PROJECT DATA

PROJECT LOCATION:

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

CODE OF JURISDICTION:

2021 – VIRGINIA RESIDENTIAL CODE

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

USE GROUP:

R–5 RESIDENTIAL

TYPE OF CONSTRUCTION:

VB – UNPROTECTED

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA:

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

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

WESLEY II

PROJECT TEAM

OWNER

LAKESIDE HOMES

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

DESIGNER

ALLEN WRIGHT DESIGN, PLLC

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

DRAWING INDEX

ALLEN WRIGHT DESIGN
(571) 482-7286
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Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

COVER SHEET

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

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REVISION LOG

ABBREVIATIONS

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

SYMBOLS

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

DRAIN LOCATION (TOILETS, SHOWERS)

WALL STUD (SIZE DEPENDS ON WALL THEREIN)

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

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

BUILDING DATA

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

SQUARE FOOTAGES

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

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

MECHANICAL REQUIREMENTS

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

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GENERAL NOTES AND SPECIFICATIONS

1.0 GENERAL

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

1.01 CODES AND STANDARDS

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

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

1.02 CONSTRUCTION METHODS AND TECHNIQUES

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

1.03 FIELD CONDITIONS AND DIMENSIONS

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

1.04 TYPICAL CONDITIONS

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

1.05 DRAWING COORDINATION

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

1.06 STRUCTURAL NOTES

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

1.07 TEMPORARY BRACING

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

1.08 DESIGN LOADS AND DEFLECTION CRITERIA

LIVE LOAD:

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

DEAD LOAD: (Cd: 0.90)

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

WIND LOAD: (Cd: 1.60)

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

SNOW LOAD: Cd: (1.15)

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

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

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

BEAM DEFLECTION CRITERIA:
LL/360
LL/240

STRUCTURAL MEMBER SUPPORTING MASONRY DEFLECTION CRITERIA:
TL/600

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

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

1.11 PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS

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

1.12 SOIL TREATMENT FOR TERMITE CONTROL(IF APPLICABLE)

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

1.13 FIRE RATED ASSEMBLIES

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

1.14 RADON TESTING

Contractor to provide the following passive radon mitigation measures.

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

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

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

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

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

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

2.0 SITE WORK

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

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

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

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

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

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

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

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

3.0 CONCRETE

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

MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE

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

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

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

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

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

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

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

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

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

(See structural also for placement locations)

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

4.0 MASONRY

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

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

4.03 MASONRY REINFORCEMENTS

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

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

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

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

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

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

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

*Alternately grout wall solid with no reinforcing.

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

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

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

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

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

Brick lintel installation specifications

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

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

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

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

5.0 METALS

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

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

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

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

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

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

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

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

6.0 WOOD

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.13 INTERIOR STAIRS – Prefab wood unless noted otherwise.

6.14 SHELVING – 3/4" filled flakeboard with taped front edge, ship and metal brackets, 42" O.C., Max., unless indicate otherwise on drawings or vinyl wrap wire shelving as selected by builder (owner).
6.15 Railings or handrails shall be installed on any exterior porch or stair exceeding 3 risers in height or 24" above grade.

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

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

7.0 THERMAL AND MOISTURE PROTECTION

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

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

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

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

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

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

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

7.03 ROOFING

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

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

7.033 RIDGE–FLASHING – Install as per manufacturers specifications.

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

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

7.04 EXTERIOR WALLS

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

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

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

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

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

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

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

7.046 CAULKING/SEALANT as selected by builder (owner) – submit product literature to architect for approval.
7.05 FIRESTOPPING – Shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:

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

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

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

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

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

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

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

7.07 VENTILATION

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

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

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

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

7.08 GUTTERS AND LEADERS (If applicable) Pre finished aluminum lead to splash blocks.
7.09 All wood shall be minimum 8" above finish grade or pressure treated less than 8" above finish grade. All siding shall be minimum 6" above finish grade.
7.10 FLASHING – When veneer of brick, clay tile, concrete or natural or artificial stone are used 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.

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

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

8.0 DOORS AND WINDOWS

8.01 DOORS – Specified by builder.

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

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

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

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

8.06 DOOR SIZES – Refer to door schedule.

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

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

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

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

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

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

9.0 FINISHES

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

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

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

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

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

Grout – Commercial waterproof grout cement.

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

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

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

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

Kitchen and Bathrooms

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

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

10 SPECIALTIES

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

11.0 EQUIPMENT

NONE

12.0 FURNISHINGS

NONE

13.0 SPECIAL CONSTRUCTION

NONE

14.0 CONVEYING SYSTEMS

NONE

15.0 MECHANICAL

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

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

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

16.0 ELECTRICAL

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

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

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Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

STRUCTURAL GENERAL NOTES

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

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

1.1

FRONT ELEVATION 2 W/FULL PORCH

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

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WESLEY II - LOT 1 AT FISHER AVENUE

FRONT ELEVATION

ISSUE DATE:	07-22-25
PERMIT SET	

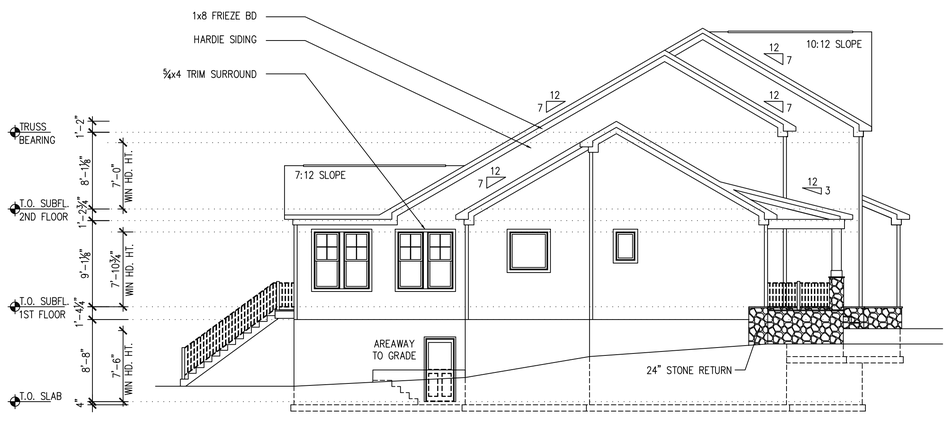
Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

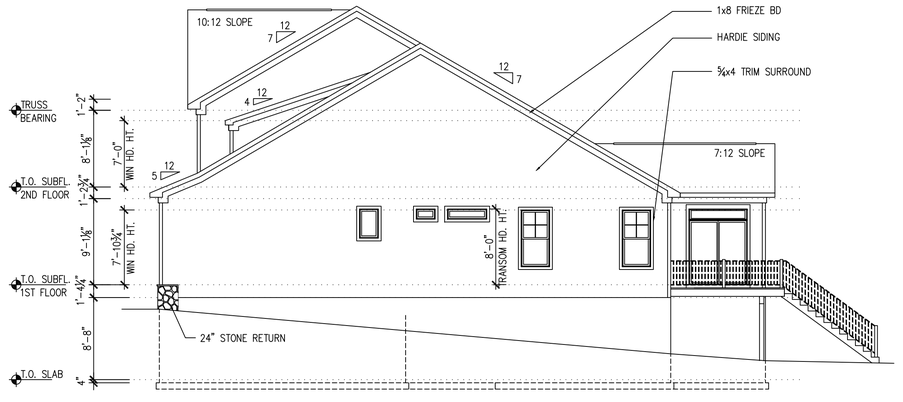
REAR ELEVATION W/SUNROOM

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



LEFT ELEVATION W/SUNROOM AND FRONT PORCH

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



RIGHT ELEVATION W/SUNROOM

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

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WESLEY II - LOT 1 AT FISHER AVENUE

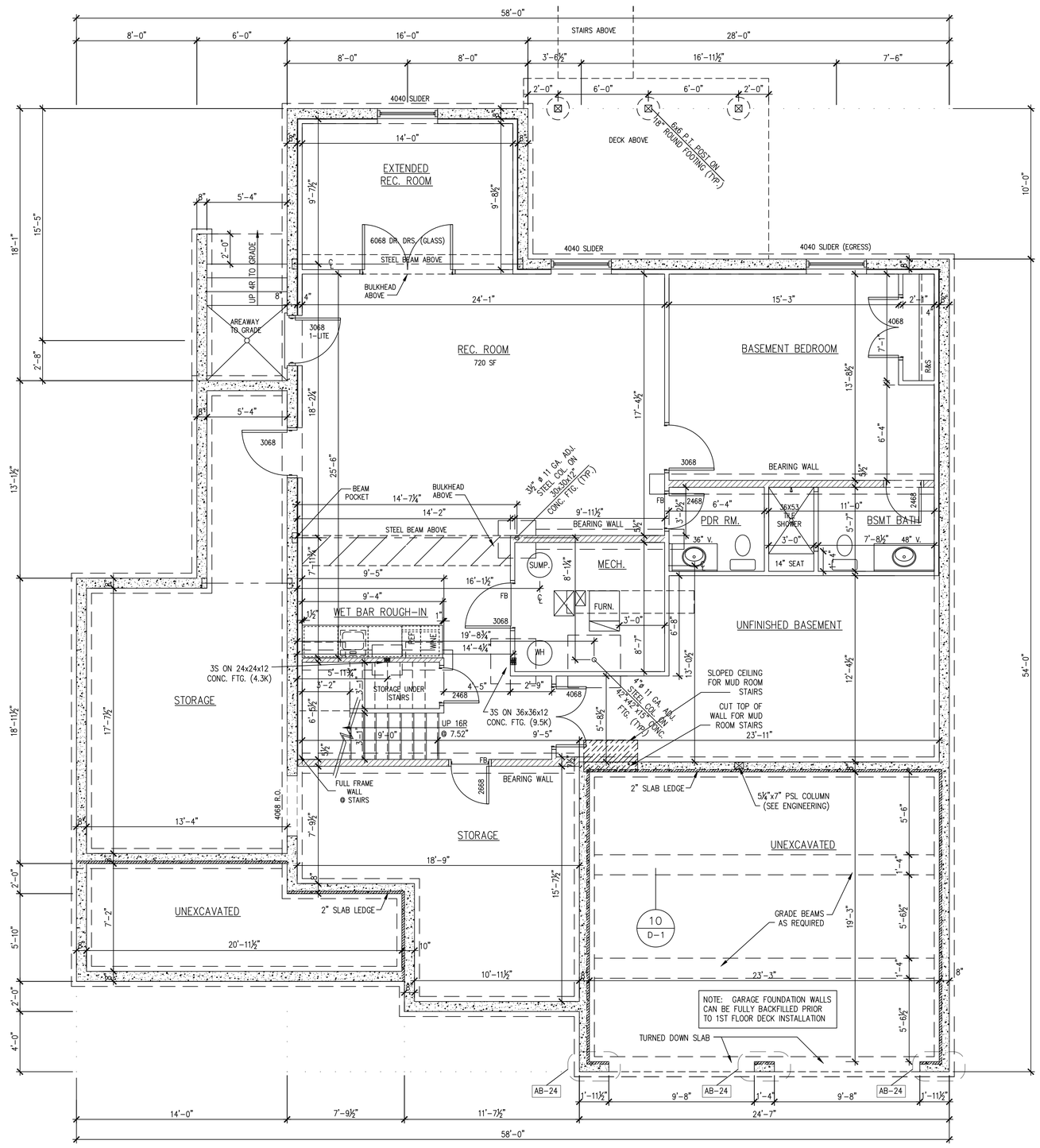
REAR AND SIDE ELEVATIONS

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219



FOUNDATION/BASEMENT FLOOR PLAN

LIVING SPACE 2252 SQ. FT.

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

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WESLEY II - LOT 1 AT FISHER AVENUE

FOUNDATION/BASEMENT FLOOR PLAN

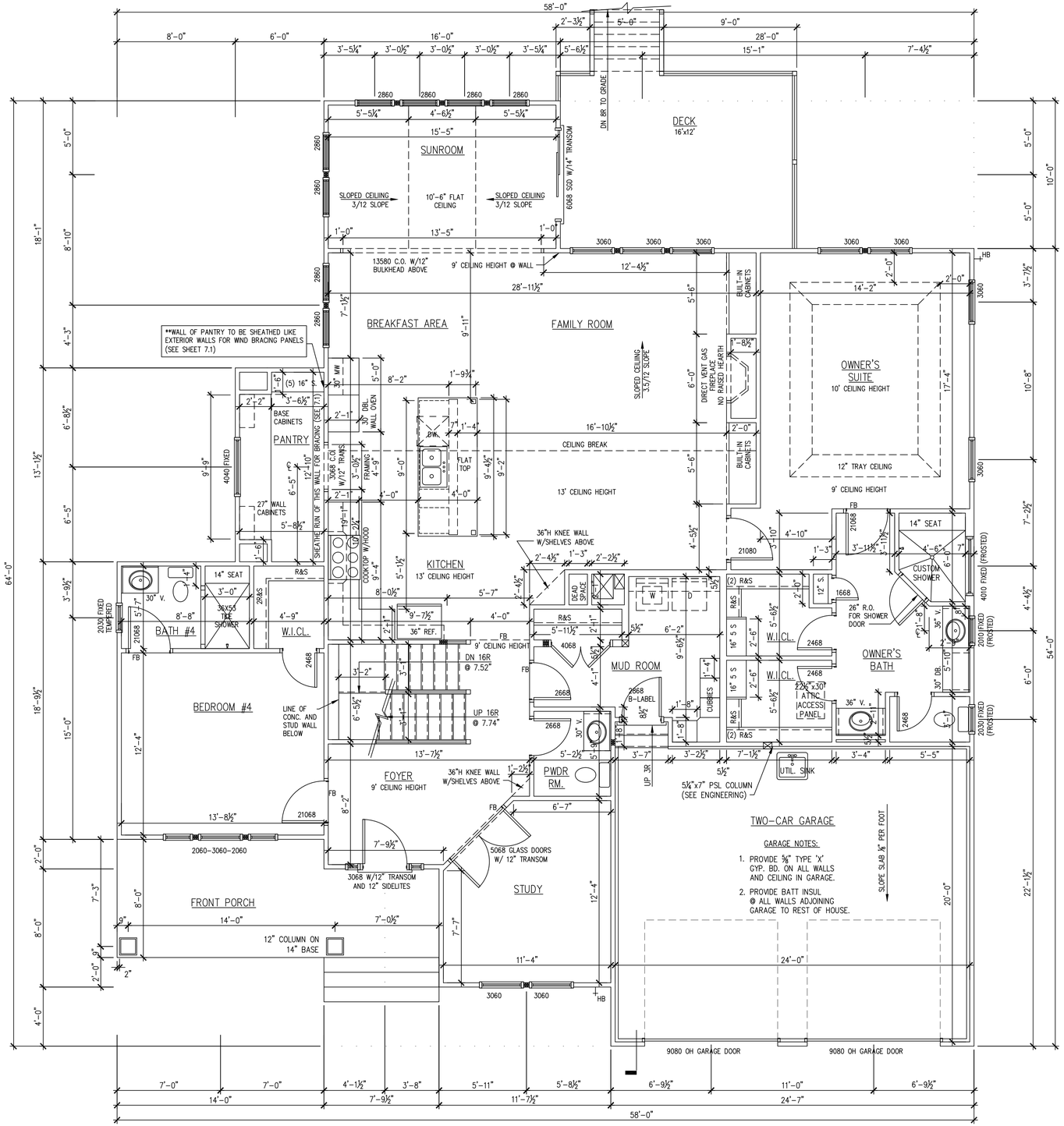
ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

3.1



FIRST FLOOR PLAN W/SUNROOM

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

LIVING SPACE 2238 SQ. FT.

GARAGE 500 SQ. FT.

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WESLEY II - LOT 1 AT FISHER AVENUE

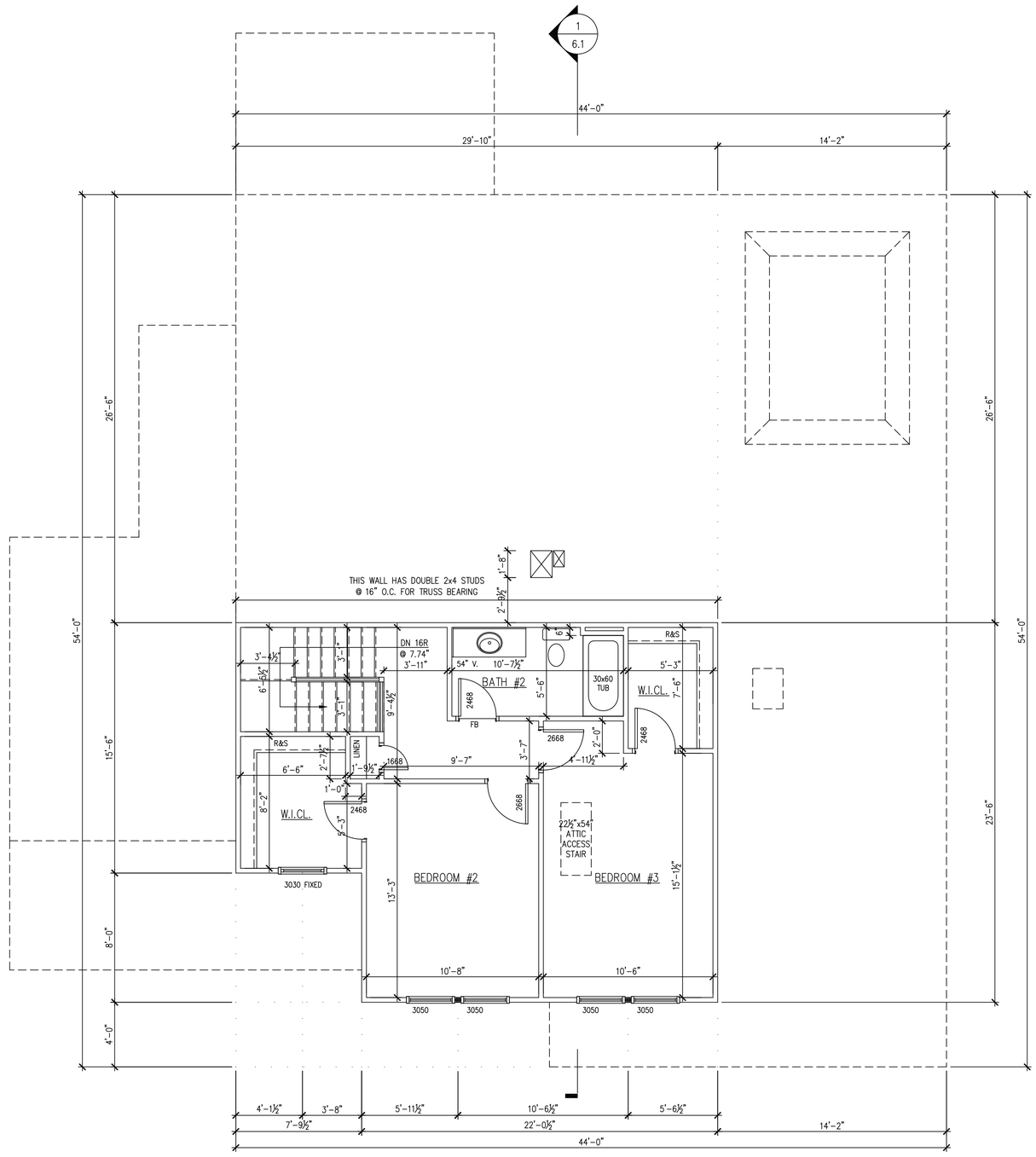
FIRST FLOOR PLAN

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219



SECOND FLOOR PLAN

LIVING SPACE 639 SQ. FT.

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

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Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

SECOND FLOOR PLAN

ISSUE DATE:	07-22-25

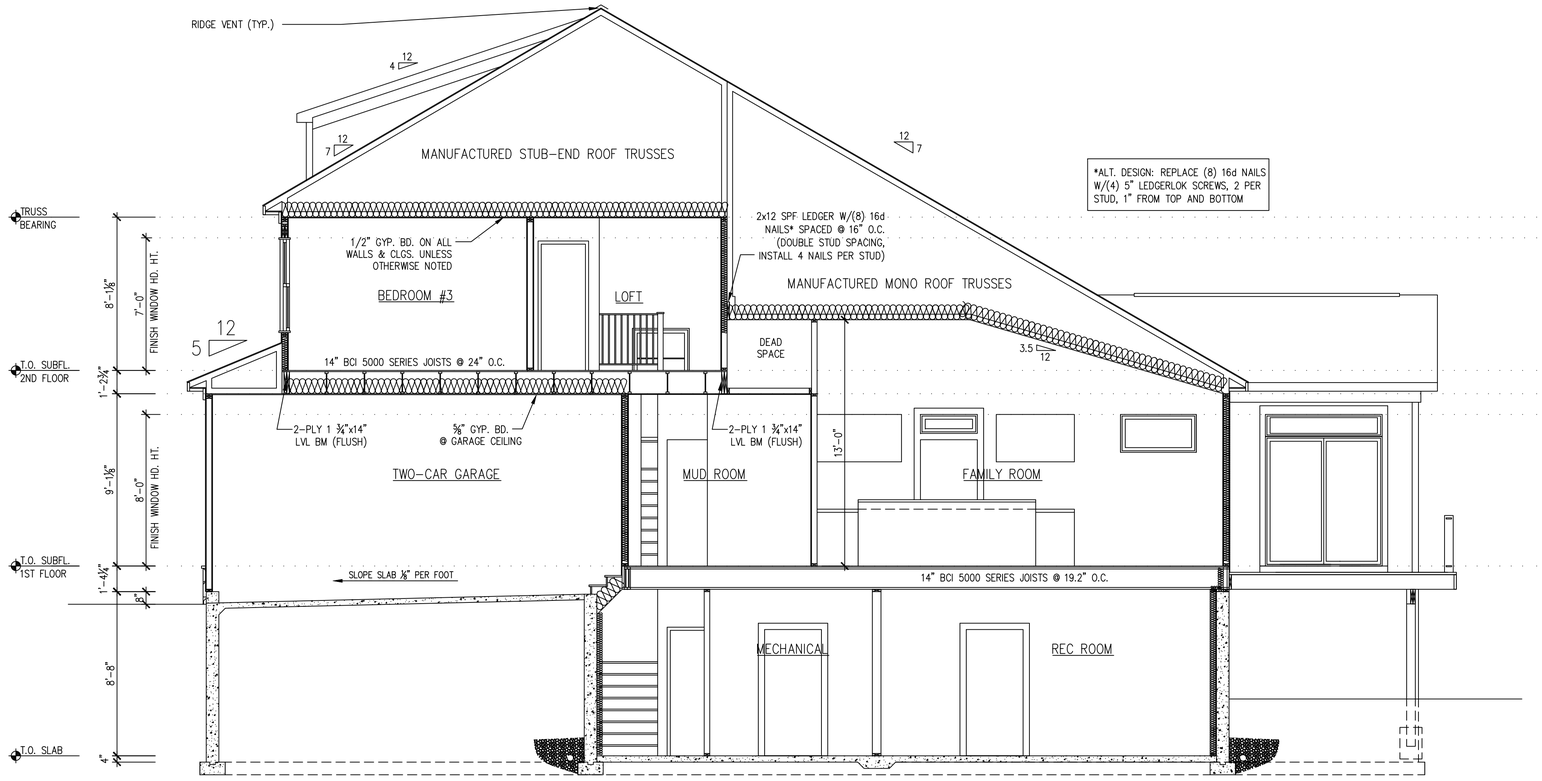
PERMIT SET

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

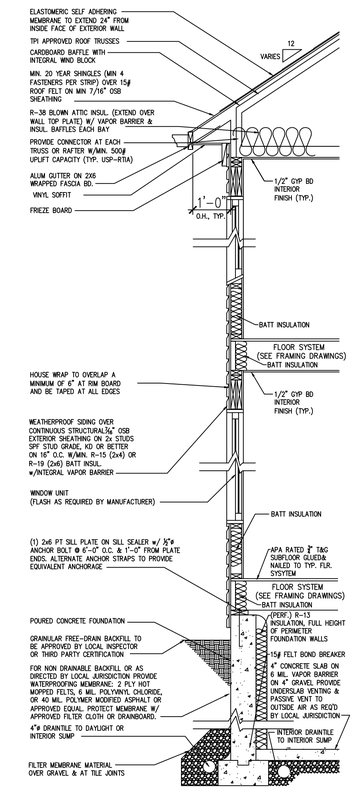
DRAWN BY:	JAWM
PROJECT CODE:	25.219

5.1



1 BUILDING SECTION

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



TYPICAL WALL SECTION

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

DETAIL NOTES:

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

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

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

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

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

   SEE CHART AT RIGHT FOR STEEL REINFORCING

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

   BATT INSULATION TO EXTEND TO TOP OF SLAB BELOW

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

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

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

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

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

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

TABLE N1102.1.2 (R402.1.2)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

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

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

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

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

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

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

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

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

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

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Lakeside Homes

WESLEY II - LOT 1 AT FISHER AVENUE

BUILDING SECTION

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
BUILDING CODE: 2021 VRC

Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

6.1

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

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

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

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

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

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

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

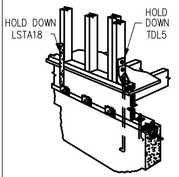
BRACED WALL PANELS MAY BE OFFSET OUT OF PLANE UP TO 4 FEET FROM THE DESIGNATED BRACED WALL LINE PROVIDED THAT THE TOTAL OUT TO OUT OFFSET OF BRACED WALL PANELS IN A BRACED WALL LINE IS NOT MORE THAN 8 FEET IN ACCORDANCE WITH FIGURE R602.10.1.1 OF THE 2021 IRC.

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

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

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

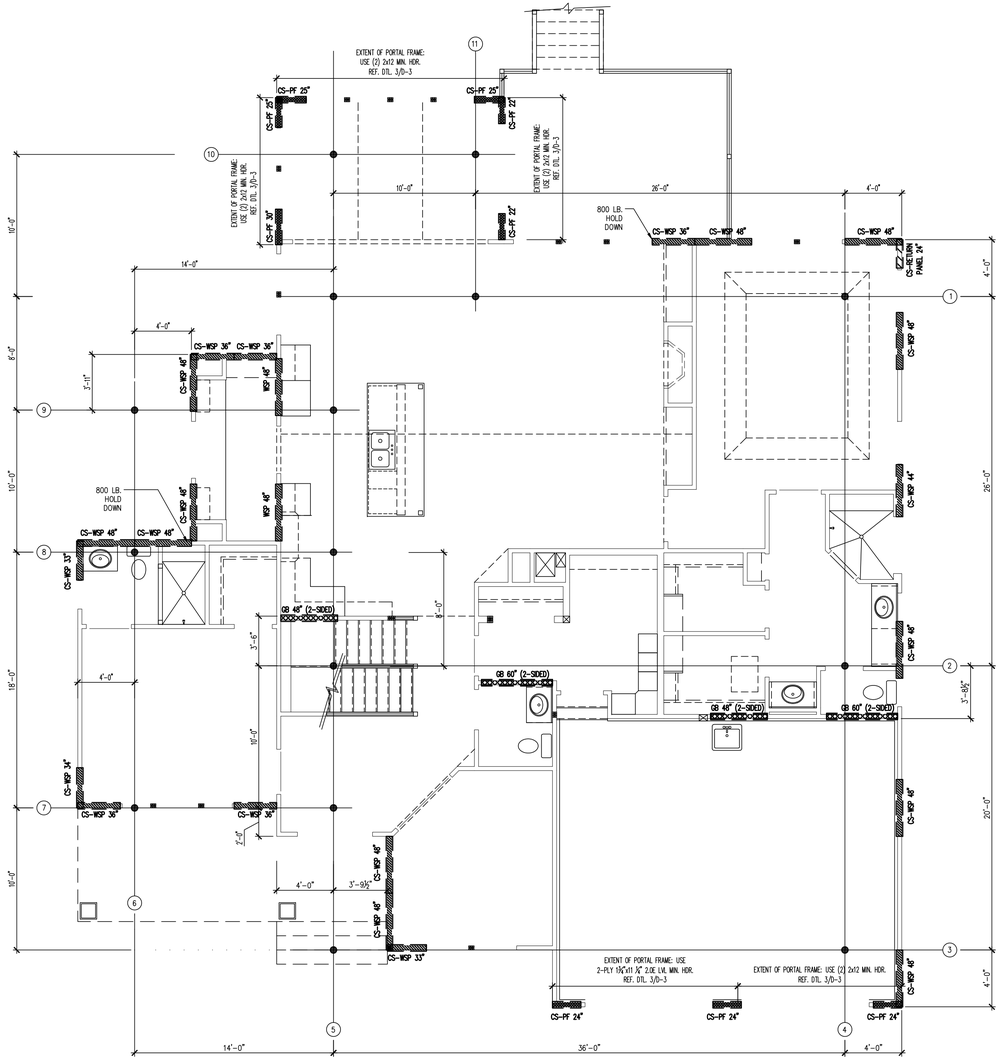
GYPSUM BOARD PANELS GET GYP BOARD NAILS OR SCREWS AT 7" O.C.



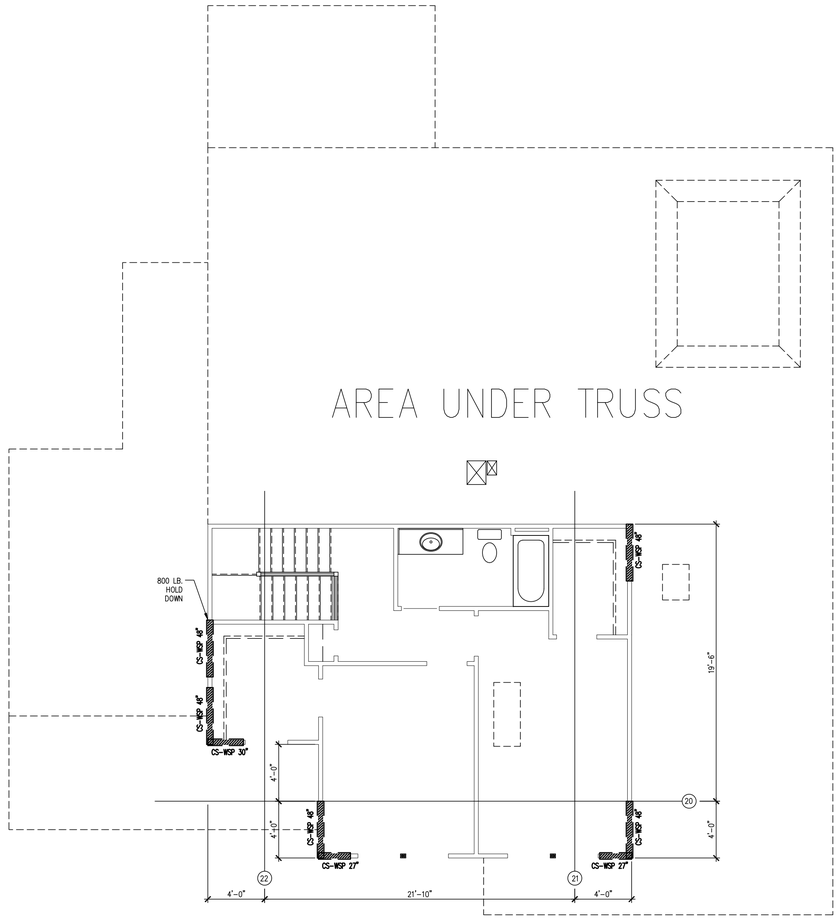
Floor-to-Floor Connections

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

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



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



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

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WESLEY II - LOT 1 AT FISHER AVENUE

WIND BRACING DIAGRAMS

ISSUE DATE:	07-22-25
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Project Info:
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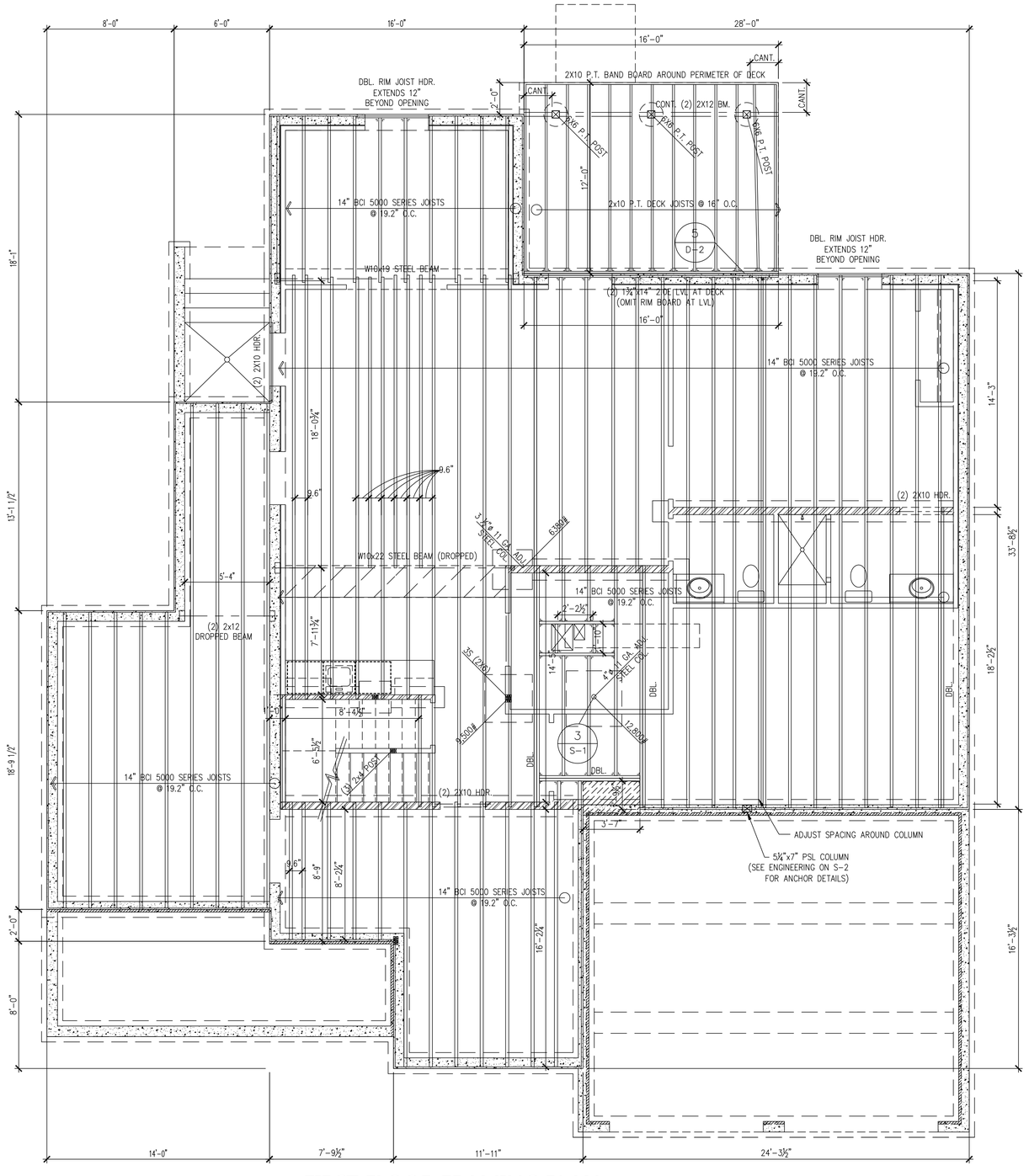
7.1



FIRST FLOOR FRAMING PLAN

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

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WESLEY II - LOT 1 AT FISHER AVENUE

FIRST FLOOR FRAMING PLAN

ISSUE DATE:	07-22-25
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Project Info:
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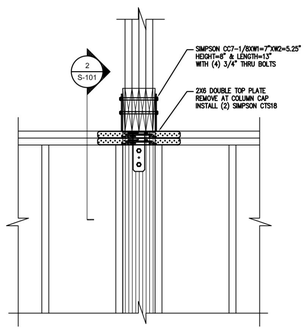
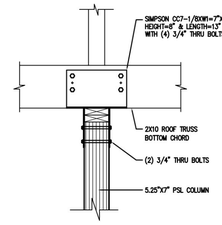
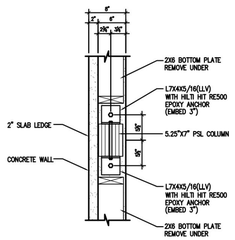
S-1



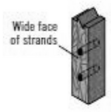
1 S-101 3/4"=1'-0" COLUMN AT T-03GR GIRDER TRUSS



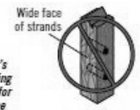
1 S-101 3/4"=1'-0" COLUMN AT T-03GR GIRDER TRUSS



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



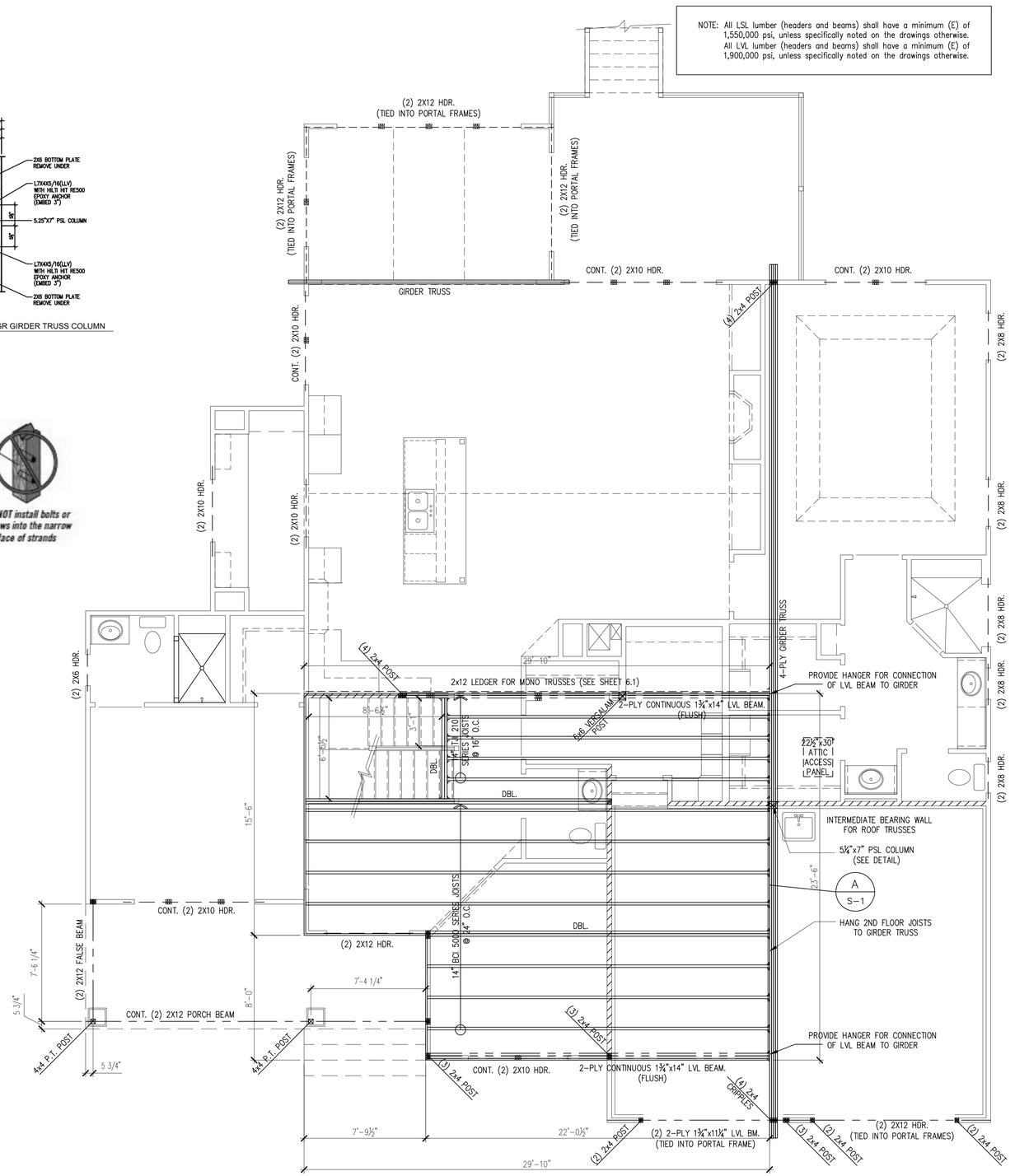
In order to use the manufacturer's published capacities when designing column caps, bases, or holdowns for uplift, the bolts or screws must be installed perpendicular to the wide face of strands as shown at left.



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

A GIRDER TRUSS TO COLUMN TO FOUNDATION DETAIL

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



SECOND FLOOR FRAMING PLAN

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

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WESLEY II - LOT 1 AT FISHER AVENUE

SECOND FLOOR FRAMING PLAN

ISSUE DATE:	07-22-25
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Project Info:
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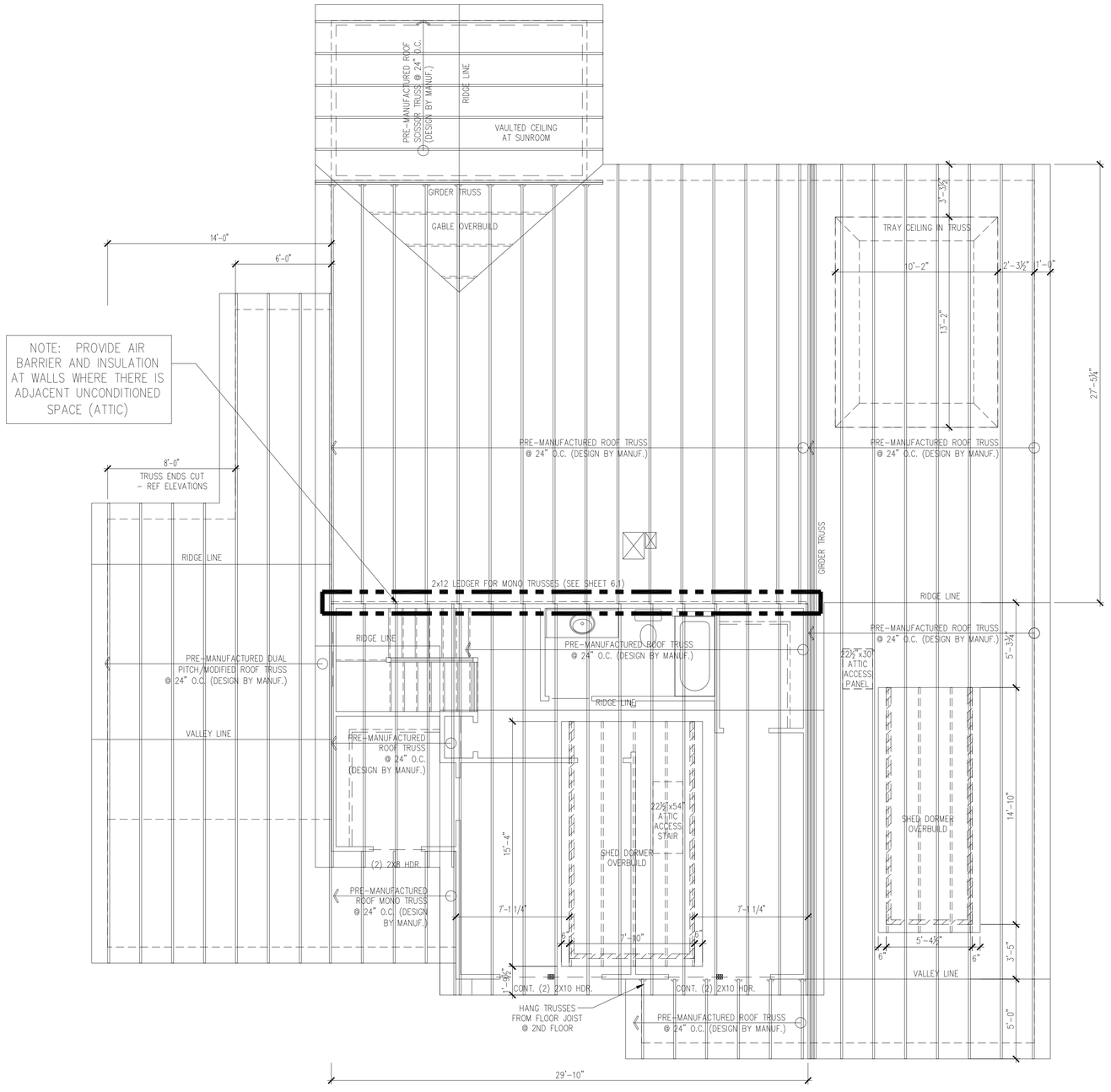
S-2



ROOF FRAMING PLAN

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

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WESLEY II - LOT 1 AT FISHER AVENUE

ROOF FRAMING PLAN

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
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Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

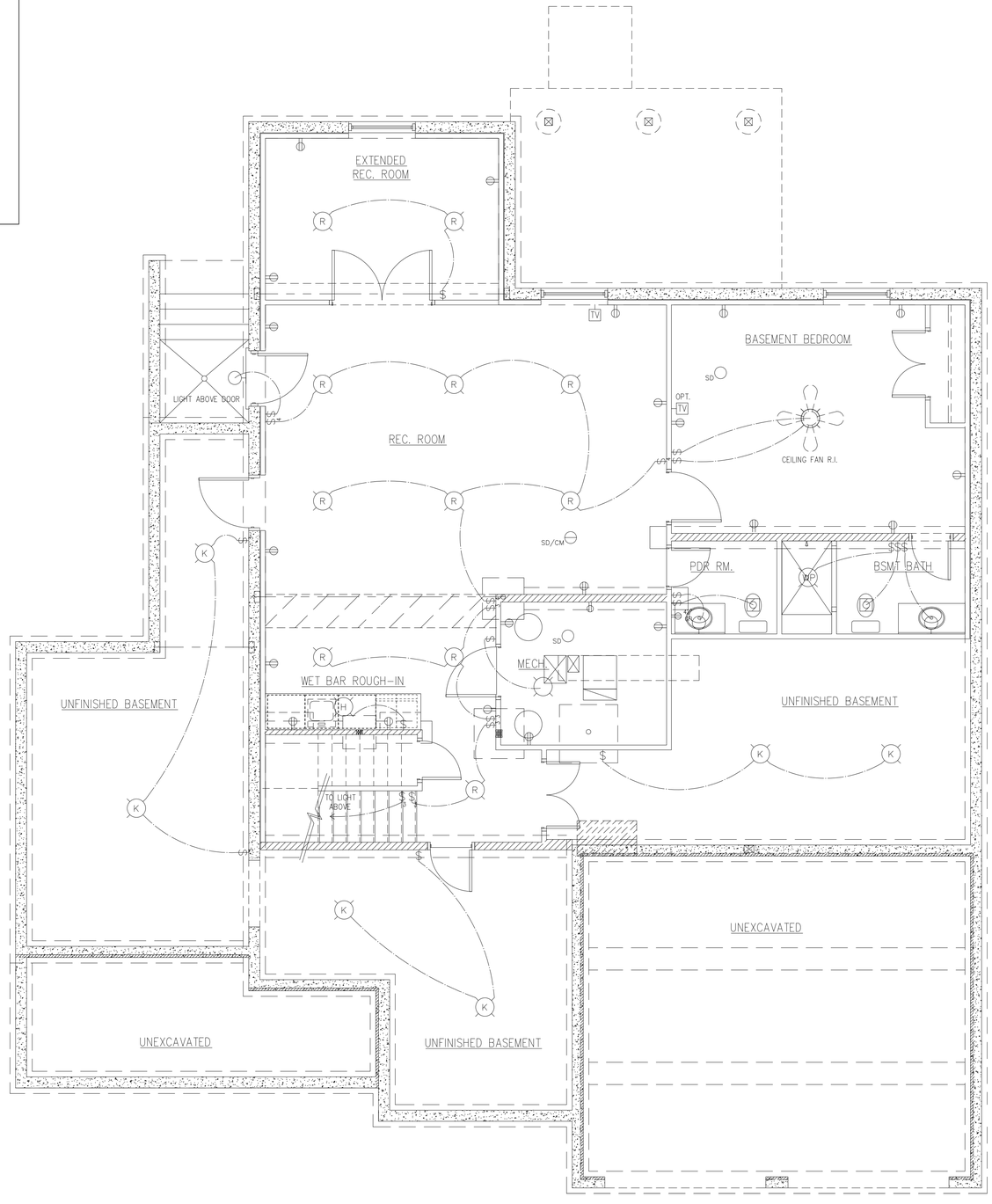
S-3

SYMBOLS

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

ELECTRICAL NOTES:

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



BASEMENT ELECTRICAL LAYOUT

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

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WESLEY II - LOT 1 AT FISHER AVENUE

BASEMENT ELECTRICAL LAYOUTS

ISSUE DATE:	07-22-25
PERMIT SET	

Project Info:
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Date	Revision/Issue

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PROJECT CODE:	25.219

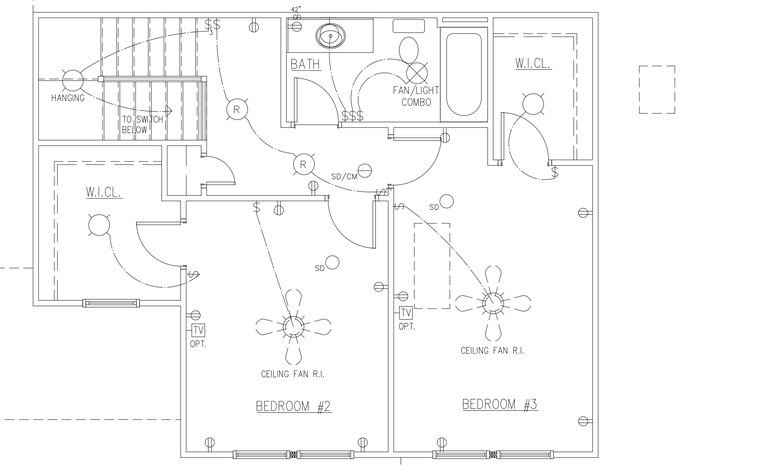
E-1

SYMBOLS

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

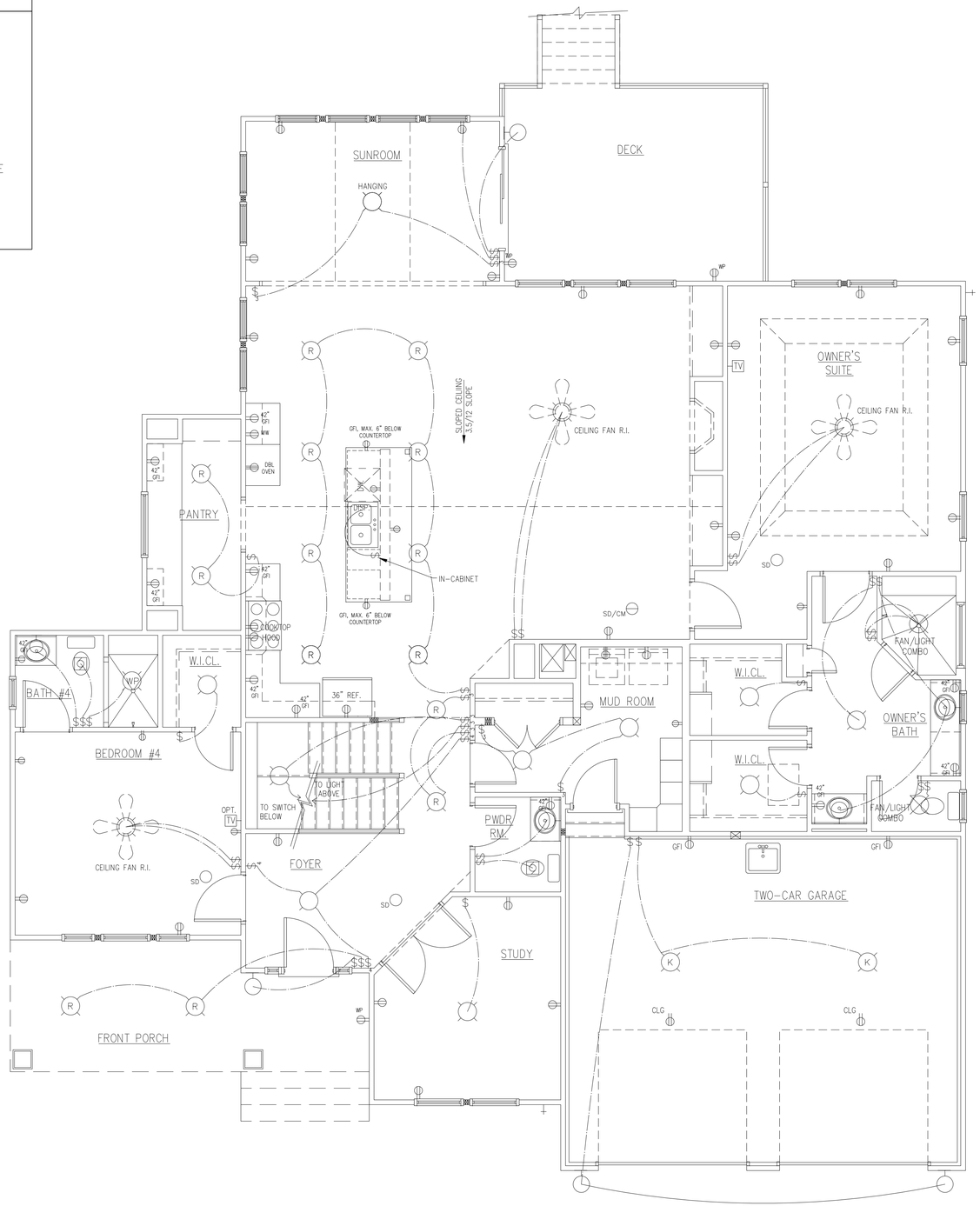
ELECTRICAL NOTES:

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



SECOND FLOOR ELECTRICAL LAYOUT

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



FIRST FLOOR ELECTRICAL LAYOUT

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

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WESLEY II - LOT 1 AT FISHER AVENUE

FIRST AND SECOND FLOOR ELECTRICAL PLANS

ISSUE DATE:	07-22-25

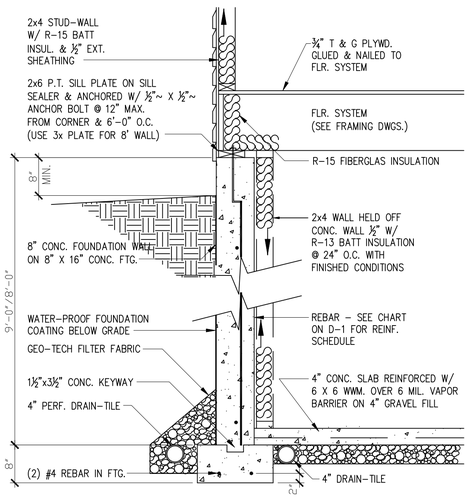
PERMIT SET

Project Info:
BUILDING CODE: 2021 VRC

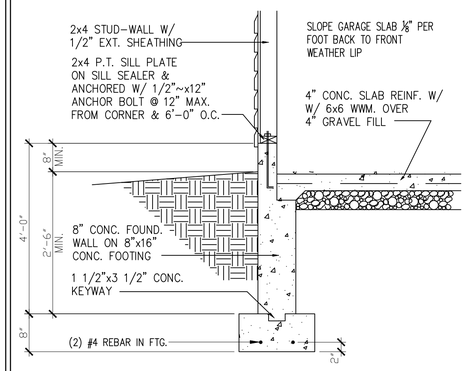
Date	Revision/Issue

DRAWN BY:	JAWM
PROJECT CODE:	25.219

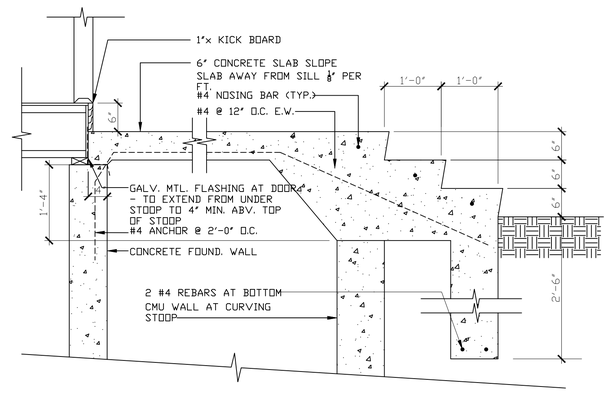
E-2



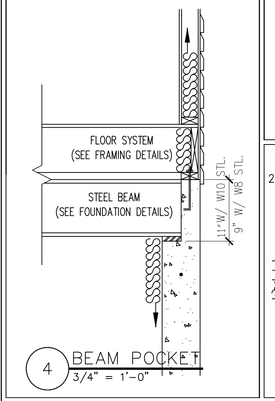
1 FOUNDATION WALL @ SIDING – BASEMENT CONDITION
3/4" = 1'-0"



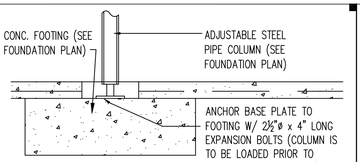
2 GARAGE FOUNDATION @ SIDING
3/4" = 1'-0"



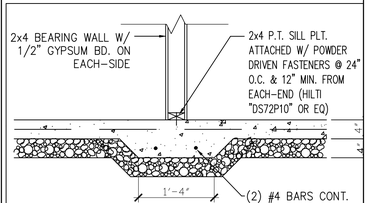
3 CONCRETE PORCH (BASEMENT)
3/4" = 1'-0"



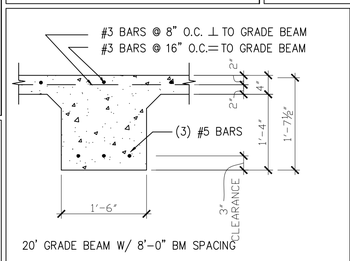
4 BEAM POCKET
3/4" = 1'-0"



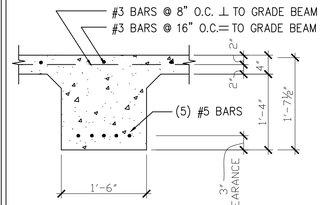
5 COLUMN – TO – FOOTING
3/4" = 1'-0"



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

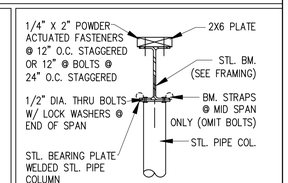


20' GRADE BEAM W/ 8'-0" BM SPACING

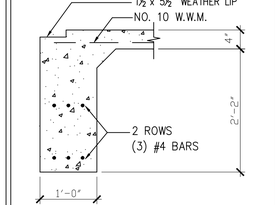


24' GRADE BEAM W/ 8'-0" BM SPACING

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



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



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

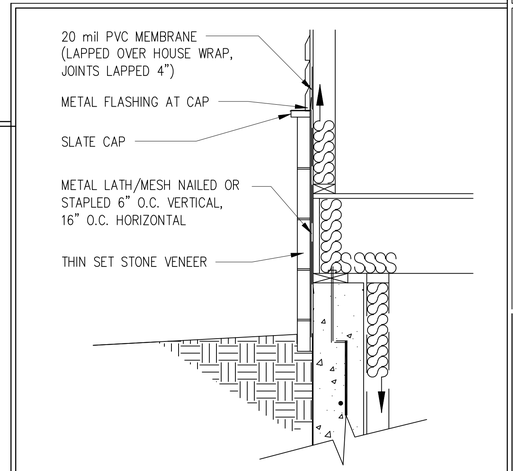
VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS

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

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

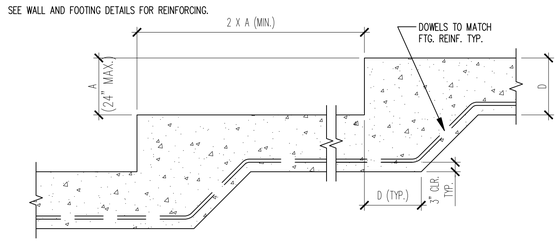
SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION	DRAINAGE CHARACTERISTICS	FROST HEAVE POTENTIAL	VOLUME CHANGE POTENTIAL EXPANSION
GROUP I	GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES	GOOD	LOW	LOW
	GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO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

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



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

SEE WALL AND FOOTING DETAILS FOR REINFORCING.



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

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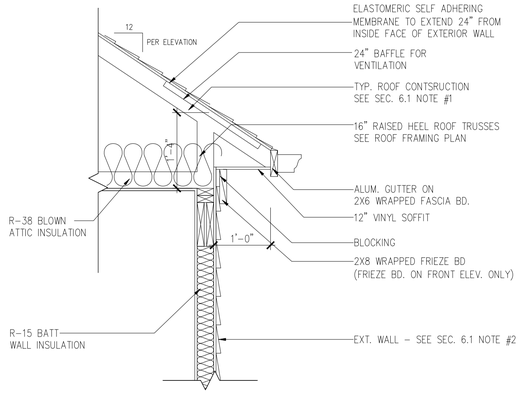
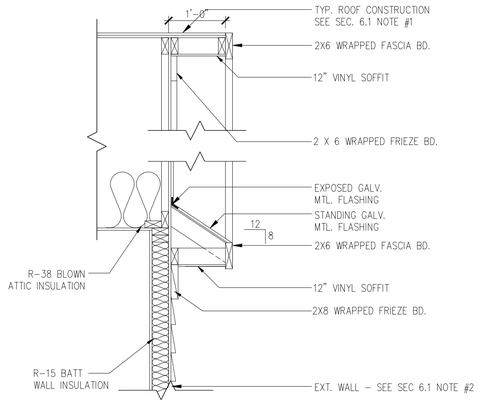
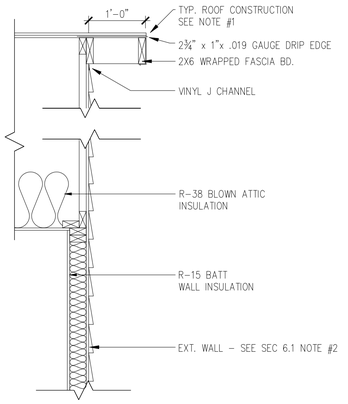


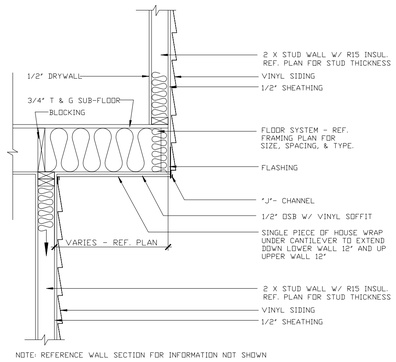
1 EAVE DETAIL - SIDING
SCALE : 3/4" = 1'-0"



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

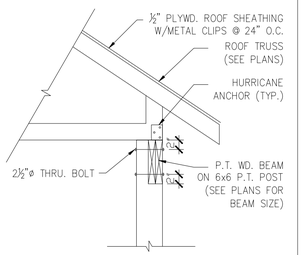


3 END GABLE DETAIL - SIDING
SCALE : 3/4" = 1'-0"

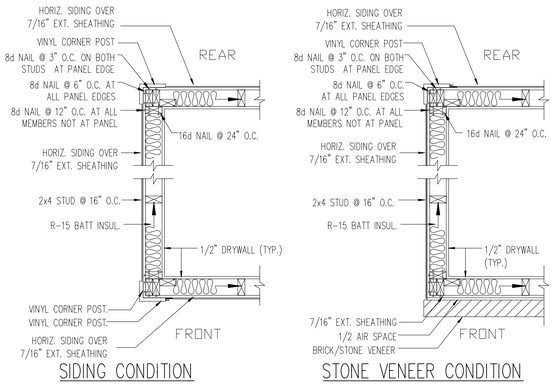


NOTE: REFERENCE WALL SECTION FOR INFORMATION NOT SHOWN

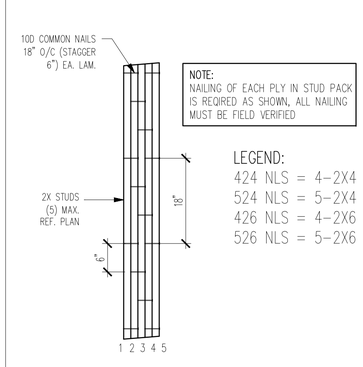
4 CANTILEVER DETAIL
SCALE : 3/4" = 1'-0"



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



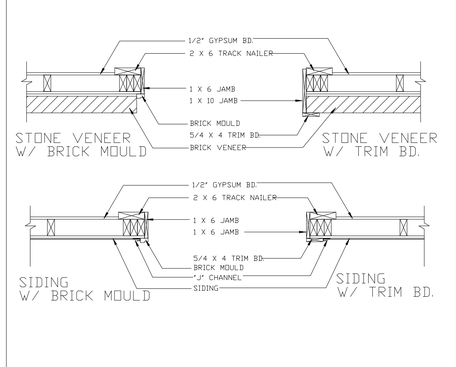
6 CORNER TRIM DETAILS
SCALE : 3/4" = 1'-0"



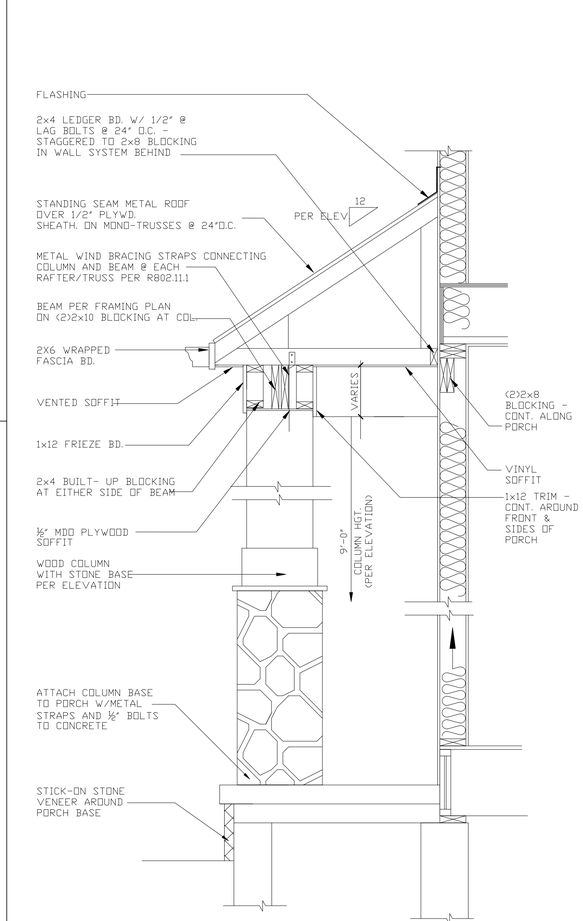
NOTE:
NAILING OF EACH PLY IN STUD PACK IS REQIRED AS SHOWN, ALL NAILING MUST BE FIELD VERIFIED

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

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



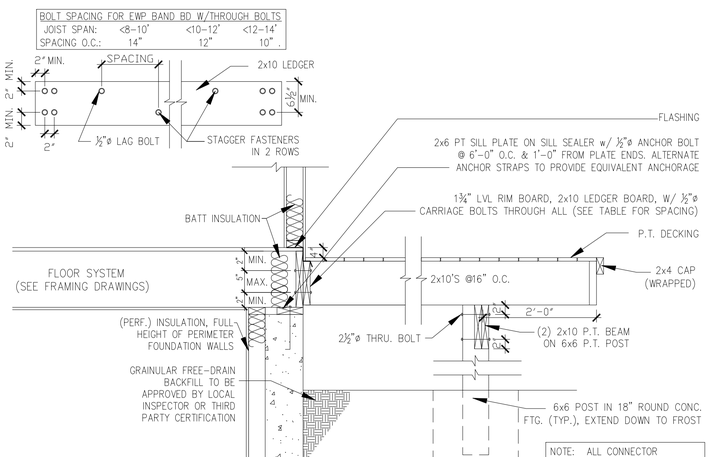
8 GARAGE JAMBS
SCALE : 3/4" = 1'-0"



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

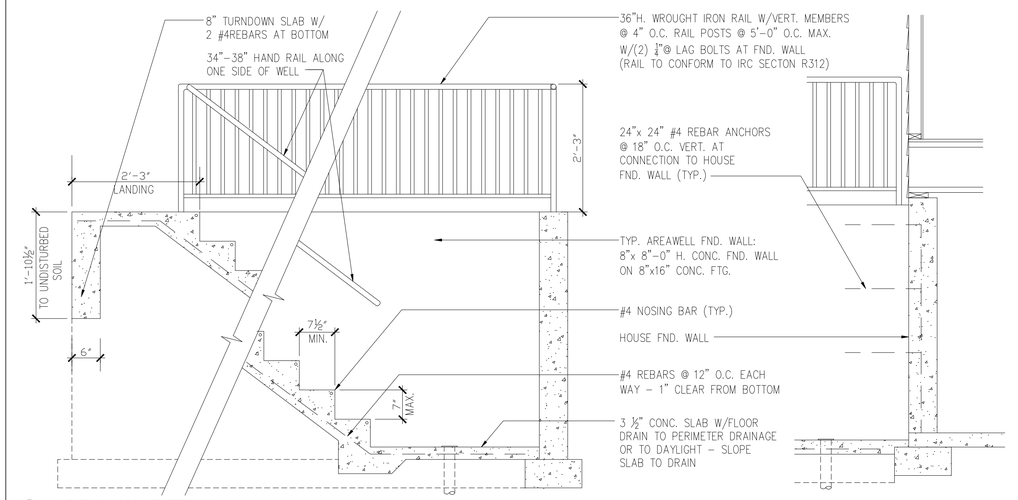
BOLT SPACING FOR EWP BAND BD W/THROUGH BOLTS

JOIST SPAN:	<8'-10"	<10'-12"	<12'-14"
SPACING O.C.:	14"	12"	10"



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

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



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

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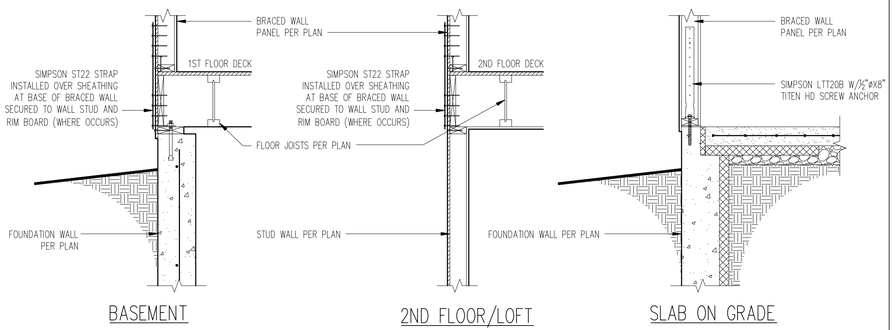
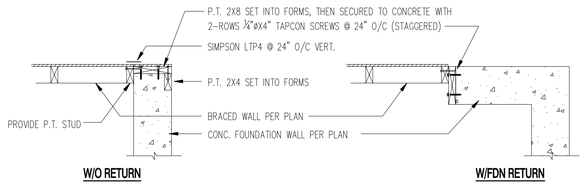


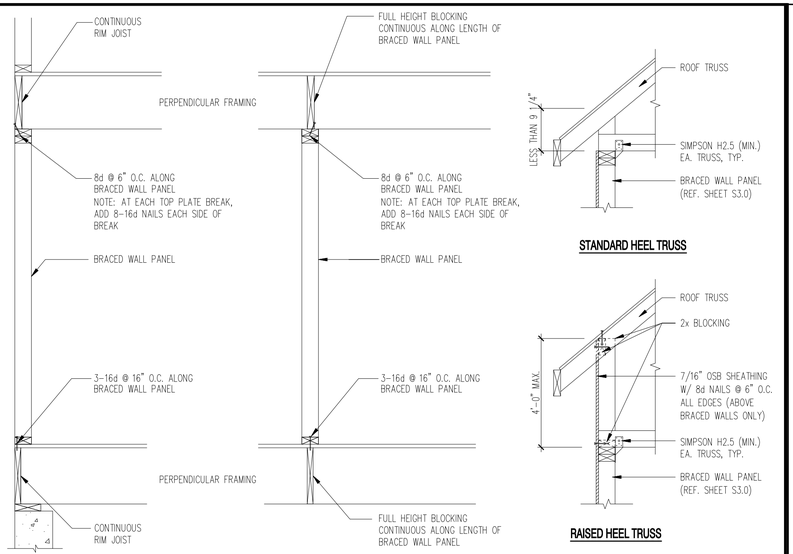
1 800# STRAP DETAILS

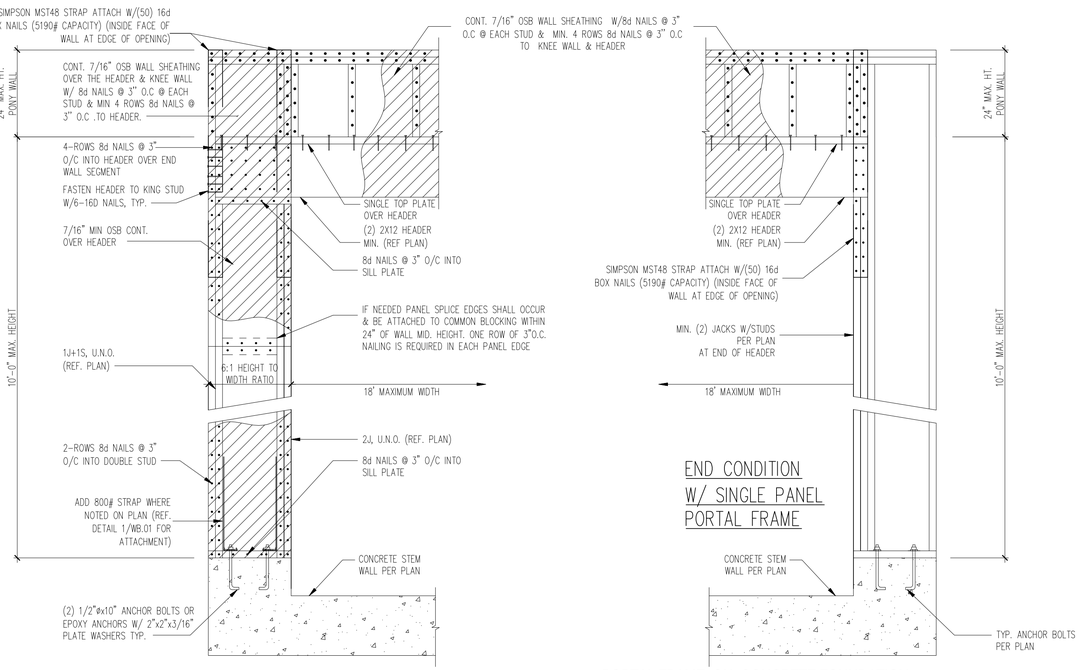
SCALE : 3/4" = 1'-0"

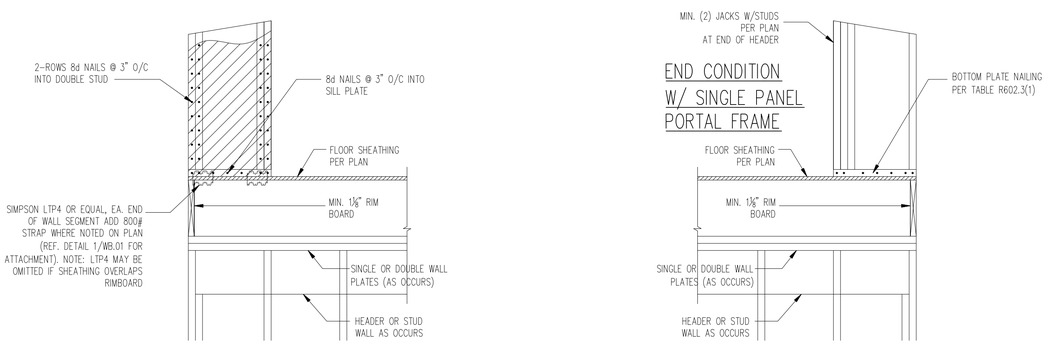


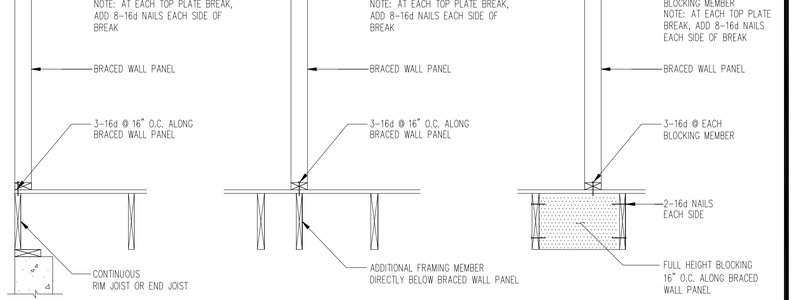
2 CONNECTION DETAIL AT WALKOUT

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









4 INTERIOR BRACED WALL PANEL/ROOF BLOCKING

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

WINDBRACING SCHEDULE

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

BRACED WALL SCHEDULE – SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE

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

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

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