

KEITHLEY ADDITION

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

ISSUED 02-02-26
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 COVER SHEET

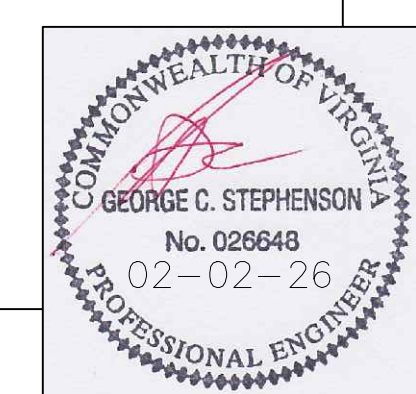
PROJ. NO. 25.065

DATE: 02-02-26

SHEET NO.

A1

1 OF 6



DRAWING LIST

- A1 - COVER SHEET
- A2 - SPECIFICATION SHEET
- A3 - FIRST FLOOR PARTIAL PLAN
- A4 - FOUNDATION PLAN & BUILDING SECTION
- A5 - ELEVATIONS
- A6 - WALL BRACING

ABBREVIATIONS

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

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 32' (2 STORY)

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) = 2,000 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

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WARRENTON, VA

ENGINEER/DESIGNER:
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6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

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
BASMENT WALLS	N/A	N/A	N/A
CRAWLSPACE WALLS	R-15 BLANKET	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

GENERAL NOTES

ENGINEER / DESIGNER
DESIGN
6360 TENNIS COURT
VA 22073
(540)218-8330

APPROVED FOR CONSTRUCTION

Table with columns for ENGINEER, OWNER, DWNER, BUILDING OFFICIAL, HEALTH DEPARTMENT and DATE.

DESIGN CODE - VARC 2021

1.0 GENERAL CONDITIONS

- 1.01 THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ENGINEER...
1.02 CONSTRUCTION SHALL COMPLY WITH THE LATEST ENFORCED EDITION OF IRC AND/OR IBC...
1.03 THE WORK SHALL BE IN ACCORDANCE WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL...
1.04 THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES...
1.05 DO NOT SCALE DRAWINGS.
1.06 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB...
1.07 IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS...
1.08 SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH...
1.09 DESIGN LOADS ARE AS FOLLOWS

- 1.10 THE BASIC STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE DYNAMIC ACTION OF THE FLOORS, WALLS & ROOF...
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...
1.12 ALL SUB-CONTRACTORS SHALL BE REQUIRED TO SEAL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE...
1.14 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOISTS...
1.15 BASEMENT AND FOUNDATION WALLS ARE DEPENDANT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY...
1.16 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURE DUE TO FIELD MODIFICATIONS WITHOUT PRIOR APPROVAL OF THE ENGINEER...

2.0 SITE WORK

- 2.01 THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING OR LANDSCAPING...
2.02 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS...
2.03 BACKFILL AND COMPACTION - USE ONLY CLEAN WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL...
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 CONCRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318 & ALL LOCAL CODES.
3.02 CONCRETE USED FOR FOOTING, BASEMENT SLABS, AND INTERIOR SLABS...
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 W/M PLACED MIDWAY IN SLAB...
3.05 FIRM 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...
3.08 SUMP PUMP PIT SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR...
3.09 ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A FLEXING ARCH ROD...
3.10 INSTALL STEEL REINFORCING IN SLABS AS REQUIRED BY LOCAL CODE AND SITE CONDITIONS...
3.11 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR AT OR ABOVE 3 RISERS.
3.12 TOP COURSES OF CONCRETE FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.
3.13 GARAGE SLABS SHALL BE MINIMAL 4" CONCRETE OVER 4" OF WASHED GRAVEL...
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.

4.0 MASONRY

- 4.01 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FLT MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING:
4.02 LINTELS FOR MASONRY WALLS SEE SECTION 50 DETAILS.
4.03 MASONRY VENEER CONSTRUCTION - TO HAVE VERTICAL TIES AT 16" O.C. AND HORIZONTAL TIES AT 32" O.C. FLASH AT BASE AND PROVIDE VEEPLY PAINT OVERSYPAY, ETC. NO DEBRIS OF ANY KIND SHALL BE PLACED IN THE BACKFILL.
4.04 USE TYPE S MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
4.05 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...
5.02 ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED...
5.03 VENER TIE SHALL BE 2# GAUGE GALVANIZED, CORRUGATED 7/8" BY METAL.
5.04 STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY...
5.05 MAILING SCHEDULE PER MANUFACTURER'S RECOMMENDED STANDARDS...
5.06 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER.
5.07 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED...
5.08 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

- 6.03 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH STYROFOAM SHEATHING...
6.04 ALL BASEMENT INTERIOR BEARING WALLS SHALL BE SHEATHED WITH A MINIMUM OF 1/2" RIGID INSULATION...
6.05 ALL DIMENSIONS SHOWN ON PLANS ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE...
6.06 ALL 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" TO 1 1/4" ABOVE FINISHED FLOOR...
6.08 INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH A MINIMUM OF 6'-0" HEADROOM...
6.09 SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT...
6.10 FIREPLACE CHIMNEY TO BE MINIMUM 2'-0" ABOVE NEAREST 10'-0" PORTION OF ROOF...
6.11 UNFINISHED BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-9 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS...
6.12 NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS BASEMENT LIGHT/VENT AREA = 2x4' FLOOR AREA LIGHT AREA PER ROOM = 0x FLOOR AREA...
6.13 FIRESTOPPING SHALL BE PROVIDED AT ALL INTERSECTIONS...
6.14 SHELVING - ALL SHELVING SHALL BE 5/8" FILLED FLAMEBOARD WITH TAPERED FRONT EDGE...
6.15 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS...
6.16 JOISTS AND GIRDS - SEE FRAMING PLANS FOR SIZE AND SPACING...
6.17 DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONFORMANCE WITH THE TRUSS PLATE INSTITUTE - TPI-2002...
6.18 ALL TRUSSES ARE STAMPED AND CERTIFIED BY A REGISTERED ENGINEER...
6.19 MINIMUM WOOD HEADER SIZES FOR OPENINGS ARE:
OPENING 1 STORY ABOVE 2 STORIES ABOVE
3' 2-2x8's 2-2x8's
4' 2-2x8's 2-2x8's
5' 2-2x8's 2-2x8's
6' 3 1/2"x11 1/4" PSL/LVL 3 1/2"x9 1/4" PSL/LVL
7' 3 1/2"x11 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 3 1/2"x11 1/4" PSL/LVL
10' 3 1/2"x11 1/4" PSL/LVL 3 1/2"x11 1/4" PSL/LVL
6.20 INTERIOR GARAGE/DWELLING SEPARATION WALLS - UL DESIGN U985 W/ 1 3/4" SOLID CORE DOOR CEILING - 5/8" TYPE 'X' GYPSUM BRYWALL.
6.21 SILL PLATE TREATED TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD LP-2 OR LP-4 WHERE INDICATED ON PLANS.
6.22 ALL EXPOSED EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED...
6.23 MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL BE 19%.

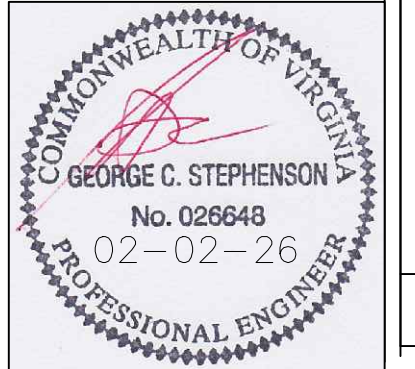
6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

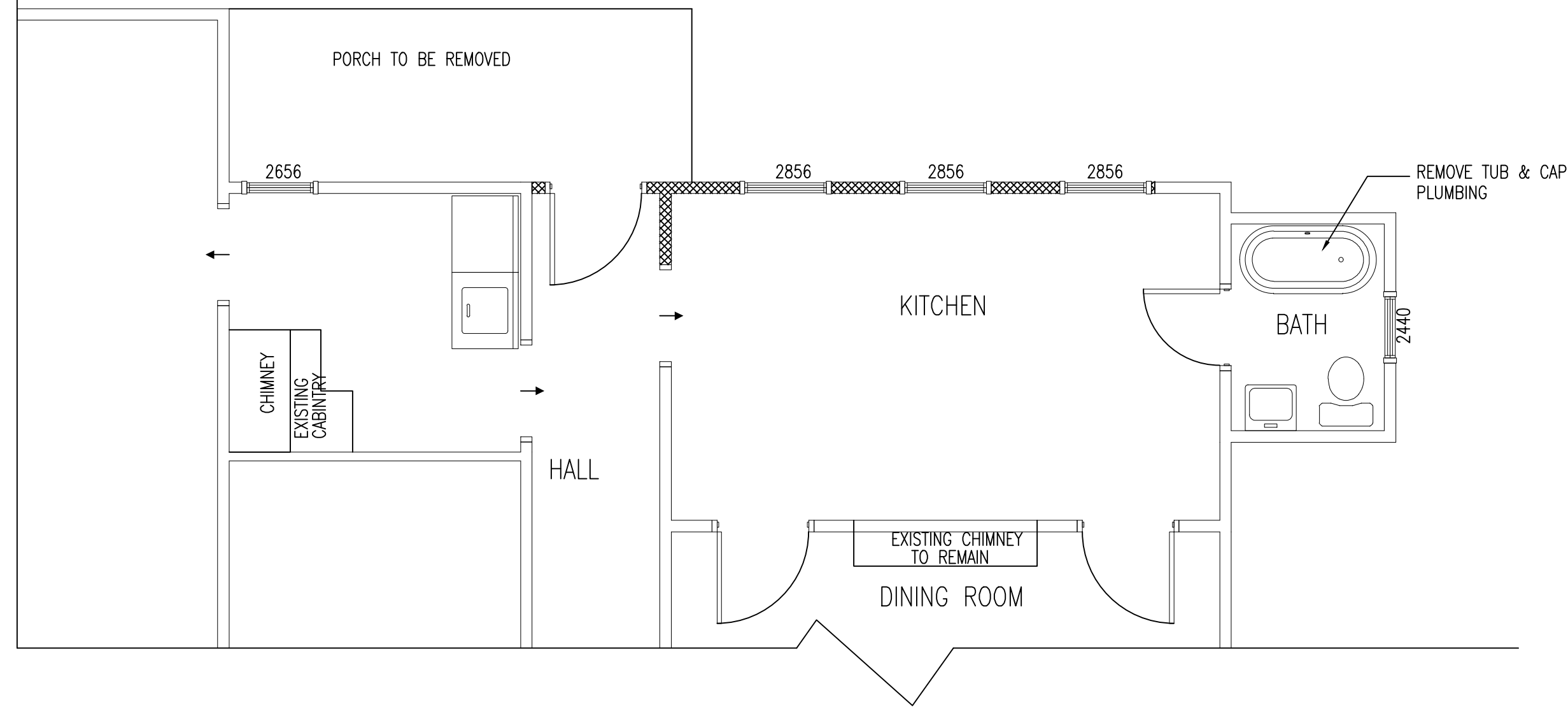
- F. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATIONS...
G. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MANUFACTURER FASTENERS BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS...
6.25 WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER...
6.26 WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD 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...
6.28 SUBFLOOR TO BE 3/4" T AND G OSB STANDARD UNLESS OTHERWISE NOTED...
6.29 ALL WOOD BLOCK, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS...
7.0 THERMAL AND MOISTURE PROTECTION
7.01 THE STRUCTURE SHALL BE EQUIPPED WITH A CONTROLLED METHOD OF WATER DISPOSAL...
7.02 ALUMINUM FLASHING SHALL CONFORM TO ASTM A-525...
7.03 OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL...
7.04 PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE...
7.05 WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) SHALL HAVE R-11 BATT INSULATION WITH AIR VAPOR BARRIER.
7.06 ROUGH CARPENTRY CONTRACTORS SHALL INSTALL FIBERGLASS SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS.
7.07 ALL SHEATHING PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
7.08 PROVIDE SOFFIT VENTS AND RIDGE VENTS OR GABLE END VENTS SHOWN ON DRAWINGS...
7.09 VAPOR BARRIERS TO FACE FINISHED SIDE OF SPACE, A HEAT/LOSS GAIN CALCULATION ALONG WITH A RTU CALCULATION SHALL BE SUPPLIED...
7.10 INSULATE EXTERIOR WALLS BETWEEN ALL FLOOR JOIST/TRUSSES WITH R-16 BATT INSULATION FOR 2x4 WALL CONSTRUCTION AND R-19 BATT INSULATION FOR 2x6 WALL CONSTRUCTION.

9.0 FINISHES

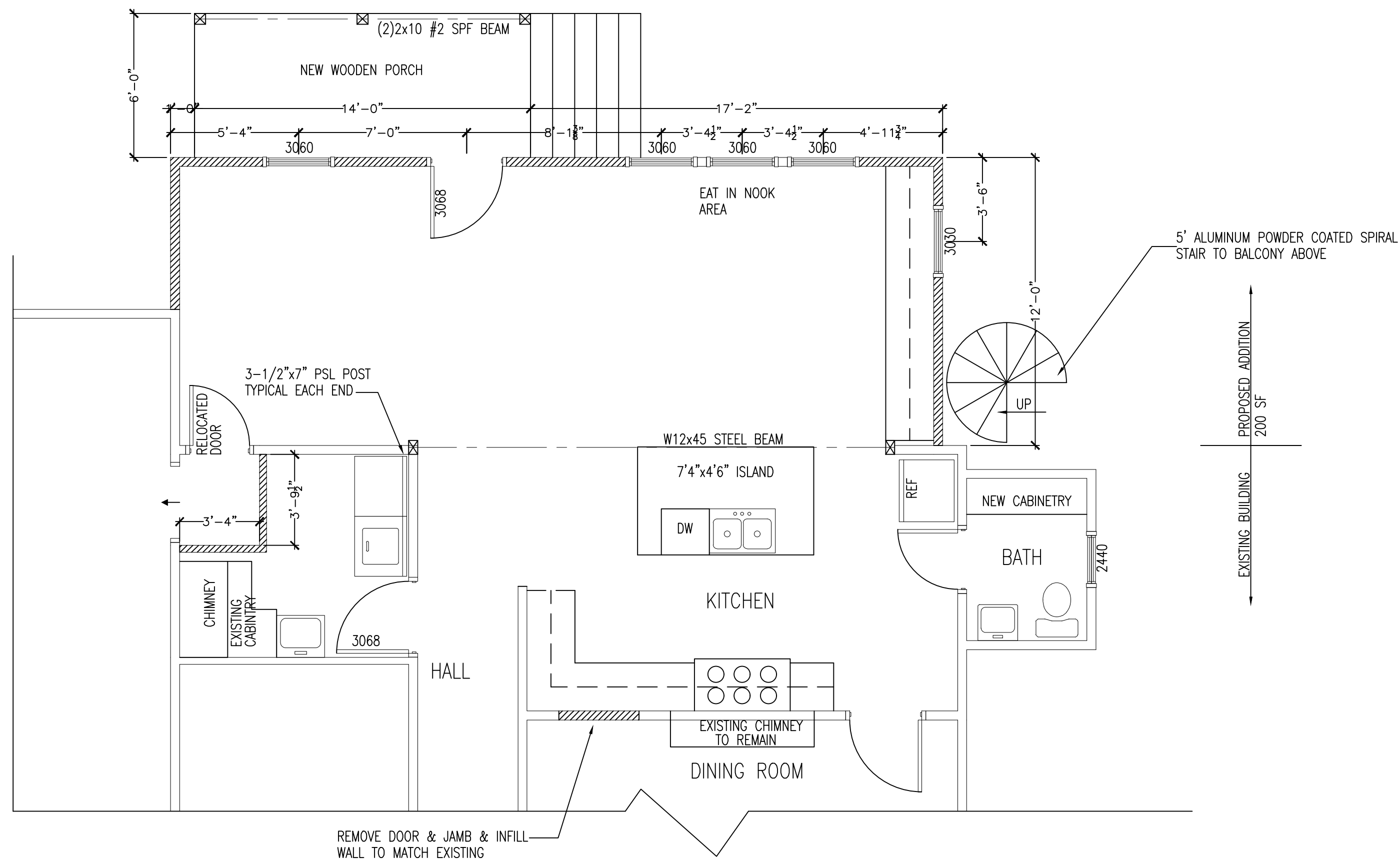
- 9.01 GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS...
9.02 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
9.03 ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERMITTED TO BE FRAMED ON MEMBERS.
9.04 INSTALL MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHERE MOISTURE CONDITIONS EXIST.
9.05 CERAMIC TILE SHALL BE 4 1/4" x 4 1/4" GLAZED TILE...
9.06 RESILIENT FLOORING - SHALL BE SHEET VINYL OR VINYL COMPOSITION TILES INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
9.07 PROVIDE SUITABLE FLOOR UNDERLAYMENT FOR ALL CERAMIC AND RESILIENT FLOORING.
9.08 APPLICATION OF PAINT AND OTHER COATINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS...
9.09 PAINT INTERIOR CEILINGS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT WALLS...
9.10 PAINT EXTERIOR TRIM COAT PRIME COAT FINISH COLOR SELECTED BY THE ENGINEER.
9.11 MECHANICAL
9.12 ALL PIPES, DUCTS, VENTS, WIRING, AND CHASSES WHICH PENETRATE CEILING DIRECTLY BELOW TRUSSES OR ROOF ASSEMBLIES SHALL BE DRAFTSTOPPED.
9.13 AIR HANDLER SHALL BE STANDARD, SIZE AND MODEL AS PER HEAT LOSS/HEAT GAIN CALCULATIONS.
9.14 PER LOCAL CODE REQUIREMENTS, DWELLING SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ONE AND TWO FAMILY.
9.15 SANITARY COLD AND HOT WATER AND ALL OTHER PIPING SHALL CONFORM TO THE REQUIREMENTS, LOCAL AND STATE...
9.16 ALL DRYERS TO BE VENTED TO EXTERIOR SIDE ON ROOF OF HOUSE.
9.17 ELECTRICAL
9.18 THE INTENT OF THE ELECTRICAL PLAN IS TO INDICATE IN GENERAL, A DESCRIPTION OF THE ELECTRICAL SYSTEM FOR THE STRUCTURE...
9.19 WINDOW AND DOOR SIZES SHALL BE AS SHOWN ON PLANS...
9.20 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE...
9.21 ALL OPERABLE WINDOWS SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22073 (540)212-8330
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REVISIONS
OWNER: SCOTT & NATALIE KEITHLEY 80 CULPEPER STREET WARRINGTON, VA 22690 (540)207-7342
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DESIGN BY: CS
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DRAWING SPECIFICATIONS
PROJ. NO. 25.065
DATE: 02-02-26
SHEET NO.
A2
2 OF 6





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



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

WALL LEGEND
 EXISTING WALL TO REMAIN [Solid line]
 EXISTING WALL TO BE REMOVED [Dashed line]
 PROPOSED WALL [Hatched line]

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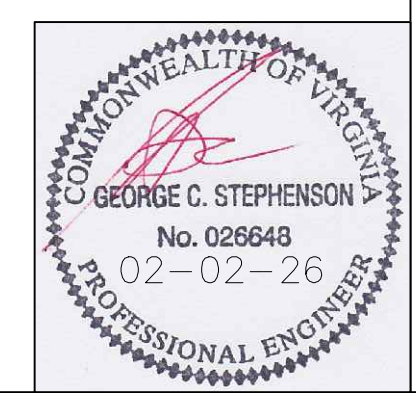
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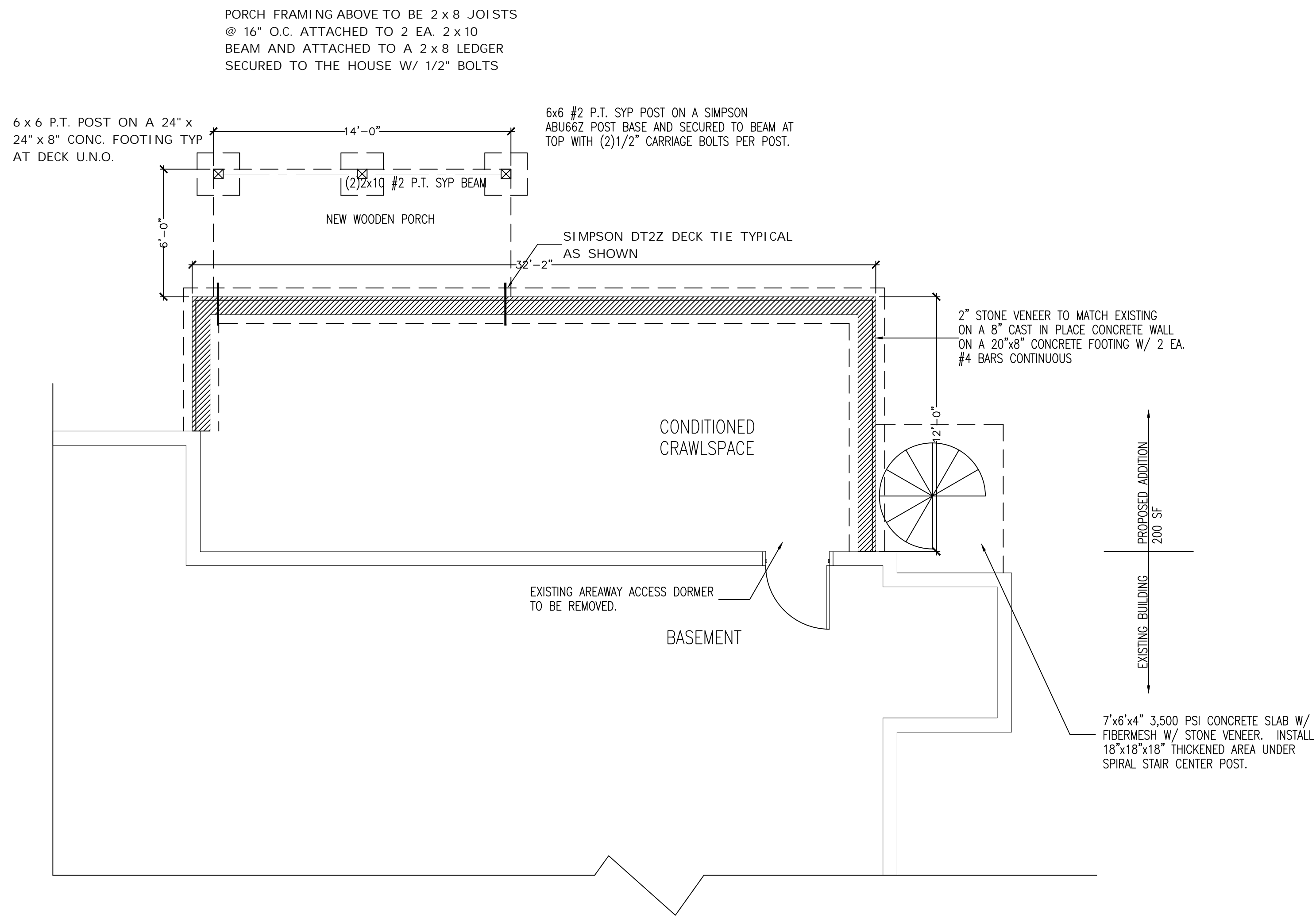
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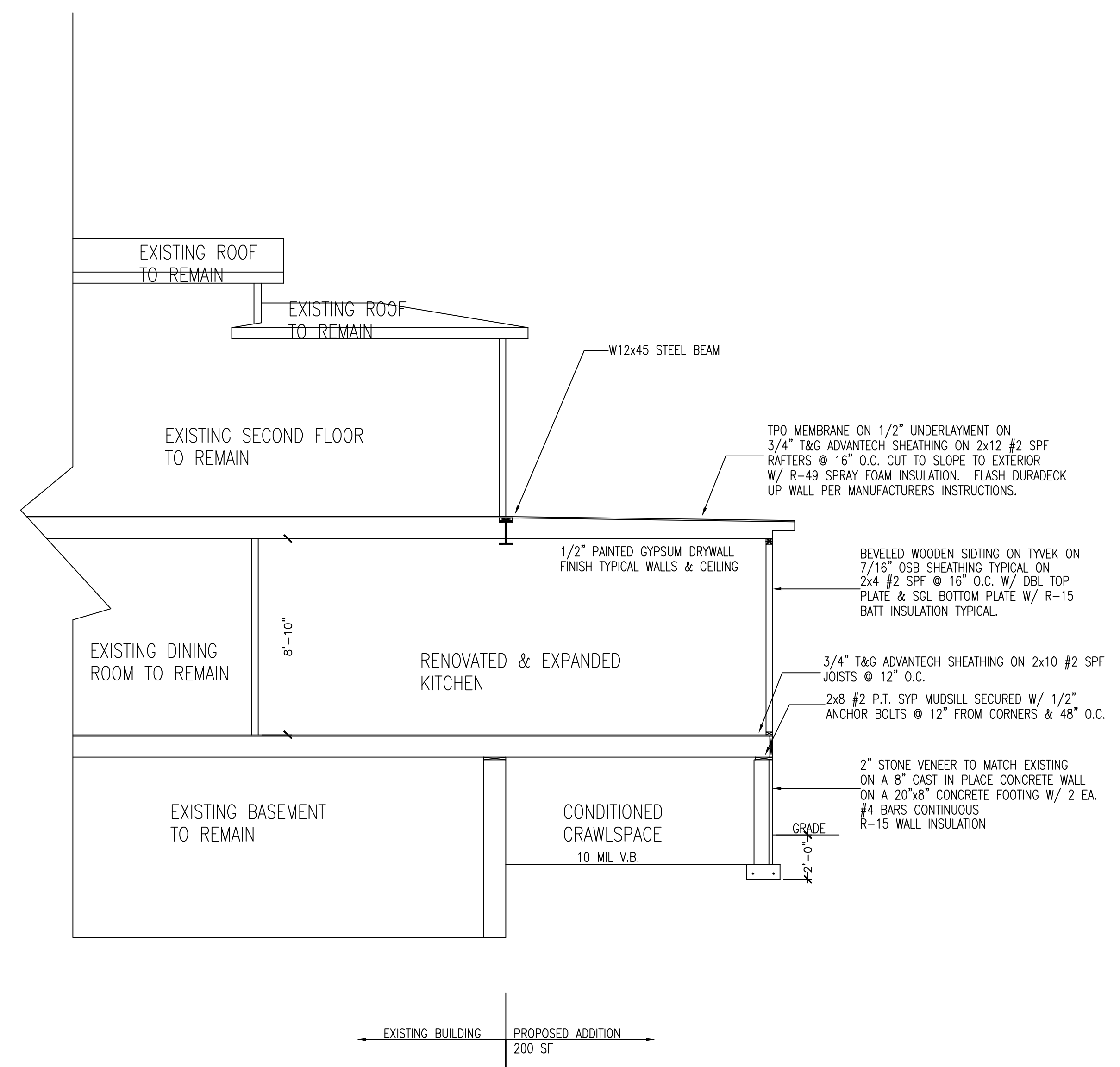
A3
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FOUNDATION PLAN
1/4" = 1'-0"

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



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

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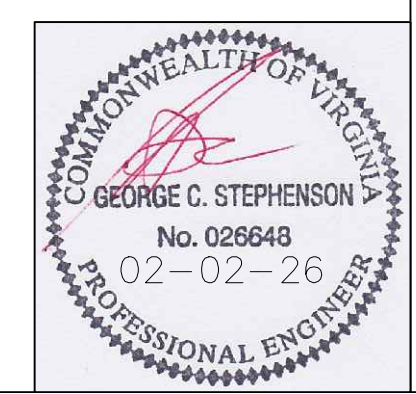
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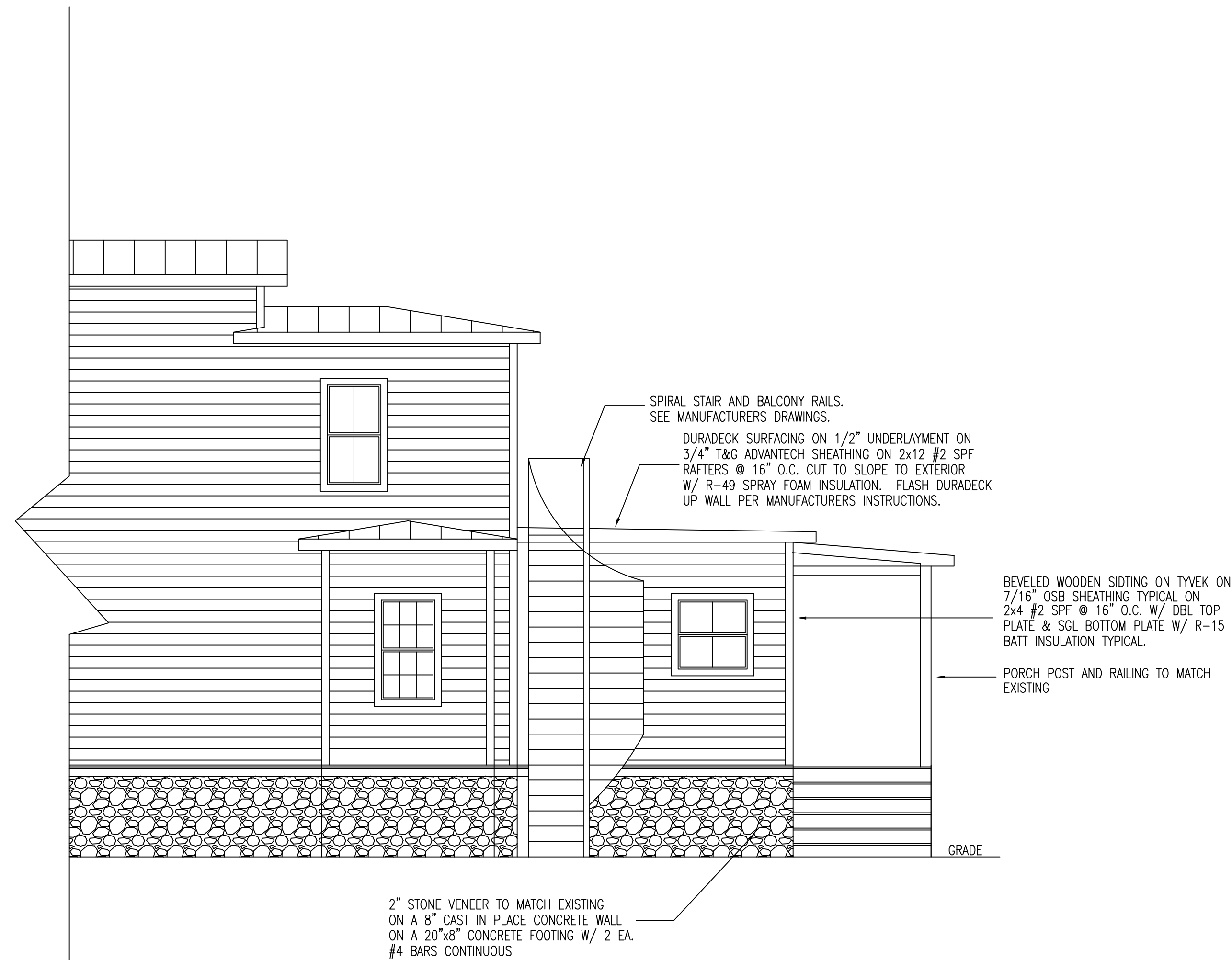
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A4

4 OF 6





RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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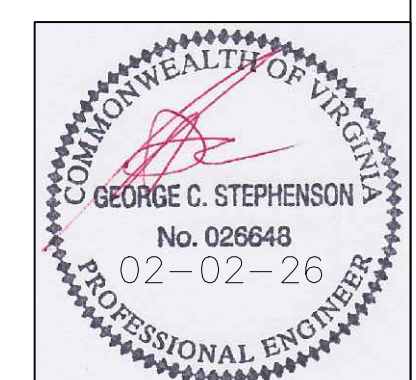
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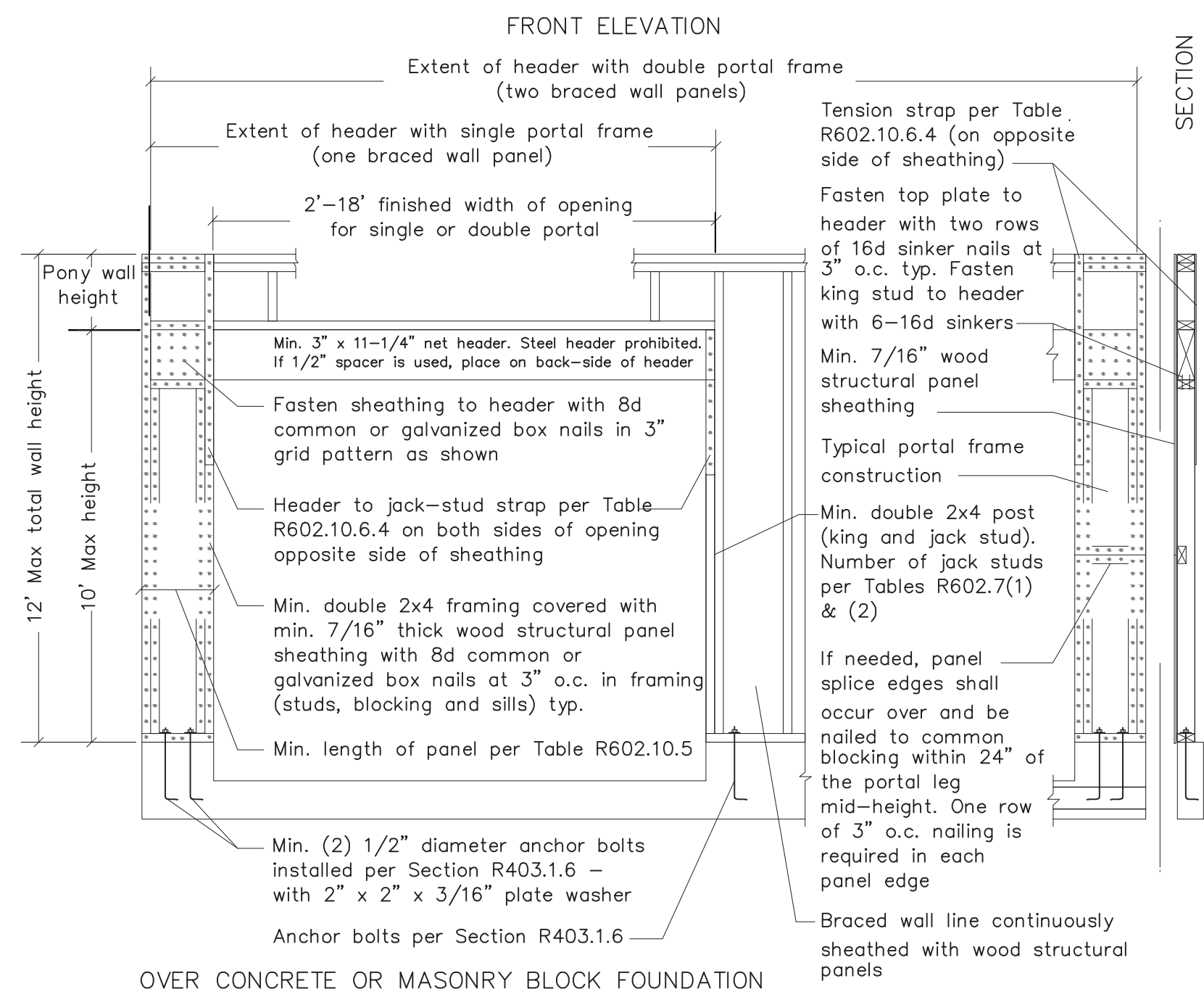
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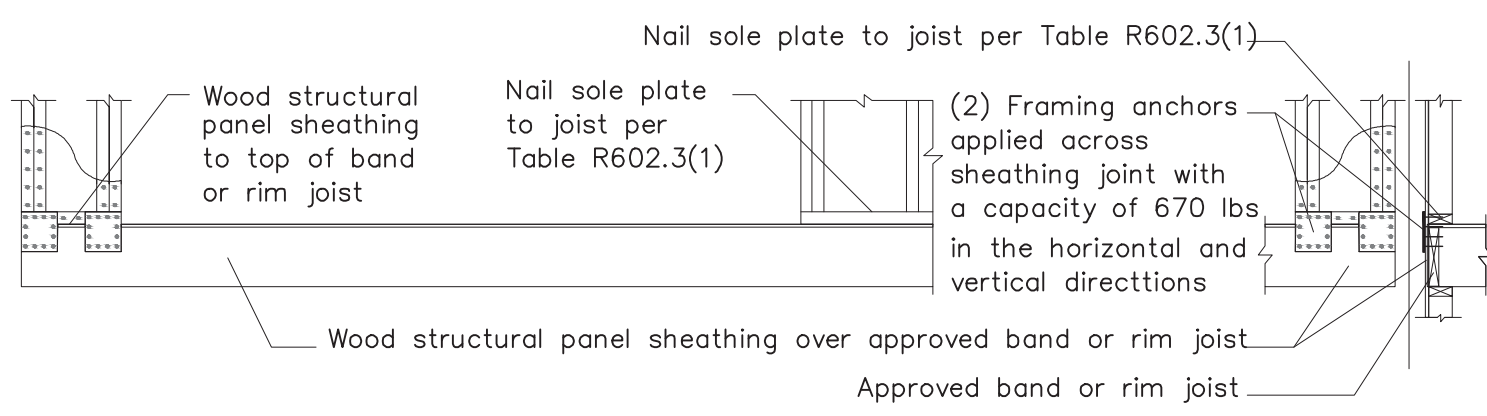
A5

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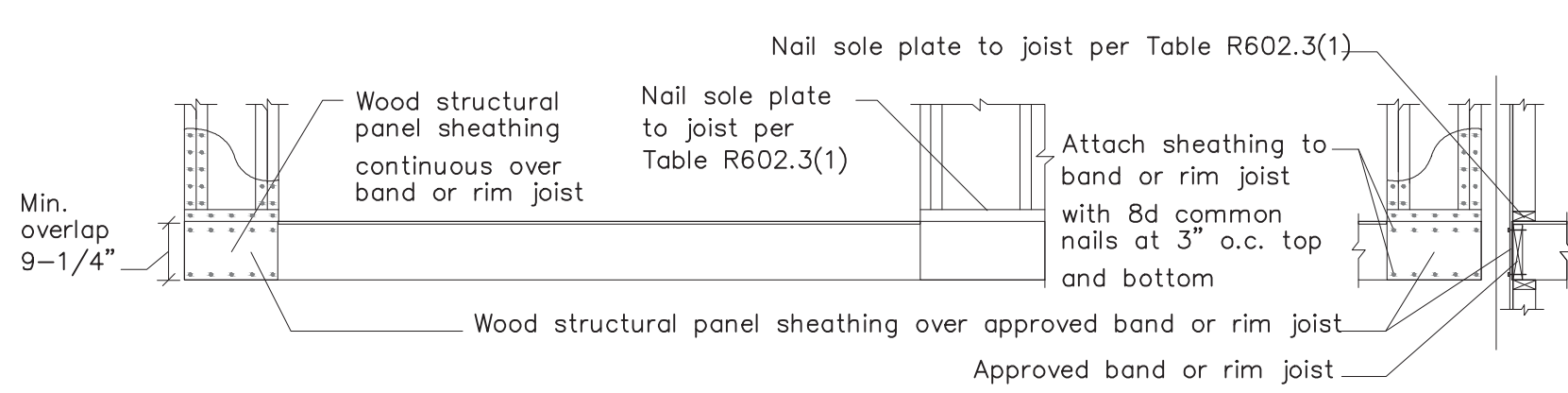




OVER CONCRETE OR MASONRY BLOCK FOUNDATION



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

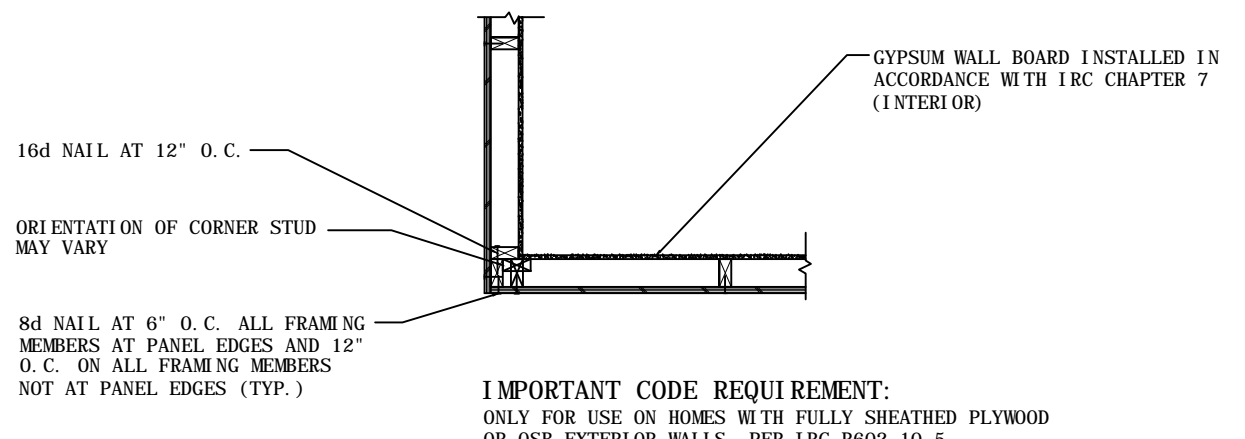
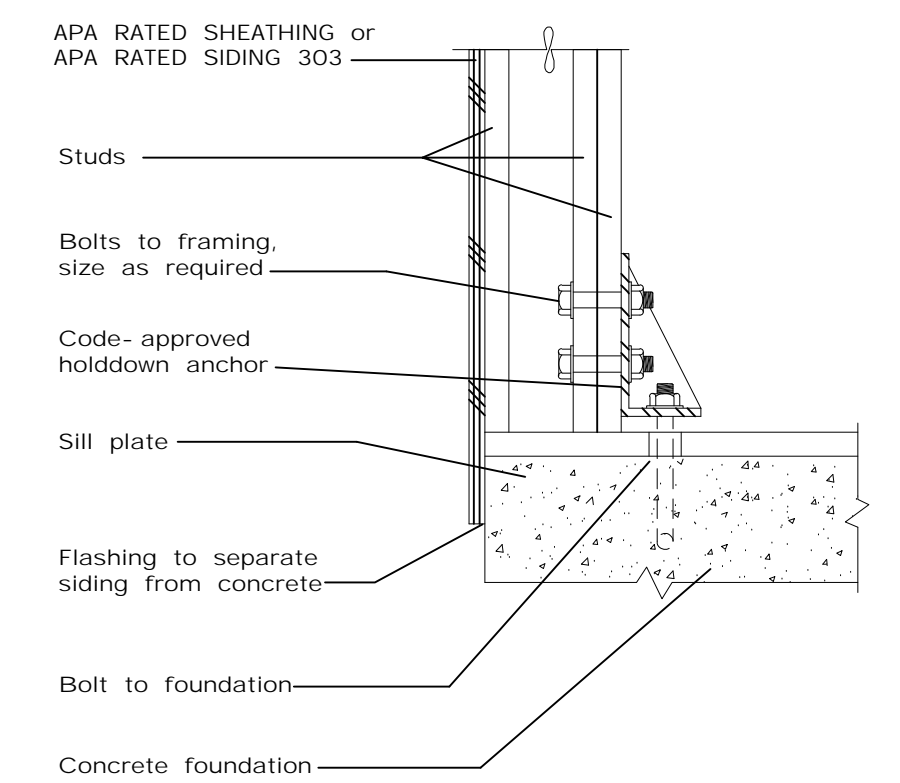


OVER RAISED WOOD FLOOR - OVERLAP OPTION
(When portal sheathing laps over band or rim joist)

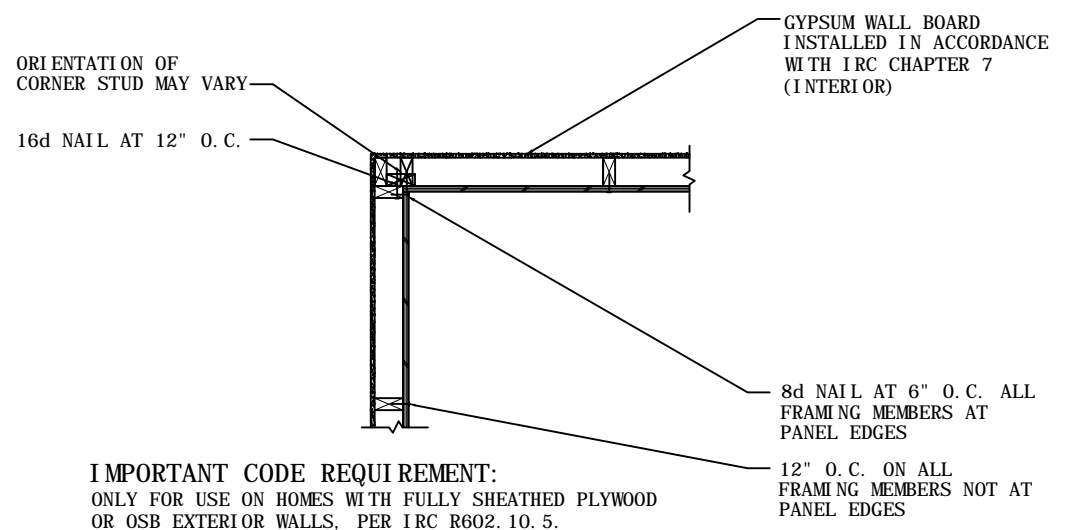
CS-PF DETAIL
VIRGINIA RESIDENTIAL CODE

SHEAR WALL FOUNDATION ANCHOR

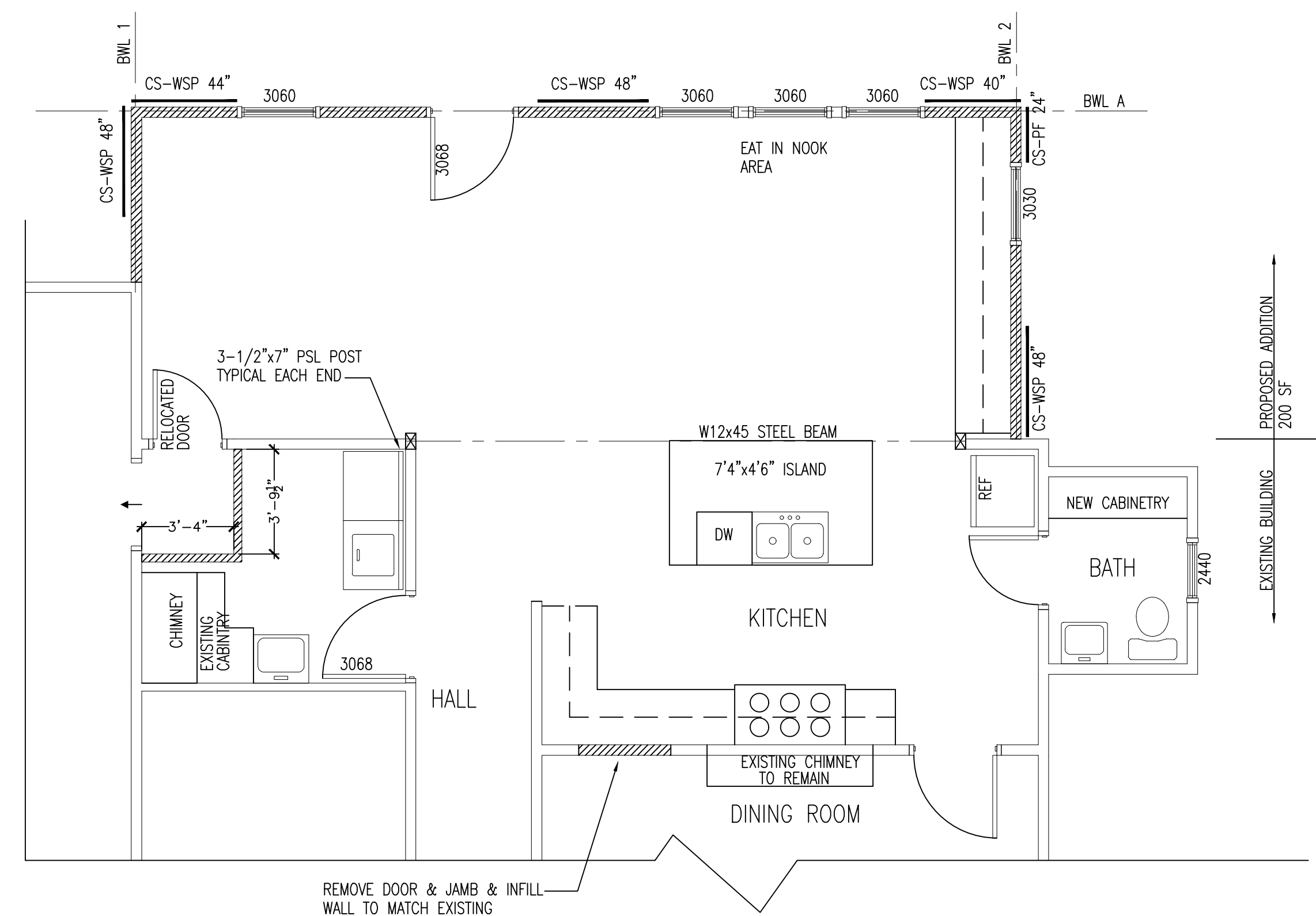
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. Regular foundation bolts may be all that is required in some cases.



EXAMPLE OF OUTSIDE CORNER DETAIL
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

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

ISSUED 02-02-26
REVISED

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

DESIGN BY: CS

DRAWN BY: CS

CHECKED BY: NK

PROJECT: KEITHLEY ADDITION
TITLE: DRAWING WALL BRACING

PROJ. NO.25.065

DATE: 02-02-26

SHEET NO.

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