

PROJECT DATA

PROJECT LOCATION:
FAUQUIER COUNTY, VA
WASHINGTON & GREEN STREET – LOT B2
WARRENTON, VA

CODE OF JURISDICTION:
2015 – VIRGINIA RESIDENTIAL CODE

All construction shall be in conformance with the Virginia State amendments to the International Residential Code (IRC), 2015 edition.

USE GROUP:
R-5 RESIDENTIAL

TYPE OF CONSTRUCTION:
VB – UNPROTECTED

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA:

FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD:	30 PSF
SNOW LOAD:	30 PSF
WIND SPEED (3 SEC GUST):	115 MPH, EXPOSE C
ATTICS W/O STORAGE:	10 PSF
ATTICS W/STORAGE:	20 PSF
HABITABLE ATTICS:	30 PSF
STAIRS:	40 PSF
DECKS & BALCONIES (EXT.):	40 PSF
GUARD & HANDRAILS:	200# (CONT., ANY DIR)
SEISMIC CATEGORY:	B
(LIGHT FRAME STRUCTURAL W/SHEAR WALLS)	
CONCRETE WEATHERING:	SEVERE
TERMITE INFESTATION:	MODERATE TO HEAVY
DECAY PROBABILITY:	MODERATE
ICE UNDERLAYMENT:	YES
FROST DEPTH:	24"

NOTE: VALUES SHOWN ARE MINIMUM – CONFIRM WITH LOCAL CODE OFFICIAL PRIOR TO CONSTRUCTION

WILLOW II



PROJECT TEAM

OWNER

LAKESIDE HOMES

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9801 THOROUGHbred RD
WARRENTON, VA 20187
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DESIGNER

ALLEN WRIGHT DESIGN, PLLC

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WILLOW II - LOT B2

COVER SHEET

REVISION LOG

MECHANICAL REQUIREMENTS

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3

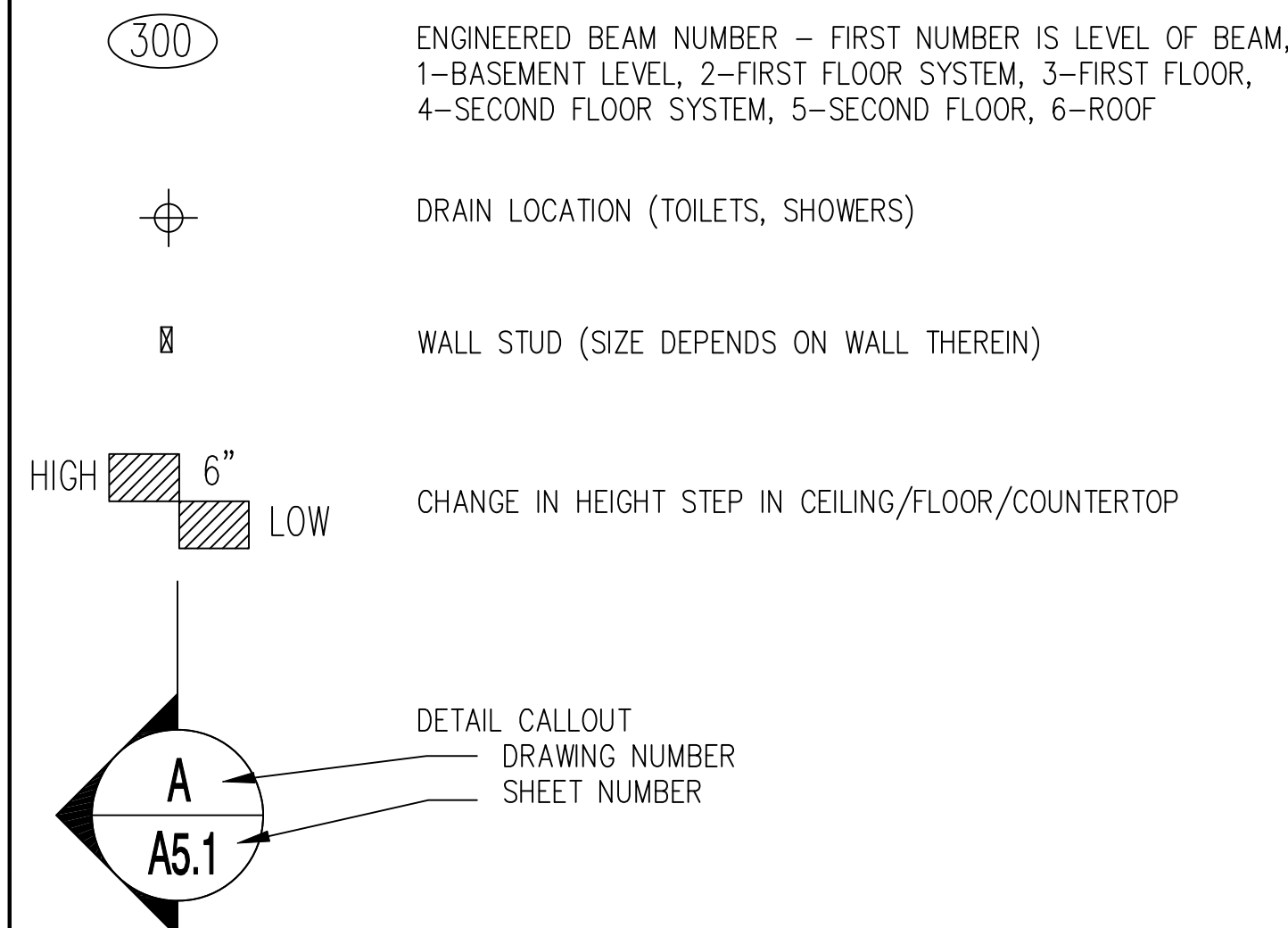
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ABBREVIATIONS

#	NUMBER	ENG.	ENGINEERED	R.	RISER
@	AT	EXT.	EXTERIOR	RA	RETURN AIR
ABV.	ABOVE	FB	FLOOR BREAK	REF.	REFRIGERATOR
AFF.	ABOVE FINISHED FLR	FLR.	FLOOR	REINF.	REINFORCED
AH	AIR HANDLER	FP.	FIREPLACE	REQD.	REQUIRED
ALUM.	ALUMINUM	FT.	FOOT	RM.	ROOM
APPROX.	APPROXIMATE	FTG.	FOOTING	S.F.	SQUARE FOOT/FEET
BD.	BOARD	FURN.	FURNACE	SGD.	SLIDING GLASS DOOR
BLK.	BLOCK	GYP. BD.	GYP. BOARD	SHLVS.	SHELVES
BLKG.	BLOCKING	H	HIGH	STAG.	STAGGERED
BM.	BEAM	HDR.	HEADER	STD.	STANDARD
BP.	BEAM POCKET	HT.	HEIGHT	SYN.	SYNTHETIC
BRG.	BEARING	HRDW.	HARDWARE	TYP.	TYPICAL
C.O.	CASED OPENING	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	UNO	UNLESS NOTED OTHERWISE
CLG.	CEILING	INT.	INTERIOR	VT.	VINYL
COL.	COLUMN	INSUL.	INSULATION	W	WASHING MACHINE
CONC.	CONCRETE	LT	LAUNDRY TUB	W/	WITH
CONT.	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	WD.	WOOD
CRS.	COURSE	M. BATH	MASTER BATH	WH	WATER HEATER
D	DRYER	MANUF.	MANUFACTURER	WIN.	WINDOW
DBL.	DOUBLE	MAX.	MAXIMUM	W.O.	WALL OPENING
DES.	DESIGNED	MECH.	MECHANICAL		
D.H.	DOUBLE HUNG	MIN.	MINIMUM		
DIA.	DIAMETER	OH.	OVERHANG		
DIM.	DIMENSION	OPT.	OPTIONAL		
DN.	DOWN	POLY.	POLYETHYLENE		
DR.	DOOR	PREFAB.	PREFABRICATED		
DS.	DOWNSPOUT	PROJ.	PROJECTION		
DW.	DISHWASHER	PT.	PRESSURE TREATED		
E.A.	EACH	PWRD.	POWDER		
ELEC.	ELECTRICAL				
ELEV.	ELEVATION				

SYMBOLS



BUILDING DATA

FOOTPRINT

MAIN HOUSE – BASEMENT: 36'-0" X 60'-0"

SQUARE FOOTAGES

FIRST FLOOR	1226 SQ. FT.
SECOND FLOOR	1550 SQ. FT.
ABOVE GRADE FINISHED TOTAL	2,776 SQ. FT.
FINISHED BASEMENT	633 SQ. FT.
FINISHED TOTAL	3,409 SQ. FT.
UNFINISHED BASEMENT	596 SQ. FT.
GARAGE	484 SQ. FT.
UNFINISHED TOTAL	1,080 SQ. FT.
GROSS TOTAL	4,489 SQ. FT.

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE BUILT

ISSUE DATE: 07-30-21

PERMIT SET

Project Info:
BUILDING CODE: 2015 VRC

Date	Revision/Issue

DRAWN BY: JAWM
PROJECT CODE: 21.050

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REAR ELEVATION - STANDARD

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



FRONT ELEVATION 2 - GABLE

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

WILLOW II - LOT B2

FRONT AND REAR ELEVATION 3

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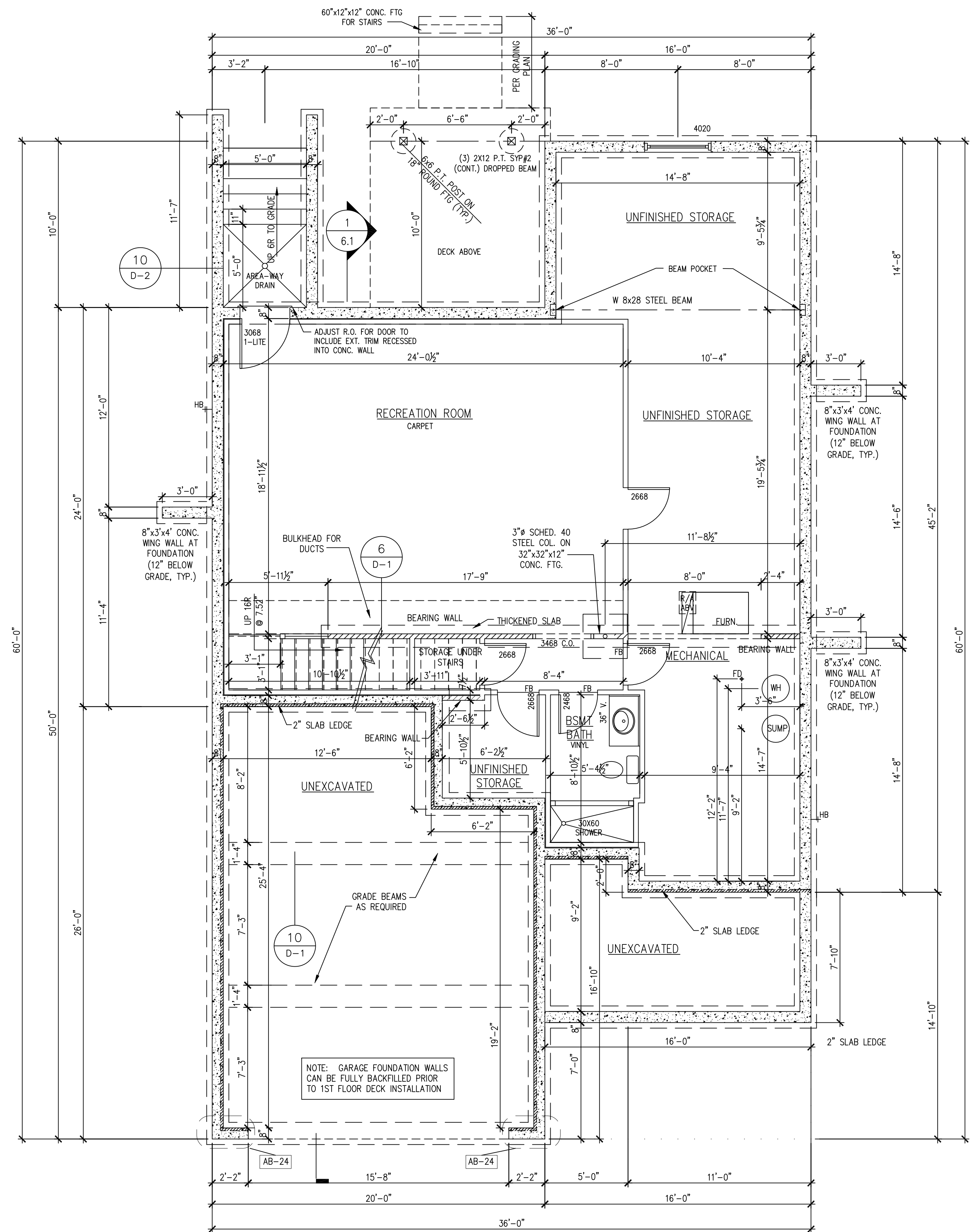
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NOTE: FOUNDATION WALLS ASSUMED TO BE 8" C.I.P. CONCRETE WALLS, TYPICAL ON A 16"x8" CONT. CONCRETE FOOTING (MIN. 24" BELOW GRADE). U.N.O. PER PLAN.

MAXIMUM WALL HEIGHT (FEET)	VERTICAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS				HORIZONTAL REINFORCEMENT FOR 8 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS
	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM REINFORCEMENT SIZE AND SPACING			
		SOIL CLASSES AND DESIGN LATERAL SOIL			
	GW, GP, SW AND SP (30)	GM, GC, SM, SM-SC AND ML (45)	SC, ML-CL AND INORGANIC CL (60)		
8	4	NO REINFORCEMENT	NR	NR	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR MID-HEIGHT OF THE WALL STORY
	5	NR	NR	NR	
	6	NR	NR	#4 @ 17"	
	7	NR	#4 @ 16"	#4 @ 16"	
9	8	#4 @ 19"	#4 @ 16"	#4 @ 12"	ONE #4 BAR WITHIN 12" OF TOP OF WALL AND ONE #4 BAR NEAR THIRD POINTS IN THE WALL STORY
	4	NR	NR	NR	
	5	NR	NR	NR	
	6	NR	NR	#4 @ 16"	
	7	NR	#4 @ 16"	#4 @ 15"	
	8	#4 @ 16"	#4 @ 15"	#4 @ 10"	
	9	#4 @ 16"	#4 @ 11"	#4 @ 8"	

- NOTES:
- SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO IRC TABLE R405.1
 - TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI (GRADE 60), CONCRETE WITH A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI AND VERTICAL REINFORCEMENT BEING LOCATED AT THE CENTERLINE OF THE WALL.
 - NR INDICATES NO VERTICAL REINFORCEMENT IS REQUIRED.
 - VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND/OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH IRC SECTION R404.1.2.3.7.6 AND TABLE R0404.1.2(9).



WILLOW II - LOT B2
FOUNDATION / BASEMENT FLOOR PLAN

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FOUNDATION / BASEMENT FLOOR PLAN

LIVING SPACE 1229 SQ. FT.

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

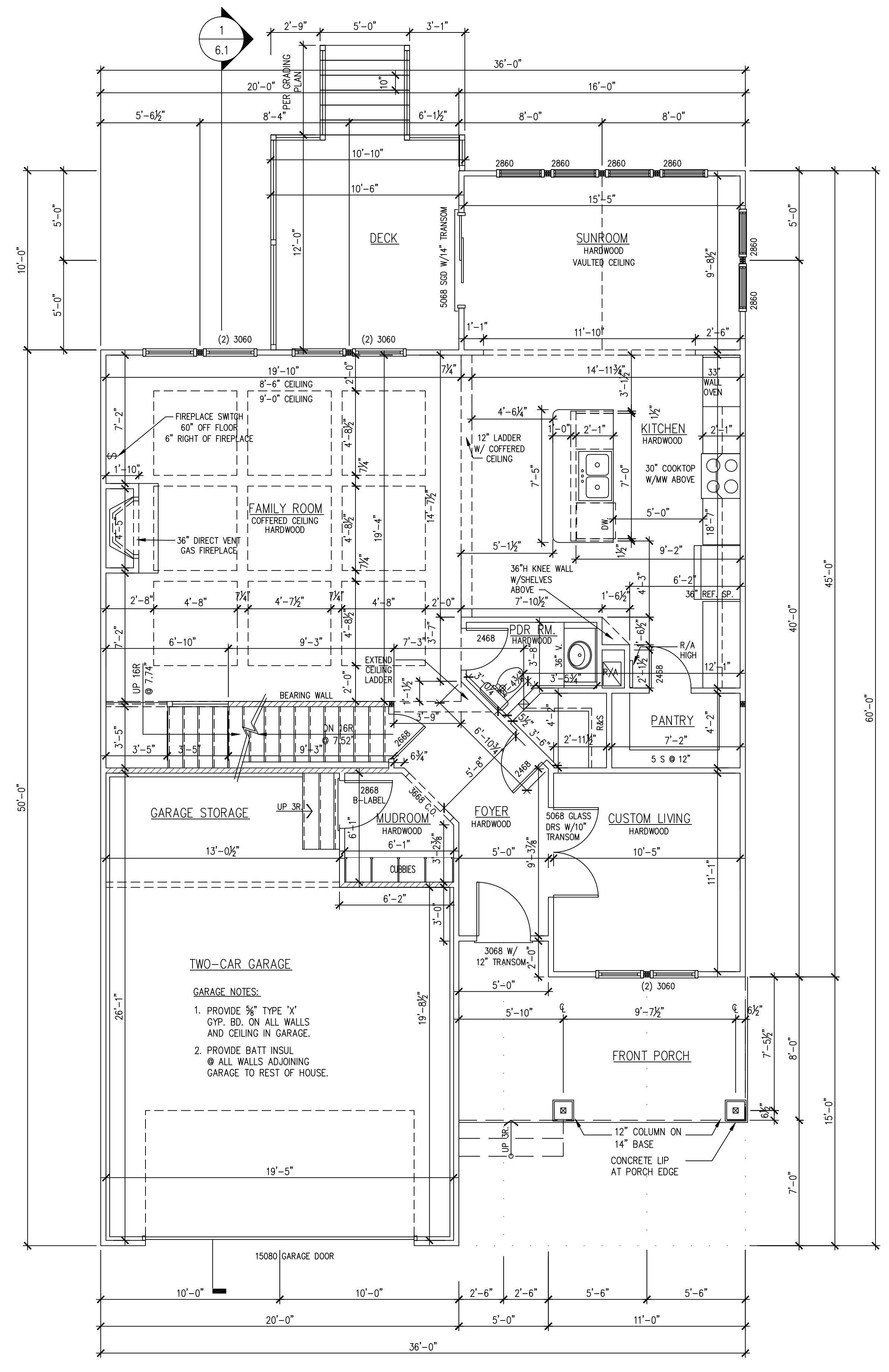
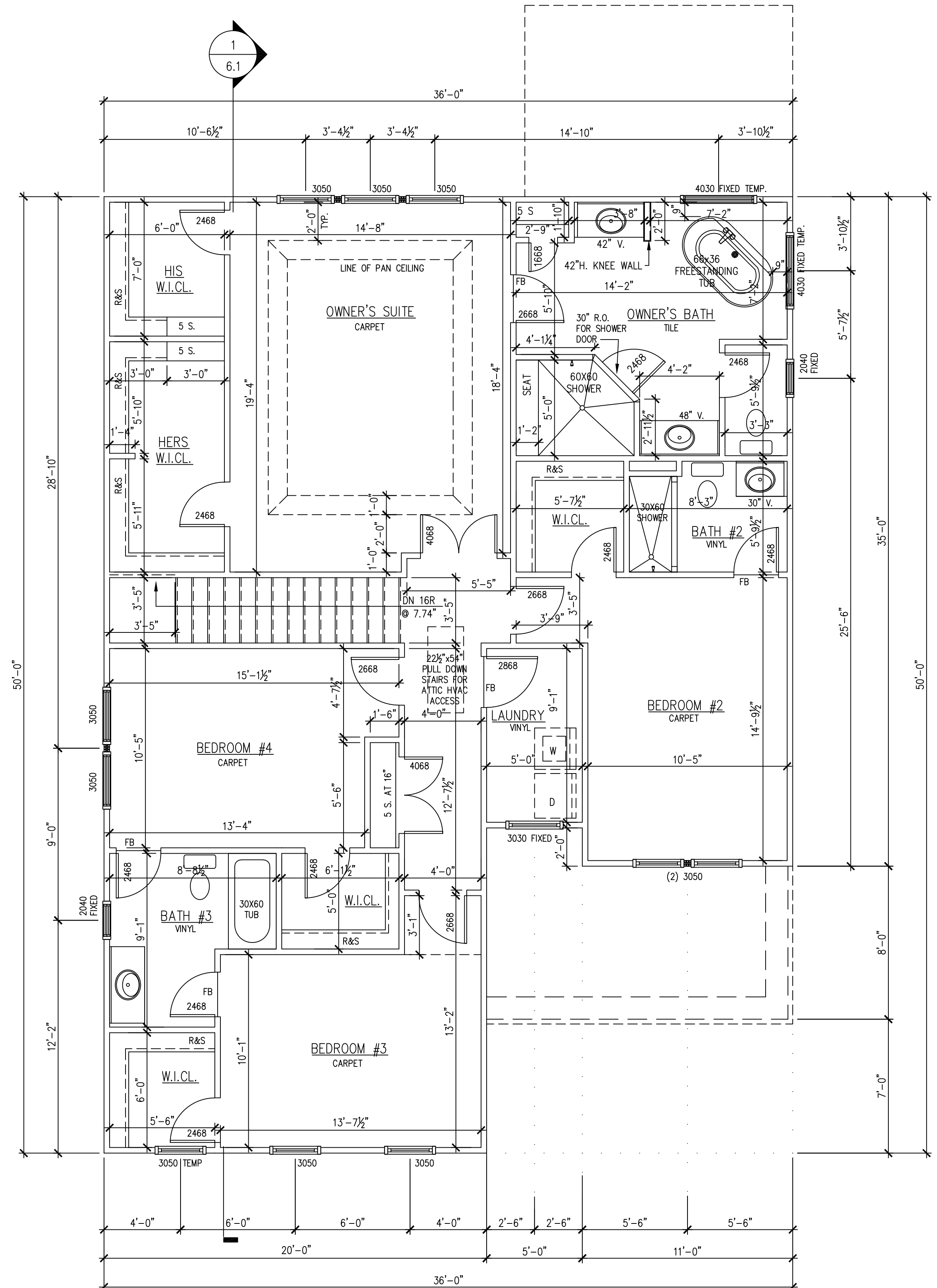
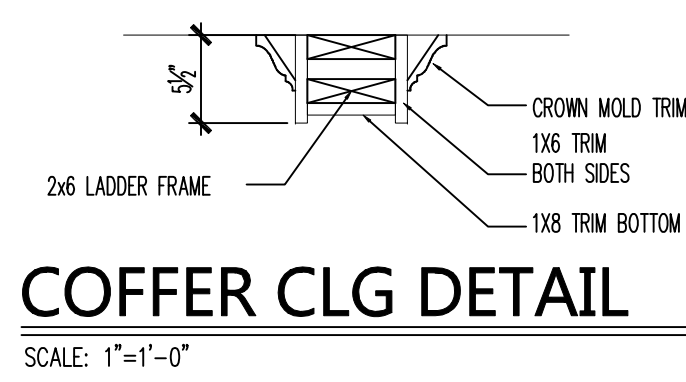
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- GARAGE NOTES:**
1. PROVIDE 3/4" TYPE 'X' GYP. BD. ON ALL WALLS AND CEILING IN GARAGE.
 2. PROVIDE BATT INSUL @ ALL WALLS ADJOINING GARAGE TO REST OF HOUSE.