

TUSCANY II MODEL

SACRA CUSTOM HOMES

4505 PARTLOW ROAD
PARTLOW, VA 22534

CODE DATA

THIS BUILDING HAS BEEN DESIGNED UNDER THE 2015 VIRGINIA RESIDENTIAL BUILDING CODE.

BUILDING CODE DATA:

AREA TABULATION	
FIRST FLOOR AREA	1510 S.F.
REAR PORCH AREA	236 S.F.
GRANL. SPACE FLOOR AREA	1310 S.F.
FRONT PORCH	192 S.F.
TOTAL AREA	4124 S.F.

INSULATION & THERMAL EFFICIENCY DESIGN CRITERIA		
COMPONENT	R-VALUE	U-VALUE
ROOF	R-38 BATT	N/A
CEILING	N/A	N/A
1ST FLOOR WALLS	R-15 BATT	N/A
2ND FLOOR WALLS	N/A	N/A
BASEMENT WALLS	N/A	N/A
CEILING OVER UNCONDITIONED SPACE	R-11 BATT	N/A
FLOOR OVER UNCONDITIONED SPACE	R-19 BATT	N/A
WALLS OVER UNCONDITIONED SPACE	N/A	N/A
WIND BARRIERS	N/A	N/A
EXTERIOR DOORS	N/A	0.35

PROJECT DESCRIPTION:
THIS PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNDER THE 2015 VIRGINIA RESIDENTIAL CODE

DESIGN LOADS	
NOMINAL WIND SPEED	= 90 MPH
ULTIMATE WIND SPEED	= 110 MPH
ROOF LIVE & SNOW	= 30 PSF
ATTIC LIVE (BOTTOM CHORD)	= 20 PSF
ROOF DEAD (TOP CHORD)	= 7 PSF
FLOOR LIVE (UNO.)	= 40 PSF
SLEEPING ROOMS LIVE	= 30 PSF
SOIL BEARING VALUE (ASSUMED)	= 2,000 PSF
GROUND SNOW LOAD	= 30 PSF
EXPOSURE CATEGORY	= B
IMPORTANCE FACTOR	= 1.0
SNOW EXPOSURE FACTOR	= 1.0
SEISMIC USE GROUP	= 8
FROST DEPTH	= 24"

PROJECT DIRECTORY

CONTRACTOR:
SACRA CUSTOM HOMES
4505 PARTLOW ROAD
PARTLOW, VA 22534
(540)840-7257

PROJECT LOCATION:

OWNER:

ENGINEER/DESIGNER:
DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

DRAWING LIST

- A1 - COVER SHEET
- A2 - SPECIFICATION SHEET
- A3 - FOUNDATION PLAN
- A4 - FLOOR PLAN
- A5 - FRONT AND LEFT ELEVATIONS
- A6 - REAR & RIGHT ELEVATIONS
- A7 - BUILDING SECTION
- A8 - WALL BRACING PLAN
- A9 - NARROW WALL DETAILS

ABBREVIATIONS

AB - ANCHOR BOLT	FLR - FLOOR	PL - PLATE
AP - ABOVE FINISHED FLOOR	FR - FIRE RESISTANT	PLI - POUNDS PER LINEAR FOOT
AR - ARCHITECTURAL	FTG - FOOTING	PSI - POUNDS PER SQUARE FOOT
BLDG - BUILDING	GA - GAUGE	PSI - POUNDS PER SQUARE INCH
BRG - BEARING	GALV - GALVANIZED	REF - REFERENCE
CA - CANTILEVER	HC - HOIST CONTROL CONTRACTOR	REIN - REINFORCED
CF - CAST IN PLACE	HS - HIGH STRENGTH	SIM - SIMILAR
CJ - CONTROL JOINT	HT - HEIGHT	SOG - SLAB ON GRADE
CI - CEILING	HT - HEIGHT	SPA - SPACE
CL - COLUMN	HT - HEIGHT	ST - STAIR
CMU - CONCRETE MASONRY UNIT	JBE - JOIST BEARING ELEVATION	STIFF - STIFFENER
COIL - COLUMN	JT - JOINT	T&B - TOP AND BOTTOM
CONC - CONCRETE	LB - POUNDS	T&G - TONGUE AND GROOVE
CONN - CONNECTION	LS - LIVE LOAD	TOS - TOP OF STEEL
COORD - COORDINATE	LL - LONG LEG HORIZONTAL	TR - TRUSS BEARING ELEVATION
DA - DIAMETER	LSH - LONG LEG VERTICAL	UNC - UNFINISHED
DIAG - DIAGONAL	LSV - LONG LEG VERTICAL	VERT - VERTICAL
DN - DOWN	LVL - LAMINATED VENEER LUMBER	W.C.J. - WALL CONTROL JOINT
DN - DOWN	LW - LIGHT WEIGHT	WT - WEIGHT
DIVGS - DRAWINGS	MAS - MASONRY	WTF - WELDED WIRE FABRIC
EA - EACH	MACH - MECHANICAL	(L) - LOW
EL - EXPANSION JOINT	MFR - MANUFACTURER	
ELEV - ELEVATOR	MISC - MISCELLANEOUS	
EOS - EDGE OF SLAB	MIN - MINIMUM	
EQ - EQUAL	MISC - MISCELLANEOUS	
EQUIP - EQUIPMENT	NIC - NOT IN CONTRACT	
EXP - EXPANSION	NW - NOT TO SCALE	
EXP - EXPANSION	OC - ON CENTER	
FFE - FINISHED FLOOR ELEVATION	OH - OPPOSITE HAND	
	PDF - POWER DRIVEN FASTENER	

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ISSUED 01-24-20
REVISED

CHECKED BY:
TS

DRAWN BY:
CS

CONTRACTOR: SACRA CUSTOM HOMES
4505 PARTLOW ROAD
PARTLOW, VA 22534
(540)840-7257

DESIGN BY:
CS

PROJECT TITLE: TUSCANY II MODEL

DRAWING TITLE: COVER SHEET

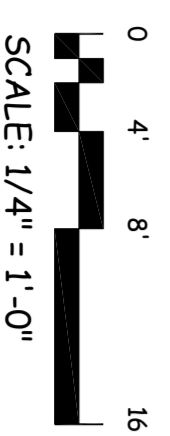
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DATE: 01-24-20

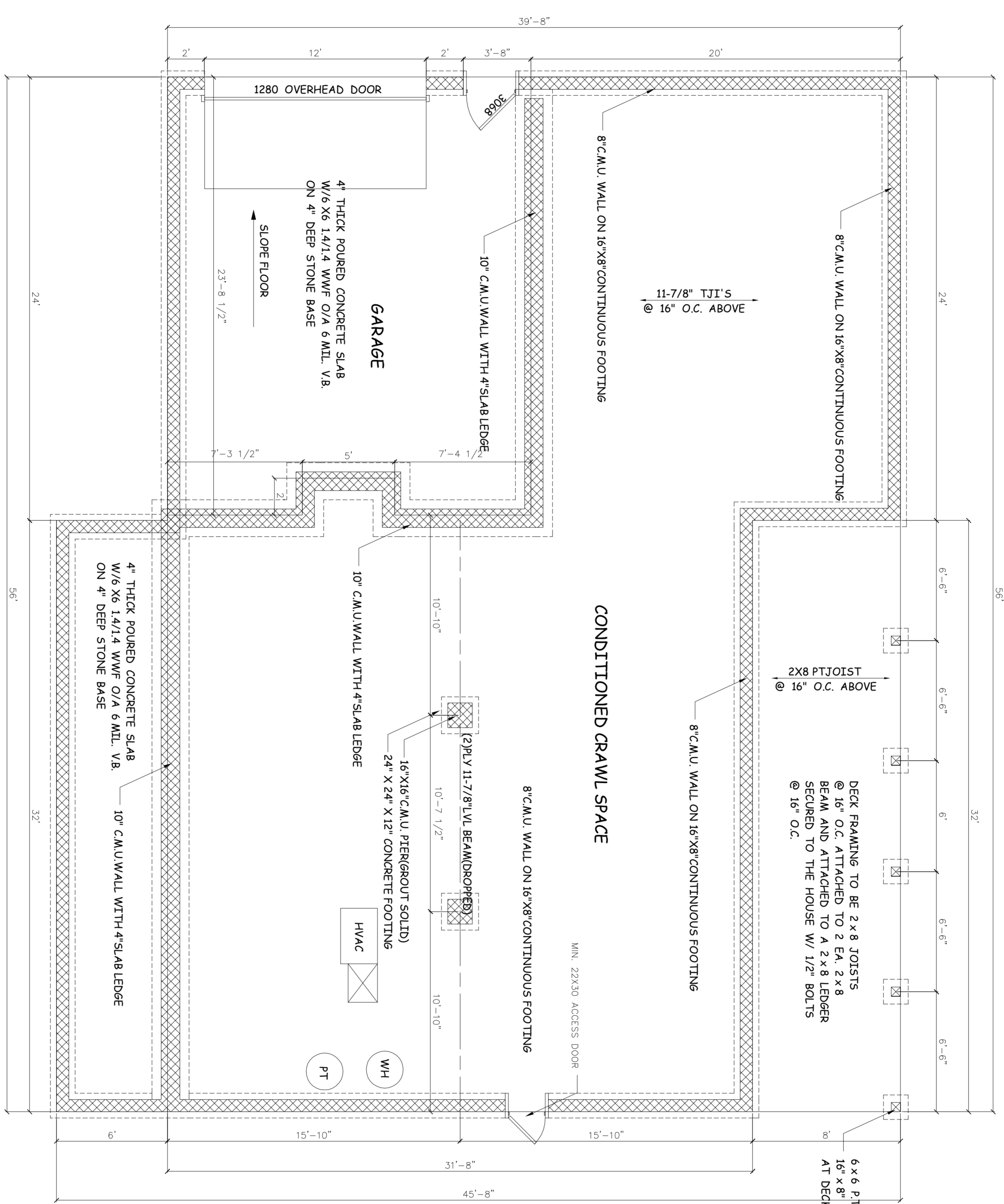
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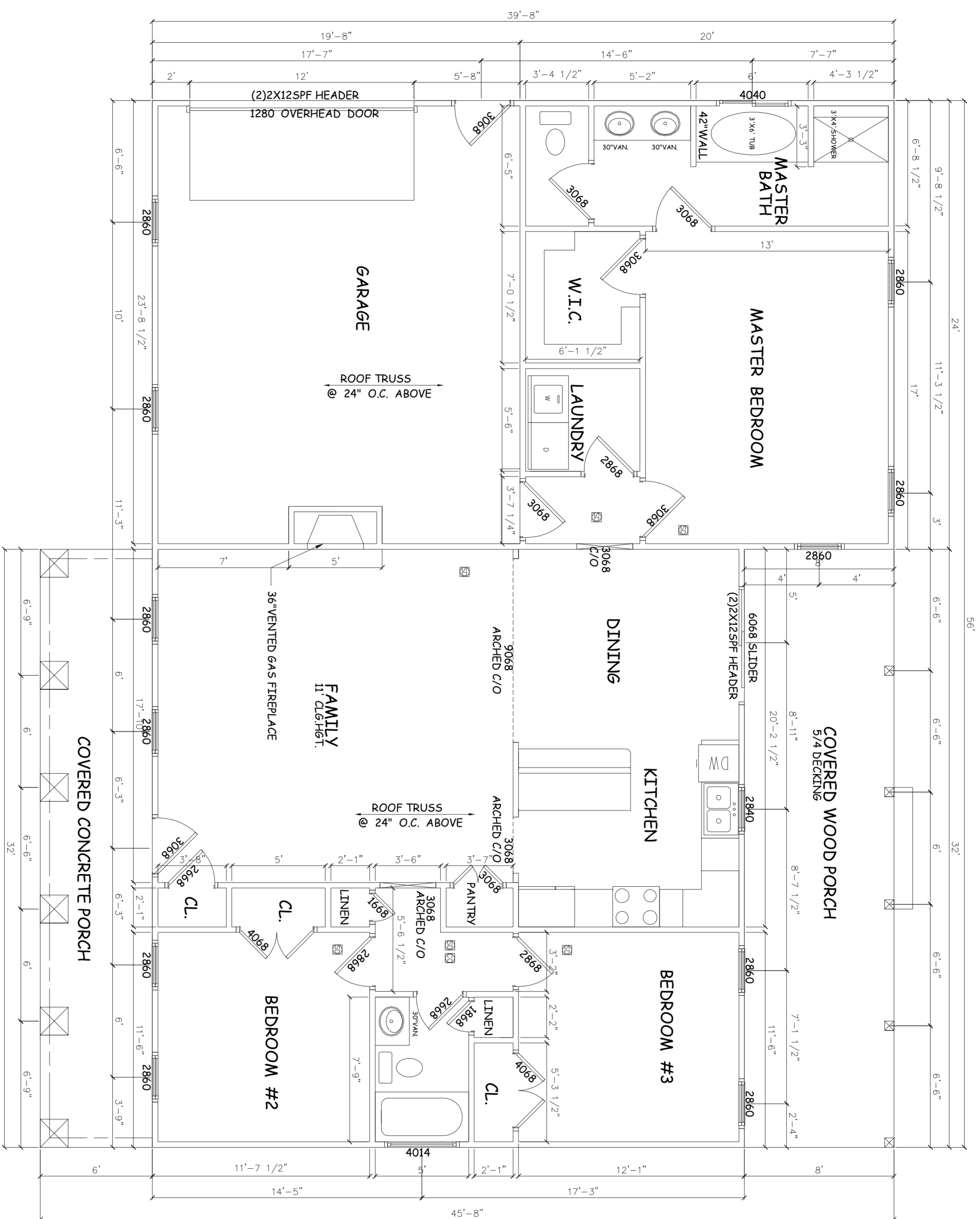
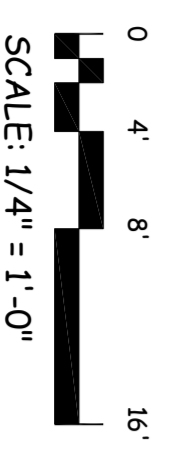
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FOUNDATION PLAN



PROJECT TITLE: TUSCANY II MODEL PROJ. NO: 19.056 DATE: 01-24-20		CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)840-7257		ISSUED 01-24-20 REVISED		ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330	
DRAWING TITLE: FOUNDATION PLAN		DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: TS			

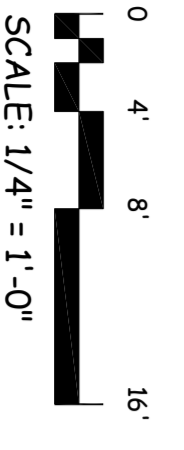


FLOOR PLAN

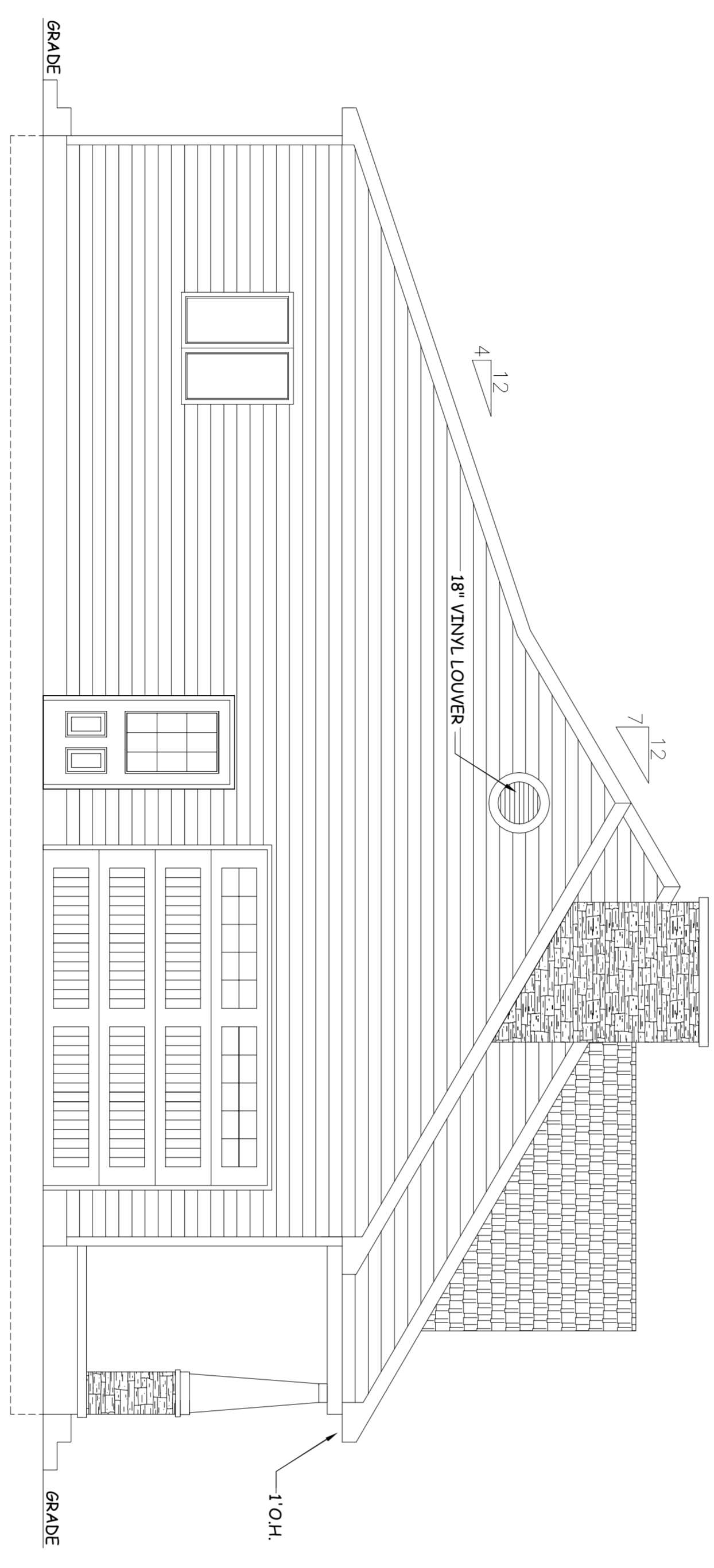
AREA	TABLATTION
CRAWL SPACE	1510 S.F.
FIRST FLOOR	1510 S.F.
REAR PORCH	256 S.F.
GARAGE	656 S.F.
FRONT PORCH	192 S.F.

• EXTERIOR WALLS ARE 2x4 #2 SPF STUDS @ 16\"/>

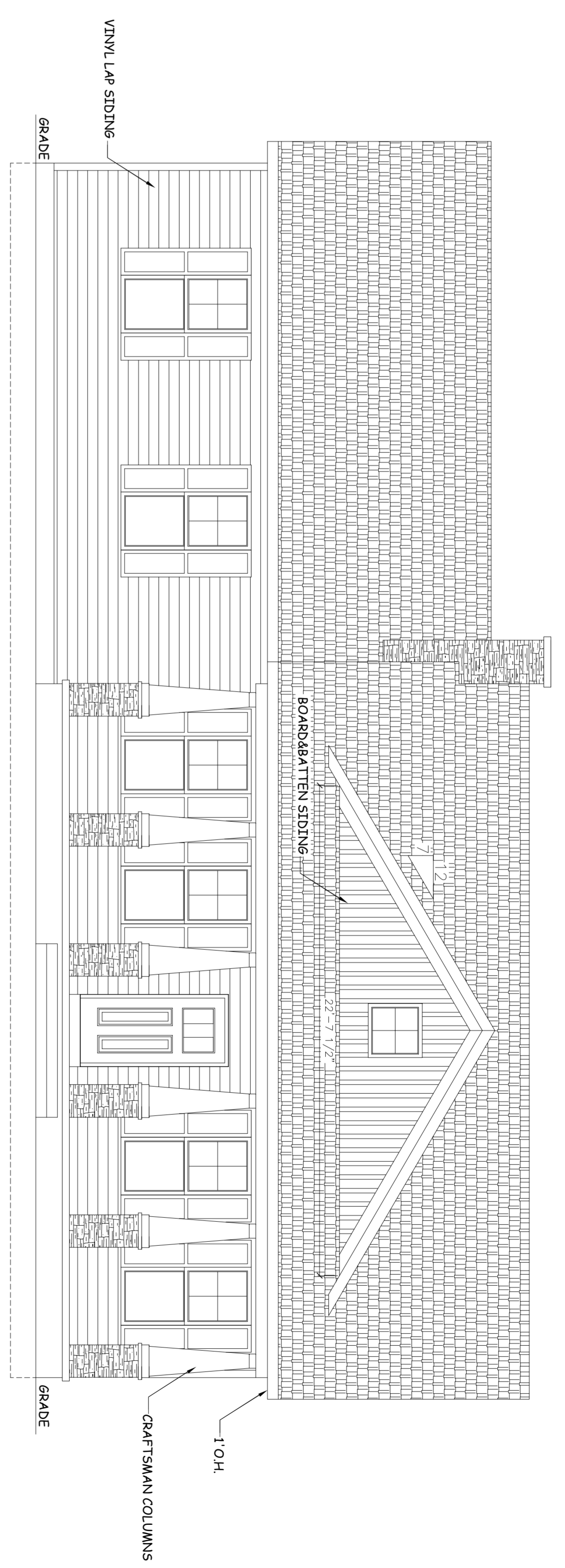
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	DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: TS	
PROJ. NO: 19.056 DATE: 01-24-20 SHEET NO. A4 4 OF 9				



LEFT ELEVATION



FRONT ELEVATION



PROJECT TITLE: TUSCANY II MODEL
 DRAWING TITLE: FRONT & LEFT ELEVATIONS

CONTRACTOR: SACRA CUSTOM HOMES
 4505 PARTLOW ROAD
 PARTLOW, VA 22534
 (540)840-7257

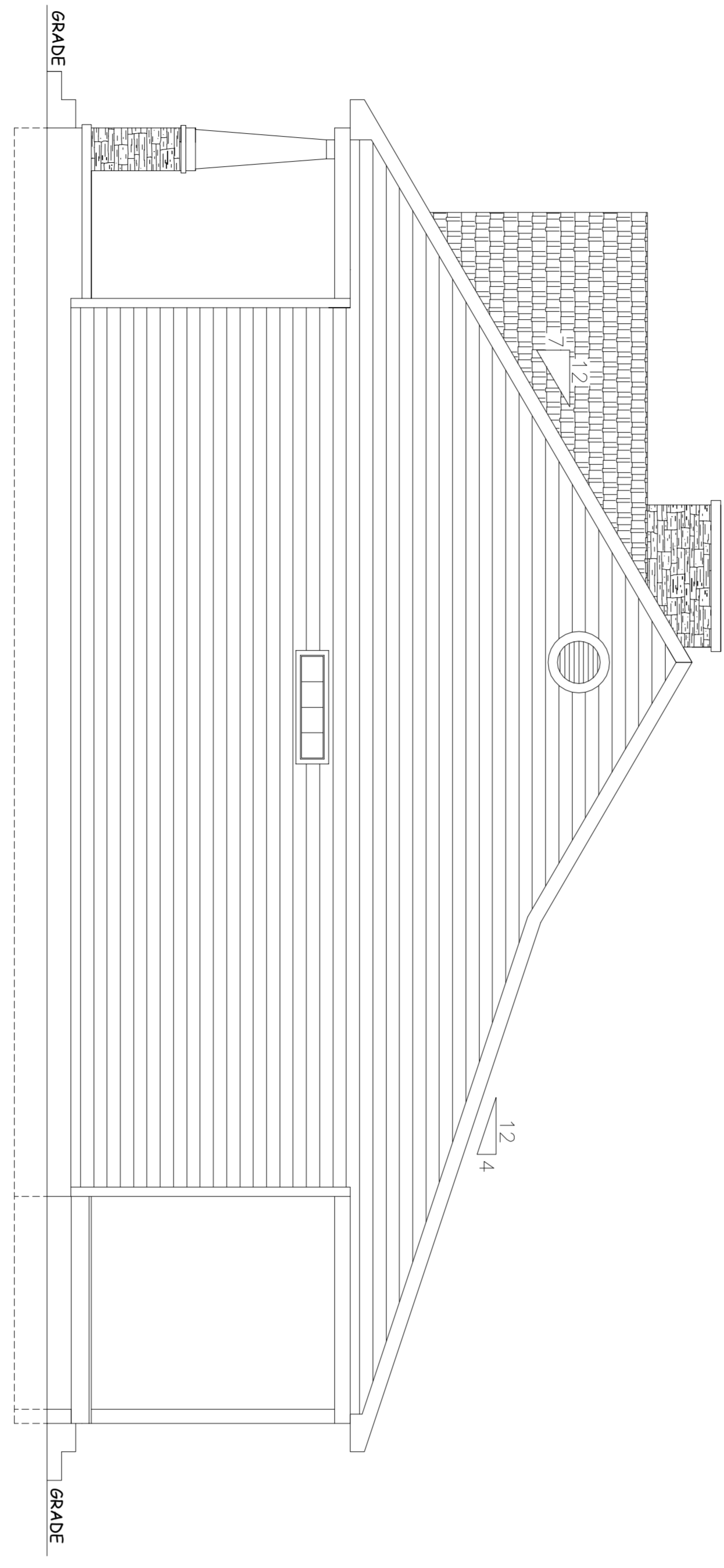
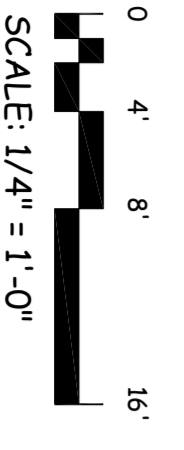
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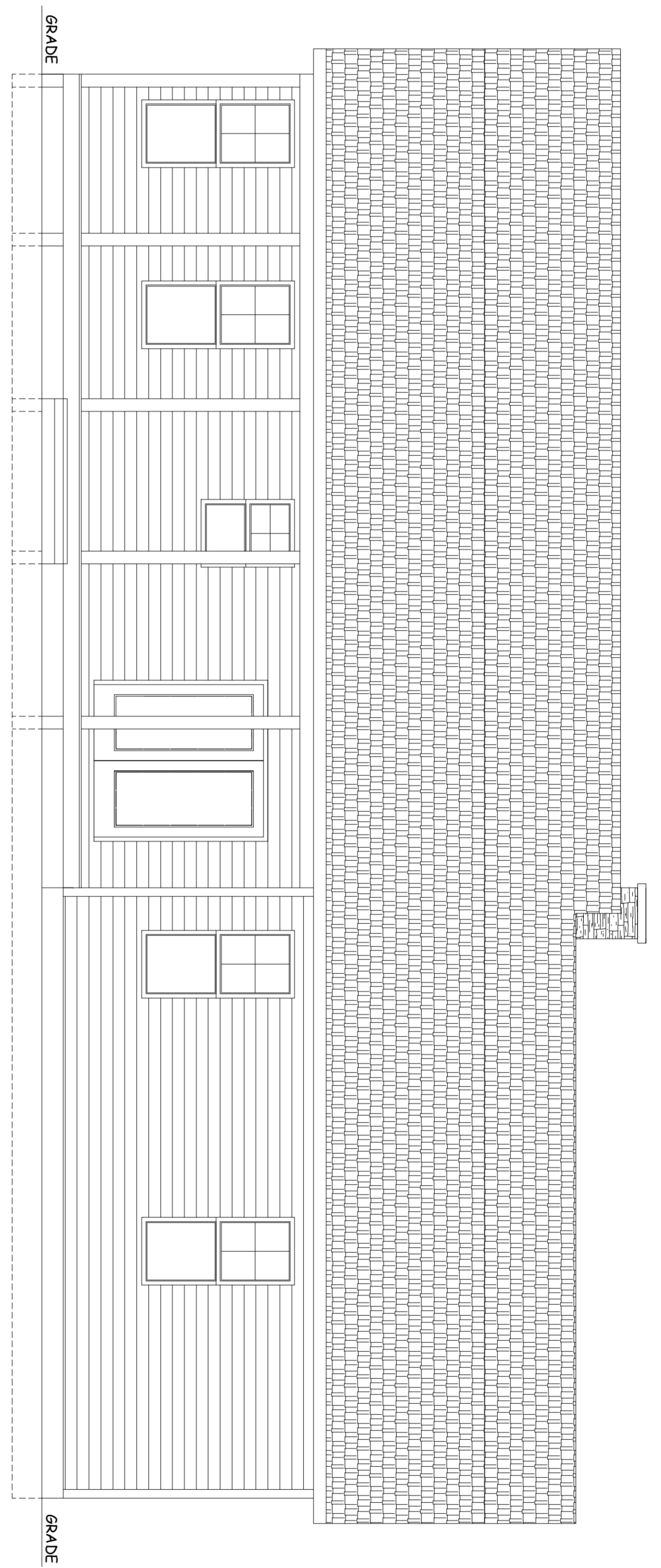
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 DATE: 01-24-20

SHEET NO.
A5
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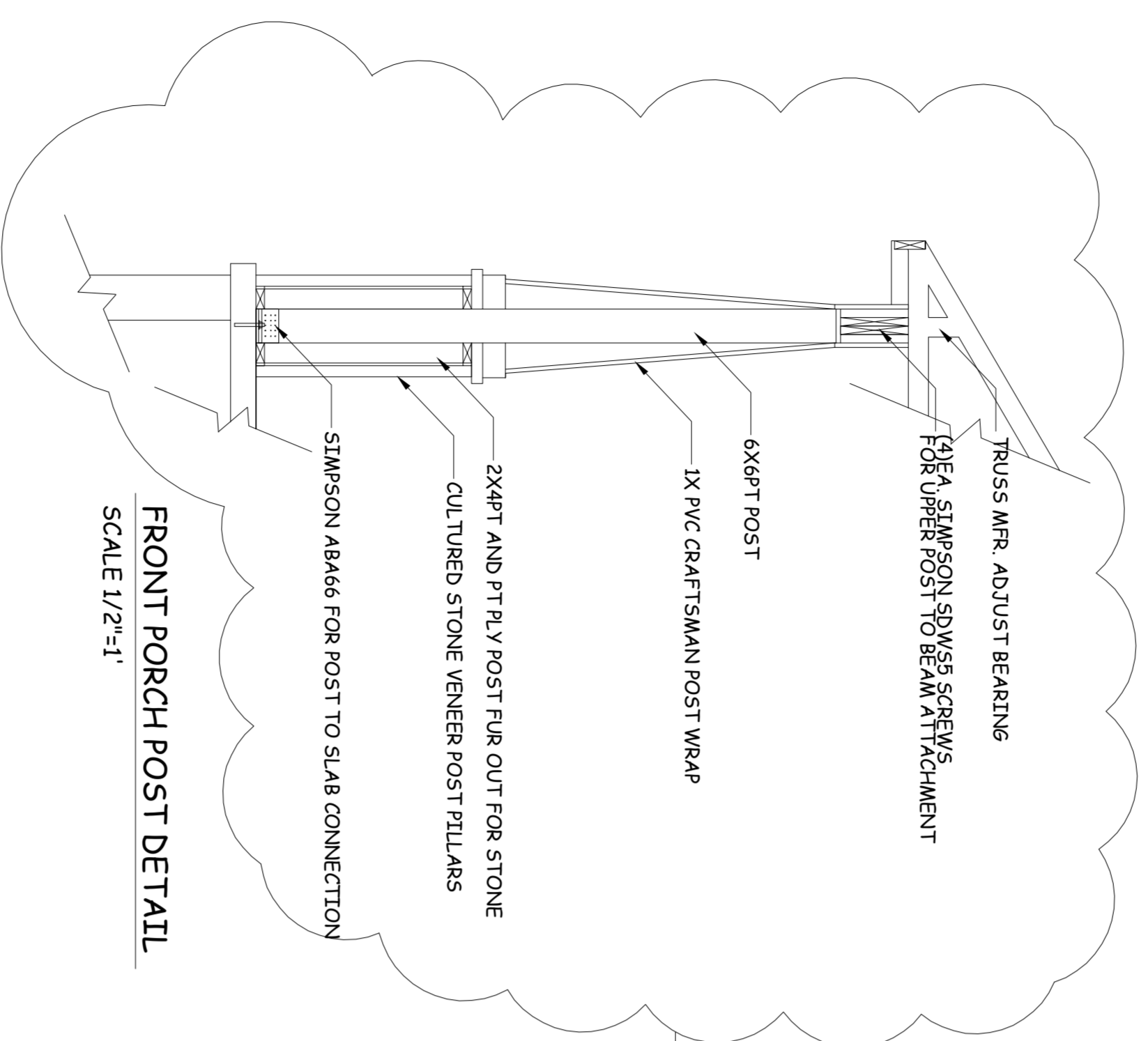


RIGHT ELEVATION

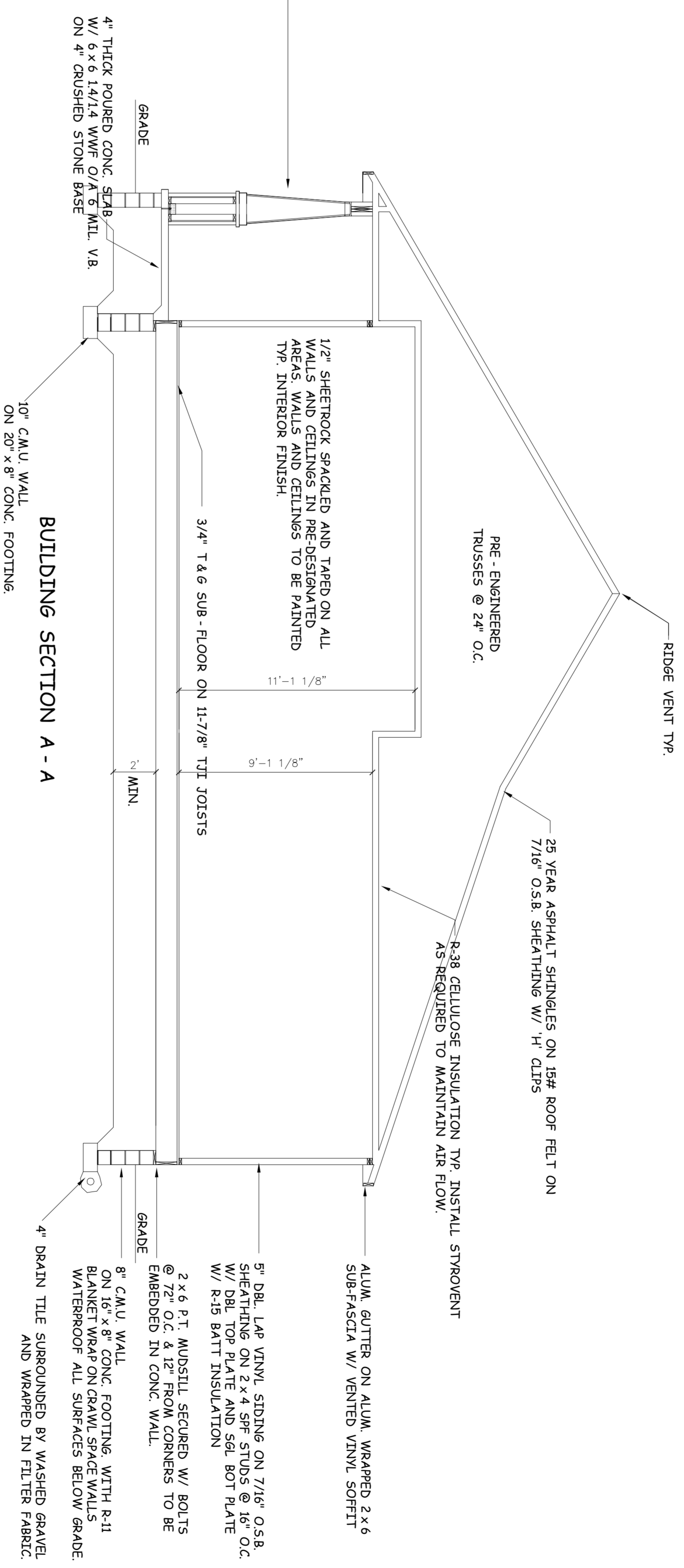


REAR ELEVATION

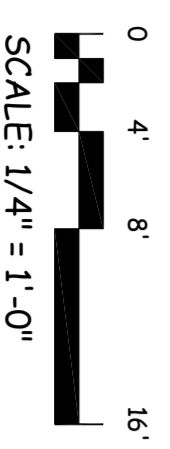
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	DRAWING TITLE: REAR & RIGHT ELEVATIONS				DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: TS	REVISED			



FRONT PORCH POST DETAIL
SCALE 1/2"=1'



BUILDING SECTION A - A



PROJECT TITLE: TUSCANY II MODEL
DRAWING TITLE: BUILDING SECTION

CONTRACTOR: SACRA CUSTOM HOMES
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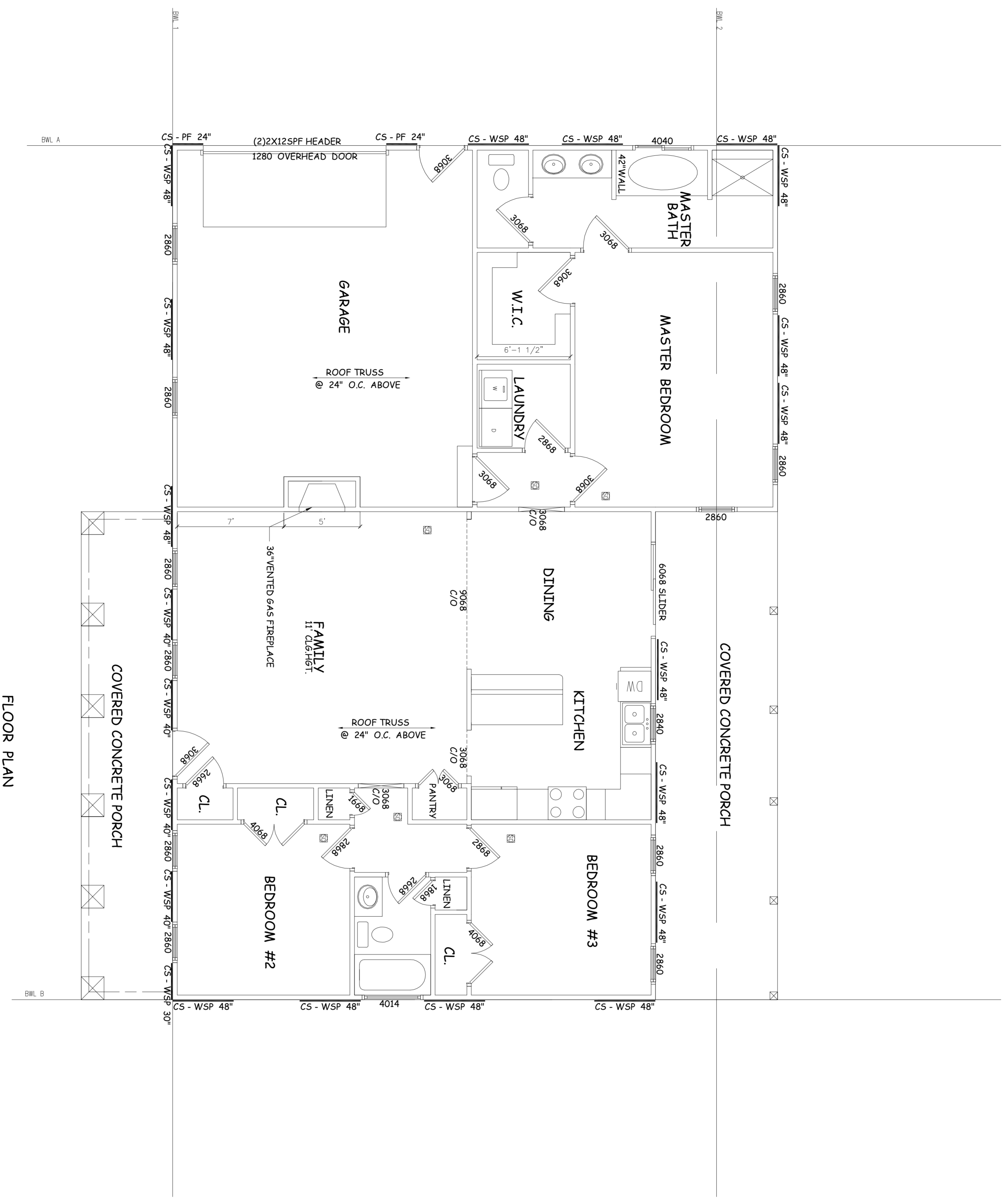
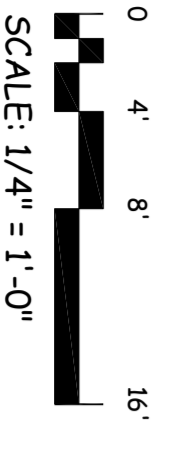
DESIGN BY: CS
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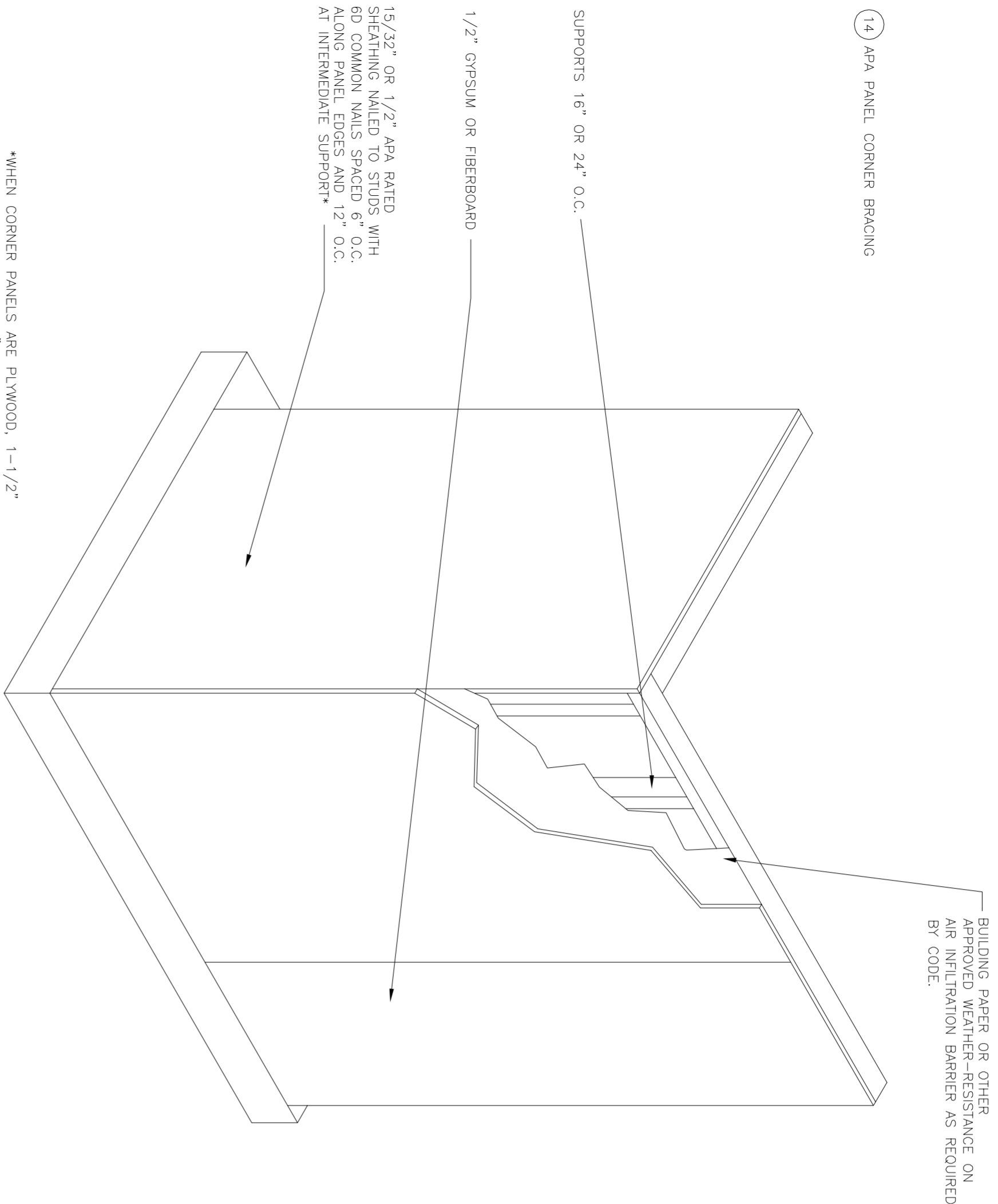
FLOOR PLAN

PROJECT TITLE: TUSCANY II MODEL DRAWING TITLE: WALL BRACING PLAN	CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)840-7257		ISSUED 01-24-20 REVISED	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330
	DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: TS	

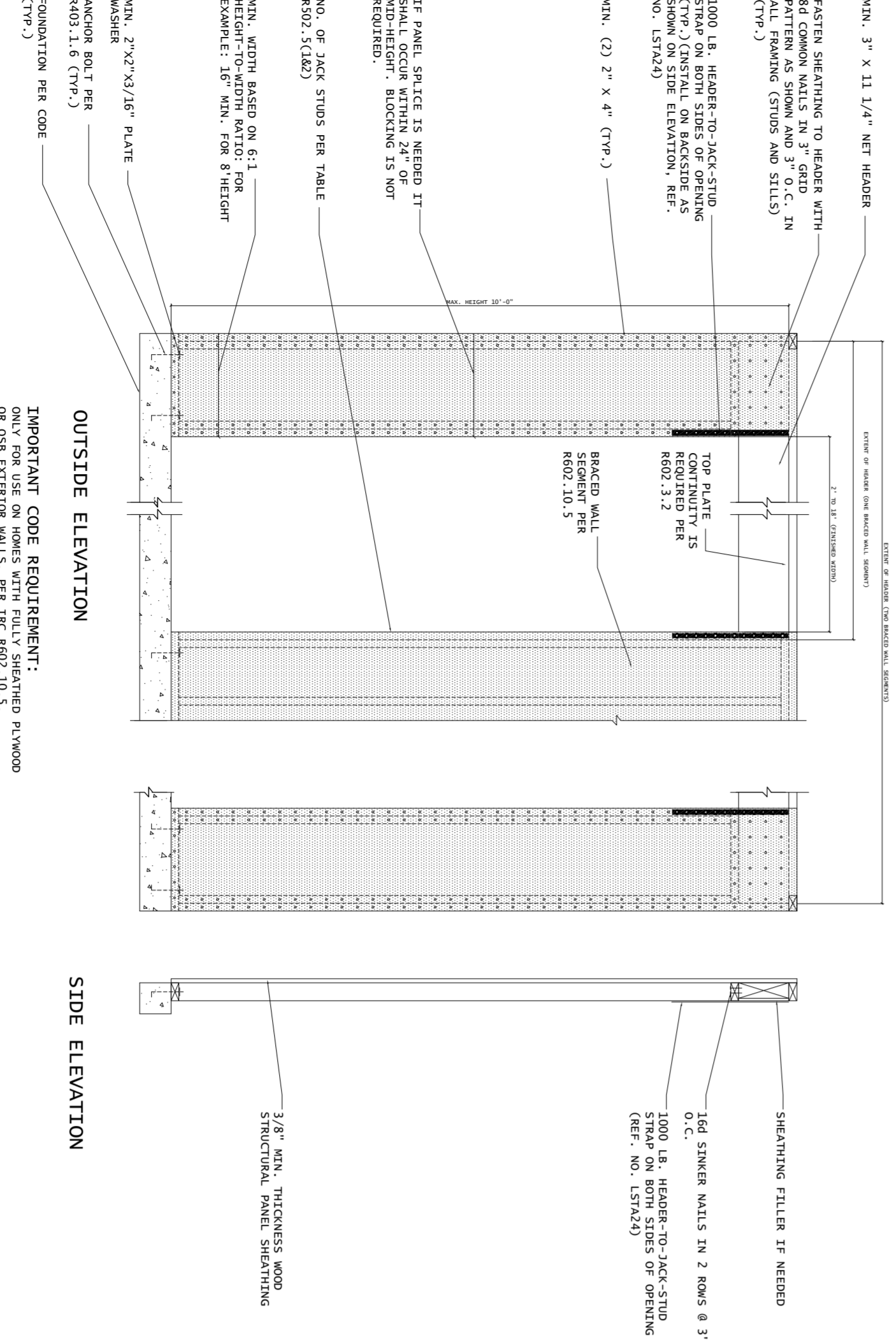
PROJ. NO: 19.056
 DATE: 01-24-20

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14) APA PANEL CORNER BRACING

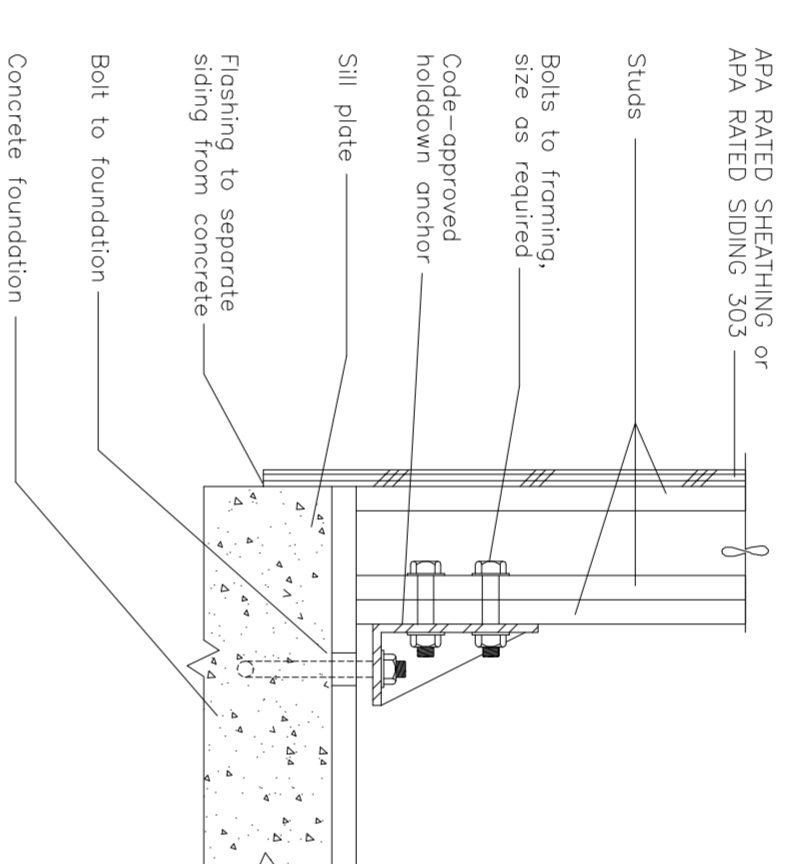


WHEN CORNER PANELS ARE PLYWOOD, 1-1/2" COMMON NAILS SPACED 4" O.C. ALONG PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS MAY BE USED.

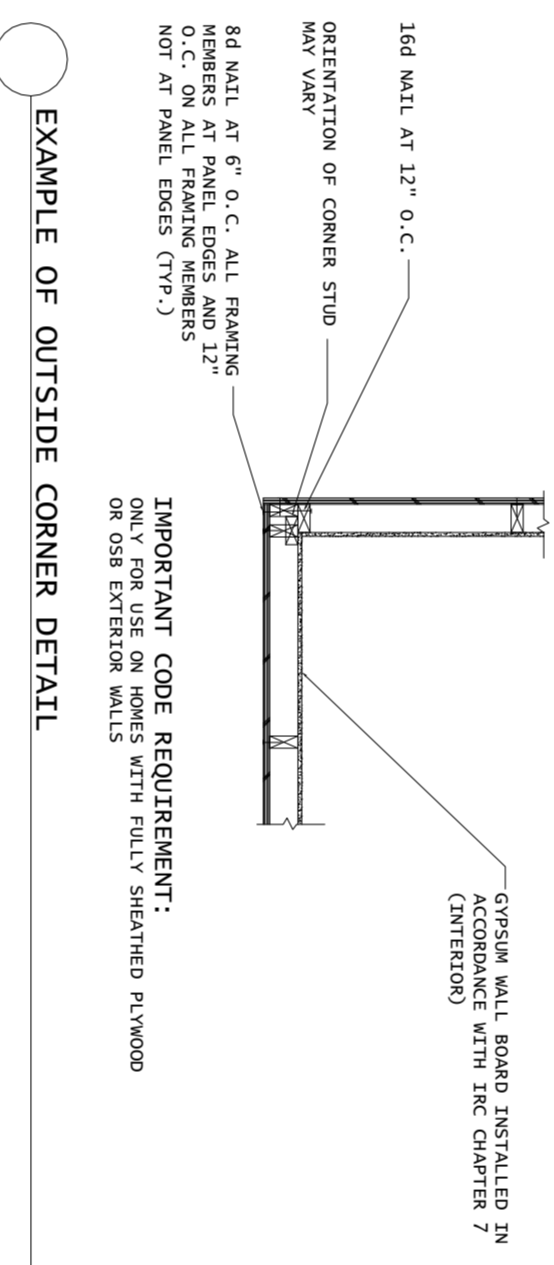


SHEAR WALL FOUNDATION ANCHOR

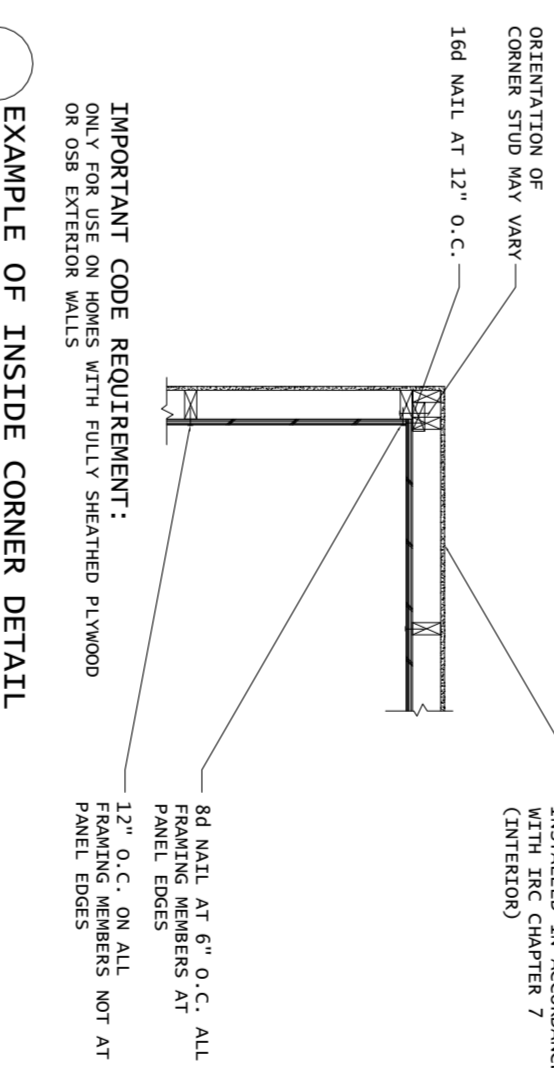
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. The foundation bolts may be of a size that is required in some cases.



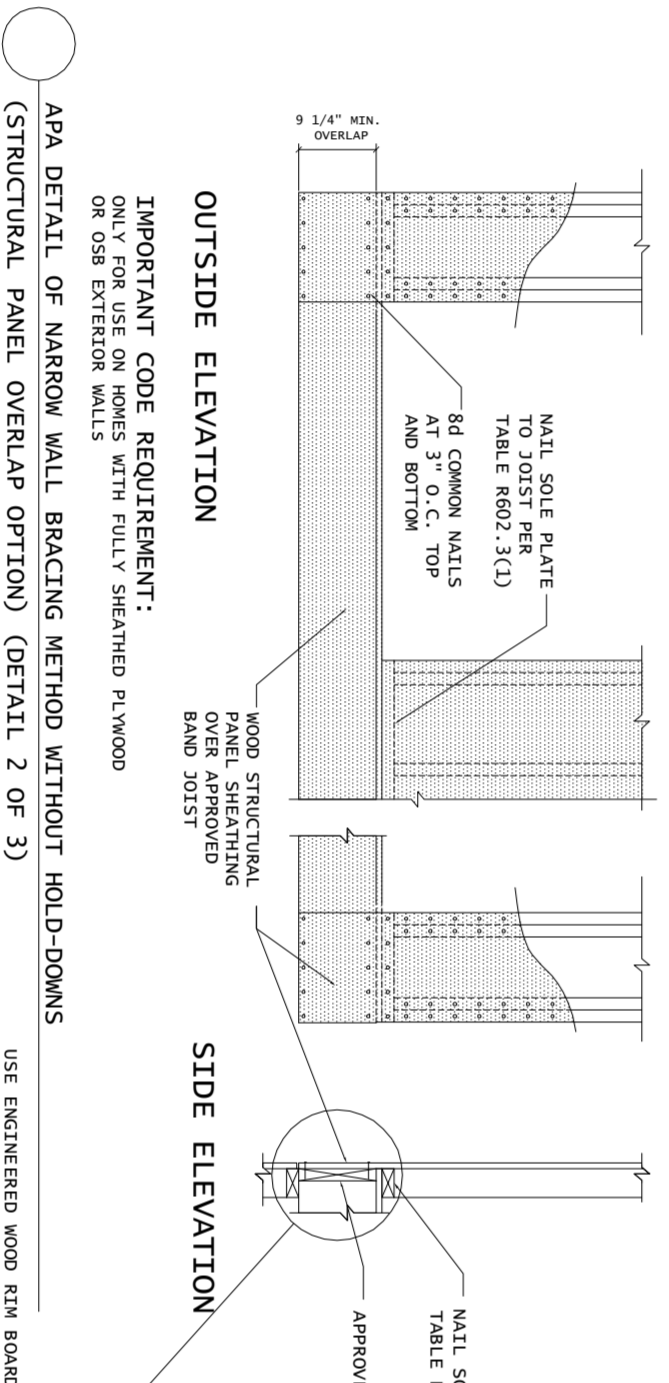
EXAMPLE OF OUTSIDE CORNER DETAIL



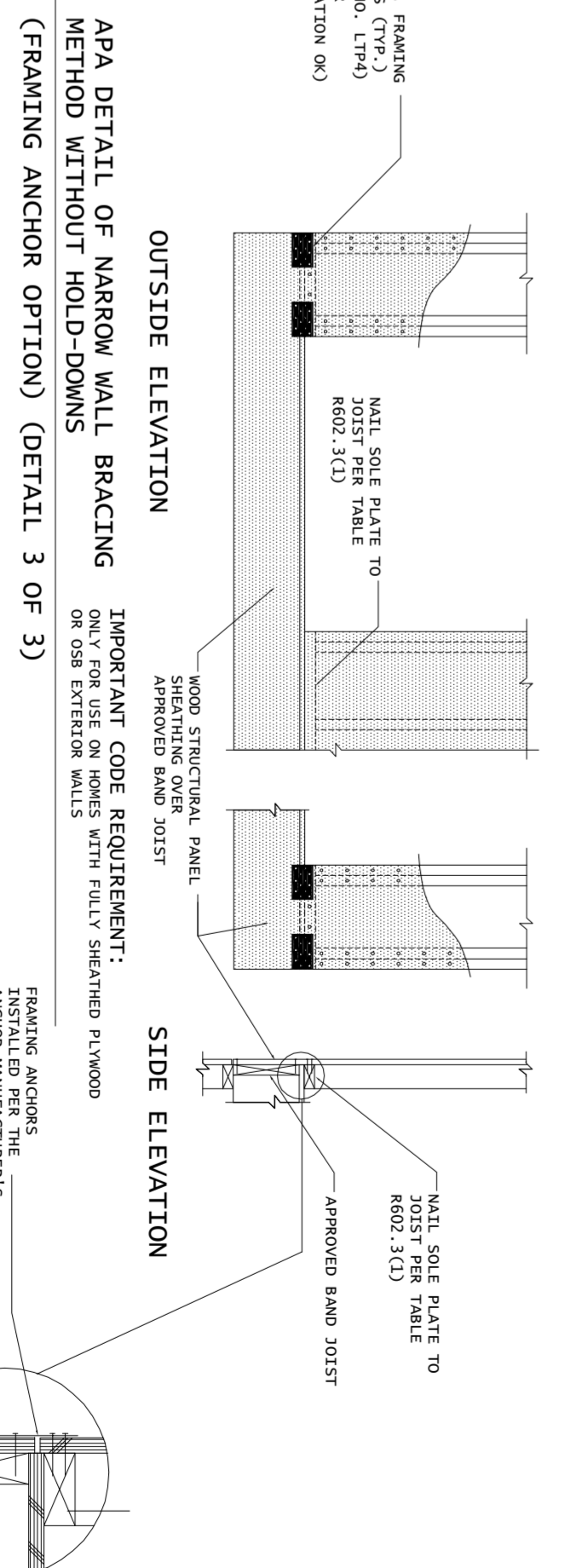
EXAMPLE OF INSIDE CORNER DETAIL



APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION) (DETAIL 2 OF 3)



APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (FRAMING ANCHOR OPTION) (DETAIL 3 OF 3)



ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330

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CHECKED BY: TS

DRAWN BY: CS

DESIGN BY: CS

PROJECT TITLE: TUSCANY II MODEL

DRAWING TITLE: WALL BRACING DETAILS

PROJ. NO: 19.056

DATE: 01-24-20

SHEET NO.

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