

DESIGN NOTES

I. DESIGN LIVE LOADS FOR NEW WORK

- A. ROOF LIVE LOAD
- $P_g = 30$ PSF, MIN ROOF DESIGN LOAD = 30 PSF
 - $P_f = 21$ PSF + DRIFTING
- B. FLOOR LIVE LOADS
- BEDROOMS = 30 PSF
 - DWELLING AREAS = 40 PSF
- A. WIND LOAD
- VULT (3-second gust) = 115 MPH
 - VASD (3-second gust) = 90 MPH
 - EXPOSURE = B
- B. SEISMIC LOAD
- LATERAL FORCE SYSTEM: BRACED WOOD PANELS
 - SEISMIC USE GROUP = I
 - SITE CLASS = D
 - NO DESIGN REQUIRED PER IRC/R301.2.2
- C. CODE: THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2015.
- D. SOIL PARAMETERS
- P AT REST = 60H
 - P ACTIVE = 45H
 - P PASSIVE = 300H
- E. DEAD LOADS
- ROOF = 15 PSF
 - TYPICAL FLOORS = 12 PSF
 - TILE/STONE FLOORS = 20 PSF

II. WOOD

- A. ALL JOISTS, BEAMS AND POSTS SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
- MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- WOOD LINTELS, JOISTS AND BEAMS
 - FLEXURE: F_b = 875 PSI
 - SHEAR: F_v = 135 PSI
 - MODULUS OF ELASTICITY = 1,400,000 PSI
 - WALL STUDS: STUD GRADE
 - FLEXURE: F_b = 675 PSI
 - COMPRESSION PARALLEL: F_c = 725 PSI
 - MODULUS OF ELASTICITY = 1,200,000 PSI
- B. ALL FRAMING EXPOSED TO WEATHER IN ACCORDANCE WITH IRC SECTION R317 SHALL BE PRESSURE TREATED SOUTHERN PINE NO.2 PER THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". NFPA. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF THE "AMERICAN SOFTWOOD LUMBER STANDARDS". MINIMUM PROPERTIES SHALL BE IN ACCORDANCE WITH TABLE 4B IN THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION." PRESSURE TREATED WOOD MEMBERS "PT", SHALL BE PROVIDED WHEN:
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR IS CLOSER THAN 18-INCHES TO GRADE OR WHEN A WOOD GIRDER/BAM IS CLOSER THAN 12-INCHES TO GRADE IN EXPOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING.
 - WOOD FRAMING MEMBERS REST ON A CONCRETE OR MASONRY EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8-INCHES ABOVE THE EXPOSED EXTERIOR GRADE.
 - SILL AND SLEEPERS ARE ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM THE SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
 - THE ENDS OF A WOOD GIRDER/BAM ENTER AN EXTERIOR MASONRY OR CONCRETE WALL AND HAS A CLEARANCE WITH THE EXTERIOR OF THE WALL OF LESS THAN 1/4-INCH.
 - WOOD SIDING, SHEATHING AND WALL FRAMING IN THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS OR SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
 - WOOD STRUCTURAL MEMBERS SUPPORT MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
- C. ALL EXTERIOR WALL STUDS ARE TO BE 2x4'S SPACED AT 16" O.C. (U.N.O.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUDS AT INTERSECTIONS AND CORNERS. ALL MULTIPLE STUD POSTS SHALL BE FASTENED AS FOLLOWS: DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 10d AT 8" O.C. TRIPLE STUDS SHALL BE NAILED TOGETHER WITH 30d AT 8" O.C. EACH SIDE.
- D. PROVIDE SIMPSON STRONG-TIE (OR APPROVED EQUAL) POST CAPS AT ALL BEAM-ON-POST BEARING LOCATIONS, U.N.O.
- E. ROOF SHEATHING SHALL BE 5/8-INCH, CDX, APA RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- F. WALL SHEATHING SHALL BE 1/2-INCH, CDX, APA RATED SHEATHING, EXPOSURE I, PER THE "AMERICAN PLYWOOD ASSOCIATION." SHEATHING SHALL BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- G. ALL FLOOR SUBFLOORING SHALL BE 3/4-INCH THICK T&G, APA RATED 32/16 ADVANTECH SHEATHING OR STURD-I-FLOOR 20 OC RATED. SHEATHING SHALL BE GLUED WITH SUB-FLOOR ADHESIVE AND BE FASTENED WITH 8d NAILS AT 6-INCHES ON CENTER AT PANEL EDGES AND AT 12-INCHES ON CENTER AT ALL INTERMEDIATE SUPPORTS.
- H. LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
- FLEXURE: F_b = 2,600 PSI
 - SHEAR: F_v = 285 PSI
 - MODULUS OF ELASTICITY: E = 2,000,000 PSI
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT SHEETS FOR APPROVAL BY ENGINEER FOR ALL LVL BEAMS
- I. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER AND STANDARD LUMBER BEAMS. NO JOIST OR BEAM BEARING SHALL OCCUR ON MASONRY VENEER WALLS.
- J. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 6'-0" MINIMUM.
- K. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE. ALL PLYWOOD PANELS EDGES SHALL BE CONTINUOUSLY BLOCKED AND NAILED.
- L. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF

- L. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH THE FOLLOWING NAILS AND SIMPSON SDS (STRONG-DRIVE SCREWS), USING THE FASTENER-TO-FASTENER SPACING NOTED WITHIN EACH ROW OF FASTENERS. ALL FASTENERS SHALL BE INSTALLED IN THE QUANTITY OF ROWS SPECIFIED, IN A STAGGERED PATTERN:

PLIES	DEPTH	FASTENERS	SPACING	ROWS
(2)1-1/2"	6'-12"	10d NAILS	12" O.C.	2
(3)1-1/2"	6'-12"	16d NAILS	16" O.C.	2*
(2)1-3/4"	9'-12"	12d NAILS	16" O.C.	2
(3)1-3/4"	9'-12"	SDS1/4"x4-1/2"	12" O.C.	2*

* - ALL TRIPLE-PLY MEMBERS SHALL BE FASTENED FROM BOTH SIDES WITH THE NUMBER OF ROWS AND FASTENERS SPECIFIED. SIDE-TO-SIDE SPACING SHALL ALSO BE STAGGERED.

- M. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- N. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER 2015 IBC, TABLE 2304.10.1 "FASTENING SCHEDULE."
- O. NAILS INDICATED IN THE DRAWINGS, DETAILS, AND NOTES SHALL BE DEFINED AS FOLLOWS: 8d=0.131"x2.5", 10d=0.148"x3", 16d=0.162"x3.5", 30d=0.207"x4.5". SUBSTITUTIONS FOR THESE NAIL SIZES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL.
- P. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS ONE HALF THE SPAN.
- Q. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE (U.N.O.):

SUPPORTED MEMBER	HANGER	CAPACITY (LBS)
2x8	LUS26	740
(2)2x8	LUS28-2	1125
2X10 SLOPED	LRU210	1095
(2)2X10	LUS28-2	1130
(2)2X10 SLOPED	LSSR210-2	2035
(2)1-3/4"x7-1/4" LVL	HUC48 MAX.	2085
(2)1-3/4"x9-1/4" LVL SLOPED	LSSR410	2365
(2)1-3/4"x11-1/4" LVL	HHUS410	5635
(2)2x12 STRINGER	LSC	650

SOME HANGERS MAY REQUIRE 16d NAILS - REFER TO THE SIMPSON STRONG-TIE CATALOG FOR REQUIREMENTS. CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS FOR ALL HANGER SUBSTITUTIONS.

- R. ALL ROOF SHEATHING SHALL BE LAID CONTINUOUSLY BETWEEN THE EDGES OF THE ROOF. NO INTERRUPTIONS ARE PERMITTED AT ROOF OVERBUILDS.
- S. ALL NOTCHED STAIR STRINGERS SHALL HAVE AN EFFECTIVE MINIMUM DEPTH OF 5 1/2". PRE-DRILL NOTCH CORNERS WITH A 1/4" Ø HOLE TO REDUCE STRESS CONCENTRATION AND DO NOT OVER-CUT NOTCHES.

III. CONCRETE

- A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
- B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR II.
- C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
- D. CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH $F_c = 3000$ PSI
- E. CONCRETE SLUMP SHALL = 4" ± 1".
- F. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
- CONCRETE CAST AGAINST EARTH = 3"
 - FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"

IV. GENERAL

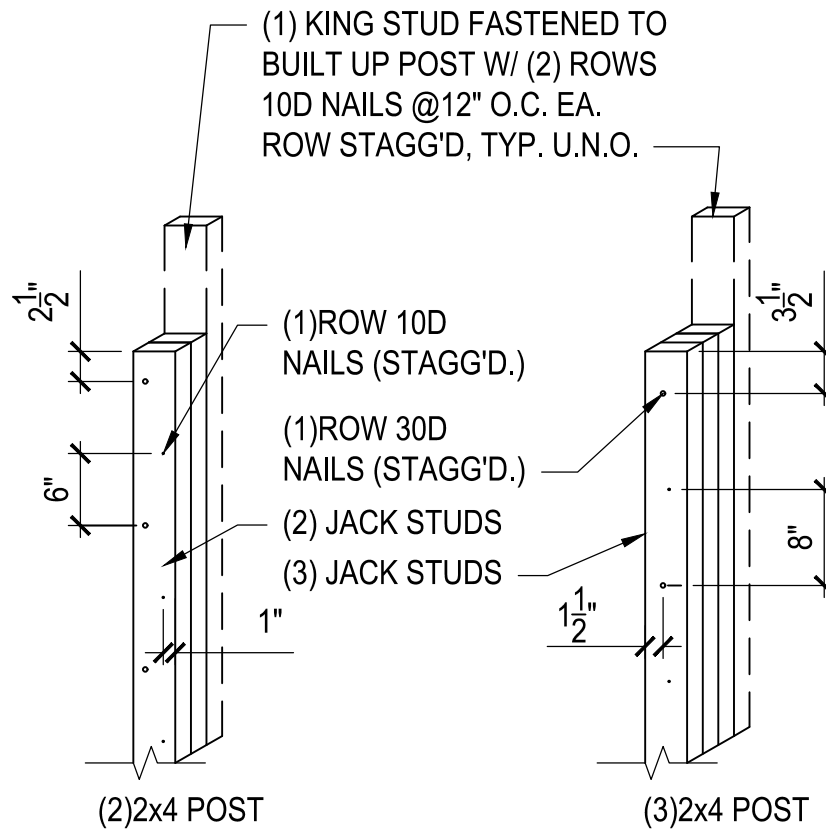
- A. THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL EXISTING FIELD DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
- C. ALL WALLS ARE DESIGNED AS Laterally Braced by the Floor and Roof Systems. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.
- D. THE DEVELOPMENT AND IMPLEMENTATION OF JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

V. DEMOLITION

- A. ALL MEANS AND METHODS OF SAFELY REMOVING ALL EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- B. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.

VI. EARTHWORK

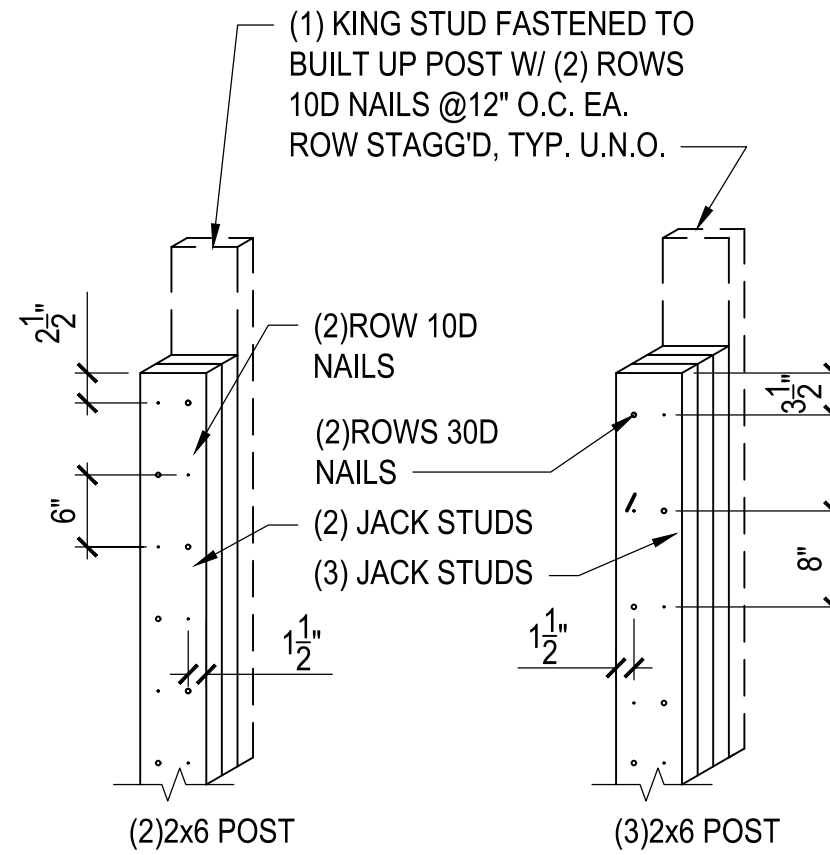
- A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS ASSUMED TO BE 1500 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, $F_c = 2000$ PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.



- NOTES:
- ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

TYP. NAILING SCHEDULE FOR 2x4 BUILT UP POSTS

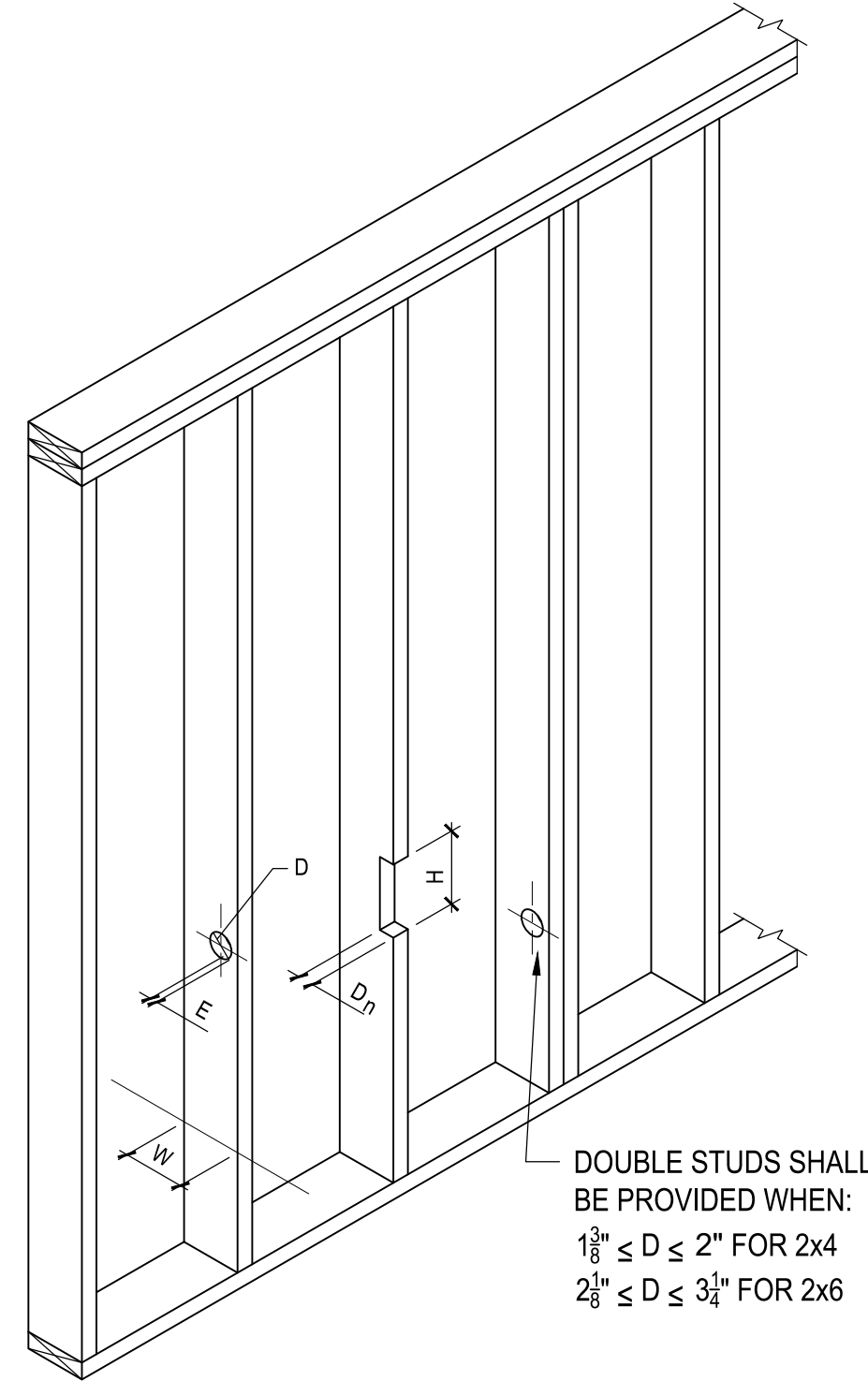
SCALE: 3/4\"=1'-0"



- NOTES:
- ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.

TYP. NAILING SCHEDULE FOR 2x6 BUILT UP POSTS

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



STUD SIZE	D_1 (MAX.)	D (MAX.)	E (MIN.)	H (MAX.)
2x4 (W=3.5")	5/8"	1 1/8"	5/16"	2 1/2"
2x6 (W=5.5")	1 3/8"	2 1/8"	5/16"	2 1/2"

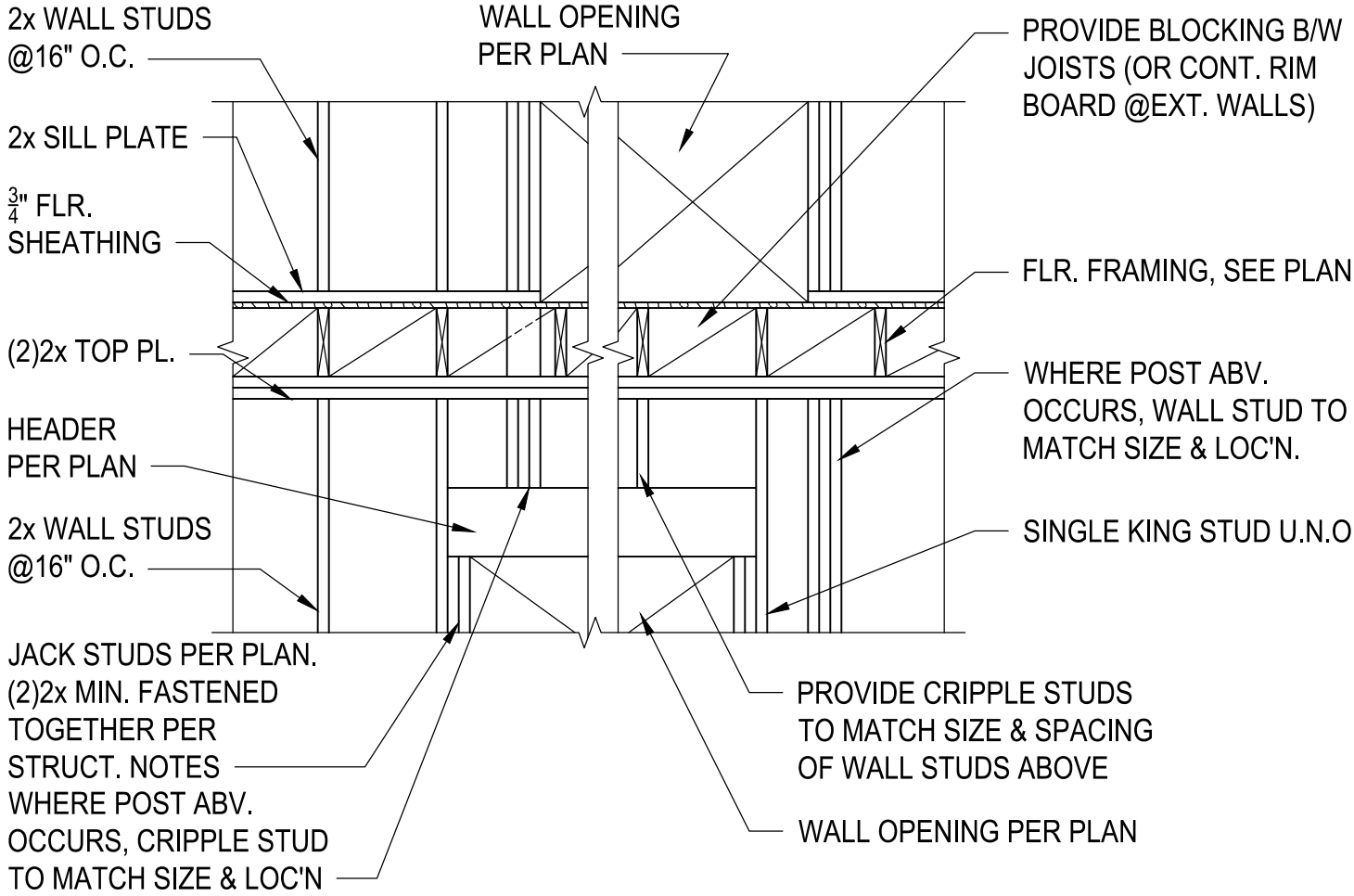
LOAD-BEARING STUD WALLS

NOTES:

- THESE LIMITS ARE IN GENERAL ACCORDANCE WITH THE 2006 IRC. NOTCHES OR HOLES THAT DO NOT MEET THESE REQUIREMENTS, INCLUDING ALL CONDITIONS WHERE THREE OR MORE MEMBERS IN A ROW ARE CUT, OR WHEN CUT MEMBERS SUPPORT MORE THAN ONE LEVEL, MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.
- ALL BORED HOLES WITH AN EDGE DISTANCE LESS THAN THE DIMENSION "E" NOTED ABOVE SHALL BE REINFORCED WITH SIMPSON "SS" STUD SHOES (OR APPROVED EQUAL). WHERE BORED HOLES PROVIDE PASSAGE FOR PIPING, SIMPSON NS2 (OR APPROVED EQUAL) SHALL BE PROVIDED FOR CODE-REQUIRED PROTECTION.
- * EDGE NOTCH HEIGHT, "H", IS LIMITED BY THE METAL STUD SHOE DIMENSION PER SIMPSON.
- GENERAL NOTATION: D = DIAMETER, OF BORED HOLE D = NOTCH DEPTH, H = NOTCH HEIGHT, Lx = NOTCH LENGTH, E = EDGE DISTANCE, d = JOIST DEPTH, W = STUD DEPTH

1 SAWN LUMBER NOTCH & HOLE LIMITS

SCALE: N.T.S.



NOTE:
ALL MISC. WOOD CONN. SHALL BE FASTENED PER 2015 IBC TABLE 2304.10.1 "FASTENING SCHEDULE"

4 TYP. DROPPED HEADER DET.

SCALE: 1/2\"=1'-0"

Issues / Revisions

01.03.19	PERMIT SET

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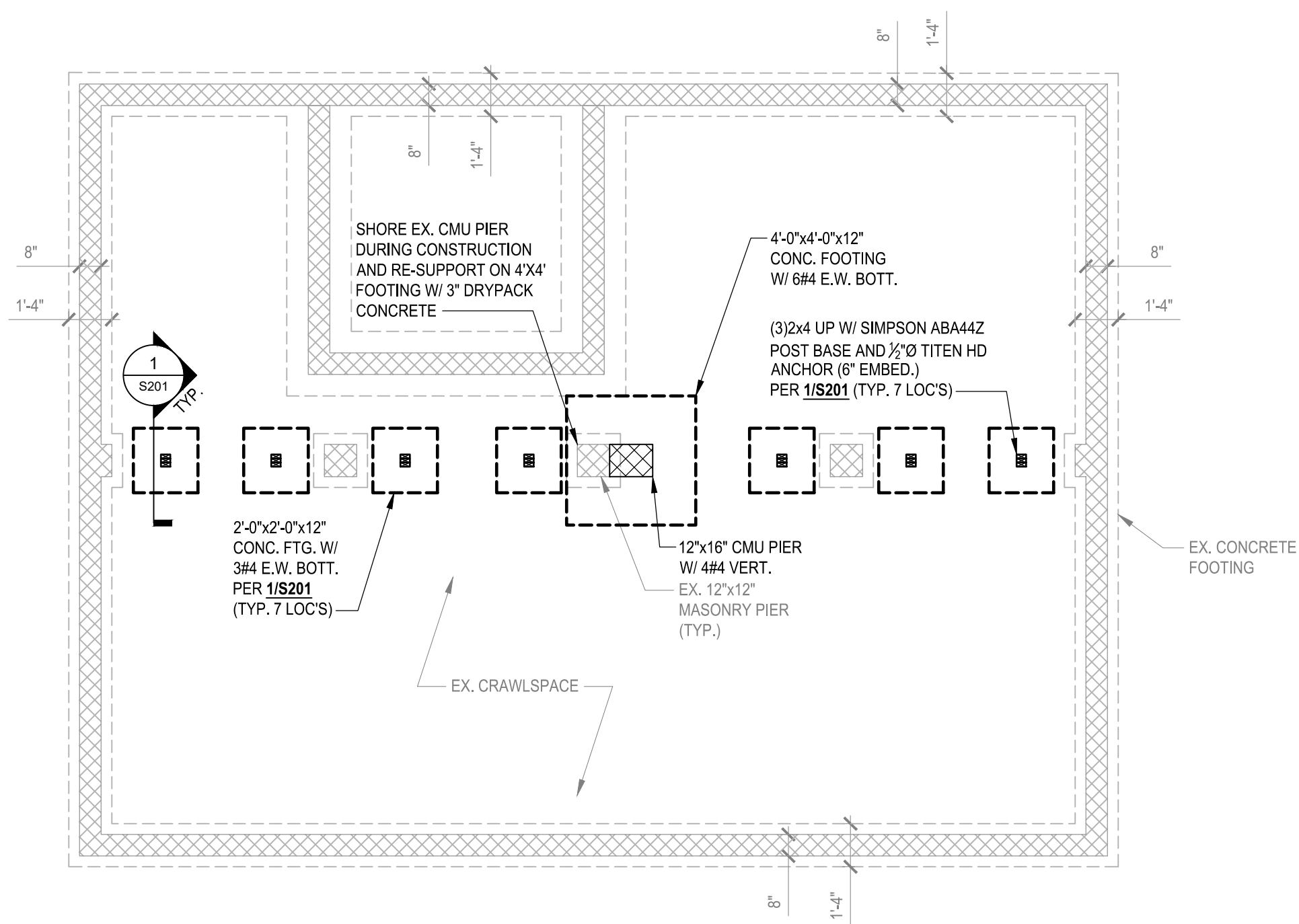
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Drawing Title

DESIGN NOTES

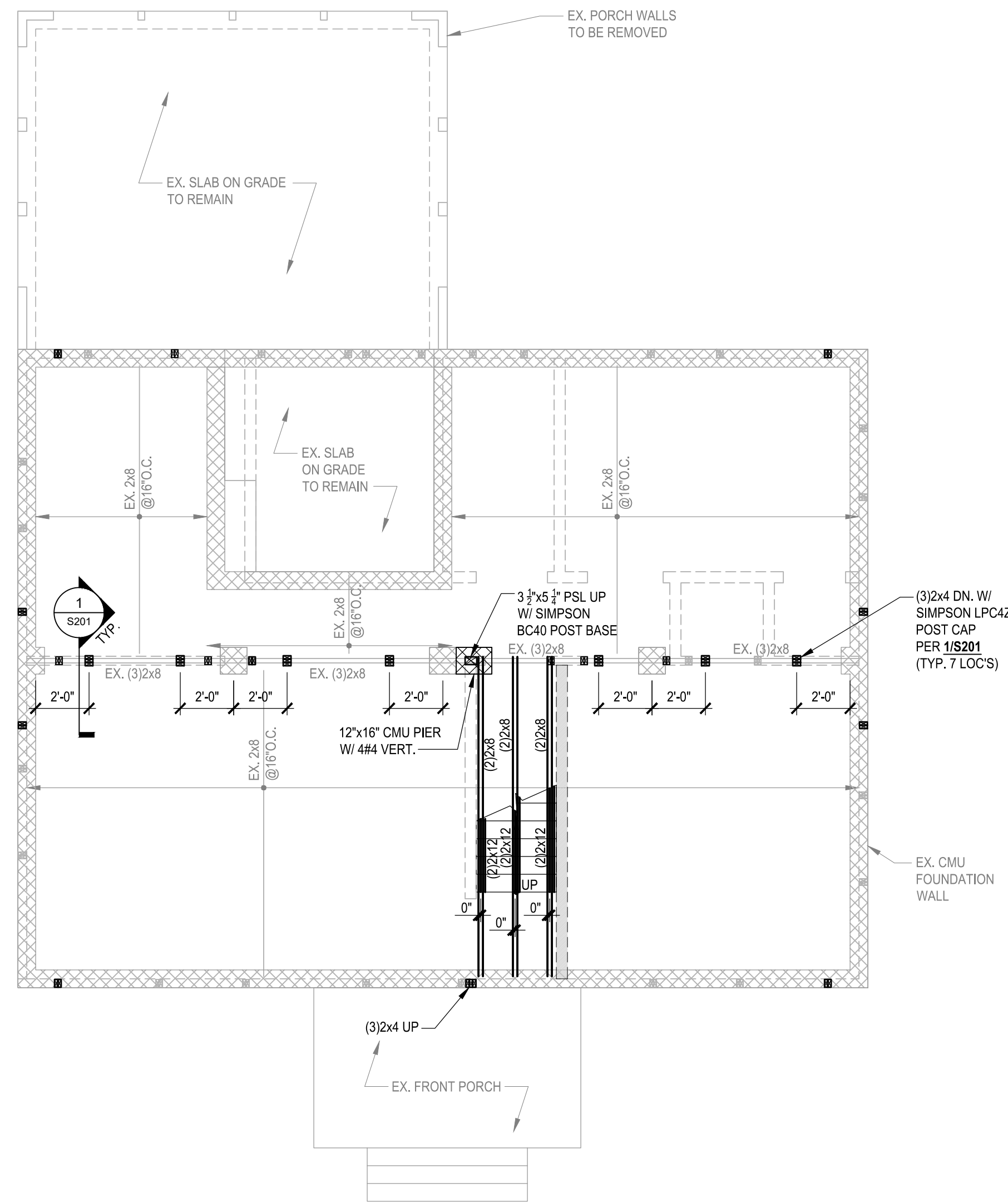
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Date: 12-21-18	Checked By: DL

S001



1 FOUNDATION PLAN
S100 SCALE: 1/4"=1'-0"

- NOTES:
- EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.



2 FIRST FLOOR FRAMING PLAN
S100 SCALE: 1/4"=1'-0"

- NOTES:
- ALL POSTS SHOWN ARE (2)2x4 UP U.N.O.
 - DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.
 - EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.
 - PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE AS NEEDED FOR NEW CONSTRUCTION AS DESIGNATED ON PLAN.



Issues / Revisions

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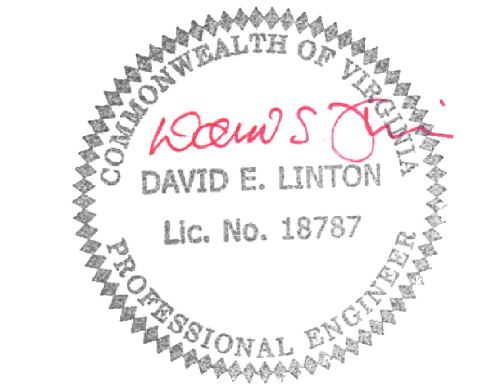
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FOUNDATION
AND FIRST
FLOOR PLANS

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Date 12-21-18	Checked By DL

S100

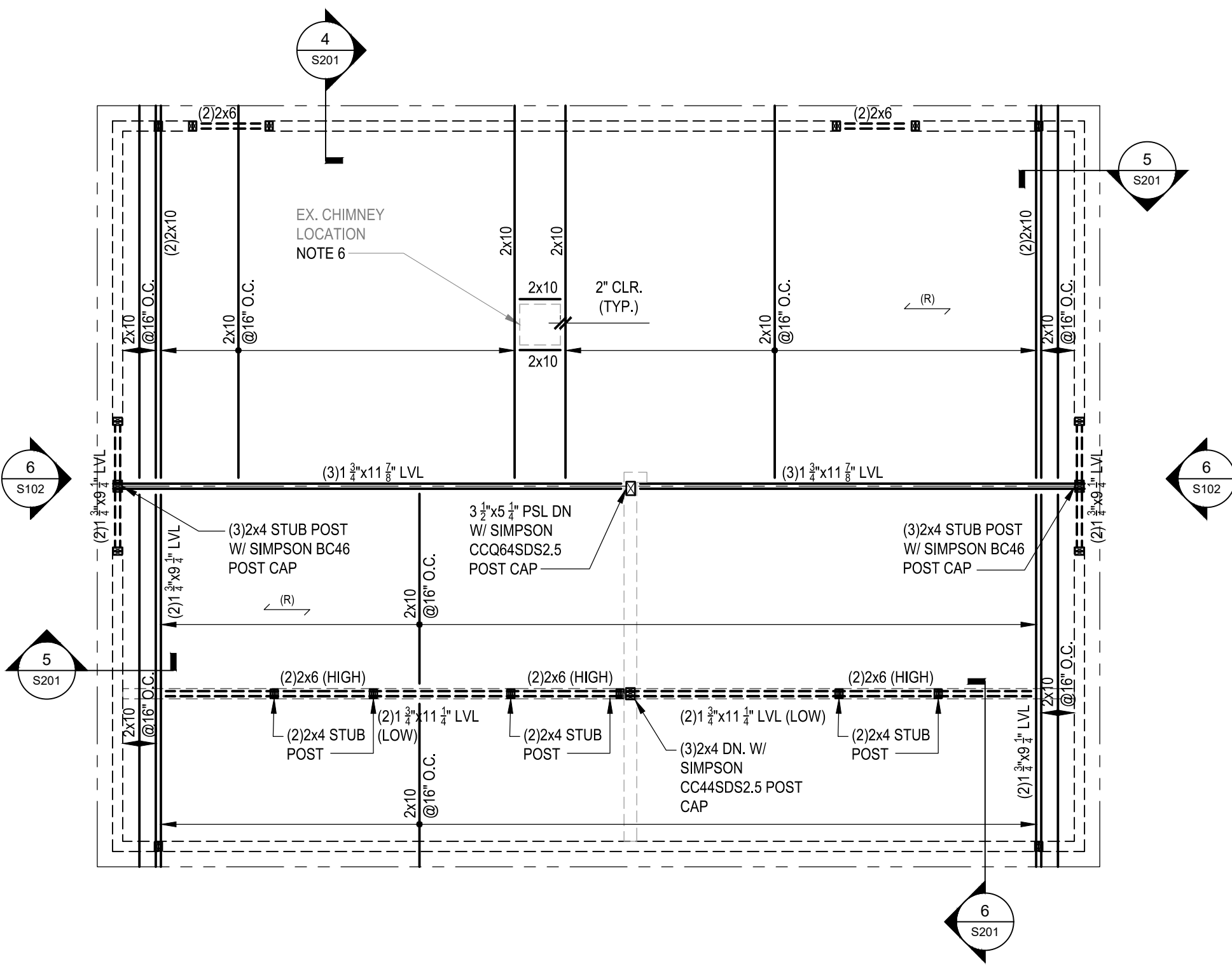


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SECOND AND ROOF FLOOR FRAMING PLAN

S101



2 ROOF FRAMING PLAN
S101 SCALE: 1/4"=1'-0"

ALL POSTS SHOWN ARE (2)2x4 DOWN U.N.O.

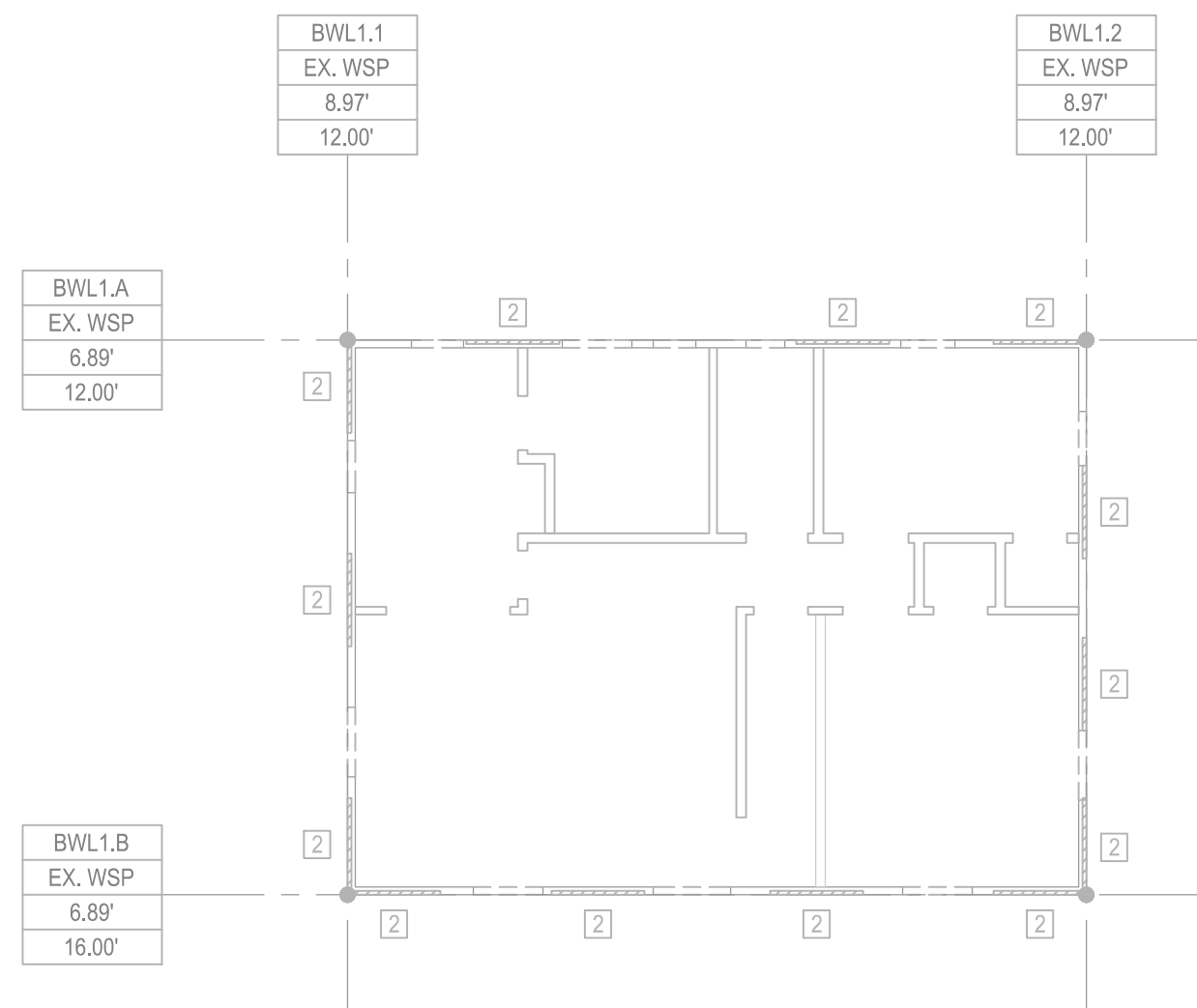
 DESIGNATES THE SPAN DIRECTION OF 5/8" ROOF SHEATHING PER THE STRUCTURAL DESIGN NOTES.

DASHED LINES INDICATE DROPPED BEAMS/HEADERS, SOLID LINES INDICATE FLUSH FRAMED BEAMS/HEADERS.

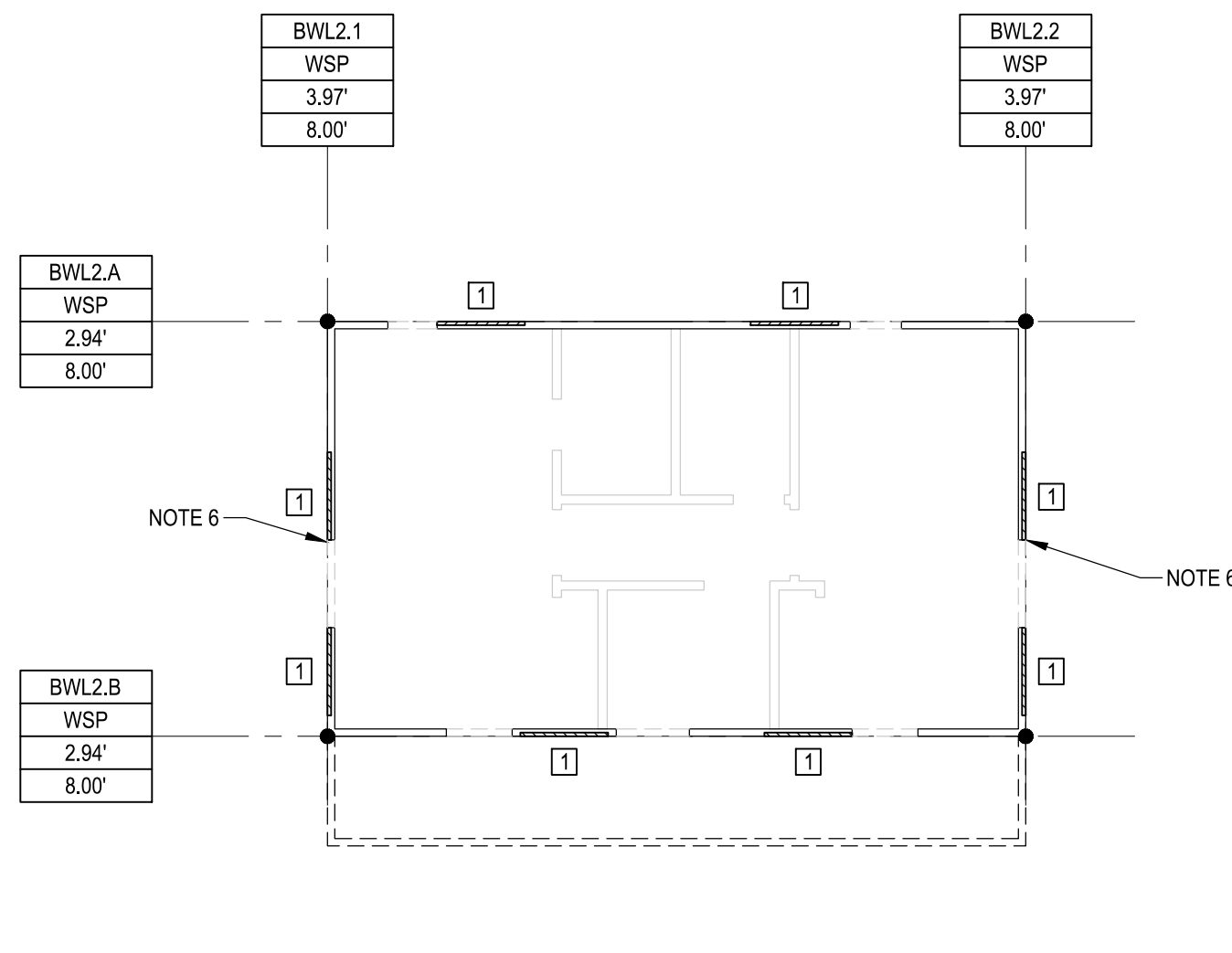
EXISTING CONDITIONS SHOWN ARE ASSUMED AND SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR.

ALL ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH TRUSS DESIGN DRAWINGS AND SHEET S300.

SPACE 2x10 RAFTERS SO THAT 2" CLEAR IS MAINTAINED AROUND CHIMNEY (RAFTER SPACING SHALL NOT EXCEED 24" O.C.)



1 FIRST FLOOR LATERAL BRACING PLAN
S102 SCALE: 1/8"=1'-0"



2 SECOND FLOOR LATERAL BRACING PLAN
S102 SCALE: 1/8"=1'-0"

NOTES FOR WIND BRACING PLANS
(PER IRC 2015, SECTION R602.10):

- INDICATES A BRACED WALL LINE WITH BRACED WALL PANELS AS INDICATED BY PANEL CALLOUT: [1] AND THE BRACED WALL PANEL CALLOUT KEY.
- ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH CORNER NAILING PER 3/S102.
- DESIGNATES THE END OF A BRACED WALL LINE
- ALL BRACED WALL PANELS TO BE SECURED TO THE STRUCTURE ABOVE AND BELOW PER DETAILS 4/S102 AND 5/S102.
- ALL BRACED WALL PANELS ARE 4'-0" U.N.O.
- GABLE END WALLS SHALL BE CONTINUOUSLY SHEATHED PER DETAIL 6/S102.

BRACED WALL LINE CALLOUT KEY:

BWL LABEL
PREScriptive BRACING METHOD USED
LENGTH OF BWP REQUIRED
LENGTH OF BWP PROVIDED

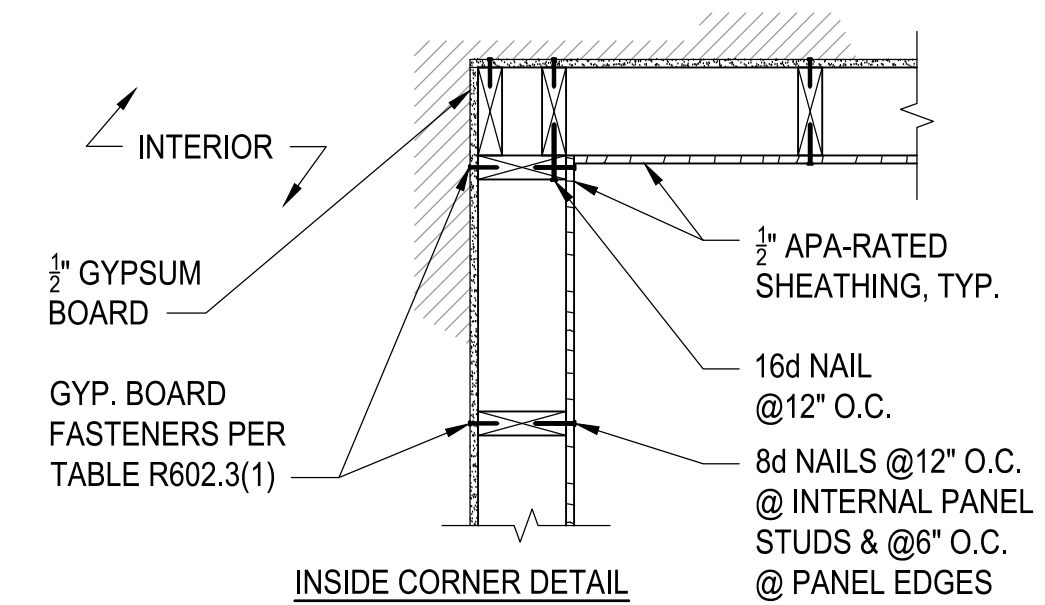
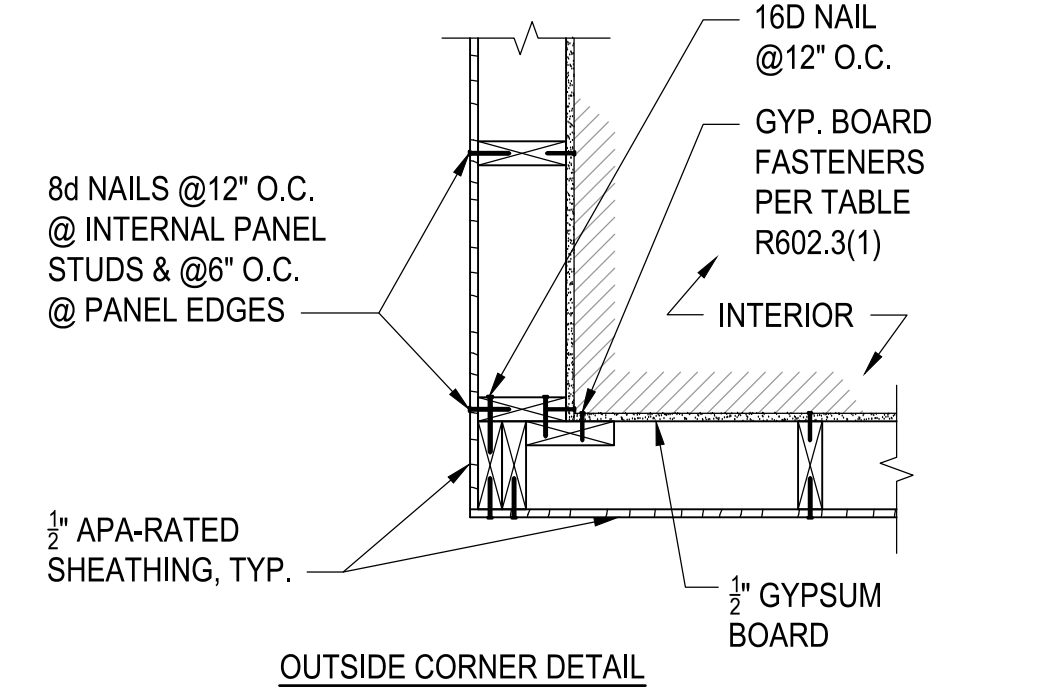
ABBREVIATIONS:

WSP = WOOD STRUCTURAL PANEL

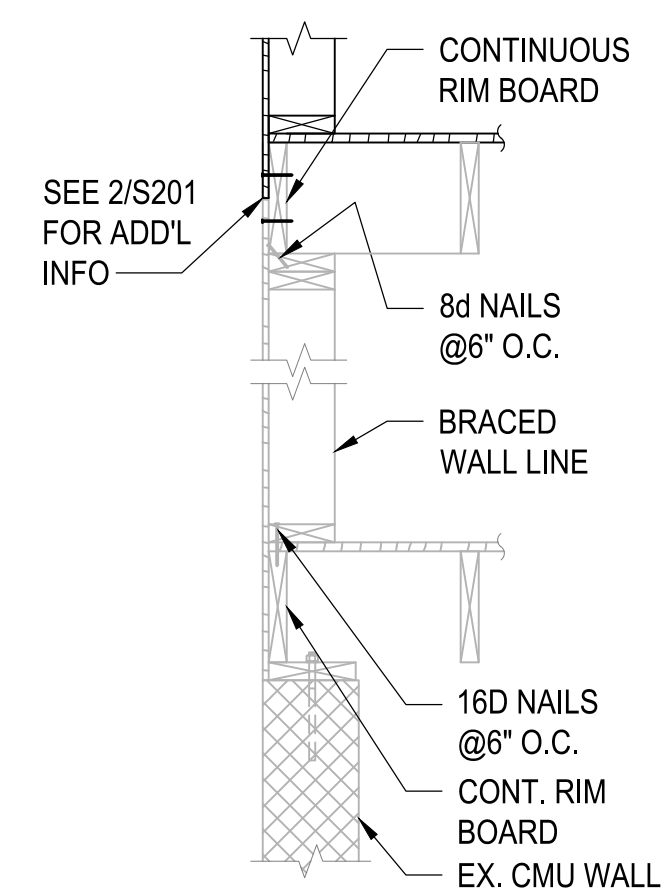
BRACED WALL PANEL CALLOUT KEY:

[1] = WSP PANEL PER DETAIL 7/S102.

[2] = EX. WSP PANEL PER DETAIL 7/S102, V.I.F.

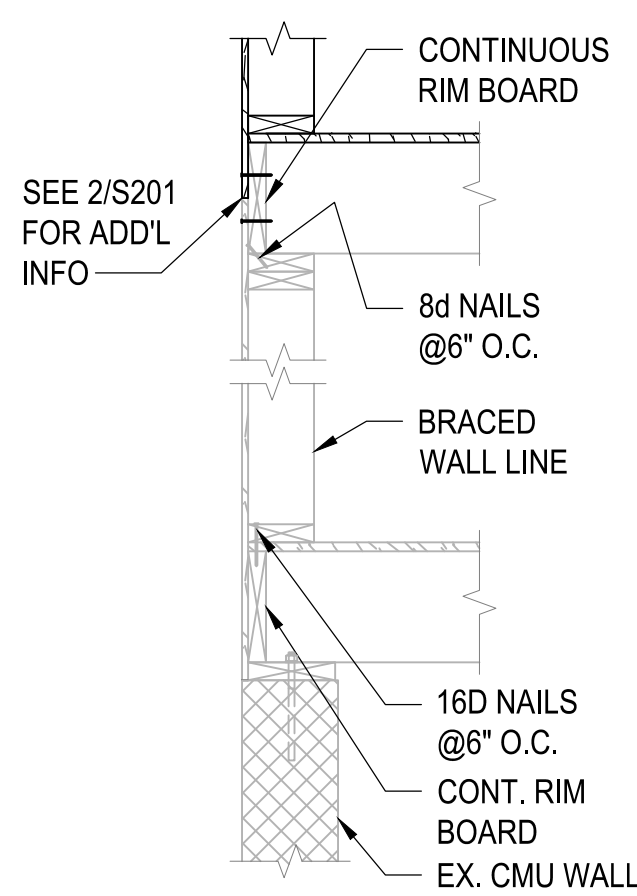


3 TYP. CORNER FRAMING
DETAIL W/ FASTENERS
S102 SCALE: 1"=1'-0"



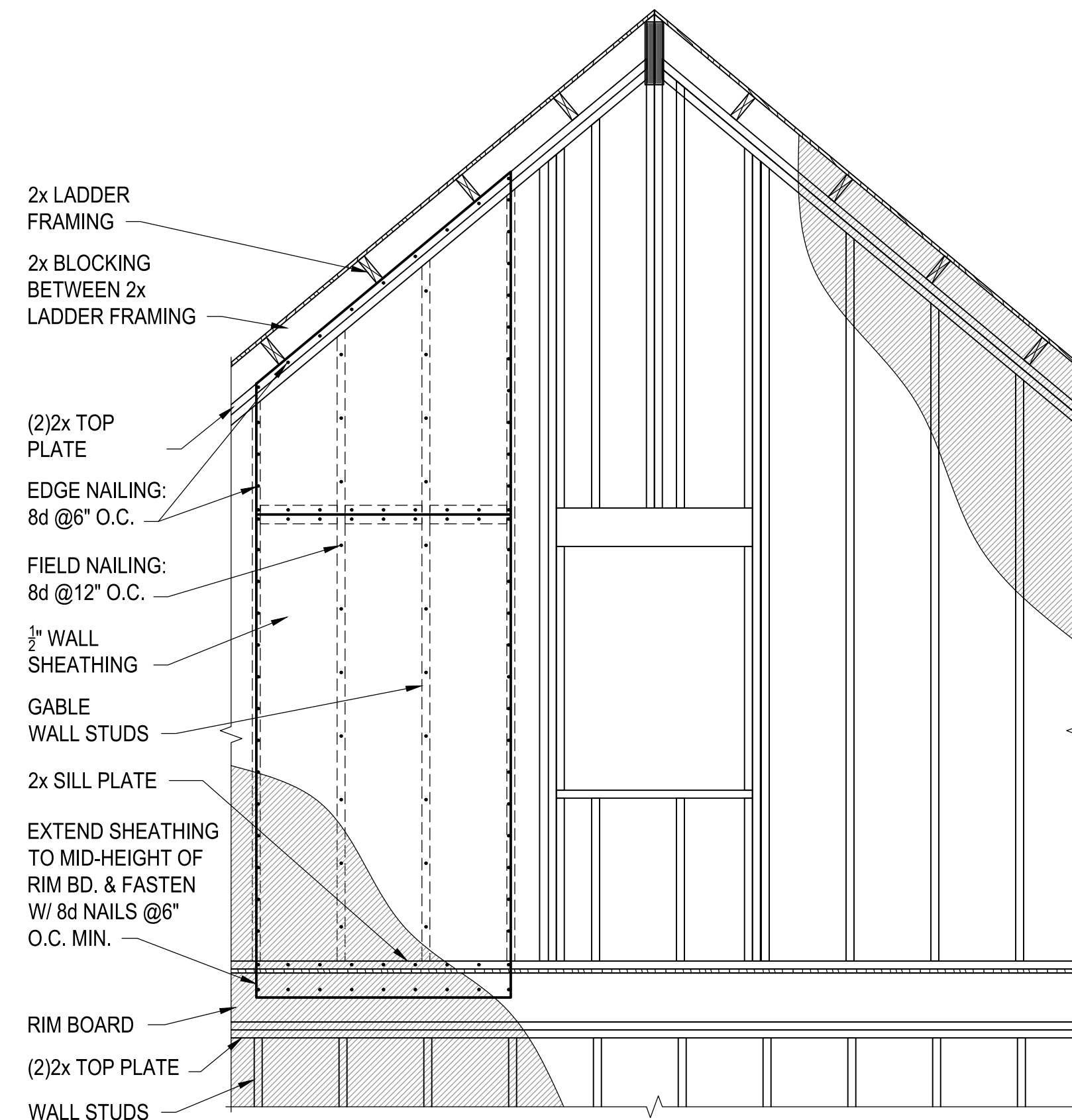
VERIFY EX. ANCHORS OCCUR @4'-0" O.C. MAX. OR PROVIDE 3/8" HILTI HY-270 ADHESIVE ANCHORS @4'-0" O.C., EMBED 6" AT EX. MASONRY WALL LOCATIONS.

4 TYP. BRACED WALL
LINE JOIST PARALLEL
S102 SCALE: 3/4"=1'-0" JOISTS PARALLEL



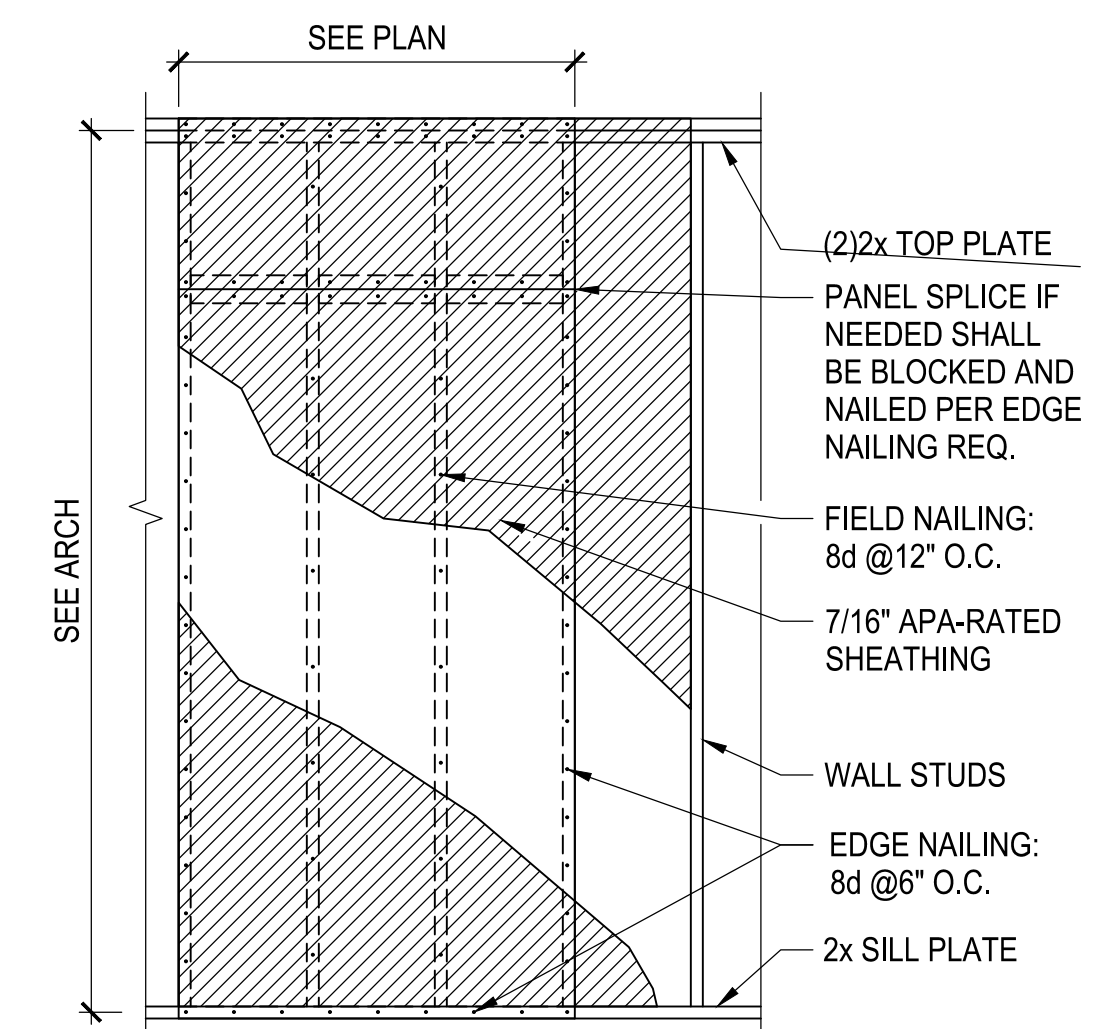
VERIFY EX. ANCHORS OCCUR @4'-0" O.C. MAX. OR PROVIDE 3/8" HILTI HY-270 ADHESIVE ANCHORS @4'-0" O.C., EMBED 6" AT EX. MASONRY WALL LOCATIONS.

5 TYP. BRACED WALL LINE
JOIST PERPENDICULAR
S102 SCALE: 3/4"=1'-0" JOISTS PERPENDICULAR



NOTE: ONE PANEL IS SHOWN FOR CLARITY. GABLE WALL SHALL BE SHEATHED ENTIRELY PER THE CONTINUOUS SHEATHING REQUIREMENTS OF THE PRESCRIPTIVE CODE AND AS SHOWN IN THE PANEL DEPICTED ABOVE.

6 GABLE WALL NAILING DET.
S102 SCALE: 1/2"=1'-0"



7 TYP. BRACED WALL
PANEL DET. (WSP)
S102 SCALE: 1/2"=1'-0"



Issues / Revisions

Date	Description
01.03.19	PERMIT SET

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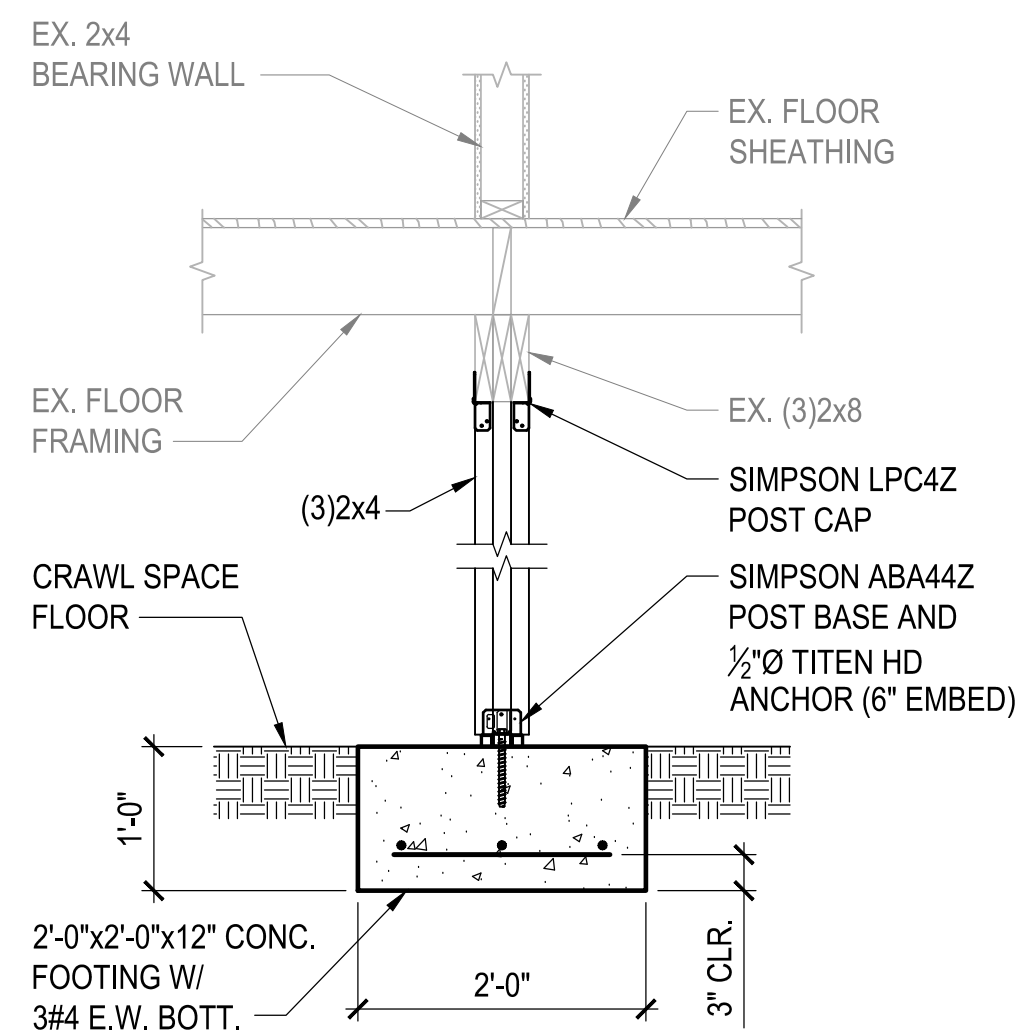
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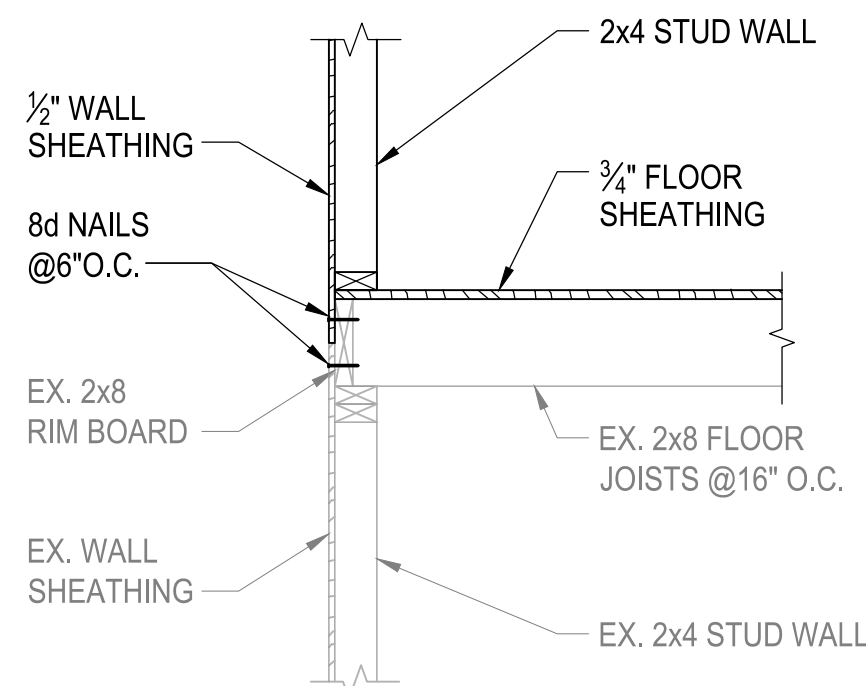
LATERAL
BRACING
PLANS

Scale AS NOTED	Drawn By BM
Date 12-21-18	Checked By DL

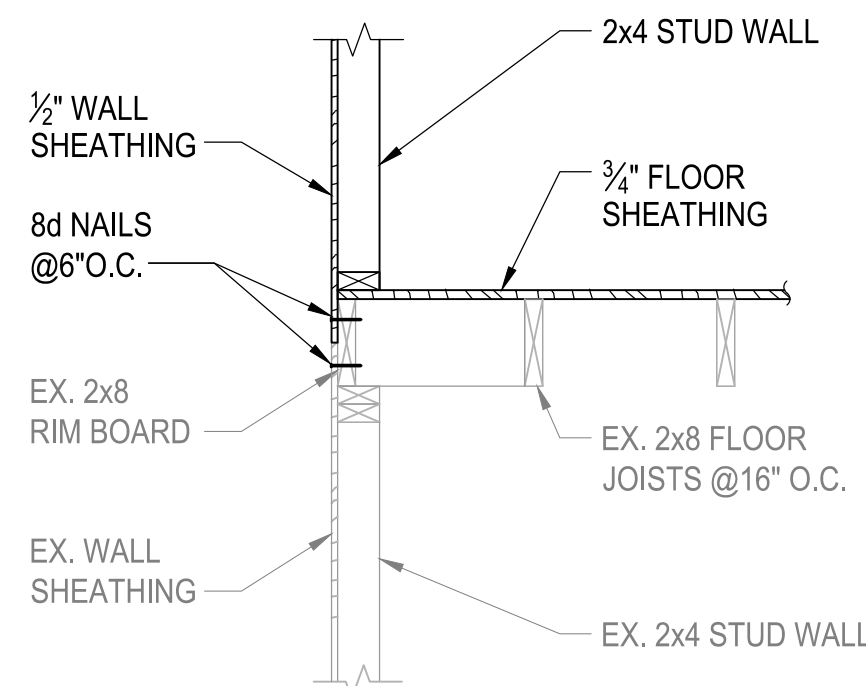
S102



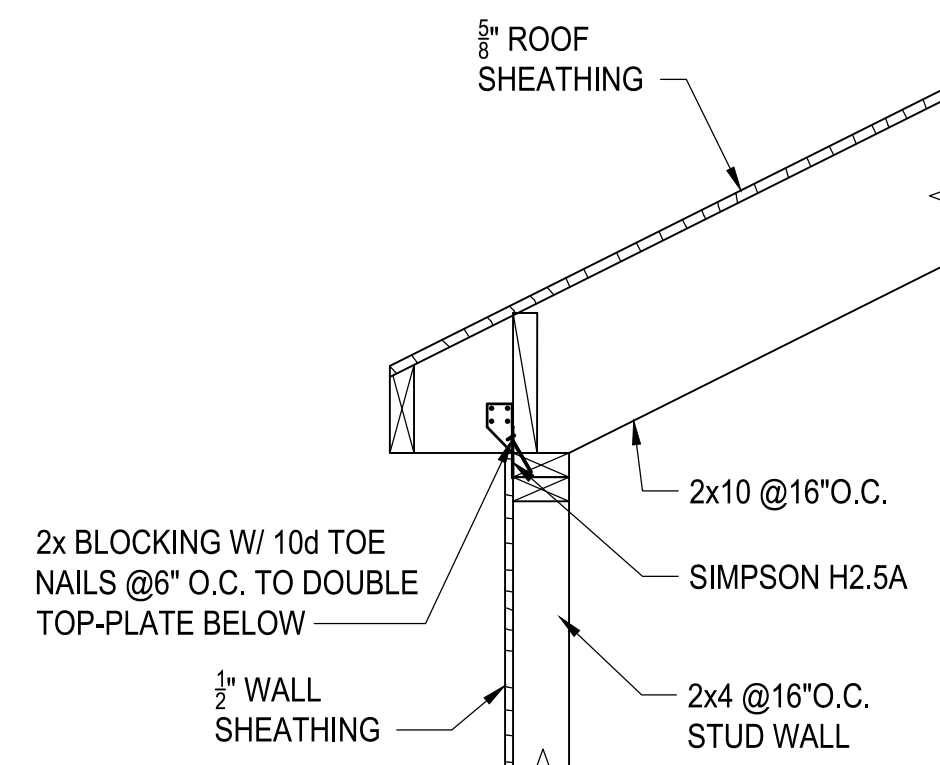
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S201 SCALE: 3/4"=1'-0"



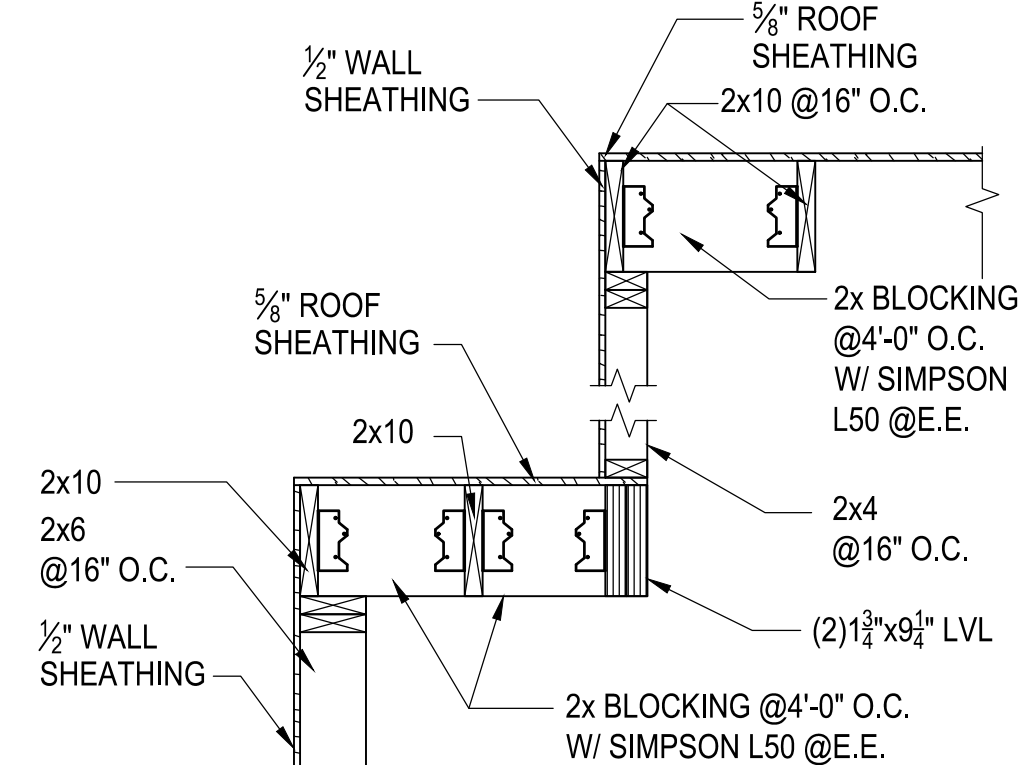
2 SECTION
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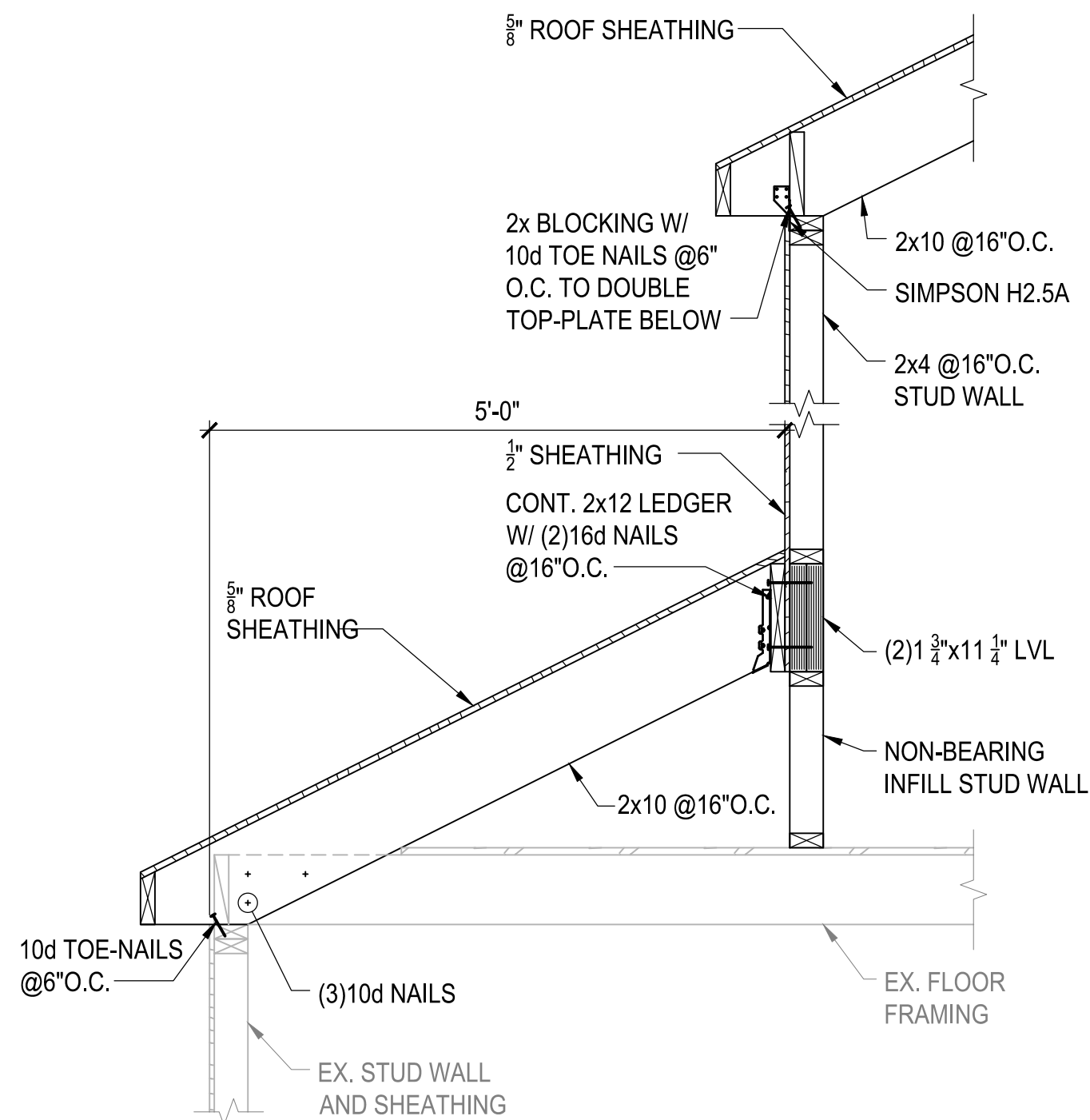
3 SECTION
S201 SCALE: 3/4"=1'-0"



4 TYP. TRUSS BRG. DET.
S201 SCALE: 1"=1'-0"



5 SECTION
S201 SCALE: 3/4"=1'-0"



6 SECTION
S201 SCALE: 3/4"=1'-0"



Issues / Revisions

Date	Description
01.03.19	PERMIT SET

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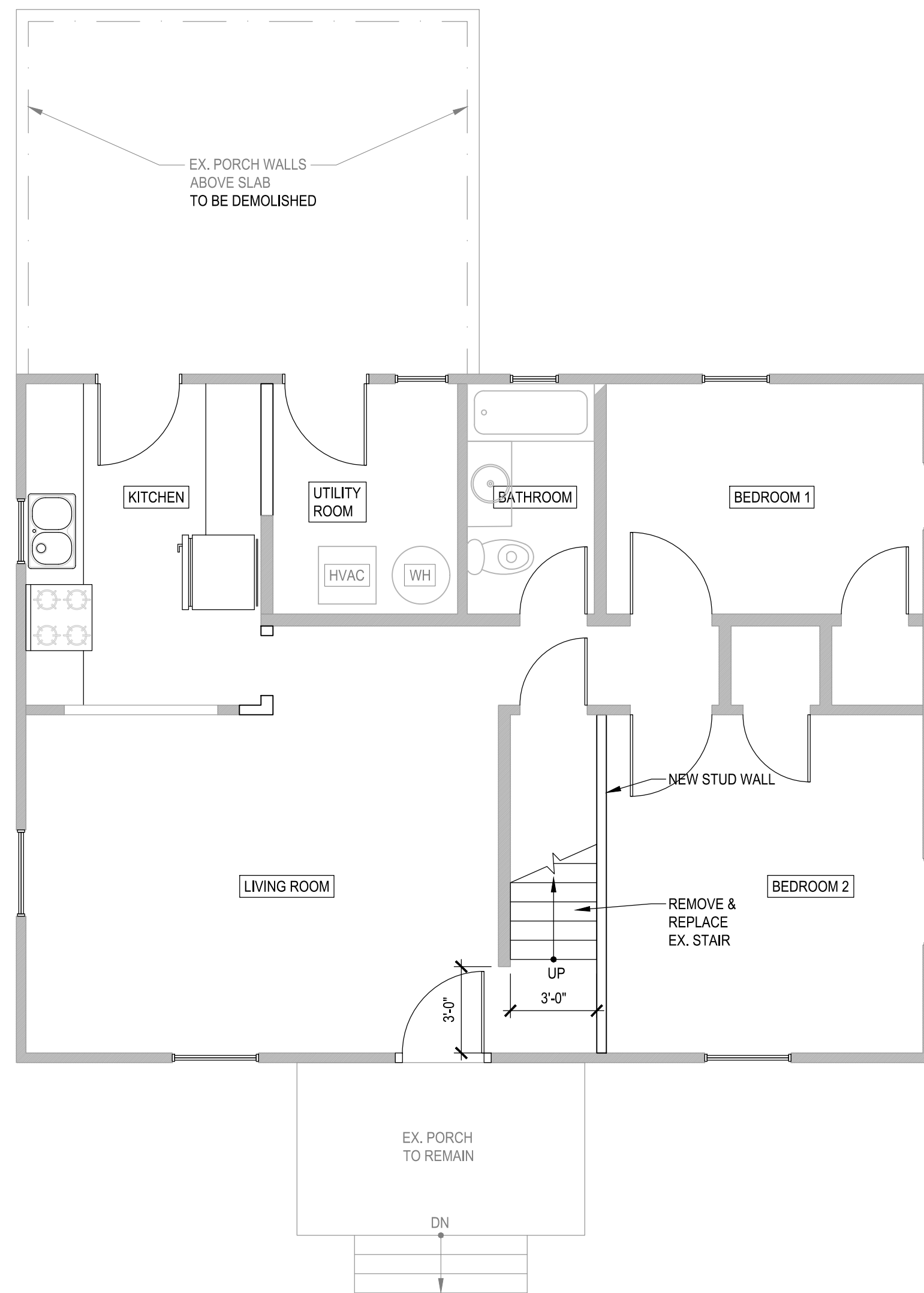
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ALEXANDRIA, VA 22303

Drawing Title

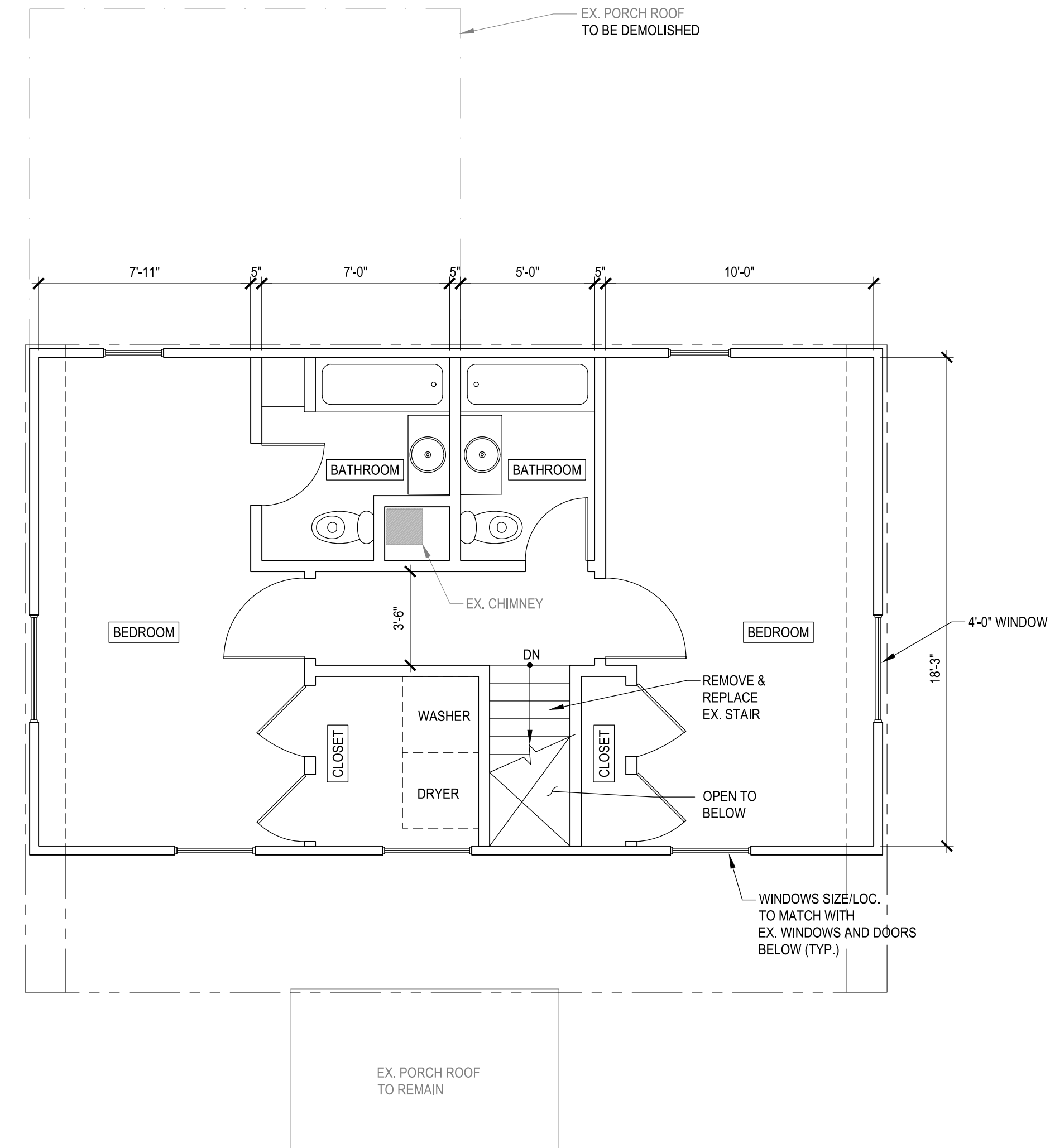
SECTIONS
AND
DETAILS

Scale AS NOTED	Drawn By BM
Date 12-21-18	Checked By DL

S201



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

Issues / Revisions

01.03.19	PERMIT SET

6024 RIXEY DR.

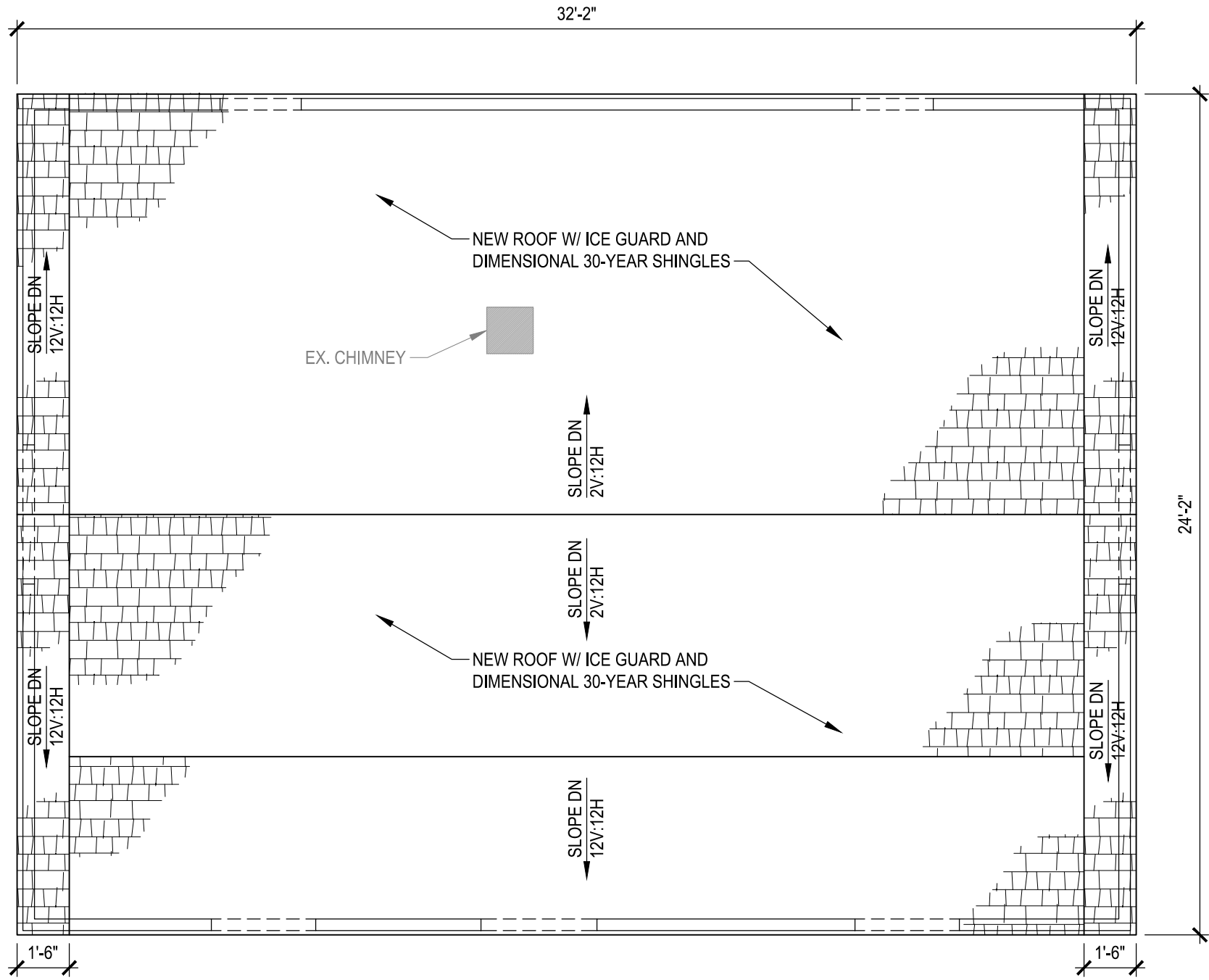
6024 RIXEY DRIVE
ALEXANDRIA, VA 22303

Drawing Title

**FIRST AND
SECOND
FLOOR PLANS**

Scale AS NOTED	Drawn By BM
Date 12-21-18	Checked By DL

A100



1
A101

PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

Issues / Revisions	
01.03.19	PERMIT SET

6024 RIXEY DR.

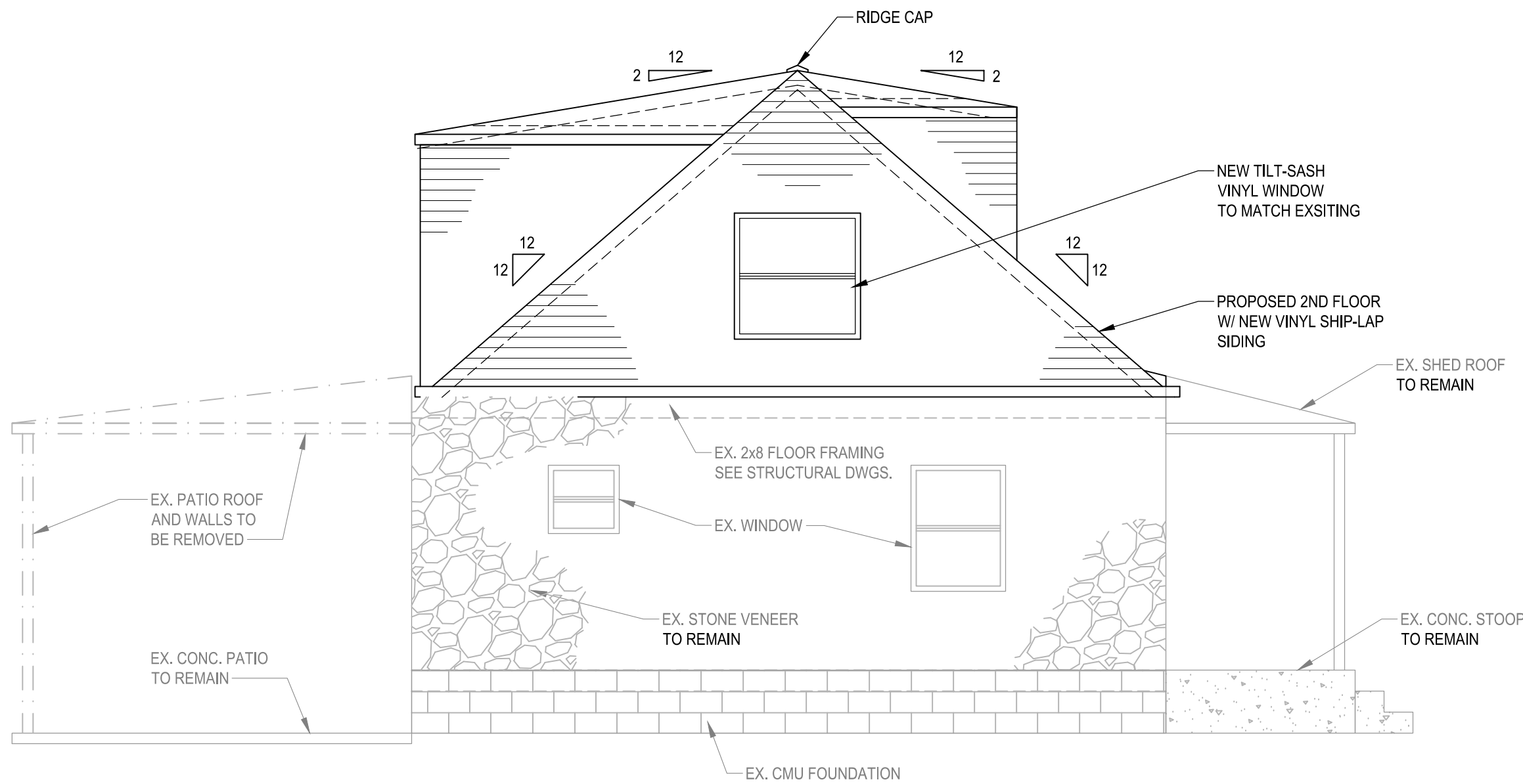
6024 RIXEY DRIVE
ALEXANDRIA, VA 22303

Drawing Title

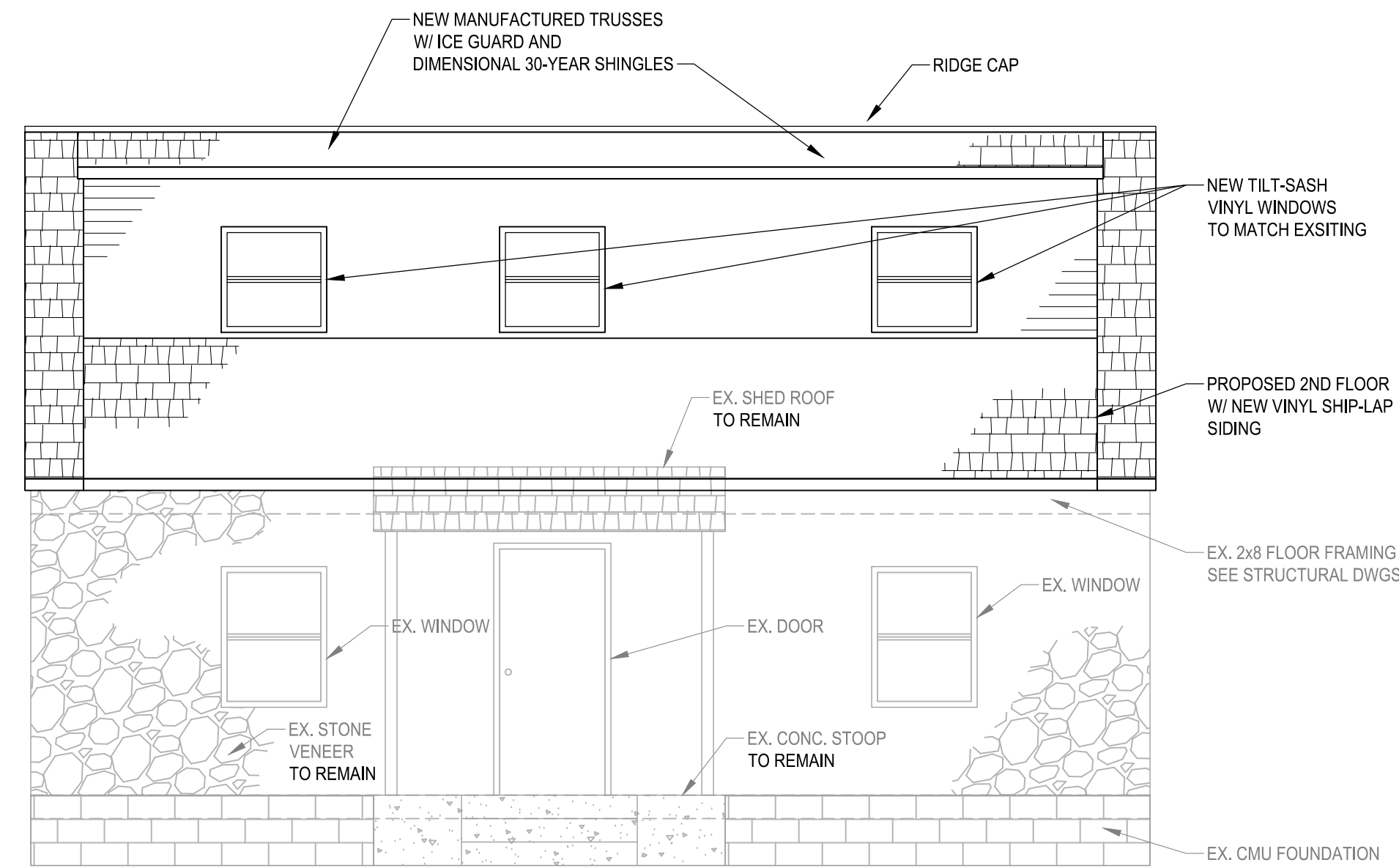
PROPOSED
ROOF PLAN

Scale	Drawn By	
AS NOTED	BM	
Date	Checked By	
12-21-18	DL	

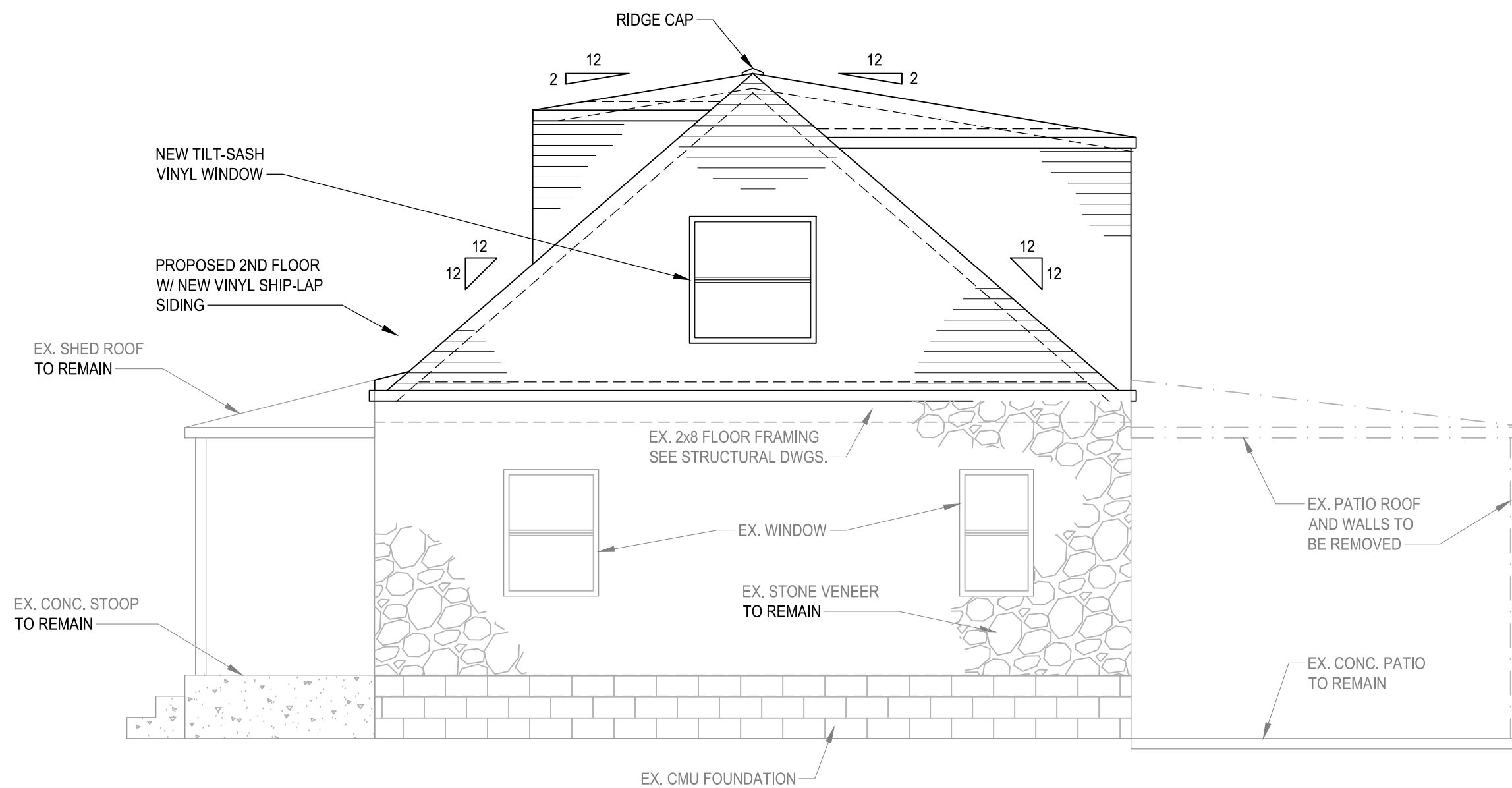
A101



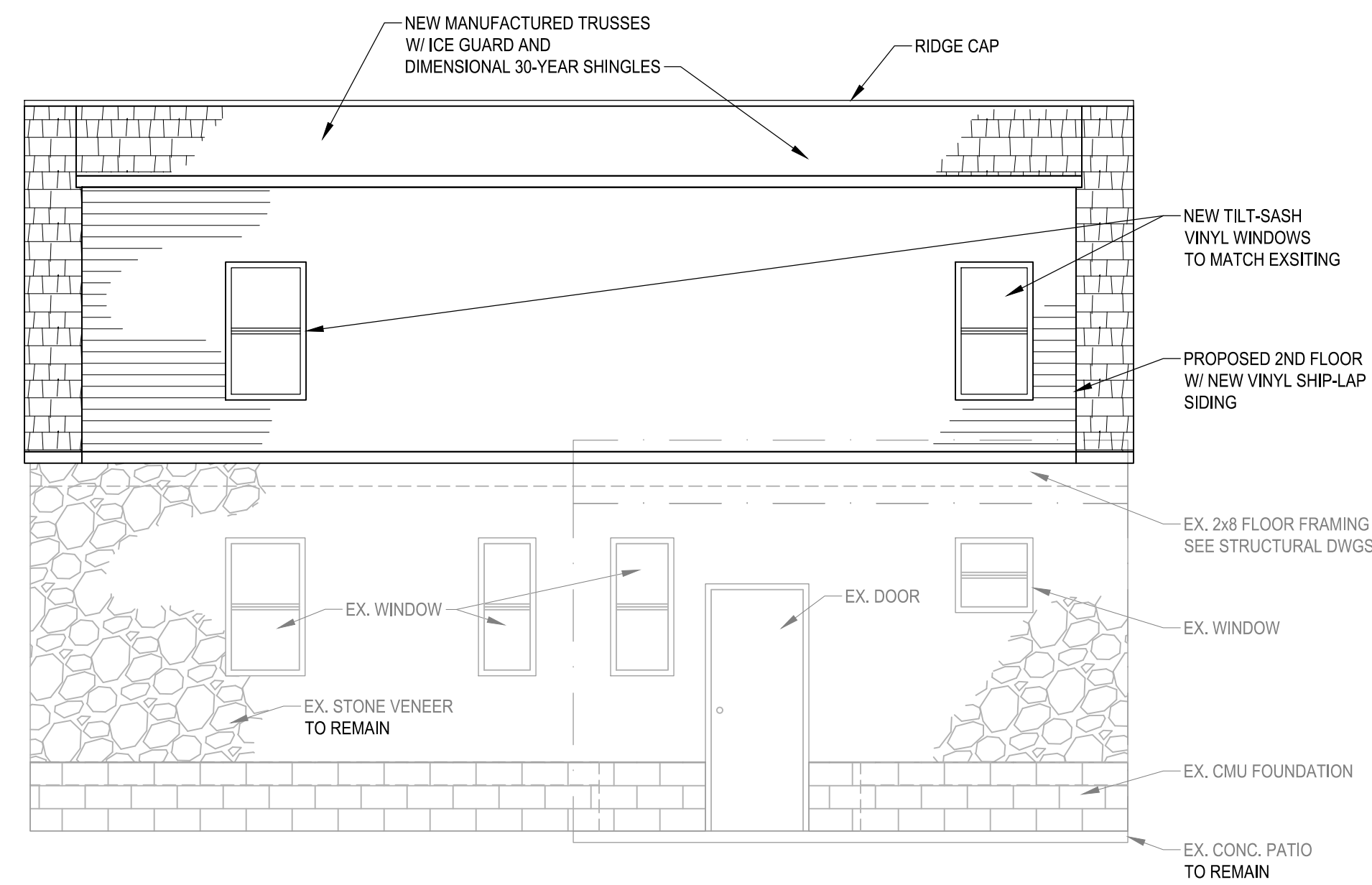
1 WEST ELEVATION
A200 SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
A200 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
A200 SCALE: 1/4"=1'-0"



4 REAR ELEVATION
A200 SCALE: 1/4"=1'-0"

Issues / Revisions

Date	Description
01.03.19	PERMIT SET

6024 RIXEY DR.

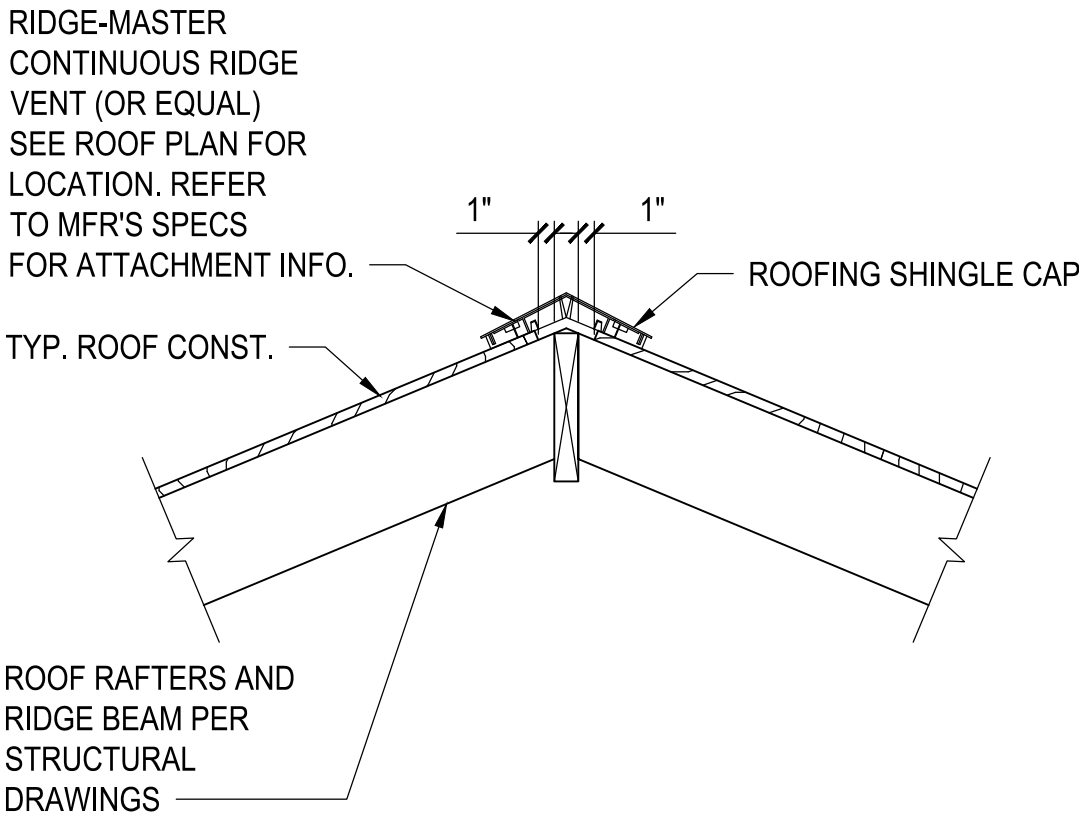
6024 RIXEY DRIVE
ALEXANDRIA, VA 22303

Drawing Title

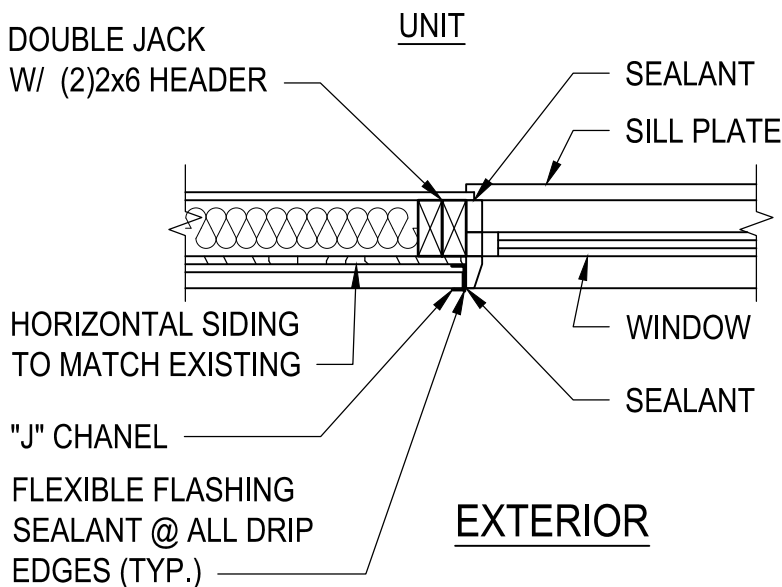
FIRST AND
SECOND
FLOOR PLANS

Scale	Drawn By	BM
AS NOTED		
Date	Checked By	DL
12-21-18		

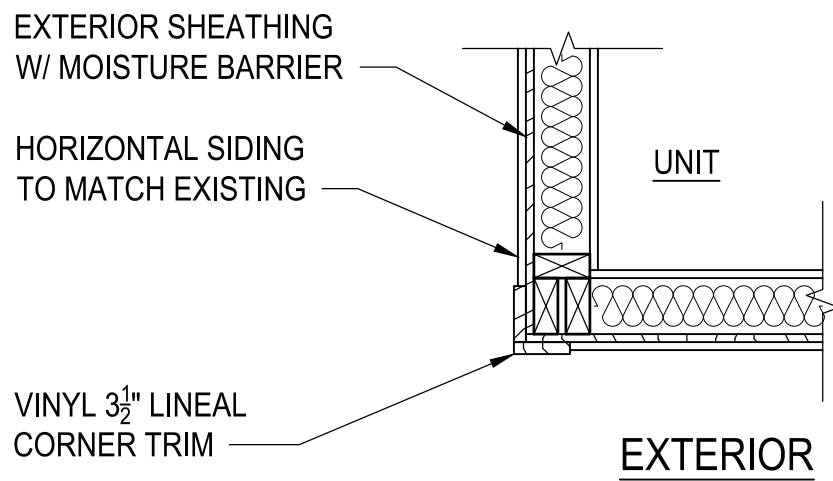
A200



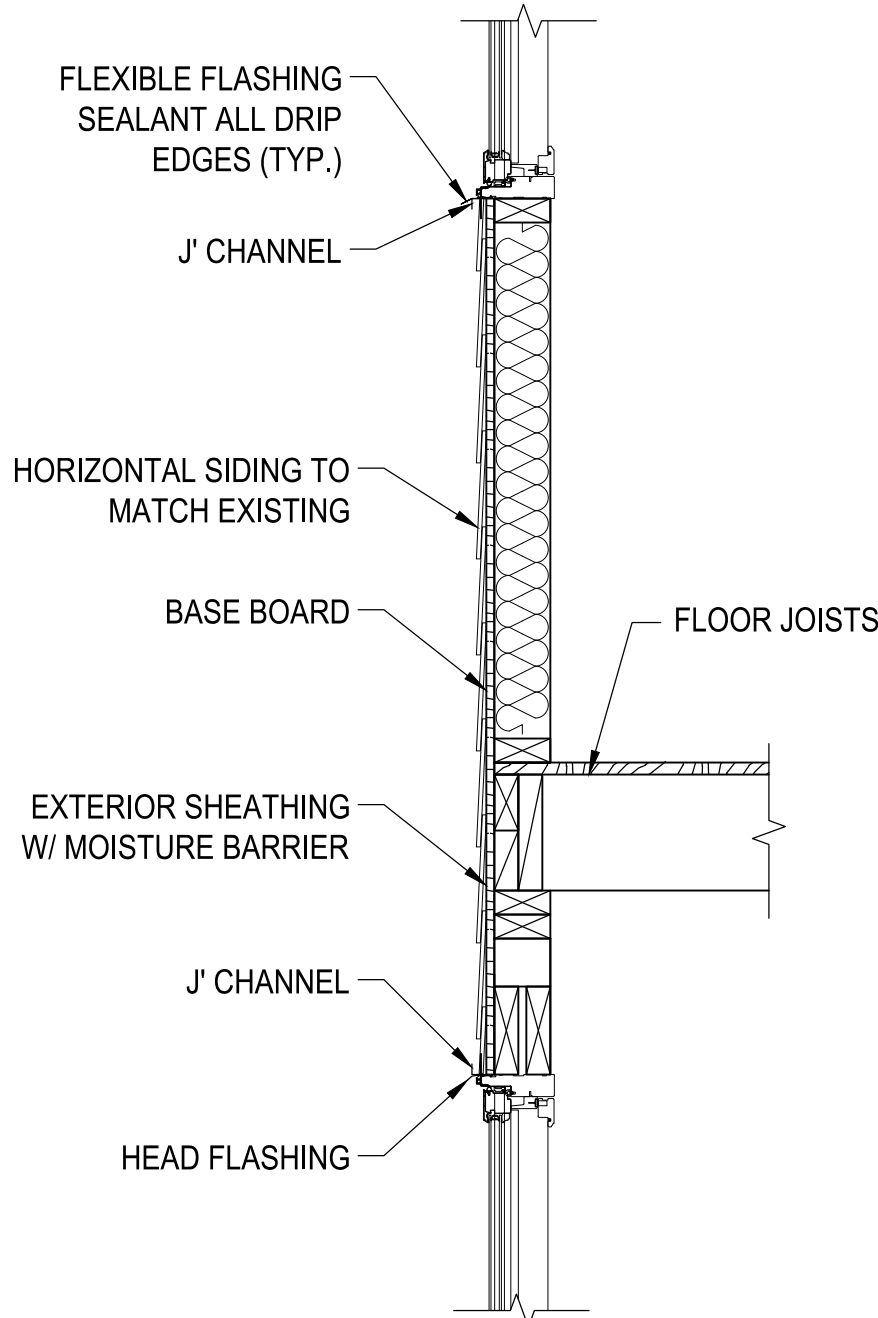
1 SECTION
A201 SCALE: 1"=1'-0"



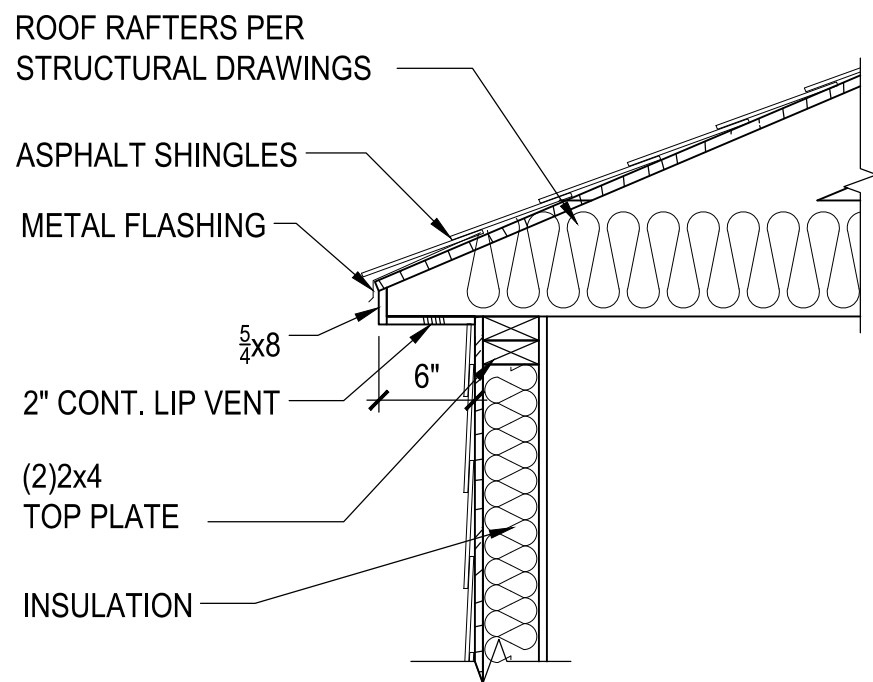
2 SECTION
A201 SCALE: 1"=1'-0"



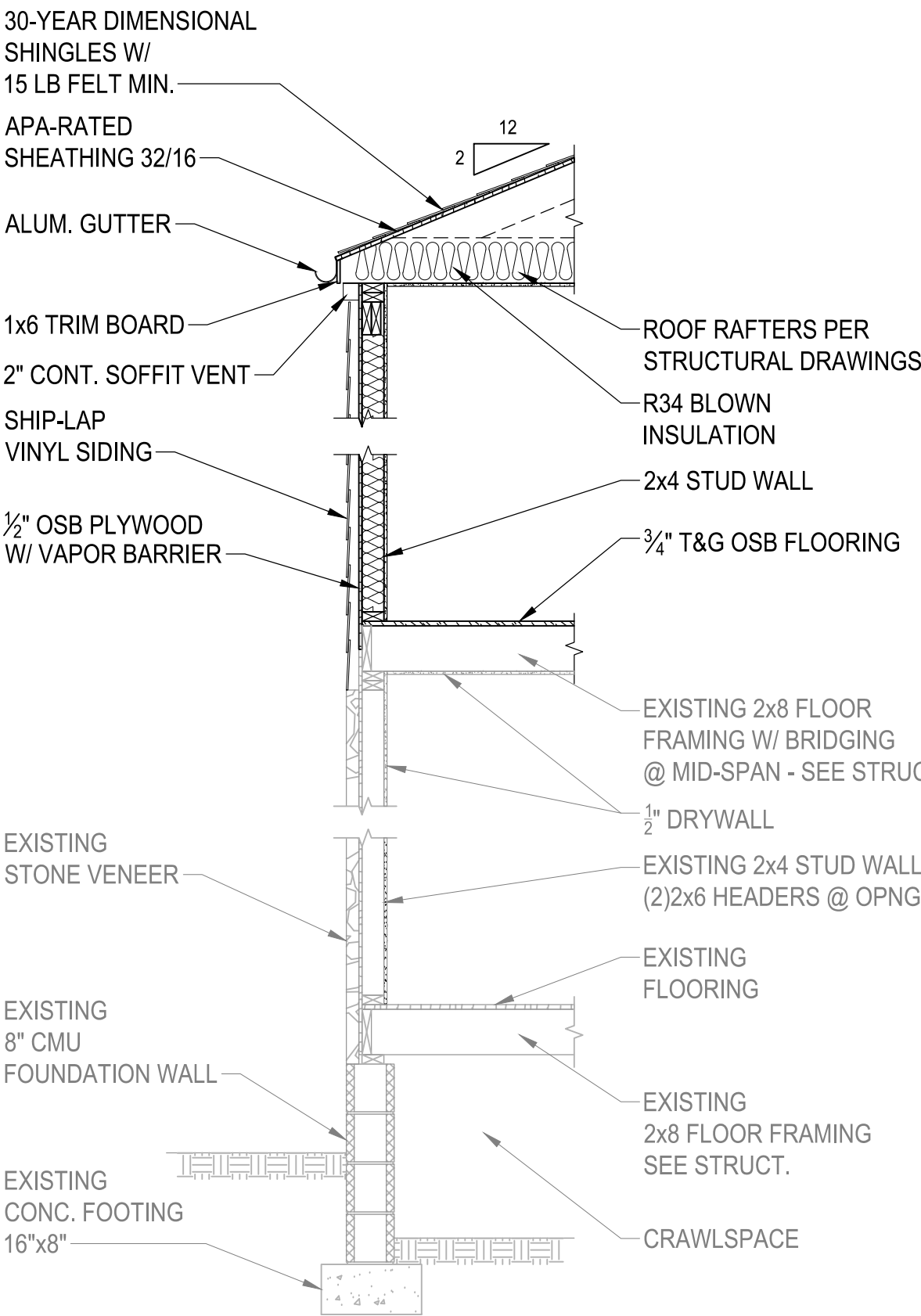
3 SECTION
A201 SCALE: 1"=1'-0"



4 SECTION
A201 SCALE: 1"=1'-0"



5 SECTION
A201 SCALE: 1"=1'-0"



6 SECTION
A201 SCALE: 1/2"=1'-0"

Issues / Revisions

01.03.19	PERMIT SET

6024 RIXEY DR.

6024 RIXEY DRIVE
ALEXANDRIA, VA 22303

Drawing Title

SECTIONS
AND
DETAILS

Scale AS NOTED	Drawn By BM
Date 12-21-18	Checked By DL

A201