

# BOTERO HOMES GALLERY

## GEORGIAN COLONIAL

### BUILDING CODE DATA

PROJECT LOCATION: FAIRFAX COUNTY VIRGINIA	USE GROUP: R-4 RESIDENTIAL	
CODE OF JURISDICTION: 2000 IRC 2000 VUBC	TYPE OF CONSTRUCTION 5 B UNPROTECTED	
LIVING AREA : FIRST FLOOR 2397 S.F. SECOND FLOOR 3231 S.F. GROUND FLOOR 1439 S.F.		UNFINISHED GROUND FLOOR 312 S.F. GARAGE 961 S.F. COVERED FRONT PORCH 86 S.F.
TOTAL 7067 S.F.		

OWNER NOTES:  
THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW THE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING ANY CONSTRUCTION OR ORDERING MATERIALS.

ANY CHANGE OR ALTERATIONS TO THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REVISING THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATING THE ARCHITECTURAL DRAWINGS WITH THE MECHANICAL, PLUMBING & ELECTRICAL CONTRACTORS.

Area	Dead Load	Live Load
Dwelling unit		
Sleeping rooms		
Roof		
Wind		
Notes		

12. Components and cladding meet required loads  
☐ Yes ☐ No

13. Landings at exterior doors:  
☐ Per 2001 IRC/IBC, 7.7.5 inches  
☐ Per 2001 IRC/IBC, 7.7.5 inches\*

\*Showing this space designates a code modification request to be reviewed by the authority having jurisdiction.

14. Are there building related development conditions (i.e. potholes, special exceptions, special permits, variances)?  
☐ Yes ☐ No

If yes, complete below - note referenced page in which related details/notes can be found in the construction documents:  
☐ Affordable dwelling units (ADU), page \_\_\_\_\_  
☐ do ADU's comply with Housing & Community Development Specifications? ☐ Yes ☐ No

☐ Sound transmission class rating, page \_\_\_\_\_  
☐ Other: \_\_\_\_\_ page: \_\_\_\_\_

☐ Other: \_\_\_\_\_ page: \_\_\_\_\_  
☐ Other: \_\_\_\_\_ page: \_\_\_\_\_

15. Exterior Insulation and Finish Systems (EIFS)  
☐ Yes ☐ No  
If yes, evaluation report number \_\_\_\_\_

16. Utility company easements on this site:  
☐ Yes ☐ No

17. Wall bracing, choose method R602.10  
☐ Braced panels per Table R602.10.1  
Method Number: \_\_\_\_\_ R602.10.3  
☐ Continuous panels constructed in accordance with Table 602.10.5 (must be method 3)  
☐ Alternate braced walls, R602.10.6  
☐ Other method: \_\_\_\_\_  
(provide evaluation report for manufactured products)

18. Steel columns:  
☐ AISC standard pipe, ASTM A501, A53  
☐ ICC approved (provide evaluation report)  
☐ Not applicable

19. Pre-manufactured floor and/or roof trusses:  
(this does not include TJI, GFL, PL, etc.)  
☐ Yes ☐ No

If yes, three sets of shop drawings, signed and sealed by the truss designer, must be submitted prior to erection. A completed TRUSS PLAN COVER SHEET must be attached to each sheet.  
20. Masterfile plan ☐ Yes ☐ No  
if yes, complete the information below.

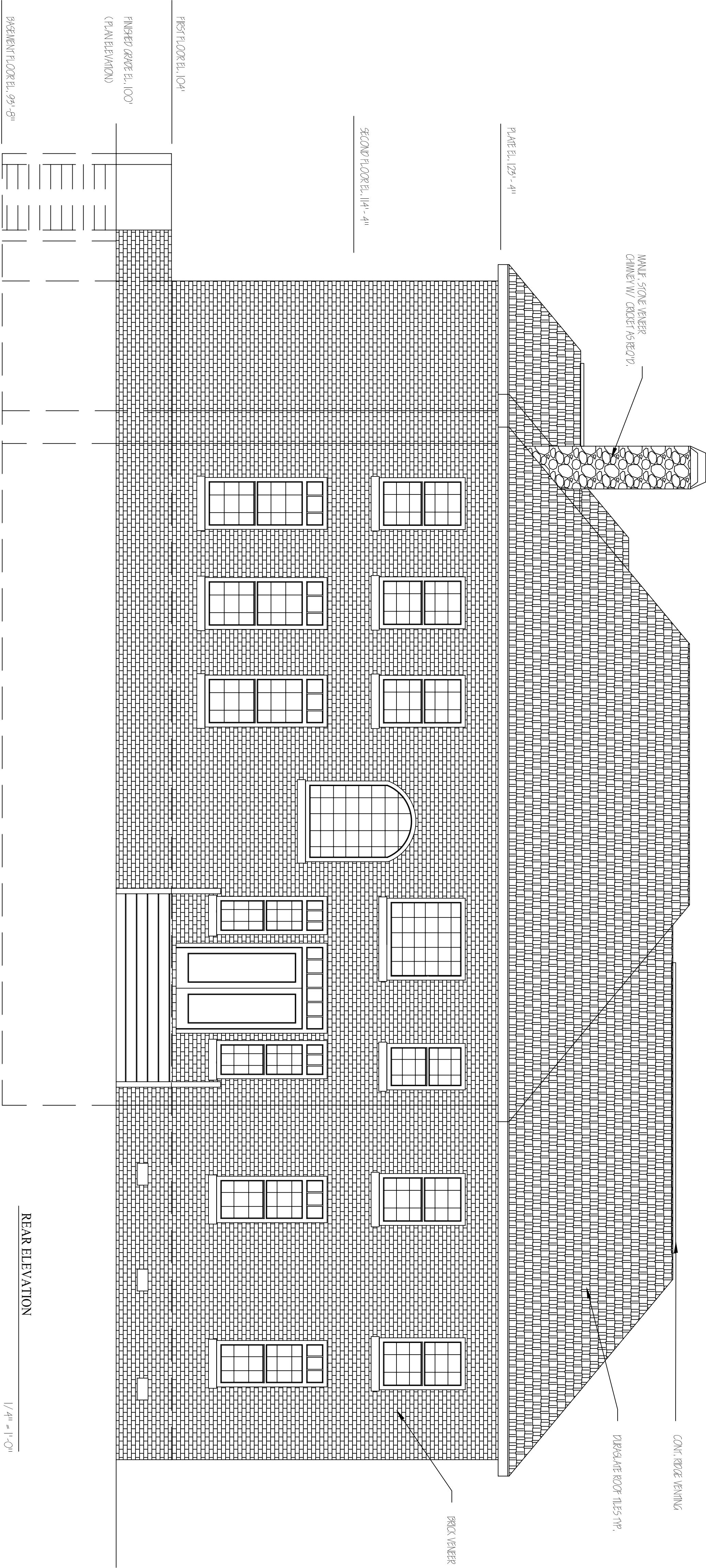
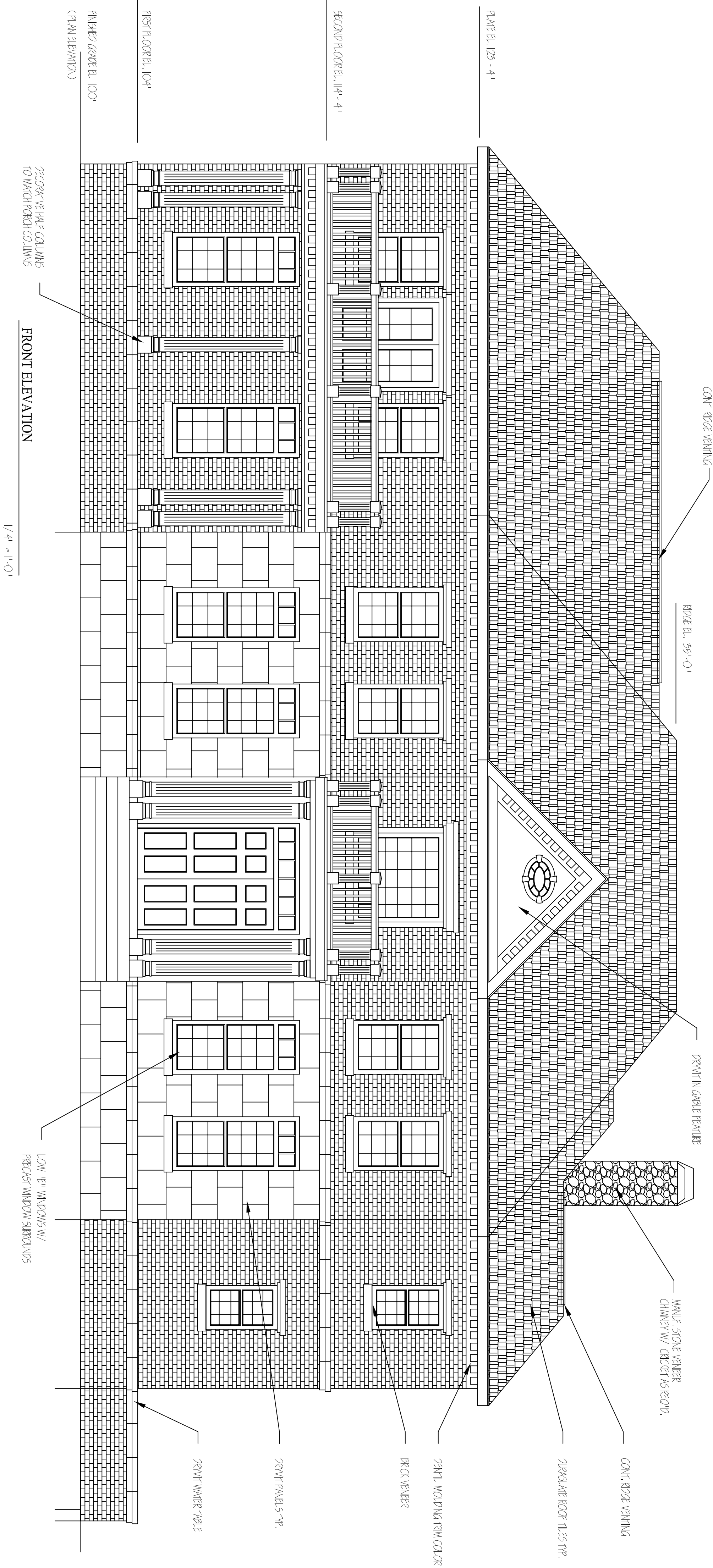
Model name: \_\_\_\_\_  
Subdivision plan number \_\_\_\_\_  
21. Job location (note address and / or subdivision)

22. Name, address, occupation of designer. If designed by a licensed professional registered in the Commonwealth of Virginia, provide designer's seal in the space provided below.

23. As the designer of this structure, I have reviewed the building related development conditions (if any) of the associated subdivision or grading plan, and the information on this sheet is correct.  
signature \_\_\_\_\_ date \_\_\_\_\_

### SHEET INDEX

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A1.4	EXTERIOR ELEVATIONS
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S1.6	BUILDING SECTION
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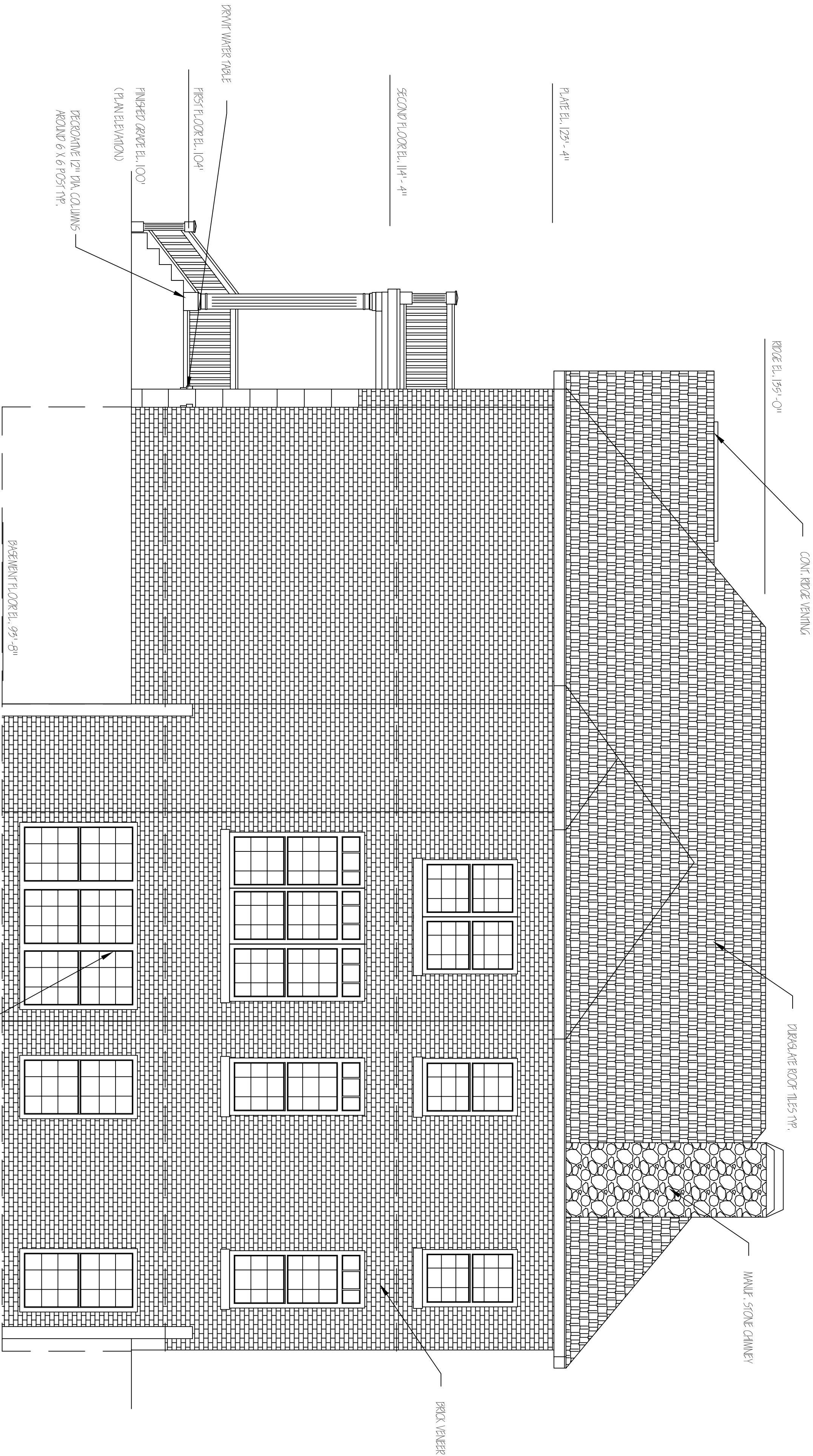
- NOTES:
1. SEE FLASHING 6\"/>
  2. CALL ALL WINDOWS PERIODIC REPAIRS, NVRK RATE OR EQUIV.
  3. INSUL. NVRK REPAIR FLASHING ON ALL WINDOWS & DOORS
  4. INSUL. VALLEY FLASHING 2\"/>
  5. ALL DOOR & WINDOW DOORS TO BE FLASHED BEFORE INSULATION
  6. ALL SEAMS IN OVERHOLE WEPP TO BE TAPPED WITH NVRK RATE
  7. ALL NVRK RATE EDGE TO MATCH FLASH. COLOR OF HOLE
  8. GARAGE DOORS TO MATCH FLASH. COLOR OF HOLE
  9. ELEVATIONS SHOWN ARE ACTUAL HOLE DIMENSIONS WITH AN ASSUMED 100\"/>
  10. ELEVATIONS ARE SCHEMATIC ONLY, ACTUAL SET CONDITIONS MAY VARY

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINA

EXTERIOR ELEVATIONS

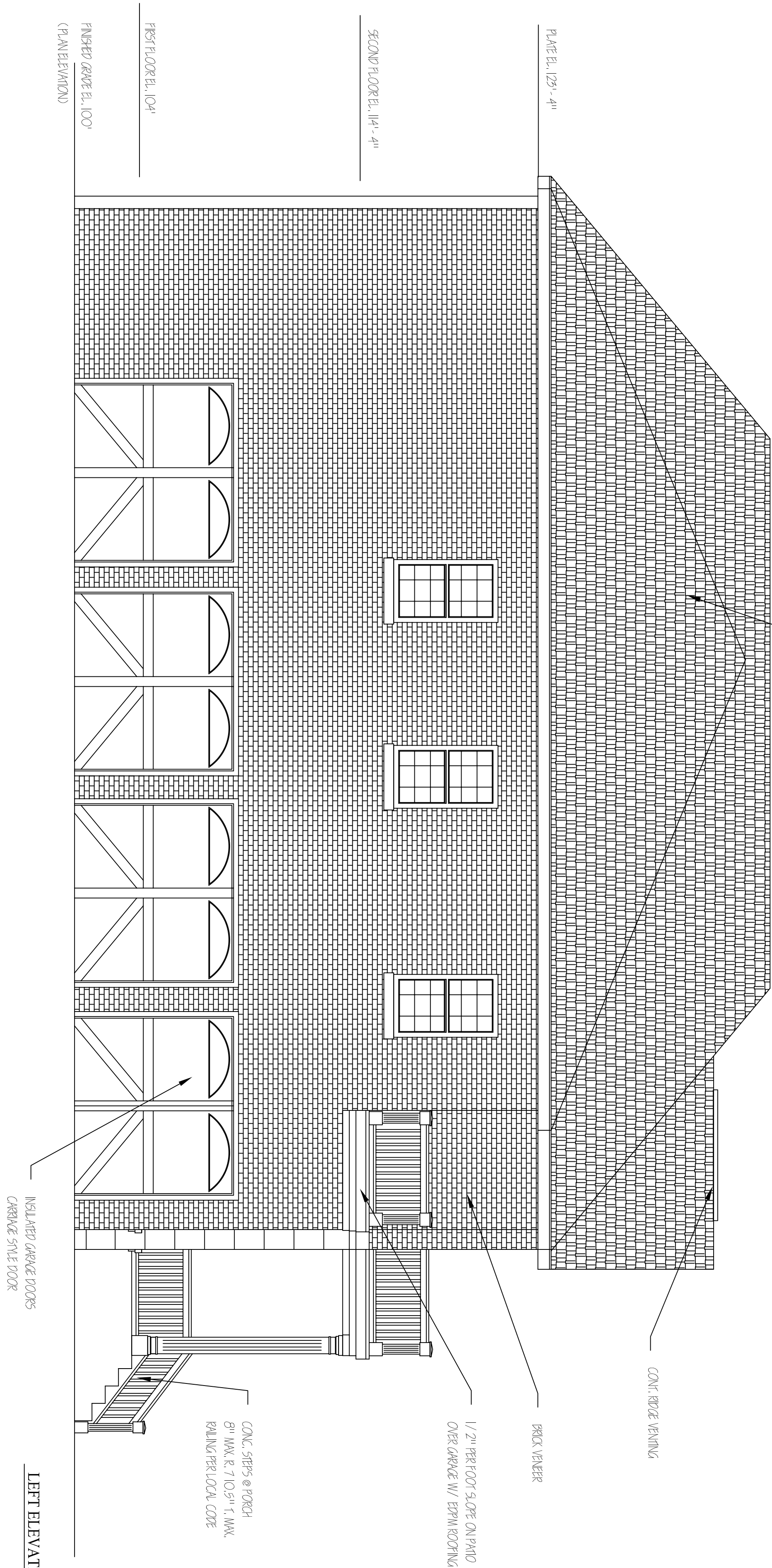
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GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

EXTERIOR ELEVATIONS

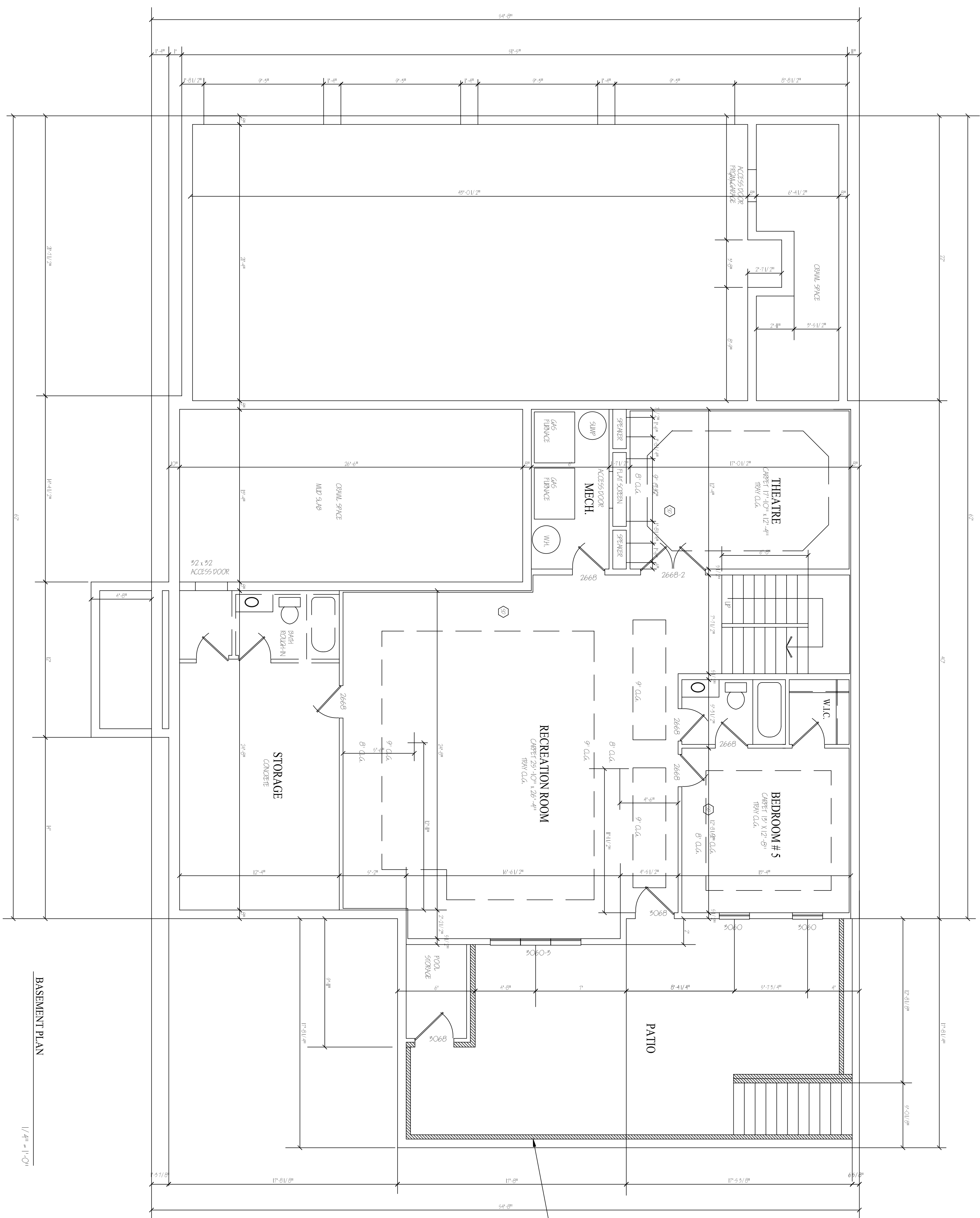


NOTES:

1. STEEP FLASHING 6" EACH WAY WHERE ALL SIDE WALLS
2. CALK ALL WINDOWS BEFORE THEY SET. NEXK RATE OR EQUAL
3. INSULATE ALL WINDOWS PLACES AFTER INSULATION
4. INSULATE ALL WALLS PLACES AFTER INSULATION
5. ALL DOOR SILL. FLASHINGS TO BE PLACED BEFORE INSULATION
6. ALL SEAMS IN TIE-HOLE WEEP TO BE TAPPED WITH NEXK RATE
7. ALL WEIR DRAINAGE TO BE TAPPED WITH NEXK RATE
8. GARAGE DOORS TO MATCH MAIN COLOR OF HOUSE
9. ELEVATIONS SHOWN ARE ACTUAL HOUSE DIMENSIONS WITH ASSUMED DOOR FINISHED GARAGE
10. ELEVATIONS ARE SCHEMATIC ONLY. ACTUAL SET CONDITIONS MAY VARY

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8" POURED CONC. RETAINING WALL  
W/ BRICK VENEER ON THE INTERIOR  
/ PAND SLIDE

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

### BASEMENT FLOOR PLAN

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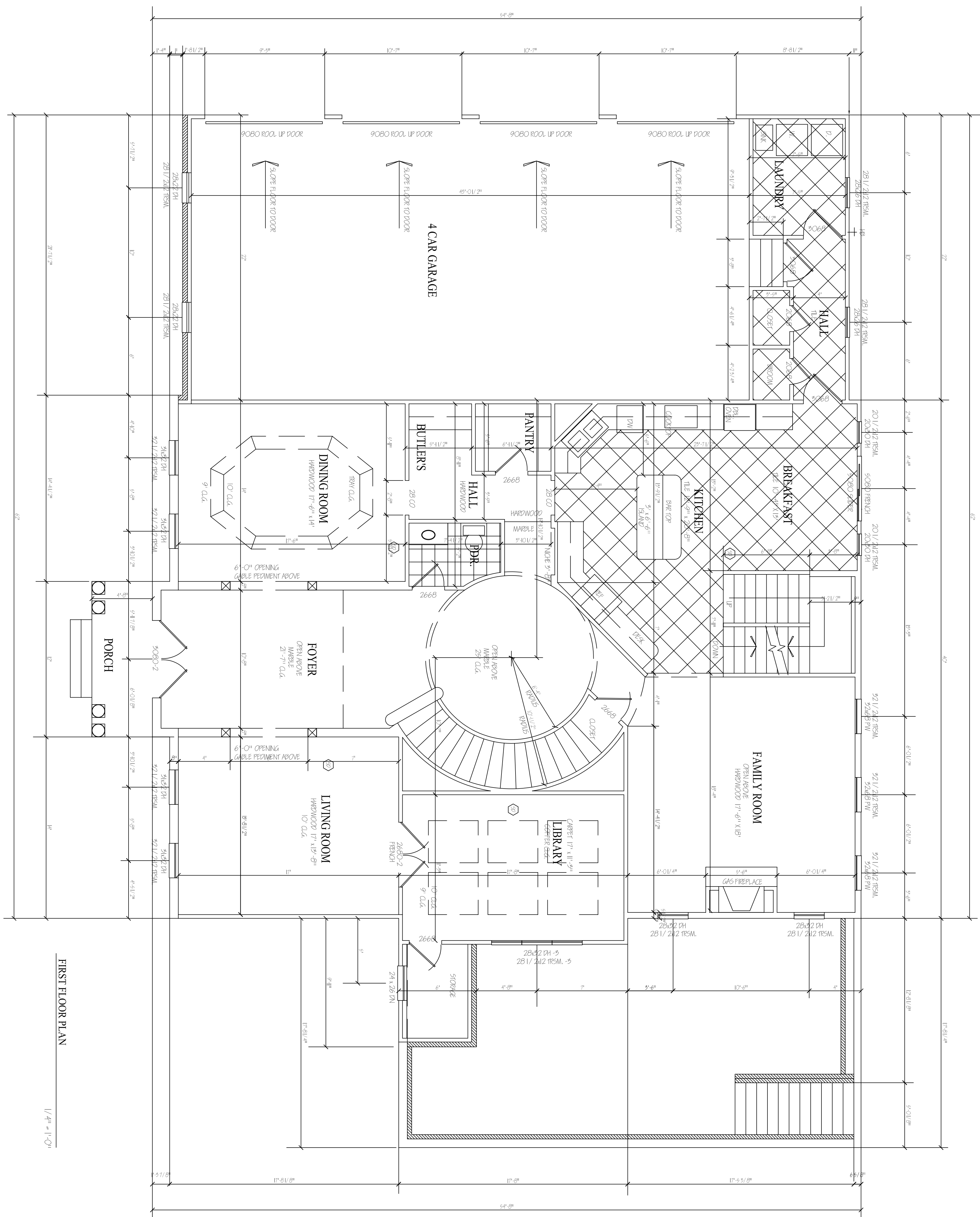
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NOTES:

DESIGNED PER UBC 2000 AND SHALL BE CONSTRUCTED ACCORDINGLY.  
CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS  
PRIOR TO CONSTRUCTION

A1-1





GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

### FIRST FLOOR PLAN

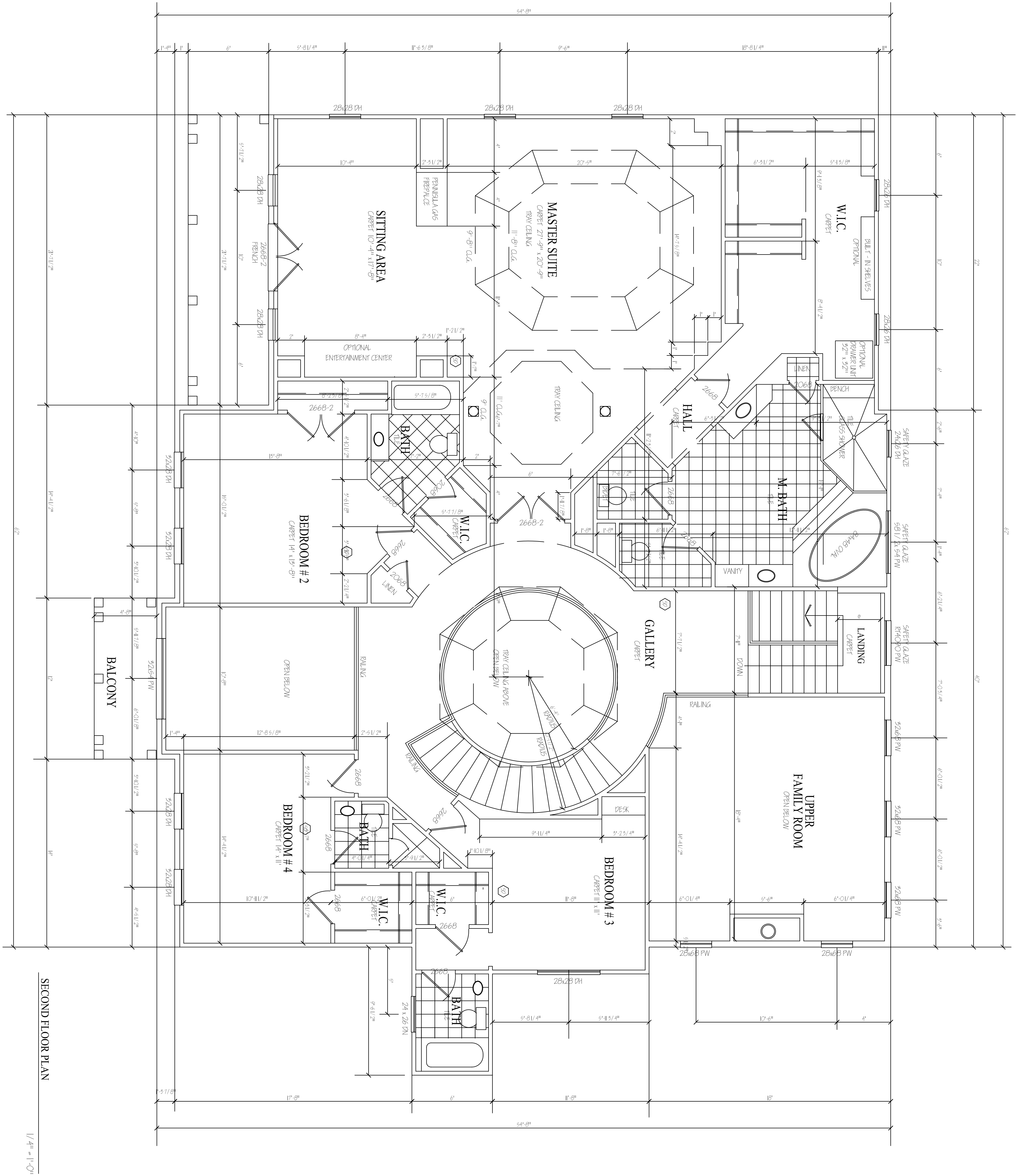
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NOTES:

DESIGNED PER UDC 2000 AND SHALL BE CONSTRUCTED ACCORDINGLY  
CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS  
PRIOR TO CONSTRUCTION

A1-2



SECOND FLOOR PLAN

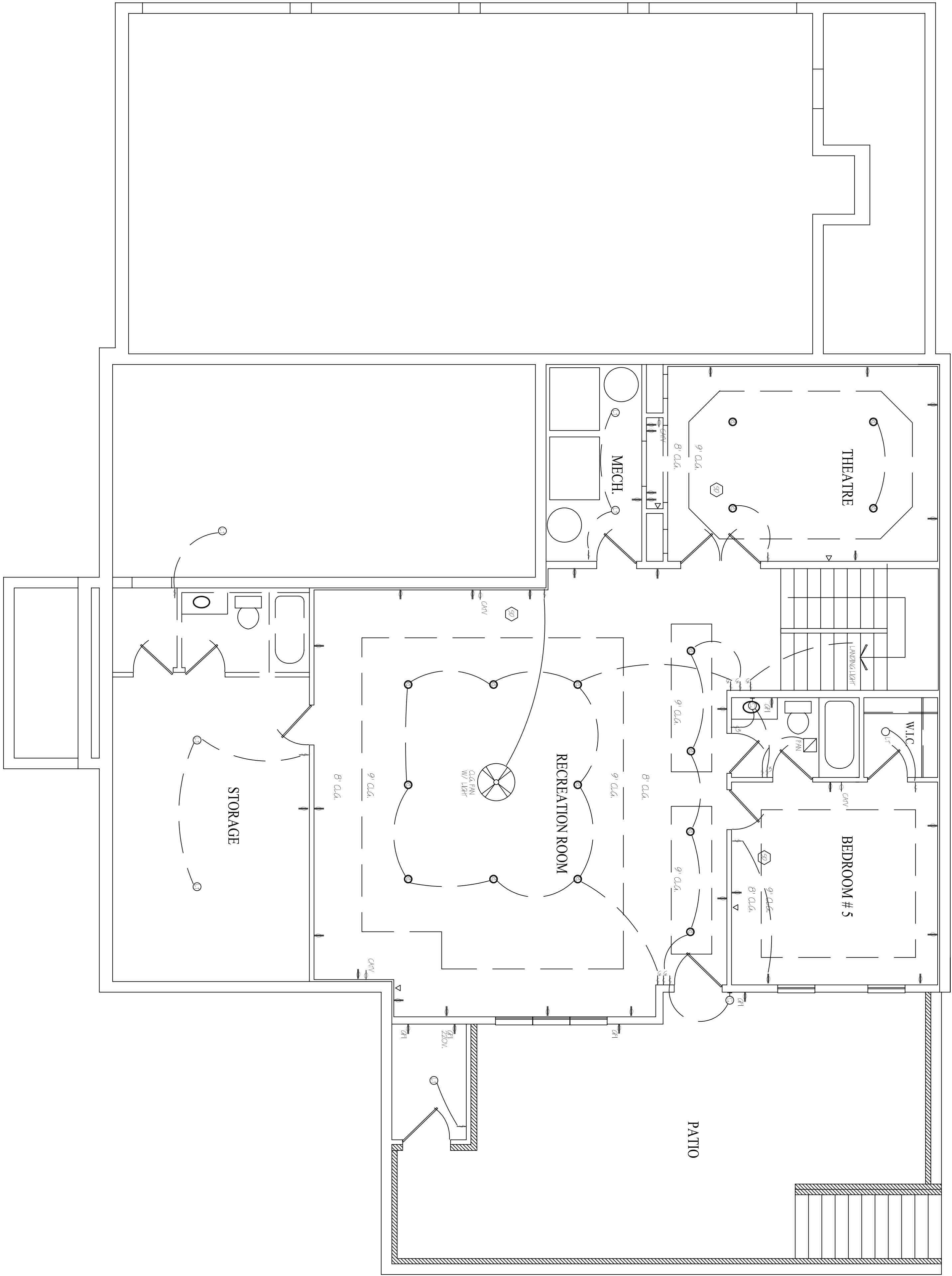
1/4" = 1'-0"

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINA

SECOND FLOOR PLAN

NOTES:

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CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS  
PRIOR TO CONSTRUCTION



BASMENT ELECTRICAL PLAN

1/4" = 1'-0"

- SMOKE DETECTOR
- PHONE JACK
- 3 WAY SWITCH
- SWITCH
- CABLE OUTLET
- OUTLET GROUND FAULT INTERCEPTOR
- WATER PROOF OUTLET
- 220V 220 VOLT OUTLET
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- CEILING MOUNTED FAN W/LIGHT
- FLUORESCENT LIGHT

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINA

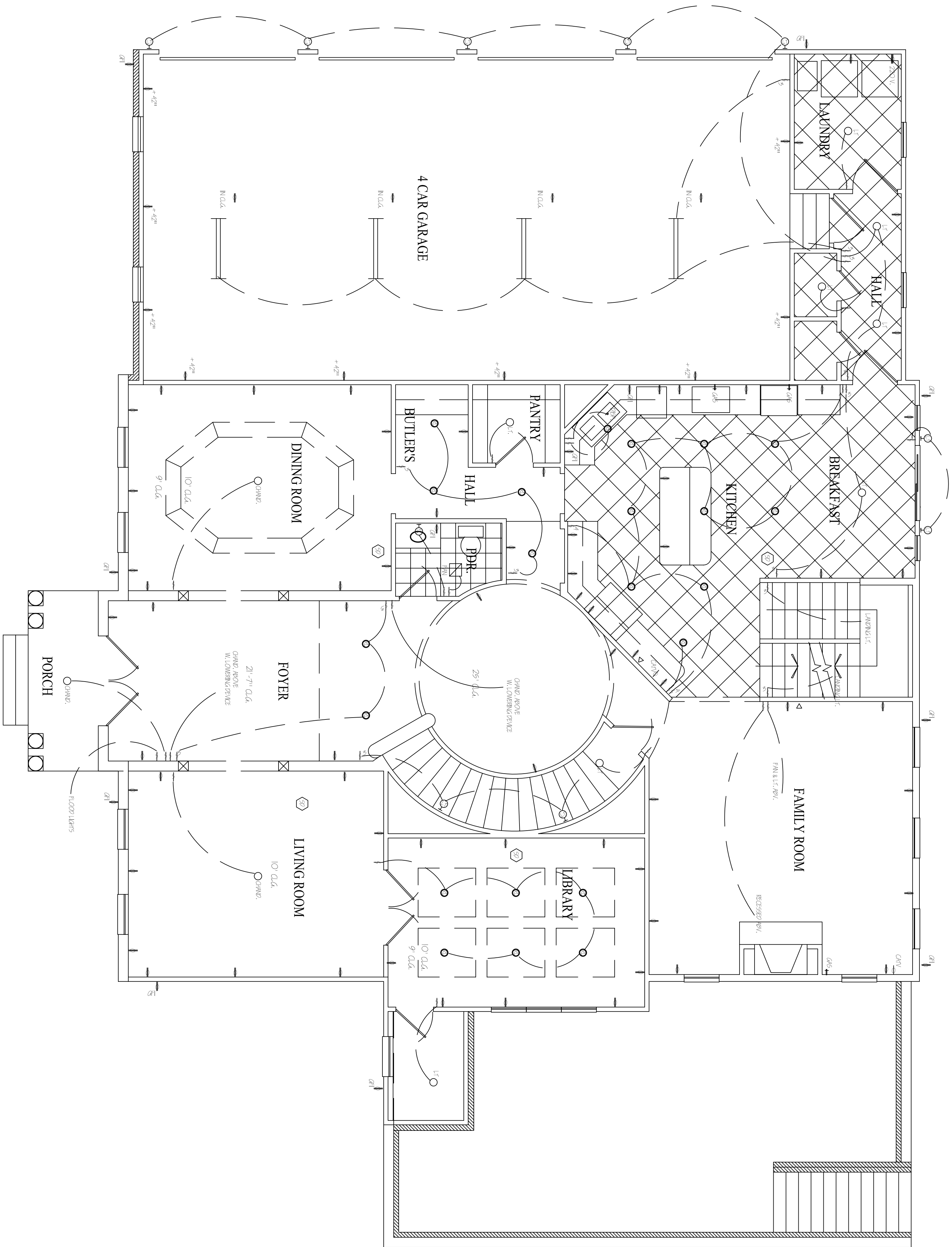
BASMENT ELECTRICAL PLAN

NOTES:

DESIGNED PER VIRC 2000 AND SHALL BE CONSTRUCTED ACCORDINGLY  
CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS  
PRIOR TO CONSTRUCTION

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- SMOKE DETECTOR
- PHONE JACK
- 3 WAY SWITCH
- SWITCH
- CABLE OUTLET
- OUTLET GROUND FAULT INTERCEPTOR
- WATER PROOF OUTLET
- 220V 220 VOLT OUTLET
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- CEILING MOUNTED FAN W/LIGHT
- FLUORESCENT LIGHT

FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

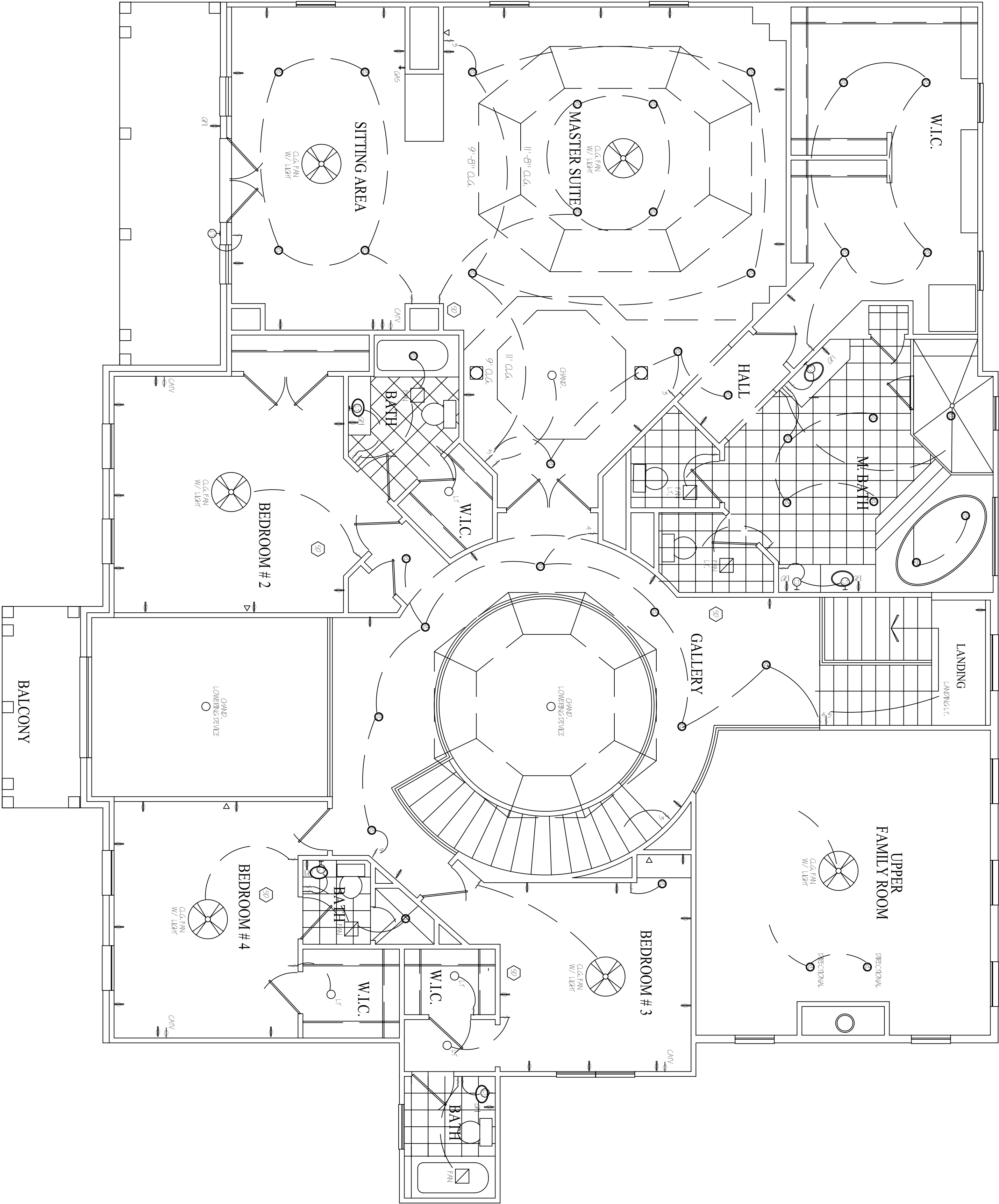
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GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

ELECTRICAL PLAN

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- SMOKE DETECTOR
- PHONE JACK
- 3 WAY SWITCH
- SWITCH
- CABLE OUTLET
- OUTLET GROUND FAULT INTERCEPTOR
- WATER PROOF OUTLET
- 250 VOLT OUTLET
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED FAN W/LIGHT
- FLUORESCENT LIGHT

SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

NOTES:  
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PRIOR TO CONSTRUCTION

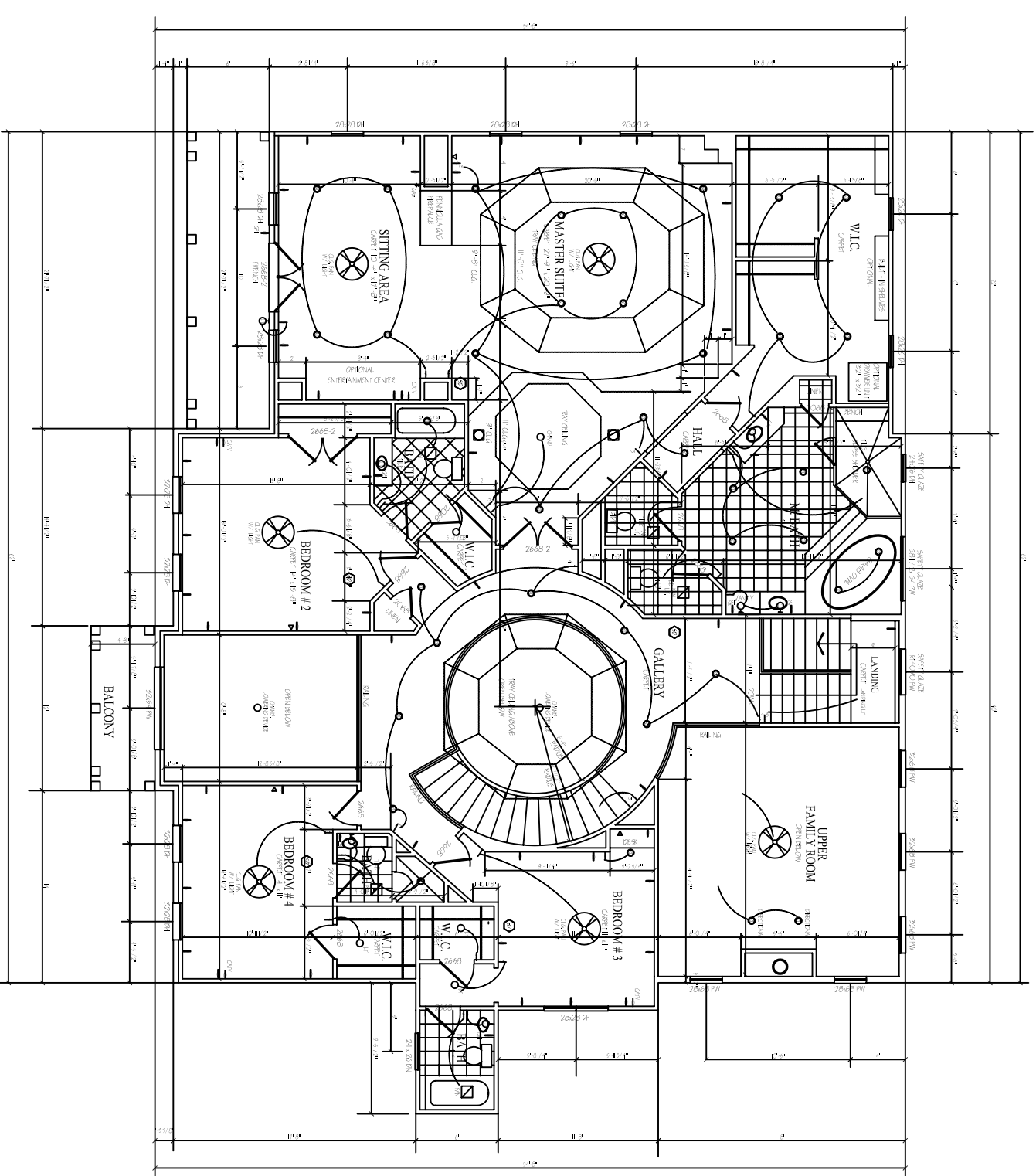
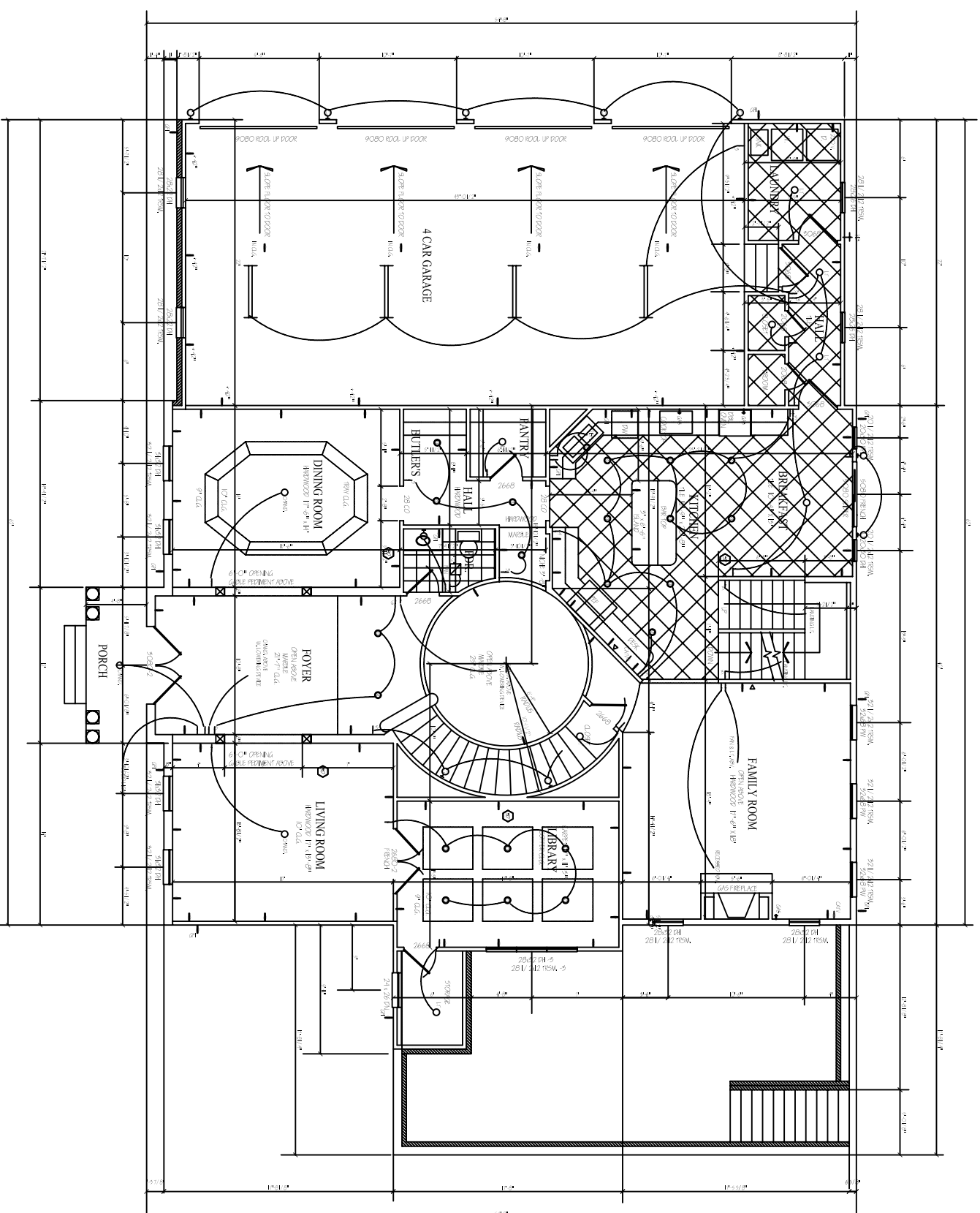
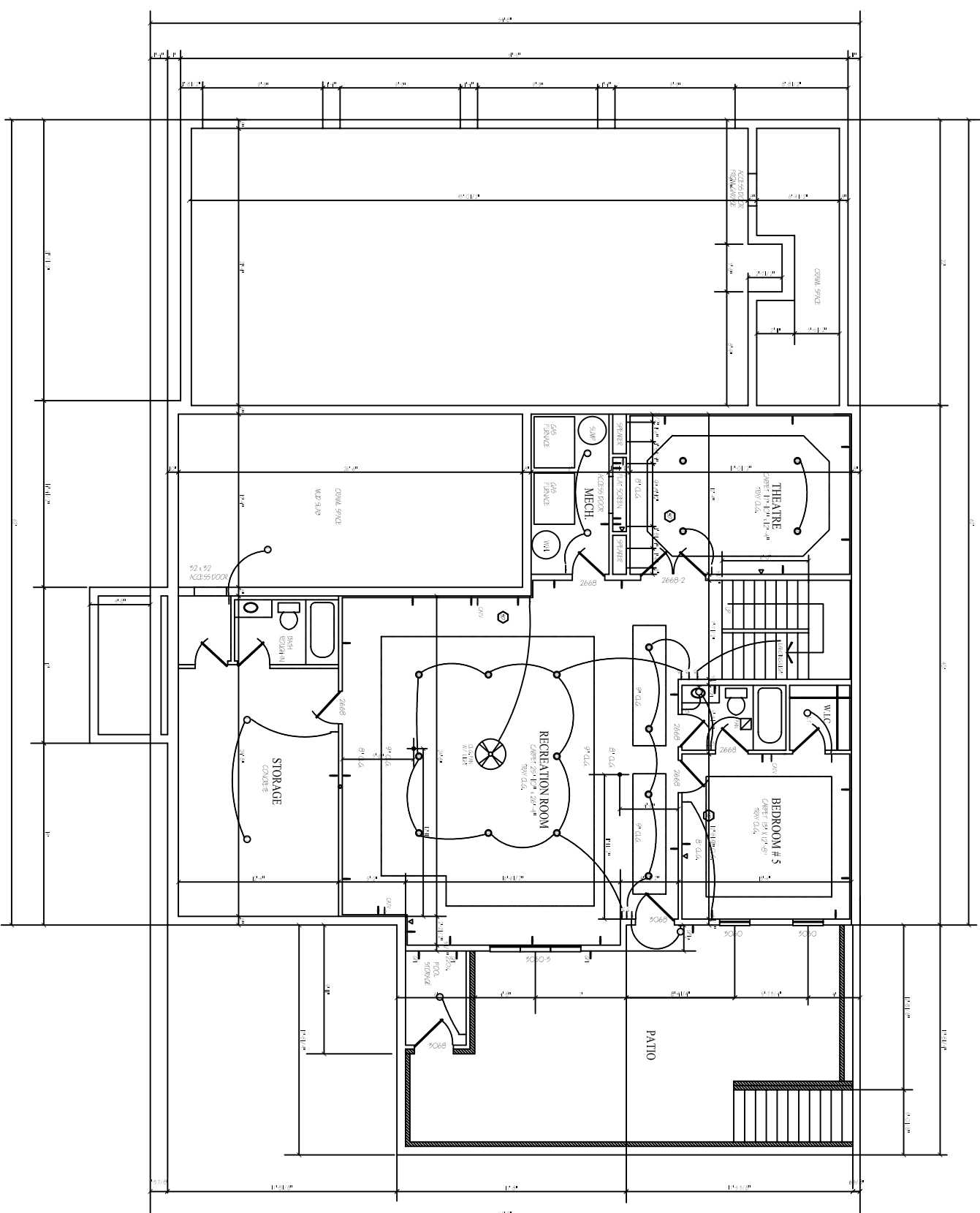
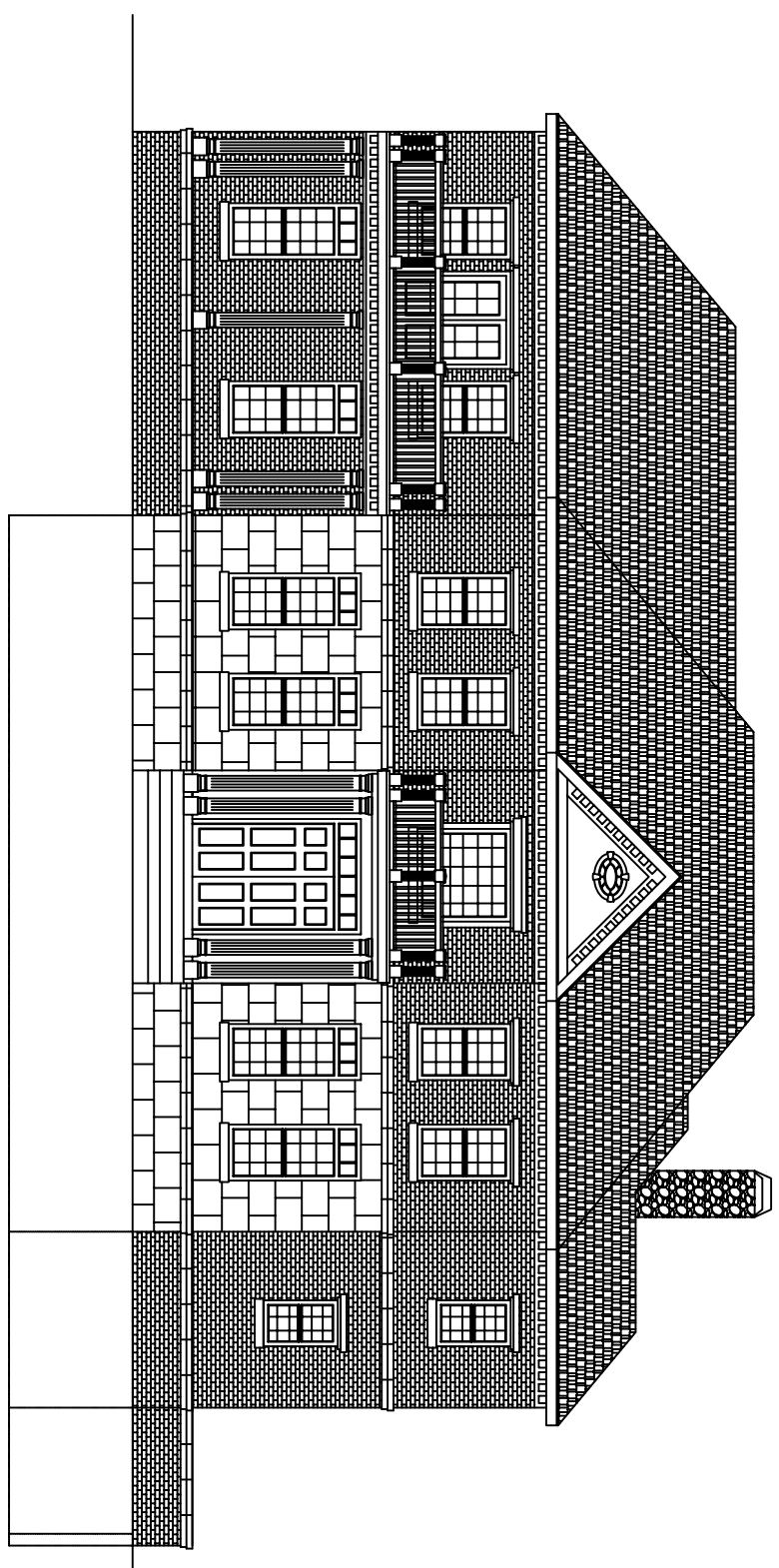
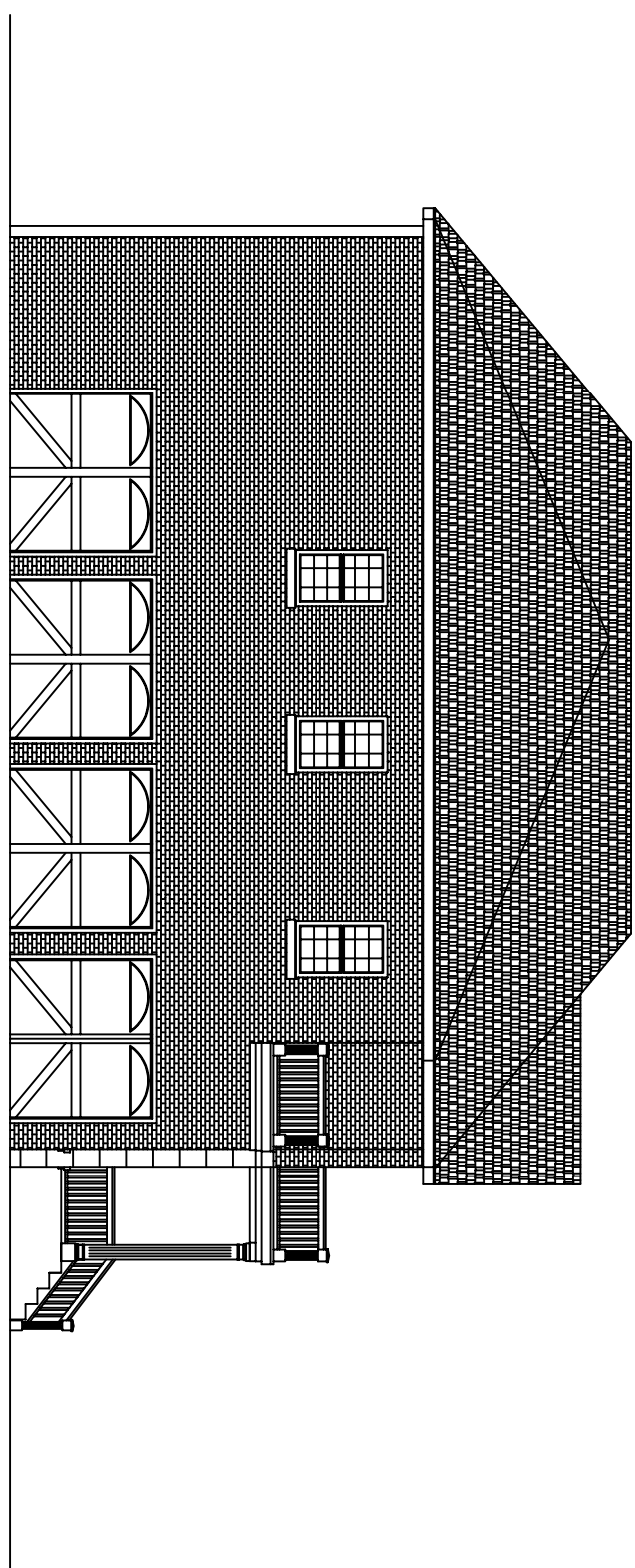
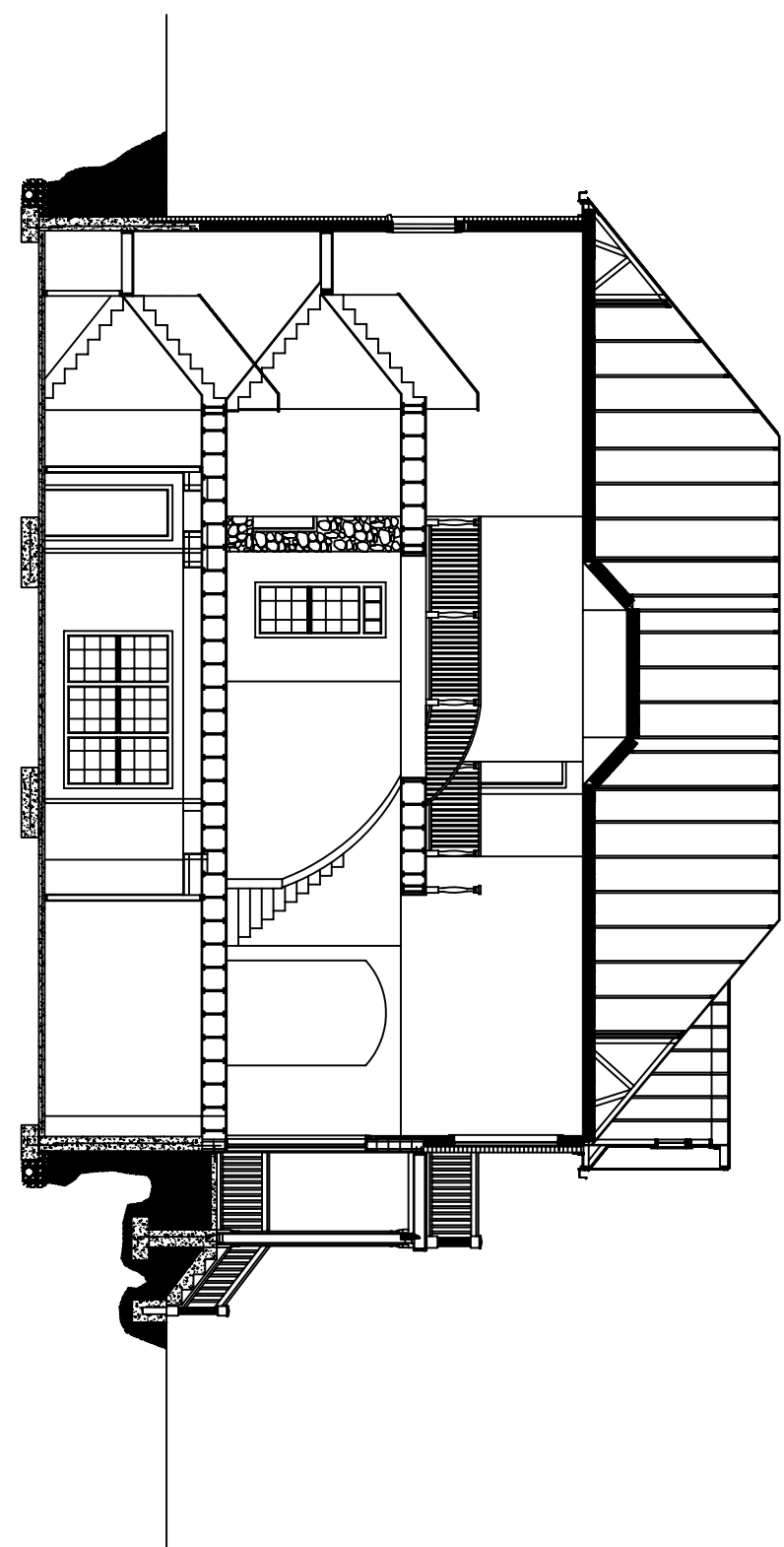
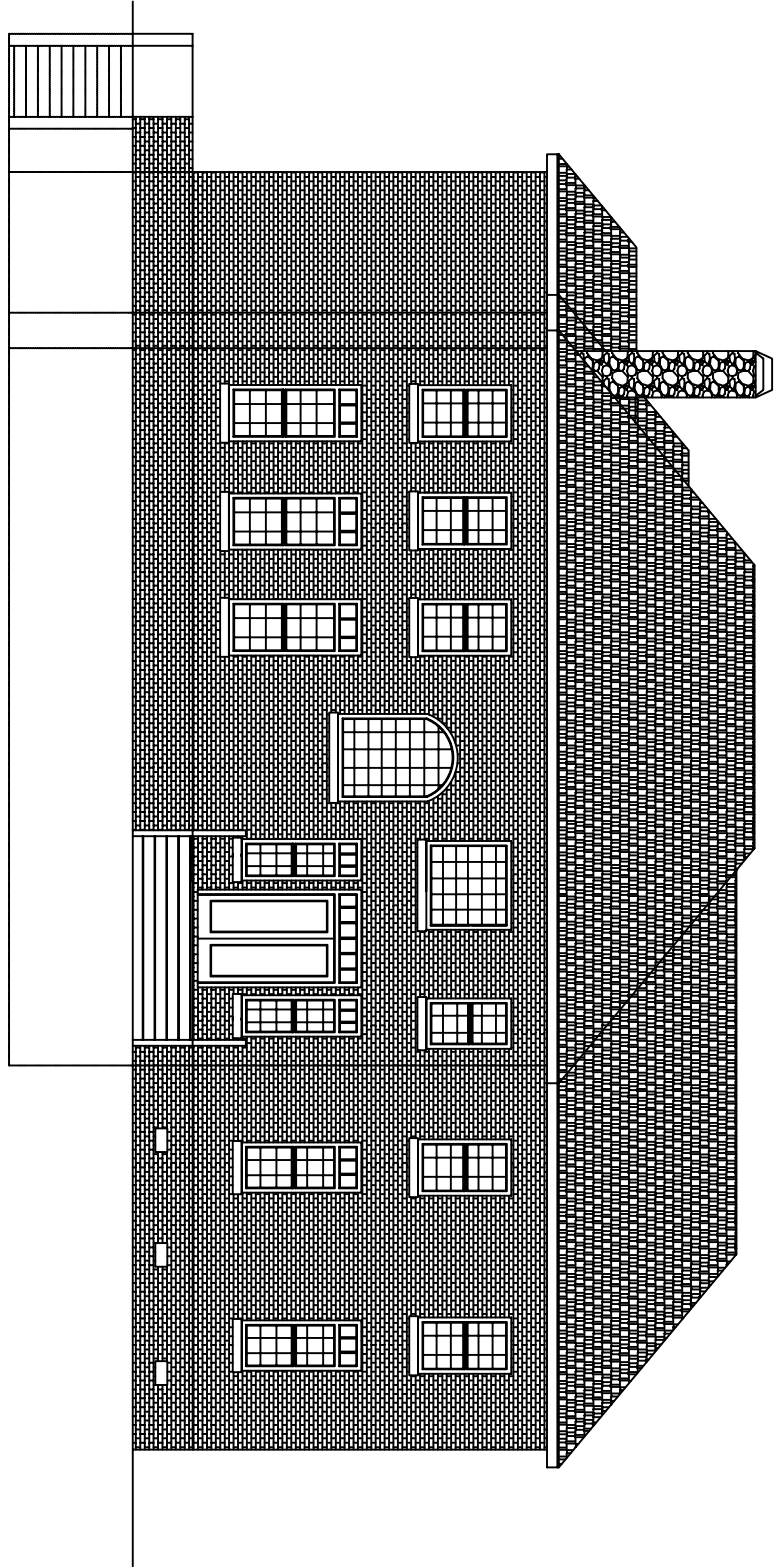
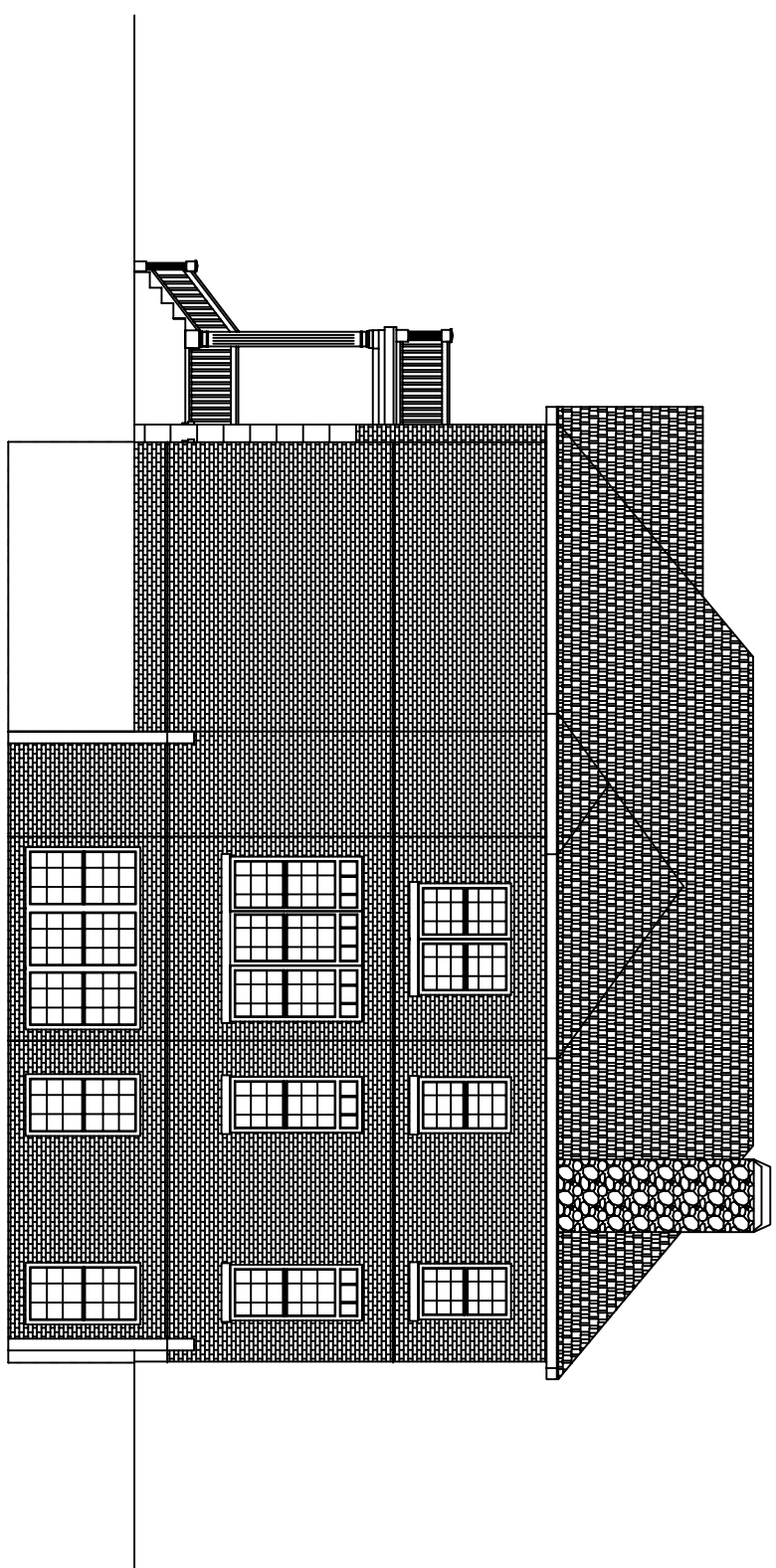
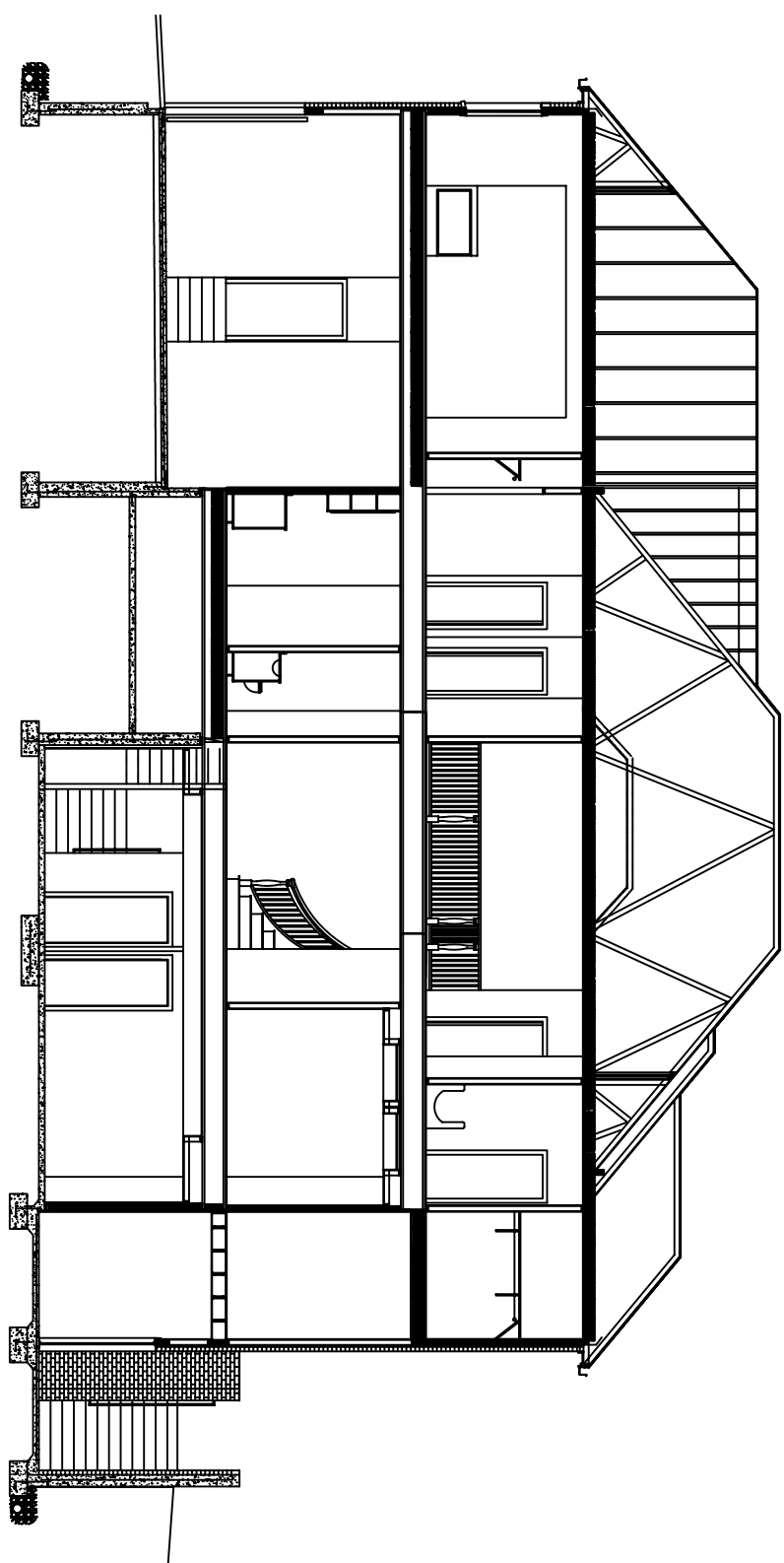
ELECTRICAL PLAN

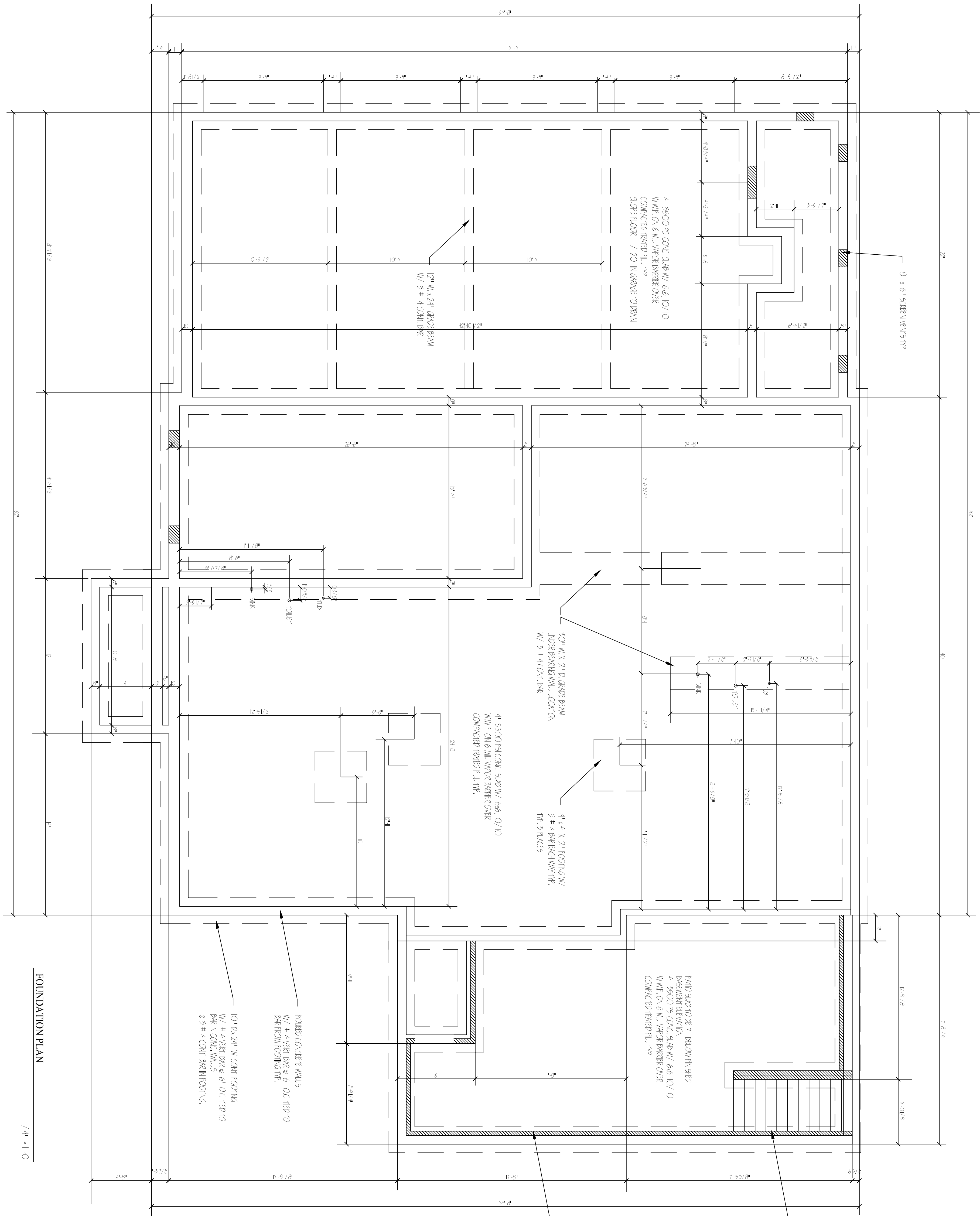
GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

3/24/05

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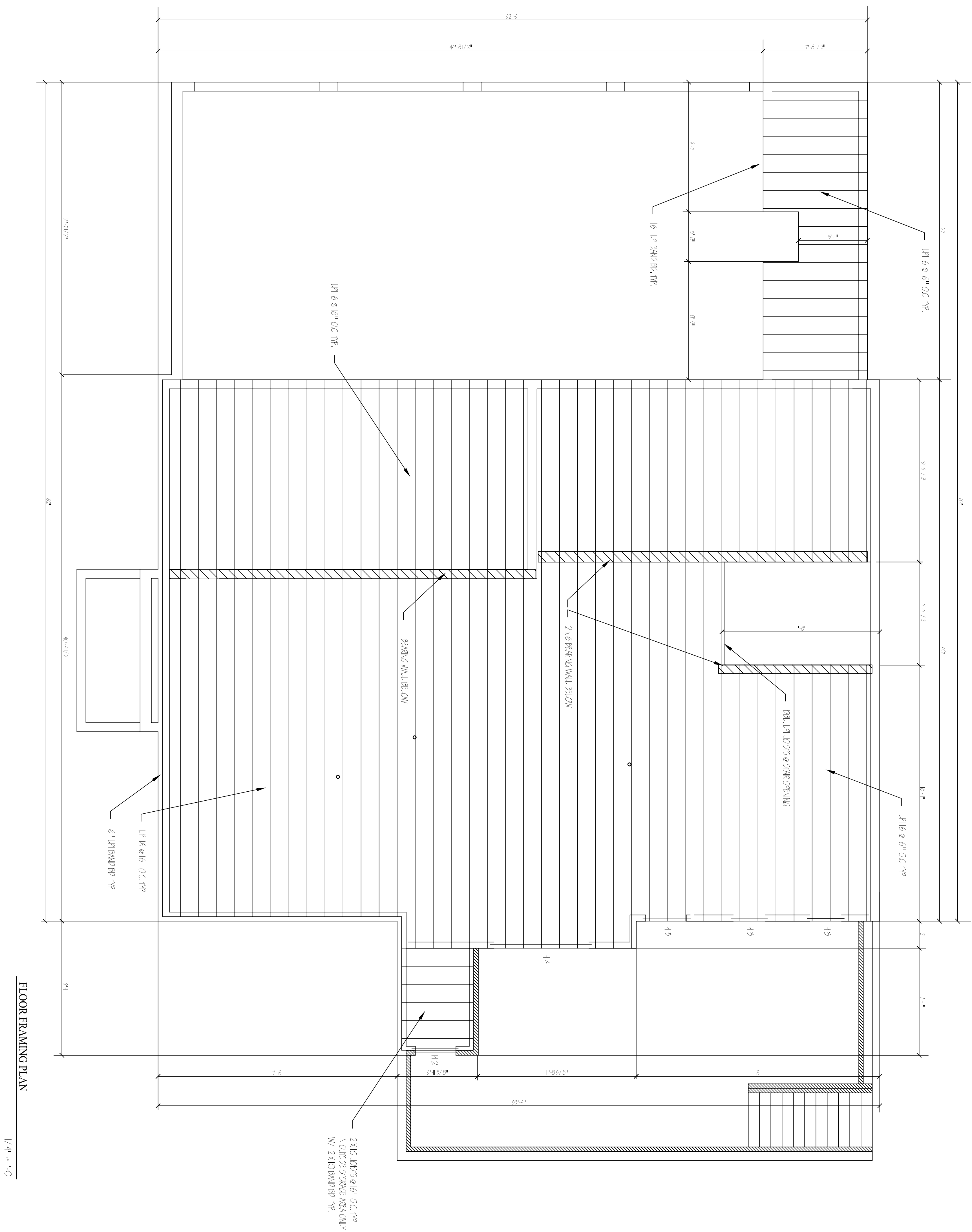


## NOTES:

1. THE DESIGN OF THE FOUNDATION IS BASED UPON AN ASSAILED 2000 PSF SOIL BEARING CAPACITY. SHOULD ANY DISCREPANCY WITH SOIL CONDITIONS BE ENCOUNTERED OWNER MAY BE REQUESTED TO HAVE SOIL TESTED BY A LICENSED ENGINEER.
2. ALL TOP SOIL, PERMS AND ORGANIC MATTER SHALL BE REMOVED PRIOR TO POURING OF THE CONCRETE FOOTINGS. ALL SOIL PLACED IN THE FOOTINGS MUST BE ADEQUATELY TAMPED USING A MECHANICAL TAMPER. THE NUMBER OF BLOCS/CONCRESS MAY BE ADJUSTED AND THE FOOTINGS MAY BE STEEPED TO SUIT THE CONDITIONS.
3. ALL CONCRETE USED FOR FOOTINGS AND SLAB CORERS SHALL HAVE A MINIMUM (28 DAY) COMPRESSIVE STRENGTH OF 5500 PSI.
4. ALL REINFORCING STEEL TO BE GRADE 60 OR BETTER.
5. ALL FOOTINGS MUST BE A MINIMUM OF 24" BELOW GRADE.
6. ALL 3/4" BARS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5500 PSI.
7. FOUNDATION WALLS TO BE LOCATED MINIMUM OF FINISHED GRADE OR GRAVEL SPACE ABOVE TO BE AT OR ABOVE 1' AROUND.
8. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ACI STANDARDS.

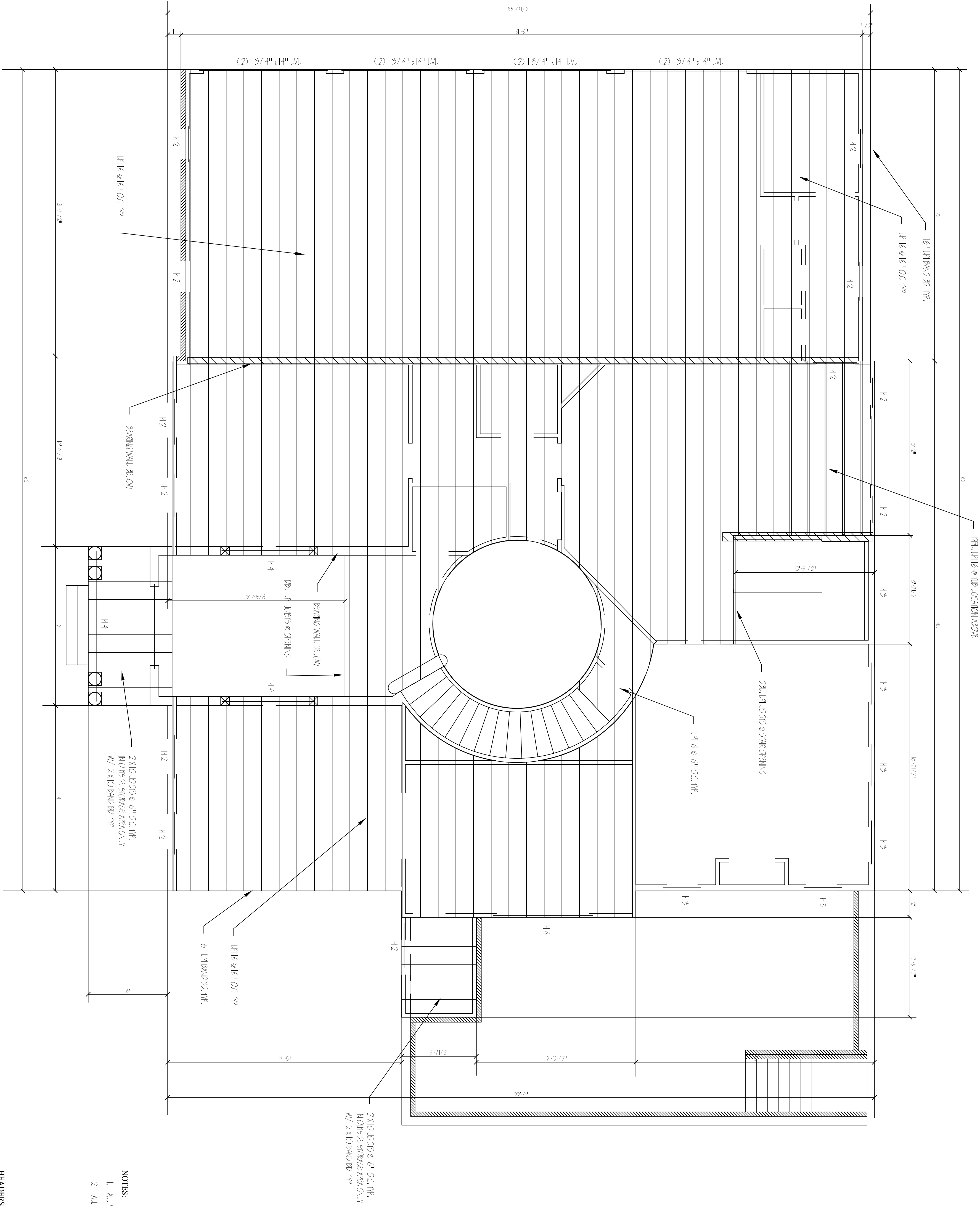
GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA

## FLOOR FRAMING PLAN



- NOTES:
1. ALL WOOD BEAMS TO BE INSTALLED PER MANUFACTURER'S LAYOUT
  2. ALL STRUCTURAL MEMBERS TO BE # 2 S.P.F. OR BETTER

HEADERS	
H1	Dbl. 2 X 8 W / 1/2" WD, SPACER
H2	Dbl. 2 X 10 W / 1/2" WD, SPACER
H3	TRIPLE 2 X 12 W / 1/2" WD, SPACER
H4	Dbl. 1/3" X 9.25" LVL

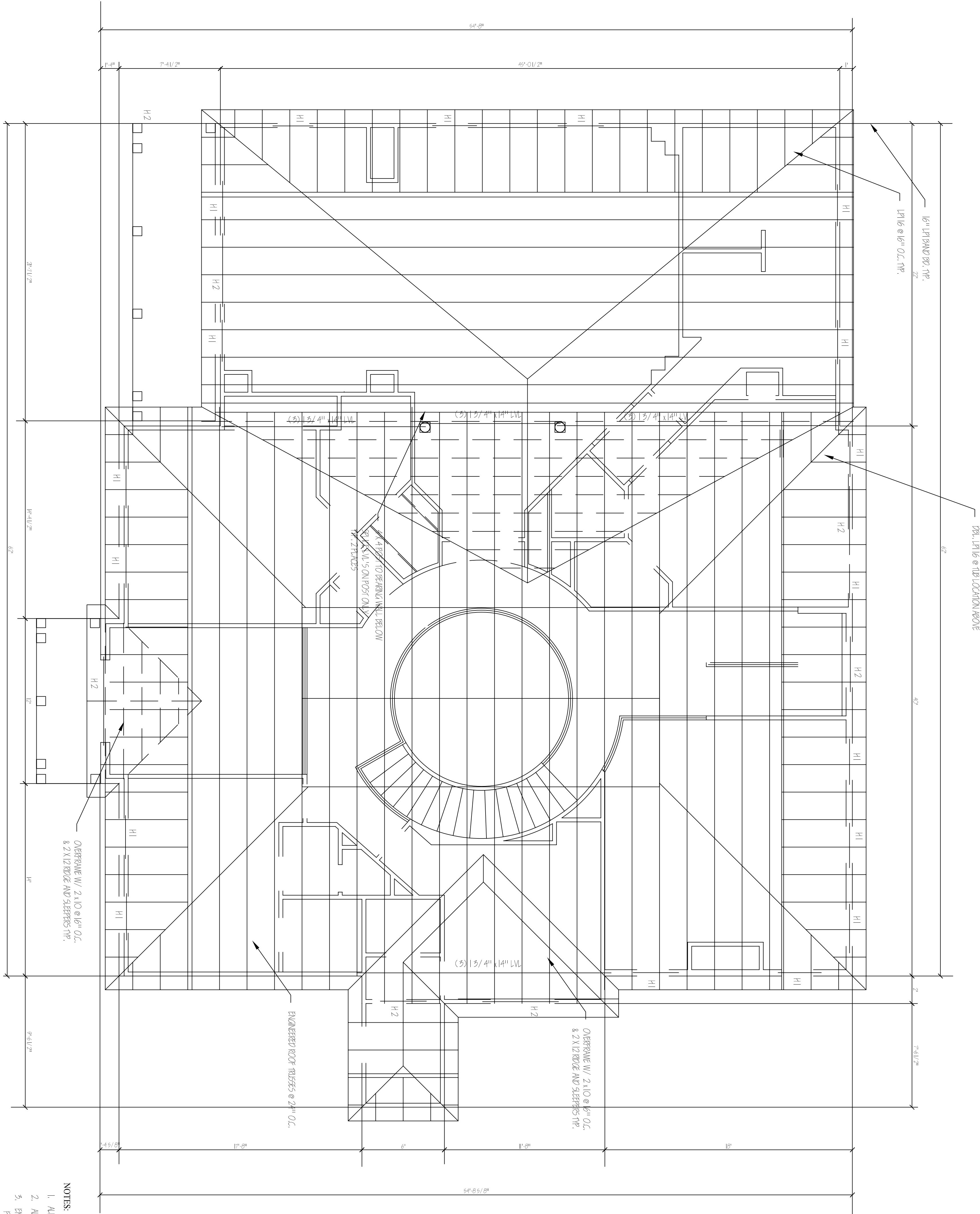


SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"

- NOTES:
1. ALL WOOD BEAMS TO BE INSTALLED PER MANUFACTURER'S LAOUT
  2. ALL STRUCTURAL MEMBERS OF BE # 25F1, OR BETTER
- HEADERS
- |    |                                |
|----|--------------------------------|
| H1 | DBL. 2X8 W/ 1/2" WD. SPCKER    |
| H2 | DBL. 2X10 W/ 1/2" WD. SPCKER   |
| H3 | TRIPLE 2X12 W/ 1/2" WD. SPCKER |
| H4 | DBL. 1 3/4" X 9.25" LVL        |

FLOOR FRAMING PLAN

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINA



ROOF FRAMING PLAN

1/4" = 1'-0"

HEADERS

H1	DDL 2X8 W/ 1/2" WD. SPICER
H2	DDL 2X10 W/ 1/2" WD. SPICER
H3	TRIPLE 2X12 W/ 1/2" WD. SPICER
H4	DDL 1 5/4" X 9.25" LVL

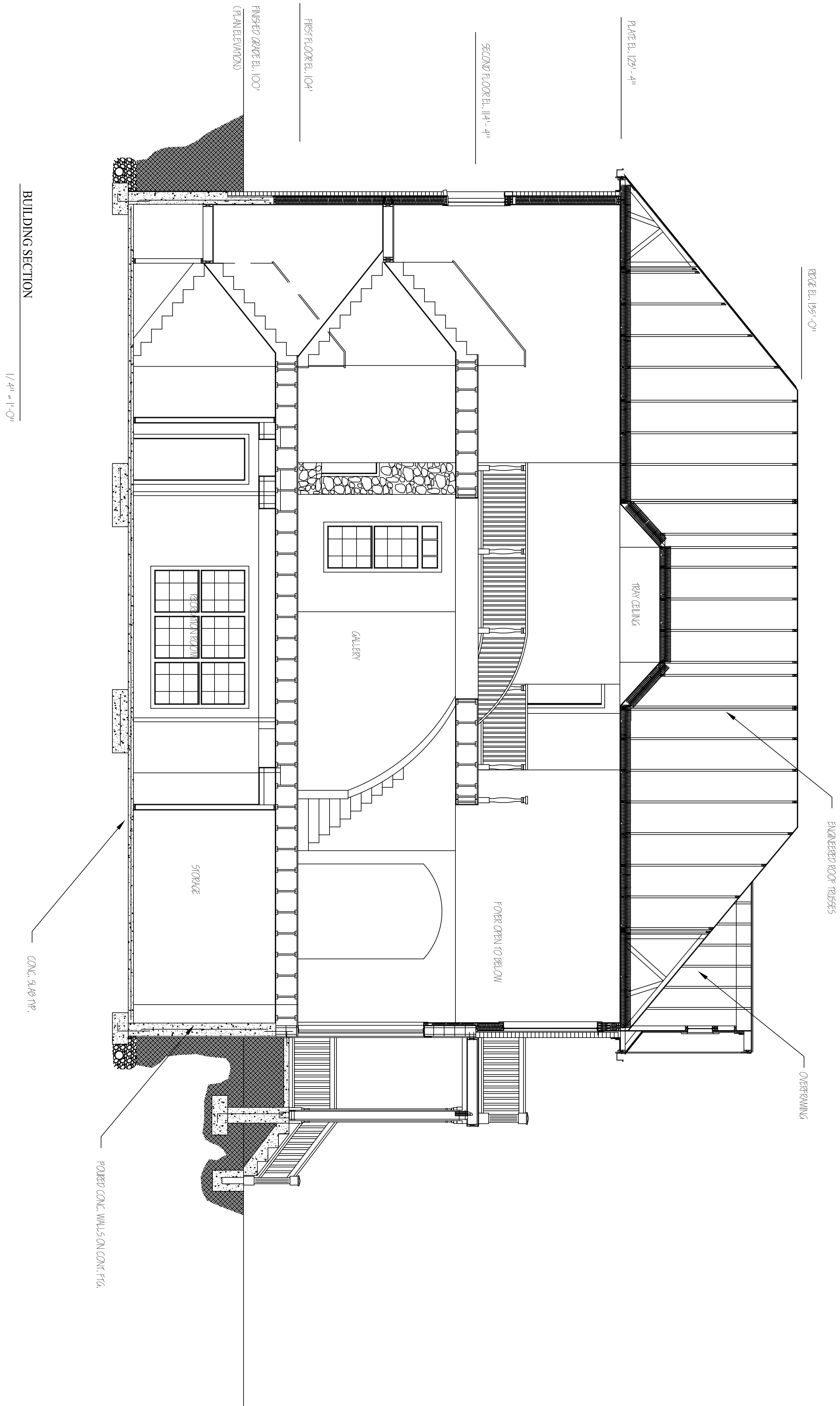
NOTES:

1. ALL ROOF TRUSSES & WOOD BEAMS TO BE INSULATED PER MANUFACTURER'S LAYOUT
2. ALL STRUCTURAL MEMBERS TO BE # 2 SPT. OR BETTER
3. ENGINEERED TRUSS DRAWINGS TO BE SUBMITTED TO COUNTY PRIOR TO INSTALLATION

ROOF FRAMING PLAN

GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINIA



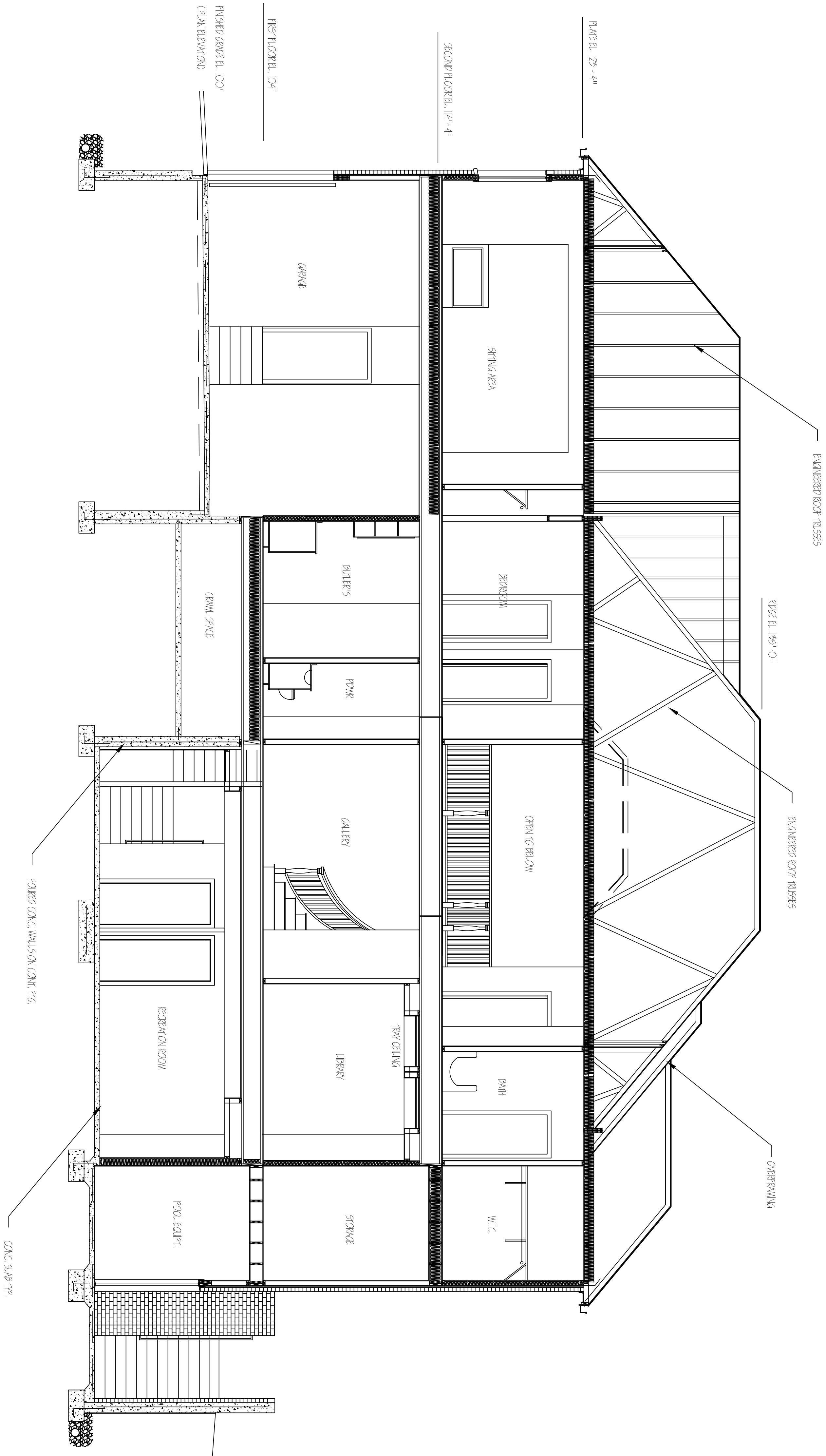


GEORGIAN MODEL  
3235 FOX MILL ROAD  
LOT # 3 FOXVALE  
OAKTON, VIRGINA

BUILDING SECTION

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BUILDING SECTION  
1/4" = 1'-0"

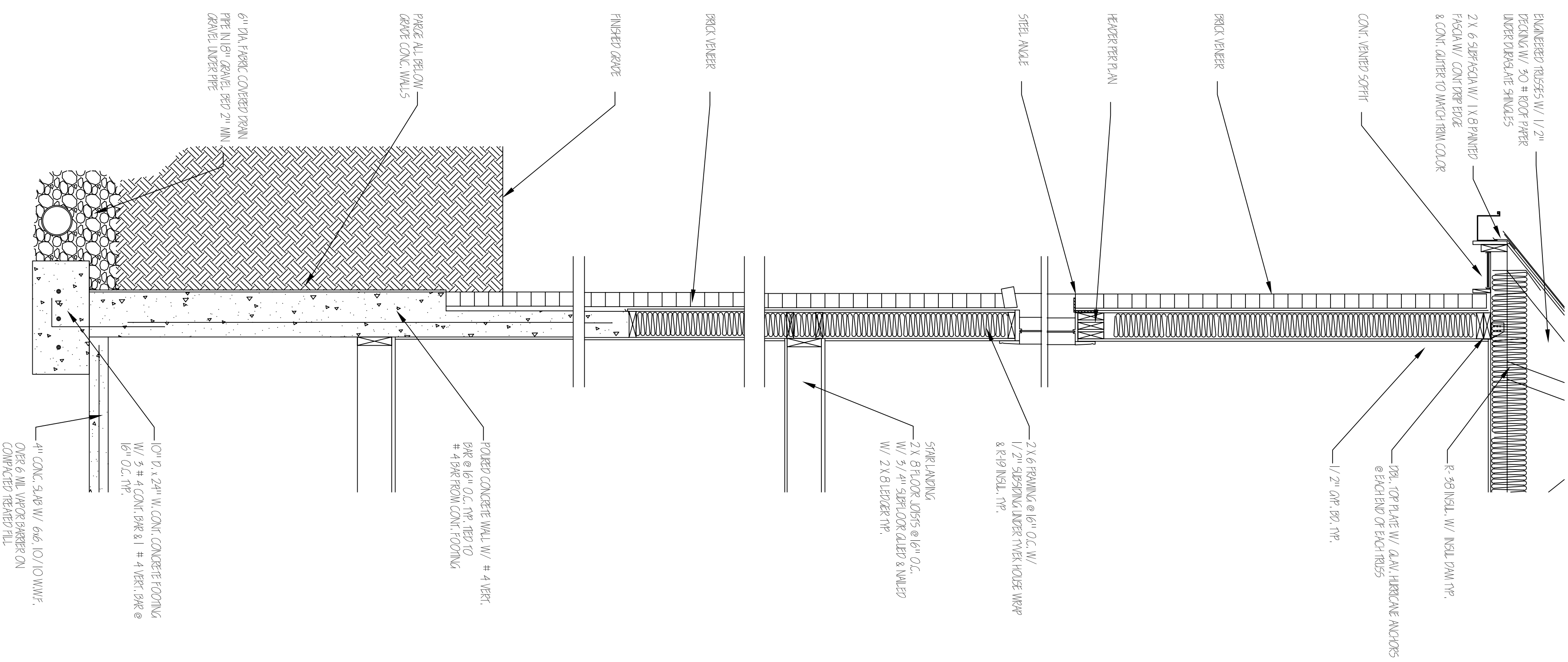
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BUILDING SECTION

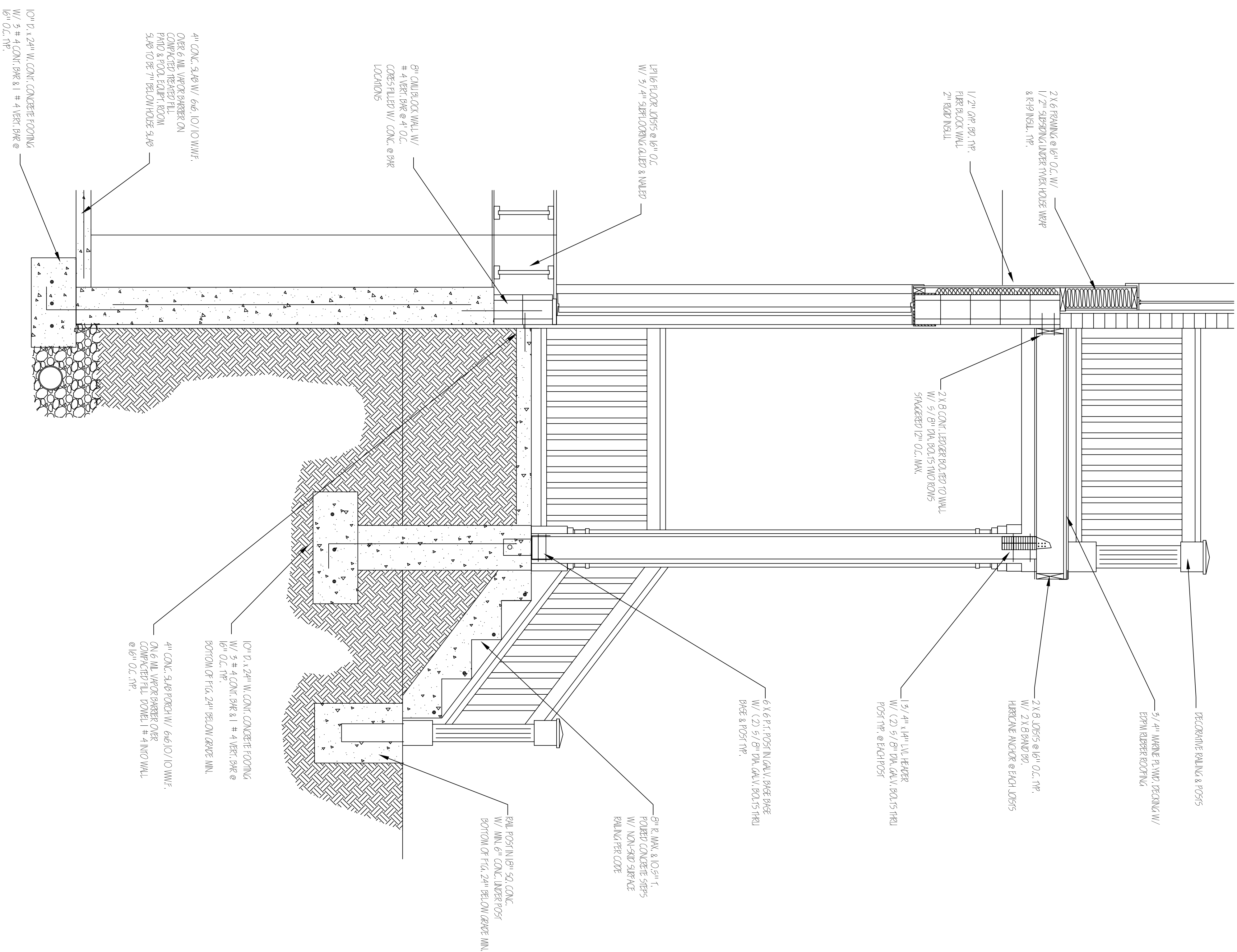
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WALL SECTION @ REAR WALL

$$3/4'' = 1'-0''$$


## PORCH SECTION

$$x/4 = 2 \Rightarrow$$

## WALL SECTIONS

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