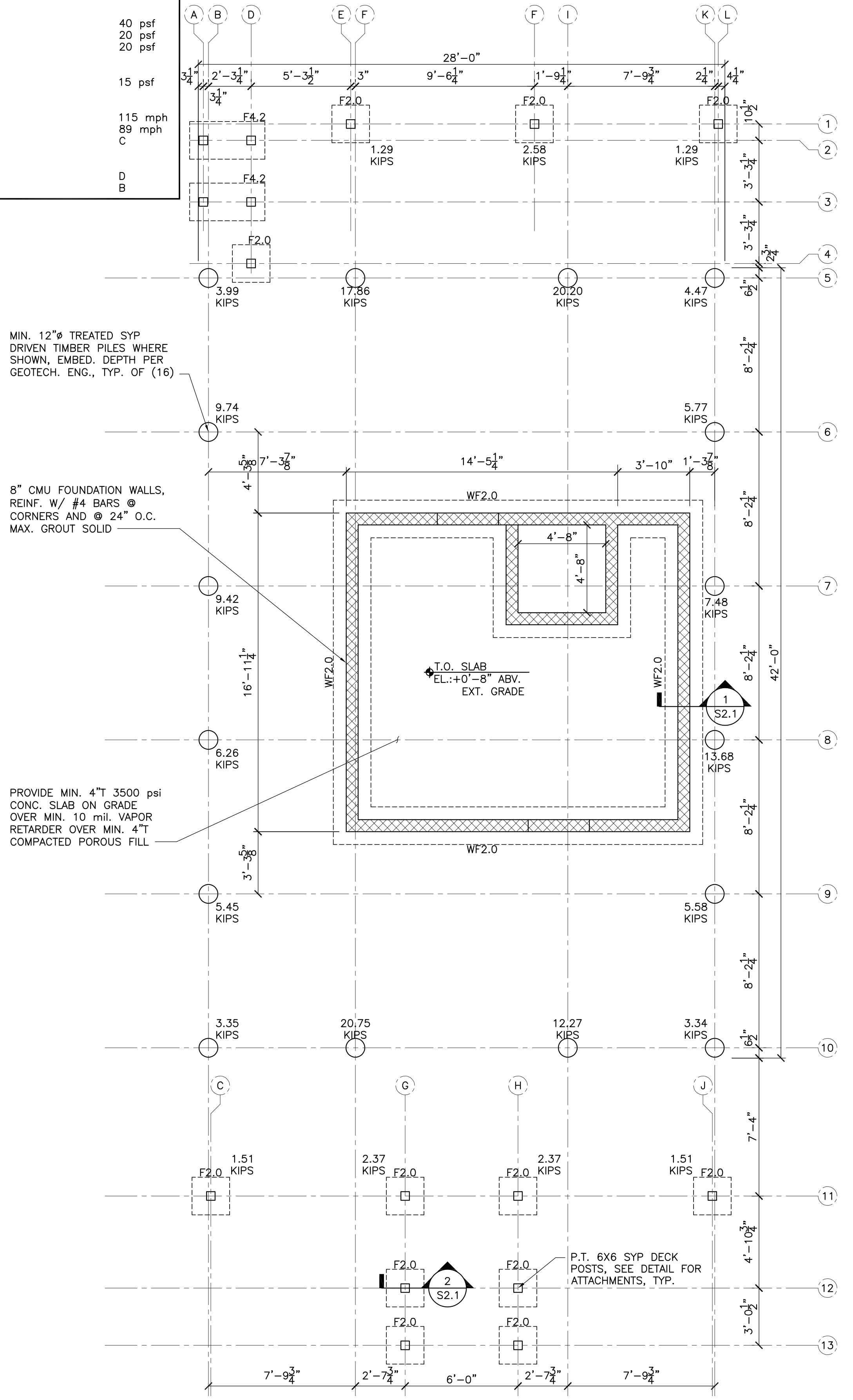


LIGHT FRAME DESIGN LOAD SCHEDULE (2018 IRC & FEMA P-499 HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION)

DEAD LOADS:	
FRAMED FLOOR DEAD LOAD:	15 psf
ROOF DEAD LOAD:	15 psf
LIVE LOADS:	
FLOOR LIVE LOAD (LIVING SPACE):	40 psf
CEILING LIVE LOAD:	20 psf
ROOF LIVE LOAD:	20 psf
SNOW LOAD DESIGN CRITERIA:	
GROUND SNOW LOAD:	15 psf
WIND LOAD DESIGN CRITERIA:	
ULTIMATE DESIGN WIND SPEED:	115 mph
NOMINAL DESIGN WIND SPEED:	89 mph
WIND EXPOSURE:	C
SEISMIC LOAD DESIGN CRITERIA:	
SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	B

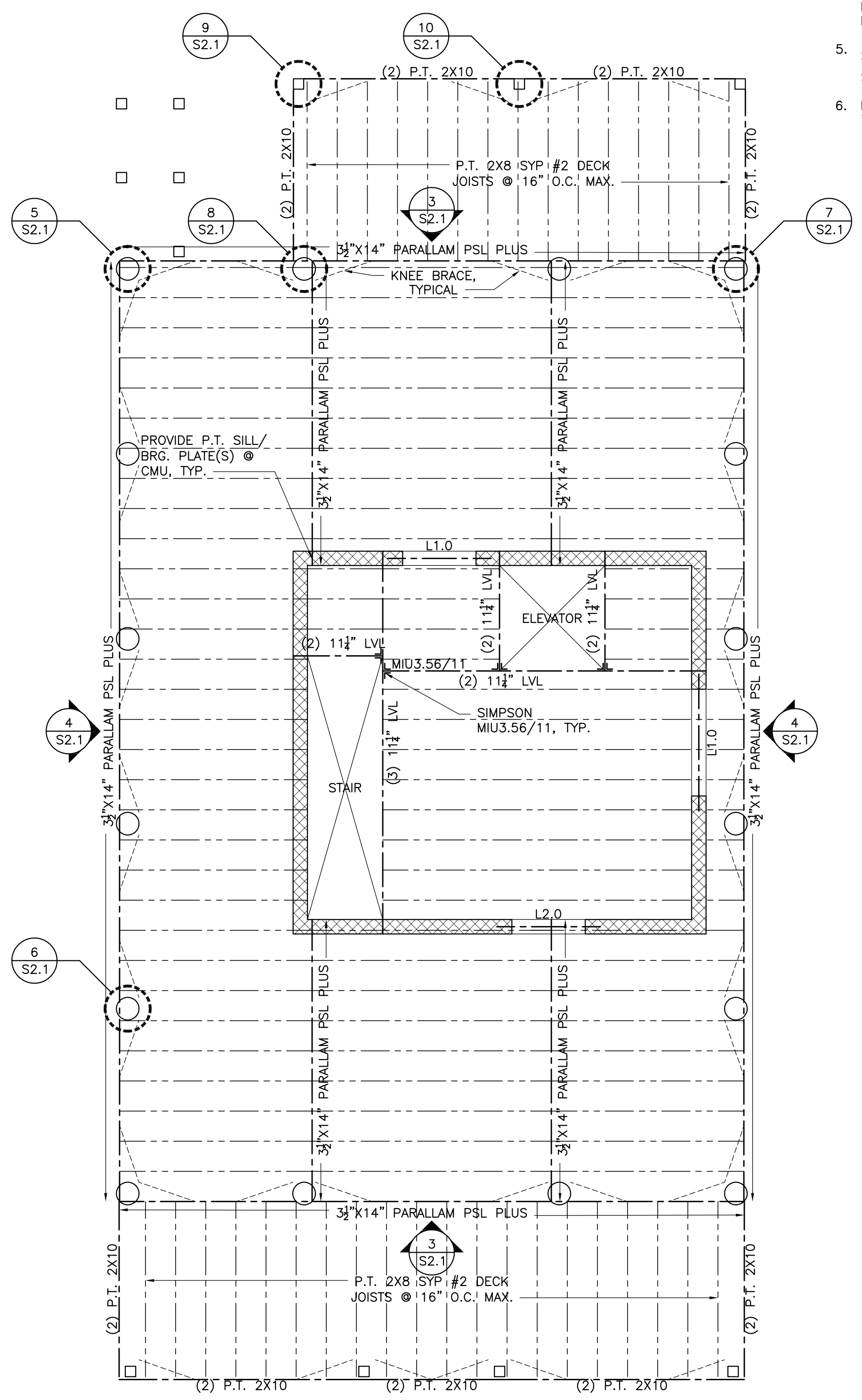
FOOTING SCHEDULE				
MARK	SIZE (W x L x D)	LONG. REINF.	TRANSV. REINF.	REMARKS
WF2.0	2'-0" x CONT. x 1'-0"	(2) #4's CONT. @ BOTTOM	#4's 48" O.C. @ TOP	CONT. FOOTING
F2.0	2'-0" x 2'-0" x 1'-0"	(3) #4's @ BOTT.	(3) #4's @ BOTT.	SPREAD FOOTING
F4.2	4'-0" x 2'-0" x 1'-0"	(3) #4's @ BOTT.	(6) #4's @ BOTT.	SPREAD FOOTING



1 FOUNDATION PLAN
SCALE = 1/4"=1'-0"

LINTEL SCHEDULE				
MARK	SIZE	REINF.	MIN. BEARING	REMARKS
L1.0	8X16 CMU U-LINTEL	(1) #5 CONT. @ BOTT., EA. COURSE, GROUT SOLID	8" EACH END	U-BLOCK BOND BLOCK W/ KNOCK OUT COURSE ABV.
L2.0	W8X24	3/8" Ø X 6" HEADED STUD IN GROUTED CELL, EA. END	8" EACH END	PAINTED OR GALV. A992

NOTE
ALL FLOOR JOISTS ARE TO BE P.T. 2X12 SYP #2 @ 16" O.C. MAX. UNLESS NOTED OTHERWISE



2 MAIN LEVEL FLOOR FRAMING PLAN
SCALE = 1/4"=1'-0"

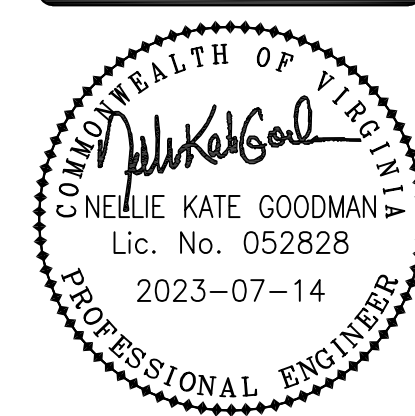
- GENERAL WOOD FRAMING NOTES:
- SEE DETAILS FOR TYPICAL CONNECTIONS.
 - PROVIDE 24/16 SPAN-RATED 2 3/2" OSB T&G FLOOR SHEATHING. PANELS TO BE LAID WITH THE LONG DIRECTION PERPENDICULAR TO FLOOR JOISTS AND SHALL BE FASTENED W/ CONSTRUCTION ADHESIVE & SIMPSON WSNTL (OR EQ.) COLLATED SCREWS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS (5/12 PATTERN). INSTALL BLOCKING AT PANEL EDGES IF/WHERE CALLED OUT ON PLANS. TYPICAL DIAPHRAGM ATTACHMENT THIS LEVEL.
 - REFER TO THE "AMERICAN PLYWOOD ASSOCIATION CONSTRUCTION GUIDE" FOR ADDITIONAL SHEATHING INSTALLATION INFORMATION.
 - ALL DIMENSIONS ARE TO FACE OF SHEATHING AND/OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.
 - ALL SPECIFIED HANGERS ARE TO BE GALVANIZED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY SIMPSON.
 - PROVIDE SOLID BLOCKING BELOW ALL POSTS @ FLOOR FRAMING TO PROVIDE A CONTINUOUS LOAD PATH.



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LEWIS AND LISA LAWRENCE
FOUNDATION AND MAIN LEVEL FLOOR FRAMING PLANS

GLoucester County
8688 ISLAND LANE, GLOUCESTER COUNTY, VIRGINIA 22861

DRAWN BY	LCO
DESIGNED BY	NKG
CHECKED BY	NKG
DATE	07/14/2023
SCALE	AS INDICATED
REVISIONS	
1	2020-08-11 REVISION 1
2	2023-07-14 REVISION 2

GENERAL WOOD FRAMING NOTES:

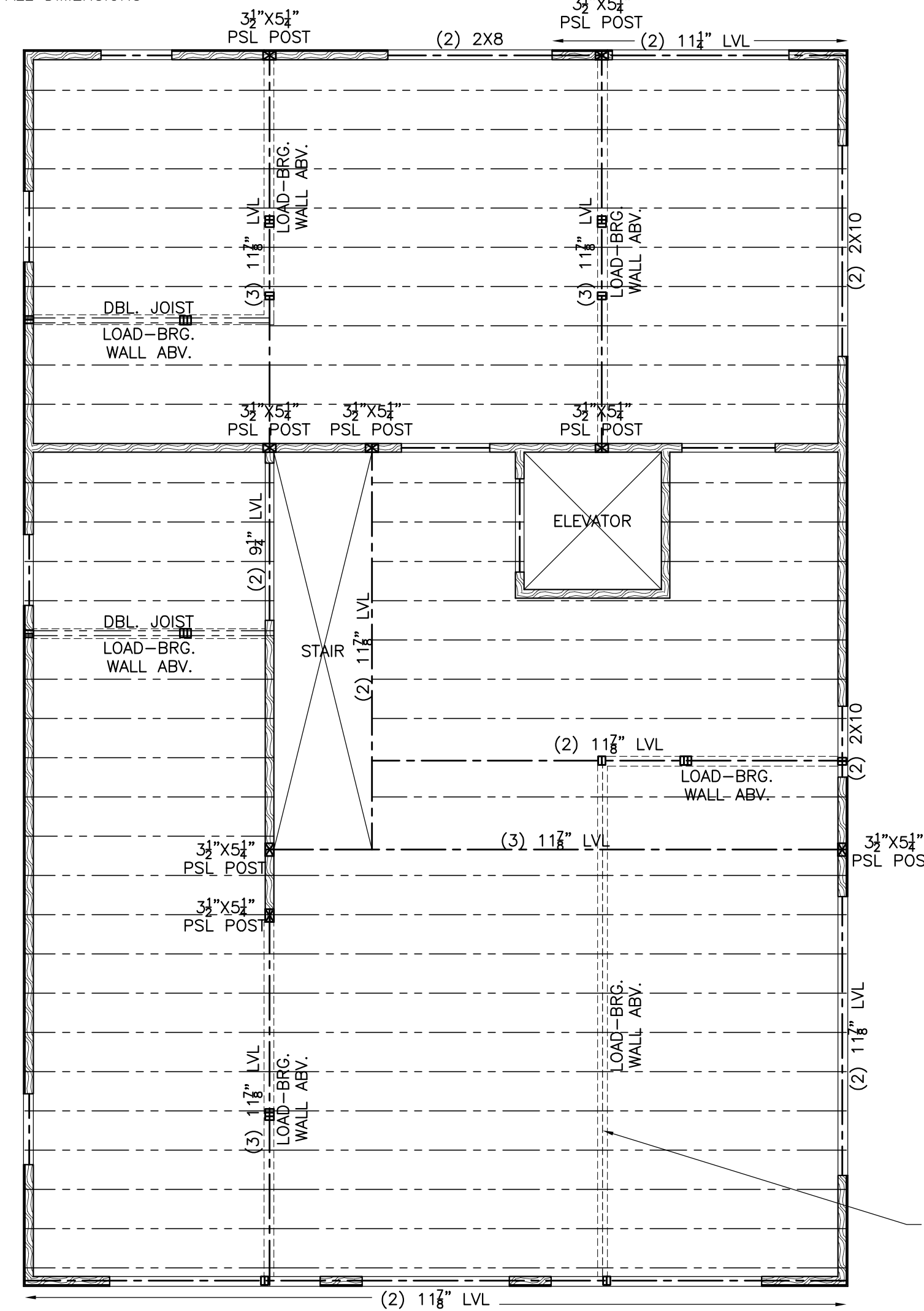
- ALL WALLS THIS LEVEL TO BE 2X4 STUDS AT 16" O.C. MAX. SPACING, U.N.O.
- ALL HEADERS IN 2X6 WOOD FRAMED WALLS NOT LABELED OTHERWISE SHALL BE (3) 2X8.
- ALL HEADERS IN 2X4 WOOD FRAMED WALLS NOT LABELED OTHERWISE SHALL BE (2) 2X6.
- ALL POSTS AT BEARING ENDS OF WOOD BEAMS AND HEADERS NOT NOTED OTHERWISE SHALL BE (1) 2X JACK + (1) KING STUD.
- PROVIDE 24/16 SPAN-RATED 7/8" OSB WALL SHEATHING TO WALL STUDS W/ 8d NAILS @ 6" O.C. ALONG PANEL EDGES & 8d NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS (6/12 PATTERN). LONG DIMENSION OF PANELS SHALL BE PERPENDICULAR TO STUDS. PROVIDE ADD'L SOLID BLOCKING AT ALL PANEL EDGES AND MID-HEIGHT OF EXTERIOR WALLS. SEE WALL BRACING PLAN FOR ANY NECESSARY SPECIAL FASTENING LOCATIONS/REQUIREMENTS.
- PROVIDE 24/16 SPAN-RATED 2 3/4" OSB T&G FLOOR SHEATHING. PANELS TO BE LAID WITH THE LONG DIRECTION PERPENDICULAR TO FLOOR JOISTS AND SHALL BE FASTENED W/ CONSTRUCTION ADHESIVE & SIMPSON WSNTL (OR EQ.) COLLATED SCREWS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS (6/12 PATTERN). INSTALL BLOCKING AT PANEL EDGES IF/WHERE CALLED OUT ON PLANS. TYPICAL DIAPHRAGM ATTACHMENT THIS LEVEL.
- REFER TO THE "AMERICAN PLYWOOD ASSOCIATION CONSTRUCTION GUIDE" FOR ADDITIONAL SHEATHING INSTALLATION INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF SHEATHING AND/OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.
- PROVIDE SOLID BLOCKING BELOW ALL POSTS @ FLOOR FRAMING TO PROVIDE A CONTINUOUS LOAD PATH.

NOTE
ALL FLOOR JOISTS ARE TO BE 1 1/8" WOOD I-JOISTS @ 16" O.C. MAX. UNLESS NOTED OTHERWISE

NOTE
ALL RAFTERS ARE TO BE 2X8 SYP #2 @ 16" O.C. MAX. UNLESS NOTED OTHERWISE

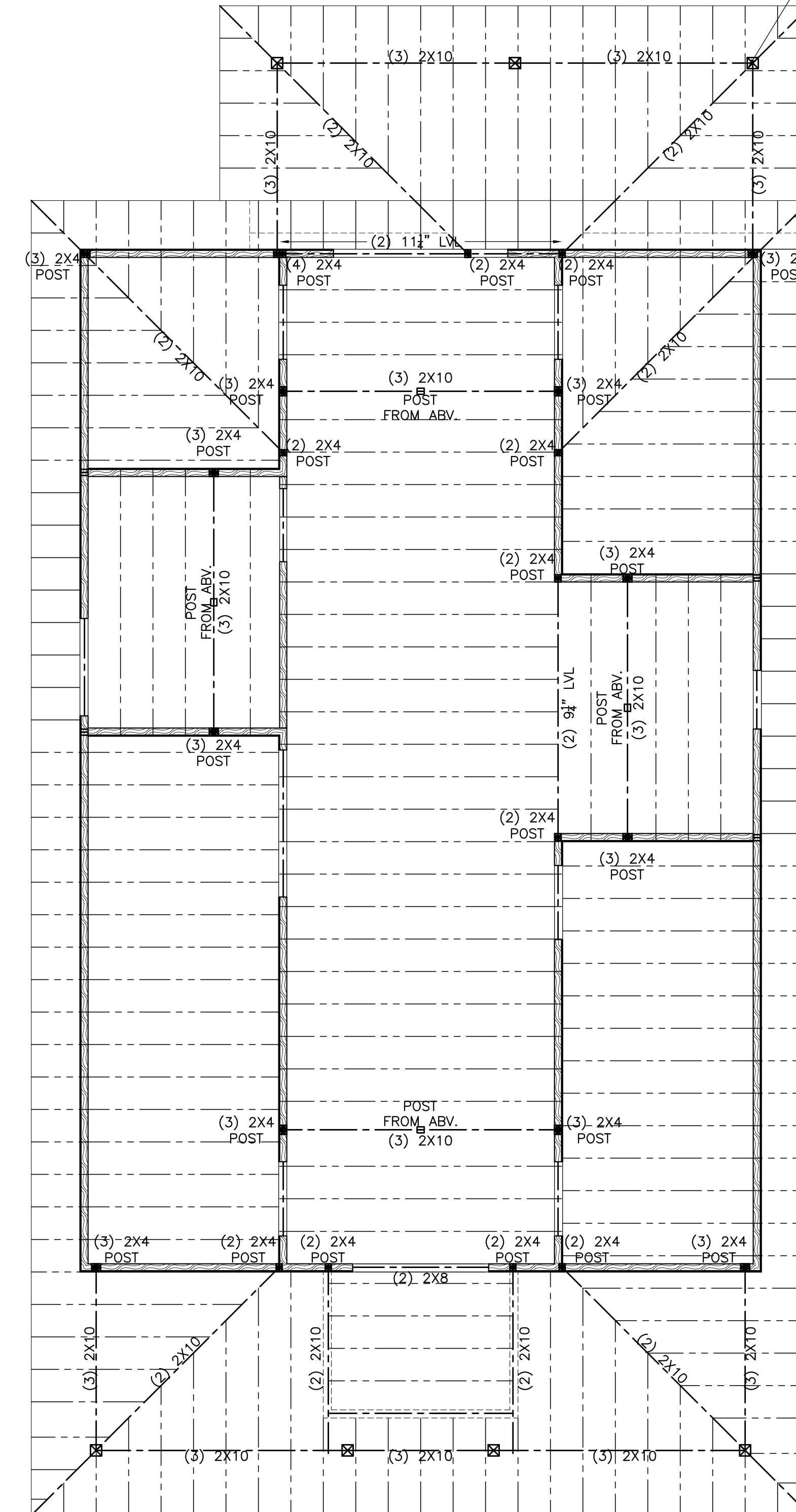
NOTE
ALL CEILING JOISTS ARE TO BE 2X8 SYP #2 @ 16" O.C. MAX. UNLESS NOTED OTHERWISE

P.T. 6X6 PORCH POST, PROVIDE SIMPSON BC6 POST CAP/BASE @ TOP AND BOTT, TYP. OF (7)



PROVIDE FULL-DEPTH BLOCKING BTWN. JOISTS BLW. ALL LOAD-BRG. WALLS, TYP.

1
S1.2
UPPER LEVEL FLOOR FRAMING PLAN
SCALE = 1/4"=1'-0"

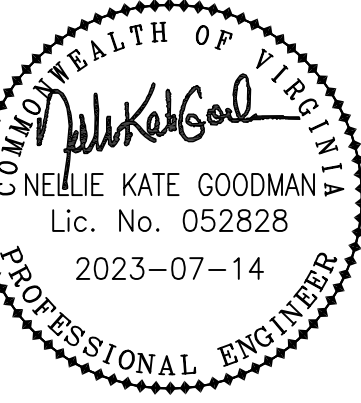


2
S1.2
UPPER LEVEL CEILING FRAMING / LOW ROOF FRAMING PLAN
SCALE = 1/4"=1'-0"



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UPPER LEVEL FLOOR, CEILING, AND LOW ROOF FRAMING PLANS

GLoucester County
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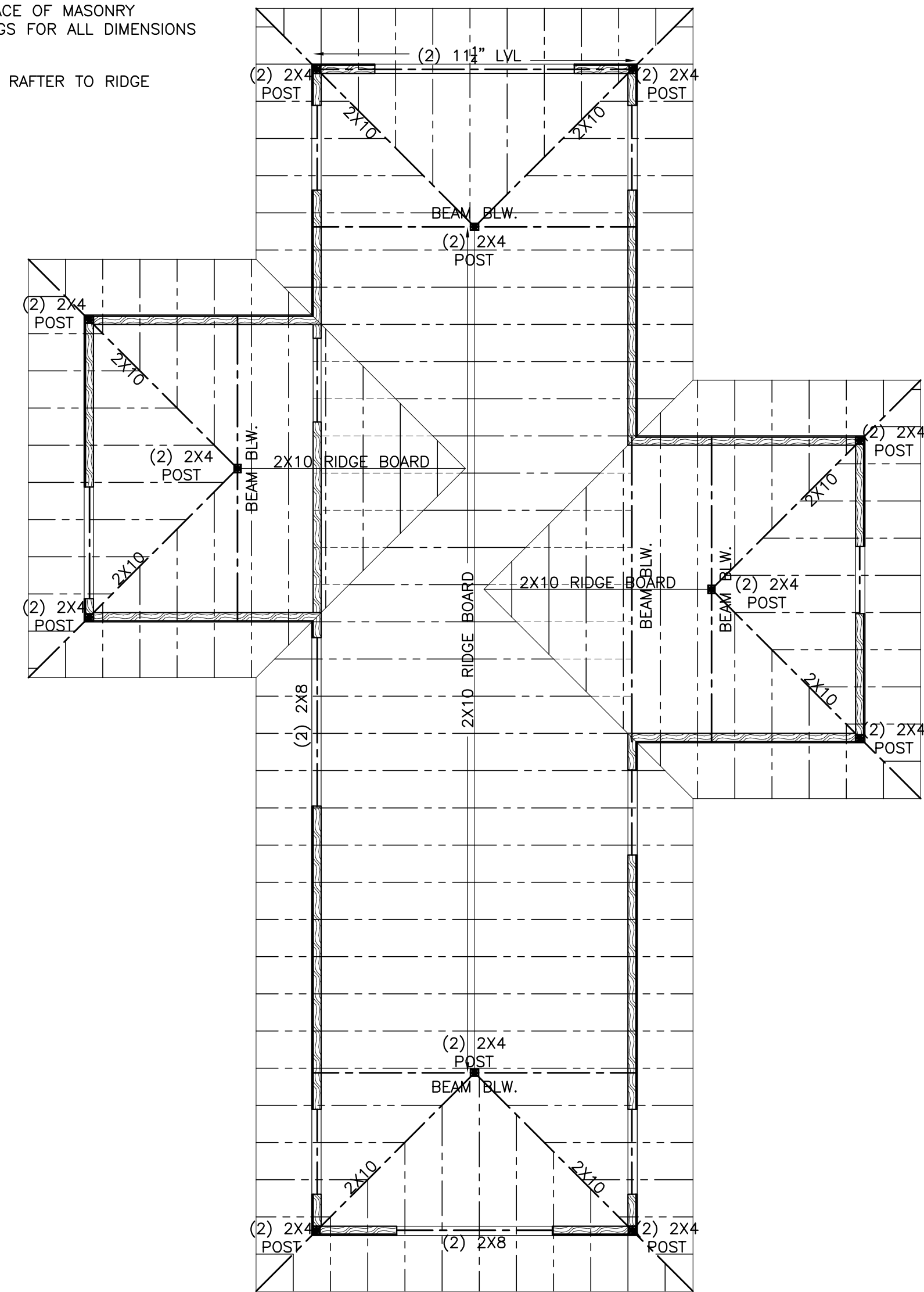
DRAWN BY LCO
DESIGNED BY NKG
CHECKED BY NKG
DATE 07/14/2023
SCALE AS INDICATED
REVISIONS
2023-07-14
REVISION 2

S1.2
PROJECT NO 5718037100

GENERAL WOOD FRAMING NOTES:

1. ALL WALLS THIS LEVEL TO BE 2X4 STUDS AT 16" O.C. MAX. SPACING, U.N.O.
2. ALL HEADERS IN 2X6 WOOD FRAMED WALLS NOT LABELED OTHERWISE SHALL BE (3) 2X8.
3. ALL HEADERS IN 2X4 WOOD FRAMED WALLS NOT LABELED OTHERWISE SHALL BE (2) 2X6.
4. ALL POSTS AT BEARING ENDS OF WOOD BEAMS AND HEADERS NOT NOTED OTHERWISE SHALL BE (1) 2X JACK + (1) KING STUD.
5. PROVIDE 24/16 SPAN-RATED 7/8" OSB WALL SHEATHING TO WALL STUDS W/ 8d NAILS @ 6" O.C. ALONG PANEL EDGES & 8d NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS (6/12 PATTERN). LONG DIMENSION OF PANELS SHALL BE PERPENDICULAR TO STUDS. PROVIDE ADD'L SOLID BLOCKING AT ALL PANEL EDGES AND MID-HEIGHT OF EXTERIOR WALLS. SEE WALL BRACING PLAN FOR ANY NECESSARY SPECIAL FASTENING LOCATIONS/REQUIREMENTS.
6. PROVIDE 24/16 SPAN-RATED 1 9/16" OSB ROOF SHEATHING TO ROOF RAFTERS W/ 10d NAILS @ 6" O.C. ALONG PANEL EDGES & 10d NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS (6/12 PATTERN). LONG DIMENSION OF PANELS SHALL BE PERPENDICULAR TO RAFTERS. SHEATHING SHALL BE CONTINUOUS TO ENDS OF ROOF FRAMING MEMBERS, EVEN UNDERNEATH OVERBUILD FRAMING. PROVIDE ADD'L SOLID BLOCKING AT PANEL EDGES IF/WHERE CALLED OUT ON PLANS. TYPICAL DIAPHRAGM ATTACHMENT THIS LEVEL.
7. REFER TO THE "AMERICAN PLYWOOD ASSOCIATION CONSTRUCTION GUIDE" FOR ADDITIONAL SHEATHING INSTALLATION INFORMATION.
8. ALL DIMENSIONS ARE TO FACE OF SHEATHING AND/OR FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.
9. PROVIDE SIMPSON RR RIDGE RAFTER CONNECTORS @ ALL RAFTER TO RIDGE CONNECTIONS.

*****NOTE*****
 ALL RAFTERS ARE TO BE 2X8
 SYP #2 @ 16" O.C. MAX.
 UNLESS NOTED OTHERWISE



HIGH ROOF FRAMING PLAN
 SCALE = 1/4"=1'-0"



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HIGH ROOF FRAMING PLAN

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 DATE 07/14/2023
 SCALE AS INDICATED
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S1.3
 PROJECT NO 571803710



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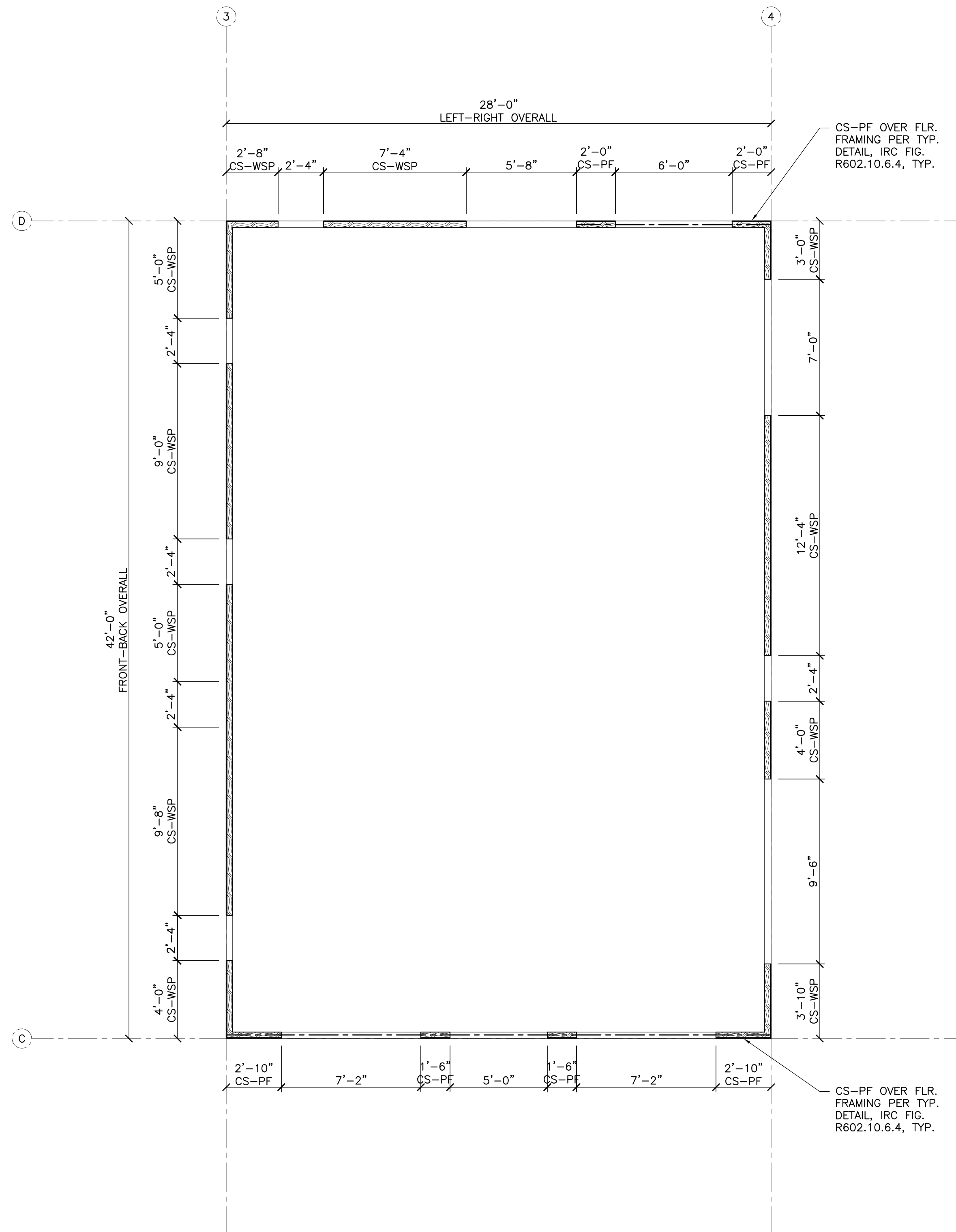


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 WALL BRACING

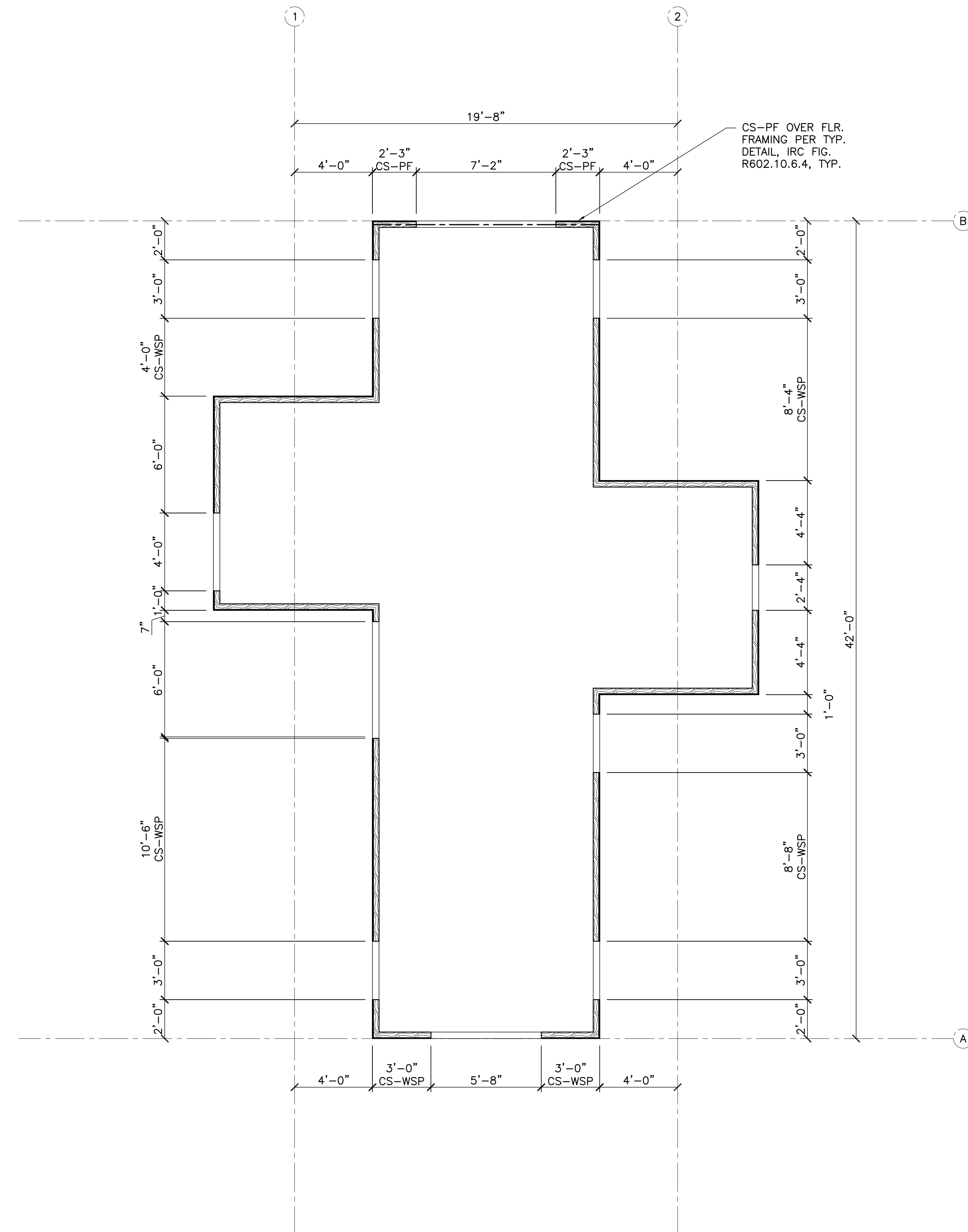
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1 MAIN LEVEL WALL BRACING
 SCALE = 1/4"=1'-0"



2 UPPER LEVEL WALL BRACING
 SCALE = 1/4"=1'-0"



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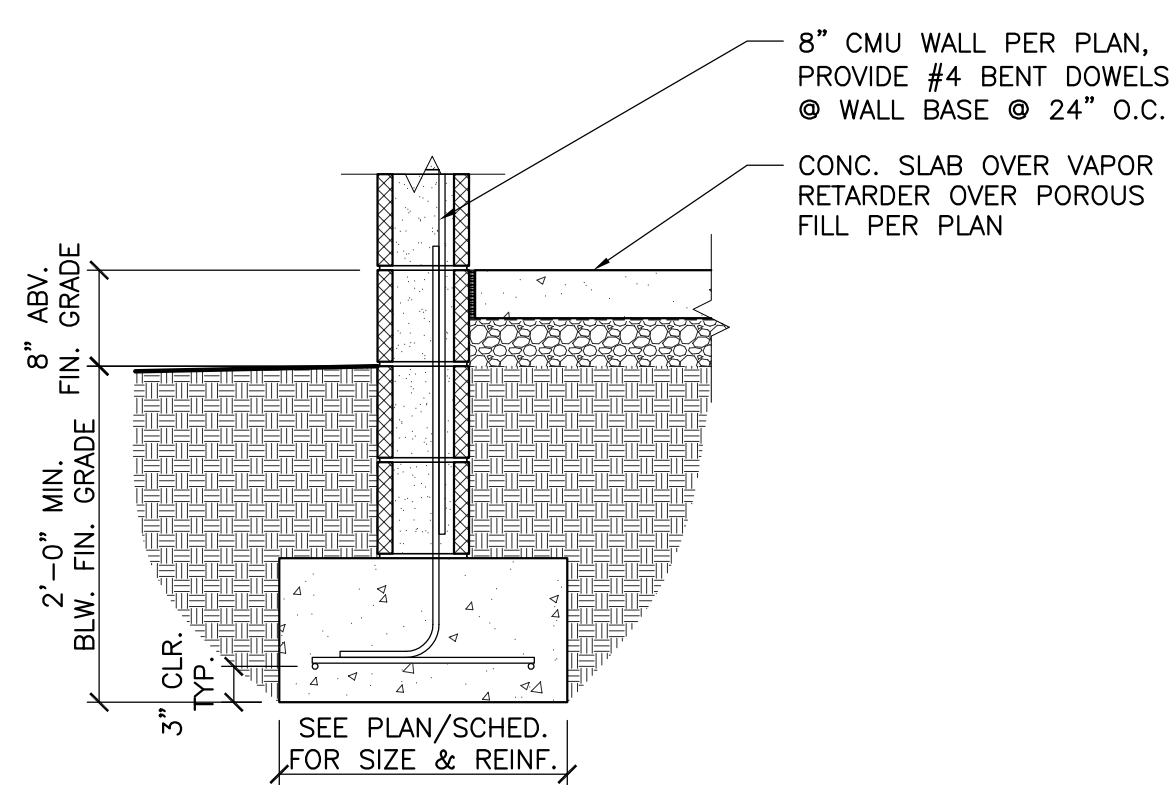
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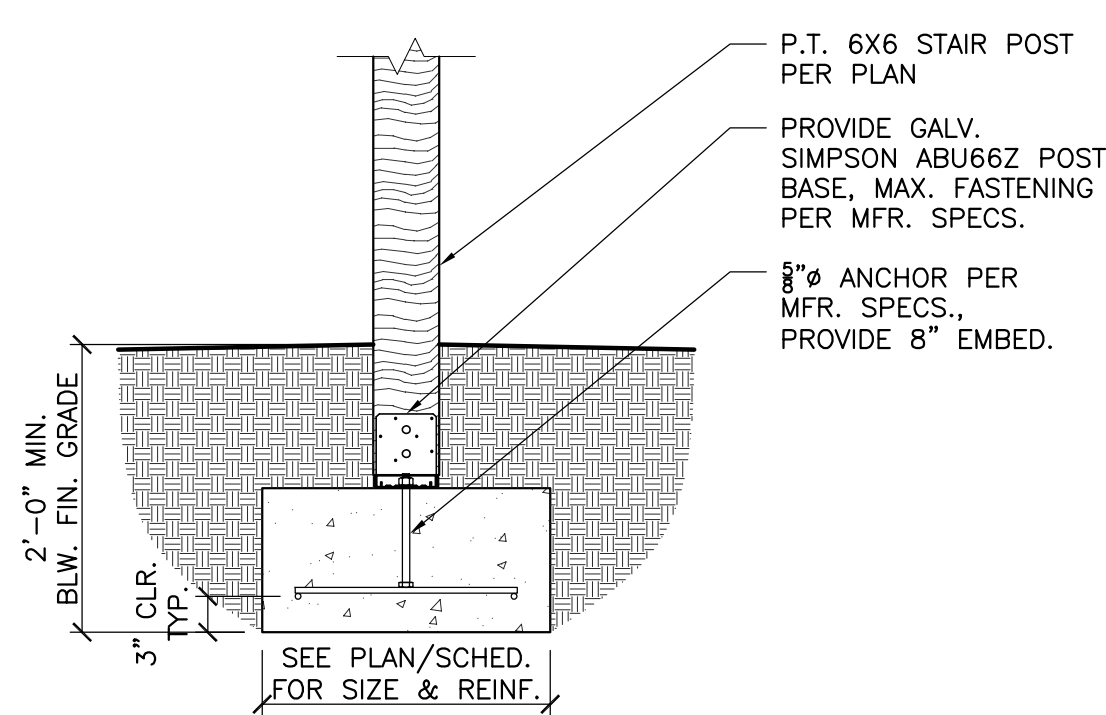
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STRUCTURAL DETAILS

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DATE 07/14/2023
SCALE AS INDICATED
REVISIONS
2020-08-11
REVISION 1

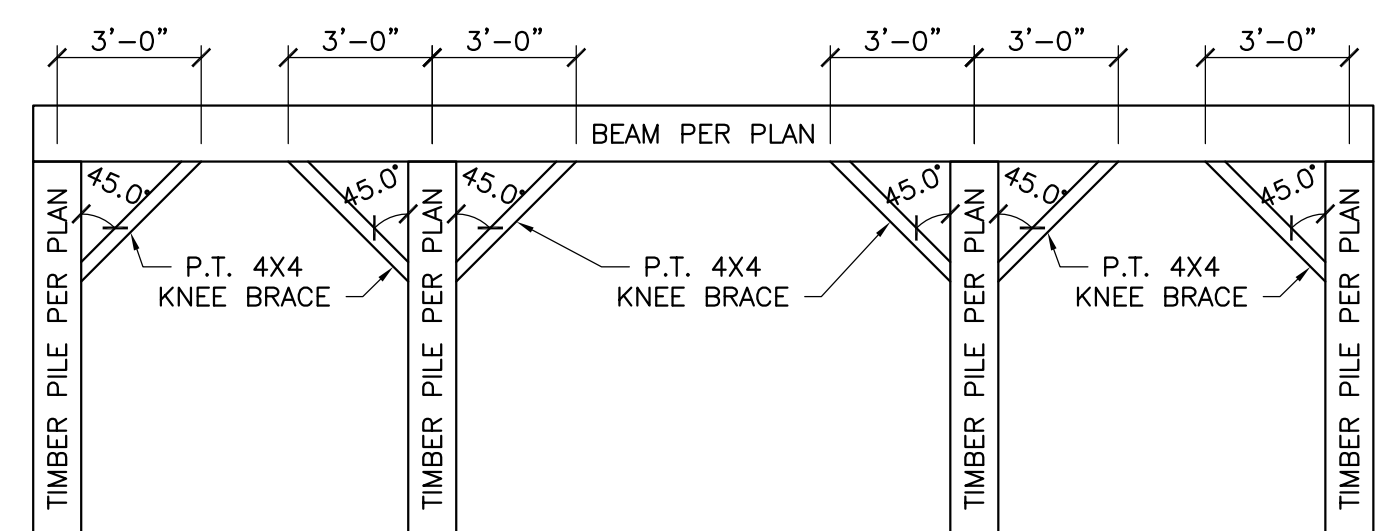
S2.1
PROJECT NO 57180371.00



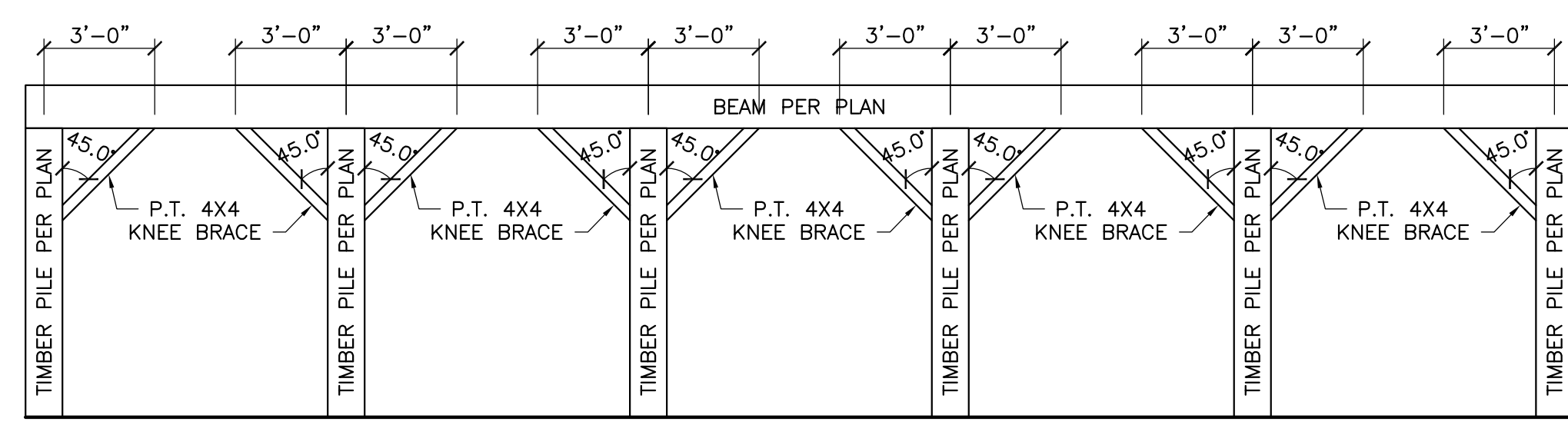
1 TYP. CMU FOUNDATION WALL
SCALE = 3/4"=1'-0"



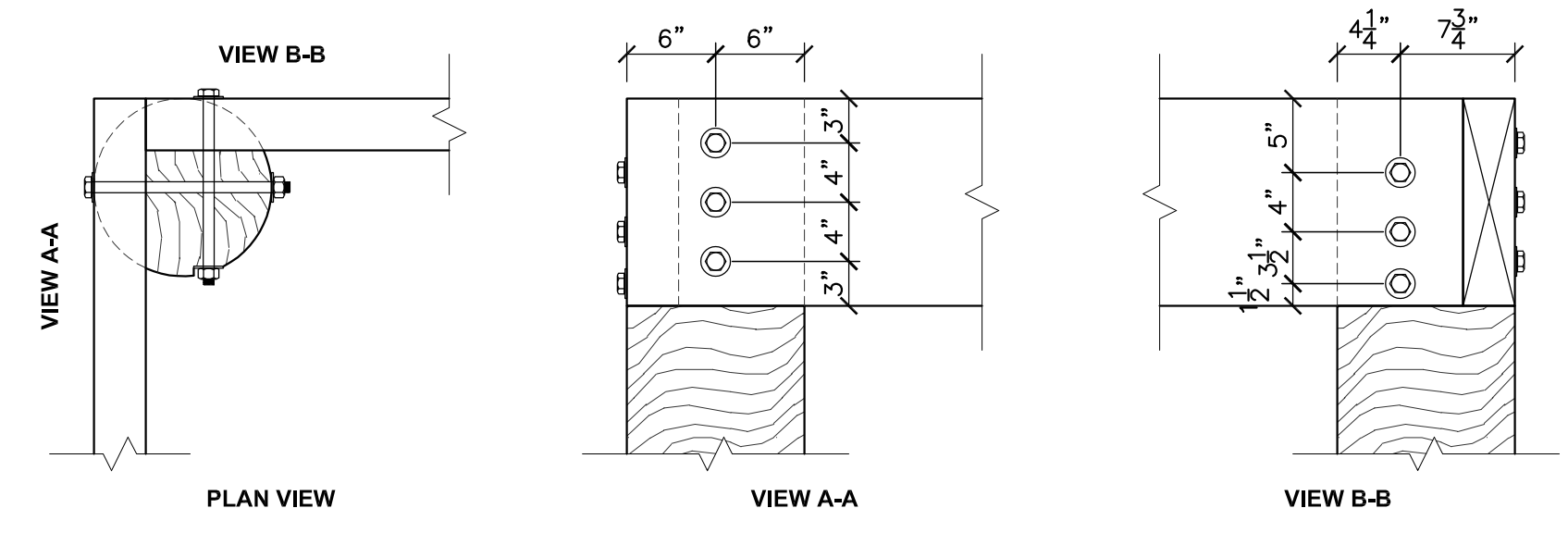
2 TYP. STAIR POST SPREAD FTG.
SCALE = 3/4"=1'-0"



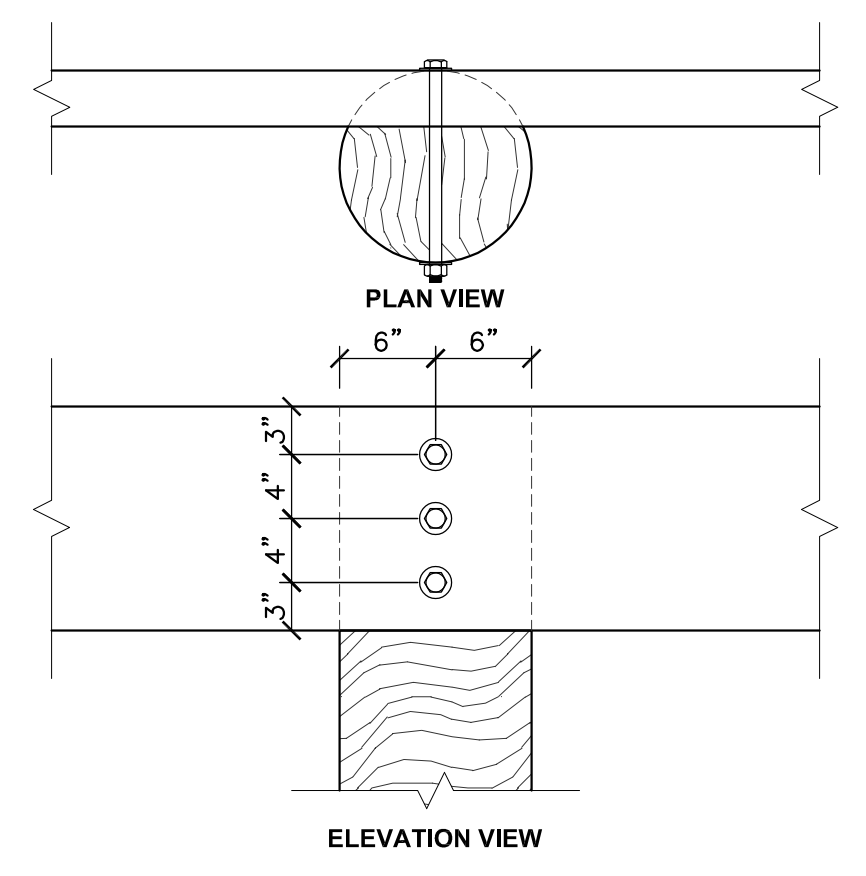
3 A-H ELEVATION
SCALE = 1/4"=1'-0"



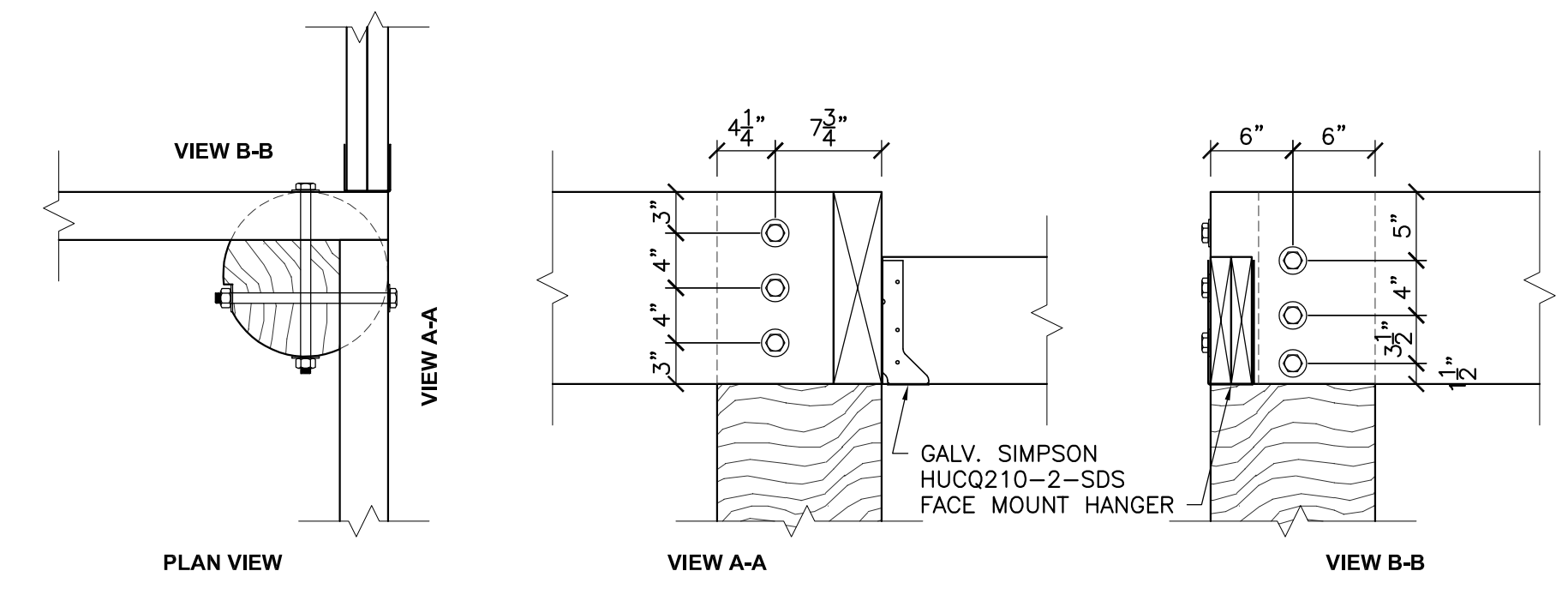
4 2-7 ELEVATION
SCALE = 1/4"=1'-0"



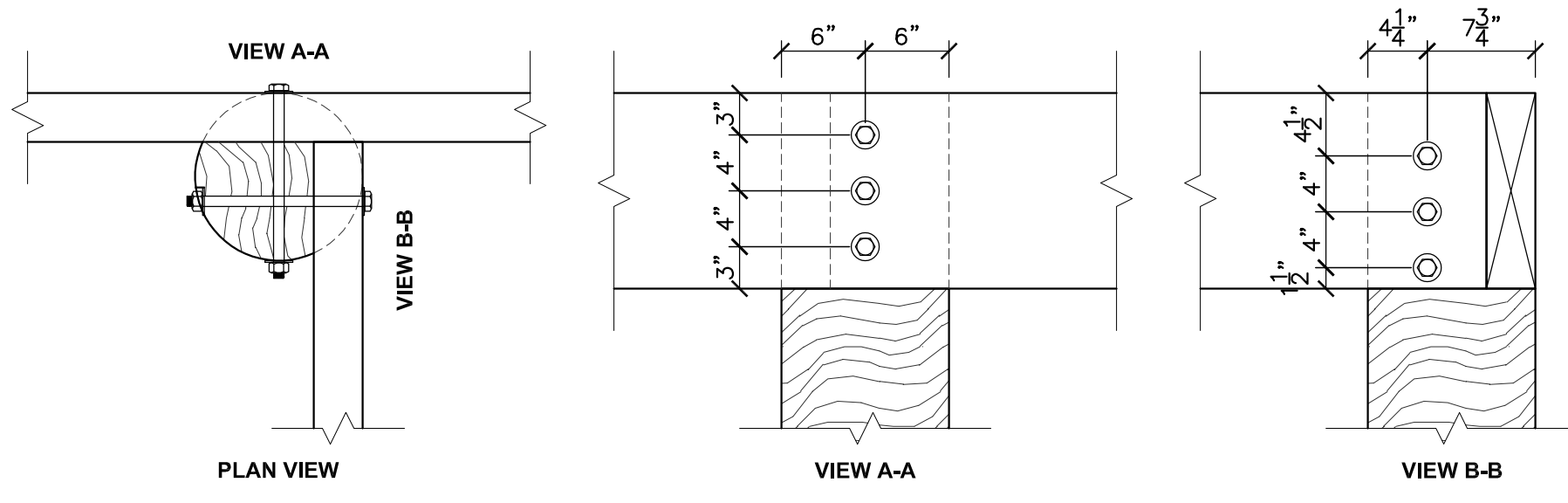
5 CONNECTION 1
SCALE = 1"=1'-0"



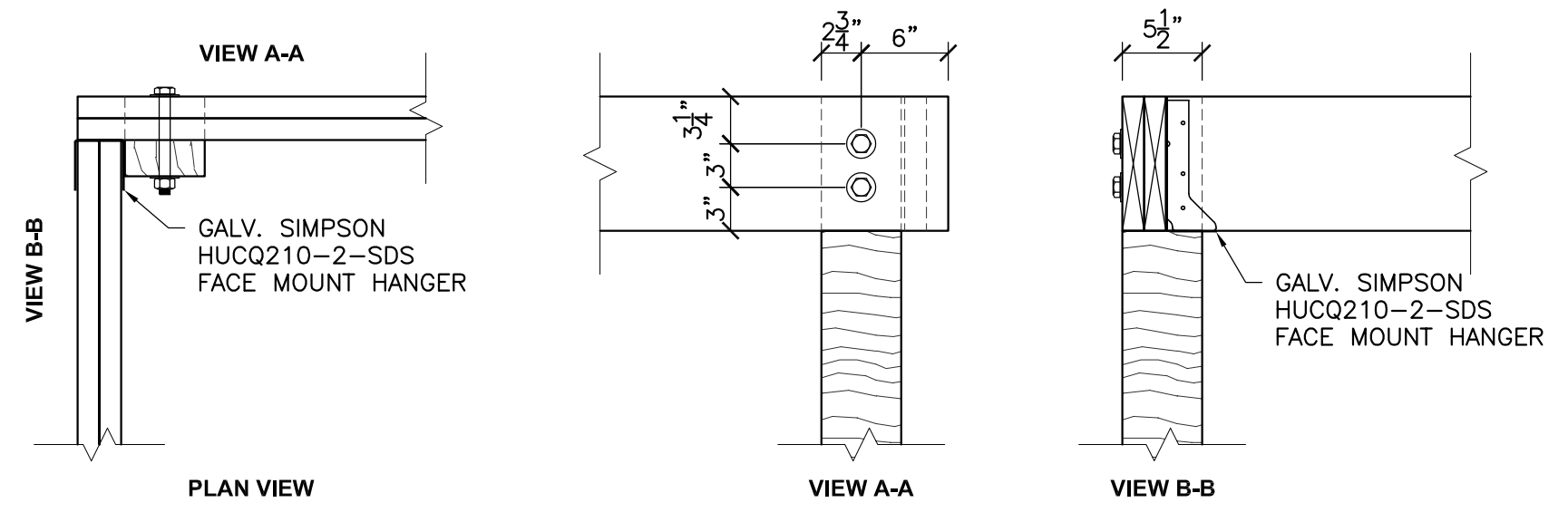
6 CONNECTION 2
SCALE = 1"=1'-0"



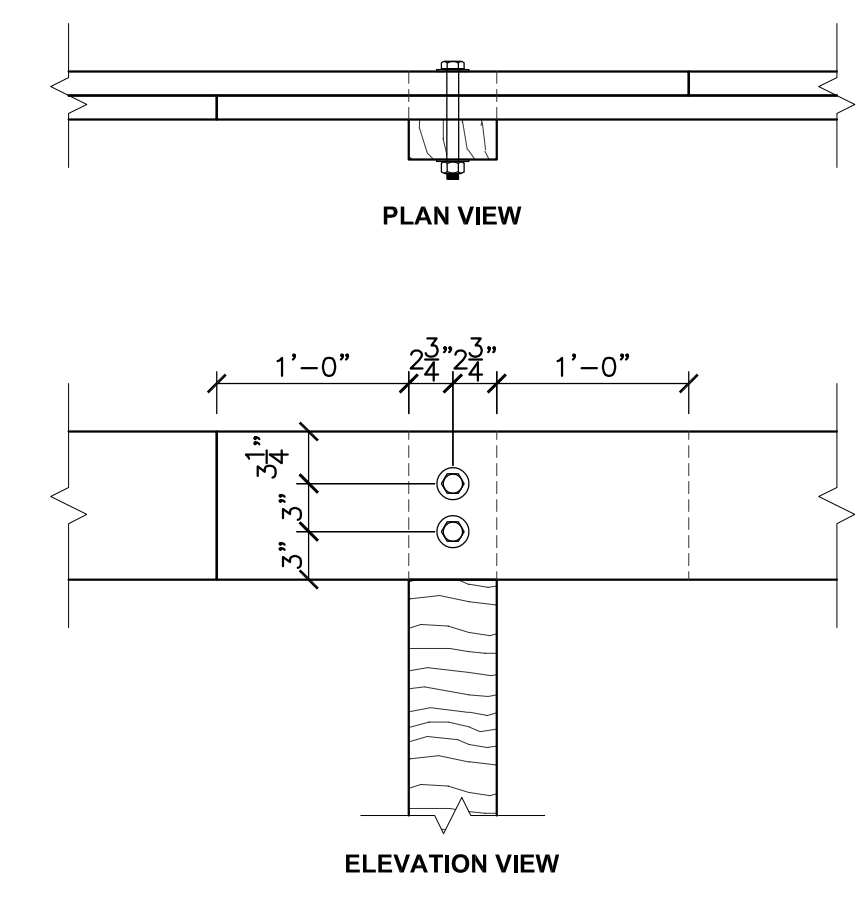
7 CONNECTION 3
SCALE = 1"=1'-0"



8 CONNECTION 4
SCALE = 1"=1'-0"



9 CONNECTION 5
SCALE = 1"=1'-0"



10 CONNECTION 6
SCALE = 1"=1'-0"

- GENERAL CONNECTION NOTES**
1. ALL TIMBER PILES ARE TO BE MINIMUM 12"Ø SOLID-SAWN SOUTHERN PINE OR DOUGLAS-FIR. G.C. TO COORDINATE REQUIRED SIZES AND EMBEDMENT DEPTHS WITH THE GEOTECHNICAL ENGINEER OF RECORD.
 2. G.C. TO VERIFY ALIGNMENT OF ALL PILES IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND COORDINATE WITH THE ENGINEER REGARDING ANY MISALIGNED PILES PRIOR TO MAKING ANY BEAM CONNECTIONS.
 3. ALL PILES ARE TO BE CAREFULLY MEASURED, MARKED, AND CUT TO AVOID ANY MISPLACED CUTS, OVERCUTS, OR MISLOCATED BOLT HOLES.
 4. ALL CUTS AND HOLES IN TIMBER PILES ARE TO BE FIELD TREATED WITH COPPER NAPHTHENATE OR OXINE COPPER PER AWPA STANDARD M4.
 5. ALL FASTENERS SHOWN ARE TO BE 3/8" A307 THRU-BOLTS WITH COMMON OR PLATE WASHER ON EACH END, AND RECEIVE A HOT-DIP GALVANIZED COATING.
 6. ALL EXPOSED SOLID-SAWN LUMBER SHALL BE PRESSURE-TREATED AND ALL ENGINEERED LUMBER (PSL, LVL, I-JOIST, ETC.) SHALL BE PERMANENTLY COVERED AND PROTECTED FROM WEATHER EXPOSURE.
 7. SEE SECTIONS 3.2 AND 3.3 OF THE FEMA P-499 HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION FOR ADDITIONAL INFORMATION.
 8. MAKE ALL PORCH AND DECK GUARDRAIL ATTACHMENTS PER THE DCA 6 PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.
 9. FASTEN ALL MULTI-PLY SOLID-SAWN BEAMS W/ (2) ROWS OF FLATLOK SCREWS, @ 12" O.C. EA. SIDE, STAGGER. FASTENERS TO EMBED INTO THE FULL WIDTH OF THE MULTI-PLY MEMBER.

J:\PROJECTS\2023\07\180371.00 LAWRENCE RESIDENCE\CONNECTIONS.dwg