

BUILDER: N/A
DRAFTING DESIGN: ABALONEHILL DESIGN
STRUCTURAL ENGINEER: NA
FIRE SPRINKLER ENGINEER: N/A
SOILS ENGINEER: N/A
GEOLOGIST: N/A
SURVEY ENGINEER: NA
LANDSCAPE CONTRACTOR: N/A

FIRE NOTES:
FIRE DEPARTMENT JURISDICTION: BLACKSBURG, VIRGINIA
FIRE HYDRANT DISTANCE:
ADDRESSING AT STREET FOUR (4) INCH NUMBERS
ROOF: COMPOSITE CLASS B OR BETTER
FIREPLACE/WOOD STOVE w/ SPARK ARRESTER

UTILITIES
GAS/PROPANE SERVICE: APE
ELECTRIC: APE
200 AMP TWO PHASE 220 / 208 VAC
WATER: BLACKSBURG, VIRGINIA
SEWER: BLACKSBURG, VIRGINIA

Abbreviation:

AFCI	arc fault circuit interrupter
AFF	above finished floor
BET	better
DF	Douglas fir
DFL	Douglas fir larch
EA	each
EN	end nail
GFCI	ground fault circuit interrupter
GFI	ground fault interrupter
FLS	floor(s)
FN	face nail
FTG	footing
FV	field verify
HDR	header
HW	hardwood
M.B.	machine bolt
O.C.	on center
PTDF	pressure treated Douglas fir
SQFT	square feet
S.W.S	shear wall schedule
TBD	to be determined
T&G	tongue and groove
TYP	typical
VAC	volts alternating current
VDC	volts direct current
w/	with
WD	wood
WP	waterproof
WWF	welded wire fabric

&	and
[E]	existing
[N]	new
[R]	remodel

Disclaimers:
These Drawings are the proprietary work product and property of Kevin WR Crispin, AbaloneHill Design, developed for the exclusive use of AbaloneHill Design. Use of these drawings and concepts contained herein without the written permission of AbaloneHill Design is prohibited and may subject you to a claim for damage. These renderings, floor plans and elevations constitute partial fulfillment of the typical permit application package.

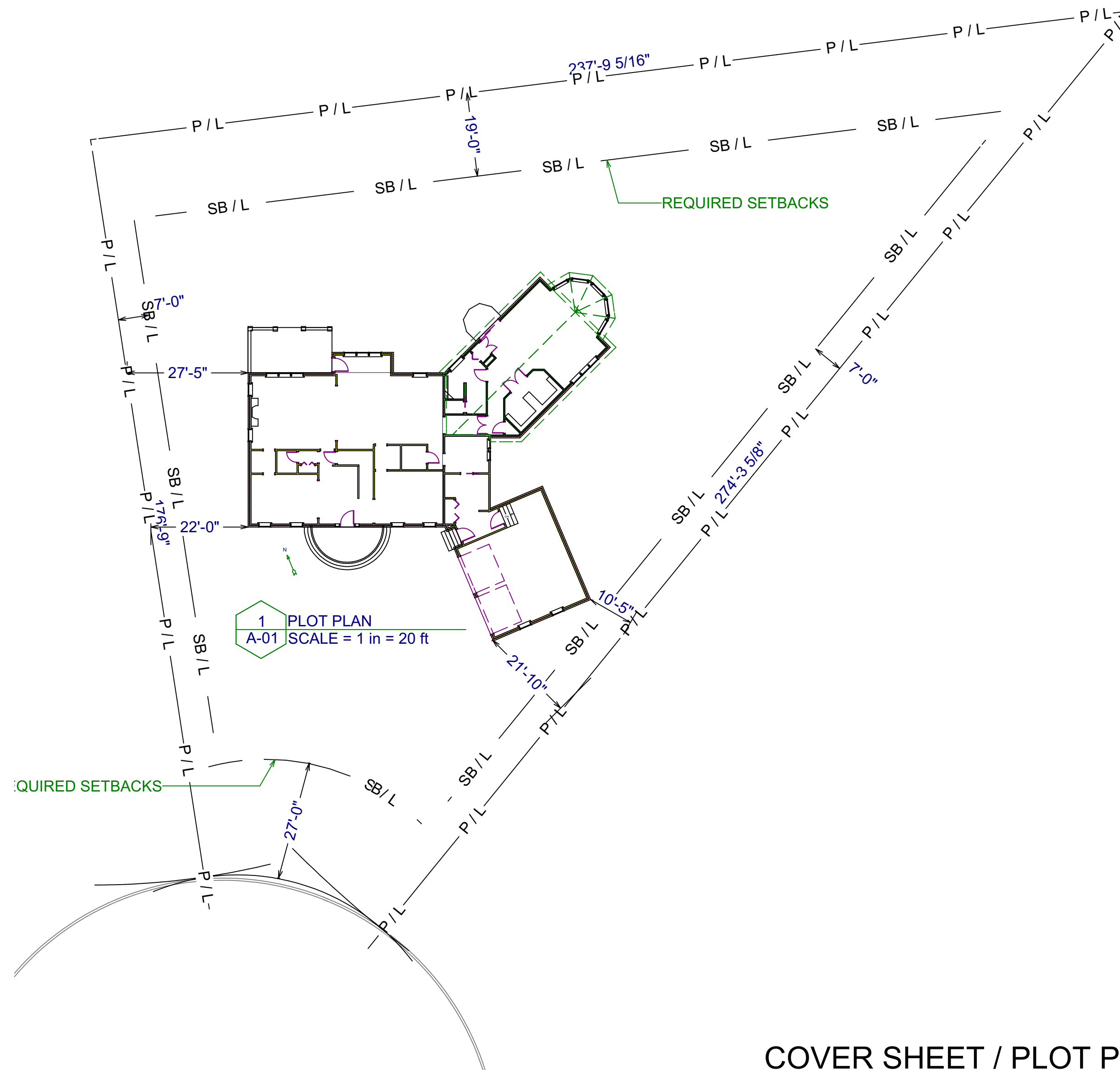
To the best of my knowledge these plans are drawn to comply with the owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's / builder's expense and responsibility. These design drawings are to assist a state license structural engineer to produce engineering requirements and details to comply with local and state specific codes. The contractor shall verify all dimensions and enclosed drawings. AbaloneHill Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to start of construction and be solely responsible thereafter.

Joist, framing, rafter, and truss drawings are for visualization purpose and are not intended as competent structural design. Competent structural design and requirements are the responsibility of the owner's/builder's license structural engineer.

Owner/Builder/Contractor must verify all dimensions, structural details and building codes and grade requirements.



SOUTH ELEVATION
SCALE = 1/4 in = 1 ft



Design drawings and plans are to be used to remodel a living unit at 118 North Main Street, Blacksburg, Va. It is intended that these drawings shall be used in support of Engineering structural plans, calculation sheets, and specifications, and List others. Land Survey provides a Plot Plan separately.

NOTE: This project shall comply with the: 2013 California Building Code, 2013 California Residential Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Green Building Code (CALGreen), 2013 California Fire Code (with local amendments), 2012 International Property Maintenance Code, 2013 State of California Title 24 Energy Regulations

1. FIELD PERSONNEL (FP) TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

1	AbaloneHill Design Portfolio	03/28/16
No.	Revisions/Issue	Date

Owner
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Suite 374
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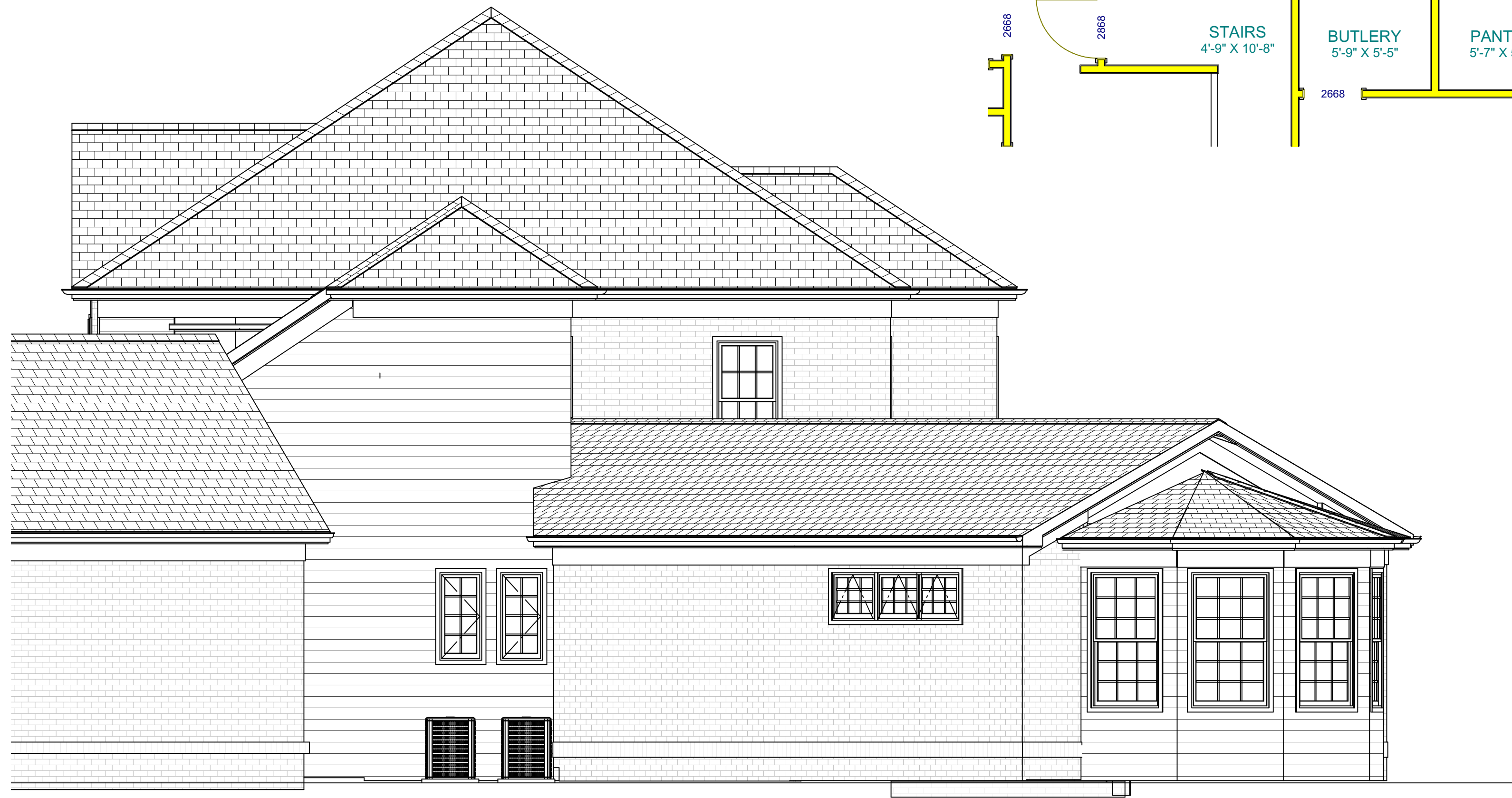
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Date	
4/11/2016	
Scale	

A-01

COVER SHEET / PLOT PLAN



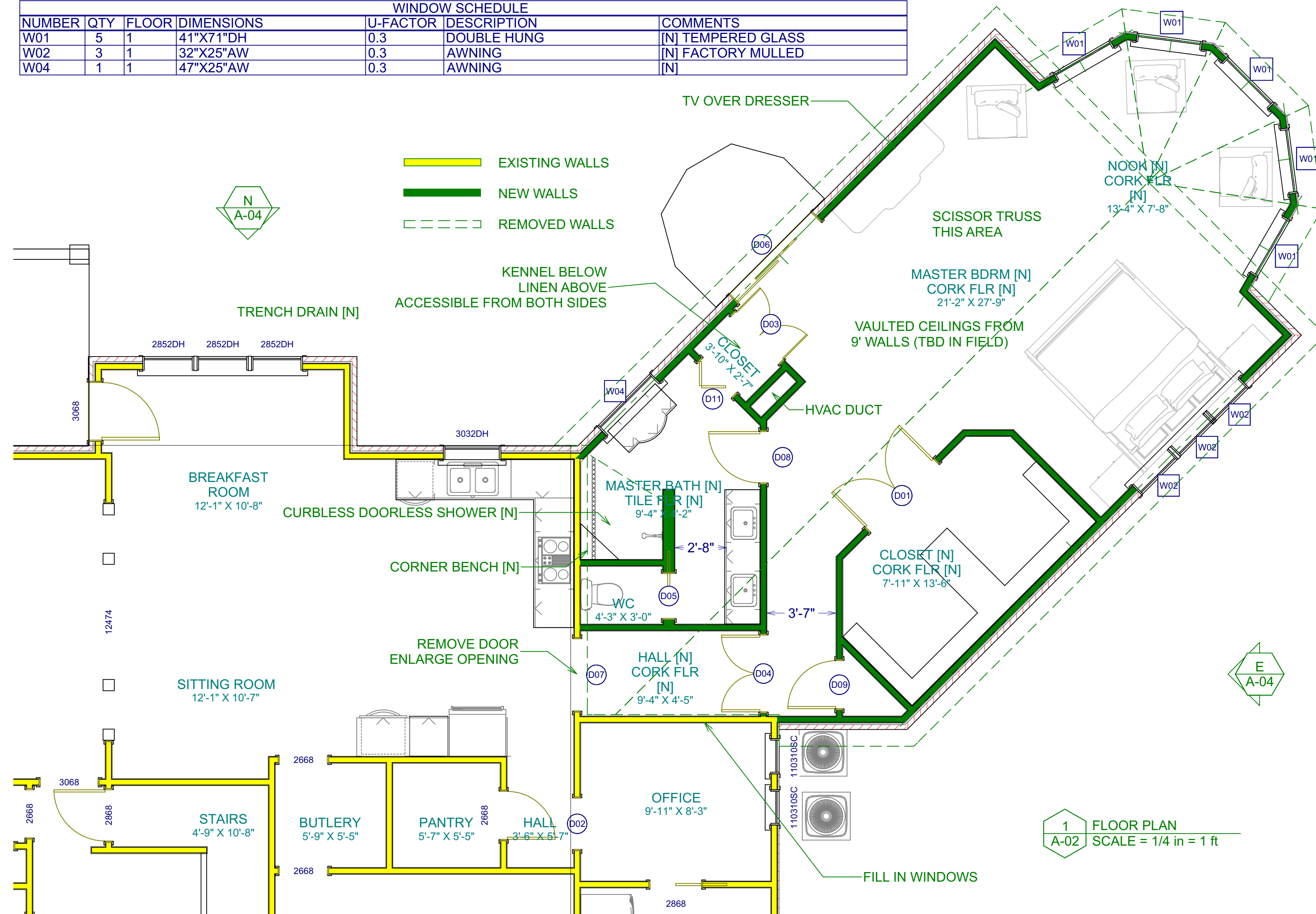
N
A-02 NORTH ELEVATION
SCALE = 1/4 in = 1 ft



E
A-02 EAST ELEVATION
SCALE = 1/4 in = 1 ft

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	DIMENSIONS	U-FACTOR	DESCRIPTION	COMMENTS
D01	1	1	(2) 30"X80"X1 3/8" L/R IN	0.3	DOUBLE HINGED-DOOR	[N]
D02	1	1	32"X80"X1 3/8"	0.3	DOORWAY	
D03	1	1	(2) 21"X33"X3/4" L/R IN	0.3	DOUBLE HINGED-DOOR	[N]
D04	1	1	(2) 24"X80"X1 3/8" L/R IN	0.3	DOUBLE HINGED-GLASS	[N] 10 LITE
D05	1	1	28"X80"X1 3/8" L	0.3	POCKET-DOOR	[N]
D06	1	1	72"X82"X1 3/4" L EX	0.3	EXT. SLIDER-GLASS	[N] EGRESS FOR ROOM
D07	1	1	45"X80"X1 3/4"	0.3	DOORWAY	
D08	1	1	32"X80"X1 3/8" R IN	0.3	HINGED-DOOR	[N]
D09	1	1	30"X80"X1 3/8" L IN	0.3	HINGED-DOOR	[N]
D11	1	1	(2) 15"X80"X1 3/8" R	0.3	2 DR. BIFOLD-DOOR	[N]

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	DIMENSIONS	U-FACTOR	DESCRIPTION	COMMENTS
W01	5	1	41"X71"DH	0.3	DOUBLE HUNG	[N] TEMPERED GLASS
W02	3	1	32"X25"AW	0.3	AWNING	[N] FACTORY MULLED
W04	1	1	47"X25"AW	0.3	AWNING	[N]



1
A-02 FLOOR PLAN
SCALE = 1/4 in = 1 ft

PROPOSED FLOOR PLAN

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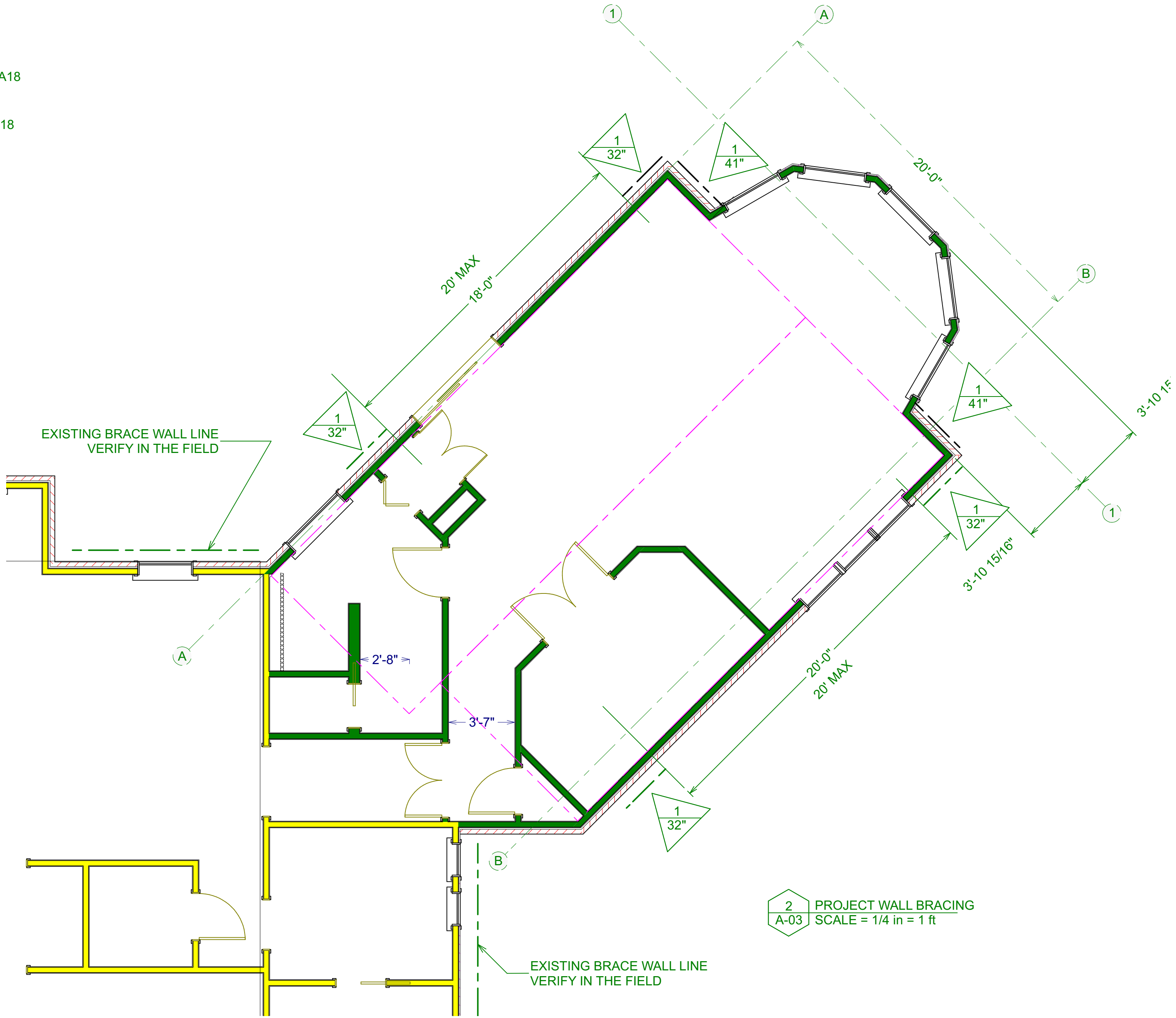
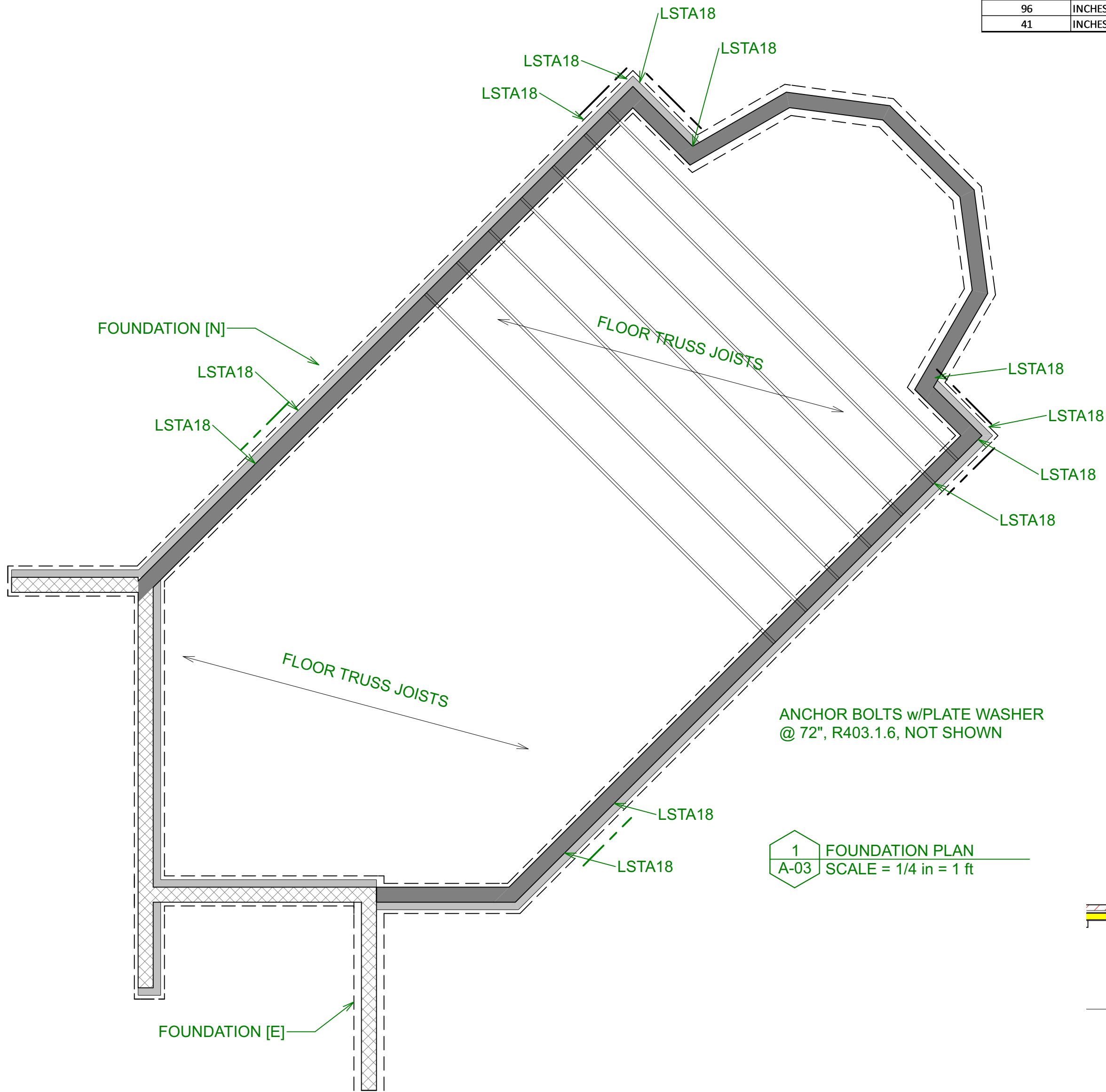
A-02

PERSCRPTIVE BRACE WALL LINE LENGTH CALCULATIONS, VRC 2012					
	DESCRIPTION	REFERENCE			
1-1	WALL LINE				
B	SEISMIC DESIGN CATEGORY				
90	MPH BASIC WIND SPEED				
B	WIND EXPOSURE				
1ST OF 1-STORY	BRACE WALL LINE LOCATION				
5	FT EAVE TO RIDGE HEIGHT				
20	FT BRACE WALL LINE SPACING	R602.10.1.3, TABLE R602.10.1.3	OK		
9	FT WALL HEIGHT				
<4	FT WALL LINE OFFSET	R602.10.1.2	OK		
CS-WSP	BRACING METHOD				
N/A	GYPSUM BOARD CONSTRUCTION TYPE				
YES	GYPSUM WALL BOARD INSIDE				
YES	HORIZONTAL JOIST BLOCKED				
YES	HOLDOWN DEVICE USED				
WIND BRACING					
42	INCHES, TABULATED WIND BRACING AMOUNT	R602.10.3, TABLE R602.10.3(1)			
1	EXPOSURE HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.7	EAVE TO RIDGE HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.95	WIND WALL HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	NUMBER OF BRACE WALL LINE FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.8	HOLDOWN FACTOR	R602.10.3, TABLE R602.10.3(2)			1,800 PAHD42 IN 2500 PSI CONCRETE
1	BLOCKED JOIST FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	GYPSUM ON INSIDE FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	WIND GYPSUM BOARD CONSTRUCTION FACTOR	R602.10.3, TABLE R602.10.3(2)			
22.344	REQUIRED WIND BRACING AMOUNT				
96	INCHES, ADJACENT OPENING HEIGHT	R602.10.5, TABLE R602.10.5			
41	INCHES, REQUIRED WIND BRACING AMOUNT	CONTROLLED BY ADJACENT OPENING			

PERSCRPTIVE BRACE WALL LINE LENGTH CALCULATIONS, VRC 2012					
	DESCRIPTION	REFERENCE			
A-1	WALL LINE				
B	SEISMIC DESIGN CATEGORY				
90	MPH BASIC WIND SPEED				
B	WIND EXPOSURE				
1ST OF 1-STORY	BRACE WALL LINE LOCATION				
5	FT EAVE TO RIDGE HEIGHT				
30	FT BRACE WALL LINE SPACING	R602.10.1.3, TABLE R602.10.1.3	OK		
9	FT WALL HEIGHT				
<4	FT WALL LINE OFFSET	R602.10.1.2	OK		
CS-WSP	BRACING METHOD				
N/A	GYPSUM BOARD CONSTRUCTION TYPE				
YES	GYPSUM WALL BOARD INSIDE				
YES	HORIZONTAL JOIST BLOCKED				
YES	HOLDOWN DEVICE USED				
WIND BRACING					
60	INCHES, TABULATED WIND BRACING AMOUNT	R602.10.3, TABLE R602.10.3(1)			
1	EXPOSURE HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.7	EAVE TO RIDGE HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.95	WIND WALL HEIGHT FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	NUMBER OF BRACE WALL LINE FACTOR	R602.10.3, TABLE R602.10.3(2)			
0.8	HOLDOWN FACTOR	R602.10.3, TABLE R602.10.3(2)			1,800 PAHD42 IN 2500 PSI CONCRETE
1	BLOCKED JOIST FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	GYPSUM ON INSIDE FACTOR	R602.10.3, TABLE R602.10.3(2)			
1	WIND GYPSUM BOARD CONSTRUCTION FACTOR	R602.10.3, TABLE R602.10.3(2)			
31.92	REQUIRED WIND BRACING AMOUNT				
80	INCHES, ADJACENT OPENING HEIGHT	R602.10.5, TABLE R602.10.5			
32	INCHES REQUIRED WIND BRACING AMOUNT	CONTROLLED BY BWL			

General Notes:

NOTE:
ALL NEW WALLS TO BE INSULATED TO R-13
ALL NEW CEILINGS TO BE INSULATED TO R-38
FIBERGLASS INSULATION TO BE USED
PLATE HEIGHTS TO MATCH EXISTING, 9'0"



BRACE WALL SCHEDULE B.W.S.						BRACE TRANSFER		1/2" ANCHOR SPACING		MINIMUM HOLD DOWN
SYMBOL	METHOD	MATERIAL	EDGE NAILING	FIELD NAILING	SOLE PLATE	FRAMING CLIP SPACING	A.P. STUD/ BLOCKING SIZE	3x SILL	2x SILL	
	CS-WSP	7/16" OSB	8d @ 6" O.C.	8d @ 12" O.C.	8d @ 6" O.C.		2x		72" O.C.	LSTA18
NOTE: USE 3" x 3" x 0.228" PLATE WASHER AT EACH ANCHOR BOLT										
** USE MINIMUM 2x NOMINAL FRAMING FOR SILL PLATE AND MEMBER RECEIVING PLYWOOD EDGES										
*** NAILING MUST BE STAGGERED										
ALTERNATIVE FASTENER SEE R602.3(1), R602.3(2) R602.3(3)										
WSP = WOOD STRUCTURAL PANEL, SFB = STRUCTURAL FIBERBOARD										
CS = CONTINUOUS SHEETING										
TBD = TO BE VERIFIED IN THE FIELD FOR EXISTING SHEAR WALL										
DWS = 1-1/4 DRYWALL SCREWS										

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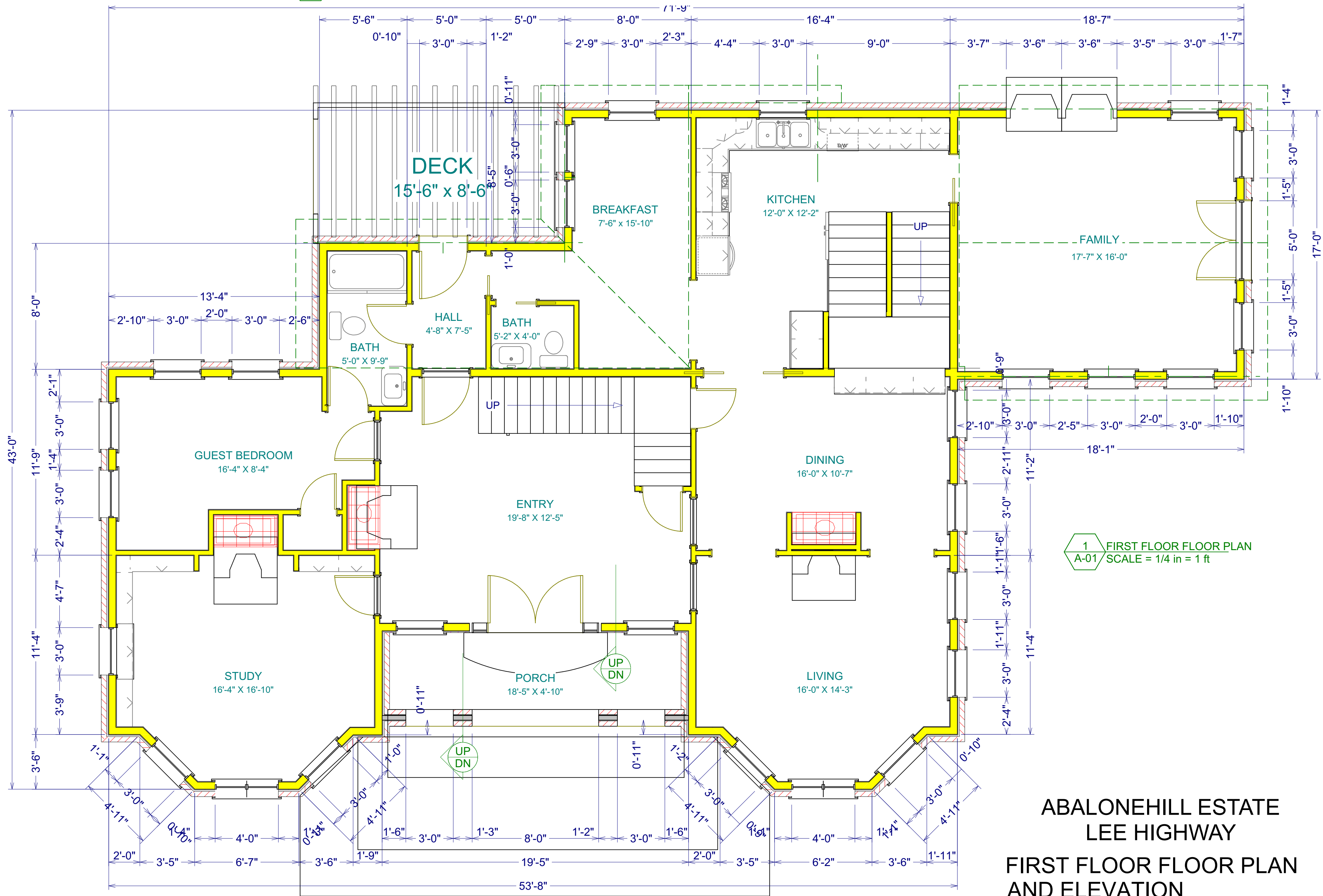
Scale

A-03

BRACE WALL CALCULATIONS



F FRONT ELEVATION
A-01 SCALE = 1/4 in = 1 ft



1 FIRST FLOOR FLOOR PLAN
A-01 SCALE = 1/4 in = 1 ft

ABALONEHILL ESTATE
LEE HIGHWAY
FIRST FLOOR FLOOR PLAN
AND ELEVATION

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A-01



DINNING ROOM



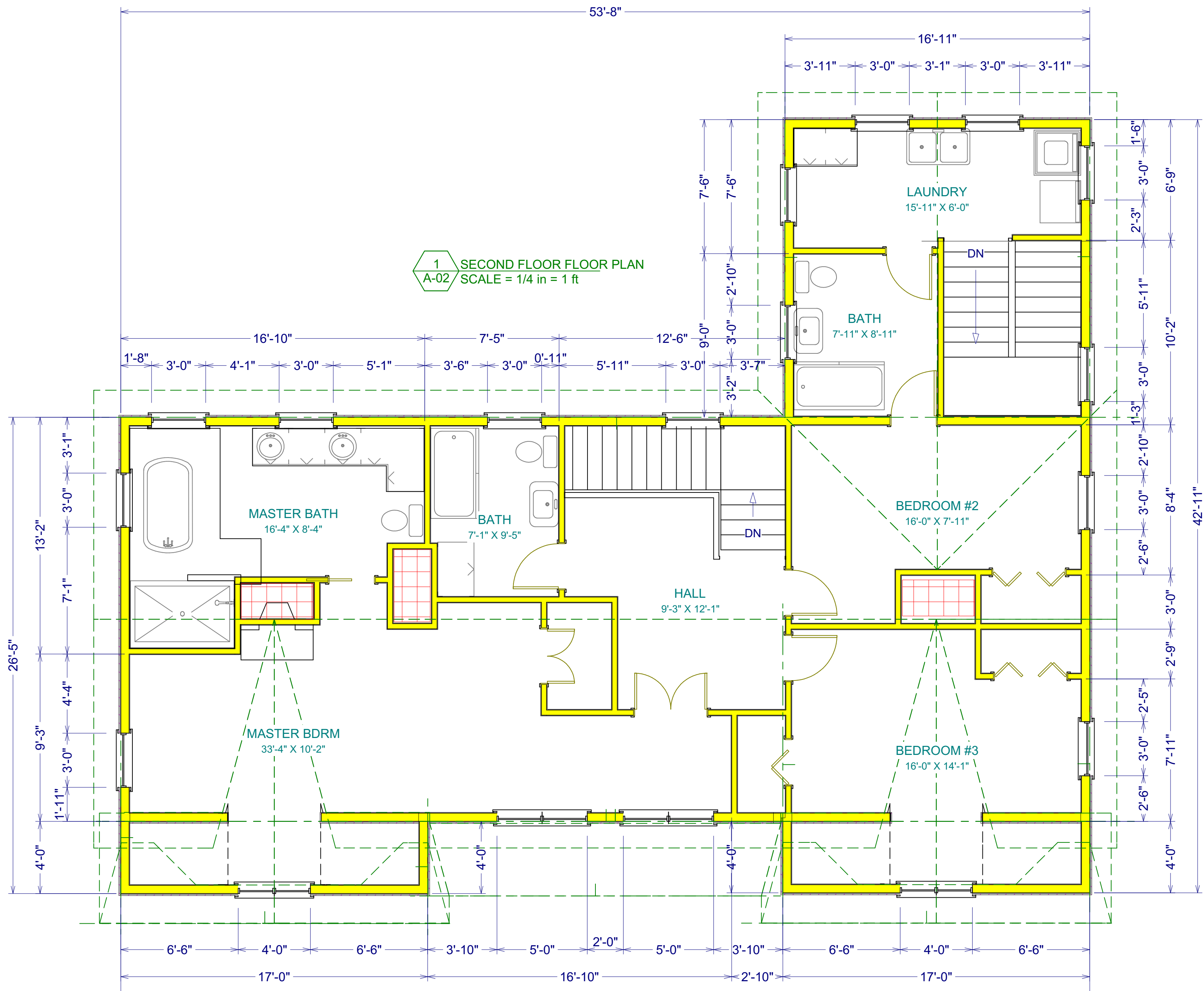
ENTRY



FAMILY ROOM



ABALONE HILL EAST ESTATE



ABALONEHILL ESTATE
LEE HIGHWAY
SECOND FLOOR

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