DETACHED SINGLE FAMILY DWELLING

FOR

HANOFEE RESIDENCE

CAPE CHARLES, VA

GENERAL NOTES

01. GENERAL CONDITIONS

1. STAIRS: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE ADOPTED BUILDING CODE. STAIR INFORMATION - MAXIMUM STAIR RISER 8-1/4"; MINIMUM STAIR TREAD 9" WITH A 3/4" - 1-1/4" NOSING ON STAIRS WITH SOLID RISER. MINIMUM STAIR HEADROOM 6'-8" CLEAR MEASURED VERTICALLY FROM THE STAIR NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. MINIMUM CLEAR STAIR OPENING WIDTH SHALL NOT BE LESS THAN 36 INCHES. STAIRS WITH OPEN RISERS SHALL BE CONSTRUCTED TO PREVENT THE PASSAGE OF A SPHERE OF 4 INCHES OR MORE IN DIAMETER THROUGH THE RISER OPENINGS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES. THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.
2. HANDRAILS AND GUARDRAILS: HANDRAILS MUST HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ONE AT LEAST ON SIDE OF STAIRWAYS OF FOUR OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. ALL STAIRWAY HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AND OUTSIDE DIAMETER OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES MAX. OR APPROVED RAILS OF EQUIVALENT GRASPABILITY. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT AND SHALL BE INSTALLED AT ALL PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW.
3. WINDOW SUPPLIER IS TO CERTIFY THAT THE WINDOWS PROVIDED FOR BEDROOMS MEET THE GOVERNING BUILDING CODE EGRESS AND FALL PREVENTION REQUIREMENTS. IF LARGER WINDOWS ARE REQUIRED THAN THOSE SHOWN ON THE PLANS, THE SUPPLIER SHALL NOTIFY THE BUILDER AND THE BUILDER SHALL SUBSTITUTE THE LARGER WINDOWS FOR THOSE SHOWN ON THE PLANS. THE BUILDER SHALL CONFIRM WINDOW SIZES BY COMPLETING THE ROUGH FRAME OPENINGS BEFORE THE WINDOWS ARE ORDERED. GLAZING AT ALL WINDOWS, DOORS, FIXED GLASS PANELS, SIDELIGHTS, ETC. MUST MEET THE REQUIREMENTS OF THE GOVERNING CODE WITH SPECIAL ATTENTION PAID TO GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308.
4. ALL VENTED CRAWL OR ATTIC SPACES SHALL BE PROVIDED WITH VENTS TO ALLOW A FLOW OF AIR THROUGH THE SPACE. FREE VENT AREA IS TO BE AS FOLLOWS: CRAWL VENTS SHOULD EQUAL 1/150 OF GROUND AREA, ROOF VENTS 1/300 OF CEILING AREA WITH VENTS DISTRIBUTED PER THE GOVERNING BUILDING CODE. PROVIDE ACCESS OPENINGS TO CRAWL (18"X 24" MIN.) AND ATTIC (22" X 30" MIN. WITH 30" HEADROOM) OR SIZED FOR REMOVAL OF MECHANICAL EQUIPMENT IF LOCATED IN ATTIC PER IRC M1305.1.3.
5. WHERE DRAWINGS OR INFORMATION IS IN CONFLICT WITH OTHER DRAWINGS OR DETAILS, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER THAT A CLARIFICATION NOTICE CAN BE ISSUED.
6. ALL COMPONENTS AND CLADDING SHALL BE ATTACHED FOR WIND SPEED REQUIREMENTS NOTED ON THIS COVER SHEET OR PER THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS.

02. SITE WORK

1. PRESUMED SOIL BEARING CAPACITY IS NOTED ON THIS COVER SHEET. THE BUILDER IS RESPONSIBLE FOR VERIFYING THIS BEARING CAPACITY. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
2. THE BOTTOM OF ALL FOOTINGS SHALL BE BELOW THE FROST LINE AS DEFINED BY THIS COVER SHEET, THE DRAWINGS OR THE GOVERNING BUILDING OFFICIAL'S REQUIREMENTS AND/OR 12" MINIMUM.
3. FOR BASEMENT CONDITIONS, THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE TOP OF A BASEMENT FLOOR SLAB TO THE OUTSIDE FINISHED GRADE SHALL NOT EXCEED DISTANCES FOR THE WALL THICKNESS AS SHOWN IN IRC TABLES R-404.1.1 (1-4) OR R-404.1.2 (1-9) BASED ON WALL TYPE AND SOIL CLASS.
4. DO NOT BACKFILL UNTIL WALLS HAVE CURED AND THE BUILDING STRUCTURE ABOVE IS IN PLACE. BACKFILL SHALL BE CLEAN GRANULAR FILL, FREE OF ORGANIC MATERIAL, PLACED EQUALLY ON ALL SIDES, COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D 698.
5. FINISHED GRADE SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM SLOPE OF 6 INCHES PER FOR A MINIMUM DISTANCE OF 10 FEET FROM THE BUILDING PER IRC SECTION R401.3.
6. TERMITE TREATMENT - TREAT INTERIOR AND EXTERIOR EARTH AT PERIMETER WITH EPA APPROVED TERMICIDE. SPRAY TERRA-CARE OR EQ. TERMICIDE & MOLD TREATMENT ON STUDS 3 FEET ABOVE SLABS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE TERMITE SHIELDS WHERE SHOWN ON PLANS.

03. CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI IF NOT EXPOSED TO WEATHER. EXTERIOR SLABS TO BE 3,000 PSI, MIN. 5% & MAX. 7% AIR ENTRAINED CONCRETE.
2. CONCRETE PLACEMENT SHALL COMPLY WITH RECOMMENDATIONS OF ACI 332.
3. CONCRETE SLABS SHALL HAVE POLYPROPYLENE FIBER ADDITIVE (1.5 LB/CY) OR WWF REINFORCEMENT 6 X 6, W1.4 X W1.4 PER ASTM A 185 LOCATED MIDWAY THROUGH THE SLAB THICKNESS. ALL SLABS ARE TO BEAR ON COMPACTED FILL TESTED FOR 95% MAXIMUM DRY DENSITY PER ASTM D698.
4. REINFORCING STEEL WHERE SHOWN ON PLANS SHALL CONFORM TO ASTM A615, GRADE 60 MIN., DEFORMED.
5. PROVIDE A 6 MIL POLYETHELENE MOISTURE VAPOR BARRIER MEMBRANE UNDER INTERIOR AND GARAGE CONCRETE SLABS AND FOOTINGS WHERE INDICATED ON THE DRAWINGS. LAP SHEETS 6" MIN. AT JOINTS.
6. CONCRETE SLABS SHALL SLOPE AT A MINIMUM SLOPE OF 1/8" PER FOOT TO DRAIN WATER AWAY FROM EXTERIOR WALLS.

04. MASONRY

1. CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, GRADE N, NORMAL WEIGHT UNITS.
2. MORTAR TO BE TYPE 'M' WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING EVERY OTHER COURSE. MORTAR TO MEET ASTM C270 STANDARDS.
3. GROUT SHALL MEET THE REQUIREMENTS OF ASTM C476 WITH A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI. GROUT ALL CELLS RECEIVING ANCHORS AND THE TOP COURSE OF ALL BEARING WALLS.
4. FACE BRICK SHALL BE STANDARD SIZE AND COMPLY WITH ASTM C216, RUNNING BOND WITH TOOLED JOINT APPLICATION. SECURE BRICK VENEER TO WALL STUDS WITH 22 GA. GALV. METAL TIES ATTACHED TO STUDS WITH 8d NAILS SPACING AS SHOWN ON PLANS.
5. APPLY A BITUMINOUS WATERPROOF MEMBRANE TO THE EXTERIOR OF ALL BASEMENT WALLS TO BE BELOW GRADE AFTER BACKFILLING.
6. MANUFACTURED STONE WHERE SHOWN ON PLANS, SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS AND THE MASONRY VENEER MANUFACTURERS ASSOCIATION (MVMA) "INSTALLATION GUIDE AND DETAILING OPTIONS FOR COMPLIANCE WITH ASTM C1780.

05. STRUCTURAL STEEL

1. STEEL BEAMS AND PLATES SHALL CONFORM WITH ASTM A36. STEEL COLUMNS SHALL CONFORM TO ASTM A53.
2. ALL STRUCTURAL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT AISC SPECIFICATIONS AND "STEEL CONSTRUCTION MANUAL." ALL PIPE COLUMNS SHALL BE STANDARD WEIGHT STEEL COLUMNS IN ACCORDANCE WITH ASTM A501 AND FINISHED WITH CORROSION RESISTANT COATING PER ASTM B117. STEEL COLUMNS AT BASEMENT LOCATIONS SHALL PENETRATE THE BASEMENT SLAB DOWN TO THE TOP OF THE COLUMN FOOTING BELOW SLAB.

06. WOOD

1. FRAMING LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OR EVALUATION STAMP WHICH PROVIDES THE FOLLOWING MINIMUM DESIGN VALUES:

MEMBER	GRADE	VALUES
FRAMING LUMBER	HEM/SYP/SPF #2 OR BETTER	Fb = 875 PSI
PRESSURE TREATED LUMBER	SYP #2 OR BETTER	Fb = 975 PSI
PLATES	HEM/SYP/SPF #3	Fc = 425 PSI
BLOCKING	STANDARD	Fb = 275 PSI

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN WOOD COUNCIL (AWC), "WOOD FRAME CONSTRUCTION MANUAL" (WFCM) AND SHALL COMPLY WITH IRC R301.1 TO SUPPORT AND TRANSFER ALL LOADS SAFELY TO THE FOUNDATION.
3. THE DESIGN LOADS FOR PREFABRICATED WOOD TRUSSES ARE PER THESE SPECS., THE GOVERNING BUILDING CODE AND CURRENT EDITIONS OF TPI -1AND NDS. THE TRUSS MANUF. SHALL PROVIDE SHOP DRAWINGS, SEALED BY A STATE-LICENSED DESIGN PROFESSIONAL, FOR APPROVAL PRIOR TO FABRICATION. INSTALL TRUSSES AND ENGINEERED LUMBER IN STRICT ACCORDANCE WITH THE SHOP DRAWINGS AND WTCA-B1 AND WTCA-B2. ALL POINT LOADS, PARTIAL UNIFORM LOADS OR COMBINATIONS THEREOF SHALL BE DETERMINED BY THE TRUSS MANUFACTURER AND ACCOUNTED FOR IN THE DESIGN OF THE ROOF AND/OR FLOOR SYSTEM.
4. PREFABRICATED WOOD-I-JOISTS SHALL BE RATED PER ASTM D5055 AND INSTALLED PER SHOP DRAWINGS AND DETAILS PROVIDED BY THE MANUFACTUER.
5. HANGERS, ANCHORS AND FASTENERS, WHEN CALLED FOR IN SHOP DRAWINGS OR THESE DRAWINGS, SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL HANGERS, FRAMING ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR GALVANIZED PER G185 RATING 'Z-MAX' COATING BY SIMPSON OR 'TRIPLE ZINC' BY USP.
6. BEAMS AND HEADERS ARE TO BEAR ON JACK STUDS AS NOTED ON THE PLANS, SHOP DRAWINGS, OR PER CODE. PROVIDE SOLID BLOCKING BELOW ALL JACK STUDS FORMING A CONTINUOUS BEARING LINE TO THE FOUNDATION.
7. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FIELD TREAT SAWED, DRILLED OR NOTCHED TREATED LUMBER PER AWPA M4-15.
8. PROVIDE STRUCTURAL SHEATHING WHERE NOTED ON PLANS. ALL WOOD SHEATHING SHALL BE APA RATED FOR INTENDED USE AND SUPPORT SPANS. INSTALL ROOF SHEATHING WITH "H" CLIPS BETWEEN TRUSSES.
9. INSTALL FIREBLOCKING PER R302.11 TO CUT OFF DRAFT OPENINGS AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STORIES, AND BETWEEN THE TOP STORY AND ROOF.
10. STUDS FOR EXTERIOR WALLS SHALL BE SIZED PER THE INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3.1
11. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE IRC R602.6..

07. THERMAL AND MOISTURE PROTECTION

1. INSTALL INSULATION MATERIALS TO MEET THE 'R' VALUES AS SHOWN ON THE DRAWINGS. FIT INSULATION TIGHT INTO SPACES AND LEAVE NO GAPS OR VOIDS. PROVIDE RIGID INSULATION WHERE SHOWN ON PLANS. AT INTERIOR WALLS SEAL ALL JOINTS, SEAMS AND PENETRATIONS TO PREVENT AIR LEAKAGE PER N1102.4.
2. INSTALL FIBERGLASS/ASPHALT ROOF SHINGLES IN ACCORDANCE WITH MANUF. INSTRUCTIONS AND ASPHALT ROOFING MANUFACTURERS ASSOC. "ASPHALT ROOFING RESIDENTIAL MANUAL." SHINGLES ARE TO BE CERTIFIED MIN. CLASS C FIRE RESISTANCE PER ASTM E108 OR UL 790 AND WIND RESISTANCE CLASS PER ASTM D3161 OR D7158 FOR WIND SPEED. INSTALL UNDERLAYMENT PER ROOF SLOPE AND IRC R905.2.2 AND CONFORMING TO ASTM D226.
3. INSTALL FLASHING, SHEET METAL, GUTTERS AND DOWNSPOUTS PER PLANS AND PER "ASPHALT ROOFING RESIDENTIAL MANUAL" AND "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA. INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS AND ELSEWHERE WHERE REQUIRED.
4. INSTALL A WEATHER-RESISTANT BARRIER ON ALL WALLS. HOUSEWRAPS SHOULD MEET ASTM D5034 FOR DURABILITY, D779 FOR WATER RESISTANCE, E96 FOR PERMEABILITY AND E2178 FOR AIR TIGHTNESS AND BE INSTALLED PER MANUF. INSTALLATION INSTRUCTIONS. PRE-WEATHERIZED SHEATHING SHALL BE TAPED AND SECURED PER MANUF. INSTALLATION INSTRUCTIONS.
5. INSTALL SIDING AND ACCESSORY COMPONENTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WIND PRESSURE RESISTANCE TO BE DETERMINED BY ASTM E330.

08. DOORS, WINDOWS AND GLASS

1. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
2. ALL ALUMINUM AND/OR VINYL (PVC) AND/OR WOOD WINDOWS AND DOORS SHALL CONFORM TO CLASS R WITH DP PERFORMANCE GRADE AS NOTED ON THE COVER SHEET, TESTED PER AAMA/WDMA/CSA 101/I.S.2/A440-17 FOR THE APPLICABLE WINDOW AND DOOR TYPES SHOWN ON THE DRAWINGS. INSTALL TEMPERED GLASS AND WINDOWS WHERE NOTED ON PLANS OR AS REQUIRED BY CODE. ENERGY PERFORMANCE RATINGS FOR U VALUES AND SHGC SHALL BE AS NOTED ON THE COVER SHEET AND TESTED PER NFRC 100 AND NFRC 200 RESPECTIVELY.
3. INSTALLATION AND FLASHING OF WINDOWS AND DOORS TO BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS AND ASTM E2112.
4. INSECT SCREENS TO BE IN ACCORDANCE WITH ANSI/SMA 1004, ANSI/SMA 2006, OR ANSI/SMA 3001.
5. PROVIDE AND INSTALL HARDWARE PER BUILDER'S SCHEDULE.
6. GARAGE DOORS SHALL BE CERTIFIED IN ACCORDANCE WITH ASTM/DASMA 108 FOR THE APPLICABLE WIND PRESSURES AS NOTED ON THE COVER SHEET. GARAGE DOORS TO HAVE A PERMANENT LABEL FROM MANUFACTURER WITH WIND PRESSURE RATINGS AND REPLACEMENT INFORMATION.

09. FINISHES

1. GYPSUM WALL BOARD, GYPSUM SHEATHING MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH IRC R702.3 AND WITH GA-253 "APPLICATION OF GYPSUM SHEATHING" PUBLISHED BY THE GYPSUM ASSOCIATION.
2. INSTALL FLOOR COVERINGS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE PER MANUF. INSTALLATION INSTRUCTIONS.

10. SPECIALTIES

1. PROVIDE KITCHEN AND BATH CABINETS FIXTURES AND APPLIANCES, FIREPLACE, HARDWARE AND MISC. ITEMS PER BUILDER'S SCHEDULE. INSTALLATIONS TO BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. PRE-FAB FIREPLACES TO BE UL LISTED AND COMPLY WITH UL 127.

11-14. N/A

15. MECHANICAL

1. INSTALL VENTILATORS AND HEATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON PLANS OR PER OWNER'S SCHEDULE. SIZE ALL EQUIPMENT PER ACCA MANUAL S AND J AND INSTALL FOR FUTURE ACCESS SERVICE AND REMOVAL. PROVIDE COMBUSTION AIR WHEN REQUIRED PER M1701. ALL DUCTWORK AND PIPING LOCATED IN UNCONDITIONED SPACES SHALL BE INSULATED AND SEALED PER CODE. INSTALL DRYER DUCT TO OUTSIDE WITH SMOOTH METAL DUCTING WITHOUT SCREWS AND WITH MINIMUM BENDS, MAXIMUM DUCT LENGTH PER IRC M1502.
2. VENTING: ALL DRYERS, BATH EXHAUSTS MUST BE VENTED DIRECT TO THE EXTERIOR OF THE STRUCTURE WITH A BACKDRAFT DAMPER IN ACCORDANCE WITH THE CURRENT CODE.
3. PROVIDE A PROGRAMABLE THERMOSTAT, MANUALS FOR MECHANICAL AND WATER HEATING EQUIPMENT, ENERGY EFFICENCY CERTIFICATE AND ALL OTHER REQUIREMENTS OF THE CURRENT ENERGY CODE.

16. ELECTRICAL

1. TERMINAL HOOK UP IS REQUIRED FOR ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS. LOCATION OF OUTLETS AND EQUIPMENT ON PLANS IS APPROXIMATE, EXACT ROUTING OF WIRING AND OUTLETS SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.
2. ALL ELECTRICAL BREAKERS AND CONTROLS SHALL BE PROPERLY LABELED. INSTALL GFCI PROTECTED AND AFCI OUTLETS WHERE SHOWN ON PLANS OR AS REQUIRED BY CODE. MATERIAL AND EQUIPMENT SHALL BEAR A UL LABEL. LIGHT FIXTURES MUST MEET CLEARANCES STATED IN THE NEC. INSTALL LIGHT SWITCHES AT 3' 6" A.F.F. AND OUTLETS 12" A.F.F. TO CENTERLINE U.N.O.
3. INSTALL ELECTRIC SMOKE DETECTORS, CARBON MONOXIDE/ALARMS WHERE SHOWN ON PLANS. ALL DETECTORS MUST BE INTER-CONNECTED AND INCORPORATE A BATTERY BACK-UP. INSTALL PER NFPA 72 AND UL 217 REQUIREMENTS. CO ALARMS TO COMPLY WITH NFPA 720 AND UL 2075. COMBINATION SMOKE/CO ALARMS MUST BE LISTED PER UL 2034.
4. PROVIDE HIGH EFFICACY LAMPS IN PERMANENT FIXTURES PER CURRENT ENERGY CODE.

17. PLUMBING

1. INSTALL PLUMBING FIXTURES, SUPPLY AND WASTE LINES PER GOVERNING CODE. ALL NOTCHES AND CUTS IN FRAMING SHALL NOT EXCEED MAX. DIMENSIONS AS DEFINED IN THE BUILDING CODE. PROTECT PLUMBING LINES AND REINFORCE STUD WALL NOTCHES WITH 16 GA. METAL PLATES.

CONTENTS

AREA SCHEDULE

FIRST FLOOR HEATED	1,598 SF
SECOND FLOOR HEATED	1,272 SF
TOTAL HEATED AREA	2,870 SF
GARAGE	452 SF
COVERED FRONT PORCH	135 SF
COVERED REAR DECK	204 SF
TOTAL COVERED AREA	3,661 SF

BUILDING CODE SUMMARY

Location: Cape Charles, VA
Proposed Use: Detached Single Family Dwelling
Owner: Terry Industries Inc.
Contact ~~Person~~: Laura Zito Telephone #: (757) 636-8880 E-mail: Laura@TI-Homes.com

DESIGNER OF RECORD:

Designer	Name	License #	Telephone #:	E-mail:
Architect	James W. Wentling	VA-Arch. # 006412	(215) 568-2551	JamesWentling @wentlinghouseplans.com

BUILDING DATA:

Year Edition of Code: 2018 Virginia Residential Code (VRC)
2018 International Residential Code for One- and Two- Family Dwellings (IRC)

DESIGN LIVE LOADS:

Roof Live Load: 20 PSF
Floor Live Load: 40 PSF
Attic With Fixed Stair: 30 PSF
Attic With Limited Storage: 20 PSF
Attic Without Storage: 10 PSF

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load: 10 PSF
Design Wind Speed: 120 MPH
Seismic Design Category: A
Weathering: Moderate
Frost Line: 12"
Termite Decay: Moderate to Heavy
Weathering Decay: Moderate to Severe
Winter Design Temp.: 20 Degrees
Climate Zone: 4A
Exposure: B
Risk Category: II
Design Pressure Ratings:
Walls, Windows & Doors: 30 PSF
Roofing Components: 45 PSF

ENERGY EFFICIENCY:

Minimum Insulation and Fenestration Requirements:

Ceiling: R-49
Walls: R-15
Floors: R-19
Slab: R-10 - 2 Feet
Glazing 'U' Value: 0.32 Max.
Glazing SHGC: 0.40 Max.

SOIL BEARING CAPACITIES:

Presumptive Bearing Capacity: 1,500 PSF

ABBREVIATIONS

TEXT	DESCRIPTION	TEXT	DESCRIPTION
A.F.F.	ABOVE FINISHED FLOOR	LVP	LUXURY VINYL PLANK FLOORING
ALUM.	ALUMINUM	MAX.	MAXIMUM
BRG.	BEARING	MIN.	MINIMUM
C	CARPET	O.C.	ON CENTER
CLG.	CEILING	OPT.	OPTIONAL
C.J.	CEILING JOISTS	OSB	ORIENTED STRAND BOARD
CONC.	CONCRETE	P.T.	PRESSURE TREATED
COND.	CONDITION	R.	RISERS
DBL. JST.	DOUBLE JOIST	REF.	REFIGERATOR
DIA.	DIAMETER	REQ.	REQUIRED
DWG.	DRAWING	R & S	ROD AND SHELF
E. M.	ELECTRIC METER	R.R.	ROOF RAFTERS
ENG.	ENGINEERED	R.T.	ROOF TRUSSES
E.P.	ELECTRICAL PANEL	S.C.	SOLID CORE - 1-3/4" THICK OR 20 MIN. RATED DOOR
EQ.	EQUAL	S.S.	SELECT STRUCTURAL
EXT.	EXTERIOR	SHOW.	SHOWER
FOUND.	FOUNDATION	S.L.	SIDE LITE
FTG.	FOOTING	SPEC.	SPECIFICATIONS
H.P.D.	HINGED PATIO DOOR	T.	TREADS
H.	HIGH	TEMP.	TEMPERED
HB	HOSE BIBB	T.O.F.	TOP OF FOUNDATION
INCL.	INCLUDED	TYP.	TYPICAL
INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
J.M.	JOIST MANUFACTURER	V	VINYL
J.S.	JACK STUDS	W/	WITH

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110

(215) 568-2551
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wentlinghouseplans.com

ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 006412
ARCHITECT
4/1/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	REDLINES REV.
DN	02-29-24	SHOP DWGS. REV./ ARC COMMENTS
JW	04-01-24	SHOP DWGS. REV.

PROJECT NO.	144-14
DATE	01-25-24
SCALE	NO SCALE
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE

HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

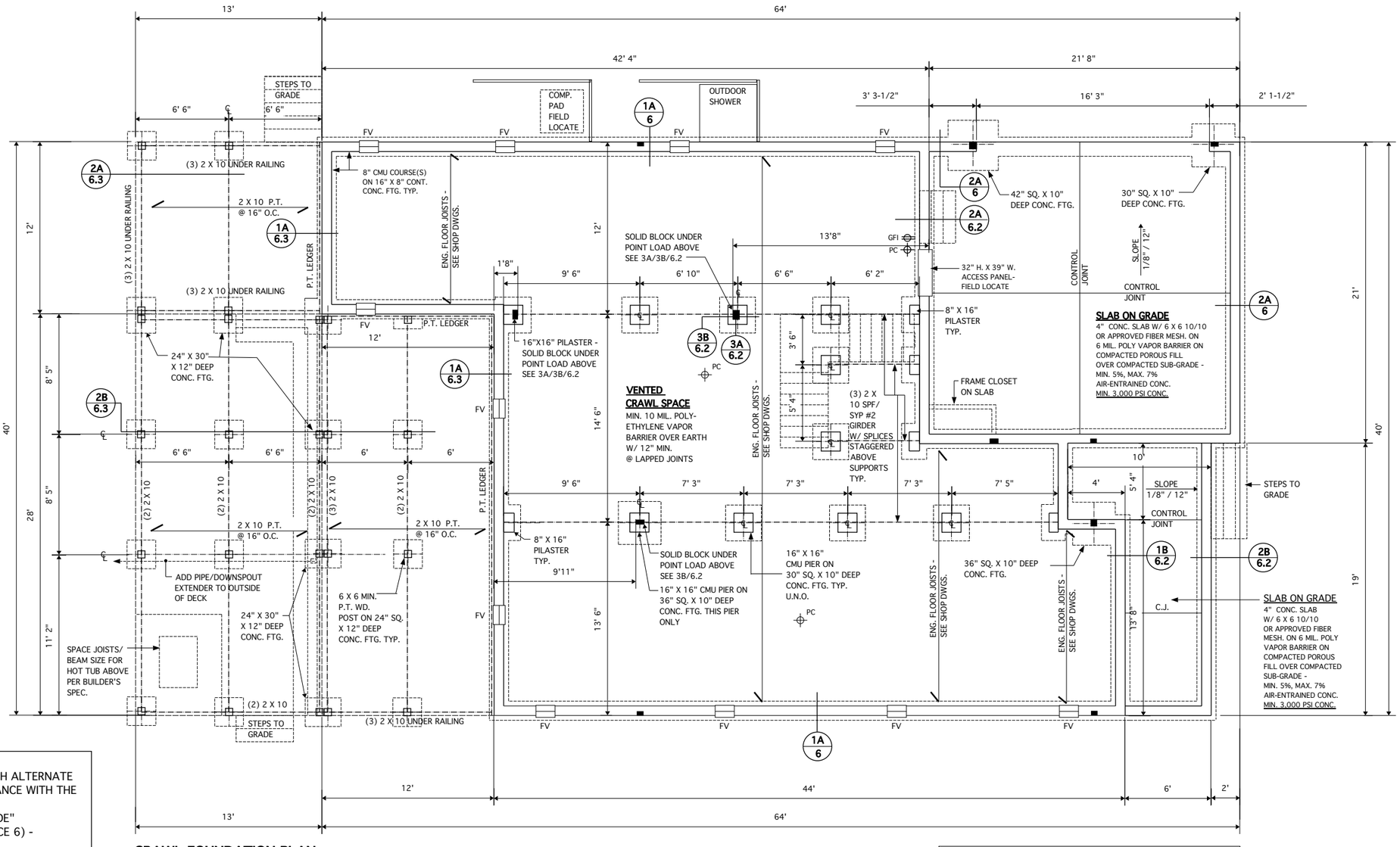
CLIENT

TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE

GENERAL INFORMATION

SHEET **1**



NOTE:
DECK MAY BE CONSTRUCTED WITH ALTERNATE METHODS THAT ARE IN ACCORDANCE WITH THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" DCA 6 (DESIGN CODE ACCEPTANCE 6) - 2015 VERSION.

CRAWL FOUNDATION PLAN

SCALE 1/4" = 1'-0"

MAXIMUM UNSUPPORTED PIER HEIGHT		
SIZE	HOLLOW MASONRY	SOLID MASONRY
16" X 16"	UP TO 64"	UP TO 12'-0"
24" X 24"	UP TO 96"	N/A

DUPLEX RECEPTACLE OUTLET

INCANDESCENT LIGHT FIXTURE

AREA OF CRAWL SPACE VENTILATION REQUIRED
SQ. FT. / 150 = 1,478 SF / 1,500 = 0.99 SQ. FT.
TOTAL VENT REQ'D = 2.04 SQ. FT. / .75 SF. EA. = 2Y VENTS @ 8" X 16"

JAMES WENTLING/ ARCHITECT

LAND TITLE BUILDING
100 SOUTH BROAD STREET
SUITE 1524
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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	MINOR UPDATES
DN	02-29-24	SHOP DWGS. REV.

PROJECT NO.	144-14
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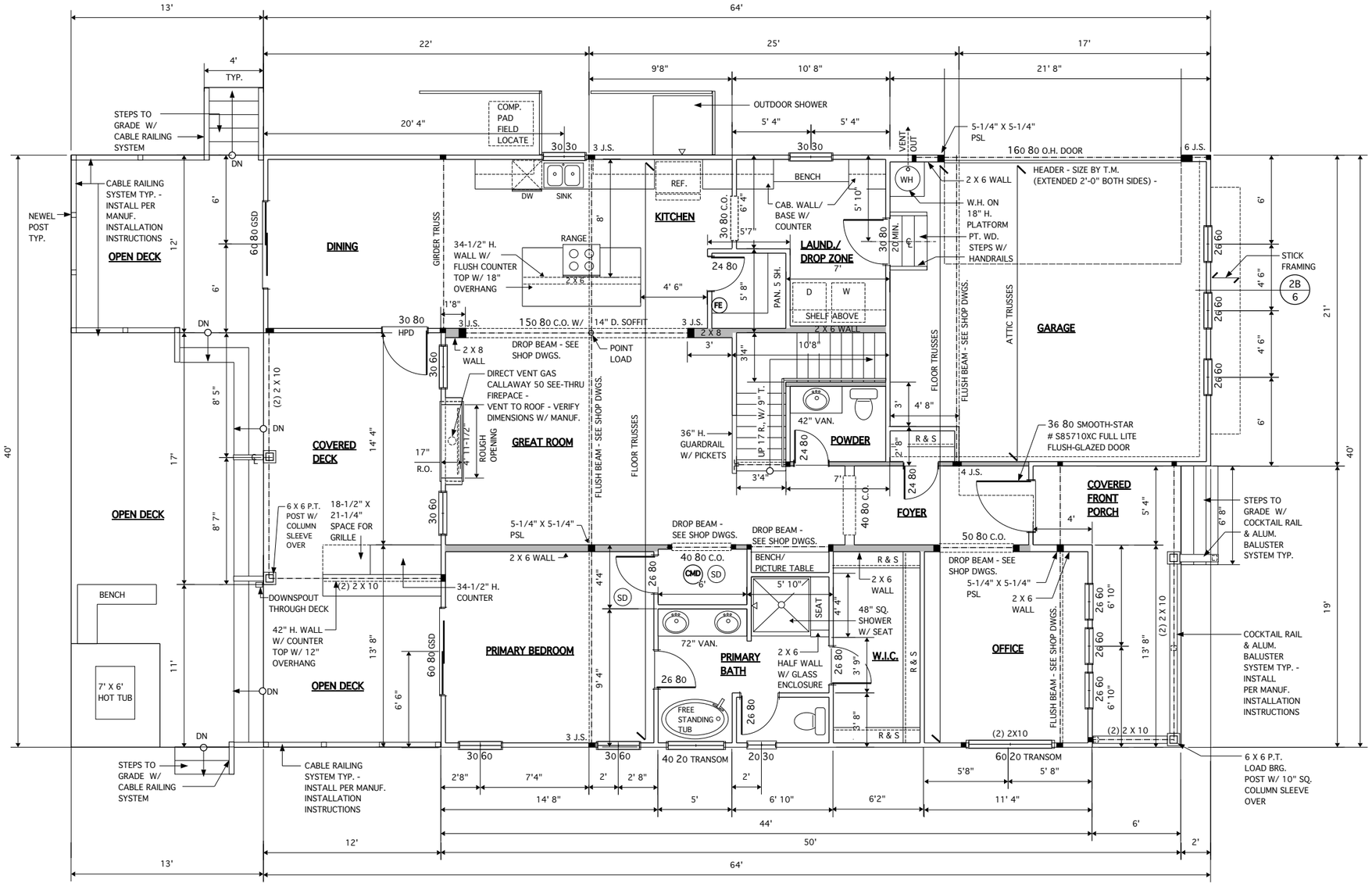
DRAWING TITLE

CRAWL FOUNDATION PLAN

SHEET

2



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0" - 10'-0"CLG.
NOTE: SEE ROOF PLAN ON SHEET 4 FOR ROOF TRUSS LAYOUT

NOTES:

ALL DIMENSIONS ARE TO THE ROUGH OPENING OR CENTER LINE.

ALL INT. WALLS ARE 3-1/2" U.N.O.

ALL EXT. WALLS ARE 4" INCL. SHEATHING. INSET SILL PLATE SO SHEATHING WILL BE FLUSH W/ FOUND. WALL.

PROVIDE 1 JACK STUD @ ALL OPENINGS UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO HAVE CONTINUOUS STRUCTURAL PANEL SHEATHING.

ENG. JOIST/TRUSS MANUF. TO VERIFY BEAM SIZES & SPEC. AND PROVIDE SHOP DRAWINGS.

SEE SHOP DWGS. FOR REQUIRED BEARING LENGTHS AND FRAMING POCKET GUIDE.

AT EXTERIOR & INTERIOR BEARING WALLS : SECOND FLOOR HEADERS TO BE (2) 2 X 6 U.N.O. FIRST FLOOR HEADERS TO BE (2) 2 X 8 U.N.O

LEGEND

- BRICK VENEER
- BRICK WAINSCOT VENEER
- INTERIOR LOAD BEARING WALL
- ■ DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE
- (FE) FIRE EXTINGUISHER SHALL HAVE RATING OF 2-A:10-B:C OR EQUAL.
- (SD) SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
- (CMD) CARBON MONOXIDE DETECTOR - HARDWIRED/PLUG-IN/ BATTERY TYPE OR HOUSEHOLD CARBON MONOXIDE DETECTOR SYSTEM

JAMES WENTLING/ ARCHITECT

LAND TITLE BUILDING
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110

(215) 568-2551
email -information@
wentlinghouseplans.com

ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
4/1/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	REDLINES REV.
DN	02-29-24	SHOP DWGS. REV./ ARC COMMENTS
JW	04-01-24	SHOP DWGS. REV.

PROJECT NO.	144-14
DATE	01-25-24
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE

HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT

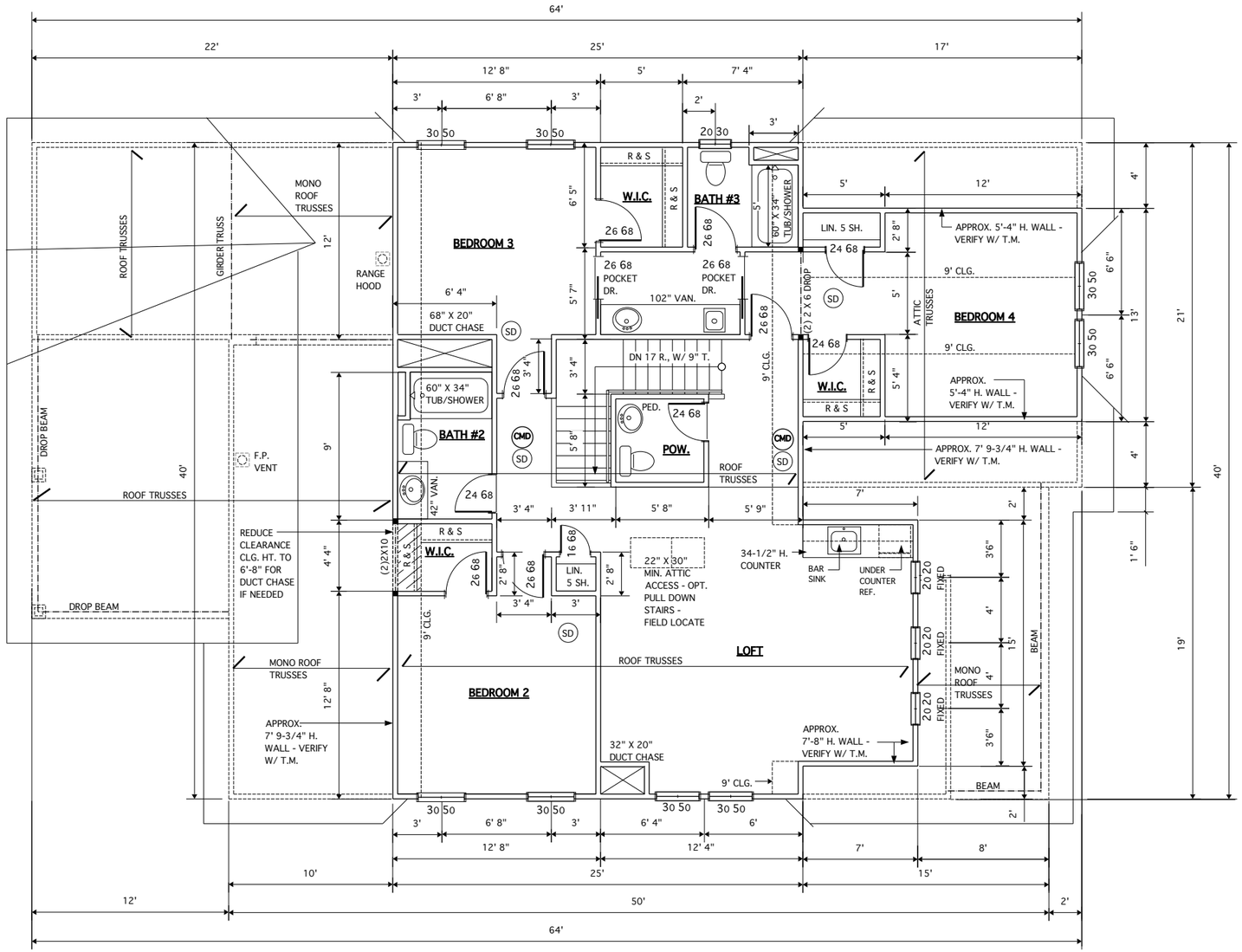
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE

FIRST FLOOR PLAN

SHEET

3



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0" - 9'-0"CLG.

NOTE: SEE ROOF PLAN ON SHEET 4 FOR ROOF TRUSS LAYOUT

NOTES:

ALL DIMENSIONS ARE TO THE ROUGH OPENING OR CENTER LINE.

ALL INT. WALLS ARE 3-1/2' U.N.O.

ALL EXT. WALLS ARE 4" INCL. SHEATHING. INSET SILL PLATE SO SHEATHING WILL BE FLUSH W/ FOUND. WALL.

PROVIDE 1 JACK STUD @ ALL OPENINGS UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS TO HAVE CONTINUOUS STRUCTURAL PANEL SHEATHING.

ENG. JOIST/TRUSS MANUF. TO VERIFY BEAM SIZES & SPEC. AND PROVIDE SHOP DRAWINGS.

SEE SHOP DWGS. FOR REQUIRED BEARING LENGTHS AND FRAMING POCKET GUIDE.

AT EXTERIOR & INTERIOR BEARING WALLS ; SECOND FLOOR HEADERS TO BE (2) 2 X 6 U.N.O. FIRST FLOOR HEADERS TO BE (2) 2 X 8 U.N.O

LEGEND

- BRICK VENEER
- BRICK WAINSCOT VENEER
- INTERIOR LOAD BEARING WALL
- ■ DENOTES 2 JACK STUDS UNLESS NOTED OTHERWISE
- (FE) FIRE EXTINGUISHER SHALL HAVE RATING OF 2-A:10-B:C OR EQUAL.
- (SD) SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
- (CMD) CARBON MONOXIDE DETECTOR - HARDWIRED/PLUG-IN/ BATTERY TYPE OR HOUSEHOLD CARBON MONOXIDE DETECTOR SYSTEM

JAMES WENTLING/ ARCHITECT

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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 006412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	ADD DUCT CHASE/ REDLINES REV.
DN	02-29-24	SHOP DWGS. REV.

PROJECT NO.	144-14
DATE	01-25-24
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE

HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT

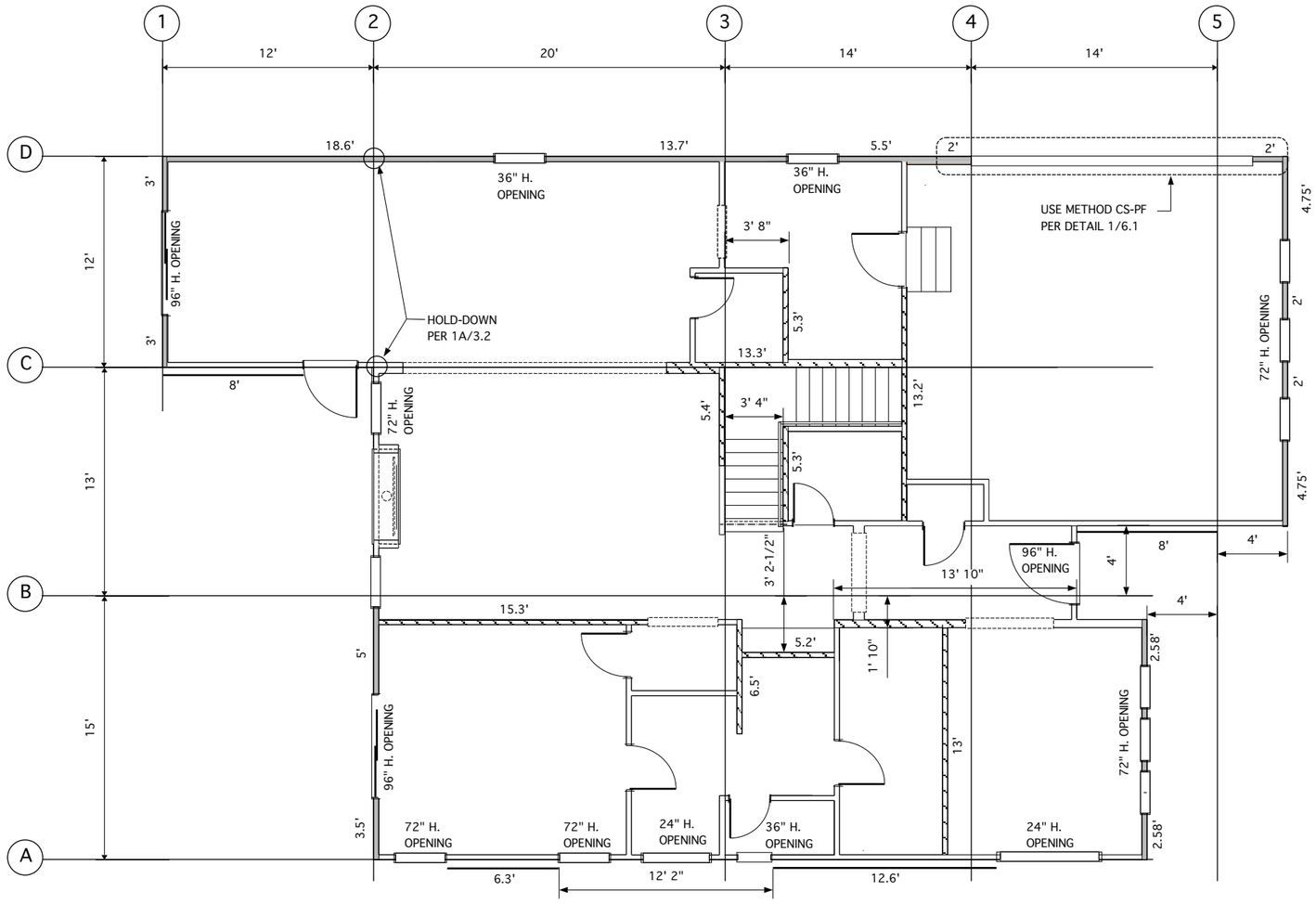
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE

SECOND FLOOR PLAN

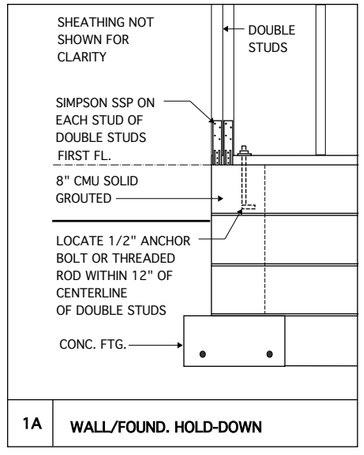
SHEET

3.1



FIRST FLOOR WALL BRACING PLAN - 10' CLG.

SCALE 1/4" = 1'-0"



1A **WALL/FOUND. HOLD-DOWN**

SCALE 1" = 1'-0"

ALTERNATE ANCHORS	-1/2" DIA
TITEN HD 1/2 X 6	4-1/2" EMBEDMENT
SET EPOXY	6" EMBEDMENT
AT ACRYLIC	6" EMBEDMENT

AN ALTERNATE HOLD-DOWN DEVICE MAY BE USED TO MEET THE CODE REQUIREMENT OF 800 LB CAPACITY IN LIEU OF ABOVE DETAIL

BRACED WALL LINES CALCULATIONS

CODE REFERENCE: 2018 VIRGINIA CONSTRUCTION CODE - 2018 INTERNATIONAL RESIDENTIAL CODE, TABLE R602.10.3(1)

TABLE R602.10.3.(1) - SEISMIC CATEGORY (A, B), EXPOSURE B, 30-FOOT MEAN ROOF HEIGHT, 10 FOOT WALL HEIGHT, 4-5 BRACED WALL LINES WITH WIND 120 MPH OR LESS - METHODS GB, WSP, CS-WSP AND CS-PF

FIRST FLOOR		
2018 International Residential Code Table R602.10.3(2)	**Lettered Wall Lines**	**Numbered Wall Lines**
Exposure Category	1.00	1.00
Roof Eave-to-Ridge Height	1.30	1.30
Wall Height	1.00	1.00
Number of Braced Wall Lines (4/5)	1.45	1.60
Wind Factor Total	1.89	2.08

Braced Wall Line	Bracing Method	Braced Wall Line Spacing	Required Bracing	Wind Factor Total	Total Required Bracing Length (ft)	Total Bracing Length Provided (ft)
A	WSP	15.0	3.0	1.89	5.7	18.9
B	GB + WSP *	15.0	5.25	1.89	9.9	42.2
C	GB + WSP *	13.0	5.2	1.89	9.9	29.3
D	CS-WSP + PF	12.0	2.4	1.89	4.6	43.8
1	CS-WSP	12.0	2.4	2.08	5.0	6.0
2	WSP	20.0	4.0	2.08	8.3	8.5
3	GB	20.0	7.0	2.08	14.6	22.5
4	GB	14.0	5.6	2.08	11.7	26.2
5	CS-WSP	14.0	2.8	2.08	5.8	18.6

* USE GB VALUE FOR REQUIREMENT

WALL LEGEND

- CS-WSP - 7/16" WSP W/ 8d @ 6" EDGE/12" FIELD EXTERIOR 1/2" GYP. BD. W/ 5d COOLER NAILS @ 7" EDGE INTERIOR
- WSP - 7/16" WSP W/ 8d @ 6" EDGE/12" FIELD EXTERIOR 1/2" GYP. BD. W/ 5d COOLER NAILS @ 7" EDGE INTERIOR
- 1/2" GYP. BD. W/ 5d COOLER NAILS @ 7" EDGE BOTH SIDES
- HOLD-DOWN

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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 006412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	MINOR UPDATES
DN	02-29-24	SHOP DWGS. REV.

PROJECT NO.	144-14
DATE	01-25-24
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

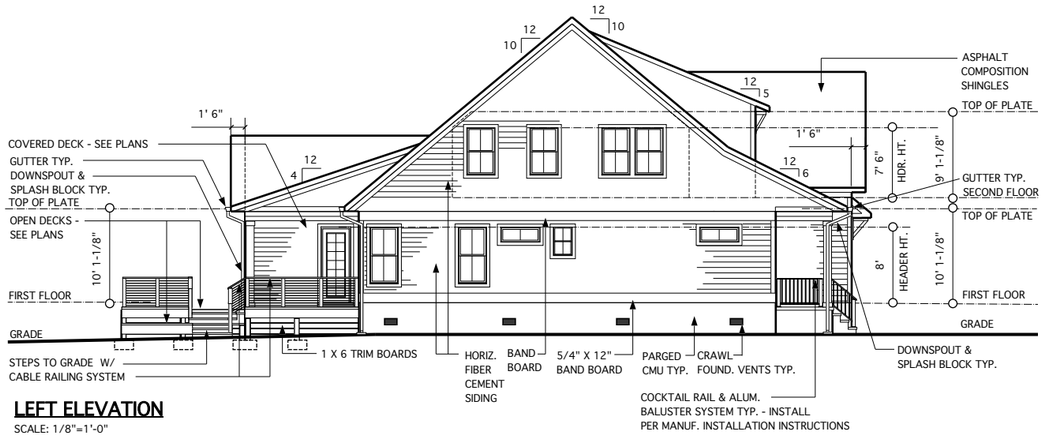
DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE
HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

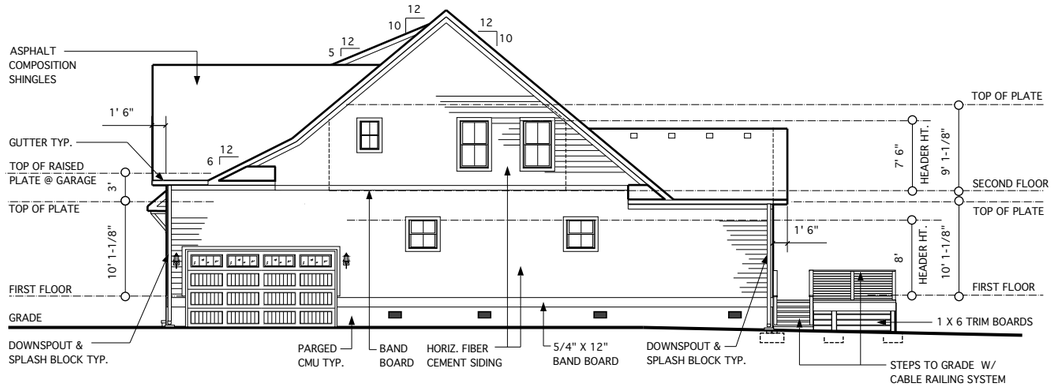
DRAWING TITLE
WALL BRACING DIAGRAMS

SHEET
3.2



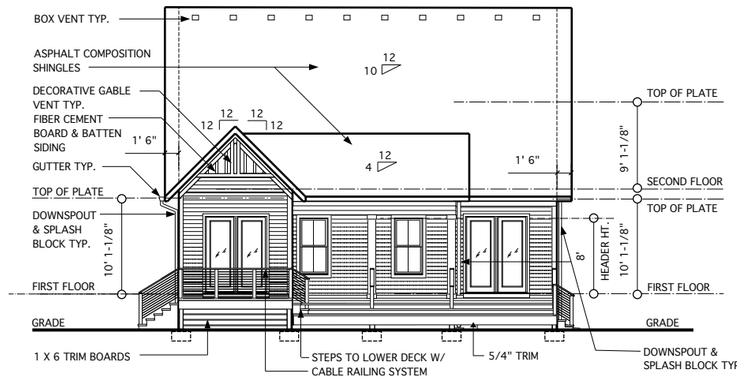
LEFT ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



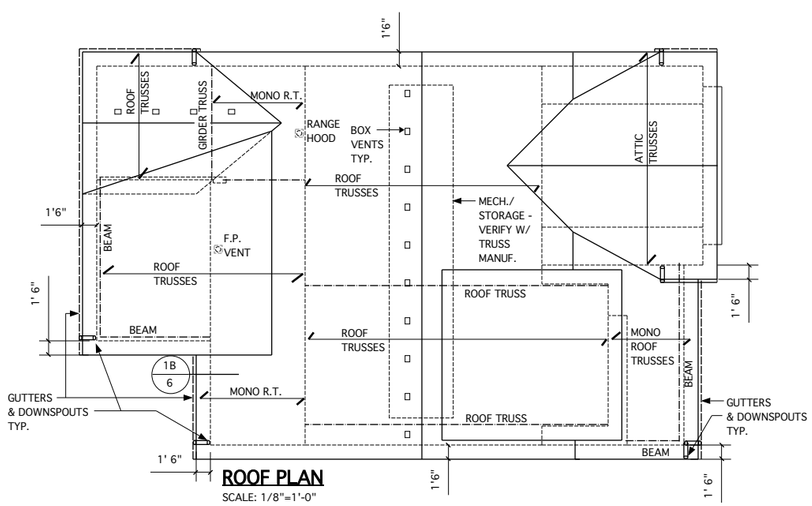
REAR ELEVATION

SCALE: 1/8"=1'-0"

REQUIRED VENTILATION SCHEDULE		
2,734 SQ. FT. OF CEILING AREA / 300		= 9.11 SQ. FT. REQ.
ROOF VENTS	9.11 X 0.5 = 4.56 SQ. FT. 4.56 SQ. FT. X 144 = 656 SQ. IN. 656 SQ. IN. / 50 SQ. IN. = 14 (50 SQ. IN. ALUM. LOUVER/EACH)	= 14 BOX VENTS REQ.
SOFFIT VENTS	9.11 X 0.5 = 4.56 SQ. FT. 4.56 SQ. FT. X 144 = 656 SQ. IN. 656 SQ. IN. / 9 SQ. IN. = 73 LIN. FT. (9 SQ. IN. VENT PER LIN. FT.)	= 73 LIN. FT. REQ. 79 LIN. FT PROVIDED

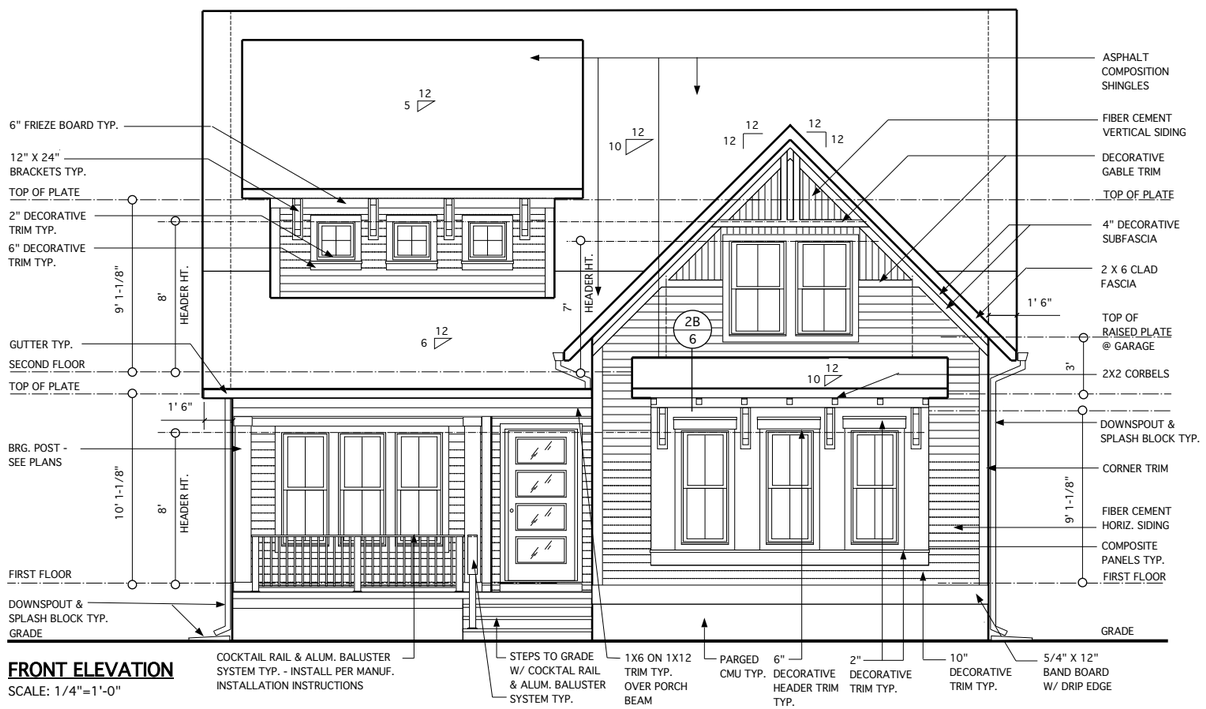
NOTE:
BUILDING ELEMENTS ARE TO BE APPLIED TO MEET LOCAL WINDLOAD REQUIREMENTS

CODE REFERENCE: 2018 VA RESIDENTIAL CODE, SEC. R806.2



ROOF PLAN

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-02-24	REDLINES REV.
DN	02-29-24	SHOP DWGS. REV/ ARC COMMENTS

PROJECT NO.	144-14
DATE	01-25-24
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE

HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT

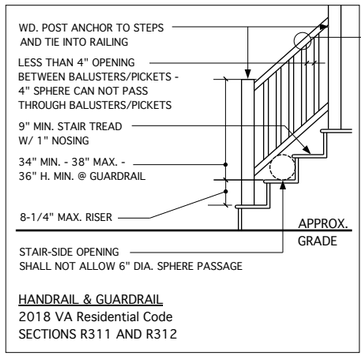
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

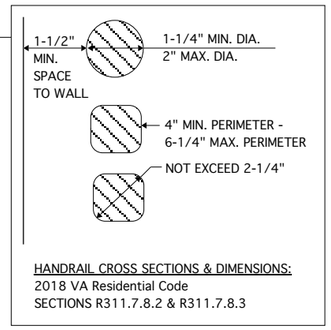
DRAWING TITLE

ELEVATIONS

SHEET

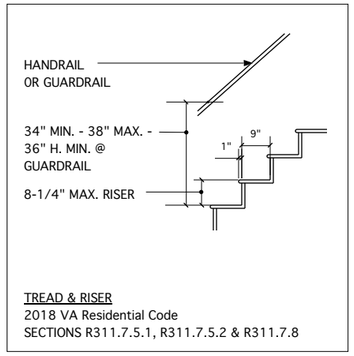
4





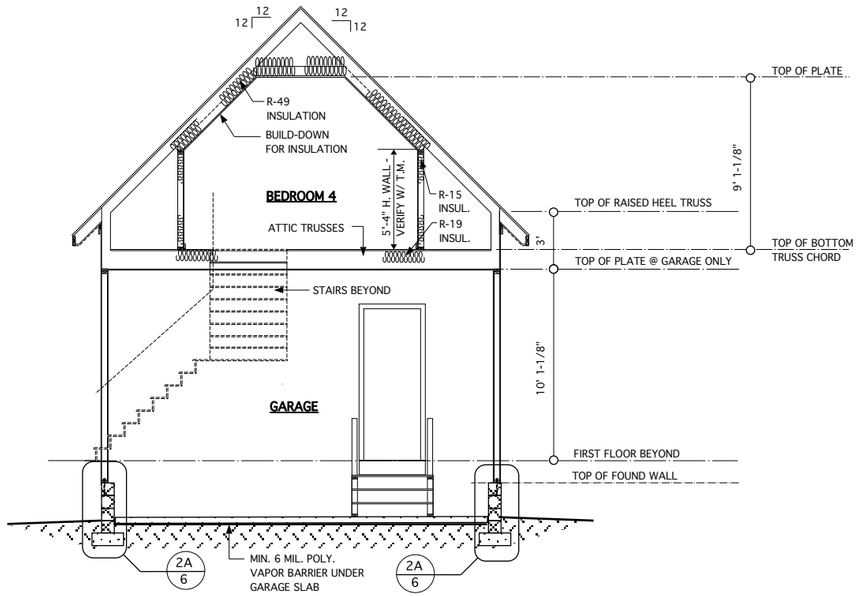
TYPICAL RAILING @ PORCH/DECK

SCALE: 1/2" = 1'-0"
(PROVIDE GUARDRAIL BOTH SIDES WHEN HEIGHT ABOVE GRADE EXCEEDS 30"/
PROVIDE HANDRAIL ONE SIDE OF STEPS WITH 4 OR MORE RISERS)



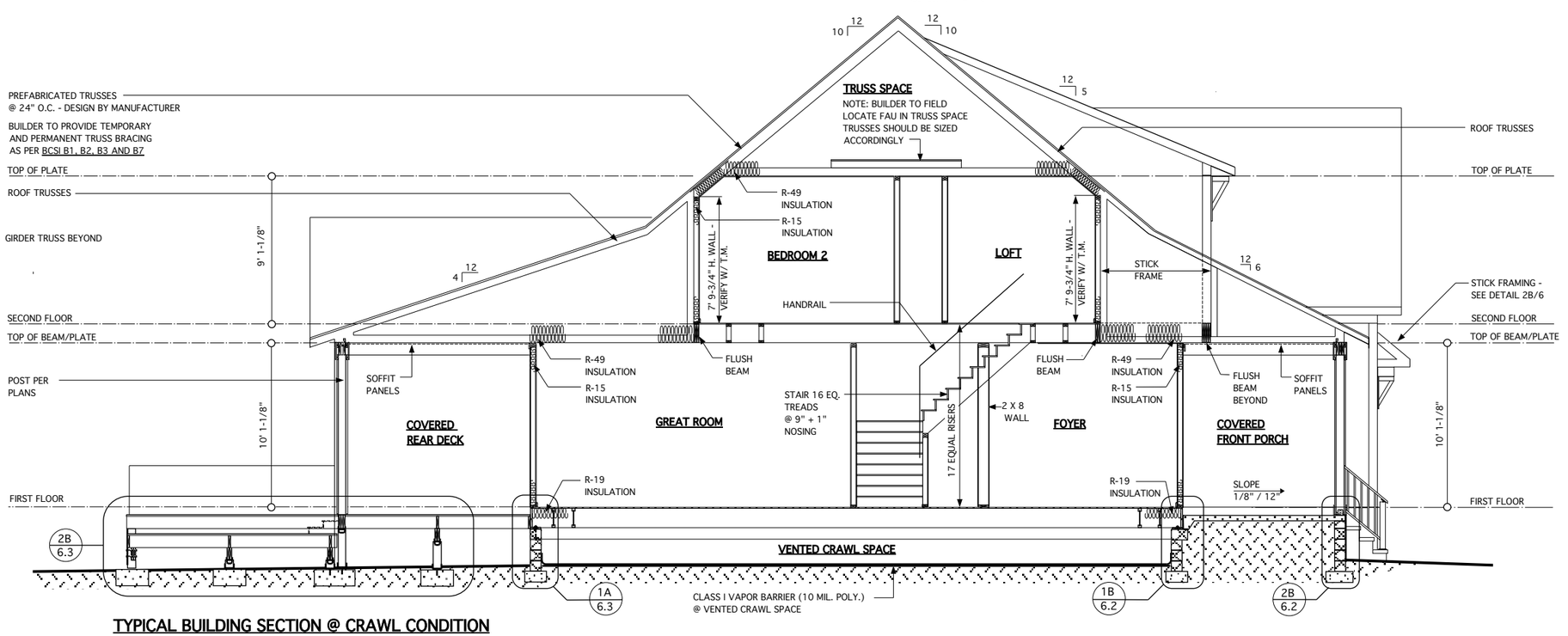
TYPICAL STAIR/STEP SECTION

SCALE: 1/2" = 1'-0"
ALL STAIR AND GUARD REQUIREMENTS TO COMPLY W/
2018 VA Residential Code R311 & R312



TYPICAL BUILDING SECTION @ GARAGE

SCALE: 1/4" = 1'-0"



TYPICAL BUILDING SECTION @ CRAWL CONDITION

SCALE: 1/4" = 1'-0"

JAMES WENTLING/ ARCHITECT
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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	02-27-24	SHOP DWGS. REV.
DN	02-29-24	SHOP DWGS. REV/ ARC COMMENTS

PROJECT NO.	144-14
DATE	01-25-24
SCALE	AS NOTED
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

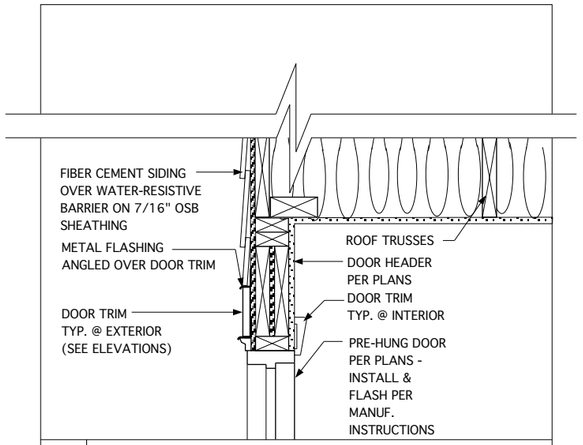
DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE
HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

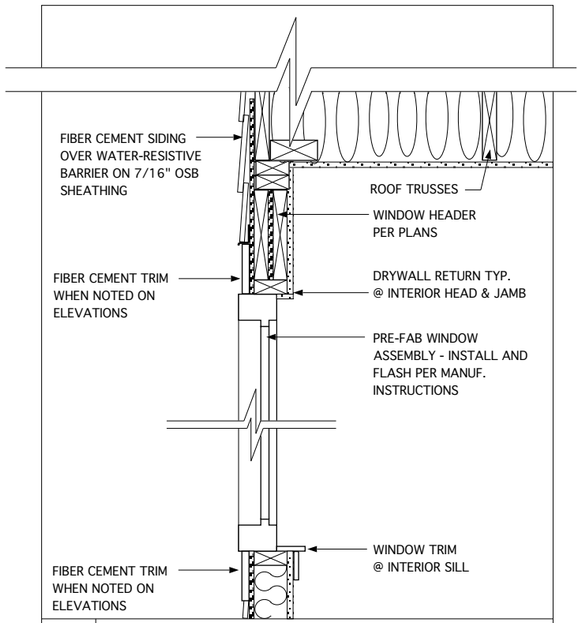
CLIENT
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE
BUILDING SECTIONS

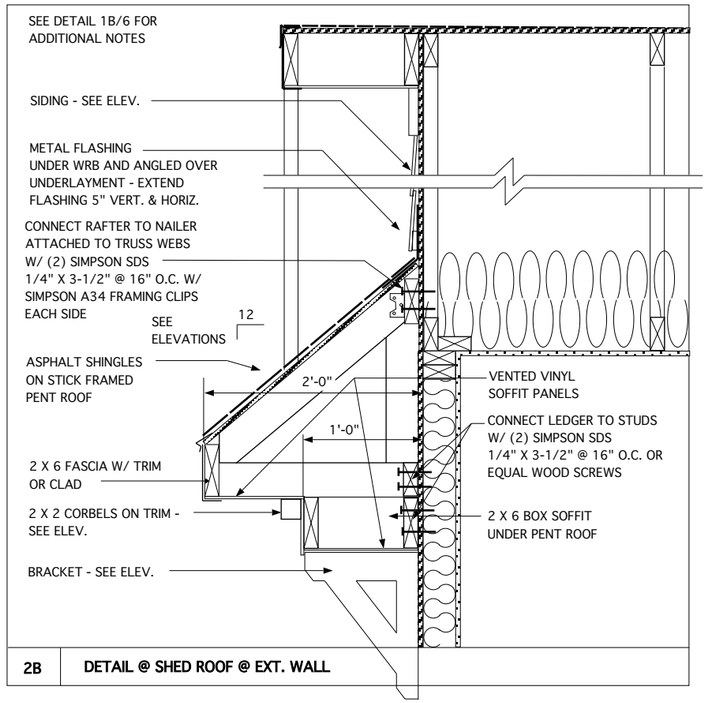
SHEET
5



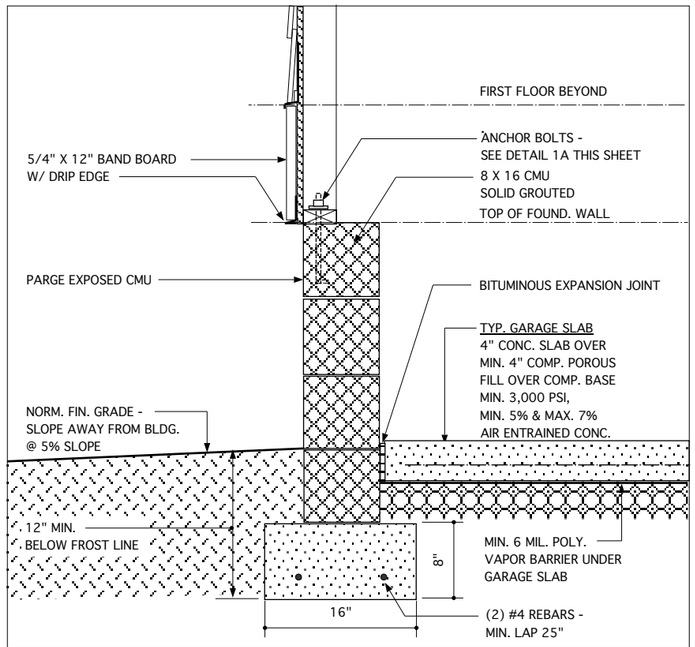
3C **DOOR HEAD TRIM & FLASHING DETAIL**



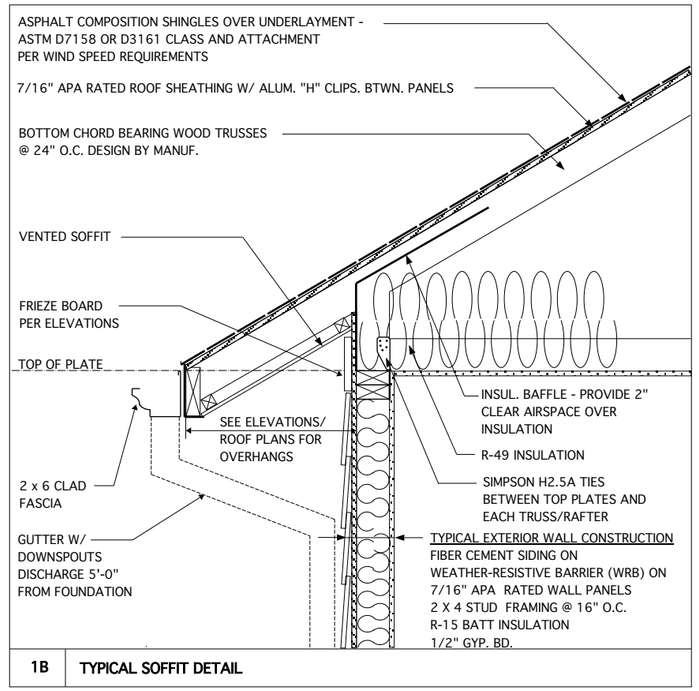
3B **WINDOW TRIM & FLASHING DETAIL**



2B **DETAIL @ SHED ROOF @ EXT. WALL**

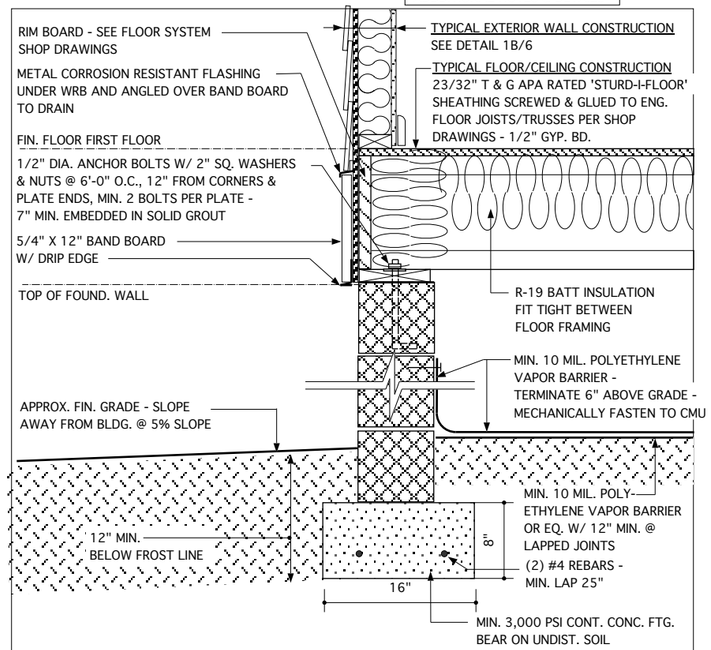


2A **FOUND. DETAIL @ GARAGE EXTERIOR WALL**



1B **TYPICAL SOFFIT DETAIL**

REFER TO DETAIL 1A/6.2 FOR ADDDITIONAL NOTES & DETAILS



1A **FOUND. DETAIL @ EXT. WALL (JOISTS PERPENDICULAR TO WALL)**

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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION
DN	11-14-23	MINOR UPDATES
DN	01-02-24	UPDATE FOUND. DTL. W/ BRICK/ADD CRAWL DTLS.
DN	01-09-24	VENTED CRAWL FOUND.
DN	02-02-24	ADD BAND BD. W/ DRIP EDGE
DN	02-29-24	ADD DETAIL 2B/6

PROJECT NO.	144-14
DATE	01-23-24
SCALE	1-1/2" = 1' 0"
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE
HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE
CRAWL FOUNDATION, WALL & SOFFIT DETAILS

SHEET
6

LOW SLOPE APPLICATIONS

Asphalt strip shingles may be used on slopes ranging from 2"-4" per foot if special procedures are followed. Never use shingles on slopes lower than 2" per foot.

Low slopes can lead to problems because water drains slowly from these slopes, creating the greater possibility of water backup and damage from ice dams. The special application method described below for applying shingles on low slopes ensures that the roof remains weather-tight.

A. Underlayment

There are two methods of applying underlayment for low slope application. There is the traditional method shown in Figure 12-1 that is described below. The second method uses the self-adhered shingle underlayment in place of the non-perforated asphalt saturated felt.

On low slope applications, cover the deck with two layers of non-perforated asphalt saturated felt or one layer of an appropriate self-adhered shingle underlayment. Begin by fastening a 19" wide strip of underlayment placed along the eave. Place a full width sheet over the starter sheet with the long edge placed along the eave and completely overlapping the initial layer.

All succeeding courses will be a minimum of 36" wide and should be positioned to overlap the preceding course by 19". Secure each course by using only enough fasteners to hold it in place until the shingles are applied. End laps should be 12" wide and located at least 6 feet from end laps in the preceding course.

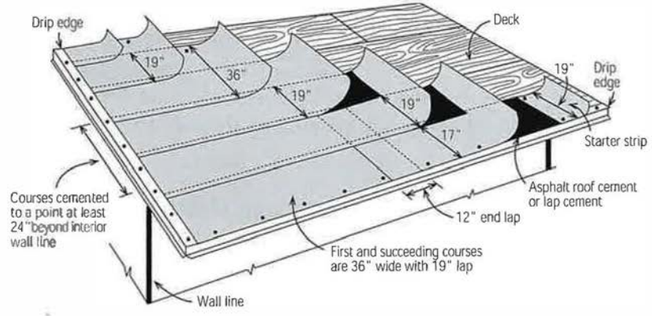
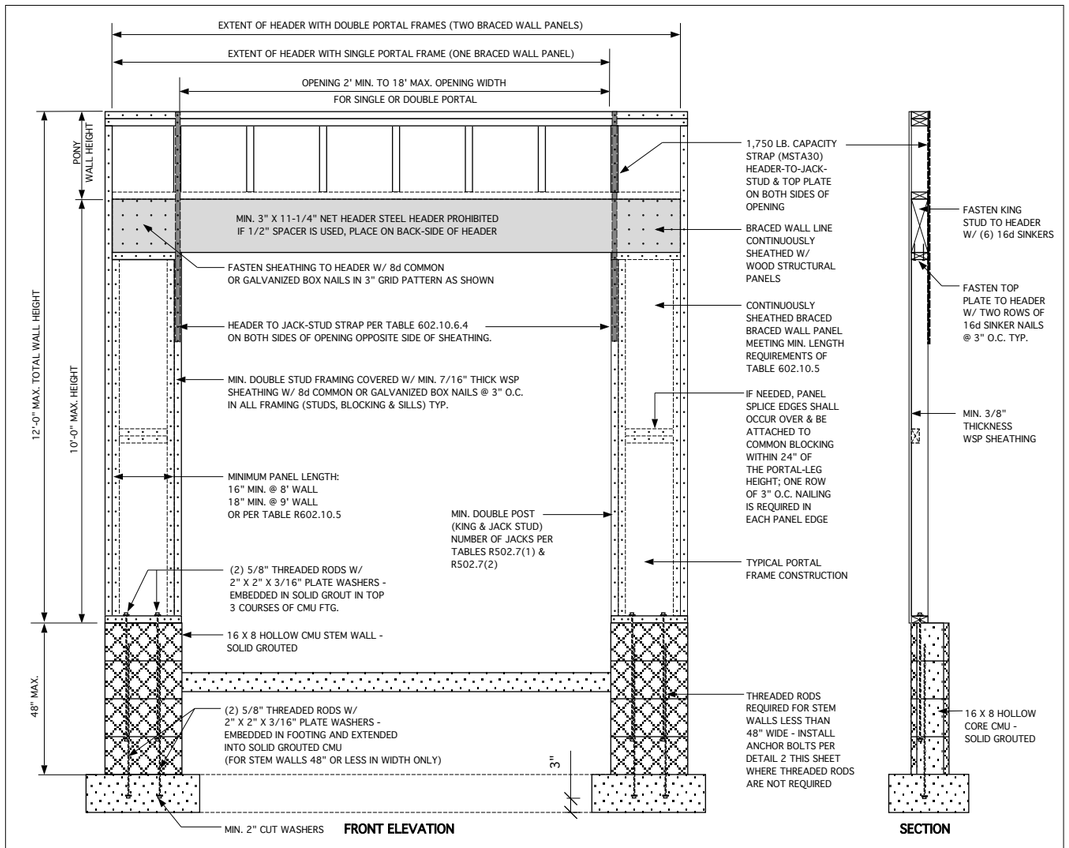


Figure 12-1
Application of underlayment on low slopes where icing along the eave is anticipated

[Note]
Self-adhered shingle underlayments are commonly used for ice dam protection. If one of these products is used, follow the manufacturer's application instructions.

2A | LOW SLOPE (LESS THAN 4:12) UNDERLAYMENT APPLICATION | N.T.S.

FIGURE REFERENCE: ASPHALT ROOFING RESIDENTIAL MANUAL



1 | METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION OVER CONCRETE OR MASONRY BLOCK FOUNDATION W/ STEM WALL | SCALE 3/4" = 1'-0"

CODE REFERENCE: 2018 VIRGINIA RESIDENTIAL CODE, FIGURE R602.10.6.4

JAMES WENTLING/ ARCHITECT
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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION

PROJECT NO.	144-14
DATE	01-23-24
SCALE	3/4" = 1'-0" U.N.O.
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE
HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
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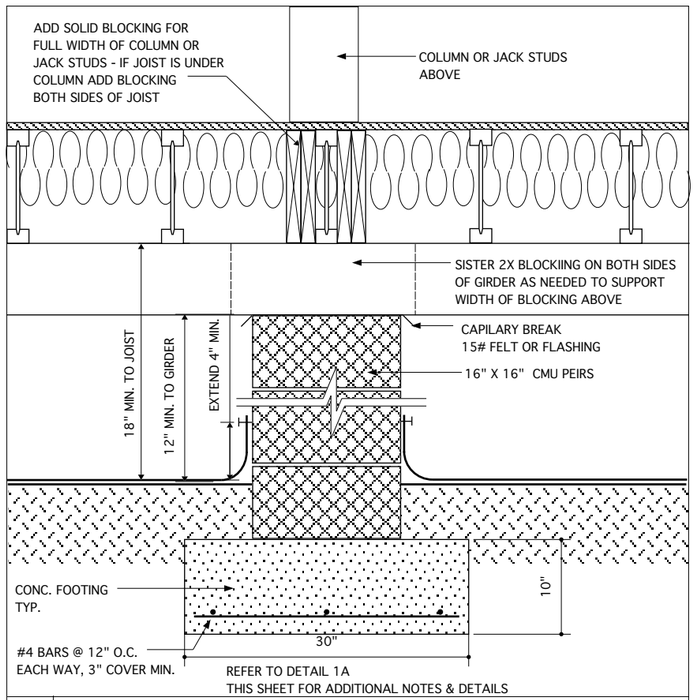
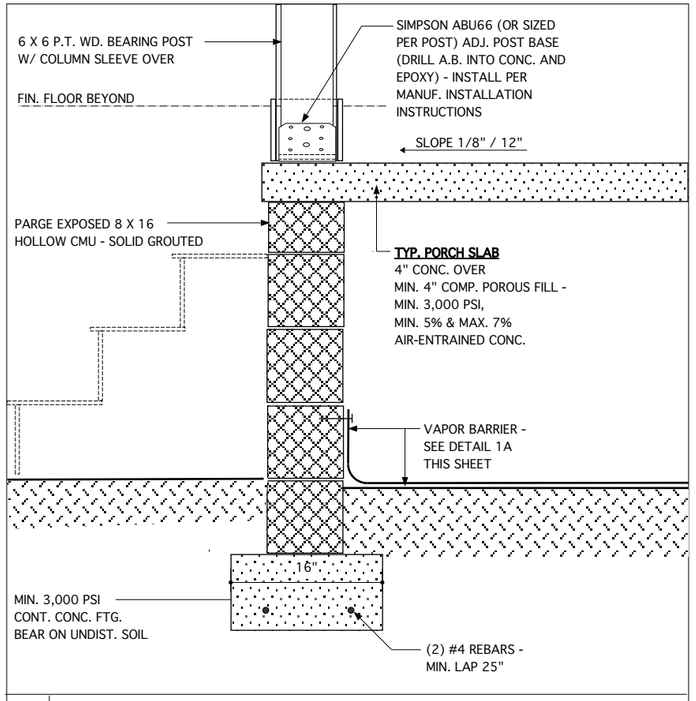
DRAWING TITLE
STANDARD AND PORTAL WALL BRACING DETAILS

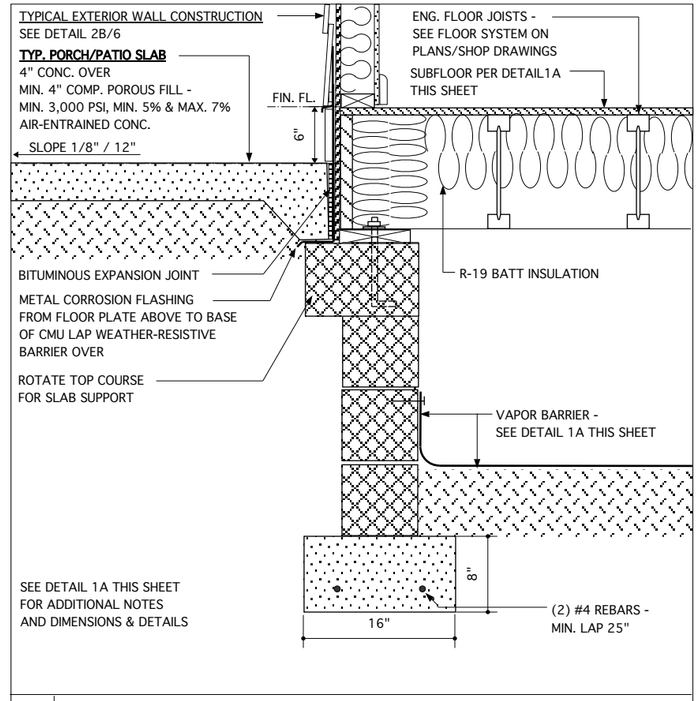
SHEET
6.1



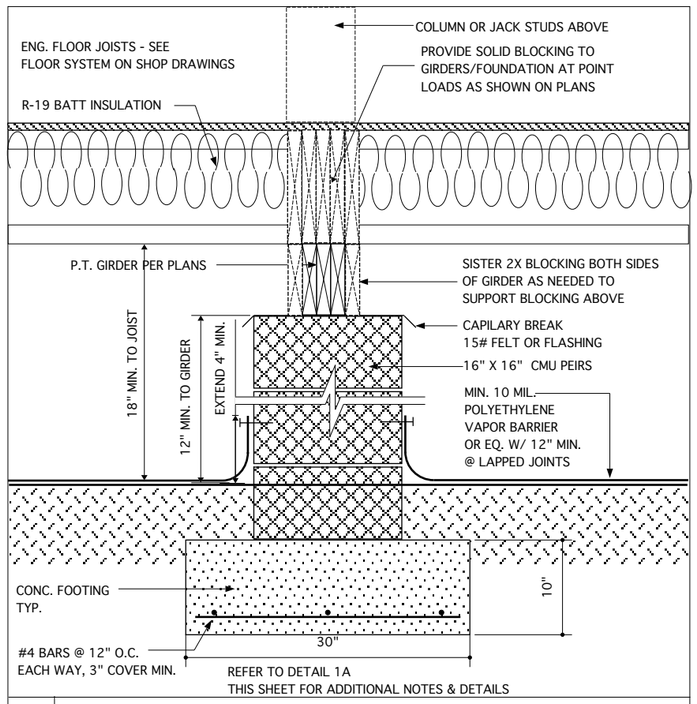
3B INTERIOR PIER DETAIL VIEWED PERPENDICULAR TO GIRDER



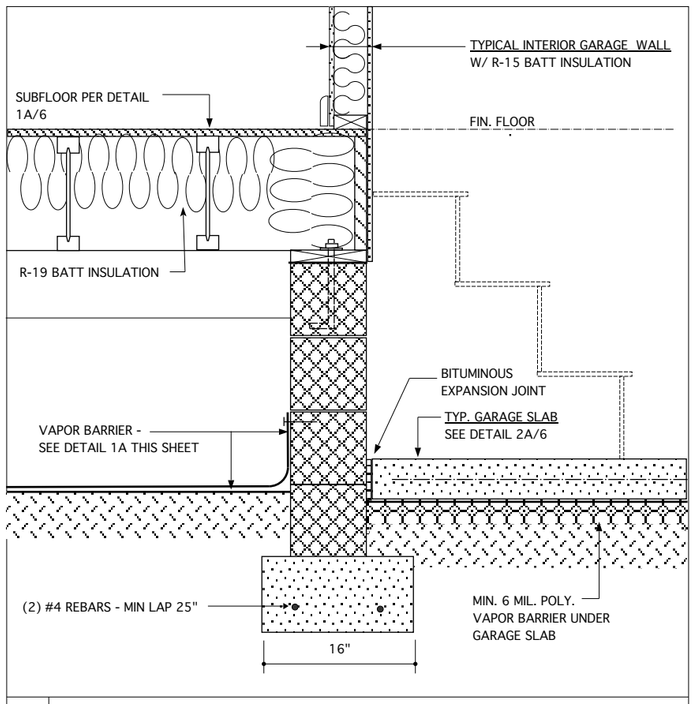
2B FOUND. DETAIL @ PORCH SLAB



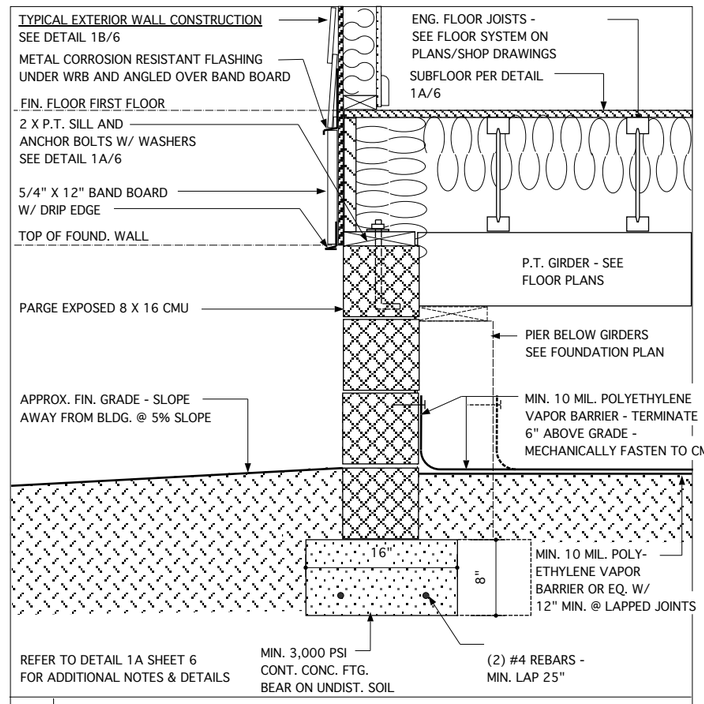
1B FOUND. DETAIL @ PORCH & INTERIOR



3A INTERIOR PIER DETAIL VIEWED PARALLEL TO GIRDER



2A CRAWL FOUND. DETAIL GARAGE/INTERIOR WALL



1A FOUND. DETAIL @ EXT. WALL (JOISTS PARALLEL TO WALL)

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110

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email -information@
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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 006412
ARCHITECT
2/29/24

REVISIONS

MARK	DATE	DESCRIPTION
DN	02-02-24	ADD BAND BD. W/ DRIP EDGE

PROJECT NO.	144-14
DATE	01-23-24
SCALE	1-1/2" =1'-0"
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

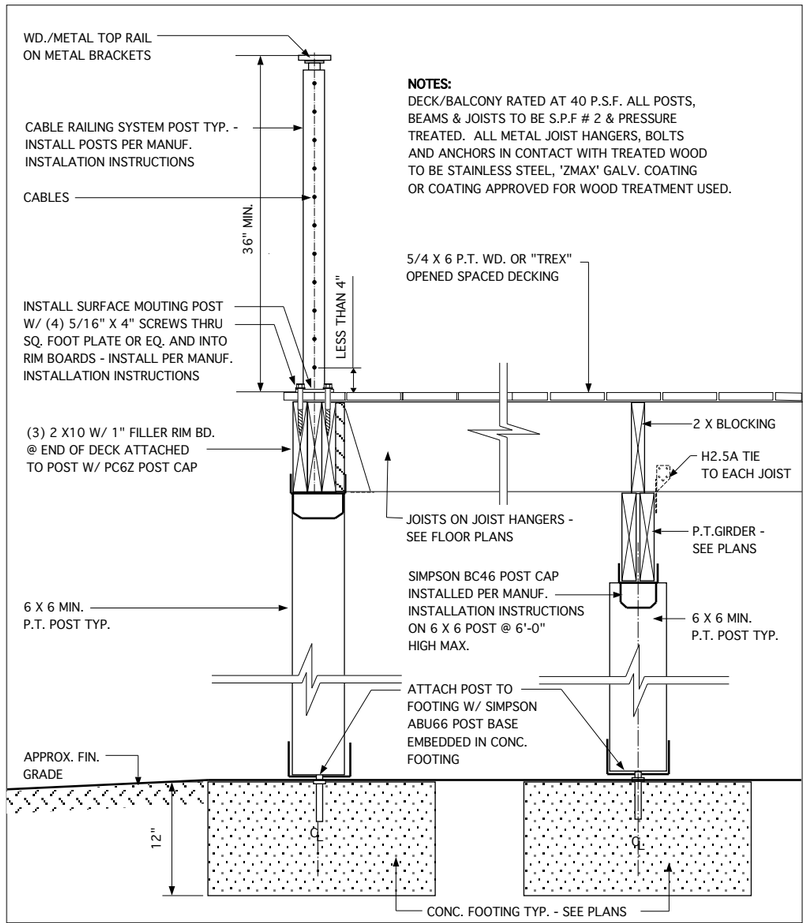
PROJECT TITLE
HANOFEE RESIDENCE
LOT #203
211 SIGNATURE LANE
CAPE CHARLES, VA 23310

CLIENT
TERRY INDUSTRIES INC.
2509 George Mason Dr. #6894
Virginia Beach, VA 23456
(757) 636-8880

DRAWING TITLE
CRAWL FOUNDATION DETAILS

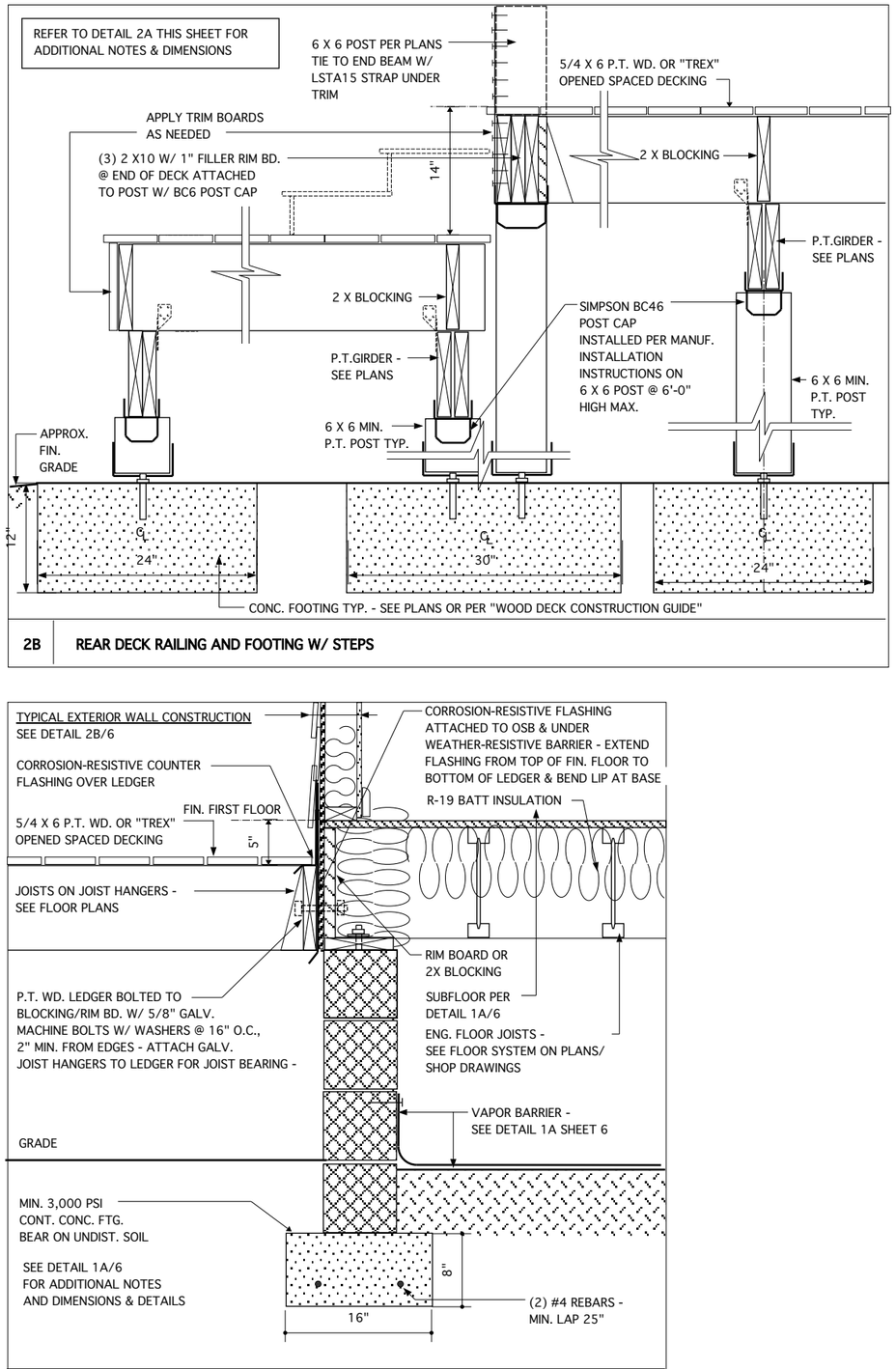
SHEET
6.2

NOTE:
DECK MAY BE CONSTRUCTED WITH ALTERNATE DETAILS THAT ARE IN ACCORDANCE WITH THE "PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE" DCA 6 (DESIGN CODE ACCEPTANCE 6) - 2015 VERSION.



2A **REAR DECK RAILING AND FOOTING**

NOTES:
DECK/BALCONY RATED AT 40 P.S.F. ALL POSTS, BEAMS & JOISTS TO BE S.P.F # 2 & PRESSURE TREATED. ALL METAL JOIST HANGERS, BOLTS AND ANCHORS IN CONTACT WITH TREATED WOOD TO BE STAINLESS STEEL, 'ZMAX' GALV. COATING OR COATING APPROVED FOR WOOD TREATMENT USED.



2B **REAR DECK RAILING AND FOOTING W/ STEPS**

1A **FOUND. DETAIL DECK & INTERIOR**

JAMES WENTLING/ ARCHITECT
LAND TITLE BUILDING
100 SOUTH BROAD STREET
SUITE 1524
PHILADELPHIA, PA 19110

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ARCHITECTURE
LAND PLANNING
GRAPHICS

COMMONWEALTH OF VIRGINIA
JAMES W. WENTLING
No. 008412
ARCHITECT
2/29/24

REVISIONS		
MARK	DATE	DESCRIPTION

PROJECT NO.	144-14
DATE	01-25-24
SCALE	1-1/2" =1'-0"
DRAWN BY	DN
CHECKED BY	JW
ISSUED FOR	PERMITS/CONSTRUCTION

DRAWINGS ON 11" X 17" SHEETS ARE ONE HALF THE SCALE THAT IS NOTED

PROJECT TITLE
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CAPE CHARLES, VA 23310

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DRAWING TITLE
CRAWL FOUNDATION DETAILS

SHEET
6.3