



COMMONWEALTH OF VIRGINIA

J. BRUCE A. REESE
Lic. No. 22807

PROFESSIONAL ENGINEER

ADDENDA / REVISIONS

DATE	USE	INITIALS
2017-10-16	75% DD	KMP
2018-07-10	PERMIT	KMP

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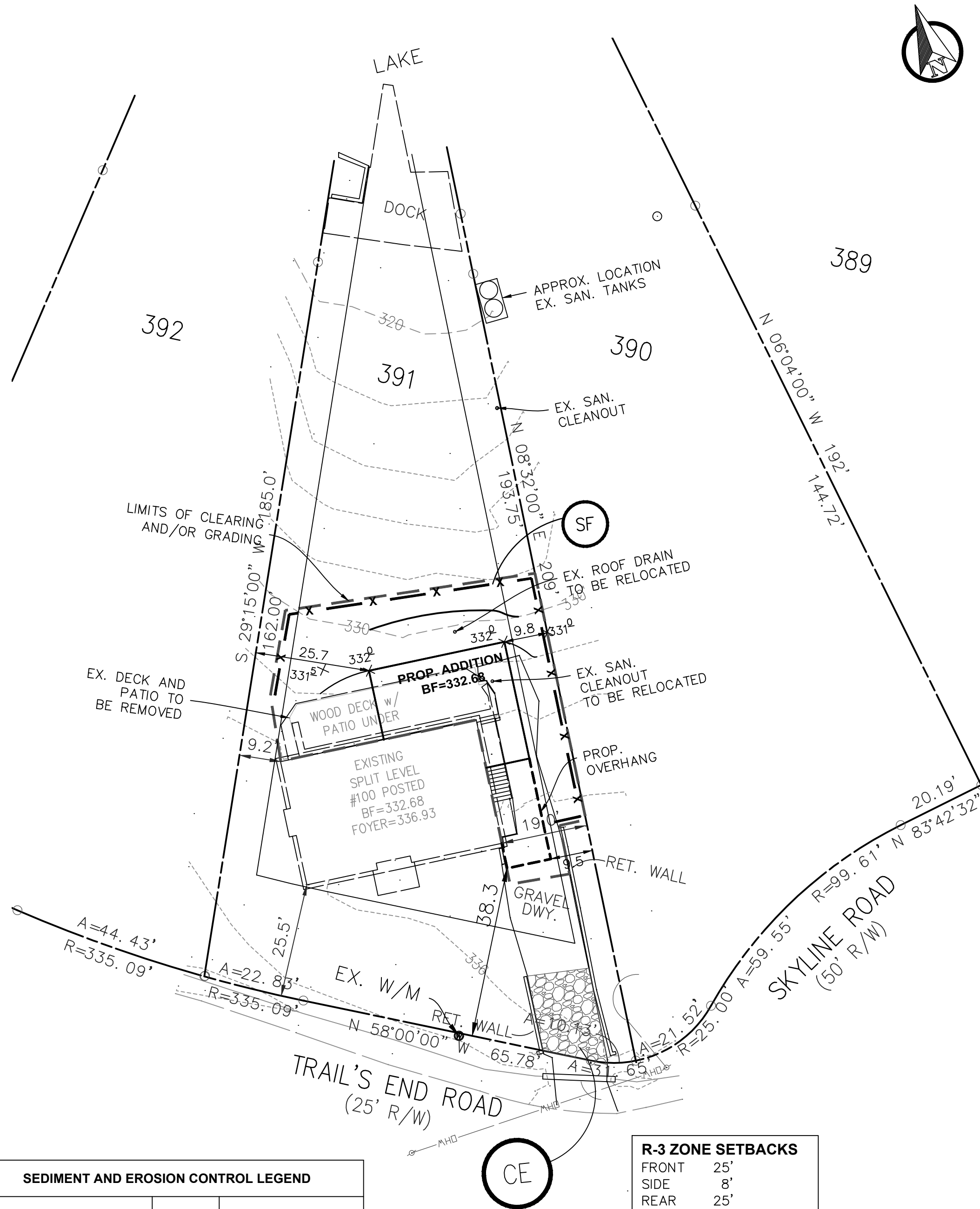
Project:
100 TRAILS END ROAD

Sheet:
List of Drawings
Notes
Code Data

Issue:
Permit

Date: 2018-07-10

Sheet No: A0.0



SEDIMENT AND EROSION CONTROL LEGEND			
NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	

NOTE:
REFER TO E&S NARRATIVE AND VIRGINIA STATE EROSION & SEDIMENT CONTROL HANDBOOK FOR MORE INFORMATION.

ADDITIONAL SILT FENCE SHALL BE INSTALLED AROUND INDIVIDUAL BUILDING SITES ONCE DOWN HILL SLOPES HAVE BEEN STABILIZED AS REQUIRED.

R-3 ZONE SETBACKS	
FRONT	25'
SIDE	8'
REAR	25'

- NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO VDOT AND ORANGE COUNTY STANDARDS AND SPECIFICATIONS.
 - TOPOGRAPHY SHOWN HEREON SURROUNDED THE HOUSE LOCATION IS FIELD SHOT ON ASSUMED DATUM.
 - ALL DISTURBED AREAS WILL BE SEEDED AND STRAWED IN ACCORDANCE WITH VIRGINIA EROSION AND SEDIMENT CONTROL STANDARDS MS-1 THROUGH MS-3.
 - PRIOR TO DEVELOPMENT, THE LIMITS OF CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTION BARRIERS SHALL BE ERECTED 5' OUTSIDE THE DRIPLINE OF TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100' OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - ALL MATERIALS AND EQUIPMENT ARE TO BE STOCKPILED WITHIN THE LIMITS OF LAND DISTURBANCE.
 - THE CONTRACTOR IS TO NOTIFY MISS UTILITY PRIOR TO ANY CONSTRUCTION FOR A COMPLETE AND EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES..
 - THE SETBACKS SHOWN ARE ACCORDING TO ORANGE COUNTY REQUIREMENTS.
 - EASEMENT MAY EXIST THAT ARE NOT SHOWN HEREON.
 - BOUNDARY INFORMATION TAKEN FROM PLAT BY STEARNS L. COLEMAN DATED 2-17-86 RECORDED IN PLAT CABINET C, PAGE 54.
 - ACCORDING TO F.I.R.M. COMMUNITY PANEL #51137C 0120D, DATED JANUARY 2, 2008. THIS LOT APPEARS TO BE LOCATED IN ZONE "X".
 - THE VESCP AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
 - WORK ON THE PROJECT (GRADING, EXCAVATING, CONSTRUCTION) SHALL NOT COMMENCE UNTIL THE APPROPRIATE EROSION AND SEDIMENT CONTROLS ARE IN PLACE AS SPECIFIED ON THE PLAN AND AS APPROVED BY THE VESCP AUTHORITY.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY VESCP AUTHORITY.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY PERFORMED BY THIS FIRM UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BRUCE A. REESE, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOVEMBER 30, 2017; AND THAT THIS PLAT INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED..
 - THE VERTICAL ORIENTATION AS SHOWN HEREON HAS BEEN TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY USING LOYOLA "SMARTNET" GPS NETWORK.
 - THE MERIDIAN FOR THIS DRAWING WAS BASED ON MAP BOOK #1 PAGE 11
 - THE CONTOURS AS SHOWN HEREON ARE SHOWN AT 2' CONTOUR INTERVALS.
 - GEOTECHNICAL, SUBSURFACE, FIELD REVIEW, RESEARCH, AGENCY OF GOVERNMENT RECORDS REVIEW, OR OTHER INVESTIGATIONS HAVE NOT BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN PERFORMANCE OF THIS SURVEY,
 - NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
 - PROPERTY IS IDENTIFIED AS PARCEL NUMBER 012A0000103910 & RECORDED AT INSTRUMENT #170005552
 - PROPERTY ADDRESS IS : 100 TRAILS END ROAD, LOCUST GROVE, VA. 22508

APPLICANT:

ENGINEER:
LEGACY ENGINEERING
809 WILLIAM STREET, SUITE C
FREDERICKSBURG, VA 22401
540-373-8350

SITE DATA:

TAX MAP	012A0000103910
ZONING	R3
OVERLAY DISTRICT	N/A
USE	SINGLE FAMILY
AREA	N/A ACRES
LAND DISTURBANCE	2,500 SF

RESPONSIBLE LAND DISTURBER

RESPONSIBLE LAND DISTURBER	CERTIFICATE #	EXPIRATION
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**LEGACY
ENGINEERING**



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FREDERICKSBURG, VA 22401
www.legacy-eng.com
540.373.8350 (p) 540.369.4499 (f)

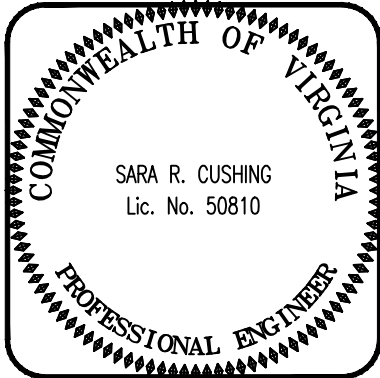
LOT GRADING PLAN FOR

LOT 391

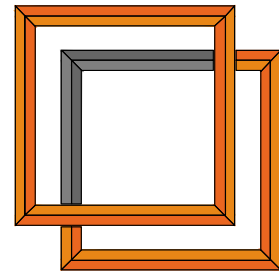
PARCEL 012A0000103910
100 TRAILS END ROAD

LOCUST GROVE
ORANGE COUNTY, VA

PROJECT STATUS		NO	
DATE		REVISION	



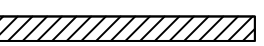
FILE NO.	SHEET
DATE 1/12/18	1 OF 1
SCALE 1"=20'	

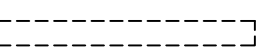


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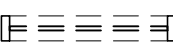
SYMBOLS:

101 ROOM NUMBER

 EXISTING CONSTRUCTION TO REMAIN

 EXISTING CONSTRUCTION TO BE REMOVED

 DOORS, FRAME, TRIM AND HARDWARE TO BE REMOVED

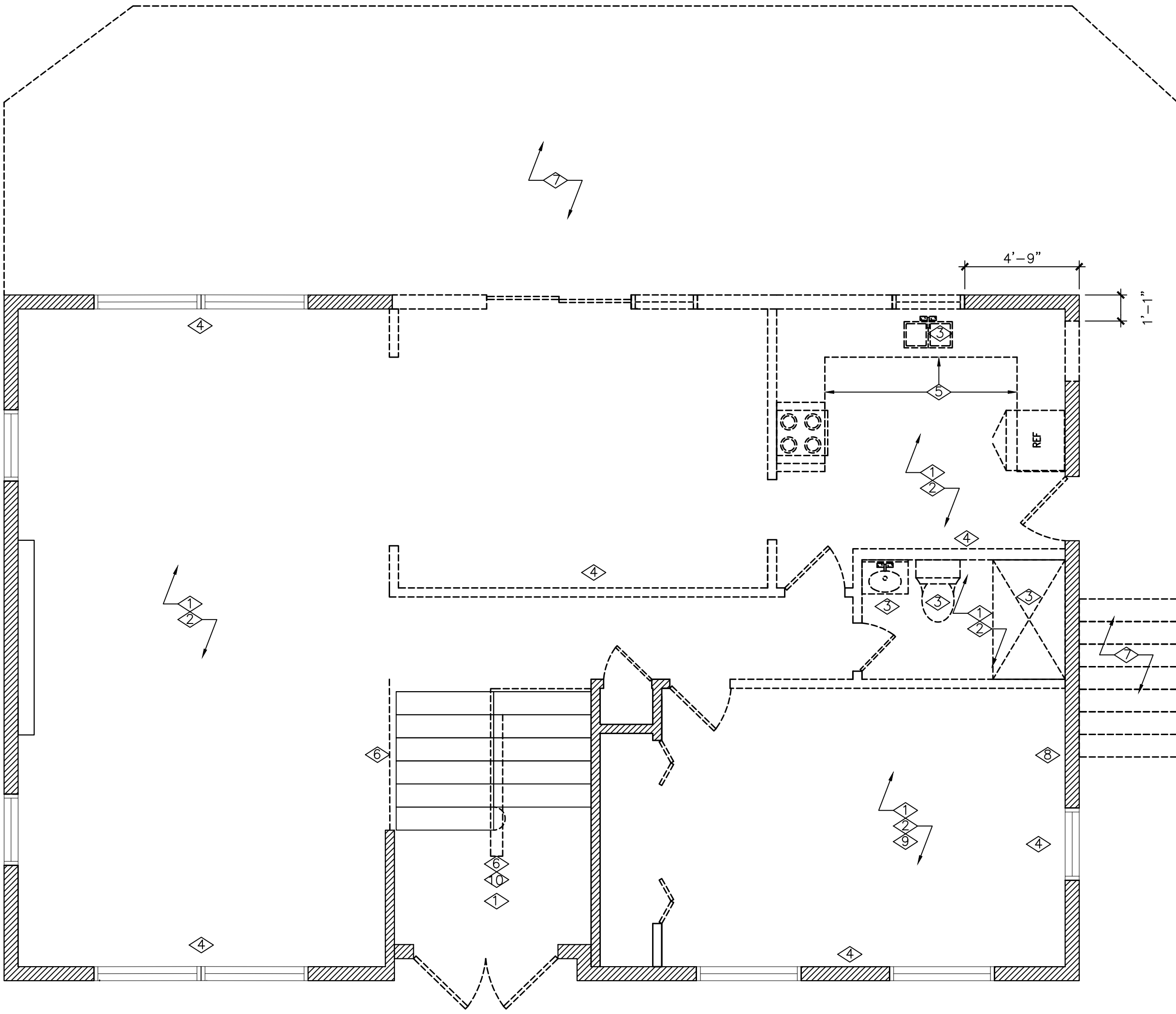
 WINDOWS AND INTERIOR TRIM TO BE REMOVED

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.

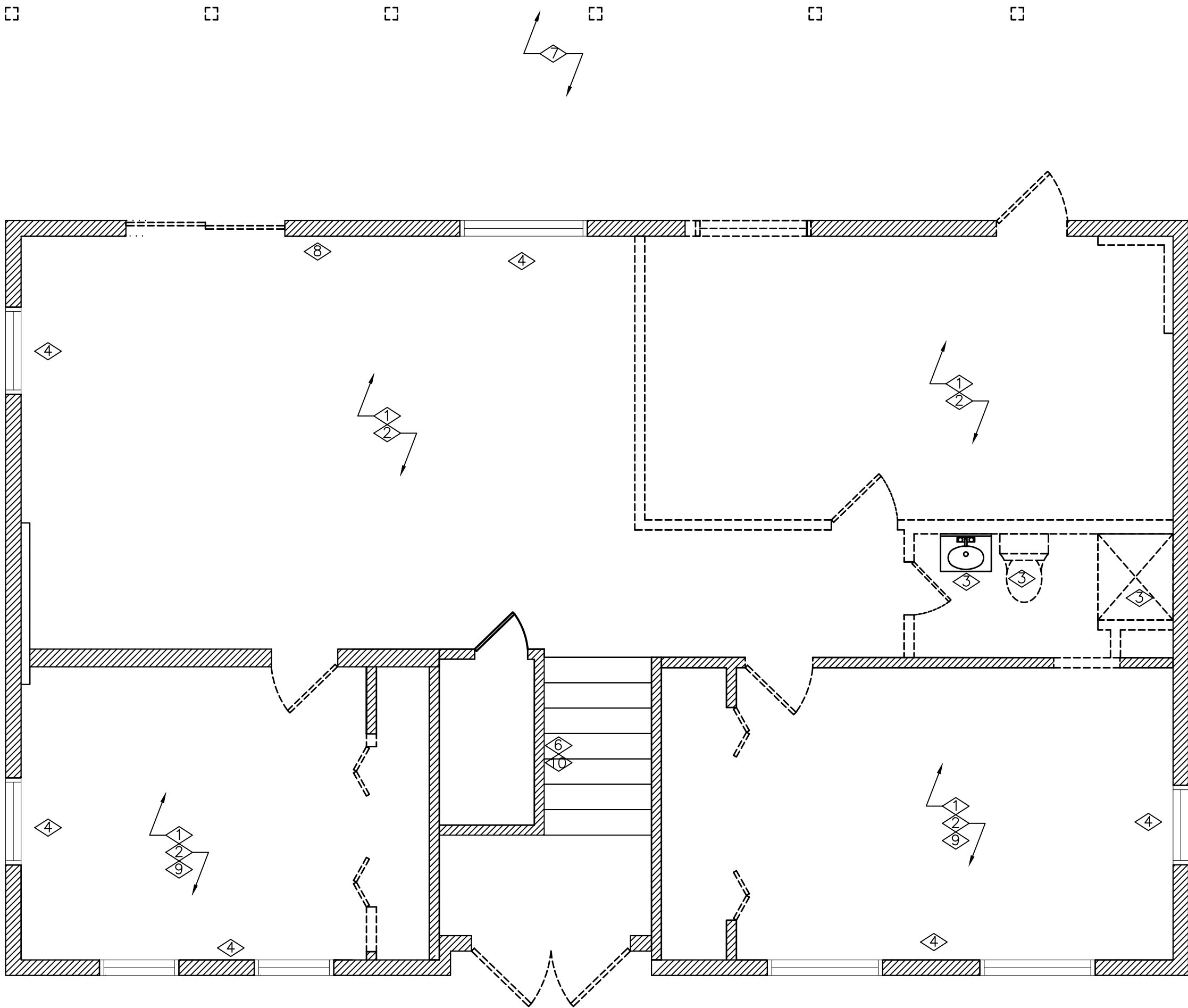
DEMO NOTES:

1. REMOVE FLOORING AND WALL BASE.
2. REMOVE CEILING TILE, LIGHT FIXTURES AND CEILING FANS..
3. REMOVE PLUMBING FIXTURES AND CAP.
4. REMOVE FLOOR BASE RADIATORS.
5. REMOVE CABINETRY AND MILLWORK.
6. REMOVE RAILING.
7. REMOVE DECK, STAIRS, PATIO PAVERS AND STRUCTURE BELOW.
8. REMOVE WALL MOUNTED HVAC UNIT
9. REMOVE WALL PANELING TO BE REPLACED WITH 5/8" GYP. DRYWALL. REMOVE INTERIOR WINDOW AND DOOR TRIM AS REQUIRED.
10. REMOVE NOSING AND TRIM AT STAIRS.



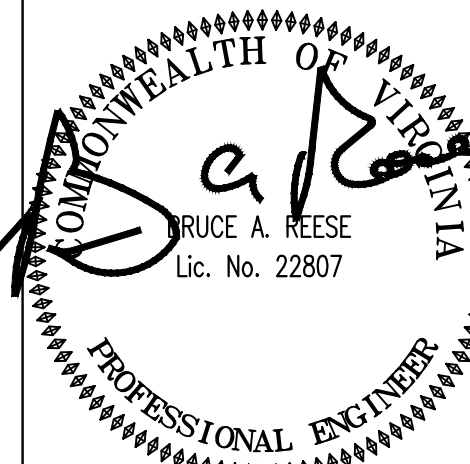
02 SECOND FLOOR DEMOLITION PLAN

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



01 FIRST FLOOR DEMOLITION PLAN

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



ADDENDA / REVISIONS

DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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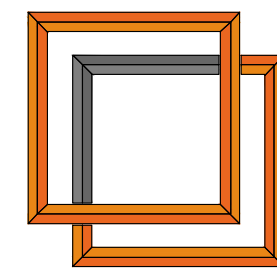
Project:
100 TRAILS END ROAD

Sheet:
Demolition Plan

Issue: Permit

Date:
2017-1110

Sheet No:
A1.0



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ROOM SCHEDULE:

ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
LAUNDRY	105
LIVING B	106
BREEZEWAY	107
CLOSET	108
BATHROOM	109
FOYER	200
LIVING C	201
GREAT ROOM	202
SIDE ENTRANCE	203
PANTRY	204
KITCHEN	205
POWDER	206
MASTER BEDROOM	207
MASTER BATHROOM	208
OFFICE	209

SYMBOLS:

3A WALL TYPE

101 ROOM NUMBER

4 EQUIPMENT NUMBER

4 WINDOW NUMBER

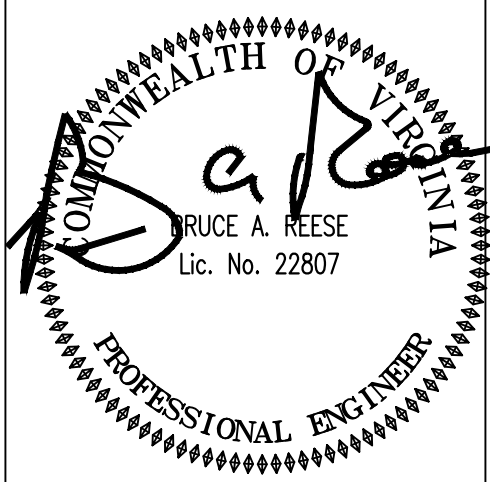
102 DOOR NUMBER

2 ENLARGED PLAN

EXISTING CONSTRUCTION

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
- REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
- IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.
- DIMENSIONS TAKEN TO FACE OF STUD. EXISTING CONSTRUCTION DIMENSIONS TAKEN TO FINISHED MATERIAL.



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Project:
100 TRAILS END ROAD

Sheet:
First and Second Floor Plan

Issue: Permit

Date:
2018-0710

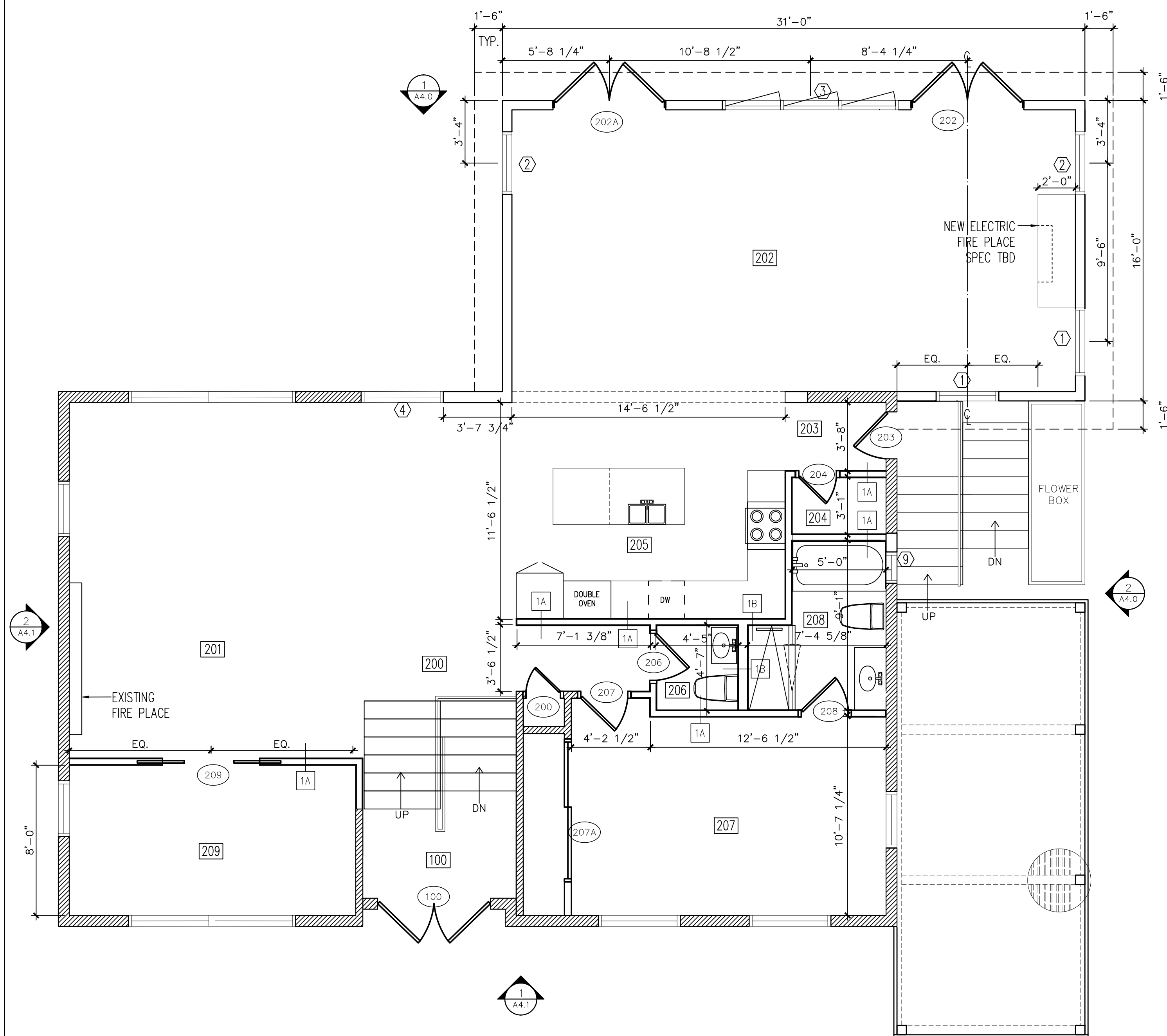
Sheet No:
A1.1



1A - NON-LOAD BEARING INTERIOR PARTITION
1B - NON-LOAD BEARING INTERIOR PARTITION-PLUMBING WALL

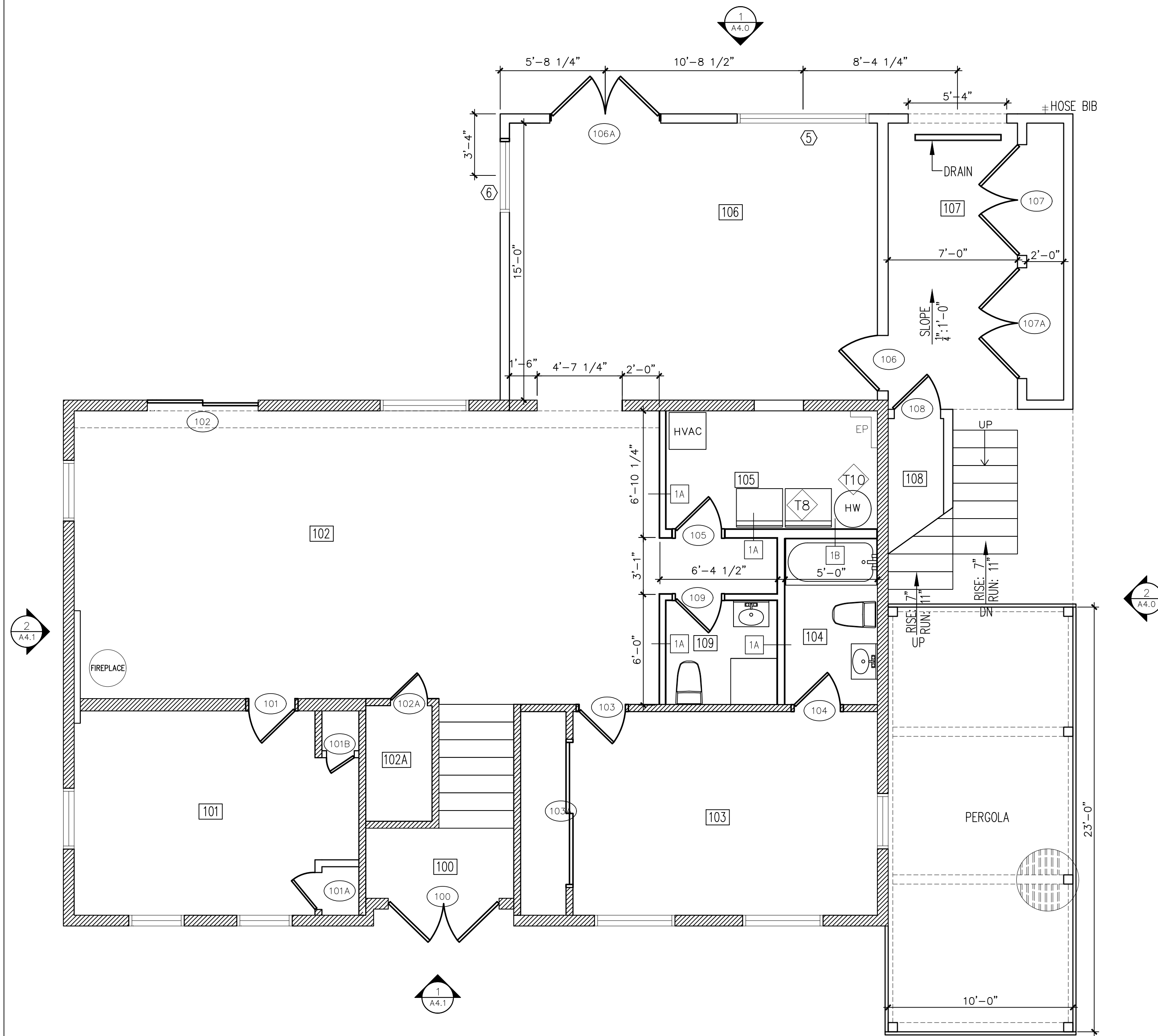
03 WALL ASSEMBLY

SCALE: 3" = 1'-0"



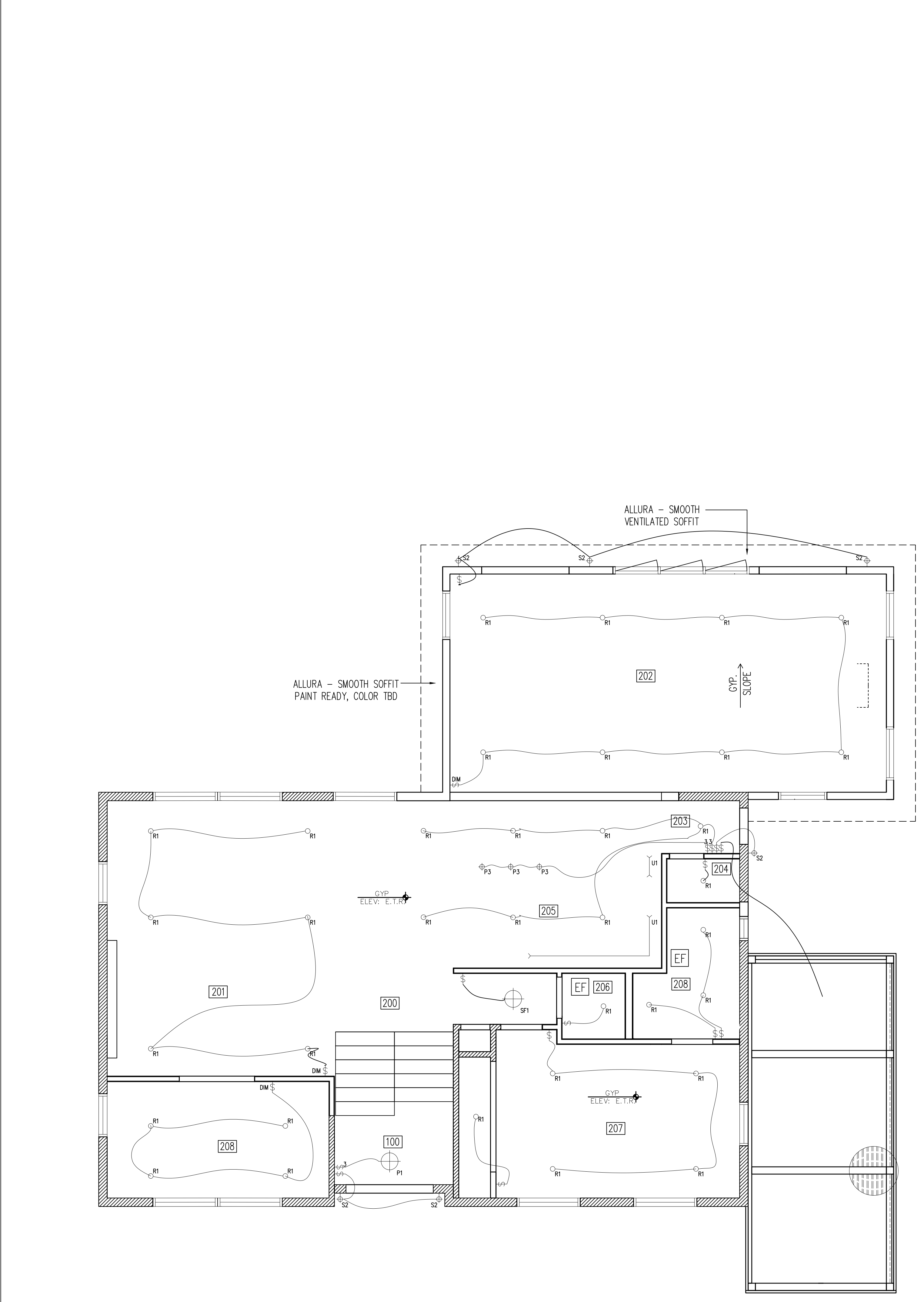
02 SECOND FLOOR PLAN

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



01 FIRST FLOOR PLAN

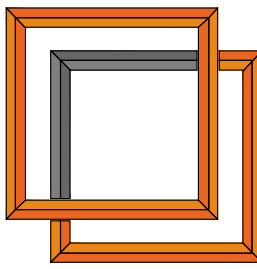
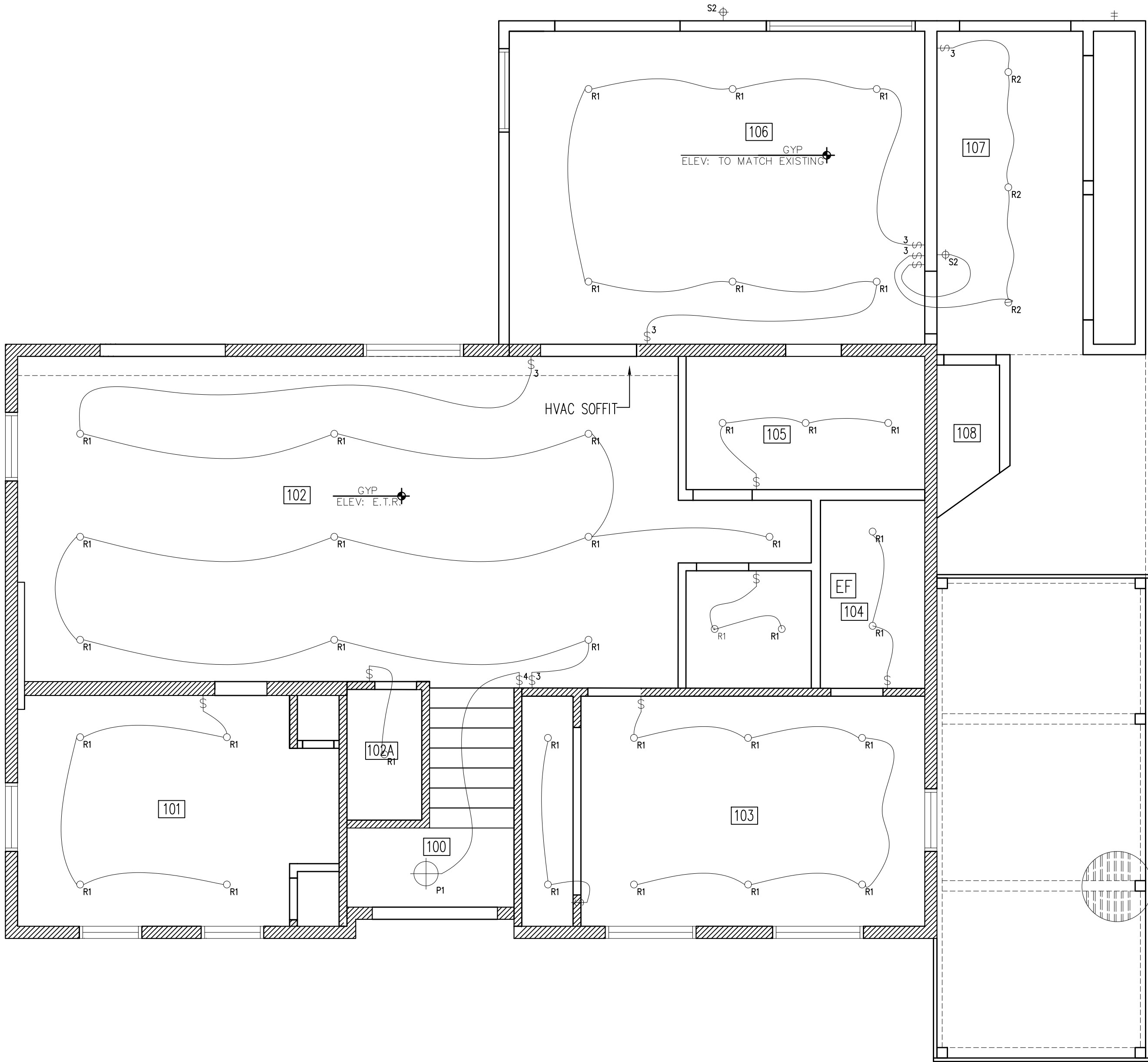
SCALE: 1/4" = 1'-0"



Lighting Schedule						
Item #	Qty.	Description	Manufacturer	Model	Mounting	Remarks
P1	1	LARGE PENDANT	TBD	TBD	GYP CEILING	ENTRANCE
P3	3	SMALL PENDANT	TBD	TBD	GYP CEILING	KITCHEN ISLAND
SF1	1	SURFACE MOUNTED	TBD	TBD	GYP CEILING	KITCHEN ISLAND
S2	6	EXTERIOR SCENCE	TBD	TBD	EXTERIOR WALL	
R1	73	3" RECESSED CAN	LITHONIA	LK3GMW LED LPI	GYP CEILING	WET LOCATION @ BATHROOMS
U1	2	UNDER CABINET	IKEA	TBD	UNDER CABINET	

03 LIGHTING SCHEDULE

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



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ROOM SCHEDULE:

ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
LAUNDRY	105
LIVING B	106
BREEZEWAY	107
CLOSET	108
BATHROOM	109
FOYER	200
LIVING C	201
GREAT ROOM	202
SIDE ENTRANCE	203
PANTRY	204
KITCHEN	205
POWDER	206
MASTER BEDROOM	207
MASTER BATHROOM	208
OFFICE	209

SYMBOLS:

- 101 ROOM NUMBER
- \$ LIGHT SWITCH
- P1 PENDANT LIGHT
- P3 WALL SCENCE
- R1 4" LED RECESSED CAN
- S2 SMOKE DETCTOR
- EF EXHAUST FAN
- EXIT LIGHT W/ BATTERY BACKUP
- WALL MOUNTED EXIT LIGHTING

- GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - MEP TO DETERMINE FINAL QUANTITY & LOCATION OF EXIT / EGRESS LIGHTING.
 - REFER TO MEP DRAWINGS FOR LIGHTING & ELECTRICAL DETAILS.
 - GENERAL CONTRACTOR TO SUBMIT ALL FIXTURES TO SDS PRIOR TO PURCHASE.



ADDENDA / REVISIONS		
DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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Project:
100 TRAILS END ROAD

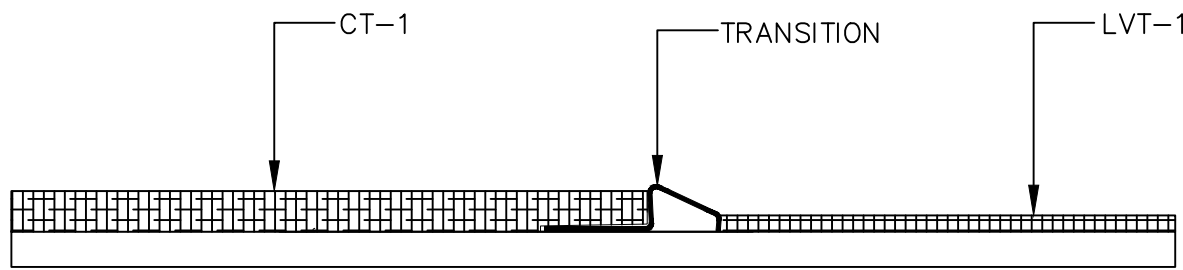
Sheet:
First & Second Reflected Ceiling Plan

Issue: Permit

Date: 2018-0710 Sheet No:
A1.2

Finish Legend					
Tag	Material	Manufacturer	Style/No.	Color/No.	Remarks
LVT-1	LUXURY VINYL TILE	ASPECTA-FIVE	CONTEMPORARY OAK NATURAL	NATURAL	PRODUCT ID: 5115106
BS-1	BACKSPLASH	TBD	TBD	TBD	
CT-1	CERAMIC FLOOR TILE	TBD	TBD	TBD	
CT-1A	CERAMIC WALL BASE TILE	TBD	TBD	TBD	
CT-2	CERAMIC TILE	TBD	TBD	TBD	
CONC-1	CONCRETE	TBD	TBD	TBD	
PT-1	PAINT	BENJAMIN MOORE	TBD	TBD	

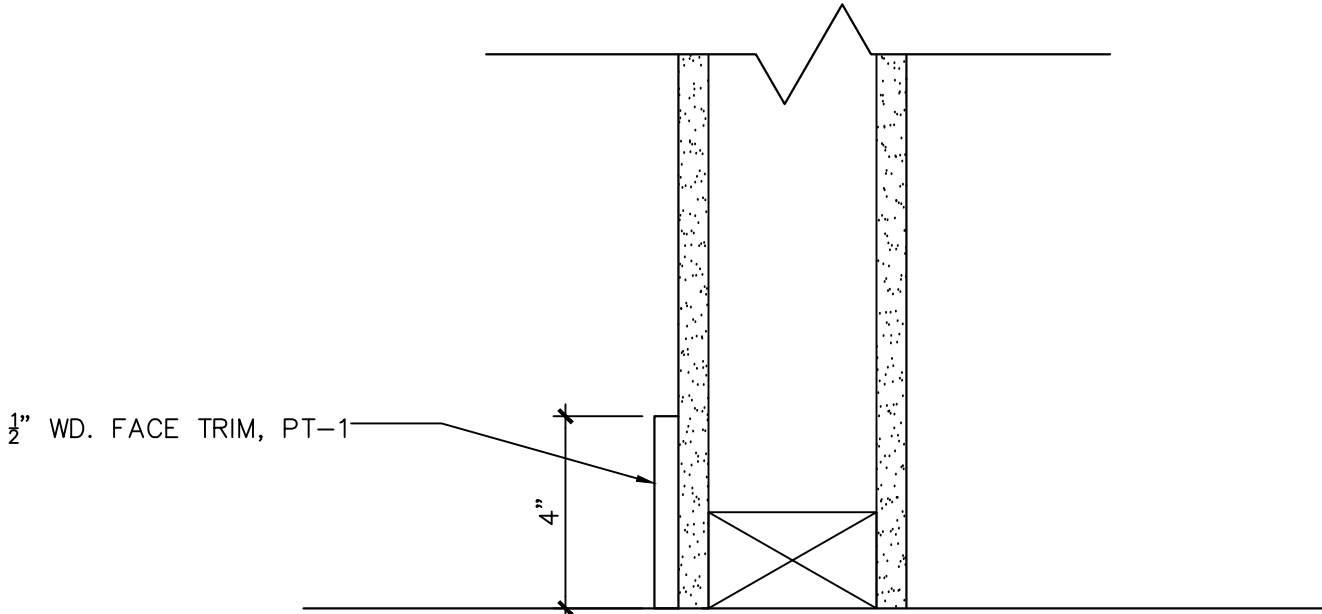
03 FINISH LEGEND



TH.01: CT-1 TO LVT-1
SCHLUTER RENO-U
MODEL: SLT-XX-B
COLOR: STAINLESS STEEL
TH.01

04 FINISH SCHEDULE

05 TRANSITION DETAIL

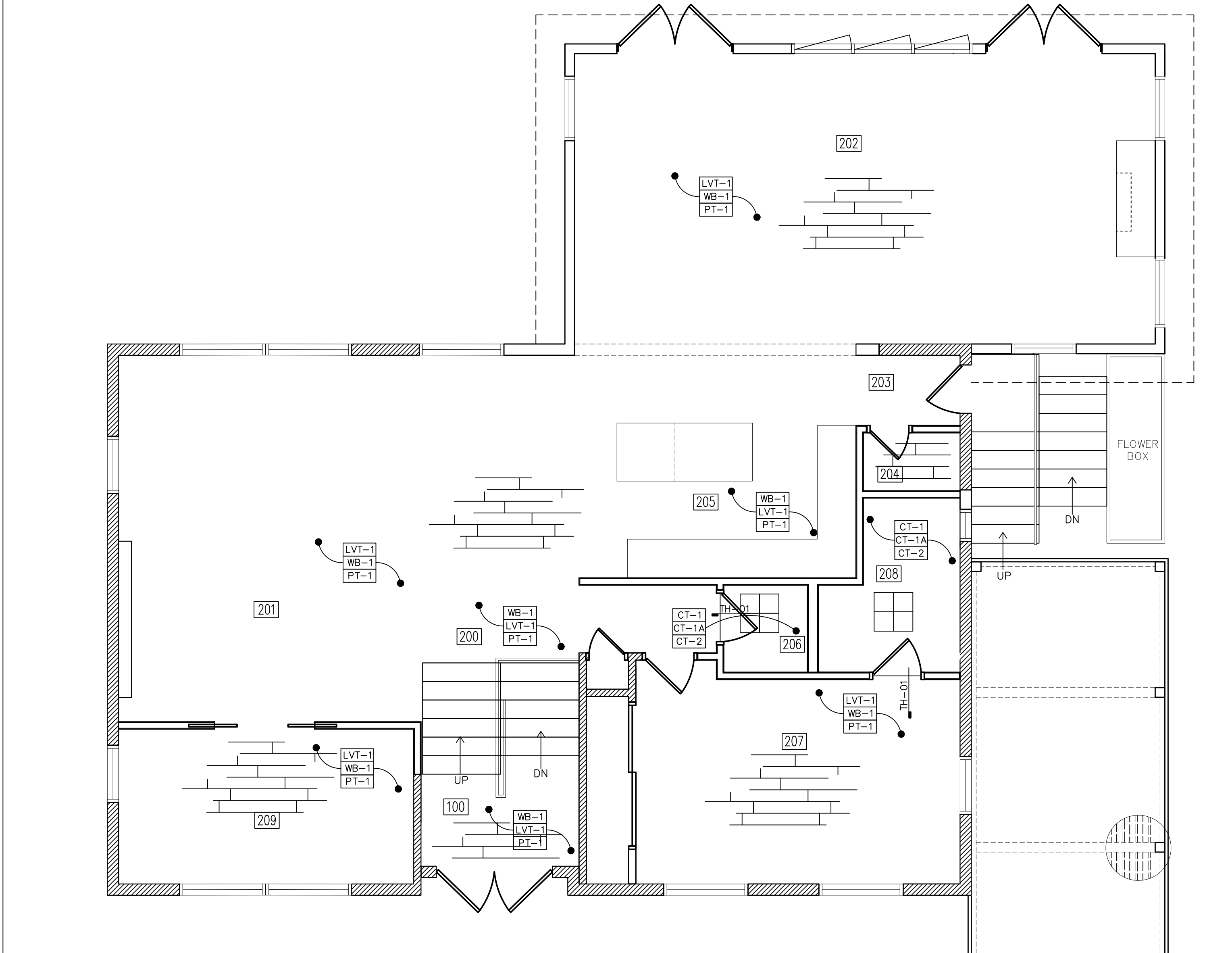


Finish Schedule						
Room #	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Remarks
100	Entry	LVT-1	WB-1	PT-1	PT-1	
101	Bedroom	LVT-1	WB-1	PT-1	PT-1	
102	Living A	LVT-1	WB-1	PT-1	PT-1	
102A	Closet	LVT-1	WB-1	PT-1	PT-1	
103	Bedroom	LVT-1	WB-1	PT-1	PT-1	
104	Bathroom	CT-1	CT-1A	CT-2/PT-1	PT-1	
105	Laundry	CONC-1	WB-1	PT-1	PT-1	
106	Living B	LVT-1	WB-1	PT-1	PT-1	
107	Breezeway	CONC-1	-	EXT-1	EXT-2	
200	Foyer	LVT-1	WB-1	PT-1	PT-1	
201	Living C	LVT-1	WB-1	PT-1	PT-1	
202	Great Room	CT-1	WB-1	CT-2	PT-1	
203	Side Entrance	LVT-1	WB-1	PT-1	PT-1	
204	Pantry	LVT-1	WB-1	PT-1	PT-1	
205	Kitchen	LVT-1	WB-1	CT-2	PT-1	
206	Powder	CT-1	CT-1A	CT-2/PT-1	PT-1	
207	Master Bedroom	LVT-1	WB-1	PT-1/PT-1	PT-1	
208	Master Bathroom	CT-1	CT-1A	CT-2	PT-1	

See 3/A1.3 for Finish Legend

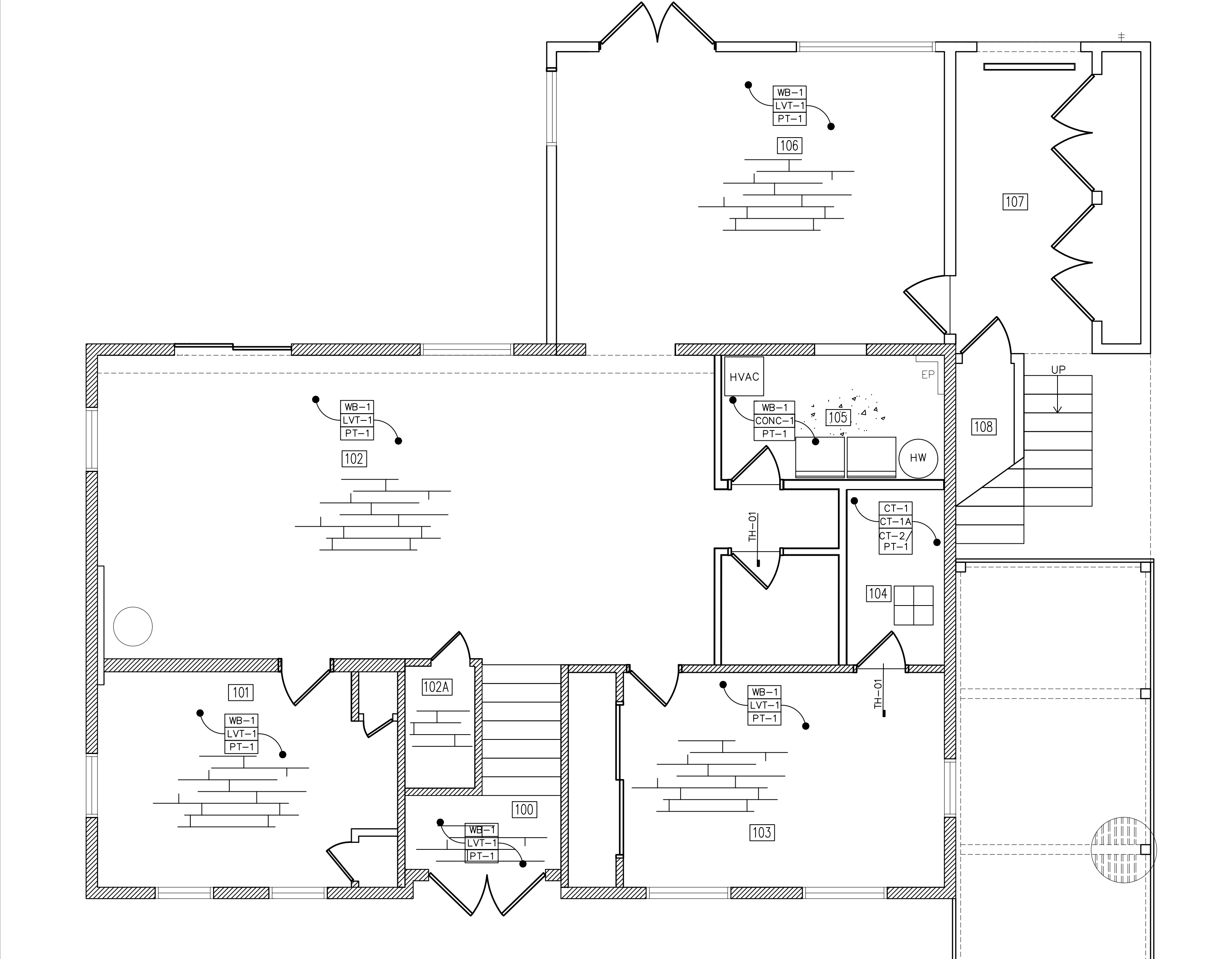
05 TRANSITION DETAIL

NTS



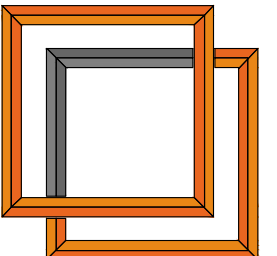
02 SECOND FLOOR FINISH PLAN

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



01 FIRST FLOOR FINISH PLAN

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



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ROOM SCHEDULE:

ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
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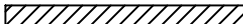
SYMBOLS:

101

ROOM NUMBER

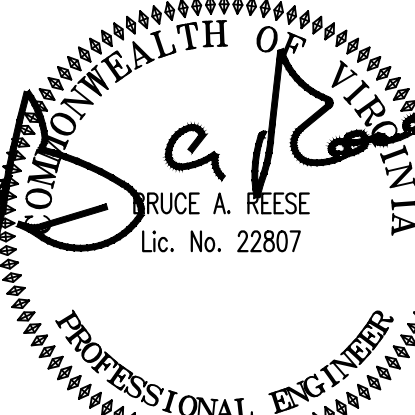
LVT-1
WB-1
PT-1

FLOOR FINISH
BASE FINISH
WALL FINISH



EXISTING CONSTRUCTION

- GENERAL NOTES:
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 - REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.
 - MEP TO DETERMINE FINAL QUANTITY & LOCATION OF EXIT / EGRESS LIGHTING
 - REFER TO MEP DRAWINGS FOR LIGHTING & ELECTRICAL DETAILS.



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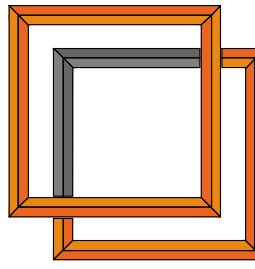
Project:
100 TRAILS END ROAD

Sheet:
Finish Plan & Schedule

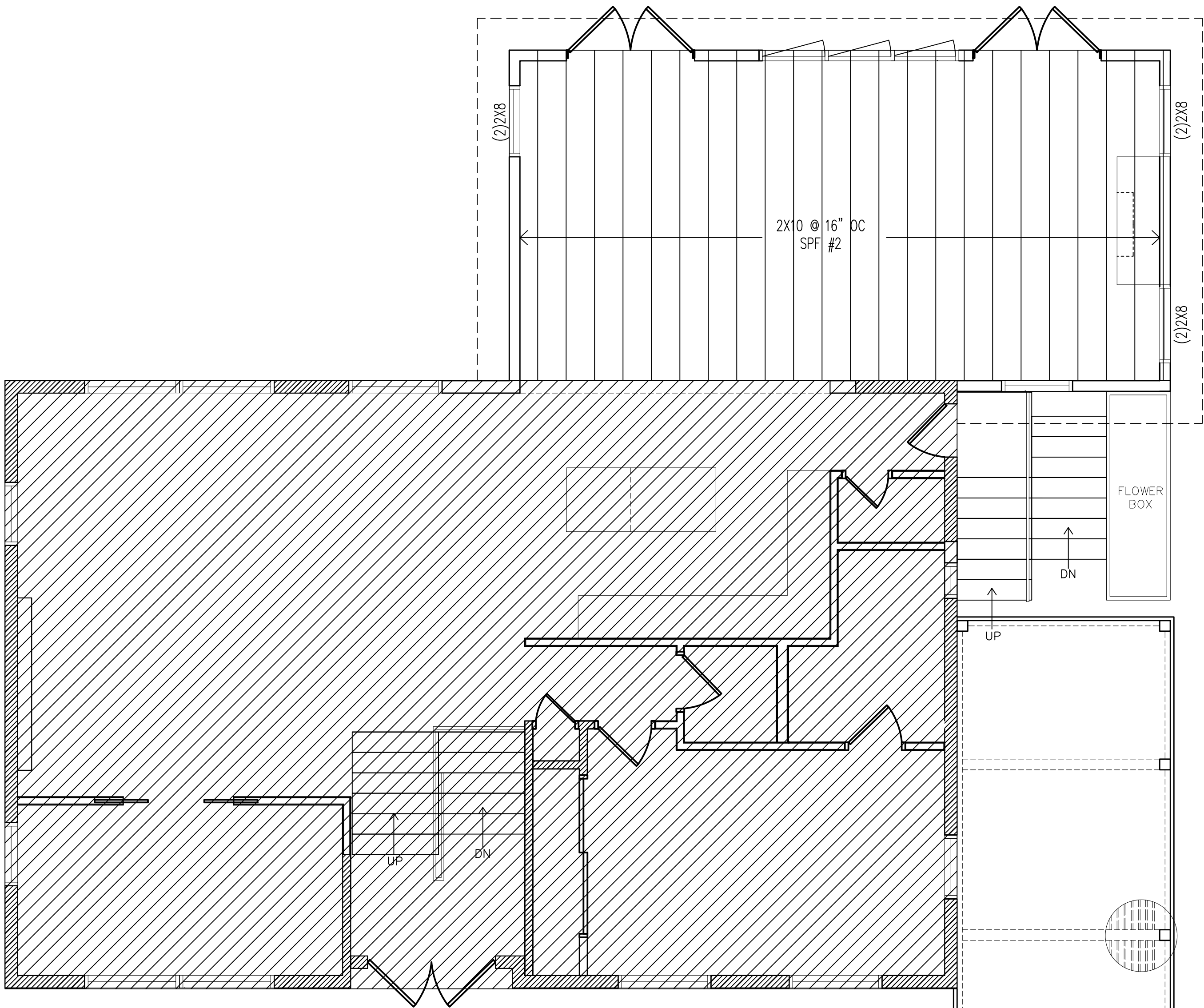
Issue: Permit

Date: 2018-0710

Sheet No:
A1.3



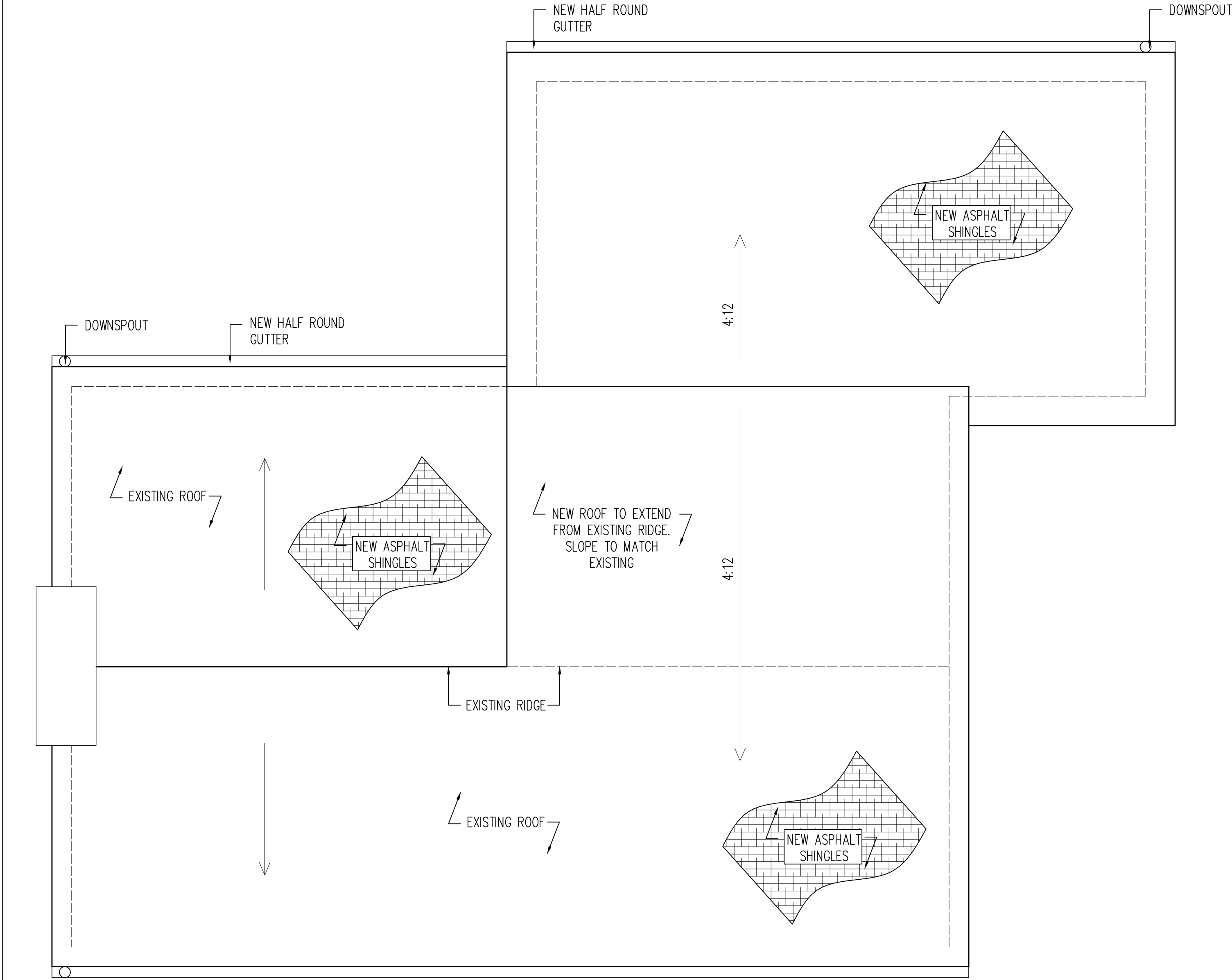
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Project:
100 TRAILS END ROAD
Sheet:
FRAMING PLAN
Issue: Permit
Date:2018-0710 Sheet No:
A1.4



COMMONWEALTH OF VIRGINIA

BRUCE A. REESE

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ROOM SCHEDULE:

ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
LAUNDRY	105
LIVING B	106
BREEZEWAY	107
CLOSET	108
BATHROOM	109
FOYER	200
LIVING C	201
GREAT ROOM	202
SIDE ENTRANCE	203
PANTRY	204
KITCHEN	205
POWDER	206
MASTER BEDROOM	207
MASTER BATHROOM	208
OFFICE	209

NOTES:
1. FINAL MILLWORK DIMENSIONS AND SHOP DRAWINGS TO BE SUBMITTED TO SDS FOR APPROVAL.

COMMONWEALTH OF VIRGINIA

BRUCE A. REESE

Lic. No. 22807

PROFESSIONAL ENGINEER

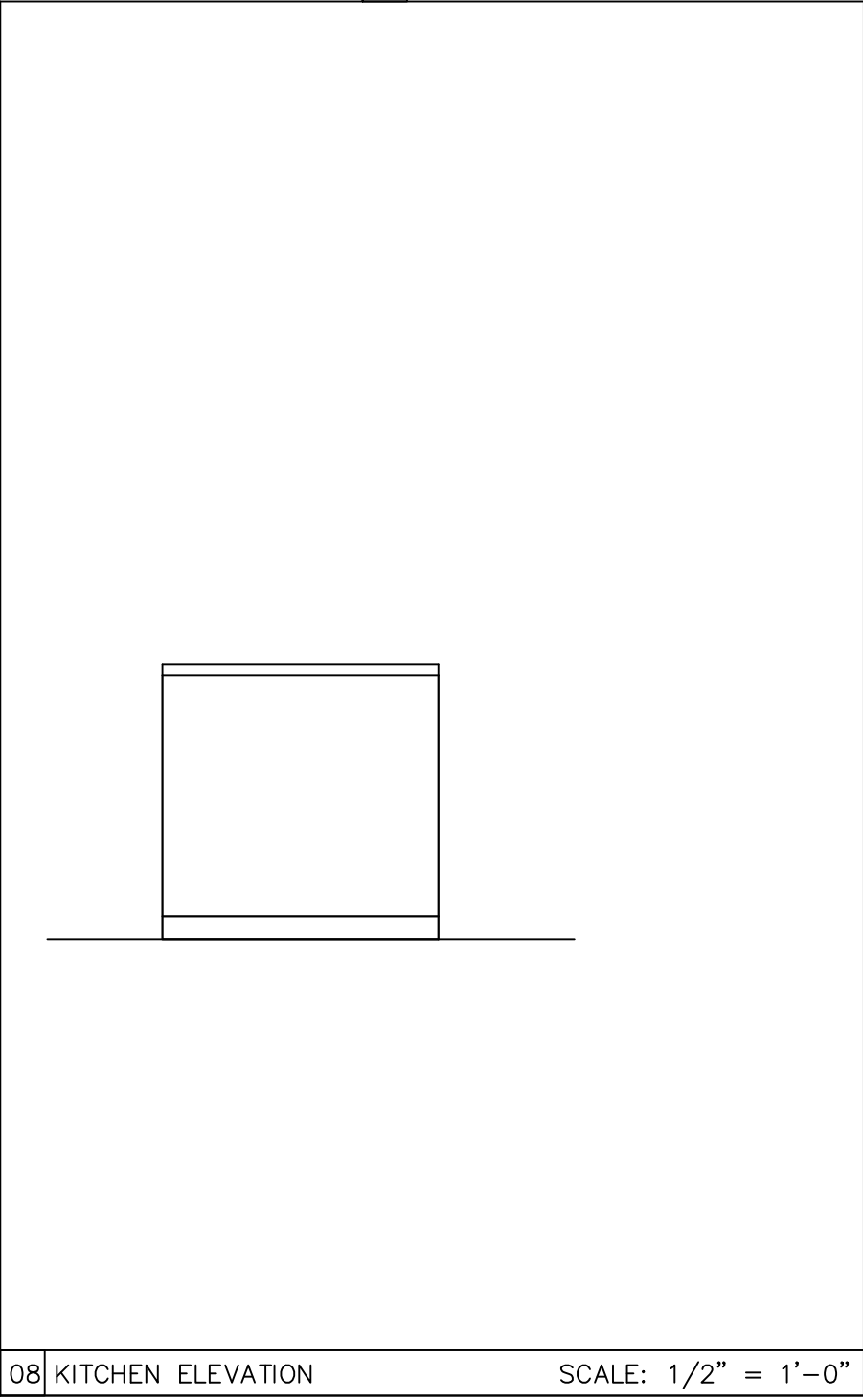
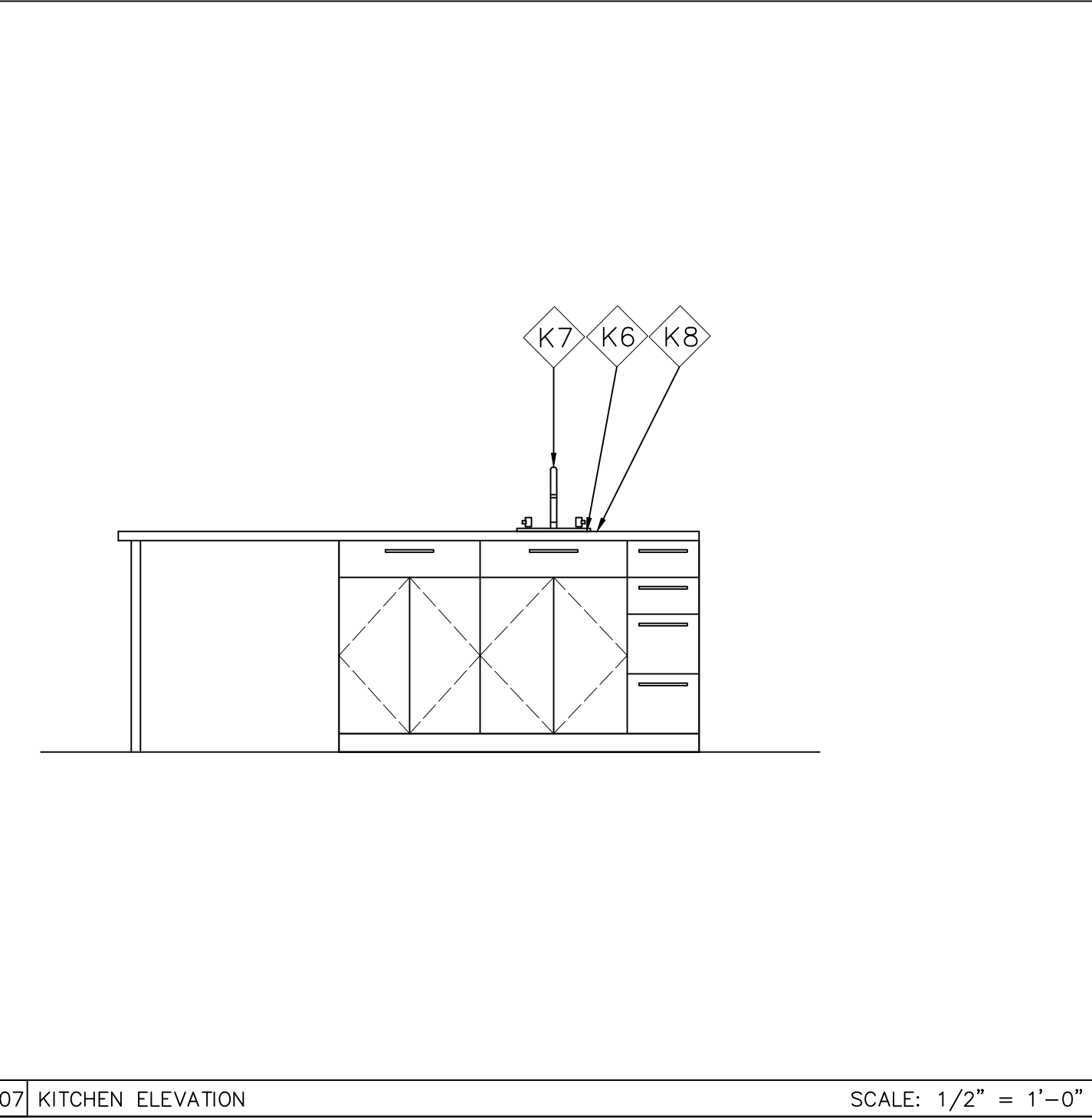
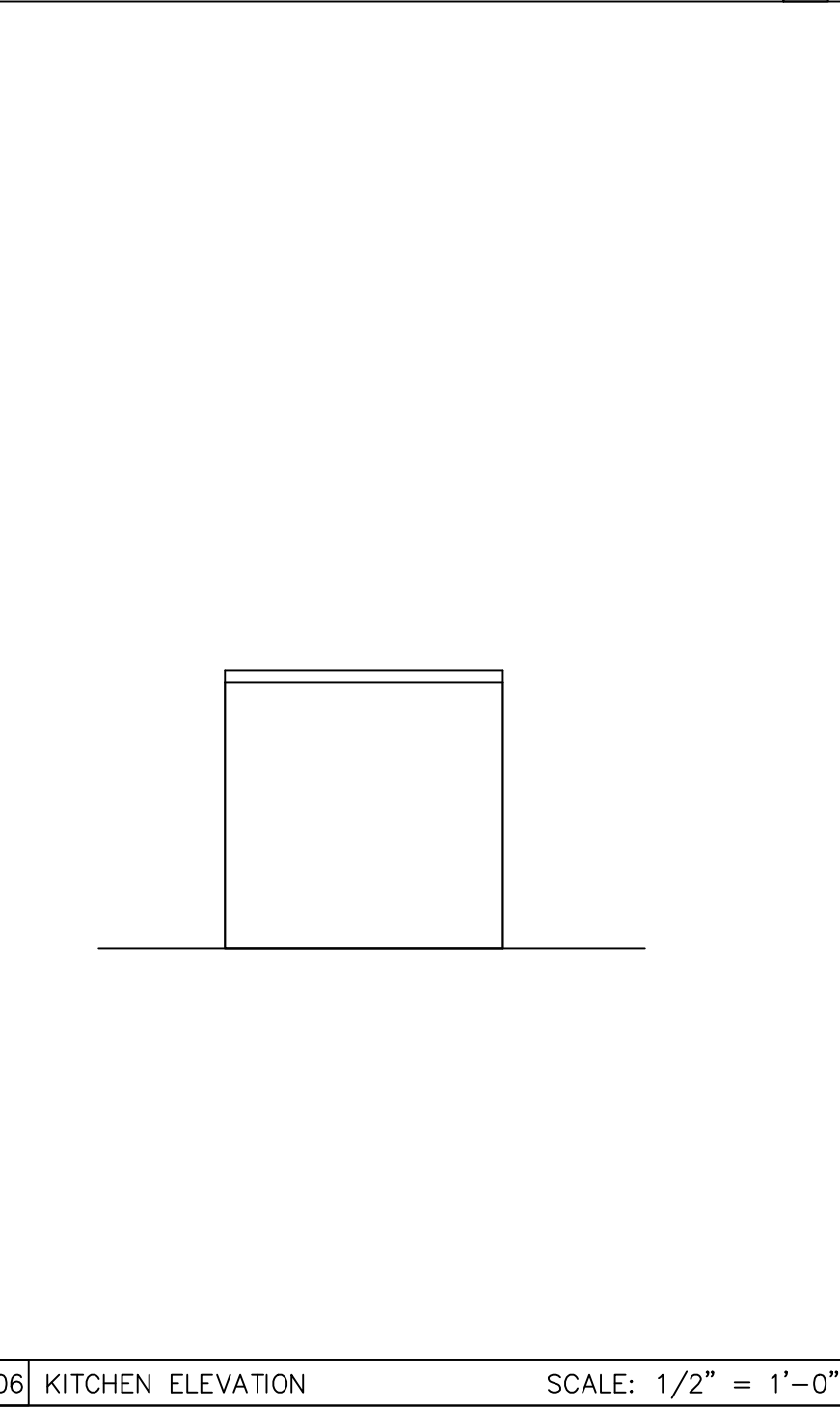
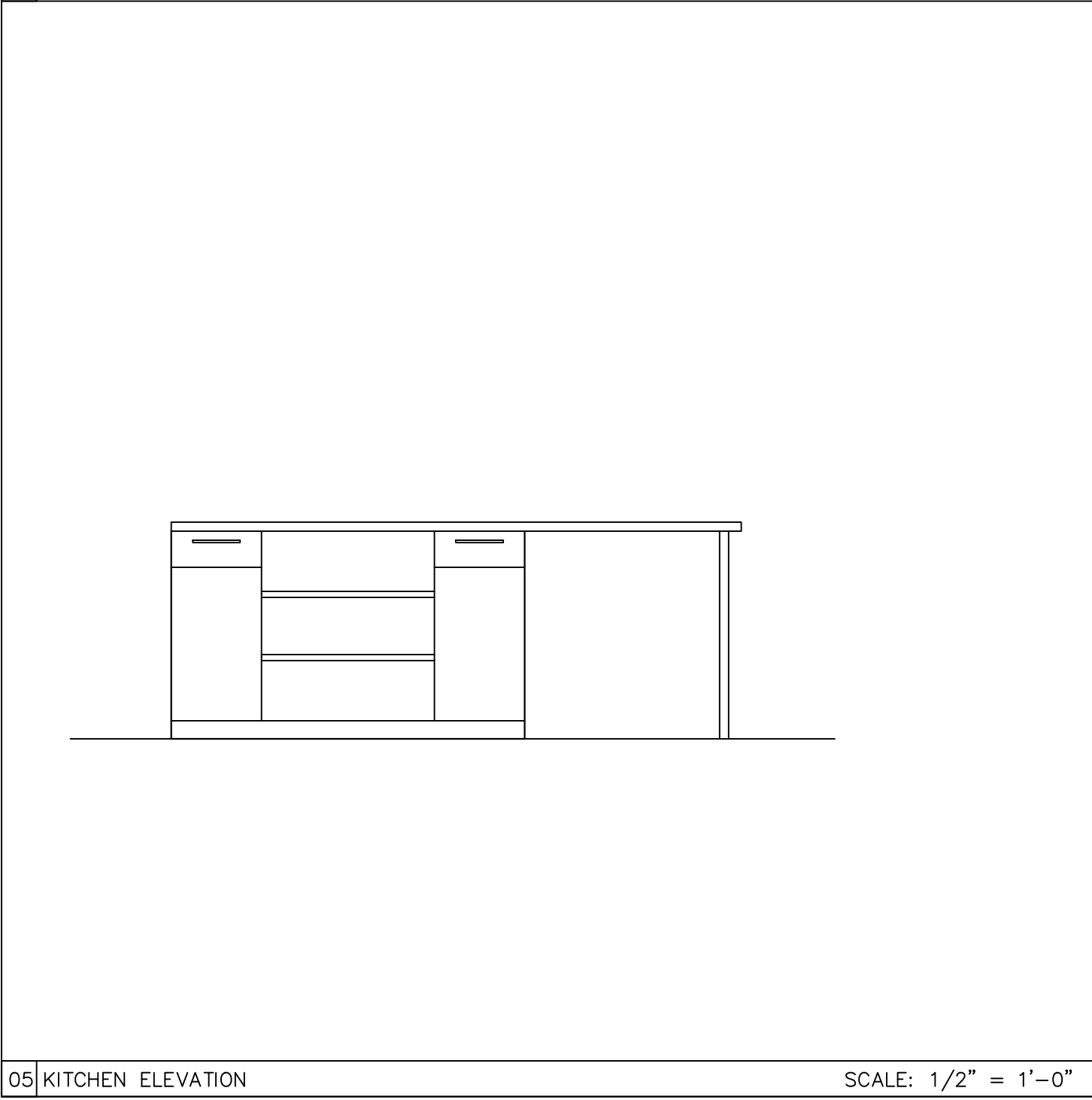
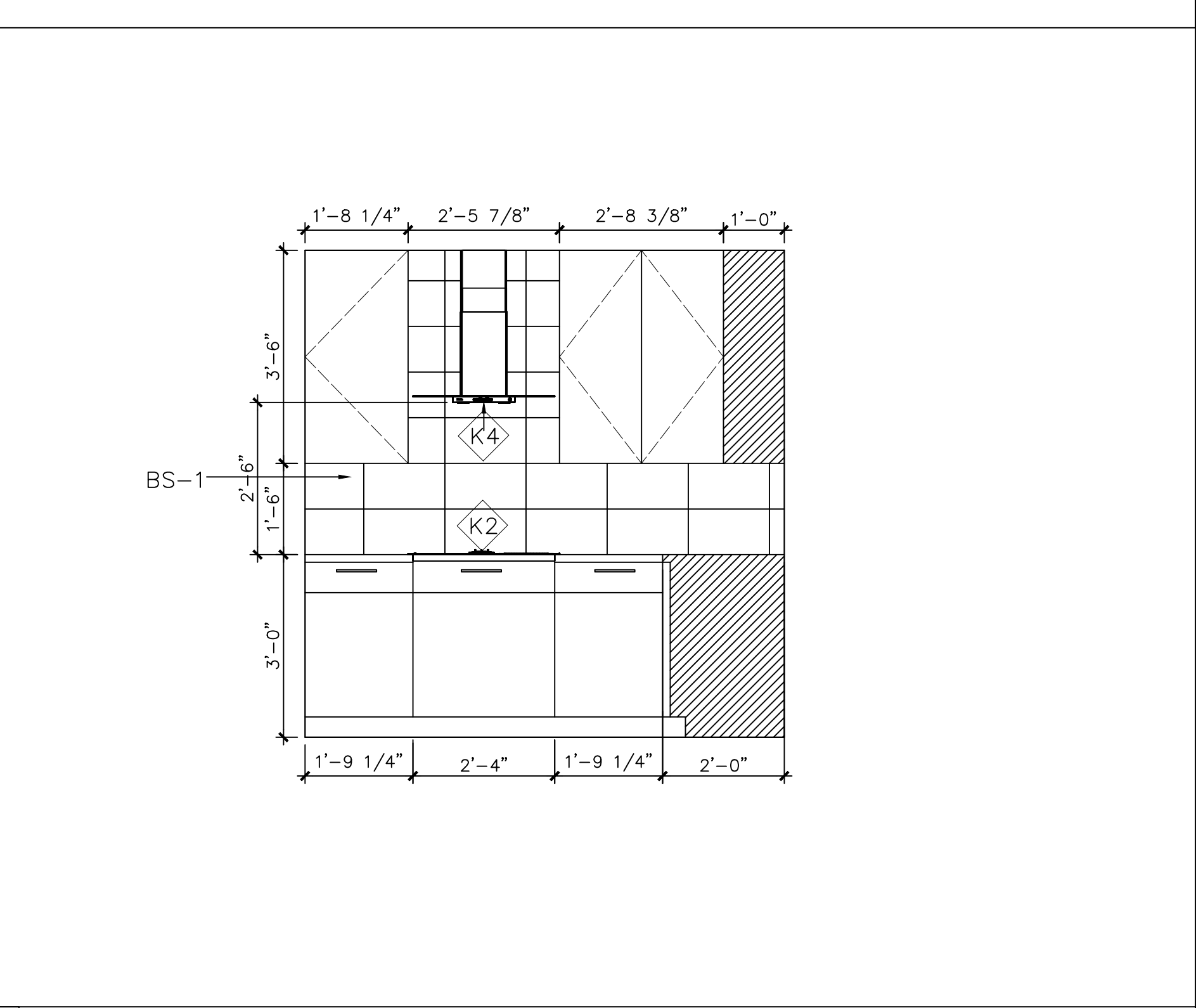
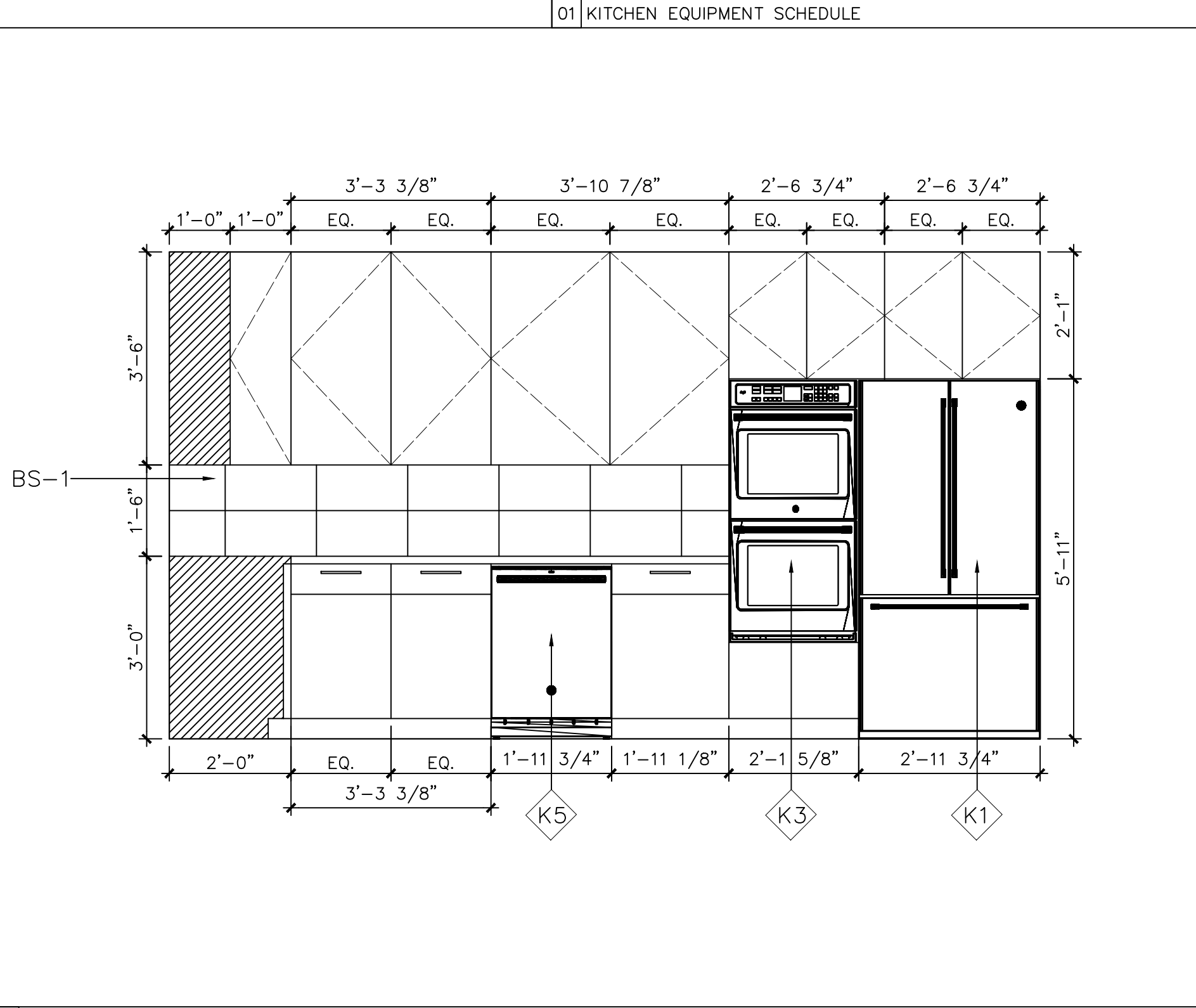
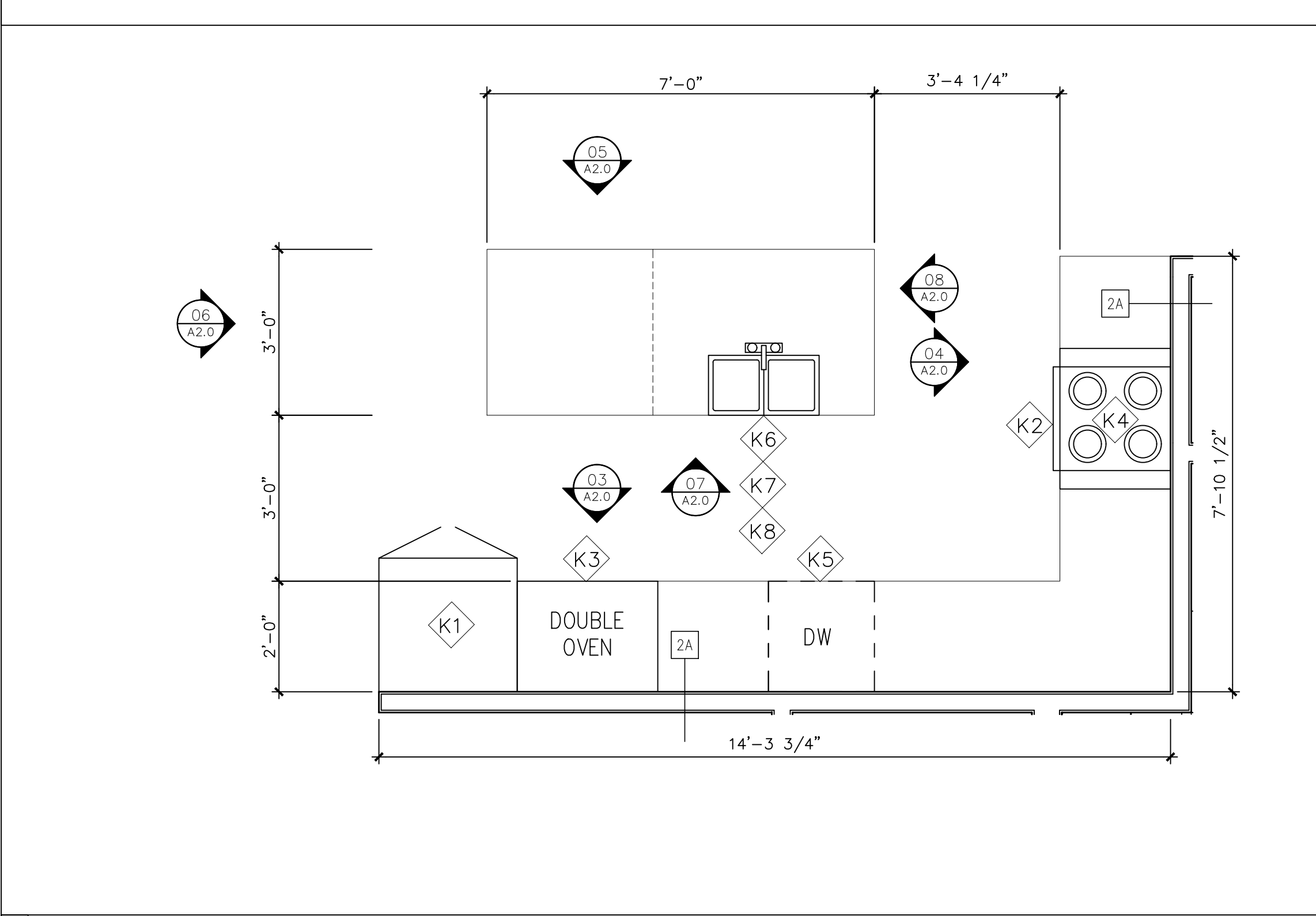
ADDENDA / REVISIONS

DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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Kitchen Equipment Schedule								
Item #	Qty.	Description	Manufacturer	Model	Dimensions	Supplier	Installer	Remarks
K1	1	REFRIGERATOR	IKEA	NUTID	35-5/8"X30"X70"	OWNER	CONTRACTOR	
K2	1	COOK TOP	TBD	TBD	TBD	OWNER	CONTRACTOR	
K3	1	DOUBLE WALL OVEN	BOSCH	HBL5551UC	TBD	OWNER	CONTRACTOR	
K4	1	VENT HOOD	IKEA	KORTVARIG	TBD	OWNER	CONTRACTOR	
K5	1	DISHWASHER	BOSCH	SHX5AVF5UC	24X25	OWNER	CONTRACTOR	
K6	1	SINK	TBD	TBD	TBD	OWNER	CONTRACTOR	
K7	1	FAUCET	FRAUS	KPF-1612	TBD	OWNER	CONTRACTOR	
K8	1	GARBAGE DISPOSAL	INSINKERATOR	BADGER 500	TBD	OWNER	CONTRACTOR	
K9	1	MILLWORK	IKEA	TBD	TBD	OWNER	CONTRACTOR	
NOTE: SEE MANUFACTURERS SPECS FOR INSTALLATION DETAILS REQUIREMENTS. SUBMIT ALL EQUIPMENT TO SDS PRIOR TO INSTALLATION.								

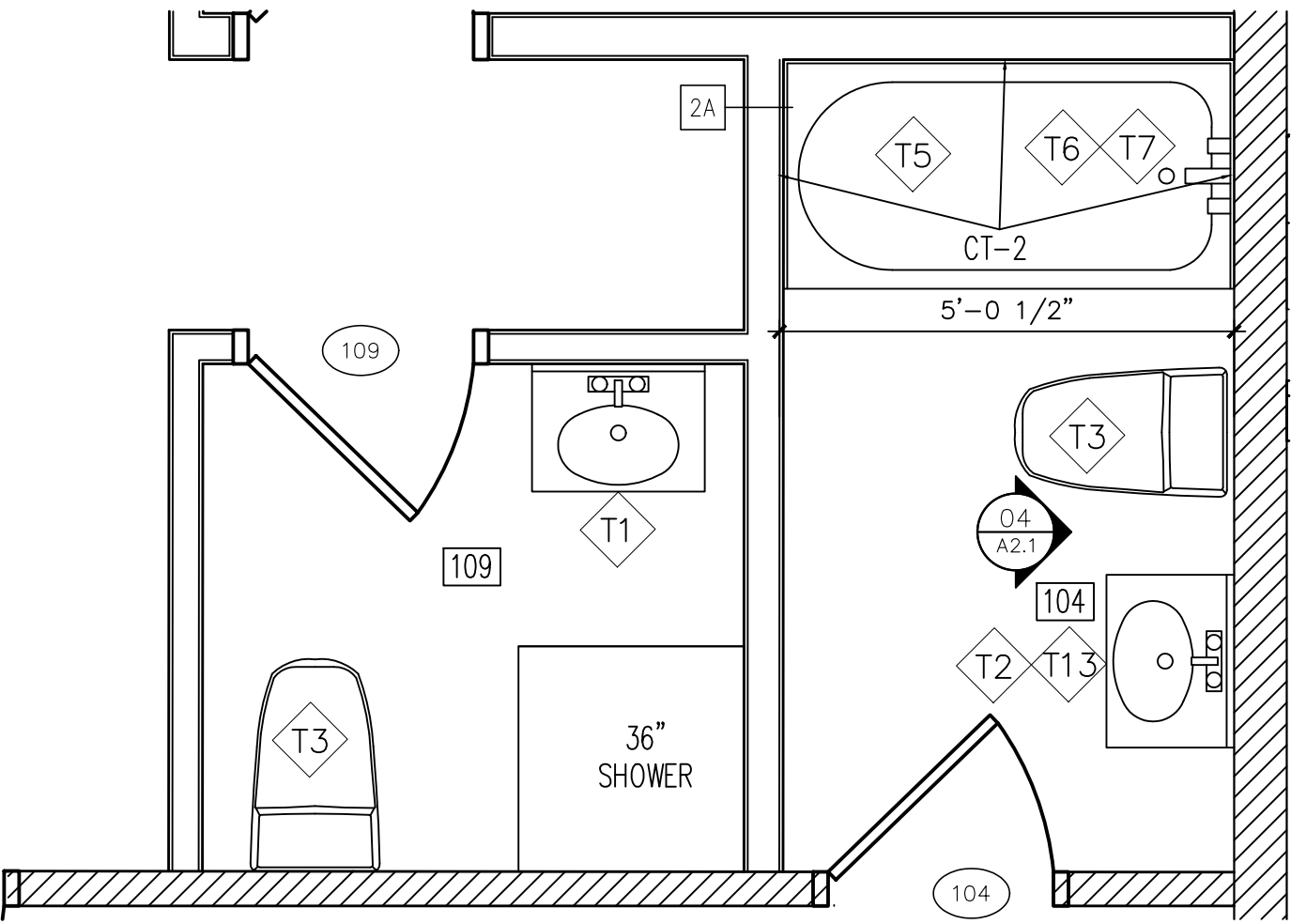


ROOM SCHEDULE:	
ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
LAUNDRY	105
LIVING B	106
BREEZEWAY	107
CLOSET	108
BATHROOM	109
FOYER	200
LIVING C	201
GREAT ROOM	202
SIDE ENTRANCE	203
PANTRY	204
KITCHEN	205
POWDER	206
MASTER BEDROOM	207
MASTER BATHROOM	208
OFFICE	209

Bathroom Equipment Schedule								
Item #	Qty.	Description	Manufacturer	Model	Dimensions	Supplier	Installer	Remarks
T1	2	WALL MOUNTED SINK	SIGNATURE HARDWARE	18" DELL TEAK WALL MOUNT VESSEL	TBD	OWNER	CONTRACTOR	PROVIDE BLOCKING, RM 206 & 109
T2	3	SINK FAUCET	IKEA	SVENSKAR - 902.994.25	TBD	OWNER	CONTRACTOR	
T3	4	WALL HUNG TOILET	TOTO	AQUIA - CT418F(G)	TBD	OWNER	CONTRACTOR	PROVIDE BLOCKING
T4	1	BATH TUB	AMERICAN STANDARD	EVERCLEAN - 2732LC	TBD	OWNER	CONTRACTOR	RM 208
T5	1	BATH/SHOWER	AMERICAN STANDARD	EVOLUTION	TBD	OWNER	CONTRACTOR	RM 104
T6A	1	SHOWER FAUCET	DECOR STAR	004-SS	TBD	OWNER	CONTRACTOR	RM 208
T6B	1	SHOWER/TUB FAUCET	ARTBATH	RAIN SHOWER - SH	TBD	OWNER	CONTRACTOR	RM 104
T7	1	TUB FAUCET	TBD	TBD	TBD	OWNER	CONTRACTOR	RM 208
T8	1	WASHER/DRYER	TBD	TBD	TBD	OWNER	CONTRACTOR	
T9		MEDICINE CABINET	TBD	TBD	TBD	OWNER	CONTRACTOR	PROVIDE BLOCKING
T10	1	HOT WATER HEATER	TBD	TBD	TBD	CONTRACTOR	CONTRACTOR	
T11	1	SHOWER DRAIN	INFINITY	TBD	TBD	CONTRACTOR	CONTRACTOR	
T12	1	SHOWER PAN	INFINITY	TBD	TBD	CONTRACTOR	CONTRACTOR	
T13	2	DOUBLE VANITY	IKEA	HEMNES / ODENSVIK - 999.083.85	40"X20"	OWNER	CONTRACTOR	RM 208 DOUBLE SINK ONLY

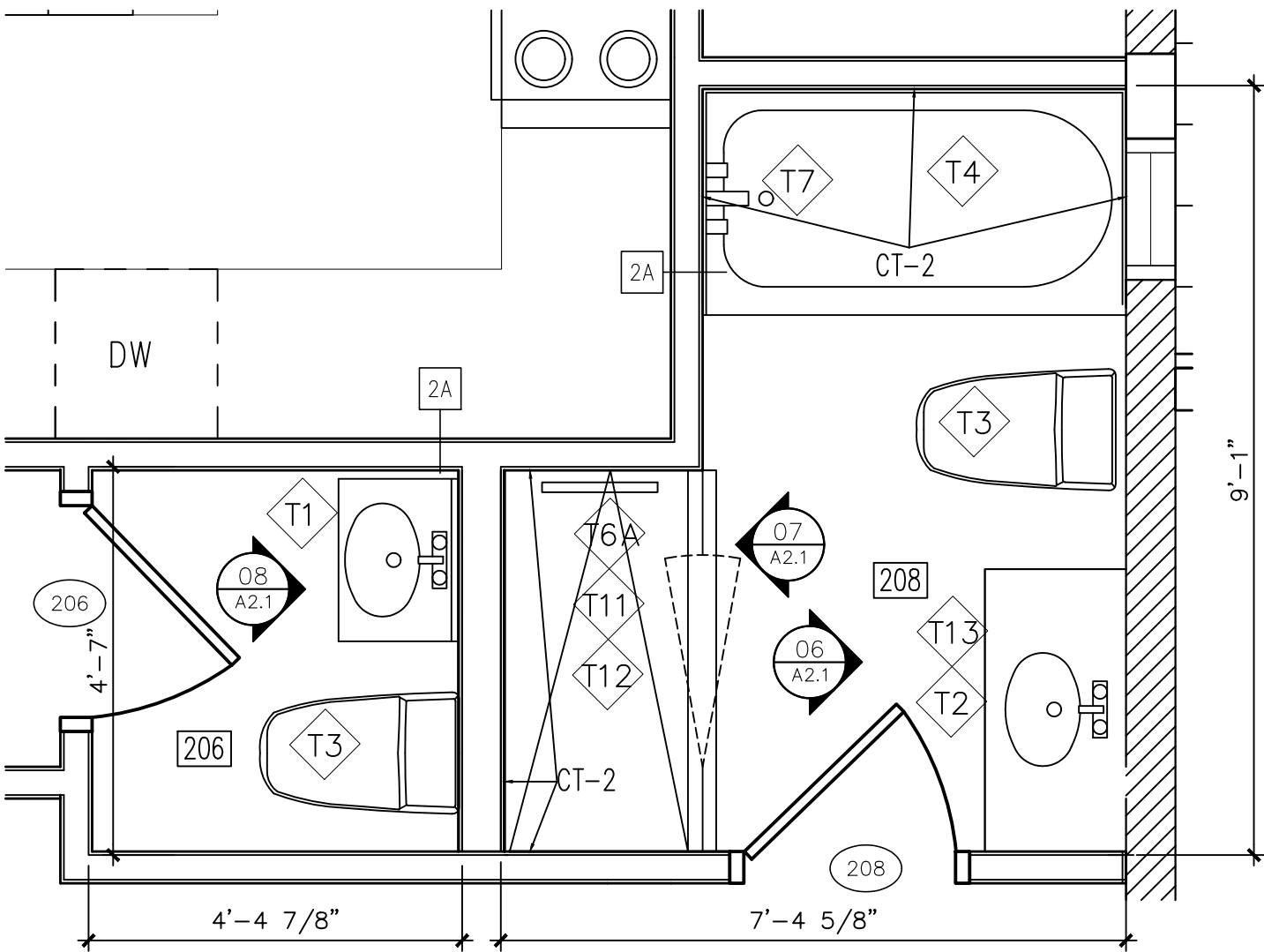
NOTE: SEE MANUFACTURERS SPECS FOR INSTALLATION DETAILS REQUIREMENTS. SUBMIT ALL EQUIPMENT TO SDS PRIOR TO INSTALLATION.

01 BATHROOM EQUIPMENT SCHEDULE



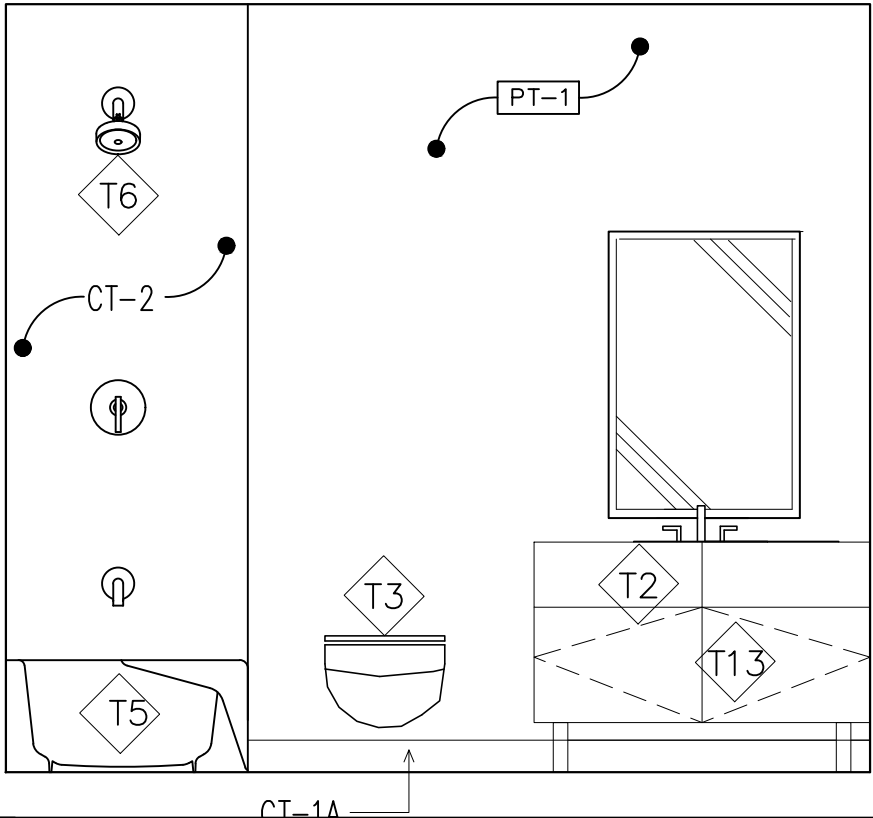
02 FIRST FLOOR ENLARGED BATHROOMS 105 AND 106

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



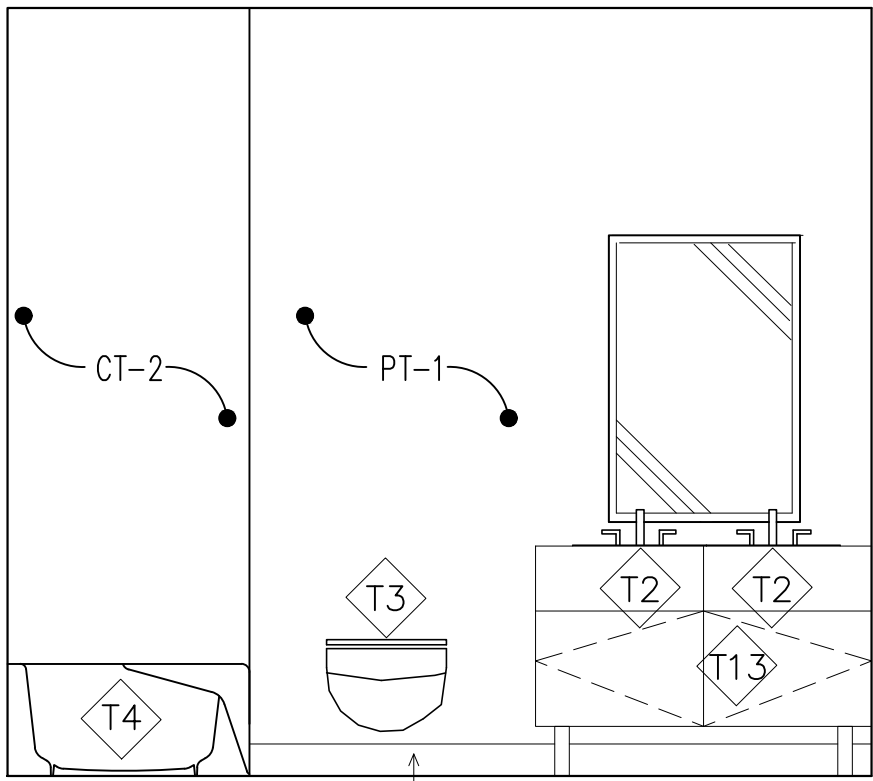
03 SECOND FLOOR ENLARGED BATHROOMS 206 AND 208

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



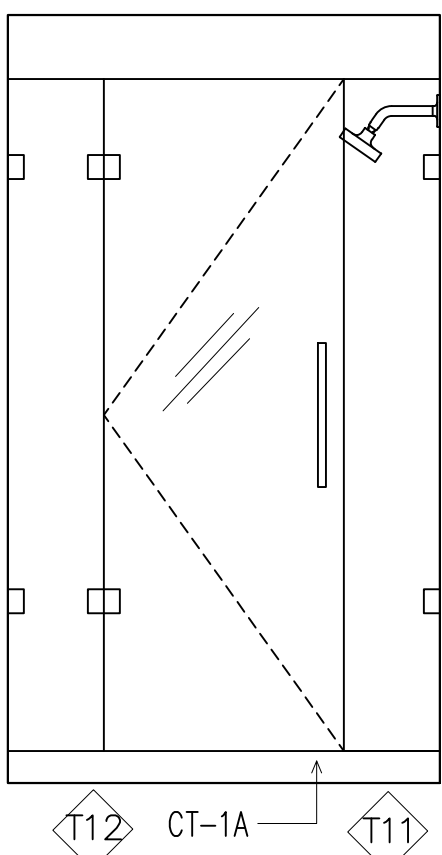
04 BATHROOM 104 ELEVATIONS

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



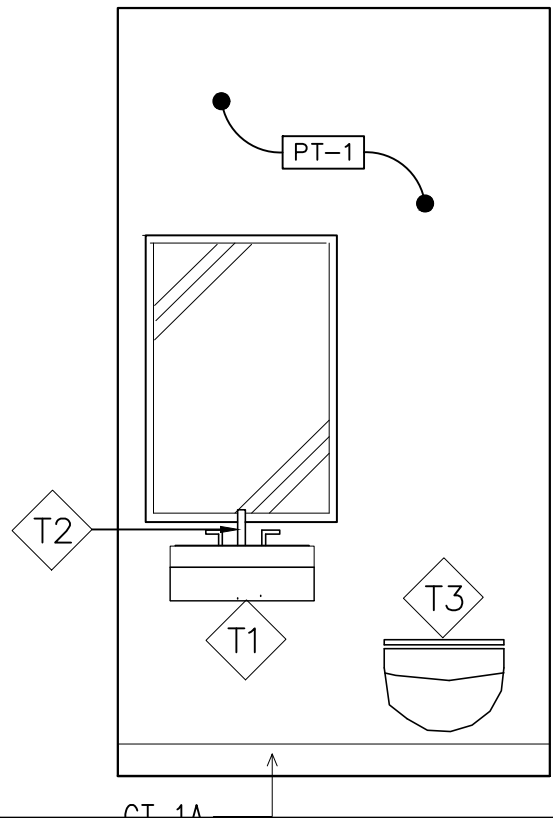
06 BATHROOM 208 ELEVATIONS

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



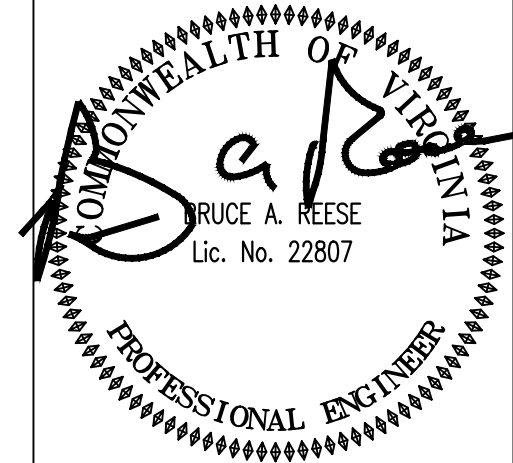
07 BATHROOM 105 ELEVATIONS

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



08 BATHROOM 105 ELEVATIONS

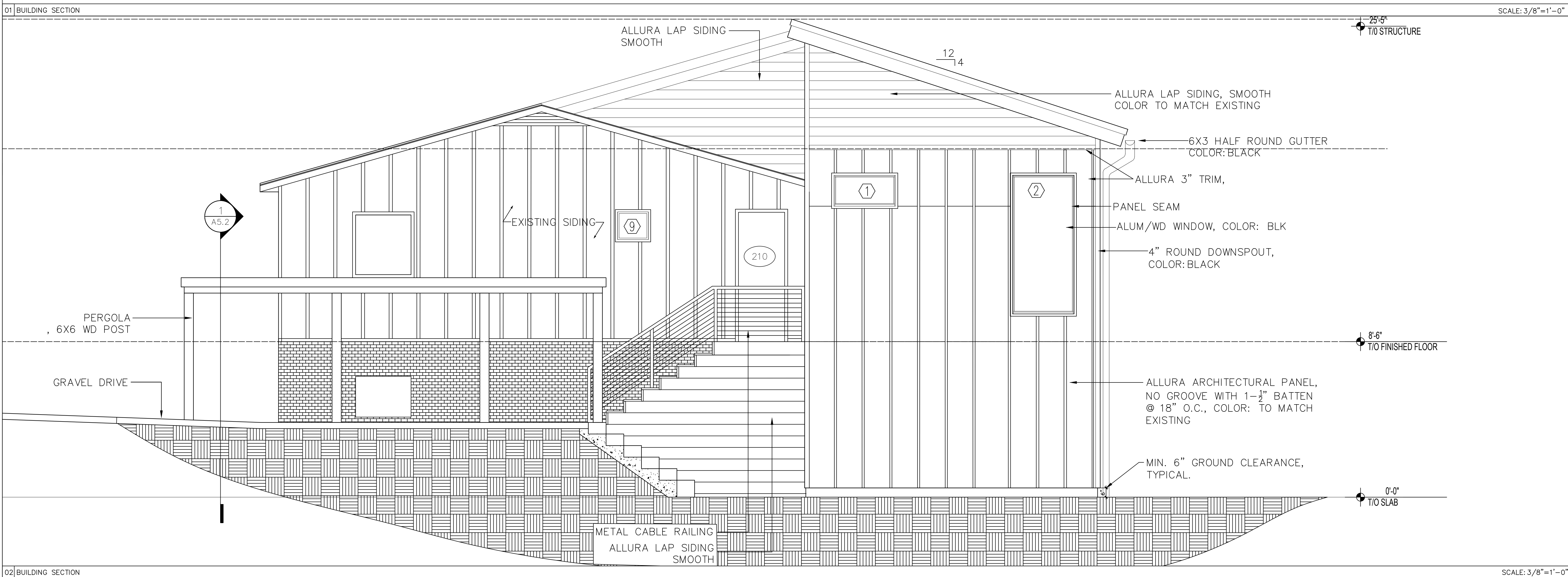
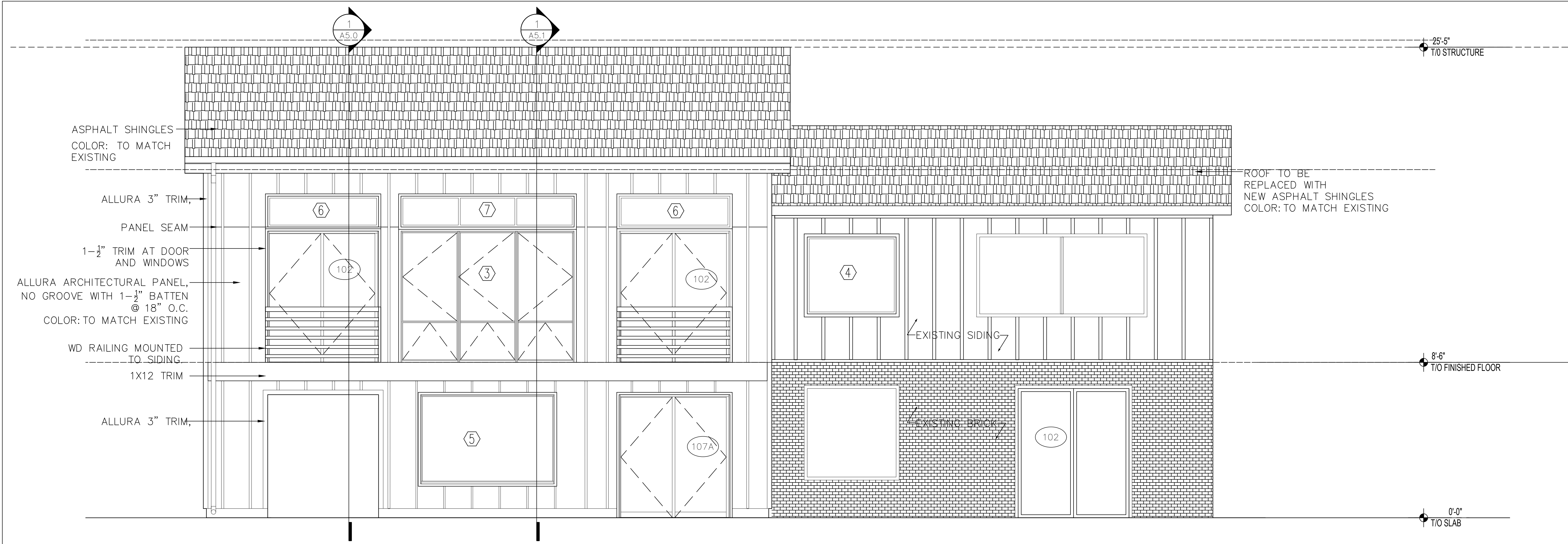
SCALE: 1/2" = 1'-0"



ADDENDA / REVISIONS		
DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

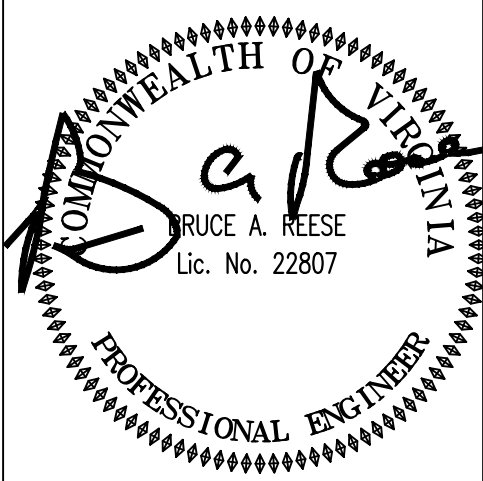
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ROOM SCHEDULE:

ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
BATHROOM	105
LAUNDRY	106
LIVING B	107
FOYER	200
MASTER BEDROOM	201
MASTER BATH	202
CLOSET	203
BEDROOM	204
BATHROOM	205
POWDER	206
STUDY	207
KITCHEN	208
PANTRY	209
ENTRY	210
LIVING	211
	212



ADDENDA / REVISIONS

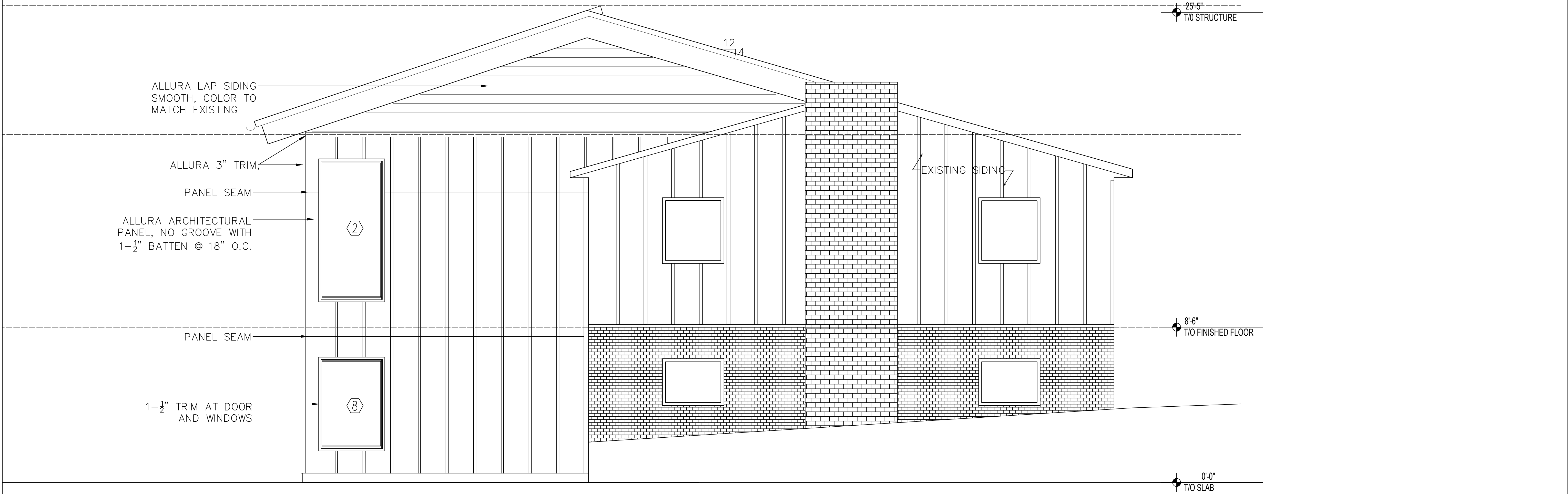
DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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01 EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"



02 EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

Spaces Design Studio

415 William Street
Fredericksburg, VA 22401
www.fredericksburgspaces.com
540.371.3674

ROOM SCHEDULE:	
ENTRY	100
BEDROOM	101
LIVING A	102
CLOSET	102A
BEDROOM	103
BATHROOM	104
BATHROOM	105
LAUNDRY	106
LIVING B	107
FOYER	200
MASTER BEDROOM	201
MASTER BATH	202
CLOSET	203
BEDROOM	204
BATHROOM	205
POWDER	206
STUDY	207
KITCHEN	208
PANTRY	209
ENTRY	210
DINING	211
LIVING	212

3A

WALL TYPE

101

ROOM NUMBER

1

EQUIPMENT NUMBER

102

DOOR NUMBER

2

A1.2

ENLARGED PLAN

EXISTING CONSTRUCTION

1 HOUR RATED CONSTRUCTION

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.

2. REFER TO MEP DRAWINGS FOR ALL ELECTRICAL & MECHANICAL DETAILS.

3. IN LIEU OF DETAILS, SEE MANUFACTURER'S SPECIFICATION FOR INSTALLATION DETAILS AND REQUIREMENTS.

COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

BRUCE A. REESE
Lic. No. 22807

ADDENDA / REVISIONS

DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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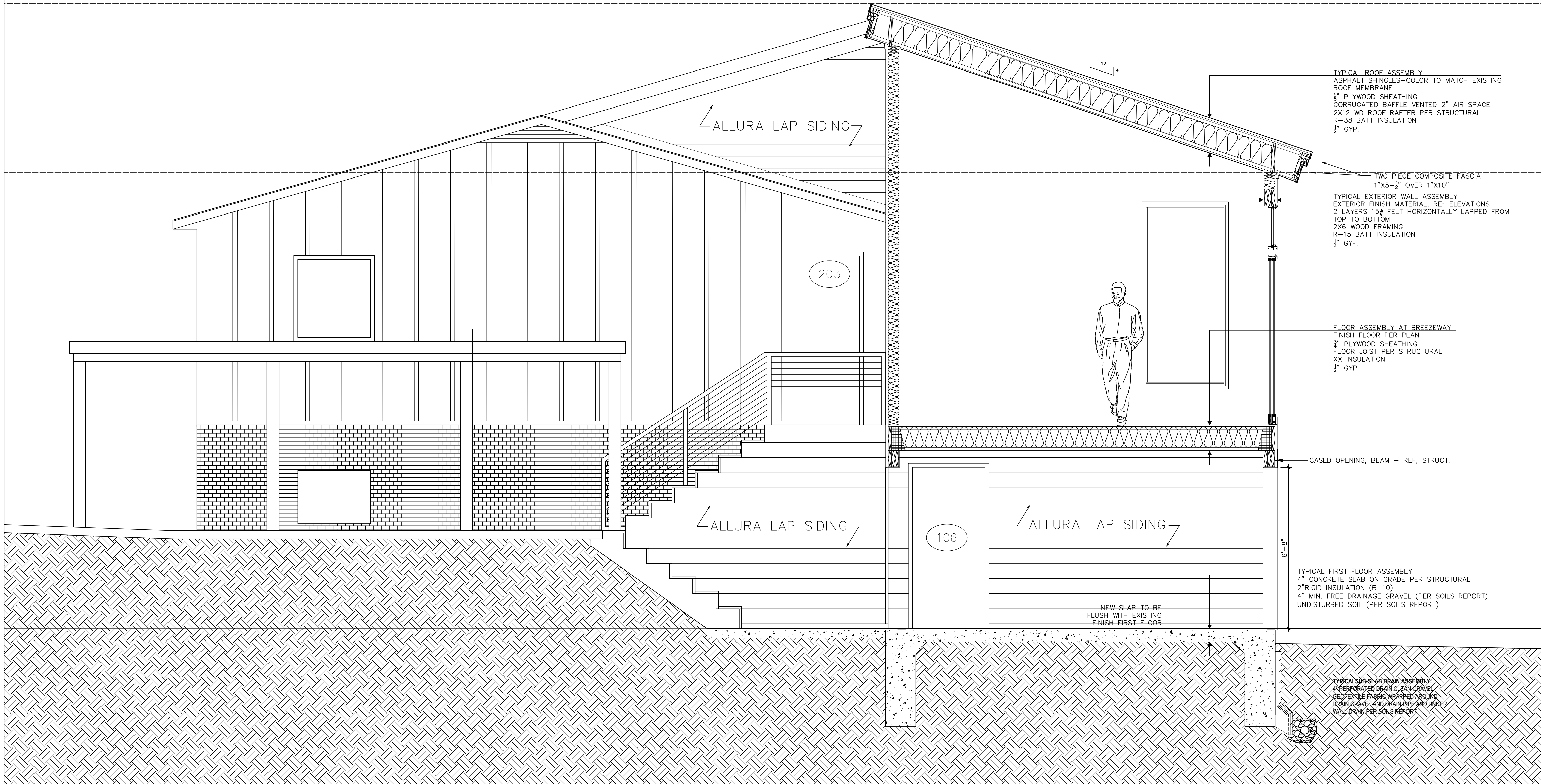
Project:
100 TRAILS END ROAD

Sheet: Elevations

Issue: Permit

Date:
2018-0710

Sheet No:
A4.1



ADDENDA / REVISIONS

DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP

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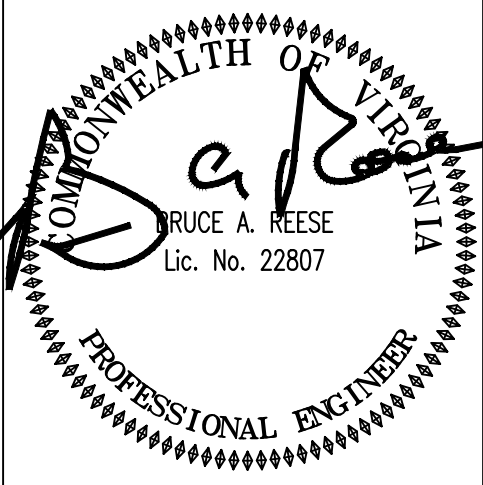
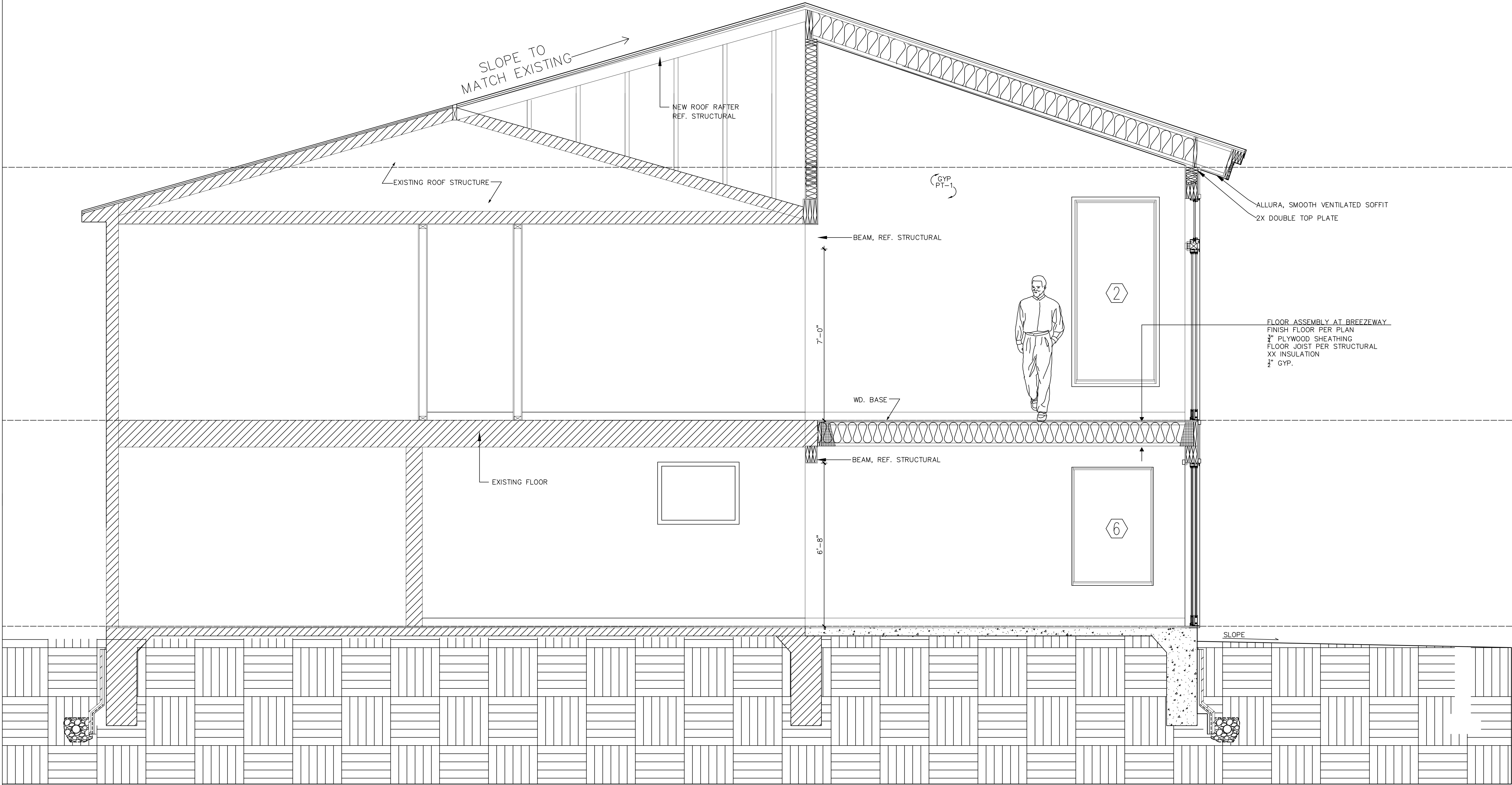
Project:
100 TRAILS END ROAD

Sheet:
Sections

Issue: Permit

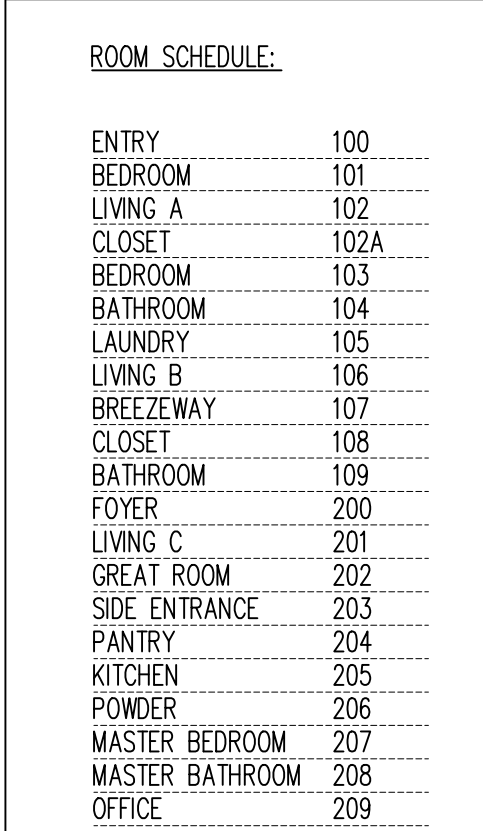
Date:
2018-0710

Sheet No:
A5.0



ADDENDA / REVISIONS		
DATE	USE	INITIALS
2017-1016	75% DD	KMP
2018-0710	PERMIT	KMP
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5 WINDOW SCHEDULE



- COMMONWEALTH OF VIRGINIA
J. BRUCE A. REESE
Lic. No. 22807
PROFESSIONAL ENGINEER
- ADDENDA / REVISIONS
- | DATE | USE | INITIALS |
|------------|--------|----------|
| 2017-10-16 | 75% DO | KMP |
| 2018-07-10 | PERMIT | KMP |
| | | |
| | | |
| | | |
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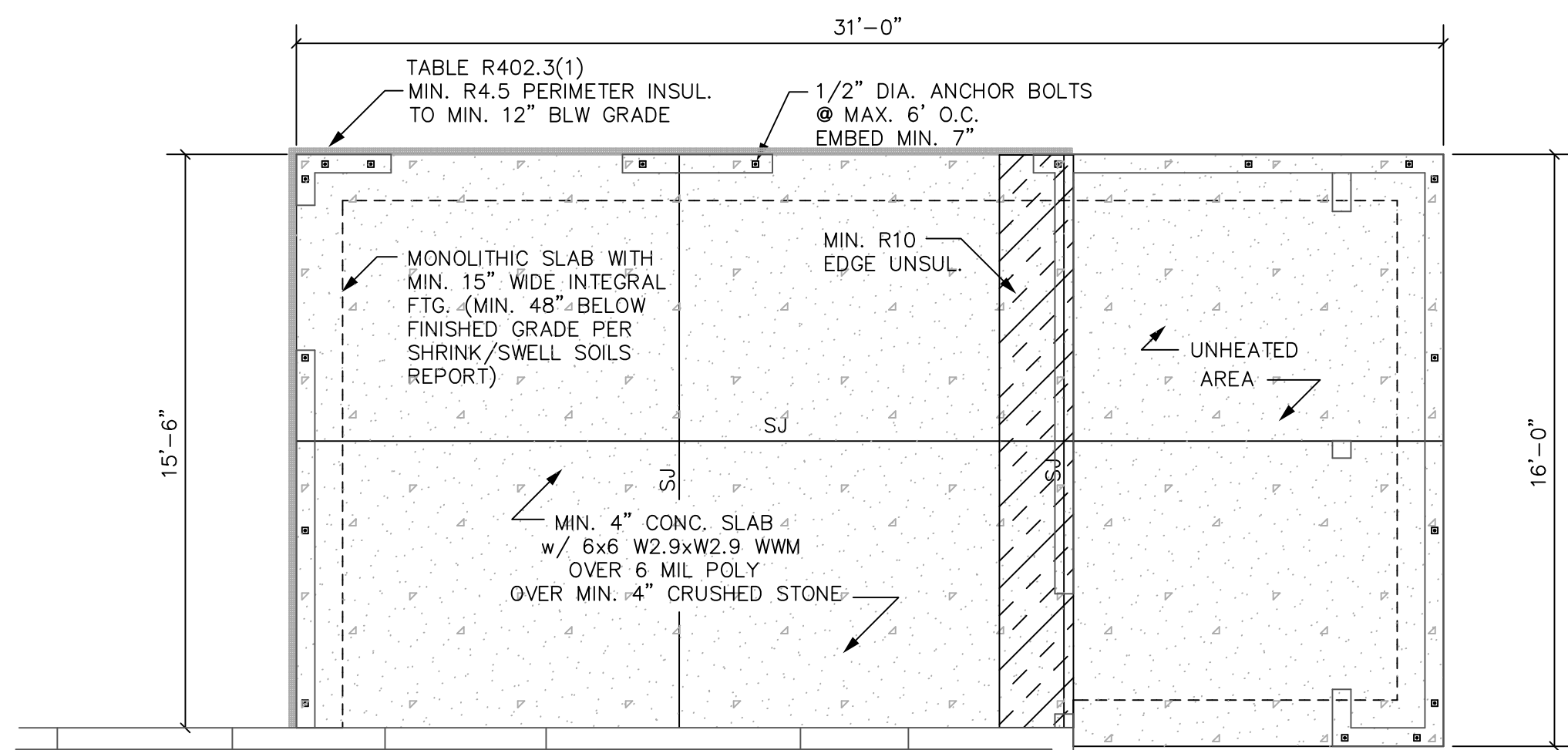
Project:
100 TRAILS END ROAD

Sheet:
Windows and Door Schedule

Issue: Permit

Date:
2018-0710

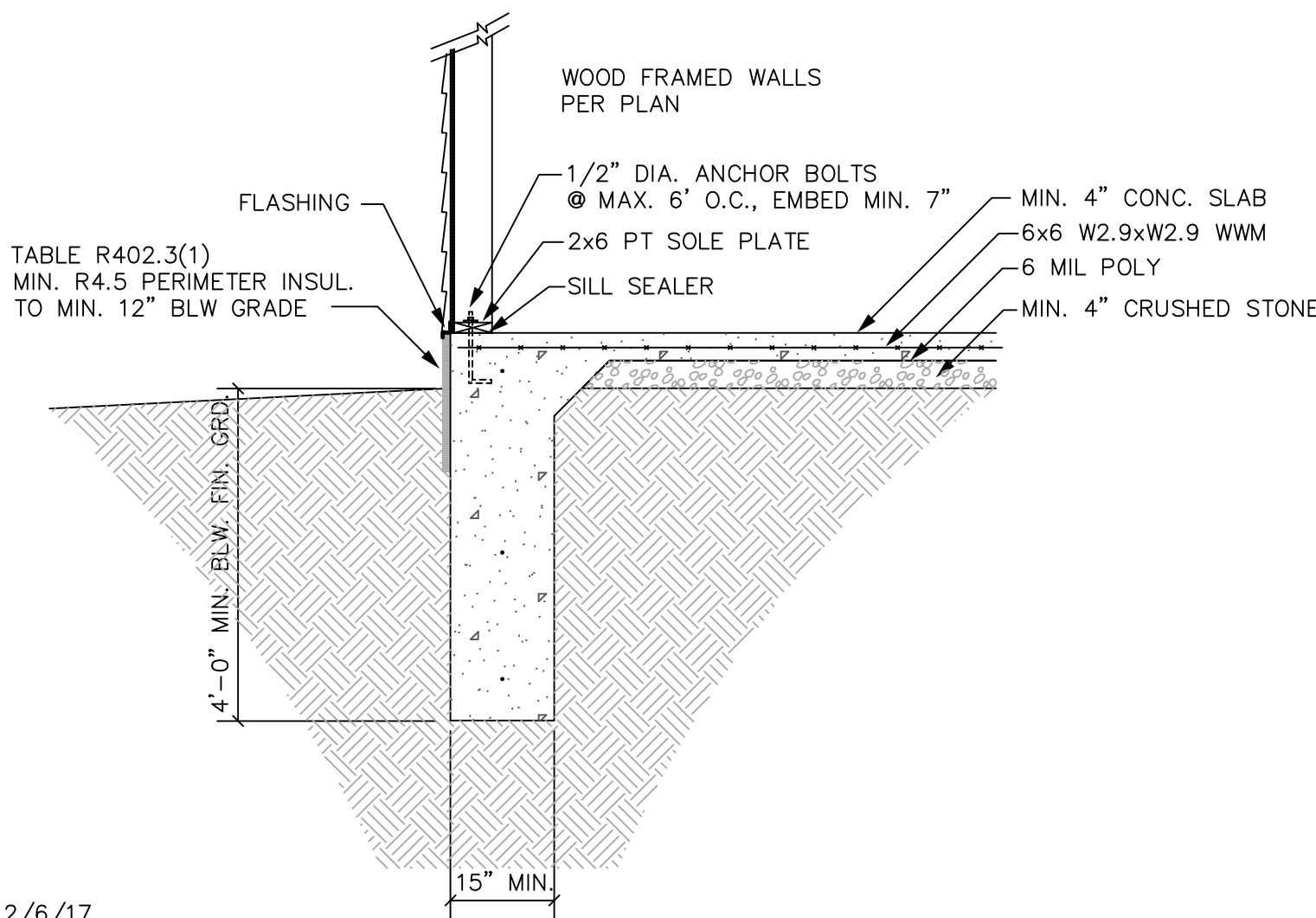
Sheet No:
A6.0



FOUNDATION PLAN

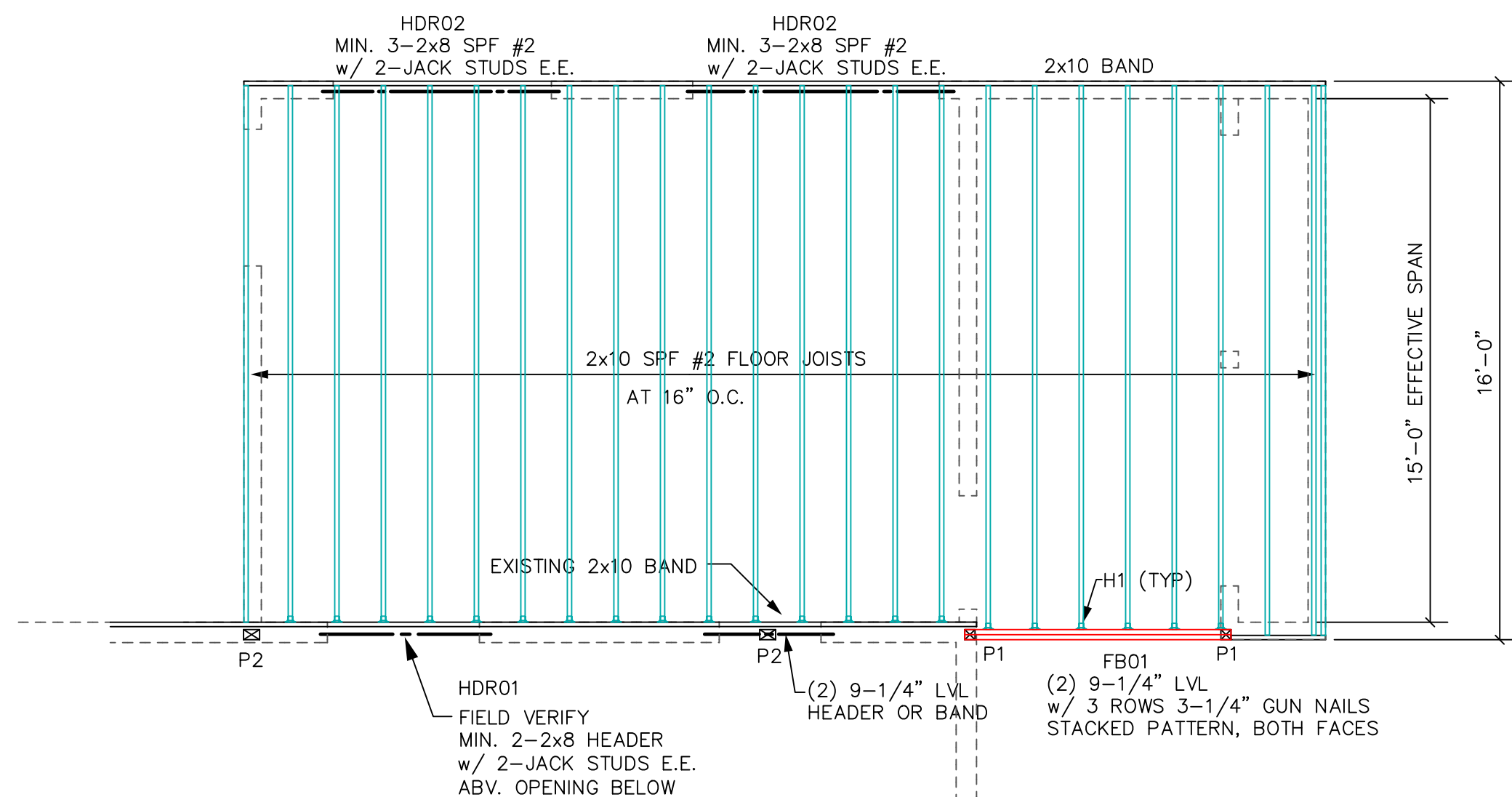
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL SPECIFICATIONS AND RECOMMENDATIONS NOTED IN SHRINK/SWELL SOILS REPORT #6456, DTD 12/6/17 PROVIDED BY DOMINION ENGINEERING ASSOCIATES, INC.



TYP. FOUNDATION SECTION

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

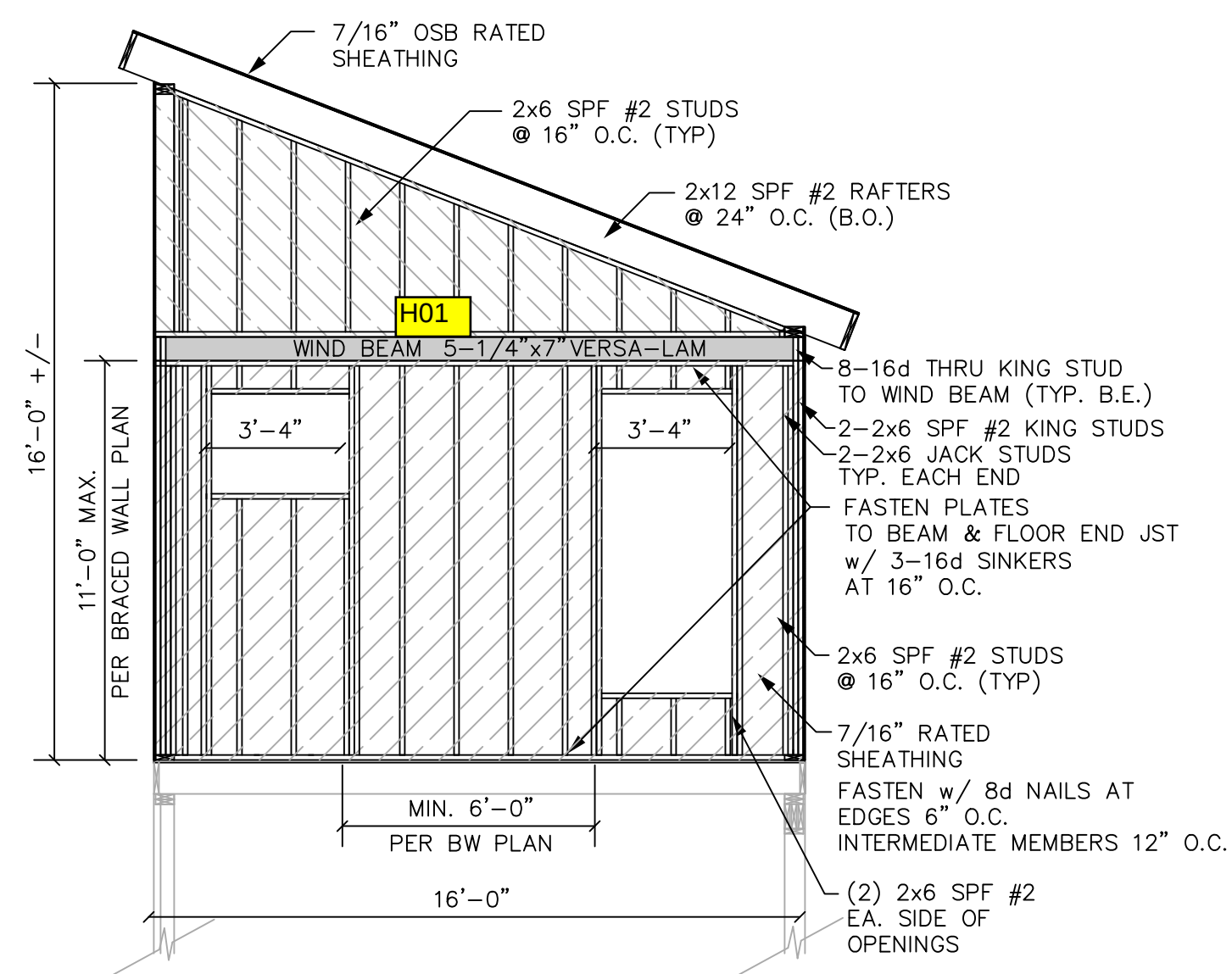


FLOOR FRAMING PLAN

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

TABLE R502.3.1(2)
FLOOR JOIST SPANS
2x10 SPF #2 @ 16" O.C.
MAX. SPAN=15'-5"
FOR IMPROVED PERFORMANCE & COMFORT
LL (L/480): DECR. SPACING TO 12" O.C.

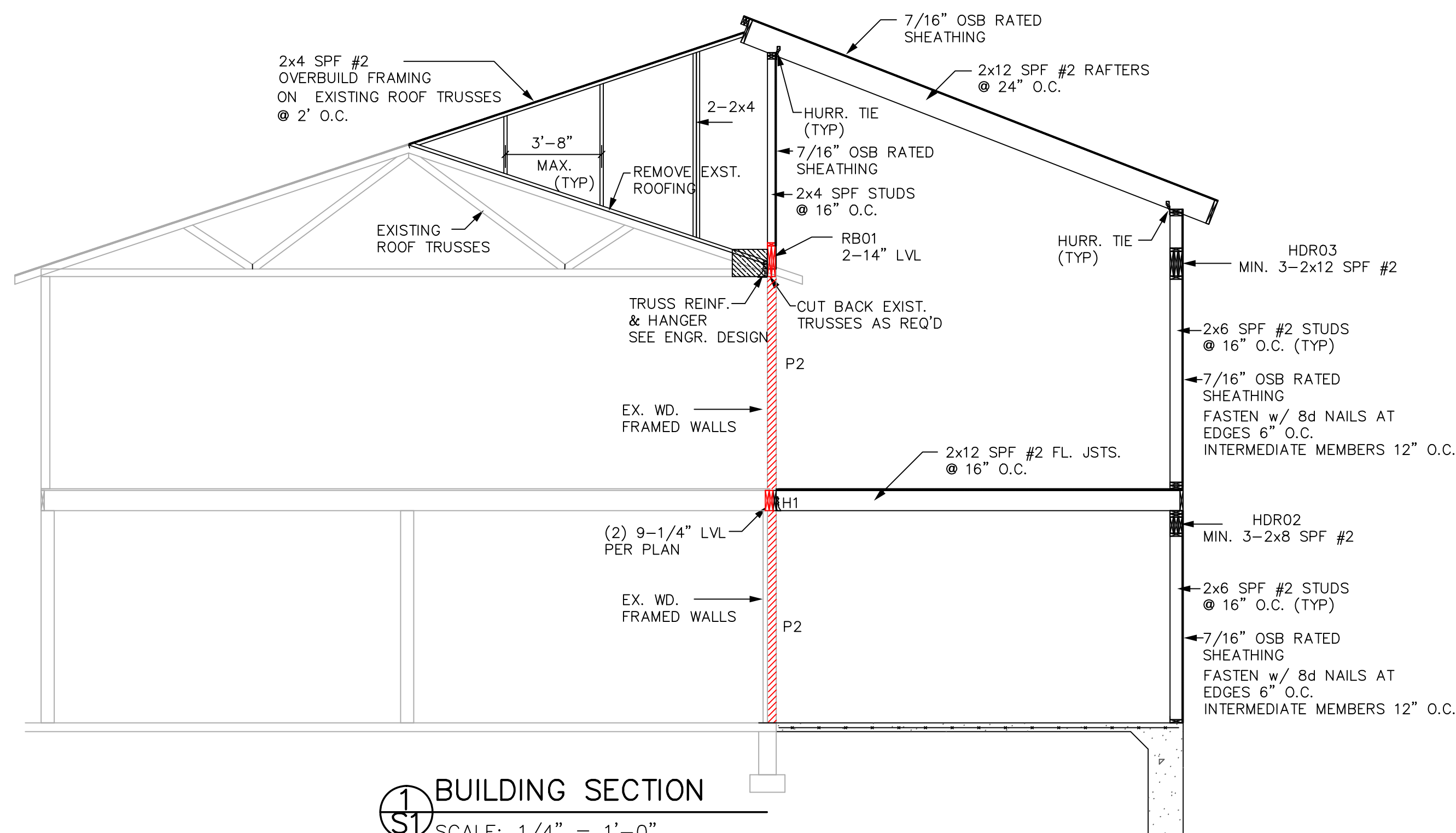
P1 = 3-1/2"x3-1/2" VERSA-LAM POST
P2 = 3-1/2"x5-1/4" VERSA-LAM POST
H1 = SIMPSON LU210 JOIST HANGER OR EQUIV.



END SHEAR WALL SCHEMATIC ELEV.

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

(OPPOSITE END SIMILAR)
B.O. = BY OTHERS



BUILDING SECTION

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

CODE NOTES:
1. 2012 IRC/WRC
2. ROOF: SL=25 PSF, DL=15 PSF
3. WIND SPEED: 90 MPH, EXP. B
4. WIND LOAD: 15.1 PSF
5. DEFLECTION LIMITS: L/180
(TABLE R301.7, NOTE D)

REVISIONS BY

STRUCTURAL PLANS

RENOVATION AND ADDITIONS
100 TRAILS END RD, LOCUST GROVE, VA

DRAWN
NGN

DATE
JULY 10, 2018

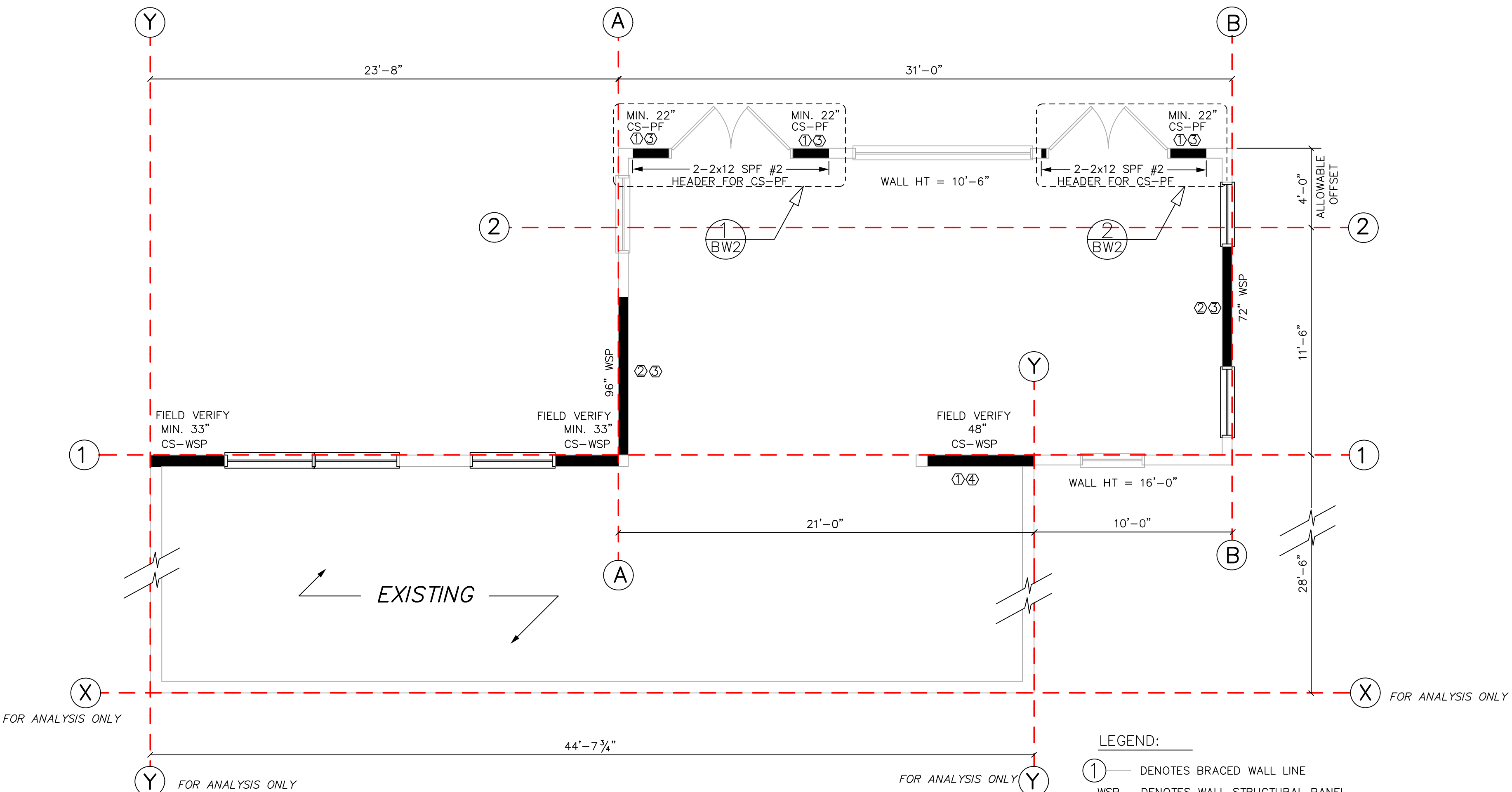
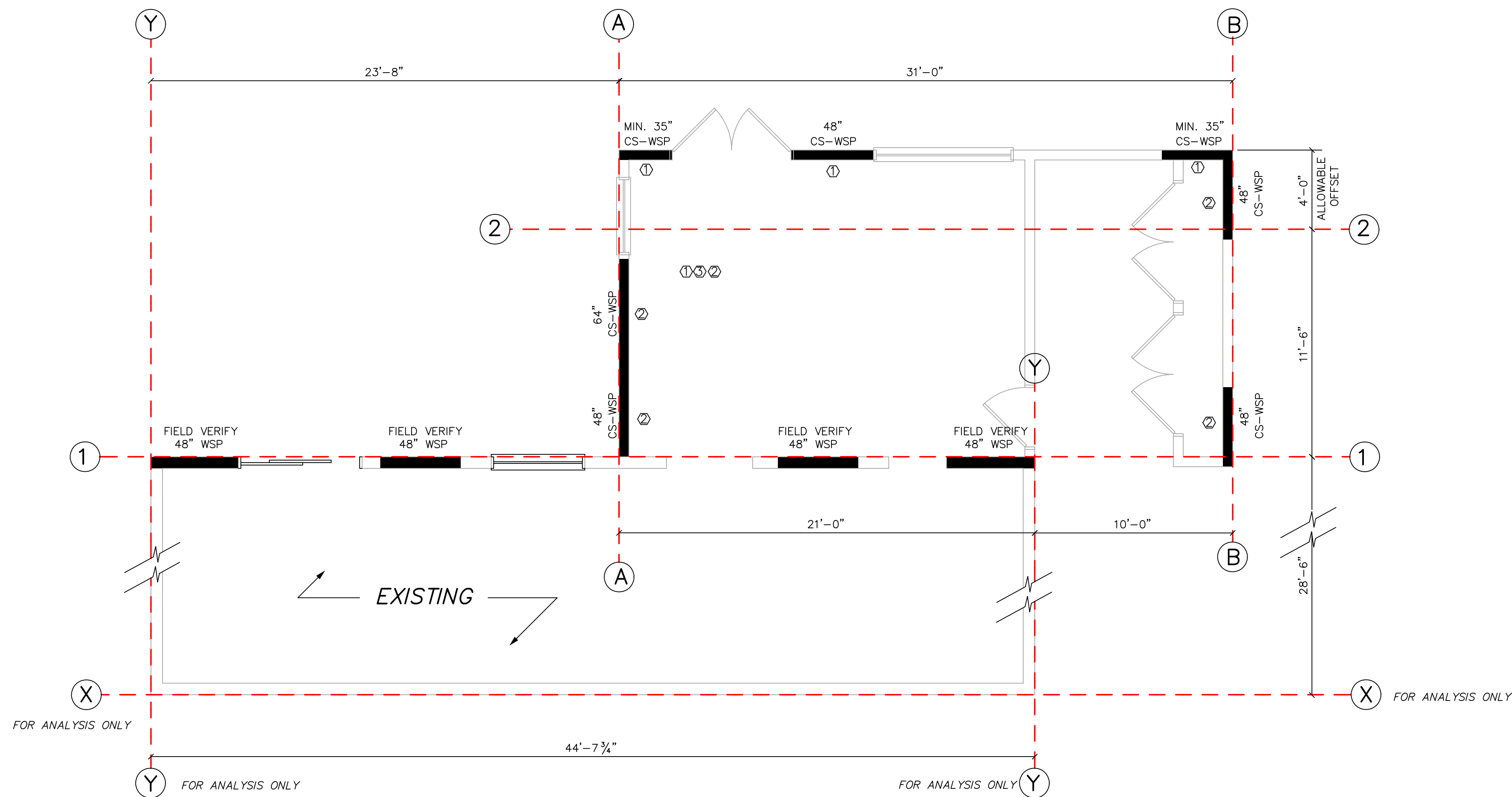
SCALE
1/4" = 1'-0"

JOB NO.

SHEET

S-1

1 OF 1 SHEETS

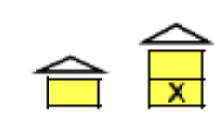
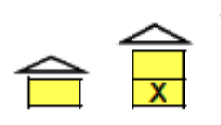
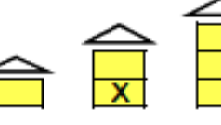


SECOND FLOOR BRACED WALL PLAN

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

LEGEND:

- ① — DENOTES BRACED WALL LINE
- WSP DENOTES WALL STRUCTURAL PANEL
- CS-WSP DENOTES CONTIN. SHEATHING WALL STRUCTURAL PANEL
- CS-PF DENOTES CONTINUOUS SHEATHING-PORTAL FRAME
- ① ② DENOTES TYPE OF BWP CONEX. TO FLOOR/CEILING FRAMING (SEE DTL'S. PG. BW-2)
- ③ DENOTES RAFTER/TRUSS BLOCKING REQ'D. (SEE DTL. PG. BW-2)

100 Trails End Lower Level WIND CALCULATION SHEET USING THE CLASSIC METHOD (BASED ON THE 2012 IRC OR										
WIND SPEED (MPH)		90		90		90		90		
BRACED WALL LINE		1		2		A		B		
STORY										
BRACED WALL PANEL METHOD		WSP SFB PCP HPS CS-SFB		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		
AVG BWL SPACING (ft)		28.5		20.25		24.9		20.5		
TABULAR REQUIRED (ft)		10.05		6.56		7.72		6.62		
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	
	EAVE-RIDGE HT (ft)	7.00	0.91	7.00	0.91	7.00	0.91	7.00	0.91	
	WALL HEIGHT (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	
	# BWLs	3.00	1.30	3.00	1.30	4.00	1.45	4.00	1.45	
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
METHOD GB FASTEN @ 4" o.c		NO	1.00	NO	1.00	NO	1.00	NO	1.00	
REQUIRED BWP LENGTH (ft)		10.70		6.99		9.17		7.87		
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
		1	WSP	4.00	CS-WSP	2.90	CS-WSP	4.00	CS-WSP	4.00
		2	WSP	4.00	CS-WSP	4.00	CS-WSP	5.33	CS-WSP	4.00
		3	WSP	4.00	CS-WSP	2.90				
		4	WSP	4.00						
		5								
		6								
		7								
ACTUAL BWP LENGTH (ft)		16.00		9.80		9.33		8.00		
ACTUAL ≥ REQUIRED		YES		YES		YES		YES		
SPACE	BWPs ≤ 20' APART		YES		YES		YES		YES	
# of BWPs	Length of BWL (ft)		54.67		31		11.5		11.5	
	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES	
ENDS	BWP WITHIN 10' OF END		YES	YES	YES	YES	YES	YES	YES	YES
	CONTINUOUS END CONDITION				2	1	3	3	3	3
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS		

100 Trails End Upper Level WIND CALCULATION SHEET USING THE CLASSIC METHOD (BASED ON THE 2012 IRC OF										
WIND SPEED (MPH)		90		90		90		90		
BRACED WALL LINE		1		2		A		B		
STORY										
BRACED WALL PANEL METHOD		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		WSP SFB PCP HPS CS-SFB		WSP SFB PCP HPS CS-SFB		
AVG BWL SPACING (ft)		28.5		20.25		24.9		20.5		
TABULAR REQUIRED (ft)		4.77		3.54		4.73		4.07		
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	
	EAVE-RIDGE HT (ft)	7.00	0.82	7.00	0.82	7.00	0.82	7.00	0.82	
	WALL HEIGHT (ft)	11.00	1.05	11.00	1.05	11.00	1.05	11.00	1.05	
	# BWLs	3.00	1.30	3.00	1.30	4.00	1.45	4.00	1.45	
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
	METHOD GB FASTEN @ 4" o.c	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
REQUIRED BWP LENGTH (ft)		5.34		3.96		5.91		5.09		
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
		1	CS-WSP	2.75	CS-PF	1.83	WSP	8.00	WSP	6.00
		2	CS-WSP	2.75	CS-PF	1.83				
		3	CS-WSP	4.00	CS-PF	1.83				
		4								
		5								
		6								
		7								
ACTUAL BWP LENGTH (ft)		9.50		5.49		8.00		6.00		
ACTUAL ≥ REQUIRED		YES		YES		YES		YES		
SPACE	BWPs ≤ 20' APART		YES		YES		YES		YES	
# of BWPs	Length of BWL (ft)		54.67		31		11.5		11.5	
	BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES	
ENDS	BWP WITHIN 10' OF END		YES	YES	YES	YES	YES	YES	YES	YES
	CONTINUOUS END CONDITION		1	1	2	1				
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS		

METHOD	ADJACENT CLEAR OPENING HEIGHT	WALL HEIGHT / MINIMUM LENGTH	CONTRIBUTING LENGTH	FASTENERS	REMARKS
WSP	N/A	8'/48", 11'/53"	ACTUAL	TABLE R602.3(3)	
LIB	N/A	8'/55", 11'/NP	ACTUAL	PER MANF.	METAL "I" STRAP
CS-PF	N/A	8'/16", 11'/22"	1.5 x ACTUAL	FIG. R602.10.6.4	STRAPS TABLE R602.10.6.4
CS-WSP	<=64"	8'/24", 11'/33"	ACTUAL	TABLE R602.3(3)	ADJ. TO 2852 WINDOWS
CS-WSP	76"	8'/30", 11'/33"	ACTUAL	TABLE R602.3(3)	ADJ. TO OPT. 2862 WINDOWS
CS-WSP	84"	8'/35", 11'/33"	ACTUAL	TABLE R602.3(3)	ADJ. TO 7' HIGH DOORS
CS-WSP	112"	11'/45"	ACTUAL	TABLE R602.3(3)	ADJ. TO 110" HIGH DOORS, WINDOWS

REVISIONS BY

BRACED WALL PLANS
RENOVATION AND ADDITIONS
100 TRAILS END RD, LOCUST GROVE, VA

DRAWN

NGN

DATE

JULY 11, 2018

SCALE

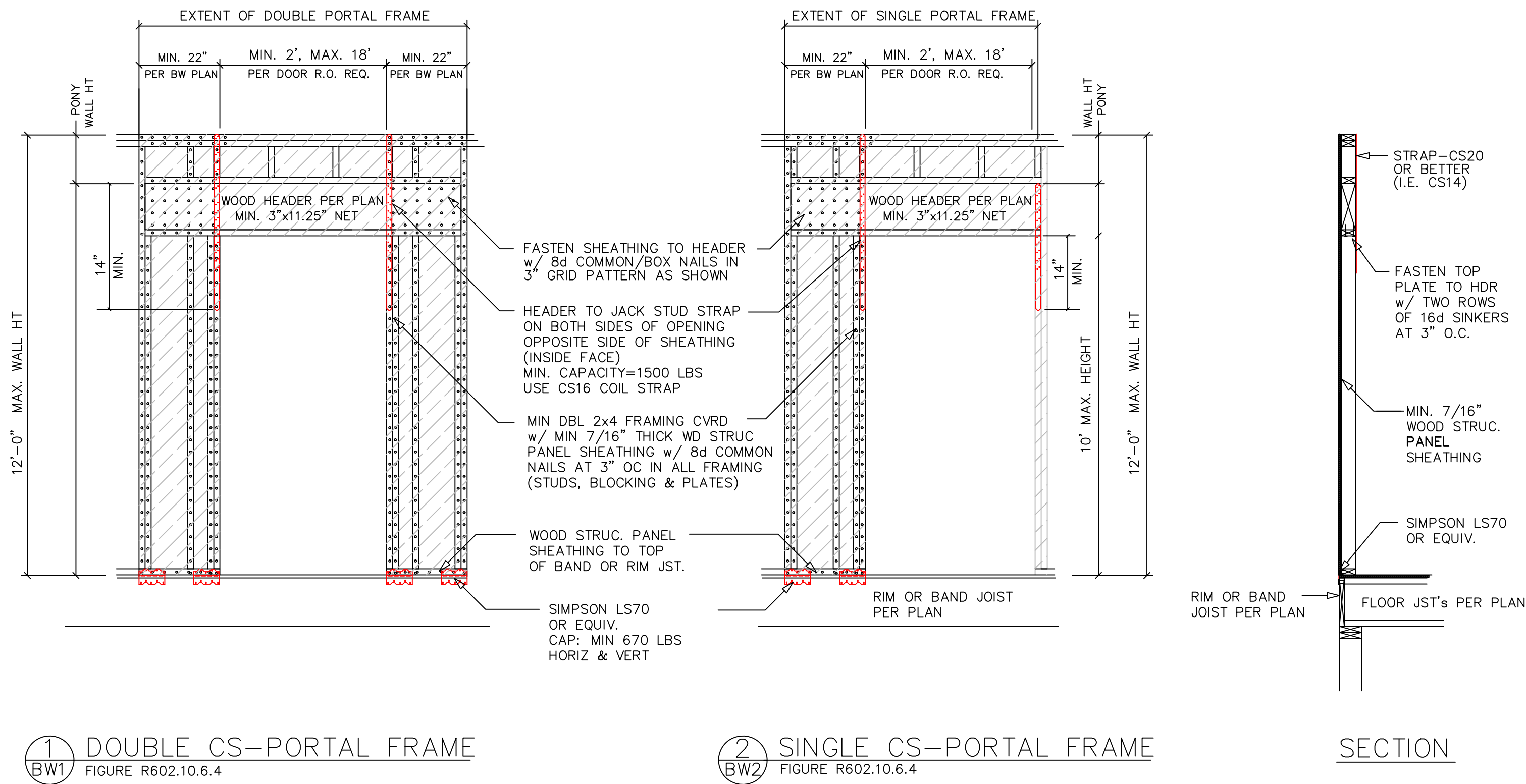
1/4" = 1'-0"

JOB NO.

SHEET

BW-1

1 OF 2 SHEETS



CS-PORTAL FRAME DETAILS
OVER RAISED WOOD FLOOR

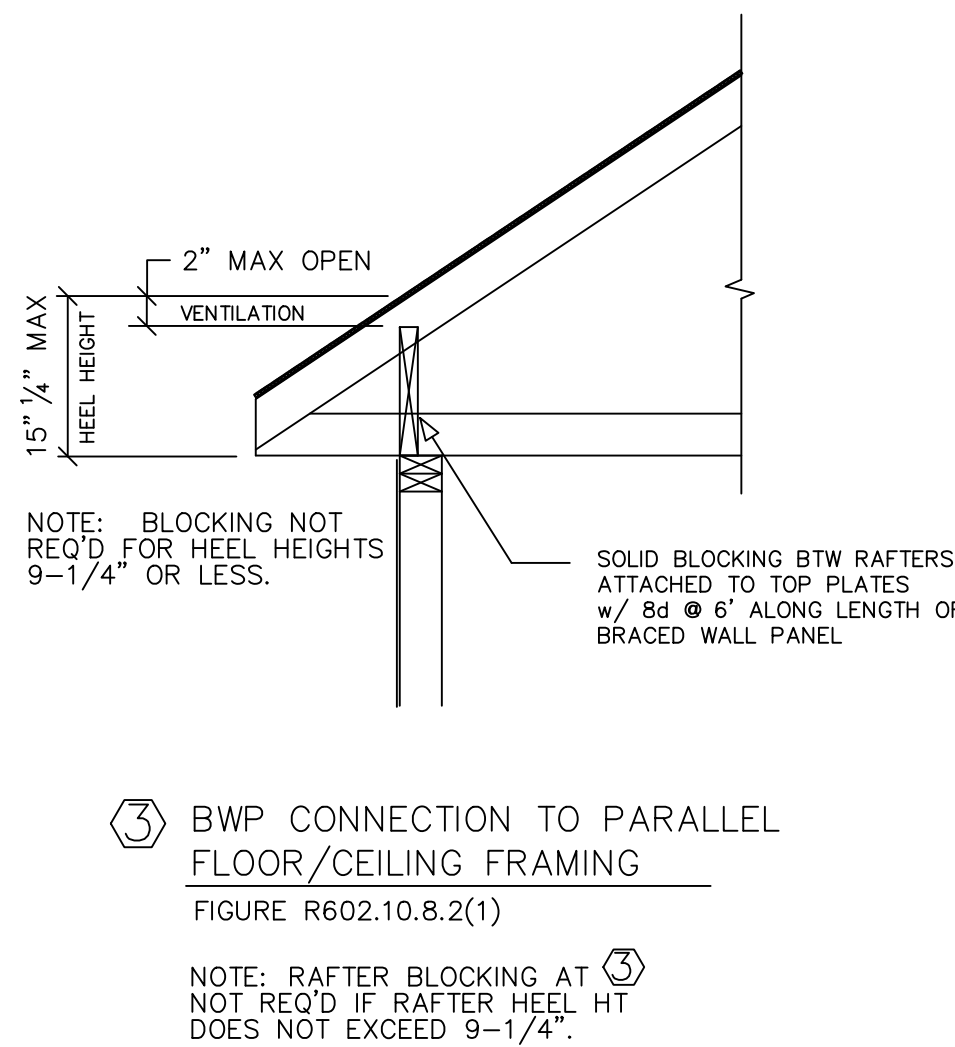
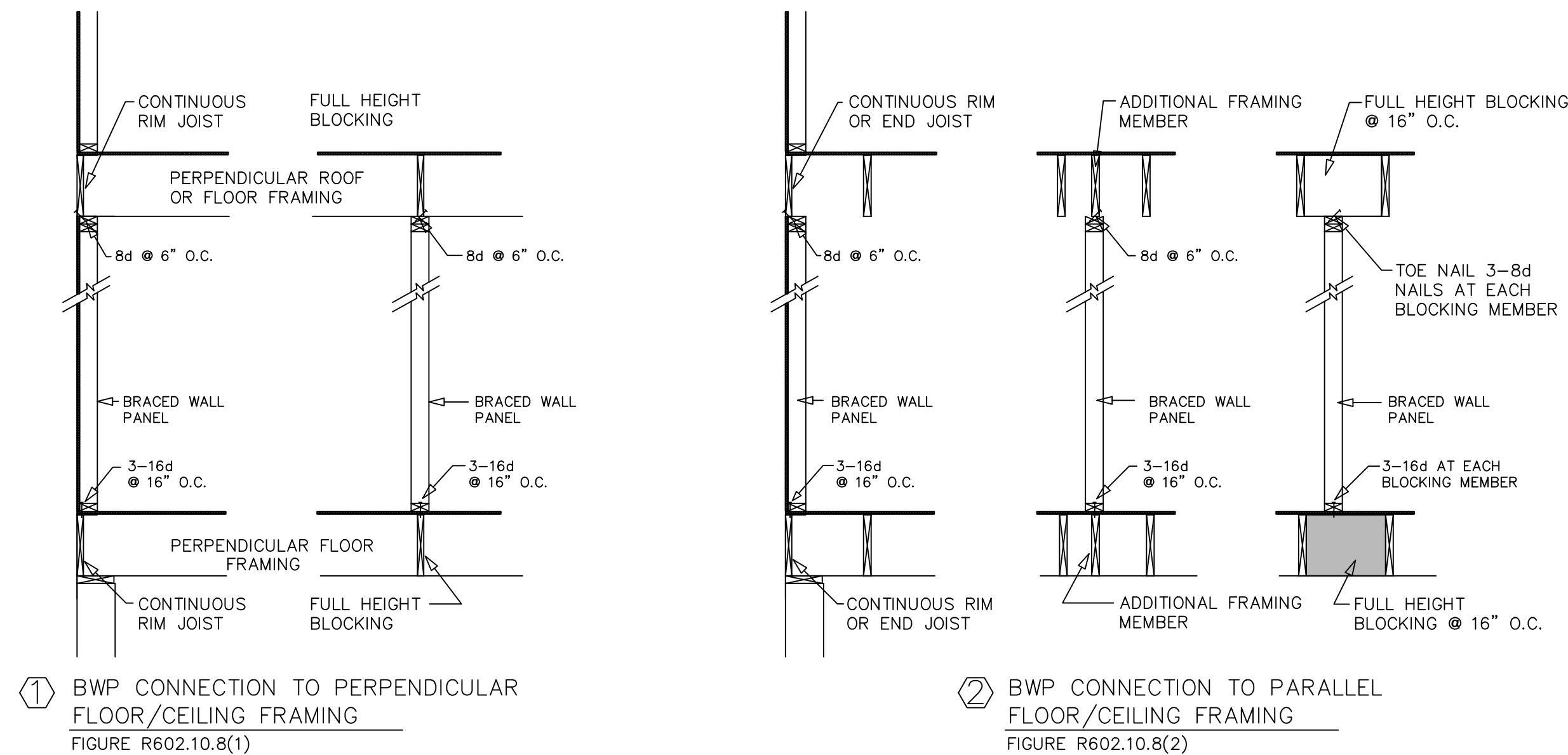


TABLE R602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHOD PFH, PFG AND CS-PF BRACED WALL PANELS

MIN. WALL STUD FRAMING SIZE & GRADE	MAX. PONY WALL HEIGHT (FT.)	MAX. TOTAL WALL HEIGHT (FT.)	MAX. OPENING WIDTH (FT.)	TENSION STRAP CAPACITY REQ'D (POUNDS)					
				BASIC WIND SPEED (MPH)					
				85	90	100	85	90	100
2x4 No. 2 Grade	0	10	18	1000	1000	1000	1000	1000	1000
			9	1000	1000	1000	1000	1000	1275
			16	1000	1000	1750	1800	2325	3500
	1	10	18	1000	1200	2100	2175	2725	DR
			9	1000	1000	1025	1075	1550	2500
			16	1525	2025	3125	3200	3900	DR
	2	10	18	1875	2400	3575	3700	DR	DR
			9	1000	1200	2075	2125	2750	4000
			16	2600	3200	DR	DR	DR	DR
	2	12	18	3175	3850	DR	DR	DR	DR
			9	1775	2350	3500	3550	DR	DR
			16	4175	DR	DR	DR	DR	DR
2x6 No. 2 Grade	2	10	9	1000	1000	1325	1375	1750	2550
			16	1650	2050	2925	3000	3550	DR
			18	2025	2450	3425	3500	4100	DR
			9	1125	1500	2225	2275	2775	3800
			16	2650	3150	DR	DR	DR	DR
			18	3125	3675		DR	DR	DR

REVISIONS BY

BRACED WALL DETAILS

RENOVATION AND ADDITIONS
100 TRAILS END RD, LOCUST GROVE, VA

DRAWN
NGN
DATE
JULY 11, 2018
SCALE
AS SHOWN
JOB NO.

SHEET
BW-2
2 OF 2 SHEETS