

PLOT PLAN

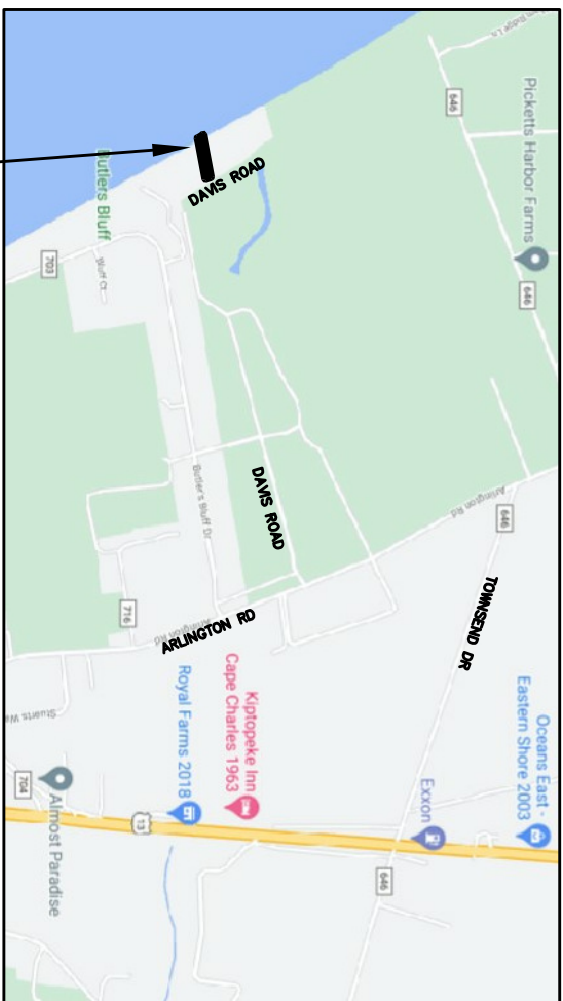
GLEYSTEEEN HOME

ON DAVIS ROAD

NORTHAMPTON COUNTY, VIRGINIA

JULY 12, 2021

<u>SHEET INDEX</u>	
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SHEET 8 –	ESC NOTES SHEET

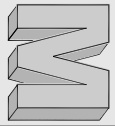


NOTES:

VICINITY MAP (N.T.S.)

LOT 7

1. EXISTING LOT IS FULLY WOODED. ONLY TREES WITHIN LOD WILL BE DISTURBED. NO DISTURBANCE IS PROPOSED WITHIN THE RPA. STAIRS AND WELL WITHIN RPA ARE EXISTING PER PREVIOUS PERMITS.
2. LOT SIZE IS 1.529 AC
3. DISTURBED AREA IS 0.45AC=19,758SF
4. 9,713SF OF IMPERVIOUS AREA PROPOSED
5. TOTAL IMPERVIOUS COVERAGE=14.6%
6. THE LOT SLOPES AWAY AND DRAINS AWAY FROM THE SLOPE FACING THE BAY.
7. SEPTIC LOCATION AND DESIGN BASED ON EXISTING VDH ID# 14-165-0075.
8. PROPOSED GRAVEL DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE. RPA WILL BE PROTECTED BY SILT FENCE DURING CONSTRUCTION.
9. NRCS SOIL SURVEY LISTS ALL SOILS ON LOT AS ASSATEAGUE SAND (ASE) WITH HIGH PERMEABILITY AND A K-FACTOR OF 0.05 FOR LOW EROSION POTENTIAL.



M² ENGINEERING, LLC.
PO BOX 956
ONILEY, VA 23418
PHONE: 540.239.2080

GLEYSTEEEN
RESIDENTIAL_PLOT_PLAN
THE_BLUFFS_LOTT
NORTHAMPTON_COUNTY_VA

DATE: 6-30-21
PROJECT #: 2021173
DRAWN BY: MDM
CHECK BY: MDM

SHEET NO.
1/8

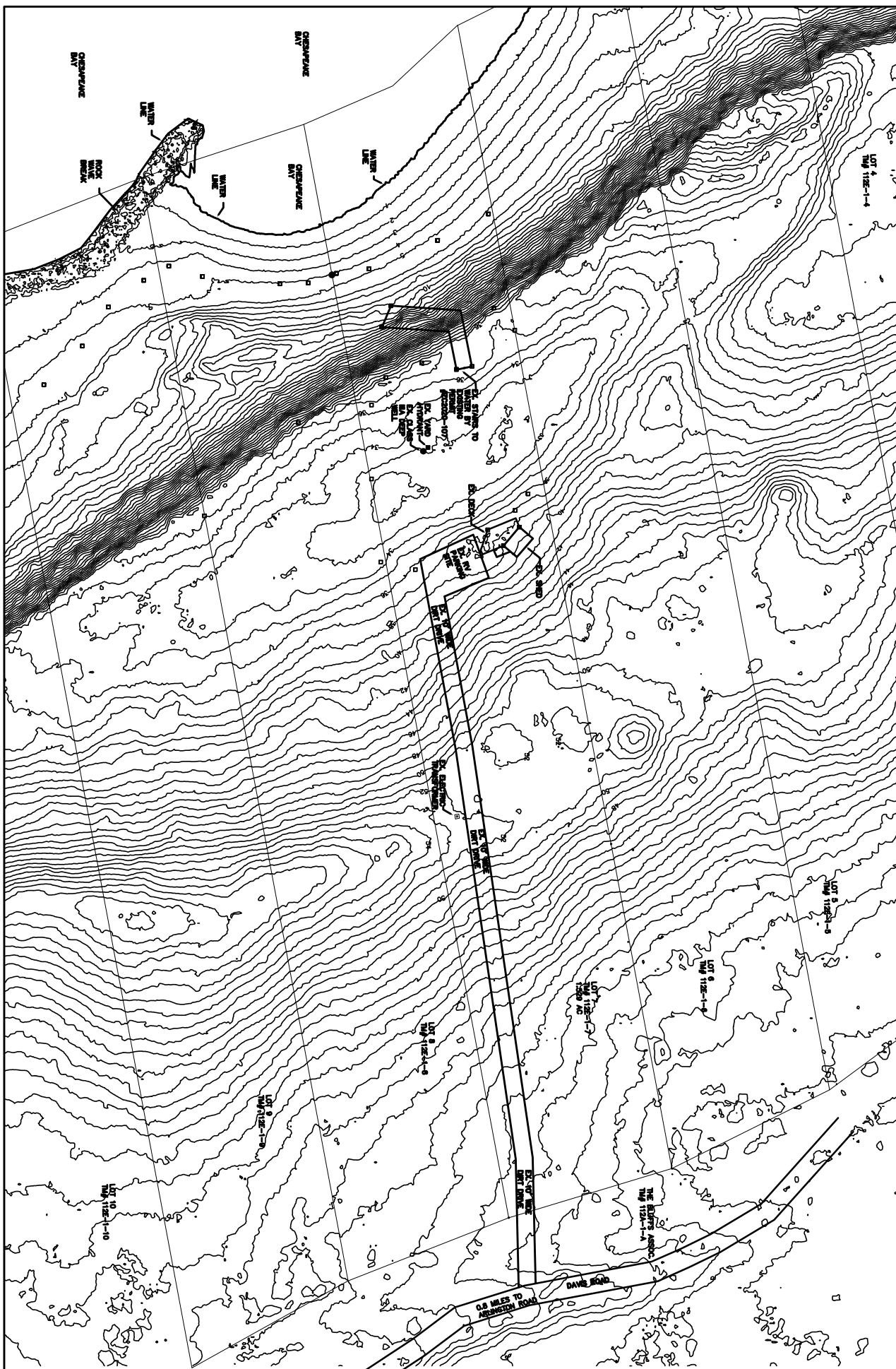
M² ENGINEERING, LLC.
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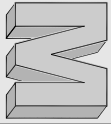
**GLEYSTEEEN
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SHEET NO



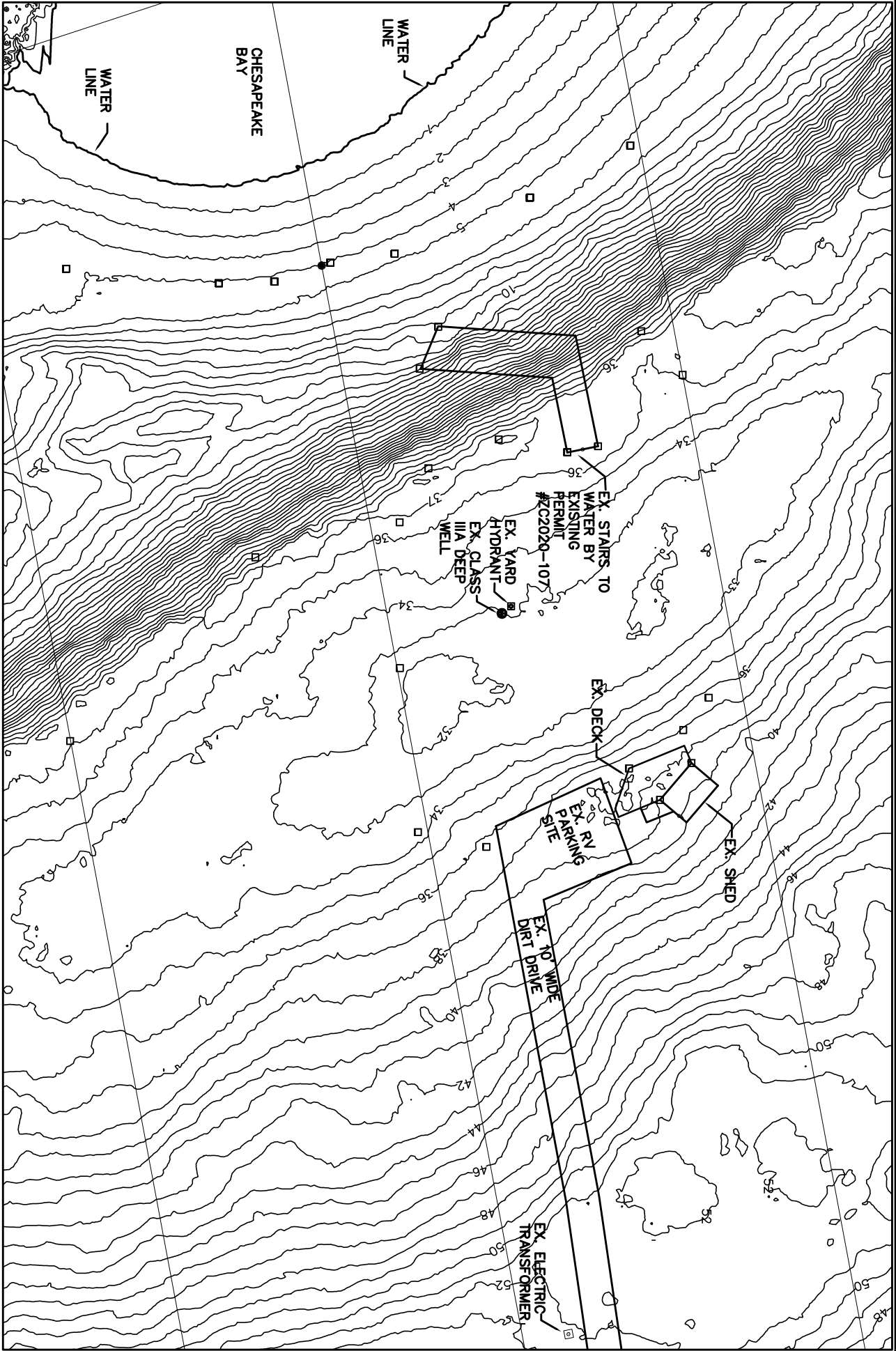


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GRAPHIC SCALE IN FEET

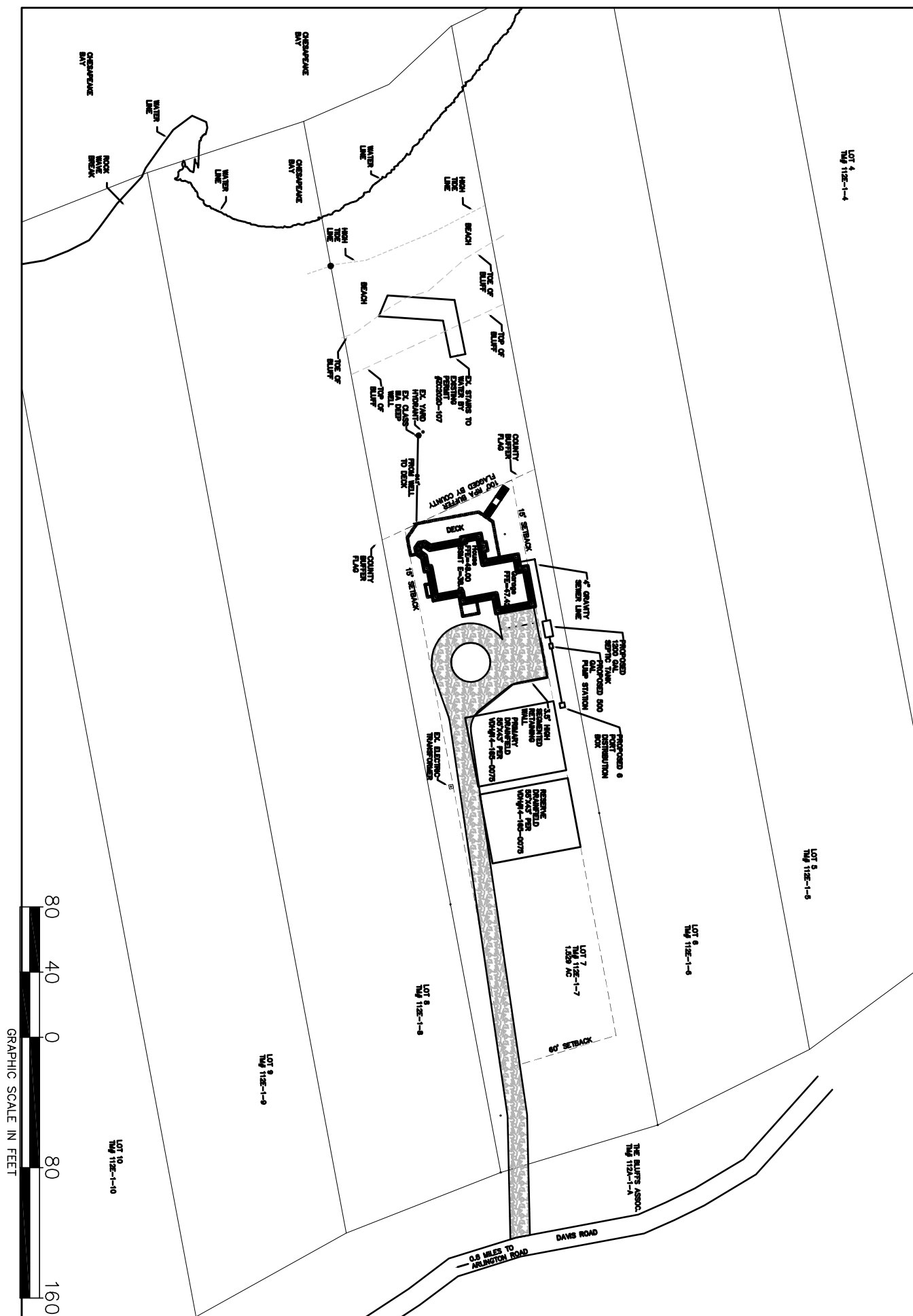


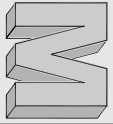
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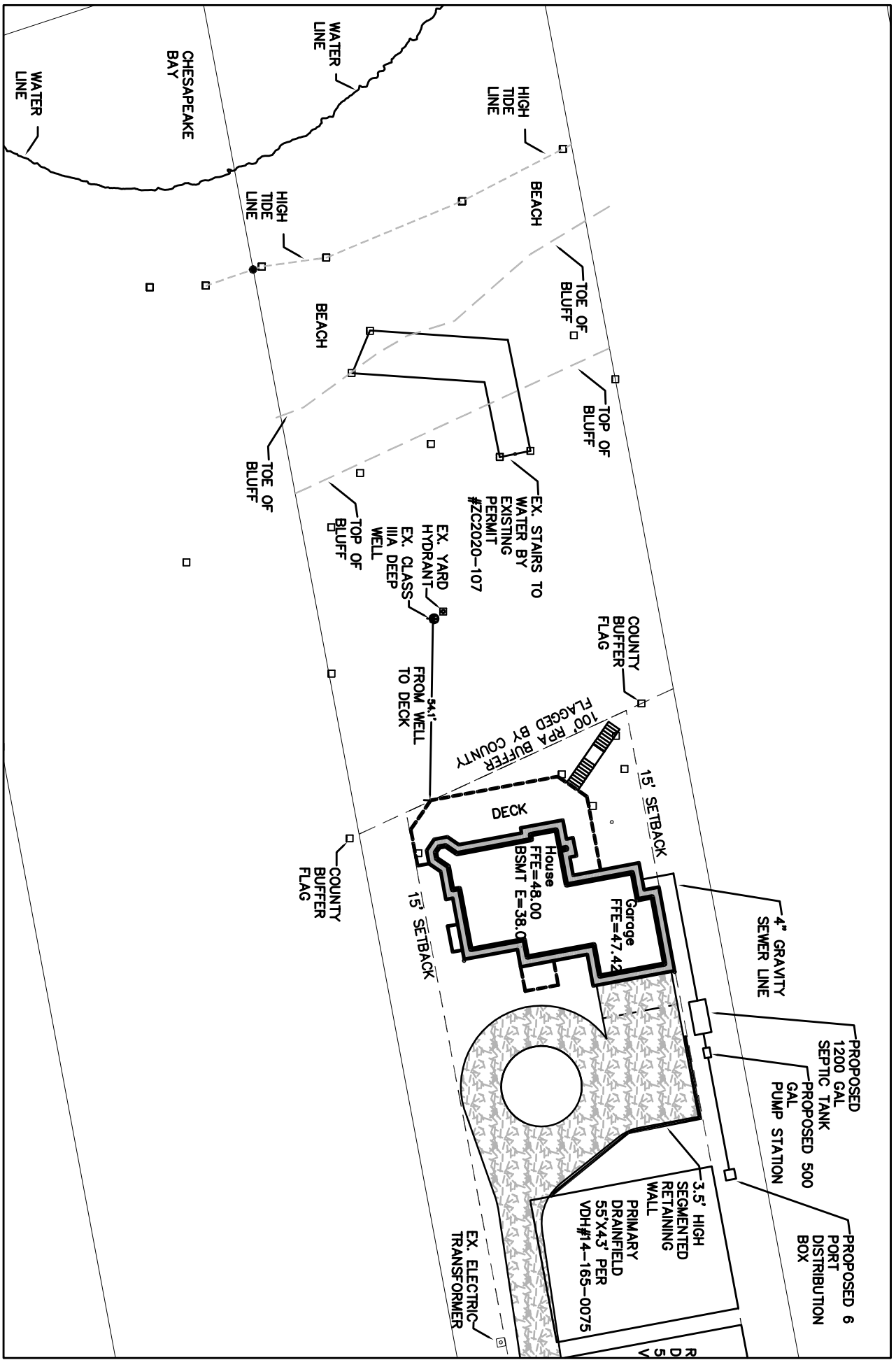


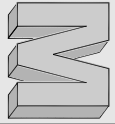
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5/8



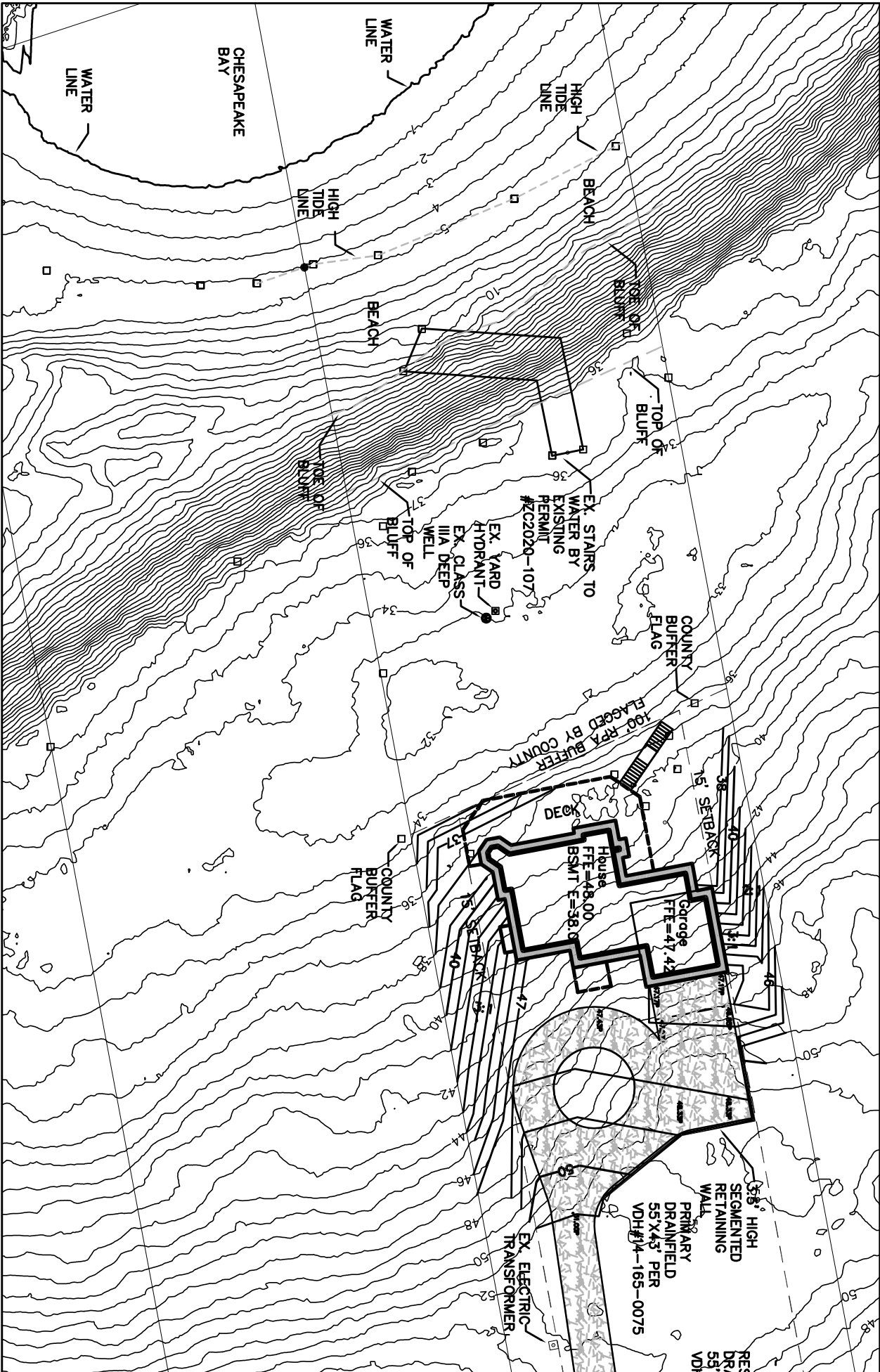


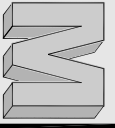
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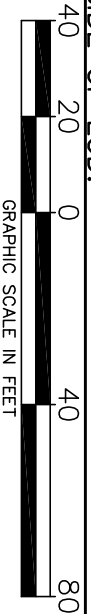
- CE TEMP. STONE CONSTRUCTION ENTRANCE
- SF SILT FENCE
- TS TEMPORARY SEEDING
- PS PERMANENT SEEDING
- MU MULCHING
- LD LIMITS OF DISTURBANCE

LEGEND

**CHESAPEAKE
BAY**

NOTES:

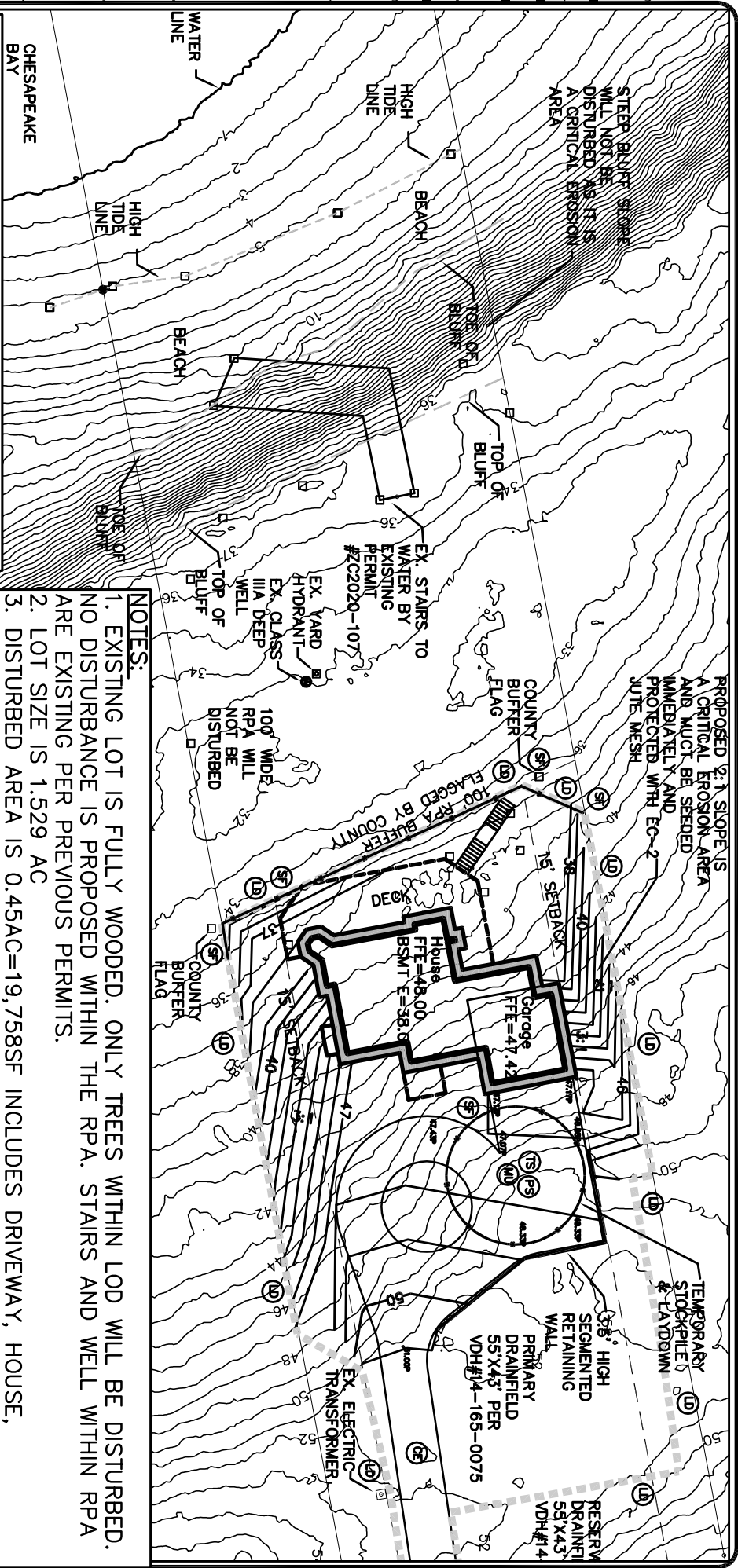
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2. LOT SIZE IS 1.529 AC
3. DISTURBED AREA IS 0.45AC=19,758SF INCLUDES DRIVEWAY, HOUSE, DRAINFIELD, ETC.
4. 9,713SF OF IMPERVIOUS AREA PROPOSED
5. TOTAL IMPERVIOUS COVERAGE=14.6%
6. LOT SLOPES AWAY AND DRAINS AWAY FROM THE SLOPE FACING THE BAY.
7. PROPOSED GRAVEL DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE. RPA WILL BE PROTECTED BY SILT FENCE DURING CONSTRUCTION.
8. NO TREES OR VEGETATION WILL BE DISTURBED WITHIN RPA, ONLY TREES WITHIN LOD AS SHOWN WILL BE DISTURBED, PORTION OF LOD IS ALREADY CLEARED FOR EXISTING USE, WILL NOT CLEAR TREES FOR RESERVE DRAINFIELD AREA AS SHOWN. FOR TREE PROTECTION, THE LOD WILL BE FLAGGED IN THE FIELD TO PREVENT TREE DAMAGE OUTSIDE OF LOD.

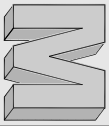


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**GLEYPESTEEN
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8/8

TABLE 6-1 GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE RE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-8: DURING DETAHERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- SEEDING SPECIFICATIONS:**
- TEMPORARY SEEDING-**
- WINTER - 40 LBS. ANNUAL RYE/40 LBS. CEREAL RYE (PER ACRE)
- SUMMER - 40 LBS. ANNUAL RYE/40 LBS. FOXTAIL MILLET (PER ACRE)
- FERTILIZER - 1500 LBS. 10-20-10/ACRE
- LIME - 2 TONS/ACRE
- PERMANENT SEEDING-**
- SEASONAL SPECIFICATION - PER ACRE**
- | | |
|--------------|---|
| 2/1 TO 5/15 | 100 LBS. TALL FESCUE
15 LBS. ANNUAL RYE
2 LBS. RED CLOVER |
| 5/16 TO 7/31 | 120 LBS. TALL FESCUE
10 LBS. FOXTAIL MILLET
2 LBS. RED CLOVER |
| 8/1 TO 9/15 | 100 LBS. TALL FESCUE
15 LBS. ANNUAL RYE
2 LBS. RED CLOVER |
| 9/16 TO 1/31 | 120 LBS. TALL FESCUE
10 LBS. CEREAL RYE
2 LBS. RED CLOVER |
- FERTILIZER - ALL SEASONS - 1500 LBS. 10-20-10/ACRE
- LIME - ALL SEASONS - 2 TONS/ACRE
- * A MULCH COVER IS REQUIRED ON EVERY SEEDING
- * STRAW AT 80 BALES PER ACRE OR AN APPROVED MANUFACTURED MULCH/STABILIZATION MATERIAL
- VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS**
- MINIMUM STANDARD #1**
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

STRUCTURAL PRACTICES:

- =====
- A LAND DISTURBANCE BOND AND PERMIT WILL BE OBTAINED BY THE OWNER/DEVELOPER.
- 3.02 Construction Entrance (CE) - One construction entrance is proposed at the proposed site entrance. The construction entrance is to be installed prior to any work beginning onsite.
- 3.05 Silt Fence (SF) - A temporary sediment barrier constructed of posts, and filter fabric, placed across or at the toe of a slope or in a minor drainage way to intercept and detain sediment and decrease flow velocities from drainage areas of limited size. Silt fence is to be installed along the downhill side of any disturbed area.
- 3.31 Temporary Seeding (TS) - The Contractor is to implement temporary seeding if disturbed land is left exposed for over 14 days and construction is not complete in this area.
- 3.32 Permanent Seeding (PS) - Establishment of perennial vegetative cover by planting permanent seed on rough-graded areas that will not be brought to final grade for a year or more or where permanent, long-lived vegetative cover is needed on fine-graded areas. All areas to receive seeding shall be tested to confirm fertilizer application rates, refer to VESCH for suggested nutrient rates.
- 3.35 Mulching (MU) - Application of plant residues or other suitable materials to disturbed surfaces to prevent erosion and reduce overland flow velocities. Fosters plant growth by increasing available moisture and providing insulation against extreme heat or cold.
- MAINTENANCE:**
- =====
- INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AT THE CLOSE OF EACH WORK DAY AND AFTER EACH RAINSTORM. MAKE NECESSARY REPAIRS OR CLEAN-UP IMMEDIATELY TO MAINTAIN THE EFFECTIVENESS OF EACH DEVICE. DEVELOPER / OWNER SHALL SUBMIT AND RECORD A STORMWATER MAINTENANCE AGREEMENT ACCEPTING ALL MAINTENANCE RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED.
- OFFSITE AREAS:** NO OFFSITE AREAS WILL BE DISTURBED BY THIS PROJECT. IF THE CONTRACTOR CHOOSES TO UTILIZE AN OFFSITE WASTE OR BORROW SITE THEN THE CONTRACTOR MUST PROVIDE EVIDENCE OF THE LOCALITY APPROVAL AND DEO CGP PERMIT FOR ANY OFFSITE AREAS PRIOR TO LAND DISTURBANCE FOR THIS PROJECT.



FRONT ELEVATION
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

ABBREVIATIONS

C.JOISTS =	CEILING JOISTS	LVL =	LAMINATED VENEER LUMBER
F.JOISTS =	FLOOR JOISTS	SIZED BY MANUFACTURER	
I.JOISTS =	ENGINEERED WOOD I-JOISTS	MFR. =	MANUFACTURER
	SIZED BY MANUFACTURER	N.T.S. =	NO TO SCALE
C.O. =	CASED OPENING	O.C. =	ON CENTER SPACING
CLG =	CEILING	OSB =	ORIENTED STRAND BOARD
GC =	GENERAL CONTRACTOR	PD =	POCKET DOOR
	/BUILDER	P.T. =	PRESSURE TREATED WOOD
HDR =	DOOR / WINDOW HEADER	EQ. =	EQUAL DISTANCE
HGT =	HEIGHT	T&G=	TONGUE AND GROOVE
		V.I.F =	VERIFY IN THE FIELD



FRONT ELEVATION
RENDERING NOT TO SCALE
(ACTUAL HOUSE MAY VARY SLIGHTLY)

PROJECT SCOPE

- 1.) A NEW 2 STORY HOME WITH A WALK-OUT BASEMENT FOUNDATION.
- 2.) FINISH MATERIALS, FIXTURES AND OTHER ITEMS NOT CALLED OUT ON THESE PLANS PER THE CONTRACT SPECIFICATION.

CONTRACTOR TO FIELD VERIFY AND MODIFY ALL DIMENSIONS AS REQUIRED BY THE INTENT OF THESE DRAWINGS.

BUILDING PLANNING

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2015 USBC, THE VIRGINIA CONSTRUCTION CODE, AS ENFORCED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

MEAN ROOF HEIGHT: LESS THAN 35 FEET
SEISMIC CATEGORY: A PER FIGURE R301.2(2)
CONCRETE WEATHERING: MODERATE
WIND SPEED: EQUAL TO OR LESS THAN: 130 MPH THE LOCAL BUILDING DEPARTMENT.
WALL BRACING PER CIRCUMSCRIBED RECTANGLE(S) WITH CONTINUOUS 7/16" OSB SHEATHING.
EXPOSURE CATEGORY: B PER LOCAL BUILDING DEPARTMENT
EAVE TO ROOF HEIGHT LESS THAN 15'
TERMITE INFESTATION: MODERATE TO HEAVY
CLIMATE ZONE: 4A

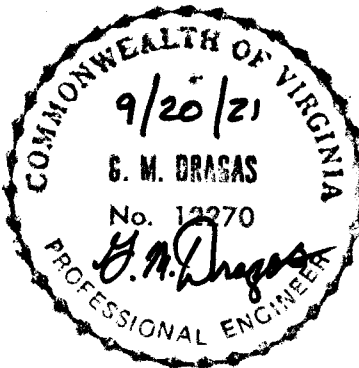
DUE TO THE WIND SPEED, AND DESIGN COMPLEXITY, A REVIEW AND APPROVAL OF THESE PLANS BY A LICENSED STRUCTURAL ENGINEER IS REQUIRED.

UNIFORM LIVE LOADS

AREAS / USE	P.S.F.
ATTICS WITHOUT STORAGE	10
ATTICS WITH LIMITED STORAGE	20
ATTICS WITH FIXED STAIRS	30
BALCONIES & DECKS	40
FIRE ESCAPES	40
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
ROOF SNOW LOAD	20
DEAD LOADS SHALL NOT EXCEED 5 PSF IN ATTICS AND 10 PSF IN OTHER AREAS	

STRUCTURAL MARK UP
DRAGAS ENGINEERING, P.C.
2248 SUNSTATES CT, STE. 101
VIRGINIA BEACH, VA 23451

SEE SHEETS S1 THRU S4
FOR MARK UP DETAILS



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:
**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
mat@vabesectbuilder.com

PG: 1

OF: 12

PRINT DATE 6/11/2021

PROJECT / OWNER NAME:

**THE GLEYSTEEEN'S
SHORE HOUSE**
LOT 7 BUTLERS BLUFF, CAPE CHARLES VA 23310

Drafting Service By:

Progressive
R&D

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

DRAFTING SERVICES ONLY BY PROGRESSIVE REALTY & DEVELOPMENT CORPORATION, GENERAL CONTRACTOR, OWNER, ARCHITECT, ENGINEER, DESIGNER, AND INSPECTOR. OWNER'S CONTRACTOR SHALL MAINTAIN A LOG OF ALL CHANGES AND REVISIONS TO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INTERPRETATION OF THESE PLANS. THE CONTRACTOR IS NOT A LICENSED ARCHITECT OR ENGINEER AND CAN NOT GUARANTEE THE WORK PERFORMED BY THE CONTRACTOR.



LEFT ELEVATION
RENDERING NOT TO SCALE
(ACTUAL HOUSE MAY VARY SLIGHTLY)

TYPICAL ROOF
PITCH 10 / 12
TURRET ROOF
PITCH 14 / 12

SOLID-PVC SIDING AT
TURRET OVER
HOUSEWRAP OVER
7/16" OSB OVER
9FT 2X6 STUDS
AT 16" O.C.

16" I-JOISTS BY MFR. CANTILEVER LVL BEAMS
AT 2ND FLOOR BALCONY

SIDING OVER
HOUSEWRAP OVER
7/16" OSB OVER
9FT 2X6 STUDS
AT 16" O.C.

WALK-OUT BASEMENT, BRICK
VENEER AND ROWLOCK OVER
HOUSEWRAP OVER 7/16" OSB
OVER, 2X6 STUDS AT 16" O.C.

LEFT ELEVATION

SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

STAIR CODE DETAILS

NOSE 3/4" TO 1 1/4"

10" TREADS AND
RISERS LESS THAN 8"
ARE PREFERRED

1" MINIMUM
TREAD

ALL EQUAL
WITH 1/8" MAXIMUM
VARIATION

1/4" MINIMUM
RISE, STOP 4"
SPHERE

GUARDS

1.) 36" MINIMUM HEIGHT
2.) REQUIRED WHERE WALKING
SURFACE ARE 30" HIGHER THAN
ADJACENT GRADE OR SURFACE
3.) PICKETS TO PREVENT PASSAGE
OF A 4" SPHERE.

CONTRACTOR SHALL FIELD VERIFY AND ADJUST STAIR
DIMENSIONS BASED ON THE ACTUAL FLOOR PLAN DIMENSIONS

STAIRWAYS

1.) MINIMUM 36" FINISH WIDTH
2.) 16" MINIMUM HEADROOM
3.) 12" MAXIMUM RISER PER FLIGHT
(BETWEEN FLOORS OR LANDINGS)
4.) LANDINGS TOP & BOTTOM
36" MINIMUM DEPTH IN DIRECTION
OF TRAVEL (NOT REQUIRED AT
TOP OF INTERIOR STAIRS, PROVIDED
A DOOR DOES NOT SWING OVER STAIRS)

HANDRAILS

1.) 34" TO 38" HEIGHT
2.) CONTINUOUS FOR EACH FLIGHT
OF STAIRS
3.) GRIP SIZE PER R311.7.7.3
4.) PICKETS TO PREVENT PASSAGE
OF A 4" SPHERE.



SHINGLES, OVER 15# FELT,
OVER 7/16" OSB SHEATHING,
OVER 2X10 SYP#2 RAFTERS
AT 16" O.C.

TYPICAL ROOF
PITCH 10/12

GABLE SIDING OVER
HOUSEWRAP OVER
7/16" OSB OVER
8FT 2X4 STUDS
AT 16" O.C.

16" I-JOISTS LIVING AREA /
14" GARAGE CEILING BY MFR.

SIDING OVER
HOUSEWRAP OVER
7/16" OSB OVER
9FT 2X6 STUDS
AT 16" O.C.

12" I-JOISTS OVER CRAWL
SPACE AND BASEMENT BY MFR.

ELEVATED DECK, TREX DECKING
AND RAILINGS, PVC TRIM, 6X6 POSTS
AND FOOTINGS AS REQUIRED

WALKOUT BASEMENT
WITH MINIMUM CEILING 8' 2"

CRAWL SPACE WITH STEPPED FOOTING
AND GRADING AS REQUIRED

GARAGE SLAB 16" MAXIMUM
BELOW MAIN LEVEL FINISH FLOOR
GRADING AND STRUCTURAL WORK
AS REQUIRED

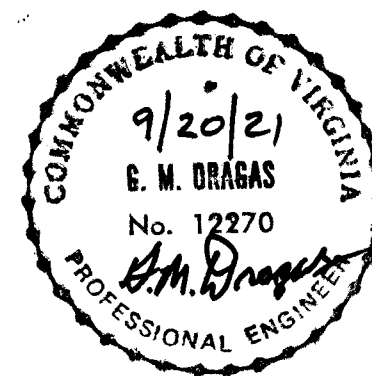
2' TO 3' SITE RETAINING WALL AT
TOP OF BLUFF TO CREATE PARKING
AREA, PER SITE PLAN BY OTHERS

WINDOW SPECIFICATIONS

NEW WINDOWS & DOORS PER CONTRACT
SPECIFICATIONS TO COMPLY WITH THE FOLLOWING:
EGRESS WINDOWS SHALL HAVE A NET CLEAR AREA
OF 5.7 S.F. WITH A MINIMUM CLEAR HEIGHT OF 24", A
MINIMUM CLEAR WIDTH OF 20" AND MEET ALL
OTHER REQUIREMENTS OF SECTION R310.
TEMPERED GLAZING SHALL BE PROVIDED IN
ACCORDANCE WITH SECTION R308,
SUMMARIZED AS FOLLOWS:
1.) ALL DOORS, 24" OF DOOR ARC AND/OR WITHIN 60"
OF WALKING SURFACE.
2.) WINDOWS WITHIN 18" OF THE FINISH FLOOR.
3.) GLAZING IN GUARDS & RAILINGS.
4.) GLAZING IN BATH/SHOWER, SPAS/STEAM ROOMS
AND SWIMMING POOLS, WITHIN 60" OF WET
WALKING SURFACES.
5.) ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS
GLAZING LESS THAN 36" ABOVE WALKING
SURFACES.
6.) U-FACTORS IN WINDOWS AND SKYLIGHTS PER
N1101.

ALL NEW WINDOWS & EXTERIOR DOORS
SHALL BE INSTALLED IN ACCORDANCE
WITH MANUFACTURER INSTRUCTIONS.
SAID INSTRUCTIONS SHALL BE ON-SITE
FOR THE BUILDING INSPECTOR'S REVIEW
AND APPROVAL

GENERAL CONTRACTOR TO CONFIRM
ALL WINDOW AND DOOR SIZES AND
STYLES WITH HOMEOWNER



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PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELDER ROAD
VA BEACH VA 23451



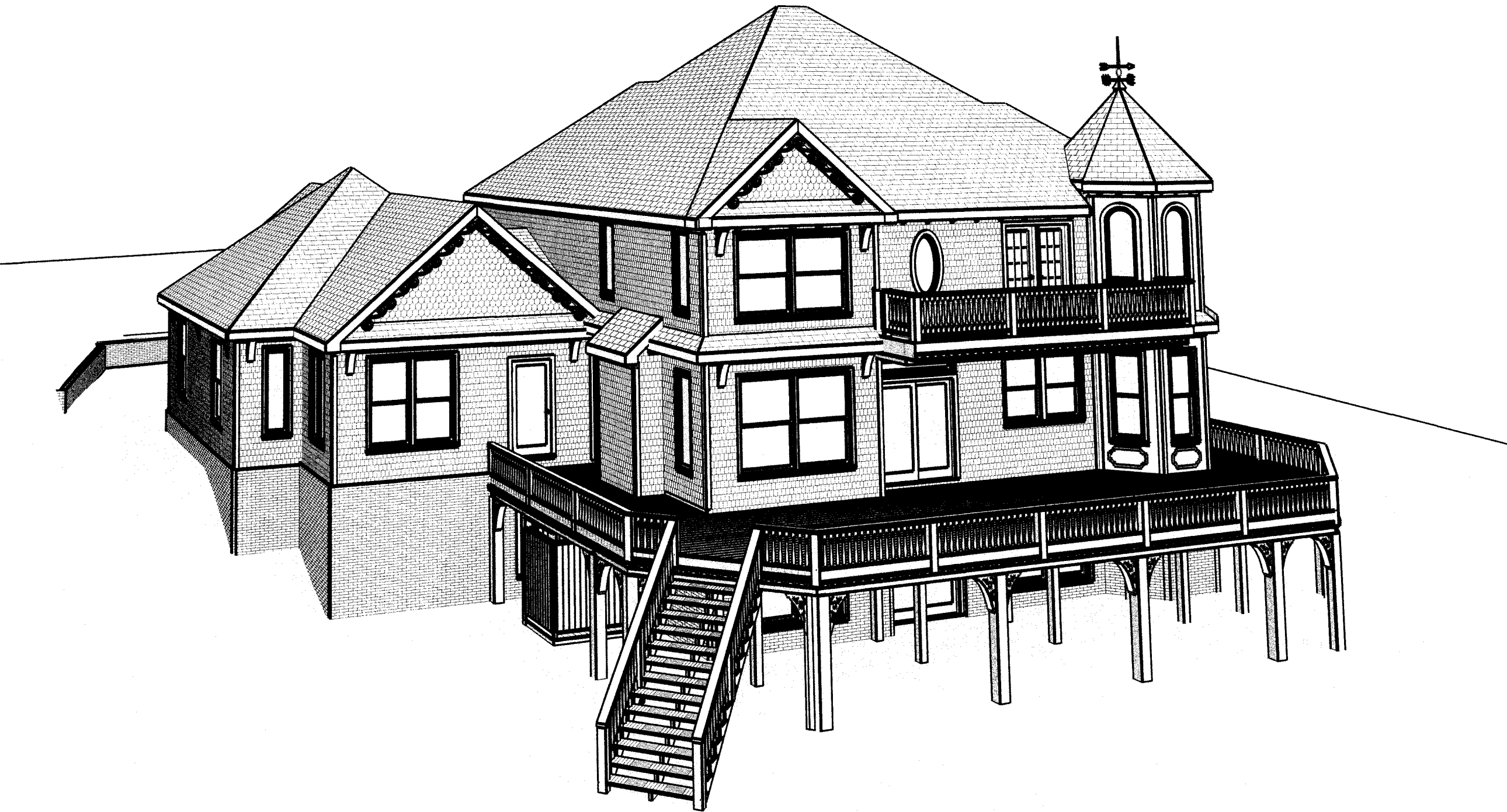
REAR ELEVATION
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

FOUNDATION NOTES

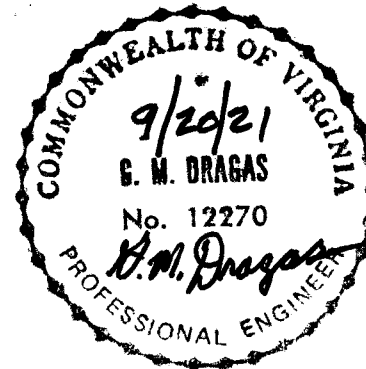
- A.) ALL CONCRETE AND MASONRY WORK SHALL BE MEET OR EXCEED THE REQUIREMENTS OF CHAPTERS 4, 5, 6, 10 AND OTHER APPLICABLE SECTIONS OF THE IRC CODES AS ADOPTED AND ENFORCED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- B.) THE PLACEMENT OF ALL CONCRETE SHALL COMPLY WITH ACI STANDARDS, 28 DAY STRENGTHS OF 3,000 PSI FOR FOOTINGS & INTERIOR SLABS AND 3,500 PSI FOR CONCRETE EXPOSED TO THE WEATHER.
- C.) ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF. FOOTING SUBCONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS AND / OR ENGAGE A PROFESSIONAL AS REQUIRED.
- D.) ALL EMBEDDED STEEL SHALL BE GALVANIZED AND MEET OR EXCEED THE INDUSTRY PRACTICES PRESCRIBED IN THE APPLICABLE ASTM STANDARDS.
- E.) HOLLOW UNSUPPORTED CONCRETE MASONRY UNITS SHALL NOT EXCEED 4 TIMES THEIR MINIMUM DIMENSION.
- F.) FACE BRICK SHALL BE INSTALLED WITH TOOLED JOINTS IN A RUNNING BOND UNLESS OTHERWISE NOTED ON THE ELEVATION DRAWINGS.
- G.) ALL MORTAR MIXES, ATTACHMENT TO THE OTHER BUILDING ELEMENTS, EMBEDDED ITEMS, WEEP HOLES AND FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES INCLUDING THE USUAL AND CUSTOMARY ASTM STANDARDS AND OTHERS USED BY PROFESSIONAL CONTRACTORS IN THE LOCAL BUILDING MARKET.
- H.) CRAWL FOUNDATION VENTS SHALL BE INSTALLED AS REQUIRED TO PROVIDE CROSS VENTILATION.
- I.) PROVIDE CRAWL ACCESS DOOR THROUGH AN EXTERIOR WALL, MIN. SIZE 18"x24".
- J.) CONCRETE SLABS SHALL HAVE SAW CUT CONTROL JOINTS OR WET SET CONTROL JOINTS, AS DIRECTED BY THE GENERAL CONTRACTOR AND AS REQUIRED TO MINIMIZE CRACKING. THE MAXIMUM FILL DEPTHS ARE 24" SAND OR GRAVEL AND 8" FOR EARTH.
- K.) ALL HOLLOW CORE BLOCKS SHALL BE FILLED SOLID AT ANCHOR BOLTS, COLUMNS AND POINT LOADS.
- L.) ALL FOUNDATIONS SHALL BE TREATED WITH A CHEMICAL TERMITICIDE IN ACCORDANCE WITH CHAPTER 9 OF THE RESIDENTIAL CODE AND THE MANUFACTURER INSTRUCTIONS.

GENERAL FRAMING NOTES

- A.) ALL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOIST, CEILING JOIST, GIRDERS, HEADERS, RAFTERS, BLOCKING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
- B.) AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MODIFY ALL DIMENSIONS AND FRAMING COMPONENTS SHOWN ON THIS PLAN. ANY CONFLICTS WITH THE APPLICABLE BUILDING CODE AND OR THE INTENT OF THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- C.) ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTRUCTIVE ELEMENTS SHALL BE PRESSURE TREATED WITH GALVANIZED CONNECTORS.
- D.) ALL LUMBER, SHEATHING, AND FASTENERS SHALL BE ASSEMBLED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH THE APPLICABLE TABLES IN THE CURRENT BUILDING CODE.
- E.) FRAMING SUBCONTRACTOR SHALL CONFORM THE WORK DESCRIBED BY THE INTENT OF THESE DRAWINGS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES. ALL FRAMING INSPECTIONS SHALL BE COORDINATED WITH THE LOCAL AUTHORITIES HAVING JURISDICTION BY THE BY THE FRAMING SUBCONTRACTOR. FRAMING SUBCONTRACTOR SHALL ENSURE ALL UNIFORMLY DISTRIBUTED AND POINT LOADS ARE ADEQUATELY SUPPORTED AND TRANSFERRED TO THE FOUNDATION.
- F.) ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SPAN TABLES SHALL BE LVL MEMBERS SIZED BY THE MANUFACTURER OF SAID ENGINEERED WOOD PRODUCT.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LUMBER SIZES SHOWN ON THESE PLANS AND MAKE MODIFICATIONS AS REQUIRED FOR CODE COMPLIANCE



REAR ELEVATION
RENDERING NOT TO SCALE
(ACTUAL HOUSE MAY VARY SLIGHTLY)



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23457 (P) 757.481.5801
jmf@vbachbuilder.com

PG: 3

OF: 12

PRINT DATE 6/11/2021

PROJECT / OWNER NAME:

**THE GLEYSTEEEN'S
SHORE HOUSE**
LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

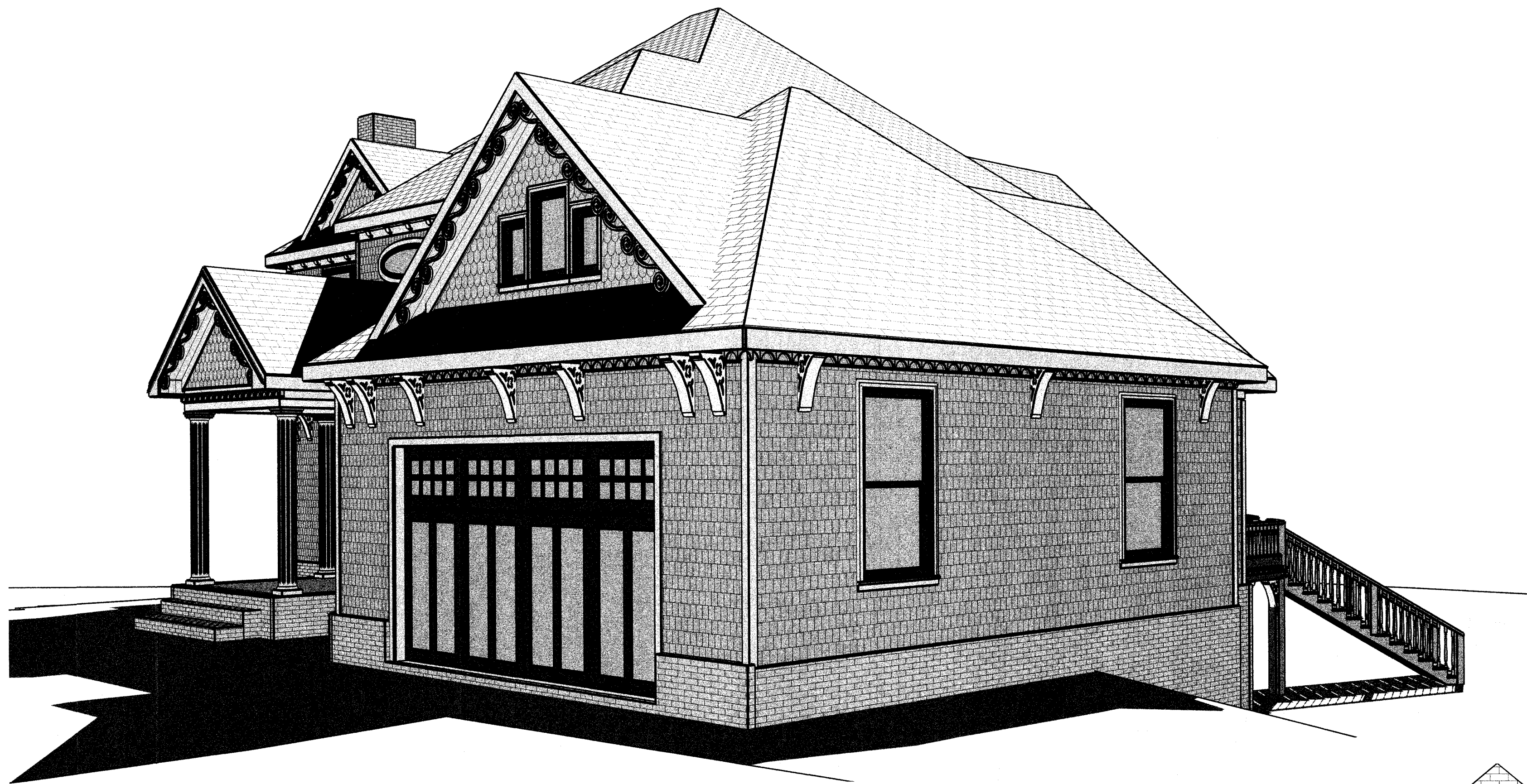
Drafting Service By:

Progressive
R&D

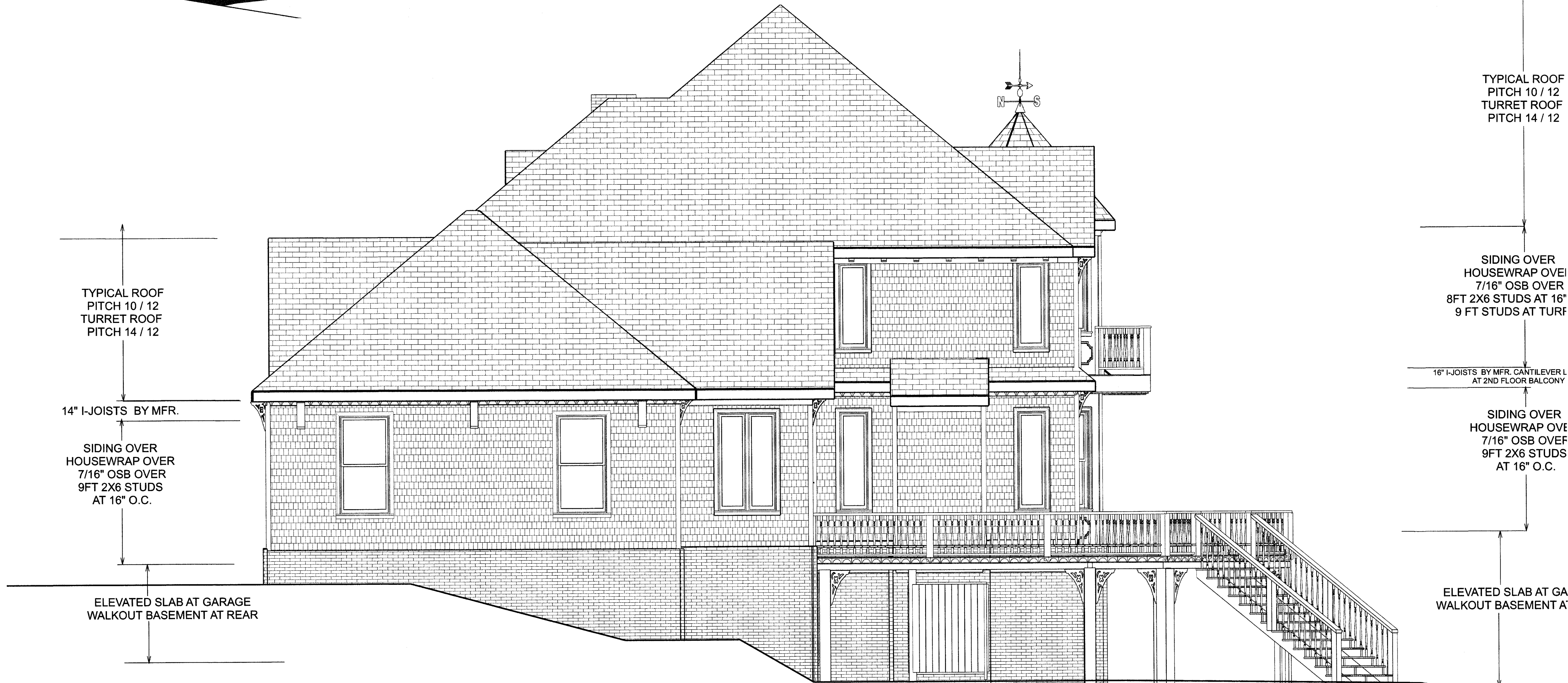
KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

DRAFTING SERVICES ONLY BY PROGRESSIVE REALTY & DEVELOPMENT CORPORATION, GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK. PROGRESSIVE REALTY & DEVELOPMENT CORPORATION SHALL NOT BE RESPONSIBLE FOR THE WORK PERFORMED BY THE SUBCONTRACTOR.

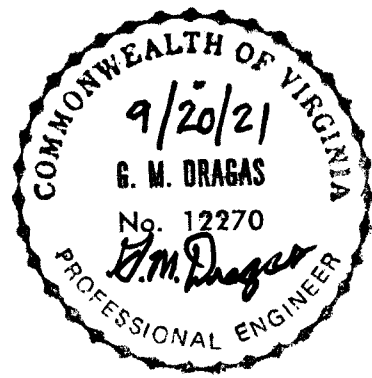
PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELDER ROAD
VA BEACH VA 23451



RIGHT ELEVATION
RENDERING NOT TO SCALE
(ACTUAL HOUSE MAY VARY SLIGHTLY)



RIGHT ELEVATION
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:
**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
matt@vaabestbuilder.com

PG: 4

OF: 12

PROJECT / OWNER NAME:
**THE GLEYSTEEN'S
SHORE HOUSE**
LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

Drafting Service By:
Progressive
R&D

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELDER ROAD
VA BEACH VA 23451

COMMONWEALTH OF VIRGINIA
9/20/21
G. M. DRAGAS
No. 12270
Professional Engineer

PROJECT / OWNER NAME:

BUILDER / GENERAL CONTRACTOR:

Drafting Service By:

KEN L. KIRBY

757.513.5100

kk.5135100@gmail.com

COMMONWEALTH OF VIRGINIA
9/20/21
G. M. DRAGAS
No. 12270
Professional Engineer

PROJECT / OWNER NAME:
**THE GLEYSTEEN'S
SHORE HOUSE**
LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

BUILDER / GENERAL CONTRACTOR:
**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
matt@vaabestbuilder.com

PG: 4

OF: 12

PRINT DATE 6/11/2021

- A) ALL CONCRETE AND MASONRY WORK SHALL BE MEET OR EXCEED THE REQUIREMENTS OF CHAPTERS, 4.5, 6, 10 AND OTHER APPLICABLE SECTIONS OF THE IRC CODE AS WELL AS ENFORCED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- B) THE PLACEMENT OF ALL CONCRETE SHALL COMPLY WITH ACI STANDARDS, 28 DAY STRENGTHS OF 3,000 PSI FOR WITTS AND INTERIOR BEAMS AND 4,000 PSI FOR CONCRETE EXPOSED TO THE WEATHER.
- C) ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 LBS/FT². FOOTING SUBCONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED BY SITE SPECIFIC CONDITIONS AND / OR RECOMMENDATIONS OF PROFESSIONAL ENGINEERS.
- D) ALL EMBEDDED STEEL SHALL BE GALVANIZED AND MEET OR EXCEED THE INDUSTRY PRACTICES PRESCRIBED IN THE APPLICABLE ASTM STANDARDS.
- E) HOLLOW UNSUPPORTED CONCRETE MASONRY UNITS SHALL NOT EXCEED 4 TIMES THEIR MINIMUM DIMENSION.
- F) FACTORY PRECAST CONCRETE SHALL BE PLACED IN A RUNNING BOND UNLESS OTHERWISE NOTED ON THE ELEVATION DRAWINGS.
- G) ALL PORTLAND CEMENT PLACEMENT TO THE OTHER BUILDING ELEMENTS, EMBEDDED ITEMS, WEEP HOLES AND FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS AND OUTSTANDING ASTM STANDARDS AND OTHERS USED BY PROFESSIONAL CONTRACTORS IN THE LOCAL BUILDING MARKET.
- H) CRAWL FOUNDATION VENTS SHALL BE INSTALLED AS REQUIRED TO PROVIDE CROSS VENTILATION.
- I) PROVIDE CRAWL ACCESS DOOR THROUGH AN EXTERIOR WALL WITH MIN. 20" CLEARANCE.
- J) CONCRETE SLABS SHALL HAVE SAW CUT CONTROL JOINTS OR WET SET CONTROL JOINTS, AS DIRECTED BY THE GENERAL CONTRACTOR AND AS REQUIRED TO MINIMIZE CRACKING. THE MAXIMUM FULL DEPTHS ARE 24" SAND OR GRAVEL AND 8" FOR EARTH.
- K) ALL CONCRETE CRAWL SPACE SHALL BE FILLED SLOD AT ANCHOR BOLTS, COLUMNS AND POINT LOADS.
- L) ALL FOUNDATIONS SHALL BE TREATED WITH A CHEMICAL (L.C.) IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE RESIDENTIAL CODE AND THE MANUFACTURER INSTRUCTIONS.

I-JOISTS MANUFACTURER TO
CONFIRM POINT LOADS AND
PROVIDE LVL COLUMNS, IF LOADING
EXCEEDS 10,000 LBS. LOADS LESS
THAN 10,000 LBS. SUPPORTED WITH
MULTIPLE JACK STUDS IN
ACCORDANCE WITH R602.3 AND AF &
PA's NDS. (2,000 LBS MAX PER 2X4)
(3,500 LBS MAX PER 2X6) FOOTINGS
AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD FOOTINGS.
SIZED BY ENGINEER

GIRDERS AND INTERIOR HEADERS				
TABLE 602.7(1)				
SUPPORTING ROOF, CEILING & TWO FLOORS				
B.L.D.G. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	3' 2"		2' 8"	2
(2) 2X8	4' 0"		3' 5"	2
(2) 2X10	4' 9"	2	4' 0"	2
(2) 2X12	5' 7"	2	4' 9"	2
(3) 2X8	5' 0"	2	4' 3"	2
(3) 2X10	5' 11"	2	5' 1"	2
(3) 2X12	7' 0"	2	5' 11"	2

BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	2' 6"	2	2' 2"	2
(2) 2X8	3' 3"	2	2' 8"	2
(2) 2X10	3' 10"	2	3' 2"	3
(2) 2X12	4' 6"	3	3' 9"	3

ALL BRACED WALL
CONSTRUCTION IN
ACCORDANCE WITH R602,
CONTINUOUS
SHEATHING, 7/16" OSB

[illegible]

DUE TO THE WIND SPEED,
AND DESIGN COMPLEXITY,
A REVIEW AND APPROVAL
OF THESE PLANS BY A
LICENSED STRUCTURAL
ENGINEER IS REQUIRED.

SEE SHEETS S1 THRU S4
FOR MARK UP DETAILS

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com
PROGRESSIVE REALTY & DEVELOPMENT CO.
2205 ELDER ROAD
VA BEACH VA 23461

Drafting Service By:

Progressive
R&D

RAFTING SERVICES ONLY BY PROGRESSIVE REALTY & DEVELOPMENT CORPORATION, GENERAL CONTRACTOR SHALL CONFORM THE WORK AS REQUIRED WITH ALL APPLICABLE CODES, REGULATIONS AND INSPECTIONS. OWNER & CONTRACTORS SHALL INDEMNIFY & HOLD HARMLESS PROGRESSIVE REALTY & DEVELOPMENT CORPORATION AND ITS OWNERS FROM AND AGAINST ANY AND ALL CLAIMS RELATED TO THIS PROJECT AND THE PREPARATION OF THESE PLANS. DRAFTSMAN HAS NOT A LICENSED ARCHITECT OR ENGINEER AND CAN NOT GUARANTEE THE WORK PERFORMED BY

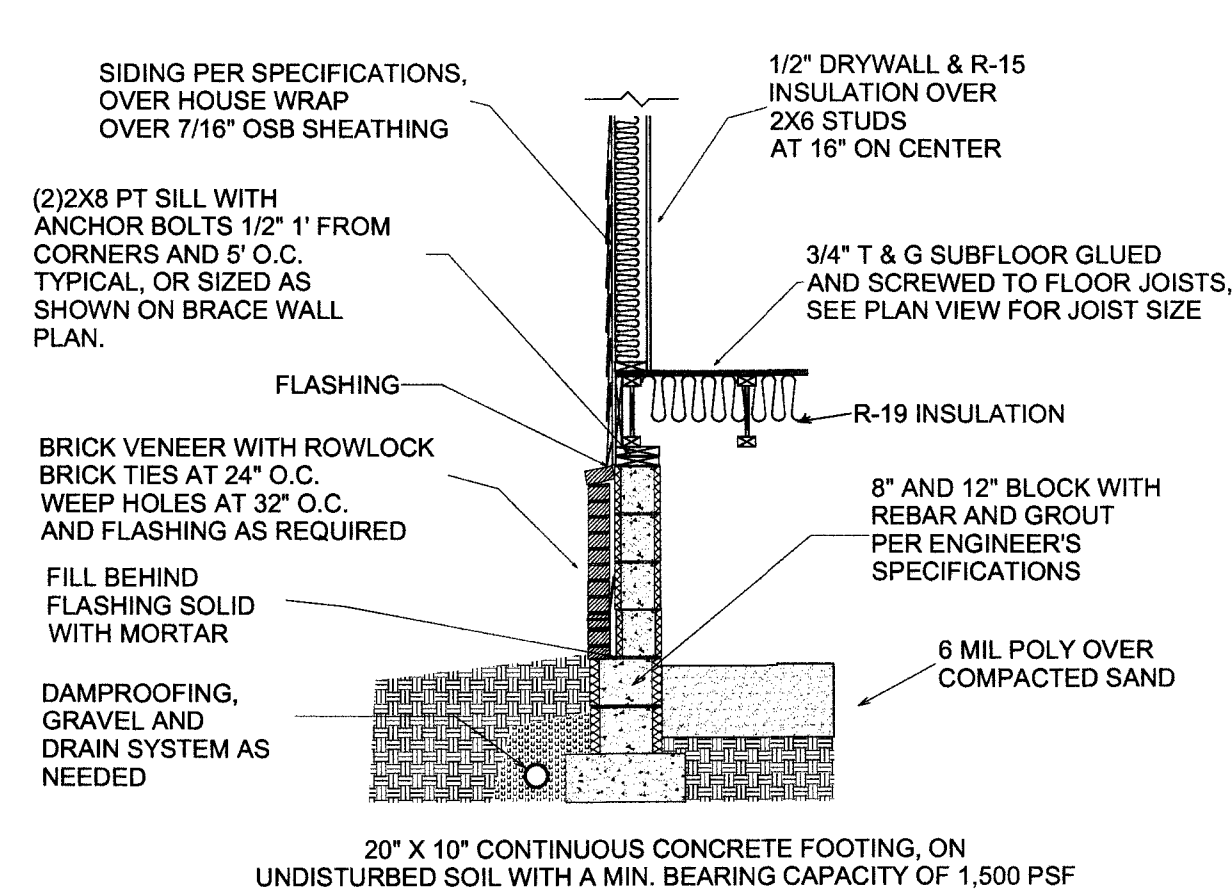
THE GLEYSTEEN'S SHORE HOUSE

**J.M. FROEHLER
CONSTRUCTION**

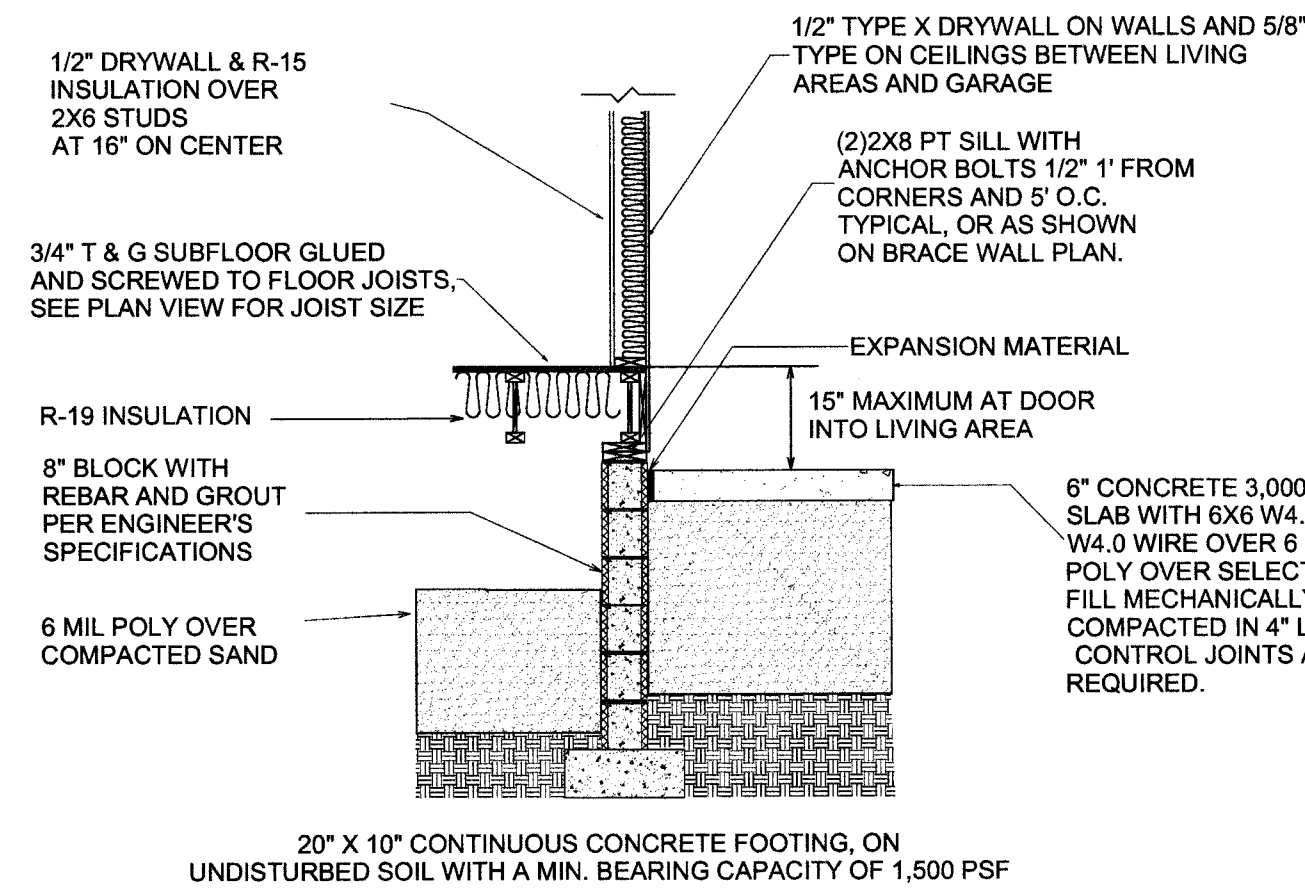
PG: 5

OF: 12

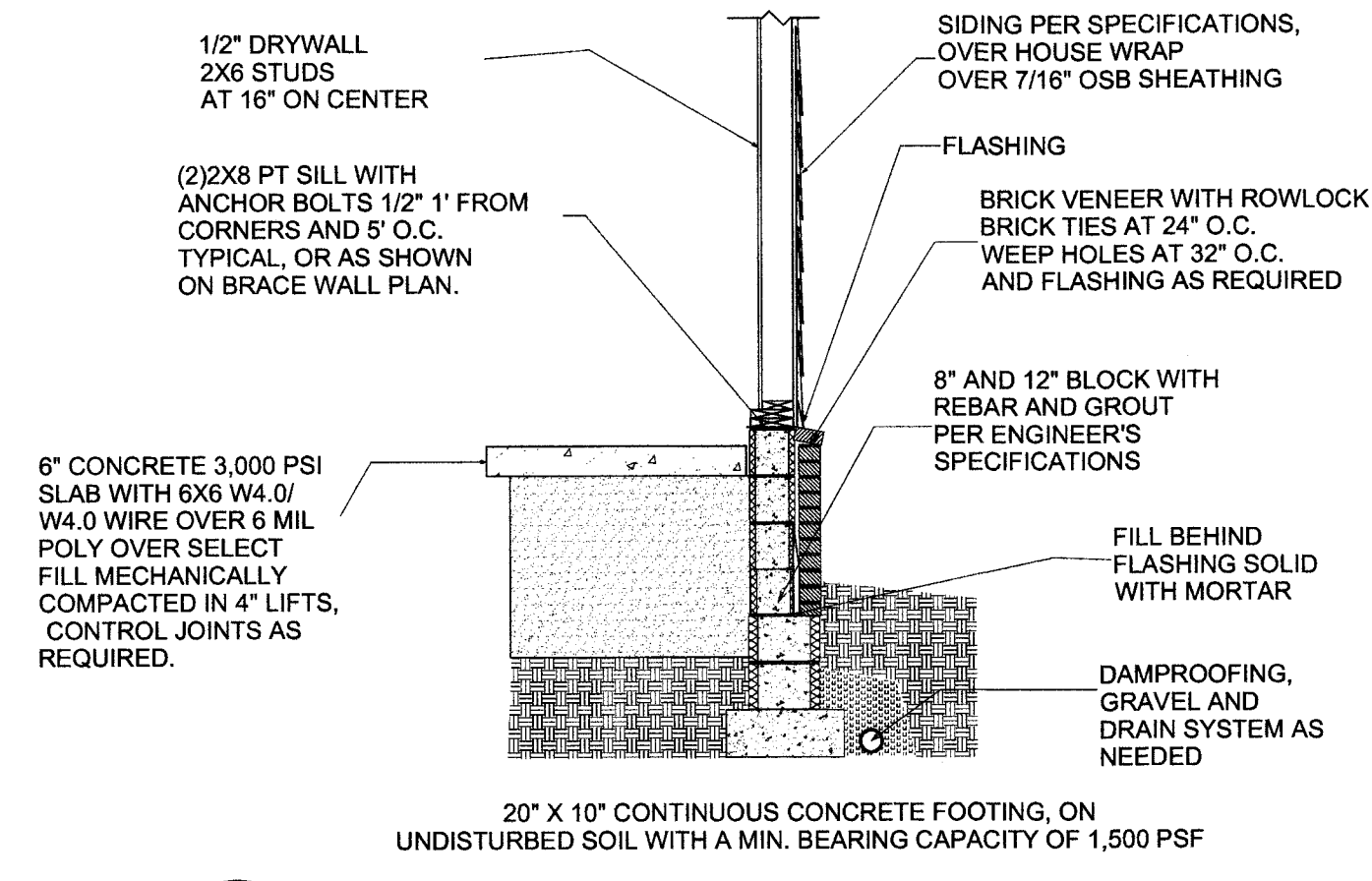
PRINT DATE 6/11/2021



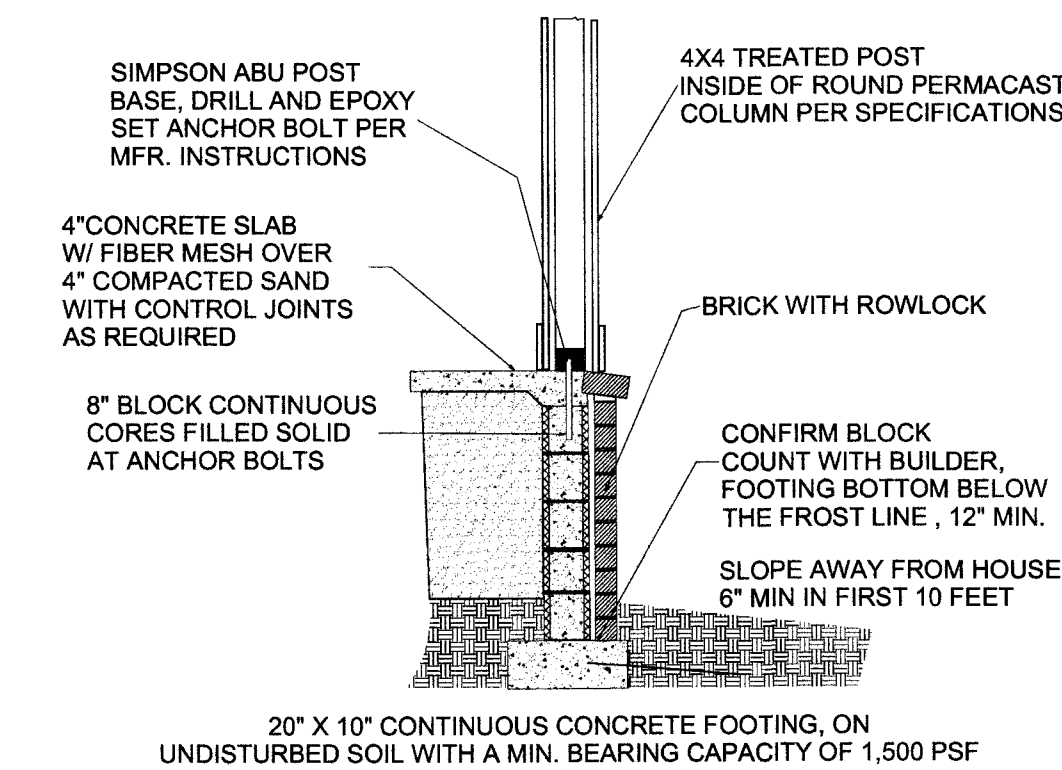
A **EXTERIOR CRAWL SPACE WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



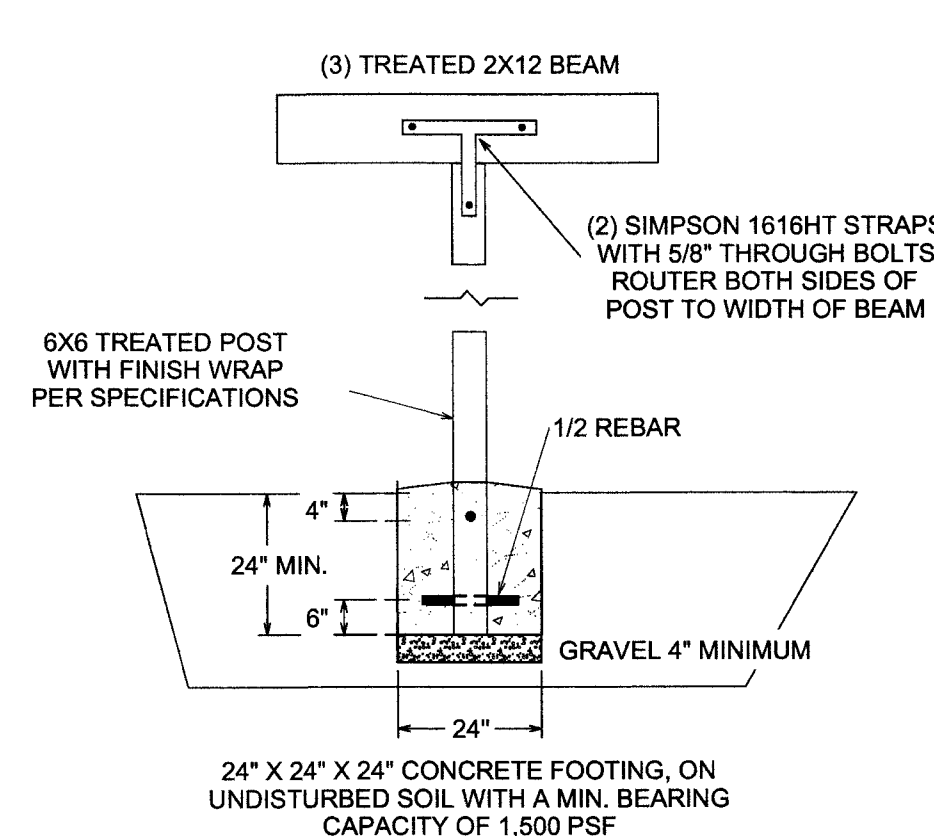
B **HOUSE GARAGE WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



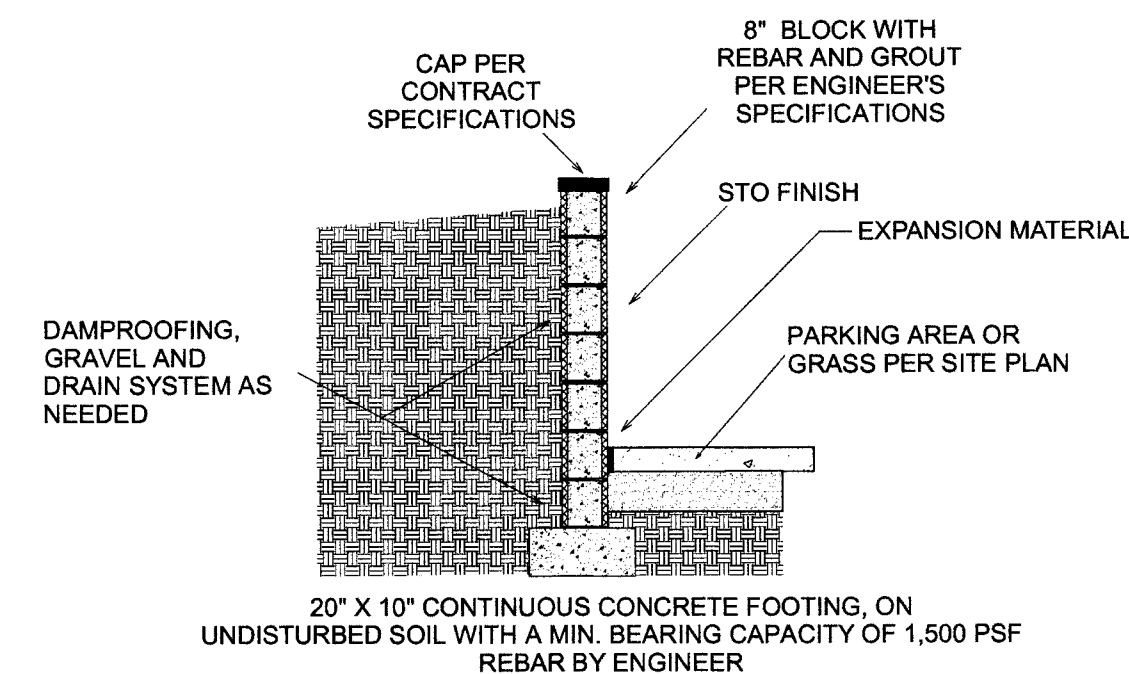
C **GARAGE EXTERIOR WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



D **CONCRETE PORCH FOUNDATION AND POST DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER

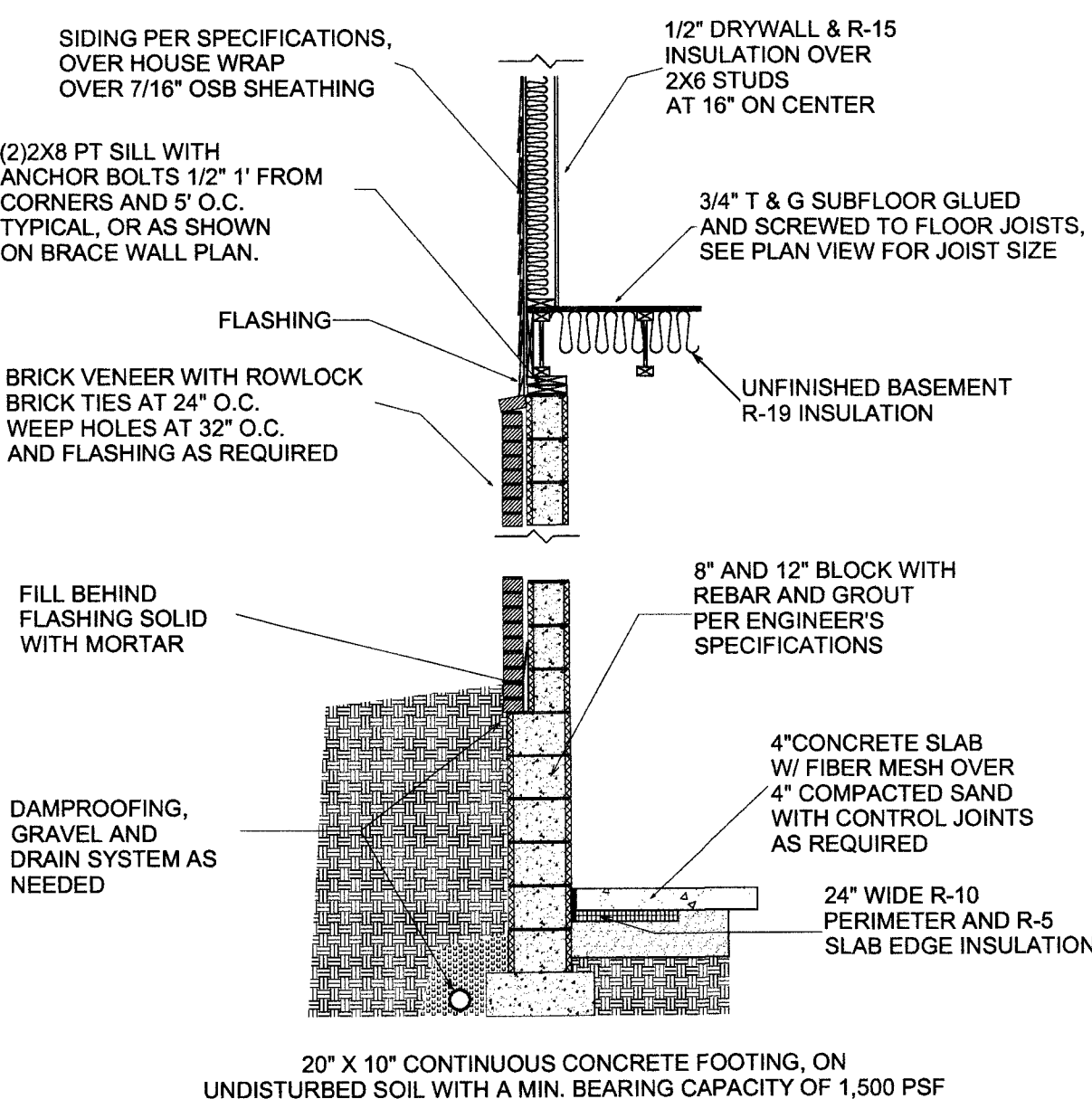


H **DECK BEAM, POST, AND FOOTING DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER

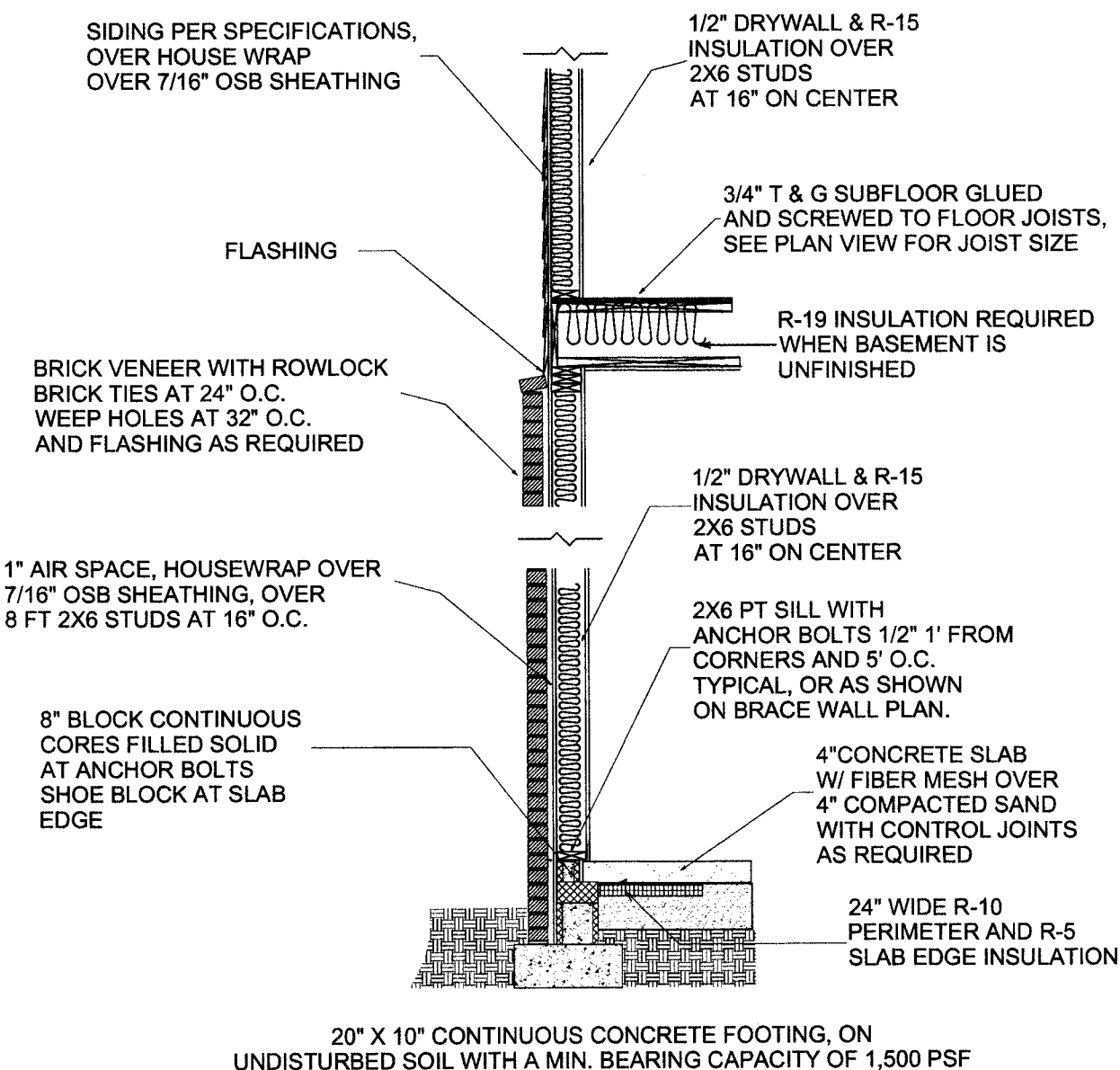


SITE RETAINING WALL, SEE SITE PLAN
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER

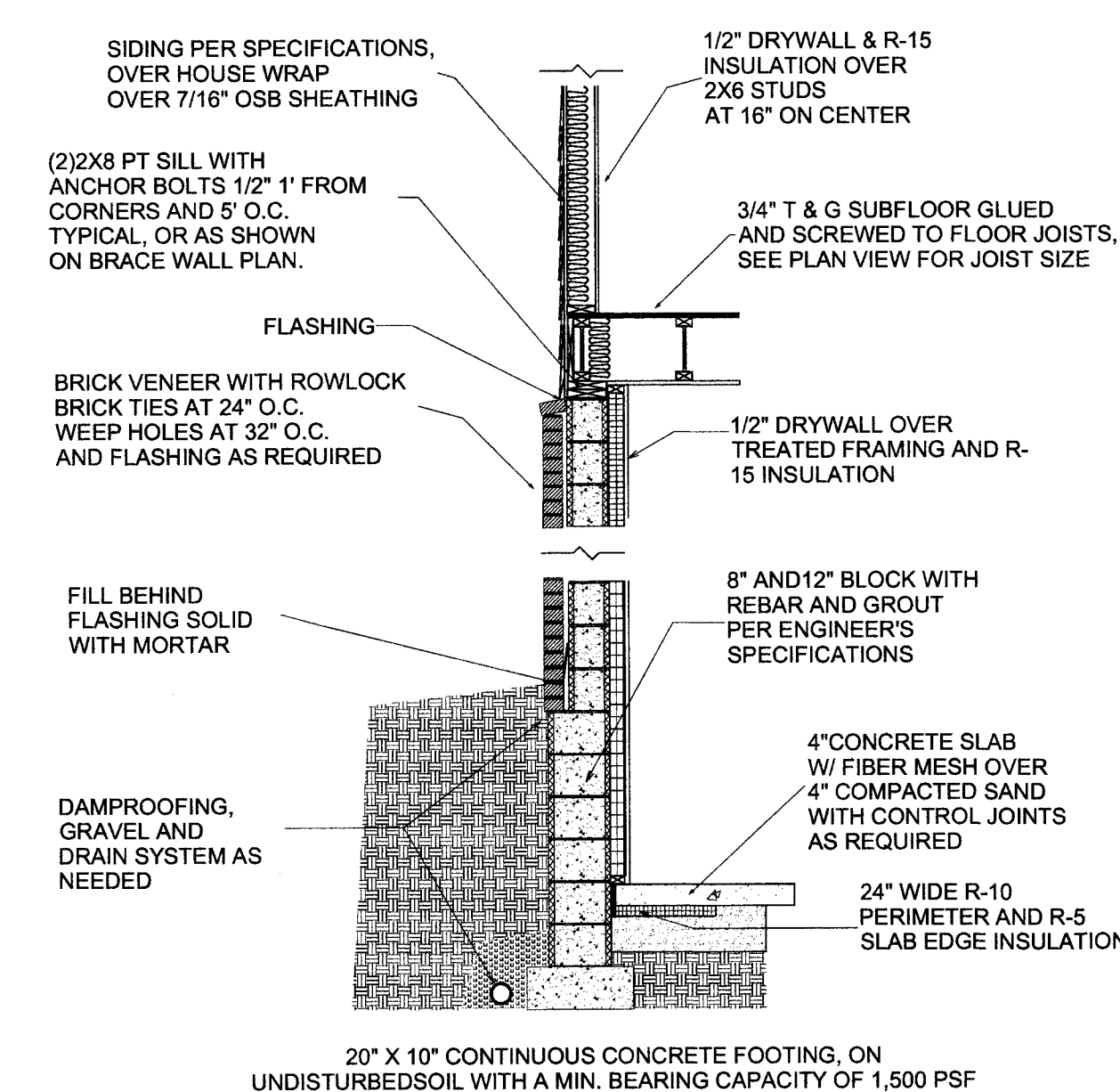
SEE STRUCTURAL ENGINEER'S REPORT FOR:
1.) FOOTING SIZES AND REINFORCING.
2.) CONCRETE BLOCK GROUTING AND REINFORCING.
3.) TYPICAL STEP FOOTING DETAILS.
4.) OTHER REQUIREMENTS AS DETERMINED BY ENGINEER.



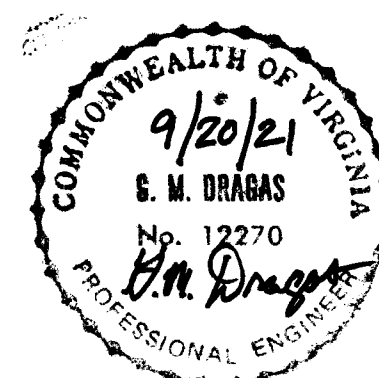
E **UNFINISHED EXTERIOR BASEMENT WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



F **WALK-OUT BASEMENT FRAMED WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



G **FINISHED EXTERIOR BASEMENT WALL DETAILS**
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1 ON 11" X 17" PAPER



06.11.2021 PLANS FOR ENGINEERING

PROJECT / OWNER NAME: THE GLEYSTEEEN'S SHORE HOUSE LOT 7 BUTLERS BLUFF, CAPE CHARLES VA 23310	Drafting Service By: P <i>Progressive R&D</i> KEN L. KIRBY 757.513.5100 kk.5135100@gmail.com
	DRAFTING SERVICES ONLY BY PROGRESSIVE REALTY & DEVELOPMENT CORPORATION, GENERAL CONTRACTOR AND ARCHITECTURAL CONSULTANT. THIS DOCUMENT IS THE PROPERTY OF PROGRESSIVE REALTY & DEVELOPMENT CORPORATION AND ITS CONSULTANTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PROGRESSIVE REALTY & DEVELOPMENT CORPORATION IS STRICTLY PROHIBITED. THE WORK PERFORMED BY THIS FIRM IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE FIRM DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE FIRM IS NOT A LICENSED ARCHITECT OR ENGINEER AND CAN NOT GUARANTEE THE WORK PERFORMED BY THE CONTRACTOR.
BUILDER / GENERAL CONTRACTOR: J.M. FROEHLER CONSTRUCTION 2251 WEST GREAT NECK ROAD VA BEACH VA 23451 (P) 757.481.5801 mat@vabestbuilder.com	PG: 6 OF: 12 PRINT DATE 6/11/2021

ENERGY EFFICIENCY

A MINIMUM OF 75% OF THE LIGHT BULBS SHALL BE HIGH EFFICIENCY LAMPS PER N1104.1

INSULATION AND FENESTRATION PER THE PRESCRIPTIVE CODE REQUIREMENTS CONTAINED IN TABLE N1102.1.2

THE HVAC SHALL BE SYSTEM CONTROLLED BY A PROGRAMMABLE THERMOSTAT PER N1103.1.1

ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED IN ACCORDANCE WITH M1601 AND VERIFIED PER N1103

INSULATION:
R-38 IN THE ATTIC
R-15 IN EXTERIOR WALL
R-19 IN CRAWL SPACE
R-10 AT CONCRETE SLAB PERIMETER

U-FACTORS FOR WINDOWS AND SKYLIGHTS PER N1101.

GENERAL FRAMING NOTES

- A.) ALL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOIST, CEILING JOIST, GIRDERS, HEADERS, RAFTERS, BLOCKING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
- B.) AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MODIFY ALL DIMENSIONS AND FRAMING COMPONENTS SHOWN ON THIS PLAN. ANY CONFLICTS WITH THE APPLICABLE BUILDING CODE AND OR THE INTENT OF THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- C.) ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTRUCTIVE ELEMENTS SHALL BE PRESSURE TREATED WITH GALVANIZED CONNECTORS.
- D.) ALL LUMBER, SHEATHING, AND FASTENERS SHALL BE ASSEMBLED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH THE APPLICABLE TABLES IN THE CURRENT BUILDING CODE.
- E.) FRAMING SUBCONTRACTOR SHALL CONFORM THE WORK DESCRIBED BY THE INTENT OF THESE DRAWINGS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES. ALL FRAMING INSPECTIONS SHALL BE COORDINATED WITH THE LOCAL AUTHORITIES HAVING JURISDICTION BY THE BY THE FRAMING SUBCONTRACTOR. FRAMING SUBCONTRACTOR SHALL ENSURE ALL UNIFORMLY DISTRIBUTED AND POINT LOADS ARE ADEQUATELY SUPPORTED AND TRANSFERRED TO THE FOUNDATION.
- F.) ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SPAN TABLES SHALL BE LVL MEMBERS SIZED BY THE MANUFACTURER OF SAID ENGINEERED WOOD PRODUCT.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LUMBER SIZES SHOWN ON THESE PLANS AND MAKE MODIFICATIONS AS REQUIRED FOR CODE COMPLIANCE

GIRDERS AND INTERIOR HEADERS

TABLE 602.7(1)

SUPPORTING ROOF CEILING & ONE FLOOR

BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	3' 9"	1	3' 3"	2
(2) 2X8	4' 10"	2	4' 1"	2
(2) 2X10	5' 8"	2	4' 10"	2
(2) 2X12	6' 8"	2	5' 8"	2
(3) 2X8	6' 0"	1	5' 1"	2
(3) 2X10	7' 2"	2	6' 1"	2
(3) 2X12	8' 5"	2	7' 2"	2

EXTERIOR WALL HEADER SIZES TABLE 602.7(1)

SUPPORTING ROOF, CEILING AND ONE FLOOR

BLDG. WIDTH		WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS		SPAN	# JACKS
(2) 2X6	3' 4"	1		2' 10"	1
(2) 2X8	4' 3"	1		3' 7"	1
(2) 2X10	5' 0"	2		4' 2"	2
(2) 2X12	5' 11"	2		4' 11"	2

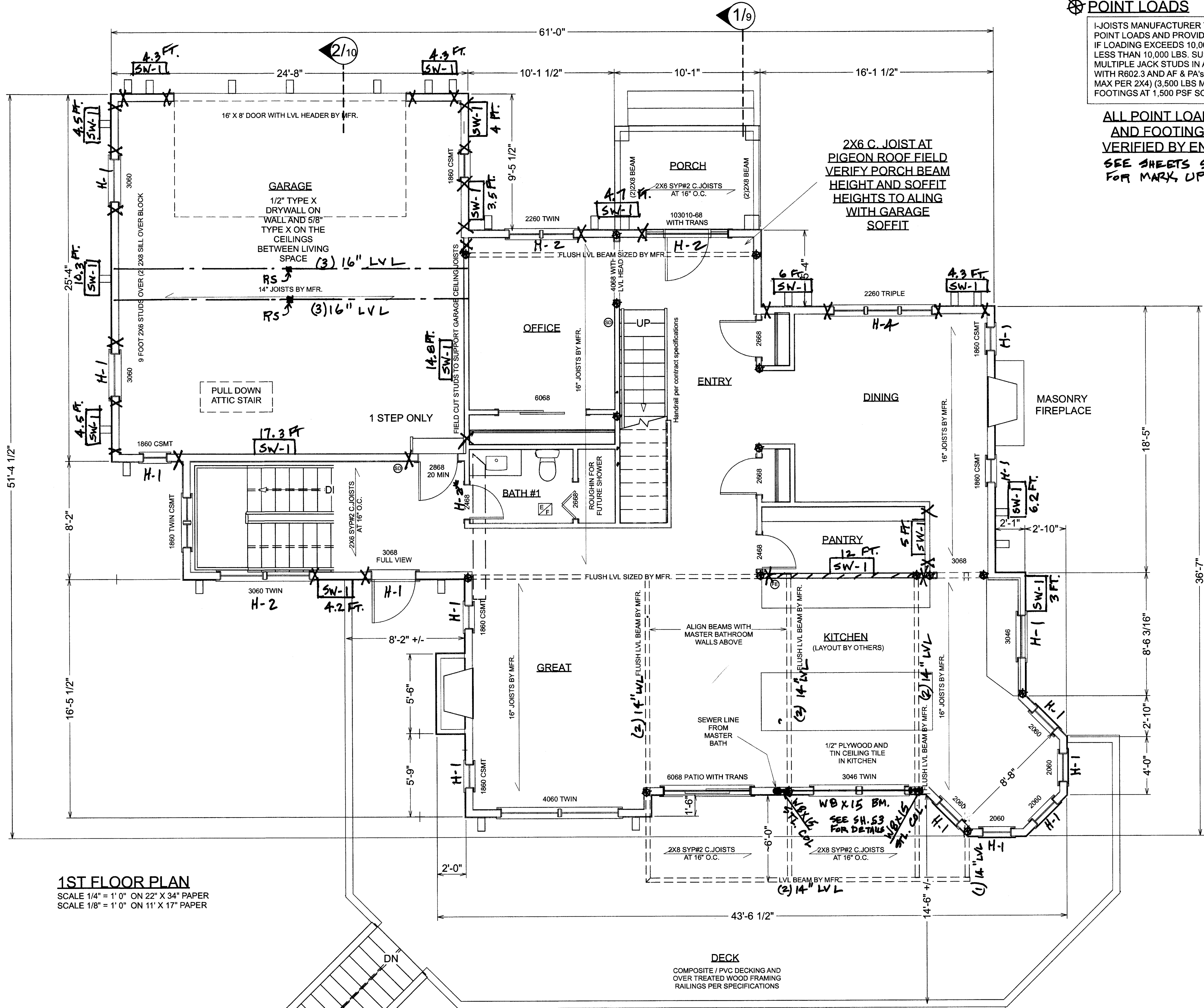
ALL BRACED WALL CONSTRUCTION IN ACCORDANCE WITH R602. CONTINUOUS SHEATHING, 7/16" OSB

ENGINEERED SHEAR WALL CONSTRUCTION REQUIRES SPECIAL INSPECTIONS

FIRE SAFETY

- 55 SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R314
- 1.) INSIDE ALL SLEEPING ROOMS.
 - 2.) OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS.
 - 3.) ON EACH ADDITIONAL STORY.
 - 4.) WITHIN 3 FEET OF DOORS TO BATHROOMS THAT CONTAIN A TUB OR SHOWER.
 - 5.) IONIZATION ALARMS NOT WITHIN 20' OF PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 - 6.) IONIZATION ALARMS WITH A SILENCING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 - 7.) PHOTOELECTRIC ALARMS NOT WITHIN 6' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
- 56 CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE AS PER ACCORDANCE WITH R315. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS.
- 57 FIRE EXTINGUISHER

BATH EXHAUST FAN



1ST FLOOR PLAN

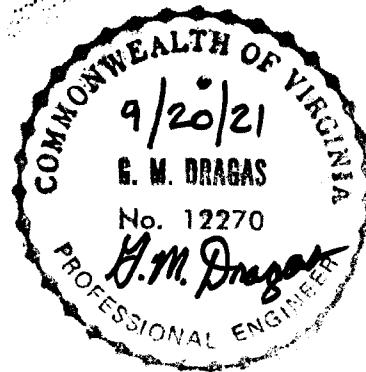
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

POINT LOADS

I-JOISTS MANUFACTURER TO CONFIRM POINT LOADS AND PROVIDE LVL COLUMNS, IF LOADING EXCEEDS 10,000 LBS. LOADS LESS THAN 10,000 LBS. SUPPORTED WITH MULTIPLE JACK STUDS IN ACCORDANCE WITH R602.3 AND AF & PA'S NDS. (2,000 LBS MAX PER 2X4) (3,500 LBS MAX PER 2X6) FOOTINGS AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD PATHS AND FOOTING SIZES. VERIFIED BY ENGINEER
SEE SHEETS S1 THRU S4 FOR MARK UP DETAILS

LIVING AREA
1506 SQ FT



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

J.M. FROEHLER
CONSTRUCTION

2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
mat@vabechbuilder.com

PG: 7

OF: 12

PRINT DATE 6/11/2021

PROJECT / OWNER NAME:

THE GLEYSTEEN'S
SHORE HOUSE

LOT 7 BUTLERS BLUFF, CAPE CHARLES VA 23310

Drafting Service By:

P
progressive
R&D

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

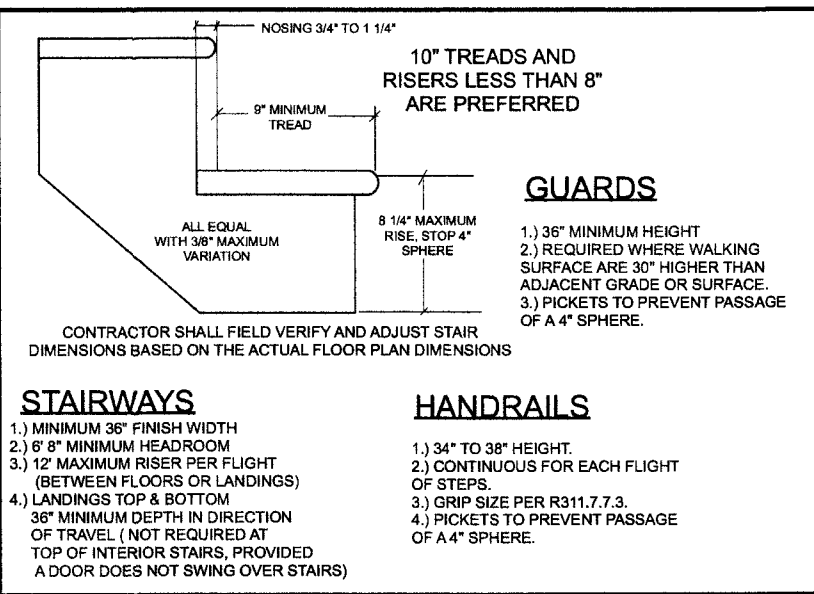
PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELLER ROAD
VA BEACH VA 23451

FIRE SAFETY

- ☑ SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R314
- 1.) INSIDE ALL SLEEPING ROOMS.
 - 2.) OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS.
 - 3.) ON EACH ADDITIONAL STORY.
 - 4.) WITHIN 3 FEET OF DOORS TO BATHROOMS THAT CONTAIN A TUB OR SHOWER.
 - 5.) IONIZATION ALARMS NOT WITHIN 20' OF PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 - 6.) IONIZATION ALARMS WITH A SILENCING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 - 7.) PHOTOELECTRIC ALARMS NOT WITHIN 6' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
- ☑ CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE AS PER ACCORDANCE WITH R315, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS.
- ☑ FIRE EXTINGUISHER

BATH EXHAUST FAN

STAIR CODE DETAILS



GENERAL FRAMING NOTES

- A.) ALL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOIST, CEILING JOIST, GIRDERS, HEADERS, RAFTERS, BLOCKING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
- B.) AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MODIFY ALL DIMENSIONS AND FRAMING COMPONENTS SHOWN ON THIS PLAN. ANY CONFLICTS WITH THE APPLICABLE BUILDING CODE AND OR THE INTENT OF THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- C.) ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTRUCTIVE ELEMENTS SHALL BE PRESSURE TREATED WITH GALVANIZED CONNECTORS.
- D.) ALL LUMBER, SHEATHING, AND FASTENERS SHALL BE ASSEMBLED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH THE APPLICABLE TABLES IN THE CURRENT BUILDING CODE.
- E.) FRAMING SUBCONTRACTOR SHALL CONFORM THE WORK DESCRIBED BY THE INTENT OF THESE DRAWINGS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES. ALL FRAMING INSPECTIONS SHALL BE COORDINATED WITH THE LOCAL AUTHORITIES HAVING JURISDICTION BY THE BY THE FRAMING SUBCONTRACTOR. FRAMING SUBCONTRACTOR SHALL ENSURE ALL UNIFORMLY DISTRIBUTED AND POINT LOADS ARE ADEQUATELY SUPPORTED AND TRANSFERRED TO THE FOUNDATION.
- F.) ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SPAN TABLES SHALL BE LVL MEMBERS SIZED BY THE MANUFACTURER OF SAID ENGINEERED WOOD PRODUCT.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LUMBER SIZES SHOWN ON THESE PLANS AND MAKE MODIFICATIONS AS REQUIRED FOR CODE COMPLIANCE

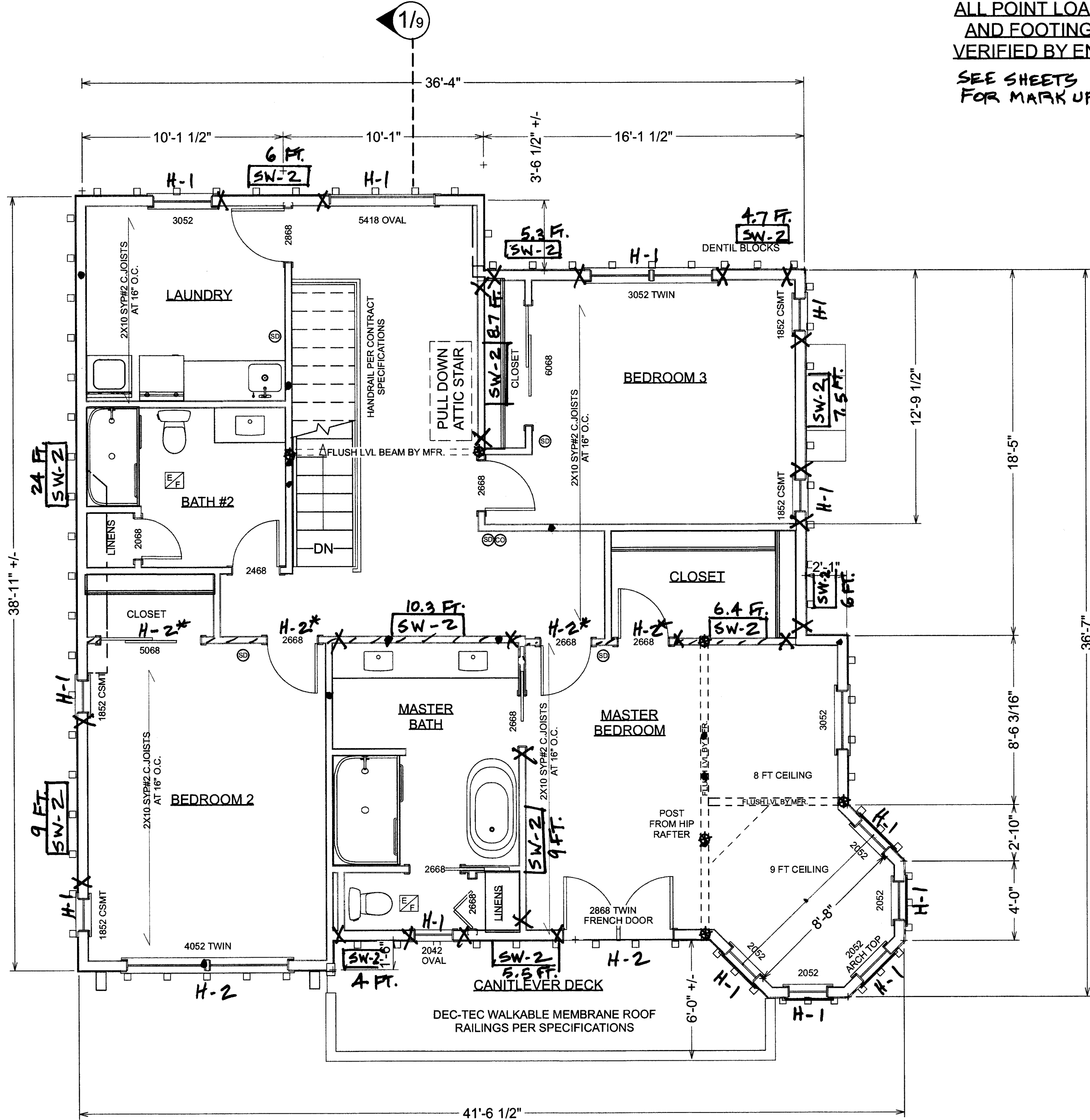
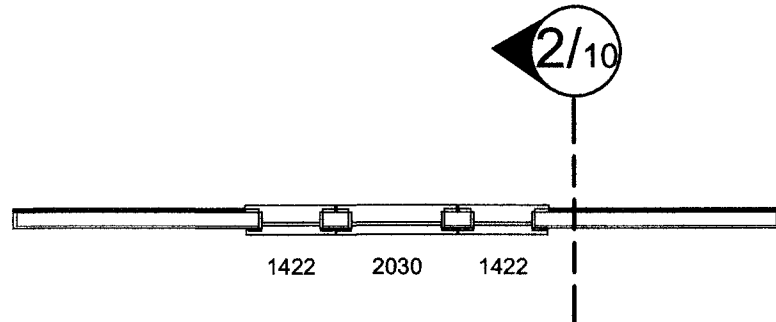
GIRDERS AND INTERIOR HEADERS
TABLE 602.7(2)

SUPPORTING ONE FLOOR ONLY				
BLDG. WIDTH	SPAN	# JACKS	WIDTH 24 FT	WIDTH 36 FT
(2) 2X6	4' 4"	1		3' 6"
(2) 2X8	5' 5"	1		4' 5"
(2) 2X10	6' 6"	2		5' 3"
(2) 2X12	7' 7"	2		6' 3"
(3) 2x8	6' 10"	1		5' 7"
(3) 2x10	8' 1"	1		6' 7"
(3) 2x12	9' 6"	2		7' 9"

EXTERIOR WALL HEADER SIZES TABLE 602.7(1)
SUPPORTING ROOF AND CEILING

BLDG. WIDTH	SPAN	# JACKS	WIDTH 24 FT	WIDTH 36 FT
(2) 2X6	4' 7"	1		3' 10"
(2) 2X8	5' 9"	1		4' 10"
(2) 2X10	6' 10"	2		5' 9"
(2) 2X12	8' 1"	2		6' 10"

ALL BRACED WALL CONSTRUCTION IN ACCORDANCE WITH R602, CONTINUOUS SHEATHING, 7/16" OSB

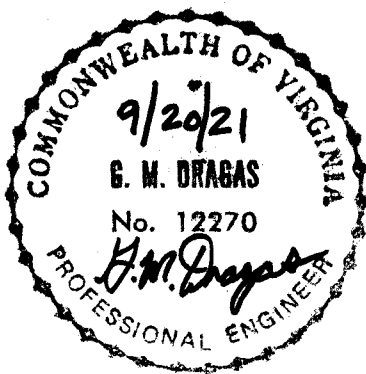


POINT LOADS

I-JOISTS MANUFACTURER TO CONFIRM POINT LOADS AND PROVIDE LVL COLUMNS, IF LOADING EXCEEDS 10,000 LBS. LOADS LESS THAN 10,000 LBS. SUPPORTED WITH MULTIPLE JACK STUDS IN ACCORDANCE WITH R602.3 AND AF & PA'S NDS. (2,000 LBS MAX PER 2X4) (3,500 LBS MAX PER 2X6) FOOTINGS AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD PATHS AND FOOTING SIZES, VERIFIED BY ENGINEER

SEE SHEETS S1 THRU S4 FOR MARK UP DETAILS



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

**J.M. FROEHLER
CONSTRUCTION**

2251 WEST GREAT NECK ROAD
VA BEACH VA 23461 (P) 757.481.5801
mat@jmfroehler.com

PROJECT / OWNER NAME:

**THE GLEYSTEEN'S
SHORE HOUSE**

LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

Drafting Service By:

P rogressive
R&D

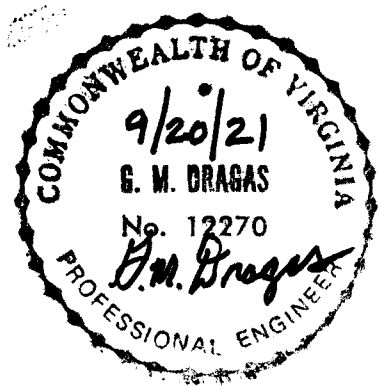
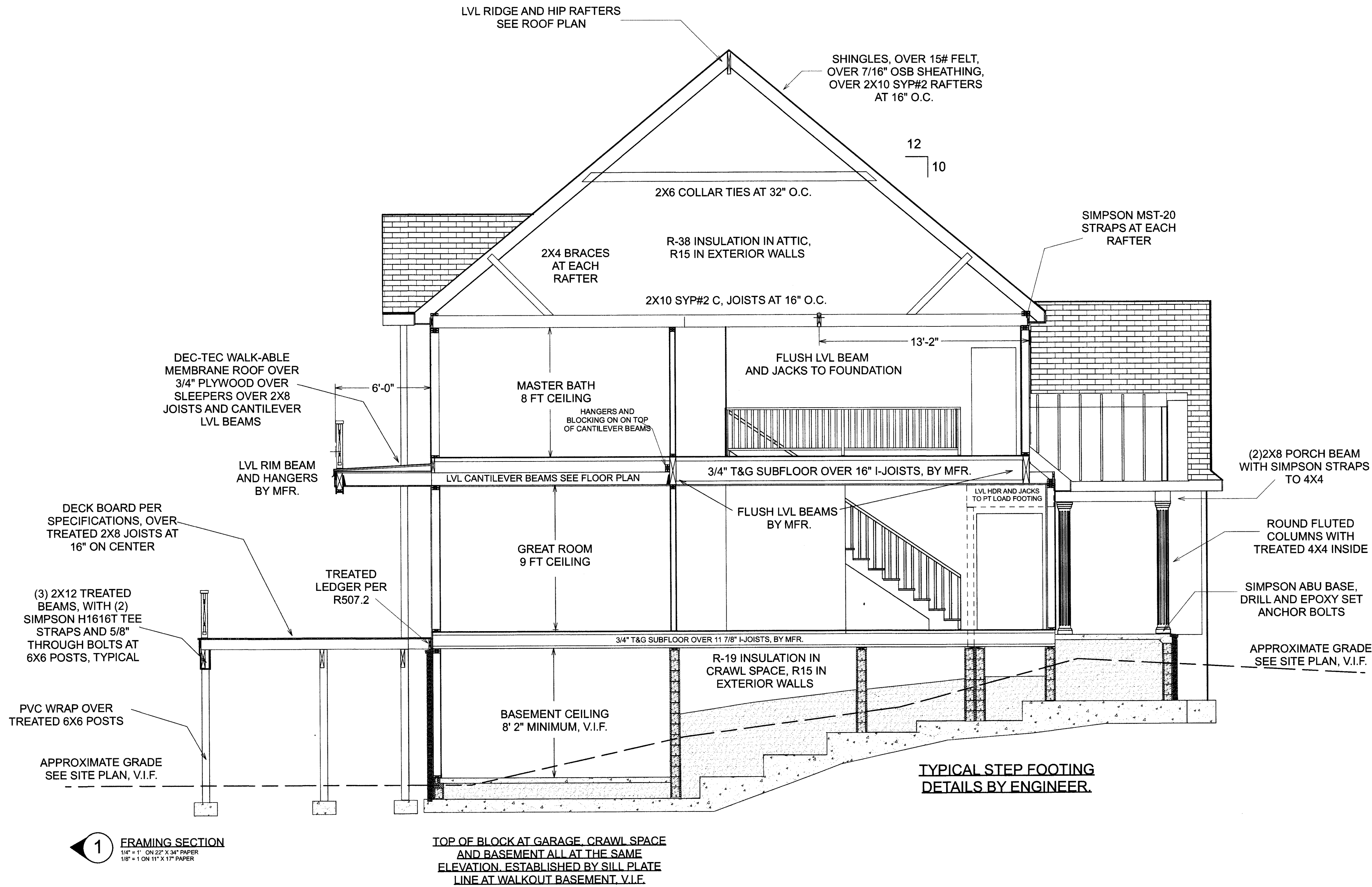
KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

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PG: 8

OF: 12

PRINT DATE 6/11/2021



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

**J.M. FROEHLER
CONSTRUCTION**

2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
matt@va-beachbuilder.com

PROJECT / OWNER NAME:

**THE GLEYSTEEN'S
SHORE HOUSE**

LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

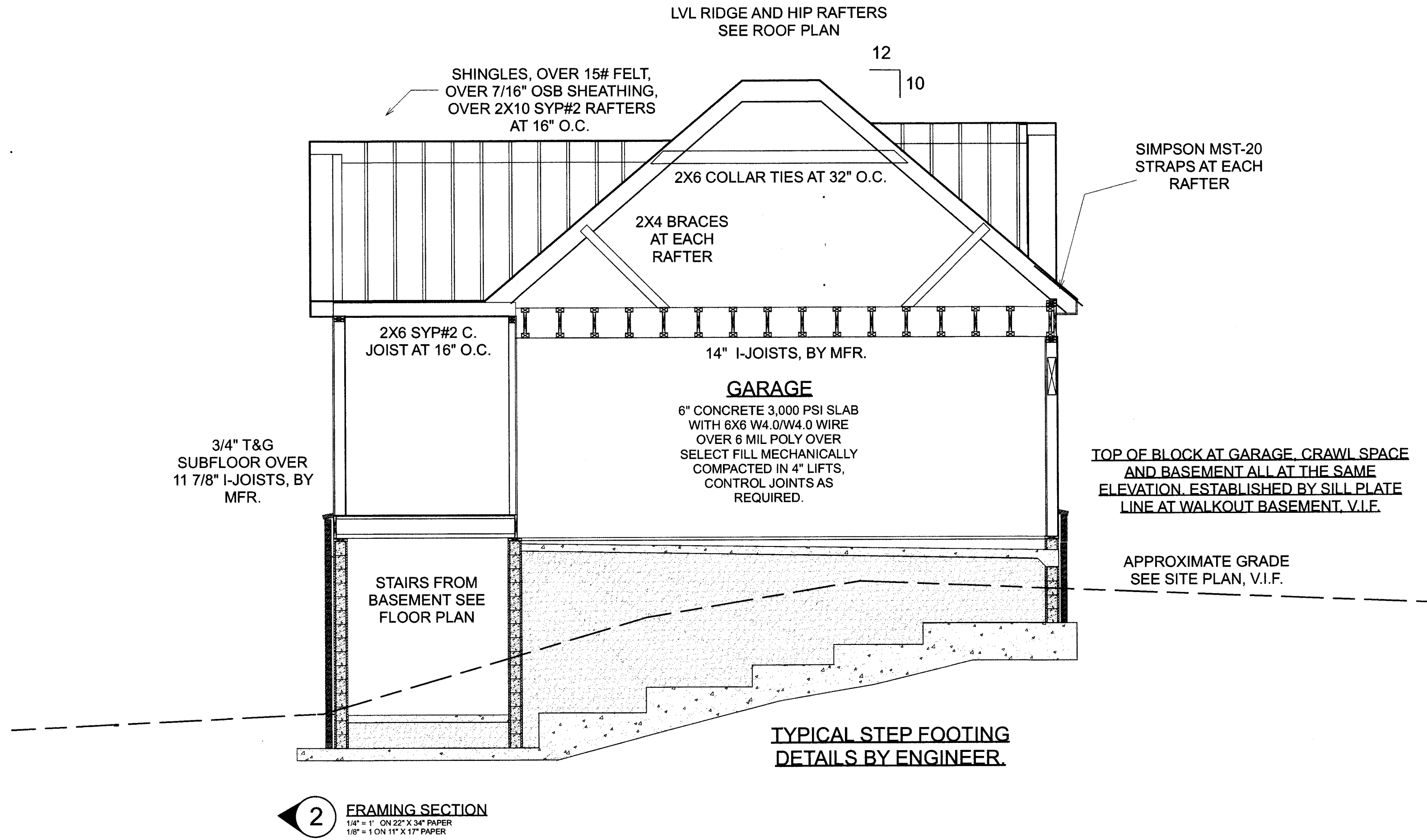
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Progressive
R&D

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

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06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:
**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801
jmf@jmfbeachbuilder.com

PG: 10

OF: 12

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SHORE HOUSE**
LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23310

Drafting Service By:

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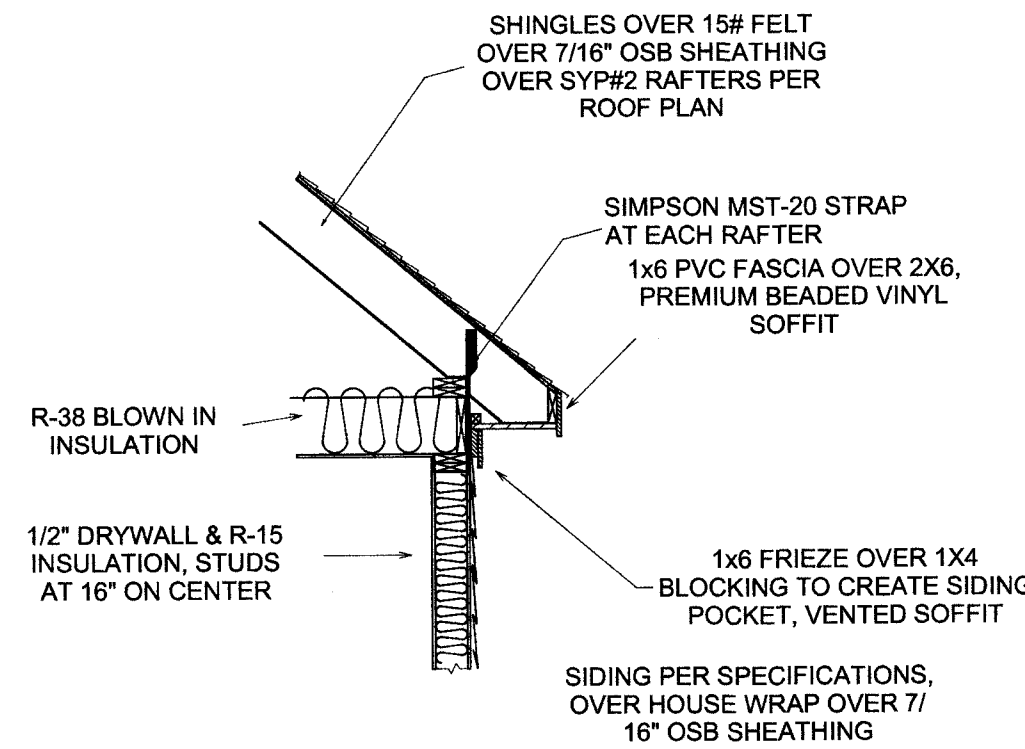
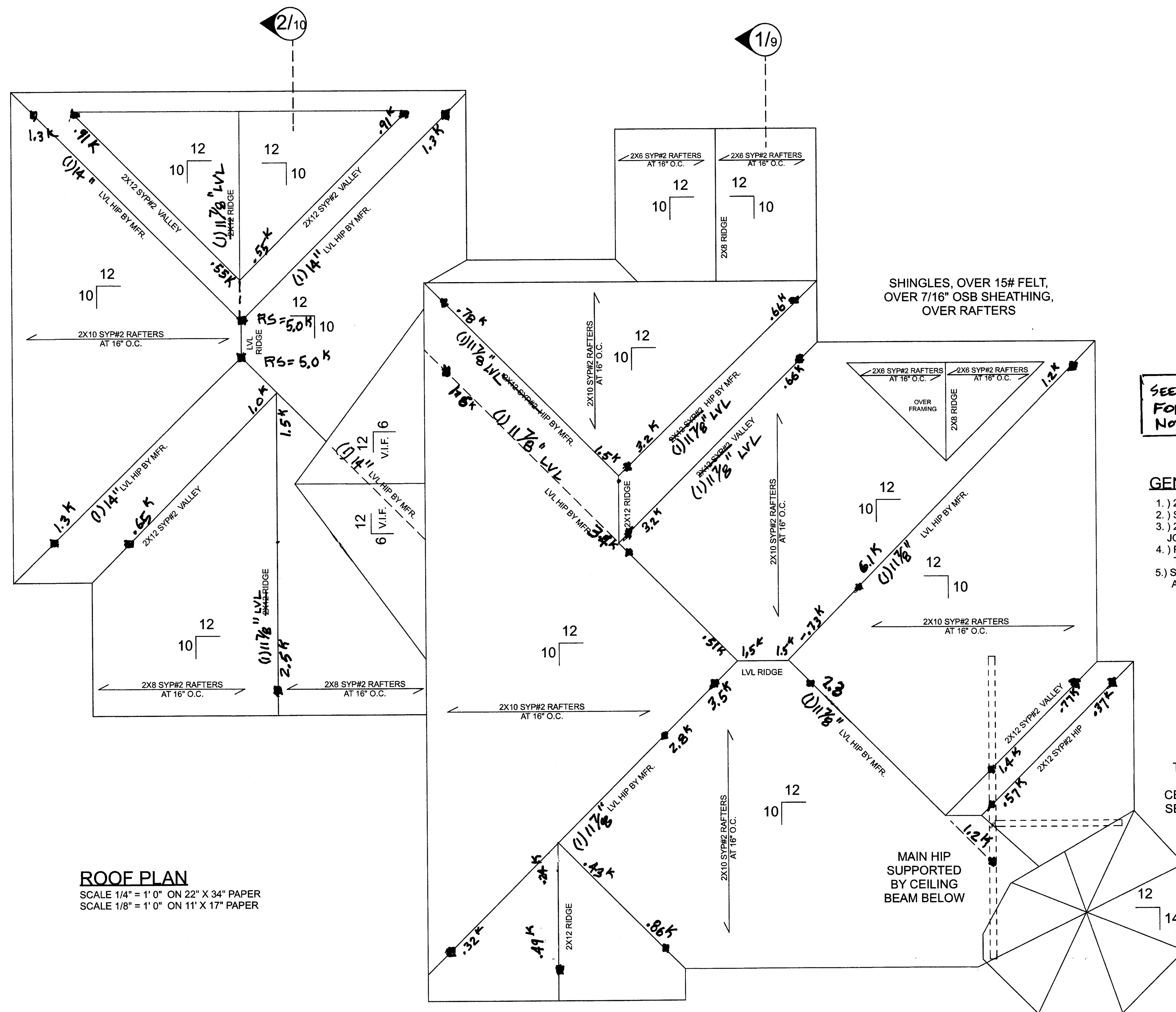
KEN L. KIRBY

757.513.5100

kk.5135100@gmail.com

PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELDER ROAD
VA BEACH VA 23451

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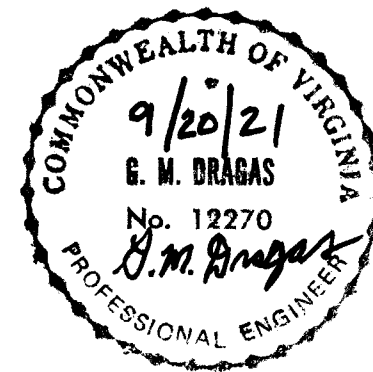


TYPICAL EAVE DETAILS
3/8" = 1' ON 22" X 34" PAPER
3/16" = 1' ON 11" X 17" PAPER

**SEE PAGE 12 FOR ADDITIONAL
EXTERIOR TRIM DETAILS**

SEE SHEETS S1 THRU S4
FOR STRUCTURAL DETAILS,
NOTES AND SCHEDULES

- ## GENERAL NOTES
- 1.) 2X6 COLLAR TIES AT 32" O.C.
 - 2.) SIMPSON H2.5 STRAPS AT EACH RAFTER.
 - 3.) 2X4 ANGLE BRACES AT EACH RAFTER TO CEILING JOISTS.
 - 4.) PROVIDE HIP RAFTER BRACING AS REQUIRED TO TRANSFER LOADS TO THE FOUNDATION.
 - 5.) SEE FRAMING SECTIONS AND OTHER DETAILS FOR ADDITIONAL INFORMATION.



ROOF PLAN

06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:
**J.M. FRO
CONSTR**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.4.
matt@vabeachbuilder.com

PG: 11

OF: 12

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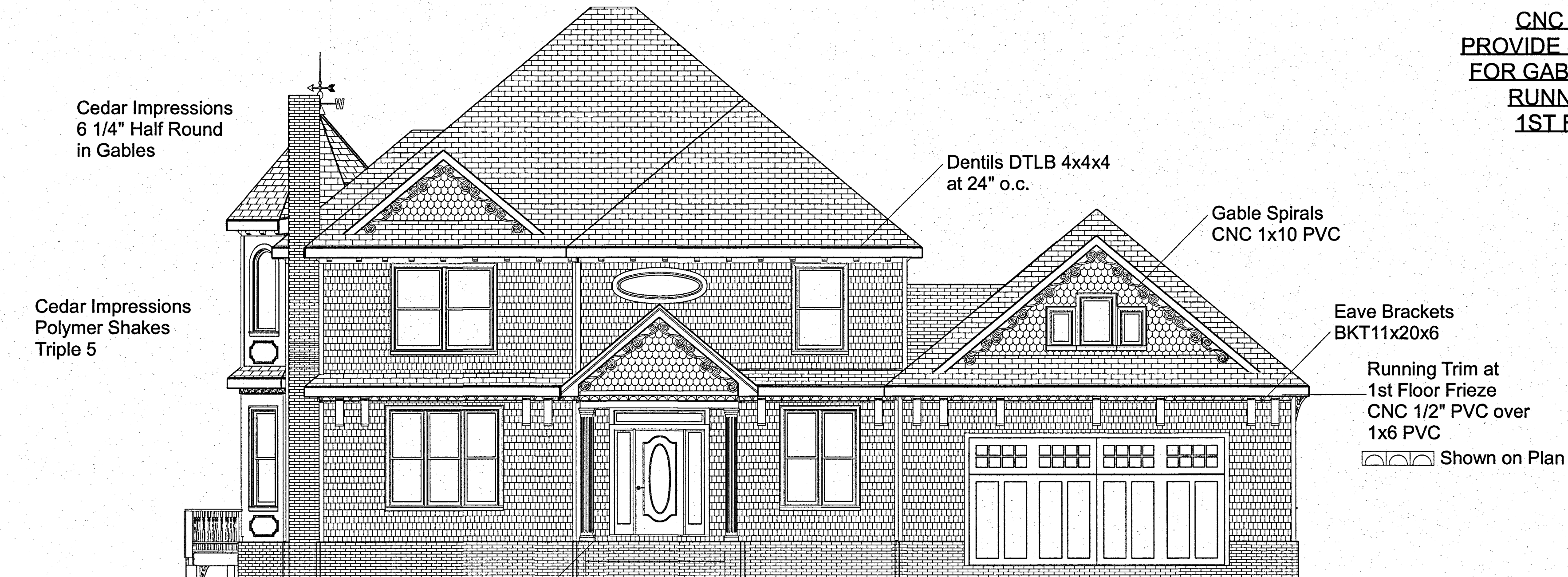
Drafting Service By:

PROJECT / OWNER NAME:
**THE GLEYSTEN'S
SHORE HOUSE**

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

PROGRESSIVE REALTY & DEVELOPMENT CO.
2205 ELDER ROAD
VA BEACH VA 23451

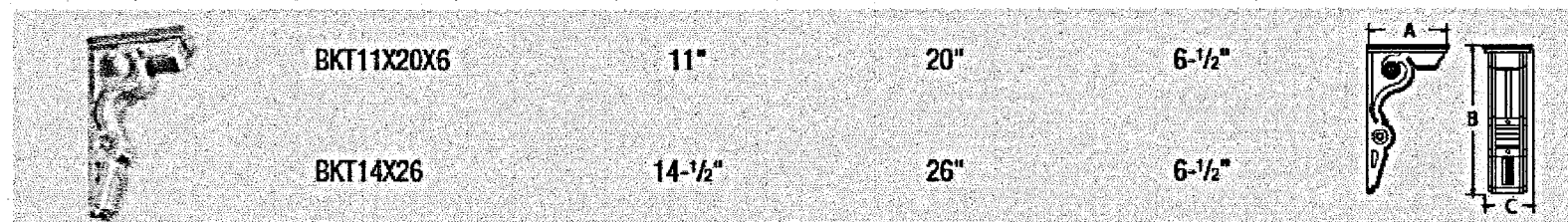
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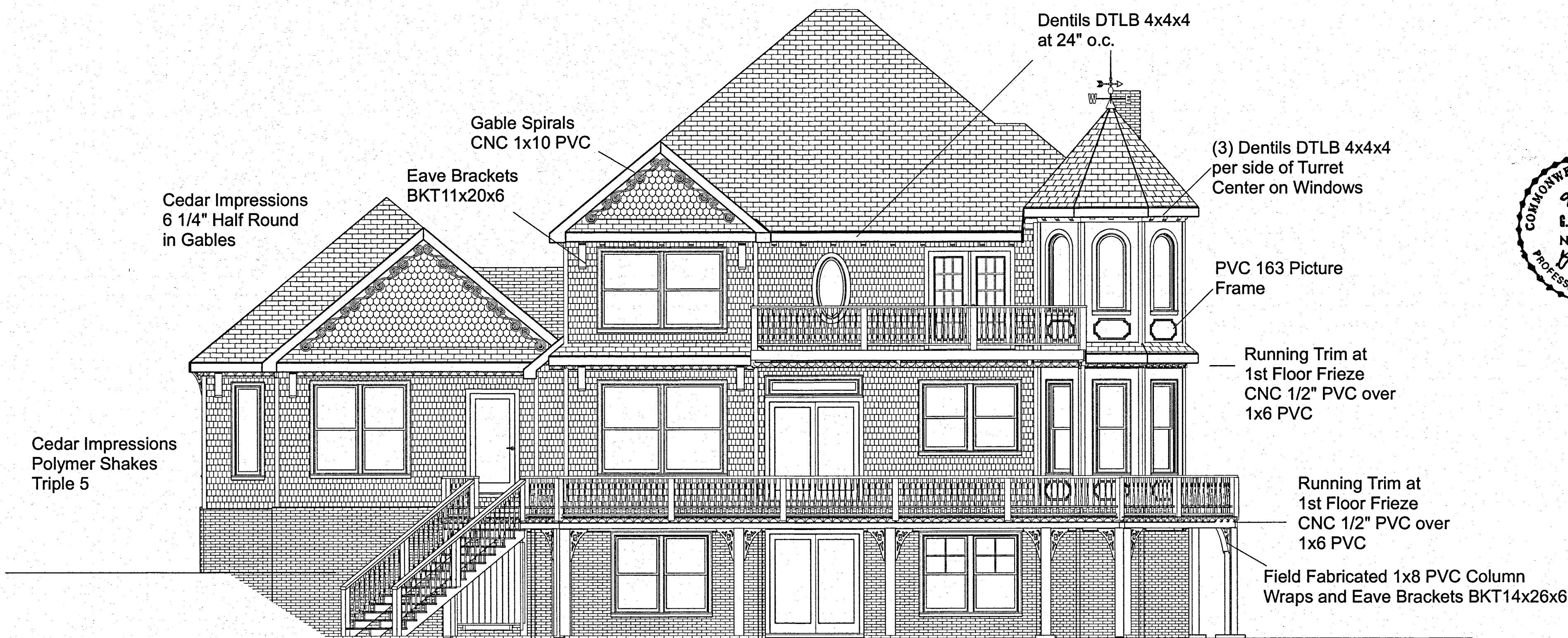
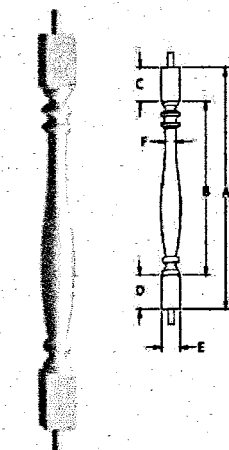
CNC VENDOR TO
PROVIDE SHOP DRAWINGS
FOR GABLE SPIRALS AND
RUNNING TRIM AT
1ST FLOOR EAVE

FRONT ELEVATION

SCALE 3/16" = 1' 0" ON 22" X 34" PAPER
SCALE 3/32" = 1' 0" ON 11" X 17" PAPER



Ashley Baluster



REAR ELEVATION

SCALE 3/16" = 1' 0" ON 22" X 34" PAPER
SCALE 3/32" = 1' 0" ON 11" X 17" PAPER

KEN L. KIRBY
757.513.5100
kk.5135100@gmail.com

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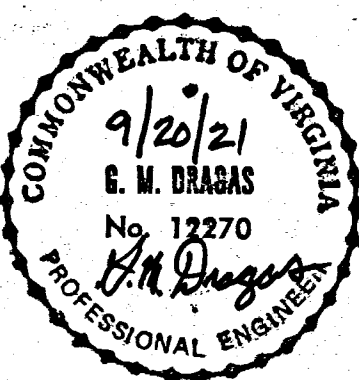
**THE GLEYSTEEN'S
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LOT 7 BUTLERS BLUFF, CAPE CHARLES VA 23310

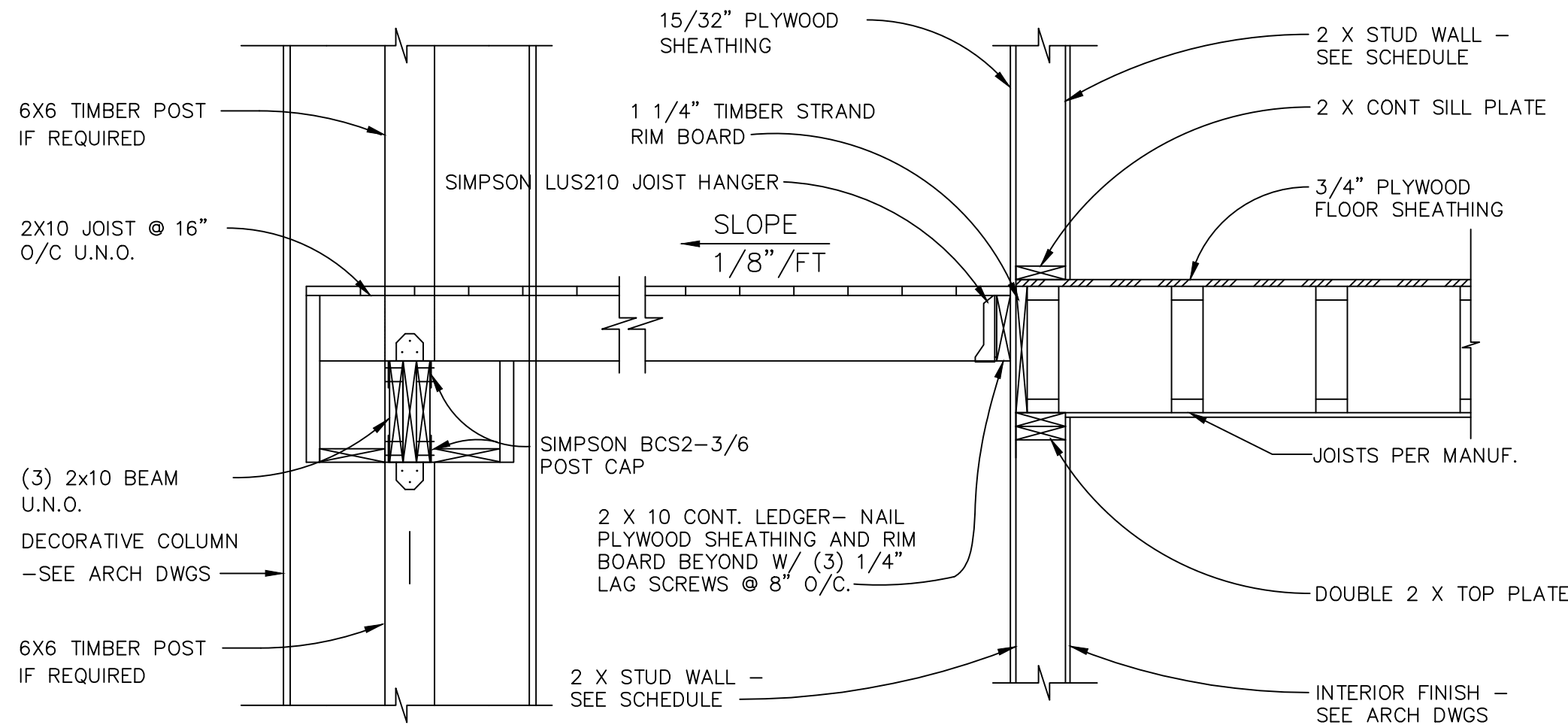
**J.M. FROEHLER
CONSTRUCTION**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23461 (757) 461.3801
jmf@jmfconstruction.com

06.11.2021 PLANS FOR ENGINEERING

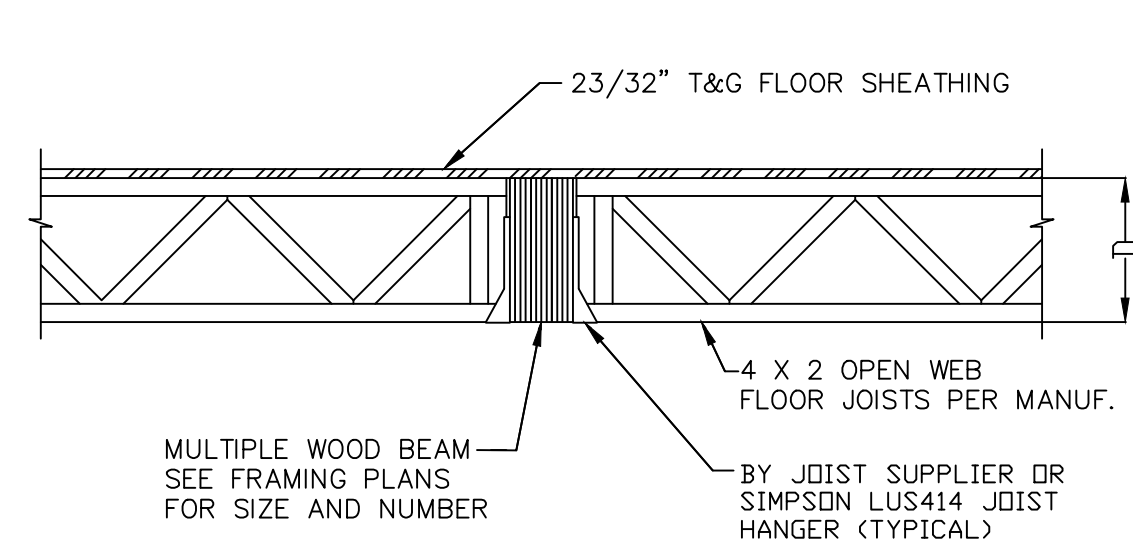
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OF: 12

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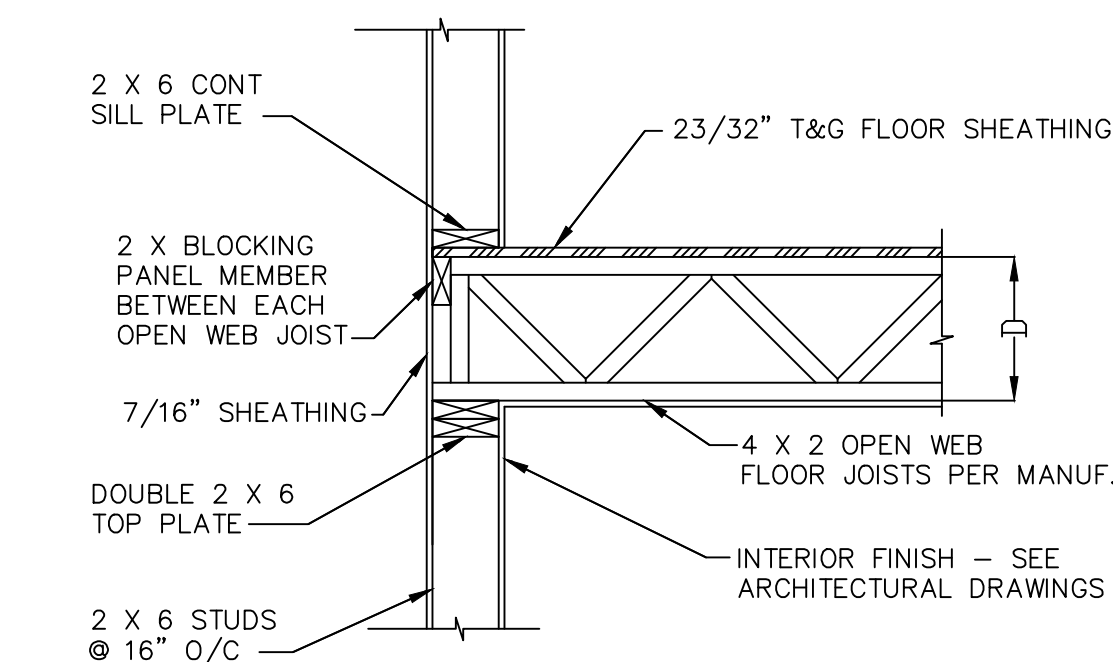




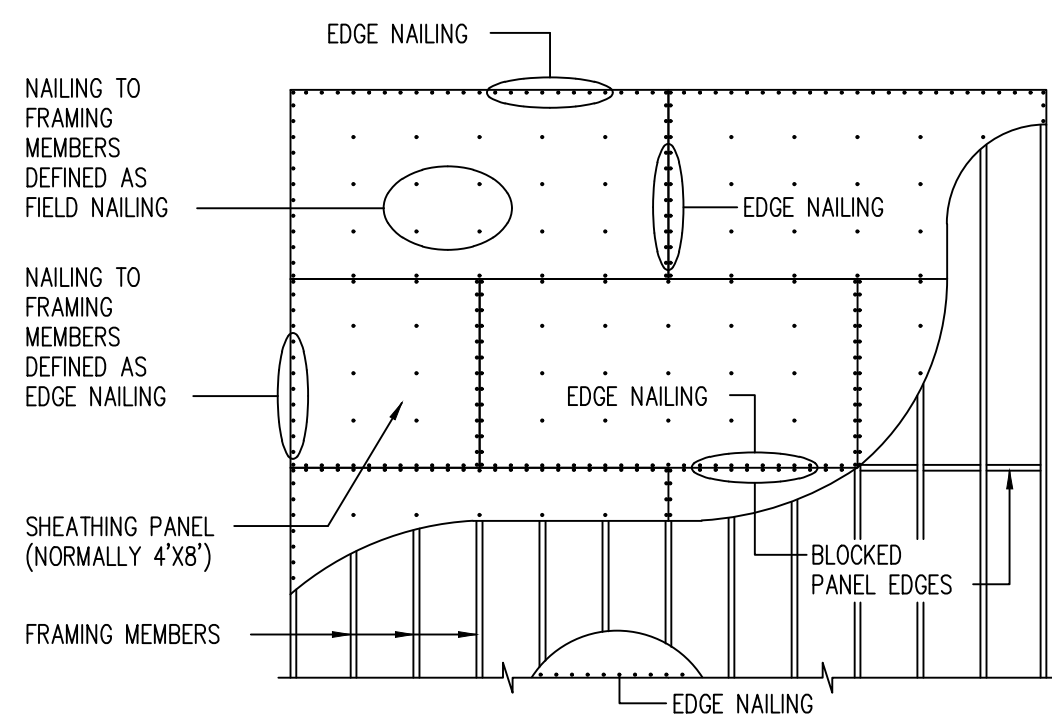
TYPICAL SECTION AT ELEVATED DECK
3/4" = 1'-0"



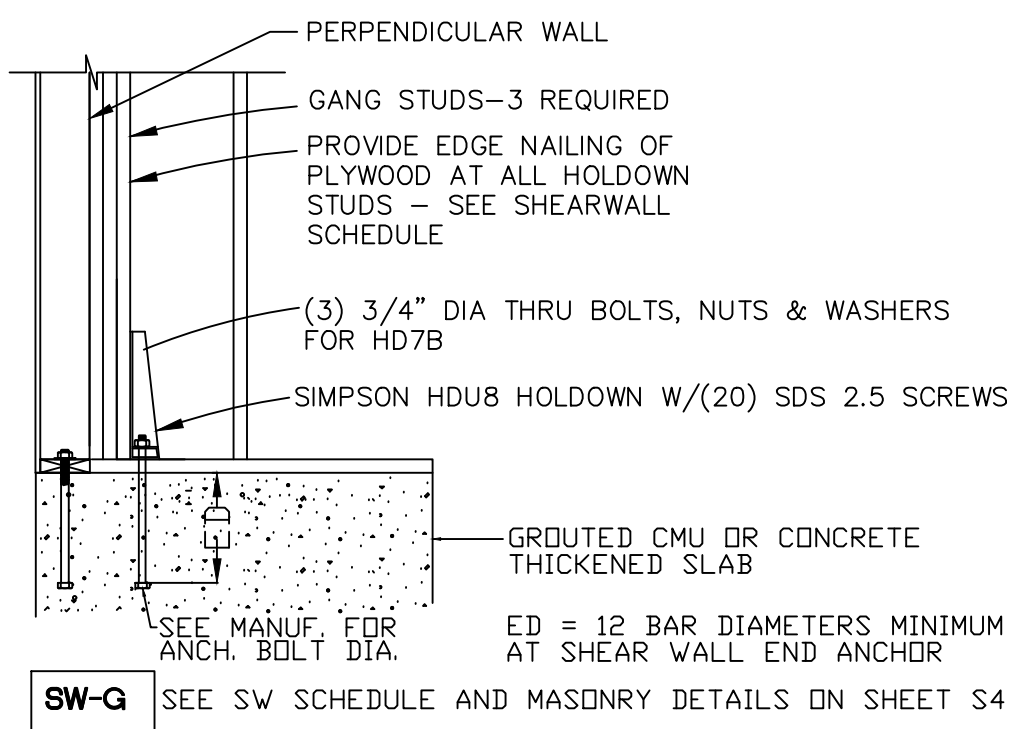
TYPICAL OPEN WEB JOIST HANGER DETAIL
NTS (WOOD BEAM)



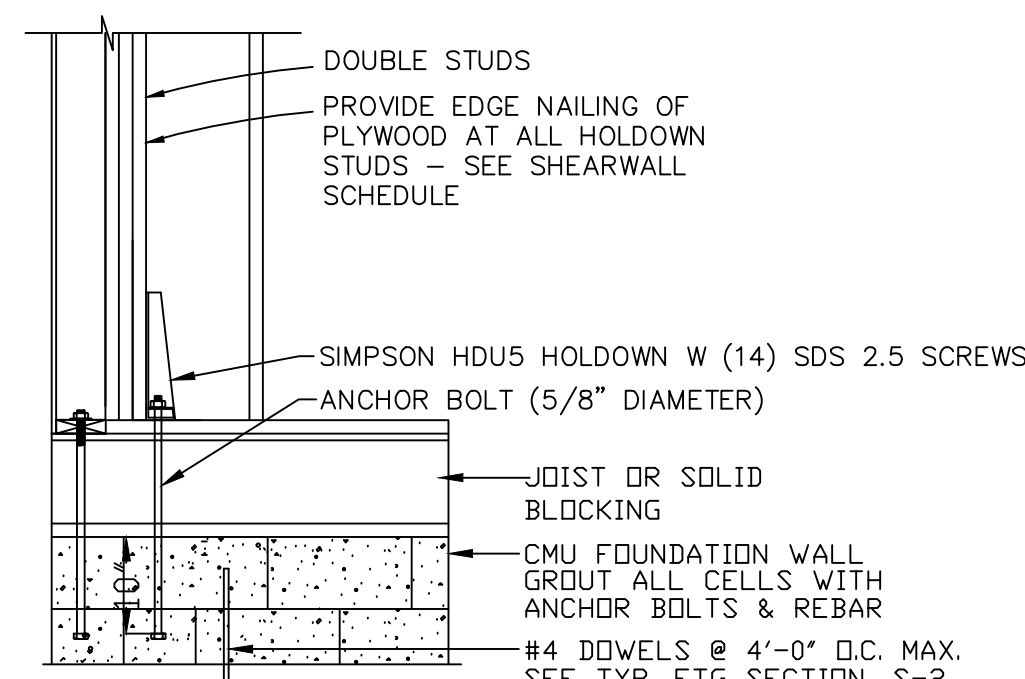
TYPICAL OPEN WEB JOIST BEARING DETAIL
NTS (EXTERIOR WALL)



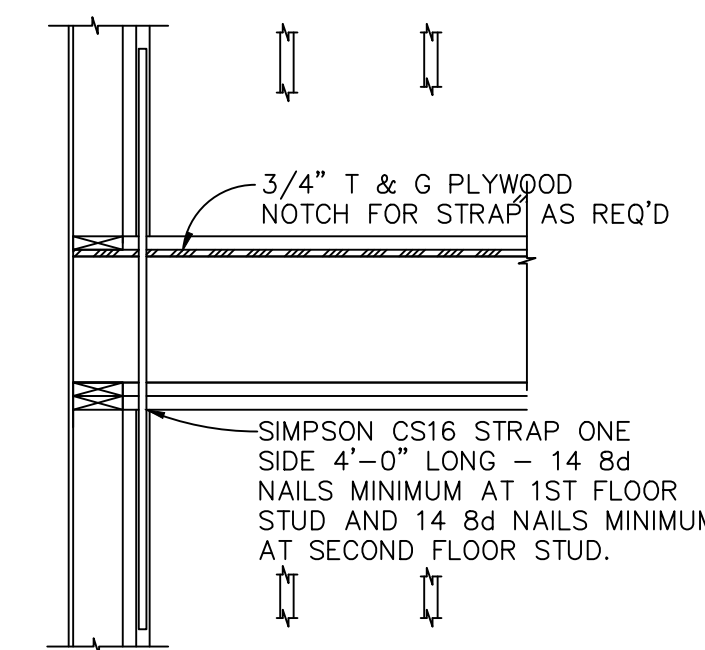
TYPICAL PLYWOOD SHEATHING DETAIL
NOT TO SCALE



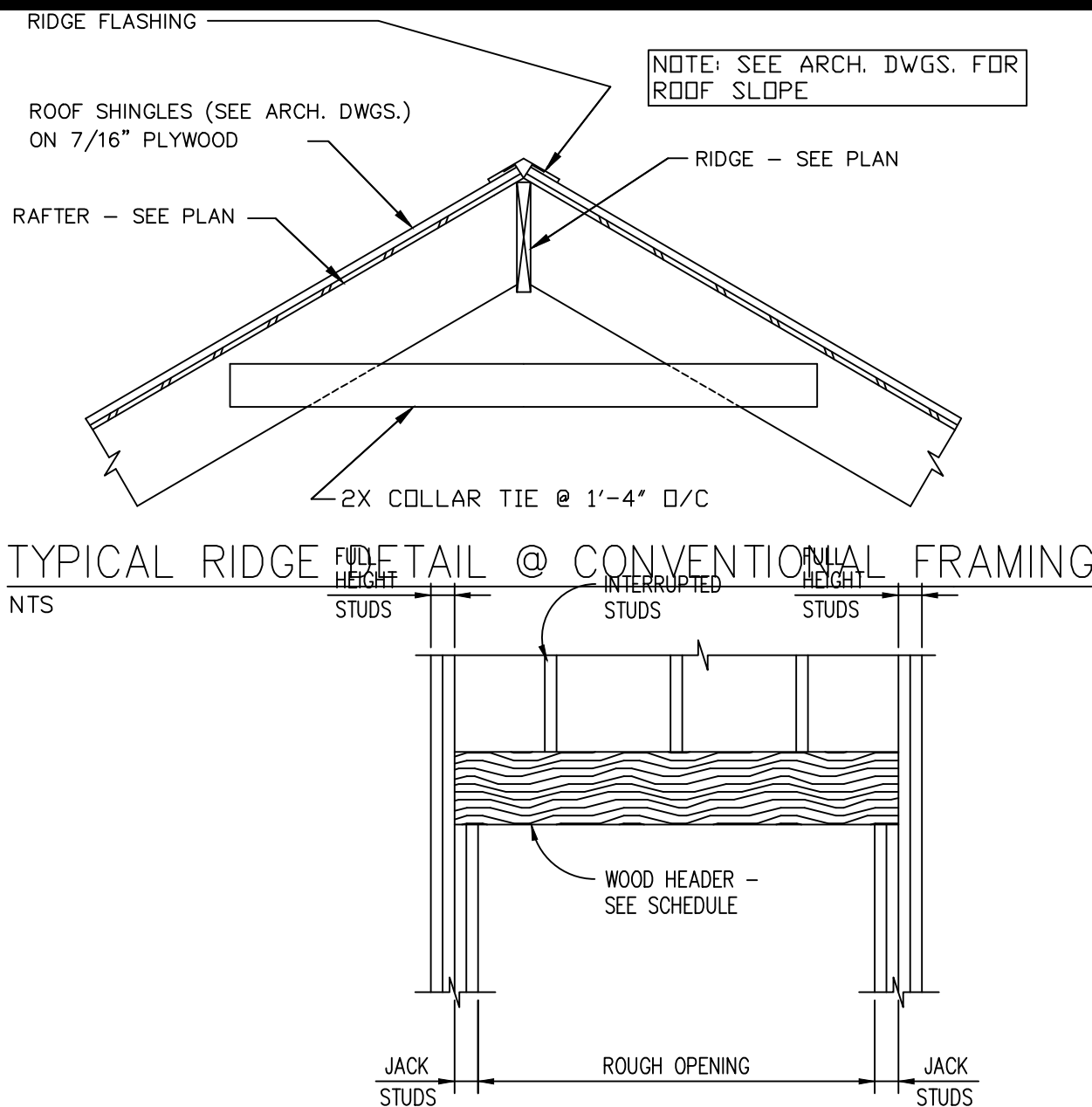
SHEARWALL DETAIL-BASEMENT
NOT TO SCALE



SHEARWALL DETAIL-1ST FLOOR
NOT TO SCALE



SHEARWALL DET.-2ND FL.
NOT TO SCALE



TYPICAL WOOD HEADER DETAIL
NOT TO SCALE

MARK	TYPE	DESCRIPTION	REMARKS
H-1		3 - 2" x 8" WOOD HEADER WITH TWO (2) 1/2" PLYWOOD SPACERS	PROVIDE 1 JACK 1 FULL HT EACH END
H-2		3 - 2" x 10" WOOD HEADER WITH TWO (2) 1/2" PLYWOOD SPACERS	PROVIDE 2 JACKS 2 FULL HT EACH END
H-3		3 - 2" x 12" WOOD HEADER WITH TWO (2) 1/2" PLYWOOD SPACERS	PROVIDE 2 JACKS 3 FULL HT EACH END
H-4		3 - 9 1/4" LVL HEADER	PROVIDE 2 JACKS 3 FULL HT EACH END

* A AFTER HEADER MARK DESIGNATES DOUBLE INSTEAD OF TRIPLE HEADER WITH ONE PLYWOOD SPACER BETWEEN.

MARK	LOCATION	DESCRIPTION	EDGE NAIL	FIELD NAIL	ANCHOR REQUIREMENT
SW-M	BASEMENT CMU WALLS	SEE CMU DETAILS ON SHEET S4	N/A	N/A	(2) #5 DOWEL EACH END & @ 32" O/C
SW-B	BASEMENT WALLS	7/16" PLYWOOD ONE SIDE	8d AT 3" O/C	8d AT 6" O/C	HDUB, EA. END (3) 16D NAILS @ 8" BOT. PLATE
SW-1	1ST FLOOR WALLS	7/16" PLYWOOD ONE SIDES	8d AT 4" O/C	8d AT 8" O/C	HDUB, EA. END (3) 16D NAILS @ 8" BOT. PLATE
SW-2	2ND FLOOR WALLS	7/16" PLYWOOD ONE SIDE	8d AT 6" O/C	8d AT 12" O/C	SIMPSON CS16 STRAP X 4'-0" EA. END

NOTE 1: ALL SHEAR WALLS SHALL HAVE CONTINUOUS 2X BLOCKING AT THE FLOOR OR ATTIC SPACE ABOVE AND BELOW THE SHEAR WALL.
NOTE 2: ALL SHEAR WALLS TO STACK ABOVE SHEAR WALL BELOW OR MIN. DOUBLE JOIST, BLOCKING OR DOUBLE LVL OF THE SAME DEPTH UON.

OPEN WEB WOOD FLOOR TRUSS NOTES

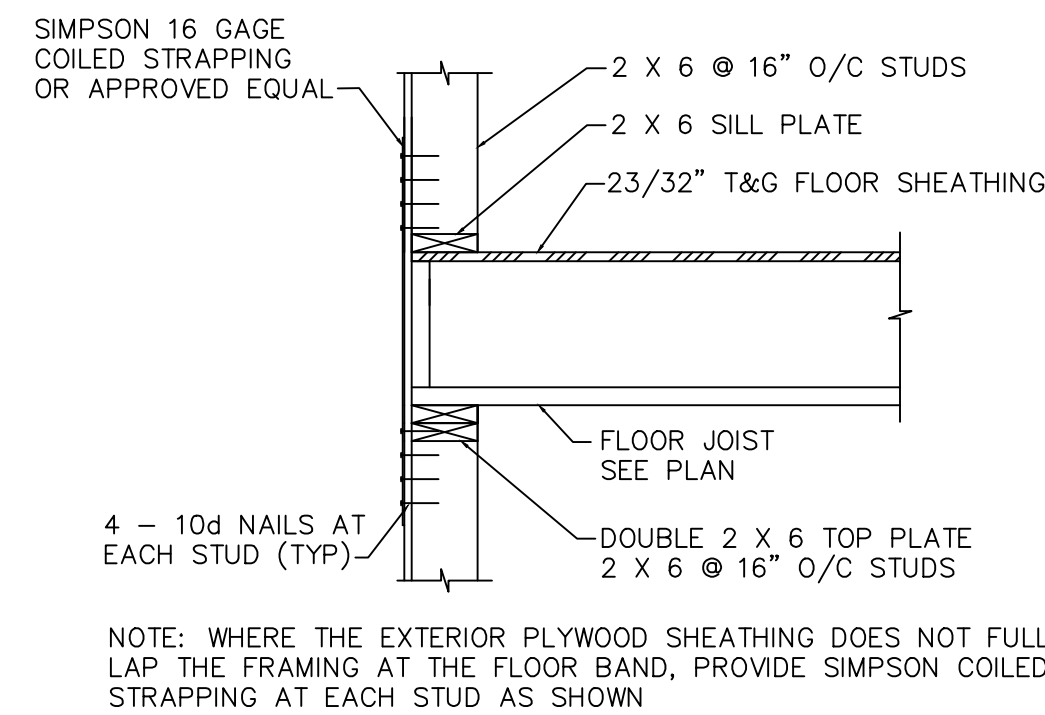
1. THE FLOOR TRUSSES SHALL BE OPEN WEB 4X2 FLOOR TRUSSES X 20" DEEP.
2. THE FLOOR TRUSSES SHALL BE DESIGNED WITH A MAXIMUM LIVE LOAD DEFLECTION OF L/480.
3. THE FLOOR TRUSSES SHALL HAVE A 20 INCH WIDE DUCT PENETRATION AT THE MIDSPAN OF THE TRUSS.
4. THE FLOOR TRUSSES SHALL BE DESIGNED WITH THE FOLLOWING LOADS:
TOP CHORD DEAD LOAD 10 PSF
BOTTOM CHORD DEAD LOAD 5 PSF
LIVE LOAD 40 PSF
5. THE CONTRACTOR SHALL HANDLE ALL TRUSSES PROPERLY AND PROVIDE ADEQUATE TRUSS BRACING DURING INSTALLATION. PROVIDE LATERAL BRIDGING IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S RECOMMENDATIONS.
6. THE TRUSS MANUFACTURER SHALL SUBMIT TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DRAWINGS SHALL INCLUDE A PLAN SHOWING LOCATIONS OF INDIVIDUAL TRUSSES WITH IDENTIFICATION MARKINGS AND PROFILES OF THE INDIVIDUAL TRUSSES. THE SHOP DRAWINGS SHALL BE SEALED BY A VA PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

STRUCTURAL LEGEND

SW-x	SHEAR WALL MARK
X	SHEAR WALL END ANCHOR MARK
PL	POINT LOAD
ER	END REACTION
RS	ROOF SUPPORT
H-x	HEADER MARK
	INTERIOR BEARING WALL
	BEAM BY MANUFACTURER U.N.D.

WOOD FRAMING NOTES

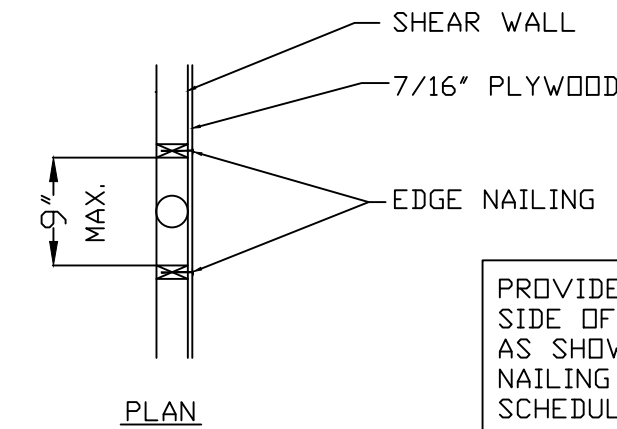
1. ALL STUD FRAMING SHALL BE SPF GRADE 2 OR BETTER. SPF STUD GRADE MATERIAL IS NOT ALLOWED. EXCEPT FOR NON BEARING PARTITION WALLS.
2. ALL OTHER FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE 2 OR BETTER.
3. SEE OPEN WEB WOOD FLOOR TRUSS NOTES ON THIS SHEET.
- 3A. ALL WOOD I JOISTS SHALL BE TJI PRO 230 (MINIMUM) AS MANUFACTURED BY TRUS JOIS WEYERHAUSER OR APPROVED EQUAL. THE LAYOUT PROVIDED BY JOIST MANUFACTURER SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
4. THE EXTERIOR OF THE BUILDING SHALL BE SHEATHED WITH 7/16" SHEATHING (PANEL SPAN RATING OF 40/20, EXPOSURE I). THE SHEATHING SHALL BE NAILED AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING. (RING SHANK NAILS)
5. THE FLOOR SHEATHING SHALL BE 23/32 TONGUE AND GROOVE STURD-I-FLOOR SHEATHING (PANEL SPAN RATING OF 48/24, EXPOSURE 1) NAILED AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING. (RING SHANK NAILS) SHEATHING ACTS AS HORIZONTAL DIAPHRAM FOR TRANSFER OF LATERAL LOADS TO SHEAR WALLS.
6. THE ROOF SHEATHING SHALL BE 19/32" SHEATHING (PANEL SPAN RATING OF 40/20) NAILED AT 4" O/C EDGE NAILING AND 8" O/C FIELD NAILING. (RING SHANK NAILS) THE SHEATHING ACTS AS A HORIZONTAL DIAPHRAM FOR TRANSFER OF LATERAL LOADS TO SHEAR WALLS.
7. ALL DRYWALL SHEATHING SHALL BE NAILED AT 7" O/C EDGE NAILING AND 12" O/C FIELD NAILING. (DRYWALL SCREWS)
8. THE EXTERIOR SHEATHING SHALL LAP THE BAND AT THE FOOR LEVEL. THIS LAPPING PROVIDES UPLIFT RESISTANCE FOR WIND LOADING. IF SHEATHING DOES NOT LAP WALL STUDS 12" MINIMUM, PROVIDE SIMPSON CS16 STRAPPING @ 16" O/C. THE STRAPPING SHALL EXTEND A MINIMUM OF 15" ABOVE AND BELOW THE FLOOR BAND. SEE TYPICAL COILED STRAP DETAIL ON THIS SHEET.
9. LAMINATED BEAMS SHALL BE MICROLAM BEAMS AS MANUFACTURED BY THE TRUS JOIS WEYERHAUSER OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT CATALOG DATA AND LOAD TABLES FOR ANY SUBSTITUTIONS.
10. PROVIDE SIMPSON MTS12 HURRICANE ANCHORS MINIMUM AT ALL ROOF RAFTER AND TRUSS LOCATIONS. PROVIDE ALL REQUIRED RAFTER TIES AND COLLAR TIES W/ REQ'D CONNECTIONS WHERE CONVENTIONAL FRAMING IS USED.
11. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY OR STEEL SHALL BE PRESSURE TREATED.
12. ALL LUMBER EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED. ALL HARDWARE EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED PER ASTM 153 AND/OR OTHERWISE CONFORM TO IRC R317.3.
13. ALL PRESSURE TREATED LUMBER SHALL HAVE A MINIMUM TREATMENT RETENTION OF .40 POUNDS PER CUBIC FOOT.



NOTE: WHERE THE EXTERIOR PLYWOOD SHEATHING DOES NOT FULLY LAP THE FRAMING AT THE FLOOR BAND, PROVIDE SIMPSON COILED STRAPPING AT EACH STUD AS SHOWN

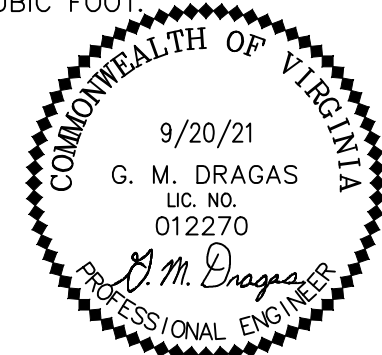
TYPICAL COILED STRAP DETAIL AT FLOOR BAND

NTS



TYP WALL PLATE NOTCH AT SHEARWALL

NTS



Firm Name and Address
Dragas Engineering, P.C.
2248 Sunstates Ct., Ste. 101
Virginia Beach, VA 23451
Tel: 757.496.3200
Fax: 757.496.9214

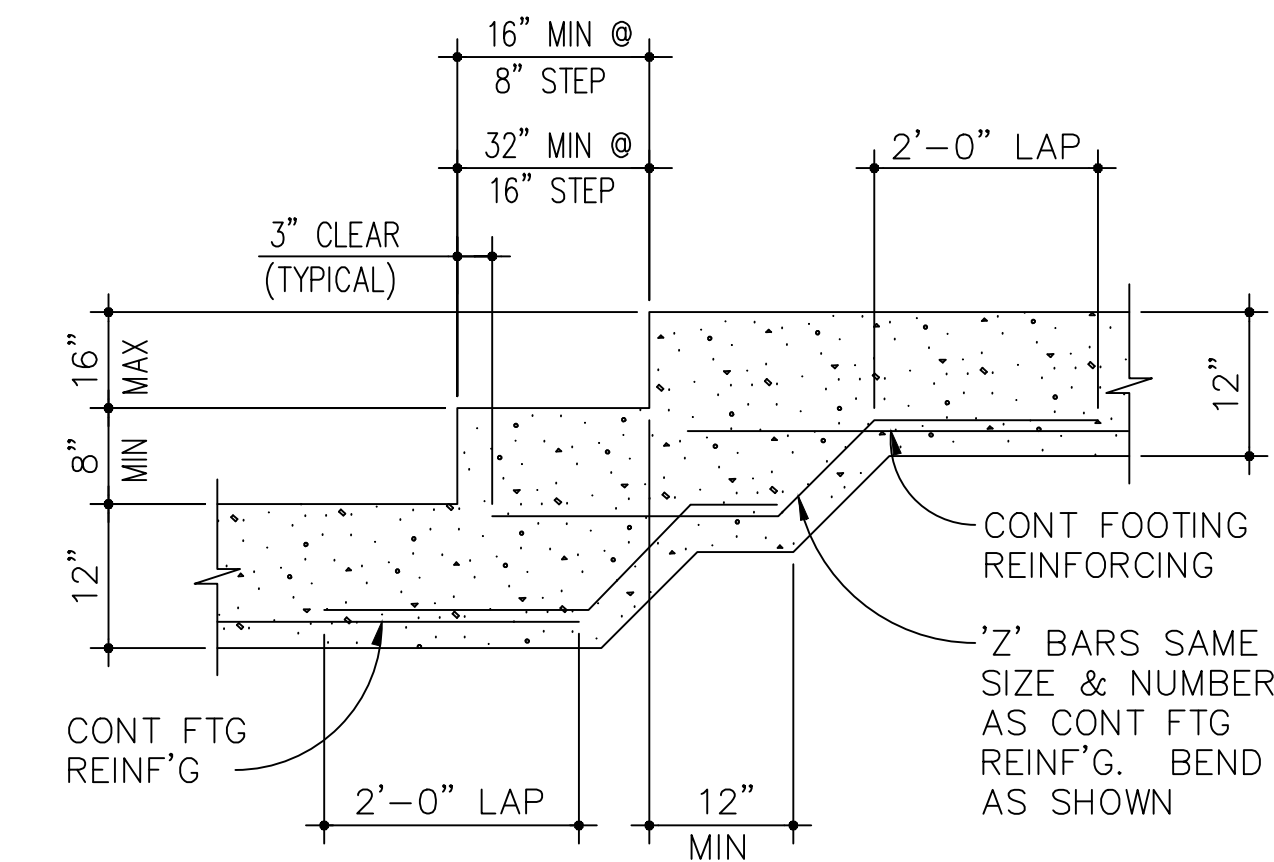
No.	Revision/Issue	Date

Drawing Title
WOOD FRAMING
DETAILS, SCHEDULES
& NOTES

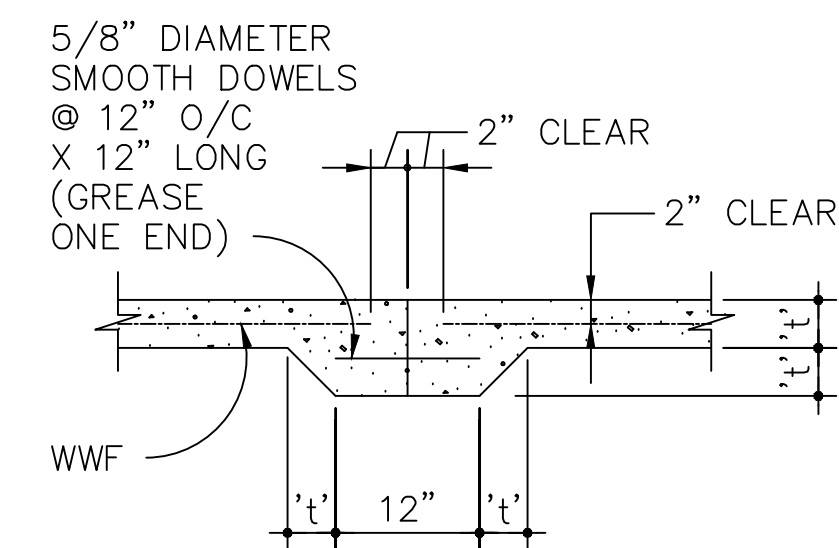
Project Name and Address
GLYSTEN RESIDENCE

LOT 7, BUTLER'S BLUFF
CAPE CHARLES, VA 23310

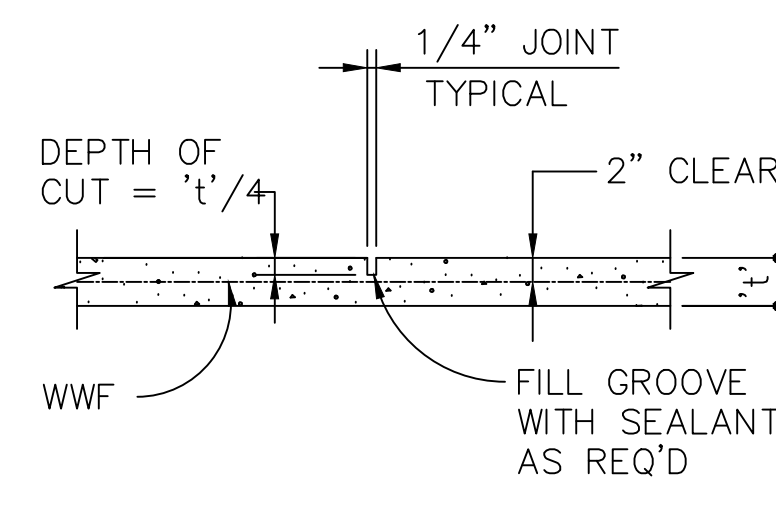
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Date 09.20.21	S1
Scale NOTED	



STEPPED FOOTING DETAIL
NOT TO SCALE

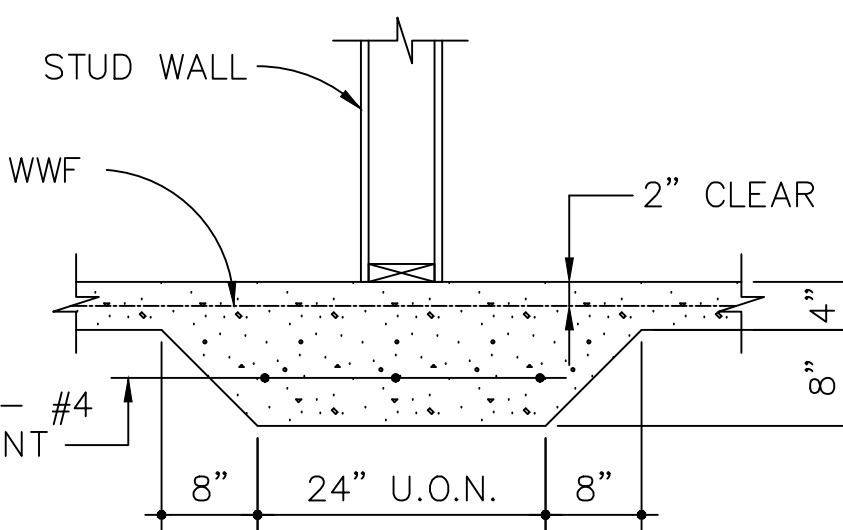


CONSTRUCTION JOINT (CJ)

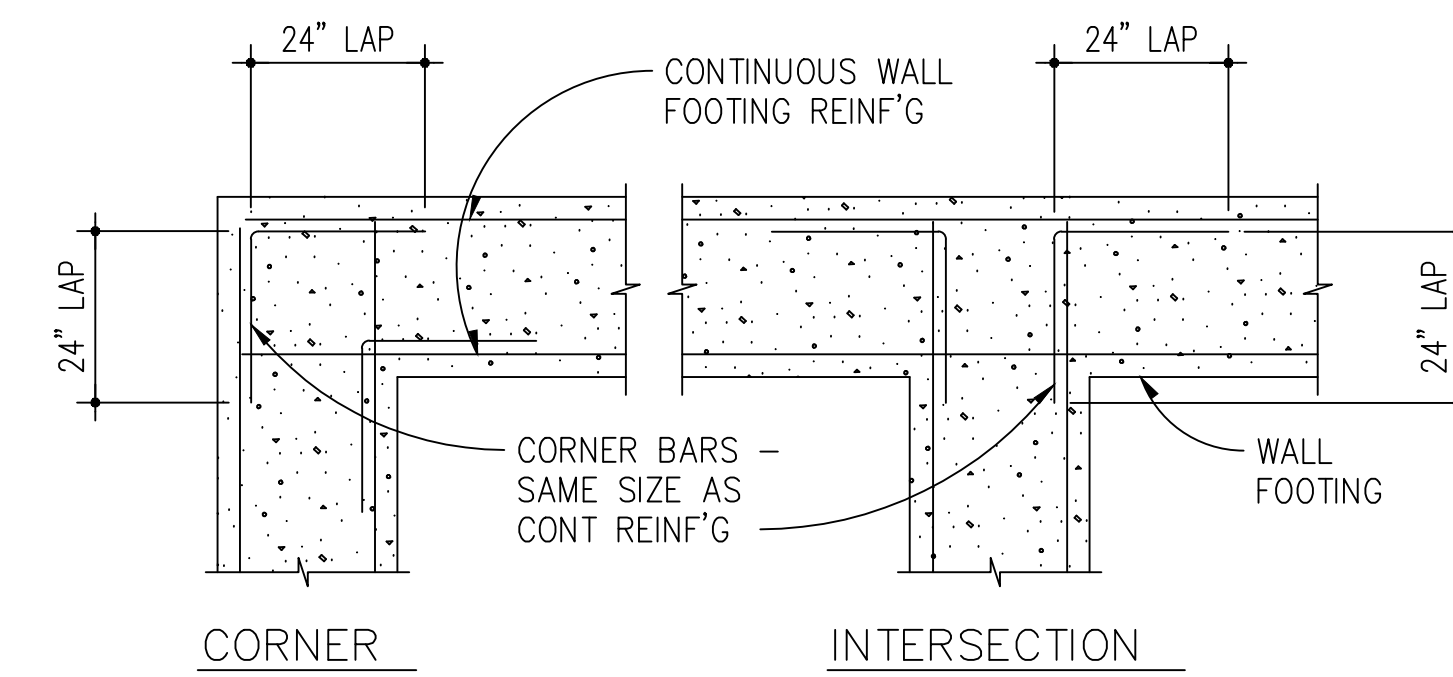


SAWED JOINT (SJ)

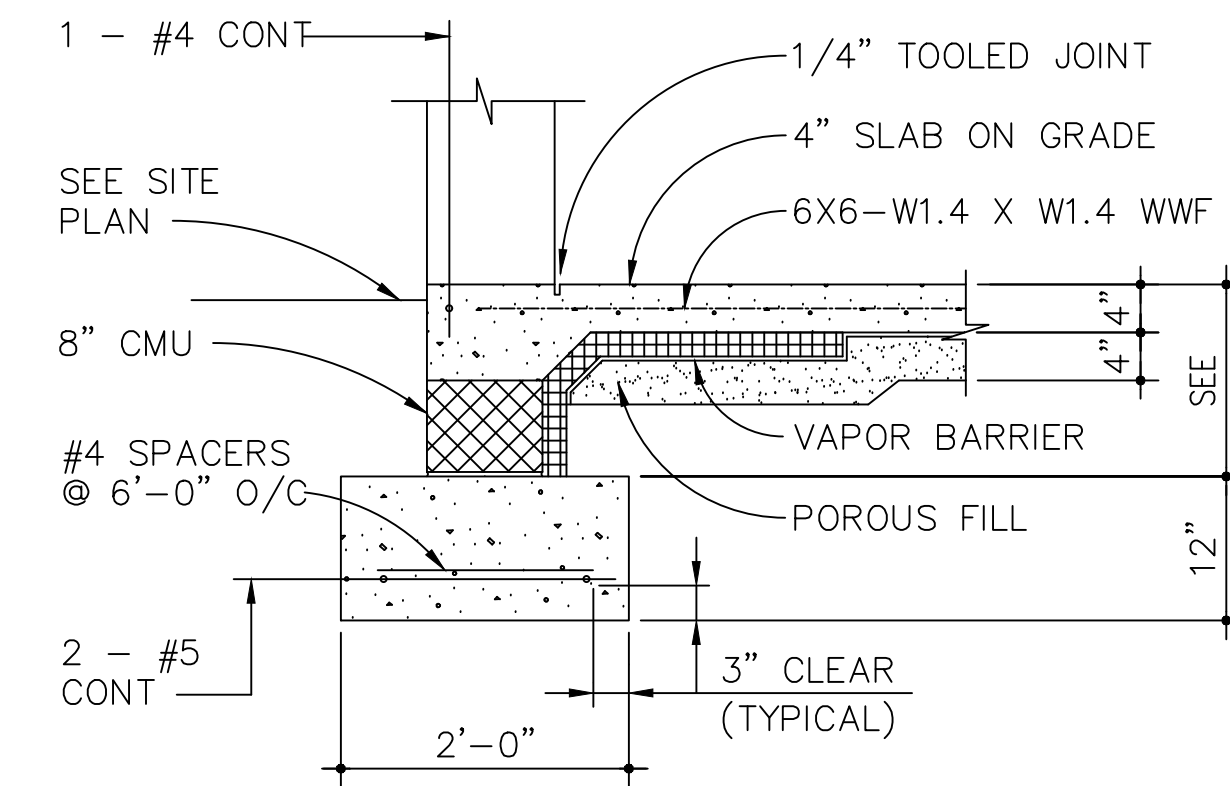
NOTE: 't' = SLAB THICKNESS



THICKENED SLAB (TS)



TYP FOOTING REINFORCING DETAILS
NOT TO SCALE



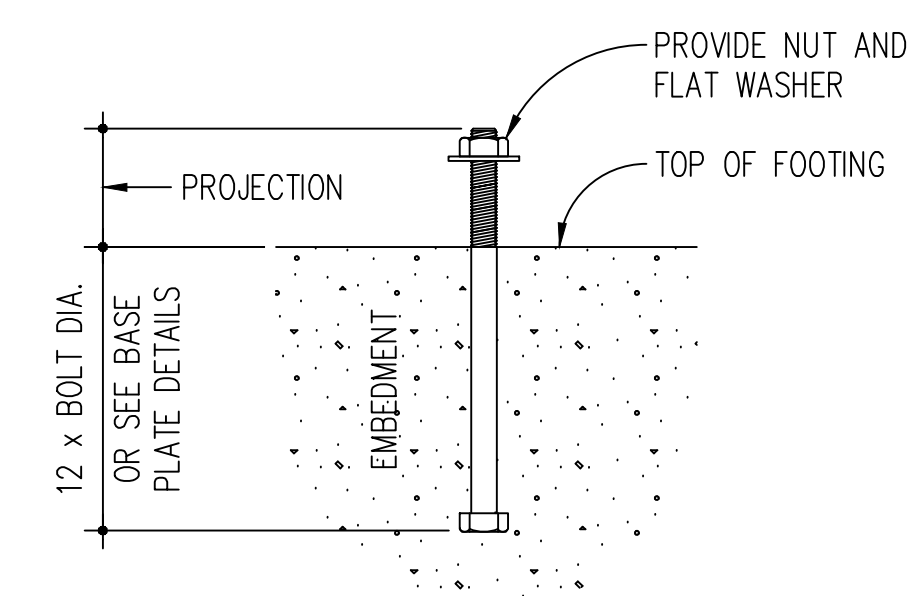
TYPICAL THRESHOLD SECTION
NOT TO SCALE

NOTE: ALL WORK SHALL CONFORM TO
IRC 2012 AND THE LATEST EDITION
OF THE VIRGINIA CONSTRUCTION CODE.

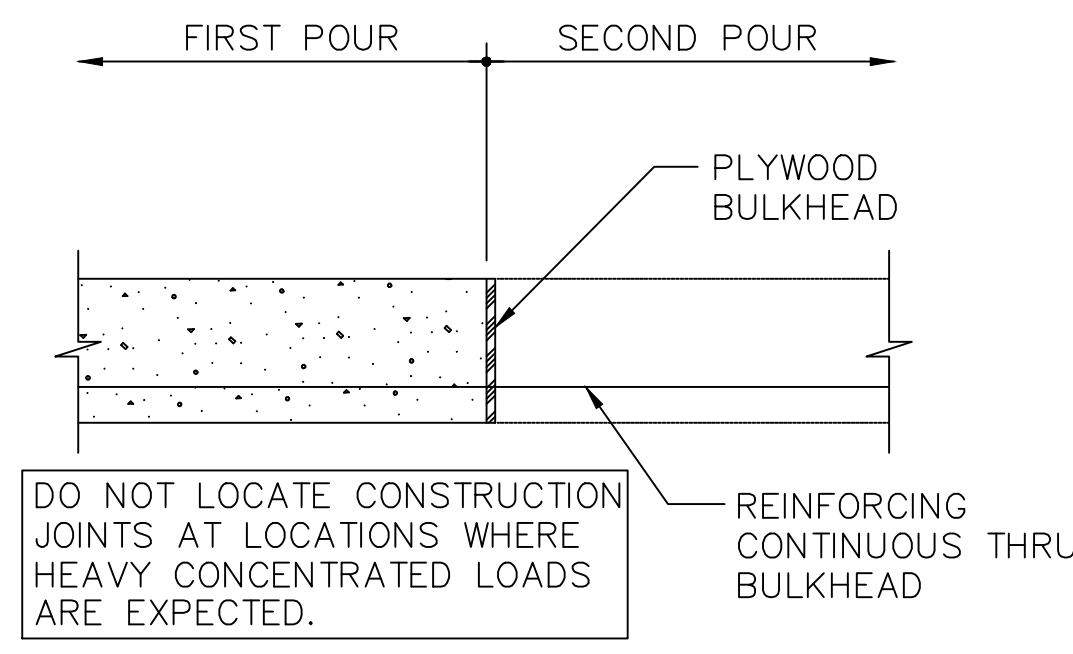
FOUNDATION NOTES

- ALL FOOTINGS, INCLUDING SLAB ON GRADE, SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF. MINIMUM EMBEDMENT OF FOOTING SHALL BE 2'-0" BELOW GRADE.
- ALL FOUNDATION CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
- CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
- EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER SHALL BE REMOVED PRIOR TO PLACING CONCRETE.
- BEFORE PLACING CONCRETE ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE.
- ALL CONTINUOUS REINFORCING SHALL LAP 36 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

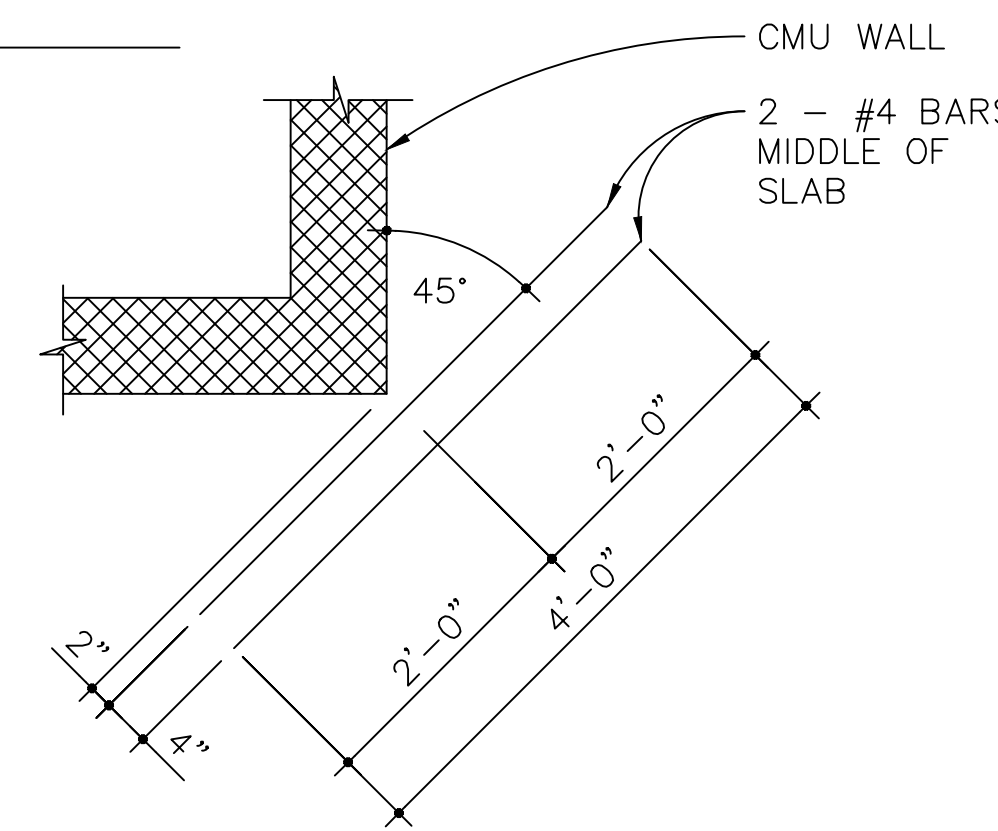
TYPICAL SLAB-ON-GRADE DETAILS
NOT TO SCALE



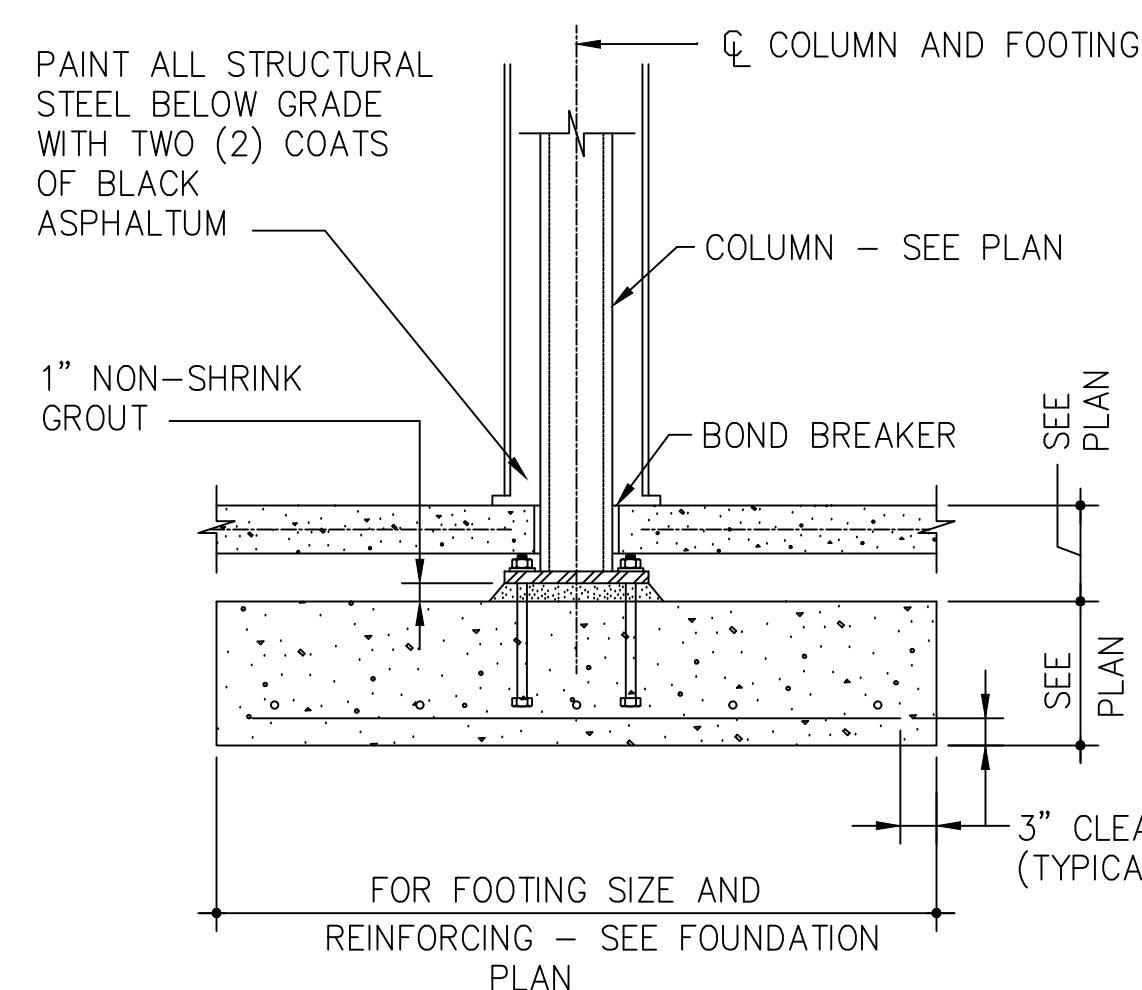
ANCHOR BOLT DETAIL
NOT TO SCALE



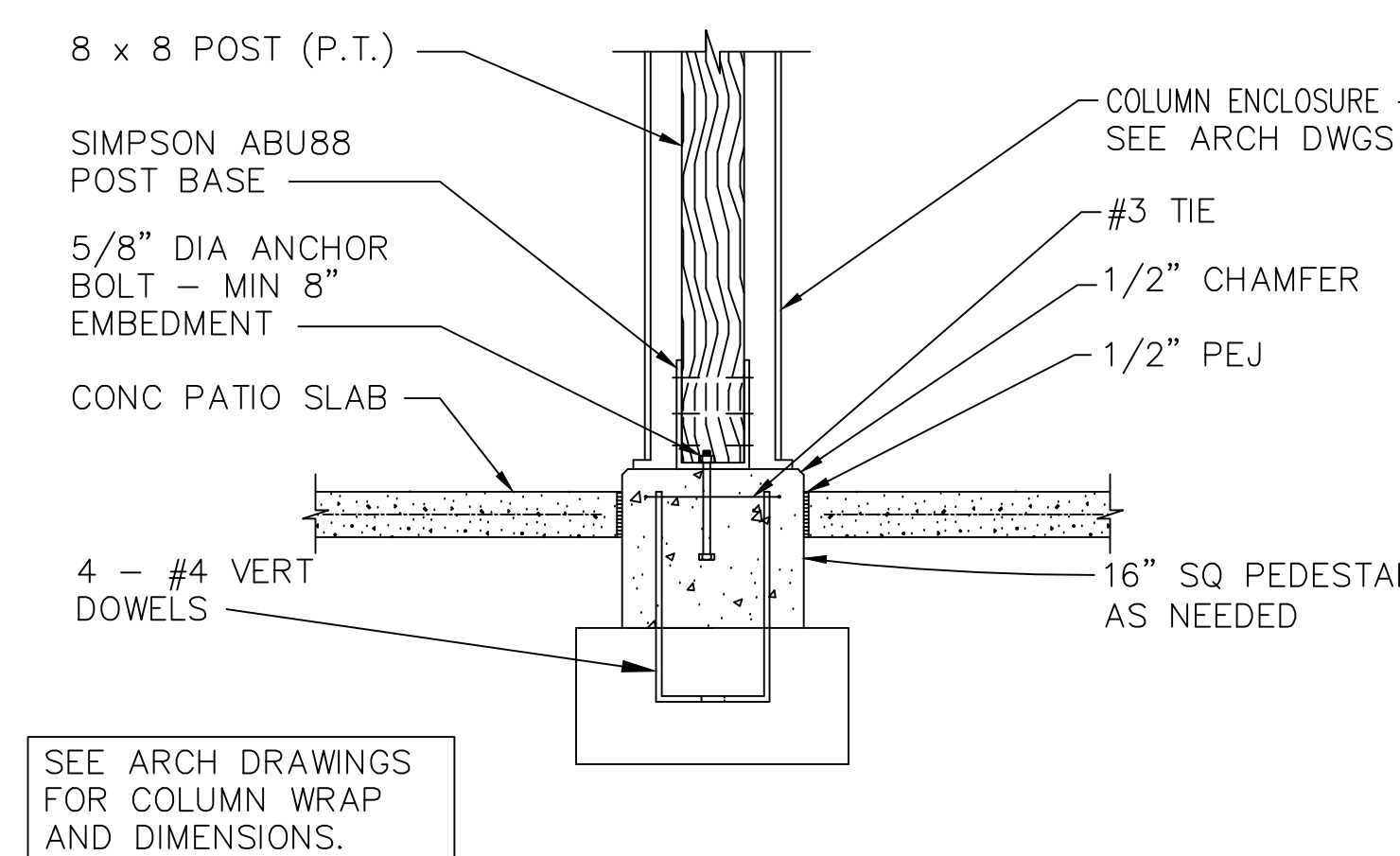
TYPICAL WALL FOOTING
CONSTRUCTION JOINT DETAIL
NOT TO SCALE



TYPICAL REENTRANT CORNERS
NOT TO SCALE



STEEL COLUMN FOOTING DETAIL
NOT TO SCALE



TYPICAL EXTERIOR POST FOOTING DETAIL
NOT TO SCALE



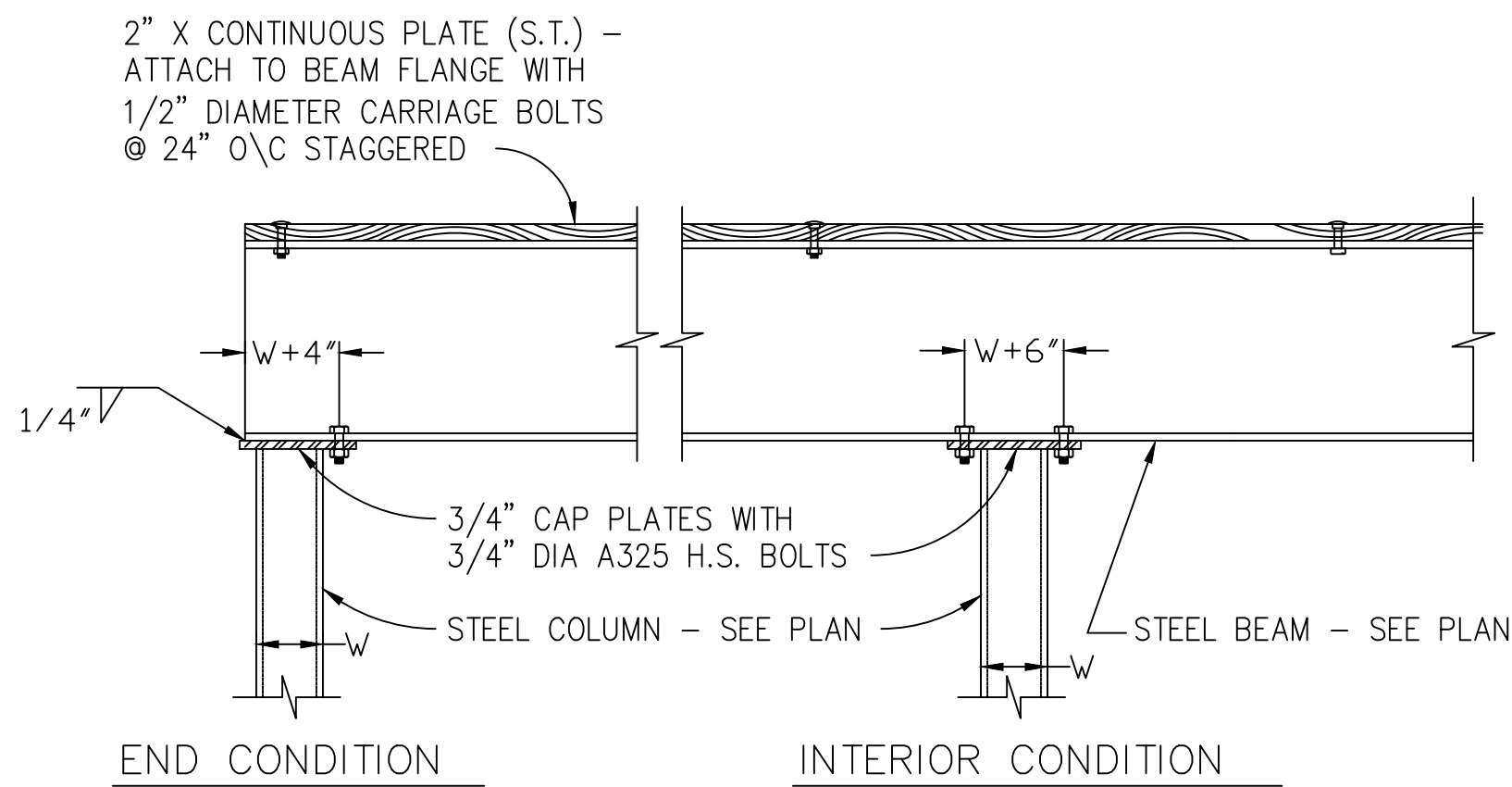
Firm Name and Address
Dragas Engineering, P.C.
2248 Sunstates Ct., Ste. 101
Virginia Beach, VA 23451
Tel: 757.496.3200
Fax: 757.496.3200

No.	Revision/Issue	Date

FOUNDATION
DETAILS AND
NOTES AT
GARAGE AND
CONNECTOR WING

Project Name and Address
GLYSTEEN RESIDENCE
LOT 7, BUTLER'S BLUFF
CAPE CHARLES, VA 23310

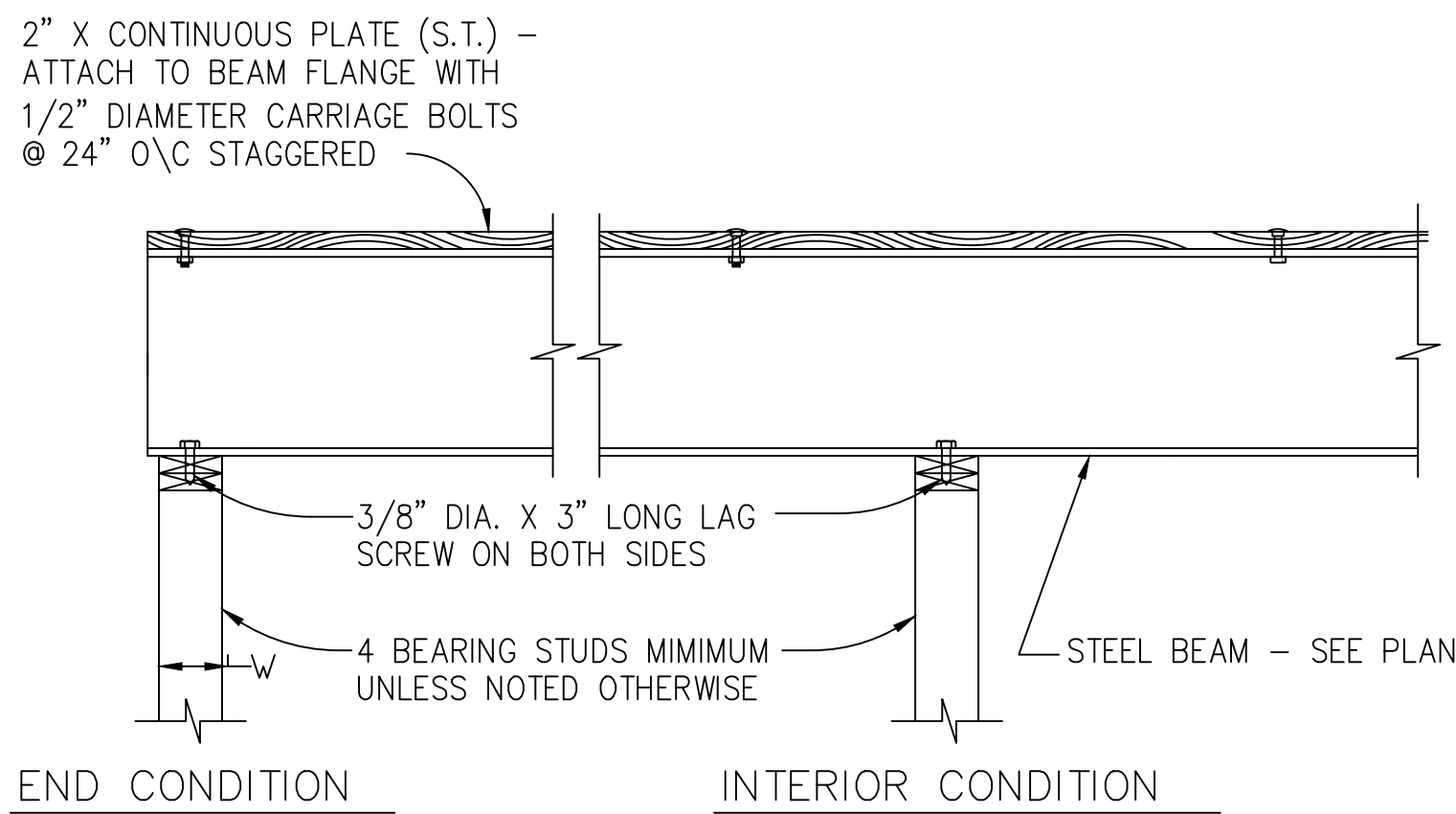
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Date 09.20.21	S2
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TYPICAL STEEL BEAM FRAMING DETAIL

NOT TO SCALE

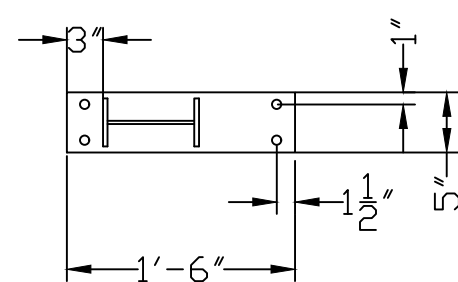
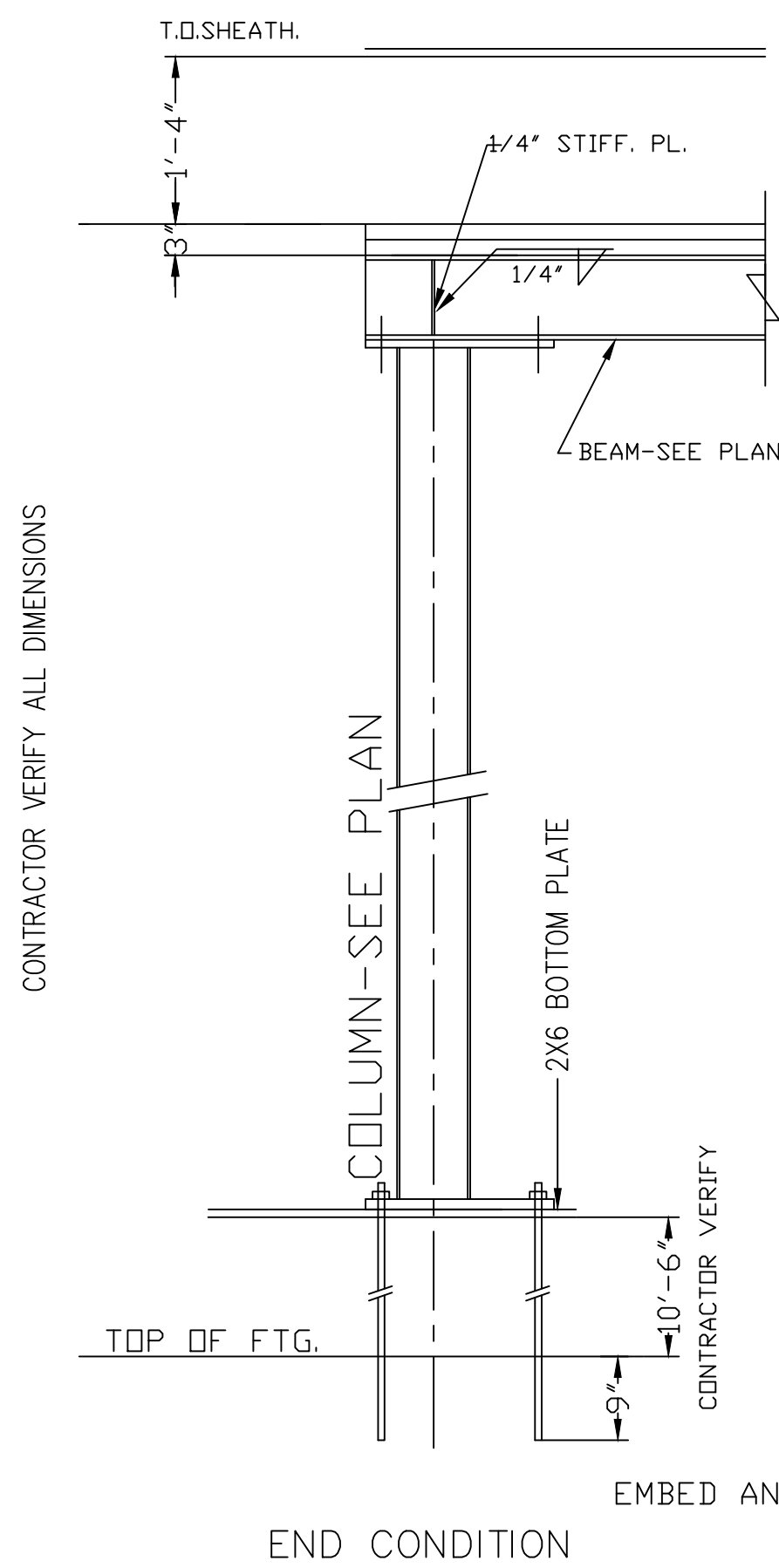
STEEL SUPPORTS



TYPICAL STEEL BEAM FRAMING DETAIL

NOT TO SCALE

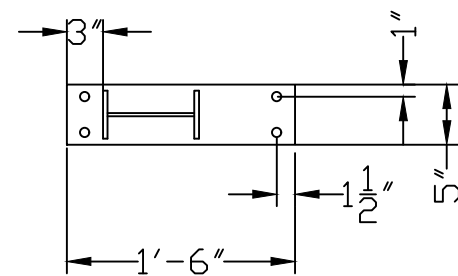
WOOD SUPPORTS



W8X15 COLUMN
(4) 5/8" DIAMETER ASTM A325 BOLTS
3/4" THICK CAP PLATE

CAP PLATE DETAIL

NOT TO SCALE



W8X15 COLUMN
(4) 3/4" DIA. ASTM A307 BOLTS
CONNECT TO CONCRETE FOOTING
3/4" THICK BASE PLATE

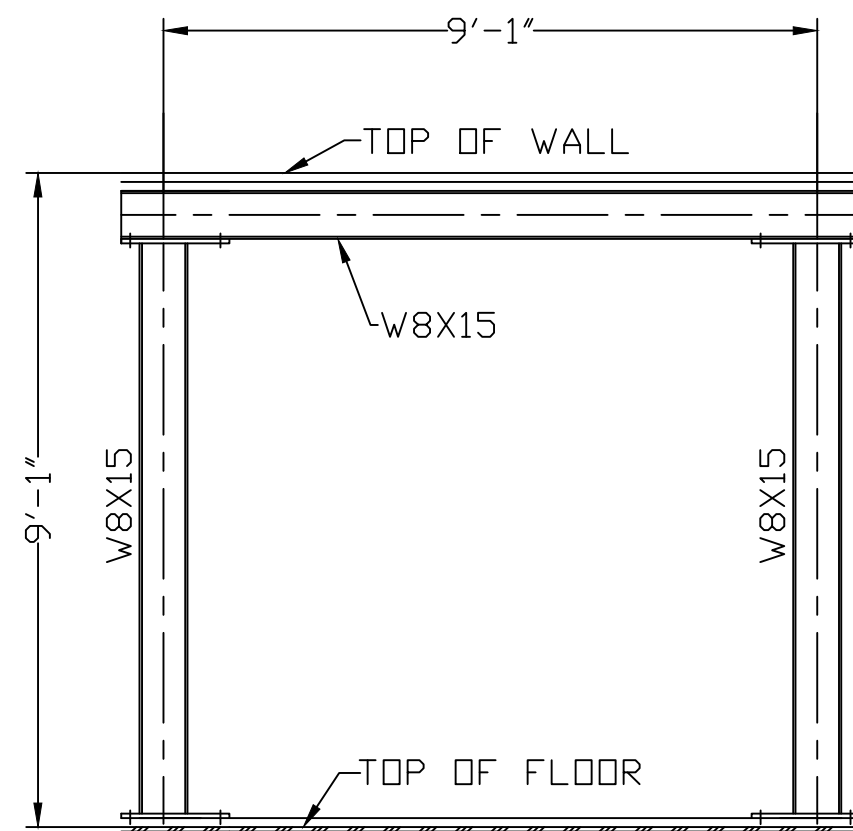
BASE PLATE DETAIL

1/2" = 1'-0"

EMBED ANCHOR BOLTS 8 INCHES INTO CONCRETE

TYPICAL STEEL FRAME DETAILS

NOT TO SCALE

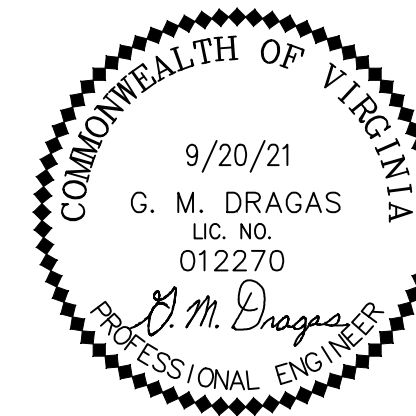


NOTE: CONTRACTOR VERIFY ALL DIMENSIONS

STEEL FRAME AT KITCHEN (1 REQ'D)

STRUCTURAL STEEL NOTES

- ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE IN ACCORDANCE WITH ASTM A992 SPECIFICATIONS ($F_y = 50$ KSI). ALL OTHER STRUCTURAL STEEL SHAPES SHALL BE IN ACCORDANCE WITH ASTM A36 SPECIFICATIONS ($F_y = 36$ KSI). TUBES SHALL BE IN ACCORDANCE WITH ASTM A500 GRADE B ($F_y = 46$ KSI).
- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION".
- ALL FIELD BOLTED SHEAR CONNECTIONS SHALL BE BEARING TYPE "X" CONNECTIONS (THREADS INCLUDED IN THE SHEAR PLANE) WITH 3/4" DIAMETER ASTM A325 HIGH STRENGTH BOLTS UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL SHEAR CONNECTIONS SHALL BE DESIGNED TO SUPPORT HALF OF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE "TABLES OF ALLOWABLE LOADS ON BEAMS" OF THE NINTH EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION". THE LENGTH OF THE SPAN SHALL BE AS SHOWN ON THE DRAWINGS. THE ABOVE IS NOT REQUIRED IF THE REACTION IS SHOWN ON THE PLANS.
- ALL WELDED CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION" AND THE LATEST EDITION OF THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY. USE E70XX LOW HYDROGEN ELECTRODES.
- ALL STRUCTURAL STEEL MEMBERS SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OF RECORD.



Firm Name and Address

Dragas Engineering, P.C.
2248 Sunstates Ct., Ste. 101
Virginia Beach, VA 23451
Tel: 757.496.3200
Fax: 757.496.9214

No.	Revision/Issue	Date
	STEEL FRAME REVISIONS	5/20/20

Drawing Title

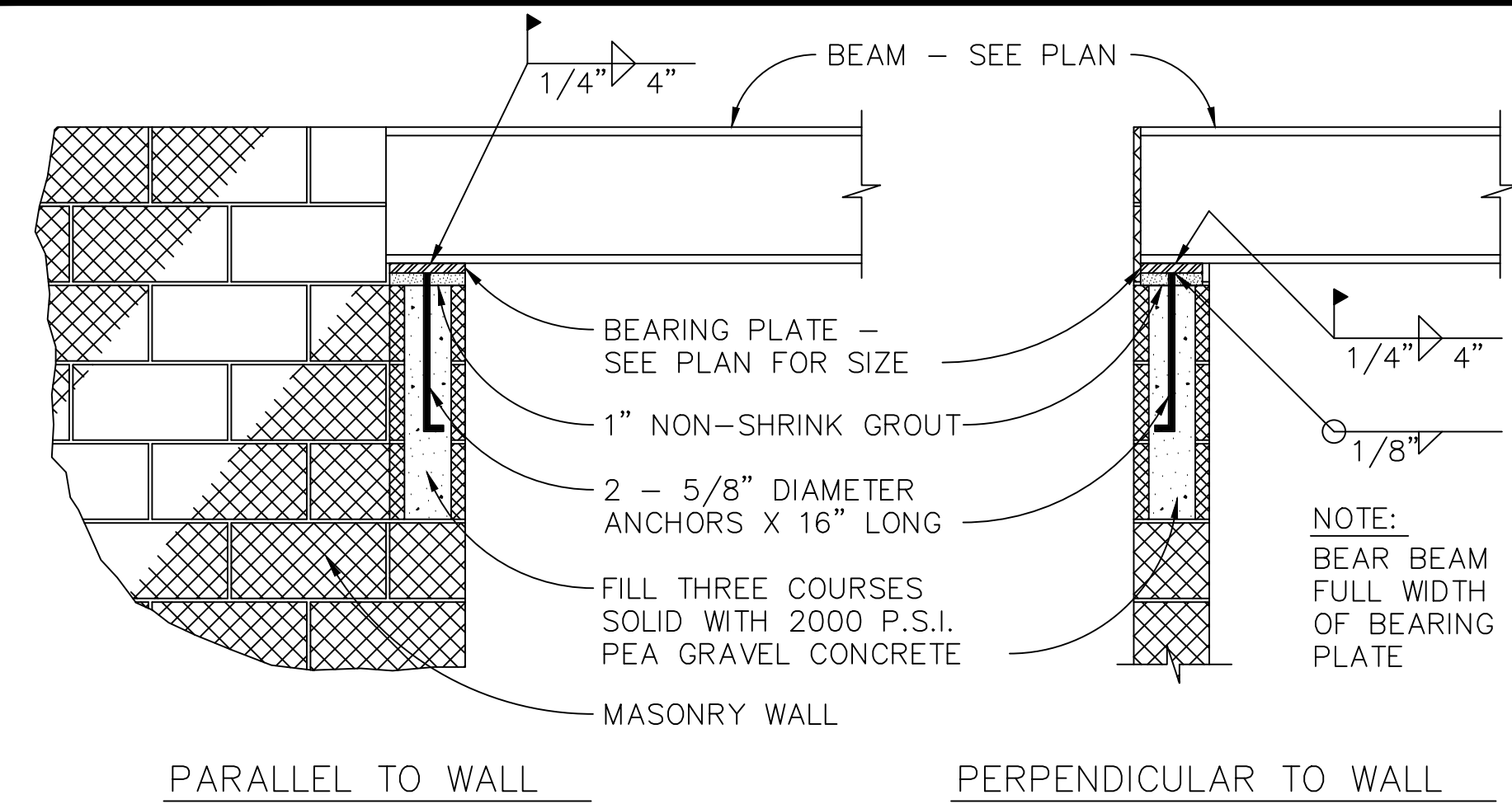
STRUCTURAL STEEL
DETAILS AND NOTES

Project Name and Address

LOUIS DRAGAS RESIDENCE

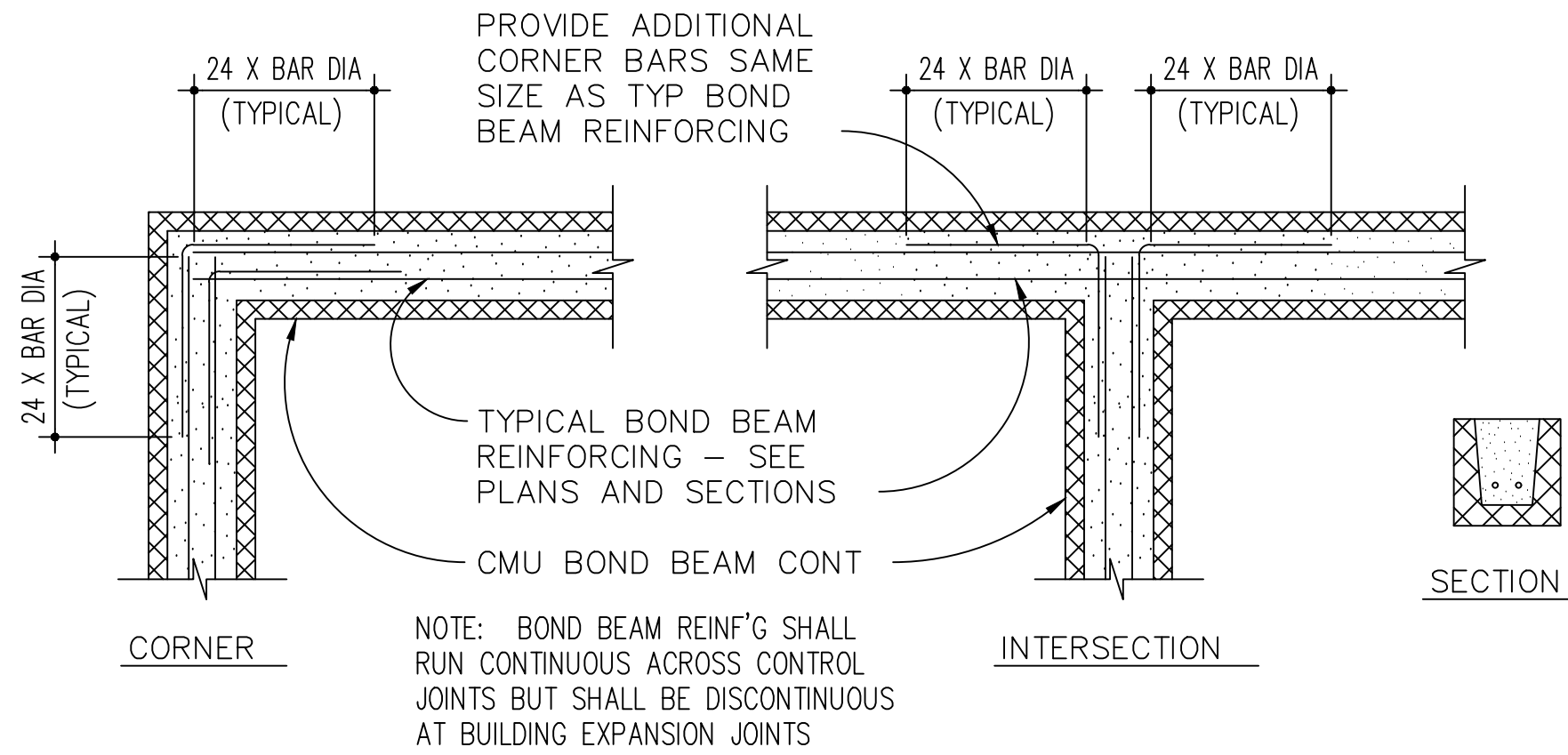
1510 S. BOWEN BLVD
VIRGINIA BEACH, VA 23461

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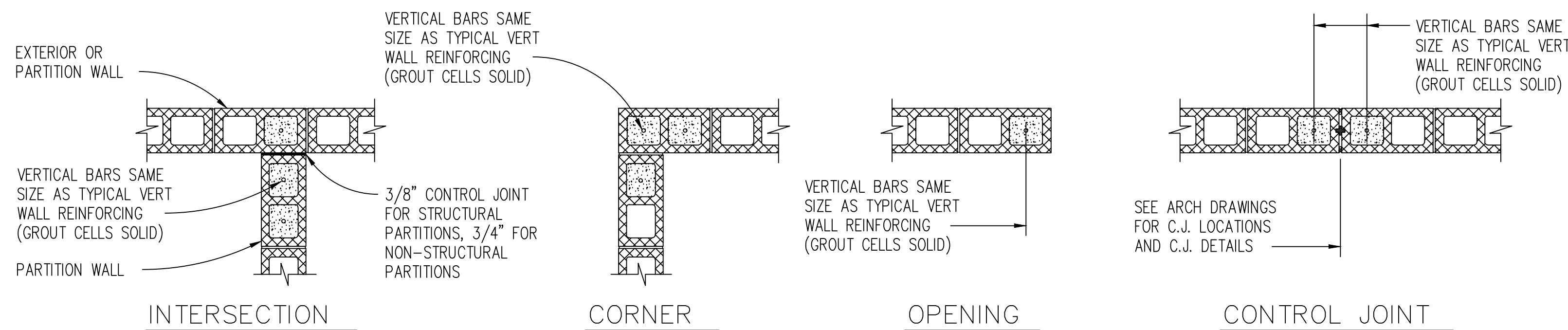
BEAM BEARING ON MASONRY DETAILS

NOT TO SCALE



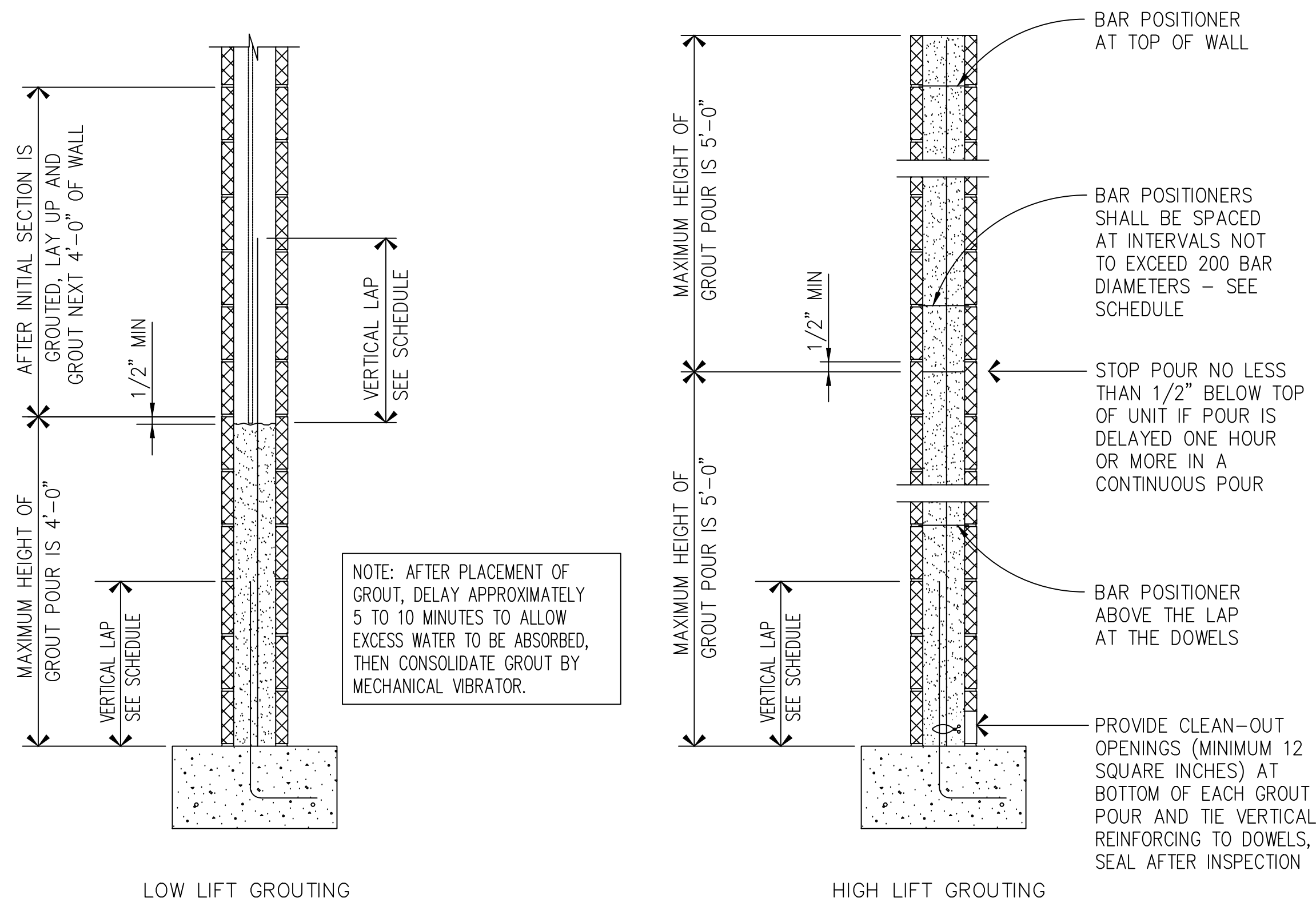
TYPICAL BOND BEAM REINFORCING DETAILS

NOT TO SCALE



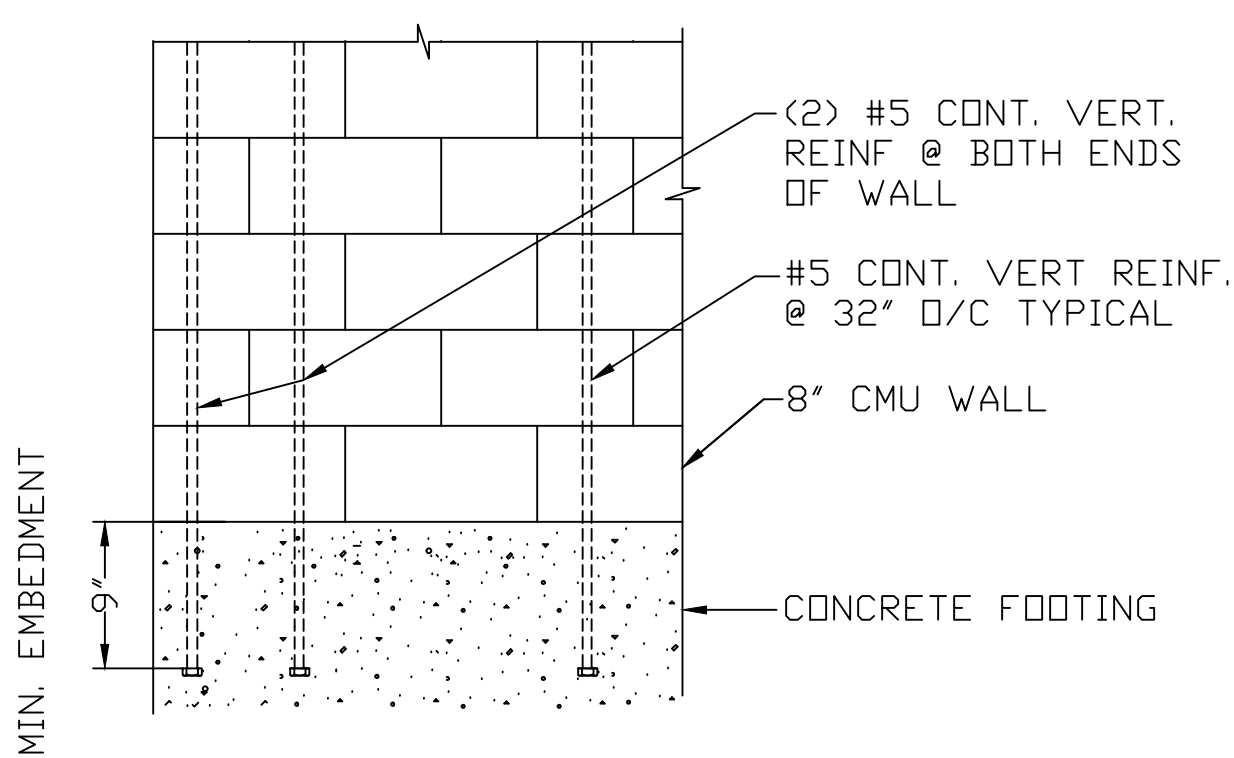
TYPICAL MASONRY VERTICAL WALL REINFORCING DETAILS

NOT TO SCALE



TYPICAL MASONRY REINFORCING AND GROUTING DETAILS

NOT TO SCALE



SHEARWALL DETAIL-BASEMENT

NOT TO SCALE

SW-M

REINFORCING SCHEDULE		
BAR SIZE	MINIMUM LAPS	BAR POSITIONER SPACING
#4 BARS	24" LAPS	8'-4" O/C MAX SPACING
#5 BARS	30" LAPS	10'-5" O/C MAX SPACING
#6 BARS	36" LAPS	12'-6" O/C MAX SPACING
#7 BARS	42" LAPS	14'-7" O/C MAX SPACING
#8 BARS	48" LAPS	16'-8" O/C MAX SPACING

BEARING PLATE SCHEDULE		
MARK	DESCRIPTION	REMARKS
BP-1	6" X 6" X 1/2" BRG PLATE	2 - 5/8" DIA X 16" ANCHORS

REINFORCED MASONRY NOTES

LOW LIFT GROUTING

1. ALL MASONRY AND GROUTING PROCEDURES SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE BUILDING CODE FOR MASONRY STRUCTURES, A.C.I. 530.

2. ALL BLOCK MASONRY WALLS SHALL BE LAID WITH TYPE 'S' HIGH STRENGTH MORTAR (1800 PSI) BOUGHT PRE-MIXED BY THE BAG OR MIXED TO THE FOLLOWING PROPORTIONS:

1 BAG MASONRY CEMENT
1/2 BAG PORTLAND CEMENT
4-1/2 CUBIC FEET OF SAND BY VOLUME

3. ALL HOLLOW CMU BLOCK MASONRY SHALL BE GRADE 'N' LOAD BEARING UNITS IN ACCORDANCE WITH ASTM C-90 SPECIFICATIONS (MINIMUM ULTIMATE NET CONCRETE STRENGTH = 2000 PSI).

4. ALL GROUT FOR VERTICAL REINFORCING AND BOND BEAMS SHALL BE 2,000 PSI CONCRETE, 8" - 10" SLUMP.

5. ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD (OR END) JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE WALL OR UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.

6. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 2 INCHES BY 3 INCHES. NO MORTAR PROJECTIONS INTO THE CELL MAY EXCEED 1/4".

7. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE PLACED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. ALL GROUT SHALL BE CONSOLIDATED APPROXIMATELY 5 TO 10 MINUTES AFTER POURING, BY VIBRATING AND BEFORE PLASTICITY IS LOST. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPER-MOST UNIT GROUTED. HORIZONTAL STEEL SHALL BE FULLY EMBEDDED BY GROUT IN AN UNINTERRUPTED POUR.

8. ALL HORIZONTAL JOINT REINFORCING SHALL BE LADDER TYPE. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND SPACING.

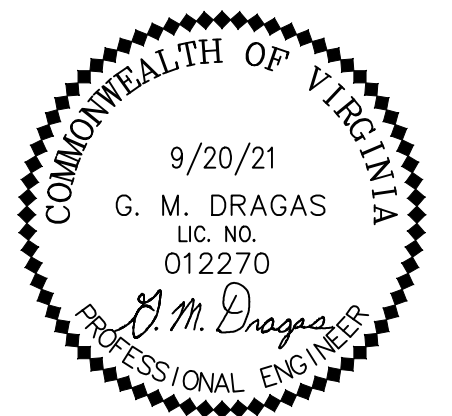
9. THE CONTRACTOR SHALL SUBMIT HIS COLD WEATHER MASONRY PROCEDURES FOR APPROVAL IF THE AMBIENT TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT.

10. ALL VERTICAL REINFORCING STEEL SHALL LAP 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON PLANS, SECTIONS OR DETAILS.

HIGH LIFT GROUTING

11. THE CONTRACTOR MAY ELECT TO USE HIGH LIFT GROUTING AS AN ALTERNATE. IF HIGH LIFT GROUTING IS USED, THE FOLLOWING ADDITIONAL CONDITIONS APPLY:

- THE CONTRACTOR SHALL SUBMIT HIS HIGH LIFT GROUTING PROCEDURE FOR APPROVAL PRIOR TO CONSTRUCTION.
- CLEANOUT OPENINGS, AT LEAST 12 SQUARE INCHES, SHALL BE PROVIDED AT THE BOTTOM OF ALL CELLS TO BE FILLED AT EACH POUR OF GROUT. THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 200 DIAMETERS OF THE REINFORCEMENT. THE REINFORCEMENT SHALL BE HELD IN PROPER LOCATION WITH PREFABRICATED BAR POSITIONERS. ONE SHALL BE PLACED IMMEDIATELY ABOVE THE LAP OF THE FOUNDATION DOWELS.
- GROUT IN MAXIMUM LIFTS OF FIVE FEET, CONSOLIDATE AT INITIAL PLACEMENT AND RECONSOLIDATE AFTER INITIAL WATER LOSS. A MECHANICAL VIBRATOR SHALL BE USED FOR ALL CONSOLIDATION. DELAY TWENTY-FIVE TO FORTY-FIVE MINUTES BETWEEN SUCCESSIVE LIFTS TO ALLOW EXCESS GROUT WATER TO BE ABSORBED. RECONSOLIDATE BEFORE EACH SUCCESSIVE LIFT WHILE GROUT IS STILL IN A PLASTIC STATE.



Firm Name and Address

Dragas Engineering, P.C.
2248 Sunstates Ct., Ste. 101
Virginia Beach, VA 23451
Tel: 757.496.3200
Fax: 757.496.3200

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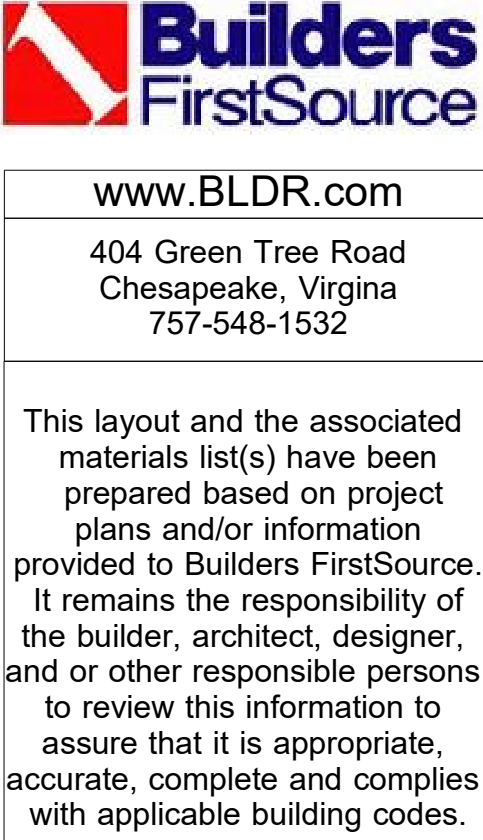
REINFORCED MASONRY DETAILS AND NOTES

Project Name and Address

GLYSTEEN RESIDENCE

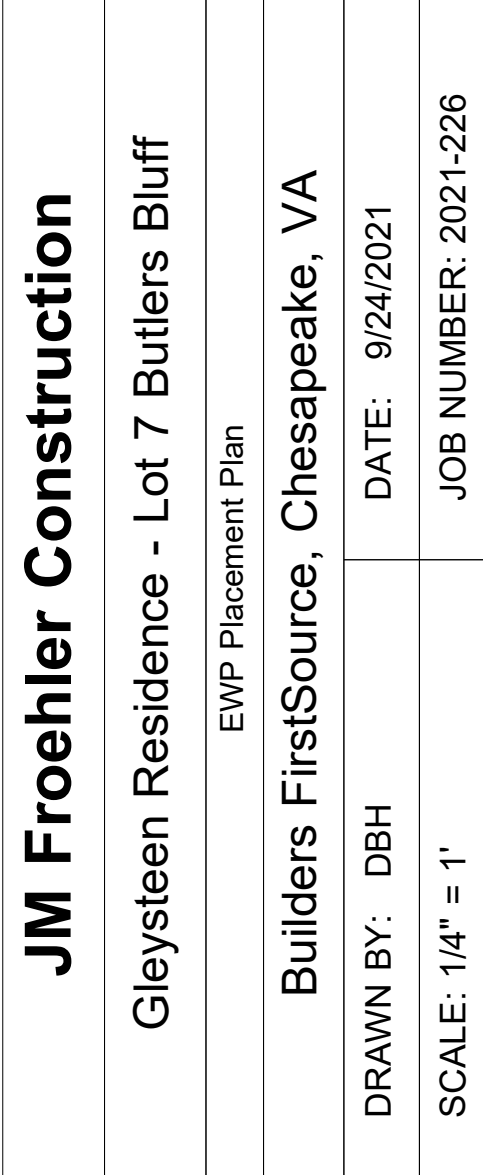
LOT 7, BUTLER'S BLUFF
CAPE CHARLES, VA 23310

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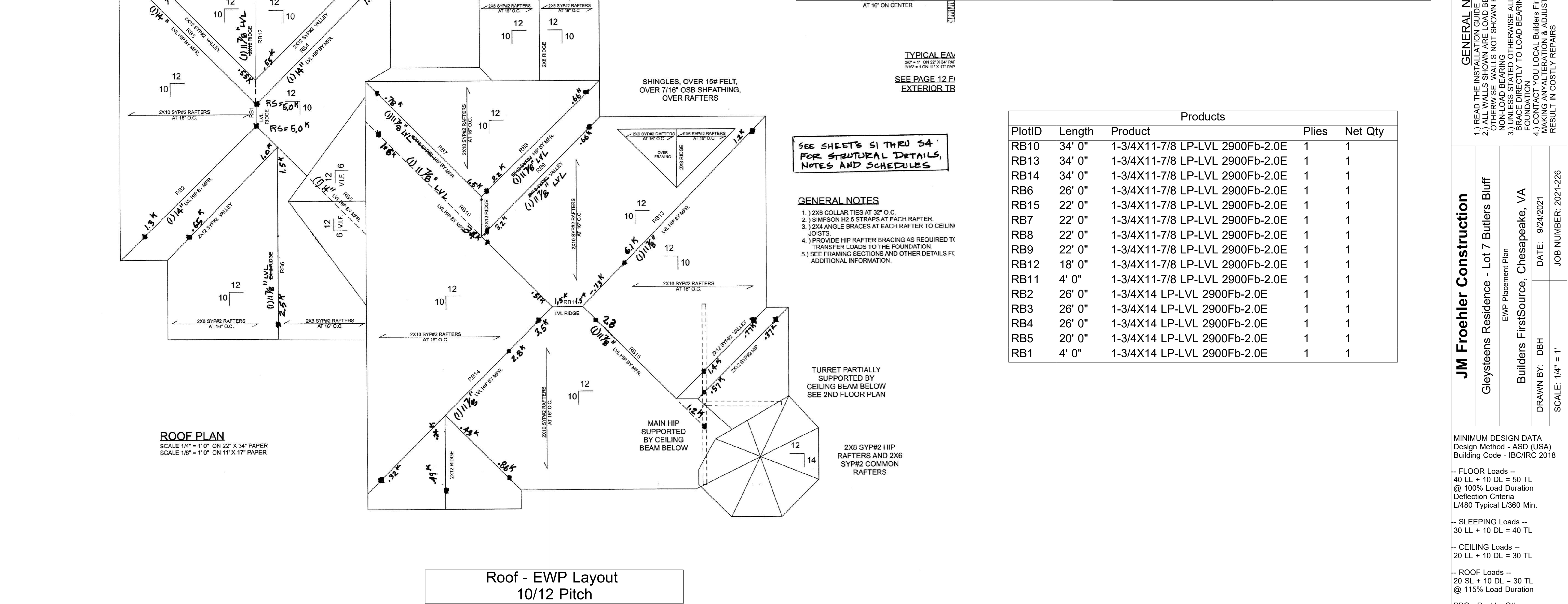
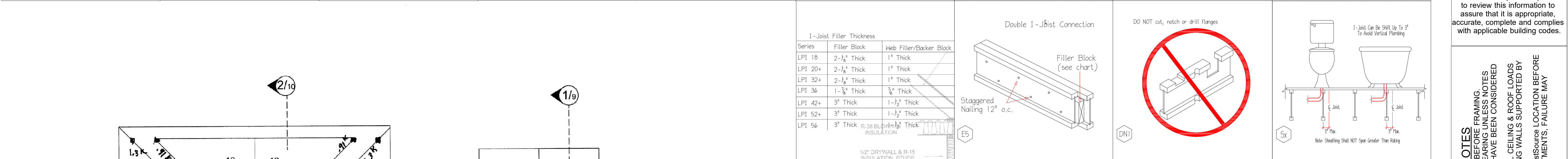
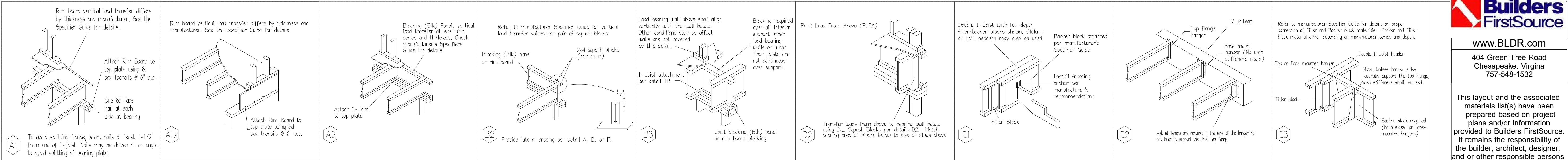


GENERAL NOTES

- 1.) READ THE INSTALLATION GUIDE BEFORE FRAMING.
- 2.) ALL WALLS SHOWN ARE LOAD BEARING UNLESS NOTES OTHERWISE. WALLS NOT SHOWN HAVE BEEN CONSIDERED NON-LOAD BEARING.
- 3.) UNLESS STATED OTHERWISE ALL CEILING & ROOF LOADS BRACE DIRECTLY TO LOAD BEARING WALLS SUPPORTED BY FOUNDATION.
- 4.) CONTACT YOUR LOCAL Builders FirstSource LOCATION BEFORE MAKING ANY ALTERATION & ADJUSTMENTS. FAILURE MAY RESULT IN COSTLY REPAIRS



Sheet 1 of 4



Roof - EWP Layout 10/12 Pitch

GENERAL NOTES

- 1.) READ THE INSTALLATION GUIDE BEFORE FRAMING.
- 2.) ALL WALLS SHOWN ARE LOAD BEARING UNLESS NOTED OTHERWISE. WALLS NOT SHOWN HAVE BEEN CONSIDERED NON-LOAD BEARING.
- 3.) UNLESS STATED OTHERWISE ALL CEILING & ROOF LOADS BRACE DIRECTLY TO LOAD BEARING WALLS SUPPORTED BY FOUNDATION.
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Products

PlotID	Length	Product	Plies	Net Qty
RB10	34' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB13	34' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB14	34' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB6	26' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB15	22' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB7	22' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB8	22' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB9	22' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB12	18' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB11	4' 0"	1-3/4X11-7/8 LP-LVL 2900Fb-2.0E	1	1
RB2	26' 0"	1-3/4X14 LP-LVL 2900Fb-2.0E	1	1
RB3	26' 0"	1-3/4X14 LP-LVL 2900Fb-2.0E	1	1
RB4	26' 0"	1-3/4X14 LP-LVL 2900Fb-2.0E	1	1
RB5	20' 0"	1-3/4X14 LP-LVL 2900Fb-2.0E	1	1
RB1	4' 0"	1-3/4X14 LP-LVL 2900Fb-2.0E	1	1

MINIMUM DESIGN DATA

Design Method - ASD (USA)

Building Code - IBC/IRC 2018

-- FLOOR Loads --

40 LL + 10 DL = 50 TL

@ 100% Load Duration

Deflection Criteria

L/480 Typical L/360 Min.

-- SLEEPING Loads --

30 LL + 10 DL = 40 TL

-- CEILING Loads --

20 LL + 10 DL = 30 TL

-- ROOF Loads --

20 SL + 10 DL = 30 TL

@ 115% Load Duration

PBO - Post by Others

GBO - Girder by Others

BK1 - I-Joist Blocking Panels

DBO - Dropped 2x Header

DB - Dropped LVL Beam

FB - Flush LVL Beam

CB - Ceiling LVL Beam

RB - Roof LVL Beam

Rim - Rimboard

H - Simpson Hanger

Sheet 4 of 4