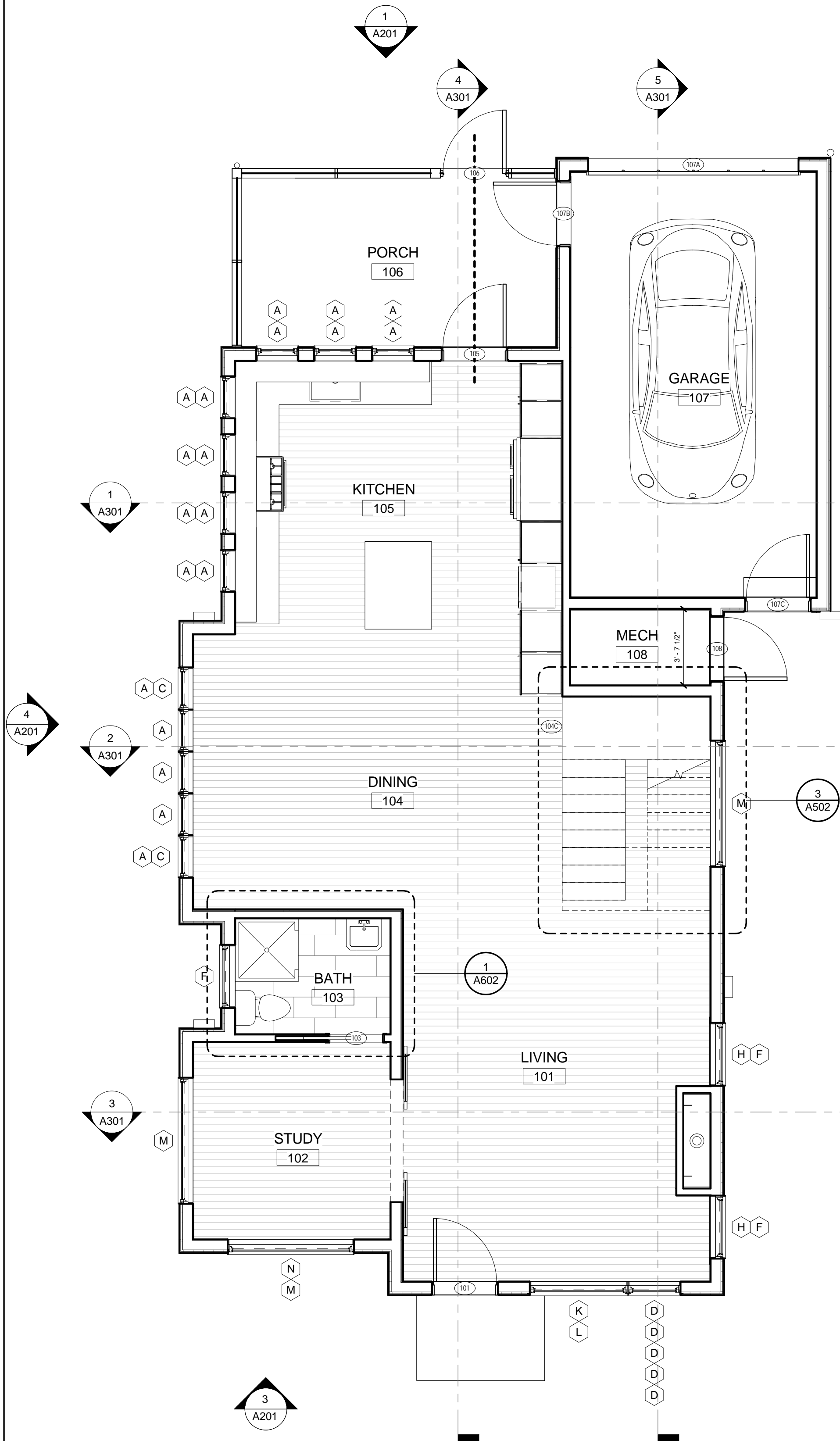
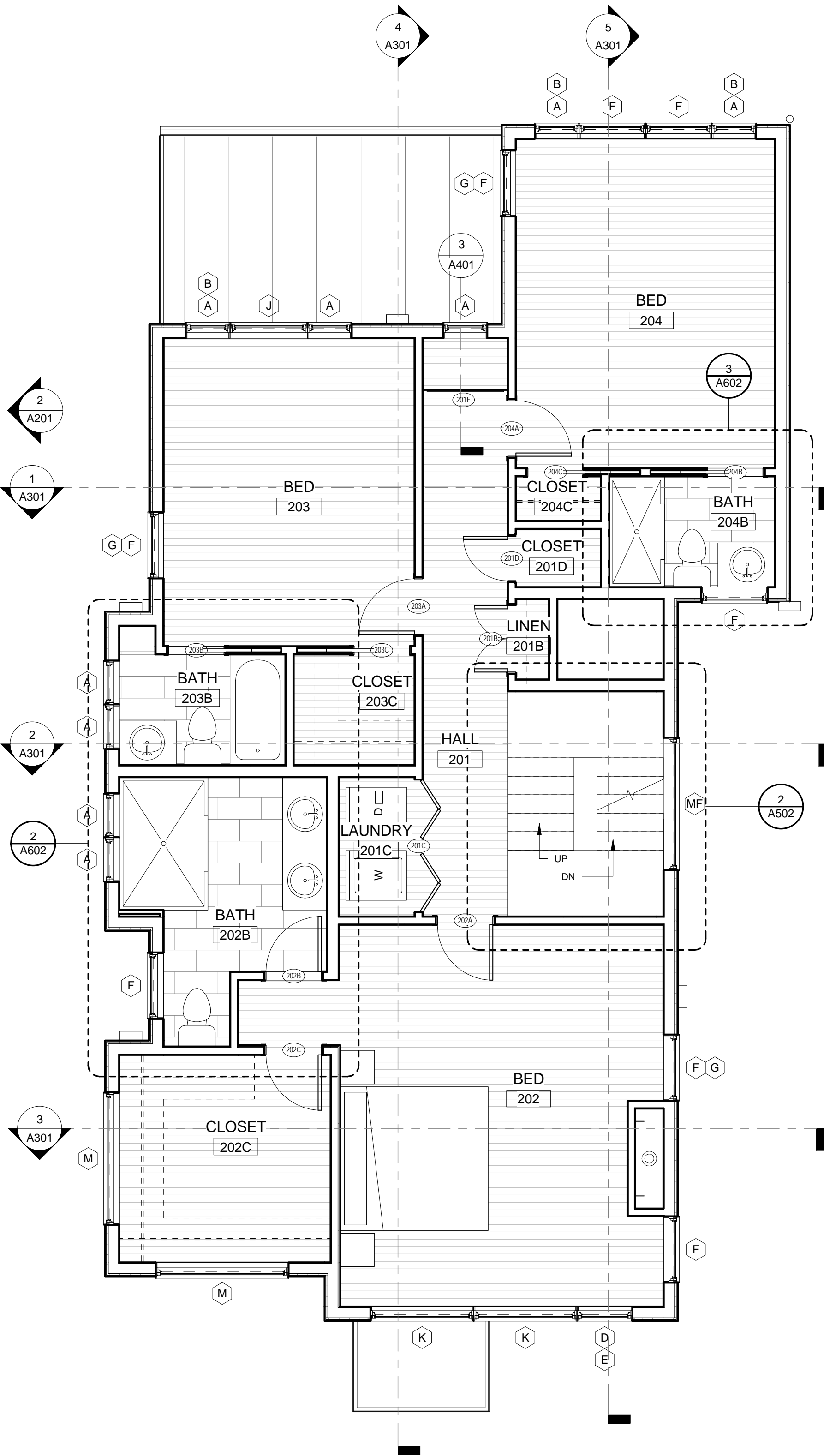


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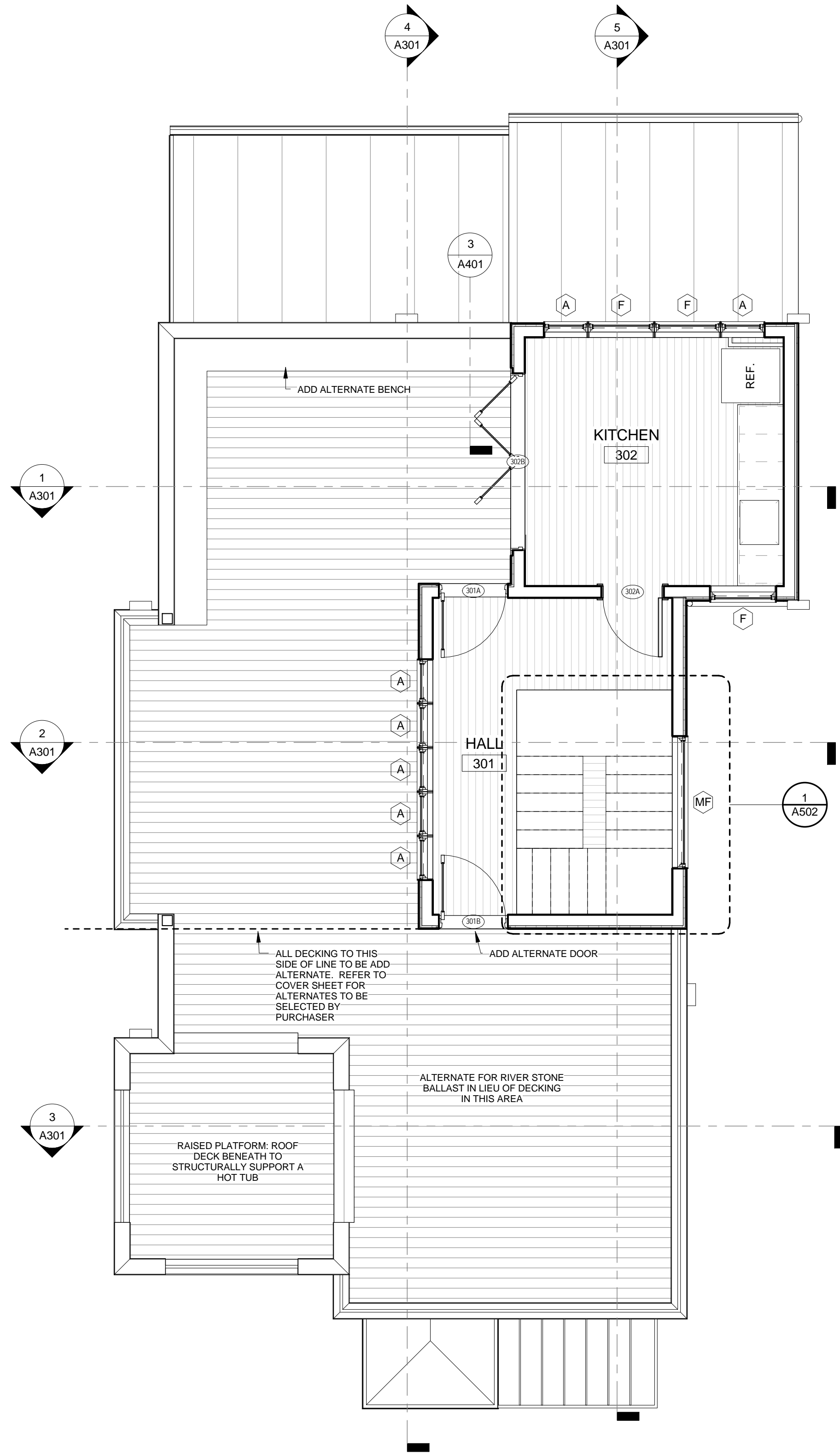
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01 1  
A101  
LEVEL 1  
1/4" = 1'-0"



01 2  
A101  
LEVEL 2  
1/4" = 1'-0"



01 3  
A101  
LEVEL 3  
1/4" = 1'-0"

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No.	Date	Description
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Project Title

**4 PART HARMONY**

**5TH STREET,  
CHARLOTTESVILLE, VA**

Scale 1/4" = 1'-0"

Date 05/16/2018

Drawn By: Author

Check By: Checker

Project No. 0000

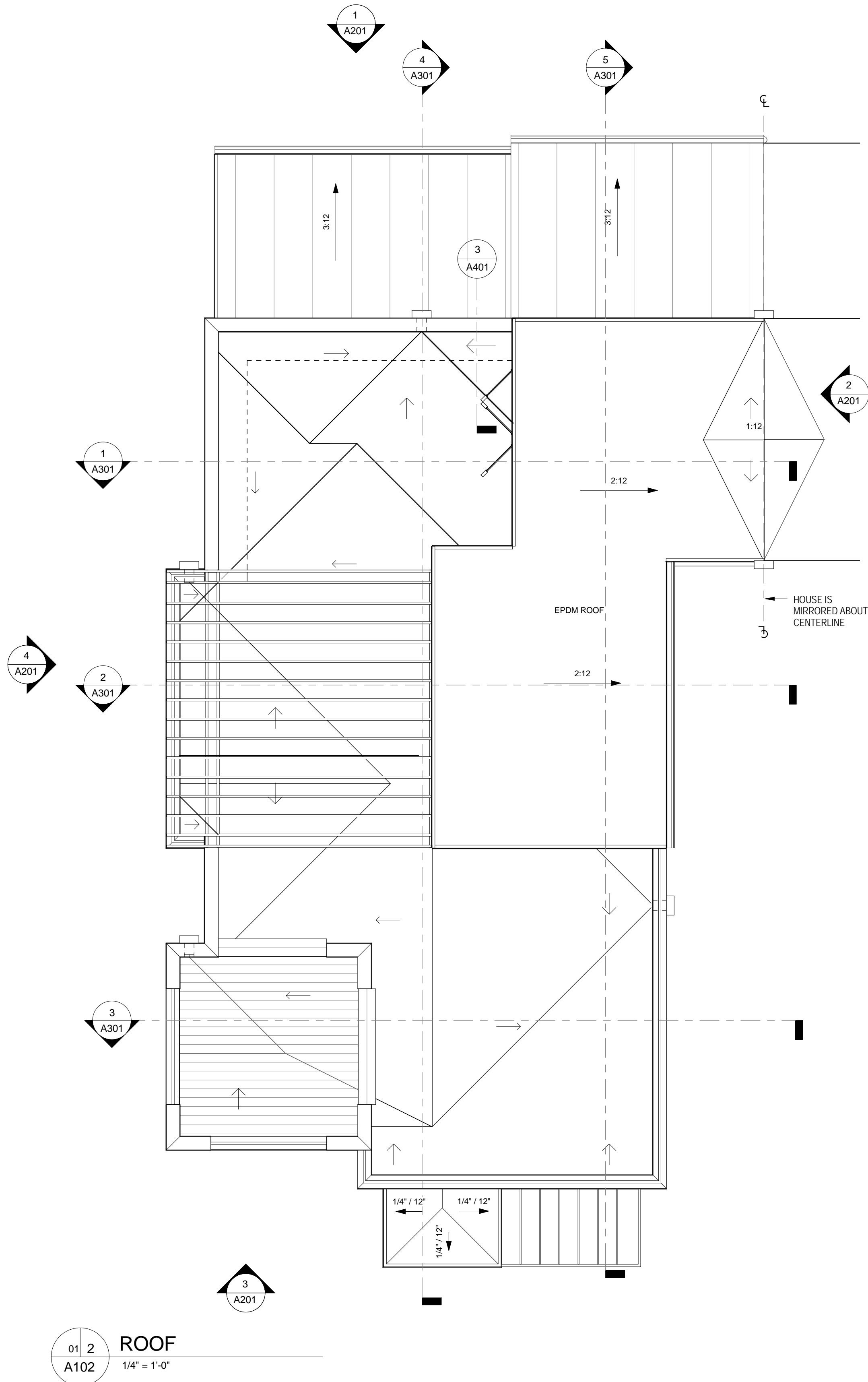
Drawing Title

**PLANS**

Drawing No.

**A101**

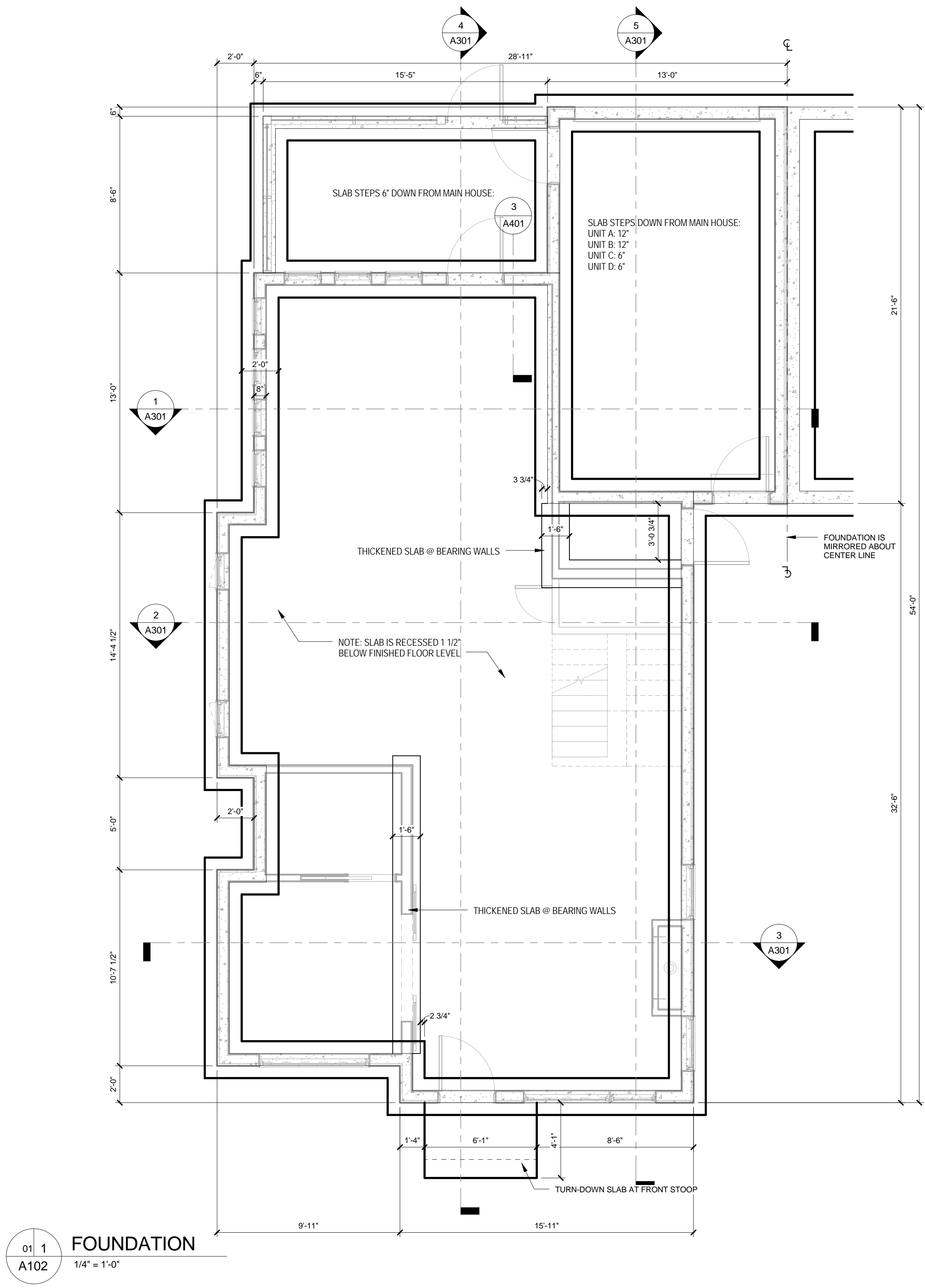
REVIEW



01 2 ROOF  
A102 1/4" = 1'-0"

ROOF NOTES:

- PROVIDE EPDM ROOFING BENEATH DECKING. SLOPE 1/4" PER FOOT TO SCUPPERS.
- FINISHED WOOD DECK TO BE BISON PAVERS OR EQUIVALENT IPE 2X2 WOOD PAVERS ON ADJUSTABLE PEDESTAL SYSTEM. FINISHED WOOD DECK TO BE 6" ABOVE INTERIOR FINISH FLOOR LEVEL. GC TO CONFIRM ROOF THICKNESS AND SLOPE, PEDESTAL HEIGHT, AND PAVER THICKNESS CAN BE ACHIEVED WITHIN 6".
- REFER TO 3RD FLOOR PLAN FOR EXTENT OF WOOD DECKING TO BE ADD-ALTERNATE. PROVIDE ADD-ALTERNATE PRICE FOR RIVER STONE BALLAST IN LIEU OF DECKING.



01 1 FOUNDATION  
A102 1/4" = 1'-0"

FOUNDATION NOTES:

- TYPICAL EXTERIOR WALL FOOTINGS: 2'-0" X 1'-0" WITH (3) #4 CONTINUOUS BOTTOM BARS
- TYPICAL DEMISING WALL FOOTINGS: 3'-0" X 1'-0" WITH (4) #4 CONTINUOUS BOTTOM BARS
- TYPICAL INTERIOR BEARING WALL FOOTINGS: THICKENED SLAB MIN 18" WIDE X 12" THICK W/ (2) #4 CONTINUOUS BOTTOM BARS
- EXTERIOR STEM WALLS: 8" CONCRETE W/ #4 WITHIN 12" OF TOP OF WALL & #3 W/STANDARD HOOK ON EACH END AT 48" O.C.
- INTERIOR CONCRETE DEMISING WALL: 16" CONCRETE W/ #4 W/IN 12" OF TOP OF WALL & #3 W/STANDARD HOOK ON EACH END AT 48" O.C.
- PROVIDE #5 X 8"X1'-8" DOWEL INTO FOOTING @ 18" O.C. IN BOTH 8" AND 12" CONCRETE WALLS.
- USE VDOT NO. 57 STONE BACKFILL AND PERIMETER FOUNDATION DRAINAGE SYSTEM ON OUTSIDE OF BASEMENT WALLS
- DO NOT BACKFILL STEM WALLS UNTIL SLAB ON GRADE IS INSTALLED.
- ALL FOOTINGS TO BE MINIMUM 18" BELOW FINISHED GRADE & REST ON UNDISTURBED OR ENGINEERED SOIL. STEP FOOTINGS AS REQUIRED.
- ALL FOUNDATION STEM WALLS TO EXTEND 6" MINIMUM ABOVE FINISHED GRADE.

TYPICAL SLAB-ON-GRADE SHALL BE 4" NORMAL WEIGHT CONCRETE WITH 6X6-W1 4XW1.4 WWF AT MID-DEPTH, OVER VAPOR BARRIER/RETARDER. OVER 4" POROUS FILL.

PROVIDE VAPOR BARRIER AT ALL SLABS BELOW WOOD FLOORS.

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Project Title  
**4 PART  
HARMONY**  
5TH STREET,  
CHARLOTTESVILLE, VA

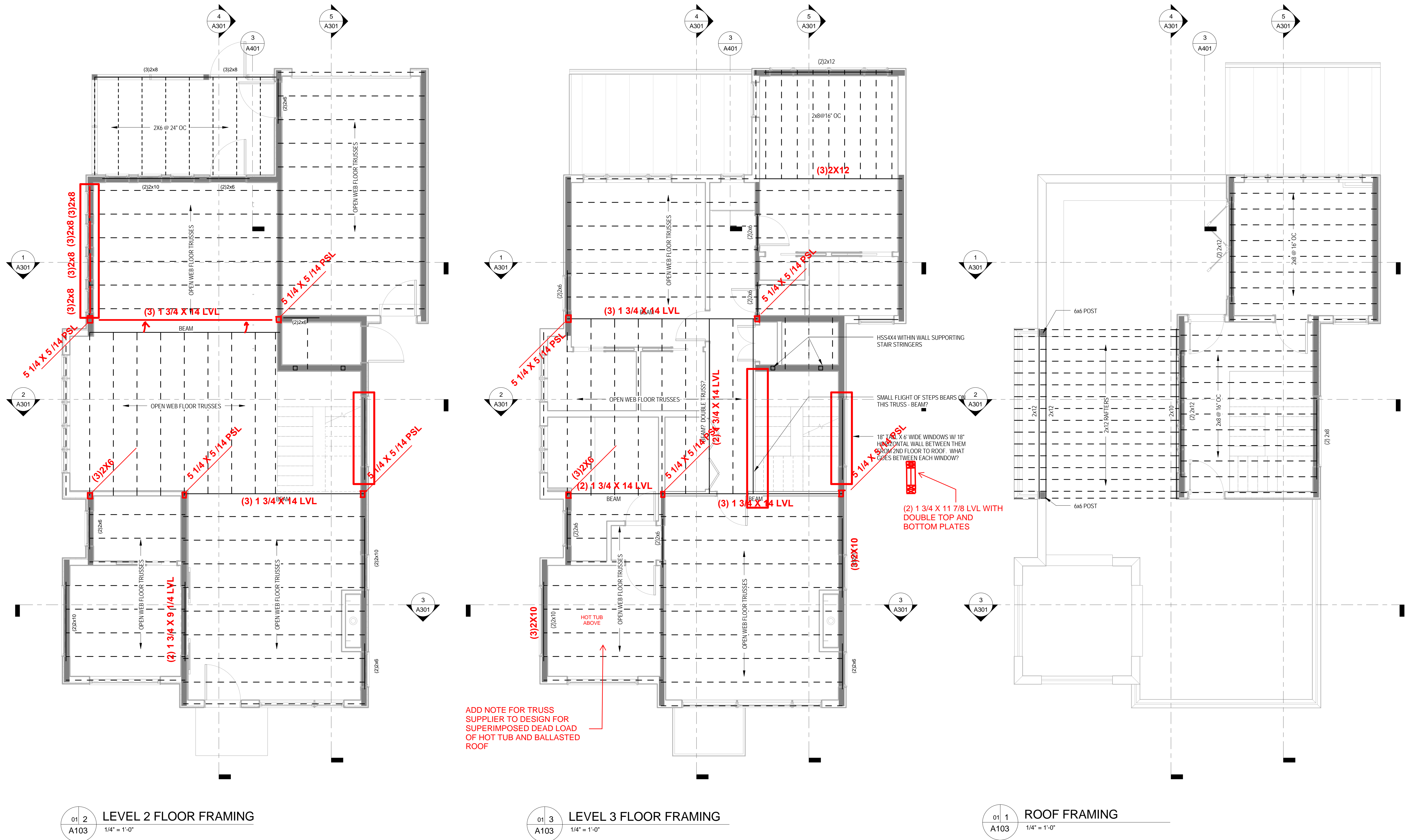
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Date	04/20/18
Drawn By:	Author
Check By:	Checker
Project No.	0000

Drawing Title  
**ROOF &  
FOUNDATION**

Drawing No.  
**A102**  
REVIEW

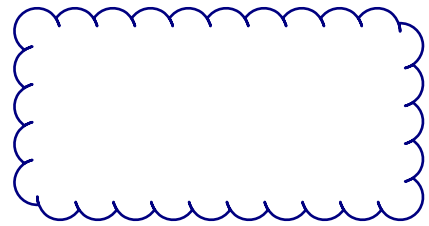
NON-STRUCTURAL HEADERS TO BE (2)2X6 UNLESS OTHERWISE NOTED.

REVIEW





NOTE: ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. APERTURES ARE DIMENSIONED TO THEIR CENTERS. REFER TO MANUFACTURER FOR FRAME AND ROUGH OPENING SIZES.



= 800# hold down required at the end

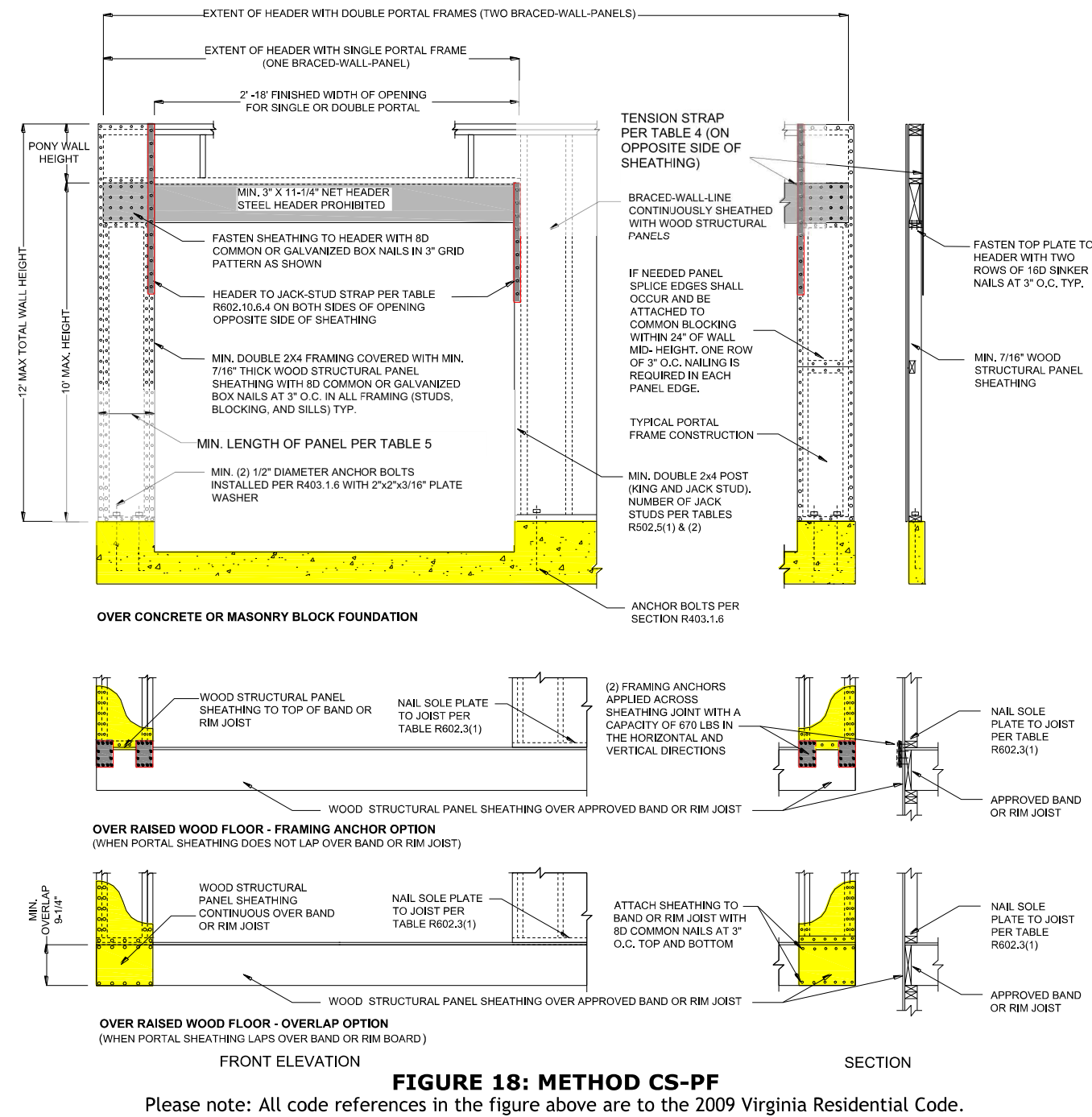
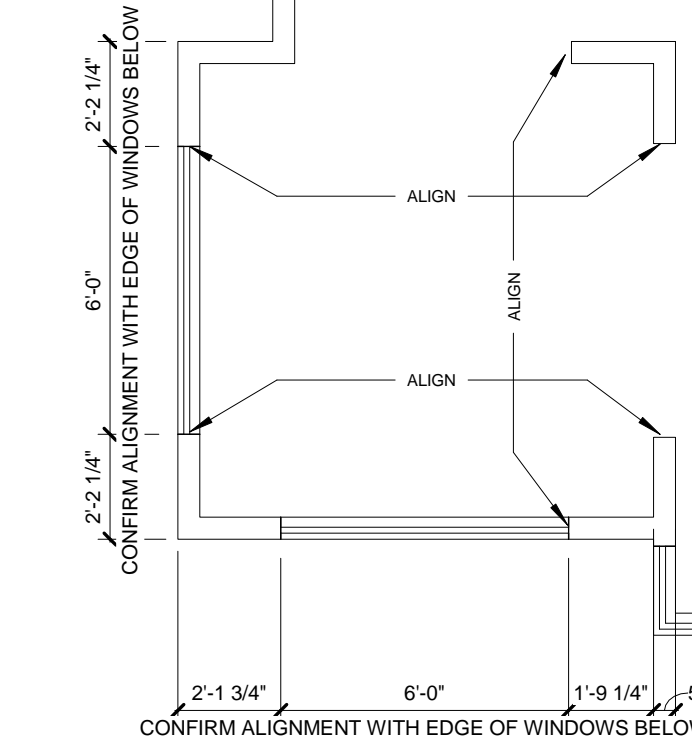
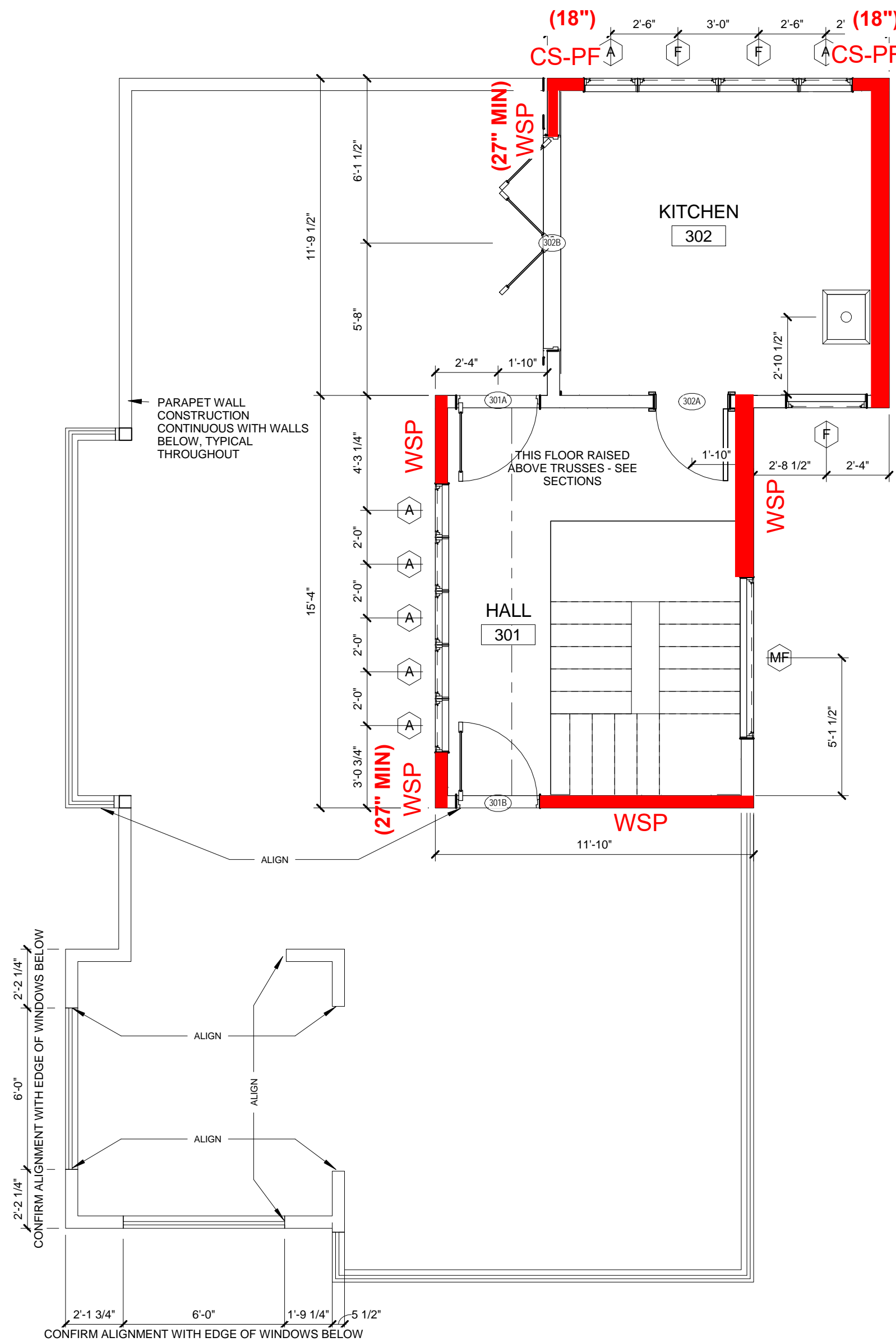
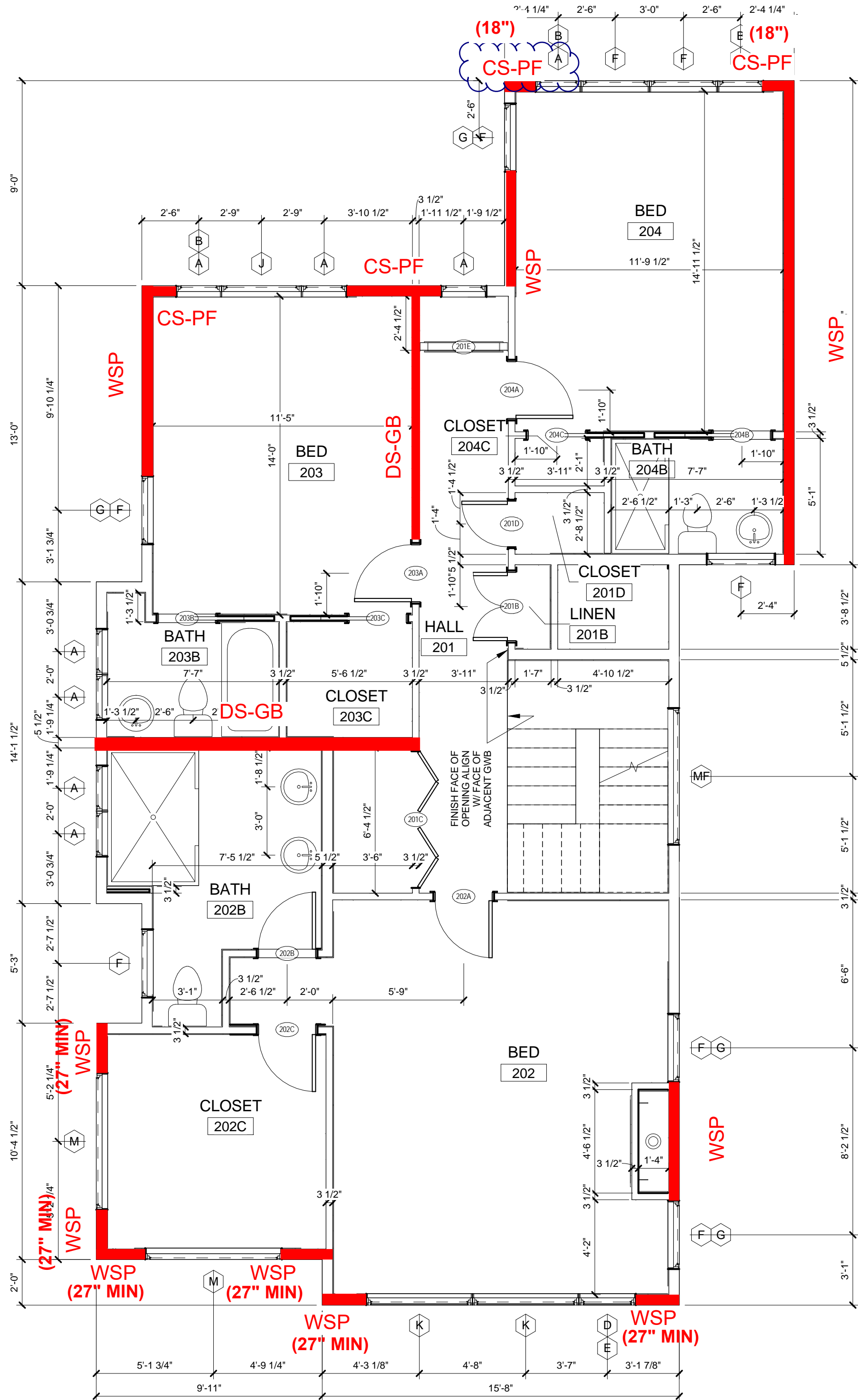


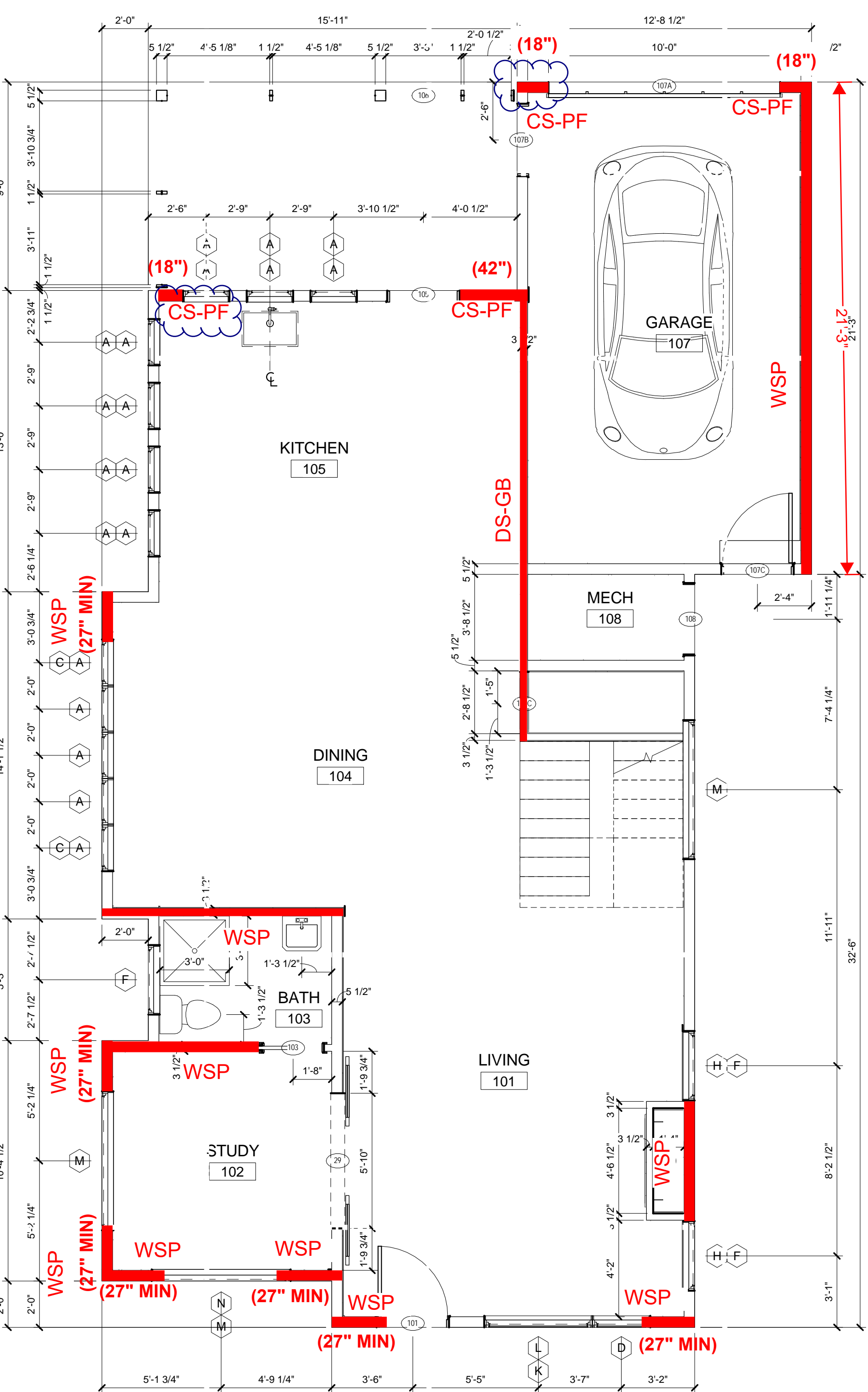
FIGURE 18: METHOD CS-PF  
Please note: All code references in the figure above are to the 2009 Virginia Residential Code.



01 3  
A104  
LEVEL 3  
1/4" = 1'-0"



01 2  
A104  
LEVEL 2  
1/4" = 1'-0"



01 1  
A104  
LEVEL 1  
1/4" = 1'-0"

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4 PART  
HARMONY

5TH STREET,  
CHARLOTTESVILLE, VA

Scale 1/4" = 1'-0"

Date 05/02/18

Drawn By: Author

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Project No. 0000

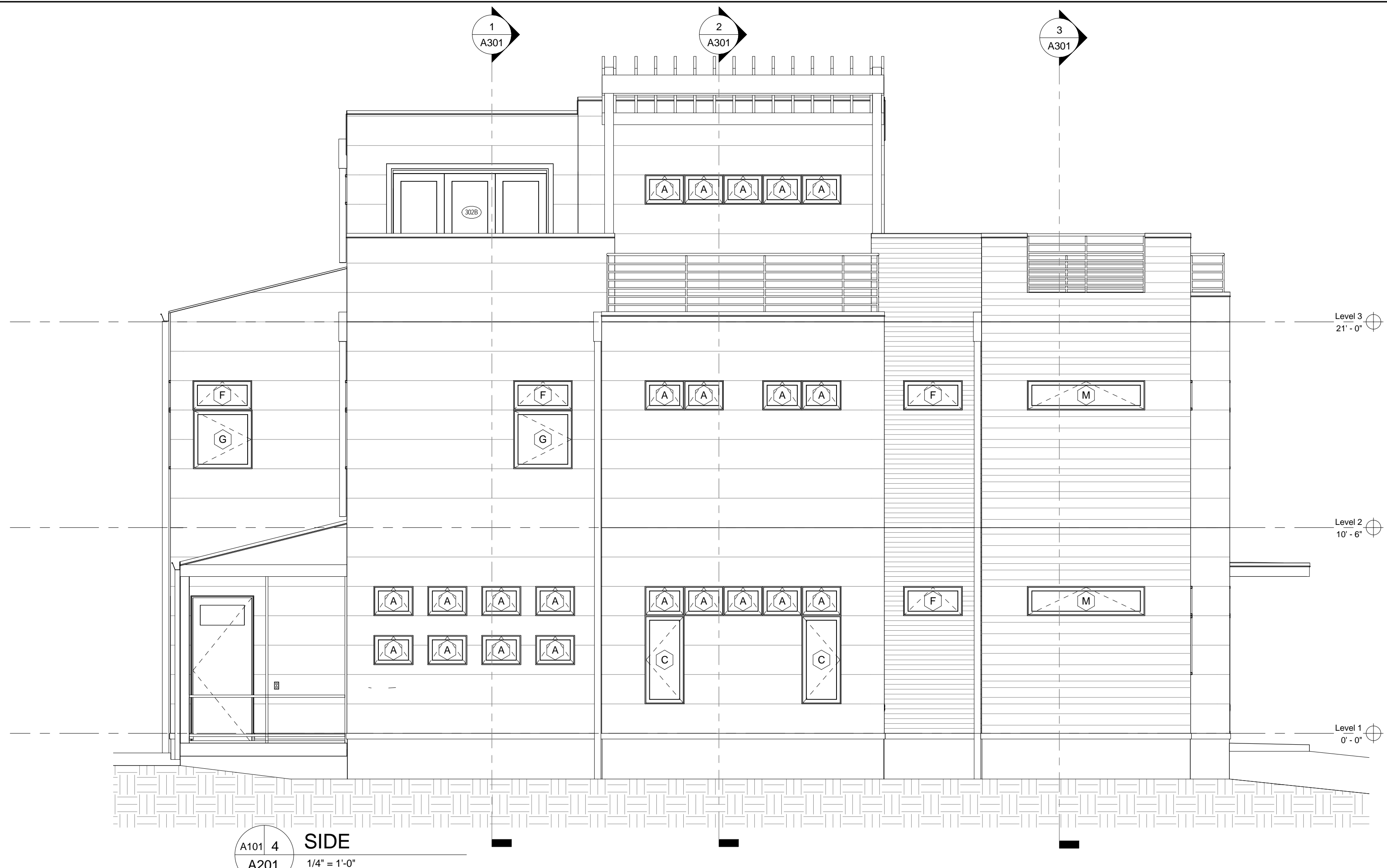
Drawing Title

DIMENSIONED  
PLANS

Drawing No.

A104

REVIEW



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4 PART  
HARMONY

5TH STREET,  
CHARLOTTESVILLE, VA

Scale 1/4" = 1'-0"

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Project No. 0000

Drawing Title

ELEVATIONS

Drawing No.

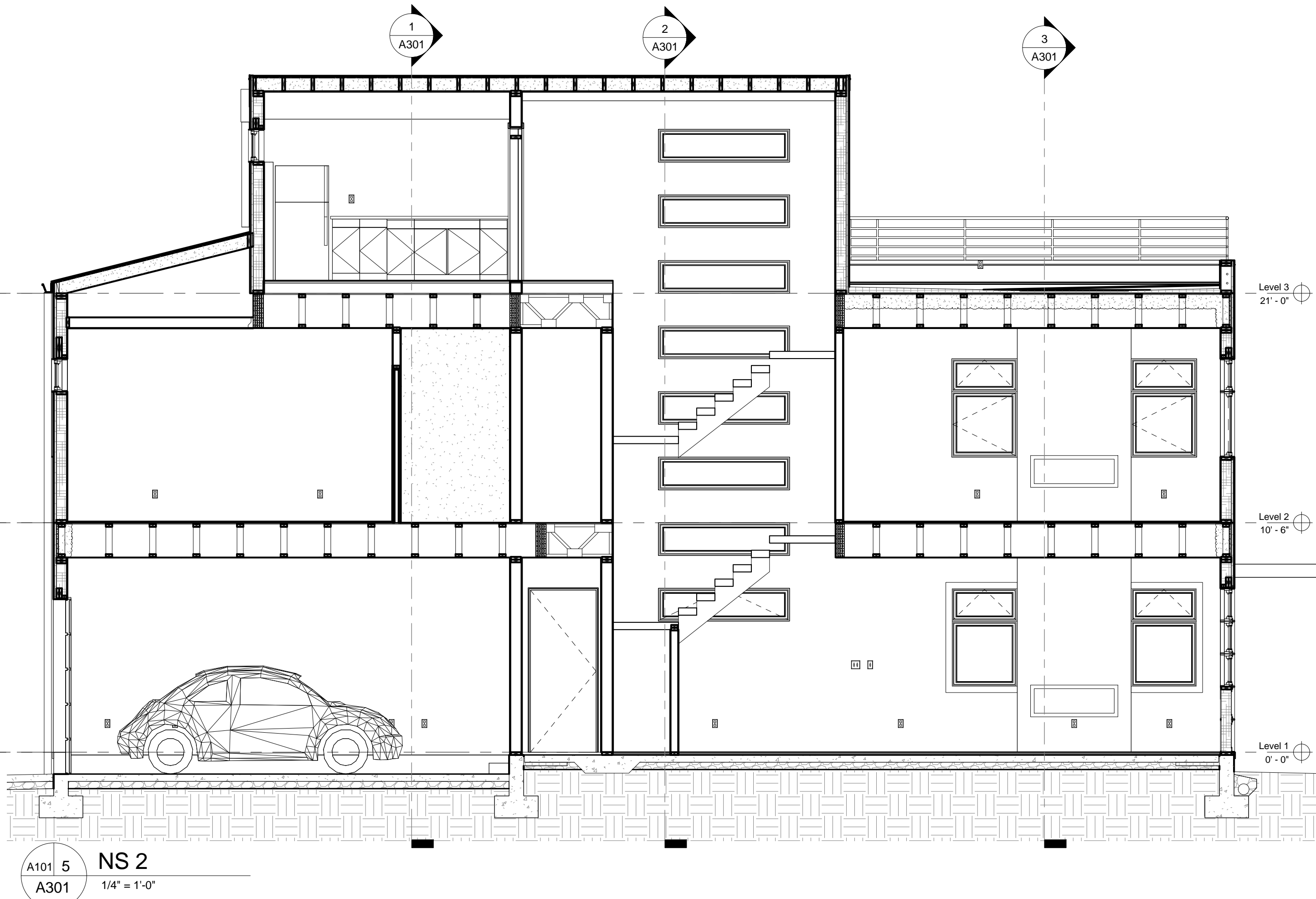
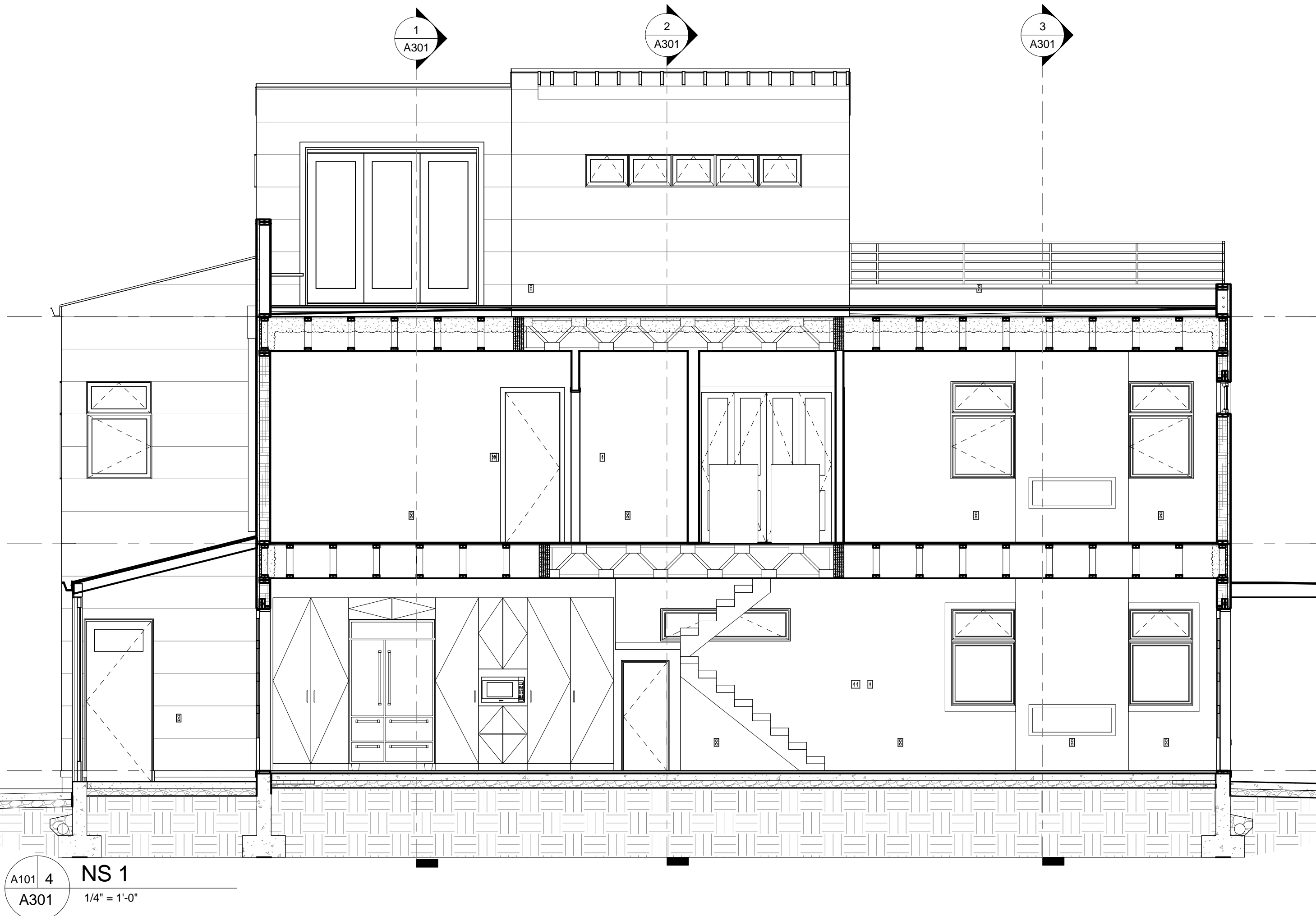
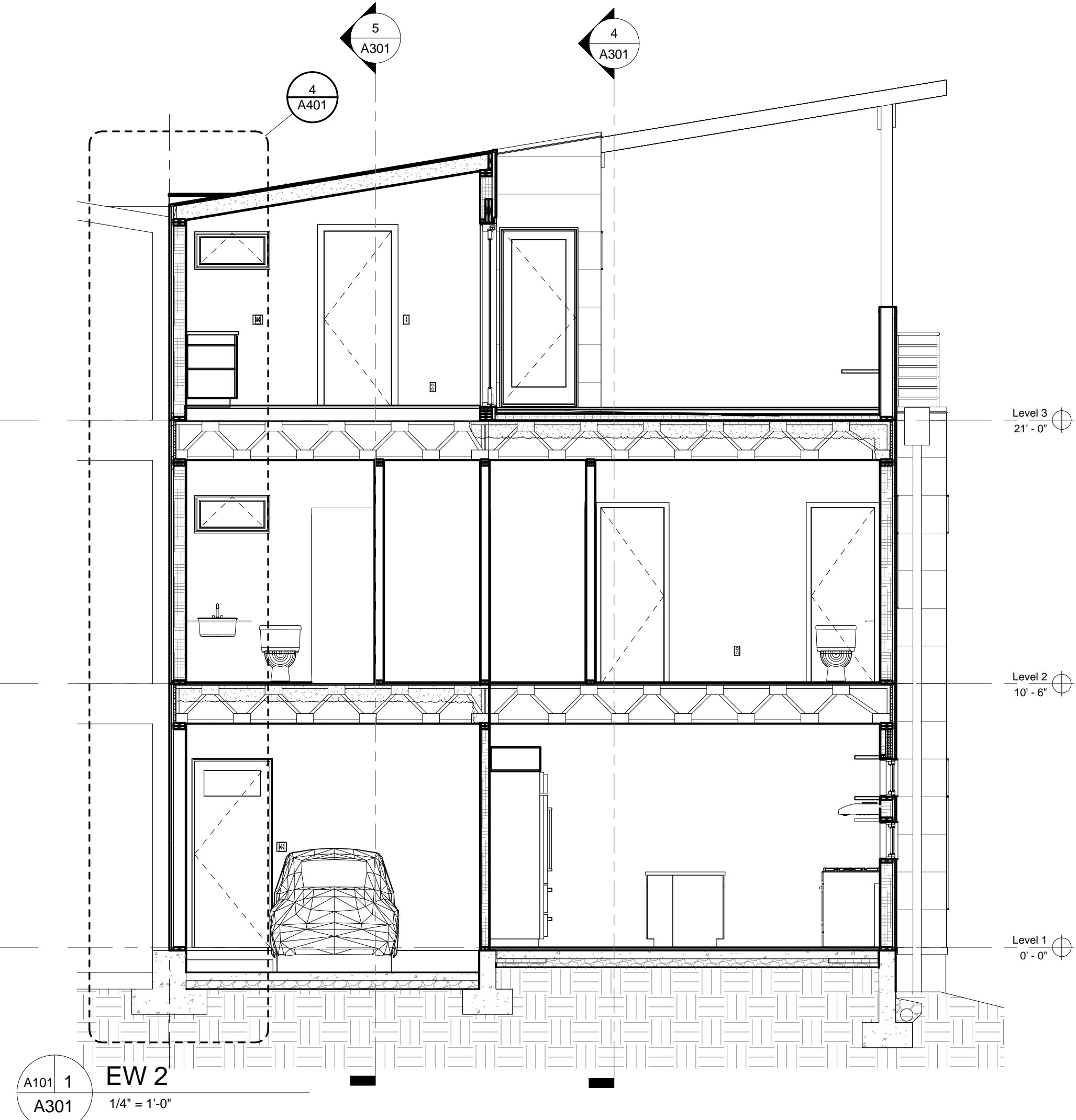
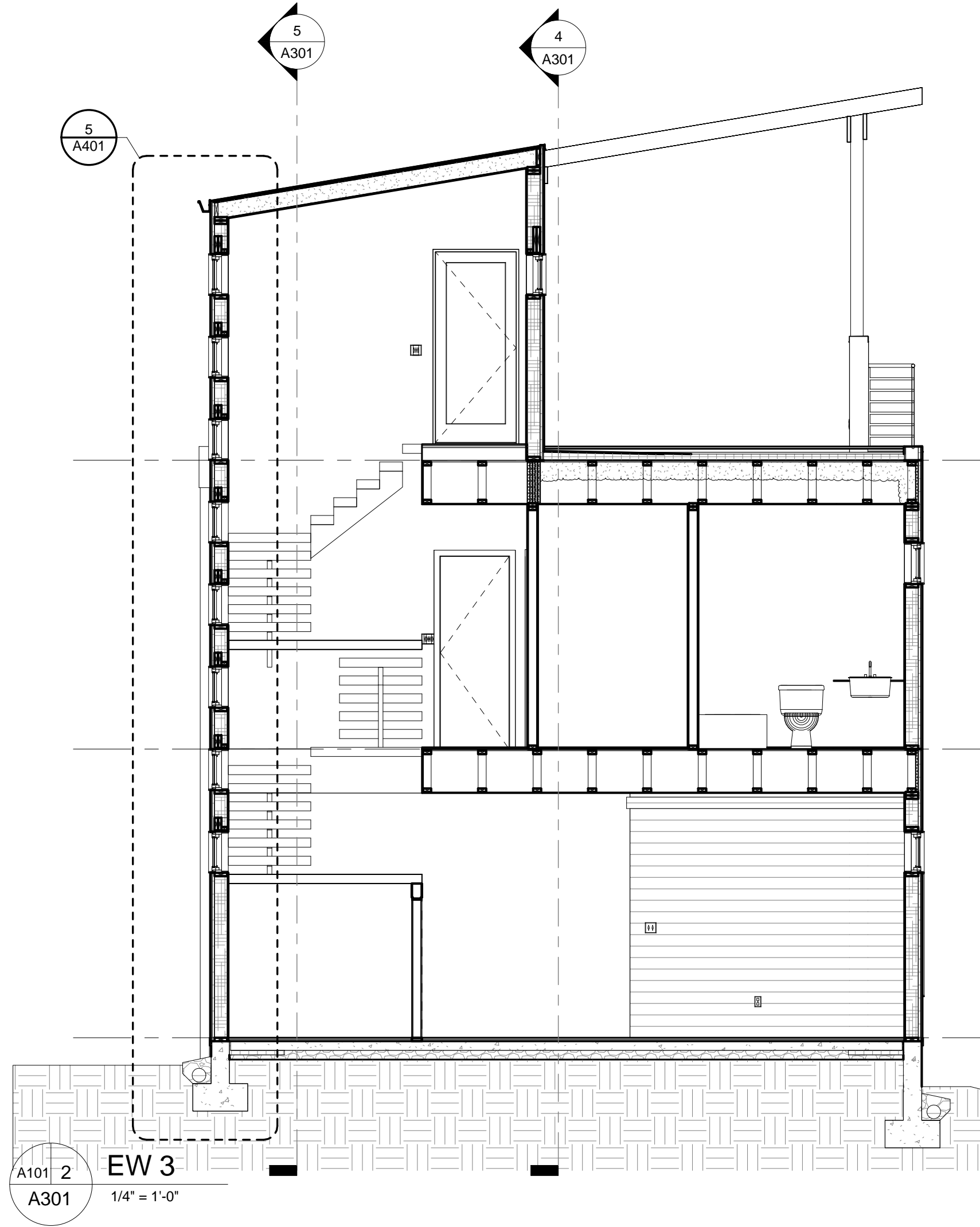
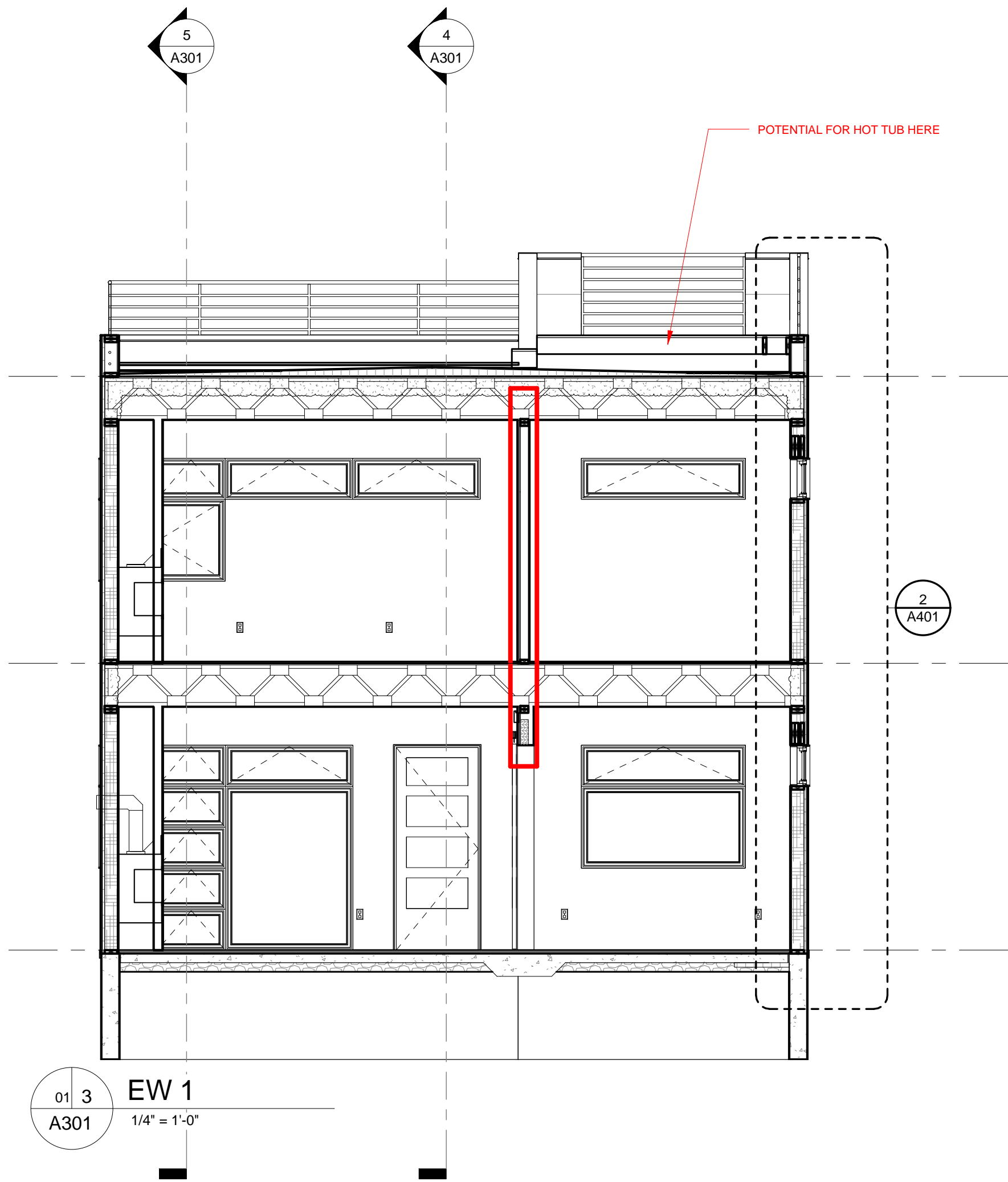
A201

REVIEW



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**4 PART HARMONY**

**5TH STREET,  
CHARLOTTESVILLE, VA**

Scale 1/4" = 1'-0"

Date 04/30/18

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Project No. 0000

Drawing Title

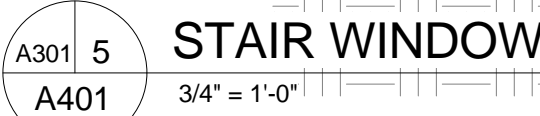
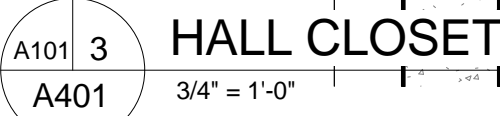
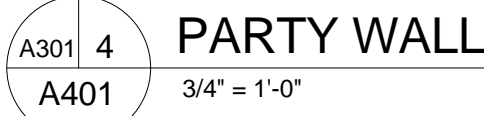
**SECTIONS**

Drawing No.

**A301**

**REVIEW**

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Scale	3/4" = 1'-0"
Date	04/30/18
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Project No.	0000

Drawing No.  
**A401**  
REVIEW

Door Schedule											Window Schedule				
LEVEL	MARK	Type Mark	TYPE	WIDTH	HEIGHT	RATING	DESCRIPTION	LOCATION	LOC. NO.	COMMENTS	HDWR	Type Mark	Width	Height	Type Comments
Level 1	29	89	70" x 90"	5' - 10"	7' - 6"			LIVING	101						
Level 1	101	114	36" x 90" exterior front	3' - 0"	7' - 5"			LIVING	101			A	2' - 0"	1' - 6"	AWNING
Level 1	103	44	30" x 84"	2' - 6"	7' - 0"			BATH	103			B	2' - 0"	3' - 0"	FIXED
Level 1	104C	108	24" x 60"	2' - 0"	5' - 0"		INTERIOR WOOD DOOR	DINING	104			C	2' - 0"	4' - 6"	CASEMENT
Level 1	105	112	36" x 90" exterior	3' - 0"	7' - 5"			KITCHEN	105			D	2' - 6"	1' - 6"	AWNING
Level 1	106	91	36" x 102"	3' - 0"	8' - 6"							E	2' - 6"	3' - 0"	CASEMENT
Level 1	107A	67	10' x 8'	10' - 0"	8' - 0"							F	3' - 0"	1' - 6"	AWNING
Level 1	107B	116	36" x 90" exterior	3' - 0"	7' - 5"			GARAGE	107			G	3' - 0"	3' - 0"	CASEMENT
Level 1	107C	116	36" x 90" exterior	3' - 0"	7' - 5"			GARAGE	107			H	3' - 0"	3' - 0"	FIXED
Level 1	108	109	36" x 90" exterior	3' - 0"	7' - 5"							J	3' - 6"	1' - 6"	AWNING
Level 1	301D	118	bam door									K	4' - 8"	1' - 6"	AWNING
Level 2	201B	30	36" x 80"	3' - 0"	6' - 8"		INTERIOR DOUBLE WOOD DOOR	HALL	201			L	4' - 8"	6' - 0"	FIXED
Level 2	201C	54	72" x 84"	6' - 0"	7' - 0"			HALL	201			M	6' - 0"	1' - 6"	AWNING
Level 2	201D	104	24" x 84"	2' - 0"	7' - 0"		INTERIOR WOOD DOOR	HALL	201			N	6' - 0"	3' - 0"	FIXED
Level 2	201E	92	36" x 80"	3' - 0"	5' - 0"		INTERIOR DOUBLE WOOD DOOR	HALL	201						
Level 2	202A	20	30" x 84"	2' - 6"	7' - 0"			BED	202						
Level 2	202B	20	30" x 84"	2' - 6"	7' - 0"			BATH	202B			ME	6' - 0"	1' - 6"	FIXED
Level 2	202C	20	30" x 84"	2' - 6"	7' - 0"			CLOSET	202C			N	6' - 0"	3' - 0"	FIXED
Level 2	203A	20	30" x 84"	2' - 6"	7' - 0"			BED	203						
Level 2	203B	44	30" x 84"	2' - 6"	7' - 0"			BED	203						
Level 2	203C	44	30" x 84"	2' - 6"	7' - 0"			CLOSET	203C						
Level 2	204A	20	30" x 84"	2' - 6"	7' - 0"			BED	204						
Level 2	204B	44	30" x 84"	2' - 6"	7' - 0"			BED	204						
Level 2	204C	44	30" x 84"	2' - 6"	7' - 0"			BED	204						
Level 3	301A	88	CUIFD3070	3' - 1 7/16"	7' - 2"		3696 FR DOOR								
Level 3	301B	88	CUIFD3070	3' - 1 7/16"	7' - 2"		3696 FR DOOR	HALL	301						
Level 3	302A	19	32" x 84"	2' - 8"	7' - 0"			KITCHEN	302						
Level 3	302B	105	COBFLD8070-3P	8' - 0 1/16"	7' - 3 5/8"		8070 BFLD DOOR								

Room Schedule									
Level	Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Trim	Comments
Level 1	101	LIVING	247 SF						
Level 1	102	STUDY	88 SF						
Level 1	103	BATH	41 SF						
Level 1	104	DINING	282 SF						
Level 1	105	KITCHEN	202 SF						
Level 1	106	PORCH	126 SF						
Level 1	107	GARAGE	237 SF						
Level 1	108	MECH	24 SF						
Level 2	201	HALL	163 SF						
Level 2	201B	LINEN	5 SF						
Level 2	201C	LAUNDRY	21 SF						
Level 2	201D	CLOSET	10 SF						
Level 2	202	BED	257 SF						
Level 2	202B	BATH	87 SF						
Level 2	202C	CLOSET	89 SF						
Level 2	203	BED	158 SF						
Level 2	203B	BATH	40 SF						
Level 2	203C	CLOSET	27 SF						
Level 2	204	BED	174 SF						
Level 2	204B	BATH	38 SF						
Level 2	204C	CLOSET	8 SF						
Level 3	301	HALL	155 SF						
Level 3	302	KITCHEN	131 SF						

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**4 PART HARMONY**  
  
5TH STREET,  
CHARLOTTESVILLE, VA

Scale	
Date	05/16/18
Drawn By:	Author
Check By:	Checker
Project No.	0000

Drawing Title  
**SCHEDULES**

Drawing No.  
**A501**  
**REVIEW**

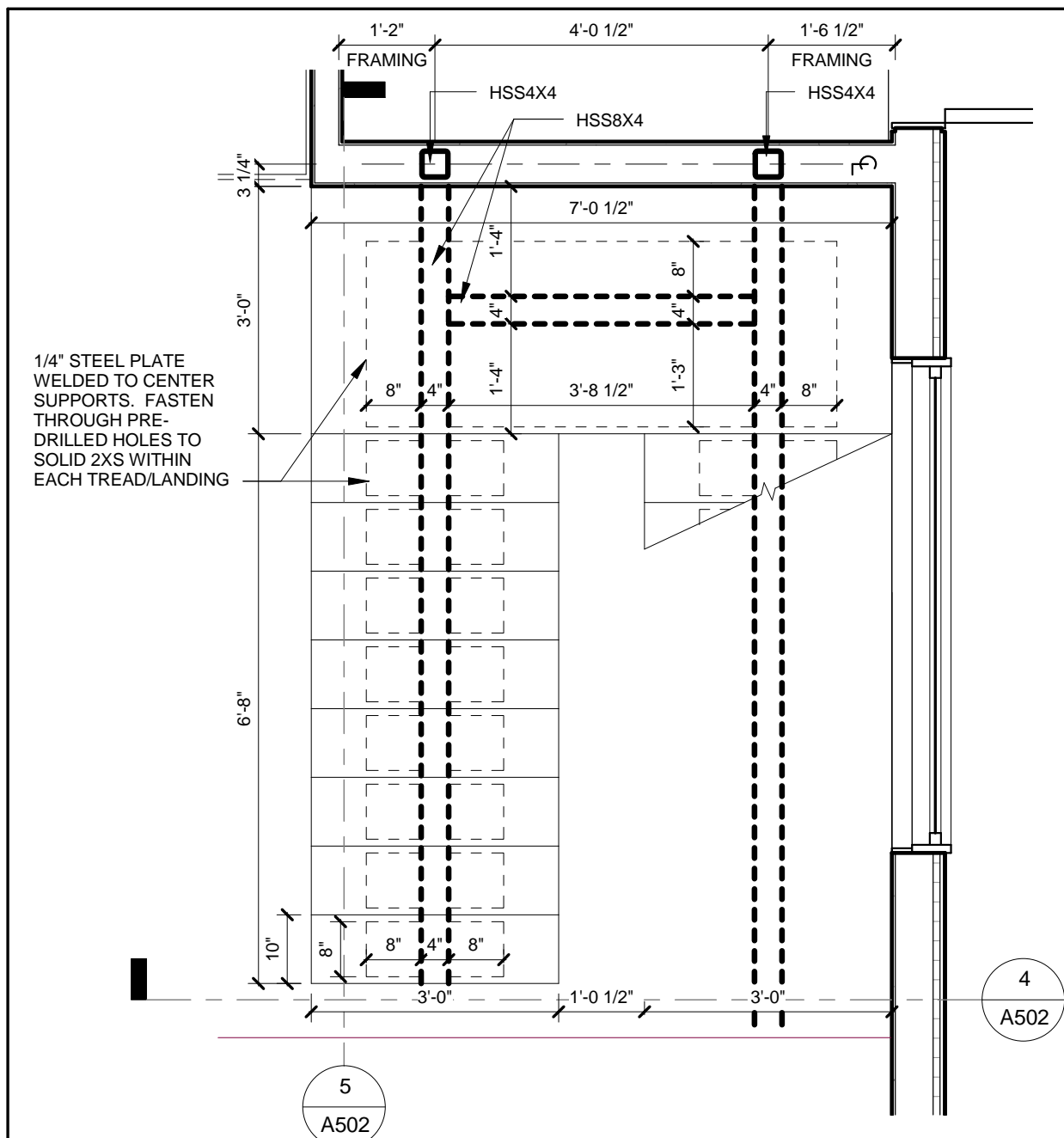


## REVIEW



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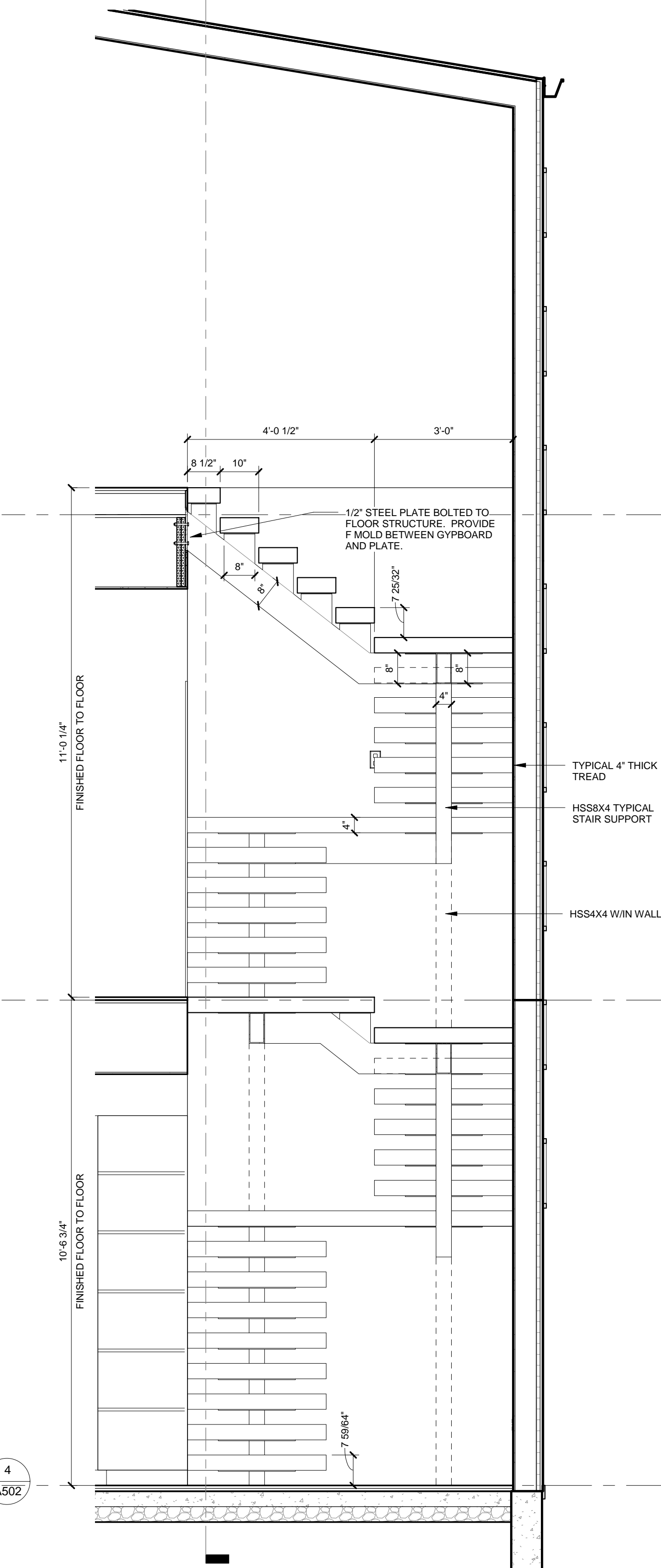
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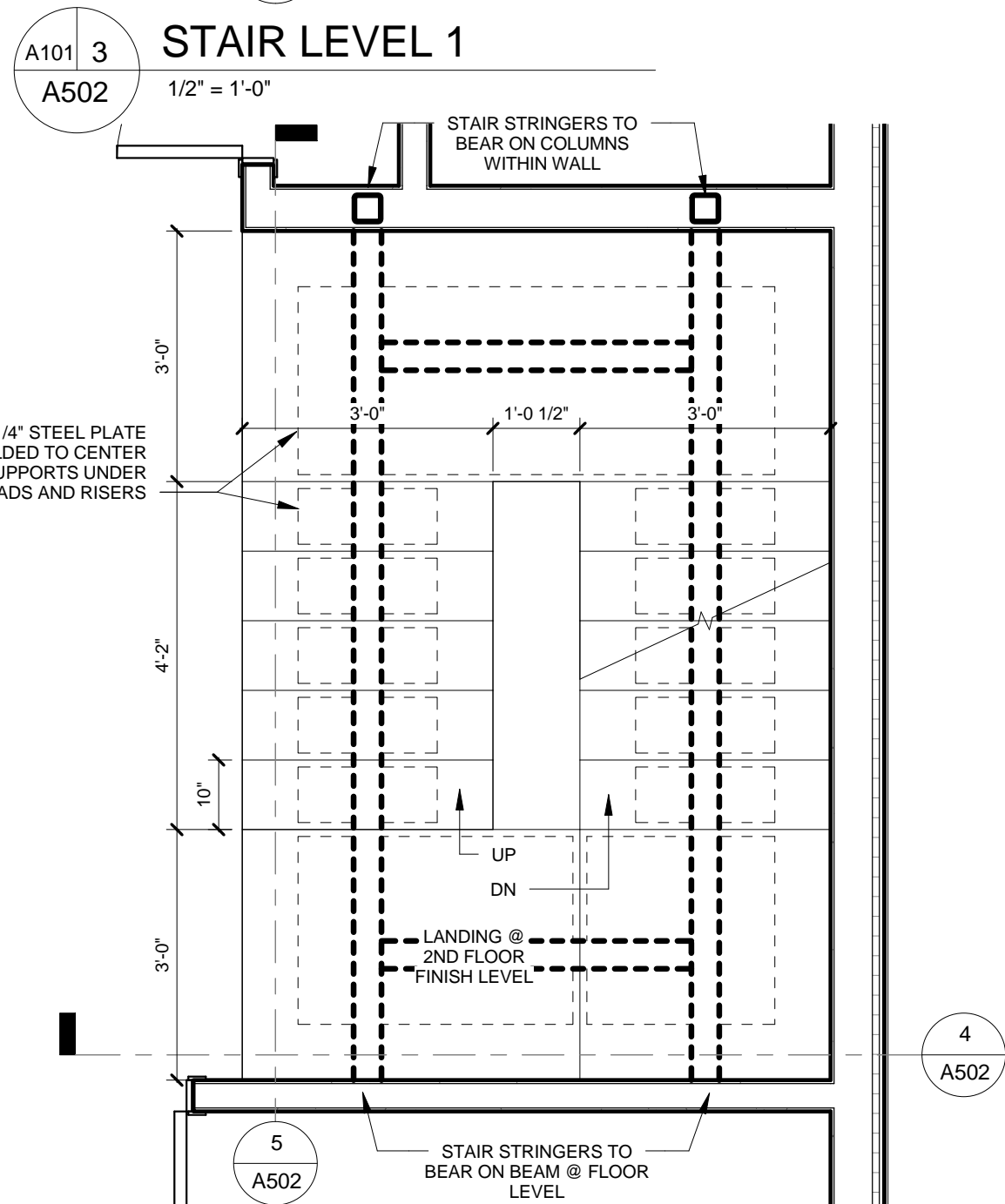
**TREAD DETAIL**

1" = 1'-0"

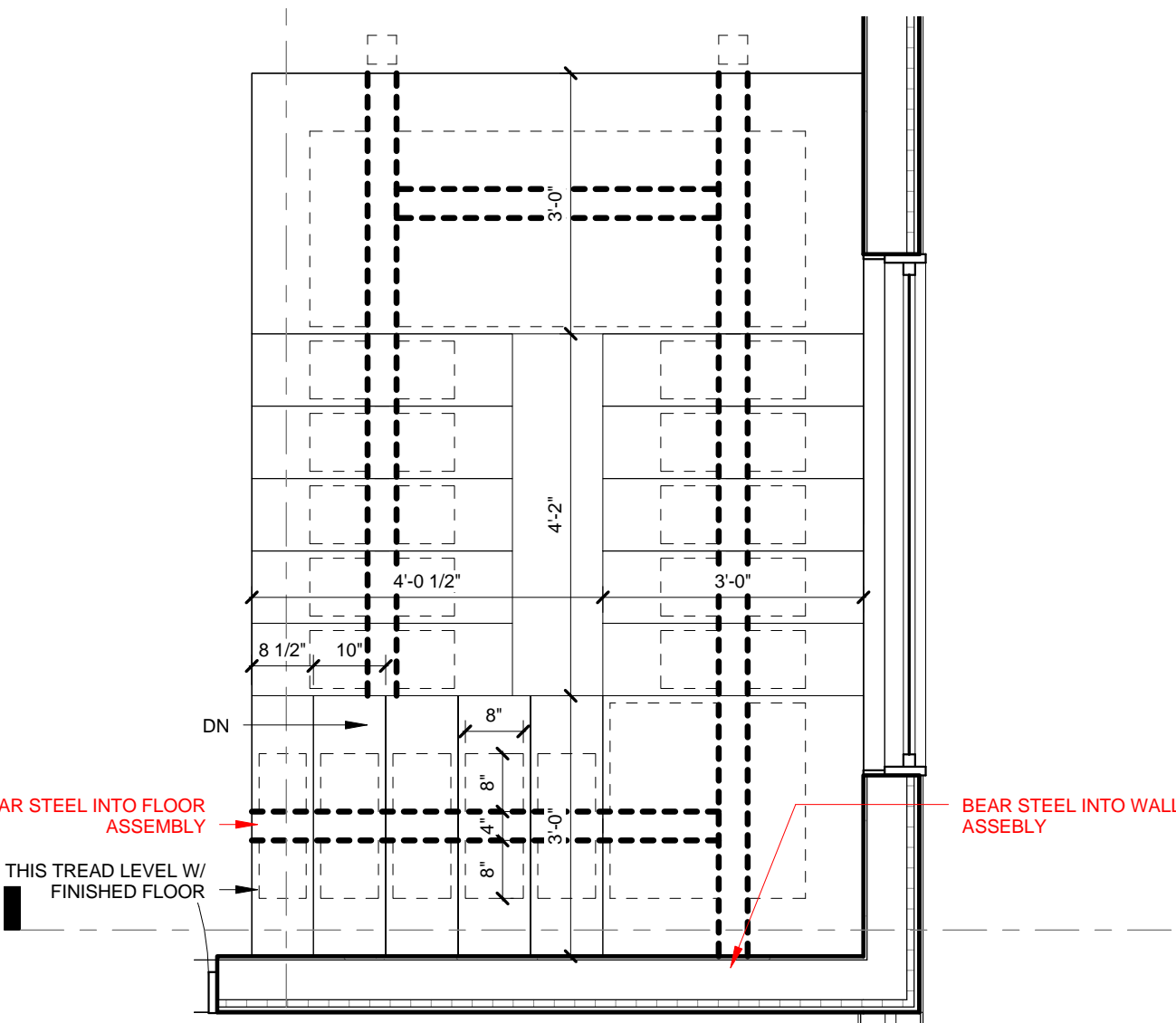
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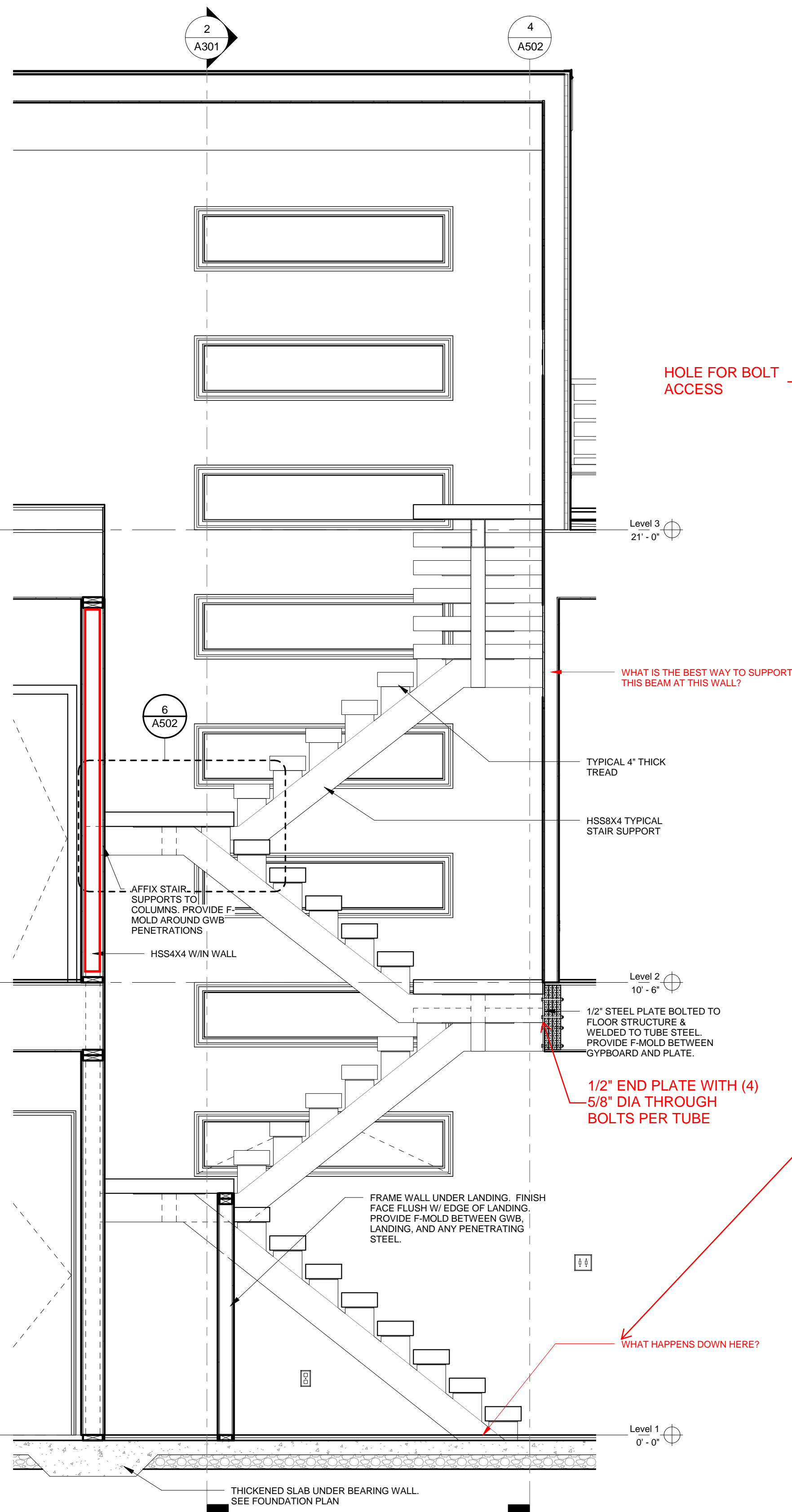
**STAIR SECTION**



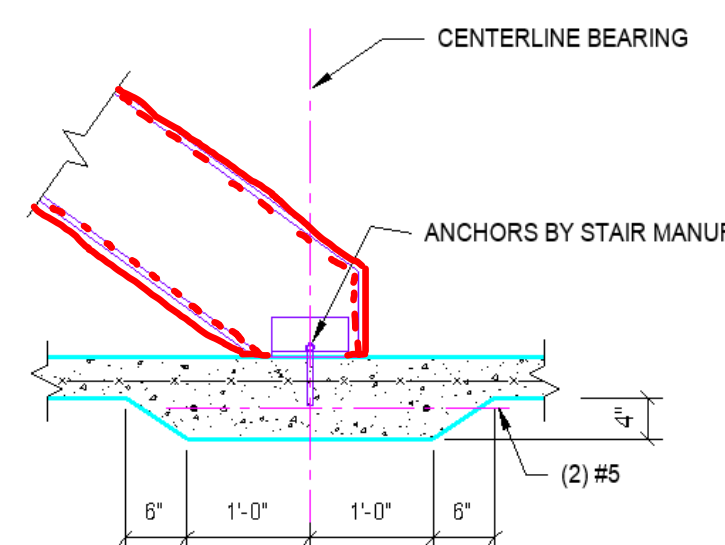
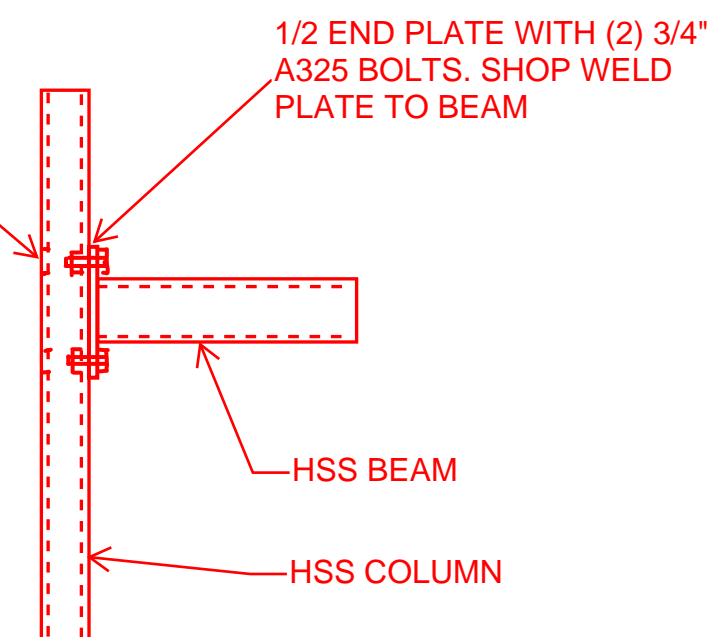
STAIR LEVEL 2  
1/2" = 1'-0"




**STAIR LEVEL 3**  
 A101 1  
 A502 1/2" = 1'-0"



**Detail 2**  
1/2" = 1'-0"



NOTE: THICKENED PORTION TO BE  
STAIR WIDTH PLUS 1'-0" EA SIDE.

SLAB-ON-GRADE BELOW  
STAIR STRINGER

3/4"=1'-0"

GENERAL ELECTRICAL NOTES

**ENGINEERING:**  
THIS DRAWING REPRESENTS POWER AND COMMUNICATION RECEPTACLE LOCATIONS ONLY AND SHALL NOT BE UTILIZED AS AN ENGINEERED DOCUMENT. THE ELECTRICAL SYSTEM SHALL BE DESIGNED/DESIGNED BY A PROFESSIONAL ENGINEER.

**CODES:**  
CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, VIRGINIA CONSTRUCTION CODE, IBC, NFPA, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. THE ELECTRICAL LIGHTING CONTRACTORS SHALL NOTIFY THE OWNER'S REPRESENTATIVES OF ANY FIXTURES NOT RATED PROPERLY FOR THEIR LOCATION. GFCI RECEPTACLES ARE NOT INDICATED ON THE PLAN BUT SHOULD BE PROVIDED PER CODE.

**DIMENSIONS:**  
ALL DIMENSIONS SHOWN ARE FROM THE CENTER LINE OF THE BOX. RECEPTACLES SHALL BE 18" ON CENTER ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. WALL RECEPTACLES SHOWN BACK TO BACK MAY BE OFFSET BUT SHALL BE INSTALLED ADJACENT TO EACH OTHER.

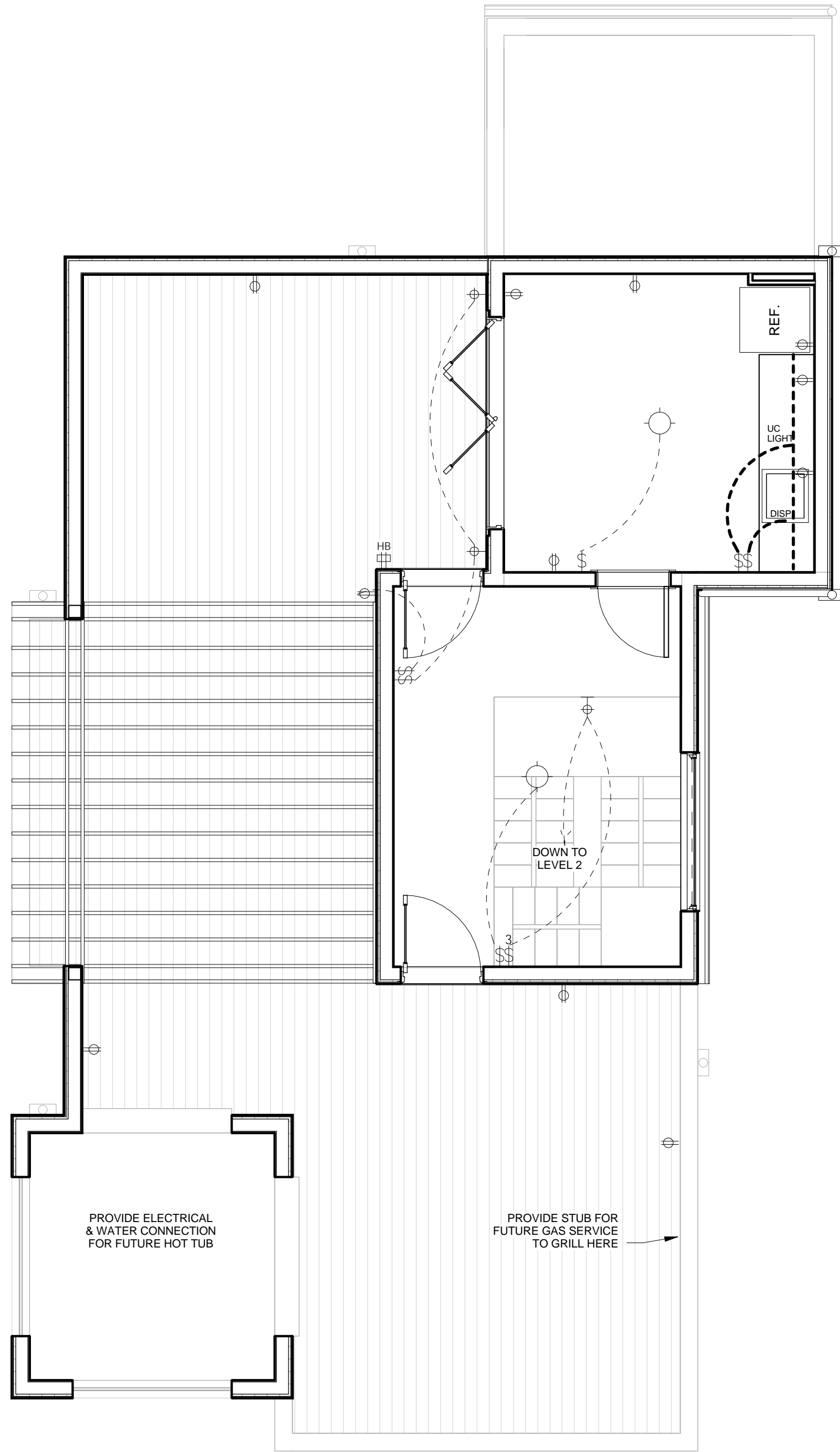
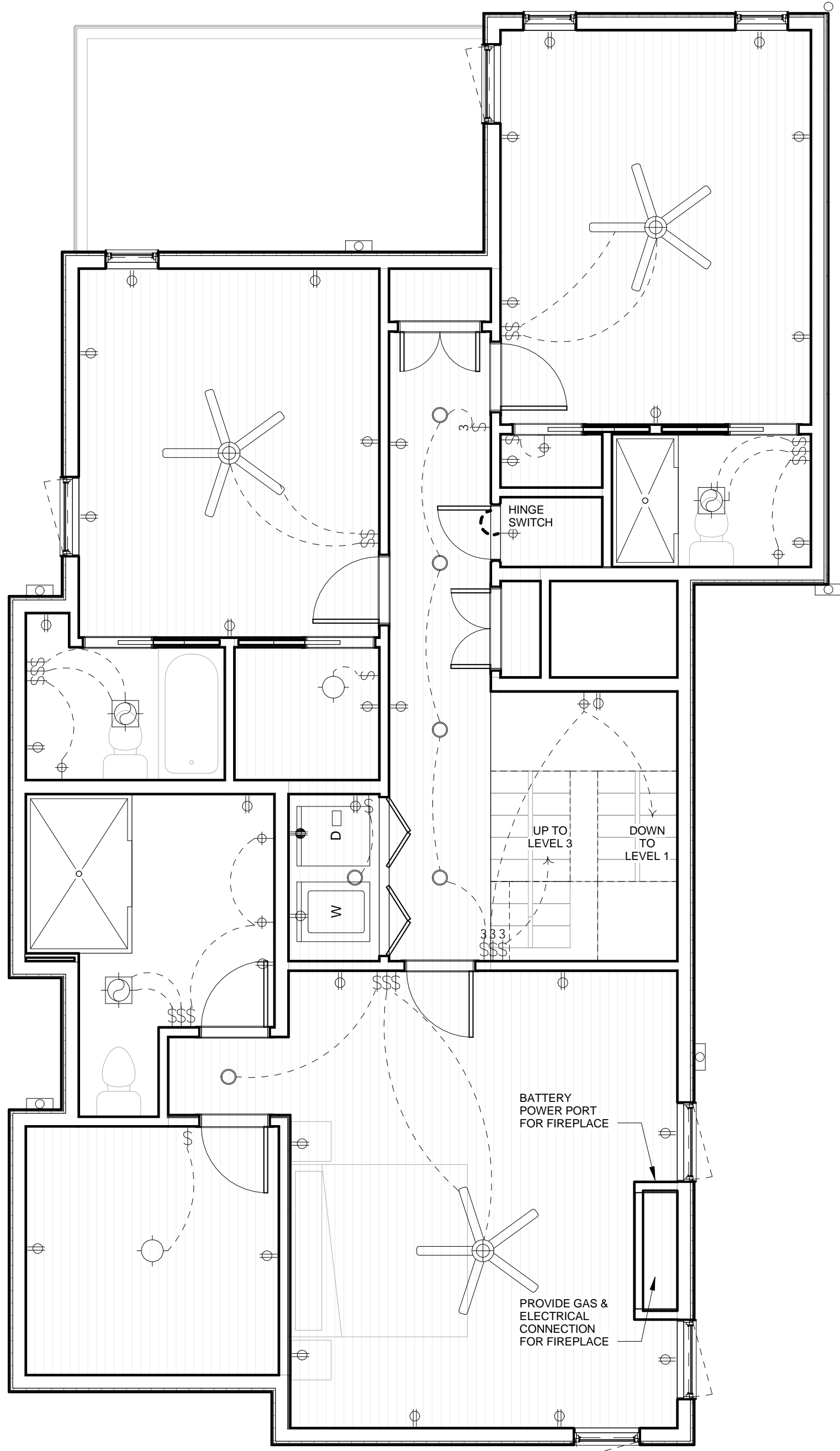
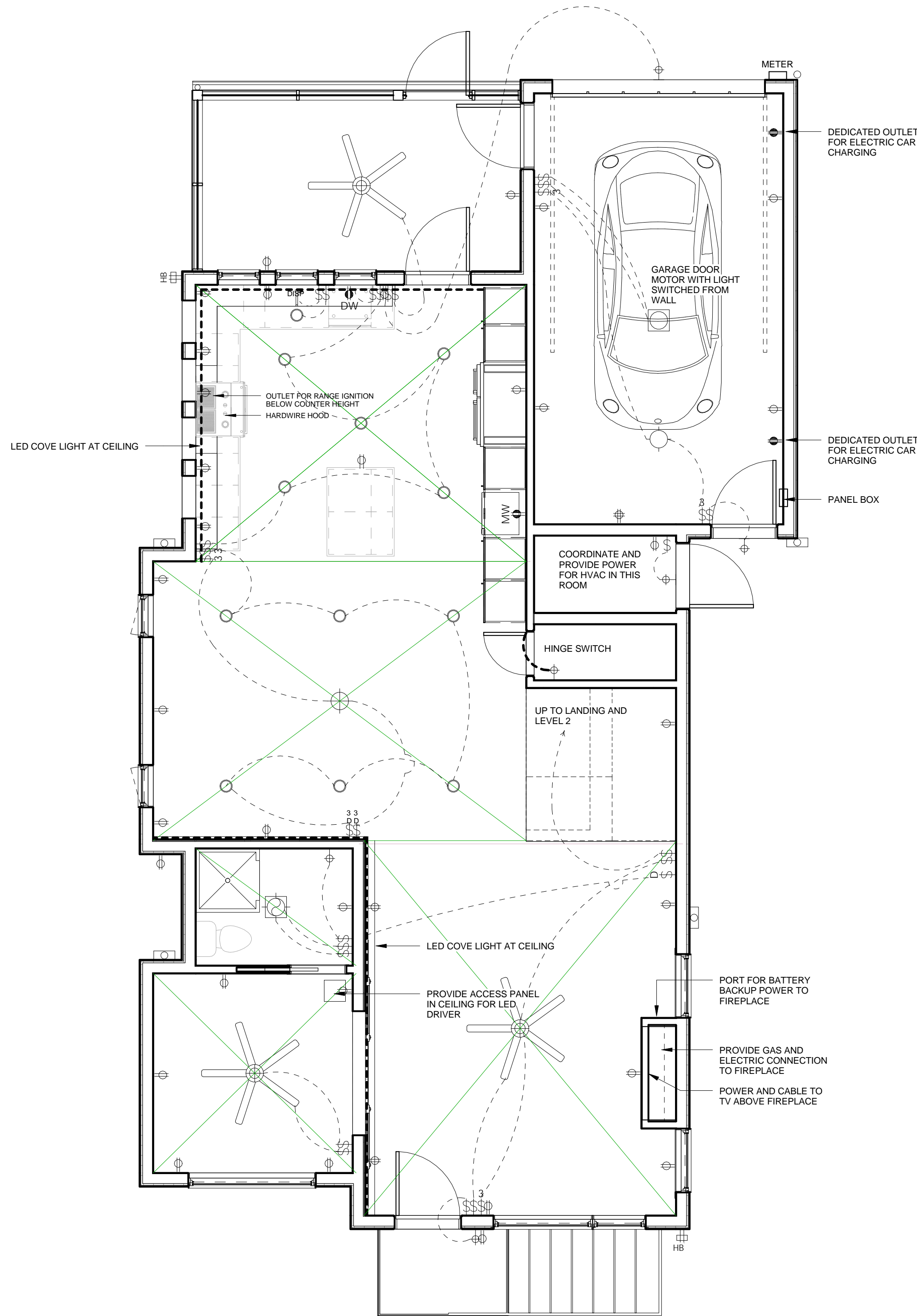
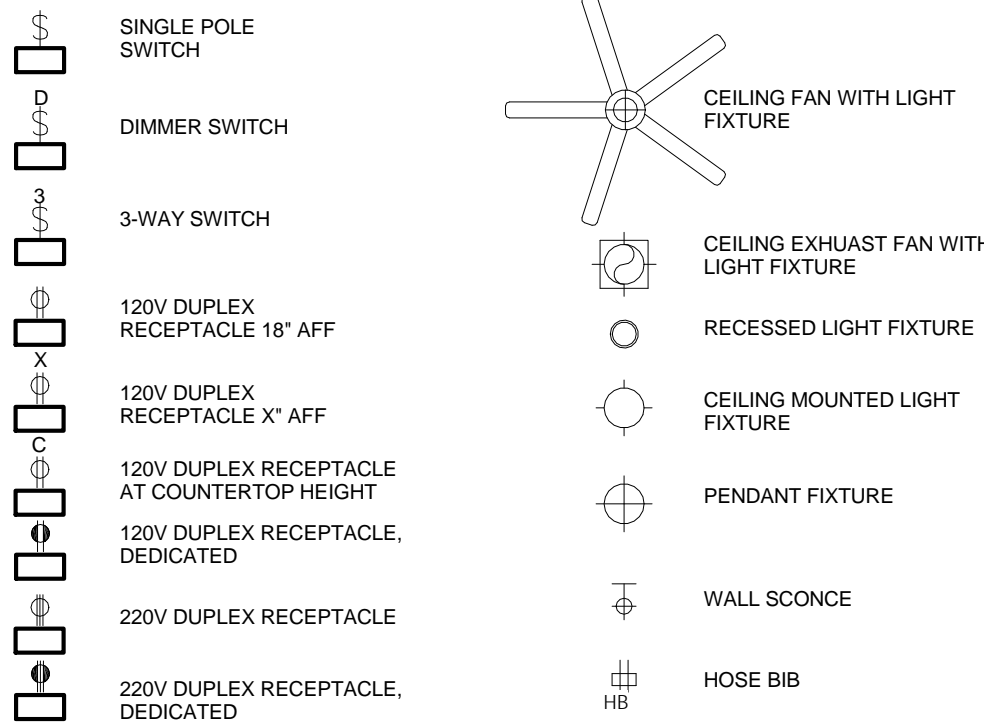
**FACEPLATES:**  
TWO OR MORE ADJACENT POWER OR COMMUNICATION RECEPTACLES SHALL BE GANGED WITH A COMMON FACEPLATE. IF THEY CANNOT BE GANGED THEY SHALL BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS.

**DESIGN/BUILD:**  
THE ELECTRICAL CONTRACTOR SHALL PERFORM ALL REQUIRED DESIGN AND ENGINEERING, OBTAIN AND PAY FOR ALL PERMITS AND FEES RELATIVE TO THE WORK. PAY FOR ANY INSPECTIONS REQUIRED, PROVIDE ALL LAMPS, FIXTURES, ACCESSORIES, CONNECTIONS, ETC. NECESSARY TO FULLY INSTALL AND OPERATE ALL ELECTRICAL AND LIGHTING INSTALLATIONS.

**EQUIPMENT:**  
MAKE ALL NECESSARY CONNECTIONS TO REQUIRED EQUIPMENT AND WATER HEATER. PROVIDE DISCONNECTS AND STARTERS AS REQUIRED AT MECHANICAL EQUIPMENT.

**METER:**  
CONFIRM ELECTRICAL METER AND PANEL BOX LOCATIONS WITH UTILITY COMPANY. INFORM OWNER IF EITHER SHOULD BE RELOCATED. COORDINATE ANY ALTERNATE LOCATIONS WITH OWNER.

POWER, LIGHTING, AND UTILITIES



01 1 Level 1  
A801 1/4" = 1'-0"

01 2 Level 2  
A801 1/4" = 1'-0"

01 3 Level 3  
A801 1/4" = 1'-0"

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No. Date Description

Project Title

4 PART HARMONY

5TH STREET,  
CHARLOTTESVILLE, VA

Scale 1/4" = 1'-0"

Date 05/16/18

Drawn By: Author

Check By: Checker

Project No. 0000

Drawing Title

RCPS

Drawing No.

A801

REVIEW