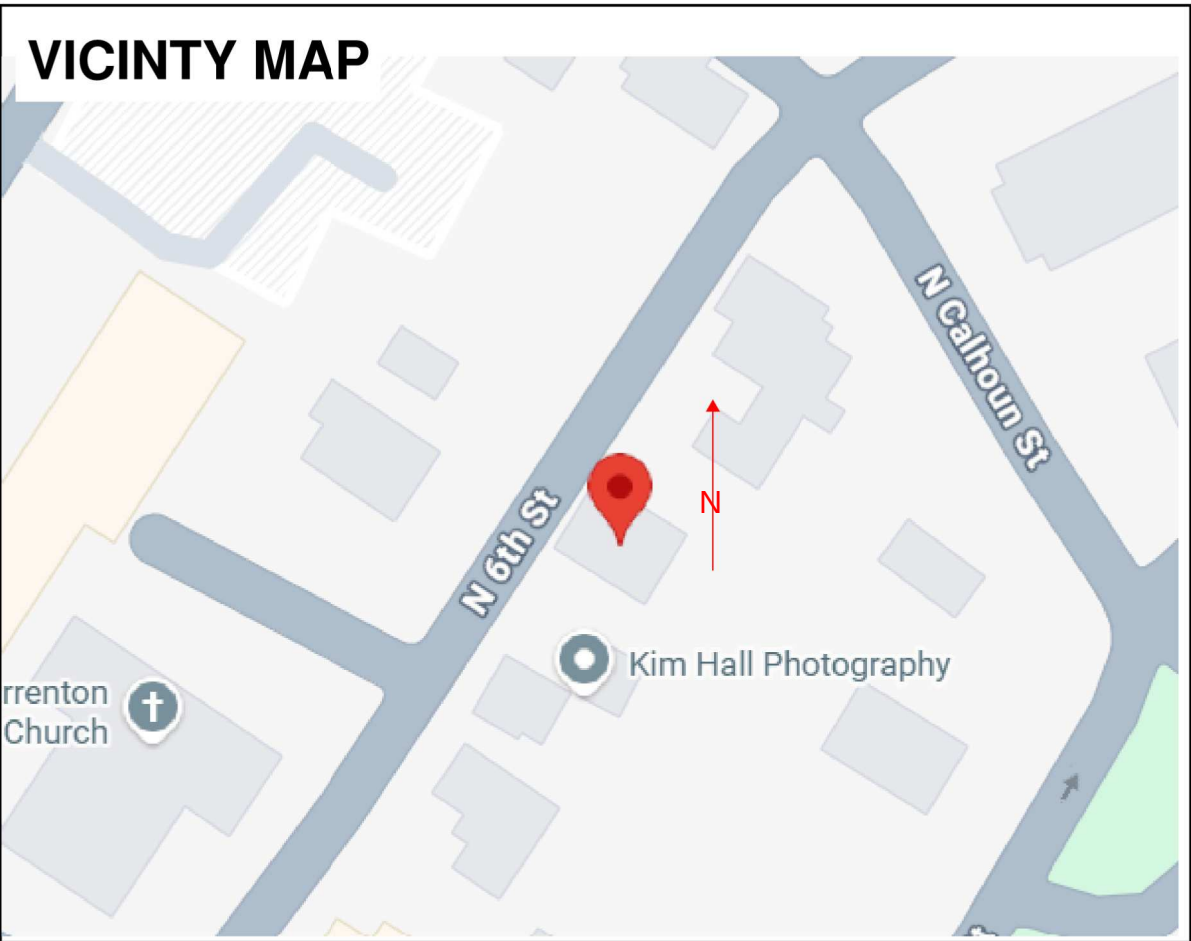




**Scope of Work:**  
Renovation and vertical expansion of an existing building. The existing building footprint will remain unchanged. The proposed work consists of converting a portion of the existing rear one-story section to a two-story section and constructing a new roof over the proposed second-floor area. Associated architectural and structural modifications, including wall and framing modifications, shall be provided as indicated on the drawings. All existing portions of the building not specifically identified for modification shall remain unchanged.

| ABBREVIATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SYMBOLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACT - ACOUSTIC CEILING TILE<br>AD - AREA DRAIN<br>AFF - ABOVE FINISHED FLOOR<br>ALUM - ALUMINUM<br>ANOD - ANODIZED<br>BSMT - BASEMENT<br>BYND - BEYOND<br>BOT - BOTTOM<br>CIP - CAST IN PLACE<br>CHNL - CHANNEL<br>CJ - CONTROL JOINT<br>CLG - CEILING<br>CLR - CLEAR<br>CMU - CONCRETE MASONRY UNIT<br>COL - COLUMN<br>COMPR - COMPRESSIBLE<br>CONC - CONCRETE<br>CONT - CONTINUOUS<br>CPT - CARPET<br>CT - CERAMIC TILE<br>CTYD - COURTYARD<br>DBL - DOUBLE<br>DEMO - DEMOLISH OR DEMOLITION<br>DIA - DIAMETER<br>DIM - DIMENSION<br>DIMS - DIMENSIONS<br>DN - DOWN<br>DR - DOOR<br>DWG - DRAWING<br>EA - EACH<br>EJ - EXPANSION JOINT<br>EL - ELEVATION<br>ELCC - ELECTRICAL<br>ELEV - ELEVATOR OR ELEVATION<br>EP - ELECTRIC PANEL<br>EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)<br>EQ - EQUAL<br>EXIST - EXISTING<br>EXP JT - EXPANSION JOINT<br>EXT - EXTERIOR<br>FD - FLOOR DRAIN OR FIRE DEPT.<br>FEC - FIRE EXTINGUISHER CABINET<br>FIT - FIXTURE<br>FLR - FLOOR<br>FM - FILLED METAL<br>FO - FACE OF<br>FND - FOUNDATION<br>GA - GAUGE<br>GALV - GALVANIZED<br>GWS - GYPSUM WALL BOARD<br>HC - HOLLOW CORE<br>HI - HIGH<br>HM - HOLLOW METAL<br>HP - HIGH POINT<br>HR - HOUR<br>HVAC - HEATING, VENTILATING, AND AIR CONDITIONING | ILO - IN LIEU OF<br>INSUL - INSULATED OR INSULATION<br>INT - INTERIOR<br>LO - LOW<br>MAX - MAXIMUM<br>MO - MASONRY OPENING<br>MECH - MECHANICAL<br>MEMBR - MEMBRANE<br>MIN - MINIMUM<br>MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD<br>MTL - METAL<br>NIC - NOT IN CONTACT<br>NO - NUMBER<br>NOM - NOMINAL<br>OC - ON CENTER<br>OH - OVERHANG OR OPPOSITE HAND<br>OPP - OPPOSITE OR OPPOSITE HAND<br>OZ - OUNCE<br>PCC - PRE CAST CONCRETE<br>PLUMB - PLUMBING<br>PLYD - PLYWOOD<br>PT - PRESSURE TREATED<br>PNT - PAINT OR PAINTED<br>PVC - POLYVINYL CHLORIDE<br>RBR - RUBBER<br>RCP - REFLECTED CEILING<br>RD - ROOF DRAIN<br>REQD - REQUIRED<br>RM - ROOM<br>SIM - SIMILAR<br>SPEC - SPECIFIED OR SPECIFICATION<br>SPK - SPRINKLER OR SPEAKER<br>SSTL - STAINLESS STEEL<br>STC - SOUND TRANSMISSION COEFFICIENT<br>STL - STEEL<br>STRUCT - STRUCTURE OR STRUCTURAL<br>T&G - TONGUE AND GROOVE<br>TELE - TELEPHONE<br>TME - TO MATCH EXISTING<br>TO - TOP OF<br>TOC - TOP OF CONCRETE<br>TOS - TOP OF STEEL<br>TD - TELEPHONE/DATA<br>TYP - TYPICAL<br>UNO - UNLESS NOTED OTHERWISE<br>UIS - UNDERSIDE<br>VIF - VERIFY IN FIELD<br>VP - VISION PANEL<br>WI - WITH<br>WD - WOOD |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PROPERTY LINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SETBACK LINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Index Sheet |                             |
|-------------|-----------------------------|
| ID          | Name                        |
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| A-2         | 2nd Floor Demolition Plan   |
| A-3         | First Floor Proposed Plan   |
| A-4         | 2nd Floor Proposed Plan     |
| A-5         | Front Elevation             |
| A-6         | Rear Elevation              |
| A-7         | Side Elevation              |
| A-8         | Section A-A                 |
| A-9         | General Details             |
| S-0         | Structural Notes            |
| S-1         | Foundation Plan             |
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| S-4         | Bracing Plan                |
| S-5         | Structural Details          |

# CONSTRUCTION NOTES

1. COMPLY WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN & PAY FOR ALL PERMITS AND LICENSES AS REQUIRED. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY THE PROPER LOCAL AUTHORITIES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE BEFORE COMMENCEMENT OF WORK. THE G.C. SHALL REPORT ALL DISCREPANCIES TO THE OWNER AND DESIGNER. THE DRAWINGS REFLECT CONDITIONS AS CAN REASONABLY BE INFERRED FROM VISIBLE CONDITIONS, OR FROM DRAWINGS & INFORMATION FURNISHED BY OWNER, BUT CANNOT BE GUARANTEED.
3. ALL DIMENSIONS SHOULD BE CALCULATED, NEVER SCALED, AND SHALL BE VERIFIED BY THE CONTRACTOR, ON SITE, PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACE OF THE FINISHED SURFACE. THE G.C. IS TO WORK WITH OTHER TRADES AS REQUIRED TO MAKE ADJUSTMENTS IN PLAN SET FOR ALLOWANCES TO ENSURE PROPER FITMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND STRUCTURAL COMPONENTS.
4. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND IS RESPONSIBLE FOR INCORPORATING ALL REASONABLY INFERABLE CONDITIONS INTO THE WORK. NO CLAIM FOR ADDITIONAL COMPENSATION OR TIME BASED ON UNFAMILIARITY OF VISIBLE OR REASONABLY INFERABLE CONDITIONS WILL BE CONSIDERED. CONTRACTOR WARRANTS TO THE OWNER THAT THE SITE AND EXISTING CONDITIONS HAVE BEEN SURVEYED PRIOR TO SUBMITTING A FINAL CONTRACT PRICE. DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.
5. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, FREE AND CLEAR OF DEBRIS AND SHALL MINIMIZE AND CLEARLY MARK ALL PHYSICAL HAZARDS. EMERGENCY EGRESS PATHS MUST BE MAINTAINED AT ALL TIMES.
6. CONTRACTOR SHALL KEEP THE SITE SECURE AND FREE OF UNAUTHORIZED PERSONS AND KEEP ALL EXPOSED, EXISTING CONDITIONS SECURE FROM VANDALISM OR THEFT.
7. ALL MATERIALS STORED ON THE SITE SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND SAFE FROM THEFT OR VANDALISM.
8. DIMENSIONS PULLED FROM EXTERIOR ARE FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE SHOWN FROM WALL FACE TO WALL FACE.
9. CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS, LOCATIONS, MATERIALS & FINISHES BEFORE CONSTRUCTION BEGINS.
10. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
11. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
12. THE G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR CONSTRUCTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF EACH.
13. THE G.C. WILL KEEP ONE SET OF PERMITTED PLANS ON SITE AT ALL TIMES TO DOCUMENT ANY AND ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD OF DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ISSUED TO THEM AT THE CONCLUSION OF THE PROJECT.

| 2021 IECC Insulation and Fenestration Requirements: Climate Zone 4A (except Marine) |                         |
|-------------------------------------------------------------------------------------|-------------------------|
| COMPONENT                                                                           | REQUIREMENT             |
| Fenestration U-Factor <sup>1</sup>                                                  | 0.30                    |
| Skylight U-Factor                                                                   | 0.55                    |
| Glazed Fenestration SHGC <sup>2</sup>                                               | 0.40                    |
| Ceiling R-Value                                                                     | 60                      |
| Wood Frame Wall R-Value                                                             | 20 + 5 or 13 + 10       |
| Mass Wall R-Value <sup>3</sup>                                                      | 8/13                    |
| Floor R-Value                                                                       | 19                      |
| Basement Wall R-Value                                                               | 10/13                   |
| Slab R-Value & Depth (ft.)                                                          | 10 R-value, 4 ft. depth |
| Crawl Space Wall R-Value                                                            | 10/13                   |

# GENERAL NOTES

1. INTERIOR BASEMENT WALLS MUST BE FRAMED WITH 2X4 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER AND FINISHED WITH 1/2-INCH GYPSUM BOARD ON ONE SIDE UNLESS OTHERWISE NOTED.
2. EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER, WITH LAP SIDING AND SHEATHING ON THE EXTERIOR AND 1/2-INCH GYPSUM BOARD ON THE INTERIOR UNLESS OTHERWISE NOTED. EXTERIOR WALLS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE MUST HAVE A 1-HOUR FIRE RATING ON BOTH SIDES. TESTED PER ASTM E119 OR UL 263. OVERHANGS LESS THAN 5 FEET FROM PROPERTY LINES MUST ALSO HAVE A 1-HOUR FIRE-RATED UNDERSIDE AS REQUIRED BY THE 2018 IRC.
3. FLOOR ASSEMBLIES THAT ARE NOT PROTECTED BY A FINISHED CEILING MUST HAVE FIRE PROTECTION AS REQUIRED BY SECTION R501.3 OF THE BUILDING CODE.
4. FRAMING DIMENSIONS ARE MEASURED TO THE FACE OF THE STUD OR CONCRETE WALL, WHILE BUILT-IN DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CABINETRY UNLESS OTHERWISE NOTED.
5. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR HEIGHT OF 24 INCHES, A MINIMUM NET CLEAR WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.
6. STAIRWAYS MUST PROVIDE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES, MEASURED FROM A LINE CONNECTING NOSING EDGES, EXCEPT FOR SPIRAL STAIRWAYS, WHICH ARE PERMITTED TO HAVE A MINIMUM HEADROOM OF 6 FEET 6 INCHES. RISER HEIGHTS MUST BE BETWEEN 4 INCHES AND 7-3/4 INCHES, WITH A MINIMUM TREAD DEPTH OF 10 INCHES. THE MAXIMUM VERTICAL RISE BETWEEN LANDINGS MUST NOT EXCEED 12 FEET. LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRWAYS, WITH A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY BUT NOT EXCEEDING 48 INCHES.
7. HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS, AS PER SECTION R311.7.8 OF THE BUILDING CODE. THEY MUST BE INSTALLED AT A HEIGHT OF 34 TO 38 INCHES ABOVE THE NOSING AND MUST EXTEND CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE STAIR, TERMINATING AT A NEWEL POST OR RETURNING INTO THE WALL. HANDRAILS MUST HAVE A GRASPABLE CROSS-SECTION WITH A DIAMETER BETWEEN 1-1/4 INCHES AND 2 INCHES OR AN EQUIVALENT SHAPE WITH A PERIMETER BETWEEN 4 INCHES AND 6.25 INCHES. A MINIMUM CLEARANCE OF 1-1/2 INCHES FROM THE WALL MUST BE MAINTAINED, AND HANDRAILS MUST NOT PROJECT MORE THAN 4-1/2 INCHES INTO THE REQUIRED STAIR WIDTH.
8. GUARDRAILS MUST BE INSTALLED AT OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GRADE. THE MINIMUM HEIGHT FOR GUARDRAILS ON WALKING SURFACES IS 42 INCHES, WHILE GUARDRAILS ALONG STAIRWAYS MUST BE BETWEEN 34 AND 38 INCHES HIGH. OPENINGS IN GUARDRAILS MUST NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, EXCEPT FOR STAIR BALUSTERS, WHICH MAY ALLOW A MAXIMUM OPENING OF 4-3/8 INCHES, AND TRIANGULAR OPENINGS BETWEEN STAIR TREADS, RISERS, AND THE BOTTOM OF THE GUARDRAIL, WHICH MAY ALLOW A MAXIMUM OPENING OF 6 INCHES.
9. SHOWER AND TUB WALLS MUST HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT EXTENDING AT LEAST 70 INCHES ABOVE THE DRAIN INLET, AS REQUIRED BY SECTION R307.2 OF THE BUILDING CODE. WATER-RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER AND TUB COMPARTMENTS, IN ACCORDANCE WITH ASTM C 630.
10. SMOKE DETECTORS MUST BE INSTALLED IN EVERY BEDROOM AND IN HALLWAYS ADJACENT TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN ALL DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES, AS PER SECTION R315 OF THE BUILDING CODE.
11. ALL INSULATION FOR THE PROJECT MUST ADHERE TO THE 2018 IECC ENERGY CODE. THIS INCLUDES SPECIFIC MINIMUM R-VALUES: R-49 FOR CEILINGS/ROOFS, R-20 OR R-13+5 FOR WOOD FRAME EXTERIOR WALLS, R-8/13 FOR MASS WALLS, R-19 FOR FLOORS OVER UNCONDITIONED SPACES, R-10/13 FOR BASEMENT WALLS, R-10 WITH A 2-FOOT DEPTH FOR UNDER SLABS, AND R-10/13 FOR CRAWL SPACE WALLS. FURTHERMORE, ALL PLUMBING PIPES AND SYSTEMS, INCLUDING BATHTUBS, REQUIRE THERMAL INSULATION. THE INSTALLATION OF AIR BARRIERS AND INSULATION MUST STRICTLY FOLLOW MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH BOTH ENERGY CODE TABLE R402.4.1.1 AND SECTION R402.4
12. WATERPROOF MEMBRANES, VAPOR BARRIERS, AND MINIMUM REQUIRED INSULATION MUST BE INSTALLED AT ALL NEW EXTERIOR WALLS AND EXTERIOR WALL INFILLS.
13. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND MUST BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AS REQUIRED BY SECTION R319 OF THE BUILDING CODE.
14. BATHROOMS MUST HAVE MECHANICAL VENTILATION VENTED DIRECTLY OUTDOORS, AND VENTS MAY NOT TERMINATE IN ATTICS OR CRAWL SPACES, AS REQUIRED BY SECTION M1506.2 OF THE MECHANICAL CODE.
15. STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS. ENLARGED DRAWINGS TAKE PRECEDENCE OVER OVERALL PLANS AND SECTIONS.
16. ALL CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY EXTENSIONS OR INFILLS TO EXISTING WALLS MUST MATCH THE THICKNESS OF THE EXISTING CONSTRUCTION TO ENSURE A SEAMLESS TRANSITION. UNLESS OTHERWISE NOTED, ANNOTATIONS INDICATE NEW CONSTRUCTION, WITH (E) USED TO DENOTE EXISTING ELEMENTS AND (N) FOR NEW ELEMENTS.

## PROJECT DIRECTORY

OWNER :  
Mowafaq Ali

MAILING ADDRESS:  
25 N 6th St, Warrenton, VA 20186

PROJECT JURISDICTION:  
City of Warrenton

## APPLICABLE CODES

2021 Virginia Residential Code (VRC)  
2021 International Residential Code (IRC)  
2021 International Building Code (IBC)  
2021 International Existing Building Code (IEBC) – for alterations to existing structures  
2021 International Mechanical Code (IMC) – by others  
2021 International Plumbing Code (IPC) – by others  
2021 International Fuel Gas Code (IFGC) – by others  
2021 International Energy Conservation Code (IECC) – by others  
2023 NFPA 70 – National Electrical Code (NEC) – by others

**FORTIS ENGINEERING CONSULTANTS LLC**

PRECISION · INNOVATION · STRENGTH

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Email: Max@Fortisconsultantsllc.com

COMMONWEALTH OF VIRGINIA  
**Maxwell Sharafi**  
Maxwell Sharafi  
Lic No. 068002  
9/13/2026  
PROFESSIONAL ENGINEER

County Review Stamp

## 6th St. Renovation

25 N 6th St, Warrenton, VA 20186

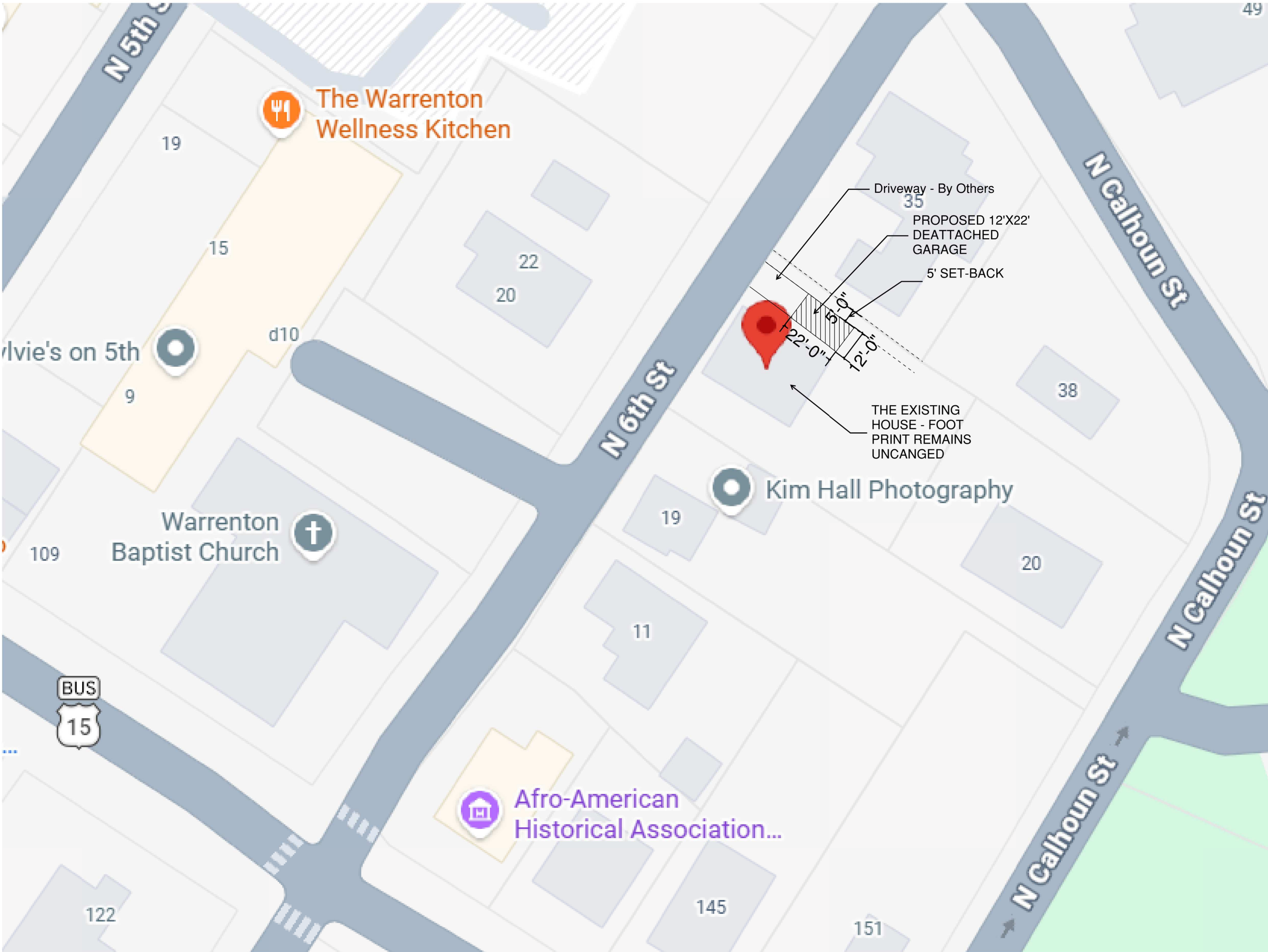
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## Cover Sheet

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**6th St. Renovation**

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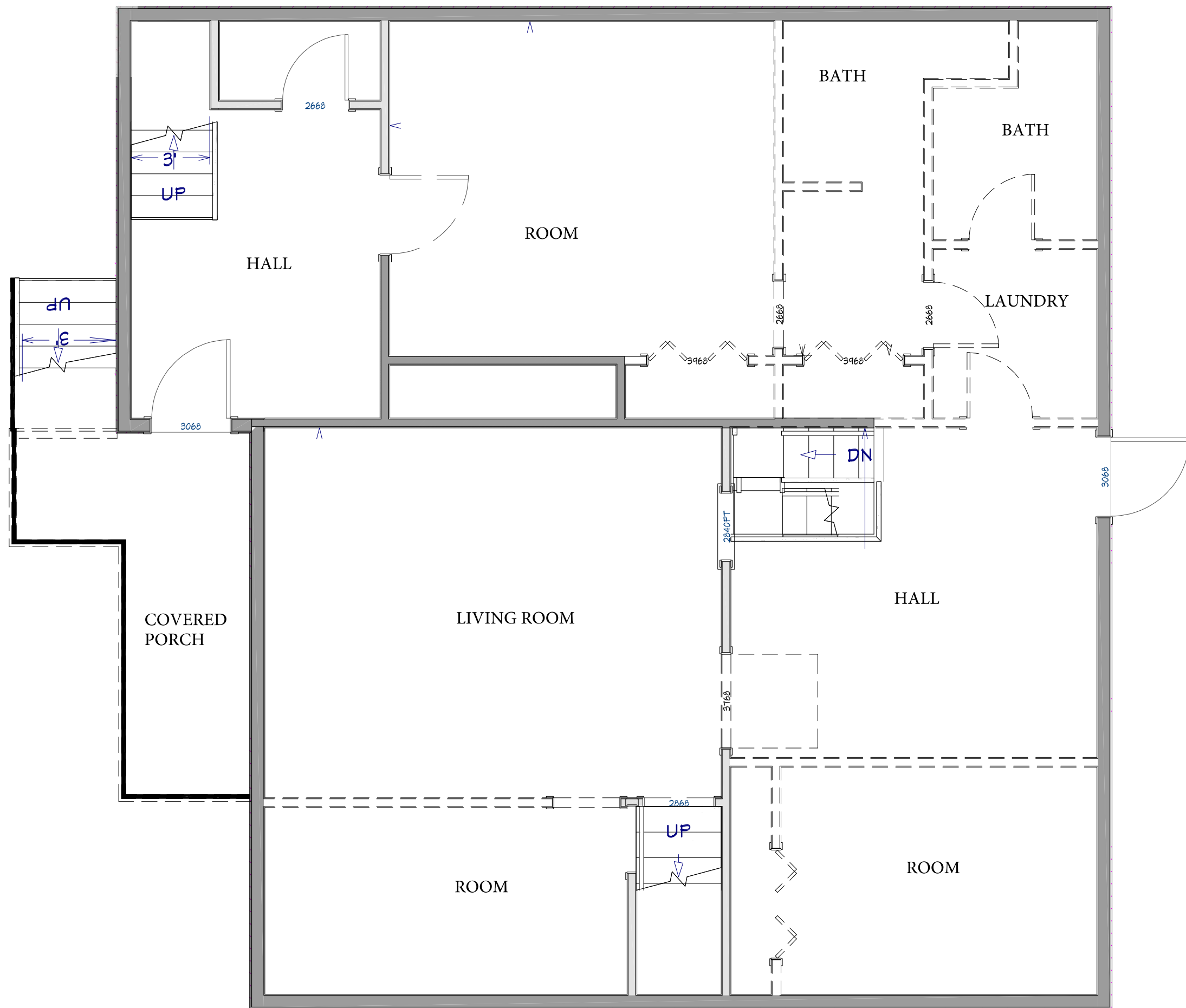
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Existing Walls - Remain Unchanged

Existing Walls - To be Demolished



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20186

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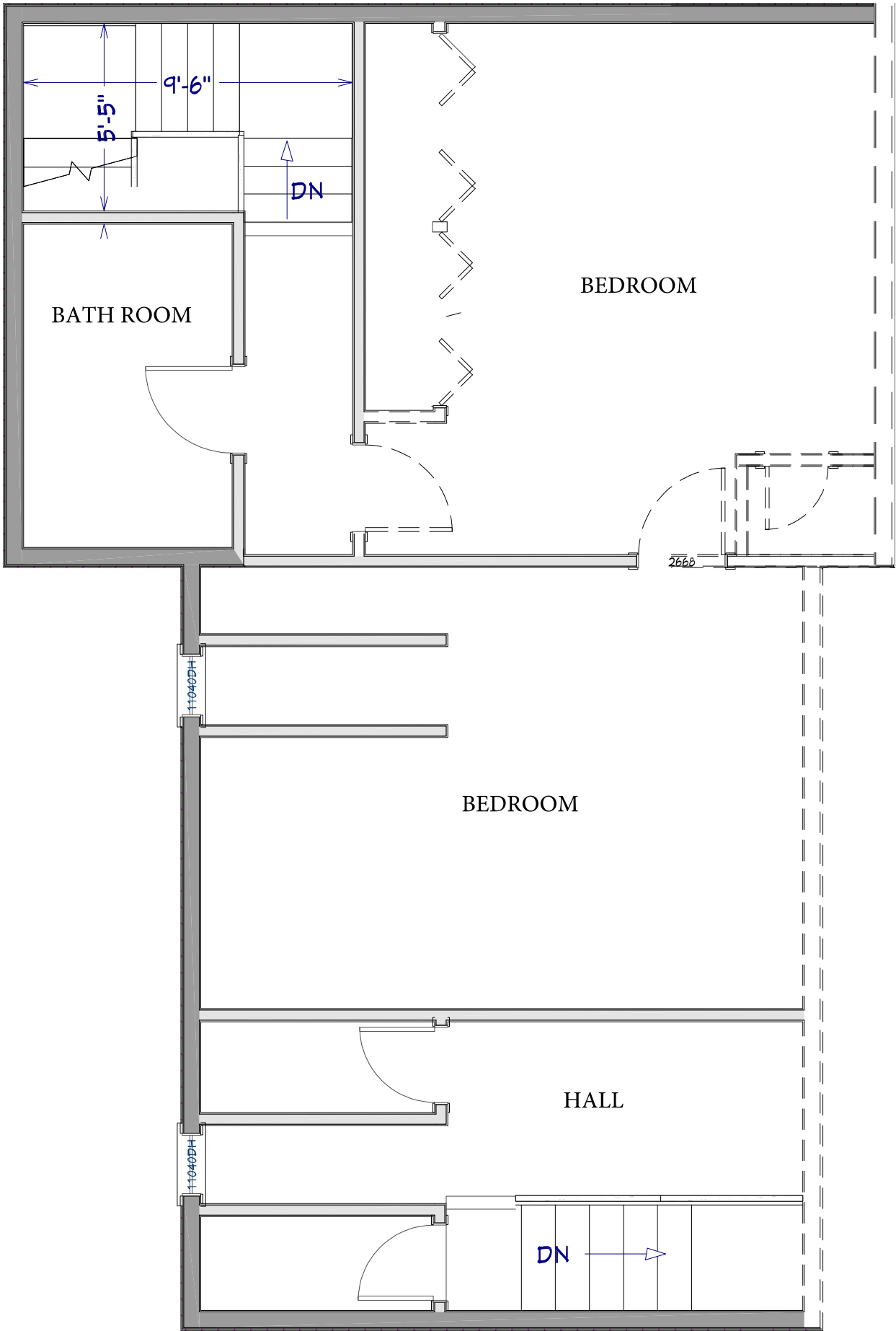
First Floor Plan  
(Demolition Plan)

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| DATE:        | 9/12/2026 |

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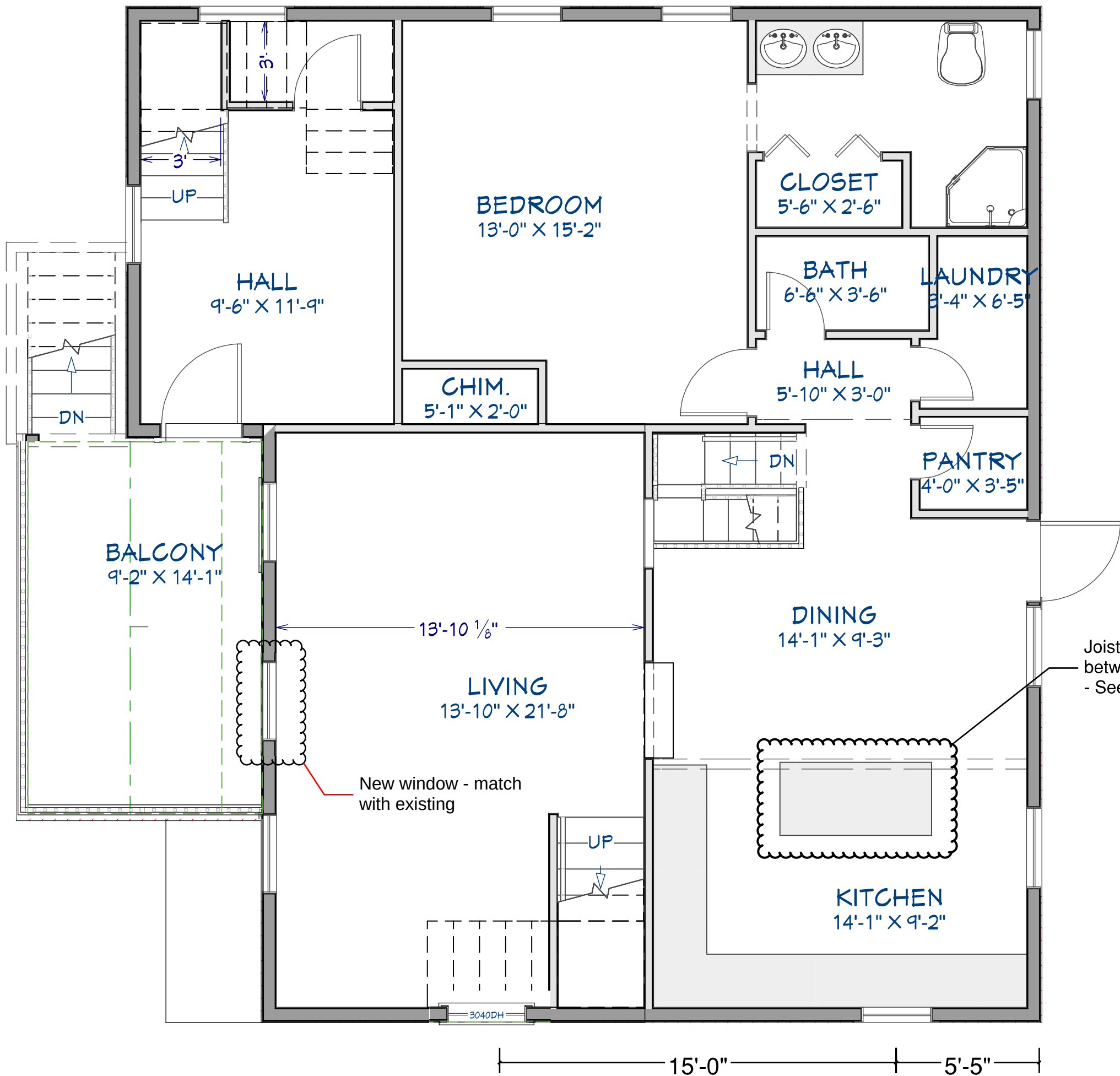
SHEET CONTENTS:  
**Second Floor Plan  
(Demolition Plan)**

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| PROJECT NO.: | BD26-053  |
| DATE:        | 9/12/2026 |

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Existing first-floor layout and construction are to remain generally unchanged except where specifically indicated on the drawings. The rear portion of the existing one-story area is modified to accommodate the proposed second-floor construction. New and modified walls, doors, windows, stairs, and other architectural elements are shown on this plan.



Joists shall be doubled and put blocking between joists underneath the new island - See details on page S-5



**FORTIS ENGINEERING CONSULTANTS LLC**

PRECISION · INNOVATION · STRENGTH

Maxwell Sharafi P.E.  
Phone: (703)517-5398  
Email: Max@Fortisconsultantsllc.com



County Review Stamp

**6th St. Renovation**

25 N 6th St, Warrenton, VA 20186

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| CHECKED BY: | MXS |

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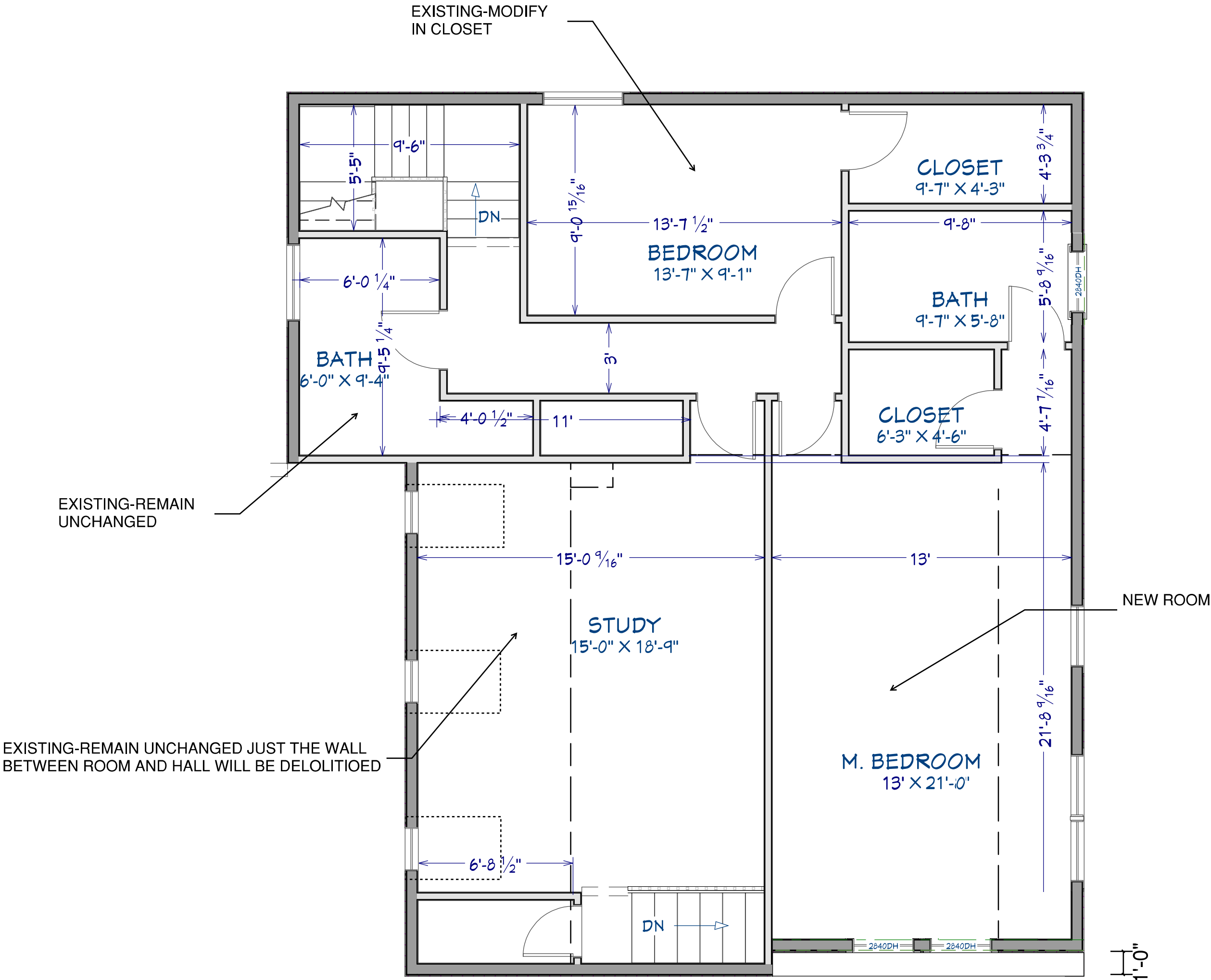
SHEET CONTENTS:  
First Floor Plan

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A-3

Provide a new roof system over the proposed second-floor area at the rear of the existing building. Roof framing, slopes, overhangs, drainage, and other roof elements shall be constructed as indicated on the architectural and structural drawings. Existing roof areas not specifically identified for modification shall remain unchanged.



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SHEET CONTENTS:  
2nd Floor Plan

PROJECT NO.: BD26-053  
DATE: 9/12/2026

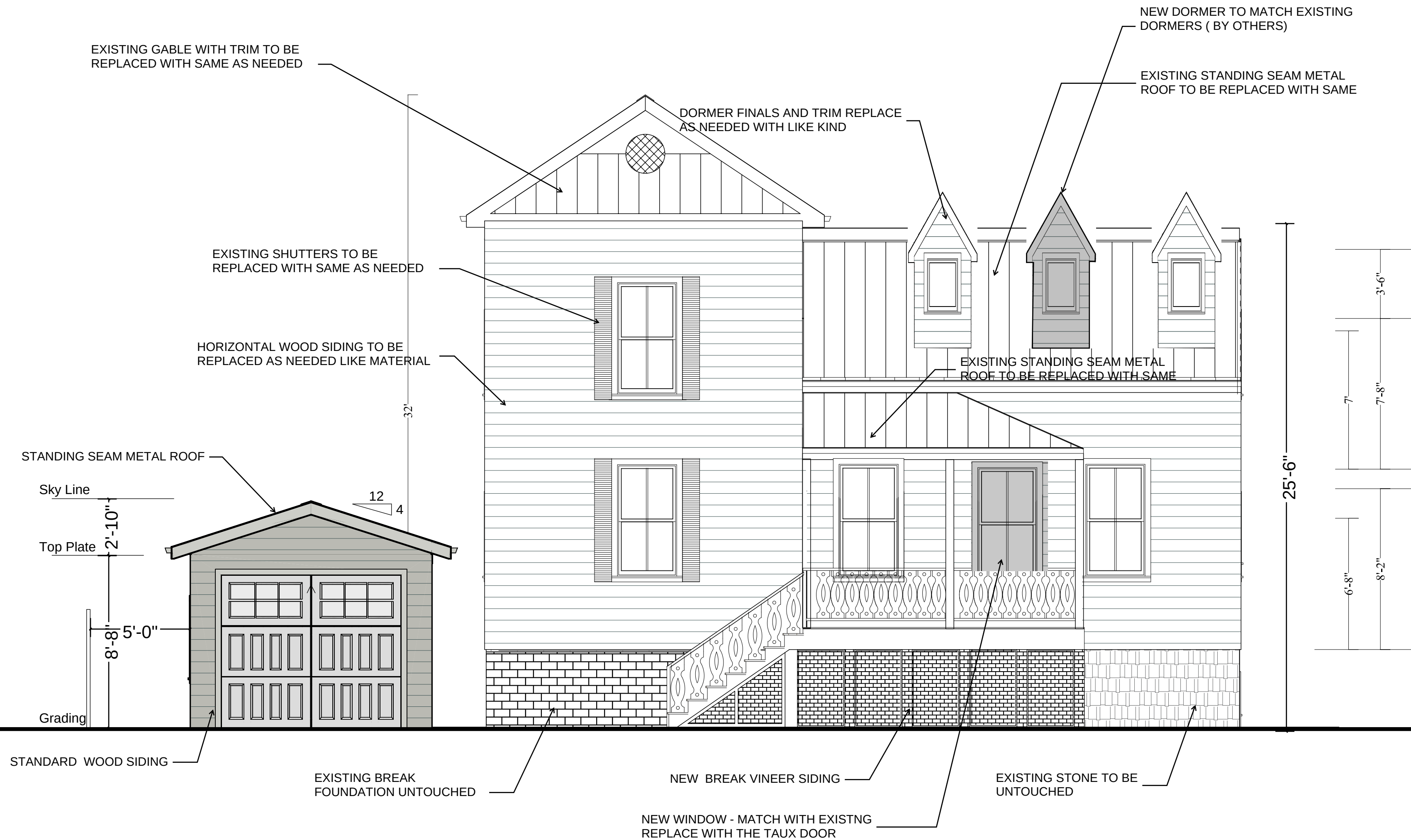
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Exterior elevations illustrate the proposed modifications to the existing building, including the new second-floor addition at the rear portion and associated new roof. Existing exterior conditions not specifically identified for modification shall remain unchanged.



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

SHEET CONTENTS:  
Front Elevation

PROJECT NO.: BD26-053

DATE: 9/12/2026

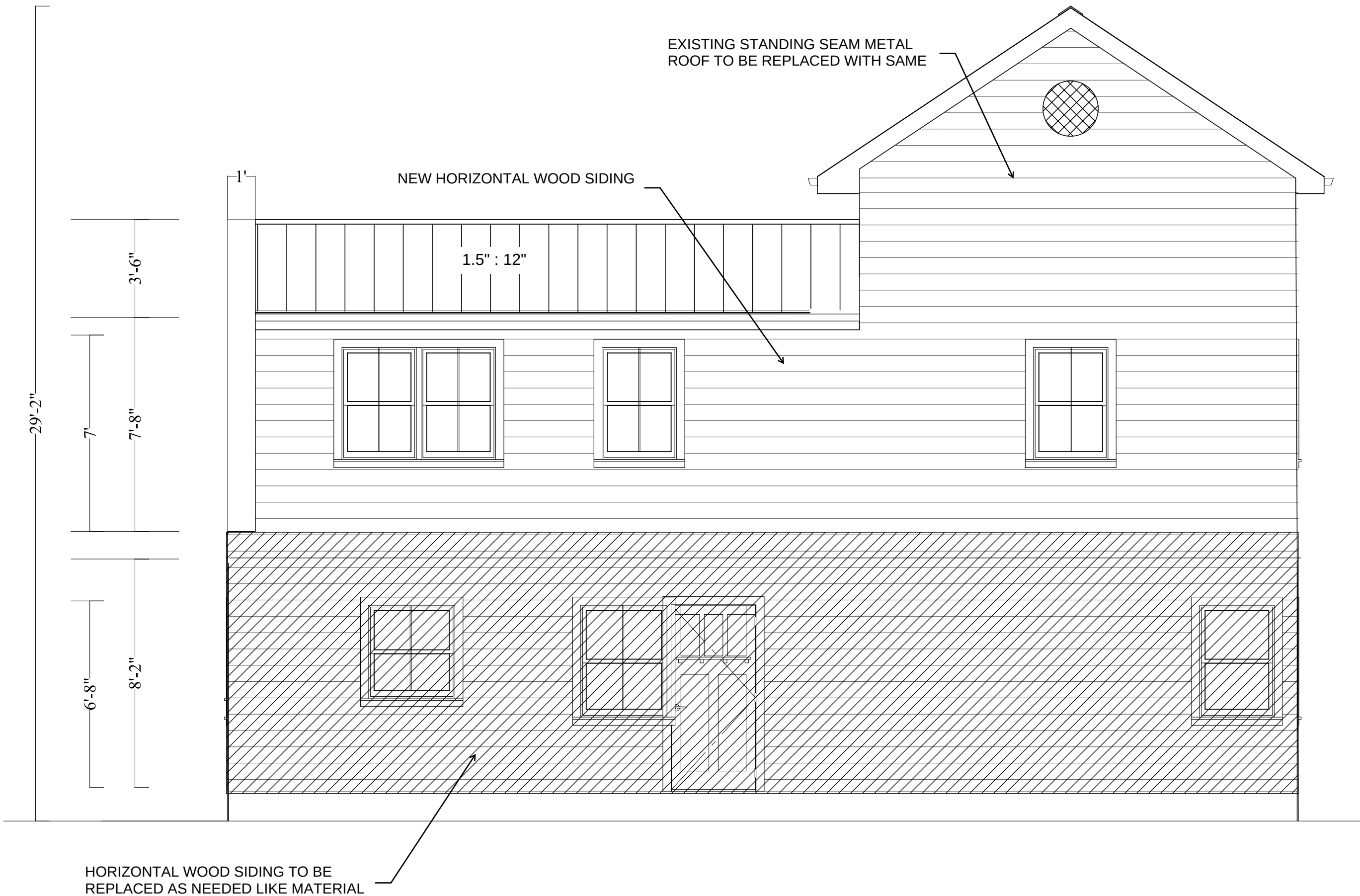
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A-5

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EXISTING / PROPOSED NOTE  
HATCHED AREAS INDICATE EXISTING CONSTRUCTION. EXISTING CONSTRUCTION SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THE DRAWINGS.



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SHEET CONTENTS:  
Rear Elevation

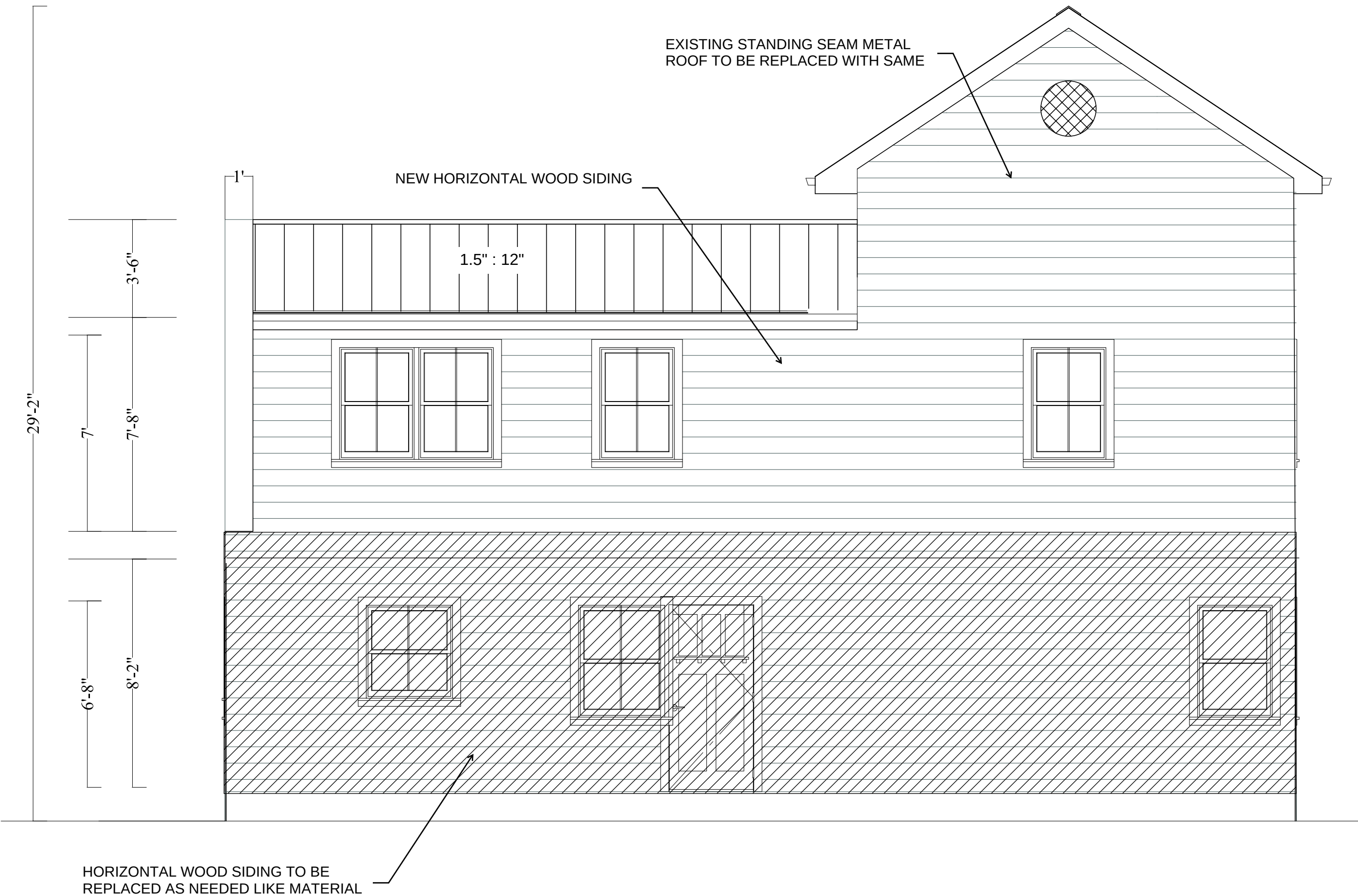
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SHEET CONTENTS:  
Rear Elevation

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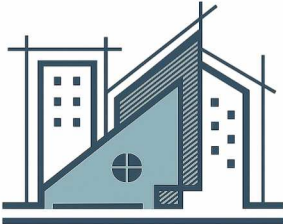
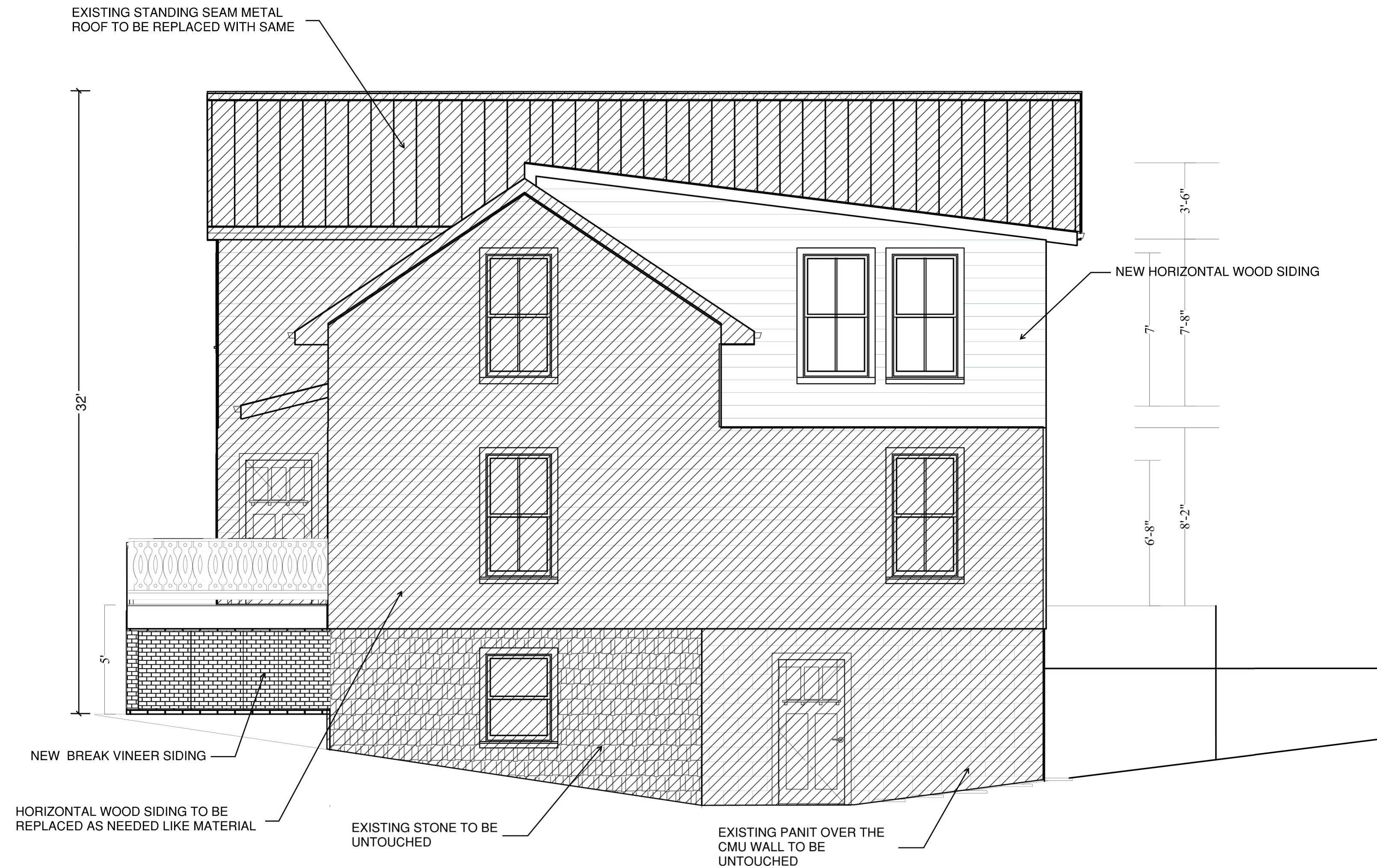
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|                        | A-6                                                                                                                                                                                                                                                                                             |
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Exterior elevations illustrate the proposed modifications to the existing building, including the new second-floor addition at the rear portion and associated new roof. Existing exterior conditions not specifically identified for modification shall remain unchanged.

EXISTING / PROPOSED NOTE

HATCHED AREAS INDICATE EXISTING CONSTRUCTION. EXISTING CONSTRUCTION SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THE DRAWINGS.



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

SHEET CONTENTS:  
Rear Elevation

PROJECT NO.: BD26-053

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Building sections illustrate the existing and proposed construction, including the new second-floor framing, wall construction, floor assembly, and roof system at the rear portion of the building. Coordinate architectural assemblies and dimensions with the structural drawings.



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SHEET CONTENTS:  
**SECTION A-A**

PROJECT NO.: BD26-053

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A-8

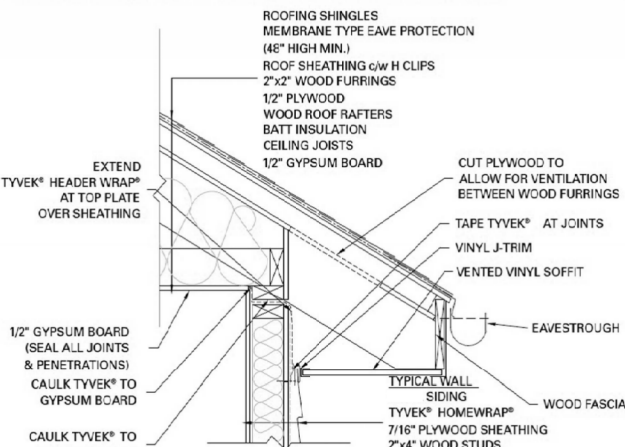
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# SIDING

## GENERAL NOTES

\*SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE.  
(ex. DUPONT™ CONTRACTOR TAPE).  
\*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS  
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)  
\*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND  
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

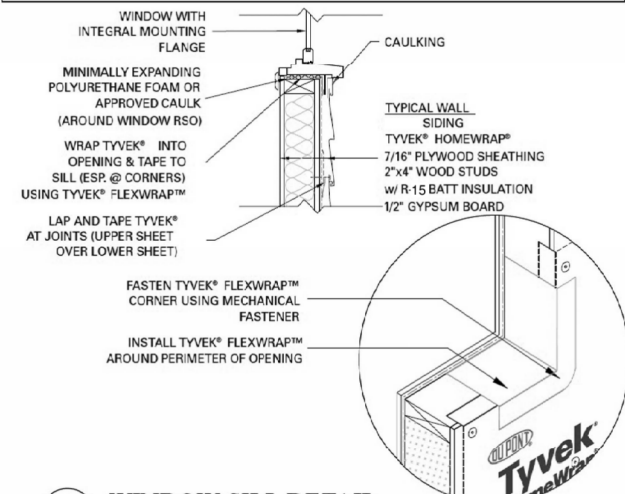


ROOF/ WALL INTERFACE DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

## GENERAL NOTES

\*SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE.  
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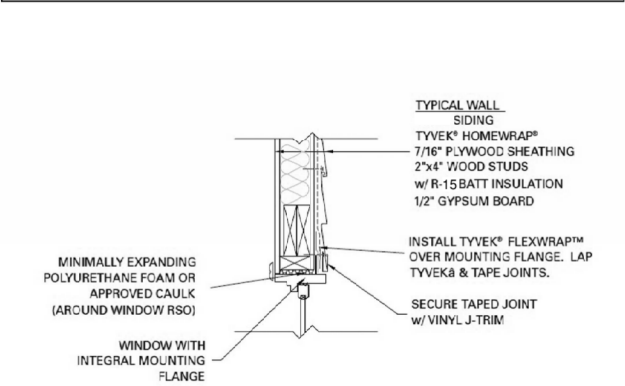


WINDOW SILL DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

## GENERAL NOTES

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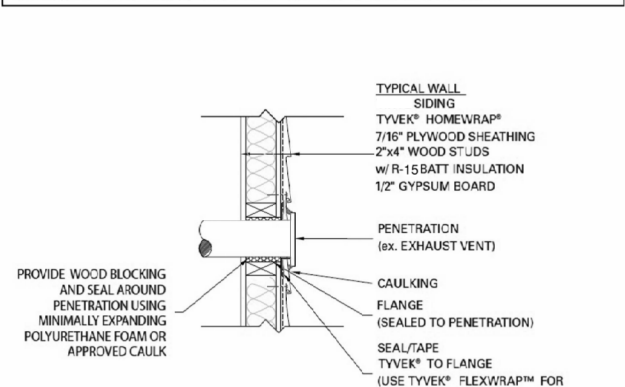


WINDOW HEAD DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

## GENERAL NOTES

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OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS)  
\*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND  
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



WALL PENETRATION DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

## GENERAL NOTES

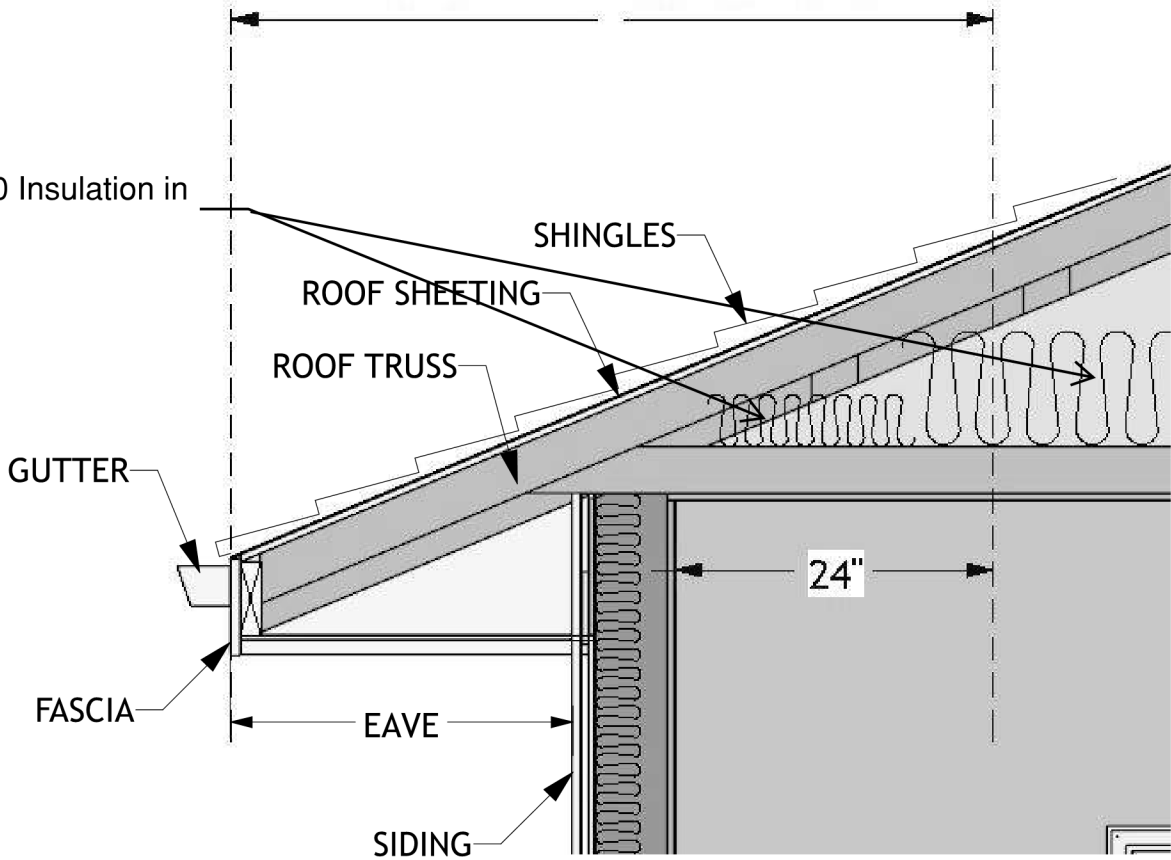
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\*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND  
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



CANTILEVERED FLOOR DETAIL

RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR WATERPROOFING MEMBRANE



ICE BARRIER DET

## ICE BARRIER NOTE:

THE ICE BARRIER SHALL CONSIST OF 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR WATERPROOFING MEMBRANE AND EXTEND FROM LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



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Email: Max@Fortisconsultantsllc.com



County Review Stamp

## 6th St. Renovation

25 N 6th St, Warrenton, VA  
20186

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SHEET CONTENTS:  
General Details

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STRUCTURAL NOTES

BUILDING CODE AND STANDARDS

1.THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT.  
A.THE 2021 VIRGINIA RESIDENTIAL CODE (VRC 2021).  
B.ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW.  
DESIGN LOADS  
FLOOR LIVE LOAD 30PSF SLEEPING AREA / 40PSF LIVING AREA  
FLOOR DEAD LOAD 15PSF  
GROUND SNOW LOAD 30PSF  
TOP CHORD DEAD LOAD 10PSF  
BOTTOM CHORD DEAD LOAD 10PSF  
WIND LOADS  
A.WIND SPEED (VULT) 112 MPH  
B.RISK CATEGORY II  
C.EXPOSURE CATEGORY B

STRUCTURAL WOOD

1.DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH 2018 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.  
2.ALL FRAMING LUMBER SHALL BE #2 SPF OR BETTER UNLESS SPECIFIED OTHERWISE.  
3.UNLESS OTHERWISE NOTES, ALL FRAMING CONNECTIONS SHALL COMPLY WITH TABLE R602.3(1) OF THE 2021 IRC.  
4.I-JOISTS SHALL BE 9-1/2" PJI-40 SERIES AS MANUFACTURED BY EACOM TIMBER CORP.  
5.LAMINATED VENEER LUMBER (LVL) SHALL BE RIGIDLAM AS MANUFACTURED BY ROSEBURG FOREST PRODUCTS AND HAVE MINIMUM DESIGN VALUES OF  
a.MODULUS OF ELASTICITY2,100,000PSI  
b.BENDING STRESS3,100PSI  
c.SHEAR STRESS290PSI  
d.COMPRESSION PERPENDICULAR TO GRAIN750PSI  
6.REFER TO MANUFACTURER'S REQUIREMENTS FOR FRAMING DETAILS, INSTALLATION, HANDLING, AND CONNECTION INFORMATION INCLUDING FASTENING OF MULTIPLY LVL BEAMS.  
7.ALL BEAM SUPPORT LOCATIONS SHALL BE BLOCKED TO SUPPORT BEAMS OR FOUNDATIONS BELOW.  
8.ALL HANGERS AND HARDWARE AS MANUFACTURED BY SIMPSON STRONG-TIE. FOLLOW FASTENER AND ACCESSORY REQUIREMENTS AS SPECIFIED BY SIMPSON AND ELP MANUFACTURER.  
LATERAL WIND RESISTING SYSTEMS  
1.LATERAL WIND RESISTING SYSTEMS SHALL BE INSTALLED PER CODE REQUIREMENTS AND SHALL CONSIST OF THE METHODS OUTLINED IN THIS SECTION AND/OR SPECIFIED ON THE PLANS.  
2.CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP):  
a.MAXIMUM STUD SPACING OF 16" O.C.  
b.ALL EXTERIOR WALLS SHALL BE SHEATHED WITH WOOD STRUCTURAL SHEATHING (7/16" MINIMUM THICKNESS).  
c.FASTENED TO WOOD FRAMING WITH 8D COMMON NAILS (0.131" X 2.5") AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD.  
PREFABRICATED WOOD TRUSS ROOF  
1.TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND THIS SPECIFICATION.  
2.TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS AND A TRUSS PLACEMENT DIAGRAM TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY.

CONCRETE (FRONT DECK FOUNDATION)

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:  
A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-14).  
B. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-16 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"  
C. CONCRETE"  
D. ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION  
E. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE", LATEST EDITION.  
2. CONCRETE:  
A. PROVIDE NORMAL WEIGHT CONCRETE FOR SLAB ON GRADE. PROVIDE LIGHTWEIGHT CONCRETE FOR SECOND FLOOR DECK.  
B. MINIMUM COMPRESSIVE STRENGTH F'C=3,000 PSI @ 28 DAYS  
C. PORTLAND CEMENT ASTM C 150 TYPE 1  
D. MAX COARSE-AGGREGATE SIZE: 3/4 INCH  
E. ASTM C 94/C 94M AND POTABLE WATER  
F. SLUMP = 4" (+/- 1")  
G. LENGTH CHANGE: LESS THAN 0.023% (ASTM C157 DRY CURED)  
H. MAX W/C RATIO < 0.40  
I. AIR ENTRAINED 6% (+/- 1.5%) AT EXTERIOR CONCRETE  
3. REINFORCING STEEL SHALL BE DEFORMED-STEEL BARS: ASTM A615/A615M. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", LATEST EDITION.  
A. WELDED WIRE REINFORCEMENT (WWR) PER ASTM A185.  
4. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:  
A. FOOTINGS: CONCRETE CAST AGAINST EARTH = 3"  
B. CONCRETE EXPOSED TO EARTH OR WEATHER = 2"  
5. FORMWORK TO BE WELL BRACED, TRUE TO DIMENSION. LEVEL AND PLUMB.  
6. CONCRETE MIXING  
A. READY-MIXED CONCRETE: MEASURE, BATCH, MIX, AND DELIVER CONCRETE ACCORDING TO ASTM C 94/C 94M, AND FURNISH BATCH  
TICKET INFORMATION.  
i. PROVIDE BATCH TICKET FOR EACH BATCH DISCHARGED AND USED IN THE WORK, INDICATING PROJECT IDENTIFICATION NAME AND NUMBER, DATE, MIXTURE TYPE, MIXTURE TIME, QUANTITY, AND AMOUNT OF WATER ADDED. RECORD APPROXIMATE LOCATION OF FINAL DEPOSIT IN STRUCTURE.  
7. CONCRETE PLACEMENT  
A. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND  
THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.  
B. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED BY THE ENGINEER.  
C. DEPOSIT CONCRETE CONTINUOUSLY IN ONE LAYER.  
D. DEPOSIT AND CONSOLIDATE CONCRETE FOR FOOTINGS IN A CONTINUOUS OPERATION UNTIL PLACEMENT IS COMPLETE.  
i. CONSOLIDATE CONCRETE DURING PLACEMENT OPERATIONS SO CONCRETE IS THOROUGHLY WORKED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS AND INTO CORNERS.  
ii. MAINTAIN REINFORCEMENT IN POSITION ON CHAIRS DURING CONCRETE PLACEMENT.  
iii. SLOPE SURFACES UNIFORMLY TO DRAINS WHERE REQUIRED.  
E. COLD-WEATHER PLACEMENT SHALL COMPLY WITH ACI 306.1.  
F. HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301 AND SHALL MAINTAIN CONCRETE TEMPERATURE BELOW CONCRETE 90 DEG F AT TIME OF PLACEMENT.

8. CURING: ALL CONCRETE WORK SHALL BE CURED FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI STANDARDS.  
9. ANCHOR BOLTS: ANCHOR BOLTS INSTALLED TO EXISTING OR NEW CONCRETE CONSTRUCTION SHALL BE INSTALLED SO AS TO AVOID ANY REINFORCING STEEL.

FOUNDATION/SOIL (FRONT DECK FOUNDATION)

1. ALL FOOTINGS, INCLUDING SLAB ON GRADE, SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF, MIN.  
2. ALL FOUNDATION CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.  
3. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.  
4. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).  
5. EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES, AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FOOTING NOT TO BE PLACED ON FROZEN GROUND.  
6. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE.  
7. FOUNDATION FOOTING DEPTH MAY VARY ACCORDING TO LOCAL CODES AND FROST CONDITIONS.  
8. DAMPPROOFING AND WATERPROOFING SHALL BE INSTALLED PER MANUF. SPECIFICATIONS AND LOCAL CODE REQUIREMENTS.  
9. PROVIDE 1/2" DOUBLE GALV. FOUNDATION ANCHOR BOLTS AT 6' O.C. MAX. 1'-0" FROM CORNERS. SECURE TO SILL PLATE OR BOTTOM PLATE WITH 1/2" WASHER & NUT. NO LESS THAN 2 ANCHORS PER SECTION.  
10. SLABS SHALL HAVE CONTROL JOINTS IN PLACE WITHIN 48 HOURS AFTER POUR.  
11. CONT. FOOTINGS @ FOUNDATIONS W/ BRICK & 8" BLOCK SHALL BE 36" WIDE X 14" THICK, U.N.O.  
12. CONT. FOOTINGS @ FOUNDATIONS W/ 8" PARGED BLOCK SHALL BE 36" WIDE X 14" THICK, U.N.O.  
13. ALL CONTINUOUS REINFORCING SHALL LAP 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
14. FOUNDATION DRAINS SHALL BE LOCATED PER IBC2021.

DELEGATED DESIGN

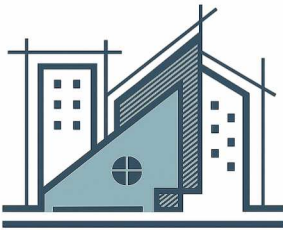
1. ROOF TRUSSES  
ROOF TRUSSES AND PREFABRICATED STRUCTURAL COMPONENTS FOR THE NEW ROOF SHALL BE DESIGNED BY A QUALIFIED SPECIALTY ENGINEER OR TRUSS MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND THE DESIGN CRITERIA INDICATED ON THESE DRAWINGS.THE DELEGATED DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO, TRUSS GEOMETRY, MEMBER SIZES, CONNECTIONS, BEARING CONDITIONS, BRACING, UPLIFT, GRAVITY LOADS, AND APPLICABLE ROOF AND ENVIRONMENTAL LOADS.  
TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.  
2. NEW DORMER  
THE NEW DORMER CONSTRUCTION WITHIN THE EXISTING ROOF SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING ROOF FRAMING, DIMENSIONS, AND CONDITIONS SHALL BE VERIFIED FOR ACCURACY AND COMPATIBILITY WITH THE PROPOSED DORMER. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.  
THE DELEGATED DESIGN SHALL BE CONSISTENT WITH THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION.

MASONRY

1. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY, f'm, SHALL BE MINIMUM 1,500 PSI. HOLLOW AND SOLID CONCRETE BLOCK USED IN WALLS SHALL CONFORM TO ASTM C-90.  
2. GROUT FOR MASONRY SHALL CONFORM ASTM C476. MINIMUM COMPRESSIVE STRENGTH OF GROUT SHALL BE 2,500 PSI.  
3. ALL VERTICAL REINFORCING IN MASONRY WALLS SHALL BE GROUTED SOLID FULL HEIGHT INTO CENTERS OF CELLS OF UNITS WITH CEMENT GROUT. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING "DUR-O-WALL" OR EQUIVALENT SPACED AT 16" O.C. MAXIMUM VERTICALLY IN ALL MASONRY WALLS. WHERE WALLS ABUT EACH OTHER AND AT OUTSIDE CORNERS PROVIDE PREFABRICATED TEE-TYPE AND CORNER TRUSS TIES. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS.  
4. PROVIDE VERTICAL CONTROL JOINTS IN MASONRY WALLS AS PER ARCHITECTURAL DRAWINGS.  
5. ALL MASONRY ANCHORS, HEADED STUDS, EPOXY/ADHESIVE ANCHORS, EXPANSION ANCHORS, AND OTHER ITEMS CONNECTED TO OR EMBEDDED IN MASONRY AS SPECIFIED ON THE DRAWINGS SHALL BE CONNECTED TO OR EMBEDDED IN GROUTED SOLID MASONRY CELLS.  
6. PROVIDE MINIMUM 24" LAP SPLICE FOR ALL REINFORCING IN MASONRY UNLESS A GREATER LAP IS NOTED ON THE STRUCTURAL DRAWINGS.  
7. THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, MASONRY PRODUCTS SHALL BE FROM ONE SINGLE MANUFACTURER OR PRODUCER FOR EACH PRODUCT SPECIFIED.  
8. PERFORM ALL MASONRY WORK, INCLUDING "COLD WEATHER" AND "HOT WEATHER" MASONRY WORK, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ACI 530/ASCE 6/TMS 402. ACI 530/ASCE 6/TMS 402, BY REFERENCE, IS HEREBY MADE PART OF THIS SPECIFICATION AND SHALL HAVE THE SAME FORCE AND EFFECT AS IF PRINTED HERE IN FULL.  
9.SUBMIT CERTIFICATES ATTESTING TO COMPLIANCE WITH TYPE, CLASS, WEIGHT, ASTM CLASSIFICATION, AND SPECIFIED NET AREA COMPRESSIVE STRENGTH OF ALL MASONRY UNITS AND FACE BRICK, AS APPROPRIATE.  
10. SUBMIT BACK-UP TEST DATA UNDER LABORATORY CONDITIONS ONLY, FOR ACCEPTANCE OF MORTAR MIXES DEVELOPED IN ACCORDANCE WITH ASTM C270 PROPERTYED SPECIFICATION. SUBMIT PROPOSED MIX DESIGN AND BACK-UP TEST DATA FOR SPECIFIED GROUT(S).  
11. PROVIDE LEVEL B QUALITY ASSURANCE PER TABLE 1.18.2 IN ACI 530-08.  
MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270, TYPE S. MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI.

CONTRACTOR RISPONSIBILITY

1. CONTRACTOR SHALL COMPLY WITH THE CONTENT OF THE SPECIFICATIONS FOR THIS HOUSE. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SUPERCEDE ANY SCALED REFERENCE. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.  
2. CONTRACTOR TO VERIFY ALL DIMENSIONS.  
3. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AND VERIFY THE REQUIREMENTS OF THE OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, ETC.  
4. FINAL CONNECTION OF ALL WATER AND SEWER TO THE RESIDENCE IS THE RESPONSIBILITY OF THE CUSTOMER. PLEASE COORDINATE IN ADVANCE ALL FEES, APPLICATIONS, AND AUTHORITIES INVOLVED IN THE CONNECTION OF WATER & SEWER.  
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING AND FOOTINGS WITH THE DRAWINGS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.



FORTIS ENGINEERING CONSULTANTS LLC

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SHEET CONTENTS:  
General Details

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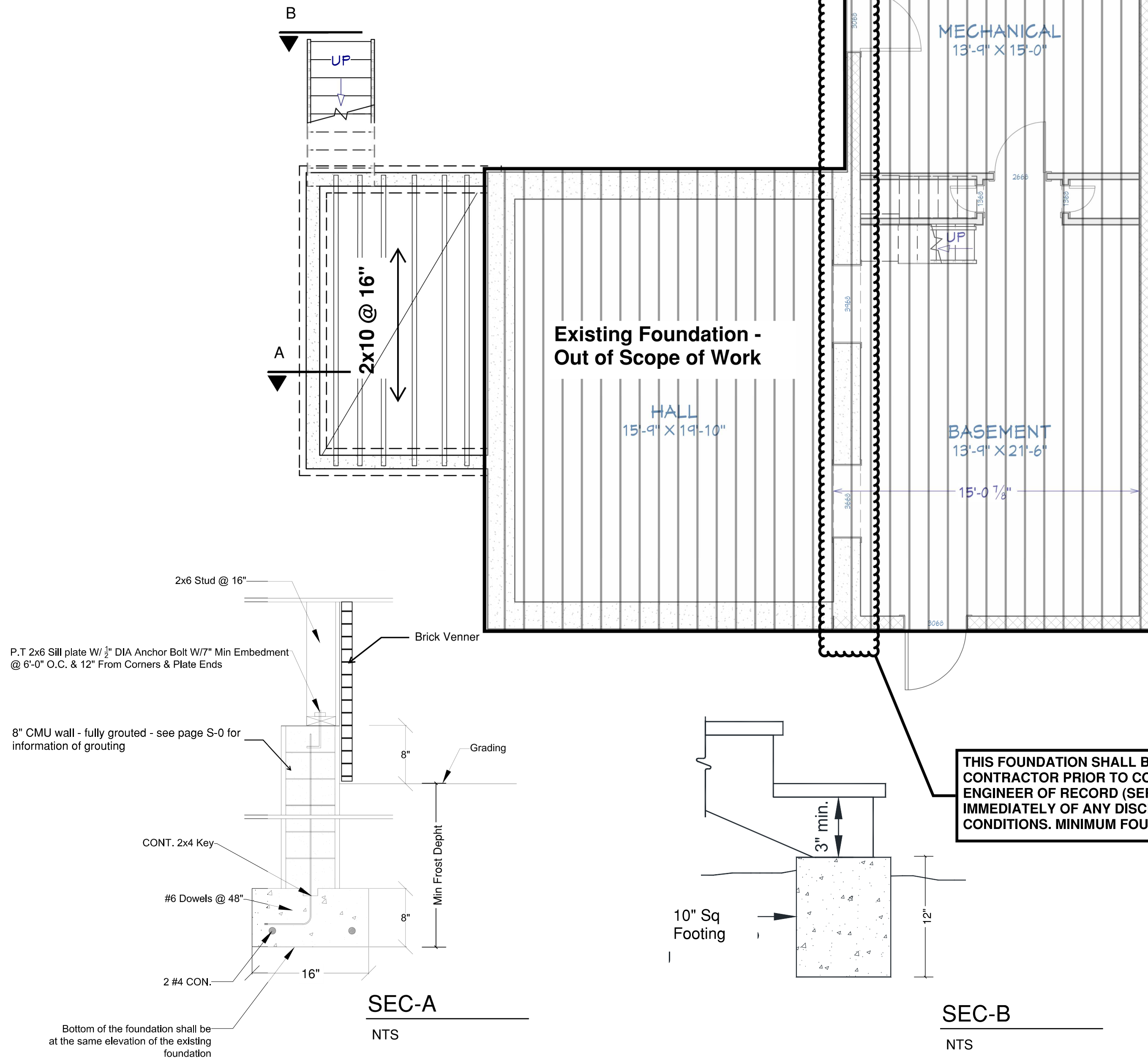


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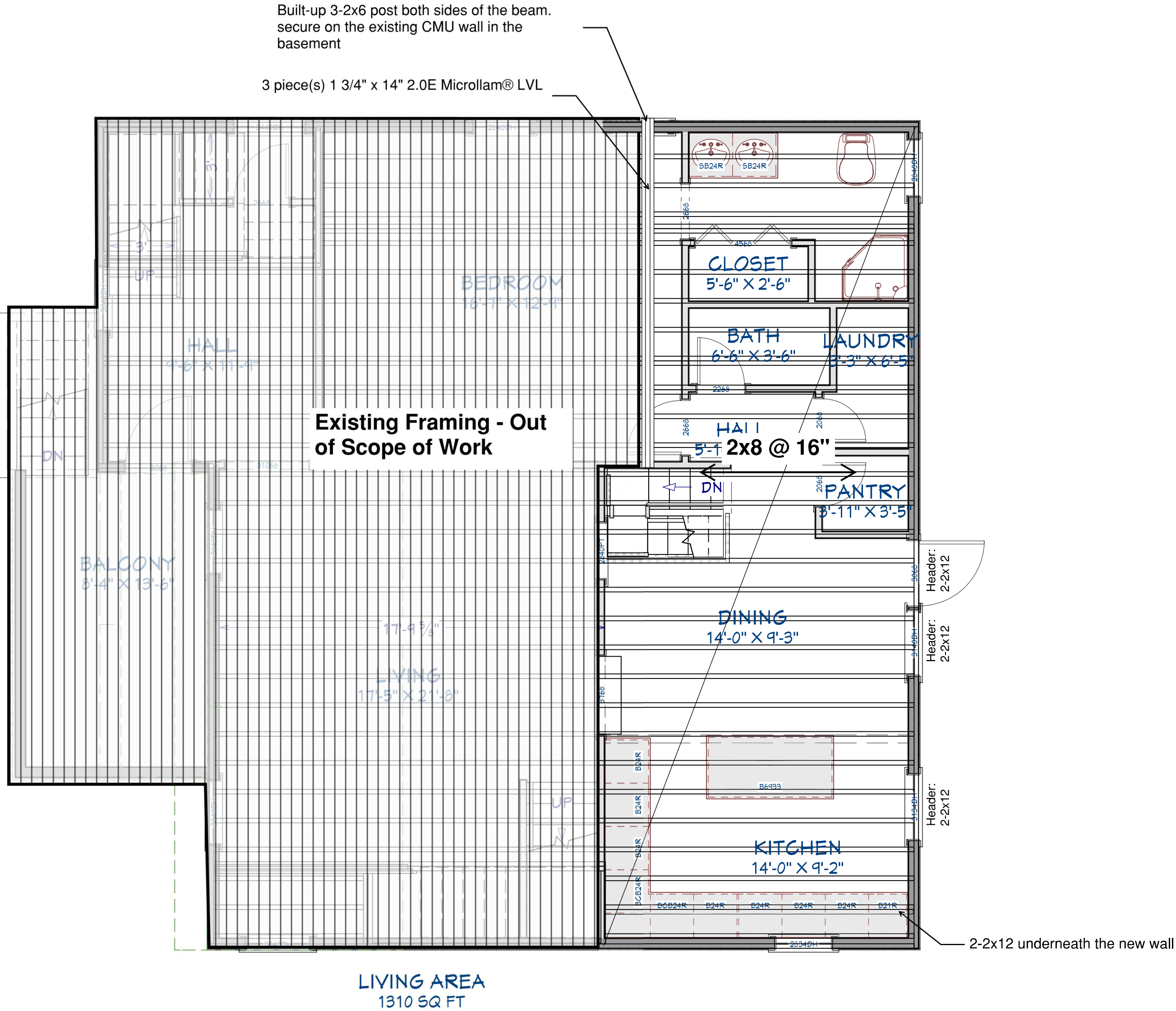
COMMONWEALTH OF VIRGINIA  
**Maxwell Sharafi**  
 Maxwell Sharafi  
 Lic No. 068002  
 9/13/2026  
 PROFESSIONAL ENGINEER

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New structural floor framing for the proposed second-floor area over the existing rear one-story portion. Framing members, spans, connections, bearing conditions, and supporting elements shall be provided as indicated on the structural drawings.



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

SHEET CONTENTS:  
**Second Floor Framing**

PROJECT NO.: BD26-053

DATE: 9/12/2026

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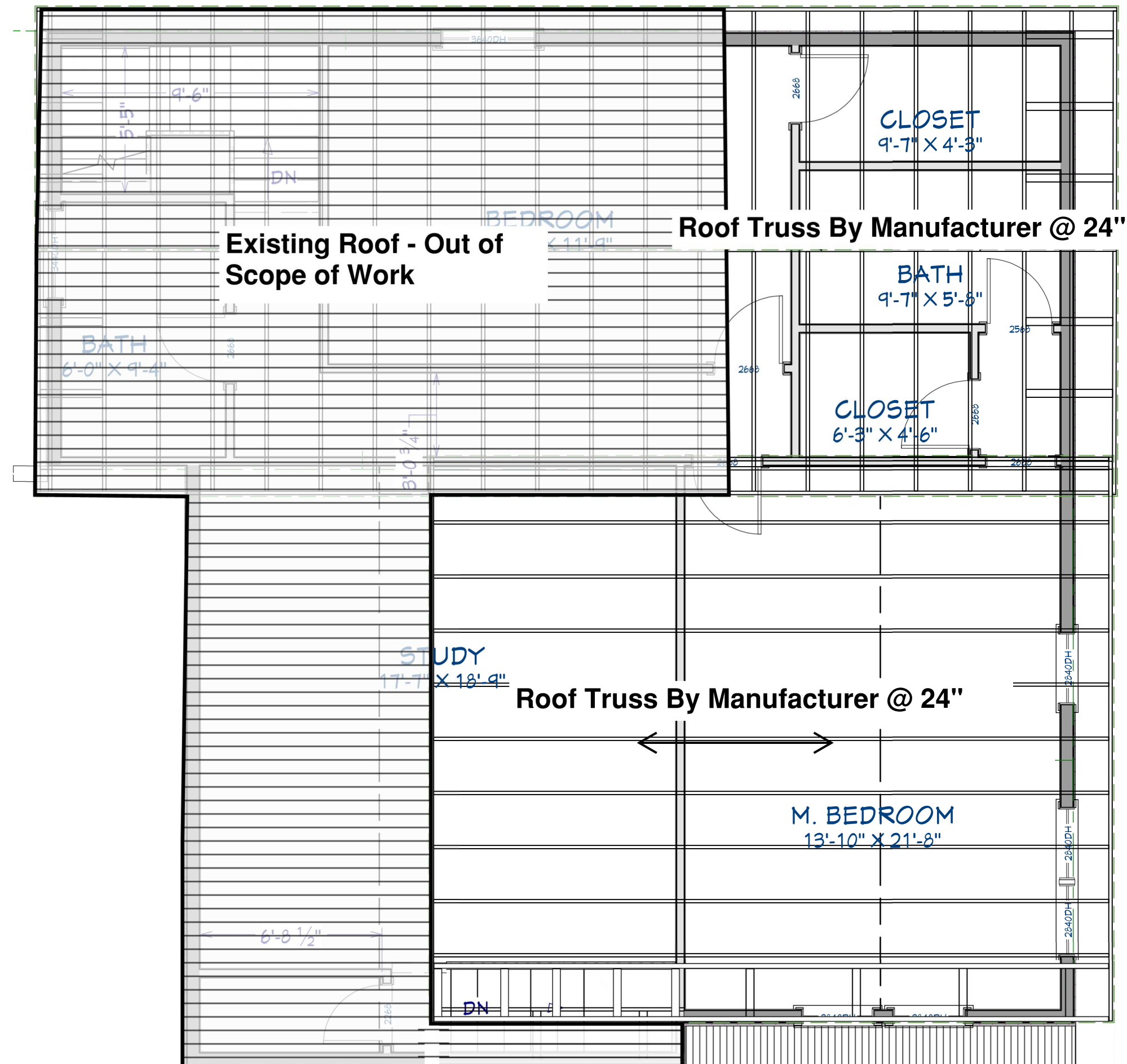
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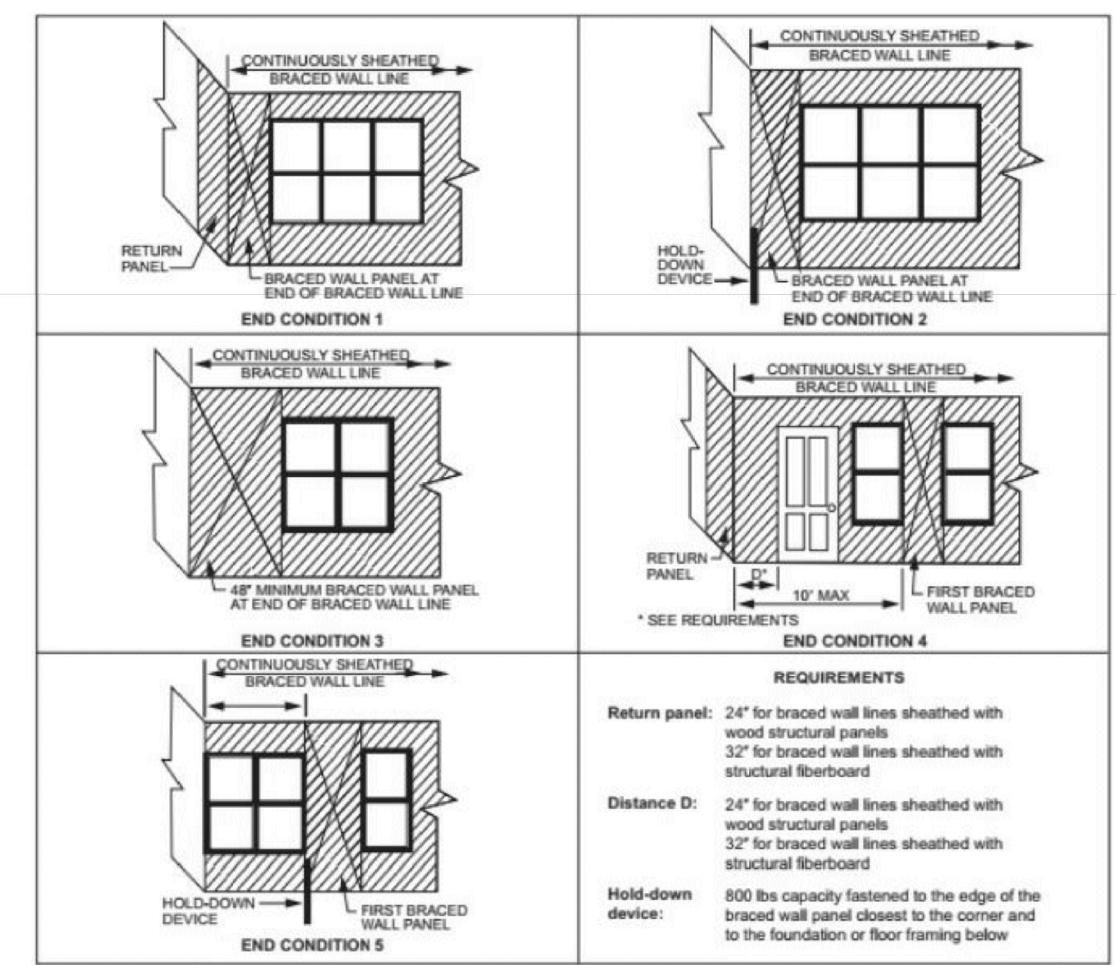
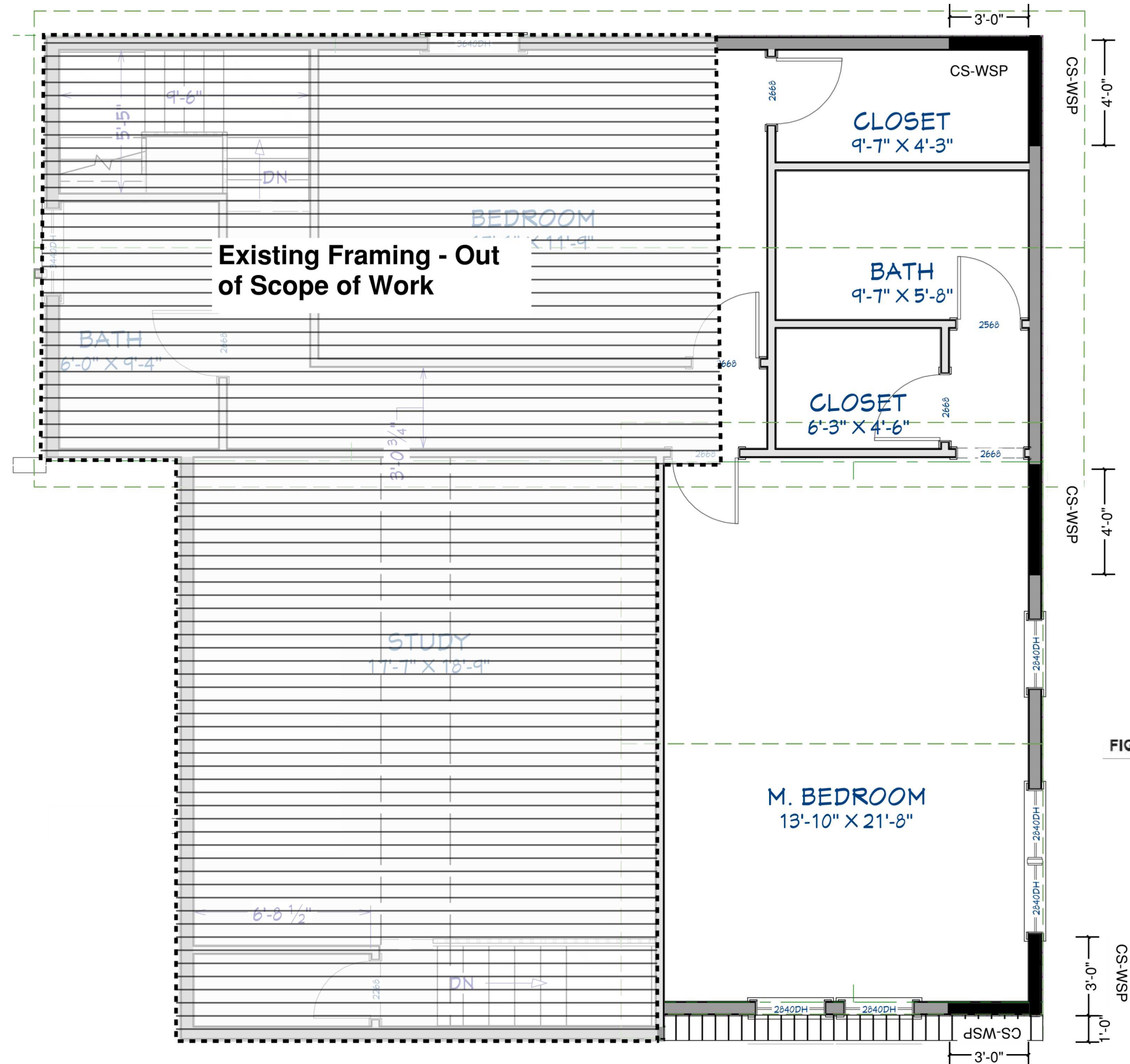
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GENERAL STRUCTURAL NOTES – BRACED WALLS & ANCHORAGE

1. Braced wall line data are based on a basic wind speed of 112 mph or less unless noted otherwise.
2. All exterior walls and CS-WSP braced wall panels shall be continuously sheathed with minimum 7/16" OSB. Provide 8d common nails at 6" o.c. at panel edges and 12" o.c. at intermediate framing members. Provide horizontal blocking at all horizontal sheathing edges equal to adjacent stud size, unless noted otherwise (U.O.N.).
3. Gypsum board on the interior side of braced wall panels shall be minimum 1/2" thick and fastened with minimum 1" long Type W or Type S screws at 7" o.c. at panel edges and 7" o.c. at intermediate supports, unless noted otherwise.
4. All horizontal panel splices in wood structural sheathing shall be blocked with blocking equal to adjacent stud size.
5. Wood sill plates at all exterior walls and interior braced wall panels shall be anchored to the foundation with minimum 1/2" diameter anchor bolts spaced a maximum of 6'-0" on center, unless noted otherwise.
6. Anchor bolts shall extend a minimum of 7 inches into concrete or into fully grouted cells of concrete masonry units. Bolts shall be located within the middle third of the width of the plate. Provide a nut and washer tightened on each anchor bolt.
7. Wood structural sheathing panels shall be fastened with 8d common nails (2" x 0.131") at 6" o.c. at panel edges and 12" o.c. at intermediate framing members, unless noted otherwise.
8. Provide continuous load path for lateral and uplift forces from roof diaphragm through braced wall panels/shear walls to foundation.
9. Contractor shall verify all field conditions prior to construction. Any conflicts or deviations from approved plans shall be reported to the design professional prior to proceeding with work.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

SCALE: NTS

| METHODS, MATERIAL |                                                       | MINIMUM THICKNESS | FIGURE | CONNECTION CRITERIA <sup>a</sup>                    |                    |
|-------------------|-------------------------------------------------------|-------------------|--------|-----------------------------------------------------|--------------------|
|                   |                                                       |                   |        | Fasteners                                           | Spacing            |
|                   | CS-WSP<br>Continuously sheathed wood structural panel | 3/8"              |        | Exterior sheathing per Table R602.3(3)              | 6" edges 12" field |
|                   |                                                       |                   |        | Interior sheathing per Table R602.3(1) or R602.3(2) | Varies by fastener |



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

SHEET CONTENTS:  
**Bracing Walls-  
Second Floor**

PROJECT NO.: BD26-053

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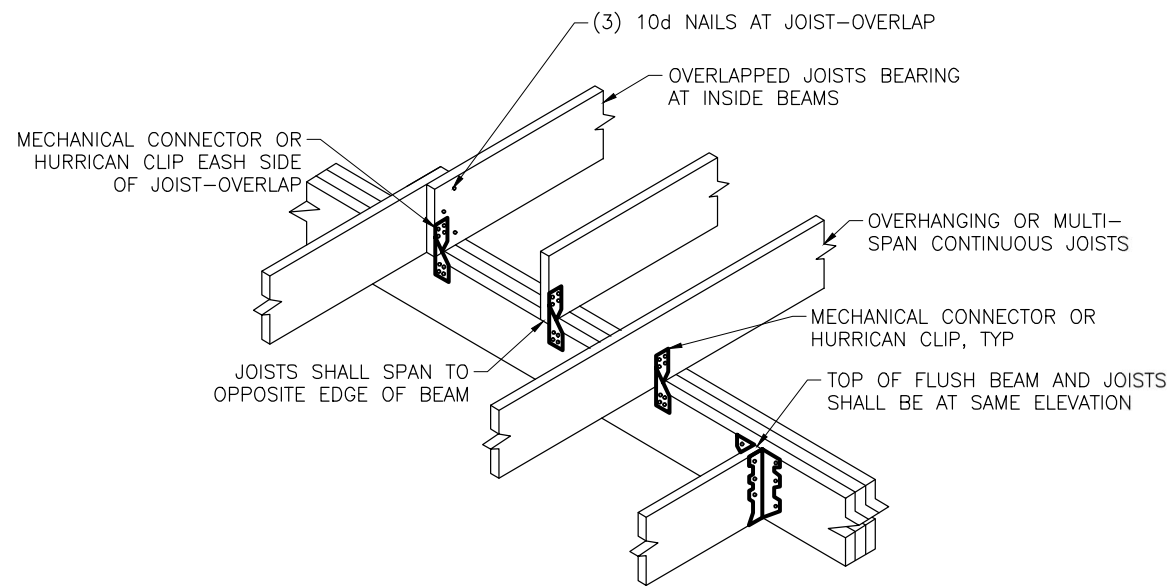
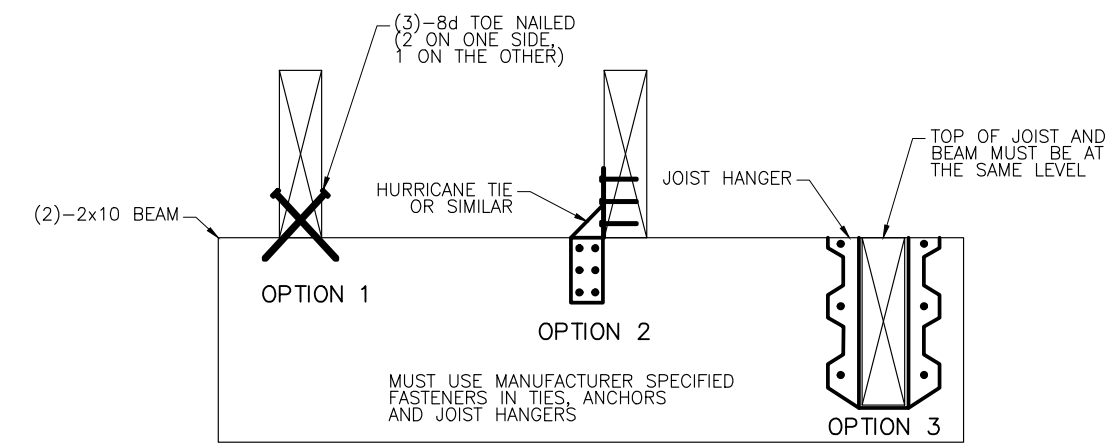
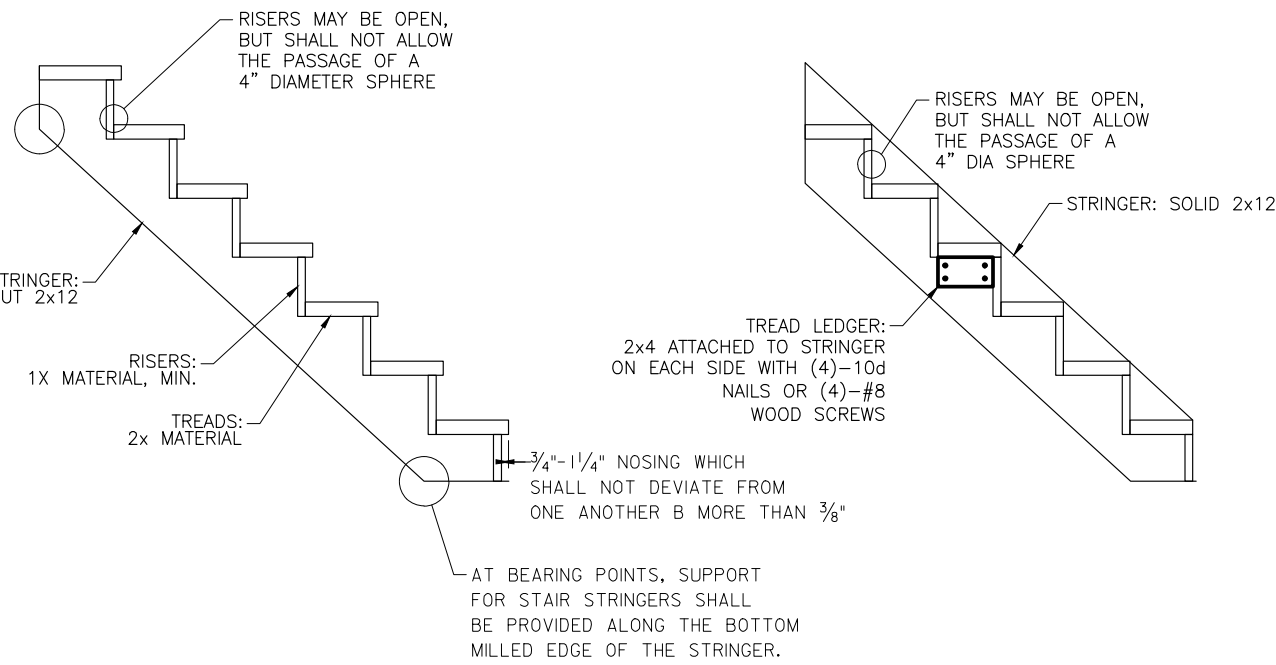
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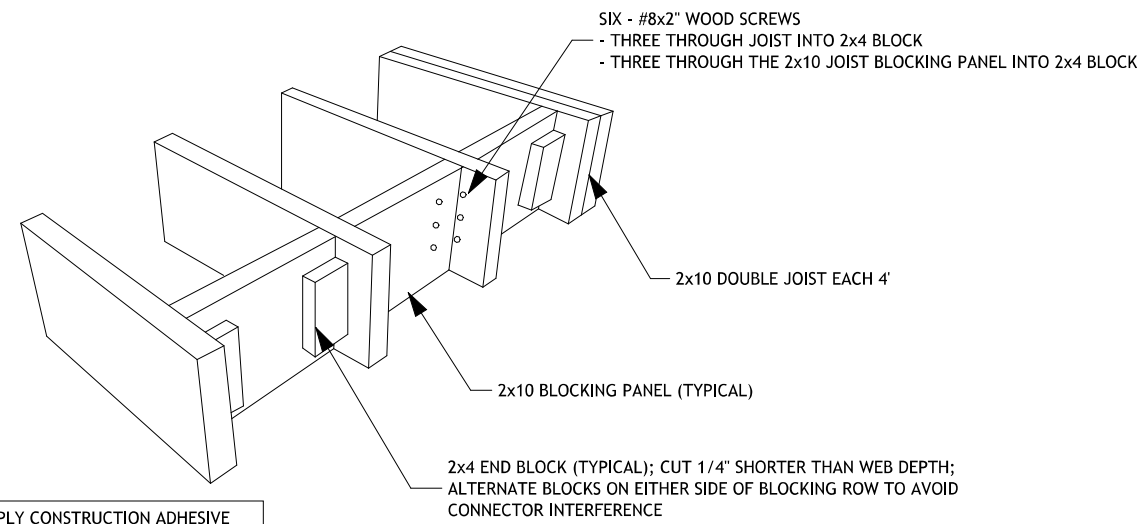
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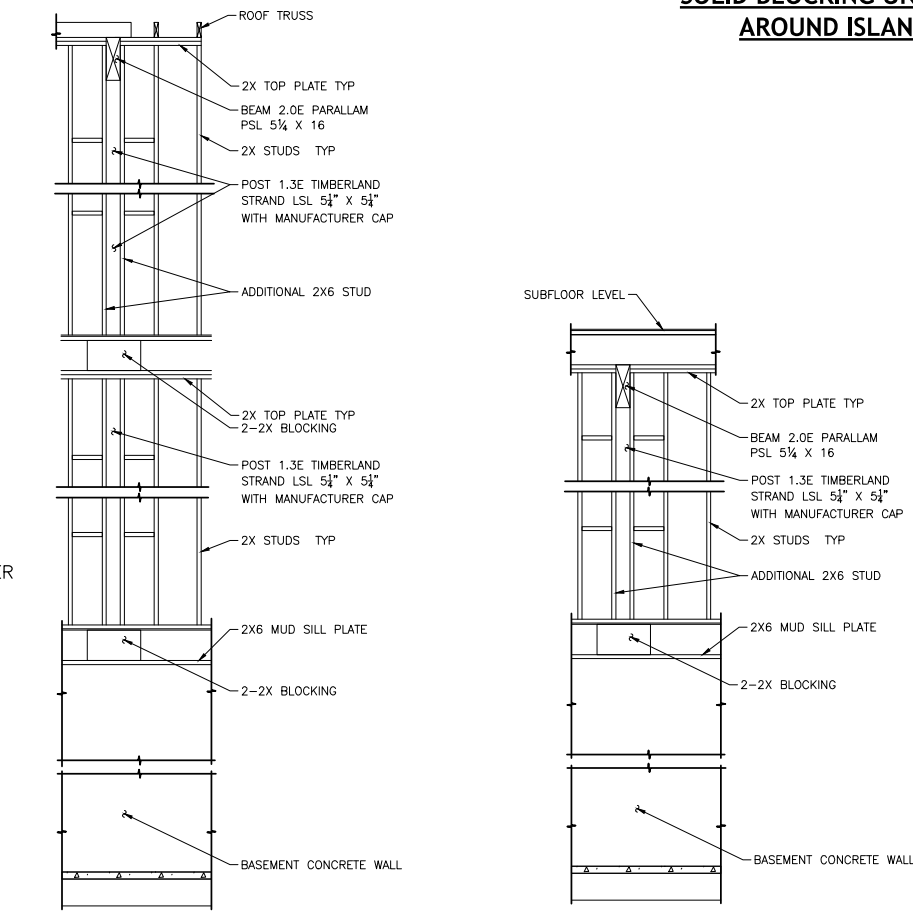


### JOIST-TO-BEAM CONNECTION

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### SOLID BLOCKING UNDER & AROUND ISLAND

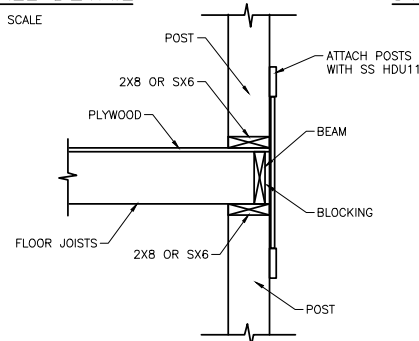


### ROOF BEAM POST INSIDE STUD WALL DETAIL

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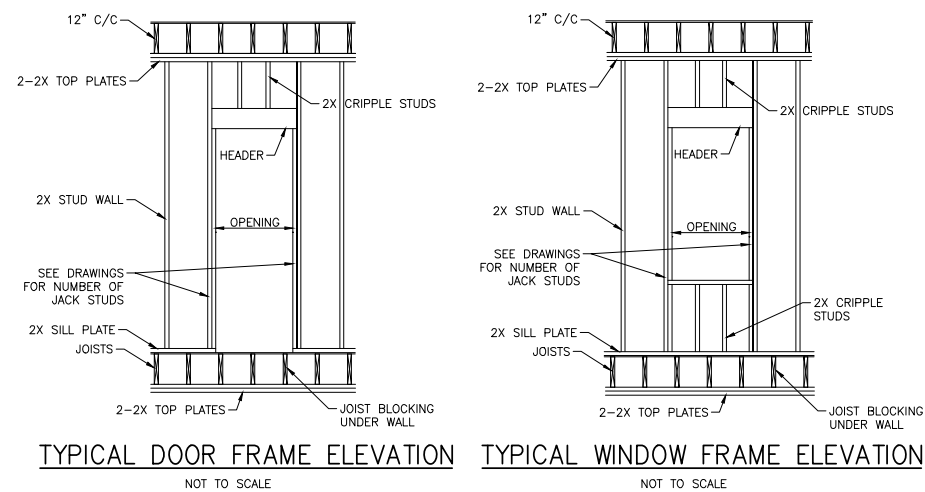
### FLOOR BEAM POST INSIDE STUD WALL DETAIL

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### POST TO POST CONNECTION

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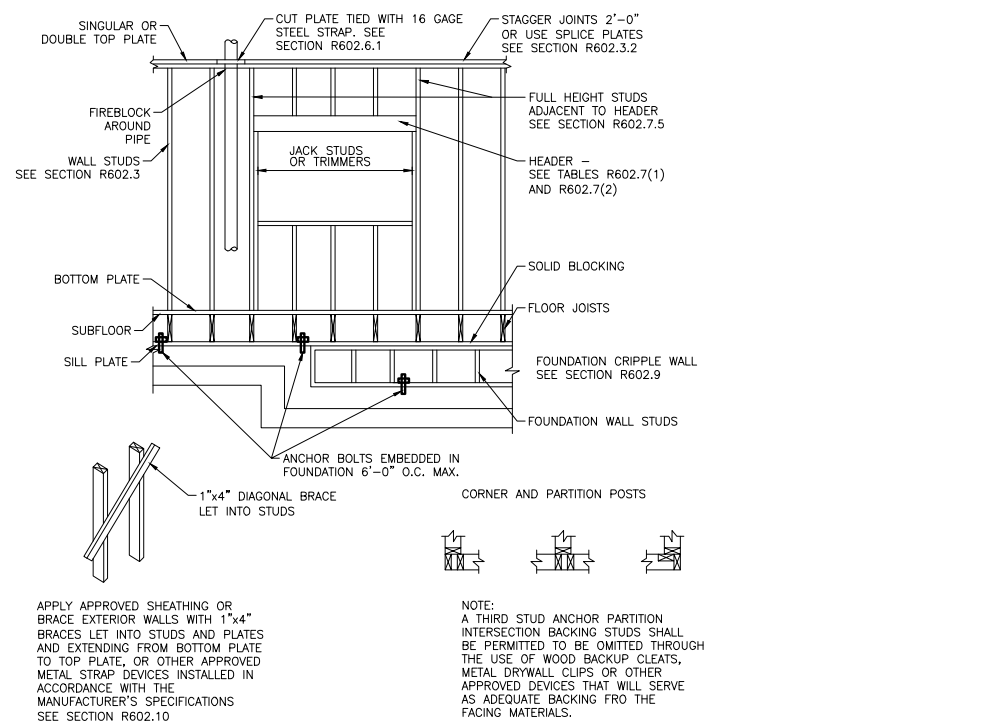


### TYPICAL DOOR FRAME ELEVATION

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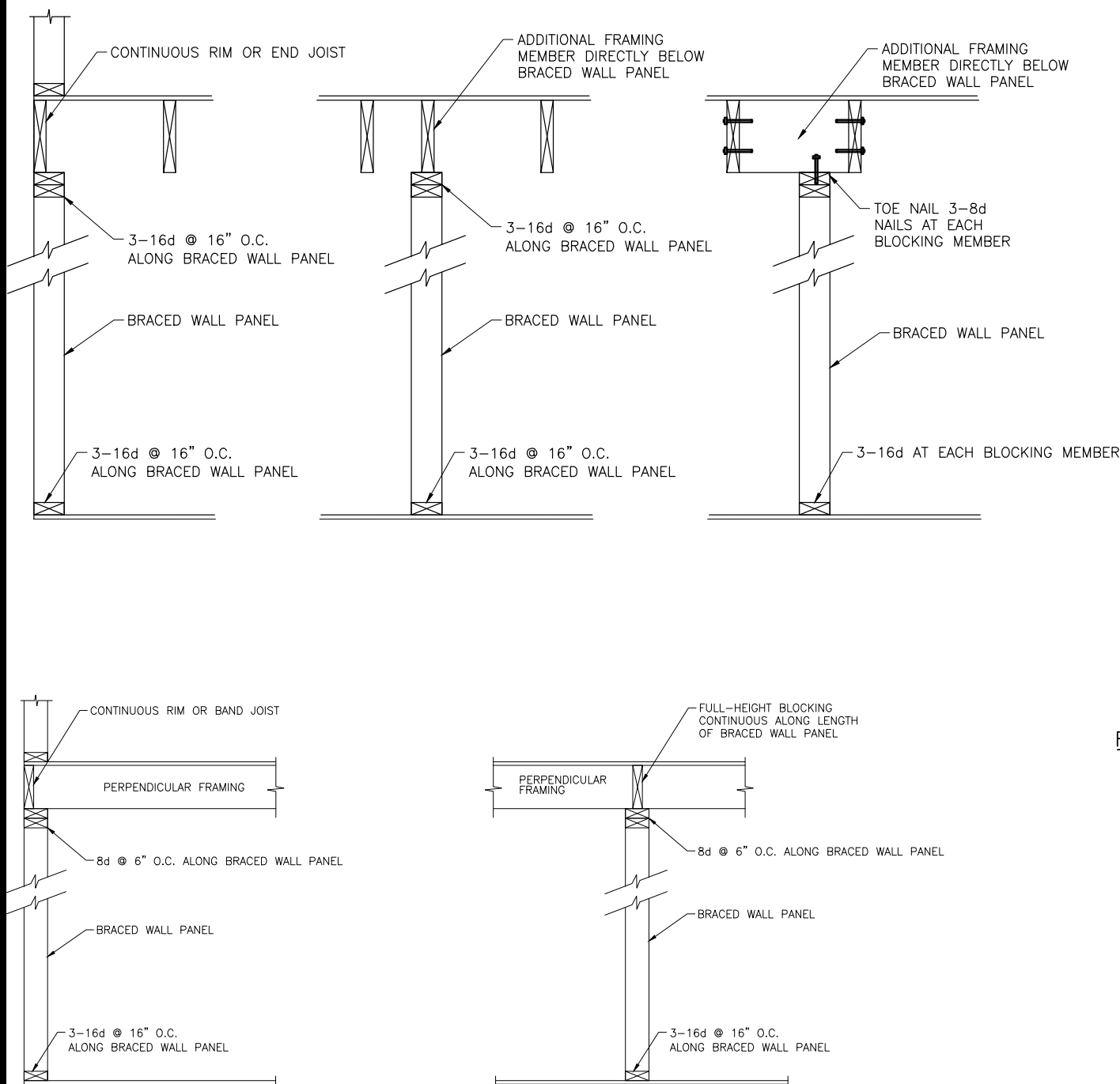
### TYPICAL WINDOW FRAME ELEVATION

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### TYPICAL WALL FLOOR ROOF FRAMING

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

## SHEET CONTENTS: Structural Details

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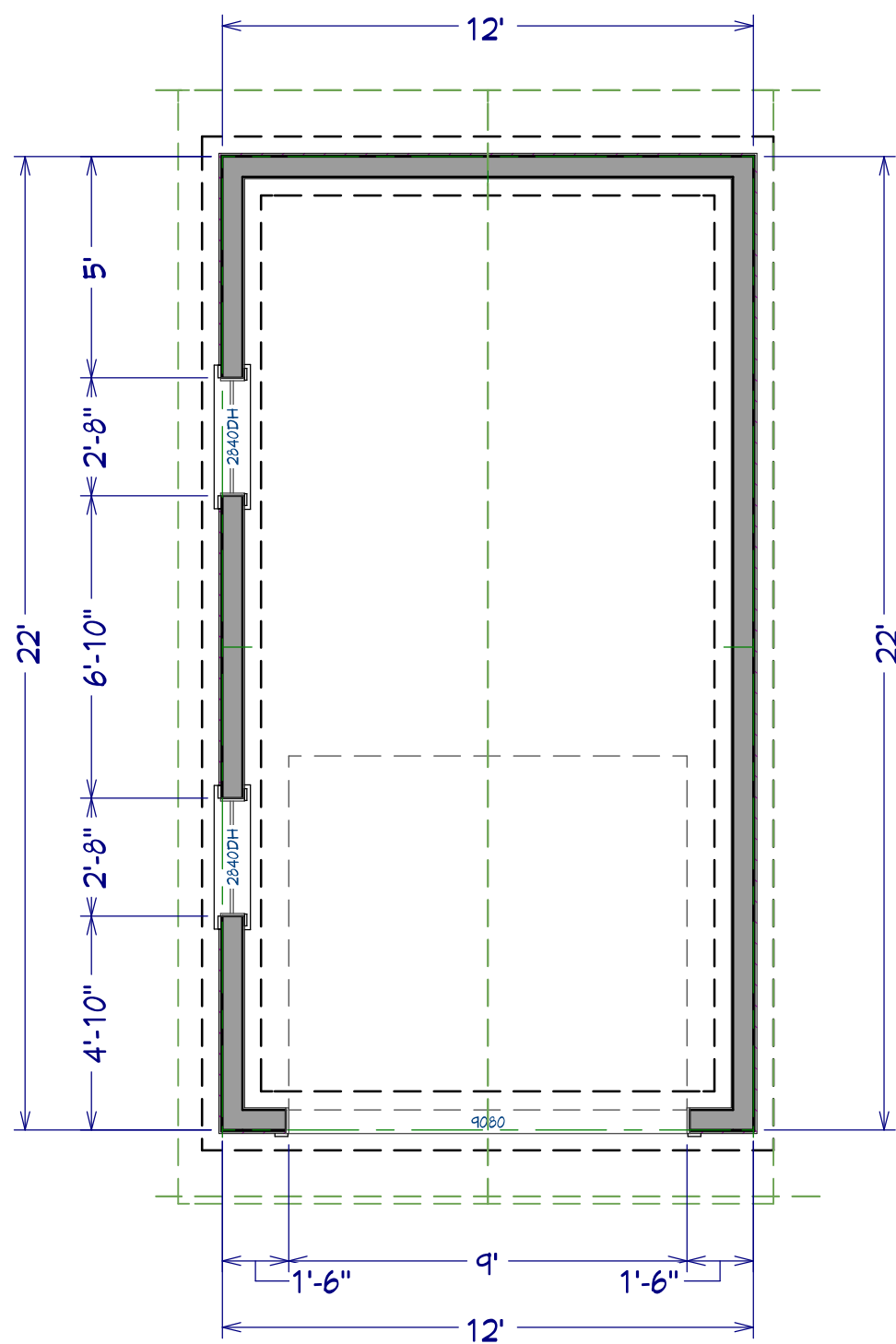
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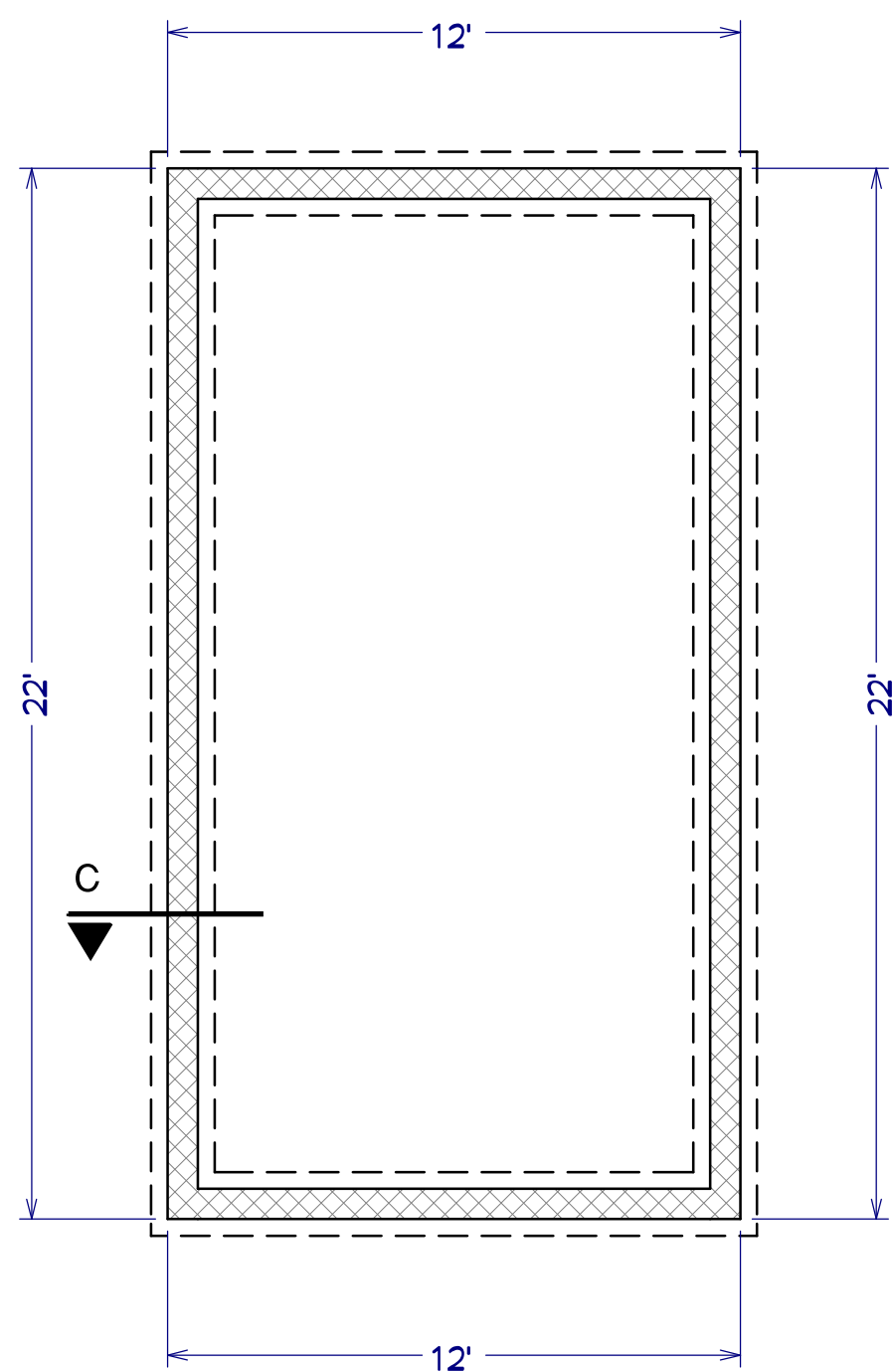
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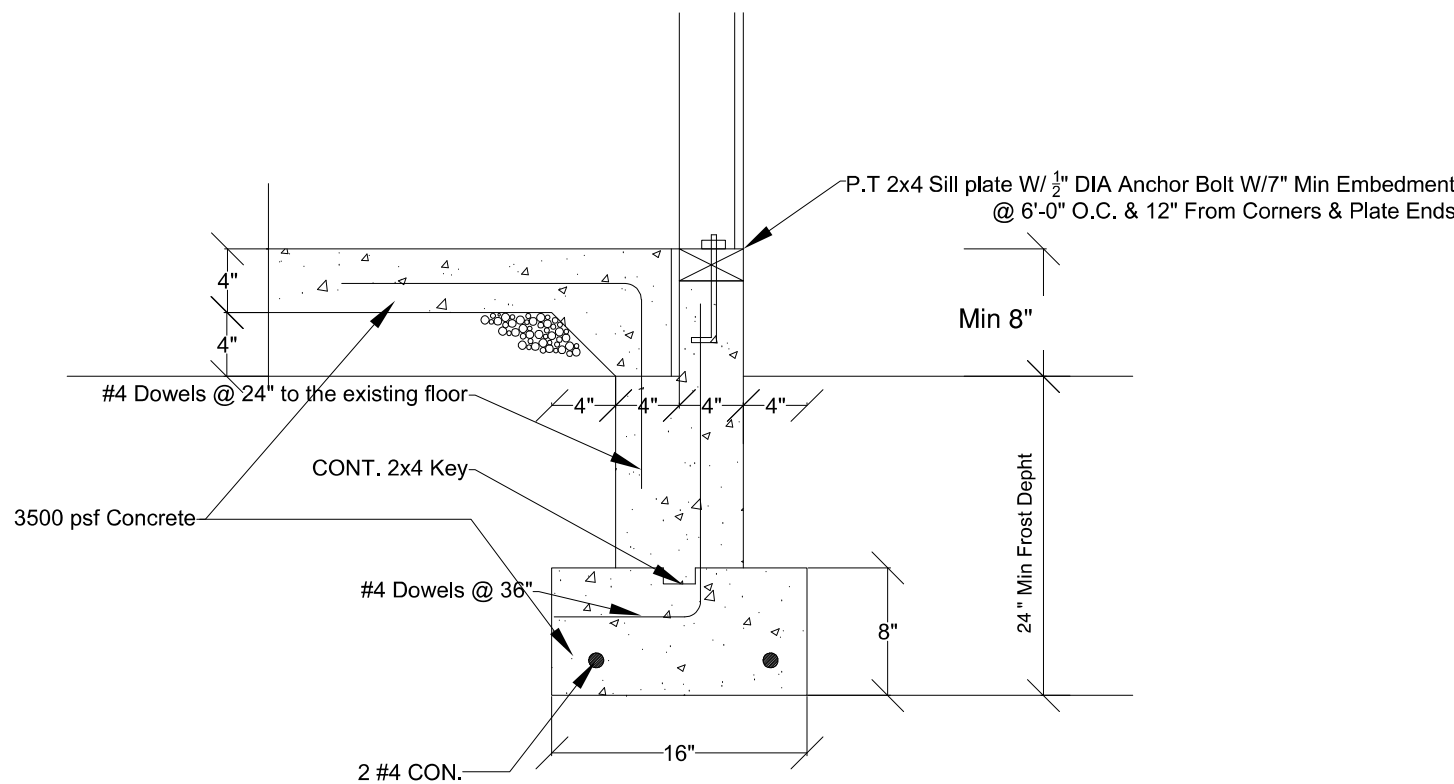




1st Floor Plan



Foundation Plan



Section C

NTS



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SHEET CONTENTS:  
Garage Plan-Elevation

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SHEET CONTENTS:

**Garage  
Elevation/Section**

PROJECT NO.: BD26-053

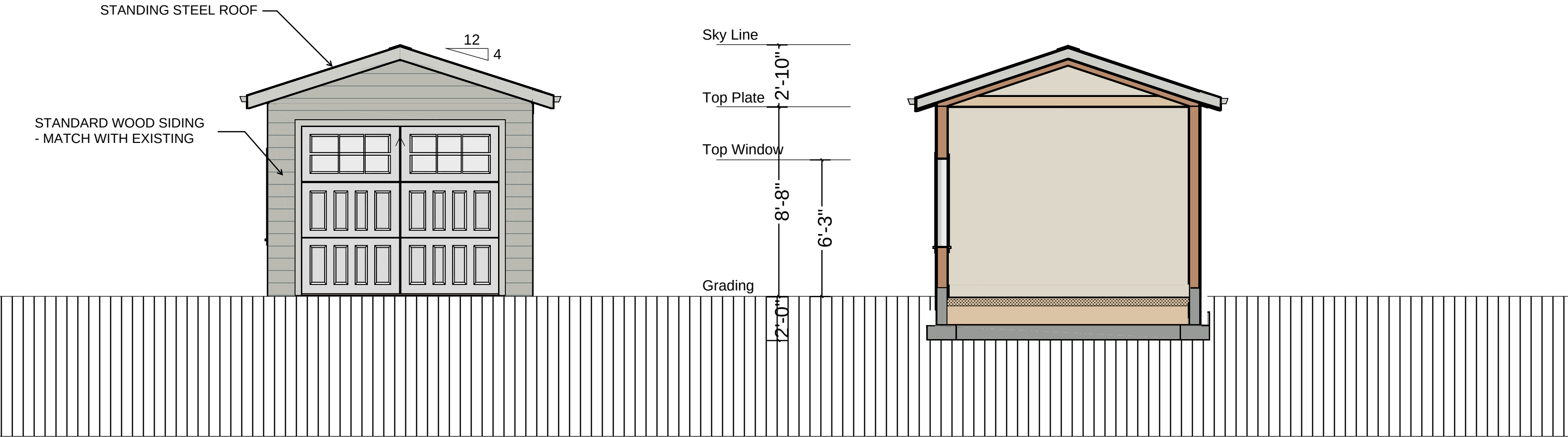
DATE: 9/12/2026

DRAWING  
NO.:

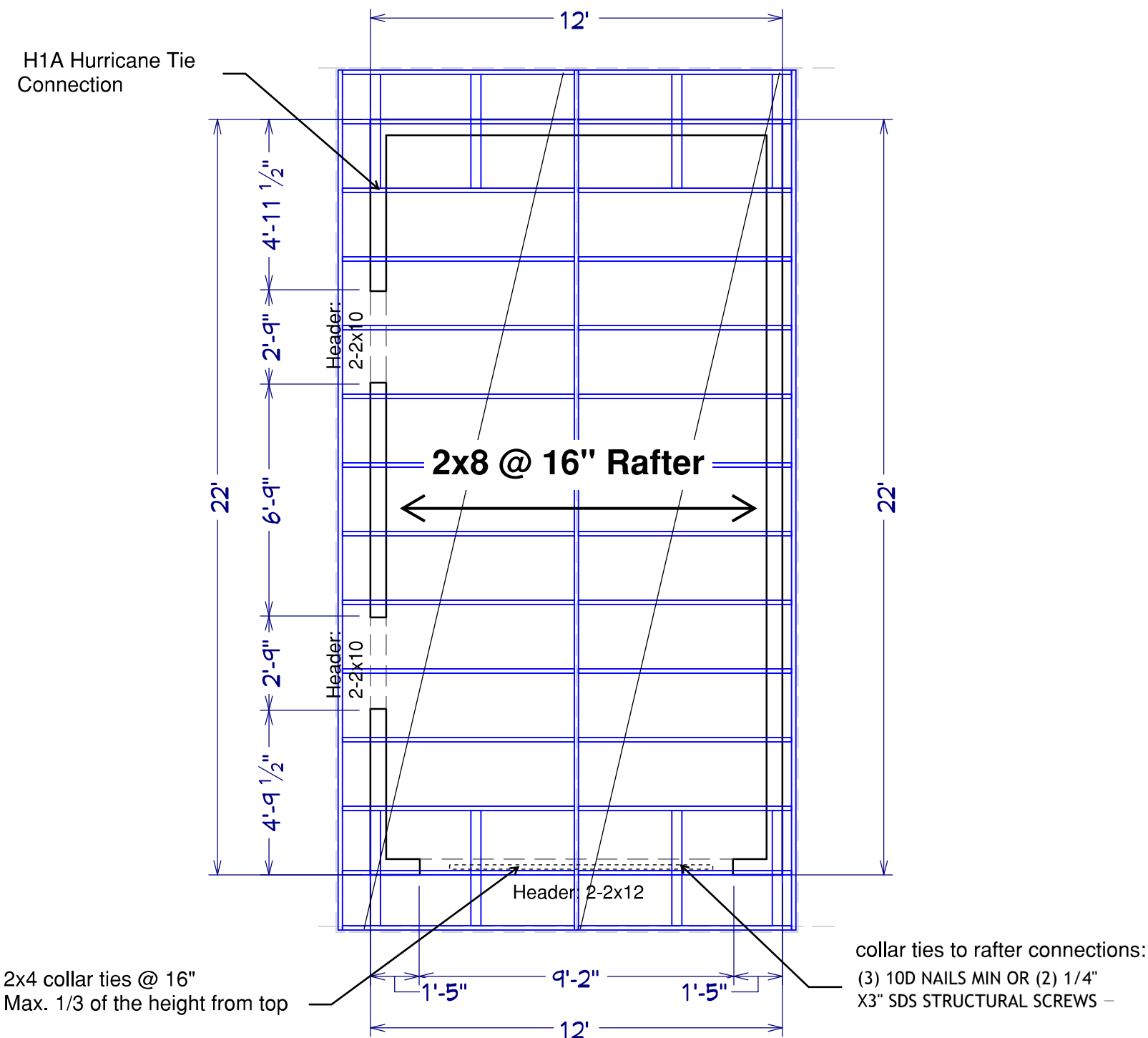
**SG-2**

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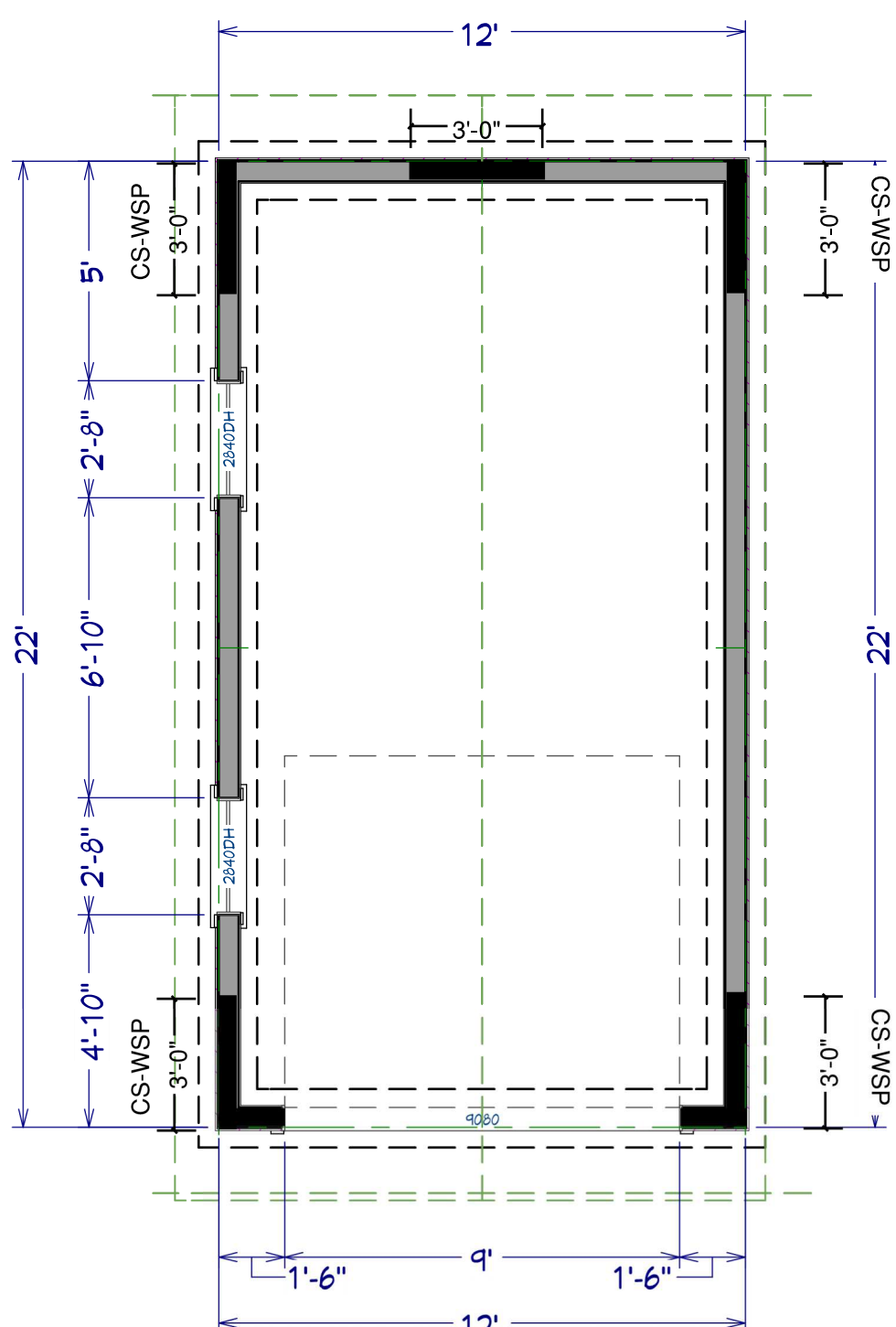
Sheet Size 22.00x17.00



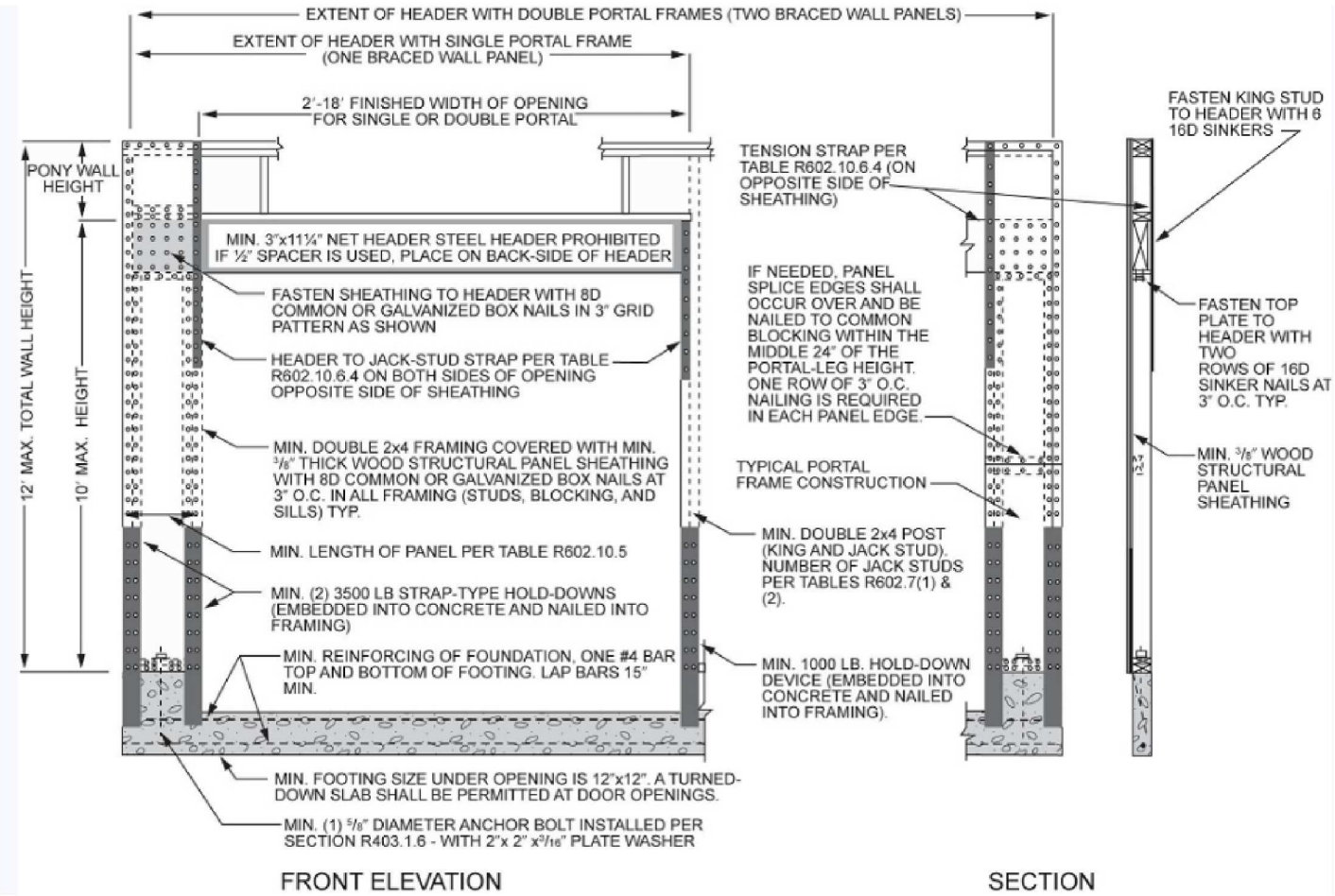




Roof Framing Plan



Bracing Plan



# FORTIS ENGINEERING CONSULTANTS LLC

PRECISION · INNOVATION · STRENGTH

Maxwell Sharafi P.E.  
Phone: (703) 517-5398  
Email: Max@Fortisconsultantsllc.com



County Review Stamp

## 6th St. Renovation

25 N 6th St, Warrenton, VA  
20186

DRAWN BY: MXS

CHECKED BY: MXS

REVISIONS:

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

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ISSUE RECORD:

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

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

SHEET CONTENTS:

Plans

PROJECT NO.: BD26-053

DATE: 9/12/2026

DRAWING NO.: SG-3

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