1/2" = 1'-0"



WROUGHT IRON RAIL
4" O.C. BALUSTER SPACING
POSTS 6' O.C. MAX
36" RAIL HEIGHT
PAINTED BLACK FINISH
POSTS WITH A 5"x5"x1/2" BASE PLATE BOLTED TO DECK STRUCTURE W/ 4 EACH 3/8" LAG BOLTS
FINAL DESIGN T.B.D.

IRON RAIL DETAIL

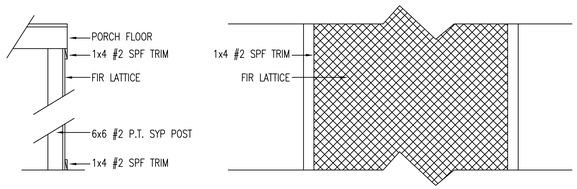
SCALE 1/2" = 1'-0"



6x6 FIR POST W/ 1x8 #2 SPF PLINTH BLOCK W/ OGEE CAP & OGEE PLINTH CAP MOULD

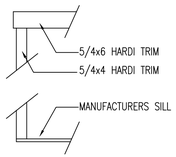
PORCH POST DETAIL

SCALE 1/2" = 1'-0"



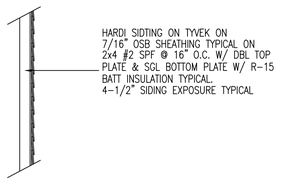
LATTICE DETAIL

SCALE 1/2" = 1'-0"



WINDOW & DOOR TRIM

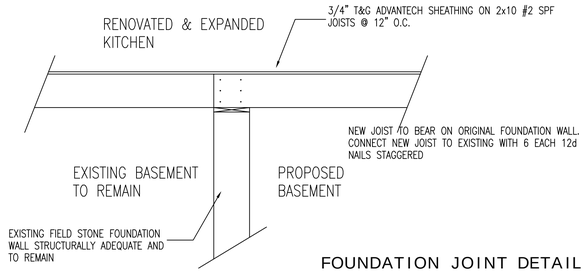
SCALE 1/2" = 1'-0"



HARDI SIDING ON TYVEK ON 7/16" OSB SHEATHING TYPICAL ON 2x4 #2 SPF @ 16" O.C. W/ DBL TOP PLATE & SGL BOTTOM PLATE W/ R-15 BATT INSULATION TYPICAL.
4-1/2" SIDING EXPOSURE TYPICAL

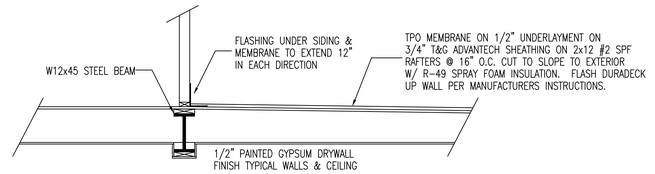
HARDI SIDING DETAIL

SCALE 1/2" = 1'-0"



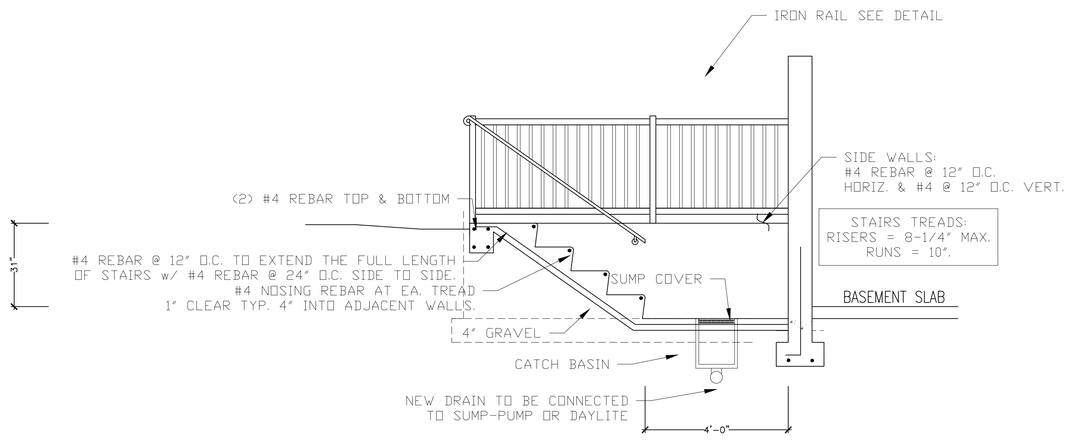
FOUNDATION JOINT DETAIL

SCALE 1/2" = 1'-0"



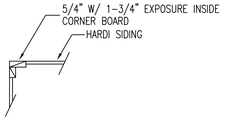
STEEL BEAM JOINT DETAIL

SCALE 1/2" = 1'-0"



AREAWAY SECTION

1/2" = 1'-0"



INSIDE CORNER DETAIL

SCALE 1" = 1'-0"

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
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ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: DETAILS

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A10

10 OF 10

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER