

BASEMENT / FOUNDATION PLAN

STANDARD- SHOWN W/ ELEVATION "C"

UNLESS OTHERWISE NOTED ALL INTERIOR PARTITIONS TO BE 3 1/2"
UNLESS OTHERWISE NOTED WINDOW HEAD HEIGHT TO BE 6'-0" ASB.

1/4" = 1'-0"

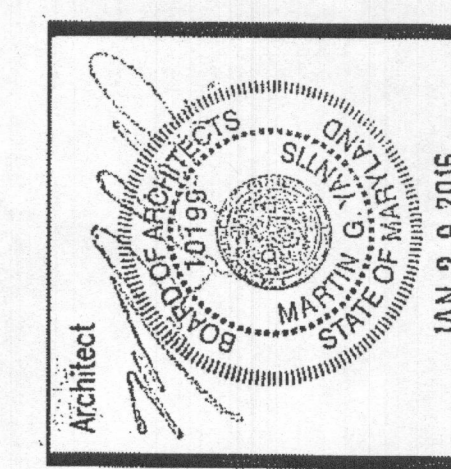
Zero Bedrooms

Date	REV.	BY	CHKD.
AC	06/07/03	GTO	
CA	10/10/05	GTO	
REV.	06/15/04	VA	
REV.	09/24/04	EH	
REV.	07/09/04	EO	
REV.	09/07/05	TH	
REV.	06/16/06	RR	
REV.	07/16/07	BGS	

Professional Certification, I. Martin G. Yantis, certifies that these documents were prepared or approved by me and that I am a duly Licensed Professional Engineer in the State of Maryland, license number: 10199. Expiration Date December 24, 2016.

Project Number: 00068-02

FOXTRIDGE MITCHELL BEST HOMES



SUTTON YANTIS ASSOCIATES ARCHITECTS

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I. General Requirements

- The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Architect.
- Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the Architect in writing, of any discrepancies before proceeding with the work or shall be responsible for same.
- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
- Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
- If in the event of conflict between local, state, and national codes, the more stringent shall govern.
- AIA General Conditions of the Contract for Construction are a part of this project.
- All construction is to be in compliance with the following code:
International Residential Code For One & Two Family Dwellings, 2015 Edition (As Amended By Montgomery County, MD)
- This project is an Owner/Builder project wherein the Owner is performing as the Contractor. The Owner is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Architect is available to the Owner, however, all questions regarding this project must be directed to the Owner. The Architect assumes no responsibility for the means and methods of construction of the project, inasmuch as the Owner/Builder has full control and has assumed full responsibility.
- Use of these documents without written permission of the Architect is forbidden.
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- Any and all drawings and specifications for sitework, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on this page are not a part of the professional services provided to the Owner by the Architect under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to the Architect immediately.
- Contractor shall be responsible for all noise attenuation requirements.

II. Structural Specifications

A. General Requirements

- The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.
- These requirements may be superseded by more stringent information contained within the drawings. The more stringent shall be followed.
- Soil conditions shall conform to the following conditions:
Bearing capacity: Min. 2000 psf, field verify, under all footings and slab.

Water Table: Min. 2'-0" below bottom of all concrete slabs and footings. Footings, foundations, walls and slabs shall not be placed on or in Marine Clay, Peat and other organic materials.
- Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.
- Free draining granular backfill shall be used against foundation walls. Equivalent fluid pressure of backfill not to exceed 30 pcf. If backfill pressures exceed 30 pcf then foundation walls must be designed for actual equivalent fluid pressure.
- All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 16", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

B. Concrete

- All concrete shall attain the following 28 day compressive strengths:
-Foundation Walls, Footings, Piers and Interior Slabs . . . 3000 psi
-All other slabs on grade (including garage slabs) . . . 3500 psi.
- Reinforcing steel shall conform to ASTM A-615, new billet, grade 60.
- Welded wire mesh shall conform to ASTM A-185, with minimum laps of 8".
- Maximum slump 5".
- All exposed exterior concrete shall be 6+/-1% air entrained or shall conform to ASTM C260.
- Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.
- All concrete work shall be in accordance with ACI 318.

C. Steel

- All structural steel specified in these documents shall conform to ASTM A-36.
- Steel pipe shall conform to ASTM A-53.
- All welds shall comply with AWS standards.
- All bolts in bolted steel connections shall conform to ASTM A-325.
- All required steel anchor bolts, anchors straps, nails, caps, joint hangers shall be constructed of code approved galvanized or stainless steel. All metal nails, hangers, straps & bolts that are in direct contact with pressure treated lumber shall be fabricated from stainless steel or other non-corrosive metal approved by the Building Official.
- All connections shall conform to AISC standards.
- Fitch Beams: Unless noted otherwise, all steel fitch beams shall be assembled with 2 rows of 1/2" bolts @ 12" o.c. top and bottom, stagger rows 6". There shall be a bolt top and bottom 8" from each end.

II. STRUCTURAL SPECIFICATIONS (continued)

D. Wood

- All structural wood joists and headers shall be stressed graded #2 Hem Fir 19% M.C. in accordance with NDS by NFA/PA, unless noted. All wood shall comply to the following minimum specifications:

#2 Hem Fir, 19% M.C.

F_b min: 980 psi repetitive use
850 psi single member use

E min: 1,300,000 psi

F_v min: 75 psi

F_c min: 1,250 psi

F_{c1} min: 405 psi

#2 Spruce Pine Fir 19% M.C. (#2 S.P.F.)

F_b min: 1,005 psi repetitive use
875 psi single member use

E min: 1,400,000 psi

F_v min: 70 psi

F_c min: 1,100 psi

F_{c1} min: 425 psi

#2 Southern Pine, 19% M.C. (#2 S.Y.P.)

F_b min: 1,120 psi repetitive use
975 psi single use

E min: 1,600,000 psi

F_v min: 90 psi

F_c min: 1,450 psi

F_{c1} min: 565 psi

Note: Pressure-treated lumber shall be #2 Southern Pine KD-19 pressure pressure treated to 40 pounds per cubic foot chemical retention and shall be denoted as (P.T.)

MICRO-LAM

F_b min: 2,600 psi

E min: 1,900,000 psi

F_v min: 285 psi

F_c min: 2,310 psi

F_{c1} min: 750 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

Stud Grade Spruce Pine Fir 19% M.C.

F_b min: 775 psi repetitive use
675 psi single use

E min: 1,200,000 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

All Studs in bearing walls shall conform to the following minimum specifications:

Stud Grade Spruce Pine Fir 19% M.C.

F_b min: 775 psi repetitive use
675 psi single use

E min: 1,200,000 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

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F_c min: 675 psi

F_{c1} min: 425 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

F_v min: 70 psi

F_c min: 675 psi

F_{c1} min: 425 psi

II. STRUCTURAL SPECIFICATIONS (continued)

- Manufactured Floor Trusses: Unless otherwise noted manufactured floor trusses shall be installed in accordance with manufacturers specifications and details.
- All plywood roof, floor and wall sheathing shall be APA approved.

E. Masonry

1. Materials

Mortar: Type "S" ASTM C270
Hollow CMU: ASTM C-90
Face Brick: ASTM C-216
Grout Aggregated: ASTM C-404

- All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.
- Brick veneer shall be attached to wood frame with minimum #22 galvanized sheet gage corrosion-resistant corrugated metal ties min. 7/8" wide at vertical intervals max. 16" and horizontal intervals max 16". Provide weep holes at 2'-0" o.c. @ first course above grade and first course above steel lintels.
- Provide horizontal joint reinforcement (Durowall) in all masonry walls @ 8" o.c. unless otherwise specified.
- The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of load.
- All masonry work shall conform to the applicable requirements of BIA and NCMA.

III. Doors and Windows

- Unless otherwise noted, window sizes define intended aesthetic size and type by indicating sash opening in feet and inches (I.E., 2856 DH denotes a 2'-8" wide by 5'-6" tall sash opening double hung window). Contractor shall verify that windows and doors (including overhead doors) to be installed comply with local code standards for egress, light, and ventilation, wind/impact loads.
- All glazing installed in hazardous locations, as defined by local code, shall be safety glazing and shall be provided with a visible manufacturer's label, designating the safety standard with which it complies.

IV. Thermal and Moisture Protection

- Blank
- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.
- Dampproof all exterior foundation walls enclosing basements and crawl spaces with dampproofing as specified by code at exterior face of wall.
- Flashing: Code approved corrosion resistive flashing shall be provided at all locations required by code in such manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all roof valleys and around all roof openings. All windows and doors shall be flashed in accordance with the manufacturers written instructions.
- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer. Approved water resistant sheathing may be substituted for building paper.

V. Other

- In locations required by local code, window opening limiting devices are to be installed by window manufacturer in compliance with code section R312.2.2.
- Residential Energy Efficiency compliance is per the Total UA Alternative Method per the 2015 International Energy Conservation Code for climate zone 4A. Refer to REScheck Compliance Certificate and to "N" sheets (Energy Plans) for additional information.
- NOTE: Structural Design is for Gravity Loads ONLY. Structural Engineering for Lateral Load Design requirements specified per Building Code is NOT included in these documents and shall be provided by others.

List of Drawings

1	General Notes & Specifications	5	Opt. Bonus Room & Back Stair
RC	REScheck Compliance Certificate	6	Floor Plans with Elevation C
D1	Foundation/Framing Details	5A	Intentionally Removed from Set
D2	Foundation/Framing Details	5B	Intentionally Removed from Set
AW	Arsenow Details	6	Building Section "A"
DK1	Deck Details	6A	Partial Building Sections F & G
DK2	Deck Details	w/ Opt. Deluxe Rear Extension & w/ Opt. Family Loft	
DK3	Deck Details	6B	Intentionally Removed from Set
SP1	Optional Stoop Partial Fndn Plans	7	Building Section "B"
SP2	Optional Stoop Partial Fndn Plans	8	Partial Building Sections C, D & F
SP3	Optional Stoop Partial Lower Fl Plans	8A	Intentionally Removed from Set
SD	Structural Slab Details	8B	Intentionally Removed from Set
TR1	Exterior Trim Details	9	Front Elevation w/ Elevation C
TR1A	Fireplace Trim Details	9A	Intentionally Removed from Set
TR2	Fireplace Trim Details	10	Rear Elevation w/ Elevation C
TR3	Interior Trim Details	10A	Partial Rear Elevations w/ Alt. Upper Floor Master Suite & w/ Opt. Family Loft
TR4	Intentionally Removed from Set	10B	Intentionally Removed from Set
2	Std Fndn/Bsmt Plans	11	Left Side Elevation w/ Elev. C & Partial Left Side Elevation w/ Opt. Loft
2A	Partial Fndn/Bsmt Plans w/ Opt. Rear Ext. & Opt. Morning Room Ext.	11A	Partial Left Side Elevation w/ Opt. Deluxe Rear Extension w/ Elev. C & w/ Opt. Loft
2B	Intentionally Removed from Set	11B	Intentionally Removed from Set
3	Std Lower Floor Plans w/ Elev C	12	Right Side Elevation & Partial Right Side Elevation w/ Opt. Deluxe Rear Extension w/ Elev. C
3A	Partial Lower Floor Plans w/ Elev C w/ Alt. Kitchen, Library Built-ins and Opt. Loft	12A	Intentionally Removed from Set
3B	Partial Lower Floor Plans w/ Opt. Deluxe Rear Ext.	13	Lower Floor Framing Plan w/ Elev. C
3C	Partial Lower Floor Plans & Upper Floor Plans w/ Opt. Deluxe Rear Ext. & Opt. Morning Room Ext.	13A	Partial Lower Fir Framing Plan w/ Opt. Deluxe Rear Ext. & Opt. Morning Rm. Ext.
3D	Intentionally Removed from Set	13B	Intentionally Removed from Set
4	Std Upper Floor Plans w/ Elev C	14	Upper Floor Framing Plan w/ Elev C
4A	Alt. Upper Floor Plans w/Upper Floor Master Suite & Opt. Family Loft		

15	Partial Opt. Bonus Room, Opt. Bath #4 & Alt. Upper Floor Framing Plans
15A	Intentionally Removed from Set
15B	Partial Upper Floor Framing Plan w/Opt. Loft
16	Roof Framing Plan w/Elevation C
16A	Partial Roof Framing Plan w/Opt. Deluxe Rear Extension w/ Elev. C
17	Partial Opt. Bonus Room and Opt. Back Stair Roof Framing Plans
18	Partial Opt. Bonus Room w/Opt. Bath #4 & Alt. Upper Fir Roof Framing Plans
19	Partial Roof Framing Plans w/Opt. Deluxe Rear Ext. & Opt. Morning Room Ext. w/ Elev. C
20	Intentionally Removed from Set
21	Intentionally Removed from Set
22	Intentionally Removed from Set
23	Roof Framing Plans w/Opt. Loft
24	Truss Joist Details
E1	Std. Bsmt Electrical Plan
E2	Std. Lower Floor Electrical Plan
E2A	Partial Lower Floor Electrical Plan w/Opt. Deluxe Rear Extension w/Opt. Morning Room Extension & w/Opt. Morning Room Extension & Opt. Loft
E3	Std. Upper Floor Electrical Plan
E3A	Partial Alt. Upper Floor Electrical Plan & Partial Upper Fir Electrical Plan w/Opt. Loft

E4	Partial Opt. Bonus Room, Library w/Opt. Built-ins @ Sides, Opt. Back Stair and Alt. Kitchen Electrical Plans
E5	Intentionally Removed from Set
E6	Intentionally Removed from Set
N1	Energy Plans
N2	Energy Plans
N3	Energy Plans
N4	Energy Section "A"

Symbols

	Duplex Outlet		One Way Switch
	Duplex Outlet, Weather Proof on GFI circuit		Three Way Switch
	Duplex Outlet, Floor Mounted		Four Way Switch
	Duplex Outlet, Switch Operated		Switch w/ Rheostat
	Range Outlet		Smoke Detector
	Gas Outlet		Chime
	Ceiling Mounted Incandescent		Bathroom Exhaust Fan
	Junction Box		Television Outlet
	Eyeball Light		Telephone Outlet
	Wall Washer Light (Recessed)		Medicine Cabinet
	Recessed Light		Frost Proof Hose Bib
	2 1/2 Fluorescent Light		Recessed Waterproof Light
	4 1/2 Fluorescent Light		Dedicated Circuit Outlet
	Exterior Flood Lights		Steel Angle (Lintel)
	Wall Mounted Incandescent		Structural Post
	Pull Switch Light		Smoke/Carbon Monoxide Detector
			Cont. Running Mech Fan

List of Abbreviations

ADJ.	Adjustable	MC	Medicine Cabinet
A.S.F.	Above Subfloor	MFG.	Manufacturing
BF	Bifold	O.A.	Overall
BM	Beam	O.C.	On Center
B.O.J.	Bottom of Joist	OPT.	Optional
CLG	Ceiling	PART.	Partial
CMU	Concrete Masonry Unit	PLYWD	Plywood
C.O.	Cased Opening	P.T.	Pressure Treated
COL.	Column	R/A	Return Air
CONC.	Concrete	R.C.	Rough Cut
CONT.	Continuous	REF	Refrigerator
CS	Cosement	R/O	Range Oven
CVAC	Central Vacuum	SF	Square Feet
DBL.	Double	SHWR	Shower
DES.	Design	SIM.	Similar
DH	Double Hung	SLD.	Sliding Door/Window
DTL	Detail	STD.	Standard
DW	Dishwasher	STL.	Steel
FD	Floor Drain/French Door	S&P	Shelf & Pole
F.P.	Fireplace	S.V.B.	Solid Vinyl Blocking
FTG.	Footing	T&G	Tongue & Groove
GFI	Ground Fault Circuit Interrupter	T.O.S.	Top of Slab
GPDW	Gypsum Drywall	T.O.W.	Top of Wall
HD,HIGHT	Window Head Height	TRP.	Trim
HDR	Header	TRP.	Typical
HFL	Heat/Fan/Light	WD	Wood
HWH	Hot Water Heater	W/O	Wall Oven
INSUL.	Insulation	W.W.M.	Welded Wire Mesh
L.T.	Laundry Tub	B.W.L.	Braced Wall Line

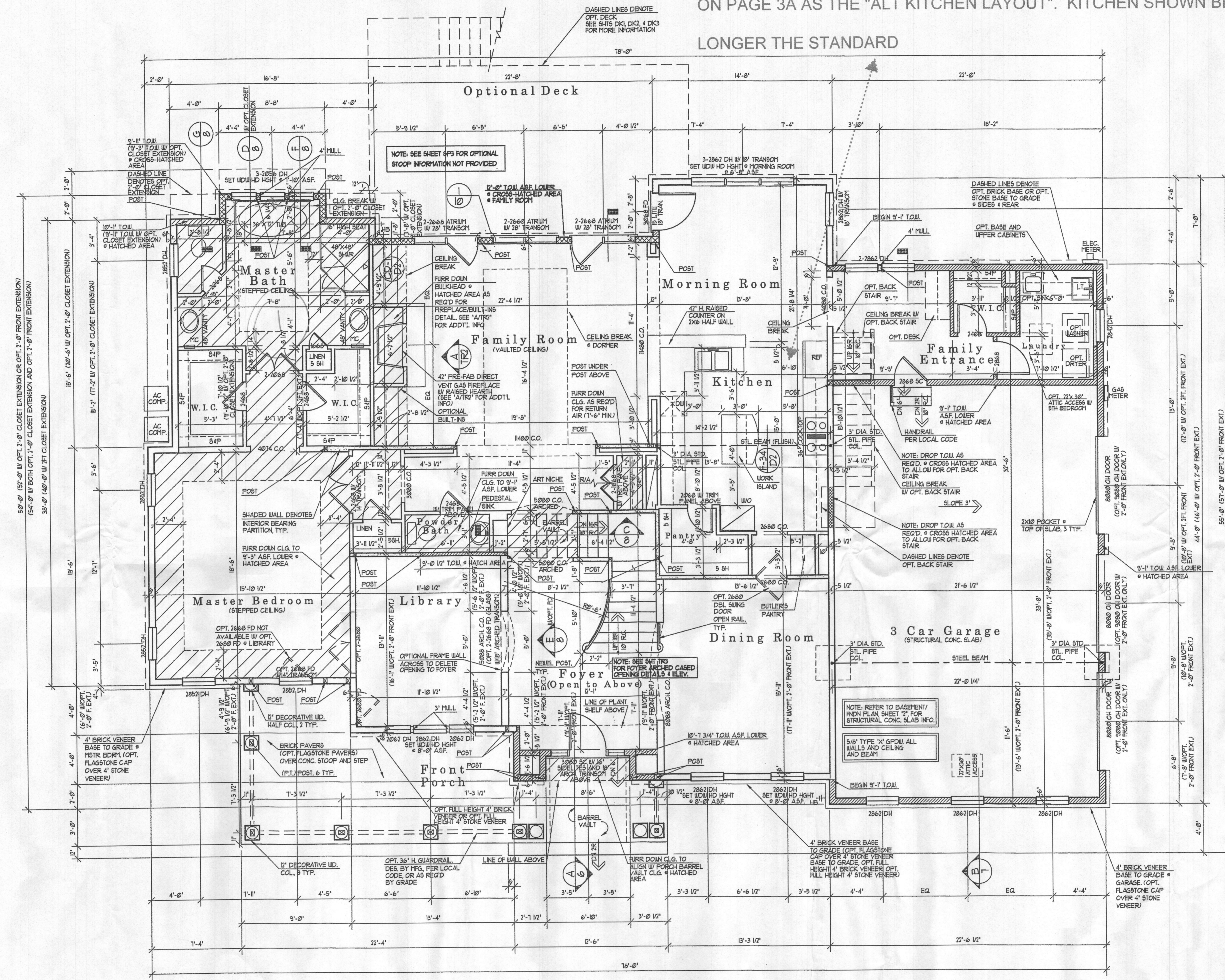
Area Calculations

Area Calculations include gross floor area to exterior face of wall for all conditioned spaces and exclude upper levels of multi-story spaces.

LOWER FLOOR :	2580 SF
UPPER FLOOR :	1217 SF
TOTAL :	3797 SF
OPT. BACK STAIR:	60 SF
OPT. BONUS ROOM W/ BACK STAIR	334 SF
OPT. BONUS ROOM W/ BACK STAIR AND BATH #4:	380 SF
FIN. BSMT :	2603 SF
LOWER FLOOR W/ OPT. CLOSET EXTENSION:	2613 SF
OPT. DELUXE REAR EXT.	279 SF
OPT. MORNING ROOM EXT.	59 SF
OPT. FAMILY LOFT	436 SF

Date	REV. 01/08/12	REV. 01/08/12	REV. 01/08/12	REV. 01/08/12	REV. 01/08/12	REV. 01/08/12	REV. 01/08/12
DC	01/08/12	01/08/1					

THE KITCHEN THAT IS NOW STANDARD ON THE FOXRIDGE IS THE ONE SHOWN ON PAGE 3A AS THE "ALT KITCHEN LAYOUT". KITCHEN SHOWN BELOW IS NO LONGER THE STANDARD

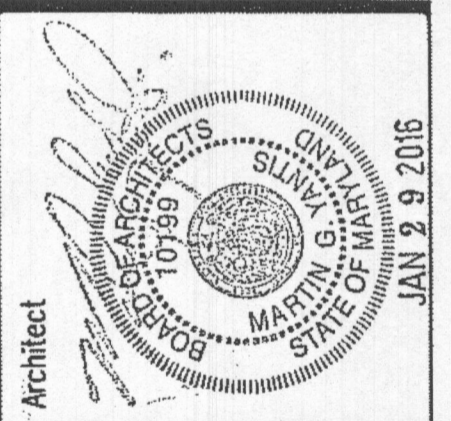


Date	REV. 01/16/07 BCB
AC 06/07/09 GTO	REV. 04/09/09 JI
CB 10/10/09 GTO	REV. 04/10/09 JI
REV. 03/14/04 BH	REV. 04/07/09 BT
REV. 01/06/04 ED	REV. 03/09/09 DG
REV. 01/02/04 TH	REV. 03/09/09 JG
REV. 02/28/04 TH	REV. 03/09/09 JG
REV. 06/07/07 BCB	REV. 03/09/09 JR

Professional Certification: I. Martin G.
 I certify that this plan was prepared or approved by me and that I am a duly licensed architect under the laws of the State of Virginia, License No. 10195.
 Expiration Date: December 31, 2016.

Project Number: 00066-03

FOXRIDGE MITCHELL BEST HOMES



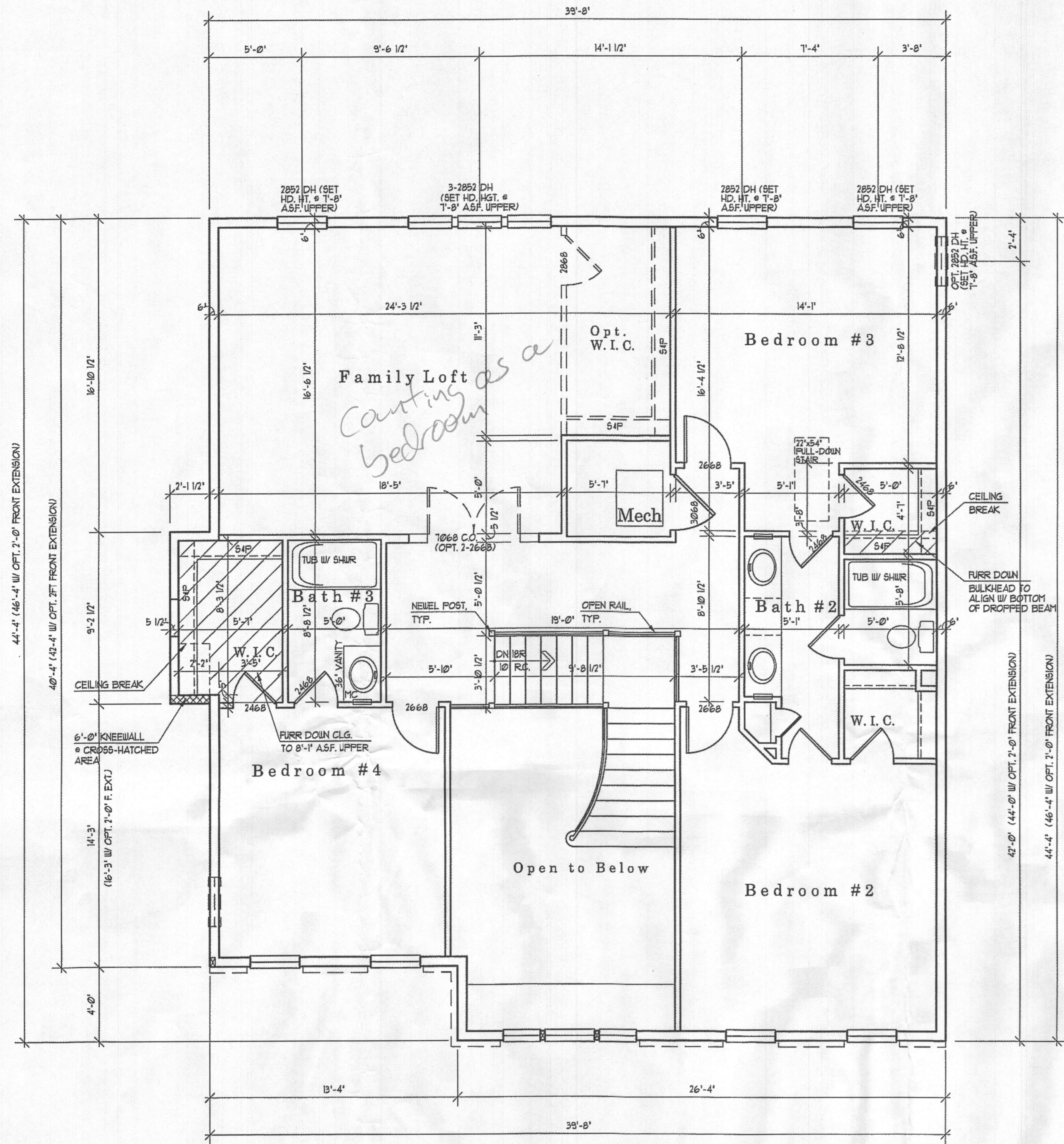
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Sheet Number **3**

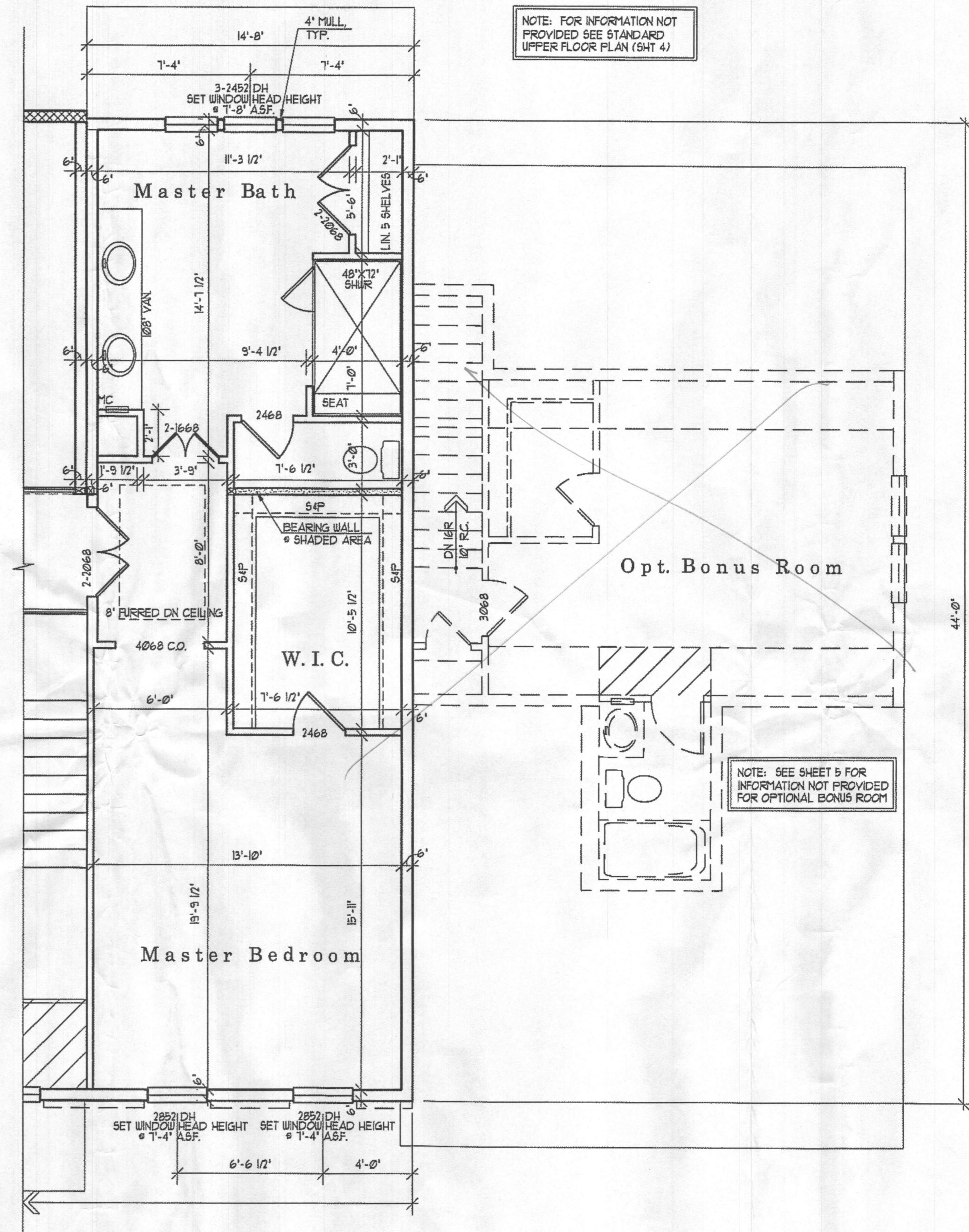
One Bedroom This Floor



UPPER FLOOR PLAN

W/ LOFT

1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

W/ UPPER FLOOR MASTER BEDROOM
SHOWN W/ ELEVATION C

1/4" = 1'-0"

Date	REV.	BY	CHKD.
01/09/14	01	MM	MM
06/07/14	02	MM	MM
07/16/14	03	MM	MM
10/09/14	04	MM	MM
10/09/14	05	MM	MM
10/09/14	06	MM	MM

Professional Certification: I. Merrin G. Yanis, certifies that these plans were prepared or approved by me and that I am a State of Virginia architect under the laws of the State of Virginia under the license #10199, Expiration Date December 31, 2016.

Project Number: 00008-04A

FOXRIDGE MITCHELL BEST HOMES



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Sheet Number

4A

