

- A. ALL CONCRETE AND MASONRY WORK SHALL BE DONE TO EXCEED THE REQUIREMENTS OF CHAPTERS 4, 5, 6, 8 & 10 AND ANY APPLICABLE SECTIONS OF THE IRC CODE AS AMENDED AND ENFORCED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- B. THE PLACEMENT OF ALL CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 4, 5, 6, 8 & 10 FOR FOOTINGS & INTERIOR SLABS AND 3,500 PSI FOR CONCRETE EXPOSED TO THE WEATHER.
- C. FOR ALL EXPOSED CONCRETE IN UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF, FLOOR SUB-CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED BY THE ARCHITECT, ENGINEER AND /OR ENGAGE A PROFESSIONAL AS REQUIRED.
- D. ALL EMBEDDED STEEL SHALL BE GALVANIZED AND MEET THE REQUIREMENTS OF THE AISC SPECIFICATIONS IN THE APPLICABLE ASTM STANDARDS.
- E. HOLLOW CUBIC SUPPORTED CONCRETE MASONRY UNITS SHALL BE USED FOR ALL CONCRETE MASONRY DIMENSION.
- F. FACE BRICK SHALL BE INSTALLED WITH TOOLED JOINTS IN A RUNNING BOND UNLESS OTHERWISE NOTED ON THE ARCHITECT DRAWING.
- G. ALL MORTAR MIXES ATTACHMENT TO THE OTHER BUILDING ELEMENTS, EMBEDDED ITEMS, WEEP HOLES SHALL BE USING SAND MIXED WITH PORTLAND CEMENT WITH APPLICABLE CODES INCLUDING THE USUAL AND CUSTOMARY ASTM STANDARDS AND OTHERS USED BY REPUTABLE CONTRACTORS IN THE LOCAL BUILDING MARKET.
- H. DRAIN / FOUNDATION VENTS SHALL BE INSTALLED AS REQUIRED TO PROTECT THE FOUNDATION.
- I. PROVIDE DRAIN ACCESS JOURN THROUGH AN EXTERIOR WALL, MIN SIZE 18"x24".
- J. CONCRETE GLEUS SHALL HAVE SAW CUT CONTROL JOINTS OR WET SET CONTROL JOINTS AS DIRECTED BY THE GENERAL CONTRACTOR AND AS REQUIRED TO PREVENT CRACKING. ALL CRACKS SHALL BE 1/8" DEEP, 2" SAND OR GRAVEL AND 1" FOR EARTH.
- K. ALL HOLLOW CORE BLOCKS SHALL BE FILLED SOLID AT THE TOP AND BOTTOM OF EACH COURSE.
- L. ALL FOUNDATIONS SHALL BE TREATED WITH A CHEMICAL TERMITICIDE IN ACCORDANCE WITH CHAPTER 3 OF THE LOCAL CODE AND THE MANUFACTURER'S INSTRUCTIONS.

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

ALL POINT LOAD FOOTINGS.
SIZED BY ENGINEER

SUPPORTING ROOF, CEILING & TWO FLOORS				
BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	3' 2"	2	2' 8"	2
(2) 2X8	4' 0"	2	3' 5"	2
(2) 2X10	4' 9"	2	4' 0"	2
(2) 2X12	5' 7"	2	4' 9"	2
(3) 2X8	5' 0"	2	4' 3"	2
(3) 2X10	5' 11"	2	5' 1"	2
(3) 2X12	7' 0"	2	5' 11"	2

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

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

[illegible]

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

SEE SHEETS S1 THRU S4
FOR MARK UP DETAILS

KEN L. KIRBY
757.513.5100

Drafting Service By:

Progressive
R&D

CONTRACTOR SHALL CONFIRM THE WORK AS REQUIRED WITH ALL APPLICABLE CODES, REGULATIONS AND INSPECTIONS. OWNER & CONTRACTORS SHALL INDENTIFY & HOLD HARMLESS THE DEVELOPERS/PROGRESSIVE REALTY A DEVELOPMENT CORPORATION AND ITS' OFFICERS FROM AND AGAINST ALL CLAIMS RELATED TO THE PREPARATION OF THESE PLANS. DEVELOPER IS NOT A LICENSED ARCHITECT OR ENGINEER AND CAN NOT GUARANTEE THE WORK PERFORMED BY THE CONTRACTOR.

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

BUILDER / GENERAL CONTRACTOR:
J.M. FROEHLER
CONSTRUCTION

PG: 5

OF: 12

PRINT DATE 6/11/2021

ENERGY EFFICIENCY

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

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

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

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

INSULATION:
R-38 IN THE ATTIC
R-5 IN EXTERIOR WALL
R-9 IN CRAWL SPACE
R-10 AT CONCRETE SLAB PERIMETER

U-FACTORS FOR WINDOWS AND SKYLIGHTS PER N1101

GENERAL FRAMING NOTES

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

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

GIRDERS AND INTERIOR HEADERS

TABLE 602.7(1)

SUPPORTING ROOF CEILING & ONE FLOOR

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

EXTERIOR WALL HEADER SIZES TABLE 602.7(1)

SUPPORTING ROOF, CEILING AND ONE FLOOR

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

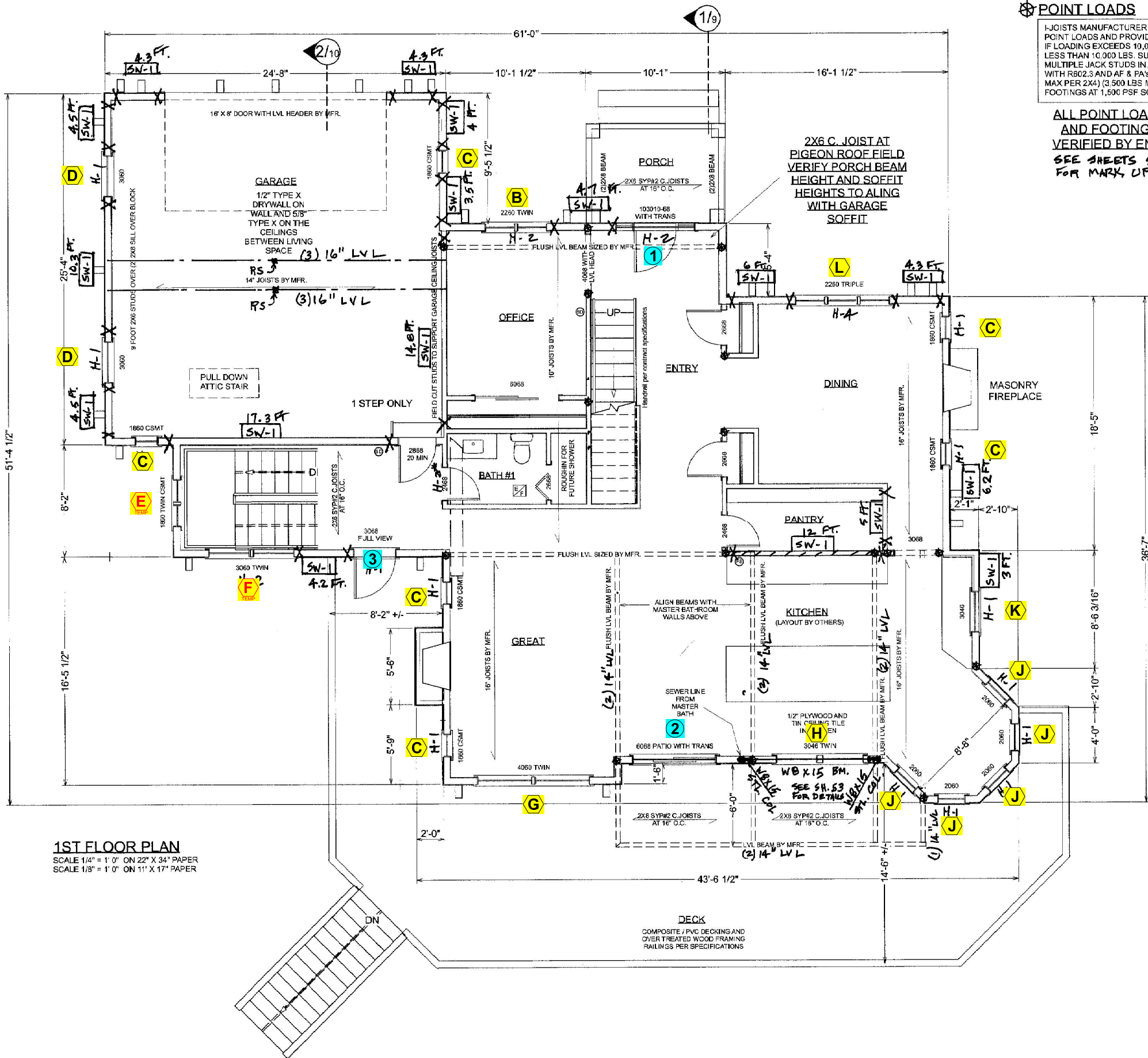
ALL BRACED WALL CONSTRUCTION IN ACCORDANCE WITH R602. CONTINUOUS SHEATHING, 7/16" OSB

ENGINEERED SHEAR WALL CONSTRUCTION REQUIRES SPECIAL INSPECTIONS

FIRE SAFETY

- SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R314
- 1.) INSIDE ALL SLEEPING ROOMS
 - 2.) OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS
 - 3.) ON EACH ADDITIONAL STORY
 - 4.) WITHIN 5 FEET OF DOORS TO BATHROOMS THAT CONTAIN A TUB OR SHOWER
 - 5.) ONIZATION ALARMS NOT WITHIN 20' OF PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
 - 6.) ONIZATION ALARMS WITH A SILENCING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
 - 7.) PHOTOELECTRIC ALARMS NOT WITHIN 8' OF A PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
- CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE AS PER ACCORDANCE WITH R315. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS
- FIRE EXTINGUISHER

BATH EXHAUST FAN



1ST FLOOR PLAN

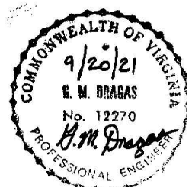
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

POINT LOADS

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

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

LIVING AREA
1506 SQ.FT



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

J.M. FROEHLER
CONSTRUCTION

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VA BEACH VA 23451 (P) 757.461.5801
mwf@jmfroehler.com

PG: 7

OF: 12

PRINT DATE 6/11/2021

THE GLEYSTEEN'S
SHORE HOUSE

LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23110

PROJECT / OWNER NAME:

Drafting Service By:

P
regressive
R&D

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

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
No. 12270
R. M. Bragas
PROFESSIONAL ENGINEER
NOT A LICENSED ARCHITECT OR ENGINEER AND CANNOT GUARANTEE THE WORK PERFORMED BY THE ENGINEER

6) SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R3*4

- 1) INSIDE ALL SLEEPING ROOMS.
- 2) OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS.
- 3) ONE EACH ADDITIONAL STORY.
- 4) WITHIN 1 FEET OF DOORS TO BATH-ROOMS THAT CONTAIN TUB OR SHOWER.
- 5) SMOKE ALARMS NOT AT WITHIN 20' OF PERMANENT COOKING APPLIANCE.

UNLESS REQUIRED ABOVE.

7) IONIZATION & ALARMS WITH A SENSING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE. UNLESS REQUIRED ABOVE.

7) PHOTOELECTRIC ALARMS NOT WITHIN 6' OF A PERMANENT COOKING APPLIANCE. UNLESS REQUIRED ABOVE.

8) CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE

AS PER COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS.

9) FIRE EXTINGUISHER

The diagram illustrates a staircase with the following specifications:

- Side View (Left):** Shows a vertical wall with a horizontal line indicating the "NORM. SLOPE TO 1 IN 12". Below the wall, a horizontal line is labeled "ALL RAIL WITH 1/4\" IN ALUM. HANDRAIL".
- Top View (Right):** Shows the tread and riser dimensions. The tread is labeled "1\" TREADS AND RISERS LESS THAN 8\" ARE PREFERRED". The riser is labeled "5\" MAXIMUM RISE PER STEP".
- GUARDS:** A section titled "GUARDS" lists requirements:
 - 1.3\" MINIMUM HEIGHT
 - 2. TREADING WHERE WALKING SURFACE TO 30\" HIGHER THAN ADJACENT WALKING SURFACE
 - 3. PICKETS TO PREVENT PASSAGE OF 4\" GLOBE
- CONTRACTOR SHALL FIELD VERIFY AND ADJUST STAIR**
- DRAWING BASED ON THE ACTUAL FIELD MEASUREMENTS**

STAIRWAYS

- 1. MINIMUM 30\" FRIER WIDTH
- 2. 1/4\" MINIMUM HEADROOM
- 3. 1/2\" MAXIMUM RISE PER FLIGHT
- 4. (SEE MEASUREMENTS AND NOTES)
- 5. LANDING 8\" TO BOTTOM
- 6. MINIMUM 60\" CLEARANCE OF TRAVEL (NOT REQUIRED)
- 7. TOP OF INTERIOR STAIR, PICKED UP
- 8. DOOR DOES NOT SWING OVER STAIRS

STAIRS

- 1. 36\" TO 38\" HEIGHT
- 2. CONTINUOUS FOR EACH FLIGHT
- 3. 2\" MINIMUM PICKET SPACING
- 4. 3\" SPREAD B/S PER FLIGHT OF 4\" GLOBE
- 5. PICKETS TO PREVENT PASSAGE OF 4\" GLOBE

1) ALL FRAMING LUMBER SHALL BE 12 SOUTH YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOISTS SHALL BE STUD GRADE OR BETTER. ALL SILLING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
 2) AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MEASURE ALL DIMENSIONS AND FRAMING COMPONENTS SPECIFICALLY NOTED ON THESE PLANS. ALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND OR THE INTENT OF THESE PLANS. THERE SHALL BE NO DEVIATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLY NOTIFIED TO THE ATTENTION OF THE GENERAL CONTRACTOR.
 3) ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTROYING AGENTS SHALL BE PRESERVED BY FRAMING WITH GALVANIZED CONNECTORS.
 4) ALL FRAMING JOISTS AND FASTENERS SHALL BE ASSEMBLED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH THE APPLICABLE TABLES IN THE APPLICABLE BUILDING CODE.
 5) FRAMING SUBCONTRACTOR SHALL CONFORM THE WORK DESCRIBED BY THE INTENT OF THESE DRAWINGS TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL FRAMING INSPECTIONS SHALL BE COORDINATED WITH THE LOCAL INSPECTION AGENCY. THE FRAMING SUBCONTRACTOR SHALL ENSURE ALL UNIFORMLY DISTRIBUTED AND POINT LOADS ARE ADEQUATELY SUPPORTED BY THE FRAMING. ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SFR TABLES SHALL BE FULL MEMBER SFR MANUFACTURED BY AN APPROVED MANUFACTURER.
 6) ALL ENGINEERED WOOD PRODUCT.

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

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

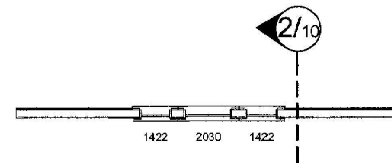
BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	4' 7"	1	3' 10"	1
(2) 2X8	5' 9"	1	4' 10"	1
(2) 2X10	6' 10"	2	5' 9"	2
(2) 2X12	8' 1"	2	6' 10"	2

Description	Quantity
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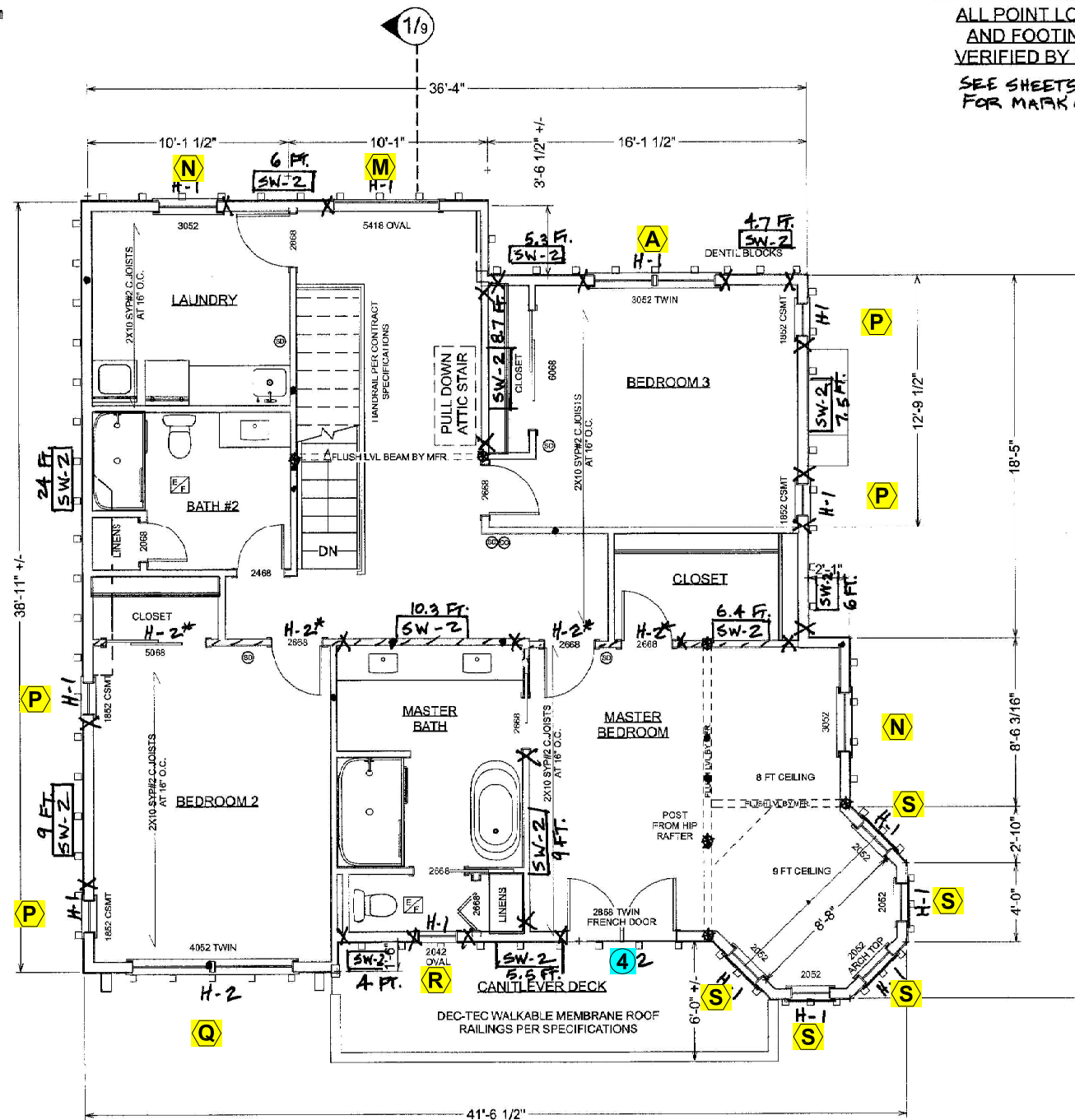
A	Mark A	3
B	Mark B	1
C	Mark C	6
D	Mark D	2
E	Mark E Temp	1
F	Mark F Temp	1
G	Mark G	1
H	Mark H	1
J	Mark J	5
K	Mark K	1
L	Mark L	1
M	Mark M	1
N	Mark N	2
P	Mark P	4
Q	Mark Q	1
R	Mark R	1
S	Mark S	5

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

SEE SHEETS S1 THRU S4
FOR MAKE UP DETAILS



ATTIC OVER
GARAGE



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

06.11.2021 PLANS FOR ENGINEERING

**J.M. FROEHLER
CONSTRUCTION**

OF: 12

PRINT DATE 6/11/2021

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

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

PROJECT / OWNER NAME:

BUILDER / GENERAL CONTRACTOR:

**J.M. FROEH
CONSTRUCT**
2251 WEST GREAT NECK ROAD
VA BEACH VA 23451 (P) 757.481.5801