ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, October 4, 2023 | 7:30 p.m.

---

1. **Call to Order**

2. **Public Hearing**

   a. **APPLICATION FOR AN ALTERATION, ARB #23-016,** to consider an application for a new housing development at 1155 Herndon Parkway, Herndon, Virginia, located on the southwest side of Herndon Parkway between Elden Street and Early Fall Court. The subject property is further identified as Fairfax County Tax Map 0161 27 A, is zoned PD-R, Planned Development-Residential and consists of 283,675 square feet of land. Owner: Stanley Martin Homes LLC. Applicant/Agent: Tim Shriner.

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

4. **Adjournment**

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
October 4, 2023

Title: ARB #23-016; Housing development; 1155 Herndon Parkway

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	New housing development		
Address	1155 Herndon Parkway		
Fairfax County Tax Map Number	0161 27 A		
Owner	Stanley Martin Homes LLC		
Applicant	Tim Shriner		
Business/Organization	Stanley Martin Homes LLC		
Property Use	Housing development		
Zoning District	PD-UR, Planned Development- Urban Residential		
Adjacent Zoning	**North:** CO, Commercial Office **South:** n/a – Fairfax County	**East:** CS, Commercial Services **West:** PD-R, Planned Development-Residential	
Building Type(s)	Existing office buildings to townhouse and multi-family housing (2- over-2) development.	**Date of Construction:**	n/a
Architectural Style(s)	Existing building: commercial office.		
Exterior Material(s)	Existing buildings: brick, aluminum and glass storefront. Proposed project: cementitious siding, brick, cementitious paneling, asphalt shingle, vinyl windows.		
Neighborhood Design Profile	Multi-family residential and office/commercial.		
Comprehensive Plan Land Use Designation	South Elden Area Plan – Tier 2, Transitional Urban Residential.		

Staff Recommendation	Staff is withholding a recommendation at this time.

Case Details

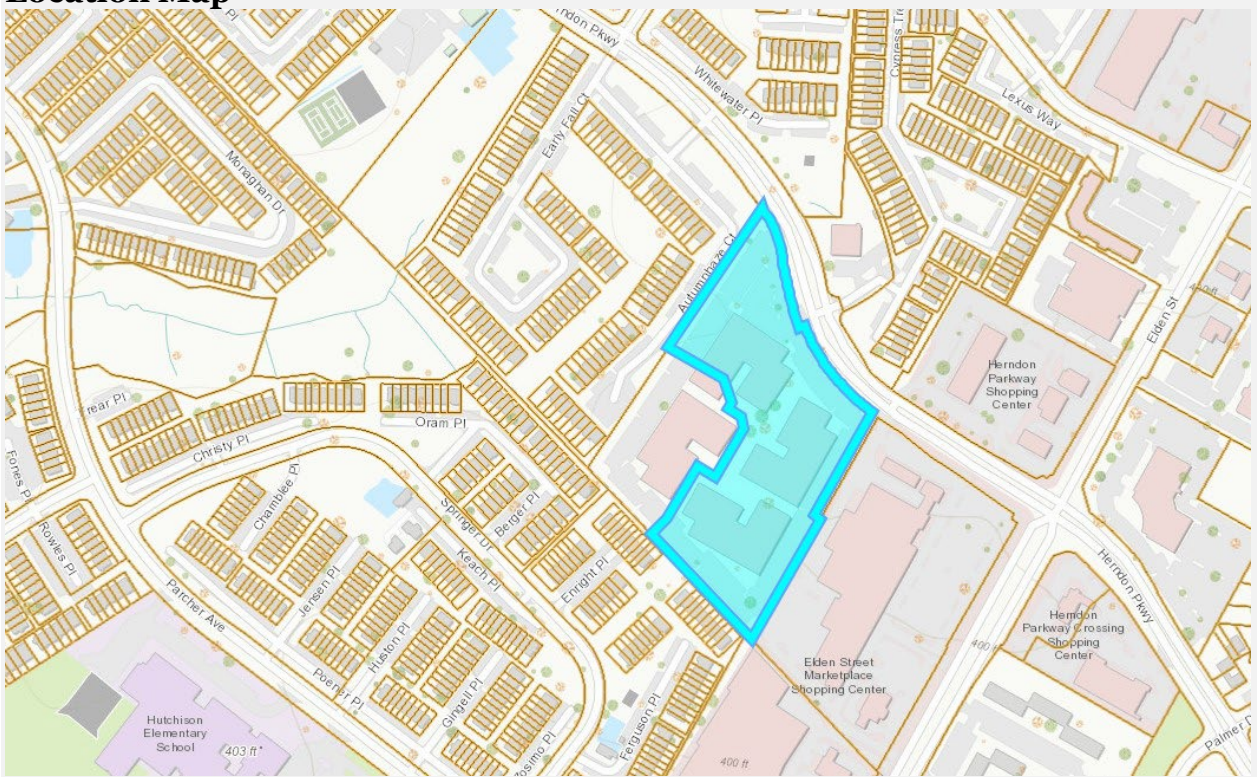
Proposal:

This application proposes designs for the construction of a new housing development consisting of 55 townhomes and 56 two-over-two units. The applicant has provided elevation line drawings, elevation renderings, perspective renderings, the approved site

plan, and some materials specification information. The project would demolish three existing office suite buildings to allow for the construction of this development. A fourth office building, which was part of the rezoning to PD-UR, but which is on a separate parcel with different ownership, is located to the southwest of the subject property. This fourth office building will remain for an undetermined period of time.

Site Description:
1155 Herndon Parkway is currently occupied by three office buildings. These structures are one-story brick buildings with aluminum and glass windows and storefront systems and standing seam metal roofing. The lot's frontage extends along Herndon Parkway, near the intersection of Herndon Parkway and Elden Street. The surrounding area is a mix of commercial residential.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed development meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances and proffers with minor clarifications.

2. **Line drawings.** The applicant has submitted a group of materials, some of which are not applicable to this specific project. The set of line drawings for townhomes (attachment #3) and the document for two-over-two units (attachment #2) contain 20+ different designs for both types of structures, many of which do reflect the designs for this development. For clarity's sake, the line drawings should be re-submitted and only include those elevations specific to this project. This will prevent alternate designs from being un-intentionally approved as part of a large group. In addition, should inapplicable drawings be submitted as part of the formal building permit process, staff will be unable to approve the permit.

3. **Elevation drawings.** Attachment 1, Project Renderings provides older versions of the designs as well as current or updated versions. While this is helpful for understanding the development of the design, a document with only currently proposed renderings should also be submitted for review and town records.

   Though difficult to see in the line elevations or color elevations, the color perspective drawings for the proposed townhomes show a design feature where a flat facade extends above the eaves of the gabled roof resulting in a thin parapet-like feature. This combination of architectural styles appears incongruent with each other. Staff suggests either a fully parapeted façade, or a façade treatment that is congruent with the existing rake of the gabled roof. The applicant should demonstrate in more detail the currently proposed condition and potential alternatives.

4. **Visual division and façade design.** Both townhome designs and two-over-two-unit designs show the use of alternating façade recesses, and extended bays to visually break up large facades and give the impression of individual or separated structures. In addition to these features, several cladding types and colors are used to further divide up the façade. The front facades of both the two-over-two and townhouse rows rely on three cladding materials to create division and interest. Clarification concerning the depth of the recesses and extensions is needed, including that of the trim on the panel bays.

   The two-over-two front facades consist of a pattern of double window bays adjacent to single window bays with the front entrance on the ground floor of the single window bays. The entrance bays are comprised of brick for the first two floors, above which are two floors of horizontal cementitious siding. The double window bays have more visual variation. Each one might be described as a bay within a bay. Three arrangements of extended bays are proposed. The first, Elevation N, consists of two levels of extended bays (1st and 2nd floor) with a brick watertable. The brick of the watertable matches the field brick the surrounds the cementitious panel extension and extends to the top of the 3rd floor, where it is capped by a fourth-floor façade of cementitious panels and trim with vinyl railing above for the rooftop deck. The second arrangement is a floating bay of cementitious panels and trim on the second and third floors and encroaching down to just above the window of the first floor. This elevation, Elevation M, has brick facing on the first floor and cementitious panels and trim, contrasting in color from the panel bay, on the remaining three floors. Elevation O has two stories of brick with two-stories of cementitious panels and trim above, and a

three-story extended window bay of brick on the first two floors and a window bay of contrasting cementitious panels and trim on the third floor. Per the drawings, the front entries appear to be visually insignificant. While accent trim around the façade doorway would not be appropriate for the style of architecture, staff wonders if there is something that might afford the doorways greater prominence.

Side elevations of the two-over-two buildings are flat and broad, although there are several windows, and one side of each row will have an attached utility shed. On "High Visibility" side elevations the applicant is proposing to clad the first two stories with brick, above which will be horizontal cementitious siding. The less visible side elevations are shown with horizontal siding alone. The staff recommends that the applicant consider at least a low brick watertable up to the bottom of the first-floor window to provide a visual base to the building.

The rear elevations of the two-over twos consist of horizonal siding from grade to the eaves of the roof. An inset balcony above a projecting deck adds variation and shadows. All railings, throughout the project, are vinyl. Clarification is needed regarding the color of the vinyl as well as the color of the garage doors.

The townhouse front facades display an architectural style like the two-over-twos. The same materials are used, but there appears to be less variation in color. As stated before, more detail regarding the appearance of the parapets extending above the eaves is needed. The basic arrangement of bays and materials is similar to what was previously shown to the ARB, although the color palette has been simplified.

While some of the elevations have brick limited to the first floor, other elevations have brick extending up to the top of the second floor. All entrances have flat canopies, above which are rod supports. As with the two-over-twos, additional information is needed regarding the depth of the offsets between units and the depth of the bays. Staff is concerned with what appear to be false bays above the brick on Elevation W. Staff suggest that decorative use of the cementitious panels and trim extending across the entirety of the third story might be an alternative solution, one which doesn't extend above the eaves. Another option would be extending the brick to the eaves. Staff is also concerned with Elevation U, which has a double window arrangement on the third floor above a single window on the second floor with the ground floor entrance aligned with the single window. Staff suggests limiting the third-floor window to a single window, as seen in Elevation X.

On "high visibility" townhouse side elevations the applicant is proposing to clad the first story with brick, above which will be horizontal cementitious siding. The less visible side elevations are shown with horizontal siding alone. The staff recommends that the applicant consider at least a low brick watertable up to the base of the first-floor window to provide a visual base to the building.

The rear elevations of the townhouses consist of horizontal siding from grade to the eaves of the roof. A projecting deck, below which is a double garage door, extends across the majority of the façade. All railings, throughout the project, are vinyl. As

stated above, clarification is needed regarding the color of the vinyl as well as the color of the garage doors.

Should the ARB determine that extensive use of three very different materials on the front facades of the townhouses, and or the two-over-twos, staff suggest limiting the use of cementitious panels and trim to only the projecting window bays, with brick and horizontal siding as the field material behind them. This would not negate brick window extensions but would limit the use of cementitious panels and trim.

5. **Color schemes.** The application package includes a color scheme document that includes seven separate color schemes. Staff seeks clarity regarding whether the applicant is seeking approval for all seven color schemes, or only some of those listed. The color scheme document should indicate which color schemes are proposed for townhomes versus those proposed for two-over-two units, and whether certain color schemes are associated with specific other schemes, or if a row of townhouses or two-over-twos might have various combinations of any and all of the color schemes shown. In addition, will particular color schemes be associated with specific elevations? Staff notes that the perspective drawings show the colors as brighter than the elevation drawings that indicate darker tones. Staff seeks clarity from the applicant as to which drawings are more representative of the selected color schemes. This variation in tone is particularly apparent in the depictions of the cream background and blue bays.

6. **Spec Sheets.** The applicant has provided a sheet which lists materials items such as windows, doors, and exterior finishes. To fully review this project, a manufacturer's spec sheet for each exterior feature or material should be submitted for the Board and staff review.

7. **Proffers.** The proffers state that all front doors shall be 36 inches in width. The applicant should provide information to indicate the proposed width of the doorways.

8. Staff is supportive of this project and but seeks additional clarification as expressed above. Staff believes that a valuable conversation can be had with the applicant regarding the design items mentioned above and is withholding a recommendation at this time pending additional information from the applicant and discussion regarding design.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation pending additional information from the applicant.

Report Attachments

1.	Project Renderings
2.	Two-Over-Two Unit Line Elevation Drawings
3.	Townhome Line Elevation Drawings
4.	Materials List
5.	Garage Door Specs Sheet
6.	Park Place Approved Grading Plan Sheets
7.	Brick Specs Sheet
8.	Project Color Schemes

Staff Signatures

Tamsin Himes
Lead Planner/Design and Development

PARK PLACE

Architectural Review Board

October 18, 2023

SITE LOCATION

Attachment #1

1155 Herndon Parkway, Herndon, VA 20170

PLAN DETAILS

- Rezoned from C-O to PD-UR
- 55 townhouses & 56 two-over-two condo units
- Site plan approved 6/23/2023

56 TWO-OVER-TWO UNITS

ORIGINAL TWO-OVER-TWO UNITS

PREVIOUS TWO-OVER-TWO UNITS

CURRENT TWO-OVER-TWO UNITS

TWO-OVER-TWO UNITS: FRONT FACADES

TWO-OVER-TWO UNITS: REAR & SIDE FACADES

Attachment #1

TYPICAL SIDE ELEVATION
(HIGH VISIBILITY SIDE ELEVATION)

TYPICAL SIDE ELEVATION WITH
OPT. ROOFTOP TERRACE & UTILITY SHED

VIEWSHED: TOT LOT & TWO-OVER-TWO UNITS

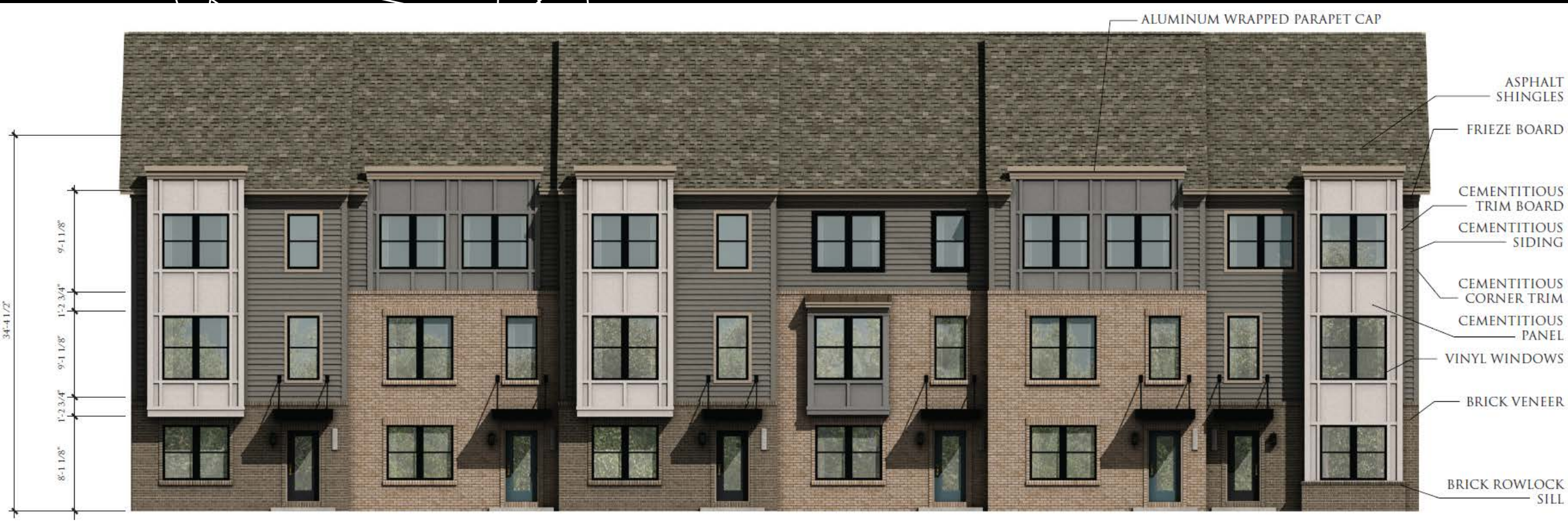
Attachment #1

55 TOWNHOUSE UNITS

ORIGINAL TOWNHOUSES

CURRENT TOWNHOUSES

TOWNHOUSES: FRONT FACADES



TOWNHOUSES: REAR & SIDE FACADES

Attachment #1

LEFT ELEVATION - HIGH VISIBILITY
W/ BRICK WATERTABLE

LEFT ELEVATION
W/ SIDING

REAR ELEVATION

RIGHT ELEVATION - HIGH VISIBILITY
W/ BRICK WATERTABLE

RIGHT ELEVATION
W/ SIDING

Attachment #1

TWO-OVER-TWO UNITS

TOWNHOUSES

Attachment #1

PARK PLACE

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7
BRICK COLOR	COLONY POINTE	OLD MILL	BLUE RIDGE REGENT	BLUE RIDGE REGENT	COLONY POINTE	OLD MILL	SPALDING TUDOR
HORIZONTAL SIDING	EVENING BLUE	TIMBER BARK	GRAY SLATE	GRAY SLATE	GRAY SLATE	GRAY SLATE	COBBLESTONE
PANEL COLOR	COBBLESTONE	COBBLESTONE	COBBLESTONE	PEARL GRAY	PEARL GRAY	LIGHT MIST	IRON GRAY
BAY COLOR	COBBLESTONE	EVENING BLUE	GRAY SLATE	LIGHT MIST	PEARL GRAY	LIGHT MIST	IRON GRAY
FRONT DOOR COLOR	Williamsburg 227	Mckinney Stone 475	Black 200	Black 200	Williamsburg 227	Mckinney Stone 475	Williamsburg 227
FOR ALL BUILDING SCHEMES	WINDOW COLOR DARK BRONZE	RAILING COLOR DARK BRONZE	CORNICE COLOR MUSKET BROWN	GUTTER & DOWNSPOUT COLOR DARK BRONZE	CANOPY COLOR DARK BRONZE	BRICK MORTAR COLOR ROANOKE GRAY	

TWO-OVER-TWO UNIT SCHEME EXAMPLES

Attachment #1

ELEVATION A1
SCHEME 5 EXAMPLE

ELEVATION B1
SCHEME 6 EXAMPLE

ELEVATION C1
SCHEME 7 EXAMPLE

TOWNHOUSE SCHEME EXAMPLES

Attachment #1

ELEVATION T
SCHEME 1 EXAMPLE

ELEVATION U
SCHEME 2 EXAMPLE

ELEVATION W
SCHEME 3 EXAMPLE

ELEVATION X
SCHEME 4 EXAMPLE

HIGH-VISIBILITY SIDES

AMENITIES & FEATURES

Attachment #1

DOUBLE STATION STRETCHING POST

OPEN SPACE	USE	MATERIAL
OPEN SPACE 1	PLAZA & SEATING 1	CONCRETE PAVERS
OPEN SPACE 2	TRAIL WITH EXERCISE STATIONS	ASPHALT
OPEN SPACE 3	TOT LOT	WOOD CHIPS
OPEN SPACE 4	PARK/SEATING AREA 2	CONCRETE PAVERS
OPEN SPACE 5	SEATING AREA 3	CONCRETE PAVERS

OPEN SPACES MATERIALS FINISH

PLAYGROUND

PULL UP & DIP STATION

AMENITIES & FEATURES

Attachment #1

ELEVATION ADJUSTMENTS: (SQ. FOOTAGES)
ELEV. A: TESSA: +0, JULIANNE: +0
ELEV. B: TESSA: +9.67, JULIANNE: +9.67
ELEV. C: TESSA: +0, JULIANNE: +19.34
ELEV. D: TESSA: +7.5, JULIANNE: +15
ELEV. E: TESSA: +11.5, JULIANNE: +23
ELEV. F: TESSA: +0, JULIANNE: +9.67
ELEV. G: TESSA: +0, JULIANNE: +19.34
ELEV. H: TESSA: +9.67, JULIANNE: +9.67
ELEV. J: TESSA: +9.67, JULIANNE: +0

ELEV. K: TESSA: +0, JULIANNE: +19.3
ELEV. L: TESSA: +7.5, JULIANNE: +15
ELEV. M: TESSA: +113.3, JULIANNE: +0
ELEV. N: TESSA: +113.3, JULIANNE: +0
ELEV. P: TESSA: +113.3, JULIANNE: +0
ELEV. Q: TESSA: +113.3, JULIANNE: +0

ELEV. R: TESSA: +0, JULIANNE: +0
ELEV. S: TESSA: +0, JULIANNE: +0
ELEV. T: TESSA: +0, JULIANNE: +9.5
ELEV. U: TESSA: +0, JULIANNE: +9.5
ELEV. V: TESSA: +10.8, JULIANNE: +21.6

ELEV. W: TESSA: +0, JULIANNE:+0
ELEV. X: TESSA: +0, JULIANNE:+0
ELEV. Y: TESSA: +0, JULIANNE:+0

ELEV. AA: TESSA:+0, JULIANNE:+0
ELEV. BB: TESSA:+0, JULIANNE:+22.5
ELEV. CC: TESSA:+33.7, JULIANNE:+49.0
ELEV. DD: TESSA:+16.3, JULIANNE:+16.3
ELEV. EE: TESSA:+0, JULIANNE:+0
ELEV. FF: TESSA:+0, JULIANNE:+22.5

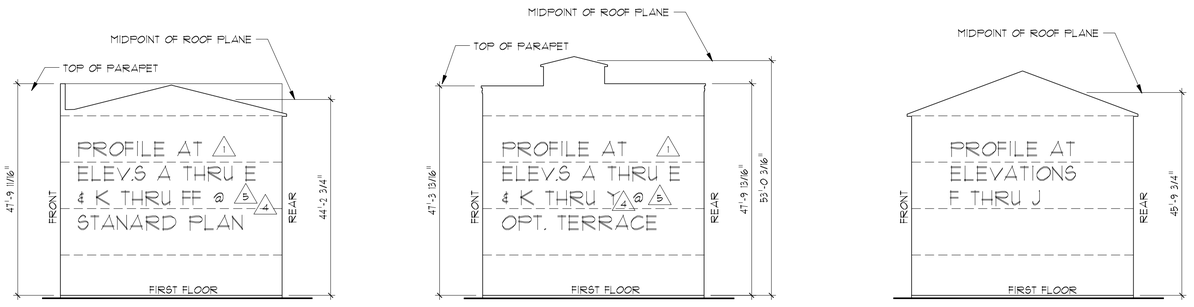
ELEV. A1: TESSA:+42, JULIANNE:+42
ELEV. B1: TESSA:+84, JULIANNE:+35.5
ELEV. C1: TESSA:+84, JULIANNE:+42

SEE SHEET C1.01 FOR THE DRAWING INDEX

STANLEY MARTIN

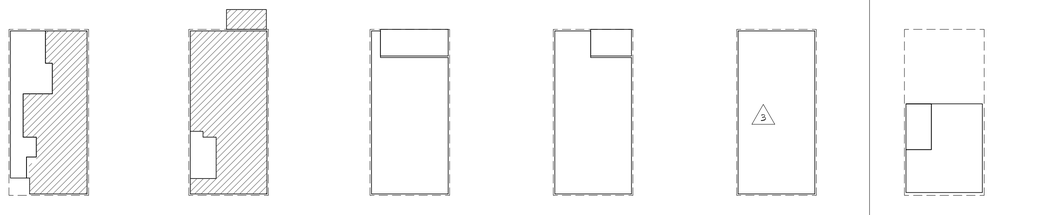
MODELS
1543 TESSA &
1544 JULIANNE

BUILDING HEIGHT DIAGRAM



AREA CALCULATIONS

1543 TESSA



FIRST FLOOR LEVEL		SECOND FLOOR LEVEL		THIRD FLOOR LEVEL		ALT. THIRD FLOOR LEVEL		FOURTH FLOOR LEVEL		OPT. TERRACE LEVEL	
1543 TESSA:	760.31 SF	1543 TESSA:	1029.38 SF	1544 JULIANNE:	979.34 SF	1544 JULIANNE:	1040.34 SF	1544 JULIANNE:	1133.00 SF	1544 JULIANNE:	105.74 SF
1544 JULIANNE:	345.15 SF	TESSA BALCONY:	72.00 SF	JULIANNE BALCONY:	163.00 SF	JULIANNE BALCONY:	102.00 SF	COMMON AREA:	67.00 SF	JULIANNE TERRACE:	508.55 SF
COMMON AREA:	94.54 SF	1544 JULIANNE:	103.48 SF	COMMON AREA:	57.66 SF	COMMON AREA:	57.66 SF	TOTAL AREA:	1200.00 SF	TOTAL AREA:	614.29 SF
TOTAL AREA:	1200.00 SF	COMMON AREA:	67.14 SF	TOTAL AREA:	1200.00 SF	TOTAL AREA:	1200.00 SF				
		TOTAL AREA:	1272.00 SF								

1543 TESSA		1544 JULIANNE		1544 JULIANNE W/ OPT. TERRACE	
FINISHED AREA:	1573.37 SF	FINISHED AREA:	2345.43 SF	FINISHED AREA:	2451.17 SF
GARAGE AREA:	216.32 SF	GARAGE AREA:	215.54 SF	GARAGE AREA:	215.54 SF
WOOD DECK AREA:	72.00 SF	BALCONY AREA:	163.00 SF	TERRACE AREA:	508.55 SF
COMMON AREA:	143.17 SF	COMMON AREA:	143.17 SF	BALCONY AREA:	163.00 SF
TOTAL AREA:	2004.86 SF	TOTAL AREA:	2867.14 SF	COMMON AREA:	143.17 SF
				TOTAL AREA:	3481.43 SF

CODE DATA

LOCATIONS:	VARIOUS LOCATIONS, VIRGINIA
BUILDING CODES:	2018 VCC 2018 IMC 7 2018 IPC 2018 IEC 2017 NEC
USE GROUP:	R-3 (2018 VCC SECTION 310.5)
CONSTRUCTION TYPE:	V-B (2018 VCC TABLE 503)
SHEAR WALL BRACING:	PER 2018 VCC

REVISION #8
03/17/2023

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
4 05/12/2021
5 07/14/2021
6 09/16/2021
7 05/17/2022
8 03/17/2023

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: COVERSHEET

SHEET # C1.00

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

LIST OF DRAWINGS CONT.

DWG #	DESCRIPTION	REV. #5 07.14.21	REV. #6 09.16.21	REV. #7 05.17.22	REV. #8 03.02.23
	ARCHITECTURE				
A5.00	SIDE ELEVATIONS @ ELEV. A TO F & K TO Q	X			
A5.01	SIDE ELEV. @ ELEV. A TO F & K TO Q W/ UTIL. RM.	X			
A5.02	SIDE ELEVS. @ A TO F & K TO Q - HIGH VISIBILITY	X			
A5.03	SIDE ELEV. @ ELEV. A TO F & K TO Q W/ UTIL. RM. - HIGH VIS.	X			
A5.04	REAR ELEVATIONS	X			
A5.05	SIDE & REAR ELEVATIONS @ ELEV. F THRU J (STANDARD)				
A5.06	SIDE ELEV. W/ UTILITY ROOM @ ELEV. F THRU J (STANDARD)				
A5.07	SIDE & REAR ELEV. ("R-V") - STANDARD VISIBILITY	X			
A5.08	SIDE ELEV. ("R-V") W/ UTIL. RM. @ STANDARD VISIBILITY	X			
A5.09	SIDE & REAR ELEV. ("R-V") - HIGH VISIBILITY	X			
A5.10	SIDE ELEV. ("R-V") W/ UTIL. RM. - HIGH VISIBILITY	X			
A5.11	SIDE & REAR ELEV. ("W-Y") - STANDARD VISIBILITY	X			
A5.12	SIDE ELEV. ("W-Y") W/ UTIL. RM. @ STANDARD VISIBILITY	X			
A5.13	SIDE & REAR ELEV. ("W-Y") - HIGH VISIBILITY	X			
A5.14	SIDE ELEV. ("W-Y") W/ UTIL. RM. - HIGH VISIBILITY	X			
A5.15	SIDE & REAR ELEVATIONS @ ELEV. AA THRU FF		X		
A5.15a	SIDE & REAR ELEVATIONS @ ELEV. AA THRU FF (		X		
A5.16	SIDE ELEVATION W/ UTILITY ROOM @ ELEV. AA THRU FF		X	X	
A5.16a	SIDE ELEVATION W/ UTILITY ROOM @ ELEV. AA THRU FF		X	X	
A5.17	PART. SIDE ELEV. @ OPT. UTILIYTY SHED CONFIGURATION		X		
A5.18	PART. SIDE ELEV. @ OPT. UTILIYTY SHED CONFIGURATION		X		
A6.00	BUILDING SECTION	X			
A6.01	BUILDING SECTION	X			
A6.02	BUILDING SECTION @ OPT. TERRACE	X			
A6.03	BUILDING SECTION @ OPT. TERRACE	X			
A7.00	WALL SECTIONS	X			
A7.01	WALL SECTIONS	X			
A7.02	WALL SECTIONS & DETAILS	X			
A7.03	WALL SECTIONS	X		X	
A7.03.5	WALL SECTIONS @ ELEVATIONS R THRU V	X			
A7.04	WALL SECTIONS	X			
A7.05	DETAILS	X			
A7.06	WALL SECTIONS	X			
A7.07	WALL SECTIONS & DETAILS	X			
A7.07.5	WALL SECTIONS & DETAILS	X			
A7.08	DETAILS	X			
A7.09	DETAILS	X			
A7.10	DETAILS				
A7.12	DETAILS				
A7.13	DETAILS				
A7.14	DETAILS				
A8.00	FLASHING DETAIL				
A8.01	FLASHING DETAIL				

LIST OF DRAWINGS

DWG #	DESCRIPTION	REV. #5 07.14.21	REV. #6 09.16.21	REV. #7 05.17.22	REV. #8 03.02.23
	ARCHITECTURE				
C1.00	COVERSHEET	X	X	X	X
C1.01	DRAWING INDEX	X	X	X	X
C1.01.5	DRAWING INDEX CONTINUED	X		X	X
C1.02	FAIRFAX COUNTY COVER SHEET				
C1.03	UNIVERSAL DESIGN REQUIREMENTS 7			X	
C1.04	ENERGY STAR REQUIREMENTS 7			X	
A1.00	CODE ANALYSIS				
A1.01	CODE ANALYSIS CONTINUED	X			
A1.02	ABBREVIATIONS, SYMBOLS AND MATERIALS				
A1.02.1	WALL TYPES				
A1.03	CONSTRUCTION NOTES			X	
A1.04	FIRE ASSEMBLIES				
A1.05	FIRE ASSEMBLIES CONT.				
A1.05A	FIRE ASSEMBLIES CONT. 7			X	
A1.06	FIRE ASSEMBLIES CONT.				
A1.07	FIRE ASSEMBLIES CONT.				
A1.08	WALL AND FLOOR CONNECTION DETAILS			X	
A1.09	PENETRATION DETAILS				
A1.10	PENETRATION DETAILS				
A1.11	CARVER SQUARE (SYLVIA PLACE) SOUND REQUIREMENTS				
A2.00	FOUNDATION PLANS	X		X	
A2.01	PARTIAL FOUNDATION PLANS	X	X	X	
A2.02	PARTIAL FOUNDATION PLANS AT ALT. SIDE ELEVATION		X	X	
A3.00	FLOOR PLANS - 1543 TESSA	X	X	X	X
A3.01	FLOOR PLANS - 1544 JULIANNE	X		X	
A3.02	FLOOR PLANS - 1544 JULIANNE	X		X	
A3.03	FLOOR PLANS - 1544 JULIANNE	X		X	
A3.04	STANDARD ROOF PLANS	X		X	
A3.04.1	STANDARD ROOF PARTIAL PLANS			X	
A3.04.5	ROOF PLAN @ ELEVATION AA THRU FF		X		
A3.05	OPTIONAL TERRACE AND ROOF PLANS	X		X	
A3.05.1	OPTIONAL TERRACE AND ROOF PARTIAL PLANS			X	
A3.06	PARTIAL FLOOR PLANS AT SIDE ELEVATION	X			
A3.07	OPTIONAL FLOOR PLAN - 1543 TESSA	X			X
A3.08	PARTIAL FLOOR PLANS AT ALT. SIDE ELEVATION		X		
A4.00	FRONT ELEVATION A	X			
A4.01	FRONT ELEVATION B	X			
A4.02	FRONT ELEVATION C	X			
A4.03	FRONT ELEVATION D	X			
A4.04	FRONT ELEVATION E	X			
A4.05	FRONT ELEVATION F	X			
A4.06	FRONT ELEVATION G	X			
A4.07	FRONT ELEVATION H	X			
A4.08	FRONT ELEVATION J	X			
A4.09	FRONT ELEVATION K	X			
A4.10	FRONT ELEVATION L	X			
A4.11	FRONT ELEVATION M	X			
A4.12	FRONT ELEVATION N	X			
A4.13	FRONT ELEVATION P	X			
A4.14	FRONT ELEVATION Q	X			
A4.15	FRONT ELEVATION R	X			
A4.16	FRONT ELEVATION S	X			
A4.17	FRONT ELEVATION T	X			
A4.18	FRONT ELEVATION U	X			
A4.19	FRONT ELEVATION V	X			
A4.20	FRONT ELEVATION W	X			
A4.21	FRONT ELEVATION X	X			
A4.22	FRONT ELEVATION Y	X			
A4.23	FRONT ELEVATION AA		X		
A4.24	FRONT ELEVATION BB		X		
A4.25	FRONT ELEVATION CC		X		
A4.26	FRONT ELEVATION DD		X		
A4.27	FRONT ELEVATION EE		X		
A4.28	FRONT ELEVATION FF		X		

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
7 05/17/2022
8 03/17/2023

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: DRAWING INDEX

SHEET # 3
C1.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

LIST OF DRAWINGS CONT.

DWG #	DESCRIPTION	REV. #7 05.17.22	REV. #8 03.02.23	REV. XX.XX.XX	REV. XX.XX.XX
	MECHANICAL PLANS				
M000	MECHANICAL GENERAL NOTES, SYMBOLS & ABBRIVIATIONS	X			
M001	MECHANICAL COMCHECK COMPLIANCE REPORT	X			
M100	FIRST FLOOR MECHANICAL PLAN	X	X		
M101	SECOND FLOOR MECHANICAL PLAN	X			
M102	THIRD FLOOR MECHANICAL PLAN	X			
M103	FOURTH FLOOR MECHANICAL PLAN	X	X		
M104	FIRST FLOOR MECHANICAL PLAN - RHEIA	X			
M105	SECOND FLOOR MECHANICAL PLAN - RHEIA	X			
M106	THIRD FLOOR MECHANICAL PLAN - RHEIA	X			
M107	FOURTH FLOOR MECHANICAL PLAN - RHEIA	X			
M600	MECHANICAL SCHEDULES	X			
M601	MECHANICAL RHEIA SCHEDULES		X		
M700	MECHANICAL DETAILS	X			
M701	MECHANICAL RHEIA DETAILS		X		
	ELECTRICAL PLANS				
E000	ELECTRICAL GENERAL NOTES, SYMBOLS & ABBRIVIATIONS	X			
E001	ELECTRICAL COMCHECK COMPLIANCE REPORT	X			
E100	FIRST FLOOR ELECTRICAL LAYOUT	X	X		
E101	SECOND FLOOR ELECTRICAL LAYOUT	X			
E102	THIRD FLOOR ELECTRICAL LAYOUT	X			
E103	FOURTH FLOOR ELECTRICAL LAYOUT	X	X		
E500	ELECTRICAL GROUNDING GENERAL DETAILS	X			
E600	ELECTRICAL SCHEDULES	X			
E601	ELECTRICAL SCHEDULES	X			
E602	ELECTRICAL SCHEDULES	X			
	PLUMBING PLANS				
P000	PLUMBING GENERAL NOTES, SYMBOLS & ABBRIVIATIONS	X			
P100	FIRST FLOOR SANITARY, WASTE & VENT PLUMBING PLAN	X	X		
P101	SECOND FLOOR SANITARY, WASTE & VENT PLUMBING PLAN	X			
P102	THIRD FLOOR SANITARY, WASTE & VENT PLUMBING PLAN	X			
P103	FOURTH FLOOR SANITARY, WASTE & VENT PLUMBING PLAN	X	X		
P104	ROOF SANITARY, WASTE & VENT PLUMBING PLAN	X			
P200	FIRST FLOOR DOMESTIC WATER PLUMBING PLAN	X	X		
P201	SECOND FLOOR DOMESTIC WATER PLUMBING PLAN	X			
P202	THIRD FLOOR DOMESTIC WATER PLUMBING PLAN	X			
P203	FOURTH FLOOR DOMESTIC WATER PLUMBING PLAN	X	X		
P500	SANITART WASTE & VENT RISER DIAGRAM	X			
P600	DOMESTIC WATER RISER DIAGRAM	X			
P800	PLUMBING SCHEDULE	X			
P900	PLUMBING DETAILS	X			

LIST OF DRAWINGS CONT.

DWG #	DESCRIPTION	REV. #5 07.14.21	REV. #6 09.16.21	REV. #7 05.17.22	REV. # 8 03.02.23
	STRUCTURAL PLANS				
S-0.0	STRUCTURAL NOTES			X	
	OPEN WEB TRUSSES FRAMING PLANS				
S-1.0T	2ND FLOOR FRAMING PLAN	X		X	
S-1.1T	PART. 2ND FLOOR FRAMING PLAN				
S-1.2T	PART. 2ND FLOOR FRAMING PLAN				
S-1.3T	PART. 2ND FLOOR FRAMING PLAN	X	X		
S-1.4T	PART. 2ND FLOOR FRAMING PLAN		X		
S-1.5T	PART. 2ND FLOOR FRAMING PLAN		X	X	
S-2.0T	3RD FLOOR FRAMING PLAN	X			
S-2.1T	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.2T	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.3T	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.4T	PART. 3RD FLOOR FRAMING PLAN		X		
S-3.0T	4TH FLOOR FRAMING PLAN	X			
S-3.1T	PART. 4TH FLOOR FRAMING PLAN	X			
S-3.2T	PART. 4TH FLOOR FRAMING PLAN				
S-3.3T	PART. 4TH FLOOR FRAMING PLAN	X			
S-3.4T	PART. 4TH FLOOR FRAMING PLAN		X		
S-4.0T	ROOF FRAMING PLAN	X		X	
S-4.1T	PART. ROOF FRAMING PLAN	X		X	
S-4.2T	OPTIONAL ROOF FRAMING PLAN			X	
S-4.3T	OPTIONAL ROOF FRAMING PLAN		X	X	
S-4.4T	OPTIONAL ROOF FRAMING PLAN	X		X	
S-5.0T	STRUCTURAL DETAILS				
S-5.1T	STRUCTURAL DETAILS				
S-5.2T	STRUCTURAL DETAILS	X			
S-5.3T	STRUCTURAL DETAILS	X			
S-5.4T	STRUCTURAL DETAILS		X		
	WOOD "I" JOIST FRAMING PLANS				
S-1.0J	2ND FLOOR FRAMING PLAN	X		X	
S-1.1J	PART. 2ND FLOOR FRAMING PLAN				
S-1.2J	PART. 2ND FLOOR FRAMING PLAN				
S-1.3J	PART. 2ND FLOOR FRAMING PLAN	X	X		
S-1.4J	PART. 2ND FLOOR FRAMING PLAN		X		
S-1.5J	PART. 2ND FLOOR FRAMING PLAN		X	X	
S-2.0J	3RD FLOOR FRAMING PLAN	X			
S-2.1J	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.2J	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.3J	PART. 3RD FLOOR FRAMING PLAN	X			
S-2.4J	PART. 3RD FLOOR FRAMING PLAN		X		
S-3.0J	4TH FLOOR FRAMING PLAN	X			
S-3.1J	PART. 4TH FLOOR FRAMING PLAN	X			
S-3.2J	PART. 4TH FLOOR FRAMING PLAN				
S-3.3J	PART. 4TH FLOOR FRAMING PLAN	X			
S-3.4J	PART. 4TH FLOOR FRAMING PLAN		X		
S-4.0J	ROOF FRAMING PLAN	X		X	
S-4.1J	PART. ROOF FRAMING PLAN	X		X	
S-4.2J	OPTIONAL ROOF FRAMING PLAN			X	
S-4.3J	OPTIONAL ROOF FRAMING PLAN		X	X	
S-4.4J	OPTIONAL ROOF FRAMING PLAN	X		X	
S-5.0J	STRUCTURAL DETAILS				
S-5.1J	STRUCTURAL DETAILS				
S-5.2J	STRUCTURAL DETAILS	X			
S-5.3J	STRUCTURAL DETAILS	X			
S-5.4J	STRUCTURAL DETAILS		X		

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
7 05/17/2022
8 03/17/2023

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: DRAWING INDEX

SHEET # 3 C1.01.5

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

BUILDING PLAN REVIEW COVER SHEET

LAND DEVELOPMENT SERVICES – BUILDING DIVISION

Revised: September 2021

Project name: STONEBROOK AT WESTFIELDS

Project address:

Floor(s): 4 **Suite(s):** N/A

Work Description: CONSTRUCT NEW STACKED DUPLEX DWELLING UNITS. (1543 - TESSA & 1544 - JULIANNE)

Site-related plan #: SP#: 6178-SP-124-2

Applicable code: edition-year: 2018

☒ **Virginia Construction Code:** (new commercial, multi-family and R-3 residential construction)
☒ New Building ☐ Addition

☐ **Virginia Existing Building Code:** (existing commercial, multi-family and R-3 residential construction)
☐ Level 1 Alteration ☐ Repair
☐ Level 2 Alteration ☐ Change of occupancy
☐ Level 3 Alteration ☐ Moved building
☐ Historic building ☐ Addition

☐ **Virginia Residential Code** (new and alterations to existing R-5 residential construction)

☐ **Green Building** If yes, specify below criteria

-None-

Conditions: list below building-related proffers, development conditions, special permits, variances

Condition	Drawing # reference
1)	
2)	
3)	

Zoning application #:

Department of Code Compliance case: ☐ Yes ☒ No; if yes:

Case number:

RESIDENTIAL

Occupancy/Group: ☐ R-5 ☐ R-3

Building height: (feet)

Floor or roof trusses: ☐ Yes ☐ No

Masterfile model name:

Utility company easements on site: ☐ Yes ☐ No

Problem soils: ☐ Yes ☐ No; if yes, submit soils report

Affordable dwelling units required: ☐ Yes ☐ No

Sound transmission class required: ☐ Yes ☐ No

Energy compliance (choose design alternative):

☐ Prescriptive ☐ Per REScheck (output must be provided)

COMMERCIAL

Occupancy/Group(s): R-3

Type(s) of construction: V-B

Number of stories: 4 **High rise:** ☐ Yes ☒ No

Unlimited area building: ☐ Yes ☒ No

Number of Type A dwelling units (multi-family): N/A

Critical structure: ☐ Yes ☒ No; if yes, attach the Statement of Special Inspections

For tenant alteration and change of use:

Purpose of space:

Gross area per floor: (square feet)

Area of work: (square feet)

Gross area of tenant space: (square feet)

Base building design, code/year:

Fire protection:

Sprinklers: ☒ Full ☐ Partial ☐ None NFPA-13R

Fire alarm system: ☐ Yes ☒ No

Approved central station: ☐ Yes ☒ No

Standpipes: ☐ Yes ☒ No

Hazardous materials:

☐ Combustible liquid ☐ Flammable liquid

☐ Other:

High pile storage installed: ☐ Yes ☒ No

Fire resistance ratings: (provide design numbers, prescription item number or calculated code section)

Floor/ceiling: L583 Roof/ceiling: N/A

Columns: N/A Beams: N/A

Corridors: N/A Tenant walls: U347 OR U210

Accessibility per ICC/ANSI A117.1: (choose one)

☐ **Fully compliant** (accessible route to primary function area, including restrooms and drinking fountain)

☐ **Technically infeasible** (fixture count cannot be reduced; family/accessible restroom is provided)

☐ **Upgrades required** (up to 20% of cost of alterations)

Cost of alterations: $

Cost of upgrades: $

Upgrades provided:

Electrical energy compliance: (choose design alternative)

☐ ANSI/ASHRAE/IESNA Standard 90.1

☐ Virginia Energy Conservation Code

DESIGNER INFORMATION

Signed and sealed drawings by a Virginia-licensed registered design professional (RDP) may be required by the Virginia Department of Professional and Occupational Regulation. Learn more by searching for "sealed drawings" on *fairfaxcounty.gov*.

RDP signature* and seal required: ☐ Yes ☐ No; if yes, signature and seal are provided:

☐ On each sheet

☐ With table of contents (permissible with eplans only)

**** Signatures must be original on paper-submitted plans and electronically-protected in eplans.***

Designer information (complete for all applicable trades shown on the drawings):

Building:
Name: DALE E. WILKOWSKE
Occupation (if not an RDP): ARCHITECT
Telephone: 703-218-5086
Email: dalewilkowske@pdc-home.com
License number: 008659

Structural:
Name: STEPHEN IVES
Telephone: 215-646-8001
Email: sives@mulhernkulp.com
License number: 051754

Mechanical:
Name: PETER SECKINGER
Telephone: (703) 934-2777
Email: pseckinger@pegenv.com
License number: 033815

Electrical:
Name: PETER SECKINGER
Telephone: (703) 934-2777
Email: pseckinger@pegenv.com
License number: 033815

Plumbing:
Name: PETER SECKINGER
Telephone: (703) 934-2777
Email: pseckinger@pegenv.com
License number: 033815

DRAWINGS MISSING REQUIRED SEALS OR DO NOT HAVE ORIGINAL OR ELECTRONICALLY-PROTECTED SIGNATURES WILL NOT BE ACCEPTED DURING PERMIT APPLICATION.

GENERAL NOTES

- Failure to fully complete the applicable fields in this cover sheet may result in a failed plan review and subsequent delay in permit issuance.
- This cover sheet must be submitted on 11x17 paper, eplan or incorporated in the building drawings.
- Accessibility and energy conservation sections of this cover sheet are certifications endorsed by the applicable designer. Inaccuracies found during plan review must be corrected prior to permit issuance. Inaccuracy found in the field must be corrected prior to subsequent inspections.
- Once approved, building drawings are subject to any corrections noted therein. Permit issuance does not waive any code requirements not identified during plan review and does not prevent county inspectors from requiring corrections in the field or plan revisions.
- No changes shall be made to the approved drawings without prior county approval.
- Residential drawings are not reviewed for mechanical, electrical and plumbing systems. Compliance is evaluated during inspections.
- Truss shop drawings must be reviewed and approved by the county prior to erection.
- No inspections will be made unless a printed set of approved of drawings, including this cover sheet, are on the job site and available to the inspector.
- Call Miss Utility at 811, TTY 711 before you dig.
- Occupancy is not permitted until a final inspection has been approved and, when applicable, a Certificate of Occupancy is issued.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):

SCALE: AS NOTED

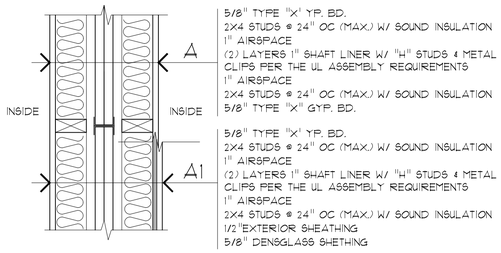
DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FAIRFAX CO. COVER SHEET

SHEET # C1.02
FAIRFAX CO.

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

WALL TYPES

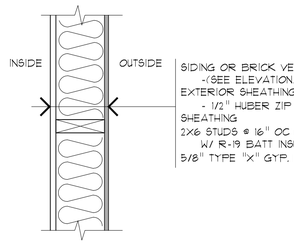


5/8" TYPE "X" YP. BD.
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1" AIRSPACE
(2) LAYERS 1" SHAFT LINER W/ "H" STUDS & METAL CLIPS PER THE UL ASSEMBLY REQUIREMENTS
1" AIRSPACE
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
5/8" TYPE "X" GYP. BD.

5/8" TYPE "X" YP. BD.
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1" AIRSPACE
(2) LAYERS 1" SHAFT LINER W/ "H" STUDS & METAL CLIPS PER THE UL ASSEMBLY REQUIREMENTS
1" AIRSPACE
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1/2"EXTERIOR SHEATHING
5/8" DENSGLASS SHETHING

WALL TYPE A A1

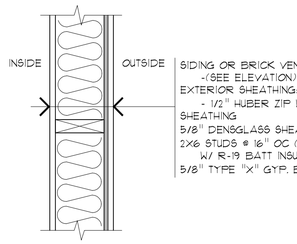
SCALE: 1 1/2" = 1'-0"
2-HOUR: UL #U347



SIDING OR BRICK VENEER
-(SEE ELEVATION)
EXTERIOR SHEATHING:
- 1/2" HUBER ZIP WALL SHEATHING
2X6 STUDS @ 16" OC (MIN.)
W/ R-19 BATT INSULATION
5/8" TYPE "X" GYP. BD. (INSIDE)

WALL TYPE C

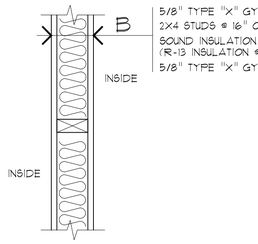
SCALE: 1 1/2" = 1'-0"
NO RATING



SIDING OR BRICK VENEER
-(SEE ELEVATION)
EXTERIOR SHEATHING:
- 1/2" HUBER ZIP WALL SHEATHING
5/8" DENSGLASS SHEATHING
2X6 STUDS @ 16" OC (MIN.)
W/ R-19 BATT INSULATION
5/8" TYPE "X" GYP. BD. (INSIDE)

WALL TYPE C1

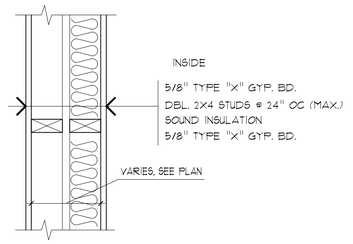
SCALE: 1 1/2" = 1'-0"
1 HOUR BASED ON UL #U344



5/8" TYPE "X" GYP. BD.
2X4 STUDS @ 16" OC (MAX.)
SOUND INSULATION
(R-13 INSULATION @ GARAGE WALL)
5/8" TYPE "X" GYP. BD.

WALL TYPE B

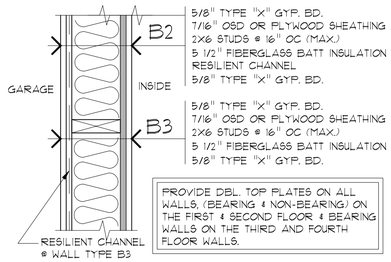
SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



5/8" TYPE "X" GYP. BD.
DBL. 2X4 STUDS @ 24" OC (MAX.)
SOUND INSULATION
5/8" TYPE "X" GYP. BD.

WALL TYPE B1

SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



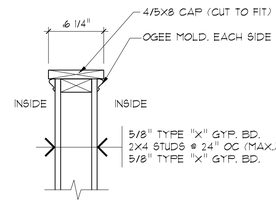
5/8" TYPE "X" GYP. BD.
7/16" OSD OR PLYWOOD SHEATHING
2X6 STUDS @ 16" OC (MAX.)
5 1/2" FIBERGLASS BATT INSULATION
RESILIENT CHANNEL
5/8" TYPE "X" GYP. BD.

5/8" TYPE "X" GYP. BD.
7/16" OSD OR PLYWOOD SHEATHING
2X6 STUDS @ 16" OC (MAX.)
5 1/2" FIBERGLASS BATT INSULATION
5/8" TYPE "X" GYP. BD.

PROVIDE DBL. TOP PLATES ON ALL WALLS, (BEARING & NON-BEARING) ON THE FIRST & SECOND FLOOR & BEARING WALLS ON THE THIRD AND FOURTH FLOOR WALLS.

WALL TYPE B2 B3

SCALE: 1 1/2" = 1'-0"
1 HOUR: BASED ON UL #U305

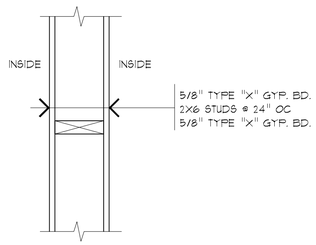


4/5X8 CAP (CUT TO FIT)
OGEE MOLD. EACH SIDE

5/8" TYPE "X" GYP. BD.
2X4 STUDS @ 24" OC (MAX.)
5/8" TYPE "X" GYP. BD.

WALL TYPE D

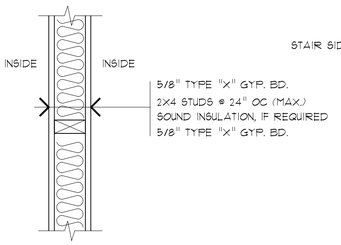
SCALE: 1 1/2" = 1'-0"
NO RATING



5/8" TYPE "X" GYP. BD.
2X6 STUDS @ 24" OC
5/8" TYPE "X" GYP. BD.

WALL TYPE E

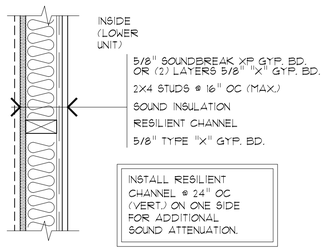
SCALE: 1 1/2" = 1'-0"
NO RATING



5/8" TYPE "X" GYP. BD.
2X4 STUDS @ 24" OC (MAX.)
SOUND INSULATION, IF REQUIRED
5/8" TYPE "X" GYP. BD.

WALL TYPE F

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

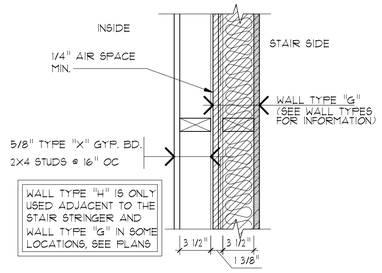


5/8" SOUNDBREAK XP GYP. BD. OR (2) LAYERS 5/8" "X" GYP. BD.
2X4 STUDS @ 16" OC (MAX.)
SOUND INSULATION
RESILIENT CHANNEL
5/8" TYPE "X" GYP. BD.

INSTALL RESILIENT CHANNEL @ 24" OC (VERT.) ON ONE SIDE FOR ADDITIONAL SOUND ATTENUATION.

WALL TYPE G

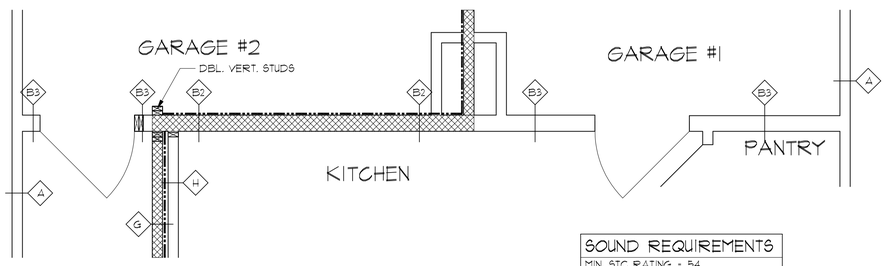
SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



WALL TYPE "H" IS ONLY USED ADJACENT TO THE STAIR STRINGER AND WALL TYPE "G" IN SOME LOCATIONS, SEE PLANS

WALL TYPE H

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



SOUND REQUIREMENTS

MIN. STC RATING = 54

	STC	IIC
UL U305 ASSEM.	54	
UL U347 ASSEM.	61	
UL L583 ASSEM.	60	62

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKETING
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

1	10/29/2020
3	03/18/2021
5	07/14/2021
6	09/16/2021
7	05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

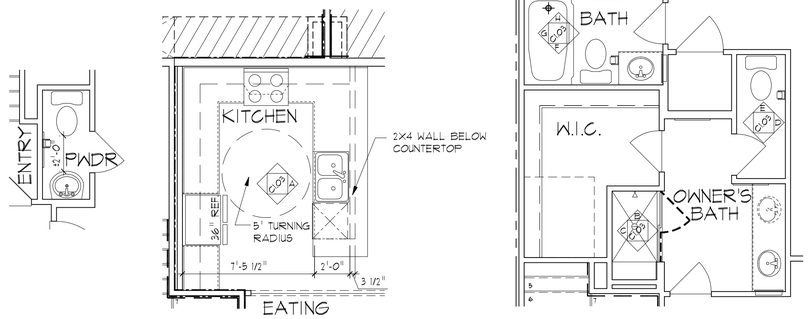
DRAWING DESCRIPTION: ABBREVIATIONS, SYMBOLS & WALL TYPES

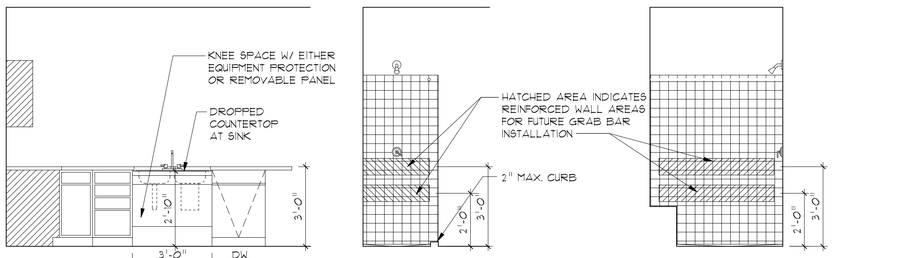
SHEET # A1.02.1
HENRICO COUNTY

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

UNIVERSAL DESIGN OPTIONS

TESSA

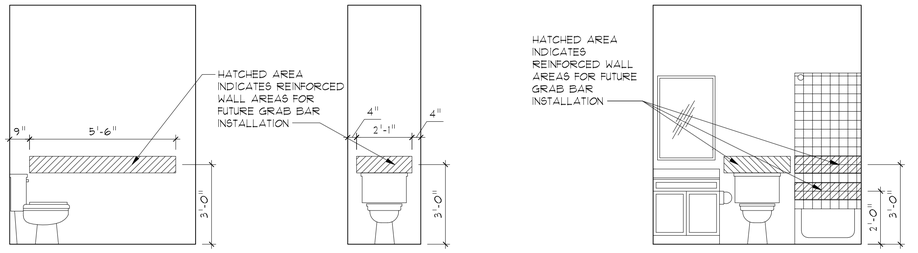




A C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

B C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

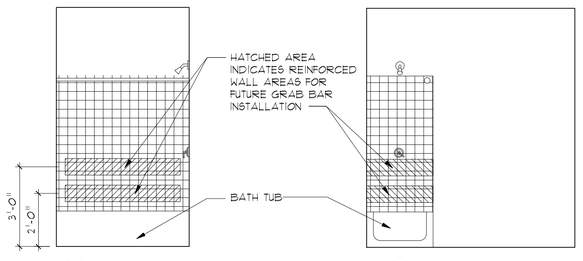
C C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"



D C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

E C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

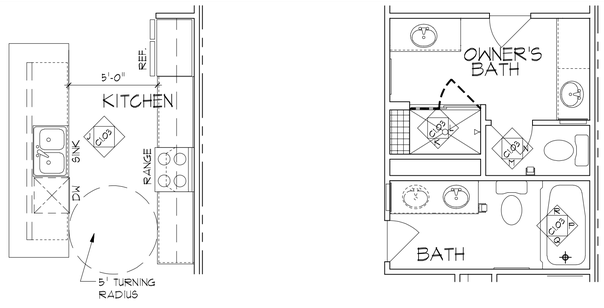
F C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

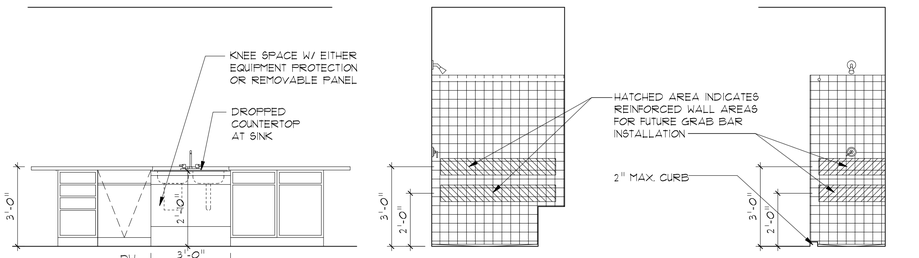


G C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

H C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

JULIANNE

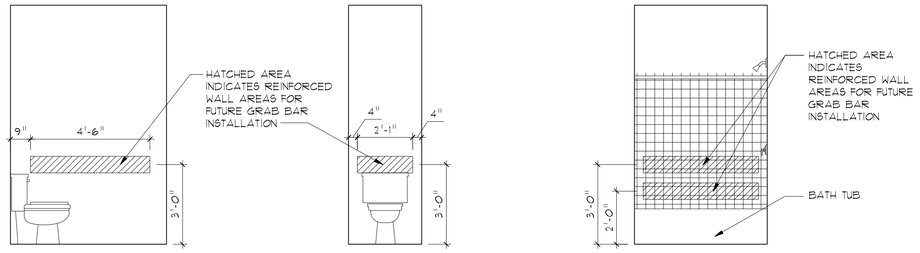




J C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

K C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

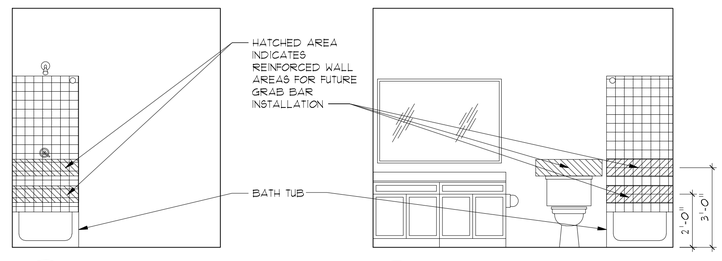
L C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"



M C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

N C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

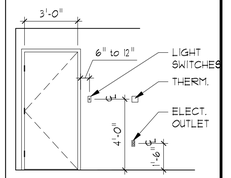
P C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"



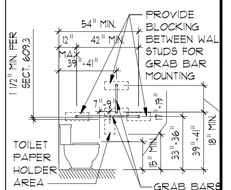
Q C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

R C1.03 INTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

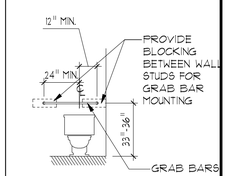
GENERAL NOTES:
1) MAIN ENTRY DOORS TO BE 36" MINIMUM.
2) ALL DOORS TO HAVE LEVER HANDLED DOOR HARDWARE.
3) SHOWER CURB TO BE A MAXIMUM OF 2" HIGH.
4) PROVIDE NO STEP FROM FIRST FLOOR TO GARAGE SLAB.



DOOR ELEVATION



WATER CLOSET SIDE VIEW
FIG. 604.5.1 & 604.7



WATER CLOSET FRONT VIEW
FIG. 604.5.2

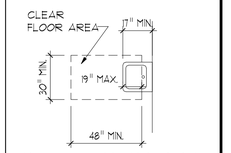


FIG. 306.3 & 305.3 CLEAR SPACE AT LAVATORY AND SINKS

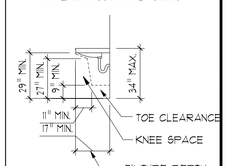


FIG. 606.3 & 306.3 LEG CLEARANCE

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022

SCALE: AS NOTED

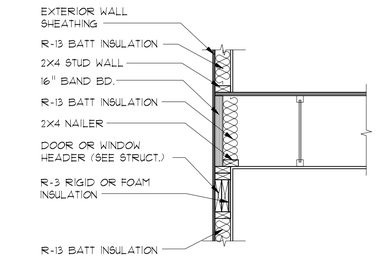
DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: UNIVERSAL DESIGN REQUIREMENTS

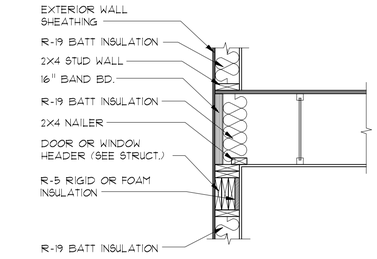
SHEET # 7 C1.03 FAIRFAX CO. OR LOUDOUN CO.

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

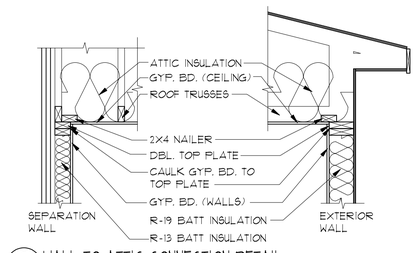
ENERGY STAR REQUIREMENTS



1 C1.04 WINDOW/DOOR HEADER INSULATION DETAIL (2X4 WALL)
SCALE : 3/4" = 1'-0"



2 C1.04 WINDOW/DOOR HEADER INSULATION DETAIL (2X6 WALL)
SCALE : 3/4" = 1'-0"



3 C1.04 WALL TO ATTIC CONNECTION DETAIL
SCALE : 3/4" = 1'-0"

GENERAL NOTES:

1) VENT MICROWAVE OR RANGE HOOD TO THE EXTERIOR WALL. RUN VENT IN BULKHEAD AS REQUIRED. (SEE MECHANICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: ENERGY STAR REQUIREMENTS

SHEET # 7 C1.04

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

BUILDING CODES

2018 VCC
2018 VMC
2018 VPC
2018 VECC
2017 NEC 7

INSULATION VALUES			
	R-VALUE	U-VALUE	SHGC
ATTIC	R-38		
WALLS	R-20		
SLABS	R-10		
SWING DOORS		0.17	0.40
WINDOWS		0.45	0.40

ALL OTHER REQUIRED INSULATION SHALL BE INSTALLED PER 2018 VECC 7

WALL AND CEILING FINISHES (SPRINKLERED STRUCTURES)			
MATERIALS	VERTICAL EXISTS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS AND ENCLOSED SPACES
1/2" THICK GYPSUM BD.	CLASS C	CLASS C	CLASS C
5/8" THICK TYPE "X" GYPSUM BD.	CLASS C	CLASS C	CLASS C
FLOOR COVERING (CARPET OR VINYL)	CLASS C	CLASS C	CLASS C

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

FLOOR FINISHES: CERAMIC TILE AND EXPOSED CONCRETE MATERIAL ARE NON-COMBUSTABLE AND NOT APPLICABLE WITH VCC 2018, SECTION 804.

THERMAL- AND SOUND-INSULATION MATERIAL 7

CONCEALED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

** PROVIDE RATED JUNCTION BOXES IN ALL FIRE RATED ASSEMBLIES. INSTALL FIRE CAULK ARROUND ALL JUNCTION BOXES IN FIRE RATED ASSEMBLIES AS REQUIRED.

WALLS: CARLON, NONMETALLIC BOXES OR EQUIVALENT
CEILINGS: CARLON, NONMETALLIC BOXES OR EQUIVALENT

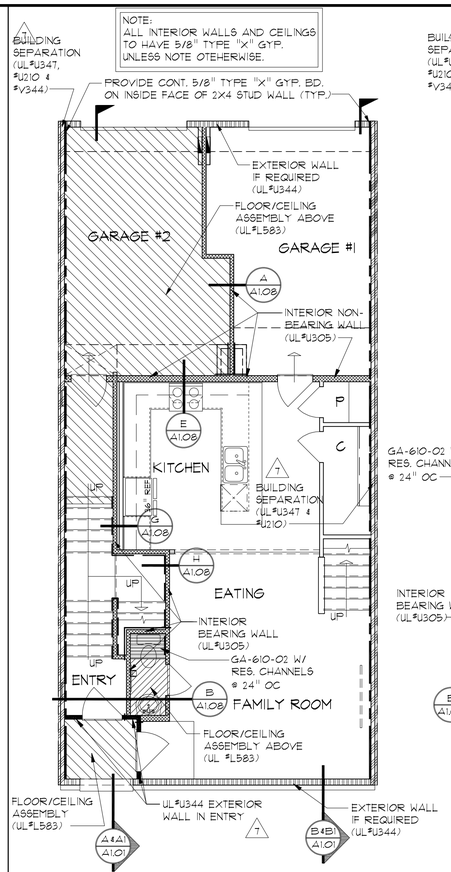
SEE SHEET A1.05 FOR SPECIFICATIONS

FIRE PROTECTION NOTES

1. ALL OPENINGS IN FIRE RATED WALLS AND ROOF ASSEMBLES FOR DUCTS, PIPES AND OTHER PENETRATION SHALL BE FIRE STOPPED IN ACCORDANCE WITH 2018 VCC, SECTION 711. 7
2. INTERIOR FINISHES SHALL BE CLASS I FLAME SPREAD 0-25 FOR EXIT PASSAGEWAYS. INTERIOR FINISHES SHALL BE CLASS II FLAME SPREAD 26-75 FOR EXIT CORRIDORS. INTERIOR FINISHES SHALL BE CLASS III FLAME SPREAD 75-200 FOR ALL OTHER ROOMS.
3. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2018 VCC AND THE LOCATION SHALL BE COORDINATED WITH THE LOCAL FIRE MARSHAL

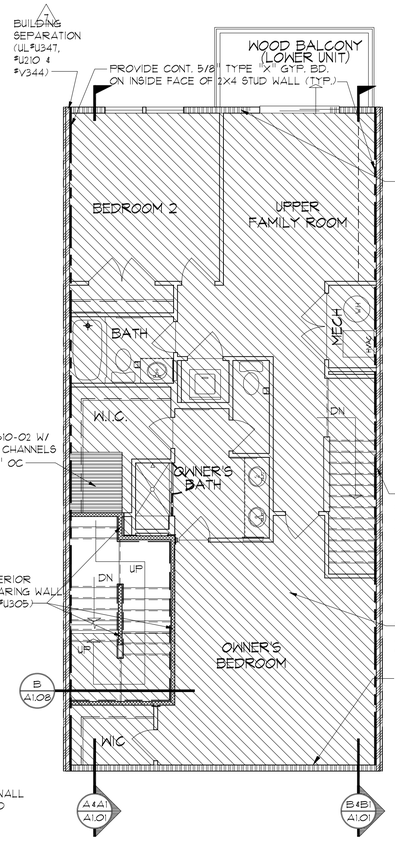
LEGEND

- UL#U305 WALL ASSEMBLY
- UL#U347 WALL ASSEMBLY
- UL#U344 WALL ASSEMBLY (IF REQ'D.)
- GA-610-01 ASSEMBLY
- ESR-1336 OR UL #L583 FLOOR/CEILING ASSEMBLY



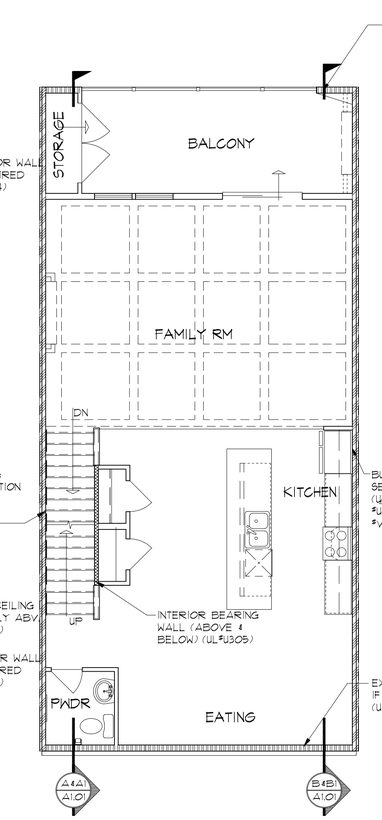
FIRST FLOOR PLAN

SCALE : 3/16" = 1'-0"



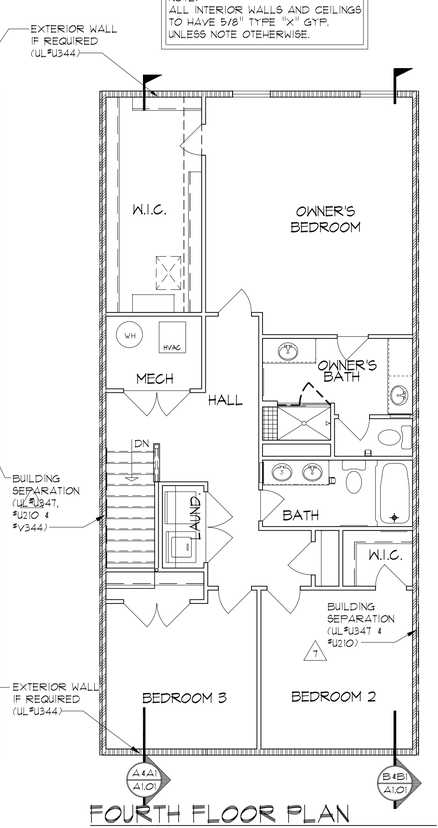
SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"



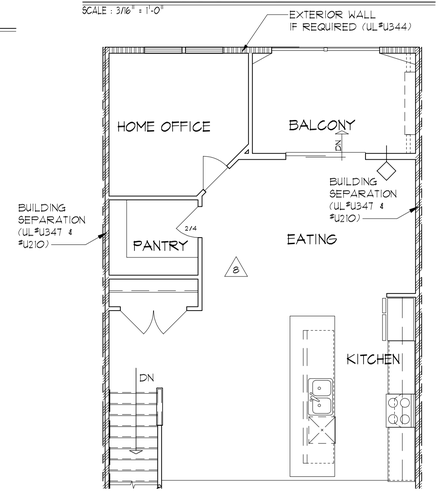
THIRD FLOOR PLAN

SCALE : 3/16" = 1'-0"



FOURTH FLOOR PLAN

SCALE : 3/16" = 1'-0"



ALT. THIRD FLOOR PLAN

SCALE : 3/16" = 1'-0"

SEE SHEET A1.01 FOR FIRE ASSEMBLIES IN SECTIONS.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER VCC, SECTION 915.

THIS PRODUCT IS NOT TO BE MARKETED FOR 55 AND OLDER COMMUNITIES

CODE COMPLIANCE INFORMATION:
CALCULATED OCCUPANCY:
TESSA: 10 PEOPLE (1927 SF/200)
JULIANNE: 14 PEOPLE (2796 SF/200) OR 17 PEOPLE (3410 SF/200)
TRAVEL DISTANCE:
- PER VCC, TABLE 1017.2 - OCCUPANCY R, W/ SPRINKLER SYSTEM = 250 FEET*
MAX. TRAVEL DISTANCE:
TESSA: 84'-4"
JULIANNE: 135'-9"
JULIANNE W/ OPT. TERRACE: 162'-4"
* SPRINKLER SYSTEM IN ACCORDANCE WITH VCC, SECTION 903.3.1.2
OCCUPIED FLOORS & CONNECTED STAIR ACCESS:
TESSA: FIRST & SECOND (2 STORIES MAX.)
JULIANNE: FIRST, THIRD, FOURTH & OPT. TERRACE (4 STORIES MAX.)

CODE ANALYSIS:
- USE GROUP: R-3
- CONSTRUCTION TYPE: V-B 7
- SPRINKLER: NFPA-13R (FULLY) PER VCC 2018, SECTION 903.3.1.2
- BUILDING HEIGHT (1) (ALLOWABLE): 60'-0" PER VCC 2018 TABLE 504.3, OCCUPANCY CLASS "R" WITH 513R. 7
- BUILDING HEIGHT: (ALLOW) 60' PER VCC 2018, TABLE 504.3 OR PER LOCAL ZONING 7
- BUILDING HEIGHT (ACTUAL): 47'-9 1/4", SEE SHEET A6.00
- NUMBER OF STORIES ABOVE GRADE (ALLOWABLE PER VCC 2018, TABLE 504.4): 3 STORIES + 1 STORY WITH AUTOMATIC SPRINKLER 7
- NUMBER OF STORIES (ACTUAL): 4 STORIES
- AREA PER FLOOR: UNLIMITTED
- FIRE RESISTANCE RATING FOR CONSTRUCTION TYPE V-B:
  - PRIMARY STRUCTURE FRAME: 0 HOUR
  - BEARING WALLS (EXTERIOR): 0 HOUR**
  - BEARING WALLS (INTERIOR): 0 HOUR*
  - NONBEARING WALLS & PARTITIONS (INTERIOR): 0 HOUR
  - FLOOR CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR*
  - ROOF CONSTRUCTION & SECONDARY MEMBERS: 0 HOUR
  - BUILDING SEPATATION WALLS: 2 HOURS PER VCC 2018, TABLE 706.4
  - DWELLING UNIT SEPARATION: 1 HOUR

* BEARING WALLS ON THE FIRST AND SECOND FLOORS THAT SUPPORT THE RATED FLOOR SYSTEM SHALL BE SHEATHED WITH 5/8" TYPE "X" GYP. BD. BASED ON UL#U305 DESIGN.
** EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE:
  - LESS THAN 5': 1 HOUR (WALL TYPE C1)
  - 5' TO LESS THAN 10': 1 HOUR (WALL TYPE C1)
  - 10' TO LESS THAN 30': 0 HOUR
  - 30' OR MORE: 0 HOUR
- RATED ASSEMBLY TEST INFORMTION: (SEE ASSEMBLY TYPES ON SHEET A1.04)
  - INTERIOR BEARING WALLS: UL#U305
  - BUILDING SEPARATION WALLS: UL#U347, #U210 OR #V344 7
  - FLOOR/CEILING ASSEMBLY: UL #L583
  - HORIZONTAL SEPARATION ASSEMBLY: GA-610-02
  - EXTERIOR BEARING WALLS: BASED ON UL#U344 (IF REQUIRED BY FIRE SEPARATION DISTANCE)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):	
3	03/18/2021
6	09/16/2021
7	05/17/2022
8	09/21/2022

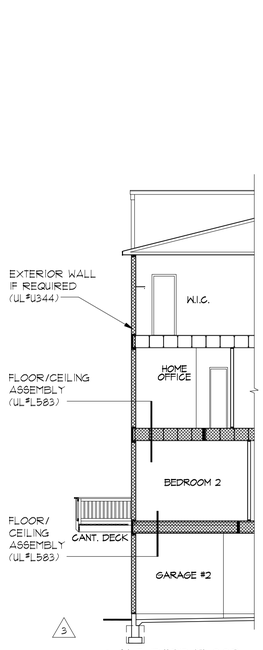
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

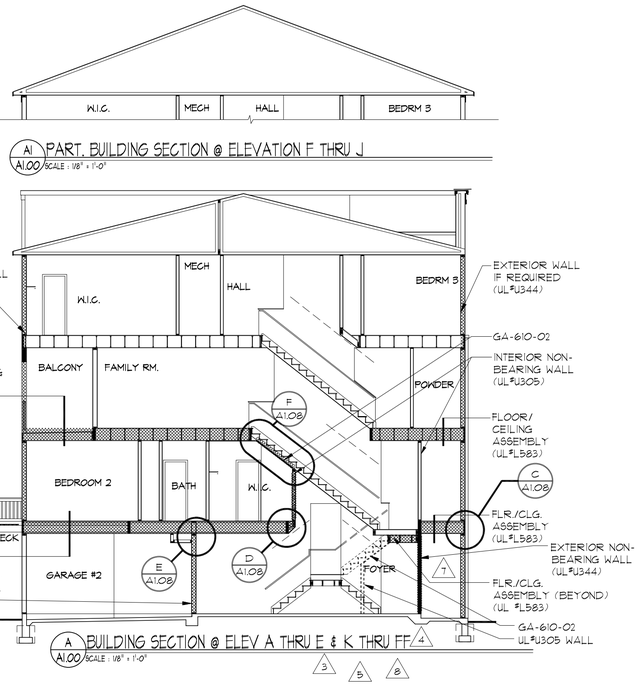
DRAWING DESCRIPTION: CODE ANALYSIS

SHEET # A1.00

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

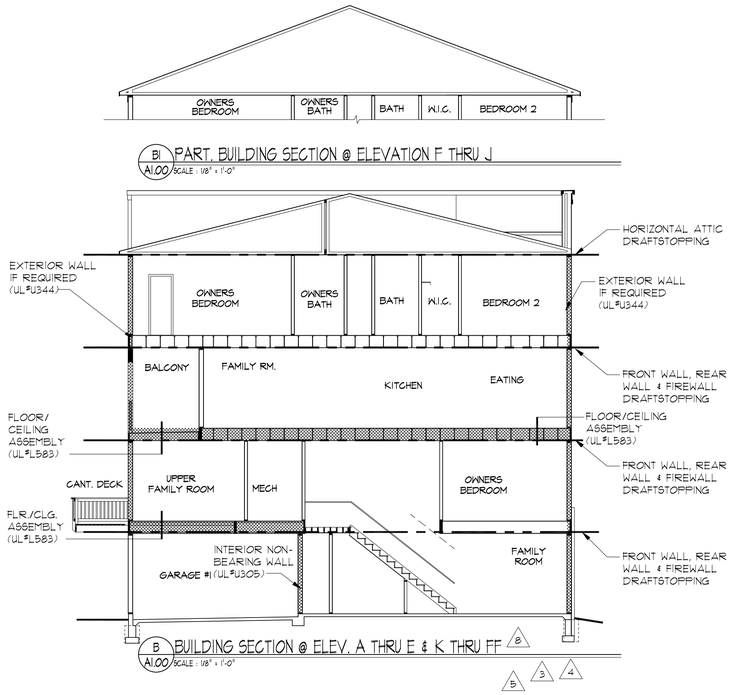


@ ALT. THIRD FLOOR



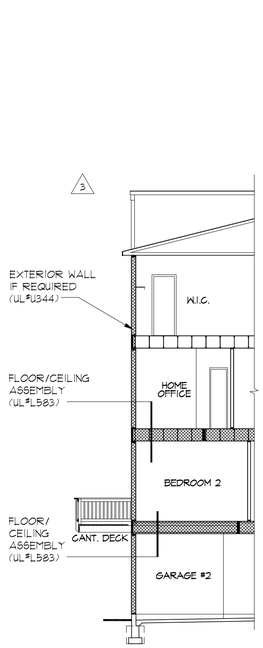
A1 A1.00 PART. BUILDING SECTION @ ELEVATION F THRU J
SCALE : 1/8" = 1'-0"

A A1.00 BUILDING SECTION @ ELEV. A THRU E & K THRU FF 4
SCALE : 1/8" = 1'-0"

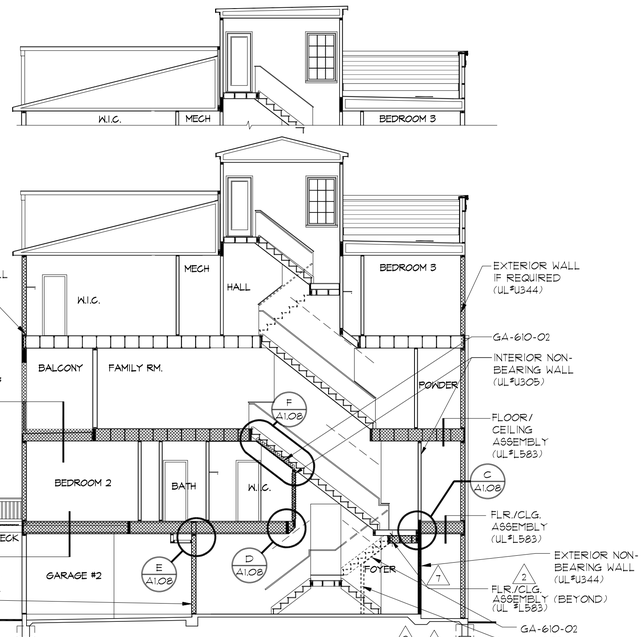


B1 A1.00 PART. BUILDING SECTION @ ELEVATION F THRU J
SCALE : 1/8" = 1'-0"

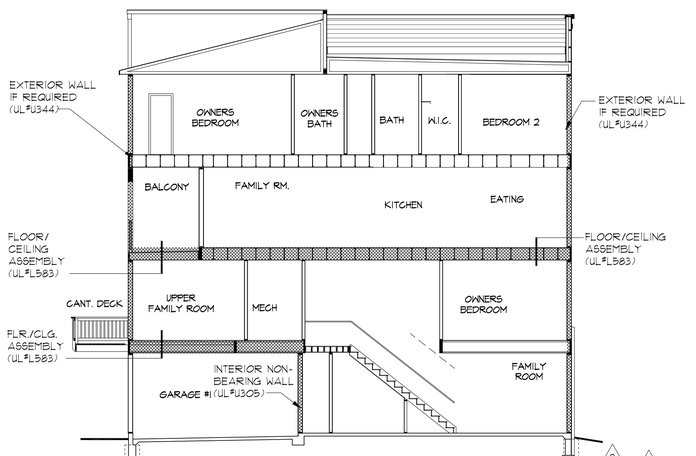
B A1.00 BUILDING SECTION @ ELEV. A THRU E & K THRU FF 8
SCALE : 1/8" = 1'-0"



@ ALT. THIRD FLOOR



A1 A1.00 BUILDING SECTION W/ OPT. TERRACE @ ELEV. A THRU E & K THRU FF
SCALE : 1/8" = 1'-0"



B1 A1.00 BUILDING SECTION W/ OPT. TERRACE @ ELEV. A THRU E & K THRU FF
SCALE : 1/8" = 1'-0"

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKETANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
4 05/12/2021
5 07/14/2021
7 05/17/2022
8 09/21/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: CODE ANALYSIS CONT.

SHEET # A1.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

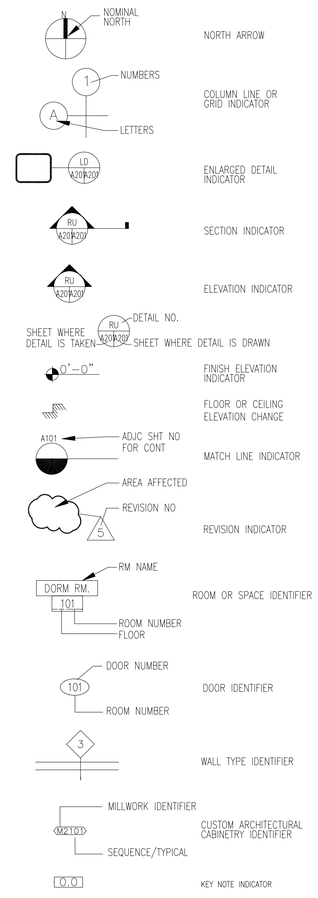
7

ABBREVIATIONS

A	
ACOUS BD	ACOUSTICAL BOARD
ACOUS	ACOUSTICAL
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
B	
B	BASE
BD	BOARD
BETW	BETWEEN
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BRK	BRICK
BTU	BRITISH THERMAL UNIT
C	
CAB	CABINET
CEM	CEMENT
CER TILE	CERAMIC TILE
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLST	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
D	DEPTH
DBL	DOUBLE
DET	DETAIL
DIAM	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWR	DRAWER
E	
EA	EACH
EF	EACH FACE
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENGR	ENGINEER
ENTR	ENTRANCE
EP	ELECTRICAL PANEL
EQ	EQUAL
EQL SP	EQUALLY SPACED
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	
FA	FIRE ALARM
FD	FLOOR DRAIN
FIN	FINISH
FIN FL	FINISH FLOOR
FLR	FLOOR (ING)
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FT (')	FEET
FWC	FABRIC WALL COVERING
G	
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GENL	GENERAL
GL	GLASS
GYP BD	GYPSUM BOARD
H	
H	HIGH
HDF	HIGH DENSITY FIBER BOARD
HDWD	HARDWOOD
HDWE	HARDWARE
HGT	HEIGHT
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
I	
ID	INSIDE DIAMETER
IN (")	INCHES
INCL	INCLUDING
INSTL	INSTALLATION
INSUL	INSULATION
INTR	INTERIOR
J	
JAN	JANITOR
JC	JANITOR'S CLOSET
JT	JOINT
KPL	KICK PLATE
L	
L	LEFT
LAV	LAVATORY
LBL	LABEL
LF	LINEAR FOOT
LG	LENGTH
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL

M	
MAINT	MAINTENANCE
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MET	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MLWK	MILLWORK
MO	MASONRY OPENING
MTD	MOUNTED
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
P	
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFIN	PREFINISHED
PROJ	PROJECT
PTD	PAINTED
PTN	PARTITION
Q	
QTY	QUANTITY
R	
R	RISER
RAD	RADIUS
REC	RECESSED
RECD	RECEIVED
REF	REFERENCE
REQD	REQUIRED
RESIL	RESILIENT
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RT	RIGHT
S	
SC	SOLID CORE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SUSP CLG	SUSPENDED CEILING
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
TFF	TOP OF FINISH
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TK BD	TACKBOARD
TOT	TOTAL
TYP	TYPICAL
U	
UNFIN	UNFINISHED
UNIF	UNIFORM
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	
V	VOLT
VB	VINYL BASE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIN	VINYL
VNR	VENEER
VT	VINYL TILE
W	
W/	WITH
W/O	WITHOUT
W	WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WGL	WIRE GLASS
WH	WALL HUNG
WSCT	WAINSCOT

ARCHITECTURAL SYMBOLS



MATERIAL SYMBOLS

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
5 07/14/2021
6 09/16/2021
7 05/17/2022

SCALE: AS NOTED

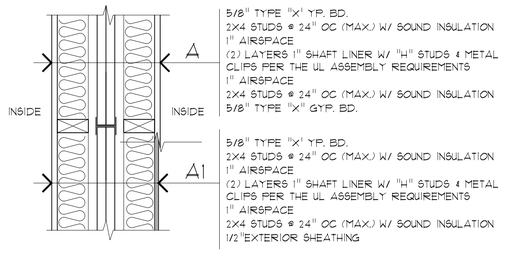
DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: ABBREVIATIONS, SYMBOLS

SHEET # A1.02

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

WALL TYPES

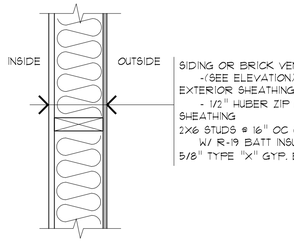


5/8" TYPE "X" GYP. BD.
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1" AIRSPACE
(2) LAYERS 1" SHAFT LINER W/ "H" STUDS & METAL CLIPS PER THE UL ASSEMBLY REQUIREMENTS
1" AIRSPACE
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
5/8" TYPE "X" GYP. BD.

5/8" TYPE "X" YP. BD.
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1" AIRSPACE
(2) LAYERS 1" SHAFT LINER W/ "H" STUDS & METAL CLIPS PER THE UL ASSEMBLY REQUIREMENTS
1" AIRSPACE
2X4 STUDS @ 24" OC (MAX.) W/ SOUND INSULATION
1/2"EXTERIOR SHEATHING

WALL TYPE A A1

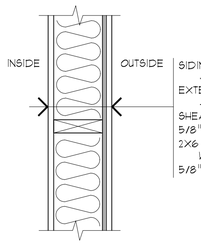
SCALE: 1 1/2" = 1'-0"
2-HOUR: UL #U347



SIDING OR BRICK VENEER
-(SEE ELEVATION)
EXTERIOR SHEATHING:
- 1/2" HUBER ZIP WALL SHEATHING
2X6 STUDS @ 16" OC (MIN.)
W/ R-19 BATT INSULATION
5/8" TYPE "X" GYP. BD. (INSIDE)

WALL TYPE C

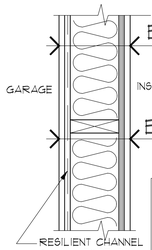
SCALE: 1 1/2" = 1'-0"
NO RATING



SIDING OR BRICK VENEER
-(SEE ELEVATION)
EXTERIOR SHEATHING:
- 1/2" HUBER ZIP WALL SHEATHING
5/8" DENSGLASS SHEATHING
2X6 STUDS @ 16" OC (MIN.)
W/ R-19 BATT INSULATION
5/8" TYPE "X" GYP. BD. (INSIDE)

WALL TYPE C1

SCALE: 1 1/2" = 1'-0"
1 HOUR BASED ON UL #U344



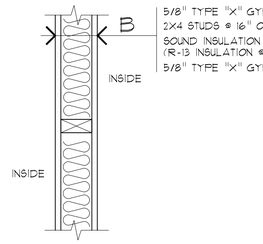
5/8" TYPE "X" GYP. BD.
7/16" OSD OR PLYWOOD SHEATHING
2X6 STUDS @ 16" OC (MAX.)
5 1/2" FIBERGLASS BATT INSULATION
RESILIENT CHANNEL
5/8" TYPE "X" GYP. BD.

5/8" TYPE "X" GYP. BD.
7/16" OSD OR PLYWOOD SHEATHING
2X6 STUDS @ 16" OC (MAX.)
5 1/2" FIBERGLASS BATT INSULATION
5/8" TYPE "X" GYP. BD.

PROVIDE DBL. TOP PLATES ON ALL WALLS, (BEARING & NON-BEARING) ON THE FIRST & SECOND FLOOR & BEARING WALLS ON THE THIRD AND FOURTH FLOOR WALLS.

WALL TYPE B2 B3

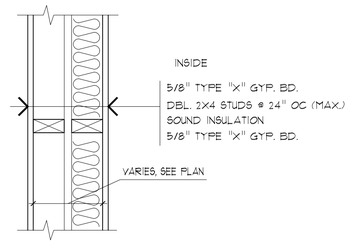
SCALE: 1 1/2" = 1'-0"
1 HOUR: BASED ON UL #U305



5/8" TYPE "X" GYP. BD.
2X4 STUDS @ 16" OC (MAX.)
SOUND INSULATION
(R-13 INSULATION @ GARAGE WALL)
5/8" TYPE "X" GYP. BD.

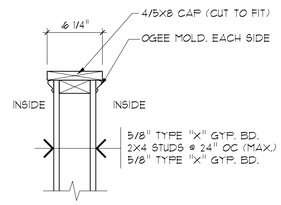
WALL TYPE B

SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



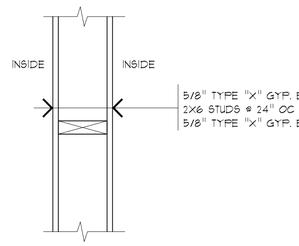
WALL TYPE B1

SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



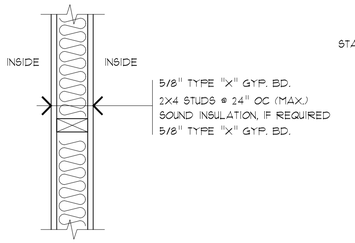
WALL TYPE D

SCALE: 1 1/2" = 1'-0"
NO RATING



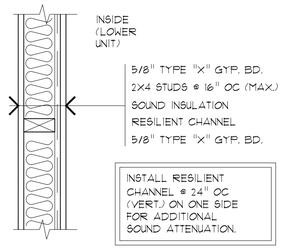
WALL TYPE E

SCALE: 1 1/2" = 1'-0"
NO RATING



WALL TYPE F

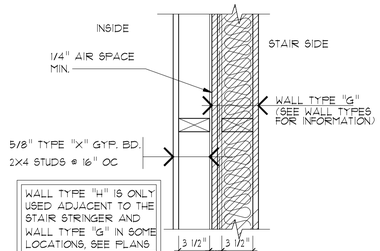
SCALE: 1 1/2" = 1'-0"



INSTALL RESILIENT CHANNEL @ 24" OC (VERT.) ON ONE SIDE FOR ADDITIONAL SOUND ATTENUATION.

WALL TYPE G

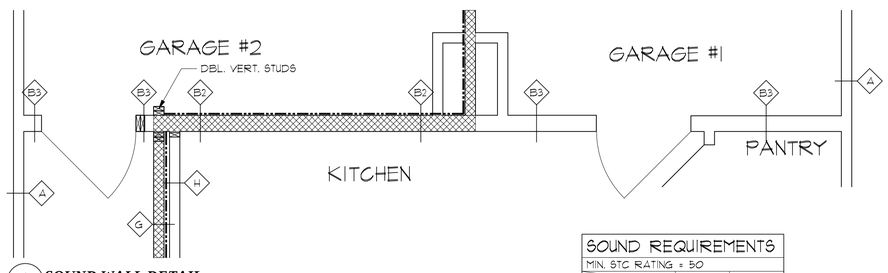
SCALE: 1 1/2" = 1'-0"
1 HOUR: UL #U305



WALL TYPE "H" IS ONLY USED ADJACENT TO THE STAIR STRINGER AND WALL TYPE "G" IN SOME LOCATIONS, SEE PLANS

WALL TYPE H

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



1 / A1.02 **SOUND WALL DETAIL**
SCALE 1/2" : 1'-0"

SOUND REQUIREMENTS

MIN. STC RATING = 50

	STC	IIC
UL U305 ASSEM.	51	
UL U347 ASSEM.	61	
UL L583 ASSEM.	60	62

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

1	10/29/2020
3	03/18/2021
5	07/14/2021
6	09/16/2021
7	05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: ABBREVIATIONS, SYMBOLS & WALL TYPES

SHEET # 7 A1.02.1

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

BUILDING CODES:
INTERNATIONAL BUILDING CODE (VCC 2018) 7
CLASSIFICATION TYPE: DETACHED ONE & TWO FAMILY DWELLINGS & MULTIPLE SINGLE FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN (4) STORIES ABOVE GRADE PLANE WITH ALL DWELLING UNITS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.2 and NFPA-13R.

DIVISION 1- GENERAL REQUIREMENTS
1.Work performed shall comply with these general notes unless otherwise noted on plans.
2.Work performed shall comply with all applicable local and state codes, ordinances and regulations.
3.On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
4.Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
5.Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
6.All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendations.
7.Dimensions shall be read or calculated and never scaled. All dimensions are to the rough unless noted otherwise.
8.The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
9.Design Loads:
See Structural Drawings for the Design Loads

10.Wall Bracing:
Designed in accordance with section 2308.6 Wall Bracing. Reference Framing plans and or structural details for specific design criteria and locations.

DIVISION 2- SITEWORK
1.Soil investigation and report: All earth work, compaction and supervision shall be done per recommendations of soil investigation report. Concrete slab and footing calculations are based on a 1500 PSF value. If the site test borings indicate lesser values, notify Designer so that necessary structural modifications can be made. For alternate bearing pressure 2000 & 2500 see alt. footing chart on the compontent & cladding page.
2.Footings, foundations, walls, and slabs shall not be placed on marine clay, peat or any other organic material.
3.Any Radon mitigation construction shown on these plans has been included at the direction of the owner and is not warranted by the Designer as to it's effectiveness.
4.Do not backfill against the foundation walls until the first floor subfloor is in place. The Exception is that bracing is not required for walls supporting less than 4 feet of unbalanced backfill per VCC 2018, latest edition.
5.Provide 4" perimeter drain around the foundation wall and slope grade away from the structure a minimum of 6" in 10 feet.
6.Where conditions develop requiring changes to excavations, such changes shall be made as directed by the Geo-Technical Engineer.

DIVISION 3-CONCRETE/FOUNDATIONS
Concrete
1.The concrete properties shall be as follows:

Item	Minimum Strength
Footings	3000 PSI @ 28 days
Walls	3000 PSI @ 28 days

Interior Slab-on-grade 3000 PSI @ 28 days
Garage Slab-on-grade 3500 PSI @ 28 days (5% air-entrained)
Exterior Slab-on-grade 3500 PSI @ 28 days (5% air-entrained)
2. Concrete work shall conform to all requirements of ACI-302 specifications for structural concrete for buildings.
3. All concrete slabs on grade shall be a minimum of 4" thick on 6 Mil. polyethylene film with 6x6 w.w.f. at mid slab.
4. Fill under slabs and footings shall be approved backfill material at 95% compaction in 6" layers.
5. Backfill to be of approved material. Reference foundation notes for reinforcement.
6. Install 4" diameter radon vent stack from basement to attic. Extend thru roof with passive system. Flash as per standard vent stack.
Reinforcing Steel
1.Reinforcing steel shall be intermediate grade new billet deformed bars conforming to ASTM A615. Welded wire fabric shall conform to ASTM A185.
2.All steel reinforcement: FY=60 KSI
3.Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures." Furnish support bars and all required accessories in accordance with CRSI standards.
4.All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
5.The contractor shall notify the building official or approved entity at least forty-eight (48) hours prior to each concrete pour. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official.
6.See foundation plan, details and typical wall section for reinforcement quantities and sizes.
7.Protective coverage for reinforcing steel shall be as follows:

Location	Minimum Coverage
Footings	3"
Beams and columns	2"
Slab	3/4"
Walls (interior face)	1"
Walls (exterior face)	2"

Wire mesh to be placed at mid-depth of slab.
Foundation
1. Footing depths are shown on the sections unless otherwise noted, footings shall bear a minimum of 12" into original undisturbed soil and a minimum of 24" below finished grade.
2. Where required, step footings to ratio of 2 horizontal to 1 vertical.
3. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this observation.
4. Use brick pattern forms on all exposed concrete Foundation walls.

REVISED 11/02/2021

DIVISION 4- MASONRY
1.Solid masonry walls to have "Dur-o-wall" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.
2.Brick veneer walls to have non-corrosive metal ties at 16" o.c. vertically and horizontally.
3.Provide flashing at the top, bottom and sides of all openings and base with weep holes at 24" o.c..
4.Provide at least 8" of solid masonry under concentrated loading conditions.
5.Mortar to conform to ASTM C270, Type N.
6. Foundations for masonry fireplaces and their chimenys shall be constructed of concrete or solid masonry at least 12 inches thick and shall extend at least 6 inches beyond the face of the fireplacethe fireplace or support wall on all sides. Footing shall be founded on natural, undisturbed earth or engineered fill below frost depth. In areas not subject to freezing, footing shall be at least 12 inches below finished grade.

DIVISION 5- METALS
1.Structural steel shall conform to the requirements of the 9th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to ASTM A36. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM A501. All welding shall be in accordance to the American Welding Society Code and be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A5.20 E70 series.
2.Provide base plate for all structural steel beams bearing on concrete or masonry. Provide standard angle anchors and inserts, ties, clips, anchors, straps, hangers, bolts, and other hardware and fastening devices as may be required.
3.Steel columns, lintels, beams and railings shall have a shop coat of rust inhibiting paint.
Steel columns:
1.Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or approved equivalent and have a minimum 5 1/2" x 3 1/2" x 1/4" bearing and cap plate unless noted otherwise. Column base or screw jack should be encased in concrete or tack welded after installation to prevent lateral displacement at the bottom end. Each column should be designed with the capacity rating and withstand compression loads as noted on plan. All structural tube sections shall be ASTM A500 Grade B.
Fasteners:
1.All fasteners, joist hangers, hurricane anchors, post bases and other framing anchors are to be manufactured by Simpson Strong Tie, U.S.P., Hilti or equal and are to be used in strict accordance with manufactures specifications. All fasteners are to be 16ga. min w/ a galvanized finish unless noted otherwise. In lieu of manufacture specs fasteners in contact with pressure treated wood shall be coated in accordance to ASTM A653 type G185 or equal.
2.Anchor bolts shall be 1/2" diameter X 10" long galvanized (see drawing for placement and spacing)
3.Plitch beams shall be a minimum of SPF #2 w/ an A86 steel plate with 2 rows 1/2" bolts, 16" o.c. top and 32" o.c. at bottom w/ the first bolt 6" from ends unless otherwise noted.
4.Joist Hangers shall be used to support all purlins, joists and beams not framed over supporting members.
6.Machine bolt and Carriage bolt holes in wood shall be drilled 1/16" larger than diameter of bolt.
7.Lag screws shall be square head, of structural grade steel, be placed with washers under the head.
8.Bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.
9.Steel plate washer sizes shall be as follows:

Bolt Diameter	Washer size
1/2"	2-1/4" x 5/16"
5/8"	2-1/4" x 5/16"
3/4"	2-5/8" x 5/16"

10.Sill plates to be attached to steel beams w/1/2" ϕ thru bolts staggered @ 24" O.C. or pneumatic fasten with HILTI "ZF54" pins w/36mm washers @ 24" O.C.
Lintels:
Lintels sizes shall be per the lintel schedule shown on the Brick Lintel Detail, unless otherwise noted.

DIVISION 6- WOOD
Lumber: (Repetitive member)
1.All joists, rafters, and headers shall be, unless otherwise noted, (SPF #2) of equal with the the following minimum allowable stresses and modulus of elasticity:
Extreme fiber stress: Fb=875 PSI
Horizontal shear: Fv=70 PSI
Compression perpendicular to grain: Fc=425 PSI
Modulus of elasticity: E=1,400,000 PSI
Moisture content: 19%
2.All exterior lumber and lumber in contact with masonry and concrete shall be treated in accordance with AWPA standards.
3.All nailing shall comply with VCC 2018 code. and all state and local building codes.
4.Built-up beams or joists formed by a multiple of 3-ply or less 2 x members shall be connected w/ 16d nails at 8" o.c.
5.Build up at beams formed by 3 plys of laminated veneer lumber shall be fasten w 3-rows 16d nails at 12" o.c. on each side or per manufacturers recommendation.
6.Block solid at all bearing supports where adequate lateral support is not otherwise provided.
7.When framing end to end joists shall be secured together by metal straps.
8.All rafters and joists framing from opposite sides shall lap at least three (3) inches and be spiked together.
9.Do not alter sizes of members noted without approval of Designer.
10.Maintain a minimum of 8" between finished grade & all untreated lumber.
Cutting of Beams, Joist and Rafters:
1.No structural member shall be omitted; notched, cut, blocked out or relocated without prior approval by the Designer.
2.Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall not be located in the middle one-third (1/3rd) of the span. Notches located closer to supports than three times the depth of the member shall not exceed one-fifth (1/5th) the depth. Holes bored or cut into joist shall not be closer than two (2) inches to the top or bottom of the joists and the diameter of the hole shall not exceed one-third (1/3rd) the depth of the joist.
Bridging:
1.Where joist depth exceeds twelve nominal inches there shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.
Sub-floor:
1.All plywood sub-flooring shall be 3/4" thick T&G APA rated 48/24 sheathing or Sturd-I-Floor 24"o.c. rated.
2.Each plywood sheet shall bear the "APA" grade trademark.
3.All end joints shall be staggered and shall butt along the center lines of framing members.
4.The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5.Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.
6.All floors shall be glued/screwed with #12 wood screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.
Walls:
1.All exterior bearing walls shall be 2 x 4 (SPF #2) @ 16" o.c. w/ 8'-1 1/8" & 9'-1 1/8" ceiling hgt., or DBL Stud @ 16" o.c. or single std @ 12" o.c. w/ 10'-1 1/8" celing hgt. unless otherwise noted.
2.All interior bearing walls shall be 2 x 4 (SPF #2) @ 16" o.c. unless noted otherwise.
3.All interior non-bearing walls to be 2 x 4 (SPF #2) single top plate @ 24" o.c. unless noted otherwise.
4.All bearing walls to be 2 x 4 (SPF) double top plates, lapped at all corners and intersections and stagger splice 48" and locate over wall studs.
5.All exterior corners shall be braced with 5/16" min structural sheathing.
6.Provide additional studs at concentrated load location to match number of studs above and extend to foundation
7.Notches or bored holes in studs of bearing walls or partitions shall not be more than one-third the depth of the stud.
8.The following jack/stud schedule will be used unless otherwise noted:
Exterior Bearing Walls (minimum unless noted) :

Opening	1 Roof Only	1 Floor	Floors
Up to 3'-0"	1J & 1S	2J & 1S	2J & 1S
3'-0" to 5'-0"	2J & 2S	2J & 2S	2J & 2S
5'-0" to 7'-0"	2J & 2S	3J & 2S	2J & 2S
7'-0" to 9'-0"	3J & 3S	4J & 3S	3J & 3S
9'-0" to 12'-0"	3J & 4S	5J & 4S	4J & 4S

Where: J = Jack under Header
S = Stud nailed to jack along side header.
Notes:
All jacks and studs assumed to be 2x4 (SPF#2) or better with a maximum wall height of 9'-1 1/8". All jacks and studs to be glued and nailed w/ 16d nails at 8" o.c..
Fire stopping
1.Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:
2.In all stud walls and partitions including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
3.Between stair stringers at top and bottom and between studs in line with stair run.
4.Fire stops, shall be 2" nominal thickness wood, 1/2" thick gypsum board, 1/4" cement based millboard or other noncombustible material specified in 717.2.1.
5.Spaces between chimneys and wood framing shall be blocked with noncombustible material per 2111.12.
Wood Roof Trusses
1.Roof truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss manufacturer to supply connection and bearing details, bridging and bracing details with nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members .
2.Truss diagrams show design intent only. Truss manufacturer to verify all spans, dimensions, pitches, etc. and submit shop drawings to Designer prior to fabrication.
3.Wood roof trusses to be installed by manufacturer's instructions.
4.Wood roof trusses to be braced in accordance with VCC 2015, SECTION 2303.4.
Open Web Floor Trusses
1.Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss manufacturer to supply connection and bearing details, bridging and bracing details with nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members.
2.Band Board: 2 x 4 continuous U.N.O.
3.Floor Trusses shall be designed to accommodate HVAC duct layout as indicated and conventional framing as indicated.
4.Floor trusses shall be designed to limit deflection to L/480 live load or for a dead load of 16 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.
Wood "I"-Joists
1."I"-joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
2.Provide solid material, 1 1/4" (minimum) , at all band boards, end conditions and ring joist as recommended by the manufacturer.
3.Floor joists shall be designed to limit deflection to L/480 live load, or L/720 live load, for floors with marble, ceramic tile, or limestone. For spans greater than 14'-0" the total load deflection shall not exceed 7/32" as specified by the Marble Institute of America.
4.Provide 2 x 4 cripples @ all interior bearing conditions.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION
Damp Proofing and Water Proofing
1.Except where required to be waterproofed foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. The masonry parging or concrete wall shall be dampproofed with a bituminous coating. (1805.1)
2.In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be waterproofed with a membrane extending from the top of the footing to the finished grade. The membrane shall consist of 2-ply hot-mopped felts. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane. (Per IBC 1805.3.2)
Roofing
1. Fiberglass shingles shall be install over 1 layer of 15# asphalt saturated felt on roofs with a slope greater than 4:12. For roof slopes from 2:12 to 4:12 2 layers are required. (Minimum class C shingles)
Flashing:
1.All flashing to be of the approved corrosion-resistive type and shall be applied in a manner to prevent entry of water into the wall cavity or to the building structural framing components. Self adhered membrane flashing shal comply with AAMA 711.
2.All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge approved corrosion resistant metal.
3.Provide flashing at all window and door openings. Flashing shall and extend to the surface of the exterior wall finish or to the water resistive barrier for further drainage.
4.Provide flashing at the intersection of chimneys or other masonry construction with frame or stucco walls.
5.Provide Flashing under and at the ends of masonry, wood or metal copings and sills.
6.Flash continuously above all projecting trim.
7.Provide flashing where exterior porches, decks or stairs attach to a wall or floor assembly or wood-framed construction.
8.Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
9.Provide flashing at wall and roof intersections.
10.Provide eave flashing and drip edge flashing at the roof edges. and all built-in gutters.
Roof Ventilation:
1.Provide continuos ridge and eave with a total net free ventilating area of not less than 1 to 150 of the area of the space to be ventilated. Provide a minimum of 1" space between the roof sheathing and the insulation.
2.Enclosed attic truss species and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with VCC 2018.
Exterior Insulation Finish Systems:
1.Install E.I.F.S. in strict accordance to the manufacturers specifications and installation instructions. It is the responsibility of the installation contractor to insure that all flashing is in place to prevent the entry of water or moisture.
Insulation
1.The following insulation schedule will be used unless otherwise noted:

Location	R - Value/ Type
Sill Plate	1/2" Fiberglass
Perimeter	R-10 Closed Cell Extruded Polystyrene
Foundation Wall	R-13 Flame Spread Batt (full height)
Exterior Wall	R-20 Batt
Floor and Soffit	R-30
Flat Ceiling	R-38 Batt or Blown
Cathedral Ceiling	R-38 Batt

* R-30 May be substituted for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. (per N1102.2.1)
2. Combustible insulation shall be separated a minimum of three inches from recessed luminaires, fan motors and other heat producing devices, except where listed for lesser clearances.
3.Attic and crawl access hatches and doors from conditioned to unconditioned space shall be weatherstripped and insulated to a level equivalent to the surrounding surfaces.

DIVISION 8 - DOORS AND WINDOWS
Windows:
1.All windows shall have insulating glass.
2.Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough openings, etc.
3.Basements, habitable attics and every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. (per VCC 2018, Section 1030)
4.Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. (per 1030.3)
5.All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. (per 1030.2/1030.2.1)
6.Windows where the operable opening is located more than 72" above the grade or surface below shall have the lowest part of the clear opening a minimum of 24" (or per local code) above the finished floor unless equipped with an approved opening limiting or fall prevention device. (per VCC 2018, Section 1015)
Tempered Glass Locations:
The following shall be considered specific hazardous locations for the purposes of glazing and shall be tempered glass:
1. Glazing in all doors.
2. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
a) Exceptions: Openings in doors through which a 3-inch sphere is unable to pass and decorative glazing.
3. Glazing in enclosures for and walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface.
4. Glazing in an individual fixed or operable windows that meets all of the followings conditions:
a) Exposed area of an individual pane greater than 9 sq. ft.
b) Bottom edge less than 24 inches above the floor.
c) Top edge greater than 36 inches above the floor.
d) One or more walking surfaces within 36 inches horizontally and in a straight line, of the glazing.
5.All glazing in railings regardless of an area or height above walking surface. Included are structural baluster panels and nonstructural in-fill panels.
6.Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above the walking surface and and 60" of the waters edge.
7.Glazing adjacent to stairways, landings and ramps within 60" horizontally of the walking surface or 60" horizontally of the bottom tread of a stairway in any direction when the glazing is less than 60" above the walking surface or tread.

DIVISION 9- FINISHES
Gypsum Wallboard
1.All gypsum wallboard shall be installed and fastened in accordance with the provisions of the IBC code, latest edition, state and local codes.
2.All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
3.Provide moisture resistant drywall at tubs and showers.
4.The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gypsum board or equivalent. Where separation is floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent (per VCC 2018, section 406.3.2)
5.Enclosed accessible space under stairs shall have walls and soffits protected by on the enclosed side with 1/2" drywall.
6.Exterior 1hr rated walls shall conform to ASTM E 119 or UL 263.

Painting
1.Paint shall be applied according to the following:

Location	Paint Type	Application
Ceilings	latex flat	1coat primer and 1 finish coat
Walls	latex flat	1 coat primer and 1 finish coat
Interior Trim	latex semi-gloss	1 coat primer and 2 finish coats
Exterior Trim	exterior latex semi-gloss	1 shop coat primer and 2 finish coats

DIVISION - 10 SPECIALITIES
Closet Shelves/ Towel Bars
1E/1S closet shelves @ 68" A.F.F.
2E/1S closet shelves @ 42" & 84" A.F.F.
Locate DBL towel bars @ 38" & 68" A.F.F.
Locate single towel bars @ 38" A.F.F.
Set 18" towel bars @ 24" above vanity top
Stairways
1.The maximum riser height shall be 7 3/4" and a minimum tread width of 10" or as amended by local codes (1011.5.2 Exception #3)
2.Stairways shall not be less than 36" in clear width and headroom of not less than 6'-8". The minimum width at the handrail shall not be less than 31-1/2" with a hand rail on one side and 27" with a hand rail on both sides. (per VCC 2018, Sections 1011.2 Exception #1 & 1011.3)
4.Height of handrail (1014.2) - To be not less than 34" & not greater than 38" in height. Handrail height at fittings and bendings shall be permitted to exceed the maximum height.
5.Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a a point directly above the lowest riser of the flight. Handrails may be interrupted by a newel post at the turn.
6.Handrail size - Type I and Type II handrail size shall be (per VCC 2018, Section 1014.3)
Guardrails:
1.Open sided walking surfaces, including stairs, ramps, porches and landings that are greater than 30 inches above the floor or grade below at any point within 36" horizontally to the edge of the open side shall have guardrails not less than 36 inches in height. (per VCC 2018, Section 1015.2)
2.Open sides of stairs shall have guardrails not less than 34 inches in height measured vertically from a line connecting the leading edges op the treads. (per 1015.2)
3.Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which will not allow passage of an object 4 3/8 inches in diameter. (per VCC 2018, Section 1015.4, Exection #1)
4.Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter cannot pass through. (per VCC 2018, Section 1015.4, Exection #2)

DIVISIONS 11 THROUGH 14 - NOT USED

DIVISION 15 - MECHANICAL
1.Mechanical subcontractor to review duct layouts, condenser location, duct sizes, etc., as noted herein and notify Architect prior to installation of any conflicts in the design, sizing or installation of the system. Mechanical subcontractor to review structural shop drawings and notify the Architect of any mechanical and structural conflicts prior to construction.
2.All work shall be in full accordance with all codes, rules, and regulations of the governing agencies.
3.All kitchens and bath rooms shall be mechanically vented to the exterior.
4.Kitchens equipped with exhaust hoods with a rate greater than 400 CFM shall be provided with makeup air at a rate equal to the exhaust air rate.
5.Appliances with an ignition source that open into a garage shall have the ignition souce not less than 18" above the garage floor.
6.Appliances shall not be installed in a location subject to vehicle damage unless protected by approved barriers. (VMC 2018, Section 303.4)
7.Gas piping shall not penetrate building foundation walls at any point below grade. All gas piping shall enter and exit the building above grade and the space between the wall and the pipe shall be sealed.
8.Cooking appliances shall have a minimum clearance of 30" from the cooking surface to combustible material or metal cabinets.

DIVISION 16 - ELECTRICAL
1.All work shall be in full accordance with all codes, rules and regulations of governing agencies and shall comply with the requirements of the serving power and telephone companies.
2.Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story, basement and habitable attic per VCC 2018, Section 907.2.10.2
3.Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units with fuel-fired appliances or attached garages.
4.All equipment installed outdoors and exposed to weather shall be weather-proof.
5.At least one receptacle not more than 6'-6" above the surface below shall be installed outdoors at the front and back of each dwelling unit with access to grade and at each deck or balcony accessible from the interior of the dwelling unit.
6.Receptacles at refrigerators, kitchen counters and bathroom vanities shall be installed at 42" A.F.F. unless otherwise noted on drawings.
7. All branch circuits that supply 120-volt, 15 and 20 ampere type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit.
8.Receptacles installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, laundry, utility, bars and other wet locations shall be equipped with ground fault interrupter protection.
9.Receptacles installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.
10.All areas requiring ground-fault or arc-fault protection shall have tamper resistant receptacles.
11.Provide two grounding rods for electrical service.
12.Recessed luminaries shall be IC-rated and labeld as meeting ASTM E 283.

The plans and specifications are not intended to depict each and every condition or detail of construction. As the knowledgeable party in the field, the contractor is in the best position to verify that all construction is completed in a manner which will provide a watertight structure. The contractor has a sole responsibility for ensuring the watertight integrity of the structure.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: CONSTRUCTION NOTES

SHEET # A1.03

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER, WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

Attachment #2

UL # U305 WALL ASSEMBLY

ONLINE CERTIFICATIONS DIRECTORY

Design No. U305
BXUV.U305
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

ee General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. U305

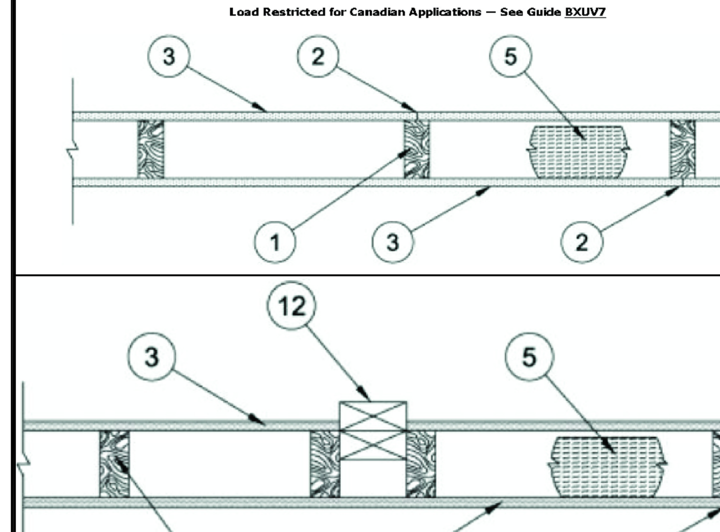
August 14, 2012

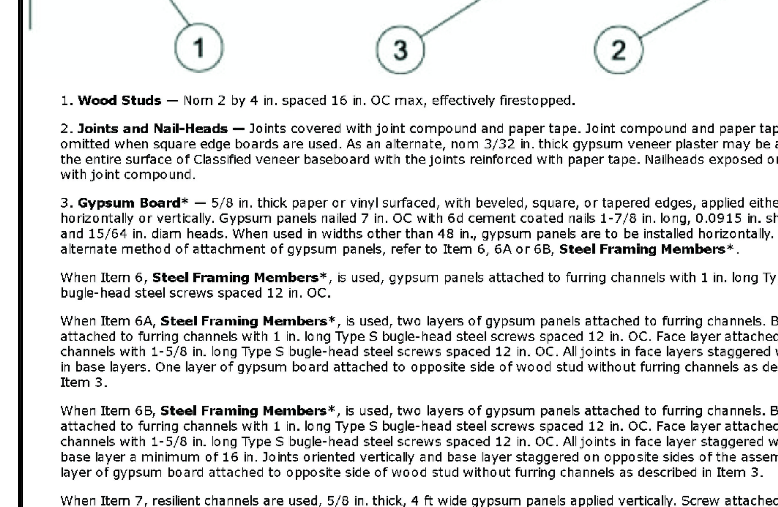
Bearing Wall Rating — 1 HR.

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

Load Restricted for Canadian Applications — See Guide BXUV7





1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads —** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6, 6A or 6B, **Steel Framing Members***.

When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 6B, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layer staggered with joints i base layer a minimum of 16 in. Joints oriented vertically and base layer staggered on opposite sides of the assembly. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midwa between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min)

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type LightRoc (finish rating 22 min) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min).

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C or Type X (finish rating 26 min), Type EGRG or GlasRoc (finish rating 23 min)

CERTAINTEED GYPSUM CANADA INC — Type C, Type X or Type Abuse-Resistant (finish rating 26 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min).

LAFARGE NORTH AMERICA INC — Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min).

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 or Type PG-C.

PANEL REY S A — Type GREX, PRX; Types RHX, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

TEMPLE-INLAND — Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X.

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min).

3A. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), Type AG-C (finish rating 25 min.).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

3B. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.

CGC INC — Types AR, IP-AR.

UNITED STATES GYPSUM CO — Types AR, IP-AR.

USG MEXICO S A DE C V — Types AR, IP-AR.

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) - 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type SHX.

USG MEXICO S A DE C V — Type SHX.

3D. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 3, 3A, 3B and 3C, not shown) - Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5E. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.

SERIOUS ENERGY INC — Type QuietRock QR-530 (finish rating 23 min).

3E. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, or 3D -not shown) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min).

3F. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

TEMPLE-INLAND — GreenGlass Type X (finish rating 23 min).

3G. **Gypsum Board* —** (As an alternate to Items 3, 3A, 3B, 3C, 3D, 3E and 3F) - 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

3H. **Gypsum Board* —** (As an alternate to Items 3 through 3G) - 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

3I. **Gypsum Board*** — (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

3J. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 3 through 3I, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

SERIOUS ENERGY INC — Type QuietRock ES (finish rating 20 min), Type QuietRock QR-527 (finish rating 24 min).

3K. **Gypsum Board*** — (As an alternate to Items 3) - Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.

CERTAINTEED GYPSUM INC — Type SilentFX

3L. **Gypsum Board*** — (As an alternate to Item 3) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

3M. **Gypsum Board* —** (As an alternate to Item 3) For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grades "A, B, C or D".

MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3N. **Gypsum Board* —** (As an alternate to Items 3) For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3O. **Gypsum Board* —** (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3.

CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X (finish rating 24 min)

CERTAINTEED GYPSUM CANADA INC — 5/8" Easi-Lite Type X (finish rating 24 min)

4. **Steel Corner Fasteners — (Optional) —** For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* —** (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs 24 in. OC with staples, nails or screws.

CERTAINTEED CORP

GUARDIAN FIBERGLASS INC

JOHNS MANVILLE INTERNATIONAL INC

KNAUF INSULATION GMBH

MANSON INSULATION INC

OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp.

ROCK WOOL MANUFACTURING CO — Delta Board.

ROCKWOOL MALAYSIA SDN BHD — Acoustical Fire Batts

ROXUL INC — Acoustical Fire Batts

THERMAFIBER INC — Type SAFB.

5A. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft^3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft^3.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

5B. **Fiber, Sprayed* —** (Not shown - Not for use with Item 6A) As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.

NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets* —** Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB

5D. **Glass Fiber Insulation —** (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall, attached to the 4 in. face of the studs with staples placed 24 in. OC. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets* —** (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Item 6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).

AMERROCK PRODUCTS L P — Rockwool

5G. **Fiber, Sprayed* —** (Optional, Not Shown - Not for use with Items6, 6A or 6B). As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

6. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Types RSIC-1, RSIC-V.

6A. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.

KINETICS NOISE CONTROL INC — Type Isomax.

6B. **Steel Framing Members (Optional, Not Shown)* —** Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

7. **Furring Channel —** Optional - Not Shown - For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

7A. **Steel Framing Members*** — Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 7) to one side of studs only. Clips attached at each intersection of the resilient channel and the wood studs (Item 1). Resilient channels are friction fitted into clips, and then clips are secured to the wood stud with min. 1-3/4 in. long diamond shaped point, double lead Phillips head steel screws through the center hole of the clip and the resilient channel flange.

KEENE BUILDING PRODUCTS CO INC — Type RC Assurance.

8. **Caulking and Sealants** — (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating —** The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above - Nailheads Shall be covered with joint compound.

B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

SERIOUS ENERGY INC — Type QuietRock QR-510.

11. **Cementitious Backer Units* —** (Optional Item Not Shown - For Use On Face Of 1 Hr Systems With All Standard Items Required) - 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

NATIONAL GYPSUM CO — Type PermaBase

12. **Non-Bearing Wall Partition Intersection —** (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting —** (Not shown) - Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board* —** (Optional, Not shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board* —** (Optional, Not shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation —** (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets* —** (As an alternate to Item 14B, For use with Item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.

THERMAFIBER INC — Type SAFB

14D. **Adhesive —** (For use with Item 14A) - Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board* —** (For use with Item 14A) - 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C

CERTAINTEED GYPSUM CANADA INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC

LAFARGE NORTH AMERICA INC — Types LGFC-C, LGFC-C/A

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C.

— Types FSK-C, FSW-C

PANEL REY S A — Type PRC

TEMPLE-INLAND — Type TG-C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

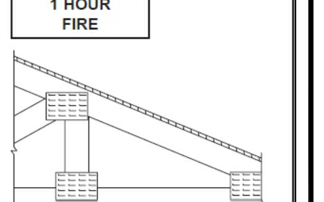
*Bearing the UL Classification Mark

MISC. ASSEMBLY

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1¼" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1⅞" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1½" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting ½" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering. **Ceiling provides one hour fire resistance protection for trusses.**



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

GA-610-02 REPORT 2

GYPSUM ASSOCIATION
810 FIRST STREET NE, #510 WASHINGTON, DC 20002

FIRE RESISTANCE PROVIDED BY GYPSUM BOARD MEMBRANE PROTECTION

(GA-610-02)

Introduction

Dividing buildings into distinct fire-protected areas is typically accomplished by providing fire-resistance rated separations between those areas. This type of separation is easily achieved by the use of gypsum board applied to either wood or steel framing members. These fire-rated separations are usually provided as total assemblies, consisting of the structural member, the gypsum board and structural flooring material (if a floor/ceiling assembly). Listings of many fire-rated assemblies or Designs are found in the GA-600, UL Fire Resistance Directory, etc.

However, often no fire-rated assembly exists to match a particular configuration to be built. This is often the case for retrofit work, but may also occur in new construction. In this case all of the fire resistance may be provided by a gypsum board "membrane"; typically several layers of fire-rated (type X) gypsum board.

Fire Tests and Finish or Membrane Ratings

The finish rating is derived from the same test method (ASTM E 119) that establishes fire-resistance ratings for systems. The finish rating is the time necessary for an average rise in temperature of 250°F (140°C), or a maximum rise of 325°F (180°C), as measured on the face of the wood (i.e., framing) nearest the fire. In a gypsum board system, this is the time required for the back (unexposed) surface of the gypsum board to reach one of the limiting conditions as defined above.

Finish ratings have been established for most fire-resistance rated systems that incorporate combustible (i.e., wood) framing components. In gypsum board construction, the finish rating can be determined to be the fire-resistance rating provided by the gypsum board membrane on the fire exposed side. **While the use of finish rating data is a common and generally accepted practice to validate and document the required fire resistance of a membrane, its use must be approved by the authority having jurisdiction.**

When to Use a Membrane Rating

Fire tests on floor-ceiling systems are historically conducted with fully loaded solid-sawn nominal 2x10 (38x235 mm) floor framing. Hundreds of fire tests were conducted prior to the development of engineered wood trusses, wood I-joists, and lightweight steel joists. In certain types of new construction, it may be neither practical nor economical to use the type of structural components found in tested and listed systems. In addition, engineered systems taking into account the actual loads and spans enable designers to specify systems that may not require 2x10 (38x235 mm) joists. These engineered systems often specify smaller dimension lumber, wood trusses, wood I-joists, other engineered lumber products, steel channel joists, or other materials as the structural framing.

The effect of using smaller lumber sizes where shorter spans and lower loads are encountered has not been documented by full-scale tests. Due to the larger size of the test specimen required in the ASTM E 119 fire test method, it may not be possible to evaluate such designs by full scale tests.

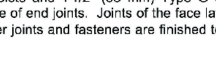
Retrofit construction often presents unique situations for designers, contractors, and building officials. Upgrading existing walls or floor-ceiling systems may involve limited access to the space or the presence of construction materials that may not be used in any currently available tested or listed system. When it is not possible to construct a specific tested system, the use of the finish rating of a system may be the only practical method to determine the rating.

Gypsum board membranes most commonly used to meet fire-resistance requirements in unique circumstances are described and shown herein; the details and sketches are based on UL Designs U301 and L556, and on GA File Nos. FC 5406 and RC 2601.

Printed in U.S.A.

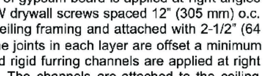
Copyright © Gypsum Association 2002. All rights reserved.

One-Hour Ceiling
(Based on GA File Nos. FC 5406 and RC 2601)



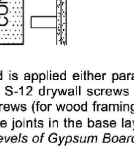
The ceiling membrane consists of two layers of 5/8" (15.9 mm) type X gypsum board directly applied to framing or furring. The base layer of gypsum board is applied at right angles to ceiling framing 24" (610 mm) o.c. and attached with 1" (25 mm) Type S or S-12 drywall screws (for steel framing) or 1-1/4" (32 mm) Type W or S drywall screws (for wood framing) spaced 24" (610 mm) o.c. The face layer of gypsum board is applied at right angles to the framing and attached with 1-5/8" (41 mm) Type S or S-12 drywall screws (for steel framing) or 1-7/8" (48 mm) Type W or S drywall screws (for wood framing) 12" (305 mm) o.c. at end joints and intermediate joists and 1-1/2" (38 mm) Type G drywall screws 12" (305 mm) o.c. placed 2" (50 mm) back on either side of end joints. Joints of the face layer are offset 24" (610 mm) from the joints in the base layer. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, *Levels of Gypsum Board Finish.*

Two-Hour Ceiling
(Based on UL Design L556)



The ceiling membrane consists of four layers of 5/8" (15.9 mm) type X gypsum board applied to ceiling framing spaced 24" (610 mm) o.c. with a 7/8" (22 mm) hat-shaped steel furring channel located between the third and face layer. The base layer of gypsum board is applied at right angles to the ceiling framing and attached with 1-1/4" (32 mm) type S or W drywall screws spaced 12" (305 mm) o.c. The second layer of gypsum board is applied at right angles to the ceiling framing and attached with 2" (51 mm) type S or W drywall screws spaced 12" (305 mm) o.c. The third layer of gypsum board is applied at right angles to ceiling framing and attached with 2-1/2" (64 mm) type S or W drywall screws spaced 12" (305 mm) o.c. The joints in each layer are offset a minimum of 10" (250 mm) from the previous layer. The steel hat-shaped rigid furring channels are applied at right angles to the ceiling framing and spaced 24" (610 mm) o.c. The channels are attached to the ceiling framing at each framing member/furring channel intersection with two 2-1/2" (64 mm) Type S or W drywall screws. The face layer of gypsum board is applied at right angles to the furring channels and attached with 1-1/8" (28 mm) type S drywall screws spaced 12" (305 mm) o.c. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, *Levels of Gypsum Board Finish.*

One-Hour Wall Membrane
(Based on UL Design U 301)



The membrane consists of two layers of 5/8" (15.9 mm) type X gypsum board directly applied to framing or furring. The base layer of gypsum board is applied either parallel or at right angles to wall or partition framing 16" (406 mm) o.c. and attached with 1" (25 mm) Type S or S-12 drywall screws (for steel framing) or 1-7/8" (48 mm) nails or 1-1/4" (32 mm) Type W or S drywall screws (for wood framing) spaced 6" (150 mm) o.c. The face layer of gypsum board is applied either parallel or at right angles to the framing and attached with 1-5/8" (41 mm) Type S or S-12 drywall screws (for steel framing) or 2-3/8" (60 mm) nails or 1-7/8" (48 mm) Type W or S drywall screws (for wood framing) spaced 8" (203 mm) o.c. Joints of the face layer are offset 24" (610 mm) from the joints in the base layer. Face layer joints and fasteners are finished to Level 1 as specified in GA-214, *Levels of Gypsum Board Finish.*

Printed in U.S.A.

Copyright © Gypsum Association 2002. All rights reserved.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

SCALE: AS NOTED

DRAWN BY: DEW

CHECKED BY: DEW

DRAWING DESCRIPTION: FIRE ASSEMBLIES

SHEET #: A1.04

©THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

UL # U347 WALL ASSEMBLY

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. U347
BXUV.U347
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

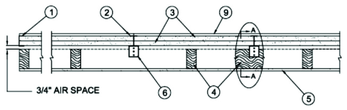
Design No. U347

November 16, 2011

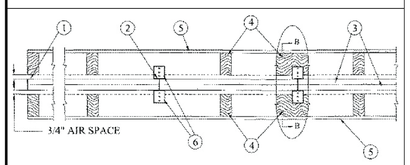
Wall Rating — 2 hr (See Items 4, 4A and 4B)

Finish Rating — 120 Min (See Item 4)

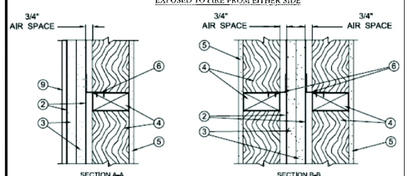
STC Ratings — 61, 69, 70 (See Items 7 - 7B)



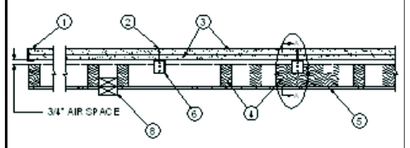
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY

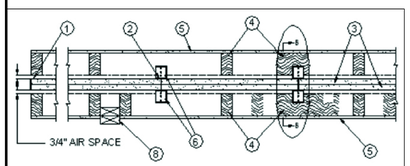


CONFIGURATION B
EXPOSED TO FIRE FROM EITHER SIDE

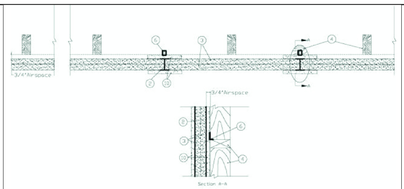


Configuration C





CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE



SEPARATION WALL: (Non-bearing, Max Height - 66 ft - see Item 6)

1. **Steel Track** — Floor, sidewall or top wall track, Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel; secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs** — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. **Gypsum Board*** — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.

NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7.

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B)

4. **Wood Studs** — For Bearing or Nonbearing Wall Rating - Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

4A. **Steel Studs** — (As an alternate to Item 4, not shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. **Steel Studs —** (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board — Classified or Unclassified** — Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

5A. **Plywood Sheathing or OSB** — (not shown) — As an alternate to Item 5, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. **Batts and Blankets*** — (not shown) — As an alternate to Items 5 and 5A, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 5 and 5A, the max height is 54 ft and the aluminum clips (Item 6) shall be spaced a max of 5 ft OC vertically. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

5C. **Wall and Partition Facings and Accessories*** — (not shown) — As an alternate to Items 5, 5A and 5B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

NATIONAL GYPSUM SERVICES CO — Type SoundBreak Gypsum Board.

SERIOUS ENERGY INC — Types QuietRock QR-510, QuietRock QR-525.

6. **Aluminum Clips** — Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.

6A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.

6B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.

6C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.

7. **STC Rating** — The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:

A. Item 4, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 5, above - Gypsum Board - Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.

C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 4A, 4B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 5B) not evaluated as alternatives for obtaining STC rating.

7A. **STC Rating** — The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:

A. Item 4, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 5C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-510 panels shall be installed.

C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 4A, 4B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 5B) not evaluated as alternatives for obtaining STC rating.

7B. **STC Rating —** The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 6, except:

A. Item 4, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 5C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.

C. Item 6, above - Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 4A, 4B), Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 5B) not evaluated as alternatives for obtaining STC rating.

8. **Non-Bearing Wall Partition Intersection** — (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partitions wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one no-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

9. **Plywood Sheathing or OSB** — (optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration A or Configuration C. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.

10. **Gypsum Board*** — As an alternate to Item 5 - Min 5/8 in. thick, min. 4 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in Item 6, 6A, 6B, or 6C.

NATIONAL GYPSUM CO — Type FSW-3.

*Bearing the UL Classification Mark

UL # U344 WALL ASSEMBLY

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. U344
BXUV U344
Fire Resistance Ratings - ANSI / UL 263

Page Bottom

Design/ System/ Construction/ Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI / UL 263

BXUV7 - Fire Resistance Ratings - CAN/ ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U344

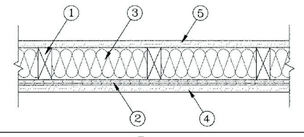
September 21, 2015

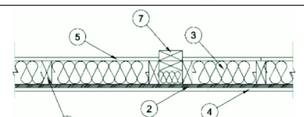
Bearing Wall Rating - 1 Hr.

Finish Rating - 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g. Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used., See Guide BXUV or BXUV7.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Wood Studs** — Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.

2. **Wood Structural Panel Sheathing** — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet parallel to wall studs and staggered one panel width from panel on opposite side. Vertical joints centered over studs, and staggered one course from vertical joints. Horizontal joints backed with nom 2 in. wide solid blocking. Nail panel edges on exterior side of wall with 6d cement coated box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.

3. **Batts and Blankets*** - 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.76 pcf. Friction fitted to completely fill the stud cavity.

See Batts and Blankets* (BZJZ) category for names of Classified Companies.

3A. **Fiber, Sprayed*** - As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with this product.

U S GREENFIBER L L C — INS7150, INS7145 for use with wet or dry application; INS550LD, INS515LD, INS5412LD, INS710, INS745, INS765LD, and INS770LD are to be used for dry application only.

3B. **Fiber, Sprayed*** - As an alternate to Item 3 and 3A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3.

NU-WOOL CO I NC — Cellulose Insulation

3C. **Fiber, Sprayed*** - As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

I NTERNATI ONAL CELLULOSE CORP — Cellwr-fill.

4. **Gypsum Board*** - 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 6d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

When Item 5, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle head steel screws spaced 12 in. OC.

ACADI A DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERI CAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

CERTAI NTEED GYPSUM I NC — Type C, Type X or Type X-I (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc.

CGC I NC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC or WRX. (Finished Rating is 24 minutes).

CONTI NENTAL BUILDI NG PRODUCTS OPERATING CO, L L C — Types LGFCR, LGFCA, LGFC-C, LGFC-C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 15C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlas Type X, Type LGX, Veneer Plaster Base-Type LGX, Water Rated-Type LGX, Sheathing - Type LGX, Soffit - Type LGX, Type DGX, Veneer Plaster Base - Type DGX, Water Rated - Type DGX, Sheathing - Type DGX, Soffit - Type DGX, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W, Type DGG, Type DAP, Type DS.

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW4-C, FSW6-C, FSW-6, FSL, FSW-8

PABCO BUILDI NG PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-NWS.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X2, IPC AR, WRC, SCX, SHX, ULIX, ULX, USGX or WRX.

USG BORAL ZAMANI DRYWALL L L C SPZ — Types C, SCX

USG MEXI CO S A DE C V — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC or WRX.

4A. Gypsum Board* - (As an alternate to Item 4) - 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.

GEORGI A-PACI FI C GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

4B. Gypsum Board* - (As an alternate to Items 4, 4A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.

PABCO BUILDI NG PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

4C. Wall and Partition Facings and Accessories* - (As an alternate to Items 4, 4A, 4B) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.

PABCO BUILDI NG PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

4D. Gypsum Board* - (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 12 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

CONTI NENTAL BUILDI NG PRODUCTS OPERATING CO, L L C — Types LGFCRA (finish rating 25 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

5. Gypsum Board* - 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.90-5 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.

When Item 5-6B, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle head steel screws spaced 12 in. OC.

ACADI A DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERI CAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

CGC I NC — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX, WRX.

CONTI NENTAL BUILDI NG PRODUCTS OPERATING CO, L L C — Types LGFCR, LGFCEA, LGFC-C, LGFC-C/A

GEORGI A-PACI FI C GYPSUM L L C — Type 15C

UL # U210 WALL ASSEMBLY

Design No. U210

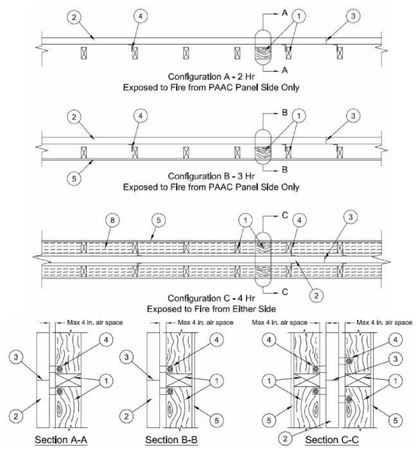
March 11, 2020

Bearing Wall Rating — 2, 3 or 4 Hr (See Items 3A, 5, 7 and 8)

Finish Rating — See Items 3A and 9

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 in. by 4 in., spaced a max of 16 in. OC. Studs to be effectively firestopped at the top and bottom of the wall with nom 2 in. by 4 in. plates. Studs effectively cross-braced.

1A. **Steel Studs —** (Not Shown - Not to be used with Item 8, Batts and Blankets) — As an alternate to Item 1 — Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 16 in. OC. Studs attached to floor and ceiling runners (Item 1B) with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.

1B. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 1A. Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

2. **Precast Autoclaved Aerated Concrete Panels* —** 2 in. thick, max 24 in. wide and 8 ft or 10 ft long panels installed horizontally or vertically. Panels secured to studs with attachment clips (Item 4). Vertical and horizontal joints need not be backed by nor centered over studs. Butt joints staggered min. 16 in. from adjacent panels.
THERMACRETE L L C

3. **Thin Bed Mortar —** Applied to the horizontal and vertical joints of each precast autoclaved aerated concrete panel.

3A. **Fill, Void or Cavity Material* — Intumescent Strip —** As an alternate to the thin bed mortar (Item 3) for Configuration B or C only, nom 1/16 in. thick by 1/2 in. wide self adhesive intumescent material strips may be used in the horizontal and vertical joints of the precast autoclaved aerated concrete panels. Lengths of intumescent strip centered on the panel's thickness along each joint. Adjoining lengths of intumescent material to be butted. **When alternate joint treatment material is used, The Assembly Rating is 2 hr and the Finish Rating is 94 min.**
3M COMPANY — E-FIS Seal

4. **Attachment Clips —** Aluminum angles 0.048 in. to 0.060 in. thick and 2 in. wide with one 2 in. leg and one 2-1/2 in. to 5-1/2 in. leg. A 0.704 in. outside diameter and 0.375 in. inside diameter rubber grommet is pre-attached in the 2-1/2 in. to 5-1/2 in. long leg of the angle. Clips positioned with 2 in. leg on panel side and 2-1/2 in. to 5-1/2 in. leg on stud side. Clips attached to studs (Item 1 or 1A) with one 1-5/8 in. long screw through a 3/4 in. diameter washer and the rubber grommet. Clips designated ThermAcoustic(DM) which are identical to the other clips except for a vertical slot in the 2 in. width direction of each long leg of the angle may also be used. When ThermAcoustic(DM) clips are used the attachment to the studs as specified above shall be through the center of the slots. Clips attached to panel (Item 2) with two 1-5/8 in. long sharp point high-low thread screws spaced 3/4 in. OC at pre-drilled holes. Max. 4 in. airspace between edge of stud and panel. Panel screws angled 20 degrees from the horizontal as shown. When panels are installed vertically, clips spaced max 16 in. from horizontal joints and max 4 ft OC vertically per panel. When panels are installed horizontally, clips spaced max 16 in. from vertical joints and max 4 ft OC horizontally per panel. Minimum of three clips per 8 ft long side of panel. Minimum of three clips per 10 ft long side of panel. Configuration C - Clips staggered on opposite sides of panel to permit attachment to studs and panels.

5. **Gypsum Board — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.**

Configuration A

(Optional — Not Shown) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using 1 in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field.

Configuration B

(Required) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using 1 in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field.

Configuration C

(Required) —**Gypsum Board* - Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** One layer of min 5/8 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field.
CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

6. **Thin Bed Mortar or Repair Mortar —** Applied to surface cracks on both sides of precast autoclaved aerated concrete panel per manufacturer's specifications.

7. **Finishing System —**

Configuration A

(Not Shown) — Gypsum board joints optionally covered with paper tape and joint compound. Nail heads optionally covered with joint compound.

Configurations B and C

(Not Shown) — Gypsum board joints to be covered with paper tape and joint compound. Nail heads optionally covered with joint compound.

8. **Batts and Blankets* —**

Configurations A and B

(Optional — Not Shown — Not to be used with Item 1A) — Placed to completely or partially fill the stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

Configuration C

(Required — Not to be used with Item 1A) — Placed to completely fill the stud cavities in both rows of studs, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

9. **Finish Rating —**

Configurations A and B

Finish rating is 142 minutes when airspace is 0 in., with or without Batts and Blankets*. Finish rating is 147 minutes when Batts and Blankets* are used and airspace is 1 to 4 in. Finish rating is 155 minutes when **Batts and Blankets*** are not used and airspace is 1 to 4 in.

Configuration C

Finish rating is 25 minutes without Batts and Blankets. Finish rating has not been determined when Batts and Blankets are used.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-03-11

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

UL # V344 WALL ASSEMBLY

BXUV.V344 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular model requirements covering the installation and use of UL Certified products, equipment, system, services, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products with bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **V344**

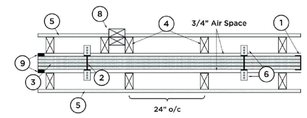
February 4, 2022

Nonbearing Wall Rating - 2-1/2 HR (Area Separation Firewall, See Items 1, 2 and 5)

Bearing or Nonbearing Wall Rating 2-1/2 Hr (Protected Wall, See Items 4 and 5)

Finish Rating - (120 or150 min, see Items 5, 5A and 5B.)

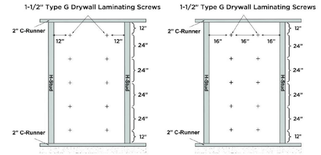
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

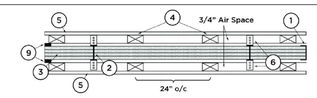


Exposed to Fire from Either Side

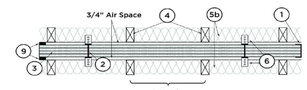
Side A — 1-1/2" Type G Drywall Laminating Screws

Side B — 1-1/2" Type G Drywall Laminating Screws





Exposed to Fire from Either Side



Exposed to Fire from Either Side

AREA SEPARATION FIREWALL — (Max Height - 66 ft.)

1. **Perimeter and Intermediate Channels —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** Framing members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 48 in. OC, overall depth 2 in. and flange width 1-5/8 in.

3. **Gypsum Board* —** Four layers of 1/2 in. thick gypsum boards, supplies in nom 48 in. widths, full lengths, Vertical edges of panels Hotshaw Kreen into "H" - shaped studs.

AMERICAN GYPSUM CO — Type AFCGL

PROTECTED WALL (Bearing or Nonbearing Wall as indicated under Items 4 and 5, When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Wood Studs** — Bearing or Nonbearing Wall, Nom 2 by 4 in. max spacing 24 in. OC Studs oriented with 2 in. face parallel or perpendicular to gypsum board (Item No. 3), Studs cross-braced where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation firewall.

4A. **Steel Studs —** (As an alternate to Item 4, not shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in. min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.053 in. thick) pretest steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold Formed Steel Structure Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners (Item 4B) with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. Studs shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 16 in. OC. Studs attached to floor and ceiling runners (Item 1B) with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications. Studs effectively cross-braced where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation firewall.

4B. **Steel Studs —** (As an alternate to Item 4, not shown) — For Nonbearing Wall - Channel shaped, fabricated from min 25 MSG corrosion protected steel, min 3-1/2 in. wide, min 1-1/4 in. long legs, and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 1/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. Studs to be cut 1/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. Studs cross-braced with stud framing at mid height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

4C. **Framing Members* — Steel Studs —** (As an alternate to Item 4, 4A, and 4B) - For Nonbearing Wall Proprietary channel shaped studs, 3-5/8 in. wide spaced a max of 24 in. OC. Studs supplied with proprietary top and bottom tracks, min width to accommodate stud size, attached to floor and ceiling with fasteners 24 in. OC max. Studs to be cut 1/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. Studs cross-braced with stud framing at mid height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Type 25 *

CLARKDIETRICH BUILDING SYSTEMS — C-H Profiles

CRACO MFG INC — SmartStuds™

IMPERIAL MANUFACTURING GROUP - Type 25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Type 25™

STUDCO BUILDING SYSTEMS — ENERTIA

5. **Gypsum Board —** Glass-fiber or Unclassified — Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to wood studs with 1-1/4 in. long coarse threaded drywall screws spaced 12 in. OC. Butt to help or may not be covered with paper tape and joint compound. Nail or screw heads may or may not be covered with joint compound. When min/m board weight is less than 3 lb/sq ft, Finish Rating is 126 min. When min/m board weight is 3.3 lb/ft2 or greater, Finish Rating is 138 min.

5A. **Plywood Sheathing or OSB —** (Not Shown) — As an alternate to Item 5, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Finish Rating is 109 min. When used in addition to Item 5 Finish Rating is 150 minutes.

5B. **Batts and Blankets* —** As an alternate to Item 5, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies. Min 3/4 in. separation between insulation and area separation wall. Finish Rating is 120 min. When used in addition to Item 5 Finish Rating is 150 minutes.

5C. **Loose Fill Material* —** (Optional) — To be used in addition to Items 5, 5A or 5B. Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, placed to completely or partially fill the enclosed stud cavity in accordance with the applicable instructions supplied with the product. Min 3/4 in. separation between insulation and area separation wall.

5D. **Floor, Sprayed* —** (Optional) — To be used in addition to Items 5, 5A or 5B. The spray applied cellulose fiber is applied with water to completely or partially fill the enclosed stud cavity in accordance with the application instructions supplied with the product with a nominal dry density of 3.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the applicators instructions supplied with the product. Min 3/4 in. separation between insulation and area separation.

U S GREENFIBER, L L C — SANCTUARY, FIRM, PROTEC, NESTAS and PROTECBLEND for use with wet or dry application (R-3.5 (3.2), R-4.0 (4.0), R-5.0 (5.0), R-6.5 (6.2) and R-7.7 (7.3)) at to be used for dry application only.

6. **Attachment Clips —** Aluminum angle, min .0060 in thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs or min .0.050 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with min No. 8 3/4 in. long pan head sharp screws to "H" studs and wood framing through holes preunched in clip.

23 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 23 ft. high (Sort at roof line and space clips a max of 16 ft. OC vertically between wood or steel framing and "H" studs.
44 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 44 ft high, For the upper 24 ft. of the wall system, space the clips 16 ft. OC, and then 5 ft. OC for the remainder of the wall below.
66 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 66 ft high for the upper 24 ft. of the wall system, space the clips 16 ft. OC. On the next 20 ft. below space the clips 5 ft. OC, and then 48 in. OC for the remainder of the wall.

7. **Laminating Screws —** Gypsum boards (Item 3) are screwed to each other with 1-1/2 in. long Type G laminating screws from both sides of wall in between the H studs. On both sides of the wall runs spaced 24 in. OC with a maximum dimension of 12 in. from the top and bottom C-channels of the assembly. On one side of the wall each row contains 2 screws located 12 in. from each face of the H studs. On the other side of the wall each row contains 2 screws located 16 in. from each face of the H studs. Refer to Illustration.

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Nor-wood Framing — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in **long** 16d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 16d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be formed with a vented 2 by 4 in. wood stud fastened with 3 in. long 16d nails spaced a max. 16 in. OC vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

9. **Caulking and Sealants* —** (Optional —Intended for use as air or barrier - Not evaluated as fire blocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and gypsum board panels (Item 3) to create an air barrier.

DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock Fillets and Fast Foam Fireblock

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-07-08

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FIRE ASSEMBLIES CONT.

SHEET # 7
A1.05A

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

UL # L583 FLOOR/CEILING ASSEMBLY

ONLINE CERTIFICATIONS DIRECTORY

Design No. L583
BXUV.L583
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field. Therefore, it is essential that all fire resistance assemblies and products be installed in accordance with the procedures provided by the manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

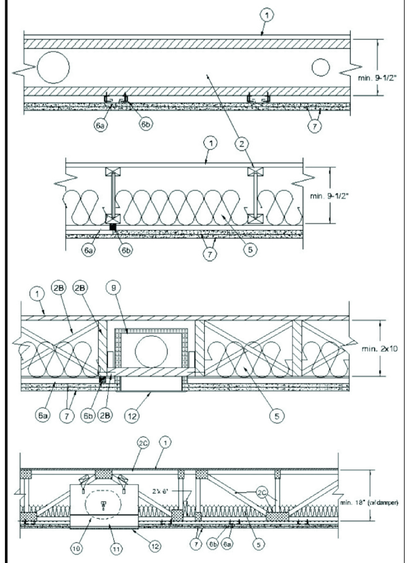
Design No. L583

August 14, 2012

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 58 Min (See Item 2B)

Load Restricted for Canadian Applications — See Guide BXUV7



1. **Floor Systems —** The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood to be perpendicular to the trusses with end joints staggered 4 ft. Plywood secured to trusses with construction adhesive and No. 8d cement coated nails spaced 12 in. OC along each truss. Adhesive applied as 3/8 in. diam bead to top chord of trusses and grooved edges of plywood.

System No. 2

Subflooring — Min 23/32 in. thick T & G wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood to be perpendicular to the trusses with end joints staggered 4 ft. Plywood secured to trusses with construction adhesive and No. 8d cement coated nails spaced 12 in. OC along each truss. Adhesive applied as 3/8 in. diam bead to top chord of trusses and grooved edges of plywood.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 3/4 in. thickness of lightweight insulating concrete with **Perlite Aggregate*** or **Vermiculite Aggregate***, or gypsum concrete.

See **Perlite Aggregate** (CFFX) and **Vermiculite Aggregate** (CJZZ) categories for names of manufacturers.

System No. 3

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier— (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Floor Mat Materials* — (Optional)— Nom 6 mm thick floor mat material adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. When floor mat material is used, min thickness of floor topping mixture is 1 in.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat.

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 10 mm thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/2 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat IL

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 55/025

Alternate Floor Mat Materials* — (Optional) — Floor mat material nom 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in.

HACKER INDUSTRIES INC — Type Quiet Qurl 60/040

Metal Lath (Optional) — For use with 3/8 in. or 10 mm floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1,100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 4

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Floor Mat Materials* — (Optional) - Min 3/8 in. to max 3/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Sound Reduction Board

Alternate Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor.

UNITED STATES GYPSUM CO — LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) - Nom 3/8 in. thick floor mat material loose laid over the subfloor.

GRASSWORX L L C — Type SC50

Alternate Floor Mat Materials* — (Optional) - Min 0.1 in. thick floor mat material loosely laid over the subfloor.

UNITED STATES GYPSUM CO — Type SAM

Finish Flooring - Floor Topping Mixture* — Min 1/2 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Type LRK

UNITED STATES GYPSUM CO — Type HSLRK

UNITED STATES GYPSUM CO — Type CSD

System No. 5

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 1-1/2 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 300 lbs of sand with 5-1/2 gal of water.

ELASTIZELL CORP OF AMERICA — Type FF

System No. 6

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier - (Optional) — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 1000 psi and a cast density of 100 plus or minus 5 pcf. Foam concentrate mixed 40:1 by volume with water and expanded at 100 psi through nozzle. Mixture shall consist of 1.4 cu feet of preformed foam concentrate to 94 lbs Type I Portland cement, 62.5 lbs of Pea Gravel, 312.5 lbs of sand with 5-1/2 gal of water.

LITE-CRETE INC — Type I

System No. 7

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in. Floor topping thickness a min 3/4 in. over Acousti-Mat I floor mat.

MAXXON CORP — Type Acousti-Mat I, Acousti-Mat II

Alternate Floor Mat Materials* — (Optional) - Nom 0.8 in. thick floor mat material loose laid over the subfloor with Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

MAXXON CORP — Type Acousti-Mat 3, Crack Suppression Mat (CSM)

Metal Lath — (Alternate to Crack Suppression Mat (CSM)) - 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material. Floor topping thickness shall be min 1-1/2 in.

Alternate Floor Mat Materials* — (Optional) — Nom 0.4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be as specified under **Floor Topping Mixture.**

MAXXON CORP — Type Enkasonic 9110

Alternate Floor Mat Materials* - (Optional) — Nom 0.2 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be as specified under **Floor Topping Mixture.**

MAXXON CORP — Type Acousti-Mat LP-R

Metal Lath — (Optional) — For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

MAXXON CORP — Type Crack Suppression Mat (CSM)

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 3 to 7 gal of water to 80 lbs of floor topping mixture to 1.0 to 2.1 cu ft of sand.

MAXXON CORP — Type D-C, GC, GC2000, L-R, T-F, CT

System No. 9

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ALLIED CUSTOM GYPSUM PLASTERWORKS L L C — Accu-Crete, AccuRadiant, AccuLevel G40 and AccuLevel SD30.

2. **Structural Wood Members* —** Min 9-1/2 in. deep "I" shaped wood joists spaced max 24 in. OC. Min joist bearing on bearing plate shall be 2 in. Joists secured to bearing plates with two 8d nails at each end. Circular holes may be cut in the web of joists in accordance with the manufacturer's published installation instructions. Not evaluated for use with ceiling dampers.

WEYERHAEUSER NR — Types TJIB 360, TJIB 560, TJIB/L65, TJIB/L90, TJIB/H90, TJIB/HD90, TJIB/HS90, TJIB 100C, TJIB 300C .

2A. **Wood Joists —** As an alternate to Items 2 and 2A, Min 2 by 10, spaced max 16 in. OC and effectively fireblocked in accordance with local codes. Cross bridging shall be min 1 by 3 in. or min 2 by 10 solid blocking. When ceiling damper (Item 9) is employed, wood 2 by 4 in. horizontal bridging used in lieu of cross bridging and secured between joists with nails.

2B. **Trusses —** As an alternate to Items 2, 2A and 2B, **Parallel** chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers wih four rows of teeth per inch of plate width. The finish rating has only been determined when parallel chord trusses are used.

3. **Bearing (Not Shown) —** When the wood and steel trusses described in Item 2A are used, factory-installed bearing clips, formed of nom 0.064 in. (12 gauge) galv steel shall be used to attach the joists to the bearing plate.

4. **Bridging (Not Shown) —** When the wood and steel trusses described in Item 2A are used, nom 2 by 6 in. lumber attached to bottom chord of each joist with two, min 0.045 in. thick (18-gauge) galv bridging clips. The bridging clips are pre-connected to the bottom chord of the joists and nailed to the bridging lumber with four 3 in. long 10d nails.

5. **Batts and Blankets* —** Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Nom 6-1/4 in. thick, nom 0.5 pcf density insulation shall be draped over the furring channels (Item 6a) and gypsum board ceiling membrane, and friction-fitted between trusses or joists.

6. **Steel Framing Members* —**

a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to trusses or joists. Channels secured to trusses or joists as described in Item b. Ends of adjoining channels overlapped 4 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to trusses or joists (Item 2, 2A, 2B or 2C). Clips spaced max. 48 in. OC, and secured to the bottom chord of trusses or joists with two No. 8 x 2-1/2 in. coarse thread drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a.

KINETICS NOISE CONTROL INC — Type Isomax

7. **Gypsum Board* —** Two layers of nom 5/8 in. thick, 4 ft wide gypsum board panels are installed with long dimensions perpendicular to furring channels (Item 6a). Base layer attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 12 in. OC in the field of the board and along butted end joints, with the two end screws located 1-1/2 in. from the board edge. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC in the field and along butted end joints, with the last two screws located 1-1/2 in. and 6 in. from the board edge. Butted end joints centered on the continuous furring channels and offset a min of 24 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 12 in. from butted side joints of base layer. Outer layer shall be finished as described in Item 8.

CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8. **Finishing System —** (Not shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

MAXXON CORP — Type Enkasonic 9110

Alternate Floor Mat Materials* - (Optional) — Nom 0.2 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer may be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness shall be as specified under **Floor Topping Mixture.**

MAXXON CORP — Type Acousti-Mat LP-R

Metal Lath — (Optional) — For use with floor mat materials, 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd or Maxxon Corp. UL Classified Crack Suppression Mat (CSM) loose laid over the floor mat material. Floor topping thickness shall be min 1 in.

MAXXON CORP — Type Crack Suppression Mat (CSM)

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1200 psi. Mixture shall consist of 4 to 7 gal of water mixed with 80 lbs of floor topping mixture and 1.4 to 1.9 cu ft of sand.

RAPID FLOOR SYSTEMS — Types RF, RFR, RFU, RFR, Ortecrete

System No. 8

Subflooring — Min 3/4 in. thick plywood with exterior glue, conforming to PS 1-83, min grade "Standard". Face grain of plywood to be perpendicular to the trusses with joints staggered.

Vapor Barrier —(Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Floor Mat Materials* — (Optional) - Nom 1/4 in. thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min thickness of floor topping mixture is 1 in. Floor topping thickness a min 3/4 in. over Acousti-Mat I floor mat.

MAXXON CORP — Type Acousti-Mat I, Acousti-Mat II

9. **Ceiling Damper* - (Optional, For use with Item 2A only) —** Max nom area shall be 198 sq in. Max rectangular size shall be 12 in. wide by 16-1/2 in. long. Max height of damper shall be 8-3/4 in. Aggregate damper openings shall not exceed 99 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille (Item 12) shall be installed in accordance with installation instructions.

AIR KING VENTILATION PRODUCTS — Series AS, Series AK

AIR MANAGEMENT INC — Models AMI-50-CD-WG-B, AMI-50-CD-WG-B/VC

E H PRICE LTD — Models CD-S/R-HC, CD-RD-HC

METAL INDUSTRIES INC — Models CD-S/R-HC, CD-S/R-HC-A, CD-RD-HC, CD-RD-HC-A

METROPOLITAN AIR TECHNOLOGY — Model C-S/R-HC

NCA MFG INC — Models CD-S/R-HC, CD-S/R-HC-A, CD-RD-HC , CD-RD-HC-A

RUSKIN COMPANY — Model CFD7

UNITED ENERTECH CORP — Models C-S/R-HC(-A), C-RD-HC(-A)

10. **Air Duct* - (Optional, For use with Item 2B only) —** Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

11. **Ceiling Damper* - (Optional, For use with Item 2B only) —** For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 12) shall be installed in accordance with installation instructions.

C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521

11A. **Alternate Ceiling Damper* - (Optional, For use with Item 2B only) —** Max nom area shall be 196 sq in. Max square size shall be 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 12) not to exceed 144 in.^{2} shall be installed in accordance with installation instructions.

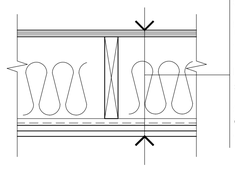
C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT

12. **Grille —** Steel grille, installed in accordance with the installation instructions provided with the ceiling damper.

*Bearing the UL Classification Mark.

ASSEMBLY DETAIL



3/4" NOM. T&G PLYWOOD SUBFLOOR

WOOD JOISTS OR WOOD "I" JOISTS OR OPEN WEB TRUSSES (SEE STRUCTURAL)

BATT INSULATION

FURRING CHANNELS

(2) LAYERS, 5/8" TYPE "X" GYP. BD. (ATTACHED PER UL REPORT)

** ALL OTHER COMPONENTS NOT SHOWN SHALL BE PER THE UL REPORT ON THIS SHEET

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FIRE ASSEMBLIES CONT.

SHEET # A1.06

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

GENIE CLIP INFORMATION

GENIECLIP™

An innovative, and reliable sound solution

Engineered for superior acoustical performance in reducing the transmission of airborne and impact sound through wall and floor/ceiling assemblies. The GENIECLIP™ is a unibody molded rubber and galvanized steel mount used to attach Cypsum Wallboard (GWB) to either wall or floor/ceiling assemblies. Made from recycled components, and engineered to allow reduction in assembly weight, the GENIECLIP™ contributes to LEED certified building.

For downloads, visit pliteq.com

Here's what's available on our website:

- Over 60 UL certified Assemblies
- Over 150 independent laboratory and field test reports
- Installation instructions
- Complete laboratory test reports and field data
- Technical papers
- Performance comparisons
- Cost analysis
- Case studies
- Private website for engineers
- LEED information and carbon footprint analysis
- Technical binder request
- Local Sales support in U.S., U.K., Canada, Middle East and Southeast Asia

ABOUT US Pliteq is an engineering company dedicated to providing creative solutions to structural, vibration, and sound control problems using recycled materials. Using elastomer technology and intellectual property, high performance solutions are researched, developed and rigorously tested for the engineer.

It's not magic, it's engineering.™

Engineered to work

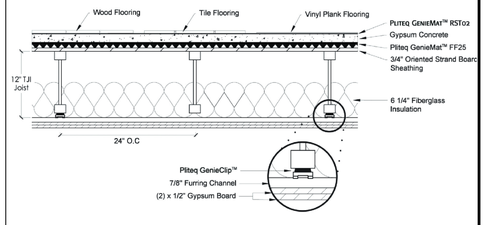
- Only one screw required to attach metal clip to wood or metal wall studs or floor joists

- Engage standard 25 gauge drywall furring channel into either claw, then squeeze channel to engage the claw

The GENIECLIP™ is easy and fast to install using standard steel furring channel and is extremely stable when held in place with a single fastener. There is nothing to adjust or site fit. The furring channel is simply snapped into the GENIECLIP™ and the Gypsum Wallboard (GWB) can be immediately installed.

ENGINEERED JOISTS

TJI Floor Joist with GENIECLIP™ and Gypsum Concrete



61 STC / 63 IIC — F4932.07-113-11-RO Wood Assembly

60 STC / 62 IIC — F4832.05-113-11-RO Tile Assembly

63 STC / 64 IIC — F4932.09-113-11-RO Vinyl Assembly

c UL us — UL Assembly L518, L547, L570, L589, etc.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):

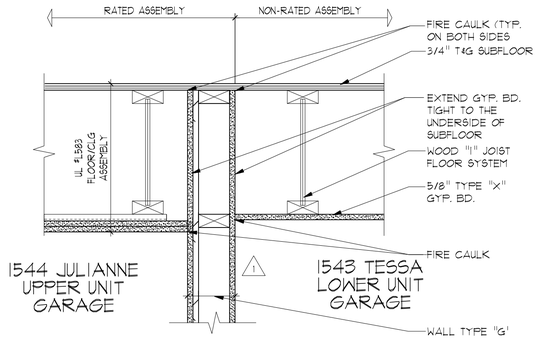
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FIRE ASSEMBLIES CONT.

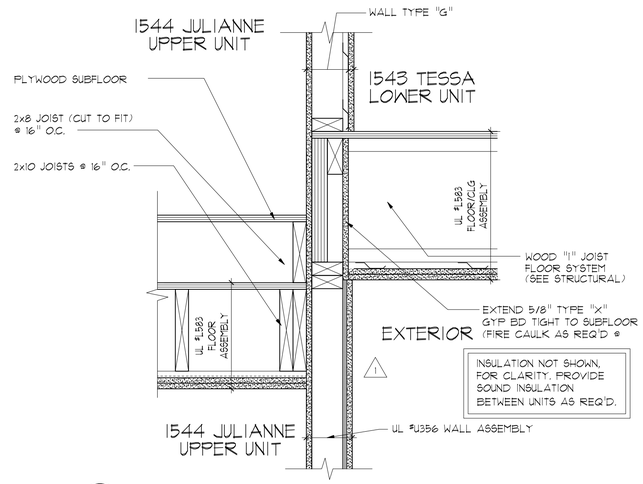
SHEET # A1.07

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

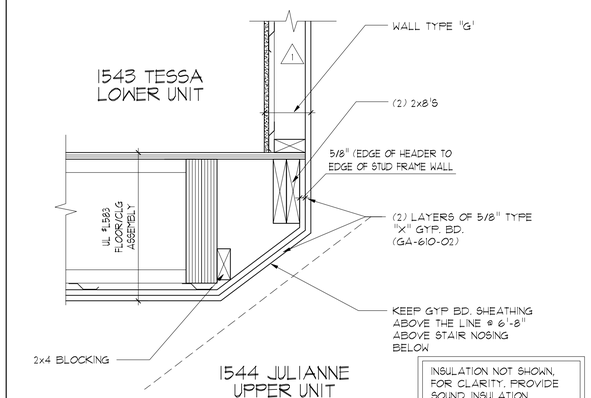


A/A1.08 RATED WALL TO FLOOR DETAIL
SCALE : 1 1/2" = 1'-0"

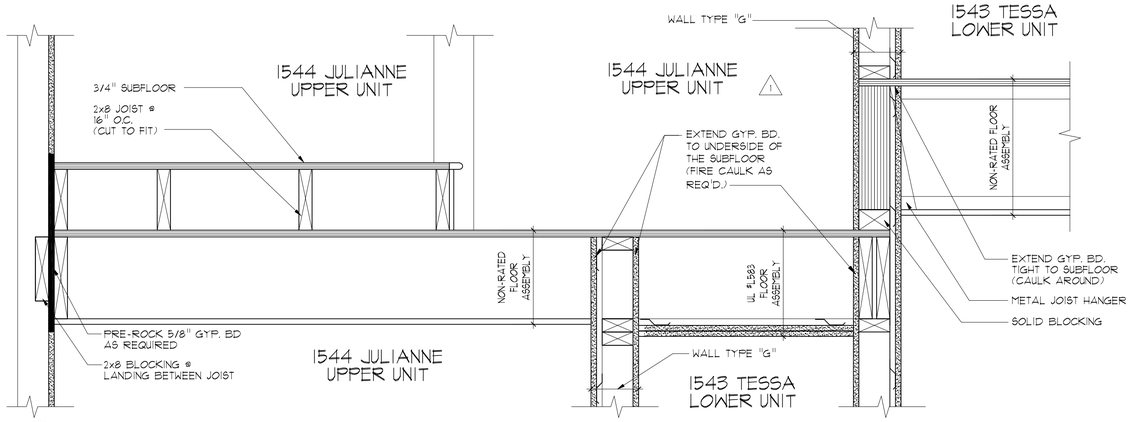
INSULATION NOT SHOWN, FOR CLARITY, PROVIDE SOUND INSULATION BETWEEN UNITS AS REQ'D.



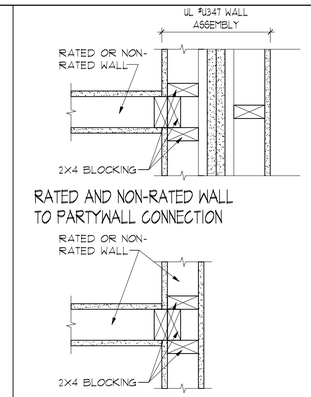
C/A1.08 STAIR LANDING TO RATED WALL DETAIL
SCALE : 1 1/2" = 1'-0"



D/A1.08 RATED FLOOR DETAIL
SCALE : 1 1/2" = 1'-0"



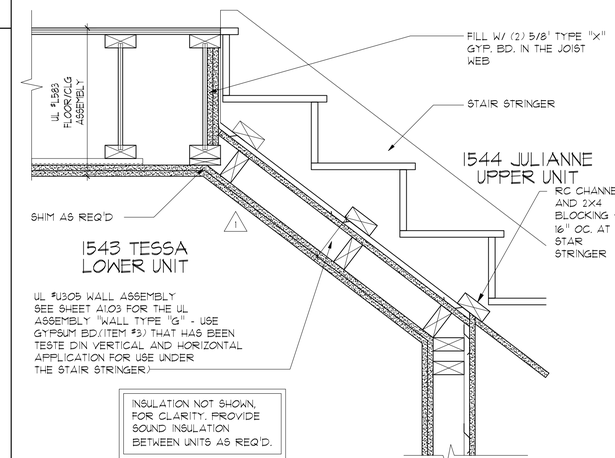
B/A1.08 STAIR LANDING DETAIL
SCALE : 1 1/2" = 1'-0"



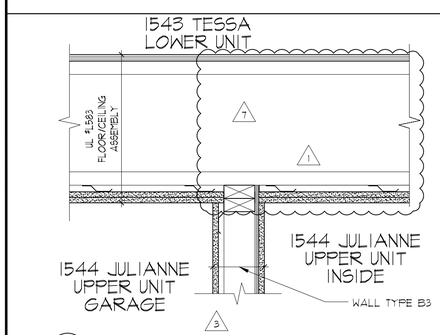
RATED AND NON-RATED WALL TO PARTYWALL CONNECTION

RATED AND NON-RATED WALL CONNECTION

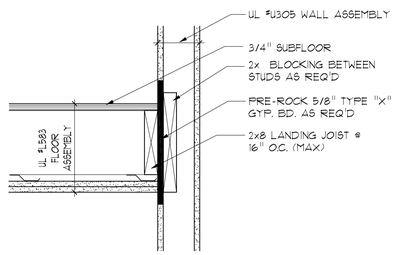
K/A1.08 WALL CONNECTION DETAILS
SCALE : 1 1/2" = 1'-0"



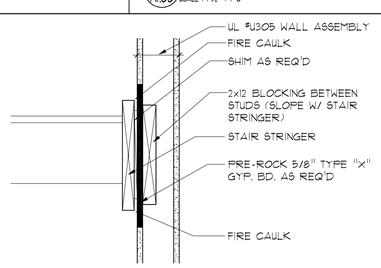
F/A1.08 RATED DETAIL @ STAIR TO THE 1544 JULIANNE
SCALE : 1 1/2" = 1'-0"



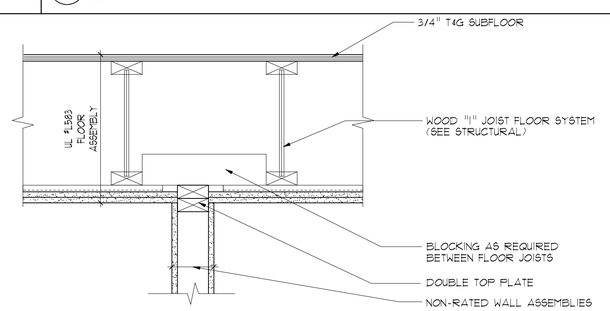
E/A1.08 RATED WALL TO RATED FLOOR
SCALE : 1 1/2" = 1'-0"



H/A1.08 STAIR LANDING @ RATED WALL DETAIL
SCALE : 1 1/2" = 1'-0"



G/A1.08 STAIR LANDING @ RATED WALL DETAIL
SCALE : 1 1/2" = 1'-0"



J/A1.08 NON-RATED WALL TO FLOOR DETAIL
SCALE : 1 1/2" = 1'-0"

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):	
1	10/29/2020
3	03/18/2021
7	05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: RATED WALL & FLOOR CONNECTION DETAILS

SHEET # A1.08

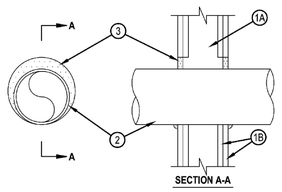
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

WL 1054

System No. W-L-1054

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft L Rating at 400 F — Less Than 1 CFM/sq ft



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 3-1/2 in.
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

WL 1054

System No. W-L-1054

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) , diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

XHEZ.W-L-2100 - Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

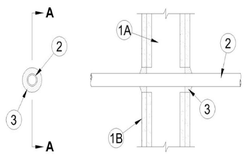
Through-penetration Firestop Systems
XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

See General Information for Through-penetration Firestop Systems
See General Information for Through-penetration Firestop Systems Certified for Canada

System No. W-L-2100

October 13, 2021

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1/4 , 1 and 1-1/2 Hr (See Item 2)	FT Ratings — 0, 1/4 , 1 and 1-1/2 Hr (See Item 2)
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Ratings — 0, 1/4 , 1 and 1-1/2 Hr (See Item 2)



Section A-A

System tested with a pressure differential of 2.5 lb between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, V300,U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Design in the UL Fire Resistance Directory. Max diam of opening is 3-1/2 in.
   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Nonmetallic Pipe — One nonmetallic pipe or tubing to be centered within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types of nonmetallic pipes or tubing may be used:
   A. Polybutylene Pipe — Nom 1 in (2 mm) diam (or smaller) SDR 11 (or heavier) polybutylene (PB) pipe for use in closed (process or supply) piping systems. A nom annular space of 1/4 in. (6 mm) is required within the firestop system.
3. Cross Linked Polyethylene (PEX) Tubing — Nom 1 in. (2mm) diam (or smaller) SDR 9 PEX tubing for use in closed (process or supply) piping systems. A nom annular space of 1/4 in. (6 mm) is required within the firestop system.
   C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 5-1/2 in. (38 mm) diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. The annular space shall be min 1/4 in. (6 mm) to max 1 in. (25 mm).
4. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. The annular space shall be min 0 in. (point contact) to max 1 in. (25 mm).
5. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. The annular space shall be min 0 in. (point contact) to max 1 in. (25 mm).
   The hourly F, FH and FTH Ratings of the firestop system are dependent on the hourly fire rating of the wall assembly in which it is installed and the type of through-penetrant, as shown in the table below.

Rating of Wall Hr	Type of Through Penetrant	T, FT, FTH Rating Hr
2	PB pipe	1-1/2
2	PEX tubing	1-1/2
2	PVC or CPVC pipe	1/4
2	ABS pipe	0
1	PB pipe	1
1	PEX tubing	1
1	PVC or CPVC pipe	1/4
1	ABS pipe	0

6. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. thick crown is formed around the penetrating item.
SPECIFIED TECHNOLOGIES INC — SpecSeal Series 555 Sealant or SpecSeal LCI Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2021-10-11

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reproduced from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reproduced material must include a copyright notice as the following format: "© 2021 UL LLC"

XHEZ.W-L-2144 - Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

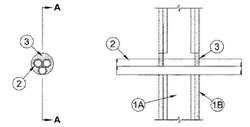
XHEZ - Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems

System No. W-L-2144

December 10, 2008

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 1 and 1-3/4 Hr (See Item 2)



Section A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/steel wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. OC.
   B. Gypsum Board* — Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Max diam of opening is 3-1/8 in.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrant — One or more nonmetallic pipes, conduits or tubes to be bundled together and installed concentrically or concentrically within the firestop system. Aggregate cross-sectional area of penetrants not to exceed 34 percent of the cross-sectional area of the opening. The annular space between the pipes, conduits or tubes and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. Separation between pipes, conduits or tubes to be min 0 in. (point contact) to max 1 in. Pipes, conduits or tubes to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes, conduits and tubes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 1 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 1 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   C. Rigid Nonmetallic Conduit — Nom 1 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
   D. Electrical Nonmetallic Tubing — Nom 1 in. diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA 70).
   E. Optical Fiber Raceway — Nom 1 in. diam (or smaller) optical fiber raceway formed from polyvinyl chloride (PVC) or polyvinylidene fluoride (PVDF) installed in accordance with Article 770 of the National Electrical Code (NFPA 70).
   F. Cross Linked Polyethylene (PEX) Tubing — Nom 1 in. diam (or smaller) SDR9 PEX tubing for use in closed (process or supply) piping systems.

   T Rating is 1 hr and 1-3/4 hr for 1 hr and 2 hr fire rated walls, respectively.

3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall assembly. Sealant to be forced into interstices between penetrants to max extent possible. At point contact location, min 1/4 in. diam bead of fill material applied at nonmetallic pipe/gypsum board interface on both surfaces of wall.
SPECIFIED TECHNOLOGIES INC — SpecSeal Series 555 Sealant or SpecSeal LCI Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reproduced from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reproduced material must include a copyright notice as the following format: "© 2021 UL LLC"

XHEZ.W-L-2093 - Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

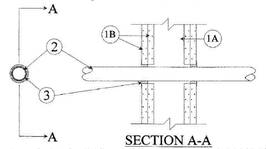
XHEZ - Through-penetration Firestop Systems

See General Information for Through-penetration Firestop Systems

System No. W-L-2093

December 09, 2008

F Ratings — 1 & 2 Hr. (See Item 1)
T Ratings — 1 and 1-1/2 Hr.(See Item 2)



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/steel wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. O.C. with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. O.C.
   B. Gypsum Board* — 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 8 in.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants — One nonmetallic pipe, conduit or raceway to be centered within the firestop system. A nom annular space of 5/16 in. is required within the firestop system. Pipe, conduit or raceway to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes, conduits or raceway may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) piping systems.
   B. Rigid Nonmetallic Conduit — Nom 2 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) piping systems.
   D. Optical Fiber Raceways — Nom 2 in. diam (or smaller) optical fiber raceway formed from polyvinyl chloride (PVC) or nom 1-1/4 in. diam (or smaller) optical fiber raceway formed from polyvinylidene fluoride (PVDF). Raceways to be installed in accordance with Article No. 770 of the National Electrical Code. Raceway to be rigidly supported on both sides of wall assembly. See Optical Fiber Raceway (QAGN) category in the Electrical Construction Materials Directory for names of manufacturers.
   E. Electrical Nonmetallic Tubing — Nom 2 in. diam (or smaller) PVC tubing installed in accordance with Article 331 of the National Electrical Code (NFPA No. 70). See Electrical Nonmetallic Tubing (FHIN) category in the Electrical Construction Materials Directory for names of manufacturers.
   The hourly T Rating of the firestop system is dependent upon the hourly fire rating of the wall and the diam of the through-penetrant as shown below:

Wall Hr	Max Diam of Through Penetrant In.	T Rating Hr
1	2	1
1	1-1/4	1
2	2	1
2	1-1/4	1-1/2

3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. thickness of fill material applied within annulus, flush with both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. thick crown is formed around the penetrating item and lapping 1 in. beyond the periphery of the opening.
SPECIFIED TECHNOLOGIES INC — SpecSeal Series 555 Sealant or SpecSeal LCI Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2008-12-09

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reproduced from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reproduced material must include a copyright notice as the following format: "© 2021 UL LLC"

XHEZ.F-C-2253 - Through-penetration Firestop Systems

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

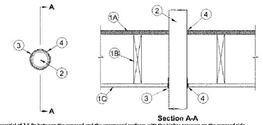
XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

See General Information for Through-penetration Firestop Systems
See General Information for Through-penetration Firestop Systems Certified for Canada

System No. F-C-2253

September 08, 2011

ANSI/UL1479	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 or 3/4 Hr (See Item 1 or 1A)	FT Rating — 0 or 3/4 Hr (See Item 1 or 1A)
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 1 Hr
L Rating At 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 or 3/4 Hr (See Item 1 or 1A)
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — Less Than 1 CFM/sq ft



Section A-A

System tested with a pressure differential of 2.5 lb between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Designs in the UL Fire Resistance Directory, as summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor Ceiling Design. Max diam of opening is 4 in. (102 mm).
   B. Wood Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Thickness, type, number of layers and fasteners as required in the individual Floor Ceiling Design. Max diam of opening is 4-1/8 in. (105 mm). When opening is larger than 4 in. (102 mm), the F Rating is 0 hr.

1A. Chase Wall — (Optional; Not Shown) - The through penetrant (Item 2) may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 5-1/2 in. (140 mm) greater than diameter of opening cut in side and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm) 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 4 1/8 in. (105 mm).
   C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Max diam of opening is 4 1/8 in. (105 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Wall and Partition Design.

2. Through Penetrants — One nonmetallic pipe or conduit to be installed within the opening. Annular space between the pipe or conduit and the periphery of the opening shall be min 1/4 in. (6 mm) to max 3/8 in. (10 mm). Penetrant to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipe or conduit may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 3 in. (75 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 3 in. (76 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. Rigid Nonmetallic Conduit (RNC) — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
   D. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.

3. Fill, Void or Cavity Material* - Wrap Strip — One layer wrapped around pipe and secured with complete wrap of aluminum foil tape. Wrap strip layer slid into opening such that the bottom edge of the wrap strip protrudes 1/4 in. (6 mm) from the bottom surface of the gypsum board ceiling or from the bottom surface of the chase wall top plate.
SPECIFIED TECHNOLOGIES INC — SpecSeal BLJ Wrap Strip or SpecSeal BLJ2 Wrap Strip

3A. Fill, Void, or Cavity Material* – Wrap Strip — As an alternate to item 3, nom 1/8 in. (3.2 mm) thick intumescent material faced on both sides with a plastic film sized to fit the OD of the pipe. See table for min width of intumescent wrap strip. One layer wrapped around pipe and secured with complete wrap of aluminum foil tape. Wrap strip layer slid into opening such that the bottom edge of the wrap strip protrudes 1/4 in. (6 mm) from the bottom surface of the gypsum board ceiling or from the bottom surface of the chase wall top plate.

Nom Pipe Diam. In. (mm)	Wrap Strip	Wrap Strip Width. In. (mm)
2 (51)	BLJ220	1-1/2 (38)
3 (76)	BLJ230	3 (76)

SPECIFIED TECHNOLOGIES INC — SpecSeal BLJ220 or BLJ230 Wrap Strip

4. Fill, Void or Cavity Material* – Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the top surface of the floor or the chase wall sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with the bottom surface of the gypsum board ceiling or the chase wall top plate.
SPECIFIED TECHNOLOGIES INC — SpecSeal LCI Sealant, SpecSeal Series 555 Sealant or Type 2W1000 Firestop Caulk

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2011-09-08

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reproduced from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reproduced material must include a copyright notice as the following format: "© 2021 UL LLC"

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: PENETRATION DETAILS

SHEET # A1.09

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

UL Online Certifications Directory

QCMZ.E42728
Nonmetallic Outlet Boxes

Page Bottom

Nonmetallic Outlet Boxes

See General Information for Nonmetallic Outlet Boxes

LAMSON & SESSIONS E42728
25701 SCIENCE PARK DR
CLEVELAND, OH 44122 USA

Base rings, Cat. Nos. A861++, A861G++, CA861G++.

Box extender, Cat. No. B1EXT.

Box supports, Cat. Nos. B620DC+, B620DCB+.

Conduit bodies, Series E983, E984, E985, E986, E987, E988 may be followed by D, E, F, G, H or J; Type X Cat. No. E970CE.

Conduit boxes, Cat. Nos. E987N, E989NNJ, -NNR.

Covers, Cat. Nos. A862D, -E, A864D, -E, -F, CPC4WH, E365C, -CW.

Covers for flush device boxes, Cat. Nos. E98G-5FN, -G-20N, -G-30N, -G-CBM, -G-DRM, -G-DRN, -GFC#, -GFCM#, -GFCN#, -GFCW#, -SRC*, -SRCN*, -SSC*, -SSCM*, -SSCN*, -SSCW*, -YFC, -YSR, -YSS, -G-SF, -G-20, -G-30, -G-50, -G-CB, -G-DR, -G-DRW, -Y-SF, -Y-20, -Y-30, -Y-50, -Y-CB, -Y-DR, HB1BL, -DP, -GF, -SW.

Covers for outlet boxes, Cat. Nos. A400, A410, A411, A412, A413, A414, A419, A420, A421, A422, A423, A429, A470, A470D, A471, +A472, +E9G2DCV, -G2DDN#, -G2DDW#, -G2DDY#, -G2DS#, -G2DSM#, -G2DSN#, -G2DSW#, -G2GFT#, -G2GTM#,+, G2SS#, -G2SSM#, -G2SSN#, E98DHG, -DHGM, -DHGN, -DHGW, -GHG, -GHGN, -GHGN, -PSC*, -PSCN*, -SHG, -TSC*, -TSCM*, -TSCN*, -TSCW*, -YTS*, E410, E420, E460, E970C, E980C, -CM, -CN, -CW, E98E2C, -CN, -CW; Cat. Nos. E975SR , SCM10, may be followed by suffix letters.

Floor boxes, Cat. Nos. E971, -FB, -FBA, -FBDI, -FBDIB , E978RFB; Cat. No. B121 BFB may be followed by suffix B or R to indicate brass or plastic cover respectively, followed by letter to indicate color ###.

Floor box cover dual service brass, Cat. No. E97BR2D.

Floor box divider kit, Cat. No. E973K.

Floor box kits, Cat. Nos. E976AK, E976AK2.

Floor nozzle, Cat. No. E971DSB.

Flush device boxes, Cat. Nos. B108B, -R, B112HB, B121ADJ Old Work, B225R.

Flush -device cover plates, Multi-Mac Series , Cat. Nos. E9UVHM*, E9UDVHM***, E9G2M***, E9U2VM***, E9U2DVM***, E98M***.**

Gang collars, Cat. Nos. E9761, E9762, E9763.

Leveling ring, Cat. No. E97ABR2.

Metallic floor box covers for use with nonmetallic floor boxes, Cat. Nos. E97BR, E97BR2, E97BRG, E97618R, E97628R, E97638R.

Metallic floor box covers package with leveling rings, Cat. Nos. E97BRR, E97RGR.

Nonmetallic Outlet Boxes , Cat. No. E987R; Cat. No. E989 followed by N, R, RRR, SSX or UUN or FPJ.

Type GF.

Cat. Nos. E987R, E989RRR.

Nonmetallic range boxes, Cat. Nos. B234 ADJ, B234 ADJC, B234 BFBB.

Outlet boxes, Cat. Nos. A521DE, A615-D, -DE, -DEH, -DEJ, -DEL, -DH, -DJ, -DL, -E, -EH, -EJ, -EL, A521SER, A5217DE, A5329DE, A5836SR, A5215JD, -E, -K, A5217JD, -EJ, -F, -K, A5838JD, -E, -F, CE365D, CE365W, E365D, -DW, CE381D, CE381DW, E381D, -DW, CE382DE, CE382DEW, E382D, -DE, -DEW, E970E, E989PPJ; Cat. Nos. A972K, -N, -R followed by D, DE or E; Cat. Nos. E979, E980, E981, E982 followed by D, E or F; Cat. Nos. E979, C979, C980, C981, C982, E980*, E981*, E982* followed by DFN, EFN or FFN; Cat. Nos. CE980J, CE980JD, CE980JDE, CE981JD, CE981JE; Cat. Nos. E980J, E981J, E980JD, E981JD may be followed by D, E or F; Cat. Nos. E980J*, E981J* followed by DN, EN, FN, N; Cat. No. SC200DV@.

Outlet boxes for use with electrical nonmetallic tubings, Cat. Nos. A863BC++, A863CF++, A863CFG++, A863S+++, A863SG+++, A863D+++, A863DG+++, A863-4SQ++, Cat. Nos. A122, A238, A863SF+++, A863SGF+++, A863DF+++, A863DGF+++, A863CF9++, A863CFGF-+, A863-4SQF+++.

Outlet boxes for use with nonmetallic sheathed cables, Cat. Nos. B114R, -RF, B116A, -F, B117RSW, B118A##, -AVB, -B, -B2, -F##, B120A##, -F##, -R, B122A, B232A##, -AVB, -B, -B2, -F##, B344A##, -F##, B355R, B418A, B432A, B455A##, -F, B455AH##, B468R, BS1BA+, -P+, BS20A+, -AVB, -P+, B61BR, -AVB, B620H+, -HG+, -J+, -JG+, -K+, -KG+, -L+, -LG+, B70B-SHK++, B720-SHK+, BH11BR, BH122A, -122S, -234R, -235A, -235S, -353A, -353S, -464A, -464S, -525A+, -525H+, -525HG+ , -525HP+, -525L+**, -525LP+**, -525P+**, -525S+, -525SP+, -525SL+, -614R+, -614RP+ , CB355R.**

Outlet box hoods, Cat. Nos. E9U2CRN, -U2GR N*, -U2WR N*, -UDVC RN*, -UDVG RN*, -UDVWRN, -UHCR N*, -UHGR N, -UHWR N*, -UVCR N*, -UVGR N*, -UVWR N* may be provided with the prefix C.

*** - Suitable for use in damp and wet locations.**

**** - Suitable for fan support.**

***** - May be followed by suffix "C" to indicate clear cover, or "G" to indicate grey cover.**

 # - Suitable for use in damp and wet locations when the cover is closed.

- Suitable for installation on pre-punched steel studs when used with Carlon accessory clips, Part No. ZC-10.

- Good for all colors except blue and green.

+ - Suitable for fixture support.

++ - Concrete tight and suitable for both fan support and fixture support.

+++ - Concrete tight.

SC - AS a prefix indicates that it may be used in Class II applications.

@SC - may indicate for use in Class II applications.

Last Updated on 2006-06-21

Questions? Notice of Disclaimer Page Top

Copyright © 2006 Underwriters Laboratories Inc.®

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Listed and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certifications Directory subject to the following conditions: 1. The Guide Information, Designs and/or Listings (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from Underwriters Laboratories Inc." must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "Copyright © 2006 Underwriters Laboratories Inc.®"

An independent organization working for a safer world with integrity, precision and knowledge.

One-Gang Switch/Outlet Boxes - Nonmetallic

Switch/Outlet Boxes

- Meets NEMA OS-2
- UL Listed to UL 514C

B108B-UPC B118A B120A-UPC B118B-UPC B122A-UPC

One-Gang

Part No.	Volume (cu. in.)	Description	Size	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
B108B-UPC	8	One-Gang Bracketed Shallow Box	1 1/4" D x 2 1/8"W x 3 1/8"L	–	25	3
•B118A	18	One-Gang with captive nails	2 7/8"D x 2 1/4"W x 3 3/4"L	4 (2 each end)	100	22
•B120A-UPC	20	One-Gang with captive nails	3 1/4"D x 2 1/4"W x 3 7/8"L	4 (2 each end)	100	24
•B118B-UPC	18	One-Gang with bracket for 7/8" to 1 5/8" wallboard – steel & wood stud mounting	2 15/16"D x 2 1/4"W x 3 3/4"L	4 (2 each end)	50	10
•B122A-UPC	22	One-Gang with captive nails	3 1/2"D x 2 1/4"W x 3 3/4"L	4 (2 each end)	100	25

• Suitable for masonry walls

Low Voltage Backless Bracket

Open-backed to easily accommodate the bend radiuses required for low voltage cabling and deep devices such as volume controls, and is designed to fit a standard one-gang faceplate. It also features an easy nail-on mounting or screw-in bracket, while the hard shell provides increased durability and no racking. Resi-Rings accept 3/4", 1", and 1 1/4" Resi-Gard.

Part No.	Vol. cu. in.	Description	Size	Knockouts	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
SC100A	–	One-Gang Backless Bracket	2.33" W x 3.73"L	–	24	7.5

Low Voltage Add-On Bracket

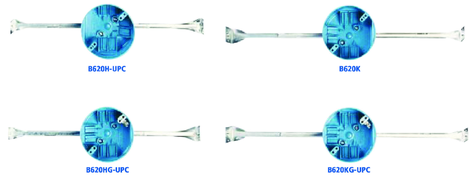
This low voltage bracket provides a low voltage outlet next to a previously installed high voltage outlet. Great for both new construction and rework, it attaches easily to most electrical boxes, and is designed to fit a standard two-gang faceplate. Resi-Rings accept 3/4" Resi-Gard only.

Part No.	Vol. cu. in.	Description	Size	Knockouts	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
SC100SC	–	One-Gang Add-On Bracket	1.80" W x 3.68"L	–	24	2.3

Ceiling Boxes - Nonmetallic

Ceiling Boxes with Bar Hanger

- Meets NEMA OS-2



B620H-UPC B620K B620HG-UPC B620KG-UPC

3/0 - 4/0 Combination

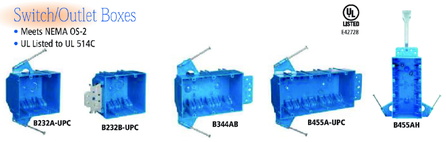
Part No.	Volume (cu. in.)	Description	Diameter	Size	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
• B620H-UPC	20	Ceiling Box with 14 1/4" - 23 1/2" adjustable bar hanger Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	75	43
• B620K	20	Ceiling Box with 18 1/4" - 26 3/4" adjustable bar hanger Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	75	46
• B620HG-UPC	20	Ceiling Box with 14 1/4" - 23 1/2" adjustable bar hanger Ground lug and screw attached Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	75	44
• B620KG-UPC	20	Ceiling Box with 18 1/4" - 26 3/4" adjustable bar hanger Ground lug and screw attached Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	75	46
• B620DC	20	Ceiling Box with 24" T-Grid bar hanger Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	16	10

• Listed for fixture support up to 50 lbs.

2-, 3-, 4-Gang and 4" Square Switch/Outlet Boxes - Nonmetallic

Switch/Outlet Boxes

- Meets NEMA OS-2
- UL Listed to UL 514C

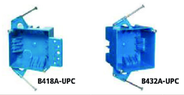


B232A-UPC B232B-UPC B344AB B455A-UPC B455AH

Two-Gang Three-Gang Four-Gang

Part No.	Volume (cu. in.)	Description	Size	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
•B232A-UPC	32	Two-Gang with captive nails	3" D x 4" W x 3 1/4"L	8 (4 each side)	50	16
B232B-UPC	32	Two-Gang with bracket for 7/8"to 1 5/8" wallboard – steel or wood stud mounting	3" D x 4" W x 3 1/4"L	8 (4 each side)	50	20
•B344AB	44	Three-Gang with captive nails and bracket support	2 11/16"D x 3 1/4"W x 5 7/8"L	12 (6 each side)	30	14
•B455A-UPC	55	Four-Gang with captive nails and bracket support	2 1/2"D x 3 7/16"W x 7 3/5"L	16 (8 each side)	25	14
•B455AH	55	Four-Gang with captive nails, bracket support, and Hanger Bar	2 1/2"D x 3 7/16"W x 7 3/5"L	16 (8 each side)	25	18

• Suitable for masonry walls



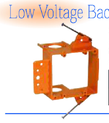
B418A-UPC B432A-UPC

4" Square

Part No.	Volume (cu. in.)	Description	Size	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
•B418A-UPC	18	Four Square with captive nails	1 5/8"D x 4"W x 4"L	10 (3 top, 3 bottom, 2 each side)	75	19
•B432A-UPC	32	Four Square with captive nails	2 5/8"D x 4"W x 4"L	10 (3 top, 3 bottom, 2 each side)	50	16
•B432AR-UPC	32	Four Square with captive nails	2 5/8"D x 4"W x 4"L	10 (3 top, 3 bottom, 2 each side)	8	3

• Suitable for masonry walls

Low Voltage Backless Bracket



Open-backed to easily accommodate the bend radiuses required for low voltage cabling and deep devices such as volume controls, and is designed to fit a standard two-gang faceplate. It also features an easy nail-on mounting or screw-in bracket, while more hard shell provides increased durability and no racking. Accepts 3/4" Resi-Gard only.

Part No.	Volume (cu. in.)	Description	Size	Knockouts	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
SC200A	–	Two Gang Backless Bracket	5.35"W x 3.81"L	–	24	7.7

Ceiling Boxes - Nonmetallic

Ceiling Boxes

All ceiling boxes are produced from a high heat-resistant material developed specifically for fixture support applications.

- Meets NEMA OS-2
- UL Listed to UL 514C

B518P-UPC

3/0

Part No.	Volume (cu. in.)	Description	Diameter	Depth	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
• B518A-UPC	18	Ceiling Box with captive nails	3"	2 3/4"	4	75	19
• B518P-UPC	18	Ceiling Box with captive nails Ground lug and screw attached	3"	2 3/4"	4	75	20

• Listed for fixture support up to 50 lbs.

B520A-UPC B520P-UPC B620L-UPC B720-SHK 35 lbs. maximum fan weight

3/0 - 4/0 Combination

Part No.	Volume (cu. in.)	Description	Diameter	Depth	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
• B520A-UPC	20	Ceiling Box with captive nails Fixture spacing for 2 3/4" and 3"	4"	2 1/4"	6	75	18
• B520P-UPC	20	Ceiling Box with captive nails Ground lug and screw attached Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	75	18
• B620L-UPC	20	Ceiling Box with metal L bracket Fixture spacing for 2 3/4" and 3 1/2"	4"	2 1/4"	6	100	31
• B720-SHK	20	Ceiling Box Outlet Box with mounting screws	4"	2 1/4"	6	18	5

• Listed for fixture support up to 50 lbs.

35 lbs. maximum fan weight

4/0

Part No.	Volume (cu. in.)	Description	Diameter	Depth	Integral Clamps	Std. Ctn. Qty.	Std. Ctn. Wt. (lbs.)
• B708-SHK	8	Shallow Ceiling Fan Outlet Box with mounting screws	4"	1/8"	1	18	3

• Listed for fixture support up to 50 lbs.

Carlon
LAMSON & SESSIONS

FAQs

ZIP BOX® BLUE™ SWITCH & OUTLET BOXES

This information is an interpretation of the codes and standards mentioned. Please verify this information with all local inspection agencies.

What do the engraved numbers in the bottom of the box mean?
The engraved numbers tells the maximum number of the common wire sizes that can be installed in the box. Sections 314.16 of the 2002 NEC describe how to "deduct" from the engraved numbers to arrive at the "net" number permitted in the box.

Can a single gang outlet/switch box be installed in a ceiling for a garage door opener or for a smoke detector?
Yes, per the 2002 NEC, Section 314.17(c) Exception, a single gang outlet/switch box can be used in ceilings for outlets to be used with garage door openers, or to install smoke or carbon monoxide detectors. These boxes can be installed in fire resistive floor/ceiling assemblies with a 2 hour or less fire rating. Single gang boxes are not approved for "fixture support".

Why are ceiling boxes made from a different plastic compound than the wall boxes?
The ceiling boxes must pass a UL test where a 200-pound weight is supported for 5 minutes at 105°C. A PVC box will not pass this test.

How heavy of a light fixture or ceiling fixture can a listed ceiling box support?
A ceiling box can support a fixture of 50 pounds or less. A ceiling box rated for "fan support" can support a fan of 35 pounds or less.

Are the zip boxes fire rated?

25701 Science Park Drive
Cleveland, Ohio 44122
216-466-3400
1-800-3CARLON (322-7566)
www.carlon.com

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

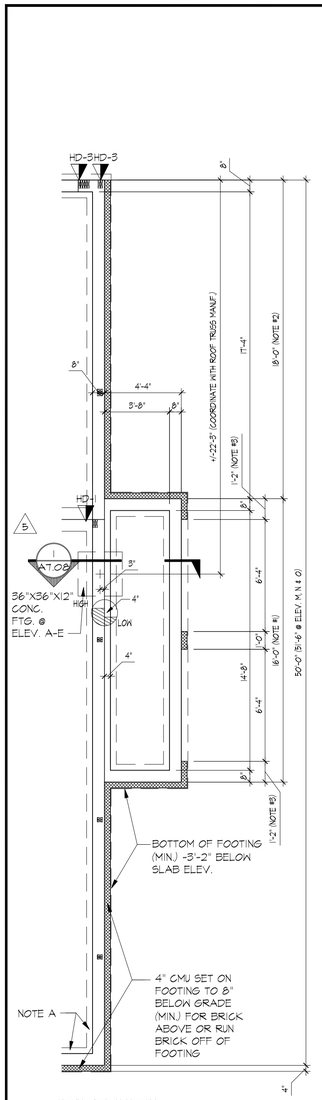
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: PENETRATION DETAILS

SHEET # A1.10

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

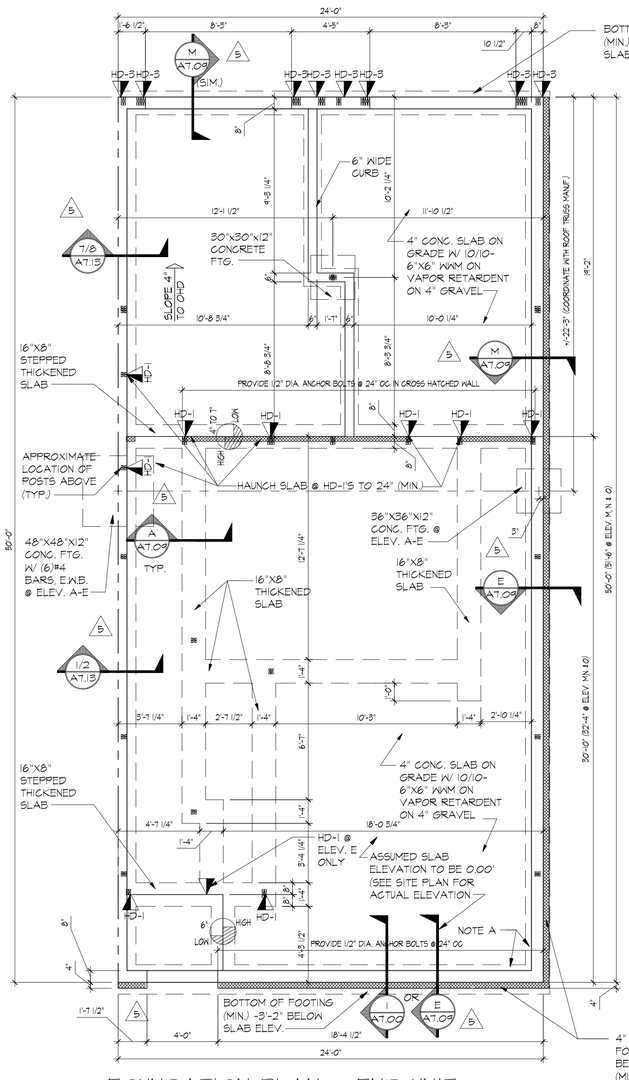


FOUNDATION NOTES:
#1 - 15'-4" AT THE VILLAGE AT MANASSAS PARK
#2 - 18'-8" AT THE VILLAGE AT MANASSAS PARK
#3 - 10" AT THE VILLAGE AT MANASSAS PARK

PART. FOUNDATION PLAN @ END UNIT W/ UTILITY STRUCTURE

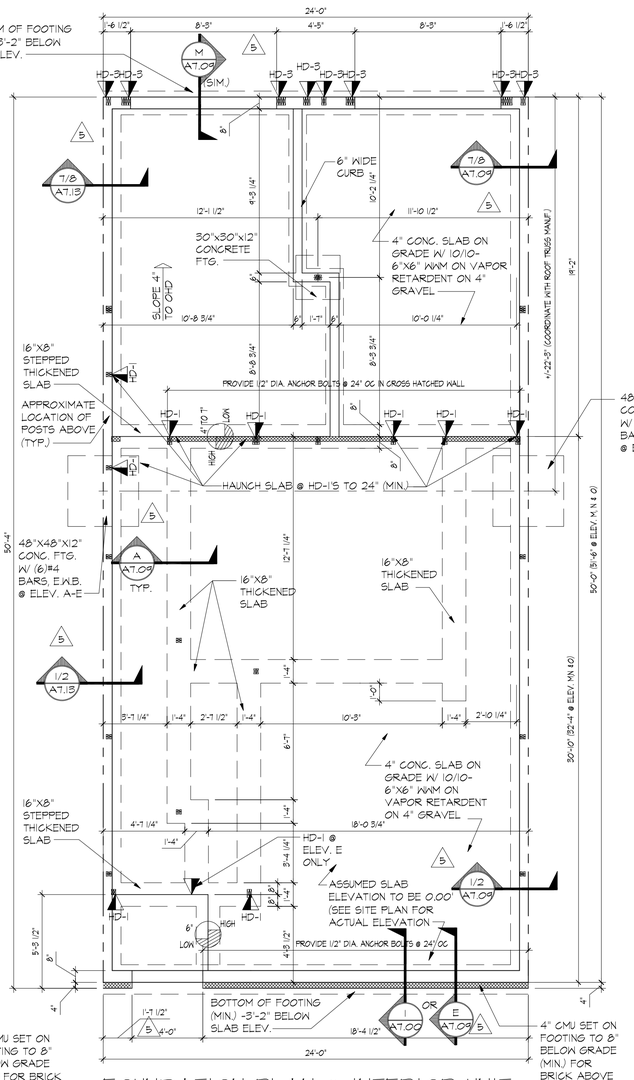
SCALE : 1/4" = 1'-0"

@ ELEV. ALL ELEVATIONS
(OPTION #1900)



FOUNDATION PLAN @ END UNIT @ ELEV. A, R & S (OPTION #1900)

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



FOUNDATION PLAN @ INTERIOR UNIT @ ELEV. A, R & S

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

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ *mulhernkulp.com*

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 VIRGINIA CONSTRUCTION CODE.
- FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY BY APPROVAL OF EXCAVATIONS BY A GEOTECHNICAL ENGINEER.
- FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C, T" MIN. EMBEDMENT.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 3,000 psi ..... FOUNDATION WALLS
  - 3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  - 3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE
  - fy = 60,000 psi
- TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MK BMH - SEPT 2012

SEE STRUCTURAL NOTES, SHEET S-0.0, FOR HOLD-DOWN SCHEDULE

NOTE A:
THE ELEVATION OF THE FOOTING ALONG THE FRONT WALL IS TO BE THE SAME ELEVATION AS THE FOOTING ALONG THE SIDE WALL.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
- 3 03/18/2021
- 5 07/14/2021
- 7 05/17/2022

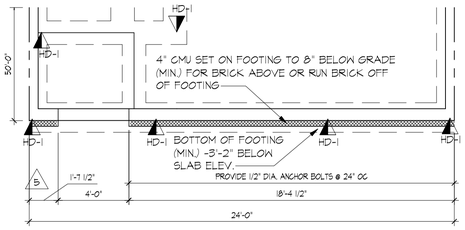
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

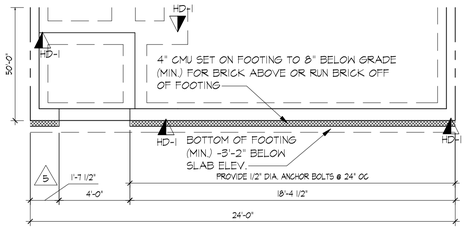
DRAWING DESCRIPTION: FOUNDATION PLANS & ELEVATIONS A

SHEET # A2.00

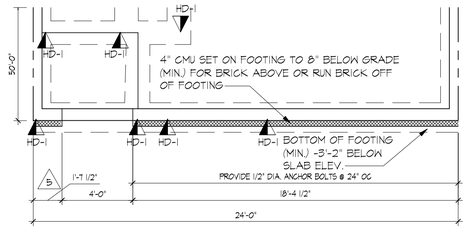
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



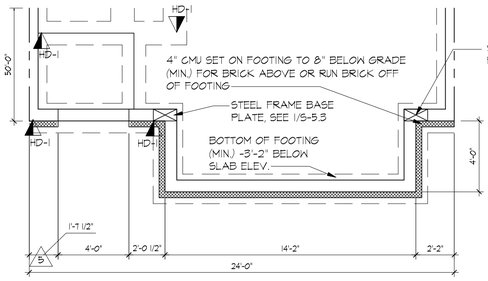
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. B,C,F,G,H, J,K,T&U



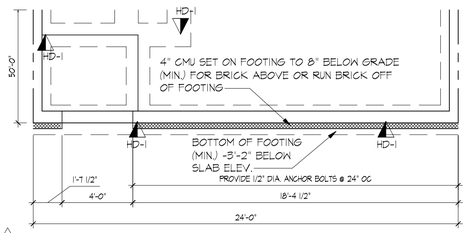
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. D



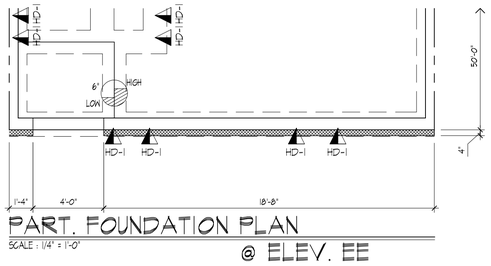
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. E,L&V



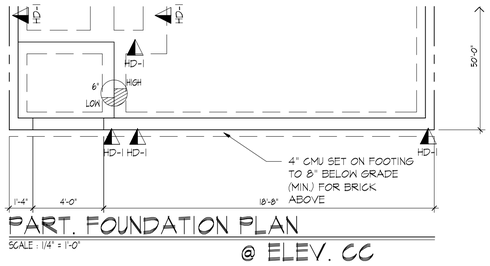
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. M,N,P&Q



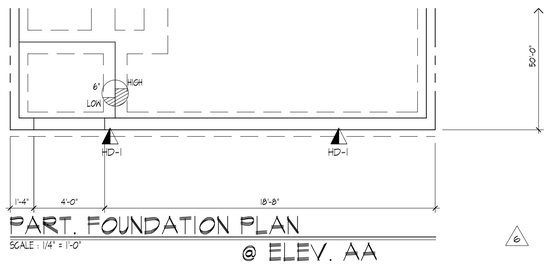
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. W,X & Y



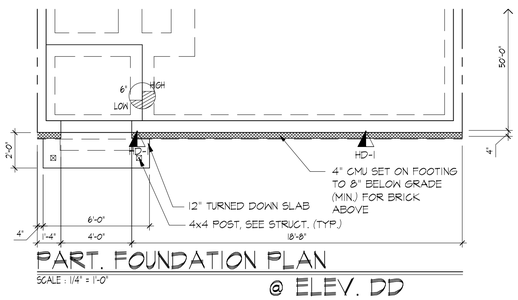
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. EE



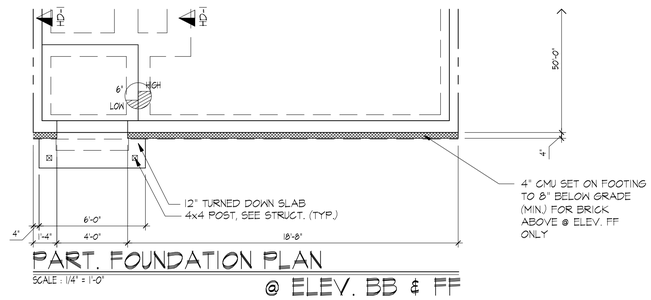
PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. CC



PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. AA



PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. DD



PART. FOUNDATION PLAN
SCALE : 1/4" = 1'-0"
@ ELEV. BB & FF

** SEE FOUNDATION PLANS A2.00 FOR TYPICAL NOTES & DIMENSIONS FOR THE COMPLETE FOUNDATION PLAN **

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ► Ambler, PA 19002
p 215-646-8001 ► mulhernkulp.com

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 VIRGINIA CONSTRUCTION CODE.
- FOOTING DESIGN - 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE IS ASSUMED. BUILDER/CONTRACTOR MUST VERIFY BY APPROVAL OF EXCAVATIONS BY A GEOTECHNICAL ENGINEER.
- FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS - UTILIZING 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C, 7" MIN. EMBEDMENT.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ PERIMETER FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORD.
- FOUNDATION WALLS & FOOTINGS SHALL BE PLAIN CONCRETE, U.N.O.
- CONCRETE DESIGN BASED ON ACI 318. CONCRETE SHALL ATTAIN THE FOLLOWING MIN. COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 3,000 psi ..... FOUNDATION WALLS
  - 3,000 psi: ..... FOOTINGS & INTERIOR SLABS ON GRADE
  - 3,500 psi: ..... GARAGE & EXTERIOR SLABS ON GRADE
  - fy = 60,000 psi
- TYPICAL REINFORCEMENT DETAILS. PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT OR BUILDING DEPT. FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.

MK SMH - SEPT 2012

SEE STRUCTURAL NOTES, SHEET S-0.0, FOR HOLD-DOWN SCHEDULE

NOTE A:
THE ELEVATION OF THE FOOTING ALONG THE FRONT WALL IS TO BE THE SAME ELEVATION AS THE FOOTING ALONG THE SIDE WALL.

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
- 1 10/29/2020
- 3 03/18/2021
- 5 07/14/2021
- 6 09/16/2021
- 7 05/17/2022

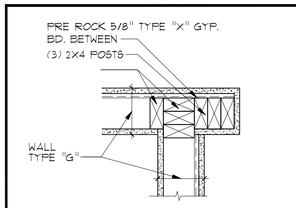
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

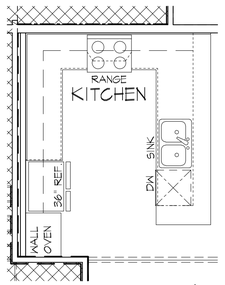
DRAWING DESCRIPTION: PART. FOUNDATION PLANS @ ALL ELEVATIONS

SHEET # A2.01

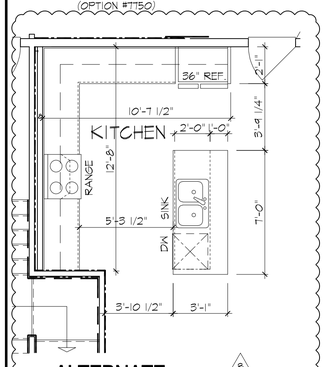
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



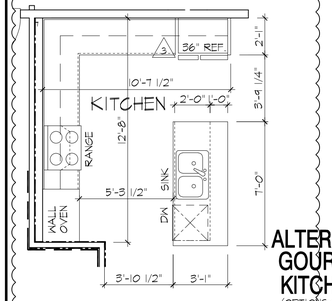
POST DETAIL
SCALE : 1 1/2" = 1'-0"



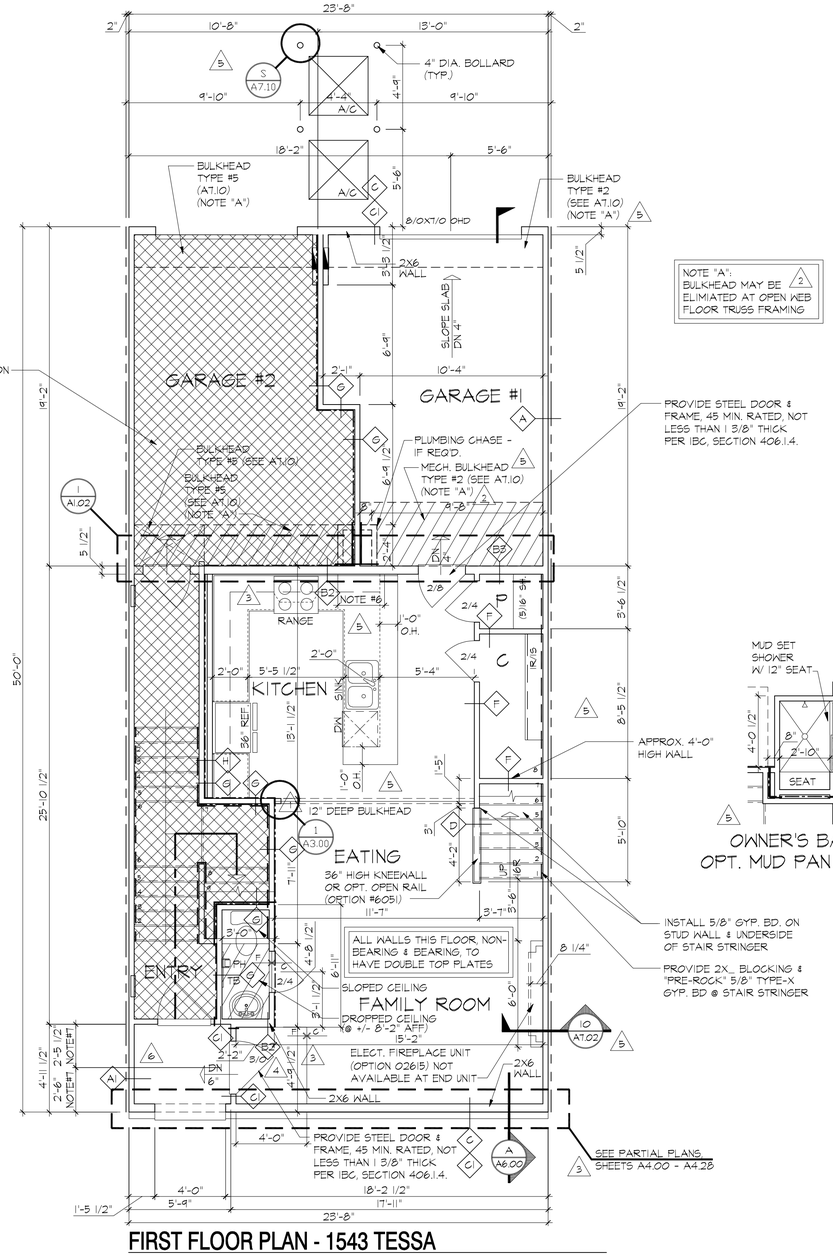
GOURMET KITCHEN
(OPTION #TT50)



ALTERNATE KITCHEN
(OPTIONS #4495)



ALTERNATE GOURMET KITCHEN
(OPTIONS #5100)

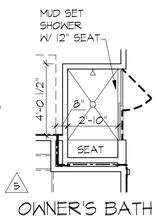


NOTE "A": BULKHEAD MAY BE ELIMIATED AT OPEN WEB FLOOR TRUSS FRAMING

FIRST FLOOR PLAN - 1543 TESSA

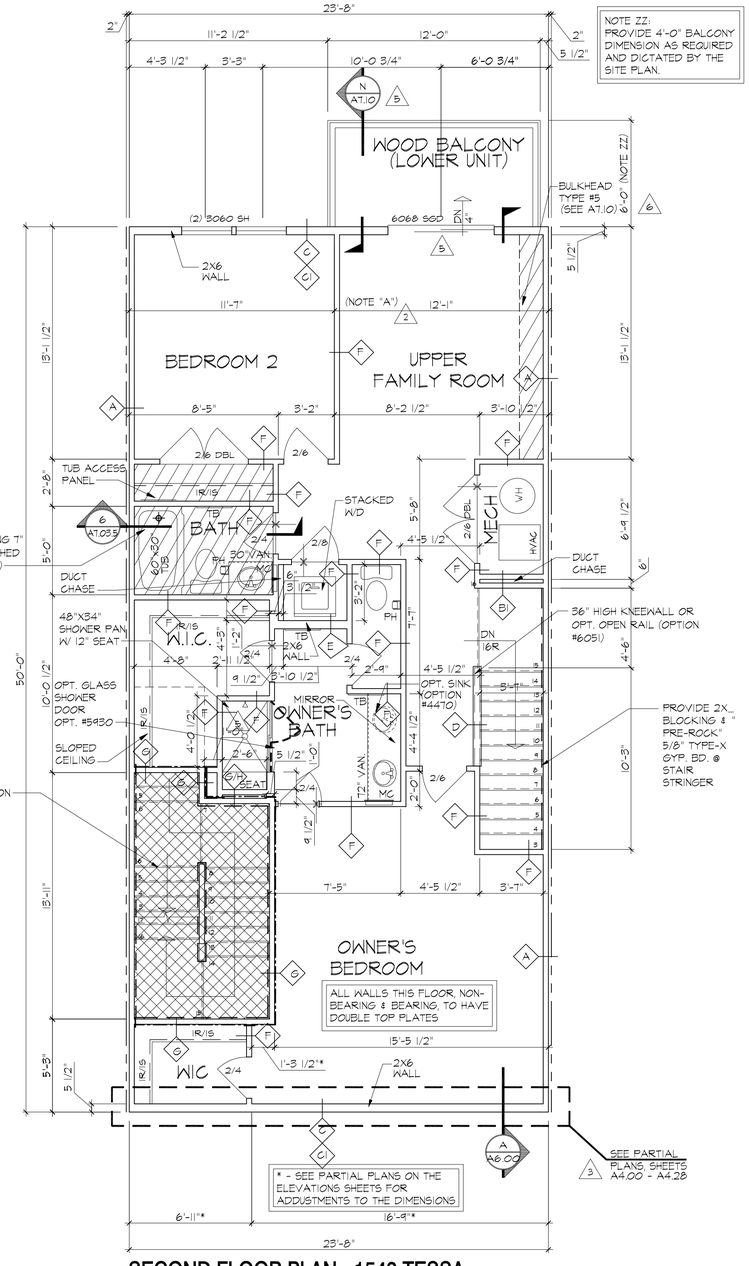
SCALE : 1/4" = 1'-0"

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS.
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)
6) OMIT PLYWOOD SHEATHING FROM PANEL (4'-0") FOR PLUMBING PIPING
7) ENTRY DOOR LOCATION CHANGES AT ELEV. M THRU Q, SEE SHEETS A4.11 THRU A4.14.



OWNER'S BATH @ OPT. MUD PAN SHOWER

SEE SHEET 3.01 FOR THE UPPER UNIT INFORMATION



SECOND FLOOR PLAN - 1543 TESSA

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

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS.
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

1	10/29/2020
2	12/23/2020
3	03/18/2021
4	05/12/2021
5	07/14/2021
6	09/16/2021
7	05/17/2022
8	03/17/2023

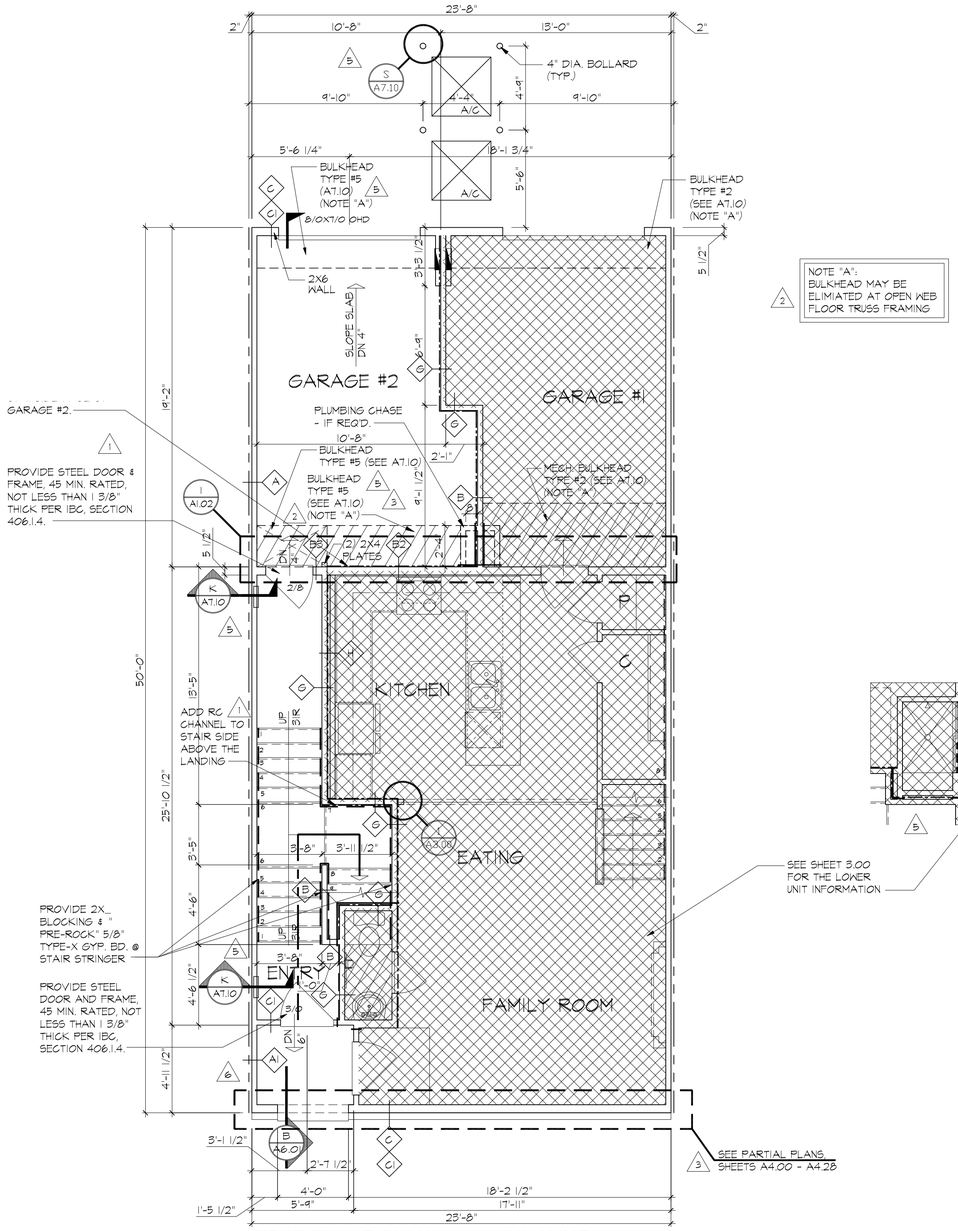
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FLOOR PLANS 1543 TESSA

SHEET # A3.00

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

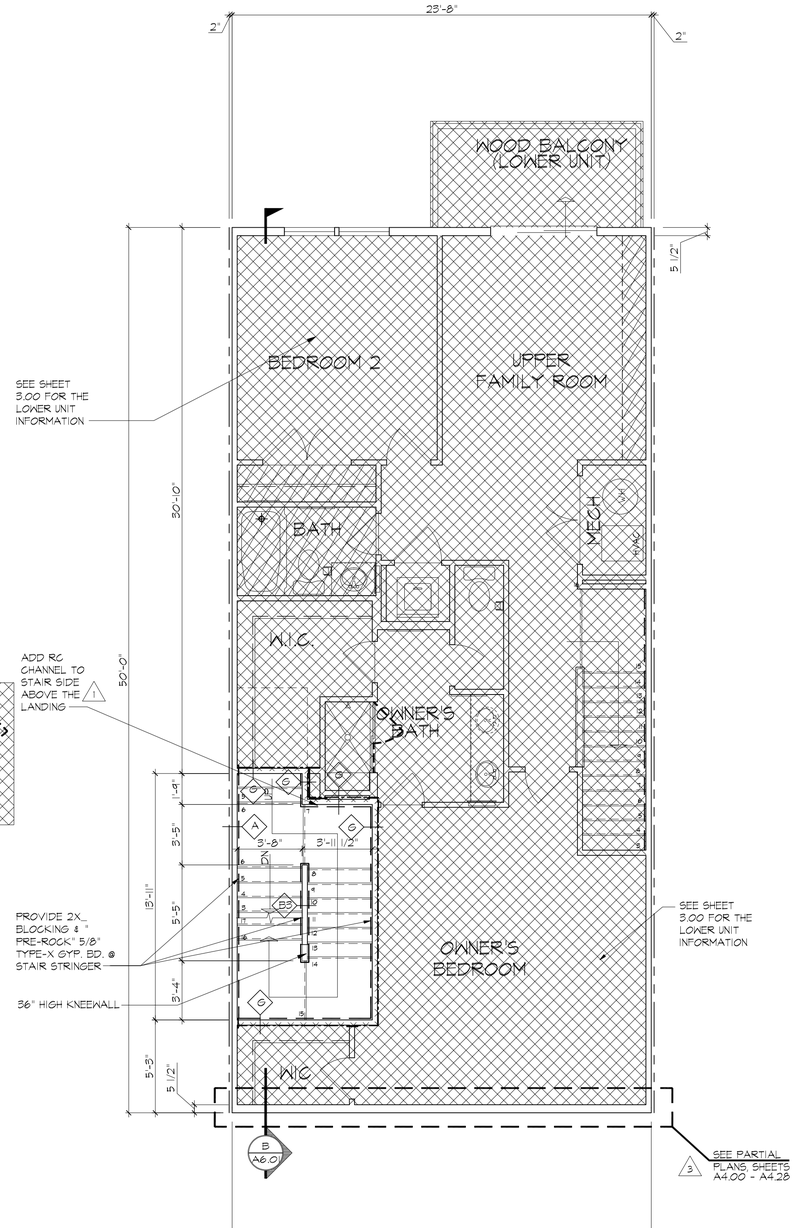


NOTE "A":
BULKHEAD MAY BE ELIMIATED AT OPEN WEB FLOOR TRUSS FRAMING

FIRST FLOOR PLAN - 1544 JULIANNE

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

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS.
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)
6) OMIT PLYWOOD SHEATHING FROM PANEL (4'-0") FOR PLUMBING PIPING
7) ENTRY DOOR LOCATION CHANGES AT ELEV. M THRU Q, SEE SHEETS A4.11 THRU A4.14.



SECOND FLOOR PLAN - 1544 JULIANNE

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

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS.
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
5 07/14/2021
6 09/16/2021

SCALE: AS NOTED

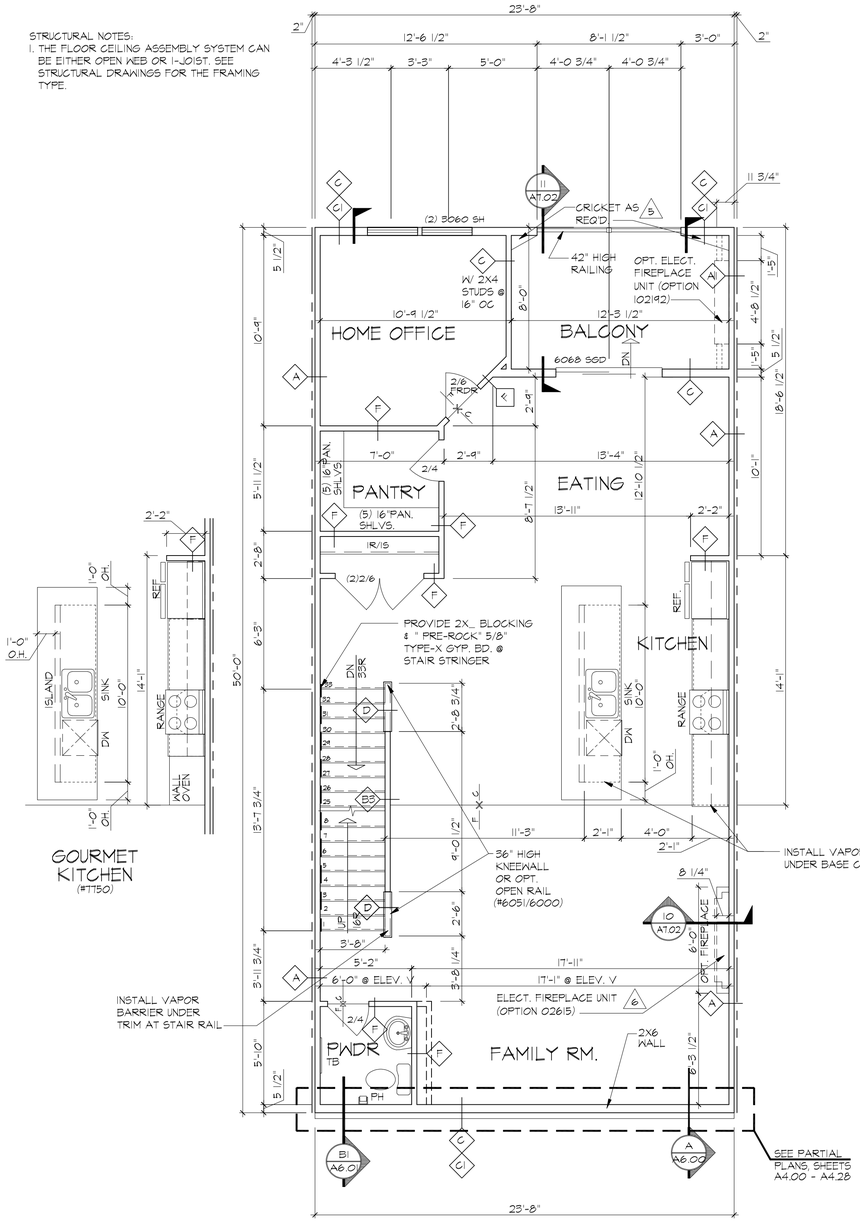
DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FLOOR PLANS 1544 JULIANNE

SHEET # A3.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.



ALT. THIRD FLOOR PLAN - 1544 JULIANNE

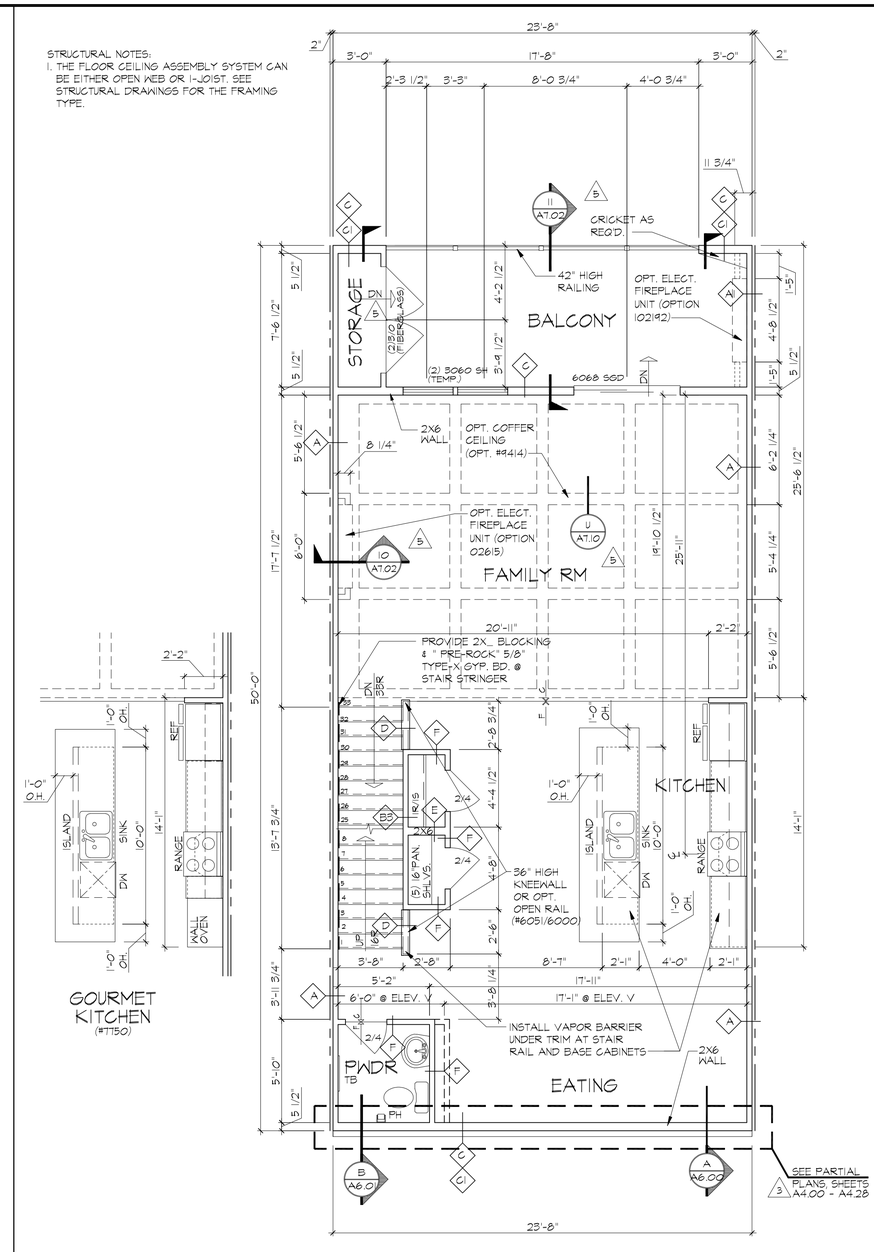
OPTION 09234

@ HOME OFFICE

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

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.



THIRD FLOOR PLAN - 1544 JULIANNE

STANDARD

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

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021
6 09/16/2021

SCALE: AS NOTED

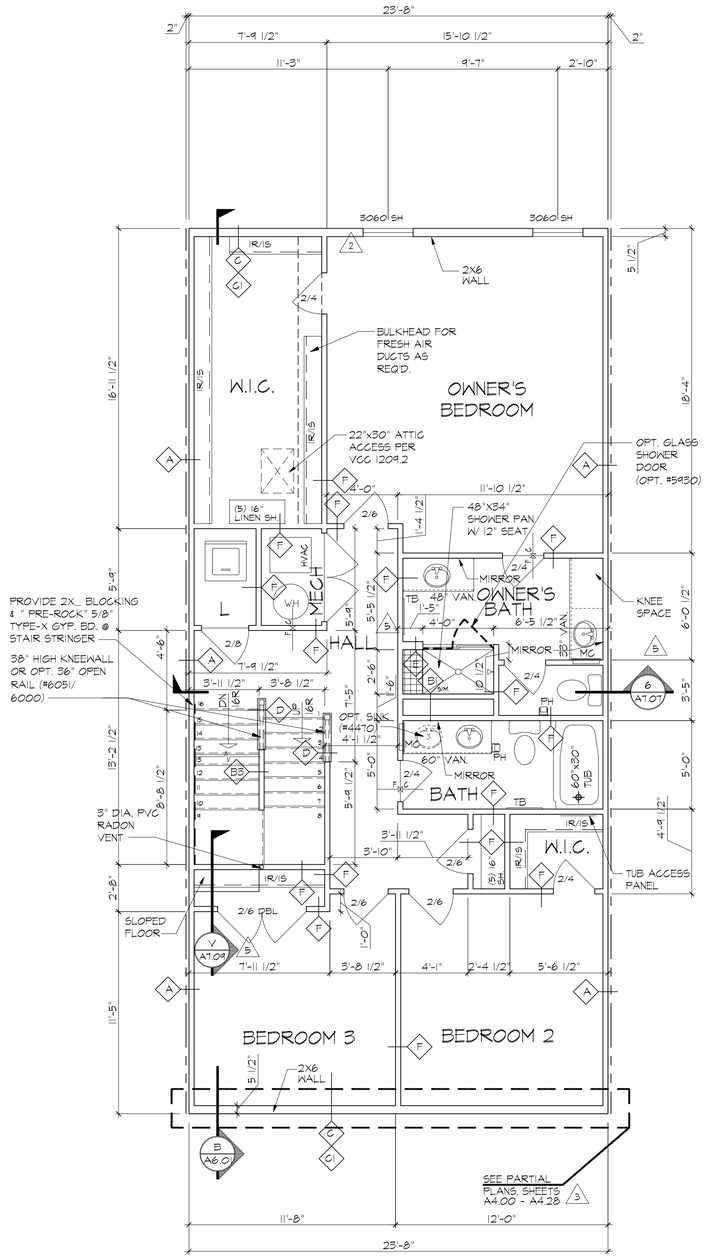
DRAWN BY: DEW
CHECKED BY: DEW

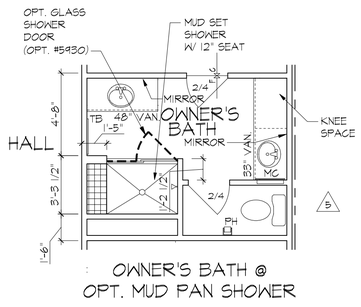
DRAWING DESCRIPTION: FLOOR PLANS 1544 JULIANNE

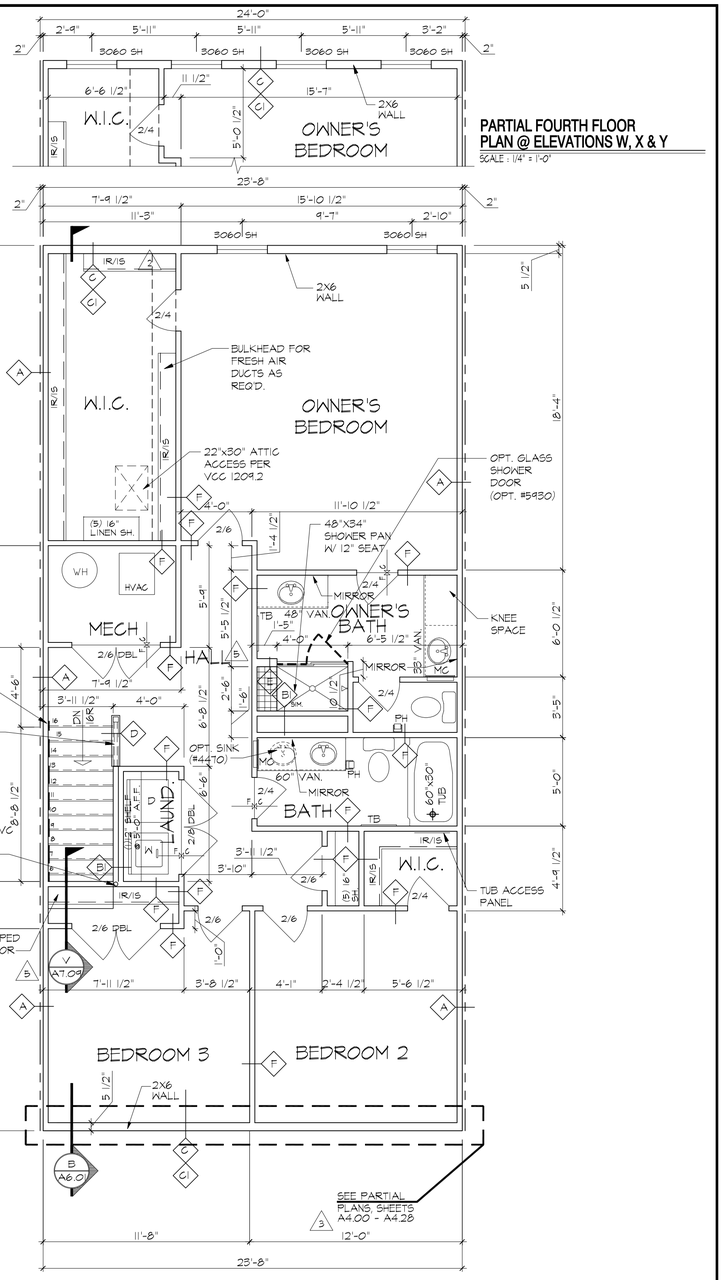
SHEET # A3.02

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.







ALT. FOURTH FLOOR PLAN - 1544 JULIANNE

OPT. #8160
W/ OPT. TERRACE

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

NOTE:
1.) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

FOURTH FLOOR PLAN - 1544 JULIANNE

STANDARD

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

NOTE:
1.) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
2 12/23/2020
3 03/18/2021
5 07/14/2021

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FLOOR PLANS 1544 JULIANNE

SHEET # A3.03

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

ATTIC VENTILATION CALCULATIONS

ATTIC AREA= 1200 SF
SQUARE FEET OF VENTED SOFFITT (ACTUAL): 48.0 SF
LINEAR FEET OF RIDGE VENT (ACTUAL): 16.0 LF
REQUIRED VENTILATION AT 1/300 (PER 2018 VCC) = 4.0 SF
REQUIRED VENTILATION AT SOFFIT = 2.0 SF
REQUIRED VENTILATION 3'-0" ABOVE SOFFIT = 2.0 SF

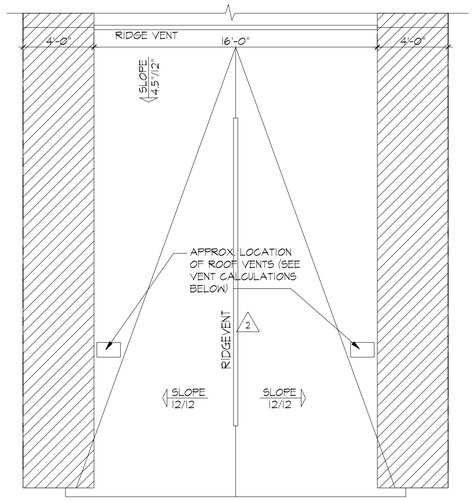
SOFFIT VENTILATION

USE CERTAINTEED, TRIPLE 4" OR EQUAL
NET FREE VENTILATION AREA = 5.9 SQ.IN.
= 0.041 SQ.FT.
32.0 SF X 0.041 SF/SF = 1.312 SF (< 2 SF)

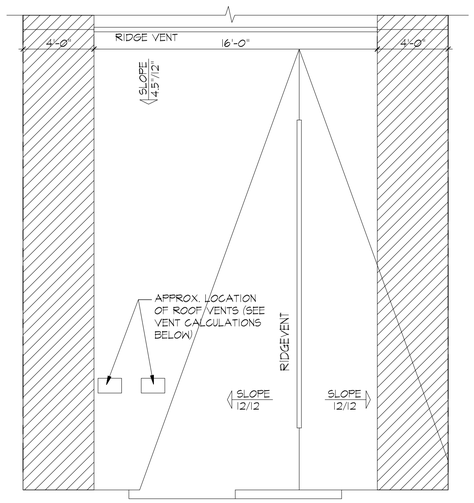
ADDITIONAL SOFFIT VENTS (MAX. 3'-0" ABOVE RIDGE)
USE AIR VENT INC., MODEL B-144 METAL DOME OR EQUAL.
NET FREE VENTILATION AREA = 144 SQ.IN.
= 1 SQ.FT.
2.0 SQ.FT. - 1.312 SQ.FT. = 0.688 SQ.FT ADDITIONAL
0.688 SQ.FT. / 1 SQ.FT./VENT = 0.688 SF OF VENTS OR 1 VENT
(1 SF + 1.312 SF = 2.312 SF > 2.00 SF) COMPLY

RIDGE VENTILATION

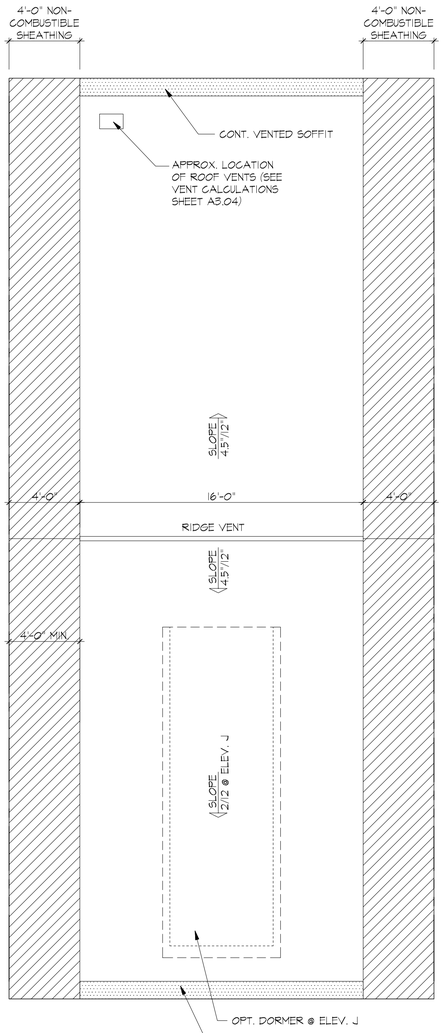
USE TRUSLATE RIDGE VENT OR EQUAL
NET FREE VENTILATION AREA = 18 SQ.IN./LF
= 0.125 SQ.FT./LF
16.0 LF X 0.125 SQ.FT./LF = 2.0 SF (= 2.0 SF) COMPLY



PART. ELEVATION H



PART. ELEVATION G



ELEVATIONS F & J

5

ROOF PLAN - 1544 JULIANNE

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

ELEVATIONS F THRU J

ATTIC VENTILATION CALCULATIONS

ATTIC AREA= 1200 SF
SQUARE FEET OF VENTED SOFFITT (ACTUAL): 24.0 SF
LINEAR FEET OF RIDGE VENT (ACTUAL): 16.0 LF
REQUIRED VENTILATION AT 1/300 (PER 2018 VCC) = 4.0 SF
REQUIRED VENTILATION AT SOFFIT = 2.0 SF
REQUIRED VENTILATION 3'-0" ABOVE SOFFIT = 2.0 SF

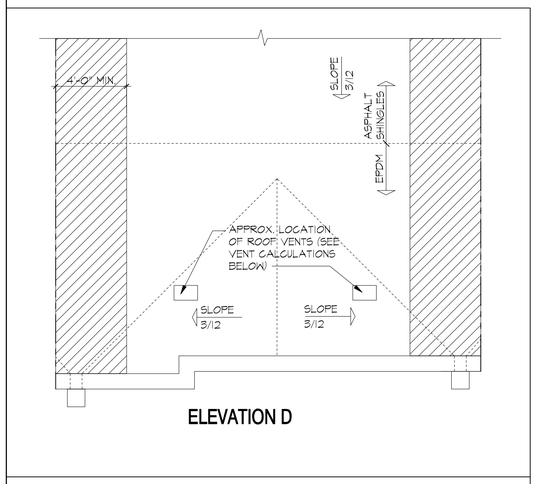
SOFFIT VENTILATION

USE CERTAINTEED, TRIPLE 4" OR EQUAL
NET FREE VENTILATION AREA = 5.9 SQ.IN.
= 0.041 SQ.FT.
16.0 SF X 0.041 SF/SF = 0.656 SF (< 2 SF) -
SEE ADDITIONAL SOFFIT VENTS

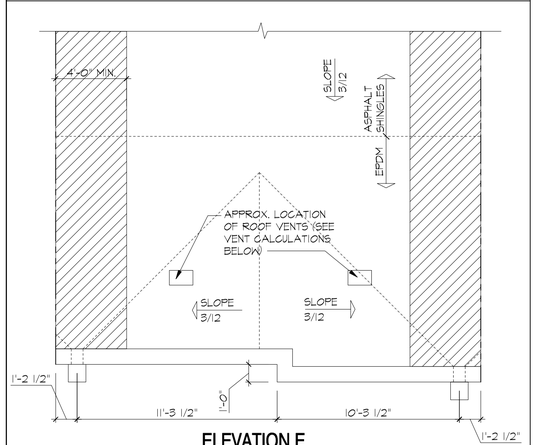
RIDGE VENTILATION

USE TRUSLATE RIDGE VENT OR EQUAL
NET FREE VENTILATION AREA = 18 SQ.IN./LF
= 0.125 SQ.FT./LF
16.0 LF X 0.125 SQ.FT./LF = 2.0 SF (= 2.0 SF) COMPLY

ADDITIONAL SOFFIT VENTS (MAX. 3'-0" ABOVE RIDGE)
USE AIR VENT INC., MODEL B-144 METAL DOME OR EQUAL.
NET FREE VENTILATION AREA = 144 SQ.IN.
= 1 SQ.FT.
2.0 SQ.FT. - 0.656 SQ.FT. = 1.344 SQ.FT ADDITIONAL
1.344 SQ.FT. / 1 SQ.FT./VENT =1.344 SF OF VENTS OR 2 VENTS
(2 SF + 0.656 SF = 2.656 SF > 2.00 SF) COMPLY



ELEVATION D



ELEVATION E

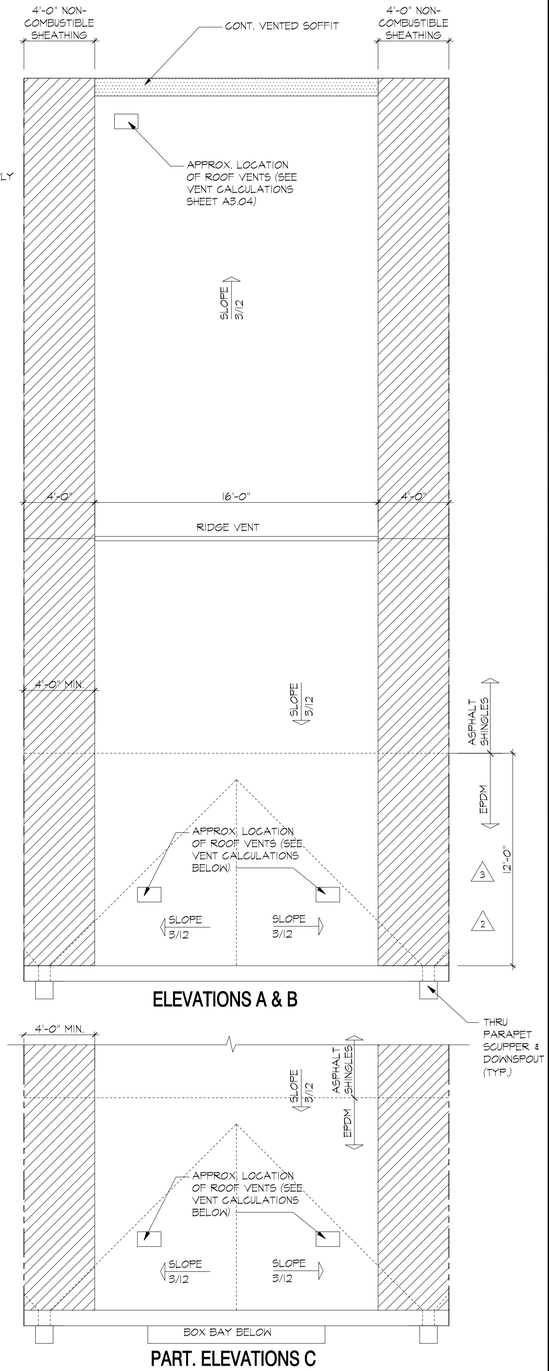
SEE SHEET A3.05.1 & A3.04.5 FOR ADDITIONAL PARTIAL ROOF PLANS

7

ROOF PLAN - 1544 JULIANNE

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

STANDARD



ELEVATIONS A & B

PART. ELEVATIONS C

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
5 07/14/2021
6 09/16/2021
7 05/17/2022

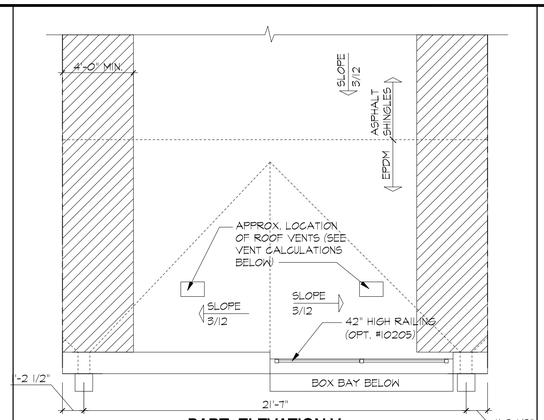
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

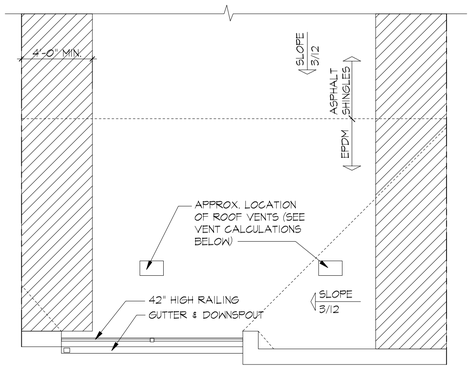
DRAWING DESCRIPTION: STANDARD ROOF PLAN 1544 JULIANNE

SHEET # A3.04

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



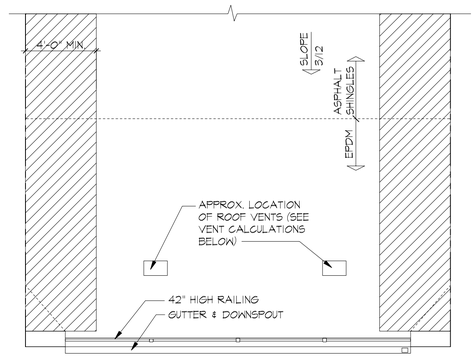
PART. ELEVATION V



PARTIAL ROOF PLAN @
ELEVATIONS L

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

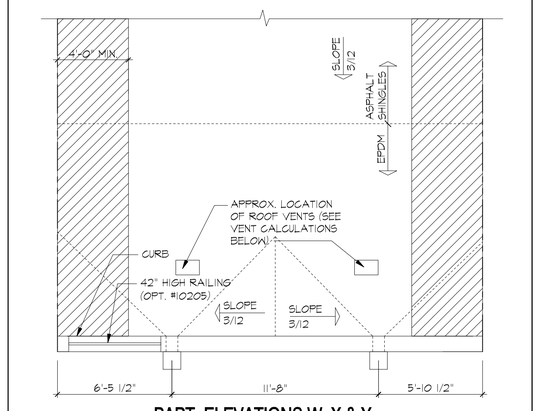
STANDARD



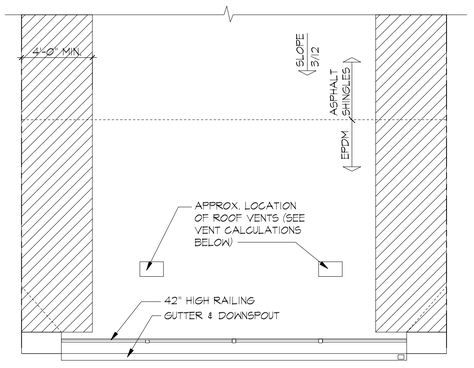
PARTIAL ROOF PLAN @
ELEVATIONS A & B W/ OPT. RAILING, M & N

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

STANDARD



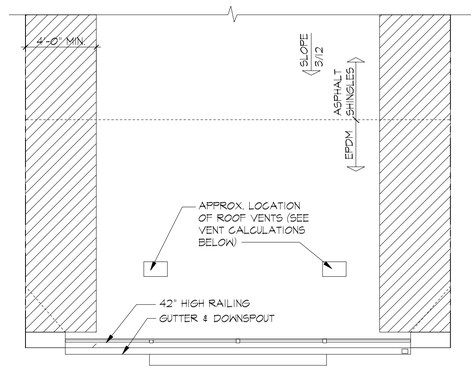
PART. ELEVATIONS W, X & Y



PARTIAL ROOF PLAN @
ELEVATIONS P, R, T & U

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

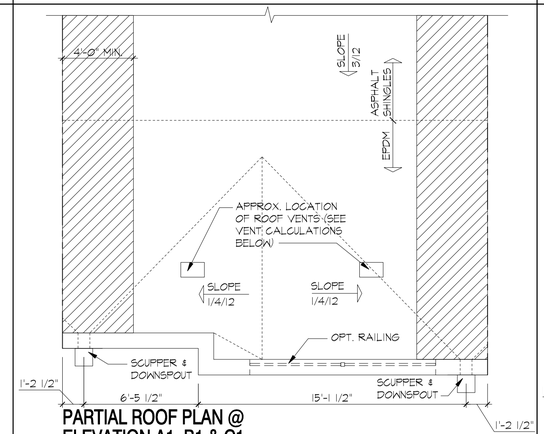
STANDARD



PARTIAL ROOF PLAN @
ELEVATION K

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

STANDARD

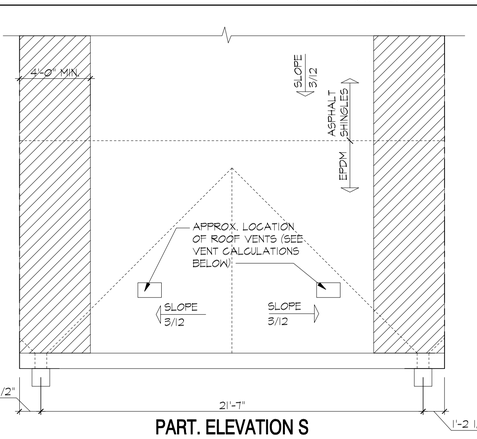


PARTIAL ROOF PLAN @
ELEVATION A1, B1 & C1

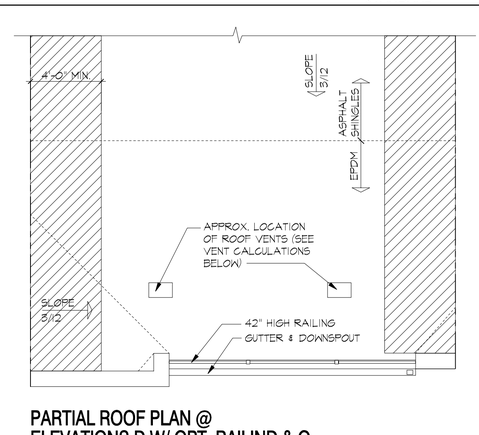
OPT. #8160

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

W/ OPT. TERRACE



PART. ELEVATION S



PARTIAL ROOF PLAN @
ELEVATIONS D W/ OPT. RAILIND & Q

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

STANDARD

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022
9 XX/XX/2022

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: STANDARD PART. ROOF PLAN 1544 JULIANNE

SHEET # A3.04.1 (7)

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

ATTIC VENTILATION CALCULATIONS

ATTIC AREA= 1200 SF
SQUARE FEET OF VENTED SOFFITT (ACTUAL): 48.0 SF
LINEAR FEET OF RIDGE VENT (ACTUAL): 16.0 LF
REQUIRED VENTILATION AT 1/300 (PER 2018 VCC) = 4.0 SF
REQUIRED VENTILATION AT SOFFIT = 2.0 SF
REQUIRED VENTILATION 3'-0" ABOVE SOFFIT = 2.0 SF

SOFFIT VENTILATION

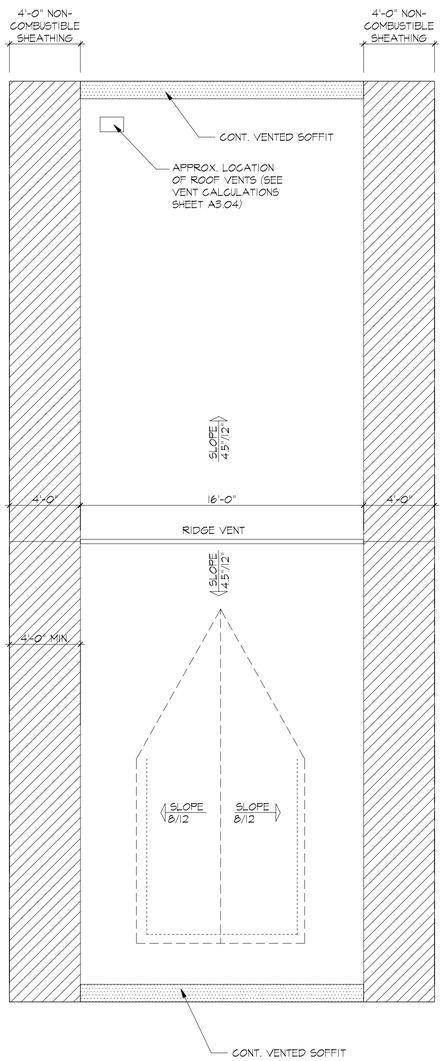
USE CERTAINTEED, TRIPLE 4" OR EQUAL
NET FREE VENTILATION AREA = 5.9 SQ.IN.
= 0.041 SQ.FT.
32.0 SF X 0.041 SF/SF = 1.312 SF (< 2 SF)

ADDITIONAL SOFFIT VENTS (MAX. 3'-0" ABOVE RIDGE)
USE AIR VENT INC., MODEL B-144 METAL DOME OR EQUAL.
NET FREE VENTILATION AREA = 144 SQ.IN.
= 1 SQ.FT.

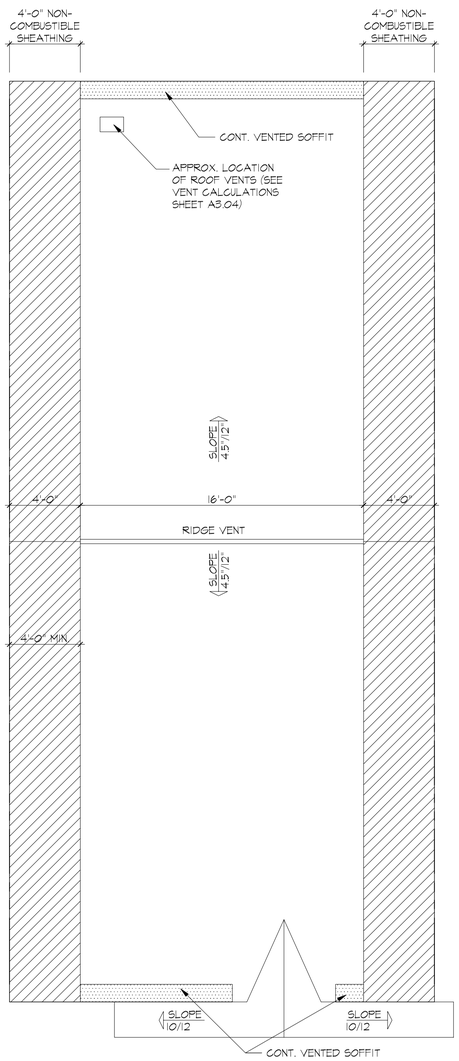
2.0 SQ.FT. - 1.312 SQ.FT. = 0.688 SQ.FT ADDITIONAL
0.688 SQ.FT. / 1 SQ.FT./VENT = 0.688 SF OF VENTS OR 1 VENT
(1 SF + 1.312 SF = 2.312 SF > 2.00 SF) COMPLY

RIDGE VENTILATION

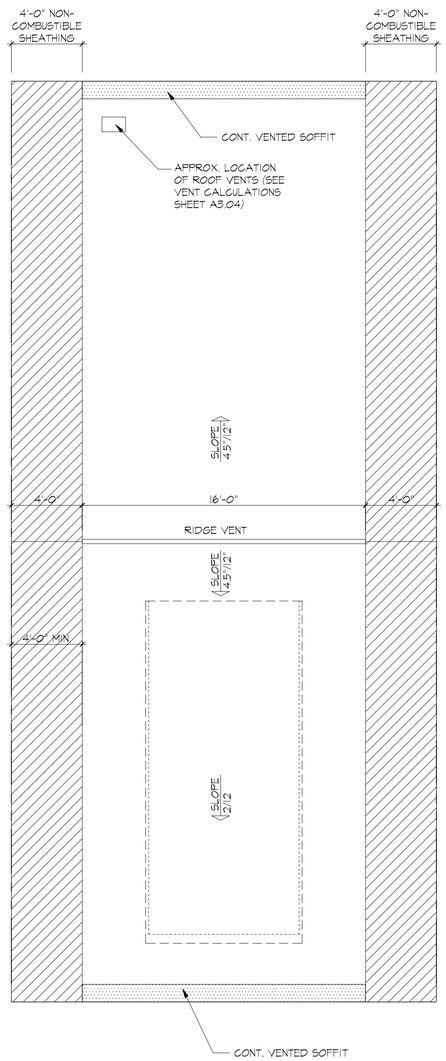
USE TRUSLATE RIDGE VENT OR EQUAL
NET FREE VENTILATION AREA = 18 SQ.IN./LF
= 0.125 SQ.FT./LF
16.0 LF X 0.125 SQ.FT./LF = 2.0 SF (= 2.0 SF) COMPLY



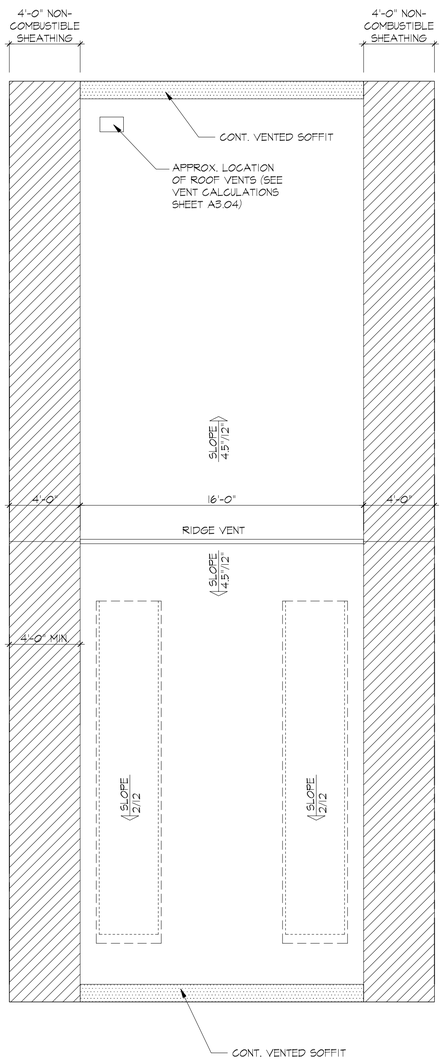
ELEVATIONS FF



ELEVATIONS CC



ELEVATIONS BB & DD



ELEVATIONS AA & EE

ROOF PLAN - 1544 JULIANNE

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

ELEVATIONS AA THRU FF

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

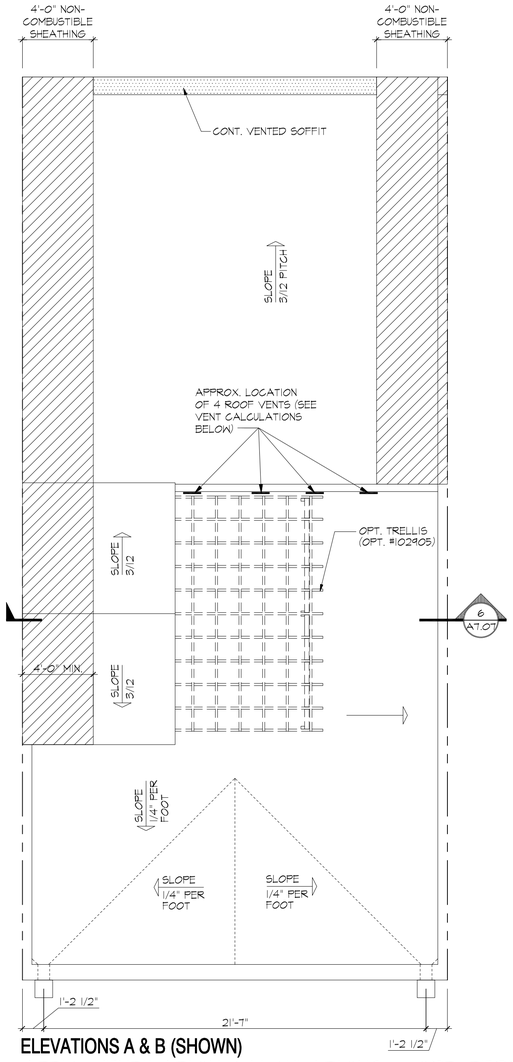
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: ROOF PLAN 1544 JULIANNE ELEV. AA-FF

SHEET # 6 A3.04.5

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



ELEVATIONS A & B (SHOWN)

ATTIC VENTILATION CALCULATIONS @ OPT. TERRACE

ATTIC AREA= 552.0 SF
SQUARE FEET OF VENTED SOFFITT (ACTUAL): 23 SF
REQUIRED VENTILATION AT 1/300 (PER 2018 VCC) = 1.84 SF
REQUIRED VENTILATION AT SOFFIT = 0.92 SF
REQUIRED VENTILATION 3'-0" ABOVE SOFFIT = 0.92 SF

SOFFIT VENTILATION

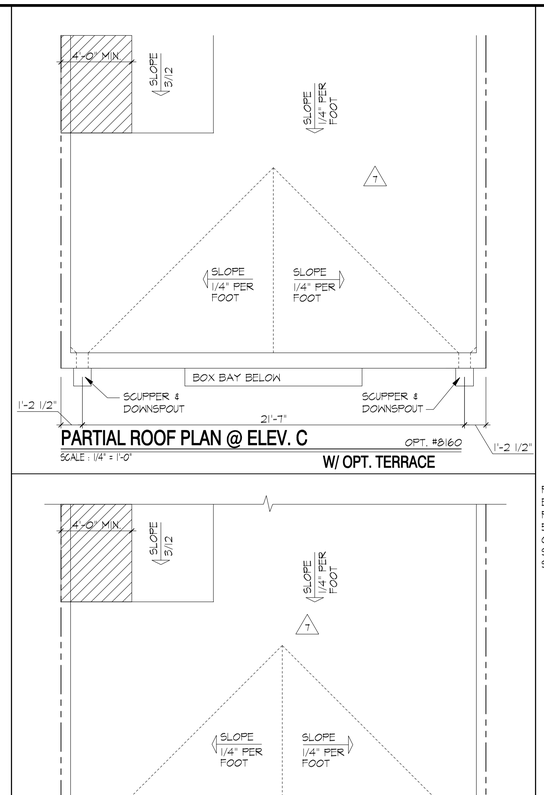
USE CERTAINTEED, TRIPLE 4" OR EQUAL
NET FREE VENTILATION AREA = 5.9 SQ.IN.
= 0.041 SQ.FT.
16.0 SF X 0.041 SF/SF = 0.656 SF (< 0.92 SF)

ADDITIONAL SOFFIT VENTS (MAX. 3'-0" ABOVE RIDGE)
USE AIR VENT INC., MODEL B-144 METAL DOME OR EQUAL.
NET FREE VENTILATION AREA = 144 SQ.IN.
= 1 SQ.FT.
0.92 SQ.FT. - 0.656 SQ.FT. = 0.264 SQ.FT ADDITIONAL
0.264 SQ.FT. / 1 SQ.FT./VENT = .264 SF OF VENTS OR 1 VENT
(1 SF + 0.656 SF = 1.656 SF > 0.92 SF) COMPLY

ADDITIONAL RIDGE ROOF VENTS (MAX. 3'-0" BELOW RIDGE)

USE AIR VENT INC., 12x12 WALL LOUVER OR EQUAL.
NET FREE VENTILATION AREA = 39.6 SQ.IN.
= .275 SQ.FT.
0.92 SQ.FT. / 0.275 SQ.FT./VENT = 3.34 OR 4 VENTS

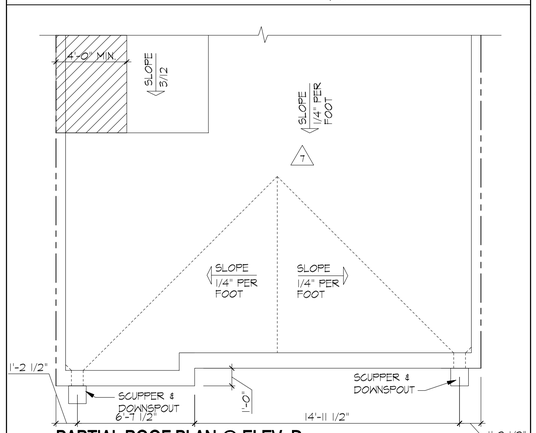
7 SEE SHEET A3.05.1 FOR ADDITIONAL PARTIAL ROOF PLANS



PARTIAL ROOF PLAN @ ELEV. C

OPT. #8160
W/ OPT. TERRACE

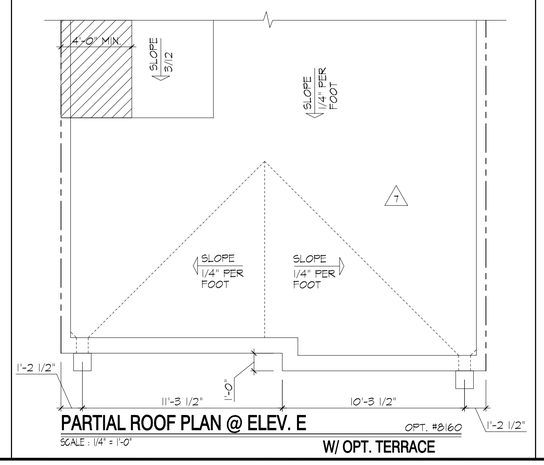
SCALE : 1/4" = 1'-0"



PARTIAL ROOF PLAN @ ELEV. D

OPT. #8160
W/ OPT. TERRACE

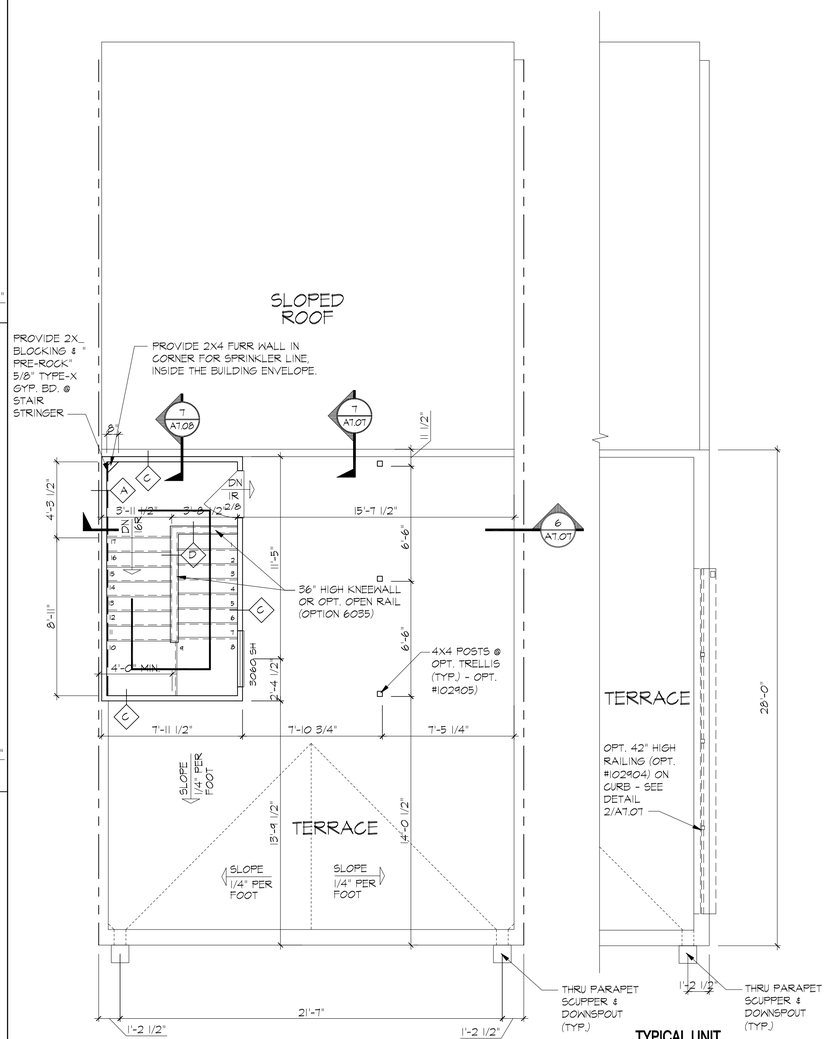
SCALE : 1/4" = 1'-0"



PARTIAL ROOF PLAN @ ELEV. E

OPT. #8160
W/ OPT. TERRACE

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



TYPICAL UNIT

TYPICAL UNIT END UNIT

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.

TERRACE PLAN - 1544 JULIANNE

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

W/ OPT. TERRACE

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
5 07/14/2021
7 05/17/2022

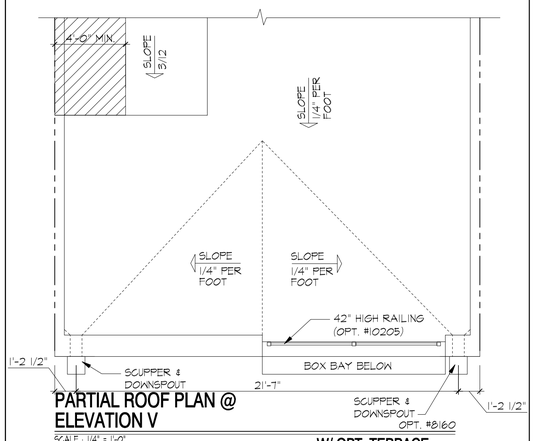
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: OPT. TERRACE & ROOF PLAN 1544 JULIANNE

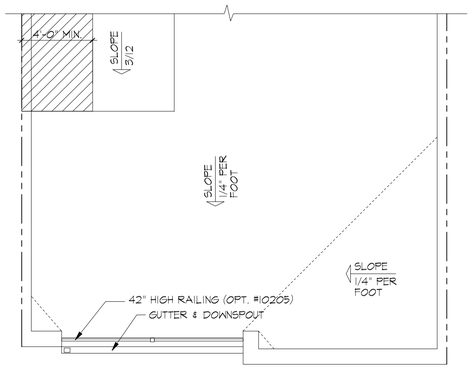
SHEET # A3.05

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



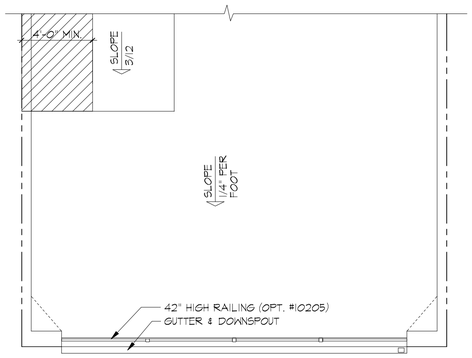
PARTIAL ROOF PLAN @ ELEVATION V

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



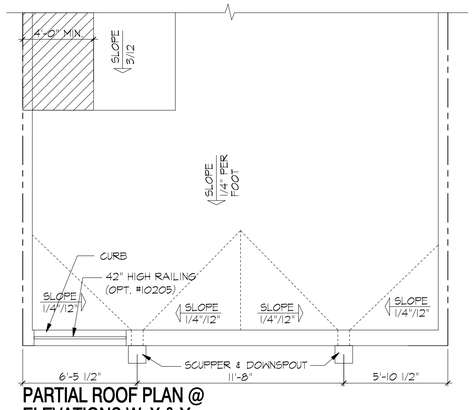
PARTIAL ROOF PLAN @ ELEVATION L OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



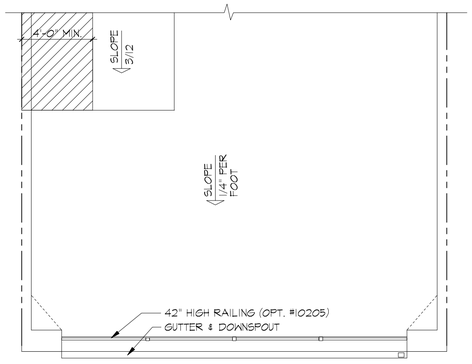
PARTIAL ROOF PLAN @ ELEVATIONS A & B W/ OPT. RAILING, M & N OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



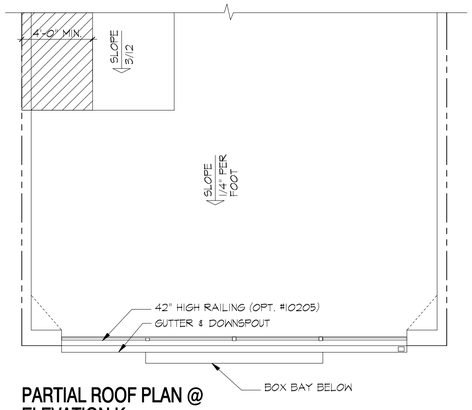
PARTIAL ROOF PLAN @ ELEVATIONS W, X & Y OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



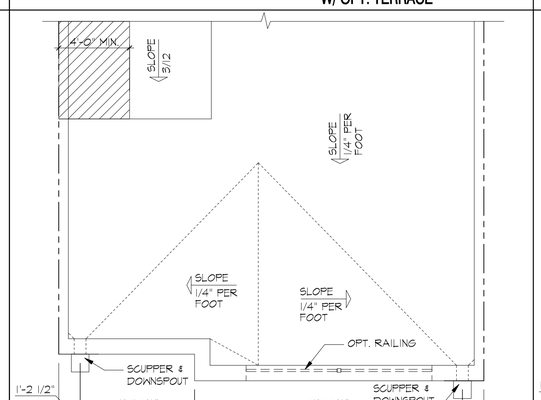
PARTIAL ROOF PLAN @ ELEVATIONS P, R, T & U OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



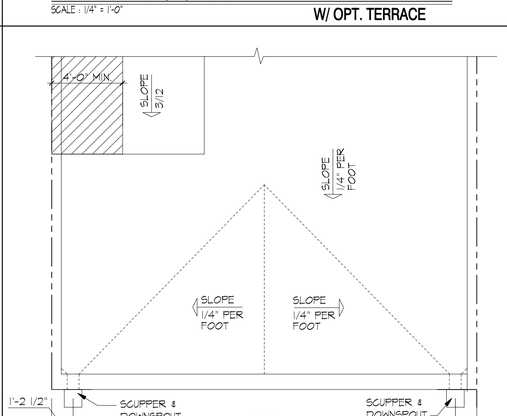
PARTIAL ROOF PLAN @ ELEVATION K OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



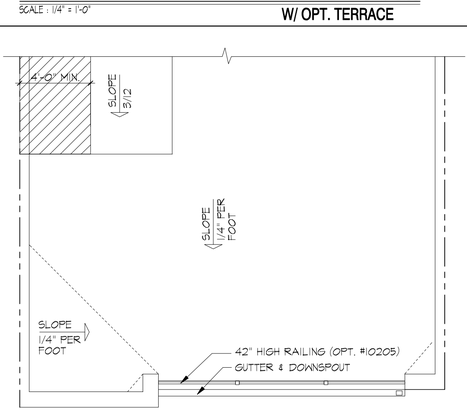
PARTIAL ROOF PLAN @ ELEVATION A1, B1 & C1 OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



PARTIAL ROOF PLAN @ ELEVATION S OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE



PARTIAL ROOF PLAN @ ELEVATIONS D W/ OPT. RAILING & Q OPT. #8160

SCALE : 1/4" = 1'-0" — W/ OPT. TERRACE

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
7 05/17/2022
9 XX/XX/2022

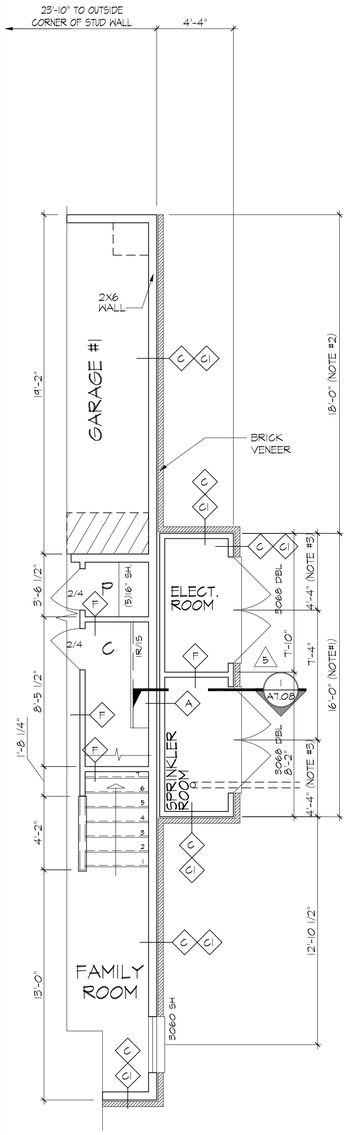
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: 43 OPT. TERRACE ROOF PLAN 1544 JULIANNE

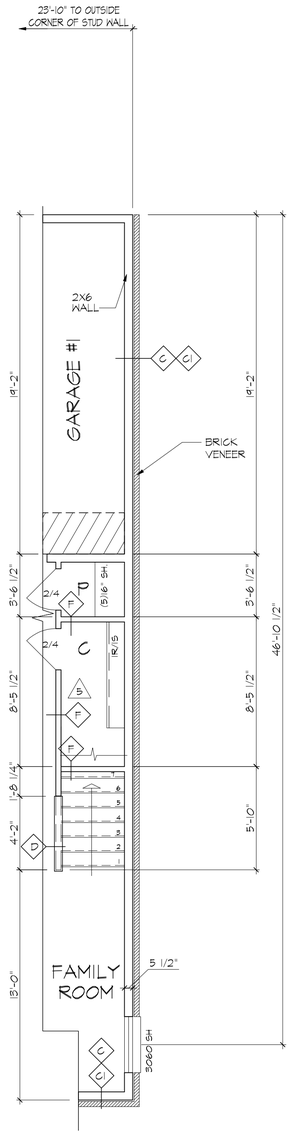
SHEET # A3.05.7

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



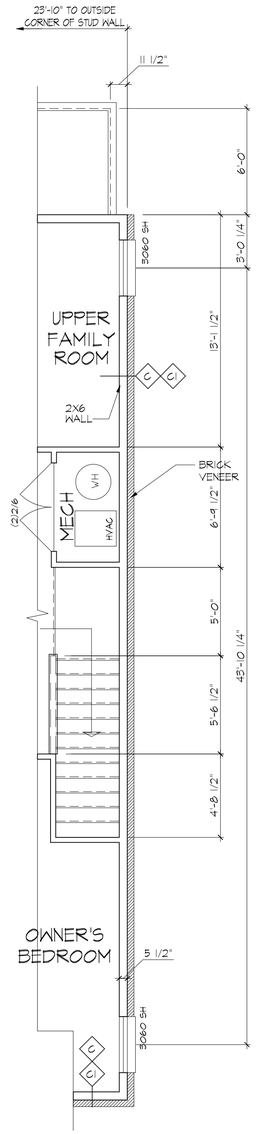
PARTIAL FIRST FLOOR PLAN - 1543 TESSA @ END UNIT (OPTION #1900)

W/ ELECTRICAL & SPRINKLER ROOM



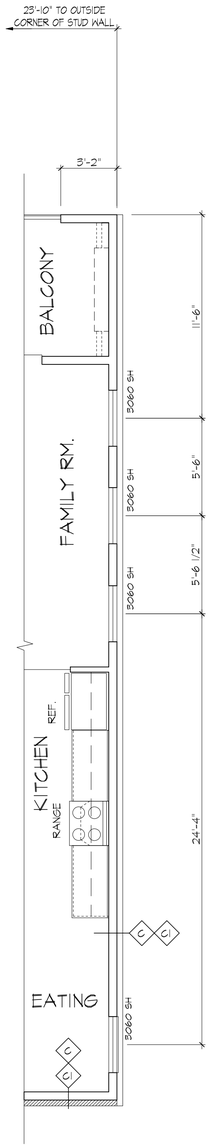
PARTIAL FIRST FLOOR PLAN - 1543 TESSA @ END UNIT

SCALE : 1/4" = 1'-0" (OPTION #1900)



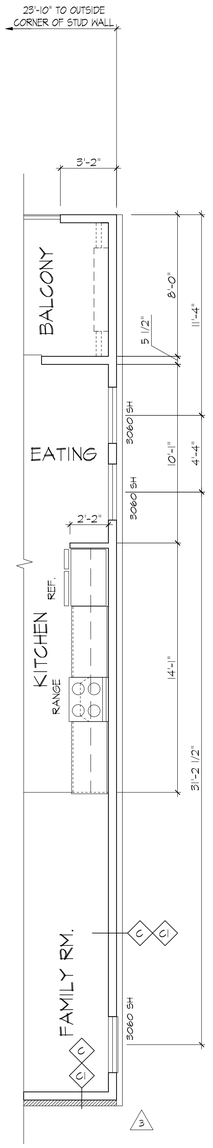
PARTIAL SECOND FLOOR PLAN - 1543 TESSA @ END UNIT

SCALE : 1/4" = 1'-0" (OPTION #1900)



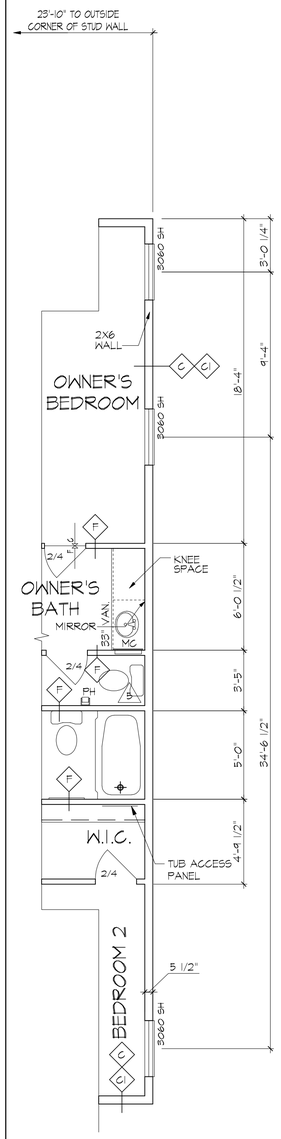
PARTIAL THIRD FLOOR PLAN - 1544 JULIANNE @ END UNIT

SCALE : 1/4" = 1'-0" (OPTION #1900)



PARTIAL ALT. THIRD FLOOR PLAN - 1544 JULIANNE @ END UNIT

SCALE : 1/4" = 1'-0" (OPTION #1900)



PARTIAL FOURTH FLOOR PLAN - 1544 JULIANNE @ END UNIT

SCALE : 1/4" = 1'-0" (OPTION #1900)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

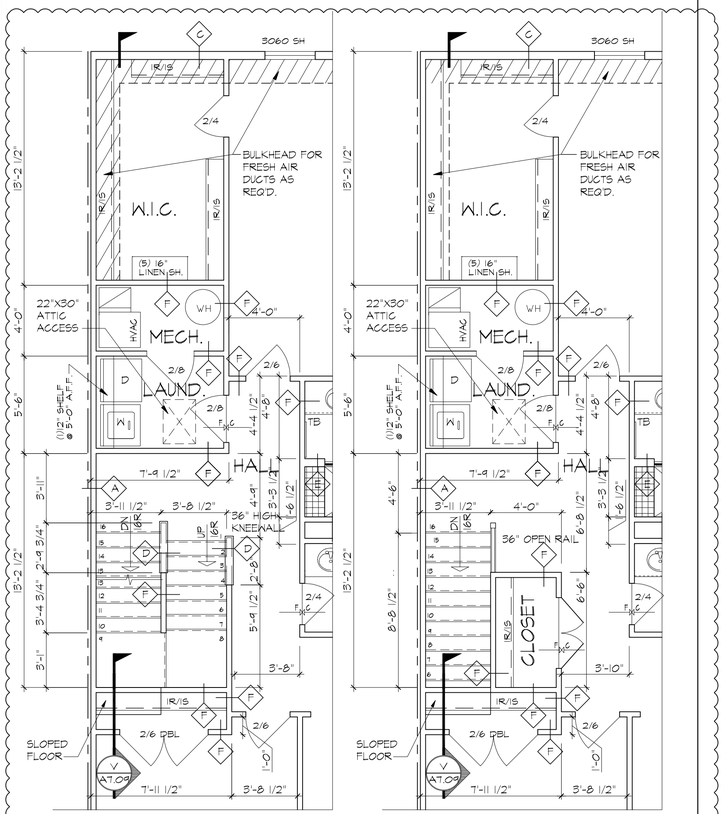
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: PARTIAL FLOOR PLANS AT END UNIT

SHEET # A3.06

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



W/ OPT. TERRACE PLAN
(OPTIONS #8160 & #4620)

W/ STANDARD PLAN
(OPTION #4620)

8

PART. FOURTH FLOOR PLAN - 1544 JULIANNE

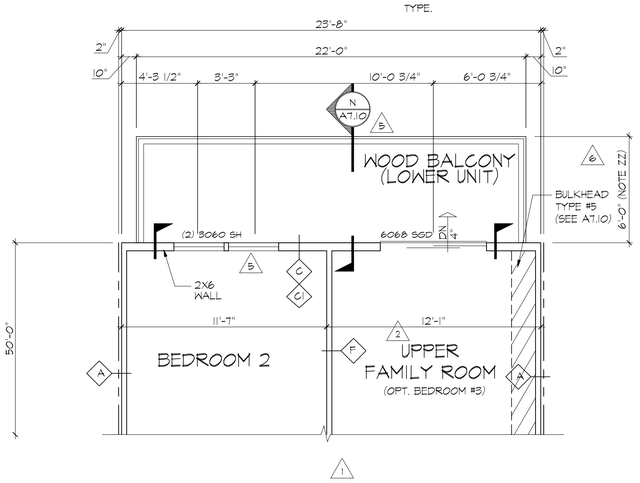
SCALE : 1/4" = 1'-0"

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

6 NOTE ZZ:
PROVIDE 4'-0" BALCONY DIMENSION AS REQUIRED AND DICTATED BY THE SITE PLAN.

NOTE "A":
BULKHEAD MAY BE ELIMIATED AT OPEN WEB FLOOR TRUSS FRAMING (2)

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.



1

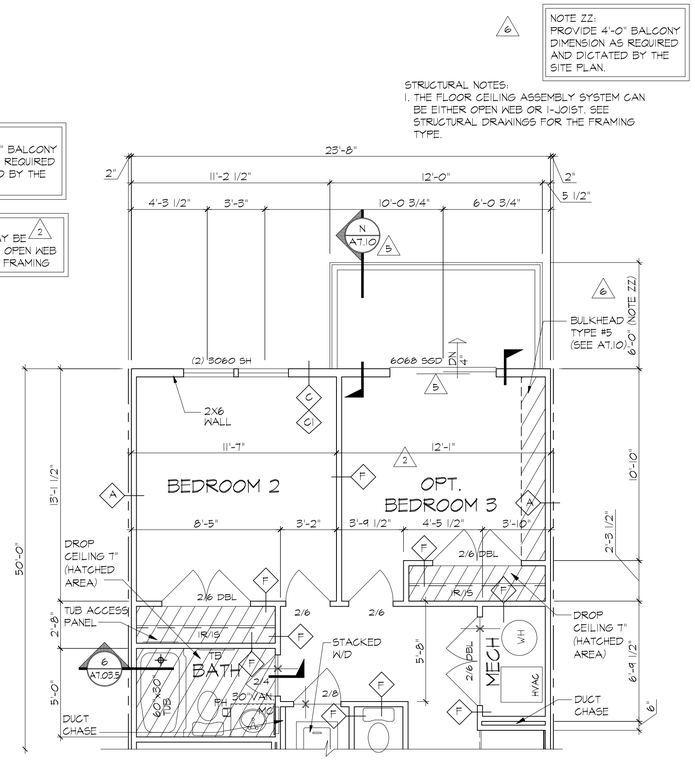
PART. SECOND FLOOR PLAN - 1543 TESSA

SCALE : 1/4" = 1'-0" @ OPT. 22" WIDE BALCONY (OPT. #8121)

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

6 NOTE ZZ:
PROVIDE 4'-0" BALCONY DIMENSION AS REQUIRED AND DICTATED BY THE SITE PLAN.

STRUCTURAL NOTES:
1. THE FLOOR CEILING ASSEMBLY SYSTEM CAN BE EITHER OPEN WEB OR I-JOIST. SEE STRUCTURAL DRAWINGS FOR THE FRAMING TYPE.



OPT. SECOND FLOOR PLAN - 1543 TESSA

SCALE : 1/4" = 1'-0" (OPTION #9000)

NOTE:
1) REFERENCE PARTIAL PLANS FOR WINDOW AND DOOR SIZES AND LOCATIONS.
2) REFERENCE TYPICAL WALL SECTION FOR ADDITIONAL INFORMATION.
3) — INDICATES AREA THAT MAY REQUIRE THE "PRE-ROCK" INSTALLATION OF THE 5/8" TYPE-X GYP. BD. FOR INTERSECTING WALLS
4) FEILD VERIFY AND ADJUST THE BULKHEAD DIMENSIONS AS REQUIRED FOR MECHANICAL DUCTS & PLUMBING.
5) ALL WALLS TO HAVE 5/8" TYPE "X" GYP. BD. (TYPICAL)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):	
1	10/29/2020
2	12/23/2020
5	07/14/2021
6	09/16/2021
7	05/17/2022
8	03/17/2023

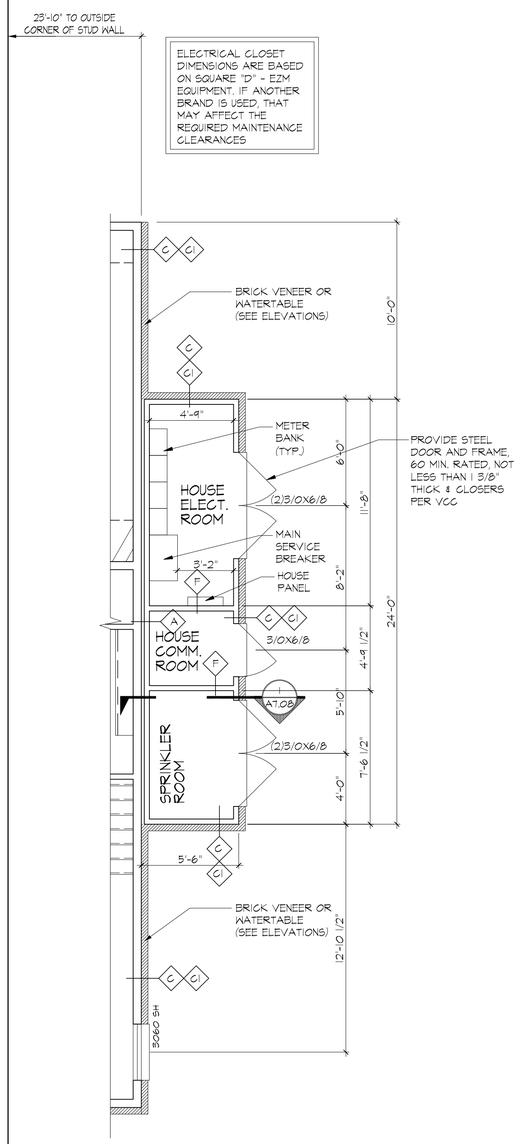
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: OPTIONAL FLOOR PLANS 1543 TESSA

SHEET # A3.07

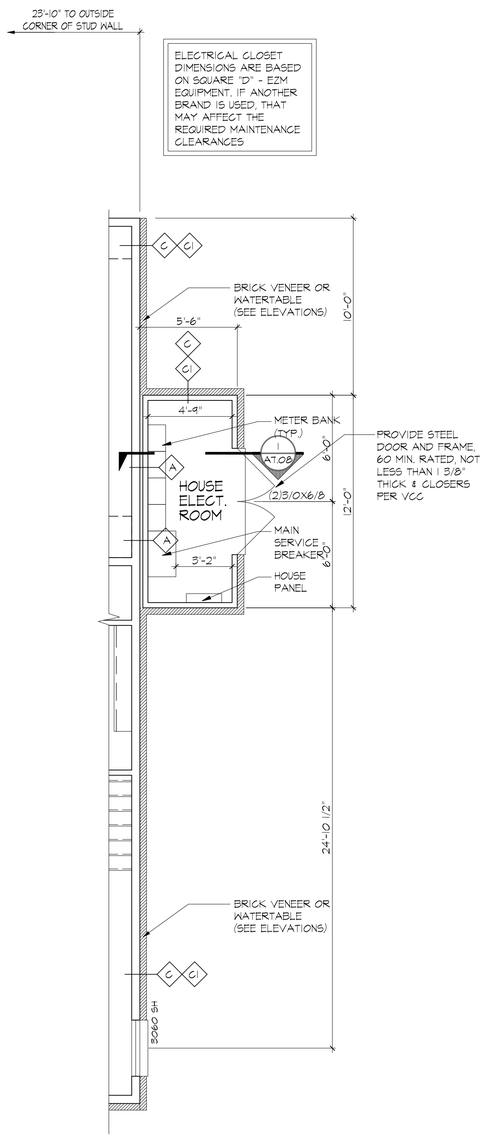
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



PARTIAL FIRST FLOOR PLAN - CONFIGURATION 3

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

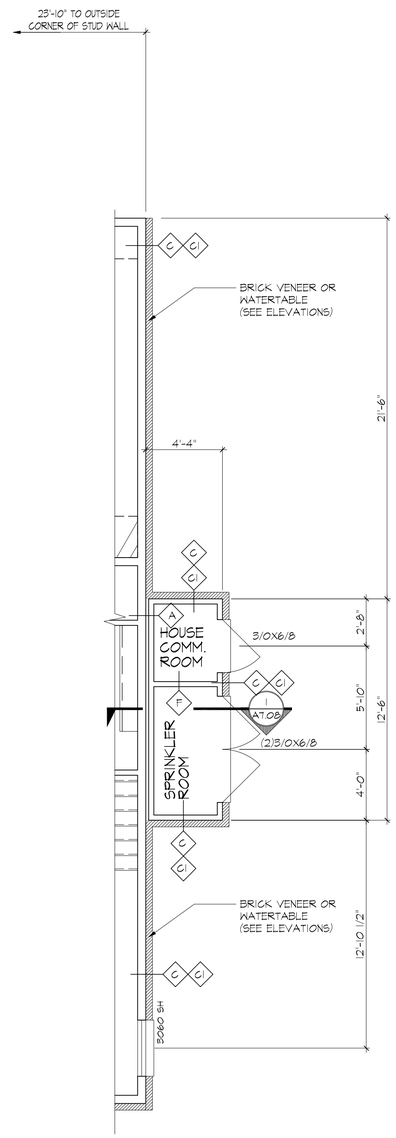
COMBINED SPRINKLER/DOMESTIC WATER SUPPLY, COMMUNICATION CLOSET AND ELECTRIGAL CLOSET



PARTIAL FIRST FLOOR PLAN - CONFIGURATION 2

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

ELECTRIC CLOSET ONLY



PARTIAL FIRST FLOOR PLAN - CONFIGURATION 1

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

SPRINKLER/DOMESTIC WATER SUPPLY & COMMUNICATION CLOSET

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

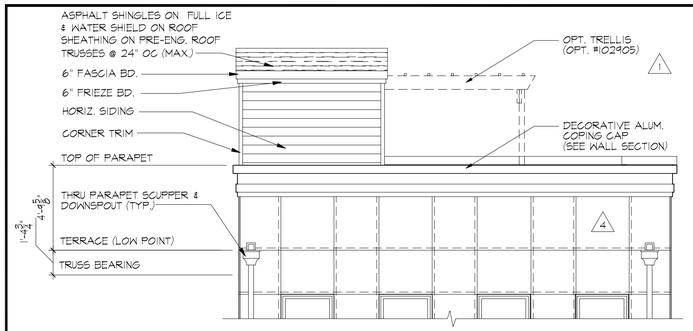
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: PARTIAL FLOOR PLANS @ ALT. END UNITS

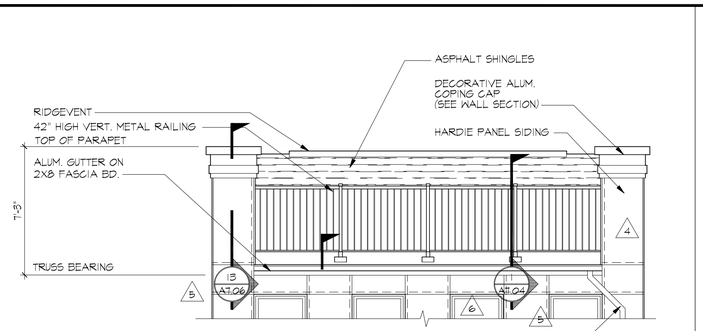
SHEET # A3.08 (6)

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



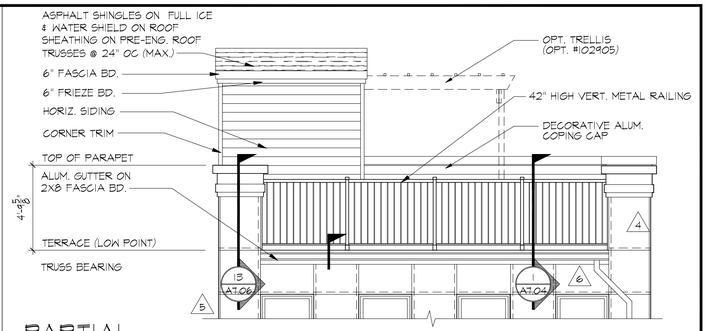
PARTIAL ELEVATION "A" @ OPT. TERRACE

SCALE : 1/4" = 1'-0" (OPT. #8160)



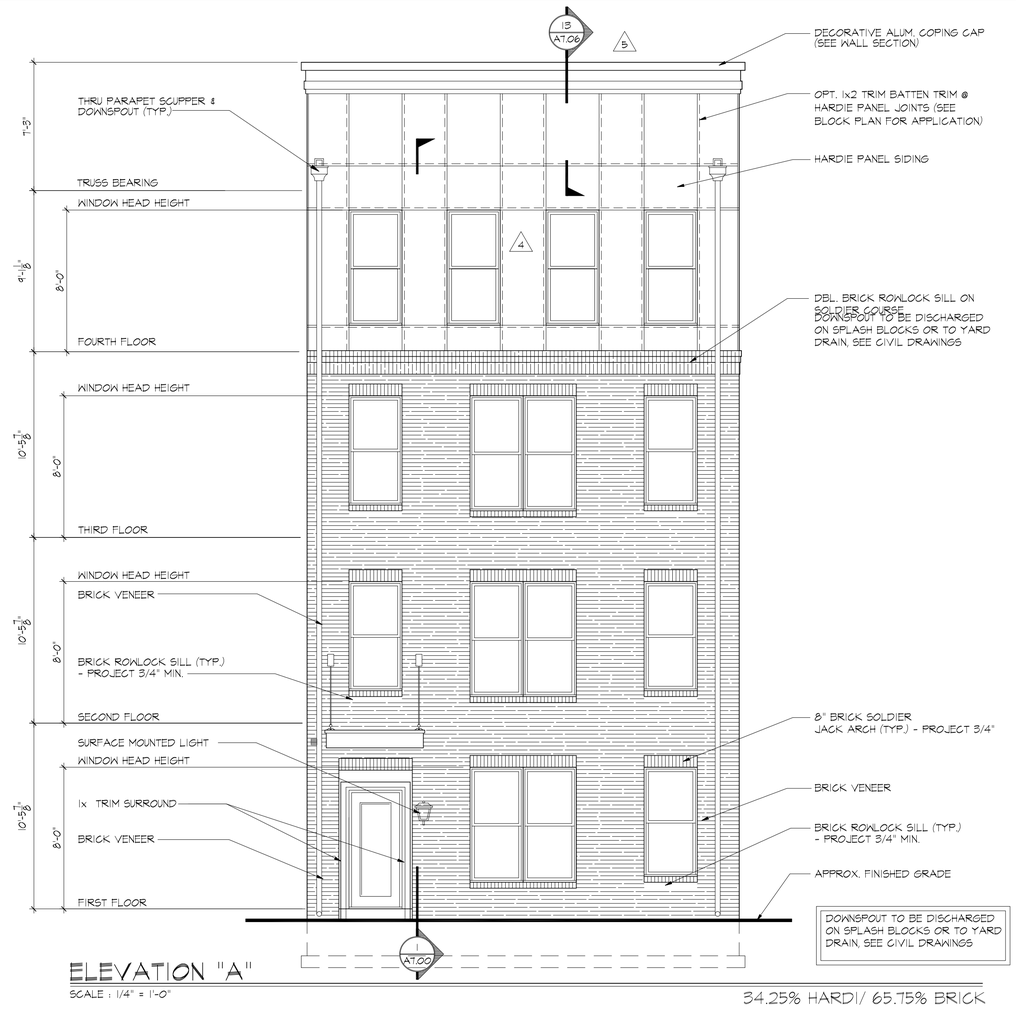
PARTIAL ELEVATION "A" W/ OPT. RAILING

SCALE : 1/4" = 1'-0" (OPT. #103145) 3



PARTIAL ELEVATION "A" @ OPT. TERRACE W/ OPT. RAILING

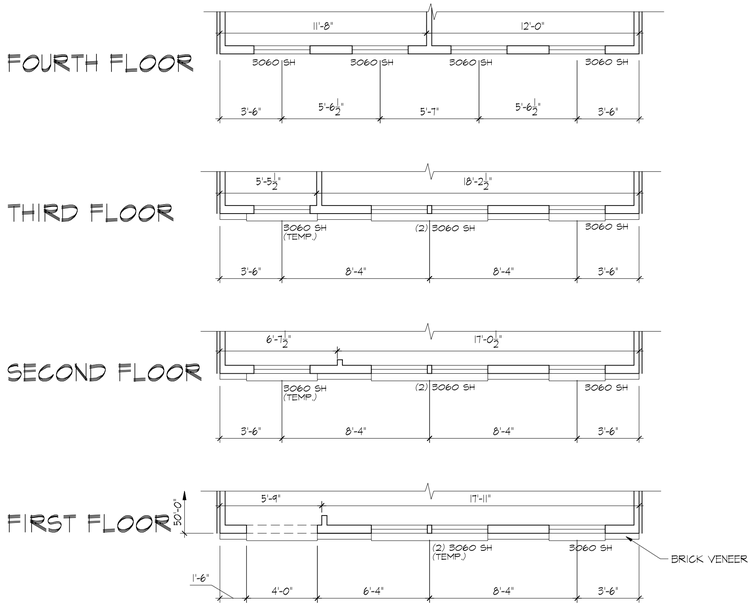
SCALE : 1/4" = 1'-0" (OPT. #8160 & #103145) 3

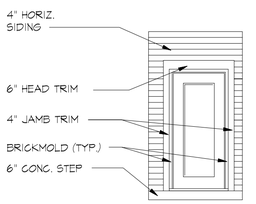


ELEVATION "A"

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

34.25% HARDI/ 65.75% BRICK





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
4 05/21/2021
5 07/14/2021
6 09/16/2021

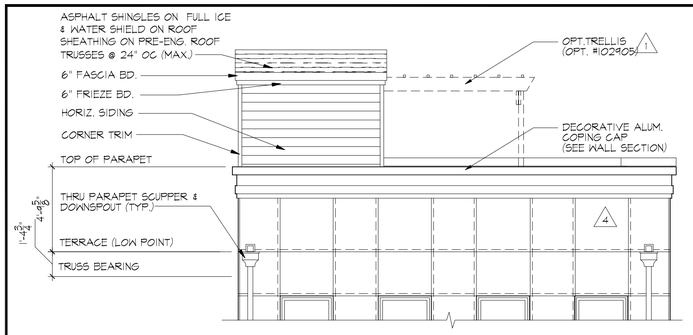
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION A

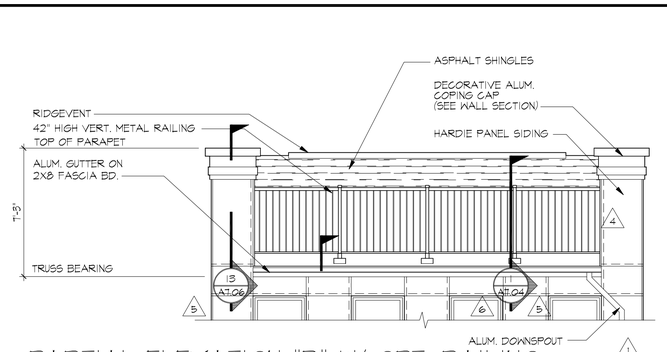
SHEET # A4.00

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



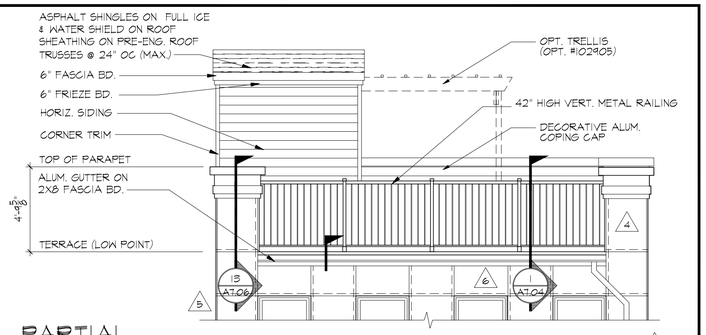
PARTIAL ELEVATION "B" @ OPT. TERRACE

SCALE : 1/4" = 1'-0" (OPT. #8160)



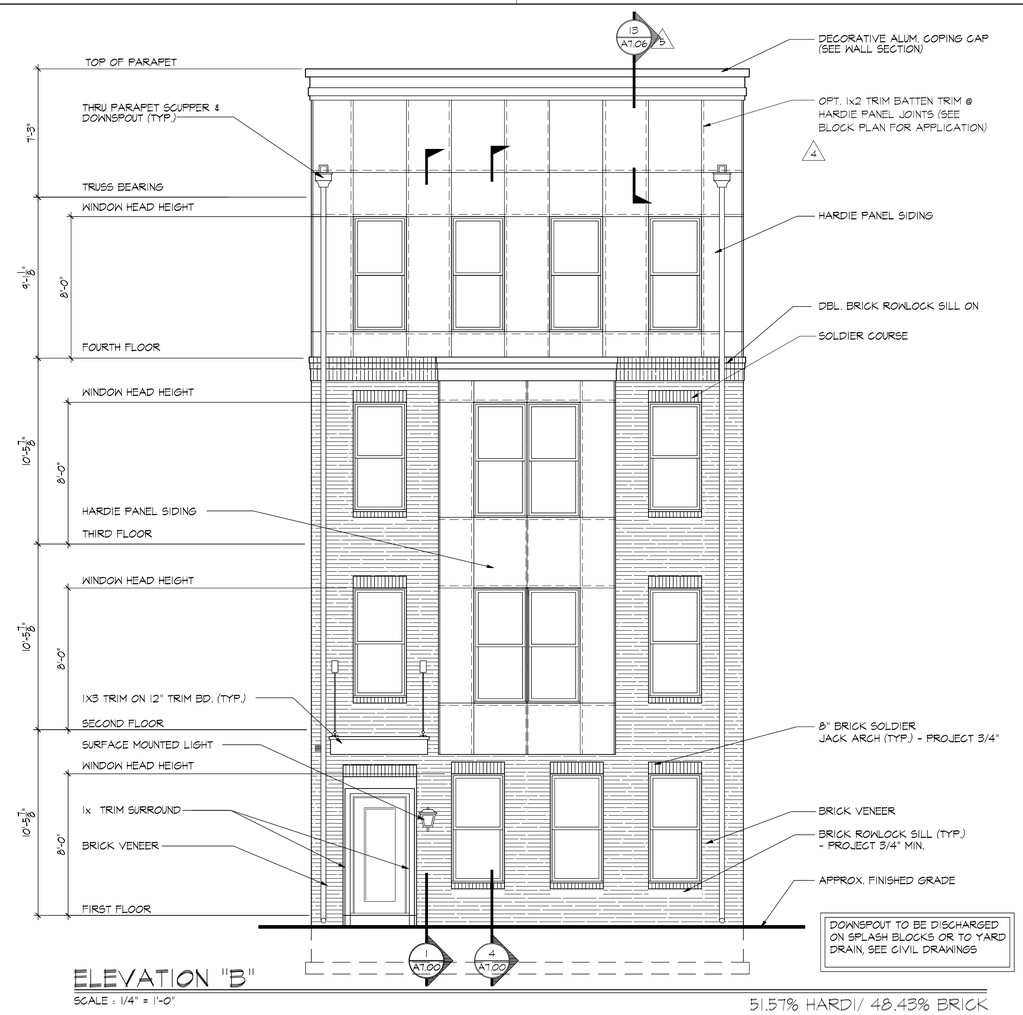
PARTIAL ELEVATION "B" W/ OPT. RAILING

SCALE : 1/4" = 1'-0" (OPT. #103145)



PARTIAL ELEVATION "B" @ OPT. TERRACE W/ OPT. RAILING

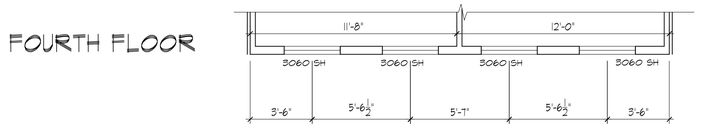
SCALE : 1/4" = 1'-0" (OPT. #8160 & #103145)

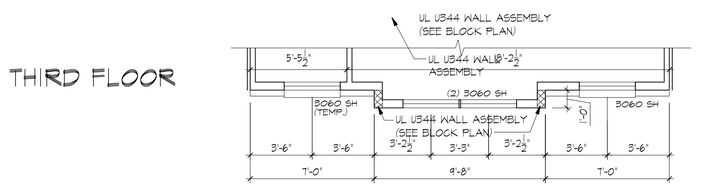


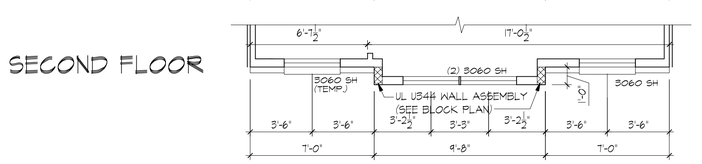
ELEVATION "B"

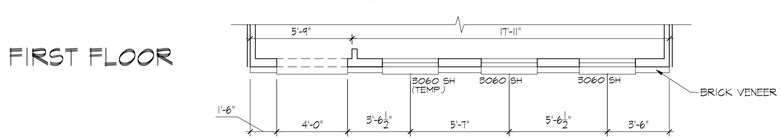
SCALE : 1/4" = 1'-0"

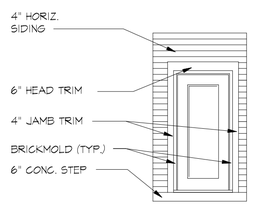
51.57% HARDI/ 48.43% BRICK











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

1	10/29/2020
3	03/18/2021
4	05/21/2021
5	07/14/2021
6	09/16/2021

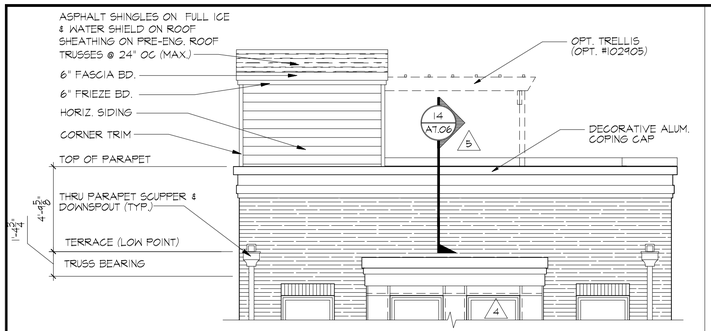
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

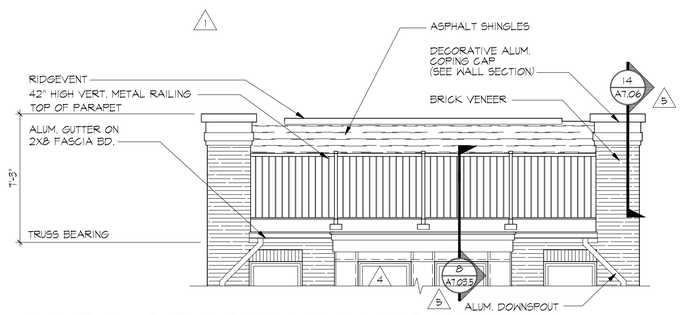
DRAWING DESCRIPTION: FRONT ELEVATION B

SHEET # A4.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

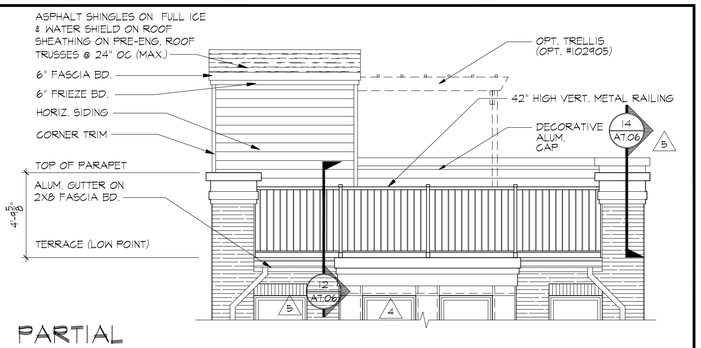


PARTIAL ELEVATION "C" @ OPT. TERRACE (OPT. #8160)



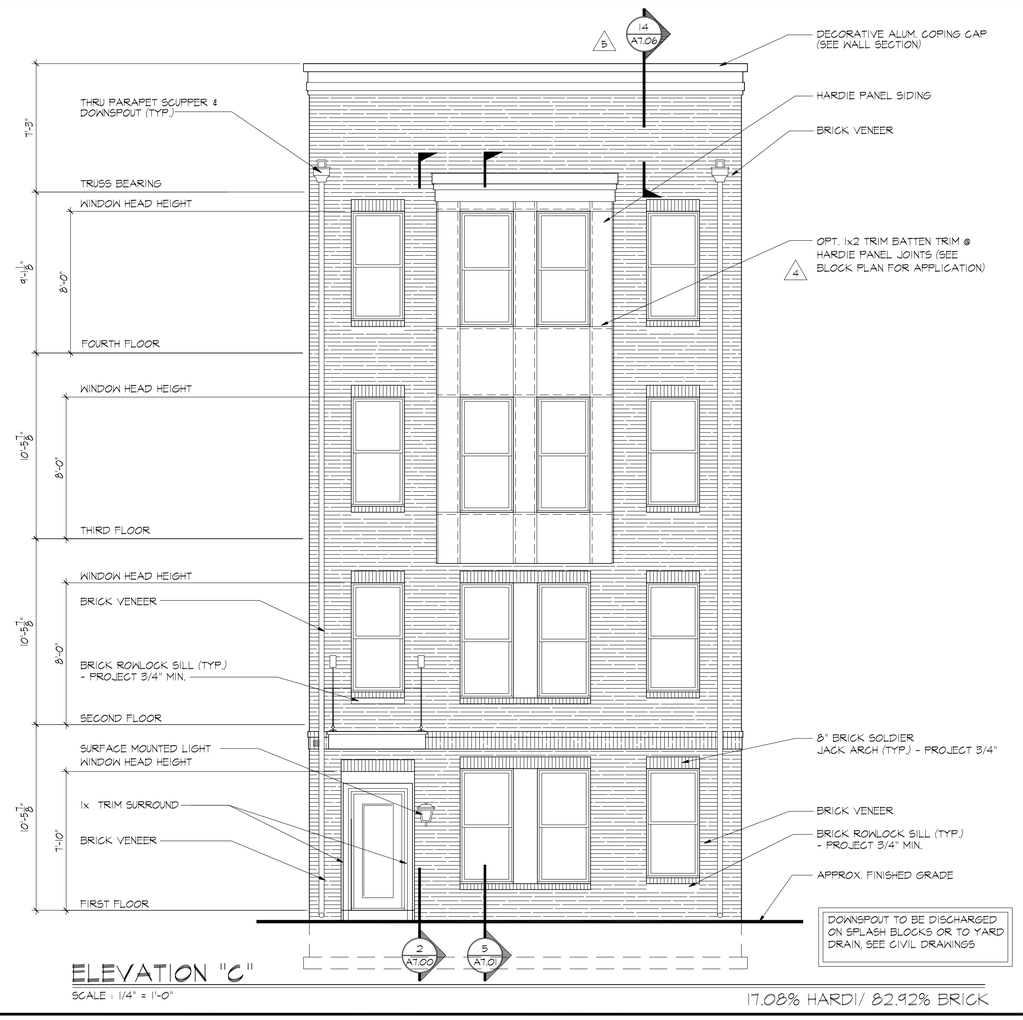
PARTIAL ELEVATION "C" W/ OPT. RAILING

SCALE : 1/4" = 1'-0" (OPT. #103145) 3



PARTIAL ELEVATION "C" @ OPT. TERRACE W/ OPT. RAILING

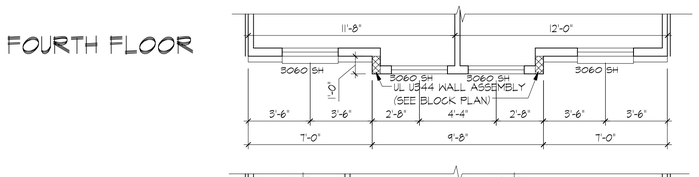
SCALE : 1/4" = 1'-0" (OPT. #8160 & #103145) 3

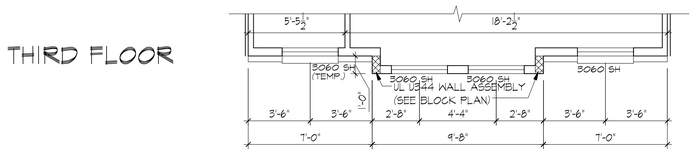


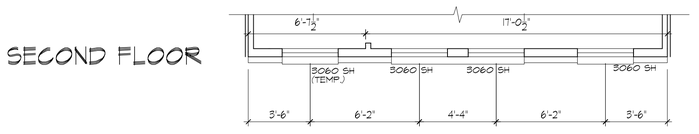
ELEVATION "C"

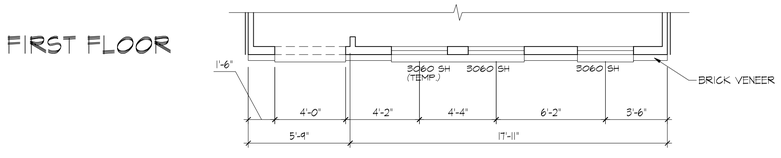
SCALE : 1/4" = 1'-0"

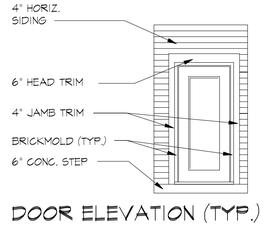
17.08% HARDI/ 82.92% BRICK











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKETANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
4 05/21/2021
5 07/14/2021

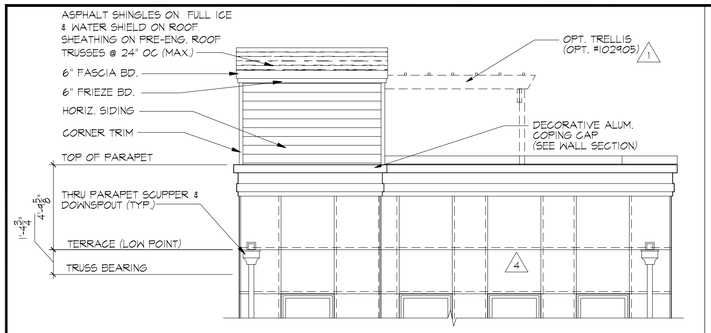
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION C

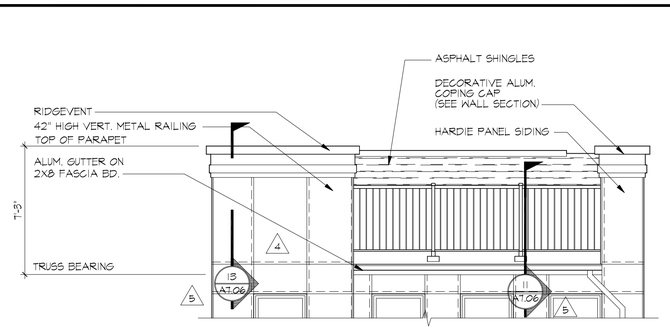
SHEET # A4.02

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



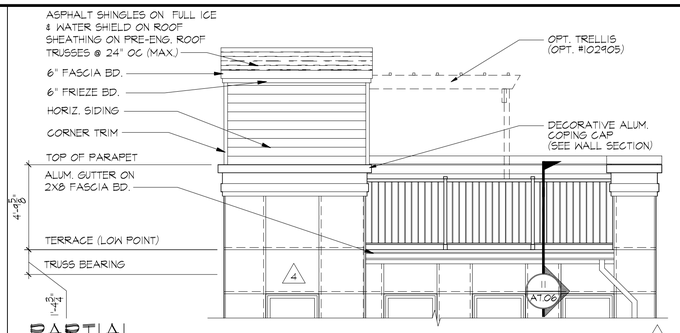
PARTIAL ELEVATION "D" @ OPT. TERRACE

SCALE : 1/4" = 1'-0" (OPT. #8160)



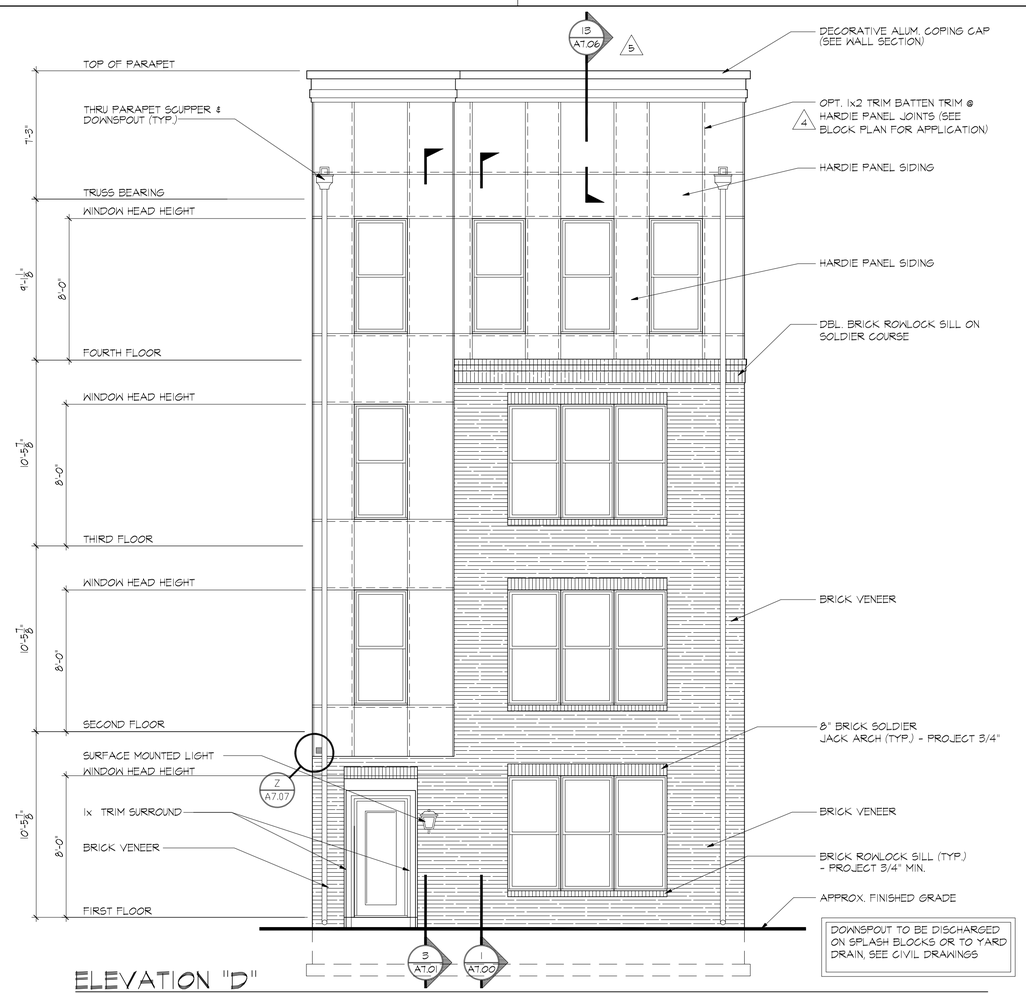
PARTIAL ELEVATION "D" W/ OPT. RAILING

SCALE : 1/4" = 1'-0" (OPT. #103145) 3



PARTIAL ELEVATION "D" @ OPT. TERRACE W/ OPT. RAILING

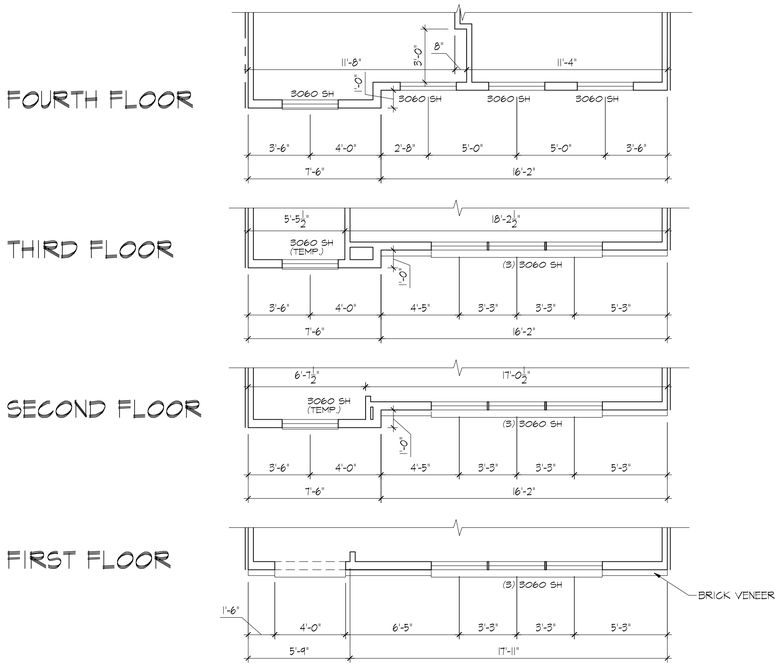
SCALE : 1/4" = 1'-0" (OPT. #8160 & #103145) 3

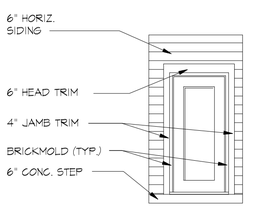


ELEVATION "D"

SCALE : 1/4" = 1'-0" 5 ELEV. "D" TO BE SITED ADJACENT TO A MIRRORED ELEV. "D" AT THE SAME SLAB ELEVATION ONLY

51.33% HARDI/ 48.67% BRICK





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
4 05/21/2021
5 07/14/2021

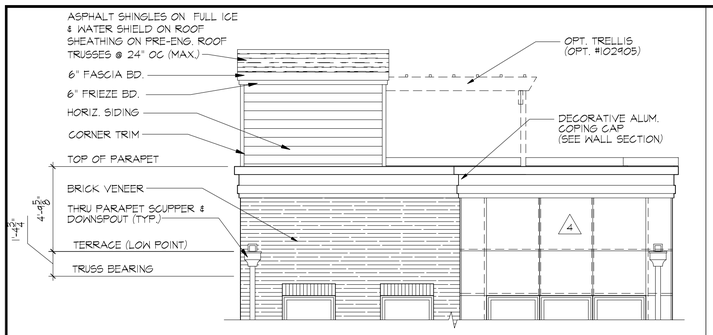
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION D

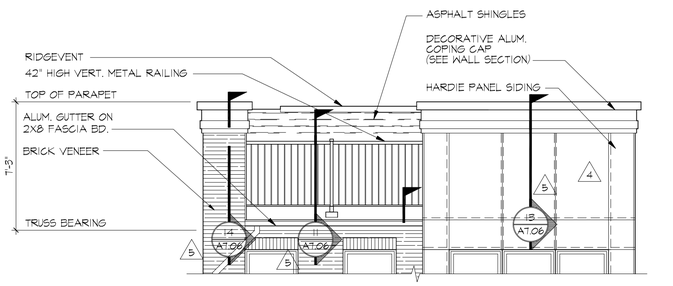
SHEET # A4.03

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



PARTIAL ELEVATION "E" @ OPT. TERRACE

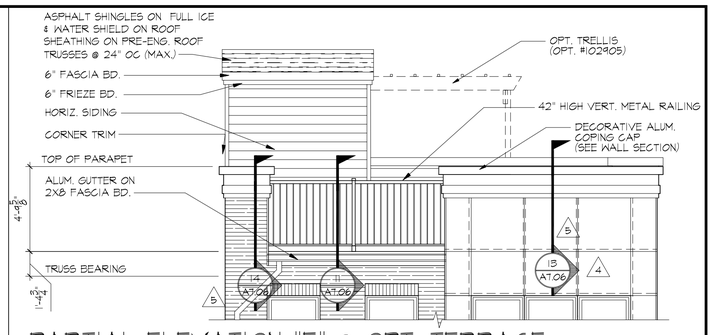
(OPT. #8160)



PARTIAL ELEVATION "E" W/ OPT. RAILING

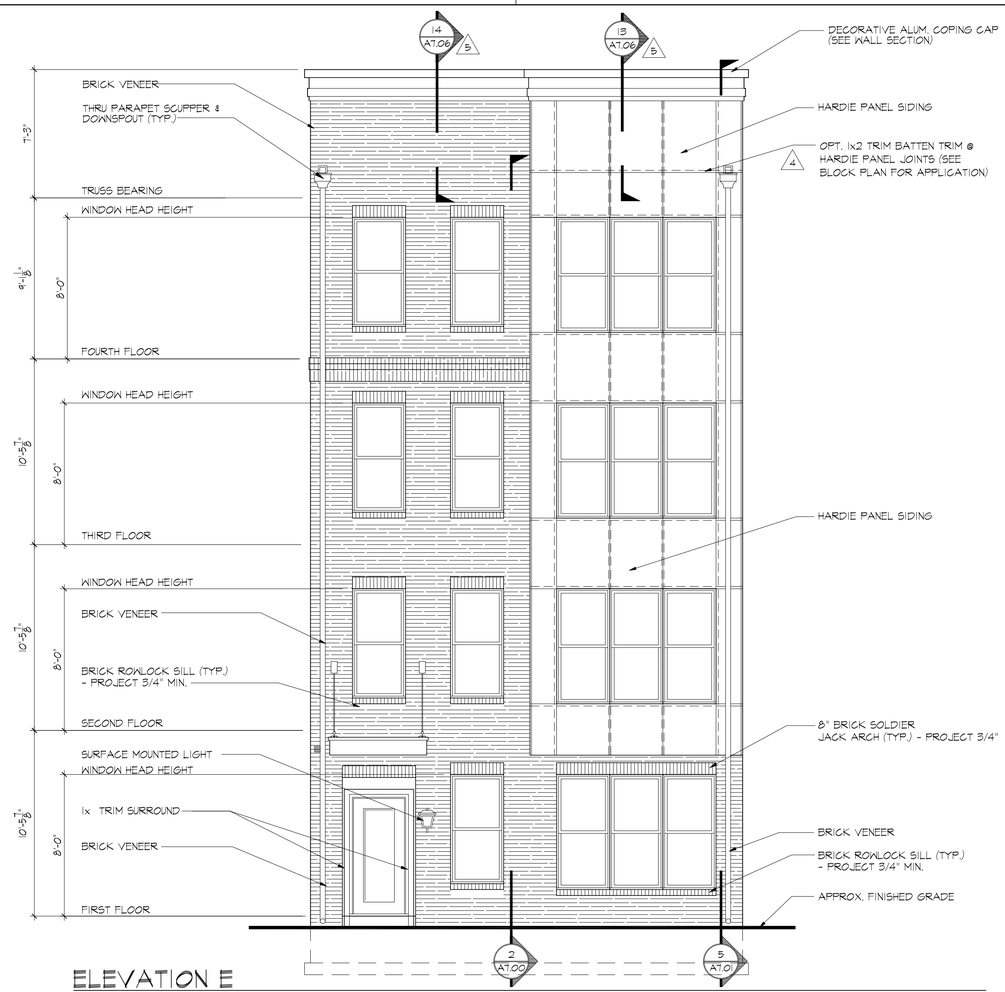
SCALE : 1/4" = 1'-0"

3 (OPT. #103145)



PARTIAL ELEVATION "E" @ OPT. TERRACE

3 (OPT. #8160 & #103145)

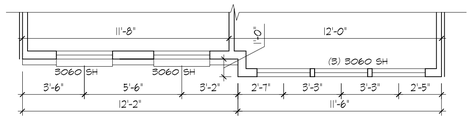


ELEVATION E

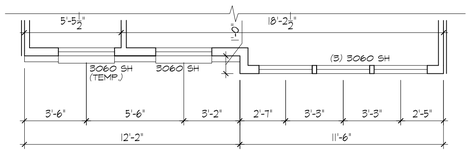
SCALE : 1/4" = 1'-0"

36.82% HARDI/ 63.18% BRICK

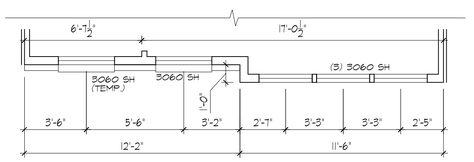
FOURTH FLOOR



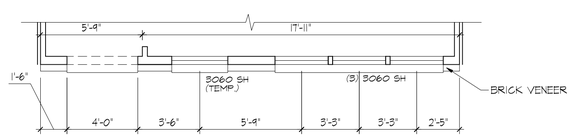
THIRD FLOOR

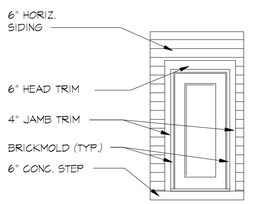


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
4 05/21/2021
5 07/14/2021

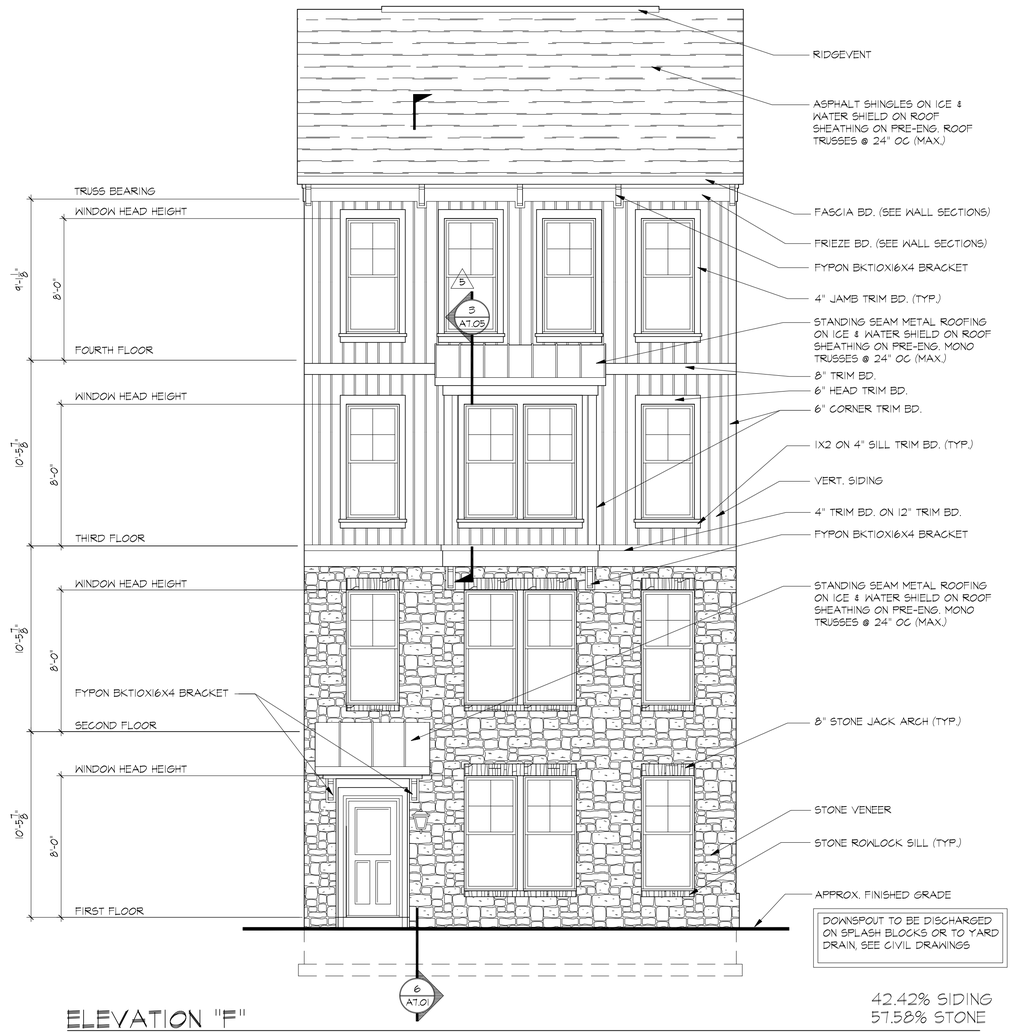
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION E

SHEET # A4.04

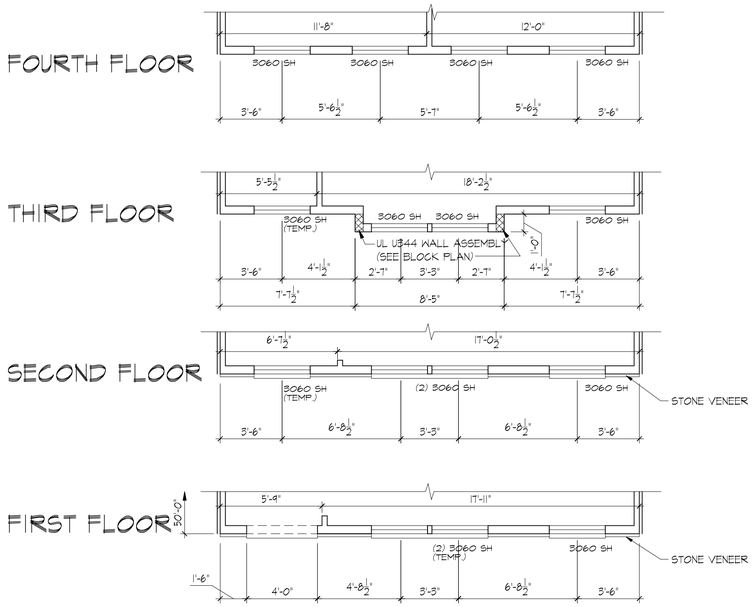
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

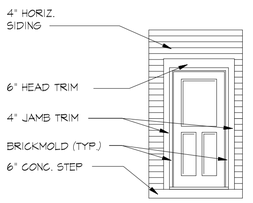


ELEVATION "F"

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

42.42% SIDING
57.58% STONE





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
5 07/14/2021

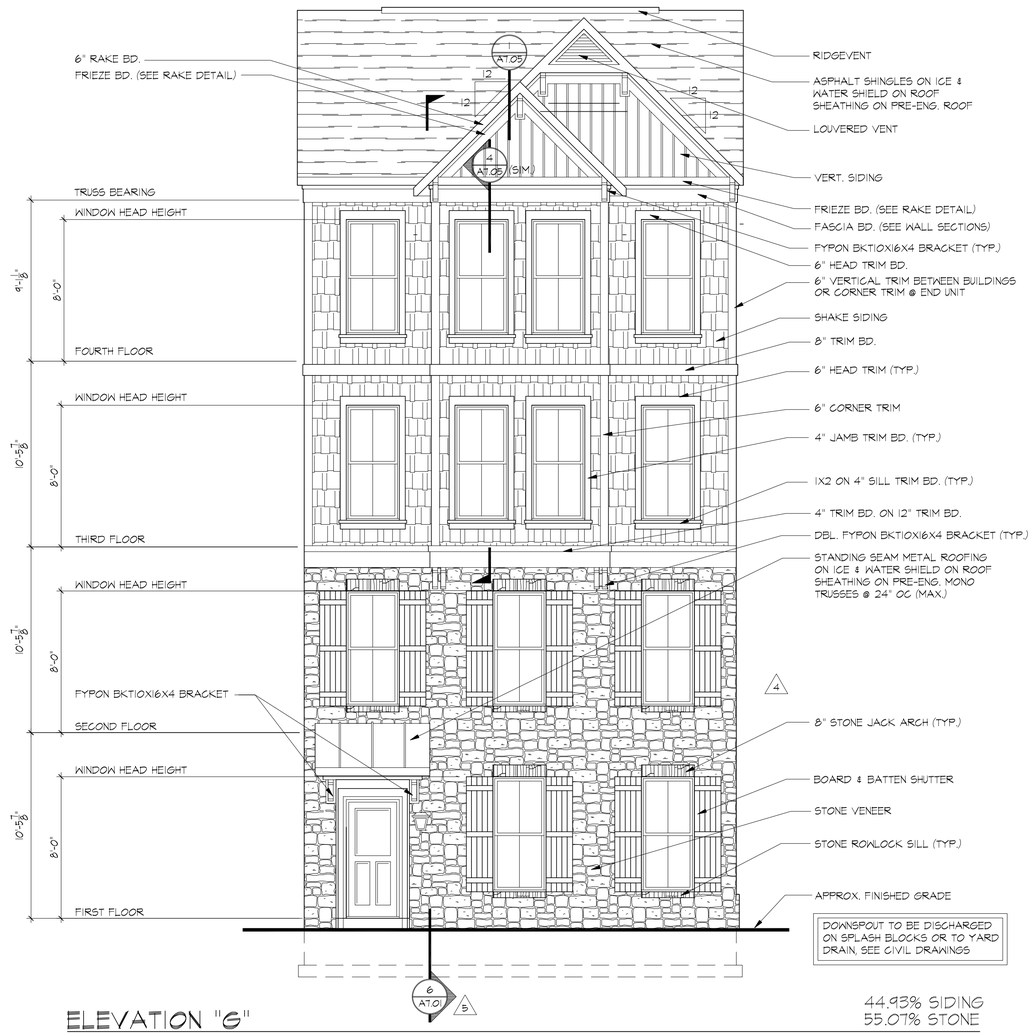
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION F

SHEET # A4.05

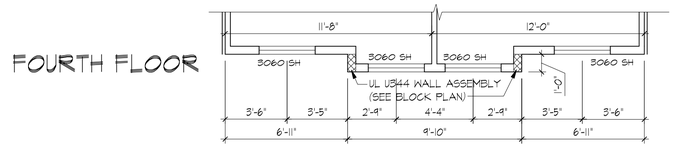
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

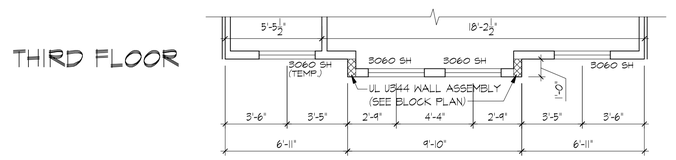


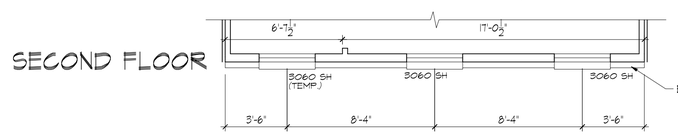
ELEVATION "6"

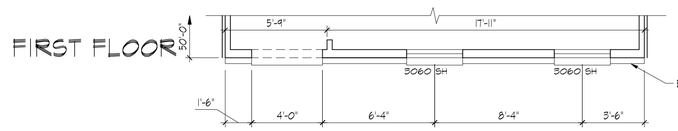
SCALE : 1/4" = 1'-0"

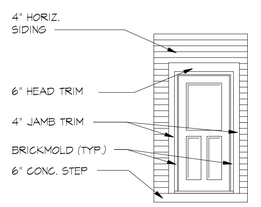
44.93% SIDING
55.07% STONE











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
4 05/21/2021
5 07/14/2021

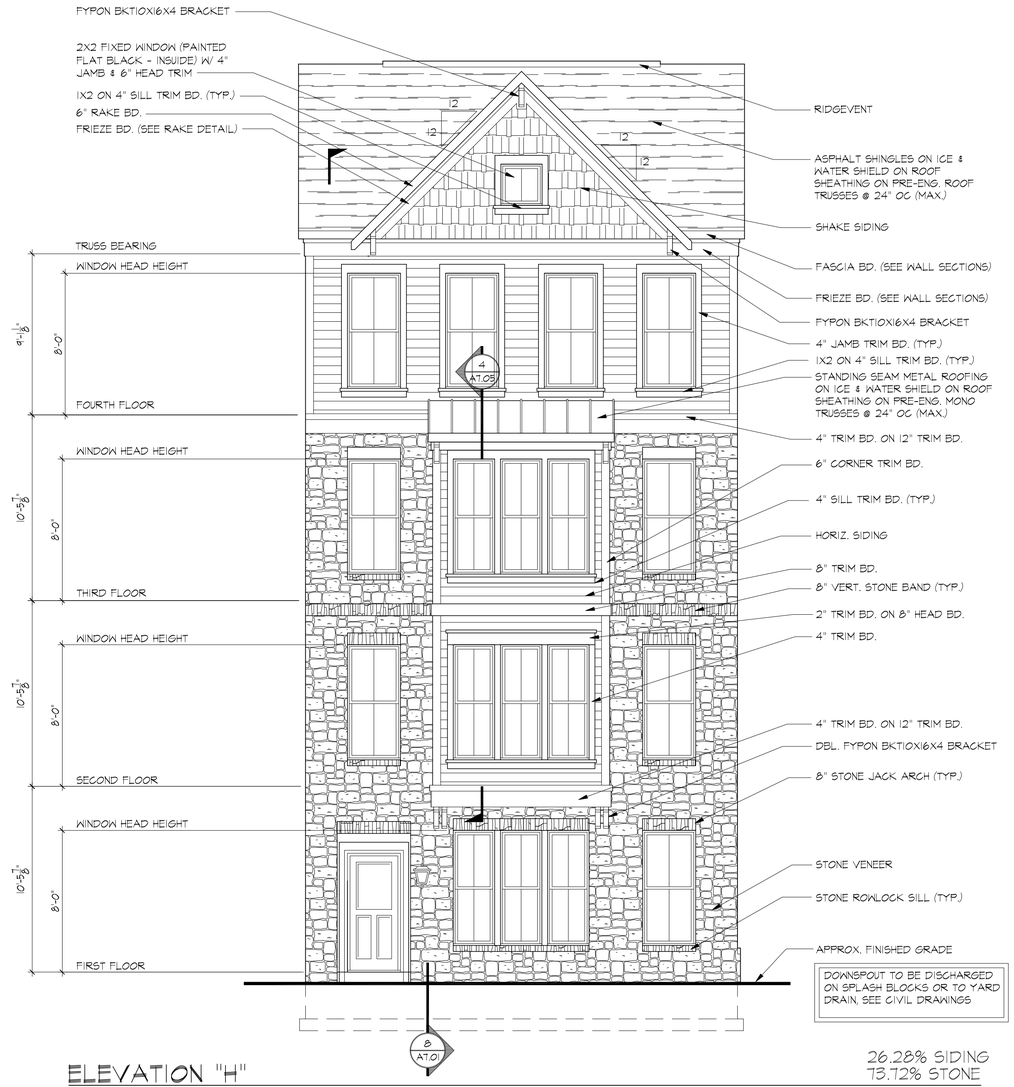
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION 6

SHEET # A4.06

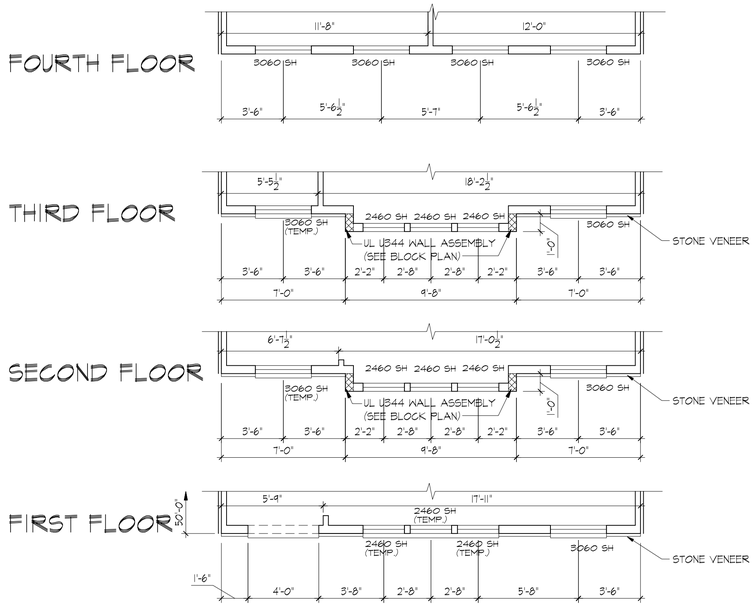
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

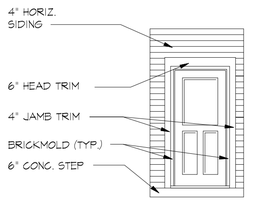


ELEVATION "H"

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

26.28% SIDING
73.72% STONE





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

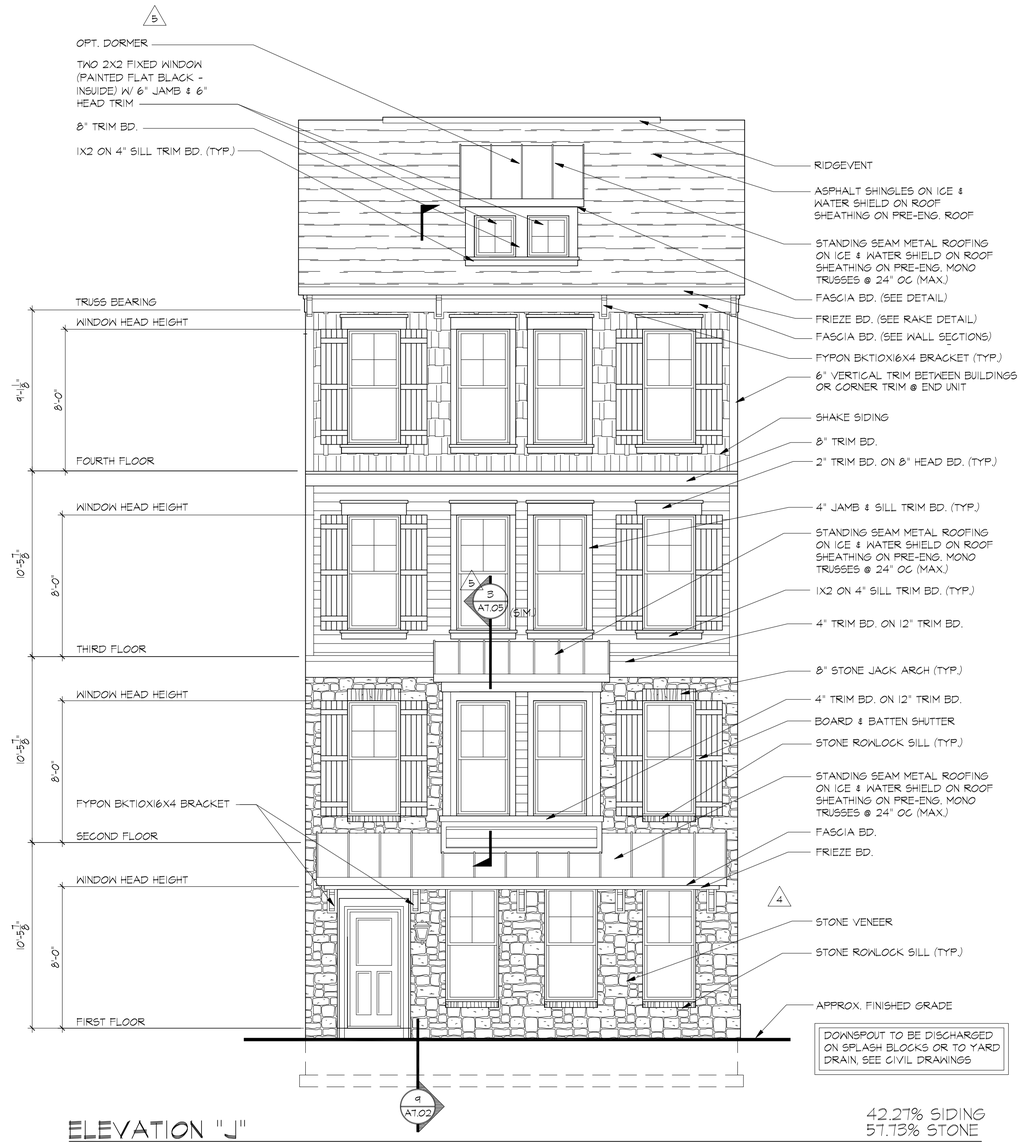
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION H

SHEET # A4.07

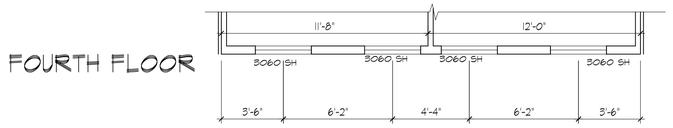
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

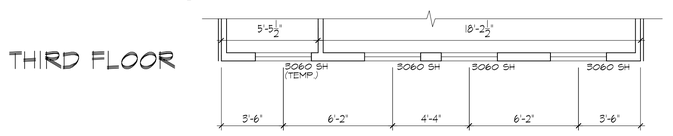


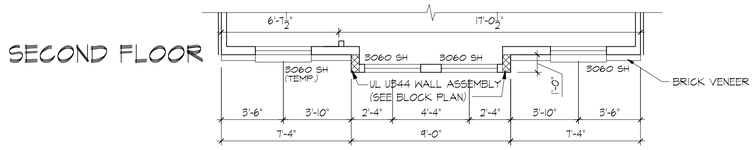
ELEVATION "J"

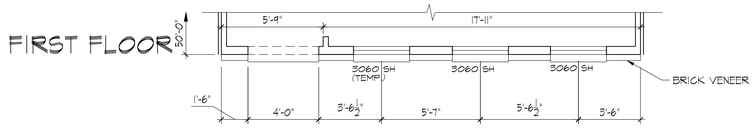
SCALE : 1/4" = 1'-0"

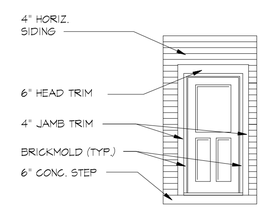
42.27% SIDING
57.73% STONE











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
4 05/21/2021
5 07/14/2021

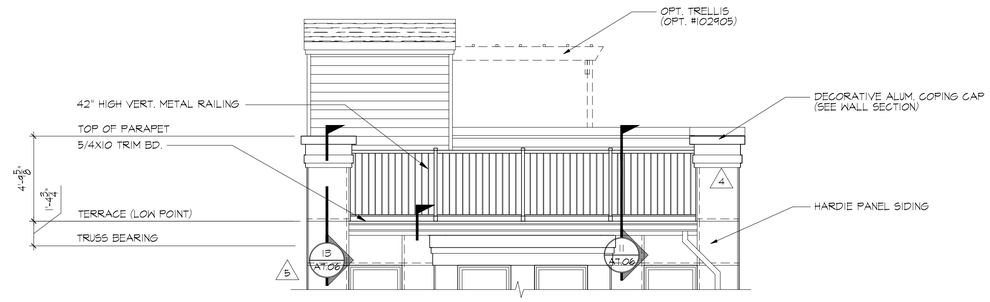
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

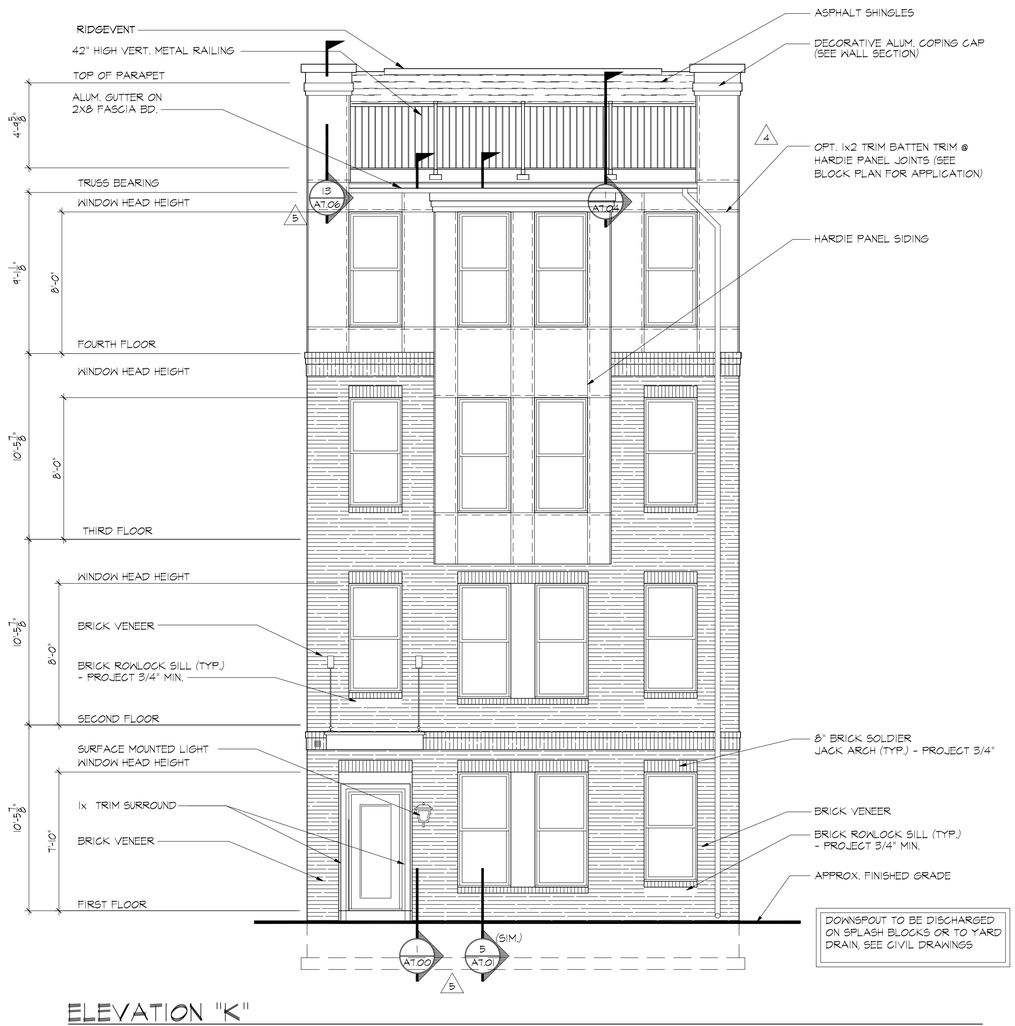
DRAWING DESCRIPTION: FRONT ELEVATION J

SHEET # A4.08

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



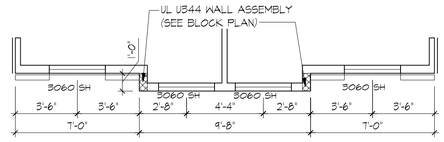
PARTIAL ELEVATION "K" @ OPT. TERRACE (OPT. #8160)



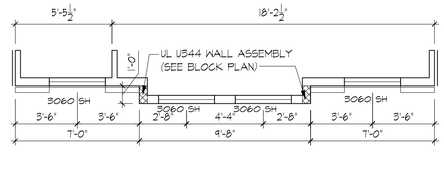
ELEVATION "K"

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

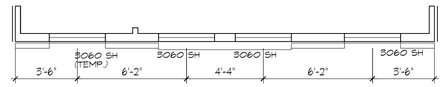
FOURTH FLOOR



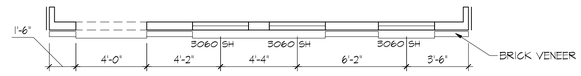
THIRD FLOOR

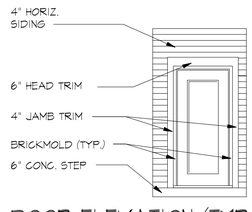


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
4 05/21/2021
5 07/14/2021

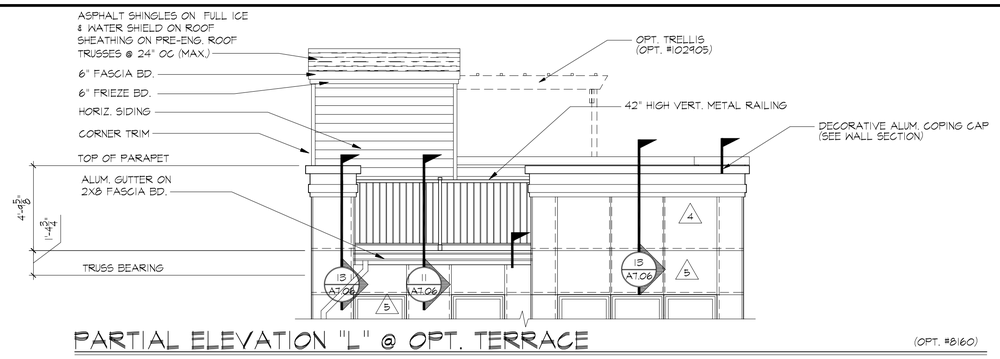
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

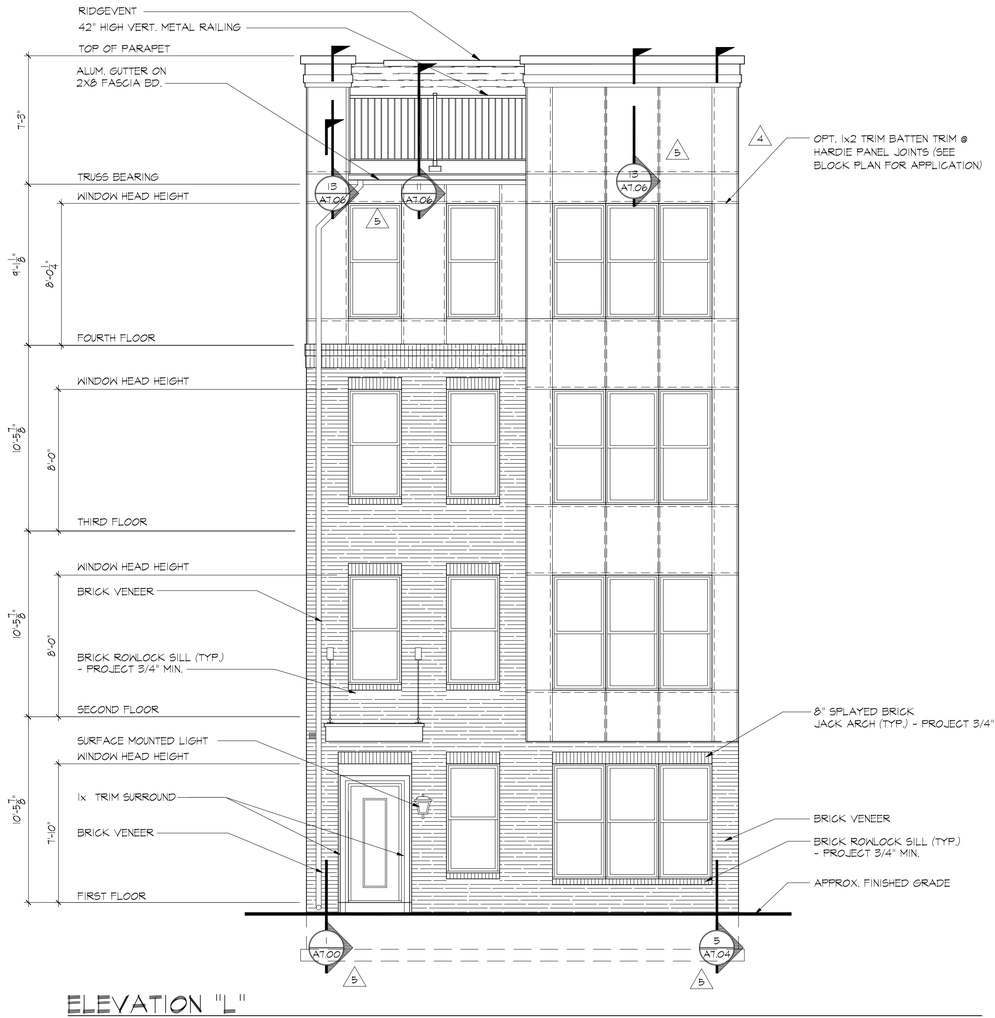
DRAWING DESCRIPTION: FRONT ELEVATION K

SHEET # A4.09

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



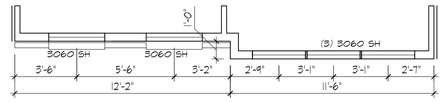
PARTIAL ELEVATION "L" @ OPT. TERRACE (OPT. #8160)



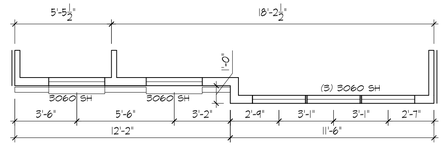
ELEVATION "L"

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

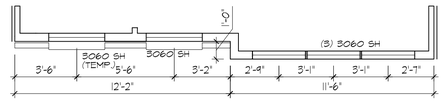
FOURTH FLOOR



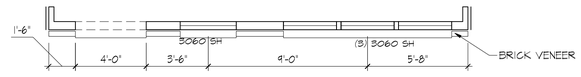
THIRD FLOOR

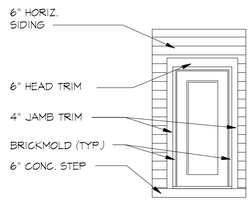


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

DOWNSPOUT TO BE DISCHARGED ON SPLASH BLOCKS OR TO YARD DRAIN, SEE CIVIL DRAWINGS

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
4 05/21/2021
5 07/14/2021

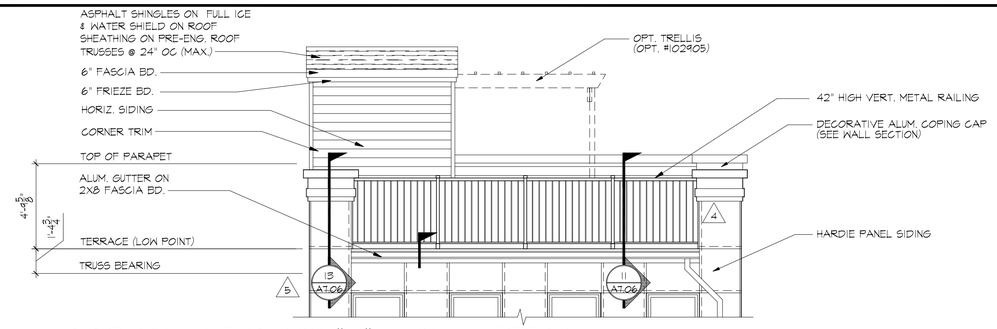
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

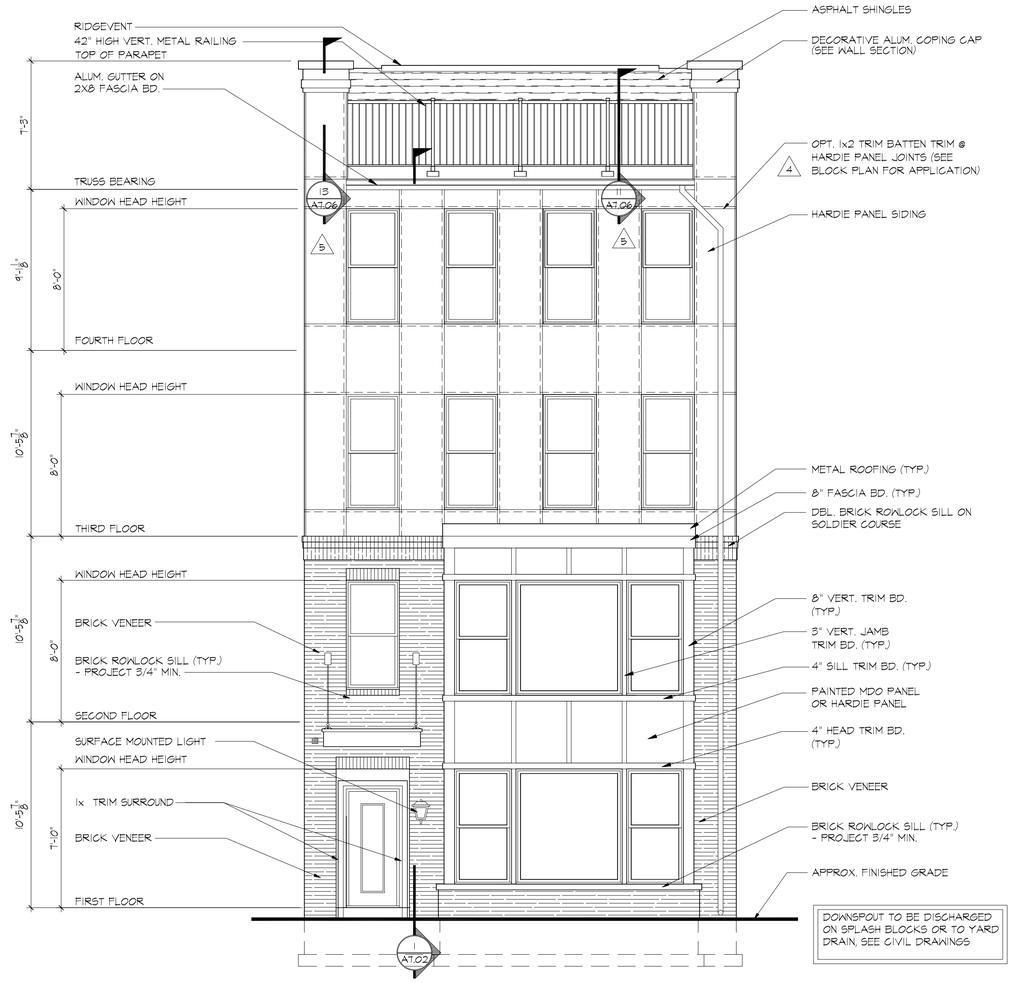
DRAWING DESCRIPTION: FRONT ELEVATION L

SHEET # A4.10

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



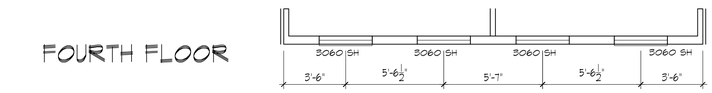
PARTIAL ELEVATION "M" @ OPT. TERRACE (OPT. #8160)

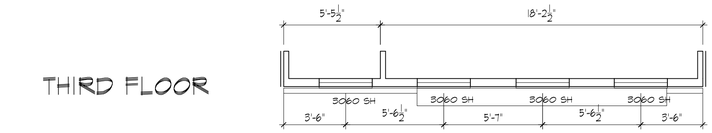


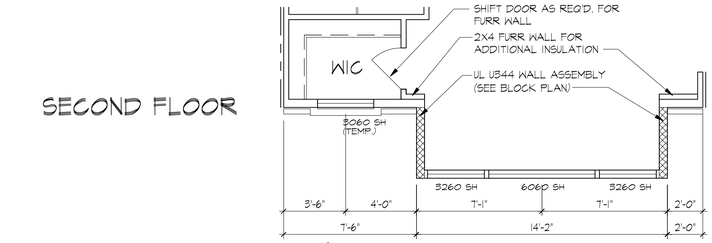
ELEVATION "M"

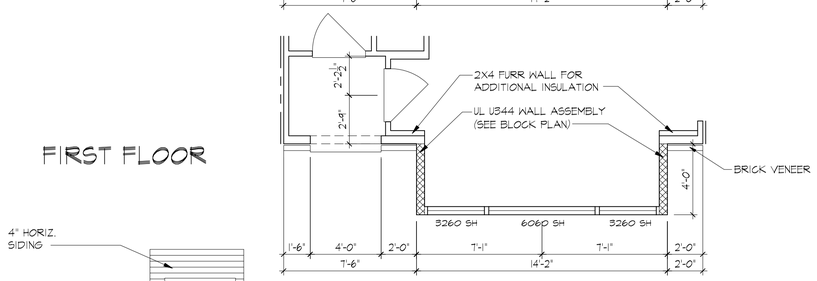
SCALE : 1/4" = 1'-0"

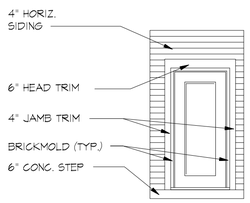
74.78% HARDIE
25.22% BRICK











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
4 05/21/2021
5 07/14/2021

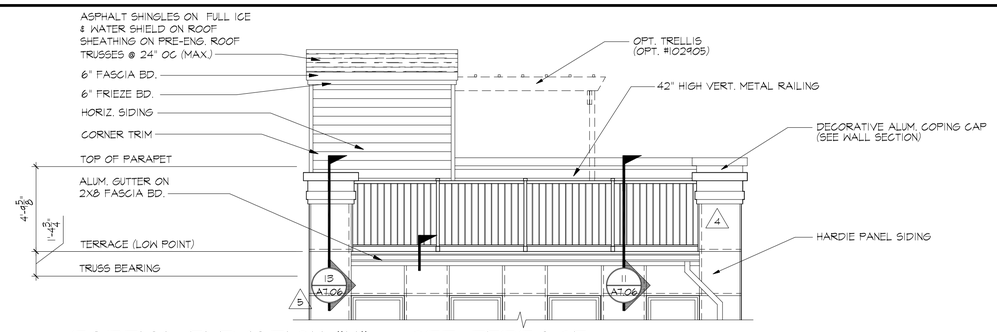
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

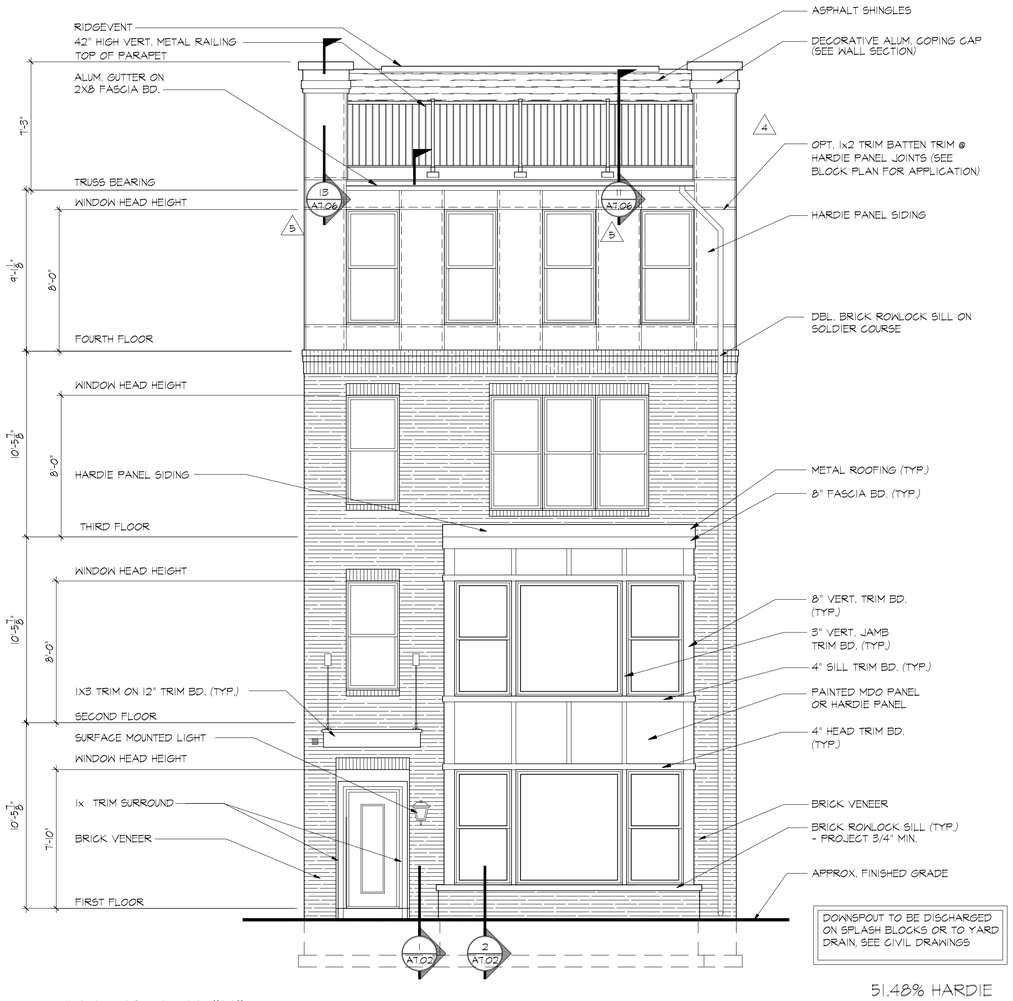
DRAWING DESCRIPTION: FRONT ELEVATION M

SHEET # A4.11

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



PARTIAL ELEVATION "N" @ OPT. TERRACE (OPT. #8160)

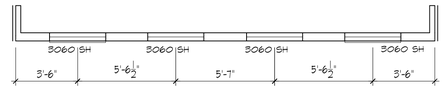


ELEVATION "N"

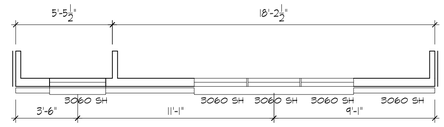
SCALE : 1/4" = 1'-0"

51.48% HARDIE
48.52% BRICK

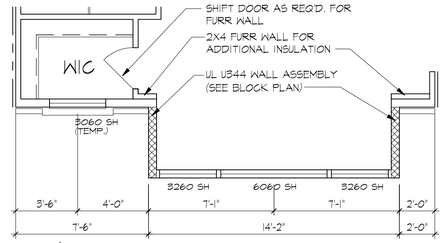
FOURTH FLOOR



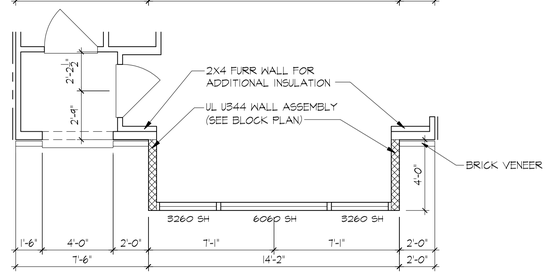
THIRD FLOOR

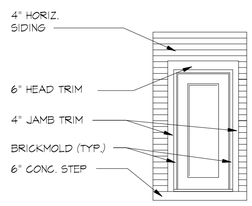


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
4 05/21/2021
5 07/14/2021

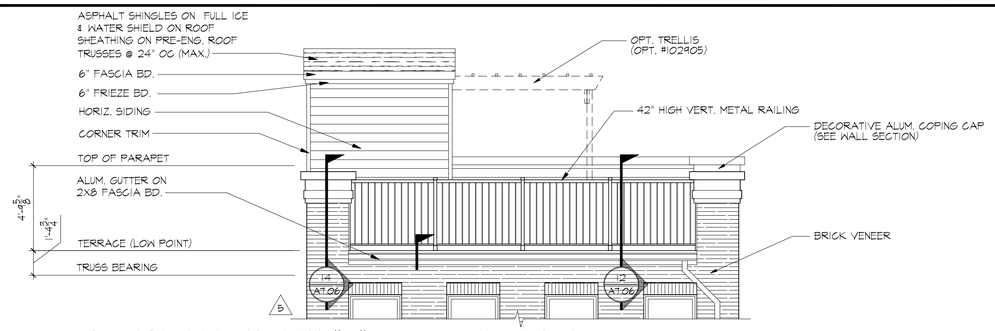
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

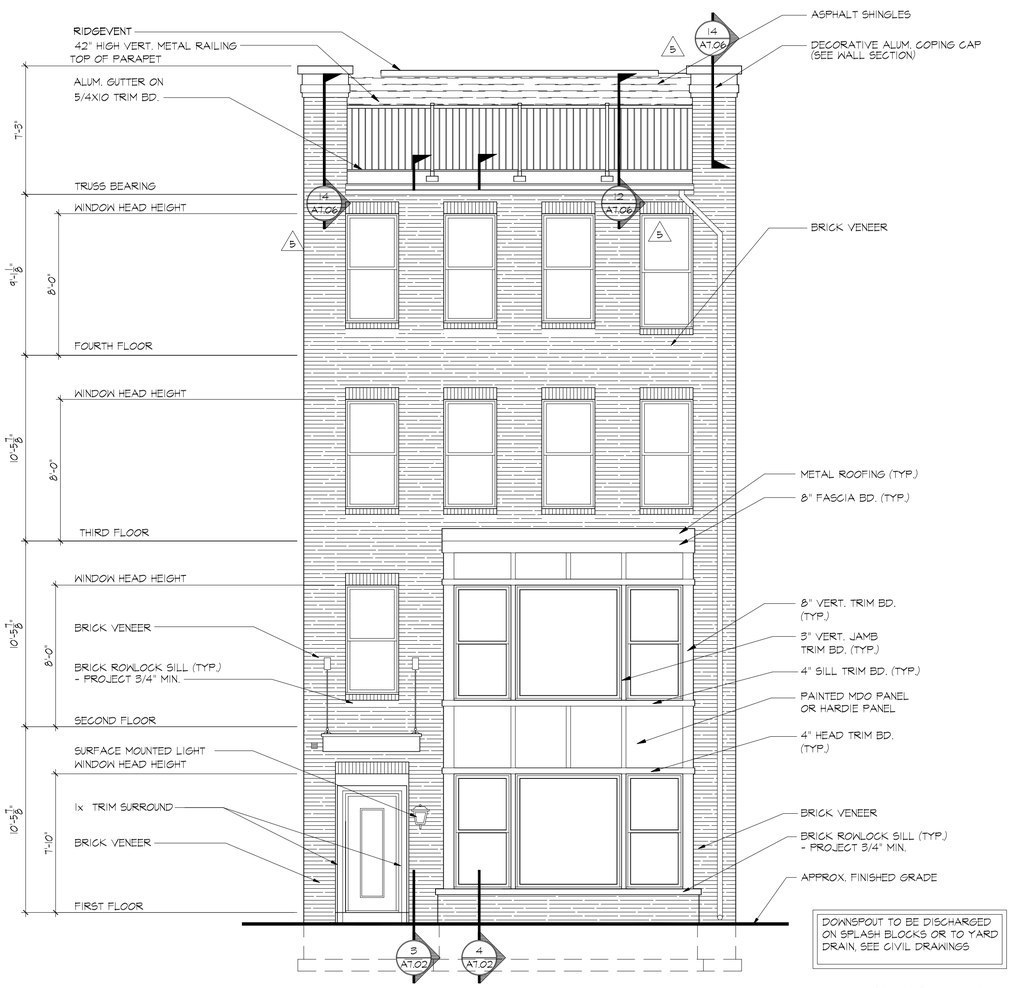
DRAWING DESCRIPTION: FRONT ELEVATION N

SHEET # A4.12

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



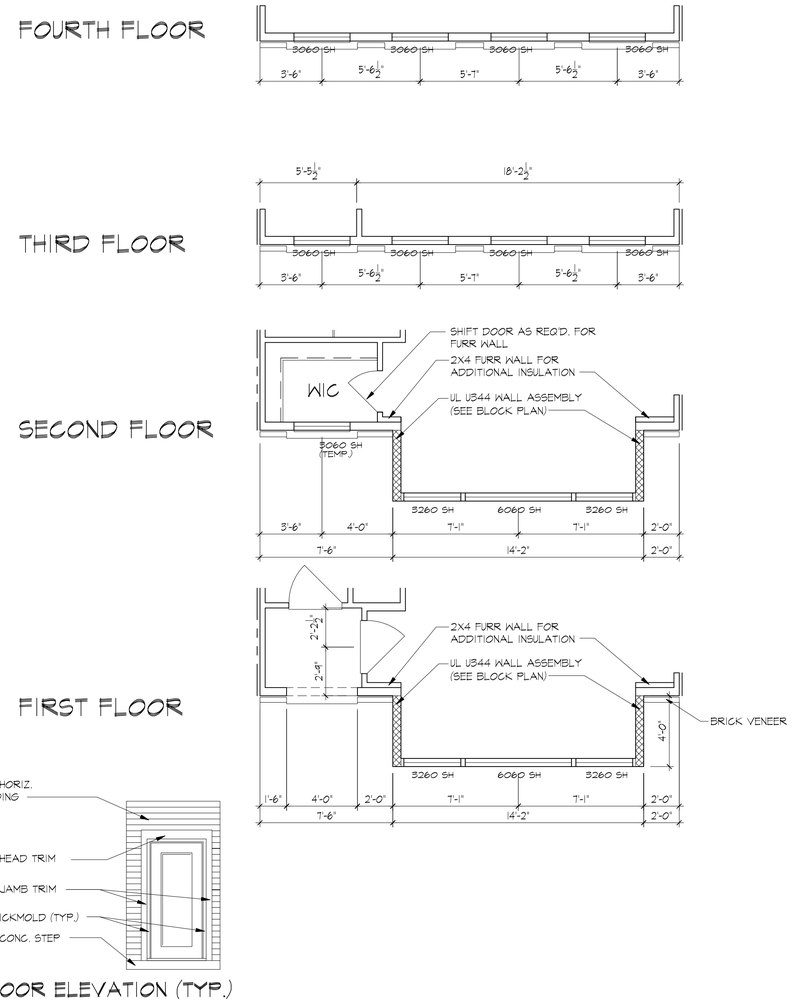
PARTIAL ELEVATION "P" @ OPT. TERRACE (OPT. #8160)

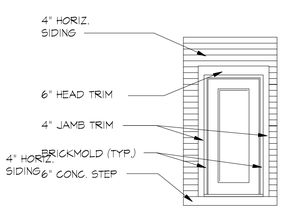


ELEVATION "P"

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

32.09% HARDIE
67.91% BRICK





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
5 07/14/2021

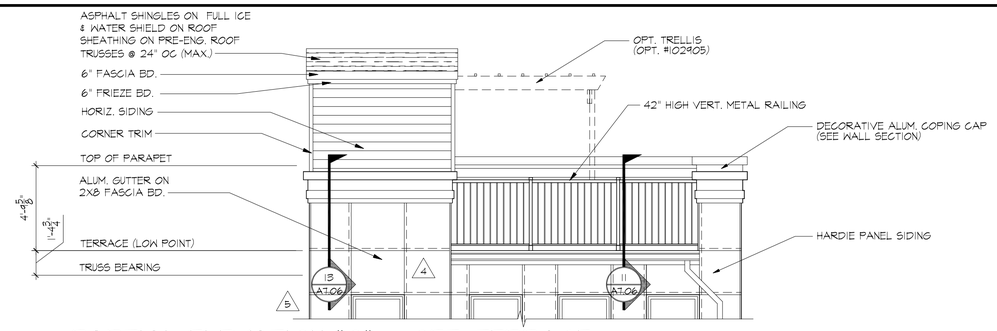
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

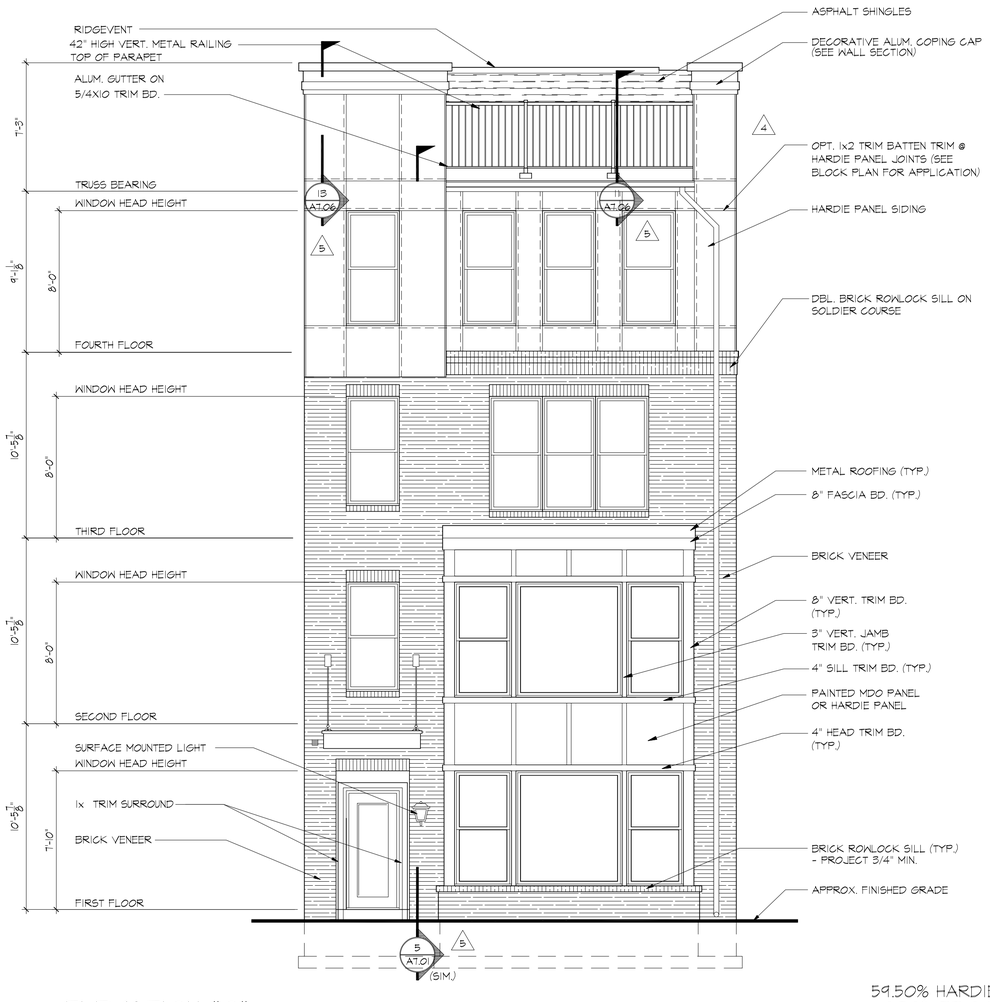
DRAWING DESCRIPTION: FRONT ELEVATION P

SHEET # A4.13

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



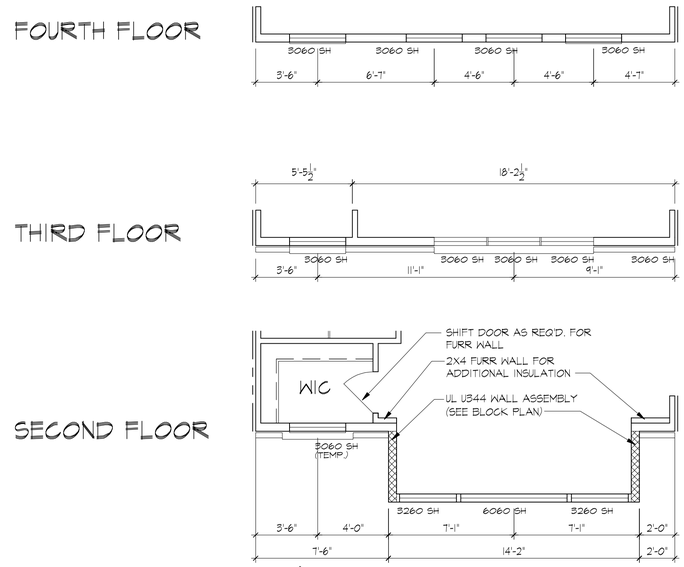
PARTIAL ELEVATION "Q" @ OPT. TERRACE (OPT. #8160)

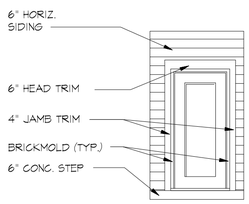


ELEVATION "Q"

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

59.50% HARDIE
40.50% BRICK





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):
1 10/29/2020
4 05/21/2021
5 07/14/2021

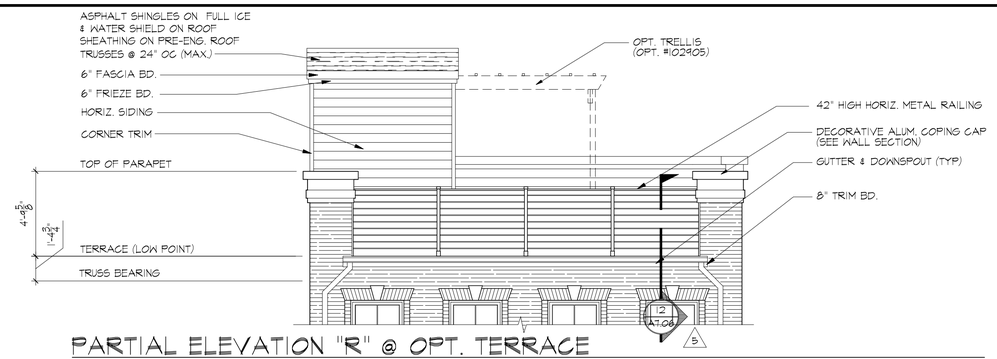
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

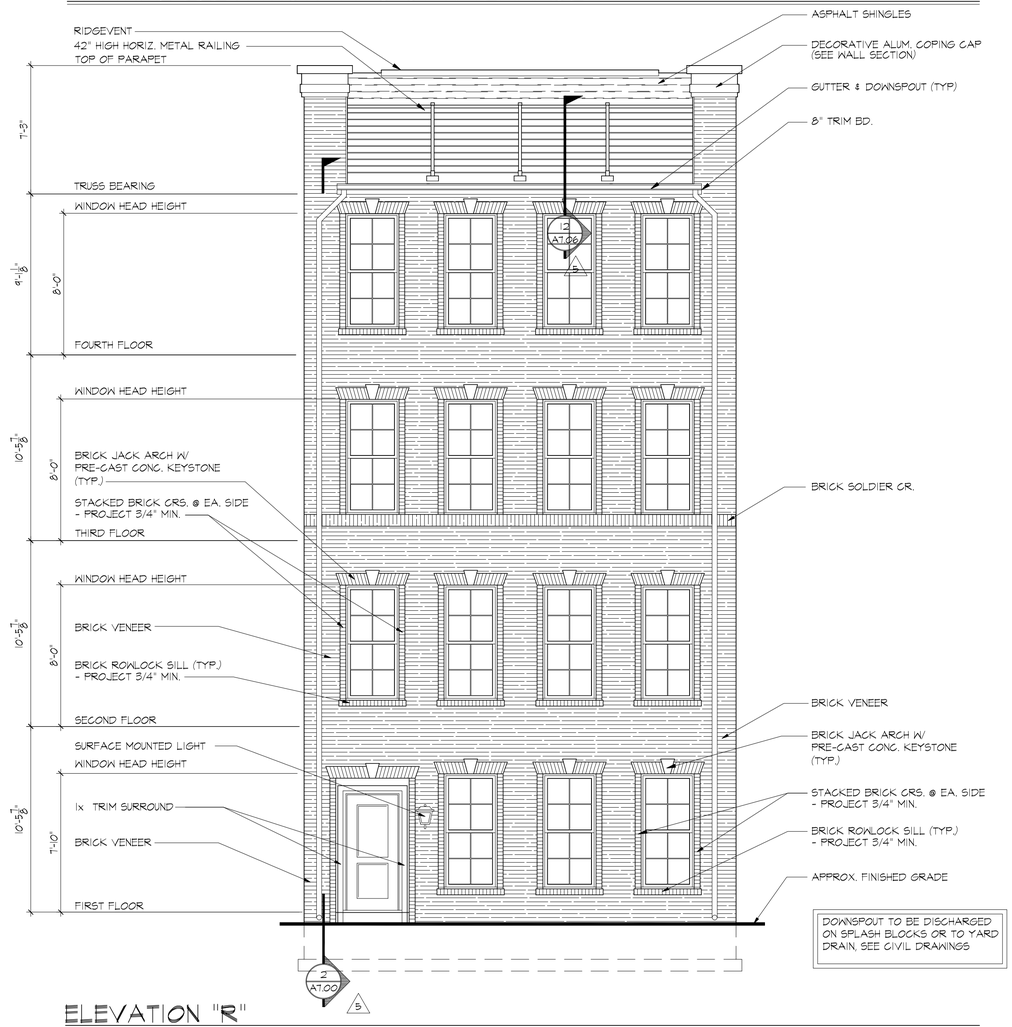
DRAWING DESCRIPTION: FRONT ELEVATION Q

SHEET # A4.14

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

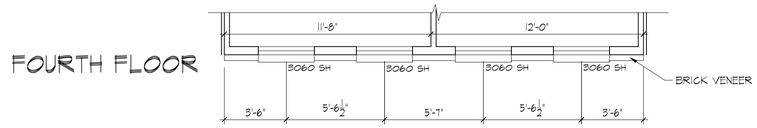


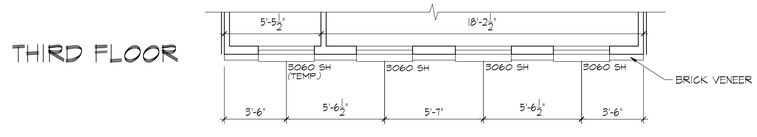
PARTIAL ELEVATION "R" @ OPT. TERRACE

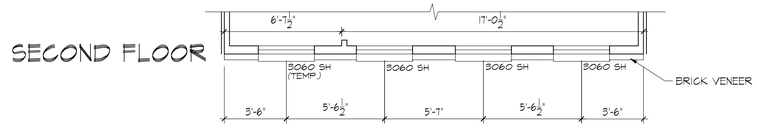


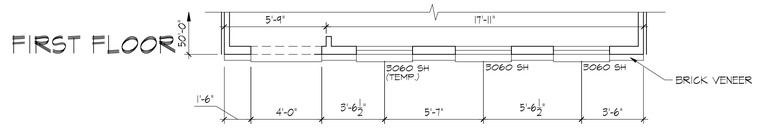
ELEVATION "R"

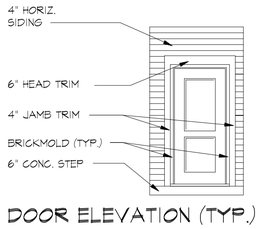
SCALE : 1/4" = 1'-0"











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

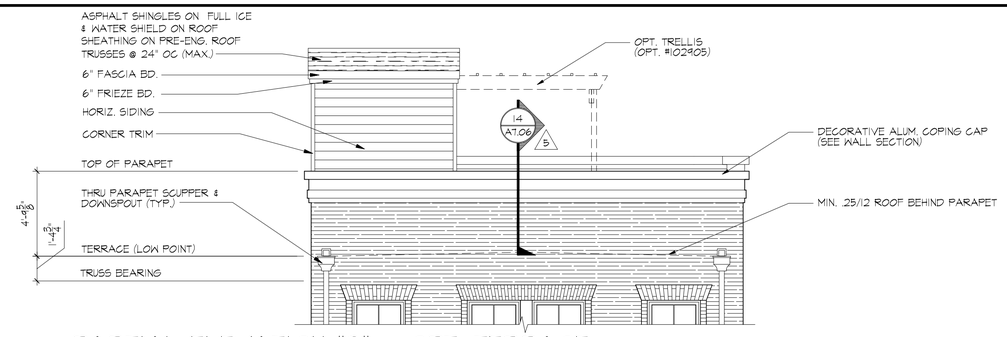
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

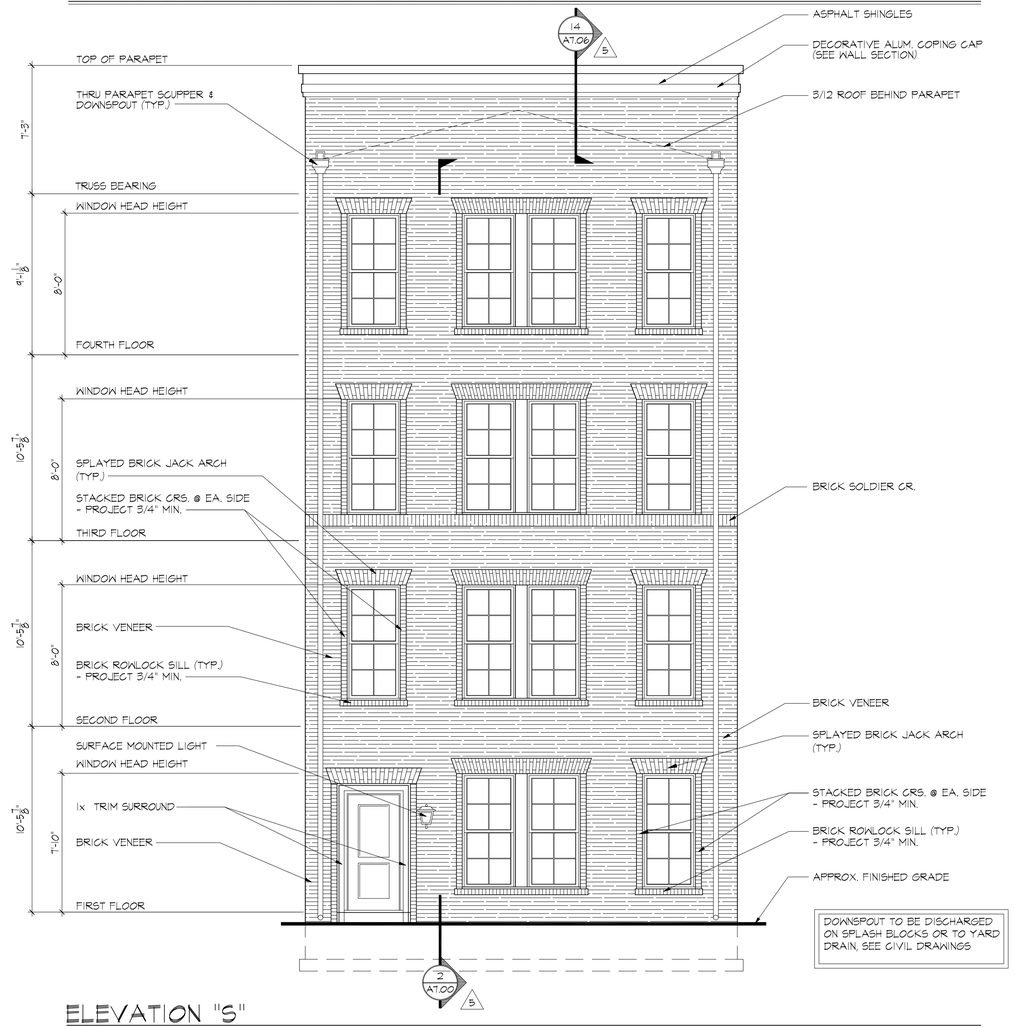
DRAWING DESCRIPTION: FRONT ELEVATION R

SHEET # A4.15

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

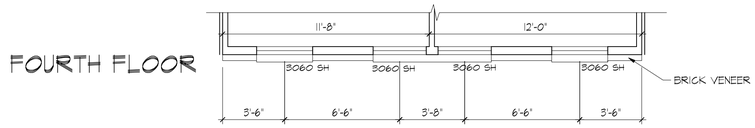


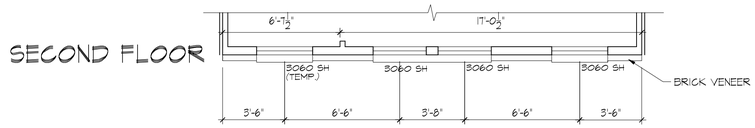
PARTIAL ELEVATION "S" @ OPT. TERRACE

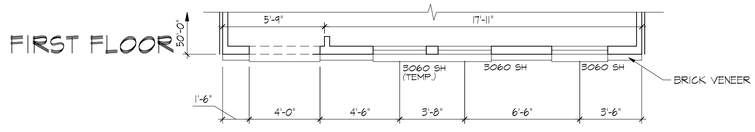


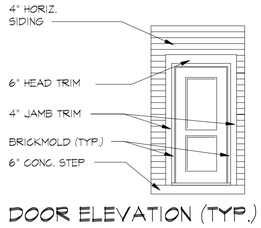
ELEVATION "S"

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









DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

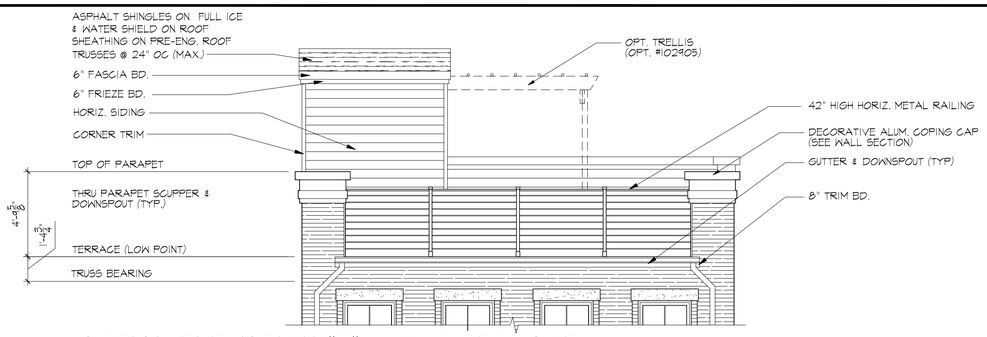
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

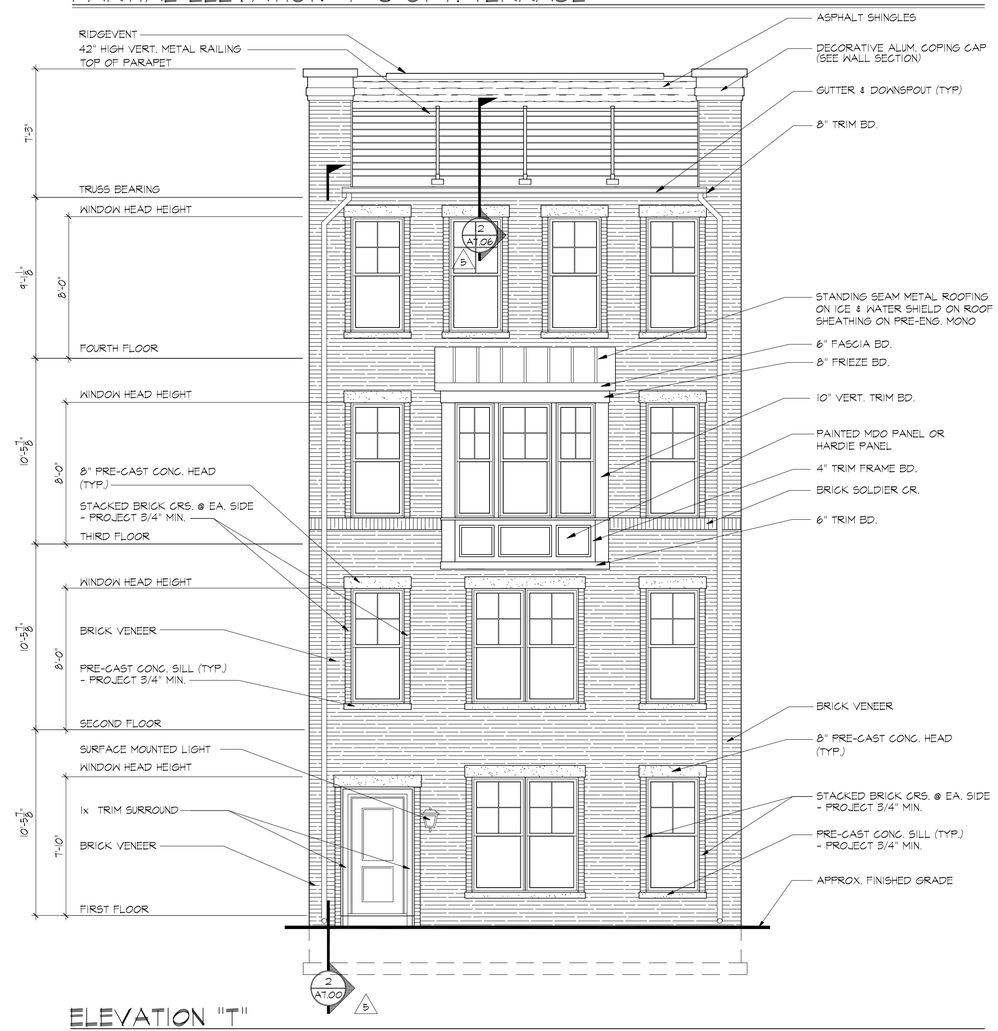
DRAWING DESCRIPTION: FRONT ELEVATION S

SHEET # A4.16 (3)

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

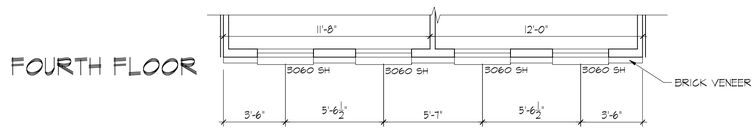


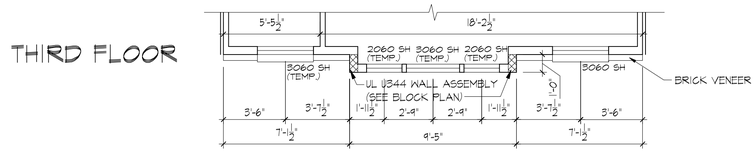
PARTIAL ELEVATION "T" @ OPT. TERRACE

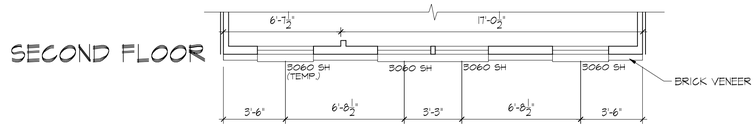


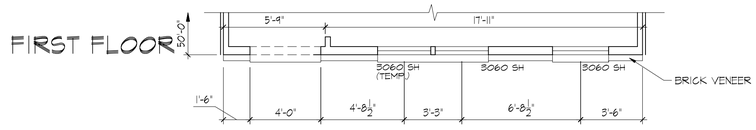
ELEVATION "T"

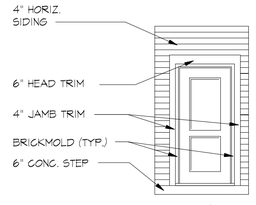
SCALE : 1/4" = 1'-0"











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

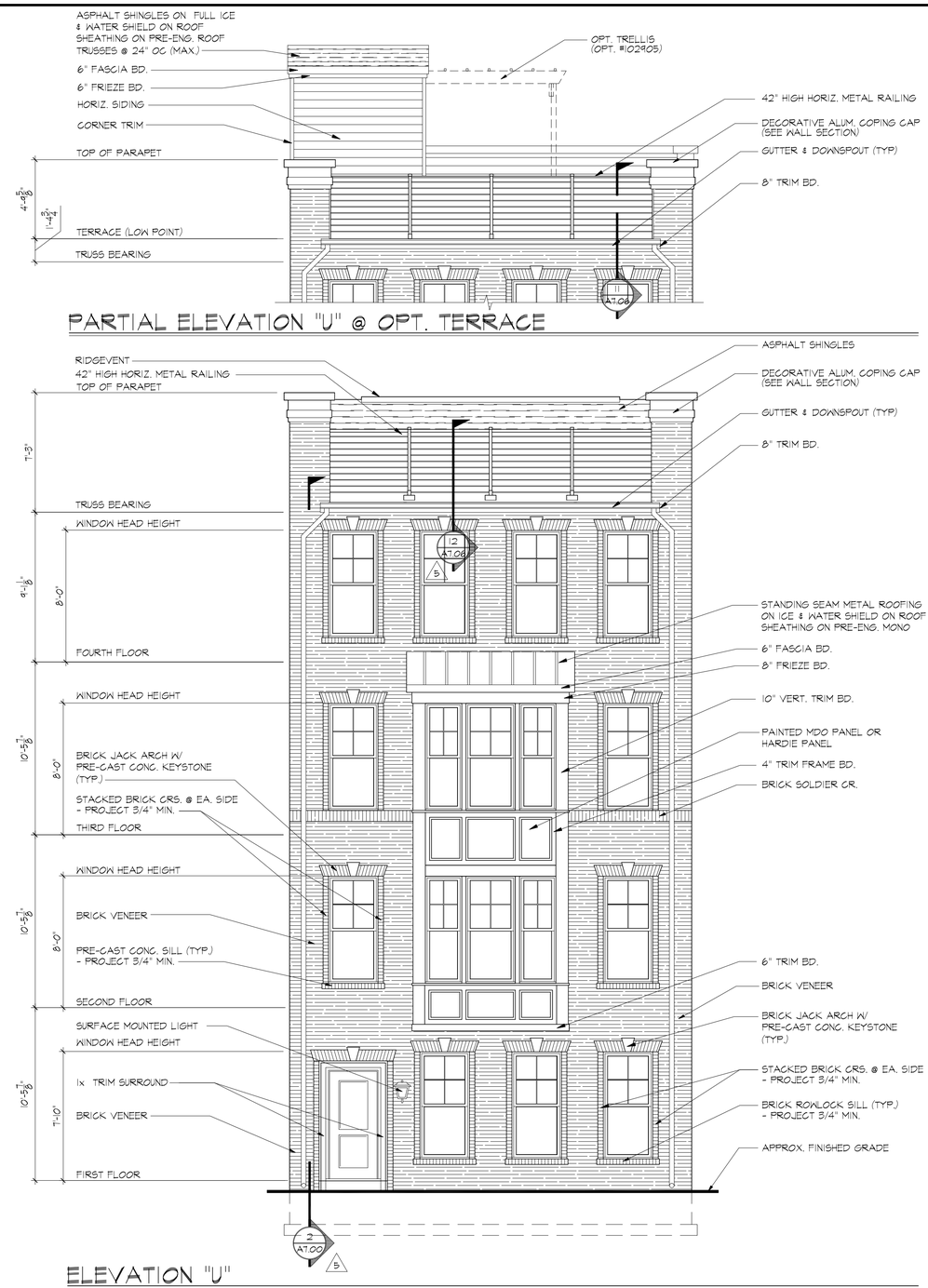
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION T

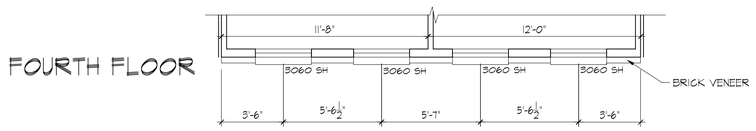
SHEET # 3 A4.17

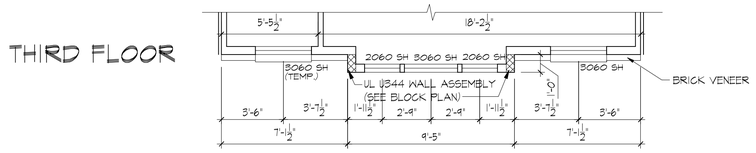
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

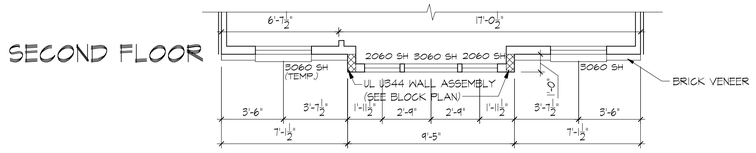


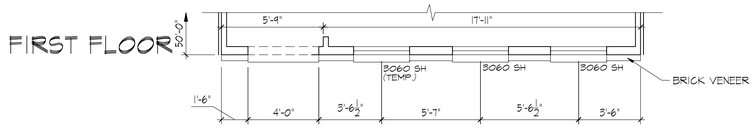
ELEVATION "U"

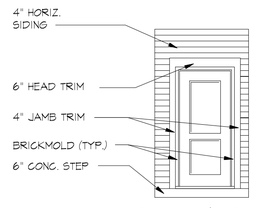
SCALE : 1/4" = 1'-0"











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

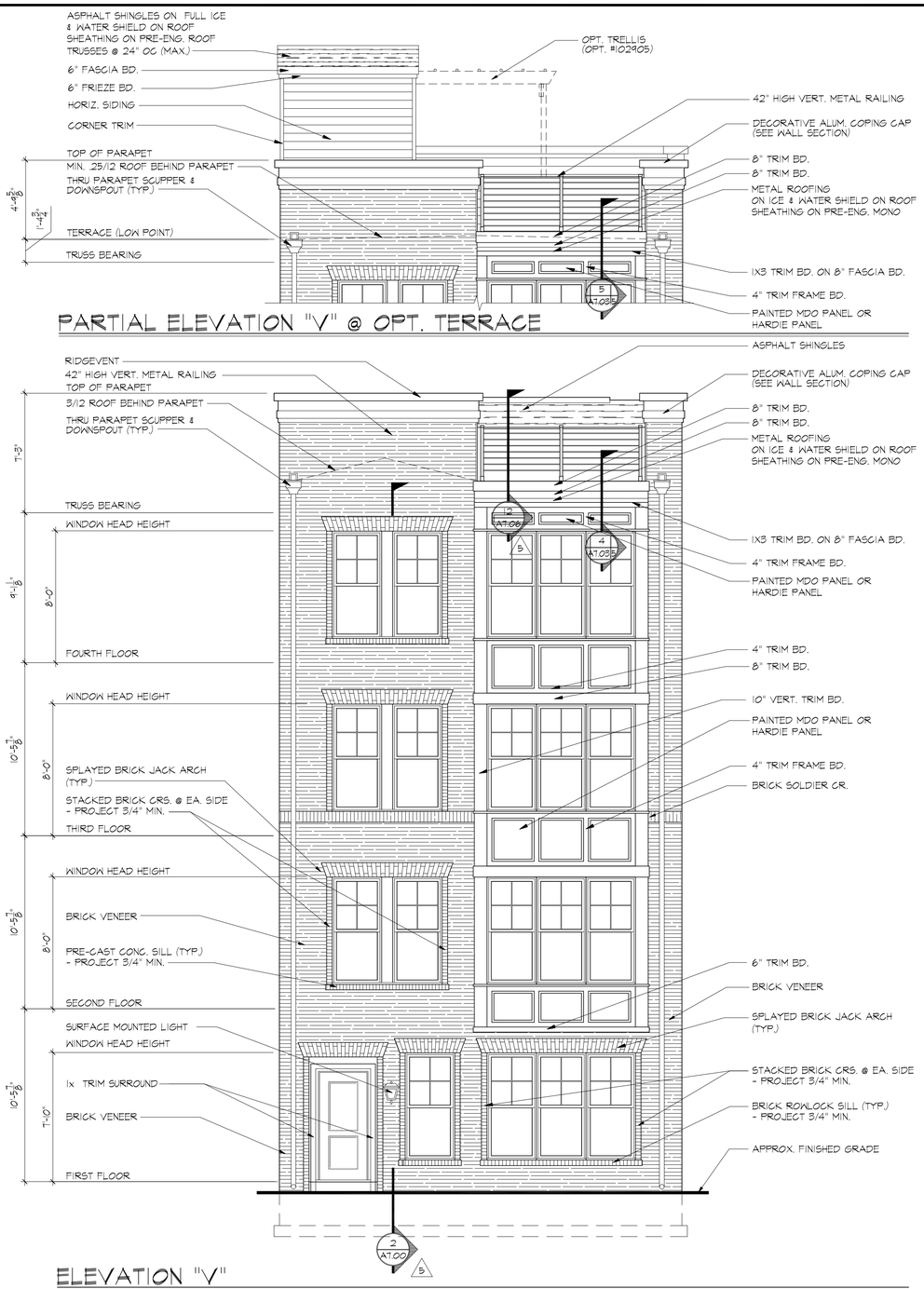
SCALE: AS NOTED

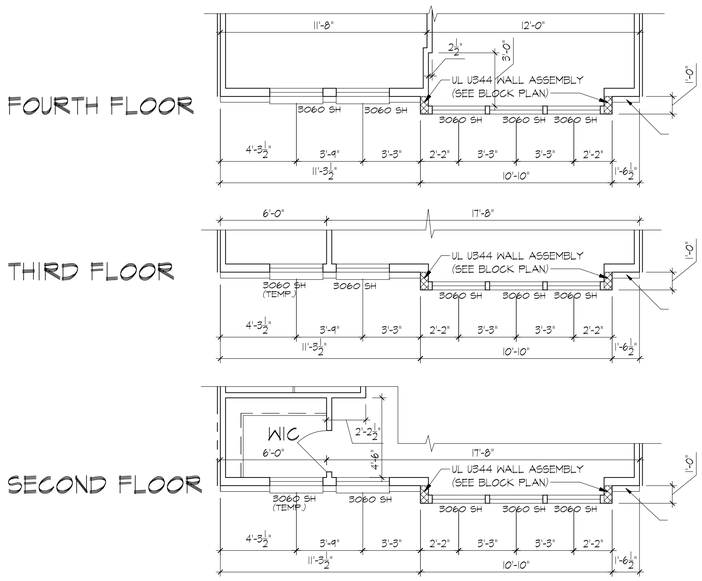
DRAWN BY: DEW
CHECKED BY: DEW

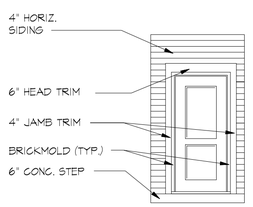
DRAWING DESCRIPTION: FRONT ELEVATION U

SHEET # A4.18

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.







DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

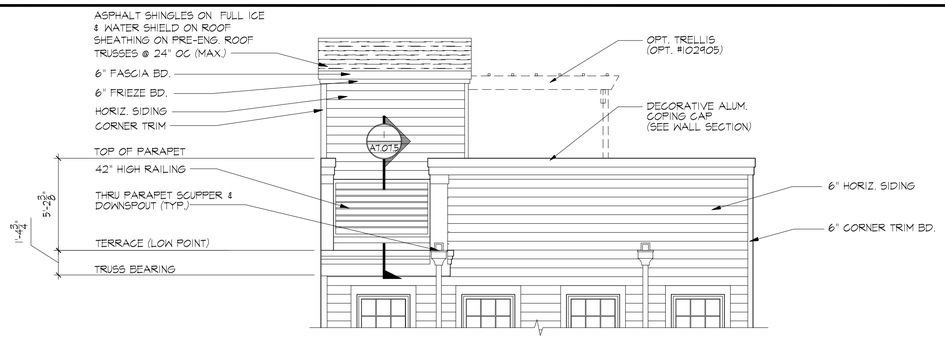
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION V

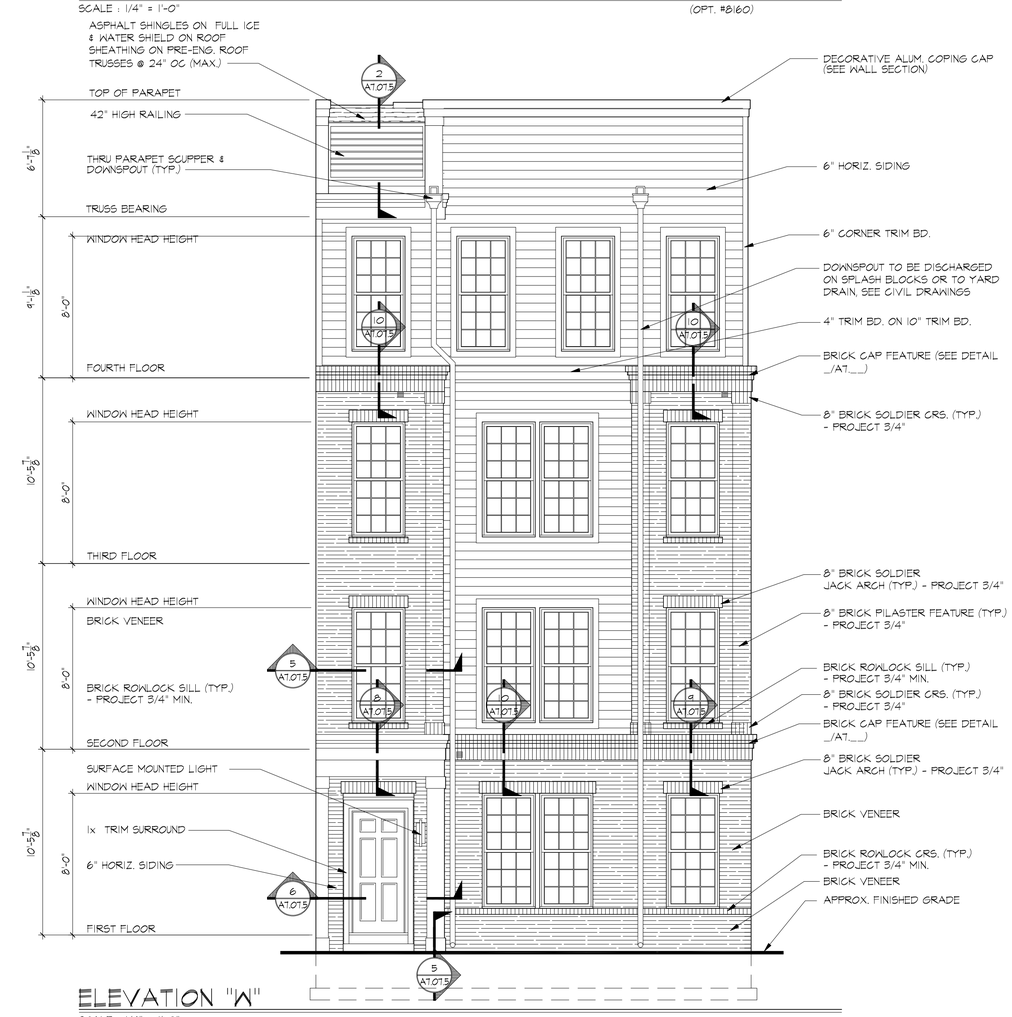
SHEET # A4.19

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



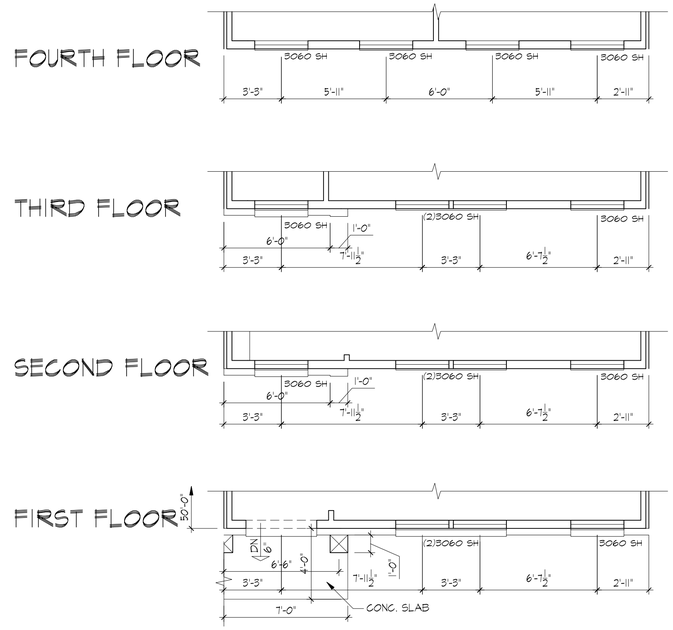
PARTIAL ELEVATION "W" @ OPT. TERRACE

SCALE : 1/4" = 1'-0" (OPT. #8160)



ELEVATION "W"

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



PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):
5 07/14/2021

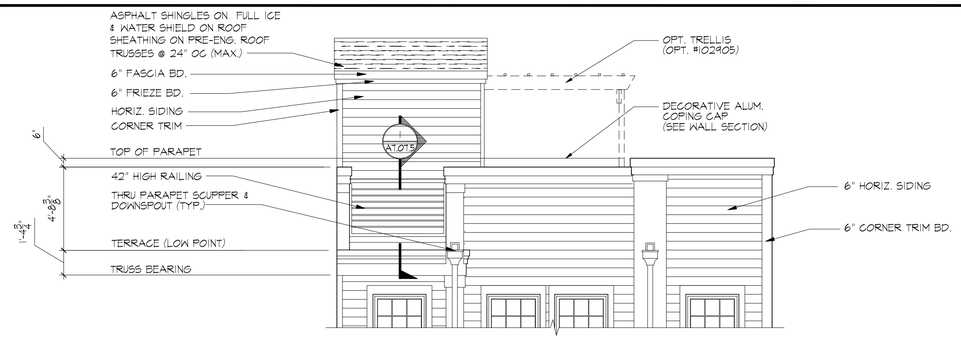
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION W

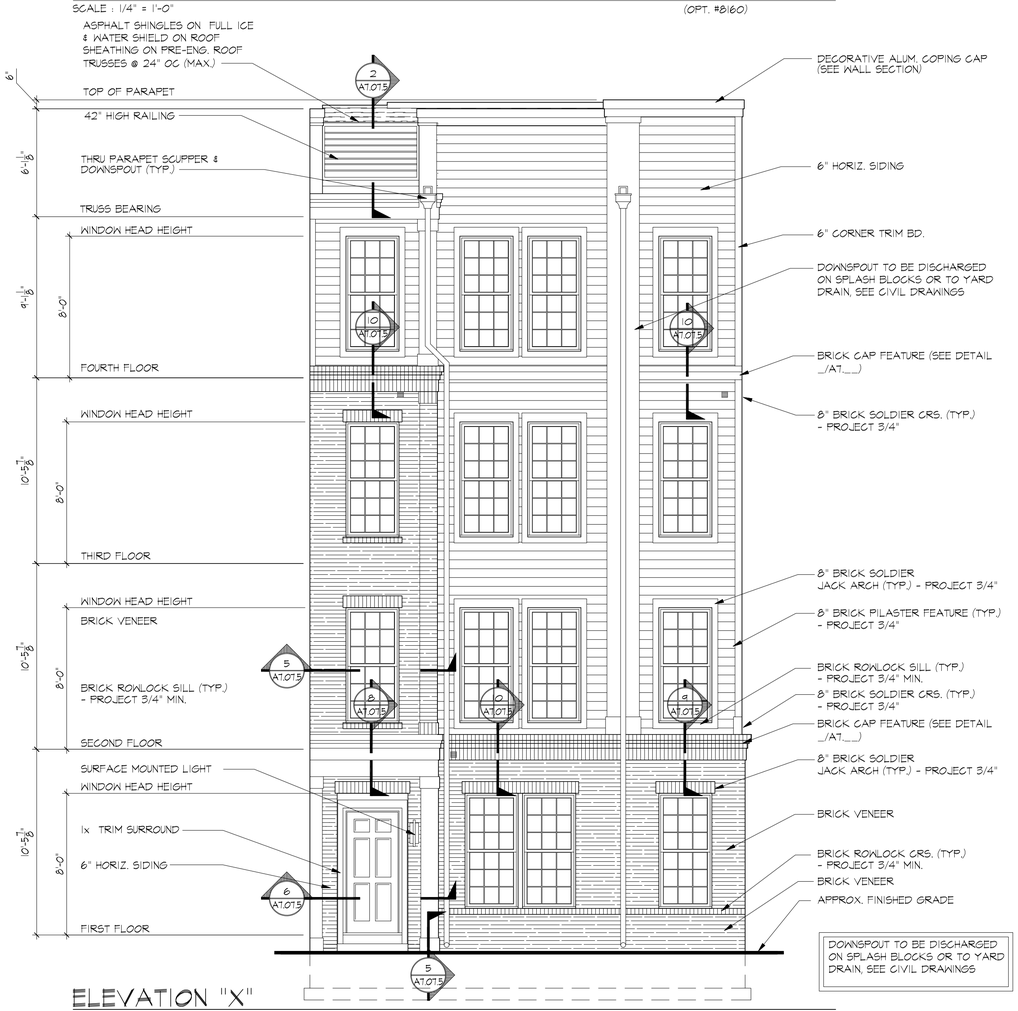
SHEET # 5 A4.20

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



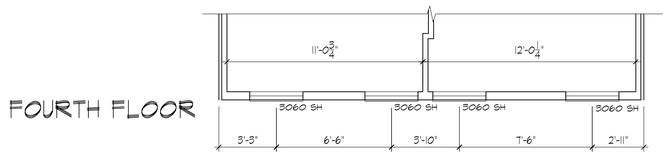
PARTIAL ELEVATION "X" @ OPT. TERRACE

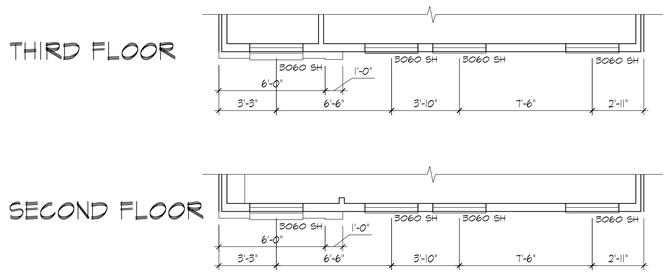
SCALE : 1/4" = 1'-0" (OPT. #8160)

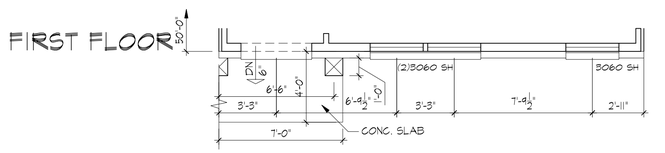


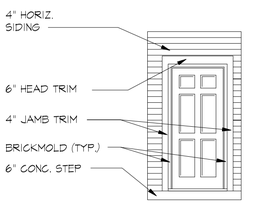
ELEVATION "X"

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









DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):
5 07/14/2021

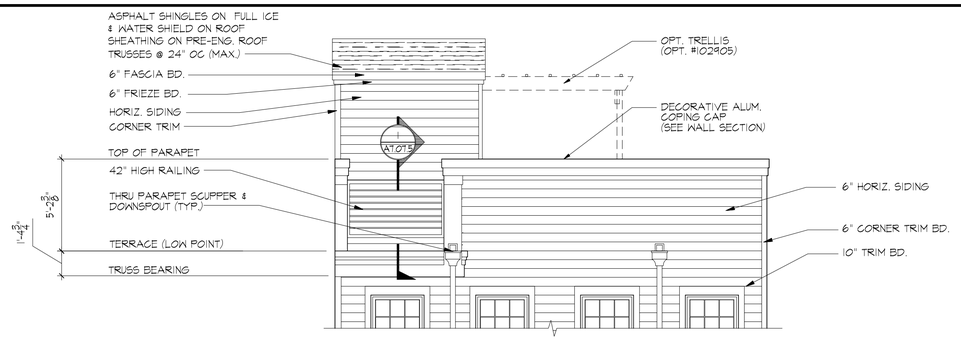
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION X

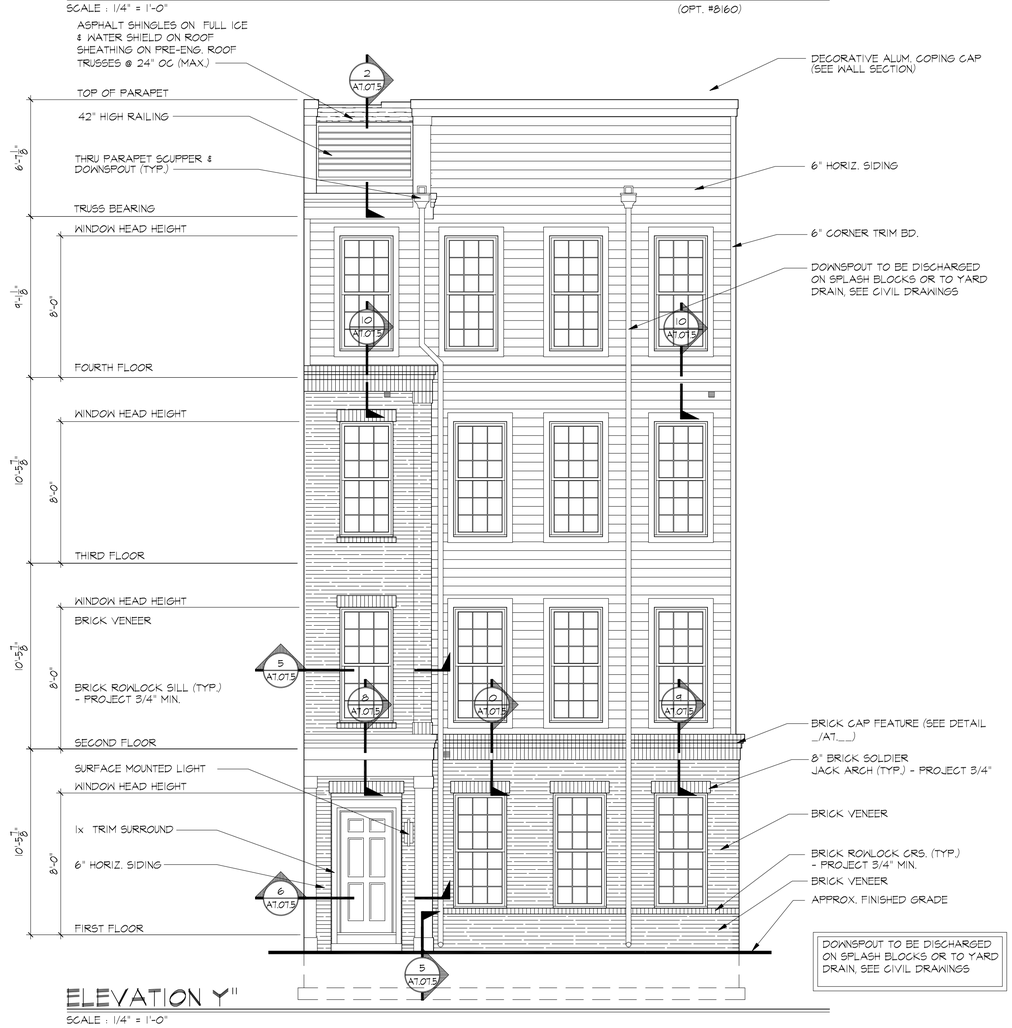
SHEET # A4.21

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



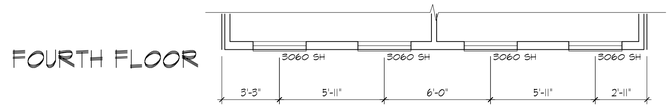
PARTIAL ELEVATION "Y" @ OPT. TERRACE

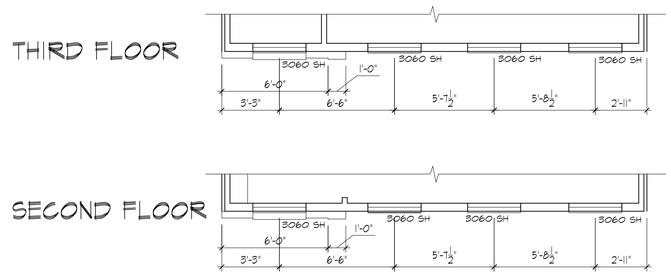
SCALE : 1/4" = 1'-0" (OPT. #8160)

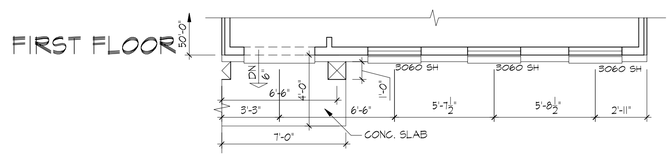


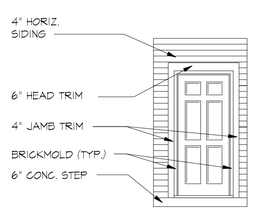
ELEVATION Y1

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









DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
5 07/14/2021

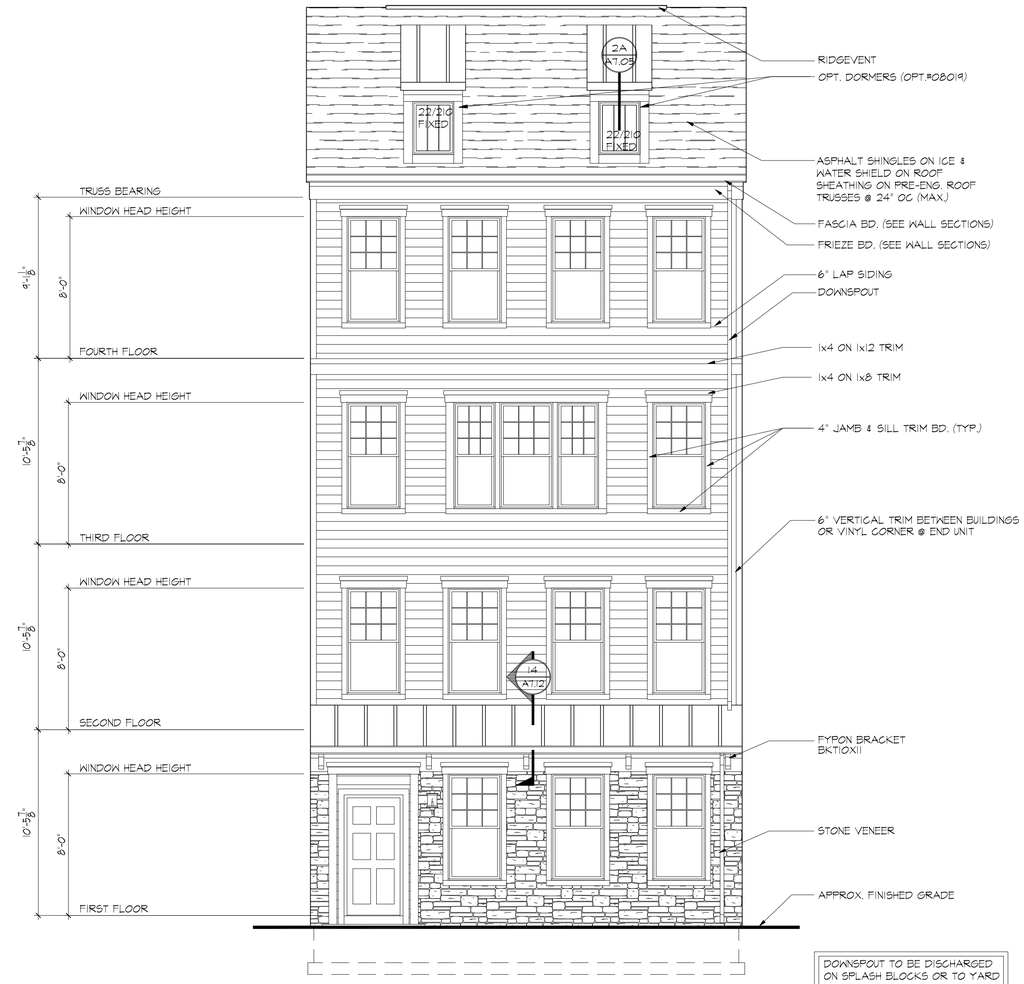
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION Y

SHEET # 5 A4.22

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

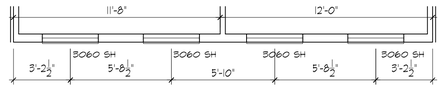


ELEVATION "AA"

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

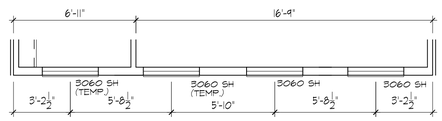
20.20% STONE - 79.80% SIDING

FOURTH FLOOR

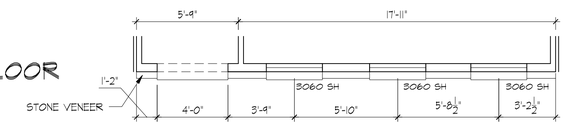


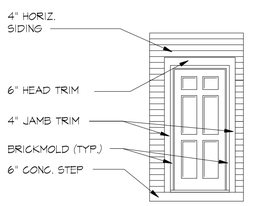
THIRD FLOOR

SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

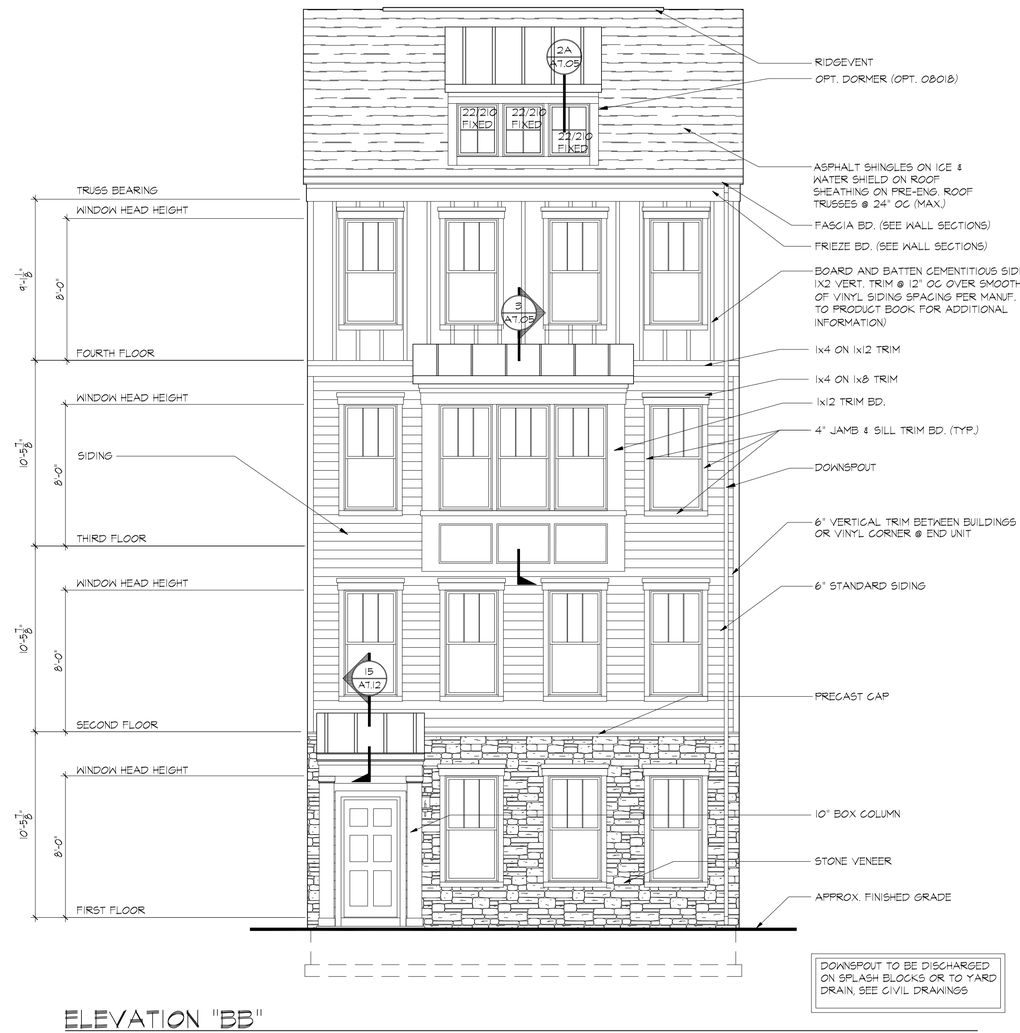
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION AA

SHEET # 6 A4.23

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

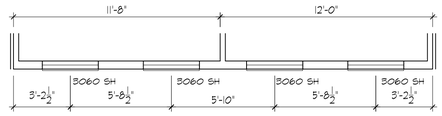


ELEVATION "BB"

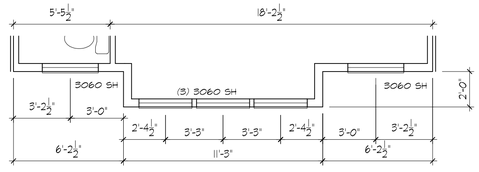
SCALE : 1/4" = 1'-0"

30.85% STONE - 69.15% SIDING

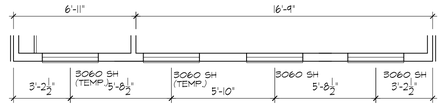
FOURTH FLOOR



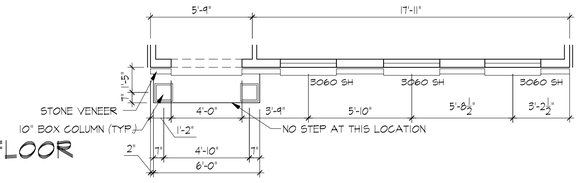
THIRD FLOOR



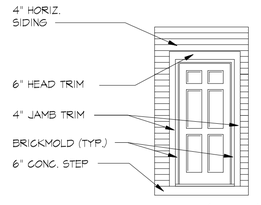
SECOND FLOOR



FIRST FLOOR



DOOR ELEVATION (TYP.)



PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKETANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

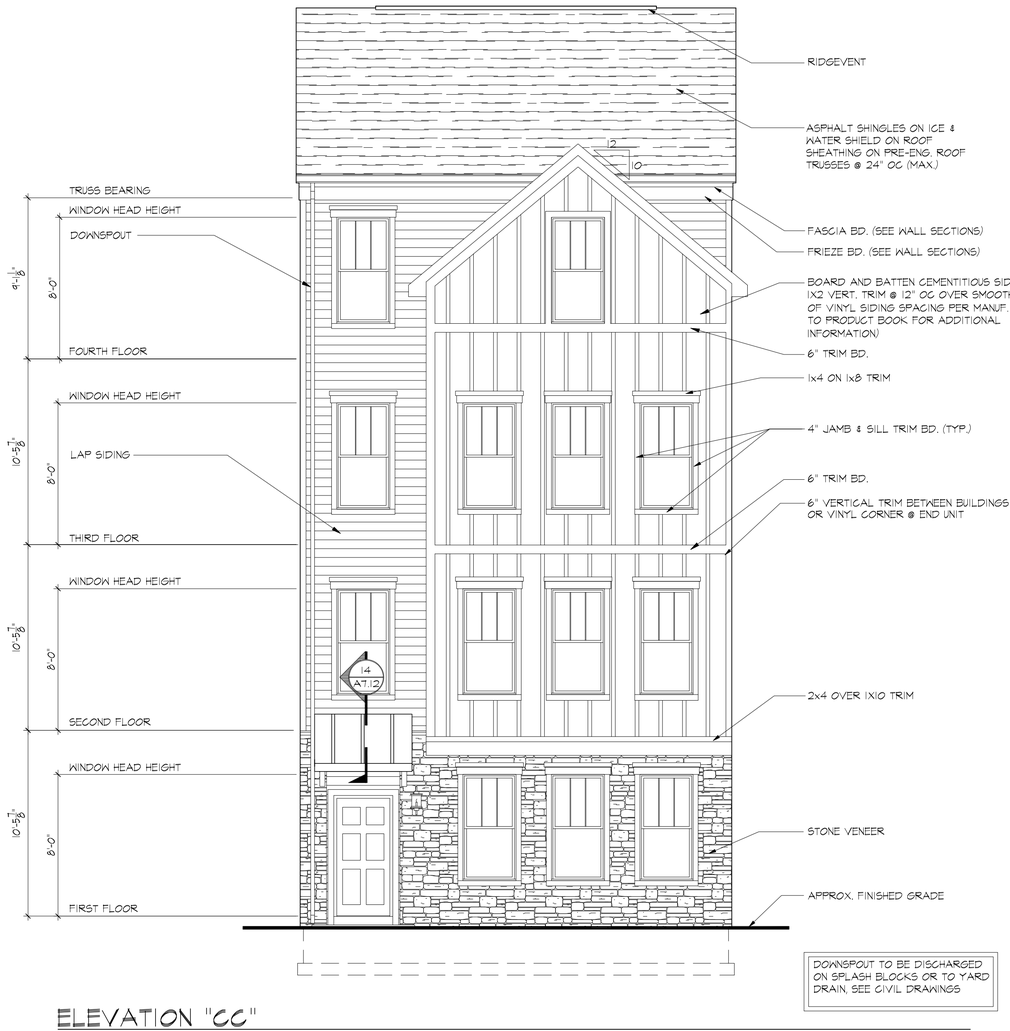
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION BB

SHEET # 6 A4.24

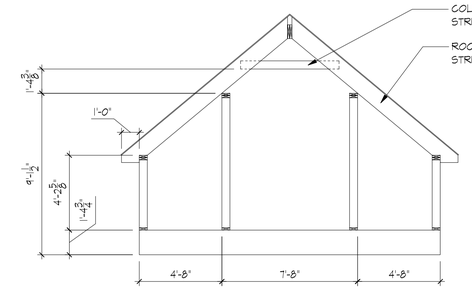
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



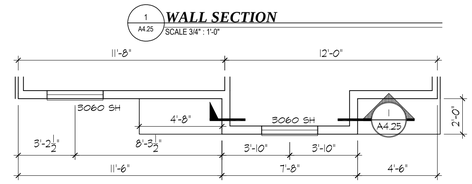
ELEVATION "CC"

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

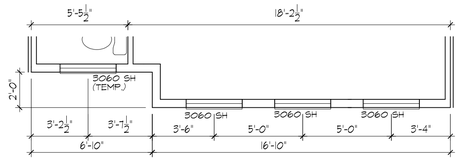
22.85% STONE - 77.15% SIDING



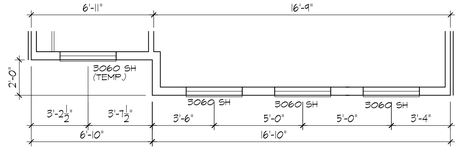
FOURTH FLOOR



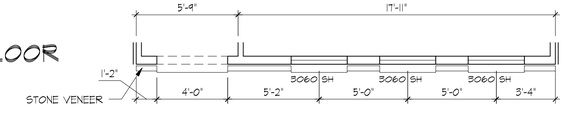
THIRD FLOOR

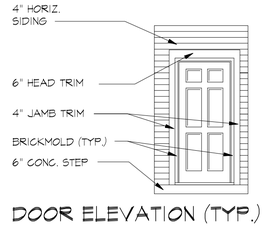


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

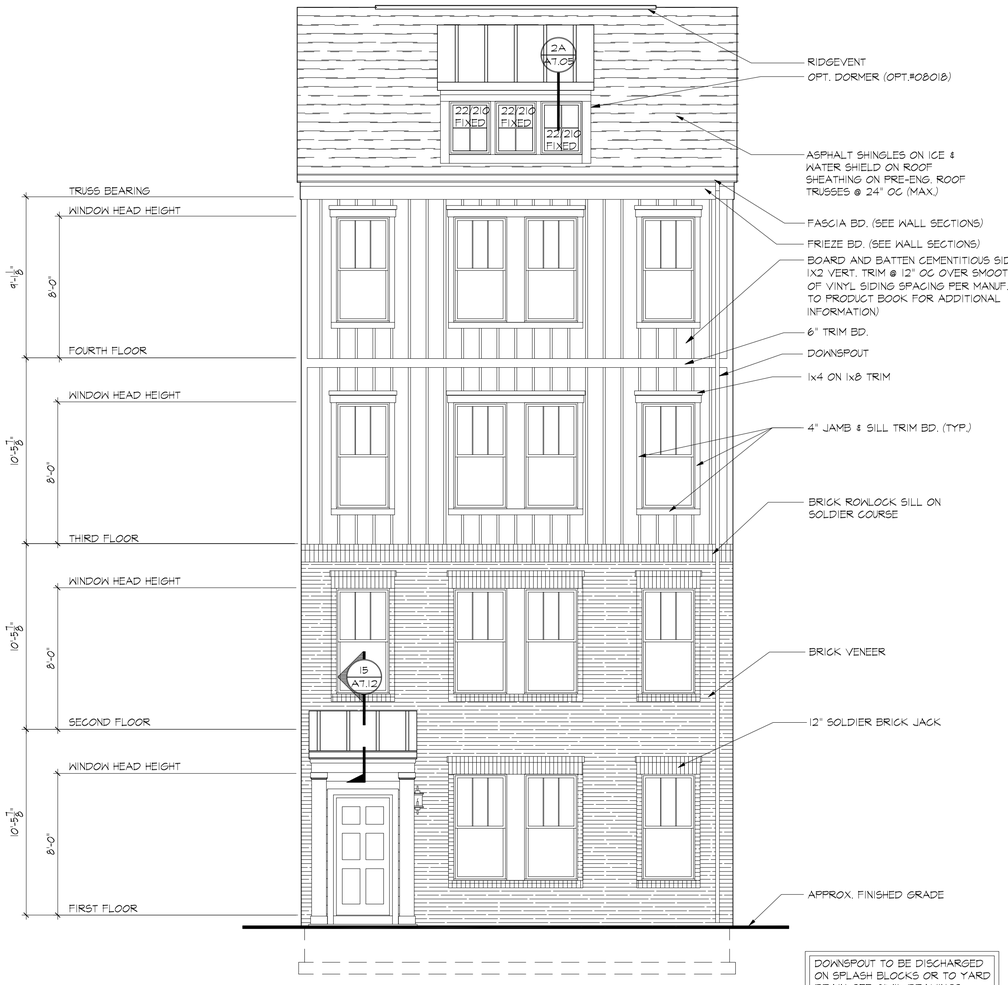
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION CC

SHEET # 6 A4.25

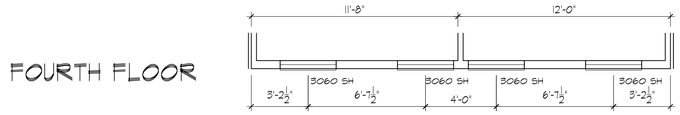
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

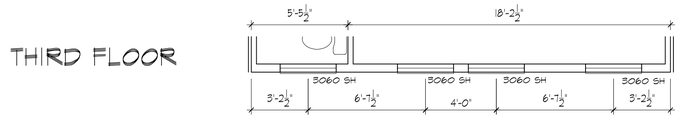


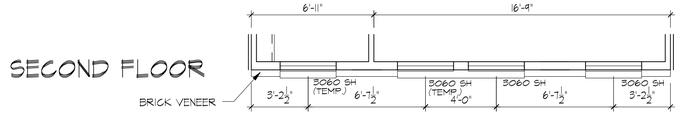
ELEVATION "DD"

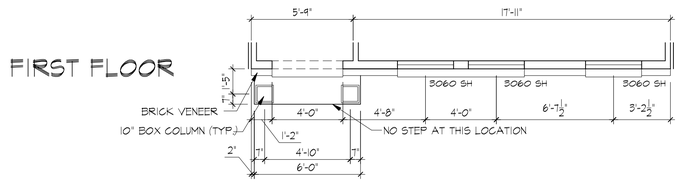
SCALE : 1/4" = 1'-0"

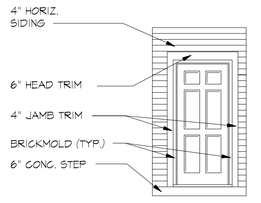
51.99% BRICK - 48.01% SIDING











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD.
SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

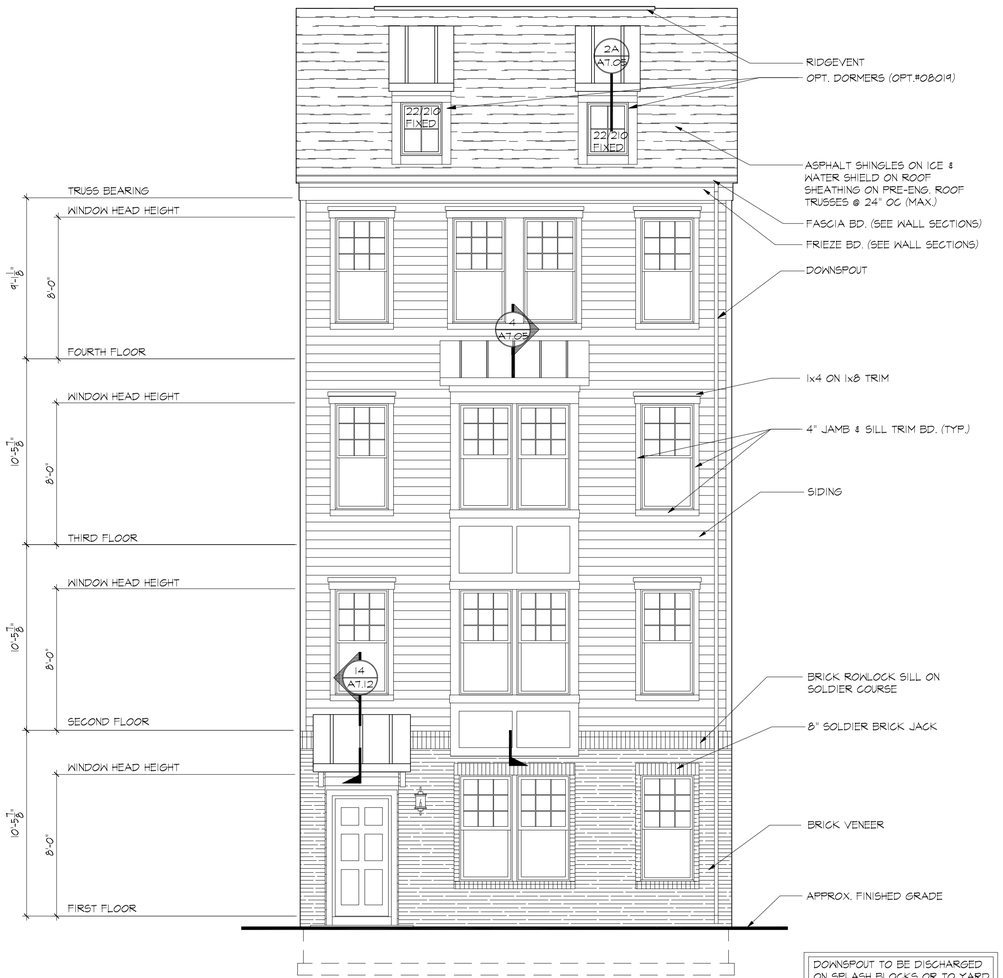
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION DD

SHEET # A4.26

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

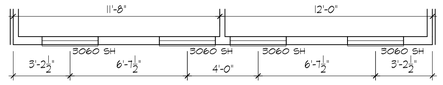


ELEVATION "EE"

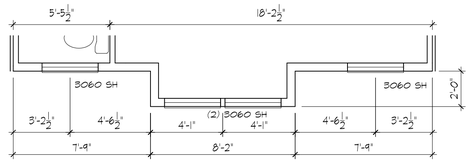
SCALE : 1/4" = 1'-0"

31.50% BRICK - 68.50% SIDING

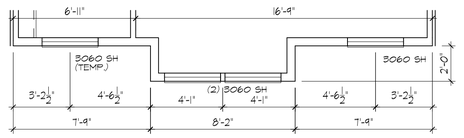
FOURTH FLOOR



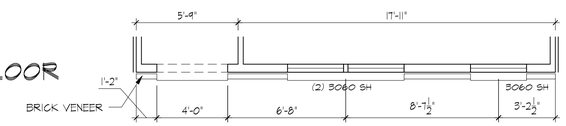
THIRD FLOOR

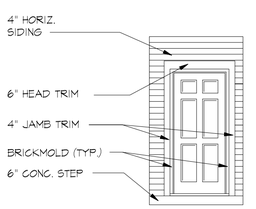


SECOND FLOOR



FIRST FLOOR





DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

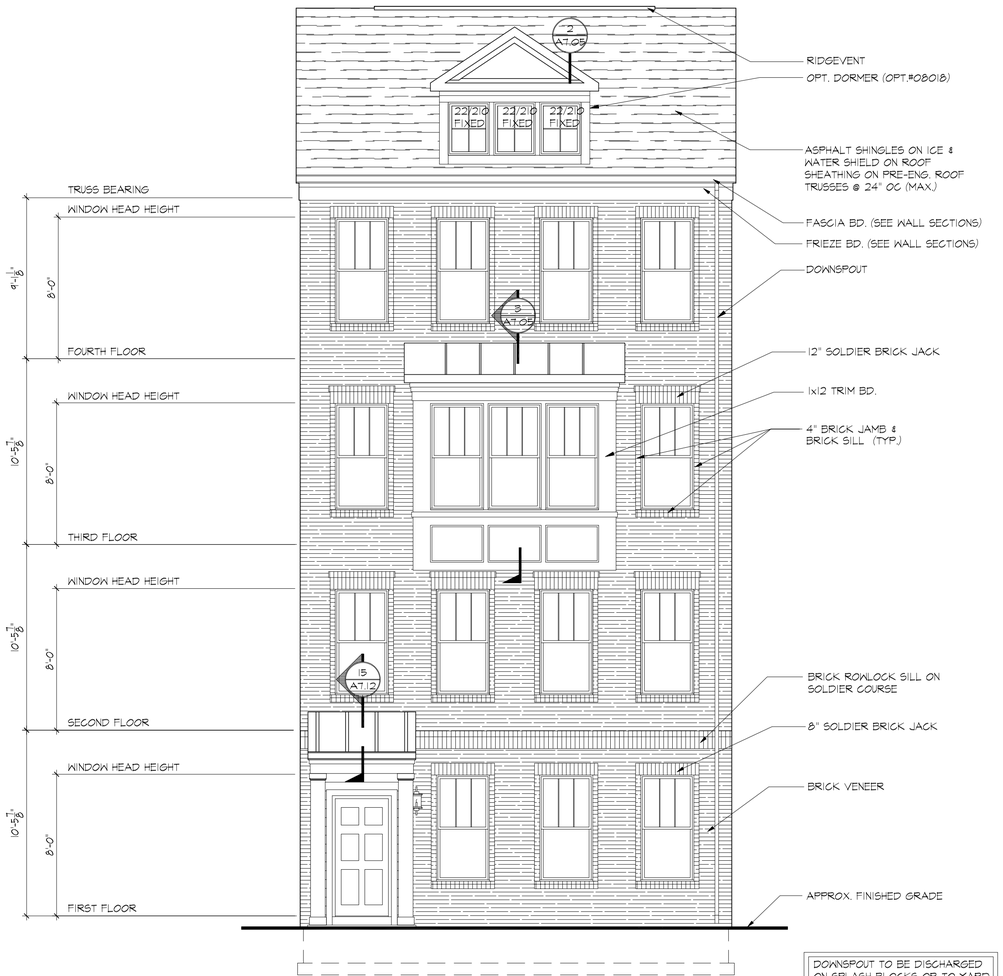
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION EE

SHEET # 6 A4.27

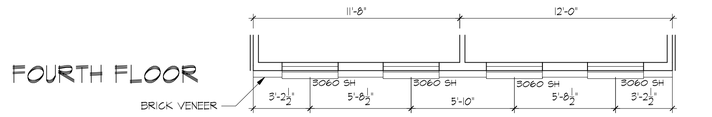
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

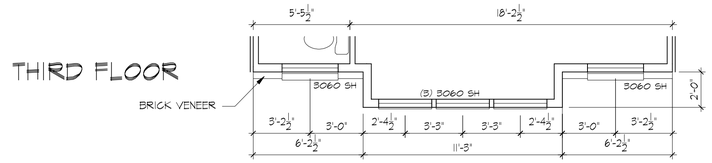


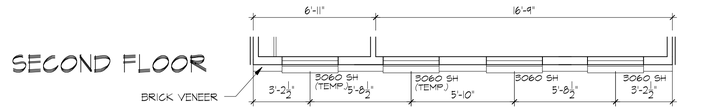
ELEVATION "FF"

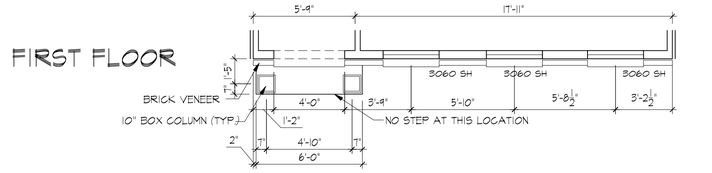
SCALE : 1/4" = 1'-0"

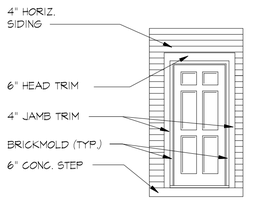
100% BRICK - 0% SIDING











DOOR ELEVATION (TYP.)

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
6 09/16/2021

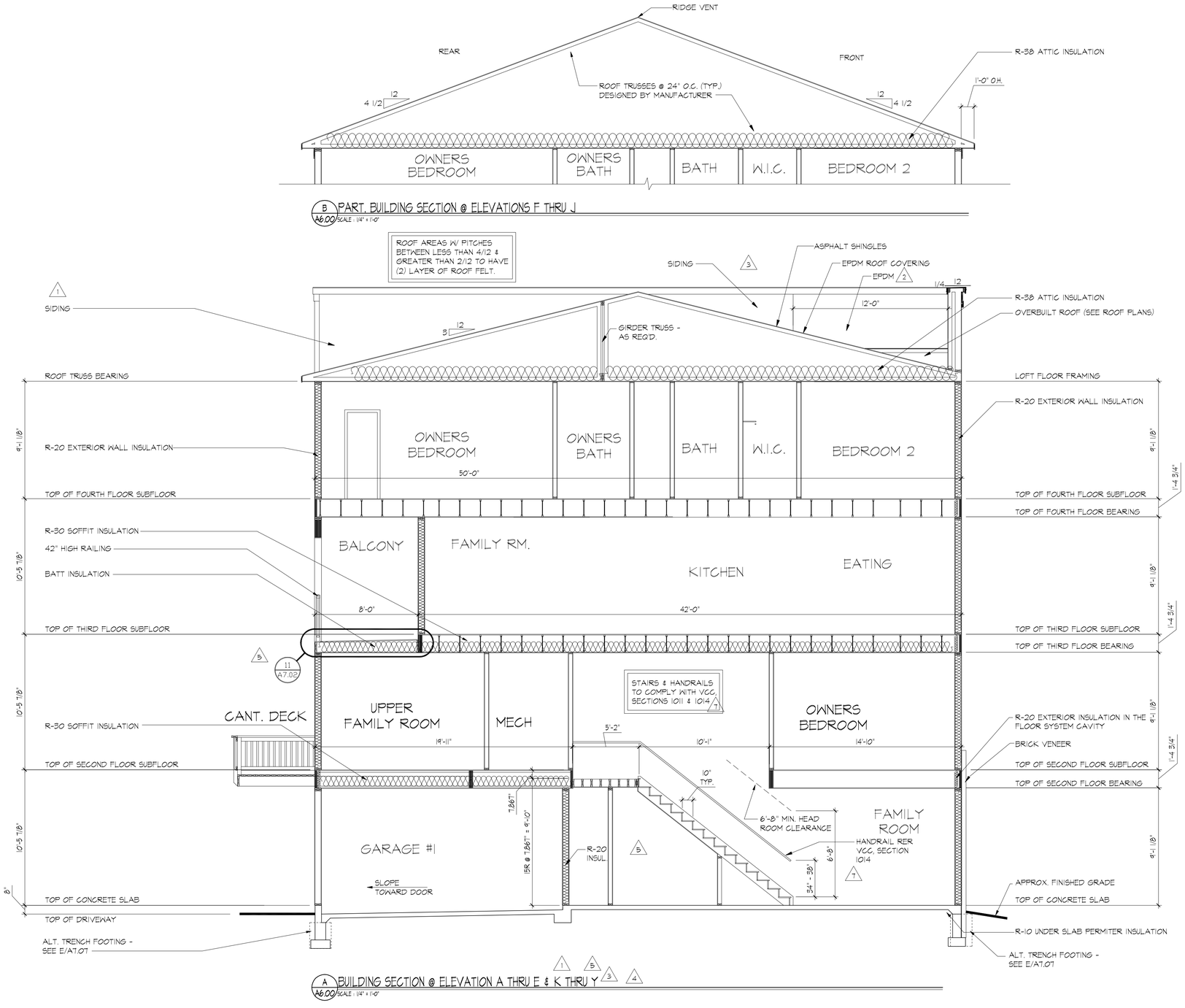
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FRONT ELEVATION FF

SHEET # 6 A4.28

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
4 05/12/2021
5 07/14/2021
7 05/17/2022

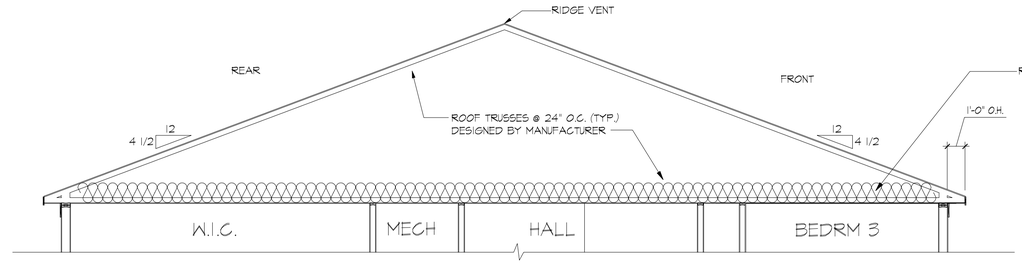
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

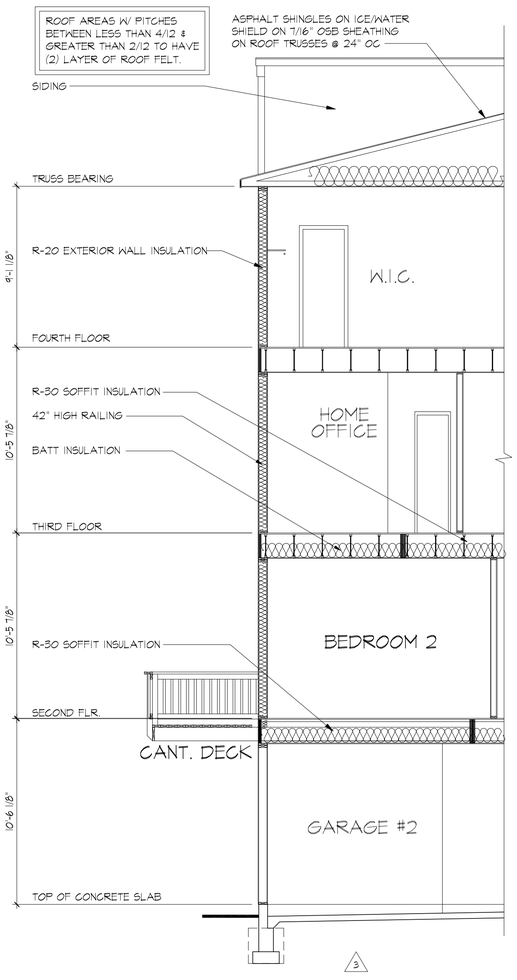
DRAWING DESCRIPTION: BUILDING SECTIONS

SHEET # A6.00

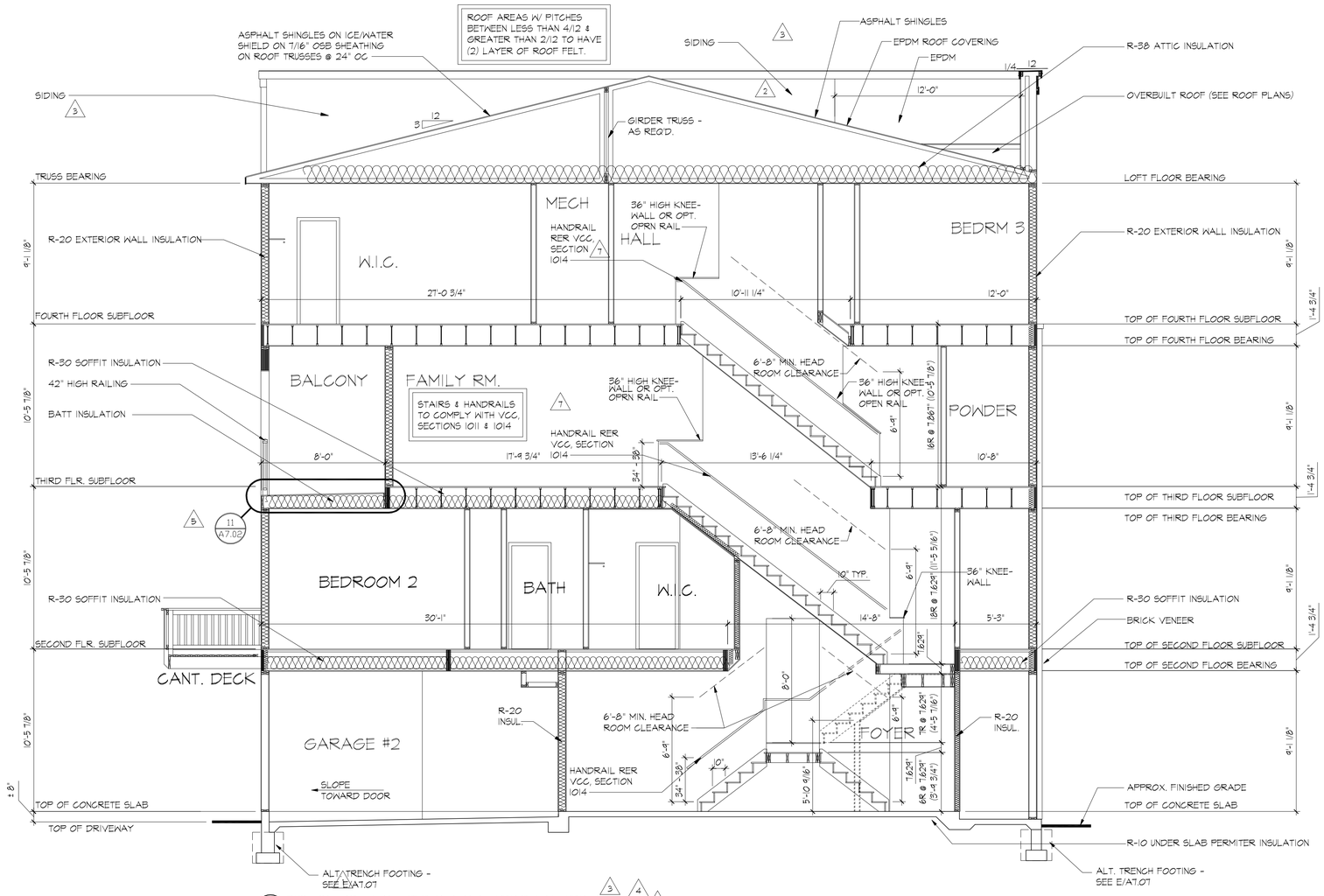
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



B A6.00 PART. BUILDING SECTION @ ELEVATIONS F THRU J
SCALE : 1/4" = 1'-0"



BI A6.01 BUILDING SECTION @ ALT. THIRD FLOOR
SCALE : 1/4" = 1'-0"



B A6.01 BUILDING SECTION @ ELEVATION A THRU E & K THRU Y
SCALE : 1/4" = 1'-0"

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
4 05/12/2021
5 07/14/2021
7 05/17/2022

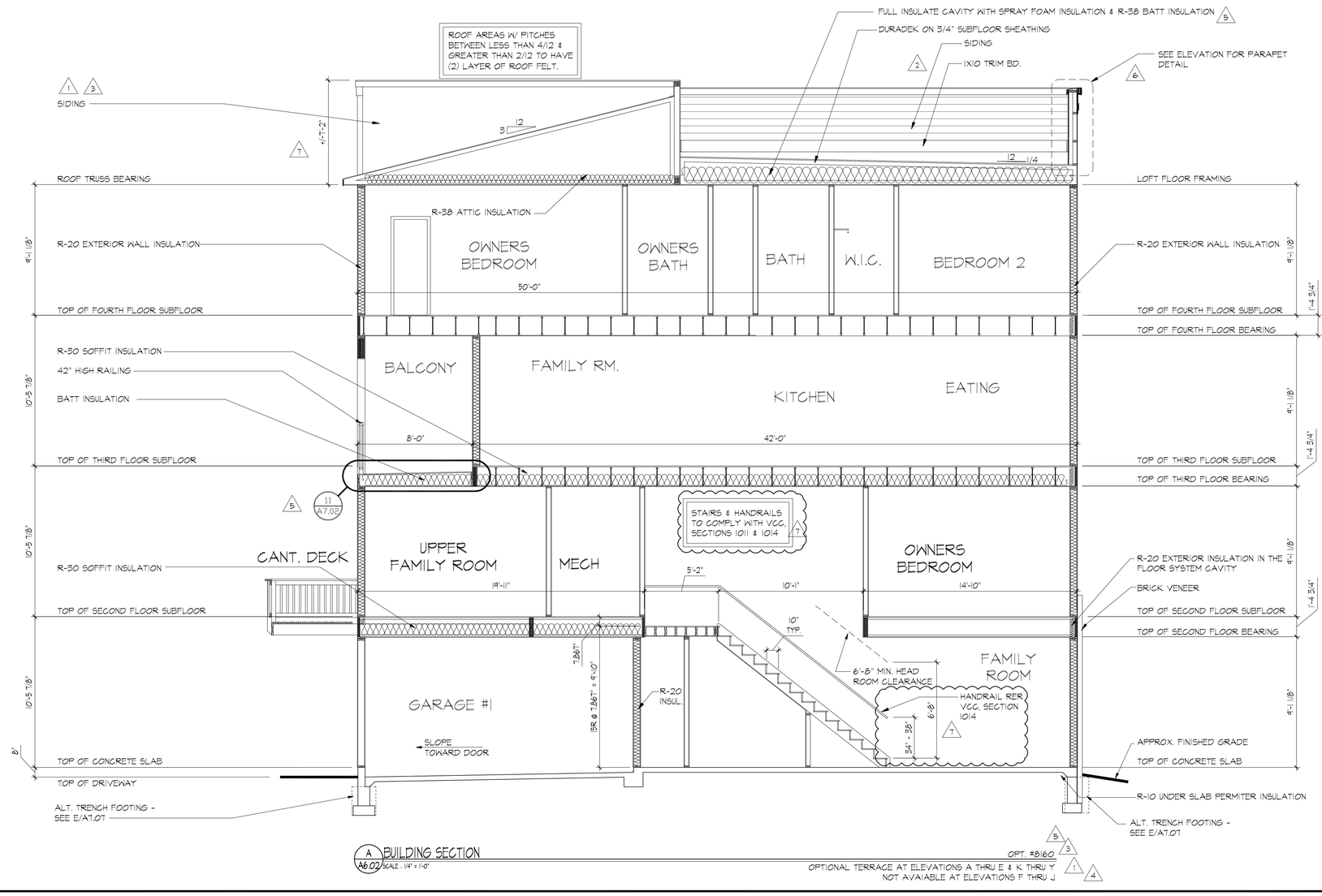
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: BUILDING SECTION

SHEET # A6.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



A A6.02 BUILDING SECTION
SCALE : 1/4" = 1'-0"

OPT. #8160
OPTIONAL TERRACE AT ELEVATIONS A THRU E & K THRU Y
NOT AVAIABLE AT ELEVATIONS F THRU J

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
4 05/12/2021
5 07/14/2021
6 09/16/2021
7 05/17/2022

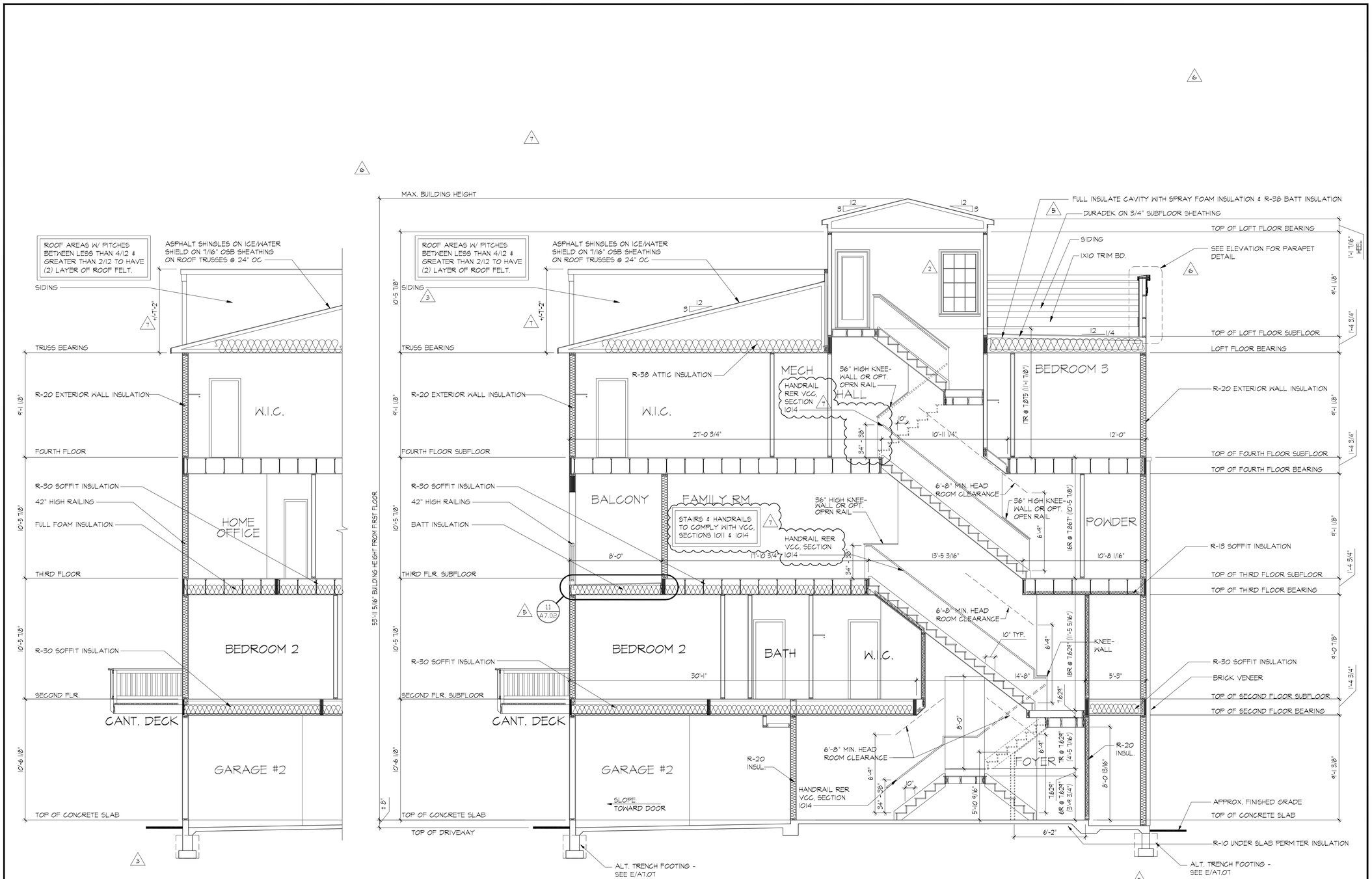
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: BUILDING SECTIONS @ OPT. TERRACE

SHEET # A6.02

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



B1 A6.03 BUILDING SECTION @ ALT. THIRD FLOOR
SCALE : 1/4" = 1'-0"

B A6.03 BUILDING SECTION
SCALE : 1/4" = 1'-0"

OPT. #B160
OPTIONAL TERRACE AT ELEVATIONS A THRU E & K THRU Y
NOT AVAIABLE AT ELEVATIONS F THRU J

PINNACLE DESIGN & CONSULTING INC.
ARCHITECTURE * PLANNING * CONSULTING * BROCHURES * MARKET ANALYSIS
11150 FAIRFAX BLVD. SUITE 402
FAIRFAX, VA 22030
(703) 218-3400
www.pdc-home.com

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/23/2020
3 03/18/2021
4 05/12/2021
5 07/14/2021
6 09/16/2021
7 05/17/2022

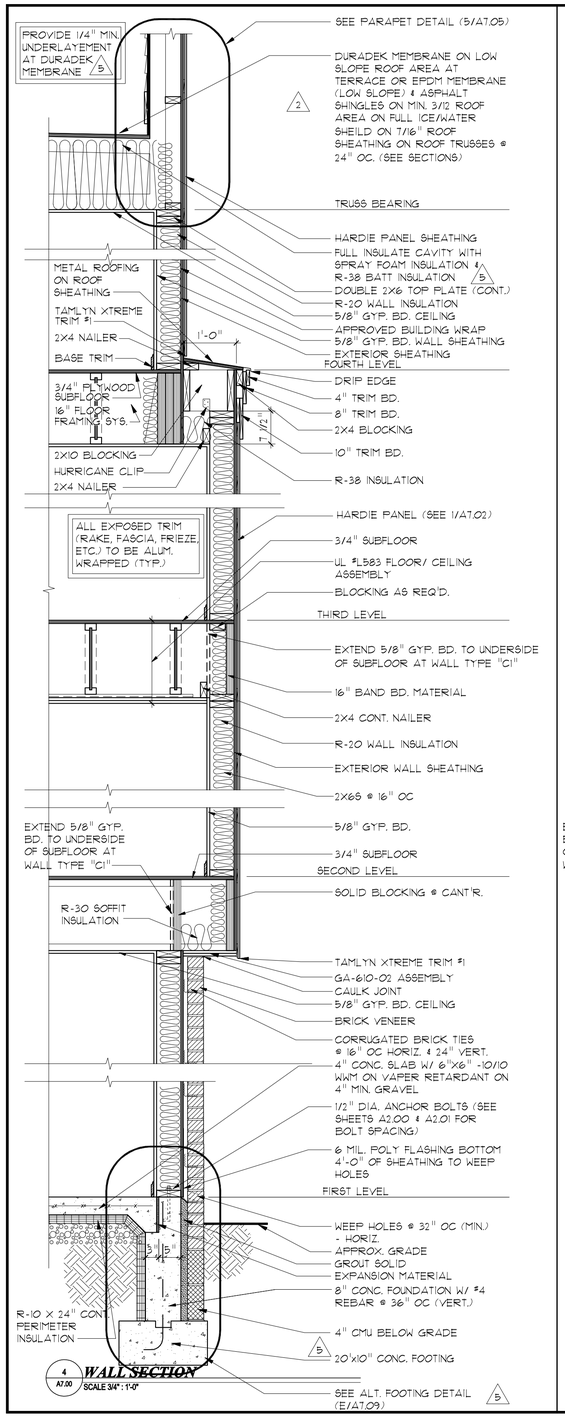
SCALE: AS NOTED

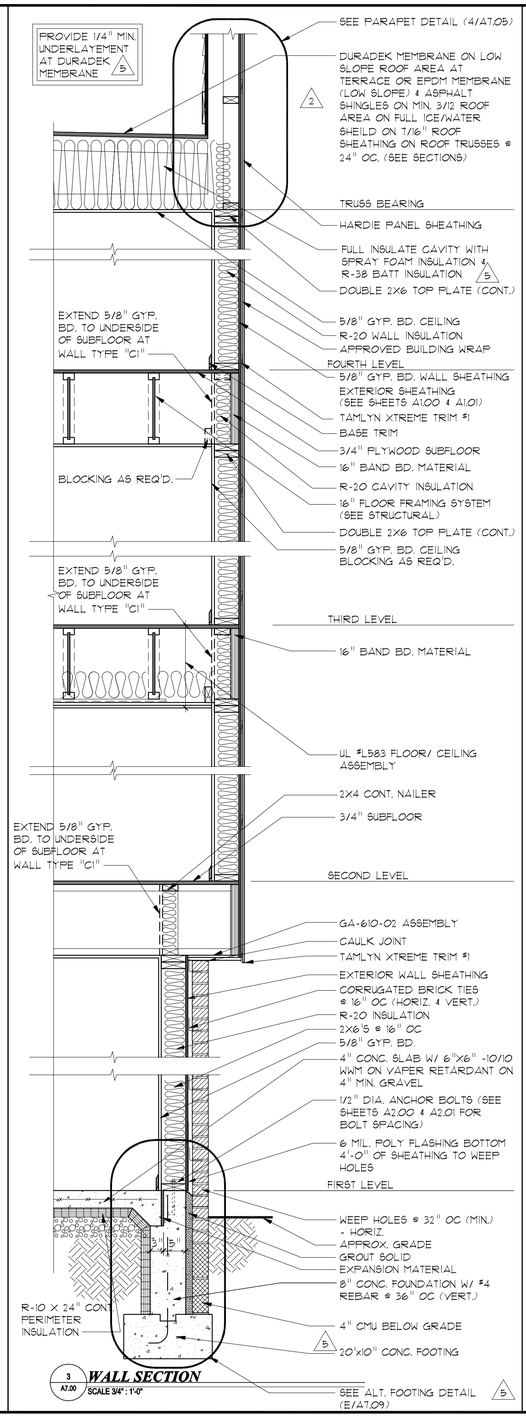
DRAWN BY: DEW
CHECKED BY: DEW

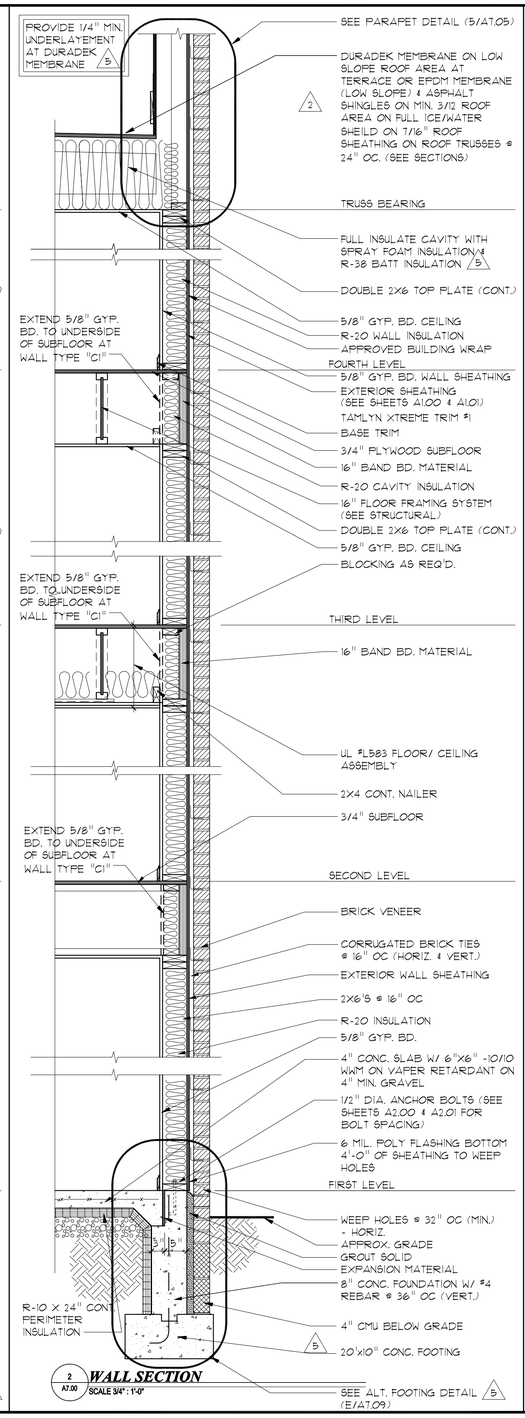
DRAWING DESCRIPTION: BUILDING SECTION @ OPT. TERRACE

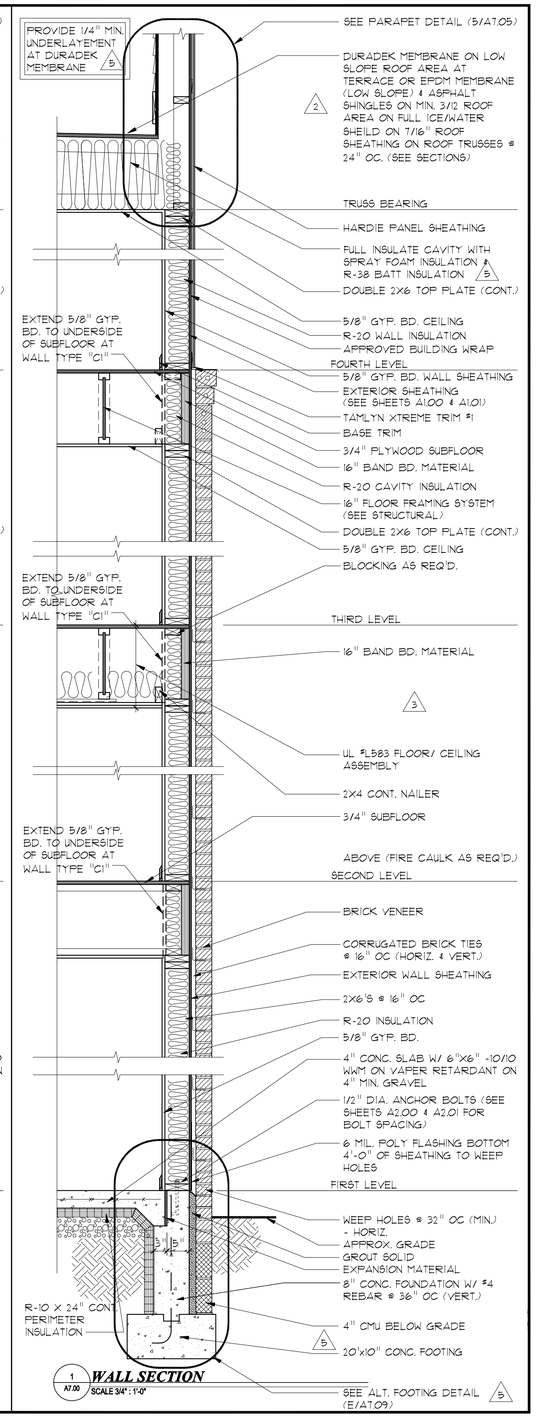
SHEET # A6.03

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KNITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.









© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

2	12/01/2020
3	03/18/2021
5	07/14/2021

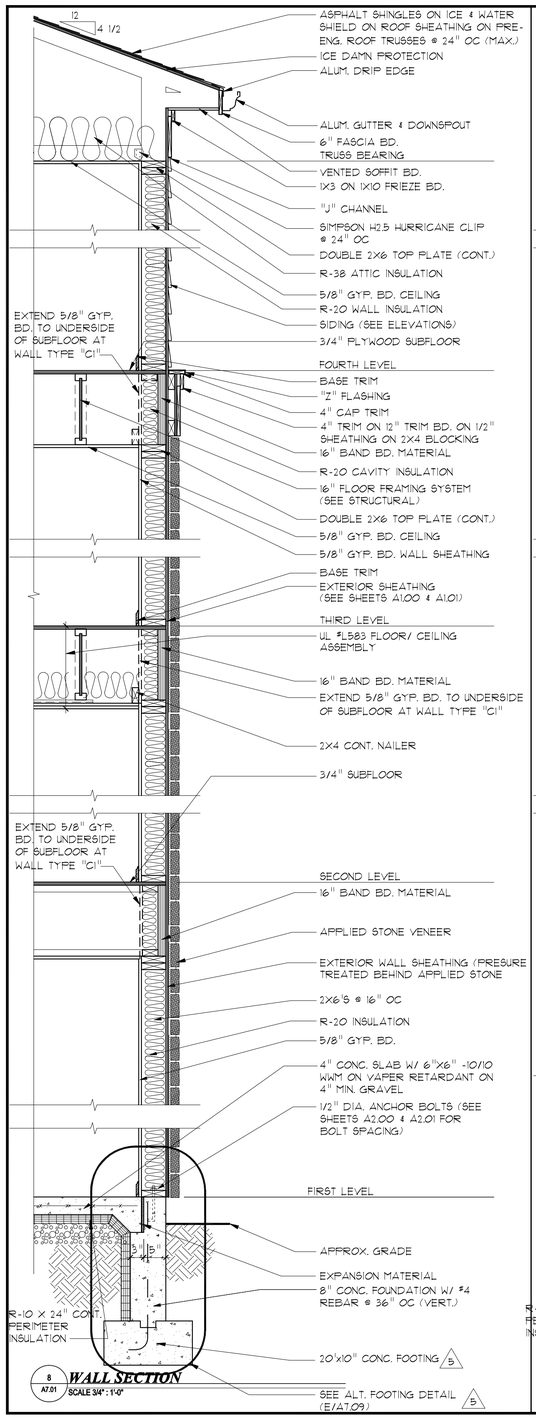
SCALE: AS NOTED

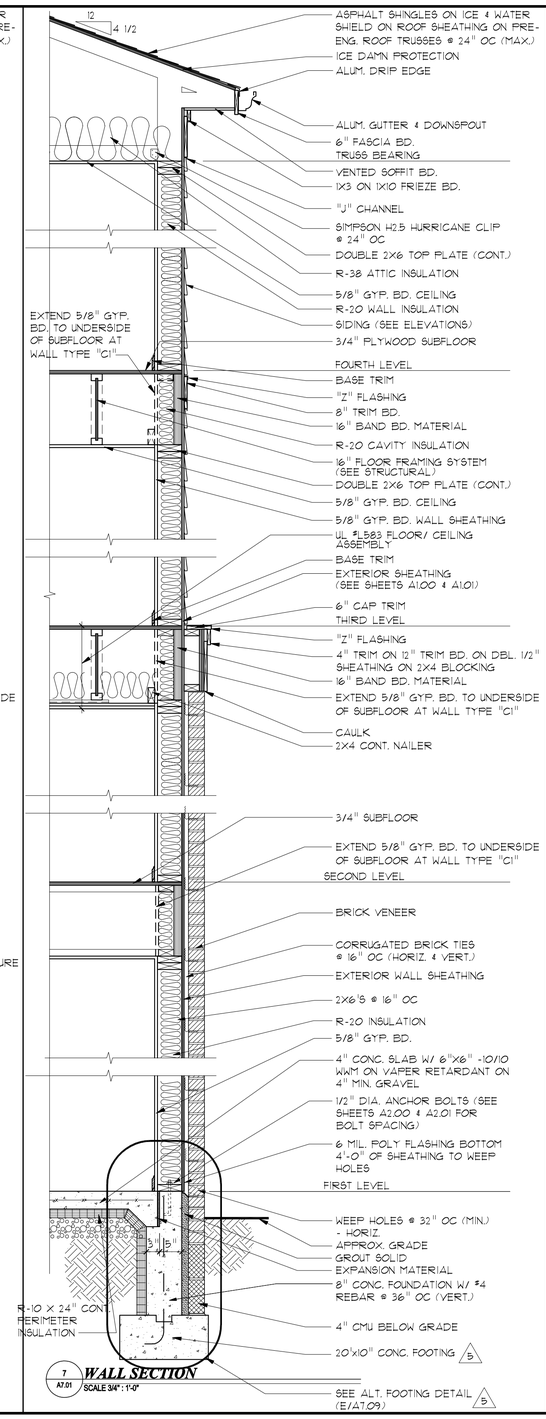
DRAWN BY: DEW

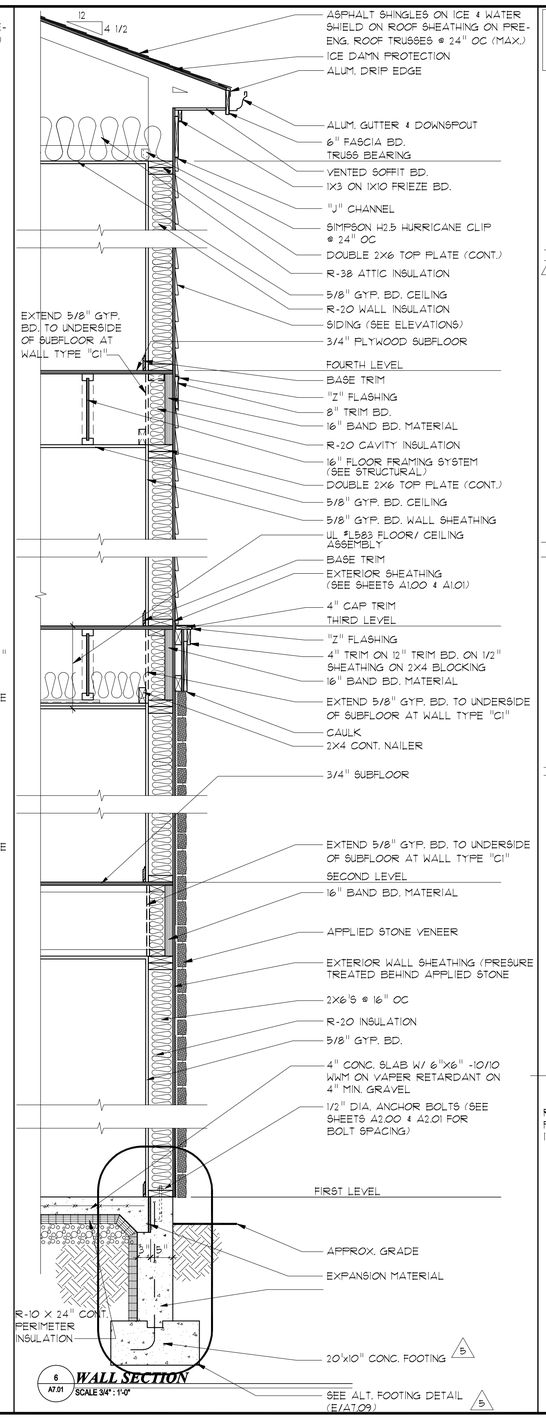
CHECKED BY: DEW

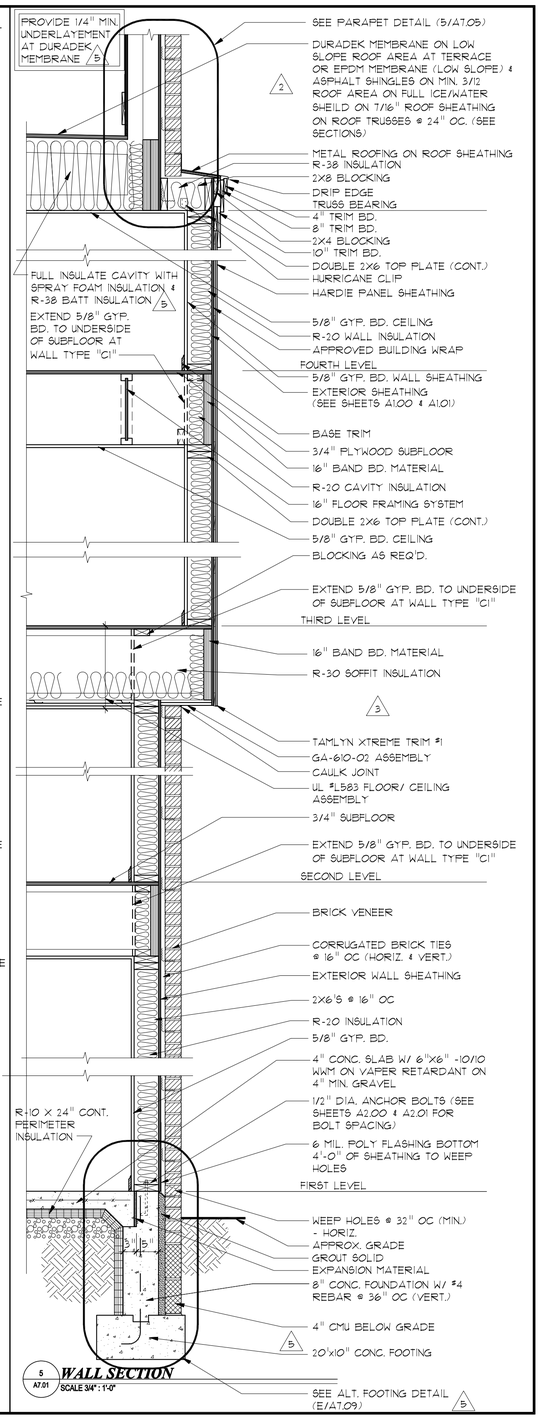
DRAWING DESCRIPTION: WALL SECTIONS

SHEET # A7.00









SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
2 12/01/2020
3 03/18/2021
5 07/14/2021

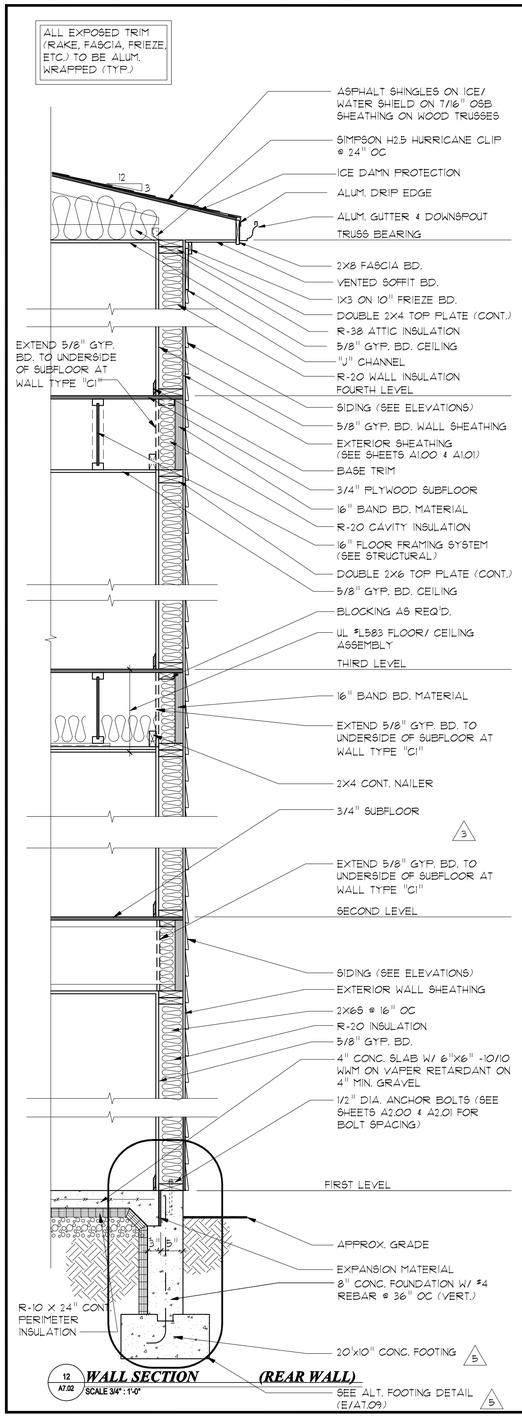
SCALE: AS NOTED

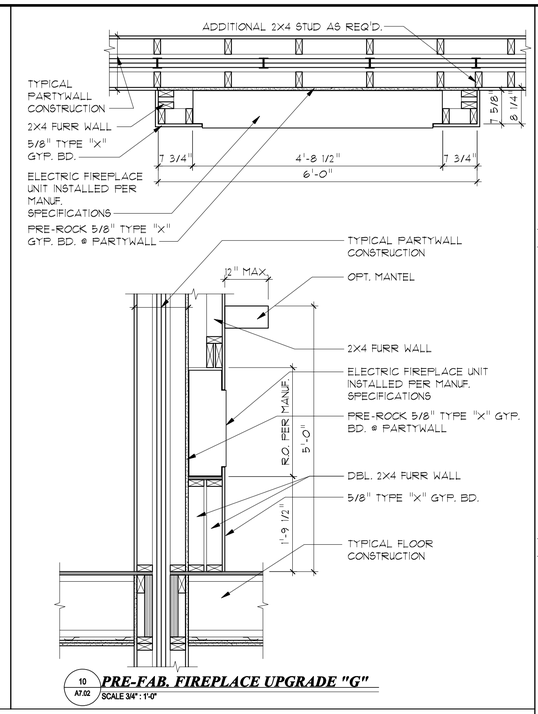
DRAWN BY: DEW
CHECKED BY: DEW

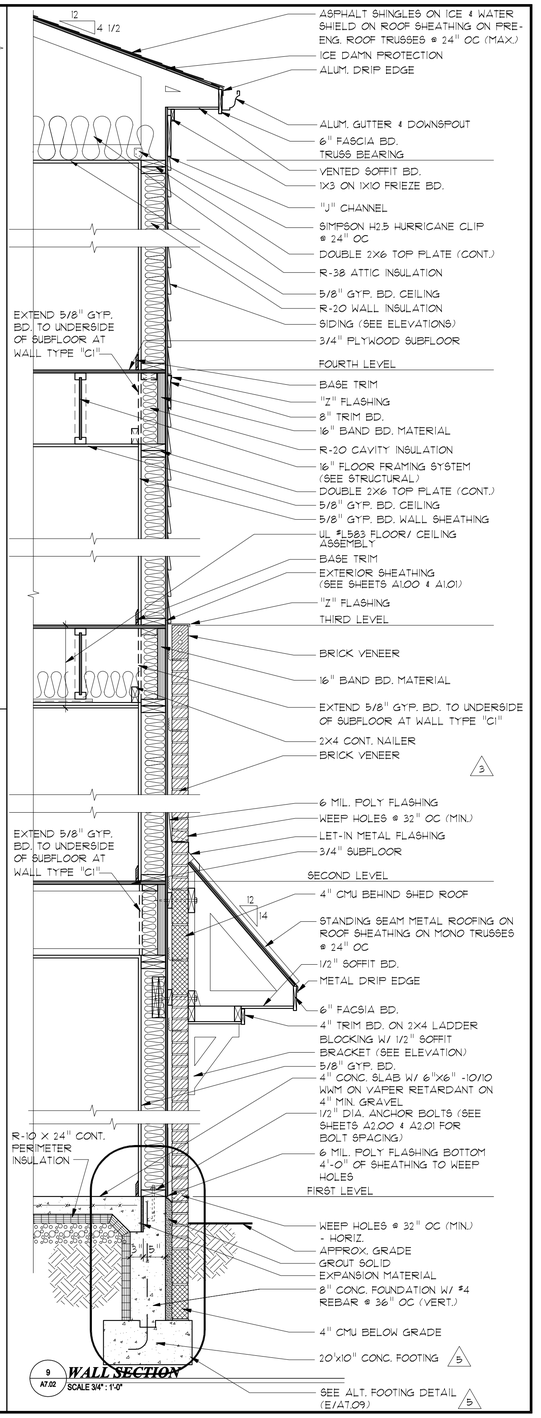
DRAWING DESCRIPTION: WALL SECTIONS

SHEET # A7.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.







SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):	
1	10/29/2020
2	12/01/2020
3	03/18/2021
5	07/14/2021
6	09/16/2021
7	05/13/2022
9	01/11/2023

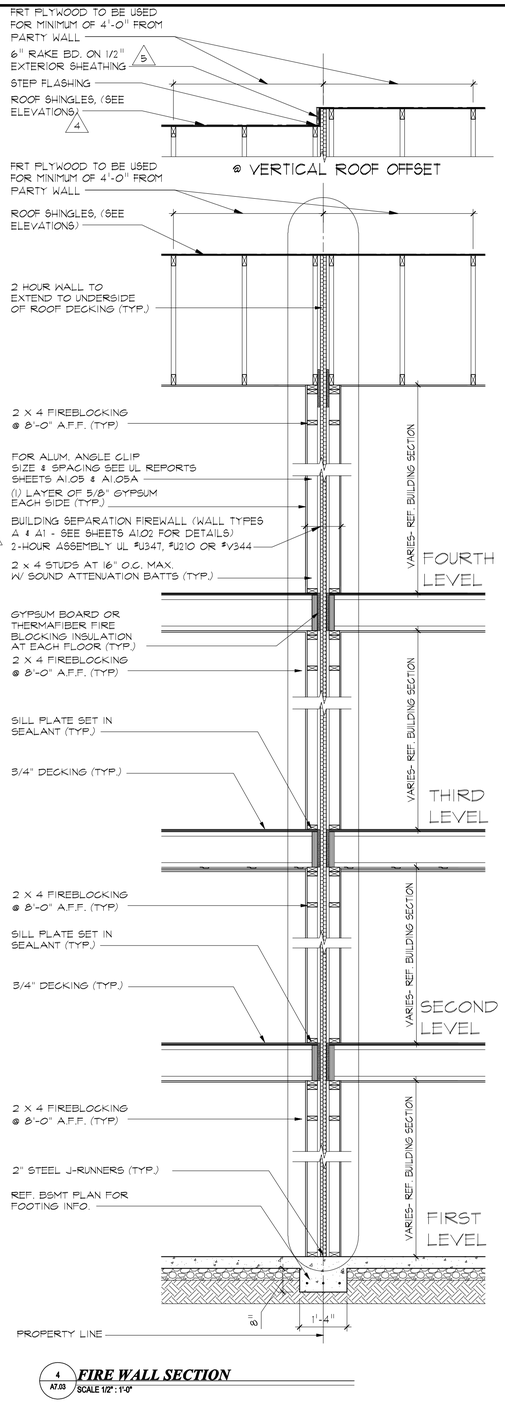
SCALE: AS NOTED

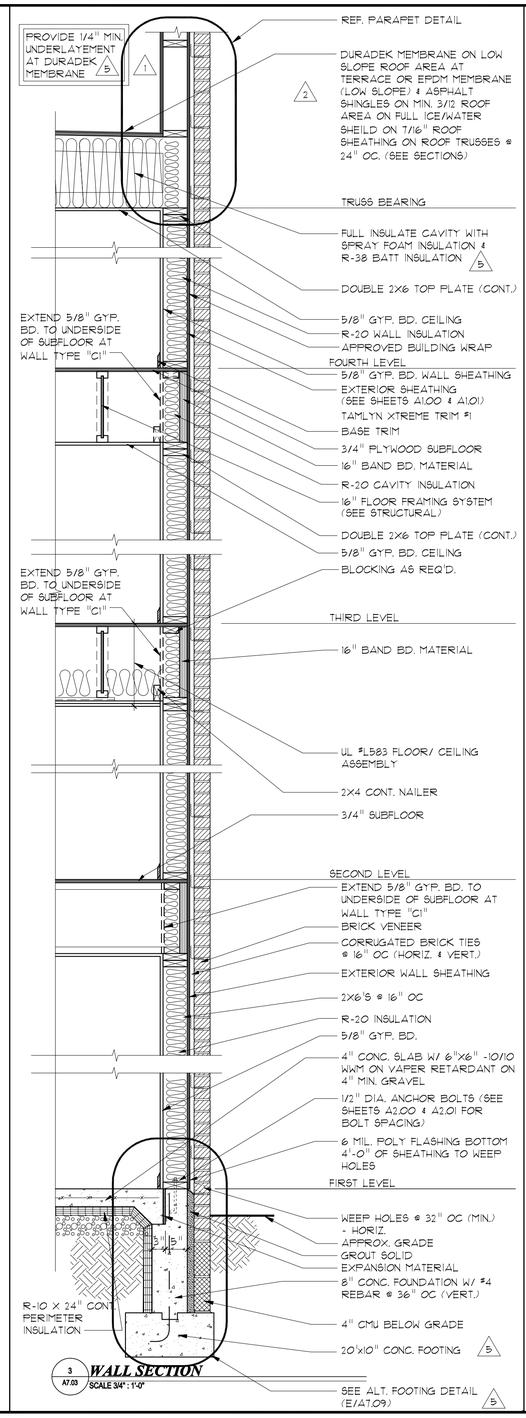
DRAWN BY: DEW
CHECKED BY: DEW

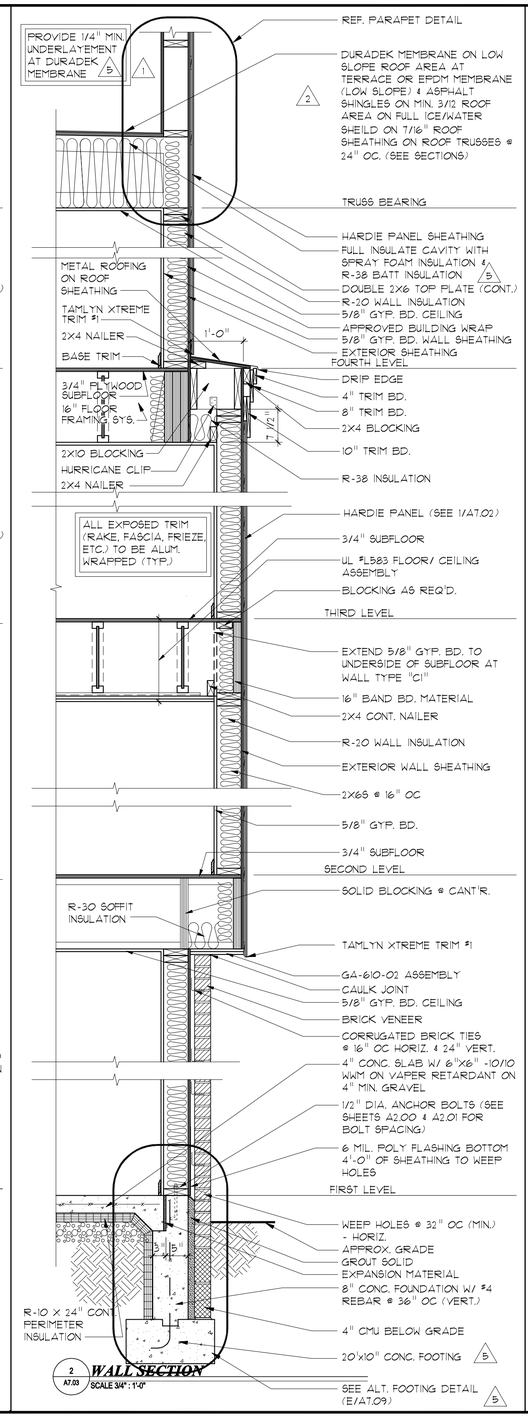
DRAWING DESCRIPTION: WALL SECTIONS & DETAILS

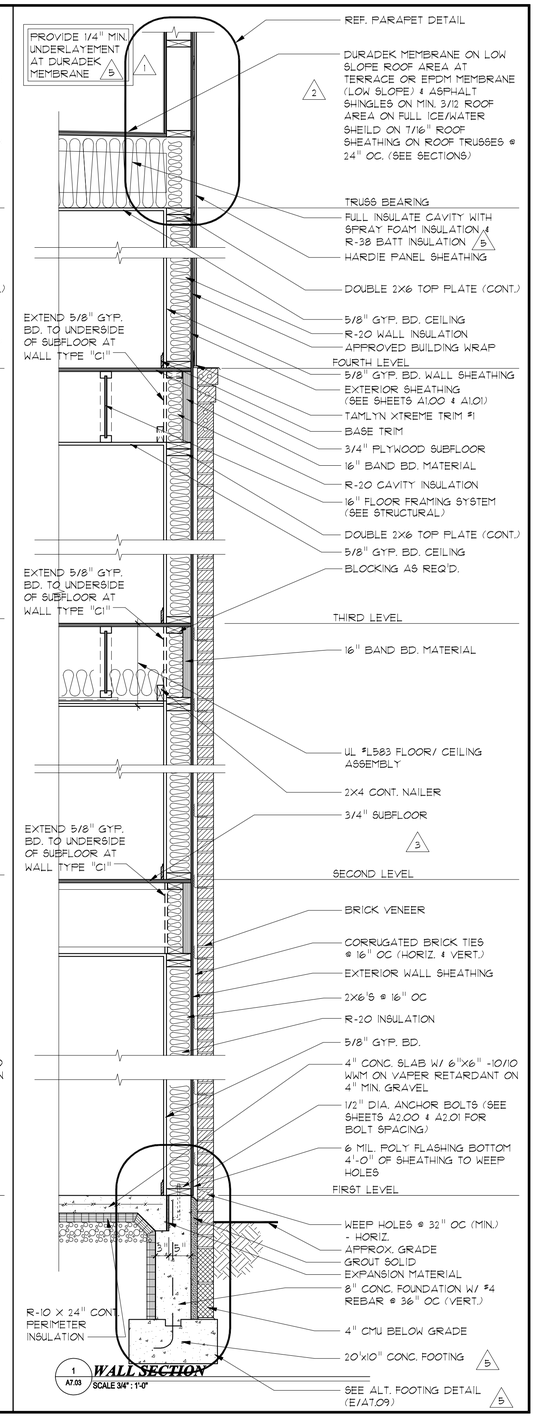
SHEET # A7.02
FAIRFAX CO.

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.









MODEL: 1543 TESSA & 1544 JULIANNE

SEAL:

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
1 10/29/2020
2 12/01/2020
3 03/18/2021
4 05/xx/2021
5 07/14/2021
7 05/13/2022

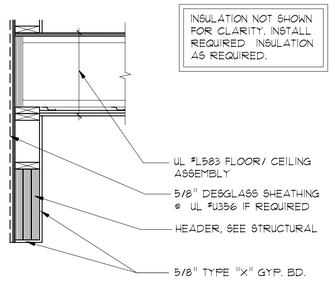
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

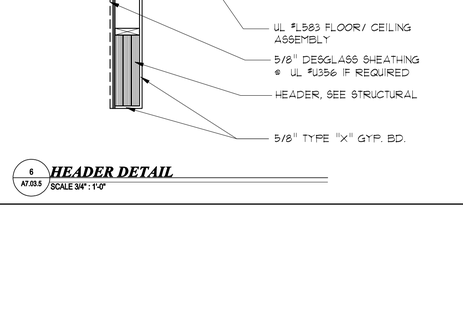
DRAWING DESCRIPTION: WALL SECTIONS @ OPT. TERRACE

SHEET # A7.03

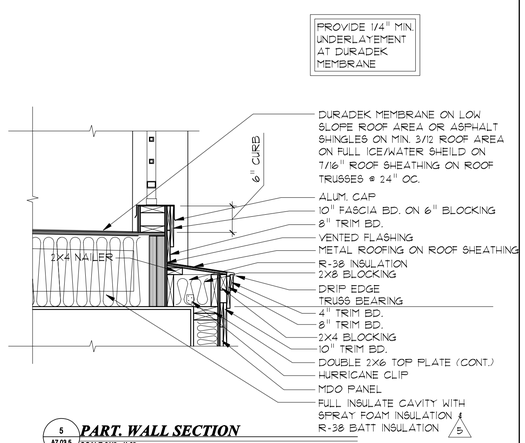
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



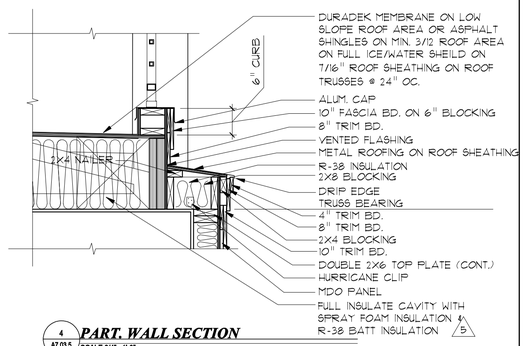
6 A7.03.5 **HEADER DETAIL** SCALE 3/4" : 1'-0"



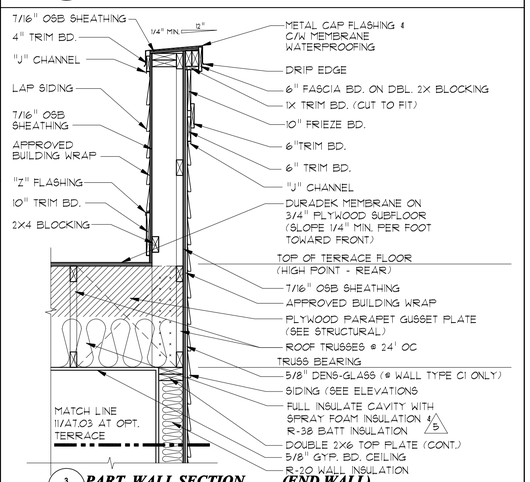
6 A7.03.5 **DROP CEILING DETAIL @ RHEIA HVAC** SCALE 3/4" : 1'-0"



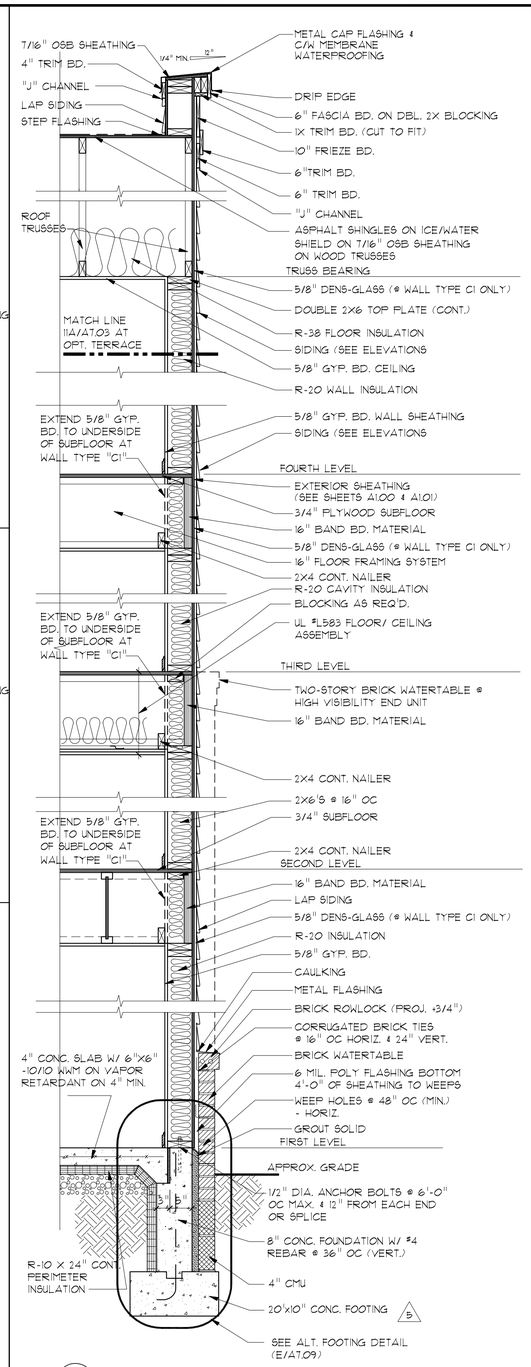
5 A7.03.5 **PART. WALL SECTION** SCALE 3/4" : 1'-0"



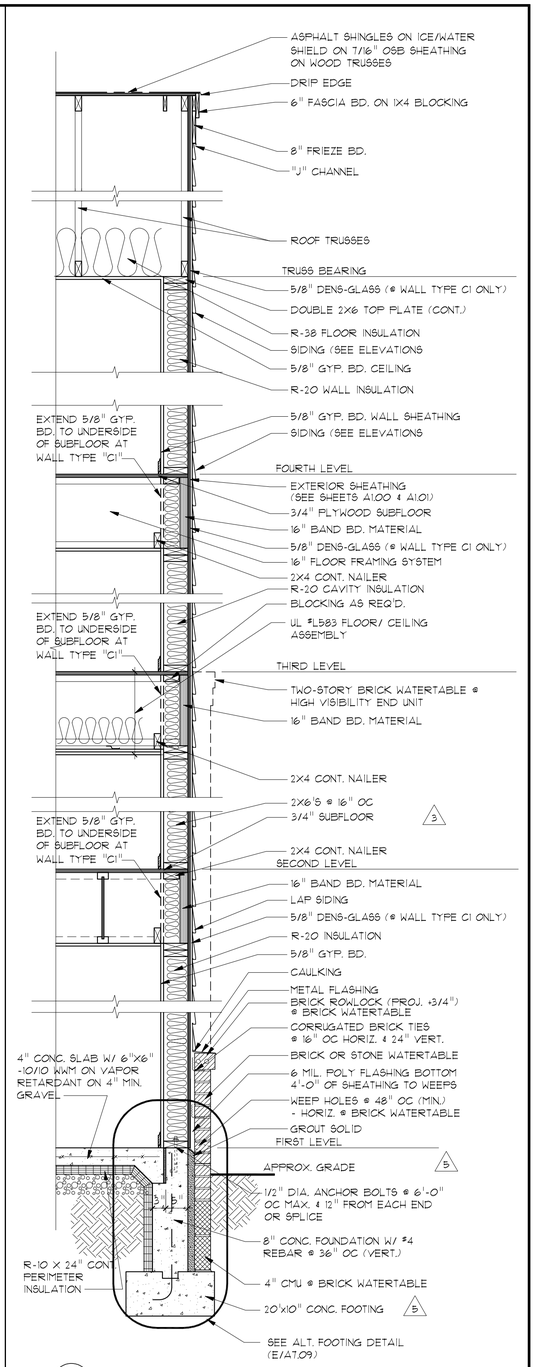
4 A7.03.5 **PART. WALL SECTION** SCALE 3/4" : 1'-0"



3 A7.03.5 **PART. WALL SECTION (END WALL)** SCALE 3/4" : 1'-0"



2 A7.03.5 **WALL SECTION (END WALL)** SCALE 3/4" : 1'-0"



1 A7.03.5 **PART. WALL SECTION (END WALL)** SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
5 07/14/2021

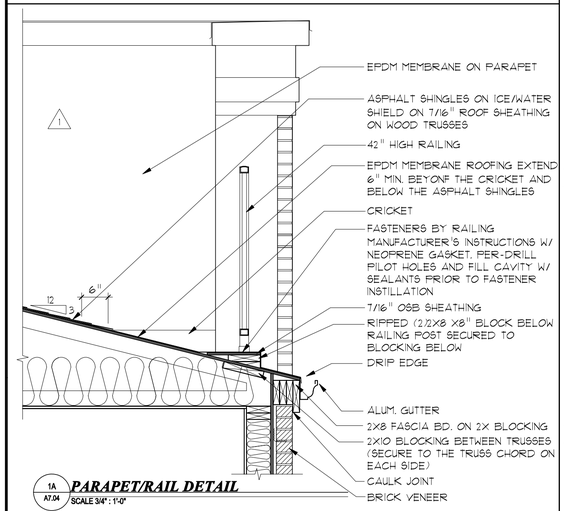
SCALE: AS NOTED

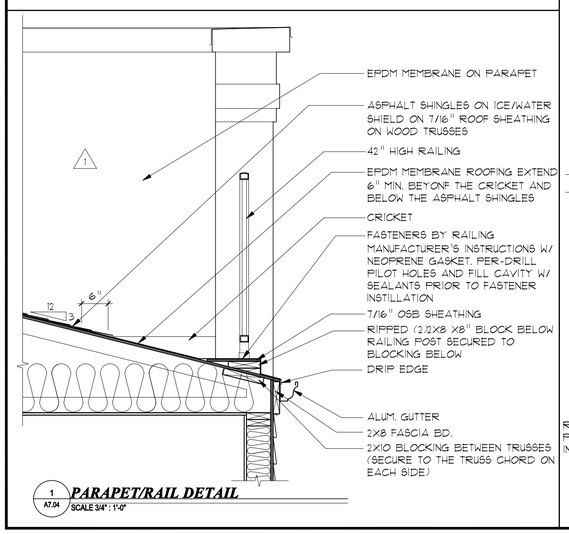
DRAWN BY: DEW
CHECKED BY: DEW

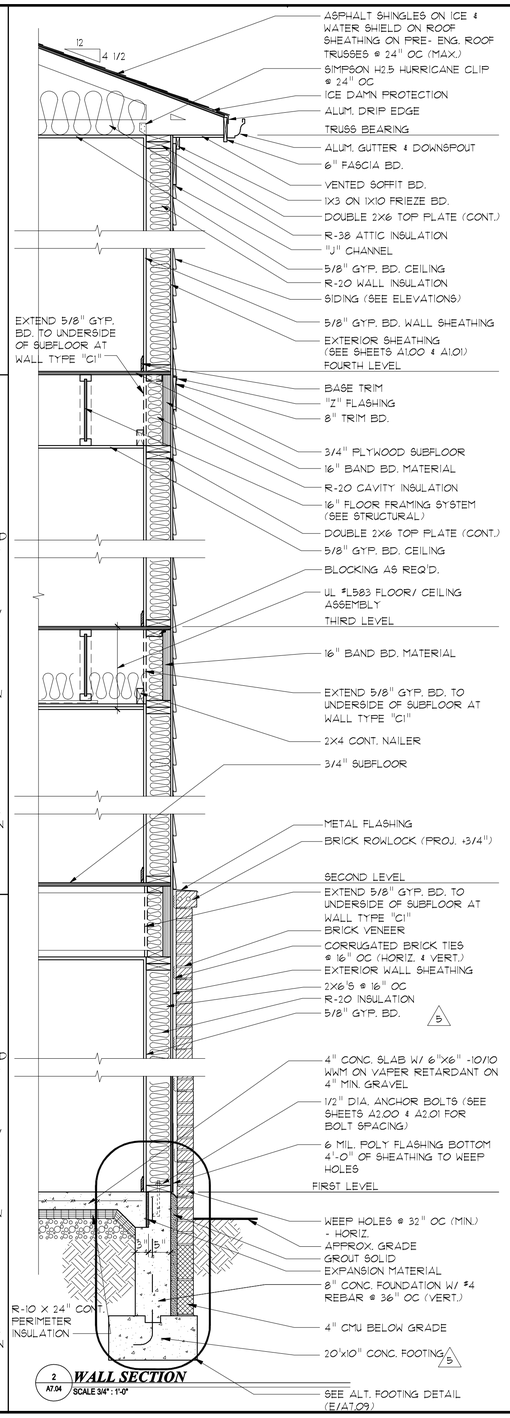
DRAWING DESCRIPTION: WALL SECTIONS & ELEVATIONS R THRU V

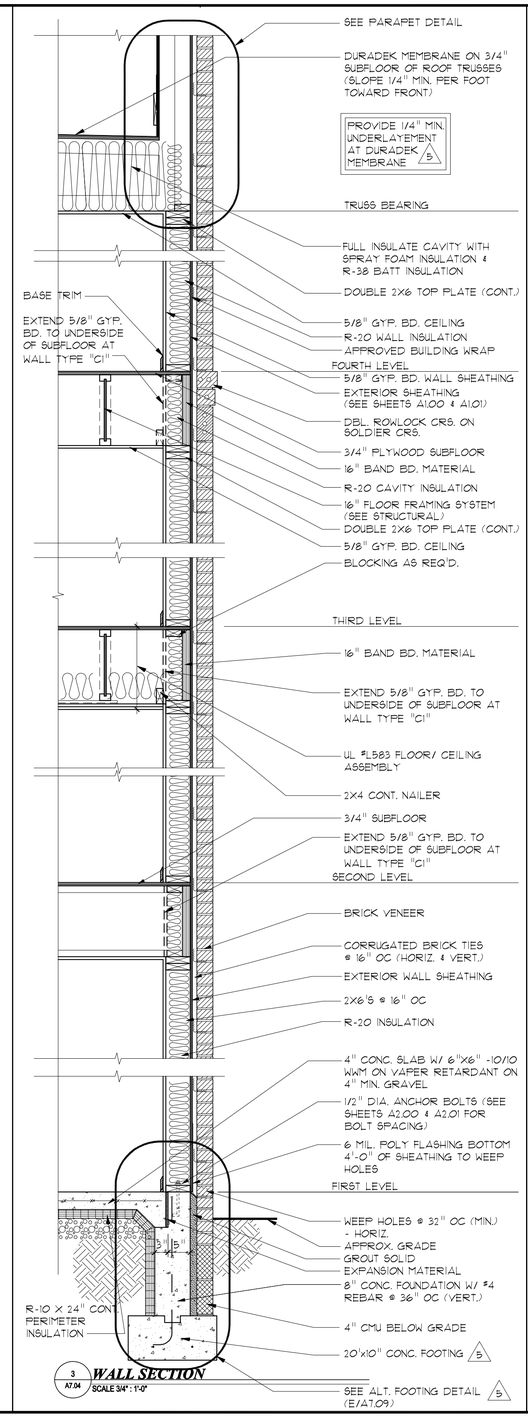
SHEET # 3 A7.03.5

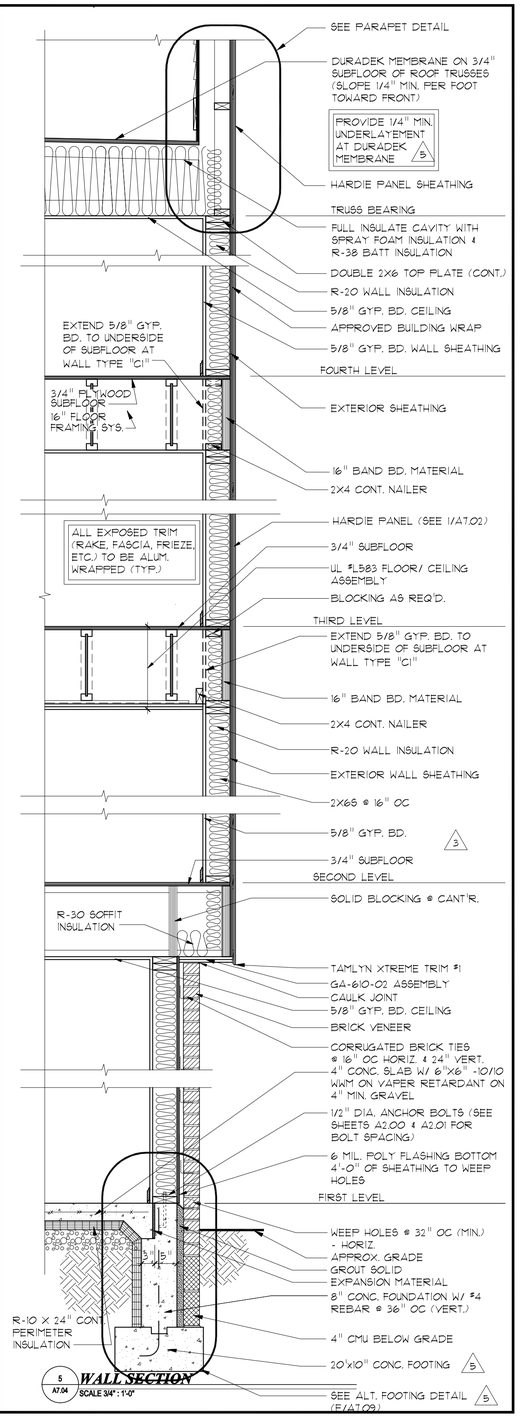
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.











SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE
DATE: 08/17/2020

REVISION(S):
1 10/29/2020
3 03/18/2021
5 07/14/2021

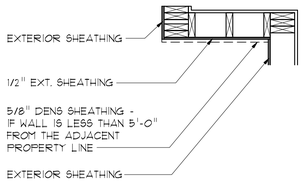
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

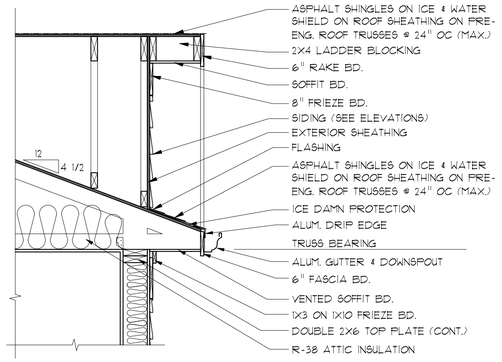
DRAWING DESCRIPTION: WALL SECTIONS @ OPT. TERRACE

SHEET # A7.04

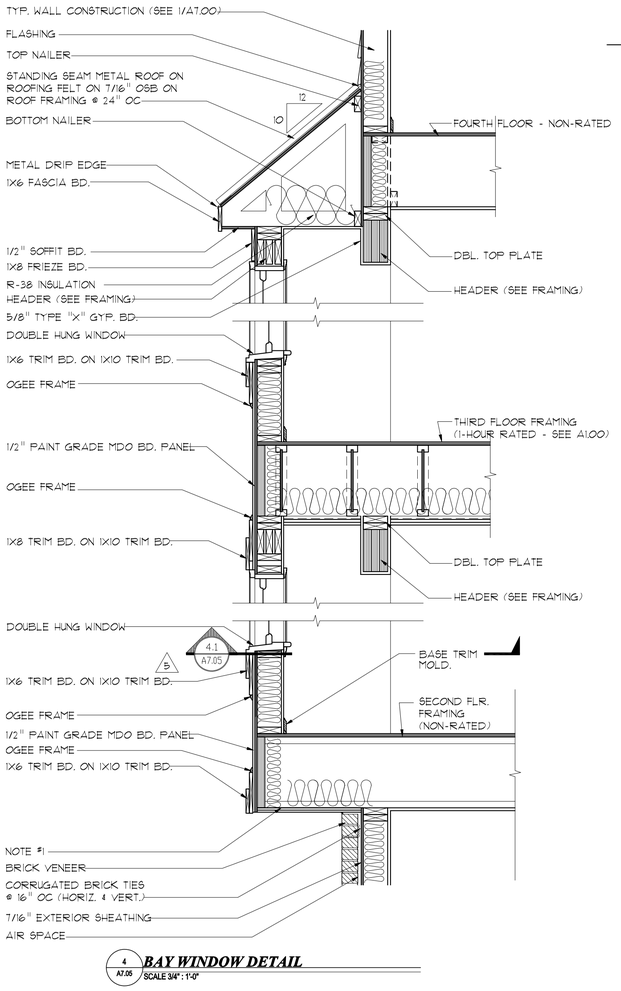
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



4.1 / A7.05 — BAY WINDOW DETAIL
SCALE 3/4" : 1'-0"

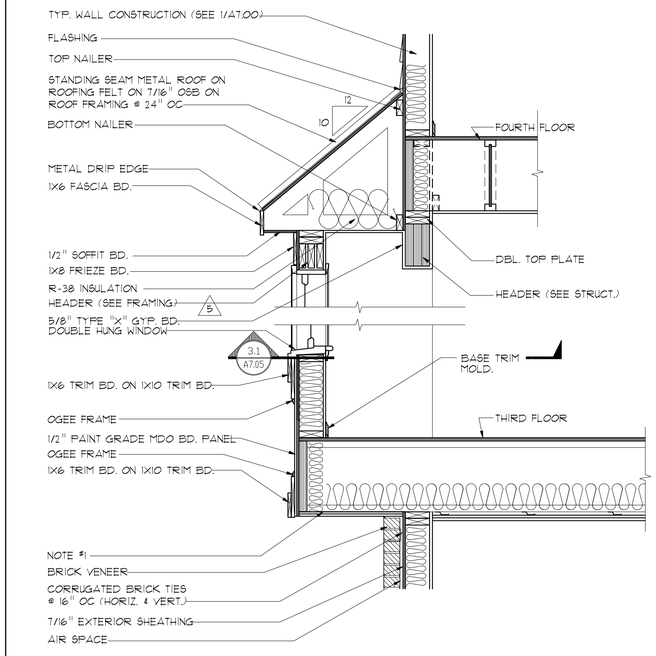


1 / A7.05 — REVERSE GABLE DETAIL
SCALE 3/4" : 1'-0"

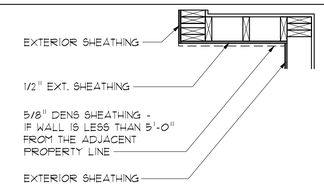


4 / A7.05 — BAY WINDOW DETAIL
SCALE 3/4" : 1'-0"

NOTE #1: PROVIDE (2) LAYERS 5/8" TYPE "X" DENSGLAS SHEATHING, BASED ON GA-610-02 HORIZONTAL ASSEMBLY.

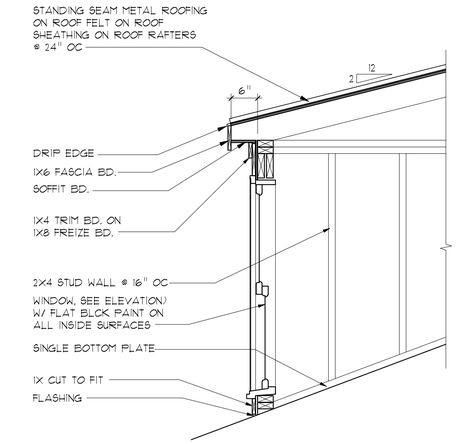


3 / A7.03.5 — BAY WINDOW DETAIL
SCALE 3/4" : 1'-0"

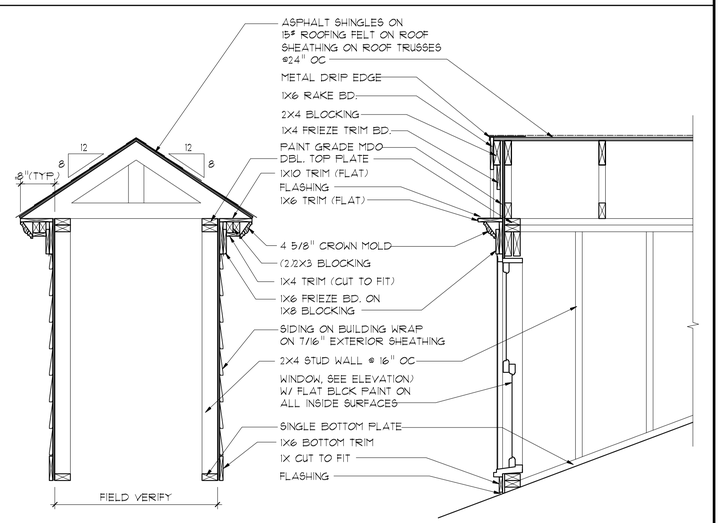


3.1 / A7.05 — BAY WINDOW DETAIL
SCALE 3/4" : 1'-0"

NOTE #1: PROVIDE (2) LAYERS 5/8" TYPE "X" DENSGLAS SHEATHING, BASED ON GA-610-02 HORIZONTAL ASSEMBLY.



2A / A7.05 — DORMER DETAIL
SCALE 3/4" : 1'-0"



2 / A7.05 — DORMER DETAIL
SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
5 07/14/2021

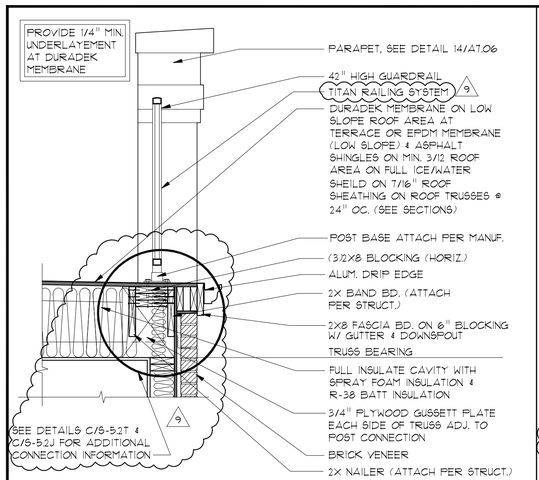
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

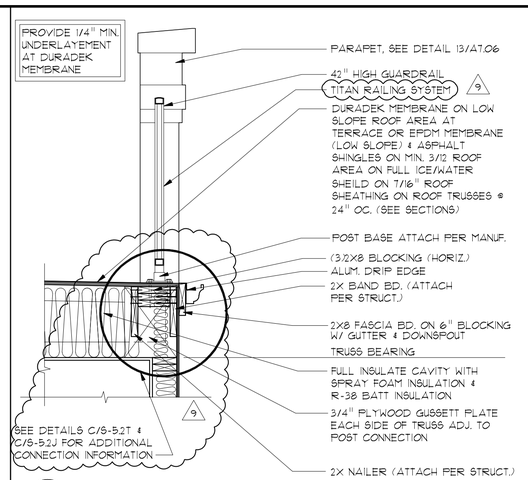
DRAWING DESCRIPTION: WALL SECTIONS & DETAILS

SHEET # A7.05

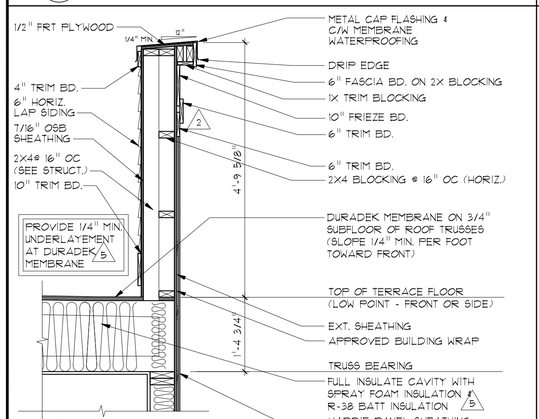
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



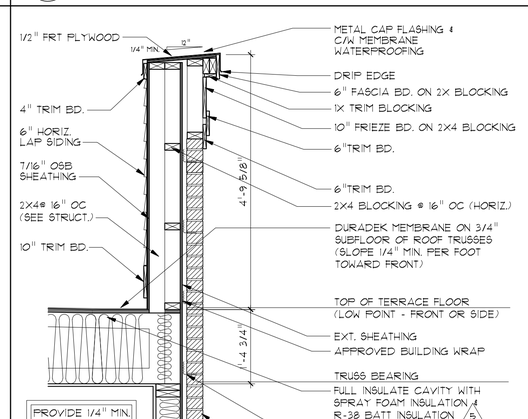
12 A7.06 **TERRACE RAILING DETAIL**
SCALE 3/4" : 1'-0"



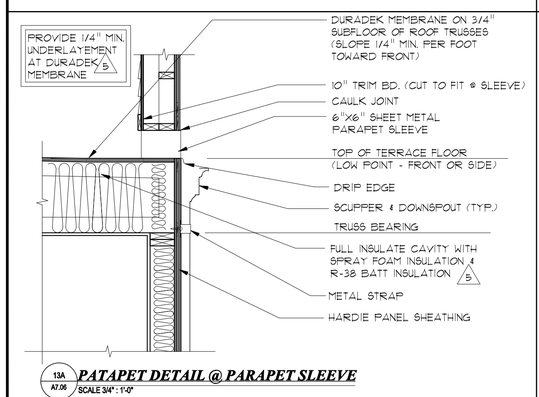
11 A7.06 **TERRACE RAILING DETAIL**
SCALE 3/4" : 1'-0"



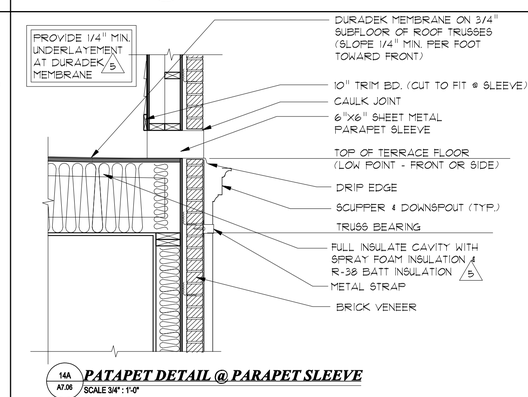
13 A7.06 **PATAPET DETAIL**
SCALE 3/4" : 1'-0"



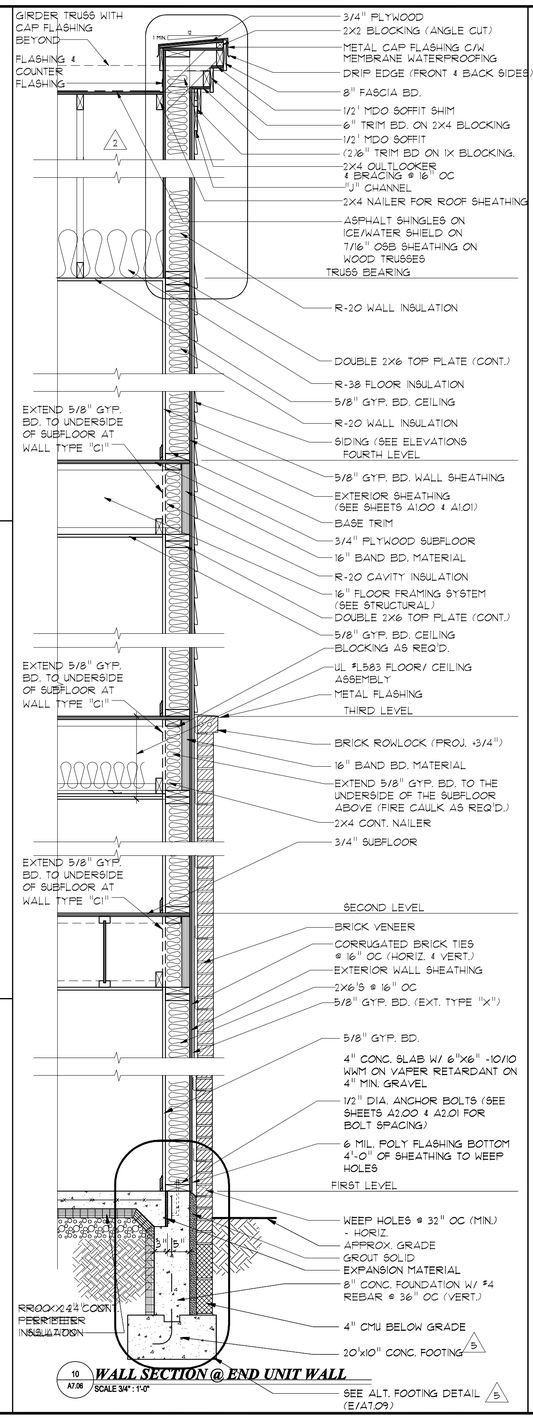
14 A7.06 **PATAPET DETAIL**
SCALE 3/4" : 1'-0"



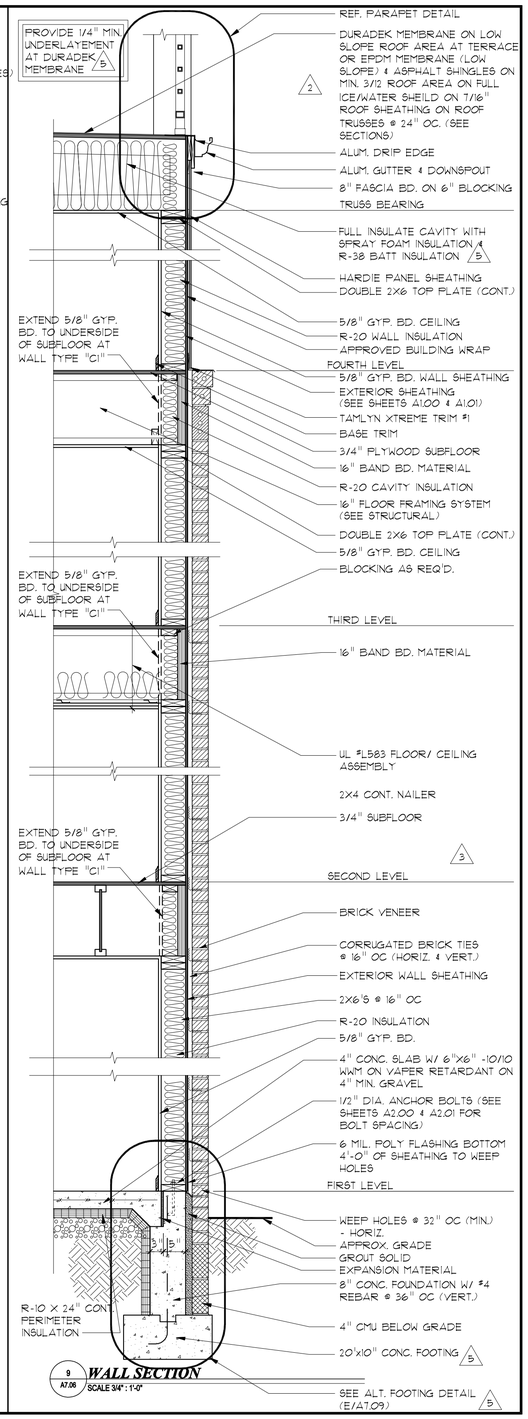
13A A7.06 **PATAPET DETAIL @ PARAPET SLEEVE**
SCALE 3/4" : 1'-0"



14A A7.06 **PATAPET DETAIL @ PARAPET SLEEVE**
SCALE 3/4" : 1'-0"



10 A7.06 **WALL SECTION @ END UNIT WALL**
SCALE 3/4" : 1'-0"



9 A7.06 **WALL SECTION**
SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):	
1	10/29/2020
2	12/01/2020
3	03/18/2021
5	07/14/2021
9	01/11/2023

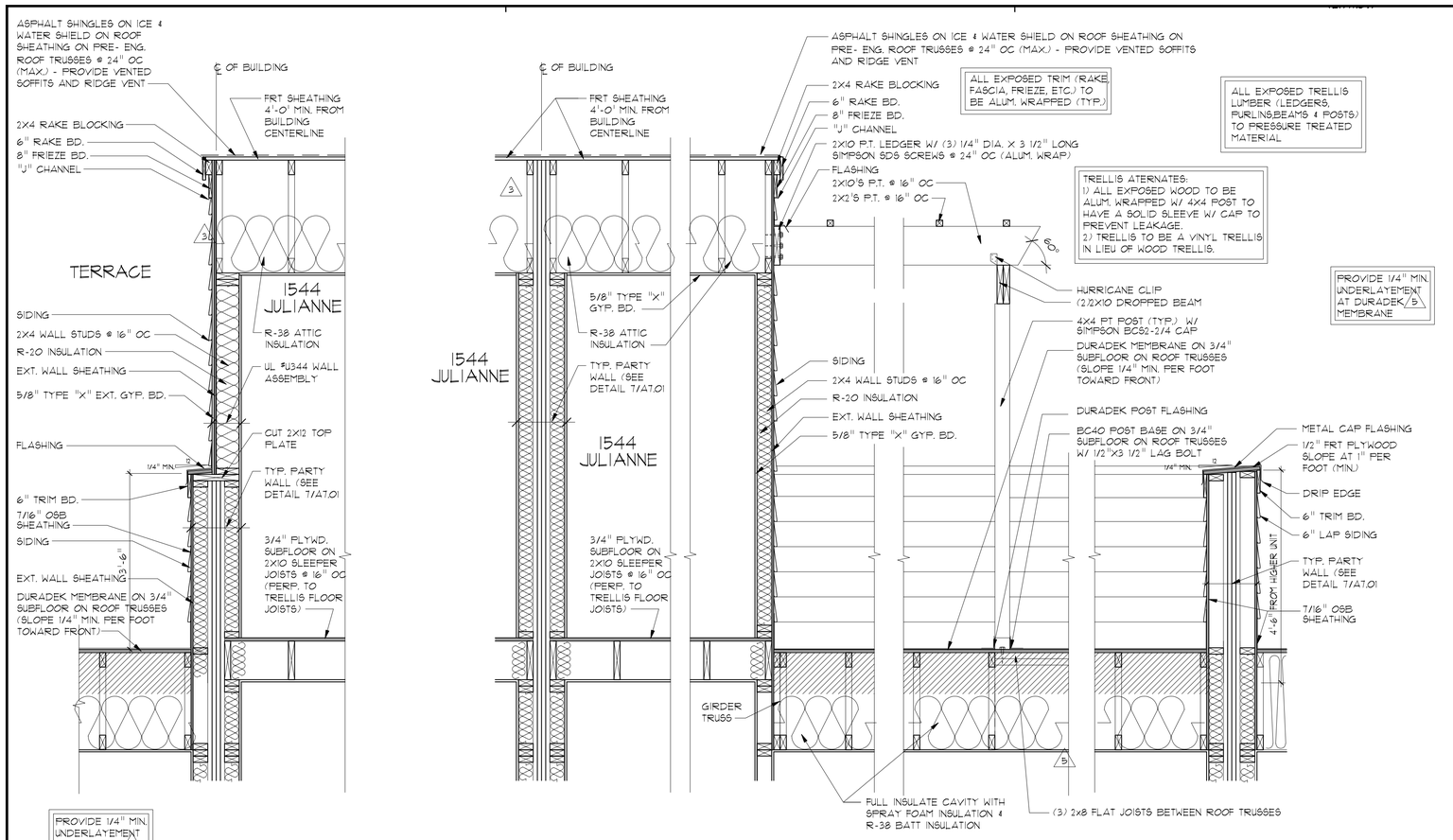
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

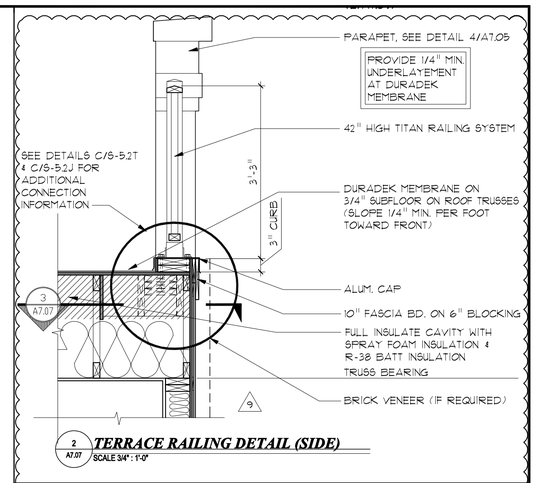
DRAWING DESCRIPTION: WALL SECTIONS & DETAILS @ OPT. TERRACE

SHEET # A7.06
FAIRFAX CO.

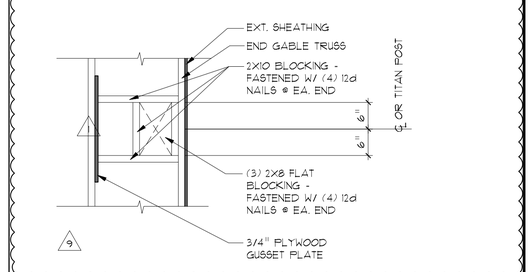
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



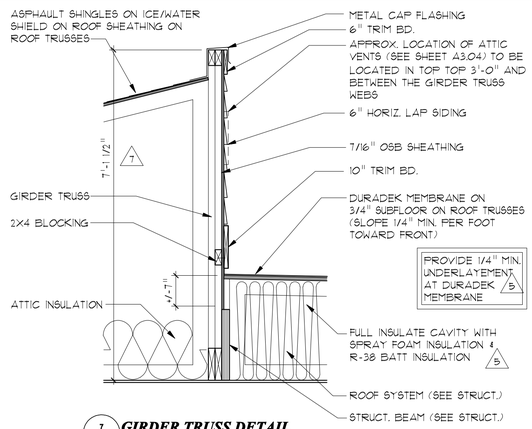
6 A7.07 DETAIL @ TERRACE PARTY WALL SCALE 3/4" : 1'-0"



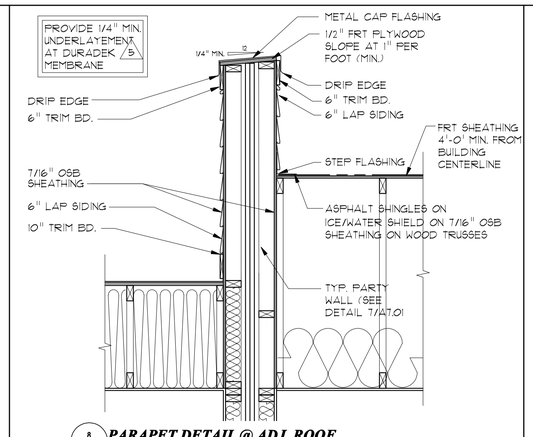
2 A7.07 TERRACE RAILING DETAIL (SIDE) SCALE 3/4" : 1'-0"



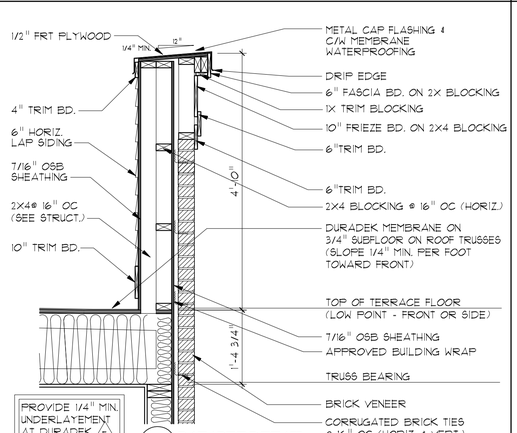
3 A7.07 TERRACE RAILING DETAIL (SIDE) SCALE 3/4" : 1'-0"



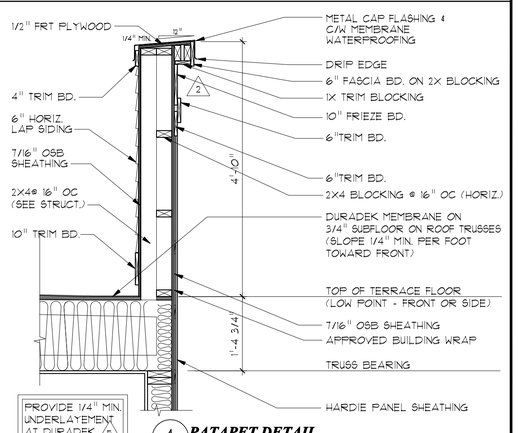
7 A7.07 GIRDER TRUSS DETAIL SCALE 3/4" : 1'-0"



8 A7.07 PARAPET DETAIL @ ADJ. ROOF SCALE 3/4" : 1'-0"



5 A7.07 PATAPEET DETAIL SCALE 3/4" : 1'-0"



4 A7.07 PATAPEET DETAIL SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

1	10/29/2020
2	12/01/2020
3	03/18/2021
5	07/14/2021
7	05/17/2022
9	01/11/2023

SCALE: AS NOTED

DRAWN BY: DEW

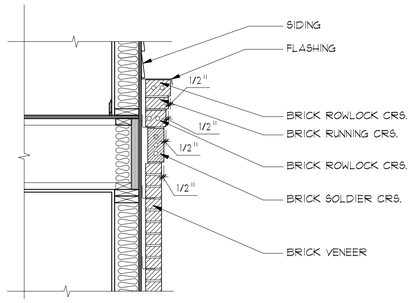
CHECKED BY: DEW

DRAWING DESCRIPTION: WALL SECTIONS & DETAILS @ OPT. TERRACE

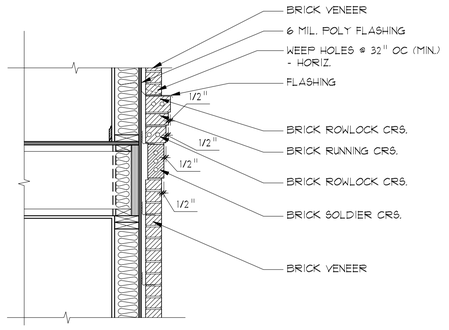
SHEET # A7.07

FAIRFAX CO.

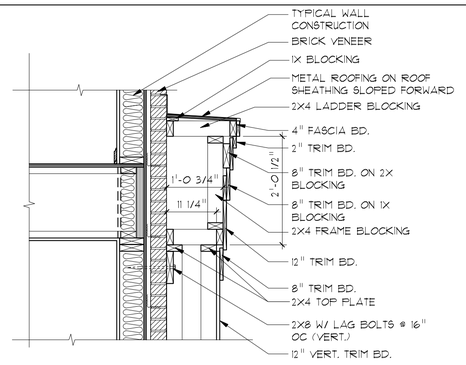
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



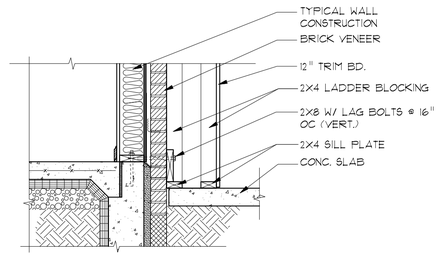
10 A7.07.5 **BRICK DETAIL** SCALE 3/4" : 1'-0"



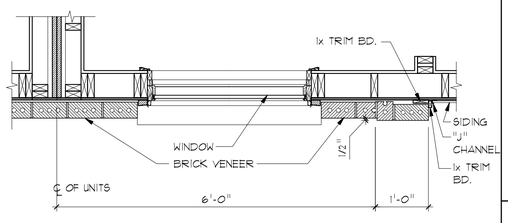
9 A7.07.5 **BRICK DETAIL** SCALE 3/4" : 1'-0"



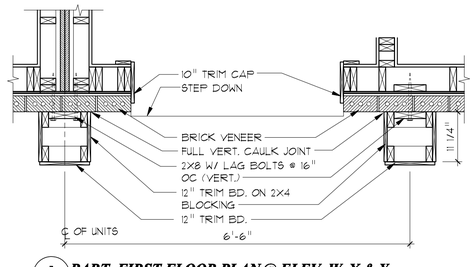
8 A7.07.5 **PART. PILASTER DETAIL** SCALE 3/4" : 1'-0"



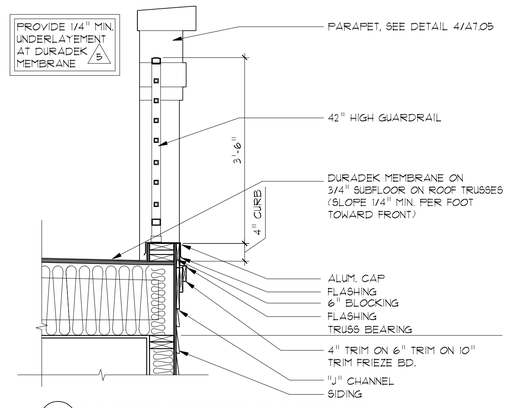
5 A7.07.5 **PART. PILASTER DETAIL** SCALE 3/4" : 1'-0"



6 A7.07.5 **PART. FIRST FLOOR PLAN @ ELEV. W, X & Y** SCALE 3/4" : 1'-0"

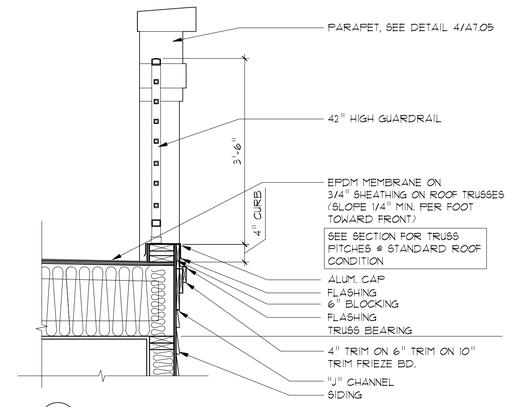


7 A7.07.5 **PART. FIRST FLOOR PLAN @ ELEV. W, X & Y** SCALE 3/4" : 1'-0"



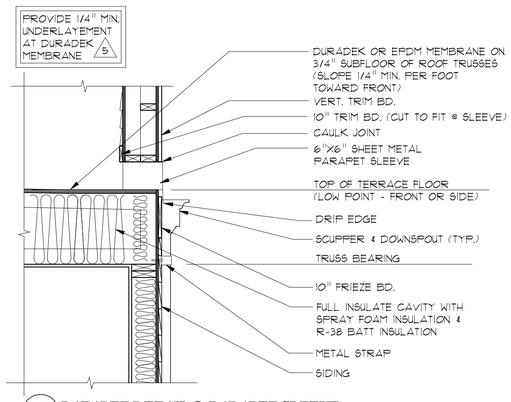
1 A7.07.5 **PARAPET/RAILING DETAIL @ TERRACE** SCALE 3/4" : 1'-0"

@ ELEVATIONS W, X & Y



2 A7.07 **PARAPET/RAILING DETAIL @ STND. ROOF** SCALE 3/4" : 1'-0"

@ ELEVATIONS W, X & Y



3 A7.07.5 **PATAPET DETAIL @ PARAPET SLEEVE** SCALE 3/4" : 1'-0"

@ ELEVATIONS W, X & Y

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
5 07/14/2021

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

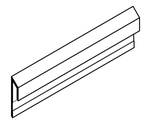
DRAWING DESCRIPTION: WALL SECTIONS & DETAILS

SHEET # A7.07.5

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

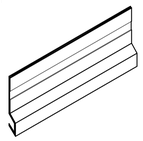
TAMLYN XTREME TRIM PARTS LIST

PROFILE



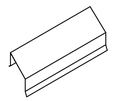
6 J-MOLD "JMH"

PROFILE



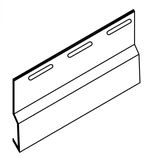
1 STARTER STRIP "XS516"

PROFILE



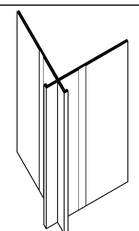
7 PARAPET FLASHING CAP

PROFILE



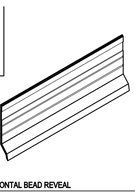
2 LAPSTART STARTER STRIP

PROFILE



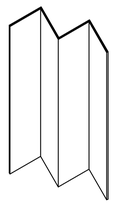
8 REVEAL OUTSIDE CORNER (1/8" FLANGE)

PROFILE



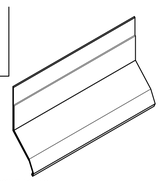
3 HORIZONTAL BEAD REVEAL

PROFILE



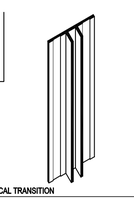
9 PLANK INSIDE CORNER

PROFILE



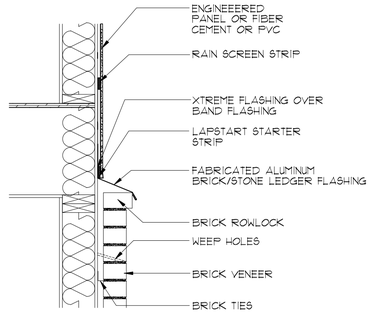
4 WINDOW FLASHING

PROFILE

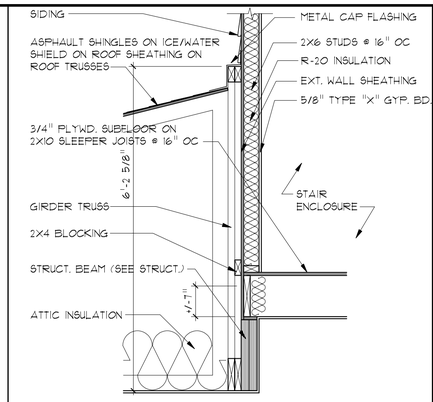


5 VERTICAL TRANSITION

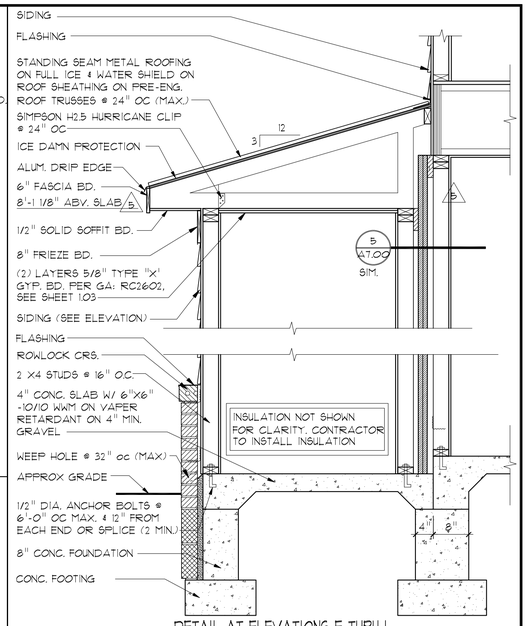
NOTES:
-USE TAMLYN DRAINABLE HOUSEWRAP UNDER ALL HARDIE PANEL INSTALLATIONS
-HOUSEWRAP TO LAP OVER STARTER STRIP AND MIN. 2" OVER SILL PLATE, TYPICAL
-1/4" BEAD REVEAL TO BE USED, TYPICAL @ HARDIE PANEL APPLICATIONS
-TAPE ALL JOINTS WITH TAMLYN EXTREME FLASHING PER MF'R. SPEC'S.
-ALL TAMLYN AND HARDIE PRODUCTS TO BE INSTALLED PER MF'R. SPEC'S.



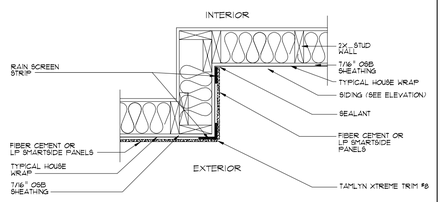
2 A7.08 **TRIM/FLASHING DETAIL @ HARDIE/BRICK**
SCALE 1" : 1'-0"

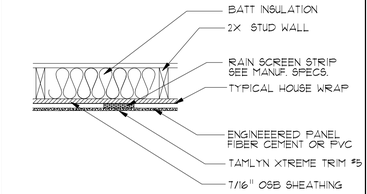


7 A7.08 **GIRDER TRUSS DETAIL**
SCALE 3/4" : 1'-0"

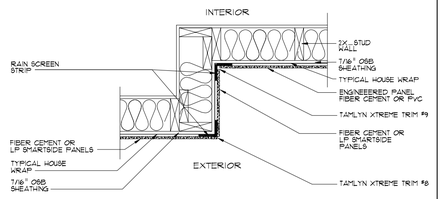


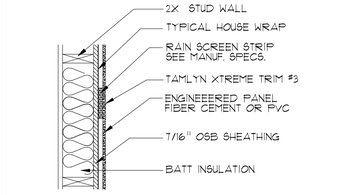
DETAIL AT ELEVATIONS F THRU L



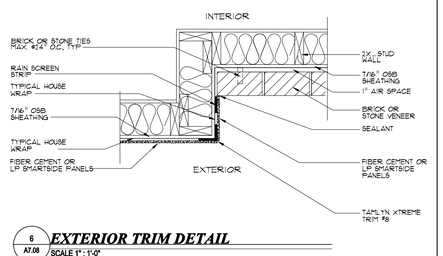


3 A7.08 **VERT. CONNECTION PANEL DET.**
SCALE 1 1/2" : 1'-0"

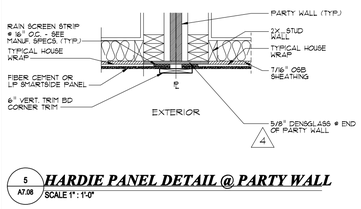




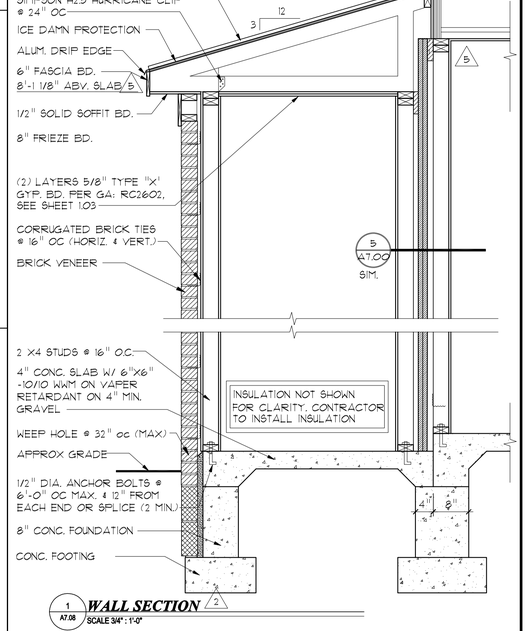
4 A7.08 **HORIZ. CONNECTION PANEL DET.**
SCALE 1 1/2" : 1'-0"



6 A7.08 **EXTERIOR TRIM DETAIL**
SCALE 1" : 1'-0"



5 A7.08 **HARDIE PANEL DETAIL @ PARTY WALL**
SCALE 1" : 1'-0"



1 A7.08 **WALL SECTION**
SCALE 3/4" : 1'-0"

MODEL: 1543 TESSA & 1544 JULIANNE

SEAL:

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
4 05/12/2021
5 07/14/2021

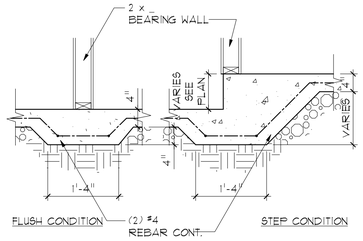
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

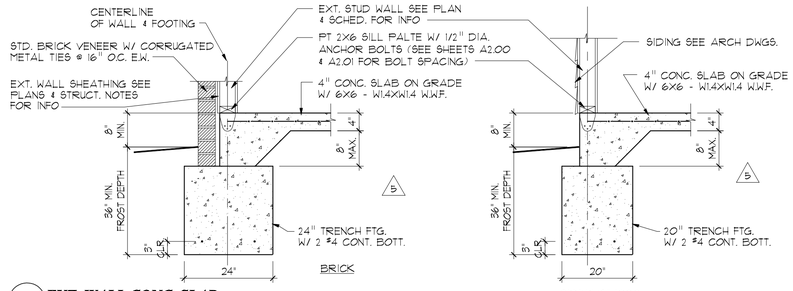
DRAWING DESCRIPTION: WALL SECTIONS & DETAILS

SHEET # A7.08

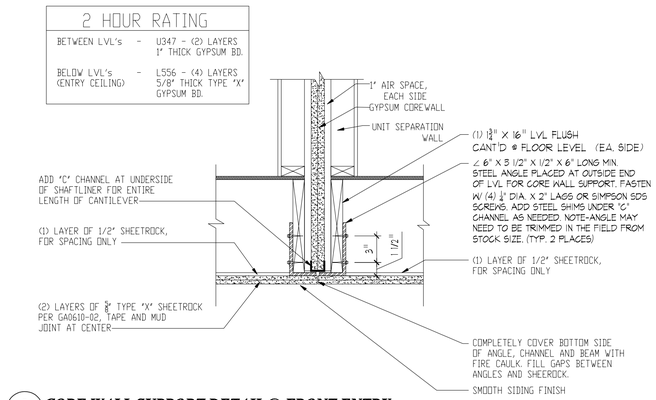
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



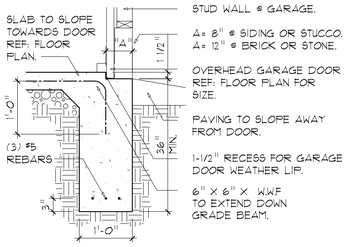
A A7.09 **THICKEND SLAB**
SCALE 3/4" : 1'-0" DETAIL NUMBER:



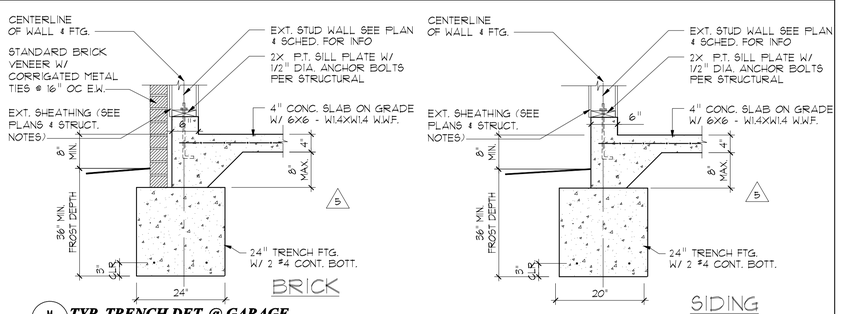
E A7.09 **EXT. WALL CONC. SLAB**
SCALE 3/4" : 1'-0"



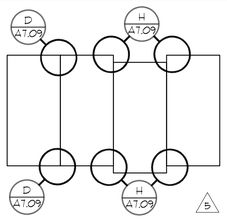
Z A7.09 **CORE WALL SUPPORT DETAIL @ FRONT ENTRY**
SCALE 1 1/2" : 1'-0"



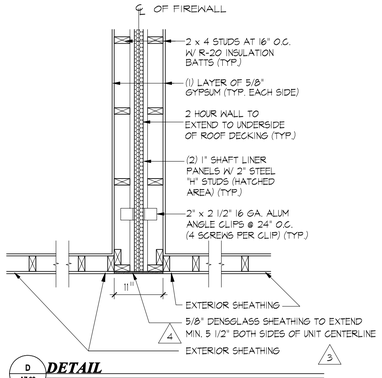
B A7.09 **GARAGE DOOR GRADE BEAM**
SCALE 3/4" : 1'-0" DETAIL NUMBER: DET0037



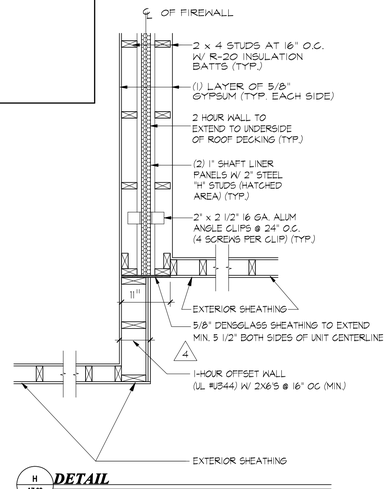
M A7.09 **TYP. TRENCH DET. @ GARAGE**
SCALE 3/4" : 1'-0"



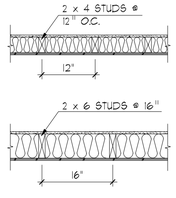
D1 A7.09 **BLOCK DIAGRAM**
SCALE: NTS



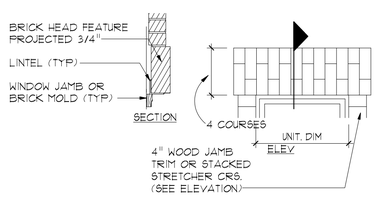
D A7.09 **DETAIL**
SCALE 3/4" : 1'-0"



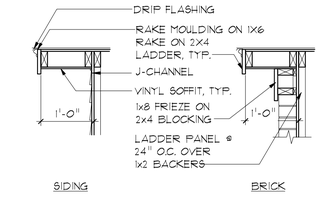
H A7.09 **DETAIL**
SCALE 3/4" : 1'-0"



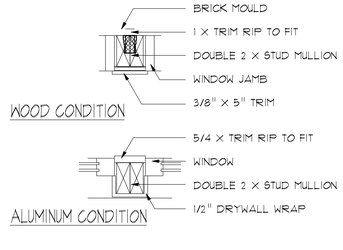
J A7.09 **WALL PANEL STUD SPACING FOR NON-STANDARD FRAMING**
SCALE 3/4" : 1'-0"



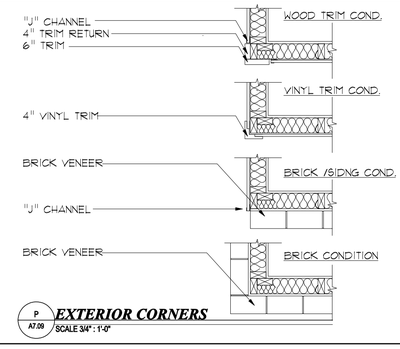
N A7.09 **BRICK HEAD FEATURES**
SCALE 3/4" : 1'-0"



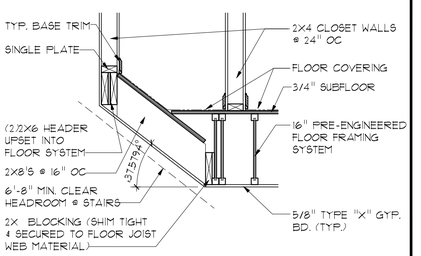
U A7.09 **RAKE DETAIL**
SCALE 3/4" : 1'-0"



K A7.09 **DOUBLE STUD MULLION**
SCALE 1 1/2" : 1'-0"



P A7.09 **EXTERIOR CORNERS**
SCALE 3/4" : 1'-0"



V A7.09 **SLOPED FLOOR DETAIL**
SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
3 03/18/2021
4 05/12/2021
5 07/14/2021

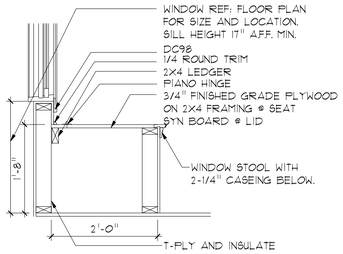
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

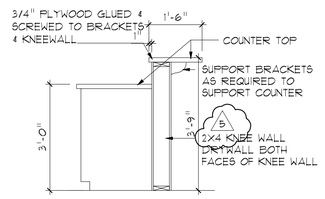
DRAWING DESCRIPTION: DETAILS

SHEET # A7.09

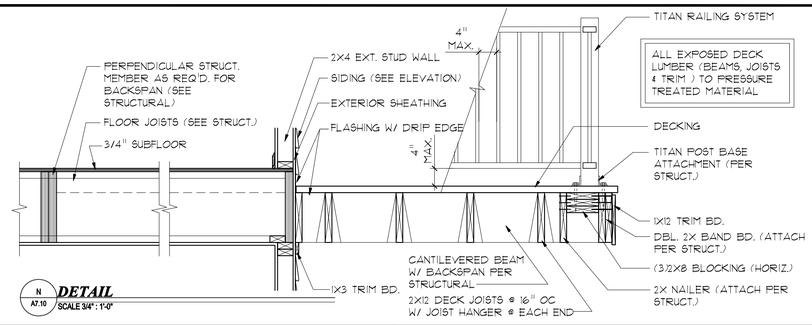
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



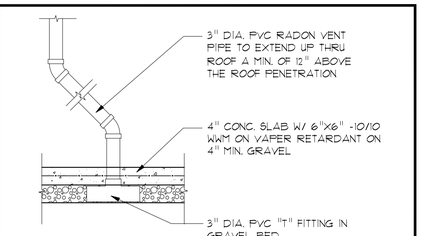
A A7.10 **WINDOW SEAT** SCALE 3/4" : 1'-0"



E A7.10 **KITCHEN RAISED BAR TOP** SCALE 1/2" : 1'-0" DETAIL NUMBER:

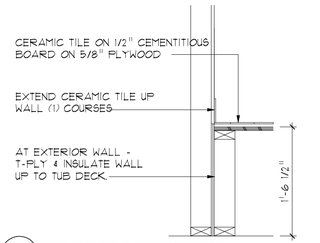


N A7.10 **DETAIL** SCALE 3/4" : 1'-0"

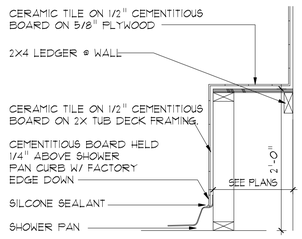


Z A7.10 **PASSIVE RADON PIPE DETAIL** SCALE 3/4" : 1'-0"

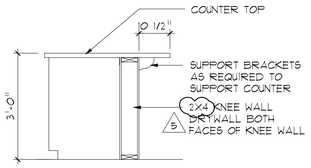
REFER TO MECHANICAL DRAWINGS FOR VENT LOCATION



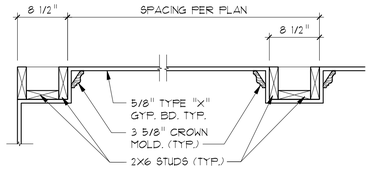
B A7.10 **TUB DECK CONNECTION** SCALE 1" : 1'-0"



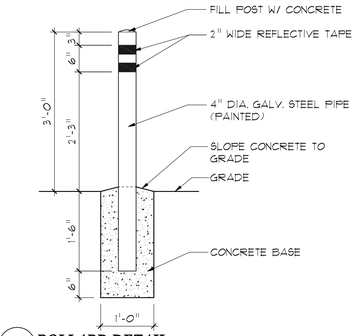
F A7.10 **SHOWER SEAT** SCALE 1" : 1'-0"



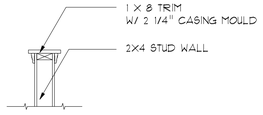
J A7.10 **KITCHEN FLUSH BAR TOP** SCALE 1/2" : 1'-0" DETAIL NUMBER:



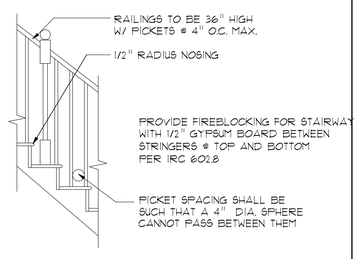
U A7.10 **COFFERED CEILING DETAIL** SCALE 1 1/2" : 1'-0"



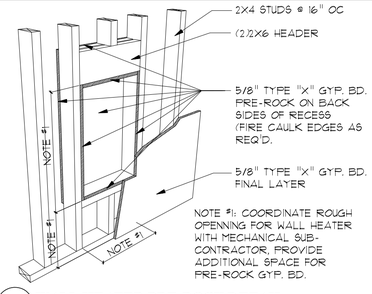
T A7.10 **BOLLARD DETAIL** SCALE 3/4" : 1'-0"



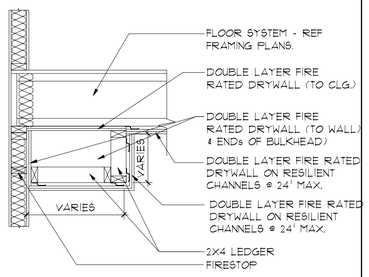
C A7.10 **KNEE WALL CAP** SCALE 3/4" : 1'-0"



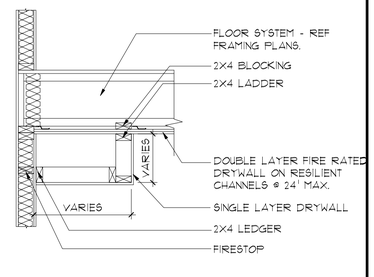
G A7.10 **OPEN STAIR RAILING DETAIL** SCALE 1/2" : 1'-0"



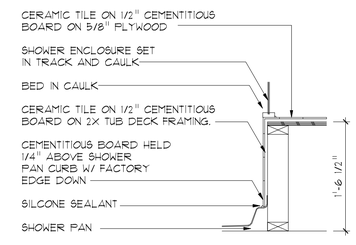
K A7.10 **WALL HEATER PRE-ROCK DETAIL** SCALE NOT TO SCALE



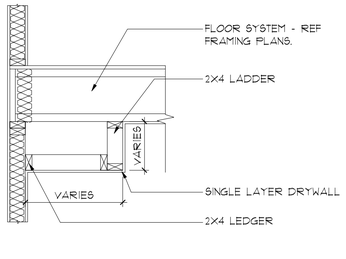
R A7.10 **BULKHEAD (RATED TYPE #5)** SCALE 3/4" : 1'-0"



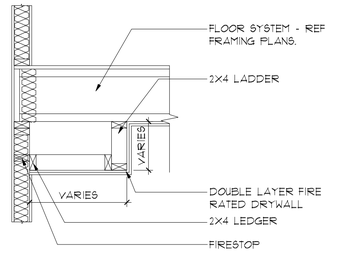
V A7.10 **BULKHEAD (RATED TYPE #4)** SCALE 3/4" : 1'-0"



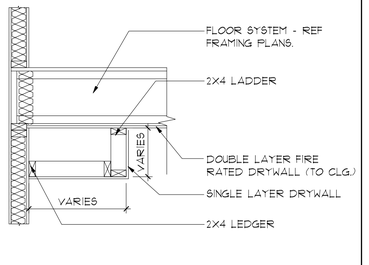
D A7.10 **SHOWER/TUB DECK CONNECTION** SCALE 1" : 1'-0" DETAIL NUMBER: DET0048



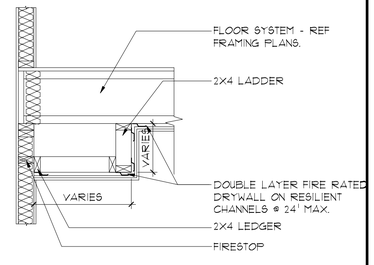
H A7.10 **BULKHEAD (NON RATED CONDITION)** SCALE 3/4" : 1'-0"



M A7.10 **BULKHEAD (RATED TYPE #1)** SCALE 3/4" : 1'-0"



S A7.10 **BULKHEAD (RATED TYPE #2)** SCALE 3/4" : 1'-0"



W A7.10 **BULKHEAD (RATED TYPE #3)** SCALE 3/4" : 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):
5 07/14/2021

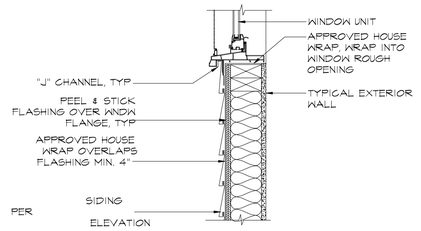
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

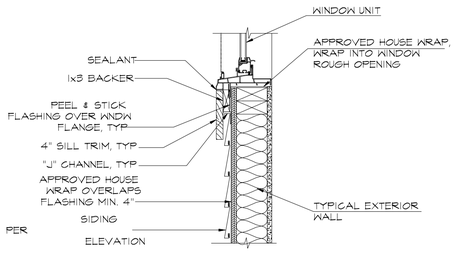
DRAWING DESCRIPTION: DETAILS

SHEET # A7.10

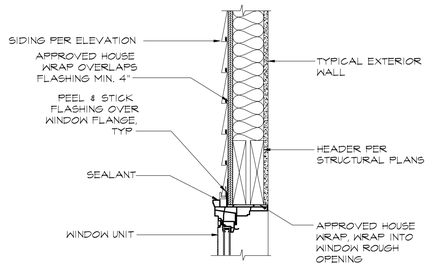
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



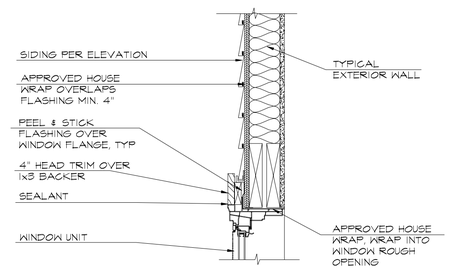
1 WINDOW SILL FLASHING - SIDING
SCALE: 1 1/2" = 1'-0"



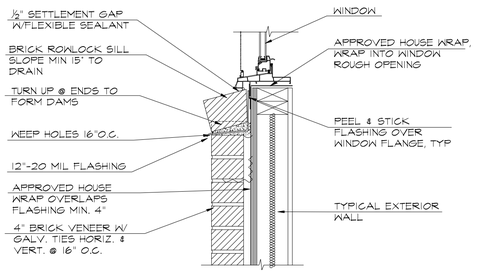
2 WINDOW SILL FLASHING - SIDING W/ TRIM
SCALE: 1 1/2" = 1'-0"



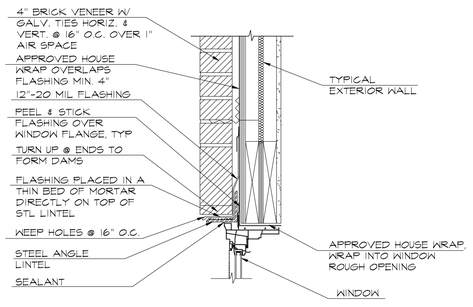
3 WINDOW HEAD FLASHING - SIDING
SCALE: 1 1/2" = 1'-0"



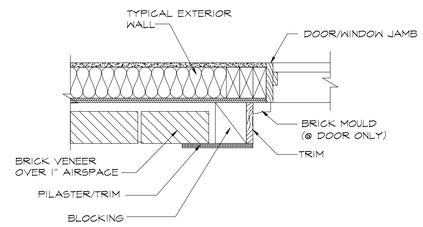
4 WINDOW HEAD FLASHING - SIDING W/ TRIM
SCALE: 1 1/2" = 1'-0"



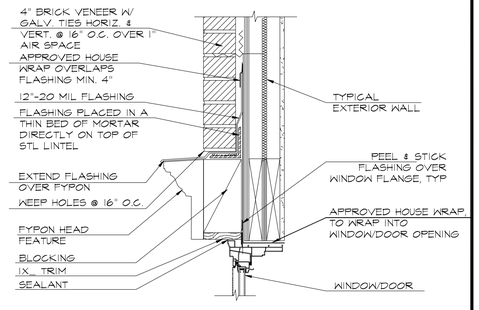
5 WINDOW SILL FLASHING - BRICK
SCALE: 1 1/2" = 1'-0"



6 WINDOW HEAD FLASHING - BRICK
SCALE: 1 1/2" = 1'-0"



7 PILASTER/TRIM DETAIL @ WINDOW/DOOR
SCALE: 1 1/2" = 1'-0"



8 WINDOW/DOOR FLASHING W/FYPON
SCALE: 1 1/2" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

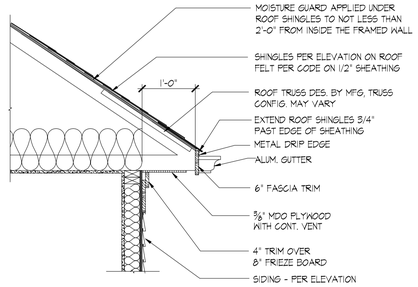
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

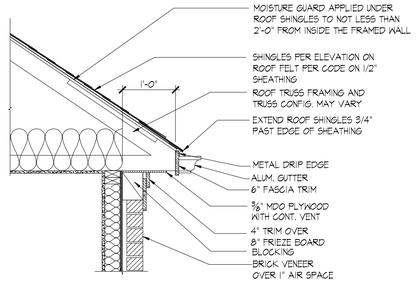
DRAWING DESCRIPTION: DETAILS

SHEET # A7.11

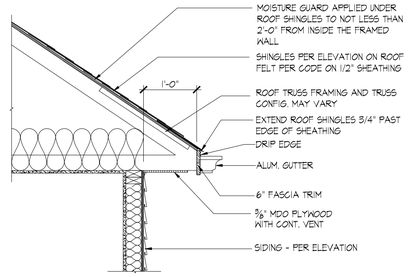
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



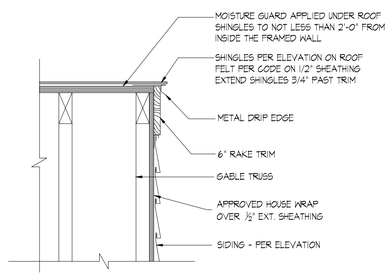
1 CORNICE W/ TRIM - SIDING
SCALE: 3/4" = 1'-0"



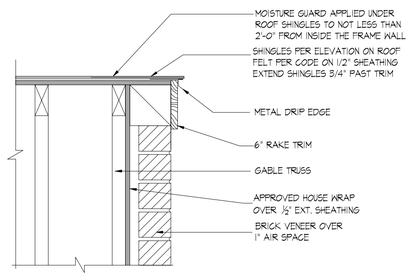
2 CORNICE W/ TRIM - BRICK
SCALE: 3/4" = 1'-0"



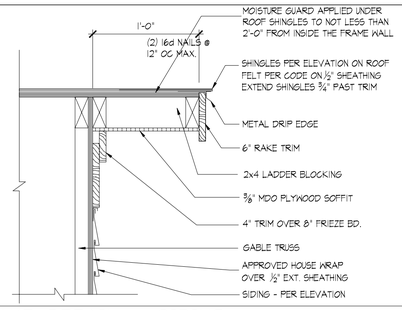
3 CORNICE - SIDING
SCALE: 3/4" = 1'-0"



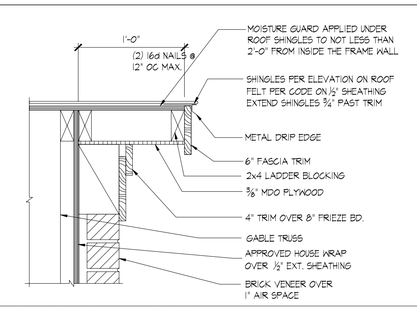
4 FLUSH RAKE - SIDING
SCALE: 1 1/2" = 1'-0"



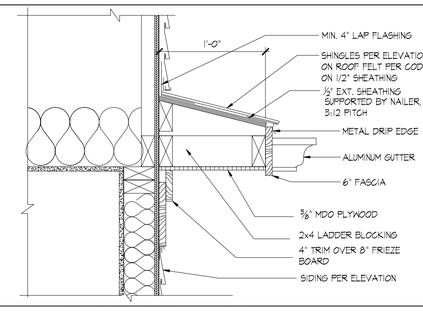
5 FLUSH RAKE - BRICK
SCALE: 1 1/2" = 1'-0"



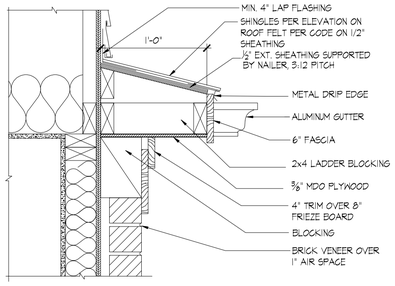
6 RAKE DETAIL - SIDING
SCALE: 1 1/2" = 1'-0"



7 RAKE DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"

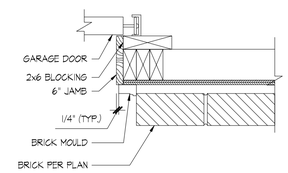


8 BOXED GABLE - SIDING
SCALE: 1 1/2" = 1'-0"

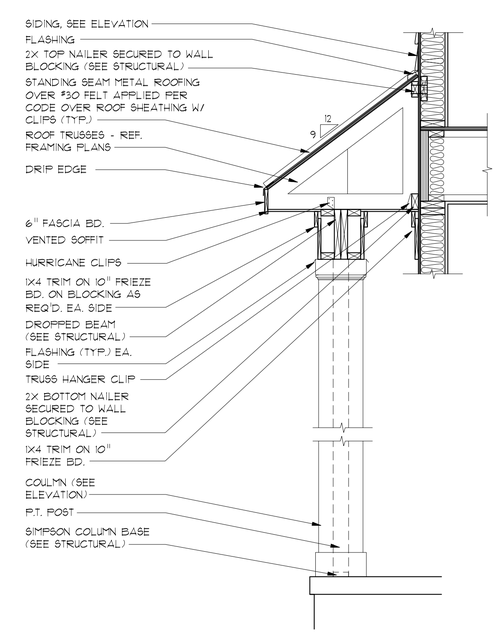


9 BOXED GABLE - BRICK W/ SIDING ABOVE
SCALE:1 1/2" = 1'-0"

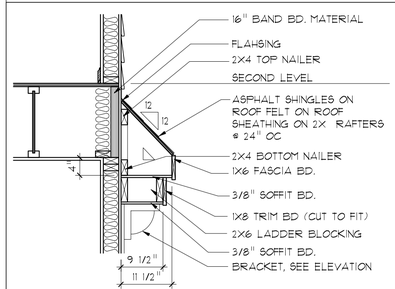
10 NOT USED
SCALE:



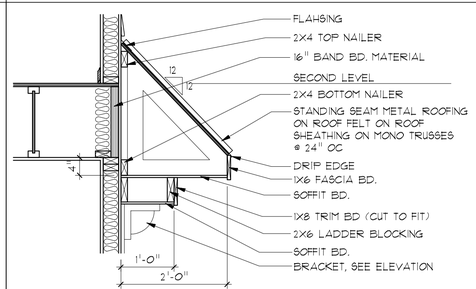
11 JAMB DETAIL @ GARAGE DOOR
SCALE: 1 1/2" = 1'-0"



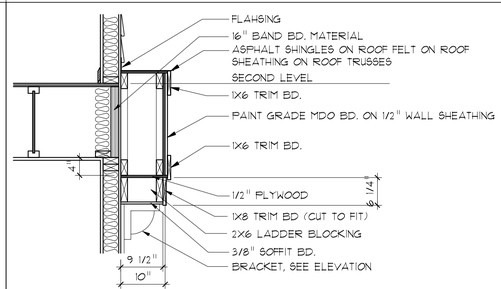
15 DETAIL
SCALE: 3/4" = 1'-0"



13 ENTRY FEATURE DETAIL
SCALE: 3/4" = 1'-0"



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



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

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

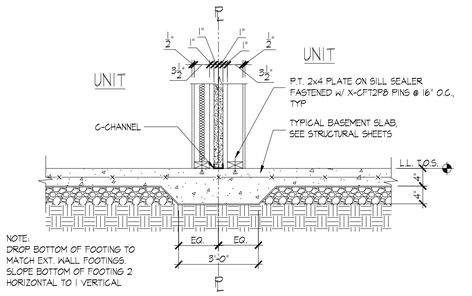
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

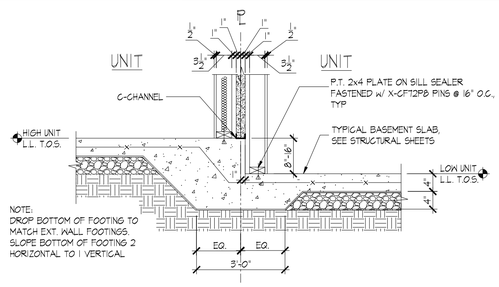
DRAWING DESCRIPTION: DETAILS

SHEET # A7.12

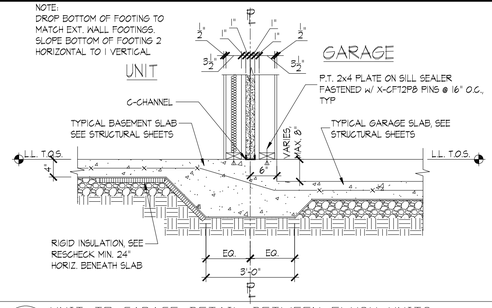
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



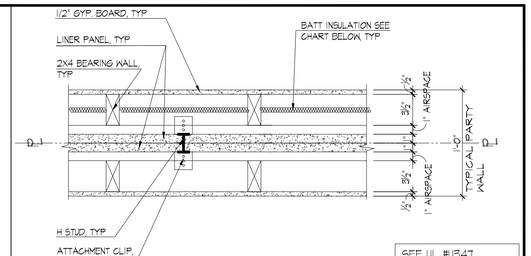
1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



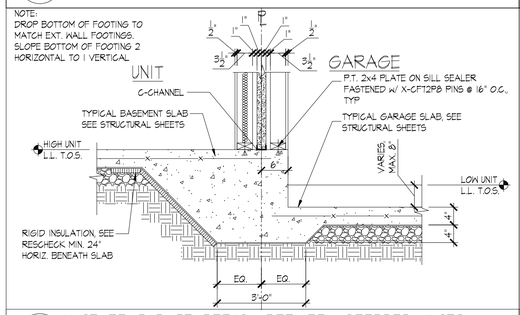
2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



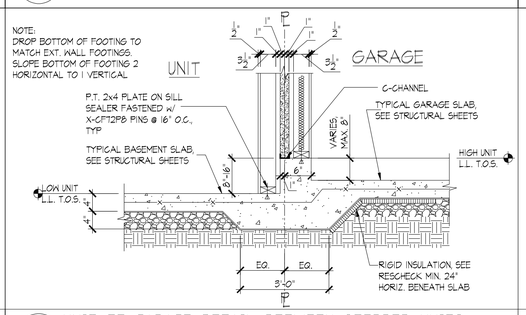
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



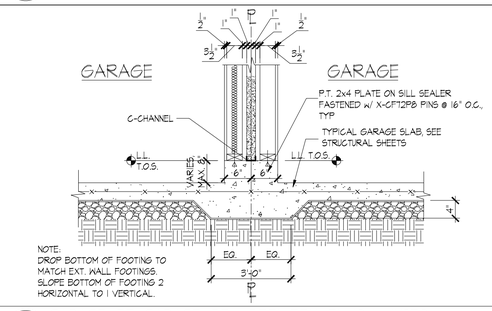
4 2 HOUR PARTY WALL DETAIL (UL #U347)
SCALE: 1 1/2" = 1'-0"



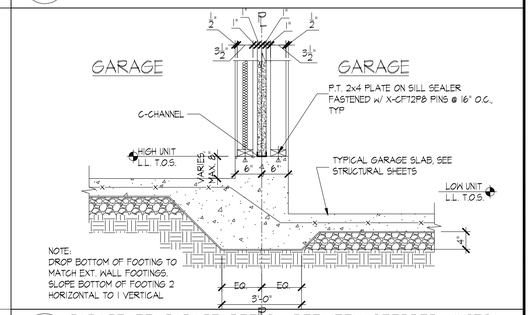
5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



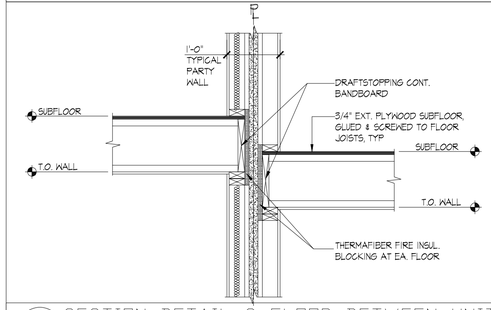
6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"

10 NOT USED
SCALE:

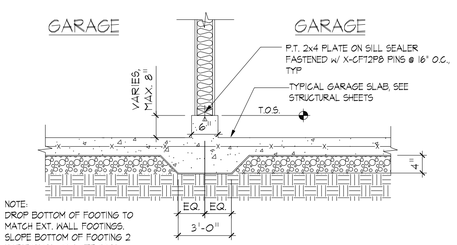
11 NOT USED
SCALE: 3/4" = 1'-0"

12 NOT USED
SCALE: 3/4" = 1'-0"

13 NOT USED
SCALE: 3/4" = 1'-0"

14 NOT USED
SCALE: 3/4" = 1'-0"

15 NOT USED
SCALE: 3/4" = 1'-0"



16 GARAGE TO GARAGE DETAIL
SCALE: 3/4" = 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

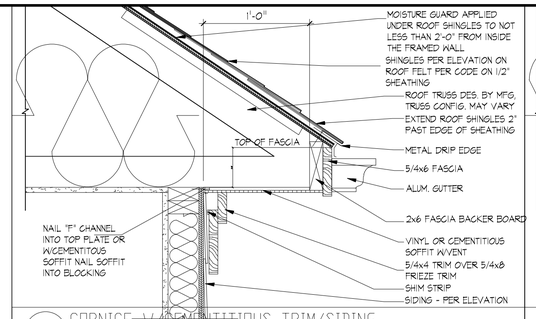
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

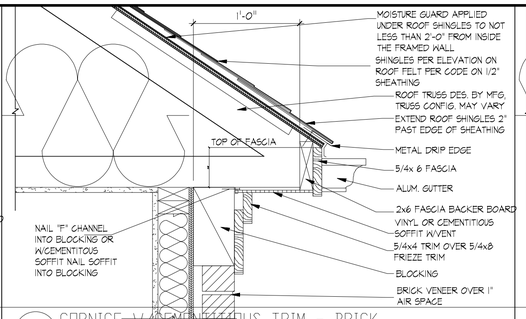
DRAWING DESCRIPTION: DETAILS

SHEET # A7.13

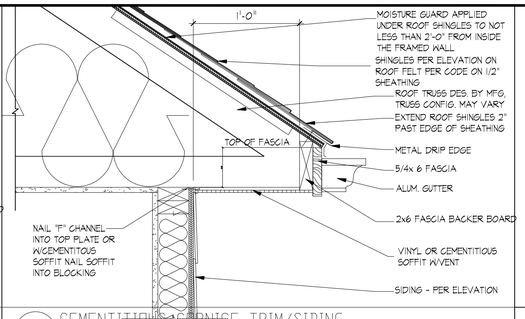
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



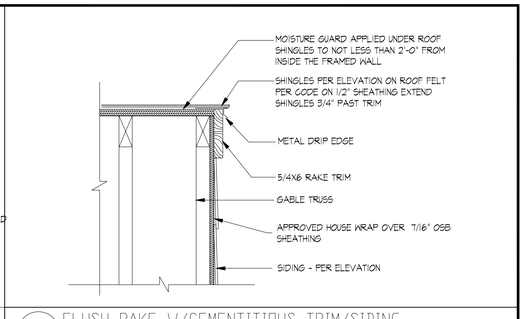
1 CORNICE W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



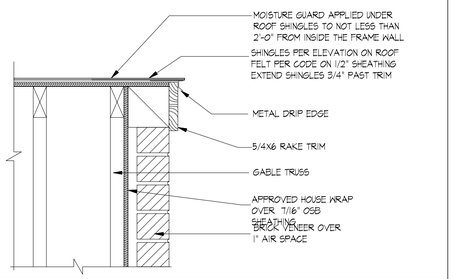
2 CORNICE W/CEMENTITIOUS TRIM - BRICK
SCALE: 1 1/2" = 1'-0"



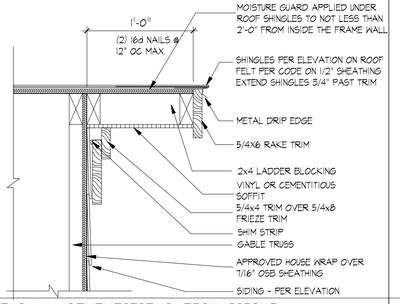
3 CEMENTITIOUS CORNICE TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



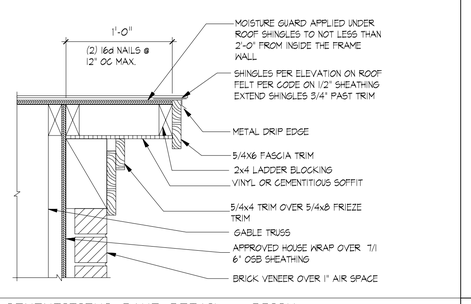
4 FLUSH RAKE W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



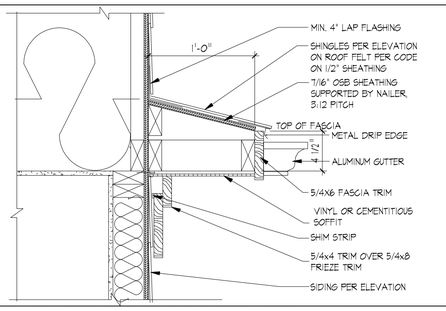
5 FLUSH RAKE W/CEMENTITIOUS TRIM - BRICK
SCALE: 1 1/2" = 1'-0"



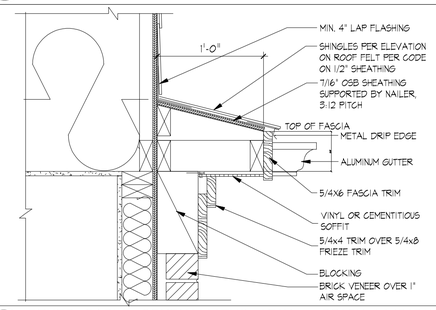
6 RAKE DETAIL W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



7 CEMENTITIOUS RAKE DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"

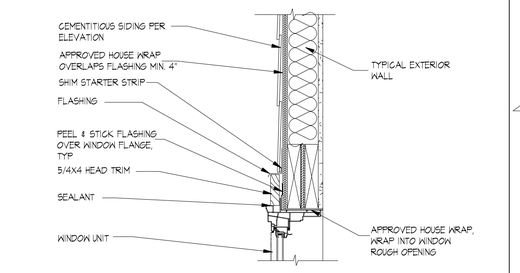


8 BOXED GABLE CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"

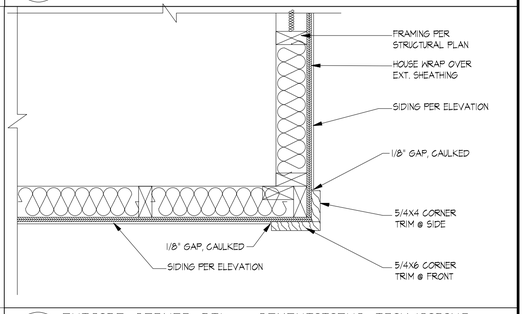


9 BOXED GABLE CEMENTITIOUS TRIM - BRICK W/SIDING ABV
SCALE:1 1/2" = 1'-0"

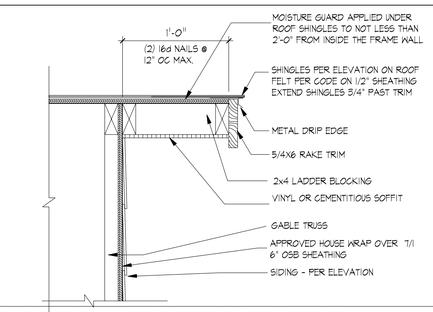
10 NOT USED
SCALE:



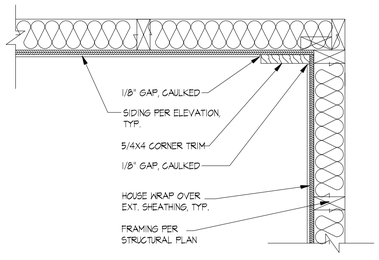
11 WINDOW HEAD FLASHING W/CEMENTITIOUS TRIM
SCALE: 1 1/2" = 1'-0"



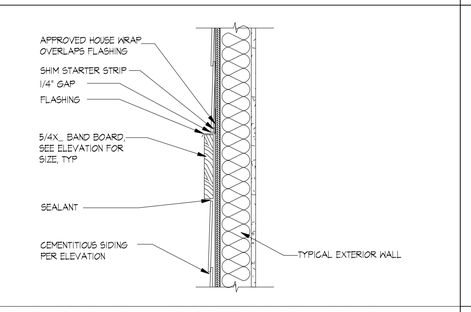
12 OUTSIDE CORNER DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



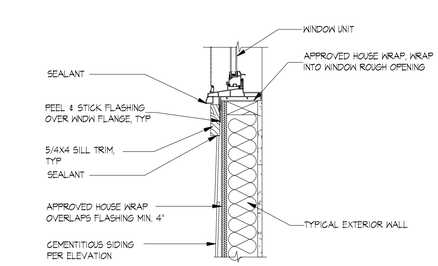
13 RAKE DETAIL W/CEMENTITIOUS TRIM/SIDING
SCALE:1 1/2" = 1'-0"



14 INSIDE CORNER DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



15 BAND BOARD DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



16 WINDOW SILL FLASHING W/CEMENTITIOUS TRIM
SCALE: 1 1/2" = 1'-0"

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

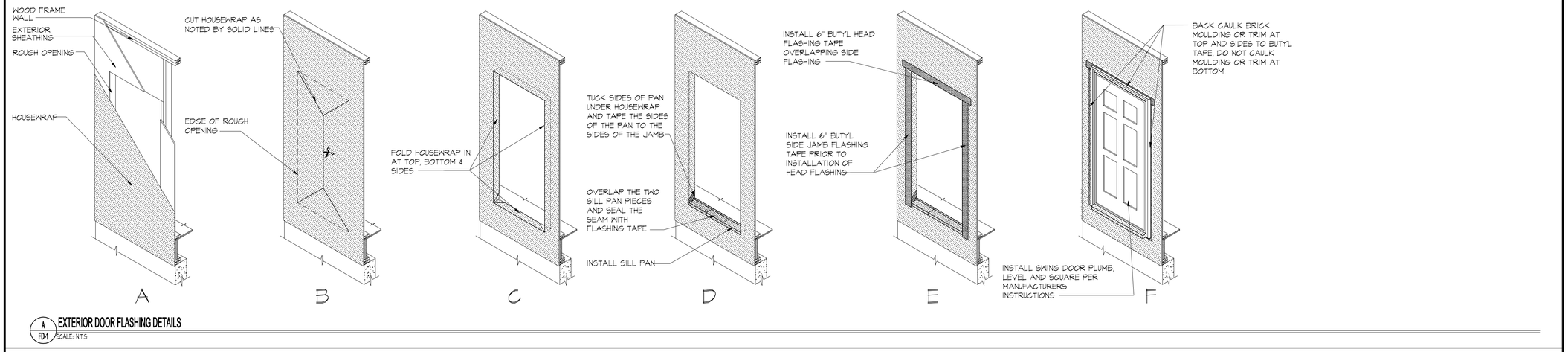
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

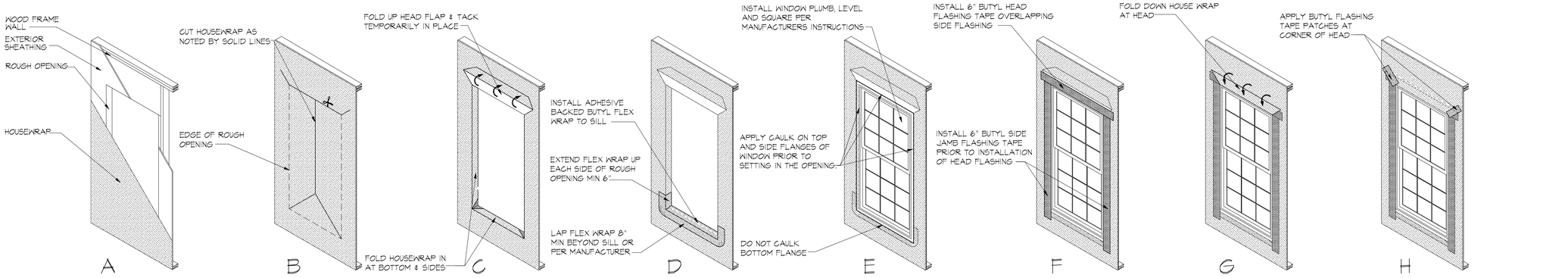
DRAWING DESCRIPTION: DETAILS

SHEET # A7.14

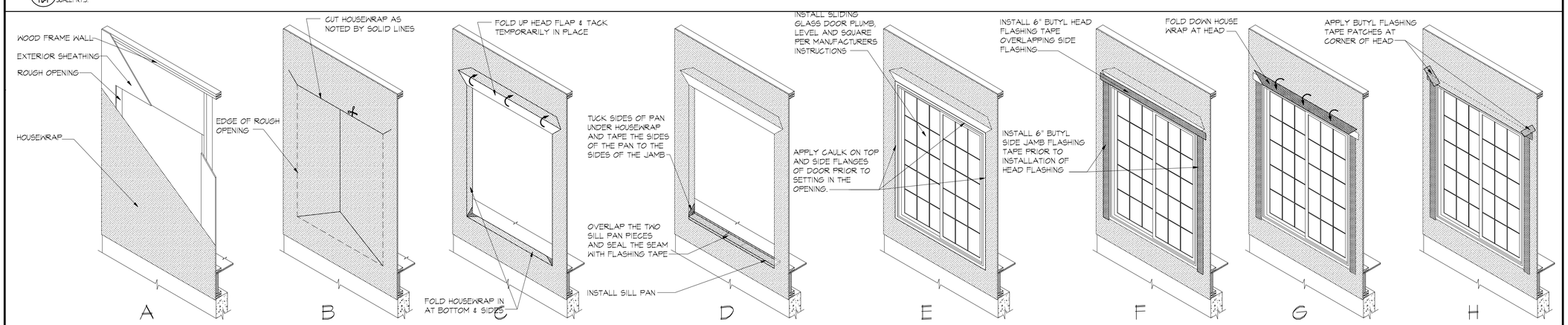
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION



A / FD-1 **EXTERIOR DOOR FLASHING DETAILS**
SCALE: N.T.S.



B / FD-1 **WINDOW FLASHING DETAILS**
SCALE: N.T.S.



C / FD-1 **SLIDING GLASS DOOR FLASHING DETAILS**
SCALE: N.T.S.

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

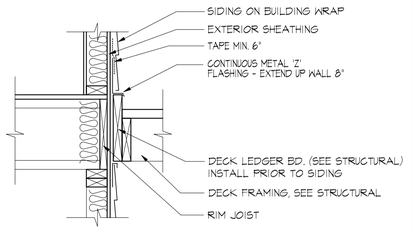
SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

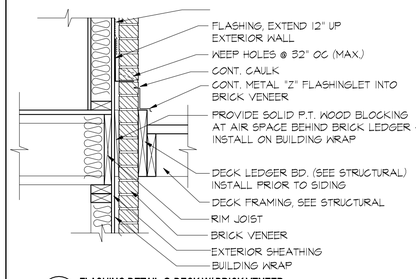
DRAWING DESCRIPTION: FLASHING DETAILS

SHEET # A8.00

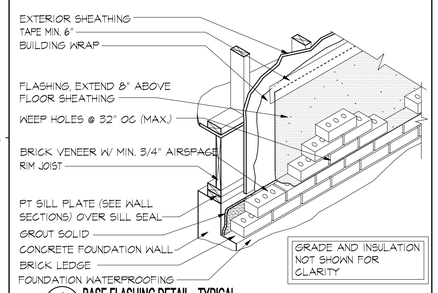
© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC., IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.



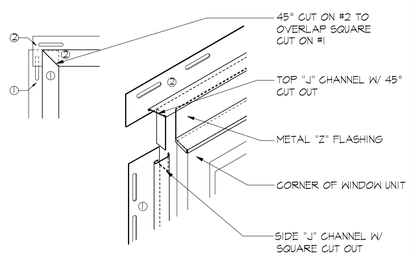
A A8.01 **FLASHING DETAIL @ DECK W/ SIDING**
SCALE : 1" = 1'-0"



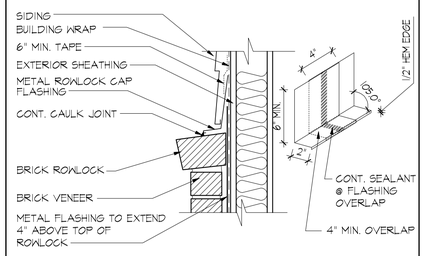
E A8.01 **FLASHING DETAIL @ DECK W/ BRICK VENEER**
SCALE : 1" = 1'-0"



J A8.01 **BASE FLASHING DETAIL - TYPICAL**
SCALE : 3/4" = 1'-0"

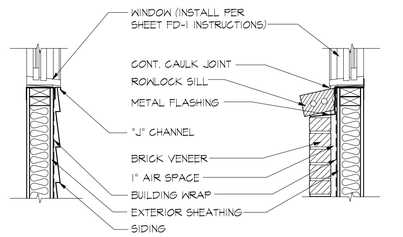


B A8.01 **WINDOW "J" CHANNEL DETAIL**
SCALE : 3" = 1'-0"

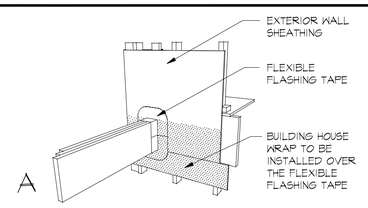


F A8.01 **ROWLOCK FLASHING DETAIL**
SCALE : 1 1/2" = 1'-0"

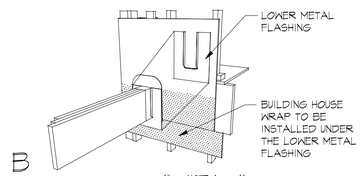
C A8.01 **WINDOW/DOOR HEAD FLASHING DETAIL**
SCALE : 1" = 1'-0"



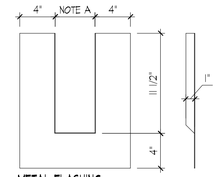
D A8.01 **WINDOW SILL FLASHING DETAIL**
SCALE : 1" = 1'-0"



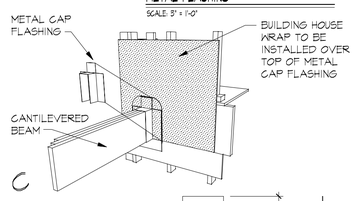
A



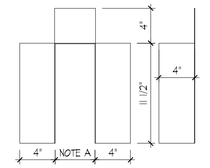
B



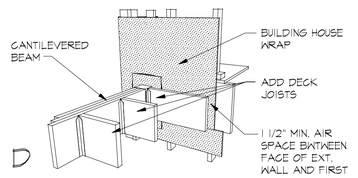
METAL FLASHING
SCALE: 3" = 1'-0"



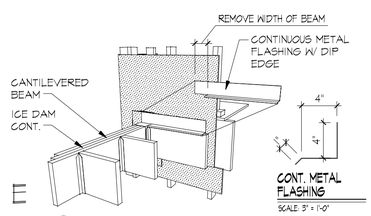
C



METAL CAP FLASHING
SCALE: 3" = 1'-0"



D



E

R A8.01 **CANTILEVER BEAM FLASHING DETAIL**
NOT TO SCALE

SEAL:

MODEL: 1543 TESSA & 1544 JULIANNE

ORIGINAL ISSUE DATE: 08/17/2020

REVISION(S):

SCALE: AS NOTED

DRAWN BY: DEW
CHECKED BY: DEW

DRAWING DESCRIPTION: FLASHING DETAILS

SHEET # A8.01

© THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN AND CONSULTING INC. IT SHALL NOT BE MODIFIED OR REPRODUCED IN ANY MANNER WITHOUT THE KRITTEN PERMISSION OF PINNACLE DESIGN AND CONSULTING INC.

ALTERNATE GLULAM BEAMS

ACCEPTABLE GLULAM ALTERNATES FOR THE PLAN-SPECIFIED LVL BEAMS SHALL MEET OR EXCEED THE STRUCTURAL DESIGN VALUES (PER NDS) FOR:

24F-V3 SP/SP
- Fb=2000 psi; Fv=300 psi; E=1.8x10^6 psi

24F-V8 SP/SP
- Fb=2400 psi; Fv=300 psi; E=1.8x10^6 psi

GLULAM DEPTH SHALL MATCH LVLs NOTED ON PLANS
- (2) PLY LVL TO BE REPLACED W/ 3.5" W. GLULAM
- (3) PLY LVL TO BE REPLACED W/ 5.5" W. GLULAM

MATERIAL SUPPLIER TO VERIFY ALTERNATE MEMBERS MEET OR EXCEED THE ABOVE REQUIREMENTS.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

BEARING WALL SCHEDULE

LEVEL	LOCATION	SIZE	SPECIES	GRADE	SPACING
4TH FLOOR	FRONT EXTERIOR	2x6	HF	STUD	16" O.C.
	REAR EXTERIOR	2x6	HF	STUD	16" O.C.
	SIDE EXTERIOR	2x6	HF	STUD	16" O.C.
	PARTY WALL	2x4	HF	STUD	16" O.C.
3RD FLOOR	FRONT EXTERIOR	2x6	HF	STUD	16" O.C.
	REAR EXTERIOR	2x6	HF	STUD	16" O.C.
	SIDE EXTERIOR	2x6	HF	STUD	16" O.C.
	PARTY WALL	2x4	HF	STUD	16" O.C.
2ND FLOOR	FRONT EXTERIOR	2x6	HF	STUD	16" O.C.
	REAR EXTERIOR	2x6	HF	STUD	16" O.C.
	SIDE EXTERIOR	2x6	HF	STUD	16" O.C.
	PARTY WALL*	2x4	HF	STUD	16" O.C.
1ST FLOOR	FRONT EXTERIOR	2x6	HF	STUD	16" O.C.
	REAR EXTERIOR	2x6	HF	STUD	16" O.C.
	SIDE EXTERIOR	2x6	HF	STUD	16" O.C.
	PARTY WALL*	2x4	HF	STUD	12" O.C.

NOTE:
- SPECIFIED SIZES ARE THE MINIMUM REQUIRED. COORDINATE SIZES WITH ARCHITECTURAL DRAWINGS AS REQUIRED.

* SPACING VARIES, SEE PLAN FOR MORE INFO

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14R.I

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS.
DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

GENERAL LATERAL NOTES

- LATERAL DESIGN LOADS:
  - WIND:
    1. ULTIMATE SPEED (MPH): 115 (V_{ULT})
    NOMINAL SPEED (MPH): 89 (V_{ASD})
    2. RISK CATEGORY: II
    3. EXPOSURE CATEGORY: B
    4. INT. PRESSURE COEFF. (GC_{PI}): +0.18/-0.18
  - SEISMIC:
    1. SEISMIC RISK CATEGORY: II
    2. IMPORTANCE FACTOR (I_E): 1.0
    3. MAPPED SPECTRAL RESPONSE: S_S: 0.167 S_1: 0.059
    4. SITE CLASS: D
    5. SPECTRAL RESPONSE COEFF.: S_{DS}: 0.178 S_{D1}: 0.094
    6. SEISMIC DESIGN CATEGORY: B
    7. BASIC SEISMIC-FORCE-RESISTING SYS: LIGHT FRAMED WALLS W/ STRUCT. PANELS (SHEAR WALLS)
    8. DESIGN BASE SHEAR: TRANS: 9K LONG: 3K
    9. SEISMIC RESPONSE COEFF. (C_S): TRANS: 0.089 LONG: 0.027
    10. RESPONSE MOD. FACTOR (R): TRANS: 2.0 LONG: 6.5
    11. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

EXTERIOR & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM:
115 MPH WIND SPEED, EXP. B
(ASCE 7-16 WIND MAP)
RISK CAT. 2 & SEISMIC CAT. A/B.

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC/VCC (SECTION 1609) & ASCE 7-16.

TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION

- 1/2" OR 5/8" GYPSUM WALL BOARD:
  FASTEN GNB SHEATHING TO FRAMING W/ 5d COOLER NAILS OR 1 1/4" DRYWALL SCREWS @ 7" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES).

INDICATES LOCATION AND EXTENT OF SHEARWALL WHICH REQUIRES SHEATHING AND/ OR FASTENING SPECIFICATIONS BEYOND THAT OF STANDARD CONSTRUCTION

SYMBOL	SHEAR PANEL SPEC.	FASTENER	SPACING
G1	1/2" OR 5/8" GYPSUM WALL BOARD	5d COOLER NAILS OR 1¼" DRYWALL SCREWS	7" o.c. @ ALL EDGES 7" O.C. IN CENTER
P3	7/16" PLYWOOD OR OSB	8d NAILS	3" o.c. @ ALL EDGES 12" O.C. IN CENTER

P1 STANDARD EXTERIOR WALL SHEATHING REQUIREMENTS:

7/16" OSB OR 15/32" PLYWOOD
FASTEN W/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES & AT 12" O.C. IN CENTER. (U.N.O. ON PLANS)

1. PROVIDE HORIZ. 2x SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES OF ALL EXTERIOR WALLS & INTERIOR SHEAR WALLS.
2. ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING @ 16" O.C. MAX.
3. LAP SHEATHING @ FIRST & SECOND FLOOR DECKS PER TYPICAL DETAILS PROVIDED.
4. ALL EXTERIOR WALLS & INTERIOR SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 16d @ 16" O.C. USE (8) 16d @ EA. LAP SPLICE. (TYP. U.N.O.)
5. **ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.**

GENERAL STRUCTURAL NOTES

- DESIGN IS BASED ON 2018 VIRGINIA CONSTRUCTION CODE.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF: GROUND SNOW (P_g): 30 PSF
    FLAT ROOF SNOW (P_f): 23 PSF
    (P_f=0.7 C_e C_t I_s P_g)
    SNOW EXPOSURE FACTOR (C_e): 0.9
    SNOW IMPORTANCE FACTOR (I_s): 1.0
    THERMAL FACTOR (C_t): 1.2
    LIVE: 20 PSF
    1 PSF T.C.
    10 PSF B.C.
    LOAD DURATION FACTOR: 1.15
  - FLOOR: LIVE (RESIDENTIAL): 40 PSF
    LIVE (SLEEPING AREAS): 30 PSF
    BALCONY: (60 PSF)
  - DEAD: 10 PSF (I-JOISTS & SOLID SAWN)
    10 PSF T.C., 5 PSF B.C. (TRUSSES)
    ADD'L 10 PSF @ CERAMIC TILE IN KITCHEN, BATHS, FOYER, LAUND. & MUDRMS
  - LATERAL: (SEE ADJACENT GENERAL LATERAL NOTES)

2,000 PSF ASSUMED ALLOWABLE BEARING PRESSURE (TO BE VERIFIED BY BUILDER)

GENERAL FRAMING

- REFER TO IBC FASTENING SCHEDULE TABLE 2304.9.1 FOR ALL CONNECTIONS, TYP. U.N.O.
- ALL SPECIFIED NAILS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS, U.O.N.:
  8d NAILS: 2 ½" LONG, 0.131" Φ SHANK, FULL HEAD
  10d NAILS: 3" LONG, 0.131" Φ SHANK, FULL HEAD
  12d NAILS: 3 ¼" LONG, 0.131" Φ SHANK, FULL HEAD
  16d NAILS: 3 ½" LONG, 0.131" Φ SHANK, FULL HEAD
- EXTERIOR & INTERIOR BEARING WALLS SHALL BE 2x4 STUDS AS NOTED IN THE INCLUDED BEARING WALL SCHEDULE.
- ALL HEADERS, BEAMS & OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 (HF) LUMBER, OR BETTER.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX., U.N.O.)
  - HEADERS IN NON-LOAD BEARING WALLS SHALL BE: (1)2x4/6 FLAT @ OPENINGS UP TO 4', (2)2x4/6 FLAT UP TO 8'.
- ALL FRAMING LUMBER SHALL BE DRIED TO 15% MC (KD-15).
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ENGINEERED LUMBER BEAMS TO MEET OR EXCEED THE FOLLOWING:
  - 'LSL' - Fb=2325 psi; Fv=310 psi; E=1.55x10^6 psi
  - 'LVL' - Fb=2600 psi; Fv=285 psi; E=2.0x10^6 psi
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - 'LVL' - Fb=2400 psi; Fc⊥=2500 psi; E=1.8x10^6 psi
- FOR 2 & 3 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL 1¾" MAX. WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENING AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FND./BEARING. BLOCKING TO MATCH POST ABOVE.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH P.A.F.'s ('HILTI' XU PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.
- ALL EXTERIOR 4x4 WOOD POSTS SHALL HAVE SIMPSON BC62-2/4 CAP & ABW44 BASE, U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
- AT I-JOIST FLOORS, PROVIDE 1 1/8" MIN. OSB RIM BOARD.
- METAL HANGERS SHALL BE SPECIFIED BY MANUFACTURER, U.N.O.
- I-JOIST/TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH. & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 8d NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. IN FIELD.

ROOF FRAMING

- BAY WINDOWS & SHED ROOFS (UP TO 6' SPAN) CAN BE 2x4 OR 2x6 RAFTERS & CEILING JOISTS @ 16/24" O.C.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS
  - W/ 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12" O.C. FIELD.
  - W/ 2 ⅜" x 0.120" NAILS @ 4"o.c. @ PANEL EDGES & @ 8" O.C. FIELD.
  - W/ 2 ⅜" x 0.113" NAILS @ 3"o.c. @ PANEL EDGES & @ 6" O.C. FIELD.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ SIMPSON H2.5T CLIP (OR APPROVED EQUAL) @ ALL BEARING POINTS. PROVIDE (2) H2.5T CLIPS AT 2-PLY GIRDER TRUSSES, (3) H2.5T CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS - AT ALL BEARING POINTS.
- METAL HANGERS SHALL BE SPECIFIED BY THE MANUFACTURER, U.N.O.
- ROOF TRUSS SHOP DWGS. SHALL BE SUBMITTED TO ARCH & ENG. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ERECT AND INSTALL ROOF TRUSSES PER NTCA & TPI'S BCSI 1 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- SUPPORT SHORT SPAN ROOF TRUSSES W/2x4 LEDGER FASTENED TO FRAMING W/(2) 3" x 0.120" NAILS @ 16" O.C. (UP TO 7' SPAN).

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES/JOISTS SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES/JOISTS OR GIRDER TRUSSES/FLUSH BEAMS DO NOT EXCEED THE FOLLOWING:
A. ROOF TRUSSES:
1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
1/8" DEAD LOAD
ABSOLUTE DEAD LOAD DEFECTION OF FLOOR TRUSSES/ATTIC TRUSSES WHEN ADJACENT TO FLOOR FRAMING BY OTHERS SHALL BE LIMITED TO 3/16". (NOT DIFFERENTIAL DEFLECTION)

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	⚠ MK
08/23/21 EL. M-P/F & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

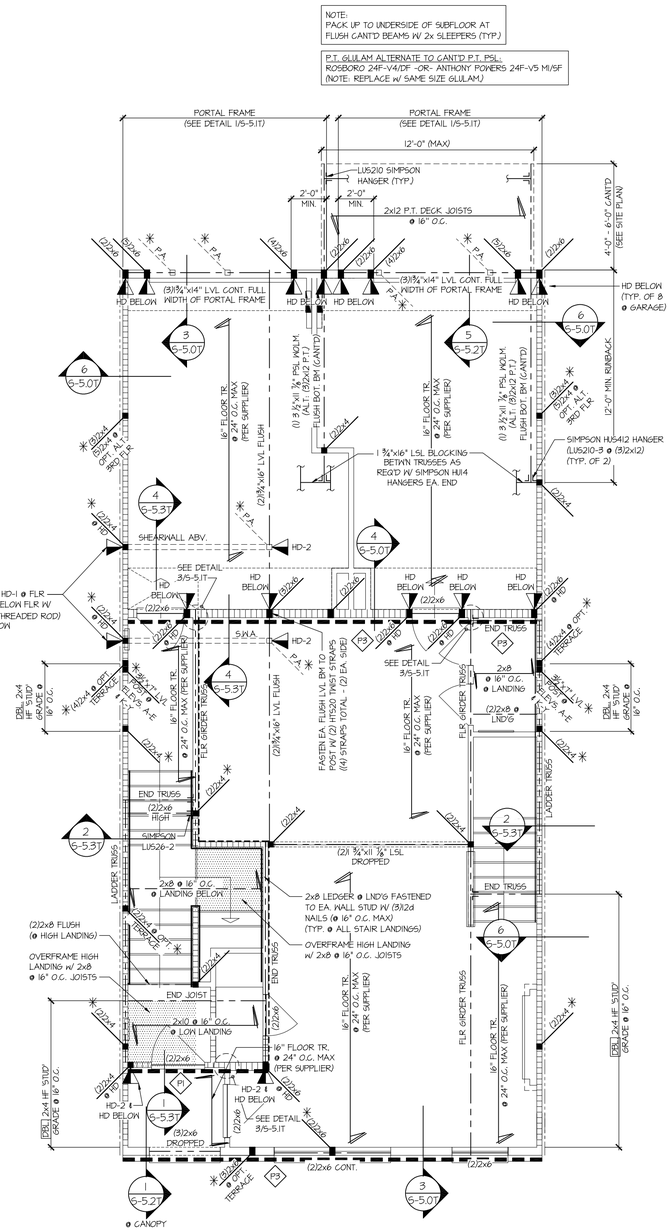
STRUCTURAL NOTES

1543 TESSA
1544 JULIANNE

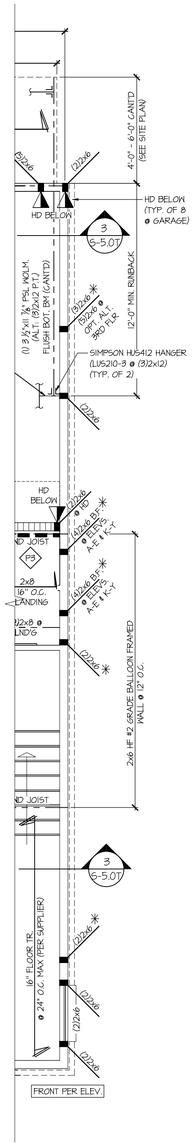
sheet:
S-0.0

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

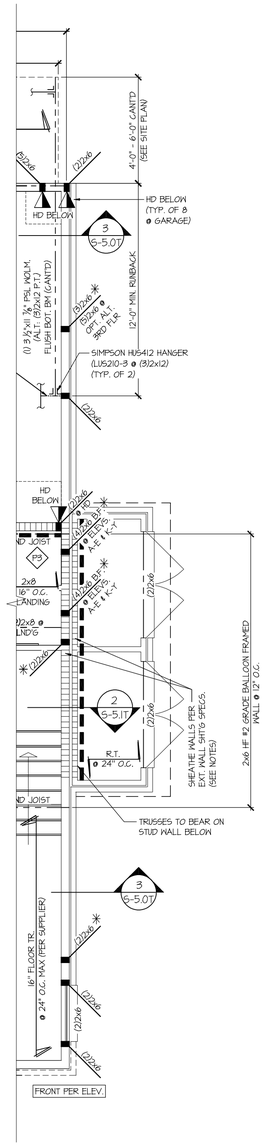
P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A



2A 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT



2B 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT W/ ELECTRICAL & SPRINKLER ROOM

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO GO REVIEW & EL. W-T	MK
08/23/21 EL. AA-PP & UTILITY SHED CONFIGS.	MK
11/04/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

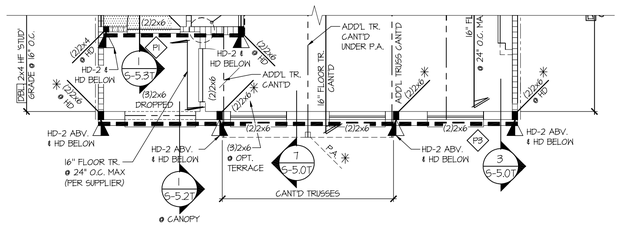
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

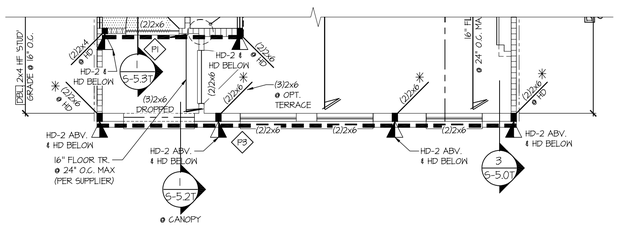
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

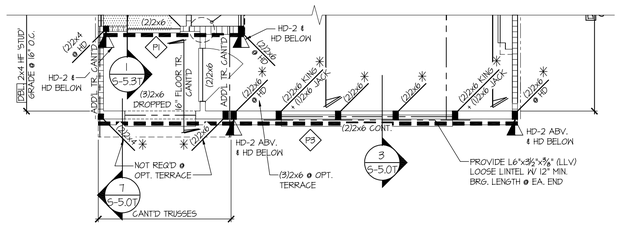
S-1.0T



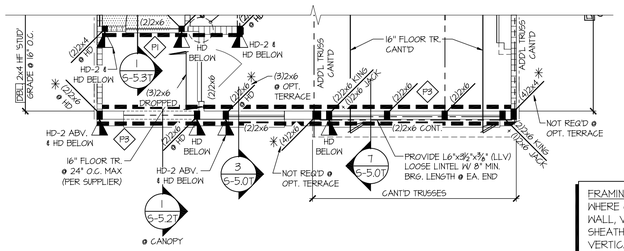
1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B



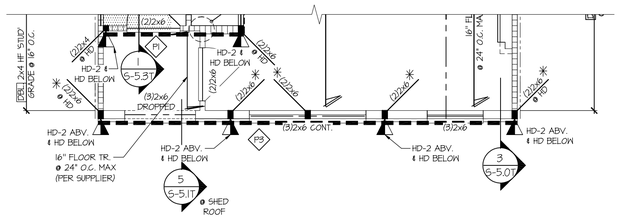
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C



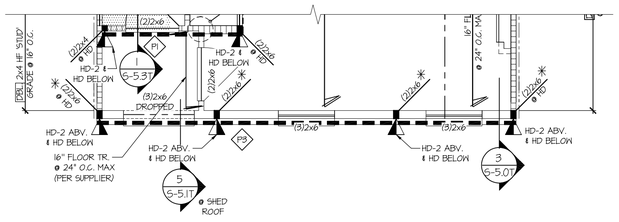
3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



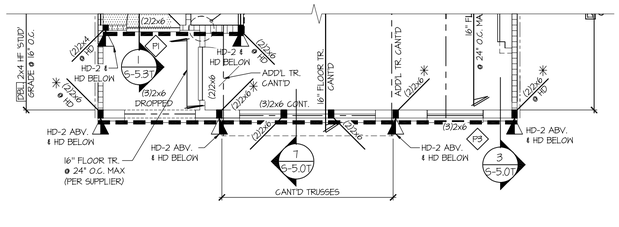
4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E



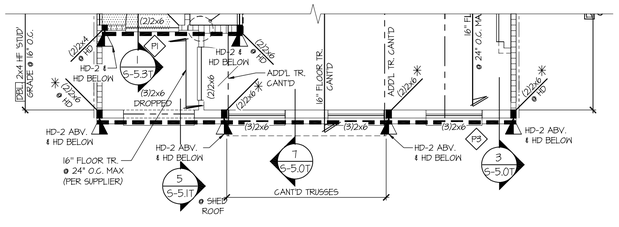
5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F



6 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



7 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H



8 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" O.C. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW ℄ EL. M-Y	MK
08/23/21 EL. A4-FF ℄ UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULLAH BEAM ALTERNATE NOTES	MK

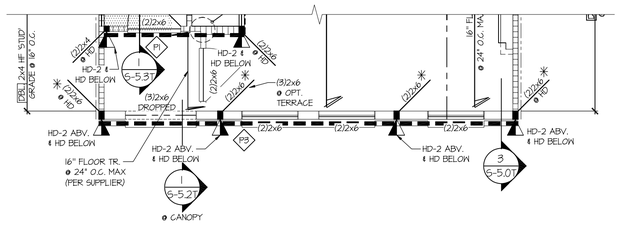
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

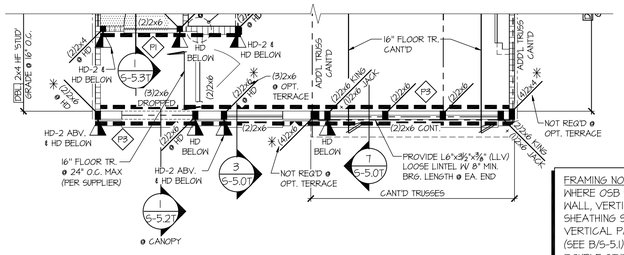
sheet: FLOOR TRUSSES

S-1.1T



1 2ND FLOOR FRAMING PLAN

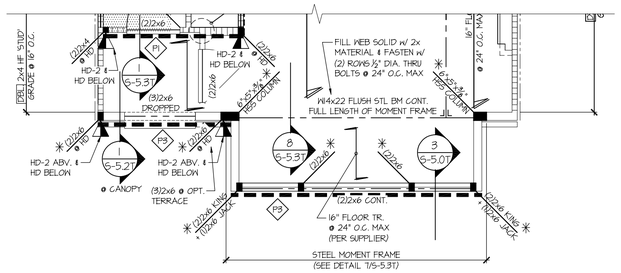
SCALE: 1/4"=1'-0" ELEVATION K



2 2ND FLOOR FRAMING PLAN

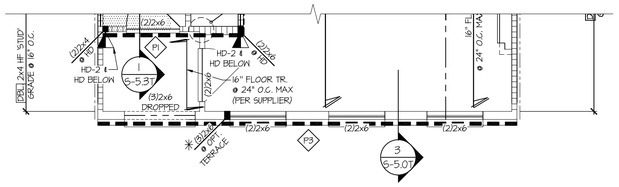
SCALE: 1/4"=1'-0" ELEVATION L

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



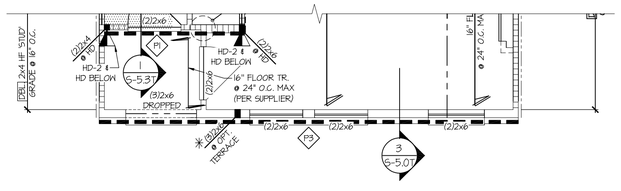
3 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS M, N, P & Q



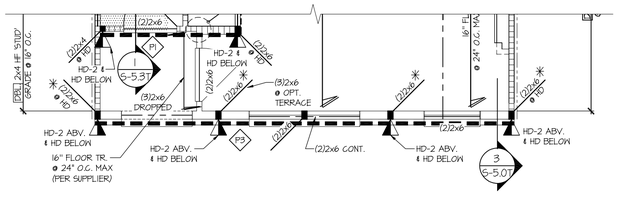
4 2ND FLOOR FRAMING PLAN

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



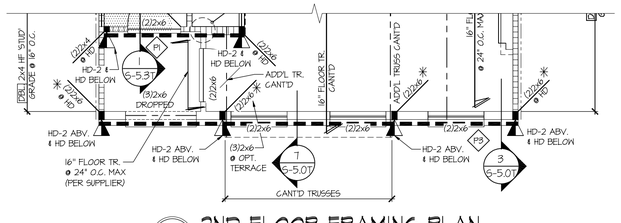
5 2ND FLOOR FRAMING PLAN

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



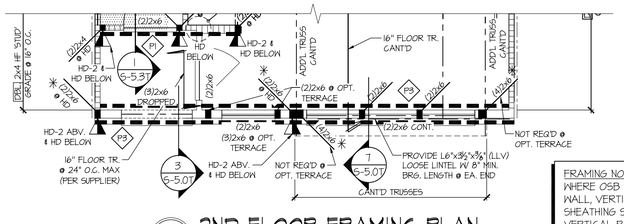
6 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATION T



7 2ND FLOOR FRAMING PLAN

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



8 2ND FLOOR FRAMING PLAN

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

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

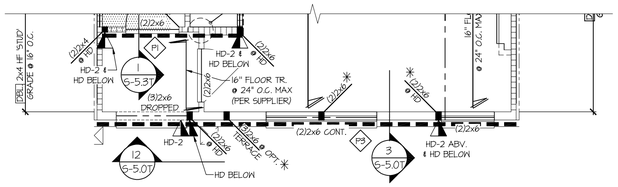
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

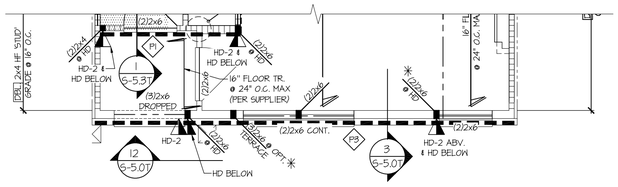
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

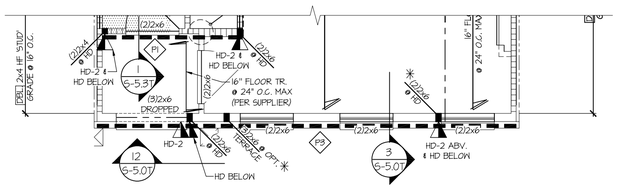
S-1.2T



1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



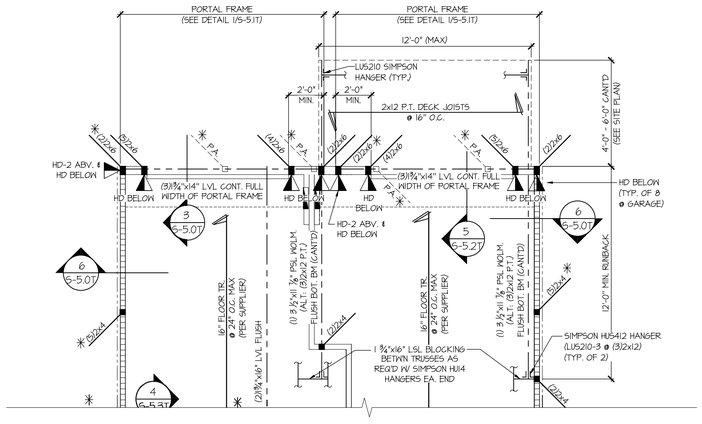
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

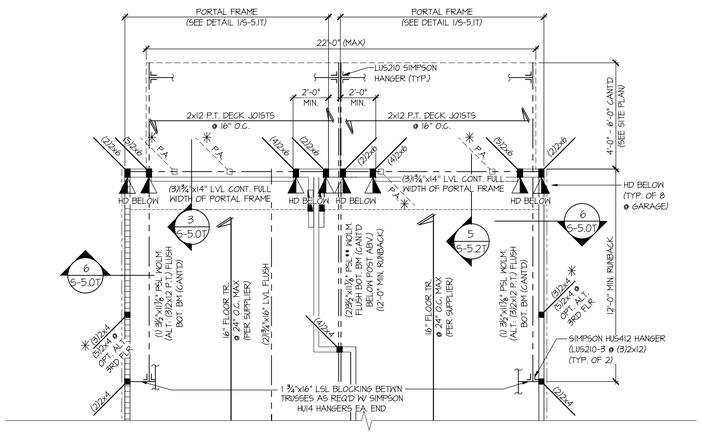
P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL 6'X22' CANT'D BALCONY

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S6TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

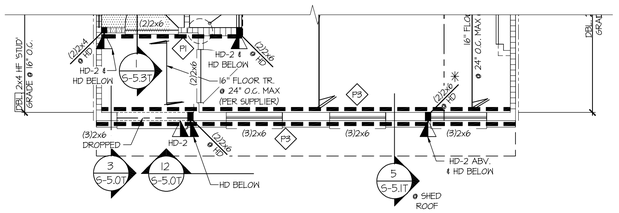
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

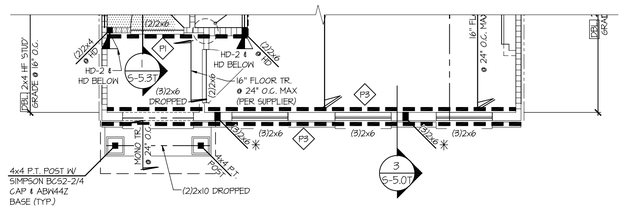
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

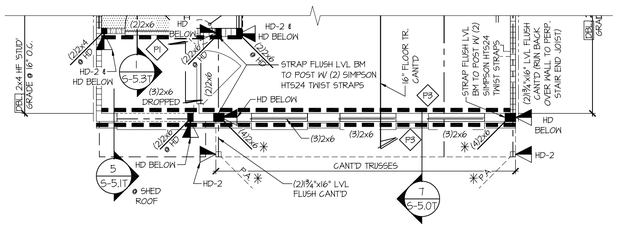
S-1.3T



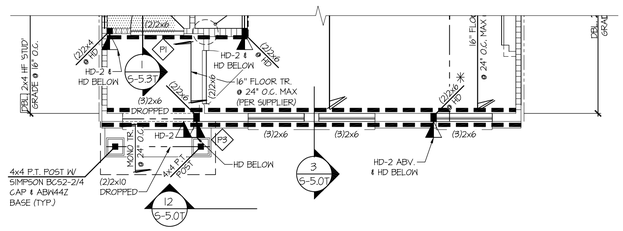
1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



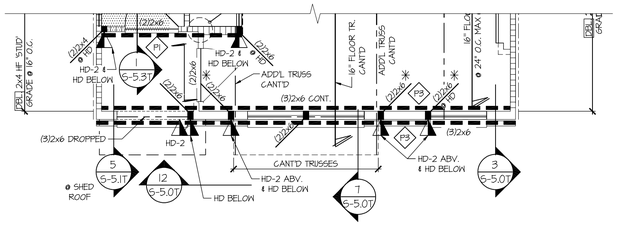
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENKELS CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

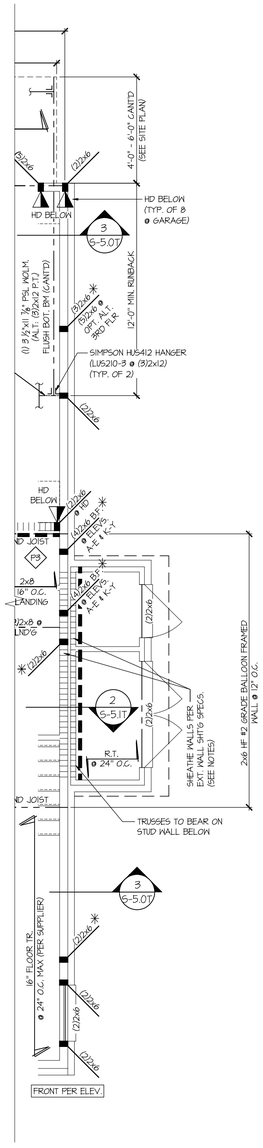
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

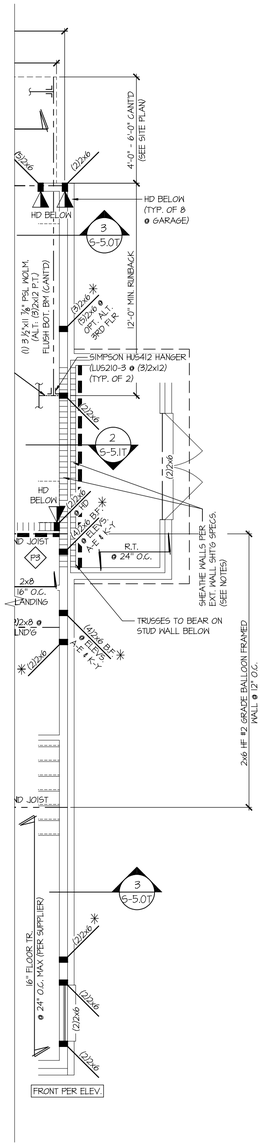
sheet: FLOOR TRUSSES

S-1.4T



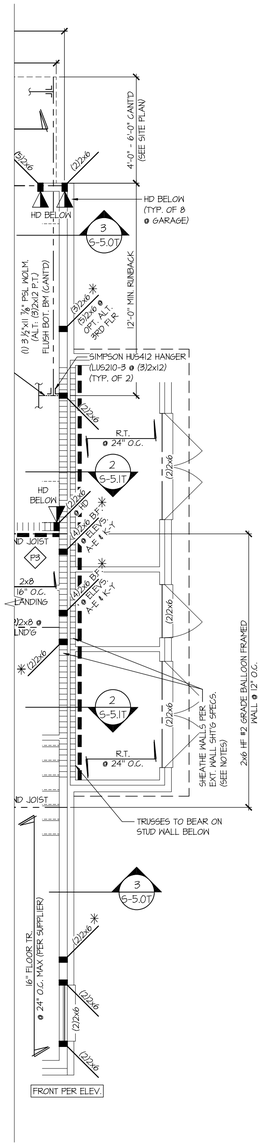
1 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" END UNIT W/ CONFIGURATION 1
SPRINKLER/WATER SUPPLY & COMM. CLOSET



2 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" END UNIT W/ CONFIGURATION 2
ELECTRIC CLOSET ONLY



3 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" END UNIT W/ CONFIGURATION 3
SPRINKLER/WATER SUPPLY, COMM., & ELECTRIC CLOSET

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 3/8"x 0.120" NAILS @ 4" o.c. OR
- 2 3/8" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	⚠1 MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠1 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

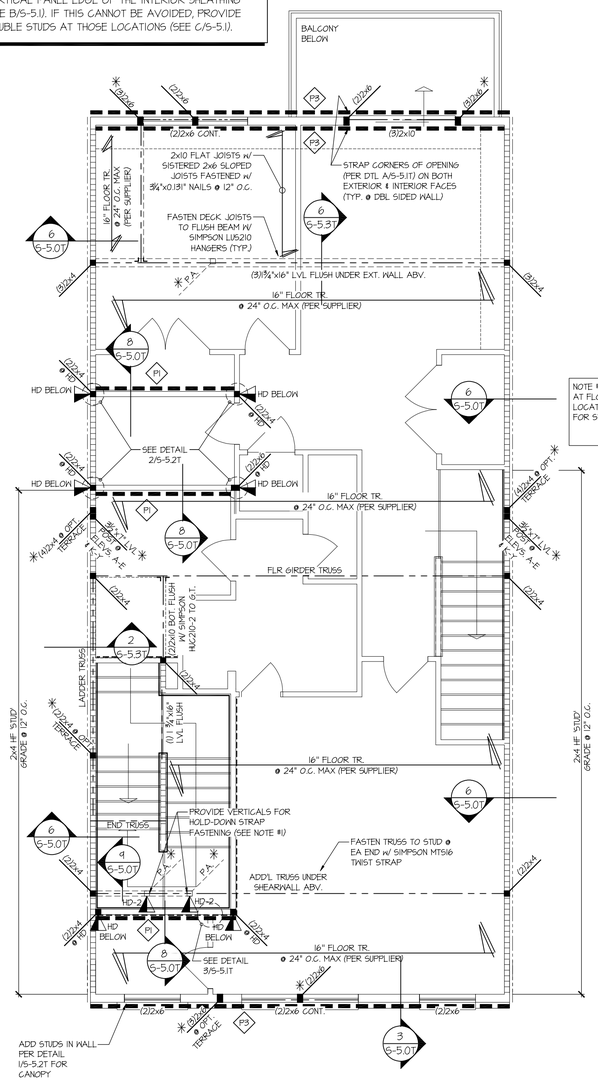
PINNACLE DESIGN & CONSULTING, INC.

2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

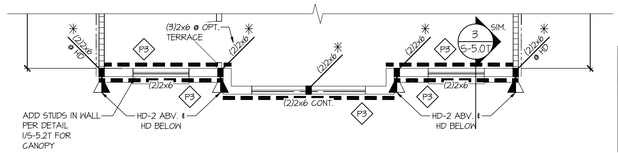
S-1.5T

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).



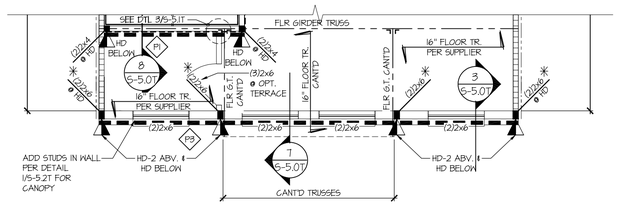
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A

2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT

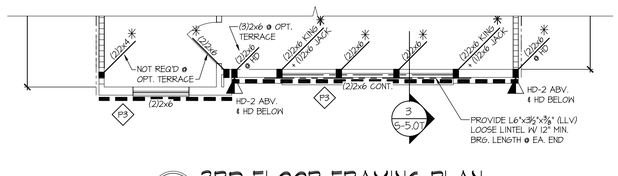


3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B

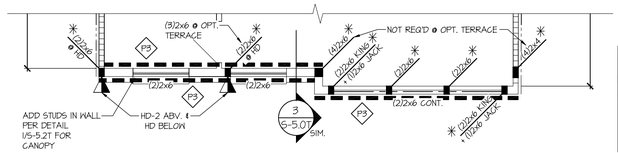
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C



5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



6 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND
- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S5TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. A4-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

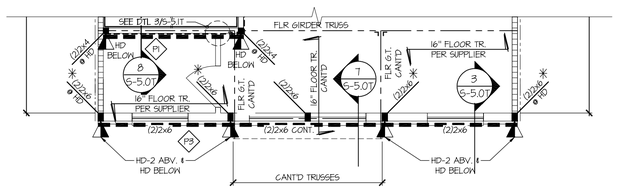
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS

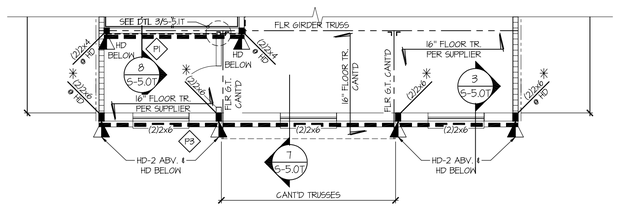
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

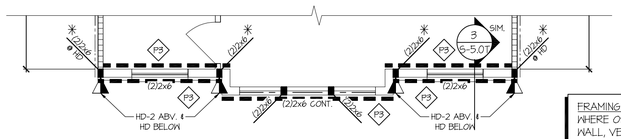
S-2.0T



1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F

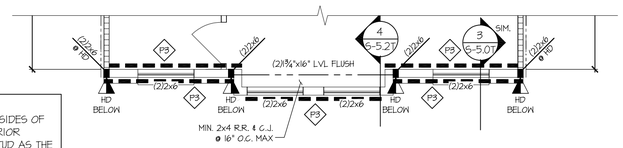


2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULLAH BEAM ALTERNATE NOTES	MK

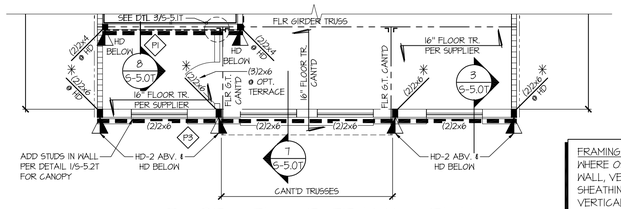
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

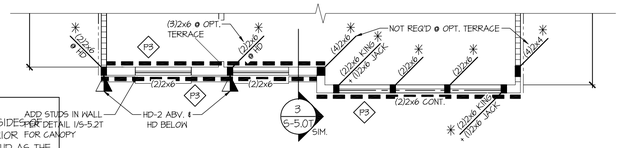
sheet: FLOOR TRUSSES

S-2.1T

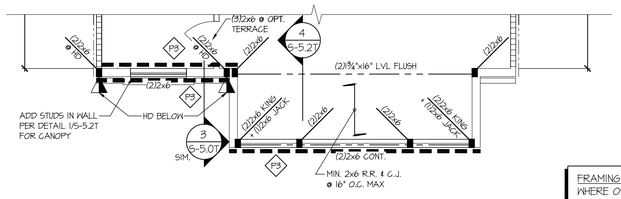


1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION K

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

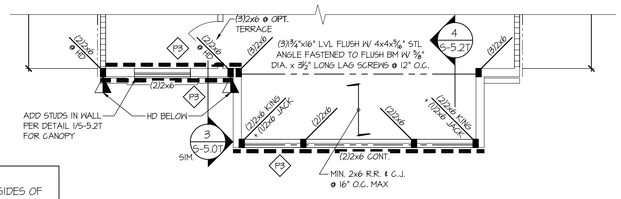


2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION L

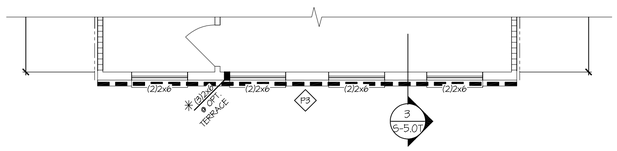


3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION M

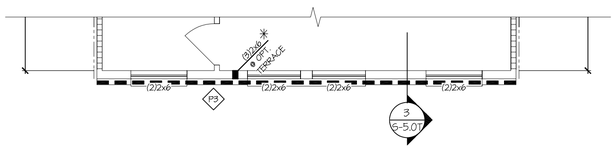
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



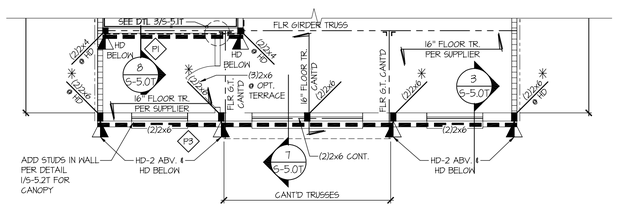
4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS N, P & Q



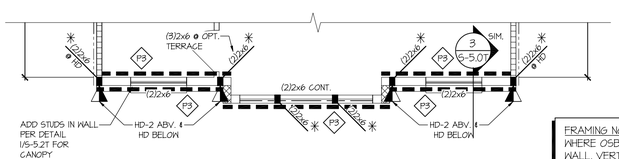
5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION R



6 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION S

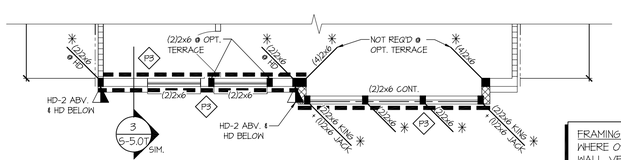


7 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION T



8 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION U

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



9 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION V

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO CO REVIEW & EL. PKT	MK
08/23/21 EL. A+PP & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

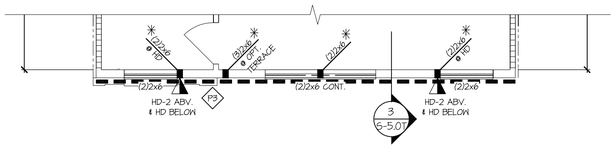
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS

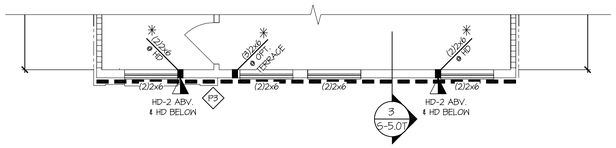
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

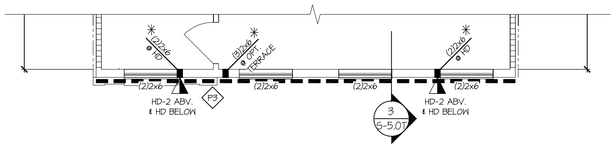
S-2.2T



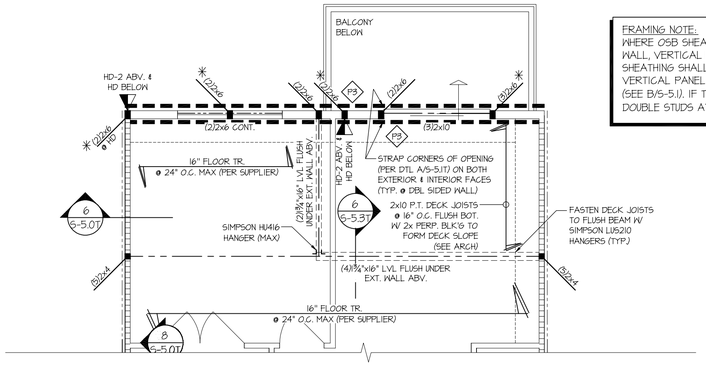
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

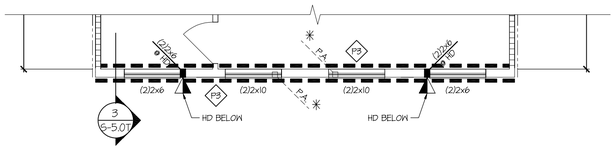
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS

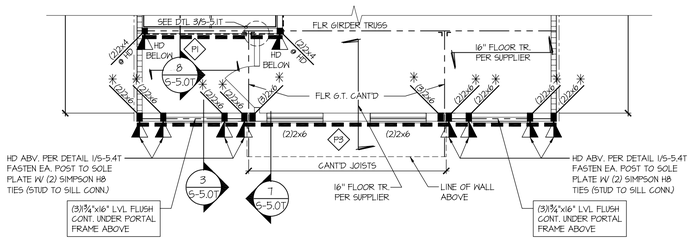
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

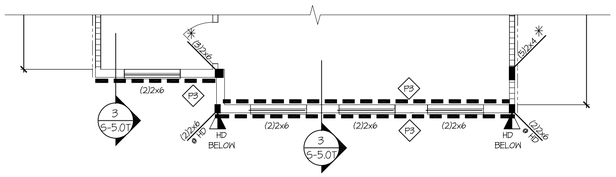
S-2.3T



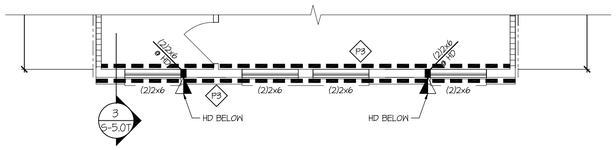
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



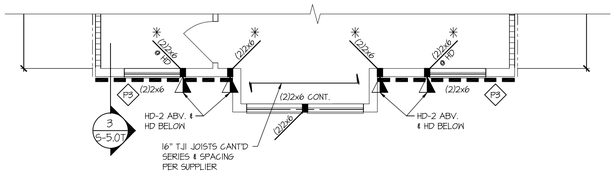
2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

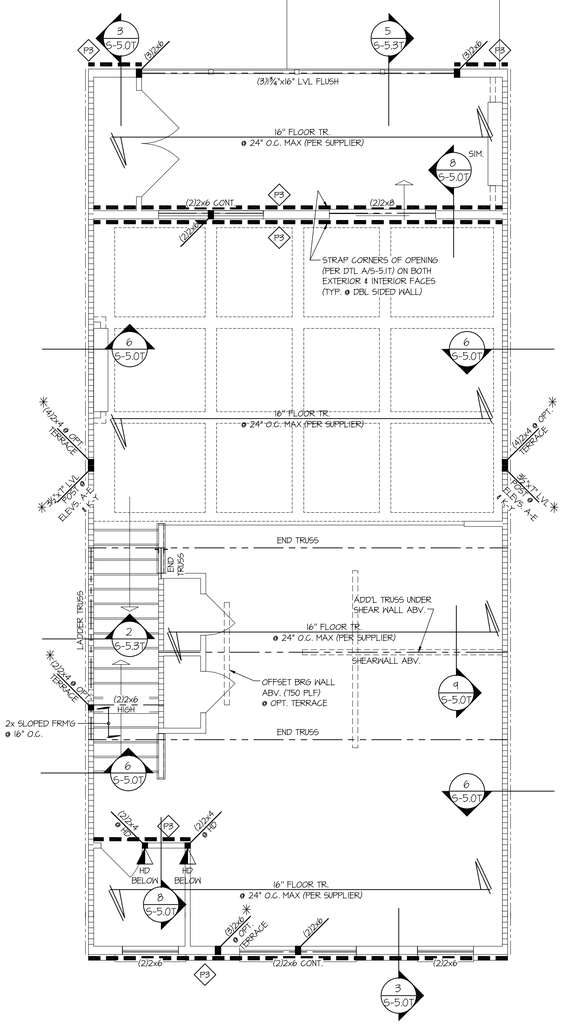
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

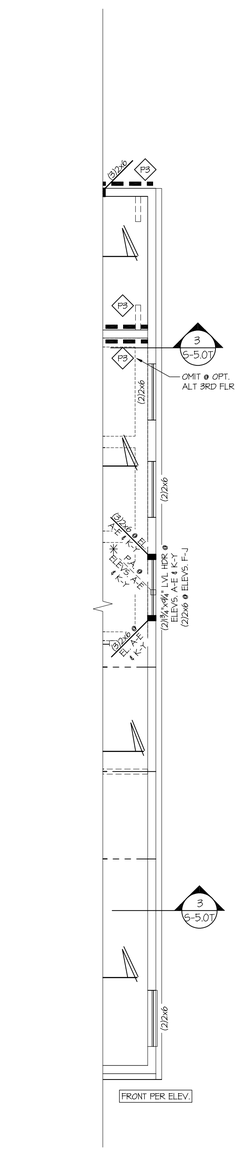
sheet: FLOOR TRUSSES

S-2.4T

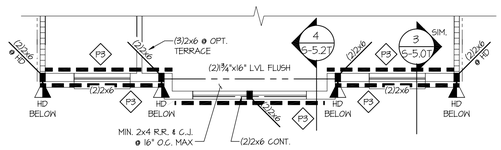
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).



1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A

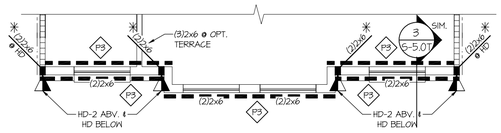


2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT



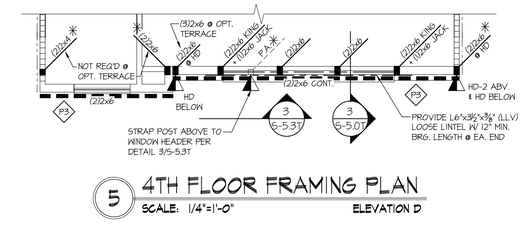
3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).

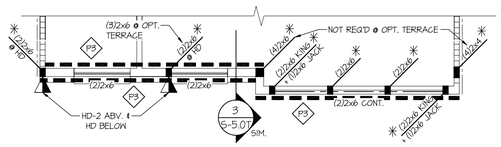


4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).



5 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



6 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/5-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/5-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. A4-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD (6) ULAM BEAM ALTERNATE NOTES	MK

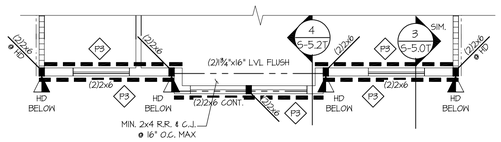
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

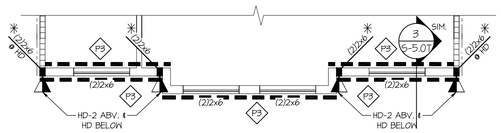
sheet: FLOOR TRUSSES

S-3.0T

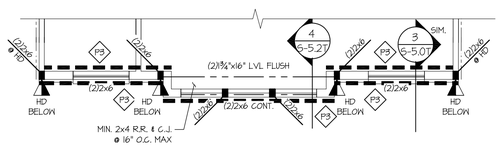


1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

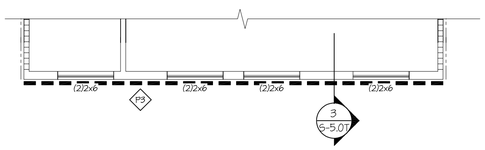


2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	⚠ MK
08/23/21 EL. A+P1 & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

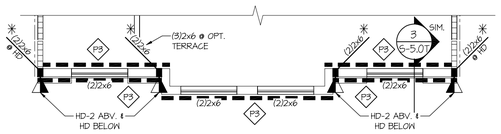
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

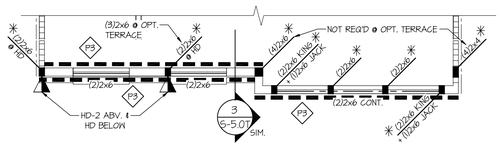
S-3.1T



1 4TH FLOOR FRAMING PLAN

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

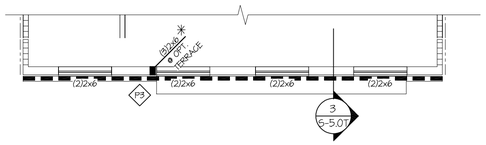
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



2 4TH FLOOR FRAMING PLAN

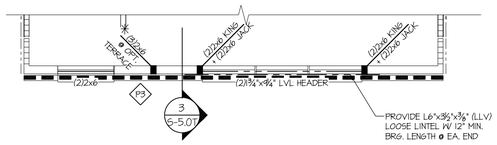
SCALE: 1/4"=1'-0" ELEVATION L

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



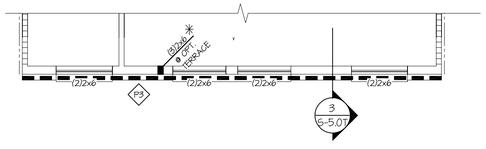
3 4TH FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS M, P & R



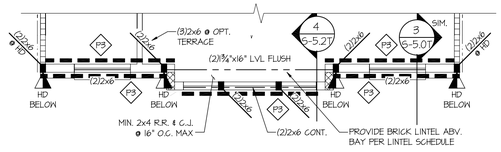
4 4TH FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS N & Q



5 4TH FLOOR FRAMING PLAN

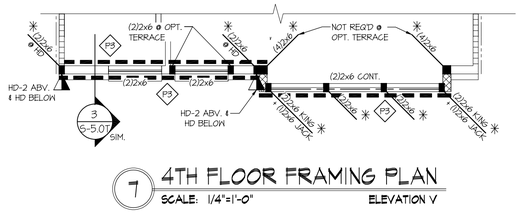
SCALE: 1/4"=1'-0" ELEVATION S



6 4TH FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS T & U

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



7 4TH FLOOR FRAMING PLAN

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

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S51B24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. A-FT & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

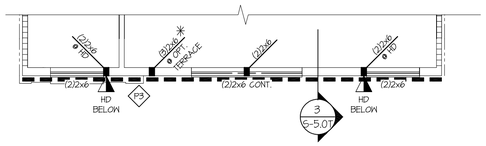
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

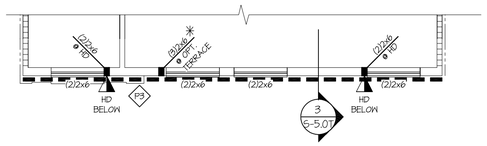
4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

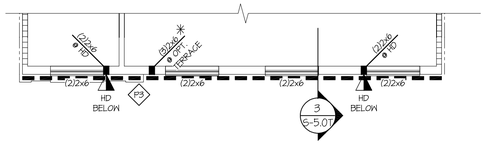
S-3.2T



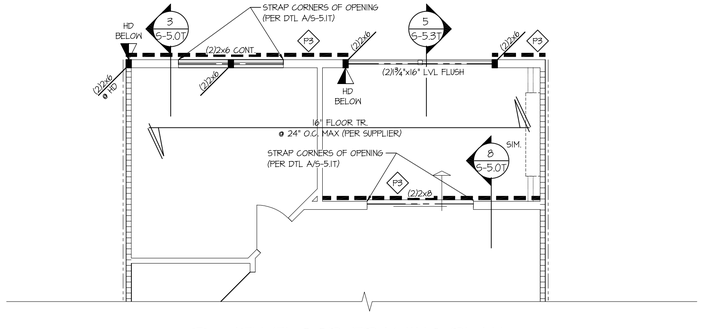
1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW 4 EL. M-T	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

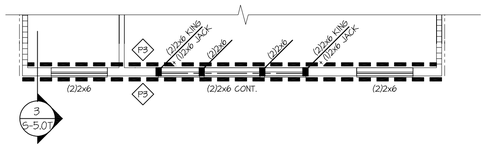
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

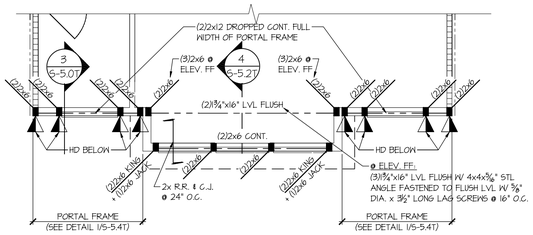
4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

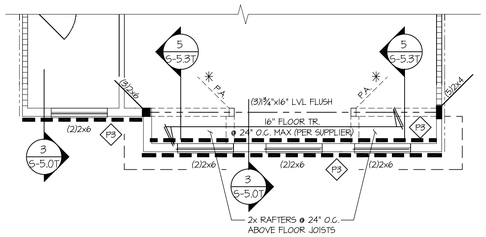
S-3.3T



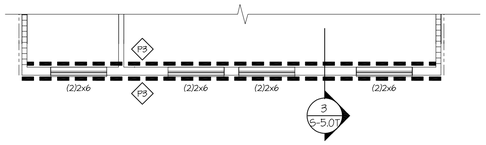
1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



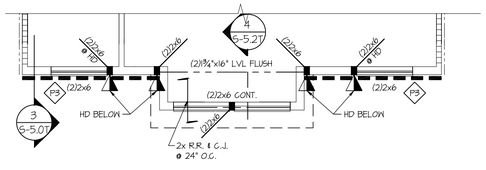
2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO GO REVIEW & EL. M-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULAH BEAM ALTERNATE NOTES	MK

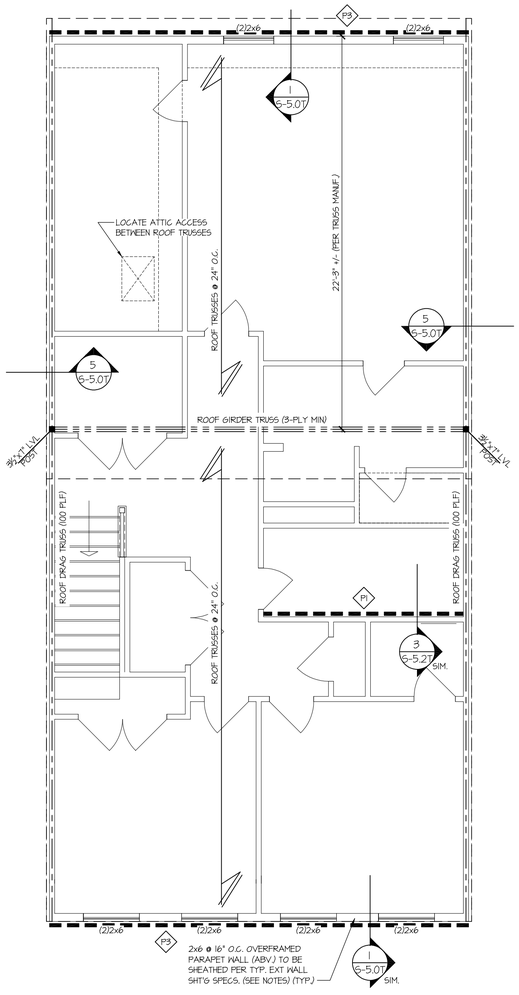
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

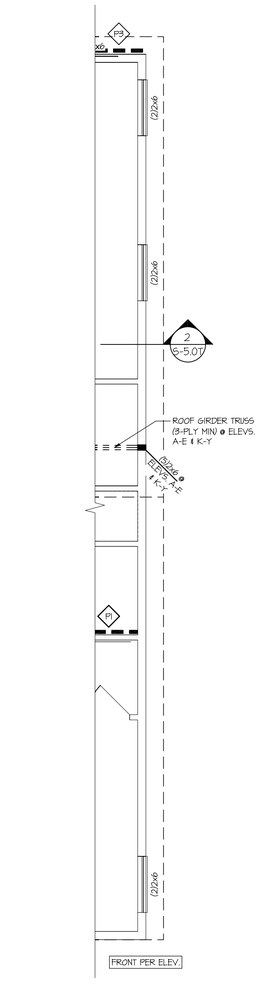
sheet: FLOOR TRUSSES

S-3.4T



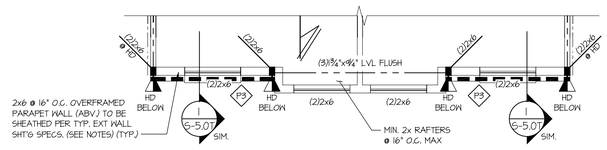
1 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS A & B



2 ROOF FRAMING PLAN

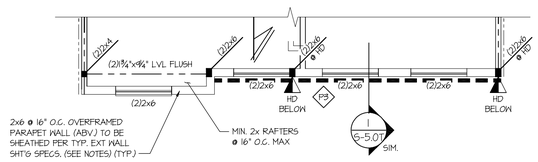
SCALE: 1/4"=1'-0" END UNIT



3 ROOF FRAMING PLAN

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

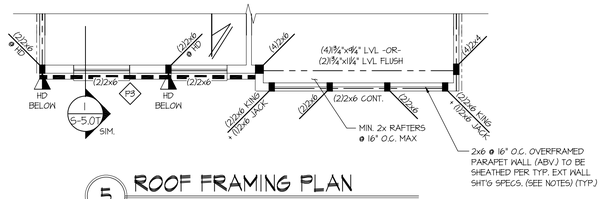
SEE ELEV. A FOR MORE INFO



4 ROOF FRAMING PLAN

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

SEE ELEV. A FOR MORE INFO



5 ROOF FRAMING PLAN

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

SEE ELEV. A FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING w/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ¾"x 0.120" NAILS @ 4" o.c. OR
- 2 ¾" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p.215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/04/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

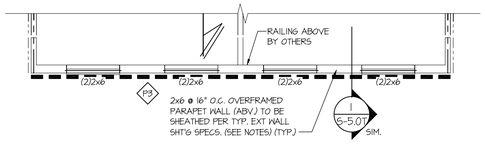
PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS

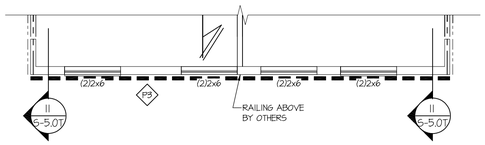
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

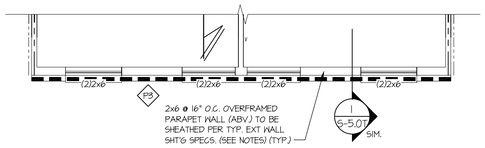
S-4.0T



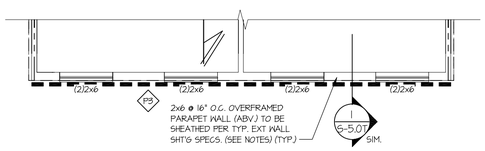
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS M, N, P, R, T & U
SEE ELEV. A FOR MORE INFO



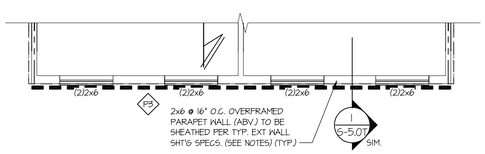
3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Q
SEE ELEV. A FOR MORE INFO



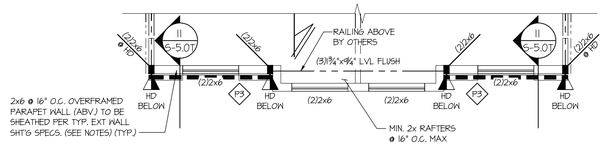
5 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION S
SEE ELEV. A FOR MORE INFO



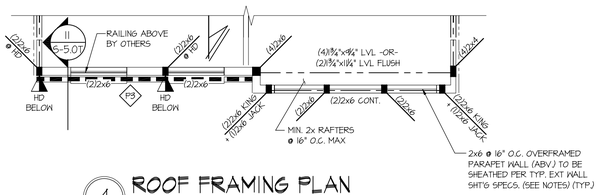
7 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W
SEE ELEV. A FOR MORE INFO



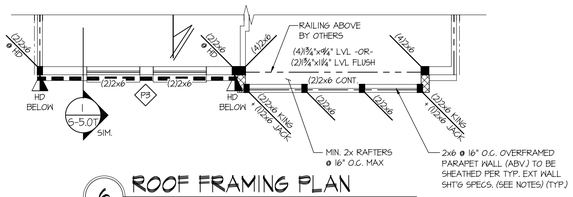
9 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y
SEE ELEV. A FOR MORE INFO



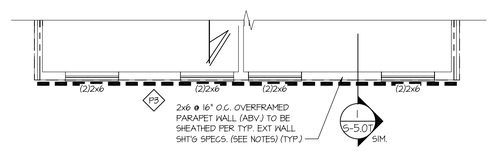
2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION K
SEE ELEV. A FOR MORE INFO



4 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION L
SEE ELEV. A FOR MORE INFO



6 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION V
SEE ELEV. A FOR MORE INFO



8 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X
SEE ELEV. A FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING w/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2½" x 0.131" NAILS @ 6" o.c. OR
- 2 3/8"x 0.120" NAILS @ 4" o.c. OR
- 2 3/8" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. H-Y	MK
08/23/21 EL. AA-FF # UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD (6) LAM BEAM ALTERNATE NOTES	MK

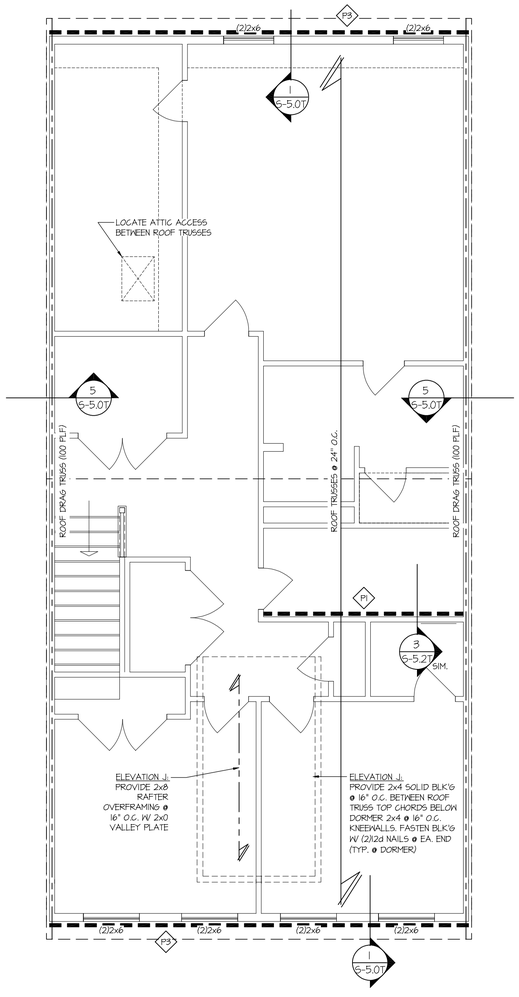
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS
1543 TESSA
1544 JULIANNE

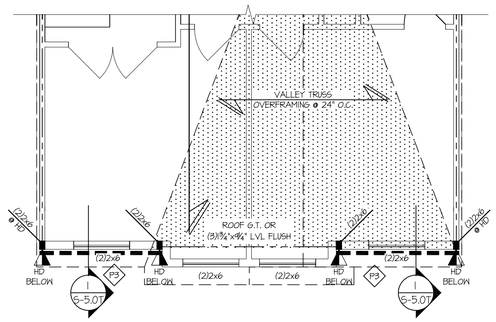
sheet: FLOOR TRUSSES

S-4.1T



1 ROOF FRAMING PLAN

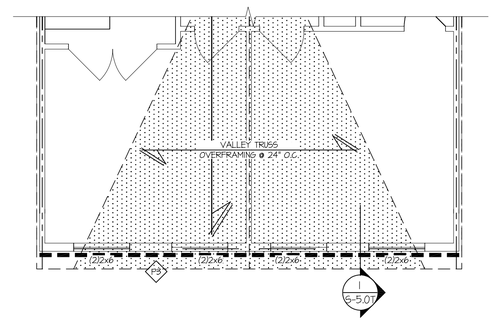
SCALE: 1/4"=1'-0" ELEVATIONS F & J



2 ROOF FRAMING PLAN

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

SEE ELEV. F FOR MORE INFO



3 ROOF FRAMING PLAN

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

SEE ELEV. F FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. H-Y	MK
08/23/21 EL. AA-FF # UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

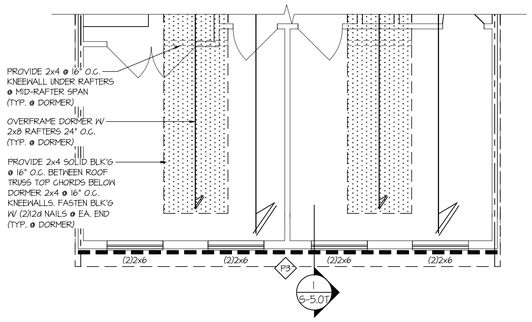
PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS

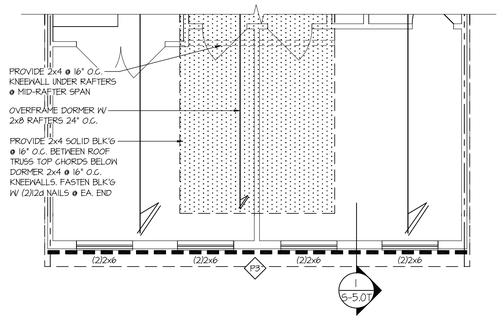
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

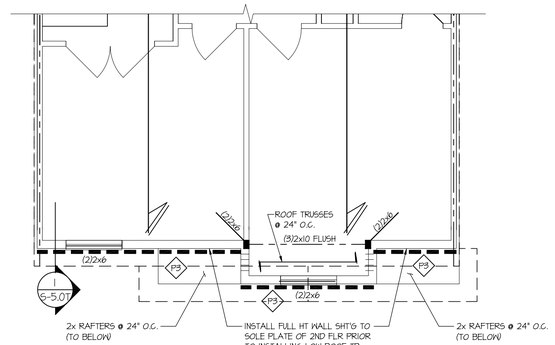
S-4.2T



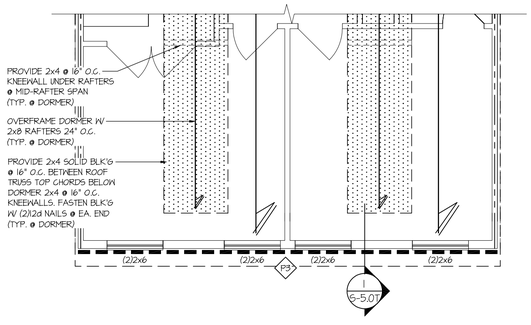
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA
SEE ELEV. F FOR MORE INFO



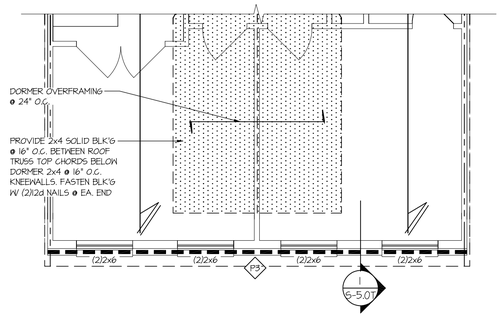
2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION BB
SEE ELEV. F FOR MORE INFO



3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC
SEE ELEV. F FOR MORE INFO



5 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE
SEE ELEV. F FOR MORE INFO



4 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD
SEE ELEV. F FOR MORE INFO

6 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION FF
SEE ELEV. F FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	MK
08/23/21 EL. AA-FF # UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

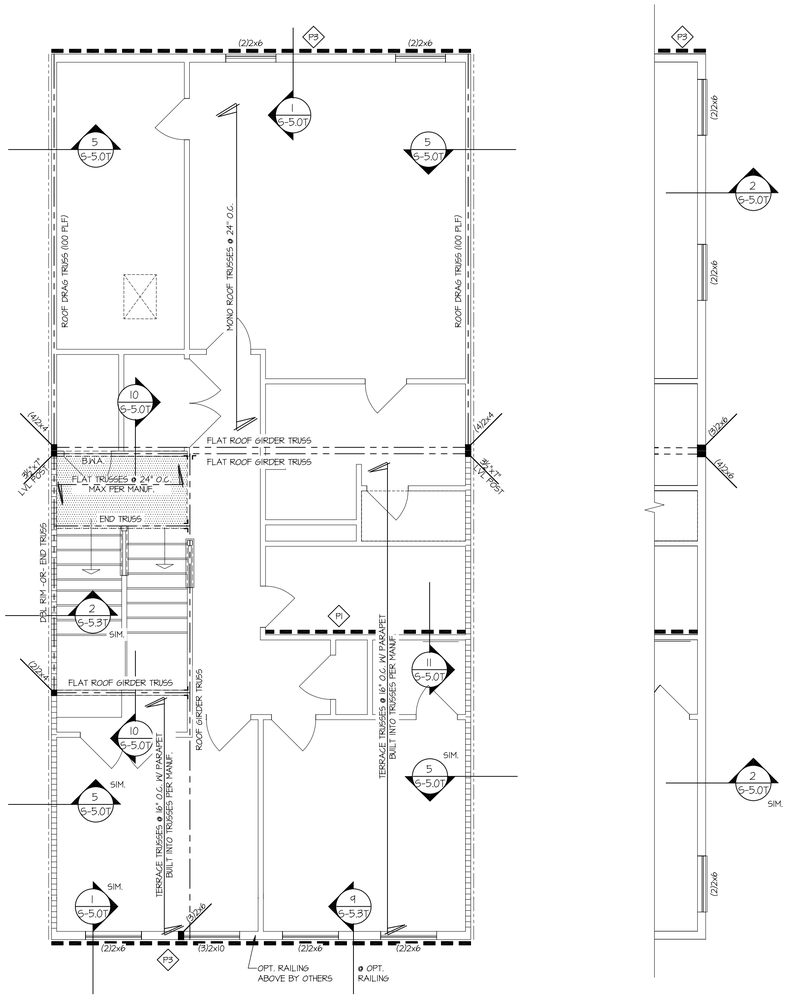
PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS

1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

S-4.3T

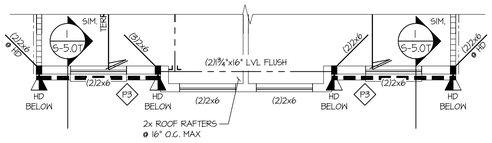


ROOF FRAMING PLAN @ OPTIONAL TERRACE

1 SCALE: 1/4"=1'-0" ELEVS. A,B,M,N,P,Q,R,T,U,X,Y NOT AVAIL. @ F-J & AA-FF

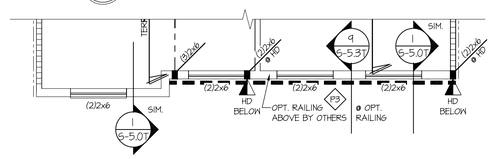
ROOF FRAMING PLAN @ OPTIONAL TERRACE

2 SCALE: 1/4"=1'-0" END UNIT ELEVS. A-E & K-Y ONLY NOT AVAIL. @ F-J & AA-FF



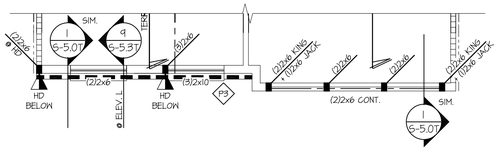
ROOF FRAMING PLAN @ OPTIONAL TERRACE

3 SCALE: 1/4"=1'-0" ELEVATIONS C & K



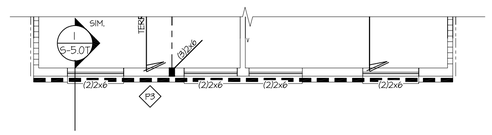
ROOF FRAMING PLAN @ OPTIONAL TERRACE

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



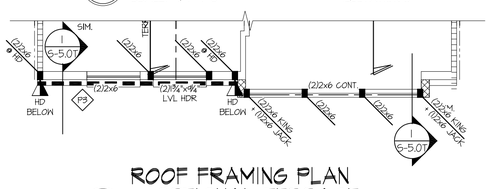
ROOF FRAMING PLAN @ OPTIONAL TERRACE

5 SCALE: 1/4"=1'-0" ELEVATIONS E & L



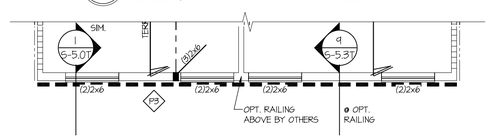
ROOF FRAMING PLAN @ OPTIONAL TERRACE

6 SCALE: 1/4"=1'-0" ELEVATION S



ROOF FRAMING PLAN @ OPTIONAL TERRACE

7 SCALE: 1/4"=1'-0" ELEVATION V



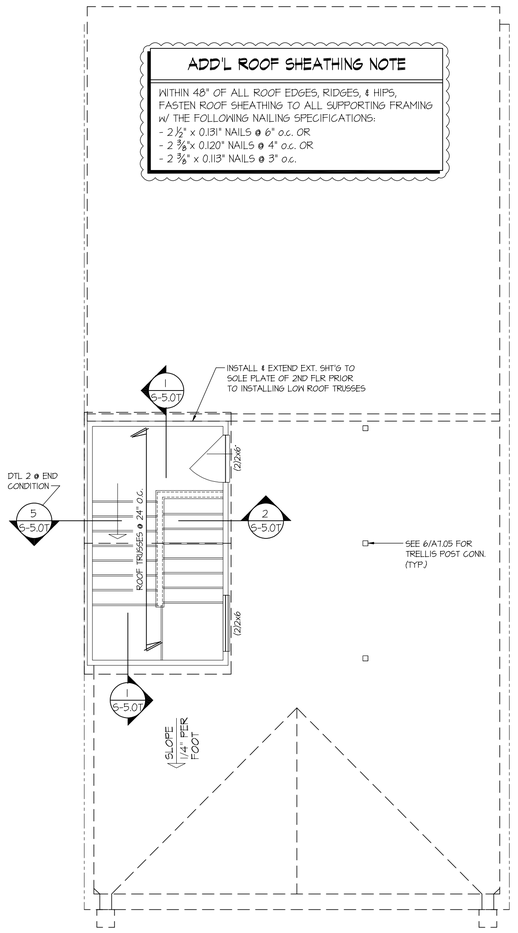
ROOF FRAMING PLAN @ OPTIONAL TERRACE

8 SCALE: 1/4"=1'-0" ELEVATION X

OPTIONAL TERRACE NOT AVAILABLE W/ ELEVATIONS F-J

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.



PILOT HOUSE ROOF FRAMING PLAN

9 SCALE: 1/4"=1'-0" ELEVATION A SHOWN ELEVS. B-E & K-Y SIM. NOT AVAIL. @ F-J & AA-FF

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENGGO GO REVIEW & EL. H-Y	⚠ MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD (6) ULAM BEAM ALTERNATE NOTES	MK

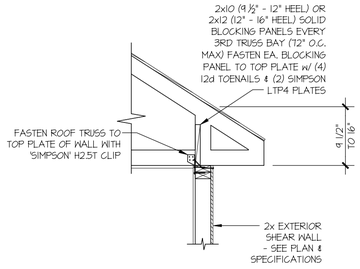
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

OPT. TERRACE FRM'G
1543 TESSA
1544 JULIANNE

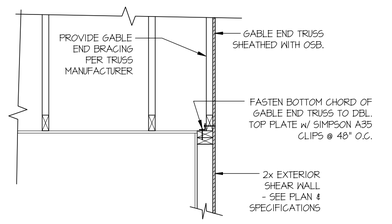
sheet: FLOOR TRUSSES

S-4.4T



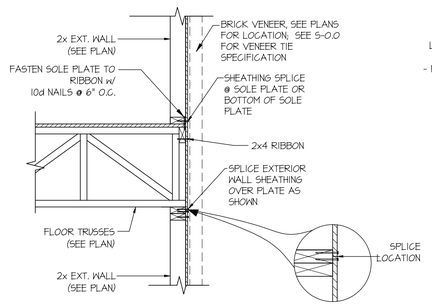
1 SHEAR TRANSFER DETAIL @ ROOF

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



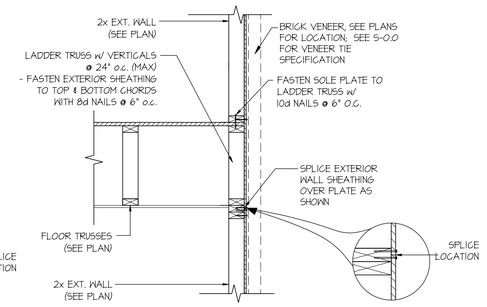
2 GABLE END DETAIL

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



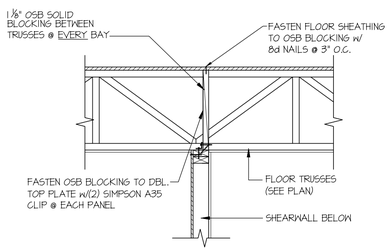
3A TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



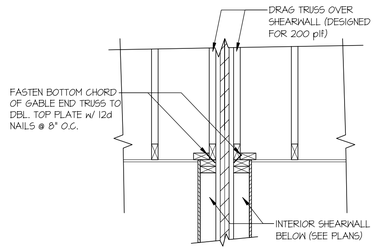
3B TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



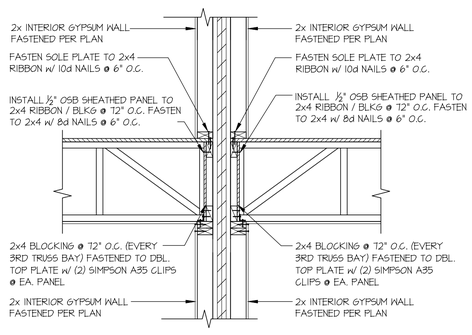
4 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



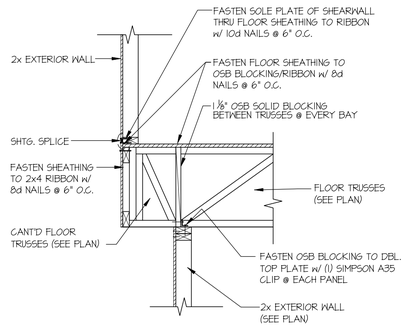
5 SHEAR TRANSFER DETAIL @ GABLE END PARTY WALL

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



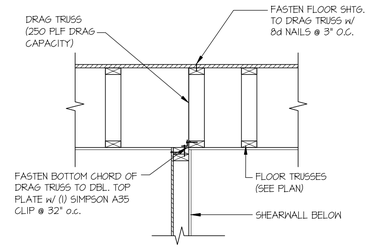
6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ UNIT SEPARATION WALL

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



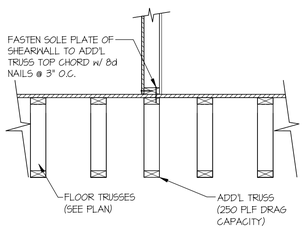
7 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

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



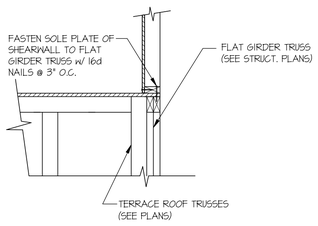
8 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



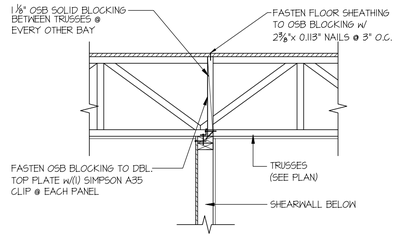
9 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE

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



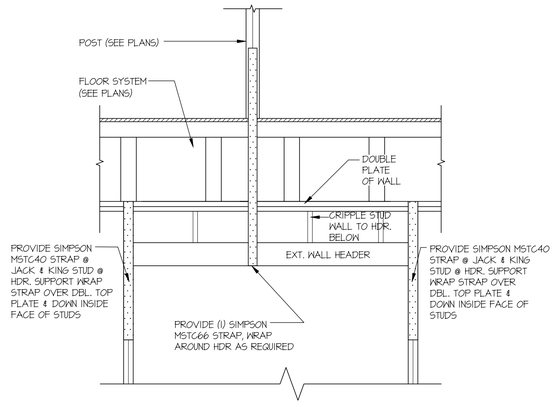
10 TYPICAL SHEAR TRANSFER DETAIL @ ROOF DECK

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



11 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



12 HOLD-DOWN DETAIL @ OPENING

SCALE: N.T.S.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	⚠ MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

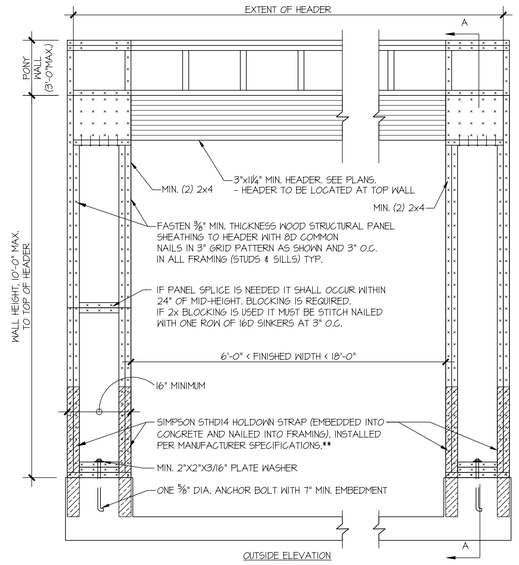
1543 TESSA
1544 JULIANNE

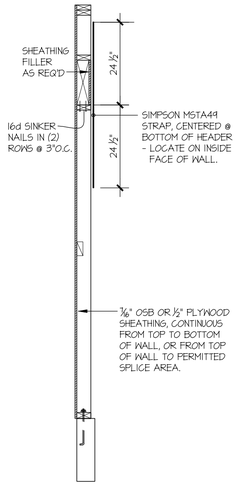
sheet: FLOOR TRUSSES

S-5.0T

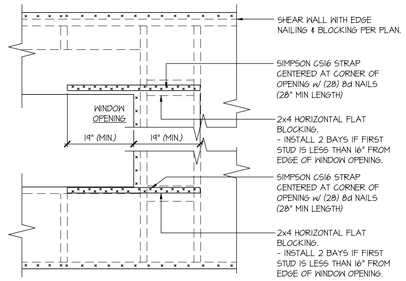
LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



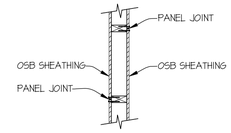


** SIMPSON HDU8 HOLD-DOWN (w/ ANCHOR BOLT PER HOLD-DOWN SCHEDULE ON PLANS) IS ACCEPTABLE EQUIVALENT TO STHD14.

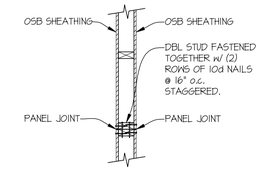


- REQUIRED AT ALL OPENINGS GREATER THAN 64" WIDE & AT ALL OPENINGS LOCATED WITHIN P3 SHEAR WALLS.
- NOT REQUIRED WHERE PORTAL FRAMES ARE SPECIFIED (I.E. GARAGE DOORS - SEE PLANS).

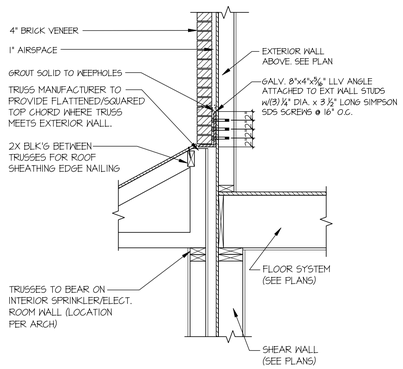
A TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



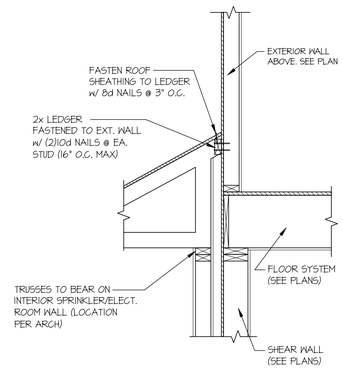
B SHEATHING APPLIED ON EXT. & INT. FACE OF WALL
SCALE: NTS — PREFERRED



C SHEATHING APPLIED ON EXT. & INT. FACE OF WALL
SCALE: NTS — ALTERNATE

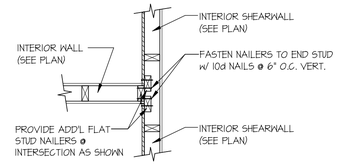


@ BRICK CONDITION

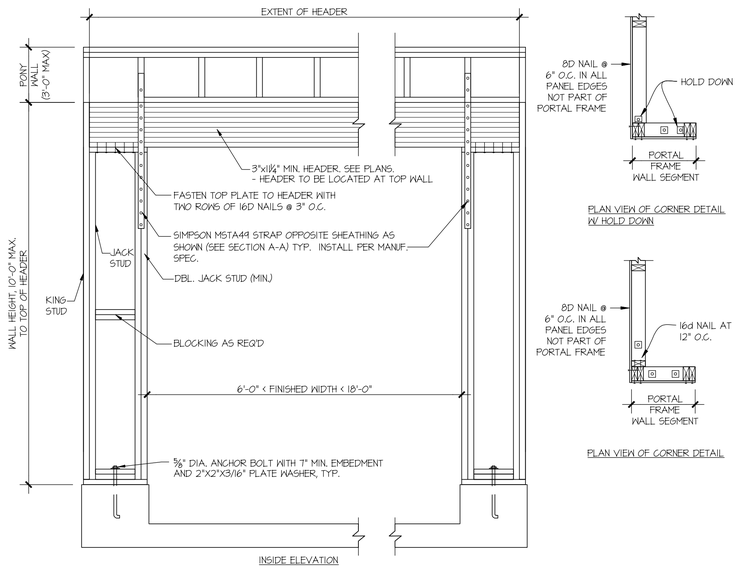


@ SIDING CONDITION

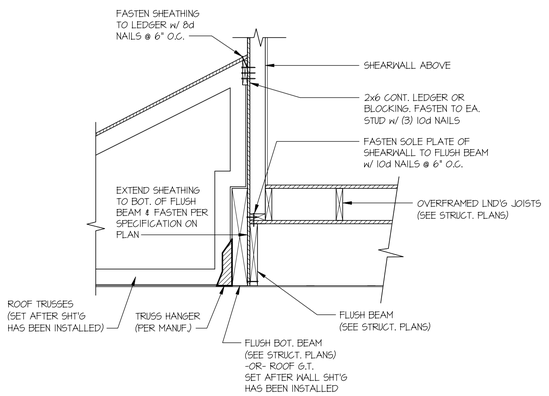
BRICK DETAIL @ SPRINKLER & ELECTRICAL ROOM
2 SCALE: 3/4"=1'-0"



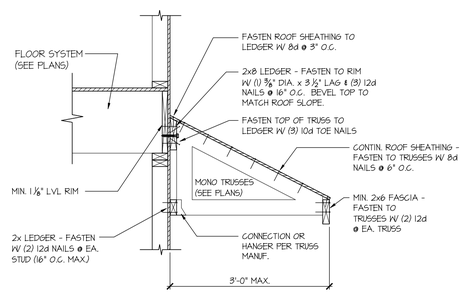
SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
3 SCALE: 3/4"=1'-0" — SHTG. ON SAME FACE



TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION w/HOLD-DOWNS
1 SCALE: N.T.S.



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
4 SCALE: 3/4"=1'-0"



DETAIL @ SHED ROOF
5 SCALE: 3/4"=1'-0" — ELEVS. F, G, J, AA, CC, EE

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	⚠ MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

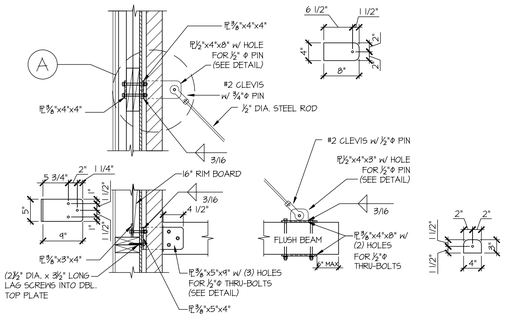
PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

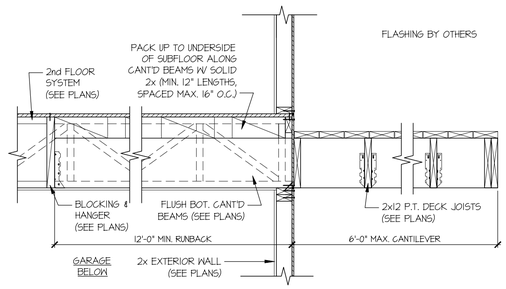
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

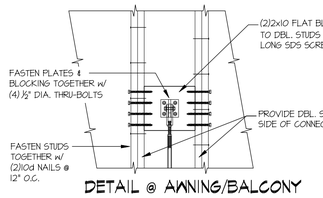
S-5.1T



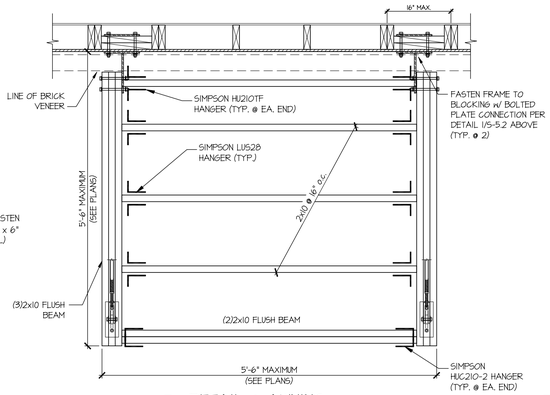
1 DETAIL @ AWNING CONNECTION
SCALE: N.T.S. ELEVATION



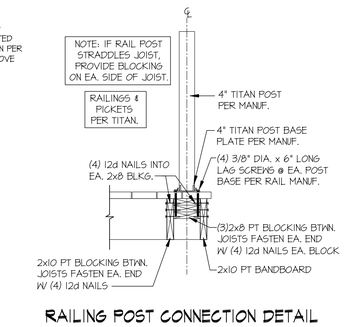
5 SECTION @ 2nd FLOOR BALCONY
SCALE: 3/4"=1'-0"



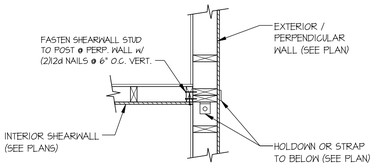
A DETAIL @ AWNING/BALCONY TIE ROD CONNECTION
SCALE: N.T.S. ELEVATION



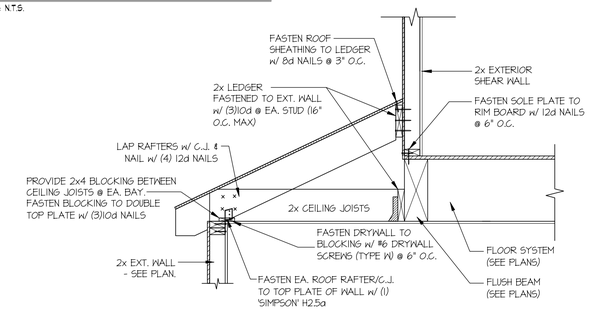
B DETAIL @ AWNING
SCALE: N.T.S. PLAN VIEW



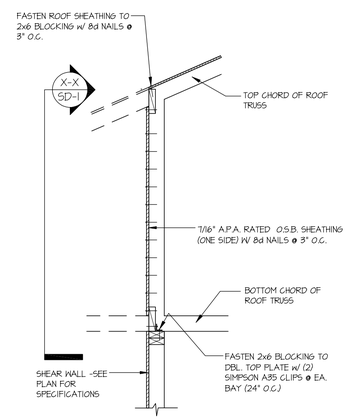
C RAILING POST CONNECTION DETAIL (TITAN RAIL SYSTEM)
SCALE: N.T.S. REFER TO MANUF. DOCUMENTATION & INSTALLATION INSTRUCTIONS



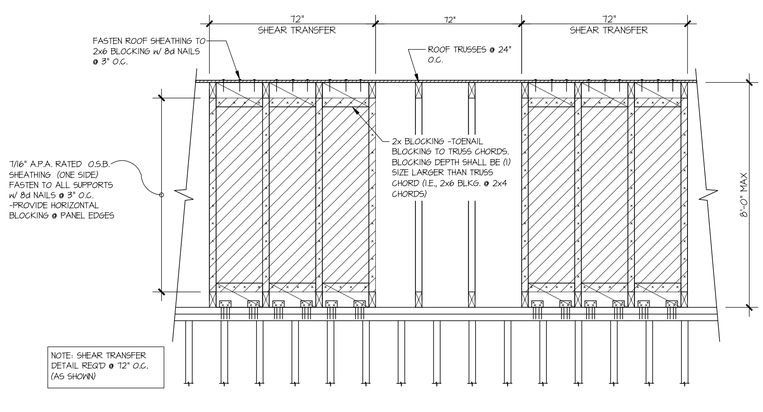
2 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: N.T.S.



4 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ BAY WINDOW
SCALE: 3/4"=1'-0"



3 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" ONLY REQ'D WHERE NOTED ON PLANS



3 X-X SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" ONLY REQ'D WHERE NOTED ON PLANS

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	⚠ MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD ALULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

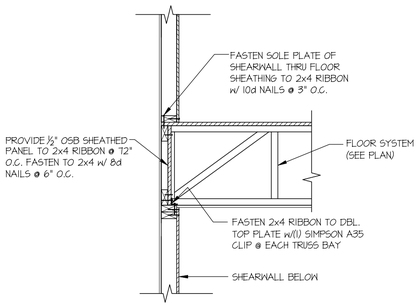
PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

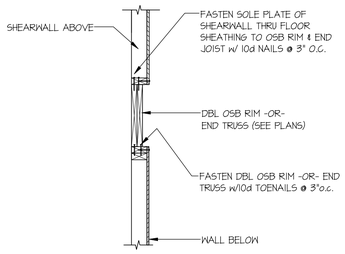
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

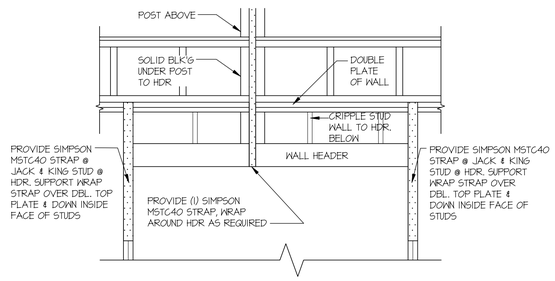
S-5.2T



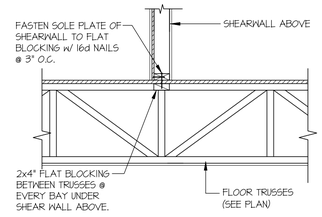
1 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



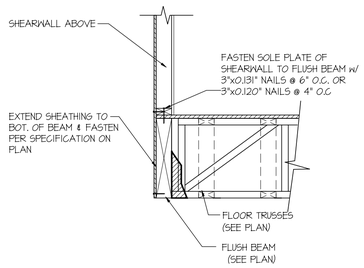
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



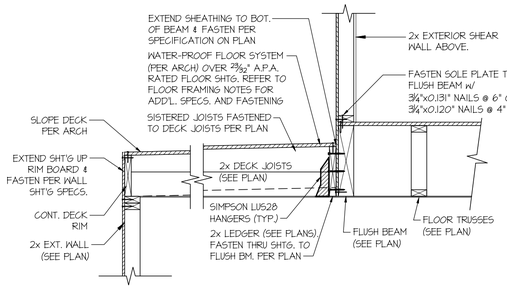
3 UPLIFT DETAIL @ POST ABOVE
SCALE: 3/4"=1'-0"



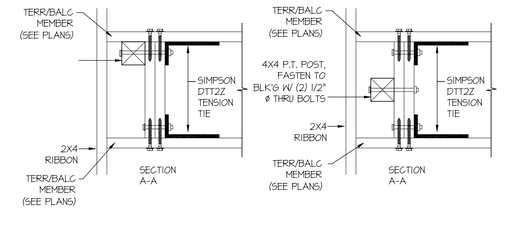
4 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



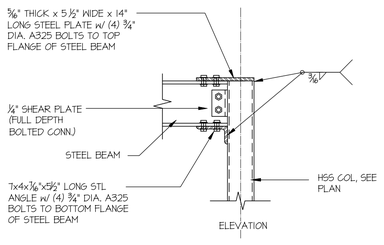
5 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



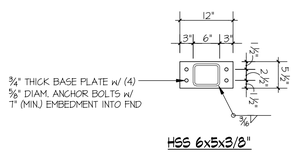
6 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM
SCALE: 3/4"=1'-0" 3rd FLR. BALCONY



9 TYPICAL RAILING POST CONNECTION DETAIL @ ROOFTOP TERRACE
SCALE: NONE (SIMILAR @ 3RD FLOOR BALCONY W/ 2X10 JOISTS)

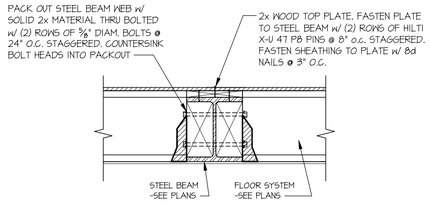


MOMENT CONNECTION DETAIL



BASEPLATE DETAILS (PINNED BASE)

7 TYPICAL MOMENT CONNECTION DETAILS
SCALE: N.T.S. ELEV. Q, R, S & T



8 DETAIL @ STEEL BEAM IN FLOOR SYSTEM
SCALE: 3/4"=1'-0"

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	⚠ MK
08/23/21 EL. A4-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD ASULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

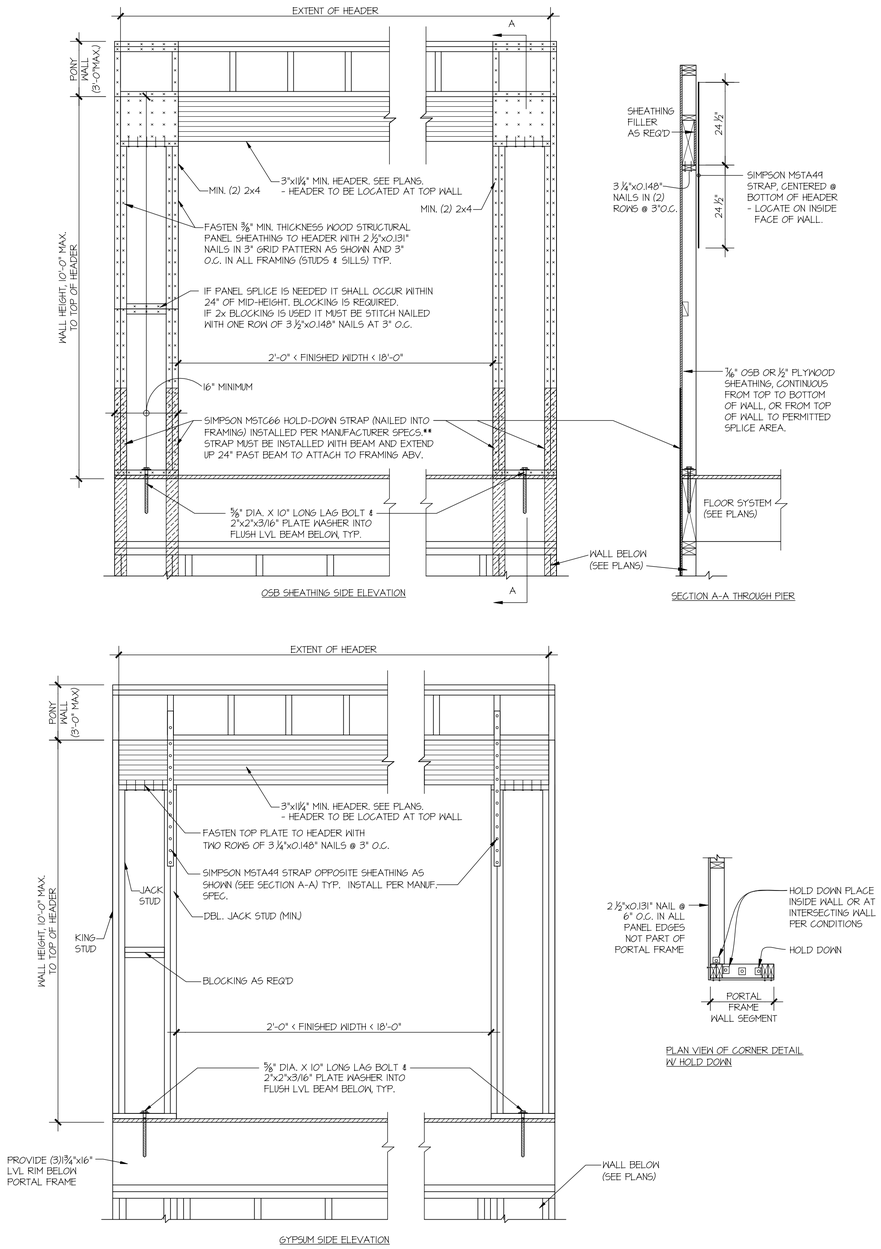
PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

S-5.3T

Attachment #2



1 PORTAL FRAME BRACING ELEVATION WITH HOLD-DOWNS

SCALE: N.T.S. BOTH SIDES OF PORTAL FRAME

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

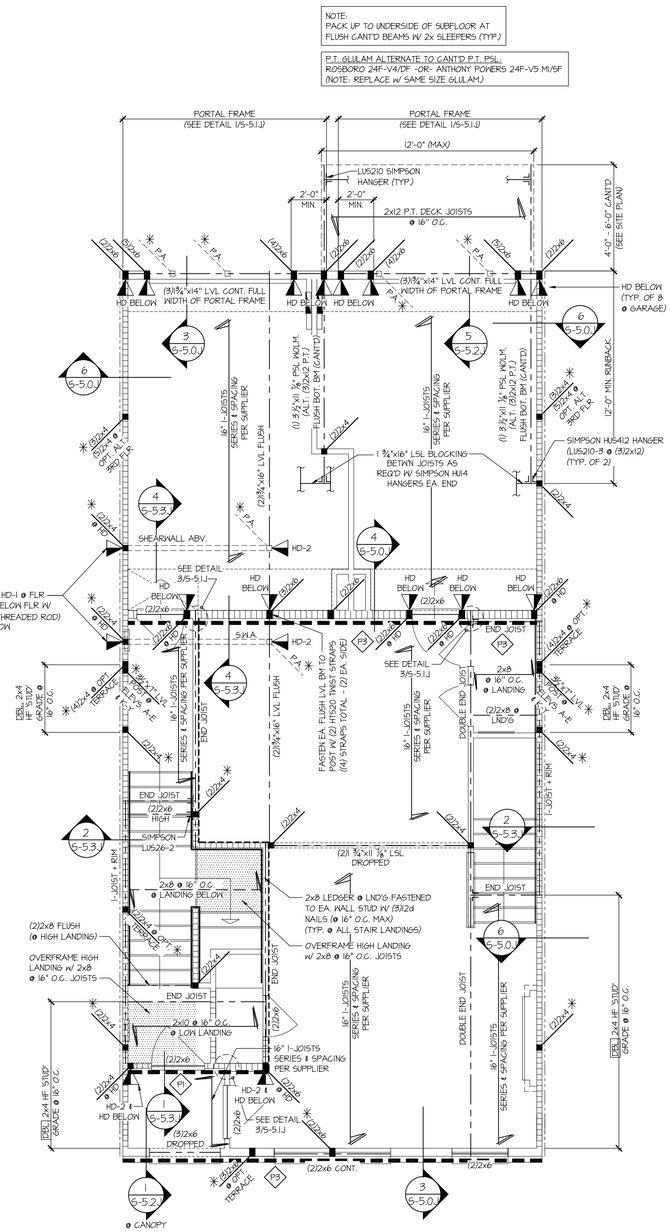
1543 TESSA
1544 JULIANNE

sheet: FLOOR TRUSSES

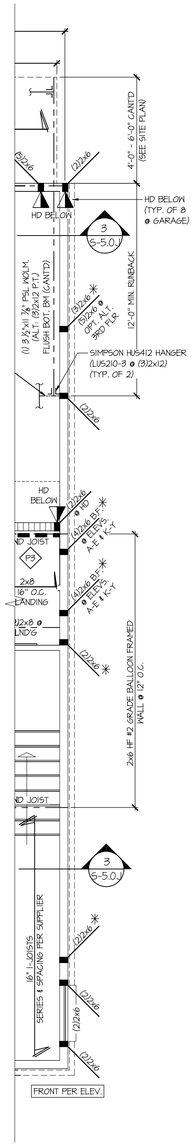
S-5.4T

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

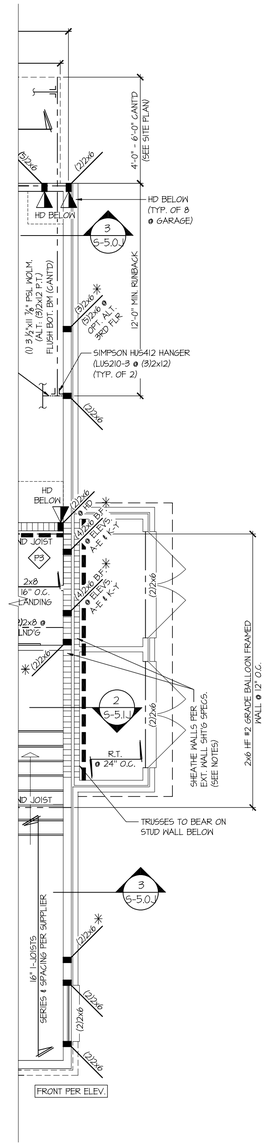
P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A



2A 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT



2B 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT W/ ELECTRICAL & SPRINKLER ROOM

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO GO REVIEW & EL. W-T	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

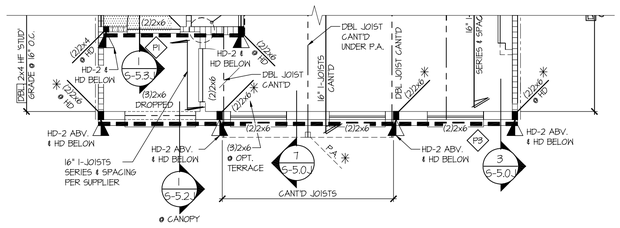
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

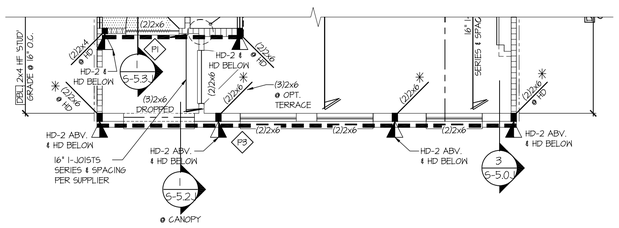
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

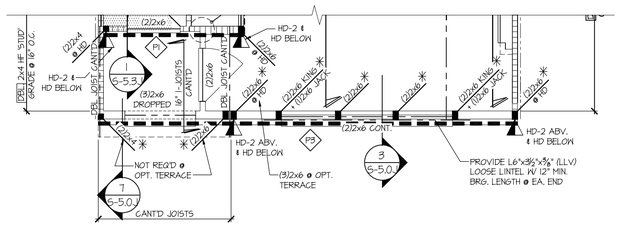
S-1.0J



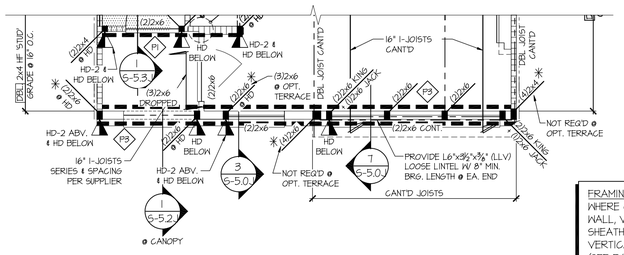
1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B



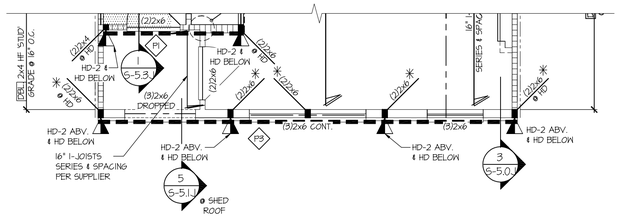
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C



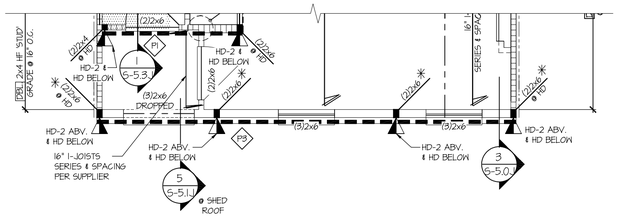
3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



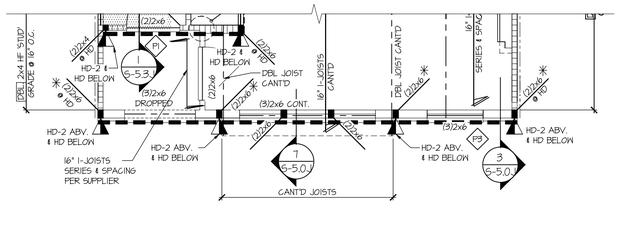
4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E



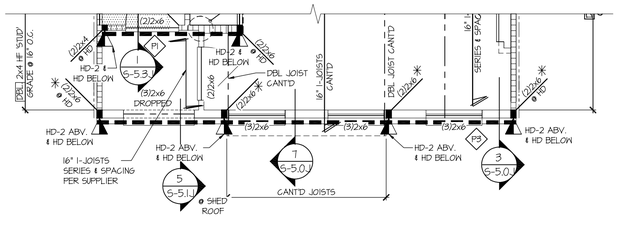
5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F



6 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



7 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H



8 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULAM BEAM ALTERNATE NOTES	MK

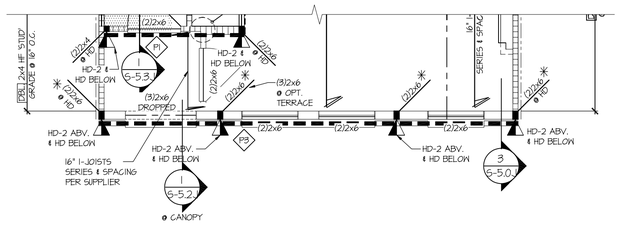
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

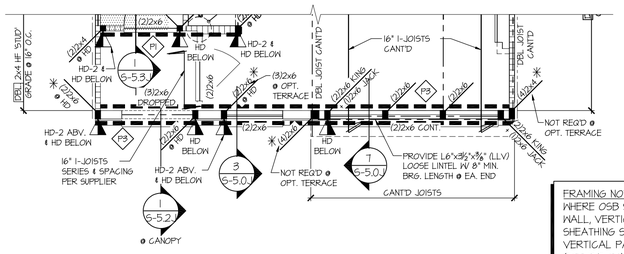
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

S-1.1J

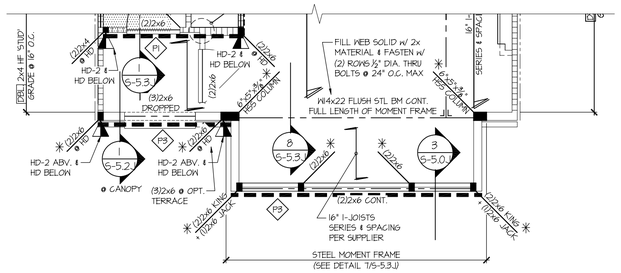


1 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION K

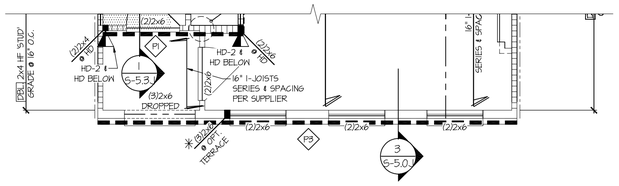


2 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION L

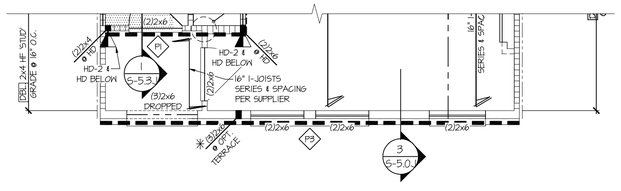
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



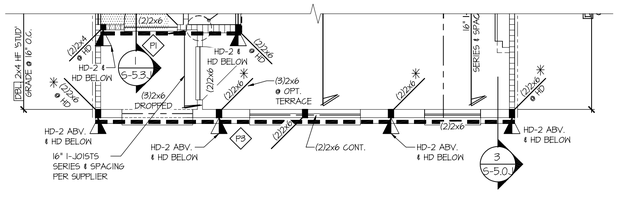
3 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATIONS M, N, P & Q



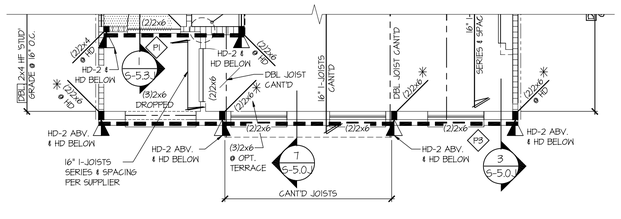
4 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION R



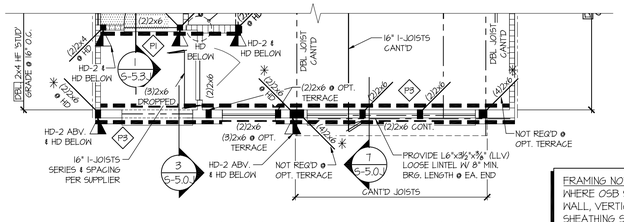
5 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION S



6 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION T



7 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION U



FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

8 **2ND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0" ELEVATION V

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.
* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

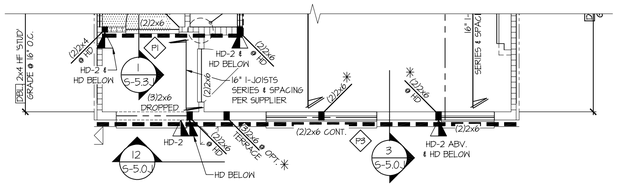
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

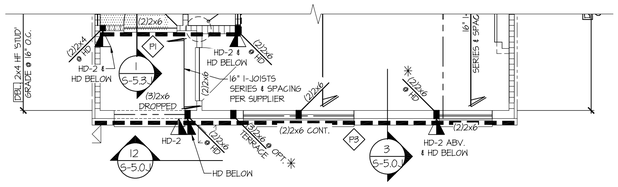
2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

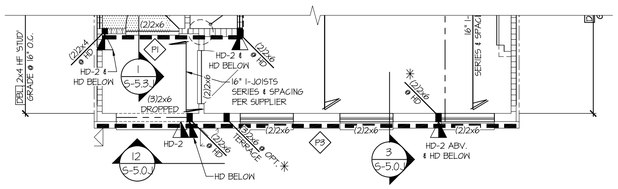
S-1.2J



1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



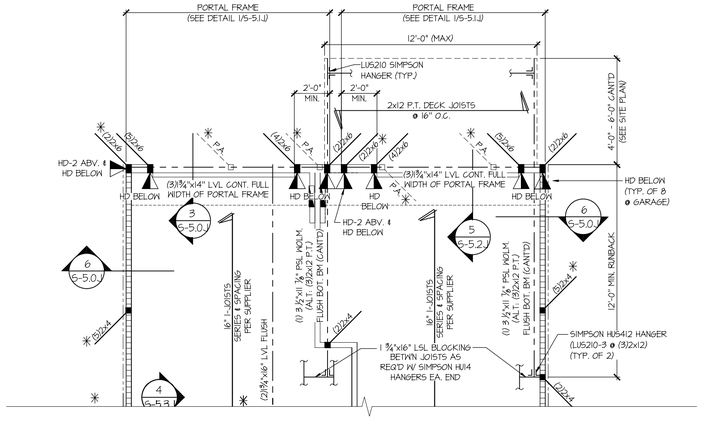
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

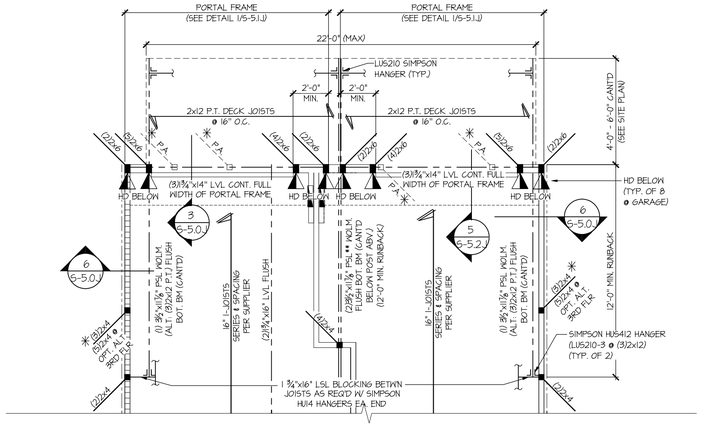
P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

NOTE:
PACK UP TO UNDERSIDE OF SUBFLOOR AT FLUSH CANT'D BEAMS W/ 2x SLEEPERS (TYP.)

P.T. GLULAM ALTERNATE TO CANT'D P.T. PSL:
ROSBORO 24F-V4/DF -OR- ANTHONY POWERS 24F-V5 MI/SF
(NOTE: REPLACE W/ SAME SIZE GLULAM.)



5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL 6'X22' CANT'D BALCONY

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

** UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

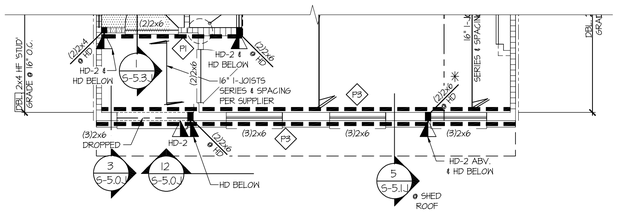
PINNACLE DESIGN & CONSULTING, INC.

2ND FLR FRM'G PLANS

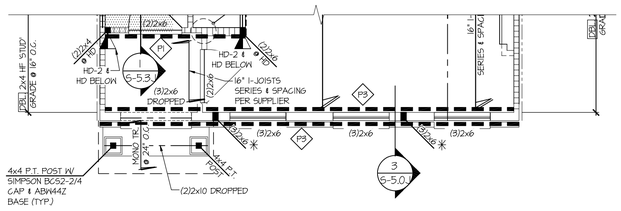
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

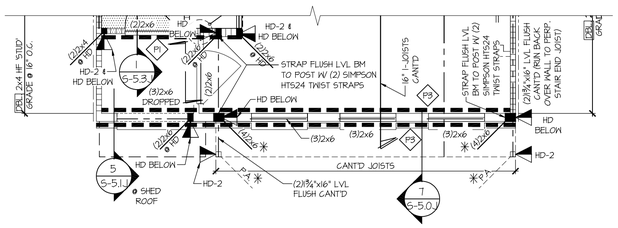
S-1.3J



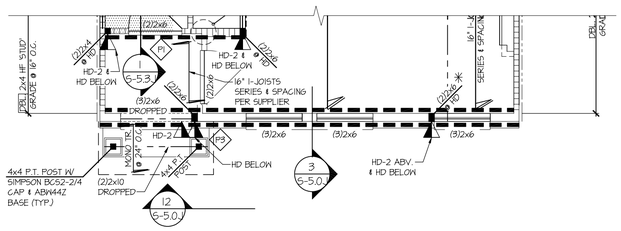
1 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



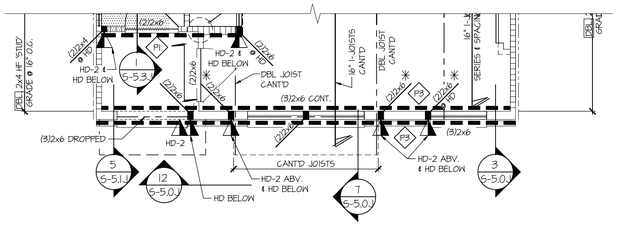
2 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

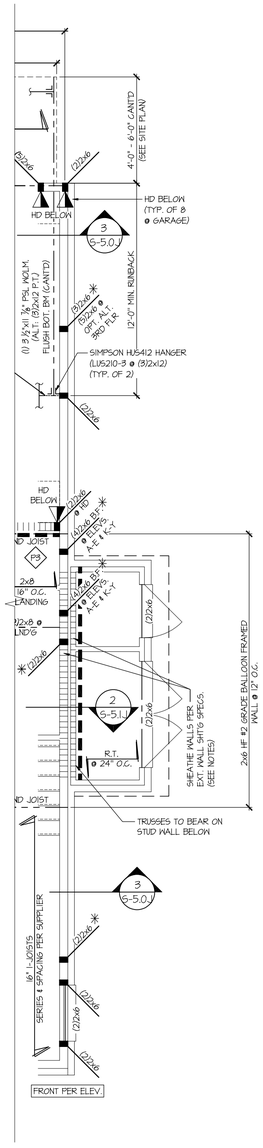
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

2ND FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

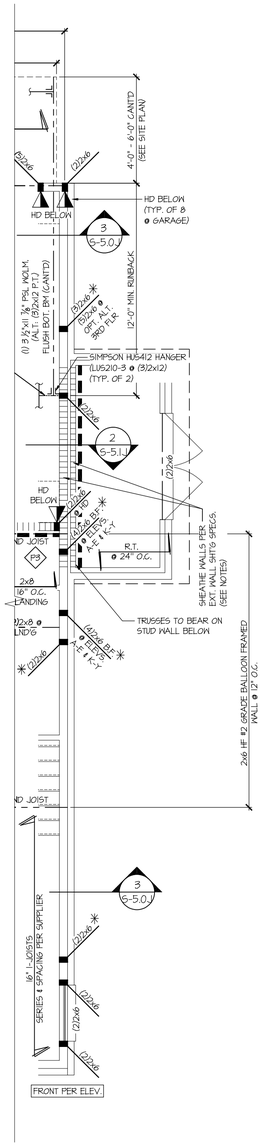
sheet: FLOOR JOISTS

S-1.4J



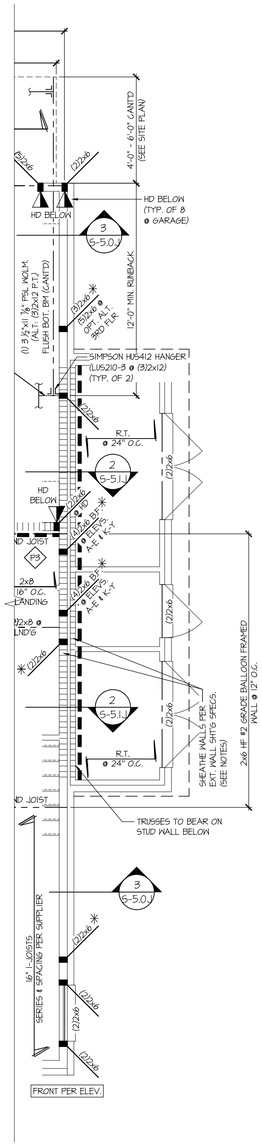
1 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" — END UNIT W/ CONFIGURATION 1 SPRINKLER/WATER SUPPLY & COMM. CLOSET



2 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" — END UNIT W/ CONFIGURATION 2 ELECTRIC CLOSET ONLY



3 2ND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" — END UNIT W/ CONFIGURATION 3 SPRINKLER/WATER SUPPLY, COMM., & ELECTRIC CLOSET

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 3/8"x 0.120" NAILS @ 4" o.c. OR
- 2 3/8" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. H-Y	⚠1 MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠1 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD J6/LLAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

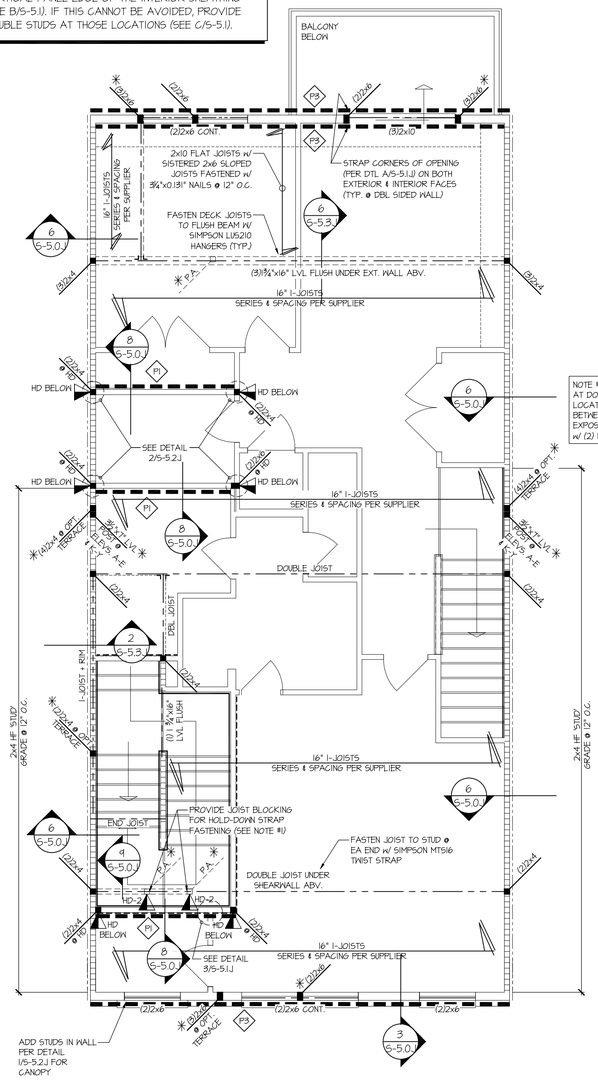
2ND FLR FRM'G PLANS

1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

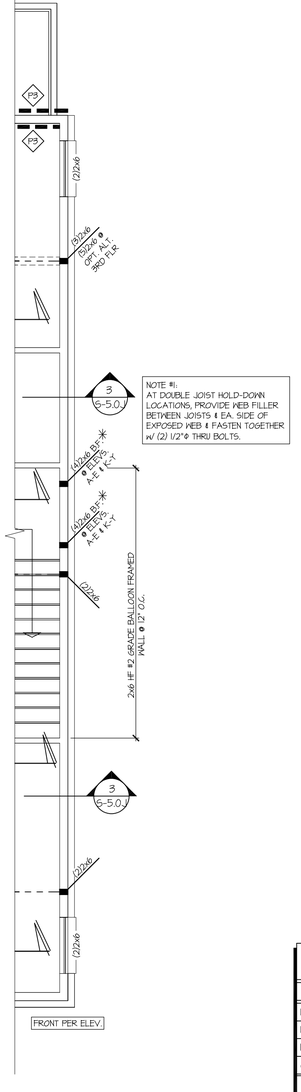
S-1.5J

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



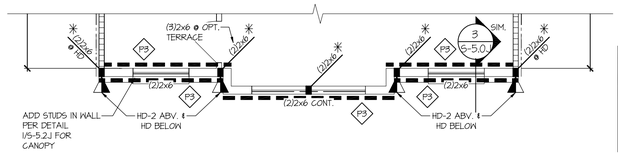
NOTE #1:
AT DOUBLE JOIST HOLD-DOWN LOCATIONS, PROVIDE WEB FILLER BETWEEN JOISTS & EA. SIDE OF EXPOSED WEB & FASTEN TOGETHER w/ (2) 1/2"ø THRU BOLTS.

1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A



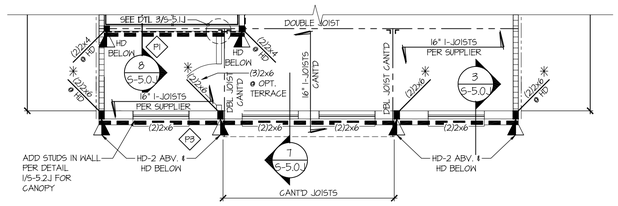
NOTE #1:
AT DOUBLE JOIST HOLD-DOWN LOCATIONS, PROVIDE WEB FILLER BETWEEN JOISTS & EA. SIDE OF EXPOSED WEB & FASTEN TOGETHER w/ (2) 1/2"ø THRU BOLTS.

2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT

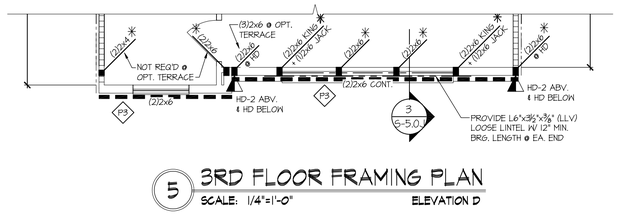


3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B

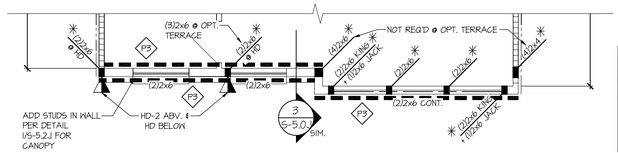
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C



5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



6 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S5TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

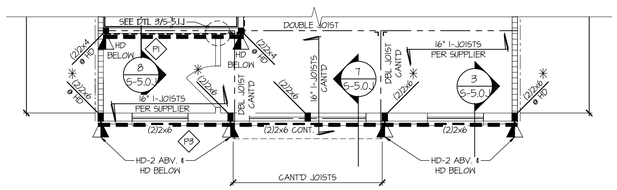
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS

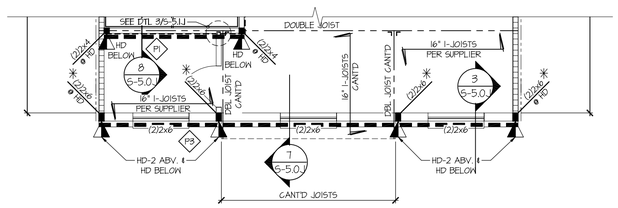
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

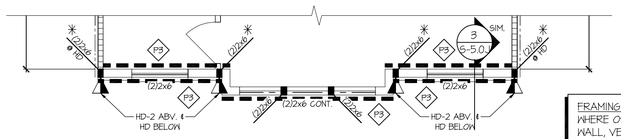
S-2.0J



1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F

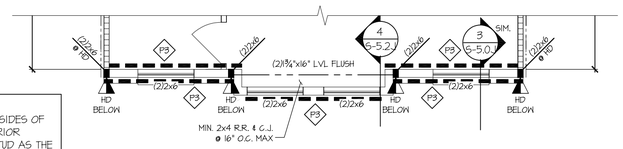


2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENKELS CO REVIEW & EL. M-T	MK
08/23/21 EL. A4-FT & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

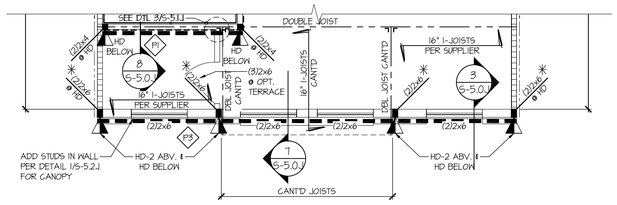
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

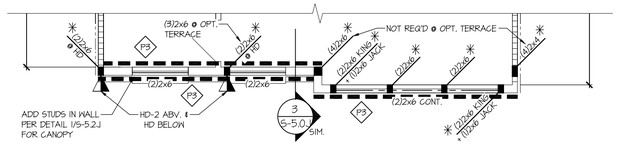
3RD FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

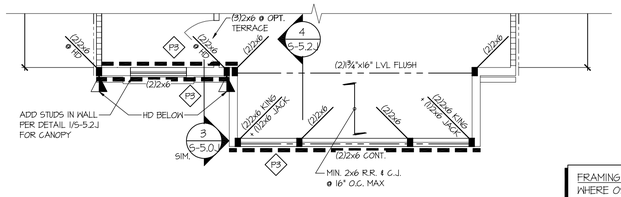
S-2.1J



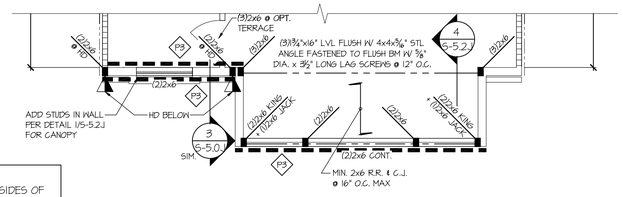
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION K



2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION L

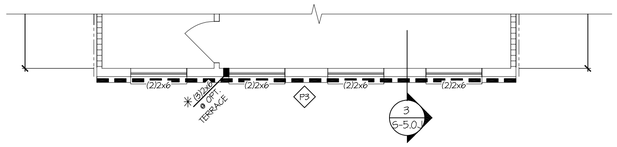


3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION M

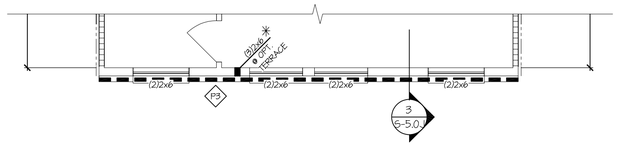


4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS N, P & Q

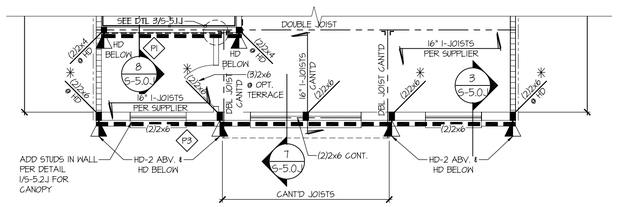
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



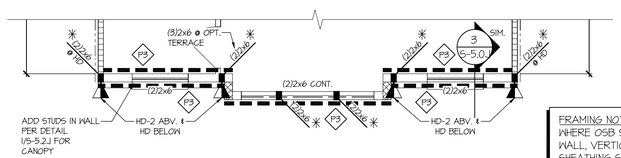
5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION R



6 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION S

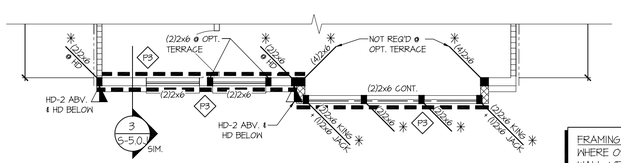


7 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION T



8 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION U

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



9 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION V

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION: UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. PLAN	MK
08/23/21 EL. PLAN & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD DUAL LAM BEAM ALTERNATE NOTES	MK

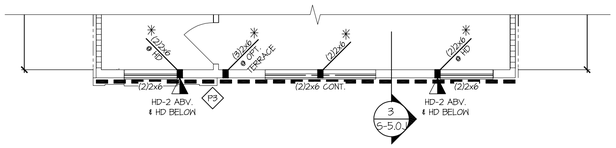
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

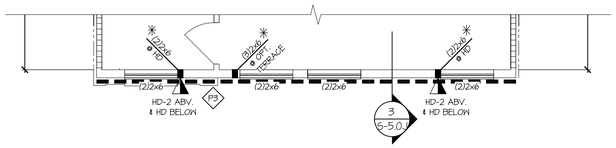
3RD FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

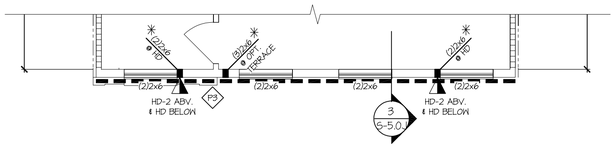
S-2.2J



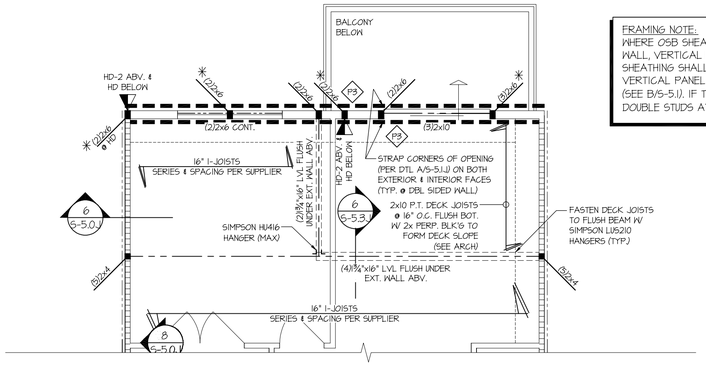
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S6TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO GO REVIEW & EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

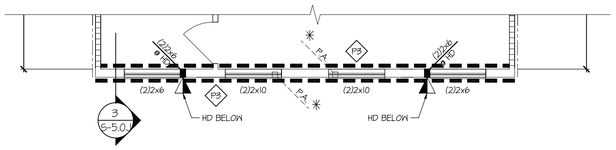
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS

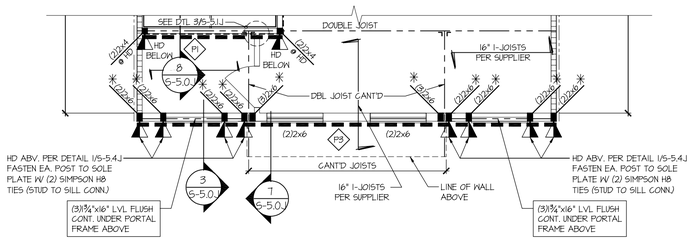
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

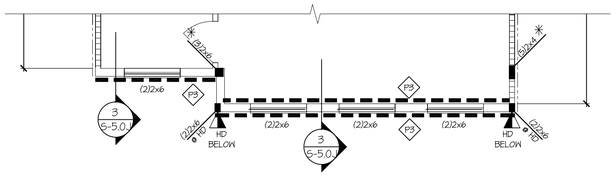
S-2.3J



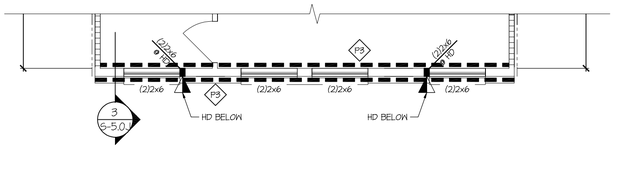
1 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



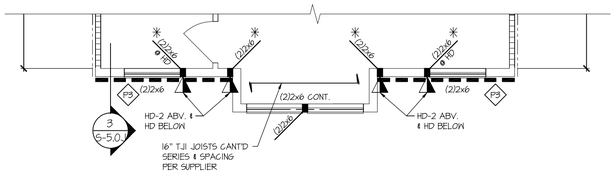
2 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW 4 EL. M-Y	4 MK
08/23/21 EL. AA-FF 4 UTILITY SHED CONFIGS.	4 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

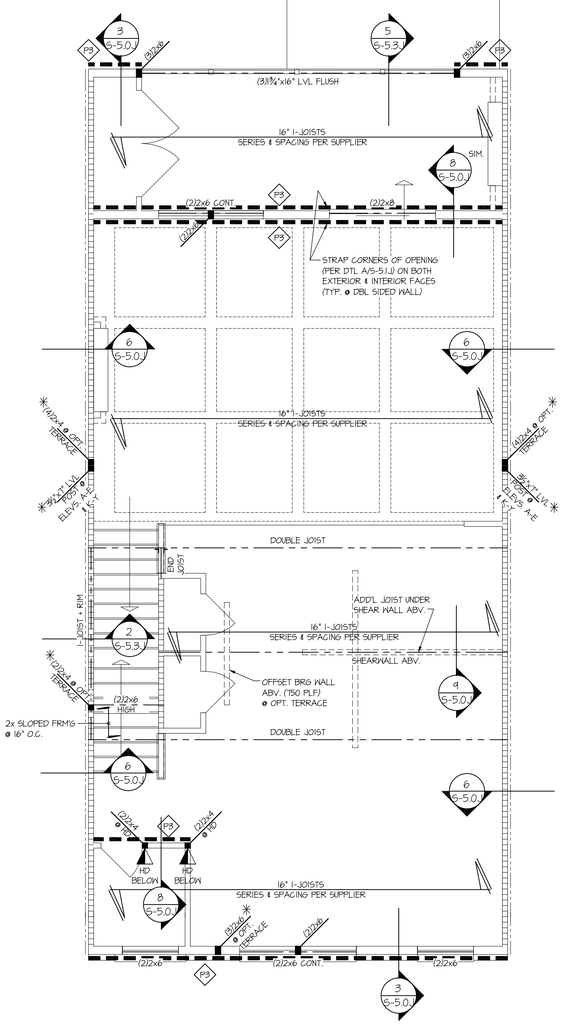
PINNACLE DESIGN & CONSULTING, INC.

3RD FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

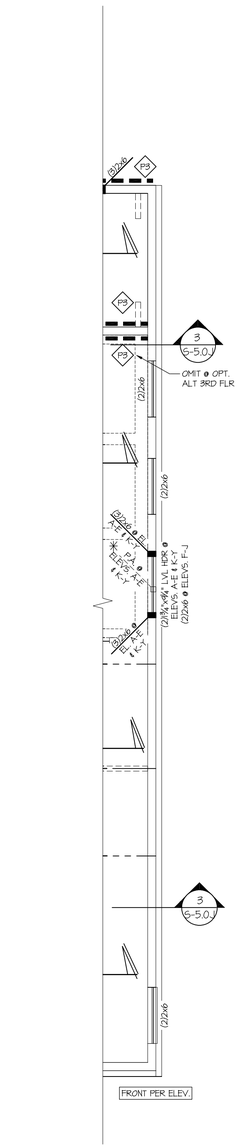
sheet: FLOOR JOISTS

S-2.4J

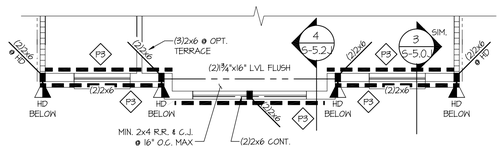
FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION A

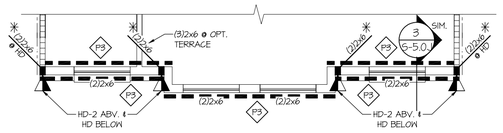


2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" END UNIT



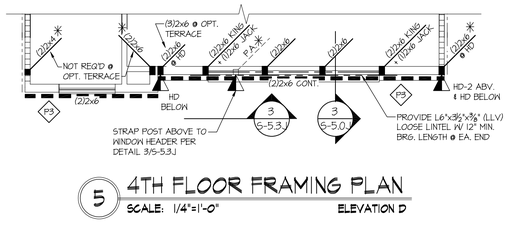
3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION B

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

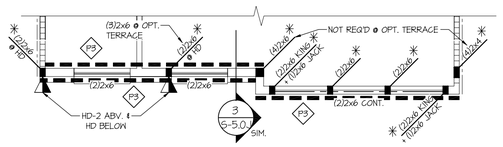


4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION C

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



5 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION D



6 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION E

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. H-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD (6) LAM BEAM ALTERNATE NOTES	MK

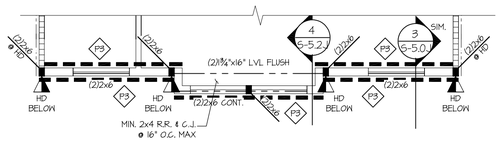
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

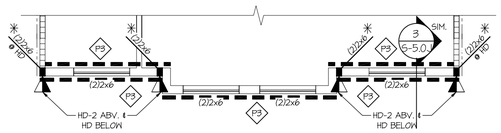
sheet: FLOOR JOISTS

S-3.0J

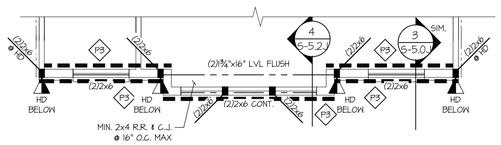


1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION F

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

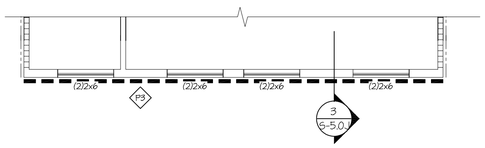


2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION J

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. A-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

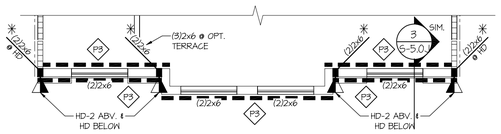
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

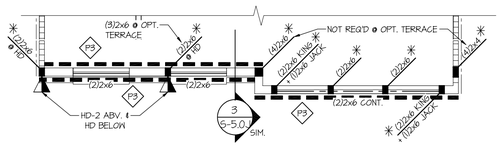
sheet: FLOOR JOISTS

S-3.1J



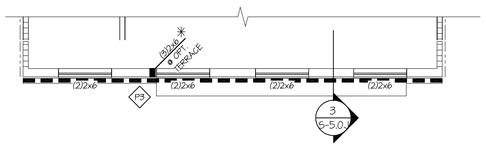
1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION K

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

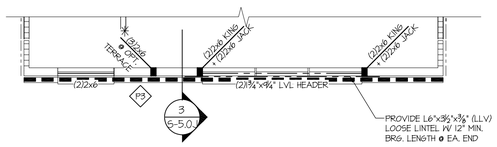


2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION L

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS M, P & R



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS N & Q

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

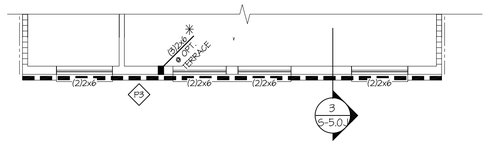
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

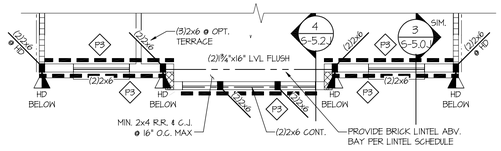
- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

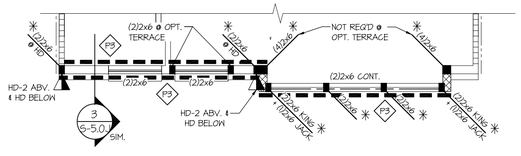


5 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION S



6 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS T & U

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).



7 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION V

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO S5TB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. A4-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

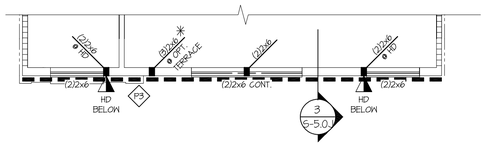
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

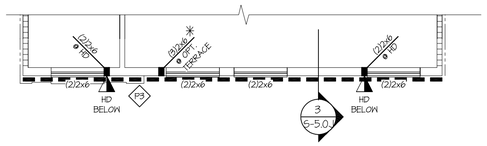
4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

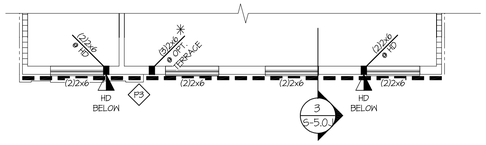
S-3.2J



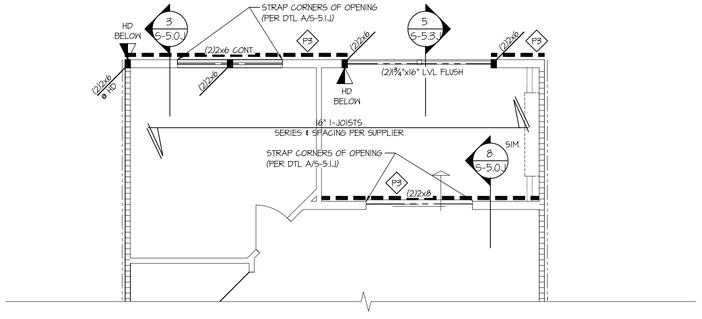
1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W



2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" OPTIONAL ALT. 3RD FLOOR

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

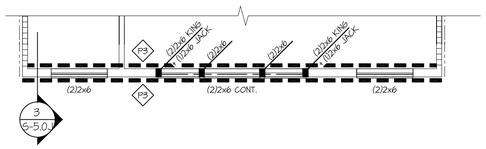
PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS

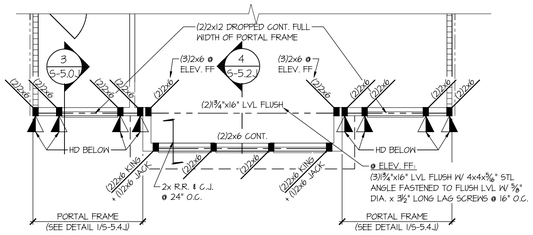
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

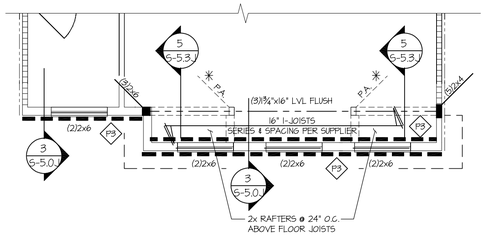
S-3.3J



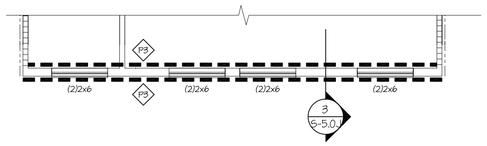
1 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA



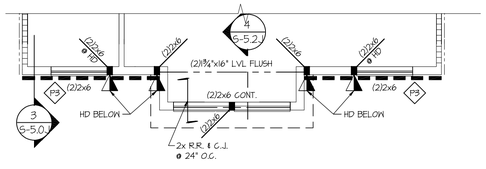
2 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS BB & FF



3 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC



4 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD



5 4TH FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE

FRAMING NOTE:
WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE B/S-5.1). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE C/S-5.1).

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON HTT4 HOLD-DOWN
HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
HD-3	SIMPSON STHD14/STHD14RJ

* ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:
UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN THREADED ROD INTO MASONRY FOUNDATION (REFER TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE 12" MIN. EMBEDMENT INTO SOLID GROUT. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 3" OF EDGE OF FOUNDATION.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRIGO CO REVIEW & EL. W-Y	1 MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	1 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULAH BEAM ALTERNATE NOTES	MK

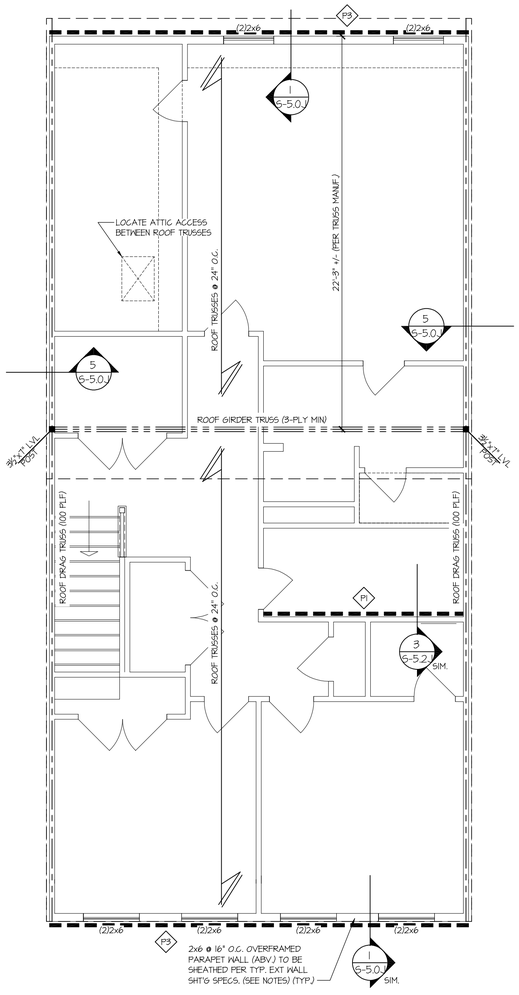
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

4TH FLR FRM'G PLANS
1543 TESSA
1544 JULIANNE

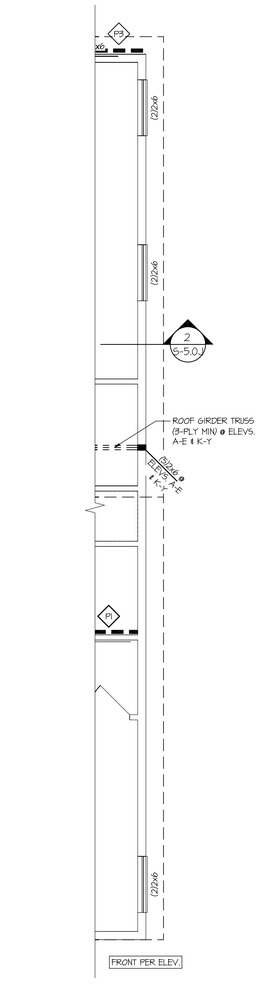
sheet: FLOOR JOISTS

S-3.4J



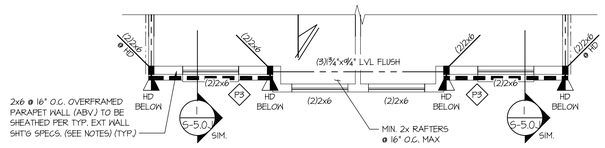
1 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATIONS A & B



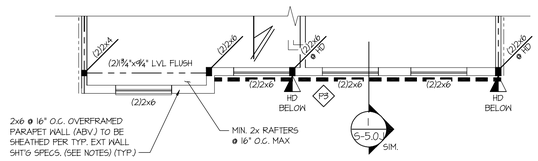
2 ROOF FRAMING PLAN

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



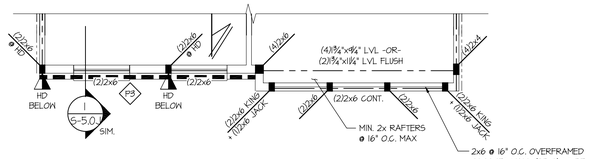
3 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATION C
SEE ELEV. A FOR MORE INFO



4 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATION D
SEE ELEV. A FOR MORE INFO



5 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0" ELEVATION E
SEE ELEV. A FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING w/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ¾"x 0.120" NAILS @ 4" o.c. OR
- 2 ¾" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p.215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/04/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

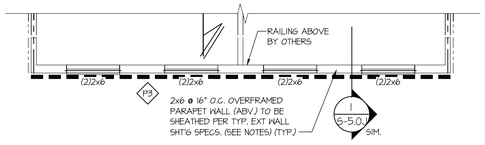
PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS

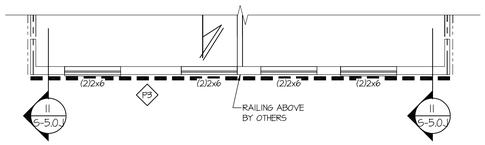
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

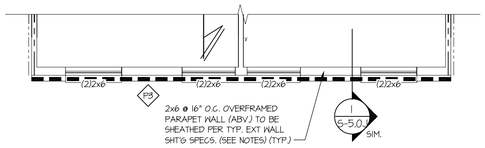
S-4.0J



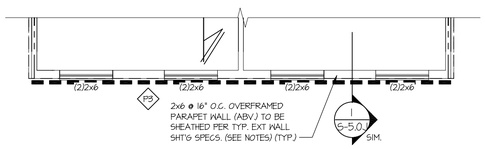
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS M, N, P, R, T & U
SEE ELEV. A FOR MORE INFO



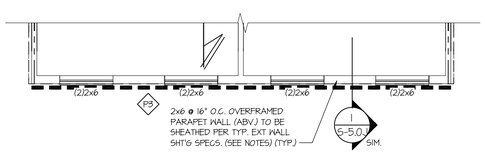
3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Q
SEE ELEV. A FOR MORE INFO



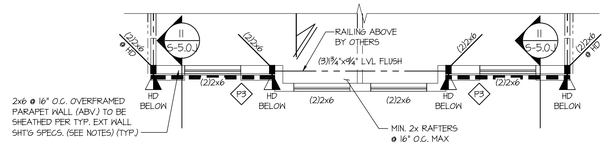
5 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION S
SEE ELEV. A FOR MORE INFO



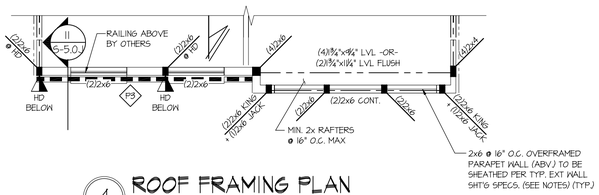
7 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION W
SEE ELEV. A FOR MORE INFO



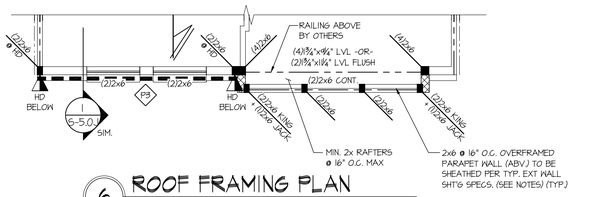
9 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION Y
SEE ELEV. A FOR MORE INFO



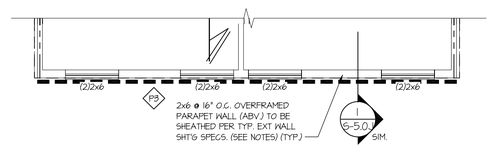
2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION K
SEE ELEV. A FOR MORE INFO



4 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION L
SEE ELEV. A FOR MORE INFO



6 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION V
SEE ELEV. A FOR MORE INFO



8 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION X
SEE ELEV. A FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2½" x 0.131" NAILS @ 6" o.c. OR
- 2 3/8"x 0.120" NAILS @ 4" o.c. OR
- 2 3/8" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-6001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. H-Y	⚠ MK
08/23/21 EL. AA-FF # UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD (6) LAM BEAM ALTERNATE NOTES	MK

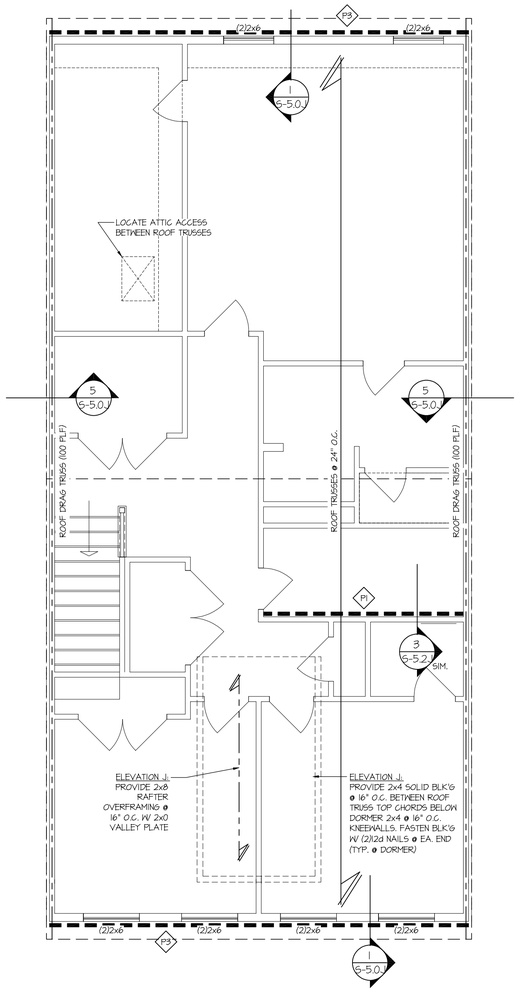
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

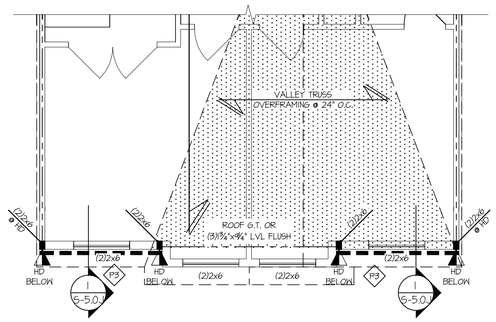
ROOF FRAMING PLANS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

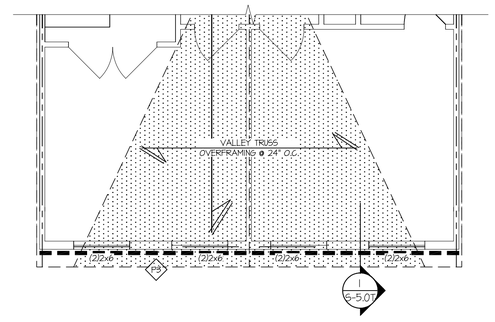
S-4.1J



1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATIONS F & J



2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION G
SEE ELEV. F FOR MORE INFO



3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION H
SEE ELEV. F FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. H-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GULLAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

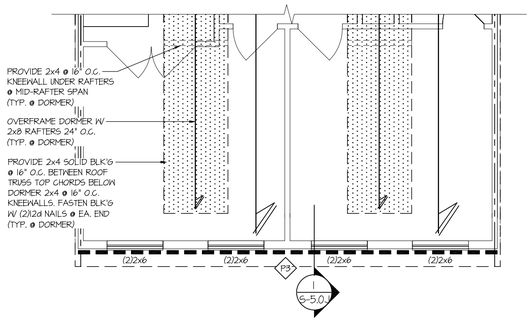
PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS

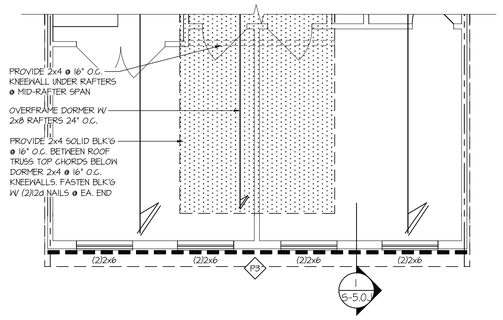
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

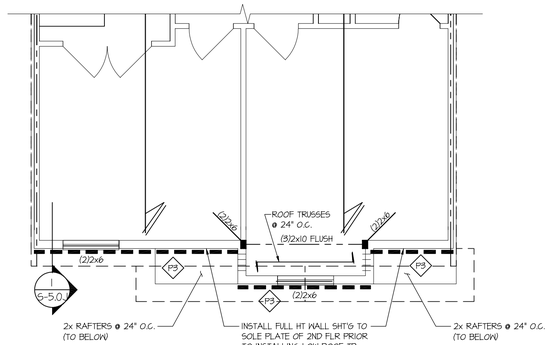
S-4.2J



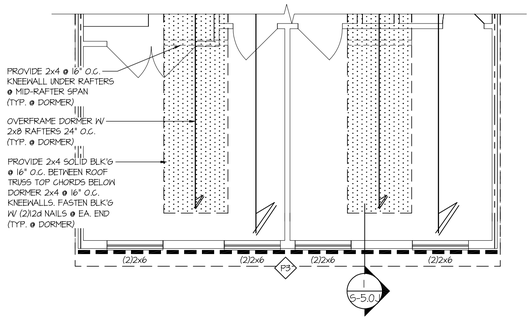
1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION AA
SEE ELEV. F FOR MORE INFO



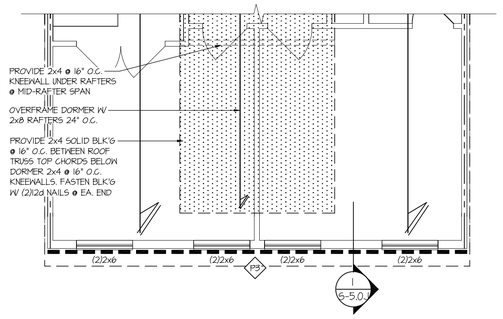
2 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION BB
SEE ELEV. F FOR MORE INFO



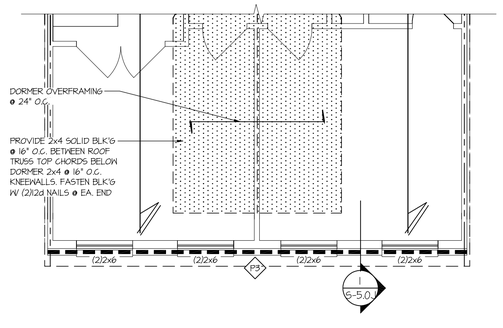
3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION CC
SEE ELEV. F FOR MORE INFO



5 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION EE
SEE ELEV. F FOR MORE INFO



4 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION DD
SEE ELEV. F FOR MORE INFO



6 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" ELEVATION FF
SEE ELEV. F FOR MORE INFO

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/ THE FOLLOWING NAILING SPECIFICATIONS:
- 2 ½" x 0.131" NAILS @ 6" o.c. OR
- 2 ⅜"x 0.120" NAILS @ 4" o.c. OR
- 2 ⅜" x 0.113" NAILS @ 3" o.c.

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING

JL METAL HANGER

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr: CDV
drawn by: SDI
issue date: 08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	MK
08/23/21 EL. AA-FF # UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

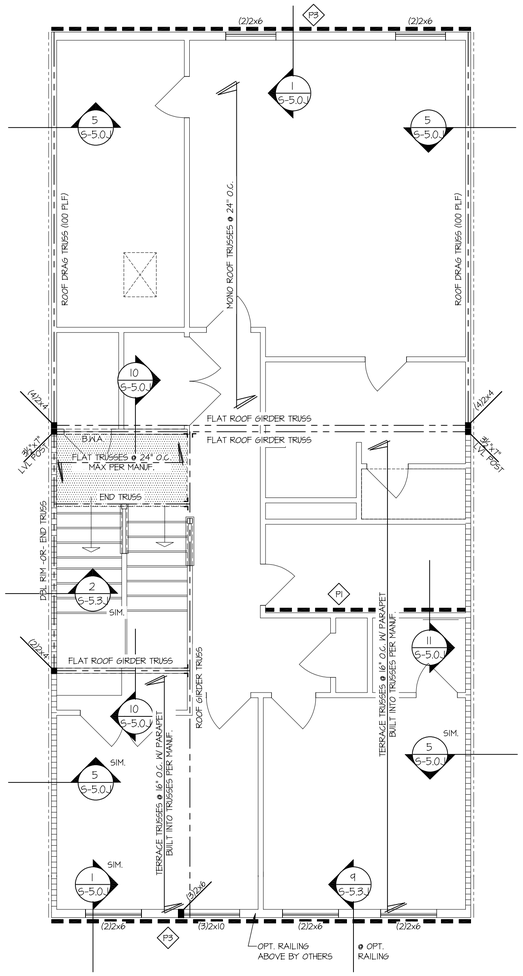
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

ROOF FRAMING PLANS
1543 TESSA
1544 JULIANNE

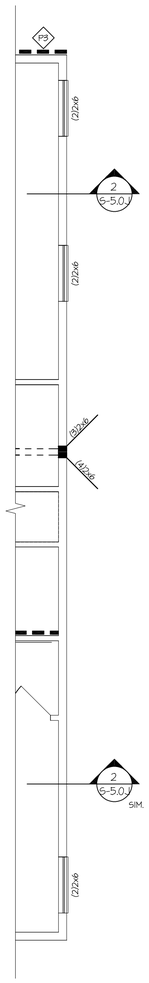
sheet: FLOOR JOISTS

S-4.3J



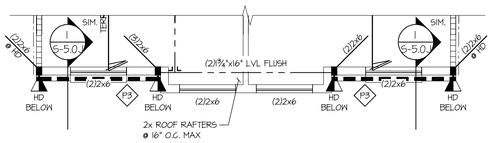
ROOF FRAMING PLAN @ OPTIONAL TERRACE

1 SCALE: 1/4"=1'-0" ELEVS. A,B,M,N,P,Q,R,T,U,X,Y NOT AVAIL. @ F-J & AA-FF



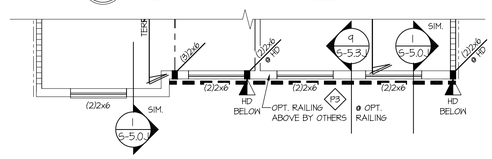
ROOF FRAMING PLAN @ OPTIONAL TERRACE

2 SCALE: 1/4"=1'-0" END UNIT ELEVS. A-E & K-Y ONLY NOT AVAIL. @ F-J & AA-FF



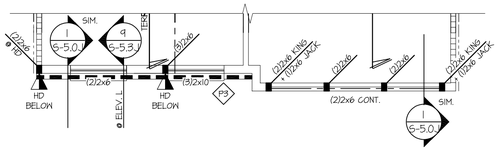
ROOF FRAMING PLAN @ OPTIONAL TERRACE

3 SCALE: 1/4"=1'-0" ELEVATIONS C & K



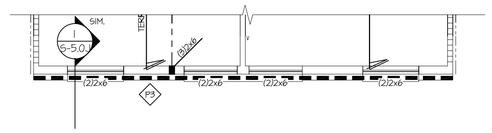
ROOF FRAMING PLAN @ OPTIONAL TERRACE

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



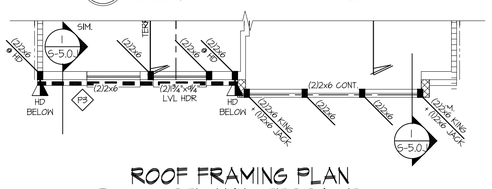
ROOF FRAMING PLAN @ OPTIONAL TERRACE

5 SCALE: 1/4"=1'-0" ELEVATIONS E & L



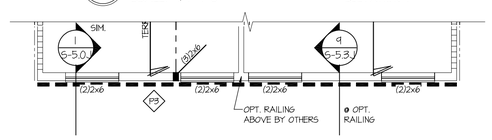
ROOF FRAMING PLAN @ OPTIONAL TERRACE

6 SCALE: 1/4"=1'-0" ELEVATION S



ROOF FRAMING PLAN @ OPTIONAL TERRACE

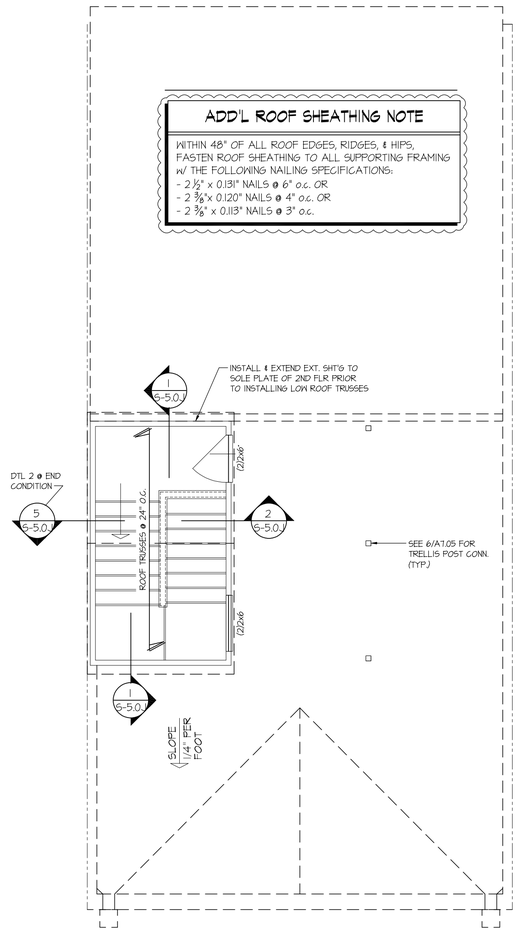
7 SCALE: 1/4"=1'-0" ELEVATION V



ROOF FRAMING PLAN @ OPTIONAL TERRACE

8 SCALE: 1/4"=1'-0" ELEVATION X

OPTIONAL TERRACE NOT AVAILABLE W/ ELEVATIONS F-J



PILOT HOUSE ROOF FRAMING PLAN

9 SCALE: 1/4"=1'-0" ELEVATION A SHOWN ELEVS. B-E & K-Y SIM. NOT AVAIL. @ F-J & AA-FF

BRICK VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	END BRG. LENGTH
UP TO 3'-6"	L3 1/2" x 3 1/2" x 1/4"	4" (MIN. EA. END)
UP TO 6'-0"	L5" x 3 1/2" x 5/16" (LLV)	6" (MIN. EA. END)
UP TO 8'-0"	L6" x 3 1/2" x 3/8" (LLV)	8" (MIN. EA. END)
OVER 8'-0"	SEE PLAN	12" (MIN. EA. END)

*BRICK TIE SPEC:
- PROVIDE HOHMANN & BARNARD DW-10 BRICK TIES @ 16" o.c. EACH WAY
- MAX BRICK HEIGHT = 45'-0" BY ENGINEERING ANALYSIS

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKING THROUGH FLOOR SYSTEM

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. H-Y	⚠ MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠ MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD 2ULLAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

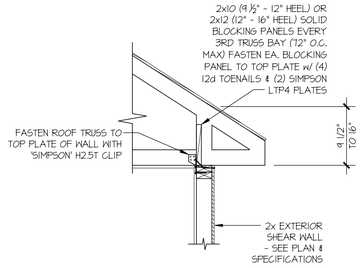
PINNACLE DESIGN & CONSULTING, INC.

OPT. TERRACE FRM'G

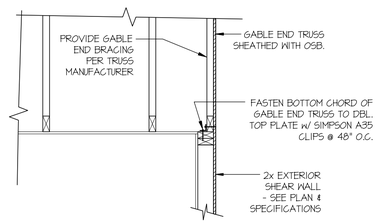
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

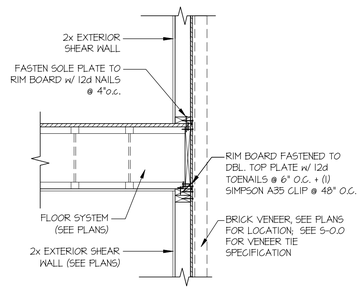
S-4.4J



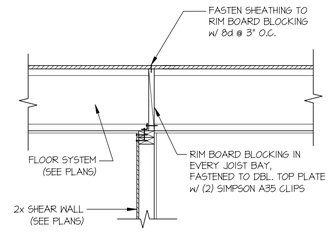
1 SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0"



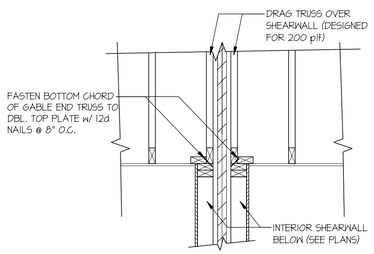
2 GABLE END DETAIL
SCALE: 3/4"=1'-0"



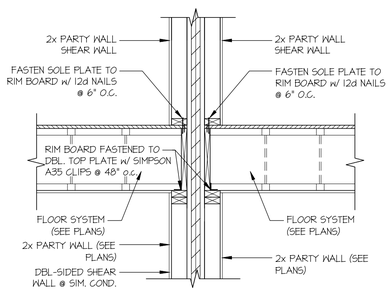
3 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0"



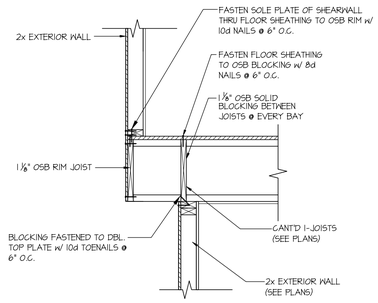
4 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR TO FRAMING ONLY REQ'D WHERE NOTED ON PLAN



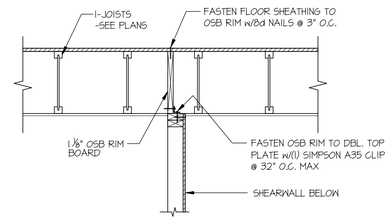
5 SHEAR TRANSFER DETAIL @ GABLE END PARTY WALL
SCALE: 3/4"=1'-0"



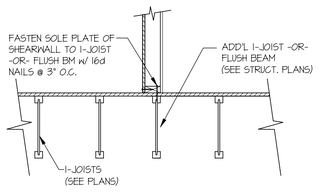
6 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ PARTY WALL
SCALE: 3/4"=1'-0"



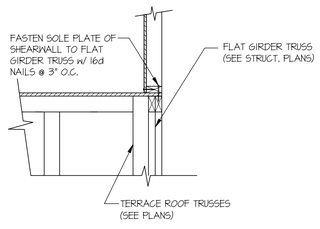
7 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



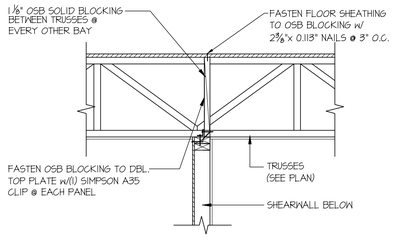
8 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0" PARALLEL FRAMING



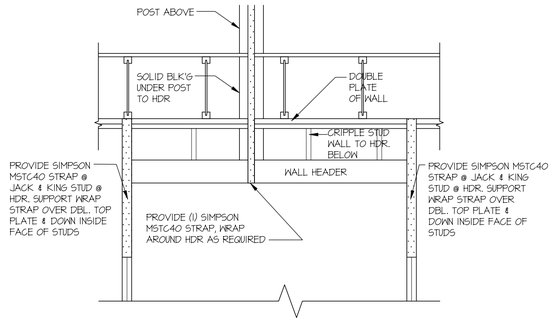
9 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PARALLEL FRAMING



10 TYPICAL SHEAR TRANSFER DETAIL @ ROOF DECK
SCALE: 3/4"=1'-0"



11 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



12 UPLIFT DETAIL @ POST ABOVE
SCALE: N.T.S.

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

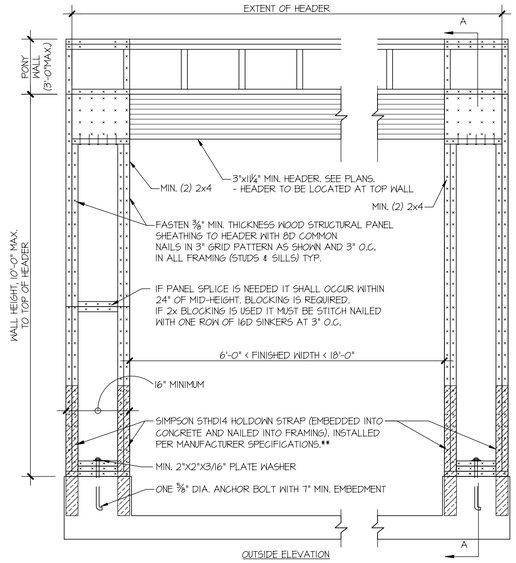
STRUCTURAL DETAILS
1543 TESSA
1544 JULIANNE

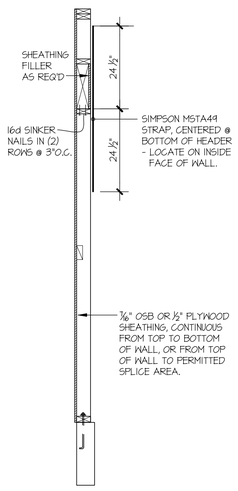
sheet: FLOOR JOISTS

S-5.0J

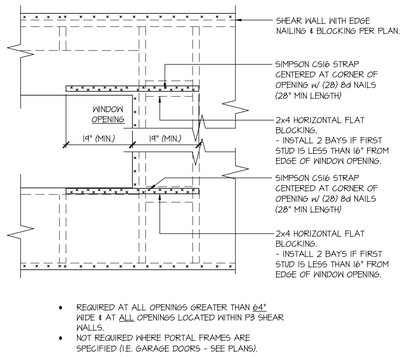
LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



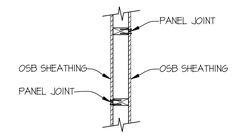


** SIMPSON HDU8 HOLD-DOWN (w/ ANCHOR BOLT PER HOLD-DOWN SCHEDULE ON PLANS) IS ACCEPTABLE EQUIVALENT TO STHD14.

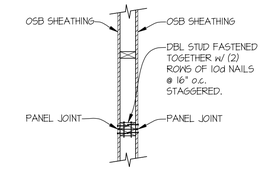


- REQUIRED AT ALL OPENINGS GREATER THAN 64" WIDE & AT ALL OPENINGS LOCATED WITHIN P3 SHEAR WALLS.
- NOT REQUIRED WHERE PORTAL FRAMES ARE SPECIFIED (I.E. GARAGE DOORS - SEE PLANS).

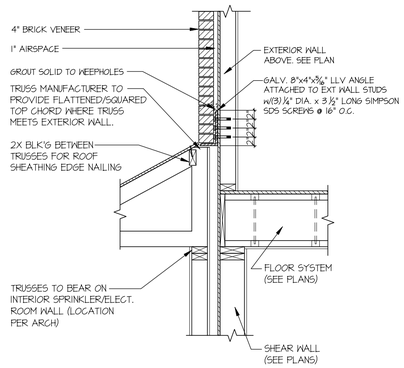
TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION
A SCALE: NTS



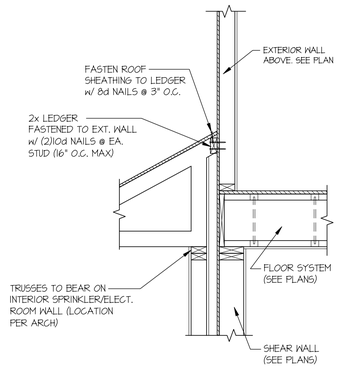
SHEATHING APPLIED ON EXT. & INT. FACE OF WALL
B SCALE: NTS — PREFERRED



SHEATHING APPLIED ON EXT. & INT. FACE OF WALL
C SCALE: NTS — ALTERNATE

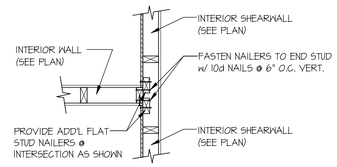


@ BRICK CONDITION



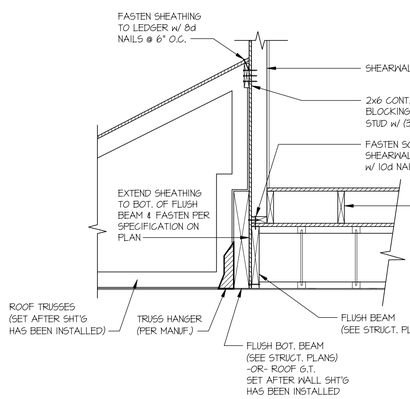
@ SIDING CONDITION

BRICK DETAIL @ SPRINKLER & ELECTRICAL ROOM
2 SCALE: 3/4"=1'-0"

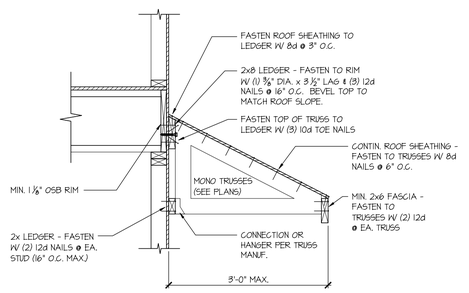


SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
3 SCALE: 3/4"=1'-0" — SHTG. ON SAME FACE

TWO SIDED GARAGE PORTAL FRAME BRACING ELEVATION w/HOLD-DOWNS
1 SCALE: N.T.S.



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
4 SCALE: 3/4"=1'-0"



DETAIL @ SHED ROOF
5 SCALE: 3/4"=1'-0" — ELEVS. F, G, J AA, CC, EE

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number: 083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW # EL. W-Y	⚠1 MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	⚠1 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

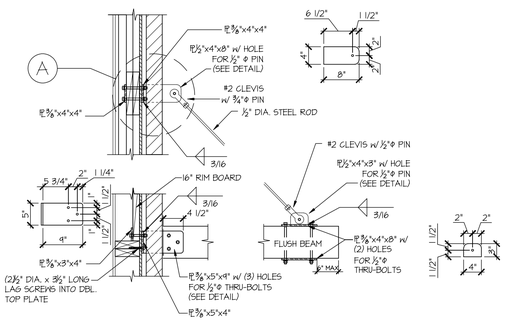
PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

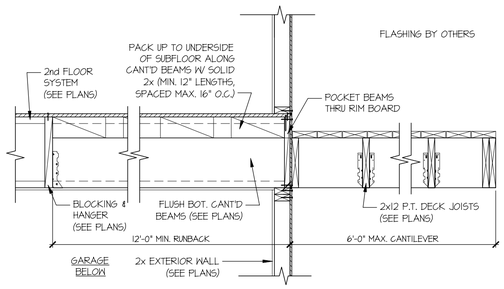
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

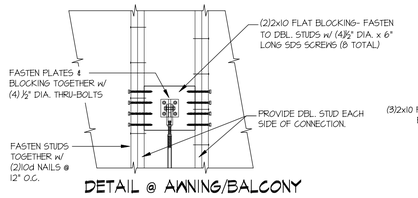
S-5.1J



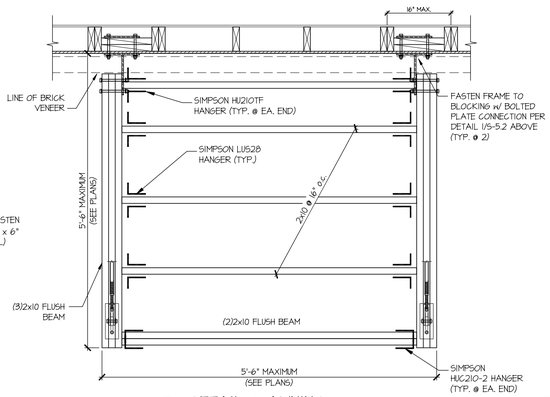
1 DETAIL @ AWNING CONNECTION
SCALE: N.T.S. ELEVATION



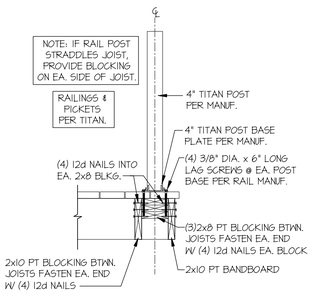
5 SECTION @ 2nd FLOOR BALCONY
SCALE: 3/4"=1'-0"



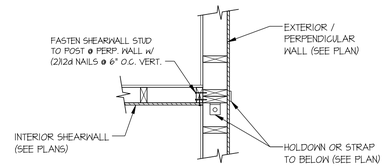
A DETAIL @ AWNING/BALCONY TIE ROD CONNECTION
SCALE: N.T.S. ELEVATION



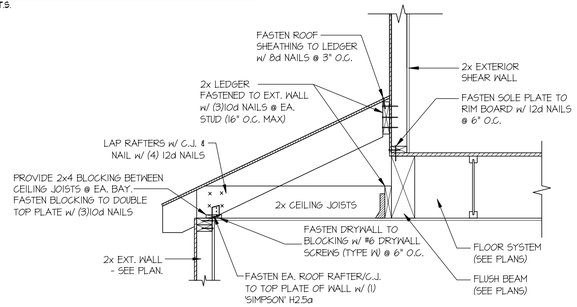
B DETAIL @ AWNING
SCALE: N.T.S. PLAN VIEW



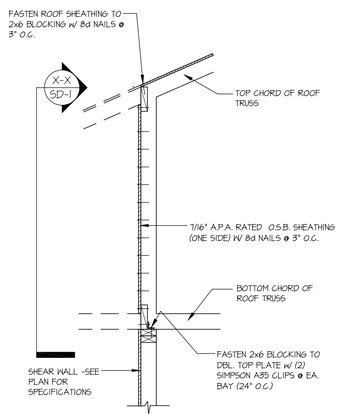
C RAILING POST CONNECTION DETAIL (TITAN RAIL SYSTEM)
SCALE: N.T.S. REFER TO MANUF. DOCUMENTATION & INSTALLATION INSTRUCTIONS



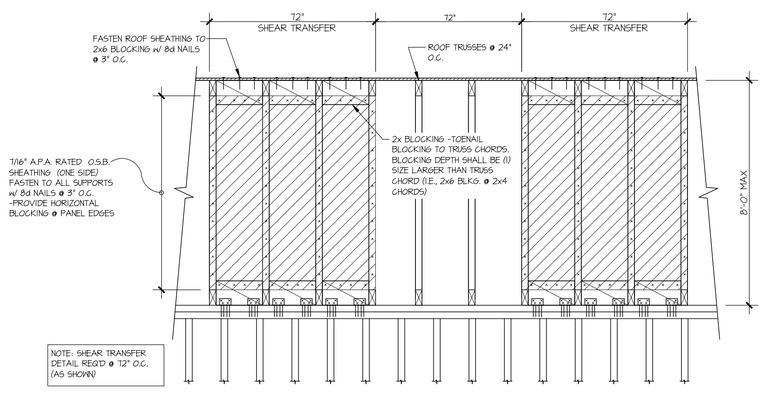
2 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: N.T.S.



4 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ BAY WINDOW
SCALE: 3/4"=1'-0"



3 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" ONLY REQ'D WHERE NOTED ON PLANS



3 X-X SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL
SCALE: 3/4"=1'-0" ONLY REQ'D WHERE NOTED ON PLANS

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW & EL. M-T	MK
08/23/21 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/04/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

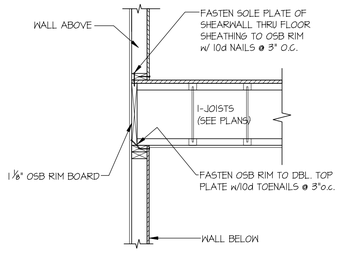
STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

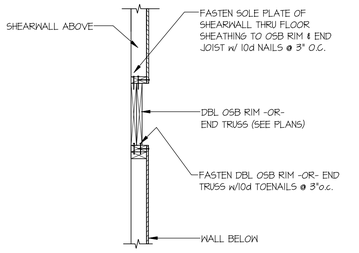
STRUCTURAL DETAILS
1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

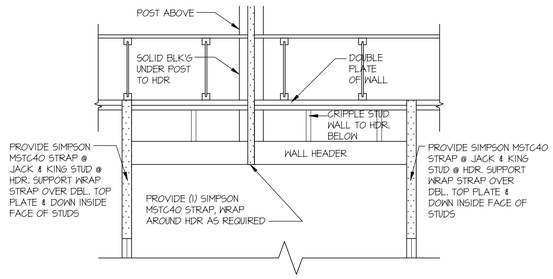
S-5.2J



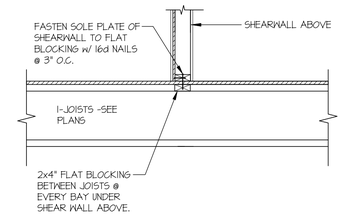
1 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



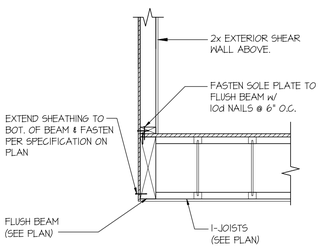
2 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW
SCALE: 3/4"=1'-0" EDGE OF FRAMING



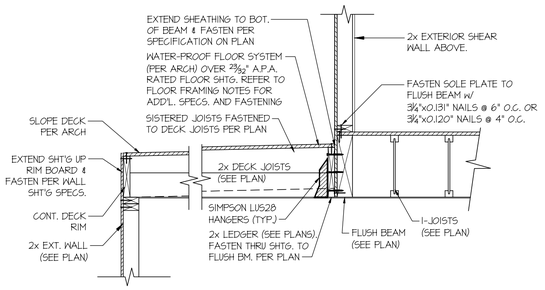
3 UPLIFT DETAIL @ POST ABOVE
SCALE: 3/4"=1'-0"



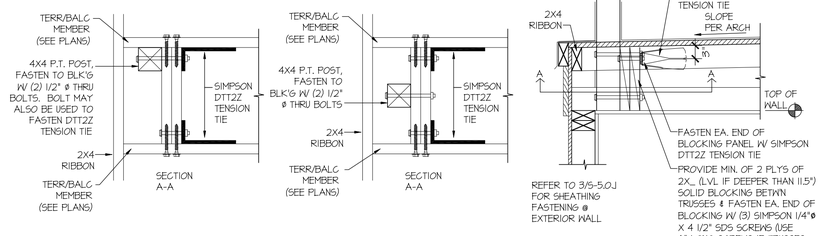
4 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



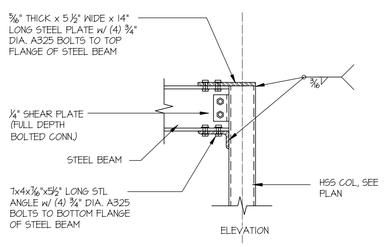
5 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM
SCALE: 3/4"=1'-0"



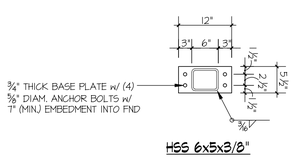
6 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM
SCALE: 3/4"=1'-0" 3rd FLR. BALCONY



9 TYPICAL RAILING POST CONNECTION DETAIL @ ROOFTOP TERRACE
SCALE: NONE (SIMILAR @ 3RD FLOOR BALCONY W/ 2x10 JOISTS)

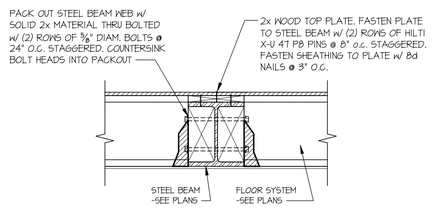


MOMENT CONNECTION DETAIL



BASEPLATE DETAILS (PINNED BASE)

7 TYPICAL MOMENT CONNECTION DETAILS
SCALE: N.T.S. ELEV. Q, R, S & T



8 DETAIL @ STEEL BEAM IN FLOOR SYSTEM
SCALE: 3/4"=1'-0"

seal:

© copyright : MULHERN & KULP
Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 HENRICO CO REVIEW 4 EL. W-Y	⚠4 MK
08/23/21 EL. A4-FF 4 UTILITY SHED CONFIGS.	⚠4 MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD JULIAN BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

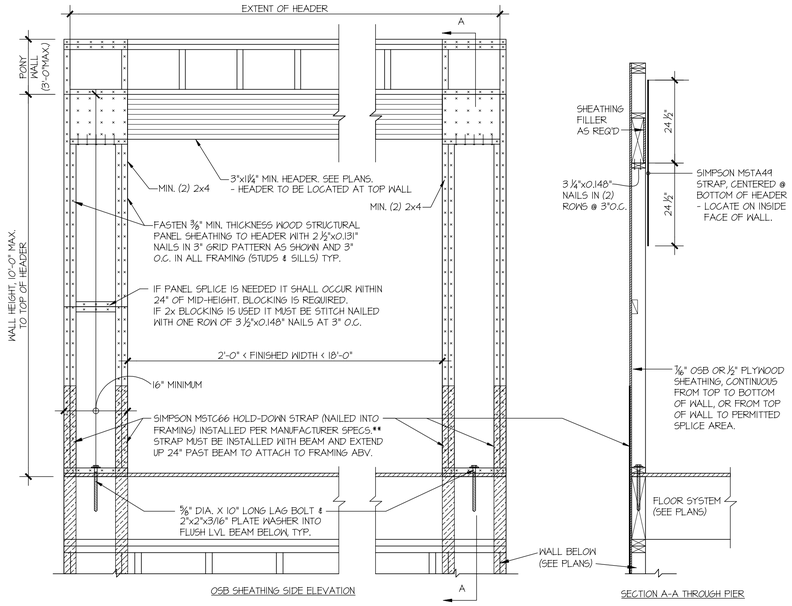
PINNACLE DESIGN & CONSULTING, INC.

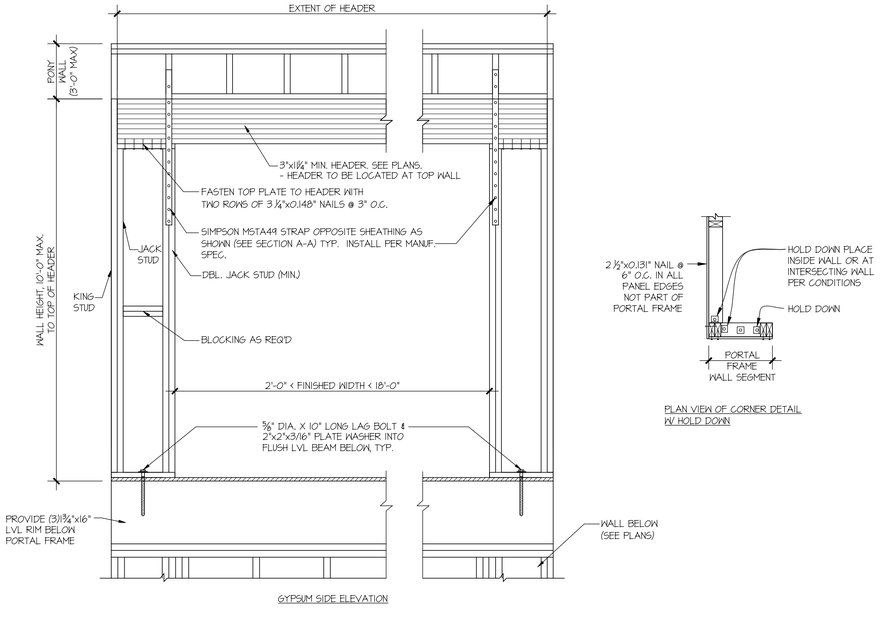
STRUCTURAL DETAILS

1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

S-5.3J





PLAN VIEW OF CORNER DETAIL W/ HOLD DOWN

1 PORTAL FRAME BRACING ELEVATION WITH HOLD-DOWNS

SCALE: N.T.S. BOTH SIDES OF PORTAL FRAME

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 1 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

Mulhern+Kulp project number:
083-20058

project mgr:	CDV
drawn by:	SDI
issue date:	08-04-20

REVISIONS:

date:	initial:
05/21/21 ⚠1 HENRICO CO REVIEW & EL. H-T	MK
08/23/21 ⚠2 EL. AA-FF & UTILITY SHED CONFIGS.	MK
11/09/2021 2018 VCC CODE UPDATE	MK
04/14/2022 ADD GLULAM BEAM ALTERNATE NOTES	MK

STANLEY MARTIN HOMES

PINNACLE DESIGN & CONSULTING, INC.

STRUCTURAL DETAILS

1543 TESSA
1544 JULIANNE

sheet: FLOOR JOISTS

S-5.4J

MECHANICAL SPECIFICATIONS

GENERAL NOTES:

A. ALL WORK SHALL CONFORM TO THE 2018 VIRGINIA ENERGY CONSERVATION CODE AND 2018 VIRGINIA MECHANICAL CODE.

B. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND TAXES AND OBTAIN, SCHEDULE, AND PAY FOR REQUIRED INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION (AHJ). SCHEDULE AND CONDUCT INSPECTIONS REQUIRED BY AHJ TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY (COO). INSPECTIONS AND APPROVALS BY THE AHJ ARE REQUIRED IN ADDITION TO ANY INSPECTIONS OR REVIEWS BY THE ARCHITECT AND ENGINEER. POST AND COMPLETE FORMS ASSOCIATED WITH THE PERMITS AND REQUIRED TO BE SIGNED BY THE AHJ; PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT AT LEAST TWO DAYS PRIOR TO EACH INSPECTION BY AHJ TO ALLOW FOR THE ARCHITECT OR ENGINEER TO OBSERVE THE INSPECTION.

C. MAKE NO CHANGES WITHOUT THE WRITTEN PERMISSION FROM THE ENGINEER.

D. ALL MATERIAL AND EQUIPMENT INDICATED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURERS AND SHALL BE IN NEW CONDITION AT ACCEPTANCE OF WORK.

E. THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS, LABOR, AND EQUIPMENT FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE. CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS AS CONSTRUED HEREIN WITHIN THE PERIOD COVERED BY THE GUARANTEE.

F. SCAFFOLDING, RIGGING, AND HOISTING: UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL FURNISH ALL SCAFFOLDING, RIGGING, HOISTING, AND SERVICES NECESSARY FOR ERECTION AND DELIVERY INTO THE PREMISES OF ANY EQUIPMENT AND APPARATUS FURNISHED, AND REMOVAL OF SAME FROM PREMISES WHEN NO LONGER REQUIRED.

G. LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED DIAGRAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS AND WORK OF OTHER CONTRACTORS.

H. CONTRACTOR ASSUMES RESPONSIBILITY FOR PROPER ARRANGEMENT OF PIPES, DUCTS, ETC., TO CONNECT APPROVED EQUIPMENT IN A PROPER AND APPROVED MANNER. FOLLOW EQUIPMENT MANUFACTURER'S DETAILED INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT BEFORE PROCEEDING. NO EQUIPMENT INSTALLATION OR CONNECTIONS SHALL BE MADE IN A MANNER THAT VOIDS THE MANUFACTURER'S WARRANTY.

I. SEE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ROOF PENETRATIONS.

J. UNLESS OTHERWISE NOTED, ALL SPECIFIED EQUIPMENT IS LESS THAN 200 POUNDS. SEE ARCHITECTURAL DRAWINGS FOR SUPPORT DETAILS OF ALL EQUIPMENT GREATER THAN 200 LBS.

K. INSTALL EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

L. INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OF DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.

M. CUTTING AND PATCHING SHALL BE DONE BY THE APPROPRIATE TRADE UNLESS OTHERWISE REQUIRED BY TRADE CUSTOM OR SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. CONTRACTOR SHALL FURNISH SKETCHES SHOWING THE LOCATIONS AND SIZES OF ALL OPENINGS, CHASES, ETC. REQUIRED. CONTRACTOR IS LIABLE FOR CUTTING OR PATCHING MADE NECESSARY BY HIS FAILURE TO MAKE PROPER ARRANGEMENTS IN THIS RESPECT.

N. DO NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER AS DIRECTED BY THEM.

O. MAINTAIN CLEAN WORK AREA AT ALL TIMES DURING CONSTRUCTION. AFTER COMPLETING INSTALLATIONS OF DUCTWORK, CONTRACTOR SHALL CLEAN ENTIRE SYSTEM OF RUBBISH, PLASTER, DIRT, AND ANY OTHER DEBRIS.

P. TEST ALL SYSTEMS. SYSTEMS SHALL OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. REPORT ANY DEFICIENCIES TO ARCHITECT.

SHOP DRAWINGS:

A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE HVAC LAYOUT.

B. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MECHANICAL EQUIPMENT, DUCTWORK ROUTING, LOCATION OF SYSTEM COMPONENTS, AND ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR. CONTRACTOR ORIGINATED MODIFICATIONS TO THE MECHANICAL EQUIPMENT ELECTRICAL INSTALLATION, DUE TO DEVIATIONS FROM THE MECHANICAL EQUIPMENT'S "BASIS OF DESIGN" OR "PROTOTYPE" ELECTRICAL DATA, SHALL BE AT A COST TO THE MECHANICAL CONTRACTOR.

EQUIPMENT:

A. GENERAL:

1. REFER TO EQUIPMENT SCHEDULES FOR ADDITIONAL REQUIREMENTS.

B. AIR DEVICES:

1. STEEL CONSTRUCTION WITH ENAMEL FINISH.
2. ACCEPTABLE MANUFACTURERS: HARTY & COOLEY, TITUS, PRICE, NAILOR, OR EQUIVALENT APPROVED BY STANLEY MARTIN.

C. FANS:

1. EACH FAN SHALL BE AMCA CERTIFIED AND LABELED.
2. EACH FAN SHALL BE UL LISTED AND LABELED.
3. ALL WIRING PROVIDED AS PART OF THE UNIT SHALL BE IN ACCORDANCE WITH NEC.
4. ACCEPTABLE MANUFACTURERS: BROAN OR EQUIVALENT APPROVED BY STANLEY MARTIN.
5. SUBMIT SAMPLE MODEL FOR ARCHITECTURAL REVIEW AND APPROVAL.

D. AIR HANDLING UNITS:

1. PACKAGED, FACTORY ASSEMBLED, PRE-WIRED AND PRE-PIPED WITH MICROPROCESSOR CONTROL SYSTEM AND ALL OPTIONS AS SCHEDULED. UL LISTED.
2. ACCEPTABLE MANUFACTURERS: GOODMAN OR EQUIVALENT APPROVED BY STANLEY MARTIN.

E. ACCESS PANELS:

1. PROVIDE ACCESS PANELS IN DUCTWORK IN A LOCATION TO SERVICE DAMPERS. ACCESS PANELS SHALL BE OF THE INSULATED DOOR TYPE ON ALL INSULATED DUCTS AND SHALL NOT BE COVERED BY DUCT INSULATION. ACCESS PANELS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. MINIMUM SIZE OF ACCESS PANELS SHALL BE 12" X 12" EXCEPT WHERE DUCT IS LESS THAN 14" WIDE IN WHICH CASE ONE DIMENSION SHALL BE 12" AND THE OTHER SHALL BE 2" LESS THAN THE DUCT WIDTH. ACCESS DOOR SHALL BE ACCESSIBLE.

PIPING:

A. CONDENSATE DRAIN PIPING: TYPE SCHEDULE 40 PVC PIPING WITH GLUE TYPE FITTINGS. SLOPE ALL CONDENSATE PIPING TOWARDS DRAIN AT 1/8" PER FOOT.

B. REFRIGERANT PIPING: TYPE ACR HARD COPPER WITH STREAMLINE FITTINGS JOINTED WITH SPECIAL REFRIGERATION SOLDER SUCH AS SIL-FOS. RUN, SIZE, AND TRAP REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT PIPING IN CONCEALED LOCATIONS MAY BE ANNEALED SOFT TEMPERED ACR TUBING ASSEMBLED WITH "STAYBRITE NO. 8" SOLDER. PIPE, PIPE FITTINGS AND COMPONENTS SHALL BE CAPABLE OF WITHSTANDING THE PRESSURES AND TEMPERATURES OF THE SERVICE THEY ARE HANDLING. PRE-CHARGED OR PREFABRICATED LINES BY EQUIPMENT MANUFACTURER MAY BE USED. TUBING, USED FOR REFRIGERANT SERVICE SHALL BE CLEANED, SEALED, CAPPED OR PLUGGED PRIOR TO BEING SHIPPED FROM THE MANUFACTURER'S PLANT.

C. IDENTIFICATION: ALL PIPING SHALL BE IDENTIFIED BY NAME AND DIRECTIONAL FLOW ARROWS IN ACCORDANCE WITH ASME AND ANSI STANDARDS.

D. FINAL DRAIN AND REFRIGERANT LINES SHALL NOT BLOCK SERVICE ACCESS TO FAN OR AIR FILTER REMOVAL AT THE AHU.

E. INSULATION SHALL BE A FLEXIBLE, CLOSED-CELL ELASTOMERIC PIPE INSULATION: AP ARMAFLEX, AC ACCOFLEX OR SIMILAR. ADHESIVE SHALL BE ARMAFLEX 520, 520 BLACK OR 520 BLV ADHESIVE OR SIMILAR. R-3 INSULATION MINIMUM. THE INSULATION MUST CONFORM TO ASTM C534 GRADE 1, TYPE 1.

F. ALL LIQUID AND SUCTION LINES SHALL BE INSULATED CONTINUOUSLY FROM EQUIPMENT TERMINATION TO THE SUCTION SERVICE VALVE AT THE COMPRESSOR.

G. ALL LOW TEMPERATURE LINES (+55°F AND BELOW) SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION.

H. ALL MEDIUM AND HIGH TEMPERATURE LINES (ABOVE +105°F) SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION.

I. HEAT RECLAIM LINES SHALL BE INSULATED FROM THE CONDENSING UNIT TO THE HEAT RECLAIM UNITS WITH MINIMUM R-3 INSULATION.

J. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE, AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

PIPING SPECIALTIES:

A. PROVIDE TRAPS FOR CONDENSATE DRAIN LINES AT ALL HVAC EQUIPMENT THAT IS NOT INTERNALLY TRAPPED.

INSULATION:

A. ALL DUCT AND PIPE INSULATION AND COVERINGS SHALL HAVE A FIRE AND SMOKE HAZARD RATING AS TESTED UNDER PROCEDURE ASTM-E-84, NFPA 255 AND UL 723 NOT EXCEEDING A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50.

B. PIPING: INSULATE ALL HEATING AND COOLING SYSTEM PIPING THAT CONVEYS FLUIDS THAT HAVE A DESIGN OPERATING RANGE OF LOWER THAN 55 DEGREES F OR GREATER THAN 105 DEGREES F. INSULATION VALUE SHALL BE GREATER THAN R-3.

1. REFRIGERANT SUCTION: FOR PIPING SIZES 1-1/2" OR LESS, INSULATE WITH 1" THICK ARMAFLEX FIRE RATED INSULATION OR APPROVED ON EQUAL, WITH ALL JOINTS SEALED WITH ARMAFLEX ADHESIVE #520. FOR PIPING SIZES GREATER THAN 1-1/2", INSULATION SHALL BE 1-1/2" THICK. WHERE POSSIBLE, INSULATION SHALL BE SLIPPED OVER THE TUBING AS FULL CYLINDER. INSULATION OF PIPING SHALL BE VAPOR TIGHT AND CONTINUOUS THROUGH HANGERS, WALLS, ETC. PROVIDE GALVANIZED SHEET METAL SADDLES AT HANGERS.

2. REFRIGERANT LIQUID AND HOT GAS PIPING WITHIN THE BUILDING: INSULATE WITH 1/2" THICK ARMAFLEX FIRE RATED INSULATION OR APPROVED EQUAL.

C. INSULATION OF DUCTWORK AND PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION. SUPPLY DUCTS LOCATED IN ATTICS SHALL BE A MINIMUM OF R-8, AND ALL OTHER DUCTS INSULATED TO A MINIMUM OF R-6, UNLESS COMPLETELY INSIDE BUILDING THERMAL ENVELOPE. INSULATION SHALL HAVE A VAPOR BARRIER.

D. WHEREVER PIPES, DUCTWORK OR OTHER ITEMS PASS THROUGH FIRE RATED WALLS AND FLOORS, THE CONTRACTOR SHALL ADEQUATELY FIRE STOP THE SPACE BETWEEN THE ITEMS AND THE MASONRY OR THE SPACE BETWEEN THE ITEM AND SLEEVE. FIRE STOP SHALL BE A NON-COMBUSTIBLE, NON-MELTING, APPROVED MATERIAL.

DUCTWORK:

A. GENERAL: CONSTRUCT ALL DUCTWORK AND ACCESSORIES IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR 2" PRESSURE CLASS AND SEAL CLASS B.

B. METAL DUCTWORK: UNLESS OTHERWISE NOTED, FABRICATE ALL DUCTWORK, HOUSING, DAMPERS, AND ALL OTHER DUCT RELATED ACCESSORIES FROM GALVANIZED STEEL SHEETS. EXHAUST DUCTWORK AND ACCESSORIES SERVING SHOWER ROOMS SHALL BE CONSTRUCTED FROM ALUMINUM SHEETS. GALVANIZED STEEL SHEETS: LOCK-FORMING QUALITY; COMPLYING WITH ASTM A 653/A 653M, G90 GALVANIZED COATING. GALVANIZED SHEETS: ASTM B 209/B 209M, ALLOY 3003, TEMPER H14; WITH MILL FINISH FOR CONCEALED DUCTS AND STANDARD, 1-SIDE BRIGHT FINISH FOR EXPOSED DUCTS.

C. INSTALL ALL DUCTWORK ABOVE CEILING AND HOLD TIGHT TO UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE INDICATED.

D. ALL ROUND DUCTWORK RUNOUTS TO A SINGLE CEILING DIFFUSER SHALL BE SAME SIZE AS DIFFUSER NECK.

E. INSTALL OUTSIDE AIR INTAKES, INCLUDING CONCENTRIC VENTS PER MANUFACTURES REQUIREMENTS.

F. INSTALL CEILING AIR DEVICES AS CLOSE AS POSSIBLE TO LOCATION SHOWN ON PLAN. COORDINATE LOCATION WITH LIGHT FIXTURES AND SPRINKLER HEADS.

G. CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

H. FLEXIBLE CONNECTORS: PROVIDE FLEXIBLE CONNECTORS AT THE INLET AND OUTLET CONNECTION FOR EACH FAN AND AIR HANDLING UNIT. EACH FLEXIBLE CONNECTOR SHALL ALLOW 1" OF FREE MOVEMENT AND SHALL BE COMPLETELY AIR TIGHT. PROVIDE NEOPRENE COATED GLASS FABRIC MATERIAL, MINIMUM 30 OZ. PER SQUARE YARD. CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTORS TO ENSURE THAT DUCTWORK IS KEPT IN ALIGNMENT.

I. LEAKAGE

1. ALL DUCT JOINTS SHALL BE SEALED WITH MASTIC.
2. LEAKAGE TESTING FOR ALL DUCTWORK SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
3. PERFORM ALL TESTING AFTER THE SEALS HAVE CURED COMPLETELY AND BEFORE COVERING WITH INSULATION OR CONCEALING IN MASONRY.

LEAKAGE TESTING:

A. POST CONSTRUCTION TEST: TOTAL DUCT LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (75 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
B. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (75 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
C. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST.
D. ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS, AND FILTER BOXES ARE SEALED.
E. DESIGN IS BASED ON STANLEY MARTIN'S PRESCRIBED TESTING VALUES. DUCT LEAKAGE TO INSIDE SHALL BE 4% OR LESS (25 CFM PER 100 SQUARE FEET). DUCT LEAKAGE TO OUTSIDE SHALL BE 2% OR LESS (25 CFM PER 100 SQUARE FEET).

TEMPERATURE CONTROL:

A. THERMOSTAT LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS. MOUNT THERMOSTATS 5'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
B. PROVIDE INITIAL SETUP AND PROGRAMMING OF ALL CONTROLS AND DEMONSTRATE TO OWNER. THERMOSTAT TO COMPLY WITH 2015 IECC REQUIREMENTS AS AMENDED BY 2018 VIRGINIA ENERGY CODE FOR A PROGRAMMABLE THERMOSTAT.
C. CONTROL WIRING LOCATED IN PLENUM SPACE NOT INSTALLED IN CONDUIT SHALL BE PLENUM RATED CABLE.

HVAC CONTROLS:

A. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONTROL WIRING INCLUDING CONDUITS, RELAYS, TIME CLOCK, CONTROL TRANSFORMERS, ETC. FOR ALL HVAC EQUIPMENT, UNLESS OTHERWISE NOTED.
B. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ONLY POWER WIRING WITH DISCONNECTS, AS SHOWN IN ELECTRICAL DRAWINGS.

BUILDING ENVELOPE AIR LEAKAGE:

A. THE AIR LEAKAGE OF THE BUILDING SHALL BE TESTED PER 2018 VIRGINIA ENERGY CONSERVATION CODE TO COMPLY WITH THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE OF 5 AIR CHANGES PER HOUR AT PRESSURE OF 0.2 INCH W.G.

ABBREVIATIONS

ABV	ABOVE
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
BD	BALANCE DAMPER
BDD	BACK DRAFT DAMPER
BLW	BELOW
CA	COMBUSTION AIR
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CR	CEILING REGISTER
CU	CONDENSING UNIT
DN	DOWN
EA	EXHAUST AIR
EF	EXHAUST FAN
ERV	ENERGY RECOVERY
ESP	EXTERNAL STATIC PRESSURE
FD	FIRE DAMPER
FLR	FLOOR
FR	FLOOR REGISTER
HP	HEAT PUMP
HSW	HIGH SIDE WALL
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INS	INSULATION
INT	INTERIOR
LSW	LOW SIDE WALL
MBH	THOUSAND BTU PER HOUR
MUA	MAKE UP AIR
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
OPT	OPTIONAL
PDR	POWDER INSULATION
R-6	R-6 INSULATION
R-8	R-8 INSULATION
R/A	RETURN AIR
REF.	REFRIGERANT LINE
RG	RETURN GRILLE
RM	ROOM RETURN
RR	REGISTER
SR	SUPPLY REGISTER
S/A	SUPPLY AIR
TD	TRANSFER DUCT
TG	TRANSFER GRILLE
TV	TURNING VANES
VD	VOLUME DAMPER
W/C	WALL CAP
WMS	WIRE MESH SCREEN

MECHANICAL LEGEND

T	THERMOSTAT	VD	VOLUME DAMPER
	EXHAUST FAN	BD	BAROMETRIC OR BYPASS DAMPER
	LIGHT / EXHAUST FAN	ZD-#	MOTOR OPERATED ZONE DAMPER
	S/A REGISTER UP OR OVAL RIGID WALL STACK		RETURN DUCT SECTIONS
	FLOOR REGISTER		SUPPLY DUCT SECTIONS
	CEILING REGISTER		DISTRIBUTION BOX
	OPTIONAL S/A REGISTER UP	14x8	RECTANGULAR METAL DUCTWORK
	OPTIONAL FLOOR REGISTER	14x8	INSULATED RECTANGULAR DUCTWORK
	OPTIONAL CEILING REGISTER	7"	ROUND METAL DUCTWORK
	TRANSFER (COMBUSTION) AIR GRILLE	7"	FLEX DUCTWORK
	LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER		INSULATED R/A FLEX DUCTWORK
	LSW OR HSW R/A GRILLE		RIGID & FLEX SUPPLY DUCT
	TWO WAY HSW REGISTER OR LSW REGISTER	FD	FIRE DAMPER
BFD	BACK FLOW DAMPER	GRD	CEILING RADIATION DAMPER
R	REFRIGERANT PIPING		

MECHANICAL DRAWING LIST

SHEET	DRAWING	TITLE
1 OF 14	M000	MECHANICAL GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
2 OF 14	M001	MECHANICAL COMCHECK COMPLIANCE REPORT
3 OF 14	M100	FIRST FLOOR MECHANICAL PLAN
4 OF 14	M101	SECOND FLOOR MECHANICAL PLAN
5 OF 14	M102	THIRD FLOOR MECHANICAL PLAN
6 OF 14	M103	FOURTH FLOOR MECHANICAL PLAN
7 OF 14	M104	FIRST FLOOR MECHANICAL PLAN - RHEIA
8 OF 14	M105	SECOND FLOOR MECHANICAL PLAN - RHEIA
9 OF 14	M106	THIRD FLOOR MECHANICAL PLAN - RHEIA
10 OF 14	M107	FOURTH FLOOR MECHANICAL PLAN - RHEIA
11 OF 14	M600	MECHANICAL SCHEDULES
12 OF 14	M601	MECHANICAL SCHEDULES - RHEIA
13 OF 14	M700	MECHANICAL DETAILS
14 OF 14	M701	MECHANICAL DETAILS - RHEIA

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO.	DATE	REMARKS

PEG
3975 Fair Ridge Drive, SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDPC.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: MR | DESIGNED BY: MR | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: MECHANICAL GENERAL NOTES, SYMBOLS & ABBREVIATION

PROJECT ADDRESS: VA

SHEET NO.: M000 | 1 OF 14

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	1548 Tessa
Location:	Ashburn, Virginia
Climate Zone:	4a
Project Type:	New Construction

Construction Site:

Owner/Agent:
Stanley Martin

Designer/Contractor:
PEG LLC
3975 Fair Ridge Dr, Fairfax
Fairfax, VA 22033

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Mechanical Systems List

Quantity **System Type & Description**

1 HVAC System 2 (Single Zone):
Single Package Heat Pump
Heating Mode: Capacity = 22 kBtu/h,
Proposed Efficiency = 9.50 HSPF, Required Efficiency = 8.00 HSPF
Cooling Mode: Capacity = 24 kBtu/h,
Proposed Efficiency = 15.00 SEER, Required Efficiency: 14.00 SEER
Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	1544 Julianne
Location:	Ashburn, Virginia
Climate Zone:	4a
Project Type:	New Construction

Construction Site:

Owner/Agent:
Stanley Martin

Designer/Contractor:
PEG LLC
3975 Fair Ridge Dr, Fairfax
Fairfax, VA 22033

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Mechanical Systems List

Quantity **System Type & Description**

1 HVAC System 2 (Single Zone):
Single Package Heat Pump
Heating Mode: Capacity = 27 kBtu/h,
Proposed Efficiency = 9.50 HSPF, Required Efficiency = 8.00 HSPF
Cooling Mode: Capacity = 29 kBtu/h,
Proposed Efficiency = 15.00 SEER, Required Efficiency: 14.00 SEER
Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: 1544 Julianne
Data filename:
Report date: 12/23/21
Page 1 of 8

REMARKS

REV. NO.	DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.1777
WWW.PEGDC.COM
PEGC21035.00

STANLEY & MARTIN HOMES

SHEET NO. M001

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE MECHANICAL COMCHECK COMPLIANCE REPORT

PROJECT ADDRESS VA

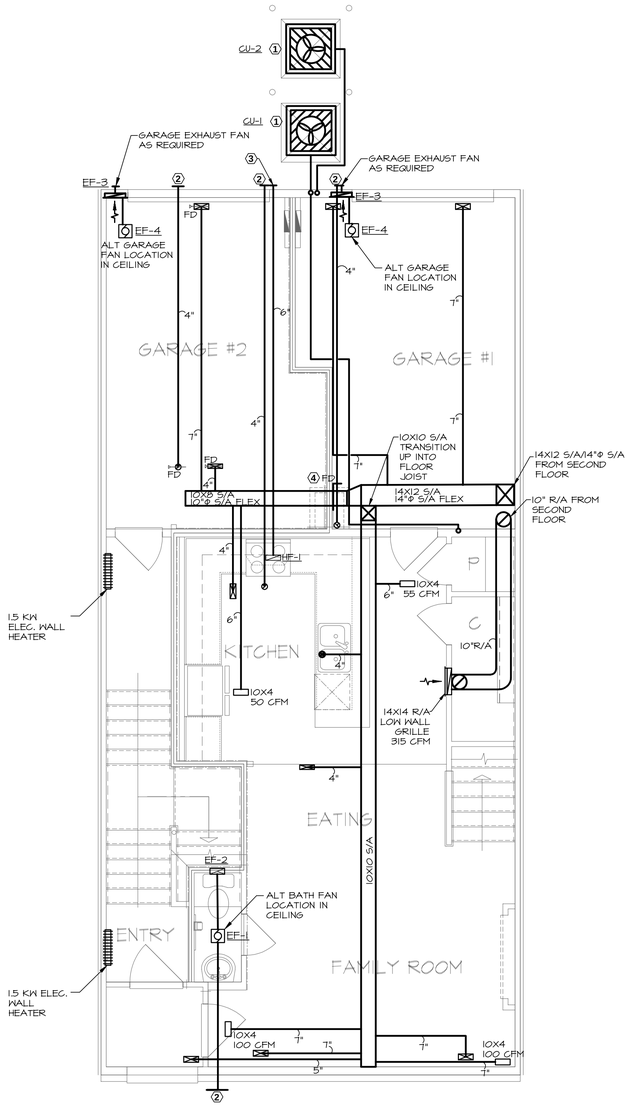
2 OF 14

DRAWN BY: KNR

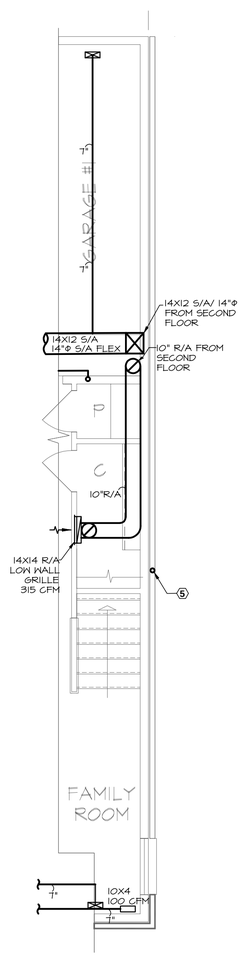
DESIGNED BY: KNR

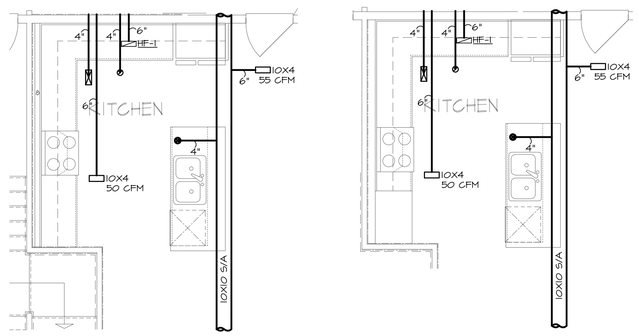
REVIEWED BY: EPS

Attachment #2

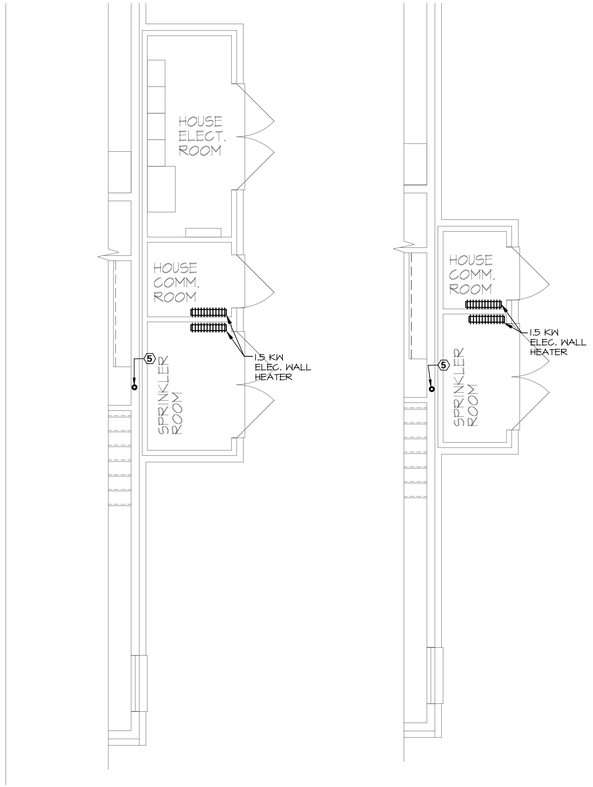


1 M100 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"





3 M100 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
ALTERNATIVE KITCHEN



2 M100 FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
W/ UTILITY SHED

GENERAL NOTES

1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. INSULATE SUPPLY AND RETURN DUCTS THAT ARE LOCATED IN UNCONDITIONED SPACES WITH R-8 AND R-6 INSULATION, RESPECTIVELY.
3. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
4. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
5. ALL EXHAUST VENT LOCATION SHALL BE LOCATED 36" AWAY FROM WINDOWS OPENING.

KEYED NOTES

1. ROUTE REFRIGERANT LINES TO CONDENSING UNIT. COORDINATE EXACT LOCATIONS OF CONDENSING UNIT AND REFRIGERANT LINE ROUTING WITH SPECIFIC LAYOUT REQUIREMENT.
2. 4" BATHROOM EXHAUST DUCT VENT TERMINATION.
3. OPTIONAL KITCHEN EXHAUST DUCT VENT TERMINATION.
4. FIRE DAMPER SHALL BE TYPE A CURTAIN DAMPER. PROVIDE 8X8 ACCESS PANEL IN DUCT AND CEILING.
5. 3" RADON VENT PIPE UP THROUGH ROOF. FOR MULTIPLE UNIT BUILDINGS PROVIDE A PASSIVE VENT SYSTEM ON EACH EXTERIOR END.

REMARKS

REV. NO.	DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGENV.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: WR
DESIGNED BY: WR
REVIEWED BY: PS

MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE FIRST FLOOR MECHANICAL PLAN
PROJECT ADDRESS VA

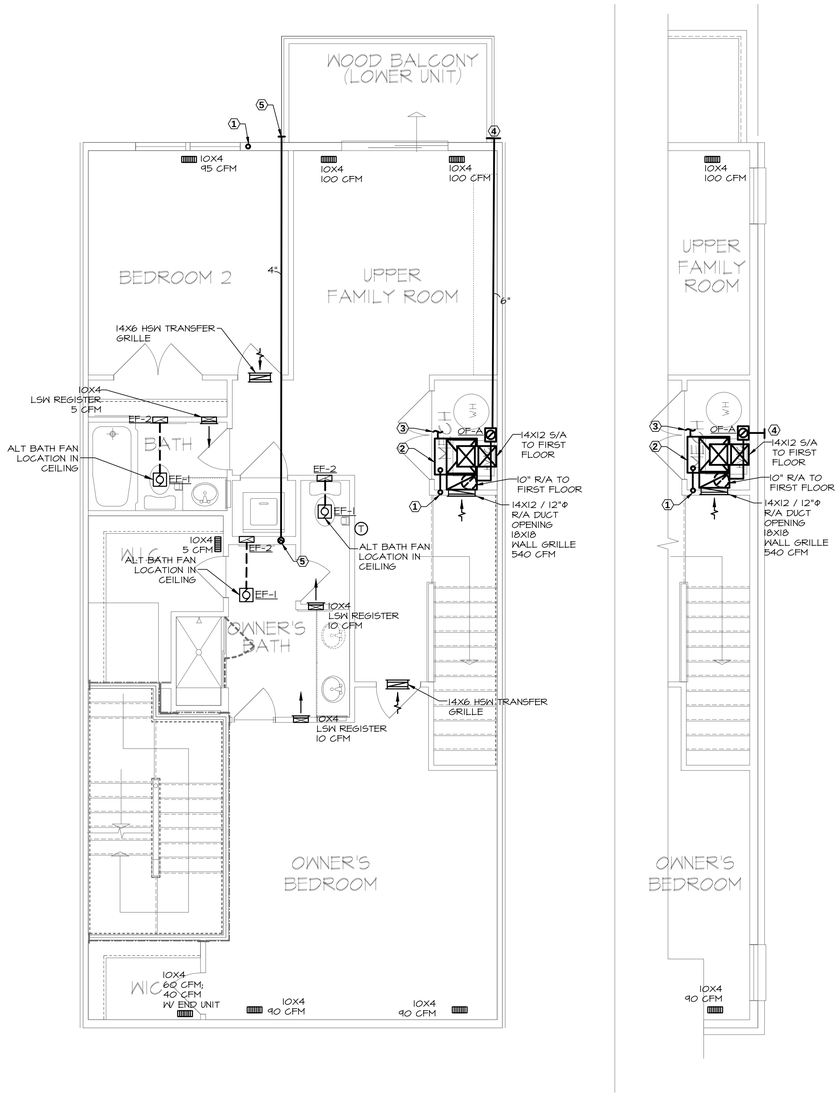
SHEET NO. M100
3 OF 14

GENERAL NOTES

1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. INSULATE SUPPLY AND RETURN DUCTS THAT ARE LOCATED IN UNCONDITIONED SPACES WITH R-8 AND R-6 INSULATION, RESPECTIVELY.
3. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
4. ALL EXHAUST VENT LOCATION SHALL BE LOCATED 36" AWAY FROM WINDOWS OPENING.

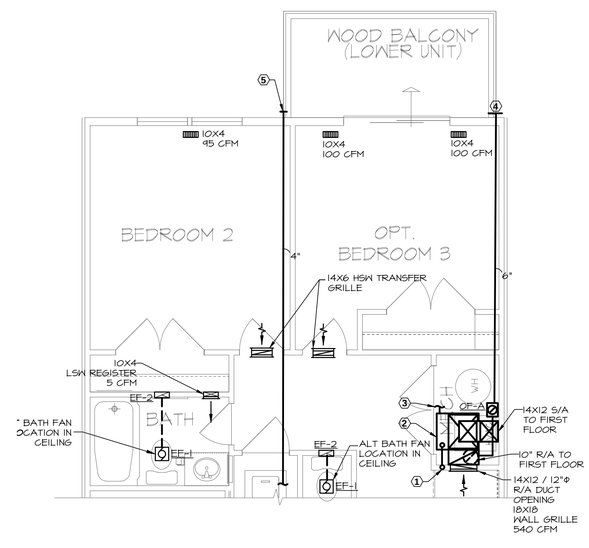
KEYED NOTES

1. ROUTE REFRIGERANT LINES DOWN TO FIRST FLOOR.
2. CONTRACTOR SHALL PROVIDE SECONDARY DRAIN PAN FOR MECHANICAL SYSTEM.
3. ROUTE CONDENSING LINE TO HUB DRAIN.
4. OUTSIDE FRESH AIR DUCT TERMINATION.
5. 4" DRYER EXHAUST IN DROPPED CEILING THROUGH EXTERIOR.



1 M101 SECOND FLOOR MECHANICAL PLAN

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



2 M101 PARTIAL SECOND FLOOR MECHANICAL PLAN

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

W/ OPT BED 3

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDESIGN.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: MR | DESIGNED BY: MR | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: SECOND FLOOR MECHANICAL PLAN

PROJECT ADDRESS: VA

SHEET NO.: M101

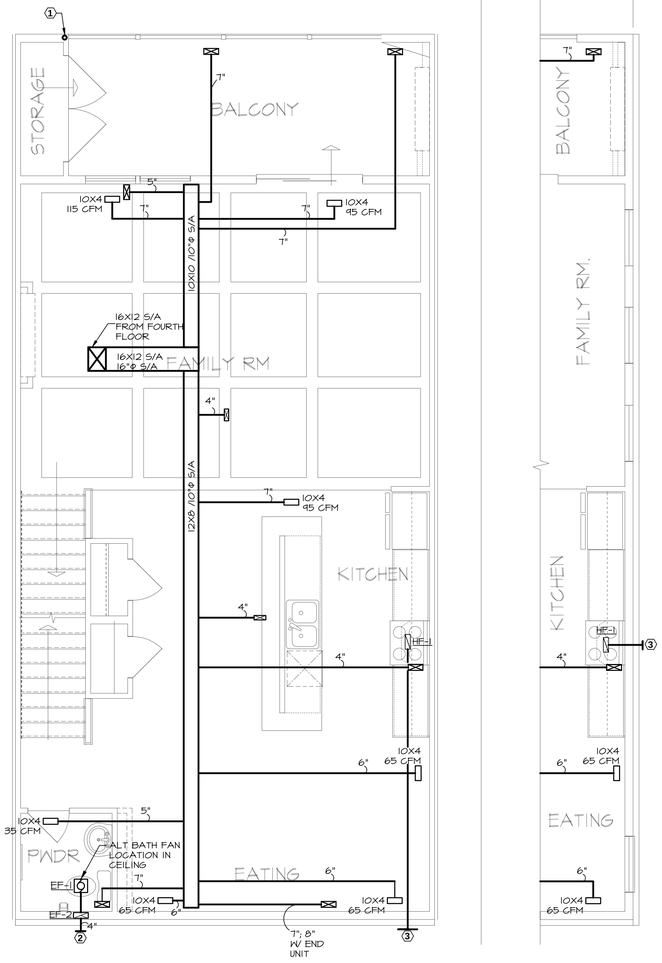
4 OF 14

GENERAL NOTES

1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. INSULATE SUPPLY AND RETURN DUCTS THAT ARE LOCATED IN UNCONDITIONED SPACES WITH R-8 AND R-6 INSULATION, RESPECTIVELY.
3. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
4. TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
5. ALL EXHAUST VENT LOCATION SHALL BE LOCATED 36" AWAY FROM WINDOWS OPENING.

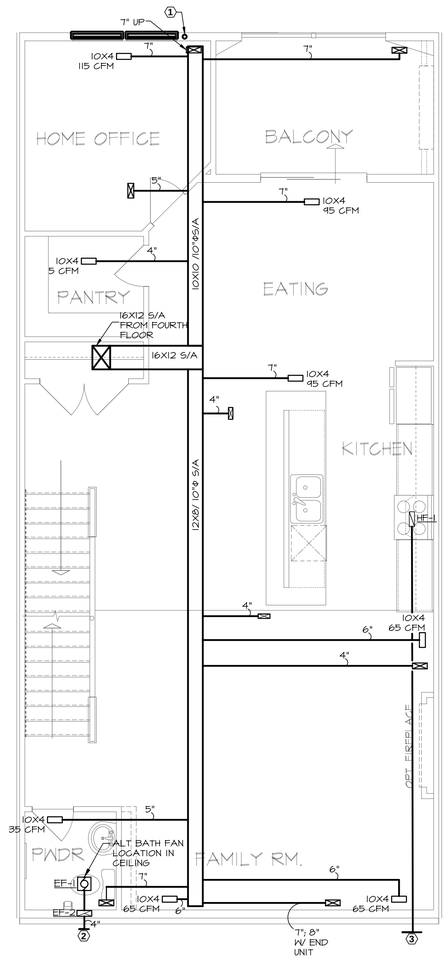
KEYED NOTES ⑧

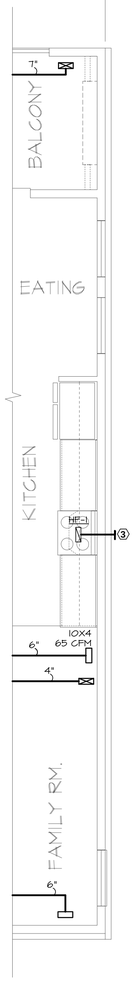
1. ROUTE REFRIGERANT LINES DOWN TO FIRST FLOOR.
2. 4"ø BATHROOM EXHAUST VENT THROUGH EXTERIOR.
3. OPTIONAL 6"ø KITCHEN HOOD EXHAUST VENT TERMINATION THROUGH EXTERIOR.



1 M102 THIRD FLOOR MECHANICAL PLAN

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





2 M102 THIRD FLOOR MECHANICAL PLAN

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

W/ ALT FLOOR PLAN AND OFFICE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO.	DATE	REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDMV.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: KMR
DESIGNED BY: KMR
REVIEWED BY: AL

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: THIRD FLOOR MECHANICAL PLAN

PROJECT ADDRESS: VA

SHEET NO.: M102

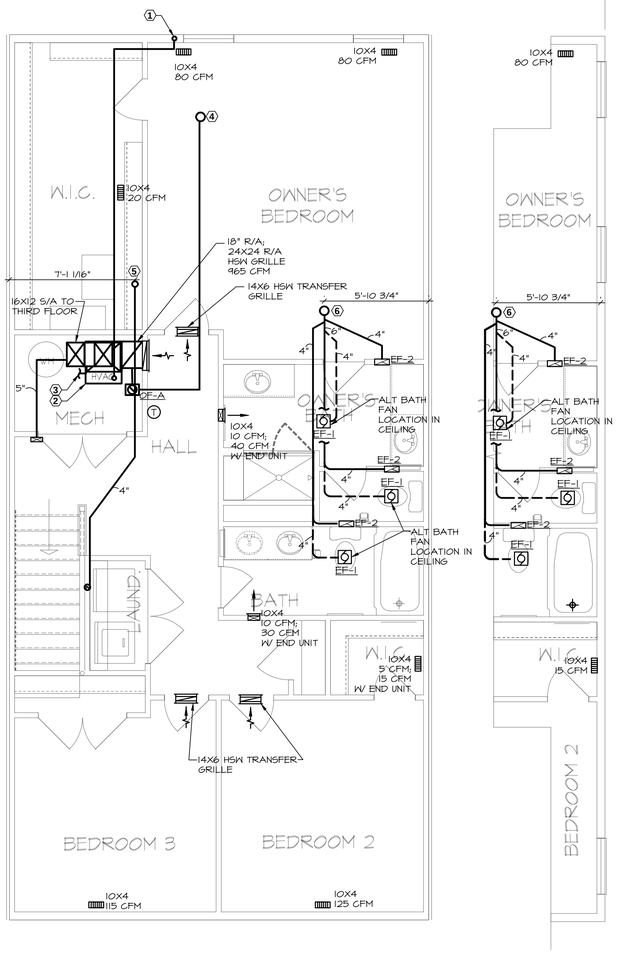
5 OF 14

GENERAL NOTES

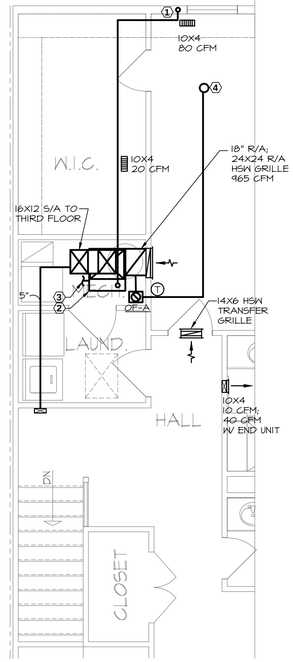
1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. INSULATE SUPPLY AND RETURN DUCTS THAT ARE LOCATED IN UNCONDITIONED SPACES WITH R-8 AND R-6 INSULATION, RESPECTIVELY.
3. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
4. ALL EXHAUST VENT LOCATION SHALL BE LOCATED 36" AWAY FROM WINDOWS OPENING.

KEYED NOTES

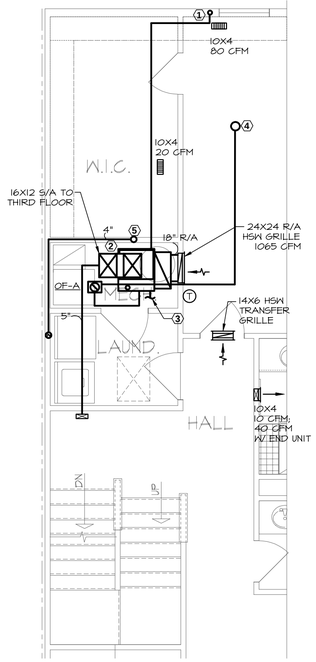
1. ROUTE REFRIGERANT LINES DOWN TO FIRST FLOOR CEILING.
2. CONTRACTOR SHALL PROVIDE SECONDARY DRAIN PAN FOR MECHANICAL SYSTEM.
3. ROUTE CONDENSING LINE TO HUB DRAIN.
4. OUTSIDE FRESH AIR DUCT INTAKE. LOCATED 10 FEET FROM EXHAUSTS.
5. 4"Ø DRYER EXHAUST UP TO ROOF FROM FOURTH FLOOR.
6. 6"Ø BATHROOM EXHAUST UP TO ROOF FOR COMBINED BATH EXHAUSTS.
7. 4"Ø BATHROOM EXHAUST THROUGH EXTERIOR.



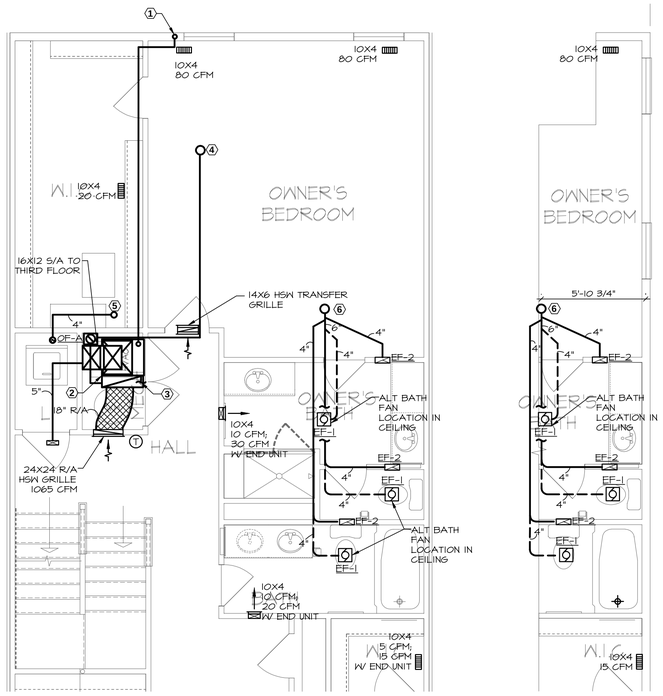
1 M103 FOURTH FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



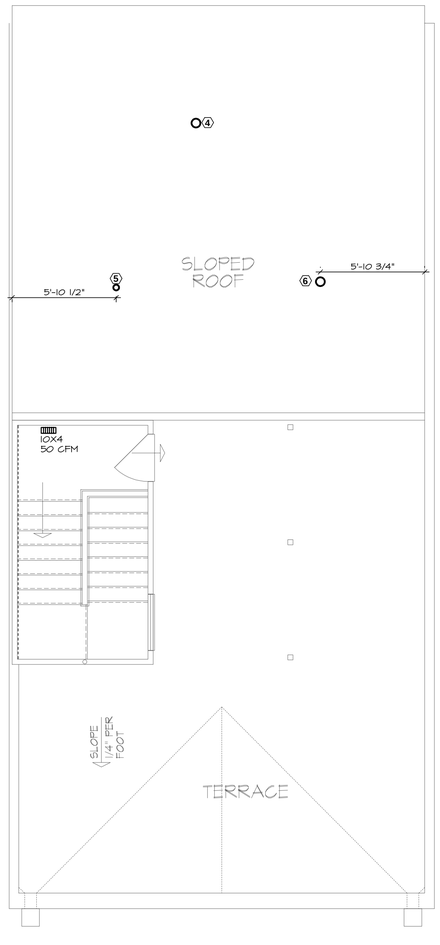
4 M103 FOURTH FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
W/ STANDARD PLAN



5 M103 FOURTH FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
W/ ALT FLOOR PLAN AND TERRACE



2 M103 FOURTH FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"
W/ ALT FLOOR PLAN AND TERRACE



3 M103 TERRACE MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE 115S
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDEVELOP.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: MR | DESIGNED BY: MR | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: FOURTH FLOOR MECHANICAL PLAN

PROJECT ADDRESS: VA

SHEET NO.: M103

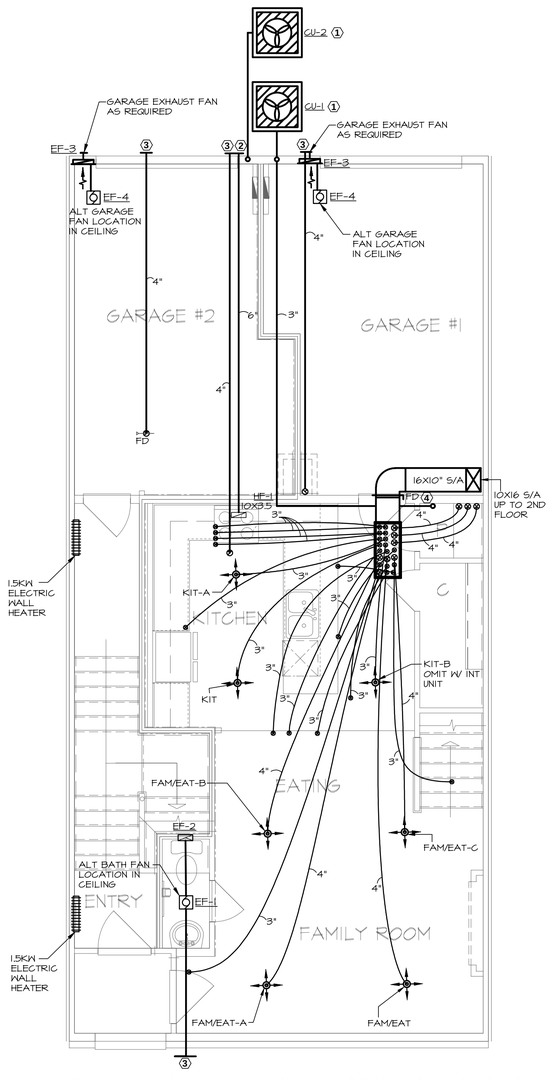
6 OF 14

GENERAL NOTES

1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
3. ALL EXHAUST VENTS MUST BE MINIMUM 3' FROM OPERABLE WINDOWS.
4. REFER TO MANUAL J FOR TEST AND BALANCE.
5. ALL SUPPLY DUCTS ARE RHEIA 3" AND 4" DUCTS.

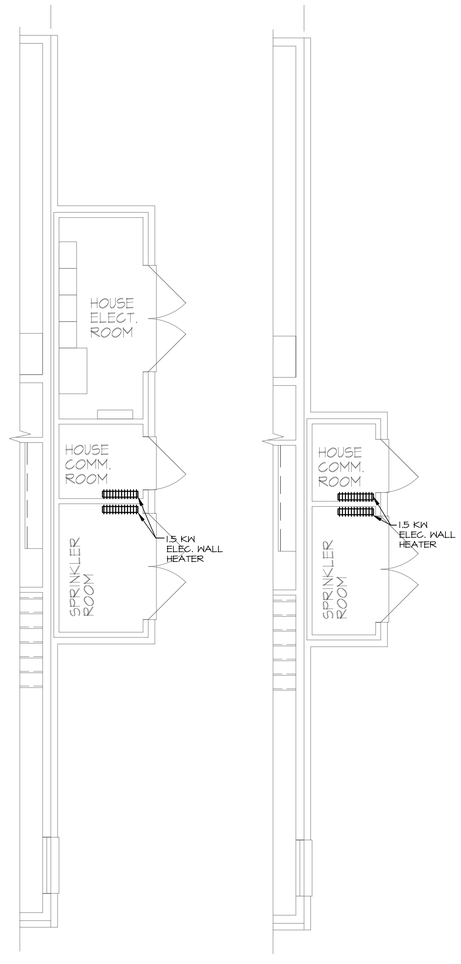
KEYED NOTES ⑧

1. COORDINATE EXACT LOCATIONS OF CONDENSING UNIT AND REFRIGERANT LINE ROUTING WITH SPECIFIC LAYOUT REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE 6"ø WALL COAL W/ BIRD SCREEN AT KITCHEN HOOD EXHAUST DUCT PENETRATION OF EXTERIOR WALL. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.
3. CONTRACTOR SHALL PROVIDE 4"ø WALL COAL W/ BIRD SCREEN AT BATHROOM EXHAUST DUCT PENETRATION OF EXTERIOR WALL. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.
4. FIRE DAMPER SHALL BE TYPE A CURTAIN DAMPER.



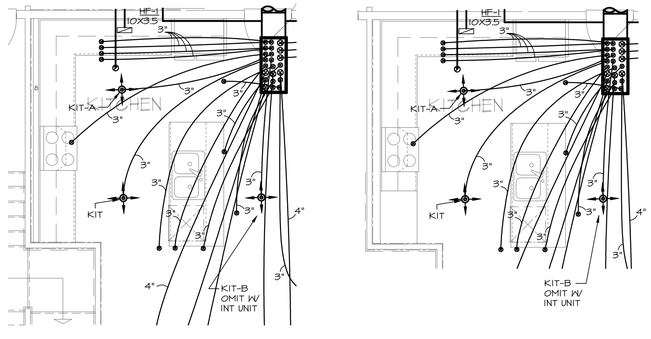
1 M104 **FIRST FLOOR MECHANICAL LAYOUT**

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



2 M104 **PARTIAL FIRST FLOOR MECHANICAL LAYOUT**

SCALE: 1/4" = 1'-0" W/ UTILITY SHED



3 M104 **FIRST FLOOR MECHANICAL PLAN**

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

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO. | DATE | REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGPLAN.COM
PEG#21038.00

STANLEY ◆ MARTIN HOMES

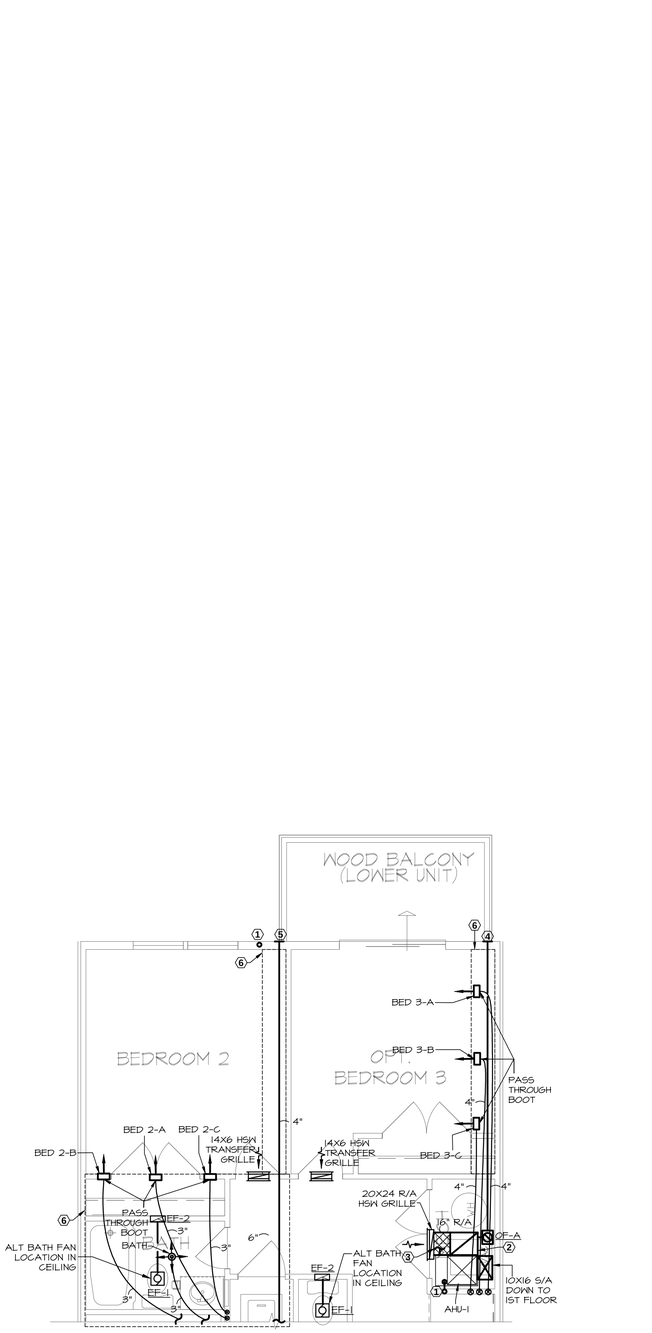
MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE FIRST FLOOR MECHANICAL PLAN - RHEIA
PROJECT ADDRESS VA
DRAWN BY: MB | DESIGNED BY: MB | REVIEWED BY: MJ
SHEET NO. M104
7 OF 14

GENERAL NOTES

1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
3. ALL EXHAUST VENTS MUST BE MINIMUM 3' FROM OPERABLE WINDOWS.
4. REFER TO MANUAL J FOR TEST AND BALANCE.
5. ALL SUPPLY DUCTS ARE RHEIA 3" AND 4" DUCTS.

KEYED NOTES ⑧

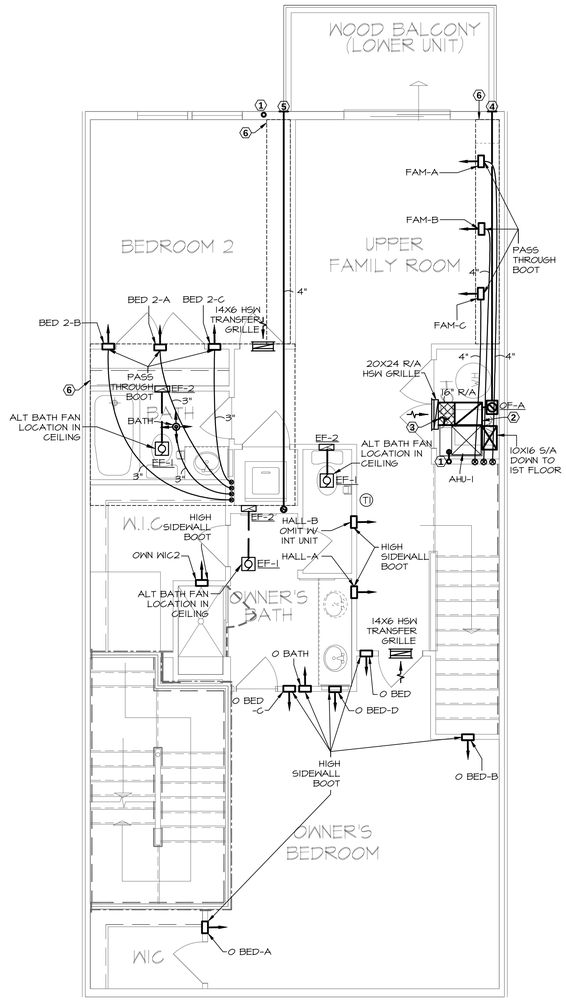
1. REFRIGERANT LINE DOWN TO FIRST FLOOR.
2. CONTRACTOR SHALL PROVIDE SECONDARY DRAIN PAN FOR MECHANICAL SYSTEM.
3. ROUTE CONDENSATE PIPING TO HUB DRAIN.
4. FRESH AIR INTAKE TERMINATION.
5. CONTRACTOR SHALL PROVIDE 4"ø WALL COIL W/ BIRD SCREEN AT DRYER EXHAUST DUCT PENETRATION OF EXTERIOR WALL. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.
6. PROVIDE DROPPED CEILING IN DASHED AREA.



3 / M105 — PARTIAL SECOND FLOOR MECHANICAL LAYOUT

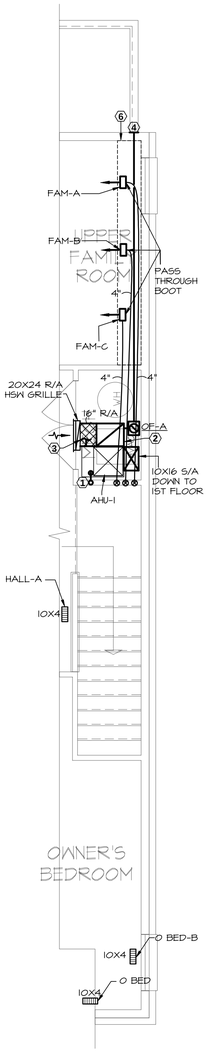
SCALE: 1/4" = 1'-0"

W/ OPT. BEDROOM 3



1 / M105 — SECOND FLOOR MECHANICAL LAYOUT

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



2 / M105 — PARTIAL SECOND FLOOR MECHANICAL LAYOUT

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

END UNIT

REMARKS | DATE | REV. NO.

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGCAL.COM
PEGC21038.00

STANLEY ◆ MARTIN HOMES

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE SECOND FLOOR MECHANICAL PLAN - RHEIA

PROJECT ADDRESS VA

DRAWN BY: MB | DESIGNED BY: MB | REVIEWED BY: MJ

SHEET NO. M105

8 OF 14

GENERAL NOTES

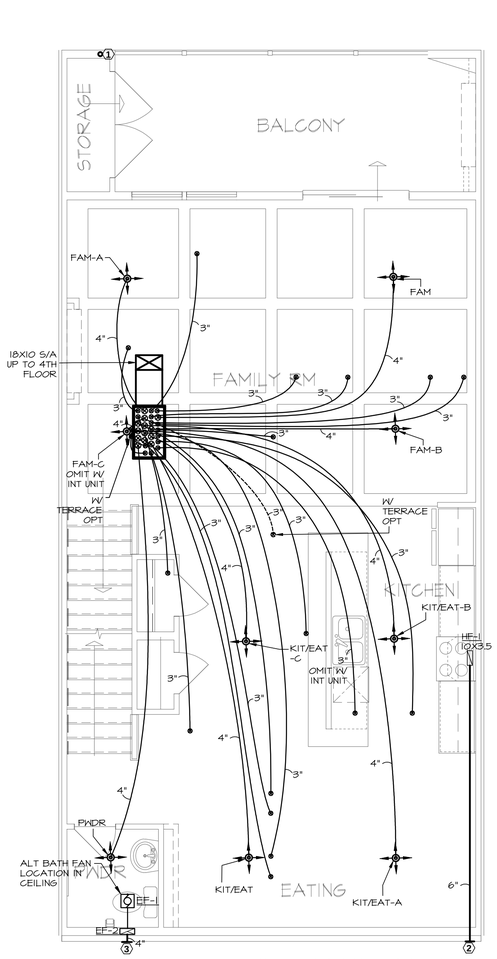
1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
3. ALL EXHAUST VENTS MUST BE MINIMUM 3' FROM OPERABLE WINDOWS.
4. REFER TO MANUAL J FOR TEST AND BALANCE.
5. ALL SUPPLY DUCTS ARE RHEIA 3" AND 4" DUCTS.

KEYED NOTES ①

1. REFRIGERANT LINE DOWN TO FIRST FLOOR.
2. CONTRACTOR SHALL PROVIDE 6"ø WALL COWL W/ BIRD SCREEN AT KITCHEN HOOD EXHAUST DUCT PENETRATION OF EXTERIOR WALL. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.
3. CONTRACTOR SHALL PROVIDE 4"ø WALL COWL W/ BIRD SCREEN AT BATHROOM EXHAUST DUCT PENETRATION OF EXTERIOR WALL. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.

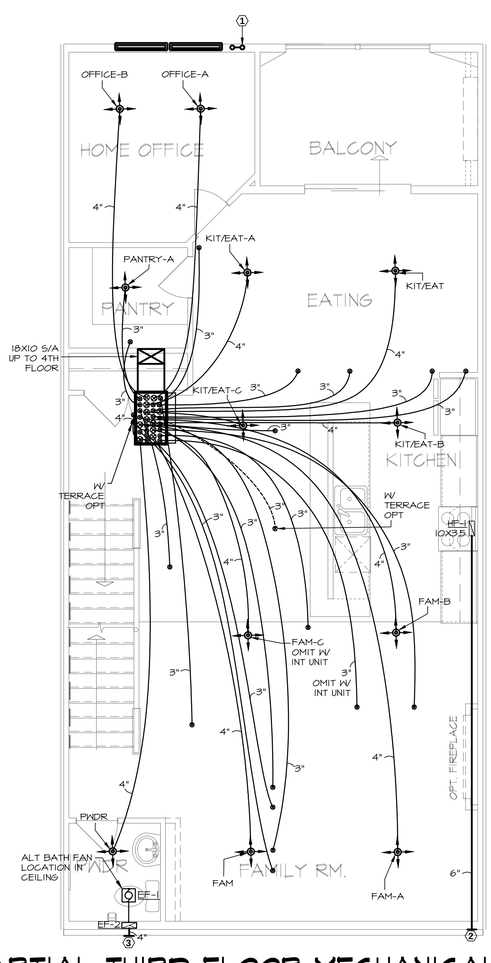
2 M102 PARTIAL THIRD FLOOR MECHANICAL LAYOUT

SCALE: 1/4" = 1'-0" — END UNIT



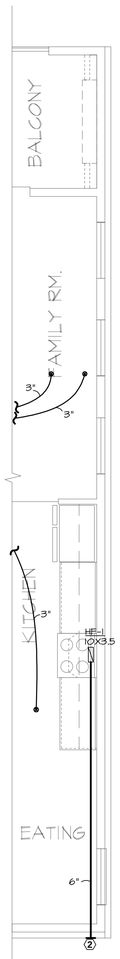
4 M102 PARTIAL THIRD FLOOR MECHANICAL LAYOUT

SCALE: 1/4" = 1'-0" — END UNIT W/ OFFICE



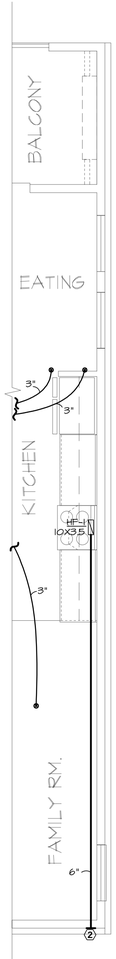
1 M106 THIRD FLOOR MECHANICAL LAYOUT

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



2 M106 PARTIAL THIRD FLOOR MECHANICAL LAYOUT

SCALE: 1/4" = 1'-0" — W/ OFFICE



PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO.	DATE	REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDM.COM
PEGG1038.00

STANLEY & MARTIN HOMES

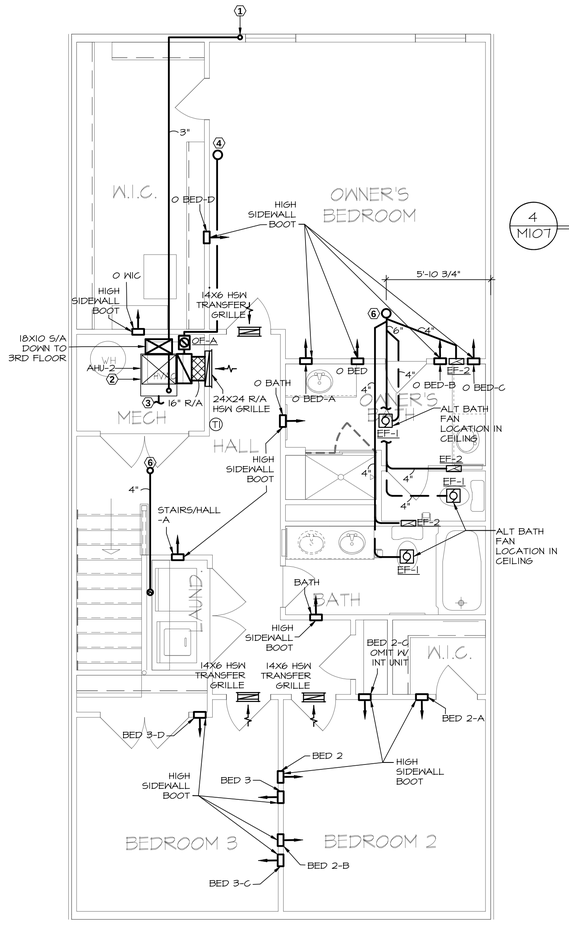
MODEL	1542 TESSA/ 1544 JULIANNE
DRAWING TITLE	THIRD FLOOR MECHANICAL PLAN - RHEIA
PROJECT ADDRESS	VA
DRAWN BY: MB	DESIGNED BY: MB
REVIEWED BY: MJ	
SHEET NO.	M106
	9 OF 14

GENERAL NOTES

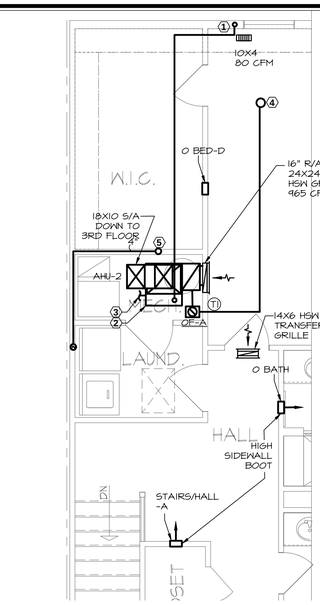
1. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
2. SIZE AND INSTALL REFRIGERANT LINES PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.
3. ALL EXHAUST VENTS MUST BE MINIMUM 3' FROM OPERABLE WINDOWS.
4. REFER TO MANUAL J FOR TEST AND BALANCE.
5. ALL SUPPLY DUCTS ARE RHEIA 3" DUCTS.

KEYED NOTES

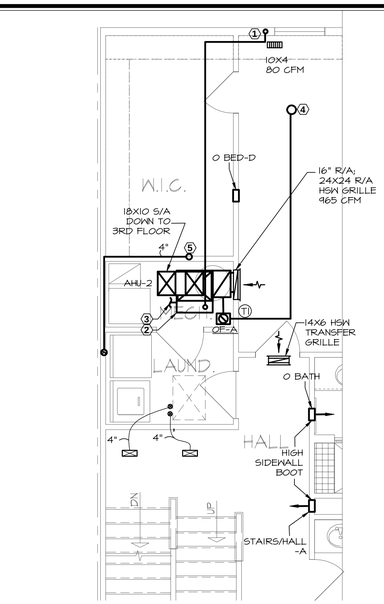
1. REFRIGERANT LINE DOWN TO FIRST FLOOR.
2. CONTRACTOR SHALL PROVIDE SECONDARY DRAIN PAN FOR MECHANICAL SYSTEM.
3. ROUTE CONDENSATE PIPING TO HUB DRAIN.
4. FRESH AIR INTAKE TERMINATION.
5. 6"ø BATH EXHAUST THROUGH ROOF.
6. CONTRACTOR SHALL PROVIDE 4"ø WALL GOAL W/ BIRD SCREEN AT DRYER EXHAUST DUCT UP TO ROOF. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.
7. CONTRACTOR SHALL PROVIDE 4"ø WALL GOAL W/ BIRD SCREEN AT BATH EXHAUST DUCT UP TO ROOF. SUBMIT PRODUCT TO ARCHITECT FOR APPROVAL.



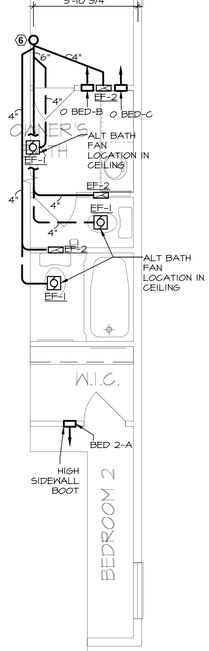
1 M107 **FOURTH FLOOR MECHANICAL LAYOUT**
SCALE: 1/4" = 1'-0"



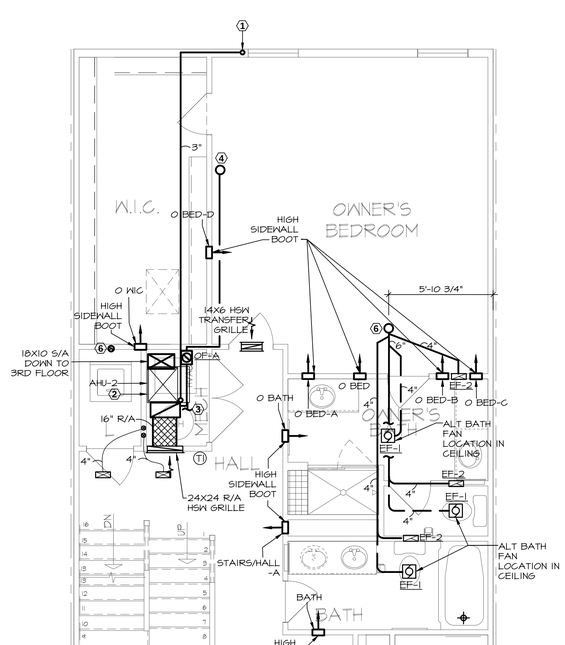
4 M107 **FOURTH FLOOR MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"
W/ STANDARD PLAN



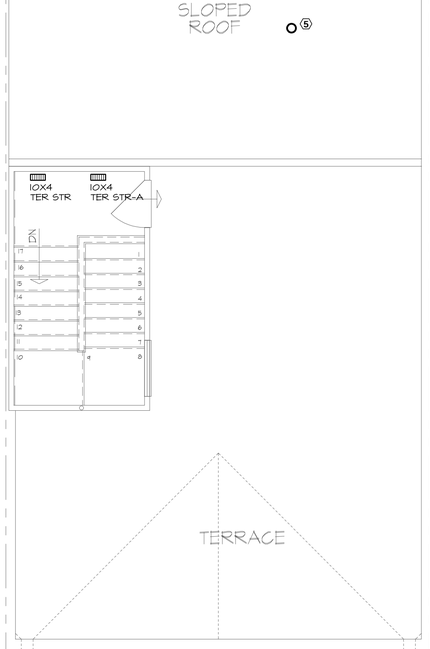
5 M107 **FOURTH FLOOR MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"
W/ ALT FLOOR PLAN AND TERRACE



PARTIAL FOURTH FLOOR MECHANICAL LAYOUT
2 M103
SCALE: 1/4" = 1'-0"
END UNIT



PARTIAL FOURTH FLOOR MECHANICAL LAYOUT
3 M107
SCALE: 1/4" = 1'-0"
W/ TERRACE



TERRACE MECHANICAL LAYOUT
4 M107
SCALE: 1/4" = 1'-0"

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written consent of PEG, LLC.

REV. NO.	DATE	REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21035.00

STANLEY & MARTIN HOMES

MODEL	1542 TESSA/ 1544 JULIANNE
DRAWN BY:	MB
DESIGNED BY:	MB
REVIEWED BY:	MJ
DRAWING TITLE	FOURTH FLOOR MECHANICAL PLAN - RHEIA
PROJECT ADDRESS	VA
SHEET NO.	M107
	10 OF 14

SPLIT-SYSTEM AIR CONDITIONING UNIT WITH ELECTRIC HEAT SCHEDULE

INDOOR UNIT																	OUTDOOR UNIT						
EQPT TAG	NOMINAL TONNAGE	OPTIONS DESCRIPTION	SUPPLY CFM	COIL MODEL	E.S.P. IN. W.G.	FAN HP	COOLING DATA @95° (MBH)				ELECTRIC HEATING DATA @47° (MBH)		HSPF	ELECTRIC DATA			ELECTRIC STRIP MODEL	EQPT TAG	SEER	ELECTRIC DATA			MANUFACTURER AND MODEL	EQUIPMENT WEIGHT (LB)	NOTES
							TOTAL	SENSIBLE	EAT °F		HEAT PUMP	ELECTRIC STRIP		V/PH/HZ	FLA	MOP				V/PH/HZ	MCA	MOP			
									DB	WB															
AHU-1	1.5	TESSA	645	TRANE - TEM4A0B18M21++TDR	0.5	1/5	19.1	13.3	76.0	63.3	16.0	8 KW	8.9	120/1/60	2.8	15	TRANE BAYHTR1508BRKC	CU-1	15	208-230/1/60	42	45	TRANE - 4TWR5018H1	141	(1)
AHU-2	2.0	JULIANNE	759	TRANE - TEM4A0B24H21++TDR	0.5	1/5	23.2	18.9	76.0	63.2	15.0	8 KW	9.5	120/1/60	2.8	15	TRANE BAYHTR1508BRKC	CU-1	15	208-230/1/60	42	45	TRANE - 4TWR5024H1	174	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

THERMOSTAT SCHEDULE

NO.	MANUFACTURER	MODEL	REMARKS	NOTES
(T)	HONEYWELL	T6 Z-WAVE	PROGRAMMABLE TOUCH SCREEN SMART THERMOSTAT	(1)(2)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

(2) THERMOSTAT SHALL BE CAPABLE OF CONTROLLING HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THERMOSTAT SHALL BE CAPABLE OF MAINTAINING ZONE TEMPERATURES DOWN TO 55°F OR UP TO 85°F. THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING SET POINT NO HIGHER THAN 70°F AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F.

CURVED BLADE REGISTER SCHEDULE

AIRFLOW (CFM)	FACE VELOCITY	THROW DISTANCE (FT)	REGISTER SIZE
0-75	700	9	8X4
76-90	700	9.5	10X4
91-140	700	11.5	10X6
141-165	700	12.5	12X6
166-185	700	13	10X8
186-225	700	14.5	12X8
226-255	700	15.5	14X8

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

(2) SUPPLY CEILING REGISTERS BASED ON A611 HART & COOLEY 2-WAY SUPPLY REGISTER. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT.CEILING REGISTERS SHALL BE HART & COOLEY MODEL A611 OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

FILTER SCHEDULE

MANUFACTURER	MODEL	RESISTANCE AIRFLOW VOLUME (INCHES W.C. @CFM)	NOTES
APRILAIRE	2210	0.08" @1000 CFM	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

TRANSFER GRILLE SCHEDULE

TRASNFER GRILLE SIZE	FACE VELOCITY	AIRFLOW (CFM)
10X6	500	0-145
12X6	500	146-170
14X6	500	171-200
14X8	500	201-265
14X8	500	266-325

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

(2) TRANSFER GRILLES BASED ON HART & COOLEY TRANSFER GRILLE. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT. TRANSFER GRILLES SHALL BE HART & COOLEY OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

DAMPER SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL NUMBER	DIAMETER	NOTES
RD	CEILING RADIATION DAMPER	C & S AIR PRODUCTS	RD-521	PER PLAN	(1)(2)
FD	TYPE A CURTAIN DAMPER	C & S AIR PRODUCTS	FD4D-A	PER PLAN	(1)(2)

(1.) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

(2.) DAMPER SHALL MEET REQUIREMENTS OF ANSI/UL 263.

ELECTRIC HEATER SCHEDULE

MANUFACTURER	MODEL	HEATING ELEMENT WATTS	VOLTAGE	NOTES
BROAN	174	1.5 KW	120V	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

FAN SCHEDULE

MARK	SERVICE	TYPE	CFM	ESP IN W.G.	FAN WATTS	V/PH/HZ	FAN EFFICACY (CFM / WATT)	CONTROLLED BY	SONES	MANUFACTURER & MODEL	NOTES
EF-1	BATHROOMS	CEILING EXHAUST	50	0.25	17.5	120/1/60	2.86	WALL SWITCH	1.5	BROAN - 770	(1)(2)
HF-1	KITCHEN	CHARCOAL FILTER	200	0.1	-	120/1/60	-	ROCKER SWITCH	6.5	GE - JVX3300 DJ	(1)(2)
OF-A	AHU-1 & AHU-2	FRESH AIR VENTILATOR	95	1.0	-	120/1/60	1.35	TIMER	-	APRILAIRE FRESH AIR VENTILATOR - 8142	(1)(2)(3)
EF-2	BATHROOMS	WALL EXHAUST	50	0.25	17.5	120/1/60	2.86	WALL SWITCH	1.2	BROAN - LP50	(1)(2)
EF-3	GARAGE	THRU WALL FAN	200	0.1	-	120/1/60	-	DIRECT	8.5	BROAN - 509S	(1)
EF-4	GARAGE	CEILING EXHAUST	190	0.1	43.7	120/1/60	4.35	DIRECT	0.9	PANASONIC - FV-20VQ3	(1)

(1.) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

(2.) PROVIDE UNIT WITH INTEGRAL GRAVITY BACKDRAFT DAMPER.

(3.) OUTSIDE AIR CALCULATION IS BASED ON ASHRAE STANDARD 62.1-2013.

REGISTER & GRILLE SCHEDULE

SERVICE	VELOCITY (FPM)	FLOOR REGISTERS	AIRFLOW (CFM)	CEILING REGISTERS/GRILLES SIZE	AIRFLOW (CFM)	SIDEWALL REGISTERS/GRILLES ZISE	AIRFLOW (CFM)
SUPPLY	500	-	-	8X4	0 - 55	8X4	0 - 60
SUPPLY	500	10X4	0 - 100	10X4	56 - 75	10X4	61 - 75
SUPPLY	500	12X4, 8X6	101 - 125	12X4	76 - 90	12X4	76 - 90
SUPPLY	500	14X4	126 - 140	14X4	91 - 110	-	-
SUPPLY	500	10X6, 8X8	141 - 160	10X6	111 - 125	10X6	91 - 120
SUPPLY	500	12X6	161 - 190	12X6	126 - 150	12X6	121 - 145
SUPPLY	500	10X8	191 - 210	10X8, 14X6	151 - 175	10X8, 14X6	146 - 170
SUPPLY	500	12X8, 10X10	211 - 265	12X8	176 - 215	12X8	171 - 200
SUPPLY	500	14X8, 12X10	266 - 300	14X8	216 - 260	14X8	201 - 230
RETURN GRILLE	400	-	-	10X10	0 - 188	10X10	0 - 188
RETURN GRILLE	400	-	-	12X12	189 - 272	12X12	189 - 272
RETURN GRILLE	400	-	-	14X14	273 - 372	14X14	273 - 372
RETURN GRILLE	400	-	-	16X16	373 - 488	16X16	373 - 488
RETURN GRILLE	400	-	-	18X18	489 - 619	18X18, 22X14	489 - 619
RETURN GRILLE	400	-	-	20X20	620 - 767	20X20	620 - 767
RETURN GRILLE	400	-	-	24X24	768 - 1110	24X24	768 - 1110
RETURN FILTER GRILLE	300	-	-	10X10	0 - 141	10X10	0 - 141
RETURN FILTER GRILLE	300	-	-	12X12	142 - 204	12X12	142 - 204
RETURN FILTER GRILLE	300	-	-	14X14	205 - 279	14X14	205 - 279
RETURN FILTER GRILLE	300	-	-	16X16	280 - 366	16X16	280 - 366
RETURN FILTER GRILLE	300	-	-	18X18	367 - 465	18X18	367 - 465
RETURN FILTER GRILLE	300	-	-	20X20	466 - 575	20X20	466 - 575
RETURN FILTER GRILLE	300	-	-	24X24	576 - 832	24X24	576 - 832
RETURN FILTER GRILLE	300	-	-	30X20	833 - 1157	30X20	833 - 1157

NOTE:
1. SUPPLY CEILING REGISTERS BASED ON A661 HART & COOLEY 2-WAY SUPPLY REGISTER. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT.CEILING REGISTERS SHALL BE HART & COOLEY MODEL A611 OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.
2. SUPPLY FLOOR REGISTERS BASED ON A210 HART & COOLEY 2-WAY SUPPLY REGISTER. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT.
3. SUPPLY SIDEWALL REGISTERS BASED ON A618 HART & COOLEY ADJUSTABLE FIN REGISTER DEFLECTION 6. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION, AS SHOWN ABOVE IS ACCEPTABLE AS APPROVED BY ENGINEER OR ARCHITECT.
4. RETURN AIR GRILLE BASED ON A650 HART & COOLEY. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT.
5. RETURN AIR FILTER GRILLE BASED ON A659 MODEL BY HART & COOLEY. EQUIVALENT SIZE TO ENGINEERING SPECIFICATION AS SHOWN ABOVE IS ACCEPTABLE, AS APPROVED BY ENGINEER OR ARCHITECT.

REMARKS

REV. NO.	DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDPM.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: FL | DESIGNED BY: FL | REVIEWED BY: AL

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: MECHANICAL SCHEDULES

PROJECT ADDRESS: VA

SHEET NO.: M600

11 OF 14

SPLIT-SYSTEM AIR CONDITIONING UNIT WITH ELECTRIC HEAT SCHEDULE

INDOOR UNIT																	OUTDOOR UNIT						
EQPT TAG	NOMINAL TONNAGE	OPTIONS DESCRIPTION	SUPPLY CFM	COIL MODEL	E.S.P. IN. W.G.	FAN HP	COOLING DATA @95° (MBH)				ELECTRIC HEATING DATA @47° (MBH)		HSPF	ELECTRIC DATA			ELECTRIC STRIP MODEL	EQPT TAG	SEER	ELECTRIC DATA			MANUFACTURER AND MODEL	EQUIPMENT WEIGHT (LB)	NOTES
							TOTAL	SENSIBLE	EAT °F DB	EAT °F WB	HEAT PUMP	ELECTRIC STRIP		V/PH/HZ	FLA	MOP				V/PH/HZ	MCA	MOP			
AHU-1	2.0	TESSA INTERIOR	648	TRANE - TEM6A0B24H21++TDR	0.5	1/3	24.2	19.4	76.8	63.8	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE INTERIOR	780	TRANE - TEM6A0B30H21++TDR	0.5	1/2	24.2	19.4	76.5	63.6	21.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-1	2.0	TESSA EXTERIOR	769	TRANE - TEM6A0B24H21++TDR	0.55	1/3	24.2	19.4	76.5	63.6	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE EXTERIOR	988	TRANE - TEM6A0B30H21++TDR	0.55	1/2	29.0	23.2	76.2	63.4	27.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	17.0	25.0	TRANE - 4TWR5030H1	216	(1)
AHU-1	2.0	TESSA INTERIOR W/ OFFICE	648	TRANE - TEM6A0B24H21++TDR	0.5	1/3	24.2	19.4	76.8	63.8	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE INTERIOR W/ OFFICE	882	TRANE - TEM6A0B30H21++TDR	0.5	1/2	24.2	19.4	76.3	63.5	21.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-1	2.0	TESSA EXTERIOR W/ OFFICE	769	TRANE - TEM6A0B24H21++TDR	0.55	1/3	24.2	19.4	76.5	63.6	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE EXTERIOR W/ OFFICE	995	TRANE - TEM6A0B30H21++TDR	0.5	1/2	29.0	23.2	76.2	63.4	27.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	17.0	25.0	TRANE - 4TWR5030H1	216	(1)
AHU-1	2.0	TESSA INTERIOR W/ TERRACE	648	TRANE - TEM6A0B24H21++TDR	0.5	1/3	24.2	19.4	76.8	63.8	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE INTERIOR W/ TERRACE	873	TRANE - TEM6A0B30H21++TDR	0.55	1/2	24.2	19.4	76.3	63.5	21.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-1	2.0	TESSA EXTERIOR W/ TERRACE	769	TRANE - TEM6A0B24H21++TDR	0.55	1/3	24.2	16.9	76.5	63.6	22.0	8 KW	9.5	208-230/1/60	2.5	40	TRANE BAYHTRI508BRKC	CU-1	15	208-230/1/60	14.0	25.0	TRANE - 4TWR5024H1	174	(1)
AHU-2	2.5	JULIANNE EXTERIOR W/ TERRACE	988	TRANE - TEM6A0B30H21++TDR	0.55	1/2	29.0	20.3	76.2	63.4	27.8	10 KW	9.5	208-230/1/60	4.3	50	TRANE BAYHTRI510BRKC	CU-2	15	208-230/1/60	17.0	25.0	TRANE - 4TWR5030H1	216	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

THERMOSTAT SCHEDULE

NO.	MANUFACTURER	MODEL	REMARKS	NOTES
(T1) (T2)	HONEYWELL	TH6110D	7-DAY PROGRAMMABLE THERMOSTAT	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

DAMPER SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL NUMBER	DIAMETER	NOTES
RD	CEILING RADIATION DAMPER	C & S AIR PRODUCTS	RD-521	PER PLAN	(1) (2)
FD	TYPE A CURTAIN DAMPER	C & S AIR PRODUCTS	FD4D-A	PER PLAN	(1) (2)

(1.) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.
(2.) DAMPER SHALL MEET REQUIREMENTS OF ANSI/UL 263.

ELECTRIC HEATER SCHEDULE

MANUFACTURER	MODEL	HEATING ELEMENT WATTS	VOLTAGE/FLA	NOTES
QMARK	CPH05A3125	375W	120V/3.1A	(1)

(1) OR EQUIVALENT MANUFACTURER APPROVED BY STANLEY MARTIN.

FAN SCHEDULE

MARK	SERVICE	TYPE	CFM	ESP IN W.G.	FAN WATTS	V/PH/HZ	FAN EFFICACY (CFM / WATT)	MINIMUM EFFICACY (CFM / WATT)	CONTROLLED BY	SONES	MANUFACTURER & MODEL	NOTES
EF-1	BATHROOMS	CEILING EXHAUST	80	0.1	26.1	120/1/60	3.07	-	WALL SWITCH	2	BROAN - 784	(1) (2)
HF-1	KITCHEN	DUCTED HOOD FAN	370	0.1	20	120/1/60	18.5	2.8	DIRECT	7	BROAN - RM523604	(1) (2) (3)
OF-A	MECH ROOM	FRESH AIR VENTILATOR	120	0.8	-	120/1/60	1.35	-	TIMER	-	APRILAIRE RESH AIR VENTILATOR - 8140	(1) (2)

(1.) EQUIVALENT BY MANUFACTURER APPROVED BY STANLEY MARTIN.
(2.) MINIMUM EFFICACY REQUIREMENTS ARE BASED ON TABLE 403.6.1 FROM 2018 IECC.
(3.) PROVIDE UNIT WITH INTEGRAL GRAVITY BACKDRAFT DAMPER.

PASS THROUGH SLOTTED BOOT WITH SLOTTED DIFFUSER PERFORMANCE DATA

TABLE 1

NECK SIZE 3" DIA. DIFFUSER SIZE 8"x1-1/2"	NECK VELOCITY (FPM)	407	611	815	1018
	PRESSURE DROP (IWC)	0.007	0.014	0.024	0.037
	AIRFLOW (CFM)	20	30	40	50
	LINEAR THROW	4-6-7	5-7-12	7-11-15	9-12-17
PERFORMANCE DATA NOTES	1. THROWN DATA IS GIVEN IN FEET TO TERMINAL VELOCITIES OF: 150 FMP (FIRST SHOWN) 100 FPM (MIDDLE SHOWN) AND 50 FPM (LAST SHOWN). 2. PRESSURE DROPS GIVEN FOR THE BOOT AND DIFFUSER ASSEMBLY ONLY WITHOUT A DAMPER INSTALLED. FOR ADDITIONAL PRESSURE DROPS WITH THE DAMPER INSTALLED SEE TABLE 2.				

TABLE 2

DAMPER BLADE PRESSURE DROP (IWC)		DAMPER POSITION				
	AIRFLOW (CFM)	1 (WIDE OPEN)	2	3	4	5 (FULLY CLOSED)
	20	0.006	0.028	0.078	0.232	0.443
	30	0.013	0.061	0.168	0.501	0.957
	40	0.023	0.106	0.290	0.865	1.653
	50	0.035	0.162	0.444	1.322	2.525

HIGH SIDEWALL BOOT WITH SLOTTED DIFFUSER PERFORMANCE DATA

TABLE 1

NECK SIZE 3" DIA. DIFFUSER SIZE 8"x1-1/2"	NECK VELOCITY (FPM)	407	611	815	1018
	PRESSURE DROP (IWC)	0.015	0.035	0.062	0.100
	AIRFLOW (CFM)	20	30	40	50
	LINEAR THROW	0-4-8	4-9-12	6-10-17	8-15-17
PERFORMANCE DATA NOTES	1. THROWN DATA IS GIVEN IN FEET TO TERMINAL VELOCITIES OF: 150 FMP (FIRST SHOWN) 100 FPM (MIDDLE SHOWN) AND 50 FPM (LAST SHOWN). 2. PRESSURE DROPS GIVEN FOR THE BOOT AND DIFFUSER ASSEMBLY ONLY WITHOUT A DAMPER INSTALLED. FOR ADDITIONAL PRESSURE DROPS WITH THE DAMPER INSTALLED SEE TABLE 2.				

TABLE 2

DAMPER BLADE PRESSURE DROP (IWC)		DAMPER POSITION				
	AIRFLOW (CFM)	1 (WIDE OPEN)	2	3	4	5 (FULLY CLOSED)
	20	0.006	0.028	0.078	0.232	0.443
	30	0.013	0.061	0.168	0.501	0.957
	40	0.023	0.106	0.290	0.865	1.653
	50	0.035	0.162	0.444	1.322	2.525

ROUND CEILING BOOT WITH CEILING DIFFUSER PERFORMANCE DATA

TABLE 1

NECK SIZE 3" DIA.	NECK VELOCITY (FPM)	407	611	815	1018
	PRESSURE DROP (IWC)	0.019	0.042	0.070	0.105
	AIRFLOW (CFM)	20	30	40	50
	LINEAR THROW	0-1-3	1-2-4	2-3-4	2-3-5
PERFORMANCE DATA NOTES	1. THROWN DATA IS GIVEN IN FEET TO TERMINAL VELOCITIES OF: 150 FMP (FIRST SHOWN) 100 FPM (MIDDLE SHOWN) AND 50 FPM (LAST SHOWN). 2. PRESSURE DROPS GIVEN FOR THE BOOT AND DIFFUSER ASSEMBLY ONLY WITHOUT A DAMPER INSTALLED. FOR ADDITIONAL PRESSURE DROPS WITH THE DAMPER INSTALLED SEE TABLE 2.				

TABLE 2

DAMPER BLADE PRESSURE DROP (IWC)		DAMPER POSITION				
	AIRFLOW (CFM)	1 (WIDE OPEN)	2	3	4	5 (FULLY CLOSED)
	20	0.006	0.028	0.078	0.232	0.443
	30	0.013	0.061	0.168	0.501	0.957
	40	0.023	0.106	0.290	0.865	1.653
	50	0.035	0.162	0.444	1.322	2.525

PEG, LLC, owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

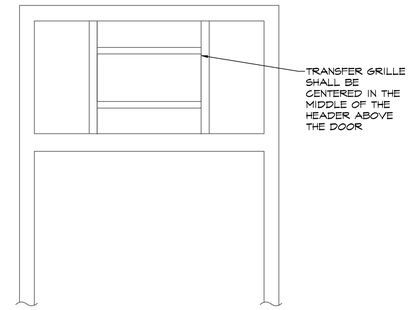
PEG
3975 Fair Ridge Drive, SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21035.00

STANLEY & MARTIN HOMES

DRAWN BY: MB | DESIGNED BY: MB | REVIEWED BY: MJ

MODEL: 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE: MECHANICAL SCHEDULES - RHEIA
PROJECT ADDRESS: VA

SHEET NO.: M601
12 OF 14



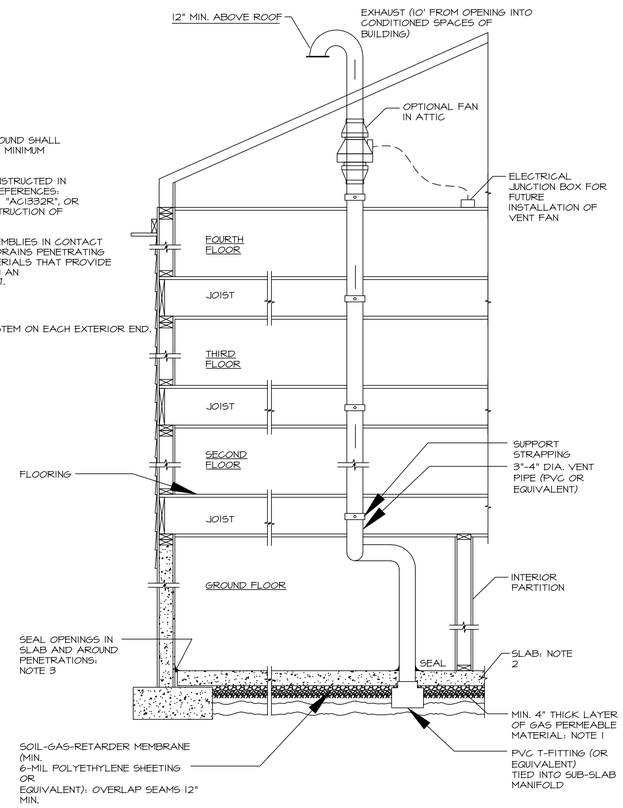
1 / M700 TRANSFER GRILLE PLACEMENT DETAIL

SCALE: NOT TO SCALE

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFERENCES: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS, AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 110 VOLT.
5. FOR MULTIPLE UNIT BUILDINGS PROVIDE A PASSIVE VENT SYSTEM ON EACH EXTERIOR END.

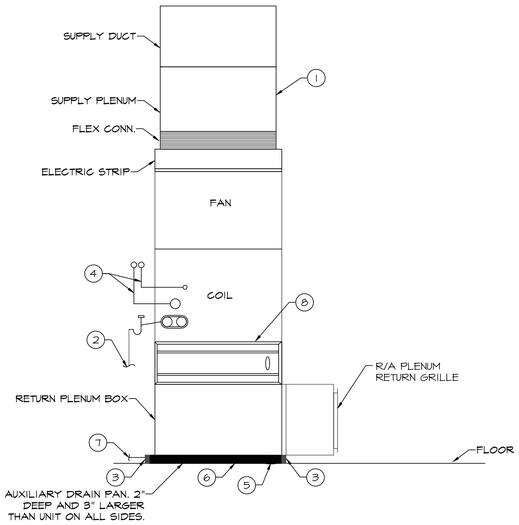


3 / M700 RADON MITIGATION SYSTEM

SCALE: NOT TO SCALE

NOTES:

1. INTERNALLY LINED SUPPLY SHEET METAL PLENUMS. FULL SIZE OF UNIT OPENING.
2. 3/4" CONDENSATE DRAIN LINE, ROUTE WITH A P-TRAP CONVENIENTLY TO FLOOR DRAIN AND INCLUDE A CLEAN OUT OPENING.
3. RUBBER IN SHEAR ISOLATION PADS. INSTALL ON EACH CORNER.
4. INSTALL REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
5. PROVIDE WET SWITCH FLOOD DETECTOR ON THE EMERGENCY DRAIN PAN TO DE-ENERGIZE THE AHU AT IMMEDIATE PRESENCE OF WATER
6. EMERGENCY DRAIN PAN IN ACCORDANCE WITH 2018 VIRGINIA MECHANICAL CODE SECTION 307.2.3: A MINIMUM DEPTH OF 1.5" AND FOOTPRINT NOT LESS THAN 3" LARGER THAN THE UNIT IN WIDTH AND LENGTH. EMERGENCY DRAIN PAN SHALL BE MADE OF CORROSION-RESISTANT MATERIAL WITH MINIMUM THICKNESS AS DEFINED BY CODE REQUIREMENTS.
7. PROVIDE SECONDARY 3/4" PVC DRAIN LINE FOR THE EMERGENCY DRAIN PAN AND ROUTE TO HUB DRAIN.
8. WHOLE HOUSE CLEANER PER MANUFACTURERS RECOMMENDATIONS AND CODE REQUIREMENTS.



2 / M700 ELEVATION VIEW FOR UPFLOW AHU-1 & AHU-2 DETAIL

SCALE: NOT TO SCALE

REMARKS	DATE	REV. NO.

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDPC.COM
PEGC21038.00

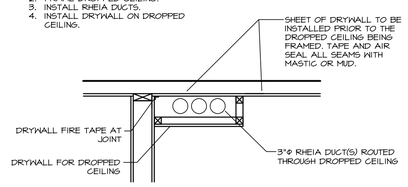
STANLEY ◆ MARTIN HOMES

DRAWN BY: FIL
DESIGNED BY: FIL
REVIEWED BY: AL

MODEL: 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE: MECHANICAL DETAILS
PROJECT ADDRESS: VA

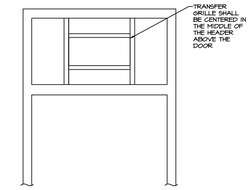
SHEET NO.: M700
13 OF 14

SEQUENCE:
1. INSTALL DRYWALL ON CEILING AND TAPE JOINTS.
2. FRAME DROPPED CEILING.
3. INSTALL RHEIA DUCTS.
4. INSTALL DRYWALL ON DROPPED CEILING.



14 M100 NOT TO SCALE

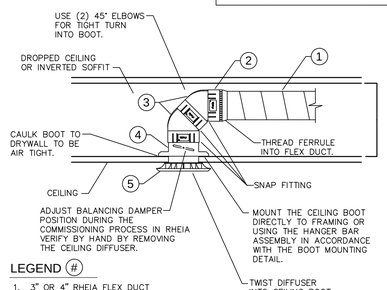
DROPPED CEILING WITH ONE INTERIOR WALL DETAIL



10 M100 NOT TO SCALE

TRANSFER GRILLE DETAIL

NOTE:
FLEX DUCT TO BE SUPPORTED BY FRAMING AND/OR CEILING. PROVIDE STRAPPING AS REQUIRED BY LOCAL ADOPTED CODE AND AUTHORITY HAVING JURISDICTION.

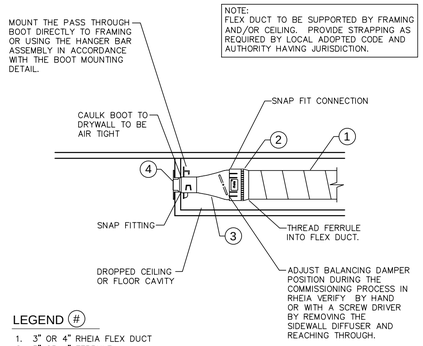


LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. 45° ELBOW
4. CEILING BOOT WITH BALANCING DAMPER
5. ROUND CEILING DIFFUSER

1 M100 NOT TO SCALE

CEILING BOOT ASSEMBLY DETAIL

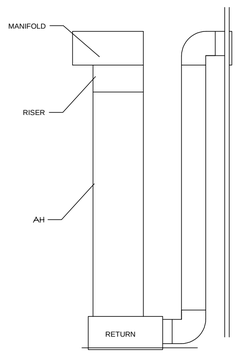
NOTE:
FLEX DUCT TO BE SUPPORTED BY FRAMING AND/OR CEILING. PROVIDE STRAPPING AS REQUIRED BY LOCAL ADOPTED CODE AND AUTHORITY HAVING JURISDICTION.



LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. PASS THROUGH BOOT WITH BALANCING DAMPER
4. SLOTTED DIFFUSER

4 M100 NOT TO SCALE

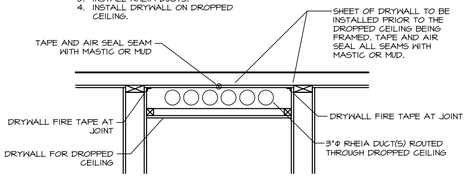
PASS THROUGH WALL BOOT ASSEMBLY DETAIL



1 M100 NOT TO SCALE

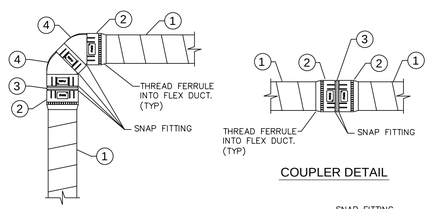
ELEVATION FOR AHU-1&2 (VERTICAL) DETAIL

SEQUENCE:
1. INSTALL DRYWALL ON CEILING AND TAPE JOINTS.
2. FRAME DROPPED CEILING.
3. INSTALL RHEIA DUCTS.
4. INSTALL DRYWALL ON DROPPED CEILING.



13 M100 NOT TO SCALE

DROPPED CEILING BETWEEN INTERIOR WALLS DETAIL

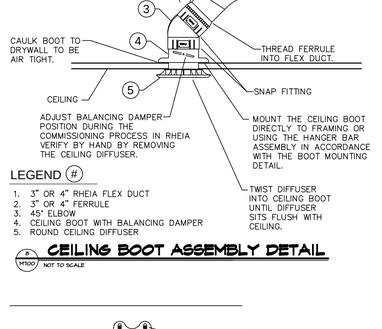


LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. COUPLER
4. 45° ELBOW

11 M100 NOT TO SCALE

45°/90° ELBOW AND COUPLER DETAILS

NOTE:
FLEX DUCT TO BE SUPPORTED BY FRAMING AND/OR CEILING. PROVIDE STRAPPING AS REQUIRED BY LOCAL ADOPTED CODE AND AUTHORITY HAVING JURISDICTION.

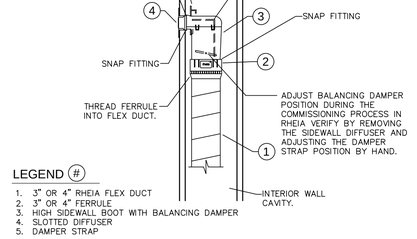


LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. 45° ELBOW
4. CEILING BOOT WITH BALANCING DAMPER
5. ROUND CEILING DIFFUSER

2 M100 NOT TO SCALE

CEILING BOOT ASSEMBLY DETAIL

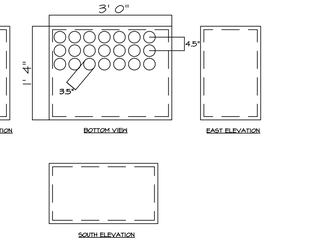
NOTE:
VERTICAL FLEX DUCT IN WALL TO BE SUPPORTED BY BOOT ABOVE. PROVIDE STRAPPING AS REQUIRED BY LOCAL ADOPTED CODE AND AUTHORITY HAVING JURISDICTION.



LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. HIGH SIDEWALL BOOT WITH BALANCING DAMPER
4. SLOTTED DIFFUSER
5. DAMPER STRAP

5 M100 NOT TO SCALE

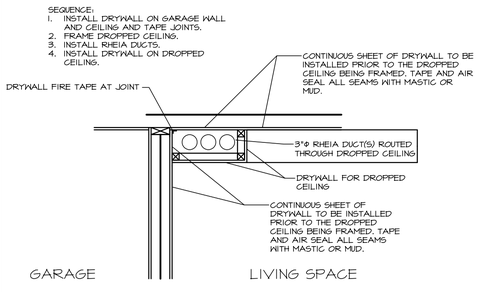
HIDE SIDEWALL BOOT ASSEMBLY DETAIL



2 M100 NOT TO SCALE ZONE 1

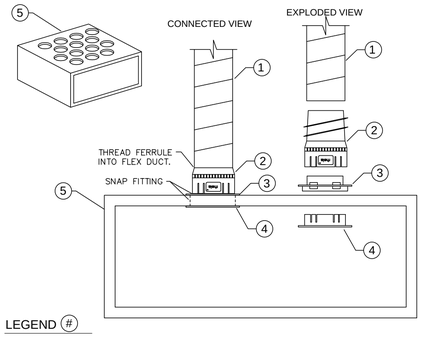
MANIFOLD DETAIL

SEQUENCE:
1. INSTALL DRYWALL ON GARAGE WALL AND CEILING AND TAPE JOINTS.
2. FRAME DROPPED CEILING.
3. INSTALL RHEIA DUCTS.
4. INSTALL DRYWALL ON DROPPED CEILING.



16 M100 NOT TO SCALE

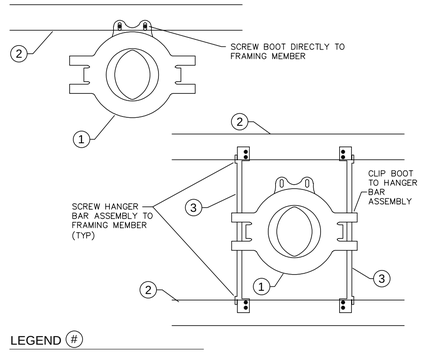
DROPPED CEILING AT GARAGE WALL DETAIL



LEGEND (#)
1. 3" OR 4" RHEIA FLEX DUCT
2. 3" OR 4" FERRULE
3. TAKEOFF - OUTSIDE
4. TAKEOFF - INSIDE
5. 1" DUCTBOARD MANIFOLD

12 M100 NOT TO SCALE

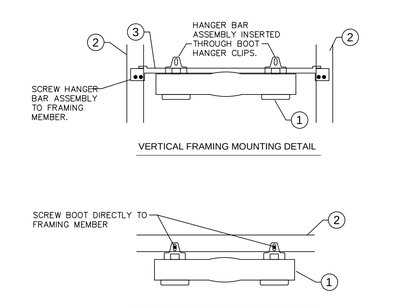
MANIFOLD TAKEOFF ASSEMBLY DETAIL



LEGEND (#)
1. CEILING BOOT WITH BALANCING DAMPER
2. STRUCTURAL MEMBER
3. HANGER BAR ASSEMBLY

4 M100 NOT TO SCALE

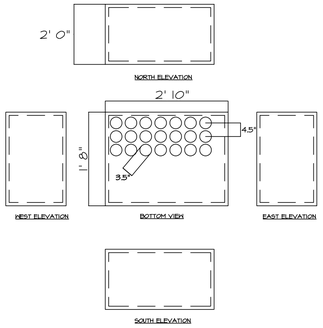
CEILING BOOT MOUNTING DETAIL



LEGEND (#)
1. HIGH SIDEWALL BOOT OR PASS THROUGH BOOT
2. FRAMING MEMBER
3. HANGER BAR ASSEMBLY

6 M100 NOT TO SCALE

PASS THROUGH AND HIGH SIDEWALL BOOT MOUNTING DETAIL



3 M100 NOT TO SCALE ZONE 2

MANIFOLD DETAIL

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGCI.COM
PEGCI1038.00

STANLEY ◆ MARTIN
HOMES

DRAWN BY: MB | DESIGNED BY: MB | REVIEWED BY: MJ

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: MECHANICAL DETAILS - RHEIA

PROJECT ADDRESS: VA

SHEET NO.: M701

14 OF 14

ELECTRICAL LEGEND

RACEWAY CONCEALED IN CEILING CAVITY, SLAB, OR WALL.

RACEWAY HOMERUN TO PANEL, ONE ARROWHEAD PER CIRCUIT.

RACEWAY WITH 3 WIRES #12 AWG IN CONDUIT AND #12 AWG GROUNDING CONDUCTOR. NOTE: NUMBER OF CROSS HATCHES INDICATES NUMBER OF #12 AWG CONDUCTORS SHORT CROSS HATCH = PHASE CONDUCTOR. LONG CROSS HATCH NEUTRAL CONDUCTOR. DOT INDICATES GROUNDING CONDUCTOR AND SMALL HATCHES AFTER NEUTRAL CONDUCTOR REPRESENT SWITCHED CONDUCTORS. NO CROSS HATCHES INDICATES 2 #12 AWG AND #12 AWG GROUNDING CONDUCTOR.

WALL SWITCH, SINGLE POLE, SINGLE THROW. MOUNT 48" AFF.

WALL SWITCH, 3-WAY, SINGLE POLE, DOUBLE THROW. MOUNT 48" AFF.

DISCONNECT SWITCH, SIZE/POLES/FUSE/ENCLOSURE TYPE IF OTHER THAN NEMA 3R. MOUNT 48" AFF. "NF" INDICATES NON-FUSED TYPE (30/3/20/3R).

DUPLEX RECEPTACLE

DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED

DUPLEX RECEPTACLE - FLOOR MOUNTED

RECEPTACLE - 240V

DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT

DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT

GARBAGE DISPOSAL

EXHAUST FAN MOTOR

BELL CHIME

BELL PUSH BUTTON, NEMA-3R

JUNCTION BOX, ABOVE CEILING.

JUNCTION BOX, WALL-MOUNTED.

PANELBOARD, SURFACE-MOUNTED MOUNT AT 6'-0" TO TOP.

ELECTRICAL UTILITY CO. METER

120 V WALL MOUNTED SMOKE DETECTOR WITH BATTERY BACK- UP -WIRED IN SERIES (KIDDE MODEL# I9010)

120 V CARBON MONOXIDE DETECTOR WITH BATTERY BACK- UP (KIDDE)

120 V WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR WITH BATTERY BACK- UP (KIDDE MODEL# P3010CU)

TELEPHONE OUTLET BOX, 4" SQUARE BOX W/ PLASTER RING, 18" A.F.F., OR ABOVE COUNTER WHERE SHOWN, WITH 3/4"C (AND #14AWG PULLWIRE) STUBBED 6" ABOVE ACCESSIBLE CEILING OR BACK TO TELEPHONE BACKBOARD AS DIRECTED BY THE OWNER.

50A, 240V ELECTRICAL VEHICLE CHARGER ROUGH.

GENERAL

A. ALL ELECTRICAL WORK SHALL CONFORM TO NEC 2017 AND LOCAL RULES AND REGULATIONS OF STATE.

B. ALL EQUIPMENT SHALL BE NEW AND U.L. APPROVED.
C. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. SIZE AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE SHOWN IN ENLARGED DETAILS OR AS APPROVED BY THE ARCHITECT OR HIS REPRESENTATIVE.
D. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL THE NECESSARY BENDS, OFFSETS, PULLBOXES AND OBSTRUCTIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK TO CONFORM TO THE STRUCTURE, MAINTAIN HEAD-ROOM AND KEEP OPENINGS AND PASSAGEWAY'S CLEAR. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
E. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND SHALL COMPARE THE DRAWINGS WITH EXISTING ELECTRICAL INSTALLATIONS, AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF HIS WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL HAVE DEEMED TO HAVE MADE SUCH EXAMINATION AND TO HAVE ACCEPTED SUCH CONDITIONS AND TO HAVE MADE ALLOWANCE THEREFORE.
F. IN PREPARING HIS BID, CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH ALL TRADES AND ELECTRICAL REFERENCES ON ARCHITECTURAL DRAWINGS.
G. VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND INTERIOR DETAILS AND FINISHES. IN CENTERING OUTLETS AND LOCATING BOXES AND OUTLETS, ALLOW FOR OVERHEAD PIPES, DUCTS, AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIM, PANELING, HUNG CEILINGS AND THE LIKE, AND CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT EXPENSE TO OWNER.
H. FURNISH AND INSTALL WIRING FOR EQUIPMENT FURNISHED BY OTHERS, AS SHOWN ON DRAWINGS. COORDINATE WITH OTHER TRADES OR DETAILS FOR INSTALLATION. THE TERM "WIRING", AS USED HEREIN, INCLUDES FURNISHING AND INSTALLING CONDUIT, WIRE JUNCTION BOXES, DISCONNECTS AND MAKING CONNECTIONS. BE RESPONSIBLE FOR PROPER WIRING AND NECESSARY ELECTRICAL ADJUSTMENTS TO EQUIPMENT TO CONFORM TO SPECIFIED REQUIREMENTS OF THE EQUIPMENT.
I. SECURE AND PAY ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK.
J. THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF THE EXISTING CONSTRUCTION WORK WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP, AND FINISH AND SHALL ACCURATELY MATCH ALL SURROUNDING WORK.
K. AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN UP RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM THE SITE.
L. CODE REQUIREMENTS ARE MINIMUM AND SHALL BE COMPLIED WITH AT NO ADDITIONAL COST TO THE OWNER. WHERE REQUIREMENTS OF THESE DRAWINGS EXCEED CODE REQUIREMENTS, WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS.
M. DEVIATION FROM MATERIALS, METHODS AND PROCEDURES SET FORTH HEREIN MUST BE APPROVED IN WRITING. APPROVAL WILL NOT BE GIVEN UNLESS THE PROPOSED SYSTEM IS EQUAL IN PERFORMANCE, DURABILITY LONGEVITY, AND RELIABILITY TO THAT SPECIFIED.

LIGHTING FIXTURES

A. INSTALL LIGHTING FIXTURES AS SHOWN ON THE ELECTRICAL DRAWINGS. VERIFY EXACT LOCATIONS OF FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLANS. COORDINATE FIXTURE HOUSINGS AND TRIMS WITH CEILING TYPE. PROVIDE REQUIRED ACCESSORIES FOR CEILING TYPES.
B. ALL RECESSED LIGHTING FIXTURES SHALL BE LED.
C. ALL BULBS ARE DIMMABLE LED.
D. NUMBER OF BULBS DETERMINED BY FIXTURE CHOSEN BY CUSTOMER.
E. IC-RATED RECESSED LIGHT FIXTURES SHALL BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE
F. 2.0 CFM LEAKAGE AT 75% PA. (2015 VA ENERGY CODE) 75% LAMPS IN PERMANENT FIXTURES OR 75% PERMANENT FIXTURES SHALL BE USE HIGH EFFIC LAMPS. (2015 VA ENERGY CODE)

DISTRIBUTION EQUIPMENT

A. ALL PANELBOARDS SHALL BE ENCLOSED TYPE, FLUSH OR SURFACE MOUNTED AS REQUIRED, IN STEEL CABINETS CODE GAUGE, WITH STEEL TRIM CONCEALED HINGES, DOORS AND FLUSH TYPE LOCKS. MANUFACTURER SHALL BE SQUARE D, CUTLER HAMMER, GE, ITE, OR APPROVED EQUIVALENT.
B. ALL BUSSES, INCLUDING NEUTRAL AND GROUND BUS, SHALL BE MINIMUM 98% CONDUCTIVITY, HARD DRAWN COPPER, SILVER OR TIN-PLATED JOINTS, AND SIZED ON THE BASIS OF 1000 AMPERES PER SQUARE INCH CROSS-SECTIONAL AREA. BUSSES SHALL BE ARRANGED FOR SEQUENCING PHASING. EXCEPTION: ALUMINUM BUSSING IS PERMITTED FOR RESIDENTIAL LOAD CENTER PANELBOARDS.
C. PANELBOARDS SHALL BE EQUIPPED WITH PLUG-ON MOLDED CASE CIRCUIT BREAKERS OF THE TYPE, NUMBER OF POLES, TRIP SIZES, AS SHOWN IN DRAWINGS AND INTERRUPTING CAPACITY AS PER BUILDING REQUIREMENTS. EXCEPTION:RESIDENTIAL UNITS SHALL BE EQUIPPED WITH PLUG-IN TYPE MOLDED CASE CIRCUIT BREAKERS F THE TYPE, NUMBER OF POLES, TRIP SIZES, AS SHOWN IN DRAWINGS AND INTERRUPTING CAPACITY AS PER BUILDING REQUIREMENTS. GROUP AND LACE ALL CONDUCTORS WITHIN PANEL ENCLOSURE DO NOT SPLICE CONDUCTORS WITHIN PANEL ENCLOSURE.
D. SEAL EXISTING PANEL KNOCKOUTS NOT RE-USED.
E. DISCONNECT SWITCHES SHALL BE SQUARE-D CLASS 3110 TYPE FUSED OR NON-FUSED, OR APPROVED EQUIVALENT.

DEVICES

DUPLEX RECEPTACLES FOR WALL AND FLOOR CONVENIENCE OUTLETS SHALL BE 2 POLE, 3 WIRE, GROUNDED, 20 AMPERE, NEMA CONFIGURATION 5-20R, COLOR BY ARCHITECT.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

DUPLEX GFI RECEPTACLE SHALL BE 2 POLE, 3 WIRE, GROUNDED, 20 AMPERE, NEMA CONFIGURATION 5-20R, COLOR BY ARCHITECT.

SINGLE POLE SWITCHES AND 3-WAY SWITCHES SHALL BE SPECIFICATION GRADE. COLOR BY ARCHITECT. DEVICE SHALL BE MOUNTED UNDER COMMON COVERPLATE WHERE MULTIPLE DEVICES ARE INDICATED.
AC-DC SMOKE AND CARBON MONOXIDE DETECTOR SHOULD BE INSTALLED ACCORDING TO NFPA 72.
AC/BATTERY: THESE SHOULD CONFORM TO THE NFPA 72, SECTION 29.6 ALARMS HAVE TWO POWER SUPPLIES 120- VOLT AC FOR THE PRIMARY SOURCE OF POWER AND BATTERY BACKUP FOR THE SECONDARY SOURCE.

CONDUCTORS

A. ALL BRANCH CIRCUIT CONDUCTOR'S SHALL BE COPPER UNLESS OTHERWISE NOTED. ALL #8 AWG WIRE AND LARGER SHALL BE STRANDED.
B. ALL #10 AWG WIRE AND SMALLER SHALL BE SOLID.
C. VOLTAGE RATING OF INSULATION SHALL BE 600 VOLTS.
D. FACTORY COLOR CODING FOR WIRE AND CABLE SHALL BE AS FOLLOWS: 120/240V - BLACK, RED, WHITE, FOR PHASES A, B AND NEUTRAL,RESPECTIVELY. GROUND WIRES SHALL BE GREEN.
E. LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS.
F. LIGHTING AND POWER WIRING FOR CIRCUITS LESS THAN 100 FEET SHALL BE #12 AWG, UNLESS NOTED. WIRE SIZES SHALL BE #10 FOR CIRCUITS GREATER THAN 100 FEET.

NONMETALLIC CABLE (NM):

A. TYPE NM CABLE SHALL BE PERMITTED PER NFPA-70 ARTICLE 334.10. ALL OTHER LOCATIONS SHALL USE TYPE MC AS A SUBSTITUTE FOR CONDUIT.

OUTLET JUNCTION AND PULL BOXES

A. ALL OUTLET BOXES SHALL BE PLASTIC RATED FOR RESIDENTIAL USE.
B. OUTLET BOXES FOR RECEPTACLES AND SWITCHES IN DRY WALL PARTITION SHALL BE 4" SQUARE, BY 1-1/2" MINIMUM DEPTH AND SHALL BE FITTED WITH DEVICE COVERS AND DEPTH EQUAL TO THE DRY WALL THICKNESS.
C. SECTIONAL BOXES ARE NOT ACCEPTABLE.
D. SET BOXES SQUARE AND TRUE WITH BUILDING FINISH. ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF FURRING AND FIREPROOFING.
E. LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS INSTALL SWITCH, IN SIDE OPPOSITE HINGE, VERIFY FINAL DOOR HINGE LOCATION IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION.
F. LOCATION INDICATED FOR LOCAL WALL SWITCHES, CONTROLLERS, EMERGENCY PUSH BUTTONS, RECEPTACLE, ETC. ARE SUBJECT TO MODIFICATIONS.
G. HEIGHTS OF OUTLET FROM FINISHED FLOOR TO CENTERLINE OF OUTLETS, AS PER ELECTRICAL DRAWINGS. EXCEPTIONS: AT JUNCTION OF DIFFERENT WALL MATERIALS, MOLDING OR BREAK IN WALL SURFACE IN VIOLATION OF CODE REQUIREMENTS.

GROUNDING

A. GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE, OR LOCAL CODES THAT MAY APPLY.

SLEEVES

A. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS OR PARTITIONS SHALL BE SEALED TO PREVENT THE SPREAD OF SMOKE AND FIRE THROUGH THEM. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHIGH IT IS INSTALLED BY ARTICLE #300-21 OF THE NATIONAL ELECTRICAL CODE.
B. THE FOAM SEALANT SHALL MEET ALL OF THE FIRE TEST AND HOUSE STREAM TEST REQUIREMENTS OF ASTM E-119-73 AND SHALL BE U.L. CLASSIFIED AS A WALL OPENING PROTECTIVE DEVICE, AS MANUFACTURED BY CHASE TECHNOLOGY CORPORATION, OR APPROVED EQUIVALENT.

HVAC CONTROLS

A. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONTROL WIRING INCLUDING CONDUITS, RELAYS, TIME CLOCK, CONTROL TRANSFORMERS, ETC., FORALL HVAC EQUIPMENT, UNLESS OTHERWISE NOTED.
B. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ONLY POWER WIRING WITH DISCONNECTS, AS SHOWN IN ELECTRICAL DRAWINGS.

TEST AND GUARANTEES

A. UPON COMPLETION OF ALL ELECTRICAL WORK, CONTRACTOR SHALL TEST FOR GROUNDS AND SHORTS, TO ENSURE PROPER OPERATION OF ELECTRICAL EQUIPMENT.
B. GUARANTEE FOR TWO YEARS AFTER FINAL ACCEPTANCE BY OWNER OF ALL WORKMANSHIP AND MATERIALS FURNISHED.
C. SMOKE DETECTOR TEST SHOULD BE DONE IN ACCORDANCE WITH NFPA-72.

ELECTRICAL ABBREVIATIONS

AIC	AMPERES INTERUPTING CURRENT
AFF/ARF	ABOVE FINISHED FLOOR/ ABOVE RAISED FLOOR
ARCH	ARCHITECT/ARCHITECTURAL
AT	AMPERE TRIP
AF	AMPERE FRAME
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
EC	EMPTY CONDUIT
EMT	ELECTRICAL METALLIC TUBING
EX	EXISTING
F	FUSED
FFL	FINISHED FLOOR
FLR	FLOOR
G	GROUND
GF	GROUND FAULT CIRCUIT INTERUPTER
HID	HIGH INTENSITY DISCHARGE
J, JB	JUNCTION BOX
kcmil	THOUSAND CIRCULAR MILLS
MC	METAL-CLAD CABLE
MCB	MAIN CIRCUIT BREAKER
MH	METAL HALIDE
MLO	MAIN LUG ONLY
NF	NONFUSIBLE
PH	PHASE
PVC	POLYVINYL CHLORIDE CONDUIT
RECP	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SYM	SYMMETRICAL
TEL	TELEPHONE
V	VOLT
VA	VOLT-AMPERE
W	WIRE OR WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER
CLG	CEILING GROUND FAULT CIRCUIT INTERRUPTER(GFCI).
A-X	A IS THE NAME OF ELECTRICAL PANEL BOARD AND X IS THE NUMBER OF CIRCUIT.

ELECTRICAL DRAWING LIST

SHEET	DRAWING	TITLE
1 OF 10	E000	ELECTRICAL GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
2 OF 10	E001	ELECTRICAL COMCHECK COMPLIANCE UNITS C & Q
3 OF 10	E100	FIRST FLOOR ELECTRICAL LAYOUT
4 OF 10	E101	SECOND FLOOR ELECTRICAL LAYOUT
5 OF 10	E102	THIRD FLOOR ELECTRICAL LAYOUT
6 OF 10	E103	FOURTH FLOOR ELECTRICAL LAYOUT
7 OF 10	E500	ELECTRICAL GROUNDING GENERAL DETAILS
8 OF 10	E600	ELECTRICAL SCHEDULES
9 OF 10	E601	ELECTRICAL SCHEDULES
10 OF 10	E602	ELECTRICAL SCHEDULES

ELECTRICAL FIXTURES SCHEDULE

FIXTURE DESCRIPTION	ELECTRICAL DATA				MODEL	MANUFACTURER	REMARK
	VOLTAGE	MOCP	MCA	KW RATING			
ELECTRIC RANGE	208/240V, 1PH, 60HZ	40 AMP		9.1 / 12.1 KW	JB258DMBB	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
MICROWAVE	120V, 1PH, 60HZ	20 AMP		1.6 KW	PEB7227AND2	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
DISHWASHER	120V, 1PH, 60HZ	15 AMP	7.1 AMP	0.8 KW	GDT533PSMSS	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
REFRIGERATOR	120V, 1PH, 60HZ	20 AMP	15 AMP	1.8 KW	GSE25GGHBB	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
WASHER	120V, 1PH, 60HZ	20 AMP	15 AMP	1.8 KW	GFW430SSMWW	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
DRYER	120/240V, 1PH, 60HZ	30 AMP	24 AMP	5.6 KW	GFD43ESSMWW	GE APPLIANCES	OR EQUIVALENT APPROVED BY OWNER
GARBAGE DISPOSAL	120V, 1PH, 60HZ	15 AMP	5.6 AMP	0.7 KW	H790-14D-64-02	ISE-BADGER-1	OR EQUIVALENT APPROVED BY OWNER

LUMINARIES SCHEDULE

SYMBOL		MOUNTING	LOCATION	MACUFACTURER	DESCRIPTION	LAMP	INPUT WATTS	VOLTAGE
	A	WALL	PORCHES	KICHLER 49105TZ	WALL MOUNTED WE LOCATION	1-100W	100	120
	B	SURFACE	VESTIBULE	KICHLER 8108NI	CEILING MOUNTED LED	2-9W LED	18	120
	D	SURFACE	STAIRS	LED DISK 4387OWHLED30	LED DISK, WET LOCATION	2-13W LED	26	120
	F	WALL	BATHROOM	KICHLER 5993CH	WALL MOUNTED VANITY LIGHT	3-17W LED	51	120
	G	WALL	1/2 BATHROOM	KICHLER 45843CH	WALL MOUNTED VANITY LIGHT	2-17W LED	34	120
	H	SURFACE	GARAGE	AF LIGHTING K5000-KEYLESS	KEYLESS WITH 6IN LEADS	2-9W LED	18	120
	N	SURFACE	SHOWER	SELECTED BY BUILDER	SURFACE MOUNTED LED WET LOCATION	1-40W CFL	40	120
	J	SURFACE	KITCHENS	KICHLER 10303WH-FLUORESECENT	12.5X48 SURFACE MOUNTED FLUORESCENT	4-22W T8	140	120
	T	RECESSED	KITCHEN SINKS	SELECTED BY BUILDER	SURFACE MOUNTED LED	1-13W LED	13	120
	V	PENDANT	DINING ROOM	SELECTED BY BUILDER	PENDANT LIGHT LED	3-17W LED	51	120
	W	SURFACE	LAUDRY	SELECTED BY BUILDER	SURFACE MOUNTED LED	2-9W LED	18	120
	Y	PENDANT	ELECTRICAL & SPRINKLER	SELECTED BY BUILDER	1X4 UTILITY LIGHT-FLOURECENT	2-32W T8	64	120

LUMINAIRE NOTE

1. ALL NEW LED AND FLUORESCENT LUMINAIRES SHALL BE EQUIPPED WITH ENERGY SAVING DRIVERS.
2. ALL NEW LED AND FLUORESCENT FIXTURES TO HAVE THE SAME COLOR TEMPERATURE, UNLESS OTHERWISE NOTED.
3. SUPPORT RECESSED LUMINAIRES FROM BUILDING STRUCTURE WITH MINIMUM AWG#12 CEILING GRID HANGER WIRE, FROM EACH CORNER OF LUMINAIRE.
4. FINAL AND EXACT LOCATION OF EACH LUMINAIRE TO BE AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLAN.
5. MOUNTING TYPE AND DIRECTION CHEVRONS TO BE AS INDICATED ON THE FLOOR PLANS.
6. EMERGENCY BATTERY PACK FOR LED AND FLUORESCENT FIXTURES TO BE PROVIDED BY SAME MANUFACTURER OF LUMINAIRE.
7. EXACT LOCATION AND THE MOUNTING HEIGHT TO BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN.
8. EXACT LUMINAIRE TYPE, COLOR, OPTICS TO BE COORDINATED WITH ARCHITECT.

REMARKS | DATE | REV. NO.

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE 115S
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGPLLC.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: SG | DESIGNED BY:SG | REVIEWED BY:PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: ELECTRICAL GENERAL NOTES SYMBOLS & ABBREVIATION

PROJECT ADDRESS: VA

SHEET NO. E000 — 1 OF 10

COMcheck Software Version 4.1.2.2

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 1544 Julianne
Project Type: New Construction

Construction Site:
Fairfax and Loudoun Counties, VA

Owner/Agent:
STANLEY MARTIN

Designer/Contractor:
PEG
3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Multifamily	1580	0.61	967
		Total Allowed Watts =	967

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Multifamily				
LED 1: A: WALL MOUNTED LIGHT: Other:	1	2	100	200
LED 2: D: SURFACE LIGHT: LED A Lamp 13W:	2	12	26	312
LED 3: F: WALL LIGHT: LED PAR 17W:	3	3	51	153
LED 4: G: WALL LIGHT: LED PAR 17W:	2	1	34	34
LED 5: H: SUFACE LIGHT: LED A Lamp 9W:	2	1	18	18
LED 6: V: PENDANT LIGHT: LED Linear 17W:	3	1	51	51
LED 7: W: SURFACE LIGHT: LED A Lamp 9W:	2	1	18	18
LED 8: T: RECESSED LIGHT: LED A Lamp 13W:	1	5	13	65
LED 9: J: PENDANT LIGHT: LED Linear 22W:	3	1	66	66
			Total Proposed Watts =	917

Interior Lighting PASSES: Design 5% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.2.2 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COMcheck Software Version 4.1.2.2

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: 1542 Tessa
Project Type: New Construction

Construction Site:
Fairfax and Loudoun, VA

Owner/Agent:
STANLEY MARTIN

Designer/Contractor:
PEG
3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Multifamily	2051	0.61	1255
		Total Allowed Watts =	1255

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Multifamily				
LED 1: A: WALL MOUNTED LIGHT: Other:	1	2	100	200
LED 2: D: SURFACE LIGHT: LED PAR 13W:	2	10	26	260
LED 3: F: WALL LIGHT: LED PAR 17W:	3	3	51	153
LED 4: G: WALL LIGHT: LED A Lamp 13W:	2	1	26	26
LED 5: H: SURFACE LIGHT: LED A Lamp 9W:	2	2	18	36
LED 6: J: SURFACE LIGHT: LED Linear 22W:	3	1	96	96
LED 7: T: RECESSED LIGHT: LED PAR 13W:	1	6	13	78
LED 8: W: SURFACE LIGHT: LED A Lamp 9W:	2	1	18	18
			Total Proposed Watts =	867

Interior Lighting PASSES: Design 31% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COM*check* Version 4.1.2.2 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | REV. NO. | DATE

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21038.00

STANLEY MARTIN HOMES

SHEET NO. E001

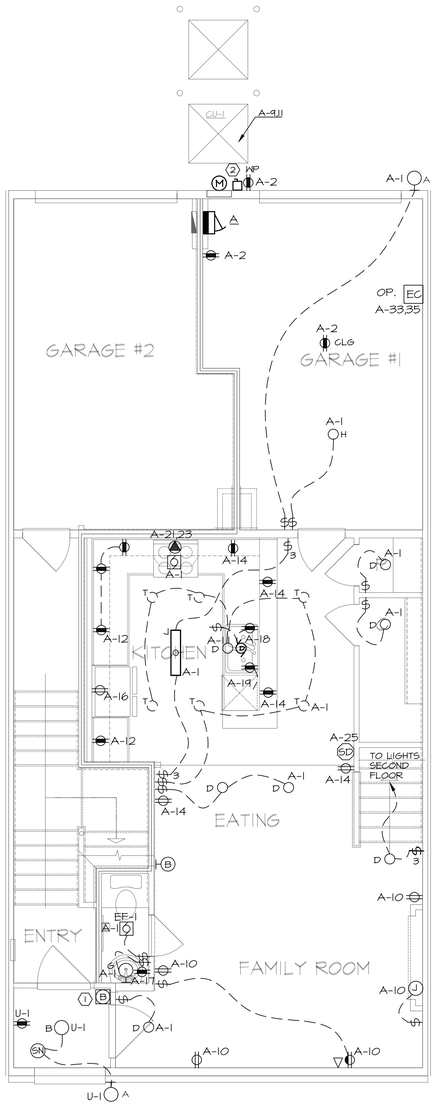
MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE ELECTRICAL COMCHECK COMPLIANCE UNIT A & B

PROJECT ADDRESS VA

DRAWN BY: SG | DESIGNED BY: SG | REVIEWED BY: PS

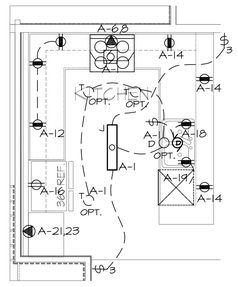
2 OF 10



1 E100 FIRST FLOOR ELECTRICAL PLAN

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

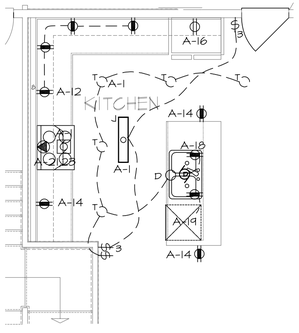
TESSA



2 E100 FIRST FLOOR ELECTRICAL PLAN

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

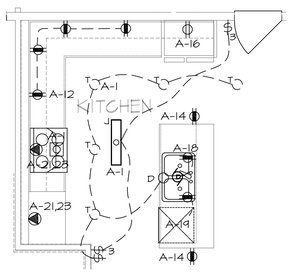
GOURMET KITCHEN- TESSA



3 E100 FIRST FLOOR ELECTRICAL PLAN

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

TESSA/ALTERNATE GOURMET KITCHEN



4 E100 FIRST FLOOR ELECTRICAL PLAN

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

TESSA/ALTERNATE KITCHEN

GENERAL NOTES:

1. REFER TO GENERAL REQUIREMENTS ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
2. WHERE DIFFERENCE IN LIGHTING OR QUANTITY OF LIGHT FIXTURES OCCUR BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS, THE ARCHITECT'S PLAN SHALL DICTATE. BRING DISCREPANCIES TO ARCHITECTS ATTENTION IN WRITING PRIOR TO INSTALLATION.
3. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, LIGHTING FIXTURES, ETC. PRIOR INSTALLATION.
4. ALL RECEPTACLES AT WET LOCATIONS SHOULD BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. ALL OUTDOOR RECEPTACLES SHOULD BE WEATHER PROOF AND GFCI.
6. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.

KEY NOTES: ⟨#⟩

1. MOUNT DOOR BELL CHIME UP HIGH ON WALL. WIRE TO DOOR PUSHBUTTON. PAINT CHIME TO MATCH WALL.
2. DISCONNECT SWITCH WITH 120/240V, 25A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.
3. DISCONNECT SWITCH WITH 120/240V, 30A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive, SUITE T155
FAIRFAX, VA 22033
PHONE: 703.764.7777
WWW.PEGERV.COM
PEGC21038.00

STANLEY ◆ MARTIN HOMES

SHEET NO. E100

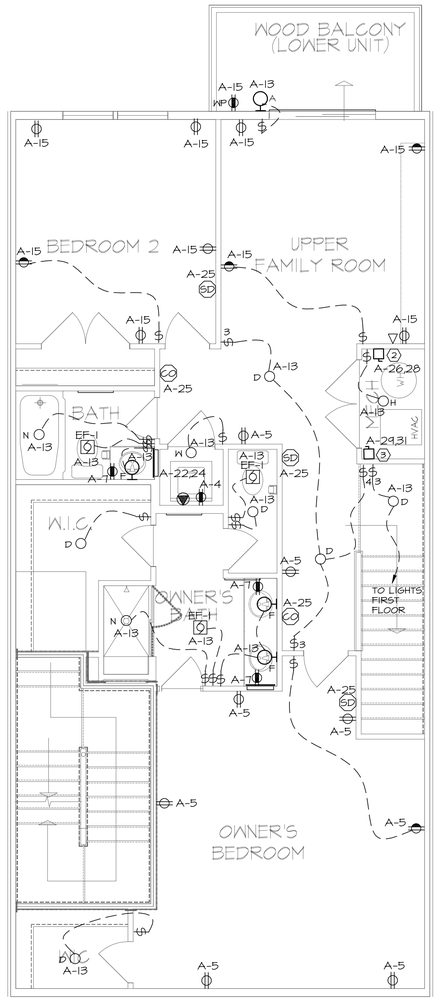
MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE FIRST FLOOR ELECTRICAL LAYOUT

PROJECT ADDRESS VA

DRAWN BY: SG | DESIGNED BY: SG | REVIEWED BY: PS

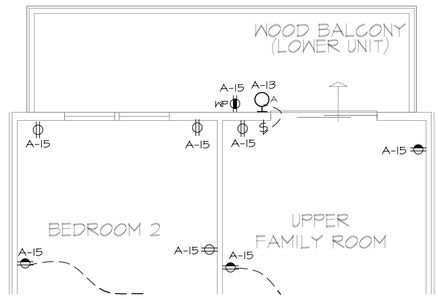
3 OF 10



1 / E101 SECOND FLOOR ELECTRICAL PLAN

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

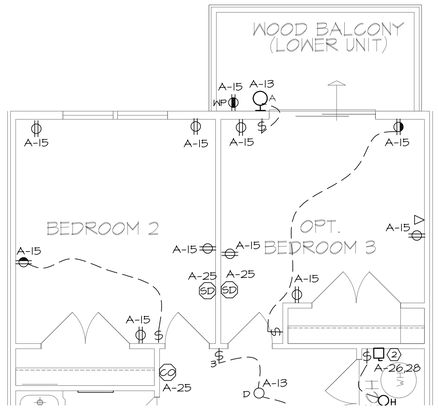
TESSA



2 / E101 SECOND FLOOR ELECTRICAL PLAN

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

TESSA OPT.



3 / E101 SECOND FLOOR ELECTRICAL PLAN

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

TESSA OPT.

GENERAL NOTES:

1. REFER TO GENERAL REQUIREMENTS ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
2. WHERE DIFFERENCE IN LIGHTING OR QUANTITY OF LIGHT FIXTURES OCCUR BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS, THE ARCHITECT'S PLAN SHALL DICTATE. BRING DISCREPANCIES TO ARCHITECTS ATTENTION IN WRITING PRIOR TO INSTALLATION.
3. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, LIGHTING FIXTURES, ETC. PRIOR INSTALLATION.
4. ALL RECEPTACLES AT WET LOCATIONS SHOULD BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. ALL OUTDOOR RECEPTACLES SHOULD BE WEATHER PROOF AND GFCI.
6. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.

KEY NOTES: (#)

1. MOUNT DOOR BELL CHIME UP HIGH ON WALL. WIRE TO RIOOR PUSHBUTTON. PAINT CHIME TO MATCH WALL.
2. DISCONNECT SWITCH WITH 120/240V, 50A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.
3. DISCONNECT SWITCH WITH 120/240V, 60A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

PEG
3975 Fair Ridge Drive,
SUITE 155
FAIRFAX, VA 22033
PHONE: 703.434.2777
WWW.PEGENV.COM
PEGC21038.00

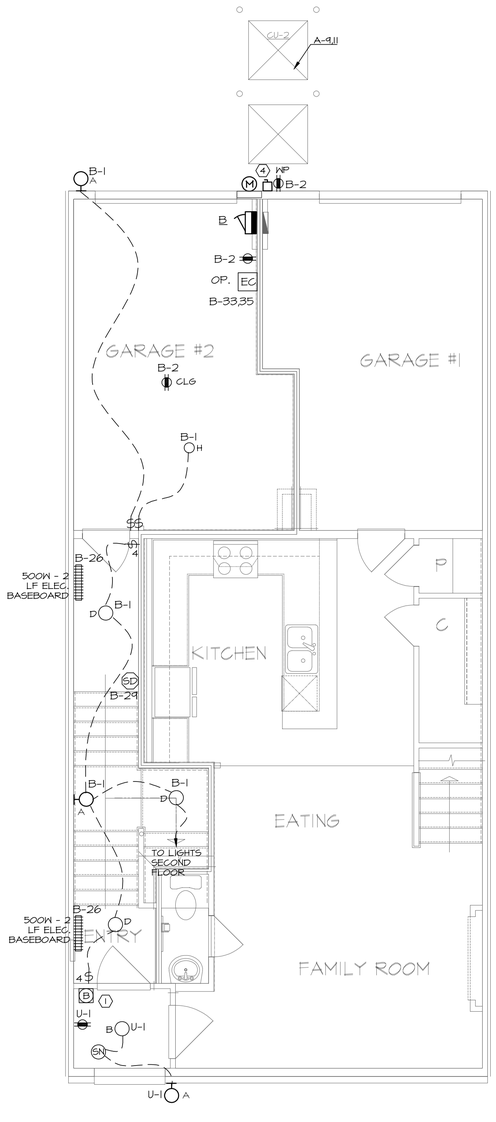
STANLEY & MARTIN HOMES

DRAWN BY: SG
DESIGNED BY: SG
REVIEWED BY: PS

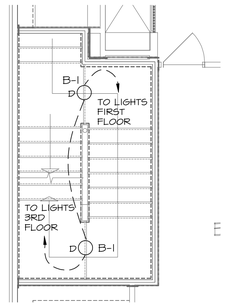
MODEL: 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE: SECOND FLOOR ELECTRICAL LAYOUT
PROJECT ADDRESS: VA

SHEET NO. E101

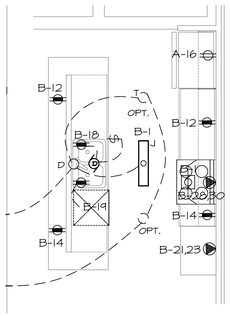
4 OF 10



1 E102 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE



2 E102 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE



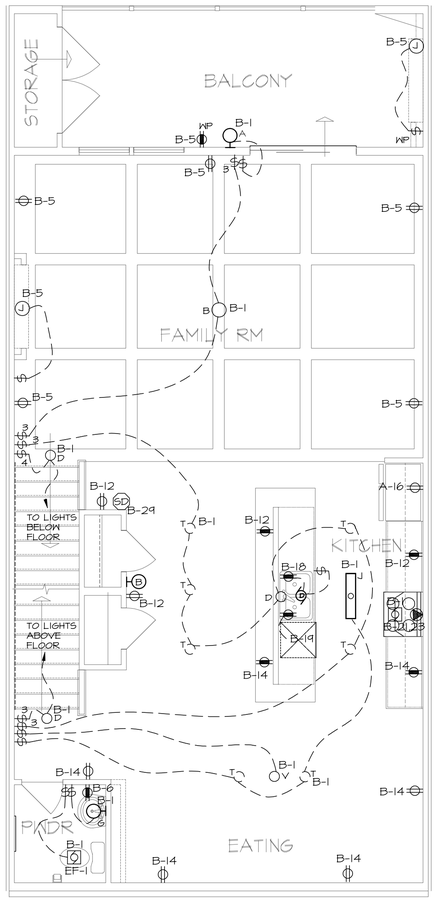
4 E102 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
GOURMET KITCHEN- JULIANNE

GENERAL NOTES:

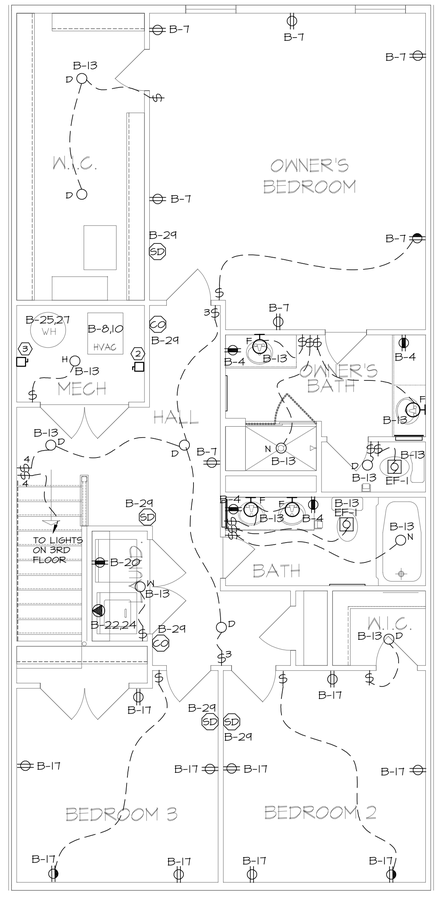
1. REFER TO GENERAL REQUIREMENTS ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
2. WHERE DIFFERENCE IN LIGHTING OR QUANTITY OF LIGHT FIXTURES OCCUR BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS, THE ARCHITECT'S PLAN SHALL DICTATE. BRING DISCREPANCIES TO ARCHITECTS ATTENTION IN WRITING PRIOR TO INSTALLATION.
3. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, LIGHTING FIXTURES, ETC. PRIOR INSTALLATION.
4. ALL RECEPTACLES AT WET LOCATIONS SHOULD BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. ALL OUTDOOR RECEPTACLES SHOULD BE WEATHER PROOF AND GFCI.
6. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.

KEY NOTES: (#)

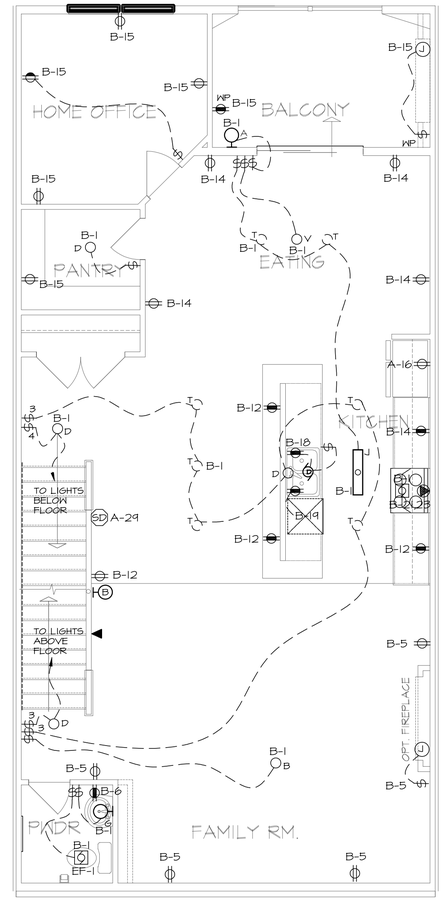
1. MOUNT DOOR BELL CHIME UP HIGH ON WALL. WIRE TO DOOR PUSHBUTTON. PAINT CHIME TO MATCH WALL.
2. DISCONNECT SWITCH WITH 120/240V, 60A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.
3. DISCONNECT SWITCH WITH 120/240V, 25A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.
4. DISCONNECT SWITCH WITH 120/240V, 30A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.



3 E102 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE



5 E102 FOURTH FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE



6 E102 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
OPTIONAL- JULIANNE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

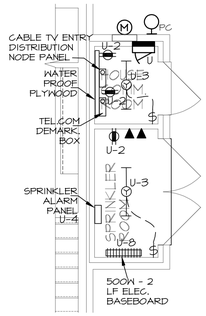
REV. NO.	DATE	REMARKS

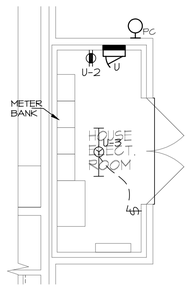
PEG
3975 Fair Ridge Drive,
SUITE 175S
FAIRFAX, VA 22033
PHONE: 703.224.2777
WWW.PEGENV.COM
PEGC21038.00

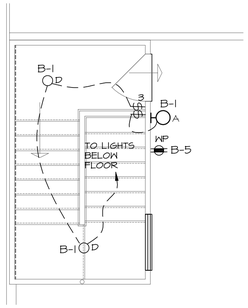
STANLEY ⊕ MARTIN HOMES

SHEET NO.	MODEL	DRAWN BY:	DESIGNED BY:	REVIEWED BY:
E102	1542 TESSA/ 1544 JULIANNE	SS	SS	PS

DRAWING TITLE: THIRD FLOOR ELECTRICAL LAYOUT
PROJECT ADDRESS: VA
5 OF 10



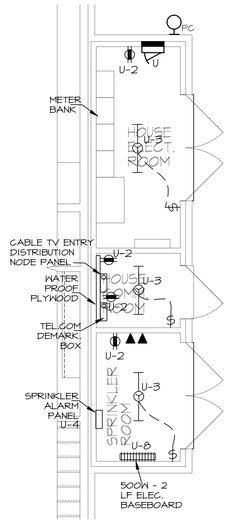


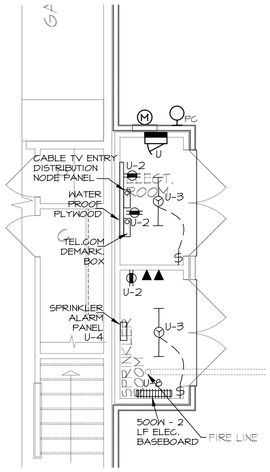


3 E103 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
HOUSE ELECT ROOM OPT.#2

2 E103 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
HOUSE COMM AND SPRINKLER ROOM OPT.#1

6 E103 TERRACE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
OPTIONAL- JULIANNE





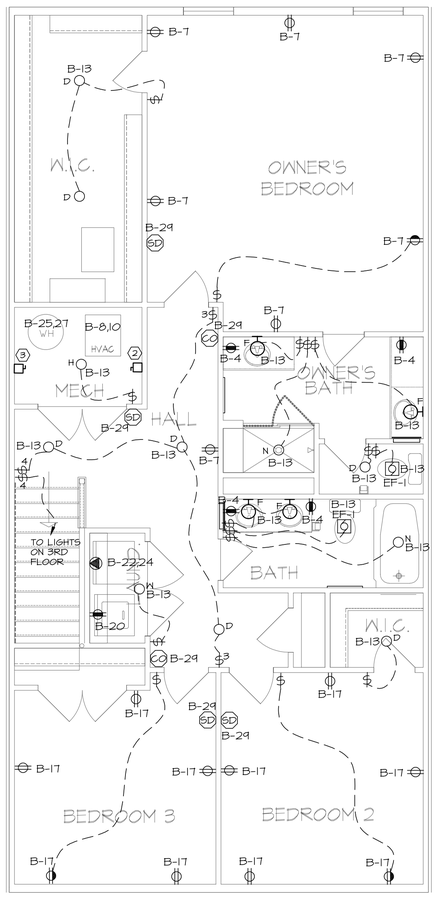
7 E103 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
ELECT AND SPRINKLER ROOM NON-METER BANK LOCATIONS

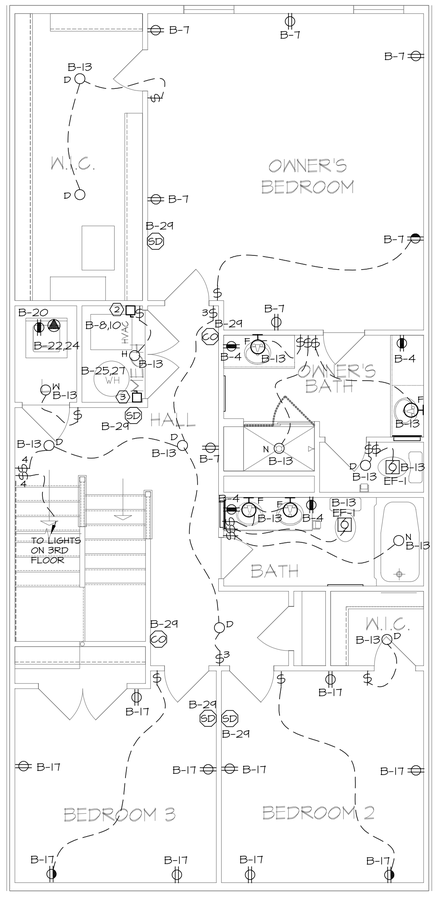
GENERAL NOTES:

1. REFER TO GENERAL REQUIREMENTS ON ELECTRICAL COVER SHEET FOR ADDITIONAL INFORMATION.
2. WHERE DIFFERENCE IN LIGHTING OR QUANTITY OF LIGHT FIXTURES OCCUR BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS, THE ARCHITECT'S PLAN SHALL DICTATE. BRING DISCREPANCIES TO ARCHITECTS ATTENTION IN WRITING PRIOR TO INSTALLATION.
3. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, LIGHTING FIXTURES, ETC. PRIOR INSTALLATION.
4. ALL RECEPTACLES AT WET LOCATIONS SHOULD BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. ALL OUTDOOR RECEPTACLES SHOULD BE WEATHER PROOF AND GFCI.
6. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT-INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 2012.

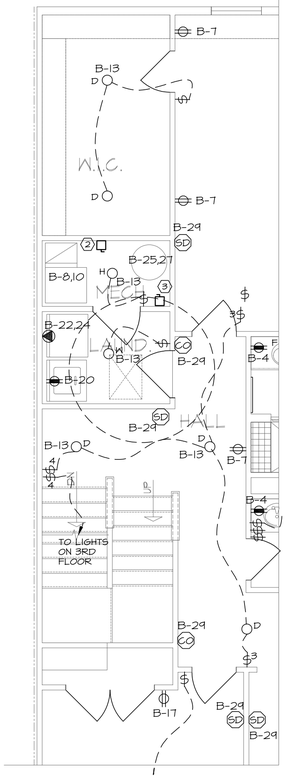
KEY NOTES: (#)

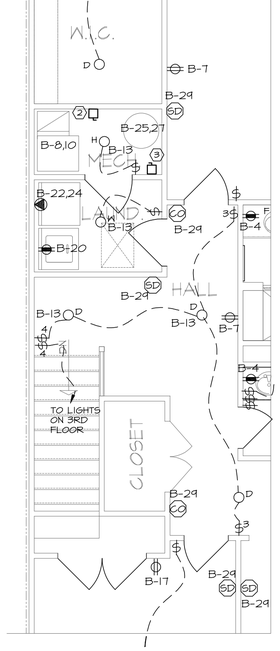
1. MOUNT DOOR BELL CHIME UP HIGH ON WALL. WIRE TO DOOR PUSHBUTTON. PAINT CHIME TO MATCH WALL.
2. DISCONNECT SWITCH WITH 120/240V, 60A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.
3. DISCONNECT SWITCH WITH 120/240V, 25A, NEMA 3R, 2 FUSES TIME- DELAY OR HACT-TYPE. REFER TO MANUFACTURER REQUIREMENTS FOR MORE DETAIL. IT IS RECOMMENDED TO USE THE SIZE OF WIRE, CIRCUIT BREAKER AND FUSES PER MANUFACTURER RECOMMENDATION.





5 E103 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
HOUSE ELECT, COMM AND SPRINKLER ROOM OPT.#3





9 E103 FOURTH FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE W/ OPT. STANDARD

1 E103 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
OPTIONAL- JULIANNE

4 E103 FOURTH FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
OPTIONAL- JULIANNE

8 E103 FOURTH FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
JULIANNE W/ OPT. TERRACE

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

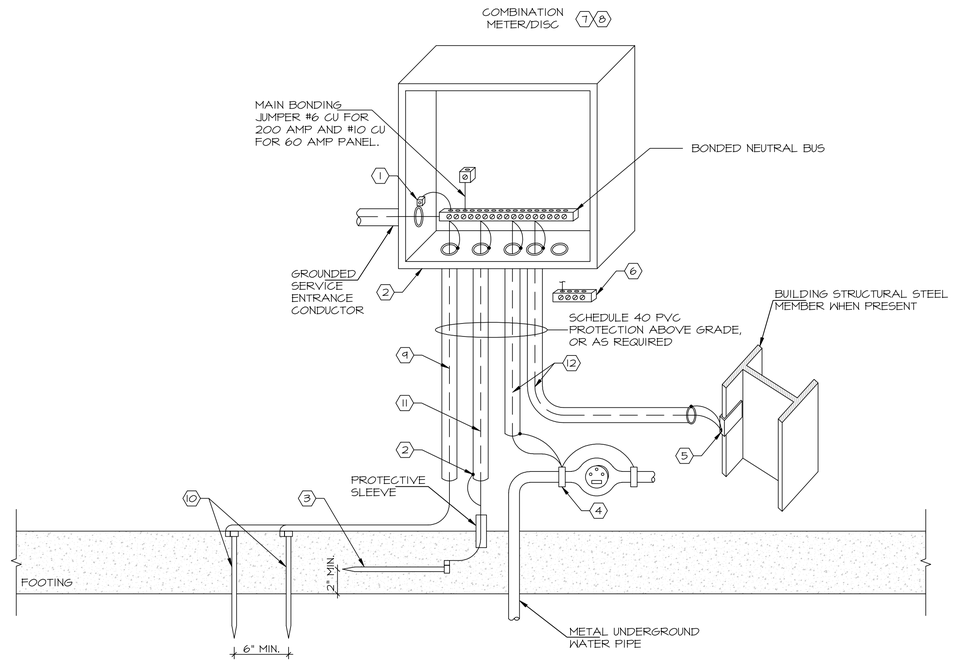
PEG
3975 Fair Ridge Drive,
SUITE 115S
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGENV.COM
PEGC21038.00

STANLEY ⊕ MARTIN HOMES

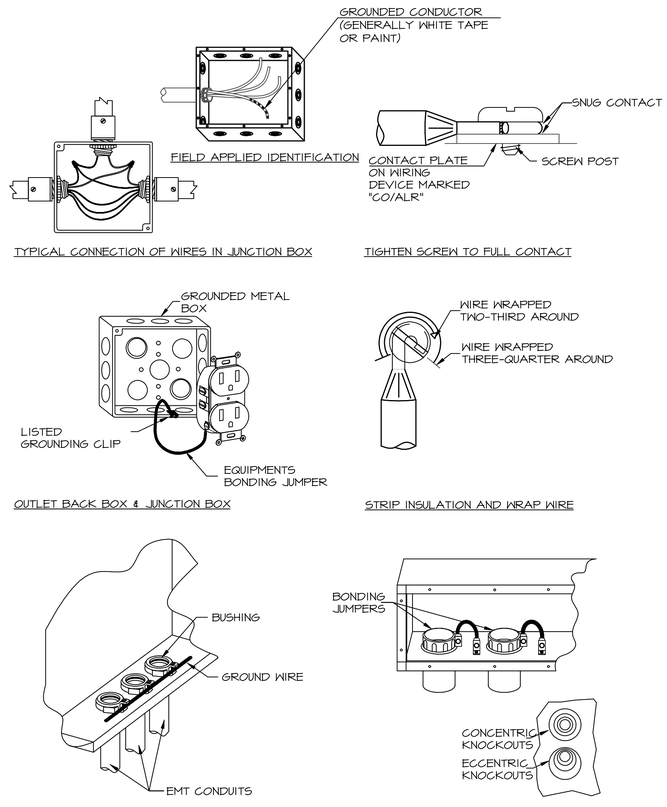
MODEL: 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE: THIRD FLOOR ELECTRICAL LAYOUT
PROJECT ADDRESS: VA
DRAWN BY: SS
DESIGNED BY: SS
REVIEWED BY: PS
SHEET NO.: E103
6 OF 10

KEY NOTES: (#)

1. ALL METAL CONDUITS ENCLOSING ANY SERVICE SHALL BE FITTED WITH A "BONDING BUSHING".
2. ALL METAL CONDUITS ENCLOSING ANY GROUNDING ELECTRODE CONDUCTOR SHALL BE FITTED WITH A "BONDING BUSHING" AT EACH END.
3. PROVIDE GROUNDING ELECTRODE PER NEC. ELECTRODE SHALL BE IN THE FORM OF A 20'-0" x 1/2" CONDUCTIVE COATED STEEL REINFORCING BARS OR COPPER CLAD GROUND ROD LAID AT LEAST 2" OFF THE BOTTOM OF A CONCRETE FOOTING. SECURE THE GROUND ROD TO THE REBAR WITH STEEL TIE WRAPS. IF THE REBAR BEING USED IN THE FOOTING IS SMALLER THAN 1/2" (#4), THEN USE 20' OF BARE SOLID #4 COPPER WIRE IN PLACE OF THE GROUND ROD. IN REMODEL PROJECTS THAT WILL NOT HAVE NEW FOOTINGS INSTALLED, THIS SUPPLEMENTAL ELECTRODE SHALL BE PER NOTE #4 BELOW OR OTHER ELECTRODE PER NEC 250.52.
4. FOR CONNECTION TO COLD WATER MAIN. CONNECT WITHIN 5 FT. OF CONTACT OF EARTH.
5. IF STRUCTURAL STEEL MEMBER OR REBARS ARE AVAILABLE, BOND IT TO THE SERVICE USING A UL LISTED IRREVERSIBLE CLAMP OR WELDING LUG.
6. PROVIDE A INTERSYSTEM BONDING TERMINATION PER NEC 250.94. INTERSYSTEM BONDING TERMINATION SHALL:
   6.1. BE ACCESSIBLE FOR CONNECTION AND INSPECTION.
   6.2. CONSIST OF A SET OF TERMINALS (LISTED AS GROUNDING AND BONDING EQUIPMENT) WITH THE CAPACITY OF NOT LESS THAN THREE INTERSYSTEM BONDING CONDUCTORS.
   6.3. BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO SERVICE EQUIPMENT, METER ENCLOSURE, OR EXPOSED NON METALLIC SERVICE RACEWAY, OR BE MOUNTED ON ONE OF THESE ENCLOSURES AND BE CONNECTED TO THE ENCLOSURE OR GROUNDING ELECTRODE CONDUCTOR WITH A MINIMUM #6 CU CONDUCTOR.
   6.4. BE SECURELY MOUNTED TO THE BUILDING'S DISCONNECTING MEANS, OR BE MOUNTED AT THE DISCONNECTING MEANS AND BE CONNECTED TO THE METALLIC ENCLOSURE OR GROUNDING ELECTRODE CONDUCTOR WITH A MINIMUM #6 CU CONDUCTOR.
7. ALL BRANCH CIRCUIT AND FEEDER CONDUITS ARE TO HAVE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR REGARDLESS OF THE CONDUIT MATERIAL.
8. WHEN THE SERVICE CONSISTS OF MULTIPLE DISCONNECTING MEANS IN SEPARATE ENCLOSURES, CONNECT A TAP CONDUCTOR FROM THE MAIN GROUNDING ELECTRODE CONDUCTOR TO EACH DISCONNECTING MEANS. SIZE THIS TAP BASED ON THE LARGEST SERVICE CONDUCTOR IN THAT SERVICE DISCONNECT ENCLOSURE.
9. #6 COPPER GROUNDING ELECTRODE CONDUCTOR.
10. INSTALL #6 CU TO TWO 5/8"x 8' MIN. GROUND RODS AS SHOWN.
11. #4 COPPER GROUNDING ELECTRODE CONDUCTOR.
12. COPPER GROUNDING ELECTRODE CONDUCTOR. PROVIDE, #4 COOPER WITH # 3/0 AWG AND #8 COOPER FOR # 6 AWG COOPER CONDUCTOR.



2 E500 GROUNDING ELECTRODE SYSTEM DIAGRAM
SCALE: NOT TO SCALE



1 E500 BONDING DETAILS
SCALE: NOT TO SCALE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

PEG
3975 Fair Ridge Drive,
SUITE 155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGENV.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: SG | DESIGNED BY: SG | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

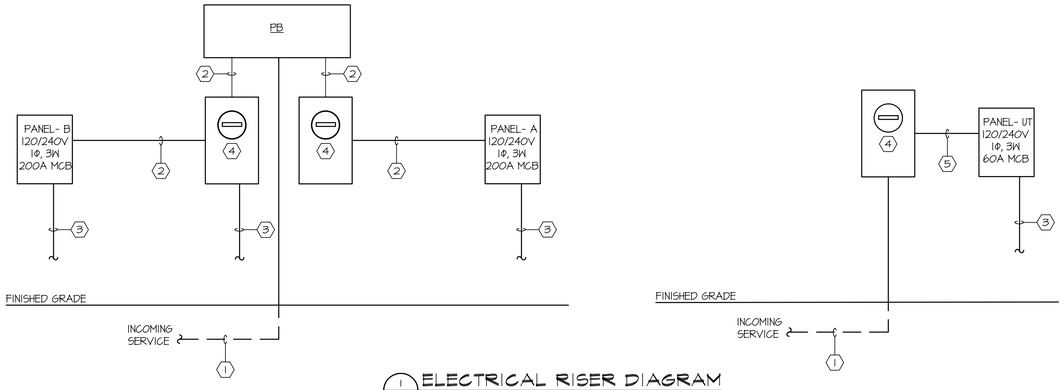
DRAWING TITLE: ELECTRICAL GROUNDING GENERAL DETAILS

PROJECT ADDRESS: VA

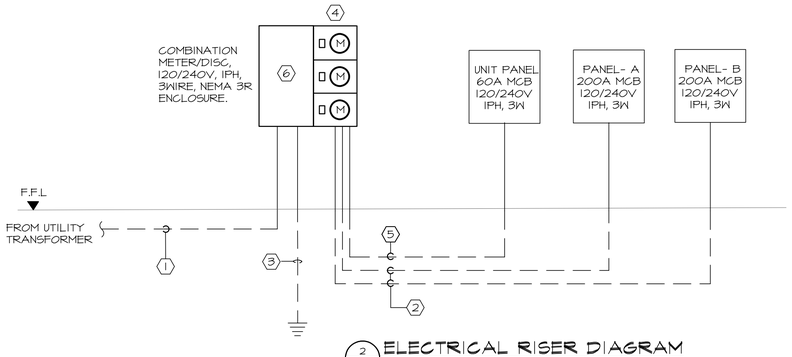
SHEET NO.: E500

Panel-A

Panel Location	GARAGE #1																	
Voltage (Phase-Ground/Phase-Phase)	120	240																
Phase-	1		Wire-	3														
Rated Amps-	200		AIC-	35k														
MCB-	200		Mounting-	Surface														
Circuit	Description	New/ Existing	Load Type	Breaker Size	Poles	Wire Size"CU"	Ground Wire"CU"	A	B	A	B	Ground Wire"CU"	Wire Size"CU"	Poles	Breaker Size	Load Type	New/ Existing	Description	Circuit
1	FIST FLOOR LIGHTS	N	L	15.0	1	14.0	14.0	0.7		1.2		12.0	12.0	1	20.0	R	N	RECEPTACLE GARAGE DOOR	2
3	SPACE	N	Space		1						1.5	12.0	12.0	1	20.0	M	N	WASHER	4
5	RECEPTACLE OWNER'S BED	N	R	20.0	1	12.0	12.0	1.4		3.0		10.0	10.0	2	25.0	CK	N	COOKTOP	6
7	RECEPTACLES OWNER'S BATH, #1	N	R	20.0	1	12.0	12.0		0.4		3.0								8
9	CU - 1	N	M	25.0	2	10.0	10.0	2.0		0.7		14.0	14.0	1	15.0	R	N	RECEPTACLE FAMILY ROOM	10
11									2.0		1.5	12.0	12.0	1	20.0	R	N	KITCHEN APPLIANCE	12
13	SECOND FLOOR LIGHTS	N	L	15.0	1	14.0	14.0	0.7		1.5		12.0	12.0	1	20.0	R	N	KITCHEN APPLIANCE	14
15	RECEPTACLE BED#2,3, FAMILY	N	R	20.0	1	12.0	12.0		1.8		0.8	12.0	12.0	1	20.0	M	N	REFRIGRATOR	16
17	RECEPTACLE PWDER ROOM	N	R	20.0	1	12.0	12.0	0.2		1.0		14.0	14.0	1	15.0	M	N	DISPOSAL	18
19	DISH WASHER	N	M	15.0	1	14.0	14.0		1.2					1	20.0	Spare	N	SPARE	20
21	RANGE/ WALL OVEN	N	CK	40.0	2	8.0	8.0	4.0		2.5		10.0	10.0	2	30.0	M	N	DRYER	22
23									4.0		2.5								24
25	SMOKE & CARBON MONOXIDE DET	N	Misc	15.0	1	14.0	14.0	0.5		2.3		10.0	10.0	2	25.0	WH	N	WATER HEATHER	26
27	SPARE	N	Spare	15.0	1						2.3								28
29	AHU - 1	N	M	60.0	2	6.0	6.0	6.5						1		Space	N	SPACE	30
31									6.5							Space	N	SPACE	32
33	ELECTRIC VEHICLE CHARGER	N	C	50.0	2	8.0	8.0	4.8								Space	N	SPACE	34
35									4.8							Space	N	SPACE	36
37	SPACE	N	SPACE													Space	N	SPACE	38
39	SPACE	N	SPACE													SPACE	N	SPACE	40
41	SPACE	N	SPACE													SPACE	N	SPACE	42
								A	B	Total									
Connected Load								33.0	32.3	65.3									
Connected Amps										272.08									



1 E600 ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE



2 E600 ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE OPTION.

GENERAL NOTES:

1. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.
2. THE AIC RATINGS INDICATED ON THE ELECTRICAL DRAWINGS FOR PANELS ARE FOR BID PURPOSES ONLY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABLE FAULT CURRENTS WITH THE UTILITY COMPANY, AND THE REQUIREMENTS OF THE COUNTY, PRIOR TO ORDERING THE EQUIPMENT.
3. CONDUCTOR USED ON WIRING TERMINATION LESS THAN 100A ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 60 °C AND CONDUCTORS 100A OR GREATER ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 75 °C PER NEC TABLE 310.15(B)(16).

KEY NOTES: (#)

1. INCOMING UTILITY SERVICE CONDUCTORS TO UTILITY METER. COORDINATE REQUIREMENTS WITH LOCAL POWER COMPANY.
2. 1(3x3/0 AWG)(CU) RATED 200A. PROTECT SERVICE CONDUCTOR PER NEC 230.50
3. FOR GROUNDING DETAIL REFER TO SHEET# E-500.
4. ELECTRICAL UTILITY SERVICE METER 120/240V, 1 PHASE, 3 WIRE IN NEMA 3R ENCLOSURE. SERVICE ENTRANCE RATED. VERIFY EXACT MOUNTING LOCATION PRIOR TO INSTALLATION.
5. 1(3x6 AWG)(CU) RATED 55A. PROTECT SERVICE CONDUCTOR PER NEC 230.50
6. COMBINATION METER/DISC 1Φ INCOMING, 1Φ OUTGOING, 120/240V, 1PH, 3WIRE, NEMA 3R ENCLOSURE. VERIFY EXACT MOUNTING LOCATION PRIOR TO INSTALLATION.

OPTIONAL FEEDER AND SERVICE LOAD CALCULATIONS PANEL (A)

BASED ON NEC 220. 80

VOLTAGE (PHASE-GROUND/PHASE)	120	240	PEG
PHASE	1		3975 FAIR RIDGE, DRIVE
WIRE	3		FAIRFAX, VA 22033

1652	SQ. FT. @ 3 WATTS SQ. FT	4956	WATTS
2	SMALL APPLIANCE CIRCUITS @ 1500 WATTS EA. (MINIMUM IS 2)	3000	WATTS
1	LAUNDRY CIRCUIT(S) @ 1500 WATTS EA. (MINIMUM IS 1)	1500	WATTS
1	RANGE (NAMEPLATE RATING)		WATTS
1	COOKTOP (NAMEPLATE RATING)	6000	WATTS
1	OVEN (NAMEPLATE RATING)	8000	WATTS
1	ELECTRIC CLOTHES DRYER (ENTER LARGER: 5000 WATTS OR NAMEPLATE RATING)	5000	WATTS
1	DISHWASHER	1200	WATTS
1	DISPOSAL	1000	WATTS
0	SUMP PUMP	0	WATTS
1	WATER HEATER	4500	WATTS
0	MICROWAVE	0	WATTS
1	GARAGE DOOR OPENER	750	WATTS
1	REFRIGERATOR	800	WATTS
		0	WATTS
		0	WATTS
		0	WATTS
		0	WATTS
	TOTAL CALCULATED LOAD (LESS HVAC)	**36706**	**WATTS**

SERVICE DEMANDS

GENERAL LOAD

FIRST 10KW OF TOTAL CALCULATED LOAD(LESS HVAC) @ 100%	10000	WATTS
REMAINDER OF TOTAL CALCULATED LOAD (LESS HVAC) @ 40%	10682.4	WATTS
TOTAL GENERAL LOAD	**20682.4**	**WATTS**
1 ELECTRIC VEHICLE CHARGER	9600	WATTS
TOTAL GENERAL LOAD AND EV	**30282.4**	**WATTS**

HVAC LOAD

12960	HEAT PUMP FOR UNIT (MAXIMUM OF HEATING AND COOLING)	12960	WATTS
	TOTAL HVAC LOAD	**12960**	**WATTS**

TOTAL GENERAL LOAD & EV			TOTAL HVAC LOAD			CALCULATED SERVICE LOAD	
30282.4	WATTS	+	12960	WATTS	=	43242.4	WATTS

CALCULATED SERVICE LOAD			SERVICE VOLTAGE			MINIMUM SERVICE AMPACITY	
43242.4	WATTS	÷	240	VOLTS	=	180.18	AMPS

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE 115S
FAIRFAX, VA 22033
PHONE: 703.764.7777
WWW.PEGENV.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: SG | DESIGNED BY: SG | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: ELECTRICAL SCHEDULES

PROJECT ADDRESS: VA

SHEET NO. E600 | 8 OF 10

Panel-B

Panel Location		GARAGE #2																
Voltage (Phase-Ground/Phase-Phase)		120	240															
Phase-		1		Wire-		3												
Rated Amps-		200		AIC-		35k												
MCB		200		Mounting-		Surface												
Circuit	Description	New/ Existing	Load Type	Breaker Size	Poles	Wire Size"CU"	Ground Wire"CU"	A	B	A	B	Ground Wire"CU"	Wire Size"CU"	Poles	Breaker Size	Load Type	New/ Existing	Description	Circuit
1	FIRST AND THIRD FLOOR LIGHTS	N	L	15.0	1	14.0	14.0	0.7		1.2		12.0	12.0	1	20.0	R	N	RECEPTACLE GARAGE DOOR	2
3	SPACE	N	Space		1						0.5	12.0	12.0	1	20.0	R	N	RECEPTACLE OWNER'S BATH, #1	4
5	RECEPTACLE FAMILY ROOM	N	R	15.0	1	14.0	14.0	1.4		0.2		12.0	12.0	1	20.0	R	N	RECEPTACLE PWDR ROOM	6
7	RECEPTACLE OWNER'S BEDROOM	N	R	15.0	1	14.0	14.0		1.1		6.5	6.0	6.0	2	60.0	M	N	AHU-2	8
9	CU - 2	N	M	30.0	2	10.0	10.0	2.1		6.5									10
11									2.1		1.5	12.0	12.0	1	20.0	R	N	KITCHEN APPLIANCE	12
13	LIGHTS FOURTH FLOOR	N	L	15.0	1	14.0	14.0	0.7		1.5		12.0	12.0	1	20.0	R	N	KITCHEN APPLIANCE	14
15	RECEPTACLE OFFICE, PANITY OPT.	N	R	15.0	1	14.0	14.0		1.3		0.8	12.0	12.0	1	20.0	M	N	REFRIGRATOR	16
17	RECEPTACLE BEDROOM #2,3	N	R	20.0	1	12.0	12.0	1.8		1.0		14.0	14.0	1	15.0	M	N	DISPOSAL	18
19	DISH WASHER	N	M	15.0	1	14.0	14.0		1.2		1.5	12.0	12.0	1	20.0	M	N	WASHER	20
21	RANGE/ WALL OVEN	N	CK	40.0	2	8.0	8.0	4.0		2.5		10.0	10.0	2	30.0	M	N	DRYER	22
23									4.0		2.5								24
25	WATER HEATER	N	WH	25.0	2	10.0	10.0	2.3		1.0		12.0	12.0	1	20.0	C	N	BASEBOARD HEATER	26
27									2.3		3.0	10.0	10.0	2	25.0	CK	N	COOKTOP	28
29	SMOKE & CARBON MONOXIDE DETECT	N	Misc	15.0	1	14.0	14.0	0.5		3.0									30
31	SPARE	N	Spare	20.0	1											Space	N	SPACE	32
33	ELECTRIC VEHICLE CHARGER	N	C	50.0	2	8.0	8.0	4.8								Space	N	SPACE	34
35									4.8							Space	N	SPACE	36
37	SPACE	N	Space													Space	N	SPACE	38
39	SPACE	N	Space													Space	N	SPACE	40
41	SPACE	N	Spare													Space	N	SPACE	42
								A	B	Total									
	Connected Load							35.2	33.1	68.3									
	Connected Amps									284.58									

GENERAL NOTES:

1. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.
2. THE AIC RATINGS INDICATED ON THE ELECTRICAL DRAWINGS FOR PANELS ARE FOR BID PURPOSES ONLY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABLE FAULT CURRENTS WITH THE UTILITY COMPANY, AND THE REQUIREMENTS OF THE COUNTY, PRIOR TO ORDERING THE EQUIPMENT.
3. CONDUCTOR USED ON WIRING TERMINATION LESS THAN 100A ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 60 °C AND CONDUCTORS 100A OR GREATER ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 75 °C PER NEC TABLE 310.15(B)(16).

OPTIONAL FEEDER AND SERVICE LOAD CALCULATIONS PANEL (B)

BASED ON NEC 220. 80

VOLTAGE (PHASE-GROUND/PHASE)				120	240		PEG
PHASE	1						3975 FAIR RIDGE, DRIVE
WIRE	3						FAIRFAX, VA 22033

1235	SQ. FT. @ 3 WATTS SQ. FT	3705	WATTS
2	SMALL APPLIANCE CIRCUITS @ 1500 WATTS EA. (MINIMUM IS 2)	3000	WATTS
1	LAUNDRY CIRCUIT(S) @ 1500 WATTS EA. (MINIMUM IS 1)	1500	WATTS
1	RANGE (NAMEPLATE RATING)		WATTS
1	COOKTOP (NAMEPLATE RATING)	6000	WATTS
1	OVEN (NAMEPLATE RATING)	8000	WATTS
1	ELECTRIC CLOTHES DRYER (ENTER LARGER: 5000 WATTS OR NAMEPLATE RATING)	5000	WATTS
1	DISHWASHER	1200	WATTS
1	DISPOSAL	1000	WATTS
0	SUMP PUMP	0	WATTS
1	WATER HEATHER	4500	WATTS
0	MICROWAVE	1000	WATTS
1	GARAGE DOOR OPENER	0	WATTS
1	REFRIGERATOR	800	WATTS
		0	WATTS
		0	WATTS
		0	WATTS
		0	WATTS
	TOTAL CALCULATED LOAD (LESS HVAC)	**35705**	**WATTS**

SERVICE DEMANDS

GENERAL LOAD

FIRST 10KW OF TOTAL CALCULATED LOAD(LESS HVAC) @ 100%	10000	WATTS
REMAINDER OF TOTAL CALCULATED LOAD (LESS HVAC) @ 40%	10282	WATTS
TOTAL GENERAL LOAD	**20282**	**WATTS**
1 ELECTRIC VEHICLE CHARGER	9600	WATTS
TOTAL GENERAL LOAD AND EV	**29882**	**WATTS**

HVAC LOAD

12960	HEAT PUMP FOR UNIT (MAZIMUM OF HEATING AND COOLING)	12960	WATTS
	TOTAL HVAC LOAD	**12960**	**WATTS**

TOTAL GENERAL LOAD & EV		+	TOTAL HVAC LOAD		=	CALCULATED SERVICE LOAD	
29882	WATTS	+	**12960**	WATTS	=	**42842**	WATTS

CALCULATED SERVICE LOAD		÷	SERVICE VOLTAGE		=	MINIMUM SERVICE AMPACITY	
42842	WATTS	÷	240	VOLTS	=	**178.51**	**AMPS**

REMARKS | DATE | REV. NO.

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T15S
FAIRFAX, VA 22033
PHONE: 703.267.2777
WWW.PEGERV.COM
PEGC21038.00

STANLEY MARTIN HOMES

DRAWN BY: SG | DESIGNED BY: SG | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: ELECTRICAL SCHEDULES

PROJECT ADDRESS: VA

SHEET NO.: E601

9 OF 10

Panel-UT

Panel Location	GARAGE #1			
Voltage (Phase-Ground/Phase-Phase)	120	240		
Phase-	1		Wire-	3
Rated Amps-	100		AIC-	22k
MCB-	60		Mounting-	Surface

Circuit	Description	New/ Existing	Load Type	Breaker Size	Poles	Wire Size"CU"	Ground Wire"CU"	A	B	A	B	Ground Wire"CU"	Wire Size"CU"	Poles	Breaker Size	Load Type	New/ Existing	Description	Circuit
1	VESTIBULE LIGHT/RECEPTACLE	N	L	20.0	1	12.0	12.0	0.2		0.7		12.0	12.0	1	20.0	R	N	RECEPTACLE ELEC. CLOSET	2
3	CLOSET LIGHT	N	L	20.0	1	12.0	12.0		0.1		0.5	12.0	12.0	1	20.0	R	N	SPRINKLER ALARM CONTROL PAN	4
5	SPARE	N	Spare	20.0	1									1		Space	N	SPACE	6
7	SPACE	N	Space		1						0.5	12.0	12.0	1	20.0	C	N	BASEBOARD HEATER	8
11	SPACE	N	Space	20.0	1									1		Space	N	SPACE	12
9	SPACE	N	Space		1									1		Space	N	SPACE	10
11	SPACE	N	Space		1									1		Space	N	SPACE	12

	A	B	Total
Connected Load	0.9	1.1	2.0
Connected Amps			8.33

GENERAL NOTES:

1. FOR ALL 120- VOLT, SINGLE- PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC- FAULT CIRCUIT- INTERRUPTER, PROTECTION (AFCI) OF THE BRANCH CIRCUIT. PER NEC 210.12.
2. THE AIC RATINGS INDICATED ON THE ELECTRICAL DRAWINGS FOR PANELS ARE FOR BID PURPOSES ONLY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABLE FAULT CURRENTS WITH THE UTILITY COMPANY, AND THE REQUIREMENTS OF THE COUNTY, PRIOR TO ORDERING THE EQUIPMENT.
3. CONDUCTOR USED ON WIRING TERMINATION LESS THAN 100A ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 60 °C AND CONDUCTORS 100A OR GREATER ARE SIZED BASED ON CONDUCTOR TEMPERATURE RATING OF 75 °C PER NEC TABLE 310.15(B)(16).

REMARKS

REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGENV.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: SG
DESIGNED BY: SG
REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE: ELECTRICAL SCHEDULES
PROJECT ADDRESS: VA

SHEET NO. E602
10 OF 10

PLUMBING SPECIFICATIONS

1. BASIC MATERIALS & METHODS

A. PROVIDE A COMPLETE PLUMBING SYSTEM, LEFT IN PROPER WORKING ORDER. PROVIDE HEREIN MEANS INSTALLED COMPLETELY, INCLUDING LABOR AND MATERIALS. CONTRACTOR RESPONSIBLE FOR ALL COST FOR REDESIGNS, REINSPECTIONS, ETC., CAUSED OR CREATED BY THE CONTRACTOR. SECURE AND PAY FOR ALL FEES, LICENSES, PERMITS, AND INSPECTIONS. COORDINATE AND VERIFY ALL DETAILS OF THE UTILITIES. MEET AND COMPLY WITH ALL FEDERAL, STATE, COUNTY, AND CITY CODES AND REGULATIONS.

B. THE INSTALLING CONTRACTOR PROVIDING FOR THIS WORK SHALL BE A FIRM LICENSED FOR THIS TYPE OF WORK AND SHALL PROVIDE COPIES OF LICENSES, BUSINESS LICENSES, BONDING LIMITS, AND INSURANCE COVERAGE. THE CONTRACTORS FIELD PERSONNEL SHALL BE UNDER THE DIRECT SUPERVISON OF A LICENSED PLUMBER(S).

C. PROVISIONS INCLUDE LABOR, SUPPLIES AND MATERIALS, TOOLS EQUIPMENT, ETC. PROVIDE COMPLETE SUBMITTALS AND SHOP DRAWINGS ON ALL ITEMS. PRIOR APPROVAL IS REQUIRED FOR ANY SUBSTITUTIONS. PROVIDE FINAL CONNECTIONS TO ALL ITEMS. COORDINATE WITH OTHER TRADES PRIOR TO ROUGH IN AND PROVIDE ANY NECESSARY ADJUSTMENTS. CONTRACTOR IS RESPONSIBLE FOR MATERIAL SHIPPING, DELIVERY, RECEIVING, STORAGE & PROTECTION, EXCAVATION, BACKFILING, CUTTING PATCHING AND CLEANING. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR, PLUS ANY EXTENDED MANUFACTURER'S WARRANTIES. PROVIDE AS-BUILT REPRODUCIBLE ELECTONIC PDF RECORD DOCUMENTS, AND COMPLETE PARTS, MAINTENANCE AND SERVICE MANUALS, ALONG WITH THE NECESSARY TRAINING OF OWNER'S PERSONNEL.

D. ALL MATERIALS SHALL BE NEW, AND CURRENTLY MANUFACTURED. ALL MATERIALS SHALL BE U.L. LABELED, AND MEET ALL INDUSTRY STANDARDS. PROVIDE PIPE LABELING FOR ALL POTABLE WATER AND OTHER LINES. PROVIDE 3000-PSI CLASS CONCRETE FOR EQUIPMENT BASES. BACKFILL % COMPACTION. PAINT ALL AND COMPACT FILL TO A MINIMUM OF 95 MATERIALS EXPOSED TO VIEW AS DIRECTED BY ARCHITECT. FIRE/SMOKE SEAL EACH PENETRATION OF ANY RATED BARRIER (FLOOR, WALL, ETC).

2. GENERAL PIPING REQUIPEMENTS

A. DRAWINGS ARE DIAGRAMMATIC TO INDICATE THE REQUIRED PLUMBING SYSTEM. EVERY FITTING AND DETAIL IS NOT NECESSARILY INDICATED. THE CONTRACTOR SHALL PROVIDE FOR AND INSTALL FOR A COMPLETE AND PROPERLY FUNCTIONING SYSTEM(S) IN A PROFESSIONAL MANNER. ALL WORK SHALL BE INSTALLED SO THAT VALVES AND OTHER WORKING COMPONENTS ARE ACCESSIBLE FOR SERVICE. PROVIDE FLUSH MOUNTED HINGED COVER ACCESS PANELS FOR ACCESS TO ANY CONCEALED VALVES, ETC.

B. CONTRACTOR SHALL CHECK AND VERIFY THE UTILITY SOURCE WATER PRESSURE. IF THE PRESSURE EXCEEDS 100 PSI THE CONTRACTOR SHALL PROVIDE A LINE SIZE PRESSURE REDUCING VALVE, WATTS MODEL 223SB TYPE.

C. ALL VENT, WATER, AND WASTE PIPING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS, UNLESS NOTED OTHERWISE. ANY PIPING ROUTED THROUGH COUNTER WORK SHALL BE LOCATED OUT-OF-THE-WAY TO THE REAR OF THE COUNTER AND WELL SECURED. COORDINATE CAREFULLY WITH THE COUNTER MANUFACTURER AND ARCHITECT FOR ROUTING OF ANY PIPING.

D. ANY EXPOSED PIPING SHALL BE PROTECTED FROM PHYSICAL DAMAGE. ALL PIPING EXPOSED BELOW SINKS, LAVATORIES, ETC. SHALL BE INSULATED AND PROTECTED IN ACCORDANCE WITH ANSI/ADA REQUIREMENTS, UTILIZING PROWRAP BY MCGUIRE MANUFACTURING OR EQUAL.

E. THE CONTRACTOR SHALL PROVIDE FINAL FIELD COORDINATION AND VERIFICATION OF THE EXACT LOCATION OF STUB-UP AND STUB-OUT LOCATION PRIOR TO ROUGH IN. EACH FLOOR SLAB PENETRATIONS SHALL FIRST BE CHECKED AND VERIFIED WITH STRUCTURAL TO AVOID STRUCTURAL DAMAGE. FLOOR SLAB PENETRATIONS SHALL BE SLEEVED AND SEALED. ALL FLOOR DRAINS, FLOOR SINKS, AND FLOOR CLEANOUTS SHALL BE FLASHED TO THE WATERPROOFING MEMBRANE AND SEALED. SLOPE FLOOR TO DRAIN PER ARCHITECTURAL REQUIREMENTS. ANY ROOF PENETRATIONS SHALL BE MADE AS DIRECTED BY OWNER'S ROOFING INSTALLER TO MAINTAIN ROOF WARRANTY. PROVIDE ALL NECESSARY ROOF FLANGES, ETC.

F. PIPING SUPPORT - PROVIDE PIPE HANGERS & SUPPORTS WITH WIDE SADDLES THAT SUPPORT BOTH THE INSULATION AND PIPING WITHOUT CRUSHING THE INSULATION. SPACE HANGERS TO PROVIDE NO MOVEMENT OR SAGGING BETWEEN SUPPORTS. PROTECT ALL PIPING PASSING THROUGH SLABS AND OTHER OPENINGS WITH SLEEVES. ALL PIPING PENETRATING WALLS, CEILINGS AND OTHER FINISHED SURFACES SHALL HAVE CHROME-PLATED ESCUTCHEONS. ALL PIPING PENETRATING EXTERIOR WALLS, ROOFS, ETC. SHALL BE FLASHED AND SEALED IN AN APPROVED MANNER. THE SN&V DESIGN IS BASED ON 1/4 INCH SLOPE PER FOOT. PROVIDE SLEEVES FOR ALL WALL AND OTHER PENETRATIONS.

G. PIPING INSULATION - INSULATE ALL HW PIPING SYSTEMS WITH 1/2 INCH THICK PREFORMED AND JACKETED INSULATION LABELED FOR USE IN RETURN AIR PLENUMS. INSULATION SHALL BE ARMAFLEX TYPE AP WITH MANUFACTURER'S RECOMMENDED ADHESIVE. INSULATE P-TRAPS OF CONDENSATE REMOVAL AND WATER HEATER RELIEFS WITH 1/2 INCH THICK PLENUM RATED ARMAFLEX OR EQUAL. THE CONTRACTOR SHALL TEST EACH WATER AND DRAINAGE PIPING.

H. SYSTEM, PRIOR TO COVERING UP ANY PIPING, IN ACCORDANCE WITH THE CODE. ALL TESTING SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. ANY DEFECTIVE MATERIALS SHALL BE REPLACED WITH NEW MATERIALS AND THE SYSTEM RETESTED. ONCE ALL WORK IS COMPLETED THEN EACH SYSTEM SHALL BE SANITIZED IN ACCORDANCE WITH THE CODE AND THEN FLUSHED CLEAN WITH POTABLE WATER.

3. WATER PIPING SYSTEM MATERIALS

A. WATER SERVICE UNDERGROUND - CPVC TUBE, SEAMLESS AND JOINTLESS. ASTM D2846.

B. WATER PIPING IN GRADE - CPVC TUBE WITH NO JOINTS OR CONNECTIONS.

C. WATER PIPING ABOVE GRADE - CPVC TUBE. SOLVENT JOINT FITTINGS AND CONNECTORS..

D. FITTINGS & FIXTURE CONNECTIONS - FITTINGS SHALL BE APPROVED FOR THE PURPOSE. UTILIZE SOLVENT JOINTS AND BE APPROVED CPVC FITTINGS. PROVIDE STOP OR GATE VALVES ON EACH CW AND HW SUPPLY TO EACH FIXTURE. PROVIDE CHROME-PLATED ESCUTCHEONS AT EACH PIPE PENETRATION OF A FINISHED WALL OR SURFACE. PROVIDE UNION FITTING ON FIXTURE SIDE OF VALVE. PROVIDE LABELED STAINLESS STEEL FLEXIBLE TUBING WITH SLACK FOR CONNECTIONS TO ANY FIXTURE, EQUIPMENT OR ITEM THAT VIBRATES OR IS SUBJECT TO MOVEMENT.

E. NOT USED..

F. GATE VALVES - PROVIDE LINE SIZE, BRASS OR BRONZE BODY, RATED FOR 125 PSI SHOCK WATER PRESSURE, CRANE, NIBCO, OR HAMMOND. TAG OR LABEL EACH VALVE.

G. SHUT-OFF VALVES - PROVIDE CHROME PLATED VALVES, TO MATCH LINE SIZE AHEAD OF EACH EQUIPMENT WATER CONNECTION POINT. PROVIDE UNION CONNECTION ON FIXTURE SIDE.

H. HOSE BIBBS - PROVIDE BRASS OR BRONZE CASING WITH BRONZE INTERIOR PARTS, REPLACABLE SEAT AND SEAT WASHER. HOSE BIBBS SHALL HAVE VACUUM BREAKER FEATURE. HOSE BIBBS EXPOSED TO EXTERIOR OR UNCONDITIONED SPACES SHALL BE NON-FREEZE WALL HYDRANT TYPE.

I. SHOCK ABSORBERS - SHALL BE PROVIDED AND INSTALLED PER P.D.I. STANDARDS, UTILIZE J.R. SMITH HYDROTOL WATER HAMMER ARRESTERS.

J. GAUGES - PRESSURE GAUGES SHALL BE STAINLESS STEEL CASE & RING WITH BALANCED ADJUSTABLE POINTER AND BRASS SOCKET. 4.5 INCH DIAL, WITH PISTION TYPE PRESSURE SNUBBERS AND BRASS NEEDLE VALVES. 0-200 PSI FOR WATER SERVICE GAUGES. 0-100 PSI FOR WATER DISTRIBUTION SYSTEM. TEMPERATURE GUAGES SHALL BE ADJUSTABLE ANGLE TYPE WITH RED READING GAUGE AGAINST A CONTRASTING TEMPERATURE SCALE.

K. TESTING - ALL PIPING SYSTEM(S) SHALL BE PRESSURE TESTED, BEFORE INSULATED & CONCEALED, AT 125 PSI AND HOLD THIS PRESSURE WITH NO LOSS FOR 24 HOURS.

4. SOIL, WASTE & VENT PIPING SYSTEM MATERIALS

A. SOIL, WASTE & VENT PIPING IN GRADE - SERVICE WEIGHT CAST IRON WITH HUB & SPIGOT JOINTS. WHERE PERMITTED BY CODE AND IN WRITING BY OWNER SCHEDULE 40 DWV PVC PIPE WITH APPROVED FITTINGS AND SOLVENT JOINTS MAY BE UTILIZED.

B. SOIL, WASTE & VENT PIPING ABOVE GRADE - HUBLESS CAST IRON PIPE WITH POSITIVE-SEAL ONE PIECE ELASTOMERIC C COMPRESSION TYPE GASKET NO-HUB FITTINGS WITH STAINLESS STEEL CLAMPS. WHERE PERMITTED BY CODE AND IN WRITING BY OWNER SCHEDULE 40 DWV PVC PIPE WITH APPROVED FITTINGS AND SOLVENT JOINTS MAY BE UTILIZED.

C. P-TRAPS - PROVIDE ALL FIXTURES WITH P-TRAP SIZED IN ACCORDANCE WITH CODE. PROVIDE TRAP SEAL ON ALL FLOOR DRAINS AND HUB DRAINS.

D. CLEANOUTS SHALL BE PROVIDED PER CODE. WALL CLEANOUTS SHALL BE EXTRA HEAVY TEE WITH COUNTERSUNK BRONZE PLUG AND STAINLESS STEEL ACCESS COVER, J.R. SMITH 4531 OR 4402 SERIES. IN FLOOR CLEANOUTS SHALL BE ADJUSTABLE TYPE WITH COUNTER SUNK PLUG, J.R. SMITH 4245 OR 4045 TO MATCH FLOOR TYPE. IN GRADE CLEANOUTS SHALL BE CAST IRON FERRULE WITH COUNTERSUNK BRONZE PLUG SET IN A 12" x 12" x 6" D CONCRETE PAD, J.R. SMITH 4250.

GENERAL PLUMBING NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING APPLIANCES. REFER TO RISER DIAGRAMS FOR PIPE SIZES, FITTINGS, ACCESSORIES NOT SHOWN ON PLANS.

2. CONTRACTOR SHALL COORDINATE LOCATION OF PIPING PENETRATION THROUGH SLAB AND ROUTING OF SANITARY PIPING BELOW FLOOR WITH DUCTWORK AND PIPING LOCATED IN CEILING SPACE OF FLOOR BELOW.

FIRESTOPPING REQUIREMENTS CHART

PIPE SIZE	FIRESTOP FOAM	FIRESTOP COLLAR
1/2"	X	---
3/4"	X	---
1"	X	---
1-1/4"	X	---
1-1/2"	X	---
2"	---	X
2-1/2"	---	X
3"	---	X
4"	---	X
6"	---	X

PLUMBING SYMBOLS

SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER
HW	DOMESTIC HOT WATER
SAN	SANITARY, SOIL OR WASTE PIPE
V	VENT PIPE
G	GAS
RW	RAIN WATER/STORM WATER
	CONNECT TO EXISTING
	P-TRAP
F BFP	BACK FLOW PREVENTER
"A" SA	SHOCK ARRESTOR
VR	VACUUM RELIEF
	PIPE CAP OR PLUG
	PIPE CONTINUES
	STOP VALVE
	UNION
DN	ELBOW DOWN
UP	ELBOW UP
D	INDIRECT DRAIN
FD	FLOOR DRAIN
HD	HUB DRAIN
HB	HOSE BIBB
	SHOWERHEAD
	WATER PRESSURE REDUCING VALVE
	BACKWATER VALVE
	GAS PRESSURE REGULATOR

ABBREVIATIONS

A/C:	ABOVE CEILING
A.F.F.:	ABOVE FINISHED FLOOR
A.F.G:	ABOVE FINISHED GRADE
AAV:	AIR ADMITTANCE VALVE
AHU:	AIR HANDLING UNIT
B/F:	BELOW FLOOR
B.F.F.:	BELOW FINISHED FLOOR
BFP:	BACKFLOW PREVENTOR
CFH:	CUBIC FEET PER HOUR
C.O.:	CLEAN OUT
C.W.:	COLD WATER
ET:	EXPANSION TANK
FD:	FLOOR DRAIN
GD:	GARBAGE DIPOSAL
HB:	HOSE BIB
HD:	HUB DRAIN
HW:	HOT WATER
MBH:	BTU PER HOUR
PRV:	PRESSURE REDUCING VALVE
S:	SOIL
SA:	SHOCK ARRESTOR
TDL:	TOTAL DEVELOPED LENGTH
TP:	TRAP PRIMER
V:	VENT
VTR:	VENT THROUGH ROOF
W:	WASTE

PLUMBING DRAWING LIST

DRAWING	SHEET	TITLE
1 OF 14	P000	PLUMBING GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
2 OF 14	P100	FIRST FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN
3 OF 14	P101	SECOND FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN
4 OF 14	P102	THIRD FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN
5 OF 14	P102	FOURHT FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN
6 OF 14	P102	ROOF SANITARY, WASTE, & VENT PLUMBING PLAN
7 OF 14	P200	FIRST FLOOR DOMESTIC WATER PLUMBING PLAN
8 OF 14	P201	SECOND FLOOR DOMESTIC WATER PLUMBING PLAN
9 OF 14	P202	THIRD FLOOR DOMESTIC WATER PLUMBING PLAN
10 OF 14	P203	FOURTH FLOOR DOMESTIC WATER PLUMBING PLAN
11 OF 14	P500	SANITARY WASTE & VENT RISER DIAGRAM
12 OF 14	P600	DOMESTIC WATER RISER DIAGRAM
13 OF 14	P800	PLUMBING SCHEDULES
14 OF 14	P900	PLUMBING DETAILS

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive, SUITE 115S
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDPC.COM
PEG21038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: PLUMBING GENERAL NOTES, SYMBOLS & ABBREVIATION

PROJECT ADDRESS: VA

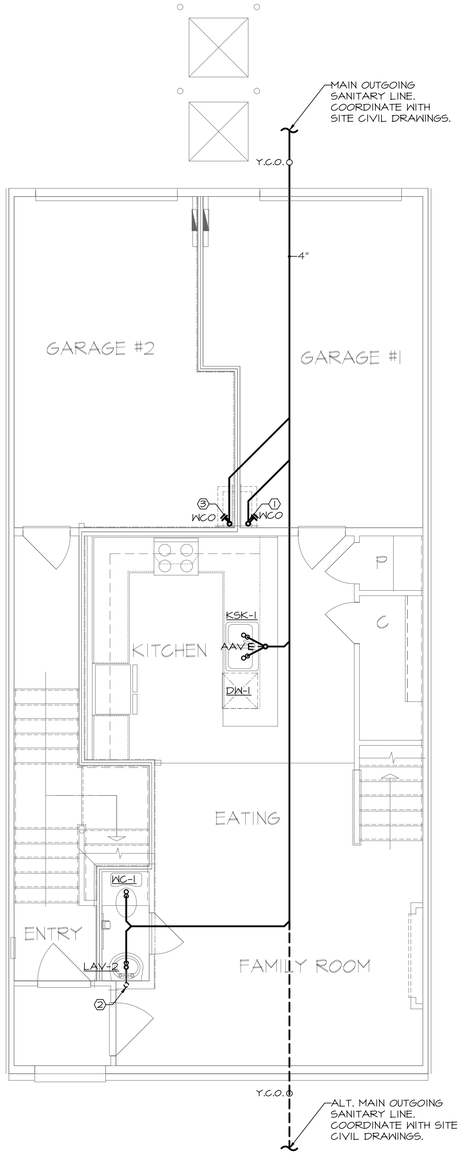
SHEET NO.: P000 | 1 OF 14

GENERAL NOTES

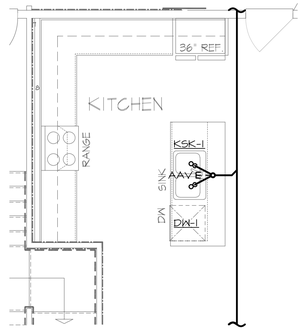
1. FOR FIXTURE WASTE AND VENT SIZES, REFER TO SANITARY WASTE AND VENT RISER DIAGRAMS ON DRAWING P500.
2. ALL SANITARY LINES ARE LOCATED BELOW THE FLOOR AND VENTS ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
3. REFER TO DRAWING P800 FOR PLUMBING SCHEDULES.

KEYED NOTES (#)

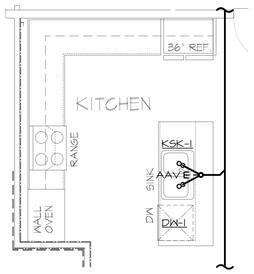
1. 3" SANITARY FROM SECOND FLOOR.
2. 2" VENT PIPE UP.
3. 3" SANITARY FROM UPPER UNIT.



1 P100 FIRST FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0" TESSA



2 P100 FIRST FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0" TESSA / ALTERNATE KITCHEN



3 P100 FIRST FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0" TESSA / ALTERNATE GOURMET KITCHEN

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | REV. NO. | DATE

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.1777
WWW.PEGDC.COM
PEGC21035.00

STANLEY & MARTIN HOMES

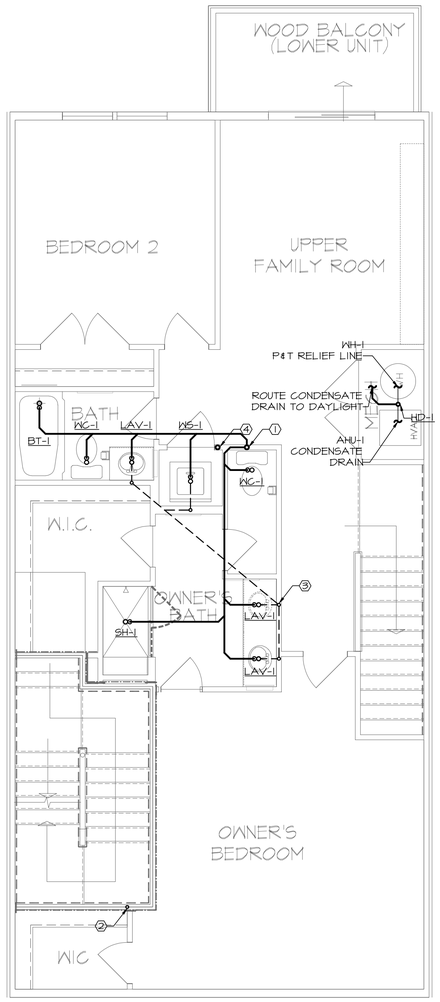
SHEET NO. P100
MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE FIRST FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN, WITHOUT BONUS ROOM
PROJECT ADDRESS VA
DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS
2 OF 14

GENERAL NOTES

1. FOR FIXTURE WASTE AND VENT SIZES, REFER TO SANITARY WASTE AND VENT RISER DIAGRAMS ON DRAWING P500.
2. ALL SANITARY LINES ARE LOCATED BELOW THE FLOOR AND VENTS ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
3. REFER TO DRAWING P800 FOR PLUMBING SCHEDULES.

KEYED NOTES

1. 3" SANITARY RISER DOWN TO FIRST FLOOR.
2. 2" VENT PIPE FROM FIRST FLOOR.
3. 2" VENT PIPE UP TO THIRD FLOOR.
4. 3" SANITARY STACK FROM UPPER UNIT.



1 / P101 SECOND FLOOR PLUMBING PLAN - SANITARY

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

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO.	DATE	REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21038.00

STANLEY & MARTIN HOMES

SHEET NO. P101

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE SECOND FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN.

PROJECT ADDRESS VA

DRAWN BY: DS

DESIGNED BY: DS

REVIEWED BY: PS

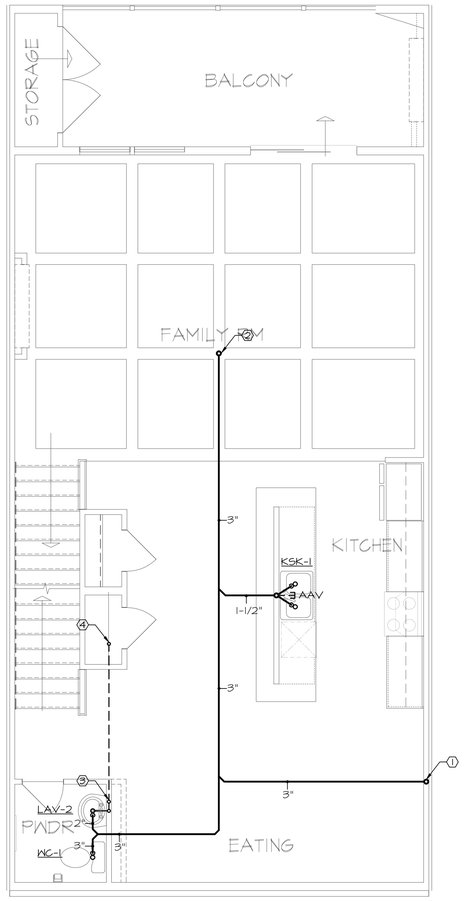
3 OF 14

GENERAL NOTES

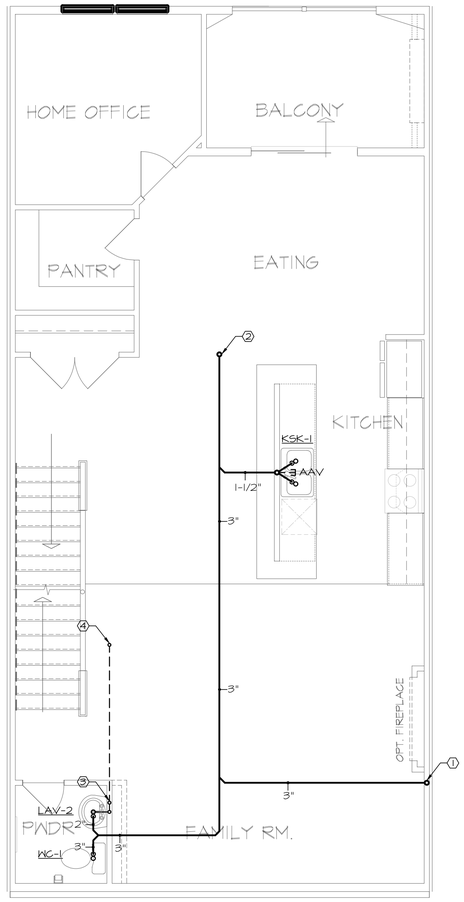
1. FOR FIXTURE WASTE AND VENT SIZES, REFER TO SANITARY WASTE AND VENT RISER DIAGRAMS ON DRAWING P500.
2. ALL SANITARY LINES ARE LOCATED BELOW THE FLOOR AND VENTS ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
3. REFER TO DRAWING P800 FOR PLUMBING SCHEDULES.

KEYED NOTES (B)

1. 3" SANITARY FROM FOURTH FLOOR.
2. 3" SANITARY DOWN TO SECOND FLOOR.
3. 2" VENT PIPE FROM SECOND FLOOR.
4. 2" VENT PIPE UP TO FOURTH FLOOR.



1 P102 THIRD FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"
JULIANNE
STANDARD



2 P102 THIRD FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"
JULIANNE
@ HOME OFFICE

REMARKS

REV. NO.	DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T15S
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDFW.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS
DESIGNED BY: DS
REVIEWED BY: PS

MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE THIRD FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN
PROJECT ADDRESS VA

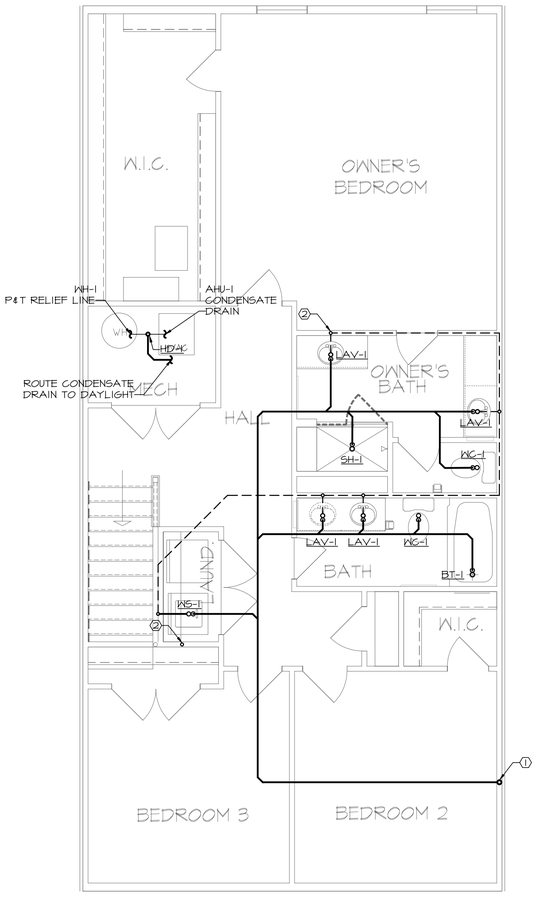
SHEET NO. P102
4 OF 14

GENERAL NOTES

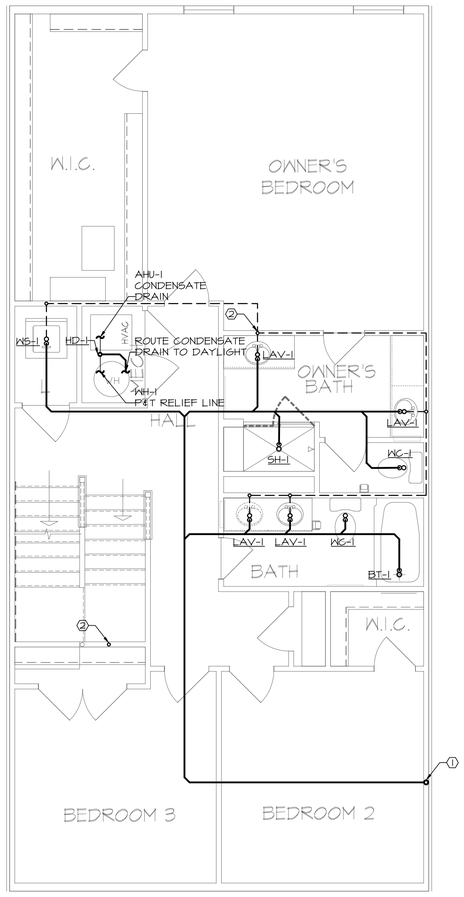
1. FOR FIXTURE WASTE AND VENT SIZES, REFER TO SANITARY WASTE AND VENT RISER DIAGRAMS ON DRAWING P500.
2. ALL SANITARY LINES ARE LOCATED BELOW THE FLOOR AND VENTS ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
3. REFER TO DRAWING P800 FOR PLUMBING SCHEDULES.

KEYED NOTES

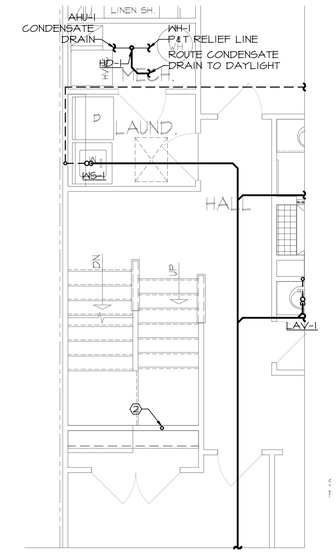
1. 3" SANITARY DOWN TO THIRD FLOOR.
2. 3" VENT PIPE UP THROUGH ROOF.



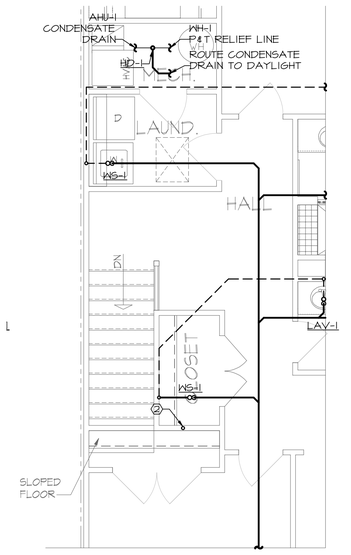
1 P103 FOURTH FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"
JULIANNE
STANDARD



2 P103 FOURTH FLOOR PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"
JULIANNE
W/ OPT. TERRACE



3 P103 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE
W/ OPT. TERRACE



4 P103 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE
W/ OPT. STANDARD

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGPLLC.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: FOURTH FLOOR SANITARY, WASTE, & VENT PLUMBING PLAN

PROJECT ADDRESS: VA

SHEET NO.: P103

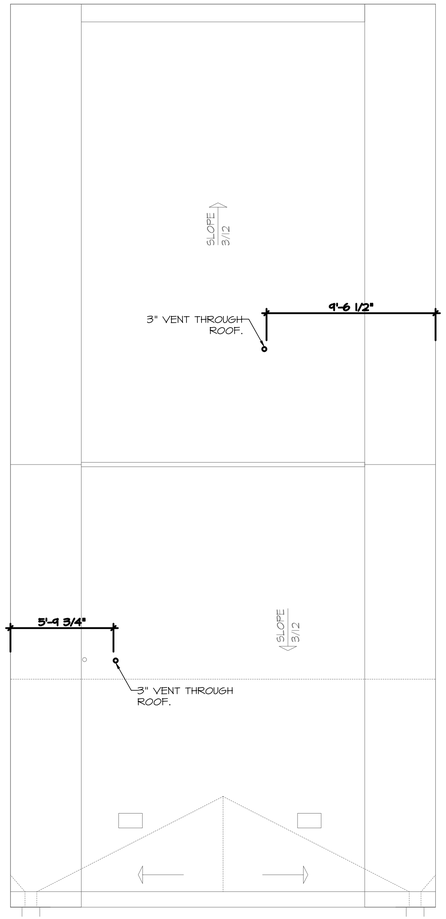
5 OF 14

GENERAL NOTES

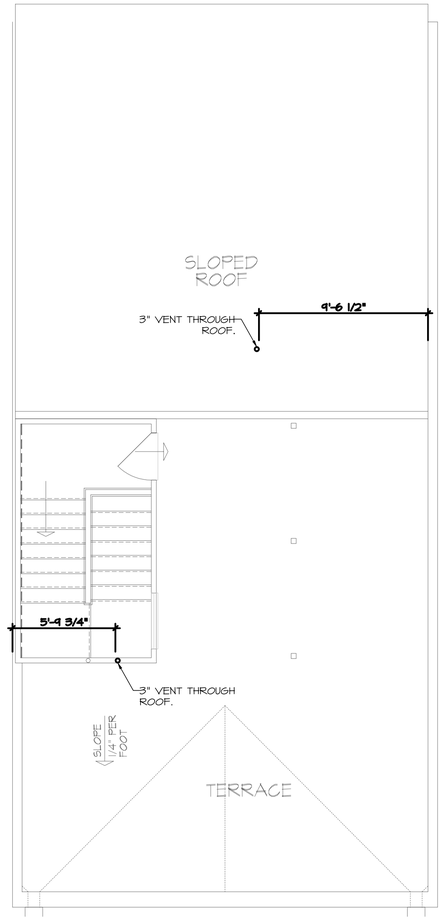
1. FOR FIXTURE WASTE AND VENT SIZES, REFER TO SANITARY WASTE AND VENT RISER DIAGRAMS ON DRAWING P500.
2. ALL SANITARY LINES ARE LOCATED BELOW THE FLOOR AND VENTS ARE LOCATED ABOVE THE CEILING UNLESS OTHERWISE NOTED.
3. REFER TO DRAWING P800 FOR PLUMBING SCHEDULES.

KEYED NOTES

1. NOT USED.



1 P104 ROOF PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"



2 P104 ROOF PLUMBING PLAN - SANITARY
SCALE: 1/4" = 1'-0"
TERRACE OPTION VENTING

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | DATE | REV. NO.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21035.00

STANLEY & MARTIN HOMES

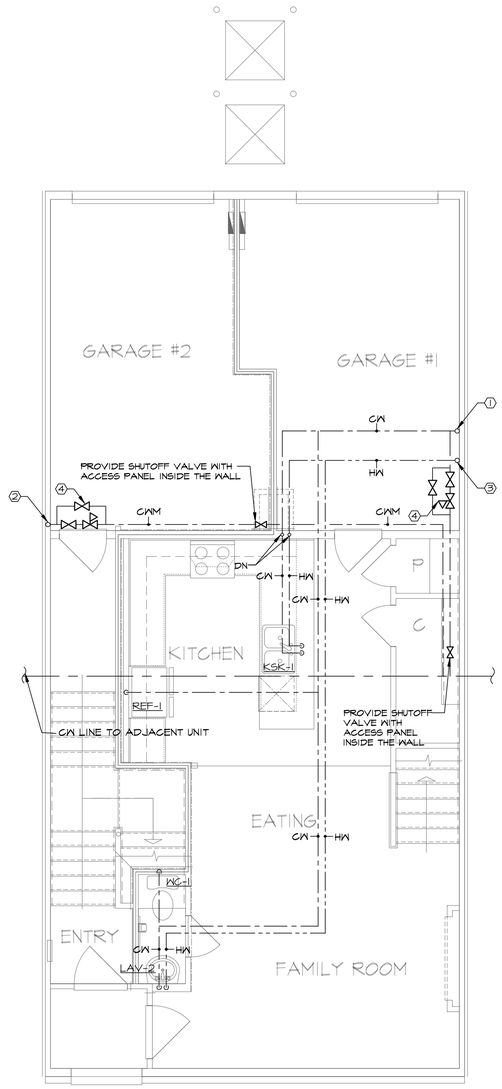
SHEET NO. P104
MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE ROOF SANITARY, WASTE, & VENT PLUMBING PLAN
PROJECT ADDRESS VA
DRAWN BY: DS
DESIGNED BY: DS
REVIEWED BY: PS
6 OF 14

GENERAL NOTES

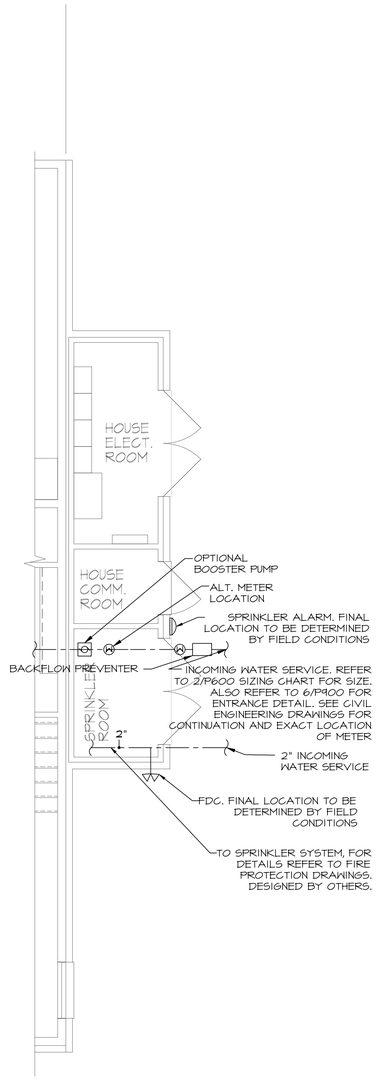
1. REFER TO RISER DIAGRAM IN SHEET "P600" FOR SIZES.
2. REFER TO DRAWING "P800" FOR PLUMBING SCHEDULES.
3. REFER TO DRAWING "P900" FOR PLUMBING DETAILS.

KEYED NOTES

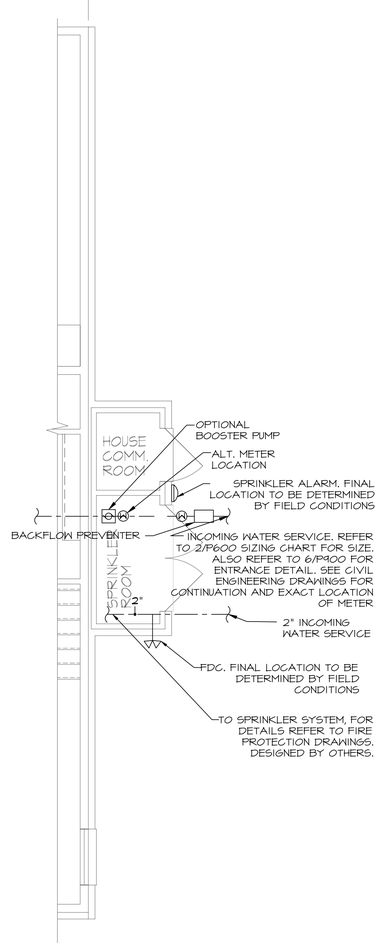
1. CW MAIN LINE TO SECOND FLOOR.
2. CW MAIN LINE TO JULIANNE UNIT.
3. HW LINE FROM SECOND FLOOR.
4. PRESSURE REDUCING VALVE WITH BYPASS.



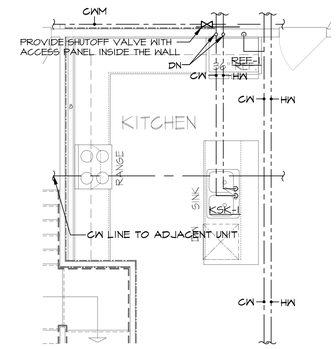
1 P200 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0" TESSA



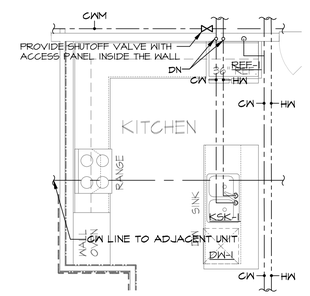
2 P200 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0" CONFIGURATION 3



3 P200 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0" CONFIGURATION 1



4 P200 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0" ALTERNATE KITCHEN



5 P200 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0" ALTERNATE GOURMET KITCHEN

REMARKS | REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDVL.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE FIRST FLOOR DOMESTIC WATER PLUMBING PLAN

PROJECT ADDRESS VA

SHEET NO. P200

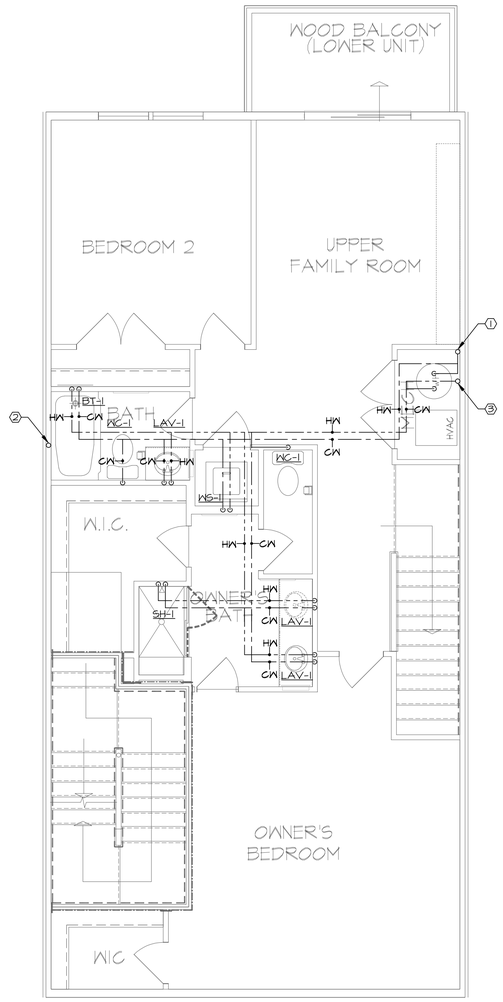
7 OF 14

GENERAL NOTES

1. REFER TO RISER DIAGRAM IN SHEET "P600" FOR SIZES.
2. REFER TO DRAWING "P800" FOR PLUMBING SCHEDULES.
3. REFER TO DRAWING "P900" FOR PLUMBING DETAILS.

KEYED NOTES ⑧

1. CW MAIN LINE FROM FIRST FLOOR.
2. CW MAIN LINE TO JULIANNE UNIT.
3. HW LINE DOWN TO FIRST FLOOR.



P201 SECOND FLOOR PLUMBING PLAN

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

REMARKS

REV. NO. DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.1777
WWW.PEGDC.COM
PEGC21035.00

STANLEY ⊕ MARTIN HOMES

SHEET NO. P201

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWN BY: DS

DESIGNED BY: DS

REVIEWED BY: PS

DRAWING TITLE SECOND FLOOR DOMESTIC WATER PLUMBING PLAN

PROJECT ADDRESS VA

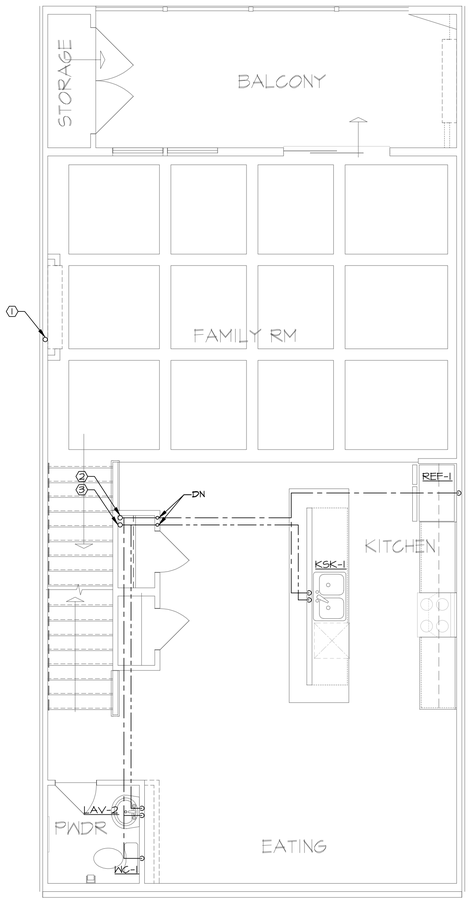
8 OF 14

GENERAL NOTES

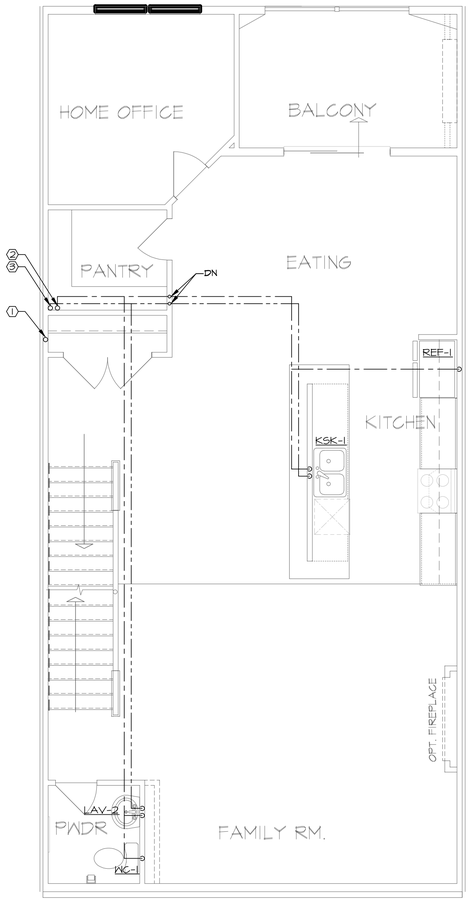
1. REFER TO RISER DIAGRAM IN SHEET "P800" FOR SIZES.
2. REFER TO DRAWING "P800" FOR PLUMBING SCHEDULES.
3. REFER TO DRAWING "P900" FOR PLUMBING DETAILS.

KEYED NOTES

1. GN MAIN LINE TO FOURTH FLOOR.
2. GN LINE FROM FOURTH FLOOR.
3. HN LINE FROM FOURTH FLOOR.



1 P202 THIRD FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE
STANDARD



2 P202 THIRD FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE
@ HOME OFFICE

REMARKS

REV. NO. DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGPM.COM
PEGC21038.00

STANLEY & MARTIN HOMES

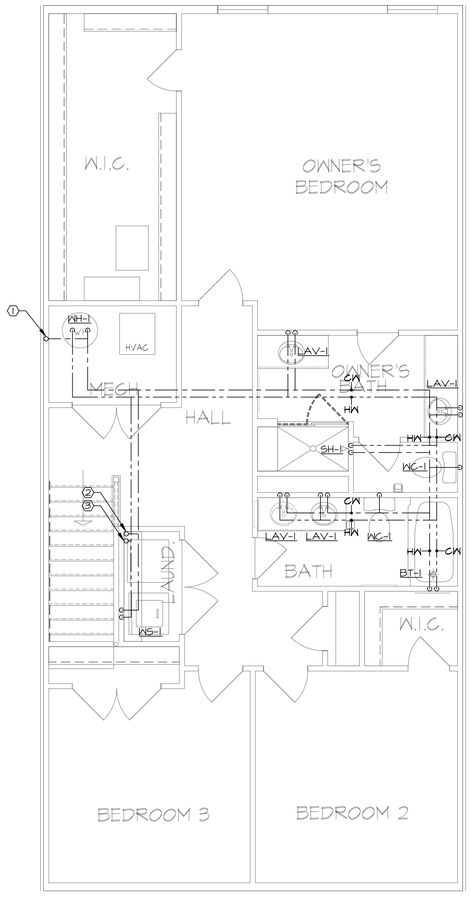
SHEET NO. P102
MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE THIRD FLOOR DOMESTIC WATER PLUMBING PLAN
PROJECT ADDRESS VA
DRAWN BY: DS
DESIGNED BY: DS
REVIEWED BY: PS
9 OF 14

GENERAL NOTES

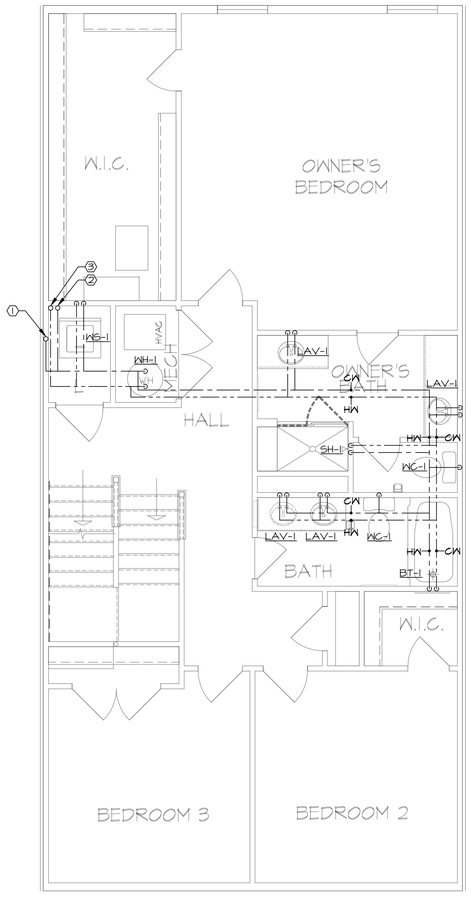
1. REFER TO RISER DIAGRAM IN SHEET "P800" FOR SIZES.
2. REFER TO DRAWING "P800" FOR PLUMBING SCHEDULES.
3. REFER TO DRAWING "P900" FOR PLUMBING DETAILS.

KEYED NOTES ⑧

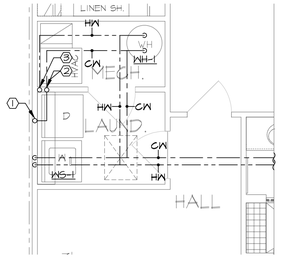
1. CW MAIN LINE FROM THIRD FLOOR
2. CW LINE DOWN TO THIRD FLOOR.
3. HW LINE DOWN TO THIRD FLOOR



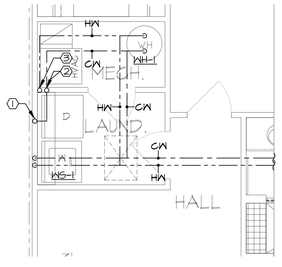
1 P203 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE STANDARD



2 P203 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE W/ OPT. TERRACE



3 P203 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE STANDARD



4 P203 FOURTH FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
JULIANNE W/ OPT. TERRACE

REMARKS

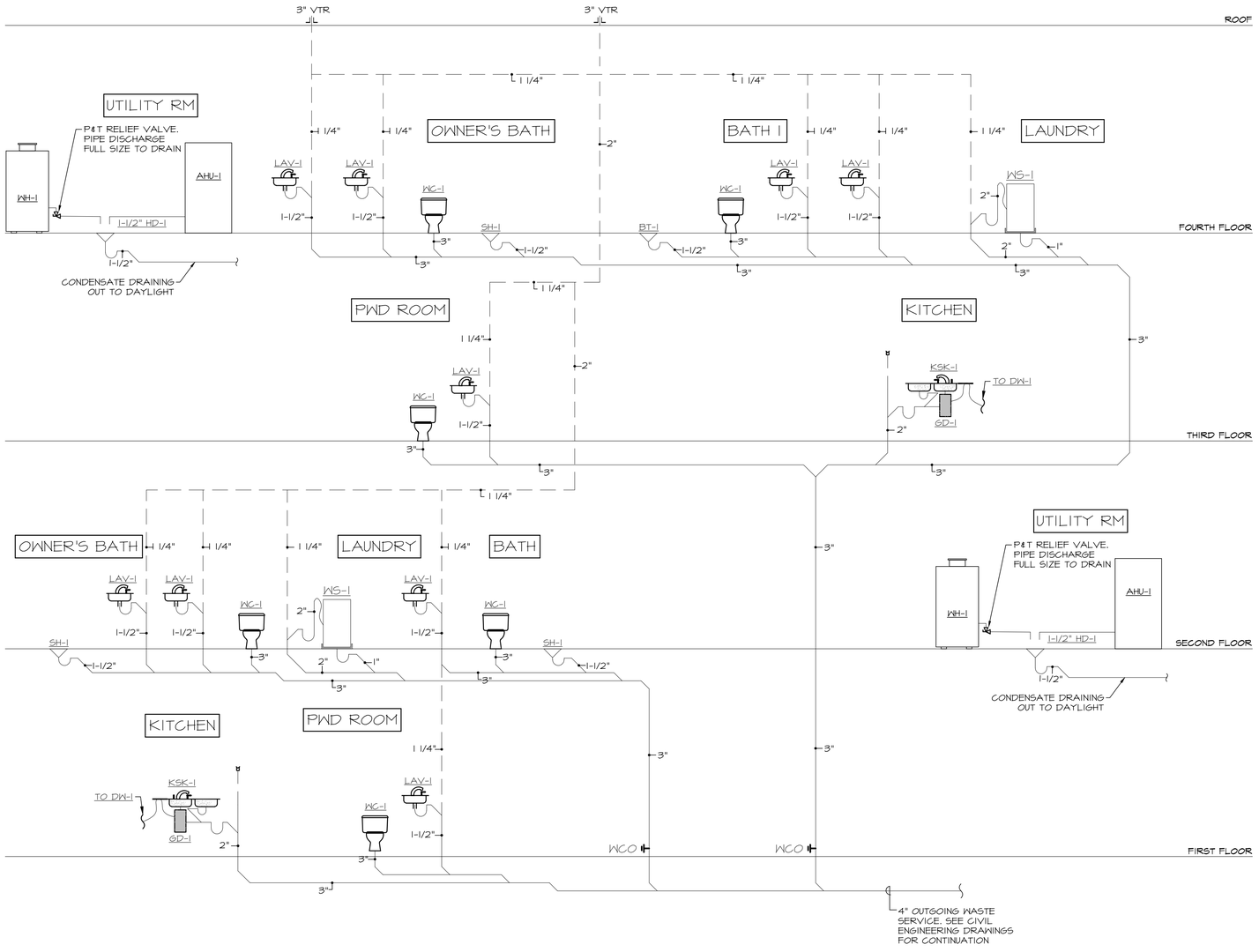
REV. NO. DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21036.00

STANLEY ⊕ MARTIN HOMES

SHEET NO. P203
MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE FOURTH FLOOR DOMESTIC WATER PLUMBING PLAN
PROJECT ADDRESS VA
DRAWN BY: DS
DESIGNED BY: DS
REVIEWED BY: PS
10 OF 14



1 / P500 SANITARY WASTE & VENT RISER DIAGRAM

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

REMARKS

REV. NO. | DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE 155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDEVELOP.COM
PEGC1038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS

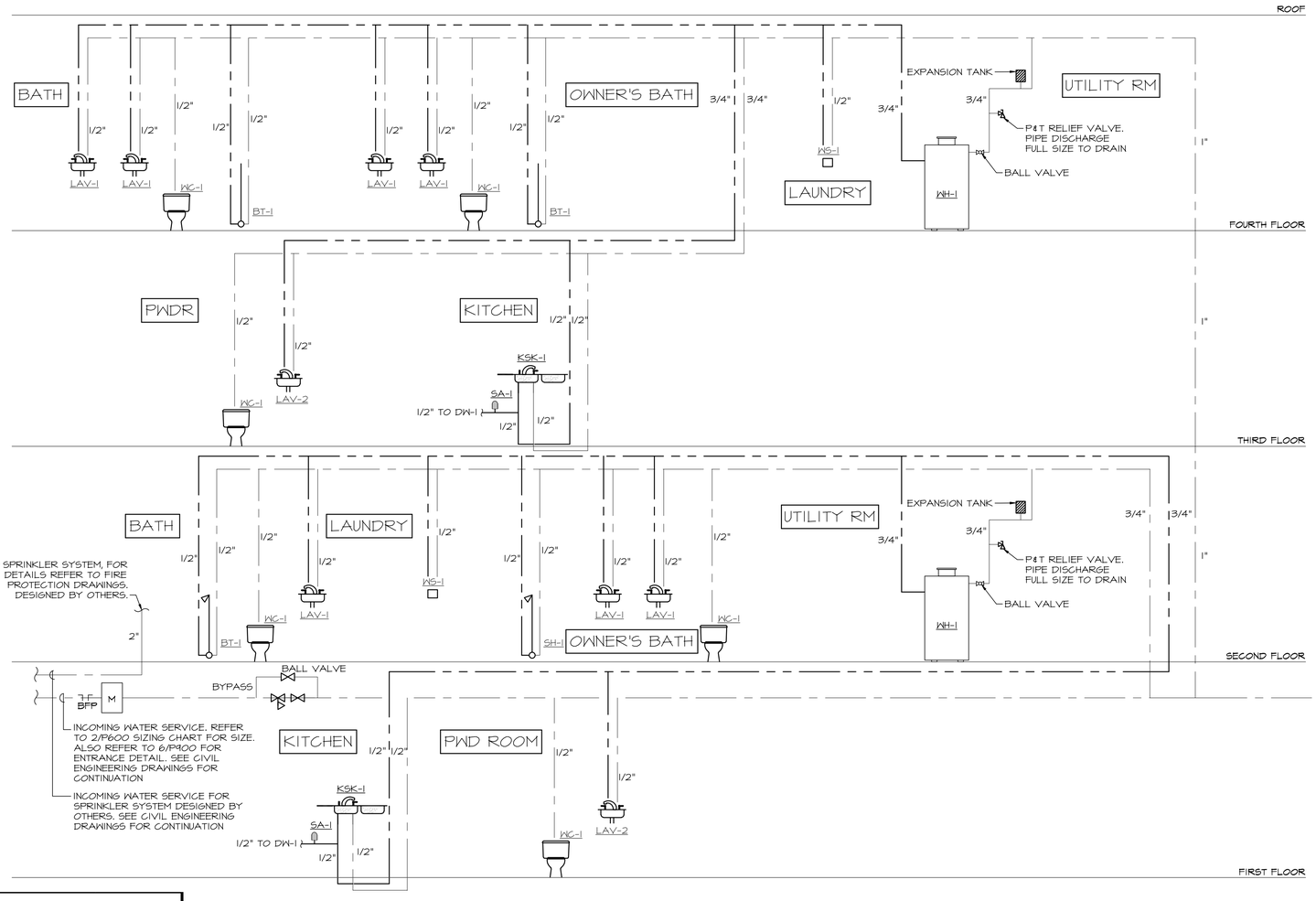
MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: SANITARY WASTE & VENT RISER DIAGRAM

PROJECT ADDRESS: VA

SHEET NO. P500

11 OF 14



1 P600 DOMESTIC WATER RISER DIAGRAM

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

DOMESTIC WATER SIZING CHART

BUILDING SIZE	WSFU	GPM	MINIMUM SUPPLY PRESSURE(PSI)	CW LINE SIZE(IN)
8 UNIT	125.6	50	60	2
10 UNIT	157	57	60	2
12 UNIT	188.4	63	60	2
14 UNIT	219.8	68	60	2
16 UNIT	251.2	75	60	2
18 UNIT	282.6	81	60	2
20 UNIT	314	87	60	2.5
22 UNIT	345.4	94	60	2.5
24 UNIT	376.8	100	60	2.5

2 P600 DOMESTIC WATER SIZING CHART

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REMARKS | REV. NO. | DATE

PEG
3975 Fair Ridge Drive, SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEG#21038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS | DESIGNED BY: DS | REVIEWED BY: PS

MODEL: 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE: DOMESTIC WATER RISER DIAGRAM

PROJECT ADDRESS: VA

SHEET NO.: P600

12 OF 14

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MODEL NUMBER	MOUNTING	SIZE OF CONNECTION				REMARKS
				SAN/WASTE	COLD WATER	HOT WATER	VENT	
WC-1	WATER CLOSET (TANK TYPE)	REFER TO BUILDER SPECIFICATIONS	15" SEAT HEIGHT	4"	1/2"	-	2"	
LAV-1	BATH LAVATORY	REFER TO BUILDER SPECIFICATIONS	FLOOR MOUNTED	1-1/4"	1/2"	1/2"	1-1/4"	
SH-1	BATH SHOWER	REFER TO BUILDER SPECIFICATIONS	WALL BOX	2"	1/2"	1/2"	1-1/4"	
DW-1	DISHWASHER	REFER TO BUILDER SPECIFICATIONS	FLOOR MOUNTED	1/2"	1/2"	1/2"	-	
LAV-2	POWDER ROOM LAVATORY	REFER TO BUILDER SPECIFICATIONS	34" MAX RIM HEIGHT	1-1/4"	1/2"	1/2"	1-1/4"	
KSK-1	KITCHEN SINK	REFER TO BUILDER SPECIFICATIONS	IN COUNTER	1-1/2"	1/2"	1/2"	1-1/2"	
WS-1	LAUNDRY WASHER	REFER TO BUILDER SPECIFICATIONS	42" A.F.F.	2"	1/2"	1/2"	1"	
BT-1	BATHTUB	REFER TO BUILDER SPECIFICATIONS	WALL BOX	2"	1/2"	1/2"	1-1/4"	
GD-1	GARBAGE DISPOSAL	IN-SINK-ERATOR MODEL# BADGER 5. 1/3 HP, 120 VOLTS	UNDER SINK					(1)
FD-1	FLOOR DRAIN	ZURN MODEL #Z-1019 TYPE "P". DURA-COATED CAST IRON COMBINATION FUNNEL AND TRAP DRAIN, COMPLETE WITH BRONZE BOTTOM CLEANOUT PLUG.	UTILITY ROOM					(1)
SA-1	SHOCK ARRESTOR	REFER TO WATER PIPING SYSTEM MATERIALS	COLD AND HOT WATER PIPES					
HB-1	HOSE BIB	REFER TO WATER PIPING SYSTEM MATERIALS	WALL					
ET-1	EXPANSION TANK	"AMTTROL" THERM-X-TROL THERMAL EXPANSION ABSORBERS TANK. MODEL NO. ST-5-C, MAX. WORKING PRESSURE 150 PSIG, 2.1 GALS. TOTAL VOLUME.	DOMESTIC COLD WATER SYSTEM					
BFP-1	BACKFLOW PREVENTER	WATTS NO. 9-D OR APPROVED EQUAL DUAL CHECK VALVE, ATMOSPHERIC VENT BACKFLOW PREVENTER.	DOMESTIC WATER SYSTEM					
REF-1	REFRIGERATOR	REFER TO BUILDER SPECIFICATIONS	FLOOR MOUNTED	-	1/2"	-	-	
TP-1	TRAP PRIMER	"P.P.P. INC.", MODEL PRIME-RITE TRAPPRIMING VALVE.	DOMESTIC COLD WATER SYSTEM					
SK-1	POWDER ROOM LAVATORY	REFER TO BUILDER SPECIFICATIONS	34" MAX RIM HEIGHT	1-1/4"	1/2"	1/2"	1-1/4"	

(1) EQUIVALENT BY MANUFACTURER APPROVED BY BUILDER.

TANKED WATER HEATER SCHEDULE

MARK	LOCATION	TYPE	FUEL	LOAD (KW)	TANK CAPACITY	V	PH	HZ	AMP	MIN. TEMP.	MAX TEMP.	ENERGY FACTOR	MODEL NUMBER	NOTES
WH-1, WH-2	MECH. ROOM	TANKED	ELECTRIC	4.5	55 GAL	240	1	60	4	120° F	155° F	0.93	STATE WATER HEATERS #EN6-55-DORT	(1)

(1) EQUIVALENT BY MANUFACTURER APPROVED BY BUILDER.

REMARKS

REV. NO.	DATE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGDC.COM
PEGC21035.00

STANLEY ⊕ MARTIN HOMES

SHEET NO. P800

MODEL 1542 TESSA/ 1544 JULIANNE

DRAWING TITLE PLUMBING SCHEDULES

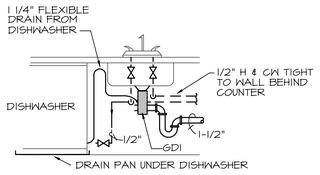
PROJECT ADDRESS VA

DRAWN BY: DS

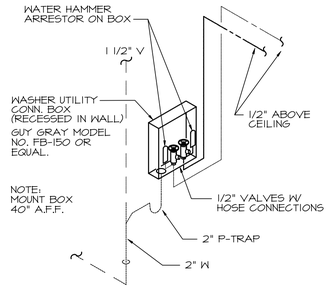
DESIGNED BY: DS

REVIEWED BY: PS

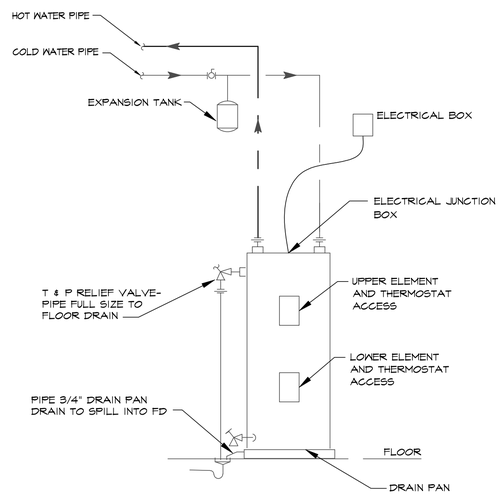
Attachment #2



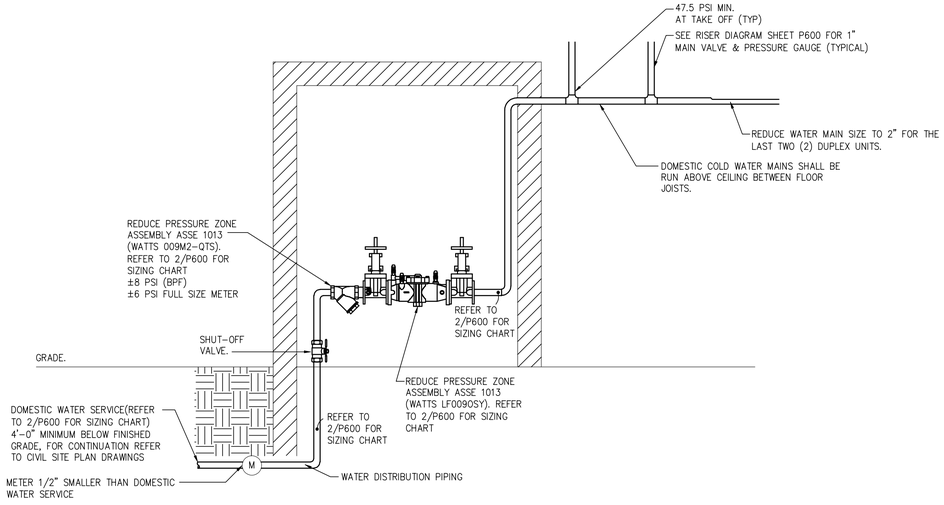
5 P900 KITCHEN SINK DETAIL
SCALE: NOT TO SCALE



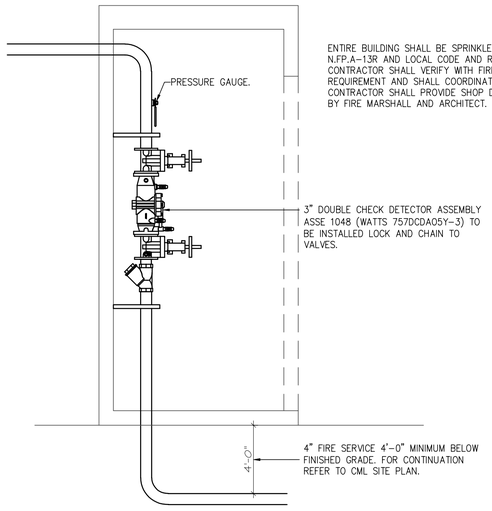
3 P900 LAUNDRY BOX DETAIL
SCALE: NOT TO SCALE



1 P900 ELECTRIC WATER HEATER DETAIL
SCALE: NOT TO SCALE



6 P900 DOMESTIC WATER SERVICE DETAIL
SCALE: NOT TO SCALE



4 P900 FIRE SERVICE DETAIL
SCALE: NOT TO SCALE

PEG, LLC., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written consent of PEG, LLC.

REV. NO. | DATE | REMARKS

PEG
3975 Fair Ridge Drive,
SUITE T155
FAIRFAX, VA 22033
PHONE: 703.934.2777
WWW.PEGENV.COM
PEGC21038.00

STANLEY & MARTIN HOMES

DRAWN BY: DS
DESIGNED BY: DS
REVIEWED BY: PS

MODEL 1542 TESSA/ 1544 JULIANNE
DRAWING TITLE PLUMBING DETAILS
PROJECT ADDRESS VA

SHEET NO. P900
14 OF 14

LIST OF DRAWINGS

DWG #	DESCRIPTION	05/24/22	10/07/22	10/10/22	4/4/23
C-1	COVER SHEET W/ INDEX HEIGHT, AREA CALCS, & CODES	X	X	X	X
C-2	COVER SHEET W/ ABBREVIATIONS, SYMBOLS, GEN. NOTES				
C-3	COVER SHEET W/ GENERAL NOTES (CONT'D)				
A-1A	LOWER LEVEL PLANS				X
A-1B	LOWER LEVEL PLANS	X			
A-2A	MAIN LEVEL PLANS	X		X	X
A-2B	MAIN LEVEL PLANS	X			
A-3A	UPPER LEVEL PLANS			X	X
A-3B	UPPER LEVEL PLANS	X			
A-4A	ELEVATION "A" & ROOF PLAN	X	X	X	
A-4B	ELEVATION "B" & ROOF PLAN	X	X	X	
A-4C	ELEVATION "C" & ROOF PLAN	X	X	X	
A-4D	ELEVATION "D" & ROOF PLAN	X	X	X	
A-4E	ELEVATION "E" & ROOF PLAN	X	X	X	
A-4F	ELEVATION "F" & ROOF PLAN	X	X	X	
A-4G	ELEVATION "G" & ROOF PLAN	X	X	X	
A-4H	ELEVATION "H" & ROOF PLAN	X			
A-4J	ELEVATION "J" & ROOF PLAN	X	X	X	
A-4K	ELEVATION "K" & ROOF PLAN	X	X	X	
A-4L	ELEVATION "L" & ROOF PLAN	X	X	X	
A-4M	ELEVATION "M" & ROOF PLAN	X	X	X	
A-4N	ELEVATION "N" & ROOF PLAN			X	
A-4P	ELEVATION "P" & ROOF PLAN			X	
A-4R	ELEVATION "R" & ROOF PLAN			X	
A-4S	ELEVATION "S" & ROOF PLAN	X		X	
A-4T	ELEVATION "T" & ROOF PLAN				
A-4U	ELEVATION "U" & ROOF PLAN	X			
A-4W	ELEVATION "W" & ROOF PLAN	X			
A-4X	ELEVATION "X" & ROOF PLAN	X			
A-4Y	ELEVATION "Y" & ROOF PLAN	X			
A-4Z	ELEVATION "Z" & ROOF PLAN	X	X		
A-4AA	ELEVATION "AA" & ROOF PLAN	X			
A-5A	BUILDING SECTIONS				X
O-1A	LOWER LEVEL PLAN OPTIONS			X	X
O-1B	2FT EXT. PLAN OPTIONS				
O-1C	LOWER LEVEL PLAN OPTIONS	X			X
O-2A	MAIN LEVEL PLAN OPTIONS	X		X	X
O-3A	UPPER LEVEL PLAN OPTIONS	X		X	X
O-4A	ELEVATION OPTIONS	X	X	X	
O-4B	ELEVATION OPTIONS	X	X	X	
O-4C	ELEVATION OPTIONS	X	X	X	
O-5A	BUILDING SECTION OPTIONS	X			
O-5B	BUILDING SECTION OPTIONS				
O-10A	COMMUNITY SPECIFIC - STONEBROOK			X	
D-1A	TYPICAL ARCHITECTURAL FRAMING DETAILS				
D-1B	TYPICAL ARCHITECTURAL FRAMING DETAILS				
D-2A	TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS				
D-2B	TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS				
D-2C	TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS				
D-2D	TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS				
D-2E	TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS				
D-3A	TYPICAL ARCHITECTURAL NON-STRUC. MASONRY DETAILS				
D-4A	TYPICAL ARCHITECTURAL FIREPLACE DETAILS				
D-4B	TYPICAL ARCHITECTURAL FIREPLACE DETAILS				
D-5A	TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS				
D-5B	TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS				
D-5C	TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS				
D-5D	TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS				
D-6A	TYPICAL TOWNHOUSE DETAILS				
D-6B	UL PARTYWALL DETAILS				
D-6C	UL PARTYWALL DETAILS				
D-6D	UL #350A ALTERNATE FIREWALL ASSEMBLY	X			
D-6E	UL #350A ALTERNATE FIREWALL ASSEMBLY	X			
D-6F	UL #350A ALTERNATE FIREWALL ASSEMBLY	X			
D-6G	UL #350B ALTERNATE FIREWALL ASSEMBLY	X			
D-6H	UL #350B ALTERNATE FIREWALL ASSEMBLY	X			
D-6J	UL #350B ALTERNATE FIREWALL ASSEMBLY	X			

LIST OF DRAWINGS CONT.

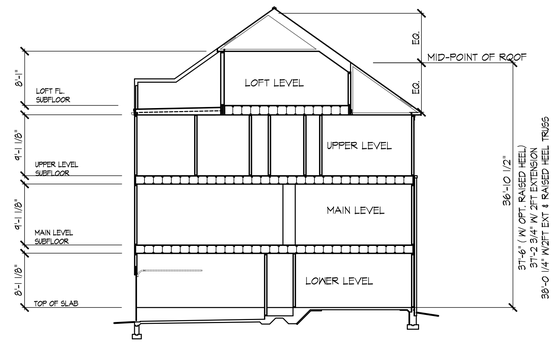
		05/24/22	10/07/22	10/10/22	4/4/23
D-6K	UL #V324 ALTERNATE FIREWALL ASSEMBLY	X			
D-6L	UL #V324 ALTERNATE FIREWALL ASSEMBLY	X			
D-6M	UL #V344 ALTERNATE FIREWALL ASSEMBLY	X			
D-6N	UL #V344 ALTERNATE FIREWALL ASSEMBLY	X			
D-6P	UL #210 ALTERNATE FIREWALL ASSEMBLY	X			
D-6Q	UL #210 ALTERNATE FIREWALL ASSEMBLY	X			
E-1A	LOWER AND MAIN LEVEL ELECTRICAL PLANS				X
E-1B	UPPER AND LOFT ELECTRICAL PLANS				
S-0A	STRUCTURAL NOTES				
S-1A	LOWER LEVEL FOUNDATION PLANS				X
S-1B	LOWER LEVEL FOUNDATION PLANS				
S-1C	LOWER LEVEL FOUNDATION PLANS				
S-2A	MAIN LEVEL FRAMING PLANS				
S-2B	MAIN LEVEL FRAMING PLANS			X	
S-3A	UPPER LEVEL FRAMING PLANS				
S-3B	UPPER LEVEL FRAMING PLANS				
S-4A	ROOF FRAMING PLANS				
S-4B	LOFT FRAMING PLANS				
S-4C	ROOF FRAMING PLANS				X
S-6	TYPICAL STRUCTURAL DETAILS				
S-6B	TYPICAL STRUCTURAL DETAILS				
S-6D	TYPICAL STRUCTURAL DETAILS	X			
S-6E	TYPICAL STRUCTURAL DETAILS				X
S-6F	TYPICAL STRUCTURAL DETAILS				

STANLEY MARTIN

JENKINS
HB1#: D05

NORTHERN VA

BUILDING HEIGHT DIAGRAM



ELEVATION SHOWN W/ OPT. LOFT & RAISED HEEL TRUSS (HIGHEST ROOF)

CODE DATA

BUILDING CODES: -2018 VIRGINIA RESIDENTIAL CODE (2018 VA USBC)

-LOCAL JURISDICTION REQUIREMENTS.

SHEAR WALL BRACING: ENGINEERED DESIGN

STAIRS DATA: 7 3/4" MAX. RISERS AND 10" MIN. TREADS PER IRC 2018

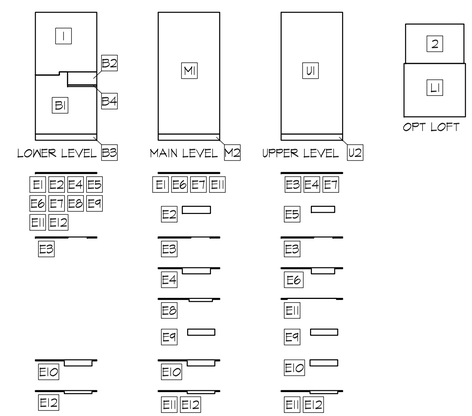
PERFORMANCE CRITERIA: SELECT

FIRE SUPPRESSION SYSTEM IF REQUIRED BY LOCAL JURISDICTION

AREA CALCULATIONS

NOT CALCULATED INTO SQUARE FOOTAGE

ACCORDING TO SQUARE FOOTAGE - METHOD FOR CALCULATING: ANSI Z765-2003



BASE PLAN:

B1	LOWER LEVEL "F", "G", & "K":	357 SQ FT
M1	MAIN LEVEL "F", "G", "H", & "K":	793 SQ FT
U1	UPPER LEVEL "A", "B" "F", "G", "J", & "K":	793 SQ FT
	TOTAL	1,943 SQ FT

MAX. FINISHED SQ. FT.:

ELEV "X", LOWER LEVEL, MAIN LEVEL, UPPER LEVEL, OPT. LOFT, & OPT. 2FT EXTENSION: 2,469 SQ. FT.

E1	ELEV. "A" & "T"	+14 SQ. FT.
E2	ELEV. "B" & "J"	+25 SQ. FT.
E3	ELEV. "C"	+15 SQ. FT.
E4	ELEV. "D" & "E"	+36 SQ. FT.
E5	ELEV. "H"	+22 SQ. FT.
E6	ELEV. "L"	+33 SQ. FT.
E7	ELEV. "M"	+21 SQ. FT.
E8	ELEV. "U"	+19 SQ. FT.
E9	ELEV. "W"	+43 SQ. FT.
E10	ELEV. "X"	+62 SQ. FT.
E11	ELEV. "Y"	+21 SQ. FT.
E12	ELEV. "Z"	+22 SQ. FT.
E13	ELEV. "AA"	+39 SQ. FT.
B2	UNFINISHED MECHANICAL	40 SQ. FT.
B3	LOWER LEVEL W/2FT EXTENSION	+36 SQ. FT.
B4	UNFIN MECH W/2FT EXTENSION	44 SQ. FT.
M2	MAIN LEVEL W/2FT EXTENSION	+40 SQ. FT.
U2	UPPER LEVEL W/2FT EXTENSION	+40 SQ. FT.
L1	OPT. LOFT	+348 SQ. FT.

UNCONDITIONED SPACE:

1	GARAGE	396 SQ. FT.
2	TERRACE	244 SQ. FT.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HB1#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: COVER SHEET

SHEET # C-1

©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

ABBREVIATIONS

ABV	ABOVE	#, NO.	NUMBER
@	AT	N/A	NOT APPLICABLE
A/C	AIR CONDITIONING	N.I.C	NOT IN CONTRACT
ADJ	ADJUSTABLE	N.T.S	NOT TO SCALE
ALT	ALTERNATE		
ALUM	ALUMINUM	OC	ON CENTER
APA	AMERICAN PLYWOOD ASSOCIATION	OHD	OVERHEAD GARAGE DOOR
ASF	ABOVE SUB FLOOR	OPT	OPTION, OPTIONAL
AVG	AVERAGE		
		PAN	PANTRY
BA	BATH	PL	PLATE
BD	BOARD	PLMB	PLUMBING
BR	BEDROOM	PDR	POWDER ROOM
BRG	BEARING	(PT)	PRESSURE TREATED
℄	CENTERLINE	RA	RETURN AIR
CLG	CEILING	RC	ROUGH CUT
CLS	CLOSET	REC	RECREATION
C.O.	CASED OPENING	REF	REFERENCE
COL	COLUMN	REF	REFRIGERATOR
CONC	CONCRETE	REQ'D	REQUIRED
CONT	CONTINUOUS	REV	REVISION
CSMT	CASEMENT	RM	ROOM
C.J.	CONTROL JOINT	RO	ROUGH OPENING
		R.R.	ROOF RAFTER
D	DRYER		
DIA	DIAMETER	SA	SUPPLY AIR
DBL	DOUBLE	SB	SPLASH BLOCK
DH	DOUBLE HUNG	SF	SQUARE FEET
DIM	DIMENSION	SH	SINGLE HUNG
DN	DOWN	SGD	SLIDING GLASS DOOR
D.O.	DRYWALL OPENING	SHT	SHEET
DS(PLANS)	DOUBLE SWING	SIM	SIMILIAR
DS(ELEVS)	DOWNSPOUT	SQ	SQUARE
		STD	STANDARD
DV	DIRECT VENT	S.V.B.	SOLID VALLEY BLOCKING
DW	DISHWASHER		
		TB	TOWEL BAR
EA	EACH	T.B.D.	TO BE DETERMINED
EJ	EXPANSION JOINT	TEMP	TEMPERED
EL	ELEVATION	THRU	THROUGH
ELEC	ELECTRIC, ELECTRICAL	T.O.P.	TOP OF PLATE
ENT	ENTERTAINMENT	TP	TOILET PAPER
EXT	EXTERIOR	TPL	TRIPLE
		T/R	TREAD / RISER
FC	FLOOR CHANGE	TWN	TWIN
FD	FRENCH DOOR	TYP	TYPICAL
FIX	FIXTURE		
FL	FLOOR	U.O.N.	UNLESS OTHERWISE NOTED
FNDN	FOUNDATION		
FT	FEET, FOOT	W	WASHER
FURN	FURNACE	WD	WOOD
FXD	FIXED	W/	WITH
		WH	WATER HEATER
HB	HOSE BIB	W.I.C.	WALK IN CLOSET
HDR	HEADER	W/O	WITHOUT
H.H.	HEAD HEIGHT	WWF	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH
GFI	GROUNDED FAULT INTERUPT.	W.O.	WALL OVEN
GYP	GYPSUM	W.T.	WATER TABLE
ILO	IN LIEU OF		
IN.	INCH		
INFO	INFORMATION		
INSUL	INSULATED, INSULATION		
INT	INTERIOR		
LBS OR #	POUNDS		
LOC	LOCATION		
LT	LAUNDRY TUB		
LVL(STRUCT.)	LAMINATED VENEER LUMBER		
LVL(ELEVS)	LEVEL		
MANUF.	MANUFACTURED		
MC	MEDICAL CABINET		
MECH	MECHANICAL		
MID	MIDDLE		

MATERIAL SYMBOLS

- EARTH
- GRAVEL
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT
- BEARING WALL
- STEEL
- FINISH WOOD
- ROUGH LUMBER CONT. BLOCKING
- ROUGH LUMBER DISCONT. BLOCKING
- BATT/ FIBROUS INSULATION
- STONE

GRAPHIC SYMBOLS

SECTION TAG:
3 / A-2
DENOTES THE SECTION NUMBER
DENOTES PAGE WHERE THE SECTION IS CUT

SECTIONAL DETAIL TAG:
3 / A-2
DENOTES THE DETAIL NUMBER
DENOTES PAGE WHERE THE DETAIL IS CUT

DETAIL TARGET, ENLARGEMENT TAG:
3 / A-2
DENOTES THE DETAIL NUMBER
DENOTES PAGE WHERE THE DETAIL IS CUT

EXTERIOR ELEVATION TAG:
3 / A-1
DENOTES THE ELEVATION NUMBER
DENOTES PAGE WHERE THE ELEVATION IS CUT

ROOF PITCH:
RUN 12, RISE 10

FD FLOOR DRAIN

V## VANITY LENGTH

1R/1S 1 ROD & 1 SHELF

2R/2S 2 ROD & 2 SHELVES

PANEL START POINT:
JOIST START

FLOOR BREAK:

GENERAL NOTES / SPECIFICATIONS

DIVISION 1: GENERAL CONDITIONS

A. General Construction Notes

1. The Scope of Work shall be understood as information pertaining to Architectural, Civil, Structural, Mechanical, Electrical, Plumbing drawings and/or specifications created for project. The notations contained herein shall apply to not only SMH's Project Supervisor, but to every applicable SUB-CONTRACTOR as well.
2. All work shall be performed in accordance with ALL applicable codes including, but not limited to the latest adopted versions of: IRC; VUSBC; OSHA; Local City or County Amendments, if any; Applicable Mechanical Code, Electric Code, and Plumbing Code. SMH's Project Supervisor and all associated Sub-contractors shall update work contained herein based on any newly adopted or updated codes at the time of construction.
3. The conditions listed in General Conditions (Division 1) shall pertain to all construction divisions (Divisions 2-16). The terms provide, install, supply, furnish, purchase, and obtain are to be understood as being synonymous. Material selected that is "or approved equal" must be approved by SMH's PURCHASING Department or DIVISION V.P. or C.O.O. in writing, in advance of work.
4. All work and materials shall meet or exceed the quality standards listed by the following organizations: American Concrete Institute (ACI), American Institute of Electrical Engineers (AIEE), American Institute of Steel Construction (AISC), American Lumber Standards (ALS), American Plywood Association (APA), American Standards of Testing Materials (ASTM) American Welders Society (AWS), Tile Council of America (TCA), Underwriters Lab (UL).
5. All materials and products shall be installed per manufacturer's specifications. All work to be of the highest industry standards.
6. SMH's Project Supervisor and all associated Sub-contractors to obtain all necessary inspections, etc. and shall schedule all necessary labor, materials, equipment, hardware, etc., to properly construct project.
7. SMH's Project Supervisor and all associated Sub-contractors shall assume complete responsibility for all of their own construction activities on site including manpower, workers, equipment, materials, and safety procedures, and are also responsible for their own construction means, methods, techniques, sequences, procedures, and coordination.
8. SMH's Project Supervisor and all associated Sub-contractors must field measure and verify all critical dimensions on existing conditions (as applicable) before construction commences.
9. SMH's Project Supervisor and all associated Sub-contractors shall verify ALL existing utilities before construction commences.
10. All finish choices (specifically color and material) shall be as obtained from SMH's PURCHASING Department before construction and material purchase.
11. SMH's Project Supervisor is encouraged to suggest to Project Architect cost or labor saving methods, but shall not implement such changes unless authorized in writing. All associated Sub-contractors are encouraged to suggest to SMH's Project Supervisor cost or labor saving methods, but shall not implement such changes unless authorized in writing.

B. Architectural Drawing Notes

1. Drawings are not to be scaled to determine sizes and lengths. When clarification is needed (for any issue) SMH's Project Supervisor shall immediately contact Project Architect, and all associated Sub-contractors shall immediately contact SMH's Project Supervisor.
2. For discrepancies in Plans, Sections, Elevations, General Notes, Specifications, or Existing Conditions that are discovered during construction, SMH's Project Supervisor shall immediately contact Project Architect and all associated Sub-contractors shall immediately contact SMH's Project Supervisor for clarification before any work affected is continued.
3. Existing conditions (as applicable) are typically shown as shaded areas unless otherwise noted. Dimensions are shown from face of studs or face of concrete masonry units (cmu), unless otherwise noted. Existing grade depicted on drawings is to be considered as approximate and shall be field verified by SMH's Project Supervisor and all associated Sub-contractors if critical.
4. Information on existing conditions (as applicable) is based on the construction drawings from the original structure, therefore, dimensions shown indicating existing construction conditions should be used as a general reference only. SMH's Project Supervisor and all associated Sub-contractors to field verify all critical dimensions before construction.

C. Final Inspections

1. SMH's Project Supervisor shall verify to SMH'ACCOUNTS PAYABLE Department in writing (at the time FINAL INSPECTION is obtained) that ALL Certificates of Inspection have been obtained. All subcontractors shall supply SMH'ACCOUNTS PAYABLE Department with a notarized ©Release of Liens^ at each Request for Payment, and include a note with the final notarized Release of Liens stating that ©All Certificates of Inspection have been obtained.^

D. Insurance

1. SMH's Project Supervisor and all associated Sub-contractors to confirm with SMH's PURCHASING Department (before any work commences in the field) that the following coverage has been installed for the project: Builders Risk Insurance, Vehicle and General Liability Insurance, Workers Compensation Insurance, Bonding, and other coverage as required by laws, ordinances or codes to sufficiently cover expenses from injury or property damage; and to properly protect SMH.

E. Temporary Services

1. SMH's Project Supervisor shall in most cases provide the following temporary services to the Sub-contractors: trash containers, power, lighting, toilets, heat; All associated Sub-contractors shall provide the following temporary services to the site as to properly construct the project: telephone, winter protection, and all safety equipment required by OSHA.

F. Change Orders

1. All changes to Scope of Work deemed necessary by SMH's Project Supervisor to properly complete project shall be submitted in writing (including total cost of such change) to SMH's PURCHASING Department before change is implemented. SMH's Project Supervisor to send a copy of Change Order to Project Architect at time Change Order is sent to Purchasing.
2. Any changes to a Sub-contractor's Scope of Work shall be drawn up in writing (including total cost of such change), reviewed by SMH's Project Supervisor and signed by both the Sub-contractor and SMH's PURCHASING Department before change is implemented. SMH's Project Supervisor to send a copy of Change Order to Project Architect at time change Order is sent to Purchasing.

G. Cleaning

1. SMH's Project Supervisor and all associated Sub-contractors shall be responsible for daily clean up of work generated trash (into trash receptacles) and weekly trash removal from site. Site shall be kept in safe condition at all times. Final cleaning shall consist of all necessary sweeping, washing, dusting, polishing, etc. (using only appropriate cleaning agents) for final presentation.

DIVISION 2: SITE WORK

A. General Data

1. SMH's Project Supervisor and all associated Sub-contractors to verify all existing underground utilities (and existing drain tile, if any) before work commences.
2. SMH's Project Supervisor and all associated Sub-contractors to field verify with Engineer's Ste Plan before excavation to confirm what vegetation (trees, etc.), if any, is required to be saved and/or maintained.
3. SMH's Project Supervisor and all associated Sub-contractors shall determine the site's previously filled areas and the area-of-construction's soil bearing capacity, and provide modification, removal/replacement, compaction, etc., as deemed necessary by project's Site Engineering or Geotechnical report.
4. SMH's Project Supervisor and all associated Sub-contractors shall coordinate necessary excavation, backfilling, rough and finish grading, sediment and erosion control, plus seeding to properly complete project.
5. All excavated material that is not suitable as fill (i.e. stones larger than 6" dia., debris, wood, concrete, frozen material, etc.) shall be removed from site. All appropriate backfill shall be placed in maximum 8" layers and compacted at 85_88% density, with great care not to disturb foundation walls. Finish grade shall represent 6" of topsoil, and sloped for positive drainage away from building. Backfill only after floor system or bracing is in place and at a minimum of 48 hours after waterproof membrane is applied.
6. All site work retaining walls shall be constructed for proper structural stability. All railroad ties (being used) to be pressure treated and fastened with spikes.
7. All exterior materials and finishes (especially prefinished aluminum, as applicable) shall be properly protected when masonry and/or concrete is given wash down.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION: COVER SHEET & NOTES

SHEET # C-2

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

DIVISION 7: MOISTURE AND THERMAL PROTECTION

A. Waterproofing

1. Waterproof membrane to be rolled application. Apply min. 14 days after final parge coat. Ensure foundation wall surface is smooth, monolithic, and free from dirt, grease, voids, spalls, course or loose aggregate.
2. Footing drain shall have corrugated, perforated plastic pipe at the perimeter of footing in any case where: finish grade is higher than interior slab or interior crawl space; and at window wells.
3. Gravel cover shall be 3/4" washed bluestone at 12" above top of drain pipe and 6" along each side of drain pipe. Silt protection shall be one layer of rosin paper. Footing drains shall terminate into stormwater inlet or drain to daylight (unless otherwise noted on Site Drawings).
4. All waterproofing to conform to the applicable code.

B. Insulation

1. Throughout the work (where shown on Architectural Drawings and elsewhere), provide insulation as required to provide a positive barrier against the passage of temperatures through the exterior thermal envelope.
2. Underslab insulation to be 2"x24" rigid insulation under poly at horizontal application or next to inside face of foundation wall at vertical application.
3. Provide 2" rigid insulation on interior face of exterior foundation wall (with 2" Z_strip). All rigid insulation must be completely protected by fire_resistive material (i.e. drywall, concrete, etc.). Insulation to be installed min. 21 days after cmu foundation wall is set or min. 6 weeks after poured concrete foundation wall is set.
4. All kraft faced insulation not completely protected by fire_resistive material (i.e. drywall, concrete, etc.) to have 0_25 flame spread. Use unfaced insulation when using a poly vapor barrier.
5. All vapor barriers (kraft face or poly) shall face tenant side and stapled to studs or trusses every 6" o.c. Tape around any and ALL openings made to interior vapor barrier (i.e. elec. outlets, mech registers, windows doors, etc.).
6. Crevices around window and door jambs shall be stuffed (chinked) with fiberglass batt insulation. Fiberglass batt shall be installed on the back of any attic or wall access panel and at hidden air pockets in exterior wall framing.
7. All insulation to conform to the applicable code.

C. Flashing

1. Throughout the work (where shown on Architectural Drawings and elsewhere), provide 26 ga. metal flashing as required to provide a positive barrier against the passage of rainwater.
2. Flashing typically is needed at chimneys (along with cricket), at widow and door headers and sills, at brick rowlocks, at sides of dormers, and where a vertical exterior surface connects to a horizontal exterior surface

D. Caulking

1. Throughout the work (where shown on Architectural Drawings and elsewhere), seal and caulk joints as required to provide a positive barrier against the passage of moisture and the passage of air.
2. Caulk to be used shall use the best quality caulk available. Provide primers and back up materials (backer rod) as required for a complete and proper installation. Caulk to be tooled concave and be elastic/elastomeric type or other appropriate type. Caulk bead's width_to_depth to be proper proportion.
3. Caulk all windows and doors (where they meet exterior finish material) with a caulk color to match windows and doors; Caulk other finish material with tinted caulk matching finish material color; Caulk all surfaces that will be painted with a standard color caulk.

DIVISION 8: WINDOWS AND DOORS

A. General Data

1. Windows and doors to be installed per mfr's specifications in locations indicated on Architectural Drawings.
2. Windows and doors to be hung plumb within a tolerance of 1 in 1000. Rehang or replace as required all doors that are hinge bound, do not swing freely, or are warped.
3. Provide safety (tempered) glazing in all windows and doors according to all applicable codes.
4. Provide at least one Egress Window in each Bedroom and one in Basements without a walk-out condition.
5. Operable windows and sliding glass doors shall have insulated glass and screens unless otherwise noted.
6. Unless otherwise noted window sizes define intended aesthic size and type by indicating sash opening in feet and inches.

DIVISION 9: FINISHES

A. Drywall

1. All drywall work to be U.S. Gypsum, National Gypsum or approved equal. Drywall shall be 1/2" standard type typically and 5/8" type X on garage-to-house walls, unless otherwise noted.
2. All drywall accessories to be the same mfr. as the drywall mfr. and be galvanized metal components without any exposed metal trim or beads when complete.
3. All drywall shall be nailed at the edges with screws placed in the field when applied to wood framing, and screws throughout when applied to metal framing.
4. Fire rated drywall (as indicated on Architectural Drawings) shall be 5/8" Type X fire_code, installed within the guidelines of indicated testing lab requirements (i.e. UL#).
5. Vinyl edge bead shall be installed at drywall returns abutting all storefront windows and doors.

B. Paint

1. All materials needing to be painted shall be properly prepared including dusting surfaces, putty and caulk as required, lightly sand, and perform minor point up.
2. All painting to have primer and finish coats; Paint mfr. to be as determined by SMH's PURCHASING Department.

C. Carpet

1. All Carpet work (in areas indicated on Architectural Drawings) shall be as determined by SMH's PURCHASING Department.

D. Tile (Mexican, ceramic, vinyl)

1. All tile work (as indicated on Architectural Drawings) shall comply with recommendations contained in the current edition of "Handbook for Ceramic Tile Installation" from the Tile Council of America.
2. All tile to be placed over underlayment and subfloor, or over concrete. All patterns and colors to be as determined by SMH's PURCHASING Department
3. Minor leveling and/or filling of cracks on floor surfaces as required to produce a high quality installation.

DIVISION 10: SPECIALTIES

No work in this division (except as indicated on Architectural Drawings).

DIVISION 11: EQUIPMENT

No work in this division (except as indicated on Architectural Drawings).

DIVISION 12: FURNISHINGS

No work in this division (except as indicated by SMH's PURCHASING Department).

DIVISION 13: SPECIAL EQUIPMENT

No work in this division (except as indicated on Architectural Drawings).

DIVISION 14: CONVEYING

No work in this division (except as indicated on Architectural Drawings).

DIVISION 15: MECHANICAL/PLUMBING

A. General Data

1. All Mechanical work to be installed by State-certified subcontractor, and following all applicable codes.
2. All Plumbing work to be installed by State-certified subcontractor, and following all applicable codes.

DIVISION 16: ELECTRICAL

A. General Data

1. Electrical work to be installed by State-certified subcontractor, and following all applicable codes.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

MODEL:

ORIGINAL ISSUE
DATE: 07/05/2018

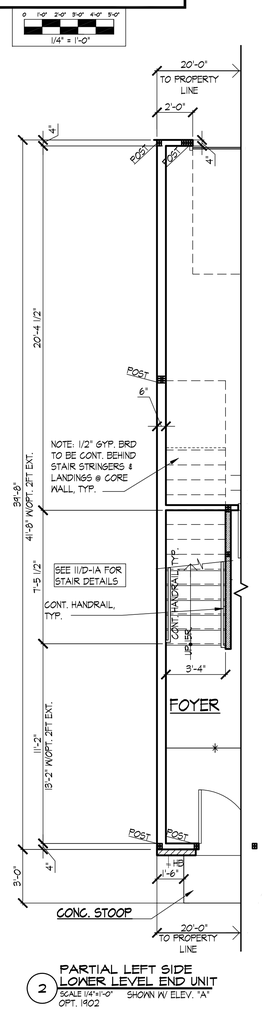
REVISION(S):

08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

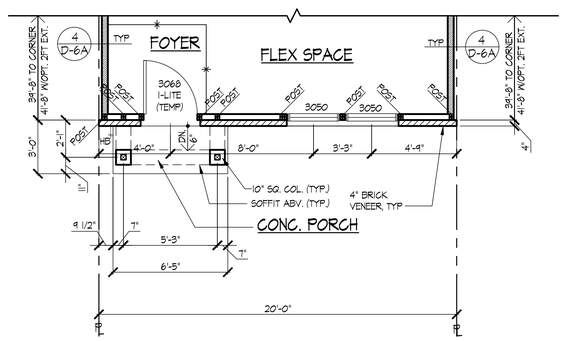
DRAWING DESCRIPTION:
COVER SHEET & NOTES

SHEET #
C-3

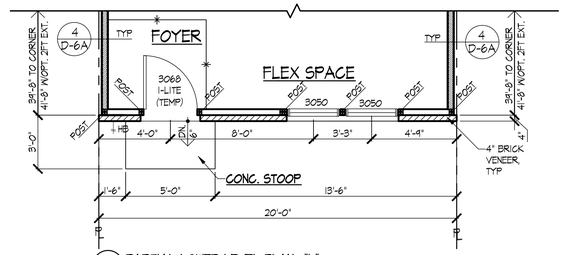
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



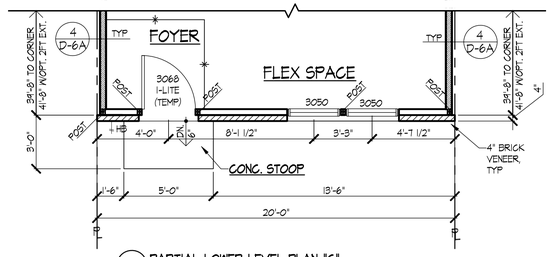
2 PARTIAL LEFT SIDE LOWER LEVEL END UNIT
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902



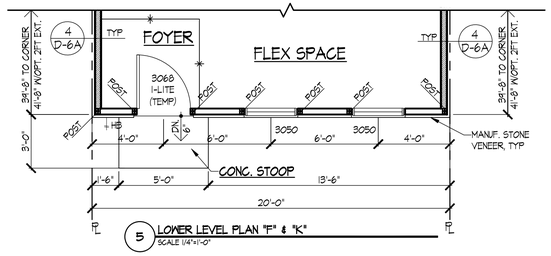
8 PARTIAL LOWER LEVEL PLAN "H"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



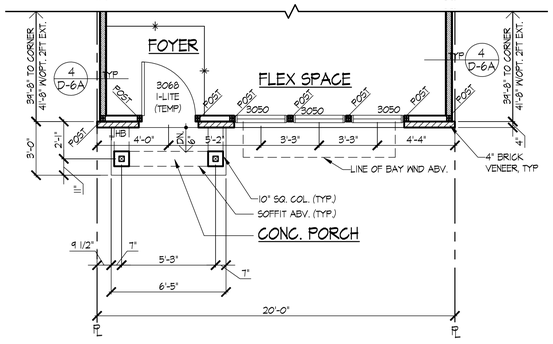
9 PARTIAL LOWER LEVEL PLAN "L"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



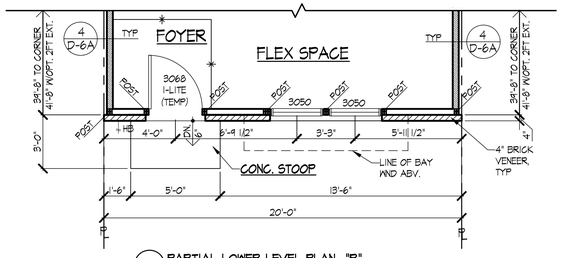
4 PARTIAL LOWER LEVEL PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



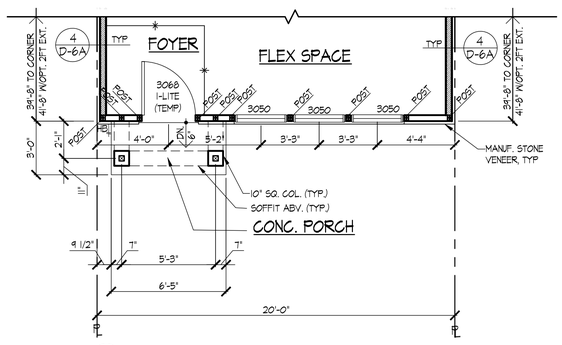
5 LOWER LEVEL PLAN "F" & "K"
SCALE 1/4"=1'-0"



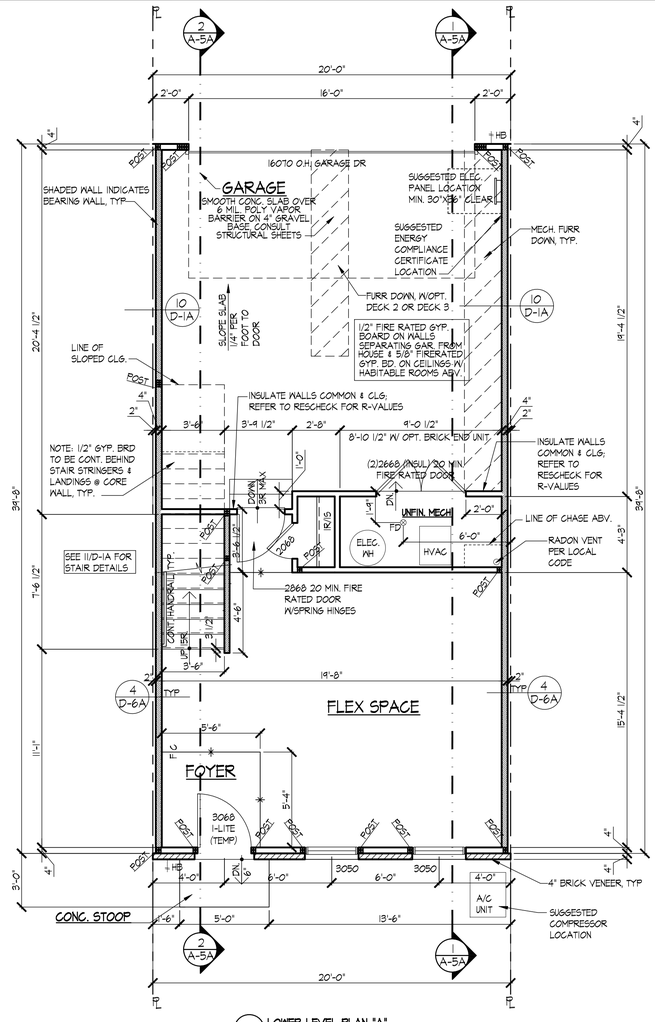
6 PARTIAL LOWER LEVEL PLAN "J"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



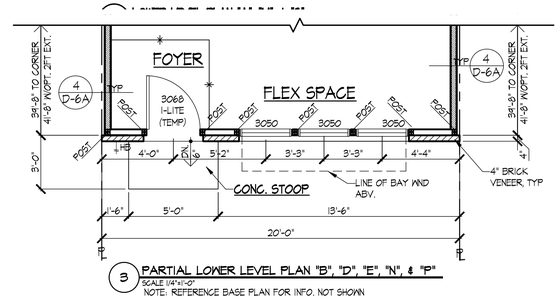
10 PARTIAL LOWER LEVEL PLAN "R"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



7 PARTIAL LOWER LEVEL PLAN "G"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



1 LOWER LEVEL PLAN "A"
SCALE 1/4"=1'-0"



3 PARTIAL LOWER LEVEL PLAN "B", "D", "E", "N", & "P"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

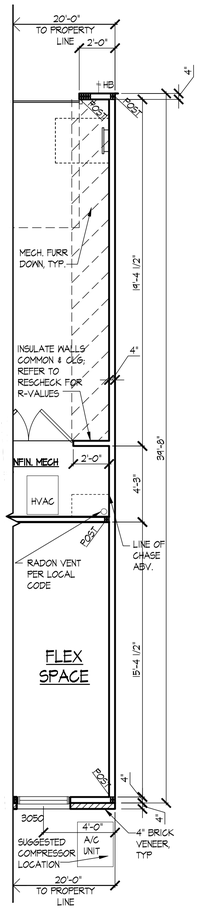
REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION: LOWER LEVEL PLANS

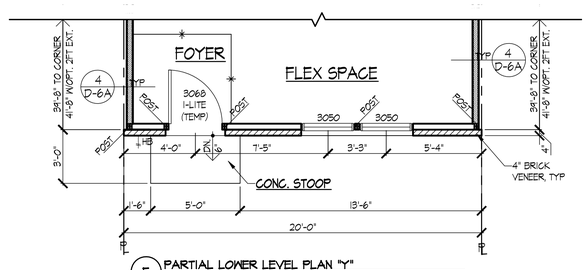
SHEET # A-1A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

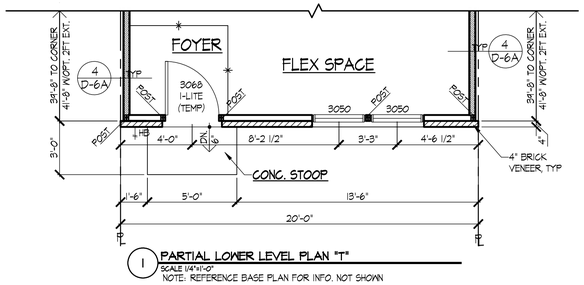
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



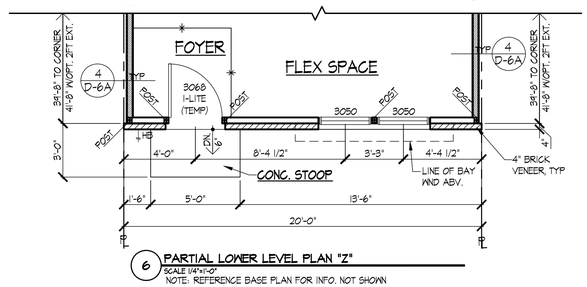
8 PARTIAL RIGHT SIDE LOWER LEVEL END UNIT
SCALE 1/4"=1'-0" OPT. 1901 SHOWN W/ ELEV. "A"



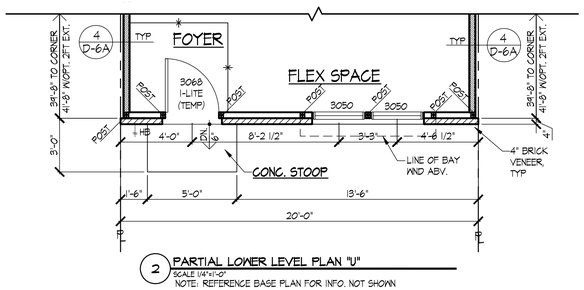
5 PARTIAL LOWER LEVEL PLAN "Y"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



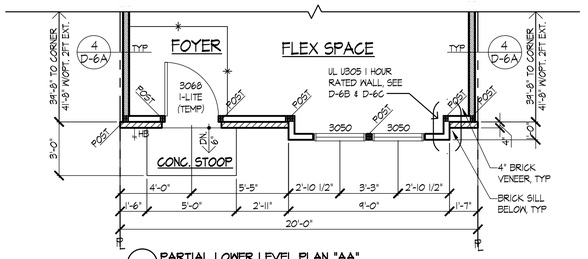
1 PARTIAL LOWER LEVEL PLAN "T"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



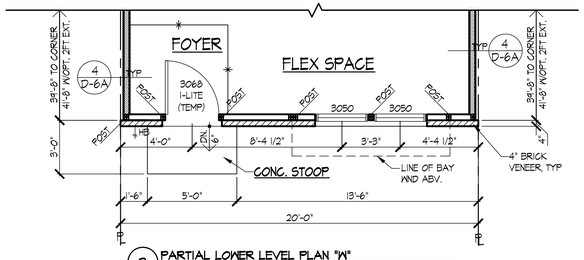
6 PARTIAL LOWER LEVEL PLAN "Z"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



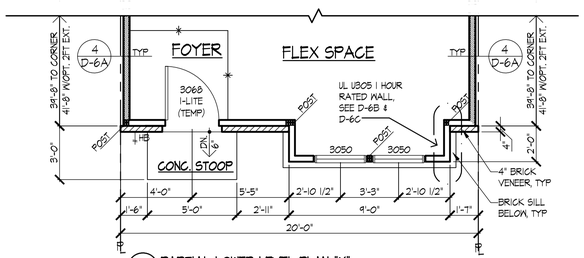
2 PARTIAL LOWER LEVEL PLAN "U"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



7 PARTIAL LOWER LEVEL PLAN "AA"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



3 PARTIAL LOWER LEVEL PLAN "W"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



4 PARTIAL LOWER LEVEL PLAN "X"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05
NORTHERN VA

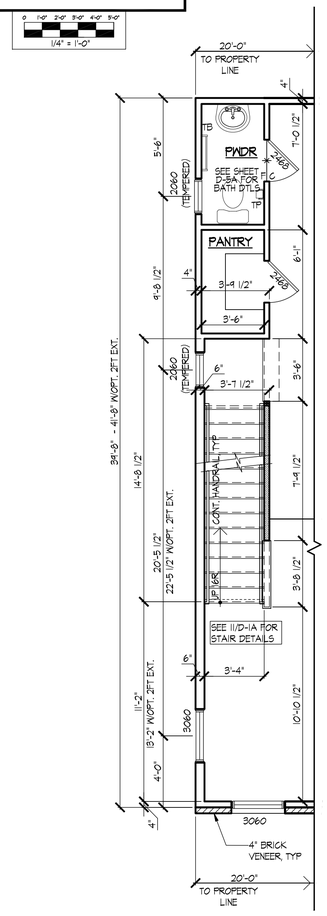
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

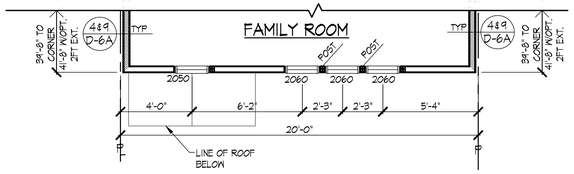
DRAWING DESCRIPTION: LOWER LEVEL PLANS

SHEET # A-1B

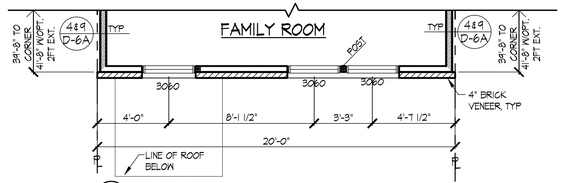
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



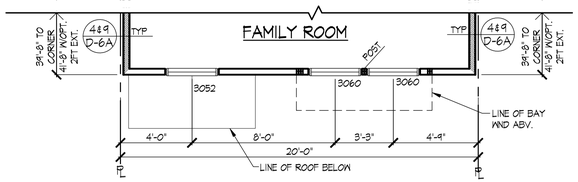
13 PARTIAL LEFT SIDE MAIN LEVEL END UNIT
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A" OPT. 1902



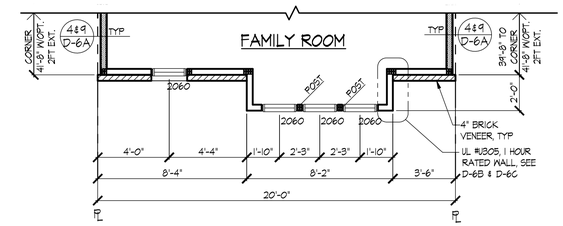
8 PARTIAL MAIN LEVEL PLAN "G"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



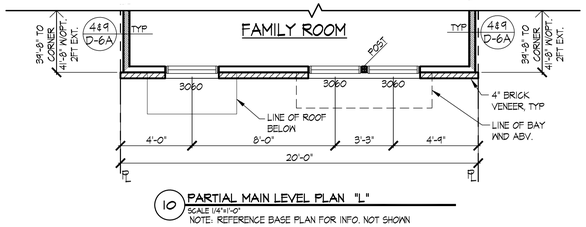
3 PARTIAL MAIN LEVEL PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



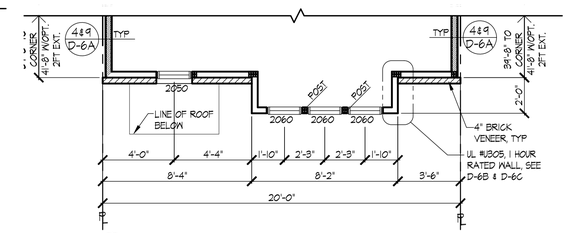
9 PARTIAL MAIN LEVEL PLAN "H"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



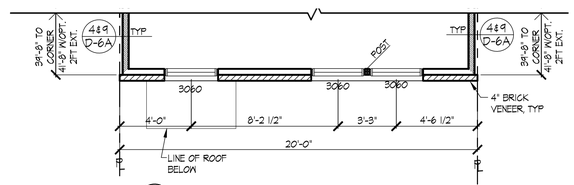
4 PARTIAL MAIN LEVEL PLAN "D", "N", & "P"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



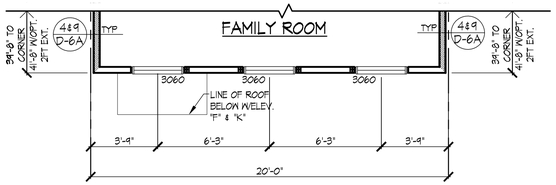
10 PARTIAL MAIN LEVEL PLAN "L"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



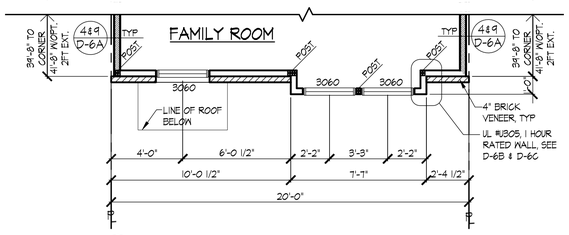
5 PARTIAL MAIN LEVEL PLAN "E"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



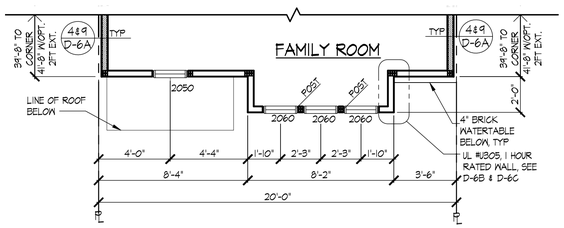
11 PARTIAL MAIN LEVEL PLAN "T"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



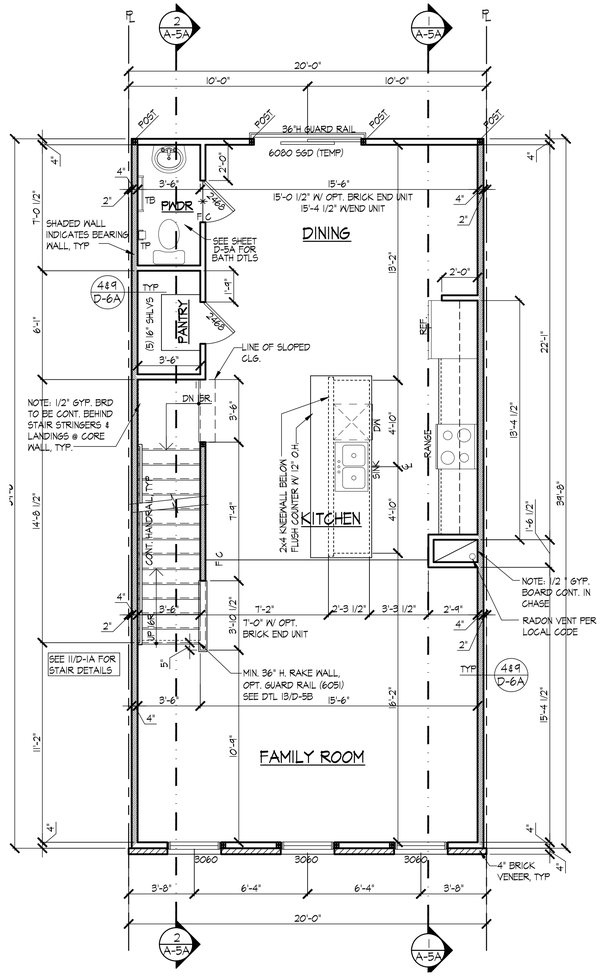
6 PARTIAL MAIN LEVEL PLAN "F", "K", & "S"
SCALE 1/4"=1'-0"



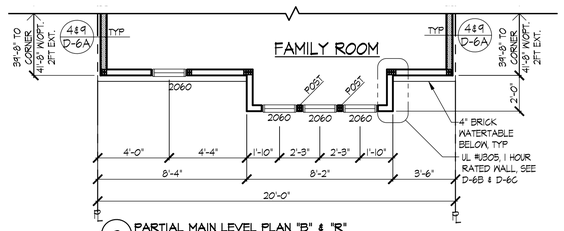
12 PARTIAL MAIN LEVEL PLAN "U"
SCALE 1/4"=1'-0"



7 PARTIAL MAIN LEVEL PLAN "J"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



1 MAIN LEVEL PLAN "A" & "M"
SCALE 1/4"=1'-0"



2 PARTIAL MAIN LEVEL PLAN "B" & "R"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

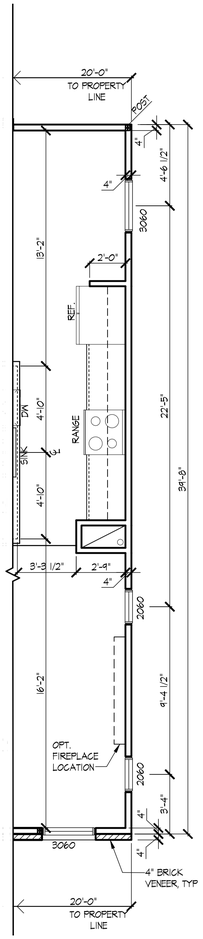
REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION: MAIN LEVEL PLANS

SHEET # A-2A

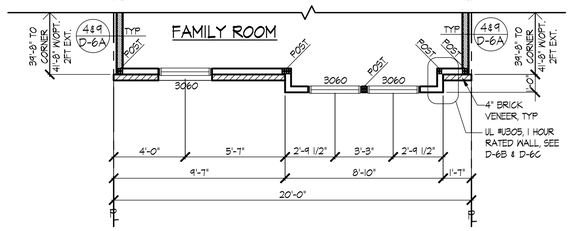
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 8'-0"
1/4" = 1'-0"

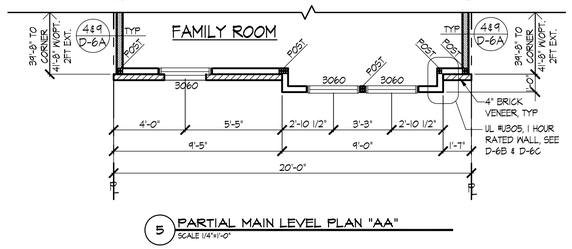


6 PARTIAL RIGT SIDE MAIN LEVEL PLAN W/END UNIT
SCALE 1/4"=1'-0"
OPT. 1901

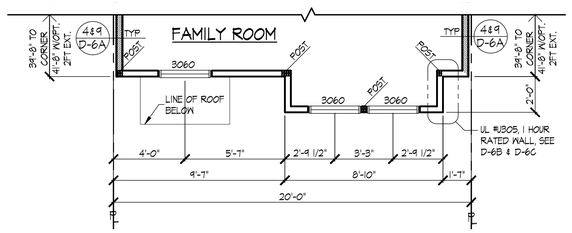
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



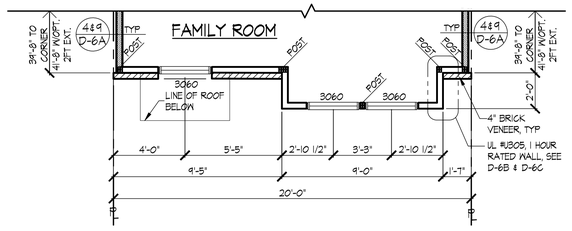
4 PARTIAL MAIN LEVEL PLAN "Z"
SCALE 1/4"=1'-0"



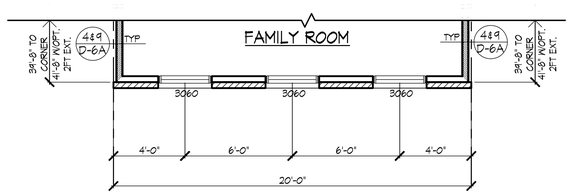
5 PARTIAL MAIN LEVEL PLAN "AA"
SCALE 1/4"=1'-0"



1 PARTIAL MAIN LEVEL PLAN "W"
SCALE 1/4"=1'-0"



2 PARTIAL MAIN LEVEL PLAN "X"
SCALE 1/4"=1'-0"



3 PARTIAL MAIN LEVEL PLAN "Y"
SCALE 1/4"=1'-0"

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05
NORTHERN VA

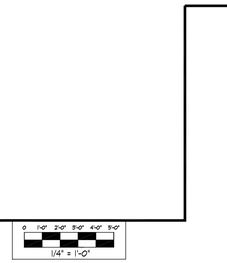
ORIGINAL ISSUE DATE: 07/05/2018

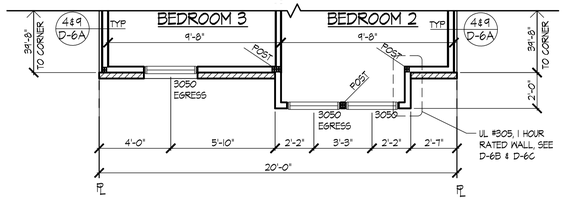
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: MAIN LEVEL PLANS

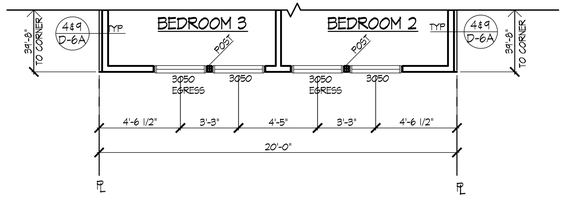
SHEET # A-2B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

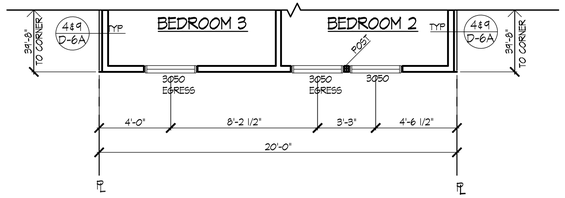




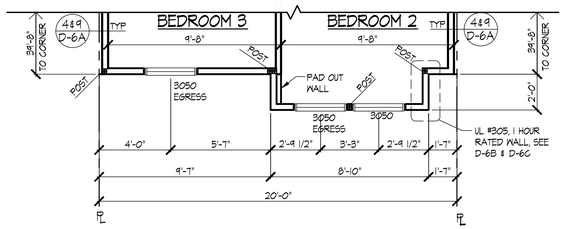
8 PARTIAL UPPER LEVEL PLAN "L"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



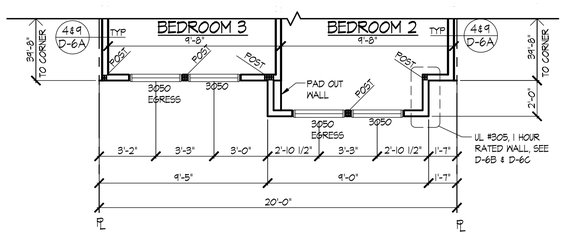
9 PARTIAL UPPER LEVEL PLAN "I"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



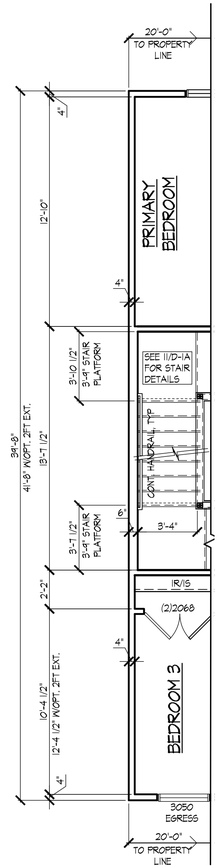
10 PARTIAL UPPER LEVEL PLAN "U"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



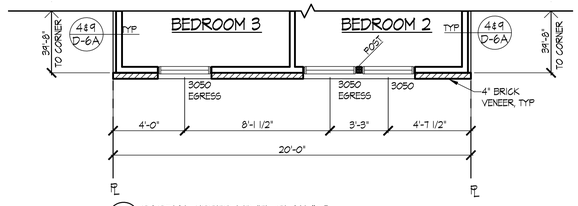
11 PARTIAL UPPER LEVEL PLAN "W"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



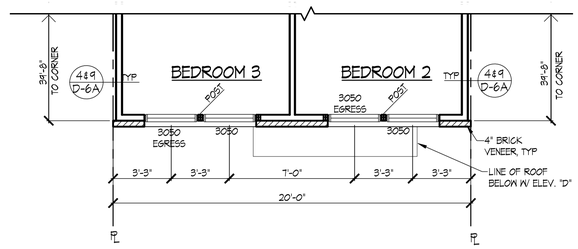
12 PARTIAL UPPER LEVEL PLAN "X"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



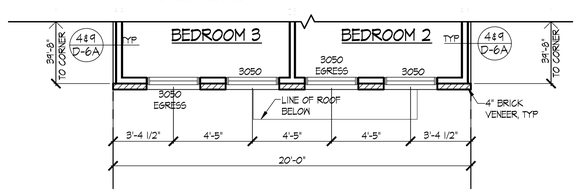
13 PARTIAL LEFT SIDE UPPER LEVEL PLAN W/END UNIT
SCALE 1/4"=1'-0"
OPT. 1902
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



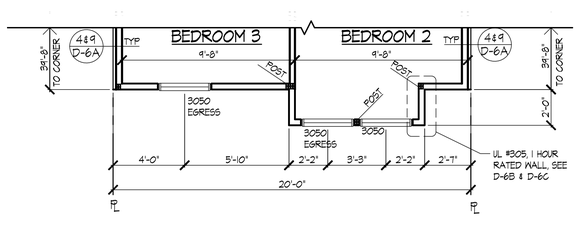
3 PARTIAL UPPER LEVEL PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



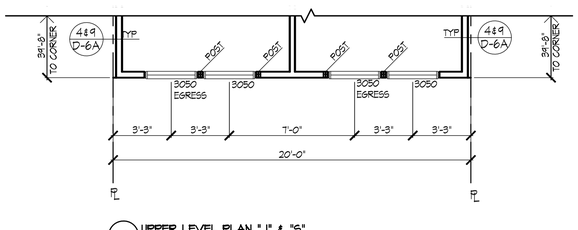
4 PARTIAL UPPER LEVEL PLAN "D", "M" & "N"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



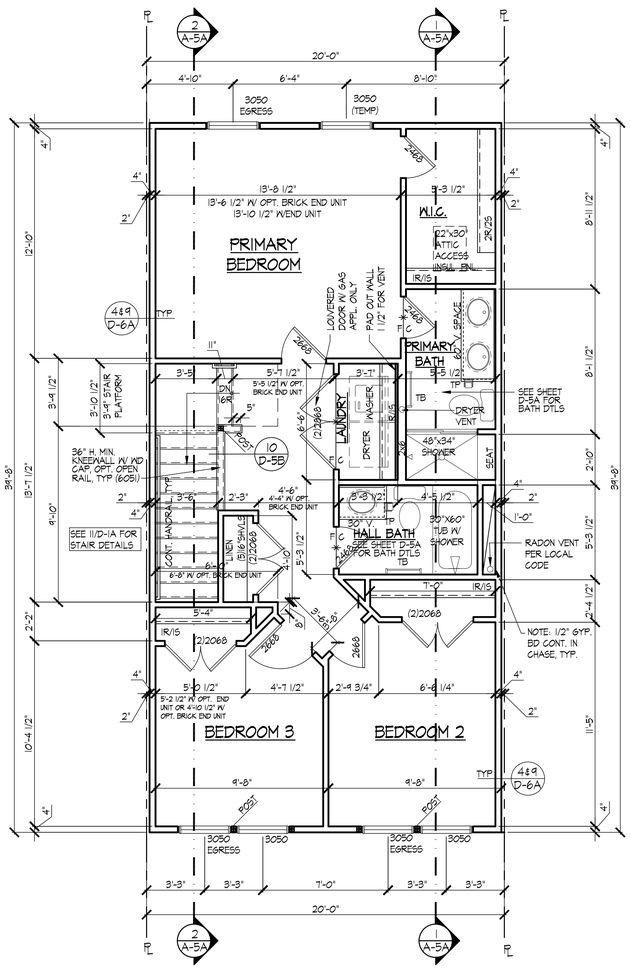
5 PARTIAL UPPER LEVEL PLAN "E" & "P"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



6 PARTIAL UPPER LEVEL PLAN "H"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

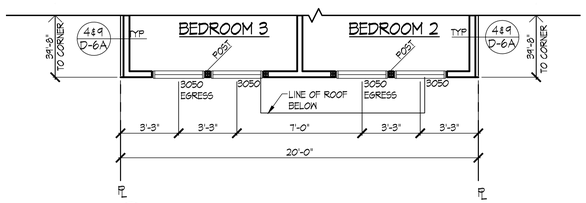


7 UPPER LEVEL PLAN "J" & "S"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



1 UPPER LEVEL PLAN "A"
SCALE 1/4"=1'-0"

1 UPPER LEVEL PLAN "A", "F", "G" & "K"
SCALE 1/4"=1'-0"



2 PARTIAL UPPER LEVEL PLAN "B" & "R"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

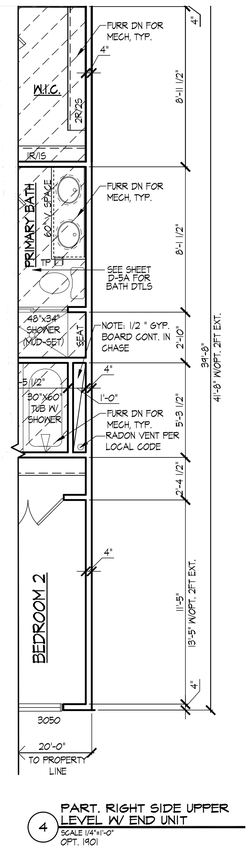
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
UPPER LEVEL PLANS

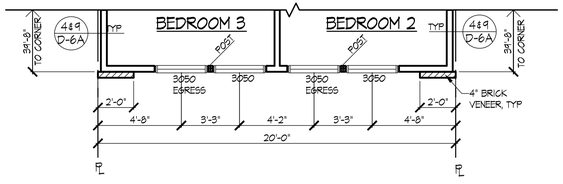
SHEET #
A-3A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

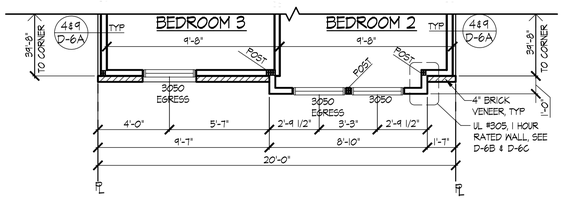
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



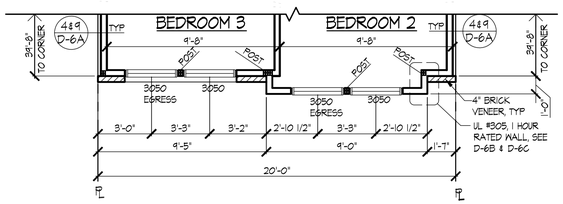
4 PART. RIGHT SIDE UPPER LEVEL W/ END UNIT
SCALE 1/4"=1'-0"
OPT. 1901



1 PARTIAL UPPER LEVEL PLAN "Y"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



2 PARTIAL UPPER LEVEL PLAN "Z"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



3 PARTIAL UPPER LEVEL PLAN "AA"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

MODEL:

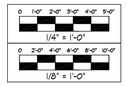
ORIGINAL ISSUE DATE: 07/05/2018

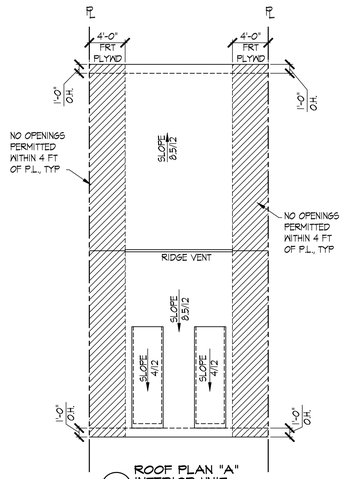
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
UPPER LEVEL PLANS

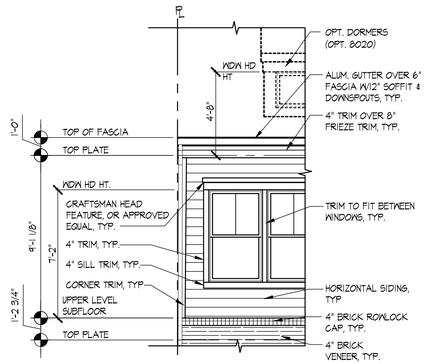
SHEET #
A-3B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

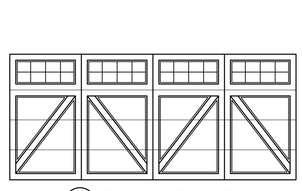




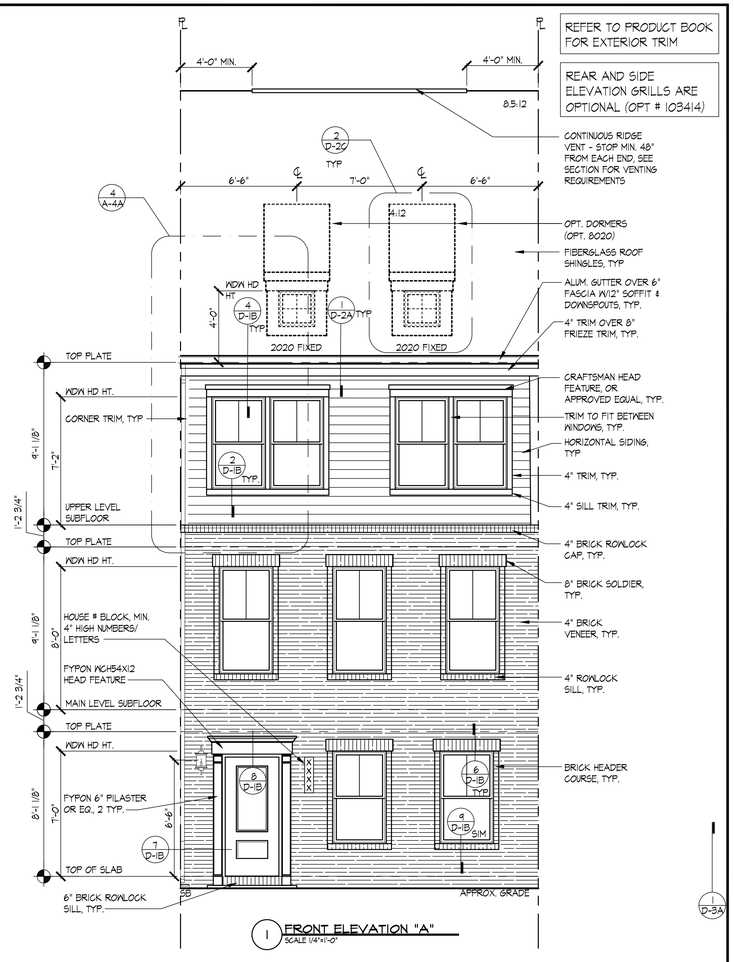
R ROOF PLAN "A" INTERIOR UNIT
SCALE 1/8"=1'-0"



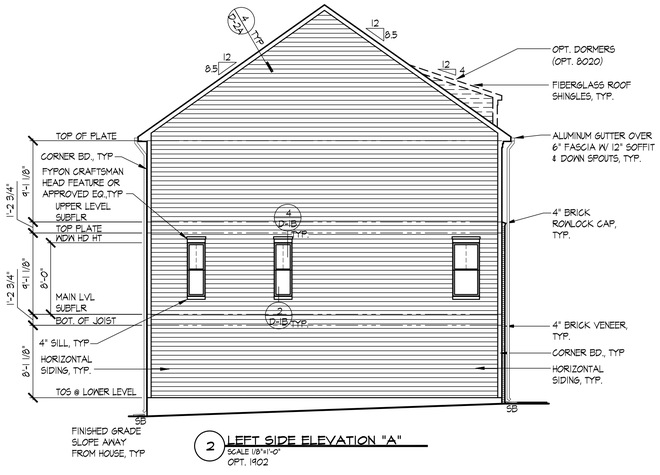
4 PARTIAL FRONT ELEV. "A" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



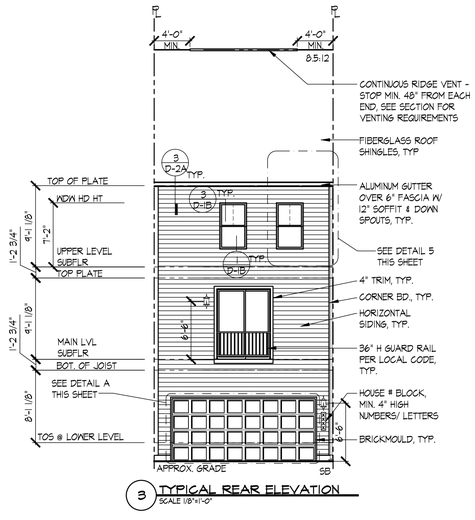
A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



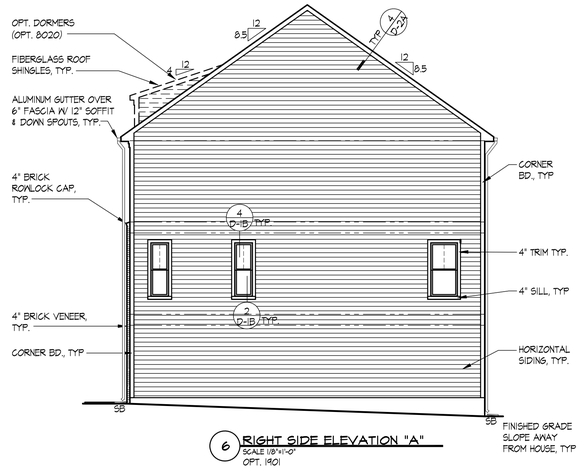
1 FRONT ELEVATION "A"
SCALE 1/4"=1'-0"



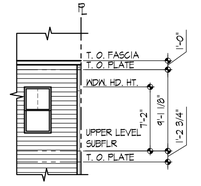
2 LEFT SIDE ELEVATION "A"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "A"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

1 D-3A

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

DRAWING DESCRIPTION: ELEVATION "A" & ROOF PLANS

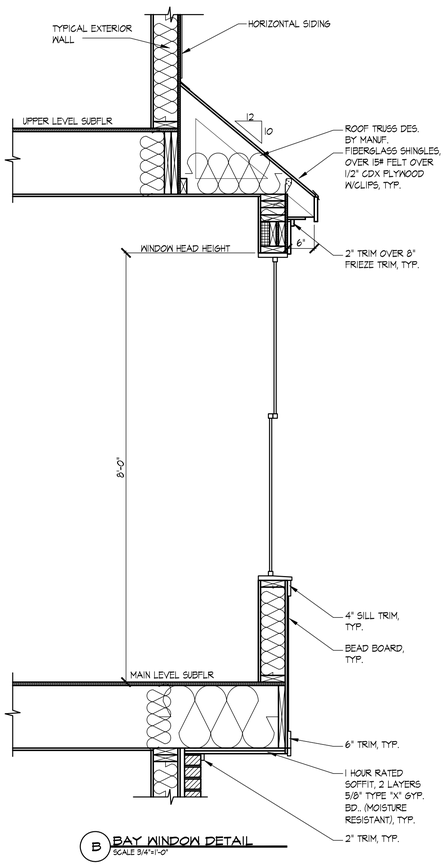
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

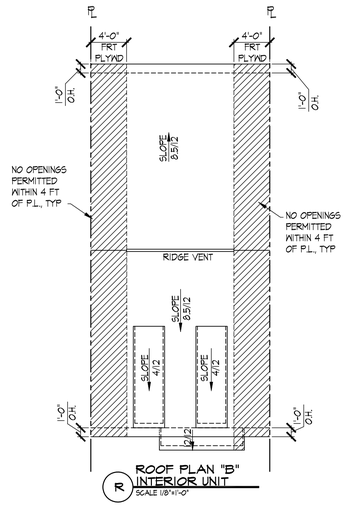
SHEET # A-4A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

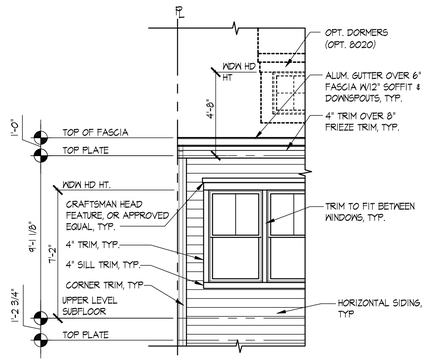
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



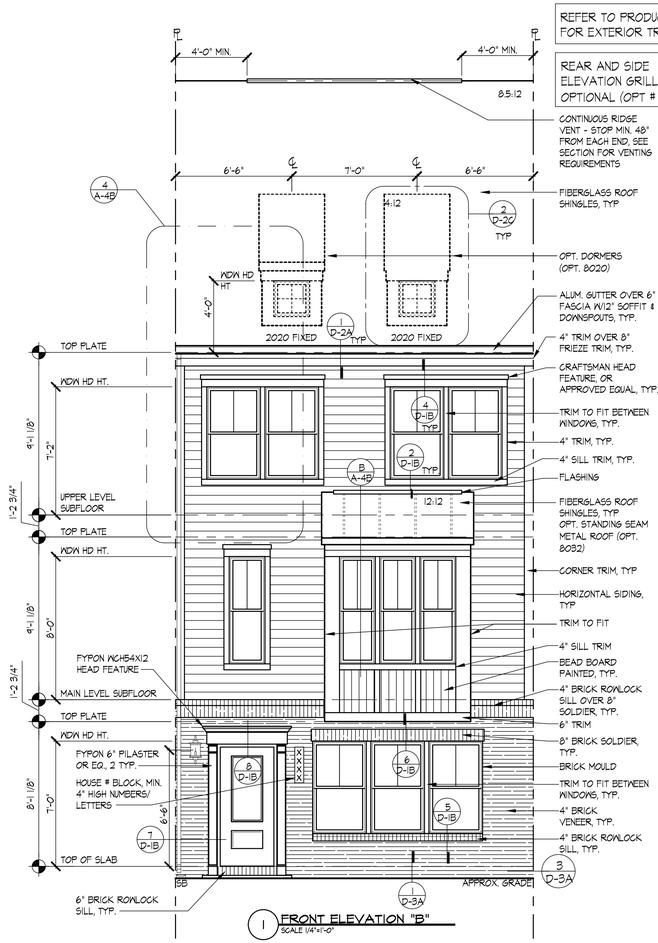
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



R ROOF PLAN "B" INTERIOR UNIT
SCALE 1/8"=1'-0"



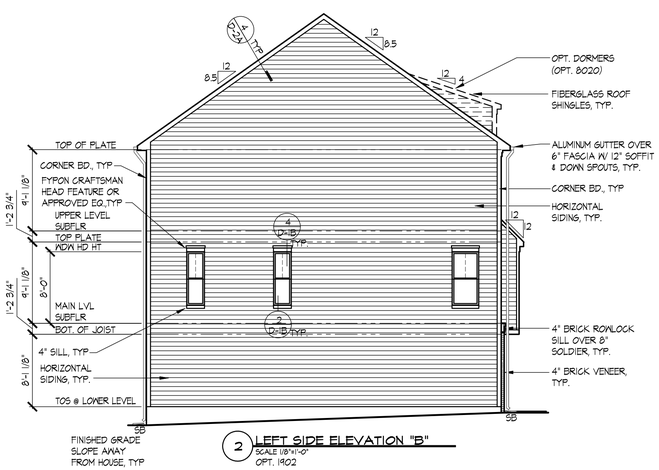
4 PARTIAL FRONT ELEV. "B" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



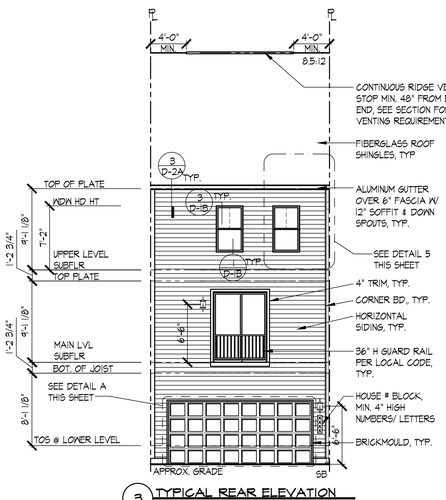
1 FRONT ELEVATION "B"
SCALE 1/4"=1'-0"

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

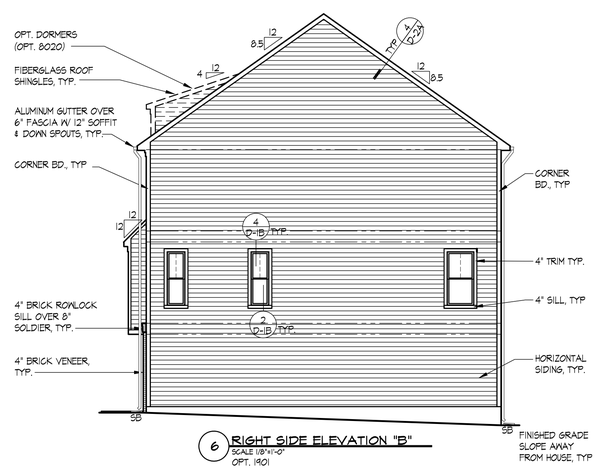
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)



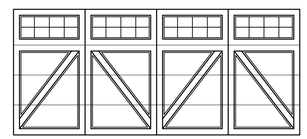
2 LEFT SIDE ELEVATION "B"
SCALE 1/8"=1'-0"
OPT. 1902



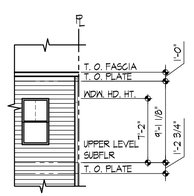
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "B"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HB1#: D05

MODEL:

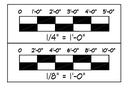
ORIGINAL ISSUE DATE: 07/05/2018

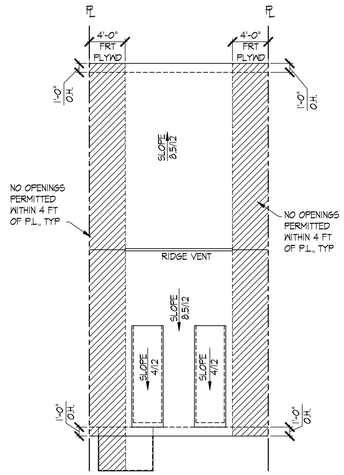
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
ELEVATION "B" & ROOF PLANS

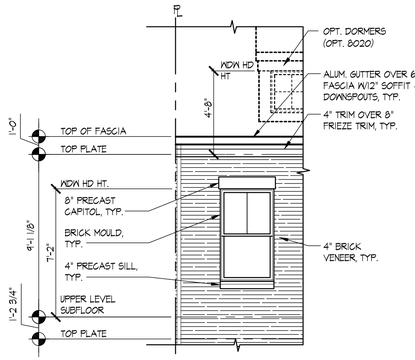
SHEET #
A-4B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

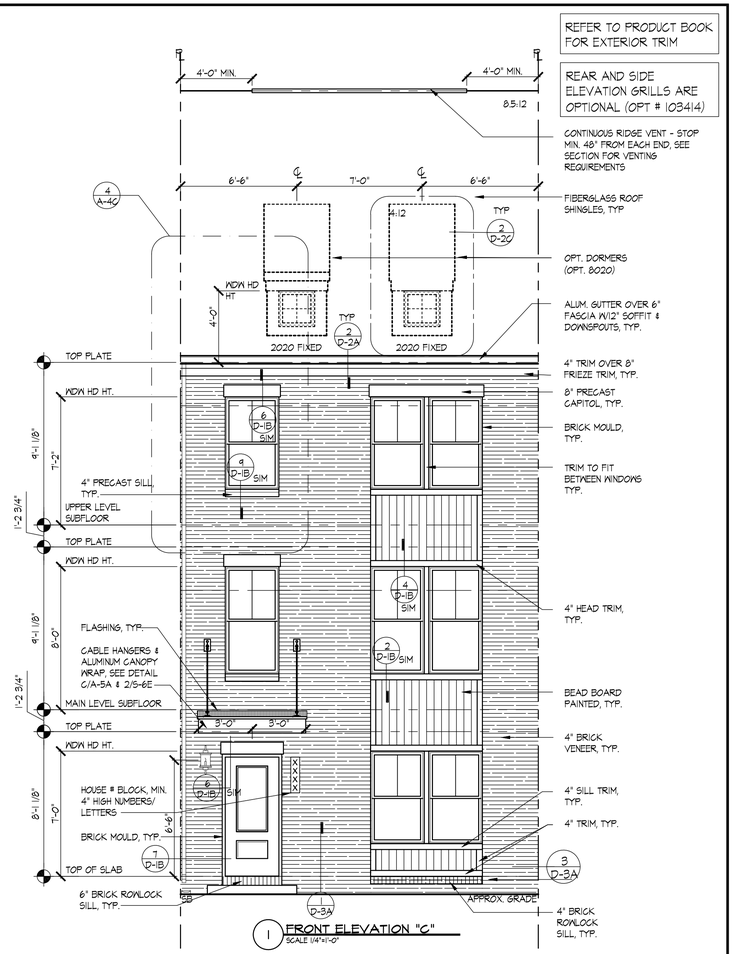




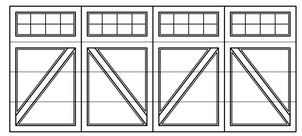
R ROOF PLAN "C" INTERIOR UNIT
SCALE 1/8"=1'-0"



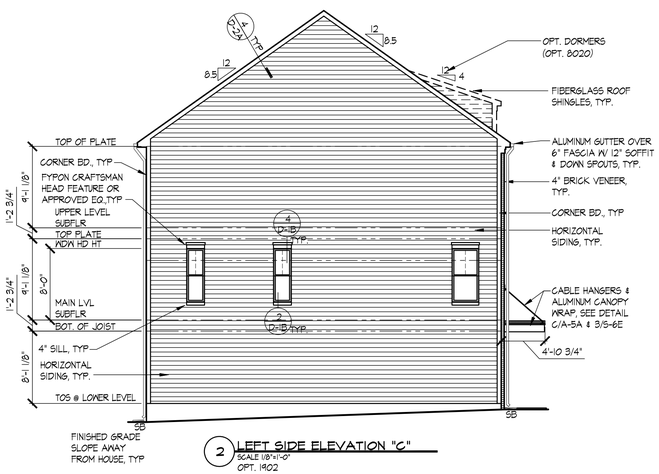
4 PARTIAL FRONT ELEV. "C" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



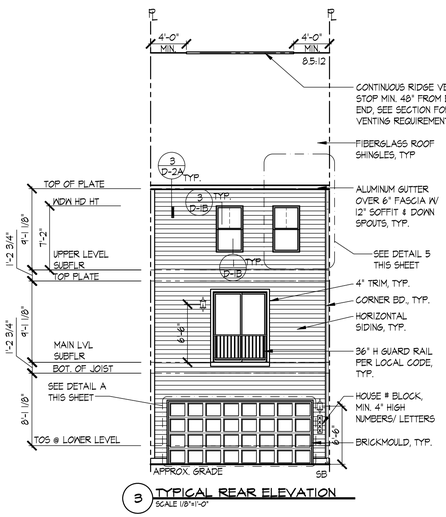
1 FRONT ELEVATION "C"
SCALE 1/4"=1'-0"



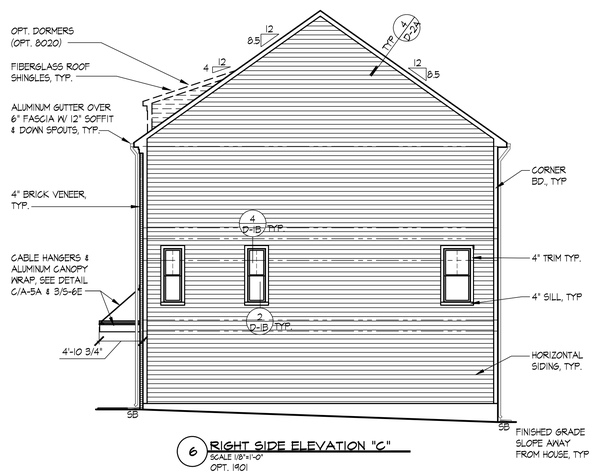
A UP \ GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



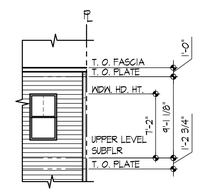
2 LEFT SIDE ELEVATION "C"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "C"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

ORIGINAL ISSUE DATE: 07/05/2018

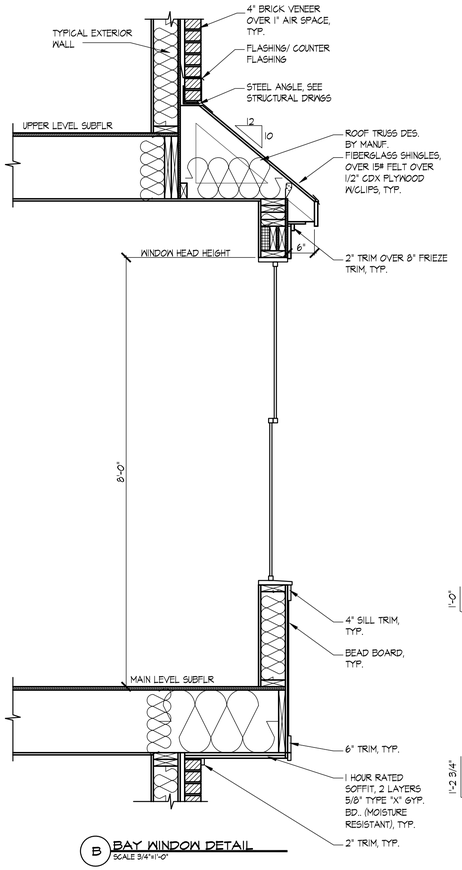
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "C" & ROOF PLANS

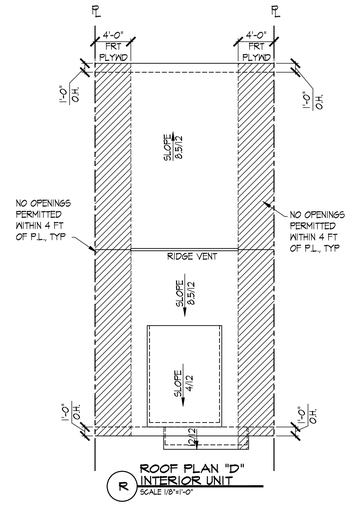
SHEET # A-4C

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

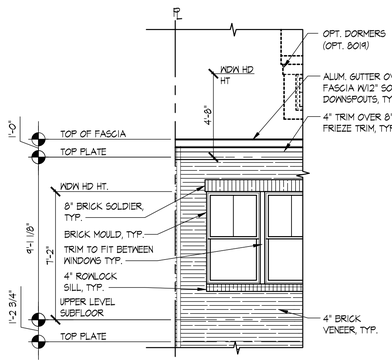
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



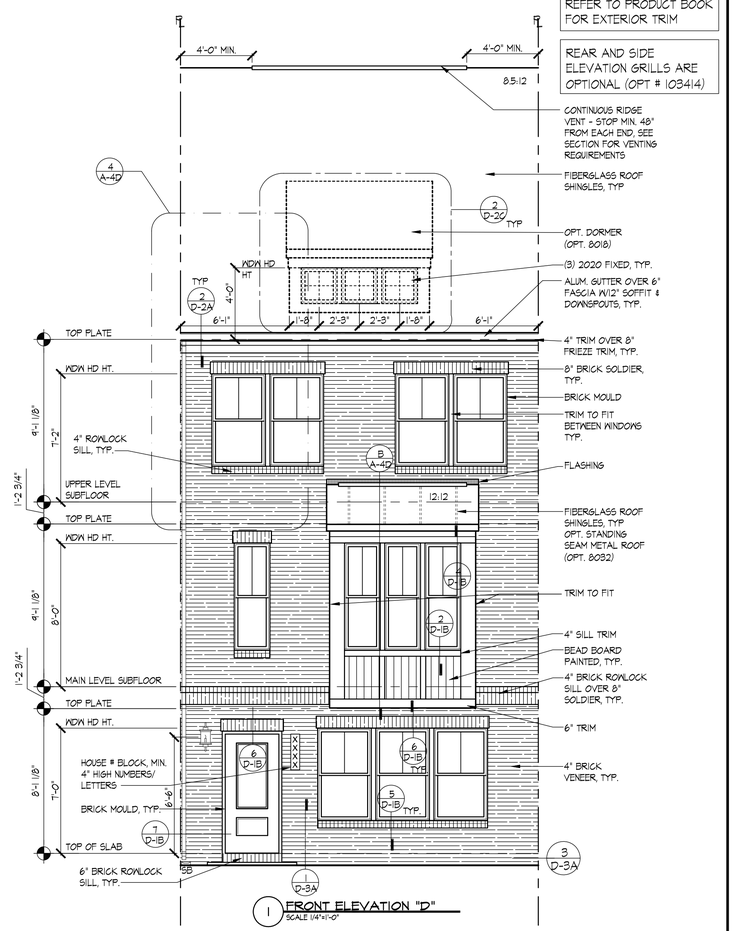
R ROOF PLAN "D" INTERIOR UNIT
SCALE 1/8"=1'-0"



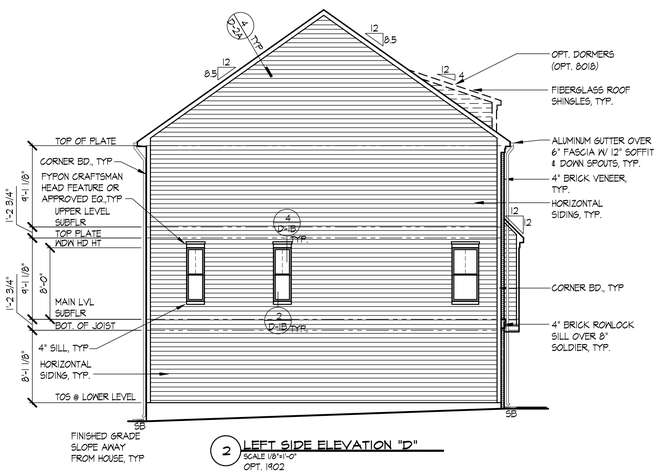
4 PARTIAL FRONT ELEV. "D" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

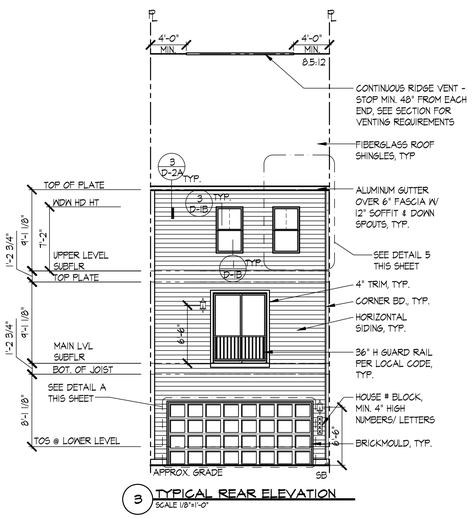
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)



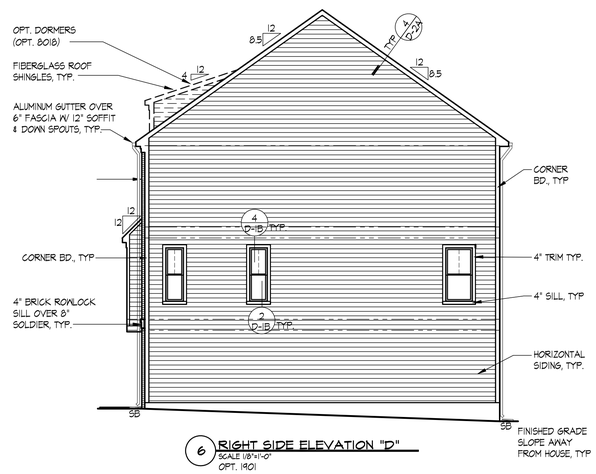
1 FRONT ELEVATION "D"
SCALE 1/4"=1'-0"



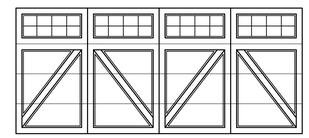
2 LEFT SIDE ELEVATION "D"
SCALE 1/8"=1'-0"
OPT. 1902



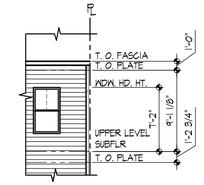
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "D"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

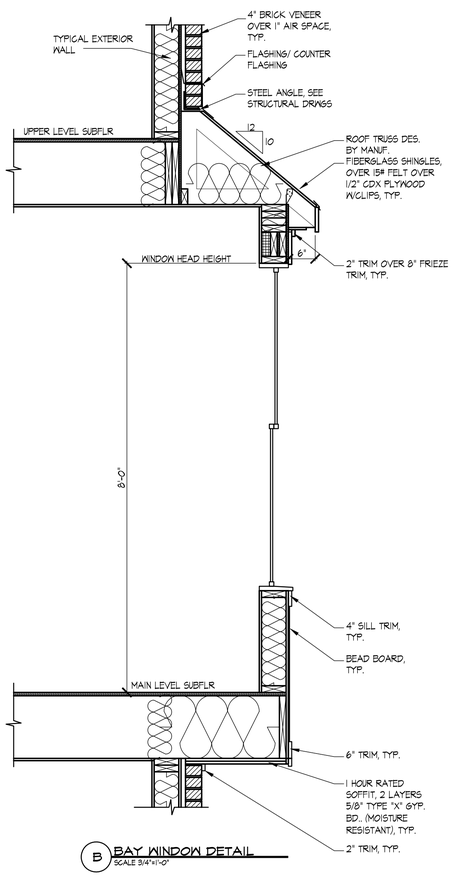
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "D" & ROOF PLANS

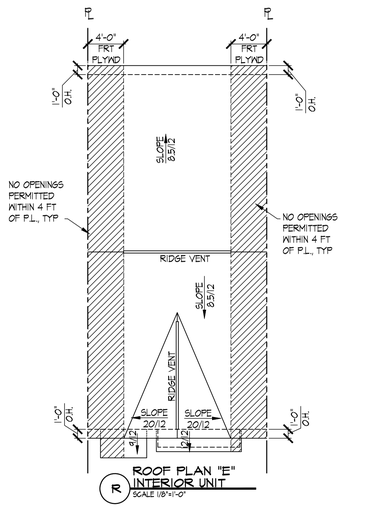
SHEET # A-4D

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

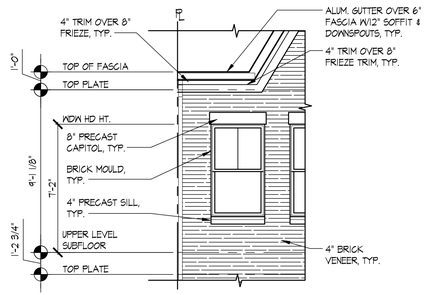
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



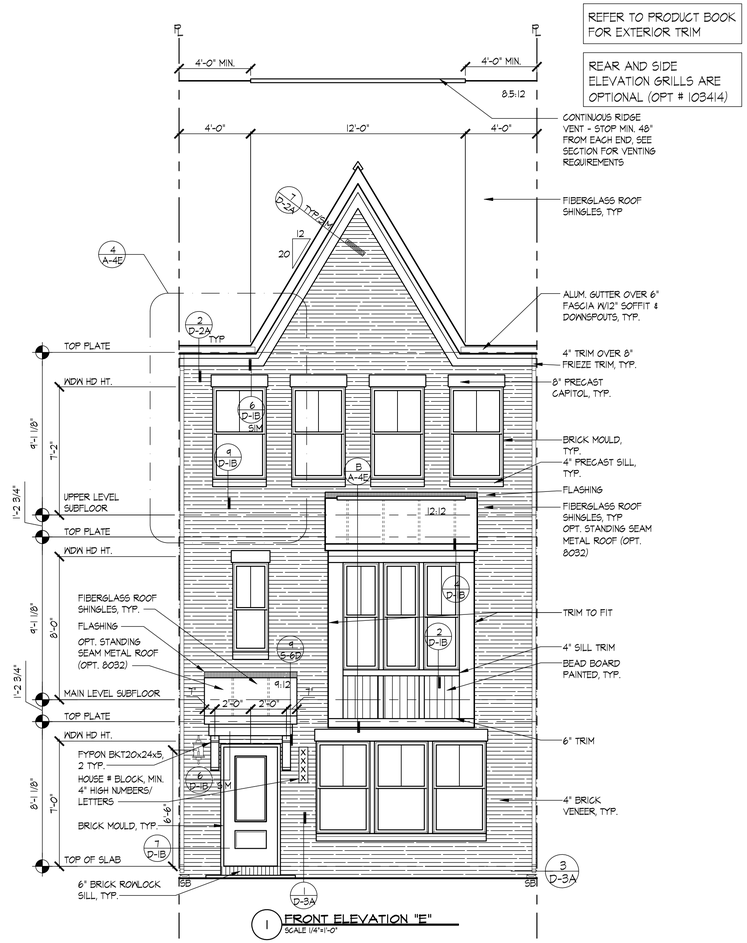
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



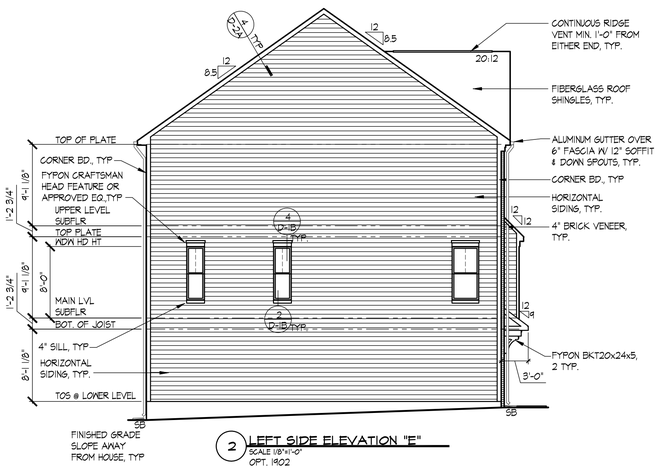
R ROOF PLAN "E"
INTERIOR UNIT
SCALE 1/8"=1'-0"



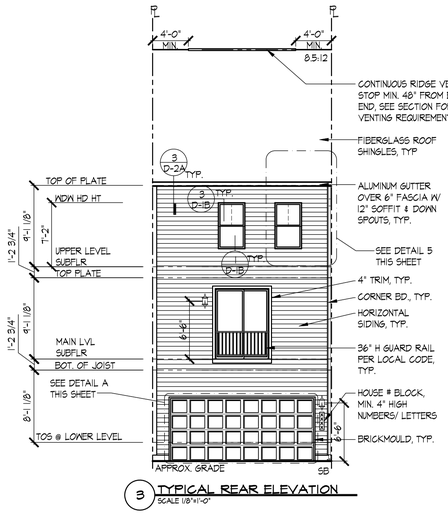
4 PARTIAL FRONT ELEV. "E"
W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 05I2



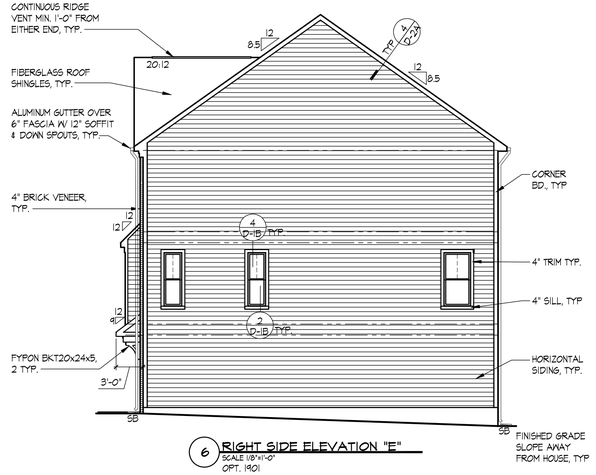
1 FRONT ELEVATION "E"
SCALE 1/4"=1'-0"



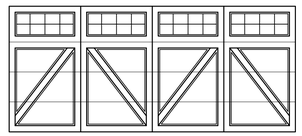
2 LEFT SIDE ELEVATION "E"
SCALE 1/8"=1'-0"
OPT. 1902



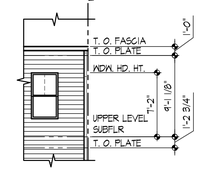
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "E"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION
W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 05I2

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

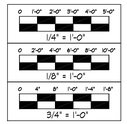
ORIGINAL ISSUE DATE: 07/05/2018

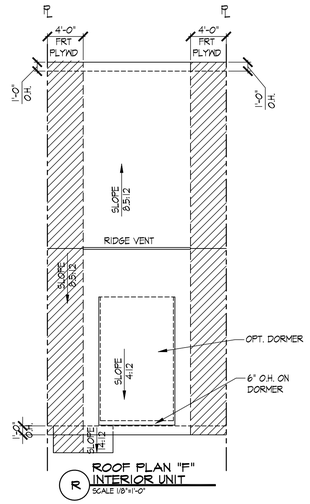
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "E" & ROOF PLANS

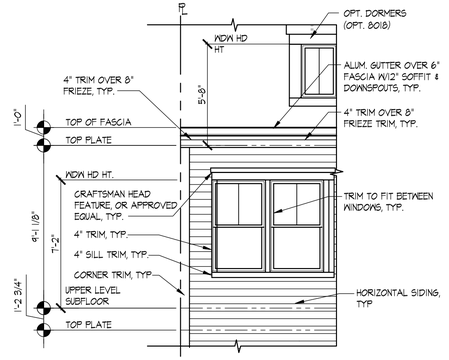
SHEET # A-4E

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

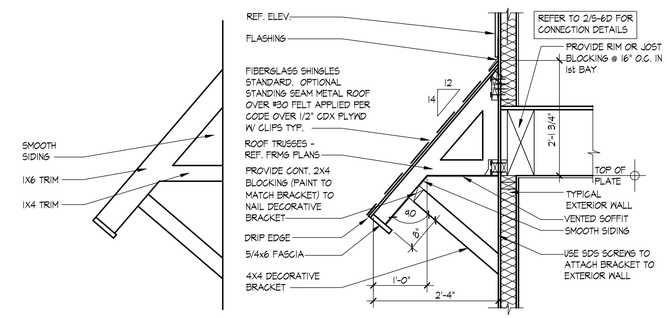




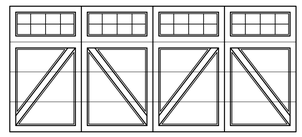
R ROOF PLAN "F" INTERIOR UNIT
SCALE 1/8"=1'-0"



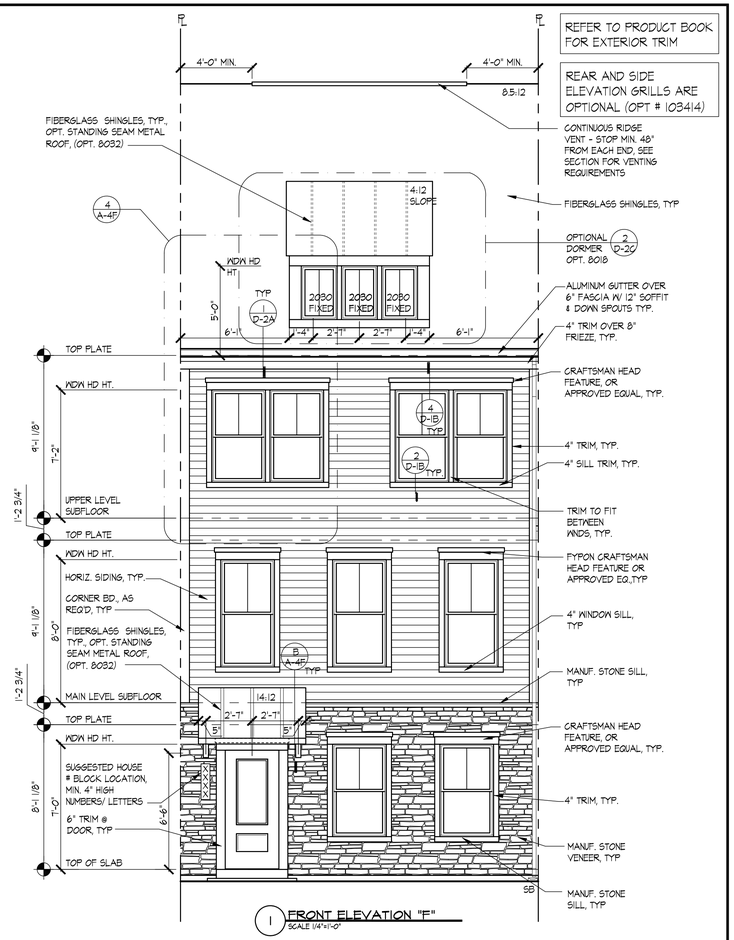
4 PARTIAL FRONT ELEV. "F" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



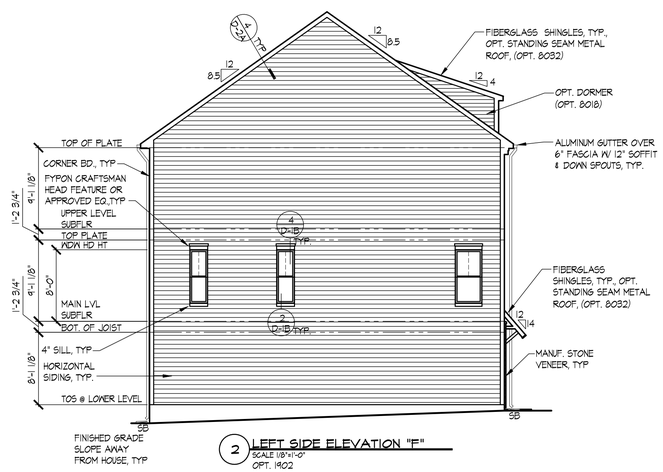
B SHED ROOF DETAIL
SCALE 3/4"=1'-0"



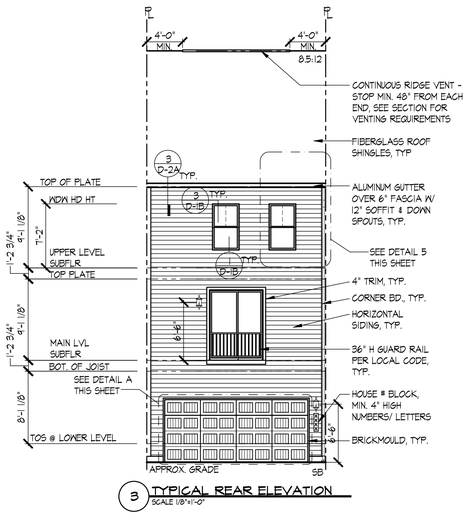
A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



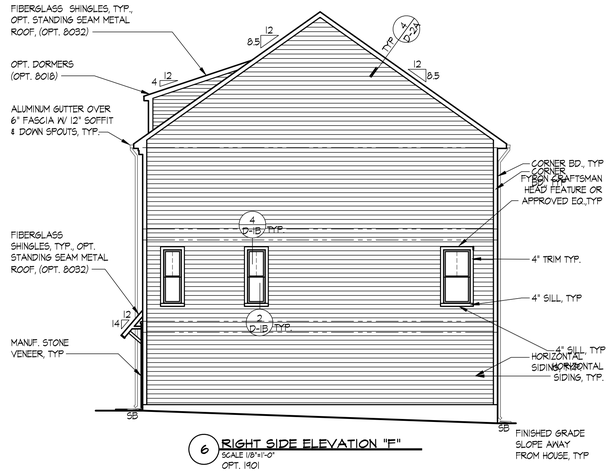
1 FRONT ELEVATION "F"
SCALE 1/4"=1'-0"



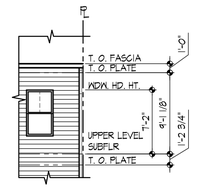
2 LEFT SIDE ELEVATION "F"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "F"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

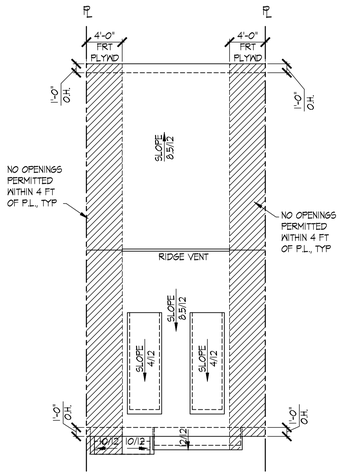
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "F" & ROOF PLANS

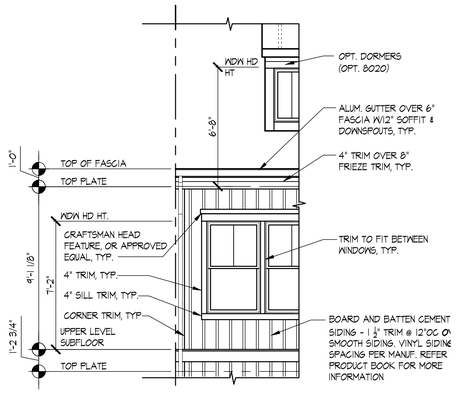
SHEET # A-4F

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

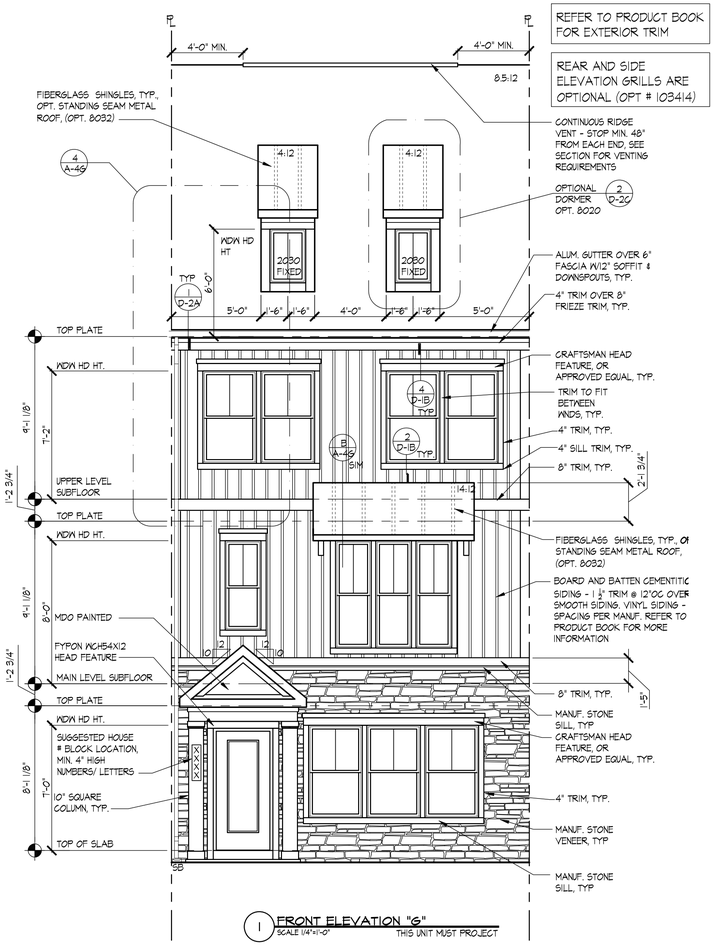
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



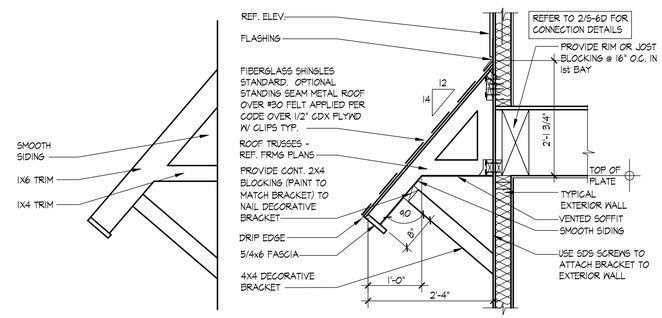
R ROOF PLAN "G" INTERIOR UNIT
SCALE 1/8"=1'-0"



4 PARTIAL FRONT ELEV. "G" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512

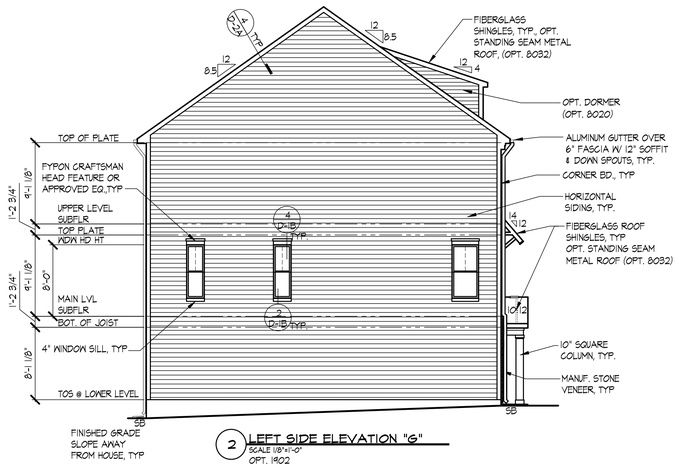


1 FRONT ELEVATION "G"
SCALE 1/4"=1'-0"
THIS UNIT MUST PROJECT

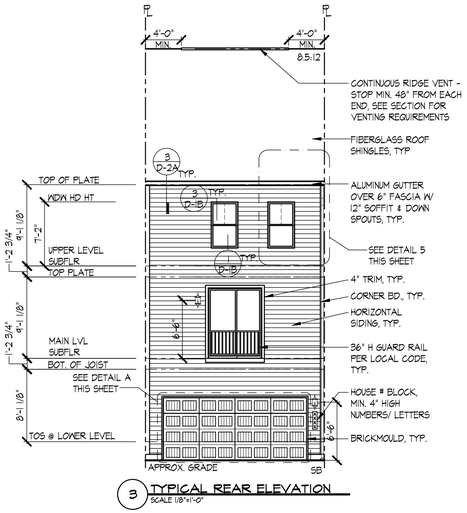


B SHED ROOF DETAIL
SCALE 3/4"=1'-0"

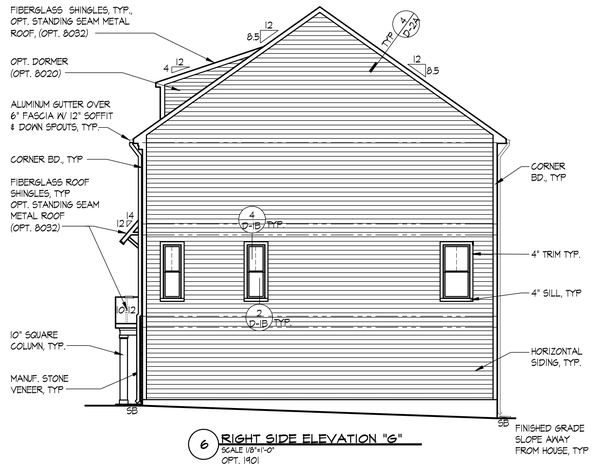
A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



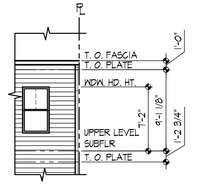
2 LEFT SIDE ELEVATION "G"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "G"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

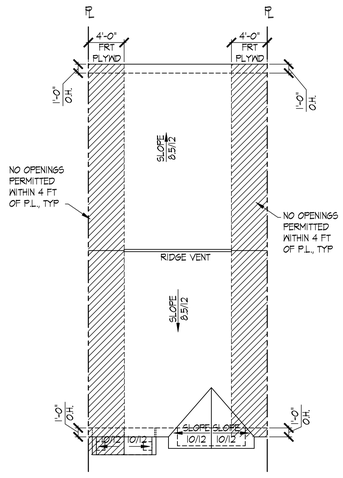
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "G" & ROOF PLANS

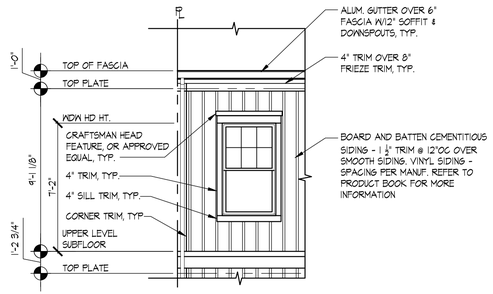
SHEET # A-4G

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

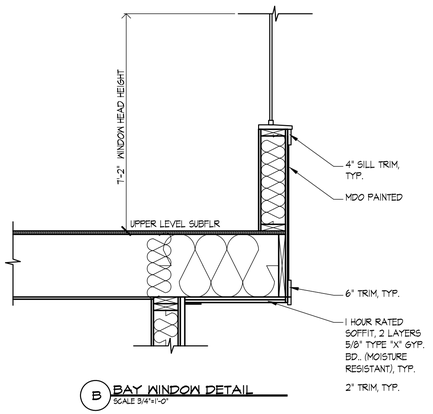
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



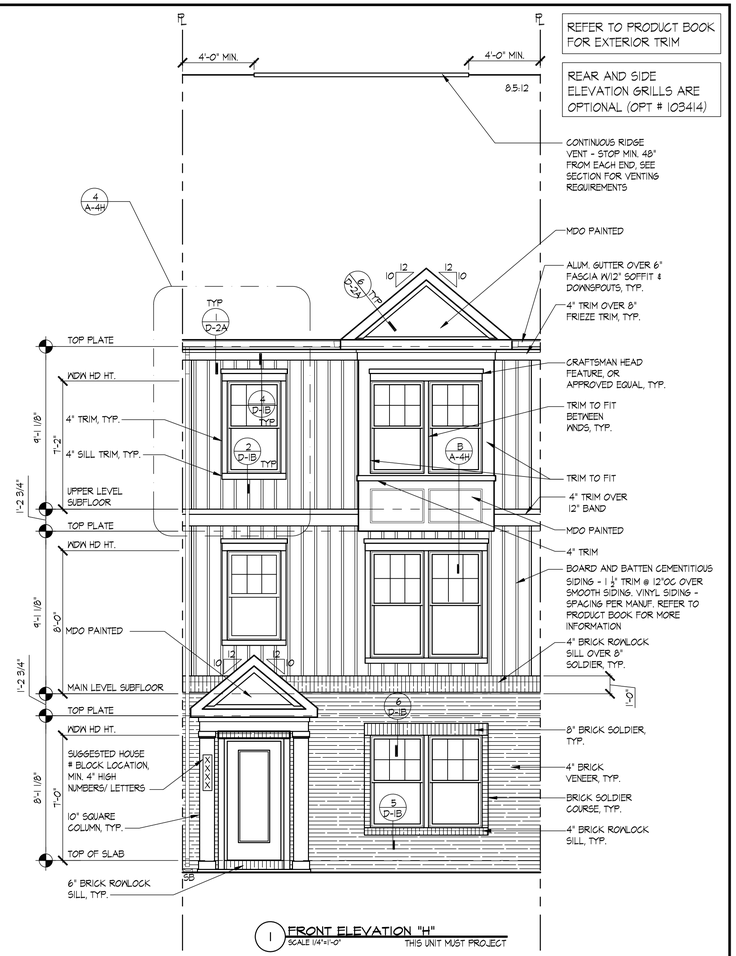
R ROOF PLAN "H" INTERIOR UNIT
SCALE 1/8"=1'-0"



4 PARTIAL FRONT ELEV. "H" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



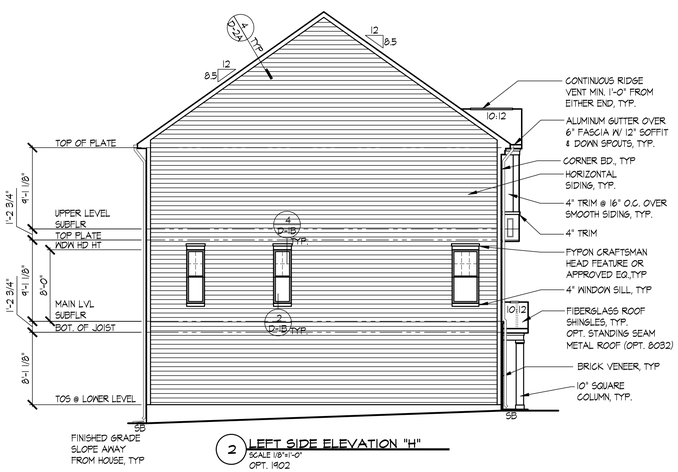
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



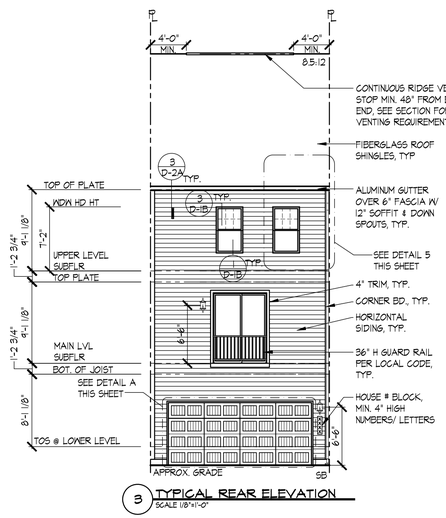
1 FRONT ELEVATION "H"
SCALE 1/4"=1'-0" THIS UNIT MUST PROJECT

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

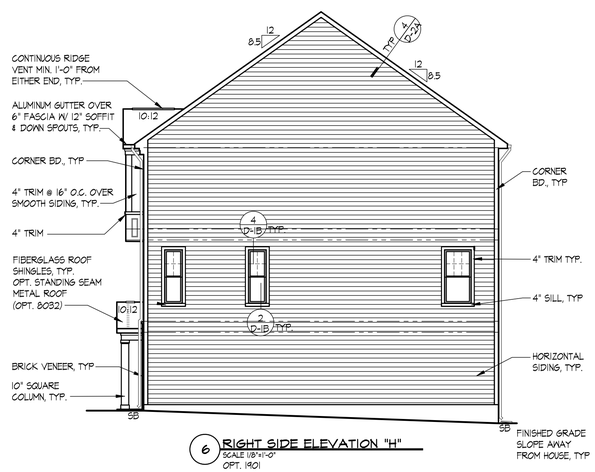
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 1034.14)



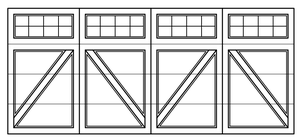
2 LEFT SIDE ELEVATION "H"
SCALE 1/8"=1'-0"
OPT. 1902



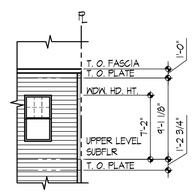
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "H"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

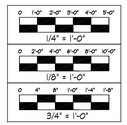
DRAWING DESCRIPTION: ELEVATION "H" & ROOF PLANS

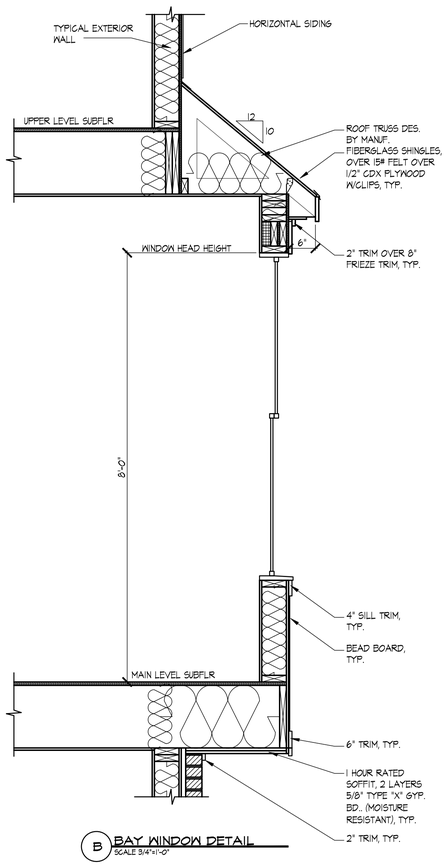
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

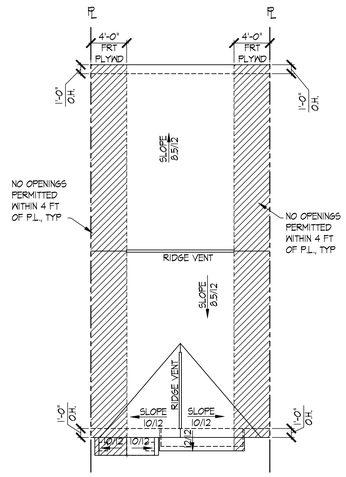
SHEET # A-4H

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

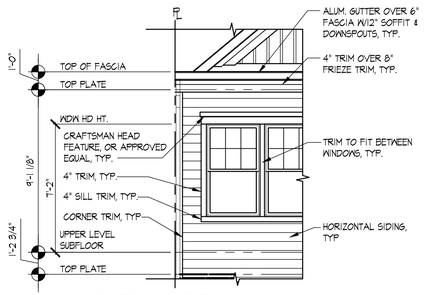




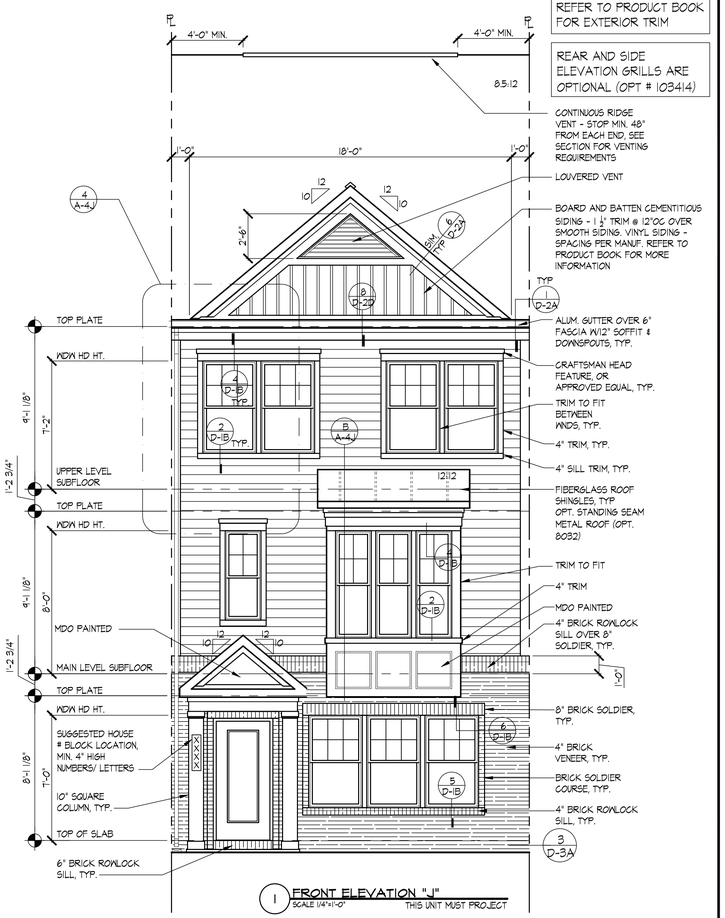
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



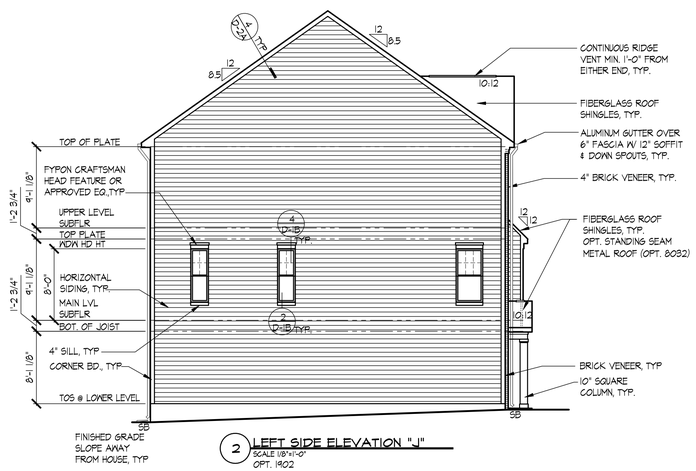
R ROOF PLAN "J" INTERIOR UNIT
SCALE 1/8"=1'-0"



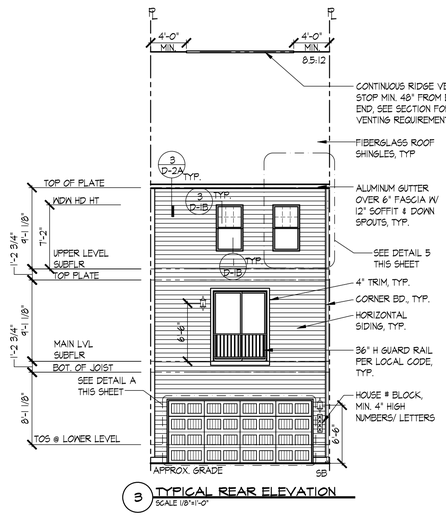
4 PARTIAL FRONT ELEV. "J" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



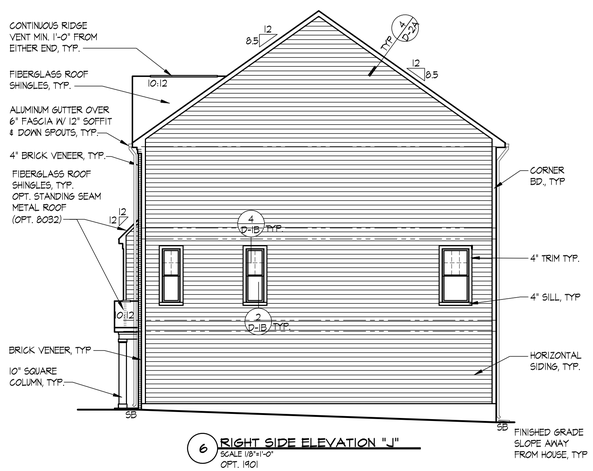
1 FRONT ELEVATION "J"
SCALE 1/4"=1'-0"
THIS UNIT MUST PROJECT



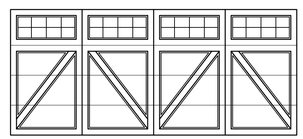
2 LEFT SIDE ELEVATION "J"
SCALE 1/8"=1'-0"
OPT. 1902



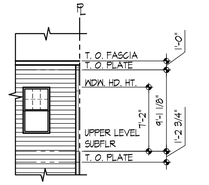
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "J"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

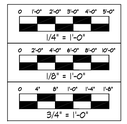
ORIGINAL ISSUE DATE: 07/05/2018

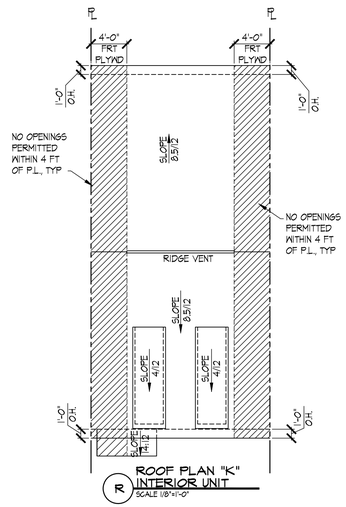
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "J" & ROOF PLANS

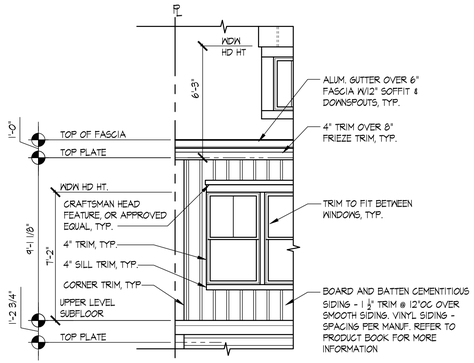
SHEET # A-4J

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

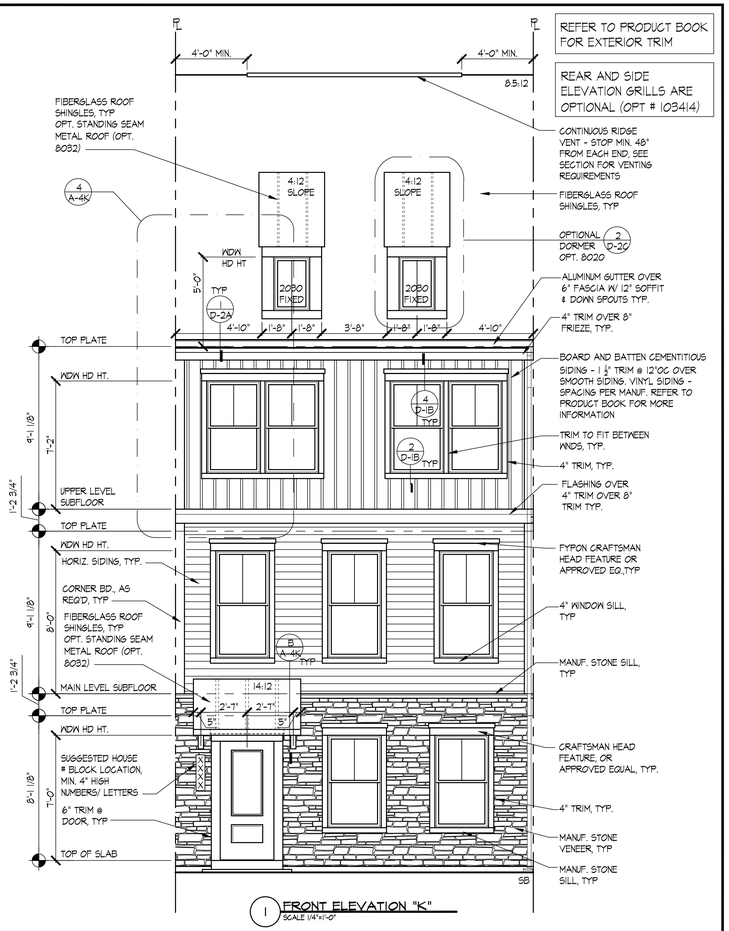




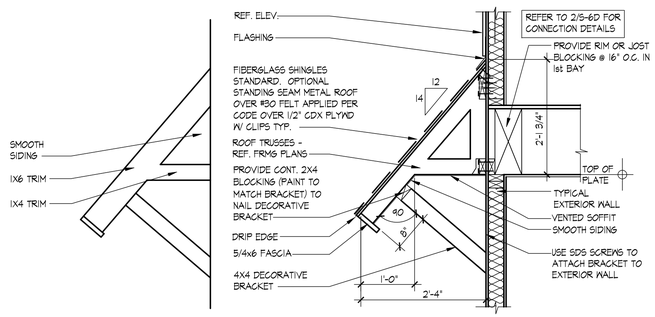
R ROOF PLAN "K" INTERIOR UNIT
SCALE 1/8"=1'-0"



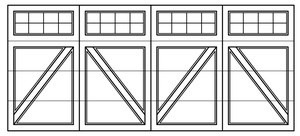
4 PARTIAL FRONT ELEV. "K" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



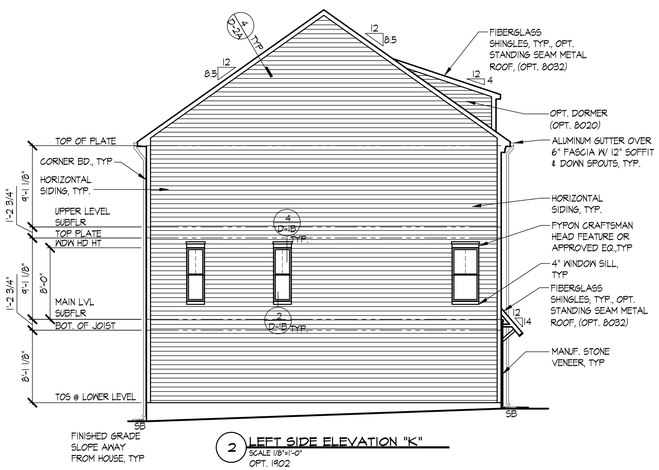
1 FRONT ELEVATION "K"
SCALE 1/4"=1'-0"



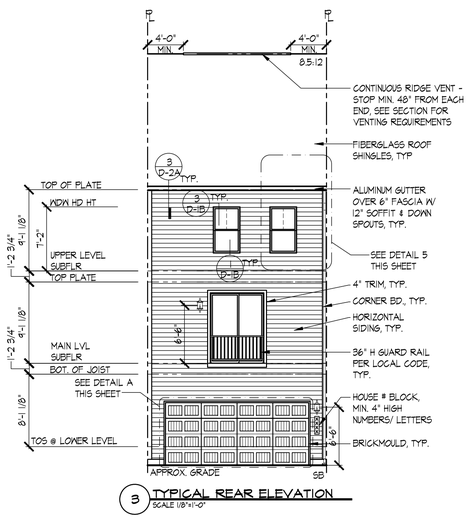
B SHED ROOF DETAIL
SCALE 3/4"=1'-0"



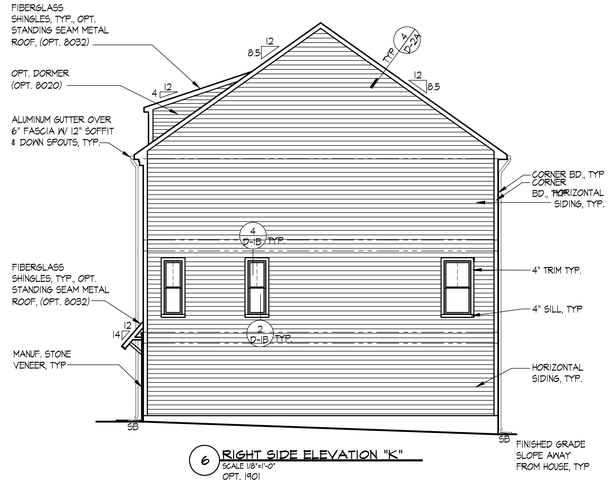
A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



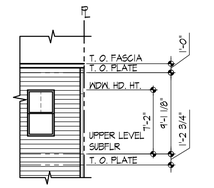
2 LEFT SIDE ELEVATION "K"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "K"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

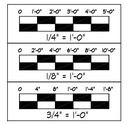
ORIGINAL ISSUE DATE: 07/05/2018

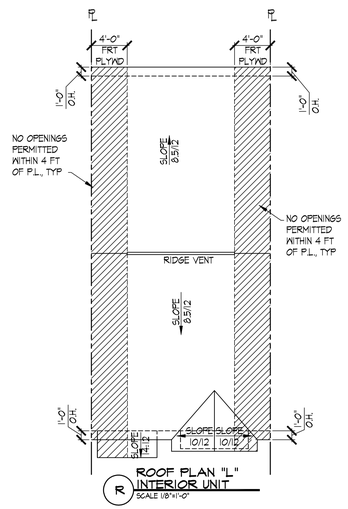
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "K" & ROOF PLANS

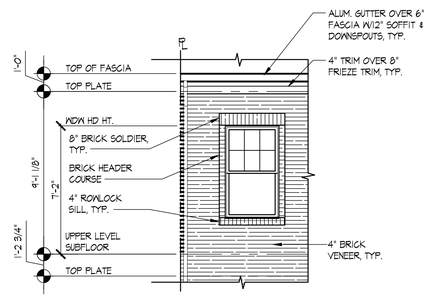
SHEET # A-4K

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

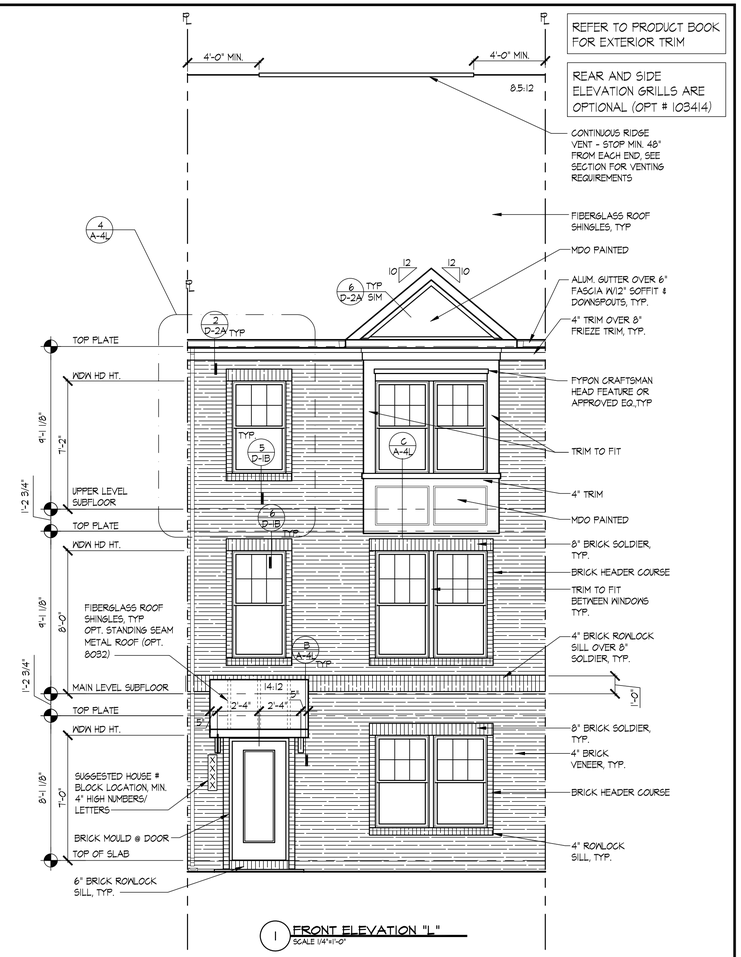




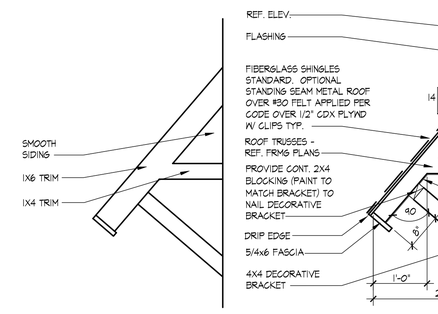
R ROOF PLAN "L" INTERIOR UNIT
SCALE 1/8"=1'-0"



4 PARTIAL FRONT ELEV. "L" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512

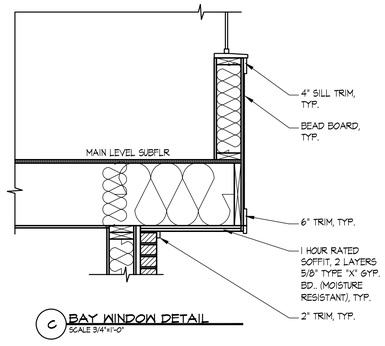


1 FRONT ELEVATION "L"
SCALE 1/4"=1'-0"

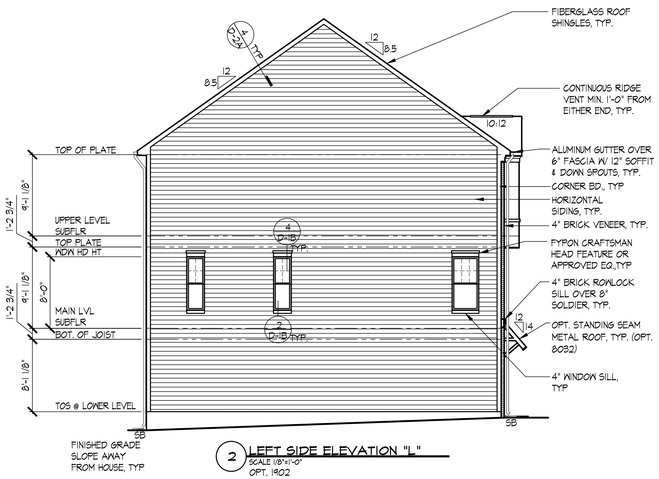


SIDE PROFILE

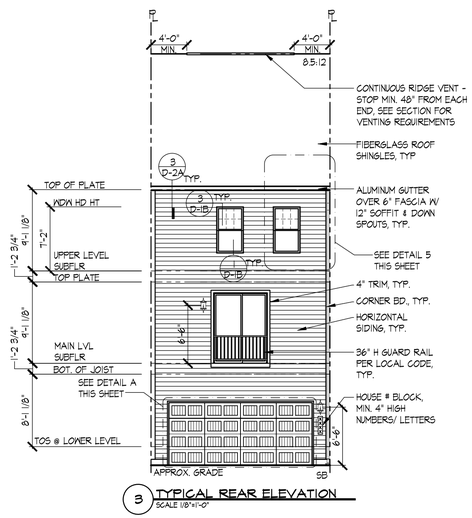
B SHED ROOF DETAIL
SCALE 3/4"=1'-0"



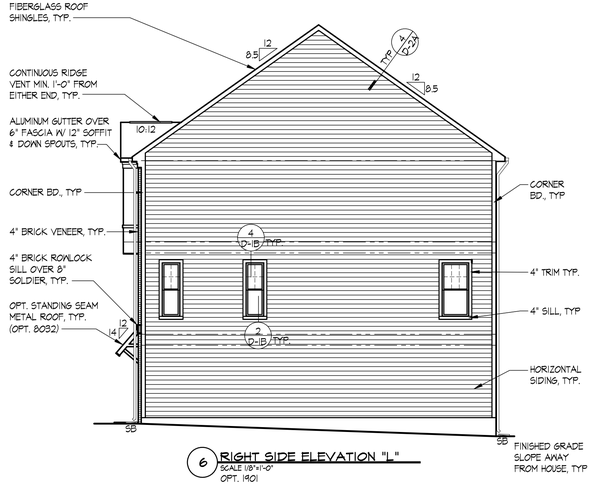
C BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



2 LEFT SIDE ELEVATION "L"
SCALE 1/8"=1'-0"
OPT. 1902

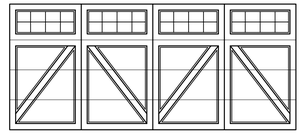


3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"

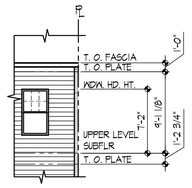


6 RIGHT SIDE ELEVATION "L"
SCALE 1/8"=1'-0"
OPT. 1901

FINISHED GRADE SLOPE AWAY FROM HOUSE, TYP



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

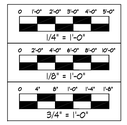
DRAWING DESCRIPTION: ELEVATION "L" & ROOF PLANS

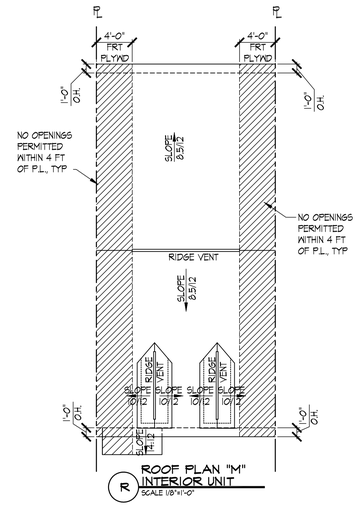
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

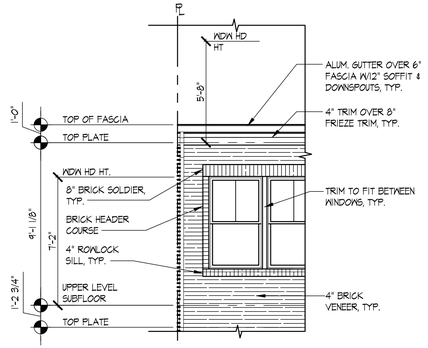
SHEET # A-4L

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

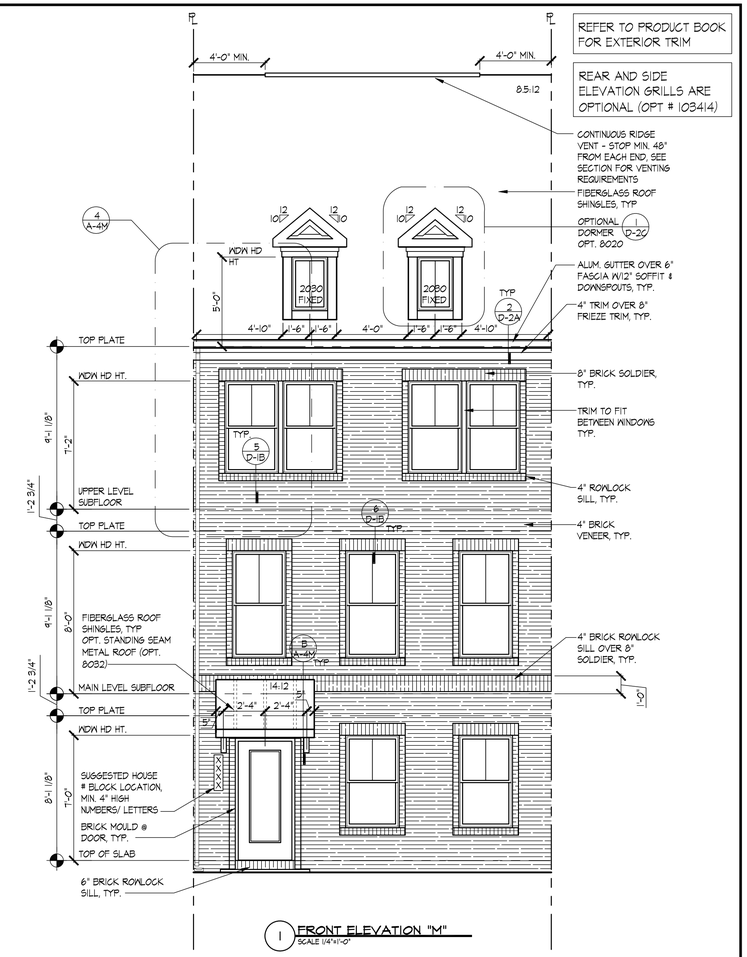




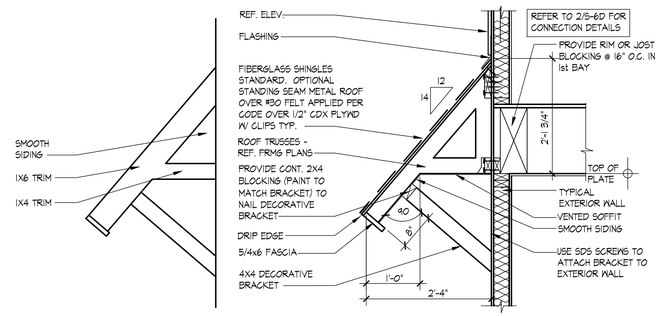
R ROOF PLAN "M" INTERIOR UNIT
SCALE 1/8"=1'-0"



4 PARTIAL FRONT ELEV. "M" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



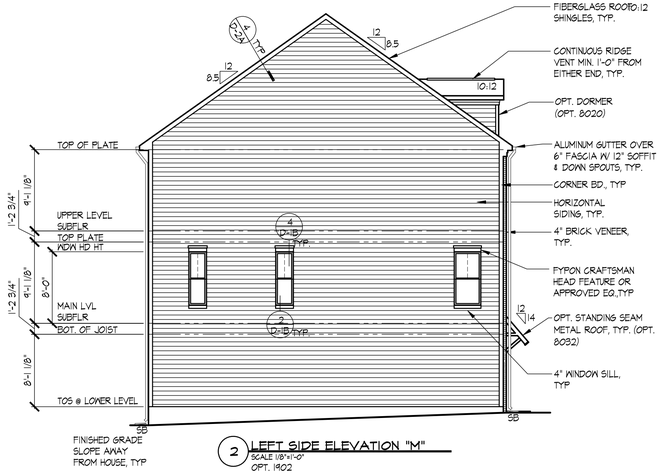
1 FRONT ELEVATION "M"
SCALE 1/4"=1'-0"



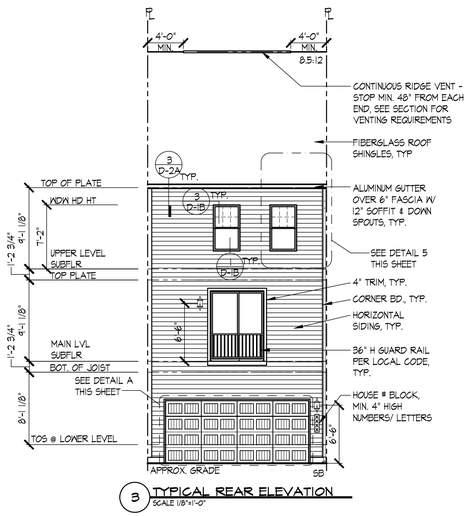
SIDE PROFILE

B SHED ROOF DETAIL
SCALE 3/4"=1'-0"

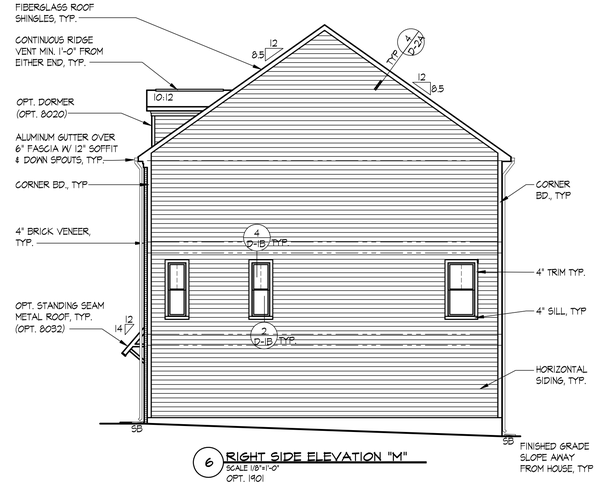
A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



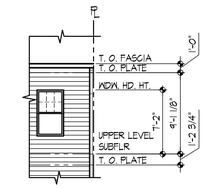
2 LEFT SIDE ELEVATION "M"
SCALE 1/8"=1'-0"
OPT. 1902



3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "M"
SCALE 1/8"=1'-0"
OPT. 1901



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

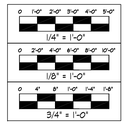
ORIGINAL ISSUE DATE: 07/05/2018

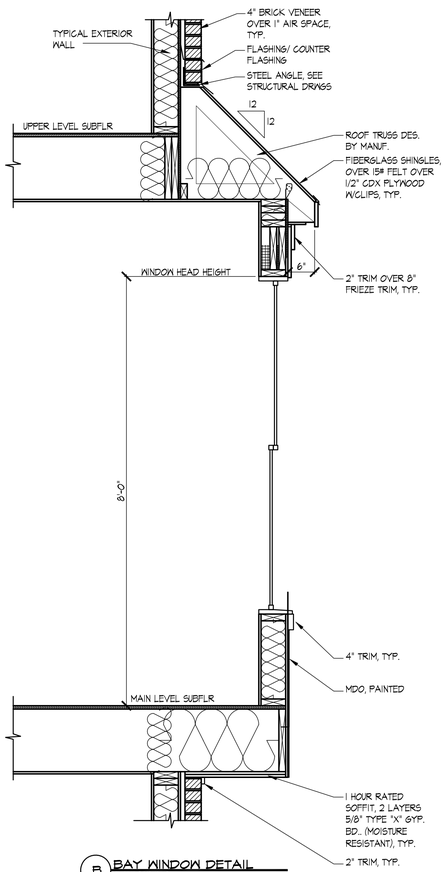
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "M" & ROOF PLANS

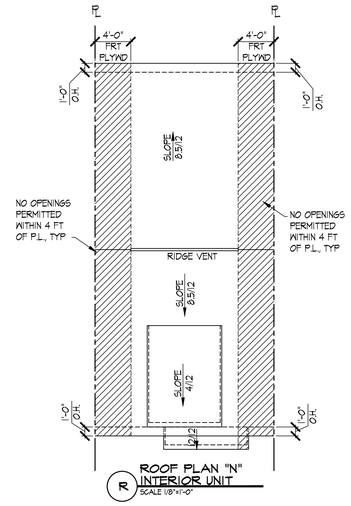
SHEET # A-4M

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

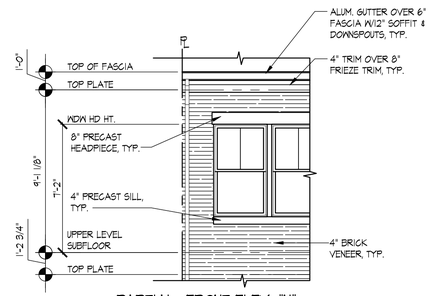




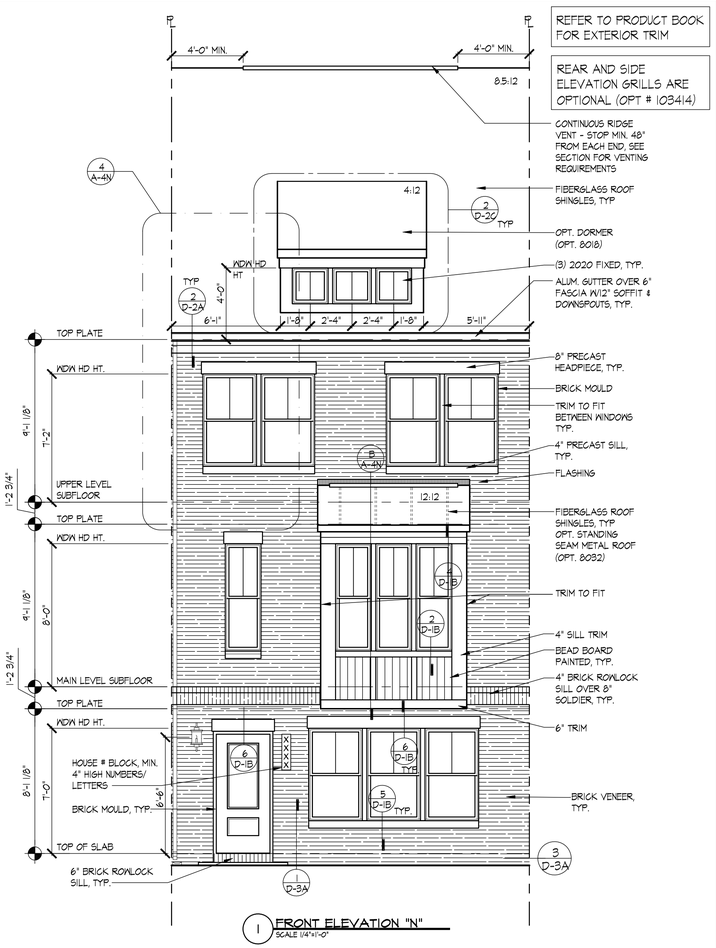
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



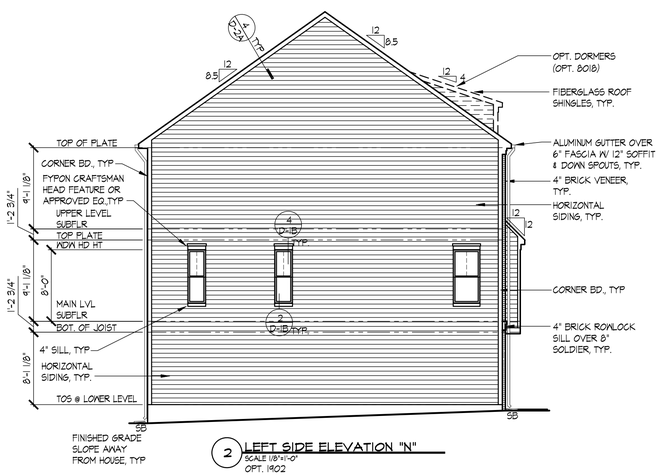
R ROOF PLAN "N" INTERIOR UNIT
SCALE 1/8"=1'-0"



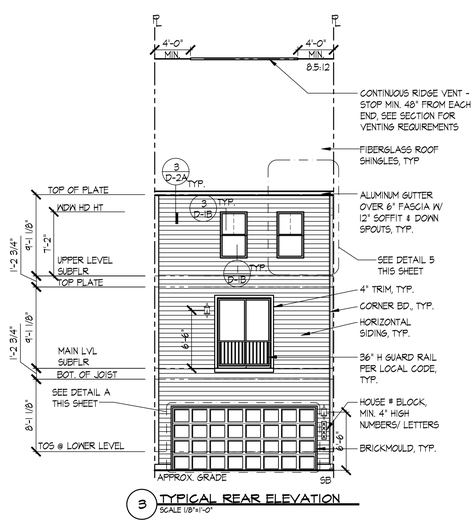
4 PARTIAL FRONT ELEV. "N" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



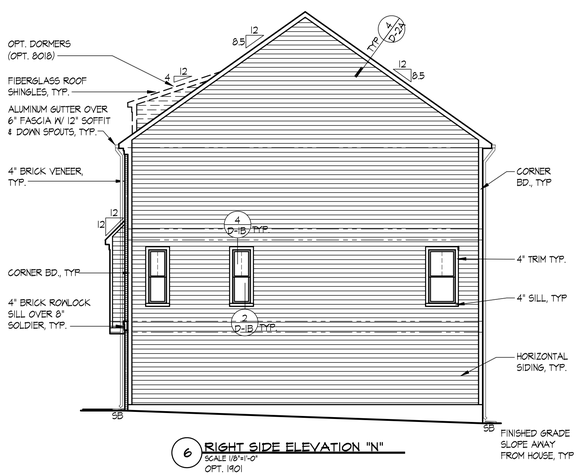
1 FRONT ELEVATION "N"
SCALE 1/4"=1'-0"



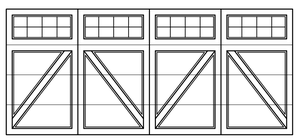
2 LEFT SIDE ELEVATION "N"
SCALE 1/8"=1'-0"
OPT. 1902



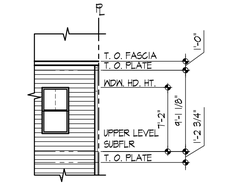
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "N"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

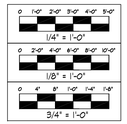
ORIGINAL ISSUE DATE: 07/05/2018

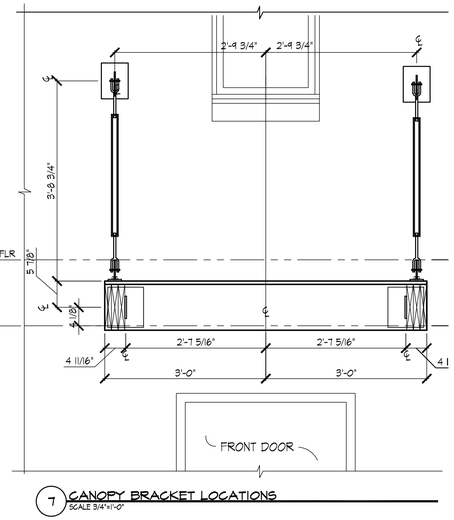
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "N" & ROOF PLANS

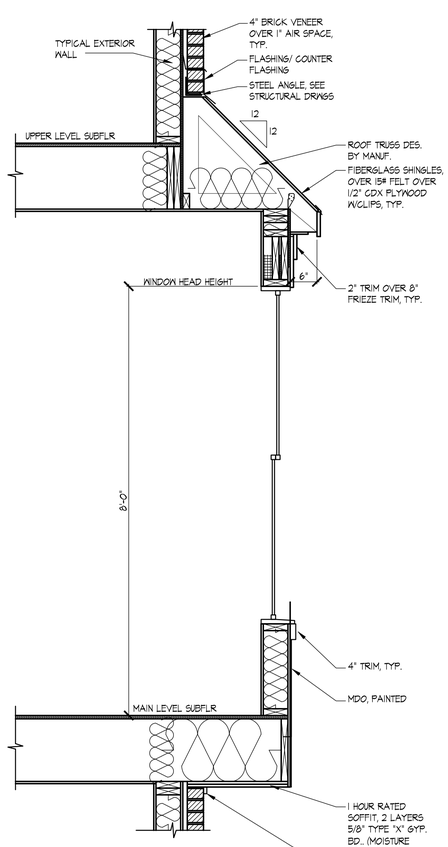
SHEET # A-4N

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

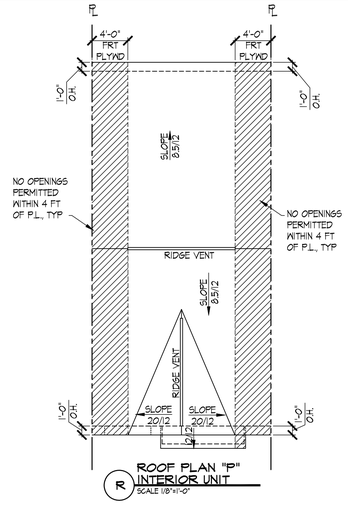




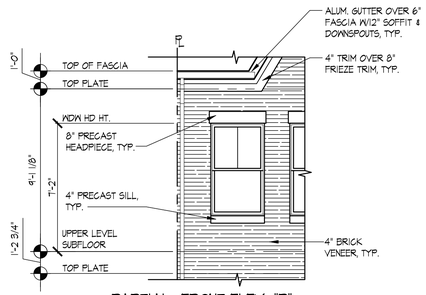
7 CANOPY BRACKET LOCATIONS
SCALE 3/4"=1'-0"



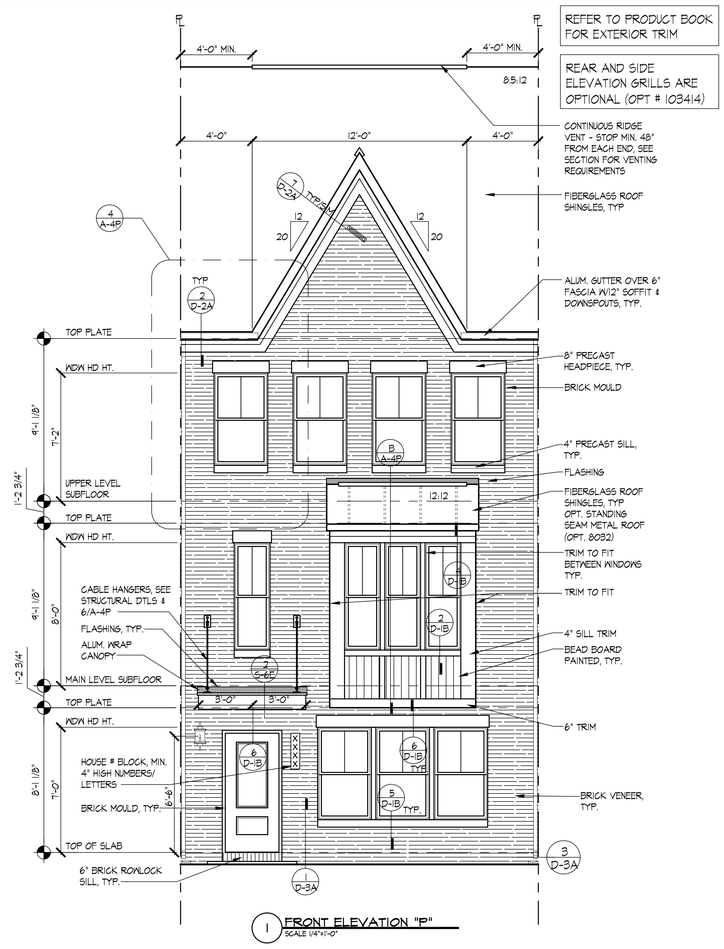
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



R ROOF PLAN "P" INTERIOR UNIT
SCALE 1/8"=1'-0"



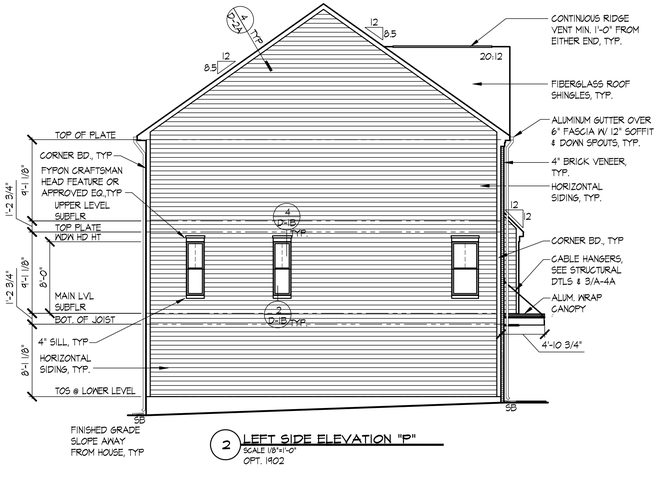
4 PARTIAL FRONT ELEV. "P" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



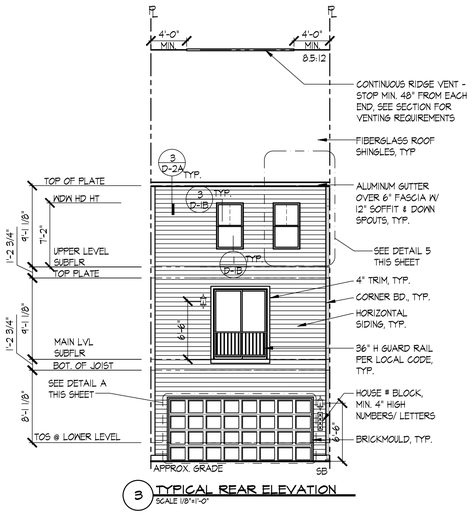
1 FRONT ELEVATION "P"
SCALE 1/4"=1'-0"

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

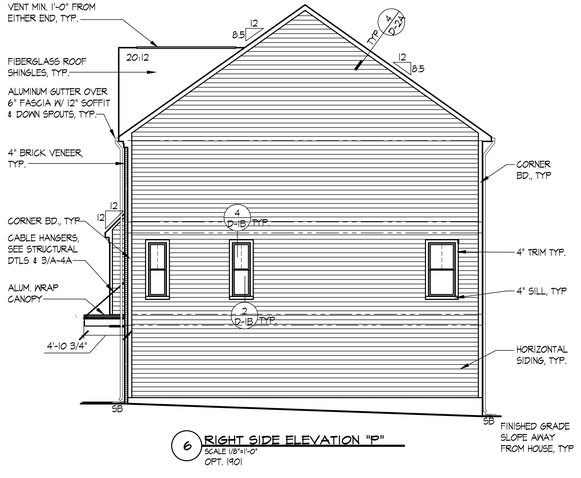
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 1034.14)



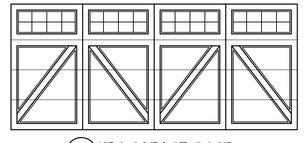
2 LEFT SIDE ELEVATION "P"
SCALE 1/8"=1'-0"
OPT. 1802



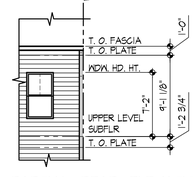
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "P"
SCALE 1/8"=1'-0"
OPT. 1801



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

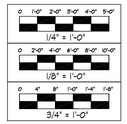
ORIGINAL ISSUE DATE: 07/05/2018

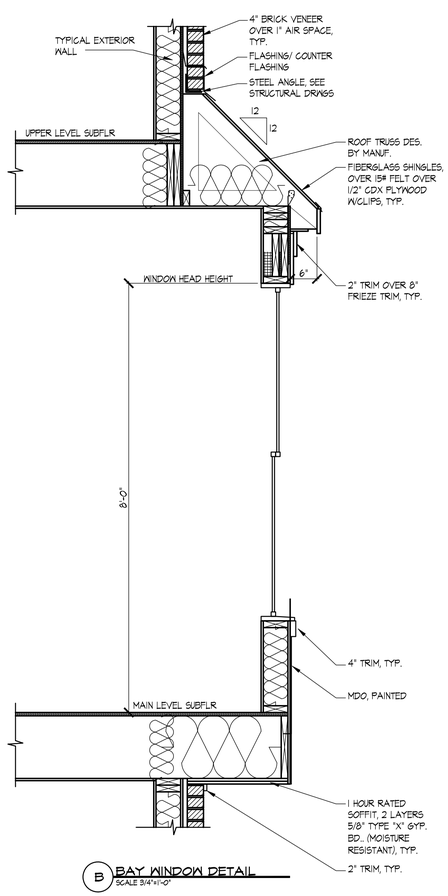
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "P" & ROOF PLANS

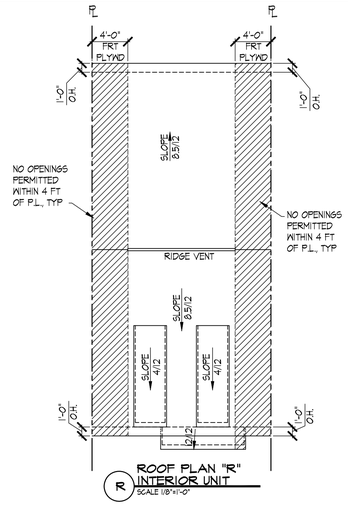
SHEET # A-4P

©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

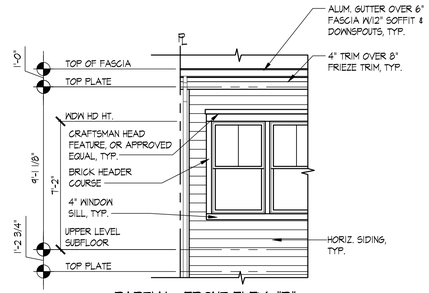




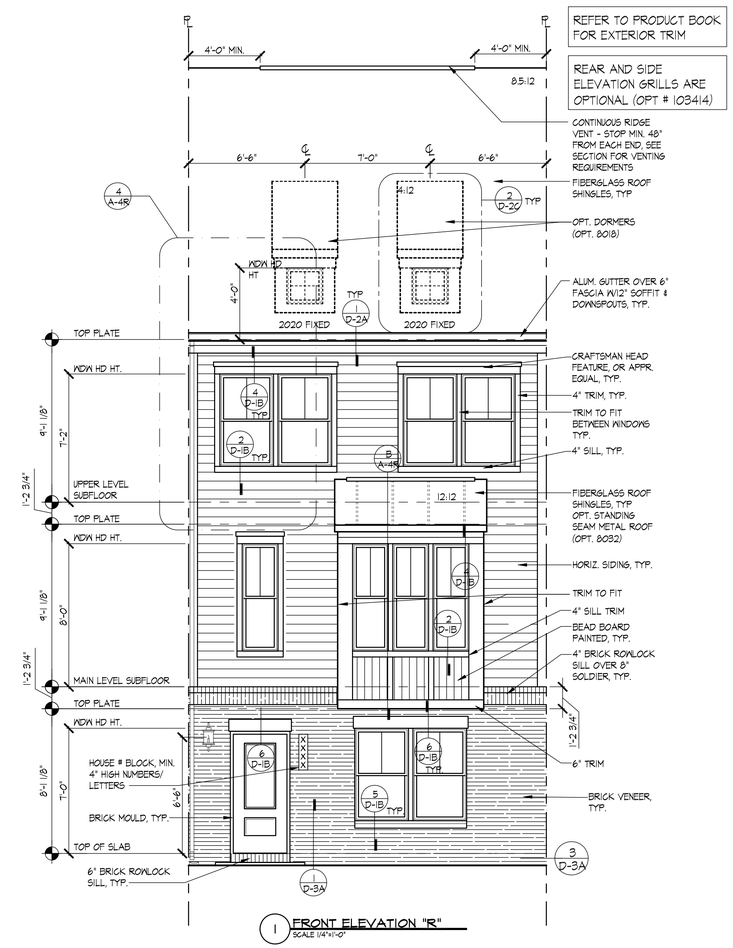
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



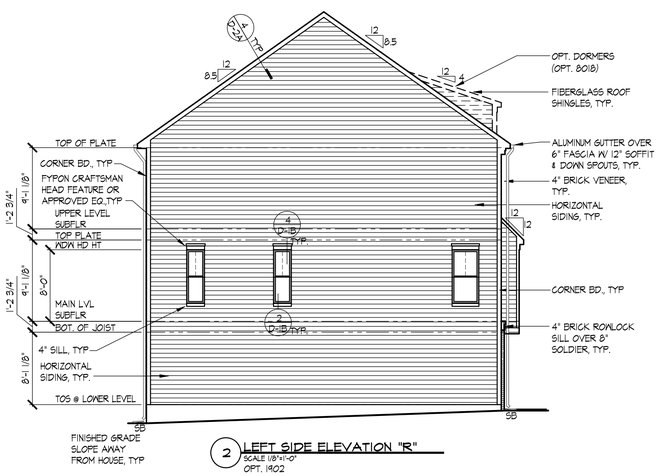
R ROOF PLAN "R" INTERIOR UNIT
SCALE 1/8"=1'-0"



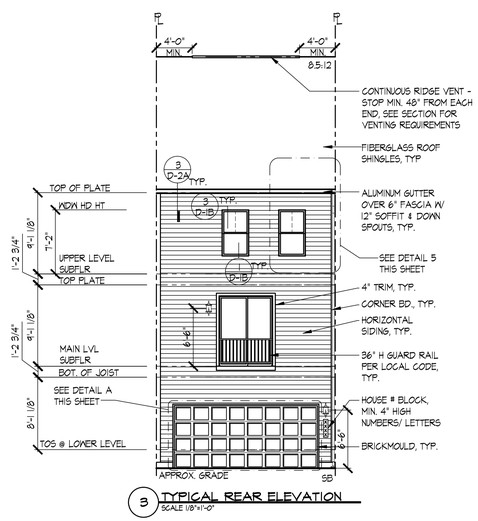
4 PARTIAL FRONT ELEV. "R" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



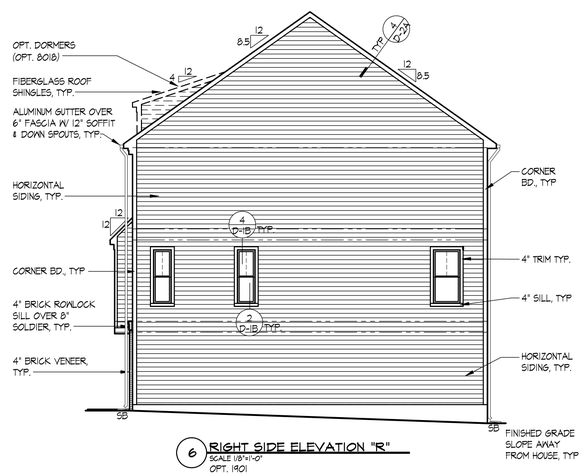
1 FRONT ELEVATION "R"
SCALE 1/4"=1'-0"



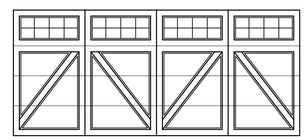
2 LEFT SIDE ELEVATION "R"
SCALE 1/8"=1'-0"
OPT. 1902



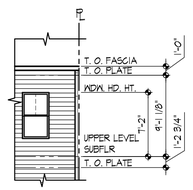
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "R"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

DRAWING DESCRIPTION: ELEVATION "R" & ROOF PLANS

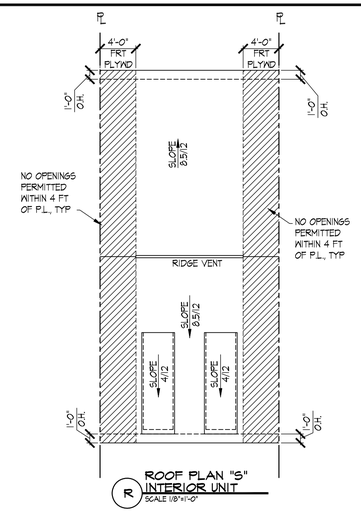
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

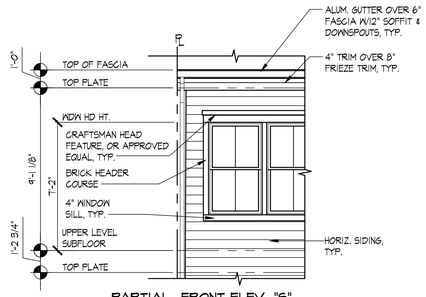
SHEET # A-4R

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

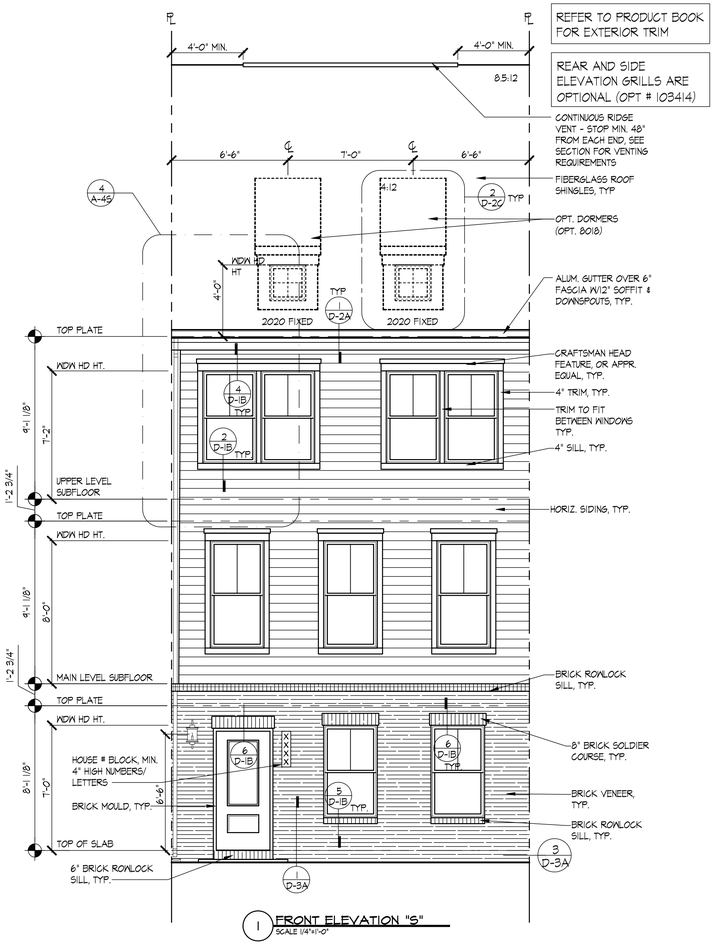
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



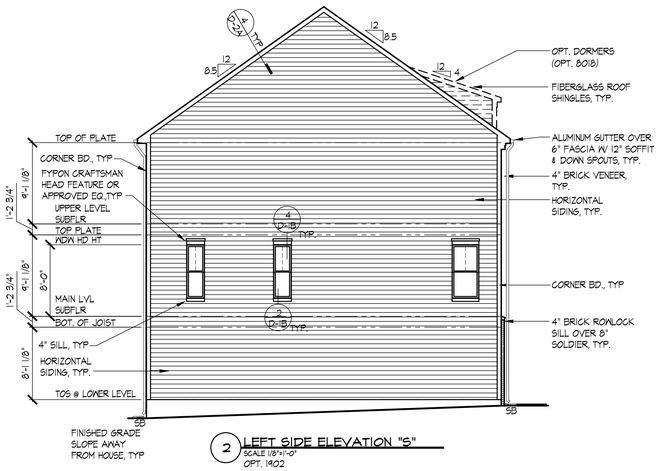
R ROOF PLAN "S" INTERIOR UNIT
SCALE 1/8"=1'-0"



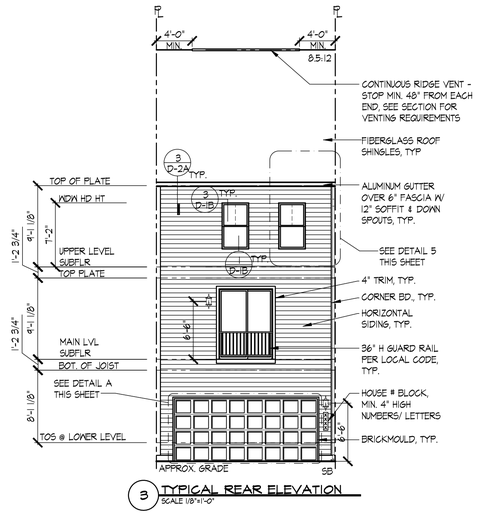
4 PARTIAL FRONT ELEV. "S" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



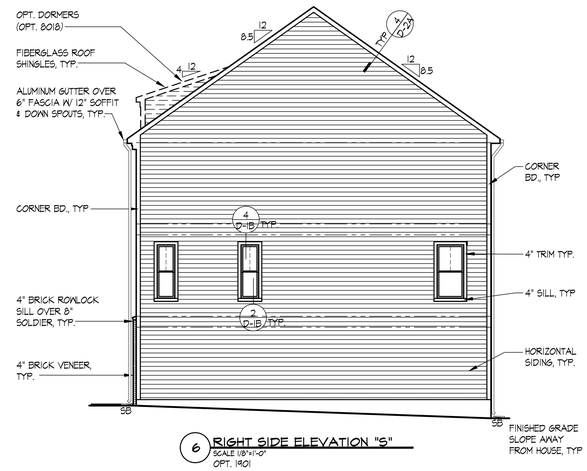
1 FRONT ELEVATION "S"
SCALE 1/4"=1'-0"



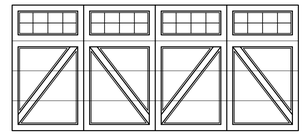
2 LEFT SIDE ELEVATION "S"
SCALE 1/8"=1'-0"
OPT. 1902



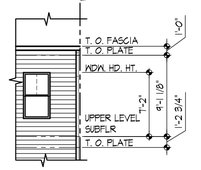
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "S"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

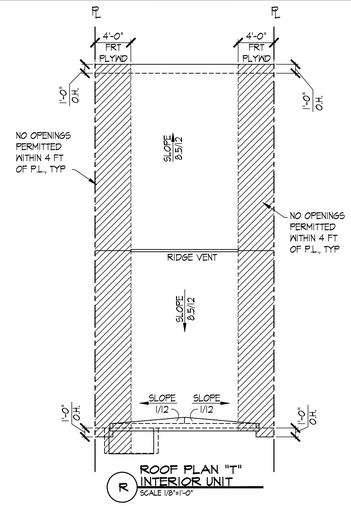
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "S" & ROOF PLANS

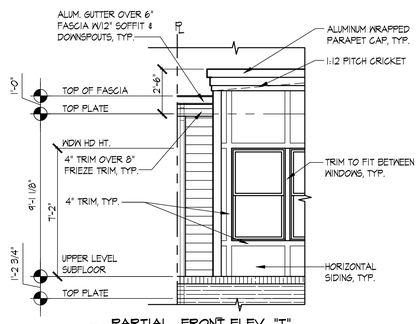
SHEET # A-45

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

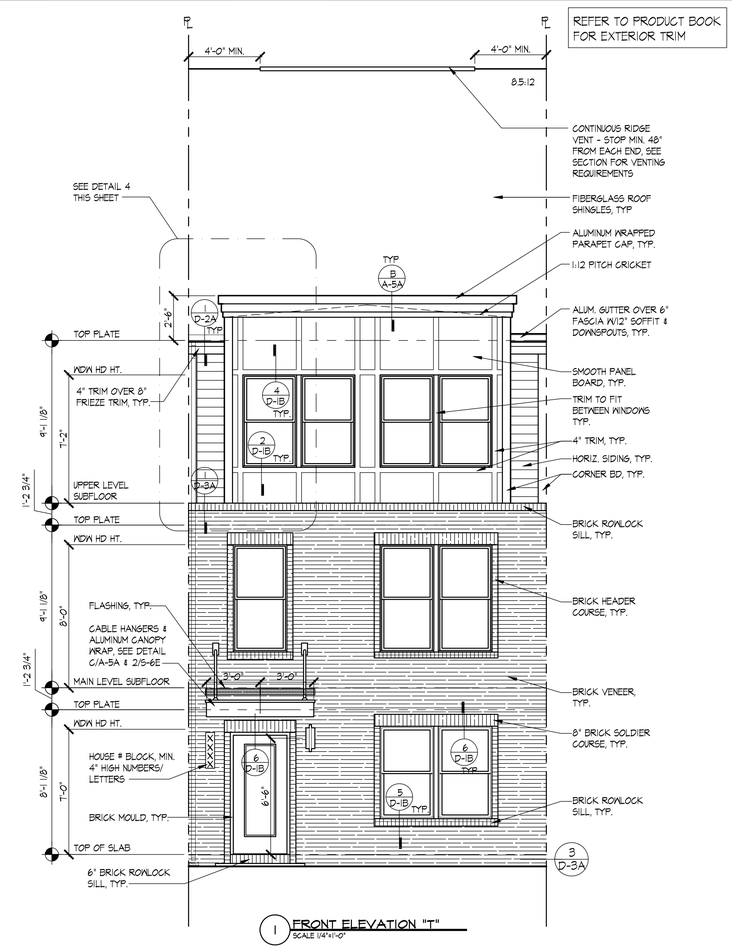
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



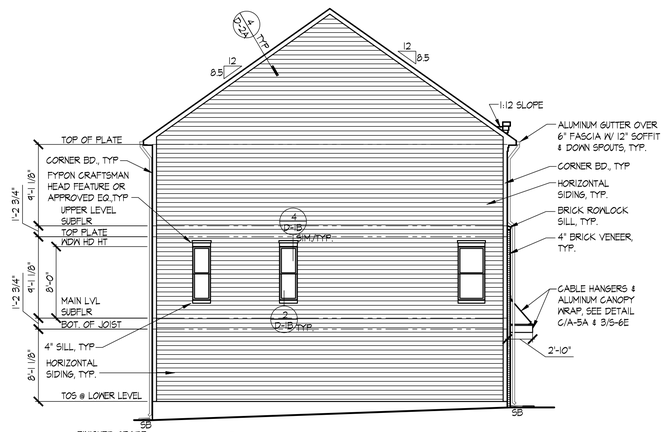
R ROOF PLAN "T" INTERIOR UNIT
SCALE 1/8"=1'-0"



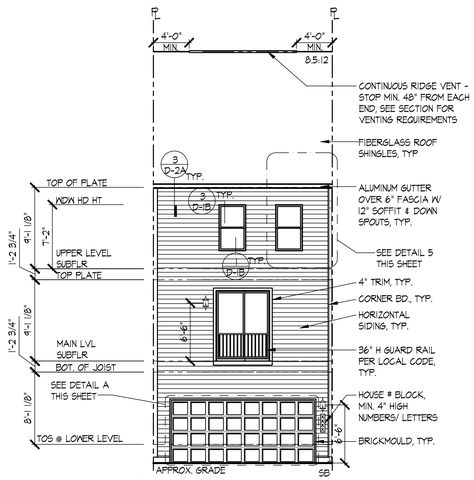
4 PARTIAL FRONT ELEV. "T" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



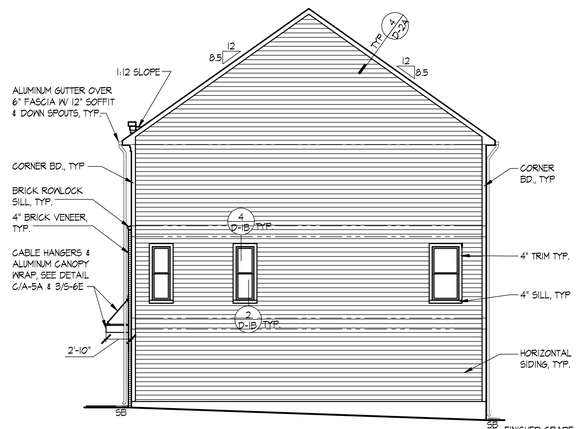
1 FRONT ELEVATION "T"
SCALE 1/4"=1'-0"



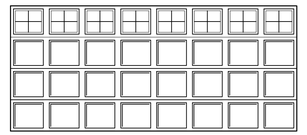
2 LEFT SIDE ELEVATION "T"
SCALE 1/8"=1'-0"
OPT. 1902



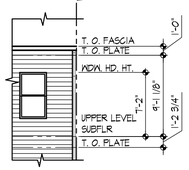
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "T"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

DRAWING DESCRIPTION: ELEVATION "T" & ROOF PLANS

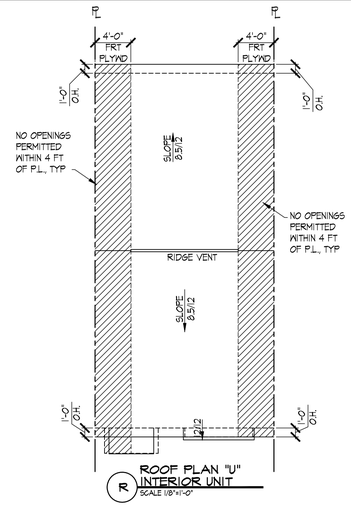
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

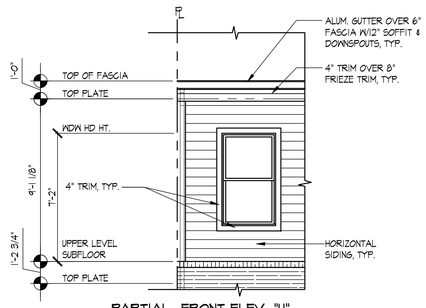
SHEET # A-4T

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

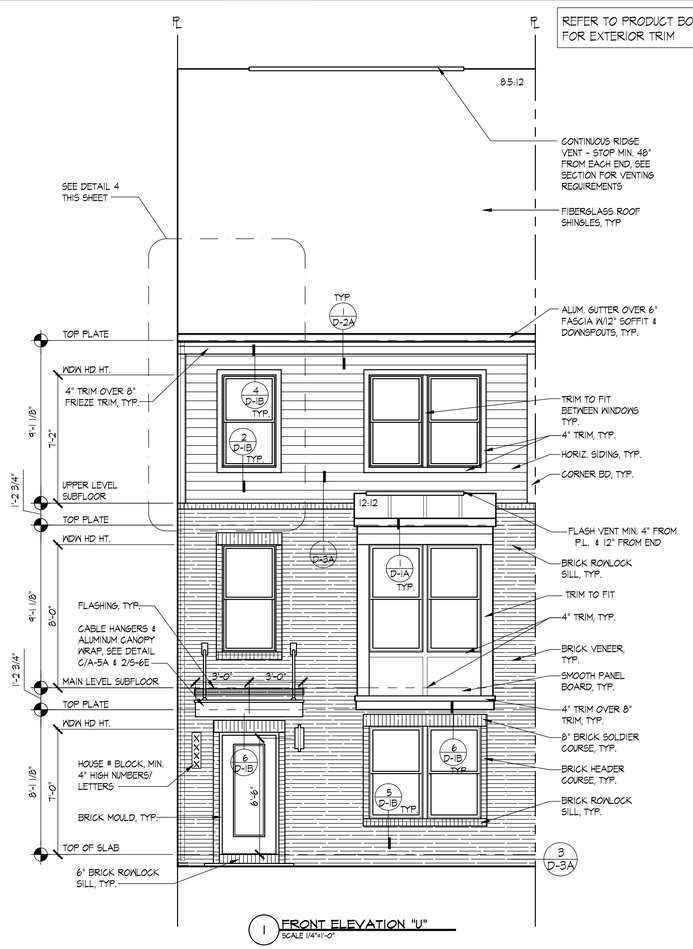
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



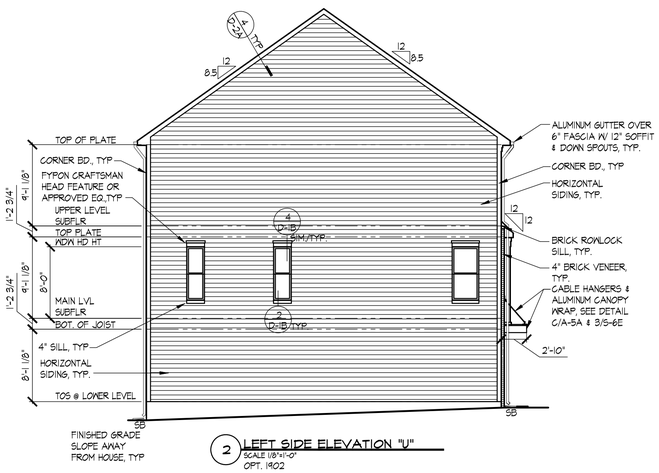
R ROOF PLAN "U" INTERIOR UNIT
SCALE 1/8"=1'-0"



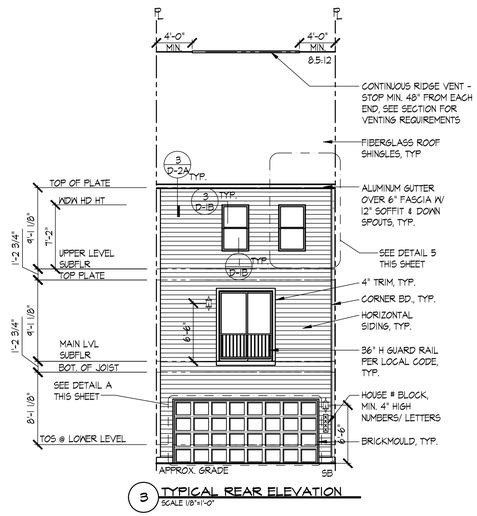
4 PARTIAL FRONT ELEV. "U" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



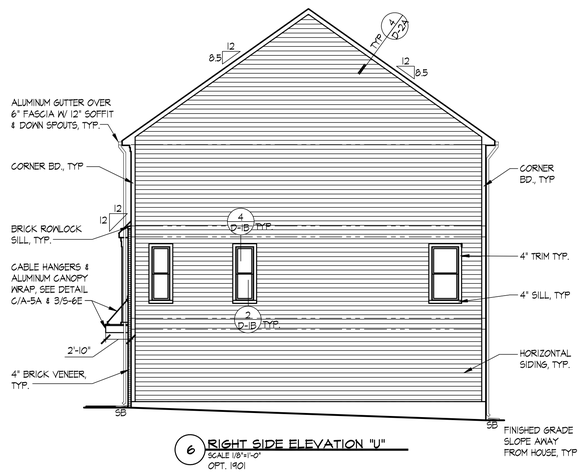
1 FRONT ELEVATION "U"
SCALE 1/4"=1'-0"



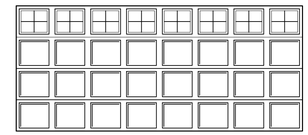
2 LEFT SIDE ELEVATION "U"
SCALE 1/8"=1'-0"
OPT. 1902



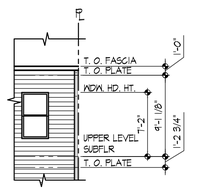
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "U"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

ORIGINAL ISSUE DATE: 07/05/2018

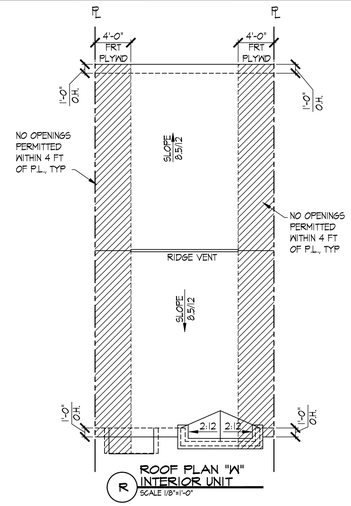
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "U" & ROOF PLANS

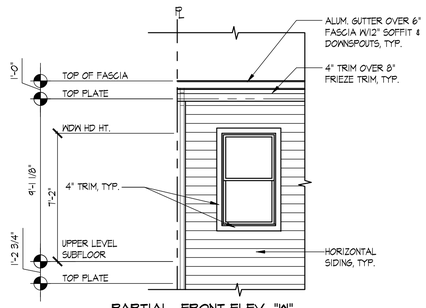
SHEET # A-4U

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

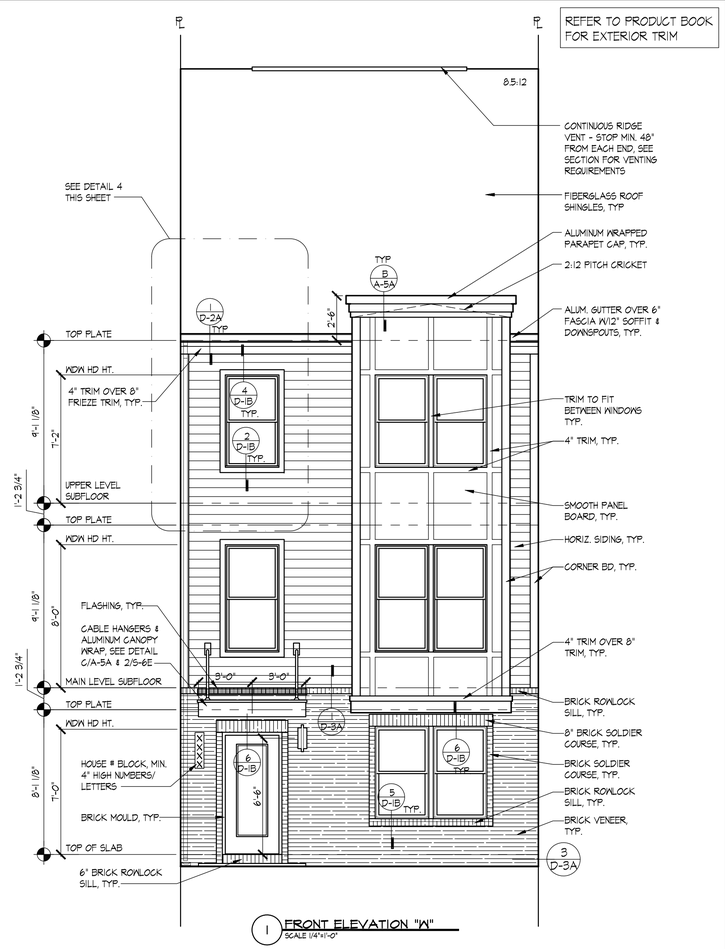
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



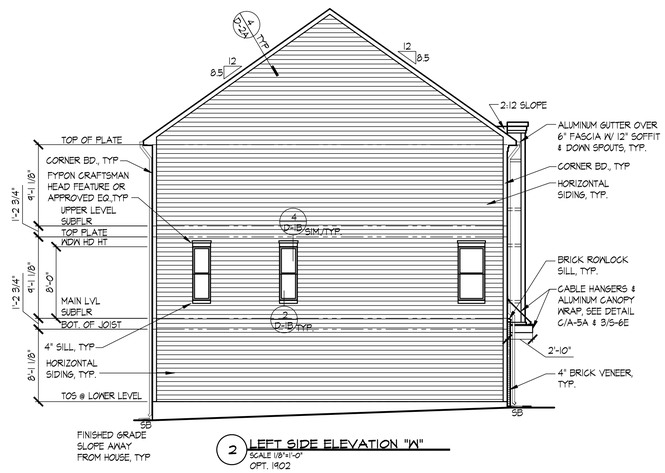
R ROOF PLAN "W" INTERIOR UNIT
SCALE 1/8"=1'-0"



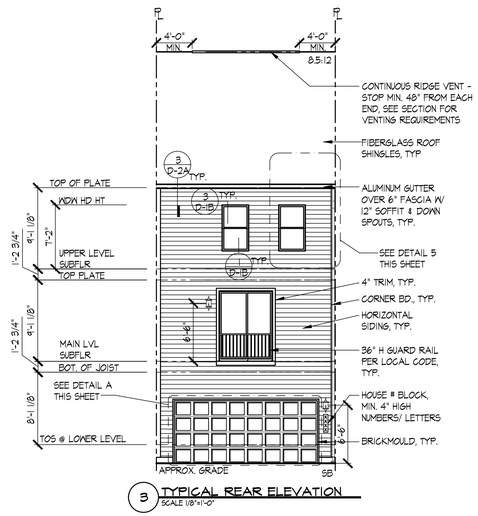
4 PARTIAL FRONT ELEV. "W" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



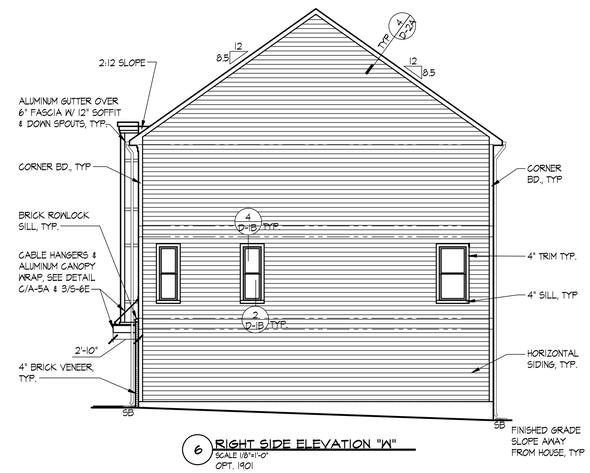
1 FRONT ELEVATION "W"
SCALE 1/4"=1'-0"



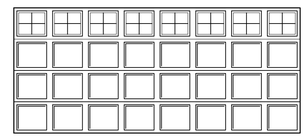
2 LEFT SIDE ELEVATION "W"
SCALE 1/8"=1'-0"
OPT. 1902



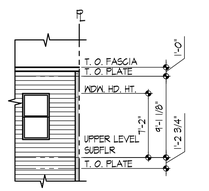
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "W"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

ORIGINAL ISSUE DATE: 07/05/2018

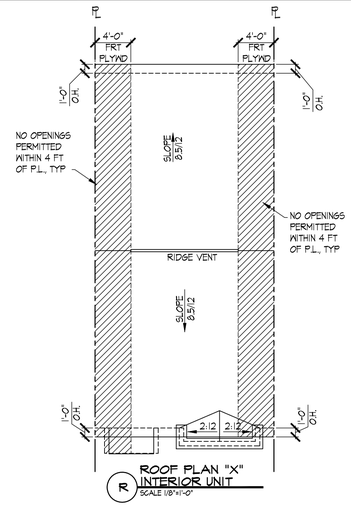
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "W" & ROOF PLANS

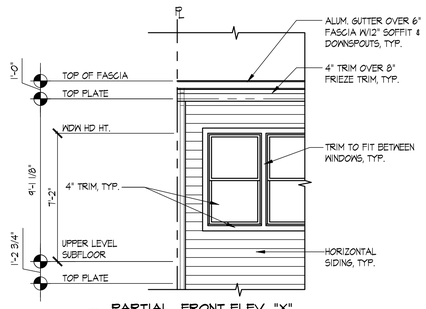
SHEET # A-4W

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

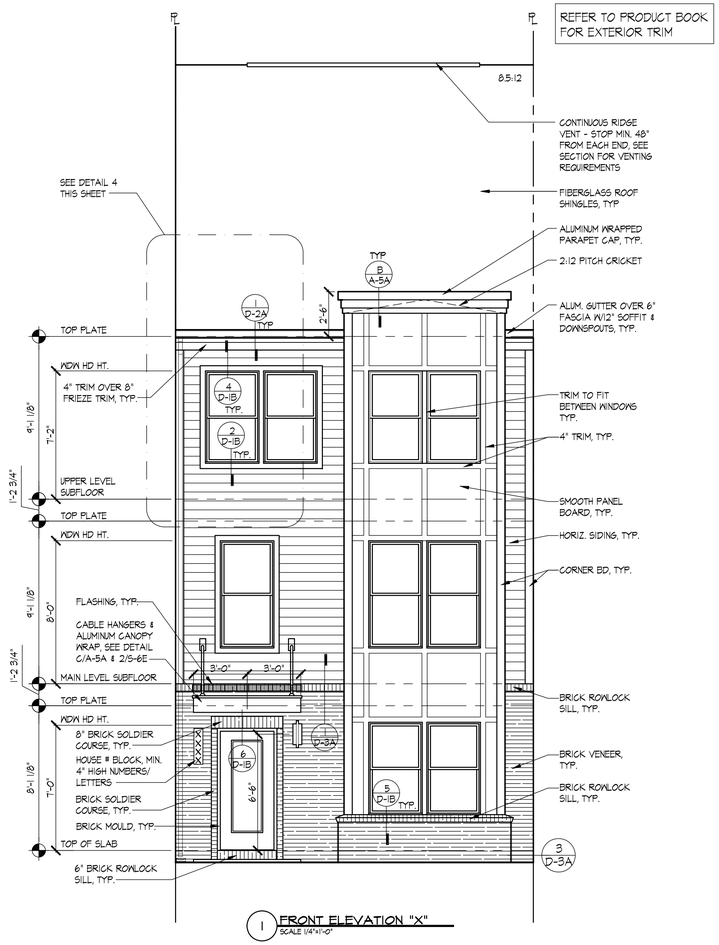
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



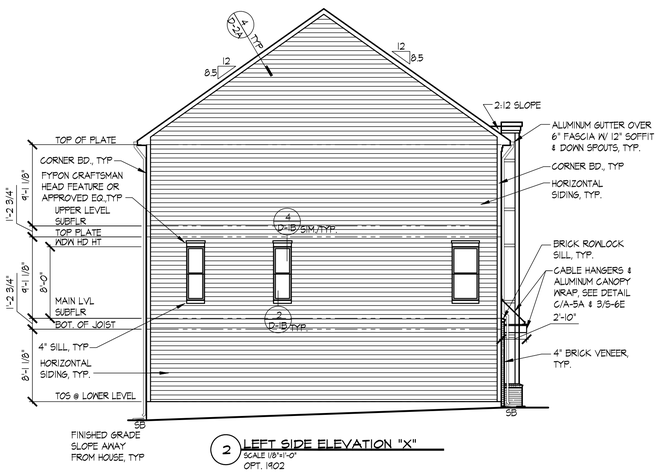
R ROOF PLAN "X" INTERIOR UNIT
SCALE 1/8"=1'-0"



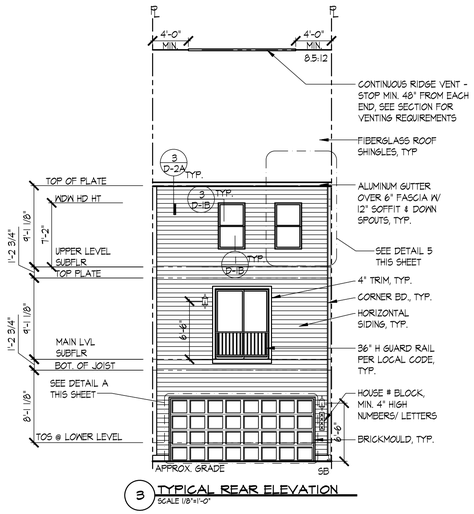
4 PARTIAL FRONT ELEV. "X" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



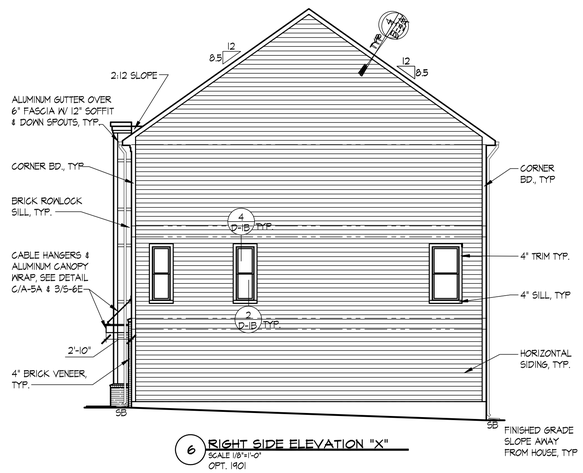
1 FRONT ELEVATION "X"
SCALE 1/4"=1'-0"



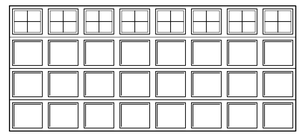
2 LEFT SIDE ELEVATION "X"
SCALE 1/8"=1'-0"
OPT. 1902



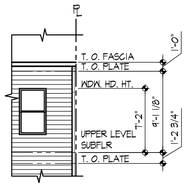
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "X"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

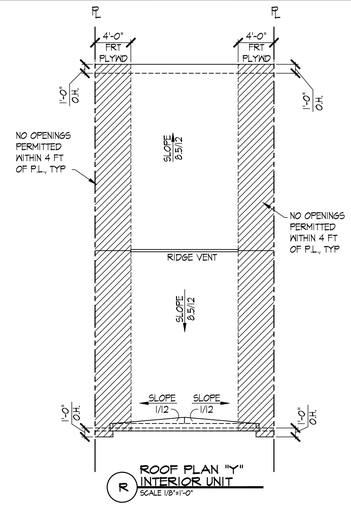
DRAWING DESCRIPTION:
ELEVATION "X" & ROOF PLANS

SHEET #
A-4X

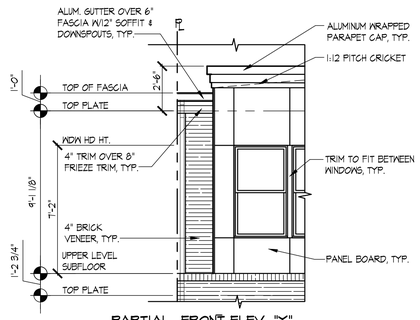
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

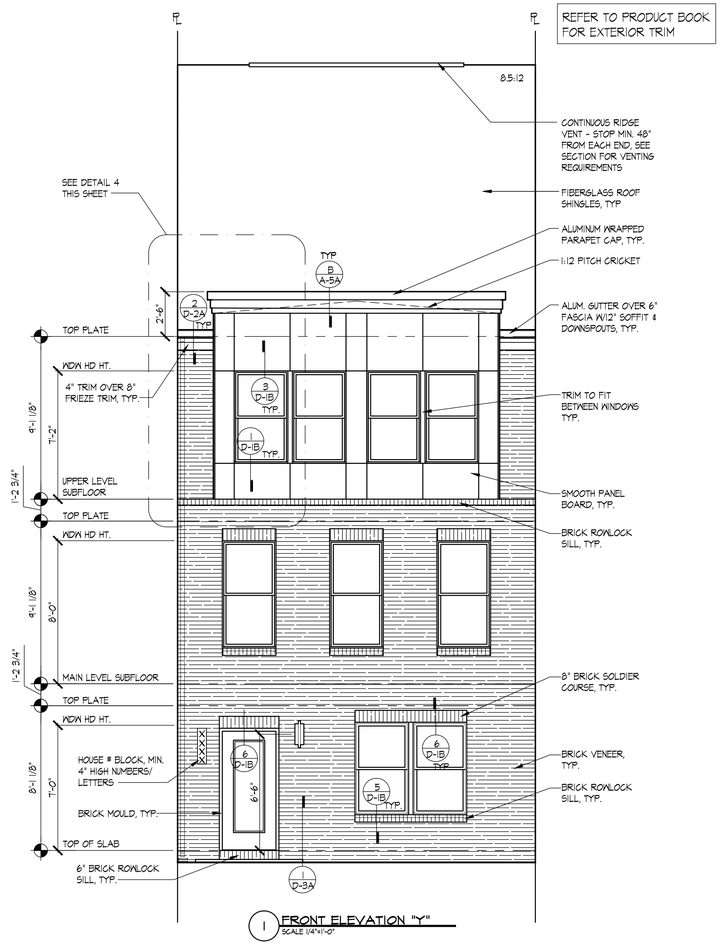
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



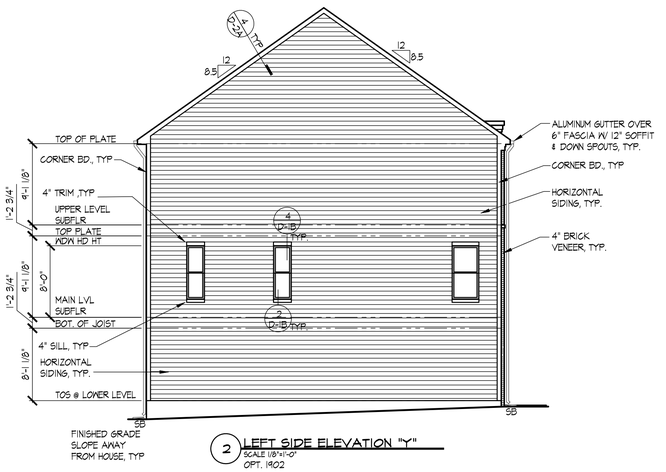
R ROOF PLAN "Y" INTERIOR UNIT
SCALE 1/8"=1'-0"



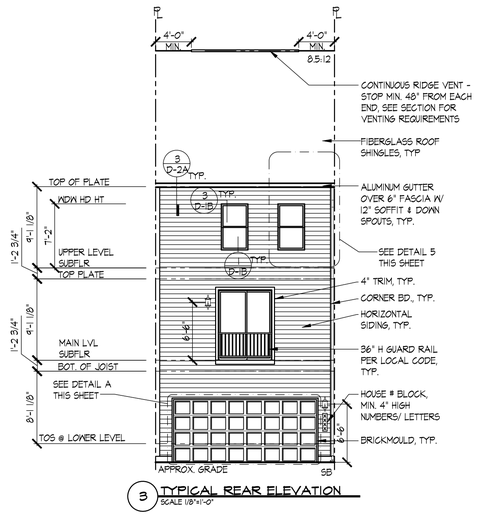
4 PARTIAL FRONT ELEV. "Y" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



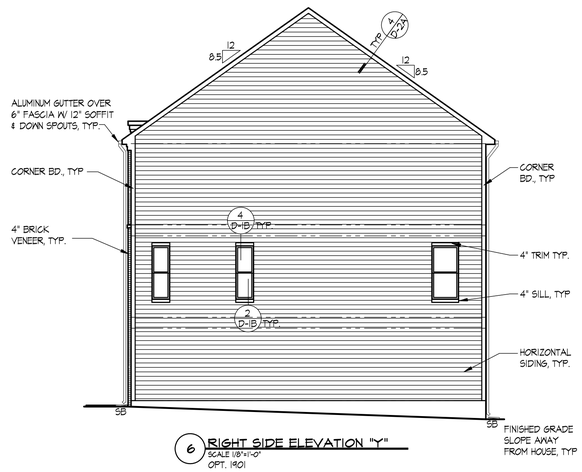
1 FRONT ELEVATION "Y"
SCALE 1/4"=1'-0"



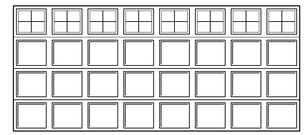
2 LEFT SIDE ELEVATION "Y"
SCALE 1/8"=1'-0"
OPT. 1902



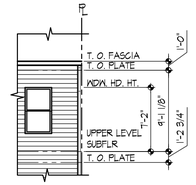
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "Y"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

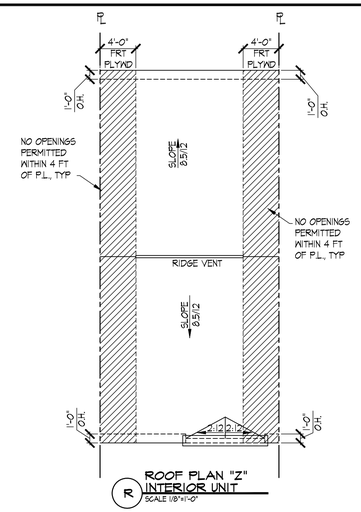
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "Y" & ROOF PLANS

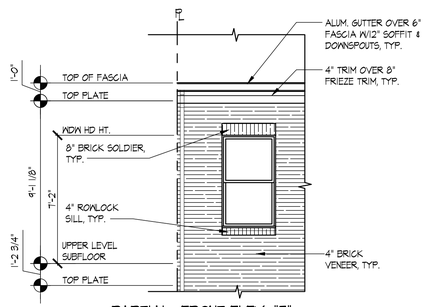
SHEET # A-4Y

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

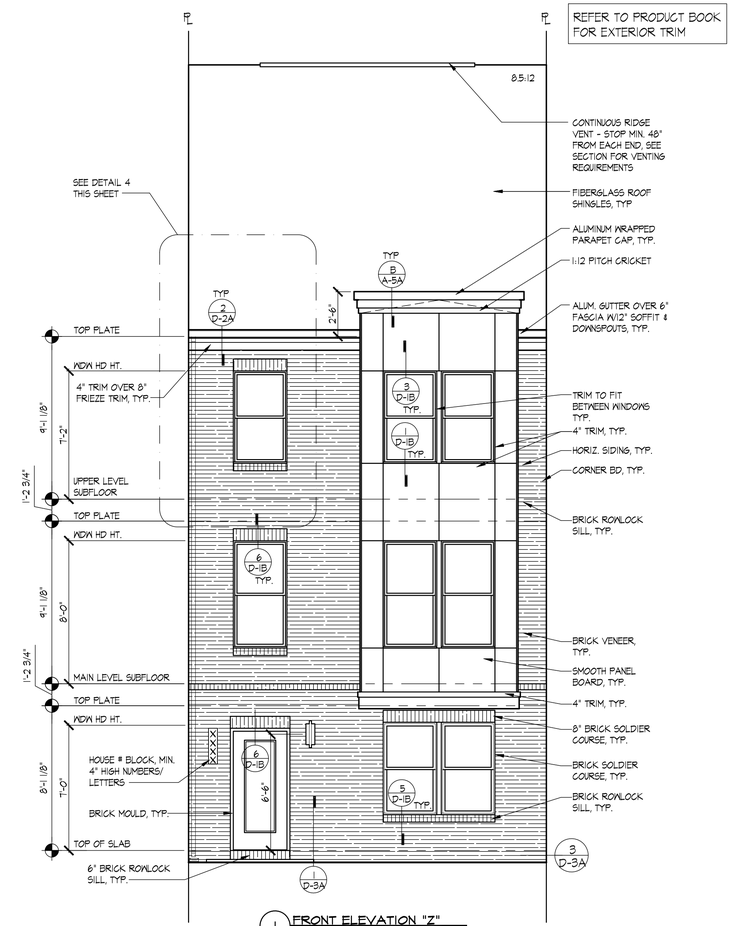
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



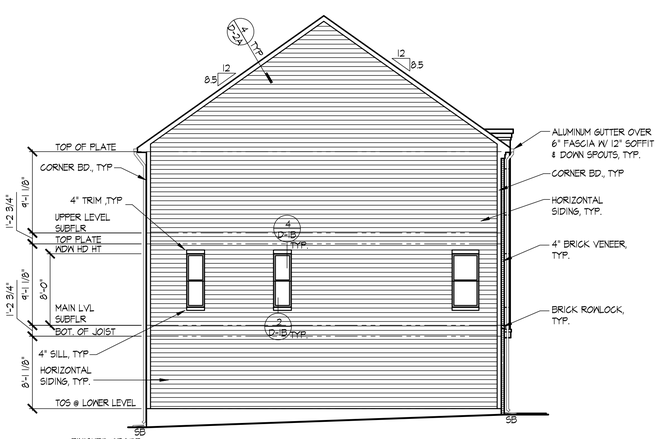
R ROOF PLAN "Z" INTERIOR UNIT
SCALE 1/8"=1'-0"



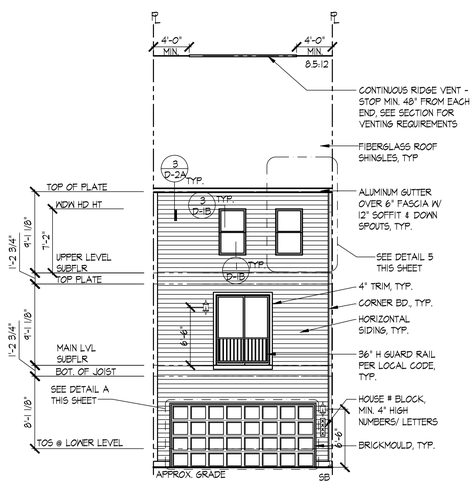
4 PARTIAL FRONT ELEV. "Z" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



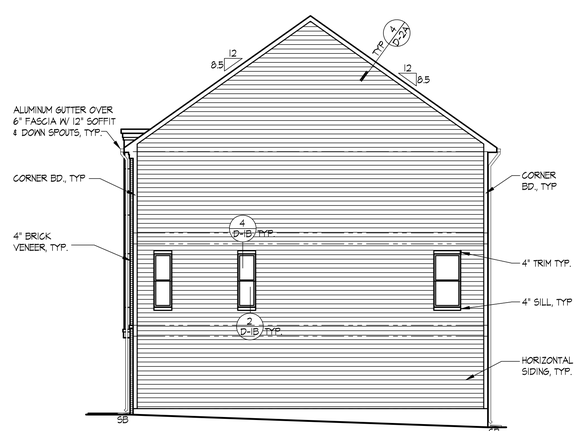
1 FRONT ELEVATION "Z"
SCALE 1/4"=1'-0"



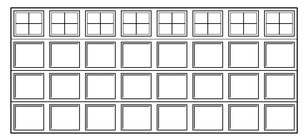
2 LEFT SIDE ELEVATION "Z"
SCALE 1/8"=1'-0"
OPT. 1902



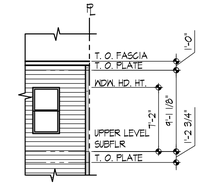
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "Z"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

DRAWING DESCRIPTION:
ELEVATION "Z" & ROOF PLANS

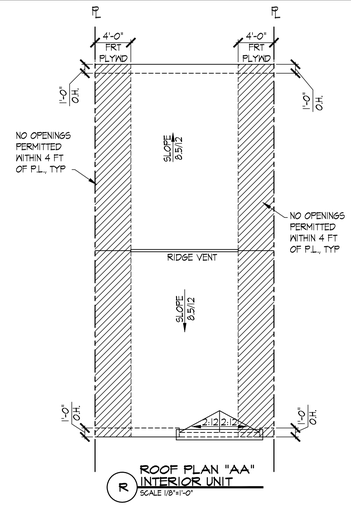
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

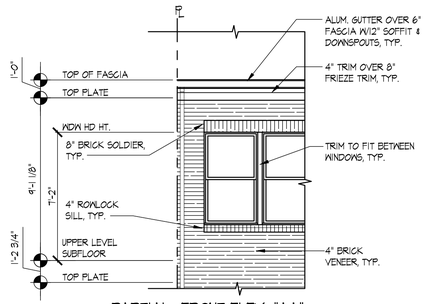
SHEET # A-47

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

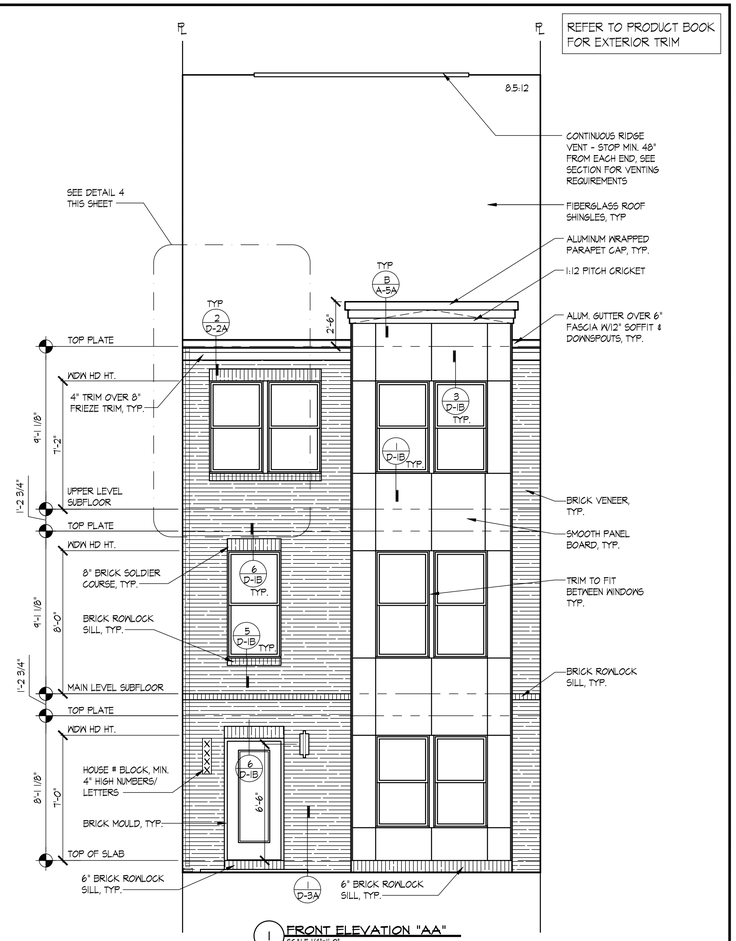
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



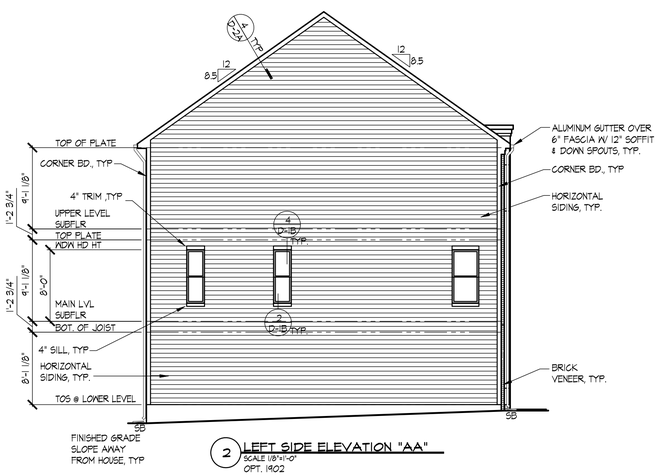
R ROOF PLAN "AA" INTERIOR UNIT
SCALE 1/8"=1'-0"



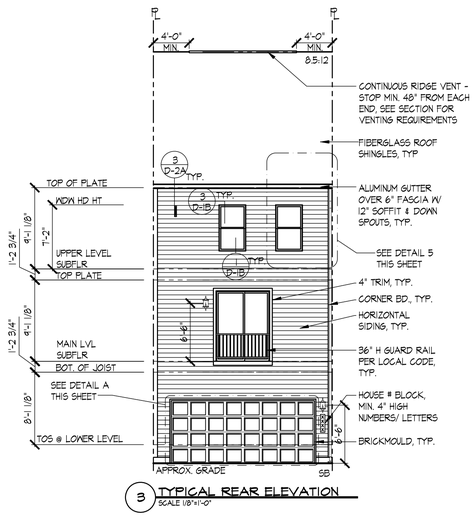
4 PARTIAL FRONT ELEV. "AA" W/OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 0512



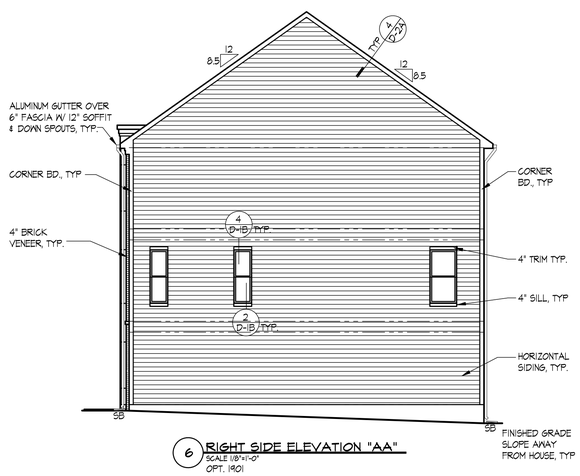
1 FRONT ELEVATION "AA"
SCALE 1/4"=1'-0"



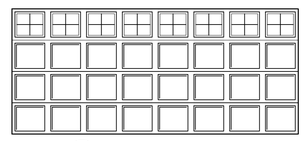
2 LEFT SIDE ELEVATION "AA"
SCALE 1/8"=1'-0"
OPT. 1902



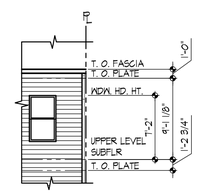
3 TYPICAL REAR ELEVATION
SCALE 1/8"=1'-0"



6 RIGHT SIDE ELEVATION "AA"
SCALE 1/8"=1'-0"
OPT. 1901



A UP 1 GARAGE DOOR
SCALE 1/4"=1'-0"
OPT. 4555



5 PARTIAL REAR ELEVATION W/OPT. RAISED HEEL TRUSS
SCALE 1/8"=1'-0"
OPT. 0512

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

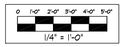
ORIGINAL ISSUE DATE: 07/05/2018

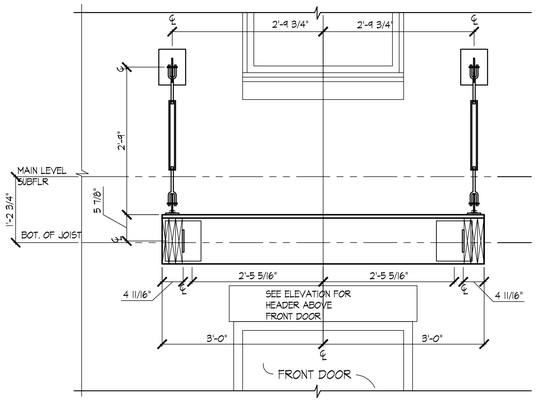
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATION "AA" & ROOF PLANS

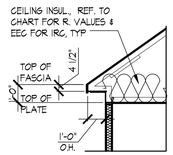
SHEET # A-4AA

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

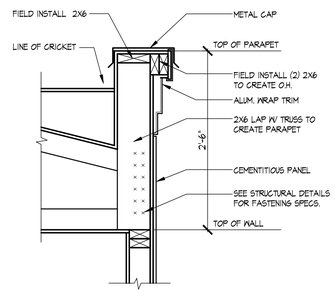




C CANOPY BRACKET LOCATIONS
SCALE 3/4"=1'-0"



A OPT. RAISED HEEL TRUSS
SCALE 1/4"=1'-0"
OPT. 05|2



B PARAPET DETAIL
SCALE 1"=1'-0"
ELEV., "T" & "Y"

EXTERIOR WALL:

SIDING OVER APPROVED HOUSE WRAP OVER 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP.

BRICK VENEER OVER 1" AIRSPACE OVER 15# FELT OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

MANUFACTURED STONE VENEER INSTALLED PER MANUF. SPECS OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

ROOF:

SLOPE > 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE ≤ 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS. OVER 2 LAYERS 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE < 3:12:
STANDING SEAM METAL ROOF, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

NOTE:
- DUCTS TO BE SEALED

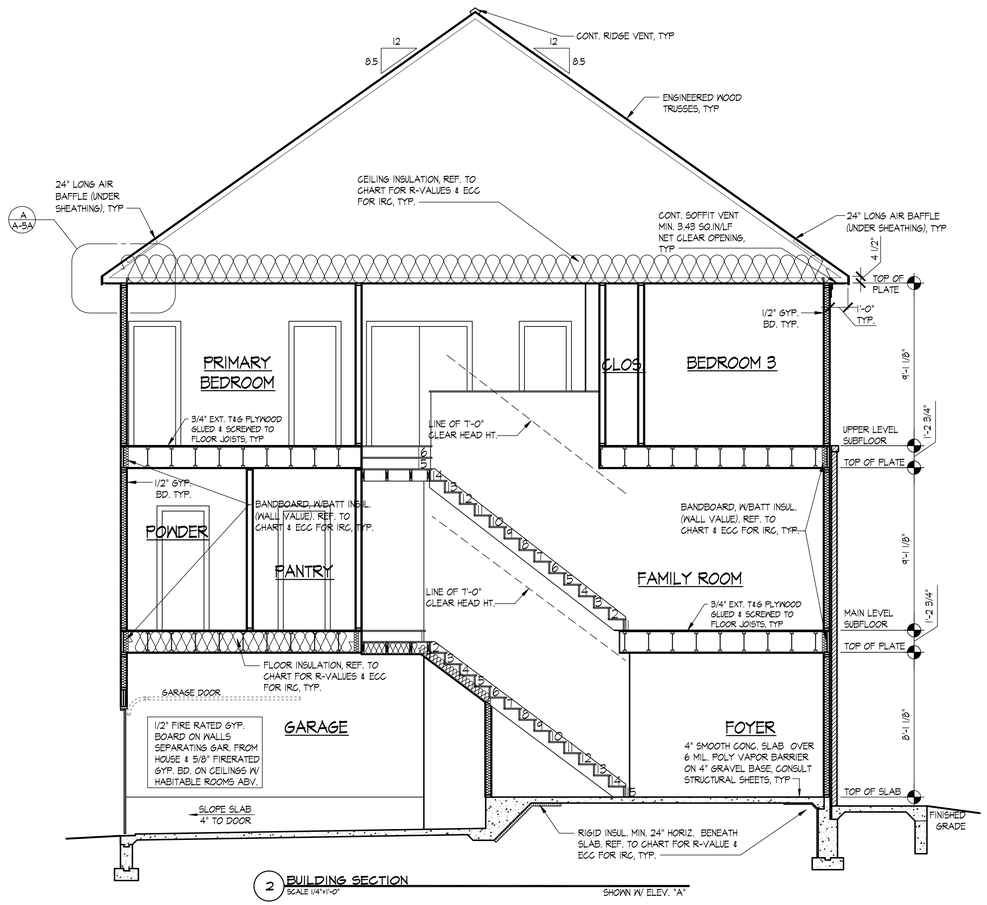
2018 VRC INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT CLIMATE ZONE 4:

- FENESTRATION U-FACTOR: 0.32
- GLAZED FENESTRATION SHGC: 0.40
- CEILING R-VALUE: 49
- WOOD FRAME WALL R-VALUE: 15 OR 13+1
- FLOOR R-VALUE: 19
- BASEMENT WALL R-VALUE: 10 CONTINUOUS INSUL.
- BASEMENT WALL R-VALUE: 13 CAVITY INSUL
- SLAB R-VALUE: 10, 2 FT
- CRAWL SPACE WALL R-VALUE: 10 CONTINUOUS
- CRAWL SPACE WALL R-VALUE: 13 CAVITY INSUL.

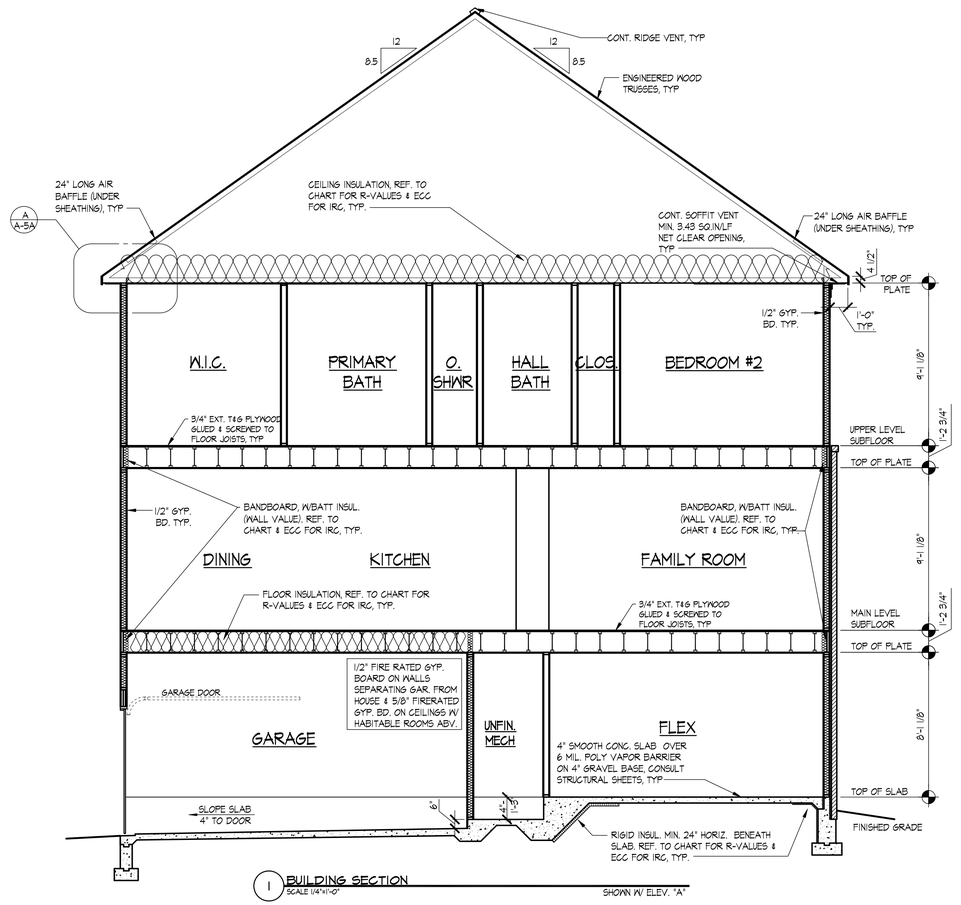
IRC 2015 / 2018
REFERENCE ENGERGY CODE COMPLIANCE (ECC) DOCUMENT FOR INSULATION VALUES

NOTE: IN CEILINGS WITH ATTIC SPACE, WHERE R-49 IS REQUIRED IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.

IN CEILINGS WITHOUT ATTIC SPACE, WHERE INSULATION R-VALUES GREATER THAN R-30 ARE REQUIRED AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM R-VALUE FOR SUCH ASSEMBLIES SHALL BE R-30. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE AND SHALL NOT BE COMPRESSED. THIS REDUCTION IN INSULATION REQUIREMENT SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA WHICHEVER IS LESS.



2 BUILDING SECTION
SCALE 1/4"=1'-0"
SHOWN W/ ELEV. "A"



1 BUILDING SECTION
SCALE 1/4"=1'-0"
SHOWN W/ ELEV. "A"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

DRAWING DESCRIPTION: BUILDING SECTIONS

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

SHEET # A-5A

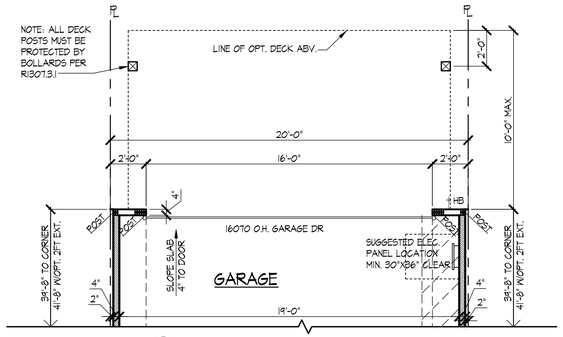
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

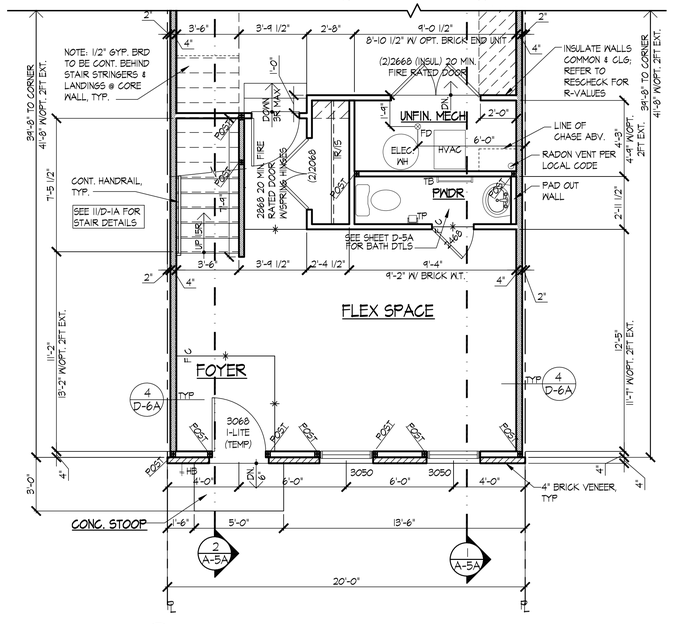
GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

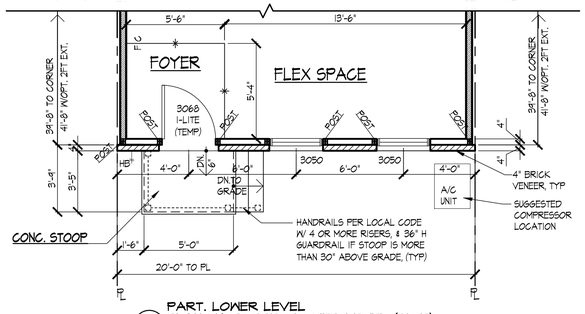
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION



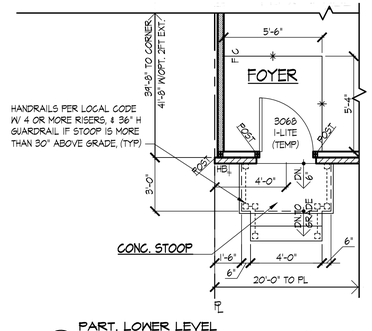
3 PARTIAL LOWER LEVEL PLAN W/ OPT. DECK 1
SCALE 1/4"=1'-0"
OPT. 8121



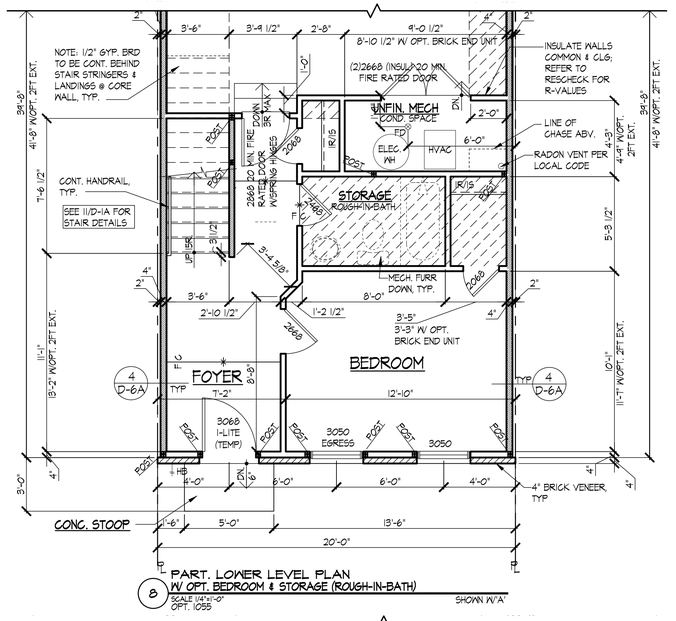
2 PARTIAL LOWER LEVEL PLAN "A" W/ OPT. PWDR
SCALE 1/4"=1'-0"
OPT. 4905



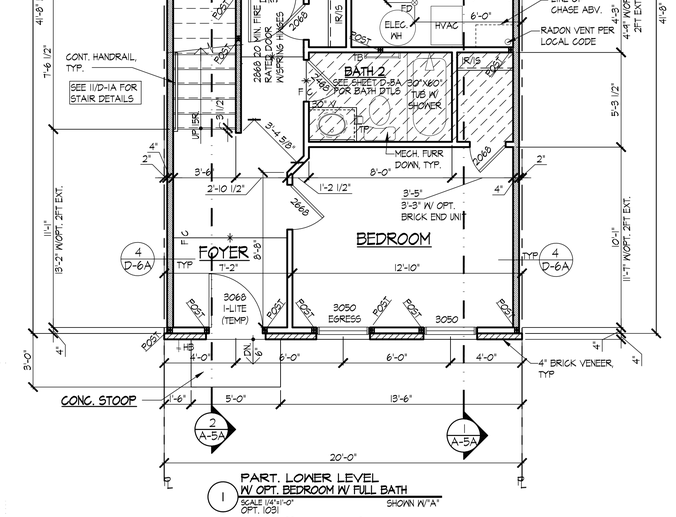
7 PART. LOWER LEVEL
PLAN W/DROPPED LOWER LEVEL (SIDE)
SCALE 1/4"=1'-0"
OPT. 1460
SHOWN W/"A"
NOT AVIL. W/ ELEV. "G", "J" & "H"



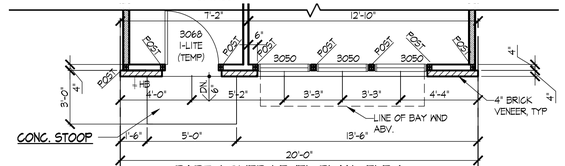
6 PART. LOWER LEVEL
PLAN W/DROPPED GRADE COND (FRONT)
SCALE 1/4"=1'-0"
OPT. 1062
SHOWN W/"A"



8 PART. LOWER LEVEL PLAN
W/ OPT. BEDROOM & STORAGE (ROUGH-IN-BATH)
SCALE 1/4"=1'-0"
OPT. 1055
SHOWN W/"A"



1 PART. LOWER LEVEL
W/ OPT. BEDROOM W/ FULL BATH
SCALE 1/4"=1'-0"
OPT. 1031
SHOWN W/"A"



9 PART. LOWER LEVEL PLAN -ELEV.
"B", "D", "E", "N", & "F" W/OPT. BEDROOM
SCALE 1/4"=1'-0"
OPT. 1055
ELEV. G SIMILAR

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE
DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
LOWER LEVEL PLAN OPTIONS

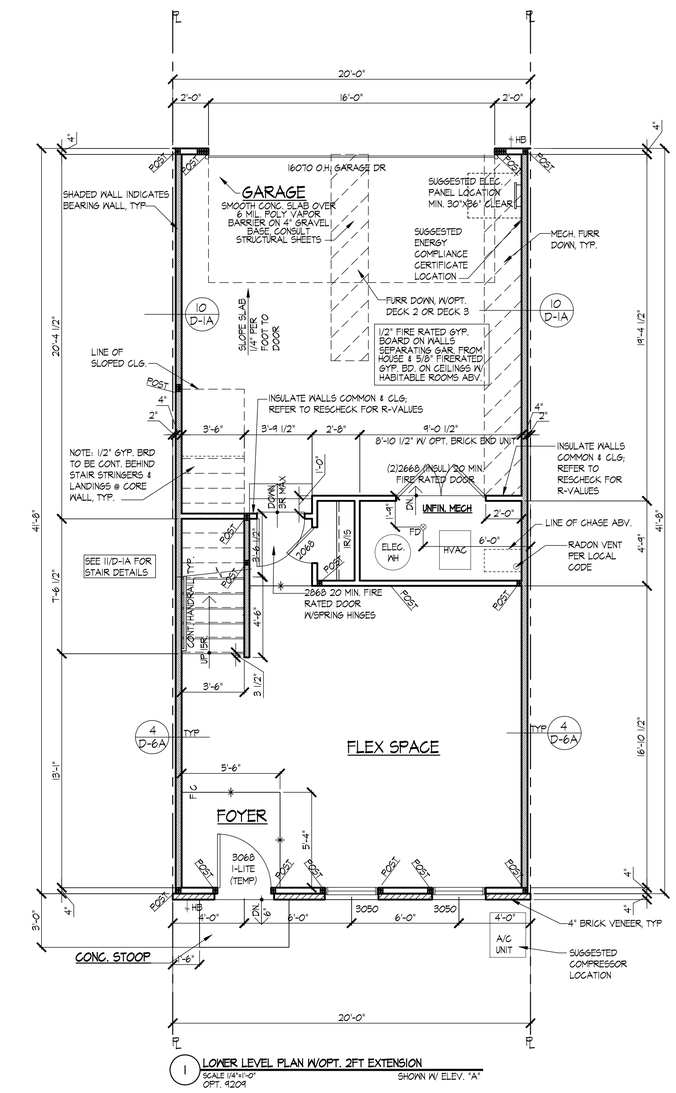
SHEET #
0-1A

©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

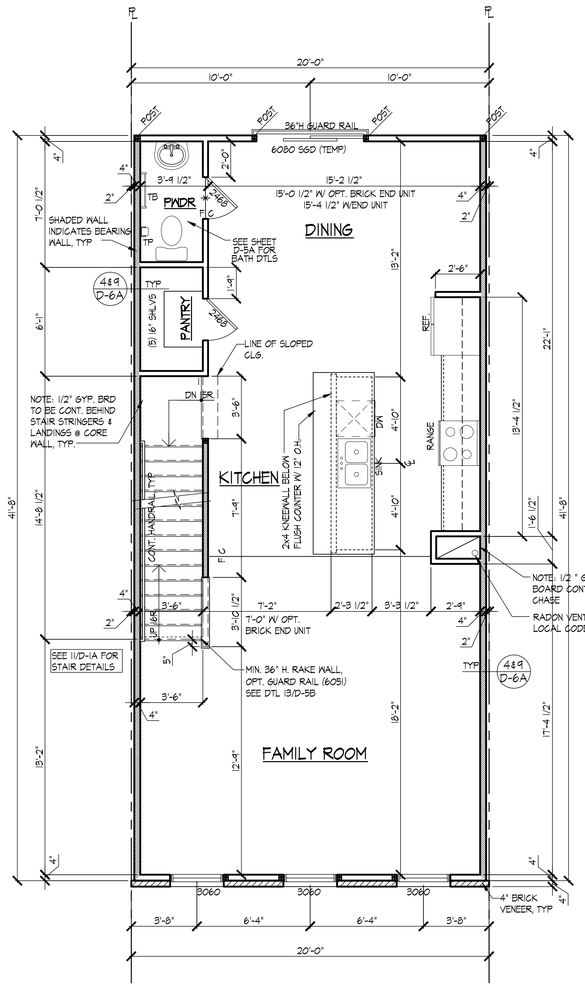
GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

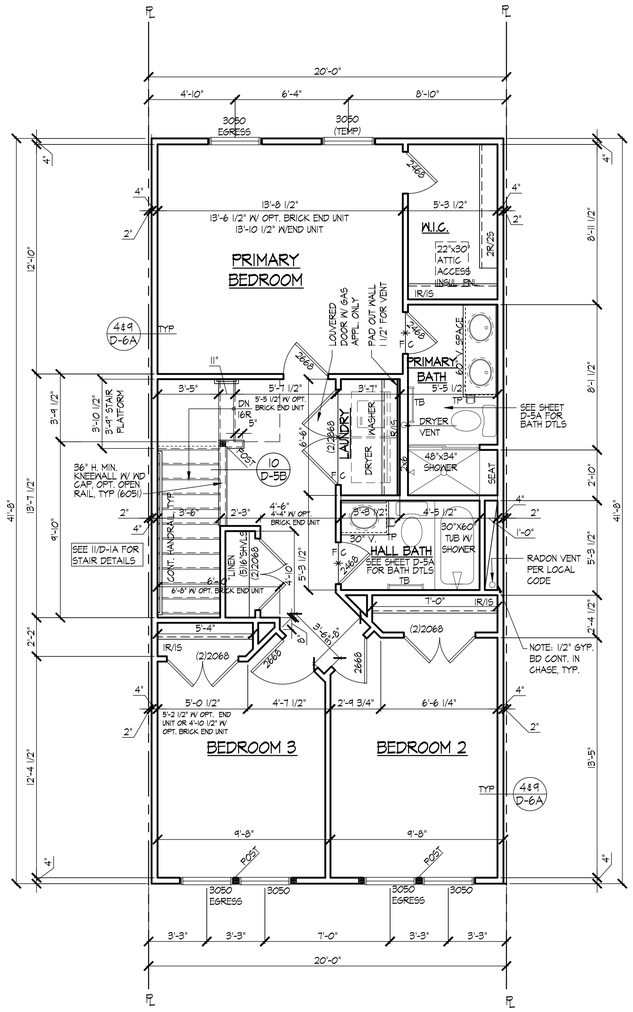
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION



1 LOWER LEVEL PLAN W/OPT. 2FT EXTENSION
SCALE 1/4"=1'-0" OPT. 9209 SHOWN W/ ELEV. "A"



2 MAIN LEVEL PLAN W/OPT. 2FT EXTENSION
SCALE 1/4"=1'-0" OPT. 9209 SHOWN W/ ELEV. "A"



3 UPPER LEVEL PLAN W/OPT. 2FT EXTENSION
SCALE 1/4"=1'-0" OPT. 9209 SHOWN W/ ELEV. "A"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: 2FT EXTENSION PLAN OPTIONS

SHEET # O-1B

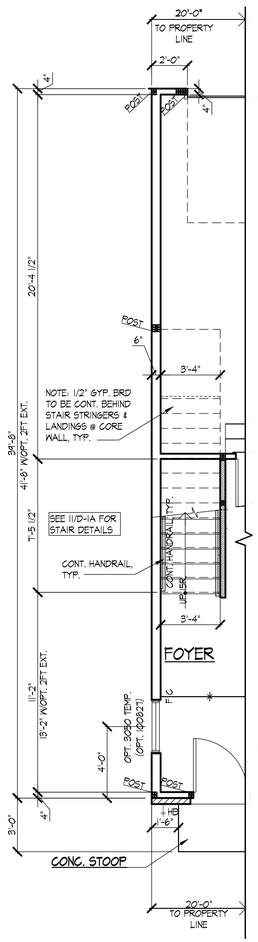
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

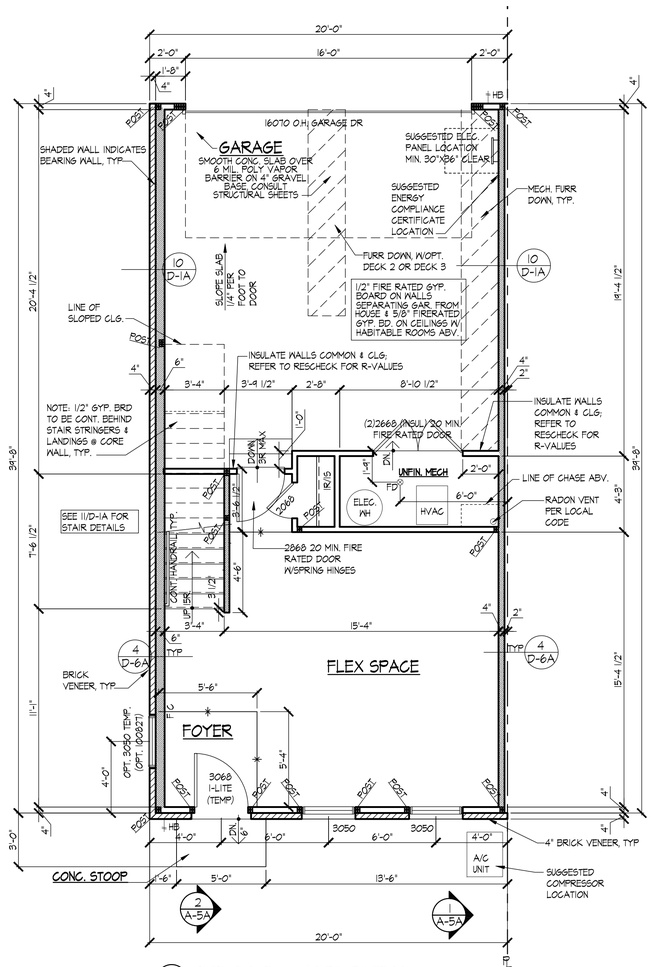
GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

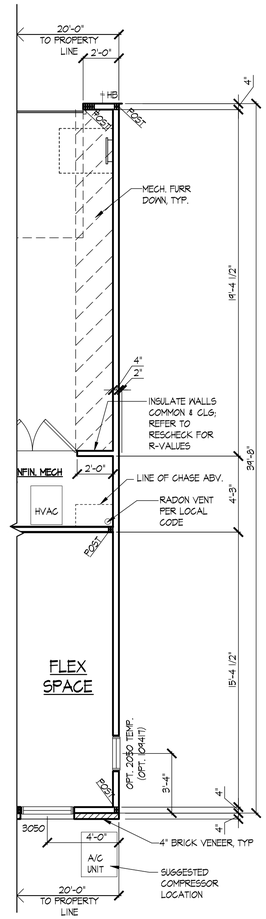
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION



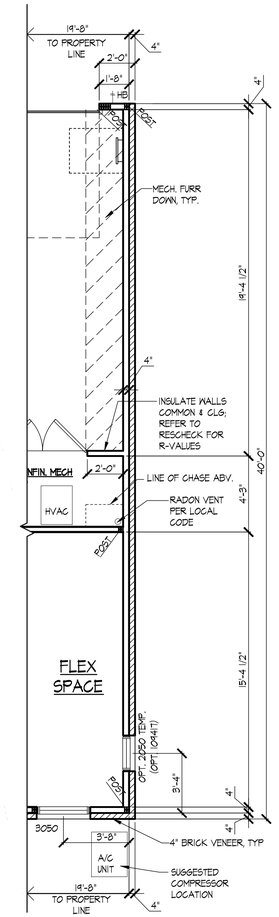
4 PARTIAL LEFT SIDE LOWER LEVEL END UNIT W/ OPT (1) WINDOW
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902
SHOWN W/OPT. (1) WINDOW (100827) @ FOYER
NOTE: REFERENCE BASE
PLAN FOR INFO. NOT SHOWN



3 LOWER LEVEL PLAN "A" END UNIT W/BRICK
SCALE 1/4"=1'-0"
OPT. 1902, 8260 OR 8054
SHOWN W/OPT. (1) WINDOW (100827) @ FOYER



2 PART. RIGHT SIDE LOWER LEVEL PLAN W/ END UNIT & W/OPT. (1) WINDOW
SCALE 1/4"=1'-0"
OPT. 1901
SHOWN W/OPT. (1) WINDOW (107206) @ FLEX SPACE
NOTE: REFERENCE BASE
PLAN FOR INFO. NOT SHOWN



1 PART. SIDE LOWER LVL PLAN W/ RIGHT END UNIT & OPT. SIDE WATERTABLE OR FULL BRICK VENEER & W/OPT. (1) WINDOW
SCALE 1/4"=1'-0"
OPT. 1901, 8260 OR 8054
SHOWN W/OPT. (1) WINDOW (107206) @ FLEX SPACE
NOTE: REFERENCE BASE
PLAN FOR INFO. NOT SHOWN

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05
NORTHERN VA

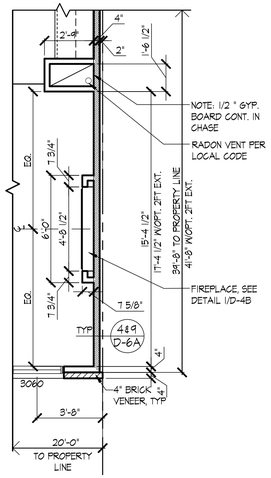
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

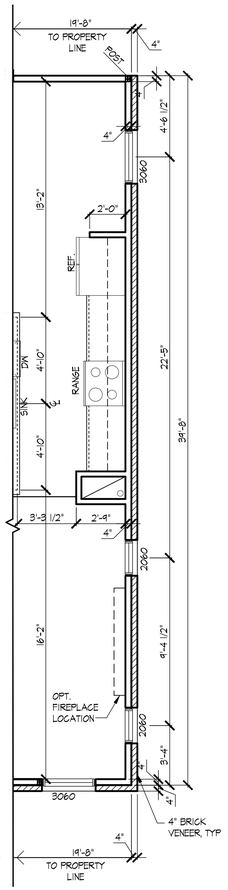
DRAWING DESCRIPTION: 2FT EXTENSION PLAN OPTIONS

SHEET # 0-1C

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

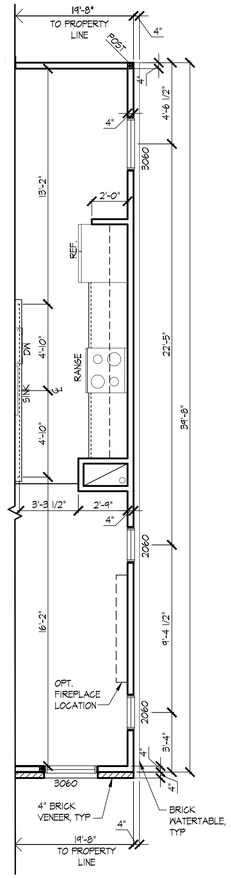


6 PARTIAL MAIN LEVEL PLAN W/ OPT. PRE-FAB ELECTRIC FIRE PLACE
SCALE 1/4"=1'-0" OPT. 2615 SHWON W/ ELEV "A"



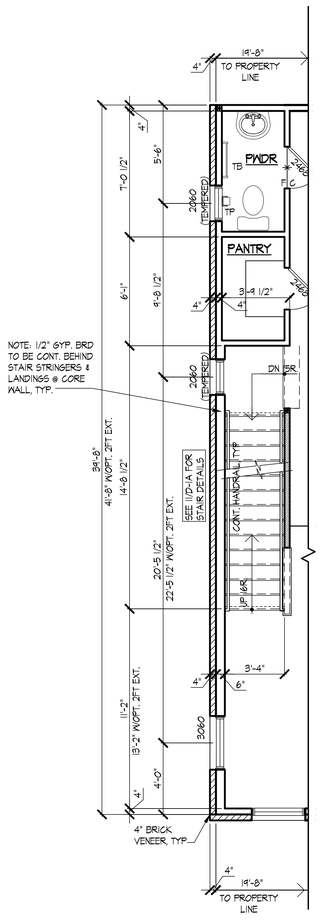
11 PARTIAL MAIN LEVEL PLAN W/ RIGHT END UNIT & OPT. FULL SIDE BRICK VENEER
SCALE 1/4"=1'-0" OPT. 1901 + 8054 W/ ELEV. "C", "D", "E", "J", "L","M", "N" & "P"

NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



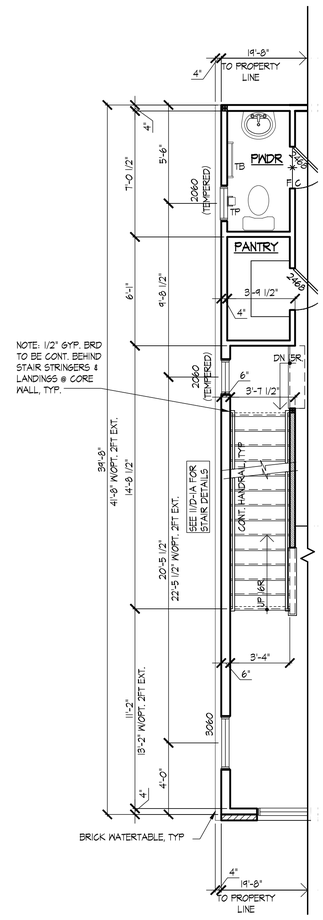
10 PARTIAL MAIN LEVEL PLAN W/ RIGHT END UNIT & OPT. SIDE WATERTABLE
SCALE 1/4"=1'-0" OPT. 1901 + 8260

NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



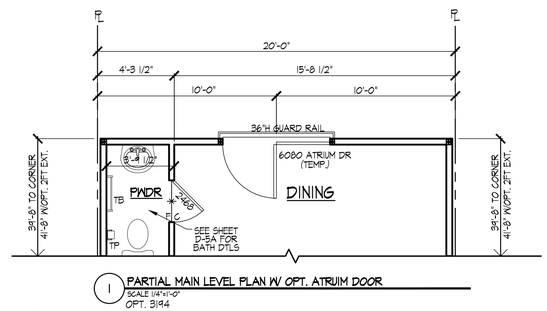
5 PARTIAL MAIN LEVEL PLAN W/ LEFT END UNIT & OPT. FULL SIDE BRICK VENEER
SCALE 1/4"=1'-0" OPT. 1902 + 8054 W/ ELEV. "C", "D", "E", "J", "L","M", "N" & "P"

NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

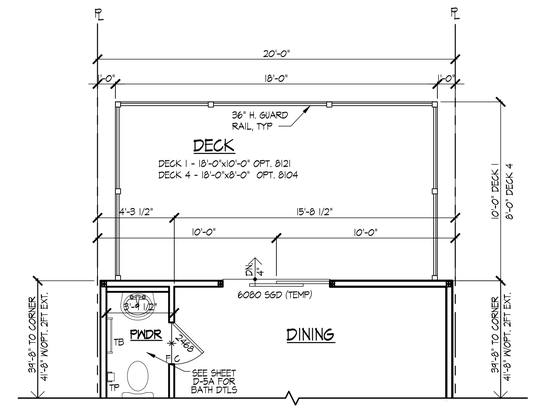


4 PARTIAL MAIN LEVEL PLAN W/ LEFT END UNIT & OPT. SIDE WATERTABLE
SCALE 1/4"=1'-0" OPT. 1902 + 8260

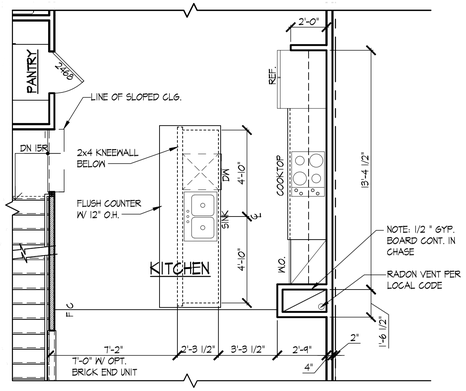
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



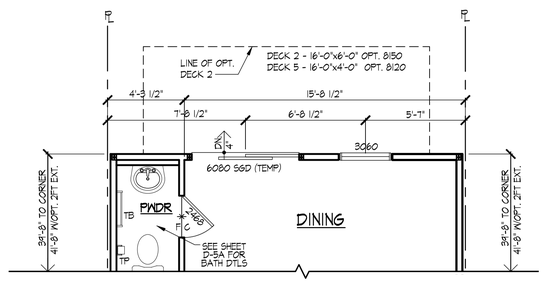
1 PARTIAL MAIN LEVEL PLAN W/ OPT. ATRIUM DOOR
SCALE 1/4"=1'-0" OPT. 8194



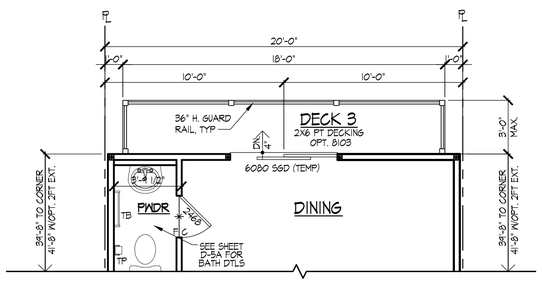
2 PARTIAL MAIN LEVEL PLAN W/ OPT. DECK 1 OR 4
SCALE 1/4"=1'-0" OPT. 8121 OR 8104



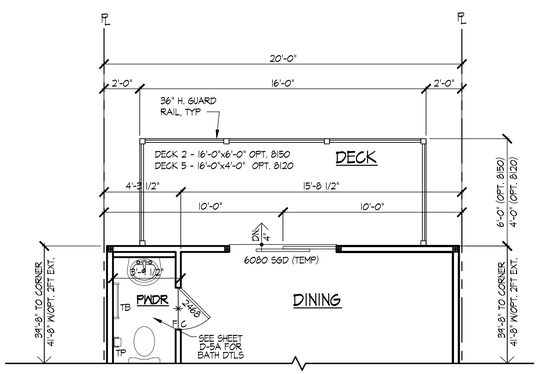
3 PARTIAL MAIN LEVEL PLAN W/ OPT. GOURMET KITCHEN
SCALE 1/4"=1'-0" OPT. 7750



9 PARTIAL MAIN LEVEL PLAN W/ OPT. (1) REAR WINDOW
SCALE 1/4"=1'-0" OPT. 9943



10 PARTIAL MAIN LEVEL PLAN W/ OPT. DECK 3
SCALE 1/4"=1'-0" OPT. 8103



7 PARTIAL MAIN LEVEL PLAN W/ OPT. DECK 2 & 5
SCALE 1/4"=1'-0"
DECK 2 - OPT. 8150
DECK 5 - OPT. 8120

GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05
NORTHERN VA

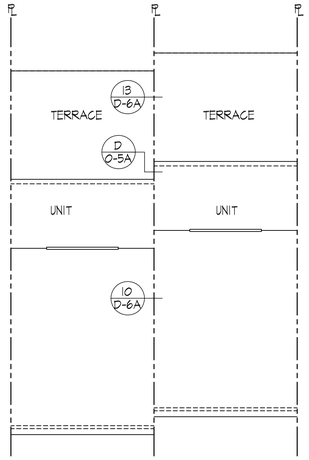
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: MAIN LEVEL PLAN OPTIONS

SHEET # O-2A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

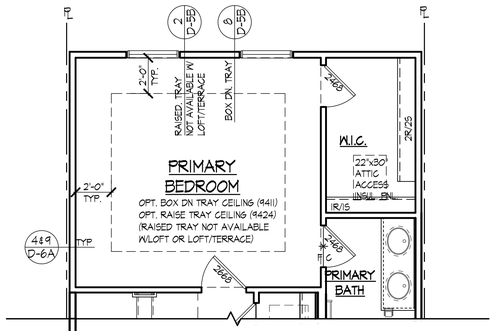


4 UNIT TO UNIT PLAN
SCALE 1/8"=1'-0"

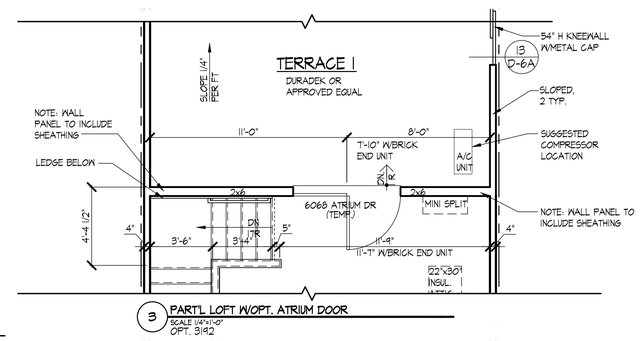
GENERAL NOTES:
1. WINDOW PANELS LARGER THAN 9 SQUARE FEET AND 18" OR LESS ABOVE FINISHED FLOOR (I.E. BOTTOM SASH) SHALL BE TEMPERED.

2. WINDOW SILLS OF OPERABLE UNITS TO BE A MIN. OF 24" FROM THE FINISHED FLOOR.

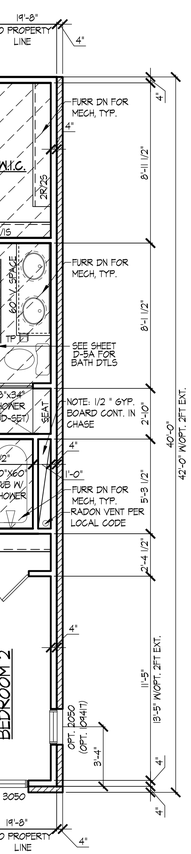
3. AVOID PLACING PLUMBING WASTE STACKS 12"-16" FROM BACK OF CLOSET FOR SHELF CONNECTION



7 PARTIAL UPPER LEVEL PLAN @ PRIMARY SUITE W/OPT. BOX DN CEILING OR RAISED TRAY CEILING
SCALE 1/4"=1'-0"
OPT. 9411 OR 9424

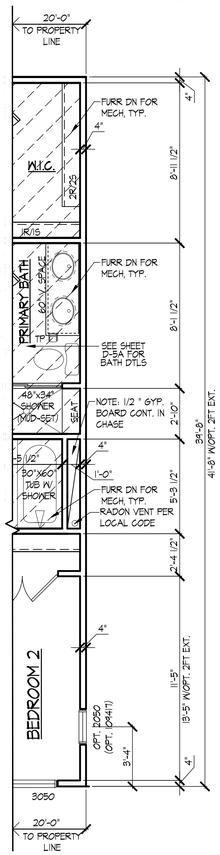


3 PART'L LOFT W/OPT. ATRIUM DOOR
SCALE 1/4"=1'-0"
OPT. 9142

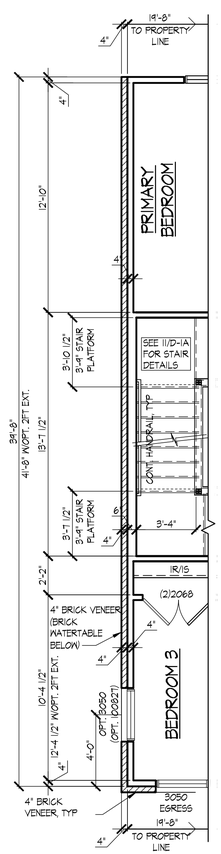


8 PART UPPER LEVEL PLAN W/RIGHT END UNIT & W/OPT (1) WINDOW & W/ OPT. FULL BRICK VENEER
SCALE 1/4"=1'-0" W/ ELEV. "C", "D", "E", "J", "L", "M", "N" & "P"

OPT. 1902 + 8060 OR 8054 SHOWN W/OPT. (1) WINDOW (XXXX) @ BEDROOM 2

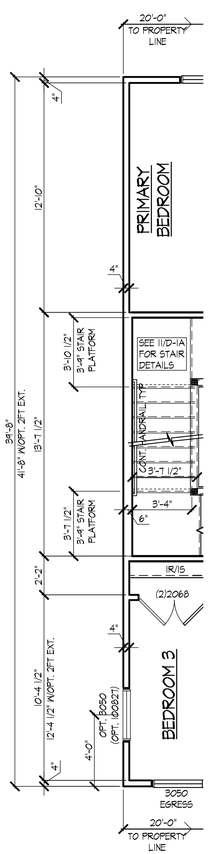


7 PART. UPPER LVL W/ RIGHT END UNIT & OPT. (1) WINDOW
SCALE 1/4"=1'-0"
OPT. 1901
SHOWN W/OPT. (1) WINDOW (107206) @ BEDROOM 2

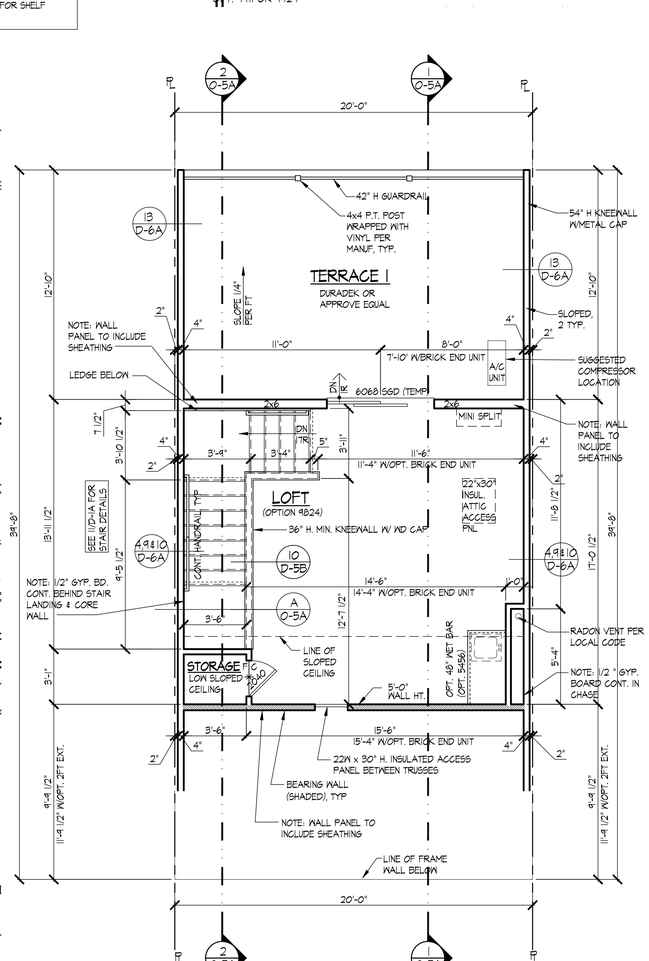


6 PART UPPER LEVEL PLAN W/LEFT END UNIT & W/OPT (1) WINDOW & W/ OPT. FULL BRICK VENEER
SCALE 1/4"=1'-0" W/ ELEV. "C", "D", "E", "J", "L", "M", "N" & "P"

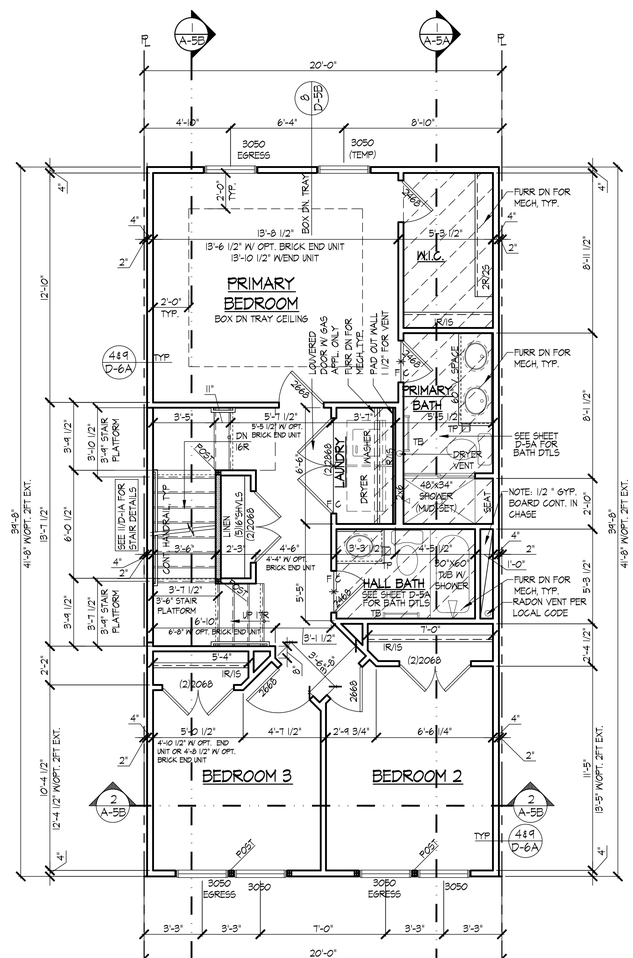
OPT. 1902 + 8060 OR 8054 SHOWN W/OPT. (1) WINDOW (100827) @ BEDROOM 3



5 PART. UPPER LVL W/ LEFT END UNIT & OPT. (1) WINDOW
SCALE 1/4"=1'-0"
OPT. 1900
SHOWN W/OPT. (1) WINDOW (100827) @ BEDROOM 3



2 LOFT PLAN W/ REAR TERRACE 1
SCALE 1/4"=1'-0"
OPT. 9824



1 UPPER LEVEL PLAN "A" W/ OPT. LOFT/TERRACE
SCALE 1/4"=1'-0"
OPT. 9824

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
UPPER LEVEL PLAN OPTIONS

SHEET #
O-3A

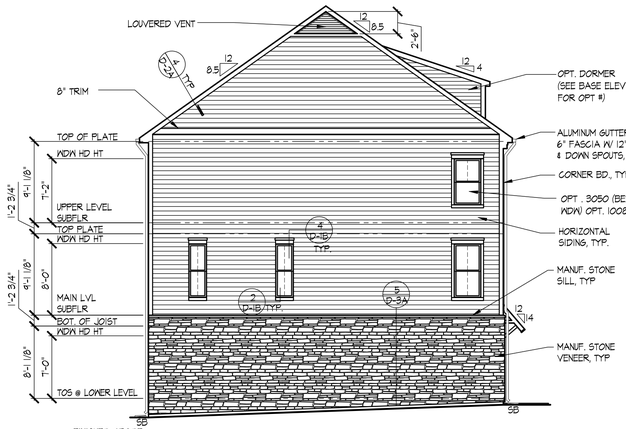
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

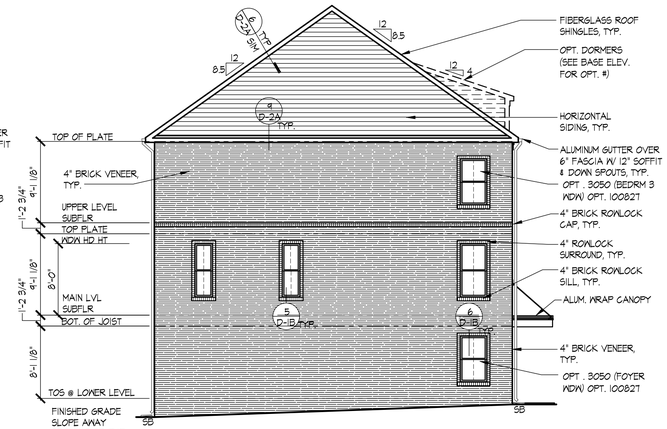
REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

REFER TO BASE ELEVATION FOR INFO NOT SHOWN

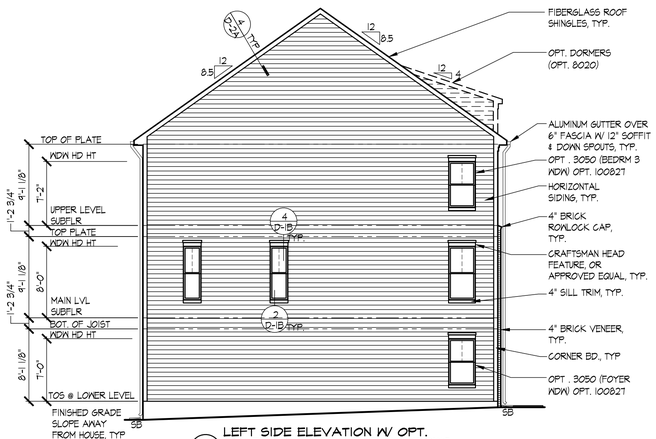
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)



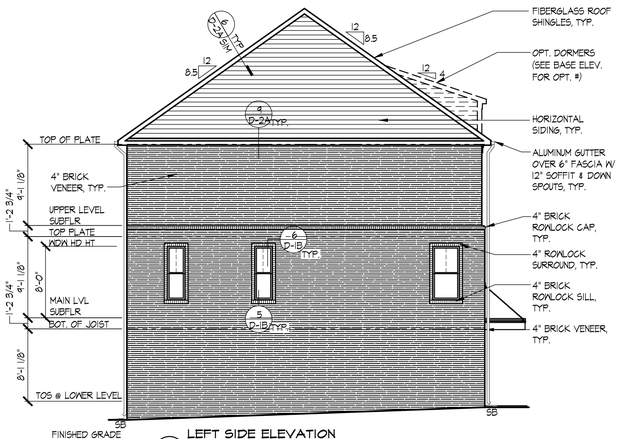
9 LEFT SIDE ELEVATION W/ OPT. STONE WATER TABLE & HIGH VISIBILITY
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "F" - ELEV. "G" & "K" SIM.
OPT. 1902 + 8054 + 8261



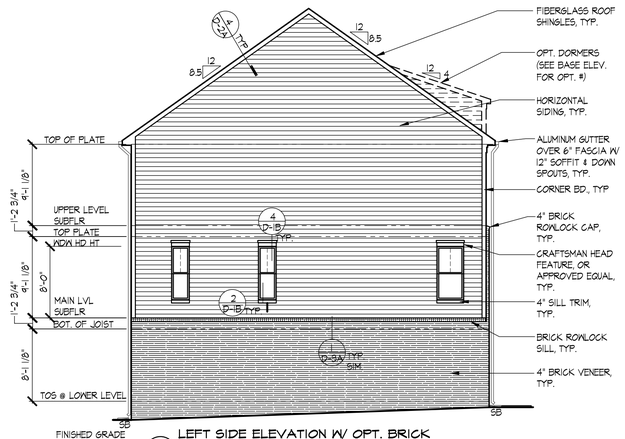
8 LEFT SIDE ELEVATION HIGH VISIBILITY W/BRICK & OPT. LOWER & UPPER LEVEL WINDOWS
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "G" - ELEV. "D", "E", "L", "M", "N" & "P" SIM.
OPT. 1902 + 8054 + 8240 + 100827



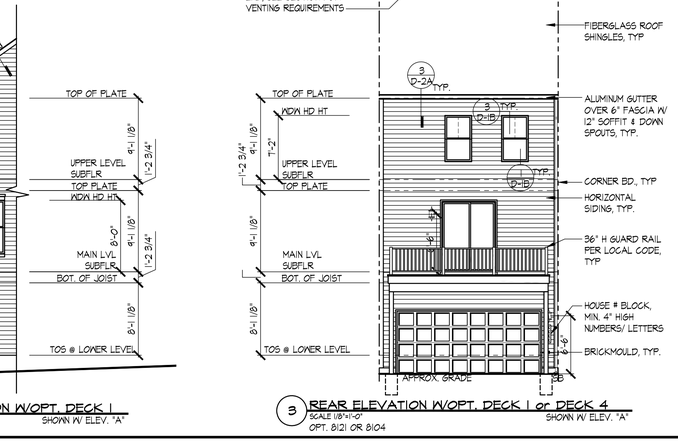
7 LEFT SIDE ELEVATION W/ OPT. LOWER & UPPER LEVEL WINDOWS
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902 + 100827



6 LEFT SIDE ELEVATION HIGH VISIBILITY W/BRICK
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "C" ELEV. "D", "E", "L", "M", "N" & "P" SIM
OPT. 1902 + 8054 & 8240

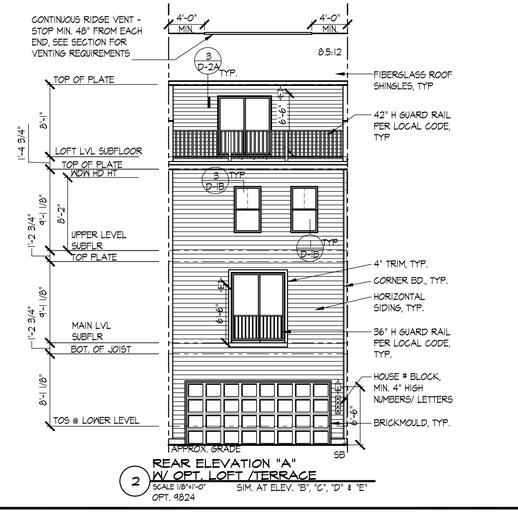


5 LEFT SIDE ELEVATION W/ OPT. BRICK WATER TABLE & HIGH VISIBILITY
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - ELEV. "B", "C" "D", "E", "H", "L" & "M" SIM.
OPT. 1902 + 8260 & 8054

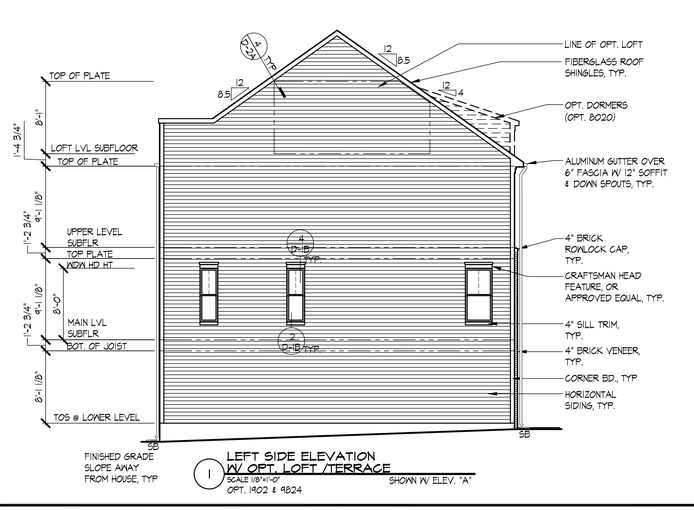


4 PART'L SIDE ELEVATION W/OPT. DECK 1
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 8121

3 REAR ELEVATION W/OPT. DECK 1 or DECK 4
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 8121 OR 8104



2 REAR ELEVATION "A" W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SIM. AT ELEV. "B", "C", "D" & "E"
OPT. 9824



1 LEFT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902 & 9824

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

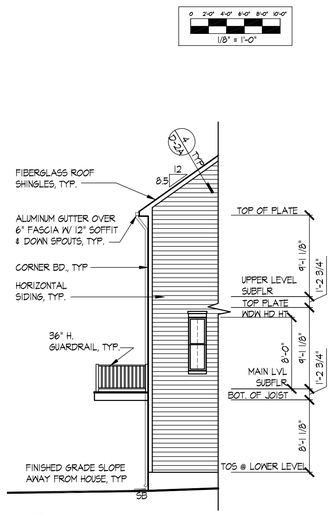
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

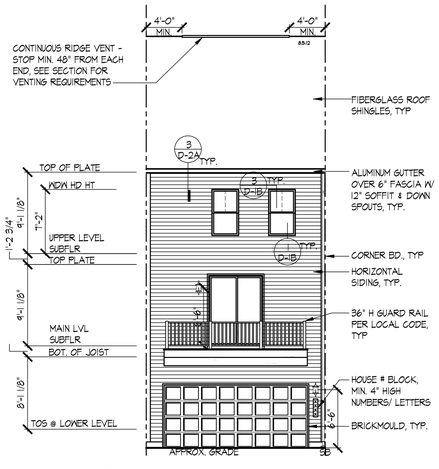
DRAWING DESCRIPTION: ELEVATIONS OPTIONS

SHEET # 0-4A

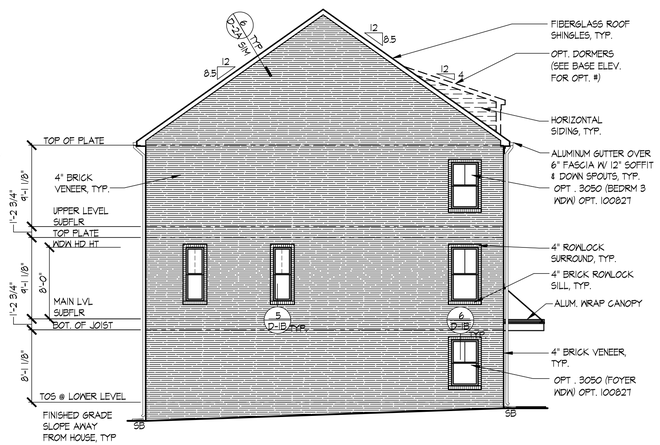
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



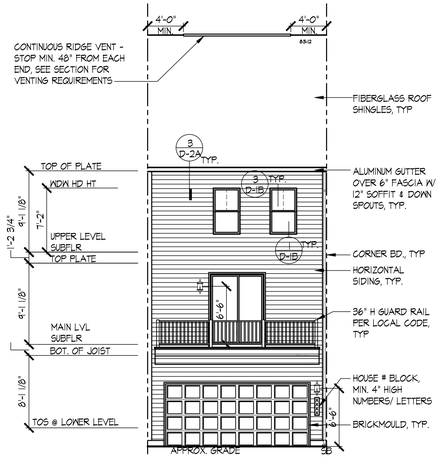
1 PART'L SIDE ELEVATION W/OPT. DECK 2
SCALE 1/8"=1'-0"
OPT. 8150
SHOWN W/ ELEV. "A"



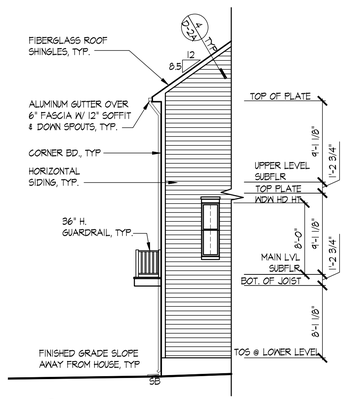
2 REAR ELEVATION W/OPT. DECK 2
SCALE 1/8"=1'-0"
OPT. 8150
SHOWN W/ ELEV. "A"



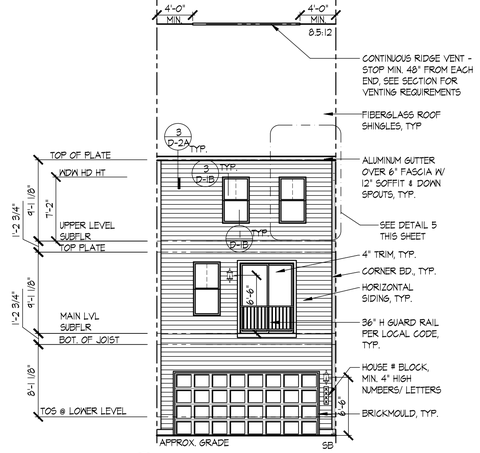
3 LEFT SIDE ELEVATION HIGH VISIBILITY/IMPACT W/BRICK & OPT. LOWER & UPPER LEVEL WINDOWS
SCALE 1/8"=1'-0"
OPT. 1902 + 8054 (INCLUDES OPT. 100827)
SHOWN W/ ELEV. "C" - ELEV. "D", "E", "L", "M", "N" & "P" SIM. GATEWAY LOT



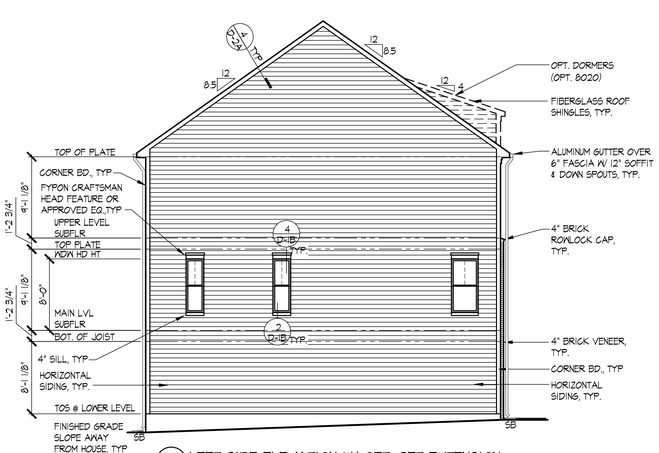
7 REAR ELEVATION W/OPT. DECK 3
SCALE 1/8"=1'-0"
OPT. 8103
SHOWN W/ ELEV. "A"



6 PART'L SIDE ELEVATION W/OPT. DECK 3
SCALE 1/8"=1'-0"
OPT. 8103
SHOWN W/ ELEV. "A"

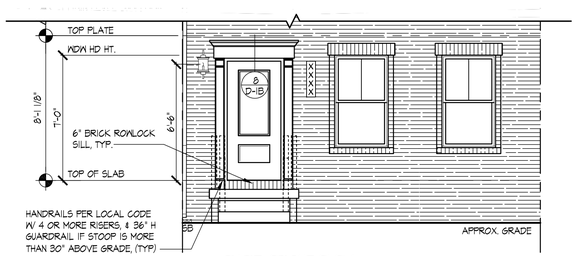


5 REAR ELEVATION W/OPT. (1) REAR WINDOW
SCALE 1/8"=1'-0"
OPT. 9945



4 LEFT SIDE ELEVATION W/ OPT. 2FT EXTENSION
SCALE 1/8"=1'-0"
OPT. 1902 & 9209
SHOWN W/ELEVATION "A"

9 PART. FRONT ELEV. W/DROPPED GRADE CONDITION (SIDE)
SCALE 1/4"=1'-0"
OPT. 1462
SHOWN W/"A"
NOT AVIL. W/ ELEV. "6", "J" & "H"



8 PART. FRONT ELEV. W/DROPPED GRADE CONDITION (FRONT)
SCALE 1/4"=1'-0"
OPT. 1062
SHOWN W/"A"

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

REFER TO BASE ELEVATION FOR INFO NOT SHOWN

REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATIONS OPTIONS

SHEET # O-4B

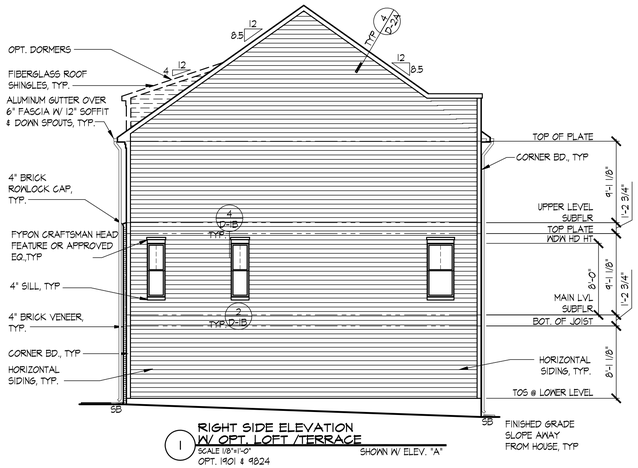
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

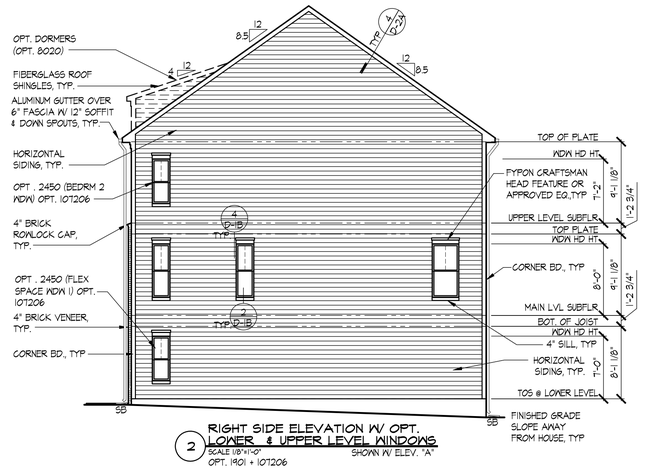
REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

REFER TO BASE ELEVATION FOR INFO NOT SHOWN

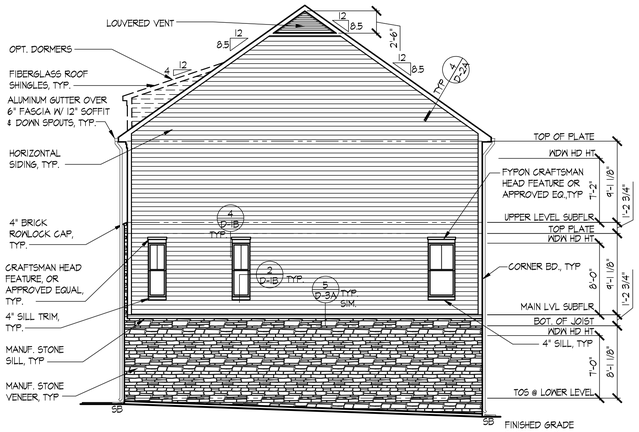
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)



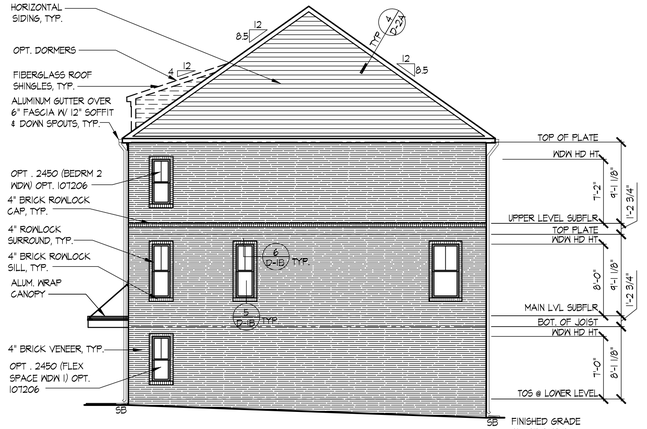
1 RIGHT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1901 & 9824



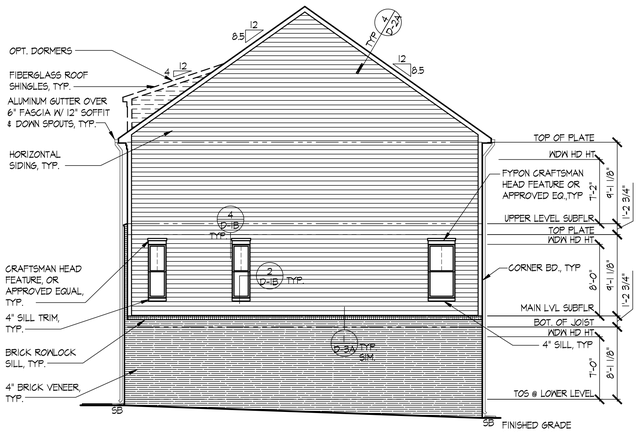
2 RIGHT SIDE ELEVATION W/ OPT. LOWER & UPPER LEVEL WINDOWS
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1901 + 107206



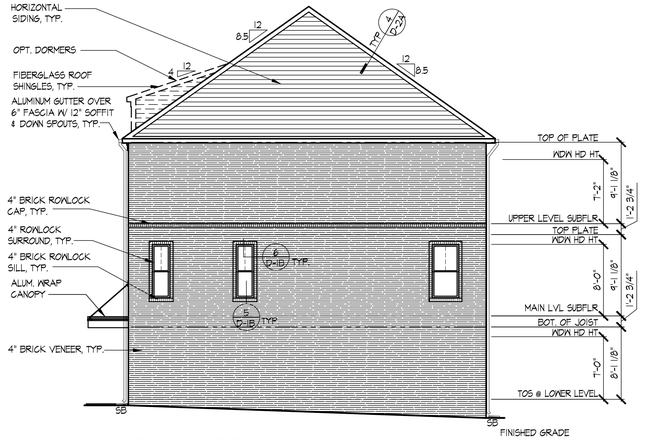
3 RIGHT SIDE ELEVATION W/ OPT. STONE WATER TABLE & HIGH VISIBILITY
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "F" - ELEV. "S" & "K" SIM.
OPT. 1901 + 8054 + 8261



4 RIGHT SIDE ELEVATION HIGH VISIBILITY W/BRICK & OPT. LOWER & UPPER LEVEL WINDOWS
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "C" - ELEV. "D", "E", "L", "M", "N" & "P" SIM.
OPT. 1901 + 8054 + 8240 + 107206 GATEWAY LOT



5 RIGHT SIDE ELEVATION W/ OPT. BRICK WATER TABLE & HIGH VISIBILITY
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - ELEV. "B", "C" "D", "E", "H", "L", "M", "R", & "S" SIM.
OPT. 1901 + 8260 & 8054 GATEWAY LOT



6 RIGHT SIDE ELEVATION HIGH VISIBILITY W/BRICK
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "C" ELEV. "D", "E", "L", "M", "N" & "P" SIM
OPT. 1901 + 8054 & 8240

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: ELEVATIONS OPTIONS

SHEET # 0-4C

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2" 4" 6" 8" 10"
1 1/2" = 1'-0"

ROOF VENT CALCULATION:

REQUIRED AREA TO VENT:
20' WIDE X 41'-8" D (INCLUDES OH)= 833.3 SQ. FT

$\frac{833.3 \text{ SQ.FT} \times 144 \text{ (CONVERT TO SQ.IN)}}{600} = 199.99 \text{ SQ.IN}$

MIN. RIDGE VENT REQUIRED:
199.99 SQ.IN ÷ 12 LF OF RIDGE= 17.7 SQ.IN/LF NET CLEAR OPENING

MIN. SOFFIT VENT REQUIRED:
109.68 SQ.IN ÷ 54 LF OF SOFFIT= 3.43 SQ.IN/LF NET CLEAR OPENING

EXTERIOR WALL:

SIDING OVER APPROVED HOUSE WRAP OVER 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP.

BRICK VENEER OVER 1" AIRSPACE OVER 15# FELT OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

MANUFACTURED STONE VENEER INSTALLED PER MANUF. SPECS OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

ROOF:

SLOPE > 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE ≤ 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS. OVER 2 LAYERS 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE < 3:12:
STANDING SEAM METAL ROOF, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

NOTE:
- DUCTS TO BE SEALED

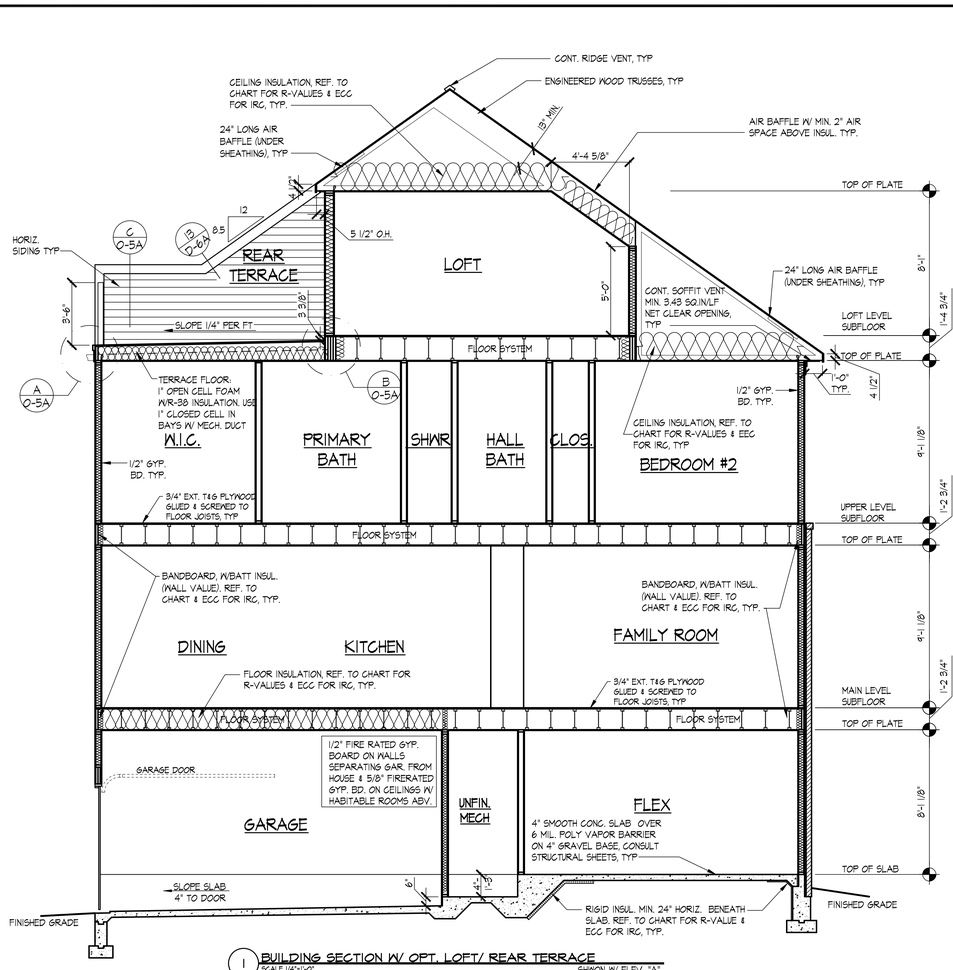
2018 VRC INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT CLIMATE ZONE 4:

- FENESTRATION U-FACTOR: 0.32
- GLAZED FENESTRATION SHGC: 0.40
- CEILING R-VALUE: 49
- WOOD FRAME WALL R-VALUE: 15 OR 13+I
- FLOOR R-VALUE: 19
- BASEMENT WALL R-VALUE: 10 CONTINUOS INSUL.
- BASEMENT WALL R-VALUE: 13 CAVITY INSUL
- SLAB R-VALUE: 10, 2 FT
- CRAWL SPACE WALL R-VALUE: 10 CONTINUOS
- CRAWL SPACE WALL R-VALUE: 13 CAVITY INSUL.

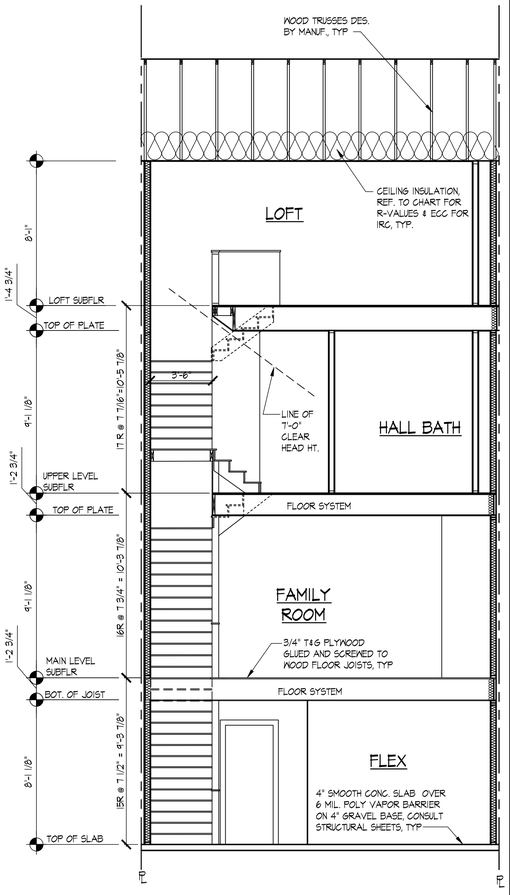
IRC 2015 / 2018
REFERENCE ENGERGY CODE COMPLIANCE (ECC) DOCUMENT FOR INSULATION VALUES

NOTE: IN CEILINGS WITH ATTIC SPACE, WHERE R-49 IS REQUIRED IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.

IN CEILINGS WITHOUT ATTIC SPACE, WHERE INSULATION R-VALUES GREATER THAN R-30 ARE REQUIRED AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM R-VALUE FOR SUCH ASSEMBLIES SHALL BE R-30. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE AND SHALL NOT BE COMPRESSED. THIS REDUCTION IN INSULATION REQUIREMENT SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA WHICHEVER IS LESS.

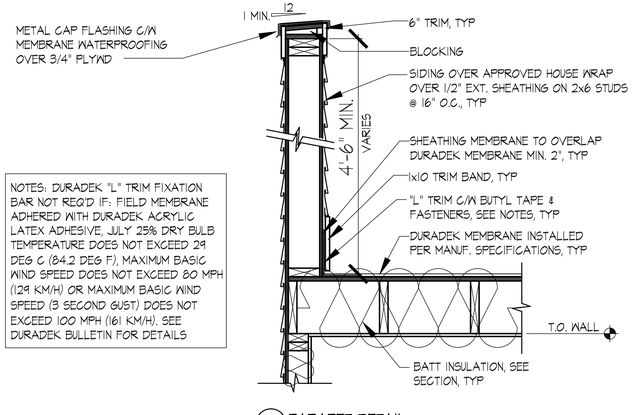


1 BUILDING SECTION W/ OPT. LOFT/ REAR TERRACE
SCALE 1/4"=1'-0"
OPT. 9824 & 9198



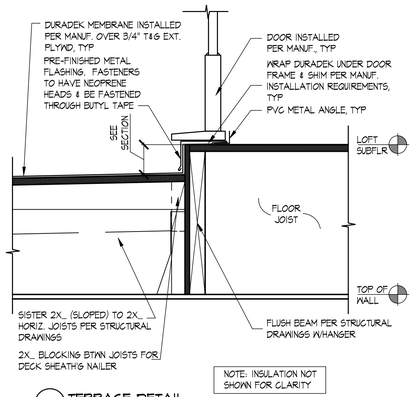
2 BUILDING SECTION W/ OPT. LOFT/TERRACE
SCALE 1/4"=1'-0"
OPT. 9824

NOTES: DURADEK "L" TRIM FIXATION BAR NOT REQ'D IF: FIELD MEMBRANE ADHERED WITH DURADEK ACRYLIC LATEX ADHESIVE, JULY 25% DRY BULB TEMPERATURE DOES NOT EXCEED 29 DEG C (84.2 DEG F), MAXIMUM BASIC WIND SPEED DOES NOT EXCEED 80 MPH (129 KM/H) OR MAXIMUM BASIC WIND SPEED (3 SECOND GUST) DOES NOT EXCEED 100 MPH (161 KM/H). SEE DURADEK BULLETIN FOR DETAILS



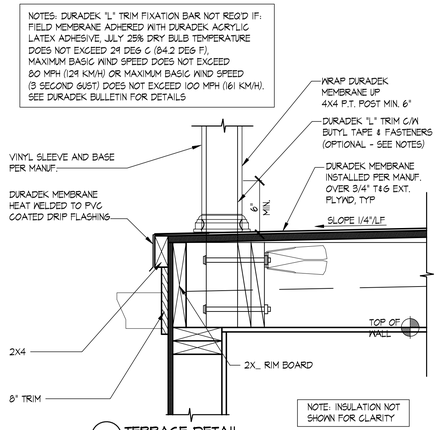
C PARAPET DETAIL
SCALE 1 1/2"=1'-0"

NOTES: DURADEK "L" TRIM FIXATION BAR NOT REQ'D IF: FIELD MEMBRANE ADHERED WITH DURADEK ACRYLIC LATEX ADHESIVE, JULY 25% DRY BULB TEMPERATURE DOES NOT EXCEED 29 DEG C (84.2 DEG F), MAXIMUM BASIC WIND SPEED DOES NOT EXCEED 80 MPH (129 KM/H) OR MAXIMUM BASIC WIND SPEED (3 SECOND GUST) DOES NOT EXCEED 100 MPH (161 KM/H). SEE DURADEK BULLETIN FOR DETAILS



NOTE: INSULATION NOT SHOWN FOR CLARITY

B TERRACE DETAIL
SCALE 1 1/2"=1'-0"



NOTE: INSULATION NOT SHOWN FOR CLARITY

A TERRACE DETAIL
SCALE 1 1/2"=1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05

MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
BUILDING SECTIONS W/OPTIONS

SHEET #
0-5A

©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

EXTERIOR WALL:

SIDING OVER APPROVED HOUSE WRAP OVER 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP.

BRICK VENEER OVER 1" AIRSPACE OVER 15# FELT OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

MANUFACTURED STONE VENEER INSTALLED PER MANUF. SPECS OVER APPROVED HOUSE WRAP OVERT 1/2" EXT. SHEATHING OVER 2x_ STUDS W/BATT. INSULATION PER CHART, TYP

ROOF:
SLOPE > 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE < 4:12:
FIBERGLASS SHINGLES, INSTALL PER MANUF. SPECS, OVER 2 LAYERS 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

SLOPE < 3:12.
STANDING SEAM METAL ROOF, INSTALL PER MANUF. SPECS OVER 15# FELT OVER 1/2" CDX PLYWOOD W/CLIPS, TYP.

ROOF VENT CALCULATION:

REQUIRED AREA TO VENT:
20' WIDE X 41'-8" D (INCLUDES OH)= 833.3 SQ. FT

$\frac{833.3 \text{ SQ.FT} \times 144 \text{ (CONVERT TO SQ.IN)}}{600} = 199.99 \text{ SQ.IN}$

MIN. RIDGE VENT REQUIRED:
199.99 SQ.IN : 12 LF OF RIDGE= 17.7 SQ.IN/LF NET CLEAR OPENING

MIN. SOFFIT VENT REQUIRED:
109.68 SQ.IN : 54 LF OF SOFFIT= 3.43 SQ.IN/LF NET CLEAR OPENING

NOTE:
- DUCTS TO BE SEALED

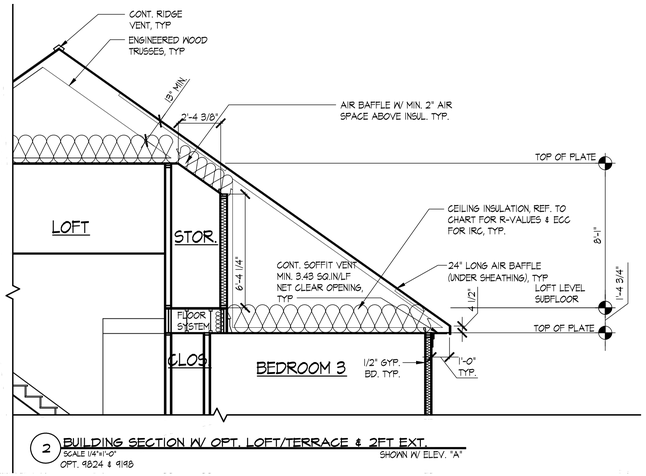
2018 VRC INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT CLIMATE ZONE 4:

- FENESTRATION U-FACTOR: 0.32
- GLAZED FENESTRATION SHGC: 0.40
- CEILING R-VALUE: 49
- WOOD FRAME WALL R-VALUE: 15 OR 13+1
- FLOOR R-VALUE: 19
- BASEMENT WALL R-VALUE: 10 CONTINUOUS INSUL.
- BASEMENT WALL R-VALUE: 13 CAVITY INSUL
- SLAB R-VALUE: 10, 2 FT
- CRAWL SPACE WALL R-VALUE: 10 CONTINUOUS
- CRAWL SPACE WALL R-VALUE: 13 CAVITY INSUL.

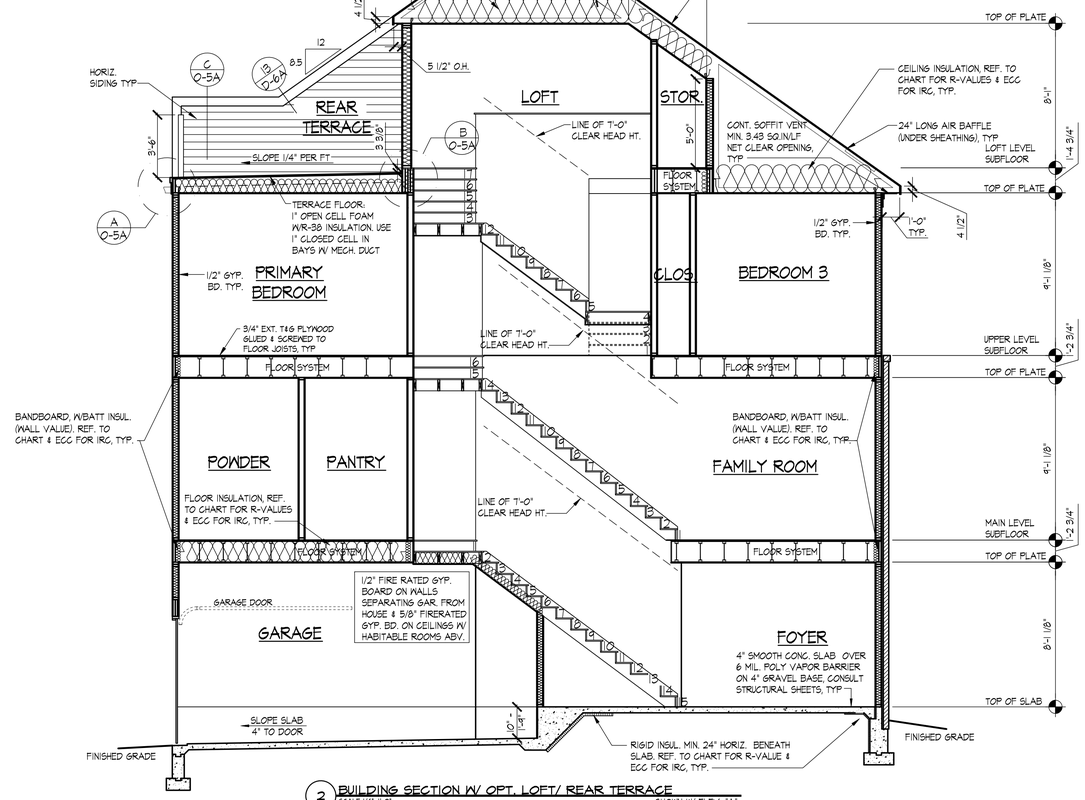
IRC 2015 / 2018
REFERENCE ENGERGY CODE COMPLIANCE (ECC) DOCUMENT FOR INSULATION VALUES

NOTE: IN CEILINGS WITH ATTIC SPACE, WHERE R-49 IS REQUIRED IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.

IN CEILINGS WITHOUT ATTIC SPACE, WHERE INSULATION R-VALUES GREATER THAN R-30 ARE REQUIRED AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM R-VALUE FOR SUCH ASSEMBLIES SHALL BE R-30. INSULATION SHALL EXTEND OVER THE TOP OF THE WALL PLATE TO THE OUTER EDGE AND SHALL NOT BE COMPRESSED. THIS REDUCTION IN INSULATION REQUIREMENT SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA WHICHEVER IS LESS.



2 BUILDING SECTION W/ OPT. LOFT/TERRACE & 2FT EXT.
SCALE 1/4"=1'-0"
OPT. 482.4 & 918.B
SHOWN W/ ELEV. "A"



2 BUILDING SECTION W/ OPT. LOFT/ REAR TERRACE
SCALE 1/4"=1'-0"
OPT. 482.4 & 918.B
SHOWN W/ ELEV. "A"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HBI#: D05

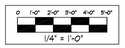
ORIGINAL ISSUE
DATE: 07/05/2018

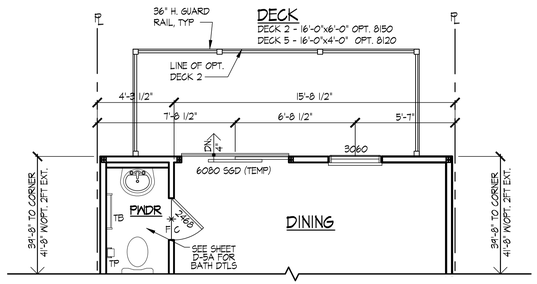
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
BUILDING SECTIONS W/OPTIONS

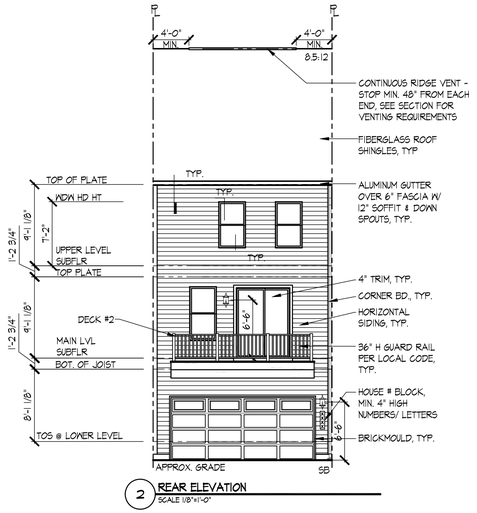
SHEET #
0-5B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

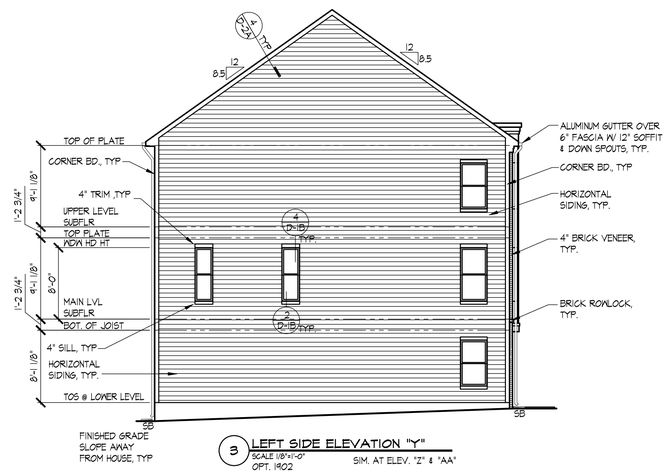




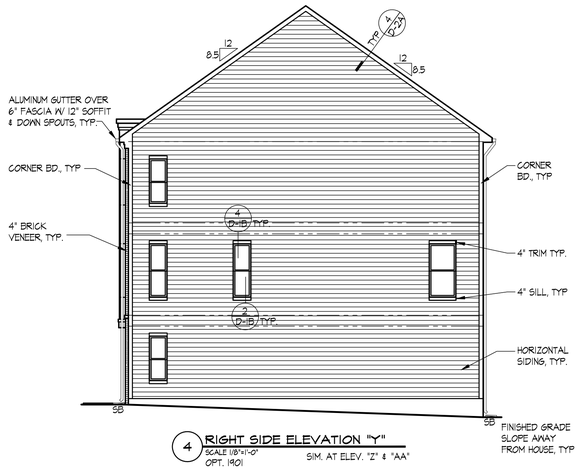
1 PARTIAL MAIN LEVEL PLAN W/ OPT. (1) REAR WINDOW
SCALE 1/4"=1'-0"
OPT. 9943
DECK 2 - 16'-0"x6'-0" OPT. 8150
DECK 5 - 16'-0"x4'-0" OPT. 8120



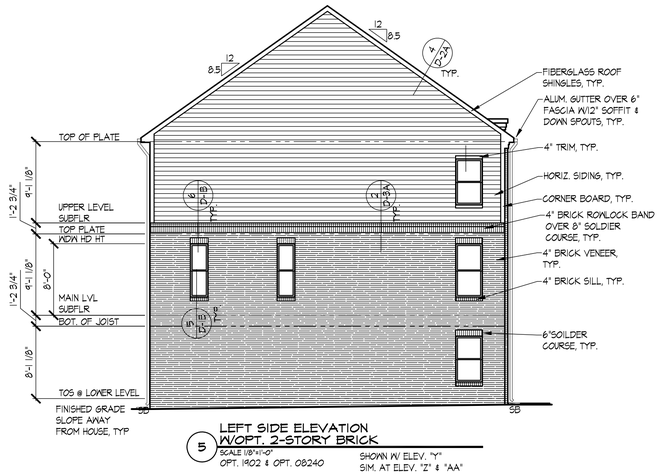
2 REAR ELEVATION
SCALE 1/8"=1'-0"



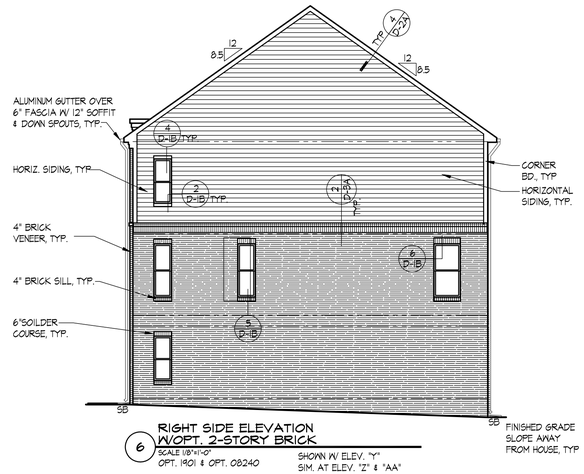
3 LEFT SIDE ELEVATION "Y"
SCALE 1/8"=1'-0"
OPT. 1902
SIM. AT ELEV. "Z" & "AA"



4 RIGHT SIDE ELEVATION "Y"
SCALE 1/8"=1'-0"
OPT. 1901
SIM. AT ELEV. "Z" & "AA"



5 LEFT SIDE ELEVATION
W/OPT. 2-STORY BRICK
SCALE 1/8"=1'-0"
OPT. 1902 & OPT. 08240
SHOWN W/ ELEV. "Y"
SIM. AT ELEV. "Z" & "AA"



6 RIGHT SIDE ELEVATION
W/OPT. 2-STORY BRICK
SCALE 1/8"=1'-0"
OPT. 1901 & OPT. 08240
SHOWN W/ ELEV. "Y"
SIM. AT ELEV. "Z" & "AA"

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS
SLAB
HB#: D05

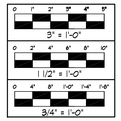
ORIGINAL ISSUE DATE: 07/05/2018

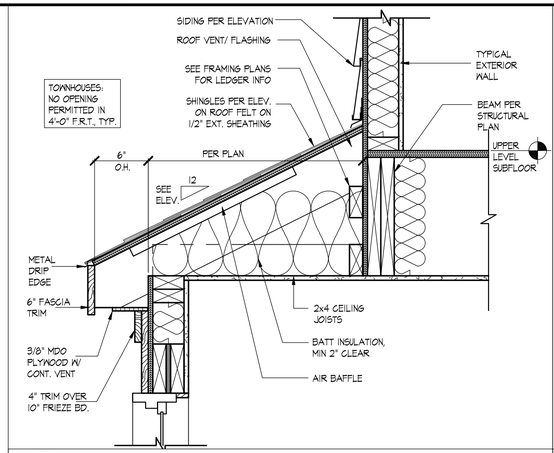
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: COMMUNITY SPECIFIC ELEVATIONS
STONEBROOK

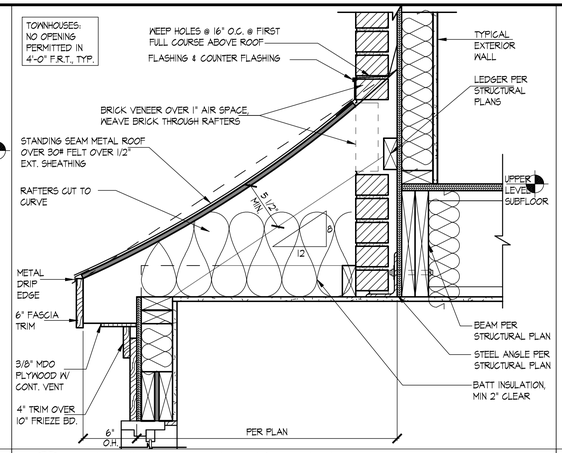
SHEET # 0-10A
STONEBROOK

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

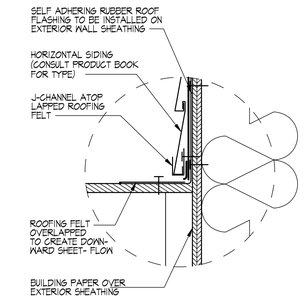




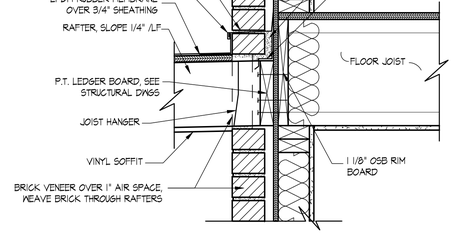
1 SHED ROOF W/ SIDING
SCALE: 1 1/2" = 1'-0"



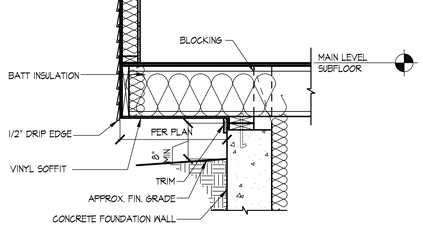
2 CURVED ROOF W/ BRICK
SCALE: 1 1/2" = 1'-0"



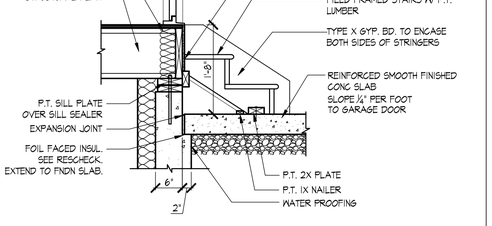
3 ROOF FLASHING @ VERTICAL PROJECTION
SCALE: 3" = 1'-0"



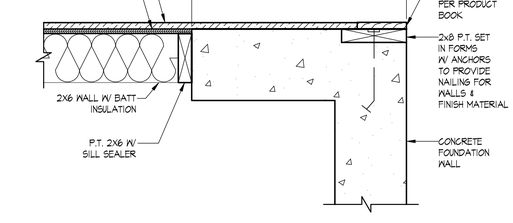
4 LEDGER DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"



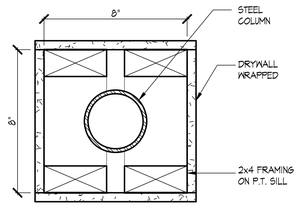
5 MAIN LEVEL CANTILEVER W/ SIDING
SCALE: 3/4" = 1'-0"



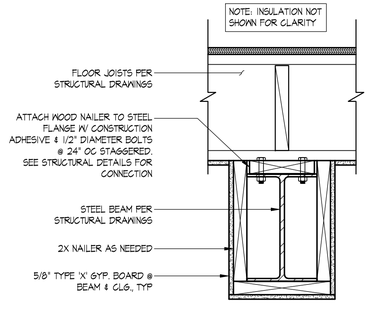
6 MAIN LEVEL STAIRS TO GARAGE
SCALE: 3/4" = 1'-0"



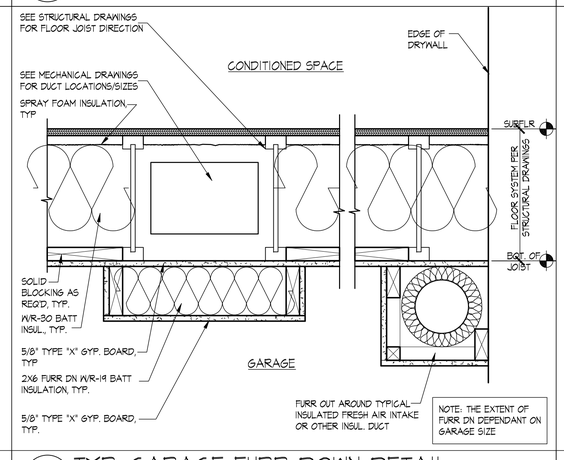
7 FRAME WALL @ WALKOUT CONDITION
SCALE: 1 1/2" = 1'-0"



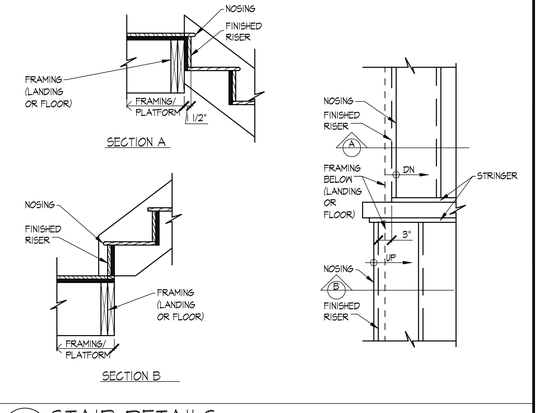
8 FRAMED COL. @ FIN. LOWER LEVEL
SCALE: 3" = 1'-0"



9 STEEL BEAM @ GARAGE
SCALE: 1 1/2" = 1'-0"



10 TYP. GARAGE FURR DOWN DETAIL
SCALE: 1 1/2" = 1'-0"



11 STAIR DETAILS
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: ALL HOUSES

DRAWING DESCRIPTION: MASTER DETAILS (SAME FOR ALL HOUSES)

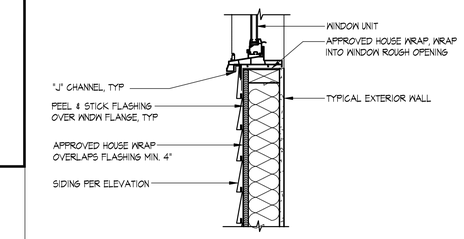
06/09/2022

TYPICAL ARCHITECTURAL FRAMING DETAILS

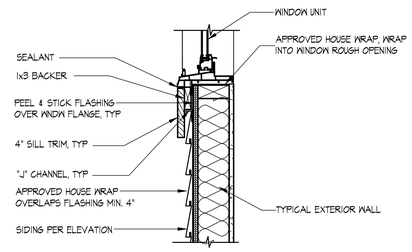
SHEET # D-1A

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

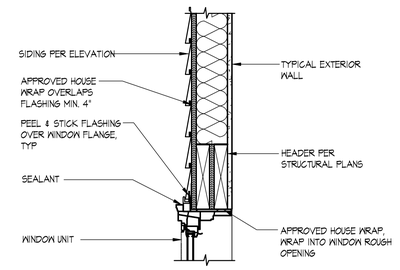
0" 2" 4" 8" 12"
1 1/2" = 1'-0"



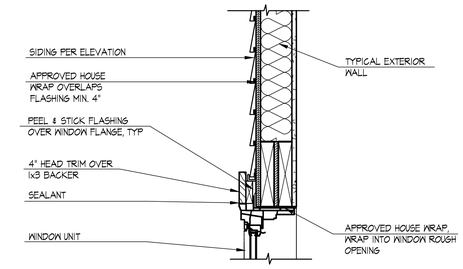
1 WINDOW SILL FLASHING - SIDING
SCALE: 1 1/2" = 1'-0"



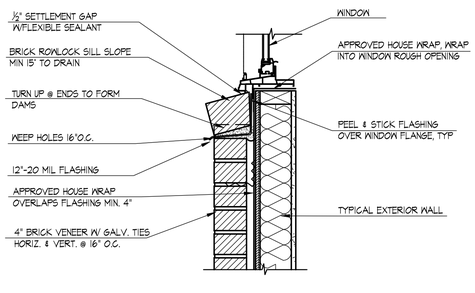
2 WINDOW SILL FLASHING - SIDING W/ TRIM
SCALE: 1 1/2" = 1'-0"



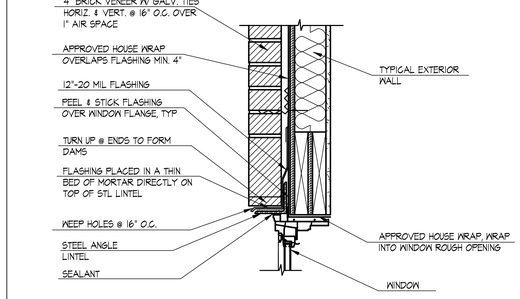
3 WINDOW HEAD FLASHING - SIDING
SCALE: 1 1/2" = 1'-0"



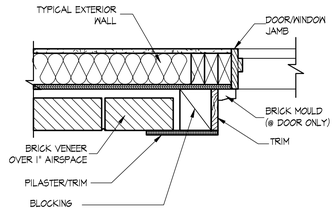
4 WINDOW HEAD FLASHING - SIDING W/ TRIM
SCALE: 1 1/2" = 1'-0"



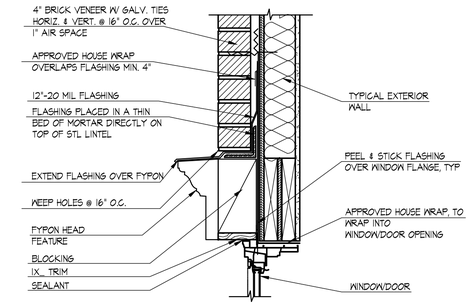
5 WINDOW SILL FLASHING - BRICK
SCALE: 1 1/2" = 1'-0"



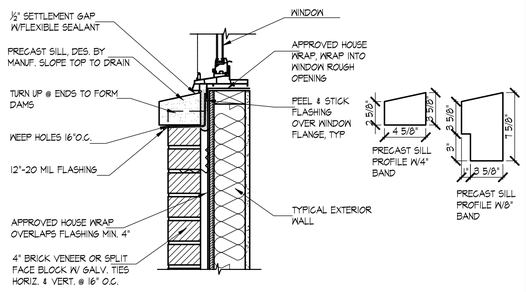
6 WINDOW HEAD FLASHING - BRICK
SCALE: 1 1/2" = 1'-0"



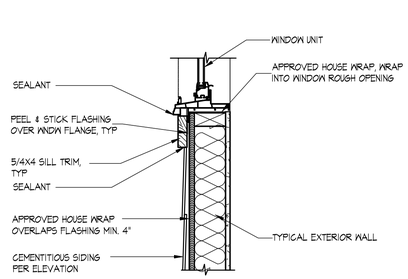
7 PILASTER/TRIM DETAIL @ WINDOW/DOOR
SCALE: 1 1/2" = 1'-0"



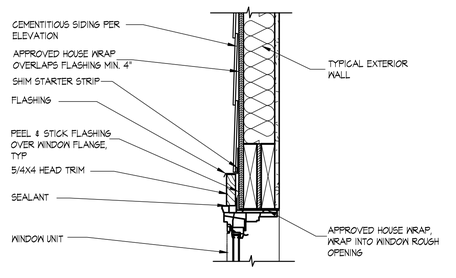
8 WINDOW/DOOR FLASHING W/FYPON
SCALE: 1 1/2" = 1'-0"



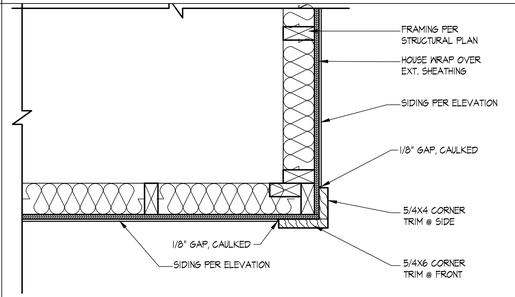
9 WINDOW SILL FLASHING - PRECAST
SCALE: 1 1/2" = 1'-0"



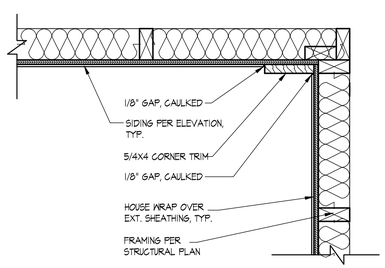
10 WINDOW SILL FLASHING W/CEMENTITIOUS TRIM
SCALE: 1 1/2" = 1'-0"



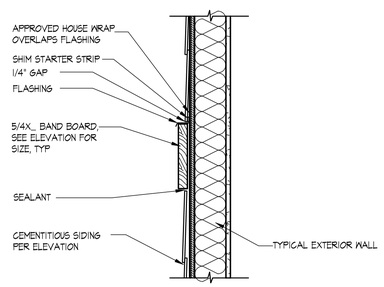
11 WINDOW HEAD FLASHING W/CEMENTITIOUS TRIM
SCALE: 1 1/2" = 1'-0"



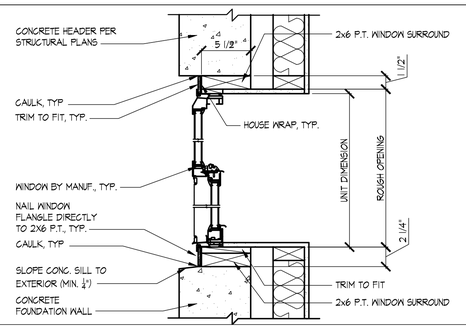
12 OUTSIDE CORNER DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



13 INSIDE CORNER DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



14 BAND BOARD DTL - CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



15 WINDOW DETAIL @ CONCRETE WALL
SCALE: 1 1/2" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

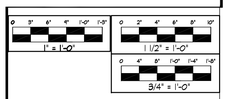
MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

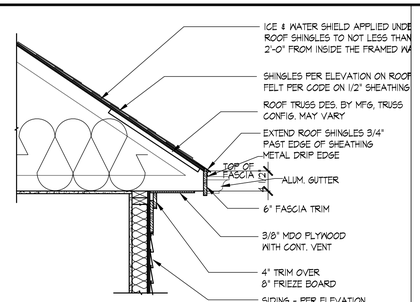
06/03/2022

DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL FRAMING DETAILS

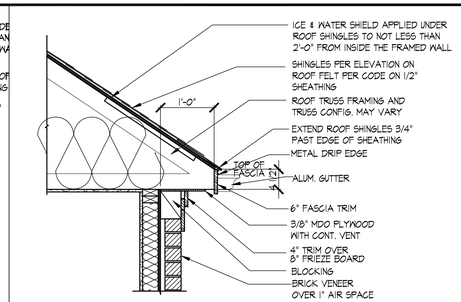
SHEET # D-1B

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

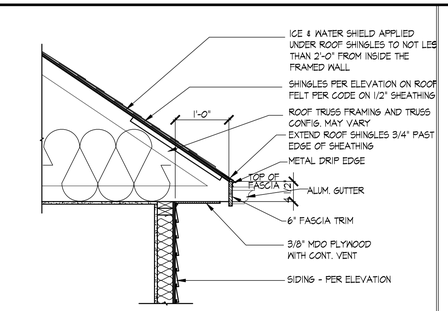




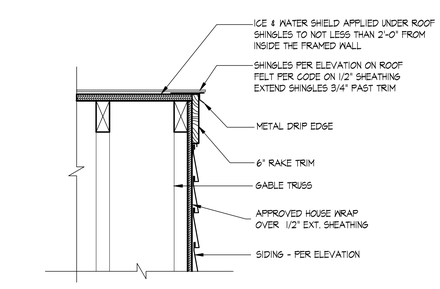
1 CORNICE W/ TRIM - SIDING
SCALE: 3/4" = 1'-0"



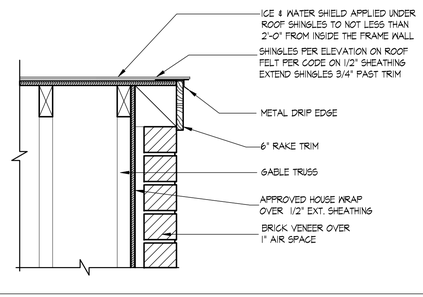
2 CORNICE W/ TRIM - BRICK
SCALE: 3/4" = 1'-0"



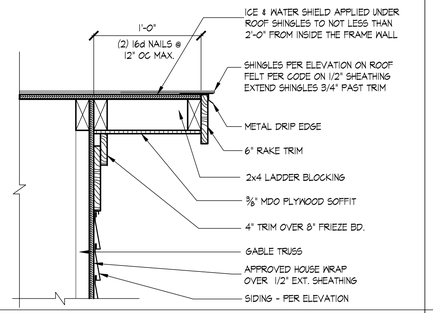
3 CORNICE - SIDING
SCALE: 3/4" = 1'-0"



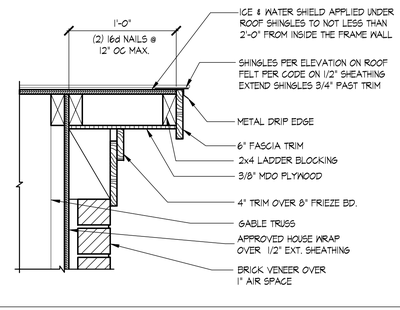
4 FLUSH RAKE - SIDING
SCALE: 1 1/2" = 1'-0"



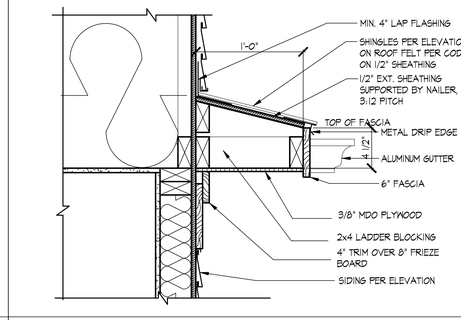
5 FLUSH RAKE - BRICK
SCALE: 1 1/2" = 1'-0"



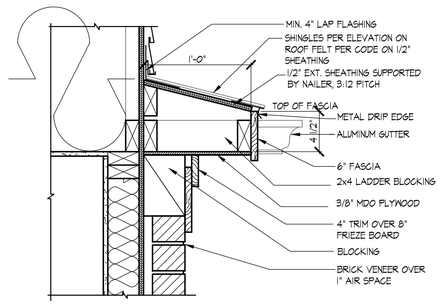
6 RAKE DETAIL - SIDING
SCALE: 1 1/2" = 1'-0"



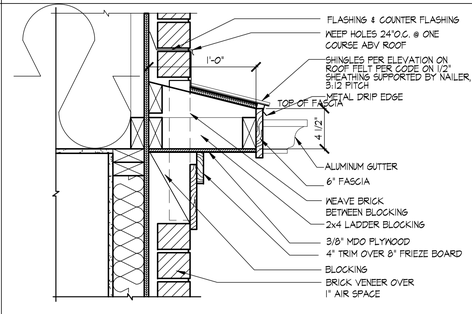
7 RAKE DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"



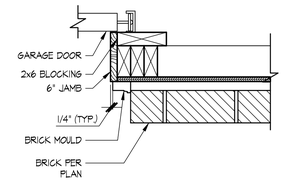
8 BOXED GABLE - SIDING
SCALE: 1 1/2" = 1'-0"



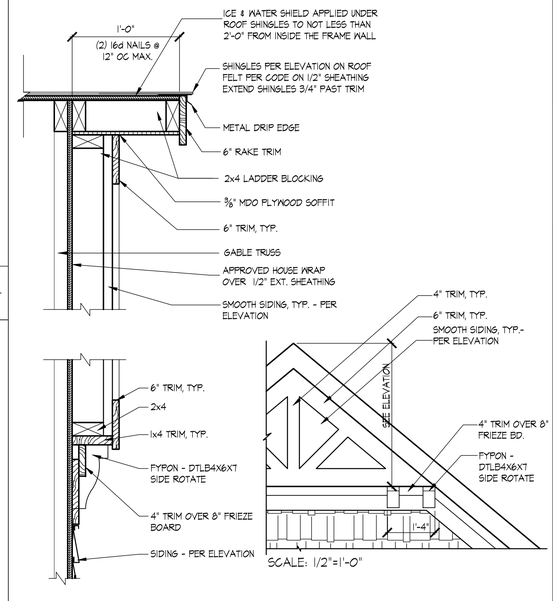
9 BOXED GABLE - BRICK W/ SIDING ABOVE
SCALE:1 1/2" = 1'-0"



10 BOXED GABLE - BRICK W/ BRICK ABOVE
SCALE: 1 1/2" = 1'-0"

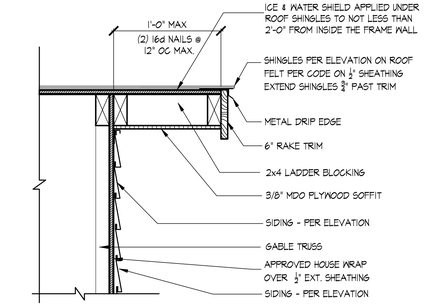


11 JAMB DETAIL @ GARAGE DOOR
SCALE: 1 1/2" = 1'-0"

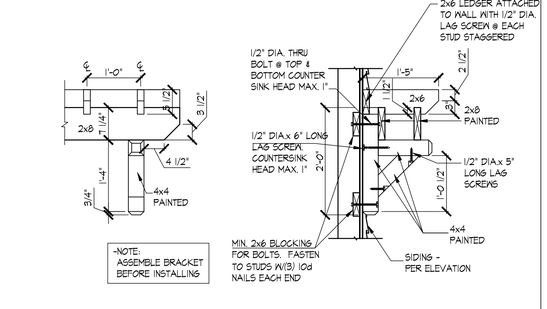


SCALE: 1 1/2"=1'-0"

8 BOXED GABLE - SIDING
SCALE: 1 1/2" = 1'-0"



13 RAKE DETAIL
SCALE:1 1/2" = 1'-0"



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

X NOT USED
SCALE: X" = 1'-0"

16 DECORATIVE TRIM BOX-OUT @ ROOF GABLE
SCALE: AS NOTED

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

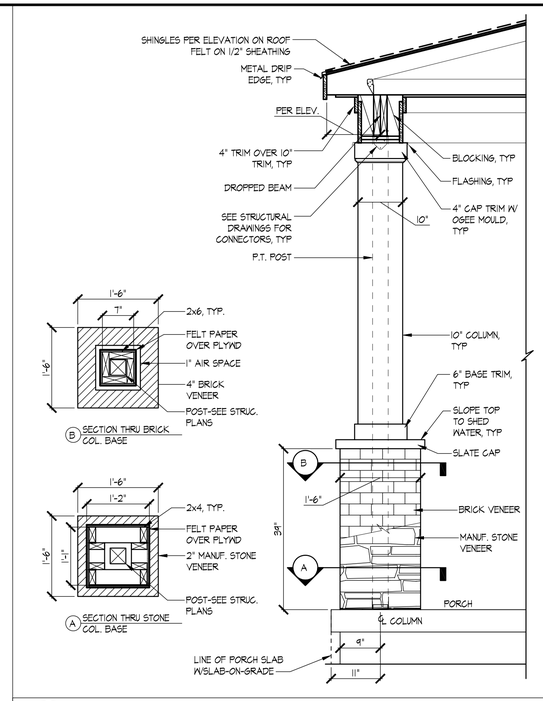
06/03/2022

DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS

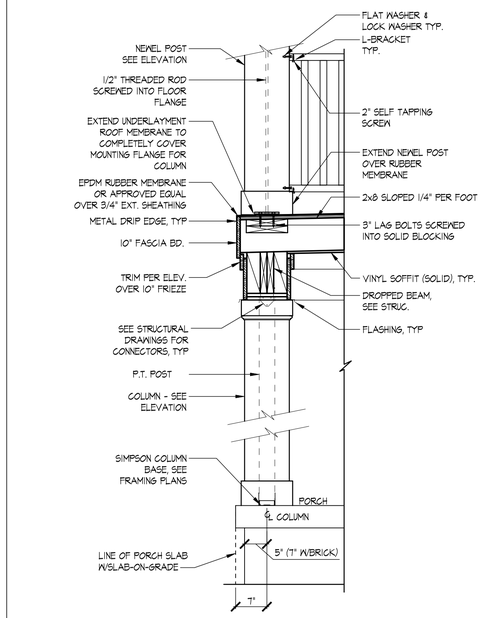
SHEET # D-2A

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

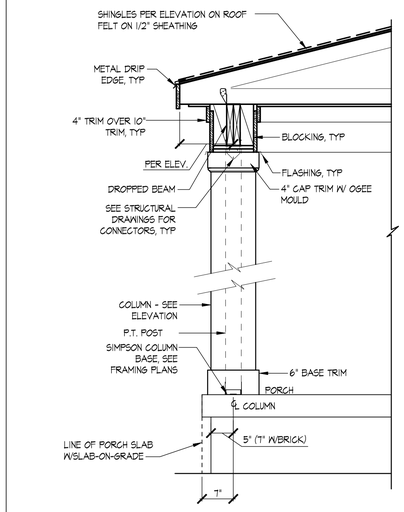
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



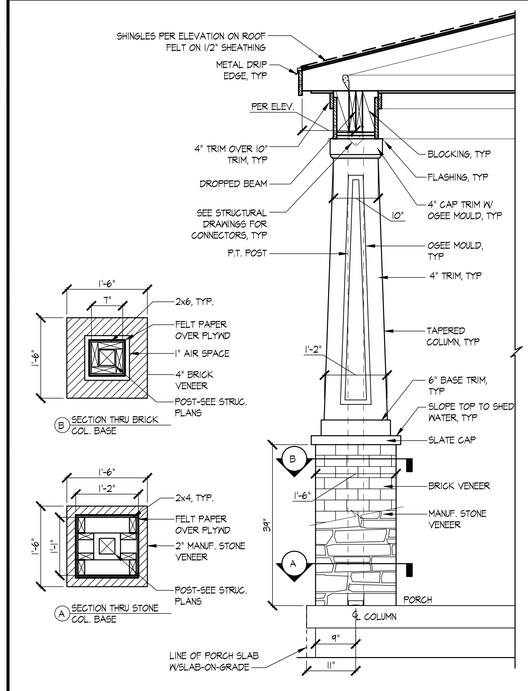
1 10" COLUMN ON 18" WIDE MASONRY BASE
SCALE: 3/4" = 1'-0"



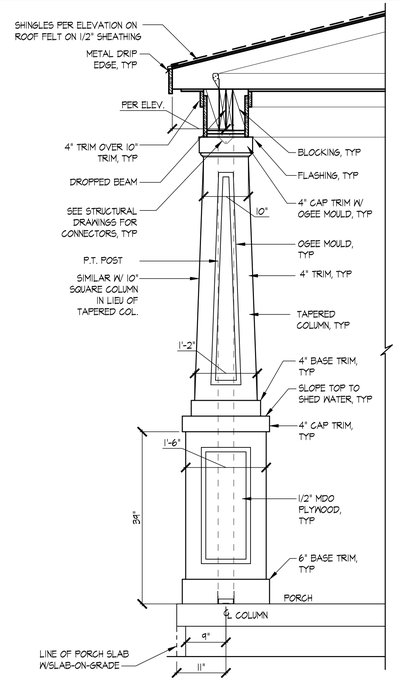
2 PORCH W/ FLAT ROOF
SCALE: 3/4" = 1'-0"



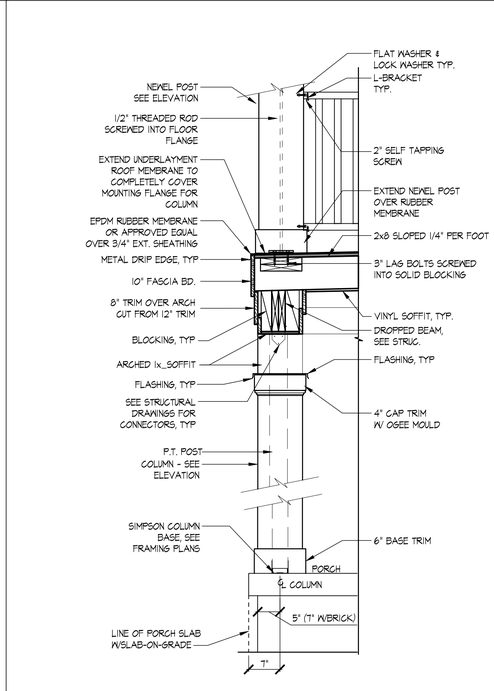
3 SQUARE COLUMN
SCALE: 3/4" = 1'-0"



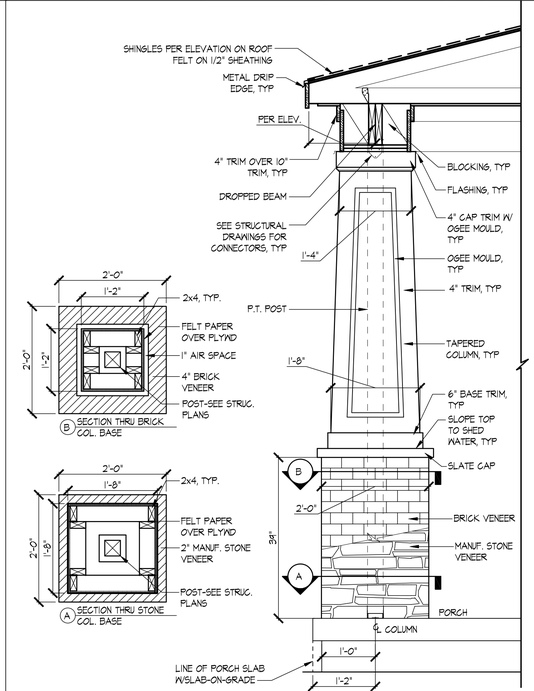
4 TAPERED COLUMN ON 18" WIDE MASONRY BASE
SCALE: 3/4" = 1'-0"



5 TAPERED COLUMN W/18" WIDE BASE
SCALE: 3/4" = 1'-0"



6 PORCH W/ARCHED SOFFIT
SCALE: 3/4" = 1'-0"



7 TAPERED COLUMN ON 24" WIDE MASONRY BASE
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)
06/03/2022

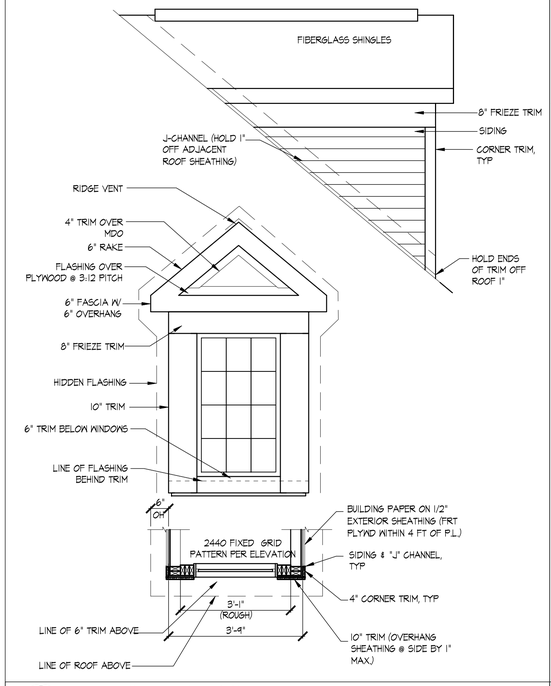
DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS

SHEET # D-2B

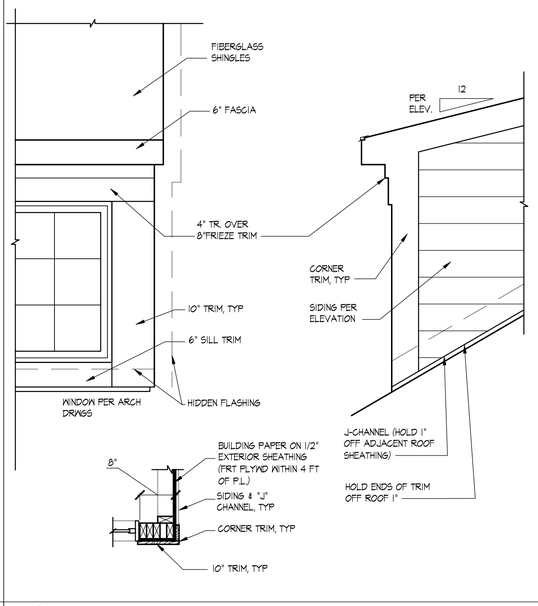
© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 3" 6" 9" 1'-0" 1'-3"
1" = 1'-0"

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"



1 DORMER DETAIL
SCALE: 1/2" = 1'-0"



2 SHED ROOF DORMER DETAIL
SCALE: 3/4" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:
MASTER DETAILS (SAME FOR ALL HOUSES)
06/08/2022

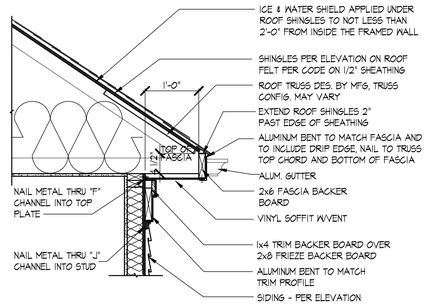
DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS

SHEET #
D-20

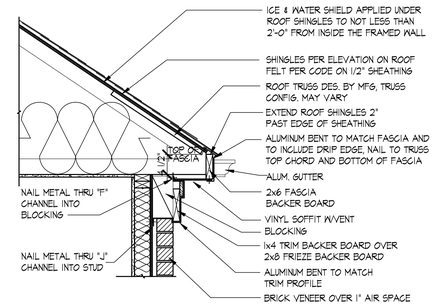
© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

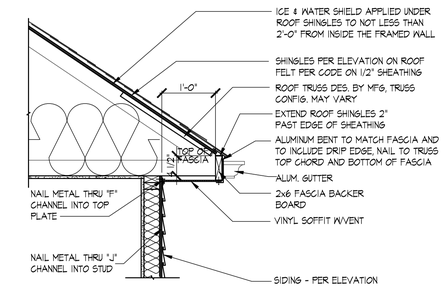
0 2" 4" 6" 8" 10"
1 1/2" = 1'-0"



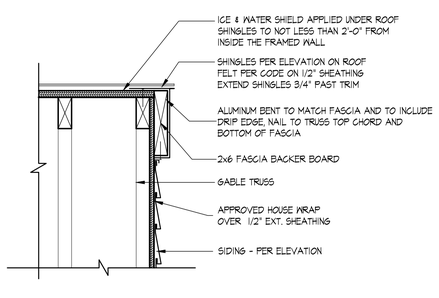
1 ALUM. WRAP CORNICE W/TRIM - SIDING
SCALE: 3/4" = 1'-0"



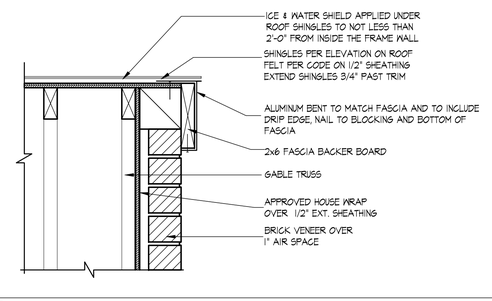
2 ALUM. WRAP CORNICE W/TRIM - BRICK
SCALE: 3/4" = 1'-0"



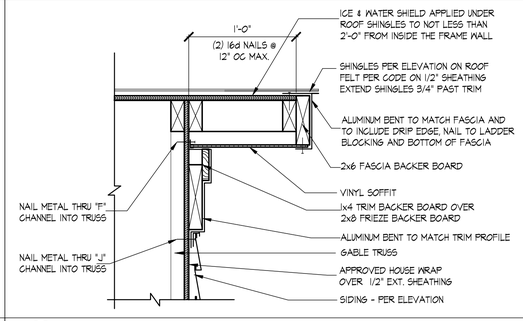
3 ALUM. WRAP CORNICE - SIDING
SCALE: 3/4" = 1'-0"



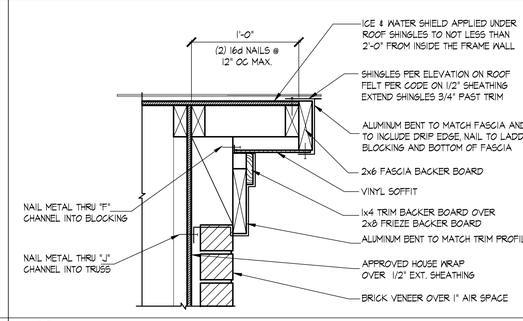
4 ALUM. WRAP FLUSH RAKE - SIDING
SCALE: 1 1/2" = 1'-0"



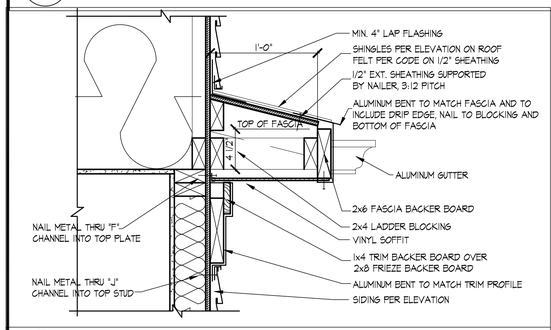
5 ALUM. WRAP FLUSH RAKE - BRICK
SCALE: 1 1/2" = 1'-0"



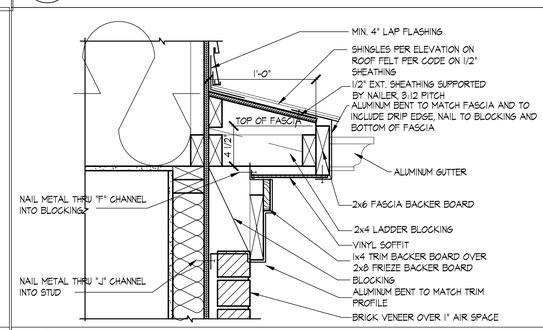
6 ALUM. WRAP RAKE DETAIL - SIDING
SCALE: 1 1/2" = 1'-0"



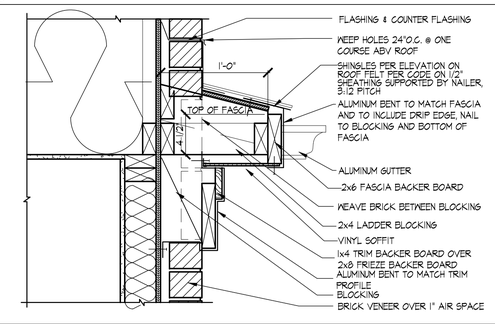
7 ALUM. WRAP RAKE DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"



8 ALUM. WRAP BOXED GABLE - SIDING
SCALE: 1 1/2" = 1'-0"



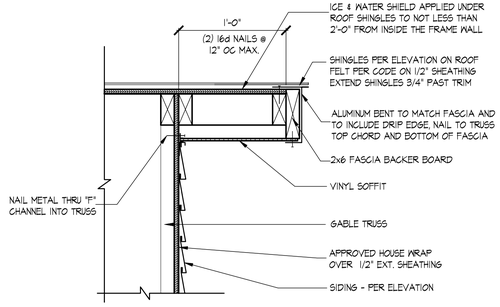
9 ALUM. WRAP BOXED GABLE - BRICK W/SIDING ABOVE
SCALE: 1 1/2" = 1'-0"



10 ALUM. WRAP BOXED GABLE - BRICK W/BRICK ABOVE
SCALE: 1 1/2" = 1'-0"

11 NOT USED
SCALE: X" = 1'-0"

12 NOT USED
SCALE: X" = 1'-0"



13 ALUM. WRAP RAKE DETAIL
SCALE: 1 1/2" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: ALL HOUSES

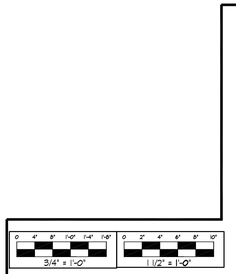
MASTER DETAILS (SAME FOR ALL HOUSES)

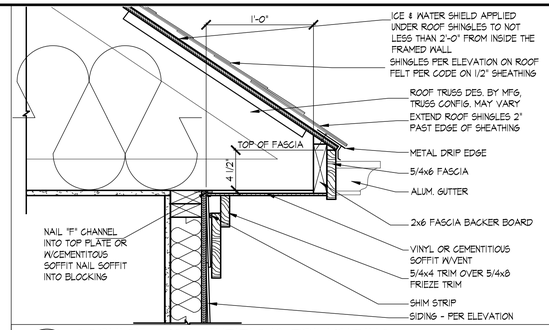
06/03/2022

DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS

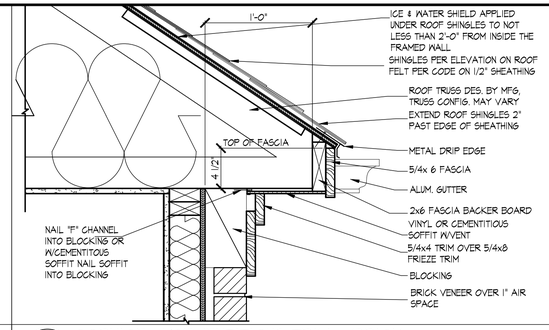
SHEET #
D-2D

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

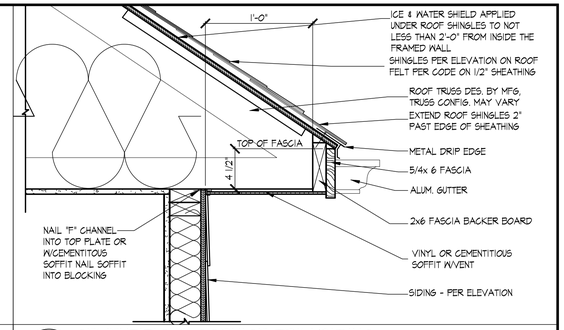




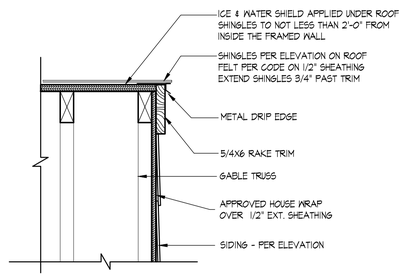
1 CORNICE W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



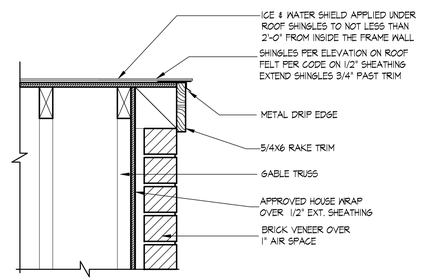
2 CORNICE W/CEMENTITIOUS TRIM - BRICK
SCALE: 1 1/2" = 1'-0"



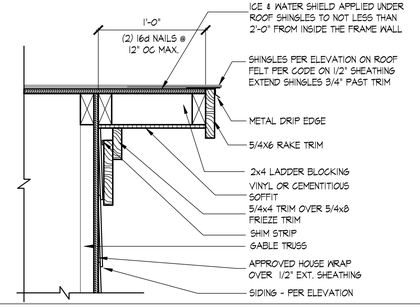
3 CEMENTITIOUS CORNICE TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



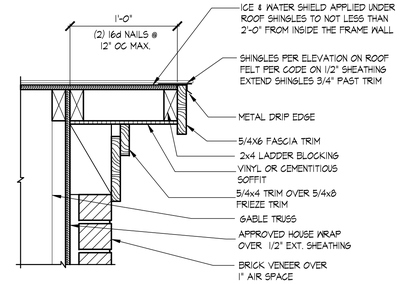
4 FLUSH RAKE W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



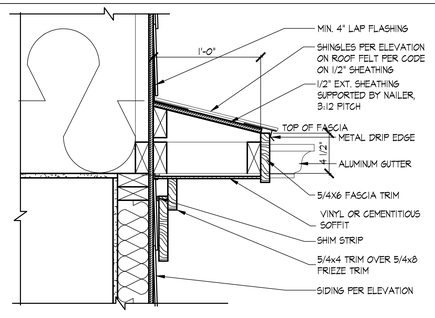
5 FLUSH RAKE W/CEMENTITIOUS TRIM - BRICK
SCALE: 1 1/2" = 1'-0"



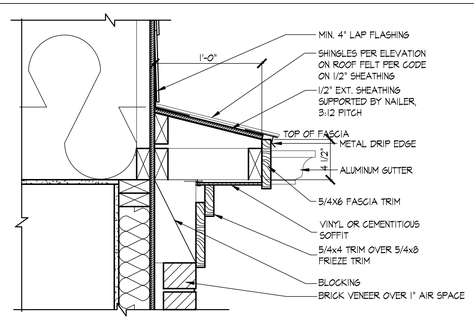
6 RAKE DETAIL W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



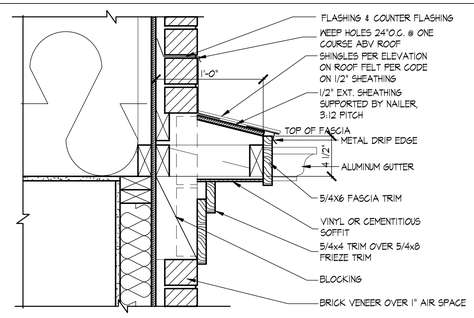
7 CEMENTITIOUS RAKE DETAIL - BRICK
SCALE: 1 1/2" = 1'-0"



8 BOXED GABLE CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"



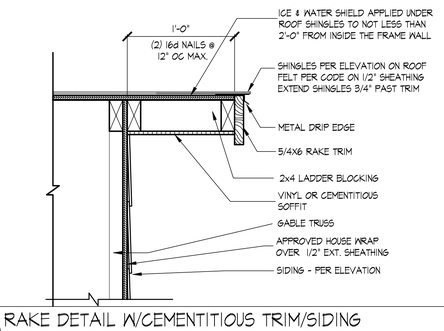
9 BOXED GABLE CEMENTITIOUS TRIM - BRICK W/SIDING ABV
SCALE: 1 1/2" = 1'-0"



10 BOXED GABLE CEMENTITIOUS TRIM - BRICK
SCALE: 1 1/2" = 1'-0"

11 NOT USED
SCALE: X" = 1'-0"

12 NOT USED
SCALE: X" = 1'-0"



13 RAKE DETAIL W/CEMENTITIOUS TRIM/SIDING
SCALE: 1 1/2" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

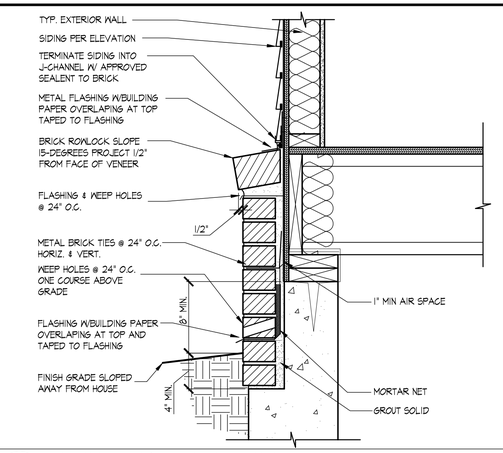
MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

06/03/2022

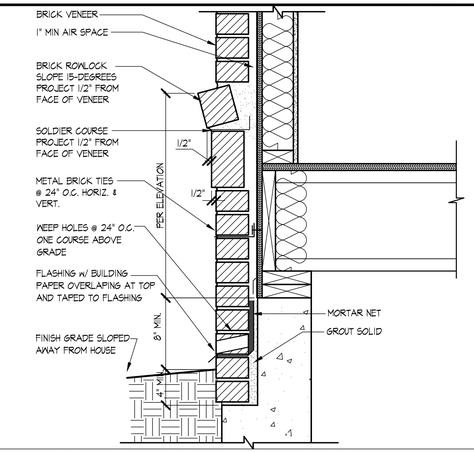
DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL EXTERIOR TRIM DETAILS

SHEET # D-2E

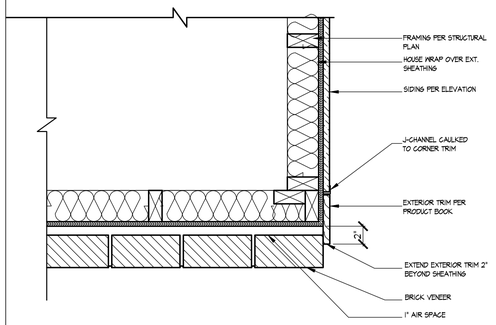
© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



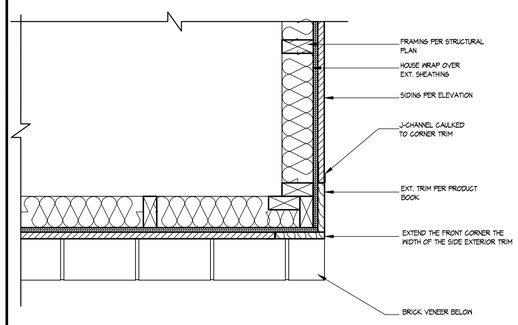
1 SIDING W/ BRICK SILL
SCALE: 1 1/2" = 1'-0"



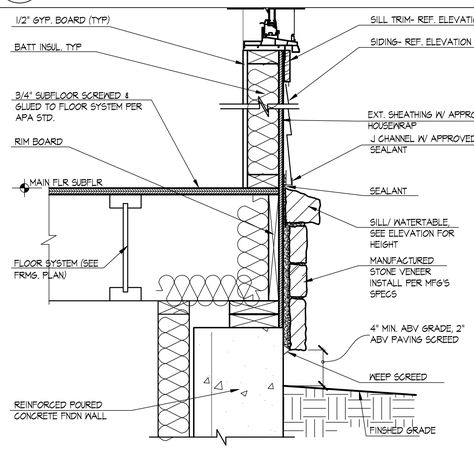
2 BRICK W/ BRICK WATERTABLE
SCALE: 1 1/2" = 1'-0"



3 CORNER BOARD @ BRICK
SCALE: 1 1/2" = 1'-0"



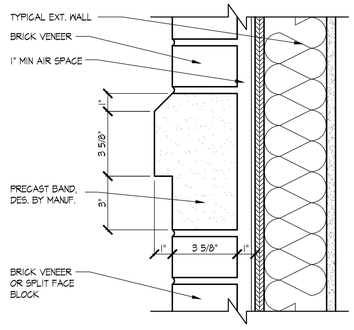
4 CORNER BOARD @ SIDING W/BRICK BELOW
SCALE: 1 1/2" = 1'-0"



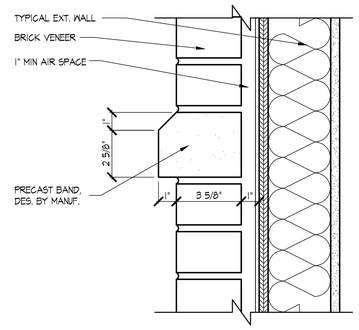
5 MANUFACTURED STONE WATER-TABLE
SCALE: 1 1/2" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"



9 PRECAST BAND DETAIL
SCALE: 3" = 1'-0"



10 PRECAST BAND DETAIL
SCALE: 3" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

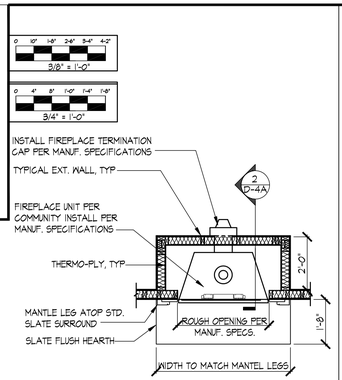
SEAL:

MODEL:
MASTER DETAILS (SAME FOR ALL HOUSES)
06/09/2022

DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL NON-STRUCTURAL MASONRY DETAILS

SHEET #
D-3A

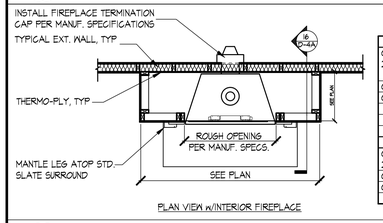
© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

1 FIREPLACE - PLAN VIEW

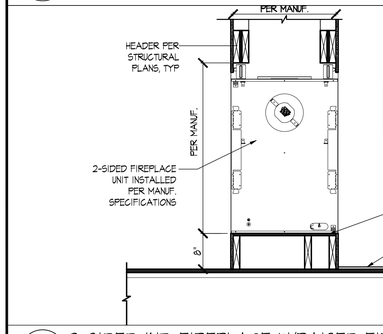
SCALE: 3/8" = 1'-0"



SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

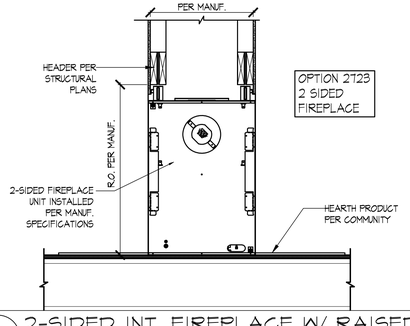
5 INTERIOR FIREPLACE PLAN VIEW

SCALE: 3/8" = 1'-0"



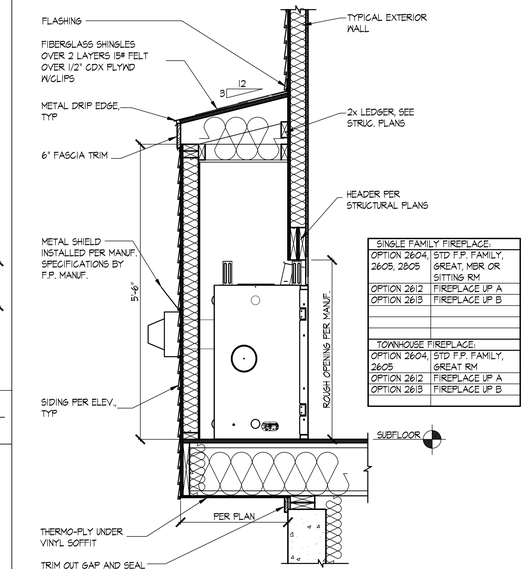
9 2-SIDED INT. FIREPLACE W/RAISED FIREBOX & FLUSH HEARTH ON ONE SIDE

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



13 2-SIDED INT. FIREPLACE W/ RAISED HEARTH ON ONE SIDE

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

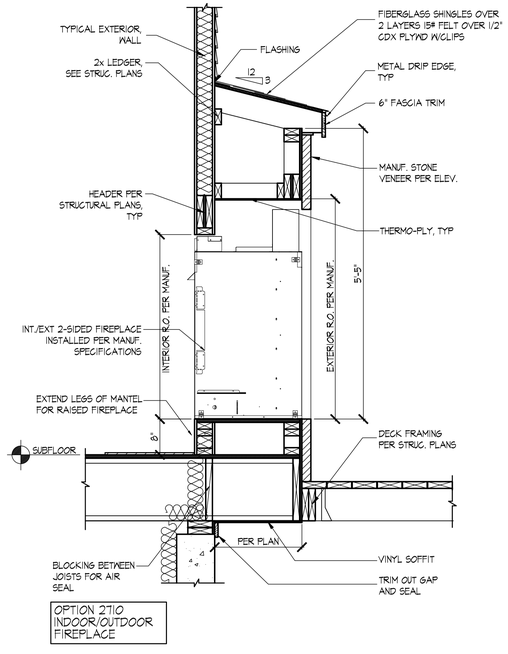


NOTE: PROVIDE DIRECT VENT CONNECTION AND TERMINATION CAP IN COMPLIANCE W/ MANUFACTURER'S RECOMMENDATIONS

SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

2 CANTILEVERED DIRECT VENT F.P.

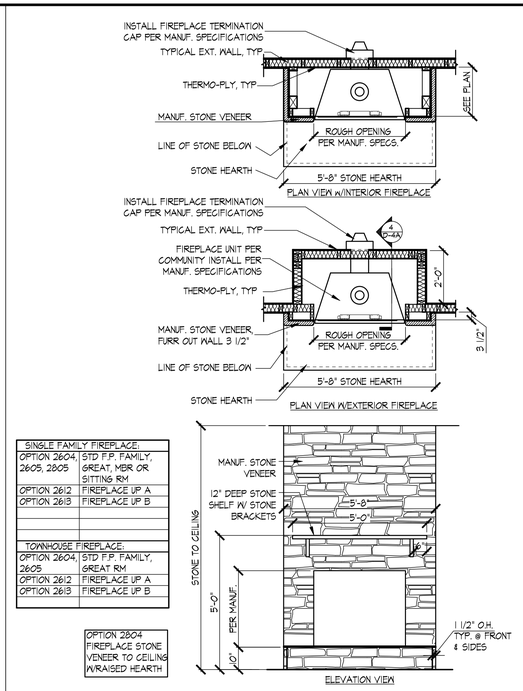
SCALE: 3/4" = 1'-0"



OPTION 2710
INDOOR/OUTDOOR
FIREPLACE

14 2-SIDED FIREPLACE-INT./EXT.

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

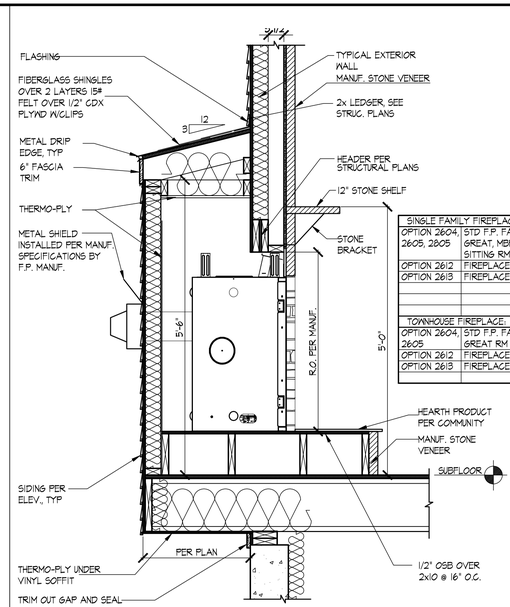


SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

OPTION 2804
FIREPLACE STONE
VENEER TO CEILING
W/RAISED HEARTH

3 FIREPLACE W/ RAISED HEARTH & STONE

SCALE: 3/8"=1'-0"



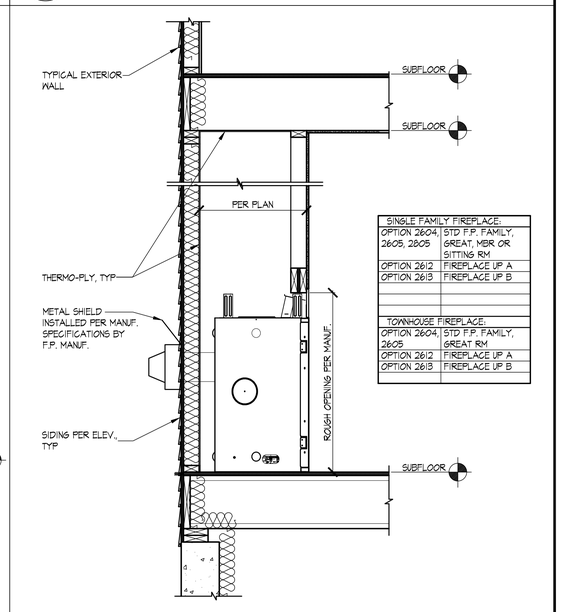
NOTE: PROVIDE DIRECT VENT CONNECTION AND TERMINATION CAP IN COMPLIANCE W/ MANUFACTURER'S RECOMMENDATIONS

SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

OPTION 2804
FIREPLACE STONE VENEER TO CEILING W/RAISED HEARTH

4 FIREPLACE W/ RAISED HEARTH & STONE

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

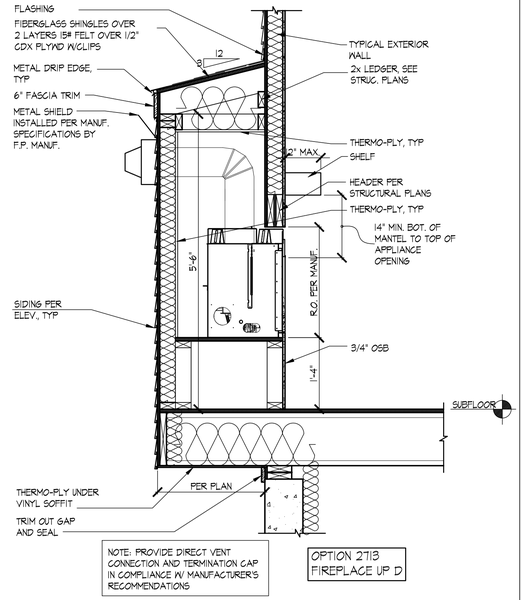


SINGLE FAMILY FIREPLACE:	
OPTION 2604, 2605, 2805	STD F.P. FAMILY, GREAT, MBR OR SITTING RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B
TOWNHOUSE FIREPLACE:	
OPTION 2604, 2605	STD F.P. FAMILY, GREAT RM
OPTION 2612	FIREPLACE UP A
OPTION 2613	FIREPLACE UP B

NOTE: PROVIDE DIRECT VENT CONNECTION AND TERMINATION CAP IN COMPLIANCE W/ MANUFACTURER'S RECOMMENDATIONS

15 RAISED FIREBOX FIREPLACE DETAIL

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



NOTE: PROVIDE DIRECT VENT CONNECTION AND TERMINATION CAP IN COMPLIANCE W/ MANUFACTURER'S RECOMMENDATIONS

OPTION 2713
FIREPLACE UP D

16 INTERIOR FIREPLACE SECTION

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

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

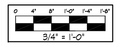
MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

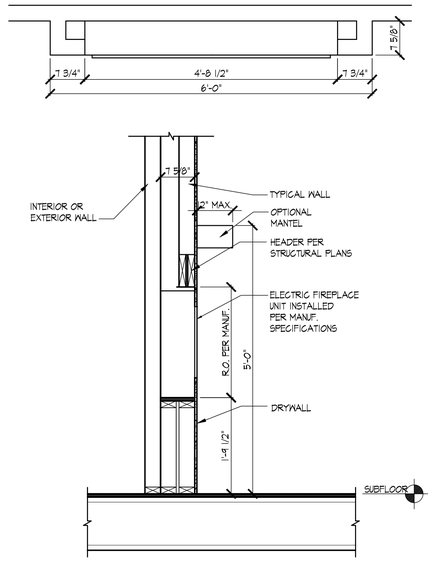
06/03/2022

DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL FIREPLACE DETAILS

SHEET # D-4A

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

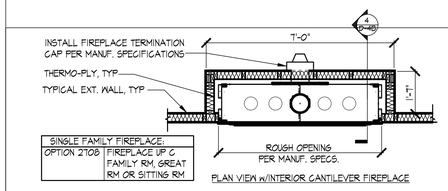




ELECTRIC FIREPLACE:	
OPTION 2615	STD ELECTIC F.P. FIREPLACE UP A

1 PRE-FAB ELECTRIC FIREPLACE

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

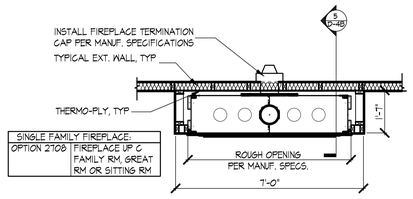


SINGLE FAMILY FIREPLACE:	
OPTION 2708	FIREPLACE UP C FAMILY RM, GREAT RM OR SITTING RM

PLAN VIEW w/INTERIOR CANTILEVER FIREPLACE

2 60" MODERN GAS FIREPLACE PLAN

SCALE: 3/8" = 1'-0" PLAN VIEW

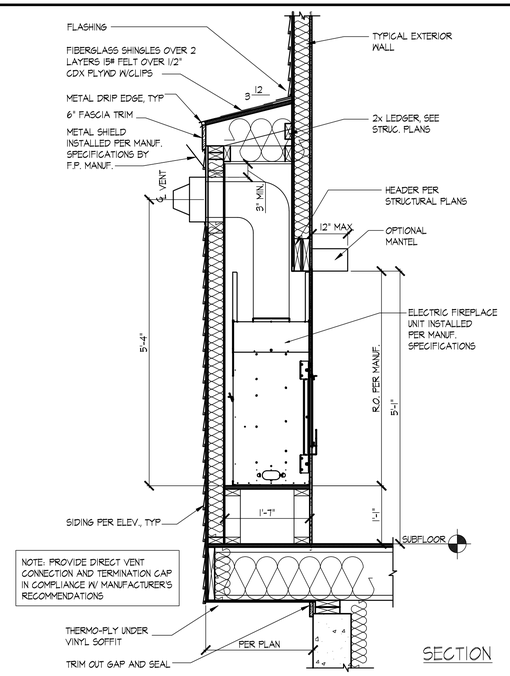


SINGLE FAMILY FIREPLACE:	
OPTION 2708	FIREPLACE UP C FAMILY RM, GREAT RM OR SITTING RM

PLAN VIEW w/INTERIOR FIREPLACE

3 INT. 60" MODERN GAS FIREPLACE PLAN

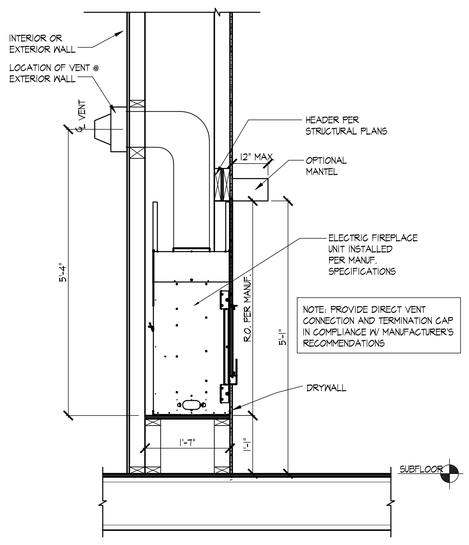
SCALE: 3/8" = 1'-0" PLAN VIEW



SECTION

4 60" CANT'L DIRECT VENT F.P.

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



SECTION

5 INT. 60" DIRECT VENT F.P.

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

X NOT USED

SCALE:

X NOT USED

SCALE:

X NOT USED

SCALE:

X NOT USED

SCALE:

X NOT USED

SCALE:

X NOT USED

SCALE:

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:

SAME FOR ALL HOUSES)

MASTER DETAILS (

06/08/2022

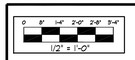
DRAWING DESCRIPTION:

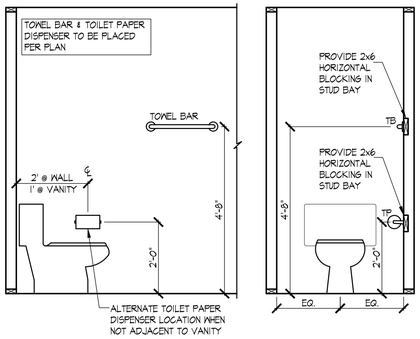
TYPICAL ARCHITECTURAL FIREPLACE DETAILS

SHEET #

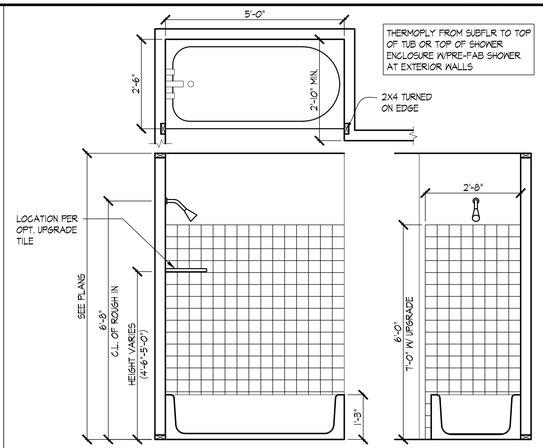
D-4B

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

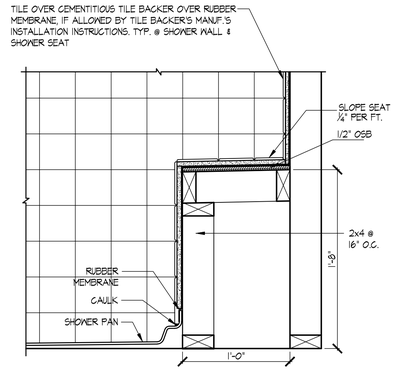




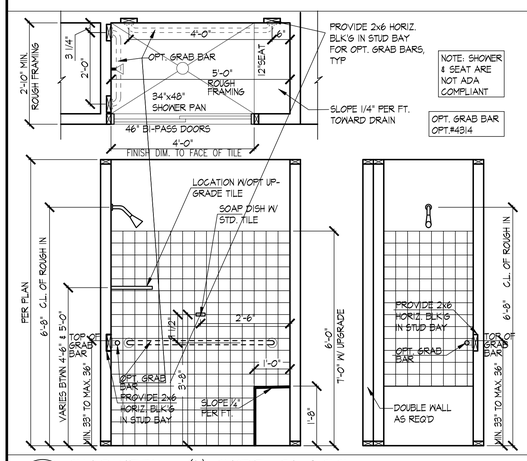
1 TOWEL BAR & TOILET PAPER DETAIL
SCALE: 1/2" = 1'-0"



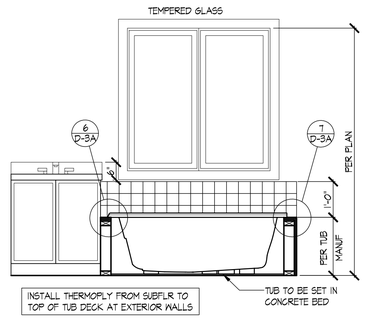
2 TUB/SHOWER DETAIL @ HALL BATH
SCALE: 1/2" = 1'-0"



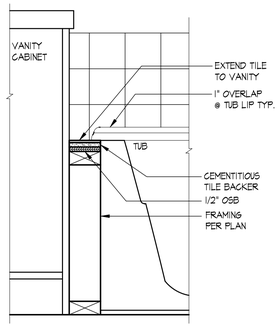
3 SHOWER SEAT DETAIL
SCALE: 1 1/2" = 1'-0"



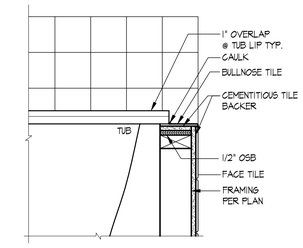
4 SHOWER - (1) SIDE GLASS
SCALE: 1/2" = 1'-0"



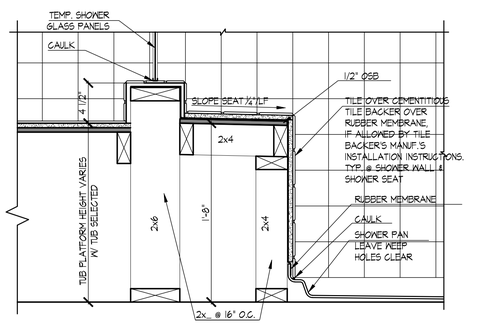
5 SOAKING TUB
SCALE: 1/2" = 1'-0"



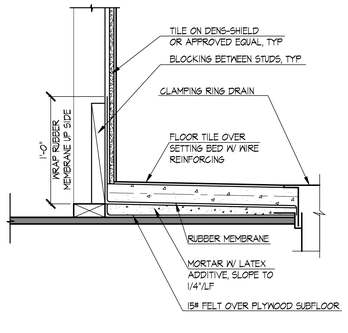
6 SOAKING TUB DETAIL
SCALE: 1 1/2" = 1'-0"



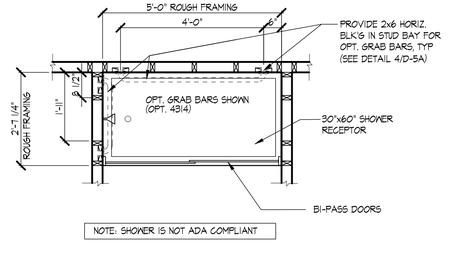
7 SOAKING TUB DETAIL
SCALE: 1 1/2" = 1'-0"



8 GLASS SIDED SHOWER ON TUB DECK DTL
SCALE: 1 1/2" = 1'-0"



9 MUD-SET SHOWER DETAIL
SCALE: 1 1/2" = 1'-0"



10 SHOWER ILO TUB (OPT. 100269)
SCALE: X" = 1'-0"

X NOT USED
SCALE: X" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

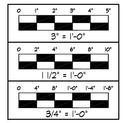
MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

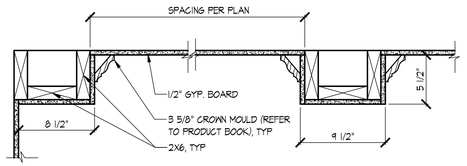
06/03/2022

DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS

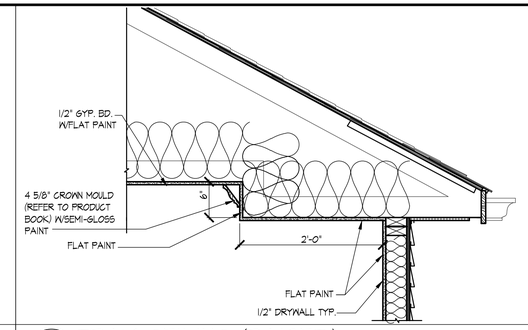
SHEET # D-5A

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

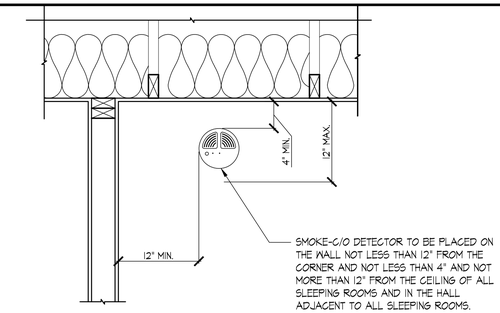




1 COFFERED CEILING DETAIL
SCALE: 1 1/2" = 1'-0" OPT. 9414/OPT. 9415

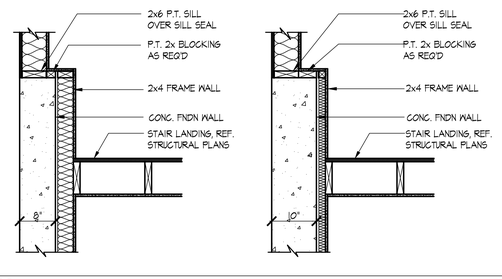


2 TRAY CEILING (RAISED)
SCALE: 1" = 1'-0" OPT. 9424

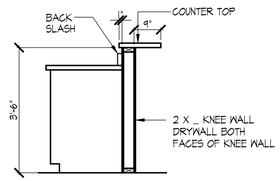


3 SECOND FLR SMOKE - C/O DETECTOR
SCALE: 3/4" = 1'-0"

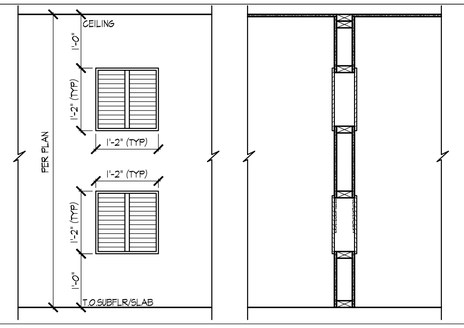
4 NOT USED
SCALE: 3/4" = 1'-0"



5 WALL CAP @ BASEMENT STAIR
SCALE: 3/4" = 1'-0"

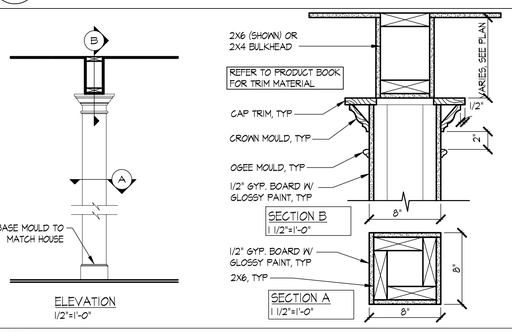


6 RAISED COUNTER TOP
SCALE: 1/2"=1'-0"

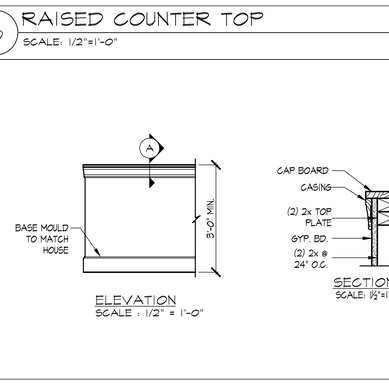


7 MECHANICAL ROOM VENTING
SCALE: 3/4" = 1'-0"

8 TRAY CEILING (BOX DN)
SCALE: 1" = 1'-0" OPT. 9411

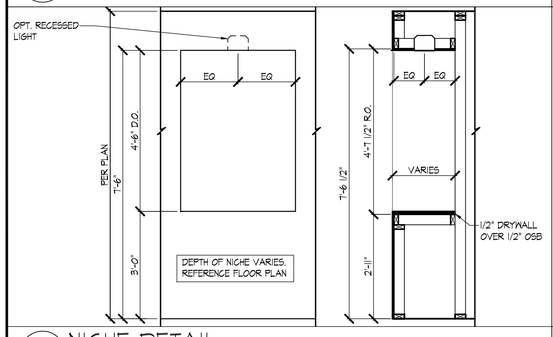


9 INTERIOR COLUMN DETAIL
SCALE: AS NOTED

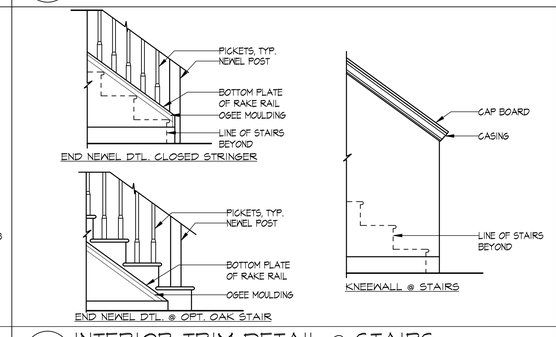


10 KNEEWALL DETAIL
SCALE: AS NOTED

11 INTERIOR TRIM
SCALE: 1" = 1'-0"



12 NICHE DETAIL
SCALE: 1/2" = 1'-0"



13 INTERIOR TRIM DETAIL @ STAIRS
SCALE: 1/2"=1'-0"

14 NOT USED
SCALE: 3/4" = 1'-0"

15 NOT USED
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: ALL HOUSES

MASTER DETAILS (SAME FOR ALL HOUSES)

06/03/2022

DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS

SHEET #
D-5B

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

1 NOT USED
SCALE: X = 1'-0"

2 NOT USED
SCALE: X = 1'-0"

3 NOT USED
SCALE: X = 1'-0"

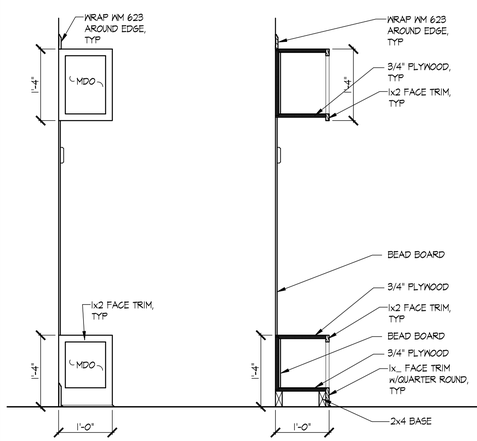
4 NOT USED
SCALE: X = 1'-0"

5 NOT USED
SCALE: X = 1'-0"

6 NOT USED
SCALE: X = 1'-0"

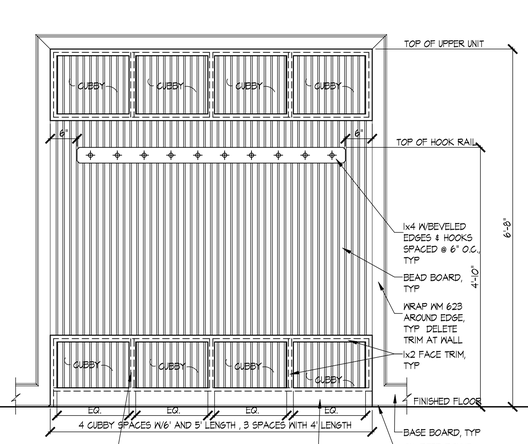
7 NOT USED
SCALE: X = 1'-0"

8 NOT USED
SCALE: X = 1'-0"



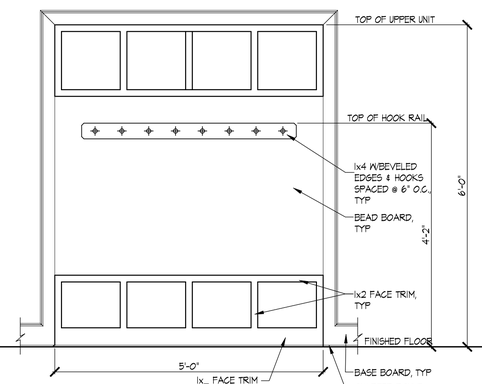
SIDE ELEVATION VIEW
3/4"=1'-0"

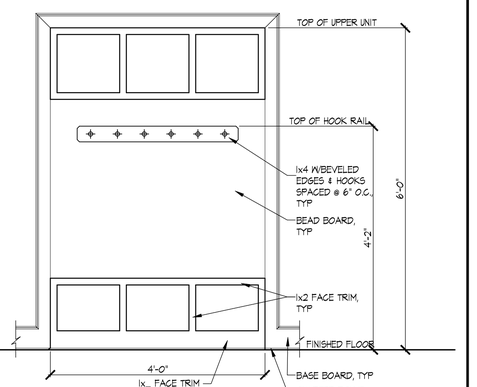
SECTION
3/4"=1'-0"



FRONT ELEVATION VIEW
3/4"=1'-0"

NOTE: ALL PLYWOOD IS MDO





9 CUBBIE/ BENCH SECTION & ELEVATIONS (OPT. # 06795)
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)
06/08/2022

DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS

SHEET # D-5C

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

REFER TO PRODUCT BOOK FOR ADDITIONAL INFORMATION

0 8" 4' 7'-10" 11'-8"
1" = 1'-0"

1 STANDARD INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

3 1/2" (MM 623)
2 1/2" (MM 376)
5 1/4" (MM 1021)

TRIM	LOCATION	PER PLAN
BASE	ALL LOCATIONS	3 1/2" BASE (MM 623 MDF)
CASING	ALL LOCATIONS	2 1/2" CASING (MM 376 MDF) 5 1/4" STOOL (MM1021 MDF)

2 OPTION 6400 INTERIOR TRIM TABLE (BASE TRIM PLUS)

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
5 1/4" (MM 618)
3 1/2" (MM 445)

TRIM	LOCATION	PER PLAN
CEILING	FOYER	4 5/8" CROWN (MM 47) 1 3/8" OGEE NECK MOULDING (MM 163)
BASE	ALL LOCATIONS	5 1/4" BASE (MM 618)
CASING	DOORS	3 1/2" WOOD CASING & EXTENSION JAMB (MM 445)

3 OPTION 6401 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
3" (MM 300)
4 1/2" (MM 457)
1 3/8" (MM 163)
5 1/4" (MM 618)
3 1/2" (MM 445)

TRIM	LOCATION	2 PIECE CROWN
CEILING	DINING ROOM PER PLAN	4 5/8"CROWN (MM 47) 1 3/8" OGEE NECK (MM 163)

TRIM	LOCATION	PER PLAN
WALL	DINING ROOM PER PLAN	3" CHAIR RAIL (MM 300) 4 1/2" BACKER (MM 457) 1 3/8"OGEE MOULD SHADOW BOX (MM 163)
BASE	ALL LOCATIONS	5 1/4" BASE (MM 618)
	CURVED WALLS	FLEXIBLE CASING - PER PLANS
CASING	DOORS	3 1/2" WOOD CASING & EXTENSION JAMBS (MM 445)

4 OPTION 6412 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
3" (MM 300)
4 1/2" (MM 457)
1 3/8" (MM 163)
5 1/4" (MM 618)
3 1/2" (MM 445)

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	PER PLAN; FOYER, DINING RM, LIVING RM, FAMILY RM, LIBRARY/STUDY, DEN	4 5/8" CROWN (MM 47) 1 3/8" OGEE NECK (MM 163)
WALL	DINING ROOM PER PLAN	3" CHAIR RAIL (MM 300) 4 1/2" BACKER (MM 457) 1 3/8"OGEE MOULD SHADOW BOX (MM 163)
BASE	ALL LOCATIONS	5 1/4" BASE (MM 618)
	CURVED WALLS	FLEXIBLE BASE - PER PLANS
CASING	DOORS	3 1/2" WOOD ADAMS CASING & EXTENSION JAMBS (MM 97)
	WINDOWS	3 1/2" WOOD ADAMS CASING (MM 97) 5 1/4" STOOL (MM 1020) 3 1/2" APRON (MM 97)
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97) STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97)

5 OPTION 6413 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
3" (MM 300)
4 1/2" (MM 457)
1 3/8" (MM 163)
5 1/4" (MM 618)
3 1/2" (MM 97)

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	PER PLAN; FOYER, DINING RM, LIVING RM, FAMILY RM, LIBRARY/STUDY, DEN	4 5/8" CROWN (MM 47) 1 3/8" OGEE NECK (MM 163)
WALL	DINING ROOM PER PLAN	3" CHAIR RAIL (MM 300) 4 1/2" BACKER (MM 457) 1 3/8"OGEE MOULD SHADOW BOX (MM 163)
BASE	ALL LOCATIONS	5 1/4" BASE (MM 618)
	CURVED WALLS	FLEXIBLE BASE - PER PLANS
CASING	DOORS	3 1/2" WOOD ADAMS CASING & EXTENSION JAMBS (MM 97)
	WINDOWS	3 1/2" WOOD ADAMS CASING (MM 97) 5 1/4" STOOL (MM 1020) 3 1/2" APRON (MM 97)
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97) STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97)

6 OPTION 6414 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
3" (MM 300)
4 1/2" (MM 457)
1 3/8" (MM 163)
5 1/4" (MM 618)
3 1/2" (MM 97)

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	PER PLAN; ENTIRE MAIN LEVEL; UPPER LEVEL HALL; OWNER'S BEDROOM	4 5/8" CROWN (MM 47) 1 3/8" OGEE NECK (MM 163)
WALL	DINING ROOM PER PLAN	3" CHAIR RAIL (MM 300) 4 1/2" BACKER (MM 457) 1 3/8"OGEE MOULD SHADOW BOX (MM 163)
BASE	ALL LOCATIONS	5 1/4" BASE (MM 618)
	CURVED WALLS	FLEXIBLE BASE - PER PLANS
CASING	DOORS	3 1/2" WOOD ADAMS CASING & EXTENSION JAMBS (MM 97)
	WINDOWS	3 1/2" WOOD ADAMS CASING (MM 97) 5 1/4" STOOL (MM 1020) 3 1/2" APRON (MM 97)
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97) STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97)

7 OPTION 6420 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 5/8" (MM 47)
1 3/8" (MM 163)
3" (MM 300)
4 1/2" (MM 457)
1 3/8" (MM 163)
1 3/8" (MM 163) OVER 1" BASE
3 1/2" (MM 97)

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	PER PLAN; FOYER, DINING RM, LIVING RM, FAMILY RM, LIBRARY/STUDY, DEN, FLEX ROOM	4 5/8" CROWN (MM 47) 1 3/8" OGEE NECK (MM 163)
WALL	DINING ROOM PER PLAN	3" CHAIR RAIL (MM 300) 4 1/2" BACKER (MM 457) 1 3/8"OGEE MOULD SHADOW BOX (MM 163)
BASE	ALL LOCATIONS	MM 163 OVER 1" BASE
	CURVED WALLS	FLEXIBLE BASE - PER PLANS
CASING	DOORS	3 1/2" WOOD ADAMS CASING & EXTENSION JAMBS (MM 97)
	WINDOWS	3 1/2" WOOD ADAMS CASING (MM 97) 5 1/4" STOOL (MM 1020) 3 1/2" APRON (MM 97)
	OPENINGS	3 1/2" WOOD ADAMS CASING (MM 97)
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97) STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 3 1/2" WOOD ADAMS CASING (MM 97)

8 OPTION 6421 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

1X4 BASE
5 1/4" STOOL (MM 1021) 1X4 APRON
1X4 TRIM

TRIM	LOCATION	STANDARD (2 PIECES)
BASE	ALL LOCATIONS	1X4 BASE
CASING	DOORS	1X4 CASING - 5/4X6 HEADER
	WINDOWS	1X4 CASING & 1X4 APRON 5 1/4" STOOL (MM 1021) 5/4X6 HEADER
	OPENINGS	1X4 CASING
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING

9 OPTION 6422 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 1/4" (BOP)
1X6 BASE
5 1/4" STOOL (MM 1021) 1X4 APRON
1X4 TRIM

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	FOYER	4 1/4" CROWN (BOP OR SIMILAR)
BASE	ALL LOCATIONS	1X6 BASE
CASING	DOORS	1X4 CASING - 5/4X6 HEADER
	WINDOWS	1X4 CASING SIDES & 1X4 APRON 5 1/4" STOOL (MM 1021) 5/4X6 HEADER
	OPENINGS	1X4 CASING
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING

10 OPTION 6423 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

4 1/4" (BOP)
1X4 TRIM W/1X2 CAP
1X6 BASE
5 1/4" STOOL (MM 1021) 1X4 APRON
1X4 TRIM

TRIM	LOCATION	STANDARD (2 PIECES)
CEILING	FOYER & DINING RM	4 1/4" CROWN (BOP OR SIMILAR)
WALL	DINING ROOM PER PLAN	1X4 HORIZONTAL AND VERTICALS @ 36" HIGH W/1X2 CAP
BASE	ALL LOCATIONS	1X6 BASE
CASING	DOORS	1X4 CASING - 1X6 HEADER W/#886 STOP & 1 1/2" COVE (#86 OR SIMILAR)
	WINDOWS	1X4 CASING SIDES & 1X4 APRON 1X6 HEADER W/#886 STOP & 1 1/2" COVE (#86 OR SIMILAR), 5 1/4" STOOL (#1021 OR SIMILAR)
	OPENINGS	1X4 CASING
	BSMT. WINDOWS IN-GROUND	DRYWALL WRAPPED - NO TRIM
	BSMT. WINDOWS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING STOOL & APRON (MM 1104)
	BSMT. DOORS WALK-OUT	DRYWALL WRAPPED - PICTURE FRAME 1X4 CASING

11 OPT. 100812 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

3 1/2" (432E1E)
1X4 TRIM

TRIM	LOCATION	PER PLAN
BASE	ALL LOCATIONS	9/16" X 3 1/2" BASE (432E1E)
CASING	ALL LOCATIONS	1X4 CASING - 1X4 HEADER

12 OPT. 100813 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

5 1/4" (L514)
1X4 TRIM
5/4x6 HEADER

TRIM	LOCATION	PER PLAN
BASE	ALL LOCATIONS	9/16" X 5 1/4" BASE (L514)
CASING	ALL LOCATIONS	1X4 CASING - 5/4X6 HEADER

13 OPT. 100814 INTERIOR TRIM TABLE

SCALE: 1" = 1'-0"

5 1/4" (L514)
1X4 TRIM
1X6 TRIM W/1X2 BASE & CAP

TRIM	LOCATION	PER PLAN
BASE	ALL LOCATIONS	9/16" X 5 1/4" BASE (L514)
CASING	ALL LOCATIONS	1X4 CASING - 1X2 - 1X6 - 1X2 HEADER

15 NOT USED

SCALE: X = 1'-0"

16 NOT USED

SCALE: X = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: ALL HOUSES

MASTER DETAILS (SAME FOR ALL HOUSES)

06/09/2022

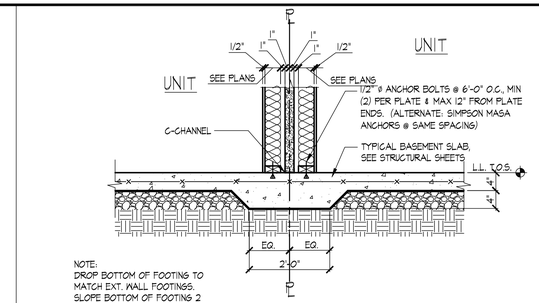
DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL INTERIOR TRIM DETAILS

SHEET #
D-5D

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

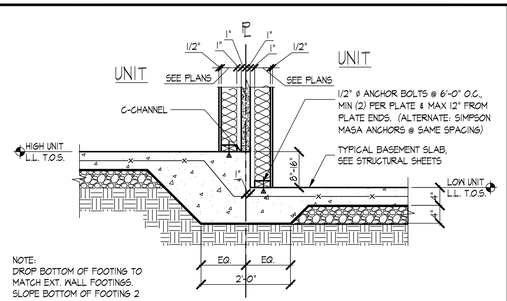
IF AN ALTERNATE FIREWALL IS SPECIFIED FOR USE, IT SHALL MEET THE 2-HOUR FIRE WALL REQUIREMENT AS REFLECTED IN ITS UL ASSEMBLY SHOWN

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"
0 2" 4" 6" 8" 10"
1 1/2" = 1'-0"



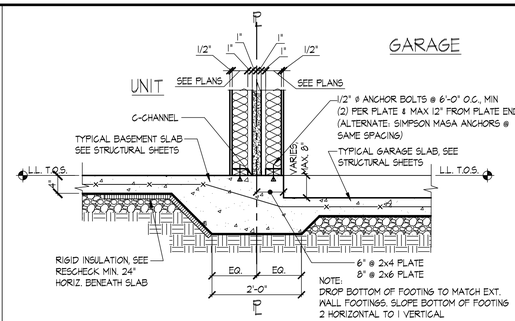
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



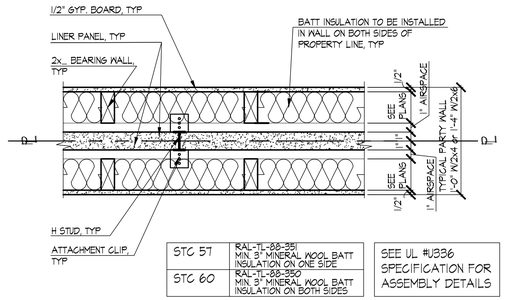
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

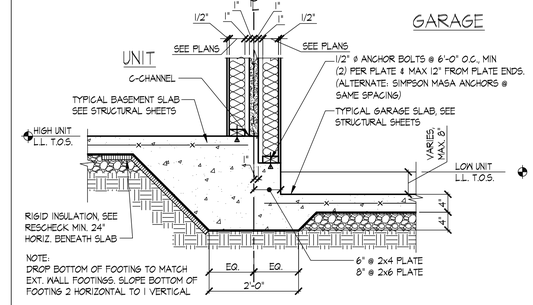
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



STC 57	RAL-TL-88-251	MIN. 3" MINERAL WOOL BATT INSULATION ON ONE SIDE
STC 60	RAL-TL-88-330	MIN. 3" MINERAL WOOL BATT INSULATION ON BOTH SIDES

SEE UL #U336 SPECIFICATION FOR ASSEMBLY DETAILS

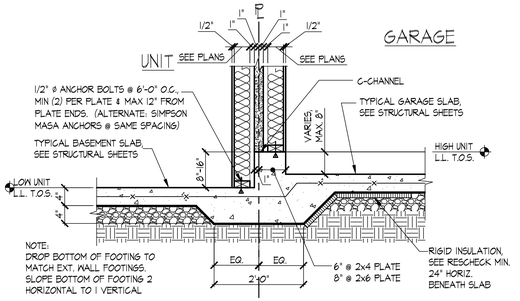
4 2 HOUR PARTY WALL DETAIL (UL #U336)
SCALE: 1 1/2" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

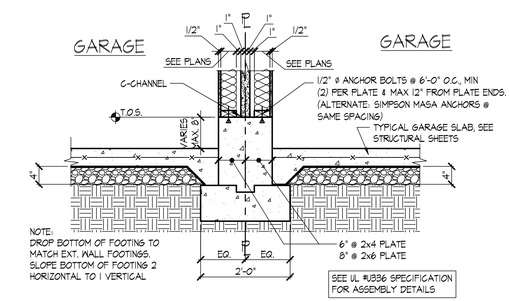
SEE UL #U336 SPECIFICATION FOR ASSEMBLY DETAILS

5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



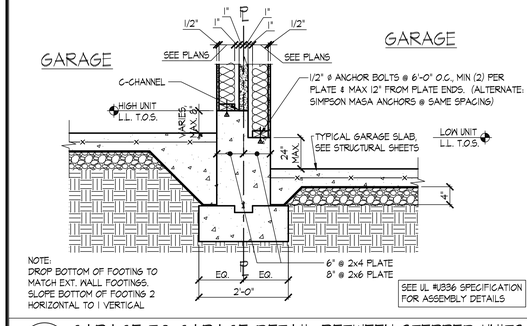
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

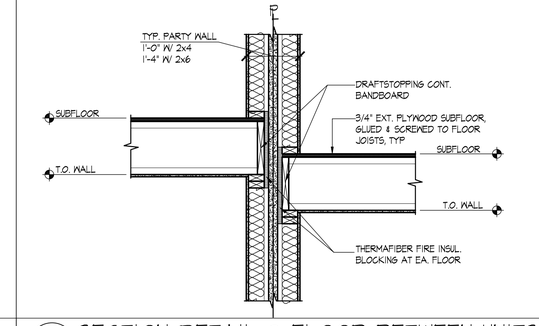
7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



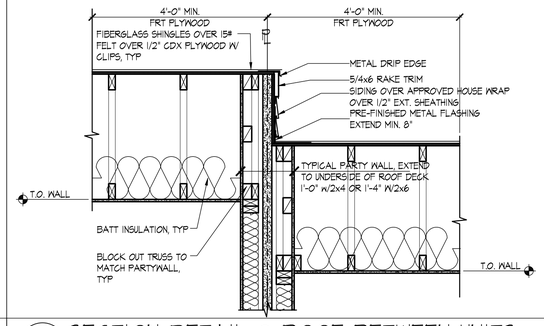
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U336 SPECIFICATION FOR ASSEMBLY DETAILS

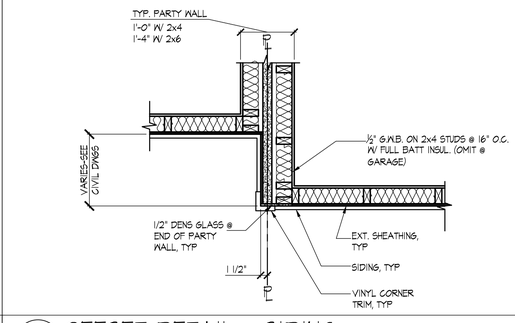
8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



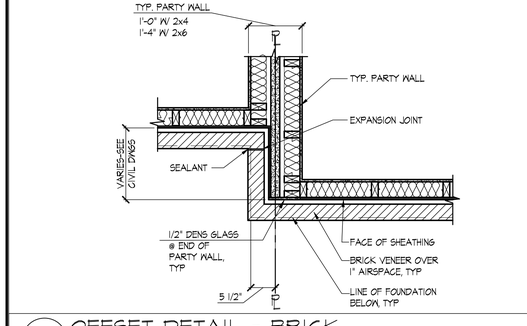
9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"



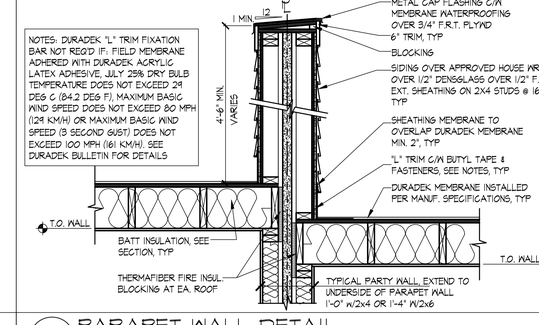
10 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 3/4" = 1'-0"



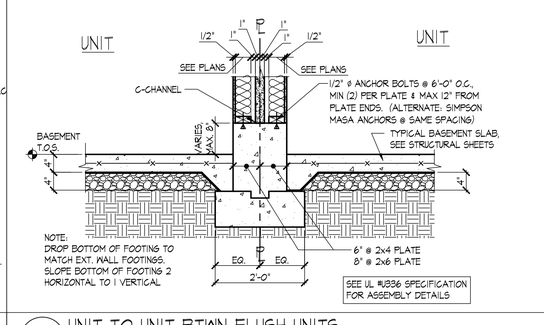
11 OFFSET DETAIL - SIDING
SCALE: 3/4" = 1'-0"



12 OFFSET DETAIL - BRICK
SCALE: 3/4" = 1'-0"

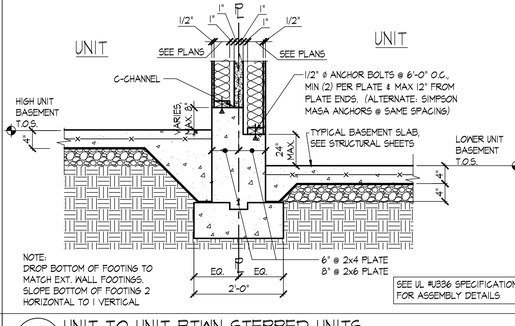


13 PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

14 UNIT TO UNIT BTWN FLUSH UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

15 UNIT TO UNIT BTWN STEPPED UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

06/09/2022

DRAWING DESCRIPTION: TYPICAL TOWNHOUSE DETAILS

SHEET # D-6A

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

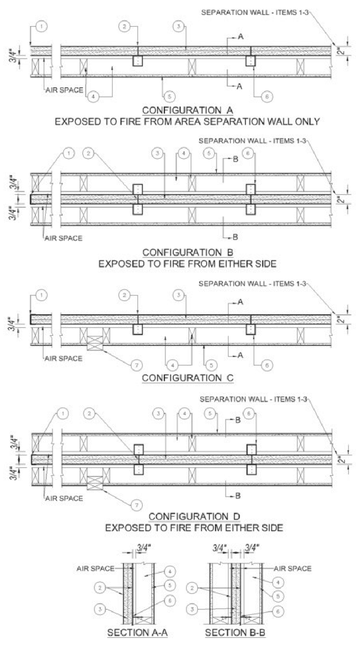
IF AN ALTERNATE FIREWALL IS SPECIFIED FOR USE, IT SHALL MEET THE 2-HOUR FIRE WALL REQUIREMENT AS REFLECTED IN ITS UL ASSEMBLY SHOWN

Design NO. U336

January 11, 2019

Exposed to fire from separation Wall side only
Nonbearing Wall Rating –– 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating – 2 hr (Protected Wall, See Items 4 and 4a) Nonbearing Wall Rating – 2 Hr (Protected Wall, See Item 4b) Finish Rating –– 120 min

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



SEPARATION WALL: (Max Height – 66 ft)

1. **Floor, Intermediate or Top Wall** –– 2 in. wide channel shaped with 1 in. long legs formed from no. 25 msg galv steel, secured with suitable fasteners spaced 24 in. oc.
2. **Metal Studs** –– Steel members formed from no. 25 msg galv steel having "h" – shaped flanged spaced 24 in. oc; overall depth 2 in. and flange width 1–3/8 in.

3. **Gypsum Board*** –– Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. vertical edges of panels friction fitted into "H" –shaped studs.
CGC INC –– Type SLX

UNITED STATES GYPSUM CO –– Type SLX

USG BORAL DRYWALL SFZ LLC –– Type SLX

USG MEXICO S A DE C V –– Type SLX

PROTECTED WALL: (BEARING OR NONBEARING WALL). WHEN BEARING, LOAD RESTRICTED FOR CANADIAN APPLICATIONS –– SEE GUIDE BXUV7.

4. **Wood Studs** –– Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid– height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4a. **Steel Studs** –– (As an alternate to item 4, Not Shown) –– For Bearing Wall rating – Corrosion protected steel studs, min NO. 20 msg (0.0329 in., min bare metal thickness) steel or min 3–1/2 in. wide, min NO. 20 gsg (0.036 in. thick) galv steel or NO. 20 msg (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold–Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S–12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min NO. 20 msg (0.0329 in., min bare metal thickness) steel or min NO. 20 GSG (0.036 in. thick) galv steel or no. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross–braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4b **Steel Studs** –– As an alternate to items 4 and 4A, for use in Configuration B only, Not Shown) –– For Nonbearing Wall Rating – Channel shaped, fabricated from min 25 MSG corrosion–protected steel, min 3–1/2 in. wide, min 1–1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion– protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross–braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board** –– Classified or Unclassified –– Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1–1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. **Attachment Clips** –– Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2–1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1–1/4 in. long to wood framing through holes provided in clip.

6a. Clip Placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6b. Clip Placement (Item 6) for separation walls up to 44 ft high. Space clips as described in item 6A for upper 24 ft. remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6c. Clip placement (item 6) for separation walls up to 66 ft high: Space clips as described in item 6A for upper 24 ft. space clips as described in item 6b for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. **Non–Bearing Wall Partition Intersection** –– (Optional) –– Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. Vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non–bearing wall partition intersection per stud cavity. Non–bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. **Caulking and Sealants*** –– (Optional) –– A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.
KNAUF INSULATION LLC –– TYPE ECOSEAL™ PLUS

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Ccertification (such as Canada), respectively.**

Last Updated on 2019–01–11

BXUV– Fire Resistance Ratings – ANSI/UL 263 Certified for United States

BXUV– Fire Resistance Ratings – CAN/ULC S101 Certified for Canada

See General Information for Fire–ResistanceRatings – ANSI/UL 263 Certified for United States
See General Information for Fire–Resistance Ratings – CAN/ULC S101 Certified for Canada

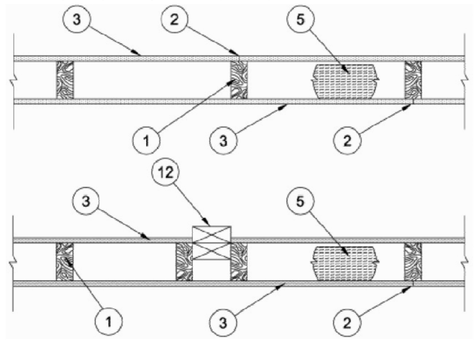
Design NO. U305

July 08, 2020

Bearing Wall Rating –– 1 Hr
Finish Rating –– See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L. STC Rating – 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used –– See guide BXUV OR BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Wood Studs** –– Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail–Heads** –– Joints covered with joint compound and paper tape. joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** –– 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1–7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. for an alternate method of attachment of gypsum panels, refer to items 6 through 6F, **Steel Framing Members*.**

When items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle–head steel screws spaced 12 in. OC.

When item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. base layer attached to furring channels with 1 in. long type S Bugle–head steel screws spaced 12 in. OC. face layer attached to furring channels with 1–5/8 in. long type S Bugle–head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in item 3.

When item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self–drilling, self–tapping type S or S–12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

When item 5K, **Foamed Plastic** (CCVW) is used, 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1–5/8 in. long type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field.

AMERICAN GYPSUM CO –– Types AGX–1(finish rating 23 min.), M–Glass (finish rating 23 min.), TYPE AGX–11 (finish rating 26 min), TYPE AGX–12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG–C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO –– Type DBX–1 (finish rating 24 min)

CABOT MANUFACTURING ULC –– Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type Z, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC –– Type C, Type X or Type X–1 (finish rating 26 min); Type ECRG or GlasRoc (finish rating 23 min), GlasRoc–2, Type Habito (finish rating 26 min).

CGC INC –– Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP–AR (finish rating 24 min), Type IPC– AR (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C –– Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC–C/A, Type LGFC–WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

GEORGIA–PACIFIC GYPSUM L L C –– Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base – Type X, Water Rated – Type X, Sheathing – Type X, Soffit – Type X, Type LWX (finish rating 22 min), Veneer Plaster Base–Type LWX (finish rating 22 min), Water Rated–Type LWX (finish rating 22 min), Sheathing Type–LWX (finish rating 22 min), Soffit–Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated–Type DGLW (finish rating 22 min), Sheathing Type– DGLW (finish rating 22 min), Soffit–Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2x (finish rating 22 min), Veneer Plaster Base – Type LW2X (finish rating 22 min), Water Rated – Type LW2X (finish rating 22 min), Sheathing – Type LW2X (finish rating 22 min), Soffit – Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated – Type DGL2W (finish rating 22 min), Sheathing – Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO –– Type FSK (finish rating 20 min), Type FSK–G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW–2 (finish rating 24 min), Type FSW–3 (finish rating 20 min), Type FSW–5 (finish rating 22 min), Type FSW–G (finish rating 20 min), Type FSK–C (finish rating 20 min), Type FSW–C (finish rating 20 min), Type FSMR–C, Type FSW–6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW–8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO –– Riyadh, Saudi Arabia –– Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM –– Types C, PG–2 (finish rating 20 min), PG–3 (finish rating 20 min), Types PG–3W, PG–5W (finish rating 20 min), Type PG–4 (finish rating 20 min), Type PG–6 (finish rating 23 min), Types PG–3WS, PG–5WS, PGS–WRS (finish rating 20 min), Types PG–5, PG–9 (finish rating 26 min), PG–11 PG–13 (Nails increased to 2 in.), or Type PG–C

PANEL REY S A –– Type GREX, GRIX, PRX, PRC, PRC2; Types RHX, GUARD REY, MDX, ETX (finish rating 22 min), PRX2
(finish rating 21 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD –– Type EX–1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL –– Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO –– Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX–C (finish rating 29 min), Type IP–AR (finish rating 24 min), Type IPC–AR (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min),Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC –– Type SGX (finish rating 24 min).

USG MEXICO S A DE C V –– Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP–AR (finish rating 24 min), Type IPC–AR (finish rating 24 min), TYPE ULX (finish rating 22 min)

3A. Gypsum Board* –– (As an alternate to item 3) –– 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1–1/4 in. long type w coarse thread gypsum panel steel screws spaced a max 8 in. oc, with last screw 1 in. from edge of board. when used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO –– Types AGX–1 (finish rating 25 min.), M–Glass (finish rating 25 min.), AG–C (finish rating 25 min.), LighttRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC –– Type C, Type X or Type X–1 (finish rating 26 min)

CGC INC –– Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP–AR (finish rating 24 min), Type IPC–AR (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO –– Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO –– Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX–G (finish rating 24 min), Type IP–AR (finish rating 24 min), Type IPC–AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC –– Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V –– Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP–X1 (finish rating 24 min), Type IP–X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP–AR (finish rating 24 min), Type IPC–AR (finish rating 24 min)

3b. gypsum board* –– (as an alternate to item 3) –– nom 3/4 in. thick, installed with 1–7/8 in. long cement coated nails as described in item 3 or 1–3/8 in. long type w coarse thread gypsum panel steel screws as described in item 3a.
CGC INC –– Types AR, IP–AR

UNITED STATES GYPSUM CO –– Types AR, IP–AR

USG MEXICO S A DE C V –– Types AR, IP–AR

3C. **GYPSUM BOARD*** –– (As an alternate to items 3, 3A and 3B) –– 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. installed with 1–7/8 in. long cement coated nails as described in item 3 or 1–1/4 in. long Type W coarse thread gypsum panel steel screws as described in item 3a. joint covering (Item 2) not required.
CGC INC –– Type SHX

UNITED STATES GYPSUM CO –– Type SHX

USG MEXICO S A DE C V –– Type SHX

3D. **GYPSUM BOARD*** –– (As an alternate to items 3, 3A, 3B, OR 3C –– Not Shown) –– For Direct Application to Studs Only– Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically.
vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1–5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1–1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S–12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or Max 1/2 in. by 1–1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. lead batten strips to have a purity of 99.9% meeting the Federal specification QQ–L–201F, grade "C".
RAY–BAR ENGINEERING CORP –– Type RB–LBG (finish rating 24 min)

3E. **GYPSUM BOARD*** –– (As an alternate to items 3, 3A, 3B, 3C, AND 3D) –– 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1–1/4 in. long type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1–7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA–PACIFIC GYPSUM L L C –– Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. **GYPSUM BOARD*** –– (As an alternate to items 3, 3A, 3B, 3C, 3D, and 3E) –– 5/8 in. glass–mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1–7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.

CGC INC –– Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO –– Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC –– Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V –– Type USGX (finish rating 22 min.)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: FOR ALL HOUSES

04/04/2022

DRAWING DESCRIPTION:
TYPICAL ARCHITECTURAL DETAILS

SHEET #
D-6B

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

IF AN ALTERNATE FIREWALL IS SPECIFIED FOR USE, IT SHALL MEET THE 2-HOUR FIRE WALL REQUIREMENT AS REFLECTED IN ITS UL ASSEMBLY SHOWN

3G. **GYPSUM BOARD*** -- (As an alternate to items 3 through 3F) -- 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C -- Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **GYPSUM BOARD*** -- (As an alternate to items 3) -- Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO -- Type SBWB

3I. **GYPSUM BOARD*** -- (As an alternate to items 3 through 3H, not shown) -- Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type QuietRock ES (finish rating 20 min)

3J. **GYPSUM BOARD*** -- (As an alternate to item 3) -- Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured per item 3 or 3a.
CERTAINTEED GYPSUM INC -- Type SilentFX

3K. **GYPSUM BOARD*** -- (As an alternate to item 3) -- 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. when used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO -- Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. **GYPSUM BOARD*** -- (As an alternate to item 3) -- For Direct Application to Studs Only -- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201F, grades "B, C or D".
MAYCO INDUSTRIES INC -- "X-Ray Shielded Gypsum"

3M. **GYPSUM BOARD*** -- (As an alternate to items 3) -- For Direct Application to Studs Only -- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal Specification QQ-L-201F, Grade "C". Fasteners for face layer gypsum panels (items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in item 4.
RADIATION PROTECTION PRODUCTS INC -- Type RPP - Lead Lined Drywall

3N. **GYPSUM BOARD*** -- (As an alternate to item 3) -- 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in item 3 or 3a.
CERTAINTEED GYPSUM INC -- Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2 (finish rating 24 min)

3O. **WALL AND PARTITION FACINGS AND ACCESSORIES*** -- (As an alternate to item 3, Not Shown) -- Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type QuietRock 527 (finish rating 24 min).

3P. **GYPSUM BOARD*** -- (As an alternate to item 3, not shown) -- Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO -- Type FSW (finish rating 25 min)

3Q. **GYPSUM BOARD*** -- (As an alternate to item 3) -- 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C -- Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. **GYPSUM BOARD*** -- (As an alternate to item 3. for use with item 5H) -- Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **GYPSUM BOARD*** -- 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type PG-13

3T. **WALL AND PARTITION FACINGS AND ACCESSORIES*** -- (As an alternate to 5/8 in. thick board as outlined in item 3) -- Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type QuietRock 545

3U. **GYPSUM BOARD*** -- (As an alternate to item 3 - For use with Foamed Plastic products, item 5J) -- 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO -- Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO -- Type DBX-1

CABOT MANUFACTURING ULC -- Type X

CERTAINTEED GYPSUM INC -- Type X

CGC INC -- Type SCX

PANEL REY S A -- Type PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD -- Type EX-1

THAI GYPSUM PRODUCTS PCL -- Type X

UNITED STATES GYPSUM CO -- Types SCX and SGX

USG BORAL DRYWALL SFZ LLC -- Types SCX and SGX

USG MEXICO S A DE C V -- Type SCX

4. Steel Corner Fasteners -- (Optional) -- For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one N. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* -- (Optional -- Required when item 6A is used (RC-1)) -- Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC
ROCKWOOL -- Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m3

ROCKWOOL MALAYSIA SDN BHD -- Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO -- Delta Board

THERMAFIBER INC -- Type SAFB, SAFB FF

5A. **Fiber, Sprayed*** -- (Not shown -- Not for use with item 6) -- As an alternate to Batts and Blankets (item 5) -- Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. alternate application method: the fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LD or INS773LD.
U S GREENFIBER L L C -- INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only

5B. **Fiber, Sprayed*** -- (Not shown - Not for use with item 6) -- As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC -- Cellulose Insulation
5C. Batts and Blankets* -- Required for use with resilient channels, item 7, 3 in. thick mineral wool batts, friction- fitted to fill interior of wall.
THERMAFIBER INC -- Type SAFB, SAFB FF

5D. **Glass Fiber Insulation** -- (As an alternate to item 5c) -- 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV OR BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets*** -- (Required for use with Qall and Partition Facings and Accessories, Item 3D) -- Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed*** -- (Optional, Not Shown -- Not for use with items 6, 6A, 6B, 6C, OR 6D) -- As an alternate to Batts and Blankets (item 5) and item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC -- Type Rockwool Premium Plus

5G. **Fiber, Sprayed*** -- (Optional, Not Shown -- Not for use with items 6, 6A, 6B, 6C, OR 6D). -- As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP -- Celbar-RL

5H. **Foamed Plastic*** -- (Optional -For Use with item 3R) -- Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC -- Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam.

5I. **Fiber, Sprayed*** -- (Not shown -- Not for use with item 6) -- As an alternate to Batts and Blankets (item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. the minimum dry density shall be 5.79 lbs/ft^3.
APPLEGATE HOLDINGS L L C -- Applegate Advanced Stabilized Cellulose Insulation

5J. **Foamed Plastic*** -- (Optional, Not Shown - For use with Item 3U) -- Spray applied, foamed plastic insulation, to completely filling stud cavity.
GACO WESTERN L L C -- Types GacoEzspray F4500, GacoOrofill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco Wallfoam 183M

5K. **Foamed Plastic*** -- (Optional, Not Shown - For use with item 3) -- Spray applied, foamed plastic insulation completely filling stud cavity. The 5/8 in. thick, 4 ft. wide gypsum board described in item 3 shall only be applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs.
Gypsum panels secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field.
CARLISLE SPRAY FOAM INSULATION -- SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim, and SealTite Pro One Zero.

6. Steel Framing Members* -- (Optional, not shown) -- Furring channels and Steel Framing Members as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. oc perpendicular to studs. Channels secured to studs as described in item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of no. 18 SWG Galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in item 3.

b. Steel Framing Members* -- Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V Clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C -- Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members*** -- (Optional, Not Shown) -- Furring channels and Steel Framing Members on one side of studs as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item B. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in item 3.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC -- Type Isomax

6B. **Steel Framing Members*** -- (Optional, not shown) -- Furring channels and Steel Framing members as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in item 3.
b. Steel Framing Members* -- Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with no. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC -- Type Genie Clip

6c. **Steel Framing Members*** -- (Optional, Not Shown) -- Furring channels and Steel Framing Members as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in item 3.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with no. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS -- RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6d. **Steel Framing Members*** -- (Optional, Not Shown) -- Furring channels and Steel Framing Members as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in item 3.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with no. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA -- Type SonusClip

6E. **Steel Framing Members*** -- (Optional, Not Shown) -- Resilient channels and Steel Framing Members as described below:
a. Resilient Channels -- Formed of no. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two no. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in item 3.

b. Steel Framing Members* -- Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with no. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC+ Assurance Clip

6f. **Steel Framing Members*** -- (Optional, Not Shown) -- Furring channels and Steel Framing Members as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in item 3.

b. Steel Framing Members* -- Used to attach furring channels (Item 6Fa) to studs. Clips spaced 48 in. OC. Clips secured to studs with no. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS -- Type ClarkDietrich Sound Clip

7. Furring Channel -- Optional -- Not Shown -- For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead phillips head steel screws. When resilient channels are used, insulation, items 5C or 5D is required.

8. Caulking and Sealants -- (Not Shown, Optional) -- A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating -- The STC Rating of the wall assembly is 56 when it is constructed as described by items 1 through 6, except:

A. Item 2, above -- Nailheads Shall be covered with joint compound.

B. Item 2, above -- Joints As Described, shall be covered with fiber tape and joint compound.

C. Item 5, above -- Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above -- Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above -- Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. Wall and Partition Facings and Accessories* -- (Optional, Not Shown) -- Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL classified gypsum board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type QuietRock QR-500 and QR-510

11. Cementitious Backer Units* -- (Optional Item Not Shown -- For Use On Face of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. when 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO -- Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. Non-Bearing Wall Partition Intersection -- (Optional) --Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. Vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting -- (Not Shown) --- Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. Mineral and Fiber Board* -- (Optional, Not Shown) -- For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type S steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO -- Homasote Type 440-32

14A. Mineral and Fiber Board* -- (Optional, Not Shown) -- For use with items 14B-14E) -- For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO -- Homasote Type 440-32

14B. **Glass Fiber Insulation** -- (For use with item 14A) --- 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified Companies.

14C. **Batts and Blankets*** -- (As an alternate to item 14B, For use with item 14A), 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC -- Type SAFB, SAFB FF

14D. **Adhesive** -- (For use with item 14A) -- Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (item 14A).

14E. **Gypsum Board*** -- (For use with item 14A) --- 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound.
Screw heads covered with joint compound. Finish Rating 30 min.

AMERICAN GYPSUM CO -- Type AG-C

CERTAINTEED GYPSUM INC -- Type C

CGC INC -- Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C -- Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C -- Types 5, DAPC, TG-C

NATIONAL GYPSUM CO -- Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM -- Type PG-C

PANEL REY S A -- Type PRC

THAI GYPSUM PRODUCTS PCL -- Type C

UNITED STATES GYPSUM CO -- Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC -- Type C

USG MEXICO S A DE C V -- Types C, IP-X2, IPC-AR

14F. **Mineral and Fiber Board** -- (Optional, Not Shown) -- For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC -- Soundstop

***Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions:

1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings).

2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. in addition, the reprinted material must include a copyright notice in the following format: "© 2020 UL LLC"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: MASTER DETAILS (SAME FOR ALL HOUSES)

04/04/2022

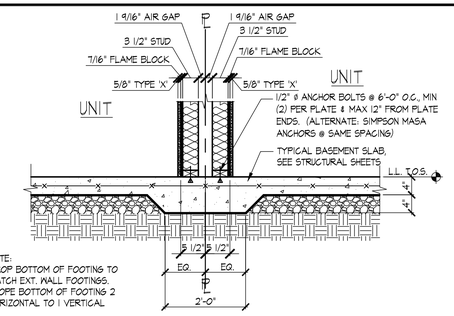
DRAWING DESCRIPTION: TYPICAL ARCHITECTURAL DETAILS

SHEET # D-6C

THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

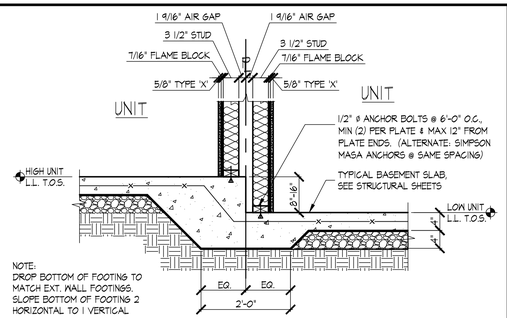
©2022, 2023

0 4" 8" 1'-0" 1'-4" 1'-8" 0 2" 4" 6" 8" 10"
3/4" = 1'-0" 1 1/2" = 1'-0"



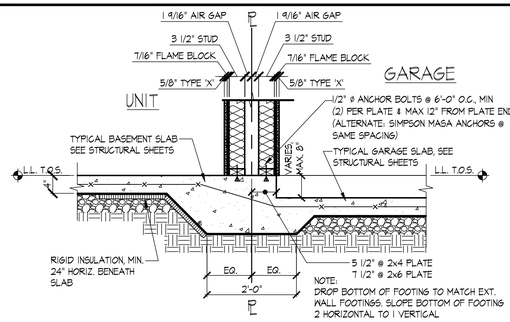
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



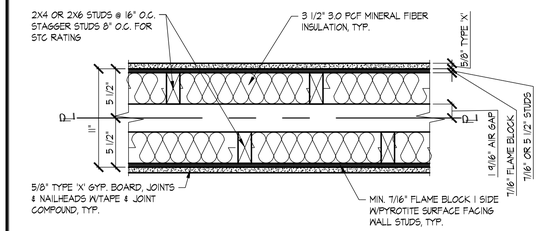
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

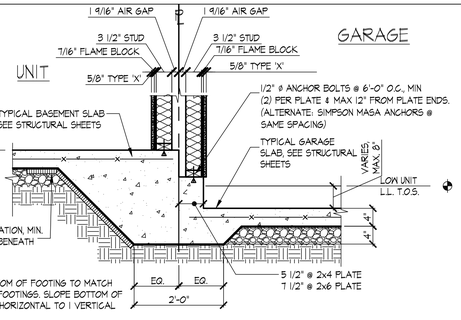
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



STC 61 SEE ESR-1365	MINERAL FIBER INSULATION 3 1/2" THICK, NOM 3.0 PCF PRESSURE FILL IN THE WALL CAVITY WOOD STUDS STAGGERED 8" O.C.

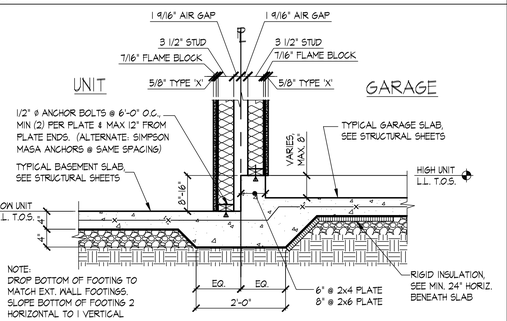
SEE UL #U350A SPECIFICATION FOR ASSEMBLY DETAILS

4 2 HOUR PARTY WALL DETAIL (UL #U350A)
SCALE: 1 1/2" = 1'-0"



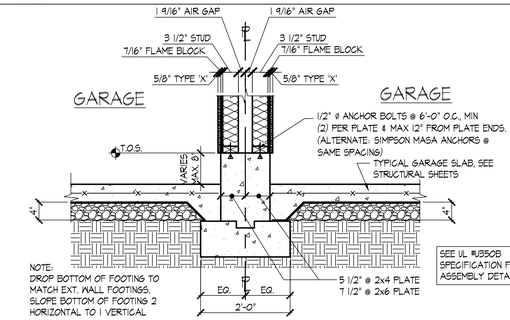
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

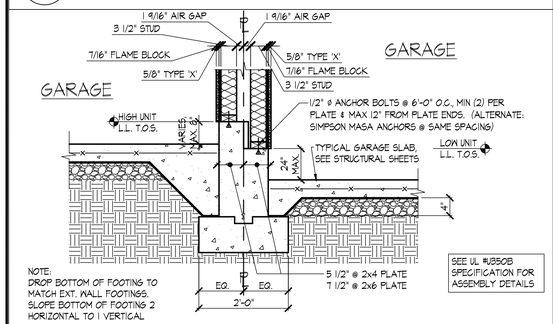
6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

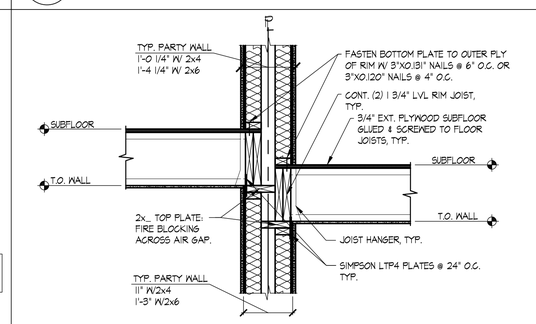
7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



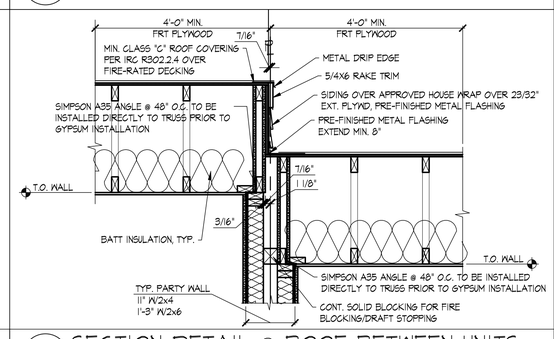
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

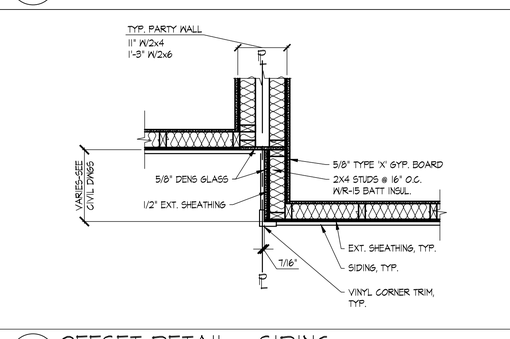
8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



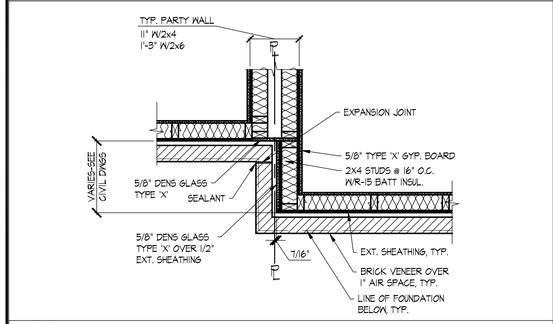
9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"



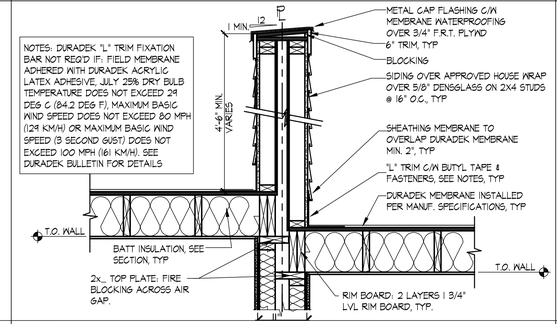
10 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 3/4" = 1'-0"



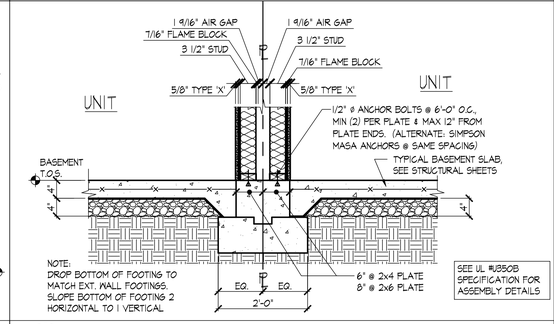
11 OFFSET DETAIL - SIDING
SCALE: 3/4" = 1'-0"



12 OFFSET DETAIL - BRICK
SCALE: 3/4" = 1'-0"



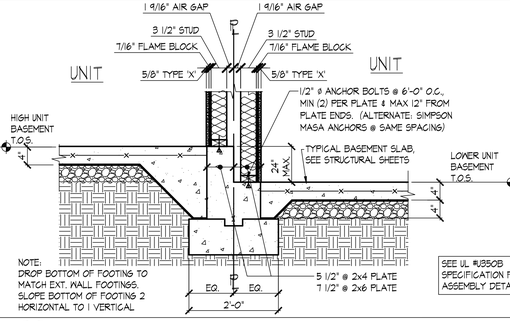
13 PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

14 UNIT TO UNIT BTWN FLUSH UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

15 UNIT TO UNIT BTWN STEPPED UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL:
UL U350A (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 03/21/22

REVISION(S):
04/07/22
05/03/22

DRAWING DESCRIPTION:
ALTERNATE FIREWALL ASSEMBLY (OPTION 03325)

SHEET #
D-6D

© 2021, 2022 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN COMPANIES, ALL DRAWING SETS MUST BE RETURNED UPON REQUEST. OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

ALTERNATE FIREWALL ASSEMBLY
UL DESIGN #U350A (OPT# 103325)

INTERTEC DESIGN #120-03

1. ROOF/CEILING:
ROOF/CEILING ASSEMBLY CONSTRUCTED WITH TRUSSES OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPINDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3.)

2. 2-HOUR FIRE RATED CONTINUITY TO ROOF DECK:
MAINTAIN THE 2 HOUR FIRE-RESISTANCE RATED SEPARATION BY INSTALLING A TRUSS OR JOIST PARALLEL WITH THE 2 HOUR FIRE -RESISTANCE RATED WALL ON EACH OF THE TWO TOP PLATES. FOR NON-LOAD BEARING TRUSS OR JOIST APPLY 1 LAYER (CONTINUOUS) OF 5/8" THICK GYPSUM BOARD ON EACH SIDE OF TRUSS (NOT SHOWN) USING 1-7/8" LONG 8D CEMENT COATED NAILS SPACED 8" ON CENTER (O.C.) FOR LOAD BEARING TRUSS OR JOIST, APPLY 2 LAYERS (CONTINUOUS) OF 5/8" THICK TYPE X GYPSUM BOARD ON EACH SIDE OF TRUSS OR JOIST (SHOWN) USING 1-7/8" LONG 8D CEMENT COATED NAILS SPACED 8" O.C. FOR THE SECOND (OUTER) LAYER. JOIST TREATMENT NOT REQUIRED AT SQUARE EDGES.

3. WALL ASSEMBLY:
INTERTEK DESIGN NO. BTC/WPPS 120-2 OR UL DESIGN NO. U350 CONFIGURATION A (SHOWN) AND CONFIGURATION B, 2-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY, CONTINUOUS FROM FLOOR TO CEILING.

4. FLOOR/CEILING ASSEMBLY:
FLOOR/CEILING ASSEMBLY CONSTRUCTED WITH TRUSS OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPENDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3). FOR PARALLEL FRAMING, PROVIDE INTERMEDIATE BLOCKING AT MAX. 4 FT. O.C.

5. RIMBOARD:
SOLID LSL RIMBOARD

CERTIFIED PRODUCT:
LOUISIANA-PACIFIC CORPORATION, LP
SOLIDSTART LSL

ALTERNATIVELY, OTHER COMPOSITE LUMBER CONFORMING TO ALL PERTINENT PROVISIONS OF ASTM D5456 MAY BE USED AND AND MUST MAINTAIN MINIMUM REQUIREMENTS SPECIFIED BELOW.

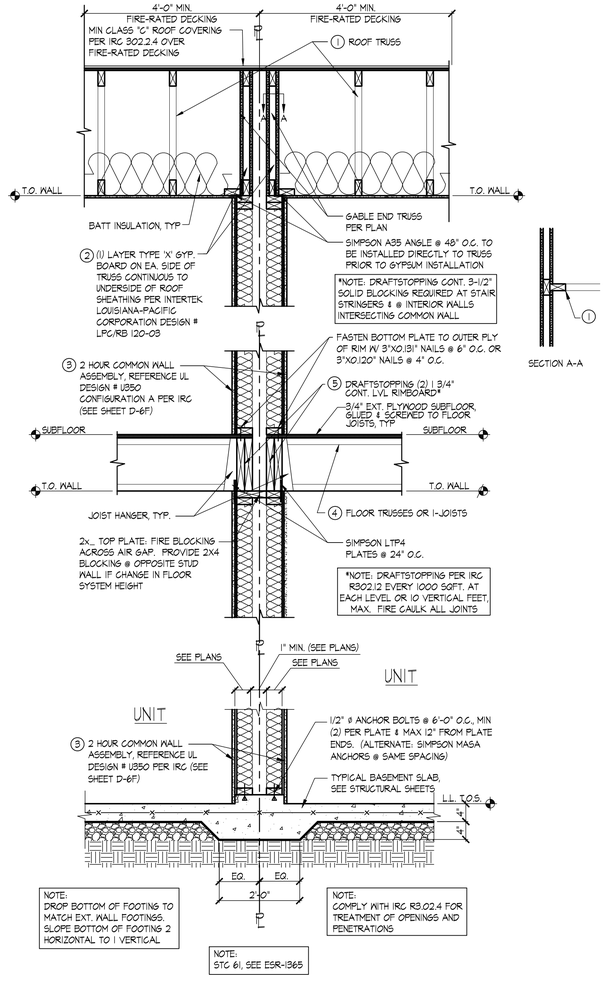
MAINTAIN THE 2 HOUR FIRE-RESISTANCE CONTINUITY THROUGH THE FLOOR/CEILING ASSEMBLY (ITEM 4) WITH OPTION A, B, C, OR D.

A. ONE MIN. 3-1/2" THICK CONTINUOUS SOLID LSL OR SOLID WOOD.

B. TWO MIN. 1-3/4" THICK, CONTINUOUS LSL.

C. ONE MIN. 3" THICK CONTINUOUS SOLID LSL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.

D. TWO MIN. 1-1/2" THICK CONTINUOUS LSL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.



1 2 HOUR COMMON WALL SECTION (UL #U350A)
SCALE 3/4"=1'-0"

ALTERNATE FIREWALL ASSEMBLY
UL DESIGN U350A (OPT. 103325)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U350A (2X4) COMMON WALL DETAIL

ORIGINAL ISSUE DATE: 03/21/22

REVISION(S):
04/07/22
05/03/22

DRAWING DESCRIPTION: ALTERNATE FIREWALL ASSEMBLY (OPTION 103325)

SHEET # D-6E

© 2021, 2022 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

UL Product iQ™

BXUV.U350

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U350

June 3, 2021

Bearing Wall Rating — 2 Hr
Finish Rating — 23 min
STC Ratings — 61, 56 (See Items 2, 2A, 7, 7A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R17094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R8937

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

5. **Joints and Nailheads —** Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound.

6. **Resilient Channel —** Optional - Not Shown - For use with gypsum boards in Configuration B, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

7. **STC Rating —** The STC Rating of Configuration A is 61 when it is constructed as described by Items 1 through 5, except:
A. Item 1, above - Wood Studs - Studs in opposite rows shall be staggered 8 in. OC.

B. Item 4, above - Gypsum Board - Min. weight 2.0 psf.

7A. **STC Rating —** The STC Rating of Configuration B is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 1, above - Wood Studs - Studs in opposite rows shall be staggered 8 in. OC.

B. Item 4, above - Gypsum Board - Min. weight 2.0 psf.

C. Item 6, above - Resilient Channels - The gypsum board shall be attached to the studs with resilient channels.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

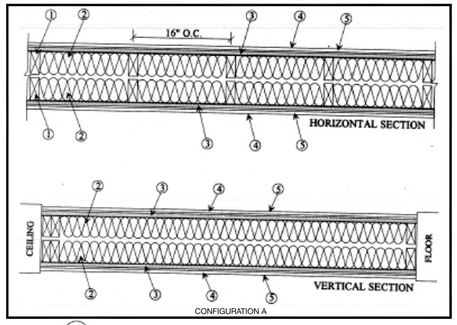
Last Updated on 2021-06-03

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

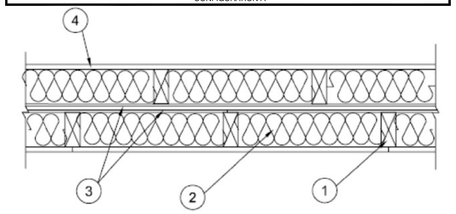
UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with

permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2021 UL LLC"

ALTERNATE FIREWALL ASSEMBLY
UL DESIGN U350A (OPT. 103325)



CONFIGURATION A



CONFIGURATION B

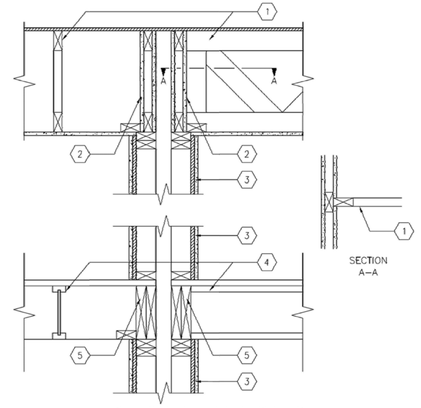
1. **Wood Studs —** Double row of nom 2 by 4 in., spaced 16 in. OC with two 2 by 4 top and one 2 by 4 bottom plates. As an option, nom 2 in. by 6 in.., spaced 24 in.. OC with two 2 in. by 6 in. top and one 2 in. by 6 in. bottom plates may be used in lieu of 2 in. by 4 in. studs and plates. Studs effectively fire stopped. Opposite stud rows spaced 1 in. apart.

2. **Batts and Blankets* —** Used to achieve the STC Ratings - Faced or unfaced mineral fiber insulation, 3-1/2 in. thick, nom 3.0 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing

intertek
Total Quality. Assured.

Division 06 – Wood, Plastics, and Composites
06 17 00 Shop-Fabricated Structural Wood
06 17 43 Rim Boards

Louisiana-Pacific Corporation
Design No. LPC/RB 120-03
Rim Board
LP® SolidStart® Rim Board
ASTM E119
Rating: 2 Hour



The assembly is based on a residual rim board thickness of 1 in.

Date Issued: April 27, 2021 Page 1 of 2 Spec ID: 43243

Version: 18 January 2021 SFT-BC-OP-15i

INTERTEK 120-03

See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

2A. **Glass Fiber Insulation —** (As an alternate to Item 2, not for use with STC Ratings) — Faced or unfaced glass fiber batts 3-1/2 in. thick, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing may be used. If 2 by 6 in. studs (Item 1) are used, min. 5-1/2 in. of unfaced glass fiber batts, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.
See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

2B. **Loose Fill Materials —** (As an alternate to Item 2A, not for use with STC Ratings) — Blown-in fiberglass loose-fill insulation material. The insulation is applied in a dry state to completely fill the enclosed cavity with a minimum density of 0.25 pcf.

2C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS765LD and INS773LD are to be used for dry application only.

2D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

2E. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) — Spray applied cellulose material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

3. **Building Units* —** Building units placed with the laminate face against or laminate face away from, and nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field.
LOUISIANA-PACIFIC CORP — Type Blazeguard 1-Side

LOUISIANA-PACIFIC CORP — Type LP FlameBlock 1-Side

4. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom. 5/8 in. thick, 4 ft. wide board, applied vertically over building units (Item 3) or attached directly to the wood studs (Configuration B) with joints staggered from joints of building units and nailed to studs and bearing plates through the building units 8 in. OC. with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam. and 9/32 in. diam. head. When constructing Configuration B, 1-7/8 in. long, 8d cement coated nails spaced 8 in. OC. shall be used to fasten the gypsum board directly to the wood studs. When Item 6, resilient channels are used, gypsum panels applied vertically and screw attached with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

Division 06 – Wood, Plastics, and Composites
06 17 00 Shop-Fabricated Structural Wood
06 17 43 Rim Boards

1. **ROOF/CEILING:** Roof/ceiling assembly constructed with trusses or joists per the project specifications. Trusses or joists can be parallel or perpendicular to the 2 hr fire-resistance rated wall assembly (Item 3).

   As illustrated in Section A-A view, a continuous vertical web is allowed at each truss with min. 1 in. overlap for interior gypsum on each side of truss. Gypsum board to be continuous on interior or cut to fit tight between trusses with max. 1/16 in. gap.

2. **2-HR FIRE RATED CONTINUITY TO ROOF DECK:** Maintain the 2 hr fire-resistance rated separation by installing a truss or joist parallel with the 2 hr fire-resistance rated wall on each of the two top plates. For non-load bearing truss or joist apply 1 layer (continuous) of 5/8-in. thick Type X gypsum board on each side of the truss or joist (shown) using 1-7/8 in. long, 8d cement coated nails spaced 8 in. on center (oc). For load bearing truss or joist, apply 2 layers (continuous) of 5/8 in. thick Type X gypsum board on each side of the truss or joist (not shown) using 1-7/8 in. long, 8d cement coated nails spaced 12 in. oc for the first layer and 2-3/8 in. long, 8d cement coated nails spaced 8 in. oc for the second (outer) layer. Joint treatment not required at square edges.

3. **WALL ASSEMBLY:** Intertek Design No. BTC/WPPS 120-2 or UL Design No. U350 Configuration A (shown) and Configuration B, 2-hr fire-resistance rated wall assembly, continuous from floor to ceiling.

4. **FLOOR/CEILING ASSEMBLY:** Floor/ceiling assembly constructed with trusses or joists per the project specifications. Trusses or joists can be parallel or perpendicular to the 2 hr fire-resistance rated wall assembly (Item 3). For parallel framing, provide intermediate blocking at max. 4 ft. oc.

5. **RIMBOARD:** Solid LSL Rimboard.

   CERTIFIED PRODUCT: Lousiana-Pacific Corporation, LP® SolidStart® LSL.

   Alternatively, other composite lumber conforming to all pertinent provisions of ASTM D5456 maybe used and must maintain minimum requirements specified below.

   Maintain the 2 hr fire-resistance rating continuity through the floor/ceiling assembly (Item 4) with option A, B, C, or D.

   A. One min. 3-1/2 in. thick continuous solid LSL or solid wood.

   B. Two min. 1-3/4 in. thick, continuous LSL.

   C. One min. 3 in. thick continuous solid LSL. Min. 1/2 in. gypsum board required on ceiling of floor/ceiling assembly (Item 4) with this option.

   D. Two min. 1-1/2 in. thick, continuous LSL. Min. 1/2 in. gypsum board required on ceiling of floor/ceiling assembly (Item 4) with this option.

Consult the listing report on the Directory of Building Products (https://bpdirectory.intertek.com) for the edition of the standard(s) evaluated.

Date Issued: April 27, 2021 Page 2 of 2 Spec ID: 43243

Version: 18 January 2021 SFT-BC-OP-15i

INTERTEK 120-03

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8016

SEAL:

MODEL:
UL U350A (2X4)
COMMON WALL DETAIL

ORIGINAL ISSUE
DATE: 03/21/22

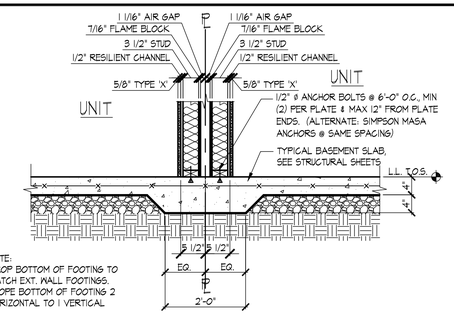
REVISION(S):
04/07/22
05/03/22

DRAWING DESCRIPTION:
ALT. FIREWALL ASSEMBLY
(OPTION # 103325) &
INTERTEK 120-03

SHEET #
D-6F

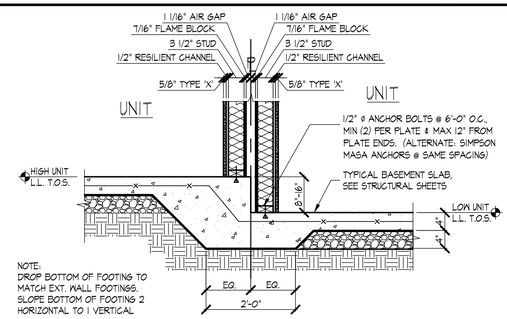
© 2021, 2022 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE KRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8" 0 2" 4" 8" 8" 10"
3/4" = 1'-0" 1 1/2" = 1'-0"



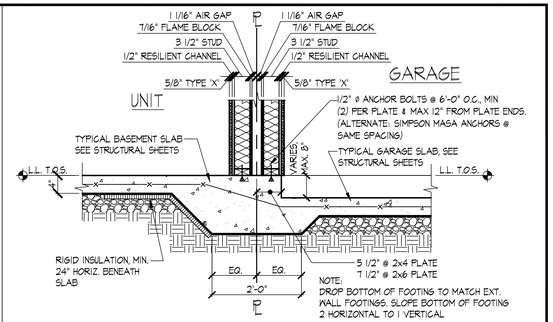
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

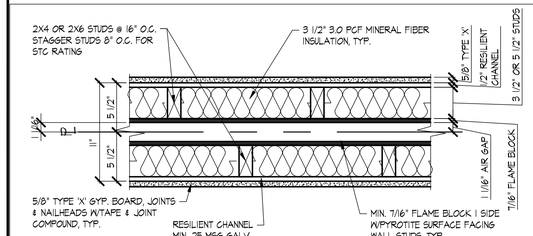
2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



5 1/2" @ 2x4 PLATE
7 1/2" @ 2x6 PLATE

NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

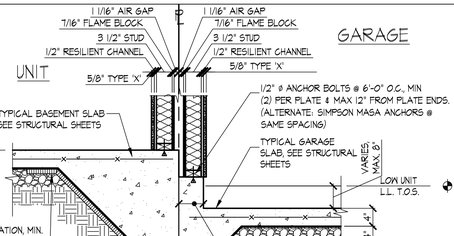
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



STC 61 SEE ESR-1365	MINERAL FIBER INSULATION 3 1/2" THICK, NOM 3.0 PCF PRESSURE FILL IN THE WALL CAVITY WOOD STUDS STAGGERED 8" O.C. & RESILIENT CHANNEL MIN. 25 MSG GALV. STEEL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

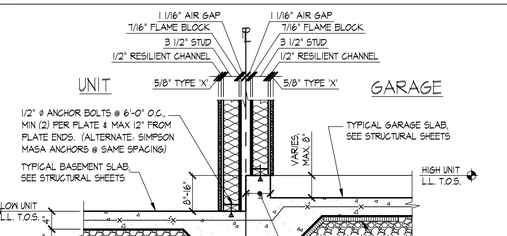
4 2 HOUR PARTY WALL DETAIL (UL #U350B)
SCALE: 1 1/2" = 1'-0"



5 1/2" @ 2x4 PLATE
7 1/2" @ 2x6 PLATE

NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"

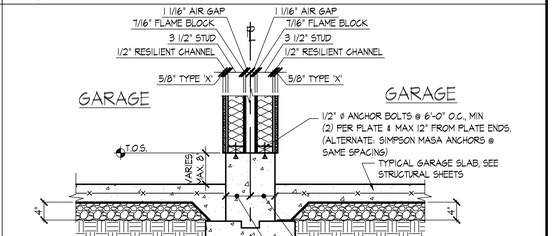


6" @ 2x4 PLATE
8" @ 2x6 PLATE

NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

RIGID INSULATION SEE MIN. 24" HORIZ. BENEATH SLAB

6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"

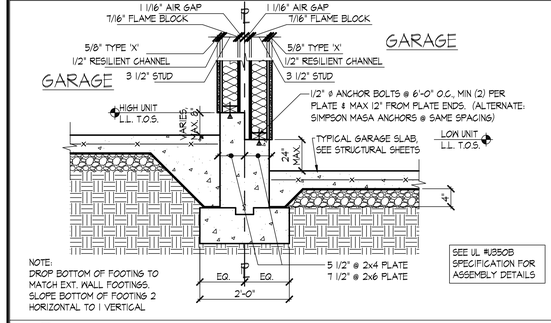


5 1/2" @ 2x4 PLATE
7 1/2" @ 2x6 PLATE

NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

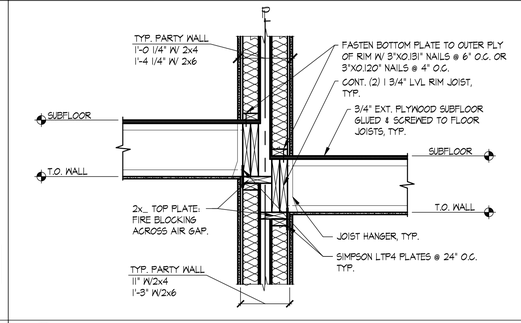
7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



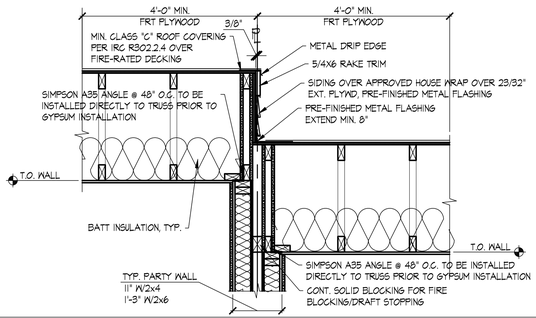
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

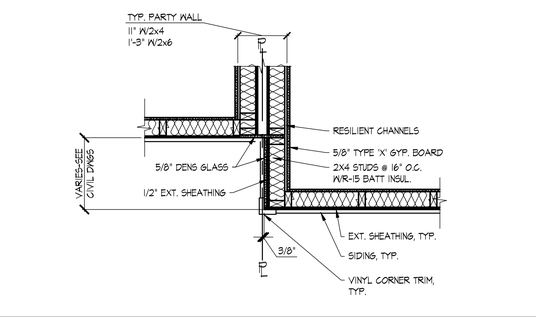
8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



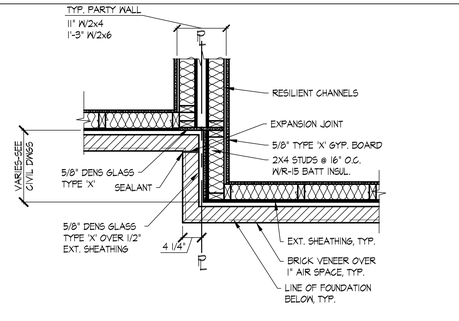
9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"



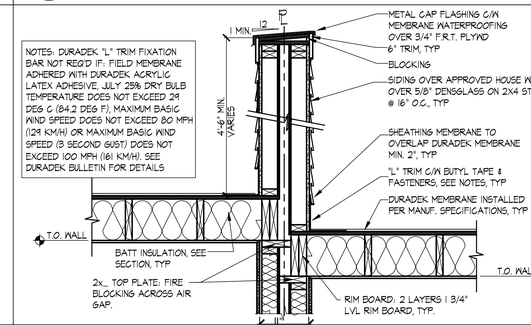
10 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 3/4" = 1'-0"



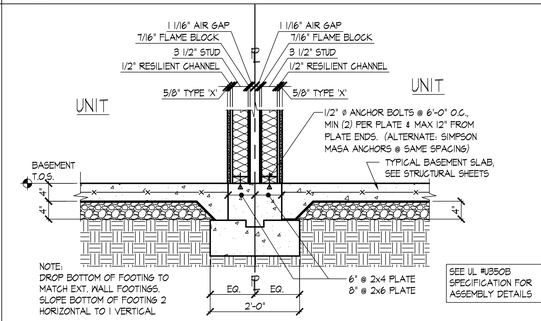
11 OFFSET DETAIL - SIDING
SCALE: 3/4" = 1'-0"



12 OFFSET DETAIL - BRICK
SCALE: 3/4" = 1'-0"



13 PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"

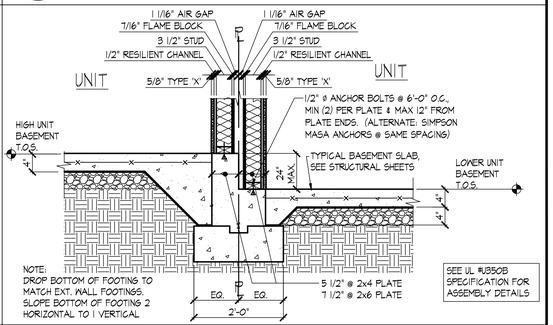


NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

6" @ 2x4 PLATE
8" @ 2x6 PLATE

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

14 UNIT TO UNIT BTWN FLUSH UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

5 1/2" @ 2x4 PLATE
7 1/2" @ 2x6 PLATE

SEE UL #U350B SPECIFICATION FOR ASSEMBLY DETAILS

15 UNIT TO UNIT BTWN STEPPED UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U350B (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 03/21/22

REVISION(S):
04/07/22
05/03/22
05/06/22

DRAWING DESCRIPTION: UL #U350B ALTERNATE FIREWALL ASSEMBLY #3 (OPTION # 10931B)

SHEET # D-66

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC., AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC.; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

ALTERNATE FIREWALL ASSEMBLY
UL DESIGN #U350B (OPT# 109318)
INTERTEK DESIGN #120-03

1. ROOF/CEILING:
ROOF/CEILING ASSEMBLY CONSTRUCTED WITH TRUSSES OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPENDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3.)

AS ILLUSTRATED IN SECTION A-A VIEW, A CONTINUOUS VERTICAL WEB IS ALLOWED AT EACH TRUSS WITH MIN. 1 IN. OVERLAP FOR INTERIOR GYPSUM ON EACH SIDE OF TRUSS. GYPSUM BOARD TO BE CONTINUOUS ON INTERIOR OR CUT TO FIT TIGHT BETWEEN TRUSSES WITH MAX. 1/16IN. GAP.

2. 2-HOUR FIRE RATED CONTINUITY TO ROOF DECK:
MAINTAIN THE 2 HOUR FIRE-RESISTANCE RATED SEPARATION BY INSTALLING A TRUSS OR JOIST PARALLEL WITH THE 2 HOUR FIRE -RESISTANCE RATED WALL ON EACH OF THE TWO TOP PLATES. FOR NON-LOAD BEARING TRUSS OR JOIST APPLY 1 LAYER (CONTINUOUS) OF 5/8 IN. THICK GYPSUM BOARD ON EACH SIDE OF TRUSS OR JOIST (NOT SHOWN) USING 1-7/8 IN. LONG 8d CEMENT COATED NAILS SPACED 8 IN. ON CENTER (O.C.) FOR LOAD BEARING TRUSS OR JOIST, APPLY 2 LAYERS (CONTINUOUS) OF 5/8 IN. THICK TYPE X GYPSUM BOARD ON EACH SIDE OF TRUSS OR JOIST (SHOWN) USING 1-7/8 IN. LONG 8d CEMENT COATED NAILS SPACED 12 IN. O.C. FOR THE FIRST LAYER AND 2-3/8 IN. LONG, 8d CEMENT COATED NAILS SPACED 8 IN. O.C. FOR THE SECOND (OUTER) LAYER. JOIST TREATMENT NOT REQUIRED AT SQUARE EDGES.

3. WALL ASSEMBLY:
INTERTEK DESIGN NO. BTC/WPPS 120-03 OR UL DESIGN NO. U350 CONFIGURATION A (NOT SHOWN) AND CONFIGURATION B (SHOWN), 2-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY, CONTINUOUS FROM FLOOR TO CEILING .

4. FLOOR/CEILING ASSEMBLY:
FLOOR/CEILING ASSEMBLY CONSTRUCTED WITH TRUSS OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPENDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3). FOR PARALLEL FRAMING, PROVIDE INTERMEDIATE BLOCKING AT MAX. 4 FT. O.C.

5. RIMBOARD:
SOLID LSL RIMBOARD

CERTIFIED PRODUCT:
LOUISIANA-PACIFIC CORPORATION, LP
SOLIDSTART LSL

ALTERNATIVELY, OTHER COMPOSITE LUMBER CONFORMING TO ALL PERTINENT PROVISIONS OF ASTM D5456 MAY BE USED AND AND MUST MAINTAIN MINIMUM REQUIREMENTS SPECIFIED BELOW.

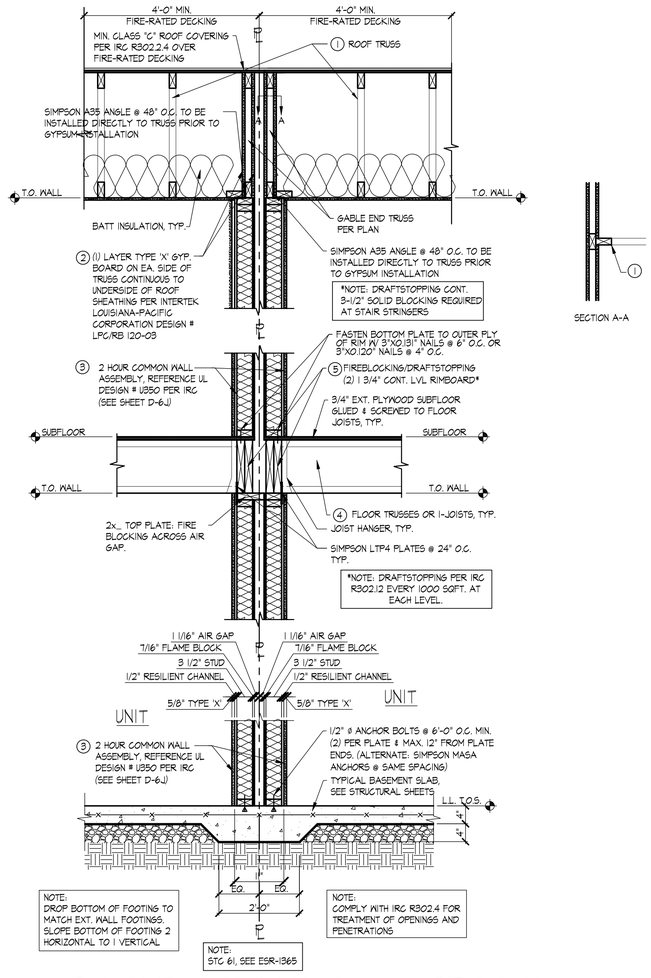
MAINTAIN THE 2 HOUR FIRE-RESISTANCE CONTINUITY THROUGH THE FLOOR/CEILING ASSEMBLY (ITEM 4) WITH OPTION A, B, C, OR D.

A. ONE MIN. 3-1/2" THICK CONTINUOUS SOLID LSL OR SOLID WOOD.

B. TWO MIN. 1-3/4" THICK, CONTINUOUS LSL.

C. ONE MIN. 3" THICK CONTINUOUS SOLID LSL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.

D. TWO MIN. 1-1/2" THICK CONTINUOUS LSL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.



2 HOUR COMMON WALL SECTION (UL #U350B)
1 SCALE 3/4"=1'-0"

SECTION A-A

ALTERNATE FIREWALL ASSEMBLY #3
UL DESIGN U350B (OPT. 109318)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U350B (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 03/21/22

REVISION(S):
04/07/22
05/03/22
05/06/22

DRAWING DESCRIPTION: UL #U350B ALTERNATE FIREWALL ASSEMBLY #3 (OPTION # 109318)

SHEET # D-6H

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC, AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

UL Product iQ™

BXUV.U350

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U350

June 3, 2021

Bearing Wall Rating — 2 Hr
Finish Rating — 23 min
STC Ratings — 61, 56 (See Items 2, 2A, 7, 7A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R6937

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

5. **Joints and Nailheads —** Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound.

6. **Resilient Channel —** Optional - Not Shown - For use with gypsum boards in Configuration B, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

7. **STC Rating —** The STC Rating of Configuration A is 61 when it is constructed as described by Items 1 through 5, except:
A. Item 1, above - Wood Studs - Studs in opposite rows shall be staggered 8 in. OC.

B. Item 4, above - Gypsum Board - Min. weight 2.0 psf.

7A. **STC Rating —** The STC Rating of Configuration B is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 1, above - Wood Studs - Studs in opposite rows shall be staggered 8 in. OC.

B. Item 4, above - Gypsum Board - Min. weight 2.0 psf.

C. Item 6, above - Resilient Channels - The gypsum board shall be attached to the studs with resilient channels

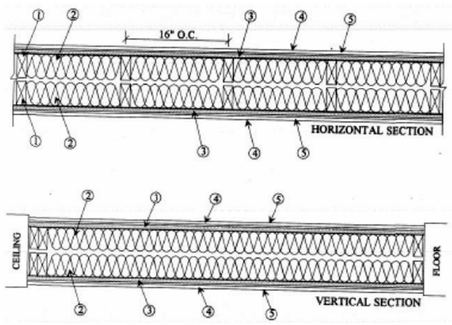
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2021-06-03

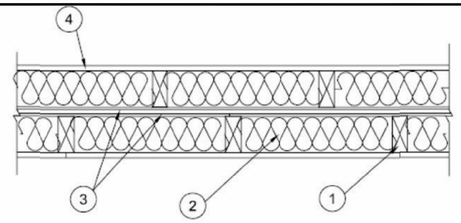
The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

ALTERNATE FIREWALL ASSEMBLY #3
UL DESIGN U350B (OPT. 109318)



CONFIGURATION A



CONFIGURATION B

1. **Wood Studs —** Double row of nom 2 by 4 in, spaced 16 in. OC with two 2 by 4 top and one 2 by 4 bottom plates. As an option, nom 2 in. by 6 in., spaced 24 in., OC with two 2 in. by 6 in. top and one 2 in. by 6 in. bottom plates may be used in lieu of 2 in. by 4 in. studs and plates. Studs effectively fire stopped. Opposite stud rows spaced 1 in. apart.

2. **Batts and Blankets* —** Used to achieve the STC Ratings - Faced or unfaced mineral fiber insulation, 3-1/2 in. thick, nom 3.0 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing

See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

2A. **Glass Fiber Insulation —** (As an alternate to Item 2, not for use with STC Ratings) — Faced or unfaced glass fiber batts 3-1/2 in. thick, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing may be used. If 2 by 6 in. studs (Item 1) are used, min. 5-1/2 in. of unfaced glass fiber batts, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.
See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

2B. **Loose Fill Materials —** (As an alternate to Item 2A, not for use with STC Ratings) — Blown-in fiberglass loose-fill insulation material. The insulation is applied in a dry state to completely fill the enclosed cavity with a minimum density of 0.25 pcf.

2C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS765LD and INS773LD are to be used for dry application only.

2D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

2E. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 2, not for use with STC Ratings) — Spray applied cellulose material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

3. **Building Units* —** Building units placed with the laminate face against or laminate face away from, and nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field.
LOUISIANA-PACIFIC CORP — Type Blazeguard 1-Side

LOUISIANA-PACIFIC CORP — Type LP FlameBlock 1-Side

4. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom. 5/8 in. thick, 4 ft. wide board, applied vertically over building units (Item 3) or attached directly to the wood studs (Configuration B) with joints staggered from joints of building units and nailed to studs and bearing plates through the building units 8 in. OC. with 8d cement coated nails, 2-3/8 in. long, 0.113 in. shank diam. and 9/32 in. diam. head. When constructing Configuration B, 1-7/8 in. long, 8d cement coated nails spaced 8 in. OC. shall be used to fasten the gypsum board directly to the wood studs. When Item 6, resilient channels are used, gypsum panels applied vertically and screw attached with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

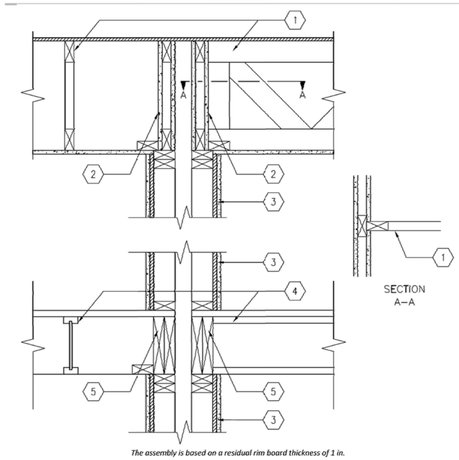
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

intertek
Total Quality. Assured.

Division 06 – Wood, Plastics, and Composites
06 17 00 Shop-Fabricated Structural Wood
06 17 43 Rim Boards

Louisiana-Pacific Corporation
Design No. LPC/RB 120-03
Rim Board
LP® SolidStart® Rim Board
ASTM E119
Rating: 2 Hour



The assembly is based on a residual rim board thickness of 1 in.

INTERTEK 120-03

Division 06 – Wood, Plastics, and Composites
06 17 00 Shop-Fabricated Structural Wood
06 17 43 Rim Boards

1. **ROOF/CEILING:** Roof/ceiling assembly constructed with trusses or joists per the project specifications. Trusses or joists can be parallel or perpendicular to the 2 hr fire-resistance rated wall assembly (Item 3).

   As illustrated in Section A-A view, a continuous vertical web is allowed at each truss with min. 1 in. overlap for interior gypsum on each side of truss. Gypsum board to be continuous on interior or cut to fit tight between trusses with max. 1/16 in. gap.

2. **2-HR FIRE RATED CONTINUITY TO ROOF DECK:** Maintain the 2 hr fire-resistance rated separation by installing a truss or joist parallel with the 2 hr fire-resistance rated wall on each of the two top plates. For non-load bearing truss or joist apply 1 layer (continuous) of 5/8-in. thick Type X gypsum board on each side of the truss or joist (shown) using 1-7/8 in. long, 8d cement coated nails spaced 8 in. on center (oc). For load bearing truss or joist, apply 2 layers (continuous) of 5/8 in. thick Type X gypsum board on each side of the truss or joist (not shown) using 1-7/8 in. long, 8d cement coated nails spaced 12 in. oc for the first layer and 2-3/8 in. long, 8d cement coated nails spaced 8 in. oc for the second (outer) layer. Joint treatment not required at square edges.

3. **WALL ASSEMBLY:** Intertek Design No. BTC/WPPS 120-2 or UL Design No. U350 Configuration A (shown) and Configuration B, 2-hr fire-resistance rated wall assembly, continuous from floor to ceiling.

4. **FLOOR/CEILING ASSEMBLY:** Floor/ceiling assembly constructed with trusses or joists per the project specifications. Trusses or joists can be parallel or perpendicular to the 2 hr fire-resistance rated wall assembly (Item 3). For parallel framing, provide intermediate blocking at max. 4 ft. oc.

5. **RIMBOARD:** Solid LSL Rimboard.

   CERTIFIED PRODUCT: Lousiana-Pacific Corporation, LP® SolidStart® LSL.

   Alternatively, other composite lumber conforming to all pertinent provisions of ASTM D5456 maybe used and must maintain minimum requirements specified below.

   Maintain the 2 hr fire-resistance rating continuity through the floor/ceiling assembly (Item 4) with option A, B, C, or D.

   A. One min. 3-1/2 in. thick continuous solid LSL or solid wood.

   B. Two min. 1-3/4 in. thick, continuous LSL.

   C. One min. 3 in. thick continuous solid LSL. Min. 1/2 in. gypsum board required on ceiling of floor/ceiling assembly (Item 4) with this option.

   D. Two min. 1-1/2 in. thick, continuous LSL. Min. 1/2 in. gypsum board required on ceiling of floor/ceiling assembly (Item 4) with this option.

Consult the listing report on the Directory of Building Products (https://bpdirectory.intertek.com) for the edition of the standard(s) evaluated.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U350B (2X4) COMMON WALL DETAILS

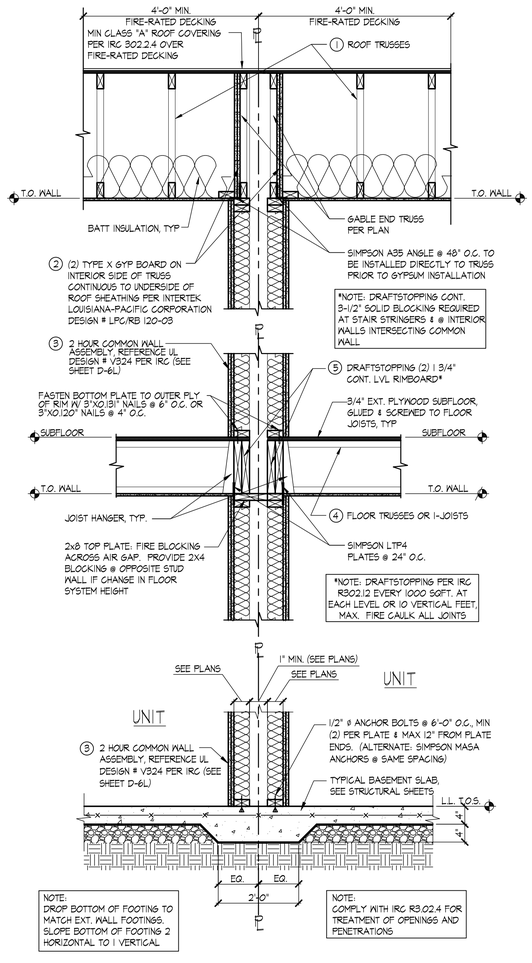
ORIGINAL ISSUE DATE: 03/21/22

REVISION(S):
04/07/22
05/03/22
05/06/22

DRAWING DESCRIPTION: ALT. FIREWALL ASSEMBLY #3 (OPTION # 109318) INTERTEK 120-03

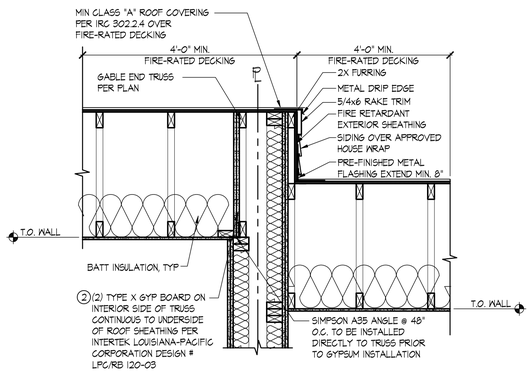
SHEET # D-6J

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC, AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



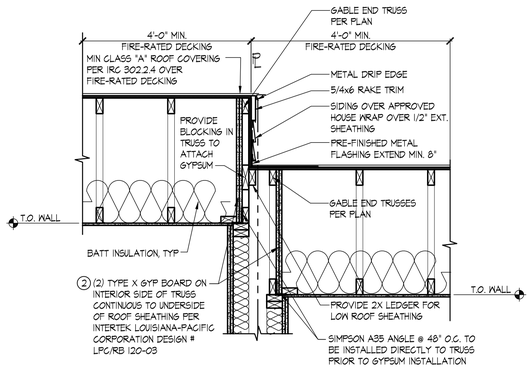
2 HOUR COMMON WALL SECTION (UL #V324)

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



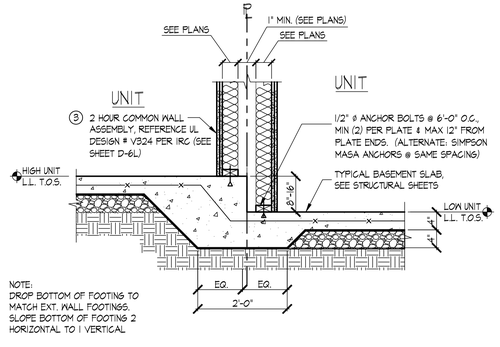
2 HOUR COMMON WALL SECTION AT ROOF OFFSET

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



1 HOUR COMMON WALL SECTION AT ROOF OFFSET

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



UNIT TO UNIT DETAIL BETWEEN STEPPED UNITS

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

ALTERNATE FIREWALL ASSEMBLY (2) UL DESIGN #V324 (OPT# 103386)

INTERTEK DESIGN #120-03

1. ROOF/CEILING:
ROOF/CEILING ASSEMBLY CONSTRUCTED WITH TRUSSES OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPINDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3.)

2. 2-HOUR FIRE RATED CONTINUITY TO ROOF DECK:
MAINTAIN THE 2 HOUR FIRE-RESISTANCE RATED SEPARATION BY INSTALLING A TRUSS OR JOIST PARALLEL WITH THE 2 HOUR FIRE -RESISTANCE RATED WALL ON EACH OF THE TWO TOP PLATES. FOR NON-LOAD BEARING TRUSS OR JOIST APPLY 1 LAYER (CONTINUOUS) OF 5/8" THICK GYPSUM BOARD ON EACH SIDE OF TRUSS (NOT SHOWN) USING 1-7/8" LONG 8D CEMENT COATED NAILS SPACED 8" ON CENTER (O.C.) FOR LOAD BEARING TRUSS OR JOIST, APPLY 2 LAYERS (CONTINUOUS) OF 5/8" THICK TYPE X GYPSUM BOARD ON EACH SIDE OF TRUSS OR JOIST (SHOWN) USING 1-7/8" LONG 8D CEMENT COATED NAILS SPACED 8" O.C. FOR THE SECOND (OUTER) LAYER. JOIST TREATMENT NOT REQUIRED AT SQUARE EDGES.

3. WALL ASSEMBLY:
UL DESIGN NO. V324, 2-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY, CONTINUOUS FROM FLOOR TO CEILING.

4. FLOOR/CEILING ASSEMBLY:
FLOOR/CEILING ASSEMBLY CONSTRUCTED WITH TRUSS OR JOISTS PER THE PROJECT SPECIFICATIONS. TRUSSES OR JOISTS CAN BE PARALLEL OR PERPENDICULAR TO THE 2 HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY (ITEM 3). FOR PARALLEL FRAMING, PROVIDE INTERMEDIATE BLOCKING AT MAX. 4 FT. O.C.

5. RIMBOARD:
COMPOSITE LUMBER CONFORMING TO ALL PERTINENT PROVISIONS OF ASTM D5456 MAY BE USED AND AND MUST MAINTAIN MINIMUM REQUIREMENTS SPECIFIED BELOW.

MAINTAIN THE 2 HOUR FIRE-RESISTANCE CONTINUITY THROUGH THE FLOOR/CEILING ASSEMBLY (ITEM 4) WITH OPTION A, B, C, OR D.

A. ONE MIN. 3-1/2" THICK CONTINUOUS SOLID LVL OR SOLID WOOD.

B. TWO MIN. 1-3/4" THICK, CONTINUOUS LVL.

C. ONE MIN. 3" THICK CONTINUOUS SOLID LVL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.

D. TWO MIN. 1-1/2" THICK CONTINUOUS LVL MIN. 1/2" GYPSUM BOARD REQUIRED ON CEILING OF FLOOR/CEILING ASSEMBLY (ITEM 4) WITH THIS OPTION.

ALTERNATE FIREWALL ASSEMBLY 2 UL DESIGN V324 (OPT. 103386)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL V324 COMMON WALL DETAILS (OPT# 103386)

ORIGINAL ISSUE DATE: 03/29/22

REVISION(S): 05/03/22

DRAWING DESCRIPTION: UL COMMON WALL DETAILS

SHEET # D-6K

THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.
© 2021, 2022

UL Product iQ™

BXUV.V324 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. V324

August 19, 2020

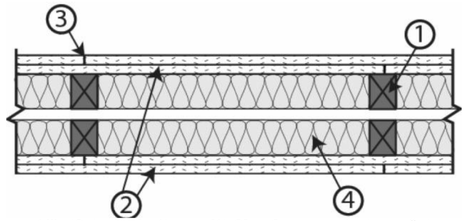
Bearing Wall Rating - 1 (Not Shown) or 2 Hr. (See Item 2 and 2A)

Finish Rating - Undetermined

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method).

For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See Items 4 and 5.

2. **Gypsum Board* —** (For the 2 hr. Rating) - 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. As an alternate, inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

When **Steel Framing Members*** (Items 6-6E) are used. Base layer gypsum panels fastened to framing with 1 in. long Type S steel screws spaced a max 16 in. OC, with last screw 1 in. from edge of board. Face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 8 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC — Type X-1, GlasRoc, or C

2A. **Gypsum Board* —** (For the 1 hr. Rating) - 5/8 in. thick, one layer applied either horizontally or vertically. Fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. As an option, attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Vertical joints located over studs and staggered min one stud cavity. When used in widths other than 48 in., gypsum board to be installed horizontally.
CERTAINTEED GYPSUM INC — Type X-1, GlasRoc, or C

3. **Joints and Fastener Heads —** Outer layer gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound. Joint tape and joint compound may be omitted when square edge panels are used.

4. **Batts and Blankets* —** 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 5) is used on both halves of wall.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only

4B. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) and Item 4A when Sheathing (Item 5) is used on both halves of wall — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 5) when Sheathing (Item 5) is used on both halves of wall — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5. **Sheathing —** (Optional) — Installed on interior sides of wood studs. Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.
See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

6. **Furring Channel —** Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

6A. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item A) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item A) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members* —** Used to attach furring channels (Item 6CA) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer

through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6D. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6F. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

7. **Non-Bearing Wall Partition Intersection —** (Optional — Not Shown) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC.

vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-08-19

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2021 UL LLC"

ALTERNATE FIREWALL ASSEMBLY 2
UL DESIGN V324 (OPT.103386)

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL V324 COMMON WALL DETAILS (OPT# 103386)

ORIGINAL ISSUE DATE: 03/29/22

REVISION(S):
05/03/22

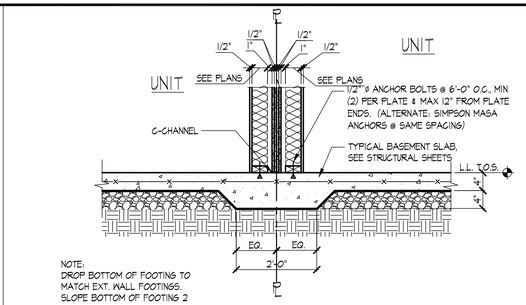
DRAWING DESCRIPTION: UL COMMON WALL DETAILS

SHEET # D-6L

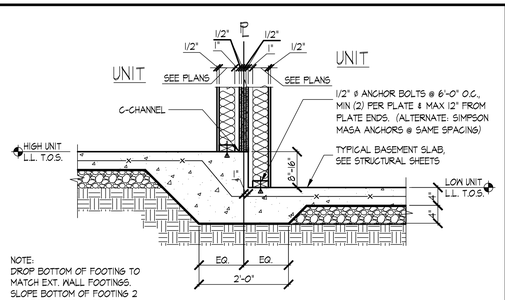
© 2021, 2022 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN COMPANIES. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

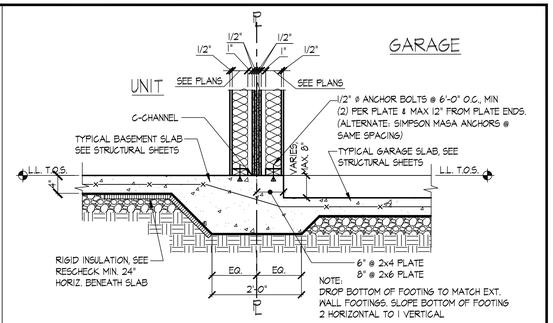
0 2" 4" 6" 8" 10"
1 1/2" = 1'-0"



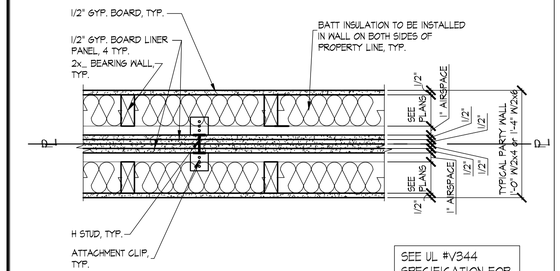
1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



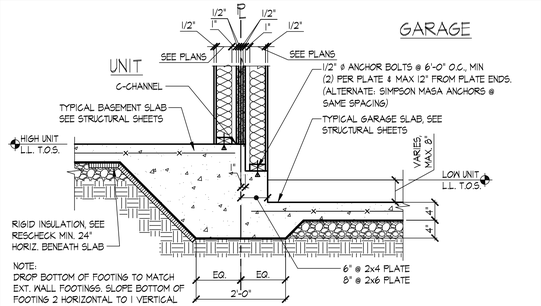
2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



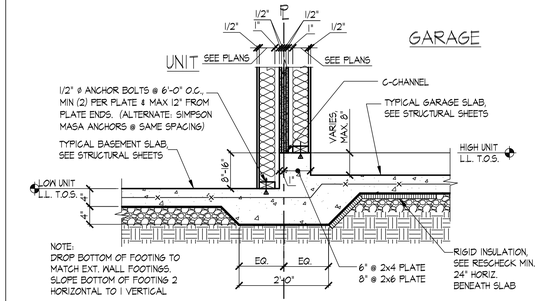
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



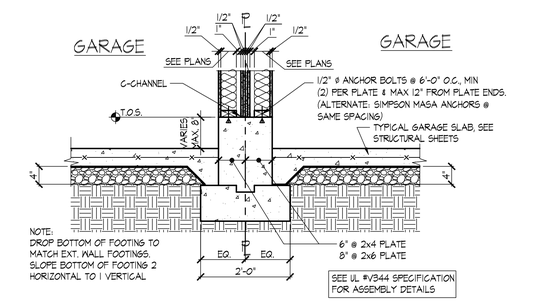
4 2 1/2 HOUR PARTY WALL DETAIL (UL #V344)
SCALE: 1 1/2" = 1'-0"



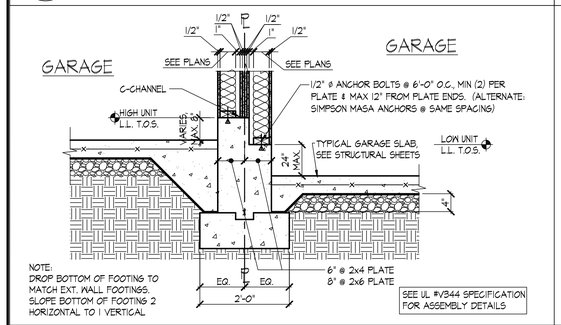
5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



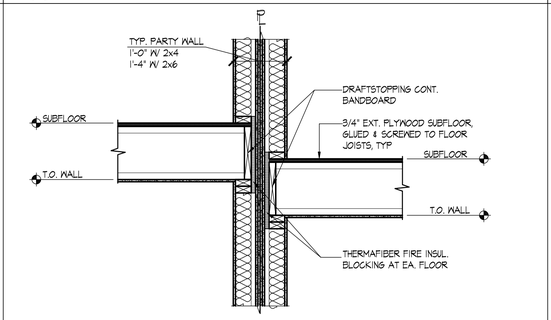
6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



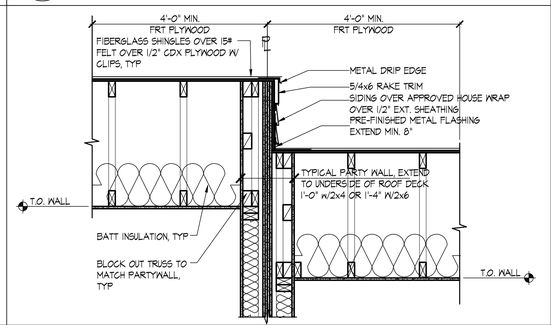
7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



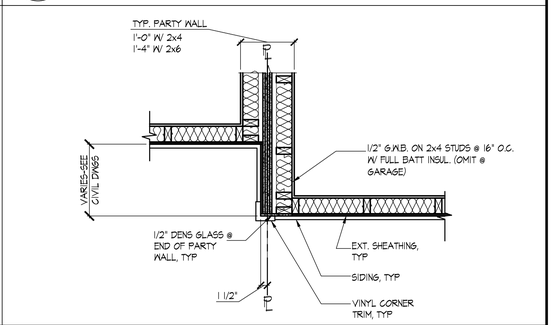
8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



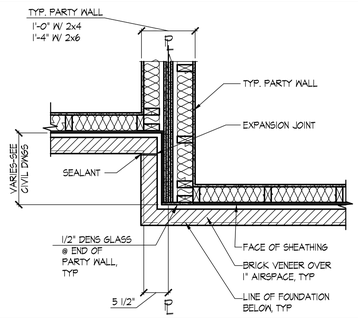
9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"



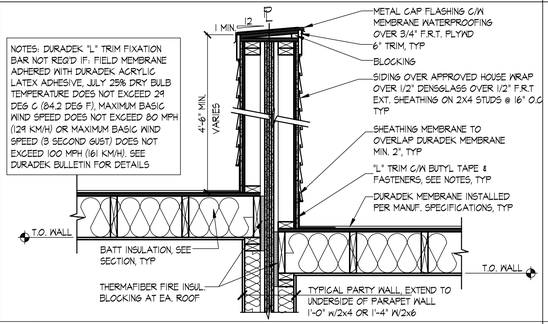
10 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 3/4" = 1'-0"



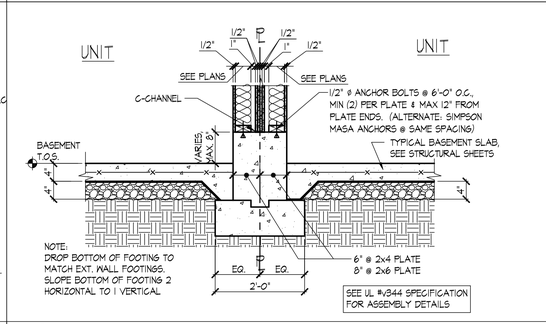
11 OFFSET DETAIL - SIDING
SCALE: 3/4" = 1'-0"



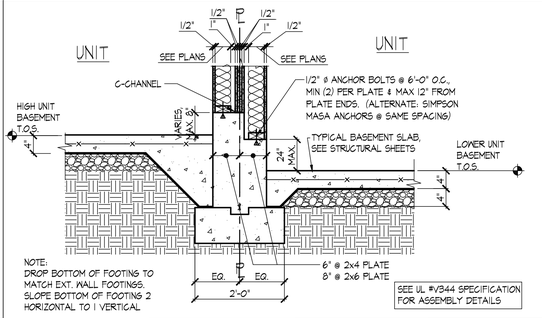
12 OFFSET DETAIL - BRICK
SCALE: 3/4" = 1'-0"



13 PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"



14 UNIT TO UNIT BTWN FLUSH UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"



15 UNIT TO UNIT BTWN STEPPED UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL V344 (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 04/11/22

REVISION(S):

DRAWING DESCRIPTION: UL #V344 ALTERNATE FIREWALL ASSEMBLY #4 (OPTION # 10931)

SHEET # D-6M

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC., AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

UL Product iQ™

BXUV.V344

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **V344**

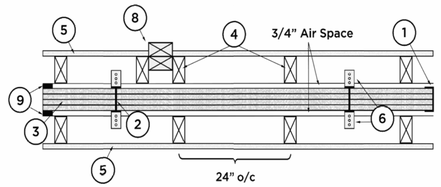
February 4, 2022

Nonbearing Wall Rating – 2-1/2 HR (Area Separation Firewall, See Items 1, 2 and 3)

Bearing or Nonbearing Wall Rating 2-1/2 Hr (Protected Wall, See Items 4 and 5)

Finish Rating - (120 or150 min, see Items 5, 5A and 5B)

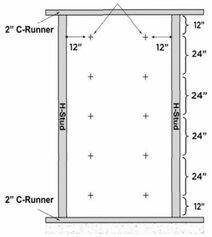
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Exposed to Fire from Either Side

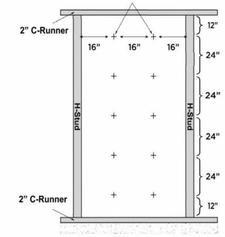
Side A

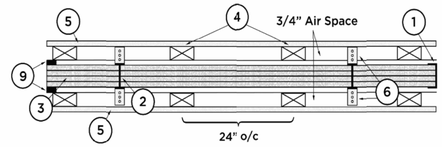
1-1/2" Type G Drywall Laminating Screws



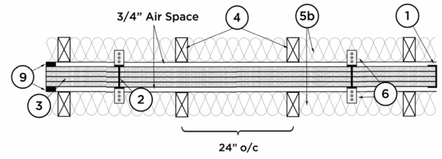
Side B

1-1/2" Type G Drywall Laminating Screws





Exposed to Fire from Either Side



Exposed to Fire from Either Side

AREA SEPARATION FIREWALL — (Max Height – 66 ft.)

1. **Perimeter and Intermediate Channels —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** Framing members formed from No. 25 MSG galv steel having "H" - shaped flanged spaced 48 in. , OC, overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Four pieces of 1/2 in. thick gypsum boards, supplied in nom 48 in. widths, full lengths. Vertical edges of panels friction fitted into "H" - shaped studs.

AMERICAN GYPSUM CO — Type EKCEL

PROTECTED WALL: (Bearing or Nonbearing Wall as indicated under Items 4 and 5. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Wood Studs —** Bearing or Nonbearing Wall. Nom 2 by 4 in. max spacing 24 in. OC. Studs oriented with 2 in. face parallel or perpendicular to gypsum board (Item No. 3). Studs cross-braced where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation firewall.

ALTERNATE FIREWALL ASSEMBLY #4
UL DESIGN V344 (OPT. 109317)

4A. **Steel Studs —** (As an alternate to Item 4, not shown) — For Bearing Wall - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud. Min 3/4 in. separation between steel framing and area separation wall.

4B. **Steel Studs —** (As an alternate to Items 4 and 4A) - For Nonbearing Wall - Channel shaped, fabricated from min.25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at mid-height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

4C. **Framing Members* — Steel Studs —** (As an alternate to Item 4, 4A, and 4B) - For Nonbearing Wall. Proprietary channel shaped studs, 3-5/8 in. wide spaced a max of 24 in. OC. Studs supplied with proprietary top and bottom tracks, min width to accommodate stud size, attached to floor and ceiling with fasteners 24 in. OC max. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. Studs cross-braced with stud framing at mid-height where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25 ™

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

CRACO MFG INC — SmartStud25™

IMPERIAL MANUFACTURING GROUP - Viper25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

STUDCO BUILDING SYSTEMS — CROCSTUD

5. **Gypsum Board —** Classified or Unclassified **—** Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to wood studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC or 1 in. long Type W coarse thread steel screws spaced 12 in. OC. Joints may or may not be covered with paper tape and joint compound. Nail or screw heads may or may not be covered with joint compound. When minimum board weight is less than 1.3 lbs/ft2, Finish Rating is 120 min. When minimum board weight is 1.3 lbs/ft2 or greater, Finish Rating is 150 min.

5A. **Plywood Sheathing or OSB —** (Not Shown) — As an alternate to Item 5, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Finish Rating is 120 min. When used in addition to Item 5 Finish Rating is 150 minutes.

5B **Batts and Blankets* —** As an alternate to Item 5. Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies. Min 3/4 in. separation between insulation and area separation wall. Finish Rating is 120 min. When used in addition to Item 5 Finish Rating is 150 minutes.

5C. **Loose Fill Material* —** (Optional) — To be used in addition to Items 5. 5A or 5B. Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, placed to completely or partially fill the enclosed stud cavity in accordance with the application instructions supplied with the product. Min 3/4 in. separation between insulation and area separation wall.

5D. **Fiber, Sprayed* —** (Optiona) —To be used in addition to Items 5, 5A or 5B. The spray applied cellulose fiber is applied with water to completely or partially fill the enclosed stud cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. Min 3/4 in. separation between insulation and area separation

U S GREENFIBER L L C — SANCTUARY, FRM, INSI735, NS745 and INS750LD for use with wet or dry application. INSS15LD, INSS41LD, INS510LD, INS765LD and INS773LD are to be used for dry application only.

6. **Attachment Clips —** Aluminum angle, min. 0.063 in. thick, min 2 in. wide with min 2 in. and 2-1/4 in. legs or min. 3.050 in. thick, min. 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with min. No. 8, 3/4 in. long panhead sharp screws to "H" studs and wood framing through holes provided in clip.

23 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 23 ft. high Start at roof line and space clips a max of 10 ft. OC vertically between wood or steel framing and "H" studs.
44 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 44 ft high. For the upper 24 ft. of the wall system, space the clips 10 ft. OC, and then 5 ft. OC for the remainder of the wall below.
66 ft. Height Limitation	Clip placement (Item 6) for separation firewalls up to 66 ft high. For the upper 24 ft. of the wall system, space the clips 10 ft. OC. On the next 20 ft. below space the clips 5 ft. OC, and then 40 in. OC for the remainder of the wall.

7. **Laminating Screws —** Gypsum boards (Item 3) are secured to each other with 1-1/2 in. long Type G laminating screws from both sides of wall in between the H studs. On both sides of the wall rows spaced 24 in. OC with a maximum dimension of 12 in. from the top and bottom C-channels of the assembly. On one side of the wall each row contains 2 screws located 12 in. from each face of the H-studs. On the other side of the wall each row contains 2 screws located 16 in. from each face of the H-studs. Refer to Illustration.

8. **Non-Bearing Wall Partition Intersection —** (Optional) — For wood framing — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

9. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fire blocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and gypsum board panels (Item 3) to create an air barrier.

DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam Fireblock

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-02-04

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

AMERICAN GYPSUM M-BLOC EKCEL TYPE 'X' GYPSUM

M-Bloc Ekcel Type X | Made in the USA | Panel tipo X resistente al moho lo humedad

Submittal 09 29 00

AMERICAN GYPSUM

American Gypsum
5960 Berkshire Ln., #800
Dallas, TX 75225
214-530-5500
www.americangypsum.com

Technical Information
1-800-565-6202 ext. 5607

M-Bloc® Ekcel® Type X

With Mold & Moisture Resistance

DESCRIPTION American Gypsum's patent pending 1/2" M-Bloc® Ekcel® Type X gypsum panel was developed as a fire resistant, mold and moisture resistant wallboard for use in the patent pending 2-1/2 hour fire rated ME Area Separation Firewall System. The M-Bloc® Ekcel® Type X panel is encased in a mold and moisture resistant blue face paper and brown back paper, that has been tested to the industry's most rigorous standard, ASTM D3273 (Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber) scoring a perfect 10, thus minimizing the risk of mold and mildew growth. American Gypsum products contain no asbestos and no detectable levels of formaldehyde.

GREENGUARD CERTIFIED FROM UL ENVIRONMENTAL The 4' wide patent pending 1/2" M-Bloc® Ekcel® Type X gypsum panels have achieved UL Environment's GREEN GUARD GOLD Certification. GREENGUARD Certified products are scientifically proven to meet some of the world's most rigorous, third-party chemical emissions standards, helping reduce indoor air pollution and the risk of chemical exposure while aiding in the creation of healthier indoor environments. For more information, visit www.ul.com/gg.

BASIC USES 1/2" M-Bloc® Ekcel® Type X gypsum panels are used in conjunction with metal framing members for the patent pending ME Area Separation Firewall System.

- UL design V344, 2-1/2 Hour ME Area Separation Firewall System

LIMITATIONS While no material can or should be considered mold proof, the use of good design and construction practices is the most effective strategy to manage the growth of mold and mildew.

1/2" M-Bloc® Ekcel® Type X gypsum panels should not be exposed to excessive, continuous or elevated levels of moisture for an extended period of time. Sources of moisture such as standing water, snow, water leaks, etc., are to be removed or eliminated immediately.

The 2-1/2 hour H-Stud ME Area Separation Firewall System is a non-load bearing partition, with unsupported wall height between floors not exceeding 10 feet. The system may be built to a height of 66'.

Do not install insulation in the ME Area Separation Firewall System until the building has been properly closed or dried in.

Penetrations in or through the 2 Hour H-Stud ME Area Separation Firewall System are not part of the tested assembly.

Avoid exposure to temperatures exceeding 125°F (52°C) for extended periods of time, e.g., located adjacent to wood burning stoves and or heating appliances.

The use of 1/2" M-Bloc® Ekcel® Type X gypsum panels in actual jobsite conditions may not produce the same mold resistant results as were achieved in a controlled laboratory setting.

STORAGE AND HANDLING The 1/2" M-Bloc® Ekcel® Type X gypsum panels must be stored off the ground with sufficient risers to assure support for the entire length of the wallboard to prevent sagging, and under protective cover in accordance with the Gypsum Association's technical bulletin, Handling and Storage of Gypsum Panel Products (GA-801).

Gypsum board does not generate or support the growth of mold when it is properly transported, stored, handled, installed, and maintained. However, mold spores are present everywhere and when conditions are favorable, mold can grow on practically any surface.

Gypsum board should be delivered to the job site as near to the time it will be used as possible.

GOOD BUILDING PRACTICES Installation of the 1/2" M-Bloc® Ekcel® Type X gypsum panels shall be consistent with specified application details described and found in the ME Area Separation Firewall System technical bulletin. The assembly must be erected in the proper manner and with all approved components used in a successfully completed fire endurance test. The contractor, design professional and or owner shall ensure that only the components that were part of the approved test are used; do not substitute components.

Handling and application shall be consistent with methods described in the noted standards and references shown in the "Applicable Standards" section.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL V344 (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 04/11/22

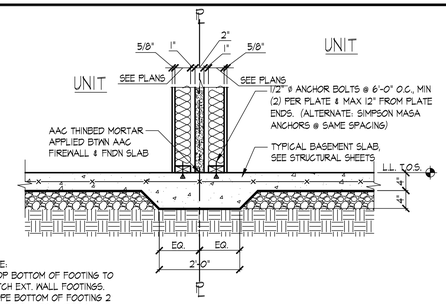
REVISION(S):

DRAWING DESCRIPTION: UL #V344 ALTERNATE FIREWALL ASSEMBLY #4 (OPTION # 109317)

SHEET # D-6N

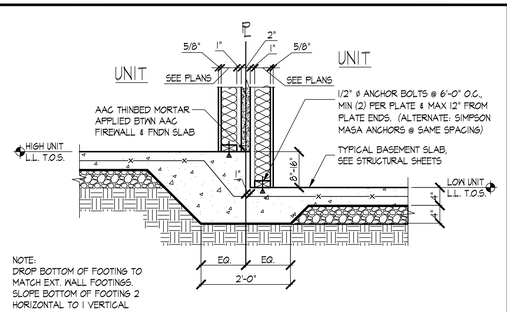
© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC., AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC.; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

0 4" 8" 1'-0" 1'-4" 1'-8" 0 2" 4" 6" 8" 10"
3/4" = 1'-0" 1 1/2" = 1'-0"



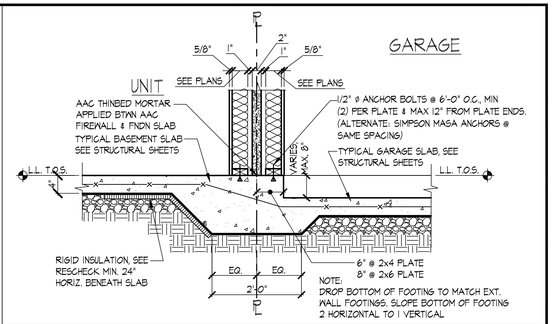
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

1 UNIT TO UNIT DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



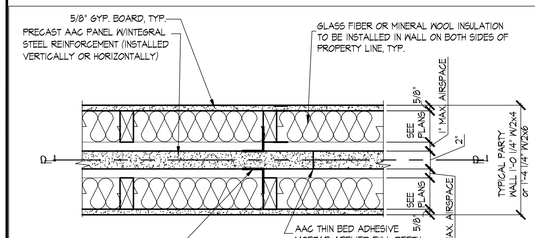
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

2 UNIT TO UNIT DETAIL BETWEEN STEPPED UNTIS
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

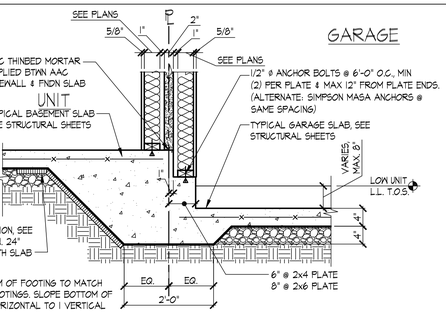
3 UNIT TO GARAGE DETAIL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"



STC 63	R-13 GLASS FIBER OR MINERAL WOOL INSULATION ON BOTH SIDES OF PROPERTY LINE

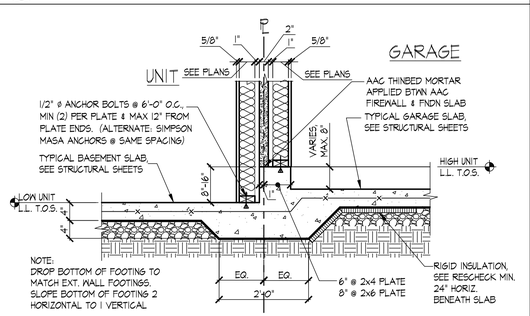
SEE UL #U210 SPECIFICATION FOR ASSEMBLY DETAILS

4 4 HOUR PARTY WALL DETAIL (UL #U210)
SCALE: 1 1/2" = 1'-0"



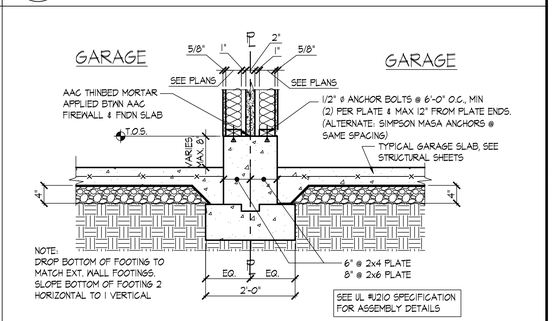
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

5 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



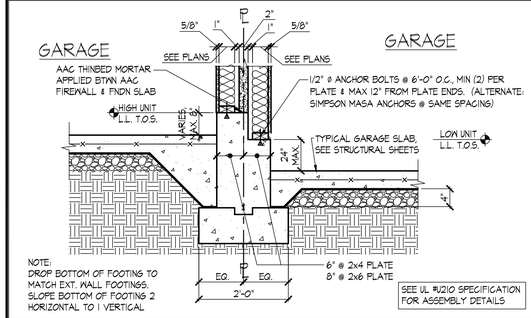
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

6 UNIT TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



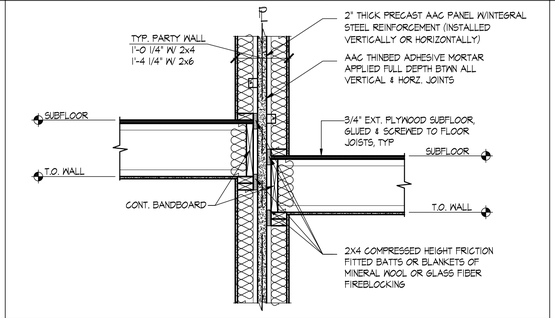
NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

7 GARAGE TO GARAGE DTL BETWEEN FLUSH UNITS
SCALE: 3/4" = 1'-0"

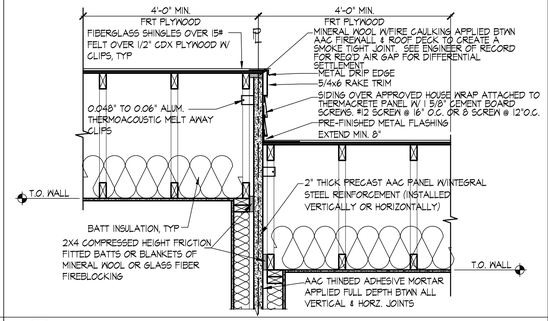


NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

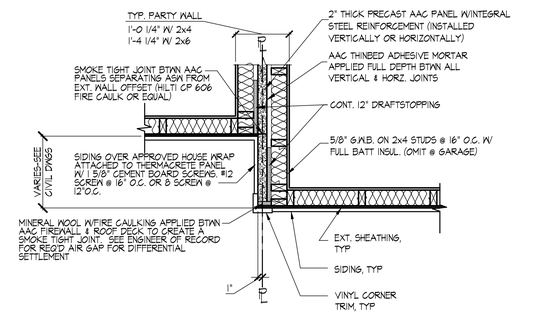
8 GARAGE TO GARAGE DETAIL BETWEEN STEPPED UNITS
SCALE: 3/4" = 1'-0"



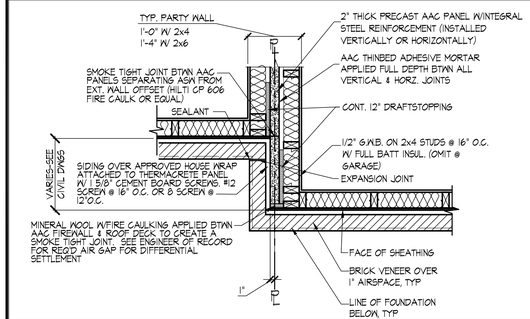
9 SECTION DETAIL @ FLOOR BETWEEN UNITS
SCALE: 3/4" = 1'-0"



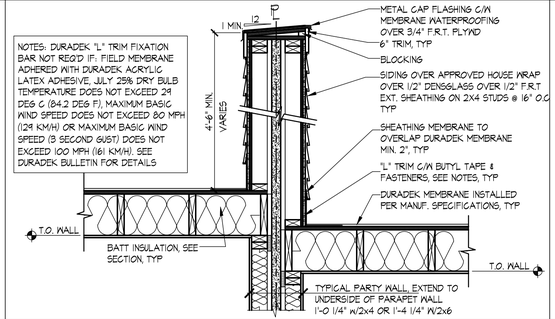
10 SECTION DETAIL @ ROOF BETWEEN UNITS
SCALE: 3/4" = 1'-0"



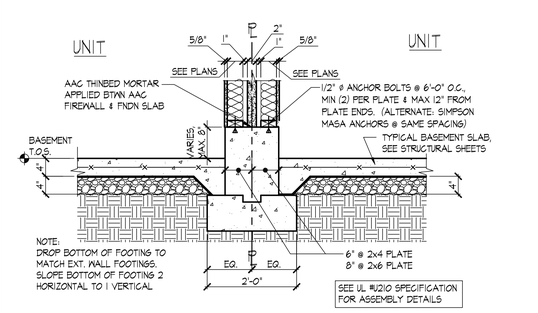
11 OFFSET DETAIL - SIDING
SCALE: 3/4" = 1'-0"



12 OFFSET DETAIL - BRICK
SCALE: 3/4" = 1'-0"

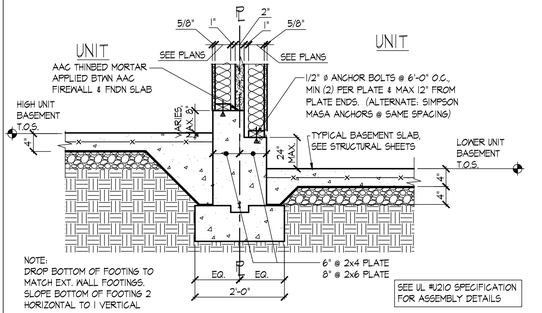


13 PARAPET WALL DETAIL
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

14 UNIT TO UNIT BTWN FLUSH UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"



NOTE:
DROP BOTTOM OF FOOTING TO MATCH EXT. WALL FOOTINGS. SLOPE BOTTOM OF FOOTING 2 HORIZONTAL TO 1 VERTICAL

15 UNIT TO UNIT BTWN STEPPED UNITS W/ IN-GROUND BASEMENT
SCALE: 3/4" = 1'-0"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100 RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U210 (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 04/28/22

REVISION(S):

DRAWING DESCRIPTION: UL #U210 ALTERNATE FIREWALL ASSEMBLY #5 (OPTION # 109328)

SHEET # D-6P

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC., AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC.; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

UL Product iQ®

BXUV.U210 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certifiec for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U210

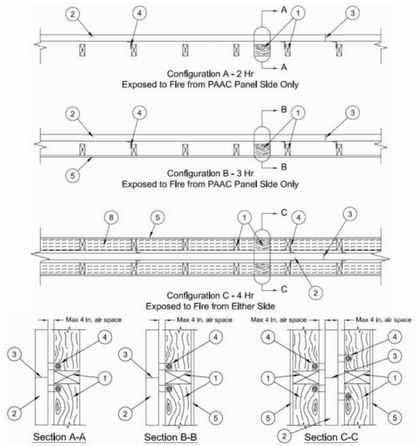
March 11, 2020

Bearing Wall Rating — 2, 3 or 4 Hr (See Items 3A, 5, 7 and 8)

Finish Rating — See Items 3A and 9

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 in. by 4 in., spaced a max of 16 in. OC. Studs to be effectively firestopped at the top and bottom of the wall with nom 2 in. by 4 in. plates. Studs effectively cross-braced.

1A. **Steel Studs —** (Nct Shown - Not to be used with Item 8, Batts and Blankets) — As an alternate to Item 1 — Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). **All** design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer anc/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 16 in. OC. Studs attached to floor and ceiling runners (Item 1B) with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.

1B. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 1A. Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

2. **Precast Autoclaved Aerated Concrete Panels* —** 2 in. thick, max 24 in. wide and 8 ft or 10 ft long panels installed horizontally or vertically. Panels secured to studs with attachment clips (Item 4). Vertical and horizontal joints need not be backed by nor centered over studs. Butt joints staggered min. 16 in. from adjacent panels.
THERMACRETE L L C

3. **Thin Bed Mortar —** Applied to the horizontal and vertical joints of each precast autoclaved aerated concrete panel.

3A. **Fill, Void or Cavity Material* — Intumescent Strip —** As an alternate to the thin bed mortar (Item 3) for Configuration B or C only, nom 1/16 in. thick by 1/2 in. wide self adhesive intumescent material strips may be used in the horizontal and vertical joints of the precast autoclaved aerated concrete panels. Lengths of intumescent strip centered on the panel's thickness along each joint. Adjoining lengths of intumescent material to be butted. **When alternate joint treatment material is used, The Assembly Rating is 2 hr and the Finish Rating is 94 min.**
3M COMPANY — E-FIS Seal

4. **Attachment Clips —** Aluminum angles 0.048 in. to 0.060 in. thick and 2 in. wide with one 2 in. leg and one 2-1/2 in. to 5-1/2 in. leg. A 0.704 in. outside diameter and 0.375 in. inside diameter rubber grommet is pre-attached in the 2-1/2 in. to 5-1/2 in. long leg of the angle. Clips positioned with 2 in. leg on panel side and 2-1/2 in. to 5-1/2 in. leg on stud side. Clips attached to studs (Item 1 or 1A) with one 1-5/8 in. long screw through a 3/4 in. diameter washer and the rubber grommet. Clips designated ThermAcoustic(DM) which are identical to the other clips except for a vertical slot in the 2 in. width direction of each long leg of the angle may also be used. When ThermAcoustic(DM) clips are used the attachment to the studs as specified above shall be through the center of the slots. Clips attached to panel (Item 2) with two 1-5/8 in. long sharp point high-low thread screws spaced 3/4 in. OC at pre-drilled holes. Max. 4 in. airspace between edge of stud and panel. Panel screws angled 20 degrees from the horizontal as shown. When panels are installed vertically, clips spaced max 16 in. from horizontal joints and max 4 ft OC vertically per panel. When panels are installed horizontally, clips spaced max 16 in. from vertical joints and max 4 ft OC horizontally per panel. Minimum of three clips per 8 ft long side of panel. Minimum of three clips per 10 ft long side of panel. Configuration C - Clips staggered on opposite sides of panel to permit attachment to studs and panels.

5. **Gypsum Board — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.**

Configuration A

(Optional — Not Shown) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using 1 in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field.

Configuration B

(Required) — Gypsum Board - Classified or Unclassified - One layer of min 1/2 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs or steel studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field. Gypsum board attached to steel studs using 1 in. long Type S-12 steel screws spaced 8 in. OC along the edges and in the field.

Configuration C

(Required) —**Gypsum Board* - Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** One layer of min 5/8 in. thick by 48 in. wide boards installed horizontally or vertically to wood studs. Gypsum board attached to wood studs using 1-5/8 in. wallboard screws spaced 8 in. OC along the edges and in the field.
CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

ALTERNATE FIREWALL ASSEMBLY #5
UL DESIGN U210 (OPT. # 109328)

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

6. **Thin Bed Mortar or Repair Mortar —** Applied to surface cracks on both sides of precast autoclaved aerated concrete panel per manufacturer's specifications.

7. **Finishing System —**

Configuration A

(Not Shown) — Gypsum board joints optionally covered with paper tape and joint compound. Nail heads optionally covered with joint compound.

Configurations B and C

(Not Shown) — Gypsum board joints to be covered with paper tape and joint compound. Nail heacs optionally covered with joint compound.

8. **Batts and Blankets* —**

Configurations A and B

(Optional — Not Shown — Not to be used with Item 1A) — Placed to completely or partially fill the stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

Configuration C

(Required — Not to be used with Item 1A) — Placed to completely fill the stud cavities in both rows of studs, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

9. **Finish Rating —**

Configurations A and B

Finish rating is 142 minutes when airspace is 0 in., with or without Batts and Blankets*. Finish rating is 147 minutes when Batts and Blankets* are used and airspace is 1 to 4 in. Finish rating is 155 minutes when **Batts and Blankets*** are not used and airspace is 1 to 4 in.

Configuration C

Finish rating is 25 minutes without Batts and Blankets. Finish rating has not been determined when Batts and Blankets are used.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-03-11

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: UL U210 (2X4) COMMON WALL DETAILS

ORIGINAL ISSUE DATE: 04/28/22

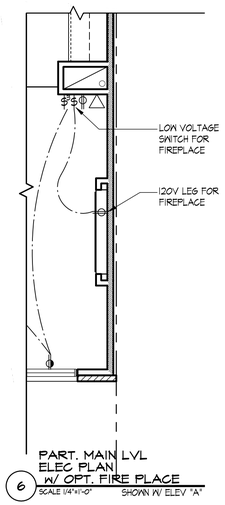
REVISION(S):

DRAWING DESCRIPTION: UL #U210 ALTERNATE FIREWALL ASSEMBLY #5 (OPTION # 109328)

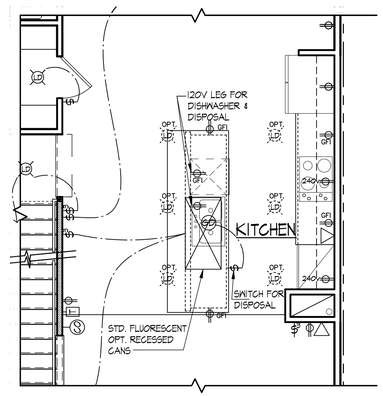
SHEET # D-60

© 2022, 2023 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC., AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC.; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

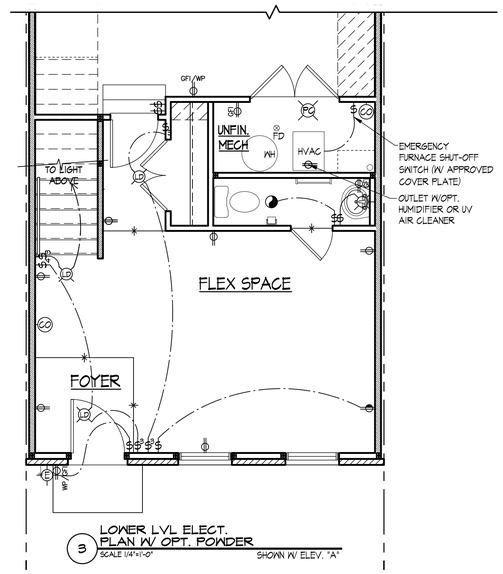
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



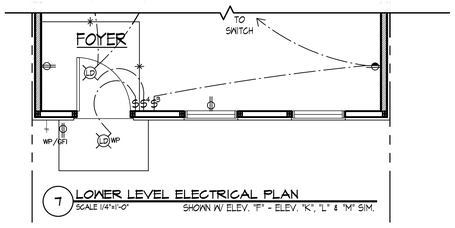
6 PART. MAIN LVL ELEC PLAN W/ OPT. FIRE PLACE
SCALE 1/4"=1'-0" SHOWN W/ ELEV "A"



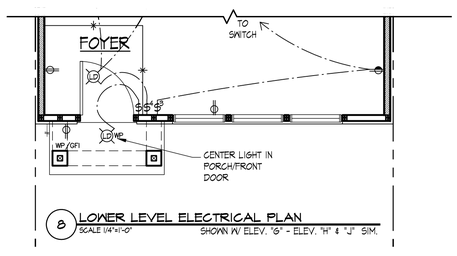
5 PART. MAIN LVL ELECT. PLAN W/ OPT. GOURMET KITCHEN
SCALE 1/4"=1'-0"



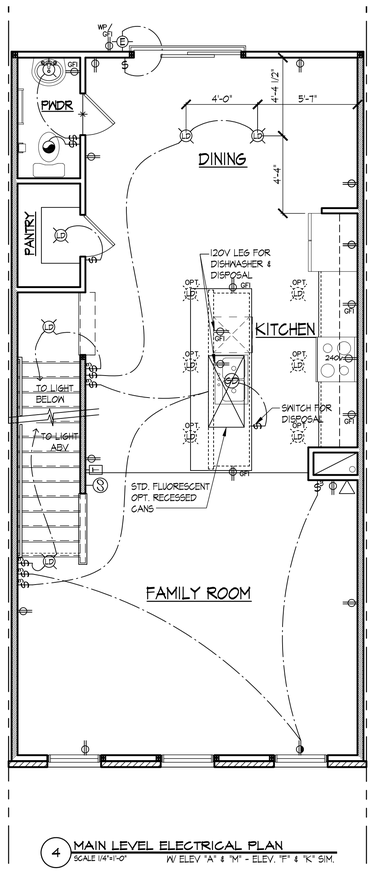
3 LOWER LVL ELECT. PLAN W/ OPT. POWDER
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"



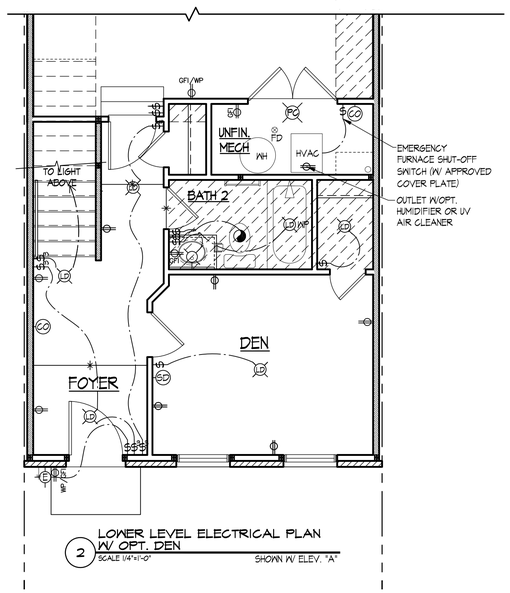
7 LOWER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "F" - ELEV. "K", "L" & "M" SIM.



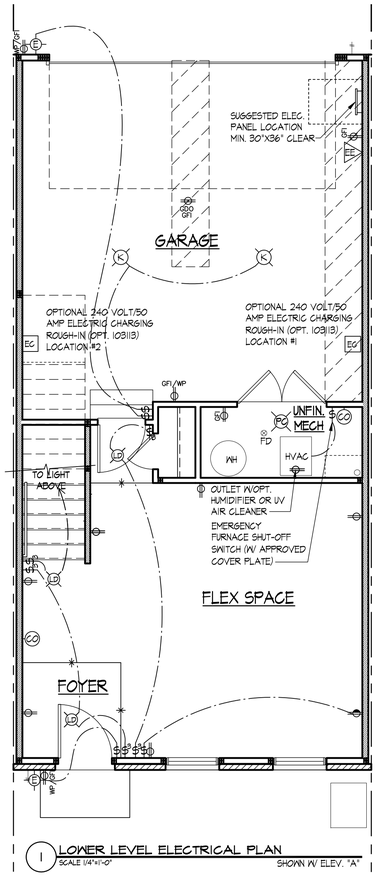
8 LOWER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "G" - ELEV. "H" & "J" SIM.



4 MAIN LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" W/ ELEV "A" & "M" - ELEV. "F" & "K" SIM.



2 LOWER LEVEL ELECTRICAL PLAN W/ OPT. DEN
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"



1 LOWER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"

ELECTRICAL LEGEND

LIGHT FIXTURES

- WALL FIXTURE
- FLUORESCENT CEILING FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- CLUSTER FLOOD LIGHTS
- EXTERIOR LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- PENDANT LIGHTS
- PULL CHAIN LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- RECESSED INCANDESCENT LIGHT
- STRIP LIGHTING
- SURFACE MOUNTED CEILING FIXTURE
- UNDERCOUNTER LIGHTING
- WATERPROOF RECESSED INCANDESCENT LIGHT
- FAN/LIGHT COMBO
- SURFACE MOUNTED LED CEILING FIXTURE

OUTLETS / SWITCHES

- GFCI OUTLET
- OUTLET
- 240V 240 VOLT LEG
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- SWITCHED OUTLET
- WP GFI WATERPROOF GFCI OUTLET

MISC.

- DISCONNECT
- ELECTRONIC ENCLOSURE
- GD GARBAGE DISPOSAL
- MM MULTI-MEDIA
- SD SMOKE DETECTOR (WALL MOUNTED)
- SD/CO SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO UNIT (WALL MOUNTED)
- TELEPHONE JACK
- T THERMOSTAT
- DC DOOR CHIME
- HB HOSE BIBB
- VENTILATION FAN
- EC OPTIONAL 240 VOLT/50 AMP ELECTRIC CHARGING ROUGH-IN (OPT. 10B13)

ALL SMOKE DETECTORS AND SMOKE DETECTOR/ CARBON MONOXIDE COMBOS TO BE INTERCONNECTED

NOTES:
1. PROVIDE CARBON MONOXIDE ALARM.
2. ADD A BLANK GFI FOR FAN LIGHT COMBOS IN WET AREAS.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

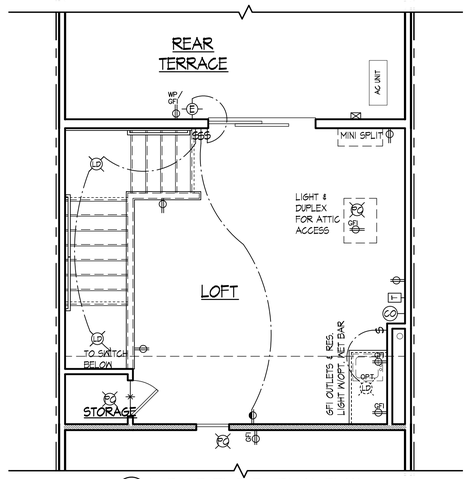
REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION:
LOWER & MAIN LEVEL ELECTRICAL PLANS

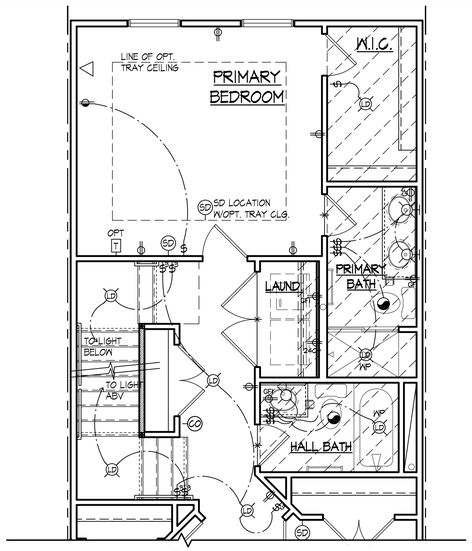
SHEET #
E-1A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

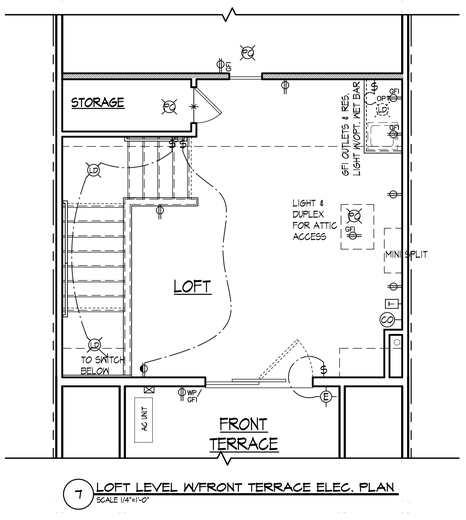
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



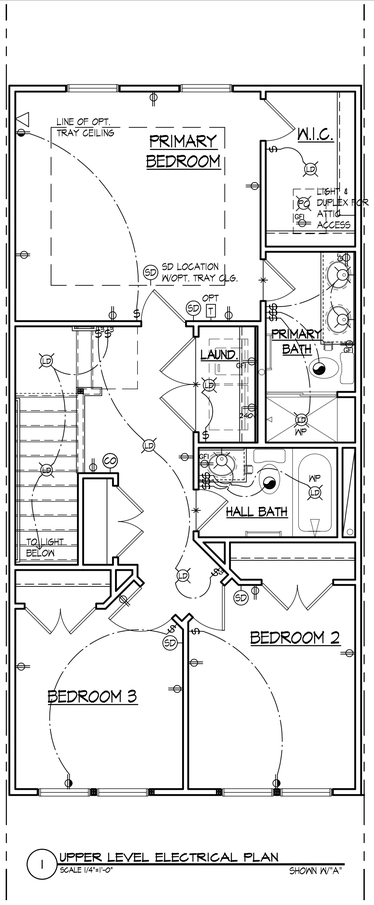
6 LOFT LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0"



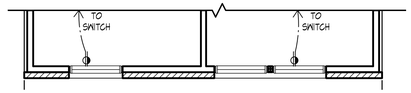
5 PARTIAL UPPER LEVEL ELECTRICAL PLAN W/ OPT. LOFT/TERRACE
SCALE 1/4"=1'-0"



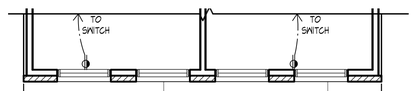
7 LOFT LEVEL W/FRONT TERRACE ELEC. PLAN
SCALE 1/4"=1'-0"



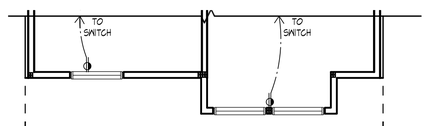
1 UPPER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" SHOWN W/"A"



2 UPPER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" W/ ELEV. "C"



3 UPPER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" W/ ELEV. "E"



4 UPPER LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0" W/ ELEV. "H" - ELEV. "L" SIM.

ELECTRICAL LEGEND

LIGHT FIXTURES

- WALL FIXTURE
- FLUORESCENT CEILING FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- CLUSTER FLOOD LIGHTS
- (E) EXTERIOR LIGHT FIXTURE
- (K) KEYLESS LIGHT FIXTURE
- (P) PENDANT LIGHTS
- (PC) PULL CHAIN LIGHT FIXTURE
- RECESSED EYEBALL FIXTURE
- (R) RECESSED INCANDESCENT LIGHT
- STRIP LIGHTING
- (S) SURFACE MOUNTED CEILING FIXTURE
- (UC) UNDERCOUNTER LIGHTING
- (R) WP WATERPROOF RECESSED INCANDESCENT LIGHT
- (LC) FAN/LIGHT COMBO
- (S) SURFACE MOUNTED LED CEILING FIXTURE

OUTLETS / SWITCHES

- GFI GFCI OUTLET
- OUTLET
- 240V 240 VOLT LEG
- $ SWITCH
- $3 3 WAY SWITCH
- $4 4 WAY SWITCH
- SWITCHED OUTLET
- WP GFI WATERPROOF GFCI OUTLET

MISC.

- DISCONNECT
- ELECTRONIC ENCLOSURE
- GARBAGE DISPOSAL
- MM MULTI-MEDIA
- SD SMOKE DETECTOR (WALL MOUNTED)
- SD/CO SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBO UNIT (WALL MOUNTED)
- TELEPHONE JACK
- THERMOSTAT
- DC DOOR CHIME
- HB HOSE BIBB
- VENTILATION FAN
- EC OPTIONAL 240 VOLT/50 AMP ELECTRIC CHARGING ROUGH-IN (OPT. 103113)

ALL SMOKE DETECTORS AND SMOKE DETECTOR/ CARBON MONOXIDE COMBOS TO BE INTERCONNECTED

NOTES:
1. PROVIDE CARBON MONOXIDE ALARM.
2. ADD A BLANK GFI FOR FAN LIGHT COMBOS IN WET AREAS.

STANLEY MARTIN HOMES
11710 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 964-5000 FAX: (703) 715-8076

SEAL:

JENKINS
SLAB
HBI#: D05
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
UPPER & LOFT LEVEL ELECTRICAL PLANS

SHEET #
E-1B

©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

LATERAL BRACING & SHEAR WALL SHEATHING SPECIFICATIONS

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM 115 MPH WIND SPEED, EXPOSURE B & SEISMIC CATEGORIES A/B.

THE ENGINEERED DESIGN WAS COMPLETED PER CHAPTER 16 OF THE 2018 VCC/IBC IN CONJUCTION WITH ASCE 7-16, AS PERMITTED BY SECTION R301.1.3 OF THE 2018 VRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF SECTION R602.10. COMPLIES WITH 2018 VCC

EXT. WALL SHEATHING SPECIFICATION

- 7/16" OSB OR 15/32" PLYWOOD:
  FASTEN SHEATHING W/ 8d NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN THE PANEL FIELD. TYP, U.N.O.
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 ¾" 16 GA STAPLES (⅞" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

3" O.C. EDGE NAILING

AT DESIGNATED AREAS - FASTEN EXTERIOR WALL SHEATHING W/ 8d NAILS @ 3" O.C. AT EDGES & 12" O.C. IN PANEL FIELD (NO STAPLES) PROVIDE HORIZ. BLOCKING AT UNSUPPORTED PANEL EDGES.

NOTES

- REFER TO LATERAL BRACING DETAIL SHEET:
  - TYP. "LETTER" DETAILS ARE NOT LABELED ON PLAN.
  - "NUMBERED" DETAILS ARE REFERENCED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 12d NAILS @ 8" O.C. PROVIDE (12) 12d AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT.

- - - - INDICATES EXTENT OF INT. OSB SHEARWALL OR 3" O.C. OSB SHEARWALL.

▶ INDICATES HOLDOWN BELOW

TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION (U.N.O.)

1/2" OR 5/8" GYPSUM WALL BOARD:
FASTEN GWB SHEATHING TO FRAMING W/ 1 ⅝"x0.086" COOLER NAILS OR 1 ¼" DRYWALL SCREWS @ 7" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES).

INCREASED SHEATHING & FASTENING

◇G3 AT DESIGNATED AREAS -
½" OR ⅝" GYPSUM WALL BOARD FASTENED W/ #6 DRYWALL SCREWS 1¼" LONG @ 4" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING T&B PLATES)

FLOOR FRAMING NOTES:

- STRUCTURAL DESIGN IS BASED ON 2018 VRC
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- DESIGN LOADS:
  - ROOF: LIVE (SNOW)= 23 psf (30 psf GROUND SNOW) DEAD= 17 psf
  - ATTIC: LIVE= 20 psf AT HT > 42"
  - FLOOR: LIVE=40 psf (SLEEPING= 30 psf) DEAD=10 psf (20 PSF @ TILE)
  - WIND: SEE NOTES
  - SOIL: 2,000 psf ALLOWABLE BEARING PRESSURE
- EXTERIOR WALLS SHALL BE 2X6 @ 24" O.C. OR 2X4 @ 16" O.C. (AS SHOWN ON PLANS) SPF "STUD GRADE" LUMBER, OR BETTER.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) AT 16" o.c. SPF "STUD GRADE" LUMBER, OR BETTER. U.N.O.
- ALL HEADERS, BEAMS, & OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 LUMBER, OR BETTER (KILN DRIED).
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O.
- ALL SPECIFIED NAILS SHALL HAVE THIS FOLLOWING MINIMUM DIMENSIONS U.N.O. :
  - 8d NAILS : 2.5" LONG, 0.131" DIA. SHANK
  - 10d NAILS : 3.0" LONG, 0.131" DIA. SHANK
  - 12d NAILS : 3.25" LONG, 0.131" DIA. SHANK
  - 16d NAILS : 3.5" LONG, 0.162" DIA. SHANK
- FASTEN ALL METAL CONNECTIONS (I.E. HANGERS, CUPS, ETC.) W/ NAILS PER MANUF. SPECS. (MAXIMUM PER LOAD TABLES)
- PROVIDE SOLID BLOCKING UNDER ALL POSTS. CONTINUOUS TO FOUNDATION / BEARING.
- I-JOIST FLOOR SYSTEM SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 (IMPROVED PERFORMANCE) LIVE LOAD DEFLECTION CRITERIA & 1/2" MAX. TOTAL LOAD DEFLECTION WHICHEVER IS MORE STRINGENT CONTROLS.
- I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, U.N.O.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - 1 3/4" MEMBERS-Fb= 2600 psi; Fv= 285 psi; E=2.0x10^6 psi
  - 3 1/2" OR WIDER MEMBERS-Fb= 2900 psi; Fv=290 psi; E=2.0x10^6 psi
- BUILDER TO VERIFY CORROSION- RESISTANCE COMPATIBILITY OF ALL HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, BASED ON TYPE OF PRESERVED USED.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 10d NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN FIELD.

- FOR 2 & 3 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF 3"x0.120" NAILS @ 8" O/C OR 2 ROWS ¼"x3½" SIMPSON SDS SCREWS (OR 3½" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 3 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENINGS AT BOTH FACES FOR 3-PLY CONDITION. LOCATE TOP & BOTTOM NAILS/SCREWS 2" FROM EDGE. SOLID 3 ½" OR 5 ¼" BEAMS ARE ACCEPTABLE. USE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- FOR 4 PLY BEAMS OF EQUAL WIDTH, FASTEN PLIES TOGETHER WITH 3 ROWS OF ¼"x6" SIMPSON SDS SCREWS (OR 6 ¾" TRUSSLOK SCREWS) @ 16" O/C. USE A MINIMUM OF 4 ROWS FOR BEAM DEPTHS OF 14" OR GREATER. APPLY FASTENINS AT BOTH FACES (ONE SIDE ONLY FOR TRUSSLOK SCREWS). LOCATE TOP AND BOTTOM SCREWS 2" FROM EDGE. A SOLID 1" BEAM IS ACCEPTABLE.

ROOF FRAMING NOTES:

- STRUCTURAL DESIGN IS BASED ON 2018 VRC
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
- FASTEN EACH ROOF TRUSS TO THE TOP PLATE WITH SIMPSON H2.5T CLIPS (OR APPROVED EQUAL) AT EACH BEARING POINT. PROVIDE (2) H2.5T CLIPS AT (2) PLY GIRDERS AND FLUSH BEAMS AND (3) H2.5T CLIPS (3) PLY GIRDERS.
- ALL HEADERS TO BE SUPPORTED ON (1)2X JACK STUD & (1)2X, KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED U.N.O.
- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/8d NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN FIELD.

ADD'L ROOF SHEATHING NOTE

WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS, FASTEN ROOF SHEATHING TO ALL SUPPORTING FRAMING W/THE FOLLOWING NAILING SPECIFICATIONS:
- 2 1/2" x 0.131" NAILS @ 6" O.C. OR
- 2 3/8" x 0.120" NAILS @ 4" O.C. OR
- 2 3/8" x 0.113" NAILS @ 3" O.C.

VENEER LINTEL SCHEDULE

SPAN (MAX)	HEIGHT OF VENEER ABOVE LINTEL	STEEL ANGLE SIZE
3'-0"	20 FT. MAX	L3"x3"x¼"
6'-0"	3 FT. MAX	L3"x3"x¼"
	12 FT. MAX	L4"x3"x¼"
	20 FT. MAX	L5"x3½"x5/16"
8'-0"	3 FT. MAX	L4"x4"x¼" *
	12 FT. MAX	L5"x3½"x5/16"
	16 FT. MAX	L6"x3½"x⅜"
9'-6"	12 FT. MAX	L6"x3½"x⅜"
16'-4"	2 FT. MAX	L7"x4"x½" **
	3 FT. MAX	L8"x4"x½" **

ALL LINTELS:
- SHALL SUPPORT 2 ⅝" - 3 ½" VENEER w/ 40 psf MAXIMUM WEIGHT.
- < 16' SHALL HAVE 4" MIN. BEARING
- >= 16' SHALL HAVE 8" MIN. BEARING
- < 16' SHALL NOT BE FASTENED BACK TO HEADER.
- >= 16' SHALL BE FASTENED BACK TO WOOD HEADER IN WALL @48"o.c. w/ ½" DIA. x 3 ½" LONG LAG SCREWS IN 2" LONG VERTICALLY SLOTTED HOLES.
- MAX. VENEER HT. APPLIES TO ANY PORTION OF BRICK OVER THE OPENING.
- ALL LINTELS SHALL BE LONG LEG VERTICAL.
- WHEN SUPPORTING VENEER < 3" WIDE THE EXTERIOR TOE OF THE HORIZONTAL LEG MAY BE CUT IN THE FIELD TO BE 3 ½" WIDE OVER THE BEARING LENGTH ONLY. THIS IS TO ALLOW FOR MORTAR JOINT FINISHING.
- SEE STRUCTURAL PLANS FOR ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS.

* FOR QUEEN VENEER USE L4x3x¼".
** FOR 3½" VENEER ONLY. SEE PLAN FOR VENEER SUPPORT IF VENEER < 3½" THICK.

INDICATES WOOD POST FROM ABOVE. CONTINUE THIS POST TO FOUNDATION BY PROVIDING 2x BLOCKINGS THROUGH FLOOR SYSTEM

NOTE:
- SEE DETAIL 8/S-6B FOR TYPICAL 3 STUD CORNER DETAIL
- SEE DETAIL 12/S-6B FOR TYPICAL HEADER DETAIL

FOUNDATION NOTES:

- CONCRETE DESIGN BASED ON ACI 318.
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS U.N.O.:
  - FOUNDATION WALLS: 3,000psi
  - FOOTINGS: 3,000psi
  - INTERIOR SLABS AND GRADE: 2,500psi
  - EXTERIOR SLABS: 3,500psi
  - GARAGE SLABS: 3,500psi
- DESIGN LOADS:
  - SOIL: 2,000 psf ALLOWABLE BEARING PRESSURE
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- BASEMENT FOUNDATION WALLS SHALL BE PER TYPICAL DETAILS
- EXTERIOR GARAGE FOUNDATION WALLS SHALL BE 8" PLAIN CONCRETE, W/ 6" STEM & 2" LEDGE ON 2'X18" PLAIN CONCRETE FOOTING.
- BASEMENT WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- PROVIDE (2) #5 BARS AROUND ALL SIDES OF OPENINGS IN CONCRETE BASEMENT FOUNDATION WALL WITH 2" CLEAR. REINFORCEMENT SHALL EXTEND 12" PAST CORNER OF OPENING IN ALL DIRECTIONS
- ALL FOOTING SUPPORTING STRUCTURE SHALL BEAR BELOW FROST LINE. CONSULT BUILDING DEPT. FOR MIN. DEPTH.
- PIPE COLUMNS SHALL BE 3 1/2" DIA. ADJUSTABLE STEEL PIPE COLUMNS ON 36"x36"x12" PLAIN CONCRETE FOOTING, U.N.O.
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. MINIMUM 2 BOLTS PER PLATE & 12" MIN. FROM EACH PLATE END
- CONCRETE MASONRY UNITS SHALL BE ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 psi (f'm=1,500 psi). ALL MORTAR SHALL BE ASTM C270, TYPE S. CMU DESIGN BASED ON ACI 530-05 & ACI 530.1-05.
- CMU FOUNDATION WALLS SHALL HAVE 'DUR-O-WALL' HORIZONTAL JOINT REINFORCEMENT (OR EQUAL) - 9 GA. MINIMUM @ 16" O.C.
- PROVIDE 2x8 x 16" LONG P.T. PLATE ON TOP OF ALL CRAWL SPACE PIERS. TOP COURSE OF PIERS SHALL BE SOLID MASONRY OR FILLED SOLID.
- DIMENSIONS BY OTHERS, BUILDER TO VERIFY.
- BUILDER TO VERIFY THAT MODEL HAS BEEN ADEQUATELY TREATED BY A LICENSED AND BONDED PEST CONTROL COMPANY FOR SUBTERRANEAN TERMITES. METHOD AND TYPE OF TREATMENT TO BE DETERMINED BY PEST CONTROL COMPANY.

FOOTING SIZE

ALLOWABLE SOIL BEARING PRESSURE	8"/10" WALL		12" WALL	
	BRICK	NO BRICK	BRICK	NO BRICK
2,000 PSF	8"x24"	8"x20"	8"x24"	8"x20"
2,500 PSF	8"x20"	8"x16"	8"x20"	8"x18"
3,000 PSF	8"x16"	8"x16"	8"x18"	8"x18"

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO ensure THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M+K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:
- A. ROOF TRUSSES:
  1/4" DEAD LOAD
- B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
  1/8" DEAD LOAD
- C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
  LIMIT ABSOLUTE TRUSS DEFLECTION TO 9/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

NOTE: ALL STEEL COLUMNS TO BE SCHEDULE 40

LEGEND

- INTERIOR BEARING WALL
- ⊏ ⊐ ⊏ ⊐ B.W.A. = BEARING WALL ABOVE
- BEAM / HEADER
- EXTENT OF OVERFRAMING
- JL METAL HANGER
- P.A. = POST ABOVE. PROVIDE SOLID BLOCKING OR BEAM BELOW.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON STHD14RJ HOLD-DOWN
▶ HD-2	SIMPSON MSTC66 STRAP TIE (12" END LENGTH) (MSTC66B3 ALTERNATE)
▶ HD-3	SIMPSON HTT4 HOLD-DOWN *

ALTERNATIVE TO SSTB24 ANCHOR BOLT SPECIFICATION:

* UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN ⅝" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 ¾" OF EDGE OF FOUNDATION.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL: JENKINS
SLAB
HB1#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

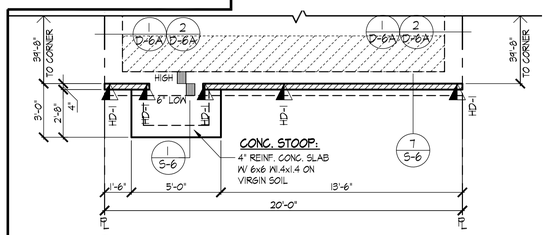
REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION: STRUCTURAL NOTES

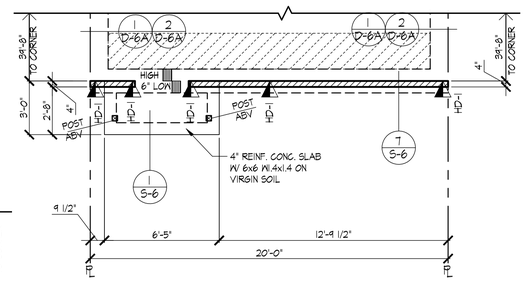
SHEET # S-0A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

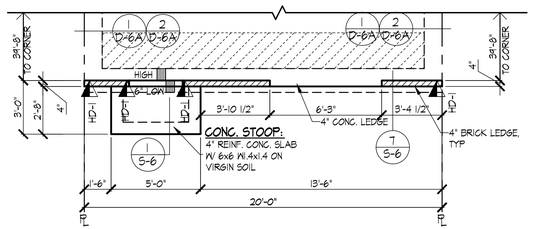
1/4" = 1'-0"



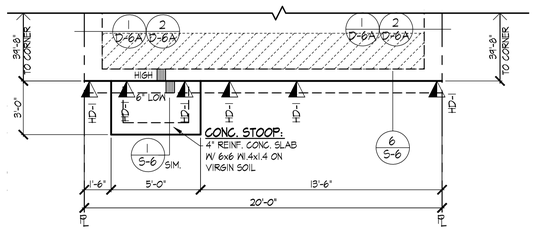
10 PARTIAL FOUNDATION PLAN "L"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



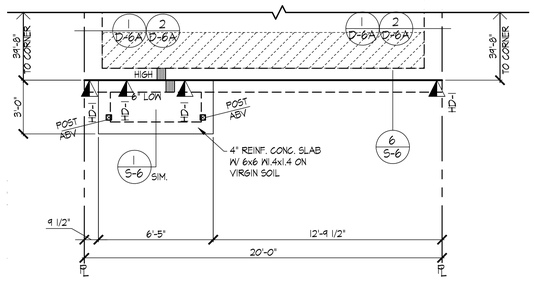
9 PARTIAL FOUNDATION PLAN "H"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



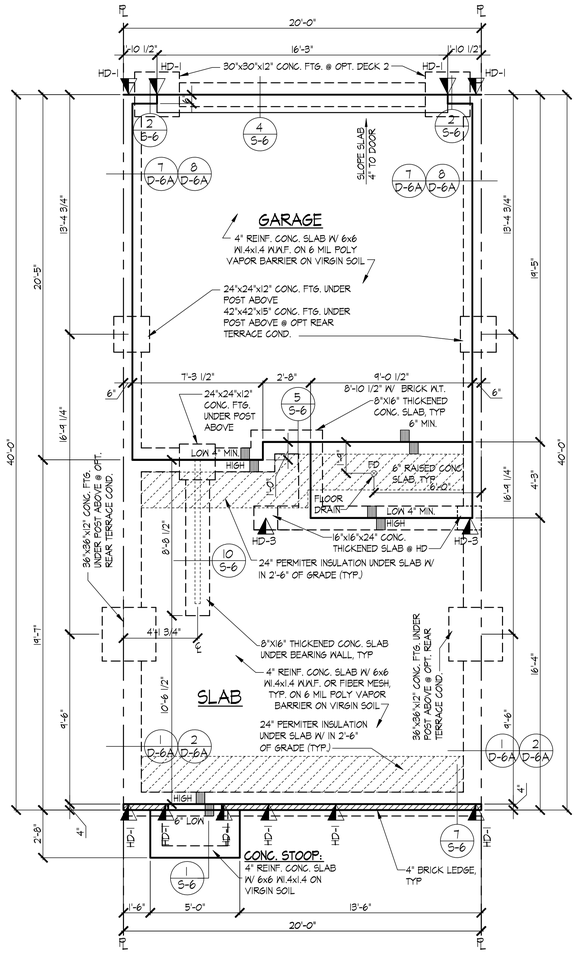
3 PARTIAL FOUNDATION PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



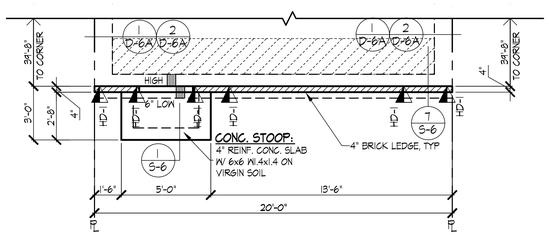
6 PARTIAL FOUNDATION PLAN "F" & "K"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



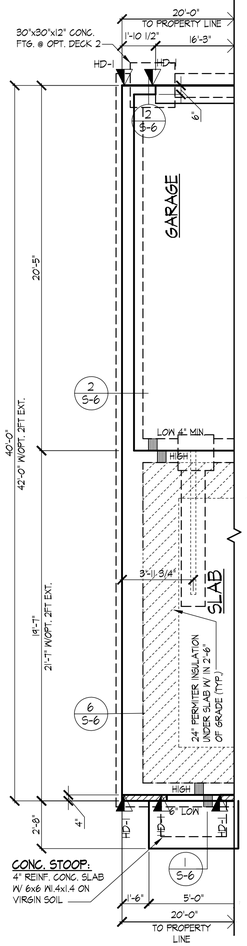
7 PARTIAL FOUNDATION PLAN "G"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



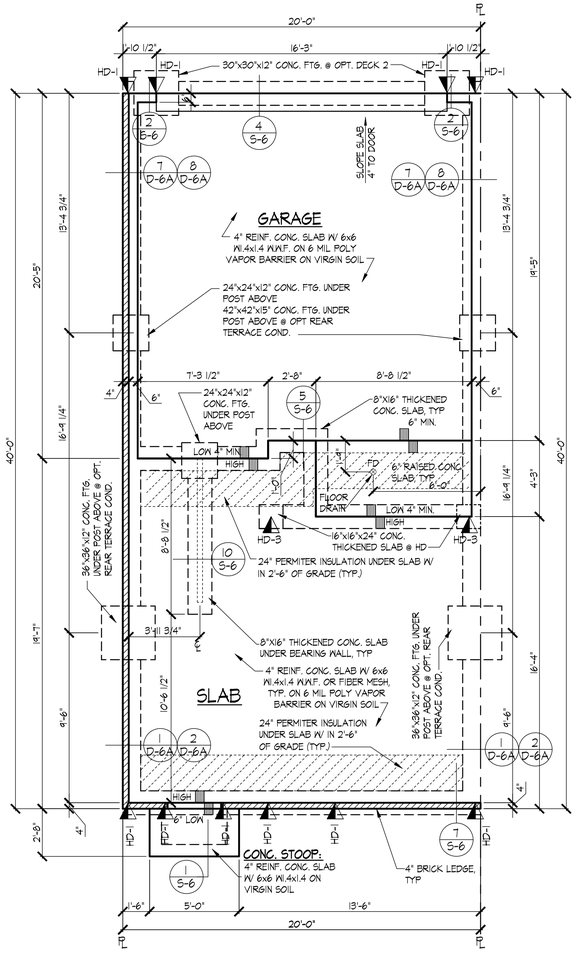
1 FOUNDATION PLAN "A", &MM& "S"
SCALE 1/4"=1'-0"



2 PARTIAL FOUNDATION PLAN "B", "D", "E"/"N", "P", & "R"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



4 PARTIAL LEFT SIDE FDN PLAN W/ END UNIT
SCALE 1/4"=1'-0"
OPT. 1900
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



5 PARTIAL LEFT SIDE FDN PLAN W/ END UNIT W/ OPT. SIDE BRICK WATERTABLE OR FULL BRICK VENEER
SCALE 1/4"=1'-0"
OPT. 1902 W/ OPT. 8260 OR 8054
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

NOTE:
MOST HOLD DOWN'S ARE LOCATED ADJACENT TO OPENINGS OR @ ENDS OF WALLS. SEE PLANS, UPPER/MAIN LEVEL FRAMING PLANS FOR HD LOCATIONS

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HB1#: D05
NORTHERN VA

MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
STRUCTURAL FOUNDATION PLANS

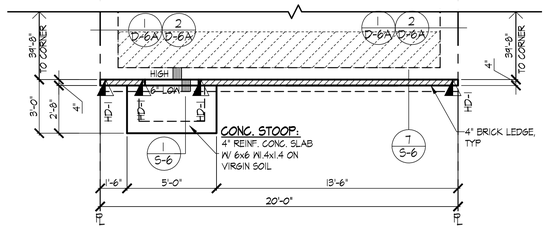
SHEET #
S-1A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

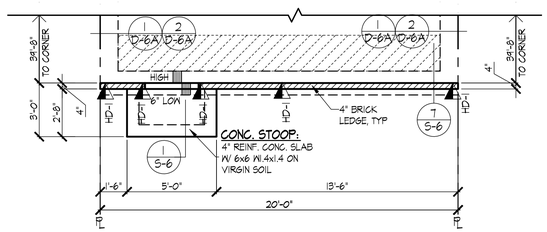
NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

NOTE:
MOST HOLD DOWN's ARE LOCATED ADJACENT TO OPENINGS OR @ ENDS OF WALLS. SEE PLANS, UPPER/MAIN LEVEL FRAMING PLANS FOR HD LOCATIONS

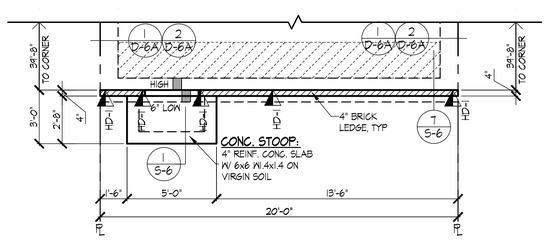
0 1'-0" 2'-0" 3'-0" 4'-0" 8'-0"
1/4" = 1'-0"



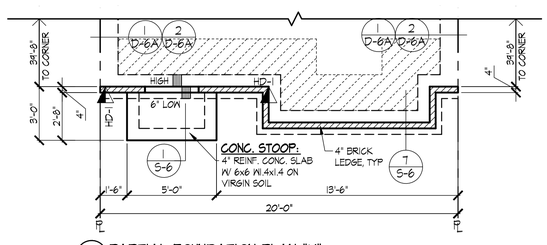
3 PARTIAL FOUNDATION PLAN "T" & "Y"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



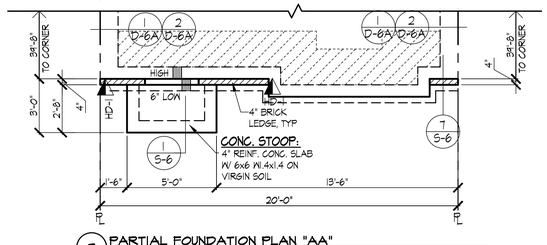
2 PARTIAL FOUNDATION PLAN "U" & "Z"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



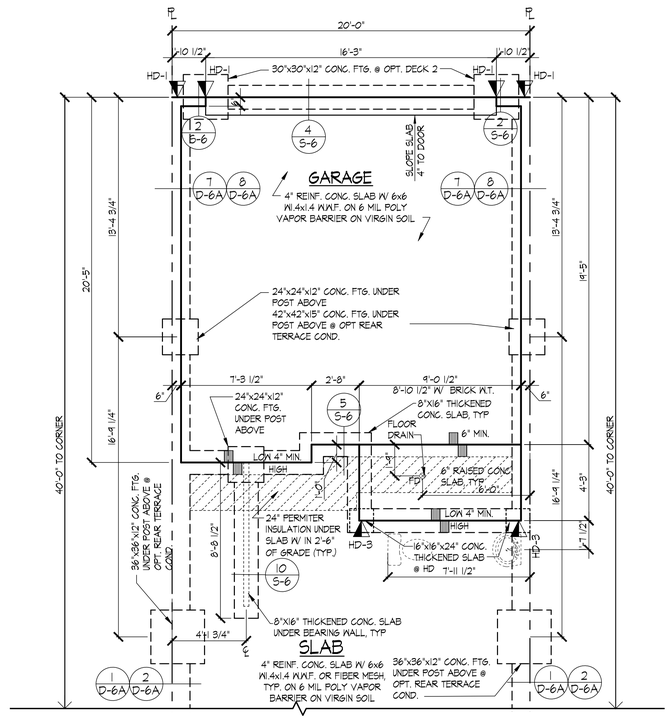
3 PARTIAL FOUNDATION PLAN "W"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



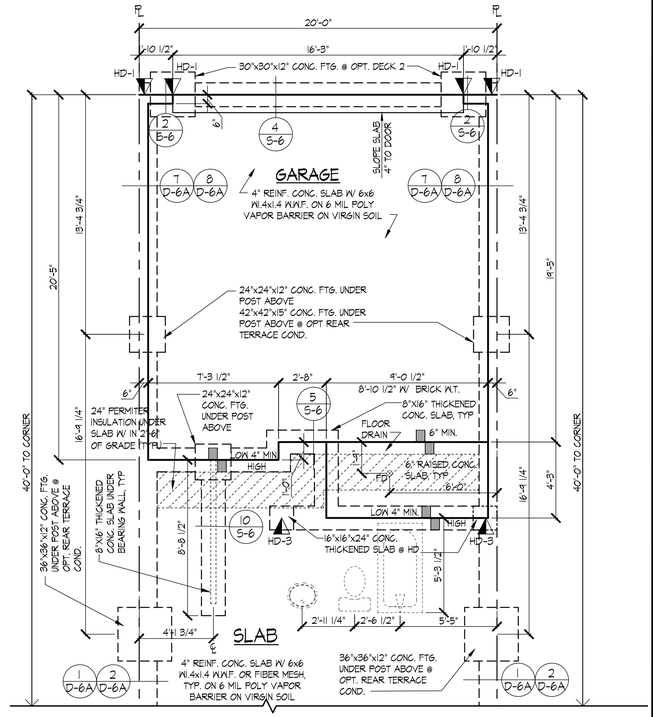
2 PARTIAL FOUNDATION PLAN "X"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



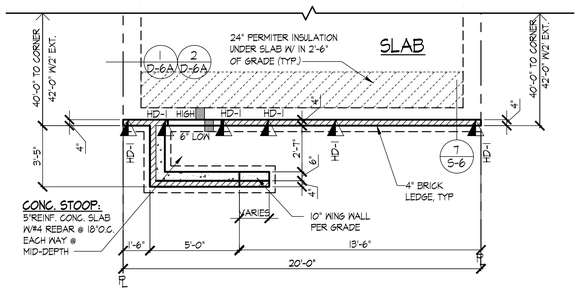
2 PARTIAL FOUNDATION PLAN "AA"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



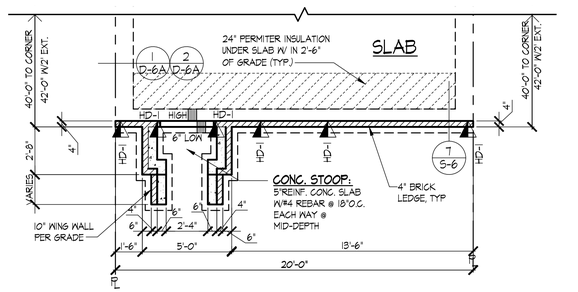
2 FOUNDATION PLAN "A" W/ OPT. PWDR
SCALE 1/4"=1'-0"



1 FOUNDATION PLAN "A" W/ OPT. BEDROOM W/BATH
SCALE 1/4"=1'-0"



9 PART. FOUNDATION PLAN W/DROPPED GRADE CONDITION (SIDE)
SCALE 1/4"=1'-0"
SHOWN W/"A"
NOT AVIL. W/ ELEV. "G", "J" & "H"



8 PART. FOUNDATION PLAN W/DROPPED GRADE CONDITION (FRONT)
SCALE 1/4"=1'-0"
SHOWN W/"A"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:

JENKINS
SLAB
HB#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
STRUCTURAL FOUNDATION PLANS

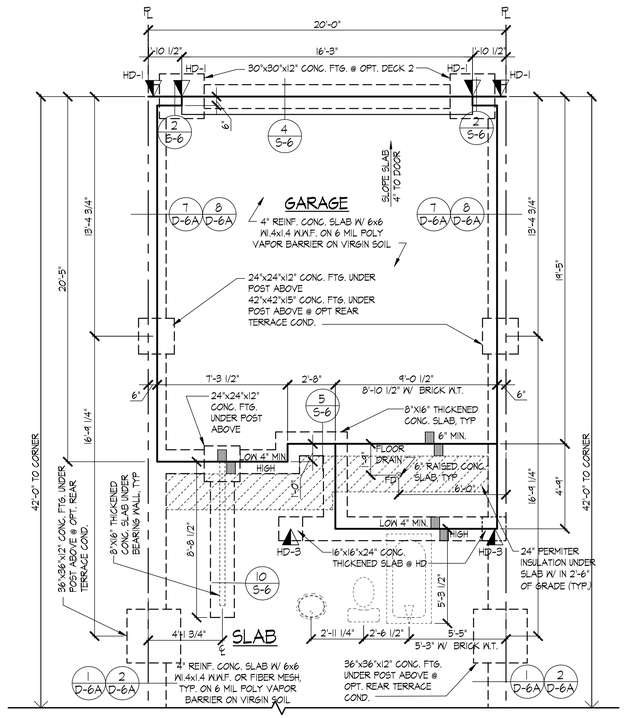
SHEET #
S-1B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC; ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

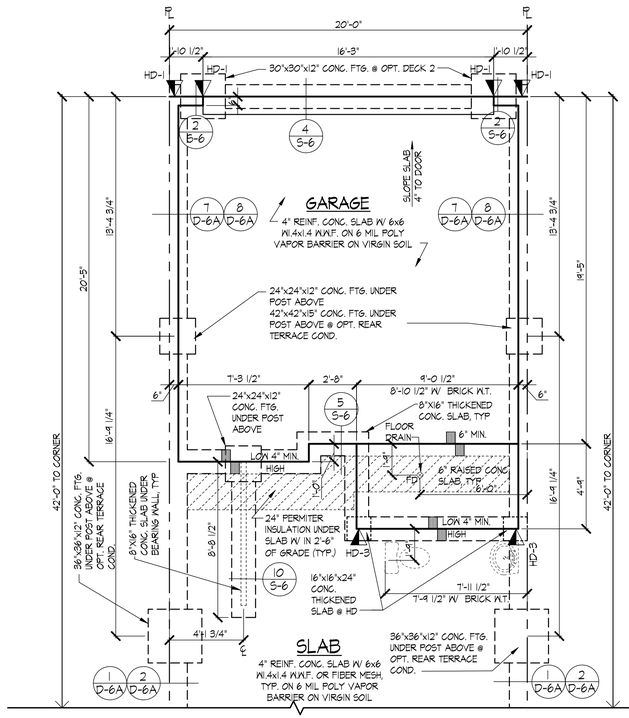
NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

NOTE:
MOST HOLD DOWN's ARE LOCATED ADJACENT TO OPENINGS OR @ ENDS OF WALLS. SEE PLANS, UPPER/MAIN LEVEL FRAMING PLANS FOR HD LOCATIONS

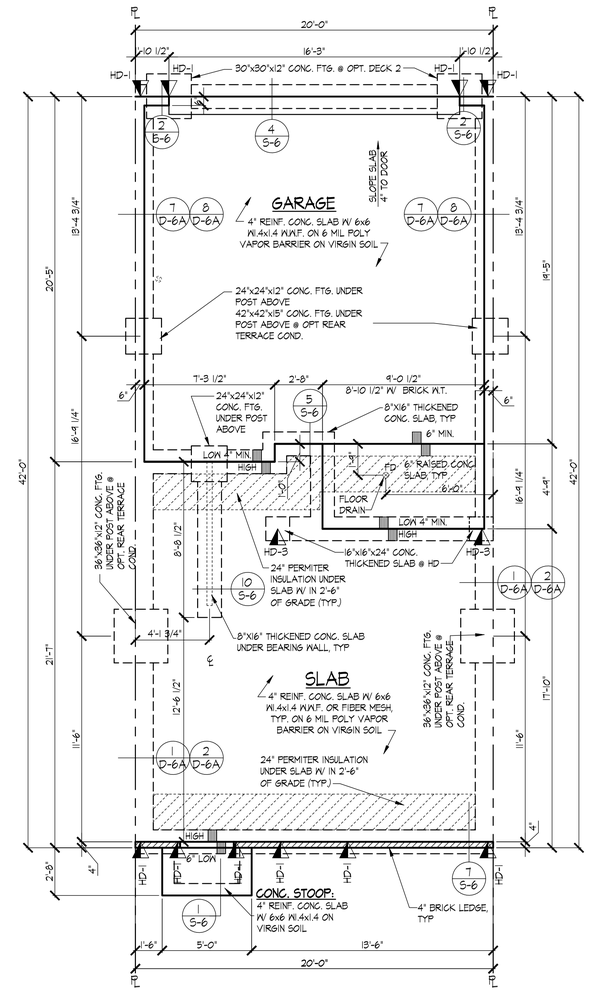
0 1'-0" 2'-0" 3'-0" 4'-0" 8'-0"
1/4" = 1'-0"



3 FOUNDATION PLAN "A" W/ OPT. BEDROOM W/BATH & OPT. 2FT EXTENSION
SCALE 1/4"=1'-0"



2 FOUNDATION PLAN W/ OPT. PWDR & OPT. 2FT EXTENSION
SCALE 1/4"=1'-0"



1 FOUNDATION PLAN W/OPT. 2FT EXT.
SCALE 1/4"=1'-0"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:
JENKINS
SLAB
HB#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

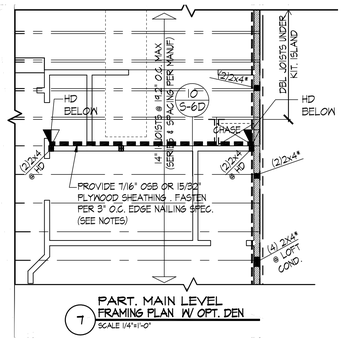
DRAWING DESCRIPTION:
STRUCTURAL FOUNDATION PLANS

SHEET #
S-1C

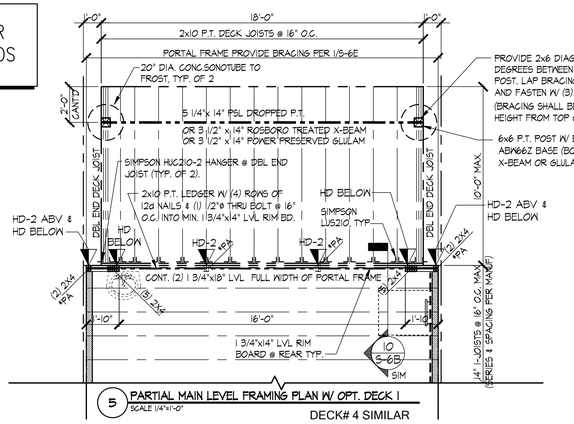
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

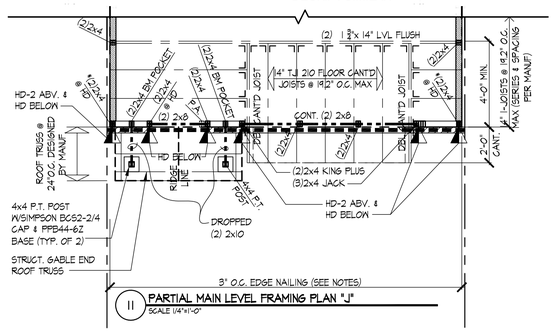
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



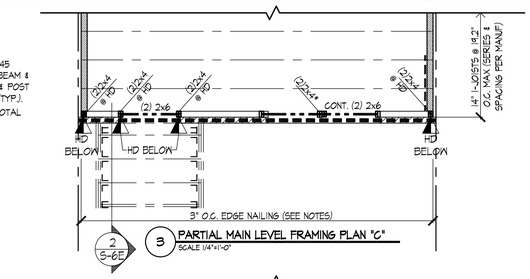
7 PART. MAIN LEVEL FRAMING PLAN W/ OPT. DEN
SCALE 1/4"=1'-0"



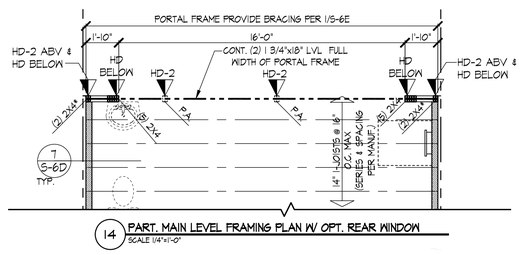
5 PARTIAL MAIN LEVEL FRAMING PLAN W/ OPT. DECK 1
SCALE 1/4"=1'-0"
DECK# 4 SIMILAR



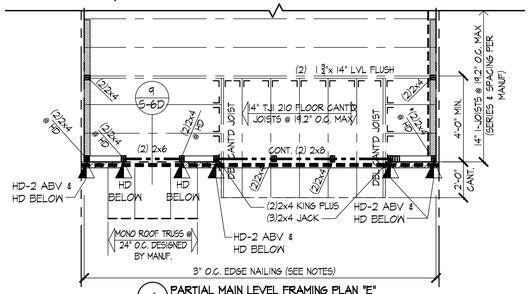
11 PARTIAL MAIN LEVEL FRAMING PLAN "J"
SCALE 1/4"=1'-0"



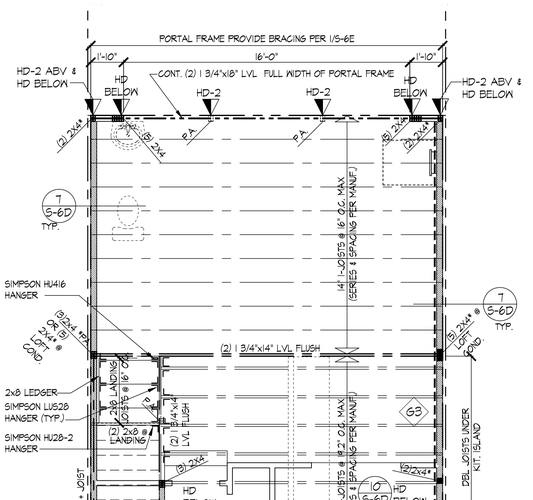
2 3 PARTIAL MAIN LEVEL FRAMING PLAN "C"
SCALE 1/4"=1'-0"



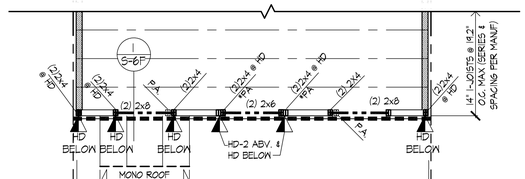
14 PART. MAIN LEVEL FRAMING PLAN W/ OPT. REAR WINDOW
SCALE 1/4"=1'-0"



4 PARTIAL MAIN LEVEL FRAMING PLAN "E"
SCALE 1/4"=1'-0"

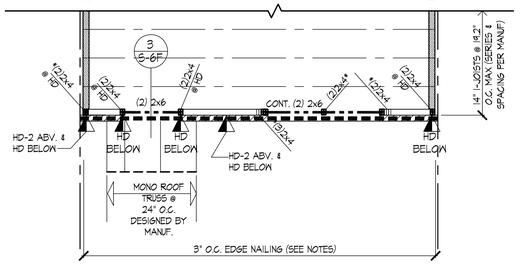


1 MAIN LEVEL FRAMING PLAN "A"
SCALE 1/4"=1'-0"

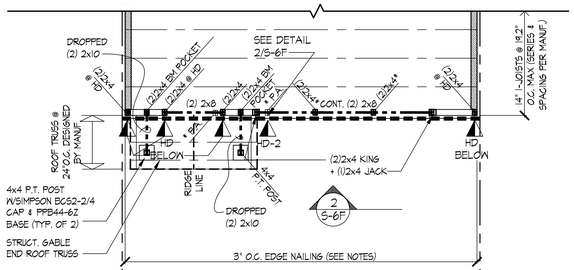


8 PARTIAL MAIN LEVEL FRAMING PLAN "F" & "K"
SCALE 1/4"=1'-0"

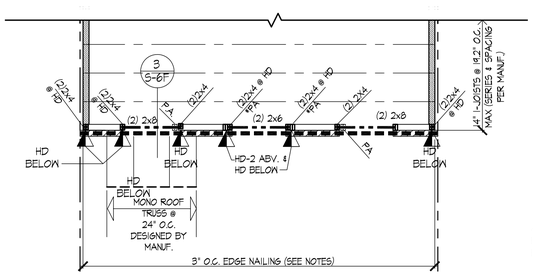
2 PARTIAL MAIN LEVEL FRAMING PLAN "B" & "D"
SCALE 1/4"=1'-0"



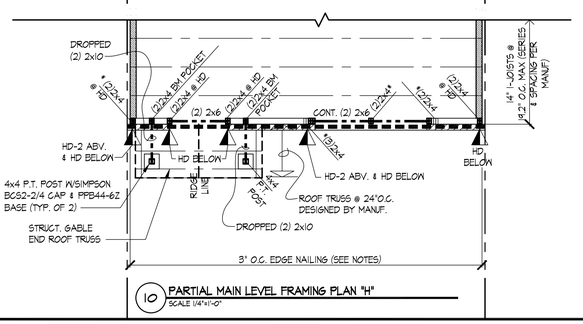
12 PARTIAL MAIN LEVEL FRAMING PLAN "L"
SCALE 1/4"=1'-0"



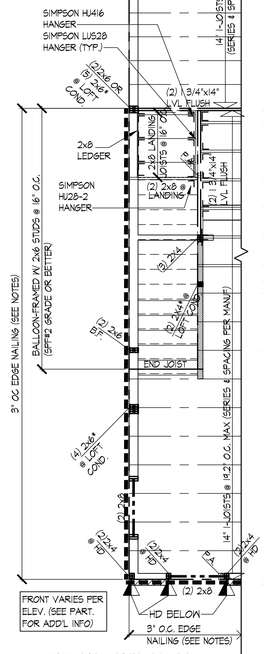
9 PARTIAL MAIN LEVEL FRAMING PLAN "G"
SCALE 1/4"=1'-0"



13 MAIN LEVEL FRAMING PLAN "M"
SCALE 1/4"=1'-0"



10 PARTIAL MAIN LEVEL FRAMING PLAN "H"
SCALE 1/4"=1'-0"



6 PARTIAL MAIN LEVEL FRAMING W/ END COND.
SCALE 1/4"=1'-0"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HB#: D05
NORTHERN VA

MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
- 08/06/2019
- 08/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

DRAWING DESCRIPTION:
MAIN LEVEL FRAMING PLANS

SHEET #
S-2A

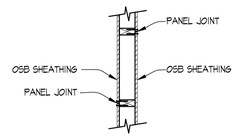
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

FRAMING NOTE:
ON FRONT AND BACK WALL WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE DETAIL "A", THIS SHEET). IF THIS CAN NOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE DETAIL "B", THIS SHEET).

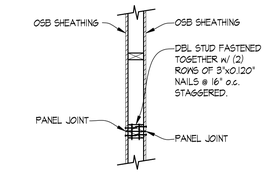
NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

0 2' 4' 6' 8' 10'
1 1/2" = 1'-0"

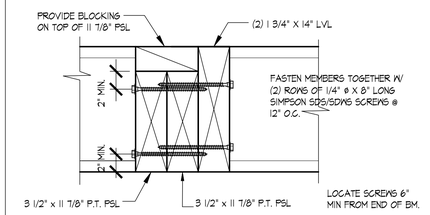
0 1'-0" 2'-0" 3'-0" 4'-0" 8'-0"
1/4" = 1'-0"



A SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES OFFSET (PREFERABLE)
SCALE: N.T.S.

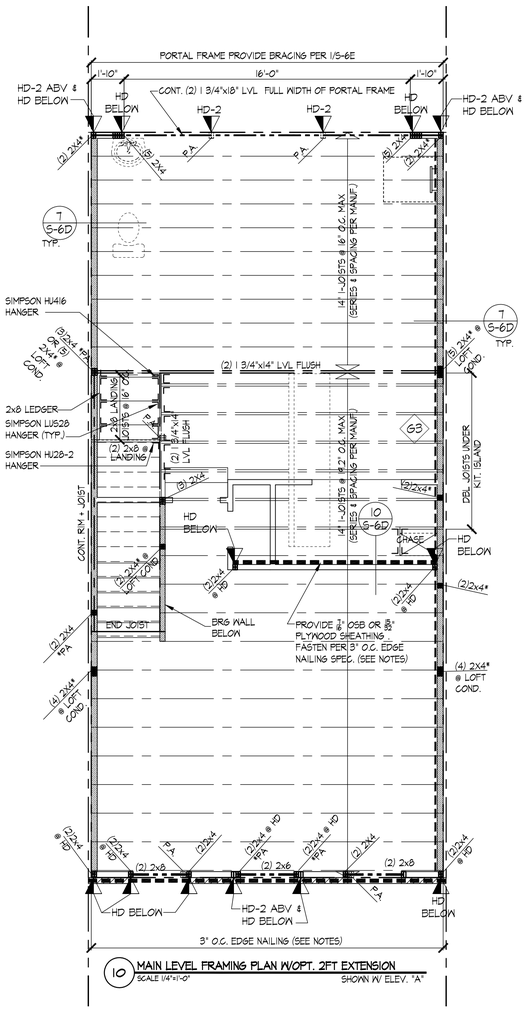


B SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES ON SAME STUD (ALTERNATE)
SCALE: N.T.S.

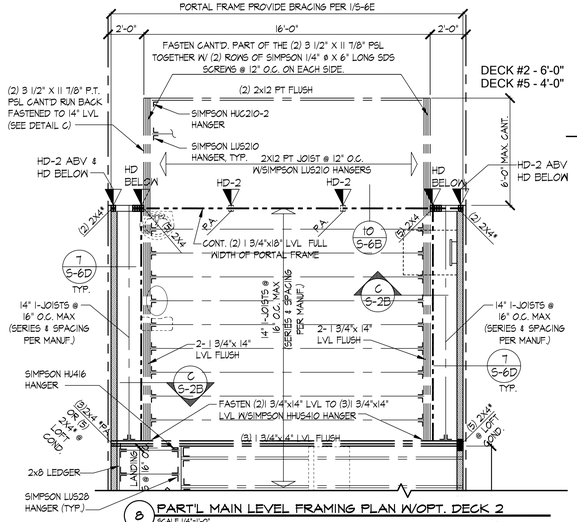


P.T. GLULAM ALTERNATIVE FOR CANT'D DECK P.T. PSL:
1) ROSBORO: 24F-V4/DF
2) ANTHONY FORERS: 24F-V5 MI/SP

C PSL TO LVL FASTENING DETAIL
SCALE: 1 1/2"=1'-0"

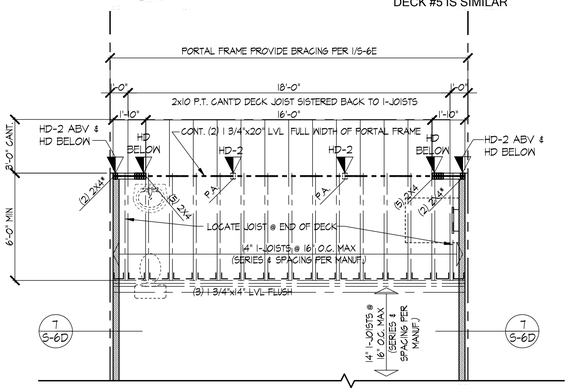


10 MAIN LEVEL FRAMING PLAN W/OPT. 2FT EXTENSION
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"

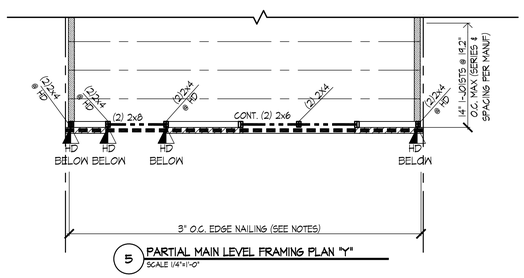


8 PART'L MAIN LEVEL FRAMING PLAN W/OPT. DECK 2
SCALE 1/4"=1'-0"

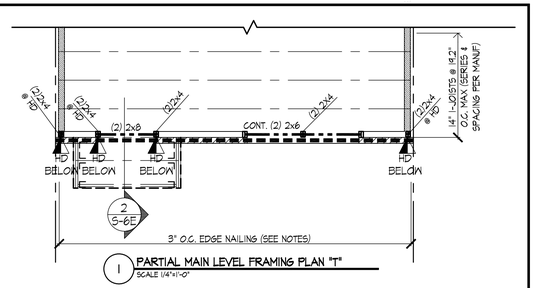
DECK #5 IS SIMILAR



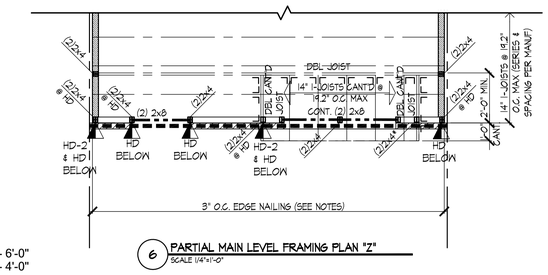
9 PART'L MAIN LEVEL FRAMING PLAN W/OPT. DECK 3
SCALE 1/4"=1'-0"



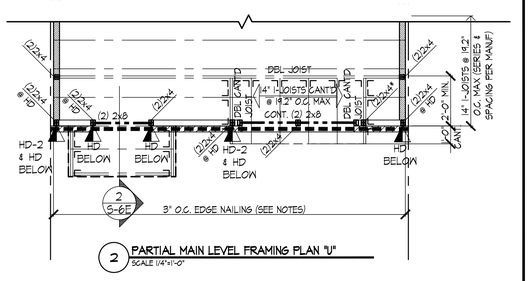
5 PARTIAL MAIN LEVEL FRAMING PLAN "Y"
SCALE 1/4"=1'-0"



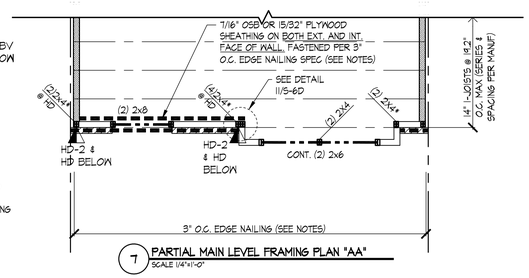
1 PARTIAL MAIN LEVEL FRAMING PLAN "T"
SCALE 1/4"=1'-0"



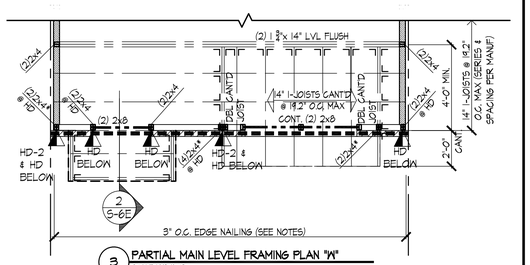
6 PARTIAL MAIN LEVEL FRAMING PLAN "Z"
SCALE 1/4"=1'-0"



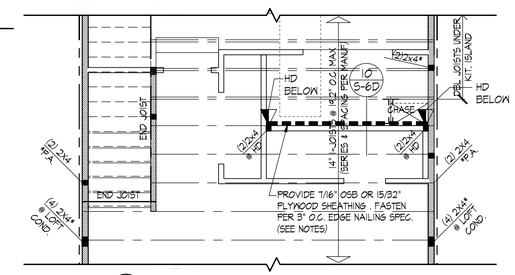
2 PARTIAL MAIN LEVEL FRAMING PLAN "U"
SCALE 1/4"=1'-0"



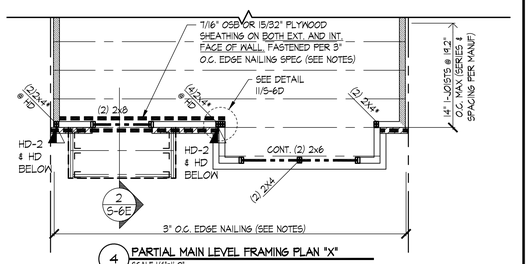
7 PARTIAL MAIN LEVEL FRAMING PLAN "AA"
SCALE 1/4"=1'-0"



3 PARTIAL MAIN LEVEL FRAMING PLAN "W"
SCALE 1/4"=1'-0"



7 PART. MAIN LEVEL FRAMING PLAN W/ OPT. FNDR
SCALE 1/4"=1'-0"



4 PARTIAL MAIN LEVEL FRAMING PLAN "X"
SCALE 1/4"=1'-0"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:
JENKINS
SLAB
HBI#: D05
NORTHERN VA

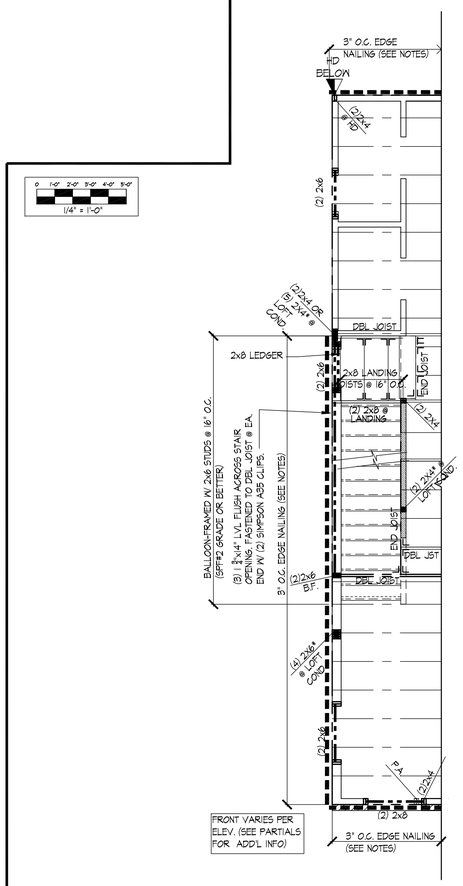
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

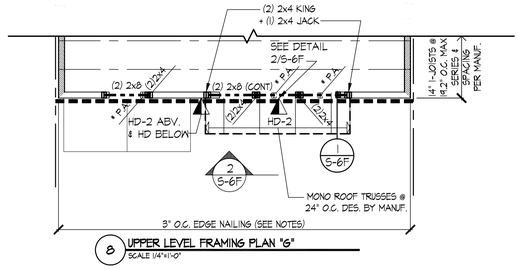
DRAWING DESCRIPTION:
MAIN LEVEL FRAMING PLANS

SHEET #
S-2B

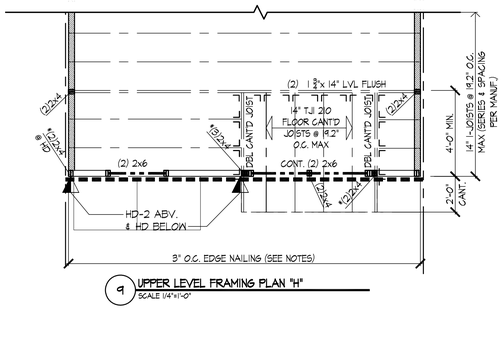
©2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.



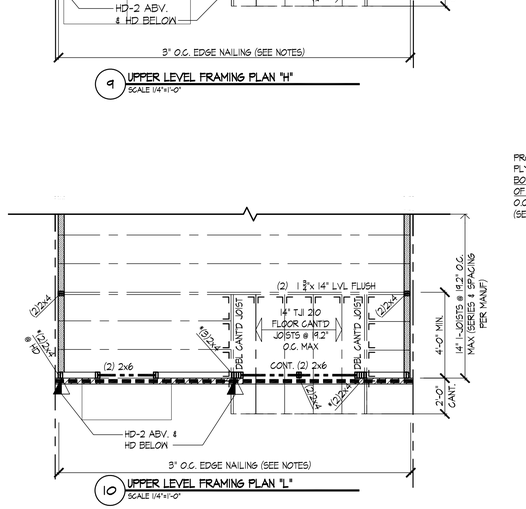
6 PARTIAL UPPER LEVEL FRAMING W/ END COND.
SCALE: 1/4"=1'-0"



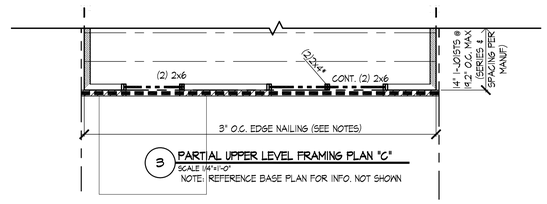
8 UPPER LEVEL FRAMING PLAN "G"
SCALE 1/4"=1'-0"



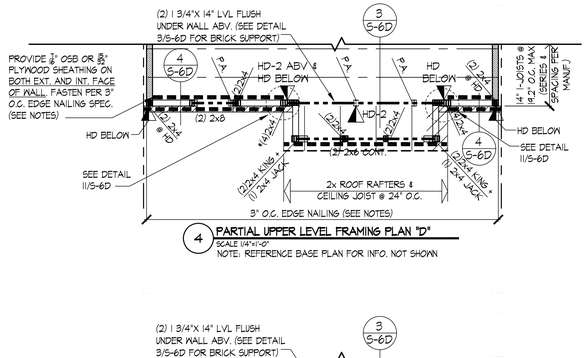
9 UPPER LEVEL FRAMING PLAN "H"
SCALE 1/4"=1'-0"



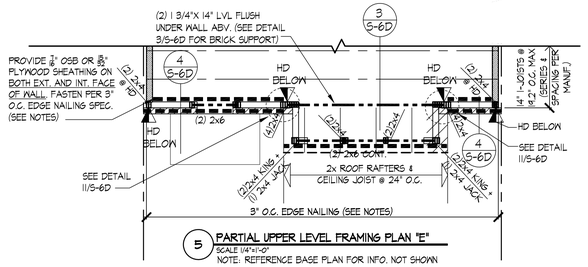
10 UPPER LEVEL FRAMING PLAN "L"
SCALE 1/4"=1'-0"



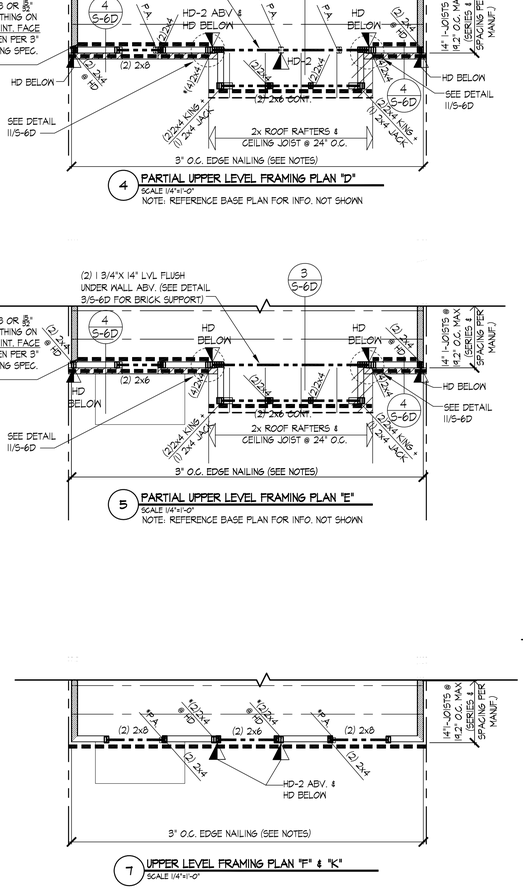
3 PARTIAL UPPER LEVEL FRAMING PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



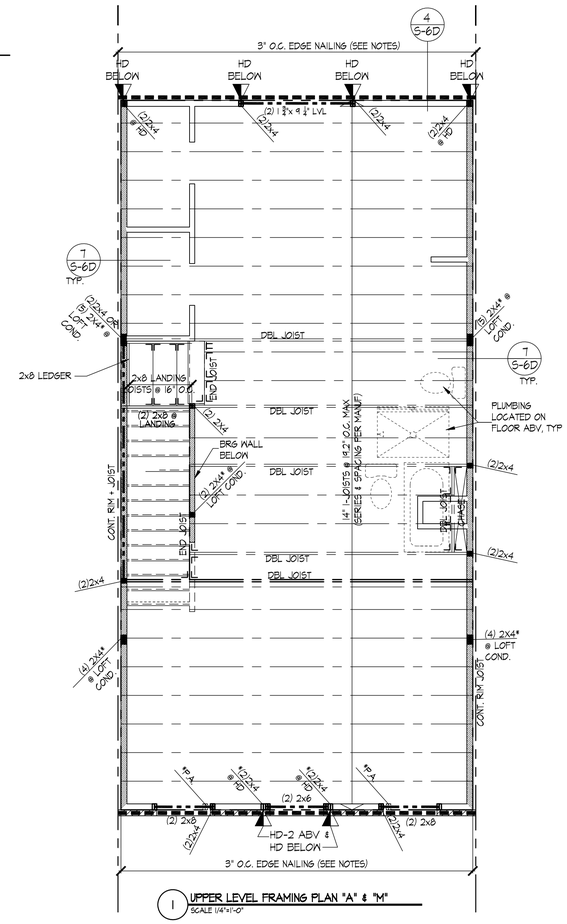
4 PARTIAL UPPER LEVEL FRAMING PLAN "D"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



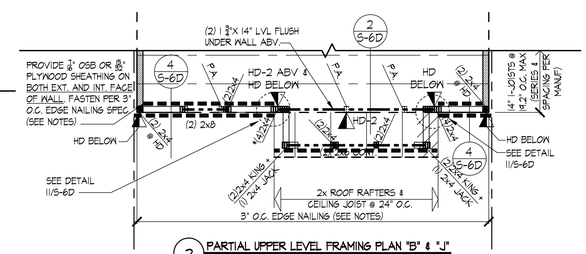
5 PARTIAL UPPER LEVEL FRAMING PLAN "E"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



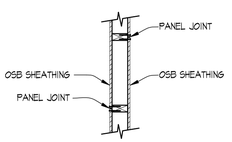
7 UPPER LEVEL FRAMING PLAN "F" & "K"
SCALE 1/4"=1'-0"



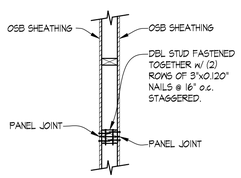
1 UPPER LEVEL FRAMING PLAN "A" & "M"
SCALE 1/4"=1'-0"



2 PARTIAL UPPER LEVEL FRAMING PLAN "B" & "J"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



A SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES OFFSET (PREFERABLE)
SCALE: N.T.S.



B SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES ON SAME STUD (ALTERNATE)
SCALE: N.T.S.

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

FRAMING NOTE:
ON FRONT AND BACK WALL WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE DETAIL "A", THIS SHEET). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE DETAIL "B", THIS SHEET).

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL: JENKINS SLAB HBI#: D05 NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

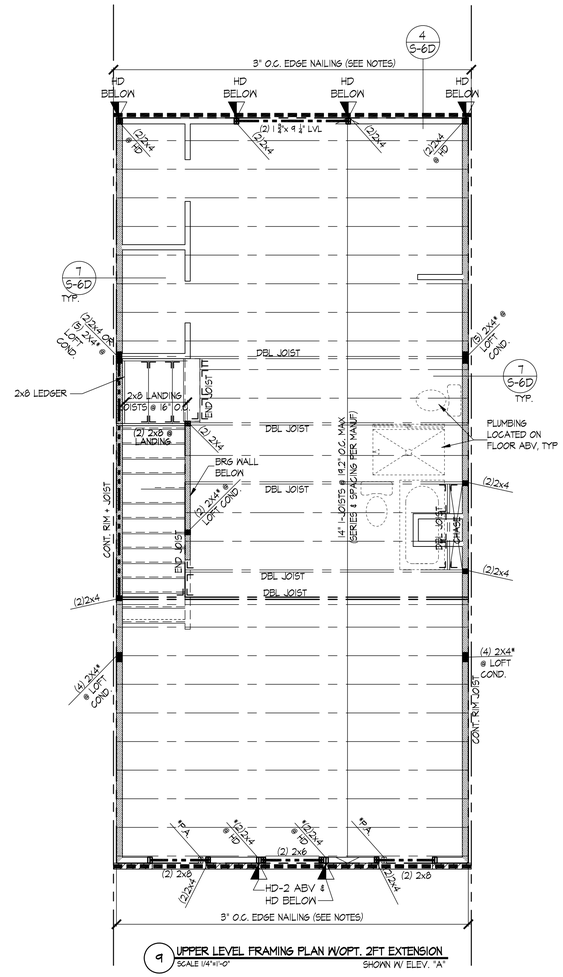
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION: UPPER LEVEL FRAMING PLANS

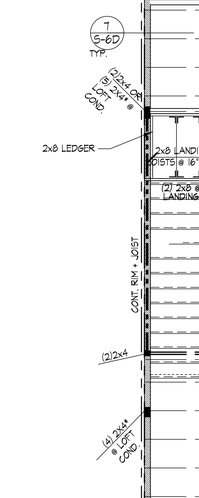
SHEET # S-3A

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

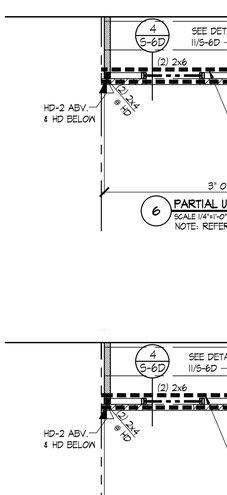
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



9 UPPER LEVEL FRAMING PLAN W/OPT. 2FT EXTENSION
SCALE 1/4"=1'-0" SHOWN W/ ELEV. "A"

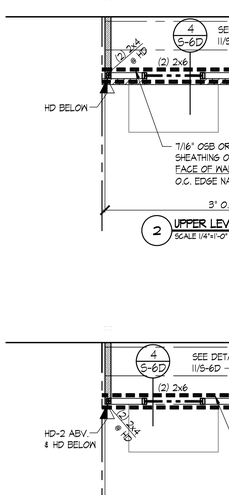


5 PARTIAL UPPER LEVEL FRAMING PLAN "Y"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

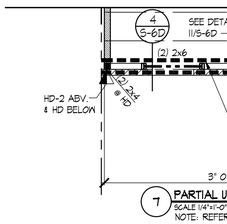


1 PARTIAL UPPER LEVEL FRAMING PLAN "T"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

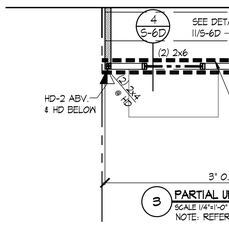
6 PARTIAL UPPER LEVEL FRAMING PLAN "Z"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



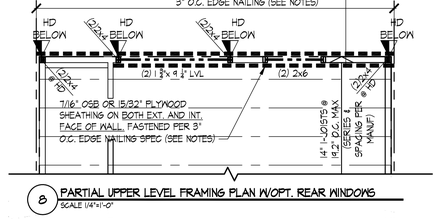
2 UPPER LEVEL FRAMING PLAN "U"
SCALE 1/4"=1'-0"



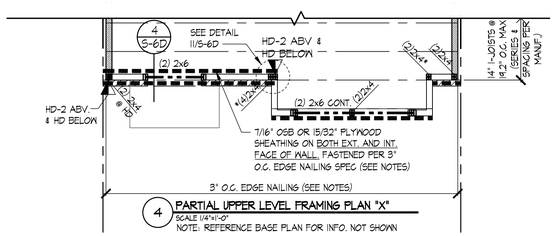
7 PARTIAL UPPER LEVEL FRAMING PLAN "AA"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



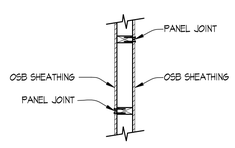
3 PARTIAL UPPER LEVEL FRAMING PLAN "W"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



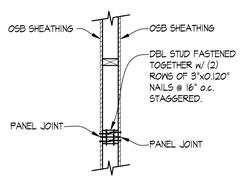
8 PARTIAL UPPER LEVEL FRAMING PLAN W/OPT. REAR WINDOWS
SCALE 1/4"=1'-0"



4 PARTIAL UPPER LEVEL FRAMING PLAN "X"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



A SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES OFFSET (PREFERABLE)
SCALE: N.T.S.



B SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES ON SAME STUD (ALTERNATE)
SCALE: N.T.S.

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

FRAMING NOTE:
ON FRONT AND BACK WALL WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE DETAIL "A", THIS SHEET). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE DETAIL "B", THIS SHEET).

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA

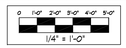
ORIGINAL ISSUE DATE: 07/05/2018

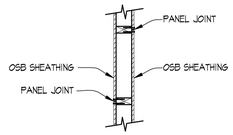
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
UPPER LEVEL FRAMING PLANS

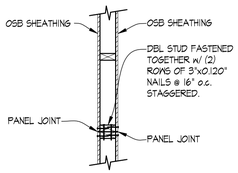
SHEET #
S-3B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

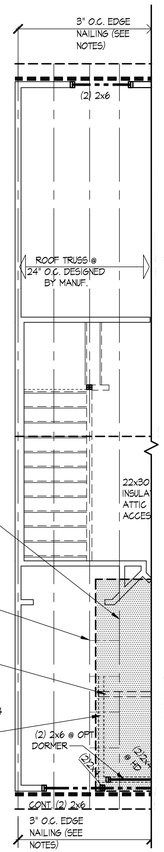




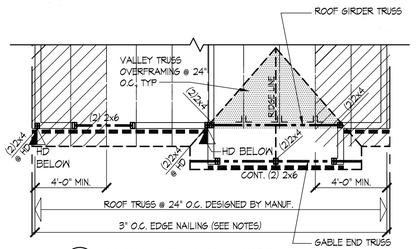
A SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES OFFSET (PREFERABLE)
SCALE: N.T.S.



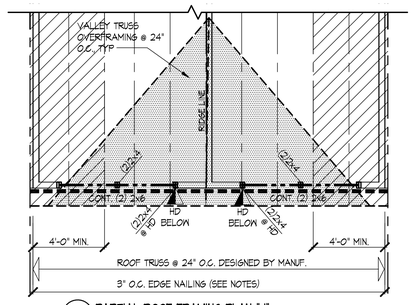
B SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES ON SAME STUD (ALTERNATE)
SCALE: N.T.S.



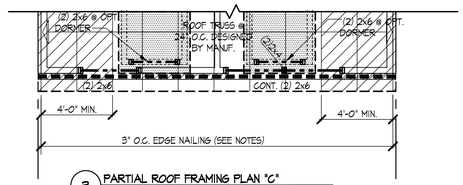
6 PART. ROOF FRAMING PLAN @ END COND.
SCALE 1/4"=1'-0"



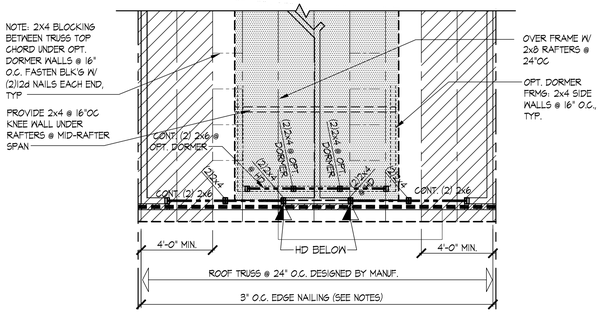
8 PARTIAL ROOF FRAMING PLAN "H"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



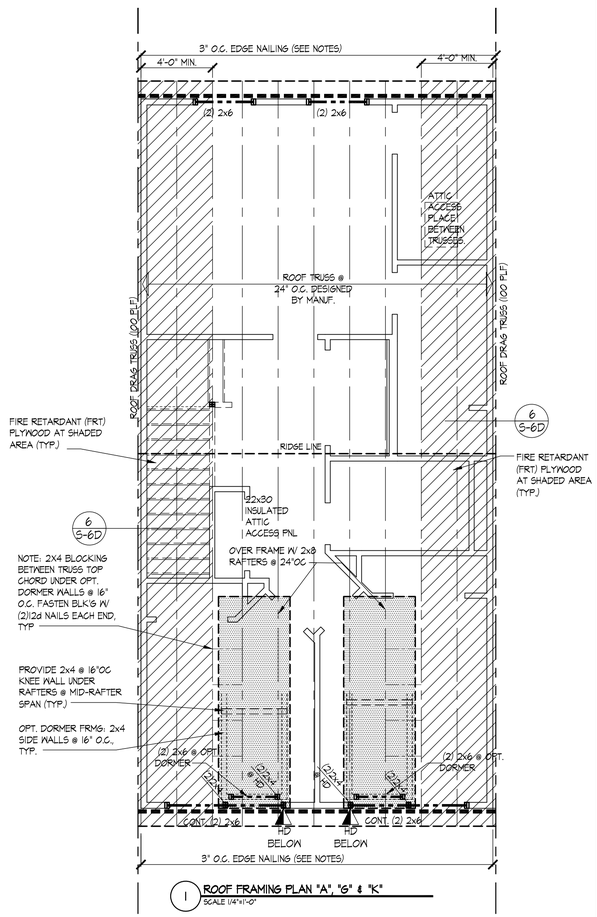
9 PARTIAL ROOF FRAMING PLAN "J"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



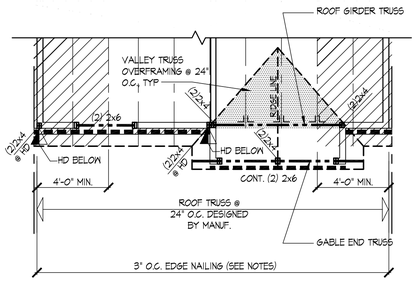
3 PARTIAL ROOF FRAMING PLAN "C"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



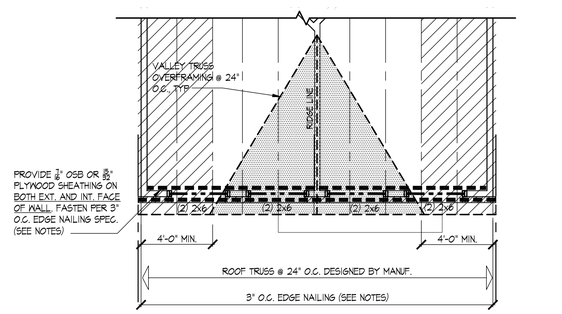
4 PARTIAL ROOF FRAMING PLAN "D"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



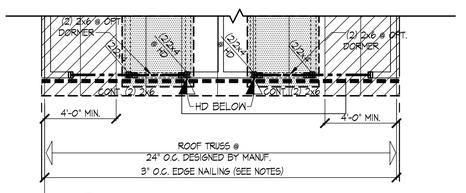
1 ROOF FRAMING PLAN "A", "G" & "K"
SCALE 1/4"=1'-0"



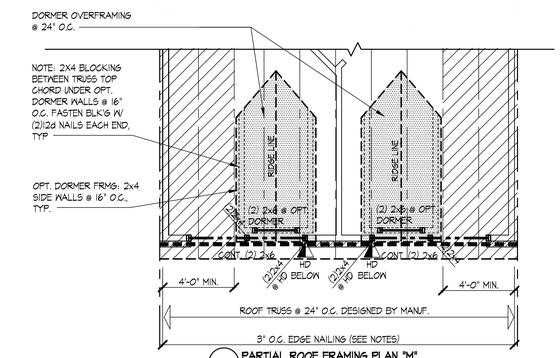
10 PARTIAL ROOF FRAMING PLAN "L"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



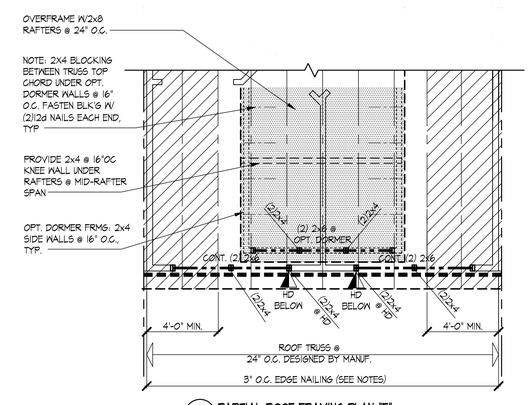
5 PARTIAL ROOF FRAMING PLAN "E"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



2 PARTIAL ROOF FRAMING PLAN "B"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



11 PARTIAL ROOF FRAMING PLAN "M"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



7 PARTIAL ROOF FRAMING PLAN "F"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

FRAMING NOTE:
ON FRONT AND BACK WALL WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE DETAIL "A", THIS SHEET). IF THIS CANNOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE DETAIL "B", THIS SHEET).

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL: JENKINS
SLAB
HB#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

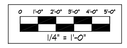
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

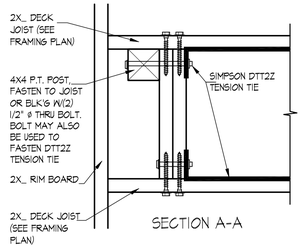
DRAWING DESCRIPTION: ROOF FRAMING PLANS

SHEET # S-4A

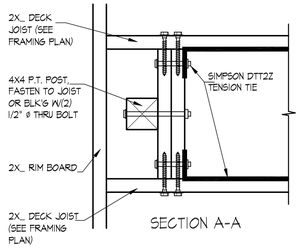
THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.
©2023, 2024

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

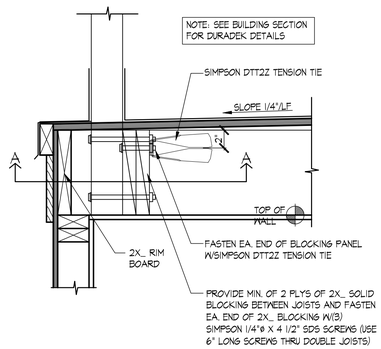


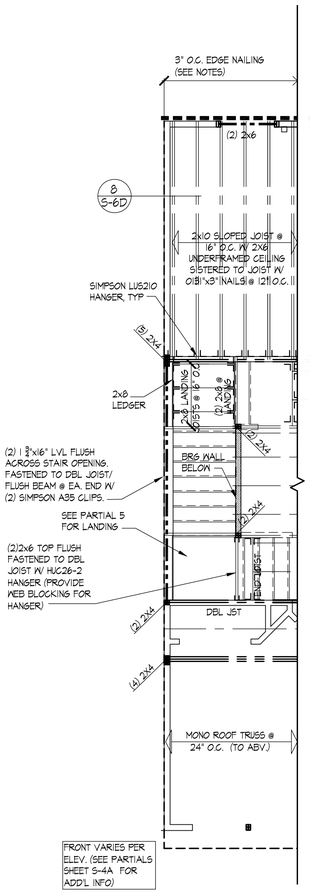


A TERRACE RAIL POST DETAIL
SCALE 1 1/2"=1'-0"



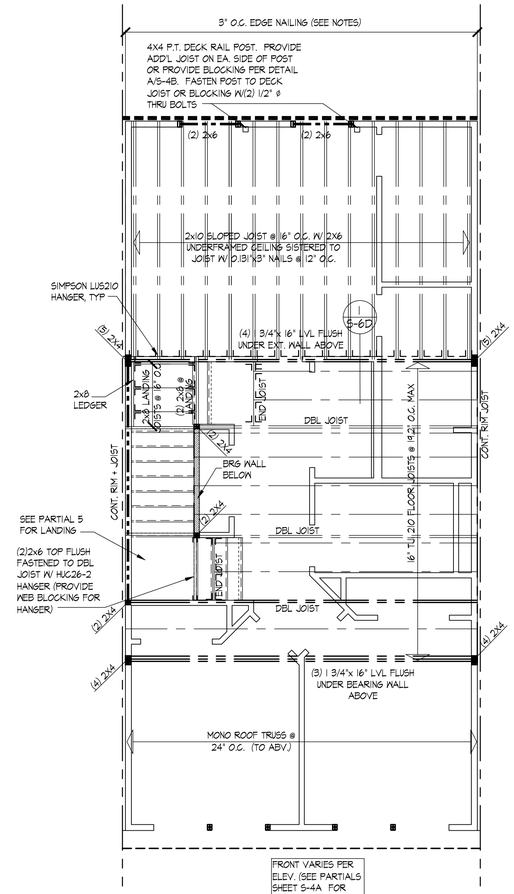
A TERRACE RAIL POST DETAIL
SCALE 1 1/2"=1'-0"



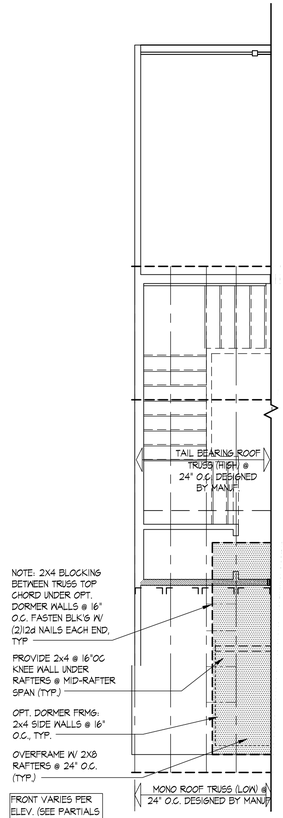


4 PART. LOFT FLOOR FRAMING PLAN @ END COND. W/ OPT. LOFT & TERRACE
SCALE 1/4"=1'-0"

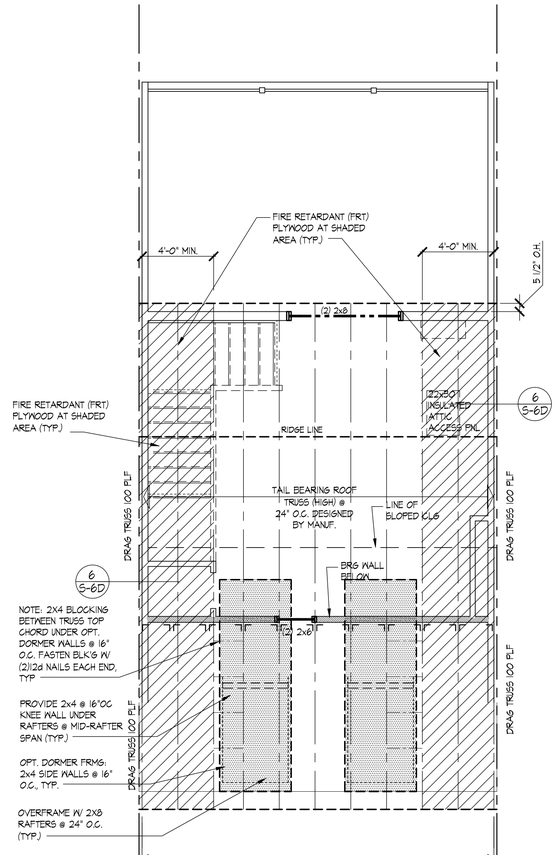
5 PART. LOFT FLOOR FRAMING PLAN AT LOWER STAIR LANDING
SCALE 1/4"=1'-0"



2 LOFT FLOOR FRAMING PLAN W/ OPT. LOFT & TERRACE
SCALE 1/4"=1'-0"



3 PART. ROOF FRAMING PLAN @ END COND. W/ OPT. LOFT/TERRACE
SCALE 1/4"=1'-0"



1 ROOF FRAMING PLAN "A" W/ OPT. LOFT & TERRACE
SCALE 1/4"=1'-0"
ALL ELEV. SIM. (SEE SHEET S-4A).

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:
JENKINS
SLAB
HBI#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

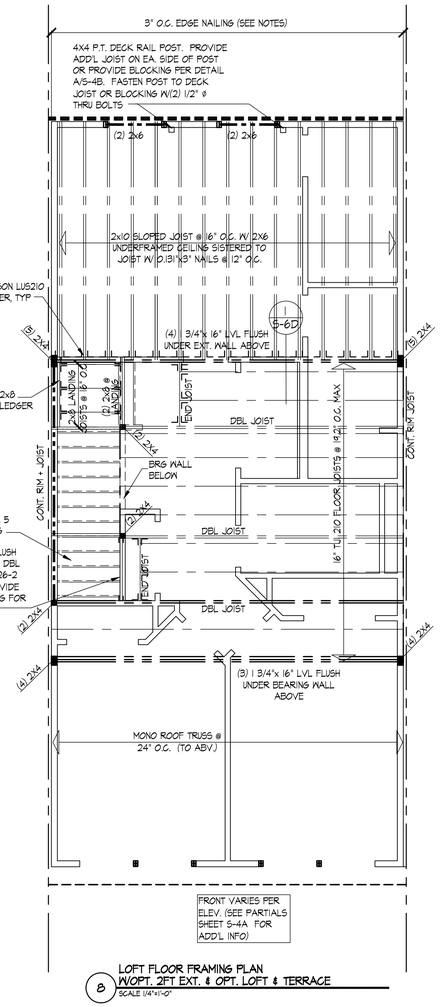
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/04/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
LOFT FLOOR & ROOF FRAMING PLANS

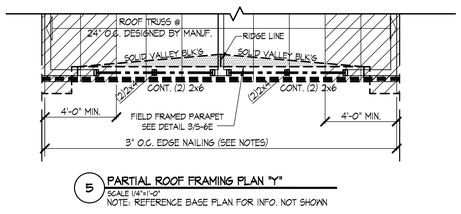
SHEET #
S-4B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC; AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

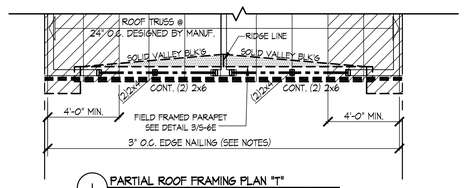
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"



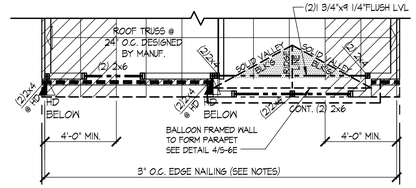
8 LOFT FLOOR FRAMING PLAN W/OPT. 2FT EXT. & OPT. LOFT & TERRACE
SCALE 1/4"=1'-0"



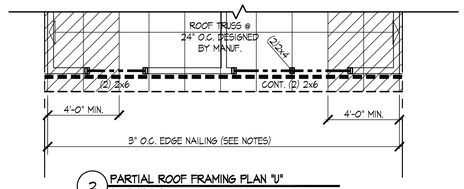
5 PARTIAL ROOF FRAMING PLAN "Y"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



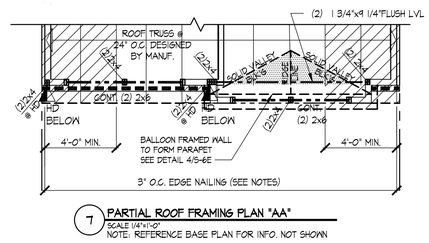
1 PARTIAL ROOF FRAMING PLAN "T"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



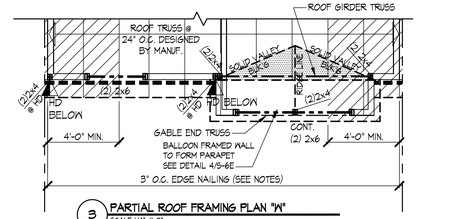
6 PARTIAL ROOF FRAMING PLAN "Z"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



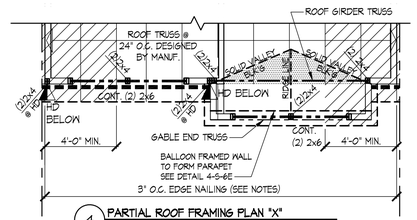
2 PARTIAL ROOF FRAMING PLAN "U"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



7 PARTIAL ROOF FRAMING PLAN "AA"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



3 PARTIAL ROOF FRAMING PLAN "W"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN



4 PARTIAL ROOF FRAMING PLAN "X"
SCALE 1/4"=1'-0"
NOTE: REFERENCE BASE PLAN FOR INFO. NOT SHOWN

NOTE: REFERENCE S-0A FOR STRUCTURAL NOTES & LEGENDS

FRAMING NOTE:
ON FRONT AND BACK WALL WHERE OSB SHEATHING IS APPLIED TO BOTH SIDES OF WALL, VERTICAL PANEL EDGES OF THE EXTERIOR SHEATHING SHALL NOT LAND ON THE SAME STUD AS THE VERTICAL PANEL EDGE OF THE INTERIOR SHEATHING (SEE DETAIL "A", THIS SHEET). IF THIS CAN NOT BE AVOIDED, PROVIDE DOUBLE STUDS AT THOSE LOCATIONS (SEE DETAIL "B", THIS SHEET).

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p: 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

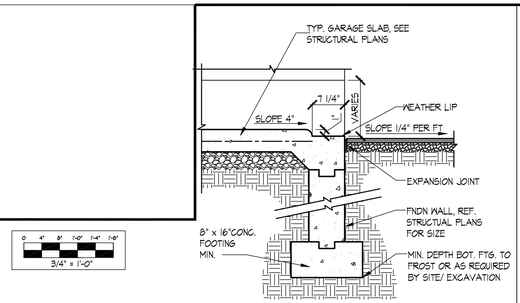
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
ROOF FRAMING PLANS

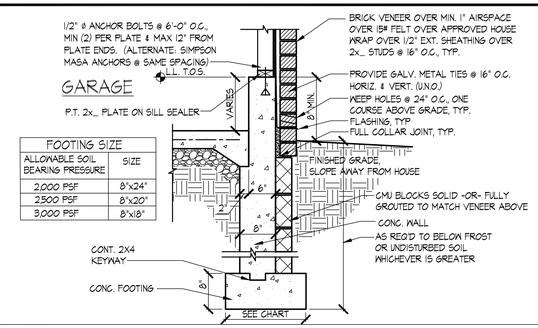
SHEET #
S-4C

THE DESIGNS, DRAWINGS AND PLANS CONTAINED HEREIN ARE THE PROPERTY OF MULHERN KULP AND SHALL NOT BE USED, REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF MULHERN KULP. ALL DRAWINGS ARE TO BE RETURNED UPON REQUEST AT THE COMPLETION OF THE WORK. © 2023



4 GARAGE FOUNDATION @ GARAGE DOOR

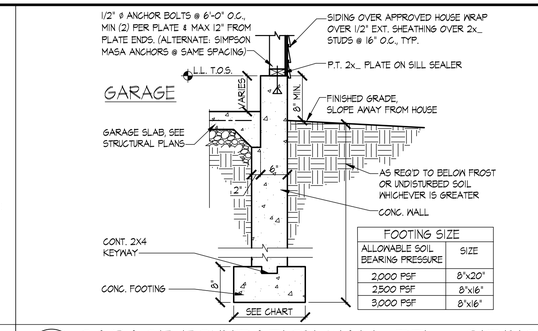
SCALE: 3/4" = 1'-0"



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x24"
2,500 PSF	8"x20"
3,000 PSF	8"x18"

3 GARAGE FOUNDATION WALL DTL - BRICK

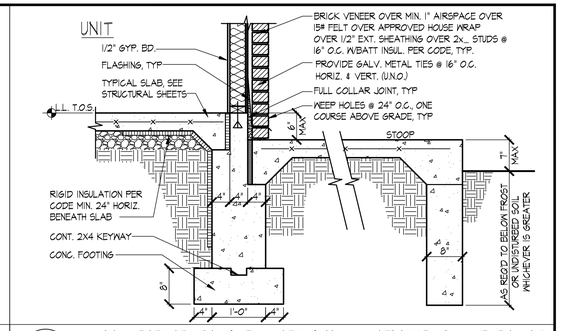
SCALE: 3/4" = 1'-0"



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x20"
2,500 PSF	8"x16"
3,000 PSF	8"x16"

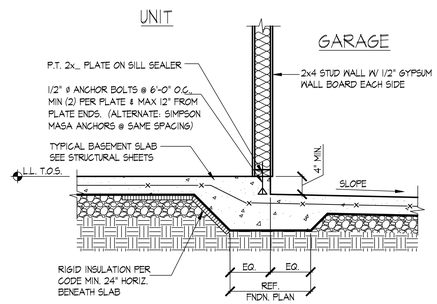
2 GARAGE FOUNDATION WALL DTL - SIDING

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



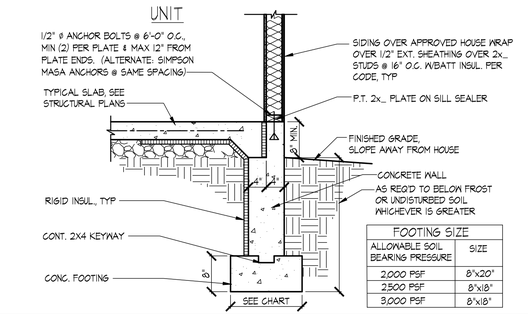
1 CONCRETE SLAB DETAIL @ ENTRY - BRICK

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



5 GARAGE/UNIT THICKENED SLAB DETAIL

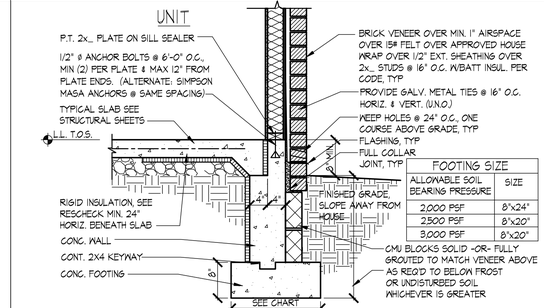
SCALE: 3/4" = 1'-0"



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x20"
2,500 PSF	8'x18"
3,000 PSF	8'x18"

6 UNIT FOUNDATION DETAIL - SIDING

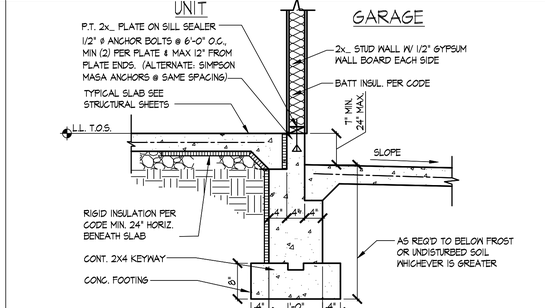
SCALE: 3/4" = 1'-0"



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8'x24"
2,500 PSF	8'x20"
3,000 PSF	8'x20"

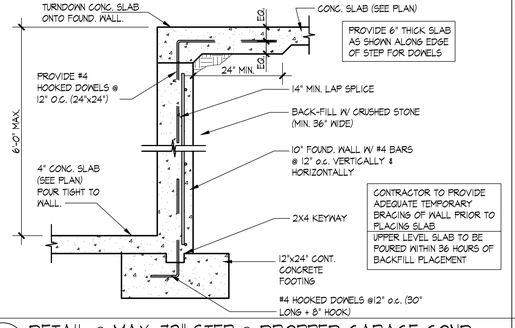
7 UNIT FOUNDATION DETAIL - BRICK

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



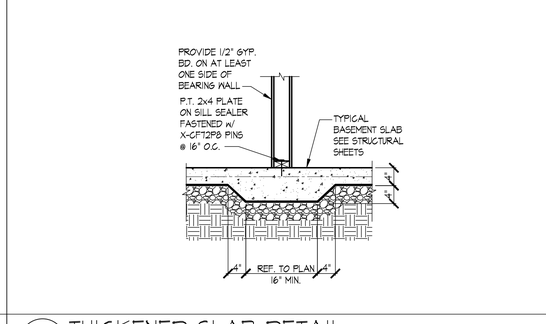
8 DROPPED GARAGE/UNIT DETAIL

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



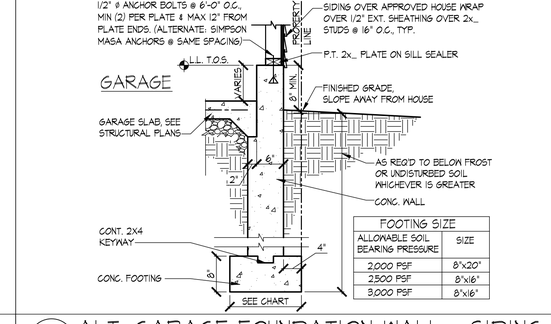
9 DETAIL @ MAX. 72" STEP @ DROPPED GARAGE COND.

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



10 THICKENED SLAB DETAIL

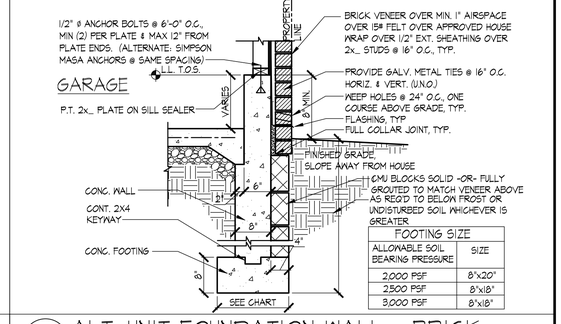
SCALE: 3/4" = 1'-0"



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x20"
2,500 PSF	8"x16"
3,000 PSF	8"x16"

11 ALT. GARAGE FOUNDATION WALL - SIDING

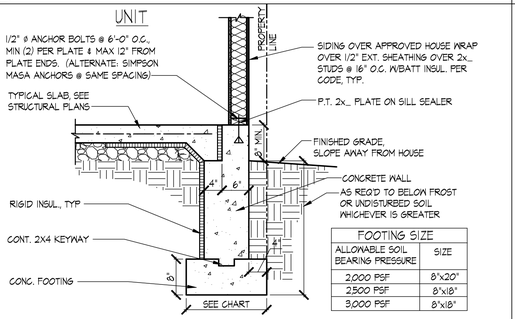
SCALE: 3/4" = 1'-0" ZERO LOT LINE CONDITION



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x20"
2,500 PSF	8"x16"
3,000 PSF	8"x16"

12 ALT. UNIT FOUNDATION WALL - BRICK

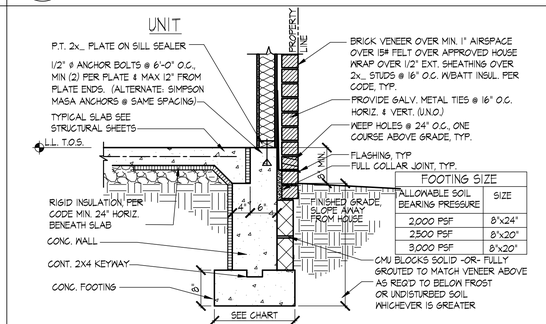
SCALE: 3/4" = 1'-0" ZERO LOT LINE CONDITION



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8"x20"
2,500 PSF	8'x18"
3,000 PSF	8'x18"

13 ALT.UNIT FOUNDATION WALL - SIDING

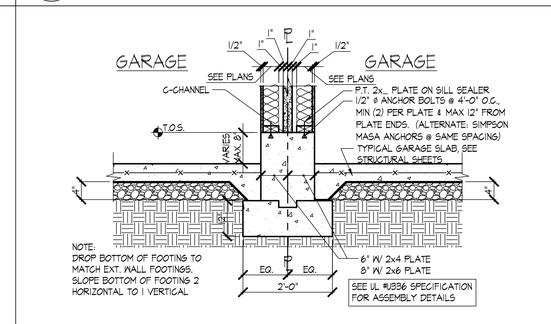
SCALE: 3/4" = 1'-0" ZERO LOT LINE CONDITION



FOOTING SIZE	
ALLOWABLE SOIL BEARING PRESSURE	SIZE
2,000 PSF	8'x24"
2,500 PSF	8'x20"
3,000 PSF	8'x20"

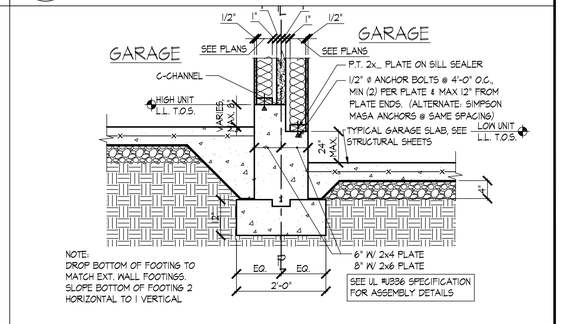
14 ALT.UNIT FOUNDATION WALL - BRICK

SCALE: 3/4" = 1'-0" ZERO LOT LINE CONDITION



15 GARAGE TO GARAGE BET. FLUSH UNITS

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



16 GARAGE TO GARAGE BET. STEPPED UNITS

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

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 • Ambler, PA 19002
p 215-646-8001 • mulhernkulp.com

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

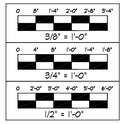
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
TYPICAL STRUCTURAL DETAILS

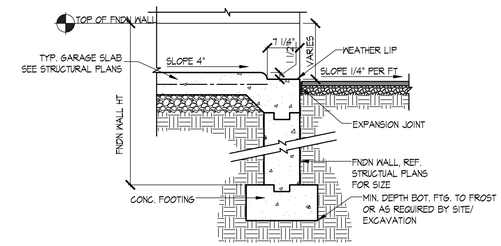
SHEET #
S-6

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

C:\USERS\RYDEBELL\JONEDRIVE - STANLEY MARTIN HOMES\00 ARCHITECTURAL PLANS\0 NJ JENKINS\CAD\D05_NVA_STRUCT DTLS.DWG

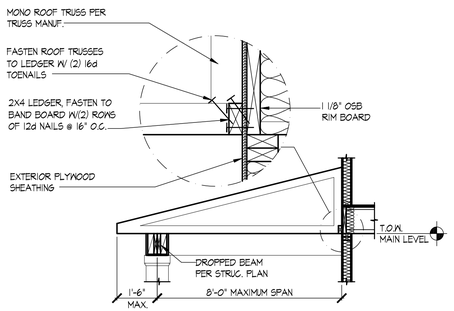


X SCALE: X" = 1'-0"

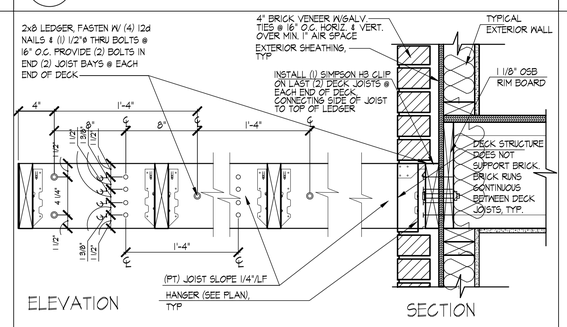


3 GARAGE FNDN @ GARAGE DOOR
SCALE: 3/4" = 1'-0"

X SCALE: X" = 1'-0"

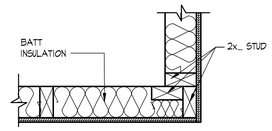


6 PORCH LEDGER DETAIL
SCALE: 3/8" = 1'-0"



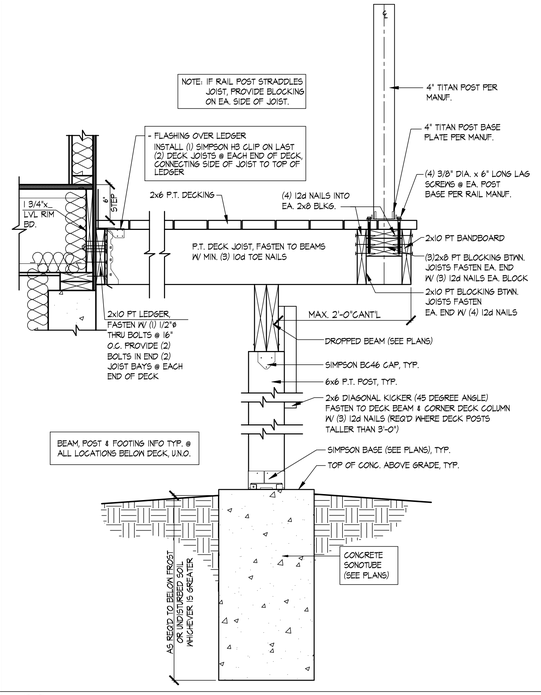
7 LEDGER DETAIL
SCALE: 1 1/2" = 1'-0"

X SCALE: X" = 1'-0"



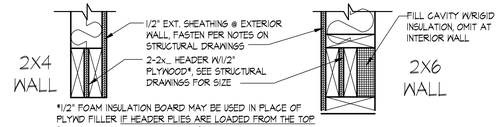
8 TYPICAL 3 STUD CORNER DETAIL
SCALE: 1 1/2" = 1'-0"

X SCALE: X" = 1'-0"



10 DECK LEDGER DETAIL
SCALE: 1" = 1'-0"

X SCALE: X" = 1'-0"



12 TYPICAL HEADER DETAIL
SCALE: 1 1/2" = 1'-0"

X SCALE: X" = 1'-0"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p: 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

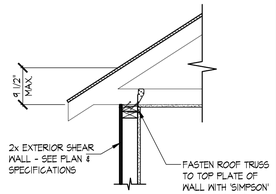
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

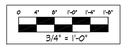
DRAWING DESCRIPTION:
TYPICAL STRUCTURAL DETAILS

SHEET #
S-6B

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

C:\USERS\BRYDEEBELL\ONEDRIVE - STANLEY MARTIN HOMES\00 ARCHITECTURAL PLANS\00 NJ JENKINS\CAD\D05_NVA_STRUCT DTLS.DWG

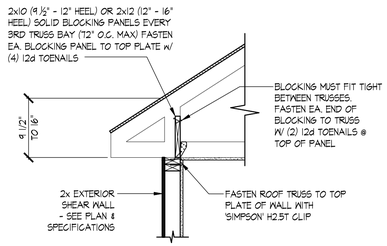




A1 TYPICAL SHEAR TRANSFER DTL @ ROOF

HEEL HEIGHT LESS THAN 9 1/2", NO BLOCKING REQ'D

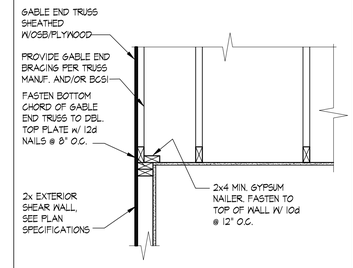
SCALE: 3/4" = 1'-0"



A2 TYP. SHEAR TRANSFER DTL @ ROOF

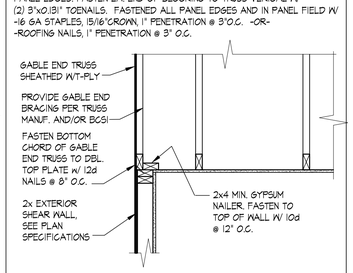
HEEL HEIGHT BETWN THAN 9 1/2" - 16", BLOCKING REQ'D

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



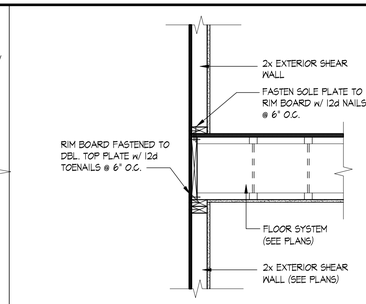
B TYP. GABLE END DETAIL

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



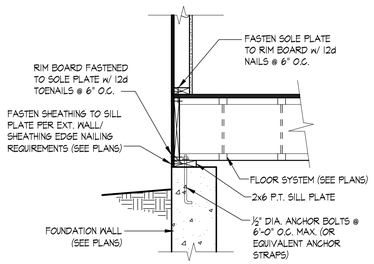
B1 ALT. GABLE END DTL

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



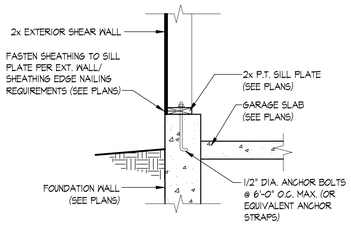
C TYP. SHEAR TRANSFER DTL BETWN FLOORS @ EXT. WALL

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



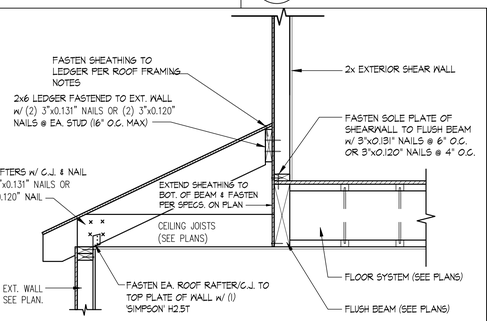
D TYP. SHEAR TRANSFER DETAIL @ EXTERIOR BSMT WALL

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



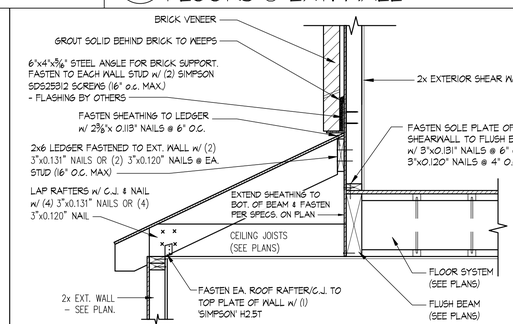
E TYP. SHEAR TRANSFER DETAIL @ EXT. GARAGE WALL

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



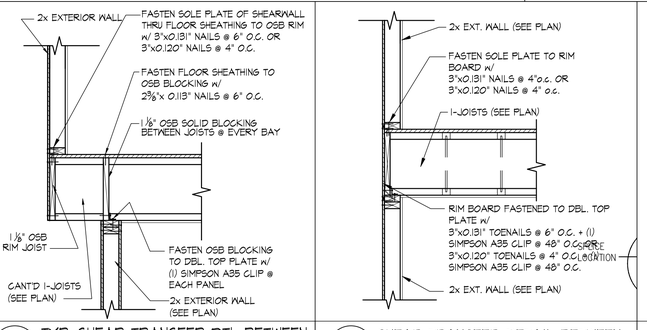
8 NOT USED TYP. SHEAR TRANSER DTL BETWEEN FLOORS @ SHED ROOF

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



8 NOT USED TYP. SHEAR TRANSFER DETAIL BETWEEN FLOORS @ SHED ROOF

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

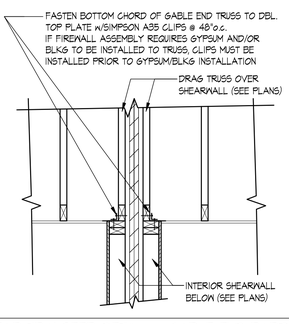


4 TYP. SHEAR TRANSFER DTL BETWEEN FLOORS @ EXT. WALL

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

5 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

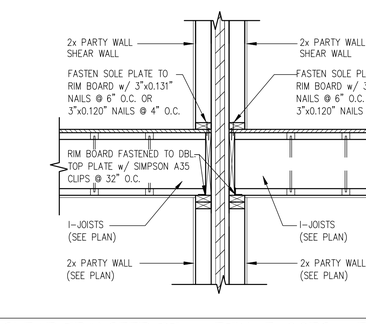
SCALE: 3/4" = 1'-0"



6 SHEAR TRANSFER DETAIL @ GABLE END PARTY WALL

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

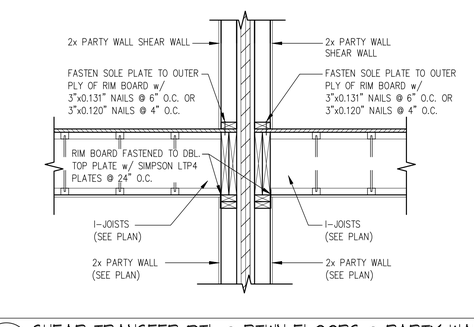
PERPENDICULAR FRAMING



7.1 SHEAR TRANSFER DTL @ BTWN FLOORS @ PARTY WALL

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

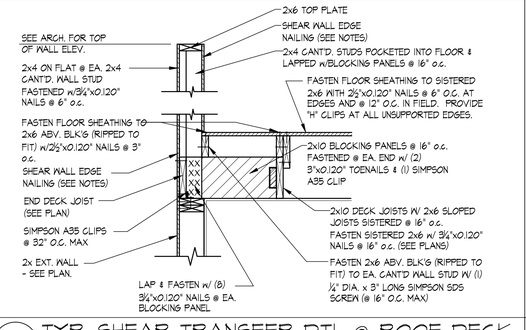
FIREWALL ASSEMBLIES - U336, V344 & U210



7.2 SHEAR TRANSFER DTL @ BTWN FLOORS @ PARTY WALL

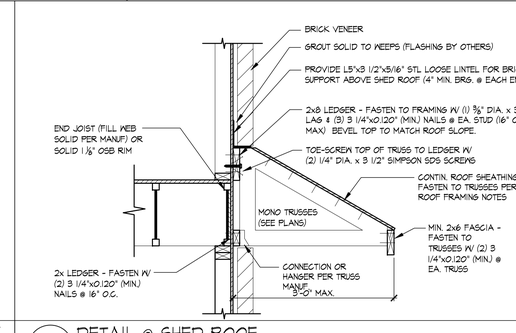
SCALE: 3/4" = 1'-0"

FIREWALL ASSEMBLIES - U350A, U350B & V324



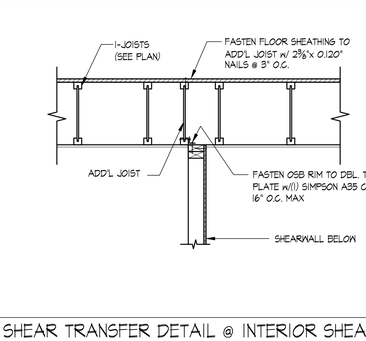
8 TYP. SHEAR TRANSFER DTL @ ROOF DECK

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



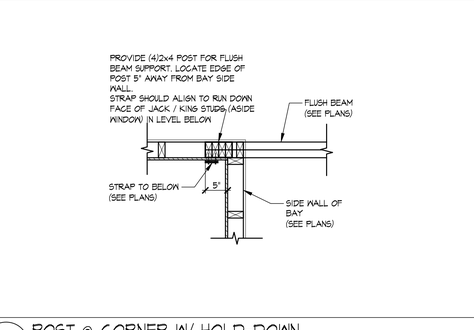
9 DETAIL @ SHED ROOF

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



10 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



11 POST @ CORNER W/ HOLD-DOWN

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

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HB1#: D05
NORTHERN VA
MODEL:

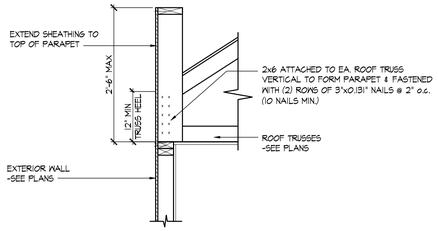
ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
- 08/06/2019
- 03/13/2020
- 04/16/2020
- 10/15/2021
- 10/09/2020
- 10/15/2021
- 02/15/2022
- 05/24/2022
- 10/07/2022
- 10/10/2022
- 04/04/2023

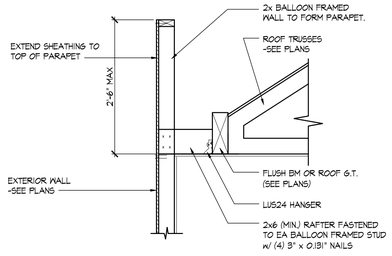
DRAWING DESCRIPTION: TYPICAL STRUCTURAL DETAILS

SHEET # S-6D

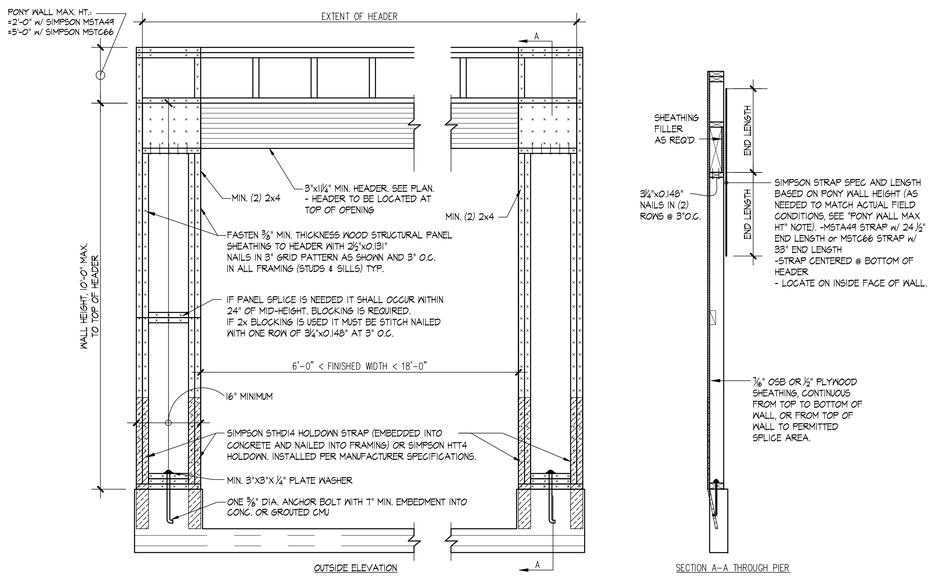
© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

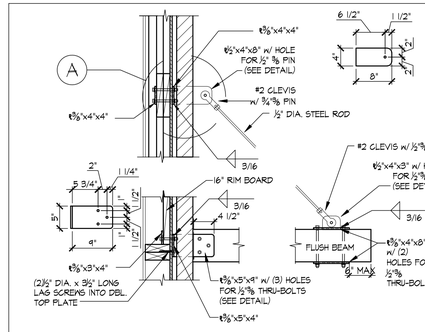


3 FIELD FRAMED PARAPET
SCALE: 3/4" = 1'-0"

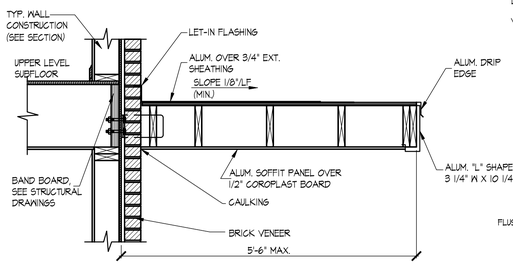


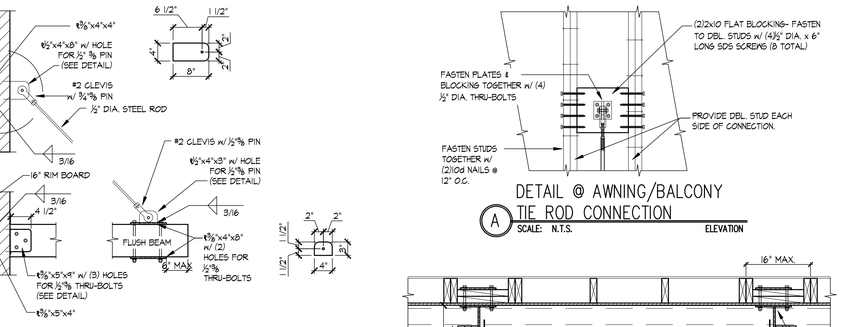
4 BALLOON FRAMED PARAPET
SCALE: 3/4" = 1'-0"



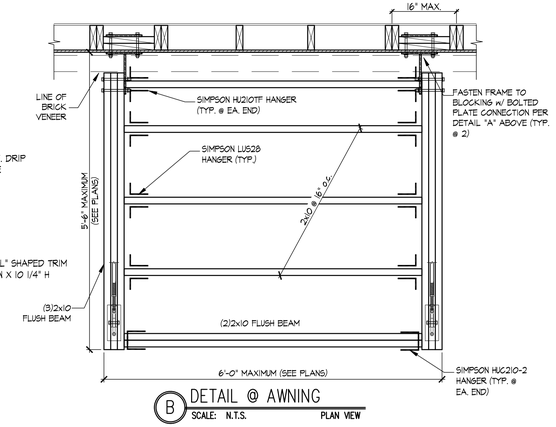


2 AWING ROOF DETAIL
SCALE: 3/4" = 1'-0"

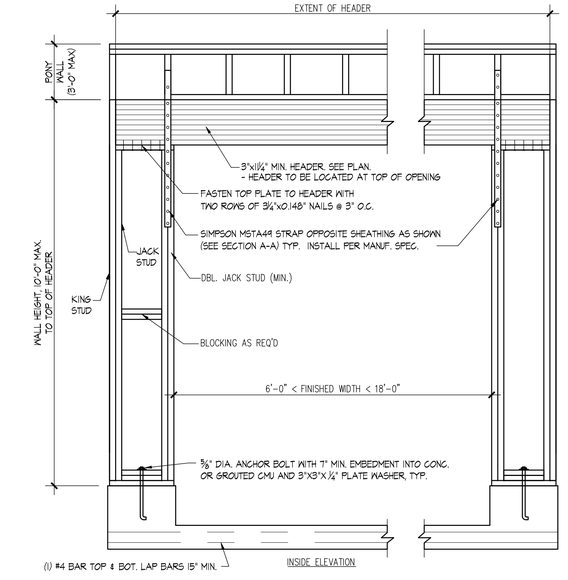




A DETAIL @ AWNING/BALCONY TIE ROD CONNECTION
SCALE: N.T.S. ELEVATION



B DETAIL @ AWNING
SCALE: N.T.S. PLAN VIEW



1 APA PORTAL FRAME DETAIL WITH HOLDOWNS
SCALE: N.T.S. BOTH SIDES OF GARAGE DOOR

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p: 215-646-8001 ▸ mulhernkulp.com

SEAL:

JENKINS
SLAB
HBI#: D05
NORTHERN VA
MODEL:

ORIGINAL ISSUE DATE: 07/05/2018

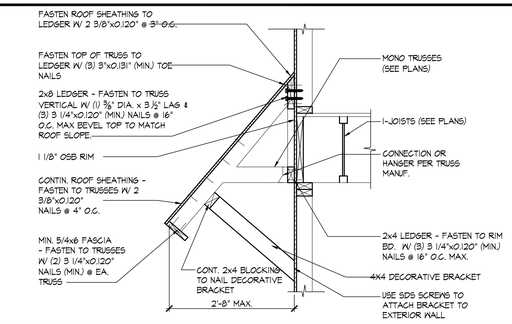
REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
TYPICAL STRUCTURAL DETAILS

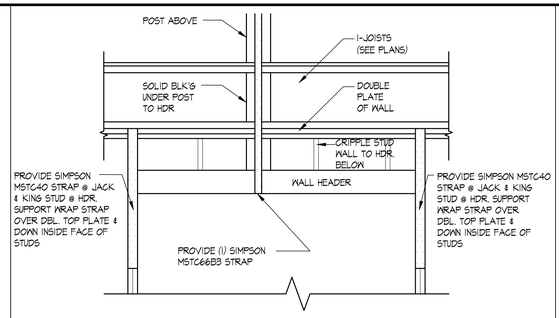
SHEET #
S-6E

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

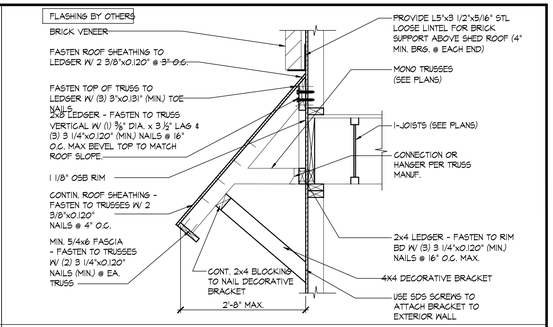
C:\USERS\BRYDEBELLO\JONESDRIVE - STANLEY MARTIN HOMES\00 ARCHITECTURAL PLANS\0 NJ JENKINS\CAD\D05_NVA_STRUCT DTLS.DWG



1 DETAIL @ SHED ROOF
SCALE: 3/4" = 1'-0"



2 UPLIFT DETAIL @ POST ABOVE
SCALE: 3/4" = 1'-0"



3 DETAIL @ SHED ROOF W/ BRICK
SCALE: 3/4" = 1'-0"

X SCALE: X" = 1'-0"

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave, Building 4 ▸ Ambler, PA 19002
p 215-646-8001 ▸ mulhernkulp.com

SEAL:

MODEL:
JENKINS
SLAB
HB#: D05
NORTHERN VA

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
08/06/2019
03/13/2020
04/16/2020
10/15/2021
10/09/2020
10/15/2021
02/15/2022
05/24/2022
10/07/2022
10/10/2022
04/04/2023

DRAWING DESCRIPTION:
TYPICAL STRUCTURAL DETAILS

SHEET #
S-6F

© 2023, 2024 THE DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF STANLEY MARTIN HOMES, LLC AND MAY NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF STANLEY MARTIN HOMES, LLC. ALL DRAWING SETS MUST BE RETURNED UPON REQUEST.

C:\USERS\BRYDEBELLO.JONE\DRIVE - STANLEY MARTIN HOMES\00 ARCHITECTURAL PLANS\0 NJ_JENKINS\CAD\D05_NVA_STRUCT DTLS.DWG

Item	Description
Windows	
Window Spec	United, Vinyl, 3900 Series Windows, Single Hung, Low-E HP Glass w/ GBG
Colors	bronze
Exterior Doors	
Front Doors	Therma-Tru; Fiberglass Door w/ Spring Hinges
Garage Doors	
Garage Door	Uninsulated Metal -- Amarr or Equivalent (Model #, Windows, Grills, Hardware & Panel Style Per Elevation. Color Per Color Schemes).
Exterior Finishes	
Siding	James Hardie Cement: Color Plus Lap; Primed Panel Siding painted per color scheme
Brick	General Shale -- color per color schemes (attached)
Railing	Vinyl with Aluminum insert, Color: Vinyl rails per color scheme (attached)
Roofing	
Material	CertainTeed Landmark 30 year, Limited Lifetime
Gutters & Downspouts	
Gutters	Aluminum Ply-Gem color: "Musket Brown" - 5" with oversized Downspouts.

Attachment #5

Amarr® Lincoln

Value Traditional Steel Garage Doors

Long Panel design with Stockton DecraTrim in True White

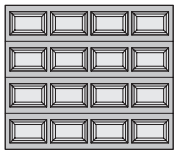
Traditional style. Exceptional value. The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with 21 decorative window choices, this affordable collection delivers premium style at a competitive price.

The Amarr Lincoln collection. A new tradition of style and value.

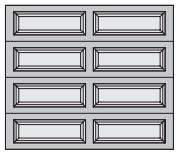
Flush Panel design with Frost Mosaic window option in Charcoal Gray.

PANEL DESIGNS

SP • SHORT PANEL

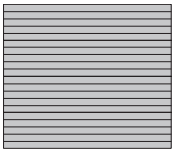


LP • LONG PANEL



FP • FLUSH PANEL

CURRENTLY UNAVAILABLE
RP • RIBBED PANEL*



*Available in Amarr Lincoln LI3138 and LI3000 only.

www.amarr.com

Amarr® Lincoln

Attachment #5

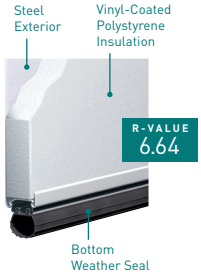
Construction

LI1000
Single-Layer: Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance

LI2000
Double-Layer: Steel + Insulation

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



LI3138/LI3000
Triple-Layer: Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation

LI3138 – 1-3/8"

LI3000 – 2"

Specifications

	AMARR LINCOLN LI1000	AMARR LINCOLN LI2000	AMARR LINCOLN LI3138	AMARR LINCOLN LI3000
PANEL DESIGNS				
Short	•	•	•	•
Long	•	•	•	•
Flush (Steel Embossment)	Stucco	Stucco	Woodgrain	Woodgrain
Ribbed			CURRENTLY UNAVAILABLE	CURRENTLY UNAVAILABLE
INSULATION[1]		Polystyrene	Polystyrene	Polystyrene
R-VALUE[2]		6.64	6.48	9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga	27/27 ga
INSULATED GLASS OPTION†			•	•
WIND LOAD[3] AVAILABLE	•	•	•	•
PAINT FINISH WARRANTY[4]	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY[4]	1 Year	2 Years	3 Years	3 Years

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

[2] Calculated door section R-value is in accordance with DASMA TDS-163.

†Price upcharge applies.

[3] It is your responsibility to make sure your garage door meets local building codes.

[4] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Actual paint colors may vary from samples shown.

Amarr Color Zone®
Over 700 SnapDry™ paint colors. Approved color list is at **amarr.com/amarr_color_zone**.

Check your local Sherwin-Williams store for SnapDry paint chips.

† LI3138 only when available.
* Price upcharge applies.

Woodgrain finishes are dual directional for all panel designs.

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors.
Visit **amarr.com** for painting instructions.
Non-factory painting of garage door voids the paint finish warranty.

Glass Options

Insulated glass† available in Clear, Frost and Dark Tint.

CLEAR (C) | OBSCURE (O)† | FROST (WF)† | DARK TINT (WD)†

3/32" (0.24cm) Single Strength

†Price upcharge applies.

DecraTrim Window Inserts

Window inserts shown on Clear glass; inserts also available with Obscure, Frost and Dark Tint glass.

SHORT PANEL

NO INSERT | STOCKTON (20) | PRAIRIE (21)

CATHEDRAL (22) | CASCADE (23) | WATERFORD (25)

WAGON WHEEL (26) | SUNRAY (27)

FULL SUNRAY (28) Available for 16', 17' and 18' only.

FIVE PIECE SUNRAY (29) for 10' door (True White only)

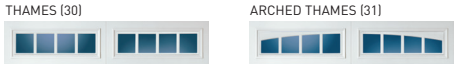
LONG PANEL

NO INSERT | STOCKTON (20) | PRAIRIE (21)

CATHEDRAL (22) | CASCADE (23) | MOONLITE (24)

WATERFORD (25) | WAGON WHEEL (26) | SUNRAY (27)

THAMES (30) | ARCHED THAMES (31)



FULL SUNRAY (28) Available for 15'6", 15'8", 16', 17' and 18' only.

DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs; design visibility varies due to lighting.

SHORT PANEL

VICTORIAN (54) | RIVIERA (55)* | CHALET (56)

AMERICANA (57) | HEARTLAND (70) | MISSION (71)

PRAIRIE (72)† | JARDIN (75) | TRELLIS (76)

LONG PANEL

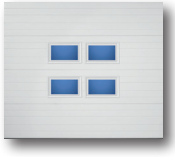
VICTORIAN (54) | RIVIERA (55)* | CHALET (56)

AMERICANA (57) | HEARTLAND (70) | MISSION (71)

PRAIRIE (72)† | JARDIN (75) | TRELLIS (76)

* Clear glass with printed frost pattern.
† Obscure glass with v-groove.

Mosaic Window Options



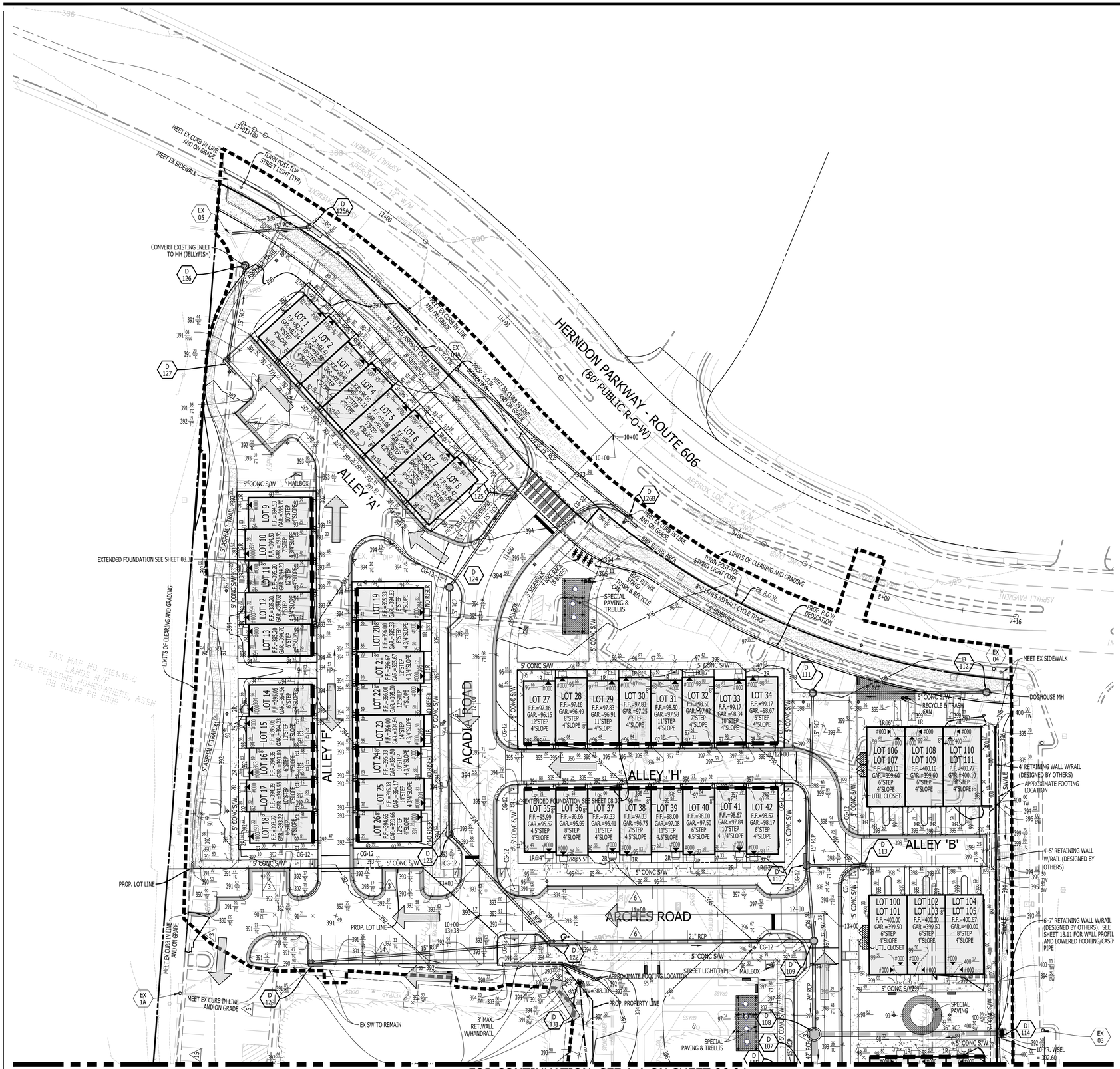
The choice is yours.
Add visual interest to your contemporary, mid-century modern or transitional home. With Mosaic Window Options you decide the number and location of windows to create the door design you want. Visit **amarr.com/mosaic** for design inspirations.

Entrematic
165 Carriage Court
Winston-Salem, NC 27105
800.503.DOOR
www.amarr.com

Door specifications and technical data subject to change without notice.
Sectional door products from Entrematic may be the subject of one or more U.S. and/or foreign, issued and/or pending, design and/or utility patents.
Entrematic and Amarr as words and logos are trademarks owned by Entrematic Group AB or companies within the Entrematic Group.
©Entrematic Group AB 2020. All rights reserved. Printed in USA Form #6770721/PDF

MADE IN USA

RECYCLED STEEL



OVERLAND RELIEF NARRATIVE:

THERE ARE TWO RELIEF POINTS THAT SERVE THIS SITE. ONE POINT IS AT THE WESTERN PORTION OF THE SITE AND THE OTHER IS AT THE NORTHERN PORTION OF THE SITE, DISCHARGING OFFSITE.

THIS SITE HAS BEEN DESIGNED SUCH THAT IN THE EVENT OF THE 100 YEAR STORM OCCURRING AT A TIME WHEN THE STORM DRAIN INLET SYSTEM WAS INOPERABLE, NO HABITABLE STRUCTURE WOULD BE FLOODED, AND NO IMPACT ON ADJOINING PROPERTIES WOULD OCCUR. ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE AWAY FROM THE HABITABLE STRUCTURES TO THE ADJACENT ROADWAYS. IN THE EVENT OF THE 100 YEAR STORM, OVERLAND FLOW WILL FOLLOW THE PRIVATE ROADWAYS AND FLOW TOWARDS EITHER STRUCTURE EX-01 OR STRUCTURE D-127.

WATER WILL POND AT A STRUCTURE EX-01 UNTIL IT REACHES AN ELEVATION OF 388.07, AT WHICH POINT IT WILL SPILL OVER THE CURB AND FLOW OFFSITE. AT ELEVATION 388.07 THERE IS 4.85 FEET OF FREEBOARD BETWEEN THE LOWEST STRUCTURE ELEVATION AND THE LOWEST FIRST FLOOR ELEVATION.

AT STRUCTURE D-127, WATER WILL POND UNTIL IT REACHES AN ELEVATION OF 391.20, AT WHICH POINT IT WILL SPILL OVER THE CURB AND FLOW OFFSITE. AT ELEVATION 391.20 THERE IS 1.04 FEET OF FREEBOARD BETWEEN THE LOWEST STRUCTURE ELEVATION AND THE LOWEST FIRST FLOOR ELEVATION.

BASED ON THE PROVIDED FREEBOARD OF 4.85 AND 1.04 FEET AT STRUCTURES EX-01 AND D-127, IT IS THE OPINION OF THE SIGNING ENGINEER THAT NO FLOODING OF HABITABLE STRUCTURES OR ADVERSE IMPACT ON ADJOINING PROPERTIES WILL OCCUR IN THE EVENT OF THE 100 YEAR STORM.

OVERLAND RELIEF POINTS

SEE SHEET 06.07 FOR SITE NOTES

SEE SHEET 06.09 FOR EASEMENT EXHIBIT

- SPECIALTY PAVERS
SEE SHEETS 17.01 THRU 17.02A FOR DETAILS

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

R E V I S I O N S	#	DESCRIPTION	BY	APPROVED

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

PLAN STATUS	DATE
1st. Sub.	02/17/2021
2ND SUBMISSION	06/11/2021
3RD SUBMISSION	11/24/2021
4TH SUBMISSION	04/22/2022
5TH SUBMISSION	09/20/2022
6TH SUBMISSION	01/25/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH D. AMATETTI
LIC. NO. 148573
PROFESSIONAL ENGINEER
01/25/2023

PARK PLACE

TOWN OF HERNDON
TP #2103

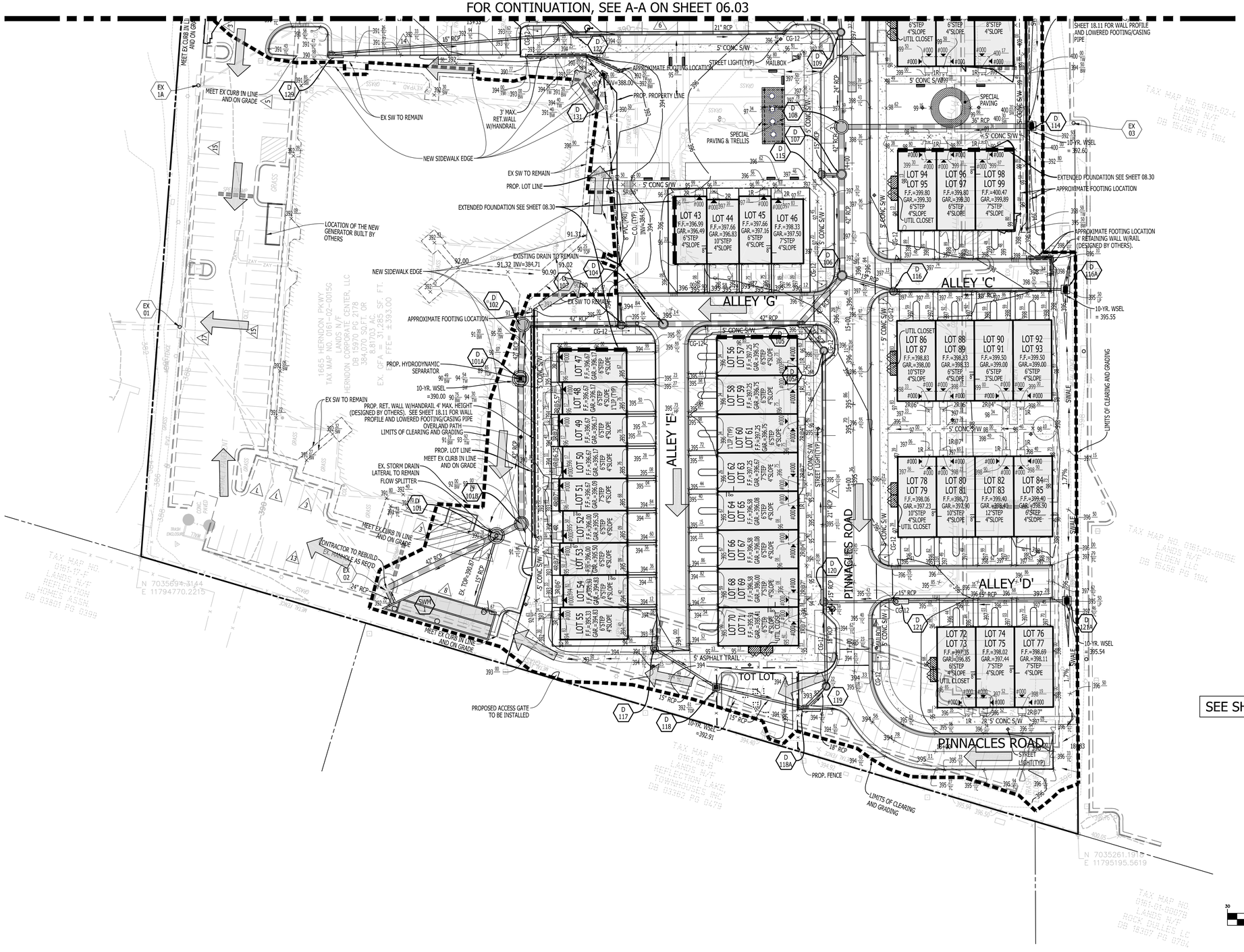
GRADING PLAN

DRAWN BY:	KY
DESIGNED BY:	JDA
DATE ISSUED:	06/15/2021
DWG. SCALE:	1"=30'
VIKA NO.	VV8011E
SHEET NO.	06.03

FILE: C:\Projects\8011\8011E\CADD\ENGINEERING\CONSTRUCTION DRAWINGS\8011E 06.03 - GRADING.dwg USER: koomson DATE: January 24, 2023 TIME: 2:06:35 PM LAYOUT: 06.03 GRADING PLAN

LAYOUT: 06.03 GRADING PLAN, Plotted By: Koomson

FOR CONTINUATION, SEE A-A ON SHEET 06.03



OVERLAND RELIEF NARRATIVE:

THERE ARE TWO RELIEF POINTS THAT SERVE THIS SITE. ONE POINT IS AT THE WESTERN PORTION OF THE SITE AND THE OTHER IS AT THE NORTHERN PORTION OF THE SITE, DISCHARGING OFFSITE.

THIS SITE HAS BEEN DESIGNED SUCH THAT IN THE EVENT OF THE 100 YEAR STORM OCCURRING AT A TIME WHEN THE STORM DRAIN INLET SYSTEM WAS INOPERABLE, NO HABITABLE STRUCTURE WOULD BE FLOODED, AND NO IMPACT ON ADJOINING PROPERTIES WOULD OCCUR. ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE AWAY FROM THE HABITABLE STRUCTURES TO THE ADJACENT ROADWAYS. IN THE EVENT OF THE 100 YEAR STORM, OVERLAND FLOW WILL FOLLOW THE PRIVATE ROADWAYS AND FLOW TOWARDS EITHER STRUCTURE EX-01 OR STRUCTURE D-127.

WATER WILL POND AT A STRUCTURE EX-01 UNTIL IT REACHES AN ELEVATION OF 388.07, AT WHICH POINT IT WILL SPILL OVER THE CURB AND FLOW OFFSITE. AT ELEVATION 388.07 THERE IS 4.85 FEET OF FREEBOARD BETWEEN THE LOWEST STRUCTURE ELEVATION AND THE LOWEST FIRST FLOOR ELEVATION.

AT STRUCTURE D-127, WATER WILL POND UNTIL IT REACHES AN ELEVATION OF 391.20, AT WHICH POINT IT WILL SPILL OVER THE CURB AND FLOW OFFSITE. AT ELEVATION 391.20 THERE IS 1.04 FEET OF FREEBOARD BETWEEN THE LOWEST STRUCTURE ELEVATION AND THE LOWEST FIRST FLOOR ELEVATION.

BASED ON THE PROVIDED FREEBOARD OF 4.85 AND 1.04 FEET AT STRUCTURES EX-01 AND D-127, IT IS THE OPINION OF THE SIGNING ENGINEER THAT NO FLOODING OF HABITABLE STRUCTURES OR ADVERSE IMPACT ON ADJOINING PROPERTIES WILL OCCUR IN THE EVENT OF THE 100 YEAR STORM.

OVERLAND RELIEF POINTS

SEE SHEET 06.07 FOR SITE NOTES

SEE SHEET 06.09 FOR EASEMENT EXHIBIT

- SPECIALTY PAVERS
SEE SHEETS 17.01 THRU 17.02A FOR DETAILS

VA STATE
GRID NORTH
(VSC 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISIONS	#	DESCRIPTION	BY	APPROVED

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

PLAN STATUS	DATE
1st. Sub.	02/17/2021
2ND SUBMISSION	06/11/2021
3RD SUBMISSION	11/24/2021
4TH SUBMISSION	04/22/2022
5TH SUBMISSION	09/20/2022
6TH SUBMISSION	01/25/2023

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
JOSEPH D. AMATEIS
Lic. No. 048573
01/25/2023
PROFESSIONAL ENGINEER

PARK PLACE

TOWN OF HERNDON
TP #2103

GRADING PLAN

DRAWN BY:	KY
DESIGNED BY:	JDA
DATE ISSUED:	06/15/2021
DWG. SCALE:	1"=30'
VIKA NO.	VV8011E
SHEET NO.	06.04

General Shale Brick

Technical Bulletin – Brick Specification

Part I

QUALITY ASSURANCE – Brick Tests

1. All tests shall be in accordance with ASTM C-67 latest edition

Submittals

1. Test reports shall inslude:
    a) Compressive strength
    b) 24-hour cold water absorption.
    c) 5-hour boil absorption
    d) Saturation Coefficient
    e) Initial Rate of Absorption (IRA)
    f) Weather classification
2. Certificate of conformance shall state that brick meets or exceeds applicable ASTM specifications indicated herein.

Sample Panels

1. Sample panel size shall be 4'x4' showing the proposed color range, texture, bond, mortar, workmanship, cleaning, and water repellents where applicable.

Part II

Facing Bricks

1. All brick shown on contract documents shall be *color, texture* as manufactured by **General Shale, PO Box 3547, 3015 Bristol Highway, Johnson City, TN 37602-3547.**
2. ASTM C-216 latest edition, Grade SW, Type FBS or ASTM C-652 latest edition, Grade SW, Type HBS, Class H40V.
3. Dimensions *$3^1/2$"x $2^1/4$"x $7^5/8$" (W x H x L)*

Structural Bricks

1. All brick shown on contract documents shall be *color, texture* as manufactured by **General Shale, PO Box 3547, 3015 Bristol Highway, Johnson City, TN 37602-3547.**
2. ASTM C-652 latest edition, Grade SW, Type HBS, Class H40V.
3. Dimensions *$5^5/8$"x $2^3/4$"x $11^5/8$"* (W x H x L)

The information contained herein is believed to be reliable, but no representations, guarantees or warranties of any kind are made as to its accuracy, suitability for particular applications or the results to be obtained. Because of the variations in methods, conditions and equipment used in various forms of masonry installing, cleaning, and / or repairing, no warranties or guarantees are made as to the suitability of the products for the applications disclosed. GENERAL SHALE BRICK, INC. shall not be liable for and the customer assumes all risk and liability for any use or handling of any material beyond GENERAL SHALE BRICK, INC. direct control. The SELLER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Please consult a building professional before installing, cleaning or repairing any masonry product.

General Shale Brick, Inc. / 3015 Bristol Highway, Johnson City, Tennessee 37602 / 800.414.4661 © 2014 General Shale Brick Inc., All rights reserved. All marks are the property of General Shale Brick, inc. • www.generalshale.com

Thin Bricks

1. All brick shown on contract documents shall be *color, texture* as manufactured by **General Shale, PO Box 3547, 3015 Bristol Highway, Johnson City, TN 37602-3547.**
2. ASTM C-1088 latest edition, Exterior Grade, Type TBX (except for chips) .
3. Dimensions $^{1}/_{2}$"x 2 $^{1}/4$"x 7 $^{5}/8$" (W x H x L)

Shapes

1. Where special shapes are shown on architectural drawings, manufacturer shall provide shop drawings for architect's approval prior to manufacturing shapes.

Mortar

Mortar shall be type consisting by proportion:

_____Part Portland cement (ASTM C-150 Type I or II)
_____Part hydrated lime (ASTM C-207)
_____Parts sand (ASTM C-144)

Grout

Grout shall conform to ASTM C-476 for fine grout mix. Slump shall be 10"

1. Part Portland cement (ASTM C-150, Type I or II)
2. 1/4 to 3 parts sand (ASTM C-404)

Part III

EXECUTION

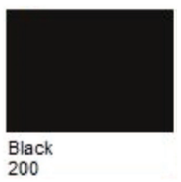
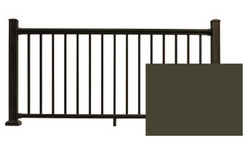
1. Bond - Bond shall be running bond unless otherwise shown on contract documents.
2. Jointing - Mortar joints shall be concave and struck with a smooth steel tool.
3. Construction - All construction strictly adheres to (ACI 530)
4. Cleaning - Cleaning shall conform to Technical Bulletin 4: Section 4200, Brick Cleaning Recommendations and to BIA Technical Note #20-R. Contact manufacturer for recommendations.
5. Water Repellent & Coatings - Where water repellents are specified consult Technical Bulletin 1: Section 1700, Water Repellent Coatings.

The information contained herein is believed to be reliable, but no representations, guarantees or warranties of any kind are made as to its accuracy, suitability for particular applications or the results to be obtained. Because of the variations in methods, conditions and equipment used in various forms of masonry installing, cleaning, and / or repairing, no warranties or guarantees are made as to the suitability of the products for the applications disclosed. GENERAL SHALE BRICK, INC. shall not be liable for and the customer assumes all risk and liability for any use or handling of any material beyond GENERAL SHALE BRICK, INC. direct control. The SELLER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Please consult a building professional before installing, cleaning or repairing any masonry product.

General Shale Brick, Inc. / 3015 Bristol Highway, Johnson City, Tennessee 37602 / 800.414.4661 © 2014 General Shale Brick Inc., All rights reserved. All marks are the property of General Shale Brick, inc. • www.generalshale.com

Stanley Martin Selections
Hamiltion modular
Clayton Falls modular
Cortez modular
Nottingham Tudor modular
Colony Pointe modular
Graysburg modular
Cumberland Tudor modular
Blue Ridge Regent modular
Old English Tudor modular
Old Mill modular
Castlerock modular
Chocolate Wirecut modular
Raleigh Court modular
Full Range Wirecut modular

PARK PLACE

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7
BRICK COLOR	COLONY POINTE	OLD MILL	BLUE RIDGE REGENT	BLUE RIDGE REGENT	COLONY POINTE	OLD MILL	SPALDING TUDOR
HORIZONTAL SIDING	EVENING BLUE	TIMBER BARK	GRAY SLATE	GRAY SLATE	GRAY SLATE	GRAY SLATE	COBBLESTONE
PANEL COLOR	COBBLESTONE	COBBLESTONE	COBBLESTONE	PEARL GRAY	PEARL GRAY	LIGHT MIST	IRON GRAY
BAY COLOR	COBBLESTONE	EVENING BLUE	GRAY SLATE	LIGHT MIST	PEARL GRAY	LIGHT MIST	IRON GRAY
FRONT DOOR COLOR	Williamsburg 227	Mckinney Stone 475	 Black 200	Black 200	Williamsburg 227	Mckinney Stone 475	Williamsburg 227
FOR ALL BUILDING SCHEMES	WINDOW COLOR DARK BRONZE	RAILING COLOR  DARK BRONZE	CORNICE COLOR MUSKET BROWN	GUTTER & DOWNSPOUT COLOR DARK BRONZE	CANOPY COLOR DARK BRONZE	BRICK MORTAR COLOR ROANOKE GRAY	

Attachment #8