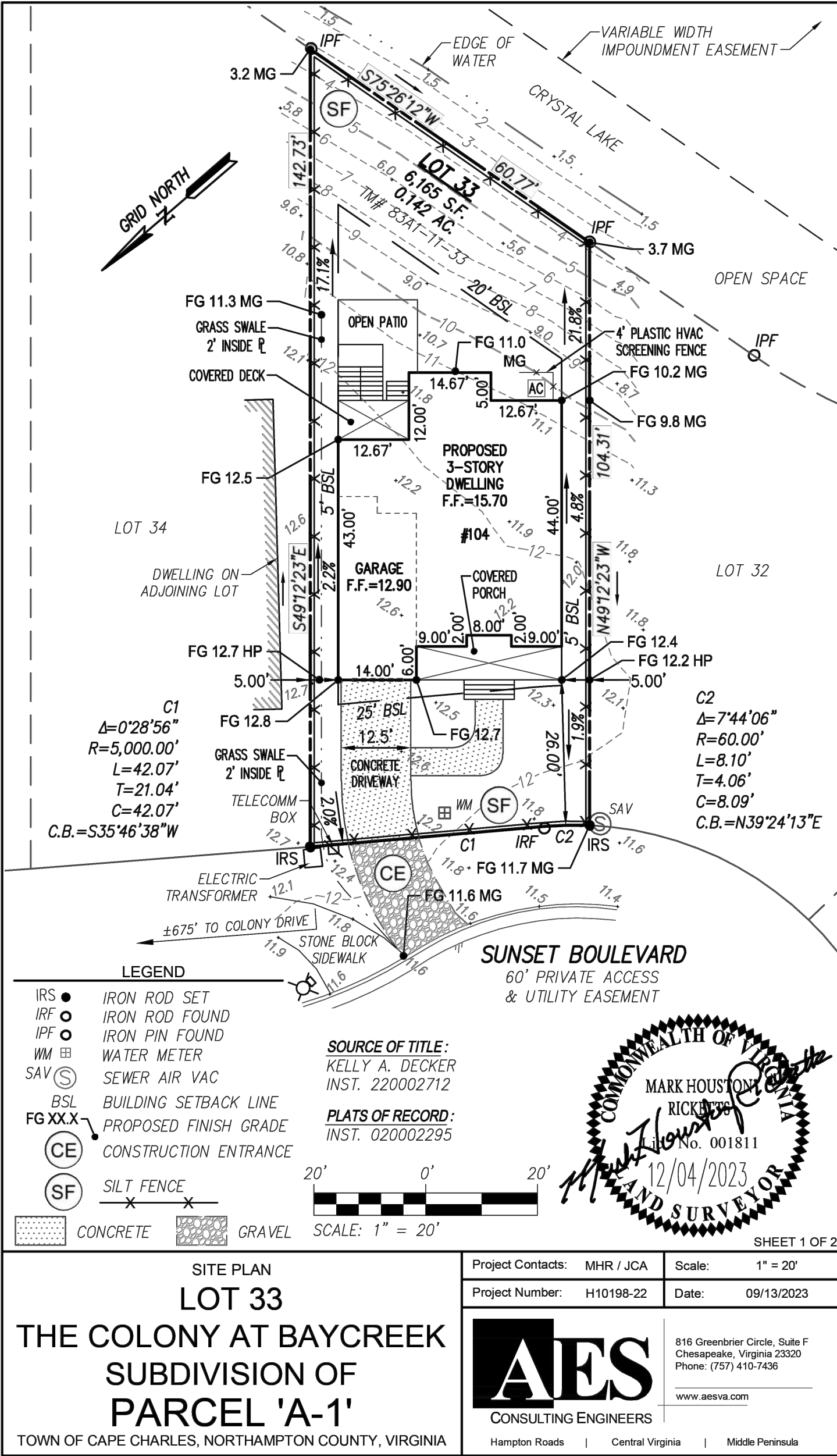




Project Location



Site Plan



LOT 33 SUNSET BLVD. - BAY CREEK - THE COLONY

AREA SCHEDULE	
NAME	AREA
First Floor	1376 sq ft.
Second Floor	1491 sq ft.
Third Floor	848 sq ft.
Garage	436 sq ft.
Front Porch	192 sq ft.
Rear Entry & Stairs	181 sq ft.
Rear Upper Deck	352 sq ft.
Open Deck 1	115 sq ft.
Open Deck 2	115 sq ft.
Rear Upper Balcony	99 sq ft.
Front Upper Balcony	92 sq ft.
Total	5297 sq ft.

Sheet Index

- 1 Site Plan & Location
- 2 General Notes & Schedule
- 3 Elevations
- 4 3D & Top Elevation Renderings
- 5 First & Second Floor Layouts
- 6 Third Floor Layout
- 7 Cross Section & Details
- 8 Shear Wall Plan - 1st Floor
- 9 Shear Wall Plan - 2nd & 3rd Floors
- 10 Shear Wall Details
- 11 Foundation Plan
- 12 Roof Plan
- 13 First Floor Framing
- 14 Second Floor Framing
- 15 Third Floor Framing

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for: Terry Industries

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COMMONWEALTH OF VIRGINIA
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2/10/2024
PROFESSIONAL ENGINEER

Site Plan & Location
Bay Creek - The Colony

proj. no.

sheet

1

GENERAL NOTES

1. THESE PLANS WERE DESIGNED TO CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE FOR ONE-- AND TWO-- FAMILY DWELLINGS AND THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE. DUE TO CONTINUING CHANGES IN BOTH LOCAL AND NATIONAL CODES, ACCOMODATING ALL BUILDING REQUIREMENTS IS IMPOSSIBLE AND THEREFORE IT BECOMES THE RESPONSIBILITY OF THE USER TO ENSURE COMPLY TO LOCAL CODE REQUIREMENTS.
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES AND SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION PRACTICES.
3. GREAT EFFORT HAS BEEN TAKEN TO ENSURE THESE PLANS ARE ACCURATE AND DRAWN TO REFLECT IRC, IBC AND VA USBC CODES FOR SAFE AND PROPER BUILDING PRACTICES. ANY ERRORS OR OMISSIONS FOUND SHOULD BE REPORTED TO LYONS DESIGN CONCEPTS, INC.
4. MECHANICAL HVAC PLAN IS NOT INCLUDED IN THIS SET OF PLANS. THE MECHANICAL CONTRACTOR SHALL PROVIDE SUCH PLANS & SPECIFICATIONS AS REQUIRED TO OBTAIN THE REQUIRED PERMITS FOR ALL HVAC WORK.
5. ALL ELECTRICAL AND MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND SPECIFICATIONS AND SHALL CONFORM TO STANDARD CONSTRUCTION PRACTICES IN THEIR TRADE.
6. CONSTRUCTION DOCUMENTS ARE NOT STEP--BY--STEP INSTRUCTIONS. THEY ARE INTENDED TO BE USED BY PROFESSIONAL CONTRACTORS AND/OR SUNCONTRACTORS.
7. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS PRIOR TO CONSTRUCTION WORK BEGINNING.
9. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE CON--STRUCTION WORK ON THIS PROJECT PRIOR TO ANY CONSTRUCTION WORK BEING DONE. A PERMIT SHALL BE ISSUED BY THE BUILDING INSPECTIONS DEPARTMENT OF THE CITY OR COUNTY OF THE CONSTRUCTION PROJECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY UTILITIES SUCH AS WATER, ELECTRIC, AND PORTABLE TOILETS DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL WORK OF ALL VARIOUS TRADE DISPLINES INVOLVED WITH THE PROJECT.
12. THE CONTRACTOR SHALL STORE ALL MATERIAL IN A PROPER MANNER TO PROTECT IT FROM WEATHER DAMAGE, STRESS AND IF POSSIBLE THEFT.
13. THE OWNER SHALL INSPECT AND ADVISE CONTRACTOR OF ALL UNFULFILLED REQUIREMENTS.
14. THE CONTRACTOR IS RESPONSIBLE OBTAINING THE OCCUPANCY PERMIT AFTER ALL CONSTRUCTION HAS BEEN COMPLETED AND PRIOR TO FINAL WALKTHROUGH WITH THE HOMEOWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING THE BUILDING BEFORE THE FINAL WALKTHROUGH WITH THE HOMEOWNER.

GENERAL SITE NOTES

1. EXISTING AND PROPOSED GAS LINES, ELECTRIC LINES TELEPHONE LINES AND OTHER SUCH UTILITIES ARE NOT PART OF THE SCOPE OF WORK NORMALLY SHOWN ON SITE PLANS. LYONS DESIGN CONCEPTS, INC HAS NO RESPONSIBILITY, SPECIFICATION OR INSTALLATION OF SAID UTILITIES. TO THE EXTENT THAT SOME OF ALL OF SUCH UTILITIES, WHETHER EXISTING OR PROPOSED) APPEAR ON THE SITE DRAWINGS, THE CORRECTNESS AND AND COMPLETENESS OF THE INFORMATION SHOWING OF THESE UTILITIES IS WITH THE BUILDING CODES AND SPECIFICATIONS AND SHALL CONFORM TO NOT GUARANTEED. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES REGARDING THE ALIGNMENT AND ELEVATION OF THE PROPOSED GAS, ELECTRIC, PHONE & CABLE LINE AND APPURTENANCES, INCLUDING THEPROPOSED LOCATIONS OF THE SWITCHGEAR, TRANSFORMERS AND PHONE PEDESTALS WHICH ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE INSTALLATION OF SUCH UTILITES BEGIN.
2. FINAL GRADING SHALL ACHIEVE POSITIVE SURFACE DRAINAGE AWAY FROM PROPOSED STRUCTURE TOWARD DRAINAGE FACILITIES (SWALES, GUTTERS, INLETS, ETC.). SELECTION OF SHRUBS, GRASS AND LANDSCAPING SHALL BE DONE BYBY THE OWNER AND MUST COMPLY WITH STATE, LOCAL AND DEVELOPMENT CODES.
3. IN THE EVENT THAT THE CONTRACTOR OR ANY OF THE SUBCONTRACTORS DAMAGE ANY EXISTING CURB, GUTTER, PAVING, UTILITES, SIDEWALKS, TREES SHRUBS, LAWNS OR ANY OTHER EXISTING CONDITIONS (NOT INCLUDED IN DEMOLITION), OR ANY NEWLY INSTALLED IMPROVEMENT, THE GENERAL CONTRACTOR SHALL REPAIR AND REPLACE SAID DAMAGE TO THE OWNER'S SATISFACTION, AT GENERAL CONTRACTOR'S SOLE COST AND EXPENSE.
4. A SILT FENCE SHALL BE INSTALLED ON NEW CONSTRUCTION PROJECTS AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION. THE HEIGHT OF THE FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34" ABOVE GROUND ELEVATION. A 4" WIDE AND 4" DEEP TRENCH SHALL BE EXCAVATED ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC OF THE SILT FENCE.
5. KEEP DRIVEWAYS AND ENTRYS OPEN AND CLEAN.
6. DO NOT BURN DEBRIS OR UNUSED MATERIAL ON THE SITE, BUT DISPOSE OF BY APPROVED PROCEDURE OF LOCAL ORDINANCE.

GENERAL PLANTNG NOTES

1. THE CONTRACTOR SHALL PROVIDE THE QUANTITIES REQUIRED TO COMPLETE PROPOSED PLANTING AS SHOWN ON LANDSCAPING PLAN.
2. CONTRACTOR SHALL POSITIVE DRAINAGE.
3. ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS). SHALL BE NUSERY--GROWN, AND IN A HEALTHY, INSECT AND DISEASE--FREE, CONDITON.
4. NO SUBSTITUTE OF SIZE OR VARIETY OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
5. "BB" INDICATES BALLED AND BURLAPPED.
6. "CON" INDICATES CONTAINERIZED PLANTS.
7. ALL LANDSCAPING MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS AND STANDARDS DESCRIBED IN THE "AMERICAN STANDARD FOR NUSERY STOCK," 1986, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, 1250 I STREET, N.W., SUITE 500, WASHINGTON, D.C. 20005.
8. HOMEOWNER OR BUILDER SHALL DETERMINE SHRUBS, TREES, PLANTS AND SOD ACCORDING TO ALL CODES INCLUDING NEIGHBORHOOD AND DEED RESRICTIONS.

FOUNDATION PREPARATION NOTES

1. WITH A LINE DRAWN 5'-0" OUTSIDE THE BUILDING PERIMETER EXCAVATE A MINIMUM OF 0'-6" OF EXISTING MATERIAL INCLUDING ALL ORGANIC ROOTS, DEBRIS, RUBBLE, AND SOFT WET SOIL IN WOODED AREAS DUG OUT ALL STUMPS AND ROOT STRUCTURE, AND COMPACT BASE MATERIAL.
2. CARE SHALL BE EXERCISED DURING THE GRADING OPERATIONS AT THE SITE. COMBINATIONS OF EXCESS SURFACE MOISTURE FROM PRECIPITATION AND THE TRAFFIC OF ANY HEAVY CONSTRUCTION EQUIPMENT INCLUDING HEAVY COMPACTION EQUIPMENT, MAY CREATE "PUMPING" AND A GENERAL DETERIORATION OF THE BEARING CAPABILITIES OF THE SHALLOWER SOILS. THE GRADING SHOULD THEREFORE BE CARRIED OUT DURING A DRY SEASON, IF POSSIBLE. THIS SHOULD MINIMIZE THESE POTENTIAL PROBLEMS, ALTHOUGH THIS MAY NOT BE ELIMINATED. IF HOWEVER SUCH PROBLEMS ARISE, THE OPERATIONS IN THE AREA AFFECTED SHALL BE HAULTED AND A SOILS ENGINEER CALLED IN FOR AN EVALUATION OF THE CONDITION. THE NEED FOR A CONSIDERABLE AMOUNT OF UNDERCUTTING WITHIN THE FOUNDATION EXCAVATIONS AND OTHER EARTHWORKS AREAS SHOULD BE ANTICIPATED IF THE EARTHWORK CONTRACT SHALL INCLUDE UNIT PRICES FOR THE ADJUSTMENT TO THE CONTRACT PRICE FOR THE OVER EXCAVATED AND BACKFILL AND COMPACTION WITH A WELL GRADED CRUSHRD STONE OR SAND FOR REPLACEMENT AND REPAIR OF DETERIORATED SUBGRADE.
3. IF SOFT POCKETS ARE ENCOUNTERED IN THE FOOTING EXCAVATIONS, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND THE FOOTING LOCATED AT A LOWER ELEVATION. ALTERNATIVELY, THE PROPOSED FOOTING ELEVATION MAY BE ESTABLISHED BY BACKFILLING WITH A VERY LEAN CONCRETE OR WITH CRUSHED STONE OR WITH GRAVEL, COMPACTED. AN ENGINEER SHOULD VERIFY AND APPROVE THIS OPERATION IF NEEDED.

FOUNDATION & CRAWL SPACE NOTES

1. THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.
2. THE FINISH GRADE SHALL DRAIN AWAY FROM FOUNDATION WALL. THE GRADE AWAY SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
3. EXCAVATED AREA AROUND FOUNDATION SHALL BE BACKFILLED WITH THE SAME TYPE OF SOIL AS WAS REMOVED DURING THE EXCAVATION.
4. THE FOUNDATION SOIL SHALL BE TREATED FOR ALL WOOD BORING INSECTS.
5. PROVIDE STEEL TROWEL FINISH FOR ALL INTERIOR SLAB AREAS AND GARAGE. PROVIDE BROOM FINISH TEXTURE FOR EXTERIOR SLABS.
6. PROVIDE 6 MIL POLY VAPOR BARRIER IN ALL CRAWL SPACE AREAS AND UNDER ALL SLABS (LIVING AREA) BETWEEN SLAB AND PACKED SAND.
7. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.
8. REMOVE ALL ORGANIC MATERIAL, VEGETATION, AND DEBRIS FROM UNDER FLOOR GRADE BEFORE SAND IS POURED.
9. FOUNDATION VENTS ARE 8"x16" ADJUSTABLE DAMPER WITH SCREEN. UNLESS OTHERWISE NOTED.
10. ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION SHALL PROVIDE FLOOD VENTS, A MINIMUM OF TWO ON DIFFERENT SIDES. IF THERE IS MORE ONE AREA ONE ENCLOSED AREA BELOW THE FLOOD ELEVATION, EACH AREA SHALL HAVE VENT OPENINGS ON EXTERIOR WALLS. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE ATLEAST 1 SQ. INCH FOR EACH SQ. FOOT OF ENCLOSED AREA. OPENINGS SHALL BE ATLEAST THREE INCHES IN DIAMETER.
11. FLOOD VENTS SHALL ALLOW FOR AUTOMATIC FLOW OF FLOODWATERS IN AND OUT OF THE ENCLOSED AREA.
12. EXACT QUANTITIES OF FOUNDATION BLOCK REQUIRED MAY VARY FROM THE TYPICAL DETAIL SECTIONS SHOWN THIS PLAN DUE TO EXACT FINISH FLOOR ELEVATION SET BY ENGINEER FOR THIS PROJECT AND THIS PROJECT AND THE EXISTING SOIL CONDITIONS ENCOUNTERED IN THE PROCESS OF FOUNDATION EXCAVATION.
13. MORTAR SHALL BE TYPE M OR S FOR ALL FOUNDATION BLOCK AND BRICK BONDING.

FIRE PROTECTION NOTES

1. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILINGS AND FLOORS, FILL AND CLOSE WITH APPROVED MATERIAL TO RESIST THE THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
2. FLASHING SHALL BE INSTALLED OVER ALL WINDOWS AND DOORS.
3. COMPLETELY SUPPORT GIRDER BEAM WITH GANG STUDS UNDER BEAM AT BOTH ENDS.
4. DRAFTSTOPPING SHALL BE FRAMED IN ACCORDANCE WITH R502.12.
5. FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH R602.8.
6. PROVIDE INSULATION BAFFLES AT EAVES VENTS BETWEEN RAFTER AND TRUSSES.

GENERAL ELECTRICAL NOTES

1. PROVIDE RECESSED ELECTRICAL POWER PANEL AS INDICATED BY ELECTRICAL CONTRACTOR. INSTALL IN COMPLIANCE WITH ALL APPLICABLE CODES.
2. CONSULT ELECTRICAL ENGINEER FOR PANEL SIZE AND LOAD REQUIREMENTS. VERIFY LOCATION WITH POWER COMPANY FOR TRANSFORMER LOCATION.
3. PROVIDE SURFACE MOUNTED, DIRECT WIRED SMOKE DETECTORS LOCATED ON CEILINGS OR WALLS IN CONFORMANCE WITH FIRE MARSHALL'S REQUIREMENTS.
4. ALL ELECTRICAL SERVICE SHALL COMPLY WITH NATIONAL ELECTRICAL CODE STANDARD BUILDING, N.F.P.A. AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
5. THIS DRAWING REPRESENTS POWER AND COMMUNICATION RECEPACLE, CEILING FIXTURE LOCATIONS, AND SWITCHING DIAGRAMS AS SUGGESTIONS ONLY, AND SHALL NOT BE UTILIZED AS AN ENGINEERING DOCUMENT.
6. WHEN TWO (2) OR MORE SWITCHES OR RECEPTACLES ARE LOCATED TOGETHER, GANG WITH ONE COMMON FACE PLATE. IF THEY CANNOT BE GANGED, INSTALL WITH MINIMUM DISTANCE BETWEEN UNITS.
7. INSTALL ALL RECEPTACLES AT 18" OC ABOVE FINISHED FLOOR. AT CORNERS, LOCATE RECEPTACLES AT 44" OC ABOVE FINISHED FLOOR.
8. INSTALL SWITCHES 48" OC ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. LOCATE LIGHT SWITCH COVER PLATES 6" FROM FRAME OF DOOR OR CORNER OF WALL.
9. PROVIDE AND INSTALL NECESSARY ELECTRICAL REQUIREMENTS FOR APPLIANCES. CHECK MANUFACTURER'S RECOMMENDATIONS.
10. SMOKE DETECTORS ARE TO BE SUPPLIED BY A 110V CIRCUIT, AND TO HAVE BATTERY BACKUP.
11. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
1. FLOOR SUBSTRATE SHALL BE FREE FROM DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.
2. PAINTED SURFACES SHALL CONSIST OF PRIMER COAT AND TWO FINISHED COATS.
3. INSTALLER OF PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.
4. INSTALLER SHALL INSTALL A #15 FELT PAPER VAPOR BARRIER UNDER--NEATH ALL AREAS WHERE HARDWOOD FLOORS WILL BE INSTALLED.
5. ATTIC ACCESS ROUGH FRAMED OPENING SHALL BE A MINIMUM OF 22 INCHES BY 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. INSTALL AN ATTIC PULLDOWN STAIR WHERE SHOWN ON THE PLANS. CONFIRM MANUFACTURER DIMENSIONS BEFORE ROUGH FRAMING.
6. PROVIDE HOSE BIBB WHERE SHOWN ON PLANS.
7. BATH AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
8. ALL BEDROOMS SHALL HAVE ATLEAST ONE EGRESS OPENING FOR EMERGENCY ESCAPE AND RESCUE. A EGRESS WINDOW SQUARE FOOTAGE SHALL BE A MINIMUM OF 5.7 SF. THE MINIMUM NET CLEAR OPENING HEIGHT IS 22" AND THE MINIMUM NET CLEAR OPENING WIDTH IS 20". THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES.
9. EMERGENCY AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS AND TOOLS.
10. ALL GLASS LOCATED 18" WITHIN THE FLOOR, 24" OF A DOOR AND 60" WITHIN THE FLOOR OF TUBS, SHOWERS, SPAS, OR SUANAS ARE REQUIRED TO BE TEMPERED GLASS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS PRIOR TO CONSTRUCTION WORK BEGINNING.
12. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2"x4" STUDS UNLESS OTHERWISE NOTED.
14. ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.
15. DRAFTSTOPPING SHALL BE FRAMED IN ACCORDANCE WITH R502.12.
16. FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH R602.8.
17. ACCESS PANEL SHALL BE 1/2" SMOOTH PLYWOOD WITH RIDGID INSULATION ON ATTIC SIDE. PROVIDE 3 1/4" COLONIAL CASING AROUND PERIMETER. PAINT PANEL TRIM TO MATCH THE CEILING.
18. ALL HVAC DUCTS RUN RUN WITHIN THE ENVELOP OF THE STRUCTURE.
19. NO PLUMBING OR MECHANICAL EQUIPMENT WILL BE LOCATED IN THE ATTIC.

ABBREVIATIONS

cig	CEILING	gyp	GYPSUM
hdr	CONCRETE MASONRY UNITS	hdr	HEADER
hgt	CONCRETE	hgt	HEIGHT
lvi	CASE OPENING	lvi	LAMINATED VENEER LUMBER
conc	CONCRETE	mx	MAXIMUM
dbl	DOUBLE	min	MINIMUM
dio	DIAMETER	mtl	MATERIAL
dn	DOWN	oc	ON CENTER
elev	ELEVATION	tpl	TRIPLE
fir	FLOOR	vit	VAULTED
ftg	FOOTING	wh	WATER HEATER
		wrm	WELDED WIRE MESH

GENERAL FLOOR PLAN NOTES

1. FLOOR SUBSTRATE SHALL BE FREE FROM DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.
2. PAINTED SURFACES SHALL CONSIST OF PRIMER COAT AND TWO FINISHED COATS.
3. INSTALLER OF PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.
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9. EMERGENCY AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS AND TOOLS.
10. ALL GLASS LOCATED 18" WITHIN THE FLOOR, 24" OF A DOOR AND 60" WITHIN THE FLOOR OF TUBS, SHOWERS, SPAS, OR SUANAS ARE REQUIRED TO BE TEMPERED GLASS.
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18. ALL HVAC DUCTS RUN RUN WITHIN THE ENVELOP OF THE STRUCTURE.
19. NO PLUMBING OR MECHANICAL EQUIPMENT WILL BE LOCATED IN THE ATTIC.

GENERAL PLUMBING NOTES

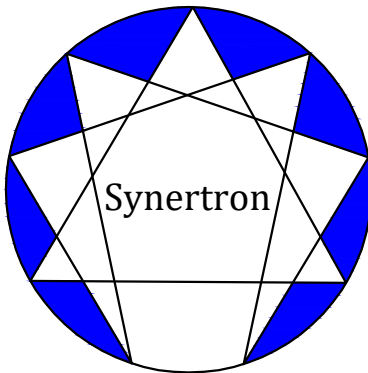
1. CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL CODES FOR ALL WORK PERFORMED.
2. WATER HEATERS LOCATED IN ATTIC SHALL BE PROVIDED WITH RUST--PROOF DRAIN PAN THAT PLUMBED WHERE CONTENTS DRAIN TO OUTSIDE OF THE DWELLING.
3. WATER HEATERS LOCATED IN A GARAGE SHALL HAVE A SAFETY POLE INSTALLED IN FRONT OF IT TO PROTECT AGAINST AUTOMOBILE DAMAGE.
4. PROVIDE A MAIN AND MAJOR AUXILIARY SHUTOFFS IN THE DWELLING. WORK PERFORMED.
5. PLUMBING SHOULD NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF ANY STRUCTURAL MEMBER DUE TO CUTTING. PROVIDE CODE REQUIRED METAL TIES, PLATES, AND BRACING WHERE HOLES, NOTCHES AND CUTS ARE LOCATED. IF ANY MEMBER IS IN QUESTION, CONSULT A STRUCTURAL ENGINEER.
6. ANY PIPE THAT PASSES UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH. OR THERE SHALL BE BUILT INTO THE MASONRY WALL, A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.
7. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES.
8. APPLIANCES SHALL BE INSTALLED WITH THE CLEARANCES FROM UN--PROTECTED COMBUSTIBLE MATERIALS AS INDICATED ON THE APPLIANCE LABEL AND IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL HVAC NOTES

1. CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL CODES FOR ALL WORK PERFORMED.
2. DO NOT LOCATE THEROMOSTAT NEAR THE KITCHEN, FIREPLACE OR A VENT.
2. HEAT PUMPS -- THE MINIMUM UNOBSTRUCTED TOTAL AREA OF THE OUTSIDE AND RETURN AIR DUCT OR OPENINGS TO A HEAT PUMP SHALL BE NOT LESS THAN 6 SQUARE FEET PER 1000 BTU/H OUTPUT RATINGOR AS INDICATED BY THE CONDITIONS OF THE LISTING ON THE PUMP. ELECRIC PUMPS SHALL CONFORM TO UL 1995.
3. HEATING AND COOLING EQUIPMENT SHALL BE LOCATED WITH RESPECT TO BUILDING CONSTRUCTION AND OTHER EQUIPMENT TO PERMIT MAINTENANCE SERVICING AND REPLACEMENT. CLEARANCES SHALL BE MAINTAINED TO PERMIT CLEANING OF HEATING AND COOLING SURFACES; REPLACEMENT OF FILTERS, BLOWERS, MOTORS, CONTROLS AND VENT CONNECTIONS; LUBRICATION OF MOVING PARTS; AND ADJUSTMENTS.
4. EACH PORTION OF A FACTORY MADE AIR DUCT SYSTEM SHALL BEAR A LISTING AND LABEL INDICATING COMPLIANCE WITH UL 181 AND UL 181A OR UL 181B.
5. WHERE TOILETS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE MINIMUM VENTILATION RATE SHALL BE 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

ELEVATION NOTES

1. CONTRACTOR SHALL PROVIDE REQUIRED FLASHING, CAULKING AND ALL OTHER NECESSARY PRECAUTIONS TO PREVENT WATER LEAKAGE.
2. FELT OR OTHER APPROVED WEATHER RESISTING SHEATHING PAPER SHALL BE APPLIED HORIZONTALLY , WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES.
3. HORIZONTAL LAP WOOD SIDING SHALL BE LAPPED A MINIMUM OF 1 INCH OR 0.5 INCH IF RABBETED, AND SHALL HAVE ENDS CAULKED, COVERED WITH A BATTEN, OR SEALED AND INSTALLED OVER A STRIP OF FLASHING.
4. WOOD SHAKE AND SHINGLE SHALL BE APPLIED EITHER SINGLE OR DOUBLE COURSE OVER NOMINAL 1/2" MINIMUM WOOD BASED SHEATHING OR TO FURRING STRIPS OVER 1/2" NOMINAL NONWOOD SHEATHING.
5. VINYL SIDING SHALL HAVE MINIMUM NOMIAL THICKNESS OF 0.035 INCHES, AND SHALL COMPLY WITH ASTM D 3679.
6. FIBER CEMENT LAP OR PANEL SIDING SHALL A MINIMUM NOMINAL THICKNES OF 5/16" AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186
7. AIR GAP BEHIND MASONRY SHOULD BE KEPT CLEAN TO ALLOW FOR PROPER DRAINAGE TROUGH WEEPHOLES.
8. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM OF 33 INCHES ON CENTER AND NOT LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED DIRECTLY ABOVE THE FLASHING.
9. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. THE MAXIMUM SPACING OF SUCH TIES ARE 16" VERTICALLY AND 32" HORIZONTALLY.
10. MASONRY VENEER SHALL BE SEPARATED FROM THE SUPPORTING SHEATHING A MAXIMUM OF 1".
11. THE LONGER LEG OF A LINTEL ANGLE SHALL BE PLACED IN VERTICAL POSITION.
12. CHIMNEY SHALL BE CONSTRUCTED 2 FEET TALLER THAN ANY POINT WITHIN 10 FEET. VERIFY IRC TO ENSURE COMPLIANCE.
13. POSTED ADDRESS(ES) ARE TO CONTRAST w/ THEIR BACKGROUND AND ARE TO BE CLEARLY VISIBLE FROM THE MAIN ACCESS STREET.
14. UTILITY METERS, HVAC UNITS SHALL BE INSTALLED AT LOCATION OF DWELLING LEAST LIKELY TO BE SEEN OR AFFECT CURB APPEAL. INSTALL ENCLOSURE AROUND UTILITY METERS AND HVAC UNITS THAT HAS TO BE INSTALLED IN THESE STREET SEEN LOCATIONS.
15. UTILITY VENTS SHALL BE ROUTED TO THE BACKSIDE OF THE ROOF AND ARE NOT VISIBLE FROM THE MAIN ACCESS STREET.



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THE COLONY

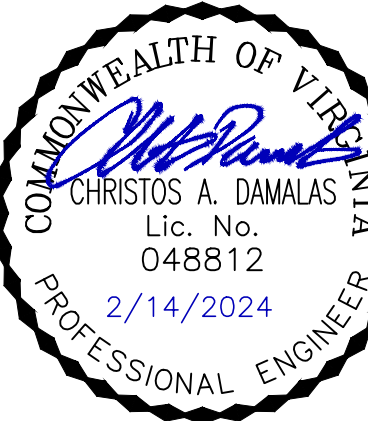
Lot 333 Sunset Blvd Cape Charles, VA 23310

Terry Industries

drawing title:

for:

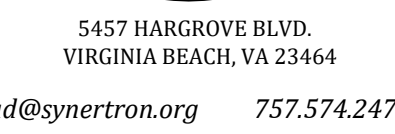
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General Notes & Schedules

proj. no.

sheet



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Lot 33 Sunset Blvd Cape Charles, VA 23310

drawing title:



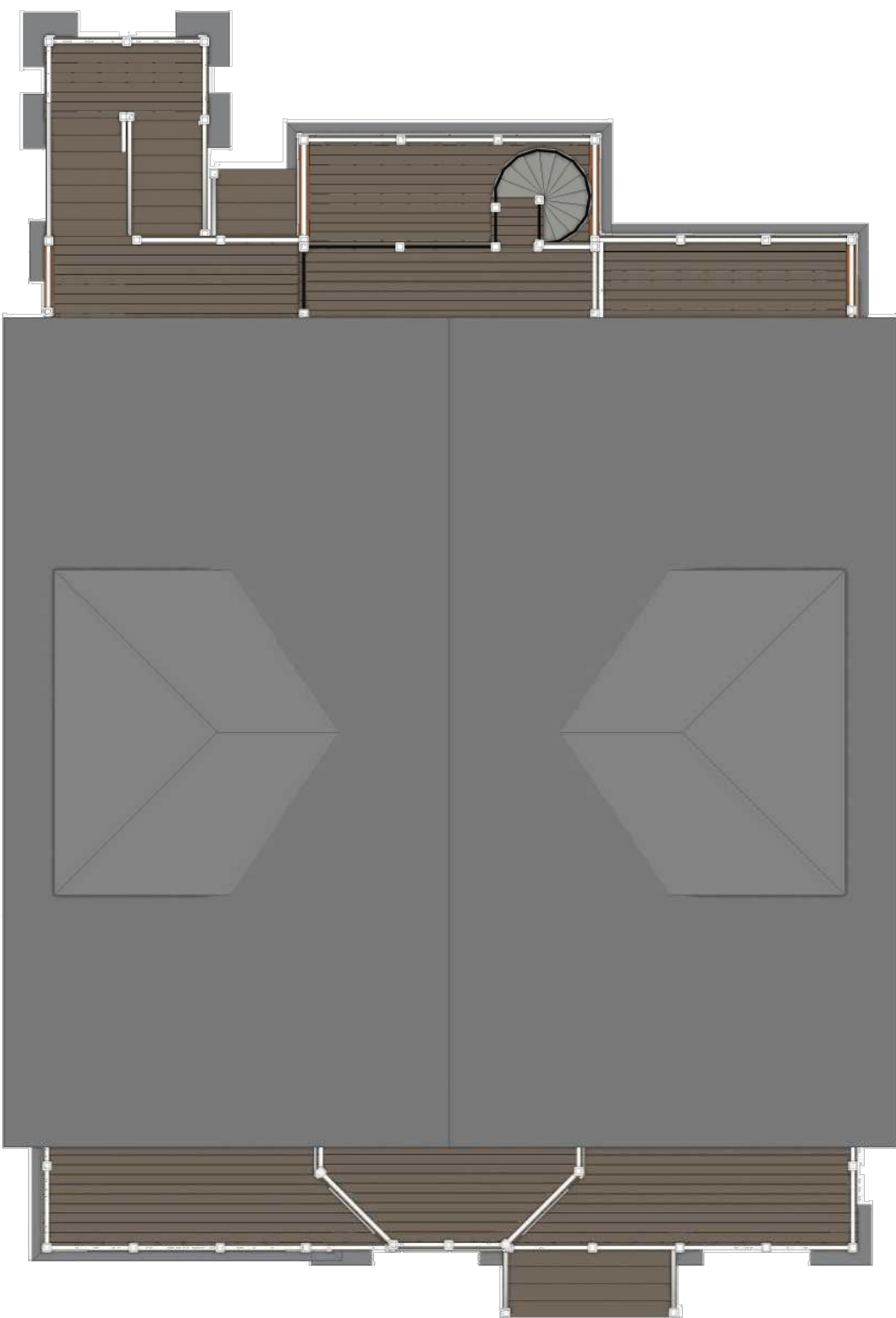
Sheet

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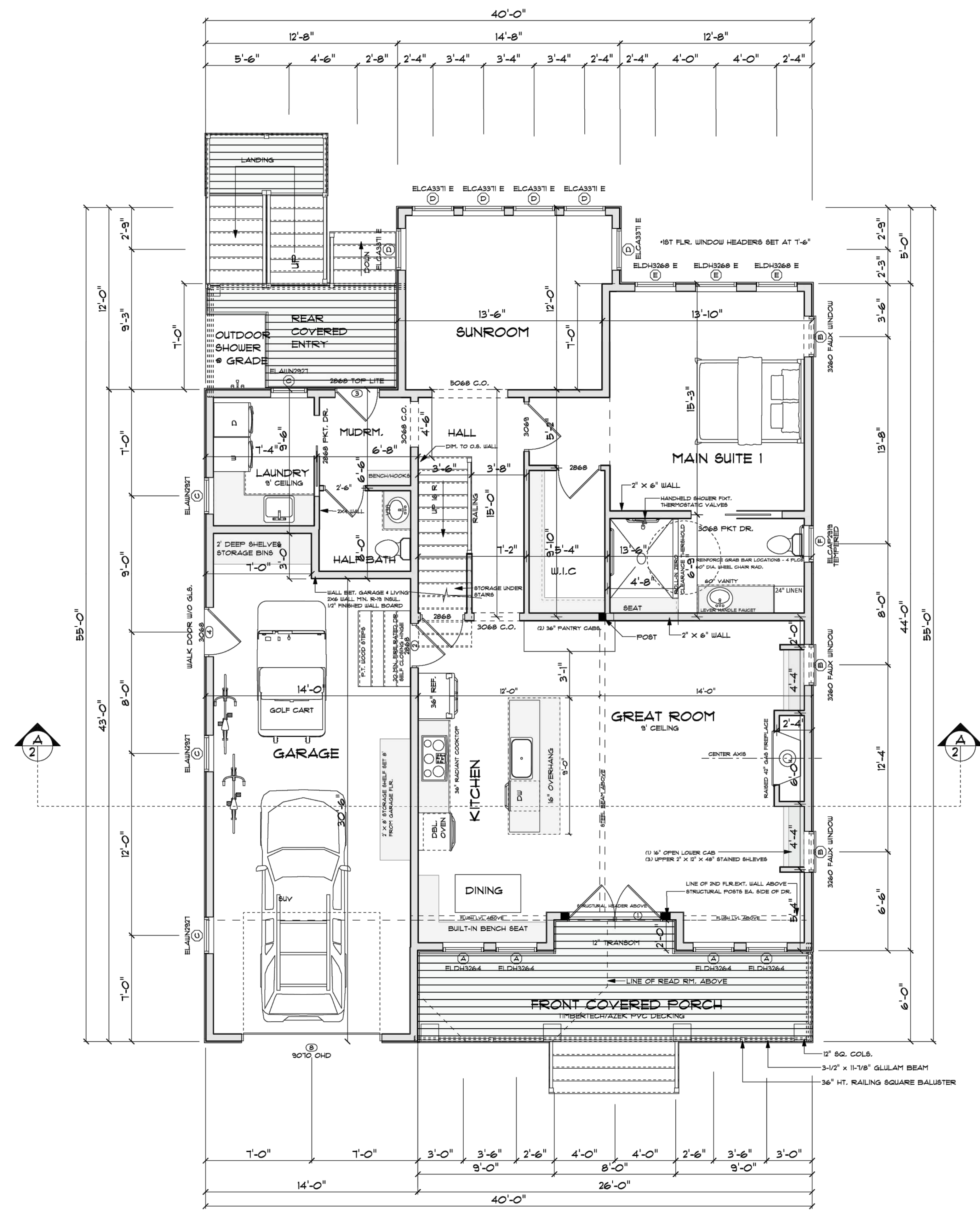




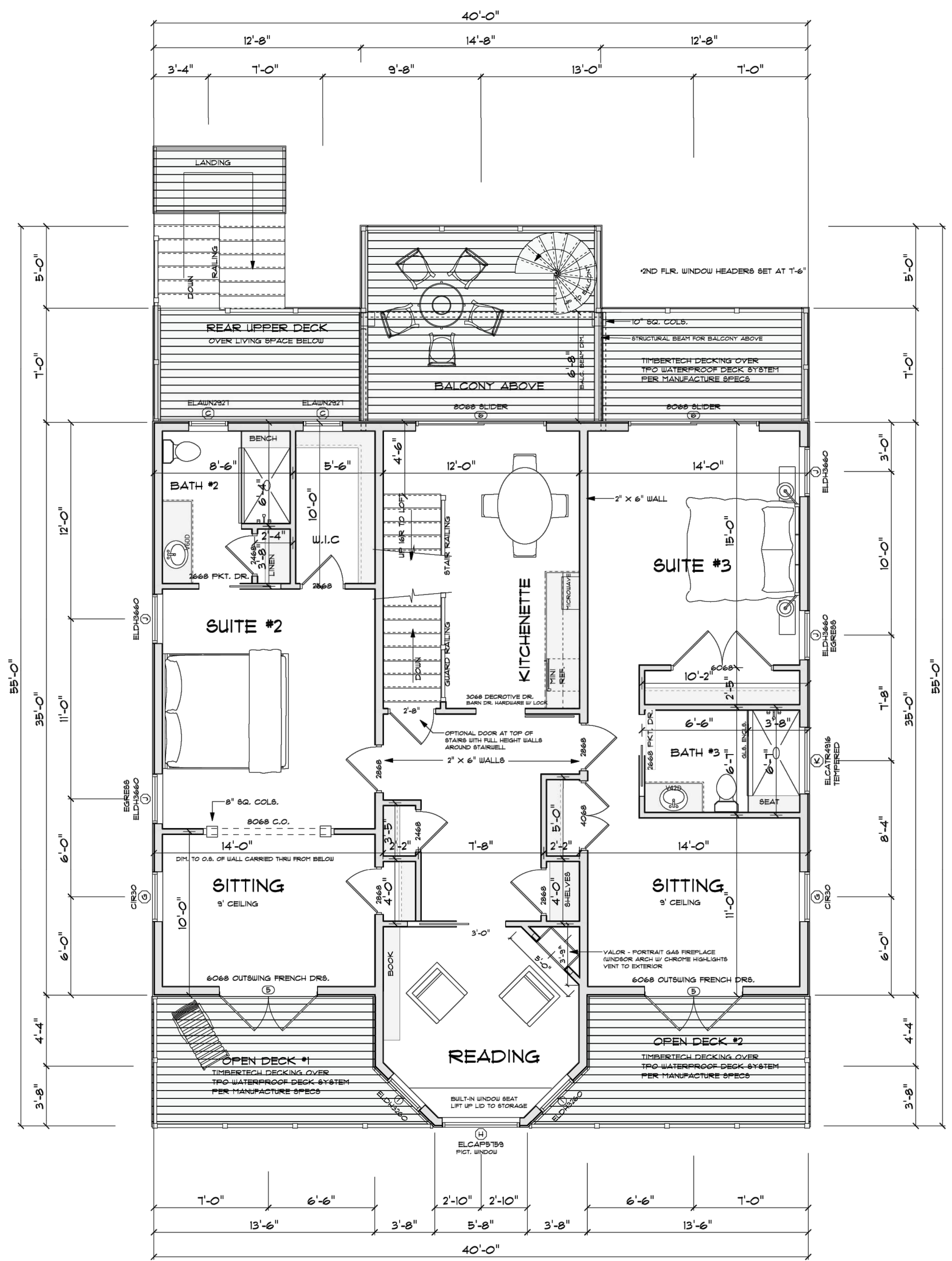
RENDERINGS



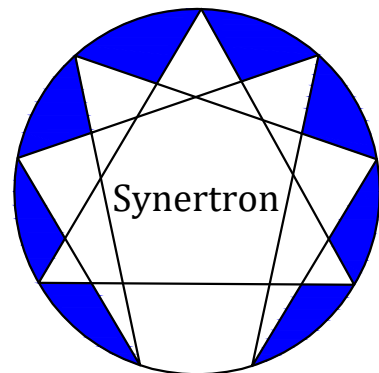
TOP ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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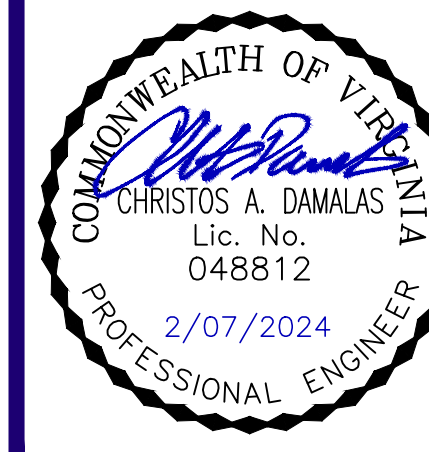
THE COLONY
Lot 33 Sunset Blvd Cape Charles, VA 23310

Terry Industries

drawing title:

for:

sheet title:

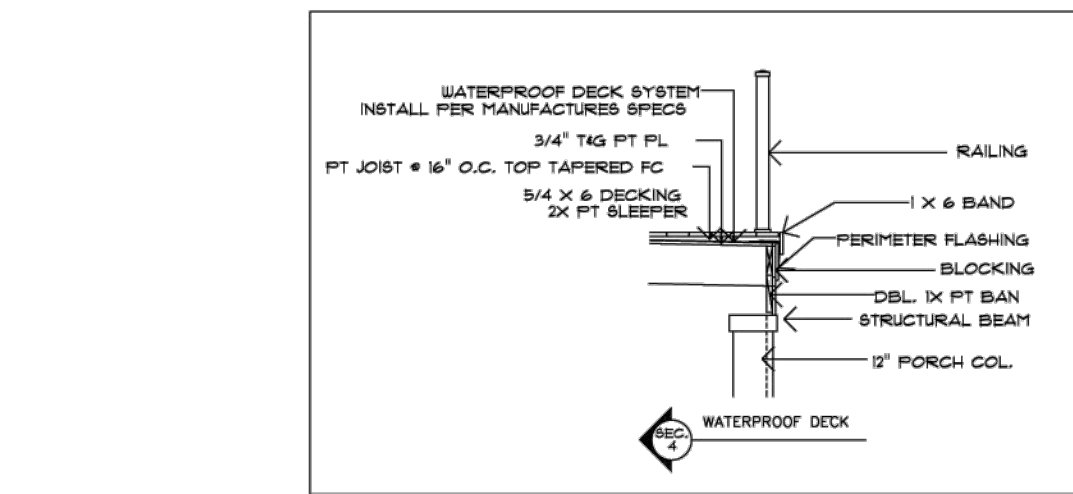
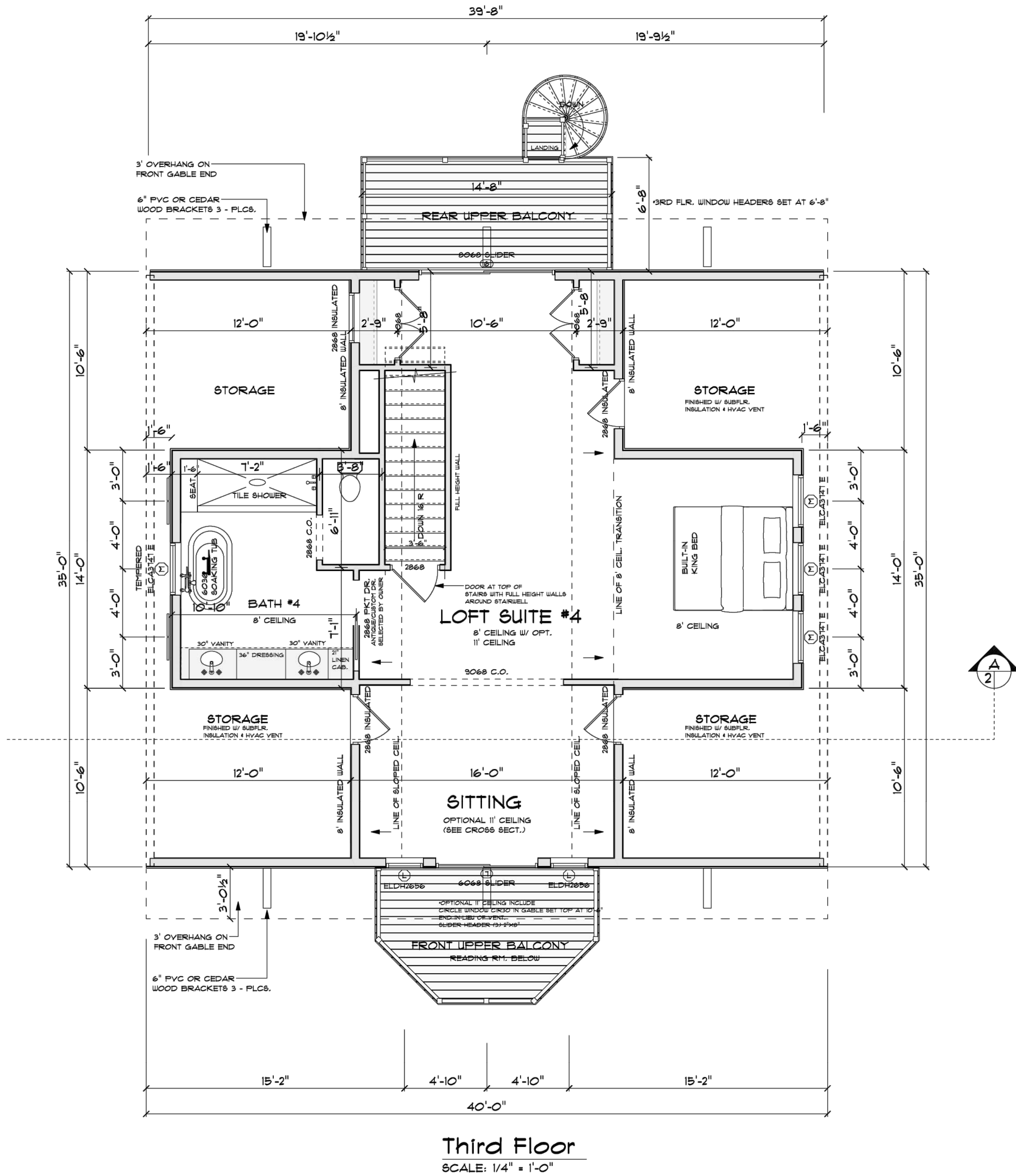


Third Floor & TPO Deck
Layout & Details

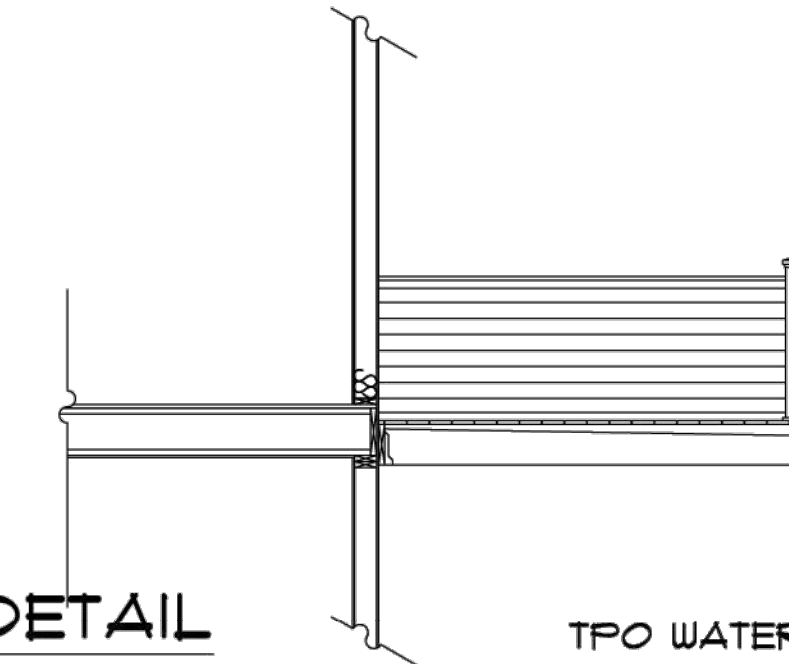
proj. no.

sheet

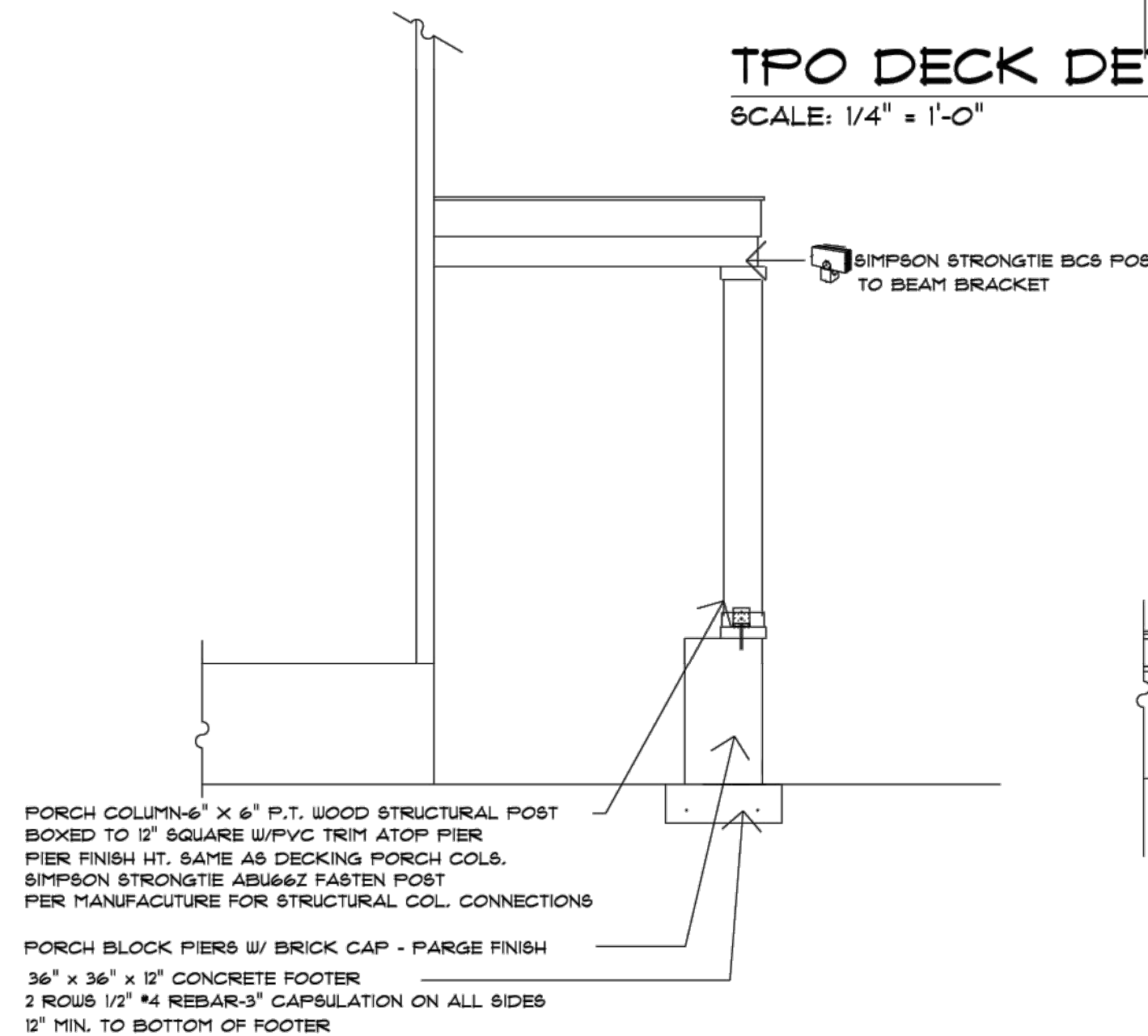
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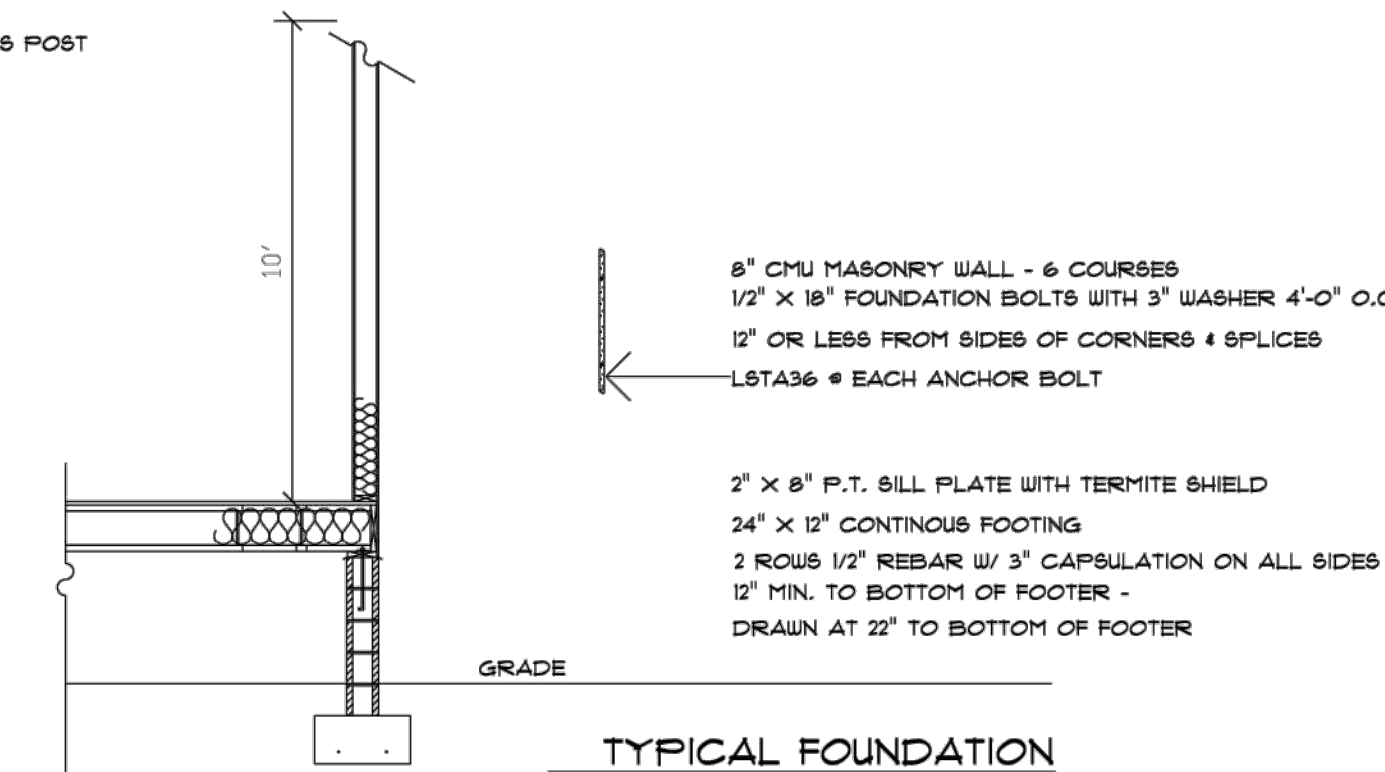
TPO DECK DETAIL
SCALE: 1/4" = 1'-0"



TPO WATERPROOF DECKING



TYPICAL POST FASTENED TO PORCH PIERS

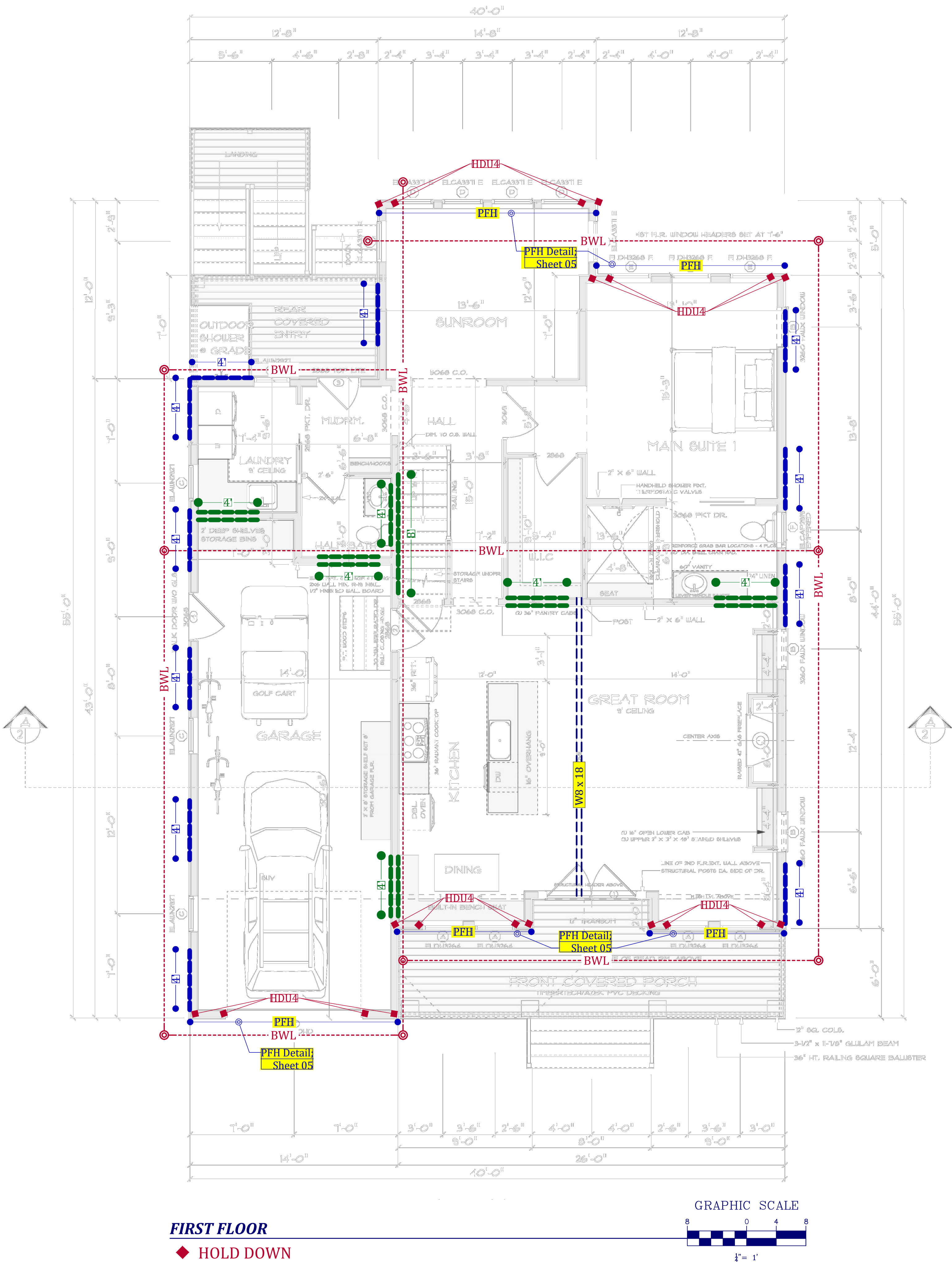


TYPICAL FOUNDATION

Shear Wall Notes & Schedule

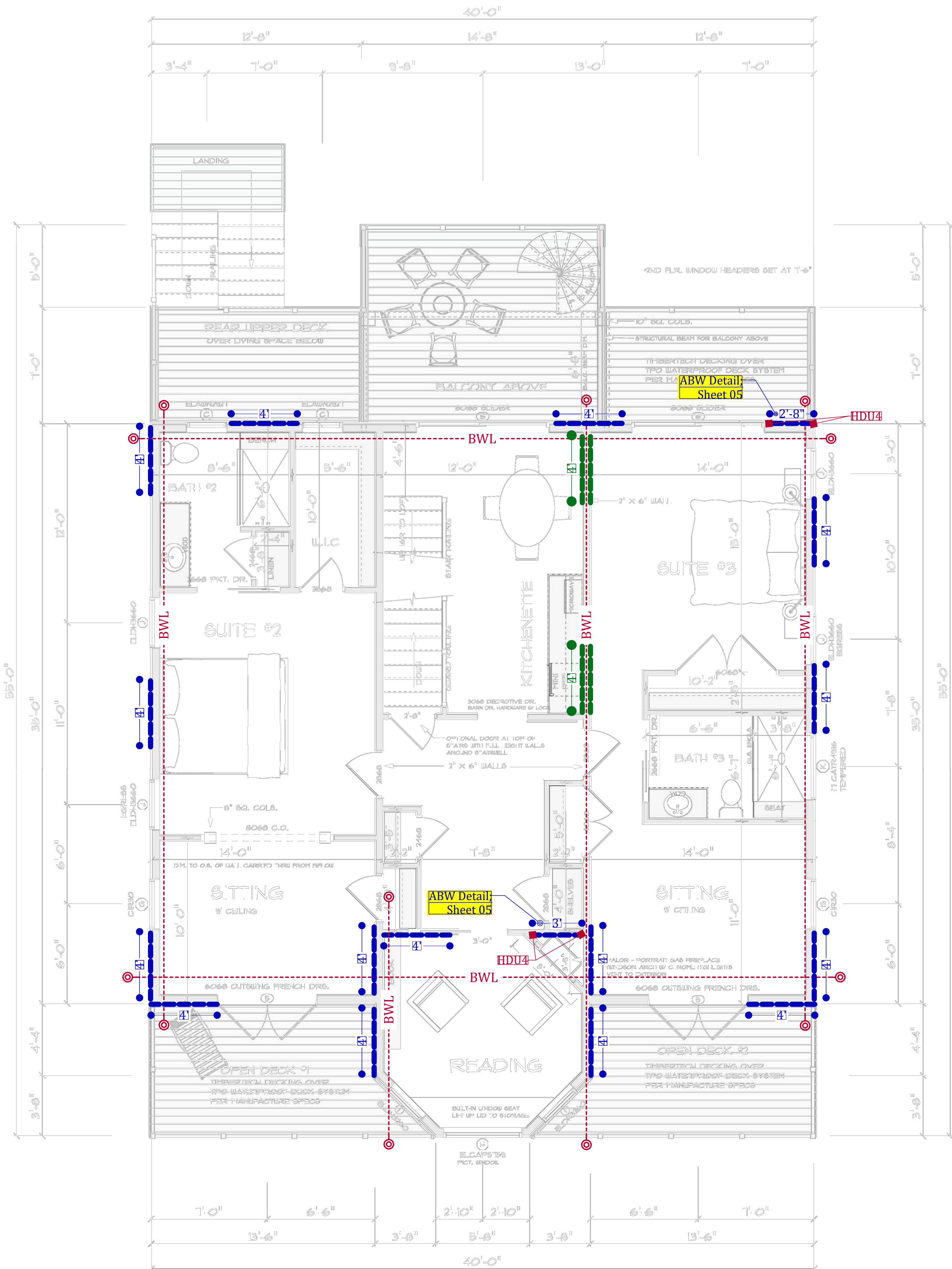
- 1. The structural drawings shall be used in conjunction with the architectural/civil drawings. The contractor shall verify the requirements of other trades as to items to be placed or set in the structural work
- 2. The structure has been designed in accordance with the provisions of the **2018 Virginia Building Code**.
- 3. The shear wall drawings are specifically meant to provide the design for the lateral force resisting system. The do not provide the design for framing or foundations.
- 4. See framing plans for shear wall location and minimum length.
- 5. Shear wall details can be referenced on Sheet S03.
- 6. Hold down anchors shall be manufactured by 'Simpson Strong Tie Co.' or of equivalent quality and strength.
- 7. Anchor rods are to be installed in drilled holes with a HILTI HVA Epoxy system or other equivalent. Anchor rod diameter shall be in accordance with the hold down manufacturers requirements.
- 8. Sheathing panels can be installed with the long dimension parallel or perpendicular to the wall studs.
- 9. Provide Simpson LST24 Strap corner reinforcing at all openings.
- 10. Install double LVLs under all hold downs not located over a wall unless otherwise noted. Second floor hold downs over a wall below shall have a chord and hold down to the foundation. (continuous load path to foundation)
- 11. Install solid blocking between joists under perpendicular shear walls above. Install double joists under shear walls parallel to floor joists.
- 12. Where to individual shear walls meet, at either intersection or corner, only one hold down is required. This hold down is to be the larger of the hold downs required as listed in the shear wall schedule.

Shear Wall Design Specification Table						
Legend ID	Bracing Method	Sheathing Panel Type	Panel Nail Spacing & Penetration	Chord Studs	Holddown	
					Type	Anchor
	WSP: Wood Structural Panel - Single Side	7/16" APA RATED; min. 24/16 min. panel span rating	8d @ 4" o.c. - 1.75" [2.5" x 0.131"] blocked panel edge	(2) 2 X 6	Simpson Strong -Tie HDU4	5/8" DIA (7" EMB)
	GB: Gypsum Wall Board - Double Sided	5/8" min. thickness; 4' min. width to studs @16" o.c. max	5d annual ringed cooler nails (1 5/8" x 0.086") or 1 5/8" screws (Type W or S)	(2) 2 X 6	Simpson Strong -Tie HDU4	5/8" DIA (7" EMB)



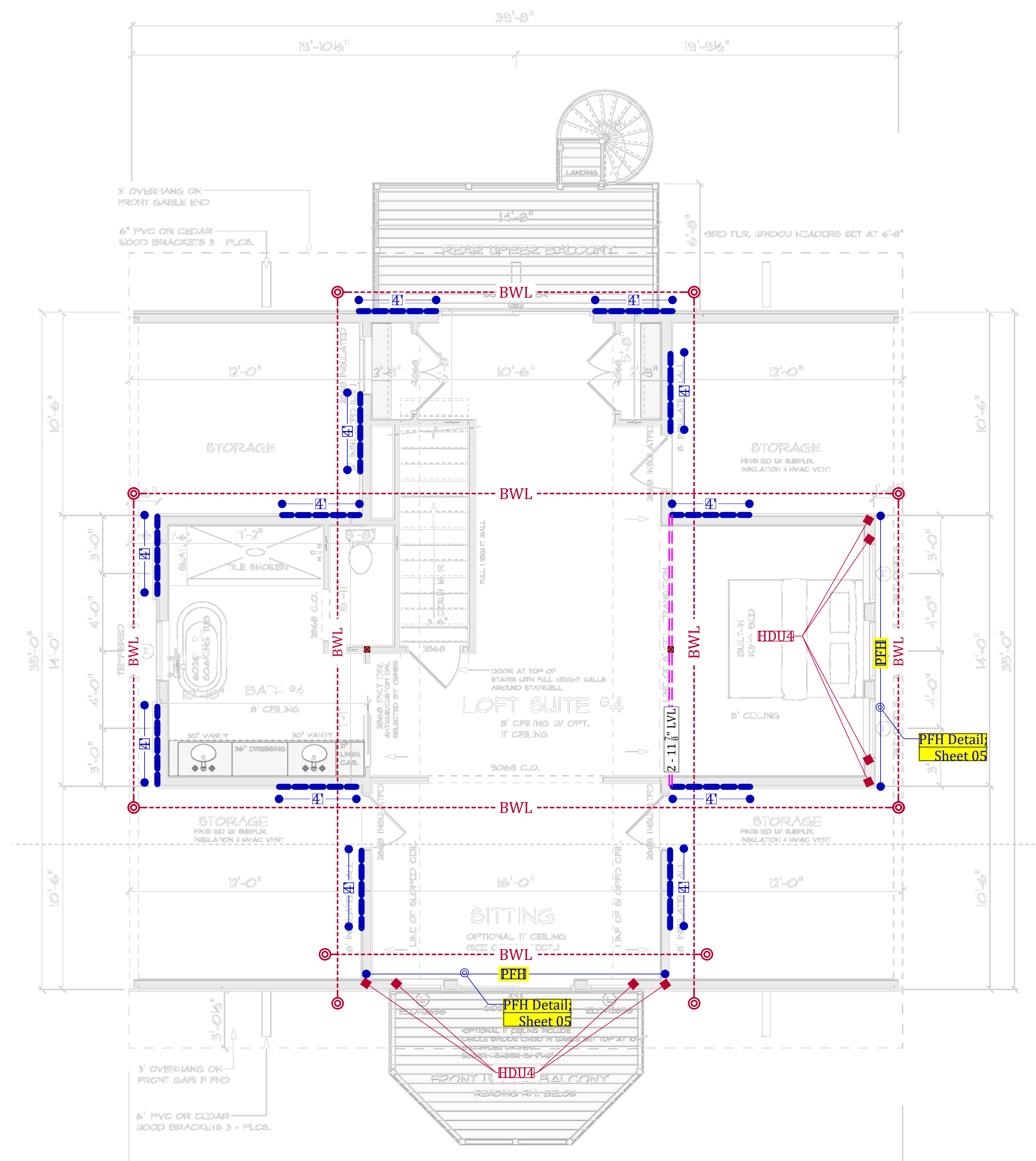
FIRST FLOOR

◆ HOLD DOWN



SECOND FLOOR

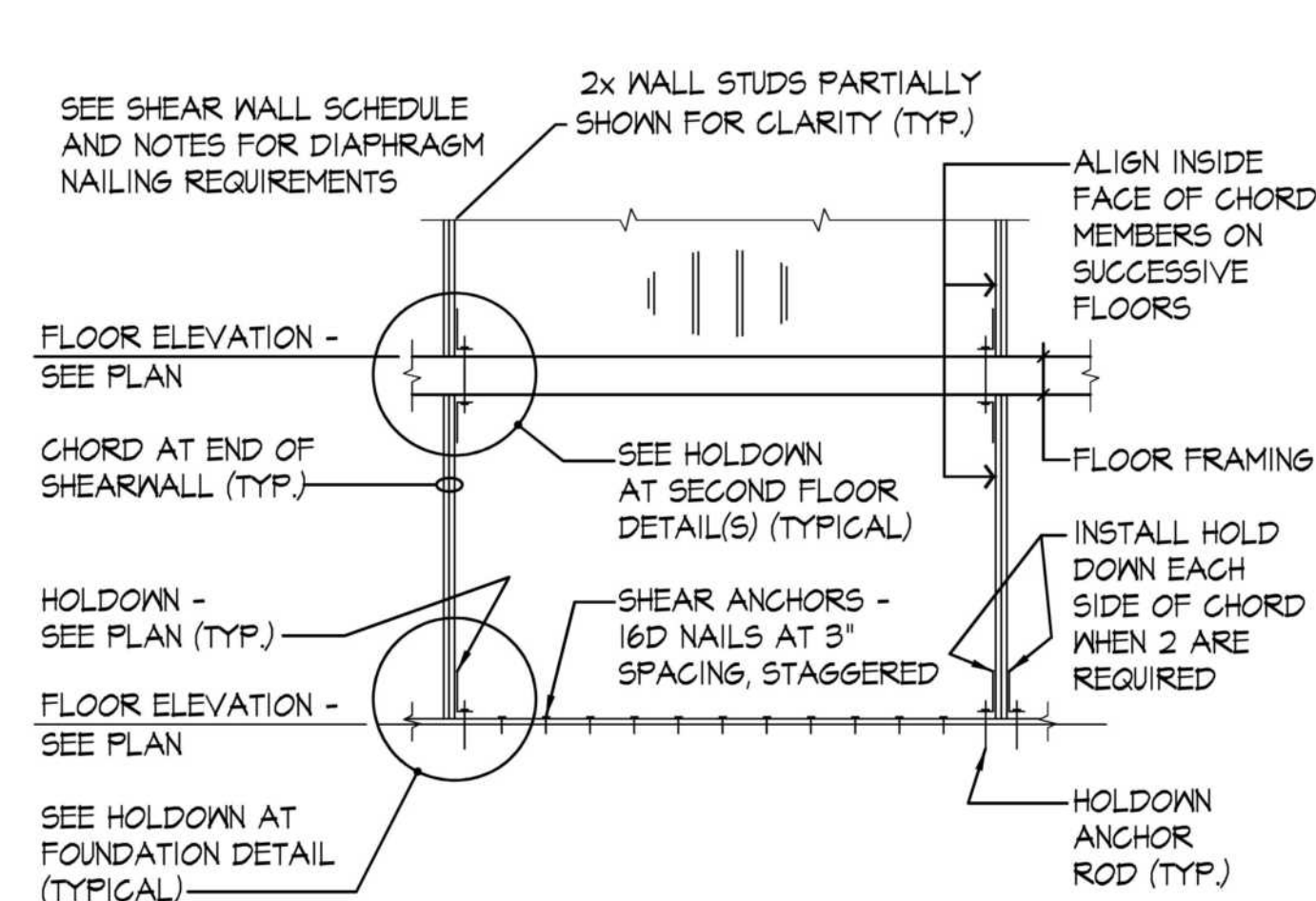
◆ HOLD DOWN



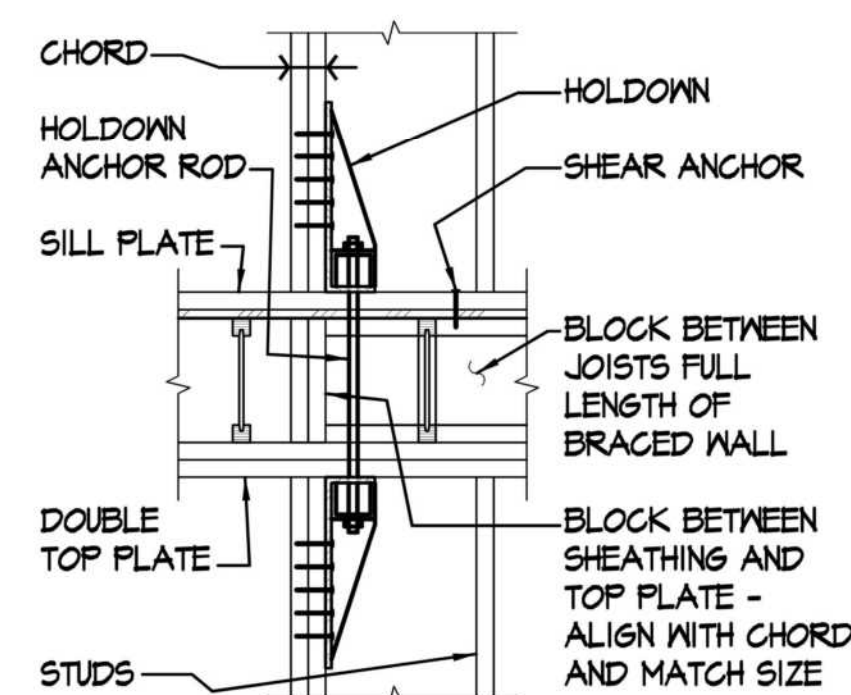
THIRD FLOOR

◆ HOLD DOWN

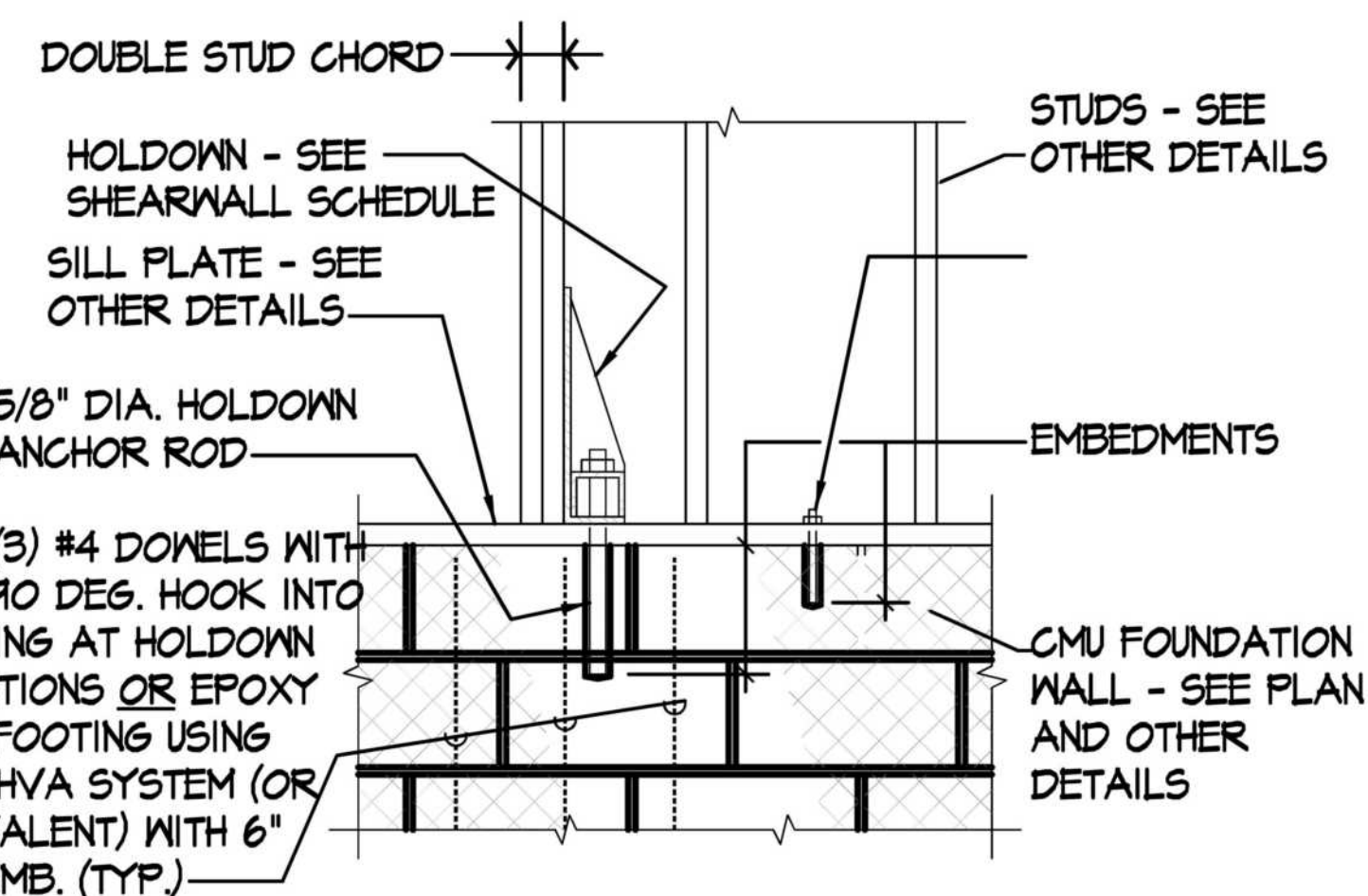
Shear Wall Design Specification Table						
Legend ID	Bracing Method	Sheathing Panel Type	Panel Nail Spacing & Penetration	Chord Studs	Holddown	
					Type	Anchor
	WSP: Wood Structural Panel - Single Side	7/16" APA RATED; min. 24/16 min. panel span rating	8d @ 4" o.c. - 1.75" (2.5" x 0.131") blocked panel edge	(2) 2 X 6	Simpson Strong-Tie HDU4	5/8" DIA (7" EMB)
	GB: Gypsum Wall Board - Double Sided	5/8" min. thickness; 4' min. width to studs @16" o.c. max	5d annual ringed cooler nails (1 5/8" x 0.086") or 1 5/8" screws (Type W or S)	(2) 2 X 6	Simpson Strong-Tie HDU4	5/8" DIA (7" EMB)



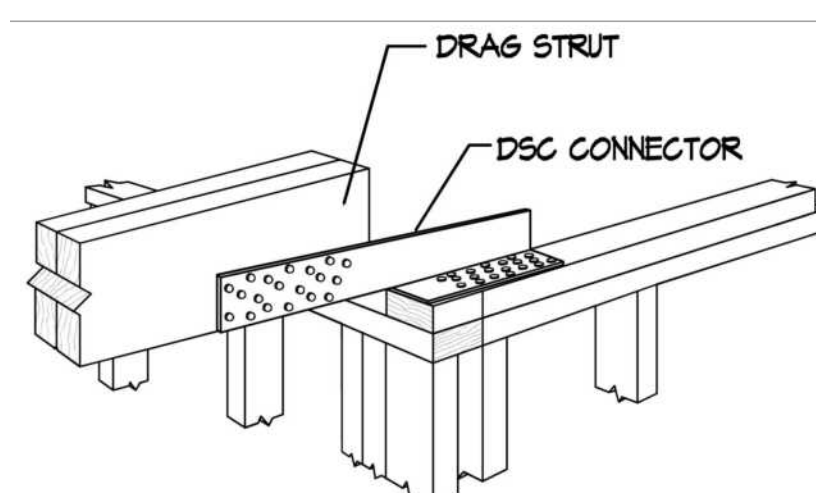
TYPICAL MULTI FLOOR SHEARWALL ELEVATION
NOT TO SCALE



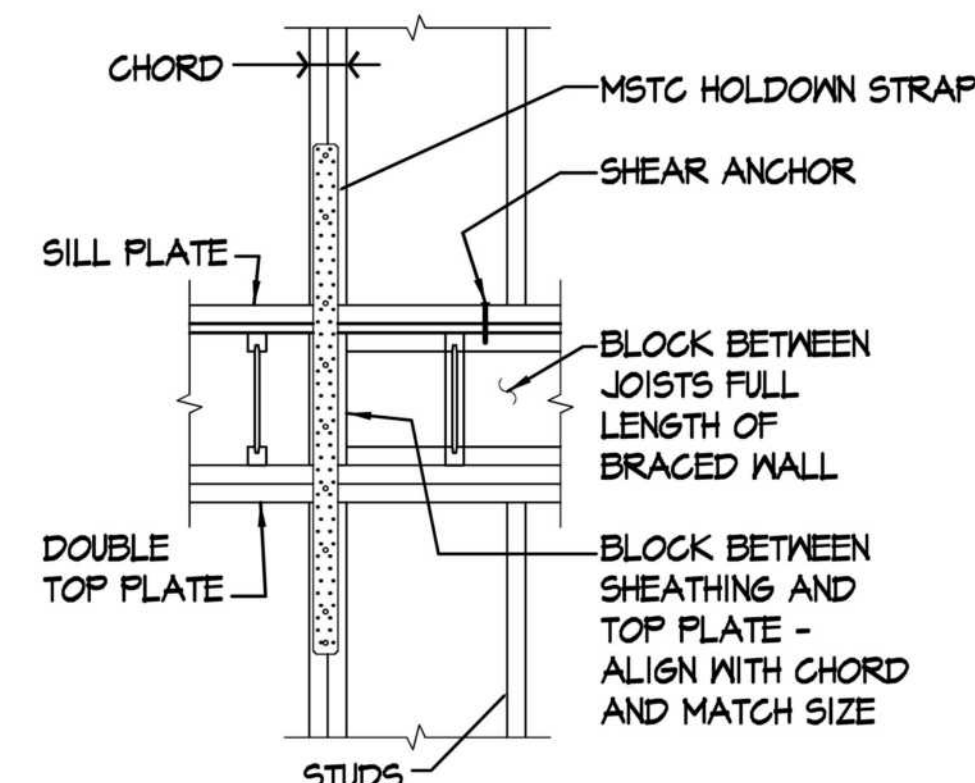
HOLDOWN AT FLOOR TO FLOOR DETAIL
NOT TO SCALE



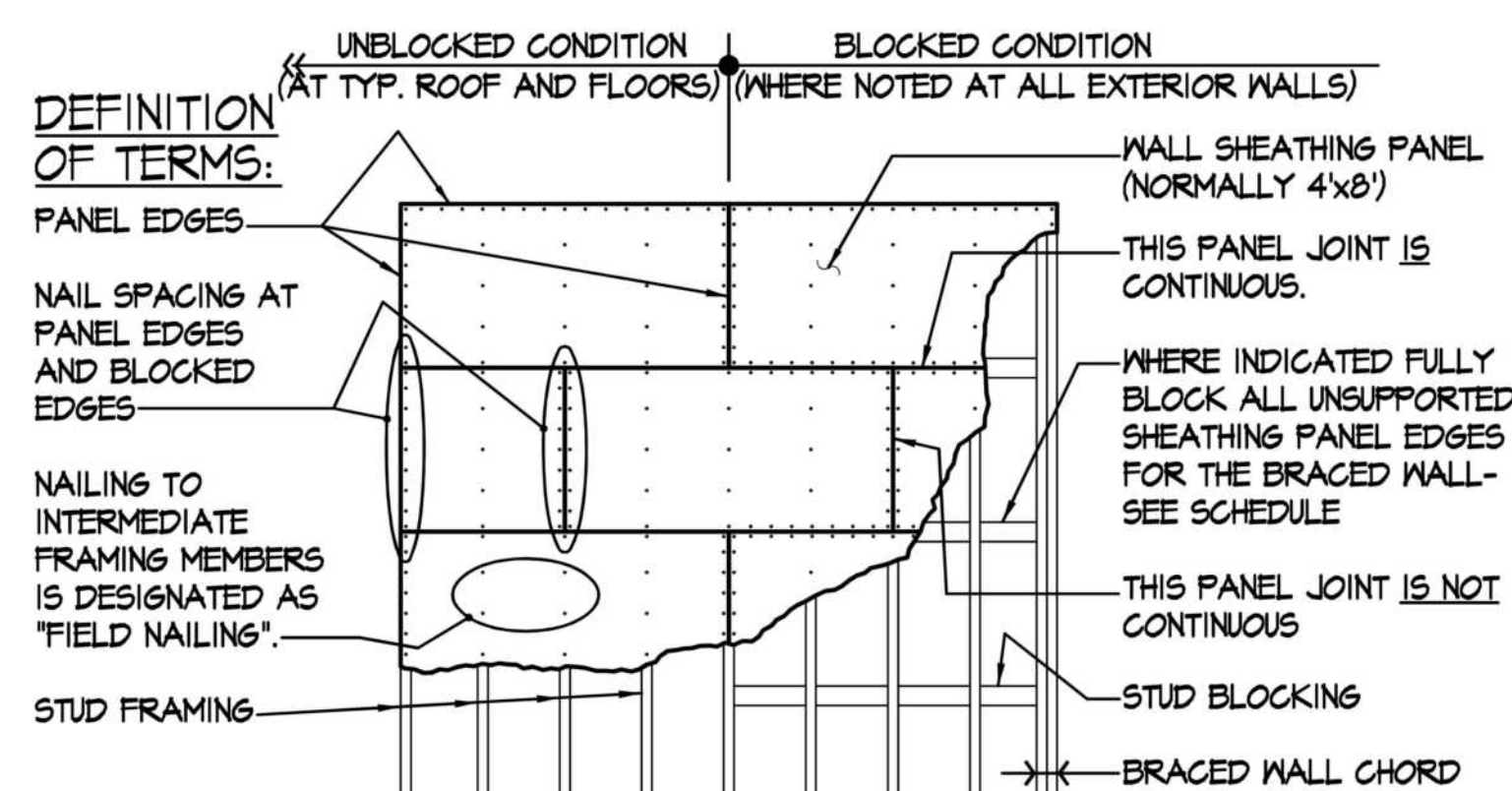
HOLDOWN AT FOUNDATION DETAIL
NOT TO SCALE



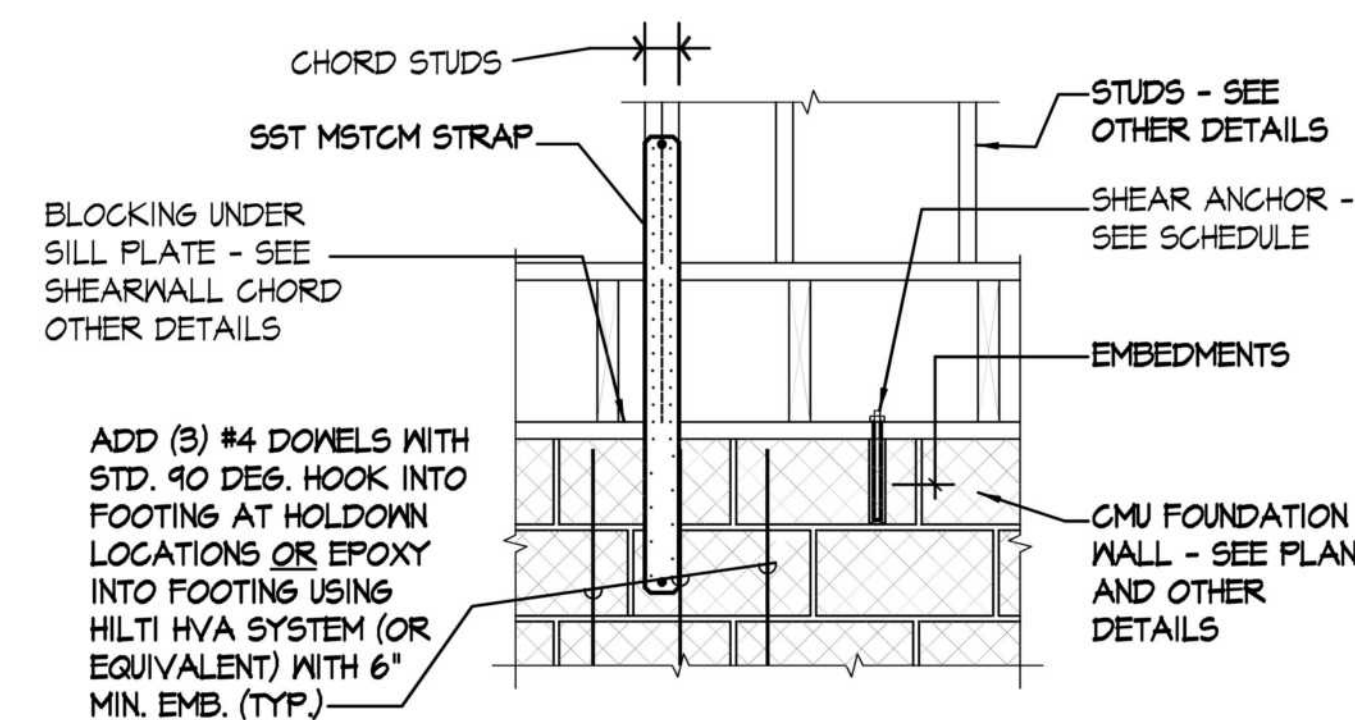
DRAG STRUT WITH DSC5 CONNECTOR DETAIL
NOT TO SCALE



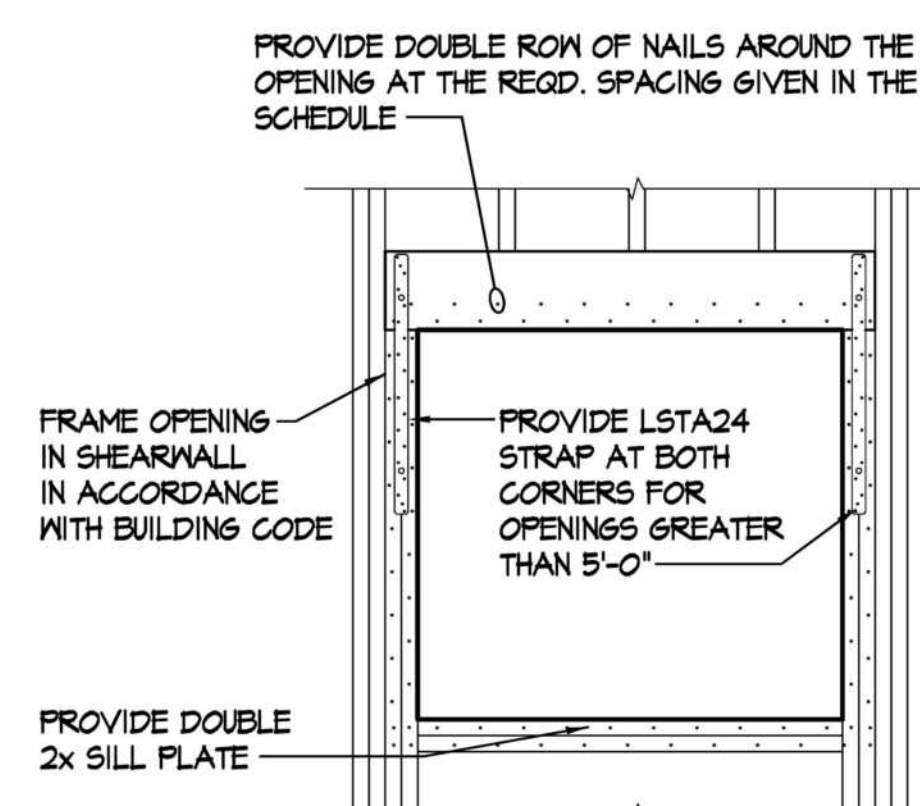
HOLDOWN AT FLOOR TO FLOOR DETAIL
NOT TO SCALE



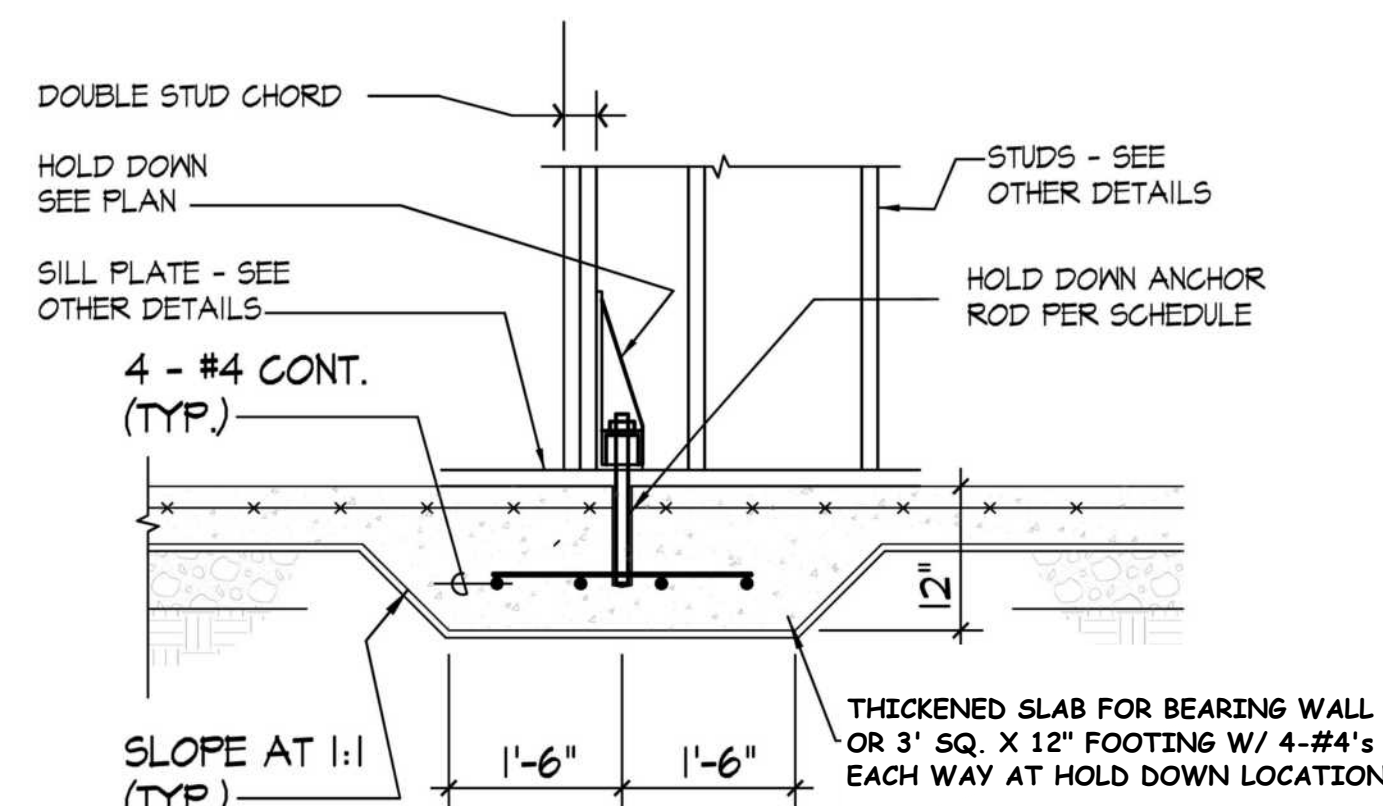
WOOD PANEL ROOF/WALL DIAPHRAGM SHEATHING NAILING DETAILS
NOT TO SCALE



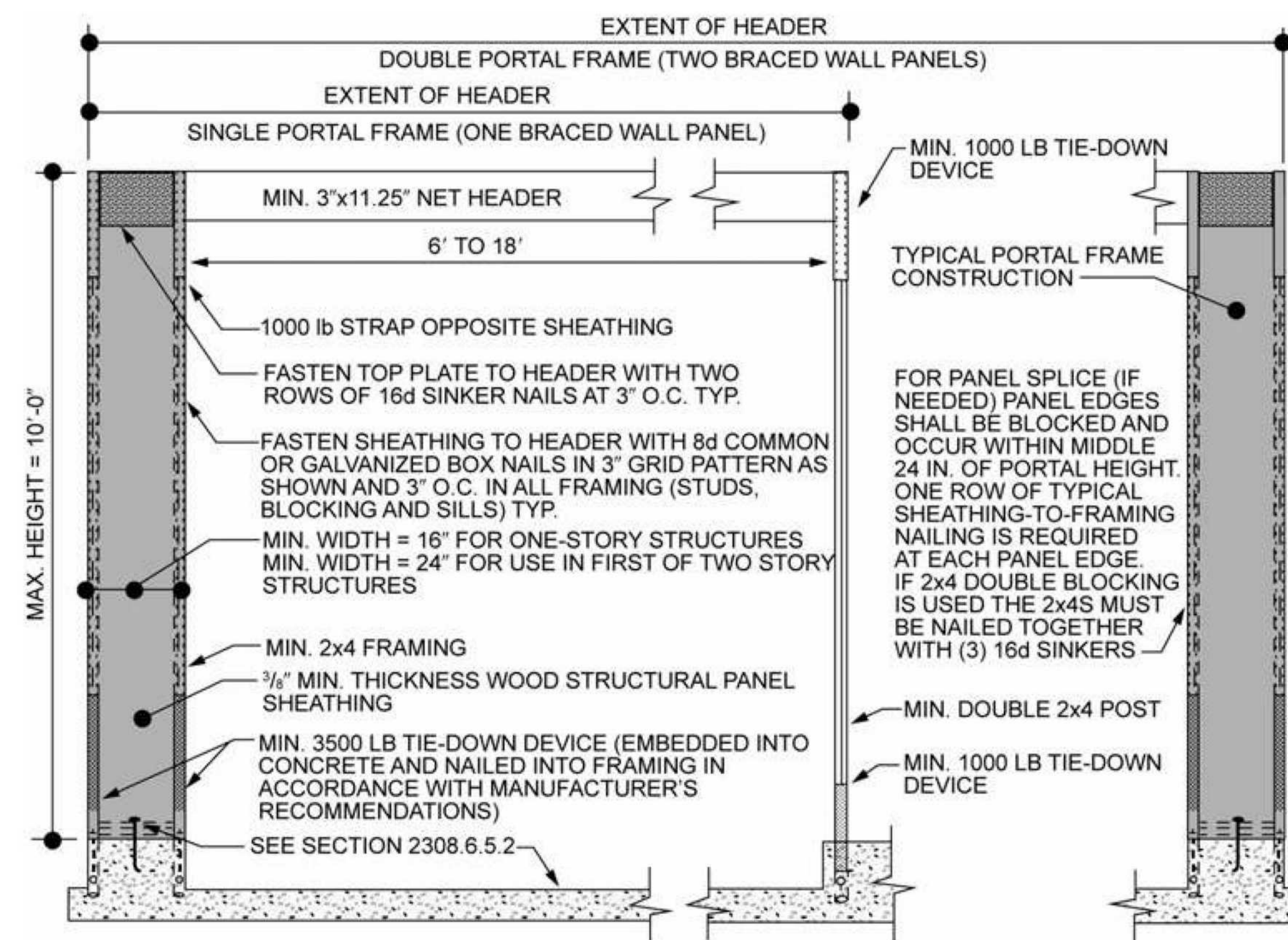
HOLD DOWN AT FOUNDATION DETAIL
NOT TO SCALE



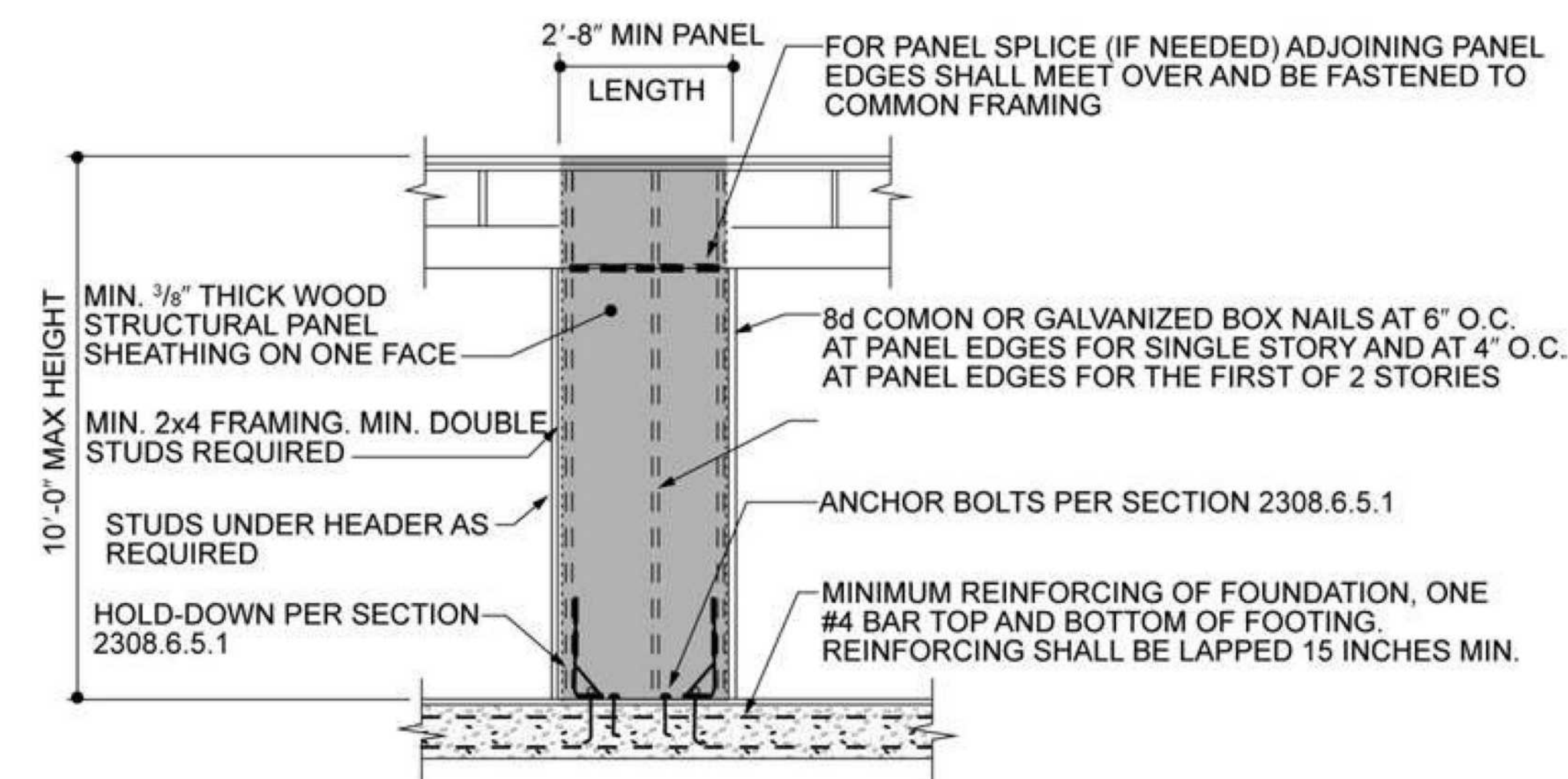
TYPICAL OPENING IN SHEAR WALL SHEATHING DETAIL
NOT TO SCALE



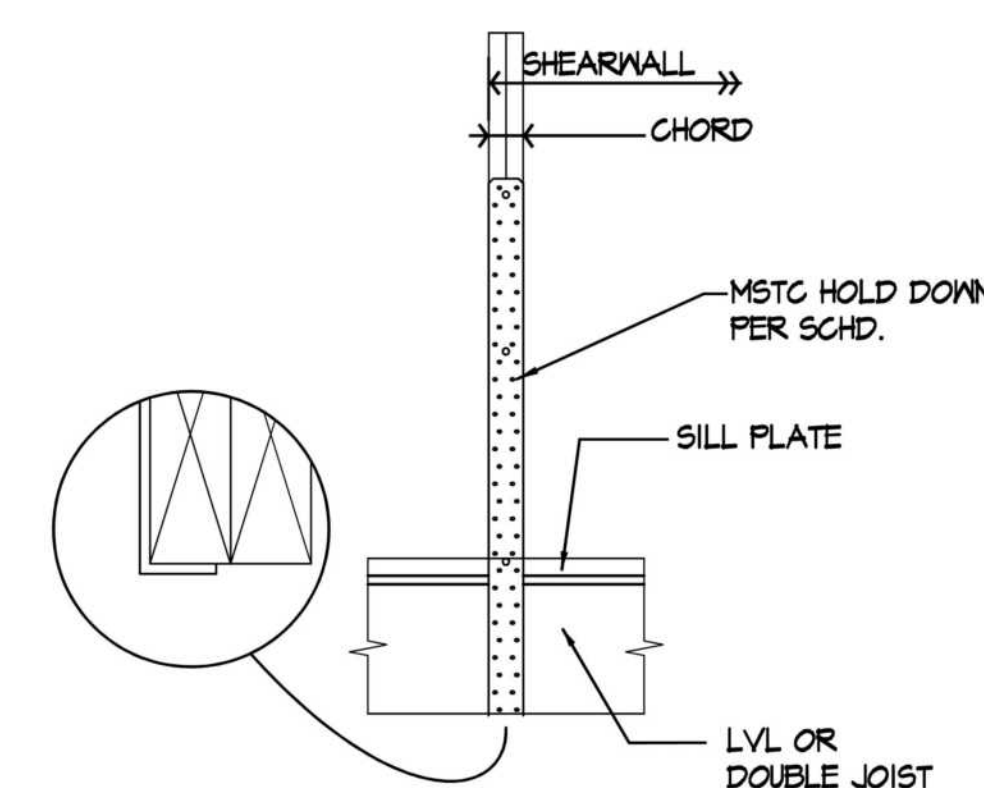
HOLD DOWN AT THICKENED SLAB DETAIL
NOT TO SCALE



PFH PORTAL FRAME w/ HOLD DOWN DETAIL

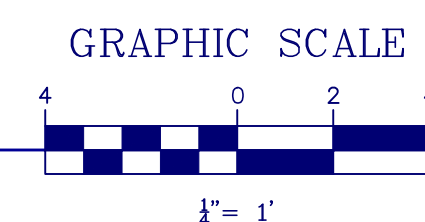


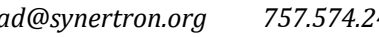
ABW ALTERNATE BRACED WALL DETAIL



HOLD DOWN AT SECOND FLOOR DETAIL (BEAM BELOW)
NOT TO SCALE

1. The site shall be prepared in accordance with the civil drawings. It is recommended that a subsurface investigation is performed by a qualified geotechnical engineer to verify all assumptions; a report should be submitted to the engineer with any variations.
2. All topsoil, organic or other unsuitable materials shall be removed from within the building area including a minimum of 10'-0" beyond the foundation perimeter.
3. Any unusual soil and/or stone ledge conditions shall be brought to the immediate attention of the engineer prior to proceeding with the work.
4. Any fill materials required shall be clean, dry sand, laid in maximum 8" lifts meeting the designation of SC under the unified classification system.
5. Compact the sub-grade to density of 95% with optimum moisture content, in accordance with ASTM D698.
6. All footings shall bear on controlled or undisturbed soil capable of supporting a minimum design bearing pressure of 1,500 p.s.f. -contractor shall verify soil conditions to be suitable for construction and make necessary corrections if required before construction begins.
7. Footing elevations shall be lowered as indicated on drawings or as required to obtain minimum soil conditions. Please contact the engineer prior to any changes in the work.
8. Earth formed foundations shall conform to the shape, lines and dimensions as shown on the foundation plans. the excavations shall be adequately protected until the concrete is placed. do not allow water to accumulate or stand in the excavated bottoms.
9. All reinforced steel shall be installed conforming to concrete reinforcing institute" handbook, latest edition. all deformed reinforcing steel shall conform to ASTM A706 (grade 60) specifications, latest edition. all steel wire fabric reinforcing steel shall conform to ASTM A82 specifications. sizes shall be shown on drawings.
10. Concrete protection for reinforcing steel and other general requirements for fabrication and placing of reinforcing steel shall be in strict accordance with the latest edition of the "American concrete institute" handbook, latest edition.
11. All reinforcing marked continuous on plans and details shall be lapped a minimum of 48 times the bar diameter at splices unless otherwise noted.
12. All concrete design and construction shall be in accordance with ACI 318-95 and ACI 301-96.
13. All building concrete shall obtain a minimum compressive strength of 3,000 p.s.i. at an age of 28 days. all concrete exposed to exterior shall obtain a minimum compressive strength of 3,500 p.s.i. at an age of 28 days. maximum air between 5% to 7%. air content of trowel finish concrete floors shall not exceed 3%.





sheet title:



sheet

$$\frac{1}{4}'' = 1'$$

FRAMING NOTES:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.
- STANDING SEAM METAL GALVALUME ROOFING
- SL-175 16" O.C. OVER ICE & WATER SHIELD PER MANUFACTURERS SPECIFICATIONS
- ALL STUD AND WALL FRAMING SHALL BE EITHER OF THE FOLLOWING:
 - A. NO. 2 GRADE SOUTHERN YELLOW PINE (SYP)
 - B. NO. 2 GRADE SPRUCE-PINE-FIR (SPF) (NOT SPF SOUTH)
- "STUD" GRADE MATERIAL IS STRICTLY PROHIBITED FROM USE.
- MAXIMUM STUD HEIGHT AS PER TABLE R602.3.5, IBC 2018.
- ALL JOIST, RAFTER & MISC. FRAMING SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE. PROVIDE FULL-DEPTH (OR METAL) BRIDGING AT MIDSPAN AND AT MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN.
- ALL EXTERIOR STRUCTURAL BEAMS SHALL BE PARALLEL STRAND LUMBER (PSL) PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS.
- ALL NAILING NOT OTHERWISE INDICATED SHALL BE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF IBC 2018, TABLE R602.3.2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS AND NOT TO BE OVERDRIVEN.
- PREFABRICATED "MICRO-LAM" LUMBER HEADERS AND BEAMS SHALL BE MICRO-LAM MATERIAL 2.0E, SOUTHERN PINE
- SIMPSON H2.5A HURRICANE CLIPS ARE REQUIRED AT ALL RAFTER-CEILING CONNECTIONS

Notes: 1. (+) and (-) signs signify wind pressures acting toward & away from respective surfaces.

2. Width of Zone 2 (edge), 'a' =

4.00 ft.

3. Width of Zone 3 (corner), 'a' =

4.00 ft.

4. For monoslope roofs with $\alpha < 3$ degrees, use Fig. 30.4-2A for 'GcP' values with 'qh'.

5. For buildings with $h > 6'$ and $q > 10$ degrees, use Fig. 30.6-1 for 'GcP' values with 'qh'.

6. For all buildings with overhangs, use Fig. 30.4-2B for 'GcP' values per Sect. 30.10.

7. If a parapet $\leq 3'$ in height is provided around perimeter of roof with $\alpha < 10$ degrees, Zone 3 shall be treated as Zone 2.

8. Per Code Section 30.2.2, the minimum wind load for C&S shall not be less than 16 psf.

9. References

a. ASCE 7-02, "Minimum Design Loads for Buildings and Other Structures"

b. "Guide to the Use of the Wind Load Provisions of ASCE 7-02"

by: Kishor C. Mehta and James M. Delahay (2004).

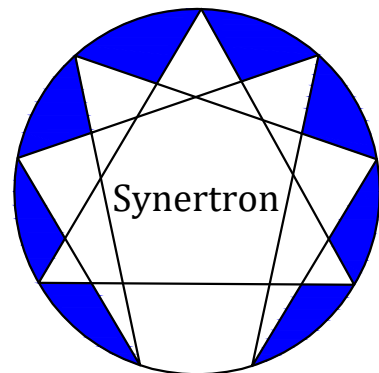
Wind Load Tabulation for Wall Components & Cladding							
Component	z (ft.)	Kh	qh (psf)	p = Net Design Pressures (psf)			
				Zone 4 (+)	Zone 4 (-)	Zone 5 (+)	Zone 5 (-)
Wall	0.0	0.71	22.31	24.14	-26.37	24.14	-30.87
	15.00	0.71	22.31	24.14	-26.37	24.14	-30.87
	20.00	0.71	22.31	24.14	-26.37	24.14	-30.87
	25.00	0.71	22.31	24.14	-26.37	24.14	-30.87
	30.00	0.71	22.31	24.14	-26.37	24.14	-30.87
For z = hr:	35.00	0.71	22.31	24.14	-26.37	24.14	-30.87
	40.00	0.71	22.31	24.14	-26.37	24.14	-30.87
	23.50	0.71	22.31	24.14	-26.37	24.14	-30.87
For z = h:	31.75	0.71	22.31	24.14	-26.37	24.14	-30.87

Notes: 1. (+) and (-) signs signify wind pressures acting toward & away from respective surfaces.
2. Width of Zone 5 (end zones), 'a' =

4.00

 ft.

[illegible]



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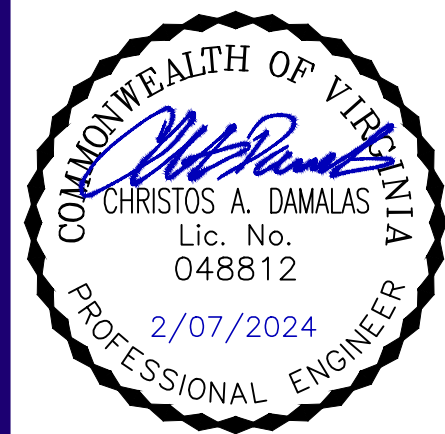
THE COLONY
Lot 33 Sunset Blvd Cape Charles, VA 23310

Terry Industries

drawing title:

for:

sheet title:



First Floor Framing

proj. no.

sheet

13



NORTH EAST REGION
TRUSS DESIGN DIVISION
WWW.BLDR.COM

General Notes:
- Do not cut or modify trusses without first contacting Builders FirstSource.
- Per ANSI/TPI all "Truss to Wall" connections are the responsibility of the building designer, not the truss manufacturer.
- Trusses are the be 24" o.c. unless noted otherwise (U.N.O.).
- Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:
- Use manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" nails in hanger connections to single ply roof girder trusses.

Floor Truss Notes:
- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation.

Dimension Notes:
-Drawing is not to scale. Do not scale placement diagram.

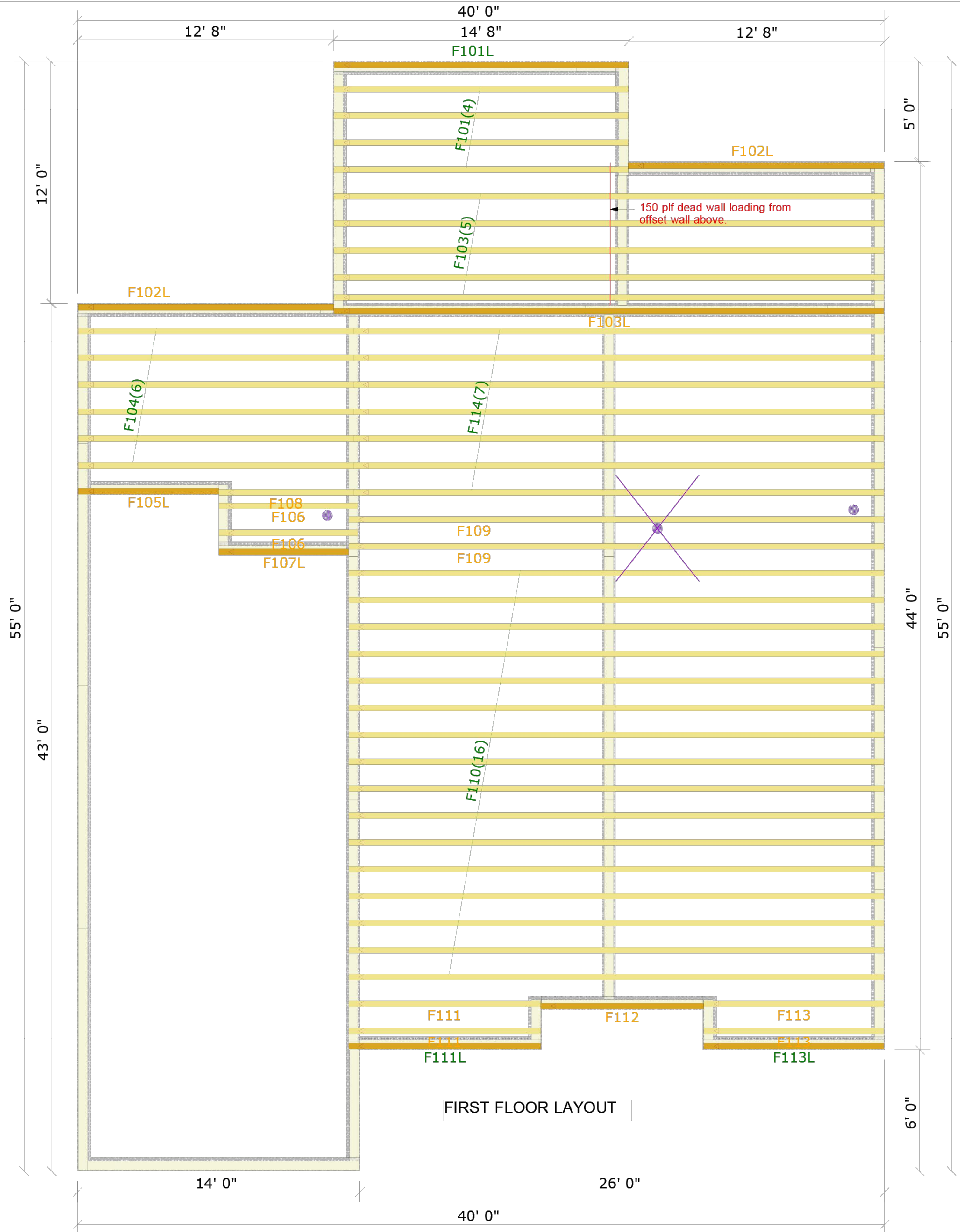
<u>Hardware List</u>		All Tie Downs are H2.5T U.N.O.	
		<u>Special Items List</u>	
		<u>Material TakeOff (10% Waste)</u>	
		ROOF SURFACE AREA (SQFT)	0
		ROOF SHEATHING (SHEETS)	0
Terry Industries			
Decker		ELEV:	Floor
Lot 33 Sunset Blvd.			
Cape Charles	VA	LOT:	33
...		AppWright Number	
		3467705	
		Design Tech	Theresa Corlett
		Layout	---
		L/O Date	3/30/2023
<u>Hatch Legend</u>		<u>Floor Truss Loading</u>	
	Attic Room	T.C.L.L.	40 psf
	Volume Ceiling	T.C.D.L.	10 psf
	Stick Framing	B.C.L.L.	0 psf
		B.C.D.L.	5 psf

Terry Industries

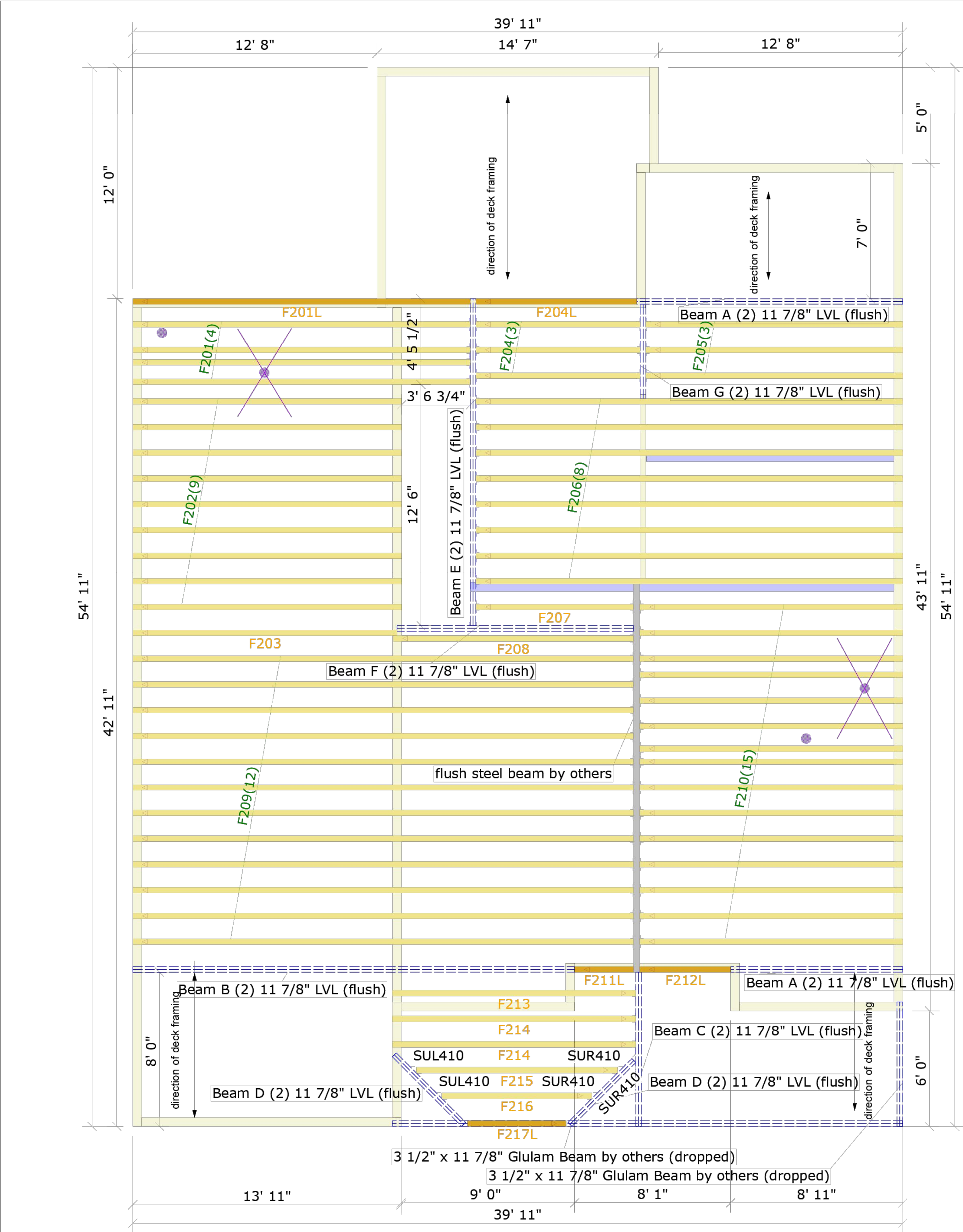
Sill plate has been offset 1/2" on exterior foundation walls and centered on interior walls.
All joists are 12" depth and spaced at 16" o/c.

Shower drain assumed to be in center of shower stall.

2x4 top ribbon ledger required along exterior edge of floor truss.



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

Sill plate has been offset 1/2" on exterior foundation walls and centered on interior walls.

All joists are 12" depth and spaced at 16" o/c.

Shower drain assumed to be in center of shower stall.

2x4 top ribbon ledger required along exterior edge of floor truss.

Stairwell opening dimensions to be confirmed.

All connectors are HUS410 unless noted otherwise.

Steel beam to be packed out both sides to receive face mount truss hangers.

Products Included in Truss Package					
PlotID	Length	Product	Plies	Net Qty	
Beam B (2) 11 7/8" LVL (flush)	23' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam E (2) 11 7/8" LVL (flush)	17' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam A (2) 11 7/8" LVL (flush)	14' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam F (2) 11 7/8" LVL (flush)	13' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam A (2) 11 7/8" LVL (flush)	9' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam C (2) 11 7/8" LVL (flush)	8' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
Beam D (2) 11 7/8" LVL (flush)	6' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	4	4
Beam G (2) 11 7/8" LVL (flush)	5' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2

Products NOT Included in Truss Package					
PlotID	Length	Product	Plies	Net Qty	
3 1/2" x 11 7/8" Glulam Beam by others (dropped)	27' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
3 1/2" x 11 7/8" Glulam Beam by others (dropped)	7' 0"	1 3/4" x 11 7/8" (2.0E 3100) LVL	2	2	2
flush steel beam by others	20' 2 1/4"	W 8x15	1	1	1

Truss Connector Total List		
Manuf	Product	Qty
	HUS410	54
	SUL410	2
	SUR410	3



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TRUSS DESIGN DIVISION
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General Notes:

- Do not cut or modify trusses without first contacting Builders FirstSource.
- Per ANSI/TPI all "Truss to Wall" connections are the responsibility of the building designer, not the truss manufacturer.
- Trusses are the be 24" o.c. unless noted otherwise (U.N.O.).
- Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:

- Use manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" nails in hanger connections to single ply roof girder trusses.

Floor Truss Notes:

- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation.

Dimension Notes:

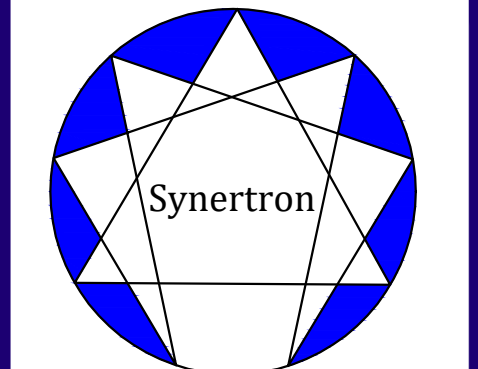
- Drawing is not to scale. Do not scale placement diagram.

Hardware List		All Tie Downs are H2.5T U.N.O.	
		Special Items List	
Material TakeOff (10% Waste)			
ROOF SURFACE AREA (SQFT)			0
ROOF SHEATHING (SHEETS)			0

Terry Industries			
Decker	ELEV:	Floor	
Lot 33 Sunset Blvd.			
Cape Charles	VA	LOT:	33
		AppWright Number	
		3467705	
		Design Tech	Theresa Corlett
		Layout	- - -
		L/O Date	3/31/2023

Hatch Legend		Floor Truss Loading	
	Attic Room	T.C.L.L.	40 psf
	Volume Ceiling	T.C.D.L.	10 psf
		B.C.L.L.	0 psf
	Stick Framing	B.C.D.L.	5 psf





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cad@synertron.org 757.574.2475

drawing title: **THE COLONY**
Lot 33 Sunset Blvd Cape Charles, VA 23310

for: **Terry Industries**

sheet title:

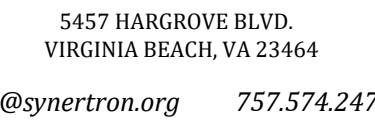


Second Floor Framing

proj. no.

sheet

14



THE COLONY
Lot 33 Sunset Blvd Cape Charles, VA 23310

very accurate



Third Floor Framing

obj. no.

et

15

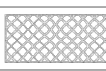


- Do not cut or modify trusses without first contacting Builders FirstSource.
- Per ANSI/TPI all "Truss to Wall" connections are the responsibility of the building designer, not the truss manufacturer.
- Trusses are to be 24" o.c. unless noted otherwise (U.N.O.).
- Immediately contact Builders FirstSource if trusses are damaged.

- Use manufacturer's specifications for all hanger connections U.N.O.
- Use 10d x 1 1/2" nails in hanger connections to single ply roof girder trusses.

- Shift truss as required to avoid plumbing traps.
- Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation.

-Drawing is not to scale. Do not scale placement diagram.

<u>Hardware List</u>		All Tie Downs are H2.57 U.N.O.	
		<u>Special Items List</u>	
		<u>Material TakeOff (10% Waste)</u>	
		ROOF SURFACE AREA (SQFT)	0
		ROOF SHEATHING (SHEETS)	0
Terry Industries			
Decker		ELEV:	Floor
Lot 33 Sunset Blvd.			
Cape Charles	VA	LOT:	33
		AppWright Number	
		3467705	
		Design Tech	Theresa Corlett
		Layout	- - -
		L/O Date	3/31/2023
<u>Hatch Legend</u>		<u>Floor Truss Loading</u>	
	Attic Room	T.C.L.L.	40 psf
	Volume Ceiling	T.C.D.L.	10 psf
	Stick Framing	B.C.D.L.	0 psf
		B.C.D.L.	5 psf

Terry Industries

All connectors are HUS410

Truss Connector Total List		
Manuf	Product	Qty
	HUS410	124
	HUS410*	1
	HGUS5.5/10*	4
	HGUS410*	4

NOTE: Due to the roof being stick framed, it was not clear where support is required to support the rafters. Beams have been added below all walls perceived to be load-bearing. These beams are framed flush in the floor system and special consideration may be necessary to allow mechanical or plumbing where required.

PlotID	Length	Products		Plies	Net Qty
		Product			
Beam E (2) 11 7/8" LVL (flush)	17' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	2	2
Beam H (2) 11 7/8" LVL (flush)	14' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	2	4
Beam J (2) 11 7/8" LVL (flush)	14' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	2	8
Beam F (2) 11 7/8" LVL (flush)	13' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	2	2
Beam K (2) 11 7/8" LVL (flush)	13' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	2	2
Beam I (3) 11 7/8" LVL (flush)	11' 0"	1 3/4" x 11 7/8"	(2.0E 3100) LVL	3	12