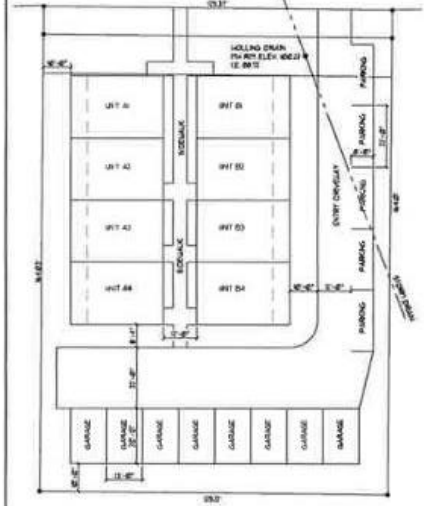


SITE TOPO PLAN LOT B
SCALE 1" = 20'-0"



SITE PLAN LOT B
SCALE 1" = 20'-0"



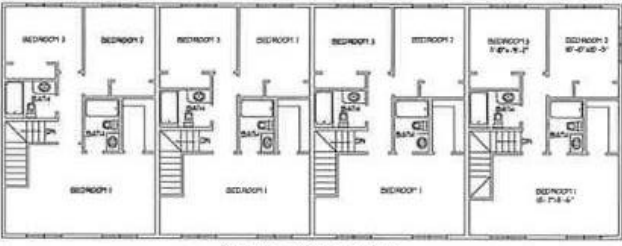
4-PLEX - FRONT ELEV.
SCALE 1/8" = 1'-0"



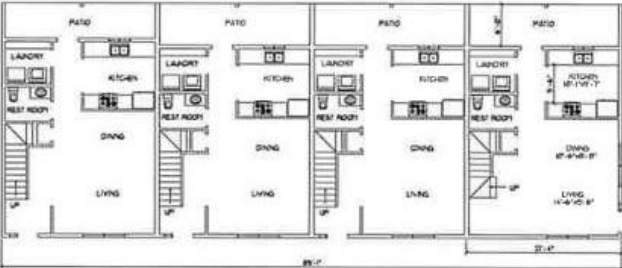
4-PLEX - REAR ELEV.
SCALE 1/8" = 1'-0"



4-PLEX - END ELEV.
SCALE 1/8" = 1'-0"



4-PLEX - UPPER FLOOR
SCALE 1/8" = 1'-0"



4-PLEX - MAIN FLOOR
SCALE 1/8" = 1'-0"

GENERAL NOTES

- APPROPRIATE RESIDENTIAL GROUP R-3
 - AREA
 - 4-PLEX UNIT 3 STORY 2884 SF / FLOOR
 - CONSTRUCTION TYPE: TYPE V-D
 - GOVERNING CODES
 - INTERNATIONAL BUILDING CODE 2006 EDITION
 - BASED UPON BUILDING DESIGN NOTES
- DESIGN LOADS (CONTINUED)**
- WIND LOAD
 - GROUNDING: 100 LB/FT² PER IFC
 - ROOF LOAD: ACTUAL DEAD LOAD + 10 PSF
 - FLOOR LOAD: ACTUAL DEAD LOAD + 10 PSF
 - WIND LOAD: 100 PSF

- FLOOR WALL AND ROOF FINISHING:**
- WALL SHEATHING: 5/8" APA RATED EXPI
 - WALLS: 1/2" EDGE SPACING 4" FIELD SPACING 8"
 - ROOF SHEATHING: 5/8" APA RATED EXPI
 - WALLS: 1/2" EDGE SPACING 4" FIELD SPACING 8"
 - ROOF: 1/2" EDGE SPACING 4" FIELD SPACING 8"
- METAL ROOFING AND SIDING:**
- ROOFING: PER 10-11.1 PER PANEL (10')
 - SIDING: PER 14-6.4 SIDING SEALS MAX. 8" SP
 - FASTENING: PER 14-6.4 SIDING SEALS MAX. 8" SP
- MECHANICALS:**
- ELECTRICAL, MECHANICAL, SYSTEMS TO BE PROVIDED BY OTHER PROFESSIONALS
 - AND SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES
 - COORDINATE OPENINGS AND PENETRATIONS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER TRADES
- ACCESS ROADS AND PARKING AREAS FREE OBSTACLE REPORT:**
- 7' MINIMUM CLEARANCE
 - 8' CURBED ROAD DATE COURSE

- FOUNDATION:**
- A GEOTECHNICAL REPORT HAS BEEN PROVIDED BY BAYVIEW ENGINEERING, INC. 30641 DENHAM ROAD, DENHAM SPAINS BRANCH, VA 22043
 - MINIMUM 18" MINIMUM CLEARANCE TO ALL UTILITIES
 - ALL FOUNDATION FOOTINGS SHALL BE CEMENTED TO ALL UTILITIES, OBSTRUCTIONS AND OBSTACLES. THESE FOOTINGS SHALL BE REINFORCED AND DESIGNATED AS PER THE GEOTECHNICAL REPORT.
 - AREA OF CEMENTED FOOTINGS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D998
 - PERMITTER FOUNDATIONS AND ANCHOR BEARING FOUNDATIONS SHALL BE PREPARED AS SHOWN BY THE FOLLOWING TABLE:
 - AT AREAS REQUIRING STRUCTURAL FILL THE FILL SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D998
 - STRUCTURAL FILL MAY BE CLEAN WASH SAND FROM THE DESIGNATIONS
 - IF REQUIRED, PROMOTED FILL MATERIAL SHALL BE A STRUCTURAL FILL PESTING TO THE FOLLOWING REQUIRED PROPERTIES:
- | PLACEMENT TIME | THICKNESS | MIN. COMPRESSIVE STRENGTH |
|----------------|-----------|---------------------------|
| 3" | 48" | 3000 PSI |
| NO. 4 GRADE | 12" - 48" | 1500 PSI |
| NO. 2 GRADE | 12" - 48" | 1500 PSI |
| PLACEMENT AREA | 12" - 48" | 1500 PSI |
| LIQUID LIMIT | ≤ 25 | |
- PROTECT ALL EXISTING UTILITIES FROM THE EFFECTS OF WATER AND PRESSURE OF SOILS
 - COMPACT EXISTING SANDSHELL TO PREVENT 5% MAX. DRY DENSITY
 - ALL SUPPORTING FOUNDATIONS AND SLABS SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D998
 - IT IS IMPORTANT THAT GROUND SURFACE DRAINAGE AWAY FROM FOUNDATIONS BE MAINTAINED AND THAT ROOF GUTTERS BE INSTALLED AND DOWNSPOUTS DIRECTED TO DRAINAGE AWAY FROM FOUNDATIONS.
- CAST-IN-PLACE CONCRETE:**
- TEMPERATURES
 - CONCRETE SHALL CONFORM TO THE FOLLOWING TABLE:
- | CONCRETE TYPE | MIN. COMPRESSIVE STRENGTH | MIN. TENSILE STRENGTH | MIN. AIR CONTENT | MIN. AIR PERCENTAGE |
|---------------|---------------------------|-----------------------|------------------|---------------------|
| 1 | 3000 PSI | 200 PSI | 5.0% | 4.0% - 6.0% |
| 2 | 3000 PSI | 200 PSI | 5.0% | 4.0% - 6.0% |
- CONCRETE REINFORCEMENT:**
- BAR: ASTM A63 GRADE 60
 - PIE: 1/2" DIA. 1/2" DIA. 1/2" DIA.
 - STAGGER: 12" MIN. 12" MIN.
- WOOD FINISHES:**
- 1/2" LAMINATED VENEER PANEL (LVP)
 - GENERAL FINISHING: 1/2" DIA. OR BETTER OR 1/2" DIA. OR BETTER
 - FINISHING: 1/2" DIA. OR BETTER
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED TO RESIST ROT AND INSECT DAMAGE.
- GLUE LAMINATED TIMBER (GLT) DESIGN:**
- ENGINEERED LAMINATE
 - MINIMUM LVL: 100# 100# 100#
 - MINIMUM LVL: 100# 100# 100#

PRELIMINARY FOR REVIEW ONLY