

STANDARD PLAN NOTES:

- ALL WALLS ARE 2X4 WOOD STUD CONSTRUCTION UNLESS NOTED OTHERWISE ON THE PLAN.
- ALL DIMENSIONS ARE MEASURED TO FACE OF STUD OR CONCRETE UNLESS OTHERWISE NOTED.
- INTERIOR KNEE WALLS TO BE 3/8" A.F.F. MINIMUM.
- CABINET LAYOUTS TO BE SELECTED BY OWNER.

FIRE RETARDANT TREATED (F.R.T.) SHEATHING:

- F.R.T. SHEATHING IS TO BE INSTALLED CONTINUOUSLY WITH-IN 48" OF THE PROPERTY LINE AT THE ROOF LEVELS AS NOTED BY THE DRAWINGS.
- NO PENETRATIONS SHALL BE ALLOWED WITH-IN THE F.R.T. SHEATHING.

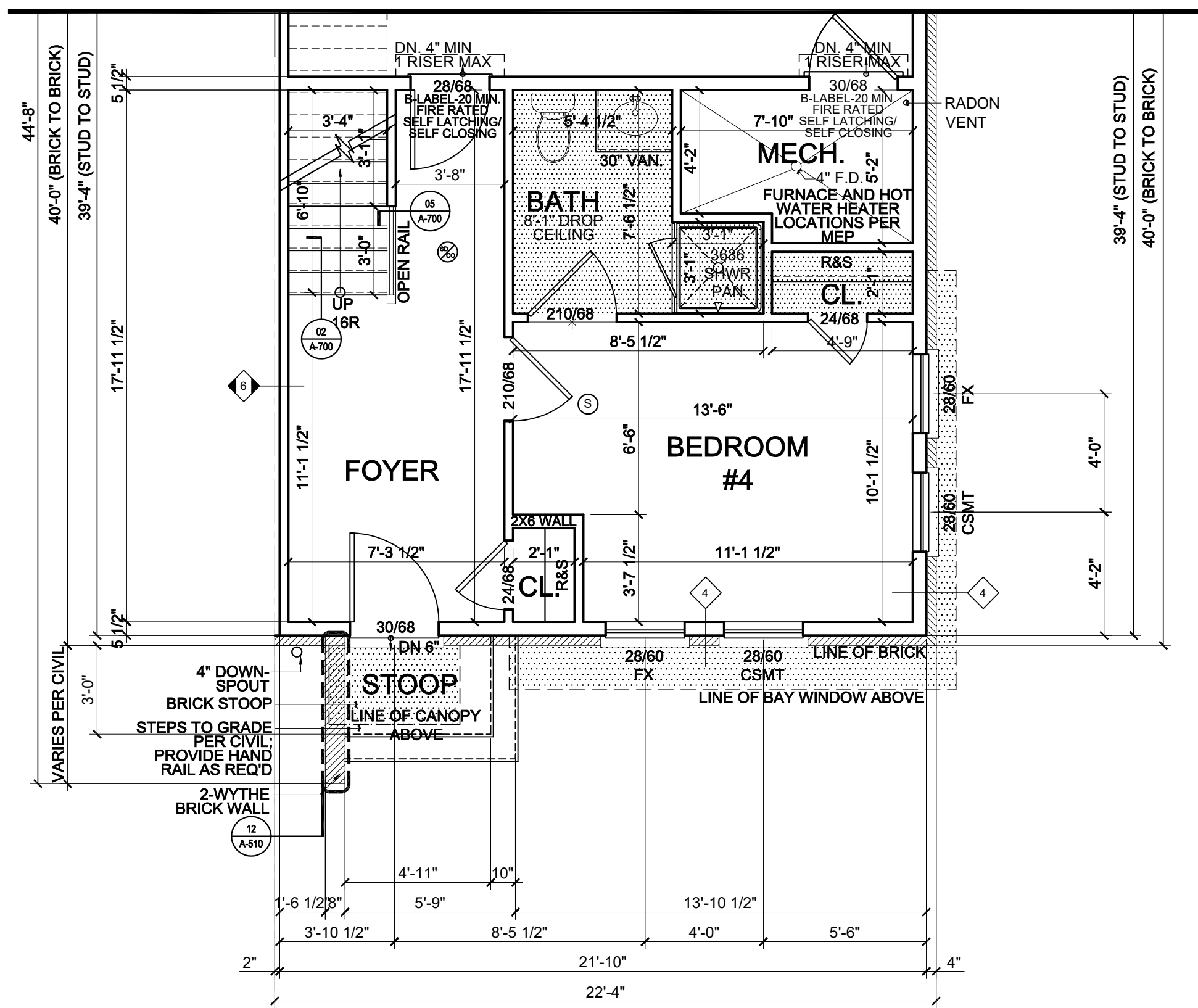
GUTTERS AND DOWNSPOUTS:

- VERIFY GUTTER SIZING AND CAPACITY WITH MANUFACTURER RECOMMENDATIONS AND INDUSTRY STANDARDS.
- CONFIRM ESTIMATED CAPACITY AND FLOW REQUIREMENTS FOR GUTTERS, DOWN SPOUTS, LEADERS, SCUPPERS AND OVERFLOWS WITH M.E.P. ENGINEERS ASSUMPTIONS/CALCULATIONS. IF THERE IS A DISCREPANCY, NOTIFY THE ARCHITECT IMMEDIATELY.
- CONTRACTOR TO COORDINATE THE LEADER & DOWNSPOUT TIE-INS WITH THE SITE STORM WATER MANAGEMENT PLAN.
- IF LEADERS/DOWNSPOUTS ARE NOT DIRECTLY TIED INTO A PIPED SWMS, PROVIDE A SPLASH-BLOCK AT BASE OF DOWNSPOUT.

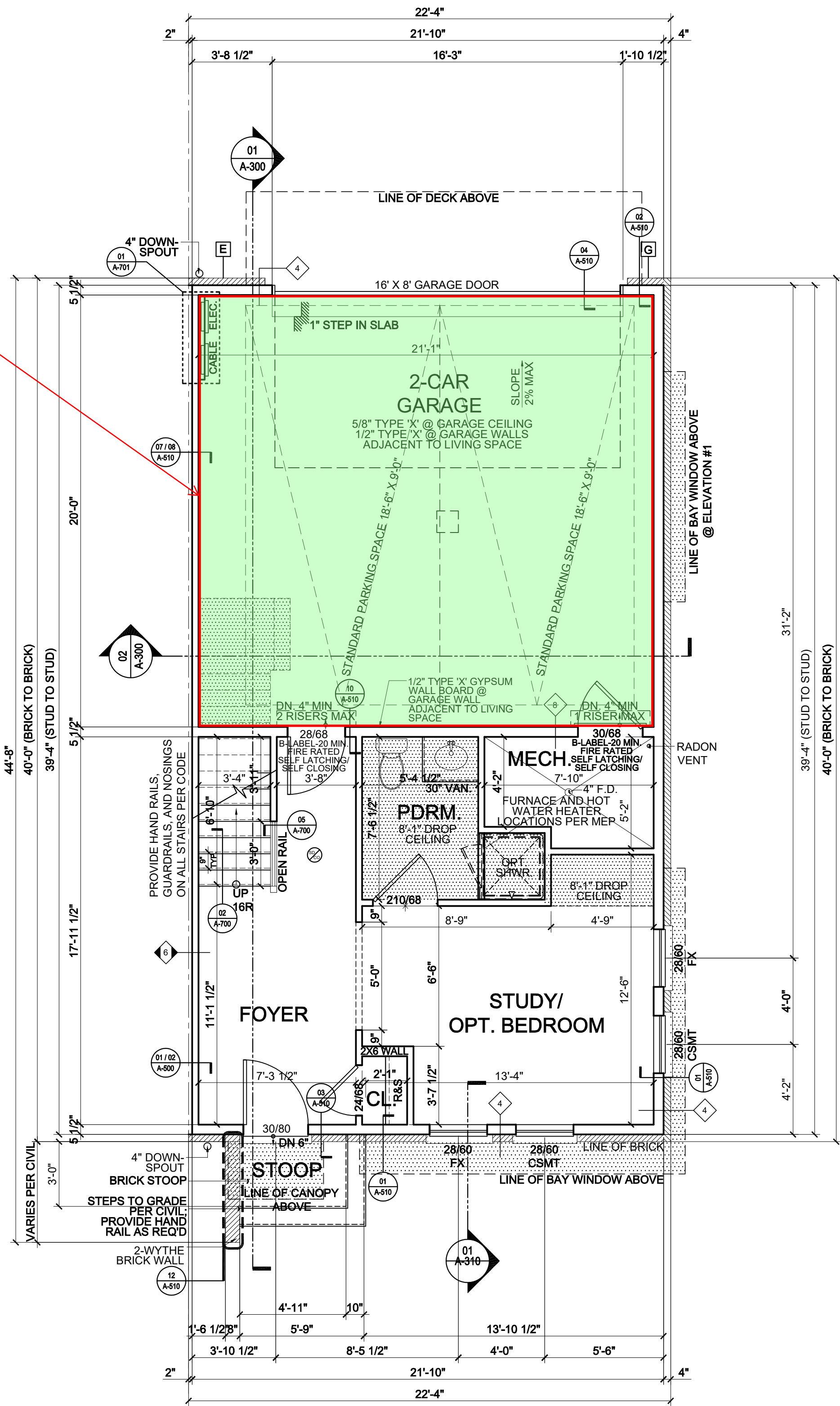
INSULATION REQUIREMENTS PER IECC 2015 AS AMENDED BY VUSBC:

- ALL EXTERIOR WALLS ARE TO BE INSULATED TO R-21 WITH BATT INSULATION.
- ALL FLOORS OVER UN-CONDITIONED SPACE ARE TO BE INSULATED TO R-38 WITH BATT INSULATION HELD TIGHT TO THE UNDERSIDE OF THE SUB FLOOR.
- ALL ROOF DECKS TO BE INSULATED TO R-38 WITH CLOSED CELL SPRAY FOAM INSULATION.
- ALL SLAB'S ON GRADE TO BE INSULATED WITH R-10 RIGID INSULATION FOR 24" HORIZONTALLY

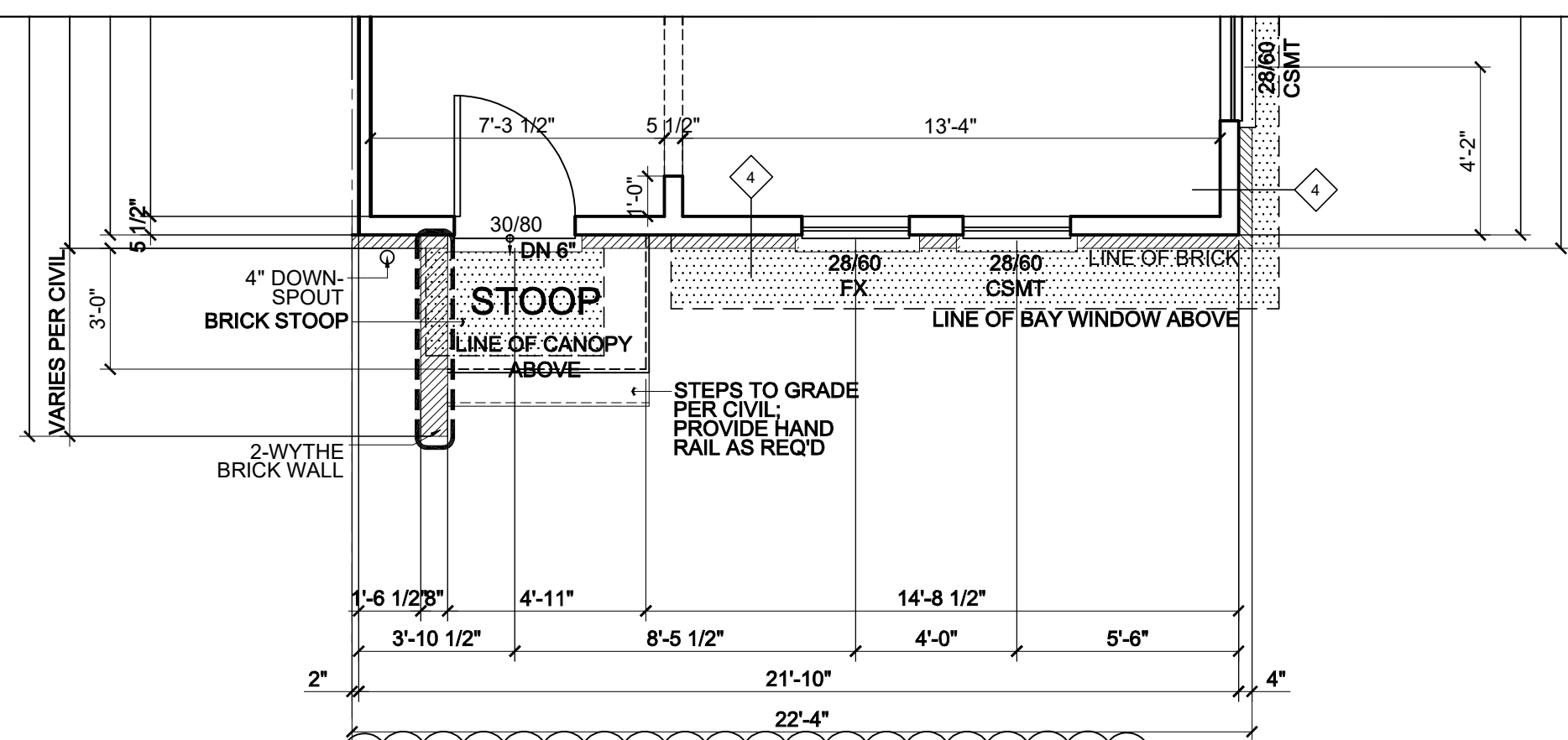
STANDARD 2-CAR GARAGE, 20 FT X 22 FT.



1 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"
OPTIONAL BEDROOM
SHOWN @ ELEV. #1



1 LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"
ELEVATION #1
STUDY



1a LOWER LEVEL PLAN
SCALE: 1/4"=1'-0"
ELEVATION #1
@ ALTERNATE RISER CONFIGURATION



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Developer

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2901 EISENHOWER AVE.

ALEXANDRIA, VIRGINIA

UNIT B
22'-0" x 40'-0"

No.	Date	Description
	12-09-2016	DESIGN DEV. SET
	06-02-2017	PERMIT SET
1	08-17-2017	PERMIT RESPONSES
2	09-15-2017	VR PLAN CHANGES
3	10-11-2017	CONSTRUCTION SET
4	11-29-2017	PERMIT REVISION
5	02-08-2018	WALK THROUGH REV.
6	07-10-2019	ADDITIONAL OPTIONS
7	08-20-2019	IBC 2015 CODE UPDATE
8	12-17-2019	MR #208108

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



UNIT B:
LOWER LEVEL
PLANS

A-110