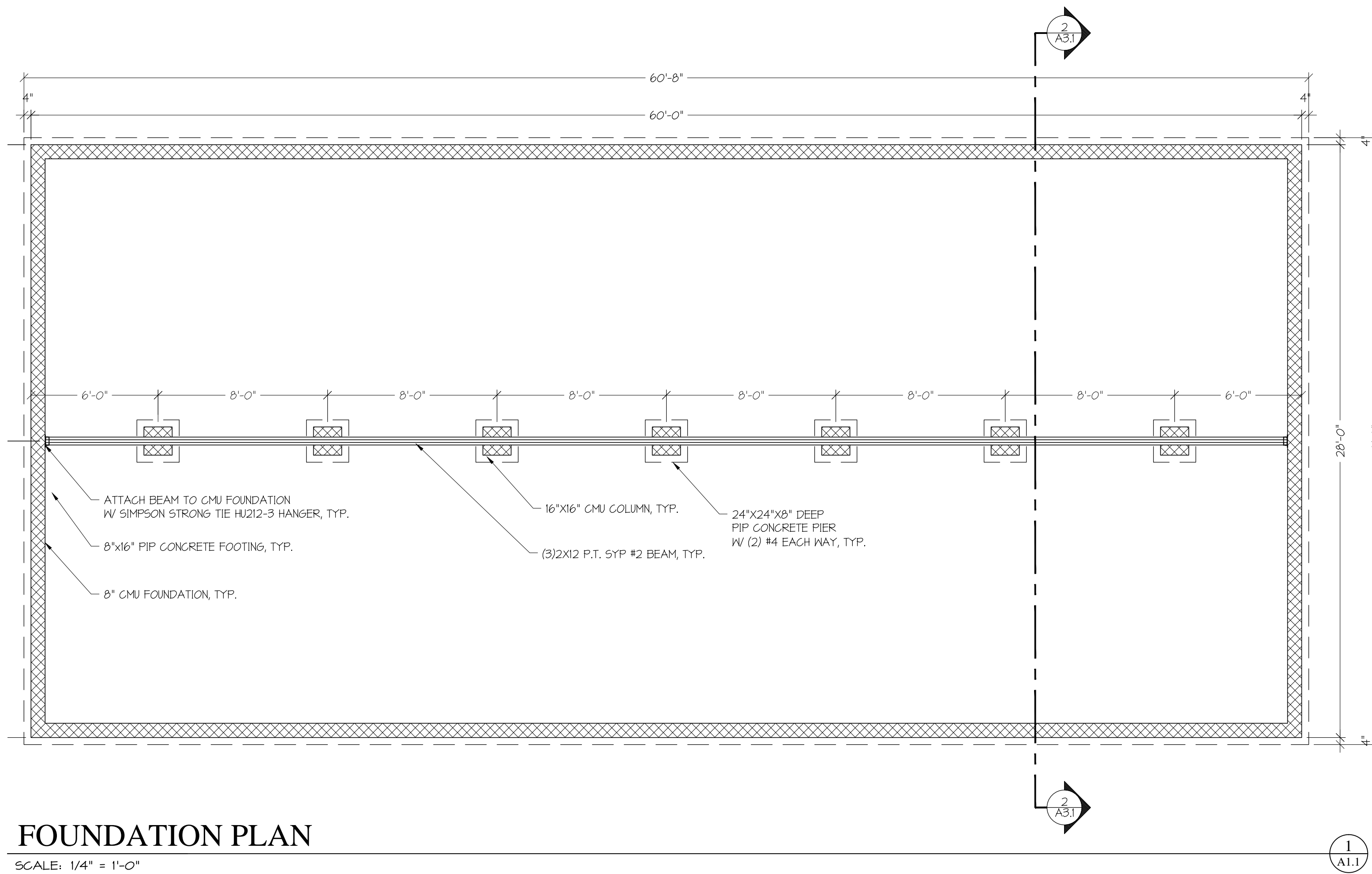


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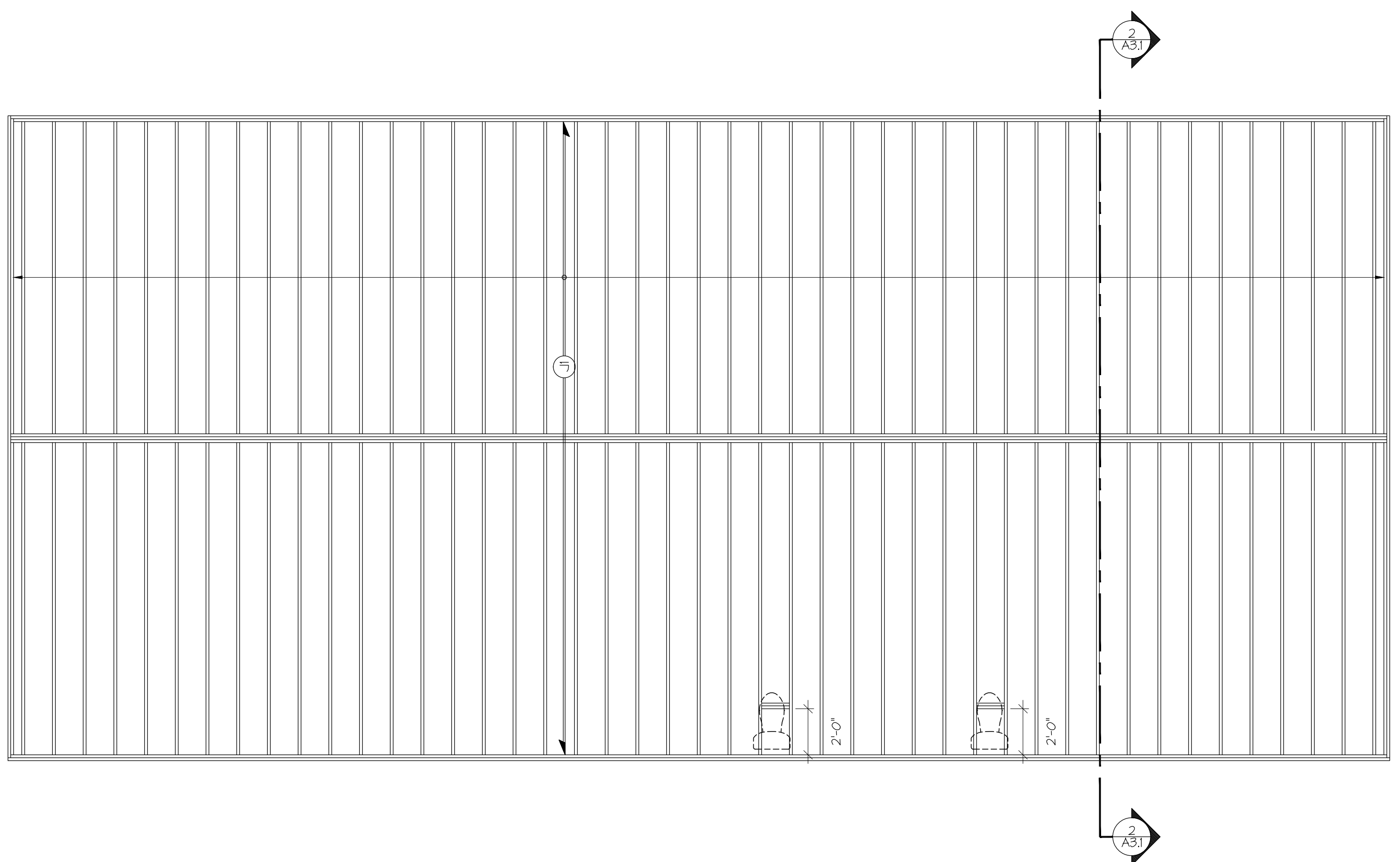
### FOUNDATION PLAN

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

1  
A1.1

FOUNDATION NOTES	
1	DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS HEREIN SHALL BE FIELD VERIFIED BY GENERAL CONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
2	FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED SOIL OR ENGINEERED FILL ONLY. COMPACTED FILL SHALL HAVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH.
3	STEEL REINFORCEMENT SHALL BE EMBEDDED HORIZONTALLY IN ALL SPREAD FOOTINGS AS NOTED ON THE DRAWINGS.
4	REINFORCEMENT (REBAR) SHALL NOT BE CLOSER THAN 3" FROM THE BOTTOM OF THE FOOTING.
5	USE CONCRETE WITH A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH FOR ALL BUILDING APPLICATIONS UNLESS OTHERWISE NOTED. FIBER REINFORCED CONCRETE MAY NOT BE SUBSTITUTED WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
6	PROVIDE FINISH GRADE SO THAT THE FALL AWAY FROM THE BUILDING IS A MINIMUM OF 6" WITHIN 10'-0" OF THE BUILDING STRUCTURE.
7	PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER AT ALL CRAWL SPACES. LAP ALL EDGES A MIN. OF 6". TAPE ALL LAPPED EDGES.
8	THE PLUMBER IS TO FIELD VERIFY ALL ROUGH-IN DIMENSIONS. BUILDER IS TO VERIFY ALL PLUMBING ROUGH-INS. FLOOR PENETRATING PLUMBING FIXTURES SHOWN FOR REFERENCE PURPOSES ONLY.
9	ALL PIERS SHALL BE 24" X 24" X 8" DEEP PIP CONCRETE PIERS WITH (2) #4 REBAR EACH WAY. SPACE ACCORDING TO FOUNDATION PLAN.
10	ALL COLUMNS SHALL BE 16" X 16" CONCRETE MASONRY UNIT COLUMNS WITH EACH COURSE PERPENDICULAR TO THE COURSE BELOW. THE FINAL COURSE SHALL BE LAID PERPENDICULAR TO THE BEAM. STEEL SHIMS SHALL BE USED BETWEEN COLUMN AND BEAM.
11	THE CENTRAL BEAM SHALL BE (3) 2X12 P.T. 5YP #2. LAP JOINTS OVER COLUMNS.
12	PROVIDE FOUNDATION VENTS WITHIN THREE FEET OF EACH CORNER. FOUNDATION VENTS SHALL BE 8" X 16" IN SIZE.
13	PROVIDE A MIN. OF ONE CRAWL SPACE ACCESS PANEL. ACCESS PANEL SHALL HAVE A CLEAR OPENING OF 18" X 24" MIN. CRAWL SPACE SHALL HAVE A MINIMUM CLEAR DEPTH OF 18" FROM GRADE TO BOTTOM OF JOISTS.
14	PROVIDE PERIMETER INSULATION AS REQUIRED.

FLOOR FRAMING NOTES	
1	FLOOR FRAMING CRITERIA: <ul style="list-style-type: none"> <li>(J) 2X10 SFF #2 @ 16" O.C.</li> <li>3/4" T&amp;G OSB FLOOR SHEATHING, MIN.</li> </ul>
2	PROVIDE BRIDGING FOR ALL FLOOR JOISTS AT MAXIMUM 6'-0" INTERVALS UNLESS OTHERWISE NOTED IN DRAWINGS, BRIDGING MAY BE WOOD OR METAL.
3	WHERE TOP PLATES OR SOLE PLATES ARE CUT FOR PIPES, A METAL TIE MINIMUM .058" THICK AND 1 1/2" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH MIN. (6) 16d NAILS EACH SIDE.
4	THIS SYMBOL ((O)) REPRESENTS THE NUMBER OF 2x STUDS LOCATED UNDER THE INDICATED STRUCTURAL MEMBER. IF NO SYMBOL IS SHOWN ASSUME (1) 2x STUD.
5	WALL STUDS SHALL BE GAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.
6	ALL METAL CONNECTORS TO BE MANUFACTURED BY SIMPSON COMPANY, UNLESS OTHERWISE NOTED.
7	TYPICAL WINDOW AND DOOR HEADER INFORMATION: HEADERS AND BEAMS FOR LOAD BEARING WALLS ARE CALLED OUT ON THIS PLAN. DOORS AND WINDOWS NOT INDICATED OR CALLED OUT ON THIS PLAN SHOULD USE A MINIMUM OF A (2) 5YP#2 2" X 6" HEADER UP TO 5'-6" OPENING AND (2) 5YP#2 2" X 8" ON ALL OTHER OPENINGS.
8	ALL STRUCTURAL LUMBER SHALL BEAR A GRADE STAMP IN ACCORDANCE WITH STANDARD PRACTICE.
9	ALL PRESSURE TREATED LUMBER SHALL BE IDENTIFIED AS SUCH BY MANUFACTURER.
10	ALL JOISTS SUPPORTED BY WOOD STRUCTURE MUST BEAR MINIMUM OF 1 1/2".
11	ALL JOISTS SUPPORTED BY CONCRETE OR MASONRY STRUCTURE MUST BEAR A MINIMUM OF 3".



### FIRST FLOOR FRAMING PLAN

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

2  
A1.1



**FIRM INFO:**  
 Lineage Architects, P.C.  
 P.O. Box 991  
 610 Lee Highway, Suite 201  
 Verona, VA 24482  
 Phone: (540) 248-3771  
 Fax: (540) 248-1628  
 Email: info@lineagearch.com

**ENGINEER NAME/SEAL:**

**ARCHITECT NAME/SEAL:**

**PROJECT TITLE:**  
**MODEL HOUSE**  
**PLAN 4**  
**CLIENTS INFO:**  
**VALLEY CAREER AND TECHNICAL CENTER**  
 FISHERSVILLE, VIRGINIA


NO.	REVISION/ISSUE	DATE

**JOB NUMBER:** 16050

**DATE:** 04 AUGUST 2016

**DRAWN BY:** AMJ, dsc

**APPROVED BY:** PZG

**DRAWING DESCRIPTION:**  
 FOUNDATION AND FIRST FLOOR FRAMING PLAN

**DRAWING NUMBER:**

**A1.1**