

# WENDT RESIDENCE

## SACRA CUSTOM HOMES

4505 PARTLOW ROAD  
PARTLOW, VA 22534

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

ISSUED 2-17-21  
REVISED

CONTRACTOR: SACRA CUSTOM HOMES  
4505 PARTLOW ROAD  
PARTLOW, VA 22534  
(540)582-2397

DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: TS

PROJECT: WENDT RESIDENCE  
TITLE: WENDT RESIDENCE

DRAWING COVER SHEET  
TITLE:

PROJ. NO. 21.056

DATE: 2-17-21

SHEET NO.

A1

1 OF 9

### CODE DATA

THIS BUILDING HAS BEEN DESIGNED UNDER THE 2015 VIRGINIA RESIDENTIAL BUILDING CODE.

#### BUILDING CODE DATA:

AREA	TABULATION
BASEMENT	2048 S.F.
FLOOR PLAN	2057 S.F.
GARAGE	616 S.F.
REAR DECK	213 S.F.
FRONT PORCH	611 S.F.
TOTAL AREA	5545 S.F.

INSULATION & THERMAL EFFICIENCY DESIGN CRITERIA			
COMPONENT	R-VALUE	U-VALUE	SHGC
ROOF	R-38 BATT	N/A	N/A
SLOPED CEILINGS	R-38 BATT	N/A	N/A
2ND FLOOR WALLS	N/A	N/A	N/A
1ST FLOOR WALLS	R-15 BATT	N/A	N/A
BASEMENT WALLS	R-11 BLANKET	N/A	N/A
DRAWN SPACE WALLS	N/A	N/A	N/A
CANTILEVERED FLOORS	R-19 BATT	N/A	N/A
FLOORS OVER UNCONDITIONED SPACE	N/A	N/A	N/A
UNDER SLAB	N/A	N/A	N/A
WINDOWS	N/A	0.35	0.30
EXTERIOR DOORS	N/A	0.35	N/A

PROJECT DESCRIPTION:  
THIS PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNDER THE 2015 VIRGINIA RESIDENTIAL CODE

DESIGN LOADS	
NOMINAL WIND SPEED	= 90 MPH
ULTIMATE WIND SPEED	= 115 MPH
ROOF LIVE & SNOW	= 30 PSF
ATTIC LIVE (BOTTOM CHORD)	= 20 PSF
ROOF DEAD (TOP CHORD)	= 7 PSF
FLOOR LIVE (U.N.O.)	= 40 PSF
SLEEPING ROOMS LIVE	= 30 PSF
SOIL BEARING VALUE (ASSUMED)	= 2,000 PSF
GROUND SNOW LOAD	= 30 PSF
EXPOSURE CATAGORY	= B
IMPORTANCE FACTOR	= CATAGORY I
SNOW EXPOSURE FACTOR	= 1.0
SEISMIC USE GROUP	= B
FROST DEPTH	= 18"

### PROJECT DIRECTORY

CONTRACTOR:  
SACRA CUSTOM HOMES  
4505 PARTLOW ROAD  
PARTLOW, VA 22534  
(540)582-2397

ENGINEER/DESIGNER:  
DESIGNS UNLIMITED, INC.  
6360 TENNIS COURT  
BOSTON, VA 22713  
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### DRAWING LIST

- A1 - COVER SHEET
- A2 - SPECIFICATION SHEET
- A3 - FOUNDATION PLAN
- A4 - FLOOR PLAN
- A5 - FRONT AND RIGHT ELEVATIONS
- A6 - REAR & LEFT ELEVATIONS
- A7 - BUILDING SECTION
- A8 - WALL BRACING PLAN
- A9 - NARROW WALL DETAILS

### ABBREVIATIONS

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

GENERAL NOTES

ENGINEER / DESIGNER
DESIGN OTHER:
6360 TENNIS COURT
BOSTON, VA 22173
(540)212-8330

Table with 4 columns: APPROVED FOR CONSTRUCTION, ENGINEER, OWNER, BUILDING OFFICIAL, HEALTH DEPARTMENT. Includes names like CHUCK STEPHENSON, P.E. and dates.

DESIGN CODE = VARC 2015

1.0 GENERAL CONDITIONS

- 1.01 THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ENGINEER...
1.02 CONSTRUCTION SHALL COMPLY WITH THE LATEST ENFORCED EDITION OF IRC AND/OR IBC BASIC BUILDING CODE...
1.03 THE WORK SHALL BE IN ACCORDANCE WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL...
1.04 THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES...
1.05 DO NOT SCALE DRAWINGS.
1.06 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE DRAWING...
1.07 IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS...
1.08 SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH...
1.09 DESIGN LOADS ARE AS FOLLOWS:
DEAD LOAD LIVE LOAD
ROOF TOP CHORD 10 PSF 30 PSF
ROOF BOTTOM CHORD 10 PSF 20 PSF
UPPER FLOORS (SLEEPING) 10 PSF 30 PSF
UPPER FLOORS (OTHER AREAS) 10 PSF 40 PSF
LOWER FLOOR (LIVING) 10 PSF 40 PSF
WIND LOAD 90 MPH
GARDEN BATH TUB 50 PSF
NOTE: BOTTOM CHORD RECEIVES LIVE LOAD ONLY IN ATTIC AREA WHERE CLEAR HEIGHT EXCEEDS 42 INCHES.

- 1.10 THE BASIC STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE CHAIRMAN ACTION OF THE FLOORS, WALLS & ROOF ACTING TOGETHER...
1.11 IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED...
1.12 ALL SUB-CONTRACTORS SHALL BE REQUIRED TO SEAL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE...
1.13 ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURERS SPECIFICATIONS...
1.14 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOISTS NOT LESS THAN 18" IN DEPTH AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS...
1.15 BASEMENT AND FOUNDATION WALLS ARE DEPENDANT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY...
1.16 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURE DUE TO FIELD MODIFICATIONS WITHOUT PRIOR APPROVAL OF THE ENGINEER...

2.0 SITE WORK

- 2.01 THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING OR LANDSCAPING...
2.02 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED...
2.03 BACKFILL AND COMPACTION - USE ONLY CLEAN WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DETRIMENTAL SUBSTANCES...
2.04 STEPS ON DEPTH OF FOOTINGS/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.0 CONCRETE

- 3.01 ALL PLAN AND REINFORCED CONCRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318 & ALL LOCAL CODES.
3.02 CONCRETE USED FOR FOOTING, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE SHALL BE 3 1/2 BAG MIX 3000 PSI MIN.
3.03 STEPS OR DEPTH OF FOOTING/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.
3.04 SLABS ON GRADE - 4" THICK WITH WPM FLACED MIDWAY IN SLAB THICKNESS...
3.05 FORM WORK TO BE WELL BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.
3.06 PERIMETER INSULATION ON GRADE SLAB CONDITION SHALL BE 2" x 24" RIGID R-10 MIN. INSTALLED BY CONCRETE SLAB CONTRACTOR.
3.07 FOUNDATION DRAINS SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR...
3.08 SUMP PUMP PIT SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR...
3.09 ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH...
3.10 INSTALL STEEL REINFORCING IN SLABS AS REQUIRED BY LOCAL CODE AND SITE CONDITIONS...
3.11 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR AT OR ABOVE 3 RISES.
3.12 TOP COURSES OF WALL FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.
3.13 GARAGE SLABS SHALL BE NOMINAL 4" CONCRETE OVER 4" OF WASHED GRAVEL...
3.14 ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE 8" ABOVE FINISH GRADE AND P.I.
3.15 BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF.

4.0 MASONRY

- 4.01 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING:
TYPE OF WALL HEIGHT OF FILL
8" CMU 6'-0"
12" CMU 6'-0"
8" FOURED CONCRETE 6'-0"
NOTE: SEE IRC R404 FOR ADDITIONAL INFORMATION.
4.02 PARING - NOT LESS THAN 1/8" PORTLAND CEMENT PARING FROM FOOTING TO FINISH GRADE.
4.03 LINTELS FOR MASONRY WALLS SEE SECTION 5.0 METALS.
4.04 MASONRY VENER CONSTRUCTION - TO HAVE VERTICAL TIES AT 16" O.C. AND HORIZONTAL TIES AT 32" O.C.
4.05 USE TYPE S MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.
4.06 USE TYPE N MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.

5.0 METALS

- 5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 4'-0" O.C. INTERVALS AND PLACED 12" FROM THE END OF EACH SECTION WITH MINIMUM TWO ANCHOR BOLTS PER SECTION OF WALL.
5.02 ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED.
5.03 VENER TIE SHALL BE 22 GAUGE GALVANIZED, CORRUGATED 7/8 WD METAL.
5.04 STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALLS...
5.05 NAILING SCHEDULE PER MANUFACTURER'S RECOMMENDED STANDARDS, BUT NOT LESS THAN INDICATED BY CODE.
5.06 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER.
6.0 CARPENTRY AND WALL CONSTRUCTION
6.01 ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED WITHIN A. AMERICAN INSTITUTE OF WOOD CONSTRUCTION...
6.02 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

- 6.03 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH STYROFOAM SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6.04 ALL BASEMENT INTERIOR BEARING WALLS SHALL BE SHEATHED WITH A MINIMUM OF 1/2" THICK STYROFOAM SHEATHING...
6.05 ALL DIMENSIONS SHOWN ON PLANS ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
6.06 ALL BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER.
6.07 TOP OF ROUGH OPENING FOR WINDOWS SHALL BE 6" 11 1/4" ABOVE FINISHED FLOOR FOR ALL LEVELS, UNLESS NOTED OTHERWISE.
6.08 INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH A MINIMUM OF 6"-8" HEADROOM.
6.09 SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT INCLUDING BASEMENTS AND ALSO IN THE IMMEDIATE VICINITY OF BEDROOMS.
6.10 FIREPLACE CHIMNEY TO BE MINIMUM 2'-0" ABOVE NEAREST 10'-0" PORTION OF ROOF.
6.11 UNFINISHED BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-9 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS.
6.12 NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS: BASEMENT LIGHT AND AREA = 25% FLOOR AREA LIGHT AREA PER ROOM = 8% FLOOR AREA VENTILATION AREA PER ROOM = 4% FLOOR AREA.
6.13 FIRESTOPPING SHALL BE PROVIDED AT ALL INTERSECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS.
6.14 SHELVING - ALL SHELVING SHALL BE 5/8" FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, STRAP AND METAL BRACKETS, 42" O.C.
6.15 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.
6.17 DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE - TP-2002.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

- F. PREFABRICATED TRIMMER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATIONS.
G. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS.
6.25 WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
6.26 WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD FLOOR TRUSSES TO BE INSTALLED IN MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS.
6.27 PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATIONS.
6.28 SUBFLOOR TO BE 3/4" 1 AND 0 OSB STANDARD UNLESS OTHERWISE NOTED.
6.29 ALL WOOD BLOCK, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 3/8" DIAMETER BOLTS UNLESS OTHERWISE NOTED.
7.0 THERMAL AND MOISTURE PROTECTION
7.01 THE STRUCTURE SHALL BE EQUIPPED WITH A CONTROLLED METHOD OF WATER DISPOSAL THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5' FROM THE FOUNDATION.
7.02 ALUMINUM FLASHING SHALL CONFORM TO ASTM A-525, DESIGNATION G-90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED.
7.03 OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL.
7.04 PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE.
7.05 WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) SHALL HAVE R-11 BATT INSULATION WITH NO VAPOR BARRIER.
7.06 ROUGH CARPENTRY CONTRACTORS SHALL INSTALL FIBERGLASS SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS.
7.07 ALL SHEATHING PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
7.08 PROVIDE SOFTI VENTS AND RIDGE VENTS OR GABLE END VENTS SHOWN ON DRAWINGS.
7.09 VAPOR BARRIERS TO FACE FINISHED SIDE OF SPACE.
7.10 INSULATE EXTERIOR WALLS BETWEEN ALL FLOOR JOIST/TRUSSES WITH R-16 BATT INSULATION FOR 2x4 WALL CONSTRUCTION AND R-19 BATT INSULATION FOR 2x6 WALL CONSTRUCTION.

9.0 FINISHES

- 9.01 GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF IRC 2003 AND OTHER APPLICABLE CODES.
9.02 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
9.03 ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.
9.04 INSTALL MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHERE MOISTURE CONDITIONS EXIST.
9.05 CERAMIC TILE SHALL BE 4 1/4" x 4 1/4" GLAZED TILE, THINSET APPLICATION ON WATER RESISTANT DRYWALL.
9.06 RESILIENT FLOORING - SHALL BE SHEET VINYL OR VINYL COMPOSITION TILES INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
9.07 PROVIDE SUITABLE FLOOR UNDERLAMENT FOR ALL CERAMIC AND RESILIENT FLOORING.
9.08 APPLICATION OF PAINT AND OTHER COATINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
9.09 PAINT INTERIOR WALLS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT TRIM - LATEX FLAT, 2 COATS OVER 1 PRIME COAT KITCHENS AND BATH ROOMS - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT WALLS - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT
9.10 PAINT EXTERIOR TRIM COAT PRIME (2) COAT FINSH. COLOR SELECTED BY THE ENGINEER.
10.0 MECHANICAL
10.01 ALL PIPES, DUCTS, VENTS, WIRING, AND CHASES WHICH PENETRATE CEILING DIRECTLY BELOW TRUSSES OR ROOF ASSEMBLIES SHALL BE DRAFTSTOPPED.
10.02 ALL EXHAUST FANS SHALL VENT TO THE EXTERIOR.
10.03 AIR HANDLER SHALL BE STANDARD, SIZE AND MODEL AS PER HEAT LOSS/HEAT GAIN CALCULATIONS.
10.04 IF INSTALLED PER LOCAL CODE, DWELLING SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED AND REQUIRED IN ACCORDANCE WITH NFPA 13D.
10.05 SANITARY: COLD AND HOT WATER, AND ALL OTHER PIPING SHALL CONFORM TO THE REQUIREMENTS, LOCAL AND STATE.
10.06 ALL DRYERS TO BE VENTED TO EXTERIOR SIDE ON ROOM OF HOUSE.
11.0 ELECTRICAL
11.01 THE INTENT OF THE ELECTRICAL PLAN IS TO INDICATE IN GENERAL A DESCRIPTION OF THE ELECTRICAL SYSTEM FOR THE STRUCTURE.
11.02 SMOKE DETECTORS ARE REQUIRED AND SHALL BE INSTALLED INSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT.
11.03 WINDOW AND DOORS SHALL BE INSTALLED AS DRAWN ACCORDING TO THE SPECIFICATIONS OF THE ENGINEER.

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22173
(540)212-8330

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4505 PARTLOW ROAD
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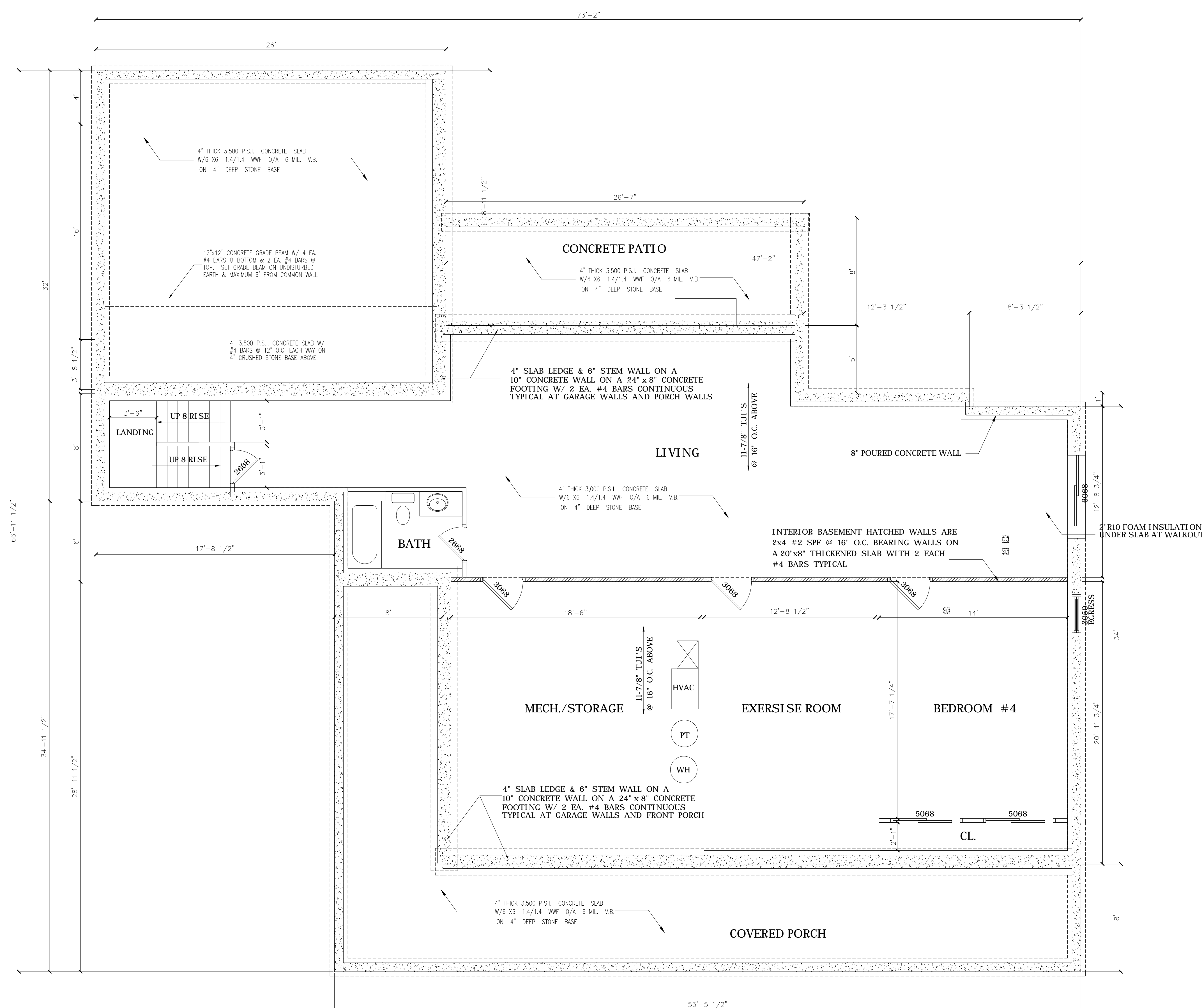
DRAWN BY: CS

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PROJECT: WENDT RESIDENCE
TITLE: DRAWING SPECIFICATION SHEET

PROJ. NO. 21.056
DATE: 2-17-21

SHEET NO.
A2
2 OF 9

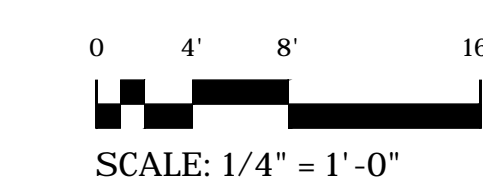


8" FOUNDATION WALL  
FOUNDATION WALL REINFORCEMENT  
PER IRC 2015 TABLE 404.1.2(3)  
WALL HEIGHT = 9'  
MAX UNBALANCED FILL = 9'  
WALL WIDTH U.N.O. = 8"

8" BACKFILL REINFORCEMENT TABLE  
HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP  
VERTICAL = #6 BARS @ 18" O.C. OR EQUIVALENT

10" FOUNDATION WALL  
FOUNDATION WALL REINFORCEMENT  
PER IRC 2015 TABLE 404.1.2(4)  
WALL HEIGHT = 9'  
MAX UNBALANCED FILL = 9'  
WALL WIDTH U.N.O. = 10"

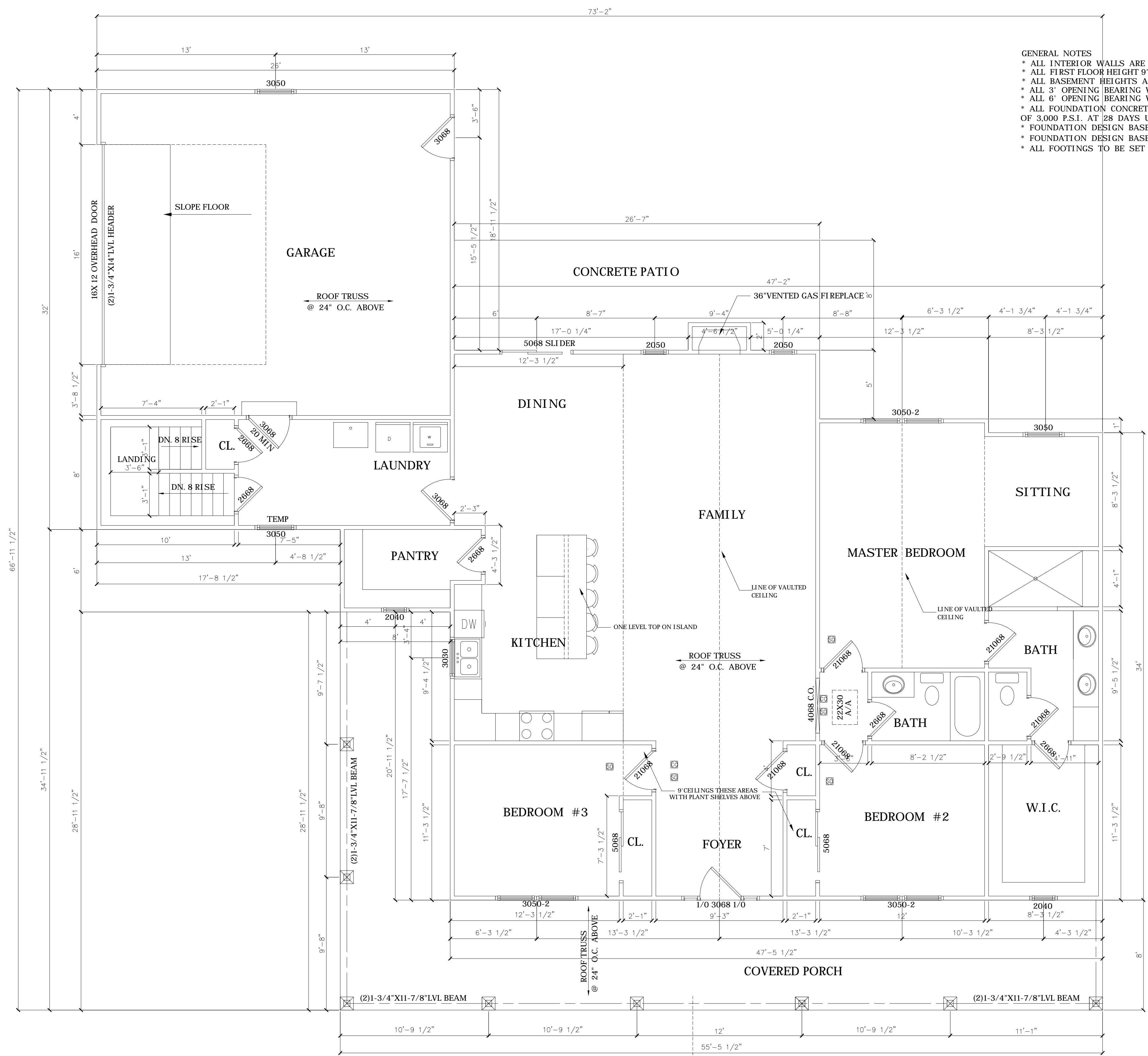
8" BACKFILL REINFORCEMENT TABLE  
HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP  
VERTICAL = #6 BARS @ 24" O.C. OR EQUIVALENT



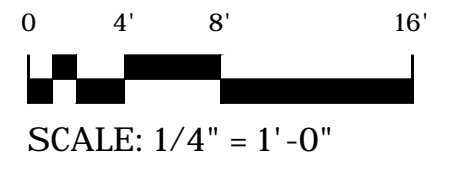
FOUNDATION PLAN

- GENERAL NOTES
- \* ALL INTERIOR WALLS ARE TO BE 2 x 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
  - \* ALL FIRST FLOOR HEIGHTS 9' 1-1/8" U.N.O.
  - \* ALL BASEMENT HEIGHTS ARE 8' 9-1/2" U.N.O.
  - \* ALL 3" OPENING BEARING WALL HEADERS ARE 2 - 2x10 #2 SPF U.N.O.
  - \* ALL 6" OPENING BEARING WALL HEADERS ARE 2 - 2x12 #2 SPF U.N.O.
  - \* ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
  - \* FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
  - \* FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
  - \* ALL FOOTINGS TO BE SET A MINIMUM OF 18" BELOW FINISHED GRADE.

ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330	
ISSUED 2-17-21 REVISED	
CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	CHECKED BY: TS
DESIGN BY: CS	DRAWN BY: CS
PROJECT: WENDT RESIDENCE	
TITLE: FOUNDATION PLAN	
PROJ. NO. 21.056	
DATE: 2-17-21	
SHEET NO. A3	
3 OF 9	



- GENERAL NOTES**
- \* ALL INTERIOR WALLS ARE TO BE 2x4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
  - \* ALL FIRST FLOOR HEIGHT 9' 1-1/8" U.N.O.
  - \* ALL BASEMENT HEIGHTS ARE 8' 9-1/2" U.N.O.
  - \* ALL 3' OPENING BEARING WALL HEADERS ARE 2 - 2x10 #2 SPF U.N.O.
  - \* ALL 6' OPENING BEARING WALL HEADERS ARE 2 - 2x12 #2 SPF U.N.O.
  - \* ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
  - \* FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
  - \* FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
  - \* ALL FOOTINGS TO BE SET A MINIMUM OF 18" BELOW FINISHED GRADE.

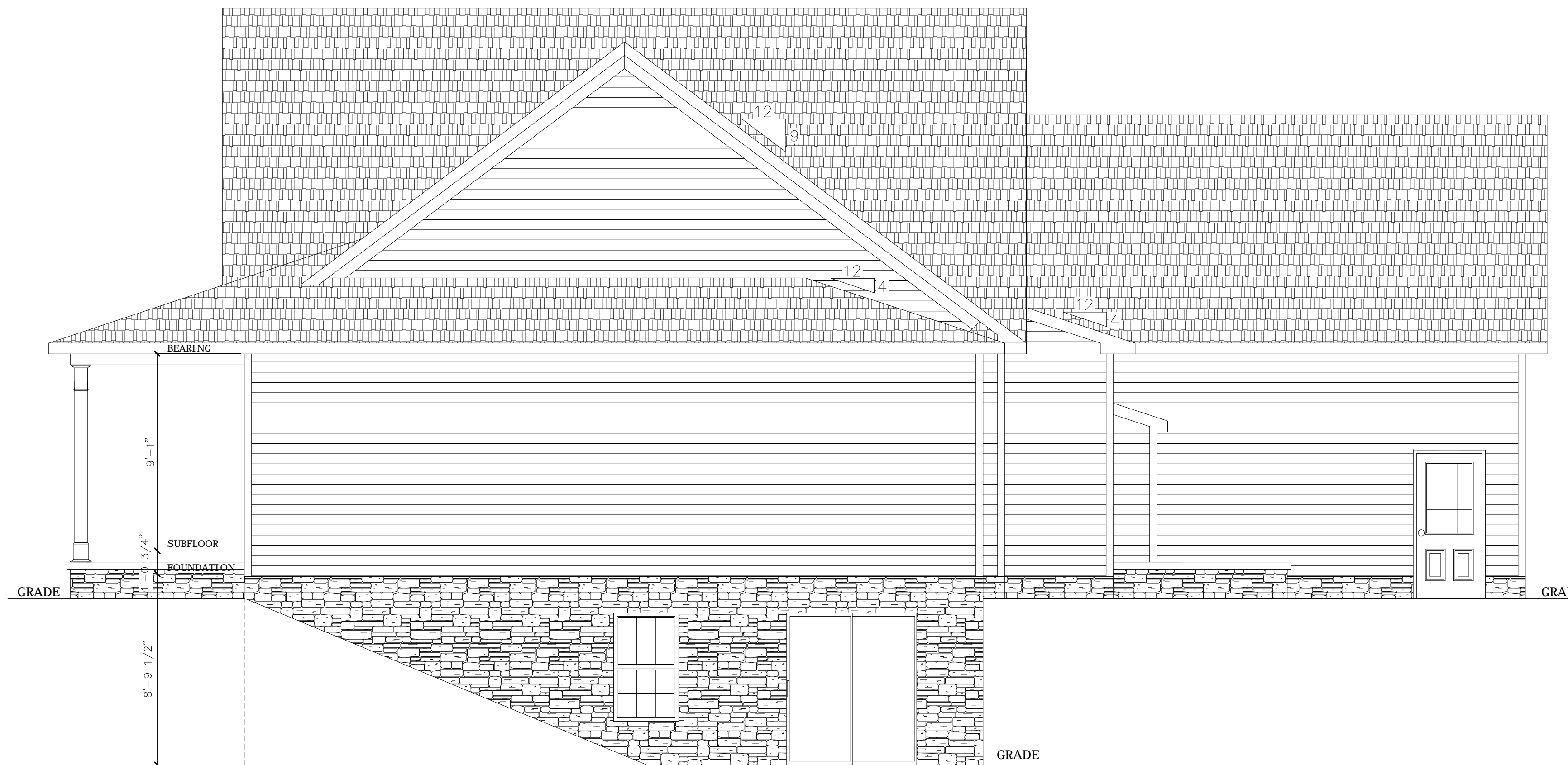


**FLOOR PLAN**

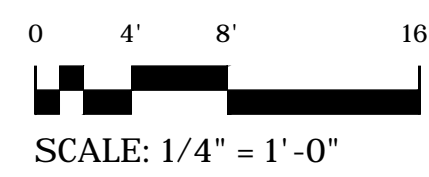
ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330	
ISSUED 2-17-21 REVISED	
CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	CHECKED BY: TS
DESIGN BY: CS	DRAWN BY: CS
PROJECT: WENDT RESIDENCE	
TITLE: DRAWING 1ST FLOOR PLAN	
PROJ. NO. 21.056	
DATE: 2-17-21	
SHEET NO.	
A4	
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FRONT ELEVATION



RIGHT ELEVATION



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CONTRACTOR: SACRA CUSTOM HOMES  
4505 PARTLOW ROAD  
PARTLOW, VA 22534  
(540)582-2397

DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: TS

PROJECT: WENDT RESIDENCE  
TITLE:

DRAWING TITLE: FRONT & RIGHT ELEVATIONS

PROJ. NO. 21.056

DATE: 2-17-21

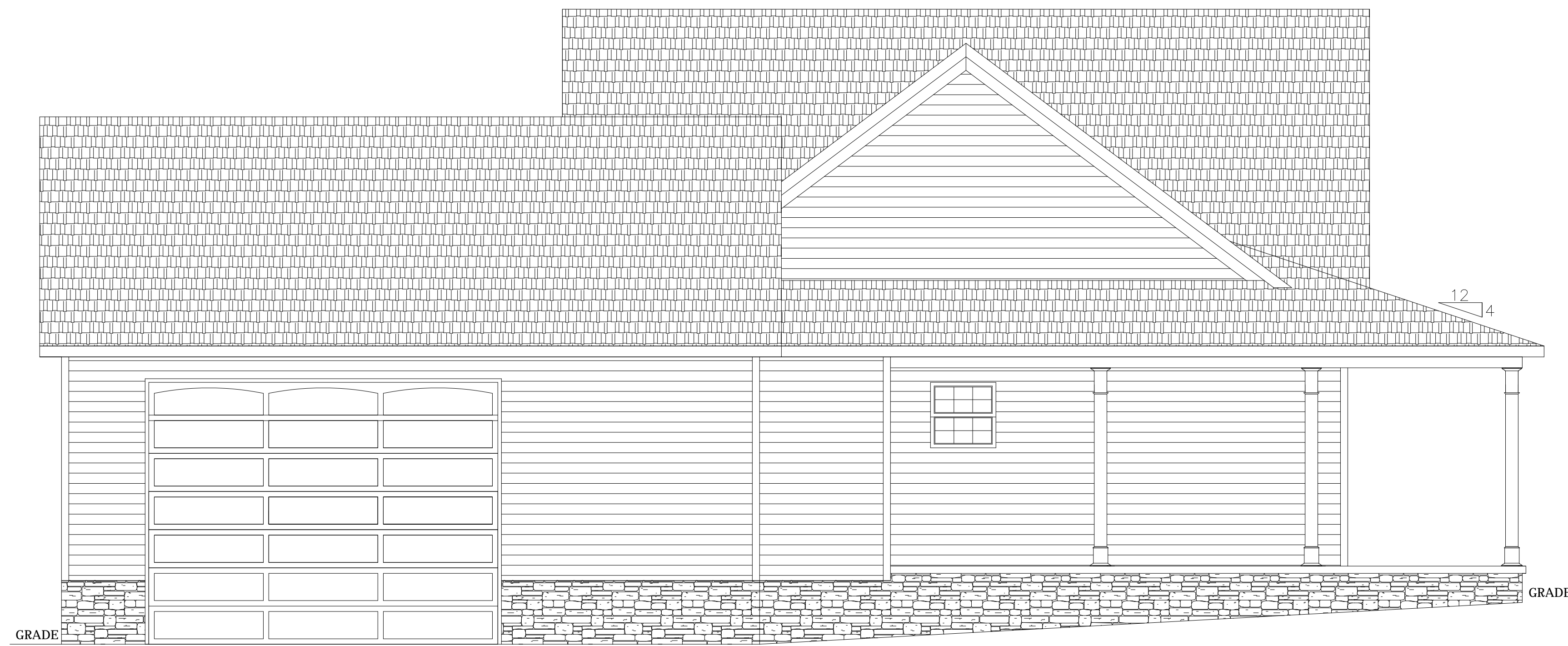
SHEET NO.

A5

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REAR ELEVATION



LEFT ELEVATION

0 4" 8" 16"  
 SCALE: 1/4" = 1'-0"

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CONTRACTOR: SACRA CUSTOM HOMES  
 4505 PARTLOW ROAD  
 PARTLOW, VA 22534  
 (540)582-2397

DESIGN BY: CS  
 DRAWN BY: CS  
 CHECKED BY: TS

PROJECT: WENDT RESIDENCE  
 TITLE:

DRAWING REAR & RIGHT  
 TITLE: ELEVATIONS

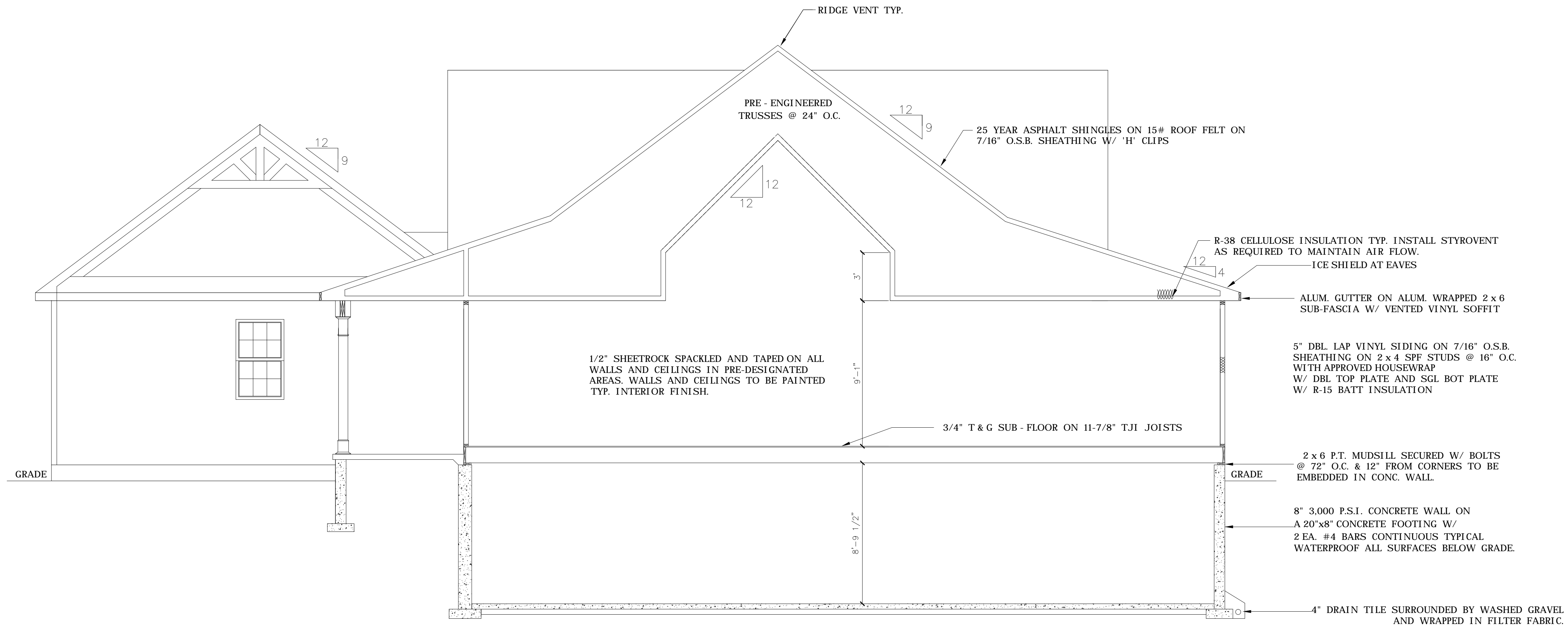
PROJ. NO. 21.056

DATE: 2-17-21

SHEET NO.

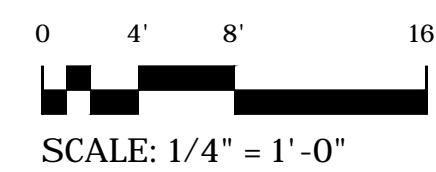
A6

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BUILDING SECTION A - A

<p>8" FOUNDATION WALL FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1.2(3) WALL HEIGHT = 9' MAX UNBALANCED FILL = 9' WALL WIDTH U.N.O. = 8"</p>
<p>8" BACKFILL REINFORCEMENT TABLE HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM &amp; 2 @ 6" OFF TOP VERTICAL = #6 BARS @ 18" O.C. OR EQUIVALENT</p>
<p>10" FOUNDATION WALL FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1.2(4) WALL HEIGHT = 9' MAX UNBALANCED FILL = 9' WALL WIDTH U.N.O. = 10"</p>
<p>8" BACKFILL REINFORCEMENT TABLE HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM &amp; 2 @ 6" OFF TOP VERTICAL = #6 BARS @ 24" O.C. OR EQUIVALENT</p>



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CONTRACTOR: SACRA CUSTOM HOMES  
4505 PARTLOW ROAD  
PARTLOW, VA 22534  
(540)582-2397

DESIGN BY: CS  
DRAWN BY: CS  
CHECKED BY: TS

PROJECT: WENDT RESIDENCE  
TITLE: BUILDING SECTION

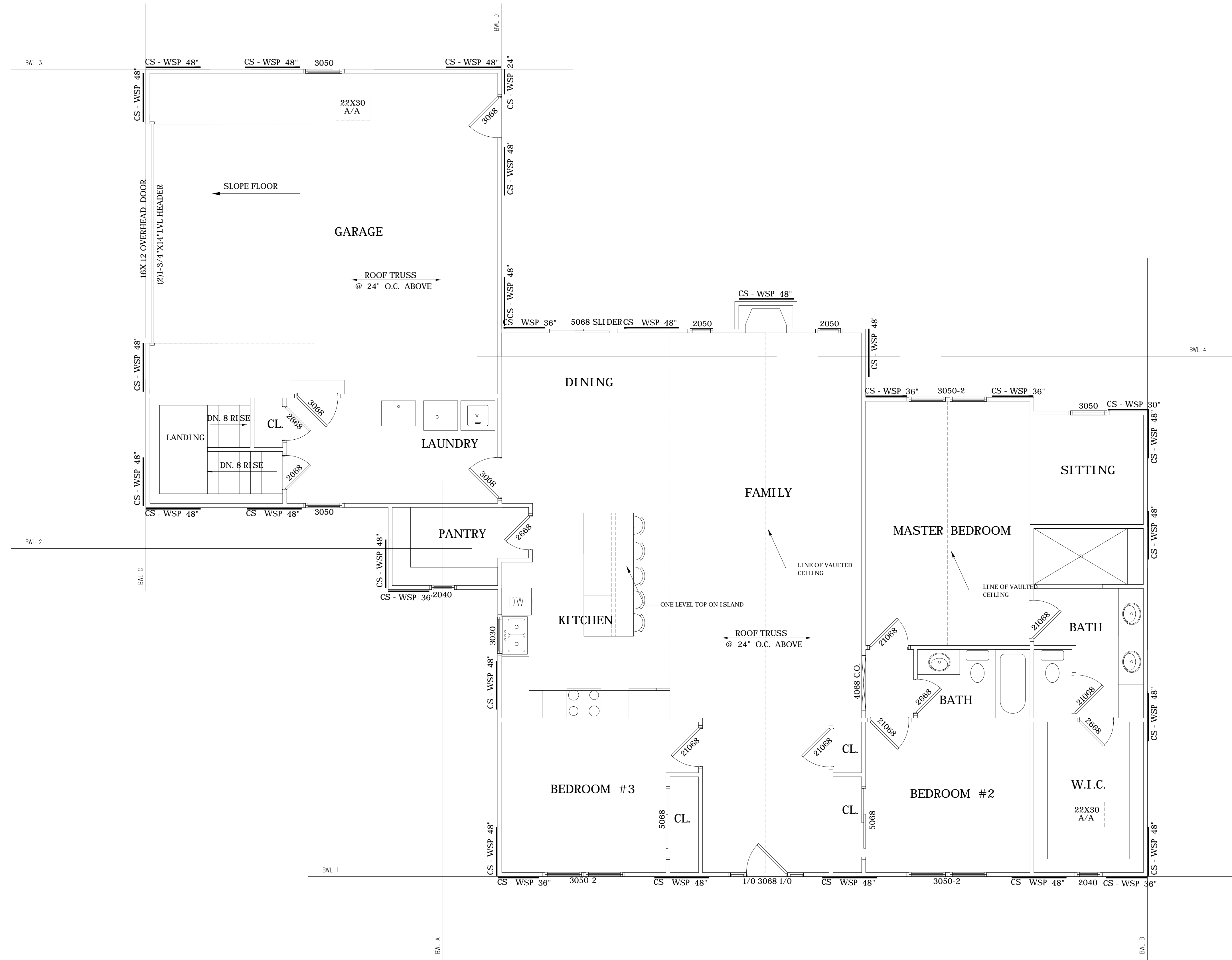
PROJ. NO. 21.056

DATE: 2-17-21

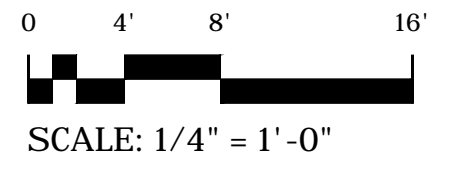
SHEET NO.

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WALL BRACING PLAN

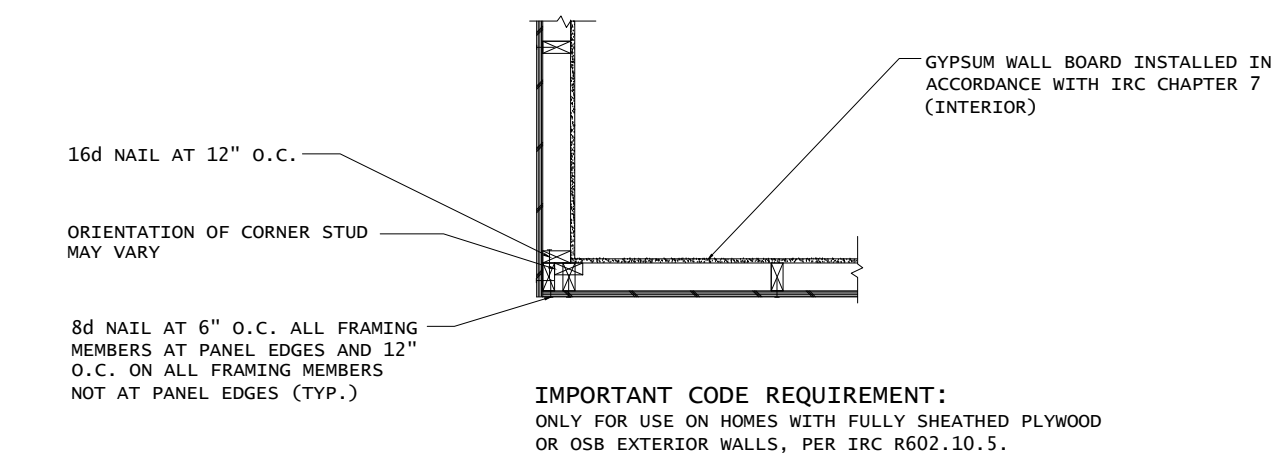
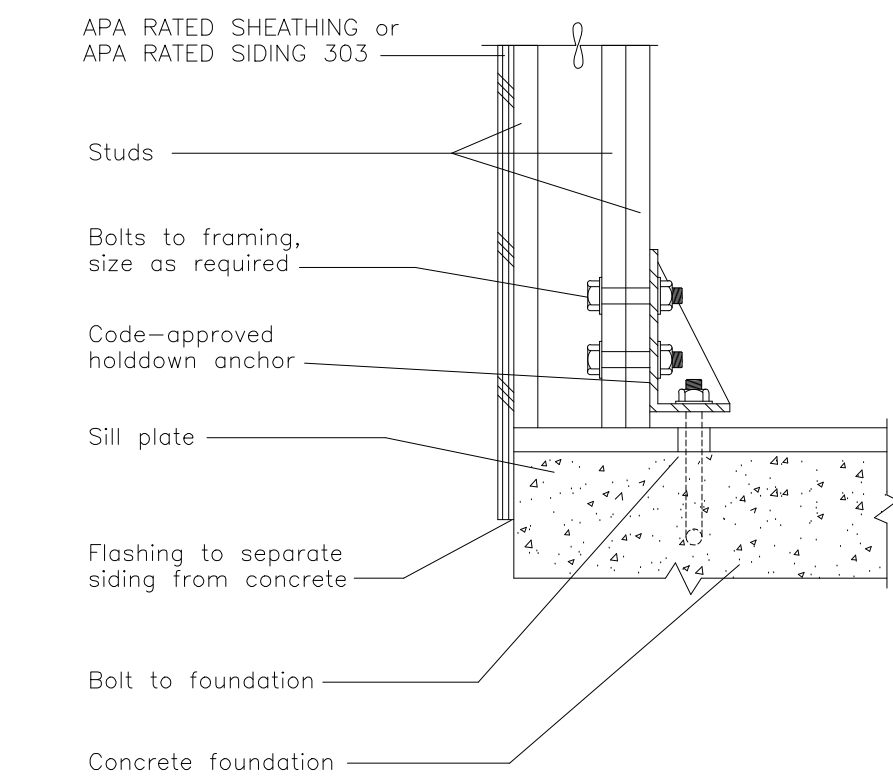


GENERAL NOTES  
 \* HOUSE TO BE CONTINUALLY SHEATHED PER SECTION R602.10.3 OF THE 2015 VARC  
 \* CLASSIC METHOD CS-WSP BRACING AS IDENTIFIED UNDER R602.10.3 TO BE UTILIZED U.N.O.  
 \* DESIGN WIND LOAD IS 90 MPH WITH A 115 MPH 3 SECOND GUST  
 \* THIS IS AN ENGINEERED WIND BRACING DESIGN AS ALLOWED BY THE 2015 VARC

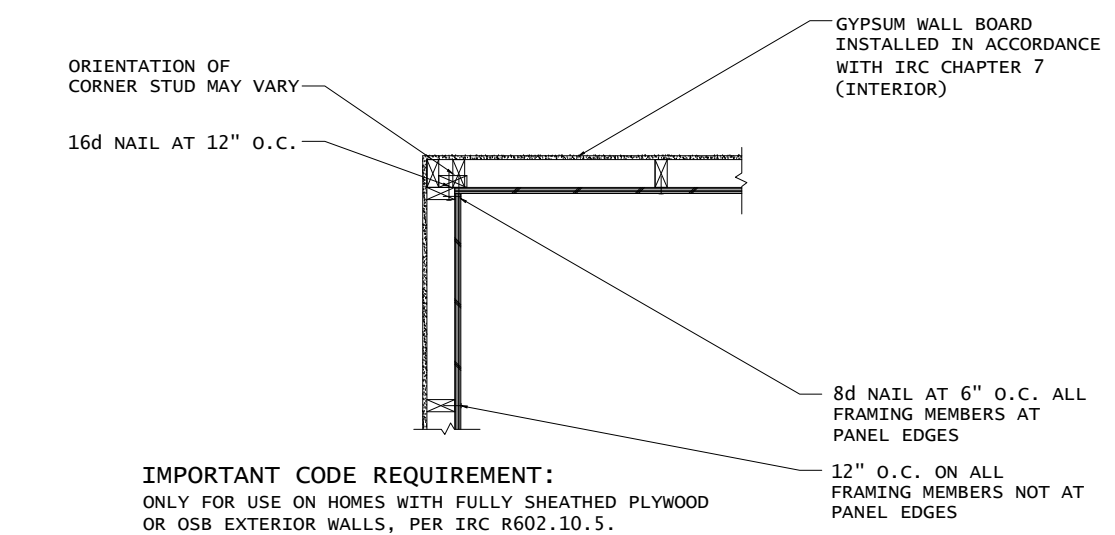
PROJECT: WENDT RESIDENCE		CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397		ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330	
DRAWING TITLE: WALL BRACING PLAN		DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: TS	ISSUED 2-17-21 REVISED
PROJ. NO. 21.056		DATE: 2-17-21		SHEET NO.	
A8		8 OF 9			

**SHEAR WALL FOUNDATION ANCHOR**

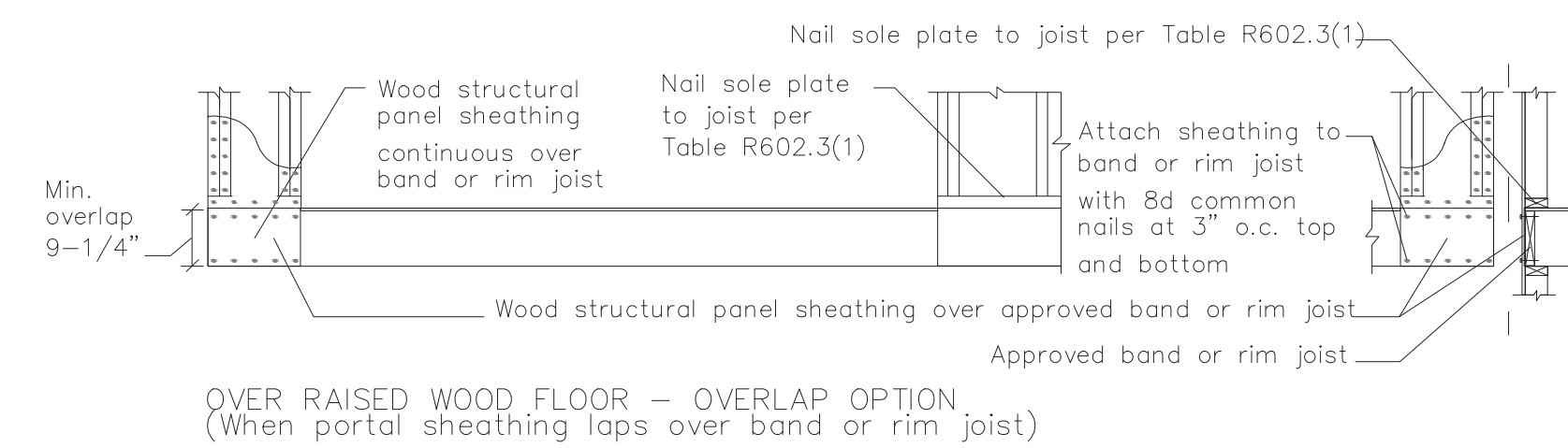
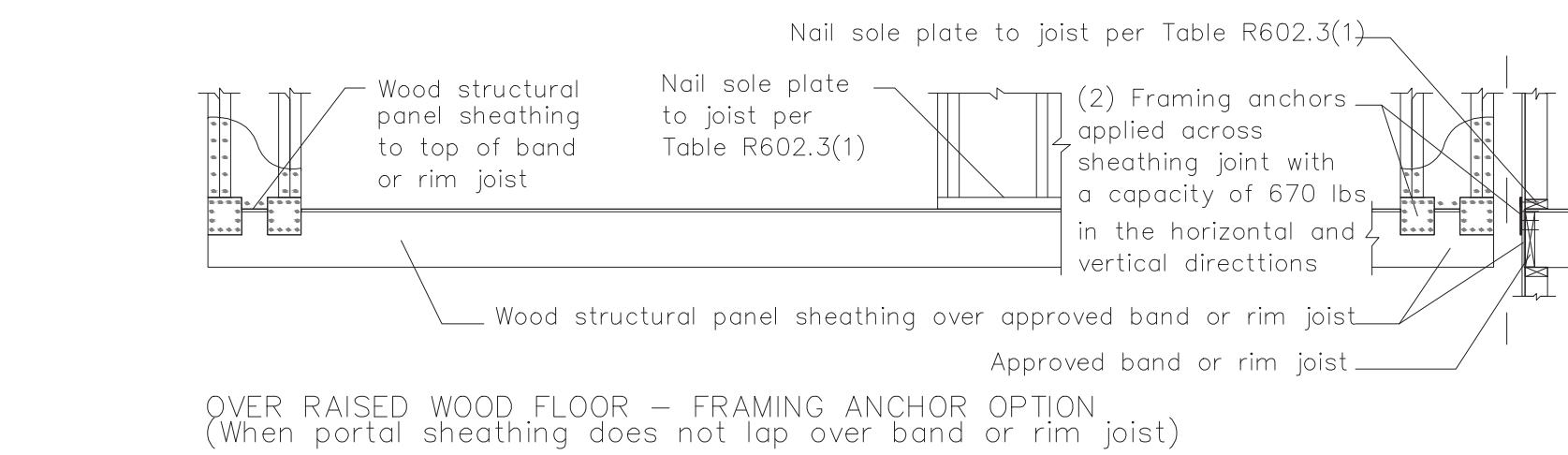
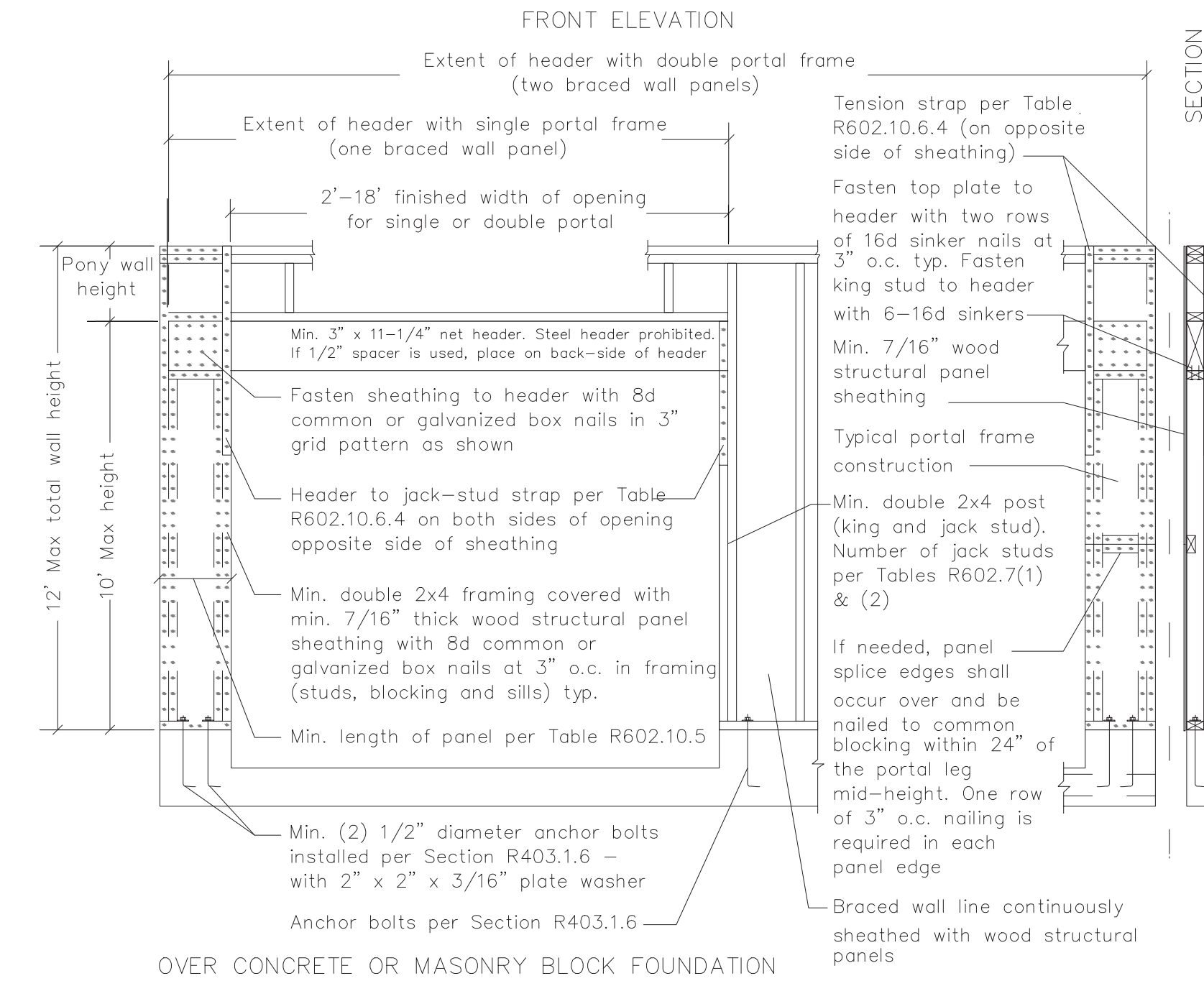
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. Regular foundation bolts may be all that is required in some cases.



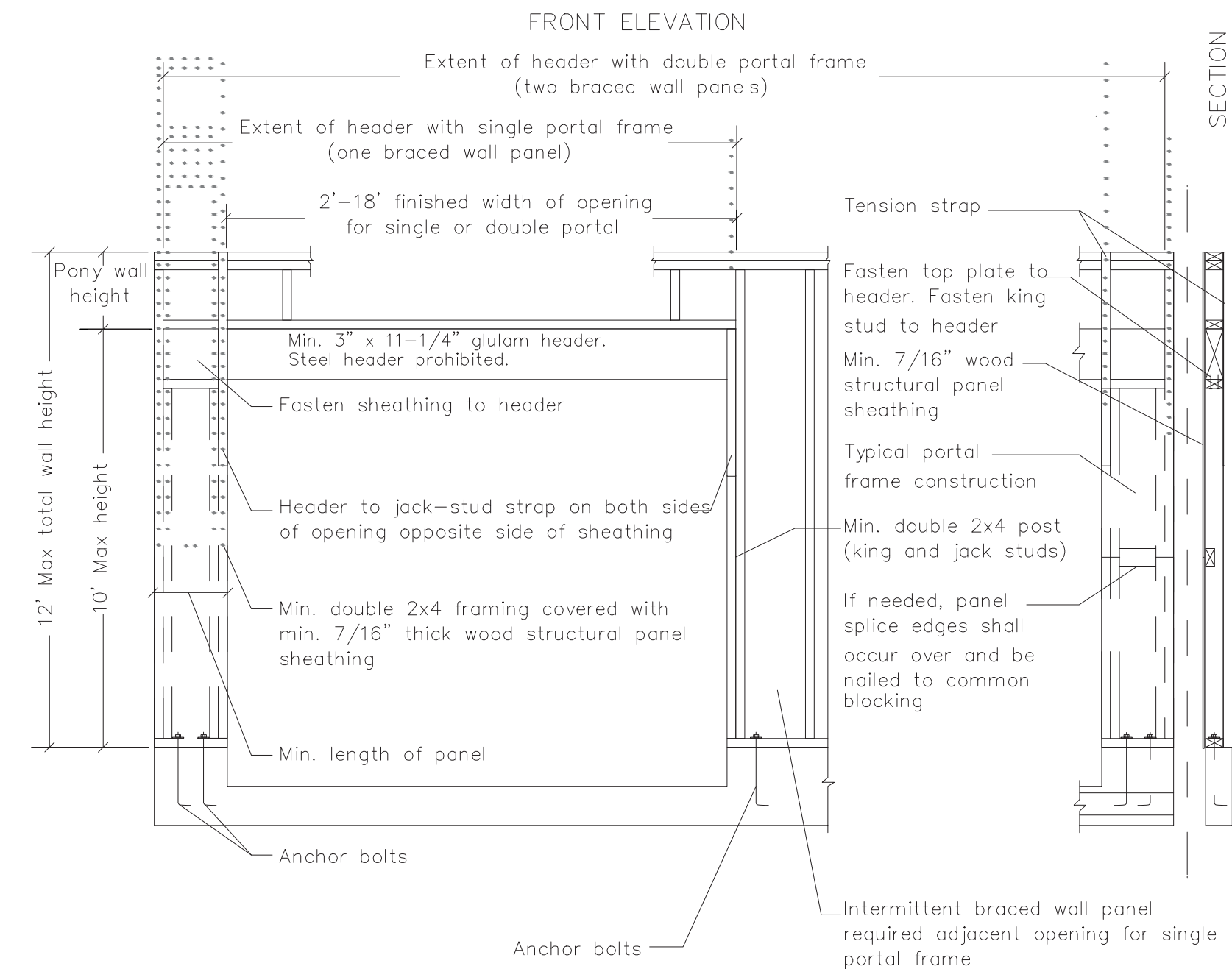
**EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5**



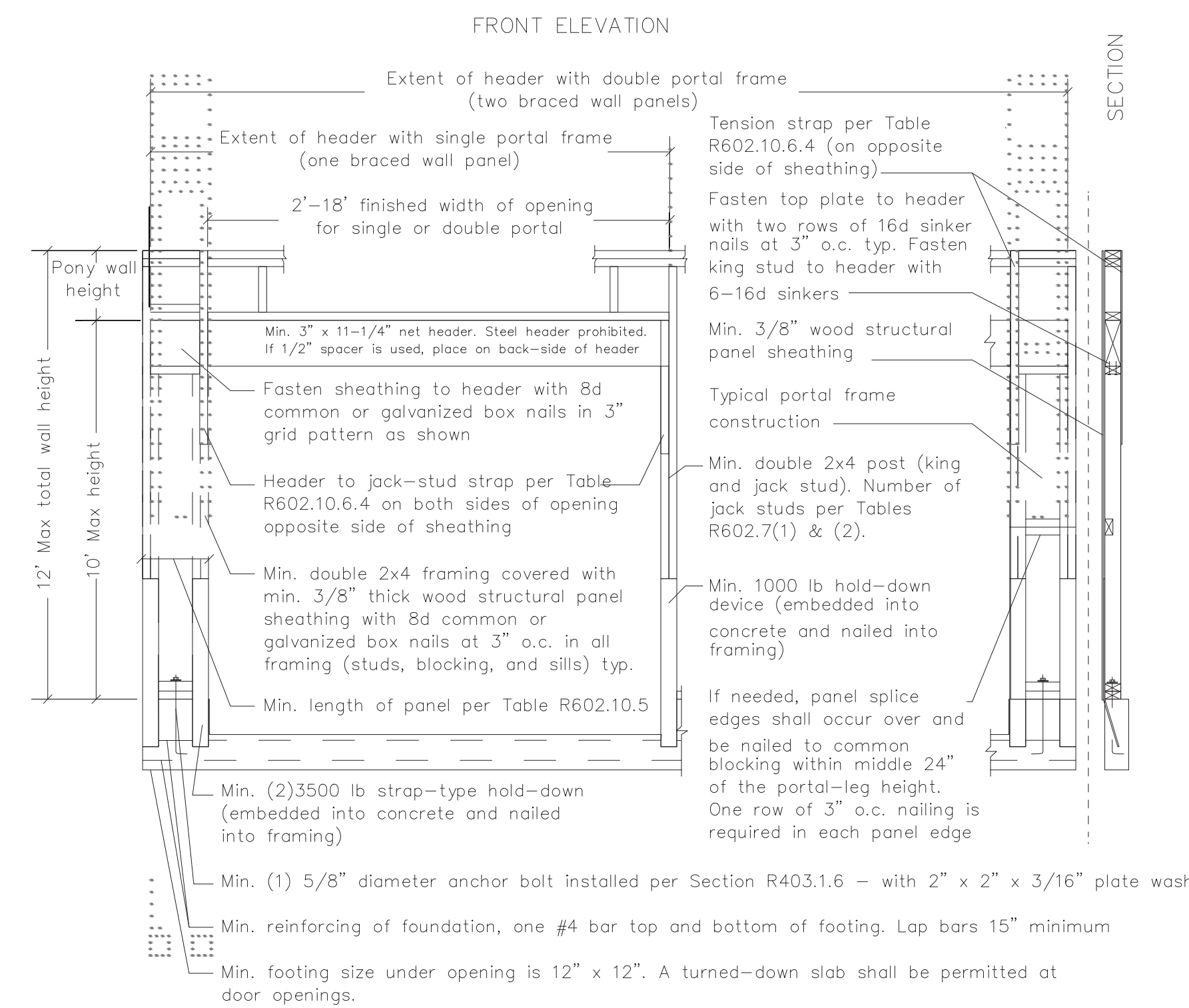
**EXAMPLE OF INSIDE CORNER DETAIL PER IRC R602.10.5**



**CS-PF DETAIL**  
2015 VIRGINIA RESIDENTIAL CODE



**PFH DETAIL**  
2015 VIRGINIA RESIDENTIAL CODE



**PFH DETAIL**  
2015 VIRGINIA RESIDENTIAL CODE

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CHECKED BY:  
TS

CONTRACTOR: SAGRA CUSTOM HOMES  
4505 PARTLOW ROAD  
PARTLOW, VA 22534  
(540)582-2397

DRAWN BY:  
CS

DESIGN BY:  
CS

PROJECT: WENDT RESIDENCE  
TITLE: DRAWING NARROW WALL DETAILS

PROJ. NO. 21.056

DATE: 2-17-21

SHEET NO.

A9