

905 PENGUIN PLACE
VIRGINIA BEACH, VIRGINIA

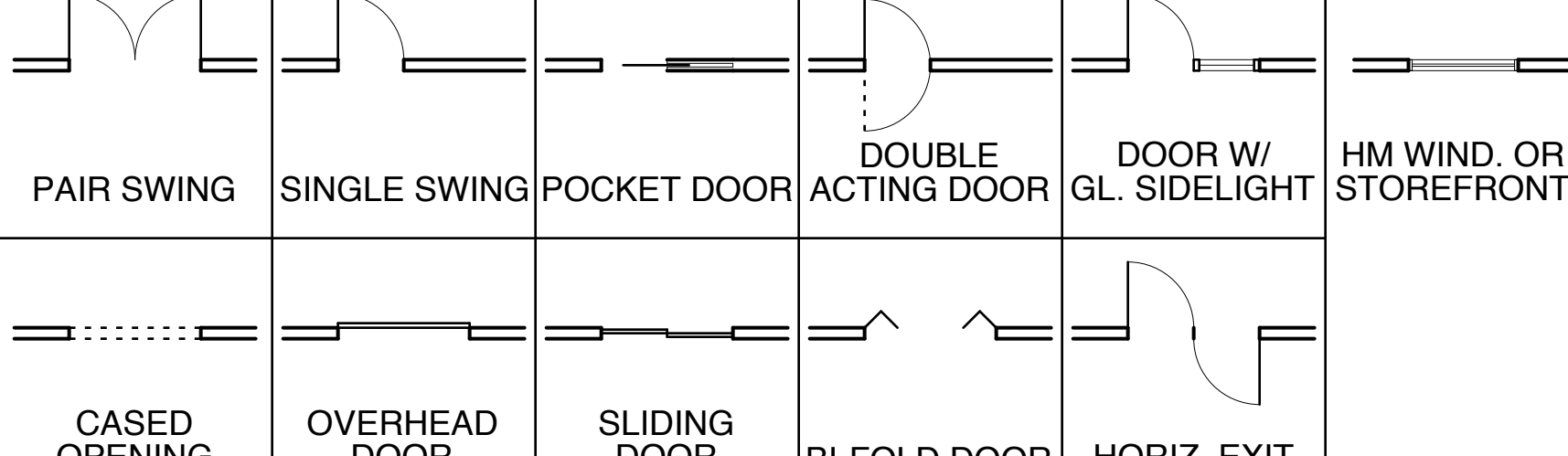
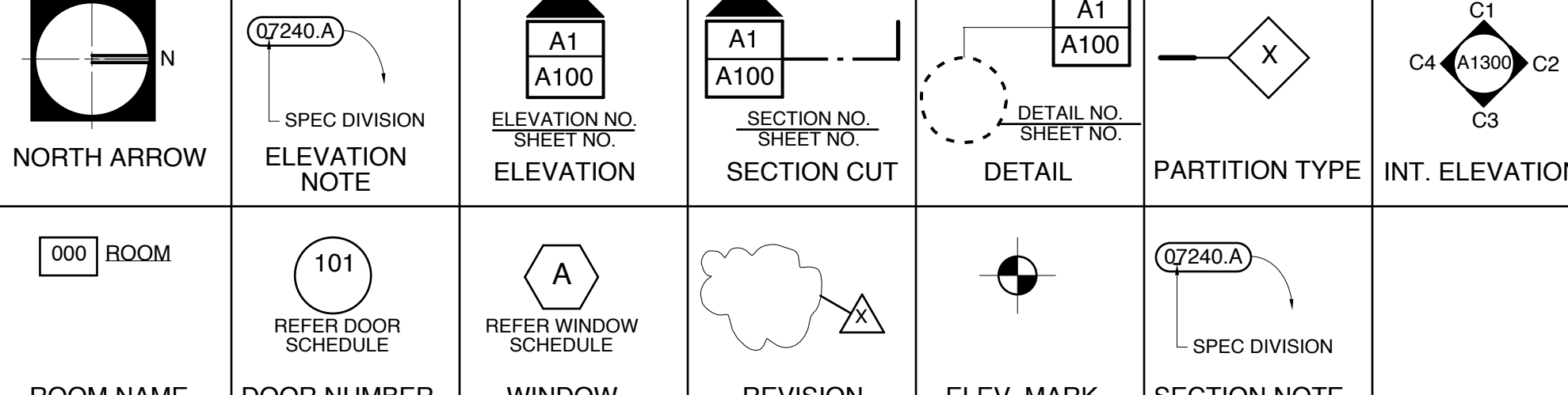
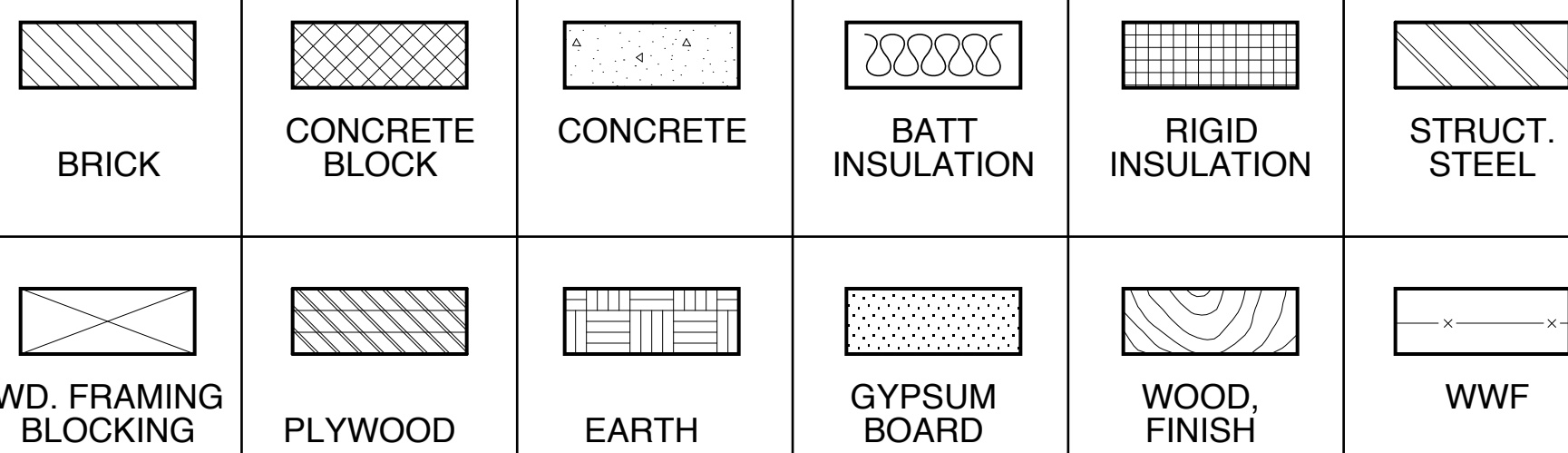
PERMIT SET: 6.18.2021

OUR PROJECT NO. 22106.01

EXTERIOR SPACES	
COVERED REAR PATIO	264 SF
UNCOVERED BACK PATIO	233 SF
FRONT STOOP	86 SF
MASTER BEDROOM DECK	257 SF

[illegible]

DOOR/WINDOW TYPES



GENERAL PROJECT NOTES

ABOVE	COL.	COLUMN	EXT.	EXTERIOR	INCAN.	INCANDESCENT	N.T.S.	NOT TO SCALE	R.O.W.	RIGHT OF WAY	TOL.	TOLERANCE	** SEE SHEETS A101 FOR PROJECT	
A.F.F.	ABOVE FINISHED FLOOR	COMP.	COMPACT, COMPUTER	F.W.C.F.O.B.	FABRIC WALL COVERING	I.D.	INSIDE DIAMETER	NUMBER	R	RISER	T.O.B.	TOP OF BLOCK, TOP OF BEAM	GENERAL NOTES.	
A.S.C.	ABOVE SUSPENDED CEILING	CONC.	CONCRETE	F.O.C.	FACE OF CONCRETE	INSUL GL.	INSULATED GLAZING	OBS.	R & S	ROD AND SHELF	T.O. BLKG.	TOP OF BLOCKING		
ACQ.	ACQUICK	C.M.U.	CONCRETE MASONRY UNIT	F.O.F.	FACE OF FINISH	INSUL.	INSULATION	OFC.	R.D.	ROOF DRAIN	T.O.D.	TOP OF DRAIN		
ADJ.	ADJUSTABLE	CONN.	CONNECTION, CONNECT	F.O.S.	FACE OF STUD	INT.	INTERIOR	O.C.	R.T.U.	ROOF TOP UNIT	T.O.F.	TOP OF FOOTING		
AGG.	AGGREGATE	CONST.	CONSTRUCTION, CONSTRUCT	FAS.	FASTEN, FASTENED	INV.	INVERT	OPNG.	OPENING	ROOM	T.O.J.	TOP OF JOIST		
ALT.	AIR CONDITIONING	CONT.	CONTINUOUS	JAN.	JANITOR	JOINT	JOINT	OPP.	OPPOSITE	ROUGH OPENING	T.O.P.	TOP OF PAVEMENT, TOILET PAPER		
AL.	ALTERNATE, ALTERNATING	C.J.	CONTROL JOINT	F.F.	FINISHED FLOOR	JT.	JOINT	OPP HD.	OPPOSITE HAND	ROUGH SAWN	T.O.P.	TOP OF PIER		
AL.	ALUMINUM	COORD.	COORDINATE	F.F.E.	FINISHED FLOOR ELEVATION	JST.	JOIST	O.O.	OUT TO OUT	SALT TREATED	T.O.SL.	TOP OF SLAB		
AL.	ANCHOR BOLT	CSH.	CORRUS	F.F.E.	FIRE EXTINGUISHER	JUNCTION BOX	JUNCTION BOX	S.N.D.	SANITARY DIAPHRAGM	SANITARY NAKPIN DISPENSER	T.O.S.	TOP OF STEEL		
ANG.	ANGLE	COUNTER	COUNTER	F.E.C.	FIRE EXTINGUISHER CABINET	K.	KIPS	O.F.	OVER FLOOR	SANITARY NAKPIN DISPENSAL	T.W.	TOP OF WALL		
ANOD.	ANODIZED	C.S.	COUNTER SINK	F.H.S.	FIRE HOSE STATION	KIT.	KITCHEN	O.F.	OVERALL	SAW CUT JOINT	T & G	TONGUE AND GROOVE		
ARCH.	APPROXIMATE	C.U. FT.	CUBIC FEET, CUBIC FEET	F.H.S.	FIRE HOSE STAND PIPE	L.	LAB	O.V.H.D.	OVERHEAD	SCHEDULE	TRANSFORMER	TRANSFORMER		
ARCH.	ARCHITECT, ARCHITECTURAL	C.U. YD.	CUBIC YARD	F.H.M.S	FLAT HEAD MACHINE SCREW	LAM.	LAMINATE	PTD.	PAINT, PAINTED	SECTION	T.	TREAD		
A.D.	AREA DRAIN	D.L.	DEAD LOAD	FLR.	FLOOR	LAV.	LAVATORY	PR.	PAIR	SHEET	TYP.	TYPICAL		
ASPH.	ASPHALT	DEPT.	DEPTH	F.D.	FLOOR DRAIN	PNL.	PANEL	P.H.	PAPER HOLDER	SHEET VINYL	UNF.	UNFINISHED		
@	AT	DTL.	DETAIL	FLUR.	FLUORESCENT	L.B.	LIGHT BULB	PAR.	PARALLEL	SHR.	U.O.N.	UNLESS OTHERWISE NOTED		
AUTO.	AUTOMATIC	DIA.	DIAMETER	F.H.M	FLUSH HOLLOW METAL	LT. LTG.	LIGHT, LIGHTING	PAR.	PARTITION	SHR.	URINAL	URINAL		
BEAM	BEAM	DIM.	DIMENSION	F.W.D.	FIRE WOOD CORE WOOD DOOR	L.	LIVE LOAD	P.E.	PASSENGER ELEVATOR	SL.	V.B.	VAPOR BARRIER		
BRG.	BEARING	DISP.	DISPOSAL	FTG.	FOOTING	LVR.	LOUVER	PERF.	PERFORATED	S.C.	VAR.	VARIES		
BTW.	BETWEEN	DR.	DRAIN	FDN.	FOUNDATION	L.P.	LOW POINT	PLAS. LAM.	PLASTIC LAMINATE	SPAND	VENT. THRU ROOF	VERT.	VERTICAL	
BLKG.	BLOCKING	DBL.	DOUBLE	FRM.	FRAME	L.V.	LOW VOLTAGE	PLAS.	PLASTIC, PLASTER	SPAND	VERT.	VERTICAL		
BD.	BOARD	D.A.	DOUBLE ACTING	F.S.	FULL SIZE	M.H.	MAN HOLE	PLATE	PLATE	SP. GLC.	VEST.	VESTIBULE		
BD.	BOTTOM	D.H.	DOUBLE HUNG	MFR.	MUFFLER	M.F.	MANUFACTURER	PLYWD.	PLYWOOD	SPEC.	V.C.	VINYL COMPOSITION TILE		
B.O.P.C.	BOTTOM OF PRECAST CONCRETE	D.C.J.	DOWELED CONTROL JOINT	FUT.	FUTURE	MAS.	MASONRY	PT.	POINT	SQ.	V.W.C.	VINYL WALL COVERING		
BLDG.	BUILDING	DN.	DOWN	GALV.	GALVANIZED	M.O.	MASONRY OPENING	P.C.	POINT OF CURVE, PULL CHAIN	S.F.	WAINS.	WAINSCOT		
B.U.I.R.	BUILT UP ROOFING	D.S.	DRAIN SPOUT	GAT.	GATE	MATL.	MATERIAL	PL GL.	POLISHED PILE GLASS	S.F.	WATER	WATER		
B.O.	BY OTHERS	DNLT.	DOWN LIGHT	GL.	GLASS, GLAZING, GLAZED	MAX.	MAXIMUM	PVC.	POLYVINYL CHLORIDE	STD.	W.C.	WATER CLOSET		
CAB.	CABINET	DWR.	DRAWER	G.B.	GRAB BAR, GRADE BEAM	MECH.	MECHANICAL	P.C.F.	POUNDS PER CUBIC FOOT	S.P.	W.H.	WATER HEATER		
C.O.	CASED OPENING	DPTG.	DRAWING	MDG.	MIDWAY	M.C.	MEDIUM	P.L.F.	POUNDS PER LINEAL FOOT	STATION	WP.	WATERPROOF		
C.I.	CAST IRON	D.F.	DRINKING FOUNTAIN	GT.	GROUT	MED.	MEDIUM	P.S.F.	POUNDS PER SQUARE FOOT	STL	WT.	WEIGHT		
CELL., CLG.	CELLING	E.A.	EACH	GYP.	GYPSUM	MEMB.	MEMBRANE	P.S.I.	POUNDS PER SQUARE INCH	STO.	W.W.F.	WELDED WIRE FABRIC		
CEM.	CEMENT	ELEC.	ELECTRIC	HW.B.	GYPSUM WALL BOARD	MTL.	METAL	P.C.	PRECAST CONCRETE	STRUC.	W.	WITH		
CEM.	CEMENT	E.W.C.	ELECTRIC WATER COOLER	HDW.	HARDWARE	M.C.	METAL CHANNEL	PROP.	PROPERTY	STRUC.	W/O	WITHOUT		
CL.	CENTER	ELEV.	ELEVATOR	HDWD.	HARDWOOD	M.	METER	P.L.	PROPERTY LINE	SF. MTD.	W/O	WITHOUT		
CTD.	CENTERED	EL.	ELEVATOR	HVAC.	HEATING, VENTILATING, AIR COND'G	MM.	MILLIMETER	Q.T.	QUARTY	SUSP.	W.D.	WOOD.		
CM.	CENTIMETER	EMER.	EMERGENCY	H.D.	HEAVY DUTY	MIR.	MIRROR	RECD	RECESSED, RECEIVED	SYM.				
ENCL.	ENCLOSURE, ENCLOSE	EQ.	EQUAL	H.T.	HEIGHT, HOT WATER	MIS.	MISCELLANEOUS	REF.	REFRIGERATOR	TEL.				
C.T.	CERAMIC TILE	EQ.	EQUAL	HT.	HEIGHT	MTD.	MOUNTED	REFR.	REFRIGERATOR	T.V.				
CR.	CHROMIUM PLATE	EQUIP.	EQUIPMENT	H.P.	HIGH POINT	MULL.	MULLION	REINF.	REINFORCE, REINFORCED	TEMP. GL.				
CIRC.	CIRCUMFER	EXH.	EXHAUST	N.R.	HOLLOW CORE	N.C.	NOISE REDUCTION	R.C.F.	REINFORCED CONCRETE PIPE	THK.				
CIRCUM.	CIRCUMFERENCE	EXIST.	EXISTING	H.M.	HOLLOW METAL	N.R.C.	NOISE REDUCTION COEFFICIENT	REQD	REQUIRED	THK.				
C.O.	CLEAN OUT	EXPAN.	EXPANSION	HORIZ.	HORIZONTAL	NOM.	NOMINAL	RESIL.	RESILIENT	TOIL.				
CLAR.	CLEAR	E.B.	EXPANSION JOINT	N.	HOSE BIB	N.B.	NORTH	R.A.	RETURN AIR	TOILET ACCESSORY				
CLOS.	CLOSET	EXP.	EXPOSED	HR.	HOUR	N.I.C.	NOT IN CONTRACT	REV.	REVISION, REVISED	T.P.H.				

** SEE SHEETS A101 FOR PROJECT
GENERAL NOTES.

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Project No.	22106.01
Date	6.18.21
Scale	N.T.S.
Drawn	JMB
Checked	XXX

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TITLESHEET

THE NEWMAN RESIDENCE

905 PENGUIN PLACE

T101

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FOUNDATION PLAN NOTES	
A	CONTINUOUS CONCRETE WALL FOOTINGS SHALL BE 'WF2.0' (SEE WALL FOOTING SCHEDULE) & CENTERED BENEATH FOUNDATION WALLS UNLESS OTHERWISE NOTED ON PLAN OR IN SECTIONS.
B	UNLESS OTHERWISE NOTED ON PLAN, TOP OF ALL FOOTINGS SHALL BE AT ELEVATION -1'-4" FROM GRADE.
C	ALL FOOTING ELEVATIONS ARE MAXIMUM AND SHALL BE LOWERED AS NECESSARY TO OBTAIN THE DESIGN BEARING PRESSURE OR TO MAINTAIN ADEQUATE COVER OVER THE FOOTINGS.
D	SLAB ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC 2" FROM THE TOP OF SLAB. THE SLAB SHALL BE PLACED ON A 10 MIL POLYETHYLENE VAPOR BARRIER & 4" OF POROUS FILL.
E	PROVIDE SAWED JOINTS OR CONSTRUCTION JOINTS AT ALL COLUMN CENTERLINES. ADDITIONAL SAWED JOINTS SHALL BE PROVIDED SO THAT NO SLAB ON GRADE PANEL EXCEEDS 30 TIMES THE SLAB THICKNESS IN EITHER DIRECTION PER A.C.I. RECOMMENDATIONS. THE SAWED JOINTS SHALL BE CUT AS SOON AS POSSIBLE PER A.C.I. RECOMMENDATIONS.
F	REENTRANT BARS - SEE DETAIL ON SHEET S200.
G	SEE SHEET S200 FOR FOUNDATION & SLAB ON GRADE DETAILS.
H	DOWEL NEW FOOTING INTO EXISTING. SEE "INTERSECTION OF NEW AND EXISTING FOOTINGS DETAIL" ON SHEET S200.
J	12" THICK MAT FOUNDATION REINFORCED WITH #5 @ 12" O/C EACH WAY TOP AND BOTTOM. PROJECT EDGE OF SLAB 6" BEYOND EDGE OF STRUCTURE ABOVE.
K	8" x 16" CMU PIERS @ 6'-0" O/C MAXIMUM UNLESS OTHERWISE NOTED ON PLAN - SEE DETAIL ON SHEET S200.
L	BEAR 8X18 CMU PIERS ON EXISTING CONCRETE FLOOR SLAB.

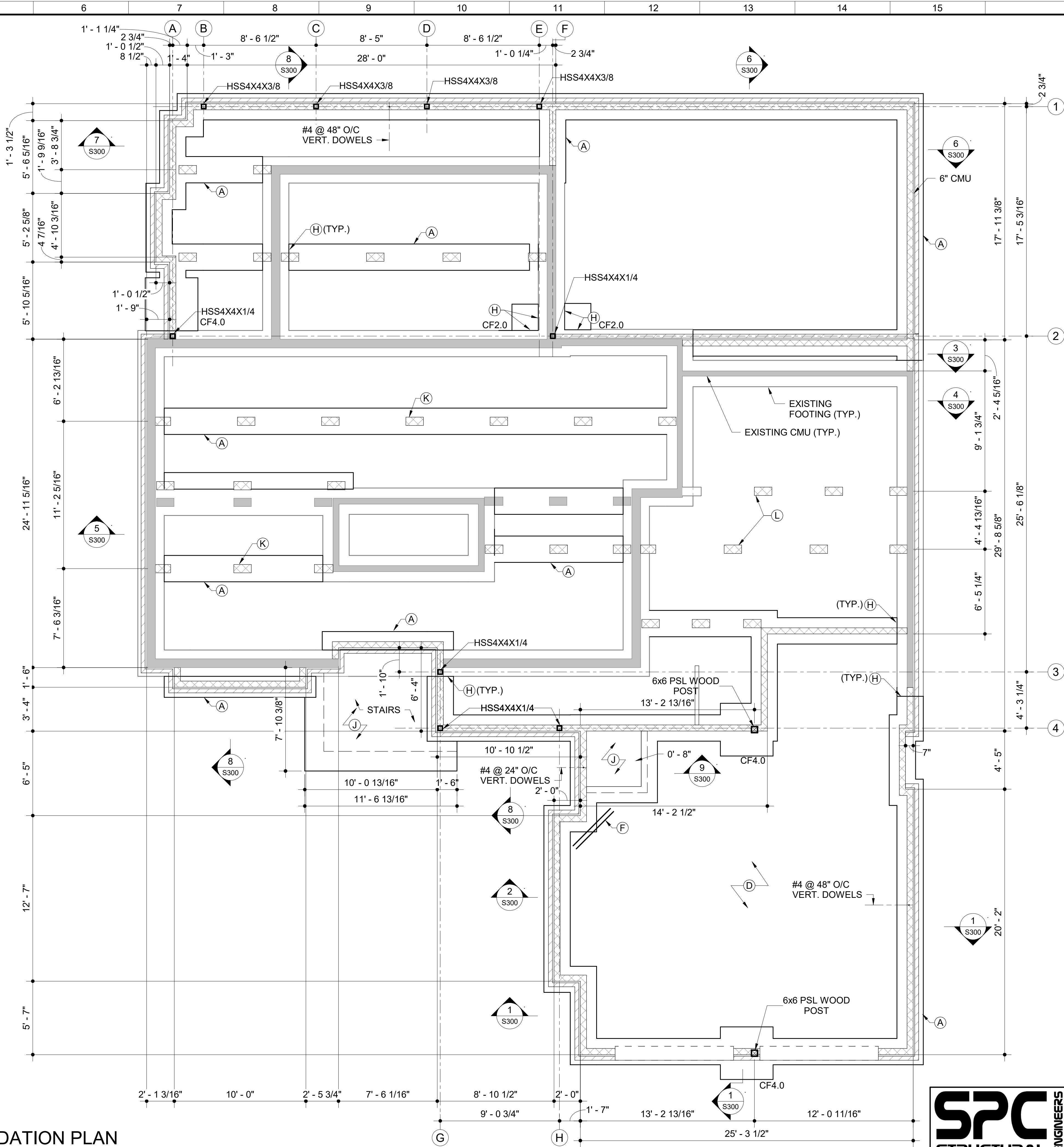
COLUMN FOOTING SCHEDULE								
MARK	DIMENSIONS			REINFORCING				REMARKS
	WIDTH	LENGTH	DEPTH	A - BARS	SIZE	B - BARS	SIZE	
CF2.0	2' - 0"	2' - 0"	1' - 0"	2	5	2	5	
CF4.0	4' - 0"	4' - 0"	1' - 0"	4	5	4	5	

WALL FOOTING SCHEDULE							
MARK	DIMENSIONS		REINFORCING				NOTES
	WIDTH	DEPTH	CONTINUOUS	SIZE	SPACER BARS	SIZE	
WF2.0	2' - 0"	1' - 0"	2	5	4	6' - 0"	

DIMENSION NOTE:
DRAWING DIMENSIONS ARE BASED ON EXISTING FOOTPRINT. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

FOUNDATION PLAN

1/4" = 1'-0"



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FOUNDATION PLAN

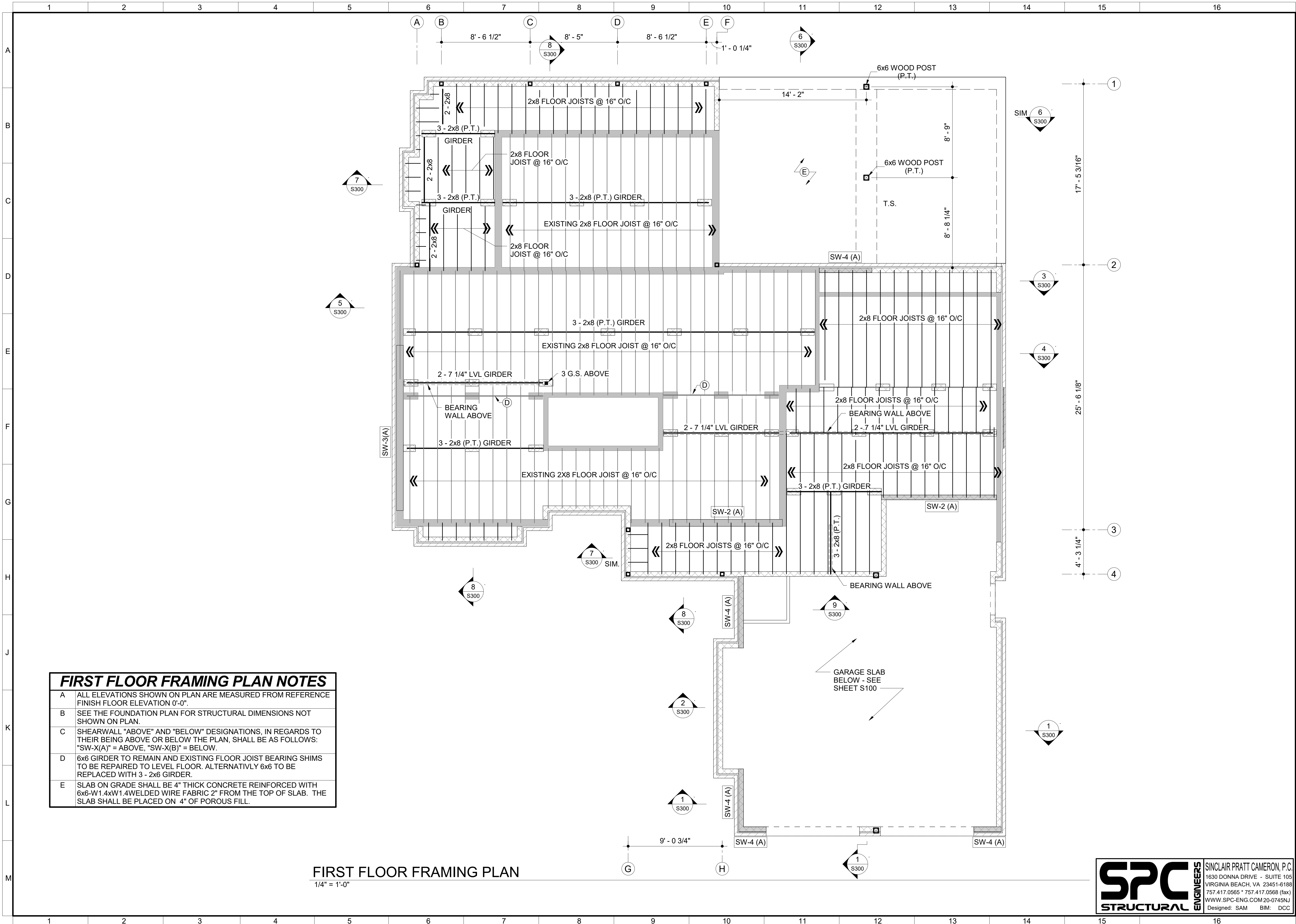
REVOCATIONS TO:

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FIRST FLOOR FRAMING PLAN NOTES	
A	ALL ELEVATIONS SHOWN ON PLAN ARE MEASURED FROM REFERENCE FINISH FLOOR ELEVATION 0'-0".
B	SEE THE FOUNDATION PLAN FOR STRUCTURAL DIMENSIONS NOT SHOWN ON PLAN.
C	SHEARWALL "ABOVE" AND "BELOW" DESIGNATIONS, IN REGARDS TO THEIR BEING ABOVE OR BELOW THE PLAN, SHALL BE AS FOLLOWS: "SW-X(A)" = ABOVE, "SW-X(B)" = BELOW.
D	6x6 GIRDER TO REMAIN AND EXISTING FLOOR JOIST BEARING SHIMS TO BE REPAIRED TO LEVEL FLOOR. ALTERNATIVELY 6x6 TO BE REPLACED WITH 3 - 2x6 GIRDER.
E	SLAB ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6x6-W1.4xW1.4WELDED WIRE FABRIC 2" FROM THE TOP OF SLAB. THE SLAB SHALL BE PLACED ON 4" OF POROUS FILL.

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

SPC

STRUCTURAL

ENGINEERS

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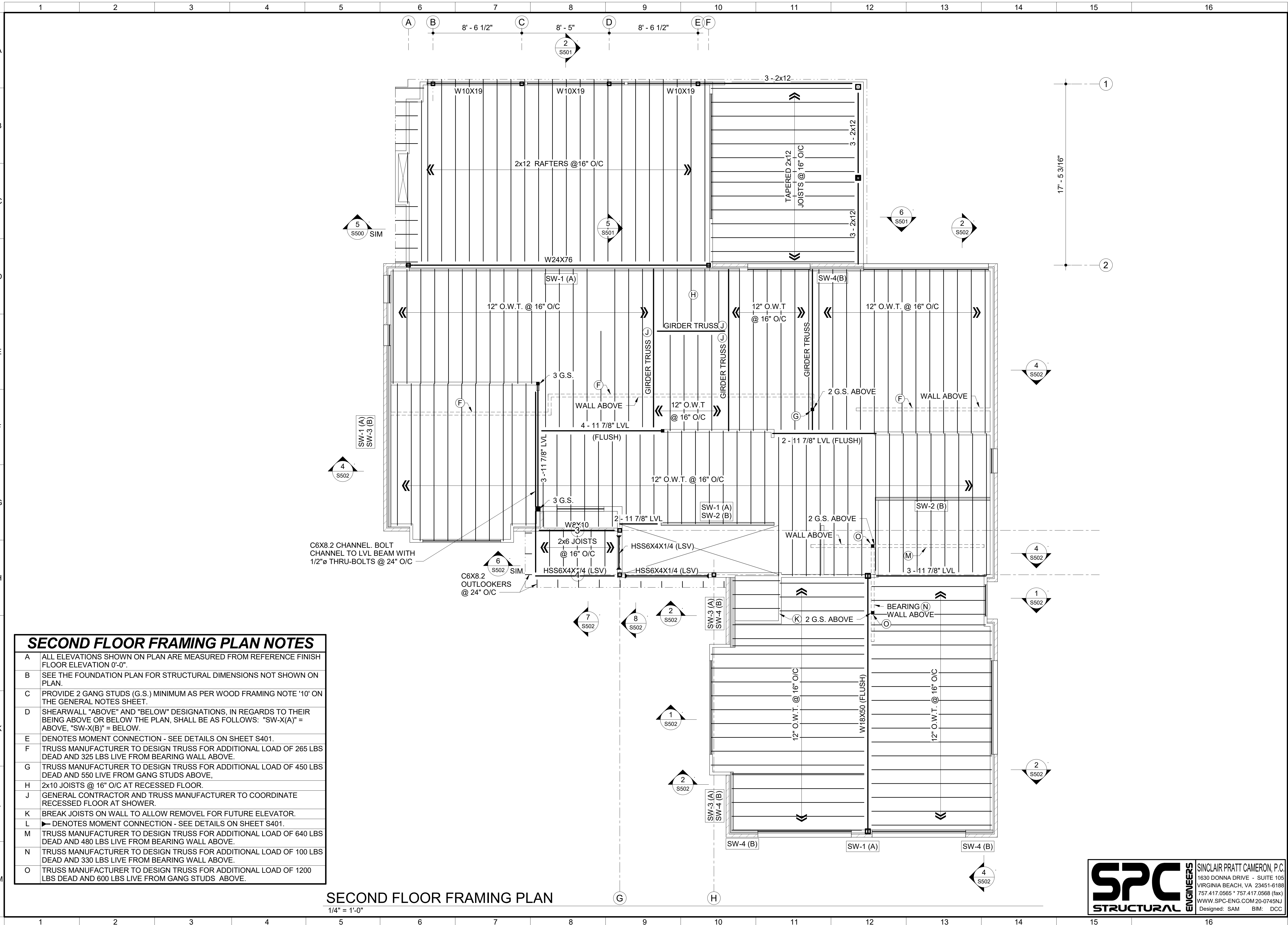
FIRST FLOOR FRAMING
PLAN

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SECOND FLOOR FRAMING PLAN NOTES	
A	ALL ELEVATIONS SHOWN ON PLAN ARE MEASURED FROM REFERENCE FINISH FLOOR ELEVATION 0'-0".
B	SEE THE FOUNDATION PLAN FOR STRUCTURAL DIMENSIONS NOT SHOWN ON PLAN.
C	PROVIDE 2 GANG STUDS (G.S.) MINIMUM AS PER WOOD FRAMING NOTE "10" ON THE GENERAL NOTES SHEET.
D	SHEARWALL "ABOVE" AND "BELOW" DESIGNATIONS, IN REGARDS TO THEIR BEING ABOVE OR BELOW THE PLAN, SHALL BE AS FOLLOWS: "SW-X(A)" = ABOVE, "SW-X(B)" = BELOW.
E	DENOTES MOMENT CONNECTION - SEE DETAILS ON SHEET S401.
F	TRUSS MANUFACTURER TO DESIGN TRUSS FOR ADDITIONAL LOAD OF 265 LBS DEAD AND 325 LBS LIVE FROM BEARING WALL ABOVE.
G	TRUSS MANUFACTURER TO DESIGN TRUSS FOR ADDITIONAL LOAD OF 450 LBS DEAD AND 550 LIVE FROM GANG STUDS ABOVE.
H	2x10 JOISTS @ 16" O/C AT RECESSED FLOOR.
J	GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO COORDINATE RECESSED FLOOR AT SHOWER.
K	BREAK JOISTS ON WALL TO ALLOW REMOVE FOR FUTURE ELEVATOR.
L	► DENOTES MOMENT CONNECTION - SEE DETAILS ON SHEET S401.
M	TRUSS MANUFACTURER TO DESIGN TRUSS FOR ADDITIONAL LOAD OF 640 LBS DEAD AND 480 LBS LIVE FROM BEARING WALL ABOVE.
N	TRUSS MANUFACTURER TO DESIGN TRUSS FOR ADDITIONAL LOAD OF 100 LBS DEAD AND 330 LBS LIVE FROM BEARING WALL ABOVE.
O	TRUSS MANUFACTURER TO DESIGN TRUSS FOR ADDITIONAL LOAD OF 1200 LBS DEAD AND 600 LBS LIVE FROM GANG STUDS ABOVE.

SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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SECOND FLOOR FRAMING PLAN

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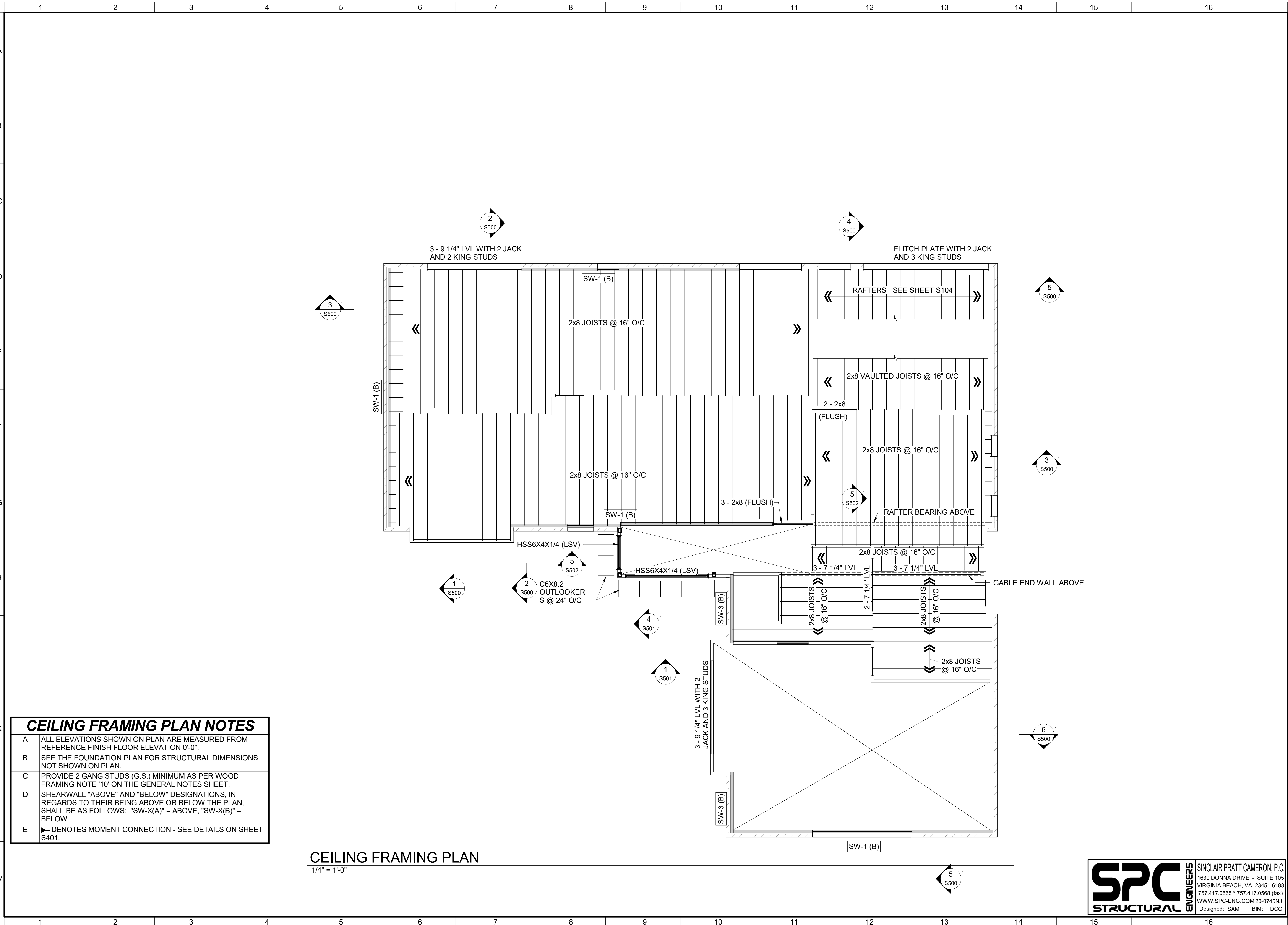
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CEILING FRAMING PLAN NOTES	
A	ALL ELEVATIONS SHOWN ON PLAN ARE MEASURED FROM REFERENCE FINISH FLOOR ELEVATION 0'-0".
B	SEE THE FOUNDATION PLAN FOR STRUCTURAL DIMENSIONS NOT SHOWN ON PLAN.
C	PROVIDE 2 GANG STUDS (G.S.) MINIMUM AS PER WOOD FRAMING NOTE '10' ON THE GENERAL NOTES SHEET.
D	SHEARWALL "ABOVE" AND "BELOW" DESIGNATIONS, IN REGARDS TO THEIR BEING ABOVE OR BELOW THE PLAN, SHALL BE AS FOLLOWS: "SW-X(A)" = ABOVE, "SW-X(B)" = BELOW.
E	► DENOTES MOMENT CONNECTION - SEE DETAILS ON SHEET S401.

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

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SECOND FLOOR CEILING
FRAMING PLAN

REVOCATIONS TO:

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ROOF FRAMING PLAN

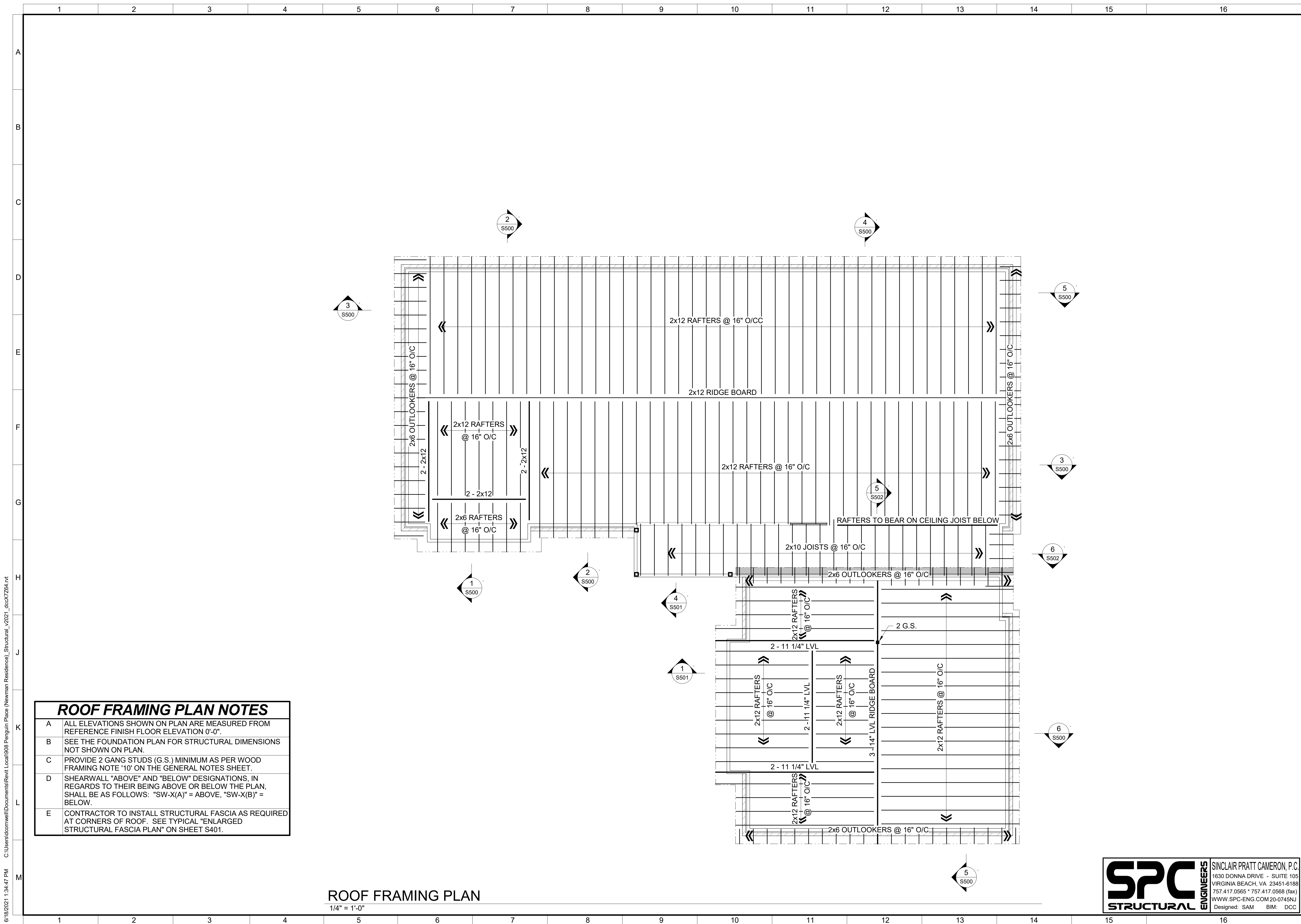
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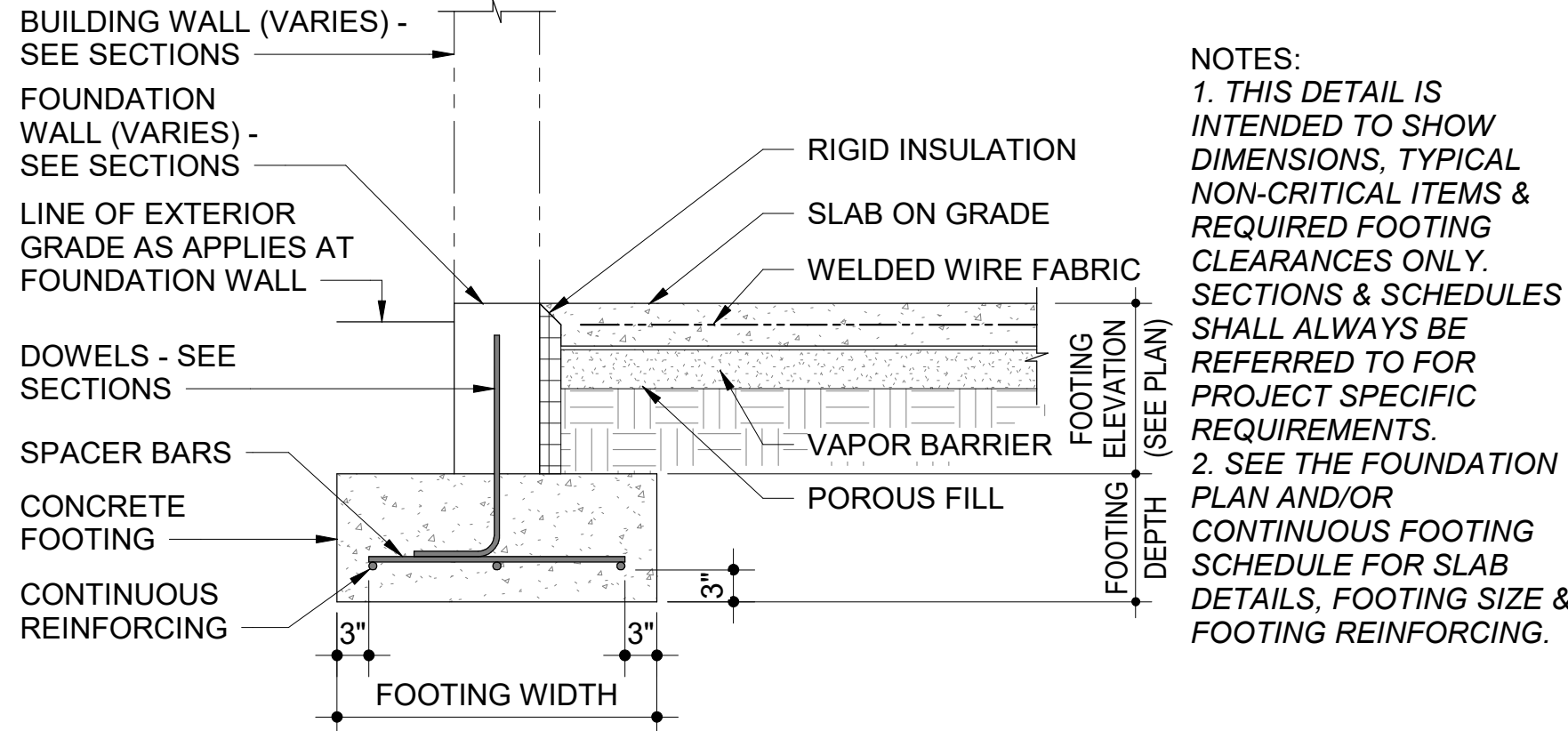
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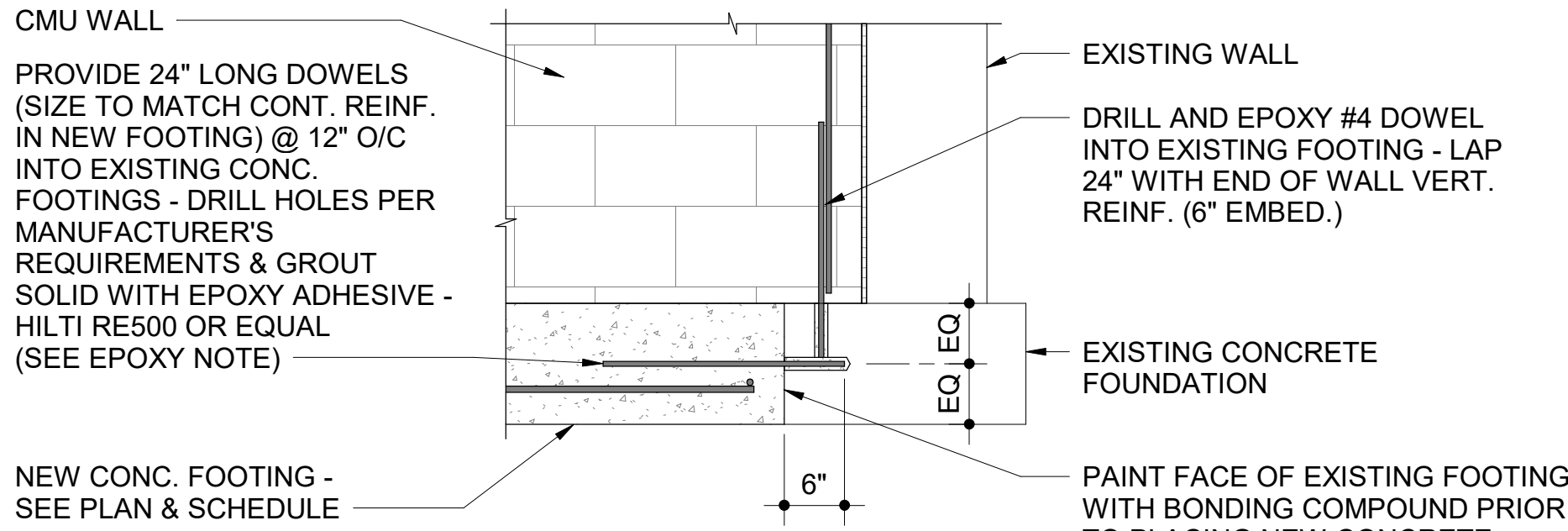
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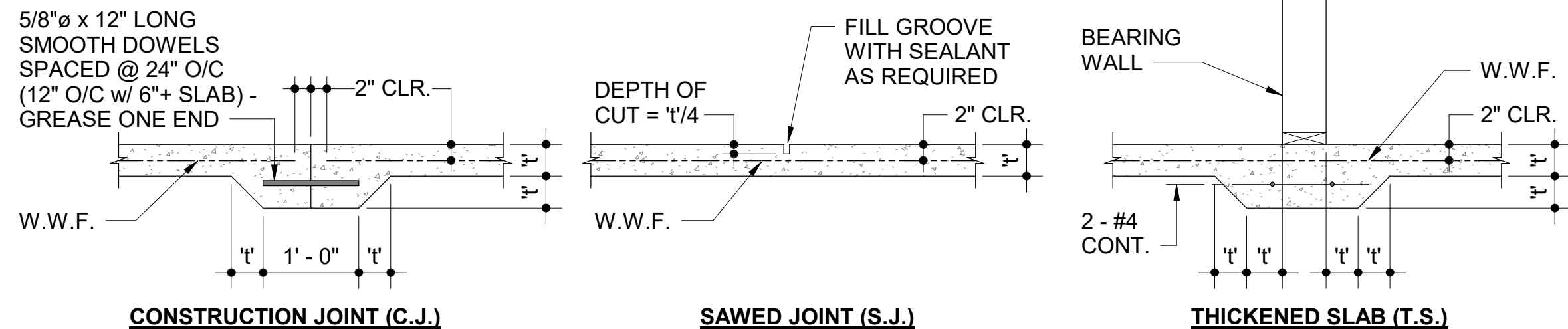
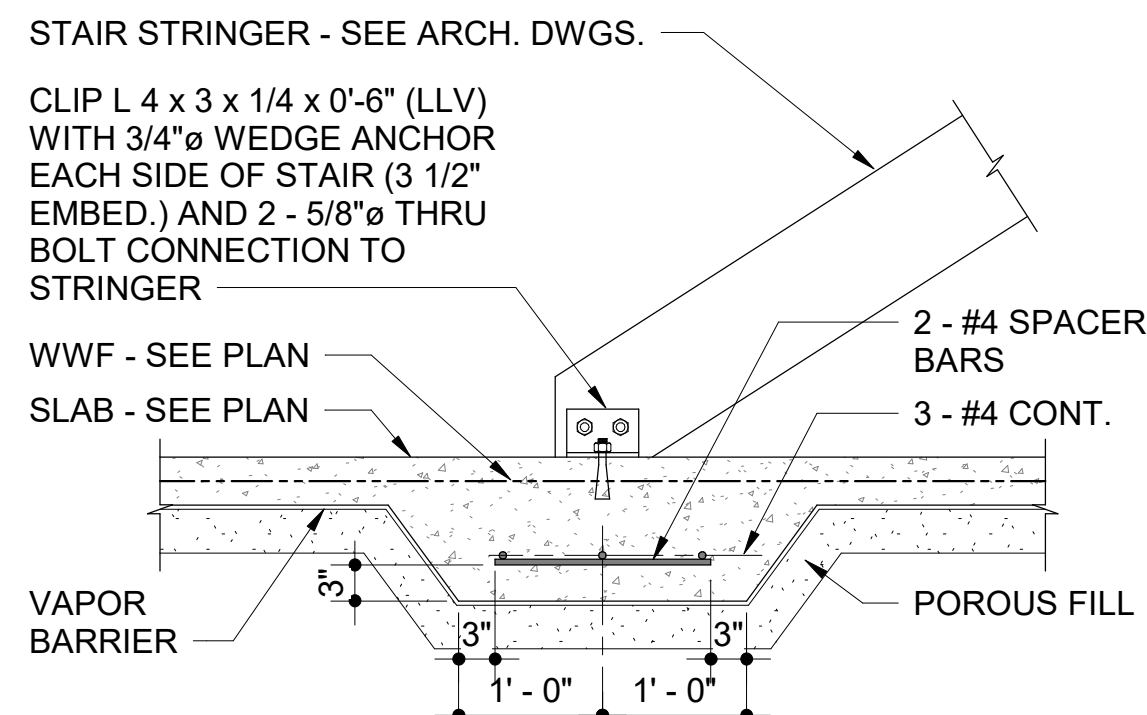
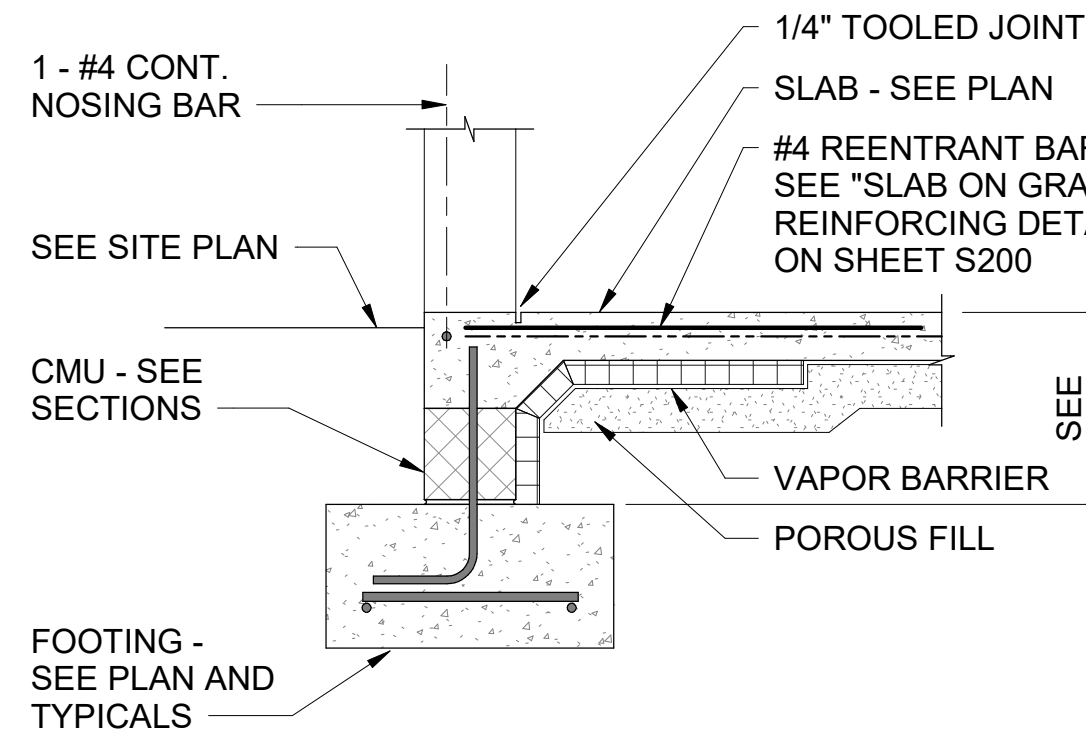
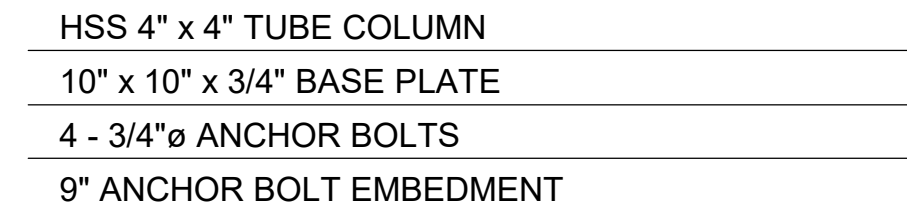
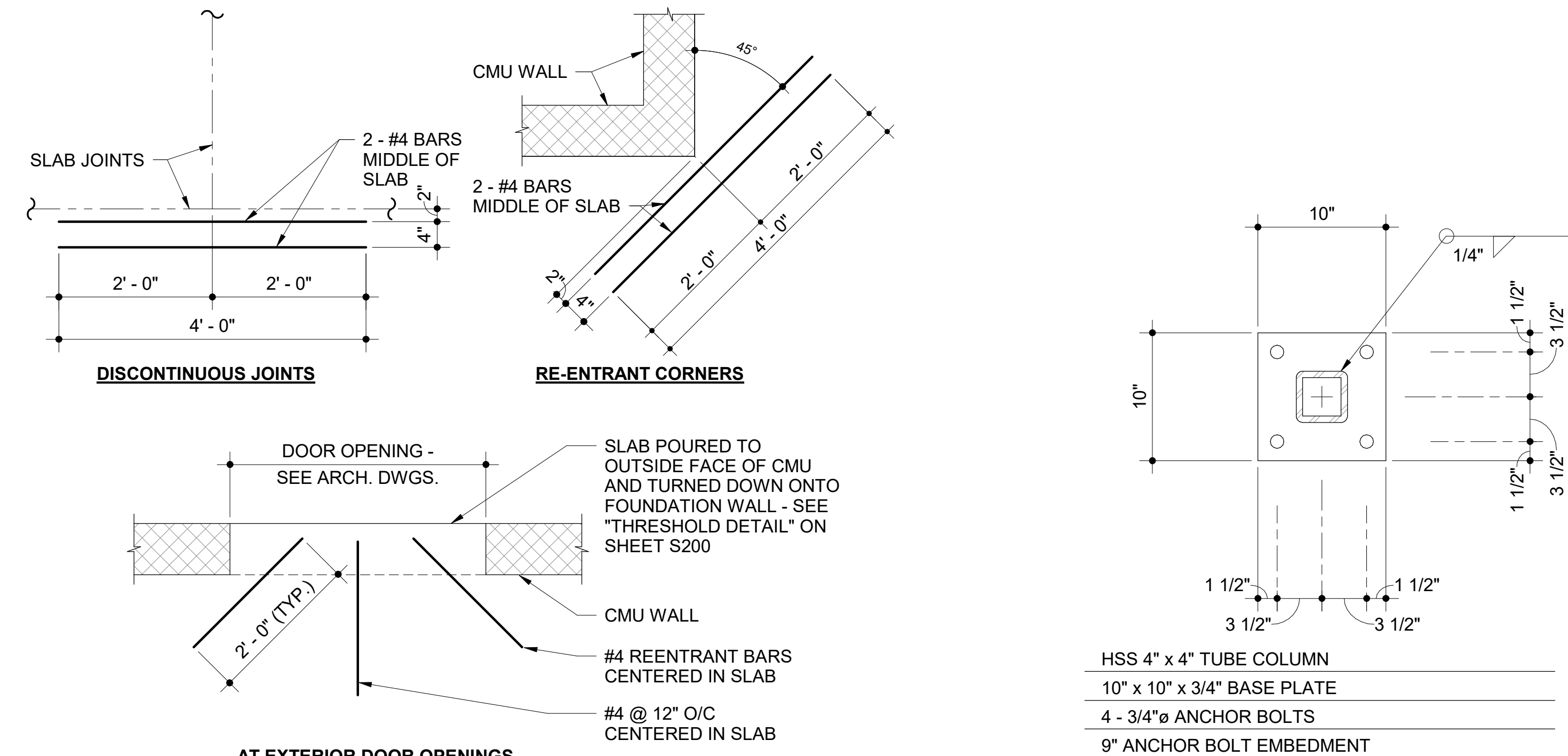
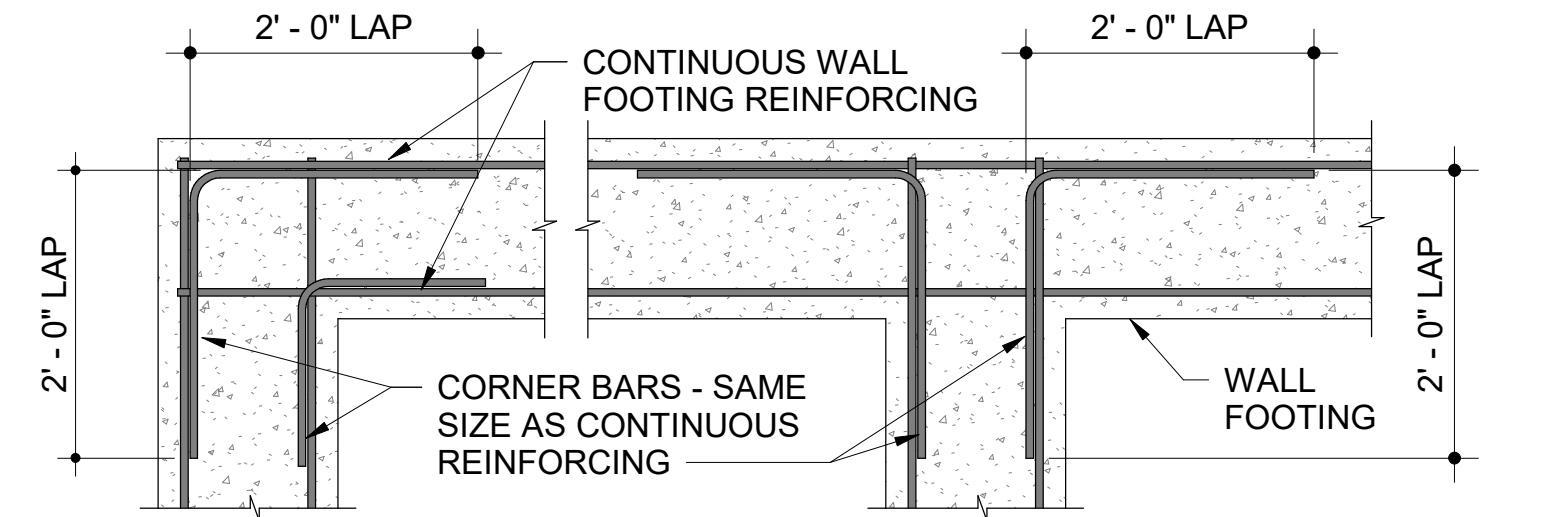
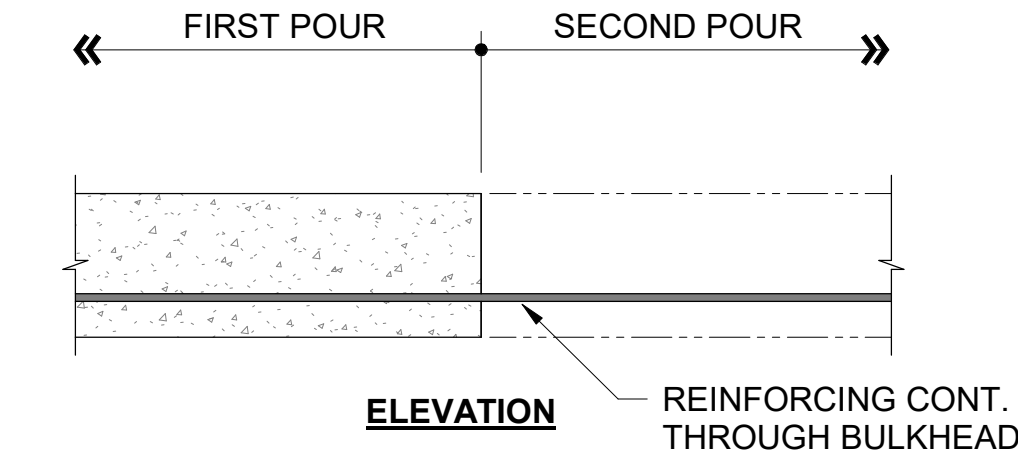
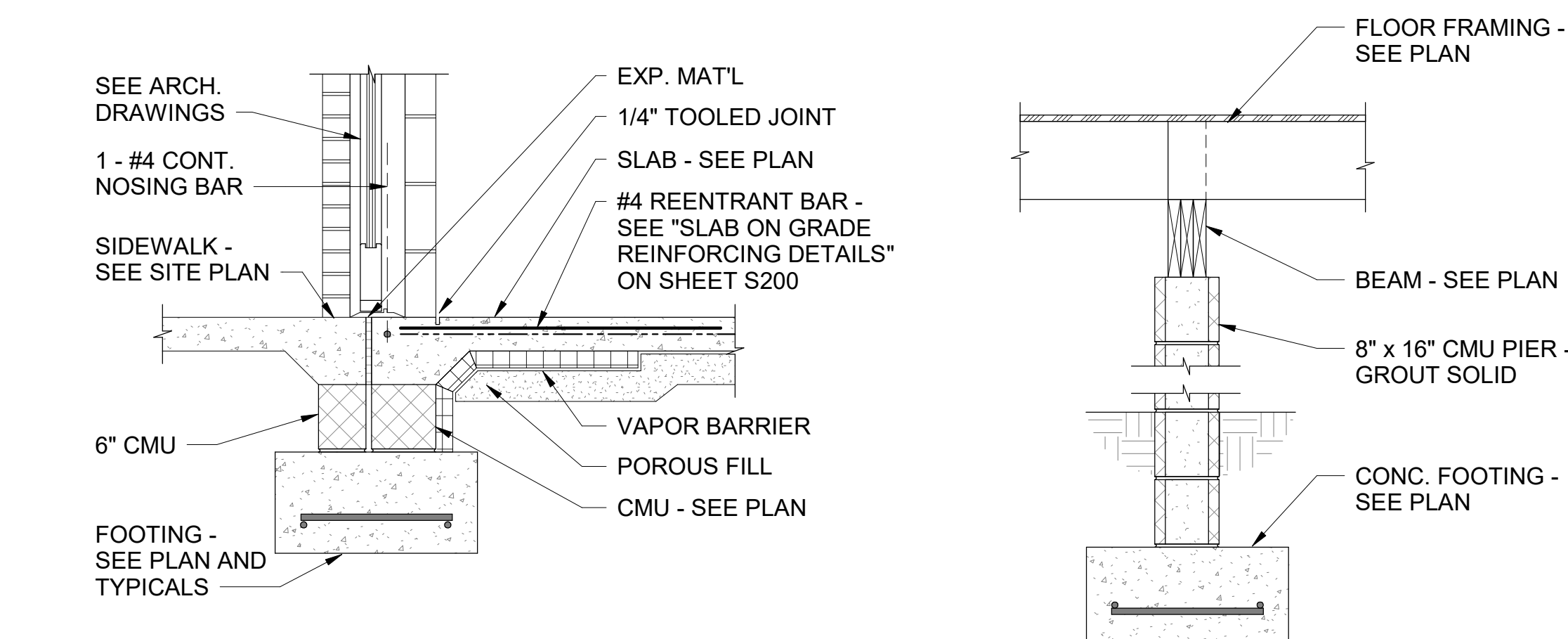
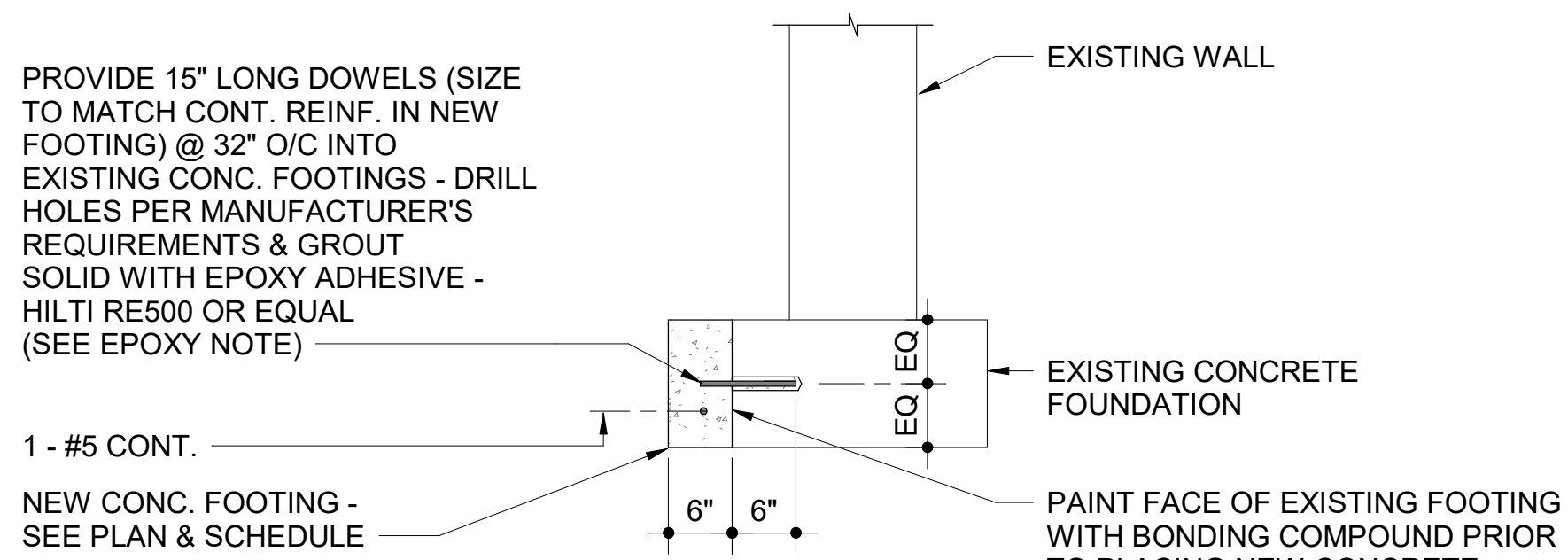
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COMMONWEALTH OF VIRGINIA
18 JUNE 2021
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Professional Engineer
No. 1649934
Seal of Shawn A. Maslany
Professional Engineer
State of Virginia

Project No.	22106.01
Date	6.18.2021
Scale	AS NOTED
Drawn	DCC
Checked	SAM

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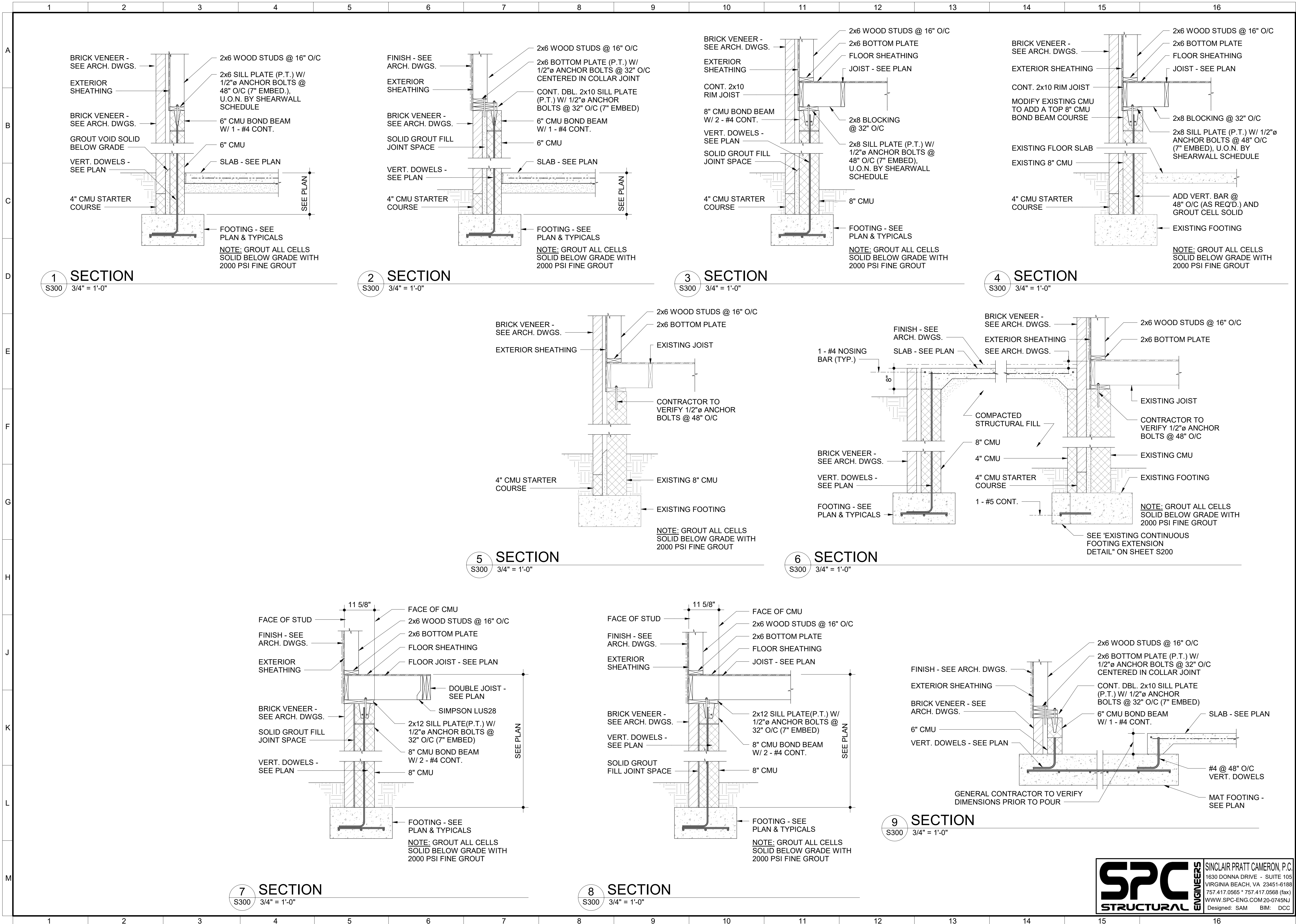
FOUNDATION DETAILS

REVOLUTIONS TO:
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905 PENGUIN PLACE
VIRGINIA BEACH, VIRGINIA 23451

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FOUNDATION SECTIONS

REVOCATIONS TO:
THE NEWMAN RESIDENCE
905 PENGUIN PLACE
VIRGINIA BEACH, VIRGINIA 23451

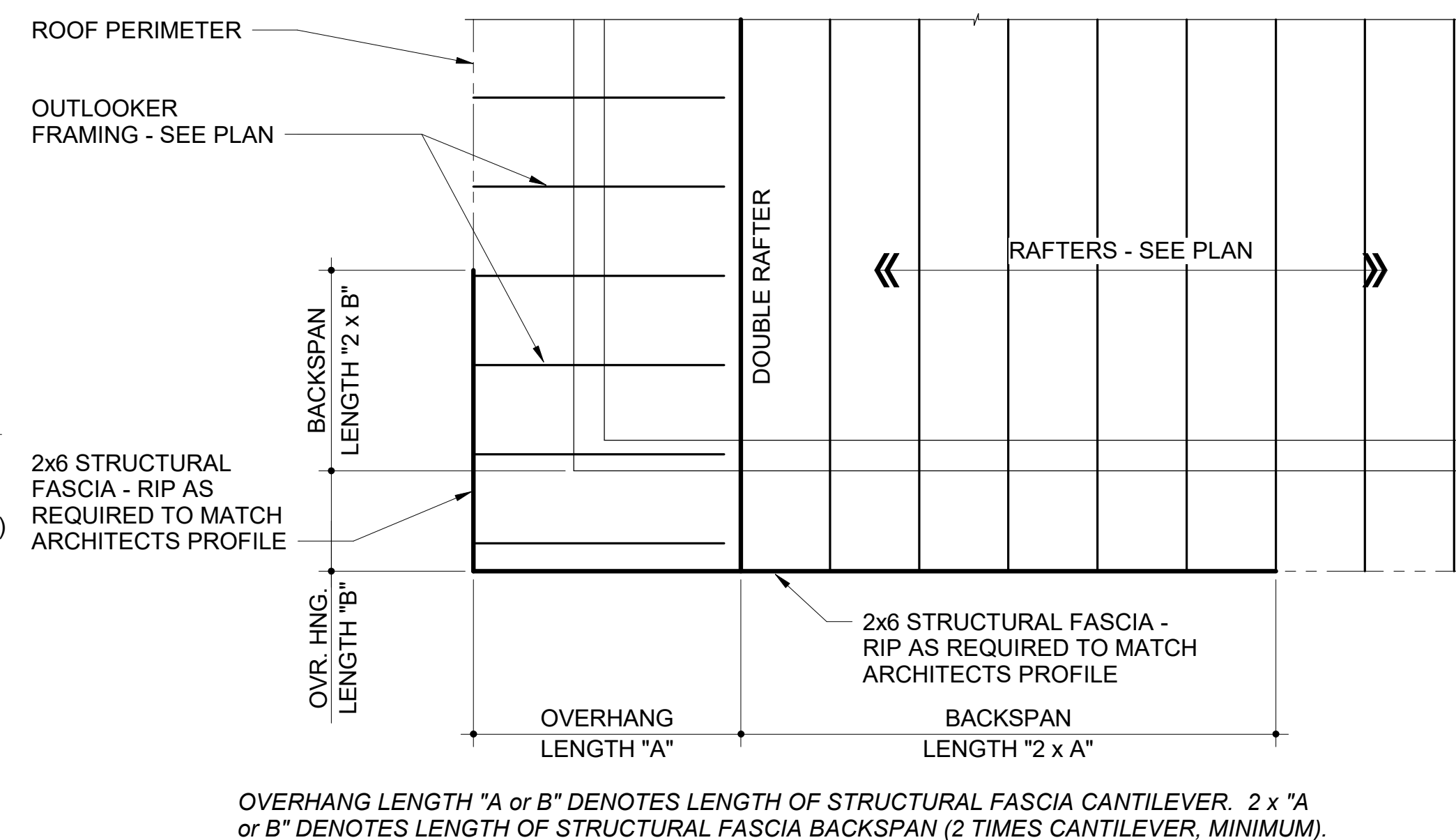
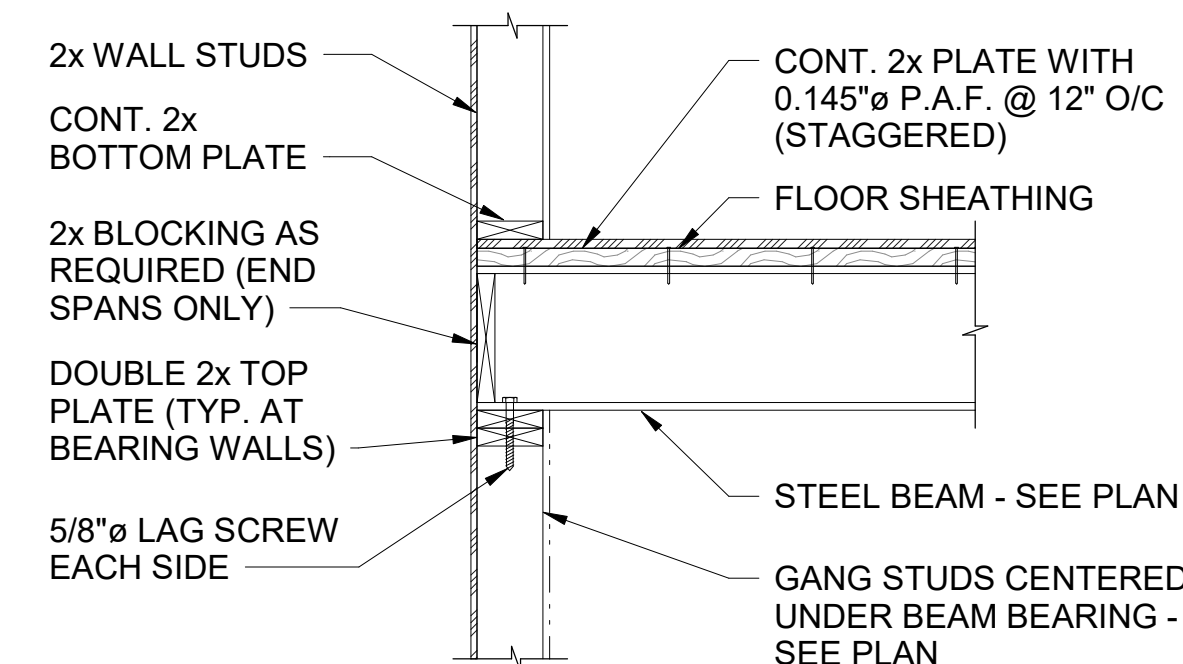
S300



A cross-sectional diagram of a rough opening for a wood header. The diagram shows a horizontal section of a wall with a central opening. The opening is defined by a 'ROUGH OPENING' at the bottom and a 'WOOD HEADER - SEE SCHEDULE' at the top. The header is a thick, wavy horizontal band. Above the header, there are 'INTERRUPTED STUDS' (vertical lines) and 'KING STUDS' (vertical lines with dots at the top). Below the header, there are 'JACK STUDS' (vertical lines with dots at the bottom) and 'KING STUDS' (vertical lines with dots at the bottom). Arrows point from the labels to the corresponding parts of the diagram.

WOOD HEADER SCHEDULE		
2x4 STUD INTERIOR WALLS		
SPAN	DESCRIPTION	REMARKS
0' - 0" to 3' - 4"	2 - 2x6 HEADER	ONE (1) JACK STUD EACH END
3' - 5" to 6' - 0"	2 - 2x8 HEADER	ONE (1) JACK STUD EACH END
2x6 STUD EXTERIOR WALLS		
SPAN	DESCRIPTION	REMARKS
0' - 0" to 3' - 4"	3 - 2x6 HEADER	ONE (1) JACK STUD AND (1) ONE KING STUD EACH END
3' - 5" to 5' - 9"	3 - 2x8 HEADER	ONE (1) JACK STUD AND (1) ONE KING STUD EACH END
5' - 10" to 8' - 0"	3 - 2x10 HEADER	TWO (2) JACK STUD AND (2) TWO KING STUD EACH END
8' - 1" to 9' - 6"	3 - 2x12 HEADER	TWO (2) JACK STUD AND (3) THREE KING STUD EACH END
9' - 7" to 12' - 0"	3 - 11 1/4" LVL HEADER	TWO (2) JACK STUD AND (3) THREE KING STUD EACH END

NOTE: HEADERS ARE AS SHOWN IN SCHEDULE UNLESS OTHERWISE NOTED ON PLAN.



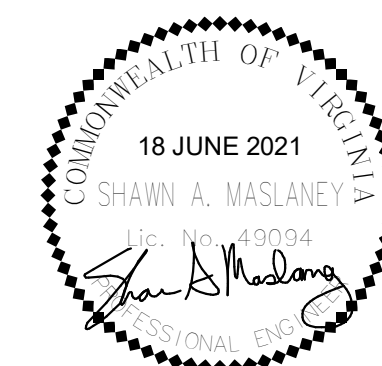
OVERHANG LENGTH "A or B" DENOTES LENGTH OF STRUCTURAL FASCIA CANTILEVER. 2 x "A or B" DENOTES LENGTH OF STRUCTURAL FASCIA BACKSPAN (2 TIMES CANTILEVER, MINIMUM)



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FRAMING DETAILS

RENOVATIONS TO:

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2905 PENGUIN PLACE
VIRGINIA BEACH, VIRGINIA 23451

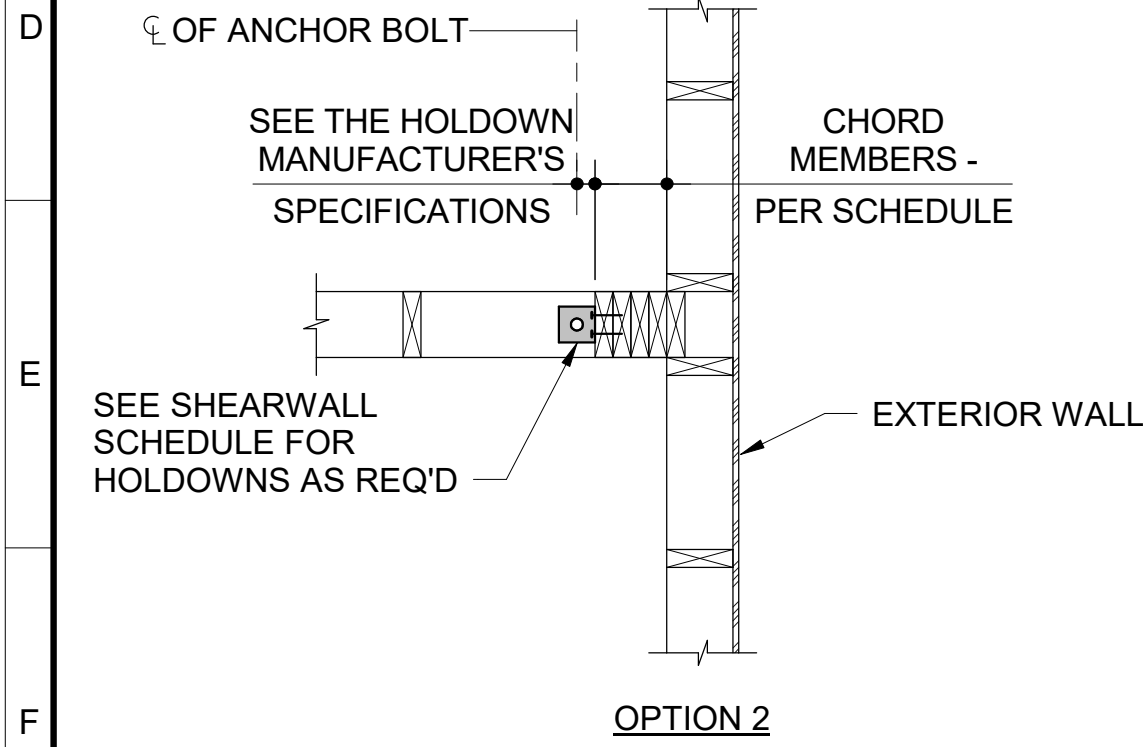
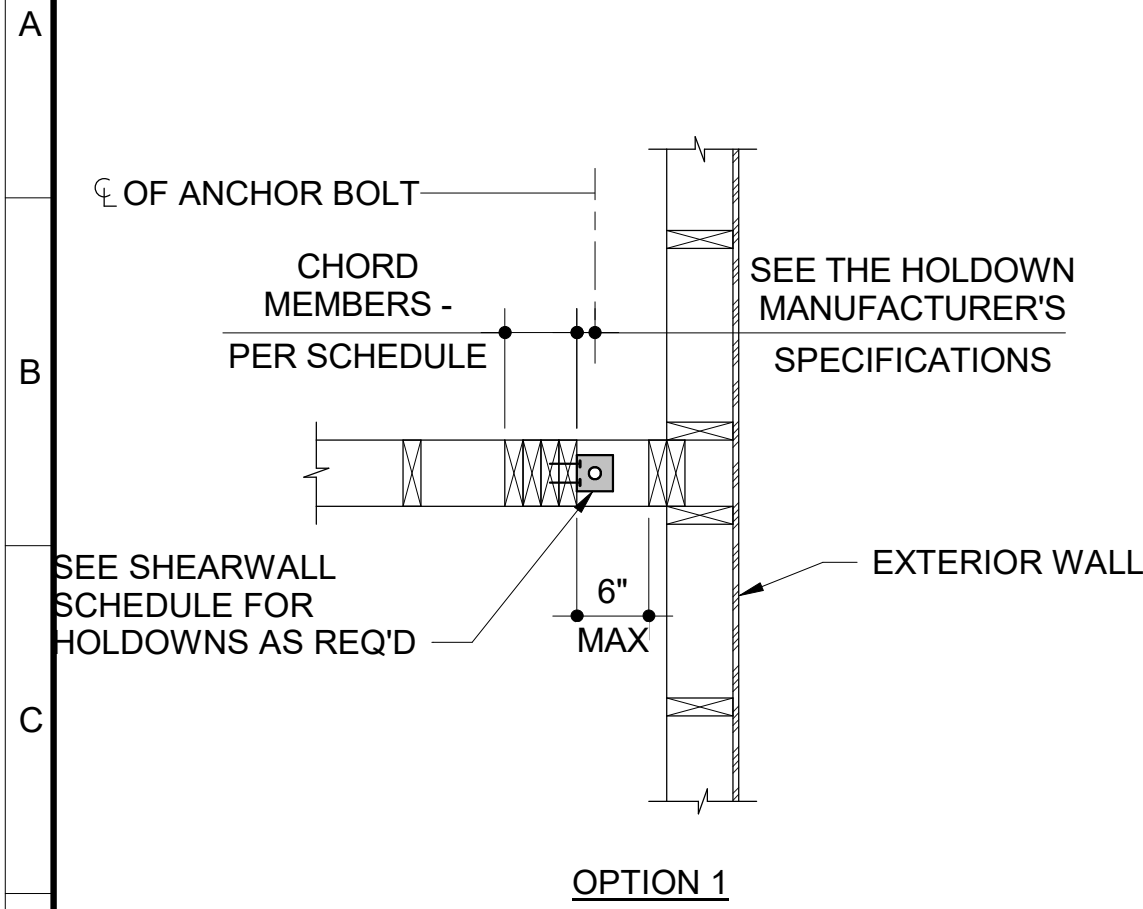
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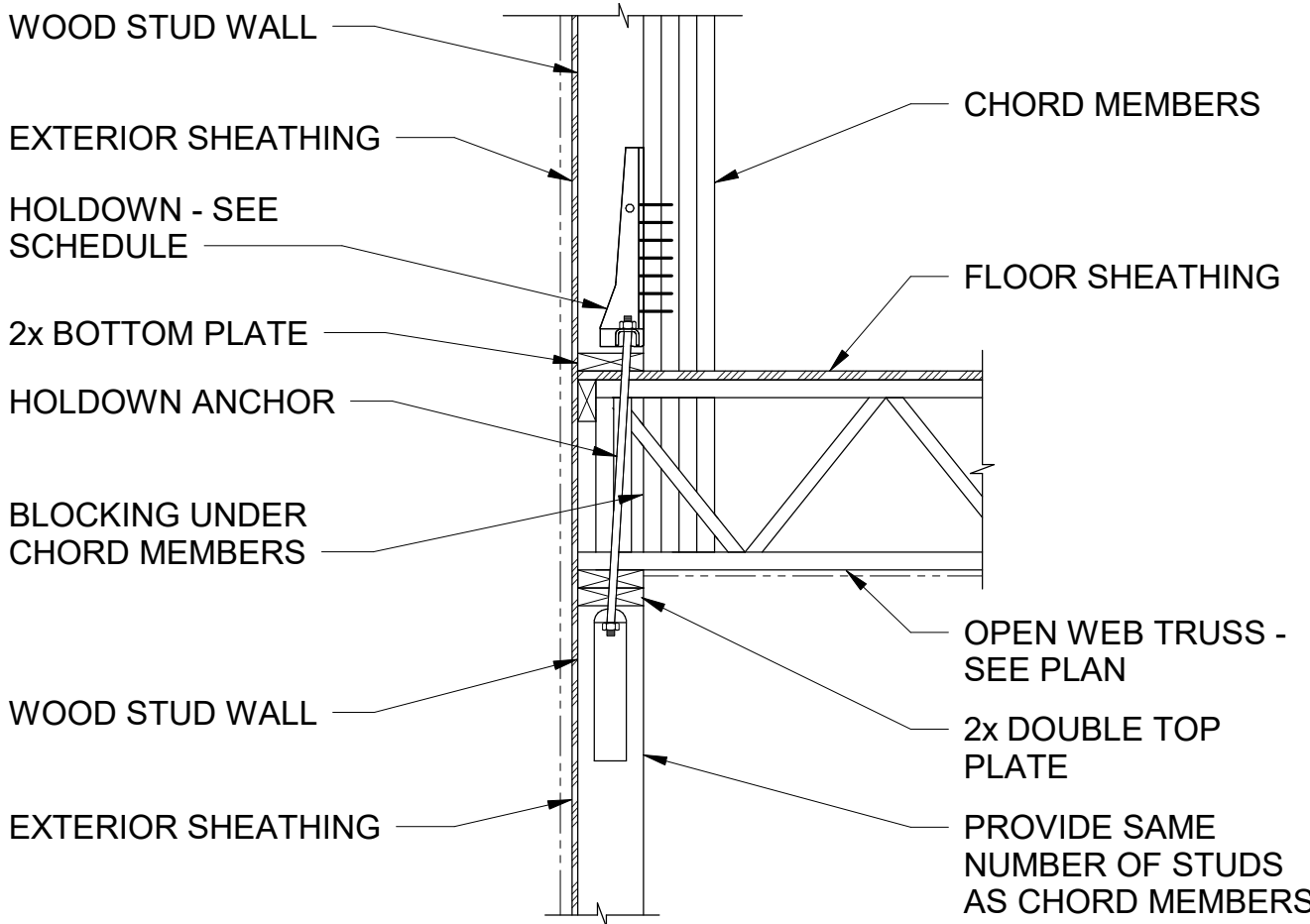
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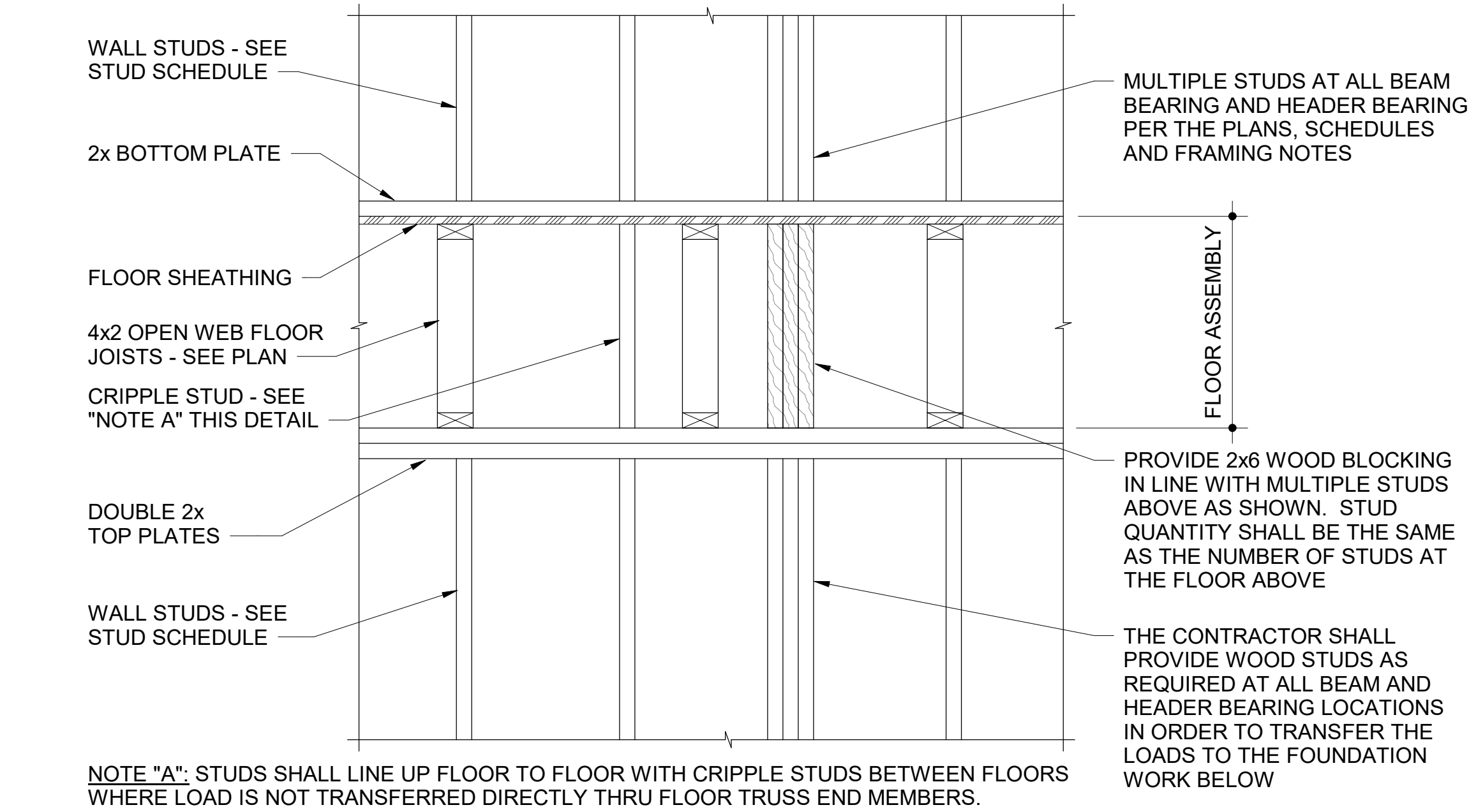
SHEARWALL HOLDOWN LOCATION PLAN VIEWS

NOT TO SCALE



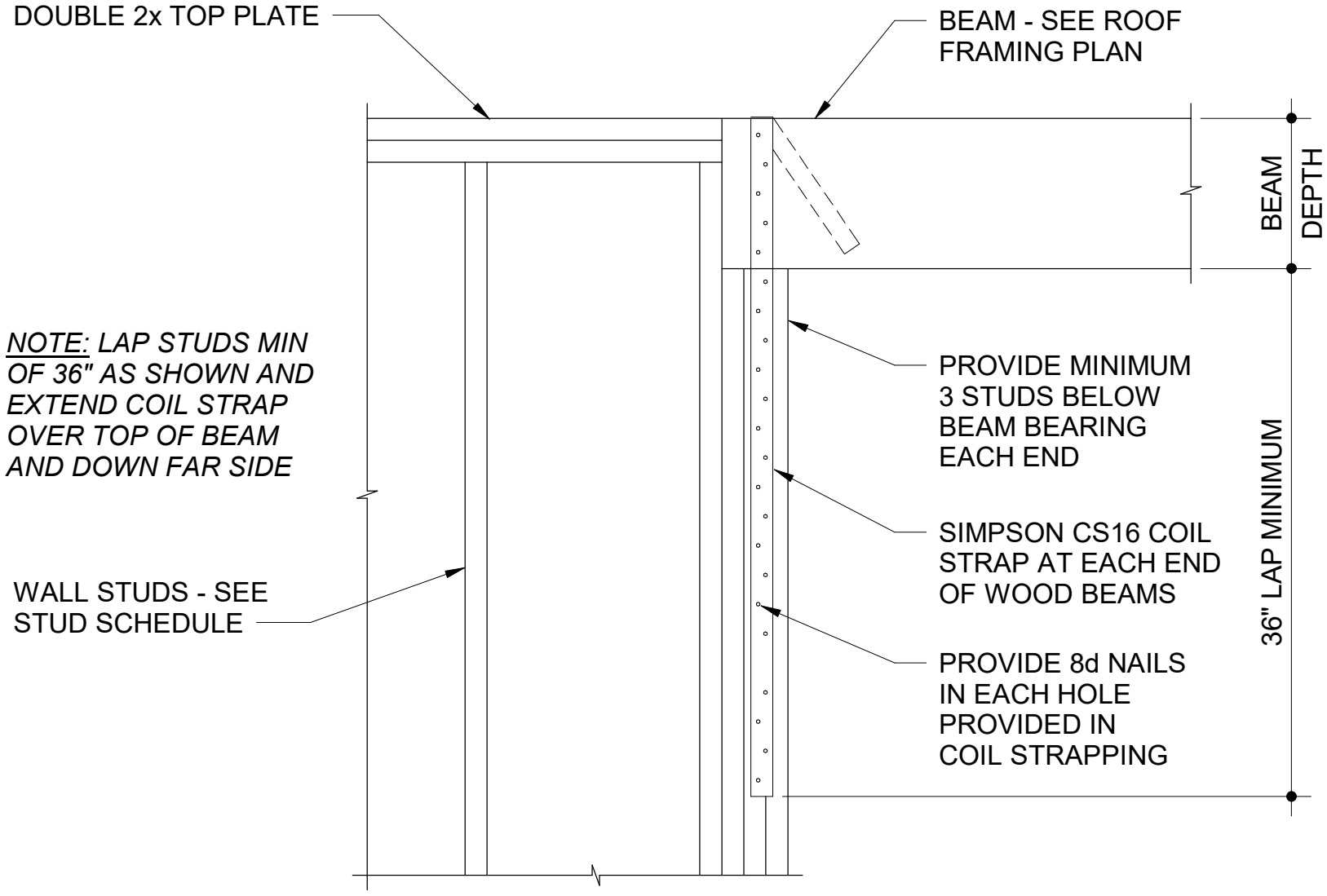
OFFSET HOLDOWN AT FLOOR DETAIL

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LOAD TRANSFER BLOCKING AT FLOOR ASSEMBLIES DETAIL

NOT TO SCALE

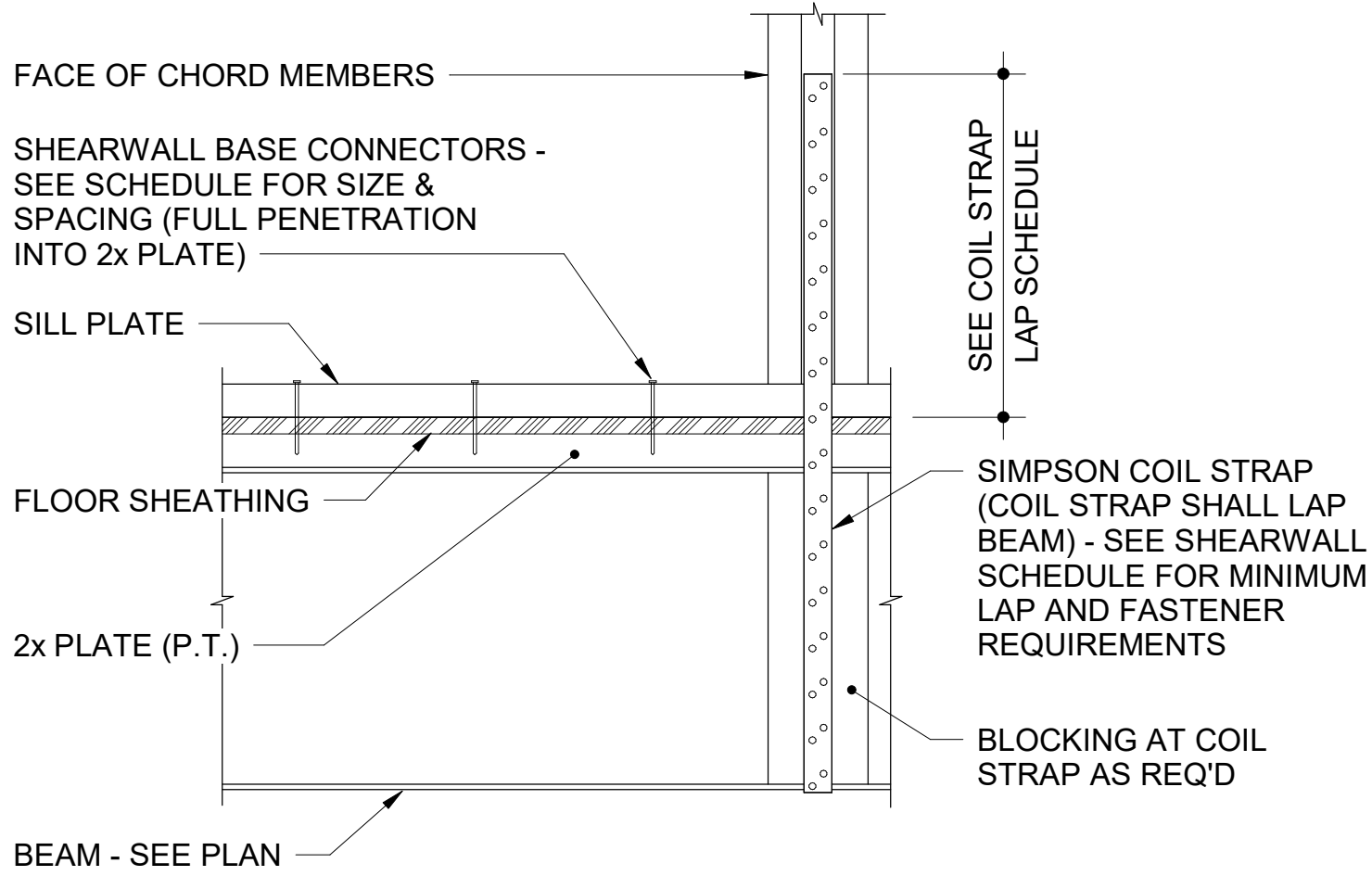


COIL STRAP DETAIL AT ROOF BEAM

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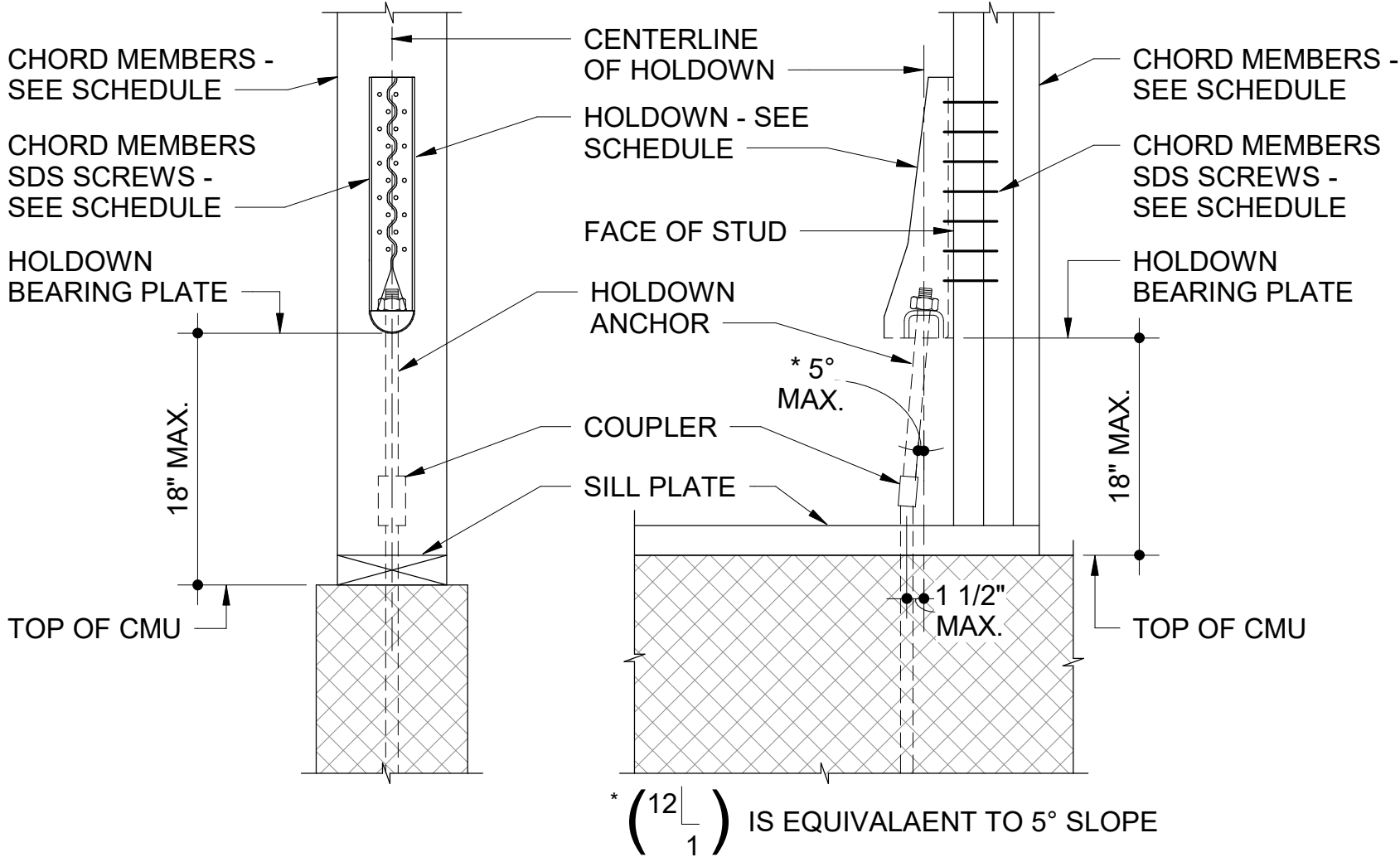
SHEARWALL SCHEDULE											
MARK	SHEATHING	EDGE NAILING	FIELD NAILING	NAIL TYPE	CHORD MEMBERS	HOLDOWN	HOLDOWN ANCHOR	CHORD MEMBER SDS SCREWS	HOLDOWN ANCHOR BOLT EMBEDMENT("A")	SHEARWALL CONNECTION AT BASE OF WALL	BLOCKED WALL REQUIRED
SW-1	7/16" OSB ONE SIDE 1/2" GYP ONE SIDE	6 7	12 7	8d 5d	-	-	-	-	-	16d NAILS @ 8" O/C (2ND FLOOR) 1/2"Ø A.B. @ 48" O/C (1ST FLOOR)	NO
SW-2	1/2" GYP ONE SIDE	4	7	5d	2 - 2x	HDU5	5/8"Ø	14	7"	1/2"Ø A.B. @ 48" O/C	YES
SW-3	7/16" OSB ONE SIDE 1/2" GYP ONE SIDE	4 7	12 7	10d 5d	2 - 2x	HDU4	5/8"Ø	10	7"	16d NAILS @ 6" O/C (2ND FLOOR) 1/2"Ø A.B. @ 16" O/C (1ST FLOOR)	YES
SW-4	7/16" OSB ONE SIDE 1/2" GYP ONE SIDE	3 7	12 7	10d 5d	6x6	HDU14	1"Ø	36	12 1/2"	1/2"Ø A.B. @ 8" O/C	YES

"A" - ANCHOR BOLT EMBEDMENT FOR SOLE PLATE TO CONCRETE.



COIL STRAP HOLDOWN AT BEAM DETAIL

NOT TO SCALE

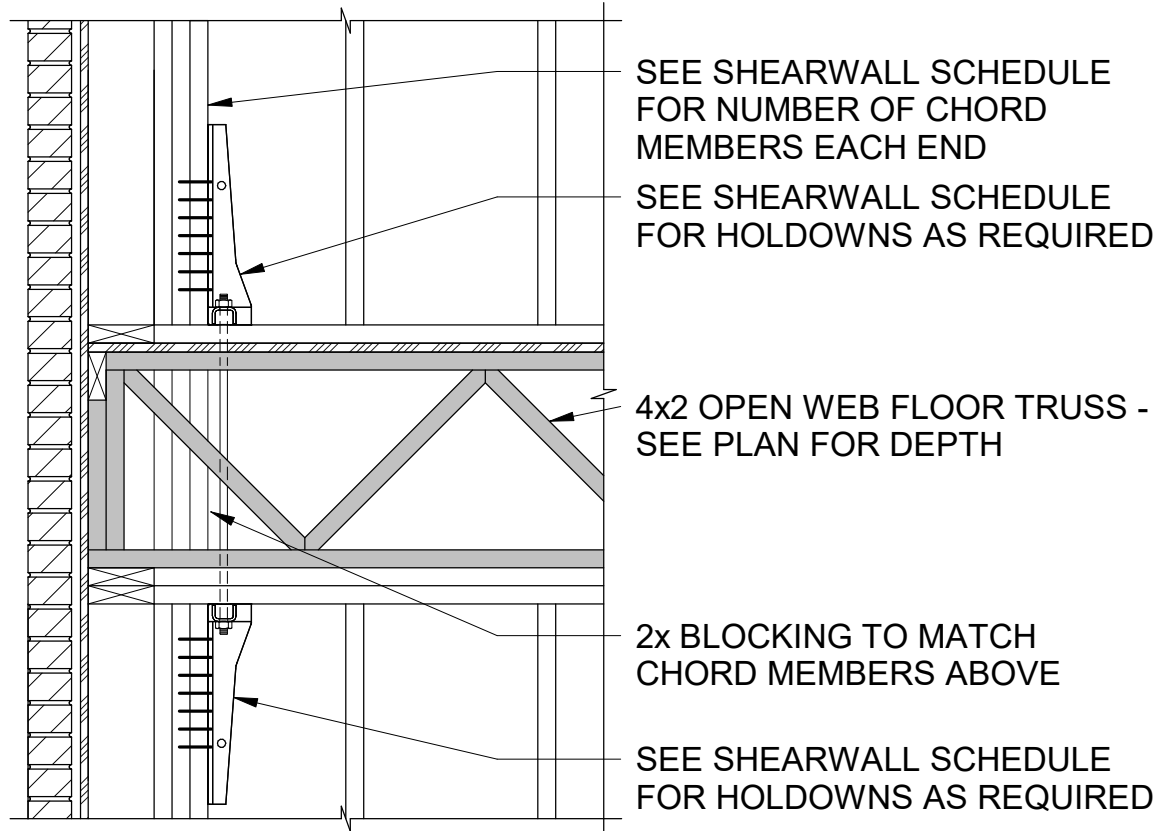


FRONT VIEW

SIDE VIEW

HOLDOWN RAISED OFF SILL PLATE DETAIL

NOT TO SCALE



HOLDOWN DETAIL AT FLOOR

NOT TO SCALE



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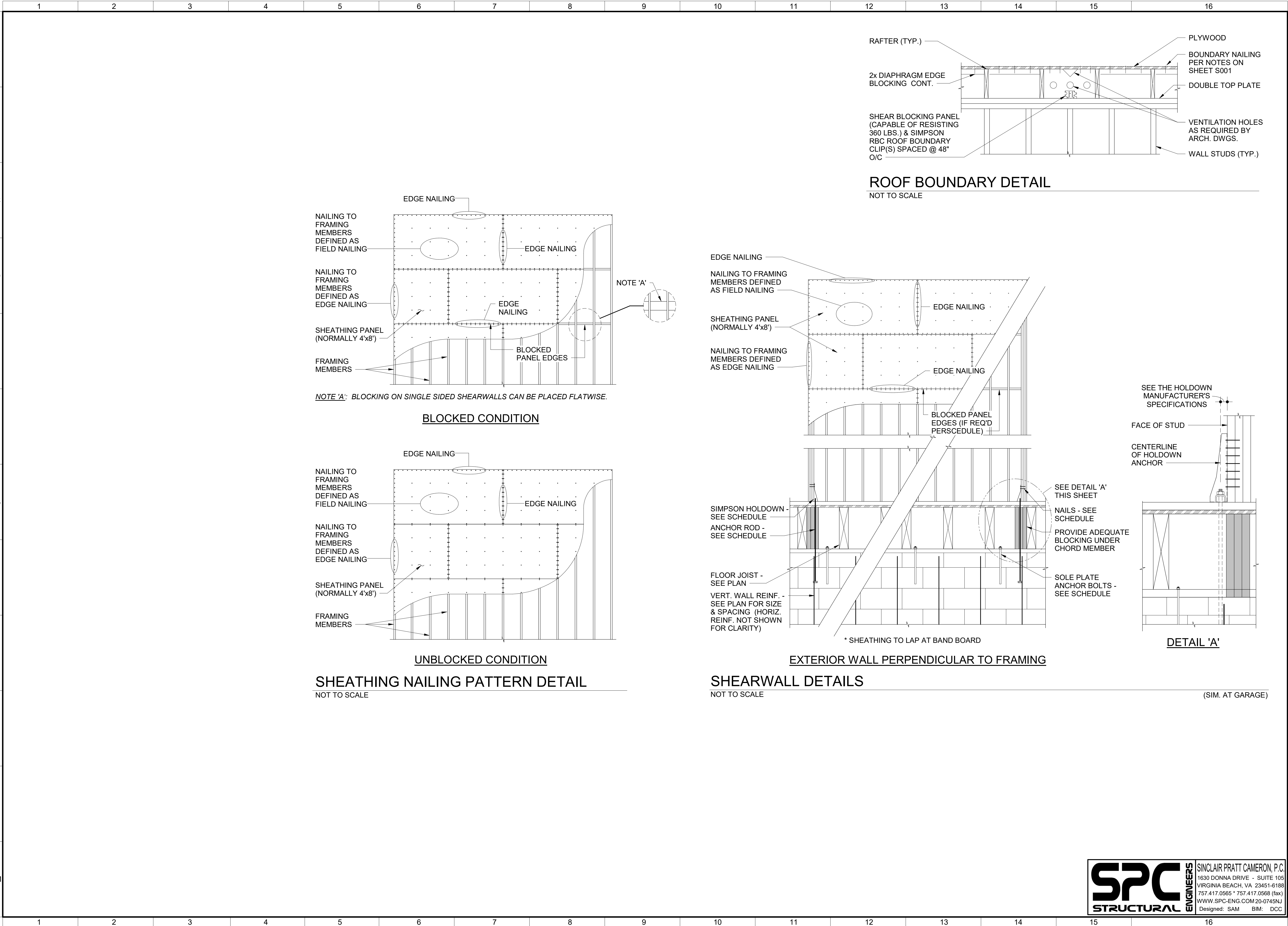
SHEARWALL SCHEDULE
AND DETAILS

REVOCATIONS TO:
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COMMONWEALTH OF VIRGINIA
18 JUNE 2021
SHAWN A. MASLANEY
Professional Engineer
No. 16149934
Mechanical
Virginia

Project No.	22106.01
Date	6.18.2021
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SHEARWALL DETAILS

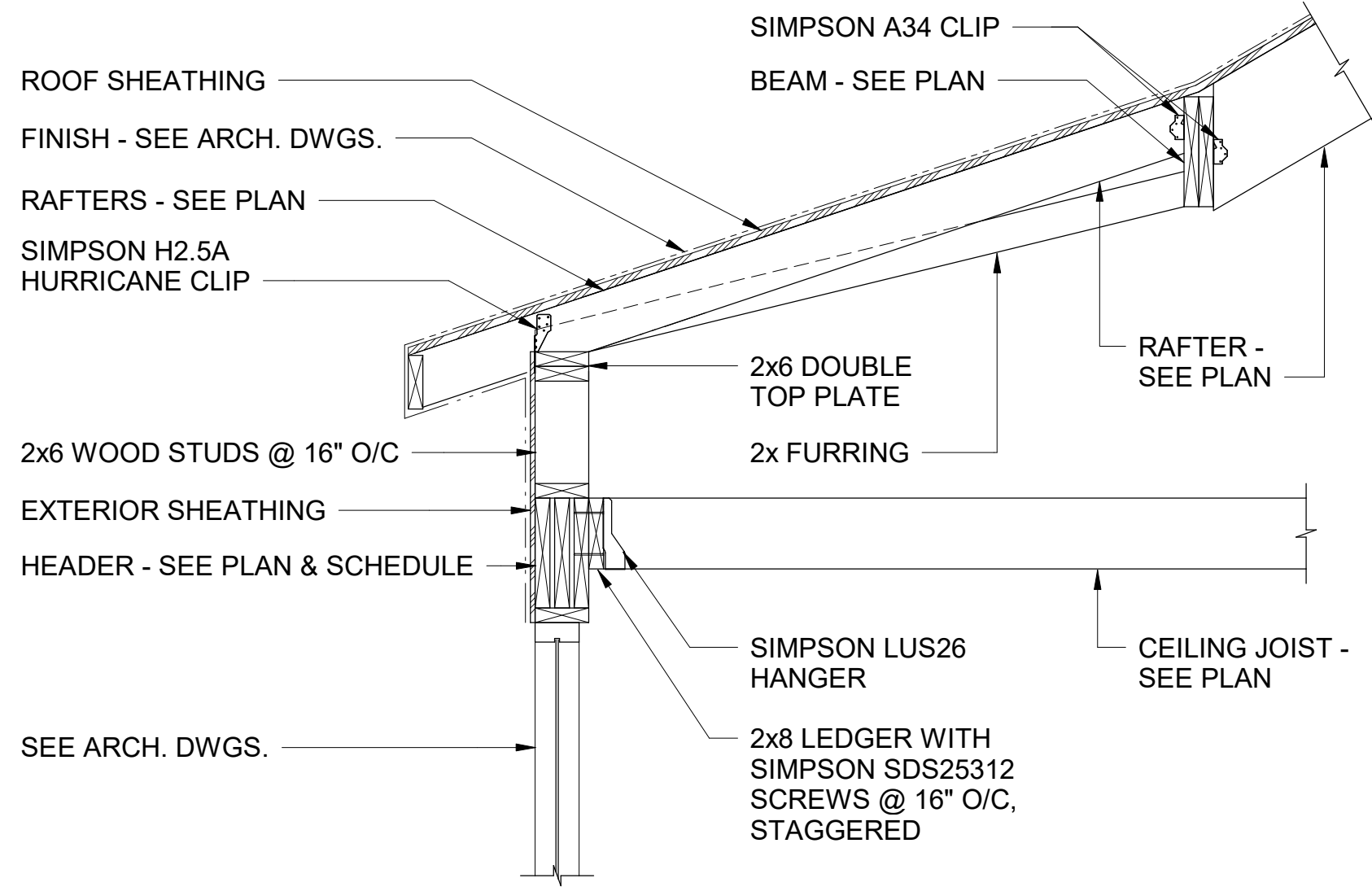
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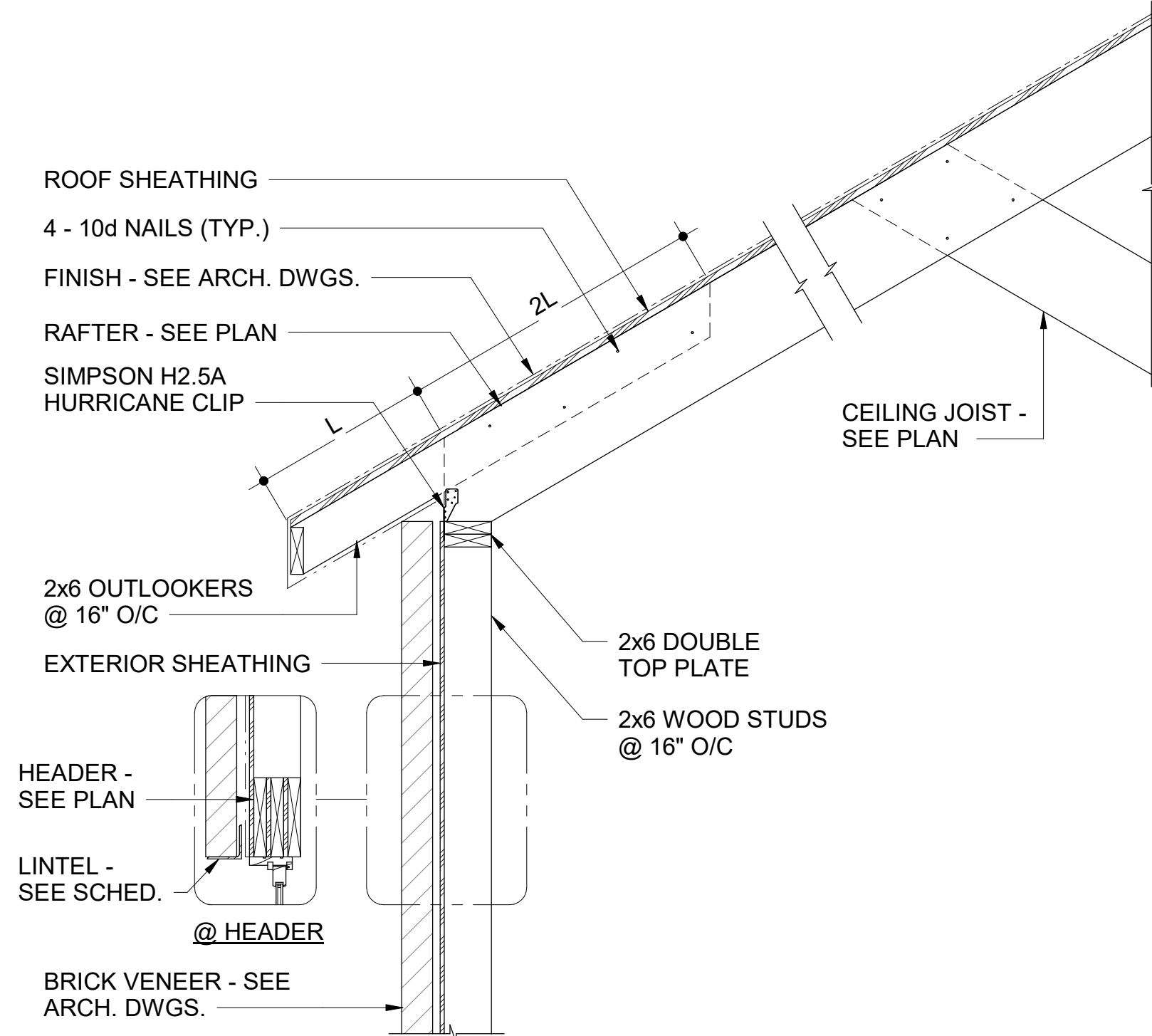
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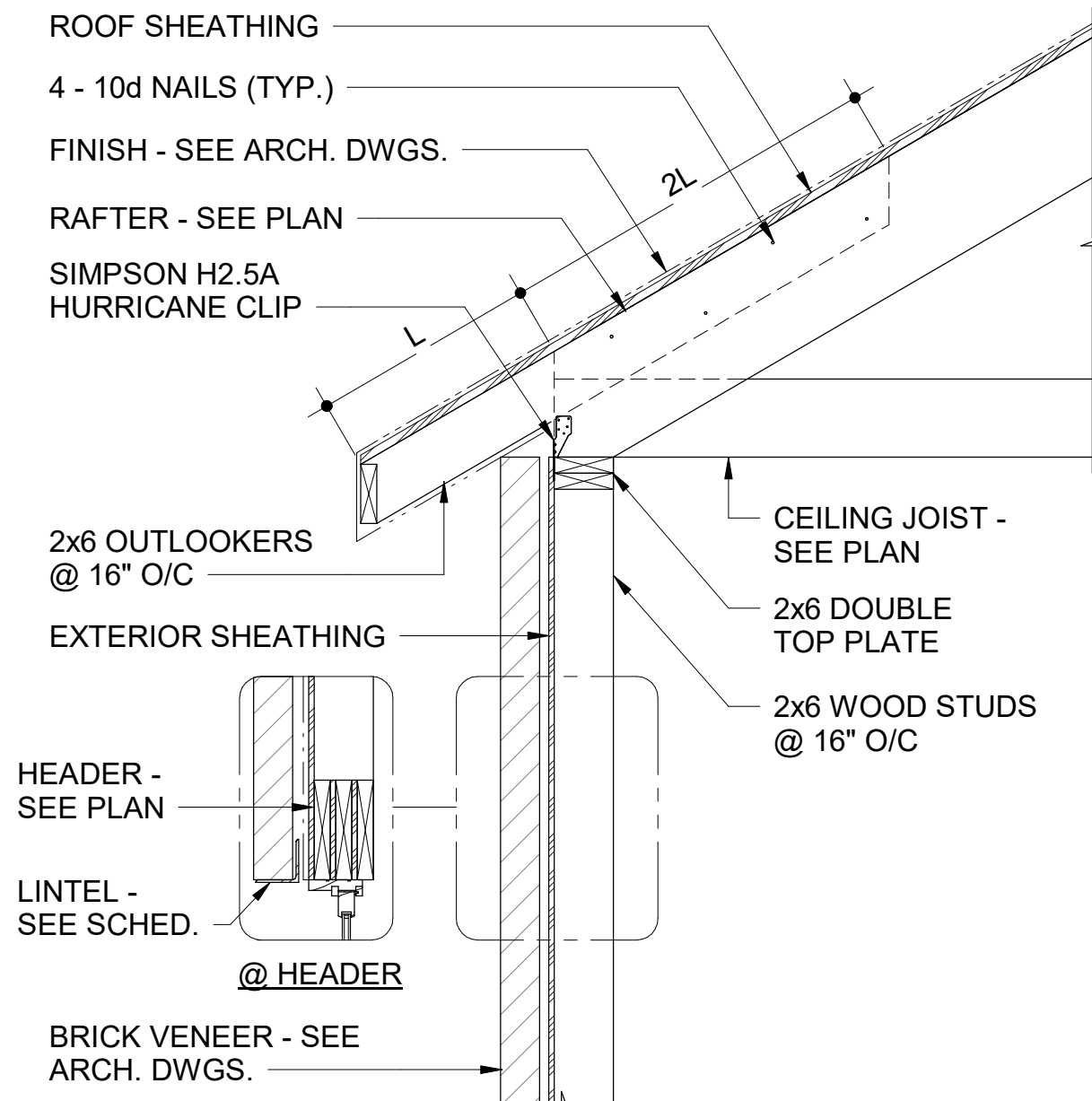
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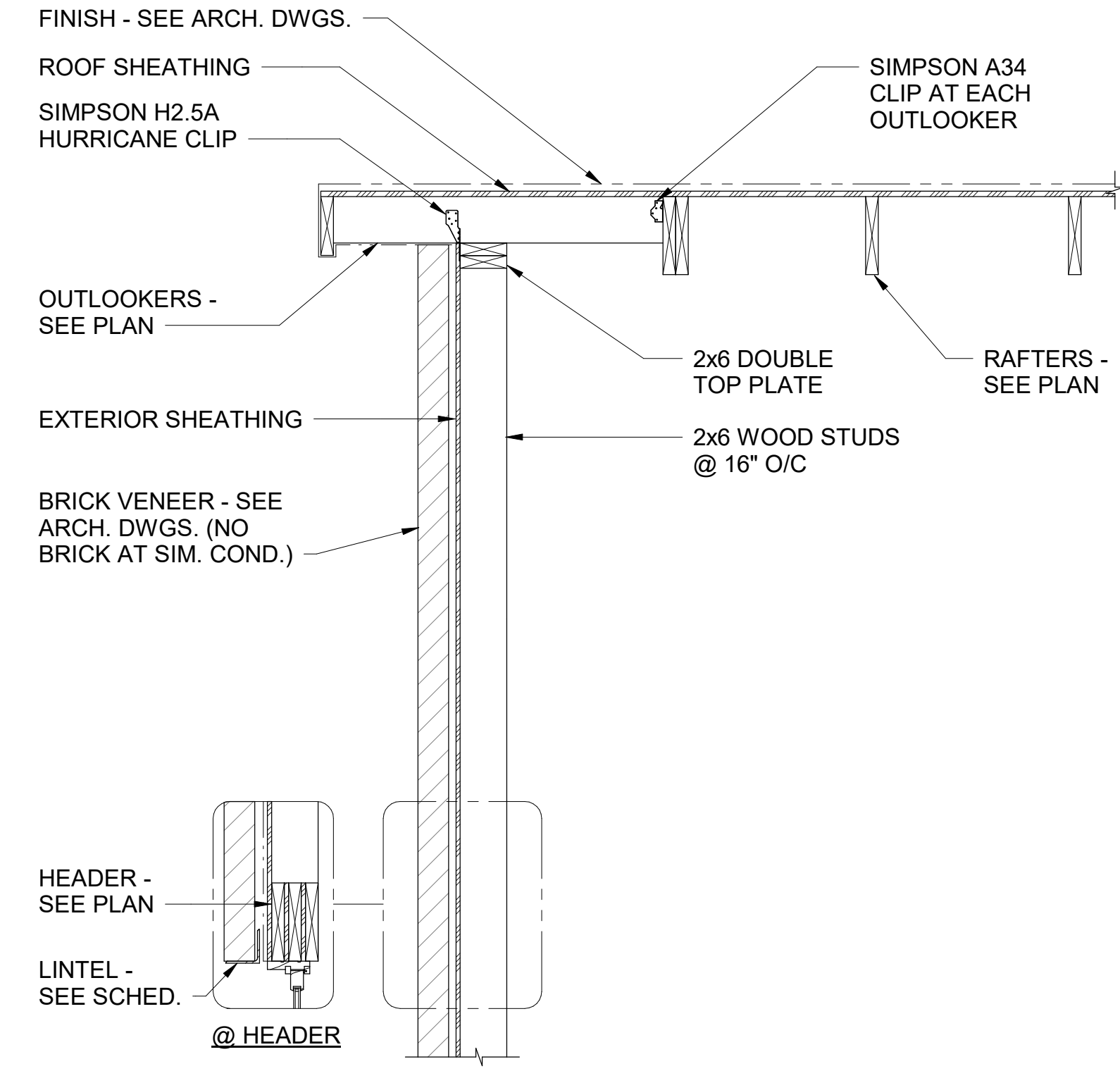
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S500 3/4" = 1'-0"



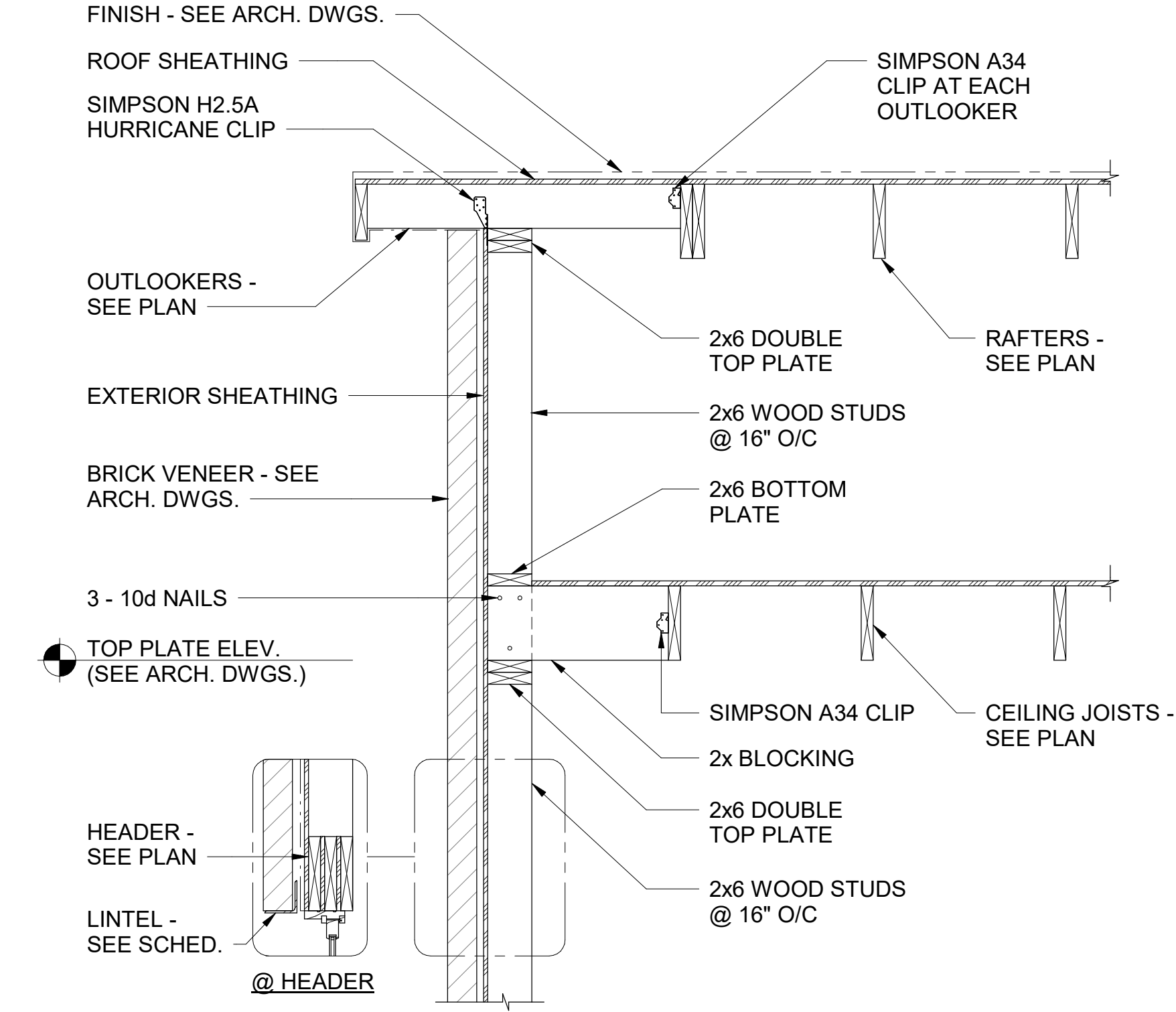
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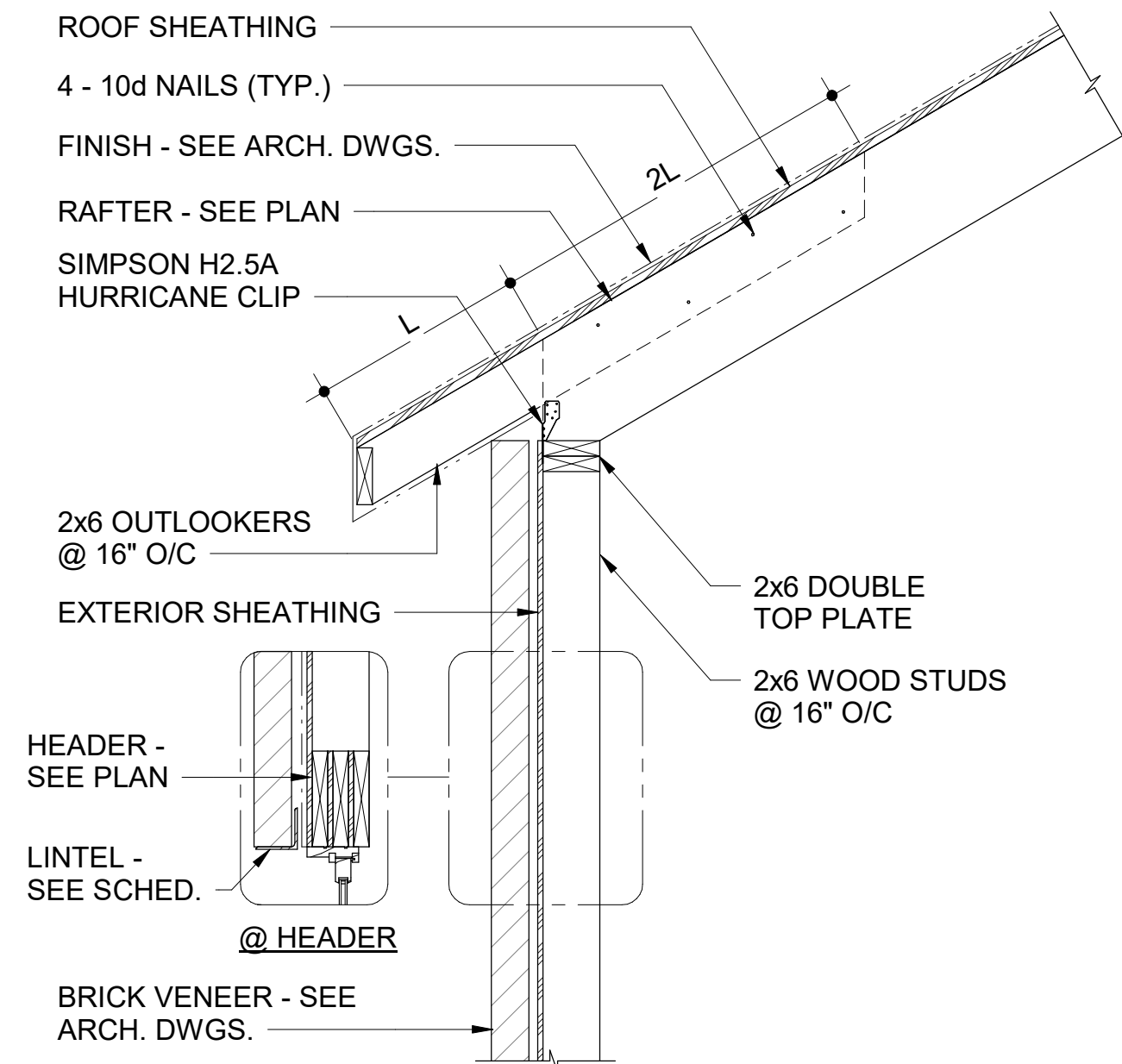
2 SECTION
S500 3/4" = 1'-0"



5 SECTION
S500 3/4" = 1'-0"



3 SECTION
S500 3/4" = 1'-0"



6 SECTION
S500 3/4" = 1'-0"

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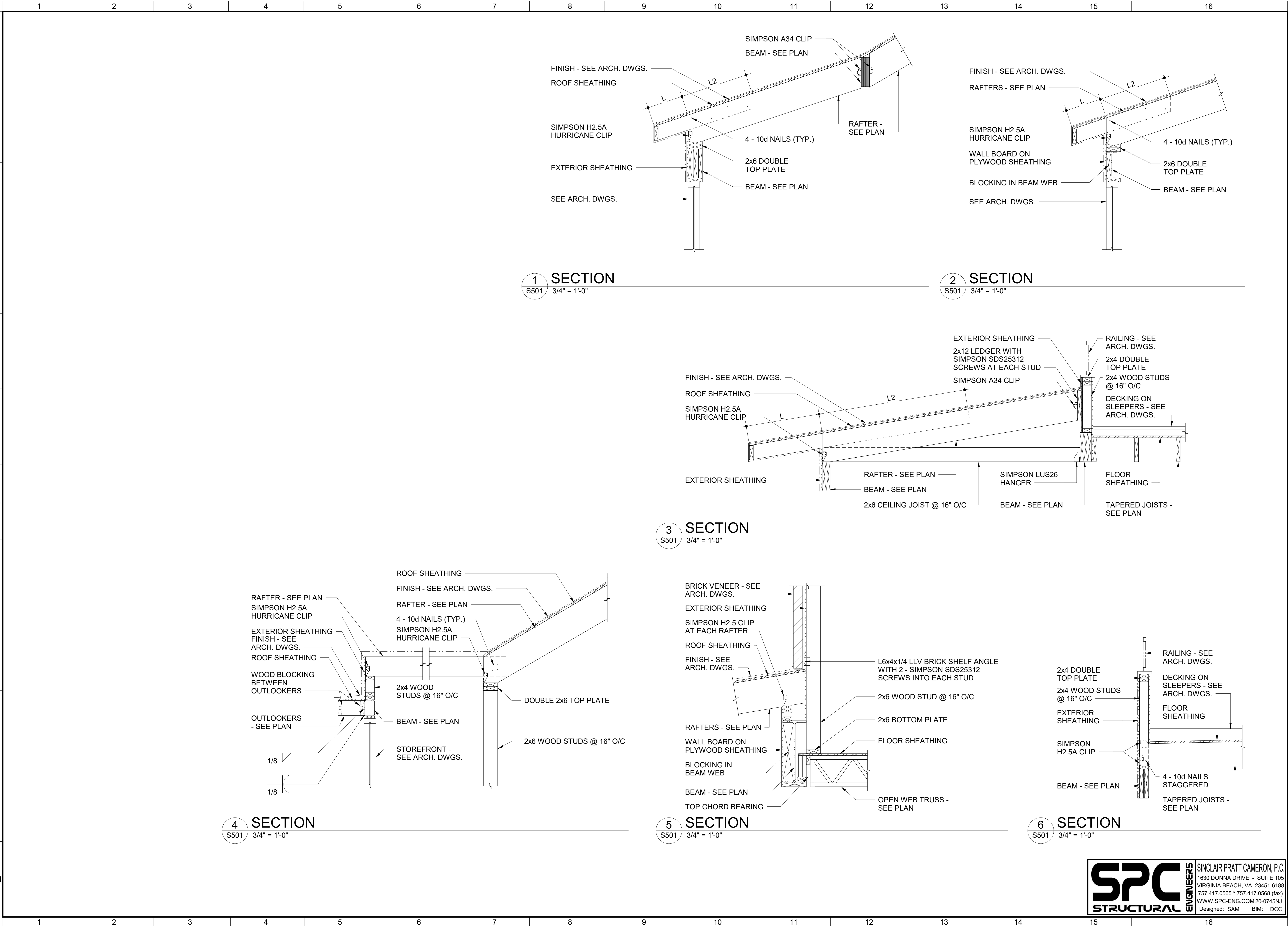
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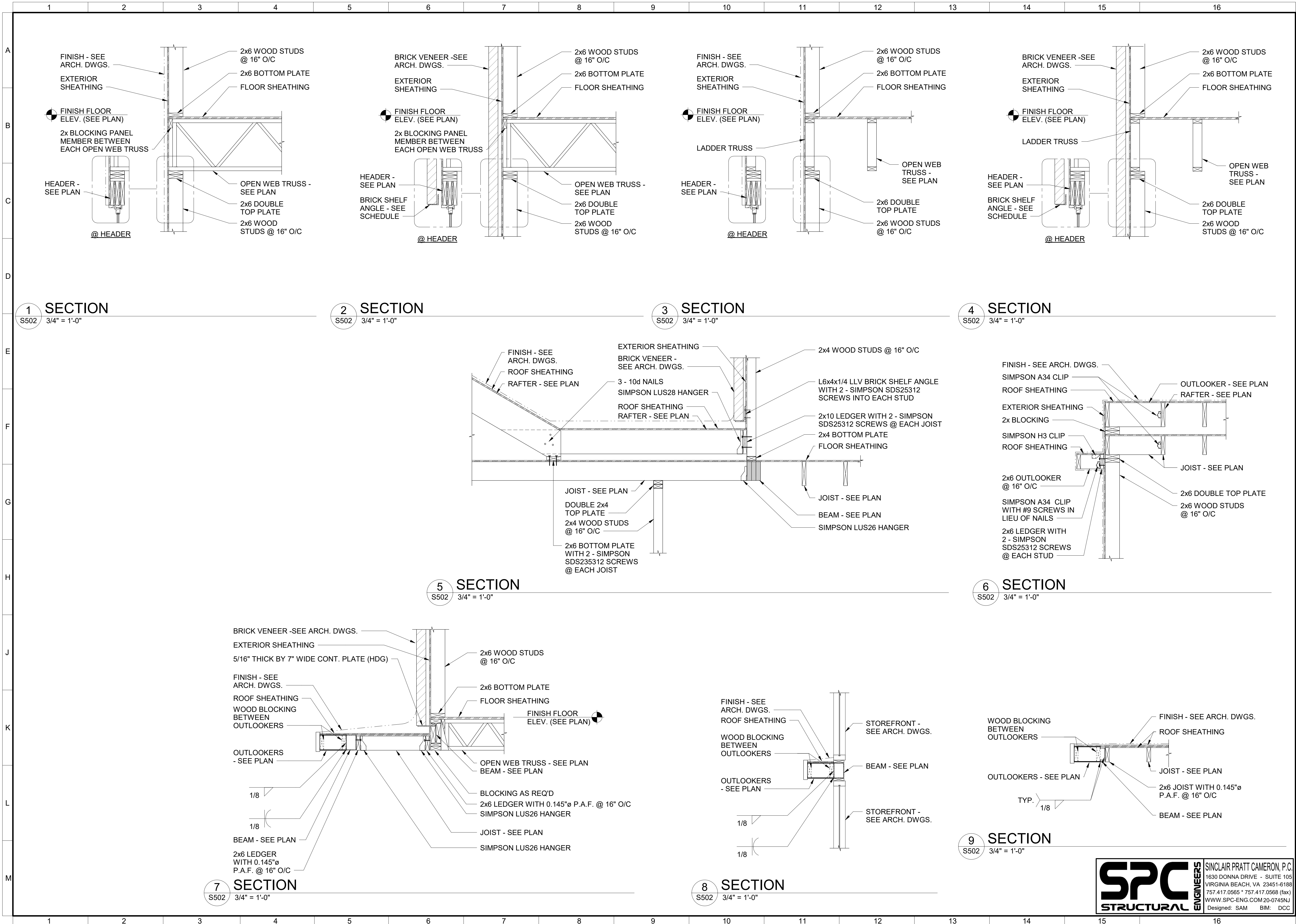
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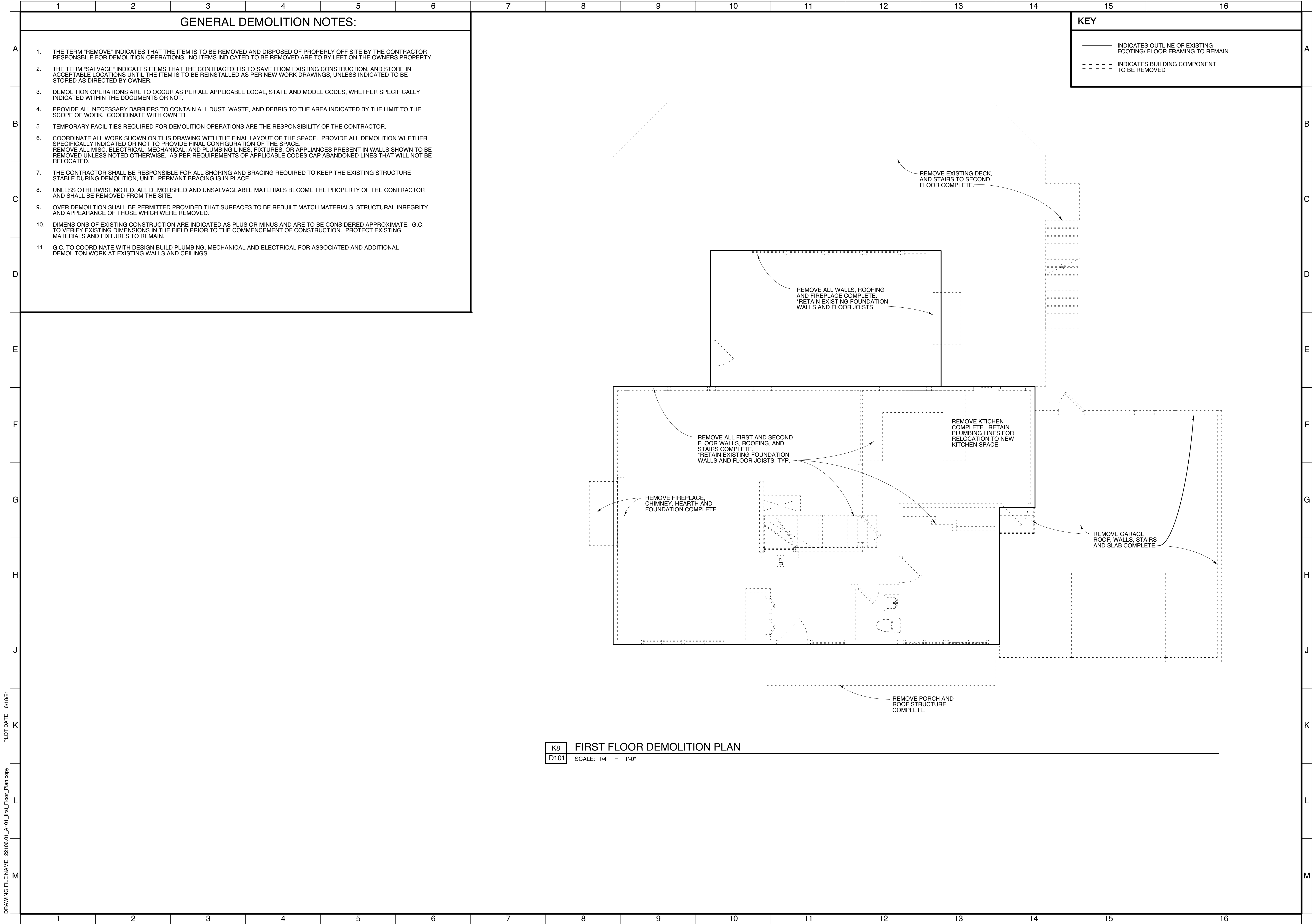
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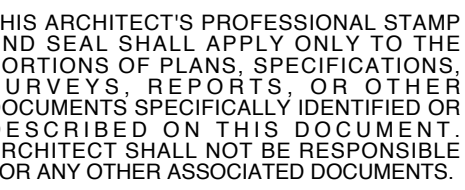
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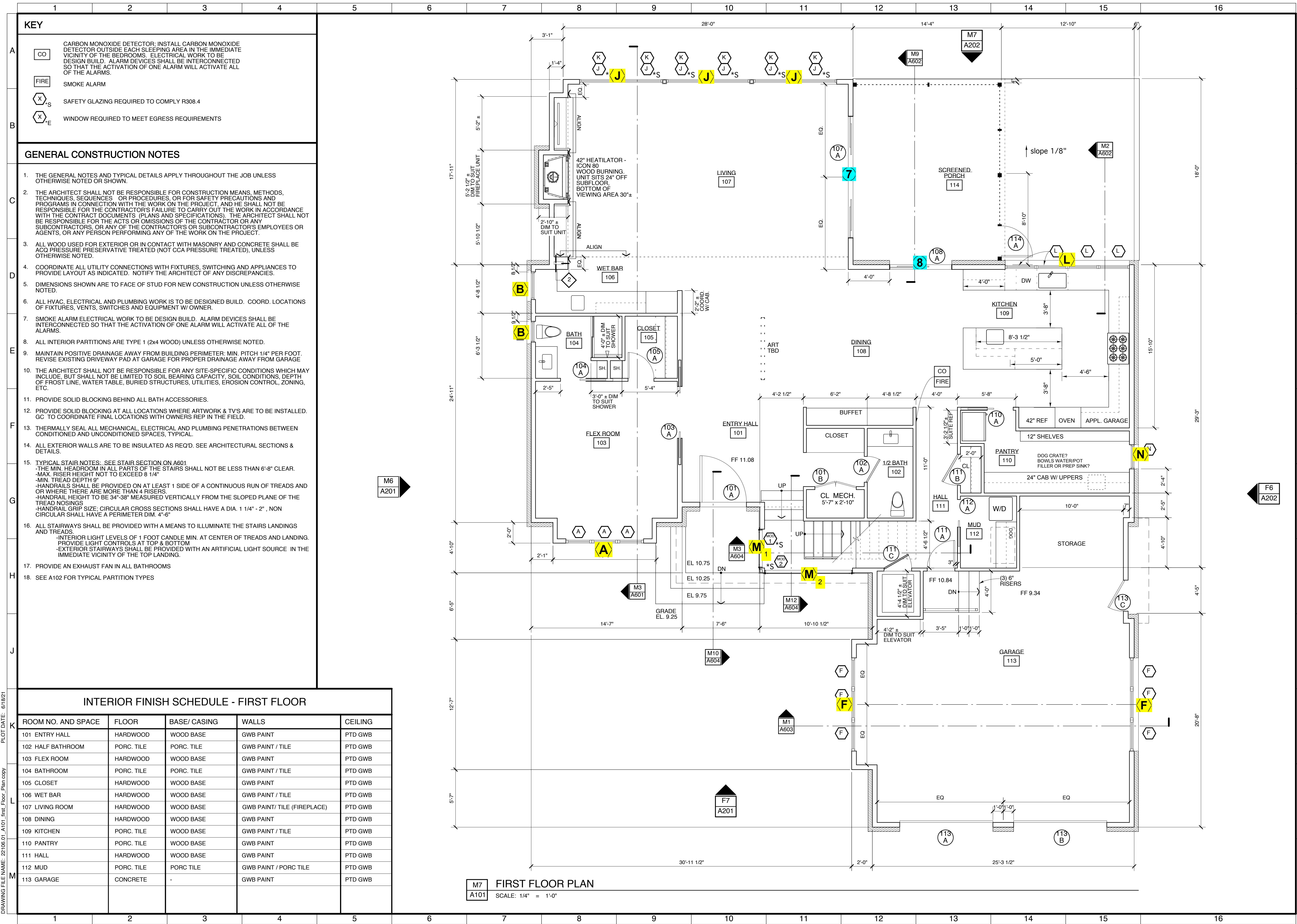


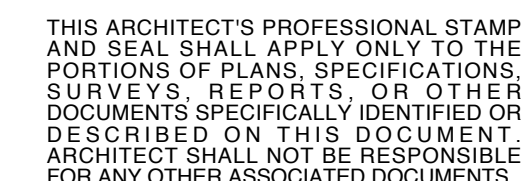
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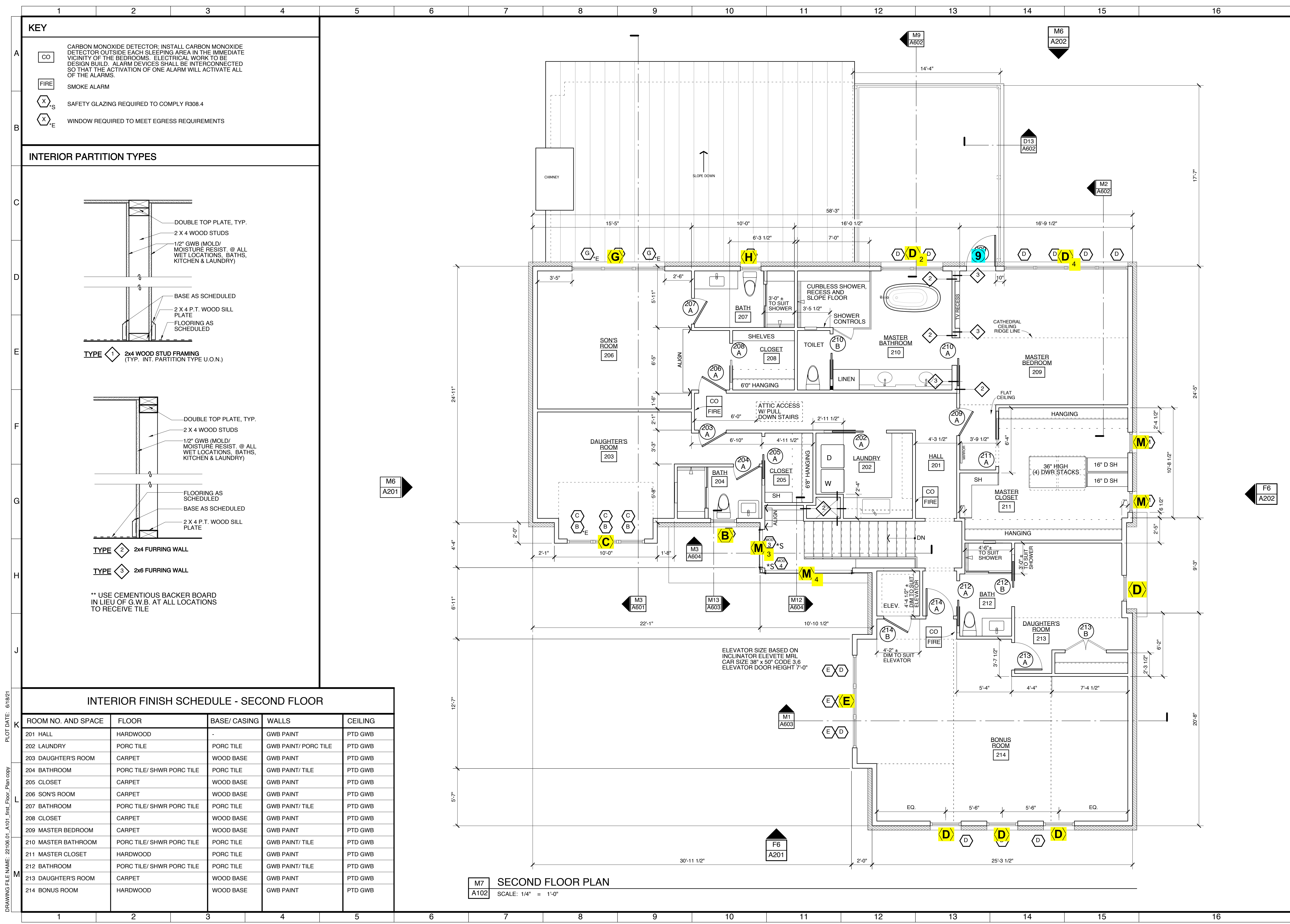
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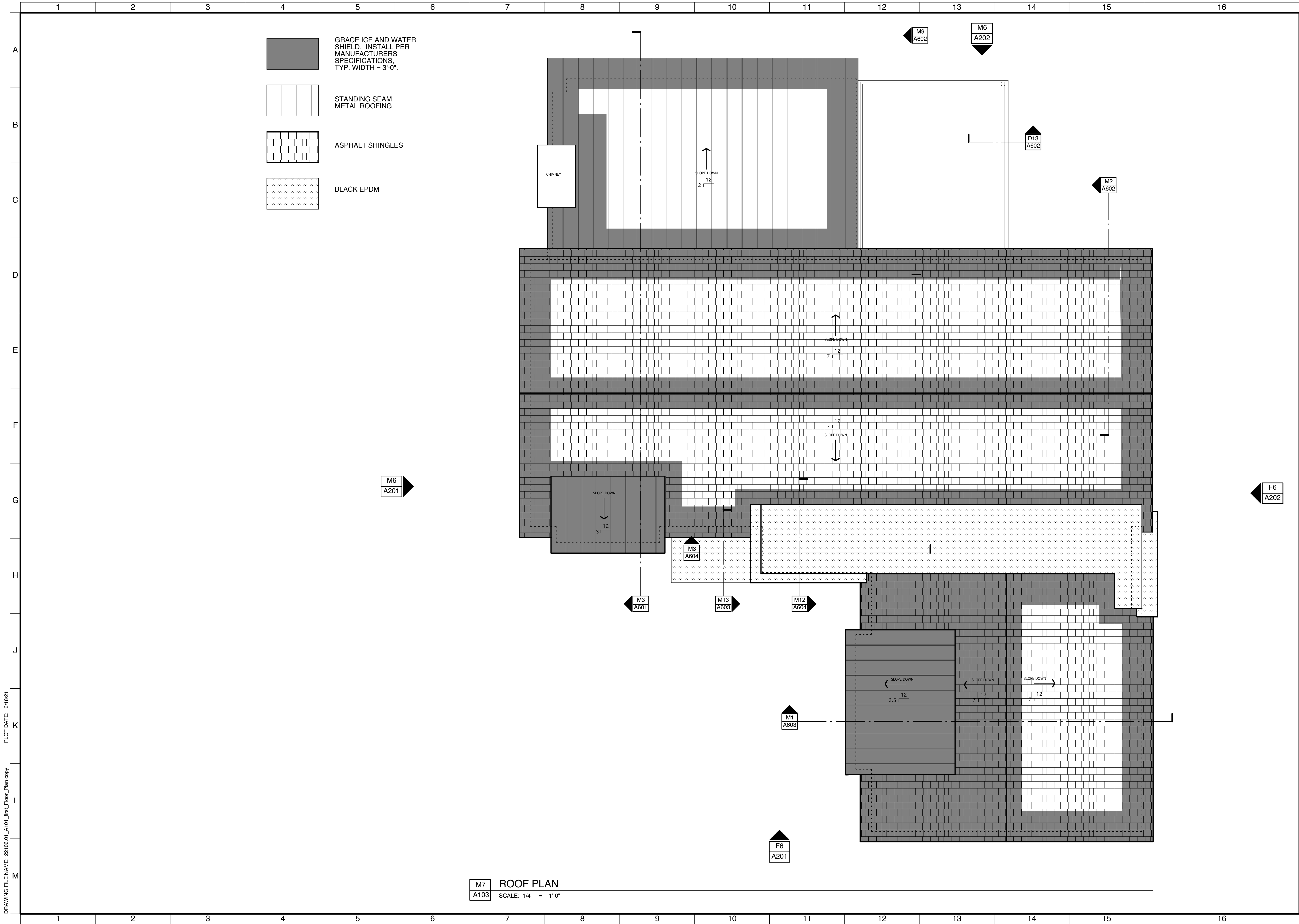
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ROOF PLAN

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EXTERIOR ELEVATIONS

REVOLUTIONS TO:

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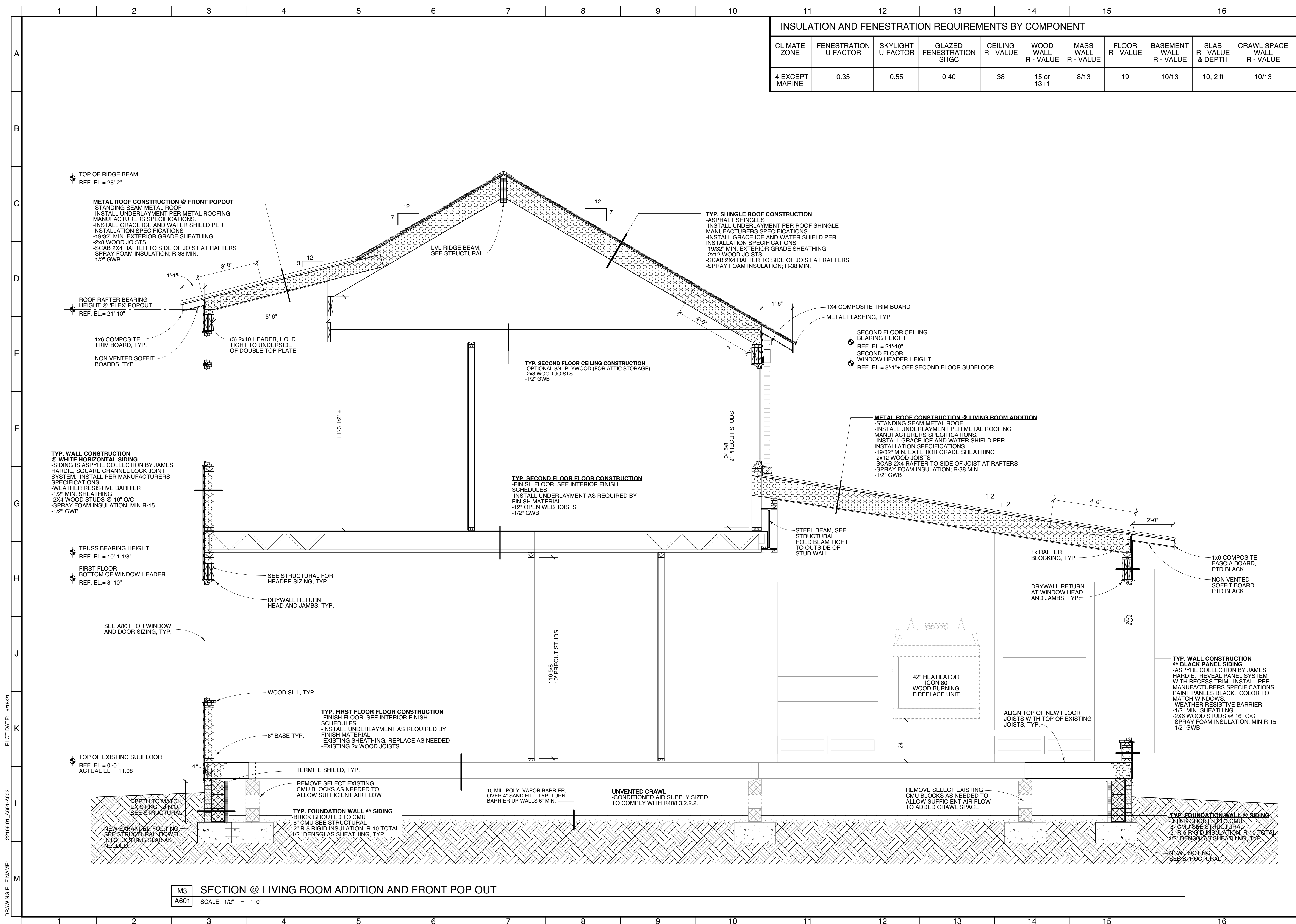
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EXTERIOR
ELEVATIONS

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A202



INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R - VALUE	WOOD WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
4 EXCEPT MARINE	0.35	0.55	0.40	38	15 or 13+1	8/13	19	10/13	10, 2 ft	10/13

M3 SECTION @ LIVING ROOM ADDITION AND FRONT POP OUT
A601 SCALE: 1/2" = 1'-0"

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Company, P.C.

ARCHITECTURE

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Voice 757-431-0033 • Facsimile 757-463-0380
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COMMONWEALTH OF VIRGINIA
JAMES H. COX, JR.
No. 5960
ARCHITECT

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FULL BUILDING SECTION

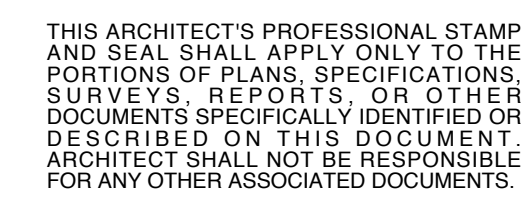
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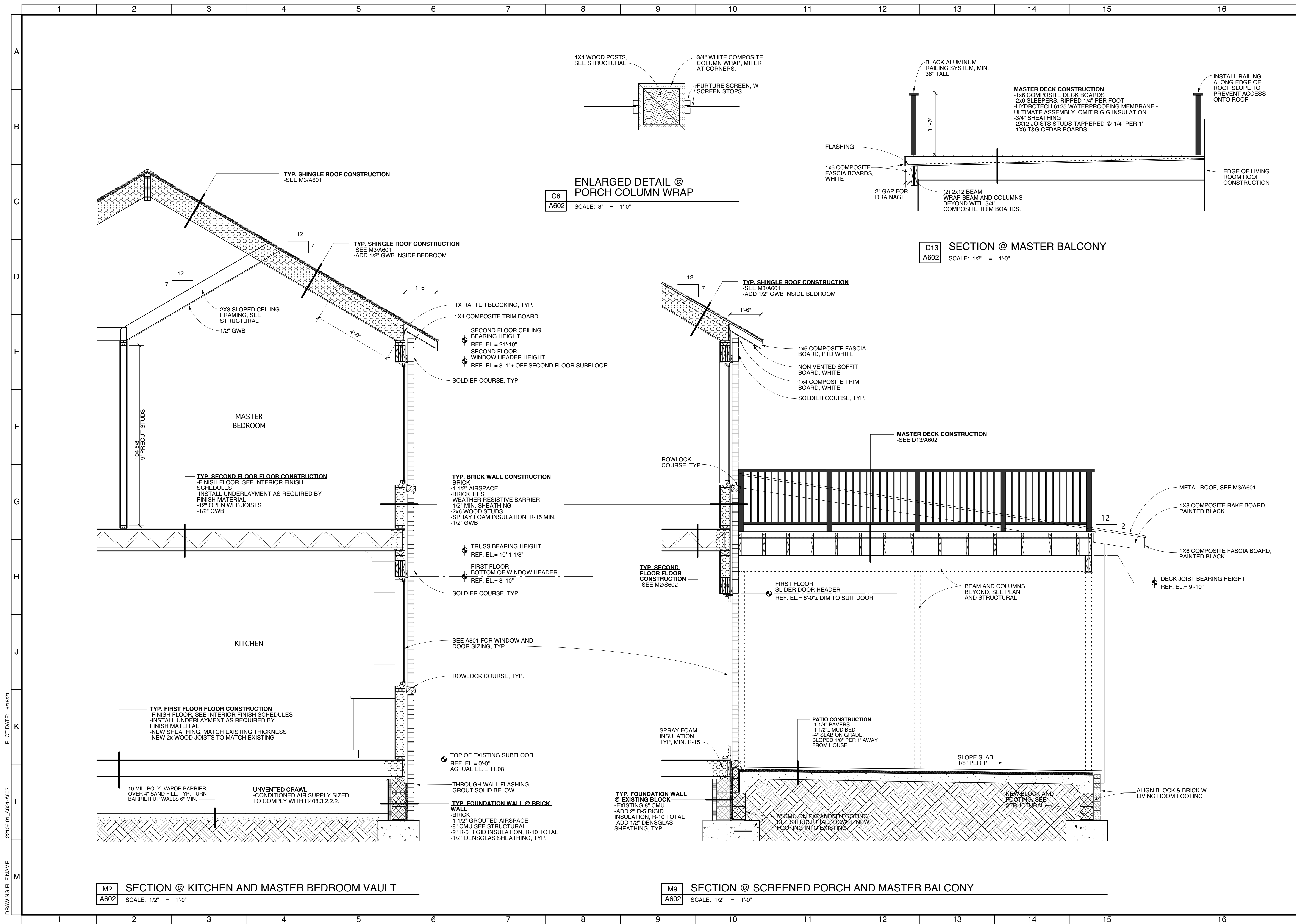
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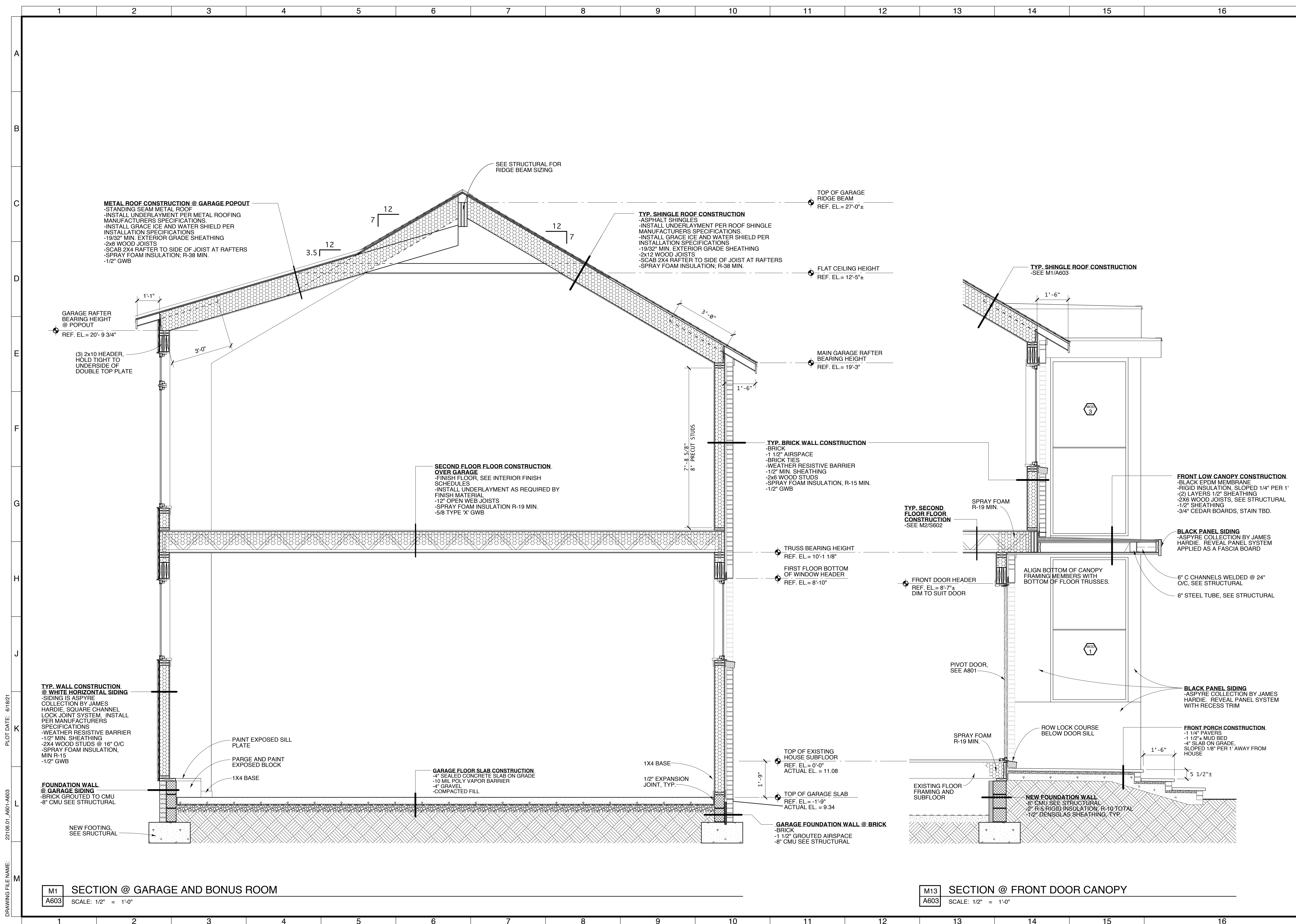
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LAWRENCE M. KLEWER, JR.

Architect

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WALL SECTIONS

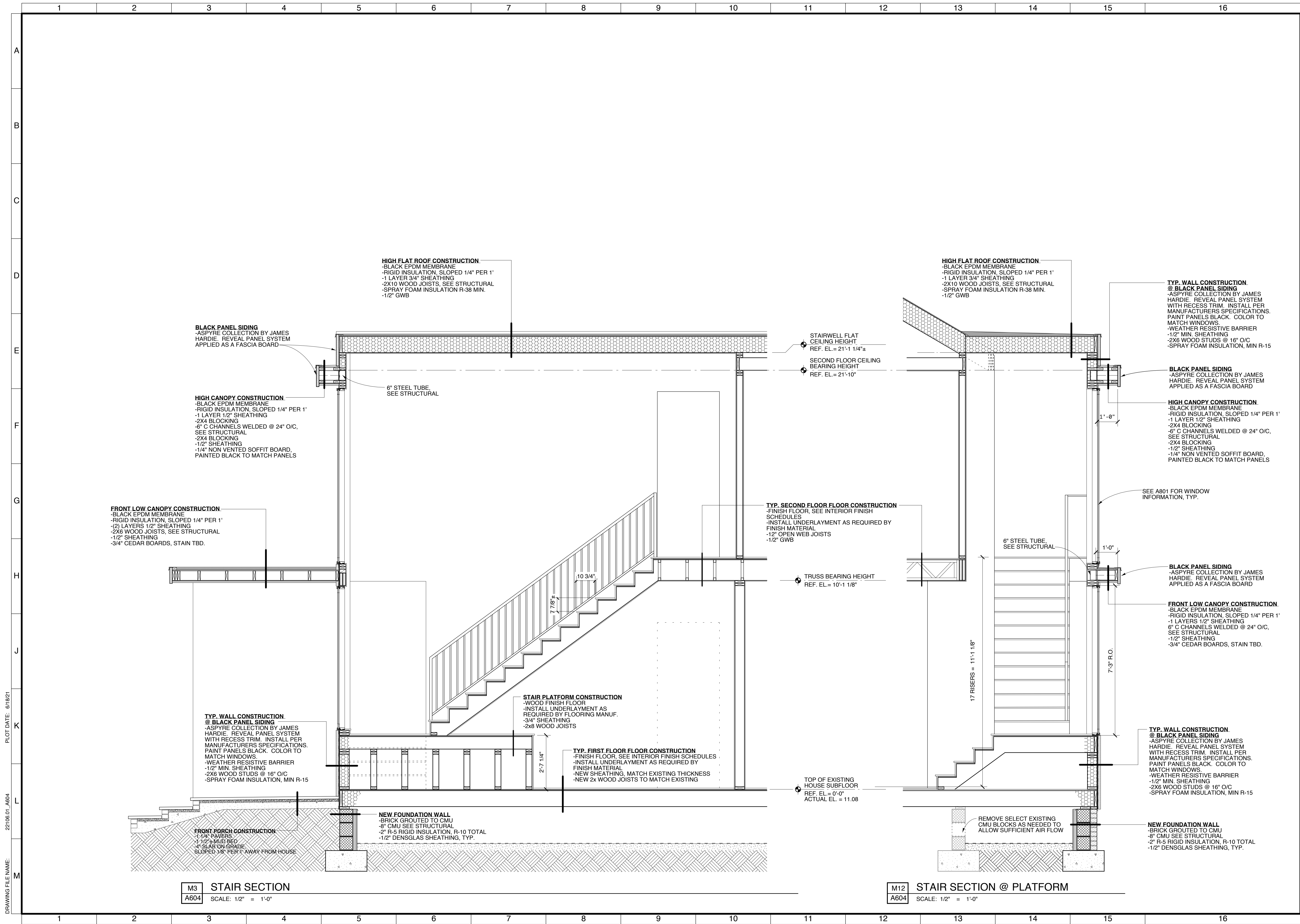
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DOOR SCHEDULE

*** LIST FOR INTIAL PRICING ESTIMATE ONLY***

NO.	ROOM NO. & NAME	UNIT SIZE [VIF W/ MANUF.]	THK.	TYPE	MANUF./ MATERIAL	HDWR./ FUNCTION	NOTES
EXTERIOR DOORS							
101 A	101 ENTRY HALL	4'-6" x 8'-6"	2 1/4"±	A	PIVOT DOOR, WOOD STYLE TBD	EXTERIOR LOCKSET TBS	*DEAD BOLT w/ VERT. PULL
107 A	107 LIVING ROOM	11'-9" x 8'-0" OUTSWING FRENCH	1 3/4"	B	MARVIN ELEVATE	EXTERIOR LOCKSET BY MANUF. TBD	**ADD CUSTOM HEIGHT TRANSOM 5'-11" W x 1'-11" T
108 A	108 DINING ROOM	8'-0" x 8'-0" OUTSWING FRENCH	1 3/4"	C	MARVIN ELEVATE	EXTERIOR LOCKSET BY MANUF. TBD	**ADD CUSTOM HEIGHT TRANSOM 5'-11" W x 1'-11" T
111 A	111 HALL	2'-8" x 8'-0"	1 3/4"	D	MASONITE - 20 MIN. RATED	EXTERIOR LOCKSET BY MANUF. TBD	RATED DOOR TO MATCH "LINCOLN PARK"
113 A	112 GARAGE	9'-0" x 8'-0" OVERHEAD DOOR	2"±	E	WOOD GARAGE DOOR	OVERHEAD OPENER	
113 B	112 GARAGE	9'-0" x 8'-0" OVERHEAD DOOR	2"±	E	WOOD GARAGE DOOR	OVERHEAD OPENER	
113 C	112 GARAGE	3'-0" x 8'-0"	1 3/4"	D	MASONITE - FIBERGLASS	EXTERIOR LOCKSET BY MANUF. TBD	"LINCOLN PARK" SHAKER STYLE SQ EDGE
114A	114 SCREENED PORCH	3'-0" x 8'-0" SCREEN DOOR	1 1/2"	F	WOOD/ SCREEN	OUTDOOR LOCKSET TBD	
209B	209 MASTER BEDROOM	2'-10" x 8'-0" OUTSWING FRENCH	1 3/4"	G	MARVIN ELEVATE	EXTERIOR LOCKSET BY MANUF. TBD	
INTERIOR DOORS							
101B	101 ENTRY HALL	PAIR 2'-0" x 8'-0"	1 3/4"	H	TBD	DUMMY BALL CATCH	
102A	102 1/2 BATH	2'-6" x 8'-0"	1 3/4"	H	TBD	PRIVACY	
103A	103 FLEX ROOM	PAIR 2'-6" x 8'-0"	1 3/4"	J	TBD	POCKET PRIVACY	
104A	104 BATH	2'-6" x 8'-0"	1 3/4"	H	TBD	POCKET PRIVACY	
105A	105 CLOSET	2'-6" x 8'-0"	1 3/4"	H	TBD	PRIVACY	
110A	110 PANTRY	2'-6" x 8'-0"	1 3/4"	H	TBD	POCKET PASSAGE	
111B	111 HALL	3'-0" x 8'-0"	1 3/4"	H	TBD	PASSAGE	
111C	ELEVATOR	2'-8" x 7'-0"	1 3/4"	TBD	TBD	ELEVATOR PASSAGE	
112A	112 MUD	2'-8" x 8'-0"	1 3/4"	H	TBD	POCKET PASSAGE	
202A	202 LAUNDRY	3'-0" x 7'-0"	1 3/4"	H	TBD	POCKET PASSAGE	
203A	203 DAUGHTERS ROOM	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
204A	204 BATH	2'-6" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
205A	205 CLOSET	2'-4" x 7'-0"	1 3/4"	H	TBD	POCKET PASSAGE	
206A	206 SONS ROOM	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
207A	207 BATH	2'-6" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
208A	208 CLOSET	2'-2" x 7'-0"	1 3/4"	H	TBD	POCKET PASSAGE	
209A	209 MASTER BEDROOM	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
210A	210 MASTER BATH	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
210B	210 MASTER BATH	2'-6" x 7'-0"	1 3/4"	H	TBD	POCKET PRIVACY	
211A	211 MASTER CLOSET	2'-8" x 7'-0"	1 3/4"	H	TBD	POCKET PRIVACY	
212A	212 BATH	2'-6" x 7'-0"	1 3/4"	H	TBD	POCKET PRIVACY	
212B	212 BATH	2'-6" x 7'-0"	1 3/4"	H	TBD	POCKET PRIVACY	
213A	213 DAUGHTERS ROOM	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
213B	213 DAUGHTERS ROOM	PAIR 2'-0" x 7'-0"	1 3/4"	H	TBD	DUMMY BALL CATCH	
214A	214 BONUS ROOM	2'-8" x 7'-0"	1 3/4"	H	TBD	PRIVACY	
214B	ELEVATOR	2'-8" x 7'-0"	1 3/4"	TBD	TBD	ELEVATOR PASSAGE	

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TYPE A

EXTERIOR
PIVOT DOOR COMPANY
1 PANEL WOOD PIVOT
DOOR STYLE TBD
STAIN COLOR TBD

11'-9"

8'-0"

TYPE B

EXTERIOR
MARVIN ELEVATE
FOUR PANEL SLIDER

5'-11"

8'-0"

TYPE C

EXTERIOR
MARVIN ELEVATE
STANDARD SLIDER

3'-0"

8'-0"

TYPE D

EXTERIOR
INSULATED MASONITE
DOOR SHAKER
STYLE PANEL

9'-0"

8'-0"

3'-2"

1'-8"

8'-0"

TYPE F

SCREEN DOOR
WITH SCREEN
TRANSOM

2'-8"

8'-0"

TYPE G

EXTERIOR
MARVIN ELEVATE
OUTSWING
FRENCH DOOR

TYPE H

TYP. INTERIOR
PAINTED WOOD
SHAKER STYLE

TYPE J

INTERIOR
POCKET DOOR,
HARDWARE TO BE HAFELE
HAWA JUNRIOR 80/Z

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WINDOW SCHEDULE

*** LIST FOR INTIAL PRICING ESTIMATE ONLY***

UNIT	MANUFACTURER	OPERATION	APPROX. FRAME SIZE- **VERIFY ROUGH OPENING W/ MANUF.**	NOTES
A	MARVIN - ELEVATE	*CASEMENT	2'-8"± W x 5'-11"± H	*TO MEET EGRESS
B	MARVIN - ELEVATE	*CASEMENT	2'-8"± W x 4'-11"± H	*TO MEET EGRESS
C	MARVIN - ELEVATE	FIXED TRANSOM	2'-8"± W x 1'-7"± H	
D	MARVIN - ELEVATE	CASEMENT	3'-0"± W x 5'-11"± H	
E	MARVIN - ELEVATE	FIXED TRANSOM	3'-0"± W x 1'-7"± H	
F	MARVIN - ELEVATE	AWNING	3'-0"± W x 3'-11"± H	
G	MARVIN - ELEVATE	*CASEMENT	3'-0"± W x 4'-11"± H	*TO MEET EGRESS
H	MARVIN - ELEVATE	CASEMENT	2'-0"± W x 3'-7"± H	
J	MARVIN - ELEVATE	PICTURE	4'-0"± W x 5'-11"± H	
K	MARVIN - ELEVATE	PICTURE AS TRANSOM	4'-0"± W x 1'-11"± H	
L	MARVIN - ELEVATE	CASEMENT	3'-0"± W x 5'-3"± H	
M	MARVIN - ELEVATE	CASEMENT	2'-0"± W x 3'-11"± H	
N	MARVIN - ELEVATE	CASEMENT	2'-4"± W x 5'-3"± H	
MOD 1	MARVIN MODERN	FIXED PICTURE	3'-9"± W x 7'-3"± H	*ROUGH OPENING DIMENSIONS
MOD 2	MARVIN MODERN	FIXED PICTURE	8'-6"± W x 7'-3"± H	*ROUGH OPENING DIMENSIONS
MOD 3	MARVIN MODERN	FIXED PICTURE	3'-9"± W x 8'-6"± H	*ROUGH OPENING DIMENSIONS
MOD 4	MARVIN MODERN	FIXED PICTURE	8'-6"± W x 8'-6"± H	*ROUGH OPENING DIMENSIONS

2'-8"

5'-11"

A

CASEMENT

2'-8"

4'-11"

B

CASEMENT

2'-8"

4'-11"

B

CASEMENT W/ TRANSOM

3'-0"

5'-11"

D

CASEMENT

3'-0"

1'-7"

E

CASEMENT W/ TRANSOM

3'-0"

3'-11"

F

AWNING

3'-0"

4'-11"

G

CASEMENT

2'-0"

3'-7"

H

CASEMENT

4'-0"

1'-11"

J

PICTURE CASEMENT W/ TRASOM

3'-0"

5'-3"

L

CASEMENT

2'-0"

3'-11"

M

CASEMENT

2'-4"

5'-3"

N

CASEMENT

3'-9"

7'-3"

EQ

MOD 1

MARVIN
MODERN FIXED
GLASS *ROUGH
OPENING

8'-6"

4'-3"

4'-3"

7'-3"

EQ

MOD 2

MARVIN
MODERN FIXED
GLASS *ROUGH
OPENING

3'-9"

8'-6"

EQ

MOD 3

MARVIN
MODERN FIXED
GLASS *ROUGH
OPENING

8'-6"

4'-3"

4'-3"

8'-6"

EQ

MOD 4

MARVIN
MODERN FIXED
GLASS *ROUGH
OPENING

GENERAL WINDOW AND DOOR NOTES

1.

PROVIDE TEMPERED SAFETY GLAZING AT ALL LOCATIONS WHERE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES WHETHER SPECIFICALLY INDICATED IN THESE CONSTRUCTION DOCUMENTS OR NOT.

2.

SEE PLANS A101 & A102 AND ELEVATIONS A201 & A202 FOR FACTORY MULL CONFIGURATIONS AND WINDOW HANDING.

3.

ALL MARVIN ELEVATE WINDOWS AND DOORS TO BE BLACK EXTERIOR, WHITE PRIMED INTERIOR MARVIN MODERN WINDOWS TO BE BLACK EXTERIOR AND INTERIOR

4.

ALL WINDOWS SHALL HAVE PAINT GRADE WOOD SILLS BY GC.

5.

ALL OPERABLE WINDOW UNITS SHALL BE EQUIPPED WITH SCREENS AND FOLDING HARDWARE. HARDWARE FINISH TO BE SELECTED.

6.

ALL WINDOWS SHALL BE PROVIDED UNCASSED. CASSED IN FIELD WHERE APPLICABLE.

7.

GC TO VERIFY ALL WINDOW HANDING WITH OWNERS PRIOR TO ORDERING.

8.

GC TO VERIFY ALL EXTERIOR WALL THICKNESSES AND DIMENSIONS. PRIOR TO ORDERING WINDOWS AND DOORS. GC TO FRAME ROUGH OPENING SIZES ACCORDING TO DIMENSION SPECIFICATIONS GIVEN BY THE WINDOW AND/ OR DOOR SUPPLIER.

9.

SEE ELEVATIONS AND SECTIONS FOR WINDOW HEAD HEIGHTS. HEIGHTS VARY.

10.

ALL WINDOW AND DOOR GLAZING TO BE MANUFACTURER'S STANDARD INSULATED LOW "E" GLAZING UNLESS OTHERWISE NOTED.

11.

S.H.G.C. TO BE 0.40

12.

DESIGNED UNITS TO MEET EXPOSURE C WITH AND ULTIMATE WIND SPEED OF 120 MPH

13.

ALL EXTERIOR DOORS SHALL RECEIVE FACTORY APPLIED WEATHERSTRIPPING.

14.

ALL INTERIOR DOORS SHALL BE SOLID CORE, DOOR STYLE AND FINISH TBD.

15.

ALL 7'-0" DOORS SHALL RECEIVE 1 1/2 PAIRS OF BUTTS PER LEAF; ALL 8'-0" DOORS SHALL RECEIVE 2 PAIRS OF BUTTS PER LEAF, TYP.

16.

ALL DOOR HARDWARE AND FINISH TBD.

19.

KEY ALL LOCKS, VERIFY KEYING WITH OWNER.

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DOOR AND WINDOW SCHEDULES

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DOOR AND WINDOW SCHEDULES

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