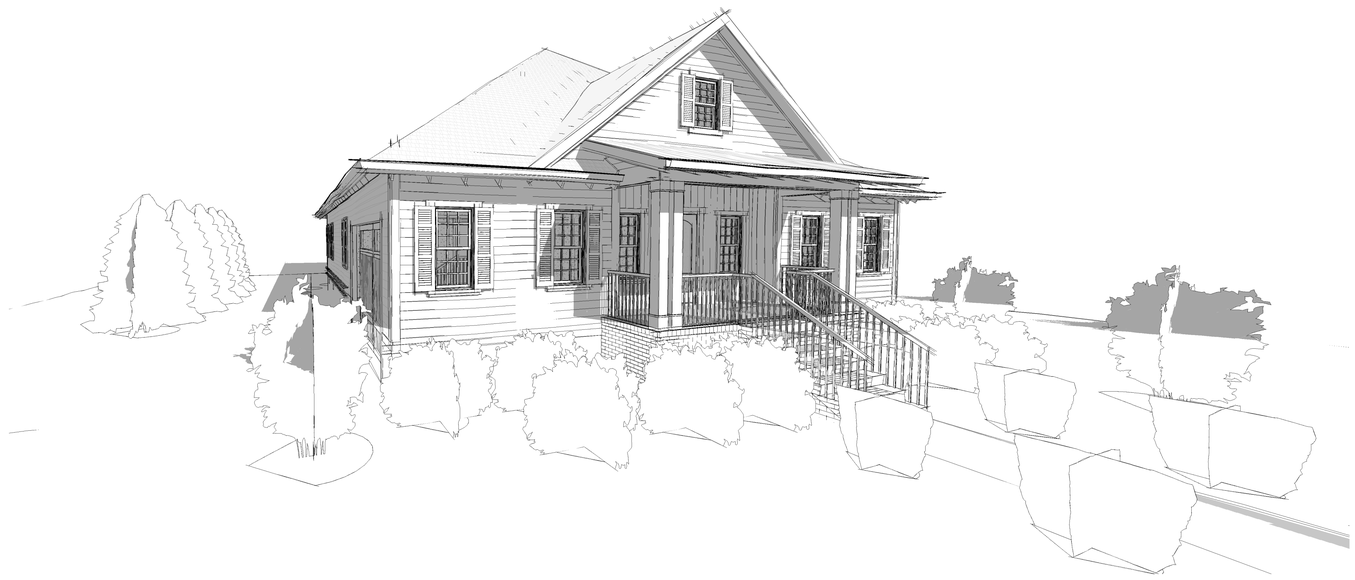


PROJECT DESIGN DATA

APPLICABLE CODES:

JURISDICTION: TOWN OF CAPE CHARLES, VIRGINIA (NORTHAMPTON COUNTY)

2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE - entire code series
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70)
2018 INTERNATIONAL FIRE PREVENTION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE

BUILDING DESIGN DATA:

IF CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS, THE STRUCTURE, INCLUDING DOORS AND WINDOWS, WILL WITHSTAND 120 MPH WIND SPEEDS WITHOUT MAJOR STRUCTURAL DAMAGE OR FAILURE.

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL OF THE FOLLOWINGS DESIGN LOAD CRITERIA ARE ADHERED TO IN THE CONSTRUCTION OF THE STRUCTURE.

DESIGN LIVE LOADS:	
ROOF:	30 PSF
FLOORS:	40 PSF
BALCONIES:	40 PSF
SLEEPING AREAS:	30 PSF
GROUND SNOW LOAD:	10 PSF
WIND LOAD:	120 MPH
HANDRAILS:	200 lbs CONCENTRATED
	LATERAL LOAD
SEISMIC DESIGN CATEGORY:	"A"
WIND EXPOSURE:	"C"
FROST DEPTH:	12"
DECAY PROTECTION:	SLIGHT TO MODERATE
FLOOD-RESISTANT CONSTRUCTION PROVISIONS:	NONE

INSULATION DATA:

FENESTRATION U-FACTOR:	0.32
GLAZED FENESTRATION SHGC:	0.40
EXTERIOR 2X4 WALL CONSTRUCTION:	R-15 OR 13 CAVITY + 1 CONT.
ALT: 1" SPRAY-ON FOAM CLOSED CELL , FLASH FOAM	R-7 + R-13 BATT INSULATION
ATTIC/ ROOF INSULATION:	R-49
TYP: 7"-8" SPRAY ON CLOSED CELL FOAM INSULATION	
ALT. BATT BETWEEN ROOF JOISTS (R-49)	
FLOOR INSULATION OVER UNCONDITIONED SPACE:	R-19
BASEMENT WALL:	NOT APPLICABLE
CRAWL SPACE WALL:	R-10 CONTINUOUS INSULATION ON INTERIOR
ALT:	R-13 CAVITY INSULATION
SLAB ON GRADE:	R-10, 2 FT (SLAB EDGE DEPTH)
AIR BARRIER & INSULATION:	TO COMPLY WITH N1102.4
REFER TO TABLE N1102.4.1.1 (R402.4.1.1)	

PROJECT GENERAL NOTES

GENERAL REQUIREMENTS

" ALL WORKS SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND LOCAL AMENDMENTS AND INTERPRETATIONS.
" ALL CONSTRUCTIONS MEANS, METHODS, SEQUENCES, PROCEDURES, AD SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE Contractor AND BUILDER.
" VERIFICATION OF ALL SITE AND ACTUAL CONDITIONS AND DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND BUILDER.
" THE GENERAL NOTES AND TYPICAL CONDITIONS SHALL APPLY OR ALL WORK UNLESS NOTED OTHERWISE. CONTRACTOR OR BUILDER SHALL PROVIDE SIMILAR QUALITY OF WORK WHERE CONDITIONS ARE NOT SPECIFICALLY DETAILED. CONTRACTOR OR BUILDER SHALL STUDY, COMPARE AND UNDERSTAND ALL DRAWINGS AND SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN ALL CONSULTANTS, TRADES, SUB-CONTRACTORS, AND EMPLOYEES.

FOUNDATIONS

" FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000PSF. FOOTING SHALL BEAR ON NATURAL, UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE OR CONTROLLED STRUCTURAL FILL. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2,000 PSF, THE FOOTINGS SHALL BE REDESIGNED.

CAST IN PLACE CONCRETE

" ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:
1. ACI-301 SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS
2. ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
" ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (F'C=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

REINFORCING STEEL

" EXCEPT AS NOTED, ALL REINFORCING SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 (LATEST LOCAL APPROVED ADITION) GRADE 60. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI'S "MANUAL OF STAND PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315 - LATEST LOCAL APPROVED EDITION)
" ALL SPLICES IN REINFORCING SHALL BE CLASS "B" SPLICES IN ACCORDANCE WITH ACI-318 (LATEST LOCAL APPROVED EDITION) EXCEPT AS NOTED IN PLANS
" UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS, PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
1. CAST AGAINST EARTH - 3"

MASONRY

" ALL MASONRY CONSTRUCTION AND MATERIAL USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT, AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-92 / ASCE 5-92 / TMS 402-92) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-92 / ASCE 6-92 / TMS 602-92) IN ALL RESPECTS.
" UNLESS OTHERWISE NOTED CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI
" MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145 .
" ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH, SAMPLING, TESTING AND APPLICATION FOR PORTLAND CEMENT / LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-92
" ALL SOLID CMU IS TO BE 100% SOLID CMU OR HOLLOW CMU WITH ALL CELLS FILLED 100% SOLID WITH PEA GRAVEL CONCRETE WITH F'C=3000 PSI OR GROUT CONFORMING TO ASTM C 476
" PROVIDE 100% SOLID MASONRY BELOW ALL JOIST (WHERE APPLICABLE) OR SLAB BEARING LINES. PROVIDE 16" HIGH AND 16" LONG 100% SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE
" ALL MASONRY SHALL BE REINFORCED WITH NO. 9 GAUGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY @ 16" O.C. UNLESS NOTED OTHERWISE. LAP ALL DUR-O-WALL 6" MIN. PROVIDE CORNER AND T PIECES AT ALL INTERSECTIONS.
" PROVIDE SOLID BLOCK OR FILL WALL SOLID WITH GROUT DIRECTLY BELOW ALL CHANGES IN WALL THICKNESS OR CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS BEARING FOR ALL FACE SHELL OF BLOCK.
" LOOSE LINEYS FOR MASONRY WALL SHALL BE FOR EACH 4" WIDTH OF MASONRY, ONE STEEL ANGLE AS FOLLOWS:

a.	0'-0" TO 5'-0"	3-1/ 2" x 3-1/ 2" x 5/ 16"
b.	5'-1" TO 9'-0"	4" x 3-1/ 2" x 5/ 16"
c.	9'-1" TO 6'-6"	5" x 3-1/ 2" x 5/ 8"
d.	6'-7" TO 8'-0"	6" x 3/ 12" x 5/ 8"

" ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MIN. BEARING

STRUCTURAL STEEL

" ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 (LATEST LOCAL APPROVED) ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATIONS, AND AISC CODE OF STANDARD PRACTICE.
" ALL STEEL PIPE SHALL CONFORM TO ASTM A-501 , FY=36000 PSI OR ASTM A-53 GRADE B, FY=35000 PSI.
" ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

WOOD

" STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS, AND STUDS SHALL BE HEM FIR #2 SURFACE DRY AT A MAXIMUM OF 19% MOISTURE CONTENT. ALL WOOD POSTS 6x6 AND GREATER SHALL BE HEM FIR #1. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION"
" WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES AND BRACING OF WOOD TRUSSES. COMMENTARY AND RECOMMENDATIONS HIB-91 AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
" WOOD TRUSSES AND WOOD TRUSS JOISTS ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED FOR RECORD.
" ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL BE BY TRUS JOIST MACMILLON (OR APPROVED EQUAL) AND SHALL CONFORM TO THE DATA OF TRUS JOIST MACMILLON. CONTRACTOR SHALL CONFORM TO THE MANUFACTURERS PRINTED PUBLISHED DATA.
" INSTALL, BRACE, AND ANCHOR LVL's IN ACCORDANCE WITH THE MANUFACTURERS PRINTED INSTRUCTIONS.
" PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/ 3 JOIST SPAN.
" NAILING OF ALL FRAMING SHALL BE SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 1995 CABO CODE.
" PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN. PROVIDE SOLID BRIDGING OR A CONTINUOUS HEADER AT THE BEARING OF ROOF AND FLOOR JOIST ON WOOD PLATES.
" ALL INTERIOR AND EXTERIOR STUD BEARING WALLS SHALL BE 2x4 OR 2x6 @16" O.C. (SEE PLANS) UNLESS NOTED OTHERWISE. PROVIDE SOLID BRIDGING AT MID-HEIGHT OF ALL STUD WALLS TO 9'-0" HIGH UNLESS NOTED OTHERWISE. STUD WALLS OVER 9'-0" SHALL BE PROVIDED WITH 2 ROWS OF SOLID BRIDGING LOCATED AT THIRD POINTS OF THE STUD HEIGHT UNLESS NOTED OTHERWISE.
" PROVIDE DOUBLE STUDS AT ALL CORNERS, SIDES OF ALL OPENINGS, WINDOWS AND DOORS, AND BENEATH ALL WOOD BEAMS AND LINTELS UNLESS NOTED OTHERWISE ON THE PLANS. WOOD BEAMS AND LINTELS SHALL BEAR THE FULL DEPTH OF MULTIPLE STUDS OR POSTS. MULTIPLES STUDS OR POSTS BENEATH WOOD BEAMS AND LINTELS SHALL BE CARRIED THROUGH ANY INTERMEDIATE FLOOR FRAMING TO THE TOP OF FOOTINGS OR MASONRY FOUNDATION WALLS.
" ALL MULTIPLE STUDS OR POSTS SHALL BE BLOCKED AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS.
" ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE FULL CAPACITY OF THE JOIST OR BEAM.

DRAWING INDEX

HARRISSMITH architects
6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
TEL: 757.739.5200

ISSUE or REVISION

NO.	DESCRIPTION	DATE
	PERMIT SET	01/31/2024

HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
COVER SHEET

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
LIC. NO. 0701019
ARCHITECT

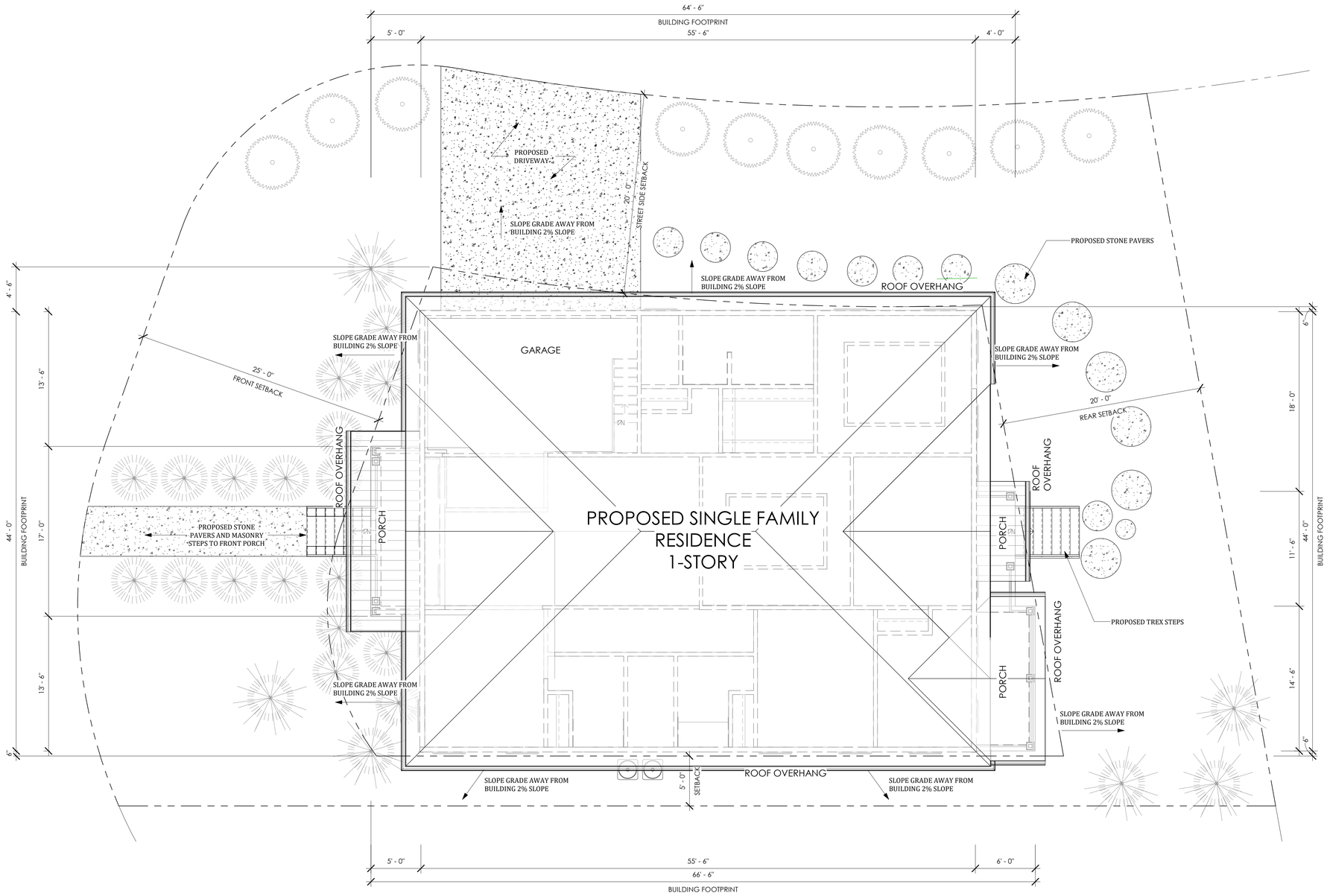
DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.
A-001

07/31/2023

SITE INFORMATION:

BAY CREEK - PHASE K "HOLLIES":	LOT 50
LOT AREA:	7,718 SF
ADDRESS:	1 INKBERRY COURT CAPE CHARLES, VIRGINIA 23310
PROPOSED STRUCTURE:	SINGLE FAMILY RESIDENCE
NO. OF STORIES:	(1) ONE STORY
PROPOSED TOTAL SF:	**2,677 SF**
CONDITIONED SPACE:	2,059 SF
UNCONDITIONED SPACE:	243 SF (PORCHES)
GARAGE:	375 SF
LOT COVERAGE:	34.68% (2,677/7,718)
IMPERVIOUS AREA:	44.73% (3,452/7,718)
STEPS, STAIRS, DRIVEWAY:	775 SF
BUILDING FOOTPRINT:	2,677 SF



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

NORTH

07/31/2023

HARRISSMITH architects

6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308

TEL: 757.739.5200

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

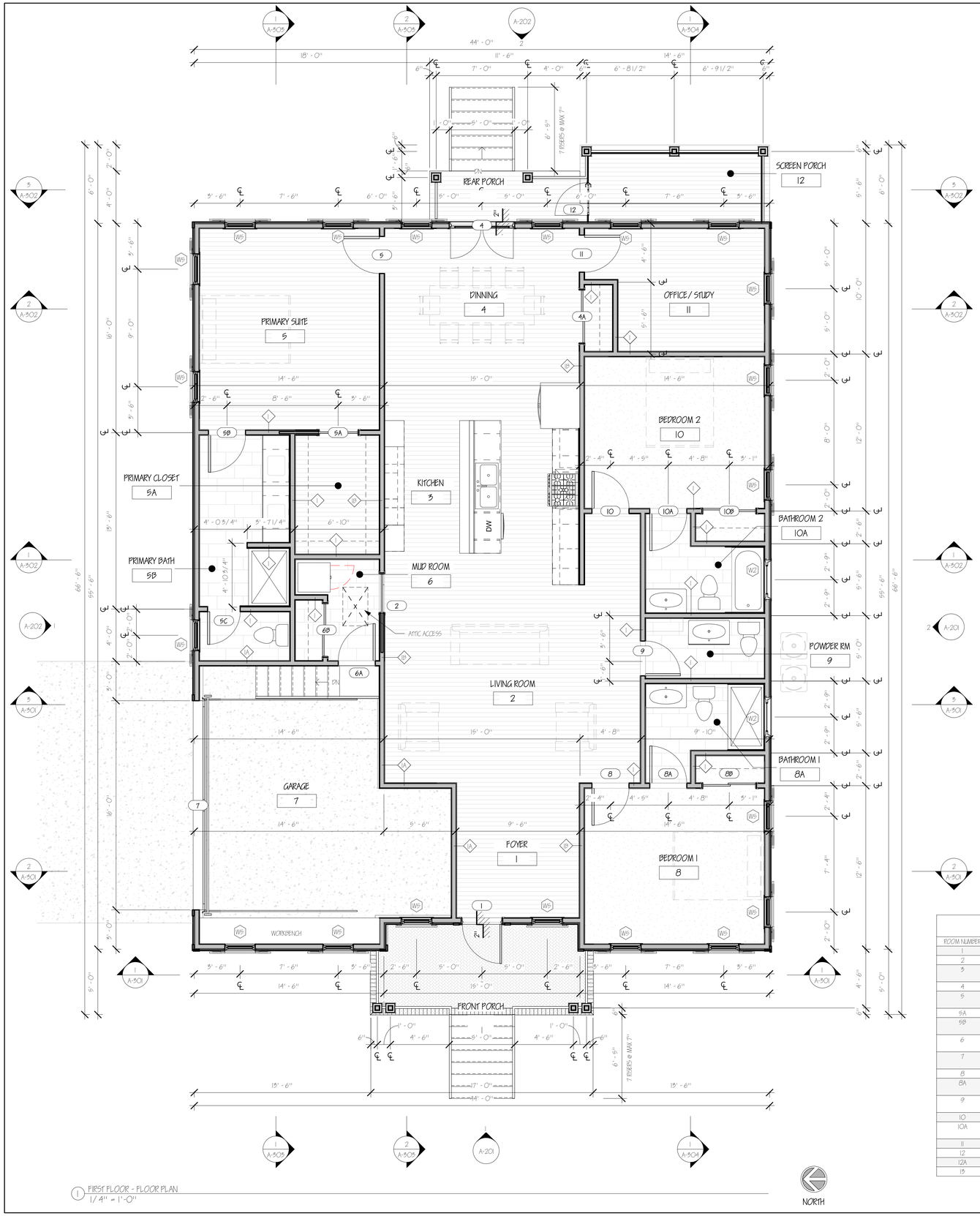
SHEET TITLE:
SITE PLAN

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401010
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

A-100



1 FIRST FLOOR - FLOOR PLAN
1/4" = 1'-0"

NORTH

FLOOR PLAN LEGEND

- WALL - PARTITION TAG (SEE SCHEDULE)
- DOOR TAG (SEE SCHEDULE)
- WINDOW TAG (SEE SCHEDULE)
- CHANGE IN FLOOR ELEVATION

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD (UNLESS OTHERWISE NOTED).
2. CONTRACTOR TO PROVIDE BACKING AT ALL MILLWORK, CABINET LOCATIONS, AND AT AREAS WHERE FIXTURES AND EQUIPMENT ARE TO BE MOUNTED.
3. USE MOISTURE RESISTANT GYPSUM BOARDS IN ALL AREAS WITH HIGH MOISTURE CONTENT.
4. USE DUROCK CEMENT BOARDS FOR INTERIOR AREAS THAT WILL HAVE TILE FINISHES. USE BEHIND ALL SHOWER/ TUB ENCLOSURES AND WET WALLS
5. SEE TYPICAL WALL SECTIONS FOR ADDITIONAL INFORMATION ON PROPOSED WALL PARTITIONS AND FINISHES.

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR MATERIAL	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	NOMINAL SIZE THICKNESS	REMARKS
1		WOOD / GLASS	5' - 0"	6' - 8"	1 3/4"	
2		SOLID WOOD	5' - 0"	6' - 8"	1 3/4"	
4		WOOD / GLASS	5' - 0"	6' - 8"	1 3/4"	
4A		SOLID WOOD	4' - 0"	6' - 8"	1 3/4"	
5		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
5A		SOLID WOOD	5' - 0"	6' - 8"	1 3/4"	
5B		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
5C		SOLID WOOD	2' - 6"	6' - 8"	1 3/4"	
6A		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
6B		SOLID WOOD	4' - 0"	6' - 8"	1 3/4"	
7		WOOD / GLASS	16' - 0"	10' - 0"	1 3/4"	GARAGE DOOR
8		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
8A		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
8B		SOLID WOOD	4' - 0"	6' - 8"	1 3/4"	
9		HOLLOW CORE WOOD	2' - 8"	6' - 8"	1 3/4"	
10		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
10A		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
10B		SOLID WOOD	4' - 0"	6' - 8"	1 3/4"	
11		SOLID WOOD	2' - 10"	6' - 8"	1 3/4"	
12		SCREEN DOOR	3' - 6"	6' - 8"	1 3/4"	OPTIONAL SCREEN ENCLOSURE TBD BY OWNER

WINDOW SCHEDULE

MARK	Size (WxH)	Window Finish	Glazing	Manufacturer	Sill Height	Comments
W2	1.5" x 24"	VINYL CLAD WOOD FRAME	CLEAR	Andersen Corporation	5' - 2 15/ 16"	ANDERSON SERIES 400
W4	DH 2456	VINYL CLAD WOOD FRAME	CLEAR	Andersen Corporation	5' - 6"	ANDERSON SERIES 400
W5	DH 2448	VINYL CLAD WOOD FRAME	CLEAR	Andersen Corporation	2' - 0"	ANDERSON SERIES 400

ROOM SCHEDULE

ROOM NUMBER	ROOM NAME	INT. AREA	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	WALL MATERIAL	WALL FINISH	WALL COLOR	CEILING MATERIAL	CEILING FINISH	CEILING COLOR	CEILING HT	NOTES
1	FOYER	96 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	VAULTED	
2	LIVING ROOM	320 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	VAULTED	
3	KITCHEN	218 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	EX	PAINTED / FLAT	TBD	10'-0"	OPTION TO PROVIDE COVE CEILING
4	DINNING	197 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	VAULTED	
5	PRIMARY SUITE	212 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	9'-0"	OPTION TO PROVIDE COVE CEILING
5A	PRIMARY CLOSET	59 SF	T&G WOOD	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	9'-0"	
5B	PRIMARY BATH	117 SF	TILE	TBD	TILE	MOISTURE RESISTANT GYP BD / TILE	PAINTED / SEMI-GLOSSY	TBD	MOISTURE RESISTANT GYP BD	PAINTED / FLAT	TBD	9'-0"	
6	MUD ROOM	90 SF	TILE	TBD	TILE	MOISTURE RESISTANT GYP BD	PAINTED / SEMI-GLOSSY	TBD	GYP BD	PAINTED / FLAT	TBD	9'-0"	
7	GARAGE	347 SF	CONCRETE	EPOXY	EPOXY	MOISTURE RESISTANT GYP BD	PAINTED / SEMI-GLOSSY	TBD	MOISTURE RESISTANT GYP BD	PAINTED / FLAT	TBD	12'-0"	
8	BEDROOM 1	177 SF	CARPET	TBD	WOOD	GYP BD	PAINTED / SATIN	TBD	EX	PAINTED / FLAT	TBD	EX	
8A	BATHROOM 1	55 SF	TILE	TBD	TILE	MOISTURE RESISTANT GYP BD	PAINTED / SEMI-GLOSSY	TBD	GYP BD	PAINTED / FLAT	TBD		
9	POWDER RM.	42 SF	TILE	TBD	TILE	MOISTURE RESISTANT GYP BD	PAINTED / SEMI-GLOSSY	TBD	EX	PAINTED / FLAT	TBD	EX	
10	BEDROOM 2	175 SF	CARPET	TBD	WOOD	GYP BD	PAINTED / SATIN	TBD	EX	PAINTED / FLAT	TBD	EX	
10A	BATHROOM 2	55 SF	TILE	TBD	WOOD	MOISTURE RESISTANT GYP BD	PAINTED / SEMI-GLOSSY	TBD	GYP BD	PAINTED / FLAT	TBD	EX	
11	OFFICE / STUDY	116 SF	TILE	STAINED	WOOD	GYP BD	PAINTED / SATIN	TBD	GYP BD	PAINTED / FLAT	TBD	8'-6"	
12	SCREEN PORCH	51 SF	TREX DECKING	TBD	N/ A	EXTERIOR / SCREEN	N/ A			T&G WOOD	TBD		
12A	REAR PORCH	44 SF	TREX DECKING	TBD	N/ A	EXTERIOR	N/ A			T&G WOOD	TBD		
15	FRONT PORCH	110 SF	PAVER	N/ A	N/ A	EXTERIOR	N/ A	TBD	GYP BD	T&G WOOD	TBD	EX	

HARRISSMITH architects

6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308

TEL: 757.739.5200

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
FLOOR PLAN

COMMONWEALTH OF VIRGINIA
JEREMY F HARRISSMITH
Lic. No. 0701
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

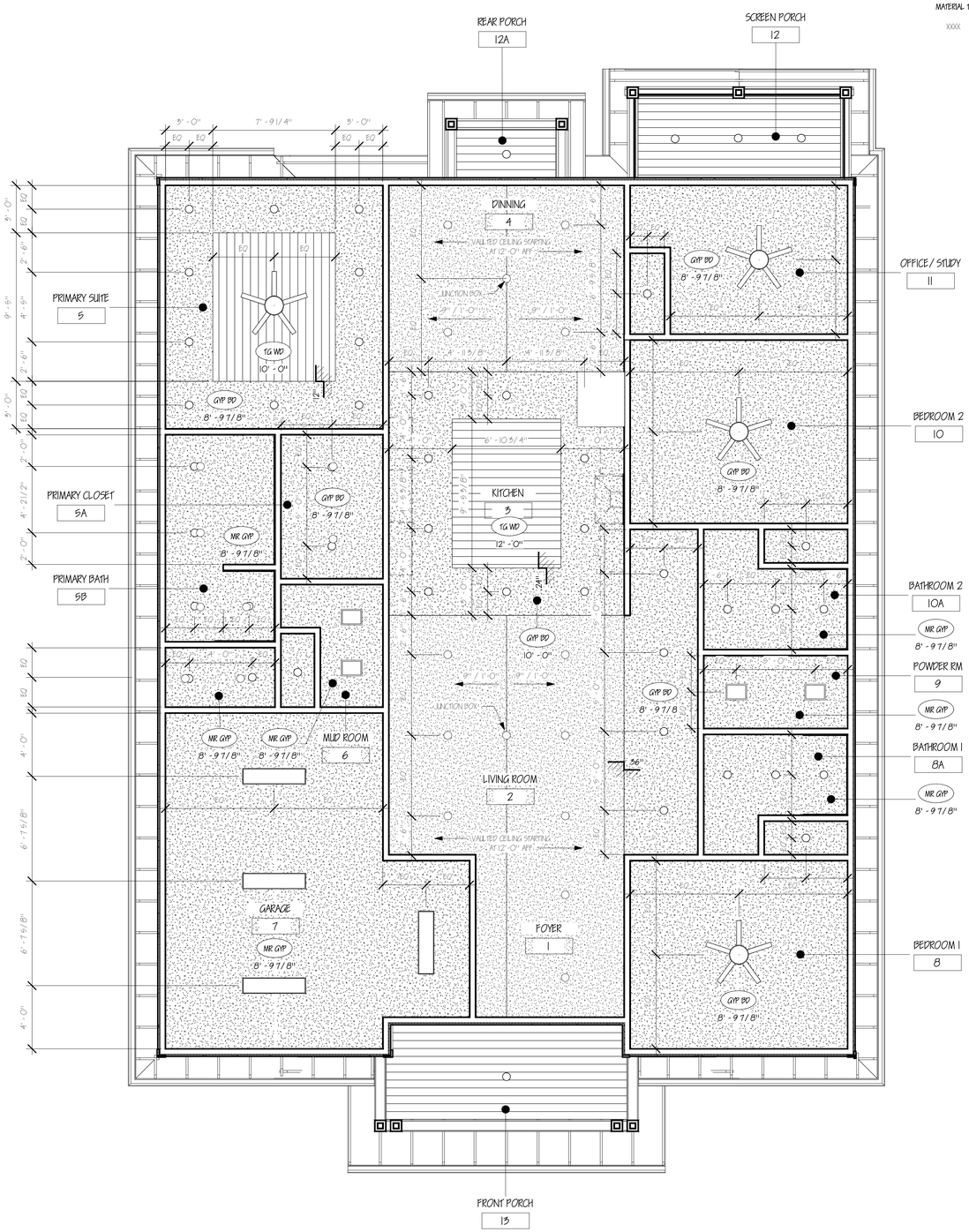
A-110

07/31/2023

CEILING PLAN LEGEND

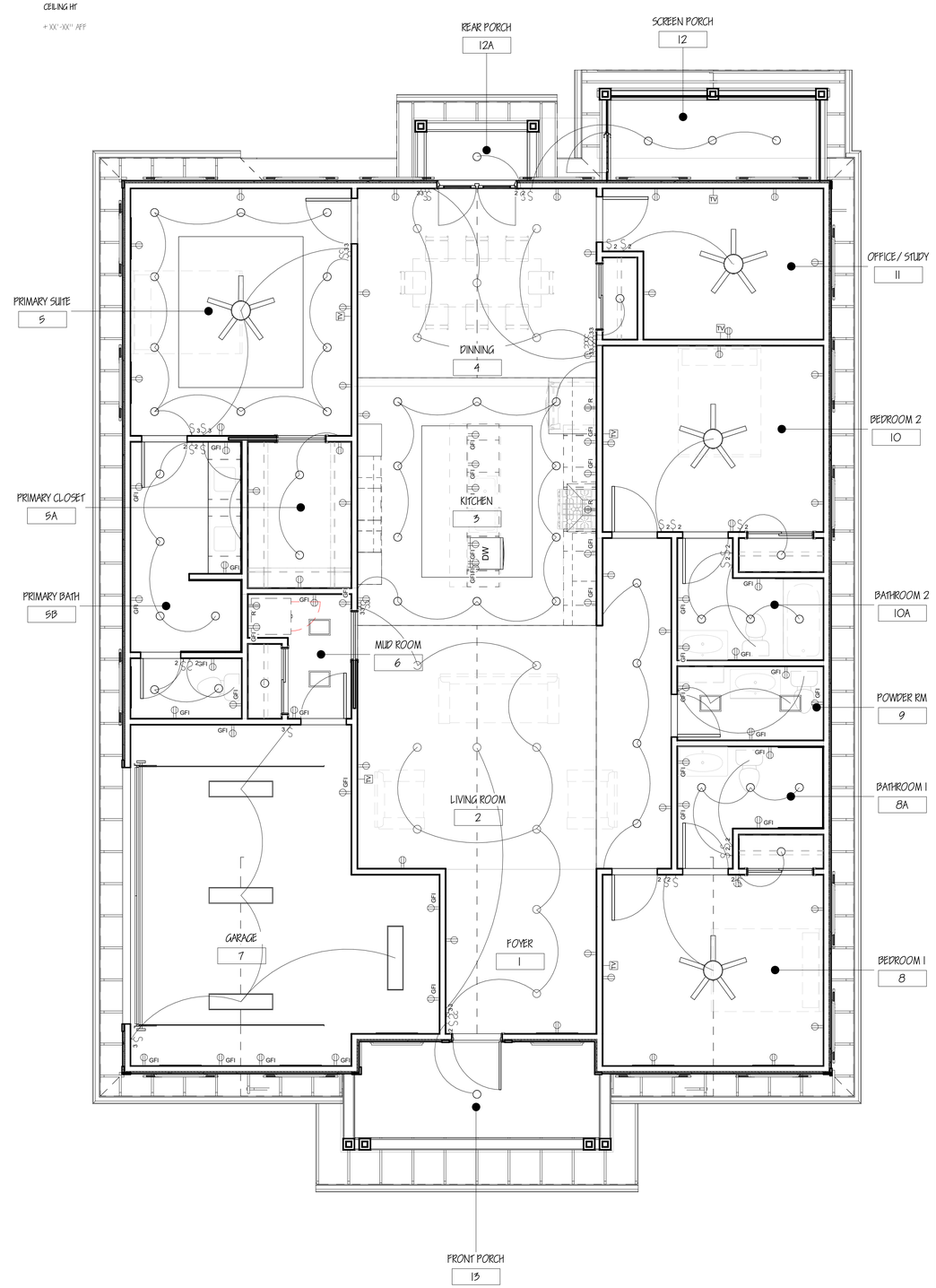
MATERIAL TYP — XXXX

CEILING HT — +XX'-XX" AFF



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH



2 POWER AND LIGHTING PLAN
1/4" = 1'-0"

NORTH

07/31/2023

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
REFLECTED CEILING, POWER & LIGHTING PLANS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0701 010
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
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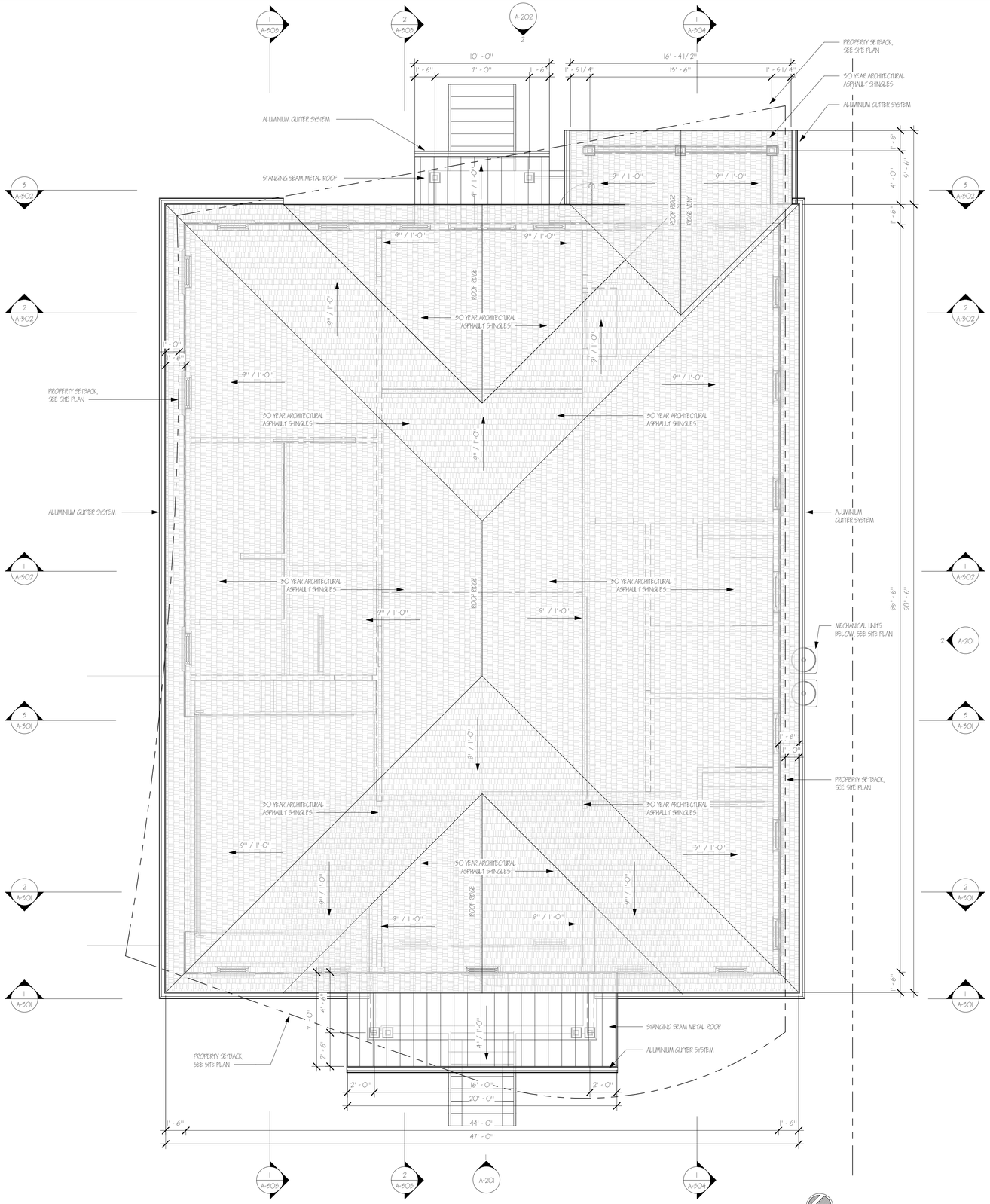
SHEET NO.

A-111



1 ROOF PLAN
1/4" = 1'-0"

NORTH

07/31/2023

HARRISSMITH architects
6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
ROOF PLAN

COMMONWEALTH OF VIRGINIA
JEREMY F HARRISSMITH
Lic. No. 0701010
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
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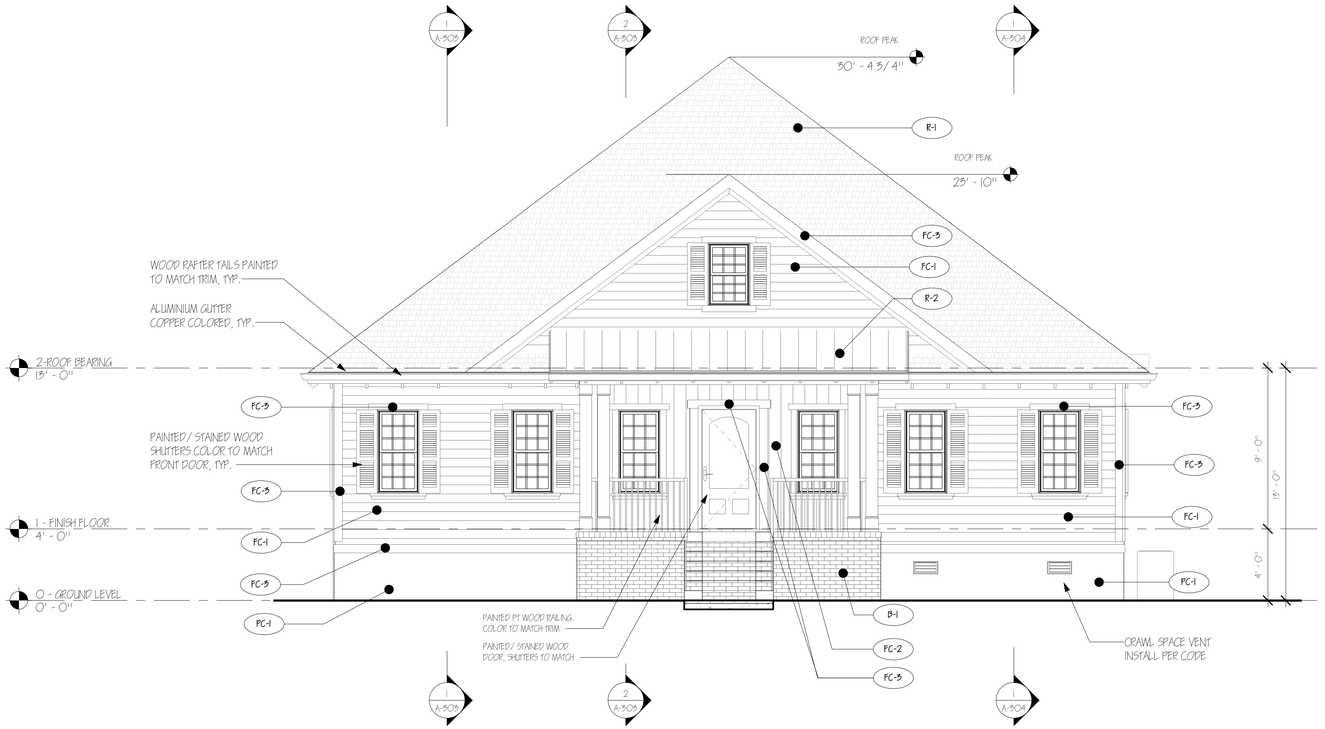
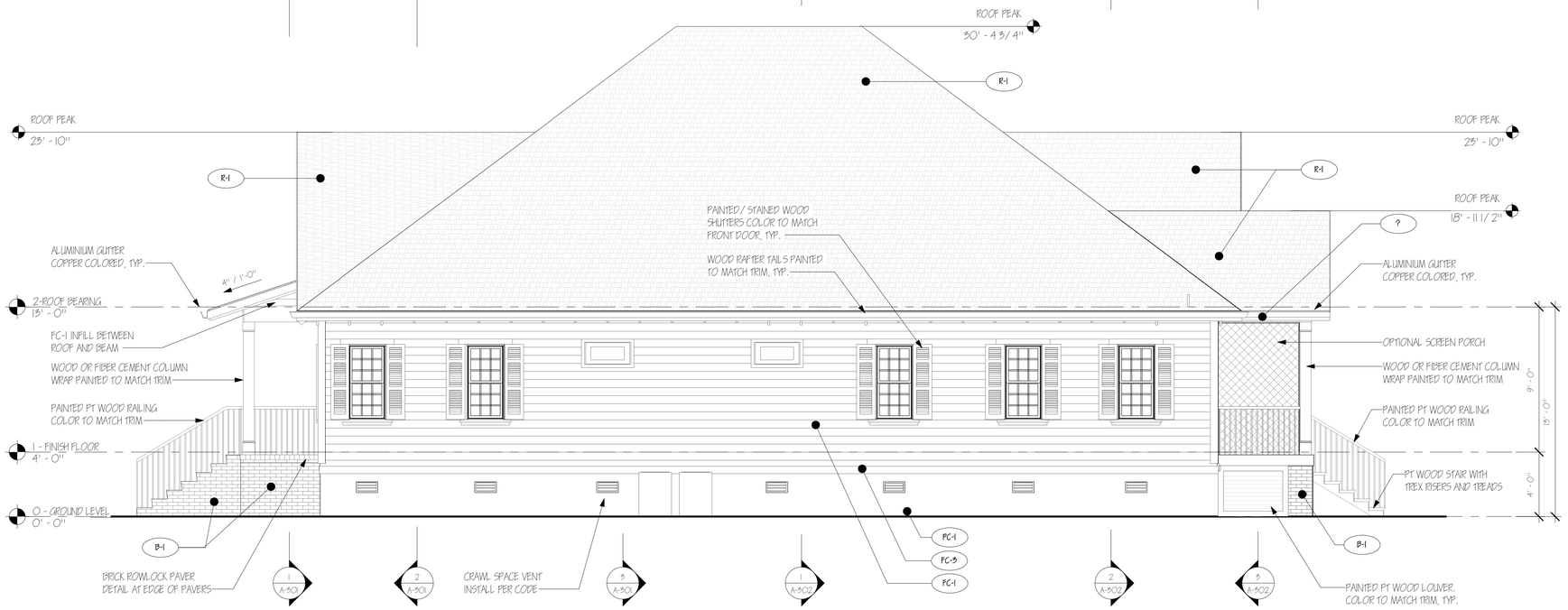
SHEET NO.

A-112



1 WEST (REAR) ELEVATION
1/ 4'' = 1'-0''



2 SOUTH ELEVATION
1/ 4'' = 1'-0''

EXTERIOR MATERIALS LEGEND

D5-1	ALUM. DOWNSPOUT AND GUTTER REMARKS: COPPER GUTTERS
FC-1	FIBER CEMENT LAP BOARD MANU: JAMES HARDIE PROD: LAP SIDING FINISH: SELECT CEDARMILL COLOR: TBD
FC-2	FIBER CEMENT BOARD & BATTEN MANU: JAMES HARDIE PROD: HARDIE BOARD & BATTEN FINISH: SMOOTH COLOR: TBD
FC-3	FIBER CEMENT TRIM BOARD MANU: JAMES HARDIE PROD: HARDIE TRIM FINISH: 5/ 4 SMOOTH COLOR: TBD
FC-1	PARGED CONCRETE MANU: DRYVIT PROD: STUCCOAT ACRYLIC FINISH FINISH: WEATHERLASTIC SMOOTH COLOR: TBD
R-1	ASPHALT SHINGLES MFR: GAF PROD: TIMBERLAND AH SHINGLES COLOR: APPALACHIAN SKY
R-2	5V GALVALUME METAL ROOF MFR: DIEXEL METALS PROD: 5V GALVALUME COLOR: SLATE GREY
WD-1	PAINTED WOOD TRIM OR FIBER CEMENT TRIM COLOR: SW 2829 CLASSIC WHITE REMARKS: COLOR TO MATCH FC-3 OR FIBER CEMENT TRIM

NOTES:

1. ALL BUILDING MOUNTED FIXTURES, DEVICES, LEADERS, CONDUIT, ETC. SHALL MATCH ADJACENT WALL COLOR U.N.O.
2. SUBMIT COLOR SAMPLES FOR ALL PREFINISHED ITEMS.

HARRISSMITH architects
6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
TEL: 757.739.5200

ISSUE or REVISION

NO.	DESCRIPTION	DATE
	PERMIT SET	01/31/2024

HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

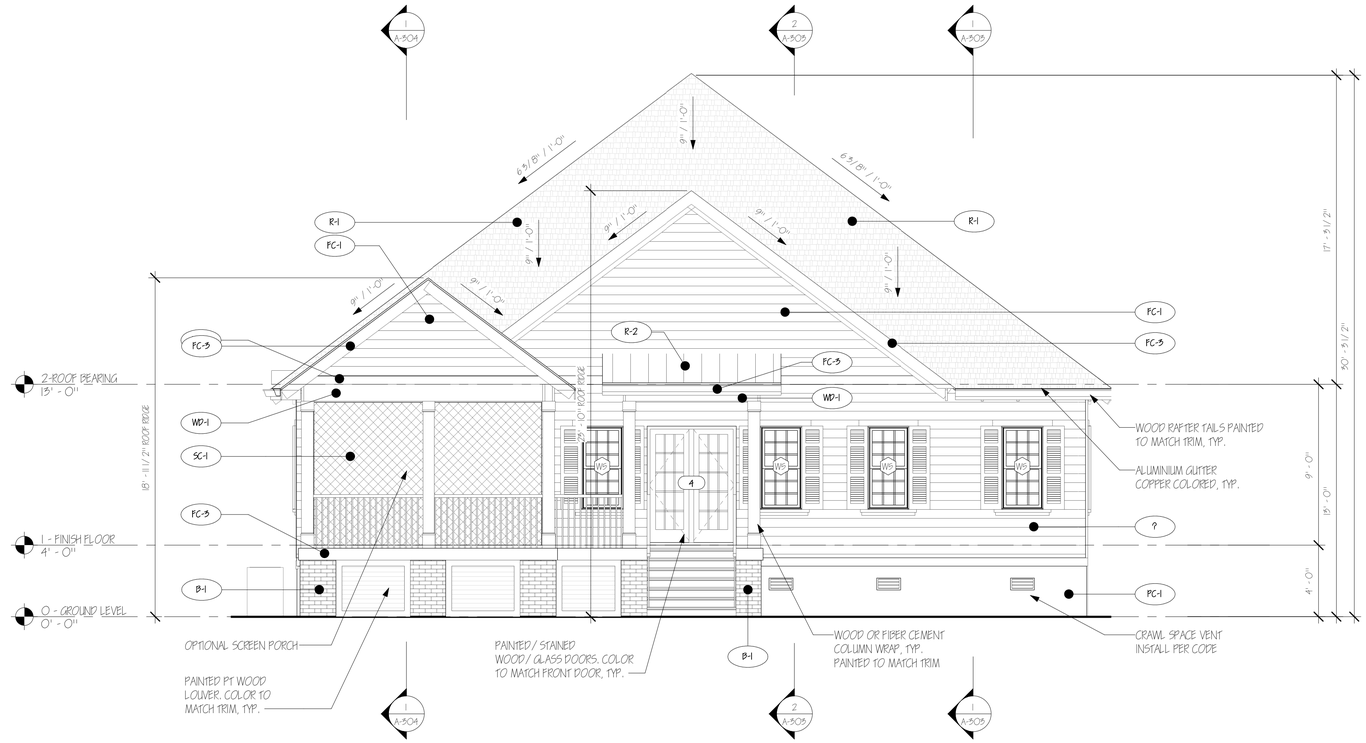
SHEET TITLE:
ELEVATIONS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401
ARCHITECT

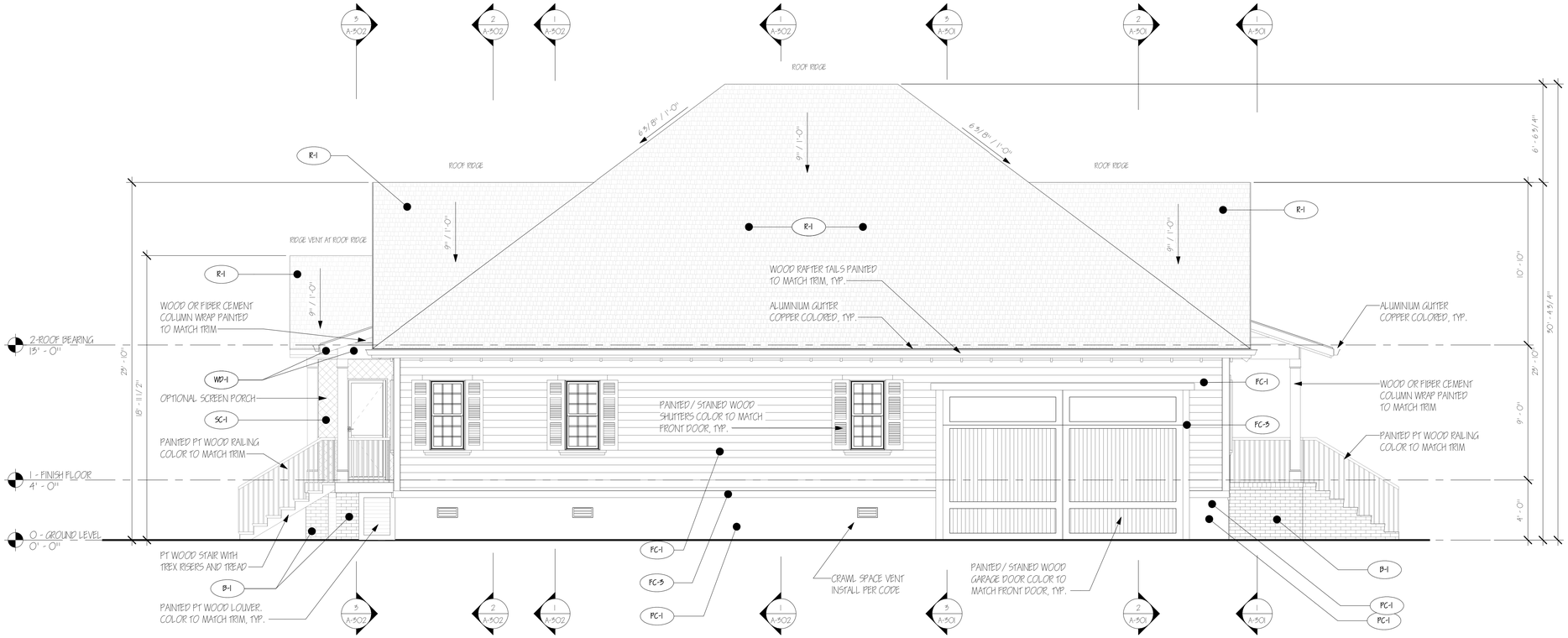
DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.
A-201

07/31/2023



2 EAST (FRONT) ELEVATION
1/ 4" = 1'-0"



1 NORTH ELEVATION
1/ 4" = 1'-0"

EXTERIOR MATERIALS LEGEND

DS-1	ALUM. DOWNSPOUT AND GUTTER REMARKS: COPPER GUTTERS
FC-1	FIBER CEMENT LAP BOARD MANU: JAMES HARDIE PROD: LAP SIDING FINISH: SELECT CEDARMILL COLOR: TBD
FC-2	FIBER CEMENT BOARD & BATTEN MANU: JAMES HARDIE PROD: HARDIE BOARD & BATTEN FINISH: SMOOTH COLOR: TBD
FC-3	FIBER CEMENT TRIM BOARD MANU: JAMES HARDIE PROD: HARDIE TRIM FINISH: 5/ 4 SMOOTH COLOR: TBD
FC-1	PARGED CONCRETE MANU: DRYVIT PROD: SYLLCOAT ACRYLIC FINISH FINISH: WEATHERLASTIC SMOOTH COLOR: TBD
R-1	ASPHALT SHINGLES MFR: GAF PROD: TIMBERLAND AH SHINGLES COLOR: APPALACHIAN SKY
R-2	5V GALVALUME METAL ROOF MFR: PREVEL METALS PROD: 5V GALVALUME COLOR: SLATE GREY
WD-1	PAINTED WOOD TRIM OR FIBER CEMENT TRIM COLOR: SW 2829 CLASSIC WHITE REMARKS: COLOR TO MATCH FC-3 OR FIBER CEMENT TRIM

NOTES:

1. ALL BUILDING MOUNTED FIXTURES, DEVICES, LEADERS, CONDUIT, ETC. SHALL MATCH ADJACENT WALL COLOR U.N.O.
2. SUBMIT COLOR SAMPLES FOR ALL PREFINISHED ITEMS.

HARRISSMITH architects

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FORT LAUDERDALE, FLORIDA 33308

TEL: 757.739.5200

ISSUE or REVISION

NO.	DESCRIPTION	DATE
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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
ELEVATIONS

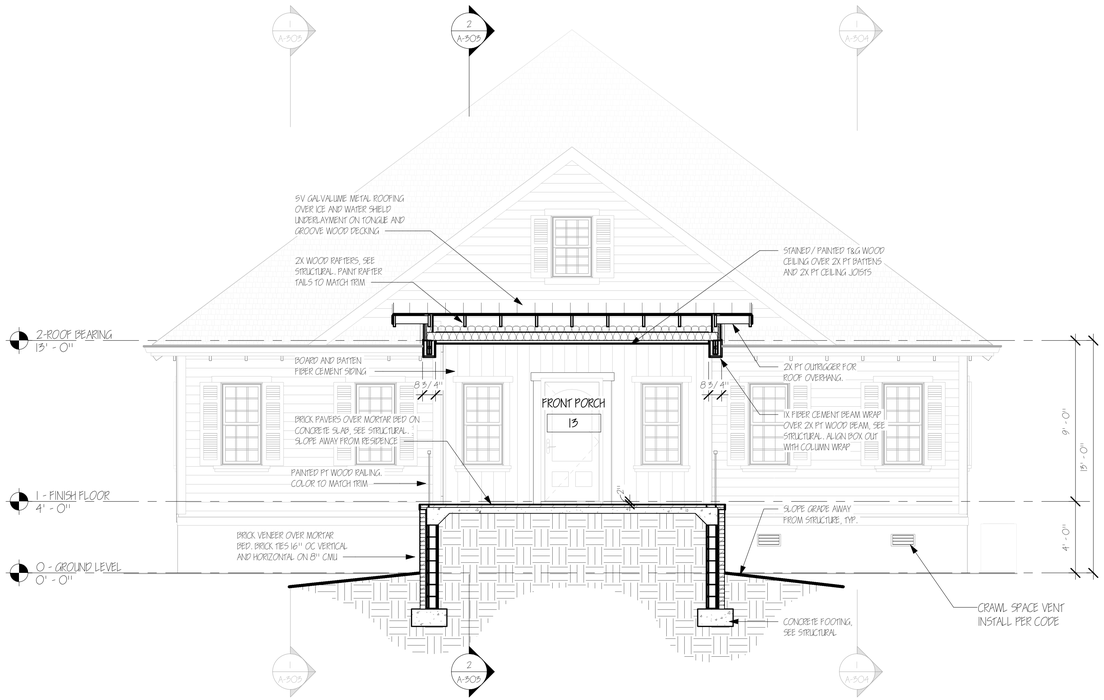
COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401010
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

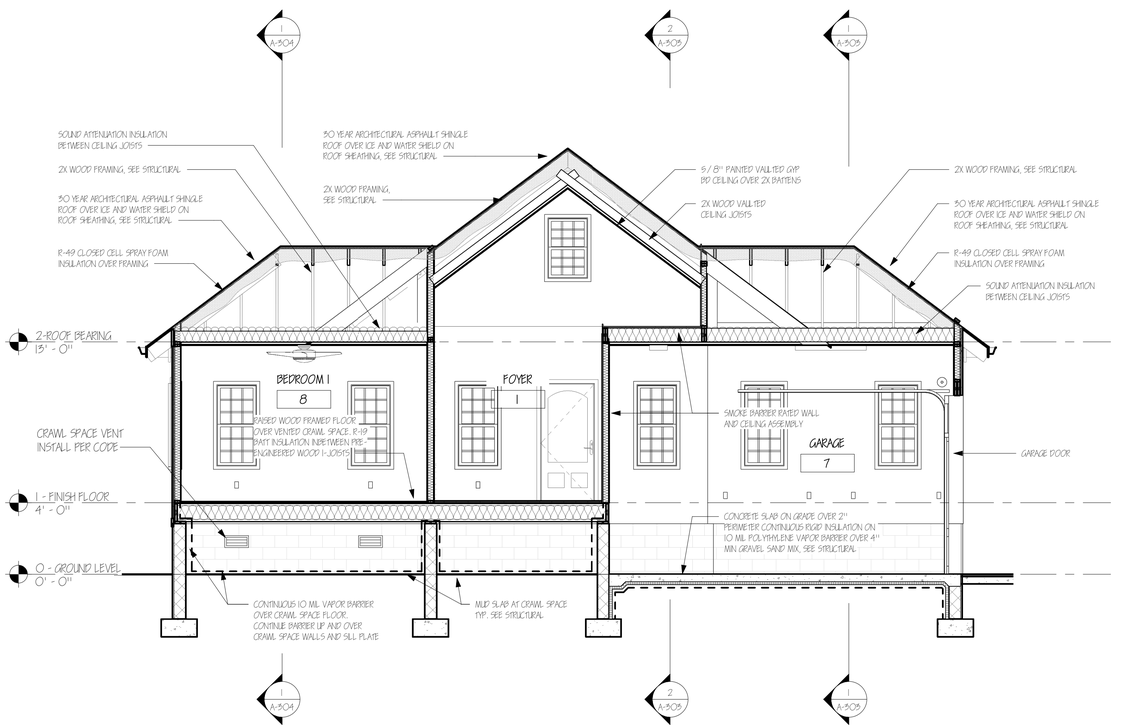
SHEET NO.

A-202

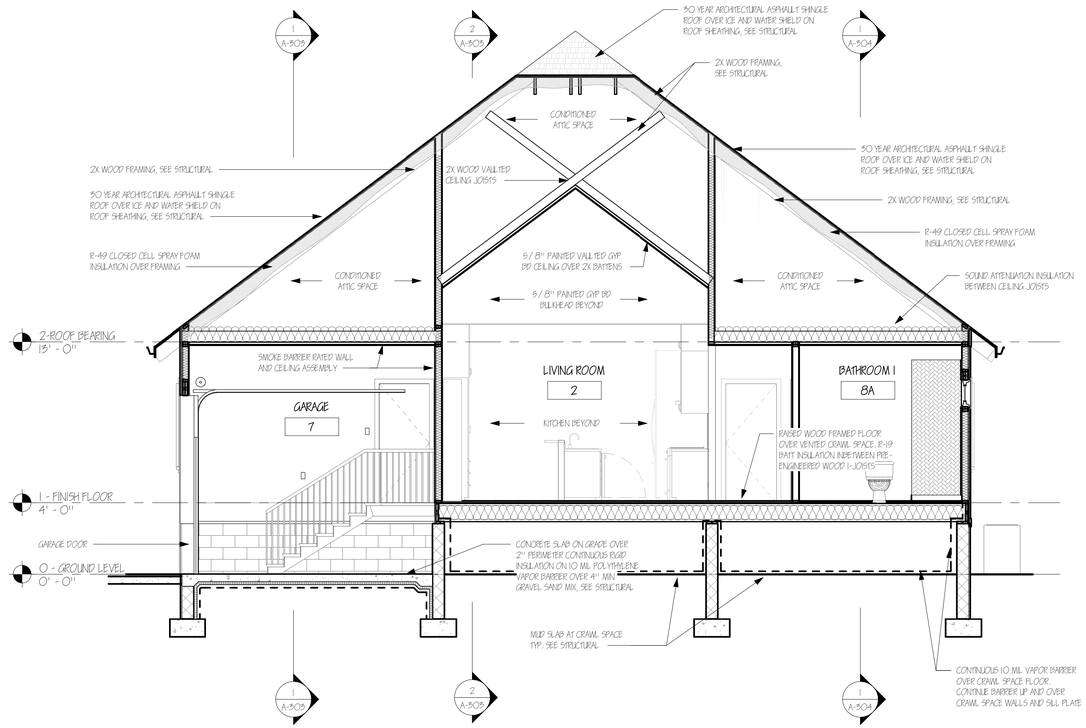
07/31/2023



1 N-S SECTION AT FRONT PORCH
1/ 4" = 1'-0"



2 N-S SECTION AT FOYER
1/ 4" = 1'-0"



3 N-S SECTION AT LIVING ROOM
1/ 4" = 1'-0"

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

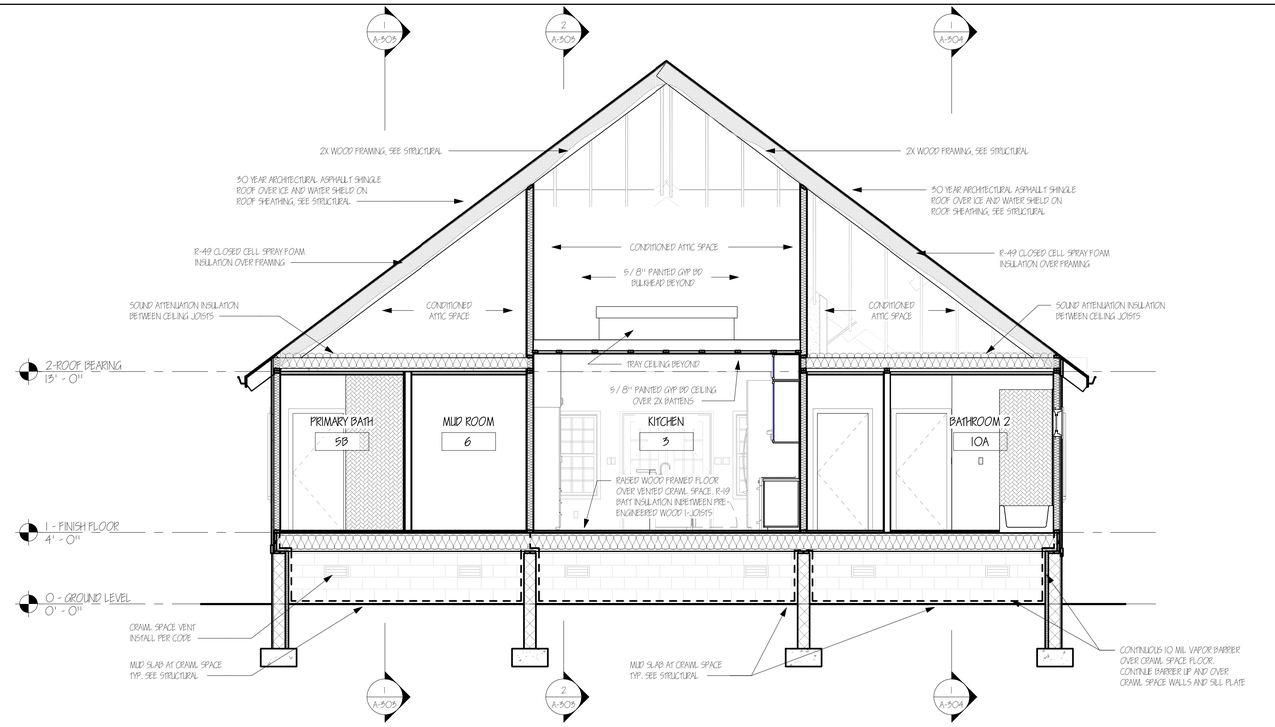
2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
BUILDING SECTIONS

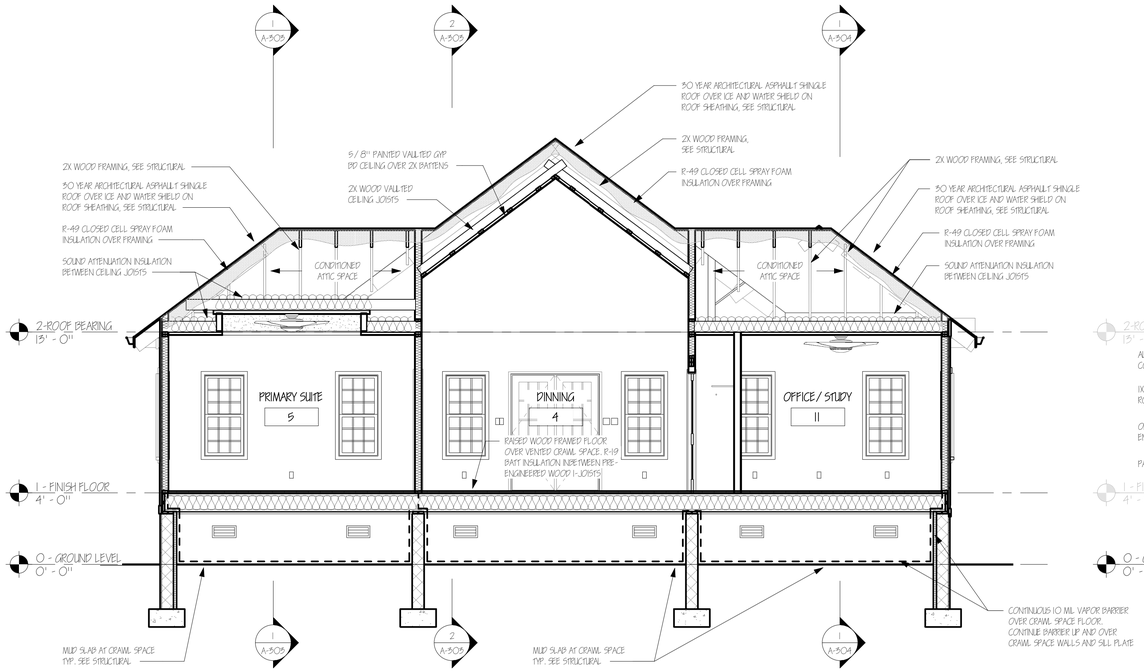
COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401010
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

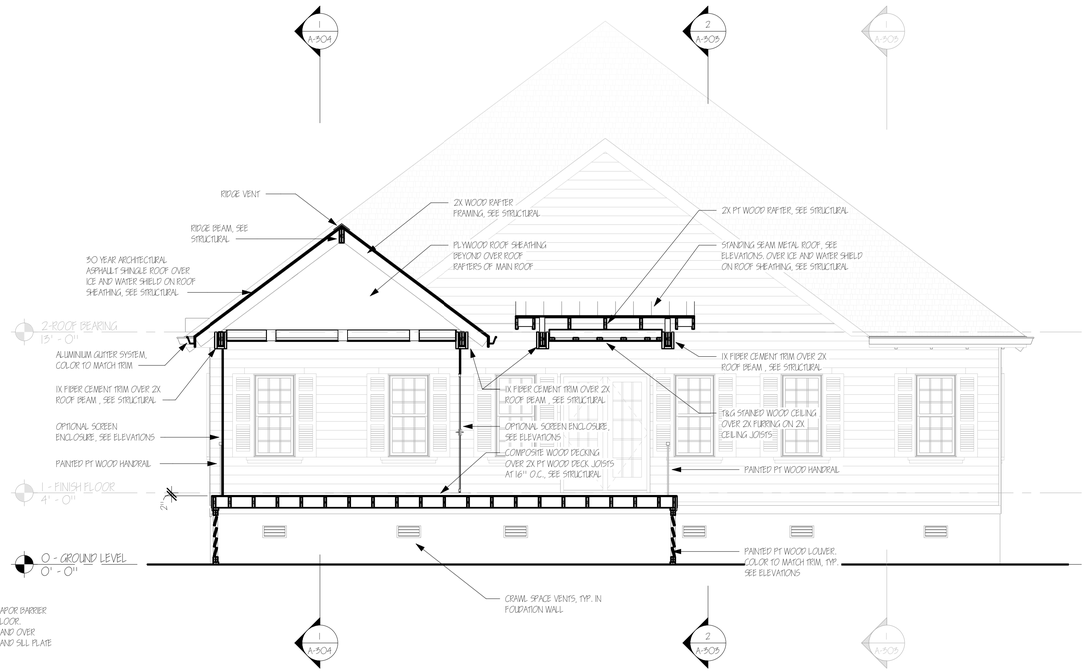
SHEET NO.
A-301



1 N/S SECTION AT KITCHEN
1/4" = 1'-0"



2 N/S SECTION AT DINING
1/4" = 1'-0"



5 N/S SECTION AT REAR PORCH
1/4" = 1'-0"

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

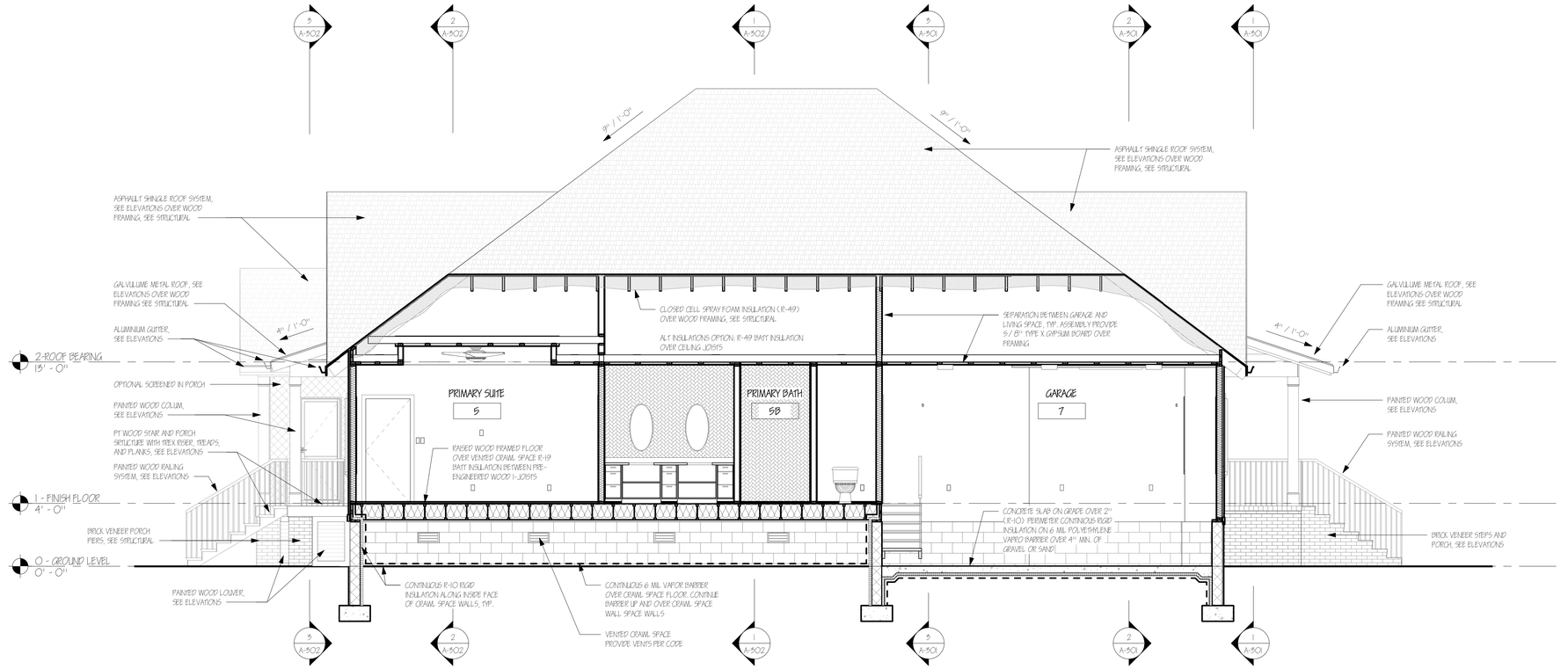
2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
BUILDING SECTIONS

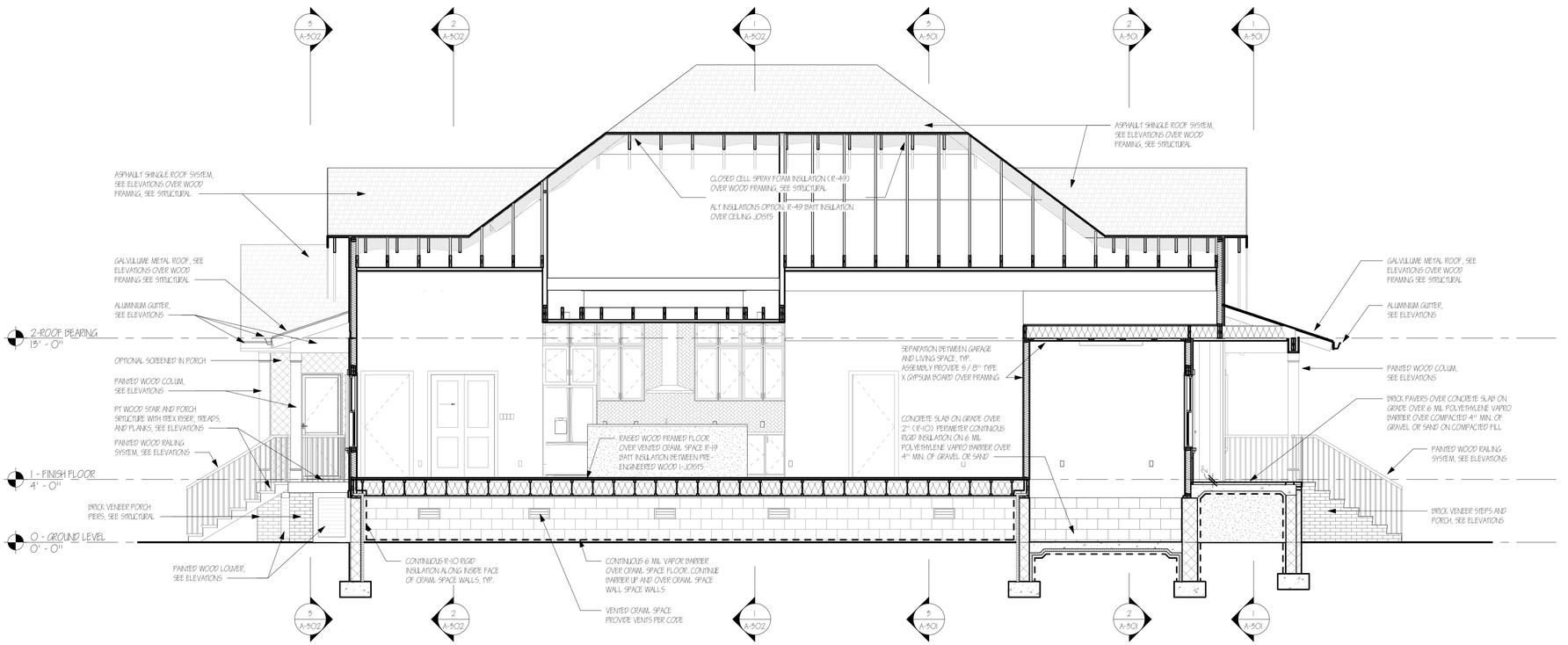
COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 039110
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.
A-302



1 EW SECTION AT GARAGE
1/4" = 1'-0"



2 EW SECTION AT FRONT PORCH
1/4" = 1'-0"

07/31/2023

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
BUILDING SECTIONS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401010
ARCHITECT

DRAWN BY:	JFH
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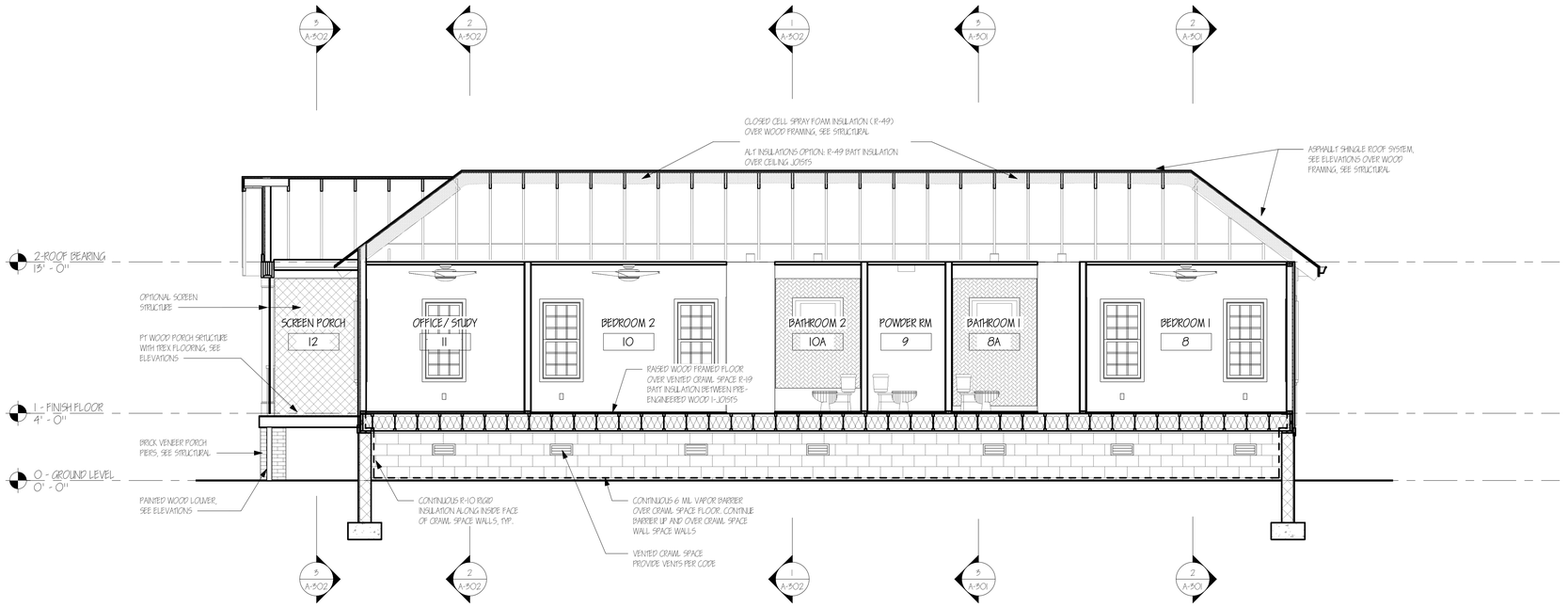
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.
A-303



1 E-W SECTION AT BEDROOMS
1/ 4" = 1'-0"

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

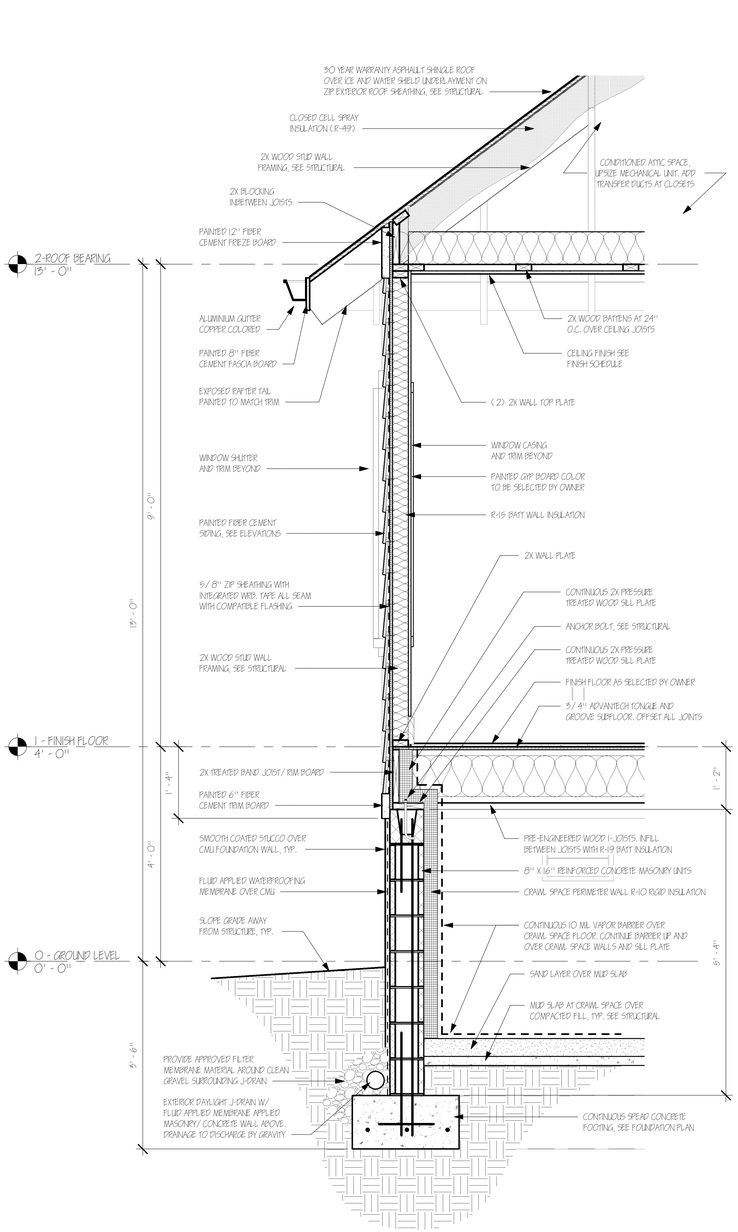
SHEET TITLE:
BUILDING SECTIONS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 039110
ARCHITECT

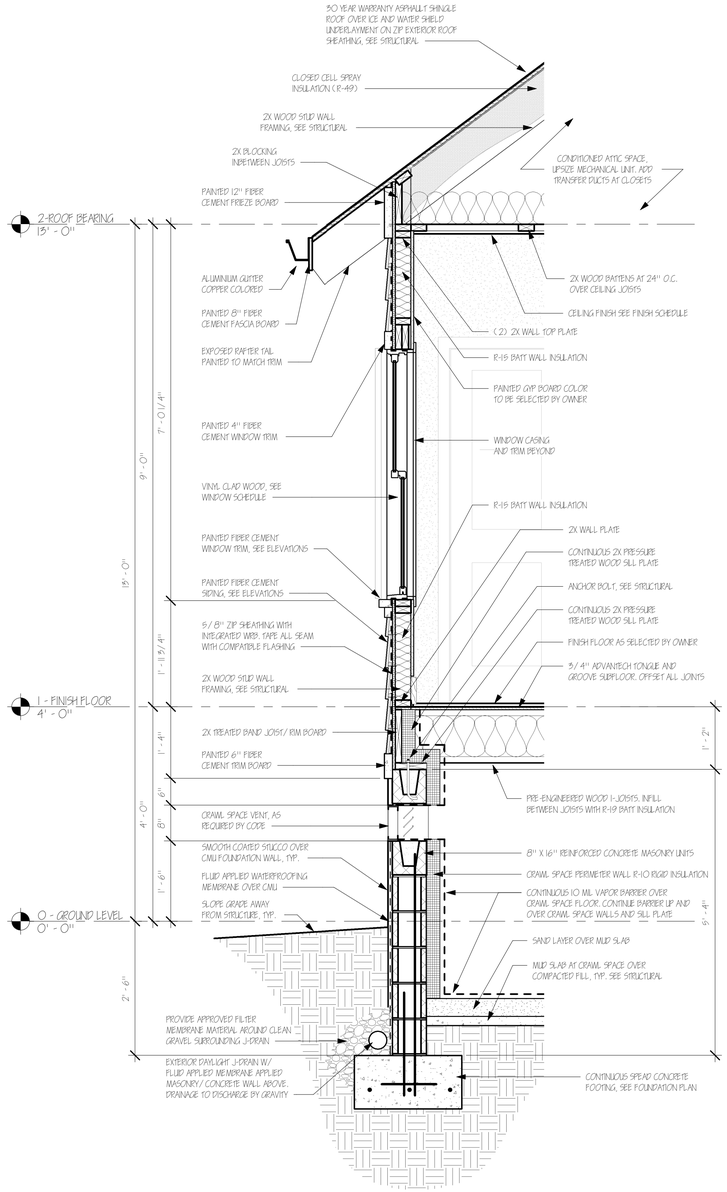
DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

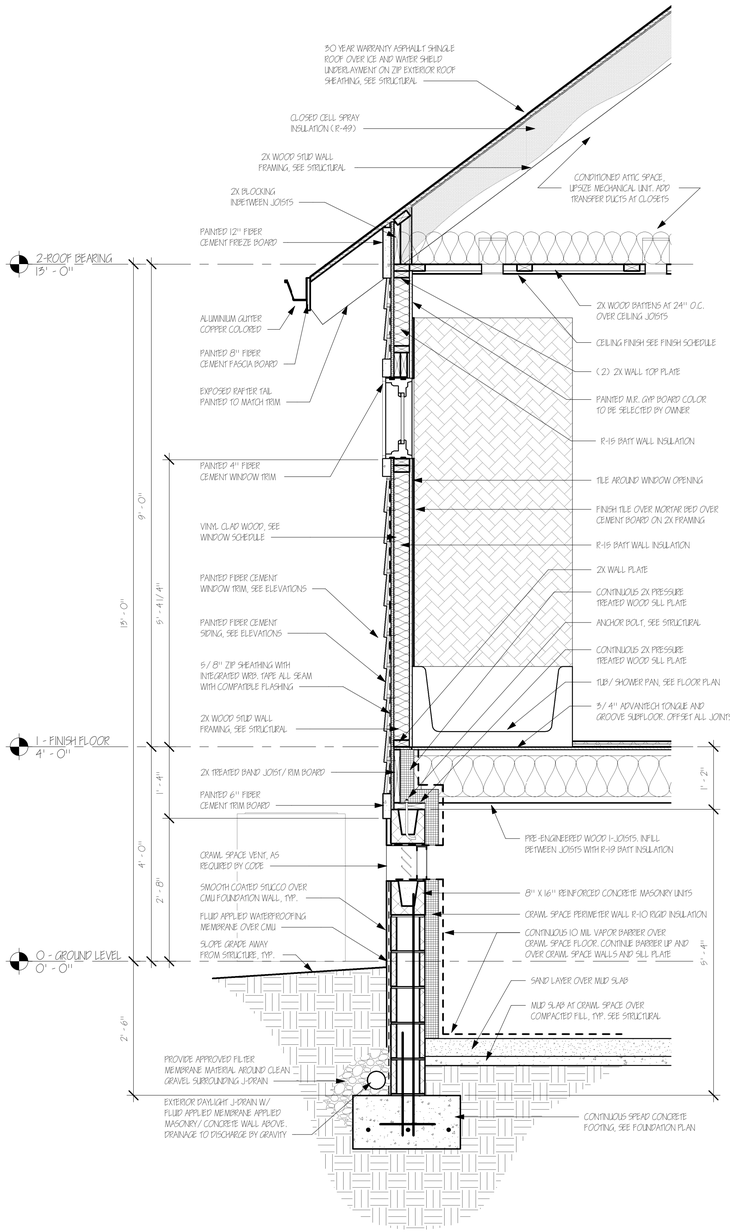
A-304



1 TYP. WALL SECTION
3/4" = 1'-0"



2 TYP. WALL SECTION AT WINDOW
3/4" = 1'-0"



5 TYP. WALL SECTION AT BATH WINDOW
3/4" = 1'-0"

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

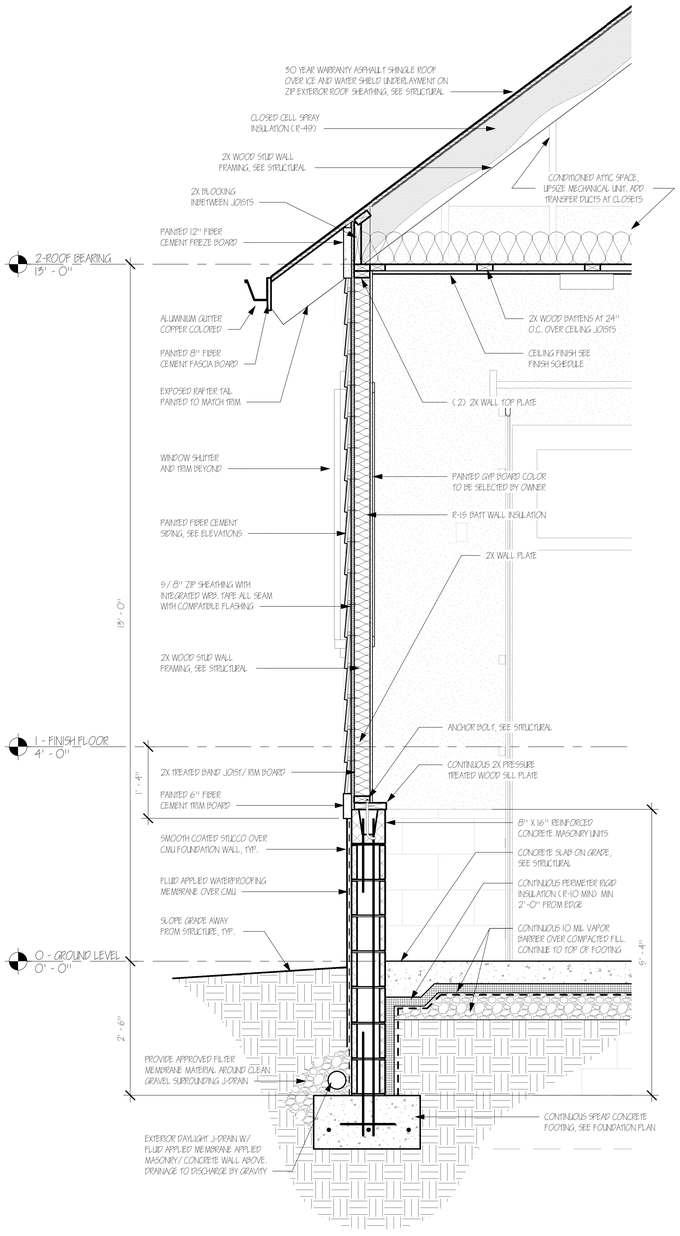
SHEET TITLE:
WALL SECTIONS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0701010
ARCHITECT

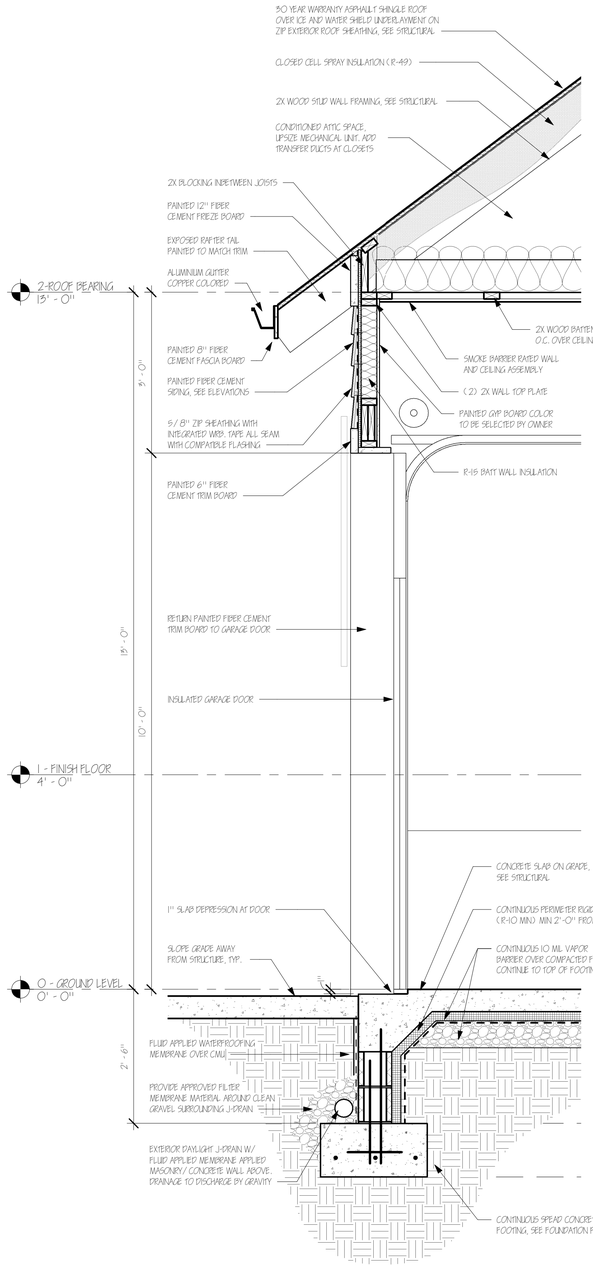
DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

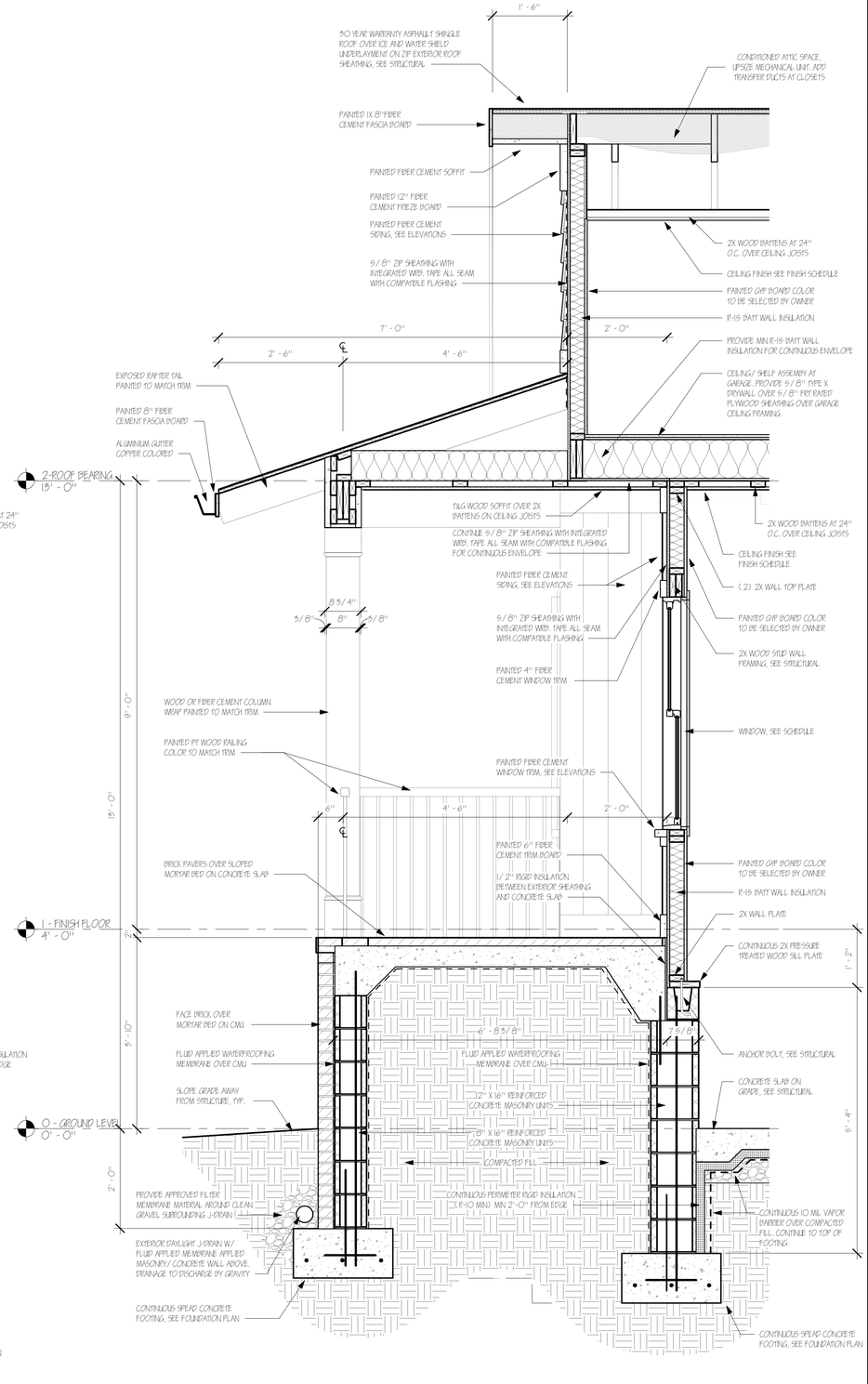
A-401



1 TYP. WALL SECTION AT GARAGE
3/4" = 1'-0"



2 WALL SECTION AT GARAGE DOOR
3/4" = 1'-0"



3 WALL SECTION AT GARAGE & FRONT PORCH
3/4" = 1'-0"

07/31/2023

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6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
TEL: 757.739.5200

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NO.	DESCRIPTION	DATE
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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

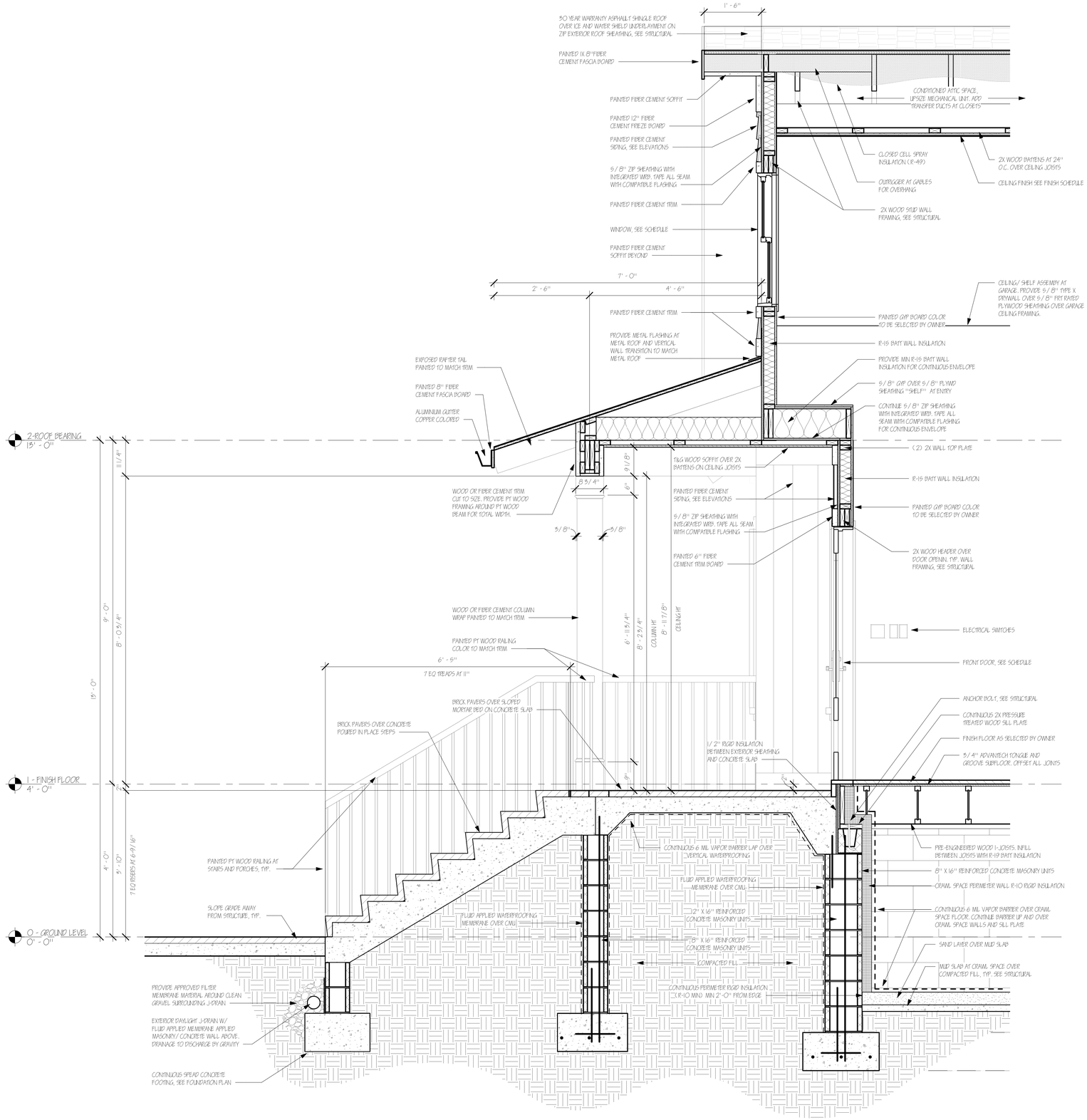
SHEET TITLE:
WALL SECTIONS - GARAGE

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401018
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

A-402



1 TYP. WALL SECTION AT FRONT PORCH
3/4" = 1'-0"

07/31/2023

HARRISSMITH architects
6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
TEL: 757.739.5200

ISSUE or REVISION

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

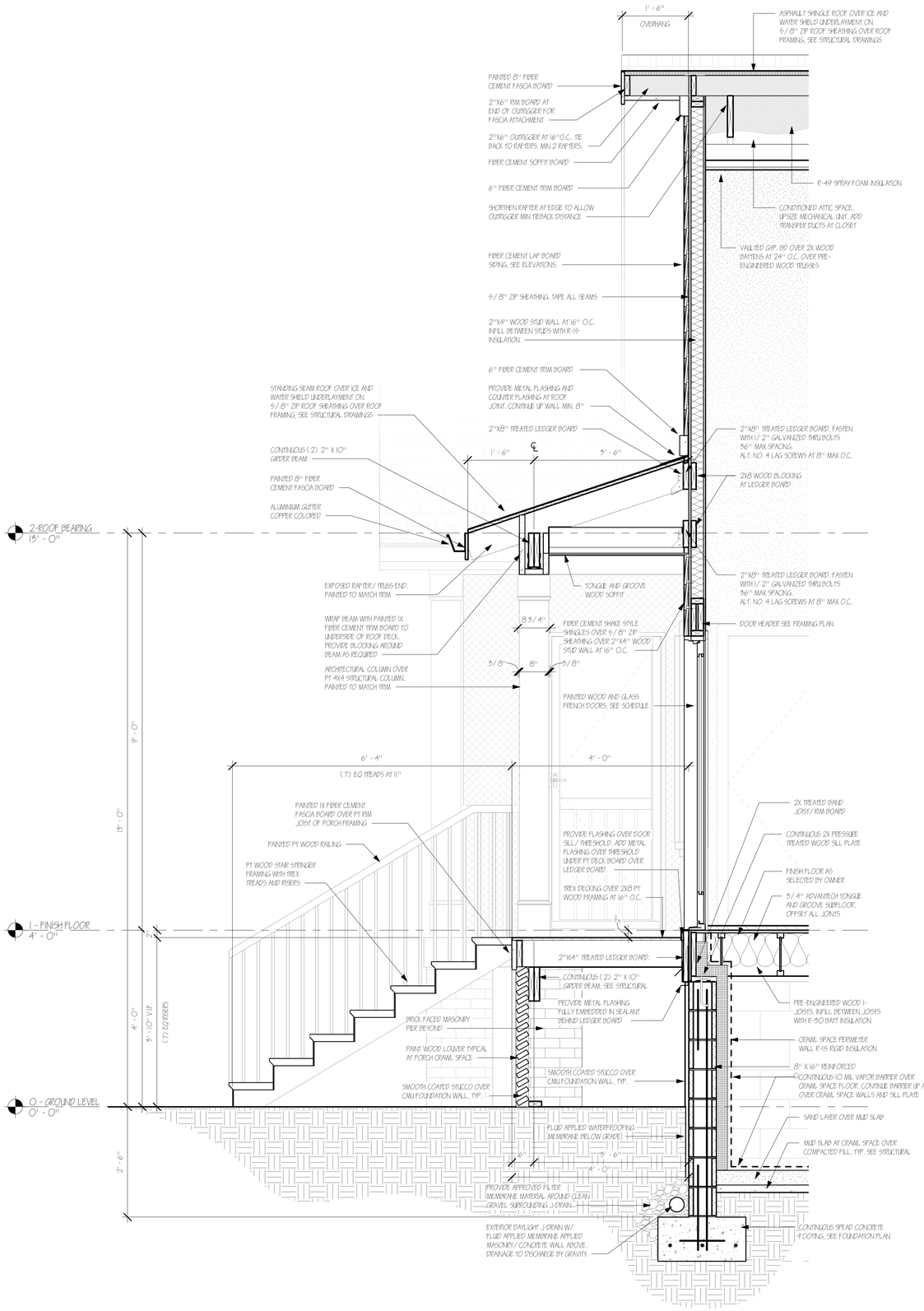
SHEET TITLE:
WALL SECTIONS

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0401010
ARCHITECT

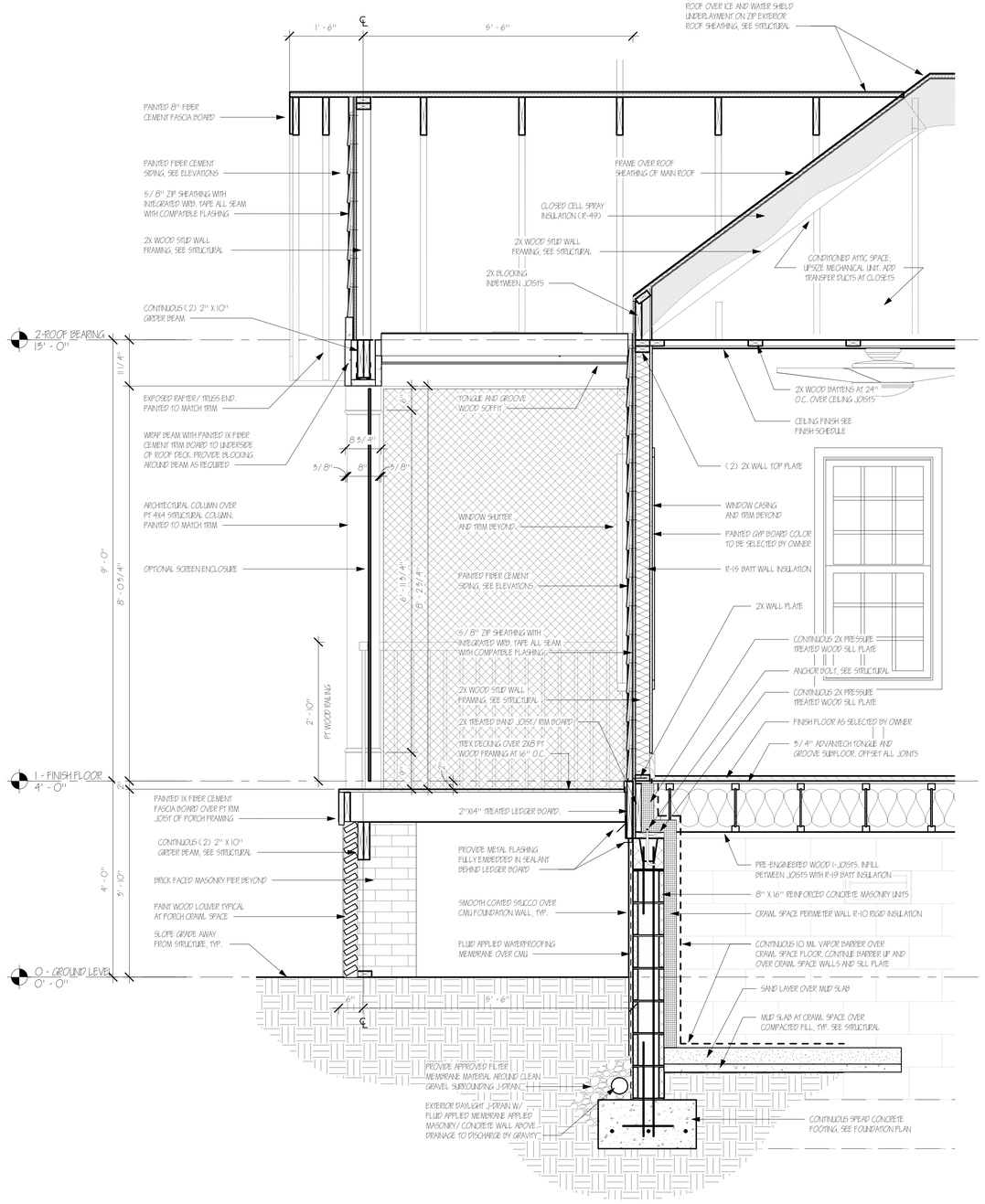
DRAWN BY:	Author
REVIEWED BY:	Checker
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

A-403



1 WALL SECTION AT REAR PORCH
3/4" = 1'-0"



2 WALL SECTION AT SCREEN PORCH
3/4" = 1'-0"

07/31/2023

HARRISSMITH architects
6278 N FEDERAL HWY #118
FORT LAUDERDALE, FLORIDA 33308
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ISSUE or REVISION

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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

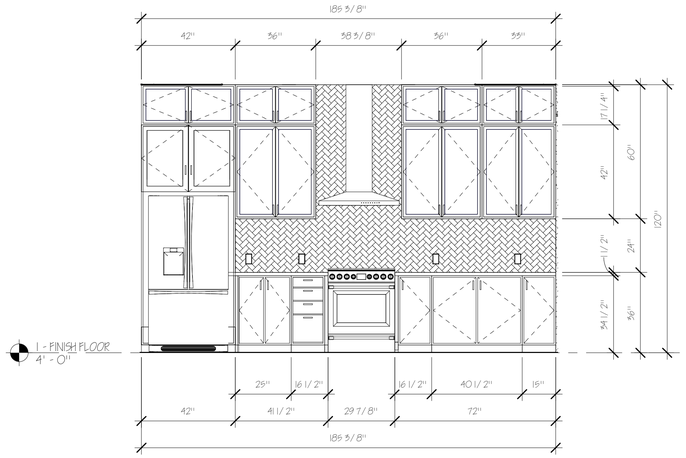
2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
WALL SECTIONS

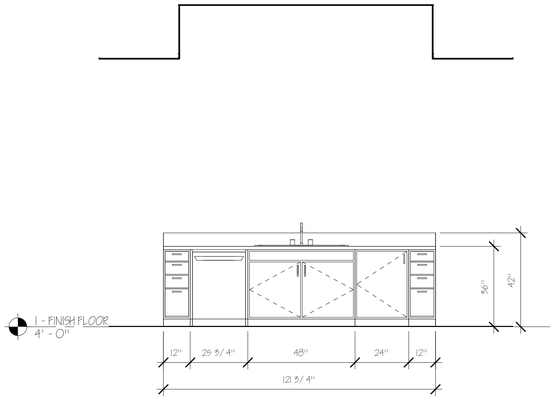
COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 0701010
ARCHITECT

DRAWN BY:	Author
REVIEWED BY:	Checker
PROJECT NO:	22-007
DATE:	07/31/2023

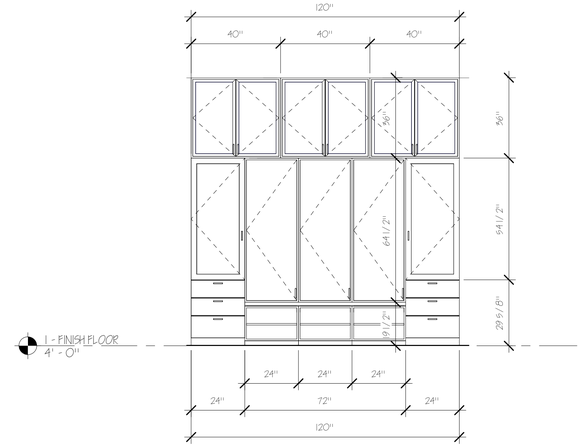
SHEET NO.
A-404



1 KITCHEN MILLWORK ELEVATION
3/8" = 1'-0"



2 KITCHEN MILLWORK ELEVATION - ISLAND
3/8" = 1'-0"



3 KITCHEN CUBBY MILLWORK
3/8" = 1'-0"

07/31/2023

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NO.	DESCRIPTION	DATE
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HOLLIES - 1 INKBERRY

1 INKBERRY CT
CAPE CHARLES, VA 23310

OWNER:
TERRY INDUSTRIES

2509 GEORGE MASON DR., #6894
VIRGINIA BEACH, VIRGINIA 23456

SHEET TITLE:
MILLWORK ELEVATIONS - KITCHEN

COMMONWEALTH OF VIRGINIA
JEREMY F. HARRISSMITH
Lic. No. 039110
ARCHITECT

DRAWN BY:	JFH
REVIEWED BY:	JFH
PROJECT NO:	22-007
DATE:	07/31/2023

SHEET NO.

A-501

GENERAL NOTES

1. USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER DRAWINGS. COORDINATE THE WORK OF OTHER TRADES INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS FOR SLEEVES, INSERTS, HOLES, HANGERS AND ANCHORS.

2. ELEVATIONS ON THE STRUCTURAL DRAWINGS ARE DENOTED AS [+/- X'-X"] REFERENCED TO THE FINISHED FIRST FLOOR ELEVATION DATUM. REFER TO THE CIVIL DRAWINGS FOR ACTUAL DATUM ELEVATION.

3. REPORT DISCREPANCIES IN DIMENSIONS BETWEEN DIFFERENT DRAWINGS TO THE ARCHITECT PRIOR TO BEGINNING WORK IN AREAS THAT WILL BE AFFECTED.

4. DETAILS ENTITLED AS "TYPICAL" APPLY NOT ONLY WHERE SPECIFICALLY INDICATED OR REFERENCED, BUT ALSO IN ALL OTHER CASES WHERE THE NATURE OF THE CONSTRUCTION REQUIRES THEIR USE. DETERMINE APPLICABILITY OF TYPICAL DETAILS FROM DESCRIPTIVE TITLES OR FROM SIMILARITY OF A CONSTRUCTION CONDITION WHERE THE DETAIL IS SPECIFICALLY INDICATED OR REFERENCED.

5. THE STRUCTURAL DRAWINGS CONTAINED HEREIN REPRESENT THE FINISHED STRUCTURE. PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK, INCLUDING CONNECTIONS IS COMPLETE. ANALYSIS, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

6. CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SEQUENCES AND SUPERVISION OF THE WORK ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

7. REPRODUCTION OF CONTRACT DRAWINGS SHALL NOT BE USED AS SHOP DRAWINGS UNDER ANY CIRCUMSTANCE.

8. SUBMIT FINAL WOOD TRUSS SHOP DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA,TO THE STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORK TO CONFIRM ADEQUACY OF FOUNDATIONS AND SHEARWALLS.

DESIGN NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS:

A. 2018 INTERNATIONAL RESIDENTIAL CODE
B. 2018 VIRGINIA RESIDENTIAL CODE
C. ASCE/SEI 7-16, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
D. ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
E. TMS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
F. ANSI/AWC NDS -2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT

2. DESIGN LOAD CRITERIA

A. LIVE LOADS (UNIFORM):

ROOF	20 PSF
FLOOR (DWELLING)	40 PSF
GARAGE	50 PSF

NOTE: LIVE LOAD REDUCTION WAS NOT USED IN THE DESIGN OF THIS STRUCTURE

B. SNOW LOADS:

GROUND SNOW LOAD, P	10 PSF
SNOW EXPOSURE FACTOR, Ce	1.0
THERMAL FACTOR, Ct	1.0
SNOW LOAD IMPORTANCE FACTOR, Is	1.0

C. WIND LOADS:

BASIC WIND SPEED, V_{ULT}	120 MPH
V_{ASD}	93 MPH
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	C
GUST EFFECT FACTOR, G	0.85
INTERNAL PRESSURE COEFFICIENTS, GCpi	+/-0.18

D. SEISMIC LOADS:

SITE CLASS (ASSUMED)	D
SEISMIC DESIGN CATEGORY	A

FOUNDATION NOTES

1. SELECT FILL MATERIAL SHALL BE CLASSIFIED AS GW ,GP, SW OR SP BY ASTM D2487. THE LIQUID LIMIT OF SUCH MATERIAL SHALL NOT EXCEED 35 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM D4318. THE PLASTICITY INDEX SHALL NOT BE GREATER THAN 12 PERCENT WHEN TESTED IN ACCORDANCE WITH ASTM D4318, AND NOT MORE THAN 35 PERCENT BY WEIGHT SHALL BE FINER THAN 75 MICROMETERS No. 200 SIEVE WHEN TESTED IN ACCORDANCE WITH ASTM D1140.

2. DESIGN ALLOWABLE SOIL BEARING PRESSURE IS 1,500 PSF ON SUITABLE RESIDUAL SOIL OR PROPERLY COMPACTED SELECT FILL. THE ALLOWABLE SOIL BEARING PRESSURE IS AN ASSUMED VALUE. SELECT FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698).

3. PRIOR TO PLACING FOUNDATION CONCRETE, THE CONTRACTOR SHALL ENSURE THAT THE FOUNDATION EXCAVATIONS ARE INSPECTED BY AN INDEPENDENT TESTING LABORATORY AND GEOTECHNICAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA TO EVALUATE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY THE DESIGN BEARING CAPACITY. SOILS NOT SUITABLE FOR FOUNDATION SUPPORT SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL.

4. ADEQUATELY PROTECT FOUNDATION EXCAVATIONS TO PREVENT WATER FROM ACCUMULATING AND STANDING IN THE EXCAVATION BOTTOMS.

5. DO NOT PLACE FOUNDATION CONCRETE ON FROZEN OR SATURATED SUBGRADES.

6. ENSURE THAT EARTH-FORMED FOOTINGS CONFORM TO THE SHAPE, LINES AND THICKNESSES INDICATED ON THE FOUNDATION PLAN. EXCAVATION WIDTHS SHALL BE A MINIMUM OF 4 INCHES GREATER THAN DIMENSIONS INDICATED.

7. PLACE FOUNDATION CONCRETE THE SAME DAY EXCAVATIONS ARE MADE OR AS SOON AS PRACTICAL THEREAFTER.

8. DO NOT INSTALL FOUNDATIONS UNTIL FOUNDATION WORK HAS BEEN COORDINATED WITH ADJACENT UNDERGROUND UTILITIES AND STRUCTURES.

9. FOOTINGS SHALL BE LOWER AS REQUIRED TO PASS UNDER UTILITY LINES. STEP CONTINUOUS FOOTINGS DOWN AS SHOWN IN THE "TYPICAL STEPPED FOOTING" DETAIL.

10. POROUS FILL SHALL BE CLEAN CRUSHED ROCK CONFORMING TO COARSE AGGREGATE SIZE 57 OR NATURAL SAND.

MASONRY NOTES

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402-2016) AND "SPECIFICATION FOR MASONRY STRUCTURES" (TMS 602 -2016).

2. DESIGN MASONRY ASSEMBLAGE STRENGTH, f'm = 2000 PSI. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE A MINIMUM OF 2000 PSI.

3. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND BE MANUFACTURED WITH LIGHTWEIGHT AGGREGATE.

4. GROUT SHALL CONFORM TO ASTM C476 AND SHALL NOT CONTAIN ADMIXTURES. GROUT SHALL ATTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.

5. GROUT POURS SHALL BE STOPPED 1-1/2" INCHES BELOW THE TOP OF A COURSE TO FORM A KEY AT POURED JOINTS.

6. REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/ A615M, GRADE 60 AND SHALL HAVE FABRICATION TOLERANCES IN ACCORDANCE WITH ACI 315. SHOP FABRICATE REINFORCING BARS WHICH ARE INDICATED TO BE BENT OR HOOKED.

7. LOCATE JOINT REINFORCEMENT 16 INCHES ON CENTER VERTICALLY. PROVIDE ADDITIONAL REINFORCEMENT AT TOP OF ALL FOUNDATIONS AND IN THE TWO JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS. EXTEND JOINT REINFORCEMENT A MINIMUM OF 24 INCHES BEYOND THE OPENING OF EACH SIDE.

8. PLACE PIPES AND CONDUITS PASSING HORIZONTALLY THROUGH MASONRY IN STEEL OR PVC SLEEVES OR CORED HOLES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

9. ALUMINUM CONDUITS, PIPES, AND ACCESSORIES SHALL NOT BE EMBEDDED IN MASONRY GROUT, OR MORTAR, UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CEMENT CHEMICAL REACTION AND ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

10. UNLESS OTHERWISE NOTED OR DETAILED, CENTER WALL REINFORCEMENT IN BLOCK CELLS. USE NONMETALLIC BAR POSITIONERS.

11. PROVIDE DOWEL REINFORCEMENT FROM FOUNDATION OF SAME SIZE AND SPACING AS VERTICAL WALL REINFORCEMENT. LAP WALL REINFORCEMENT A MINIMUM OF 72 BAR DIAMETERS UNLESS OTHERWISE NOTED.

12. DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS.

13. MORTAR SHALL BE TYPE M OR S PREPARED IN ACCORDANCE WITH ASTM C270.

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI-301-16). ALL CONCRETE DESIGN PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH ACI 318-14.

2. CAST-IN-PLACE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c):

A. SLABS-ON-GRADE	3000 PSI
B. FOOTINGS	3000 PSI

3. CONCRETE DENSITY SHALL BE NORMAL WEIGHT UNLESS SPECIFICALLY OTHERWISE NOTED.

4. CONCRETE REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615/ A615M, GRADE 60.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. PROVIDE SHEET-TYPE WELDED WIRE FABRIC. SHEET LAPS SHALL BE TIED AND LAPPED ONE FULL MESH SPACING PLUS 2".

6. CONCRETE REINFORCING STEEL SHALL BE CONTINUOUS UNLESS OTHERWISE INDICATED. CONTINUOUS STEEL SHALL BE LAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 (MINIMUM 25").

7. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS INDICATED. IN NO CASE SHALL REINFORCEMENT COVER LESS THAN THE REQUIREMENTS OF ACI 301.

A. CONCRETE DEPOSITED AGAINST THE GROUND	3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER	2"

8. CONCRETE REINFORCING STEEL MARKED STANDARD HOOK SHALL HAVE A 90-DEGREE HOOK UNLESS OTHERWISE NOTED. STIRRUPS, TIES, 180-DEGREE HOOKS AND 90-DEGREE HOOKS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318.

9. PROVIDE 1/2" THICK JOINT FILLER MATERIAL WHERE SLABS ON GRADE ABUT VERTICAL SURFACES.

10. REINFORCING STEEL SHALL BE SPREAD AT SLEEVES, TIEBACKS, RECESSES AND OTHER EMBEDDED ITEMS UNLESS OTHERWISE INDICATED. REINFORCEMENT SHALL NOT BE CUT TO FACILITATE PLACEMENT OF EMBEDDED ITEMS.

11. NO CONCRETE SHALL BE PLACED UNTIL THE OWNER OR OWNER'S REPRESENTATIVE HAS INSPECTED ALL EMBEDDED WORK, INCLUDING REINFORCEMENT.

12. ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4" OR AS INDICATED.

13. ALUMINUM SHALL NOT BE PLACED IN DIRECT CONTACT WITH CONCRETE UNLESS EFFECTIVELY COATED OR COVERED TO PREVENT ALUMINUM-CONCRETE REACTION AND ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.

14. ALL EXPOSED CONCRETE WALL SURFACES SHALL RECEIVE A SMOOTH RUBBED FINISH.

15. FIBER REINFORCING SHALL BE POLYPROPYLENE/ POLYETHYLENE MACRO FIBER AND CONFORM TO ASTM D7508 ANS ASTM C116 TYPE III.

16. FIBER REINFORCED CONCRETE SHALL PROVIDE A MINIMUM Re3 VALUE OF 19.2% WHEN TESTED IN ACCORDANCE WITH ASTM C1609.

STEEL NOTES

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL AND DESIGN OF CONNECTIONS SHALL BE IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" DATED JULY 7, 2016 AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", DATED JUNE 15, 2016.

2. UNLESS OTHERWISE NOTED, STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE ABOVE-LISTED AISC SPECIFICATION AND THE FOLLOWING:

A. PLATES AND ANGLES	ASTM A36/ A36M
B. HIGH STRENGTH BOLTS	ASTM A325
C. ANCHOR RODS W/ NUT AND WASHER	ASTM F1554, GRADE 36

3. ALL STEEL, INCLUDING NAILS, EXPOSED TO PRESSURE-TREATED LUMBER SHALL BE HOT-DIP GALVANIZED PER ASTM A123.

ENGINEERED WOOD PRODUCT NOTES

1. ALL ENGINEERED WOOD PRODUCTS (EWP) SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:

A. LVL (1 3/4")	E=2x10^6 PSI Fc=750 PSI PERP.	Fb=2900 PSI Fv=285 PSI
B. POST	E=1.9x10^6 PSI Fc=2300 PSI	Fb=2100 PSI Fv=1825 PSI
C. FLOOR JOIST	INTERNATIONAL BEAMS IB400 OR EQUAL	

STRUCTURAL LEGEND

SYMBOL	DESCRIPTION
AB	ANCHOR BOLT
AFF	ABOVE FINISHED FLOOR
AHR	ANCHOR
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
BD	BAR DIAMETER
BOC	BOTTOM OF CONCRETE
BOM	BOTTOM OF MASONRY
BOS	BOTTOM OF STEEL
BRG	BEARING
BWL	BRACED WALL LINE
BWP	BRACED WALL PANEL
CFS	COLD-FORMED STEEL
CJ	SLAB CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONN	CONNECTION
CONC	CONCRETE
CONT	CONTINUOUS
DCJ	DOWELED CONSTRUCTION JOINT
DIA, Ø	DIAMETER
DN	DOWN
DWG(S)	DRAWING(S)
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
FFE	FINISHED FLOOR ELEVATION
FOB	FACE OF BRICK
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
HD	HOLD DOWN
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
JBE	JOIST BEARING ELEVATION
KIP (K)	1000 POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MOW	MIDDLE OF WALL
NIC	NOT IN CONTRACT
No.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PJF	PREMOLDED JOINT FILLER
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
REINF	REINFORCEMENT
REQD	REQUIRED
SCHED	SCHEDULE
SD	SLAB DEPRESSION
SF	STEPPED FOOTING
SIM	SIMILAR
SJ	SLAB SAWED (CONTRACTION) JOINT
SL	SLOPE(D)
SOG	SLAB-ON-GRADE
STD	STANDARD
SW	SHEARWALL
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TS	THICKENED SLAB
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
WP	WORKING POINT
WWF	WELDED WIRE FABRIC

DN — SLOPE DIRECTION

DEPRESSED SLAB

DECK SPAN

[±X'-X"] — INDICATES ELEVATION REFERENCED TO FINISH FLOOR

X — KEYED CONSTRUCTION NOTE

Wx — WALL TYPE

COLUMN REFERENCE LINE (CENTERLINE OF COLUMN)

[±X'-X"] — SPOT ELEVATION

BRICK

CONCRETE

GROUT

CONCRETE MASONRY UNIT

EARTH FILL

POROUS FILL

LOAD BEARING STUD WALL

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Engineering Services
SIMPLE DESIGN, LLC
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SUFFOLK, VIRGINIA 23434
PHONE:757.809.3700
WWW.SDSTRUCTURAL.COM

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GENERAL NOTES AND ABBREVIATIONS

COMMONWEALTH OF VIRGINIA
LOUIS RHETT CRIBB
Lic. No. 0402065775
8/14/2023
PROFESSIONAL ENGINEER

PROJ NO.	2876
DATE:	8/14/2023
SCALE:	NONE
CHECKED:	GSF
DRAWN BY:	LRC

S-001

ROUGH CARPENTRY NOTES

1. DESIGN OF ALL ROUGH CARPENTRY CONSTRUCTION IS ACCORDANCE WITH 2018 EDITION OF THE AMERICAN WOOD COUNCIL 'NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION', INCLUDING SUPPLEMENTS.

2. ALL DIMENSION LUMBER FRAMING MEMBERS SHALL COMPLY WITH PS-20, 'AMERICAN SOFTWOOD LUMBER STANDARD'. MAXIMUM MOISTURE CONTENT SHALL BE 19 PERCENT. SPECIES AND GRADE SHALL BE AS FOLLOWS:

   A. LOAD BEARING WALL FRAMING - SOUTHERN PINE NO. 2 OR BETTER
   B. JOISTS, RAFTERS, BEAMS, HEADERS CHORD MEMBER FRAMING- SOUTHERN PINE NO.2 OR AS INDICATED
   C. SPRUCE PINE FUR IS NOT PERMITTED FOR STRUCTURAL WOOD FRAMING

3. WOOD STRUCTURAL PANELS SHALL BE PLYWOOD COMPLYING WITH PS-1 'STRUCTURAL PLYWOOD' OR ORIENTED STRAND BOARD IN ACCORDANCE WITH PS-2, 'PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS' AND THE FOLLOWING REQUIREMENTS:

   A. EXTERIOR WALL SHEATHING: 7/16" APA SHEATHING EXPOSURE 1
   B. SHEARWALL SHEATHING: APA RATED SHEATHING, EXPOSURE 1 AS INDICATED
   C. FLOOR SHEATHING: 3/4" APA RATED SHEATHING, EXPOSURE 1
   D. ROOF SHEATHING: 7/16" APA RATED SHEATHING, EXPOSURE 1

4. SPLICES OF TOP PLATES IN EXTERIOR WALLS SHALL CONSIST OF (12) 16d COMMON NAILS, EACH SIDE OF SPLICE.

5. FASTEN EXTERIOR WALL SHEATHING TO FRAMING WITH 8d NAILS SPACED AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. ALL EDGES SHALL BE SUPPORTED WITH BLOCKING.

6. INSTALL/ALIGN LOAD BEARING WALL STUDS DIRECTLY UNDER ROOF GIRDERS, FLOOR GIRDERS, BEAMS AND HEADERS. INSTALL ONE STUD FOR EACH PLY OF GIRDER, BEAM OR HEADER.

7. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS. SHEATHING MUST BE CONTINUOUS OVER TWO OR MORE SPANS. STAGGER JOINTS IN ADJACENT PANELS. ATTACH PANELS WITH 10d NAILS AT 6" OC AT SUPPORTED EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS, REFER TO "TYPICAL ROOF DIAPHRAGM" DETAIL FOR OTHER NAILING AND BLOCKING REQUIREMENTS.

8. UNLESS OTHERWISE NOTED, ALL NAILING SHALL COMPLY WITH TABLES R602.3(1)AND R602.3(3) IN THE INTERNATIONAL RESIDENTIAL CODE.

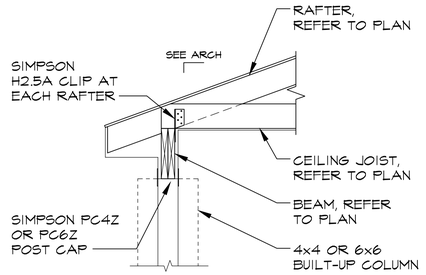
9. SILL PLATES SHALL BE PRESSURE-TREATED.

10. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 24" OC OR 1/2" DIAMETER ANCHOR BOLTS AT 24" OC

11. BOLTS CONNECTING WOOD MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM A307.

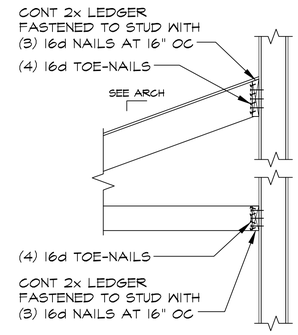
12. UNLESS OTHERWISE NOTED OR DETAILED, CONNECT ALL SILL PLATES TO FLOOR SLAB WITH 1/2" DIAMETER ANCHOR BOLTS WITH 7" EMBEDMENT AT 24" OC.

13. ANCHOR CAPACITIES AND SHEAR FORCES ARE ALLOWABLE STRESS DESIGN VALUES.



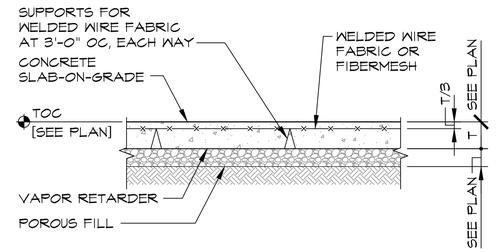
TYPICAL PORCH BEARING AT BEAM

NOT TO SCALE



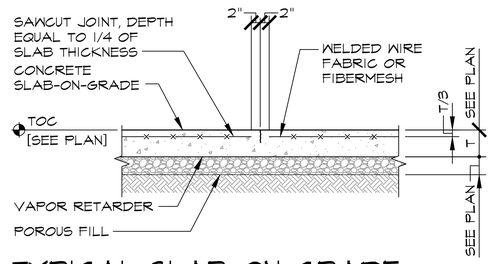
TYPICAL PORCH BEARING AT WALL

NOT TO SCALE



TYPICAL SLAB-ON-GRADE (SOG)

NOT TO SCALE



TYPICAL SLAB-ON-GRADE SAWED (CONTRACTION) JOINT (SJ)

NOT TO SCALE

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521 W. WASHINGTON STREET, SUITE 2
SUFFOLK, VIRGINIA 23434
PHONE:757.809.3700
WWW.SDSTRUCTURAL.COM

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GENERAL NOTES AND DETAILS

COMMONWEALTH OF VIRGINIA
LOUIS RHETT CRIBB
Lic. No. 0402065775
8/14/2023
PROFESSIONAL ENGINEER

PROJ NO.	2876
DATE:	8/14/2023
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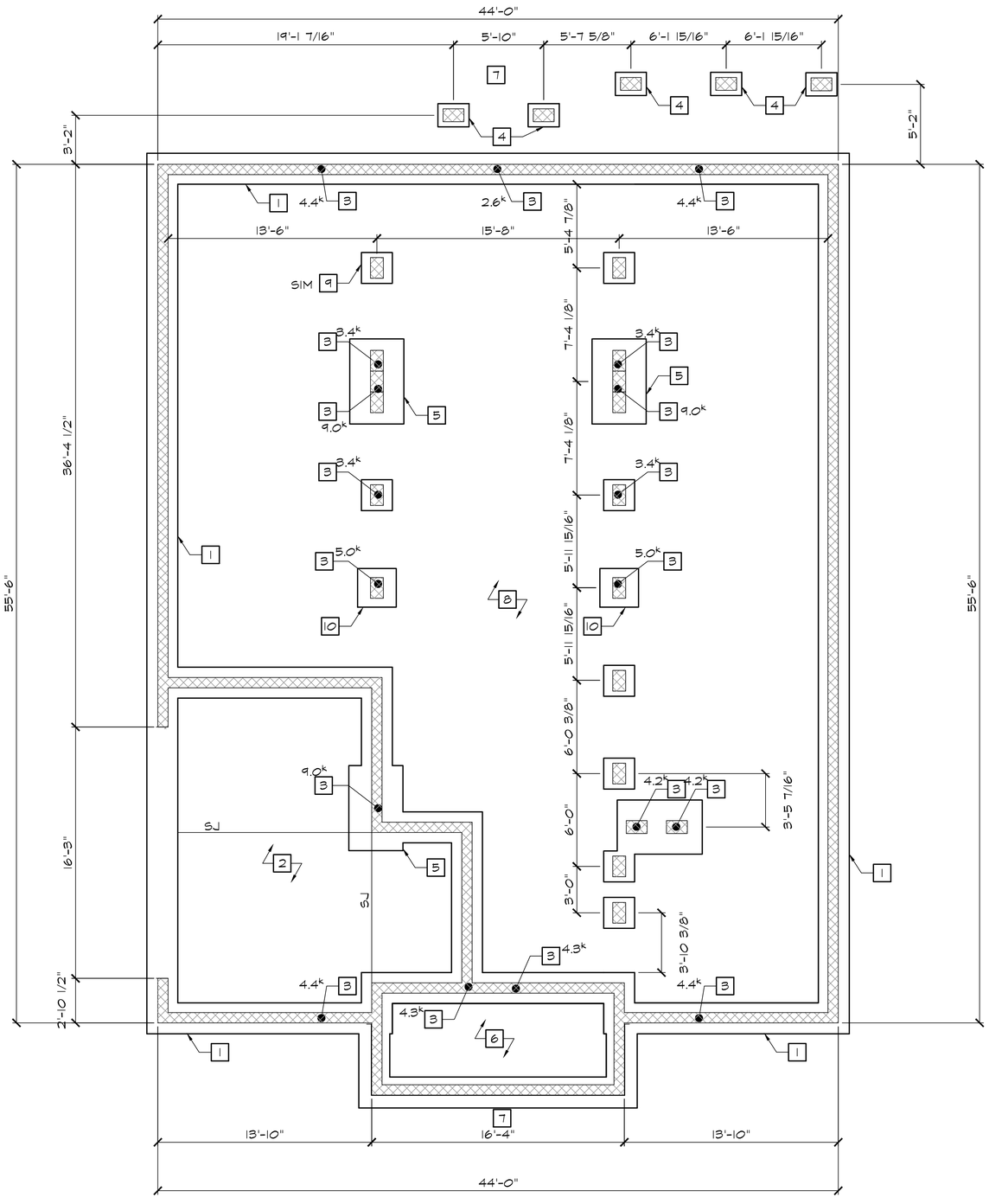
S-002

PLAN NOTES

1. TOP OF SLAB-ON-GRADE ELEVATION IS REFERENCE ELEVATION [0'-0"].
2. REFER TO TYPICAL FOUNDATION SECTIONS FOR TOP OF FOOTING ELEVATION.
3. SLAB-ON-GRADE IS 5" THICK, REINFORCED WITH FIBERMESH. PLACE SLAB-ON-GRADE ON 6 MIL VAPOR RETARDER OVER 4" POROUS FILL.
4. REFER TO TYPICAL DETAIL FOR SLAB CONTRACTION JOINT (SJ) LOCATIONS INDICATED ON PLAN.
5. REFER TO TYPICAL DETAIL FOR MUD SLAB LOCATIONS INDICATED ON PLAN.
6. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF INTERIOR PARTITION WALLS AND DIMENSIONS NOT NOTED.
7. WALL CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE 2x4 STUDS AT 16" OC WITH DOUBLE 2x4 TOP PLATES AND A SINGLE 2x4 BOTTOM PLATE. REFER TO GANG STUD COLUMN SCHEDULE FOR ADDITIONAL INFORMATION.
8. WALLS SHOWN ON STRUCTURAL PLANS ARE LOAD BEARING WALLS.
9. CENTER FOOTINGS UNDER COLUMNS AND WALLS.
10. CONCENTRATED LOADS ARE INDICATED AS X^K AND ARE ALLOWABLE STRESS DESIGN (ASD) VALUES

KEY NOTES

1. CONTINUOUS 2'-0" X 1'-0" THICK FOOTING REINFORCED WITH (3) #4 BOTTOM, REFER TO TYPICAL SECTIONS ON SB501
2. 5" THICK CONCRETE SLAB-ON-GRADE
3. REFER TO GANG STUD COLUMN SCHEDULE
4. 2'-0" x 1'-6" x 1'-0" DEEP FOOTING REINFORCED WITH (3) #4 TOP AND BOTTOM, EACH WAY
5. 5'-6" x 3'-6" x 1'-0" DEEP FOOTING REINFORCED WITH (8) #4 TOP AND BOTTOM, EACH WAY
6. PORCH FOUNDATION, REFER TO 'TYPICAL SECTION AT PORCH DETAIL.
7. CONCRETE STEPS, REFER TO ARCH DWGS
8. 2" THICK CONCRETE MUD SLAB
9. 2'-0" x 2'-0" x 1'-0" DEEP FOOTING REINFORCED WITH (3) #4 TOP AND BOTTOM, EACH WAY
10. 2'-6" x 2'-6" x 1'-0" DEEP FOOTING REINFORCED WITH (4) #4 TOP AND BOTTOM, EACH WAY



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

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SIMPLE DESIGN, LLC
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SUFFOLK, VIRGINIA 23434
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FOUNDATION PLAN AND NOTES

COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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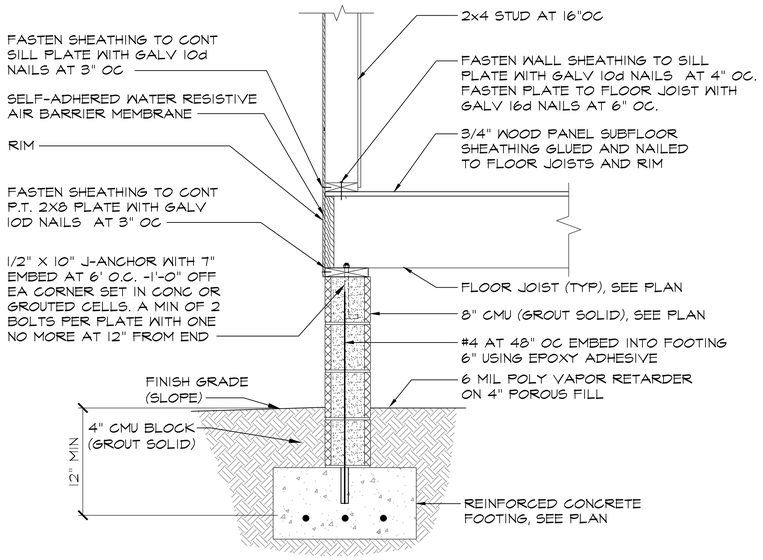
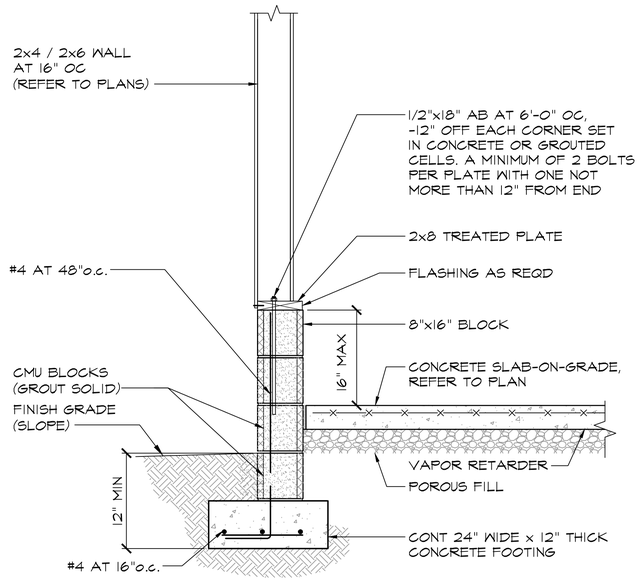
SB101



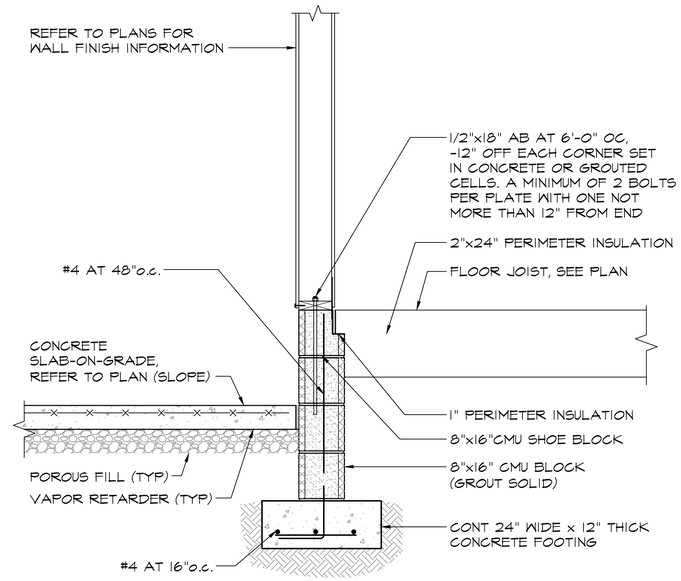
TYPICAL SECTION THROUGH EXTERIOR WALL

NOT TO SCALE



TYPICAL EXTERIOR AT EXTERIOR WALL SECTION AT GARAGE WALL

NOT TO SCALE



INTERIOR GARAGE WALL SECTION

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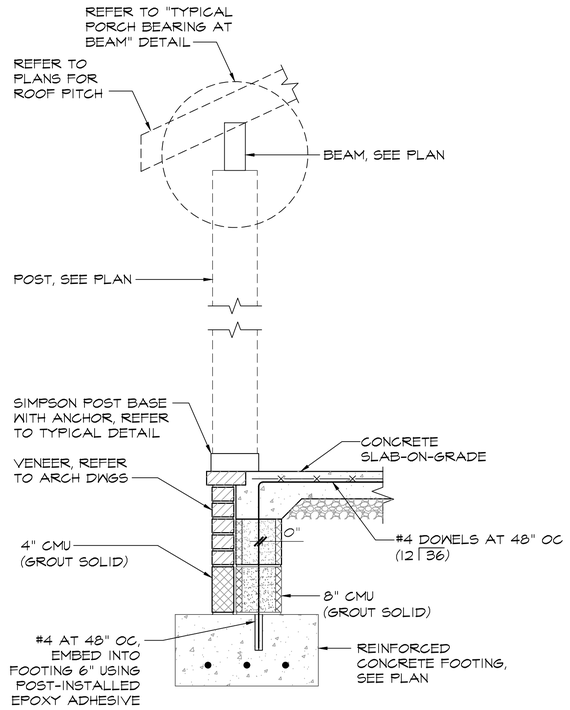
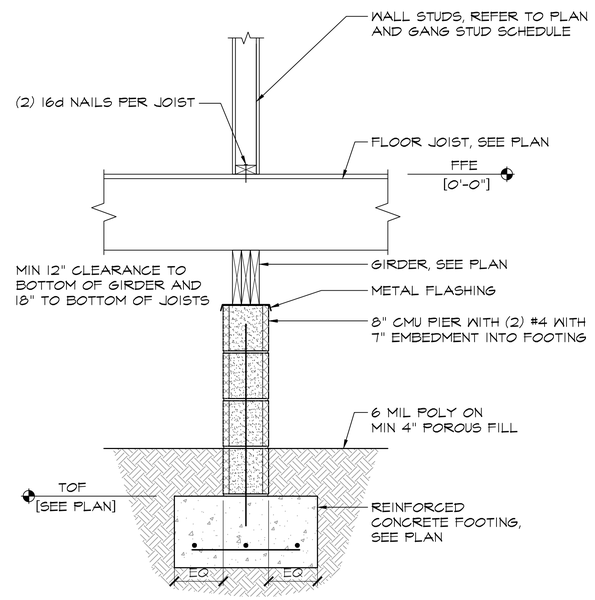


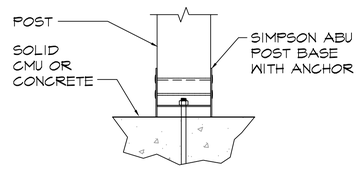
TYPICAL SECTION AT PORCH

NOT TO SCALE



TYPICAL SECTION THROUGH INTERIOR PIER

NOT TO SCALE



POST HOLD DOWN DETAIL

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SUFFOLK, VIRGINIA 23434
PHONE:757.809.3700
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CAPE CHARLES, VA 23310

TYPICAL FOUNDATION DETAILS

COMMONWEALTH OF VIRGINIA
LOUIS RHETT CRIBB
Lic. No. 0402065775
8/14/2023
PROFESSIONAL ENGINEER

PROJ NO.	2876
DATE:	8/14/2023
SCALE:	AS SHOWN
CHECKED:	GSF
DRAWN BY:	LRC

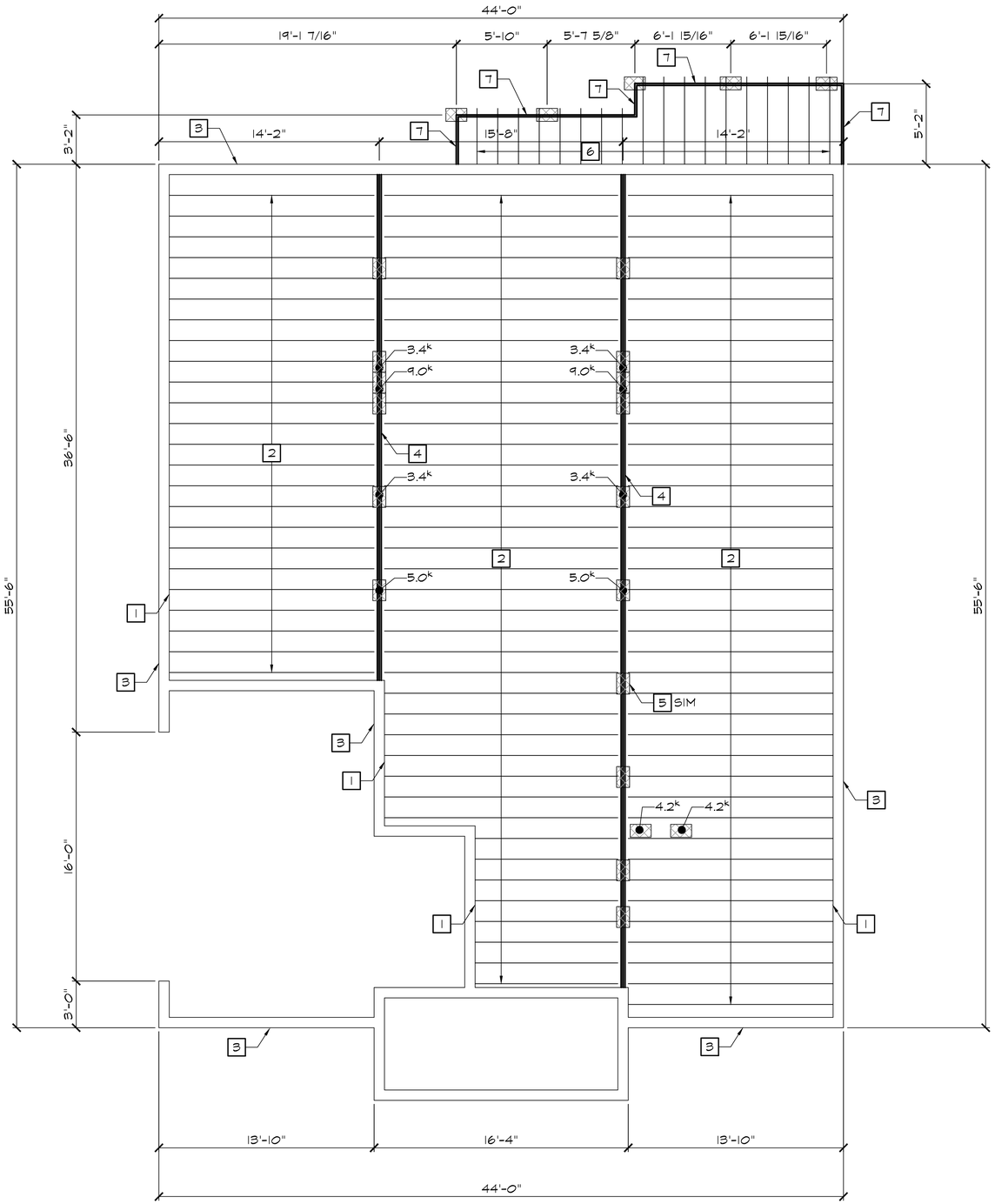
SB501

PLAN NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT NOTED.
2. FLOOR CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE 12" PREFABRICATED FLOOR JOISTS OR METAL-PLATE-CONNECTED WOOD FLOOR TRUSSES WITH WOOD PANEL SHEATHING ON ALL TOP CHORD SURFACES. REFER TO 'ROUGH CARPENTRY NOTES' FOR WOOD PANEL SPECIFICATIONS.
3. METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE TPI 1-2014, 'NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.'
4. HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BCSI, 'BUILDING COMPONENT SAFETY INFORMATION' GUIDE.
5. DESIGN METAL-PLATE-CONNECTED WOOD FLOOR TRUSSES FOR THE FOLLOWING SUPERIMPOSED LOADS IN ADDITION TO THE LOADS INDICATED IN 'DESIGN NOTES' ON SHEET S-001 OR OTHERWISE NOTED:
   A. TOP CHORD DEAD LOAD — 10 PSF
   B. BOTTOM CHORD DEAD LOAD — 5 PSF
6. INCLUDE SECONDARY BENDING STRESSES DUE TO SUPERIMPOSED LOADS IN THE DESIGN OF CHORD MEMBERS.
7. LIMIT MID-SPAN DEFLECTION OF THE TOP OF EACH FLOOR JOIST OR TRUSS DUE TO LIVE LOAD TO SPAN/360. LIMIT MID-SPAN DEFLECTION OF THE TOP OF EACH FLOOR JOIST OR TRUSS DUE TO TOTAL LOAD TO SPAN/240.
8. ALL METAL-PLATE-CONNECTORS AND OTHER FASTENERS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 WHEN IN CONTACT WITH PRESSURE TREATED AND FIRE RETARDANT LUMBER AND WHEN TRUSSES ARE INSTALLED WITHIN ONE MILE OF A COASTAL EDGE. APPLY DESIGN LOAD REDUCTION VALUES FOR METAL-PLATE-CONNECTORS AND OTHER FASTENERS AS REQUIRED.
9. PERMANENTLY SUPPORT ALL CHORD AND WEB MEMBERS WITH CONTINUOUS LATERAL RESTRAINTS IN ACCORDANCE WITH INDUSTRY STANDARD DETAILS OR BCSI AT MEMBER LOCATIONS SPECIFIED BY THE TRUSS ENGINEER ON THE TRUSS SHOP DRAWINGS. FLOOR TRUSSES SHALL HAVE STRONGBACK BRIDGING AS SPECIFIED ON THE SHOP DRAWINGS. PROVIDE RESTRAINT DETAILS WITH SHOP DRAWING PACKAGE.
10. ALL PREFABRICATED FRAMING-TO-SIMILAR FRAMING CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER OR SUPPLIER FOR THE CONCENTRATED LOADS OR REACTIONS INDICATED ON THE TRUSS SHOP DRAWINGS.
11. ALL FLOOR JOIST AND TRUSS CONNECTIONS TO SUPPORTING STRUCTURAL BEAMS (LVL) SHALL BE CONNECTED WITH SIMPSON STRONG-TIE PRODUCTS FOR THE MAXIMUM REACTIONS INDICATED ON THE SHOP DRAWINGS. INSTALL SIMPSON PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND 'GENERAL INSTRUCTIONS FOR THE INSTALLER' PROVIDED BY SIMPSON STRONG-TIE.
12. DESIGN OF METAL-PLATE-CONNECTED WOOD TRUSSES, FLOOR JOISTS AND SUPPORTING STRUCTURAL BEAMS (LVL) ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER OR JOIST SUPPLIER. REFER TO SHOP DRAWINGS AND FRAMING PLANS FOR FRAMING MEMBER DESIGNS.
13. CONCENTRATED LOADS ARE INDICATED ON PLAN AS (X^k) AND ARE ALLOWABLE STRESS DESIGN (ASD) VALUES.

KEY NOTES

1. CONTINUOUS ENGINEERED RIM BOARD. REFER TO 'TYPICAL FLOOR JOIST BEARING SECTIONS' DETAIL.
2. PREFABRICATED FLOOR JOISTS OR TRUSSES. REFER TO SHOP DRAWINGS AND FLOOR LAYOUT.
3. 2x4 EXTERIOR BEARING CMU WALL
4. (3) 2x10 GIRDER
5. CMU PIER, SEE TYPICAL DETAIL
6. PT 2X8 DECK JOISTS 16" OC
7. PT (2) 2X10



FIRST FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

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SECOND FLOOR FRAMING PLAN

COMMONWEALTH OF VIRGINIA
LOUIS RHETT CRIBB
Lic. No. 0402065775
8/14/2023
PROFESSIONAL ENGINEER

PROJ NO.	2876
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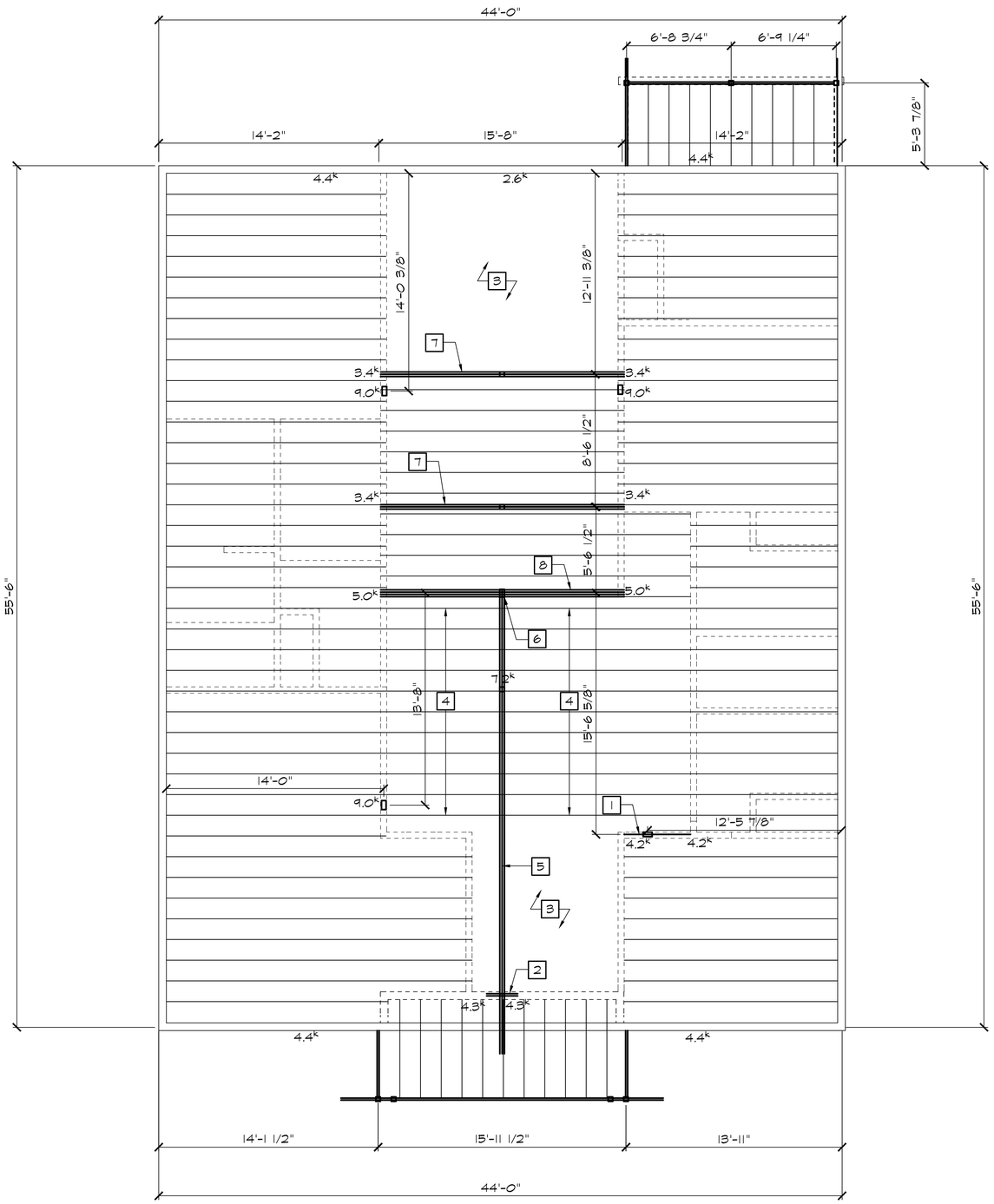
SF101

SHEET 5 OF 10

PLAN NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT NOTED.
2. CEILING JOISTS, UNLESS OTHERWISE NOTED, SHALL BE 2X10 JOISTS SPACED AT 16" OC. ALL JOISTS EXPOSED TO OUTDOOR CONDITIONS SHALL BE PRESERVATIVE TREATED.
3. CONCENTRATED LOADS ARE INDICATED AS (X^k) AND ARE ALLOWABLE STRESS (ASD) DESIGN VALUES



KEY NOTES

1. 11 7/8" LVL HEADER
2. (2) 7 1/4" LVL HEADER
3. VAULTED CEILING IS FRAMED BY RAFTERS, SEE ROOF FRAMING PLAN
4. MAINTAIN SLOPE OF VAULTED CEILING WITH CEILING JOISTS TYING INTO RIDGE BEAM
5. (3) 18" LVL RIDGE BEAM
6. 3.5" X 7" EWP POST
7. (3) 11 7/8" LVL BEAM
8. (4) 11 7/8" LVL BEAM

CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0"

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CEILING FRAMING PLAN

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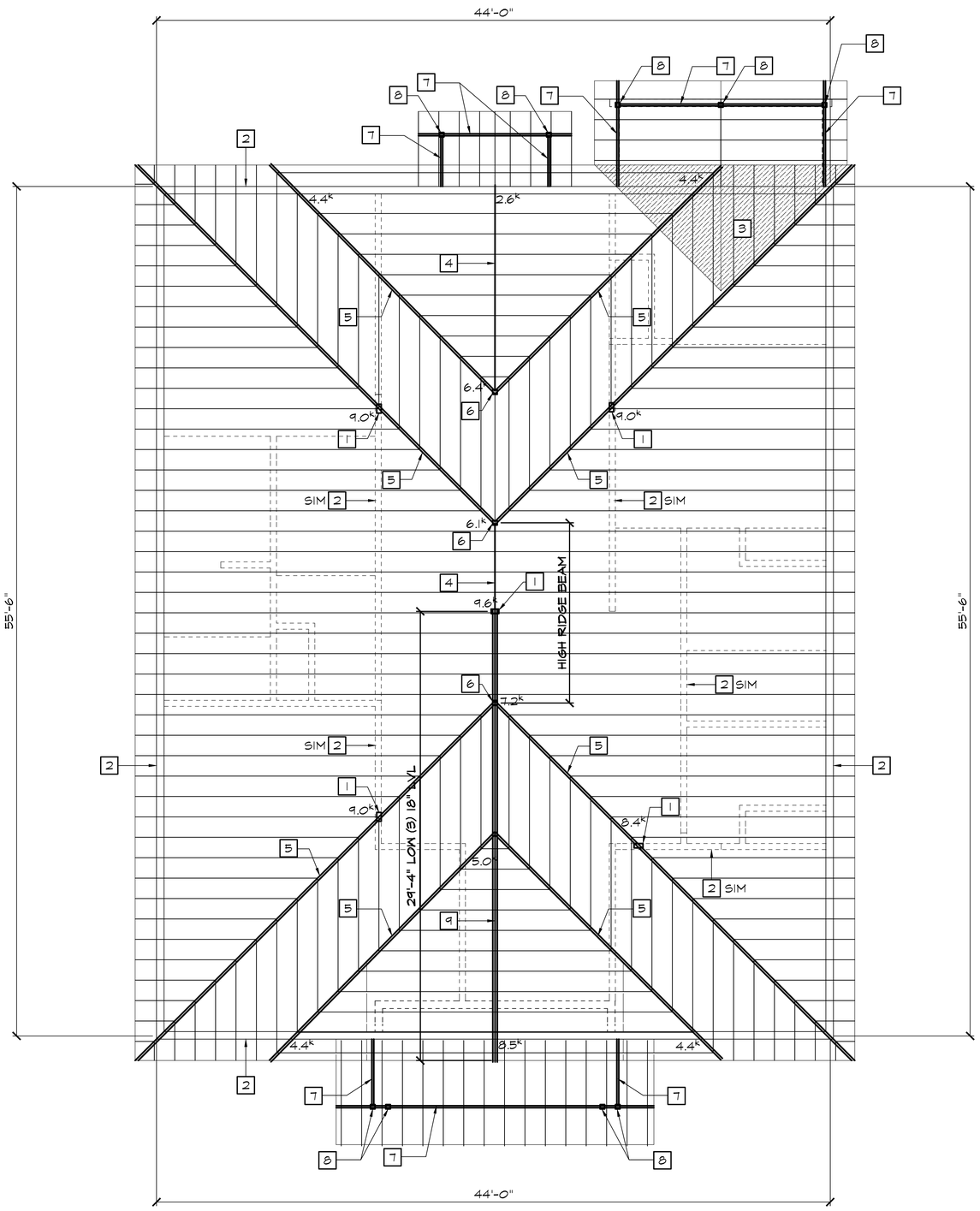
SF102

PLAN NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT NOTED.
2. ROOF CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE 2X10 RAFTERS SPACED AT 16" OC.
3. CONCENTRATED LOADS ARE INDICATED AS (X^k) AND ARE ALLOWABLE STRESS (ASD) DESIGN VALUES



ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

KEY NOTES

1. 3.5" X 7" EWP POST
2. 2x4 EXTERIOR LOAD BEARING WALL, 2X4 INTERIOR LOAD BEARING WALL AT SIM
3. OVER FRAMING, REFER TO "TYPICAL VALLEY AND OVER FRAMING DETAIL"
4. 11 7/8" LVL RIDGE BEAM
5. (2) 11 7/8" LVL HIP/VALLEY BEAM
6. 3.5" X 3.5" EWP POST
7. PT (2) 2X10
8. PT 4X4 POST
9. (3) 18" LVL RIDGE BEAM

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ROOF FRAMING PLAN

COMMONWEALTH OF VIRGINIA
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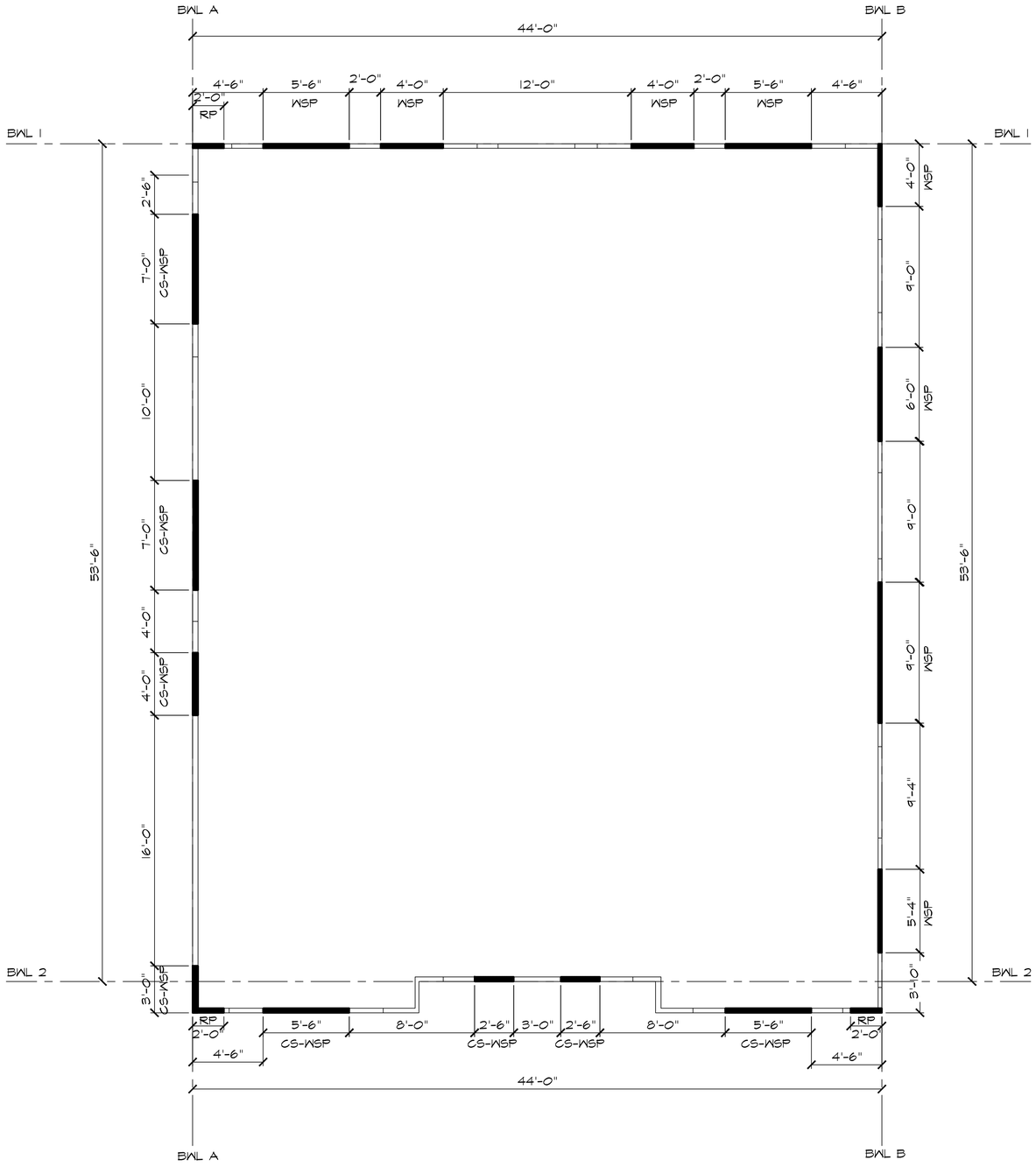
SF103

PLAN NOTES

1. COORDINATE SCHEDULES ON SF602 WITH SHEARWALL AND BRACED WALL PANELS SHOWN ON PLANS.
2. HOLD DOWN DEVICES REQUIRED AT END OF SHEARWALLS AND AT ENDS OF BRACED WALL PANELS AT LOCATIONS INDICATED.
3. HOLD DOWN DEVICE (HD) AT ENDS OF CS-WSP PANELS AND PFH PORTAL FRAMES SHALL BE SIMPSON MSTC52 STRAP TIE.
4. HOLD DOWN DEVICE (HD) AT ENDS OF SHEARWALLS (SW) SHALL BE SIMPSON MSTC52 STRAP TIE.
5. REFER TO PARTIAL PLANS FOR OTHER REQUIRED BWP AND SW LOCATIONS AND HOLD DOWN LOCATIONS.
6. ALL 2x12 HEADERS OVER ROUGH OPENINGS GREATER THAN 7'-6" SHALL BE SUPPORTED INTERMITTENTLY WITH GANG STUD COLUMNS LOCATED BETWEEN WINDOWS.



FIRST FLOOR BRACED WALL PLAN

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

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FIRST FLOOR BRACED WALL PLAN

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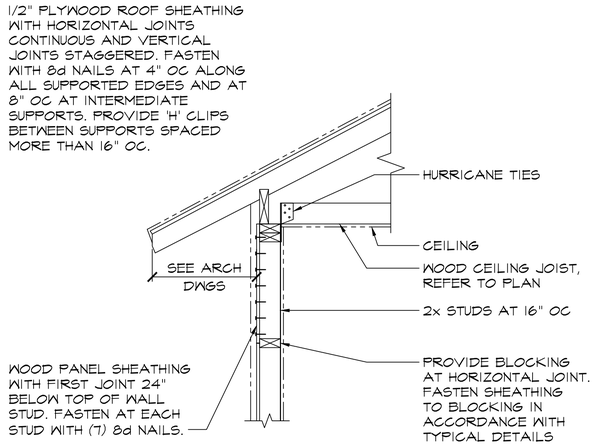
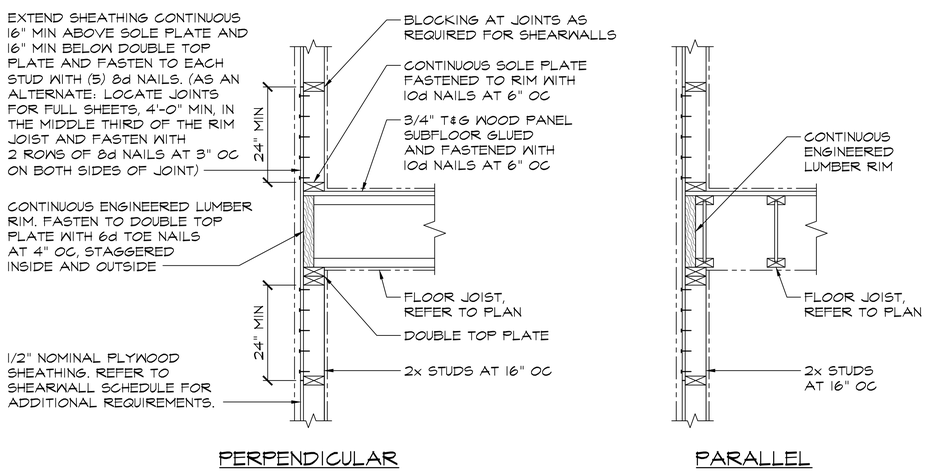
SF104

SHEET 7 OF 10



TYPICAL RAFTER BEARING SECTION

NOT TO SCALE

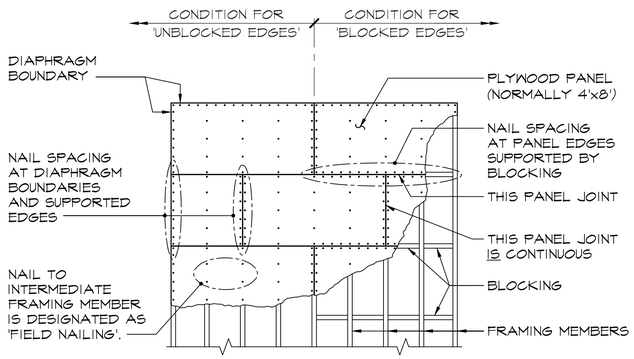


PERPENDICULAR

PARALLEL

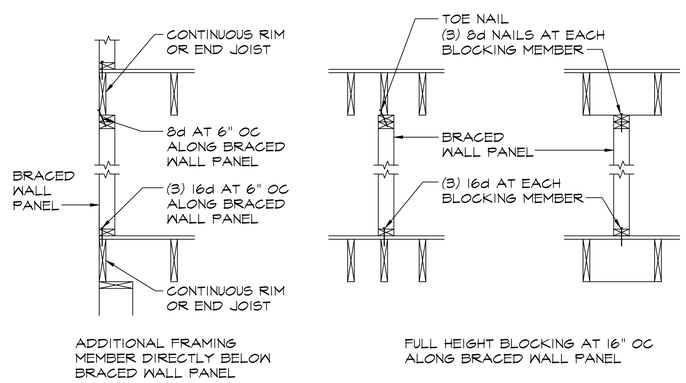
TYPICAL FLOOR JOIST BEARING SECTIONS

NOT TO SCALE



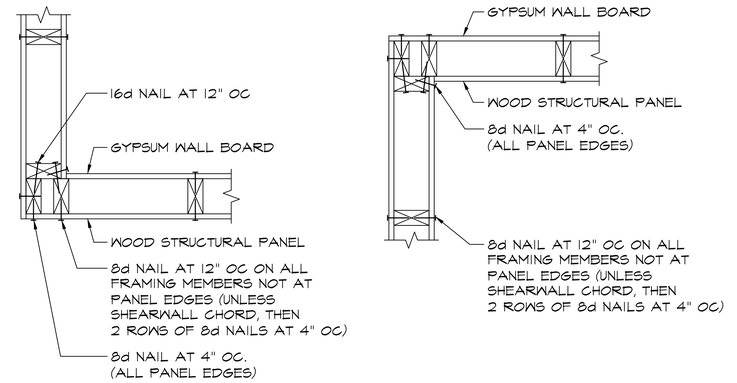
TYPICAL PLYWOOD DIAPHRAGM DETAIL

NOT TO SCALE



BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

NOT TO SCALE

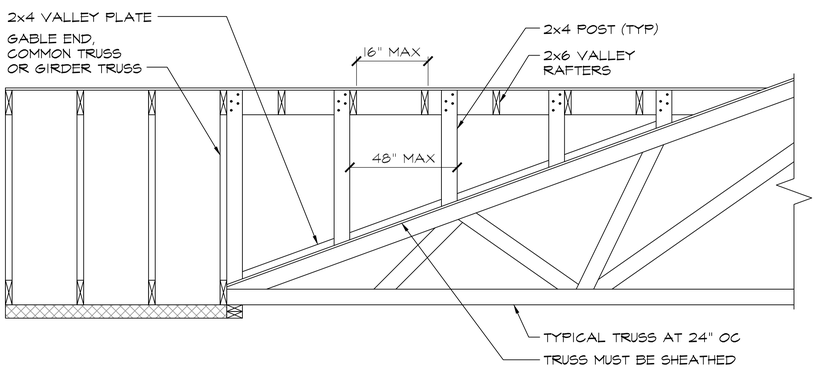


OUTSIDE CORNER

INSIDE CORNER

CORNER FRAMING DETAILS

NOT TO SCALE



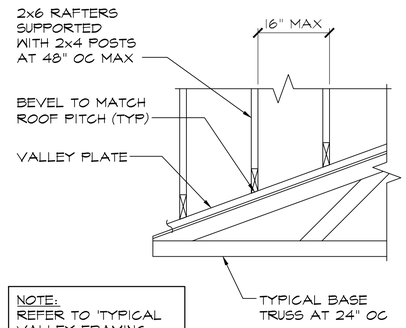
SECTION

TYPICAL VALLEY FRAMING DETAIL

NOT TO SCALE

VALLEY FRAMING NOTES:

1. WITH BASE TRUSSES ERECTED (INSTALLED), APPLY SHEATHING TO TOP CHORD OF SUPPORTING (BASE) TRUSSES.
2. BRACE BOTTOM CHORD AND WEB MEMBERS PER TRUSS DESIGNS.
3. INSTALL 2x4 VALLEY PLATES. FASTEN TO EACH SUPPORTING TRUSS WITH (2) 16d (3.5"x.131") NAILS.
4. SET 2x6 #2 RIDGE BOARD. SUPPORT WITH 2x4 POSTS SPACED AT 48" OC. BEVEL BOTTOM OF POST TO SET EVENLY ON THE SHEATHING. FASTEN POST TO RIDGE WITH (4) 10d (3"x.131") NAILS. FASTEN POST TO ROOF SHEATHING WITH (3) 10d (3"x.131") TOE-NAILS.
5. FRAME VALLEY RAFTERS FROM VALLEY PLATE TO RIDGE BOARD. MAXIMUM RAFTER SPACING IS 16" OC. FASTEN VALLEY RAFTER TO RIDGE BEAM WITH (3) 16d (3.5"x.131") TOE-NAILS. FASTEN VALLEY RAFTER TO VALLEY PLATE WITH (3) 16d (3.5"x.131") TOE-NAILS.
6. SUPPORT THE VALLEY RAFTERS WITH 2x4 POSTS AT 48" OC (OR LESS) ALONG EACH RAFTER. INSTALL POSTS IN A STAGGERED PATTERN. ALIGN POSTS WITH TRUSSES BELOW. FASTEN VALLEY RAFTER TO POST WITH (4) 10d (3"x.131") NAILS. FASTEN POST THROUGH SHEATHING TO SUPPORTING TRUSSES WITH (2) 16d (3.5"x.131") NAILS.



NOTE:
REFER TO 'TYPICAL VALLEY FRAMING DETAIL' FOR DETAILS NOT NOTED

TYPICAL OVER FRAMING DETAIL

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TYPICAL FRAMING DETAILS

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GANG STUD COLUMN SCHEDULE

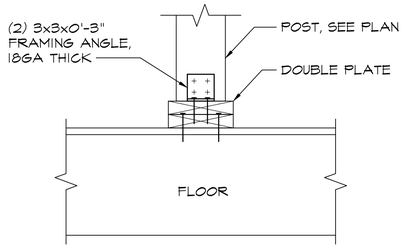
LOAD	8' TALL WALL		9' TALL WALL		10' TALL WALL	
	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL
3.0K	(2) 2x4	(2) 2x6	(3) 2x4	(2) 2x6	(3) 2x4	(2) 2x6
4.5K	(3) 2x4	(2) 2x6	(4) 2x4	(2) 2x6	(4) 2x4	(2) 2x6
6.0K	(4) 2x4	(2) 2x6	3.5"x3.5" EWP COLUMN	(2) 2x6	3.5"x5.5" EWP COLUMN	(2) 2x6
7.5K	3.5"x3.5" EWP COLUMN	(2) 2x6	3.5"X5.5" EWP COLUMN	(3) 2x6	SEE PLANS	(3) 2x6
10K	3.5"X7" EWP COLUMN	(3) 2x6	3.5"X7" EWP COLUMN	(4) 2x6	SEE PLANS	(3) 2x6
>10K	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS

GANG STUD SCHEDULE NOTES:

1. SCHEDULE IS FOR GANG STUDS WITHIN A WALL. REFER TO PLANS FOR INDIVIDUAL COLUMN SIZES.
2. SIZES SHOWN ARE MINIMUM NUMBER OF STUDS. TOTAL COLUMN WIDTH SHOULD PROVIDE FULL BEARING UNDER SUPPORTED MEMBER.

FIRST FLOOR BRACED WALL LINE SCHEDULE

WIND SPEED (MPH)		120		120		120		120	
BRACED WALL LINE		1		2		A		B	
AVG. BWL SPACING (FT)		53.50		53.50		44.00		44.00	
TABULAR REQUIRED (FT)		10.20		8.53		7.10		8.60	
ADJUSTMENT	EXPOSURE	C	1.20	C	1.20	C	1.20	C	1.20
	EAVE RIDGE HEIGHT (FT)	17.40	1.44	17.40	1.44	17.40	1.44	17.40	1.44
	STORY HEIGHT (FT)	9.0	0.95	9.0	0.95	9.0	0.95	9.0	0.95
	#BWLS	2.0	1.00	2.0	1.00	2.0	1.00	2.0	1.00
	OMIT INTERIOR GB	NO	1.0	NO	1.0	NO	1.0	NO	1.0
	ADD PAIR 800# HOLD DOWNS	NO	1.0	NO	1.0	NO	1.0	NO	1.0
	METHOD GB FASTEN AT 4" OC	NO	1.0	NO	1.0	NO	1.0	NO	1.0
REQUIRED BWP LENGTH (FT)		16.79		14.04		11.69		14.16	
ACTUAL BWP	CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (FT)	METHOD	LENGTH (FT)	METHOD	LENGTH (FT)	METHOD	LENGTH (FT)
		1	WSP	5.50	CS-WSP	2.50	CS-WSP	3.00	WSP	5.33
		2	WSP	5.50	CS-WSP	2.50	CS-WSP	4.00	WSP	9.00
		3	WSP	4.00	CS-WSP	5.50	CS-WSP	7.00	WSP	11.00
		4	WSP	4.00	CS-WSP	2.50	CS-WSP	7.00	WSP	15.25
		5								
		6								
		7								
ACTUAL BWP LENGTH (FT)		19.00		16.00		20.13		17.00	



POST TO FLOOR DETAIL
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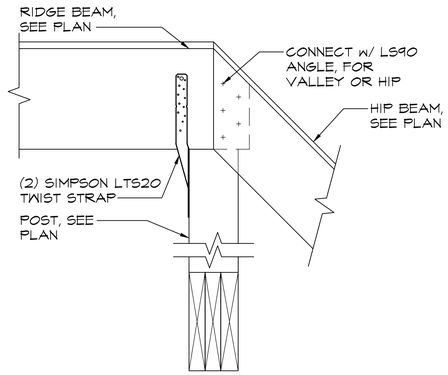
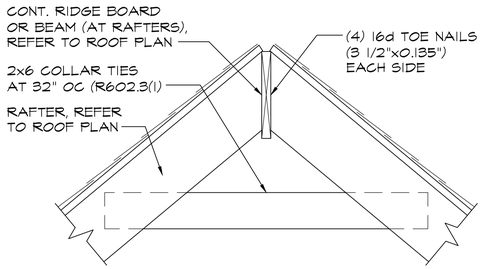
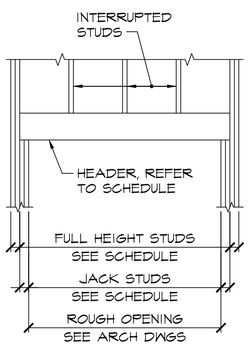


HIP AND VALLEY SUPPORT DETAIL
NOT TO SCALE



TYPICAL SECTION THROUGH RIDGE, VALLEY OR HIP
NOT TO SCALE



TYPICAL OPENING

WOOD HEADER SCHEDULE, 2x4 WALLS

ROUGH OPENING	COMPOSITION	JACK STUDS		FULL HEIGHT STUDS	REMARKS
		1ST FLOOR	2ND FLOOR		
0 TO 4'-0"	(2) 2x8	2	1	2	---
4'-1" TO 6'-0"	(2) 2x10	2	2	3	---
6'-1" TO 7'-6"	(2) 2x12	2	2	4	---
7'-7" TO 9'-0"	(2) 1 3/4"x11 7/8" LVL	3	2	5	---

* REFER TO PLAN FOR HEADER SIZE, IF NOT SHOWN USE SCHEDULES

WOOD HEADER SCHEDULE, 2x6 WALLS

ROUGH OPENING	COMPOSITION	JACK STUDS		FULL HEIGHT STUDS	REMARKS
		1ST FLOOR	2ND FLOOR		
0 TO 5'-0"	(3) 2x8	2	1	2	---
5'-1" TO 7'-6"	(3) 2x10	2	'	3	---
7'-7" TO 9'-0"	(3) 2x12	2	2	4	---
9'-1" TO 11'-0"	(3) 1 3/4"x11 7/8" LVL	3	2	5	---

WOOD HEADER SCHEDULE NOTES:

1. HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON DRAWINGS.
2. FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
3. WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
4. PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
5. FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS, REFER TO PLAN FOR HEADER CONSTRUCTION.

TYPICAL WOOD HEADER DETAIL
NOT TO SCALE

HURRICANE CLIP/TIE SCHEDULE

UPLIFT LOAD (LBS)	SIMPSON STRONG TIE HURRICANE CLIP/TIE
1015 MAX	H10A (w/ 9-10d x 1 1/2")
1450 MAX	HTS20 (w/ 20-10d x 1 1/2")
2050 MAX	LGT2 (w/ 14-16d SINKERS)
2900 MAX	HTS20 DOUBLE

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TYPICAL FRAMING DETAILS AND SCHEDULES

COMMONWEALTH OF VIRGINIA
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SF601