villa seoudi

11304 Stoneledge Ct
Reston, VA 20191

PROJECT INFORMATION

PROJECT DESCRIPTION:	A NEW 2 STORY, 4 BR HOME
PROJECT ADDRESS:	11304 STONELEDGE CT RESTON, VA 20191
ZONING:	R-1
CONSTRUCTION TYPE:	V-B
LOT SIZE:	75000 SQFT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2012 VRC, 2012 VECC AND ALL LOCAL CODES AND ORDINANCES, AND ALL OTHER VIRGINIA STATE RULES AND REGULATIONS, AS WELL AS ALL CITY, COUNTY AND FEDERAL RULES, REGULATIONS, ORDINANCES, SAFETY LAWS AND SANITARY ORDINANCES. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ARCHITECT IMMEDIATELY

2. SLOPE GRADE AWAY FROM STRUCTURE A MIN. OF 5% FOR 5 FEET.

3. ROOF AND DECK DOWNSPOUTS, FOUNDATION PERIMETER DRAIN LINE, DRIVEWAY AND PATIOS SHALL BE CONNECTED TO A SUBTERRANEAN SYSTEM WHERE REQUIRED BY CURRENT STORM DRAINAGE ORDINANCE.

4. PRIOR TO INSPECTION OF ROOF FRAMING, ENGINEERED CALCULATIONS FOR THE MANUFACTURED ROOF TRUSSES, AS PER PLAN, WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

5. THE GENERAL NOTES ARE COMPLEMENTARY TO THE GENERAL CONDITIONS AND SPECIFICATIONS. SHOULD CONFLICTS OCCUR, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

6. SHOULD CONFLICTS OCCUR BETWEEN THE DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN IN MATTERS OF DIMENSION OR QUANTITY; SPECIFICATIONS SHALL GOVERN IN MATTERS OF MATERIALS, INSTALLATION OR FINISHES.

7. DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE ARCHITECT IMMEDIATELY.

8. VERTICAL AND HORIZONTAL FIRE BLOCKING SHALL CONFORM TO VRC R608.2.

9. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ARCHITEC T & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER.THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.

10. NEITHER THE ARCHITECT, THE ENGINEER, OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR; THE ACTS OR OMISSIONS OF THE CONTRACTOR; OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THEWORK IN ACCORDANCE WITH THE DRAWINGS OR SPECIFICATIONS.

11. VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

12. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS, SPECIFICATIONS AND EXISTING SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.

13. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL ESTABLISH BUILDING CORNERS, STRUCTURAL COLUMNS, POSTS, GRADES AND OTHER IMPROVEMENTS IN THE FIELD.

14. MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS, INSTRUCTIONS AND APPLICABLE ICBO REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.

15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.

16. THE CONTRACTOR SHALL NOT PROCEEDWITH ANY ADDITIONAL WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF THE DRAWINGS AND SPECIFICATIONS TO ALL TRADES UNDER HIS JURISDICTION.

18. SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE THE ARCHITECT.

19. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE AS A CONSEQUENCE OF THE ARCHITECTS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

20. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THE CONSTRUCTION SHALL BE SIMILAR AND OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

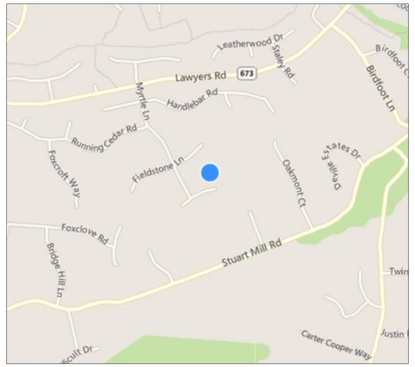
21. THE CONTRACTOR SHALL DO ALLWORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

22. THE CONTRACTOR SHALL NOTIFY THE OWNER UPON COMPLETION OF THEWORK. AT THAT TIME THE OWNER SHALL COMPLETE A "PUNCH LIST" OF CORRECTIONS. THE OWNERS FINAL ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT UNDER TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

23. THE PROJECT SHALL BE LEFT COMPLETELY CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER.

24. ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT.
VICINITY MAP

25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FINAL CITY APPROVALS AND A CERTIFICATE OF OCCUPANCY.



VICINITY MAP

SHEET INDEX

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A003	ROOF AND BASEMENT PLANS
A004	ELEVATIONS
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S006	DETAILS
S007	STUCTURAL ISOMETRIC VIEW

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Vienna, VA 2218

571.366.7666 tel
571.730.2218 fax

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COVER SHEET

A000

DOOR SCHEDULE														
MARK	MANUFACTURER	MATERIAL	LOCATION	TYPE	THICKNESS	HEIGHT	WIDTH	AREA	U-VALUE	SHGC	VGA X U	COUNTS	HARDWARE	REMARKS
1			GARAGE	SINGLE GARAGE DOOR	0' - 1 1/2"	9' - 1"	9' - 2"		0			3		
2		WOOD	FOYER	DOUBLE FRONT DOOR	0' - 1 3/8"	8' - 1"	6' - 2"	49.8 SF	0.3	0.3	15 SF	1	MORTISED LOCKSET	
3		WOOD	BATHROOM	5 PANEL	0' - 2"	7' - 0"	2' - 6"					4	PRIVACY	
4		WOOD	CLOSET	SLIDING DOOR	0' - 1 3/8"	7' - 1"	5' - 2"					3	DUMMY W/ ROLLER CATCH	
5		WOOD	BEDROOM	5 PANEL	0' - 2"	7' - 0"	2' - 8"					4	PRIVACY	
6		WOOD	MASTER BATH & CLOSET	5 PANEL	0' - 2"	7' - 0"	2' - 8"					2	PASSAGE	
7		WOOD	CLOSET, MUDROOM	5 PANEL	0' - 2"	7' - 0"	2' - 6"					3	PASSAGE	
8		GLASS	SUNROOM	GLASS SLIDING DOOR	0' - 2"	6' - 0"	7' - 0"	42.0 SF	0.3	0.3	13 SF	3		
10		WOOD	RESTROOM	5 PANEL	0' - 2"	7' - 0"	2' - 6"					1		

TOTAL EXTERIOR DOOR AREA = 198.7SF
TOTAL VGA X U = 60SF

WINDOW SCHEDULE													
MARK	MANUFACTURER	MATERIAL	LOCATION	TYPE	HEAD HEIGHT	HEIGHT	WIDTH	AREA	U-VALUE	SHGC	VGA	COUNT	REMARKS
1		WOOD	CORRIDOR	CASEMENT	8' - 8"	6' - 2"	3' - 2"	19.5 SF	0.3	0.37	6 SF	5	
2		WOOD	CORRIDOR	FIXED	11' - 2"	8' - 8"	2' - 0"	17.3 SF	0.3	0.37	5 SF	1	
3		WOOD	BATHROOM	FIXED	11' - 2"	8' - 8"	3' - 2"	27.4 SF	0.3	0.37	8 SF	1	
5		WOOD	FAMILY ROOM	FIXED	9' - 4"	9' - 4"	11' - 2"	104.2 SF	0.3	0.37	31 SF	1	
6		WOOD	STAIRS	FIXED	18' - 3"	18' - 3"	3' - 2"	57.8 SF	0.3	0.37	17 SF	1	
7		WOOD	CORRIDOR	FIXED	11' - 10"	9' - 4"	7' - 6"	70.0 SF	0.3	0.37	21 SF	1	
8		WOOD	FOYER	FIXED	7' - 9"	5' - 9"	6' - 5"	36.9 SF	0.3	0.37	11 SF	1	
9		WOOD	SUNROOM	HOPPER	7' - 10"	7' - 10"	4' - 0"	31.3 SF	0.3	0.37	9 SF	11	
10		WOOD	FAMILY ROOM	FIXED	17' - 4"	5' - 10"	11' - 2"	65.1 SF	0.3	0.37	20 SF	1	
11		WOOD	FOYER	FIXED	11' - 0"	2' - 9"	6' - 5"	17.6 SF	0.3	0.37	5 SF	1	
13		WOOD	BEDROOMS	CASEMENT	8' - 8"	6' - 2"	4' - 0"	24.7 SF	0.3	0.37	7 SF	4	
14		WOOD	FAMILY ROOM	FIXED	9' - 4"	9' - 4"	9' - 0"	84.0 SF	0.3	0.37	25 SF	1	
15		WOOD	FAMILY ROOM	FIXED	17' - 4"	5' - 10"	9' - 0"	52.5 SF	0.3	0.37	16 SF	1	

TOTAL EXTERIOR DOOR AREA = 1000.5SF
TOTAL VGA X U = 295SF
AREA-WEIGHTED AVERAGE GLAZING U-FACTOR = (TOTAL VGA X U) / (TOTAL AREA) = 0.3

TOTAL EXTERIOR DOOR AREA (TDA)= 198.7 SF
TOTAL HOUSE WINDOW AREA = 1000.5 SF
TOTAL HOUSE GLAZING AREA = 1199.2 SF

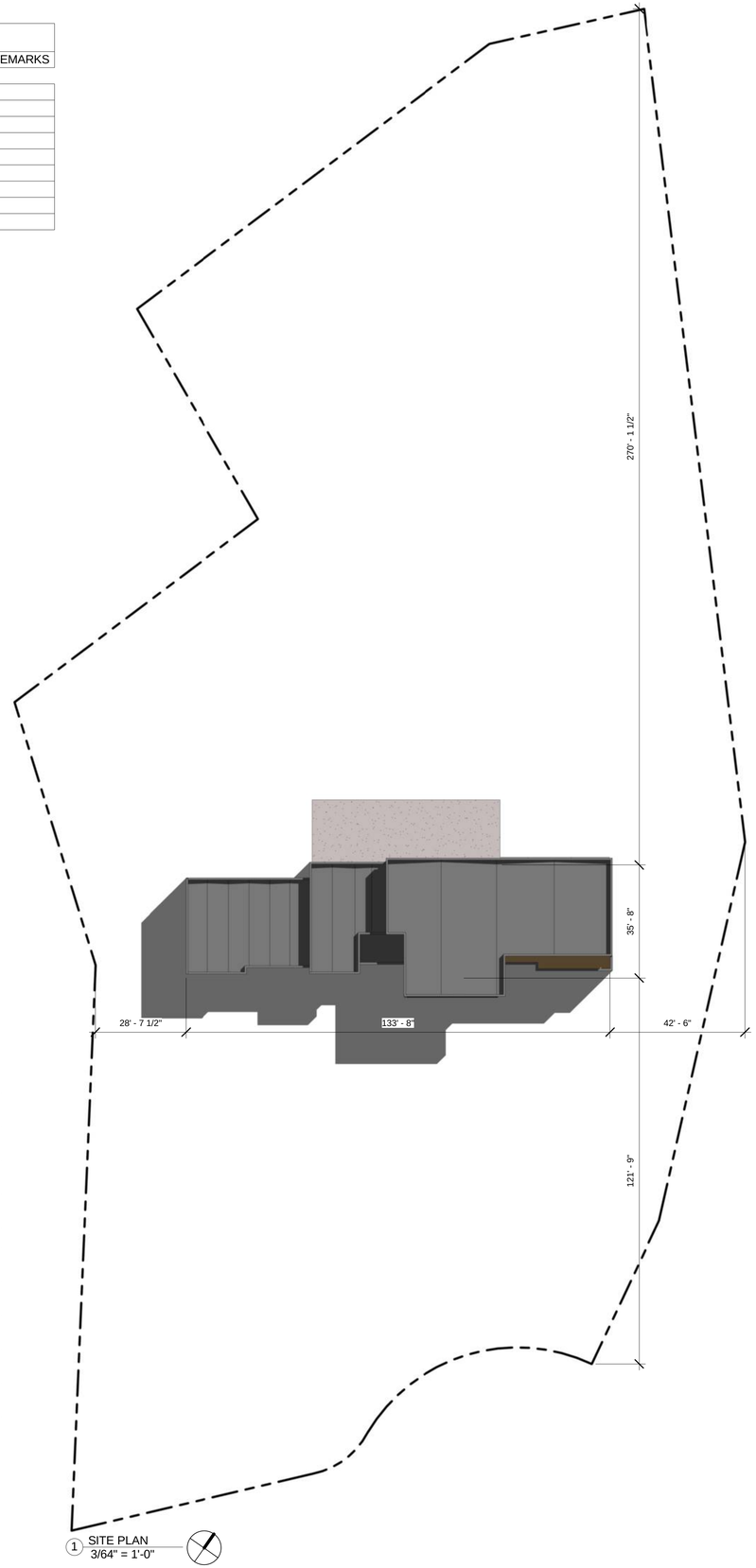
TOTAL HOUSE HEATED FLOOR AREA = 5786 SF

HOUSE GLAZING / FLOOR AREA RATIO = 20.70 %

NOTES:
1. WINDOW U-VALUES SHALL CONFORM TO VIRGINIA ENERGY CONSERVATION CODE. LISTED U-VALUES SUPPLIED BY WINDOW MANUFACTURER.
2. WINDOW SHGC VALUES SHALL CONFORM TO VIRGINIA ENERGY CONSERVATION CODE. LISTED SHGC VALUES SUPPLIED BY WINDOW MANUFACTURER.
3. ALL WINDOWS SHALL BE LOW-e4 (HARD COAT) COATED, ARGON FILLED
4. PER 402.4.4, FENESTRATION THAT IS NOT SITE BUILT SHALL BE LISTED AND LABELED AS MEETING AAMA
5. PER 402.4.2 & 402.4.2.1, BUILDING ENVELOPE TIGHTNESS SHALL BE VERIFIED BY A BLOWER DOOR TEST
6. PER 303.2 & 402.2.8, SLAB EDGE INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
7. PER 303.2, ALL WALL INSULATION SHALL BE INSTALLED PER MANUFACTUER'S INSTRUCTIONS

LOT COVERAGE	
LOT SIZE	75000 SF
HOUSE SIZE	3450 SF
TOTAL LOT COVERAGE	5%

FLOOR AREA	
FIRST FLOOR	3450 SF
SECOND FLOOR	950 SF
BASEMENT	1804 SF
TOTAL AREA	6204 SF



1 SITE PLAN
3/64" = 1'-0"

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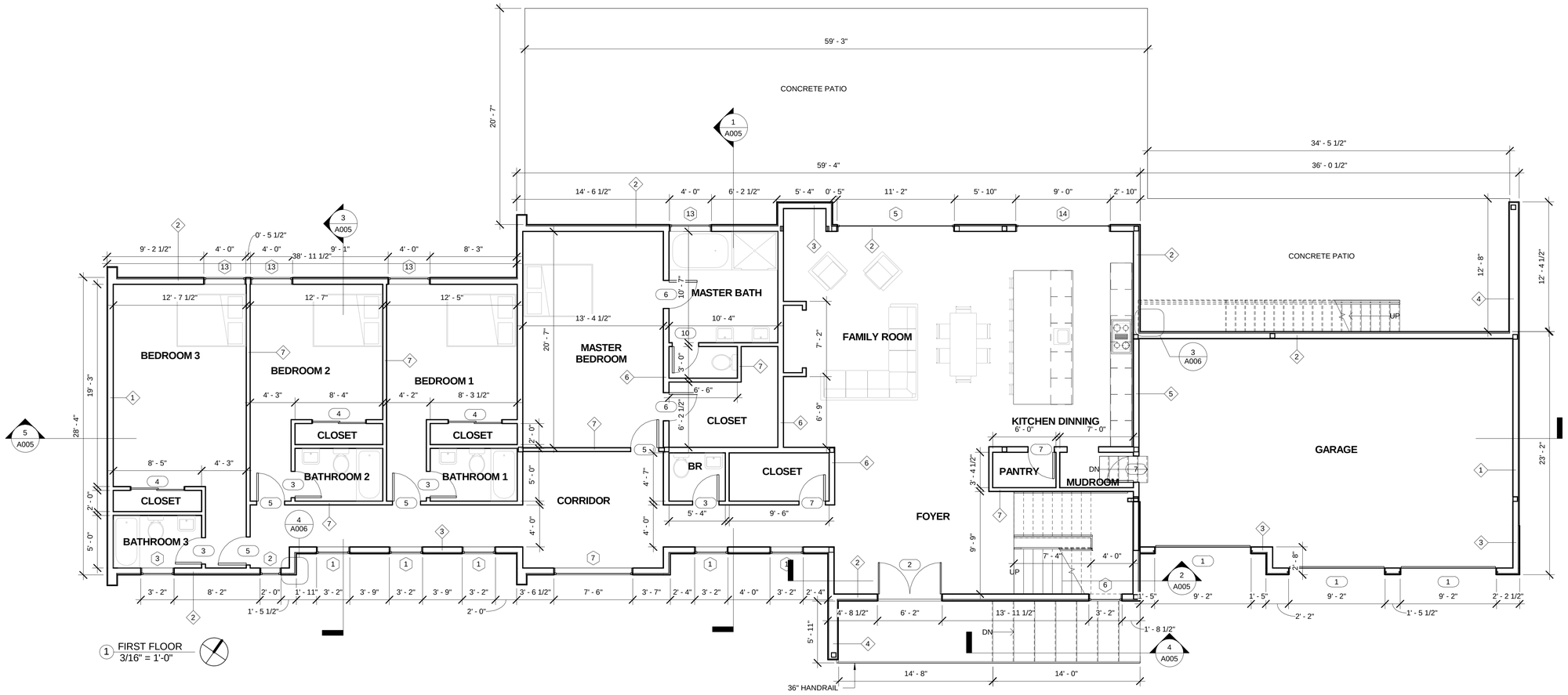
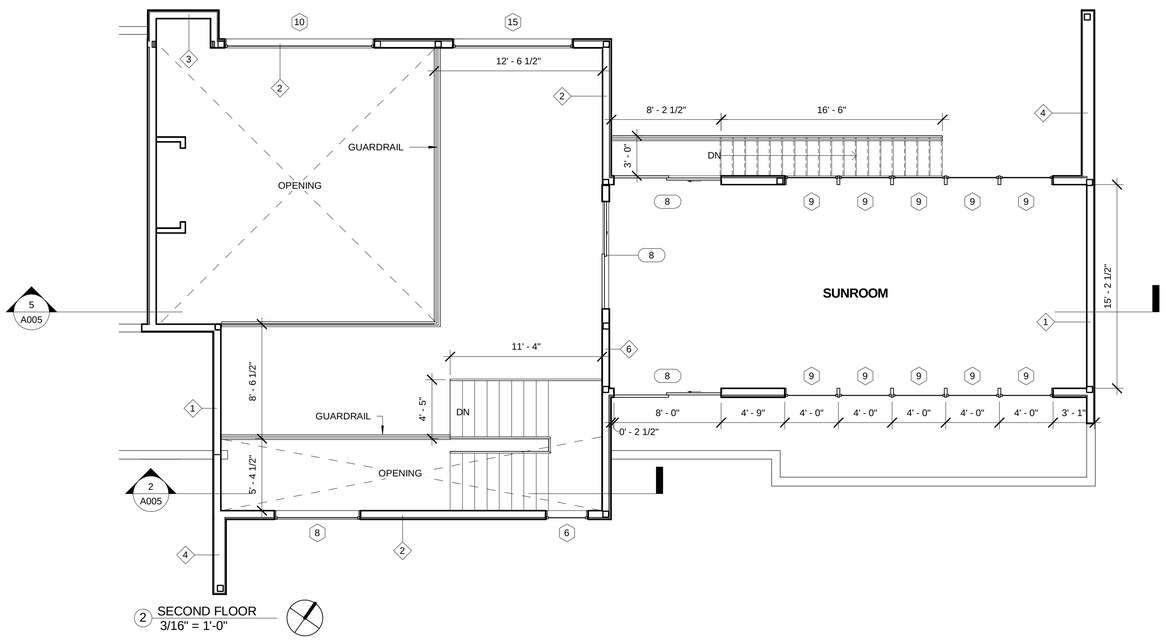
SITE PLAN AND SCHEDULES

A001



1 FIRST FLOOR
3/16" = 1'-0"



2 SECOND FLOOR
3/16" = 1'-0"

PLAN SYMBOLS

- 1 WINDOW TAG
- 1 DOOR TAG
- 1 WALL TAG

PLAN NOTES:
1. STAIR HANDRAILS SHALL BE LOCATED 34"-38" ABOVE STAIR NOSING. HANDRAIL SHALL BE CONTINUOUS AND SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL. GRASP DIMENSION SHALL BE 1" - 1 1/4", MAX. OPENING SHALL NOT PERMIT PASSAGE OF 4" SPHERE
2. GUARDRAIL @ 42", MAX. 4" OPENING

ROOM SCHEDULE

NUMBER	NAME	AREA
1	BEDROOM 3	273 SF
2	BATHROOM 3	42 SF
3	CLOSET	17 SF
4	BATHROOM 2	42 SF
5	BEDROOM 2	192 SF
6	BEDROOM 1	189 SF
7	CLOSET	17 SF
8	BATHROOM 1	41 SF
9	MASTER BEDROOM	275 SF
10	CLOSET	76 SF
11	MASTER BATH	109 SF
12	CLOSET	43 SF
13	BR	24 SF
14	PANTRY	20 SF
15	MUDROOM	23 SF
16	GARAGE	751 SF
17	CORRIDOR	324 SF
18	KITCHEN DINNING	267 SF
19	FAMILY ROOM	412 SF
20	FOYER	334 SF
21	CLOSET	17 SF
22	SUNROOM	541 SF
23	BASEMENT	1804 SF

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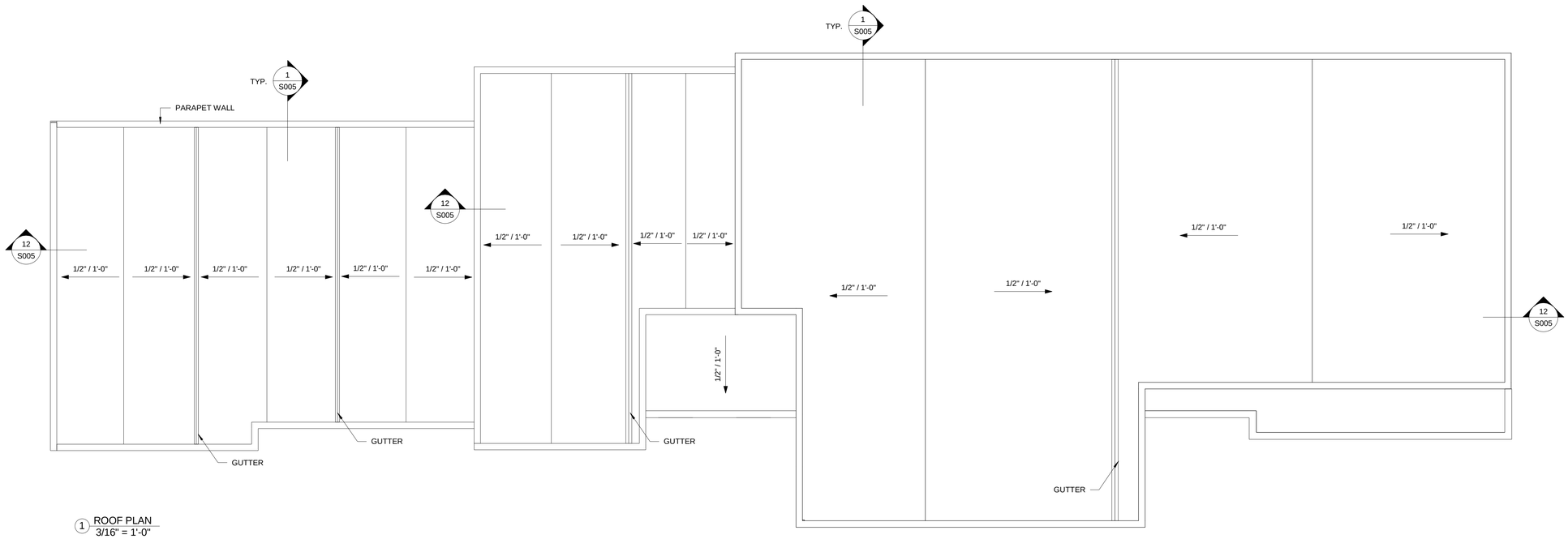
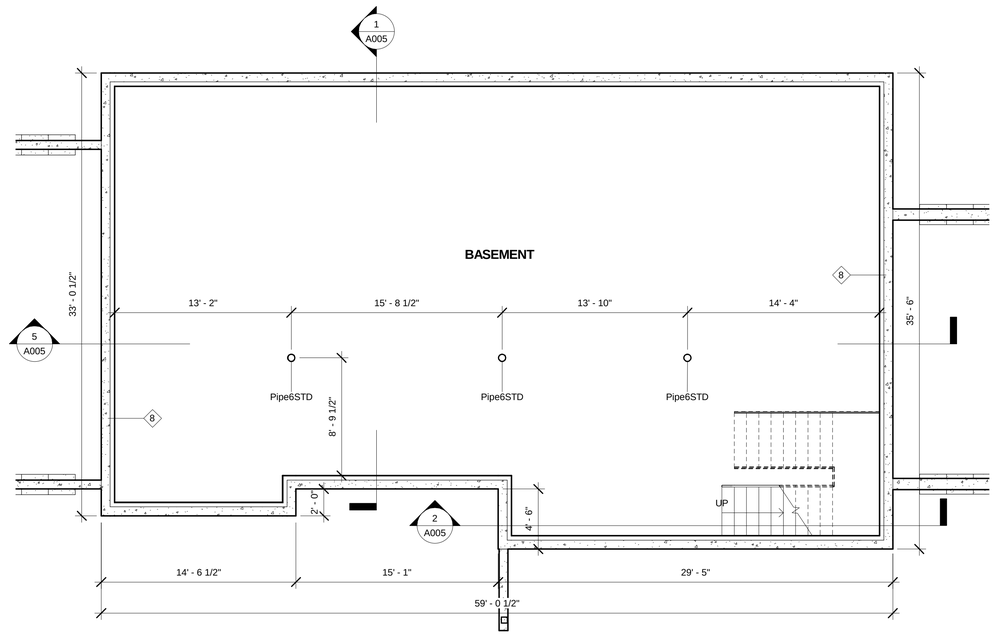
FLOOR PLANS

A002



1 ROOF PLAN
3/16" = 1'-0"



2 BASEMENT
3/16" = 1'-0"

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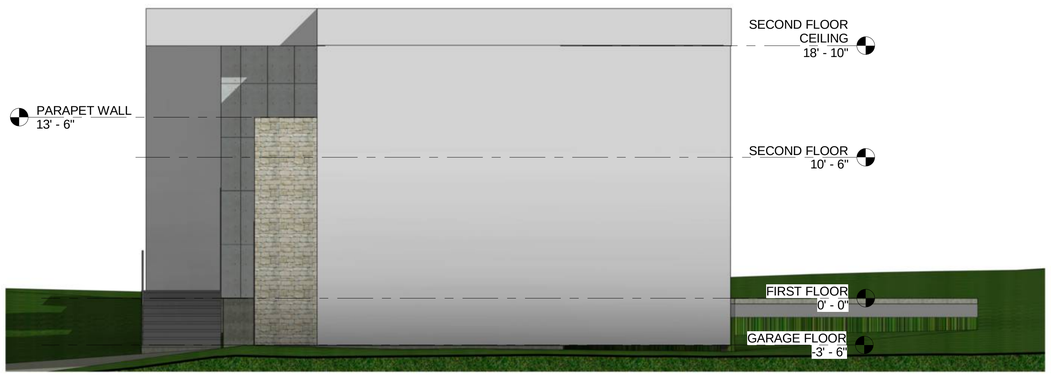
ROOF AND BASEMENT PLANS

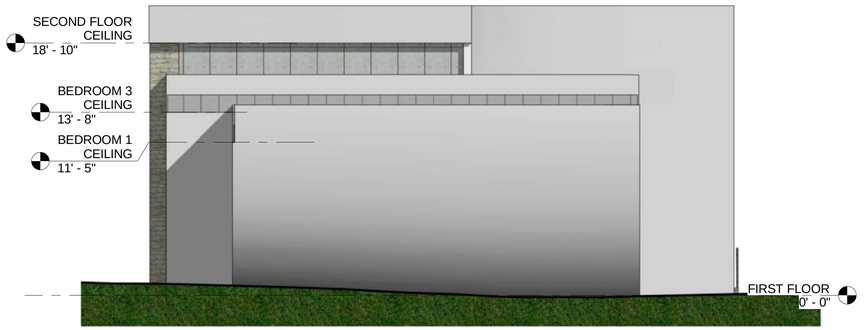
A003

1 FRONT ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"



3 RIGHT ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

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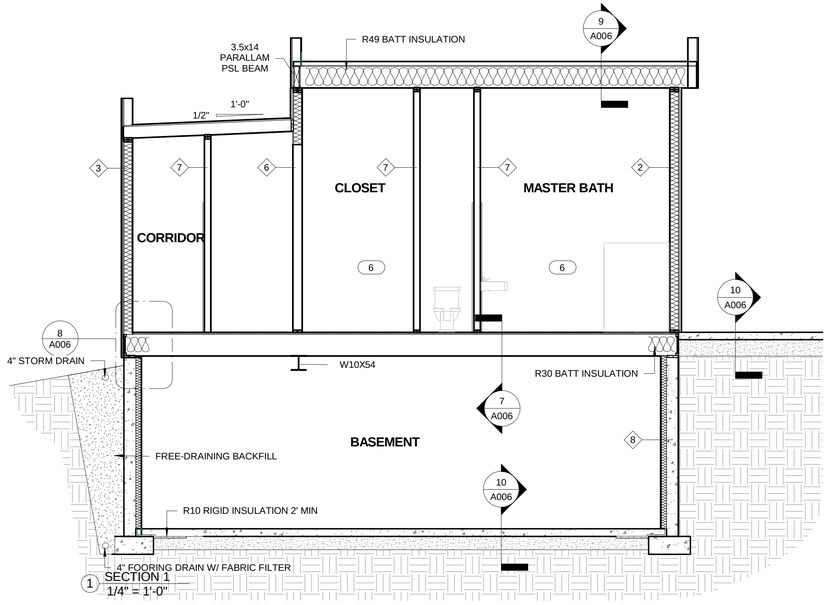
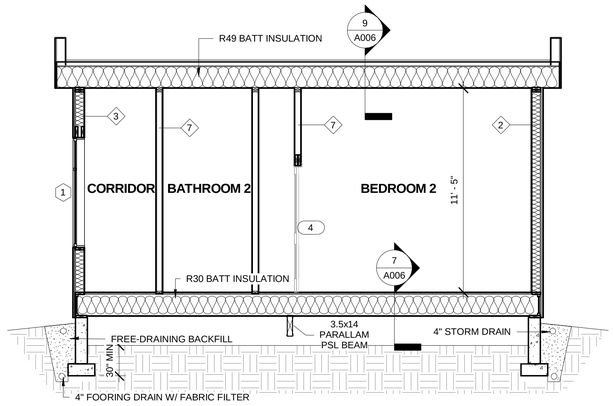
ELEVATIONS

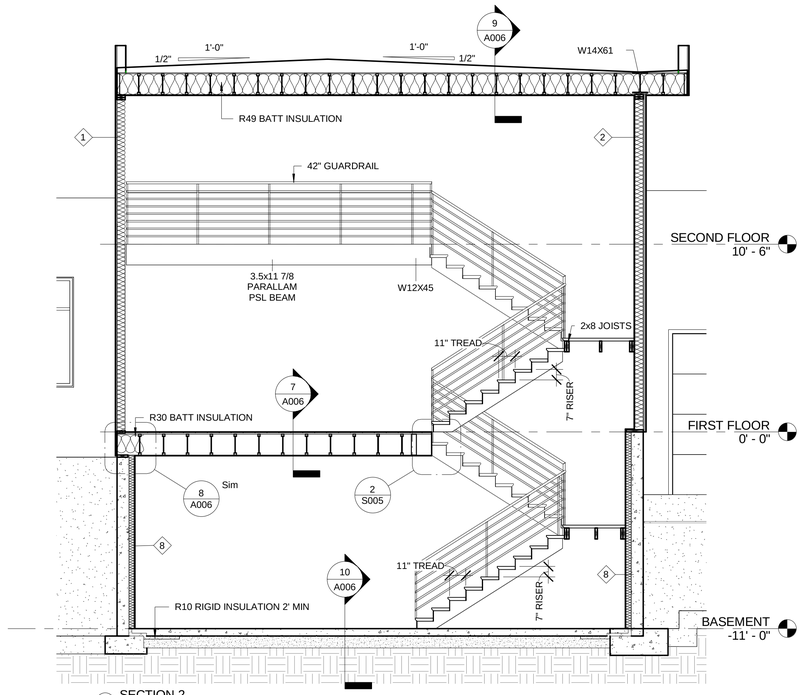
A004



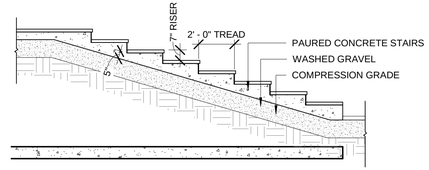
1 SECTION 1
1/4" = 1'-0"



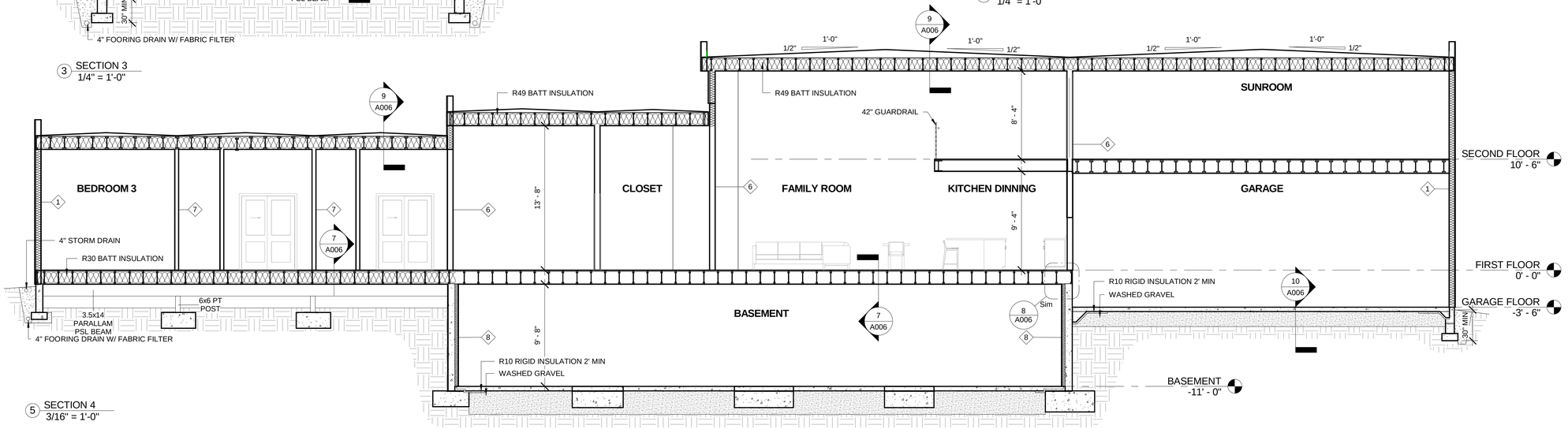
3 SECTION 3
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"



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



5 SECTION 4
3/16" = 1'-0"

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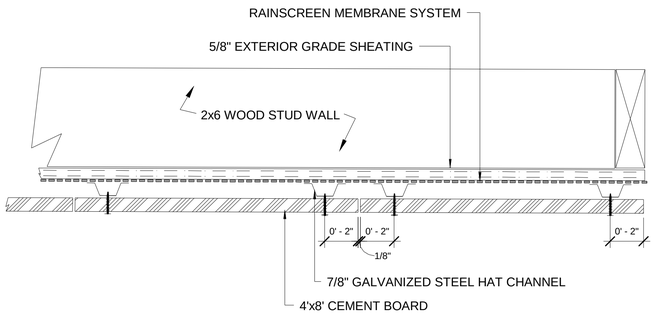
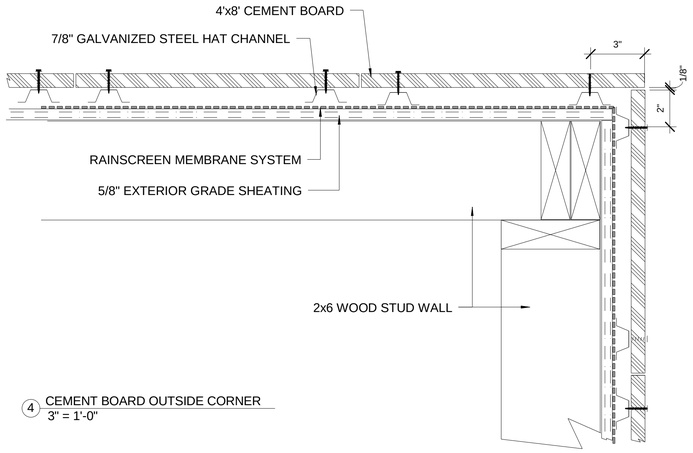
SECTIONS

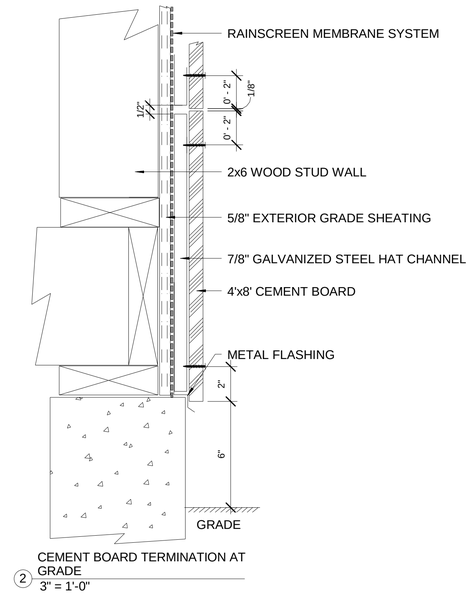
A005



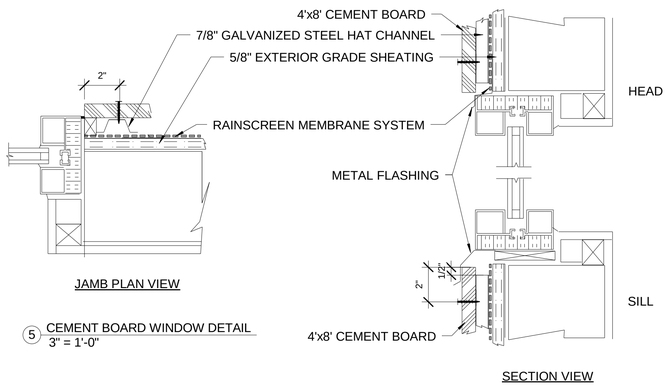
1 CEMENT BOARD WALL SECTION
3" = 1'-0"



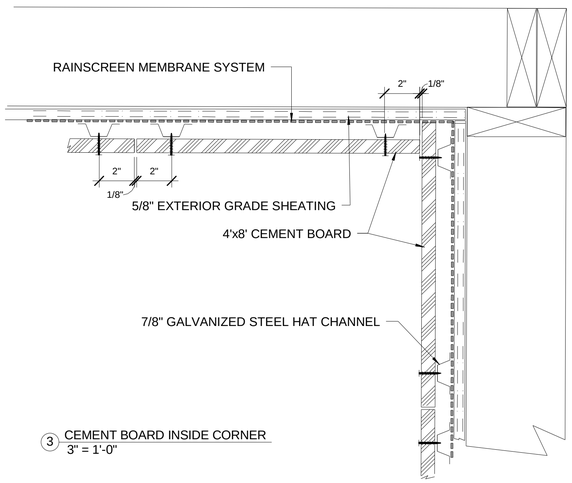
4 CEMENT BOARD OUTSIDE CORNER
3" = 1'-0"



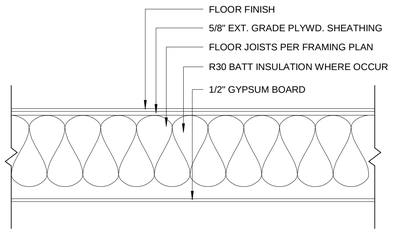
2 CEMENT BOARD TERMINATION AT GRADE
3" = 1'-0"



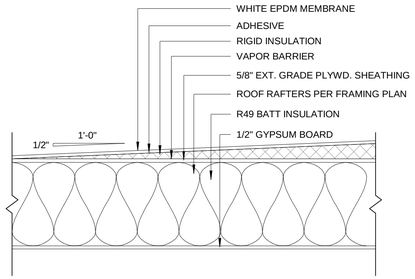
5 CEMENT BOARD WINDOW DETAIL
3" = 1'-0"



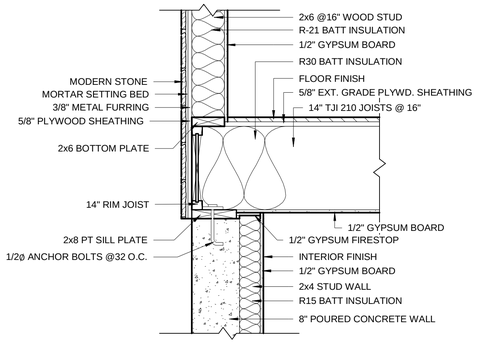
3 CEMENT BOARD INSIDE CORNER
3" = 1'-0"



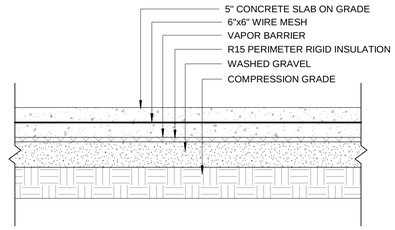
7 TYPICAL FLOOR STRUCTURE
1" = 1'-0"



9 TYPICAL ROOF STRUCTURE
1" = 1'-0"

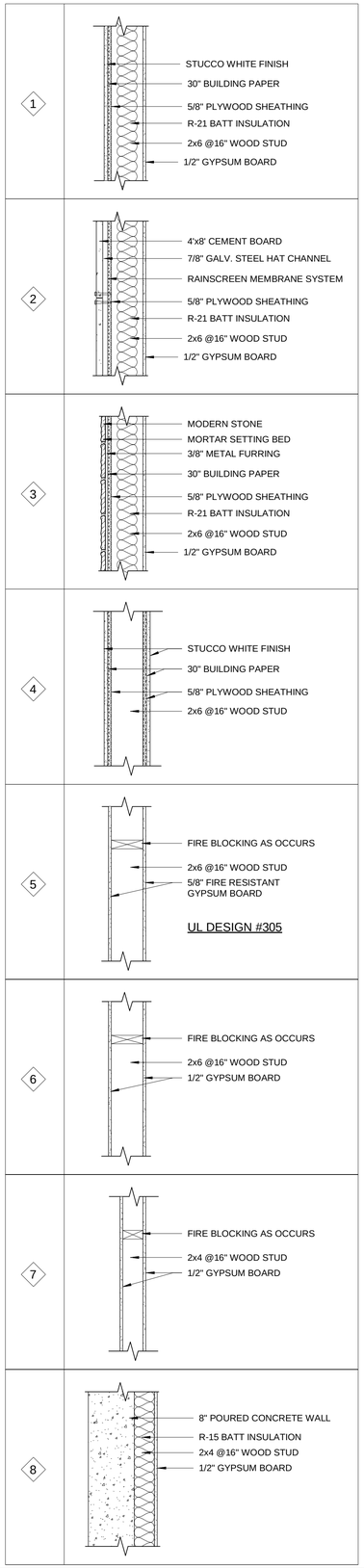


8 FLOOR TO WALL DETAIL
1" = 1'-0"



10 TYPICAL SLAB STRUCTURE
1" = 1'-0"

WALL TYPES



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2670 Avenir Pl Suite O
Vienna, VA 2218

571.366.7666 tel
571.730.2218 fax

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DETAILS

A006

1 FRONT VIEW

2 REAR VIEW

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3D VIEWS

A007

GENERAL REQUIREMENTS:

1. PRIOR STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS ARE REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: VRC 2012, VBC 2012
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-10
   - FLOOR LIVE LOAD: 40 PSF
   - ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
   - SNOW LOAD : 25 PSF
   - BASIC WIND SPEED: 110 MPH
   - EXPOSURE: B
   - STRUCTURAL CATEGORY: II

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIE OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH A ALLOWABLE LOAD BEARING PRESSURE OF 1500 PSF. NOTIFY THE ENGINEER OF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 30" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

CONCRETE

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER CEMENT RATION SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.

REINFORCEMENT

1. ALL REBARS SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.

2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REINFORCEMENT SUPPORT.

HARDWARE

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.
2. ALL CONNECTORS SHALL HAVE STAINLESS STEEL SCREWS AND FASTENERS OR ACQ APPROVED TREATED (FOR NOT EXPOSED LOCATIONS).

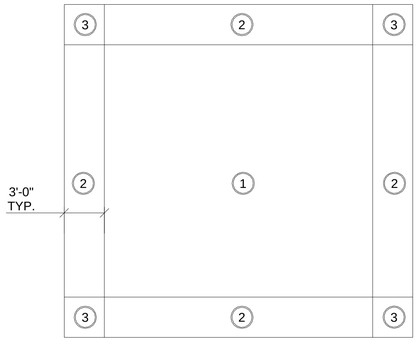
STRUCTURAL LUMBER

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 2014. NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

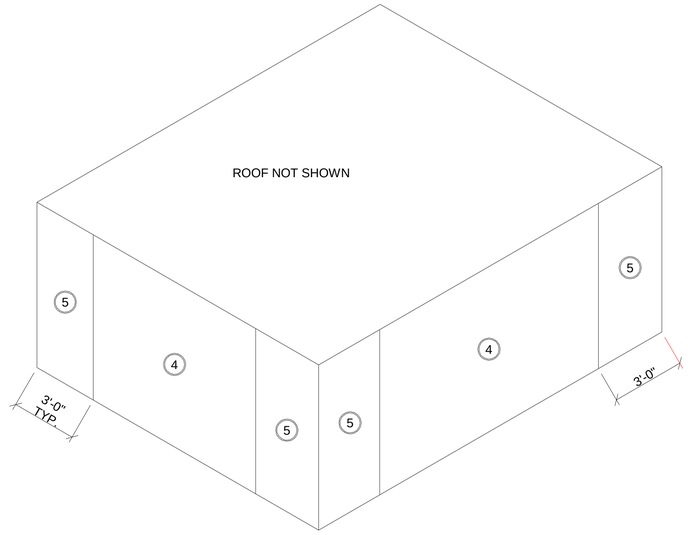
STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE CURENT ISSUE OF THE SPECIFICAITONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND SHALL COMPLY WITH ALL LOCAL LAWS AND ORDINANCES.
2. STRUCTURAL STEEL SHALL COMFORM TO ASTM A592 (FY=50 KSI)
3. STRUCTURAL STEEL TUBING SHALL COMFORM TO ASTM A500 GRADE B ROUND (FY=42 KSI) SQUARE OR RECTANGULAR (FY=46 KSI)
4. STEEL PIPE SHALL COMFORM TO ASTM A53 TYPE E OR S, GRADE B (FY=35 KSI)
5. BOLTS SHALL BE ¾" DIAMETER, UNLESS NOTED. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM325, ANCHOR BOLTS SHALL CONFORM TO ASTM A36, ALL OTHER BOLTS SHALL CONFERM TO ASTM A307 BOLT HOLES SHALL CONFERM TO AISC REQUIREMENTS.
6. ALL WELDING SHALL CONFORM TO THE CURRENT SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY, AND SHALL COMPLY WITH ALL LOCAL LAWS AND ORDINANCES. WELDING ELECTRODES SHALL BE E-70 SERIES.
7. ALL CONNECTIONS SHALL BE FRAMED BEAM CONNECTIONS CONFORMING TO THE REQUIRMENTS OF PART 4 OF THE AISC MANUAL.
8. ALL BOLT CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS, UNLESS NOTED. CONNECTIONS SHALL BE "BEARING TYPE", WITH THRIADS INCLUDED IN THE SHEAR PLANE, UNLESS NOTED.
9. ALL HIGH SRENGTH BOLTS SHALL BE TIGHTENED TO PROVIDE AT LEAST THE MINIMUM TENSION SHOWN IN TABLE 3, FASTENER TENSION, OF THE SPECIFICATION FOR STRUCTURAL JOINTS ASTM A325 OR A490 BOLTS, UNLESS NOTED.
10. FIELD CONNECTIONS TO EXISTING STEEL SHALL BE WELDED, UNLESS NOTED.
11. ALL CONNECTIONS FOR WHICH REACTIONS ARE NOT SHOWN ON THE PLANS SHALL DEVELOP THE END REACTIONS FROM THE TABLES OF UNIFORM LOAD CONSTANTS, PART 2, OF THE AISC MANUAL. IN NO CASE, HOWEVER, SHALL CONNECTIONS HAVE LESS BOLTS THAN THE FOLLOWING:
    - W8-W10 : 2 ROWS
    - W12-W14 : 3 ROWS
    - W16-W18 : 4 ROWS
    - W21-W24 : 5 ROWS
    - W27-W30 : 6 ROWS
    - W33-W36 : 7 ROWS
12. ALL CONNECTIONS OF FLOOR MEMBERS SHALL HAVE THE MINIMUM NUMBER OF BOLTS AS FOLLOWS:
    - W18 : 5 ROWS
    - W21 : 6 ROWS
    - W24-W27 : 7 ROWS
    - W30 : 8 ROWS
    - W33 : 9 ROWS
    - W36 : 10 ROWS
13. ALL BEARING ENDS OF ALL COLUMNS SHALL BE MILLED OR FINISHED. THE CONTRACTOR SHALL SUPPLY ALL TEMPORARY BRACING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY DURING ERECTION. BRACING SHALL NOT BE REMOVED UNTILL ALL PERMANENT BRACING HAS BEEN INSTALLED, ALL WELDING HAS BEEN COMPLETED, ALL BOLTS HAVE BEEN PROPERLY TIGHTENED, AND FLOOR SLAB HAVE BEEN PROPERLY PLACED.
14. ALL COLUMN ANCHOR BOLTS WITH NUTS AND WASHERS, AND LEVELING PLATES SHALL BE SUPPLIED BY THE STRUCTURAL STEEL CONTRACTOR, AND SET BY THE FOUNDATION CONTRACTOR.
15. NO OPENINGS SHALL BE CUT IN STRUCTURAL MEMBERS UNLESS SHOWN ON THE DRAWINGS, OR APPROVAL IS RECEIVED FROM THE ENGINEER.
16. STELL SHALL BE PAINTED WITH COAT OF PRIMER, UNLESS NOTED.

ENCLOSED - BUILDING					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30.5 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT2	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+7.0	-19.9
ZONE 2	1	1	1	+7.0	-23.6
ZONE 3	1	1	1	+8.9	-55.0
ZONE 4	1	1	1	+16.2	-18.1
ZONE 5	1	1	1	+19.5	-24.6



ROOF WIND PRESSURES DIAGRAM
SCALE: NTS



WALLS WIND PRESSURES DIAGRAM
SCALE: NTS

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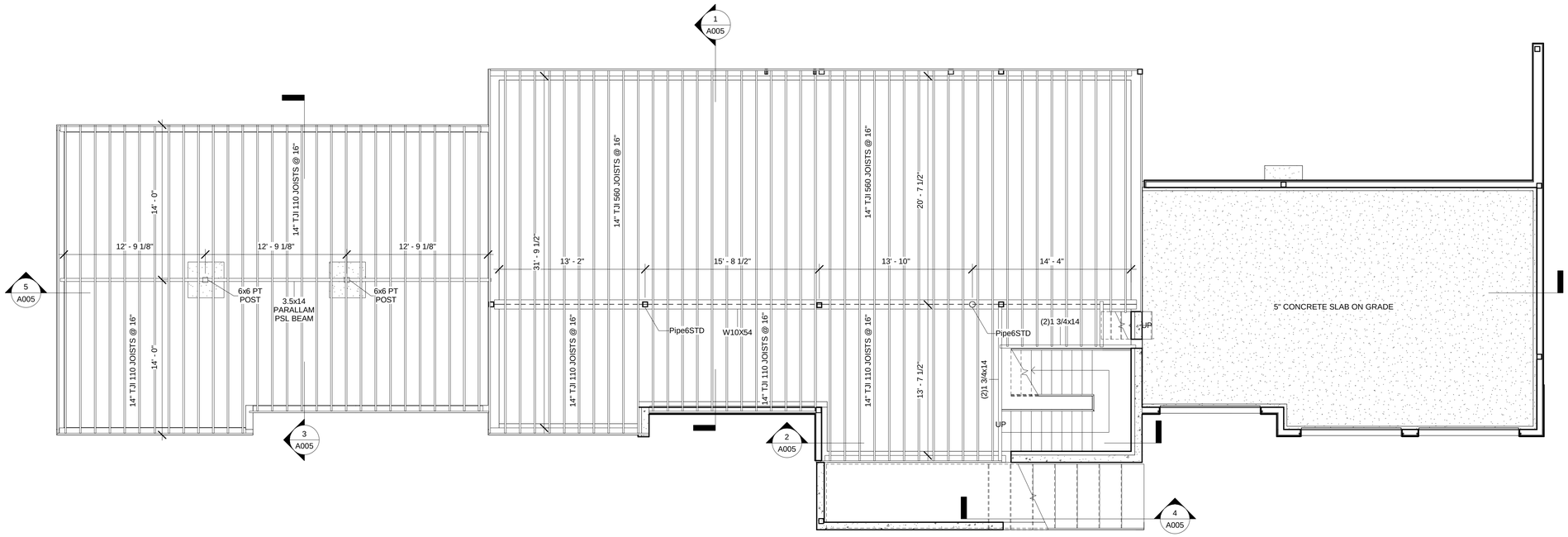
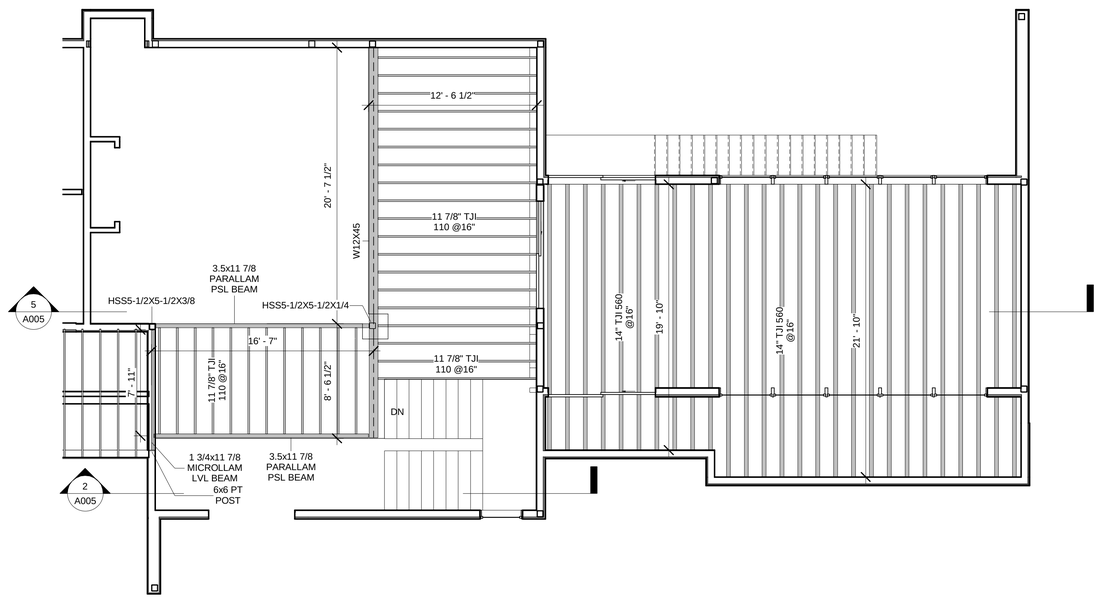
STRUCTURAL NOTES

S000



1 FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
3/16" = 1'-0"

NOTES:
1. ALL TJI JOISTS AND RAFTERS ARE PRE-ENGINEERED I JOISTS FROM "TRUS JOIST". REFER TO MANUFACTURER INSTRUCTION FOR INSTALLATION.
2. ALL LVL AND PSL BEAMS NAD HEADERS ARE PRE-ENGINEERED BEAMS FROM "TRUS JOIST". REFER TO MANUFACTURER INSTRUCTION FOR INSTALLATION.
3. ALL STEEL BEAMS ARE W-SHAPE FROM A992 STEEL.

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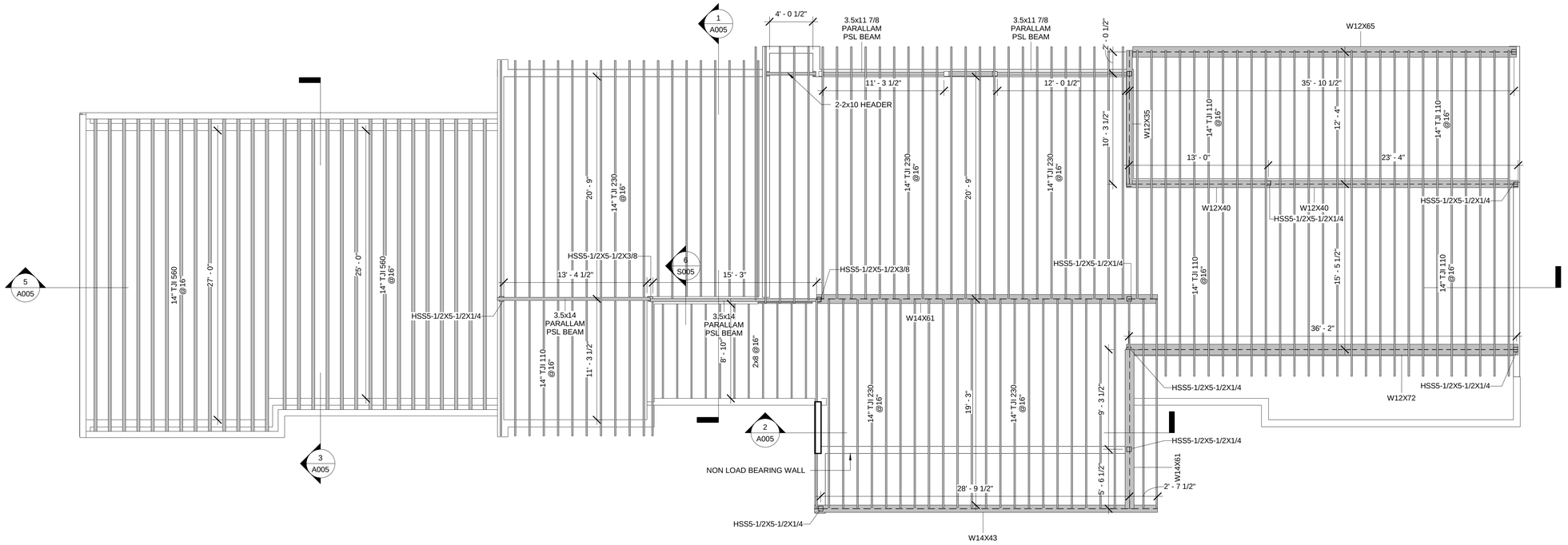
FLOOR FRAMING PLANS

S001



1 ROOF FRAMING PLAN
3/16" = 1'-0"

NOTES:
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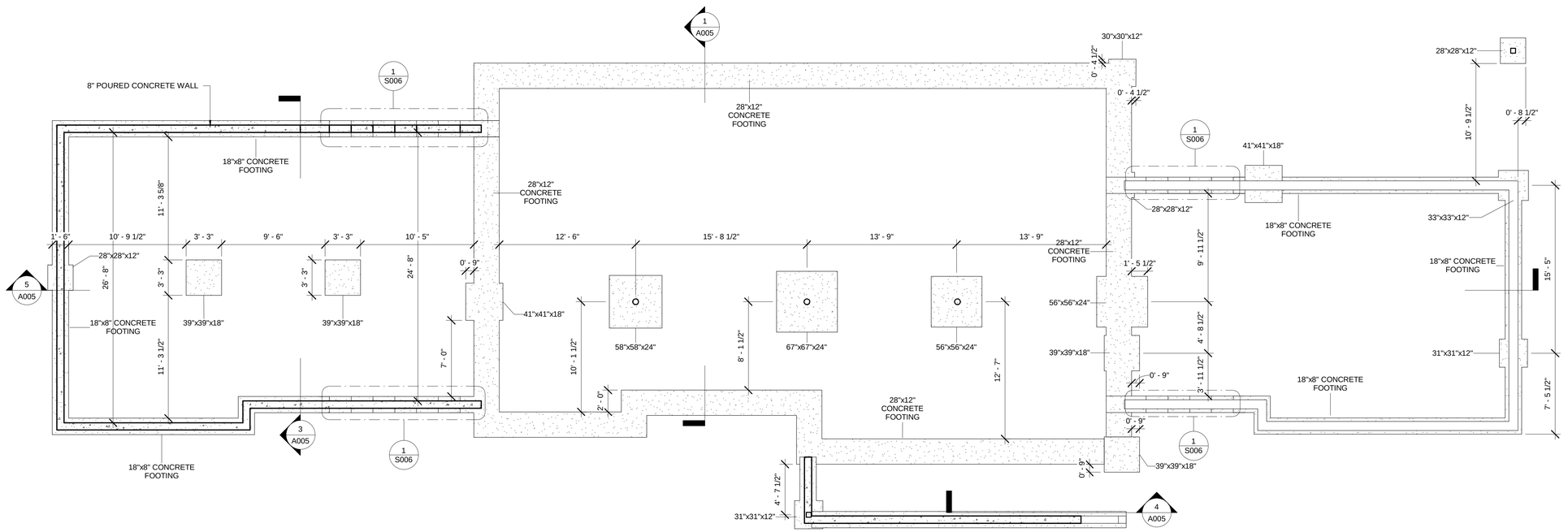

2 FOOTING PLAN
3/16" = 1'-0"

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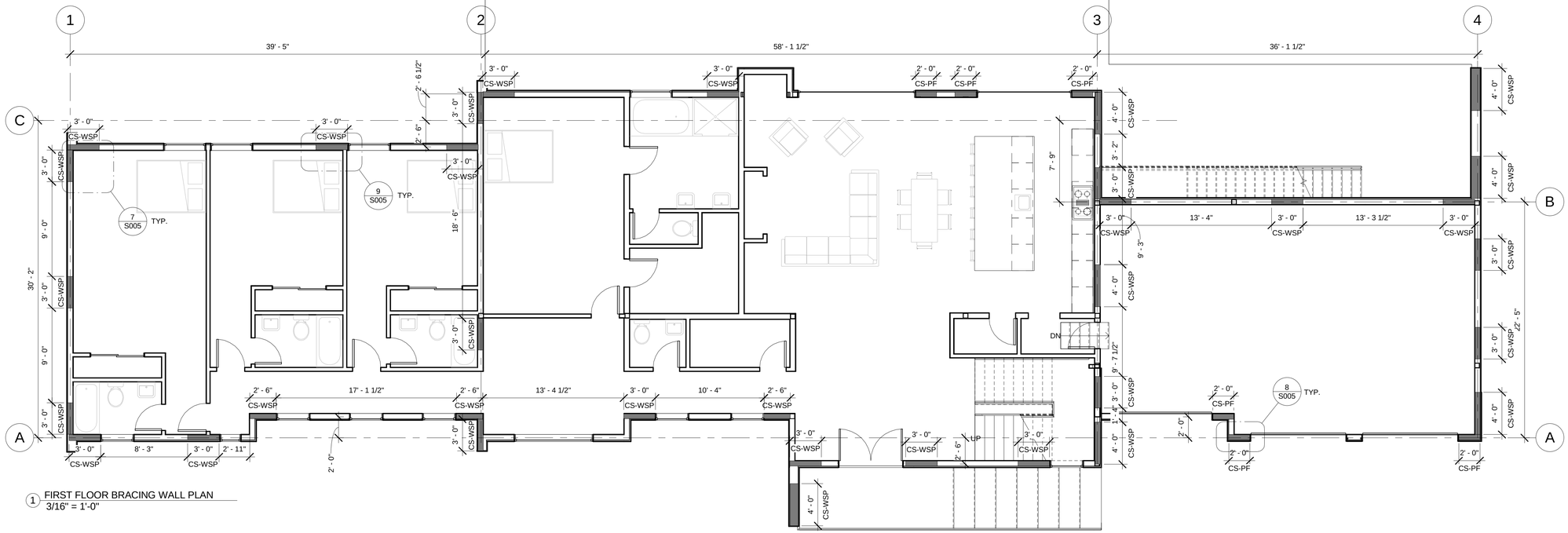
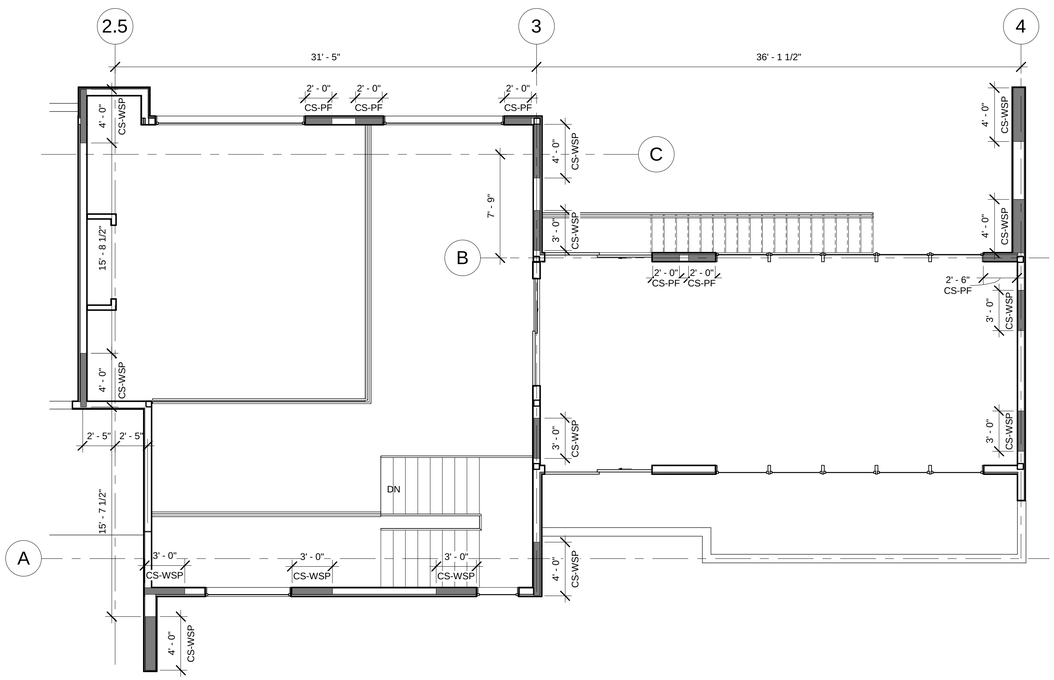
ROOF FRAMING AND FOOTING PLANS

S002



1 FIRST FLOOR BRACING WALL PLAN
3/16" = 1'-0"



2 SECOND FLOOR BRACING WALL PLAN
3/16" = 1'-0"

WIND BRACED WALL CALCULATIONS

FLOOR	WALL LOCATION	BRACING TYPE	BWL LENGTH (FT)	REQUIRED BWL LENGTH (FT)	ADJUSTMENT FACTORS					ADJUSTED REQUIRED BWP LENGTH (FT)	MINIMUM PROVIDED BWP LENGTH (FT)
					NUMBERS OF BWL	WALL HEIGHT	ROOF TO EAVE HEIGHT	EXPOSURE CATEGORY	INTERIOR FINISH		
1	A	CS-WSP	133.5	38.1	1.0	1.0	1.0	1.0	0.7	26.7	31.5
	B	CS-WSP	36.0	10.0	1.0	1.0	1.0	1.0	0.7	7.0	9
	C	CS-WSP	97.0	27.5	1.0	1.0	1.0	1.0	0.7	19.3	21
	1	CS-WSP	28.0	4.3	1.45	1.0	1.0	1.0	0.7	4.4	9
	2	CS-WSP	33.0	5.0	1.45	1.0	1.0	1.0	0.7	5.1	9
	3	CS-WSP	36.0	10.5	1.45	1.0	1.6	1.0	0.7	17.1	18
	4	CS-WSP	35.5	10.5	1.45	1.0	1.6	1.0	0.7	17.1	18
2	A	CS-WSP	71.0	10.7	1.0	1.0	1.0	1.0	0.7	7.5	9
	B	CS-WSP	36.0	5.5	1.0	1.0	1.0	1.0	0.7	3.9	6.5
	C	CS-WSP	34.5	5.4	1.0	1.0	1.0	1.0	0.7	3.8	6
	2.5	CS-WSP	44.0	6.6	1.3	1.0	1.6	1.0	0.7	9.6	12
	3	CS-WSP	36.0	5.5	1.3	1.0	1.6	1.0	0.7	8.0	14
	4	CS-WSP	28.5	4.4	1.3	1.0	1.6	1.0	0.7	6.4	14

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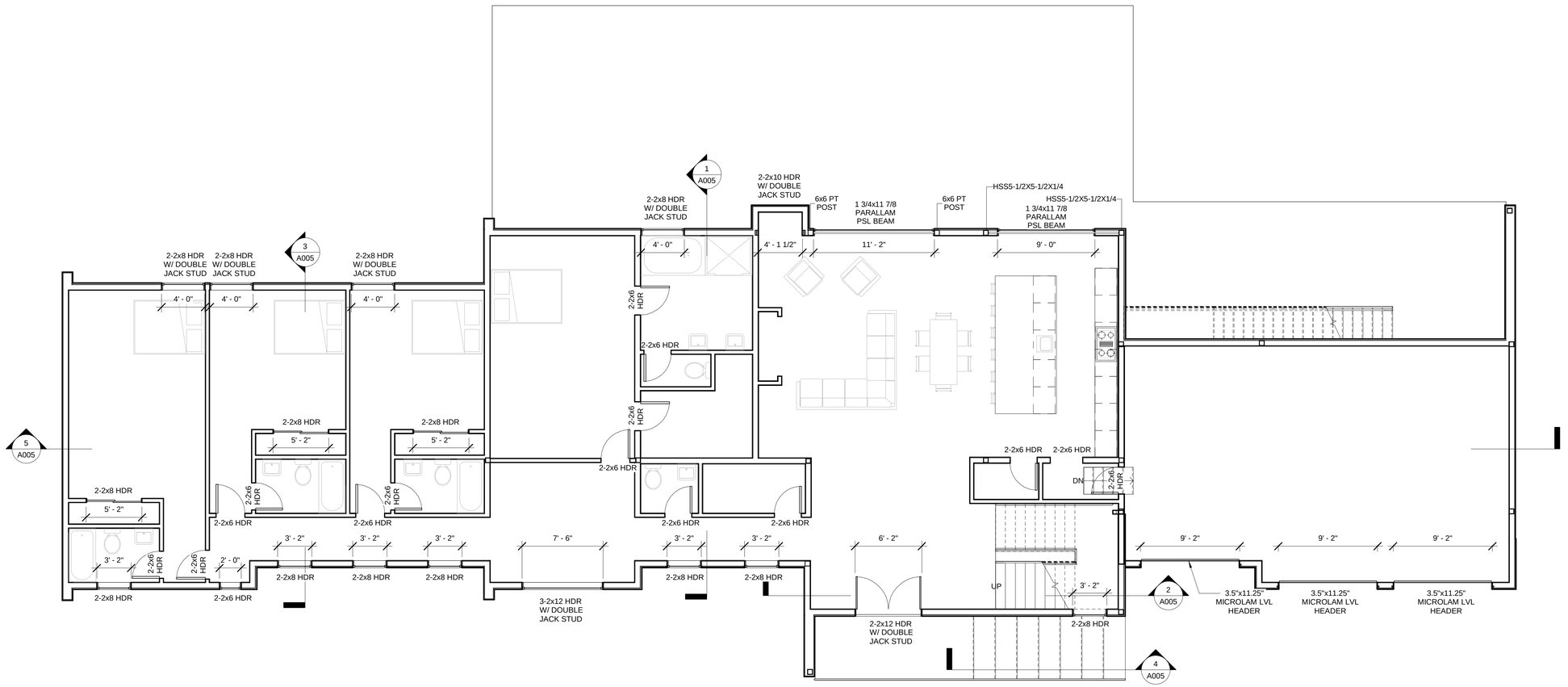
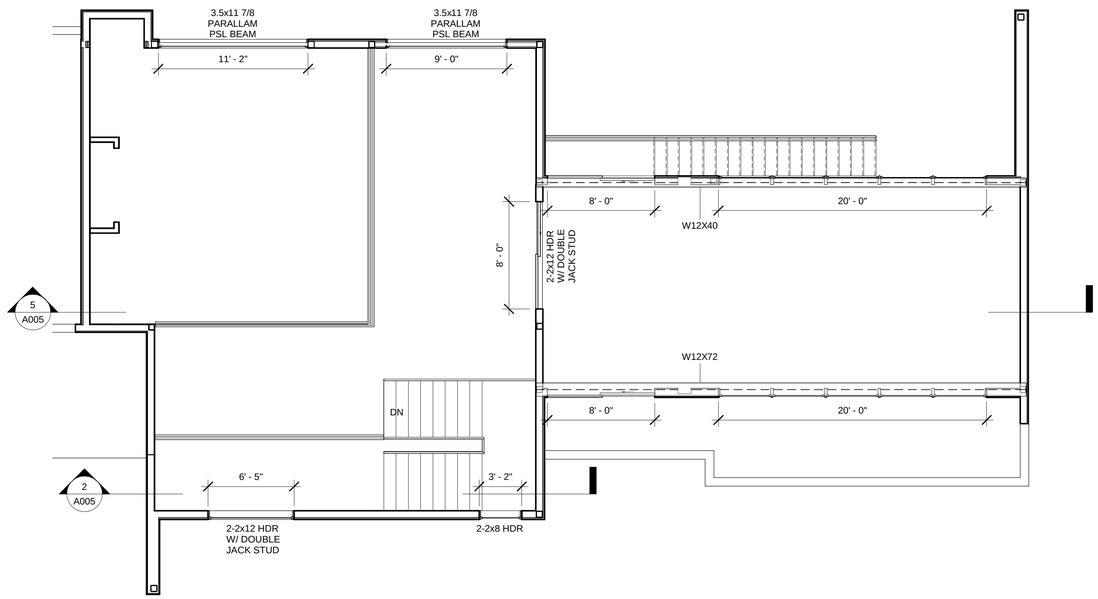
BRACING WALL PLANS

S003



1 FIRST FLOOR HEADERS PLAN
3/16" = 1'-0"



2 SECOND FLOOR HEADERS PLAN
3/16" = 1'-0"

NOTES:
1. ALL LVL AND PSL BEAMS NAD HEADERS ARE PRE-ENGINEERED BEAMS FROM "TRUS JOIST". REFER TO MANUFACTURER INSTRUCTION FOR INSTALLATION.
2. ALL STEEL BEAMS ARE W-SHAPE FROM A992 STEEL.

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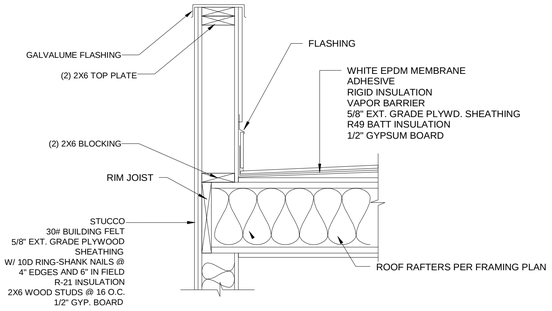
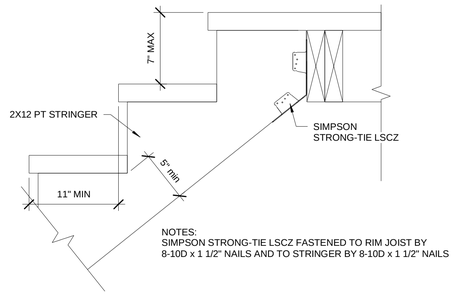
HEADERS PLANS

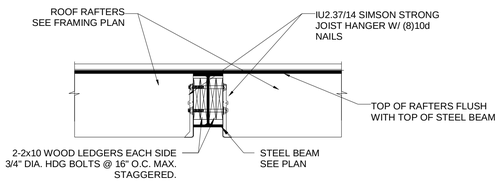
S004



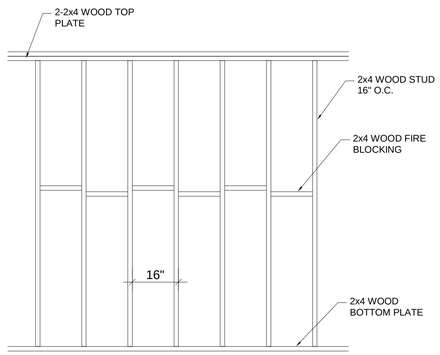
1 PARAPET WALL DETAIL
1" = 1'-0"



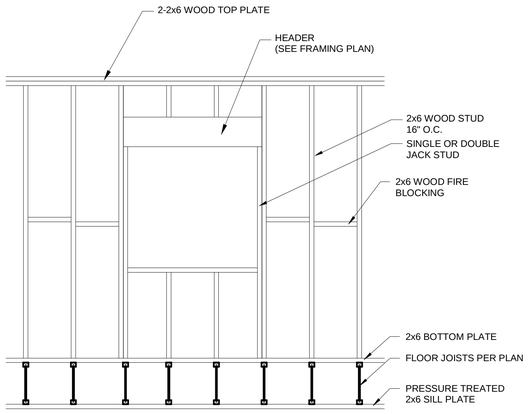
2 STAIRS CONNECTION
1" = 1'-0"



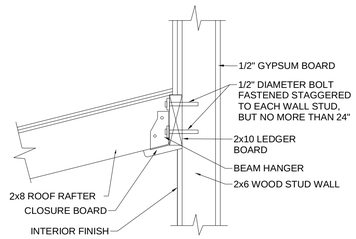
3 TYPICAL WOOD JOIST TO STEEL BEAM CONNECTION
3/4" = 1'-0"



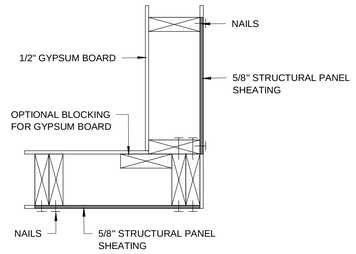
4 TYPICAL INTERIOR WALL FRAMING
1/2" = 1'-0"



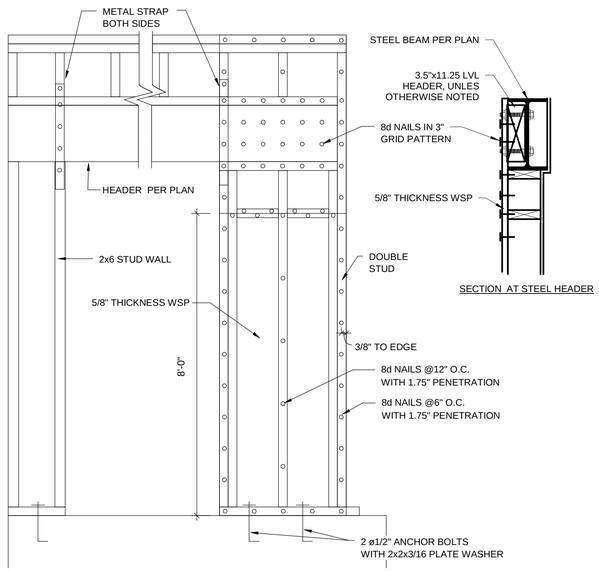
5 TYPICAL WALL FRAMING
1/2" = 1'-0"



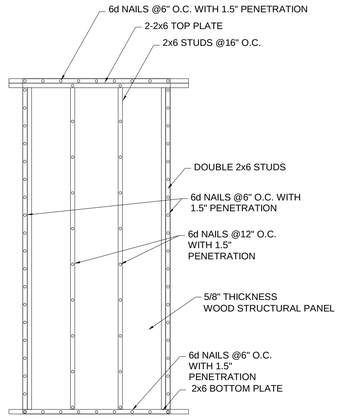
6 LEDGER BOARD CONNECTION
1" = 1'-0"



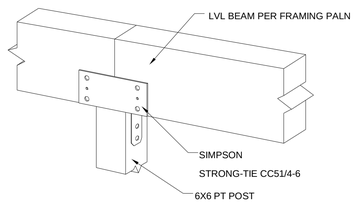
7 CORNER BRACING DETAIL
1" = 1'-0"



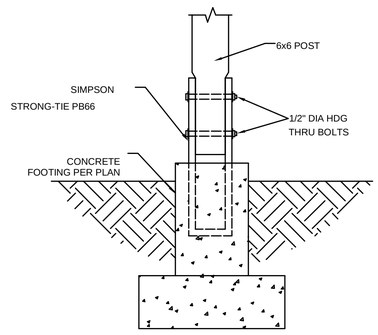
8 PORTAL FRAMING DETAIL
1" = 1'-0"



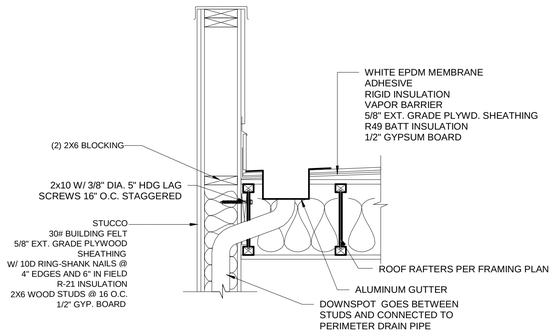
9 BRACING WALL DETAIL
1/2" = 1'-0"



10 WOOD BEAM TO POST CONNECTION
1" = 1'-0"



11 POST TO FOOTING CONNECTION
1" = 1'-0"



12 GUTTER DETAIL
1" = 1'-0"

A2 DESIGN+BUILD

2670 Avenir Pl Suite O
Vienna, VA 2218

571.366.7666 tel
571.730.2218 fax

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Phone: 571-237-6877

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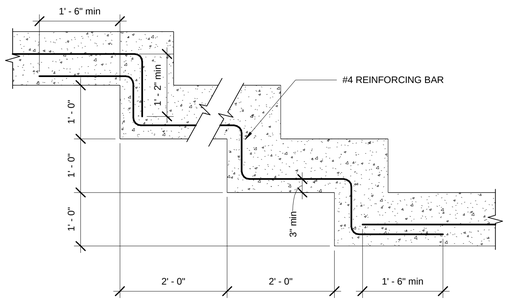
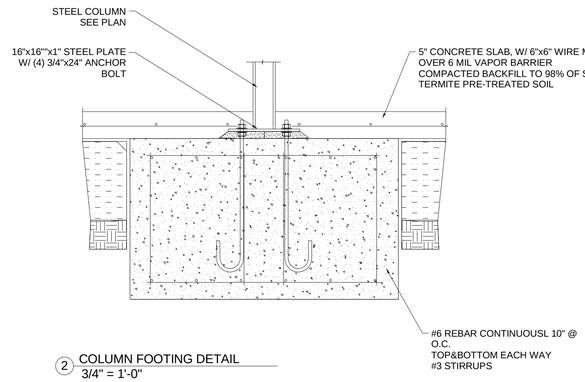
DETAILS

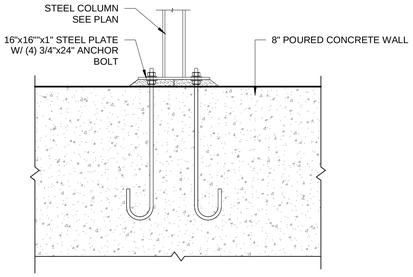
S005



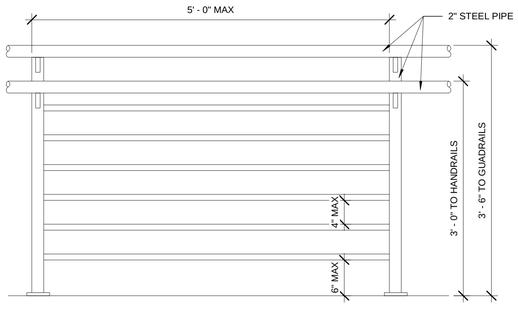
1 STEP FOOTING DETAIL
3/4" = 1'-0"



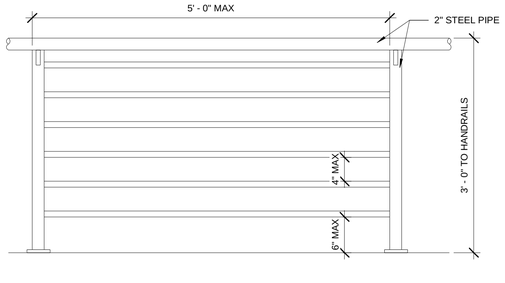
2 COLUMN FOOTING DETAIL
3/4" = 1'-0"



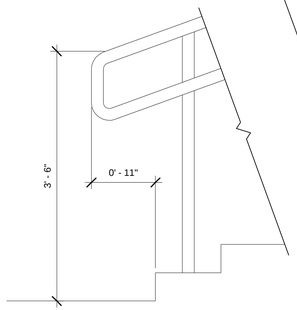
3 COLUMN TO WALL DETAIL
3/4" = 1'-0"



42" GUARDRAIL



36" HANDRAIL



SECTION

4 RAILING DETAIL
1" = 1'-0"

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Vienna, VA 2218
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571.730.2218 fax

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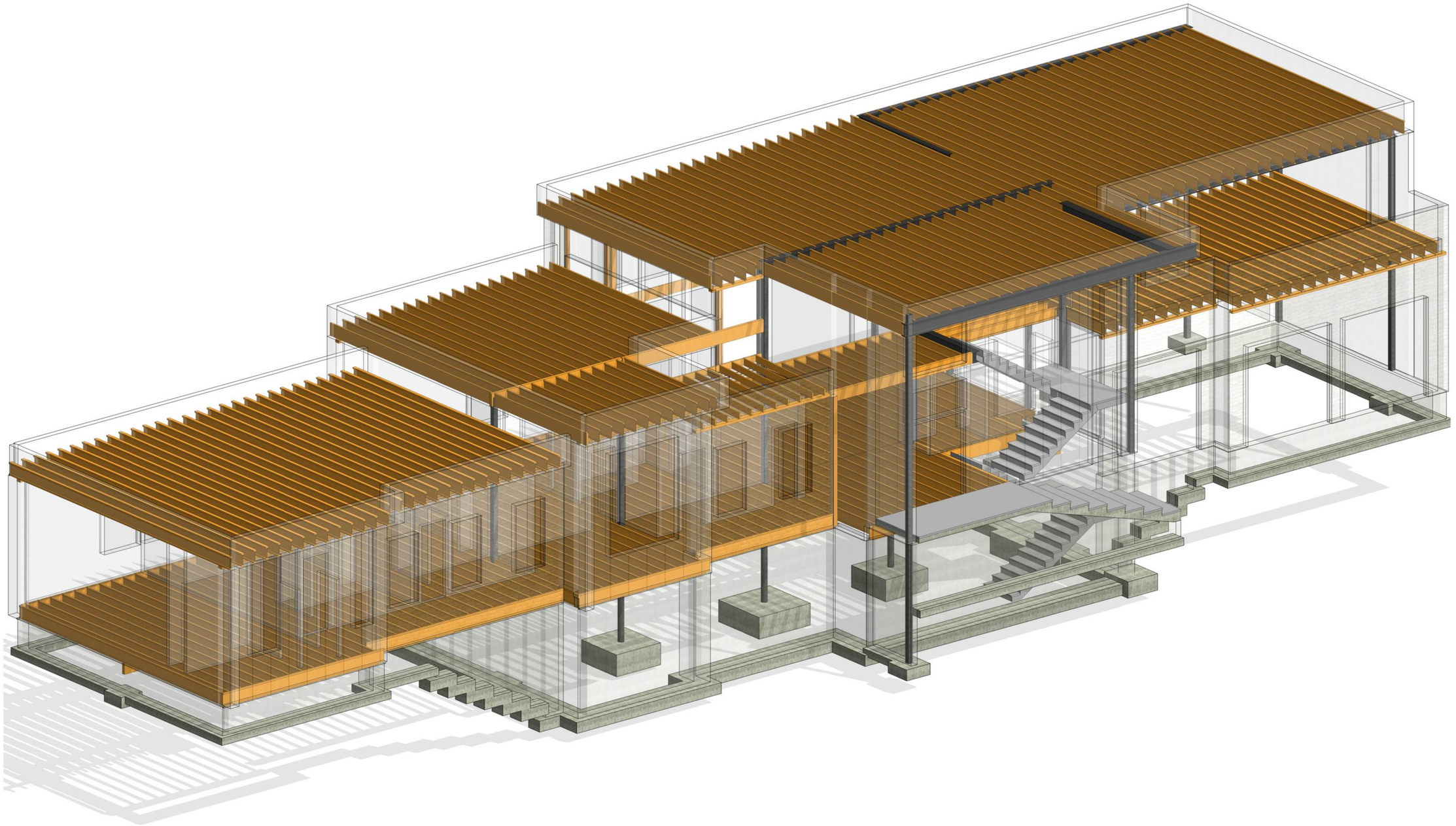
S006



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STUCTURAL ISOMETRIC VIEW

S007