

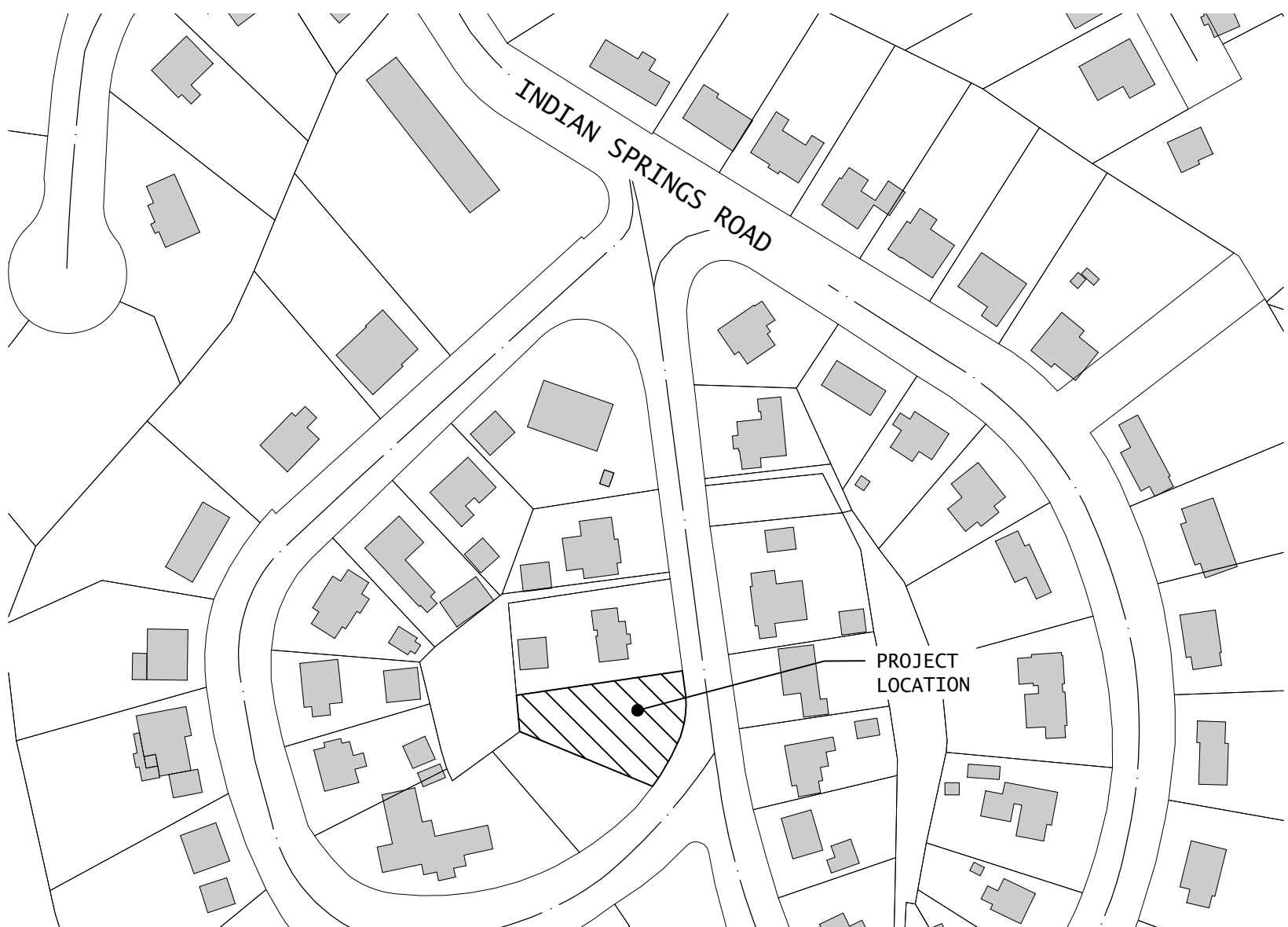
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206 INDIAN SPRINGS RESIDENCE

206 INDIAN SPRINGS RD .. WILLIAMSBURG, VA 23185

HOPKE | HARRISON, INC. PROJECT No. 45032



STRUCTURAL DESIGN CRITERIA

- A. LIVE LOADS
ROOF LIVE LOAD: 20 PSF
- B. DEAD LOADS
ROOF DEAD LOAD: 10 PSF
- C. SNOW LOADS
GROUND SNOW LOAD: 20 PSF
- D. WIND LOADS
BASIC DESIGN WIND SPEED (V_{10}): 115 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V_{ASD}): 89 MPH
EXPOSURE CATEGORY: B
INTERNAL PRESSURE COEFFICIENT: +/- 0.18
C&C WIND PRESSURES (20 SF, WORST CASE ROOF SLOPE):
ROOF: ZONE 1 = 9.2 (10), -24 PSF
ZONE 2r = 9.2 (10), -28.1 PSF
ZONE 2e, 3 = 9.2 (10), -30.3 PSF
- E. SEISMIC LOADS DO NOT GOVERN
SEISMIC DESIGN CATEGORY: B
- F. GEOTECHNICAL INFORMATION
FOUNDATION DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF, PER SOIL CLASSIFICATIONS OF SC AND AS DENOTED IN GEOTECHNICAL REPORT DATED 5 FEBRUARY 2025 BY ECS (#07:17362).
- G. ROOF RAIN LOAD DATA
RAIN INTENSITY: 3.25 INCHES/HOUR

SHEET INDEX

- COVER SHEET
- T1.1 TITLE SHEET & GENERAL NOTES
- STRUCTURAL
- S1.1 FOUNDATION & FIRST FLOOR FRAMING PLANS
S1.2 ROOF & FRAMING PLANS
- ARCHITECTURAL
- A1.1 FIRST FLOOR PLAN & SCHEDULES
A1.2 SECOND FLOOR PLAN
- A2.1 ELEVATIONS & BUILDING SECTIONS
A2.2 ELEVATIONS & BUILDING SECTIONS, CONTINUED
- A3.1 SECTIONS
A3.2 SECTIONS, CONTINUED

CODE DATA

CODE: 2021 VIRGINIA CONSTRUCTION CODE
RESIDENTIAL EXCERPTS (2021 VIRGINIA RESIDENTIAL CODE)

USE GROUP: R-5 (SINGLE FAMILY DWELLING)

CONSTRUCTION TYPE: V-B

SITE PLAN NOTES

SITE INFORMATION SHOWN HERE FROM PARTIAL PHYSICAL SURVEY ENTITLED "BOUNDARY LINE ADJUSTMENT PLAT OF LOT 47 & LOT 48 INDIAN SPRINGS" BY LANDTECH RESOURCES, INC. DATED 05/05/2025; THESE DRAWINGS TO BE READ IN TANDUM WITH SITE PLAN, PREPARED BY OTHERS; CONFIRM EXISTING AND PROPOSED FINISHED GRADES AND CONSULT WITH ARCHITECT IF FOUND TO BE AT VARIANCE WITH ASSUMED CONDITIONS

ARCHITECTURAL REVIEW BOARD NOTE

DESIGN OF THIS PROJECT INCLUDES REQUIREMENTS BASED ON CITY OF WILLIAMSBURG CODE OF ORDINANCES, CHAPTER 21, ARTICLE IX FOR ARCHITECTURAL REVIEW BOARD APPROVAL. DESIGN DRAWINGS AND SPECIFICATIONS ARE BASED ON APPROVED SUBMISSION: ARB #25-118

ALL EXTERIOR ARCHITECTURAL FEATURES, MATERIALS, AND COLORS ARE TO COMPLY WITH THOSE APPROVED BY THE ARB. IF ALTERATIONS ARE PROPOSED, RESUBMISSION IS REQUIRED.

ELECTRONIC SIGNATURE NOTE

THIS DOCUMENT IN ITS ENTIRETY HAS BEEN ELECTRONICALLY SIGNED IN ACCORDANCE WITH TITLE 18 VAC 10-20-760.

ORIGINAL DOCUMENTS AS DESIGNED BY THE LICENSED PROFESSIONAL ("ARCHITECT") LISTED BELOW HAVE BEEN RETAINED BY HOPKE / HARRISON, INC. THE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR MODIFICATIONS TO THIS DOCUMENT NOT MADE BY THE ARCHITECT OR EMPLOYEES OF HOPKE / HARRISON, INC ON BEHALF OF THE ARCHITECT UNDER THEIR DIRECT CONTROL. ANY MODIFICATIONS NOT PERFORMED BY THE ARCHITECT OR EMPLOYEES UNDER THEIR DIRECT CONTROL INVALIDATE THE ELECTRONIC SIGNATURE.

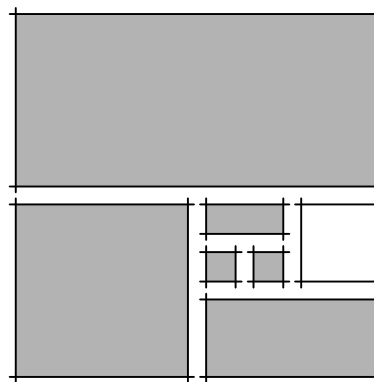
0 PERMIT SUBMISSION SET 03/18/2026
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Project Info: 206 INDIAN SPRINGS RESIDENCE
206 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185

TITLE SHEET

(DRAWN) REVIEWED: (abh) JEH

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Seal



Project No. 45032

Sheet

T1.1

1 of 9

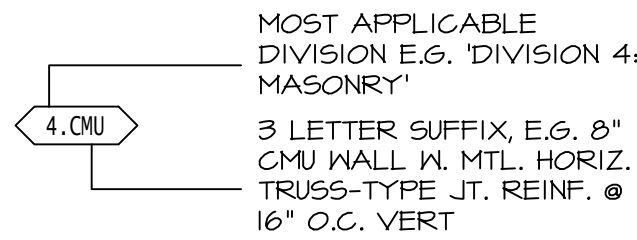
ABBREVIATIONS

	AT	FIN	FINISH	PLF	POUNDS PER LINEAL FOOT
ACC	ACCESSIBLE	FGF	TYPE X FIRE RESISTANCE RATED GYPSUM BOARD	PLM	PLASTIC LAMINATE
ACC'D	ACCORDING TO	FLR	FLOOR	PLYMD	PLYWOOD
ACP	ACOUSTICAL CEILING PANEL	FOS	FACE OF STUD	PME	PLUMBING / MECHANICAL / ELECTRICAL
ADA	AMERICANS WITH DISABILITIES ACT	FRT	FIRE RETARDANT TREATED	PREFAB	PREFABRICATED
ADJ	ADJUST, ADJUSTABLE	FS	FRAME SIZE	PSL	PARALLEL STRAND LUMBER
AFF	ABOVE FINISHED FLOOR	FT	FEET, FOOT	PSI	POUNDS PER SQUARE INCH
AGGR	AGGREGATE	FTG	FOOTING	PT	PAINT
ALT	ALTERNATE	FV	FIELD VERIFY	PVC	POLYVINYL CHLORIDE
ALUM	ALUMINUM				
AMP	AMPERE	GA	GAUGE	QT	QUARRY TILE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GALV	GALVANIZED	QTY	QUANTITY
APPROX	APPROXIMATE	GC	GENERAL CONTRACTOR		
ARCH	ARCHITECT	GYP BD	GYPSUM BOARD	RA	REGISTERED ARCHITECT
AWI	ARCHITECTURAL WOODWORK INSTITUTE	GWB	GYPSUM BOARD	RB	RUBBER WALL BASE
AHJ	AUTHORITY HAVING JURISDICTION			REINF	REINFORCED, REINFORCEMENT
		HH	HOPKE / HARRISON, INC.	REQD	REQUIRED
BITUM	BITUMINOUS	HORIZ	HORIZONTAL	RO	ROUGH OPENING
BLDG	BUILDING	HP	HORSEPOWER		
BM	BEAM	HT	HEIGHT	SF	SQUARE FEET
BOT	BOTTOM	HM	HOLLOW METAL	SHT	SHEET
BTU	BRITISH THERMAL UNIT	HMF	HOLLOW METAL FRAME	SIM	SIMILAR
BRG	BEARING	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	SPEC	SPECIFICATION
				SQ	SQUARE
CL	CENTERLINE	IAW	IN ACCORDANCE WITH	STC	SOUND TRANSMISSION CLASS
CFM	CUBIC FEET PER MINUTE	IBC	INTERNATIONAL BUILDING CODE *	STD	STANDARD
CFS	COLD FORMED STEEL	ILO	IN LIEU OF	STL	STEEL
CEIL	CLG CEILING	IN	INCH	STRUCT	STRUCTURAL
CLR	CLEAR	INCL	INCLUDE		
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION	T&B	TOP & BOTTOM
COL	COLUMN	INT	INTERIOR	T&G	TONGUE & GROOVE
CONC	CONCRETE	IRC	INTERNATIONAL RESIDENTIAL CODE *	TCNA	TILE COUNCIL OF NORTH AMERICA
CONT	CONTINUOUS			THK	THICK
CPT	CARPET	JAN, JC	JANITOR'S CLOSET	TJI	TRUSJOIST* I-JOISTS
CT	CERAMIC TILE			TME	TO MATCH EXISTING
DEMO	DEMOLITION, DEMOLISH	LBS	POUNDS	T, TOIL	TOILET
DIAM, Ø	DIAMETER	LVL	LAMINATED VENEER LUMBER	TPO	THERMOPLASTIC POLYOLEFIN
DIM	DIMENSION	MAX	MAXIMUM	TRS	TRUSS
DIV	DIVISION	MECH	MECHANICAL	TRTD	TREATED
DN	DOWN	MGB	MOISTURE RESISTANT GYPSUM BOARD	TYP	TYPICAL
DTL	DETAIL	MANUF	MANUFACTURER	UL	UNDERWRITERS' LABORATORY
DWGS	DRAWINGS	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
		MTD	MOUNTED		
EA	EACH	MTL	METAL	VCC	VIRGINIA CONSTRUCTION CODE
EERO	EMERGENCY EGRESS & RESCUE OPENING			VCT	VINYL COMPOSITION TILE
ELEC	ELECTRICAL	N/A	NOT APPLICABLE	VEBC	VIRGINIA EXISTING BUILDING CODE
ELEV	ELEVATION	NIC	NOT IN CONTRACT	VECC	VIRGINIA ENERGY CONSERVATION CODE
EPDM	ETHYLENE-PROPYLENE-DIENE MONOMER	#	NUMBER, POUND	VERT	VERTICAL
EQ	EQUAL	NO	NUMBER	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	VRC	VIRGINIA RESIDENTIAL CODE
E. EX	EXISTING			VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
EXIST	EXISTING	OC	ON CENTER		
EXP	EXPANSION, EXPOSURE	OH	OPPOSITE HAND	W/	WITH
EXT	EXTERIOR	OPER	OPERABLE	W/IN	WITHIN
EW	EACH WAY	OPNG	OPENING	W/O	WITHOUT
EWJ	ENGINEERED WOOD I-JOIST	OPP	OPPOSITE	WD	WOOD
EWJ	ENGINEERED WOOD PRODUCTS				
		PE	PROFESSIONAL ENGINEER	XGB	TYPE X FIRE RESISTANCE RATED GYPSUM BOARD
FDTN	FOUNDATION	PERF	PERFORATED		
FF	FINISHED FLOOR	PERIM	PERIMETER		

GENERAL NOTES

- WHERE NOT OTHERWISE SPECIFIED, ALL WORKMANSHIP AND MATERIAL QUALITY TO BE IN KEEPING WITH ACCEPTED STANDARDS OF RESPECTIVE INDUSTRIES AT A MINIMUM. MOST CURRENT VERSION OF R.S. MEANS "RESIDENTIAL AND LIGHT COMMERCIAL CONSTRUCTION STANDARDS" TO SERVE AS REFERENCE TO QUALITY STANDARDS.
- IF ERRORS, CONFLICTS, OR OMISSIONS ARE DISCOVERED IN THE DRAWINGS / PROJECT MANUAL, CONSULT THE ARCHITECT PRIOR TO OBTAINING BUILDING MATERIALS AND BEGINNING CONSTRUCTION.
- DIMENSIONS ARE DRAWN TO FACE OF STUD OR FACE OF MASONRY UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL NOTIFY "MISS UTILITY OF VIRGINIA" AT 811 OR 800-552-3120 PRIOR TO BEGINNING EXCAVATION FOR LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL REQUEST PRIVATE UTILITY MARKING SERVICE FOR MARKING OF "PRIVATE UTILITY LINES".
- VERIFY / COORDINATE UTILITY REVISIONS WITH EXISTING TREE / SHRUBBERY LOCATIONS, THE OWNER, AND REQUIREMENTS FOR NEW WORK (INCLUDING GAS AND ELECTRIC METERS OR TRANSFORMERS).
- PROVIDE SURFACE DRAINAGE AWAY FROM FOUNDATION WALLS. GRADE TO PROVIDE SWALES TO PROVIDE DRAINAGE AWAY FROM THE STRUCTURE.
- PROVIDE SURFACE DRAINAGE AT ALL EXTERIOR DOOR LANDINGS SLOPING AWAY FROM DOOR(S) AT A RATIO OF EXACTLY ¼ : 12 FOR A DISTANCE OF FIVE FEET, MIN.
- VERIFY MECHANICAL EQUIPMENT AND DUCT RUN LAYOUT / SIZES / CONDENSATE LINE TERMINATIONS PRIOR TO CONSTRUCTION.
- VERIFY EXHAUST LINES / LOUVERS / ROOF VENTS PRIOR TO CONSTRUCTION.

A KEYNOTING SYSTEM IS USED ON THESE DRAWINGS FOR MATERIALS REFERENCES AND NOTES. REFER TO THE KEYNOTE LEGEND ON EACH SHEET FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE SYMBOL ON THE RESPECTIVE DRAWING. A MASTER LEGEND OF ALL KEYNOTES IS PROVIDED IN THE PROJECT MANUAL. THE KEYNOTES ARE STRUCTURED AS INDICATED BELOW:



SCOPE SERVICES

THESE DRAWINGS AND SPECIFICATIONS REPRESENT "SCOPE SERVICES" AND ARE THEREFORE ABBREVIATED. THEY ARE PROVIDED WITH THE UNDERSTANDING THAT THE OWNER OR ARCHITECT MAY NEED TO BE CONSULTED FOR ADDITIONAL SCHEDULES, SPECIFICATIONS AND DETAILS FOR THE COMPLETION OF THE WORK. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE TO PERFORM A LEVEL OF QUALITY AND WORKMANSHIP THAT IS CONSISTENT WITH THE ACCEPTED STANDARDS OF THE INDUSTRY AND IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.

DRAWING KEYNOTE SYSTEM

DETAIL/SECTION NUMBER OR ELEVATION GRID LOCATION

SHEET ON WHICH DRAWING IS SHOWN

REFERENCE BUBBLE

ELEVATION OR SECTION (FILLED) INDICATOR ARROW

DETAIL/SECTION NUMBER OR ELEVATION GRID LOCATION

SHEET ON WHICH DRAWING IS SHOWN

ELEVATION / SECTION BUBBLE

GRID LOCATION OF DETAIL KEY

DRAWING TITLE

SHEET ON WHICH DETAIL IS REFERENCED

SHEET NUMBER ON WHICH DETAIL IS DRAWN

DETAIL KEY

CLOSET
ROOM NAME & NUMBER

49 OCCUPANCY: ROOM OR AREA

3 DOOR TAG

8 WINDOW TAG

NORTH ARROW

ELEVATION TARGET

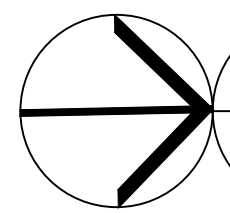
WALL TYPE TAG



	Sheet S1.1 2 of 9
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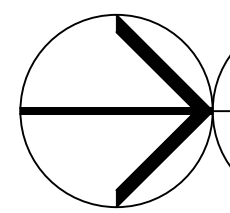
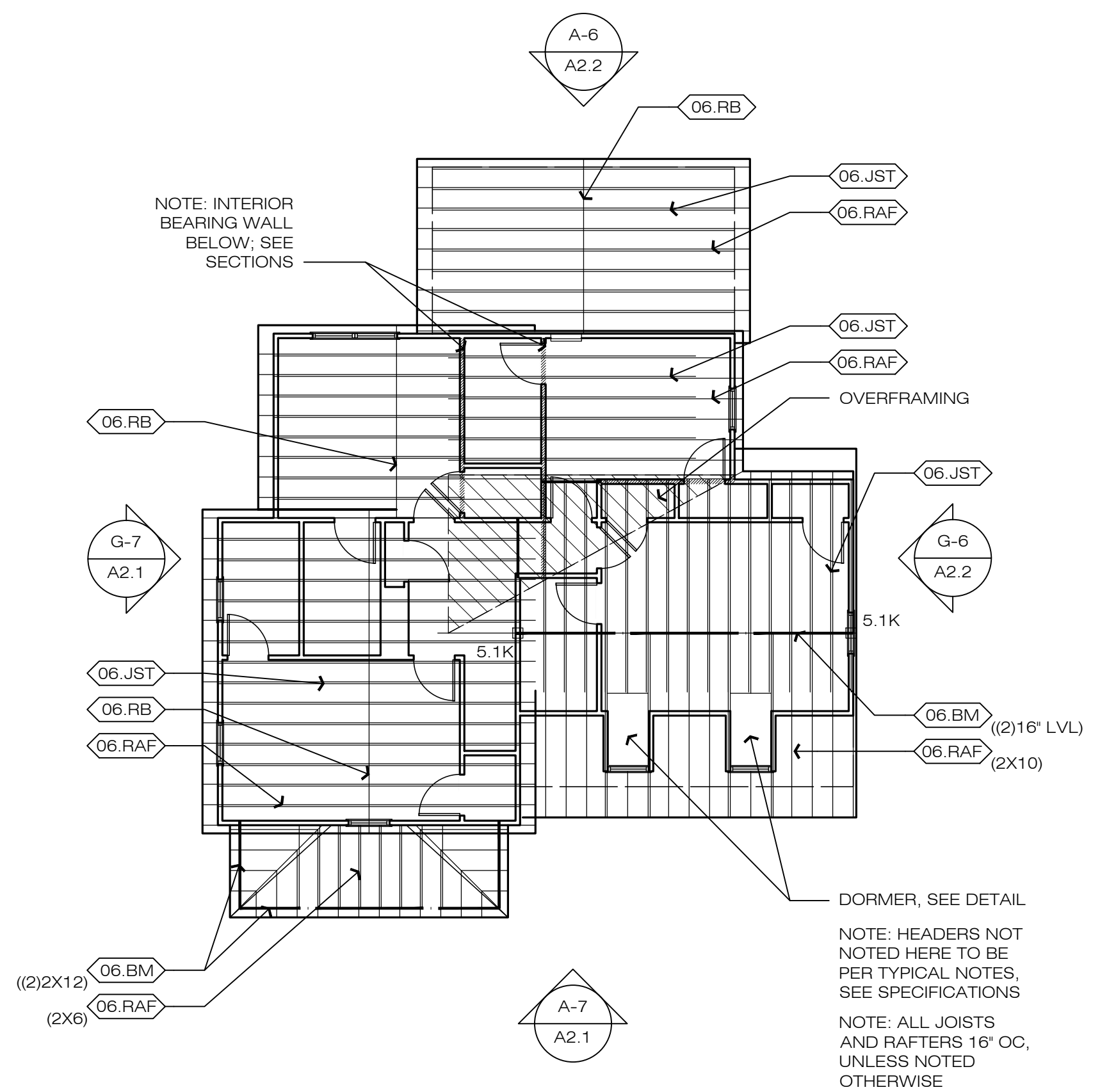
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SECOND FLOOR FRAMING PLAN

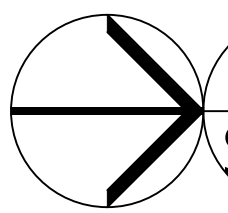
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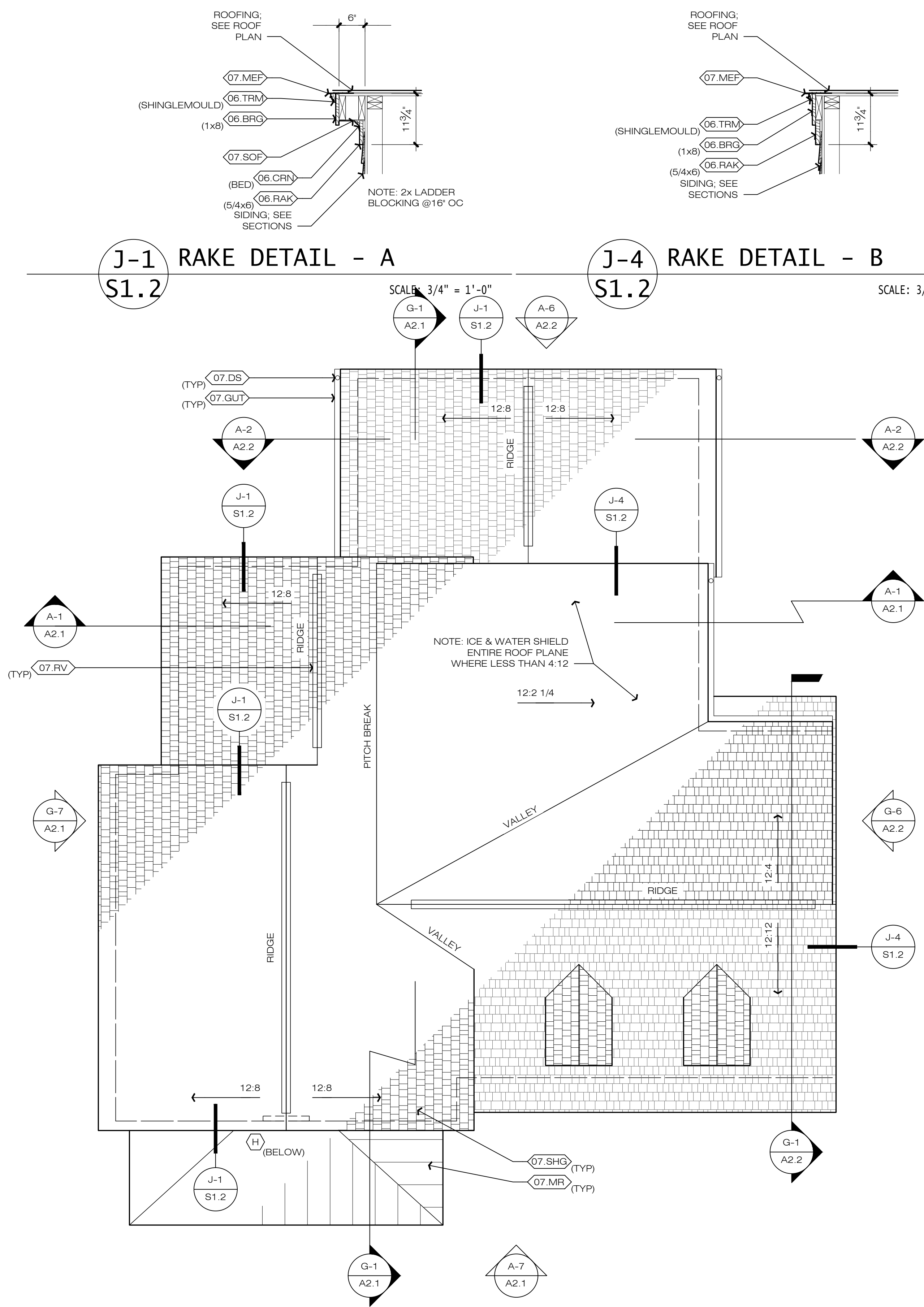
ROOF FRAMING PLAN

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



ROOF PLAN

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



J-1 RAKE DETAIL - A

S1.2

SCALE: 3/4" = 1'-0"

J-4 RAKE DETAIL - B

S1.2

SCALE: 3/4" = 1'-0"

MATERIALS KEYING: S1.2 ROOF & FRAMING PLANS - 206

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

- 6.BM WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN
- 6.BRG 1X BARGE BOARD, DIMENSION INDICATED
- 6.CRN CROWN MOLDING
- 6.JST WOOD JOISTS; SEE STRUCTURAL / FRAMING PLAN
- 6.RAF 2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN
- 6.RAK 1x RAKE BOARD, PAINTED UNO
- 6.RB RIDGE BOARD
- 6.TJI ENGINEERED WOOD I-JOISTS
- 6.TRM RUNNING TRIM; EXTERIOR: 1X CPVC, TYP, PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS

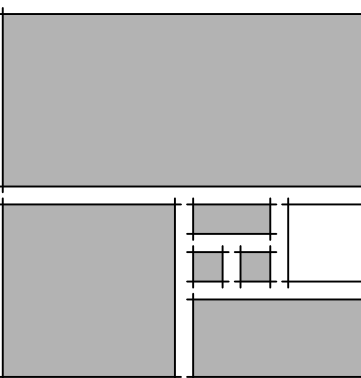
DIVISION 7: THERMAL AND MOISTURE PROTECTION

- 7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND SUBSURFACE DRAIN
- 7.GUT METAL GUTTER
- 7.MEF METAL EDGE FLASHING
- 7.MR STANDING SEAM METAL ROOFING
- 7.RV RIDGE VENT
- 7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED
- 7.SOF VENTILATED CEMENTITIOUS SOFFIT

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206 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185

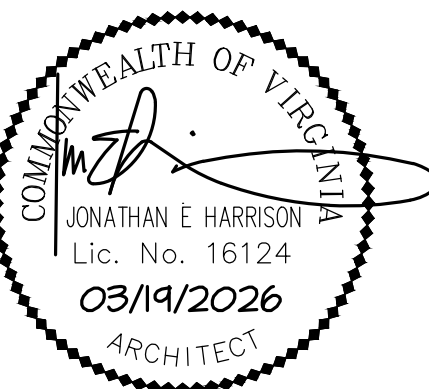
ROOF & FRAMING PLANS
(DRAWN) REVIEWED: (abh) JEH



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Seal



Project No. 45032

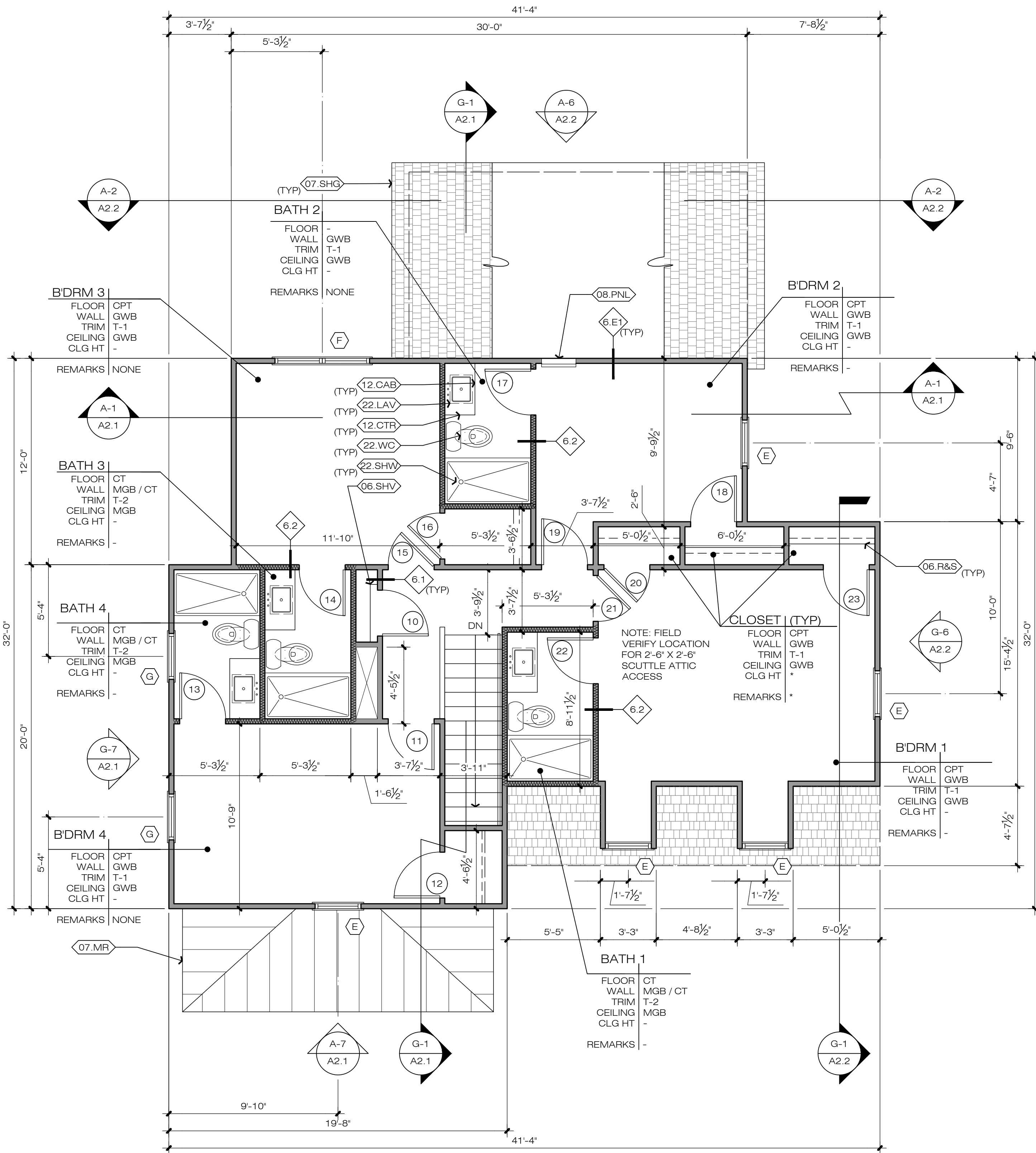
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S1.2

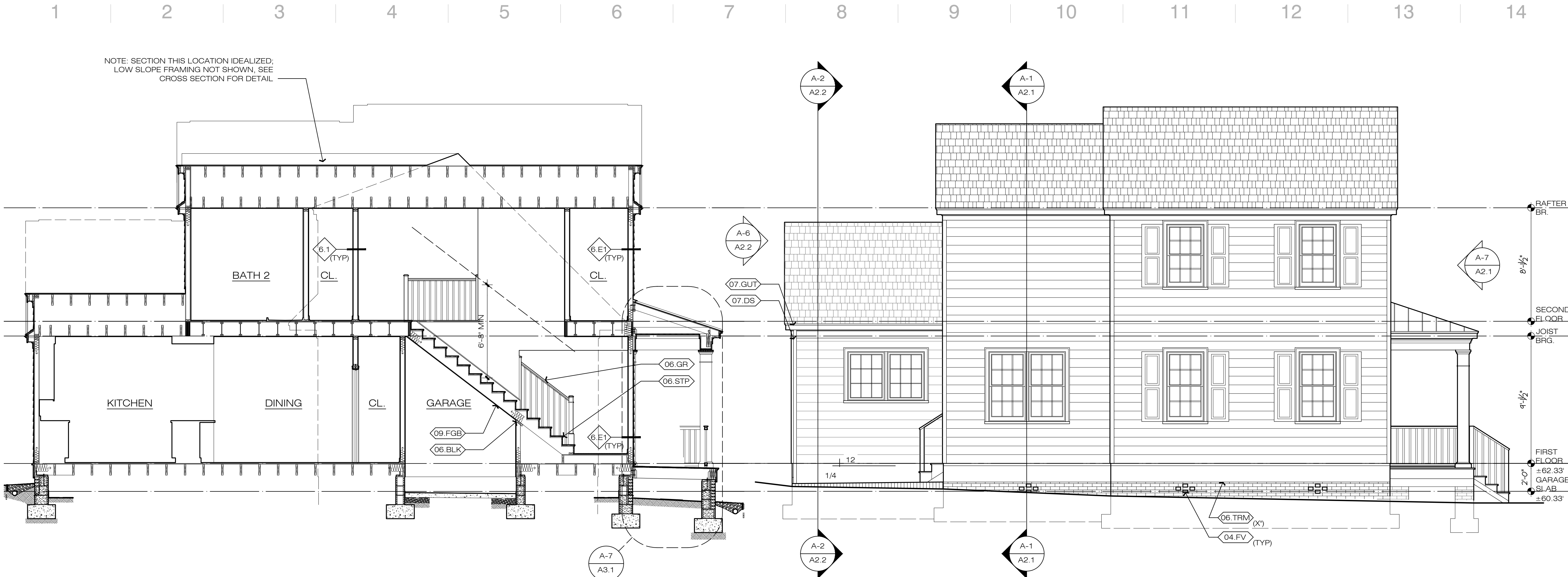
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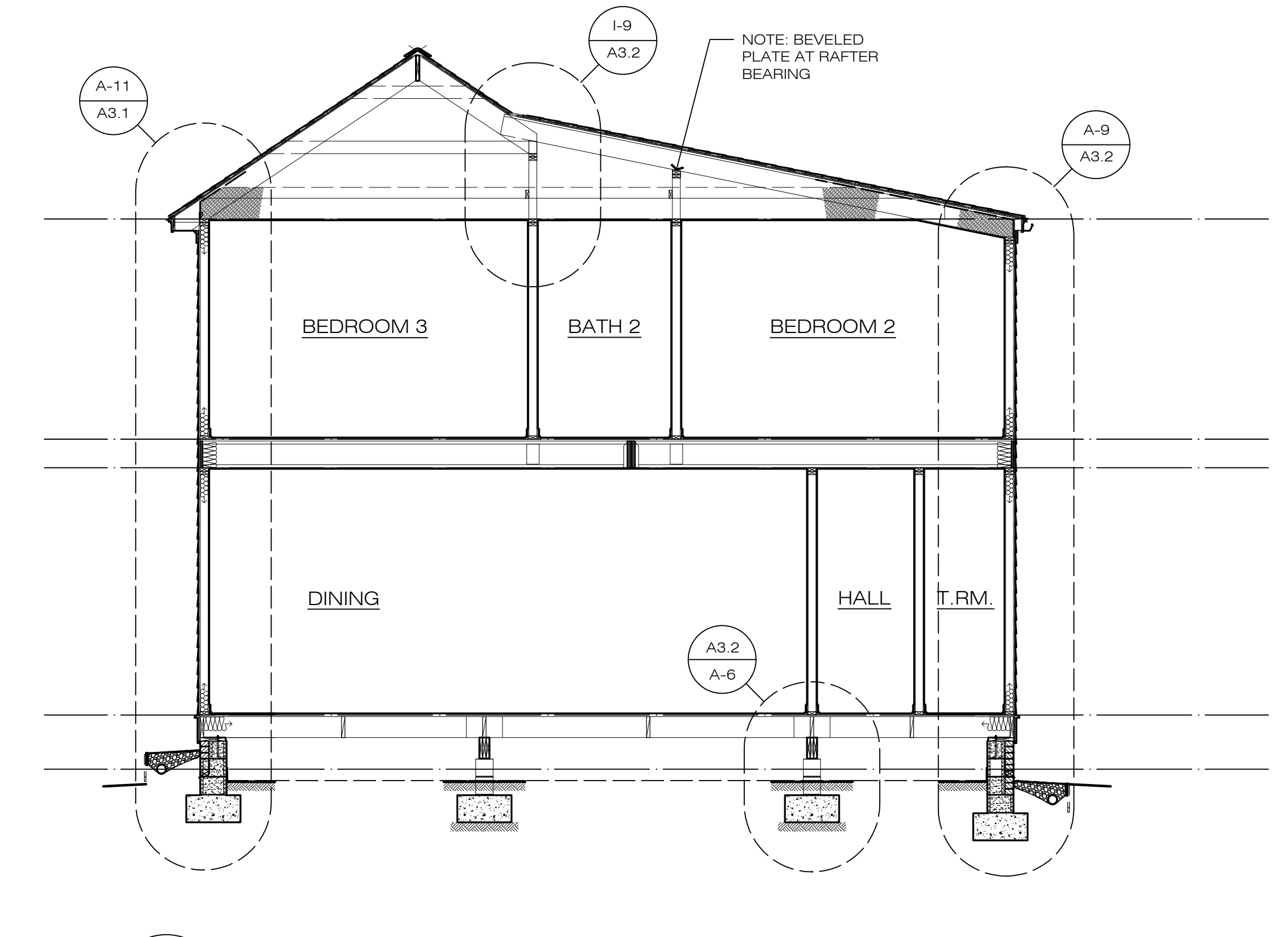


G-1 LONGITUDINAL SECTION
A2.1

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

G-7 LEFT ELEVATION
A2.1

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



A-1 REAR BUILDING CROSS-SECTION
A2.1

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



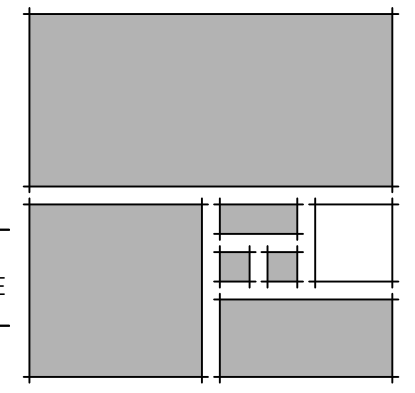
A-7 FRONT ELEVATION
A2.1

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

- MATERIALS KEYING: A2.1 ELEVATIONS - 206
- DIVISION 4: MASONRY
- 4.BRK BRICK IN RUNNING BOND, UNO
 - 4.FV (4) 4X4 (NOM) OPEN BRICK HEADER TYPE FOUNDATION VENT; PROVIDE SOLID MASONRY UNITS AT PERIMETER; INSECT SCREENING AT BRICK/CMU
 - 4.PIR 8" x 16" CMU PIER, GROUTED SOLID
- DIVISION 6: WOOD, PLASTICS, AND COMPOSITES
- 6.BLK 2 x WD. BLOCKING
 - 6.CB 1x4 CORNER BOARD TRIM, CPVC, TYP.; PAINTED UNO
 - 6.COL DECORATIVE COLUMN WRAP; SEE SECTION DETAIL: A-7/A3.1; PAINTED UNO
 - 6.GR WOOD GUARD RAIL SYSTEM; SEE SECTION G-1/A2.1; 36" (MIN) AFF TO TOP OF RAIL
 - 6.RAL CPVC RAILING w/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR
 - 6.SHU OPERABLE WOOD SHUTTERS WITH DOGS; PAINTED UNO
 - 6.STP CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS
 - 6.TRM RUNNING TRIM: EXTERIOR: 1X CPVC, TYP, PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS
- DIVISION 7: THERMAL AND MOISTURE PROTECTION
- 7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND SUBSURFACE DRAIN
 - 7.GUT METAL CUTTER
 - 7.MR STANDING SEAM METAL ROOFING
 - 7.RV RIDGE VENT
 - 7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED
 - 7.SID CEMENTITIOUS SIDING
- DIVISION 9: FINISHES
- 9.FGB TYPE X GYPSUM BOARD (PAINTED): 5/8" THK.

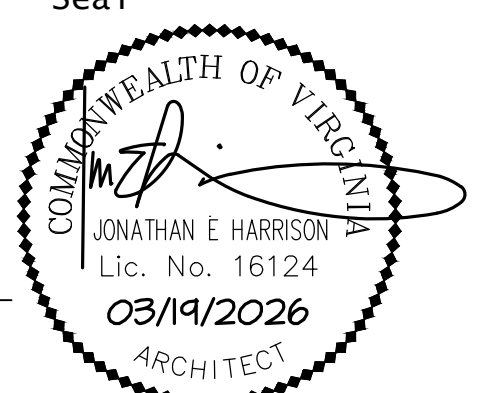
ARB APPROVED COLOR SCHEDULE	
SIDING: CW-10 CAPITOL WHITE	
PRIMARY SHINGLES: WEATHERED WOOD	
PORCH SHINGLES: GALVALUME	
DOORS: CW-625 PRUSSIAN BLUE	
GARAGE DOORS: CW-625 PRUSSIAN BLUE	
WINDOWS/TRIM: CW-10 CAPITOL WHITE	
GUTTER/DOWNSPOUTS: CW-10 CAPITOL WHITE	
FENCE/DUMPSTER SCREEN: CW-10 CAPITOL WHITE	
SHUTTERS: CW-625 PRUSSIAN BLUE	
SEE SPECIFICATIONS	

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ELEVATIONS & BUILDING SECTIONS	
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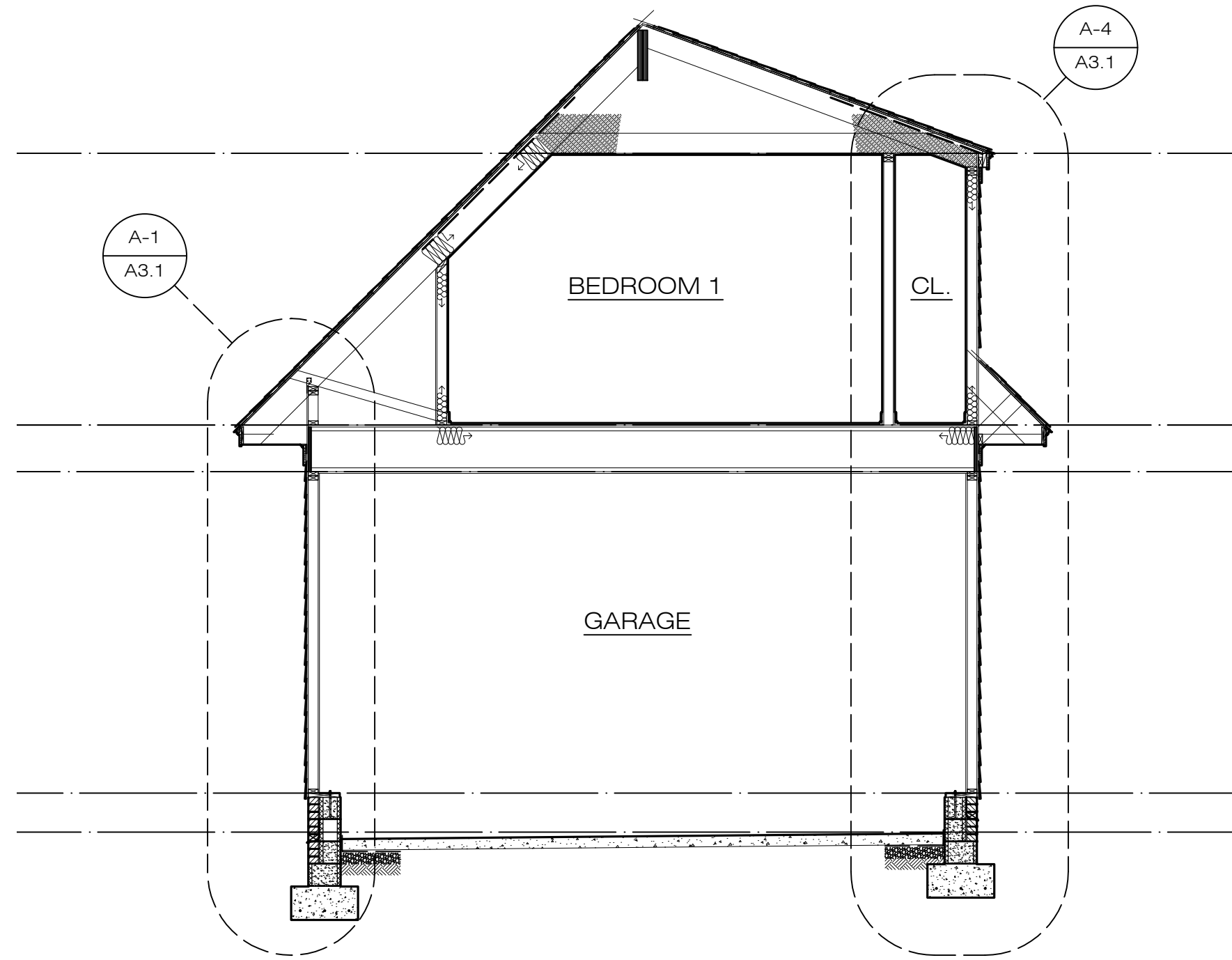
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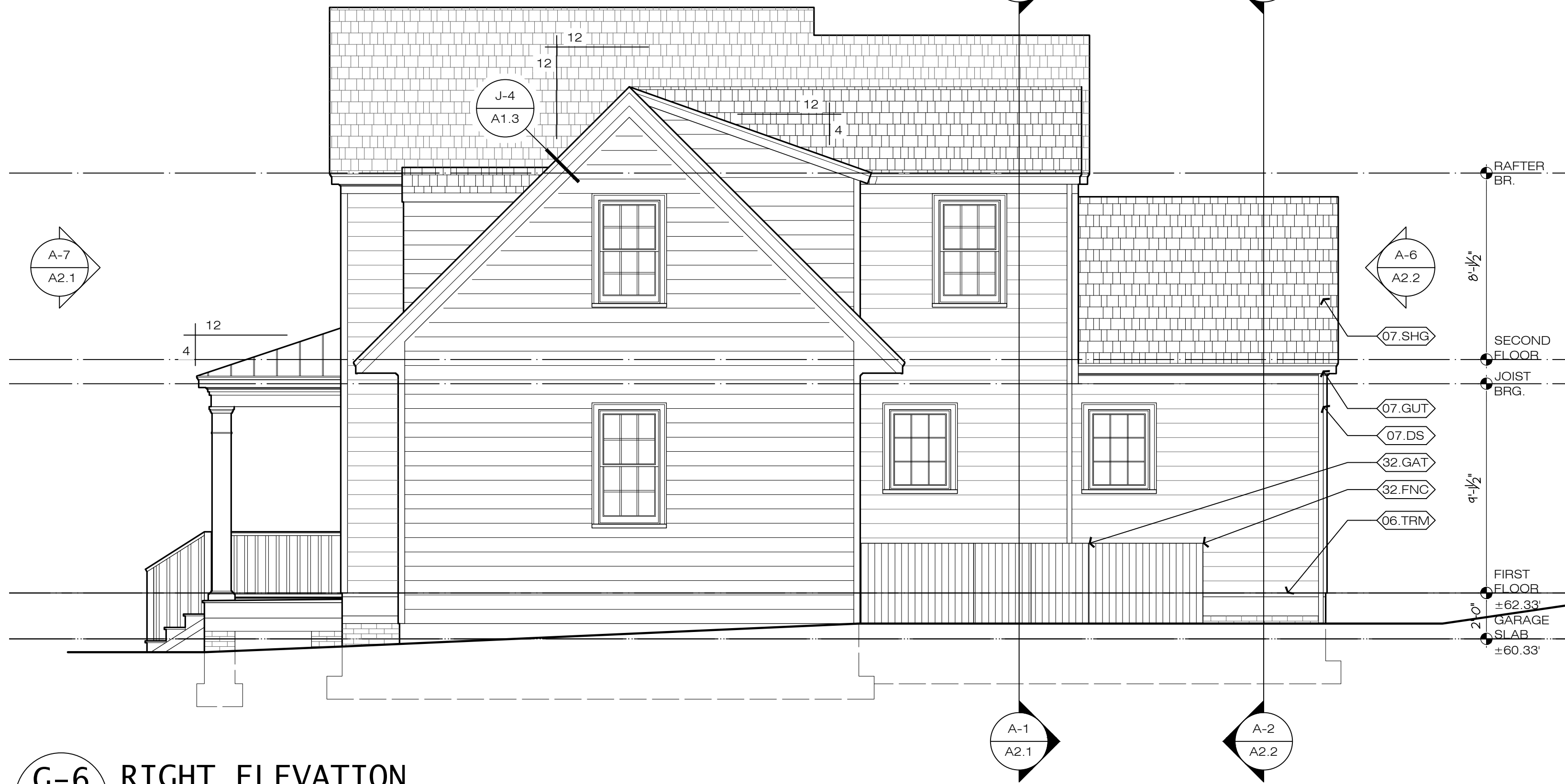
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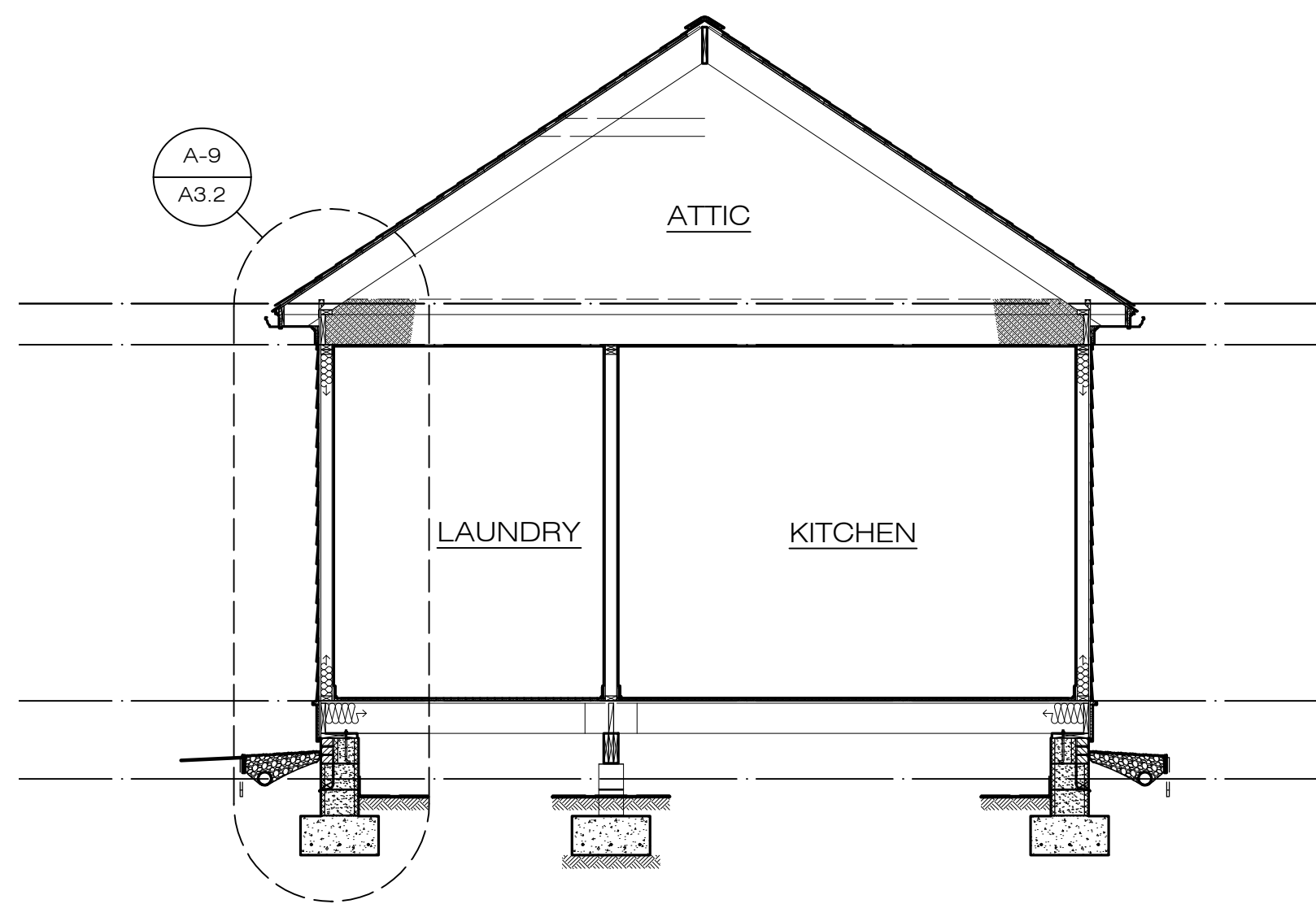
G-1 GARAGE BUILDING SECTION
A2.2

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



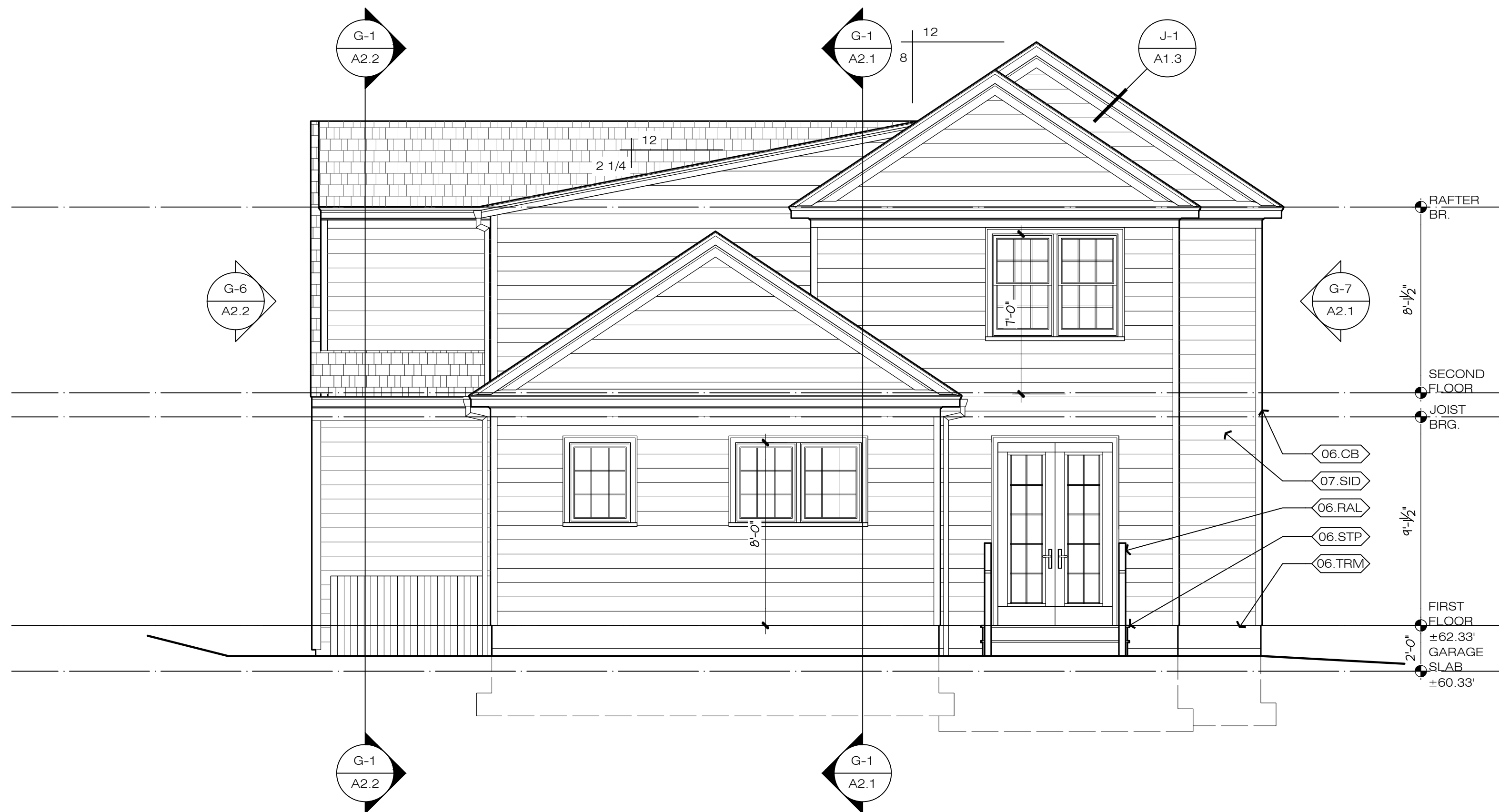
G-6 RIGHT ELEVATION
A2.2

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



A-2 KITCHEN BUILDING SECTION
A2.2

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



A-6 REAR ELEVATION
A2.2

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

MATERIALS KEYING: A2.2 ELEVATIONS CONTINUED - 206

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

- 6.CB 1x4 CORNER BOARD TRIM, CPVC, TYP.; PAINTED UNO
6.RAL CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR
6.STP CPVC STEPS TO MATCH DECKING AT EXTERIOR LOCATIONS
6.TRM RUNNING TRIM: EXTERIOR: 1X CPVC, TYP., PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- 7.DS 3" ROUND METAL DOWNSPOUT TO CONNECT TO CAST IRON BOOT AND SUBSURFACE DRAIN
7.GUT METAL GUTTER
7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED
7.SID CEMENTITIOUS SIDING

DIVISION 32: EXTERIOR IMPROVEMENTS

- 32.FNC WOOD FENCE
32.GAT FENCE GATE

ARB APPROVED COLOR SCHEDULE

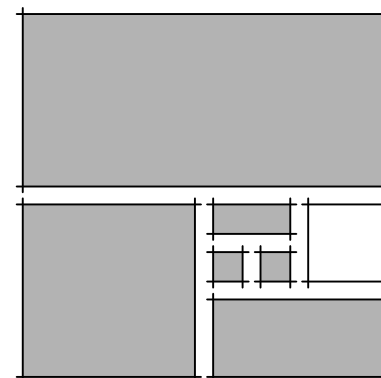
SIDING: CW-10 CAPITOL WHITE
PRIMARY SHINGLES: WEATHERED WOOD
PORCH SHINGLES: GALVALUME
DOORS: CW-625 PRUSSIAN BLUE
GARAGE DOORS: CW-625 PRUSSIAN BLUE
WINDOWS/TRIM: CW-10 CAPITOL WHITE
GUTTER/DOWNSPOUTS: CW-10 CAPITOL WHITE
FENCE/DUMPSTER SCREEN: CW-10 CAPITOL WHITE
SHUTTERS: CW-625 PRUSSIAN BLUE

SEE SPECIFICATIONS

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No. Drawing Edition / Revision Date

Project Info: 206 INDIAN SPRINGS RESIDENCE
206 INDIAN SPRINGS RD
WILLIAMSBURG, VA 23185

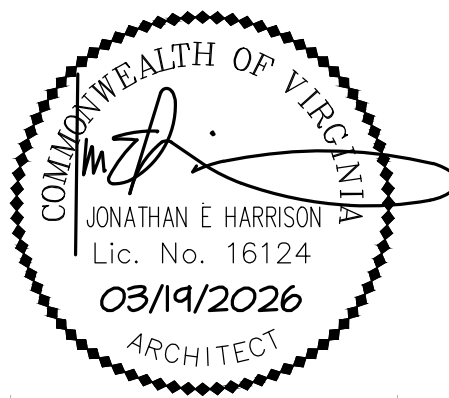
ELEVATIONS & BUILDING SECTIONS CONTINUED
(DRAWN) REVIEWED: (abh) JEH



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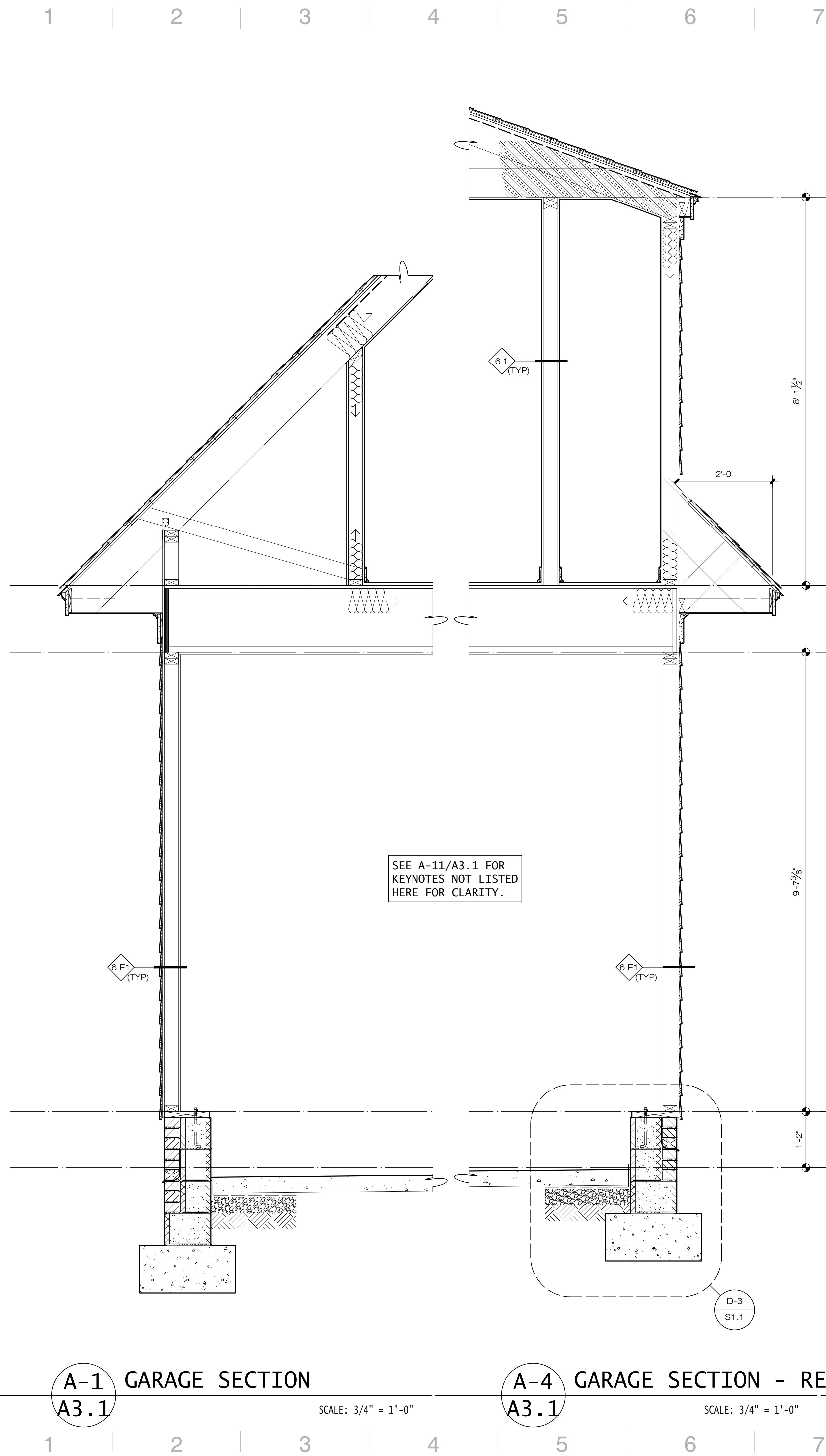


Project No. 45032

Sheet

A2.2

7 of 9

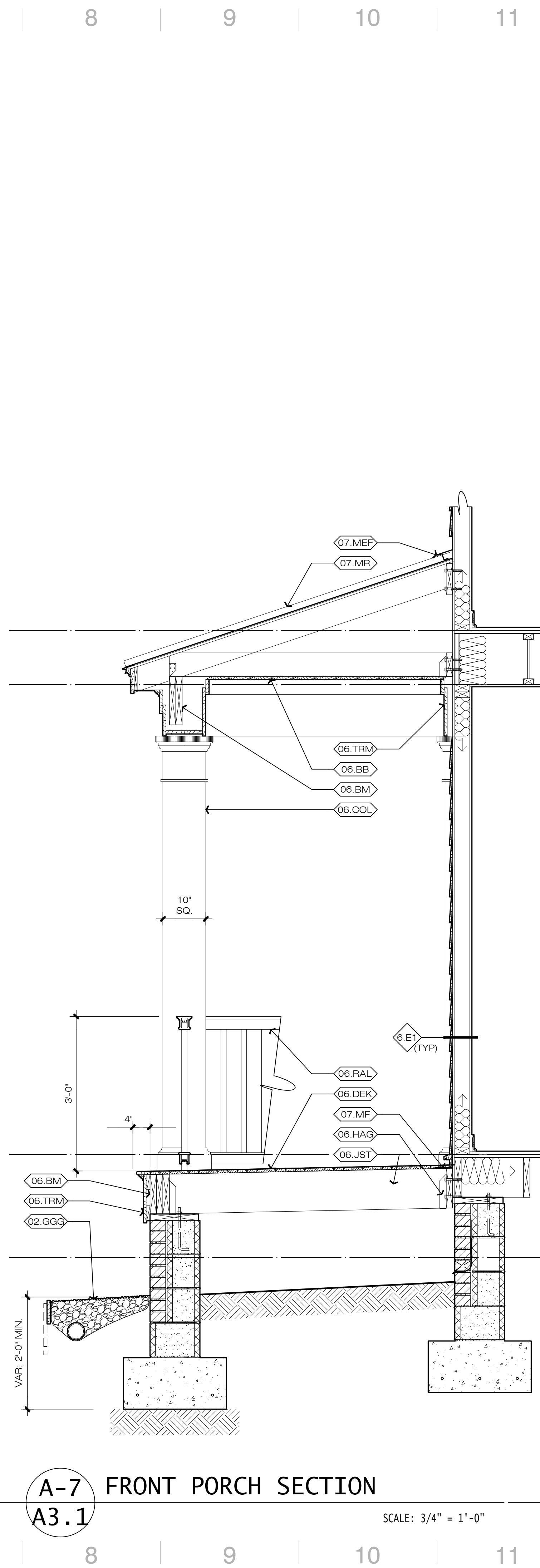


A-1 GARAGE SECTION
A3.1

SCALE: 3/4" = 1'-0"

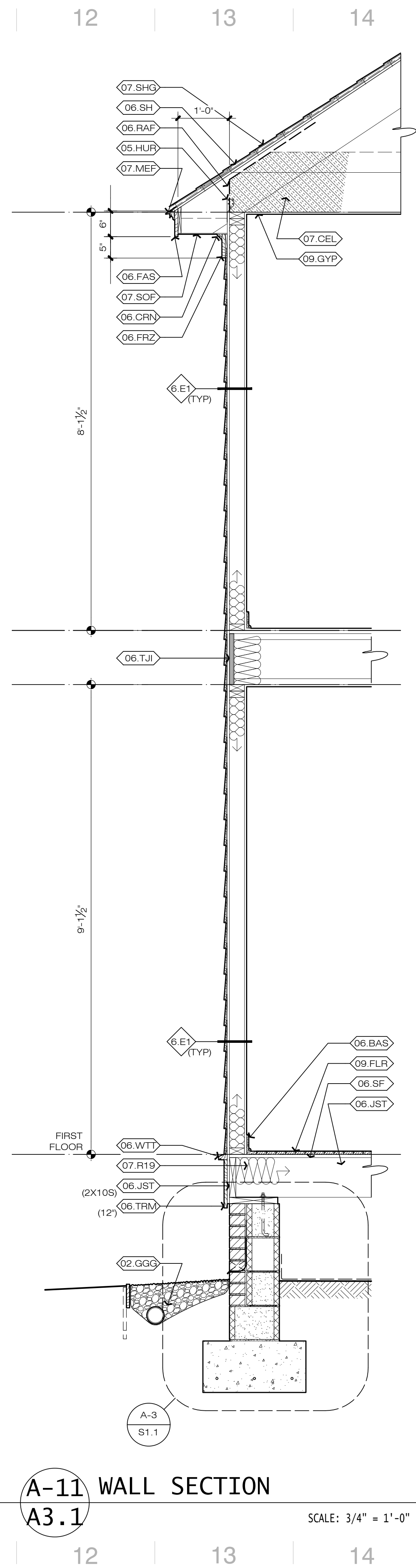


SCALE: 3/4" = 1'-0"



A-7 FRONT PORCH SECTION

SCALE: 3/4" = 1'-0"



A-11 WALL SECTION
A3.1

SCALE: 3/4" = 1'-0"

SECTIONS - 206

DIVISION 2: EXISTING CONDITIONS

2.CGG COMPACTED GRAVEL OR SAND FILL

DIVISION 5: METALS

5.HUR HURRICAN CLIP

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

6.BAS WOOD BASE TRIM; PAINTED UNO

6.BB BEAM BOARD

6.BM WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN

6.COL DECORATIVE COLUMN WRAP; SEE SECTION DETAIL: A-7/A3.1; PAINTED UNO

6.CRN CROWN MOLDING

6.DEK CPVC DECK BOARDS; SEE SPECIFICATIONS

6.FAS 5/4 X FASCTA; EXPOSURE AS NOTED; PAINTED UNO

6.FRZ FRIEZE MOLDING

6.HAG GALV. MTL. JOIST HANGERS

6.JST WOOD JOISTS; SEE STRUCTURAL / FRAMING PLAN

6.RAF 2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN

6.RAL CPVC RAILING W/ PICKETS EVENLY SPACED TO PREVENT 4" SPHERE FROM PASSING THROUGH OPENINGS; CODE COMPLIANT HANDRAIL WHERE AT STAIR

6.SF 3/4" T&G PLYWOOD OR OSB COMBINATION SUBFLOOR-UNDERLAYMENT, OR 5/8" UNDERLAYMENT OVER 1/2" STRUCTURAL 1 SHEATHING SUBFLOOR; GLUE & NAIL

6.SH SHEATHING: WALL: 15/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, EXPOSURE 1; ROOF: 19/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, 40/20, EXTERIOR, WITH SPACING CLIPS AT 16" OC

6.TJI ENGINEERED WOOD I-JOISTS

6.TRM RUNNING TRIM: EXTERIOR: IX CPVC, TYP, PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS

6.WTT WATER TABLE TRIM, SEE SECTIONS; PAINTED UNO

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.CEL BLOWN-IN CELLULOSE INSULATION, PROVIDE BAFFLES AND STOPS AS REQ'D; MAINTAIN 1 INCH AIR SPACE ABOVE MIN.

7.MEF METAL EDGE FLASHING

7.MF CONTINUOUS BRAKE FORMED METAL FLASHING

7.MR STANDING SEAM METAL ROOFING

7.R19 R-19 FIBERGLASS BATT INSULATION W/KRAFT FACE

7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED

7.SOF VENTILATED CEMENTITIOUS SODDIT

DIVISION 9: FINISHES

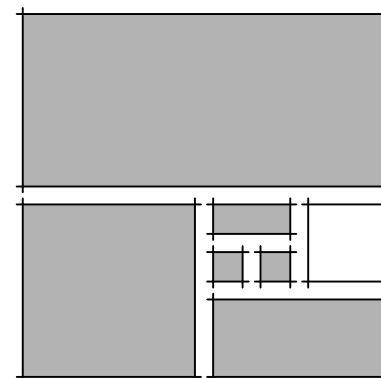
9.FLR FINISH FLOORING SYSTEM, INCLUDING MFR'S STD RECOMMENDED UNDERLAYMENT (VARIES -- SEE SCHED)

9.GYP GYPSUM BOARD (PAINTED): 1/2" THK. OVER 16" O.C. FRAMING, 5/8" OVER 24" O.C. FRAMING

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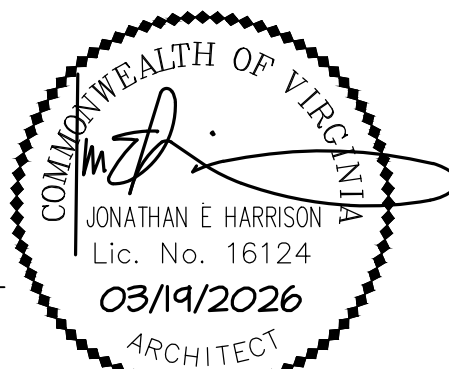
SECTIONS	
(DRAWN) REVIEWED:	(xxx) JEH



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A3.1

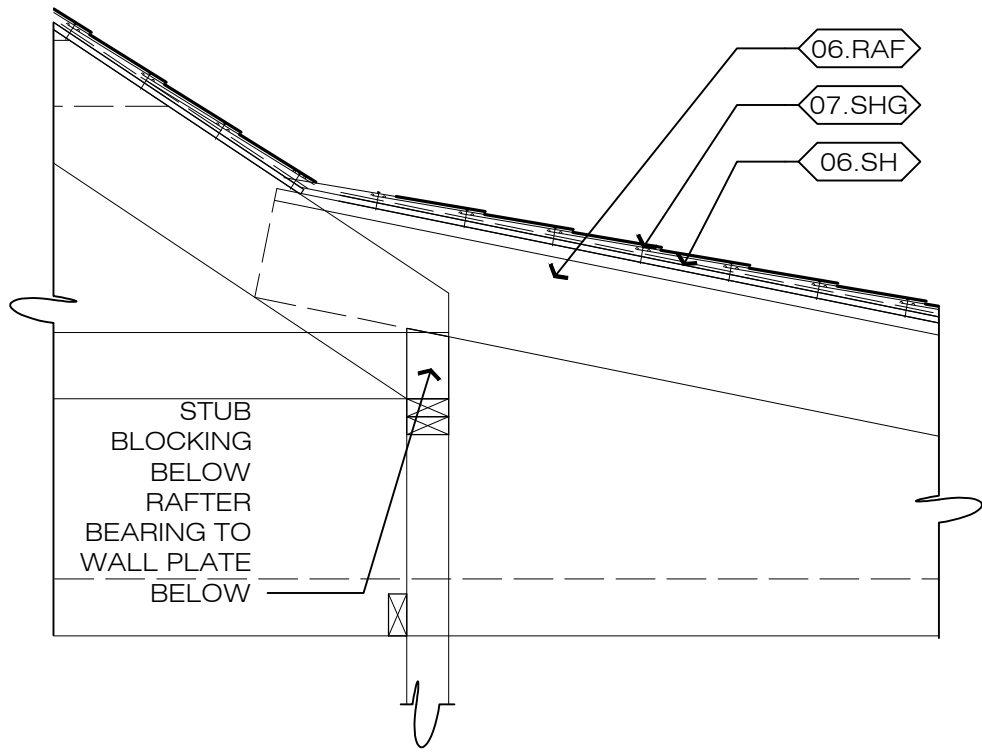
8 of 9

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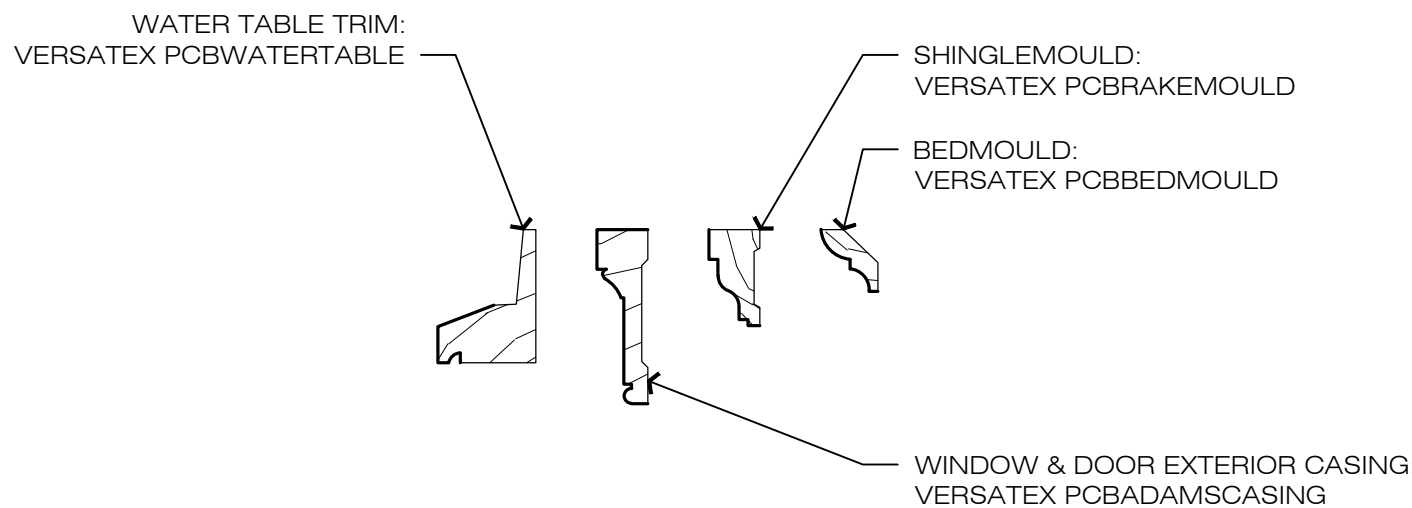
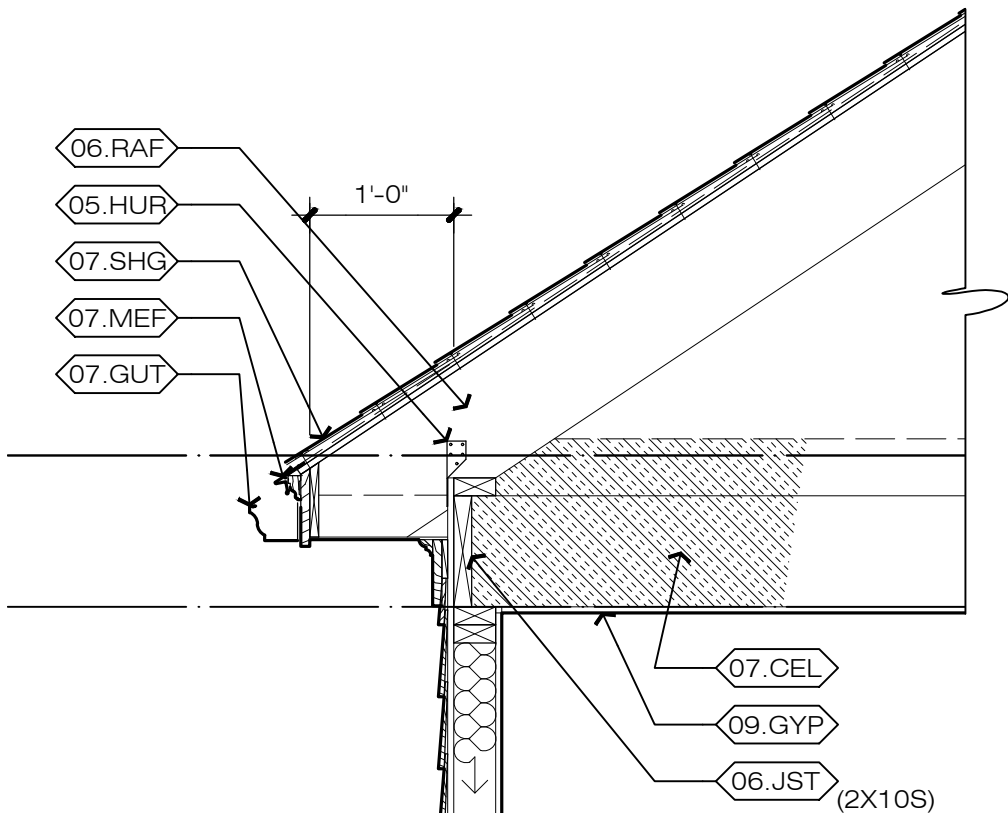
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I-9 SECTION DETAIL

A3.2

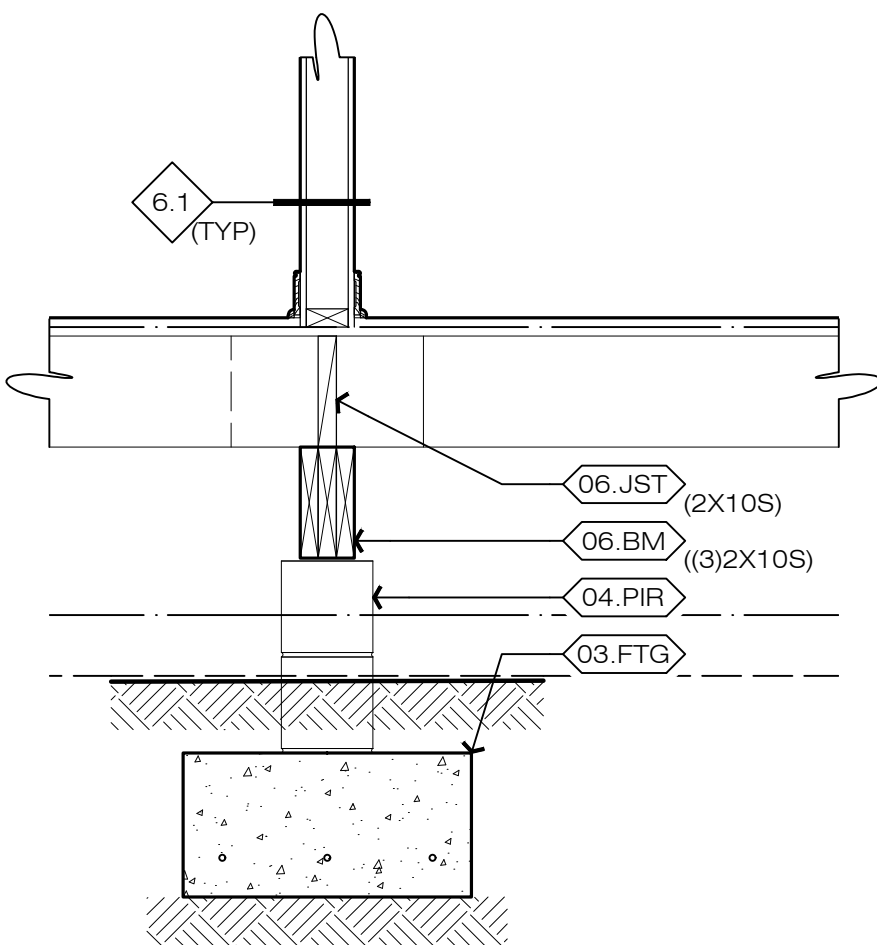
SCALE: 3/4" = 1'-0"



E-5 TRIM PROFILES

A3.2

SCALE: 3" = 1'-0"

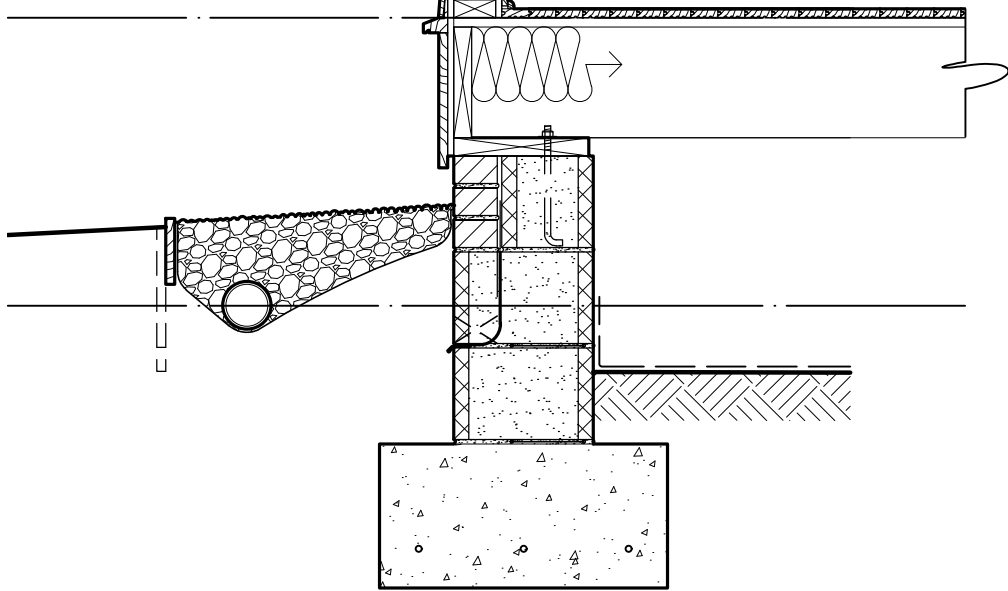


A-6 PIER SECTION DETAIL

A3.2

SCALE: 3/4" = 1'-0"

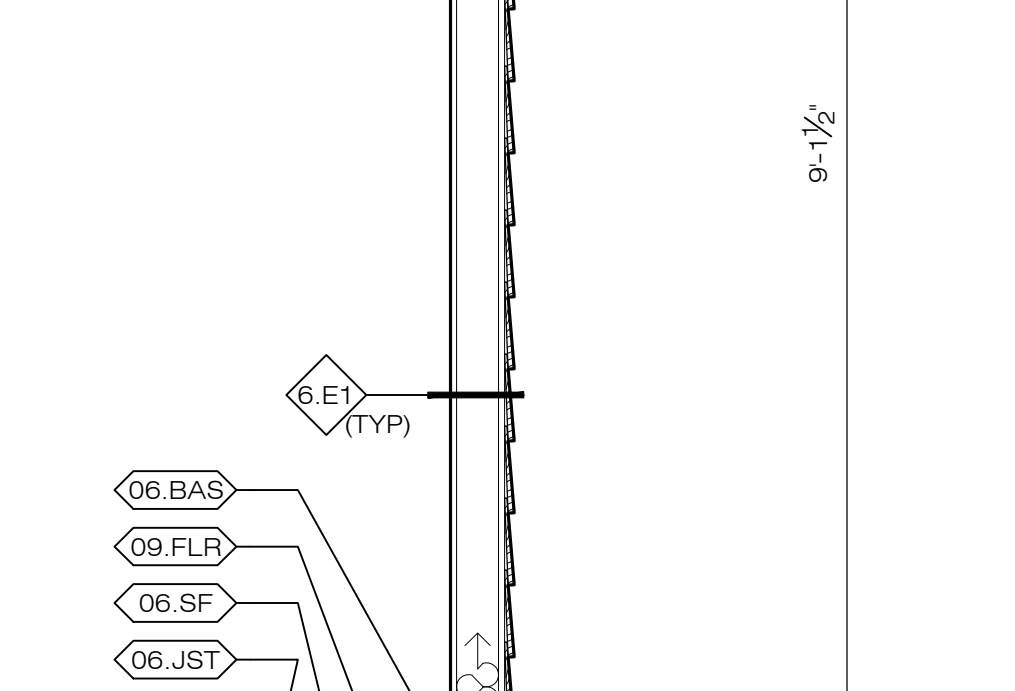
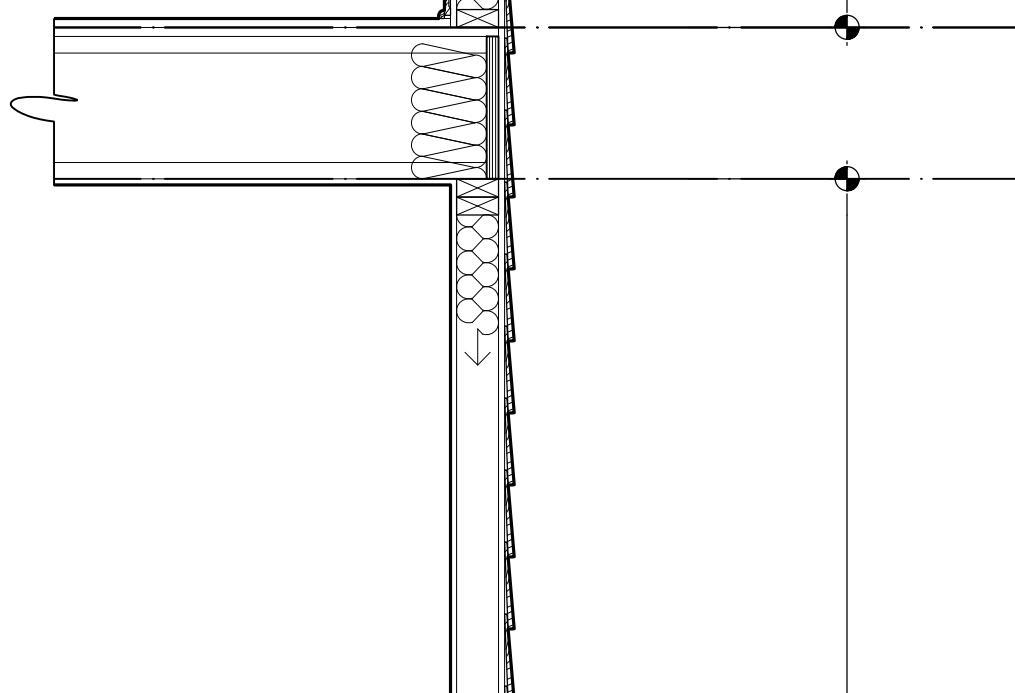
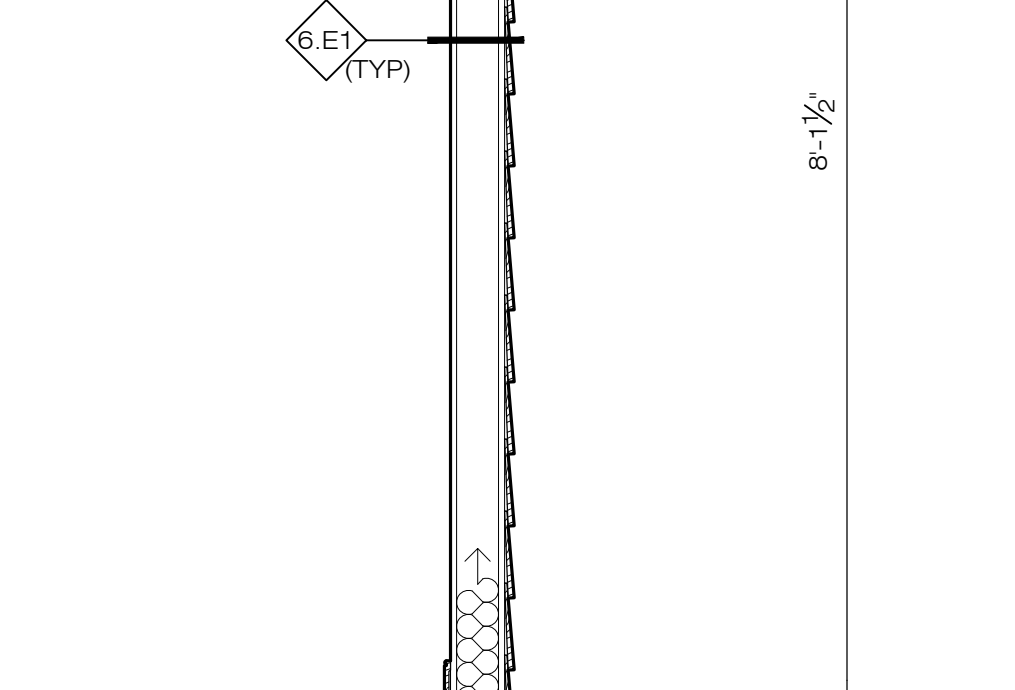
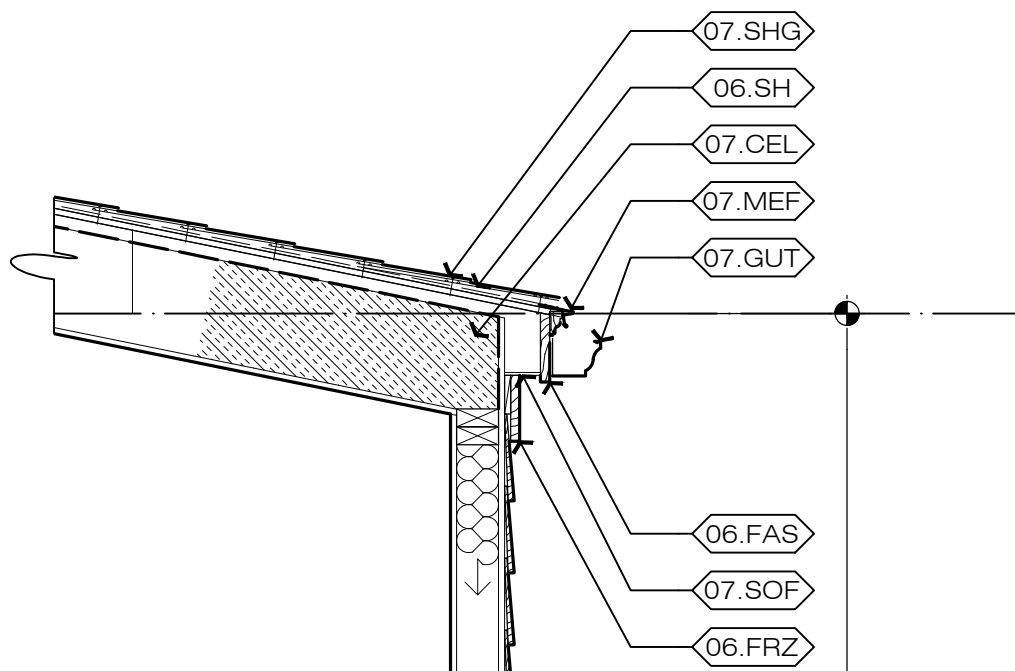
SEE A-12/A3.2 FOR KEYNOTES NOT LISTED HERE FOR CLARITY.



A-9 WALL SECTION

A3.2

SCALE: 3/4" = 1'-0"



A-12 WALL SECTION

A3.2

SCALE: 3/4" = 1'-0"

MATERIALS KEYING: A3.2 SECTIONS CONTINUED - 206

DIVISION 3: CONCRETE

3.FTG CONCRETE FOOTING W/ #4 BARS CON'T. LONGITUDINAL, AND #4'S TRANSVERSE AT 48" OC; SEE FOUNDATION PLAN

DIVISION 4: MASONRY

4.PIR 8" x 16" CMU PIER, GROUTED SOLID

DIVISION 5: METALS

5.HUR HURRICAN CLIP

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

6.BAS WOOD BASE TRIM; PAINTED UNO
6.BM WOOD BEAM; SEE STRUCTURAL / FRAMING PLAN
6.FAS 5/4 X FASCIA; EXPOSURE AS NOTED; PAINTED UNO
6.FRZ FRIEZE MOULDING
6.JST WOOD JOISTS; SEE STRUCTURAL / FRAMING PLAN
6.RAF 2X WOOD RAFTERS; SEE STRUCTURAL / FRAMING PLAN
6.SF 3/4" T&C PLYWOOD OR OSB COMBINATION SUBFLOOR-UNDERLAYMENT, OR 5/8" UNDERLAYMENT OVER 1/2" STRUCTURAL 1 SHEATHING SUBFLOOR; GLUE & NAIL
6.SH SHEATHING: WALL: 15/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, EXPOSURE 1; ROOF: 19/32" (MIN) DOC PS1 OR PS2 APA RATED SHEATHING, 40/20, EXTERIOR, WITH SPACING CLIPS AT 16" OC
6.TRM RUNNING TRIM: EXTERIOR: 1X CPVC, TYP. PAINTED UNO; INTERIOR: SEE FINISH SCHEDULE / SPECIFICATIONS
6.WTT WATER TABLE TRIM, SEE SECTIONS; PAINTED UNO

DIVISION 7: THERMAL AND MOISTURE PROTECTION

7.CEL BLOW-IN CELLULOSE INSULATION, PROVIDE BAFFLES AND STOPS AS REQ'D; MAINTAIN 1 INCH AIR SPACE ABOVE MIN.
7.GUT METAL GUTTER
7.MEF METAL EDGE FLASHING
7.R19 R-19 FIBERGLASS BATT INSULATION W/KRAFT FACE
7.SHG FIBERGLASS REINFORCED ASPHALT SHINGLES ON MANUFACTURER'S RECOMMENDED UNDERLAYMENT; PROVIDE SELF ADHERING ICE AND WATER BARRIER AS REQUIRED
7.SOF VENTILATED CEMENTITIOUS SOFFIT

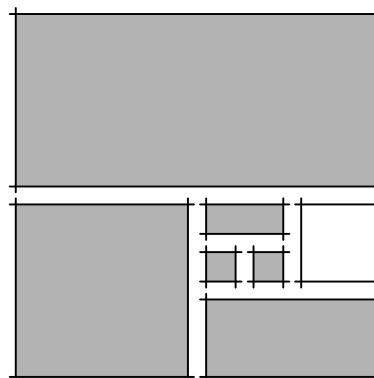
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A3.2

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17