

2x4 CONTINUOUS KEYED JOINT SILICONE SEALANT

PROVIDE #4 x 12' DOWELS AT 24' ON CENTER MAXIMUM

2" 8" MIN 8" MIN 2"

VAPOR RETARDER CONTINUOUS UNDER JOINT

COMPACT GRAVEL FILL

CONSTRUCTION JOINT
(MAY BE SUBSTITUTED FOR A SAW-CUT JOINT, TYPICAL)

4-1/2"x4-1/2" STEEL DIAMOND-SHAPED PLATE DOWELS AT 18" ON CENTER. INSTALL PER MANUFACTURER SPECIFICATION

SEAL JOINT

5" MINIMUM

VAPOR RETARDER CONTINUOUS UNDER JOINT

COMPACT GRAVEL FILL

REINFORCED CONSTRUCTION JOINT
(MAY BE SUBSTITUTED FOR A SAW-CUT JOINT, TYPICAL)

CLEAN JOINT WITH HIGH-PRESSURE WATER AND DRY WITH COMPRESSED AIR PRIOR TO APPLYING SEALANT

1/8" 1/4"

PROVIDE SEALANT ALONG JOINT

VAPOR RETARDER CONTINUOUS UNDER JOINT

COMPACT GRAVEL FILL

SAW CUT CONTROL JOINT
(PROVIDE CONTROL JOINTS AT 12'-0" ON CENTER MAXIMUM, TYPICAL)

4H MINIMUM BETWEEN STEPS

3'

3'

7" MIN 8" MIN 24" MAX

27" MINIMUM

27" MINIMUM

1:1

9'

MATCH FOUNDATION REINFORCEMENT

TYPICAL FOUNDATION REINFORCEMENT

FOOTING DEPTH

TYPICAL FOUNDATION STEP

ANCHOR WALL TO SLAB WITH 1/2" GALVANIZED A307 ANCHOR BOLTS AT 48" ON CENTER THRU PRESSURE TREATED SILL PLATE

INTERIOR LOAD BEARING PARTITION. SEE PLAN FOR DIMENSION AND FRAMING NOTES

CONCRETE SLAB ON GRADE. SEE FOUNDATION PLAN FOR ADDITIONAL NOTES

6" MIN

EQ EQ

COMPACTED FILL, TYPICAL

CONTINUOUS VAPOR RETARDER UNDER SLAB, TYPICAL

CONTINUOUS THICKENED SLAB. SEE FOUNDATION PLAN FOR SIZE AND REINFORCING

TYPICAL THICKENED SLAB DETAIL



1
A0.0
ARCHITECTURAL SITE PLAN
1" = 30'-0"



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10/2023

APOGEE TOWNHOMES
NEW CONSTRUCTION
ARCHITECTURAL SITE PLAN

DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **1" = 30'-0"**
REVISIONS

MOUNT TABER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

A0.0
PROJECT NO 24200014.00



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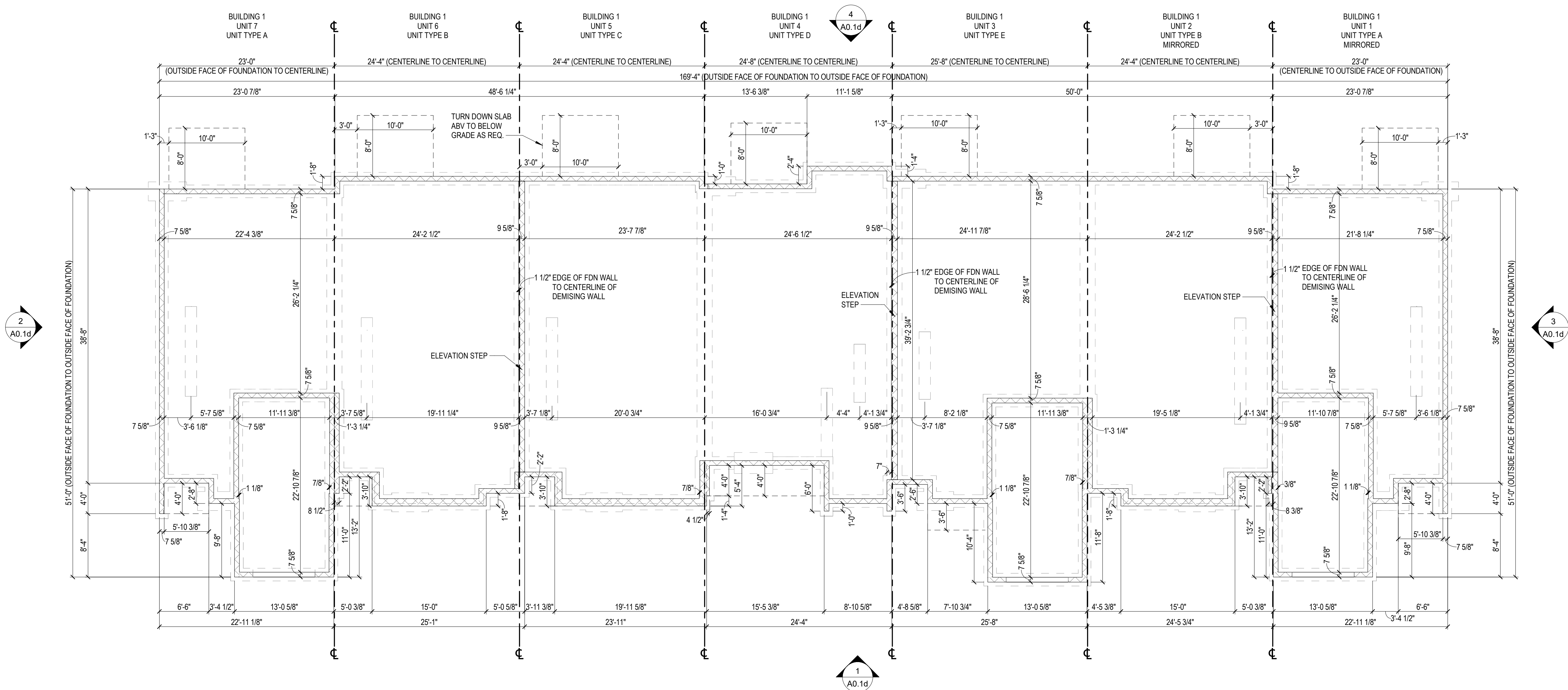
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5. REFER TO UNIT PLANS FOR ALL EXTERIOR DOOR AND WINDOW SIZES.
6. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



**BUILDING 1
FOUNDATION PLAN**

1
A0.1a
1/8" = 1'-0"

APOGEE TOWNHOMES

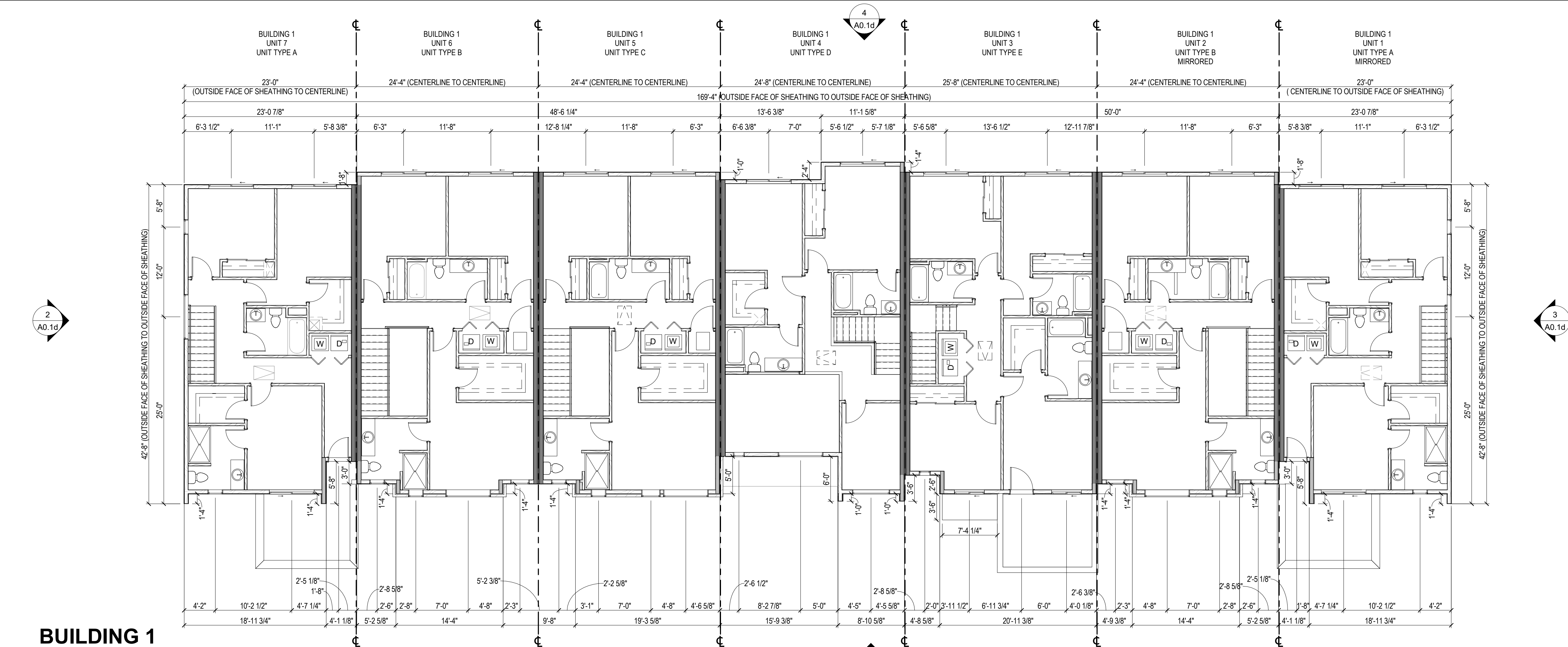
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BUILDING 1 FOUNDATION PLAN

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**BUILDING 1
UPPER LEVEL FLOOR PLAN**



**BUILDING 1
MAIN LEVEL FLOOR PLAN**

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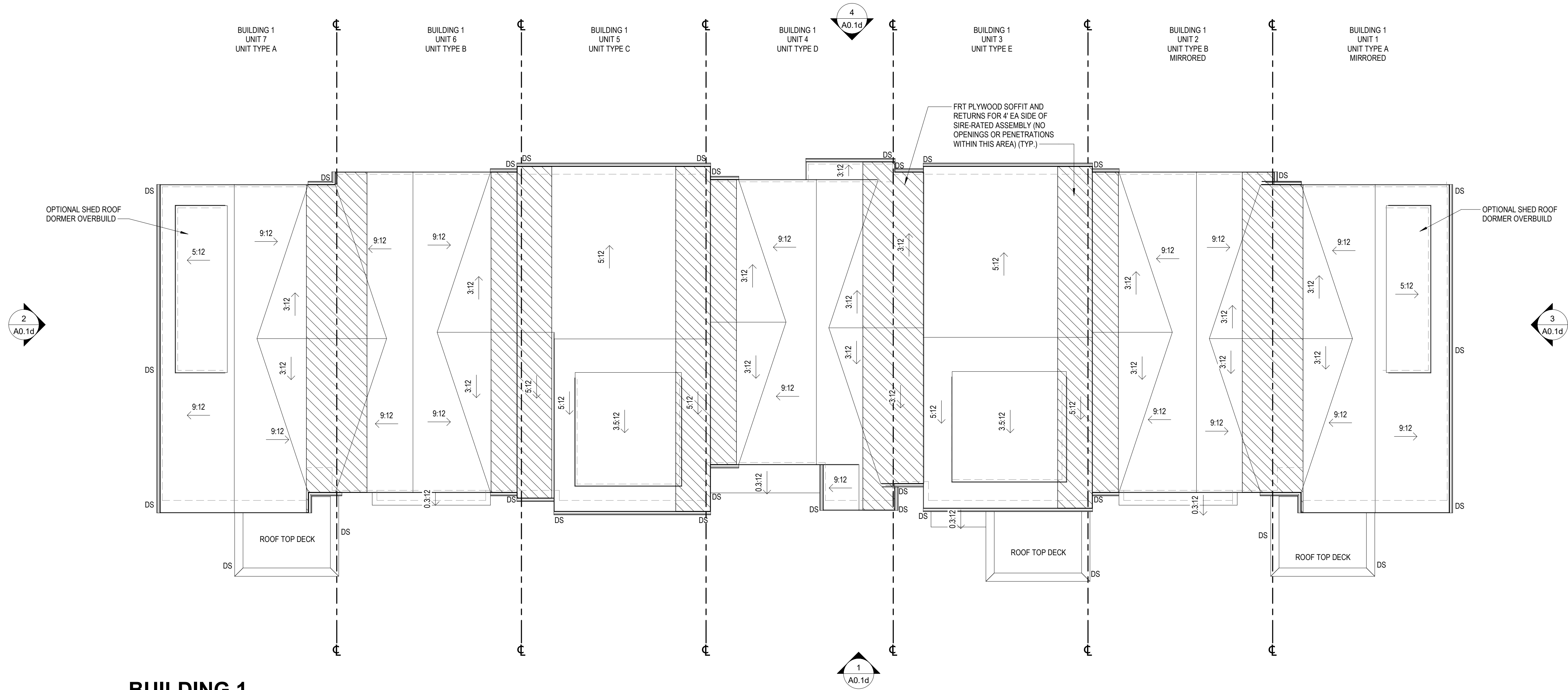
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**BUILDING 1
ROOF PLAN**
1
A0.1c
1/8" = 1'-0"

NOTE: SHINGLE PATTERN
NOT SHOWN FOR CLARITY.

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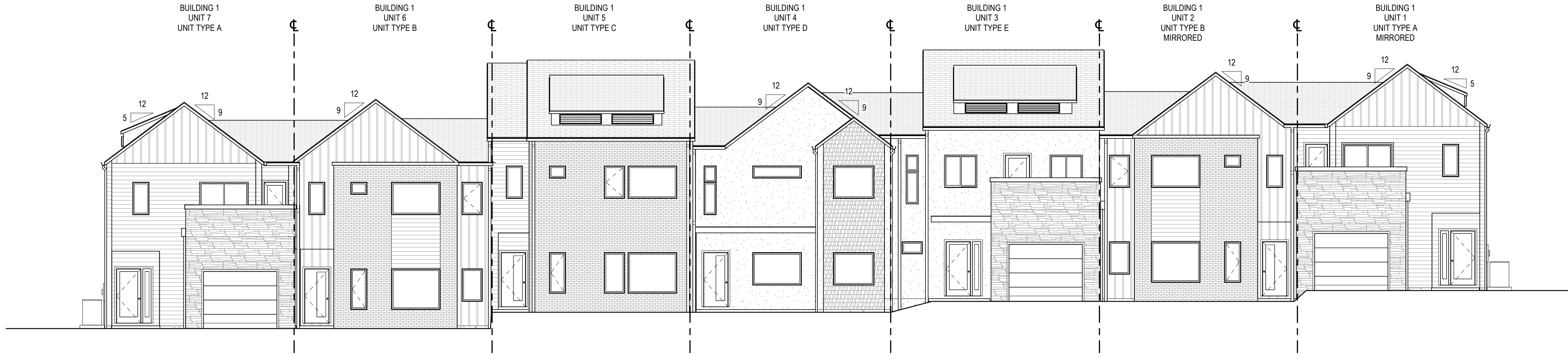
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BUILDING 1 ROOF PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
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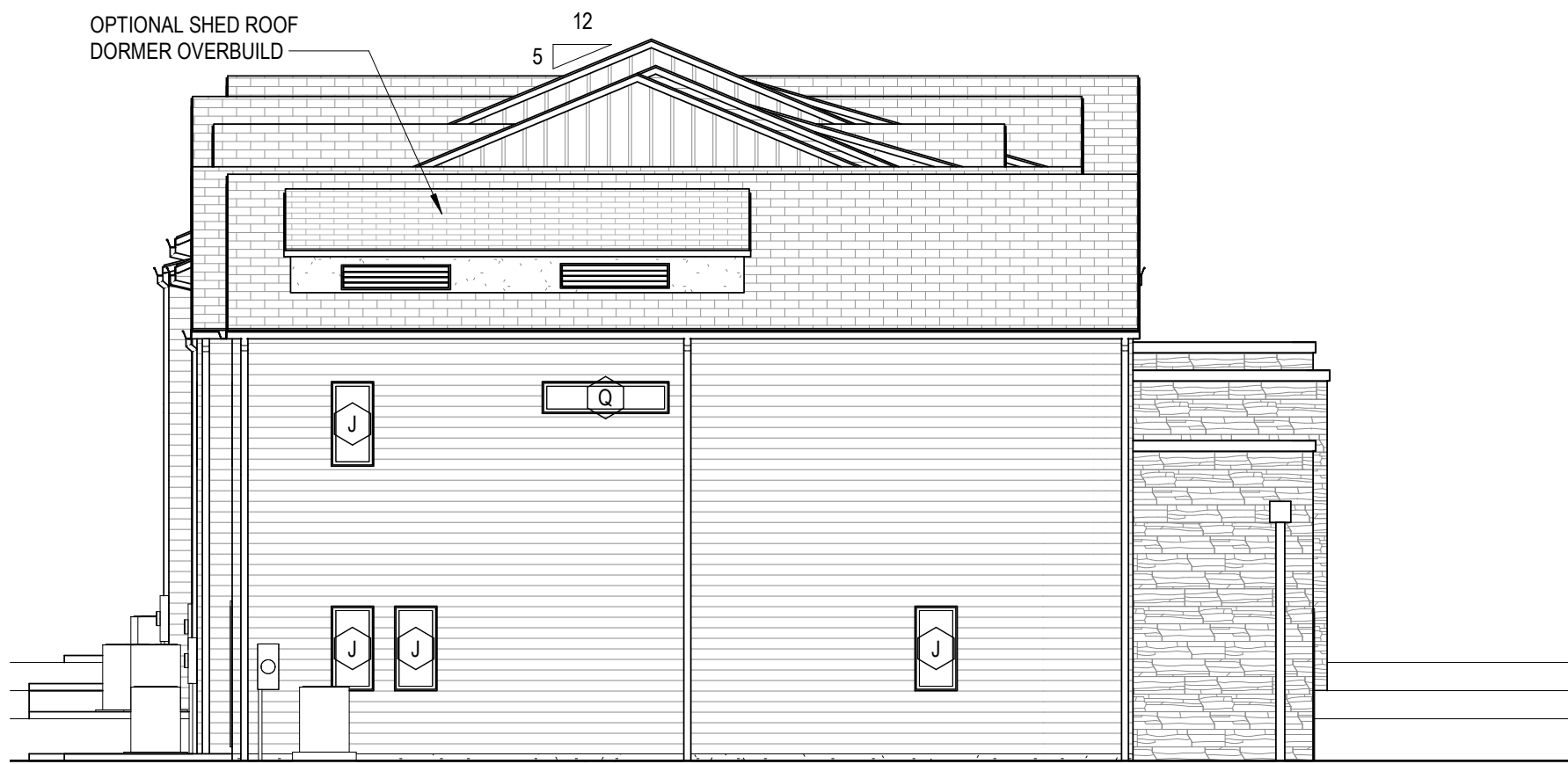
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**BUILDING 1
FRONT ELEVATION**

1
A0.1d
1/8" = 1'-0"



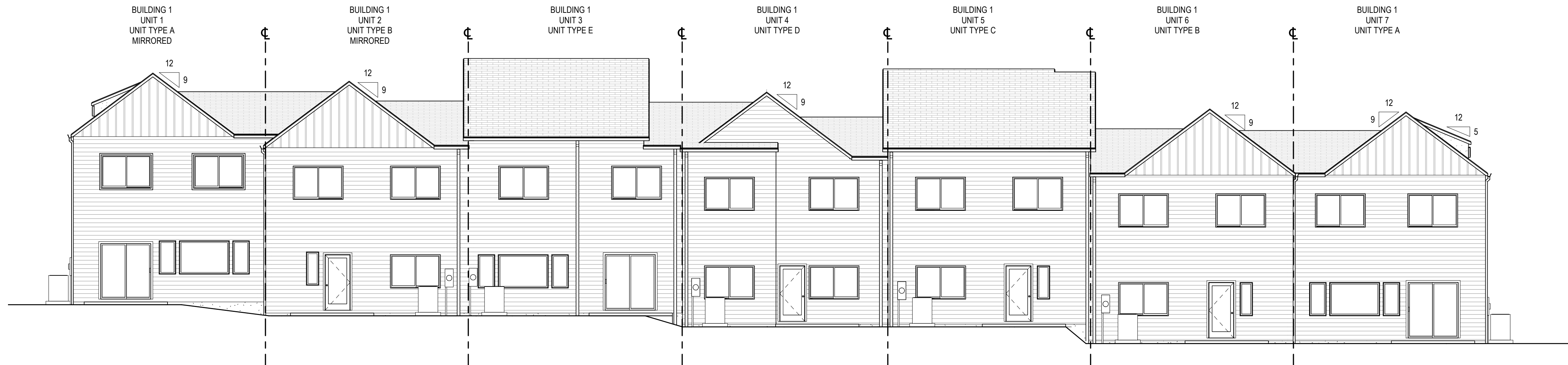
**BUILDING 1
LEFT ELEVATION**

2
A0.1d
1/8" = 1'-0"



**BUILDING 1
RIGHT ELEVATION**

3
A0.1d
1/8" = 1'-0"



**BUILDING 1
REAR ELEVATION**

4
A0.1d
1/8" = 1'-0"

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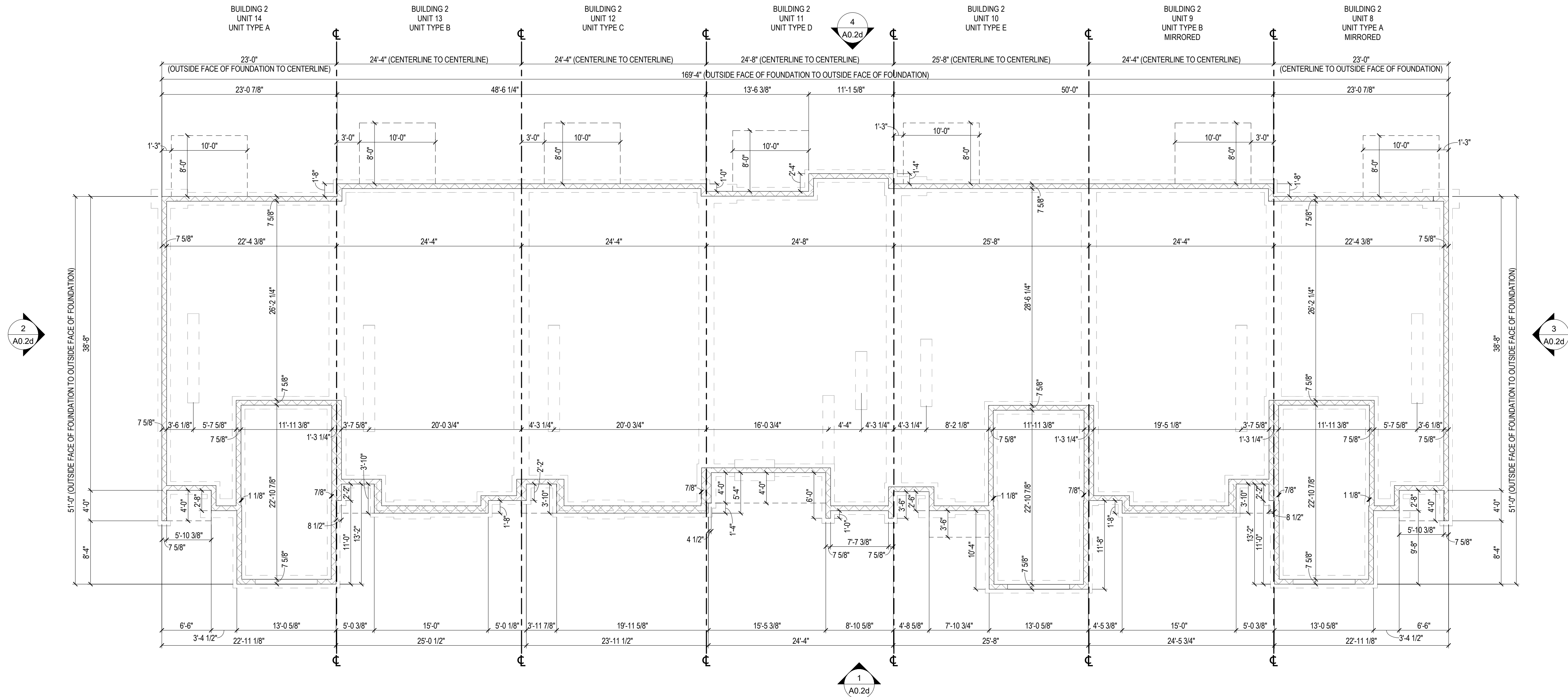
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BUILDING 1 EXTERIOR ELEVATIONS

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**BUILDING 2
FOUNDATION PLAN**

1
A0.2a
1/8" = 1'-0"

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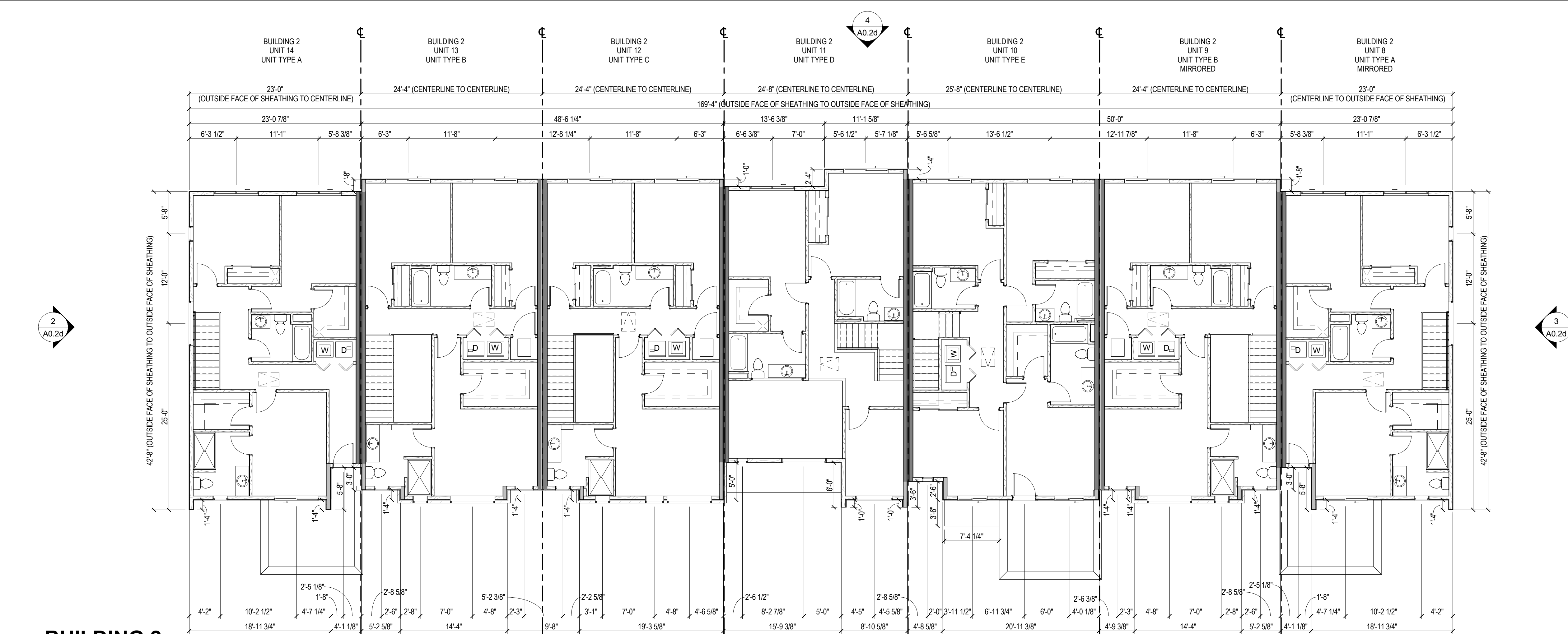
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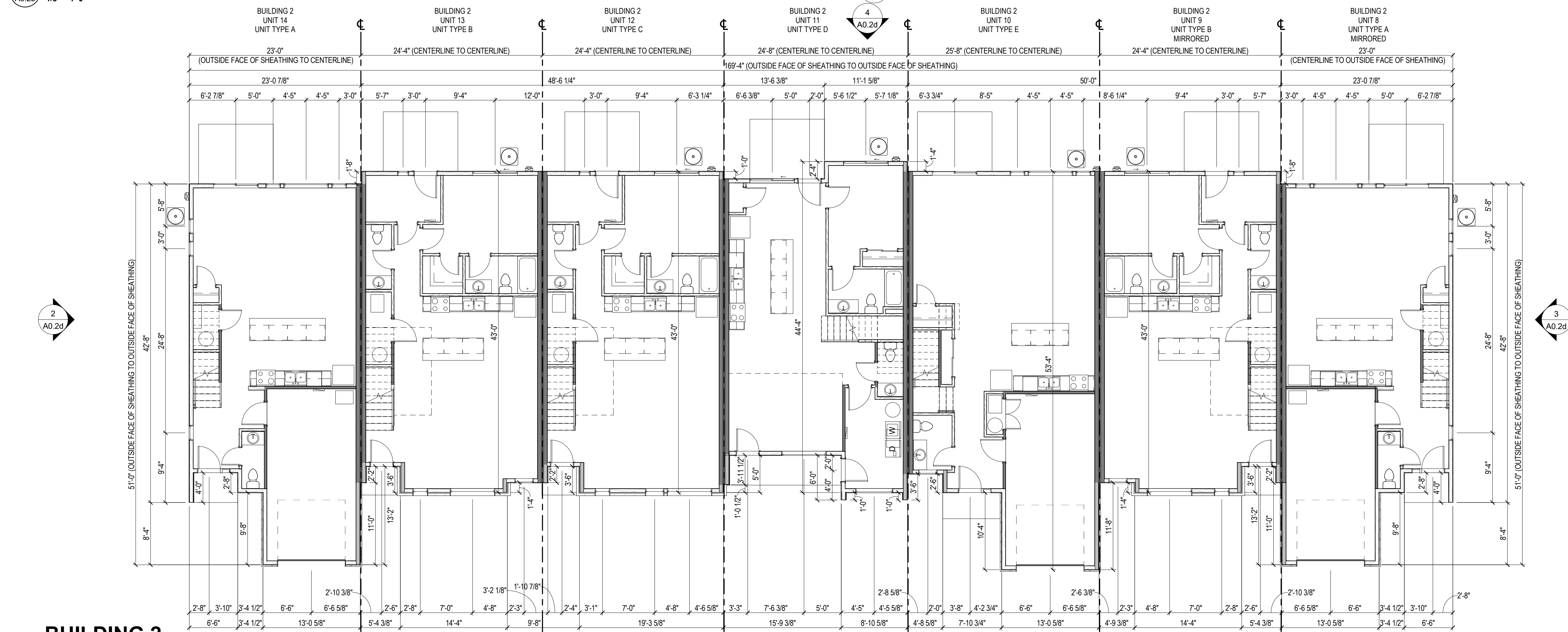
BUILDING 2 FOUNDATION PLAN

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**BUILDING 2
UPPER LEVEL FLOOR PLAN**
2
A0.2b
1/8" = 1'-0"



**BUILDING 2
MAIN LEVEL FLOOR PLAN**
1
A0.2b
1/8" = 1'-0"

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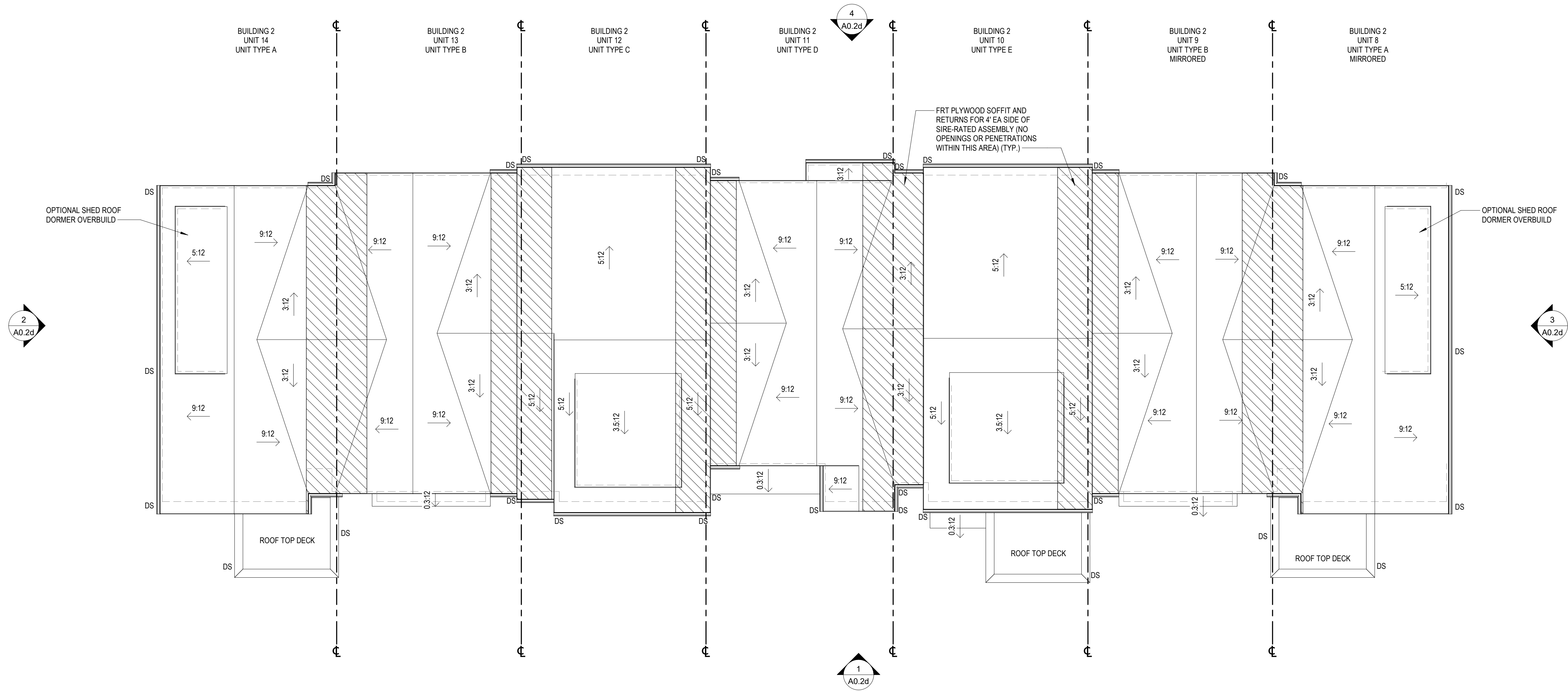
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**BUILDING 2
ROOF PLAN**

1
A0.2c
1/8" = 1'-0"



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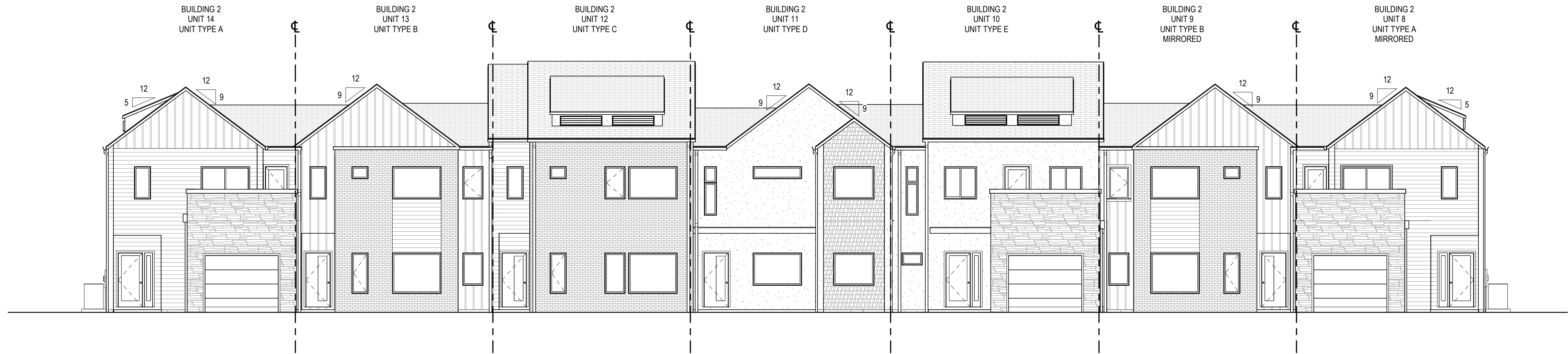
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BUILDING 2 ROOF PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

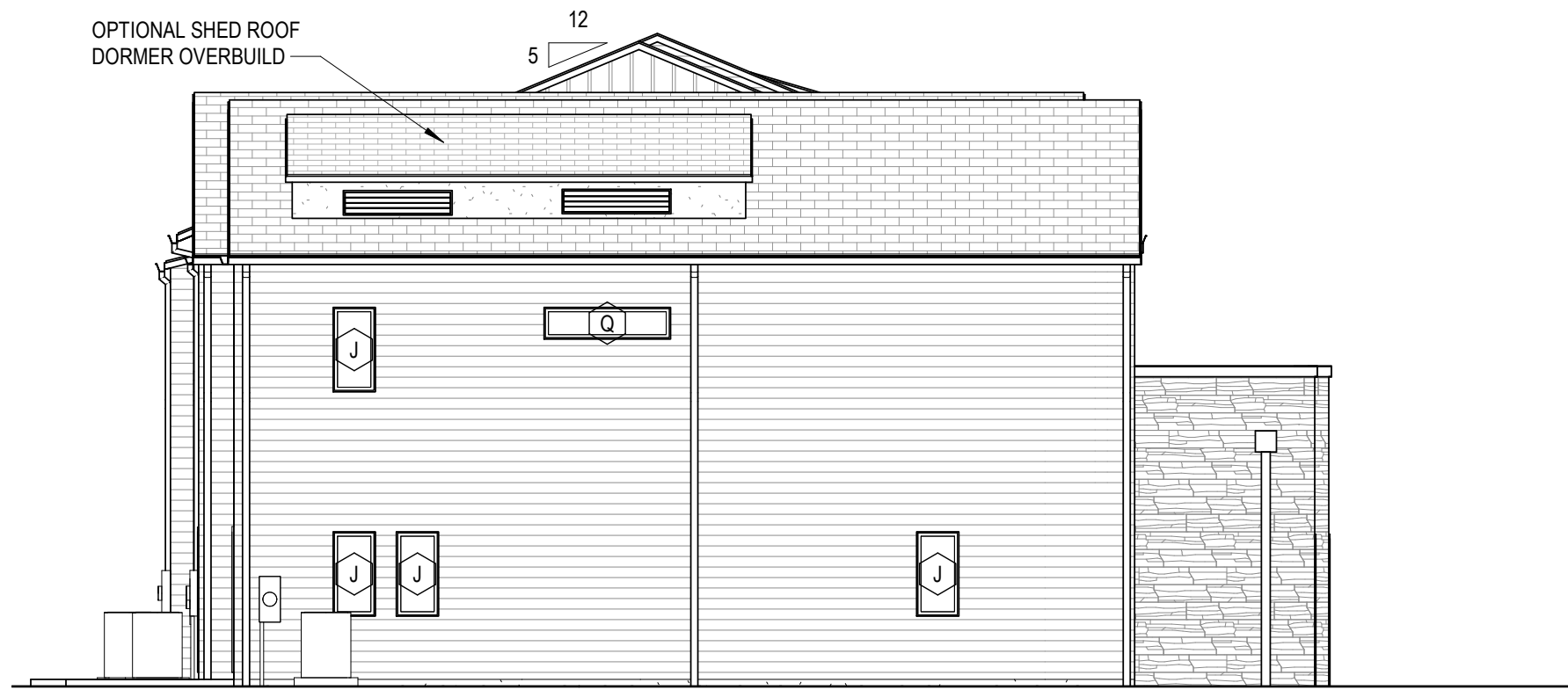
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**BUILDING 2
FRONT ELEVATION**

1
A0.2d
1/8" = 1'-0"



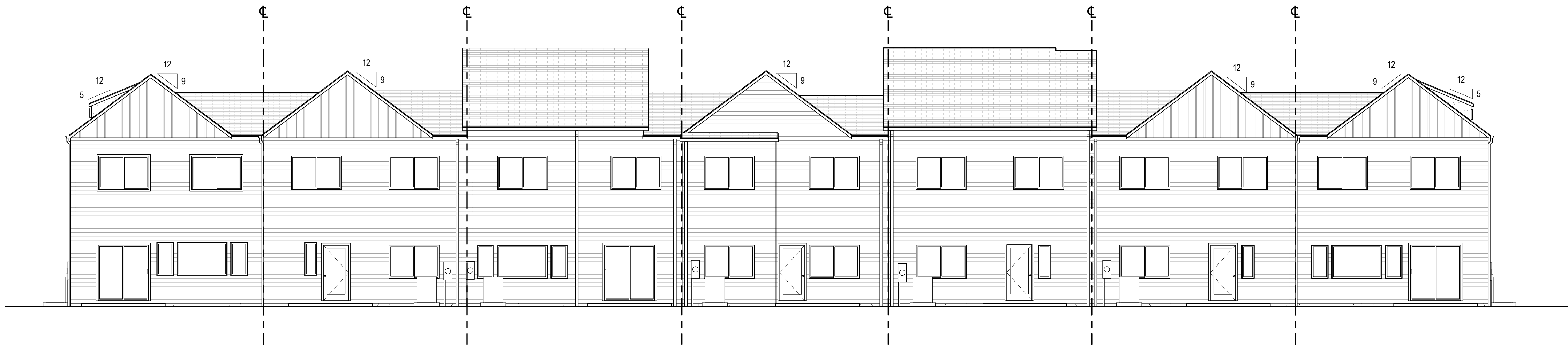
**BUILDING 2
LEFT ELEVATION**

2
A0.2d
1/8" = 1'-0"



**BUILDING 2
RIGHT ELEVATION**

3
A0.2d
1/8" = 1'-0"



**BUILDING 2
REAR ELEVATION**

4
A0.2d
1/8" = 1'-0"

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BUILDING 2 EXTERIOR ELEVATIONS

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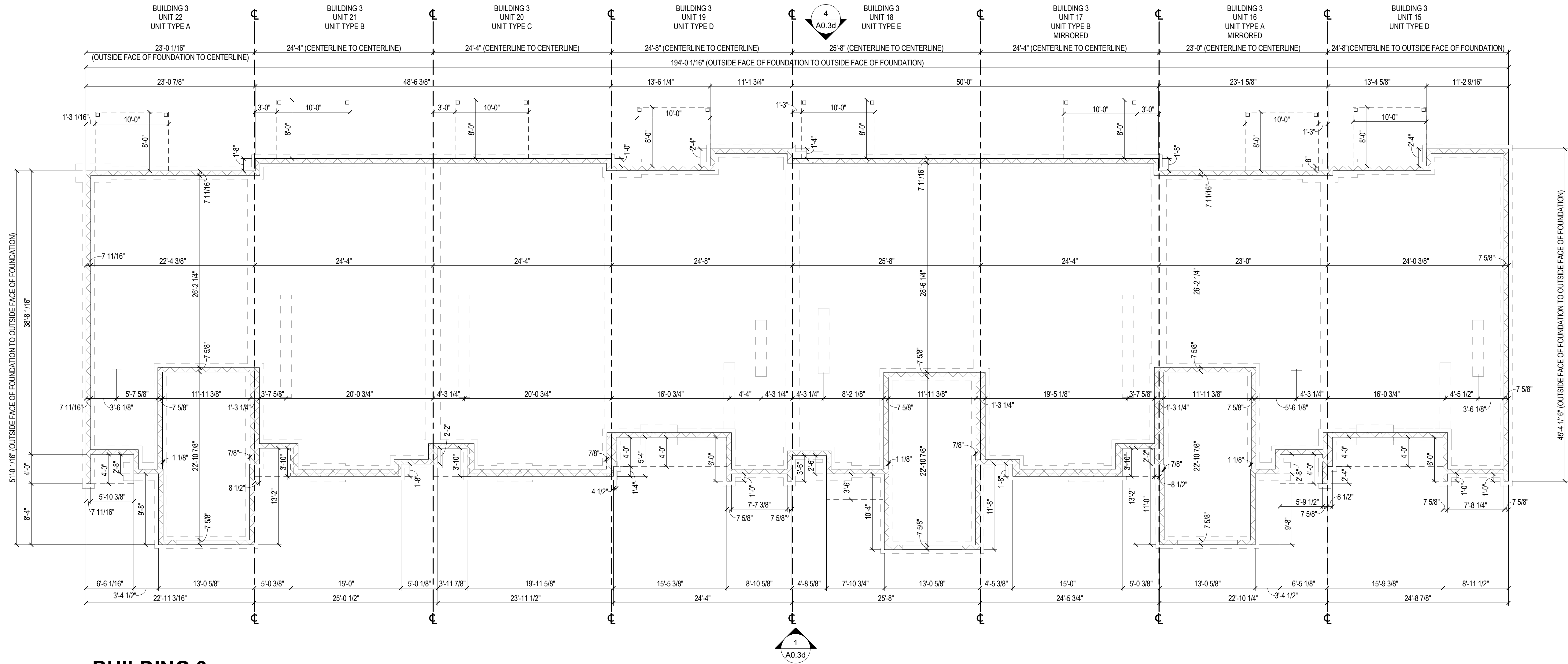
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**BUILDING 3
FOUNDATION PLAN**

1
A0.3a
1/8" = 1'-0"

APOGEE TOWNHOMES

NEW CONSTRUCTION

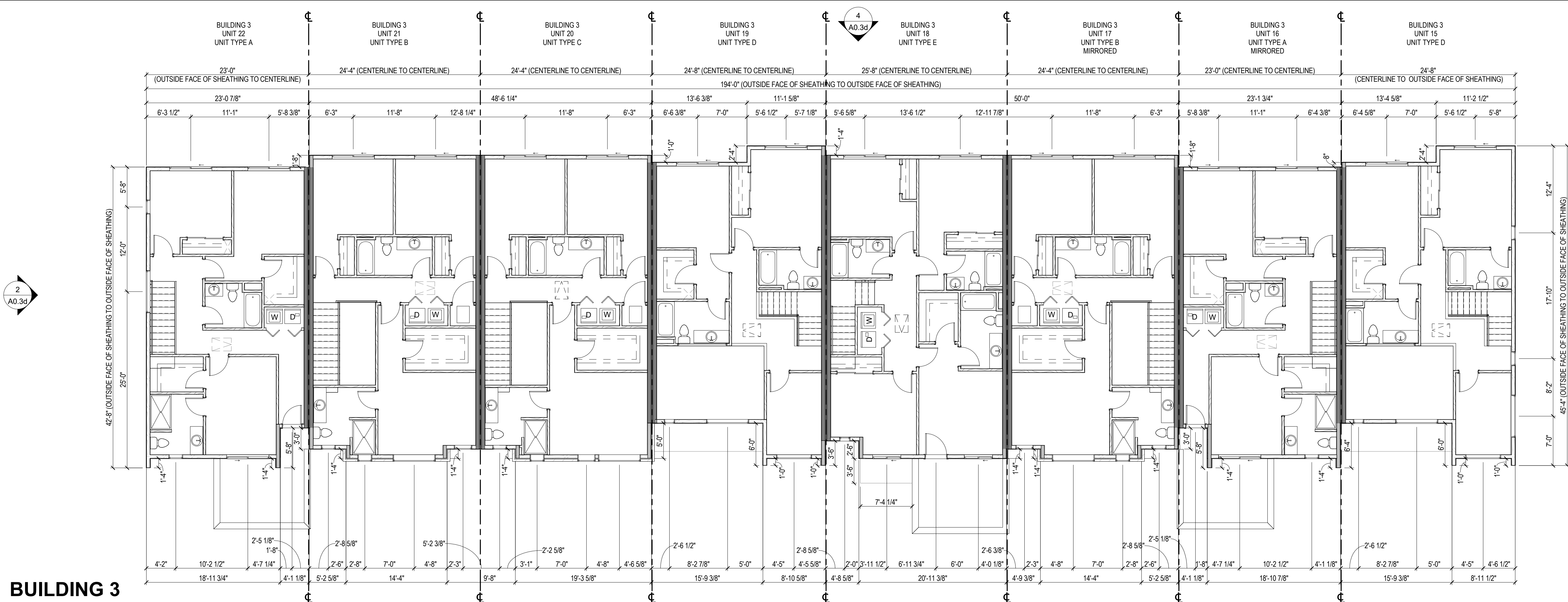
BUILDING 3 FOUNDATION PLAN

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MONTGOMERY COUNTY, VIRGINIA

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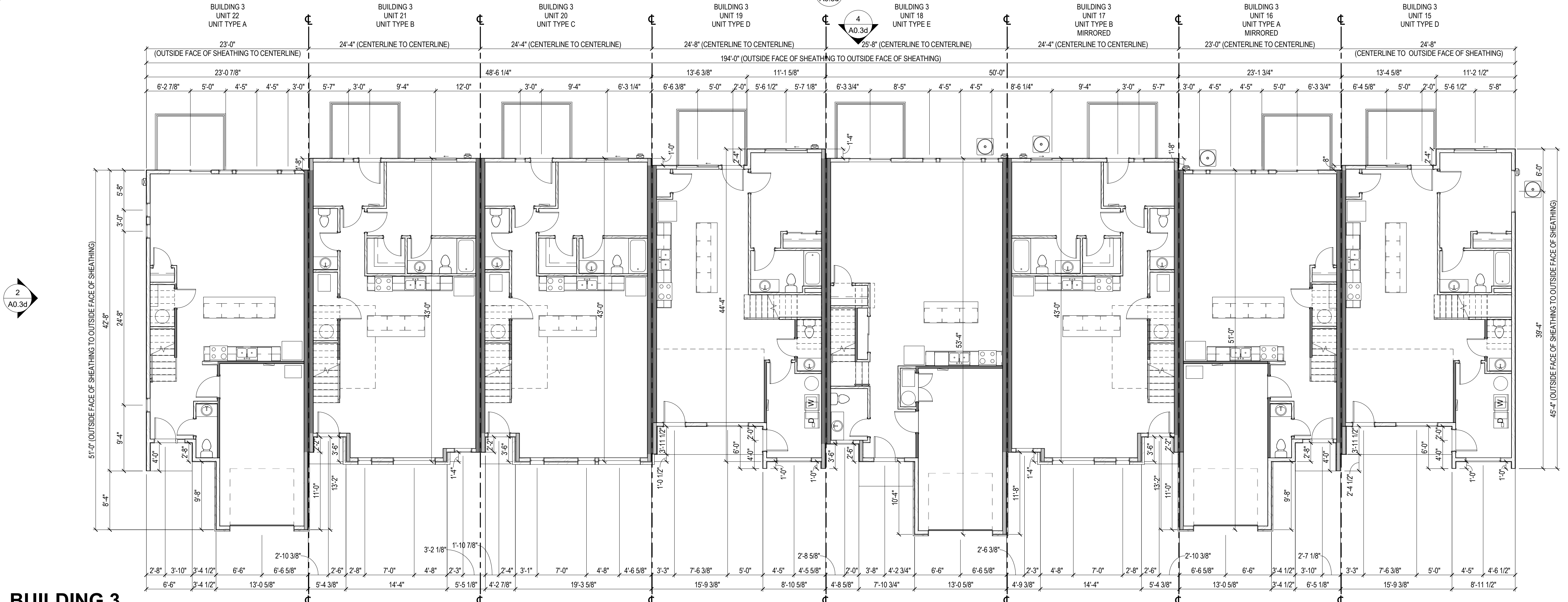
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**BUILDING 3
UPPER LEVEL FLOOR PLAN**

1/8" = 1'-0"



**BUILDING 3
MAIN LEVEL FLOOR PLAN**

1/8" = 1'-0"

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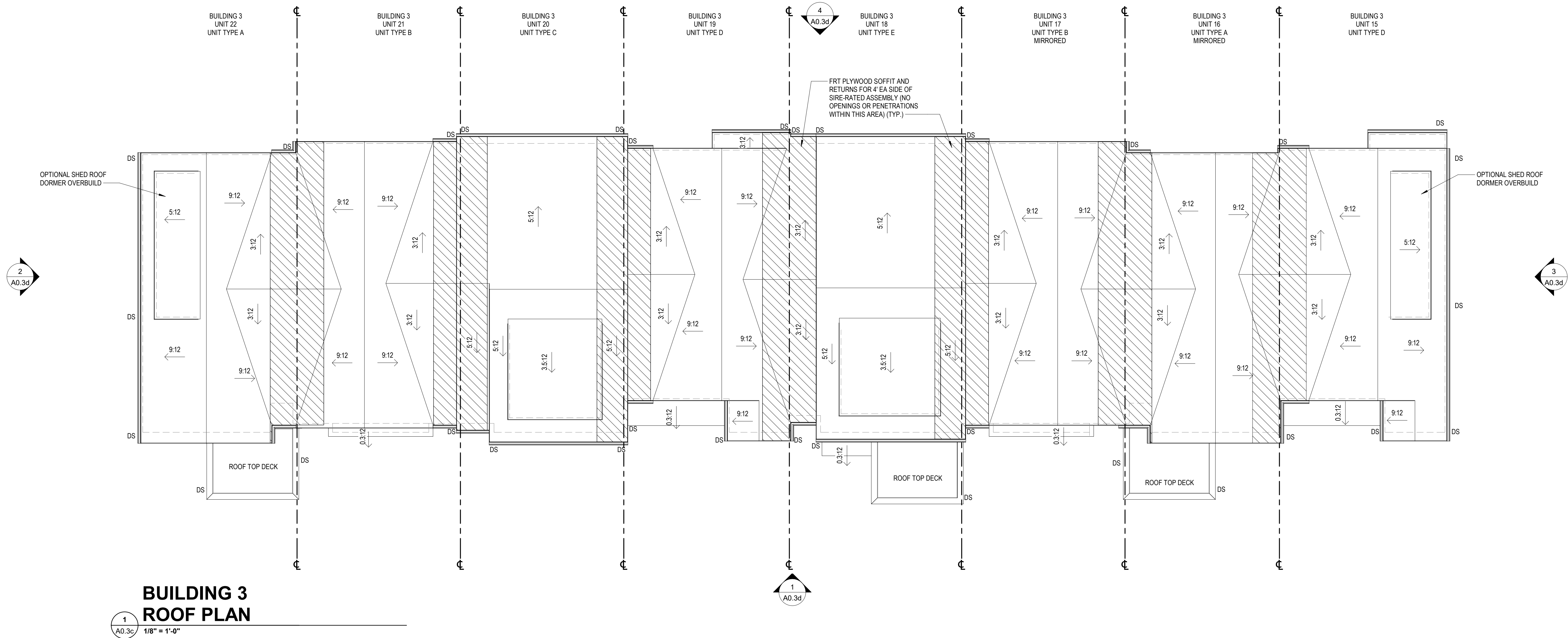
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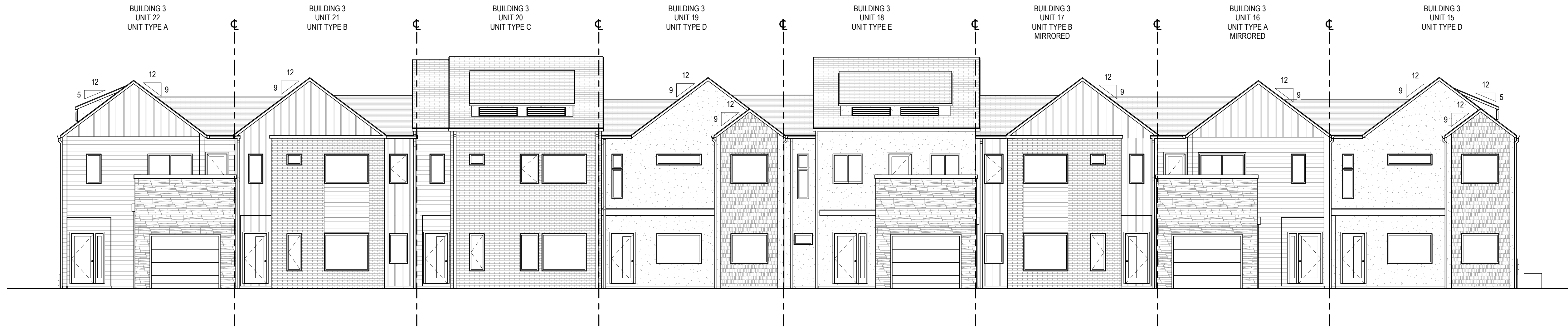
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BUILDING 3 ROOF PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

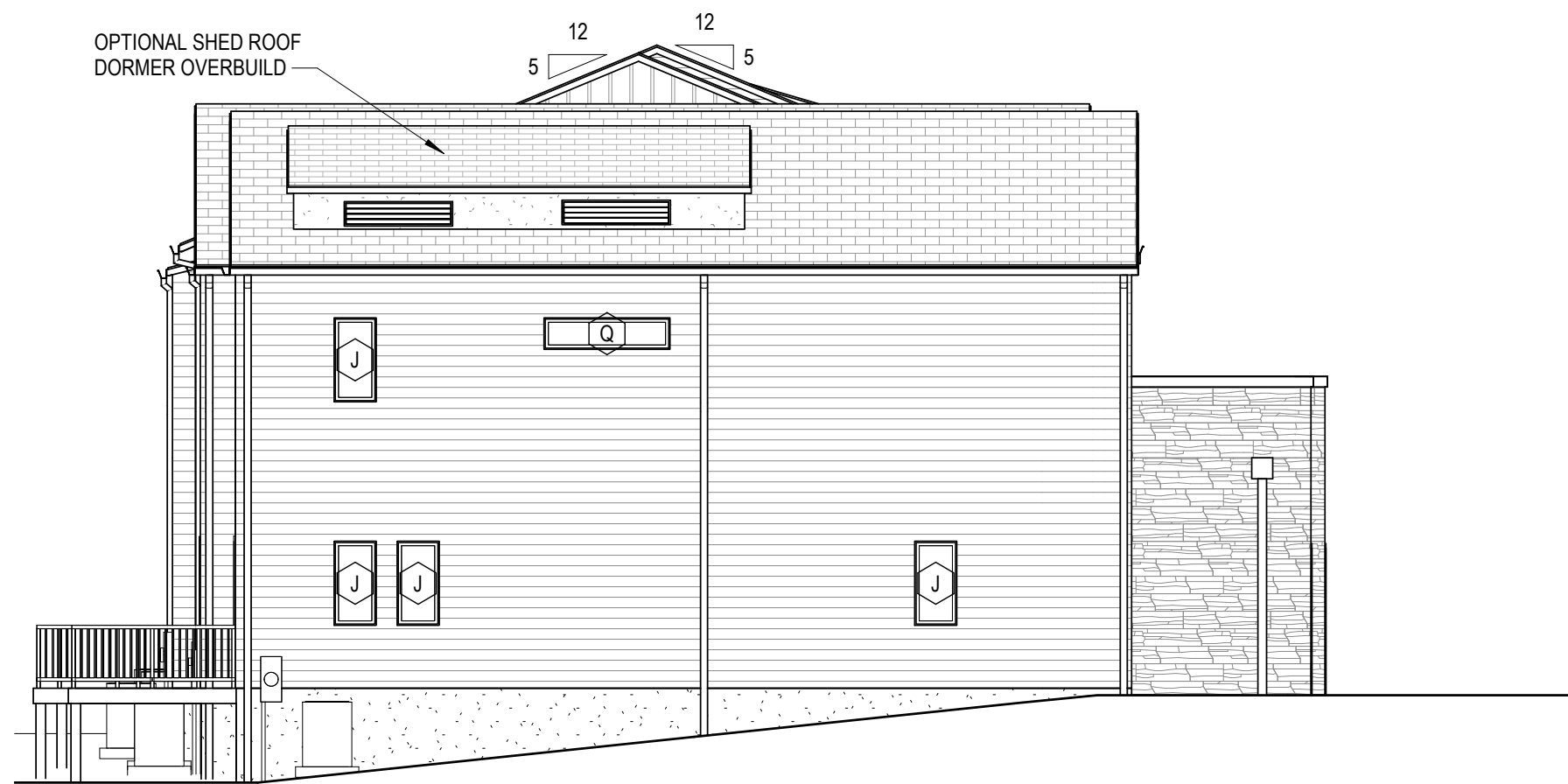
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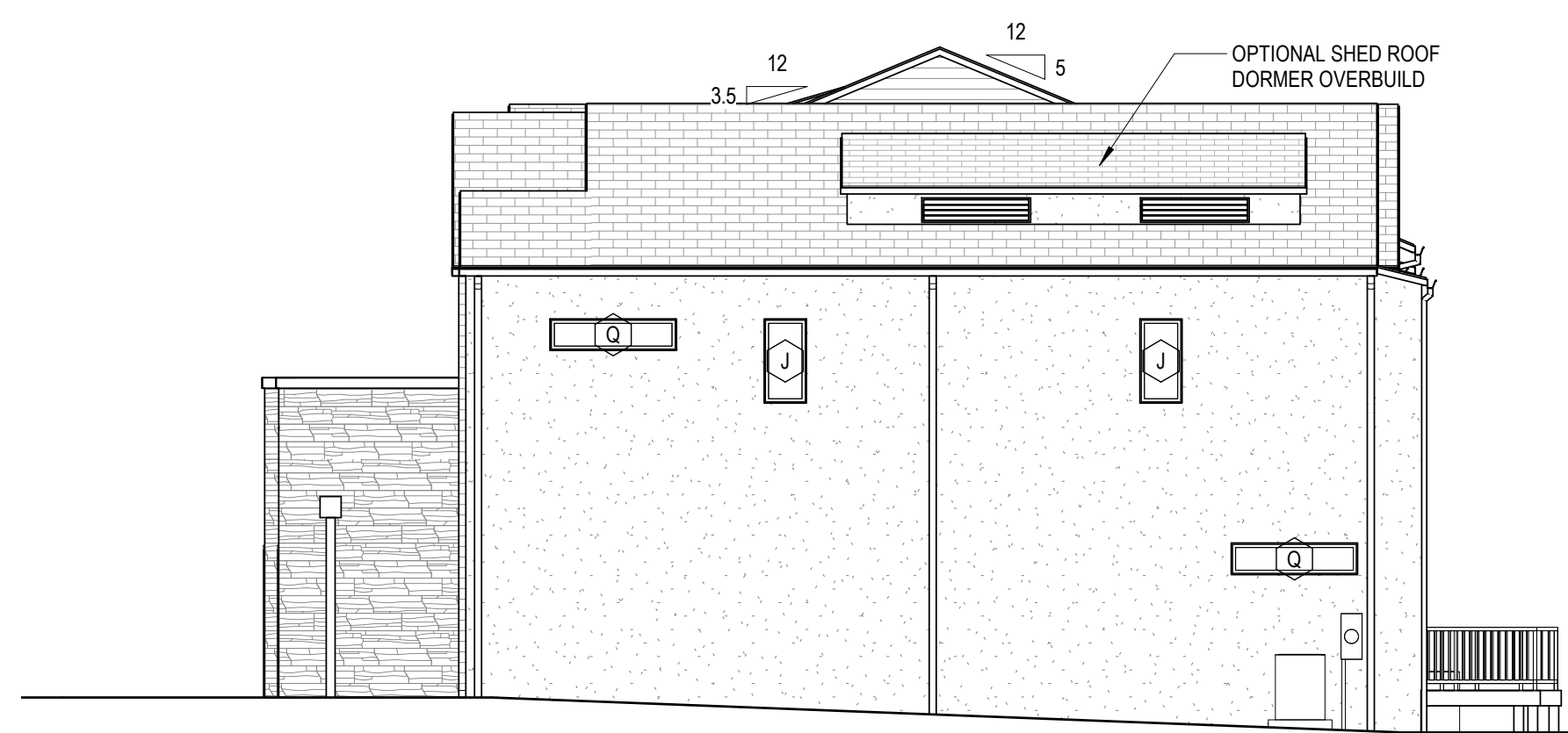
**BUILDING 3
FRONT ELEVATION**

1
A0.3d
1/8" = 1'-0"



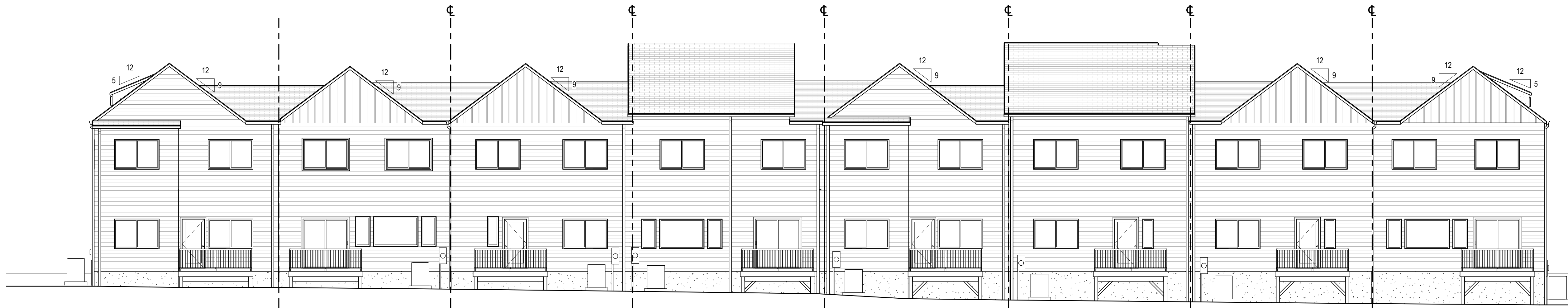
**BUILDING 3
LEFT ELEVATION**

2
A0.3d
1/8" = 1'-0"



**BUILDING 3
RIGHT ELEVATION**

3
A0.3d
1/8" = 1'-0"



**BUILDING 3
REAR ELEVATION**

4
A0.3d
1/8" = 1'-0"

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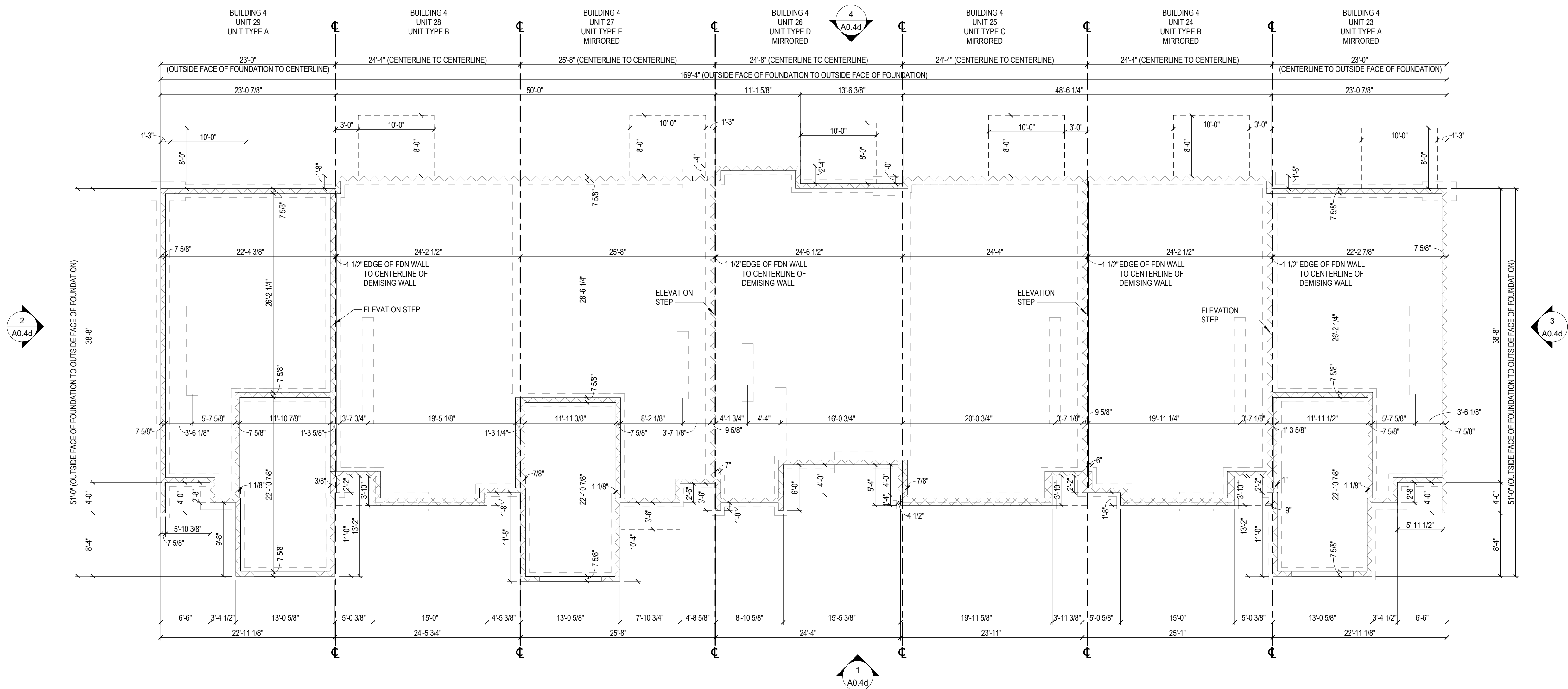
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**BUILDING 4
FOUNDATION PLAN**

1
A0.4a
1/8" = 1'-0"

APOGEE TOWNHOMES

NEW CONSTRUCTION

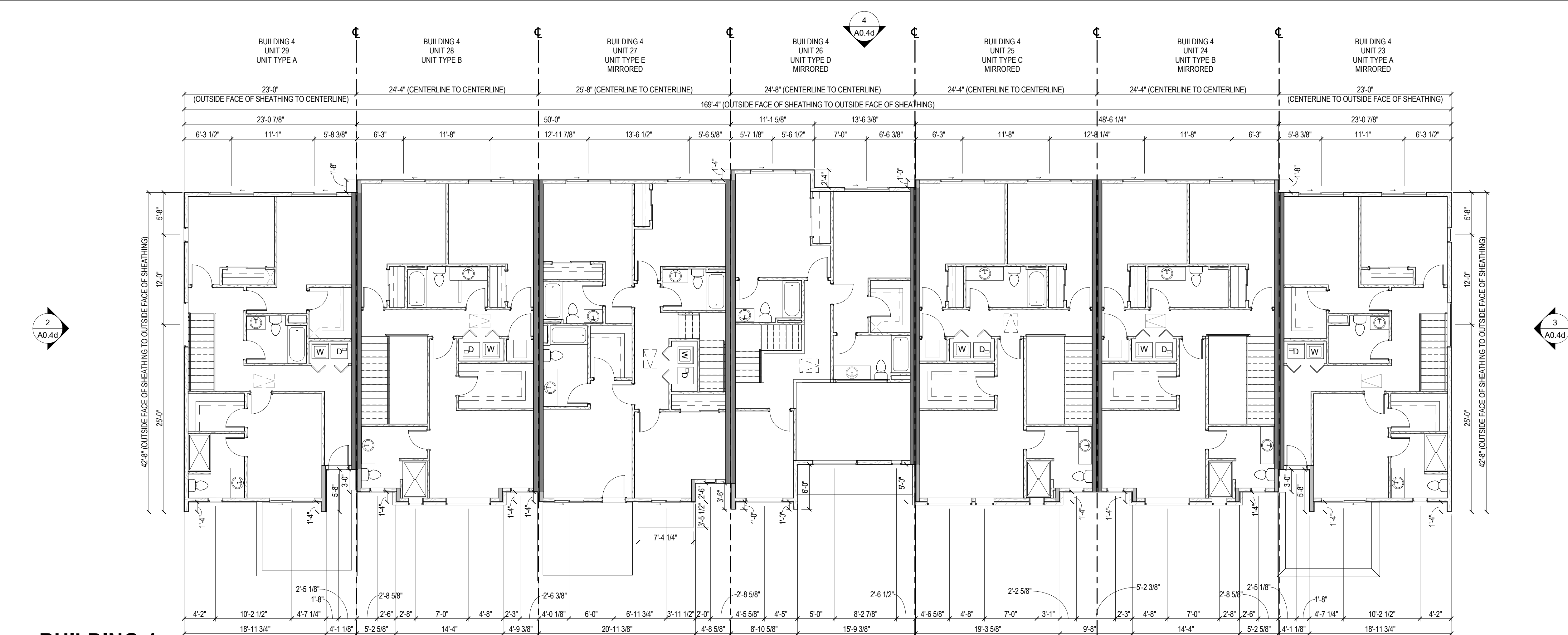
BUILDING 4 FOUNDATION PLAN

MOUNT TABER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: **STC**
DESIGNED BY: **STC**
CHECKED BY: **ARW**
DATE: **01/10/2023**
SCALE: **As indicated**
REVISIONS:

A0.4a

PROJECT NO 24200014.00



**BUILDING 4
UPPER LEVEL FLOOR PLAN**
1/8" = 1'-0"

2
A0.4b

2
A0.4d

1
A0.4b

**BUILDING 4
MAIN LEVEL FLOOR PLAN**
1/8" = 1'-0"

1
A0.4b

**BUILDING 4
MAIN LEVEL FLOOR PLAN**
1/8" = 1'-0"

1
A0.4b

GENERAL NOTES

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL / OUTSIDE FACE OF SHEATHING.
3. REFER TO UNIT PLANS AND ELEVATIONS FOR ADDITIONAL/DETAILED INFORMATION. REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS AND NOTES.
4. REFER TO UNIT PLANS FOR ALL EXTERIOR DOOR AND WINDOW SIZES.
5. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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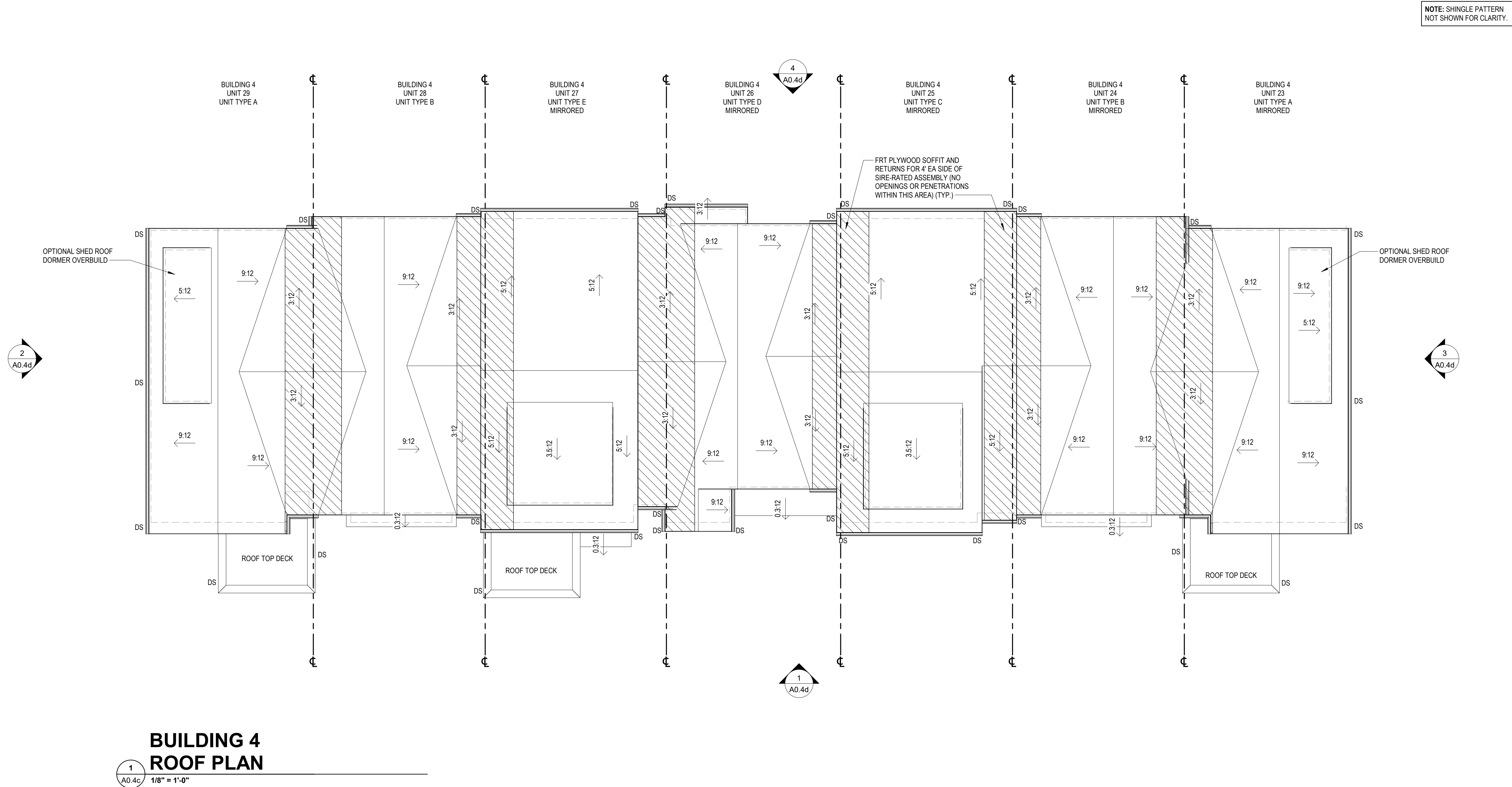
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APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 4 FLOOR PLANS

DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A0.4b
PROJECT NO 24200014.00

J:\2023\24\200114.00 APOGEE TOWNHOMES - CLAY STREET ARCH.DRAWINGS\BUILDING 4.dwg 1/10/2023 1:33:40 PM



- GENERAL NOTES**
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 4. REFER TO UNIT PLANS FOR ALL EXTERIOR DOOR AND WINDOW SIZES.
 5. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

NOTE: SHINGLE PATTERN NOT SHOWN FOR CLARITY.

**BUILDING 4
ROOF PLAN**

1
A0.4c
1/8" = 1'-0"



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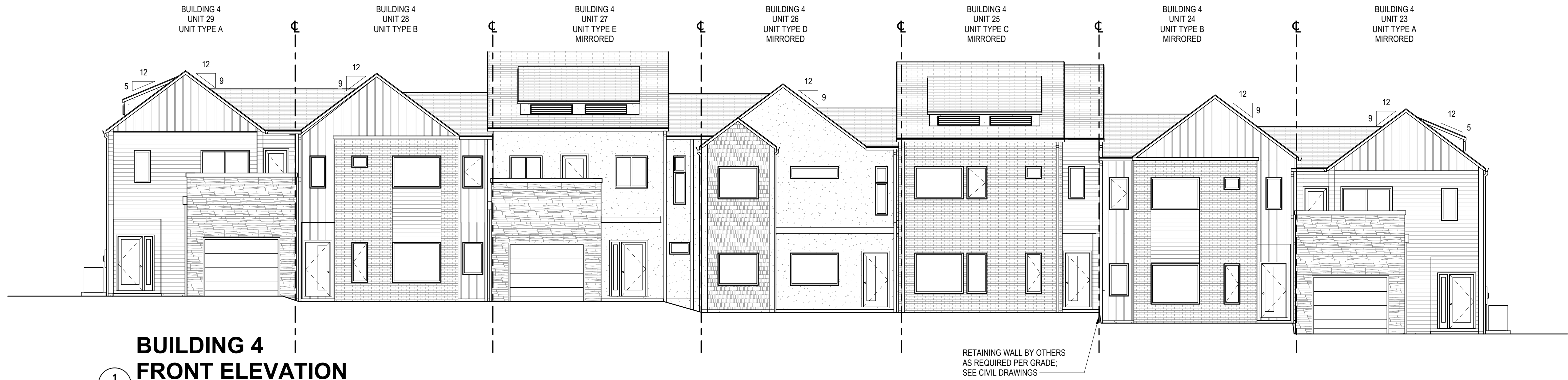
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APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 4 ROOF PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

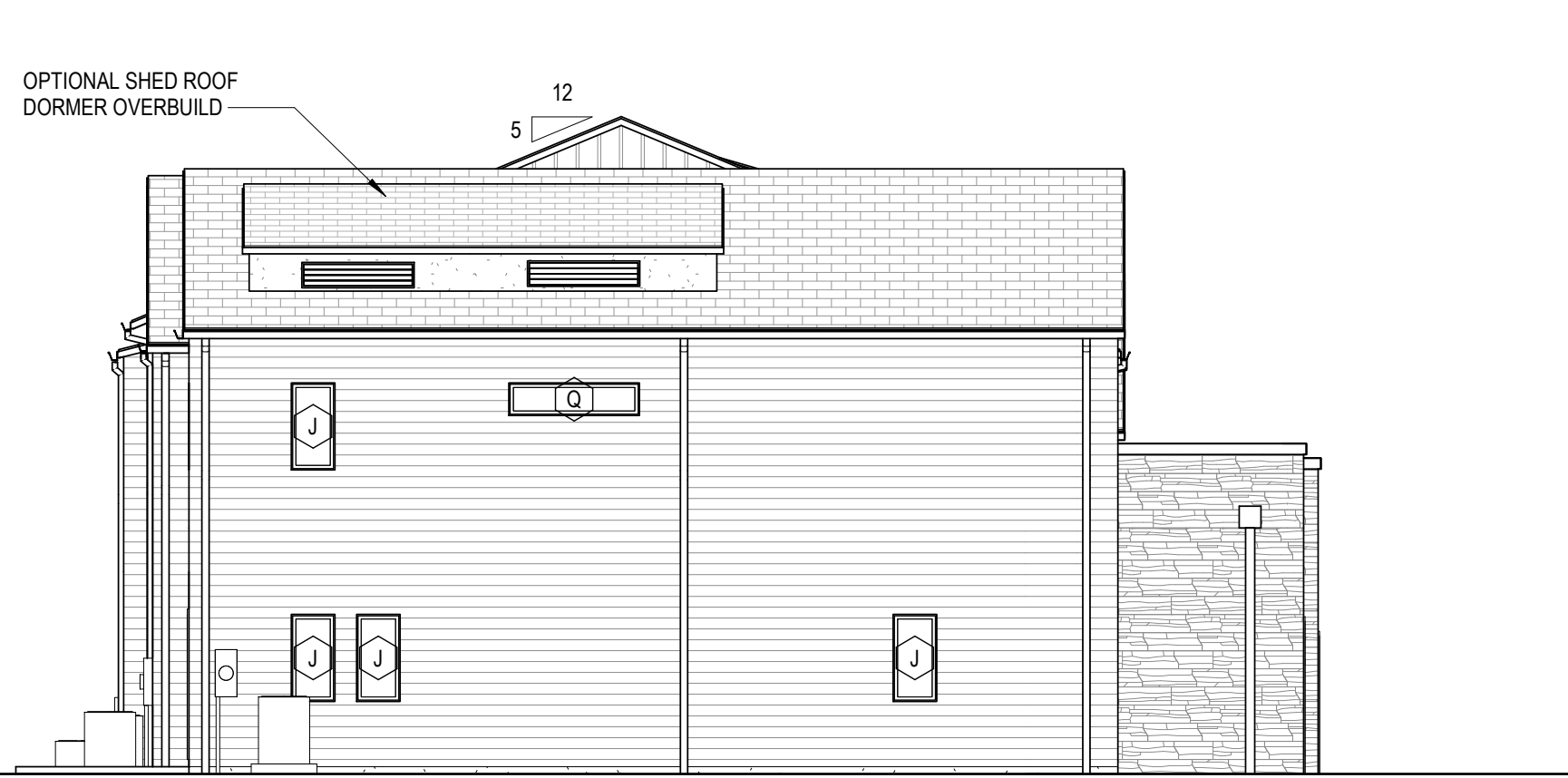
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A0.4c
PROJECT NO 24200114.00



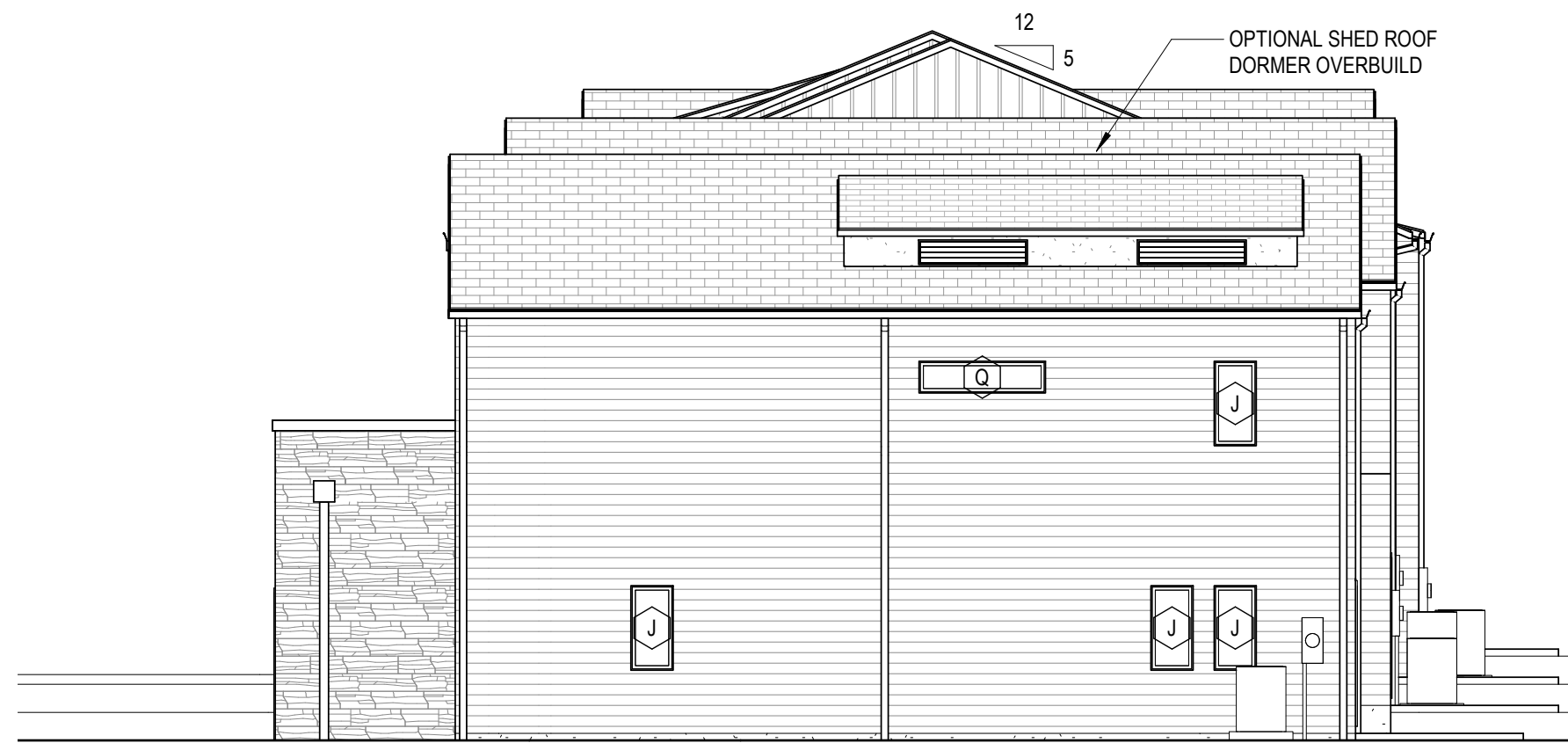
1
A0.4d
1/8" = 1'-0"

**BUILDING 4
FRONT ELEVATION**



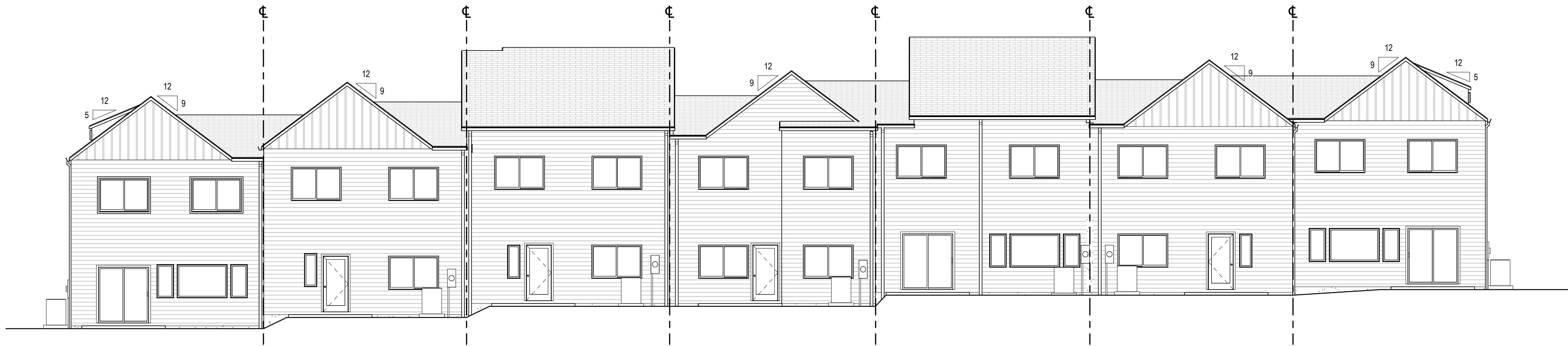
2
A0.4d
1/8" = 1'-0"

**BUILDING 4
LEFT ELEVATION**



3
A0.4d
1/8" = 1'-0"

**BUILDING 4
RIGHT ELEVATION**



4
A0.4d
1/8" = 1'-0"

**BUILDING 4
REAR ELEVATION**

GENERAL NOTES

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
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3. REFER TO UNIT PLANS AND ELEVATIONS FOR ADDITIONAL/DETAILED INFORMATION. REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS AND NOTES.
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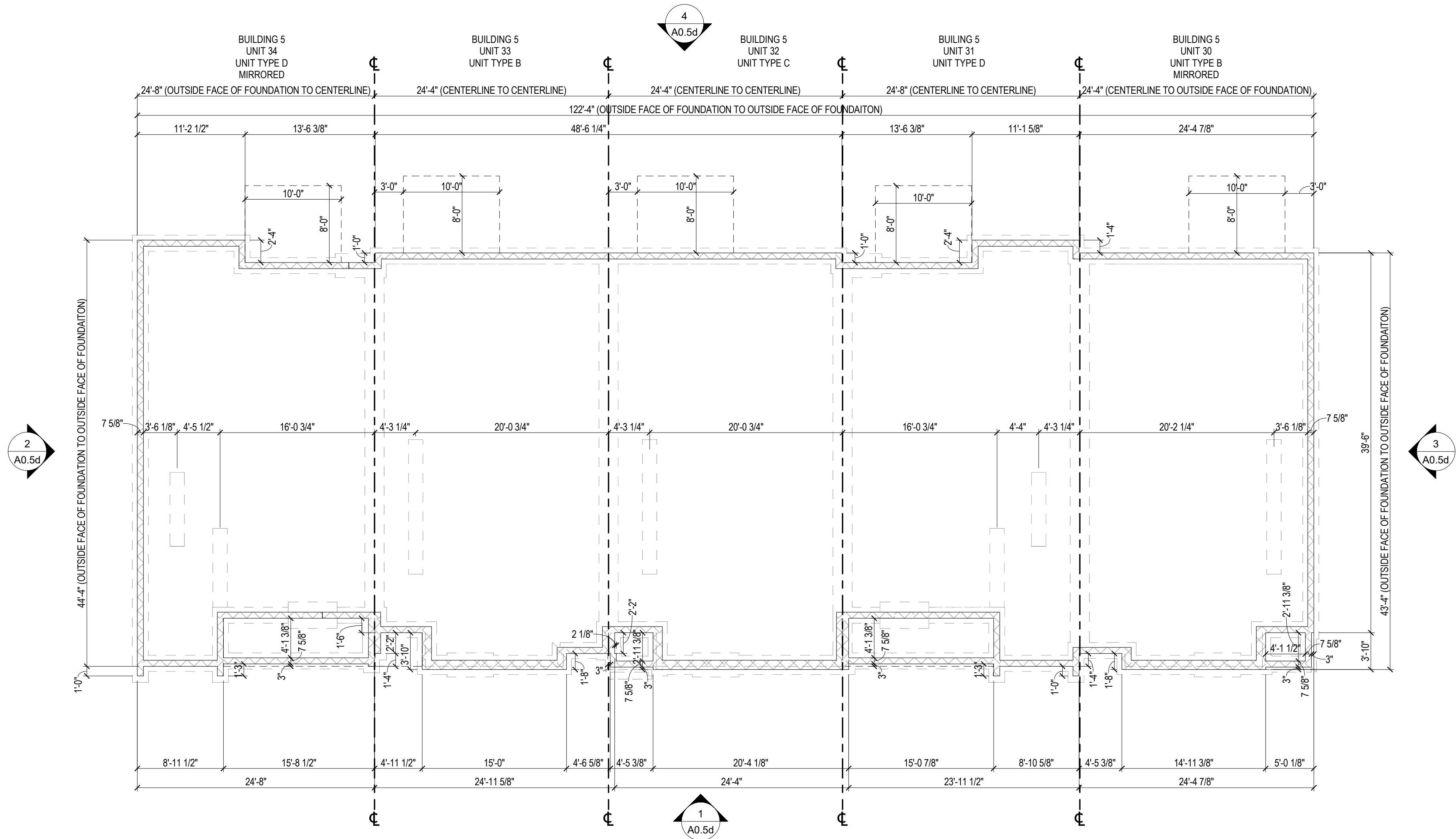
APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 4 EXTERIOR ELEVATIONS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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REVISIONS

A0.4d

PROJECT NO 24200014.00



**BUILDING 5
FOUNDATION PLAN**

1
A0.5a
1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
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4. REFER TO UNIT PLANS FOR INTERIOR DIMENSIONS AND NOTES.
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6. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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APOGEE TOWNHOMES

NEW CONSTRUCTION

BUILDING 5 FOUNDATION

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A0.5a

PROJECT NO 24200014.00

- GENERAL NOTES**
1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
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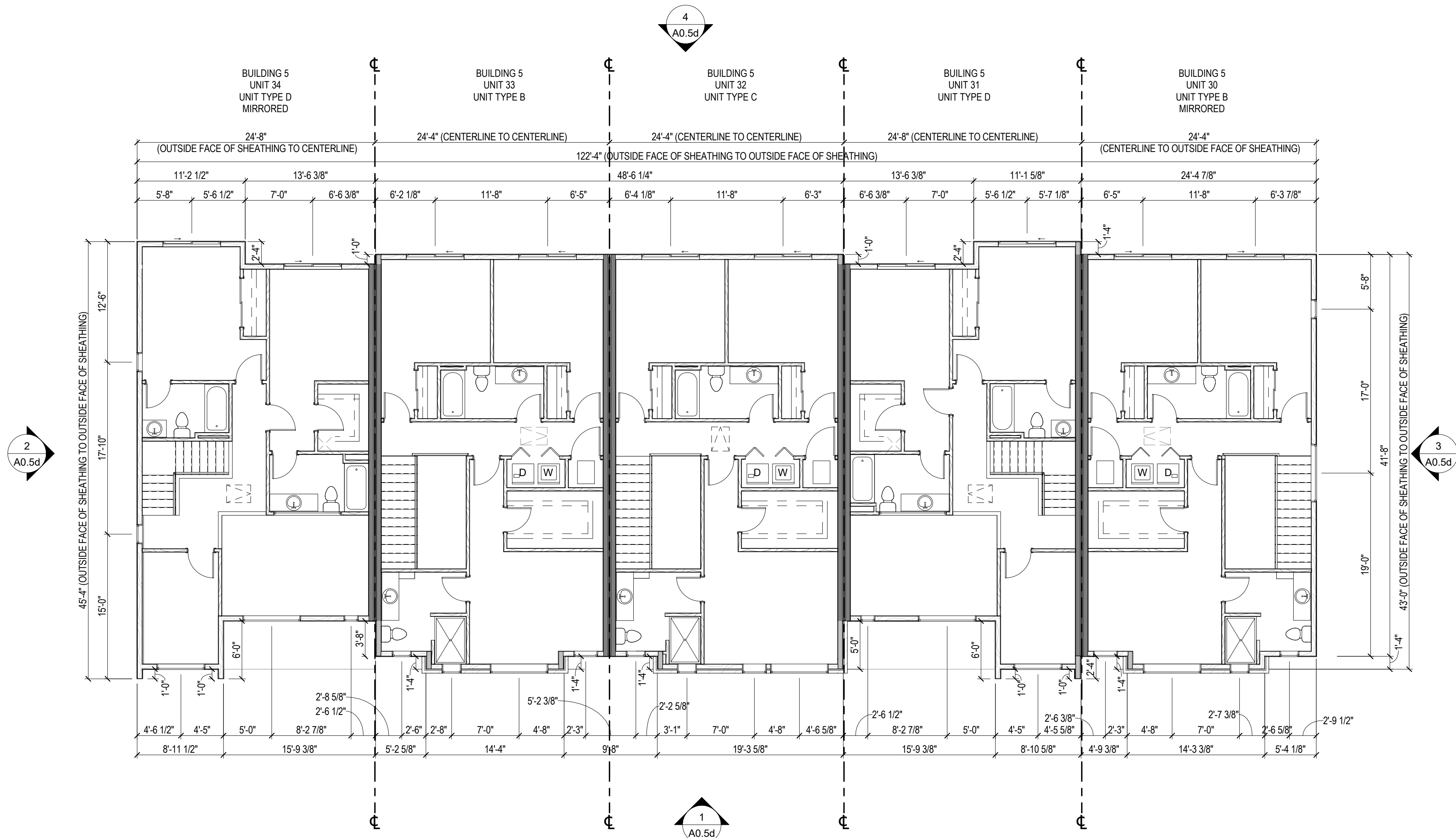
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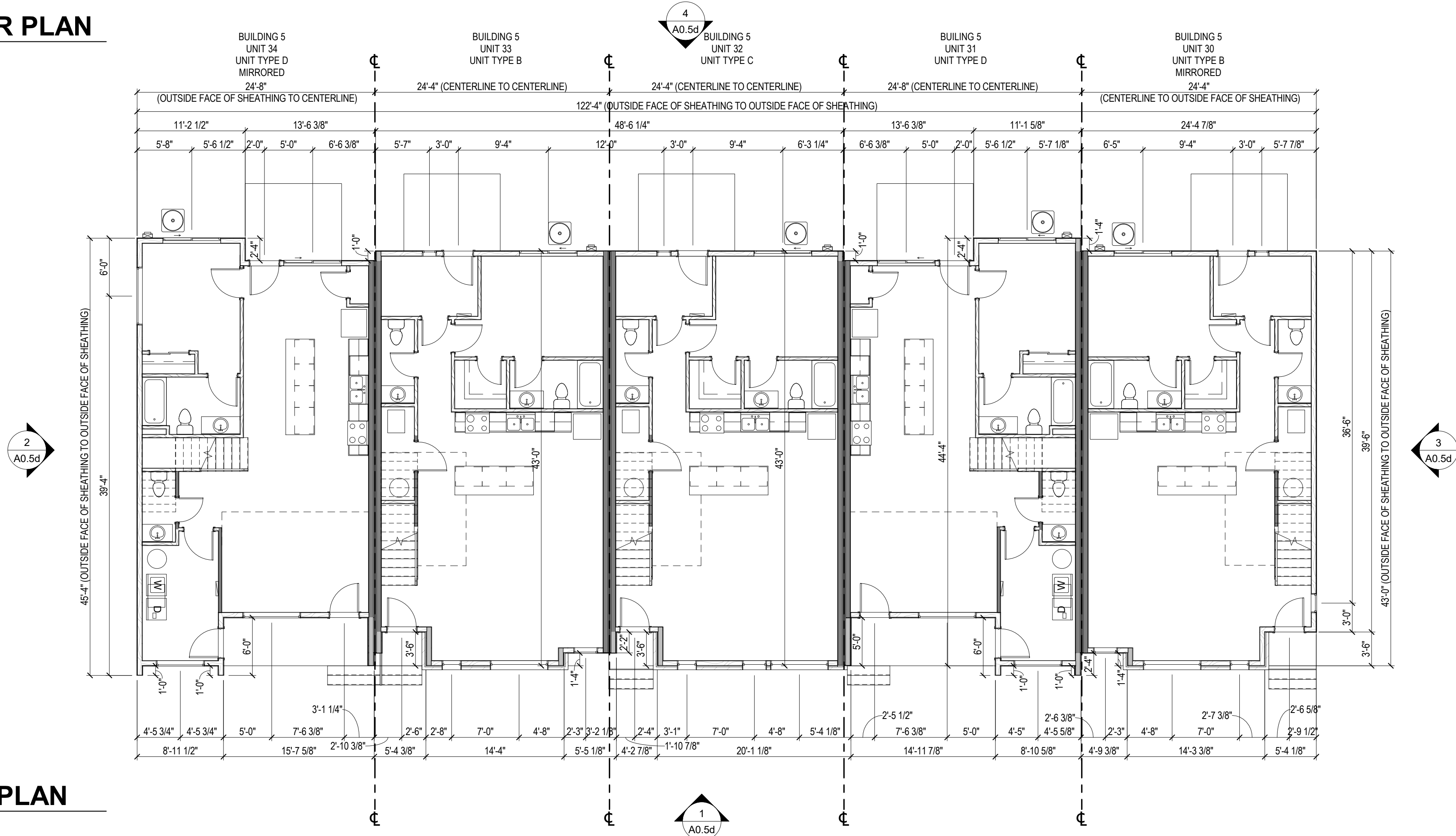
**BUILDING 5
UPPER LEVEL FLOOR PLAN**

2
A0.5b
1/8" = 1'-0"



**BUILDING 5
MAIN LEVEL FLOOR PLAN**

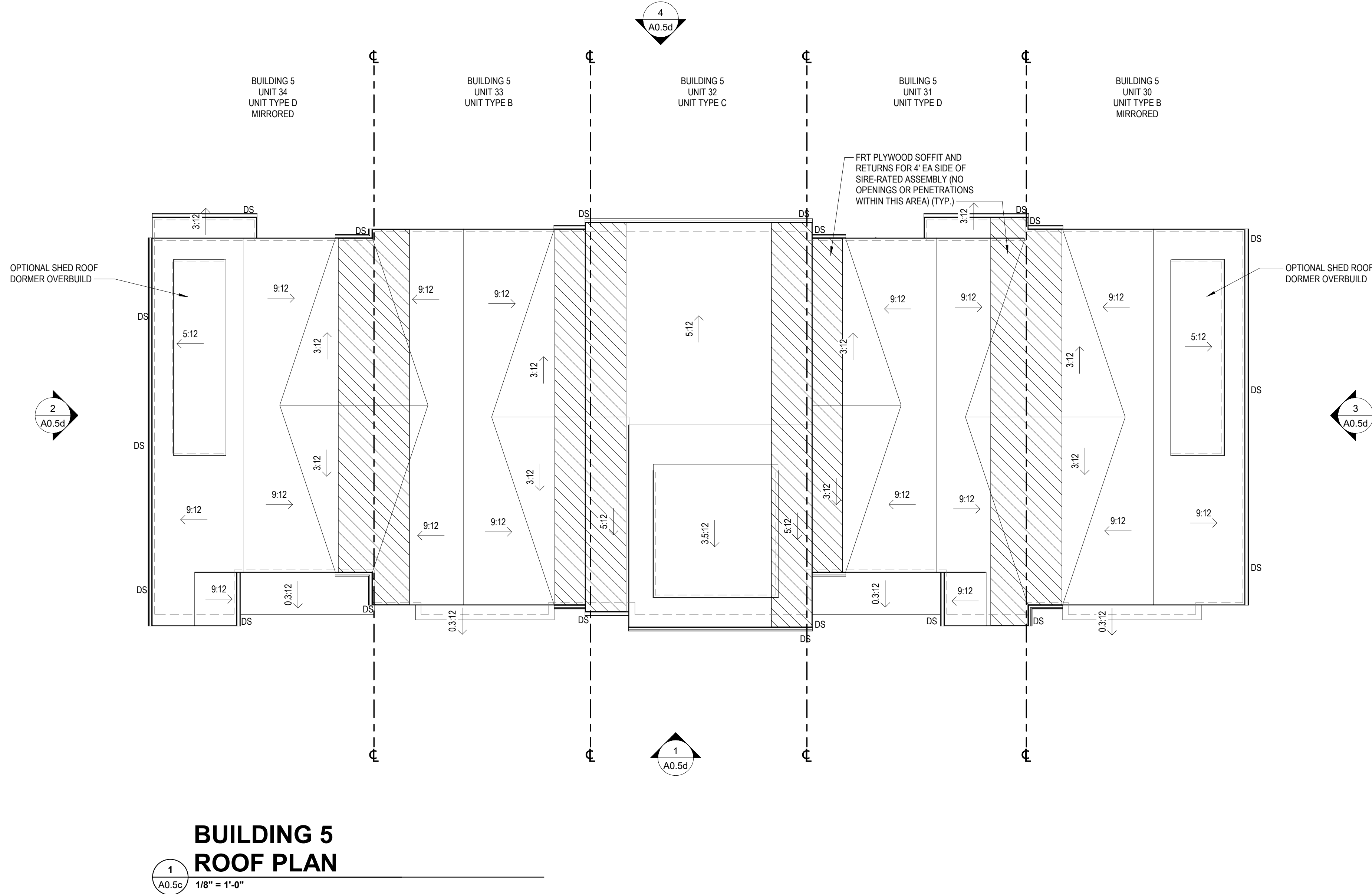
1
A0.5b
1/8" = 1'-0"



APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 5 FLOOR PLANS

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SCALE: As indicated
REVISIONS:

A0.5b
PROJECT NO: 24200014.00



GENERAL NOTES

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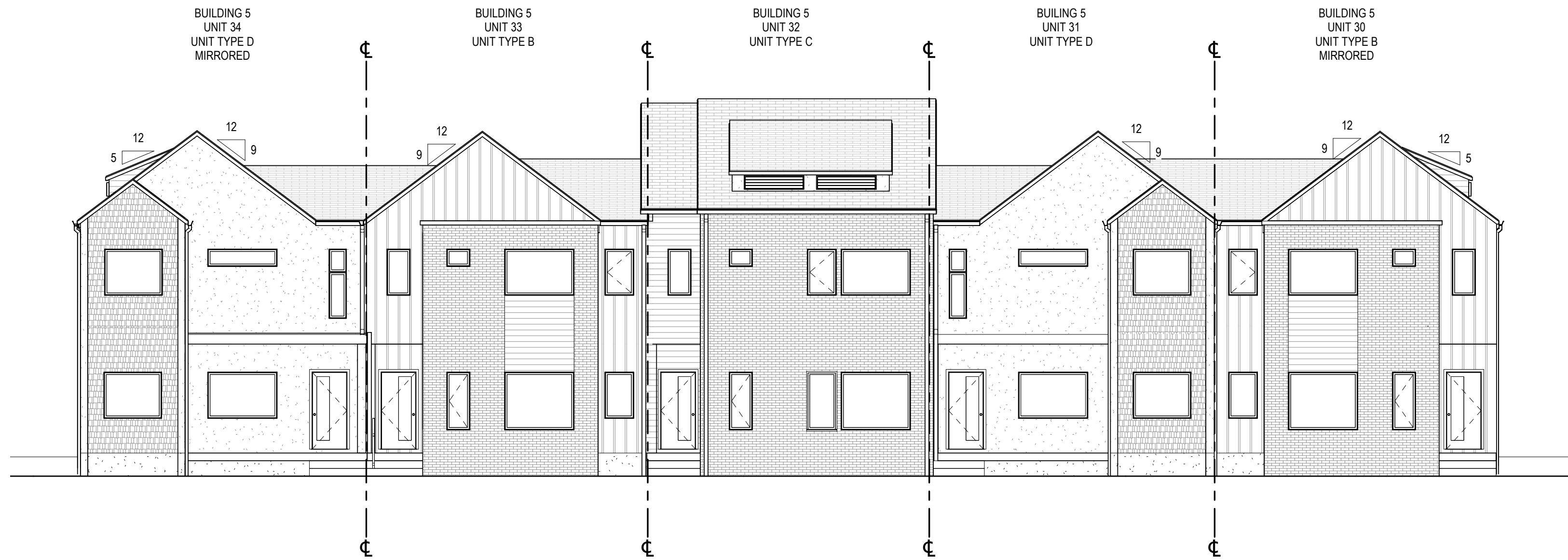
APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 5 ROOF PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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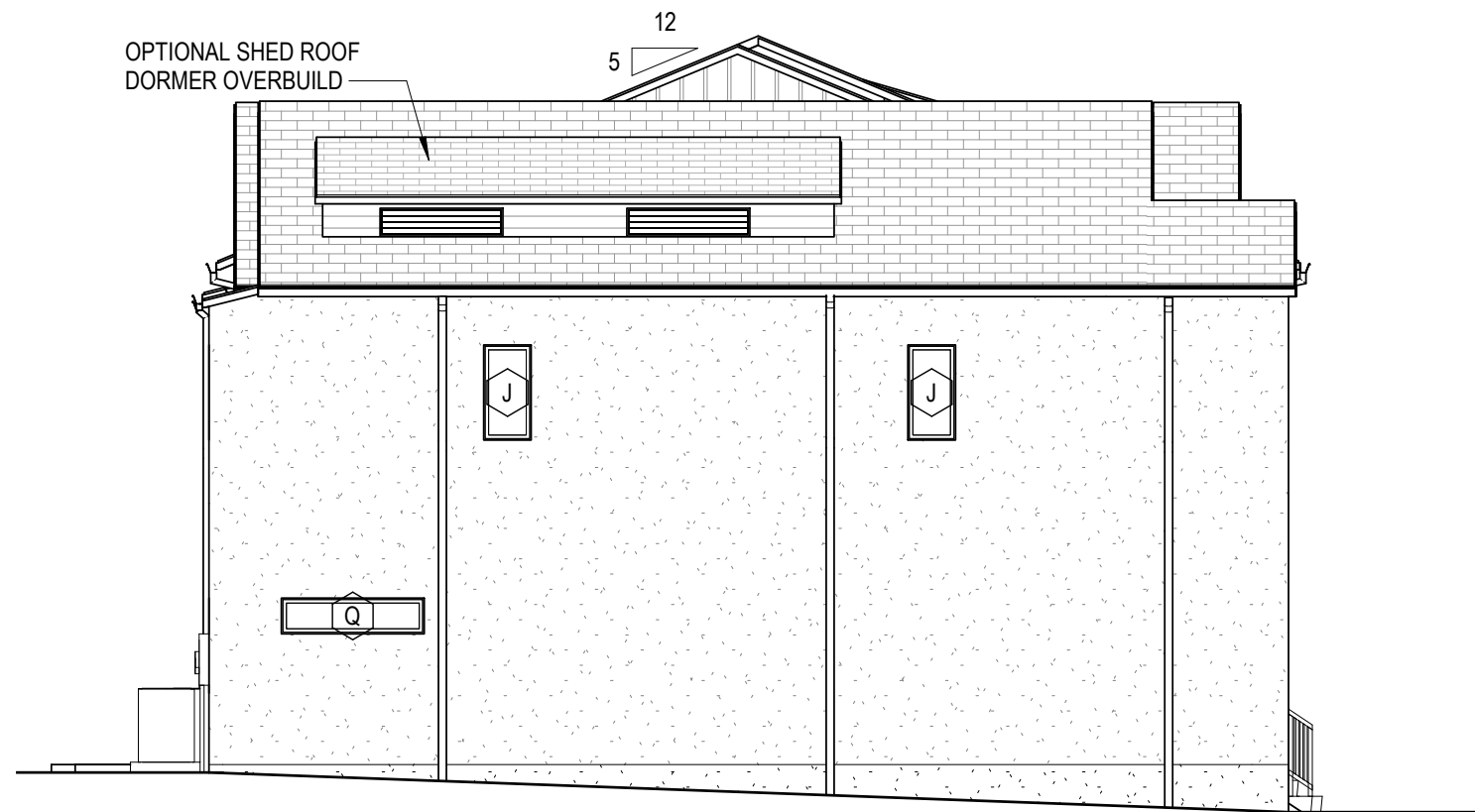
A0.5c

PROJECT NO 24200014.00



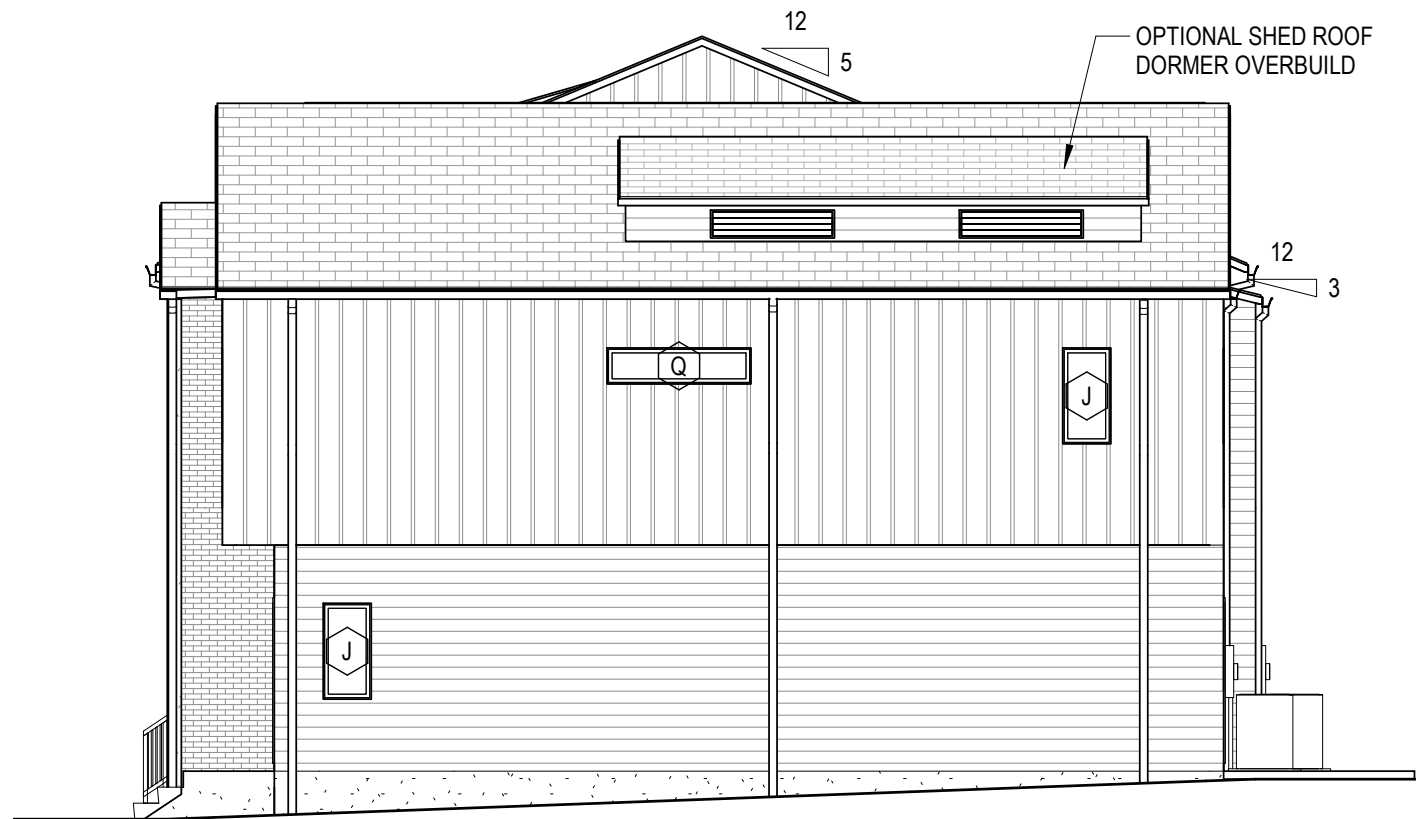
**BUILDING 5
FRONT ELEVATION**

1
A0.5d
1/8" = 1'-0"



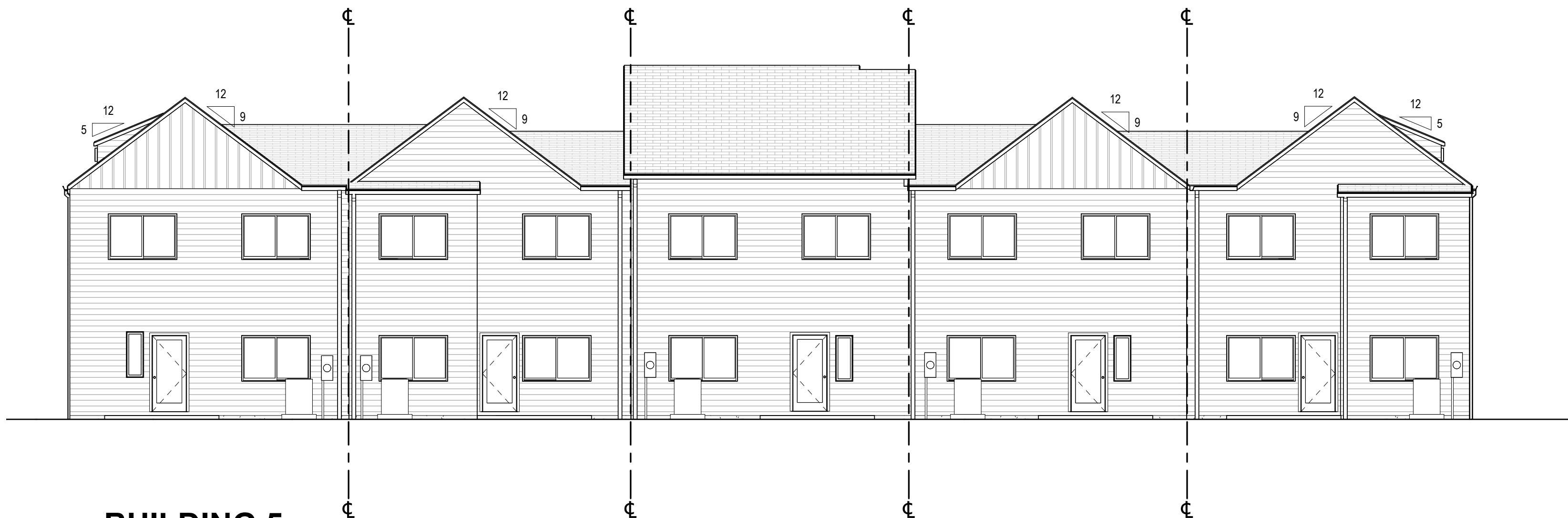
**BUILDING 5
LEFT ELEVATION**

2
A0.5d
1/8" = 1'-0"



**BUILDING 5
RIGHT ELEVATION**

3
A0.5d
1/8" = 1'-0"



**BUILDING 5
REAR ELEVATION**

4
A0.5d
1/8" = 1'-0"

GENERAL NOTES

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
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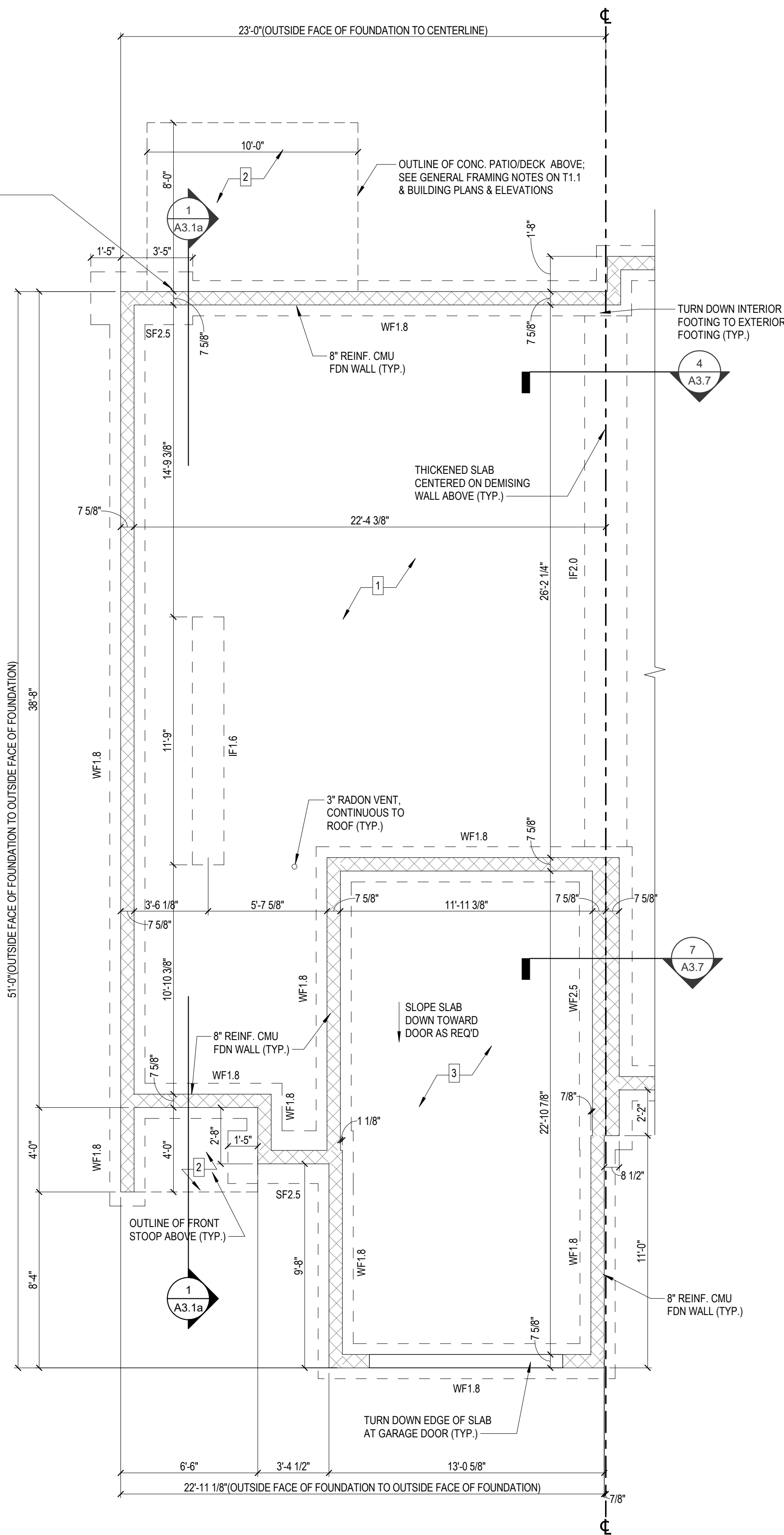
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APOGEE TOWNHOMES
NEW CONSTRUCTION
BUILDING 5 EXTERIOR ELEVATIONS

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A0.5d
PROJECT NO 24200014.00

PROVIDE CONCRETE ENCASED
GROUNDING ELECTRODE AT EACH
UNIT, CONNECTED TO MINIMUM
20'-0" LONG #4 REINFORCEMENT
ROD PRIOR TO FOOTING
INSPECTION PER VRC SECTION
E3008.1.2, GENERAL CONTRACTOR
COORDINATE IN FIELD (TYPICAL)



UNIT TYPE 'A'
TYPICAL FOUNDATION PLAN

1
A1.0a
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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NEW CONSTRUCTION
UNIT TYPE 'A' FOUNDATION PLAN

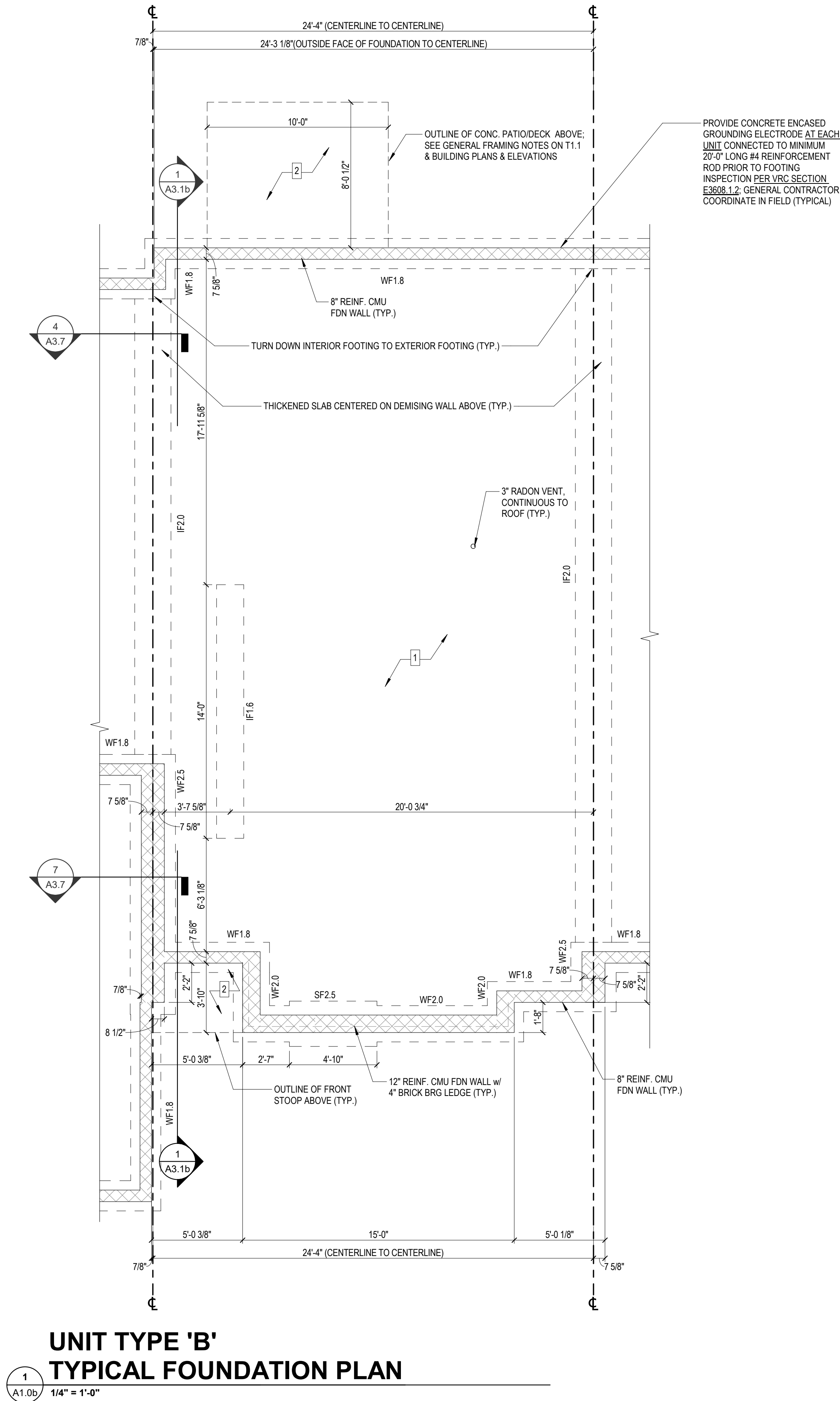
MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

FOOTING SCHEDULE					
MARK	SIZE			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	DEPTH		
IF1.6	1'-6"	CONT.	0'-8"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
IF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
WF1.8	1'-8"	CONT.		(2) #4's CONT. @ BOTTOM	CONT. FTG
WF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG
WF2.5	2'-6"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG

A1.0a

PROJECT NO 24200014.00



- GENERAL PLAN NOTES:**
1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
 2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
 3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
 4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'B' FOUNDATION PLAN

MOUNT LABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE **01/10/2023**
SCALE **As indicated**
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FOOTING SCHEDULE						
MARK	WIDTH	SIZE	LENGTH	DEPTH	REINFORCEMENT	REMARKS
IF1.6	1'-6"	CONT.	0'-8"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"		THICKENED SLAB
IF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"		THICKENED SLAB
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER		SPREAD FOOTING
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER		SPREAD FOOTING
WF1.8	11'-8"	CONT.		(2) #8's CONT. @ BOTTOM		CONT. FTG
WF2.0	2'-0"	CONT.	0'-10"	(2) #8's CONT. @ BOTTOM		CONT. FTG
WF2.5	2'-6"	CONT.	0'-10"	(2) #8's CONT. @ BOTTOM		CONT. FTG

A1.0b

PROJECT NO 24200014.00

- GENERAL PLAN NOTES:
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 2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
 3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
 4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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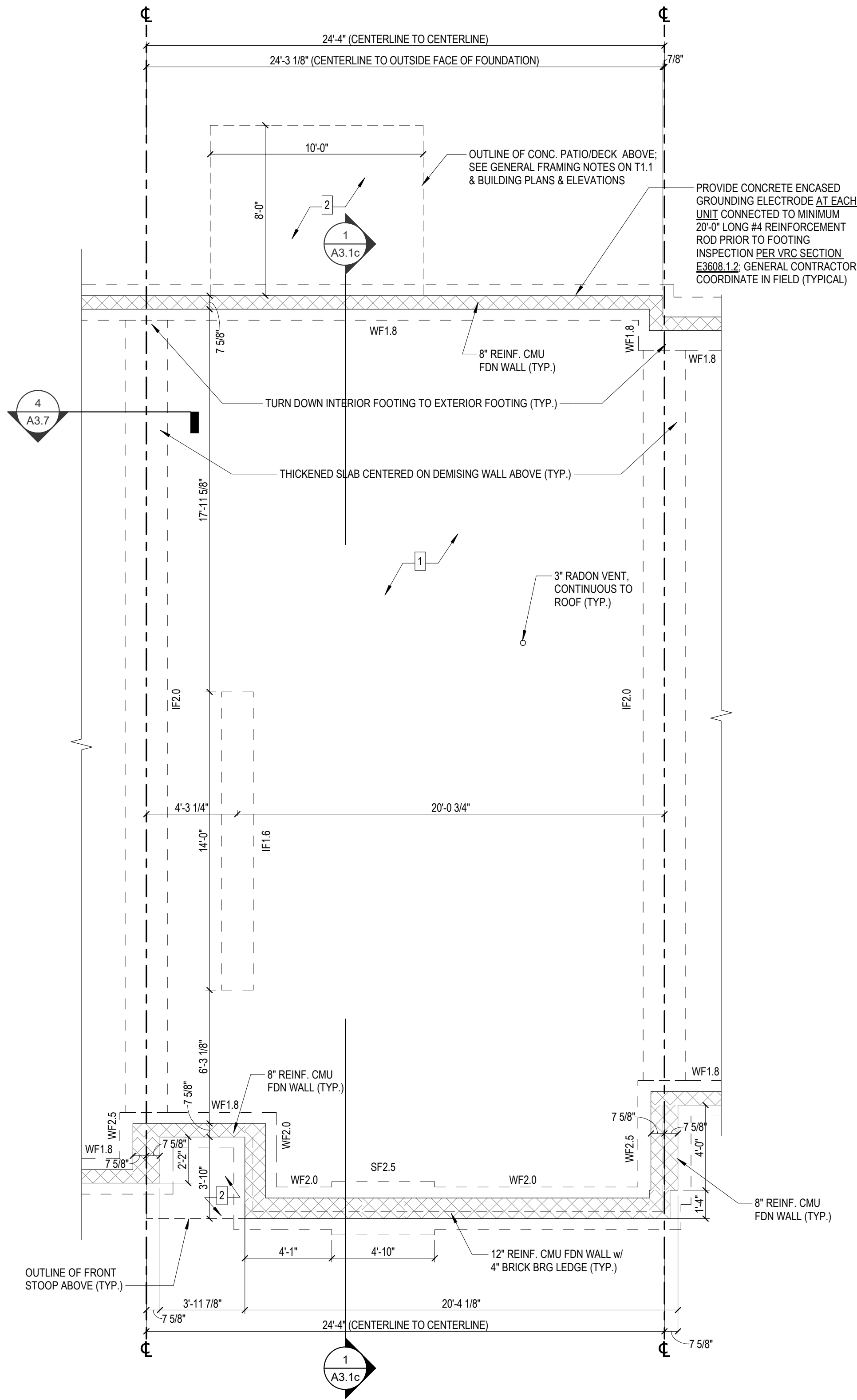
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**UNIT TYPE 'C'
TYPICAL FOUNDATION PLAN**

1
A1.0c
1/4" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	DEPTH		
IF1.6	1'-6"	CONT.	0'-8"	(2) #1's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
IF2.0	2'-0"	CONT.	0'-10"	(2) #1's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
WF1.8	1'-8"	CONT.		(2) #1's CONT. @ BOTTOM	CONT. FTG
WF2.0	2'-0"	CONT.	0'-10"	(2) #1's CONT. @ BOTTOM	CONT. FTG
WF2.5	2'-6"	CONT.	0'-10"	(2) #1's CONT. @ BOTTOM	CONT. FTG

APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'C' FOUNDATION PLAN

MOUNT LABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A1.0c

PROJECT NO 24200014.00

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



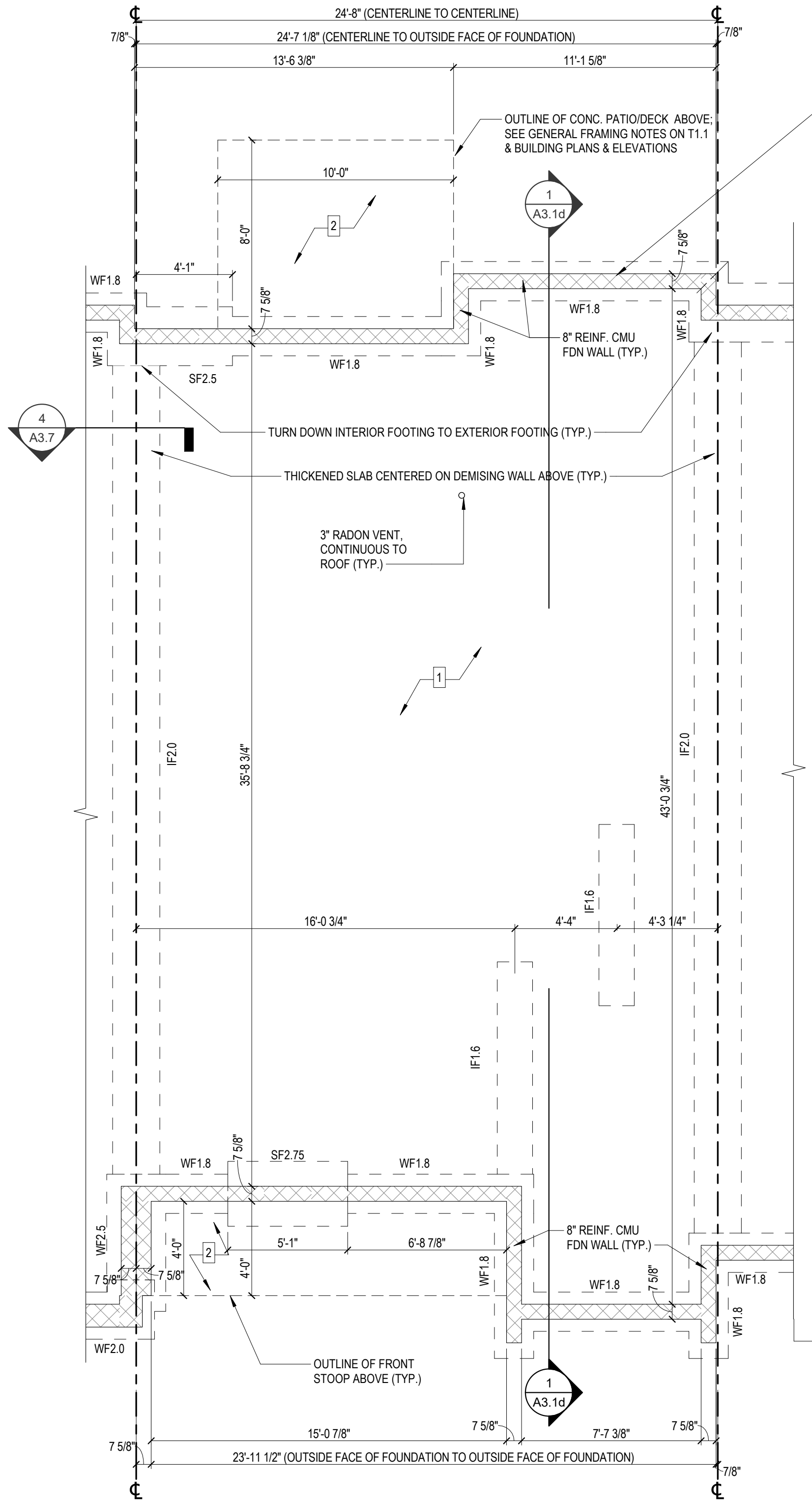
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UNIT TYPE 'D'
TYPICAL FOUNDATION PLAN

1
A1.0d
1/4" = 1'-0"

FOOTING SCHEDULE

MARK	SIZE			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	DEPTH		
IF1.6	1'-6"	CONT.	0'-8"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
IF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
WF1.8	1'-8"	CONT.		(2) #4's CONT. @ BOTTOM	CONT. FTG
WF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG
WF2.5	2'-6"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG

APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'D' FOUNDATION PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A1.0d

PROJECT NO 24200014.00

- GENERAL PLAN NOTES:**
1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
 2. SEE BUILDING PLANS FOR UNIT LOCATIONS
 3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
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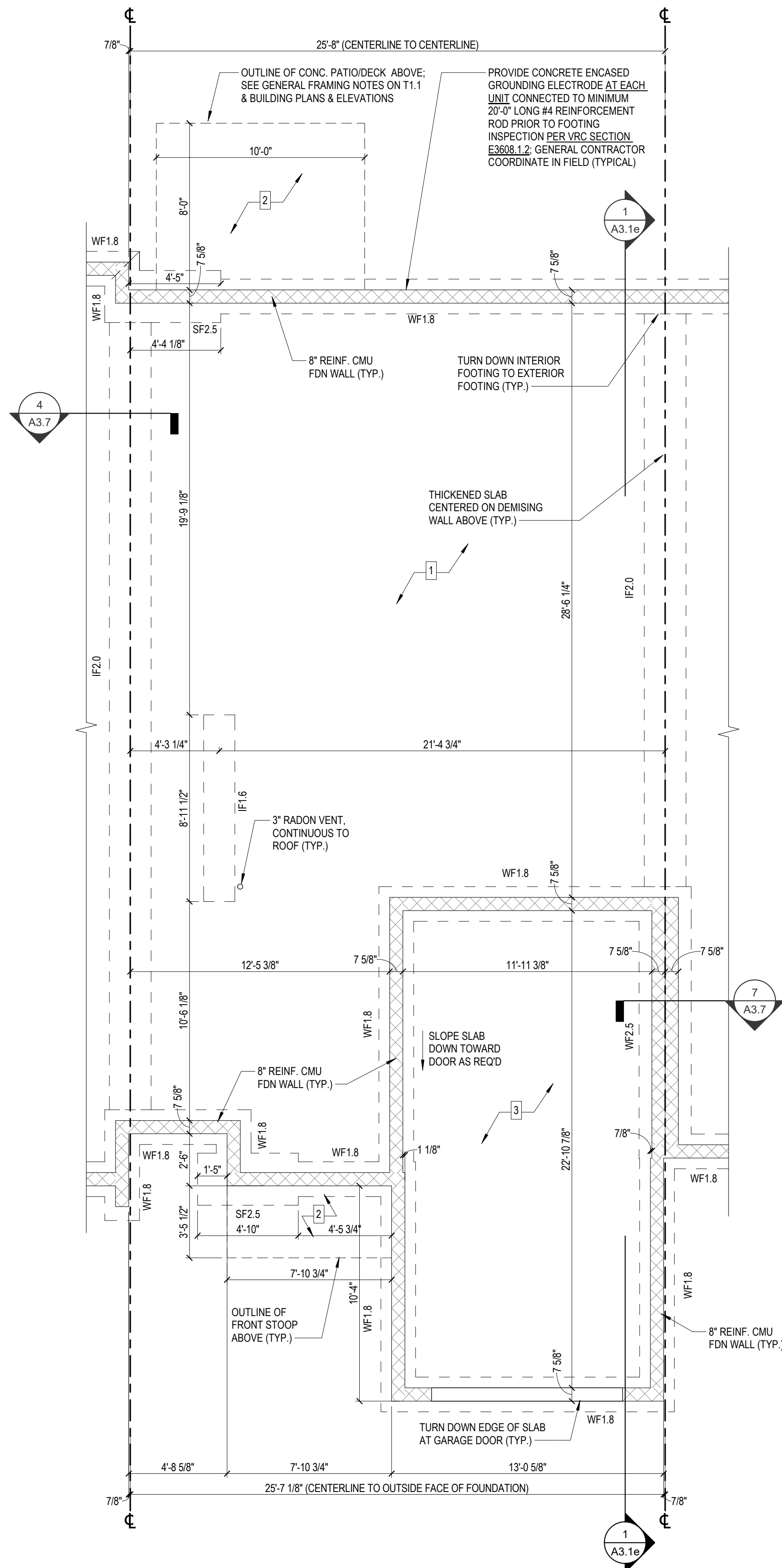
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APOGEE TOWNHOMES
 NEW CONSTRUCTION
 UNIT TYPE 'E' FOUNDATION PLAN
 MOUNT TABOR MAGISTERIAL DISTRICT

DRAWN BY	ST
DESIGNED BY	ST
CHECKED BY	AR
DATE	01/10/202
SCALE	As indicate
REVISIONS	

A1.0e

PROJECT NO 24200014.0

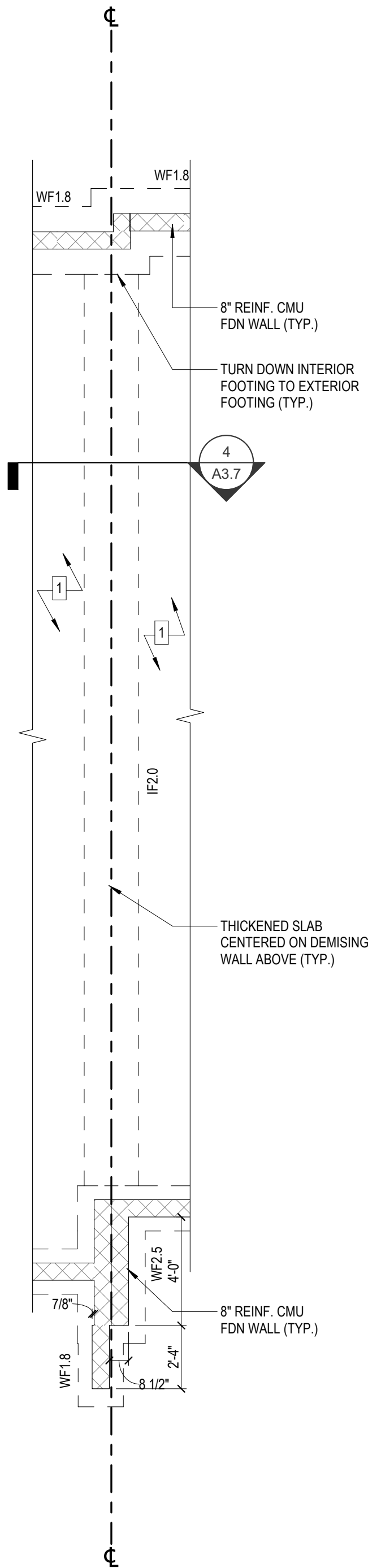


UNIT TYPE 'E'

TYPICAL FOUNDATION PLAN

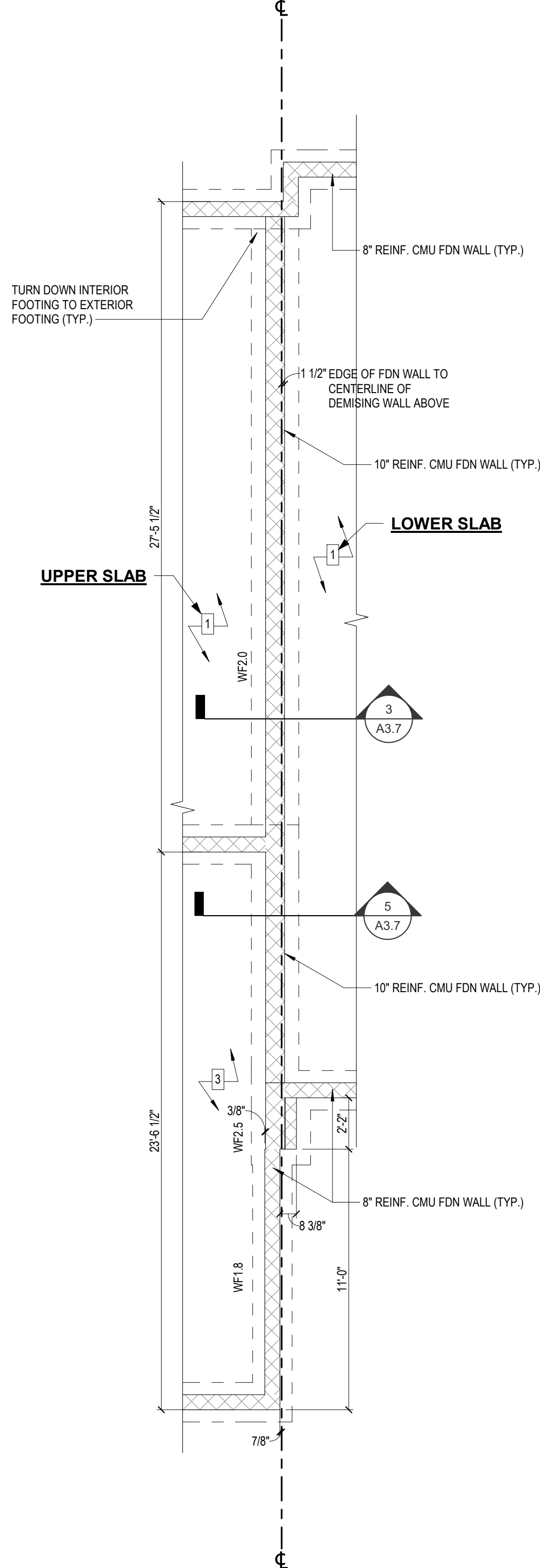
1
A1.0e

FOOTING SCHEDULE					
MARK	SIZE		DEPTH	REINFORCEMENT	REMARKS
	WIDTH	LENGTH			
IF1.6	1'-6"	CONT.	0'-8"	(2) #4s CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
IF2.0	2'-0"	CONT.	0'-10"	(2) #4s CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING
WF1.8	1'-8"	CONT.		(2) #4s CONT. @ BOTTOM	CONT. FTG
WF2.0	2'-0"	CONT.	0'-10"	(2) #4s CONT. @ BOTTOM	CONT. FTG
WF2.5	2'-6"	CONT.	0'-10"	(2) #4s CONT. @ BOTTOM	CONT. FTG



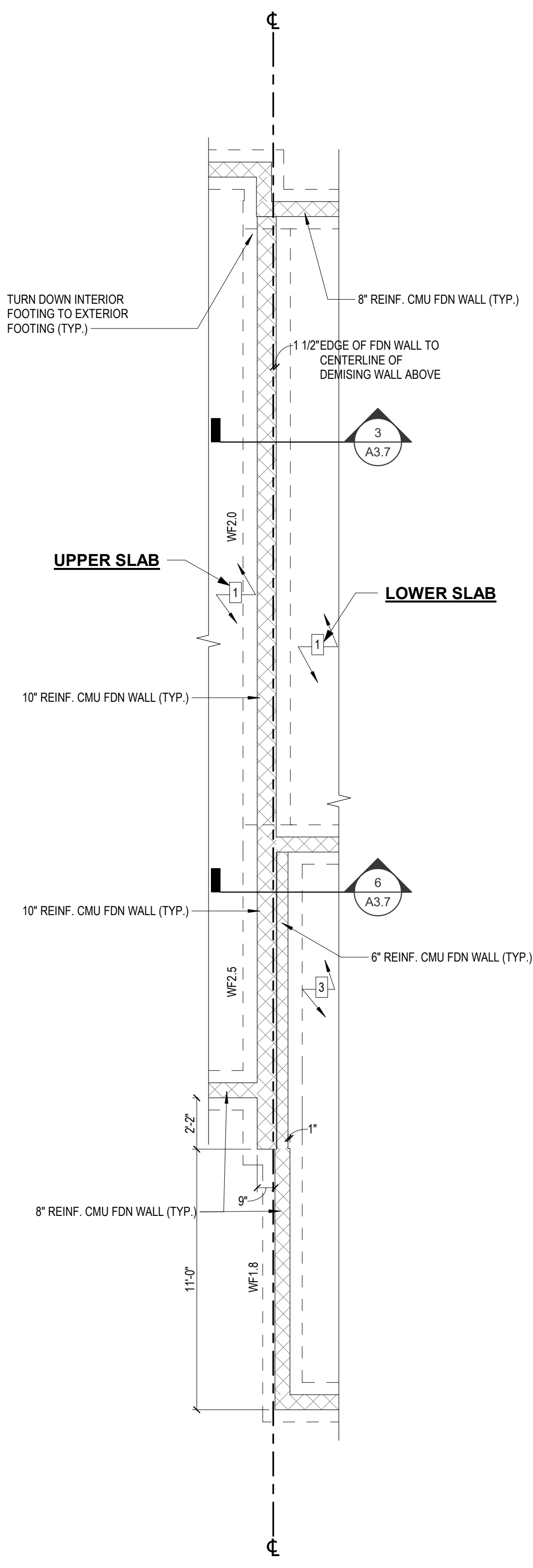
**PARTIAL FDN PLAN
NO ELEV. CHANGE**

1
A1.0f
1/4" = 1'-0"



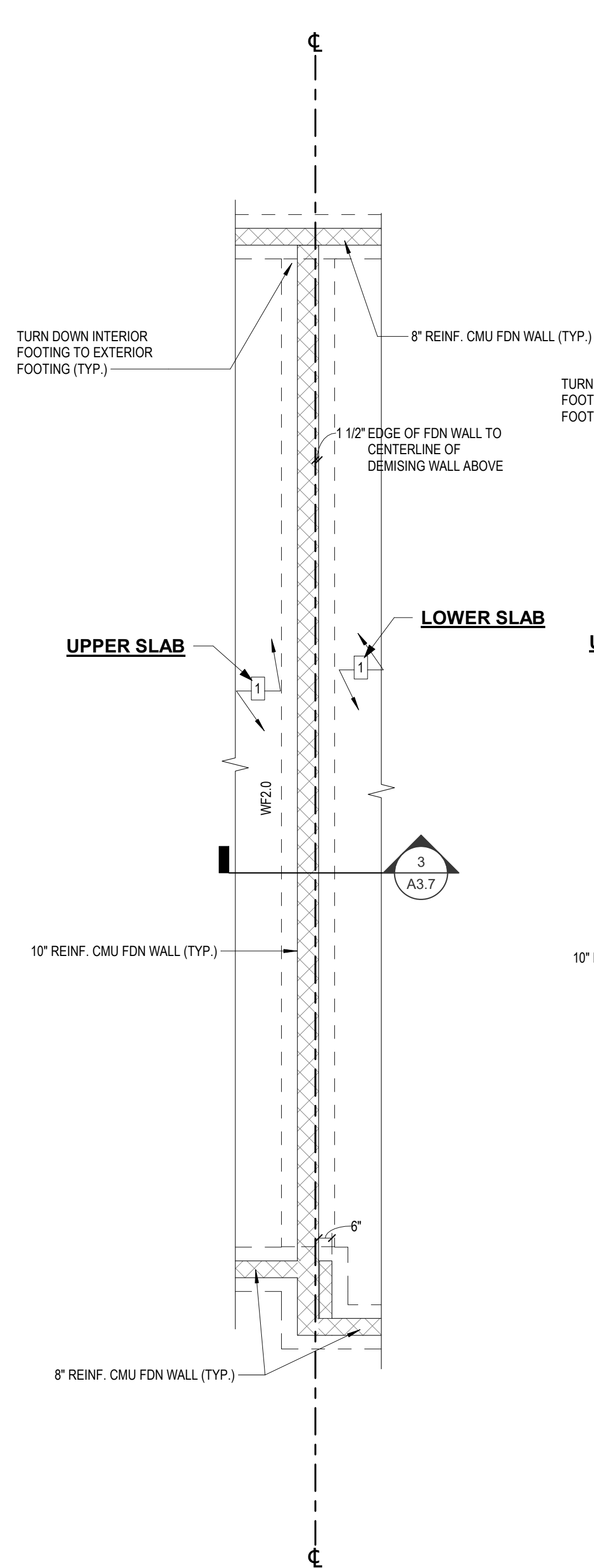
**PARTIAL FDN PLAN
AT ELEV. CHANGE**

2
A1.0f
1/4" = 1'-0"



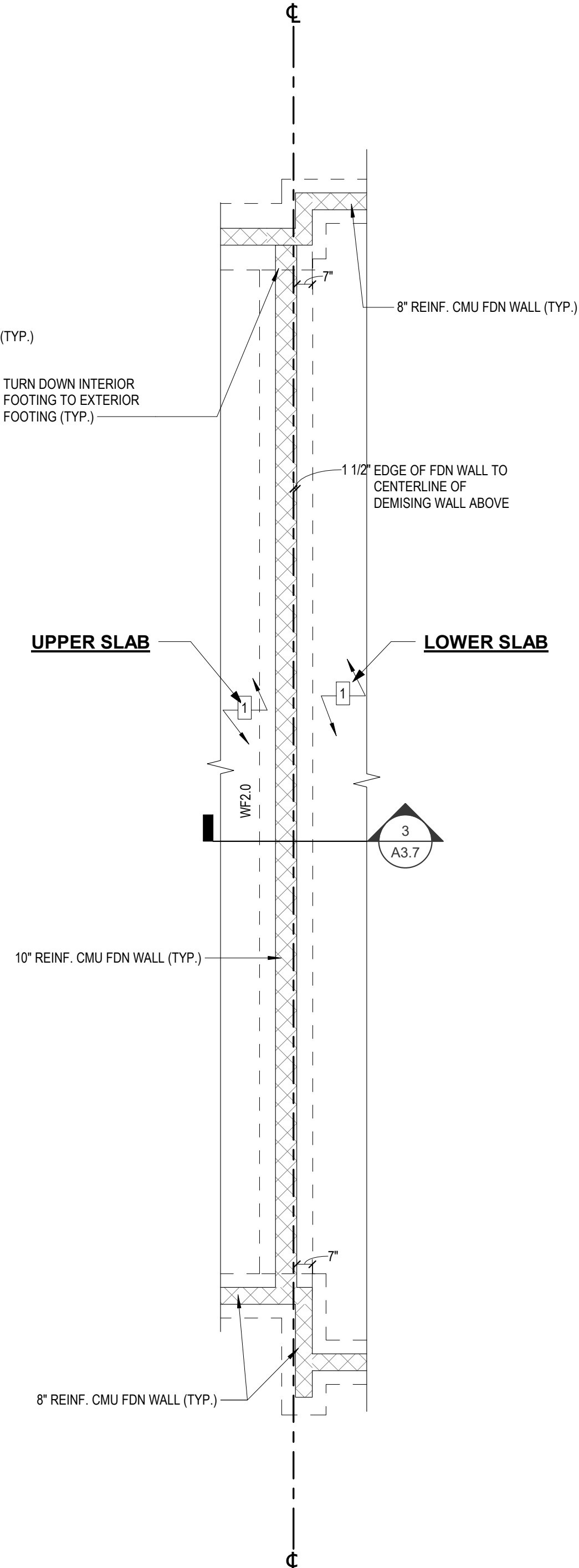
**PARTIAL FDN PLAN
AT ELEV. CHANGE**

3
A1.0f
1/4" = 1'-0"



**PARTIAL FDN PLAN
AT ELEV. CHANGE**

4
A1.0f
1/4" = 1'-0"



**PARTIAL FDN PLAN
AT ELEV. CHANGE**

5
A1.0f
1/4" = 1'-0"

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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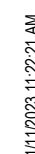
APOGEE TOWNHOMES
NEW CONSTRUCTION
PARTIAL FOUNDATION PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

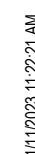
FOOTING SCHEDULE						
MARK	SIZE			REINFORCEMENT	REMARKS	
	WIDTH	LENGTH	DEPTH			
IF1.6	1'-6"	CONT.	0'-8"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB	
IF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. BOTTOM #4 TRANSV. @ 24"	THICKENED SLAB	
SF2.5	2'-6"	4' 10"	0'-10"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING	
SF2.75	2'-9"	5' 1"	0'-11"	#4 @ TOP & BOTTOM OF FOOTING; CAST-IN-PLACE ANCHOR RODS PER SHEAR WALL MANUFACTURER	SPREAD FOOTING	
WF1.8	1'-8"	CONT.		(2) #4's CONT. @ BOTTOM	CONT. FTG	
WF2.0	2'-0"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG	
WF2.5	2'-6"	CONT.	0'-10"	(2) #4's CONT. @ BOTTOM	CONT. FTG	

A1.0f
PROJECT NO 24200014.00



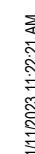
1
A1.1a

SEE BUILDING 3 FOR INTERIOR UNIT CONDITION



2
A1.1a

SEE BUILDING 3 FOR INTERIOR UNIT CONDITION



3
A1.1a

SEE BUILDING 3 FOR INTERIOR UNIT CONDITION

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

1 UL# U336 WALL (2) HOURS
CONT. TO UNDERSIDE OF
ROOF DECKING

- 1 UL# U336 WALL (2) HOURS CONT. TO UNDERSIDE OF ROOF DECKING
 - 2 UL# U305 WALL (1) HOUR FIRE RATED ASSEMBLY w/ 1/2" EXT. GRADE OSB (OR PLYWOOD SHEATHING) ON EXTERIOR FACE CONT. TO UNDERSIDE OF ROOF DECKING OR TOP OF PARAPET; PROVIDE FRT PLYWOOD AT SOFFIT ABOVE WALL (TYP)

— GUTTER AND DOWNSPOUTS
SEE GENERAL ROOF NOTES
THIS SHEET (TYPICAL)

— FRT PLYWOOD SOFFIT AND RETURNS FOR 4' EA SIDE OF SIRE-RATED ASSEMBLY (NO OPENINGS OR PENETRATIONS WITHIN THIS AREA) (TYP.)



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APOGEE TOWNHOMES

NEW CONSTRUCTION

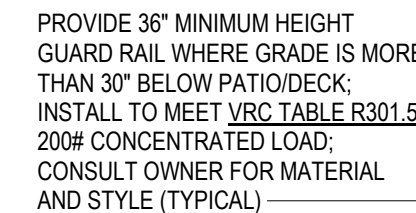
UNIT TYPE 'A' FLOOR & ROOF PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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A1.1a

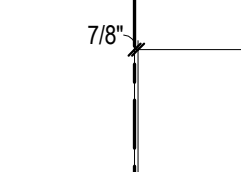
PROJECT NO 24200014.0



1
A1.1b

$$\frac{1}{4}'' = 1'-0$$

SEE BUILDING 5 FOR END UNIT CONDITION



2
A1.1b

$1/4" = 1'-0"$

SEE BUILDING 5 FOR END UNIT CONDITION



3
A1.1b

$$\frac{1}{4}'' = 1'-0''$$

SEE BUILDING 5 FOR END UNIT CONDITION

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

1

UL# U336 WALL (2) HOURS
CONT. TO UNDERSIDE OF
ROOF DECKING

UL# U305 WALL (1) HOUR FIRE-RATED ASSEMBLY w/ 1/2" EXT. GRADE OSB (OR PLYWOOD SHEATHING) ON EXTERIOR FACE CONT. TO UNDERSIDE OF ROOF DECKING OR TOP OF PARAPET; PROVIDE FRT PLYWOOD AT SOFFIT ABOVE WALL (TYP)



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APOGEE TOWNHOMES

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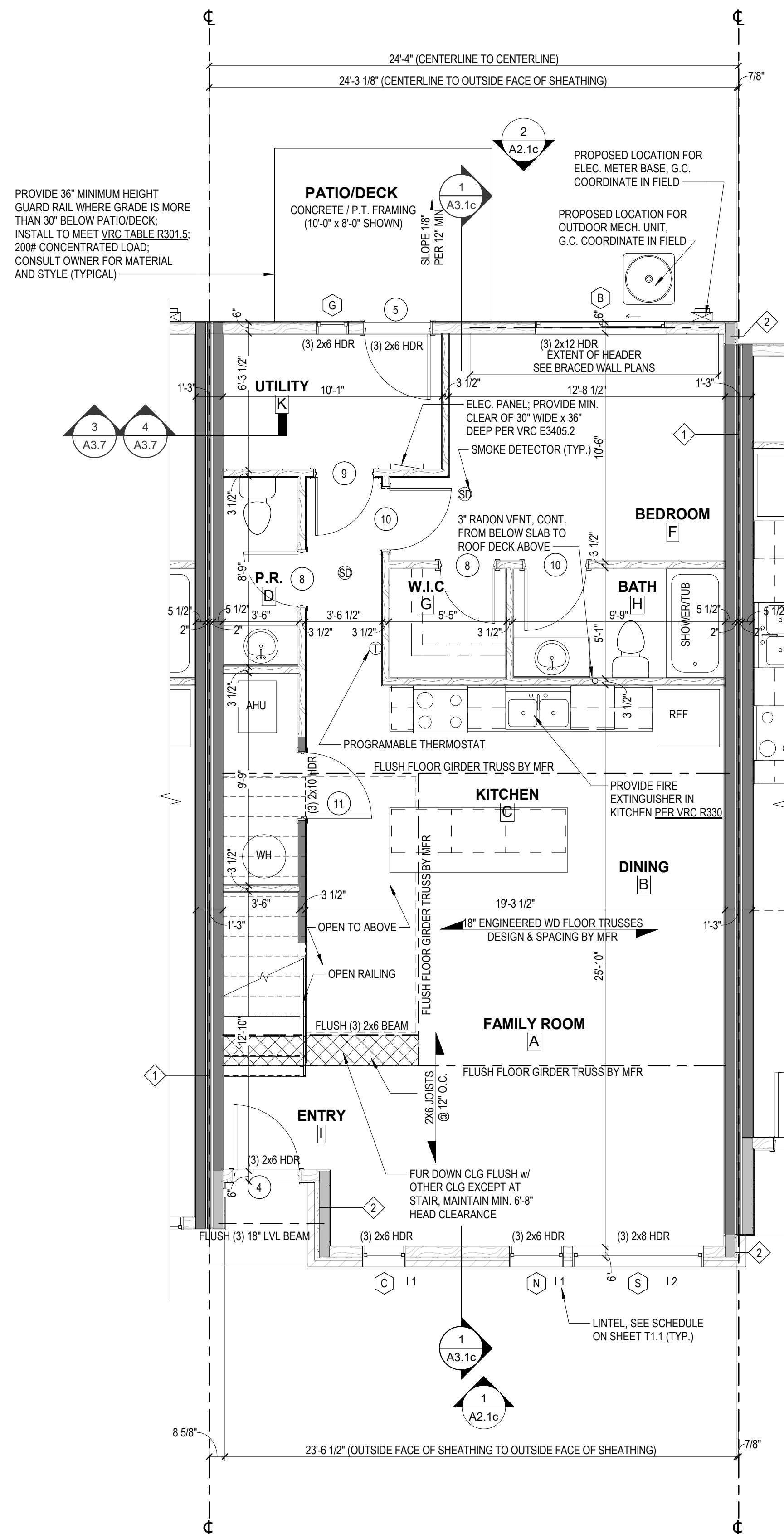
UNIT TYPE 'B' FLOOR & ROOF PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY VIRGINIA

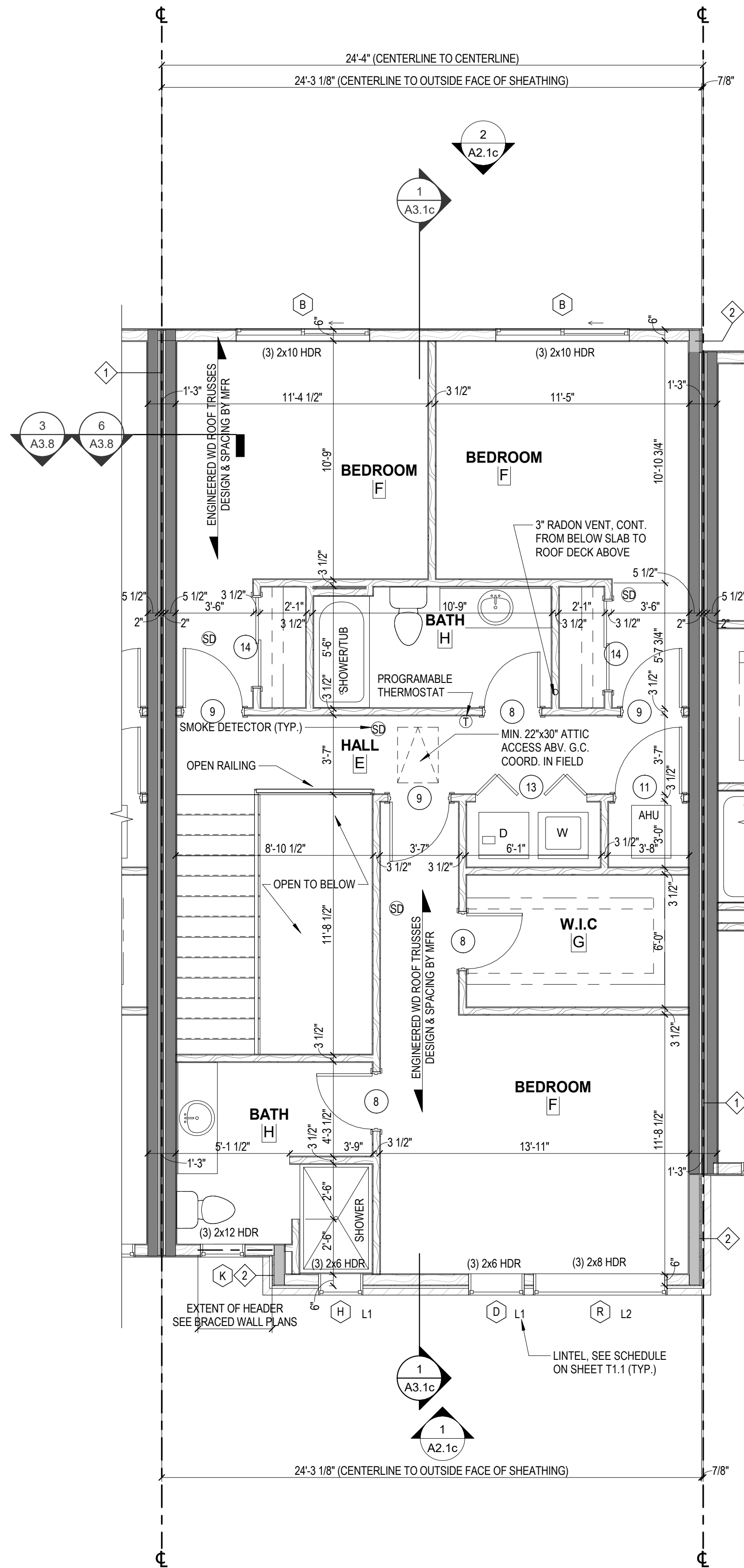
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A1.1b

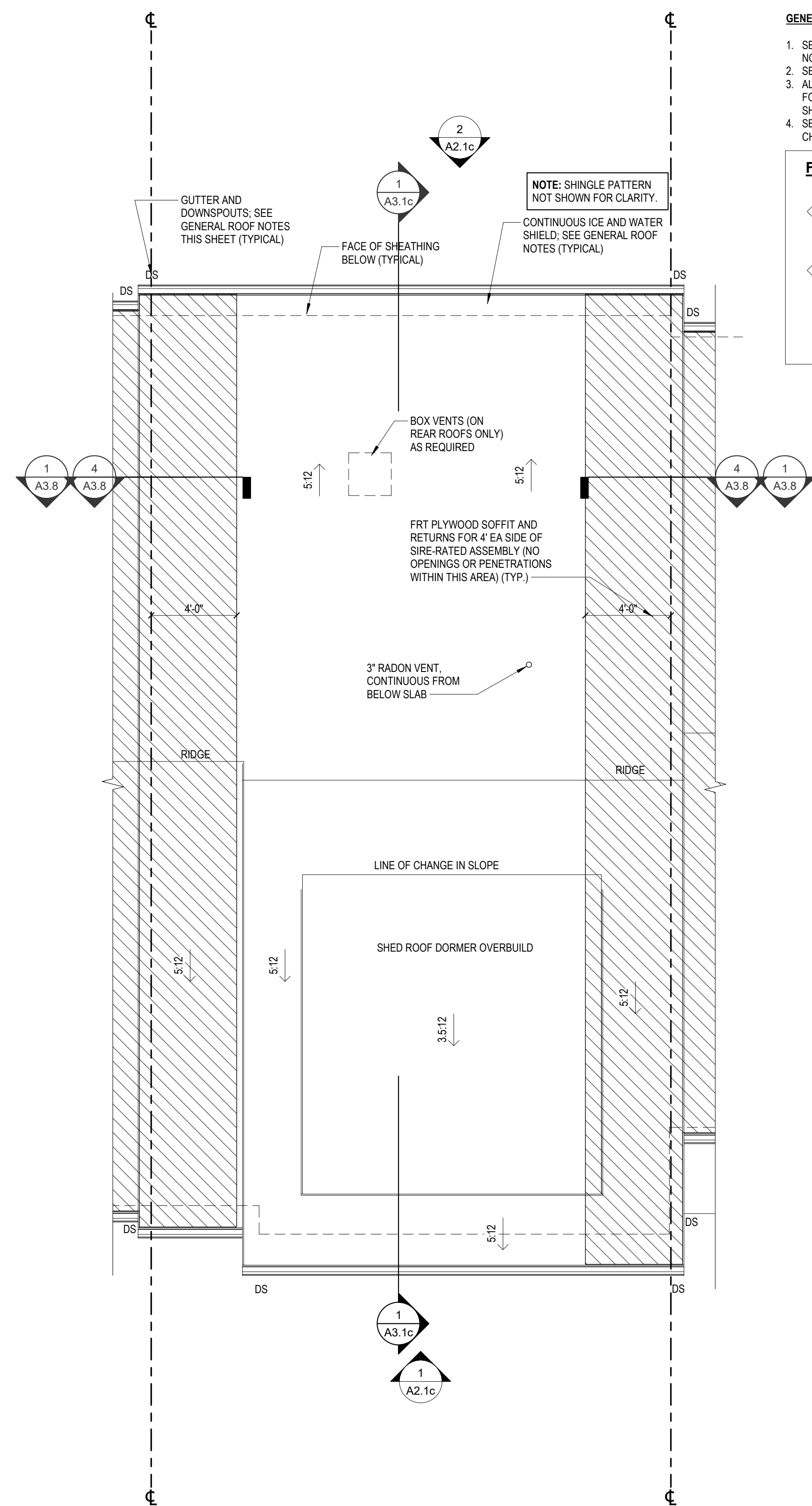
PROJECT NO 24200014.00



UNIT TYPE 'C'
MAIN LEVEL PLAN



UNIT TYPE 'C' UPPER LEVEL PLAN



UNIT TYPE 'C'
ROOF PLAN

3
A1.1c

1/4" = 1'-0"

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

FIRE-RATED WALL TYPES

- 1 UL# U336 WALL (2) HOURS CONT. TO UNDERSIDE OF ROOF DECKING
- 2 UL# U305 WALL (1) HOUR FIRE-RATED ASSEMBLY w/ 1/2" EXT. GRADE OSB (OR PLYWOOD SHEATHING) ON EXTERIOR FACE CONT. TO UNDERSIDE OF ROOF DECKING OR TOP OF PARAPET; PROVIDE FRT PLYWOOD AT SOFFIT ABOVE WALL (TYP)



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APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'C' FLOOR & ROOM

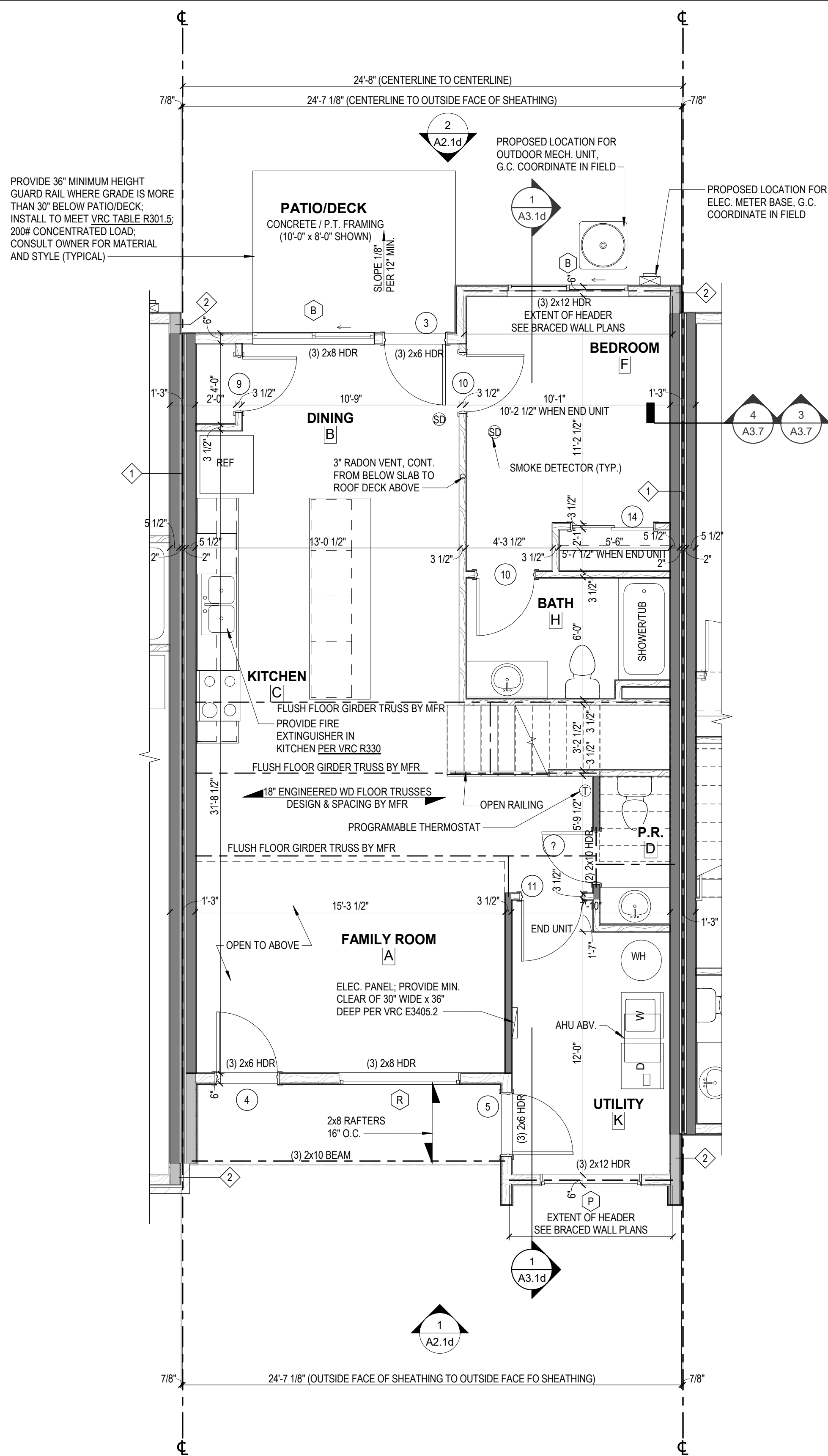
AMOUNT TABOR MAGISTERIAL DISTRICT
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A1.1c

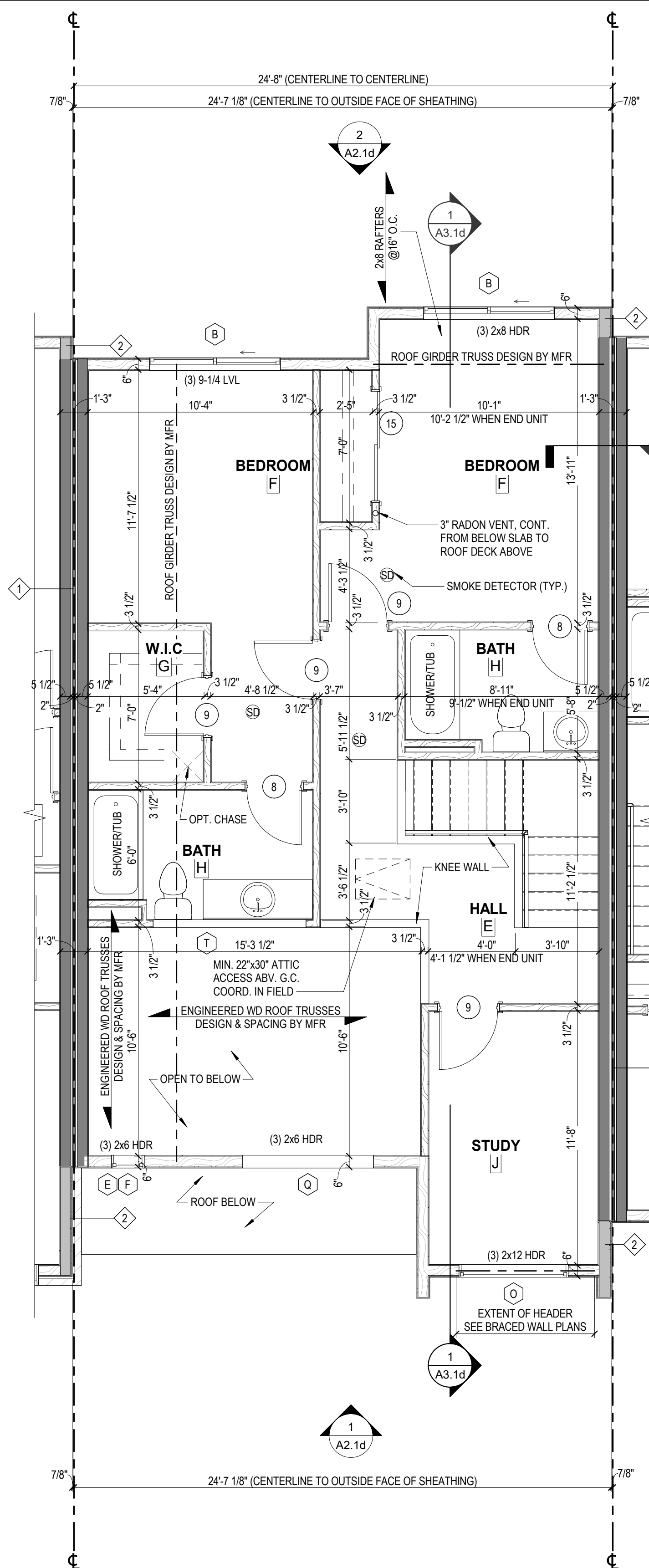
PROJECT NO 24200014.00

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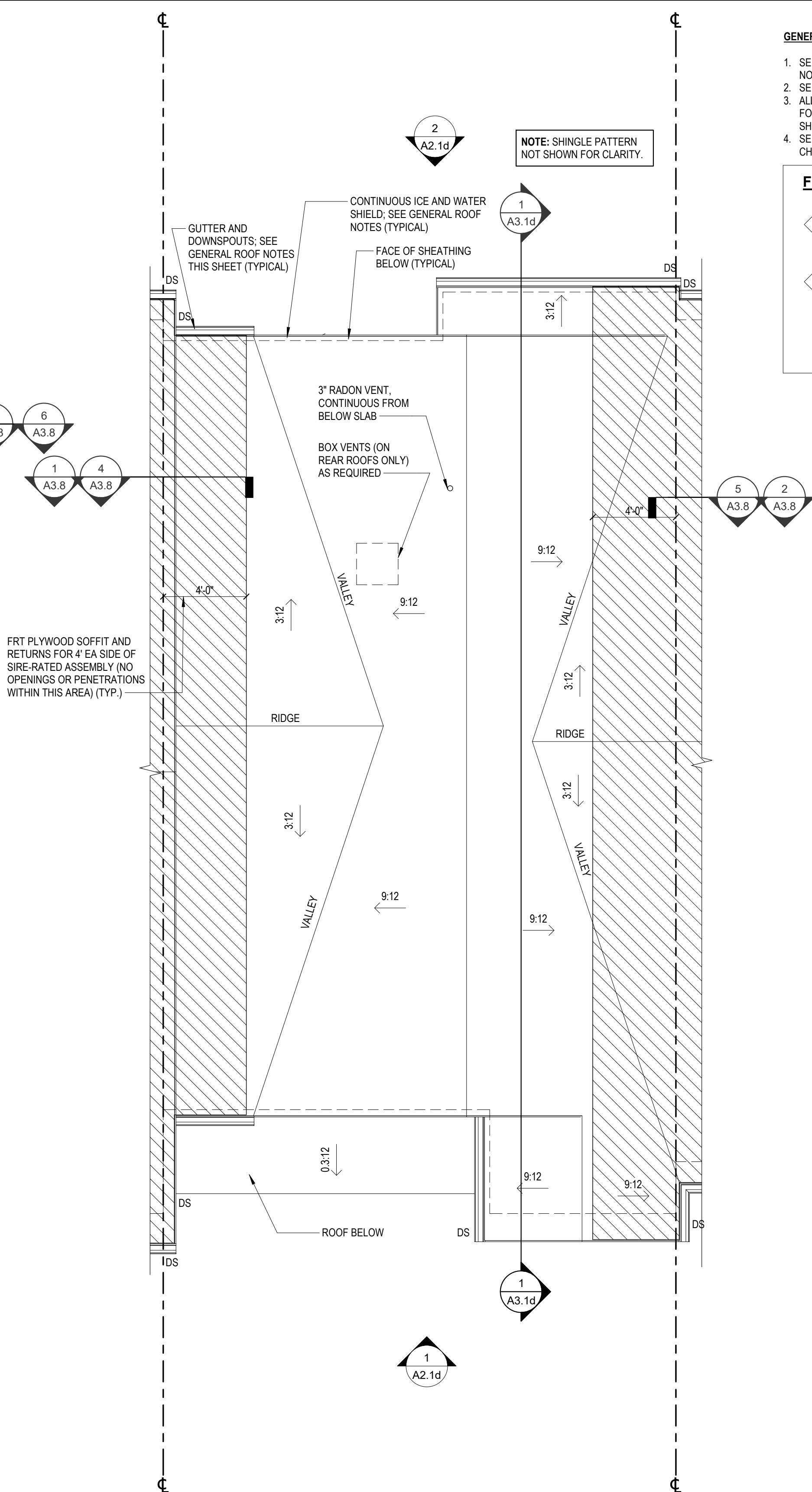
UNIT TYPE 'D'
MAIN LEVEL PLAN

1
A1.1d
1/4" = 1'-0"
SEE BUILDINGS 3 & 5 FOR END UNIT CONDITION



UNIT TYPE 'D'
UPPER LEVEL PLAN

2
A1.1d
1/4" = 1'-0"
SEE BUILDINGS 3 & 5 FOR END UNIT CONDITION



UNIT TYPE 'D'
ROOF PLAN

3
A1.1d
1/4" = 1'-0"
SEE BUILDINGS 3 & 5 FOR END UNIT CONDITION

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

FIRE-RATED WALL TYPES

- | | |
|---|--|
| 1 | UL# U336 WALL (2) HOURS CONT. TO UNDERSIDE OF ROOF DECKING |
| 2 | UL# U305 WALL (1) HOUR FIRE-RATED ASSEMBLY w/ 1/2" EXT. GRADE OSB (OR PLYWOOD SHEATHING) ON EXTERIOR FACE CONT. TO UNDERSIDE OF ROOF DECKING OR TOP OF PARAPET; PROVIDE FRT PLYWOOD AT SOFFIT ABOVE WALL (TYP) |



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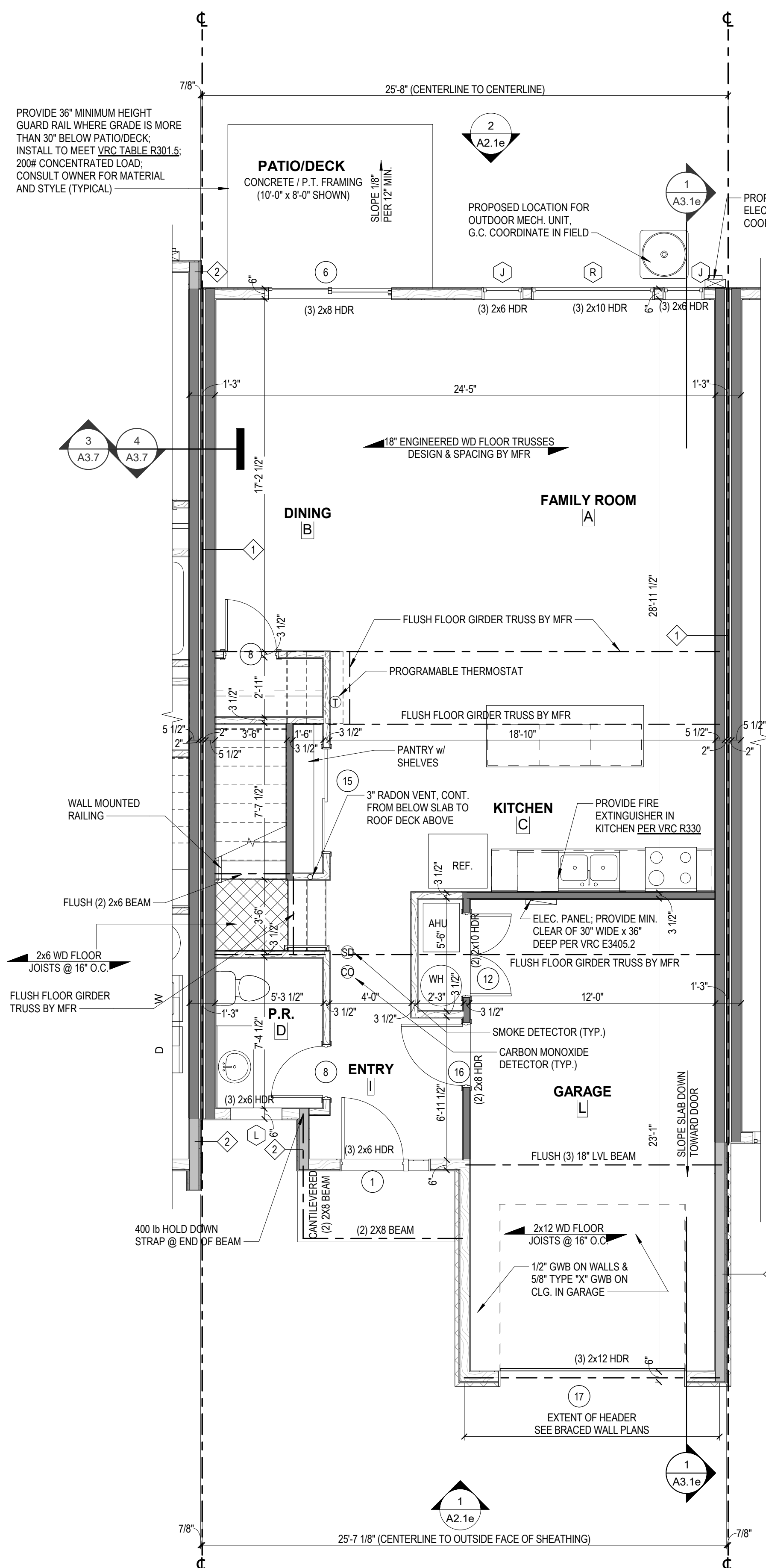
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APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'D' FLOOR & ROOF PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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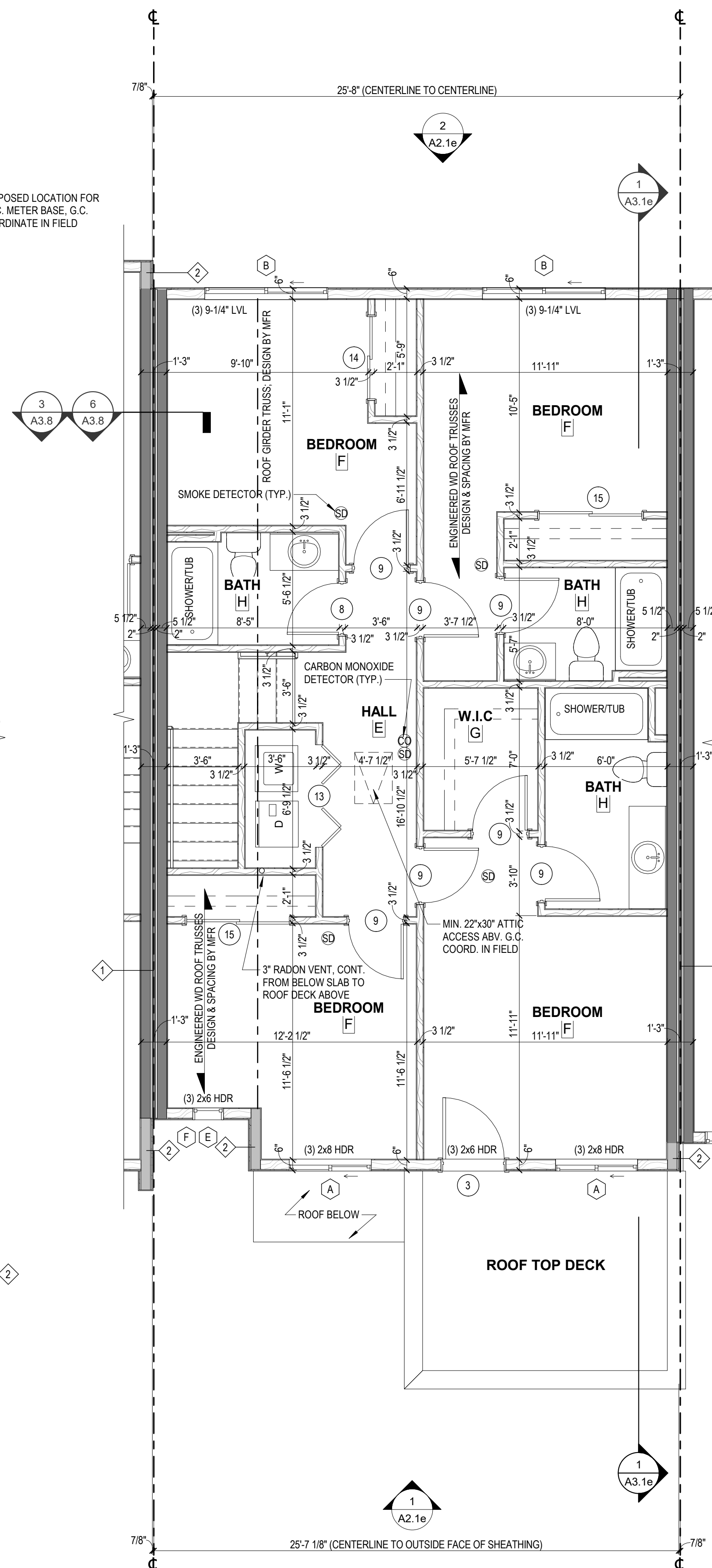
A1.1d
PROJECT NO 24200014.00



UNIT TYPE 'E'

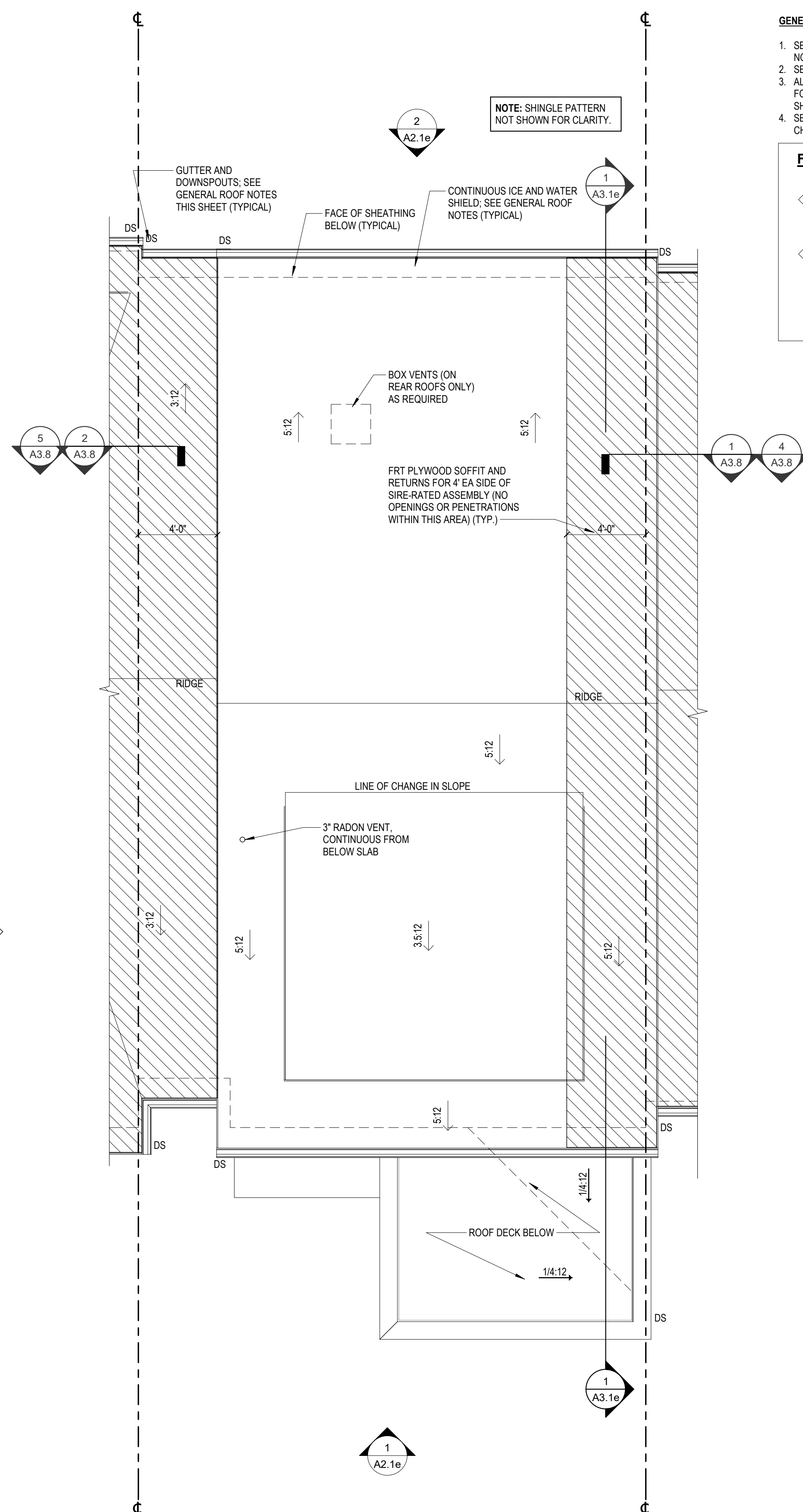
MAIN LEVEL PLAN

1
A1.1e



UNIT TYPE 'E' UPPER LEVEL PLAN

2
A1.1e



UNIT TYPE 'E' ROOF PLAN

3
A1.1e

GENERAL PLAN NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS FOR UNIT LOCATIONS.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION WALL, FACE OF EXTERIOR SHEATHING & INTERIOR FACE OF STUD.
4. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.

FIRE-RATED WALL TYPES

- 1 UL® U336 WALL (2) HOURS CONT. TO UNDERSIDE OF ROOF DECKING
 - 2 UL® U305 WALL (1) HOUR FIRE-RATED ASSEMBLY w/ 1/2" EXT. GRADE OSB (OR PLYWOOD SHEATHING) ON EXTERIOR FACE CONT. TO UNDERSIDE OF ROOF DECKING OR TOP OF PARAPET; PROVIDE FRT PLYWOOD AT SOFFIT ABOVE WALL (TYP)



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APOGEE TOWNHOMES

NEW CONSTRUCTION

UNIT TYPE 'E' FLOOR & ROOF PLANS

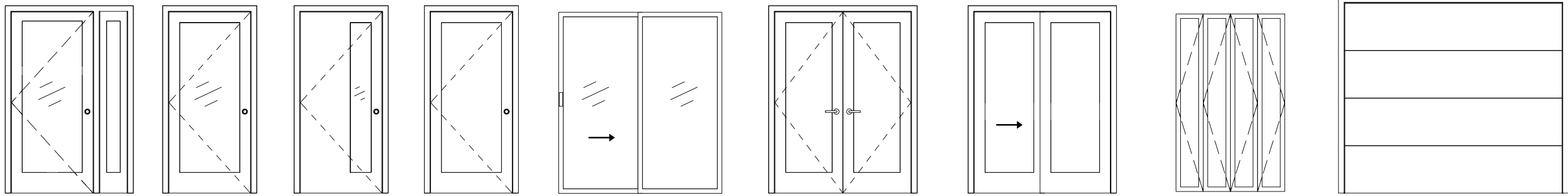
AMOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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SCALE	As indicated
REVISIONS	

A1.1e

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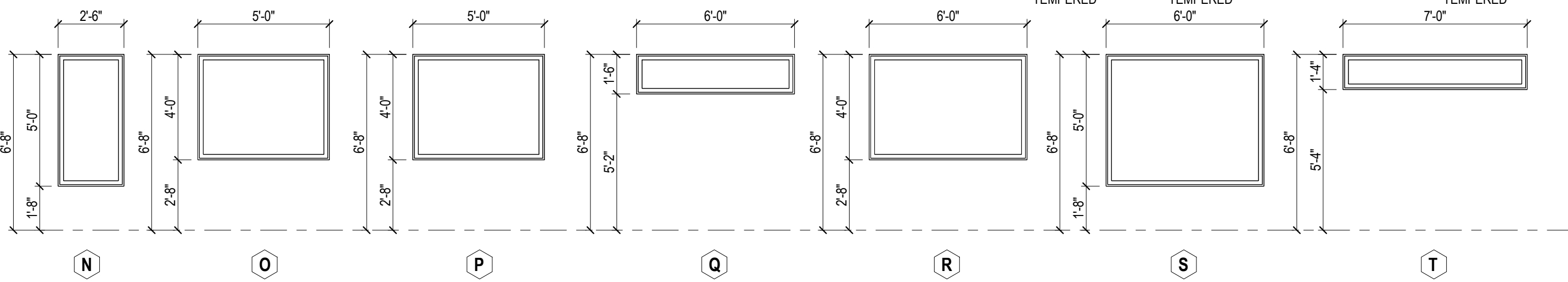
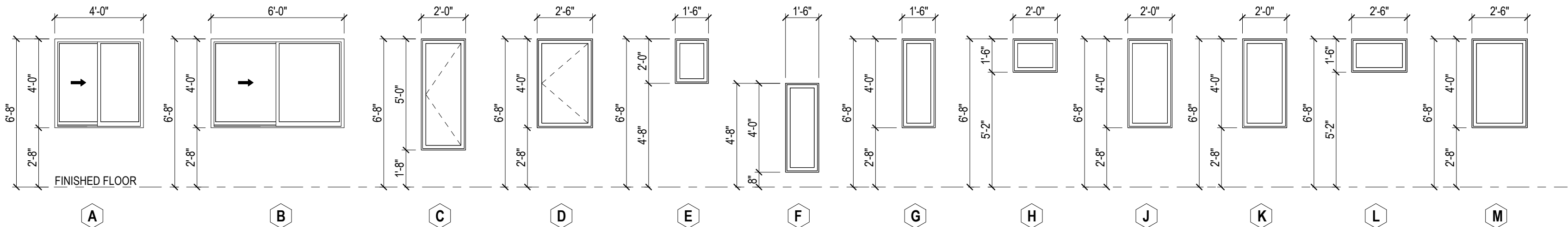
DOOR SCHEDULE									
Type Mark	SIZE			MATERIAL	TRHD	LABEL (MIN)	TYPE	REMARKS	
	WIDTH	HEIGHT	THICKNESS						
1	3'-0"	6'-8"	0'-1 3/4"	FBGLS	Yes		1		
2	2'-8"	6'-8"	0'-1 3/4"	FBGLS	Yes		2		
3	3'-0"	6'-8"	0'-1 3/4"	FBGLS	Yes		2		
4	3'-0"	6'-8"	0'-1 3/4"	FBGLS	Yes		3		
5	3'-0"	6'-8"	0'-1 3/4"	FBGLS	Yes		4		
6	6'-0"	6'-8"	0'-1 3/4"	FBGLS	Yes		5		
7	2'-4"	6'-8"	0'-1 3/8"	SCW			4		
8	2'-6"	6'-8"	0'-1 3/8"	SCW			4		
9	2'-8"	6'-8"	0'-1 3/8"	SCW			4		
10	2'-10"	6'-8"	0'-1 3/8"	SCW			4		
11	3'-0"	6'-8"	0'-1 3/8"	SCW			4		
12	4'-0"	6'-8"	0'-1 3/8"	SCW			6		
13	5'-0"	6'-8"	0'-1 3/8"	SCW			8		
14	4'-0"	6'-8"	0'-1 3/8"	SCW			7		
15	5'-0"	6'-8"	0'-1 3/8"	SCW			7		
16	3'-0"	6'-8"	0'-1 3/8"	FBGLS	Yes	20-MIN.	4		
17	9'-0"	7'-0"	0'-1 1/2"	FBGLS	Yes		9		



1 2 3 4 5 6 7 8 9

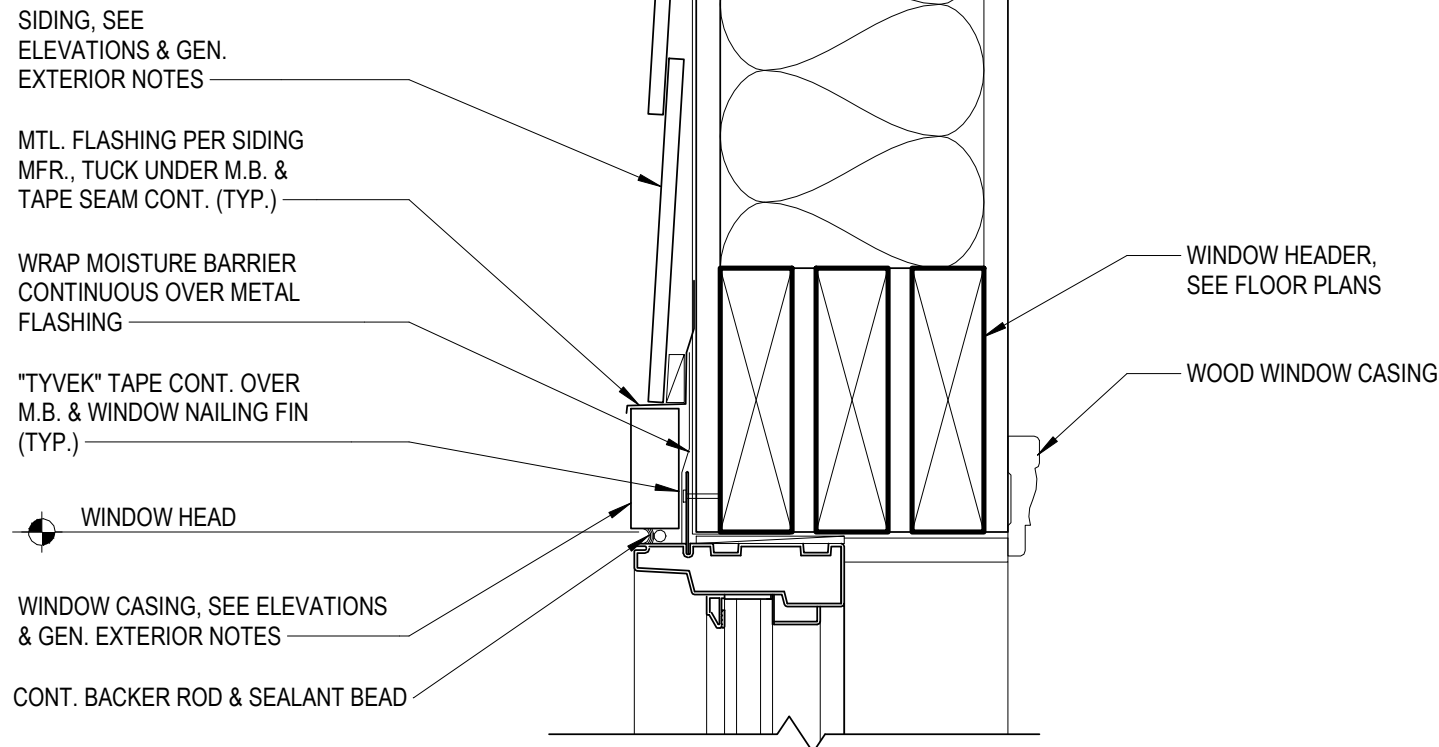
DOOR TYPES

NOT TO SCALE



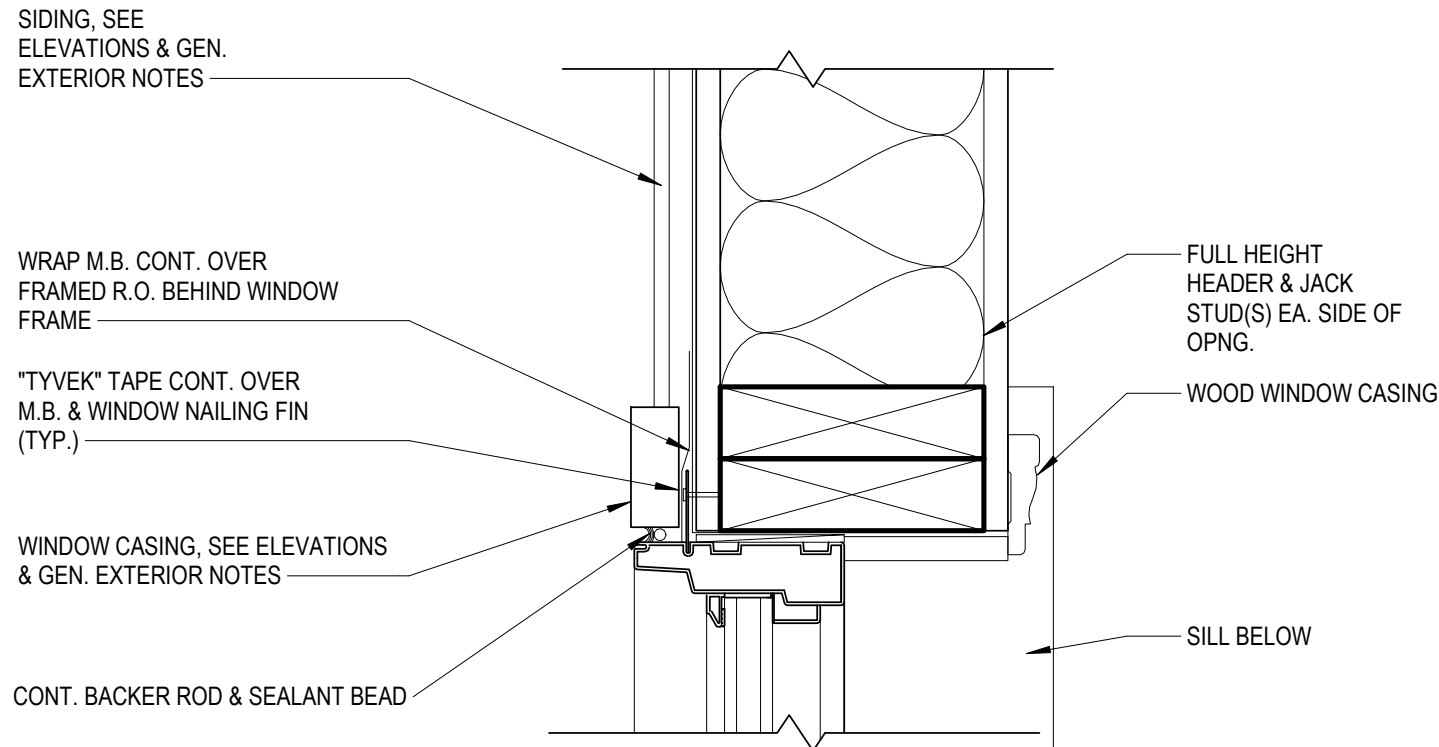
WINDOW TYPES

NOT TO SCALE



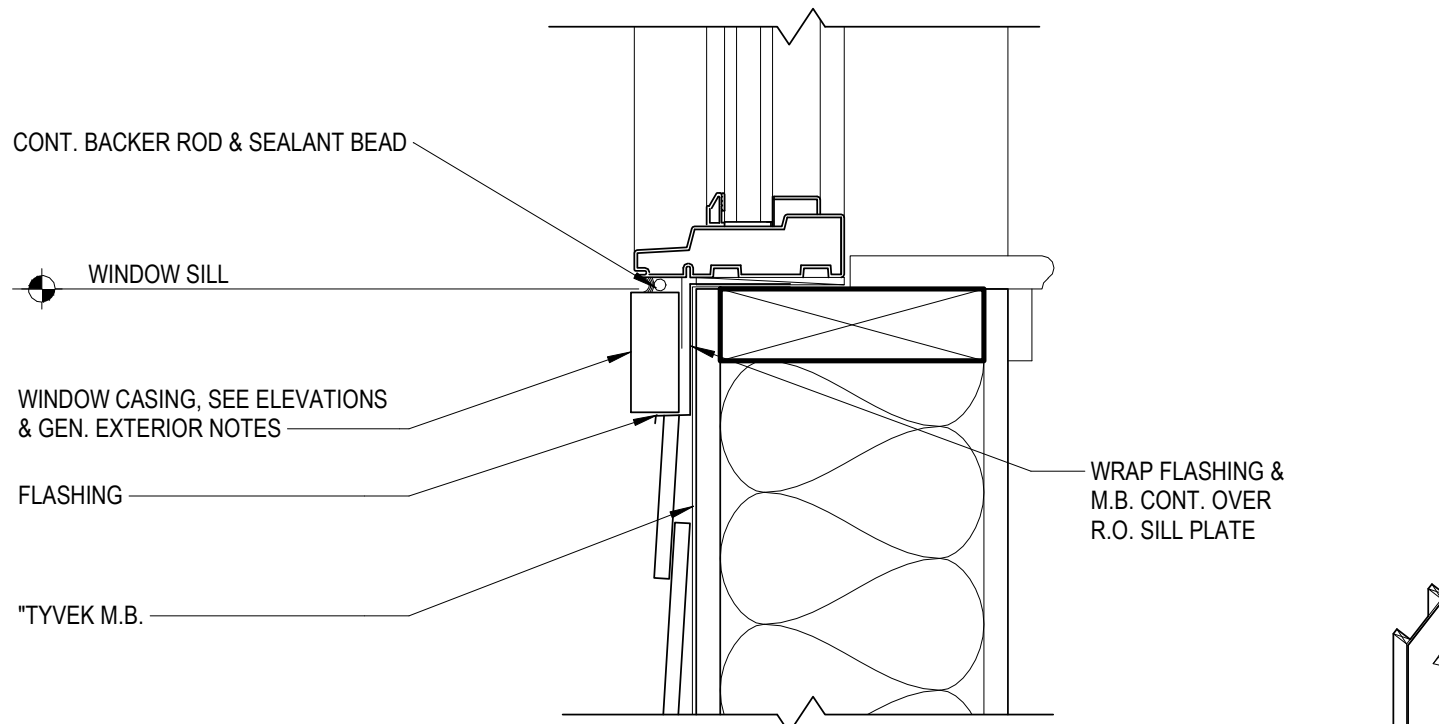
WINDOW HEAD DETAIL

3" = 1'-0"



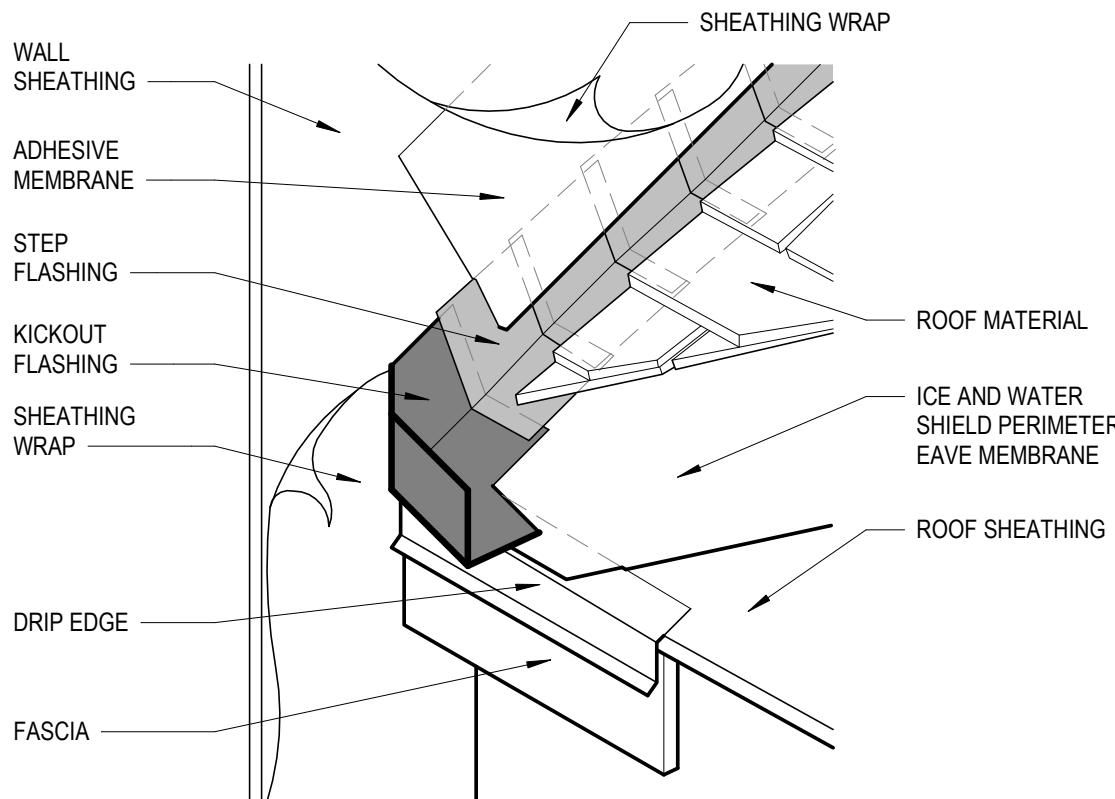
WINDOW JAMB DETAIL

3" = 1'-0"



WINDOW SILL DETAIL

3" = 1'-0"



KICKOUT FLASHING

NOT TO SCALE

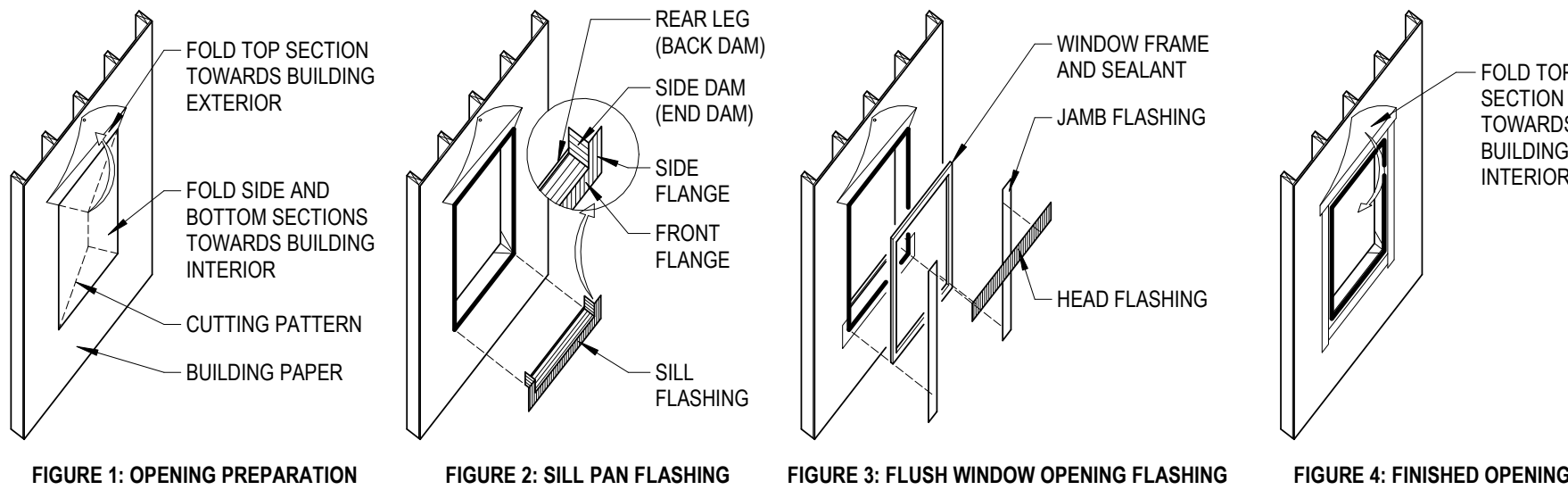
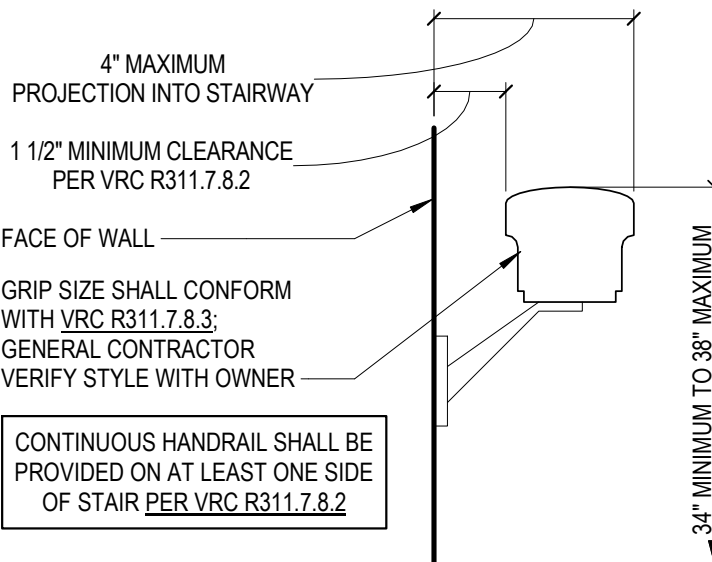
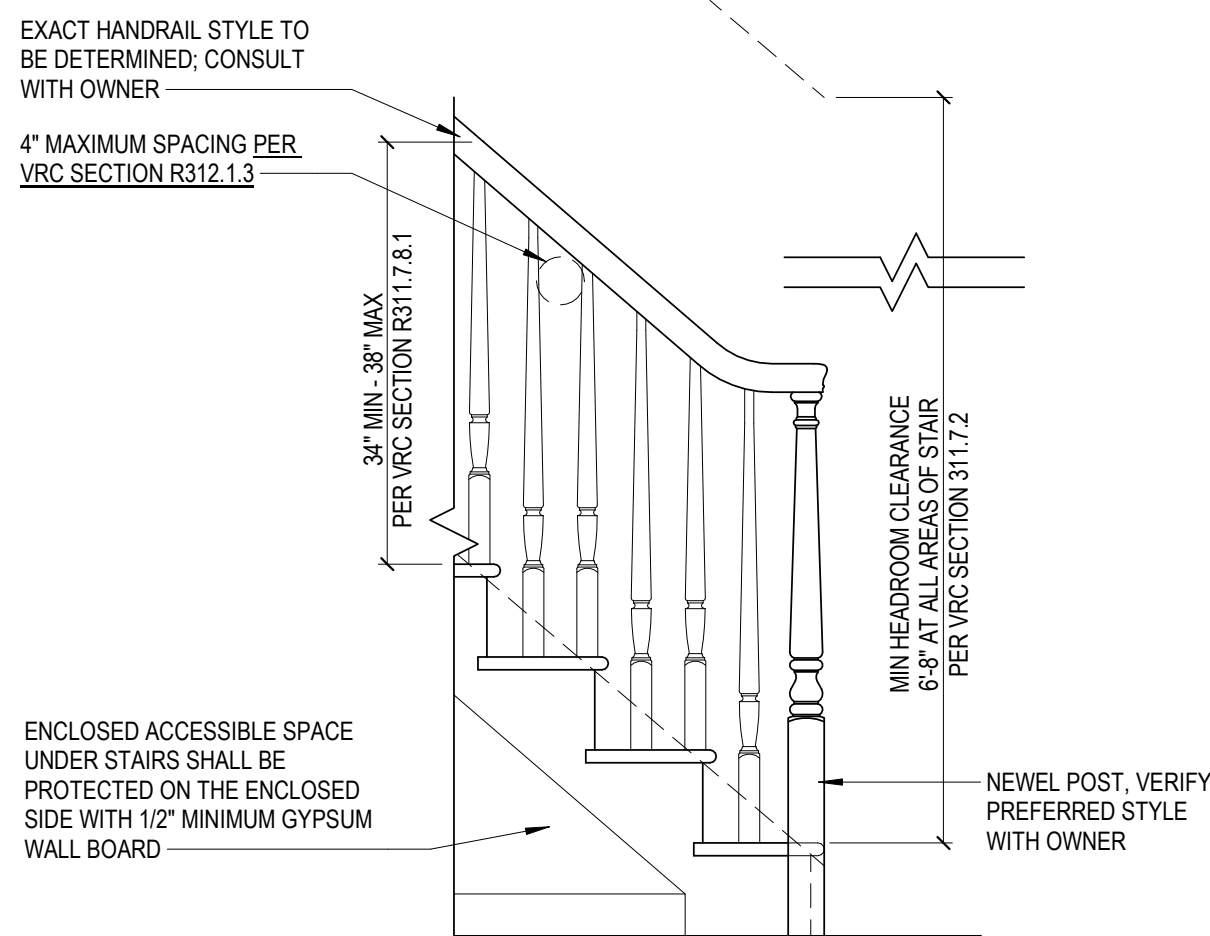


FIGURE 1: OPENING PREPARATION FIGURE 2: SILL PAN FLASHING FIGURE 3: FLUSH WINDOW OPENING FLASHING FIGURE 4: FINISHED OPENING



SCHEMATIC HANDRAIL DETAIL

NOT TO SCALE



SCHEMATIC STAIR DETAIL

NOT TO SCALE

GENERAL NOTES:

- SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.



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APOGEE TOWNHOMES
NEW CONSTRUCTION
SCHEDULES & DETAILS

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DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A1.2

PROJECT NO 24200014.00



1
A2.1a



2
A2.1a

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS/ELEVATIONS FOR UNIT LOCATIONS.
3. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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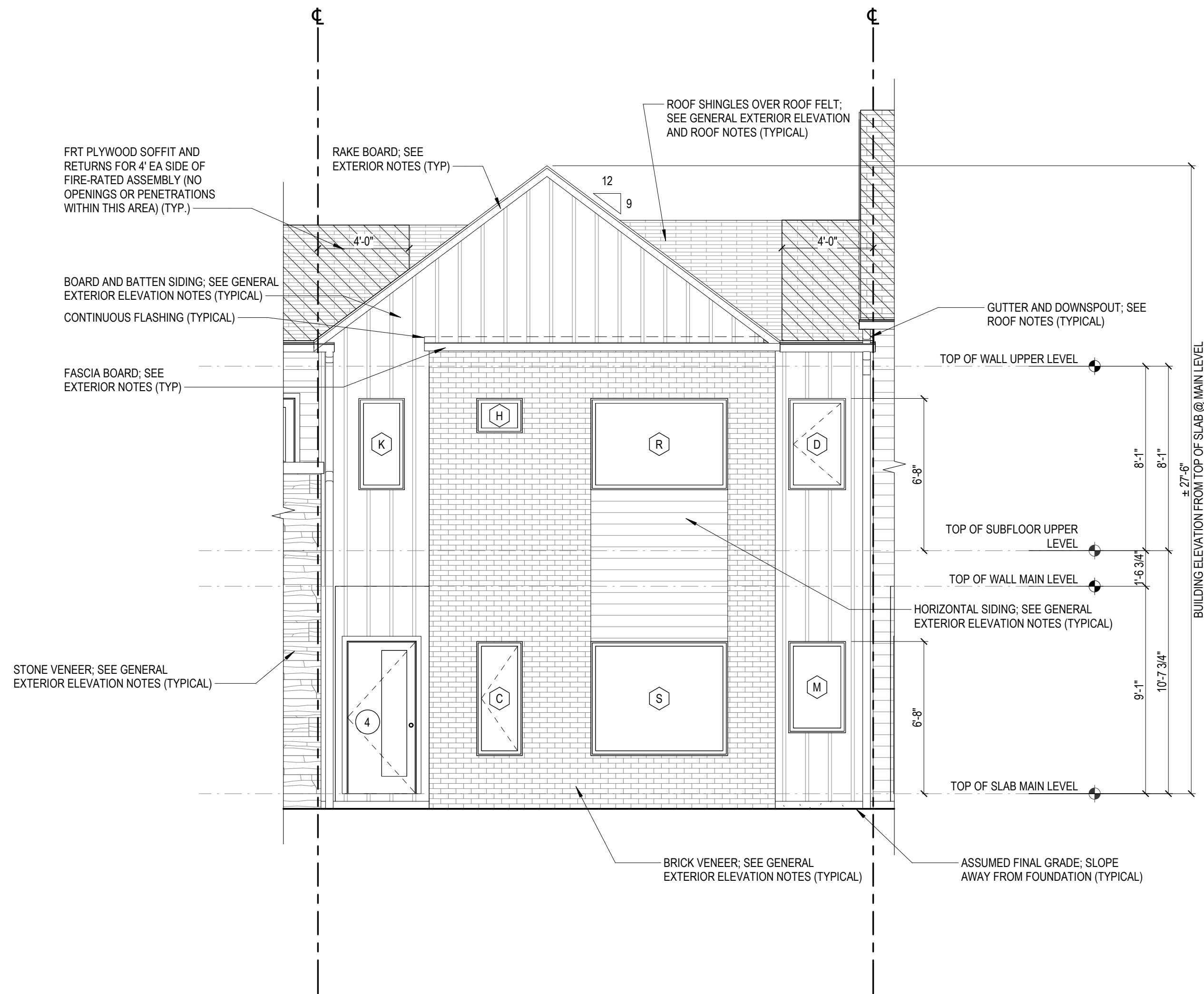
APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'A' EXTERIOR ELEVATIONS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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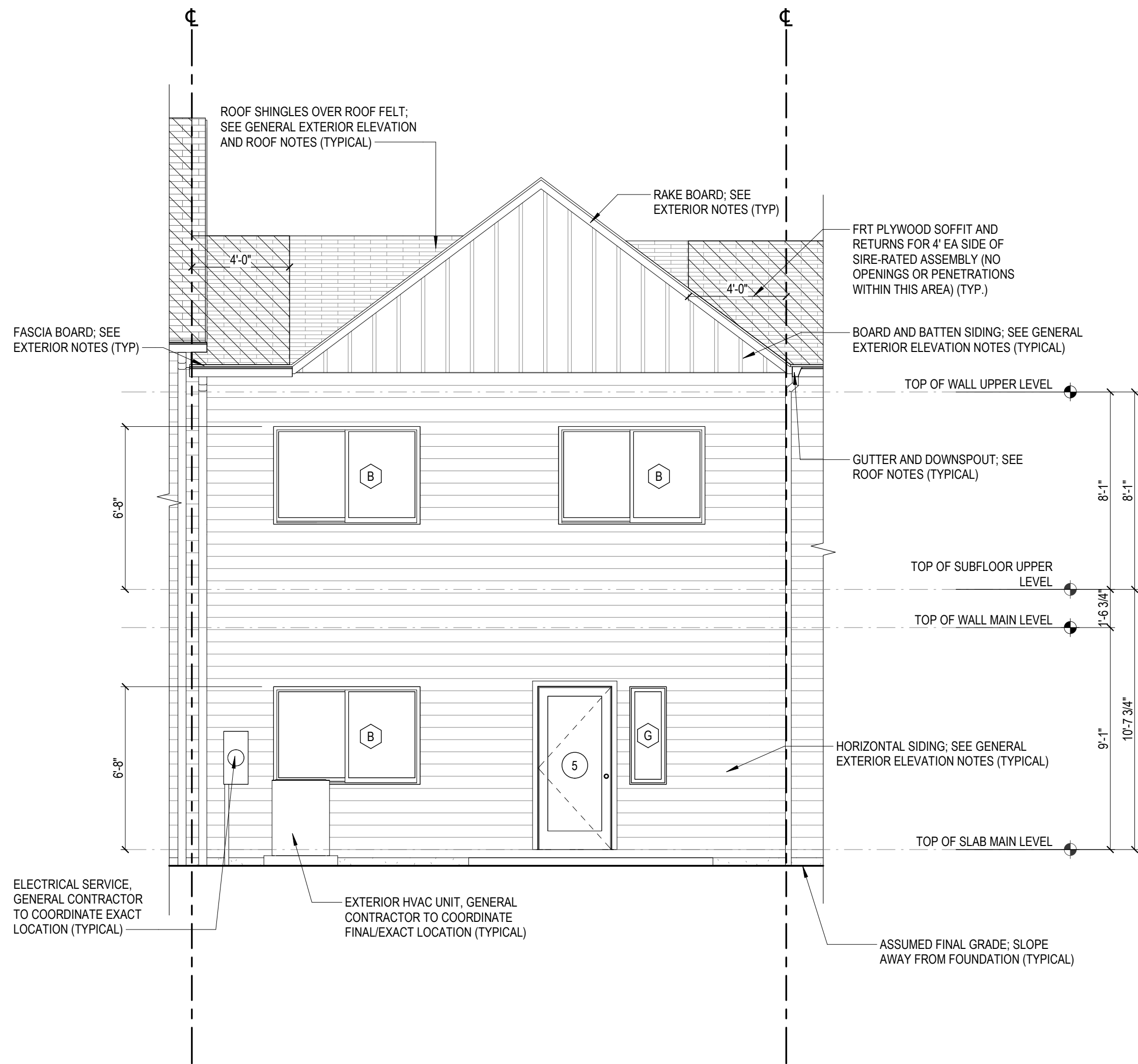
A2.1a

PROJECT NO 24200014.00



UNIT TYPE 'B'
FRONT ELEVATION

1
A2.1b
1/4" = 1'-0"



UNIT TYPE 'B'
REAR ELEVATION

2
A2.1b
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS/ELEVATIONS FOR UNIT LOCATIONS.
3. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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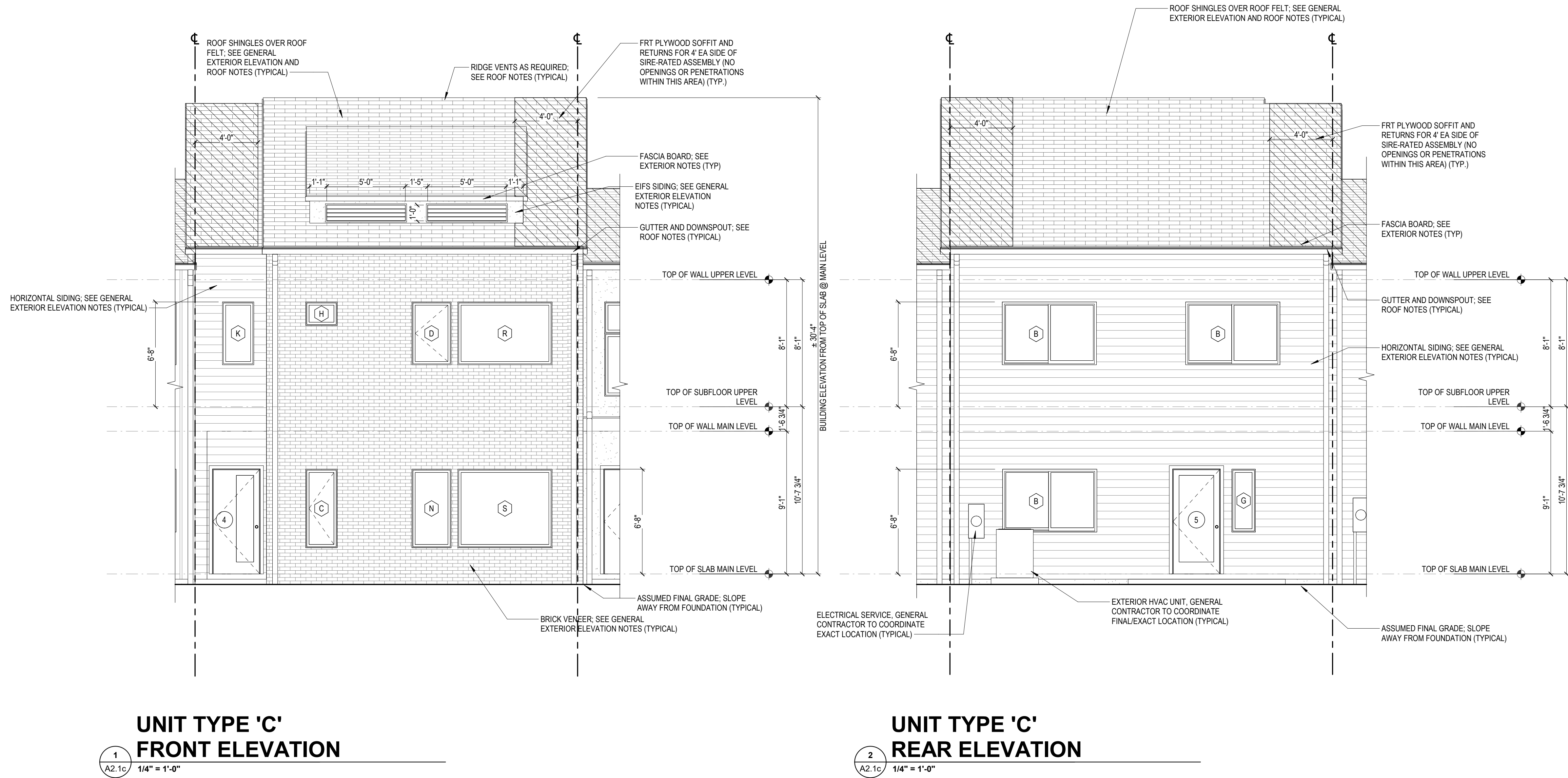
APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'B' EXTERIOR ELEVATIONS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

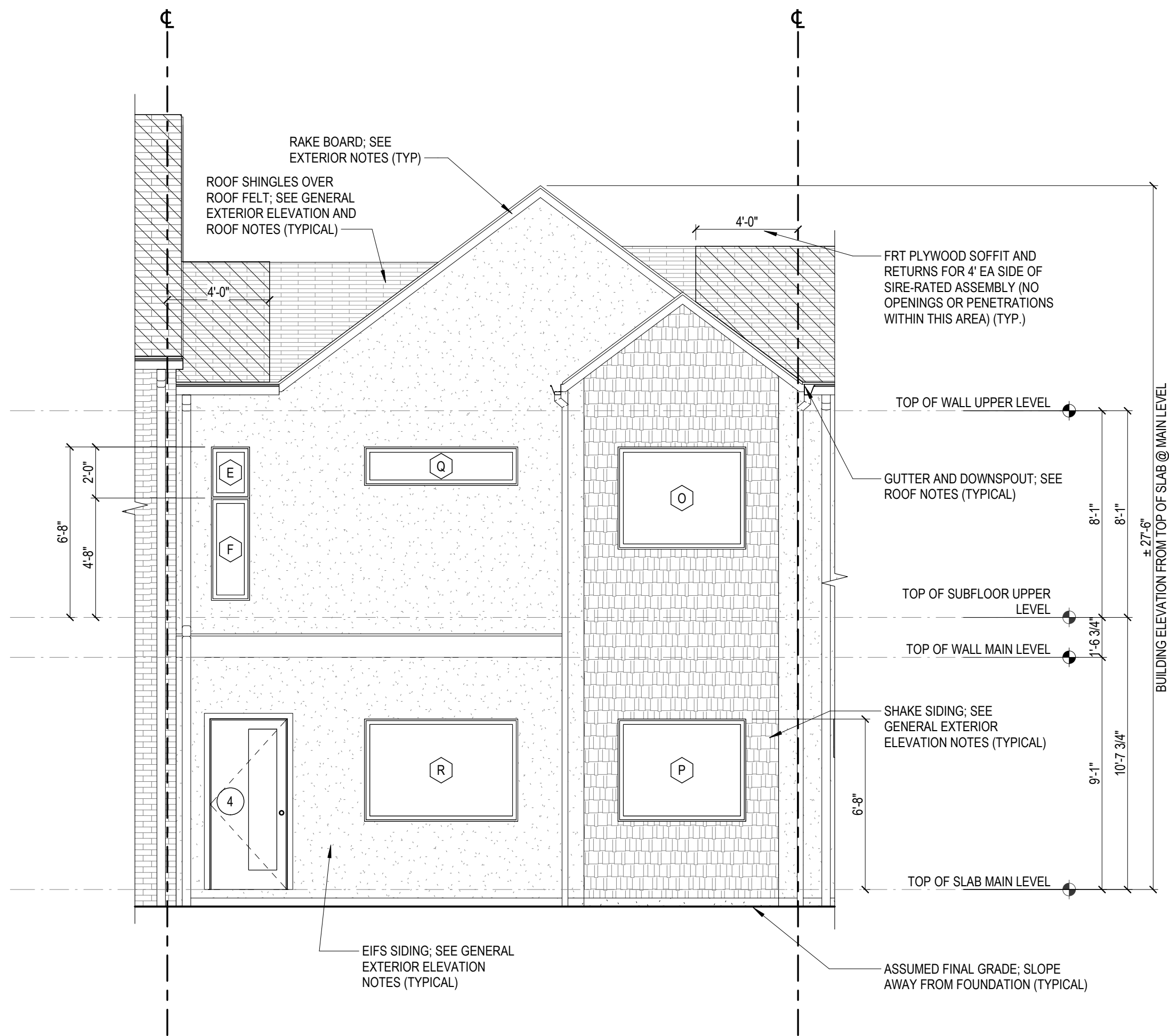
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SCALE **As indicated**
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A2.1b

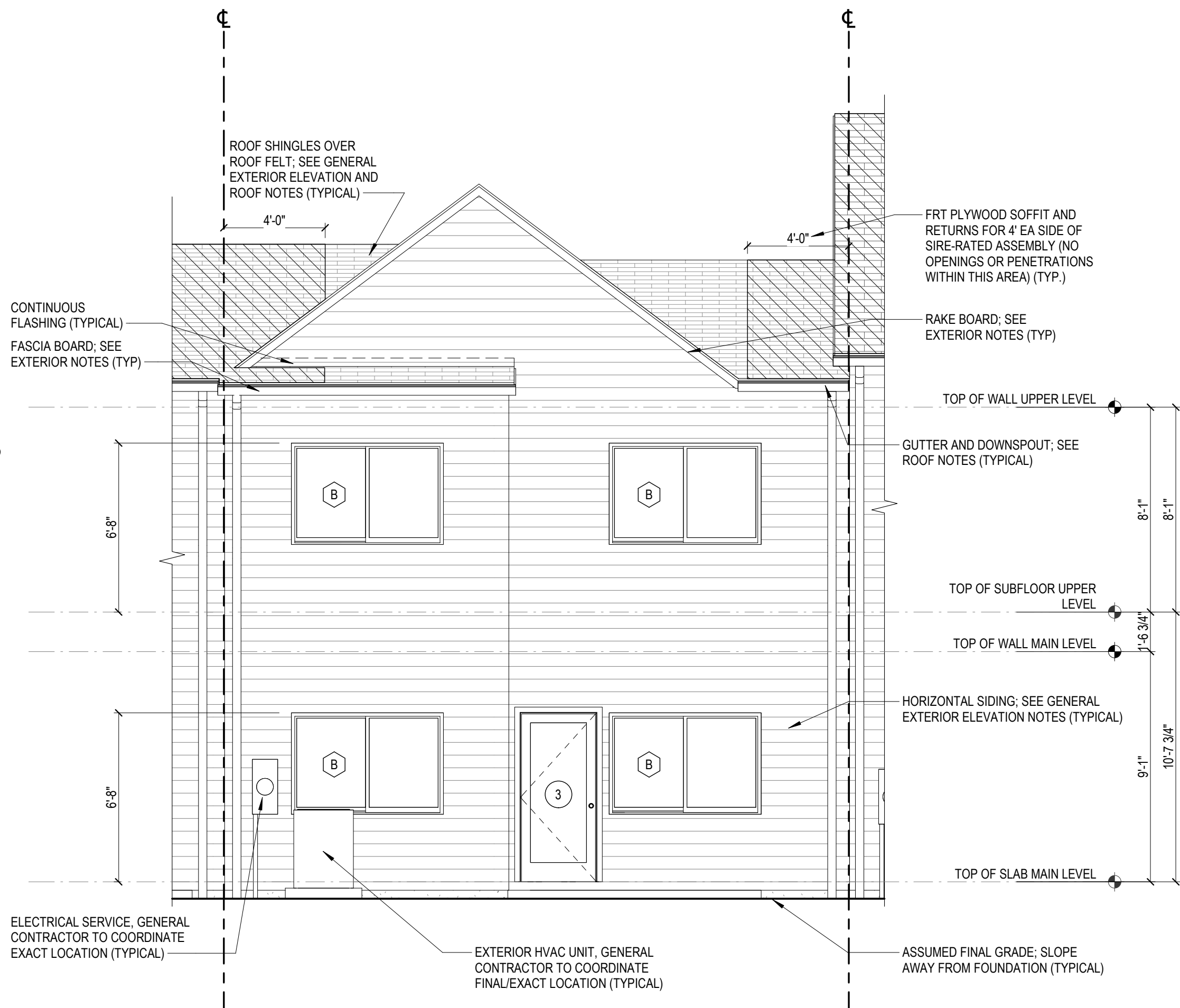
PROJECT NO 24200014.00



- GENERAL ELEVATION NOTES:**
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UNIT TYPE 'D'
FRONT ELEVATION
1
A2.1d
1/4" = 1'-0"



UNIT TYPE 'D'
REAR ELEVATION
2
A2.1d
1/4" = 1'-0"

- GENERAL ELEVATION NOTES:**
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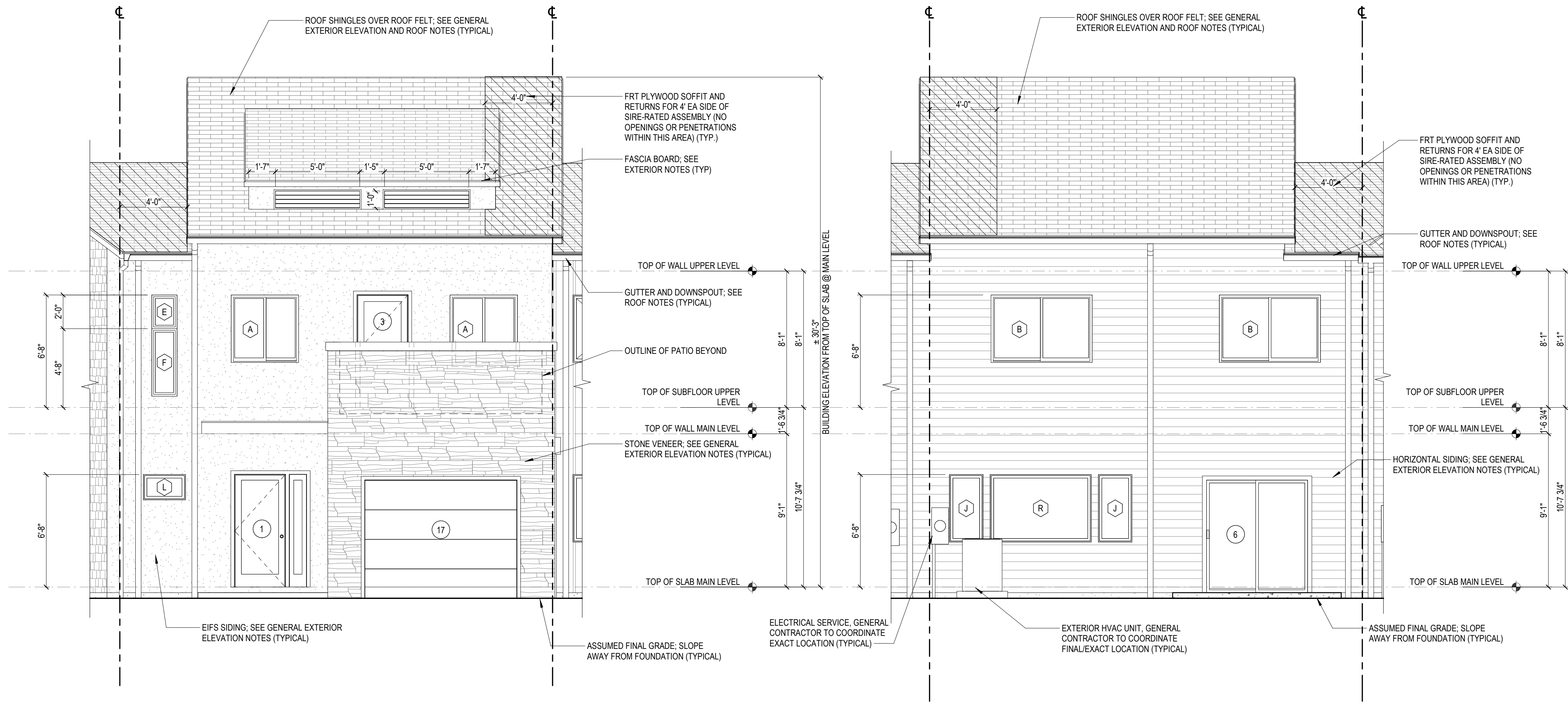
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UNIT TYPE 'D' EXTERIOR ELEVATIONS

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A2.1d

PROJECT NO 24200014.00

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



UNIT TYPE 'E'
FRONT ELEVATION

1
A2.1e
1/4" = 1'-0"

UNIT TYPE 'E'
REAR ELEVATION

2
A2.1e
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
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UNIT TYPE 'E' EXTERIOR ELEVATIONS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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A2.1e
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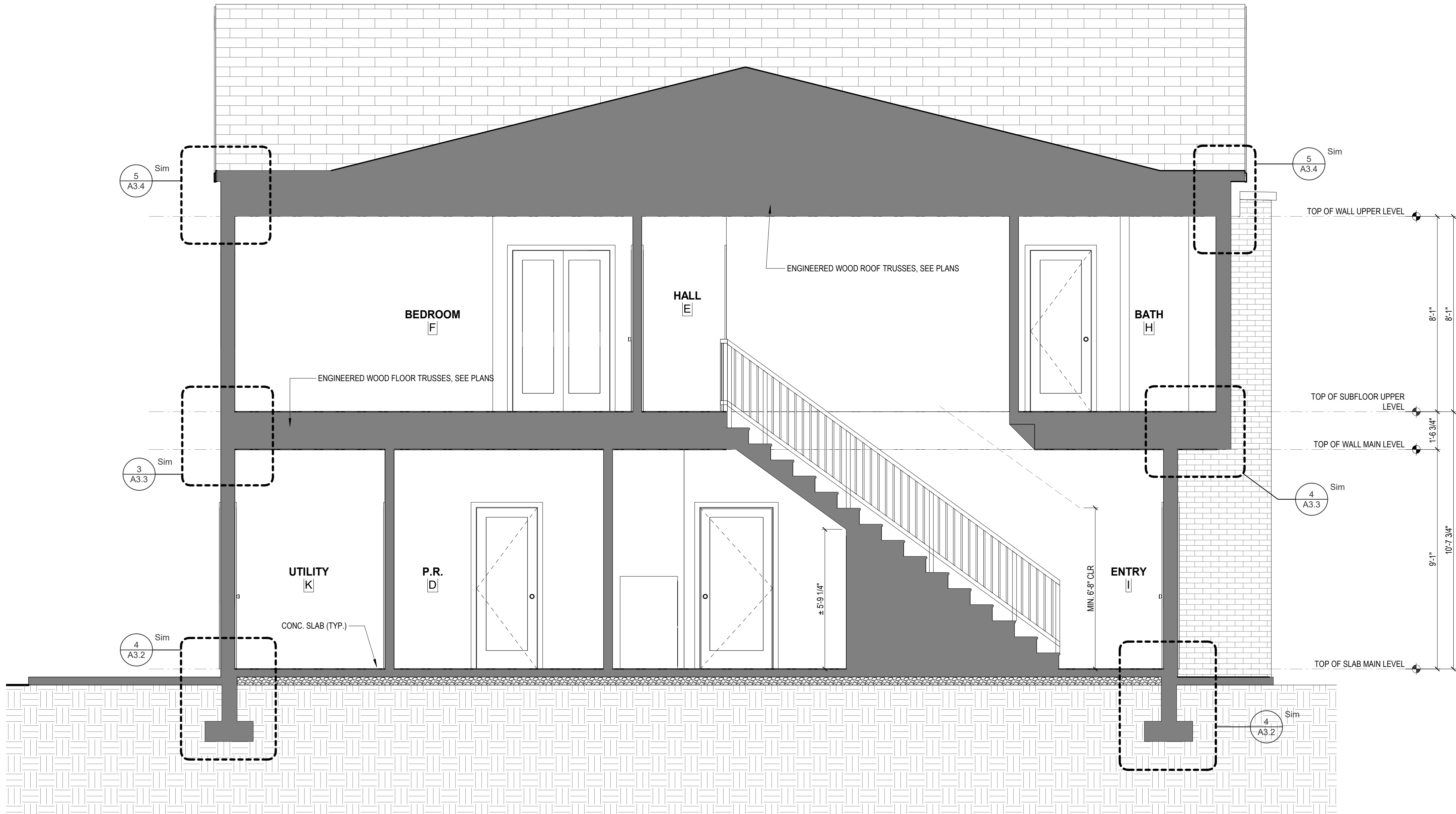
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APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'A' BUILDING SECTION

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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1
A3.1a
UNIT TYPE 'A' BUILDING SECTION
3/8" = 1'-0"



1
A3.1b
UNIT TYPE 'B' BUILDING SECTION
3/8" = 1'-0"

- GENERAL ELEVATION NOTES:
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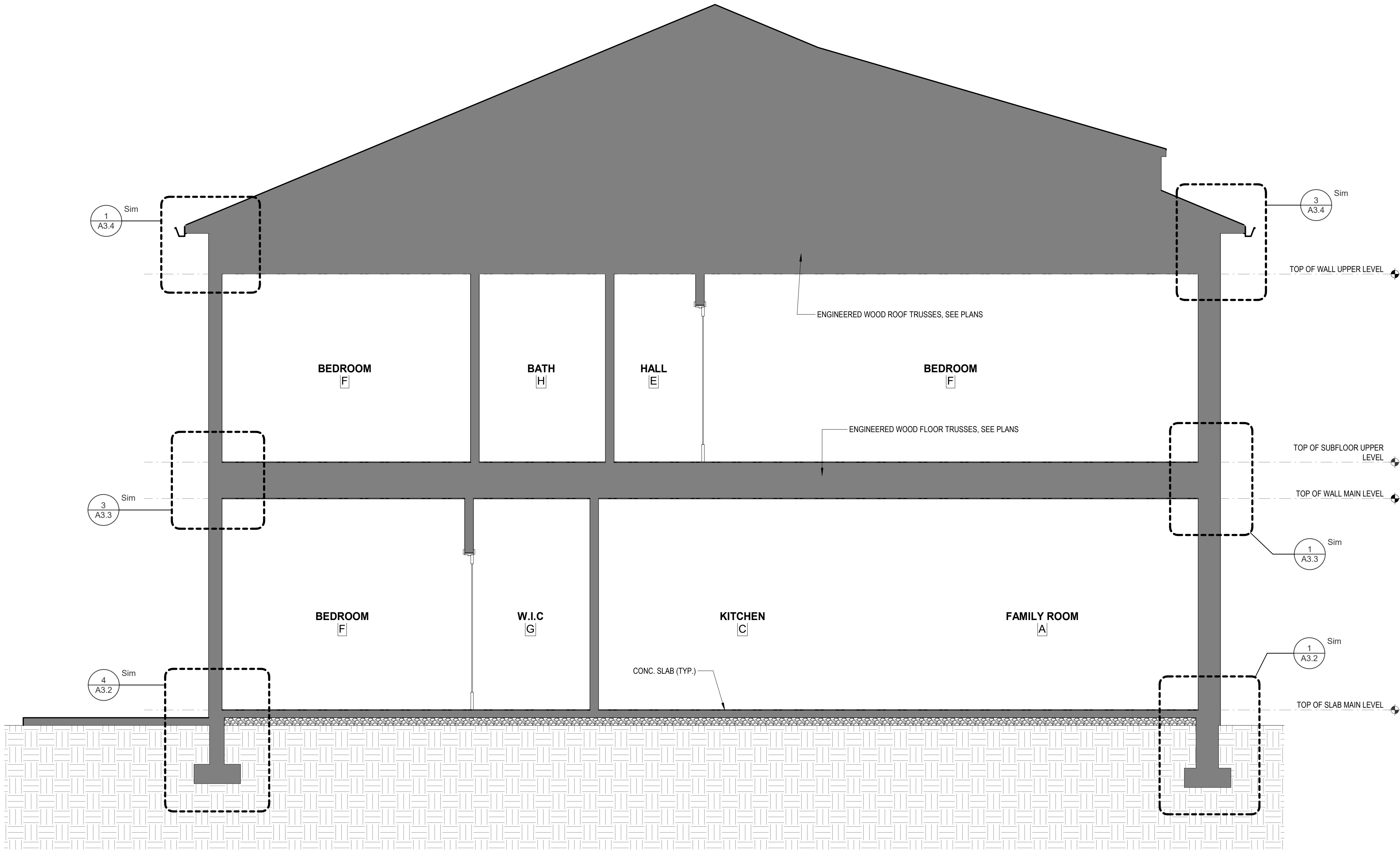
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UNIT TYPE 'B' BUILDING SECTION

MOUNT TABER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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A3.1b
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GENERAL ELEVATION NOTES:

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UNIT TYPE 'C' BUILDING SECTION

MOUNT TABOR MAGISTERIAL DISTRICT
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UNIT TYPE 'C' BUILDING SECTION

1
A3.1c
3/8" = 1'-0"

A3.1c
PROJECT NO 24200014.00



1
A3.1d
UNIT TYPE 'D' BUILDING SECTION
3/8" = 1'-0"

- GENERAL ELEVATION NOTES:
1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
 2. SEE BUILDING PLANS/ELEVATIONS FOR UNIT LOCATIONS.
 3. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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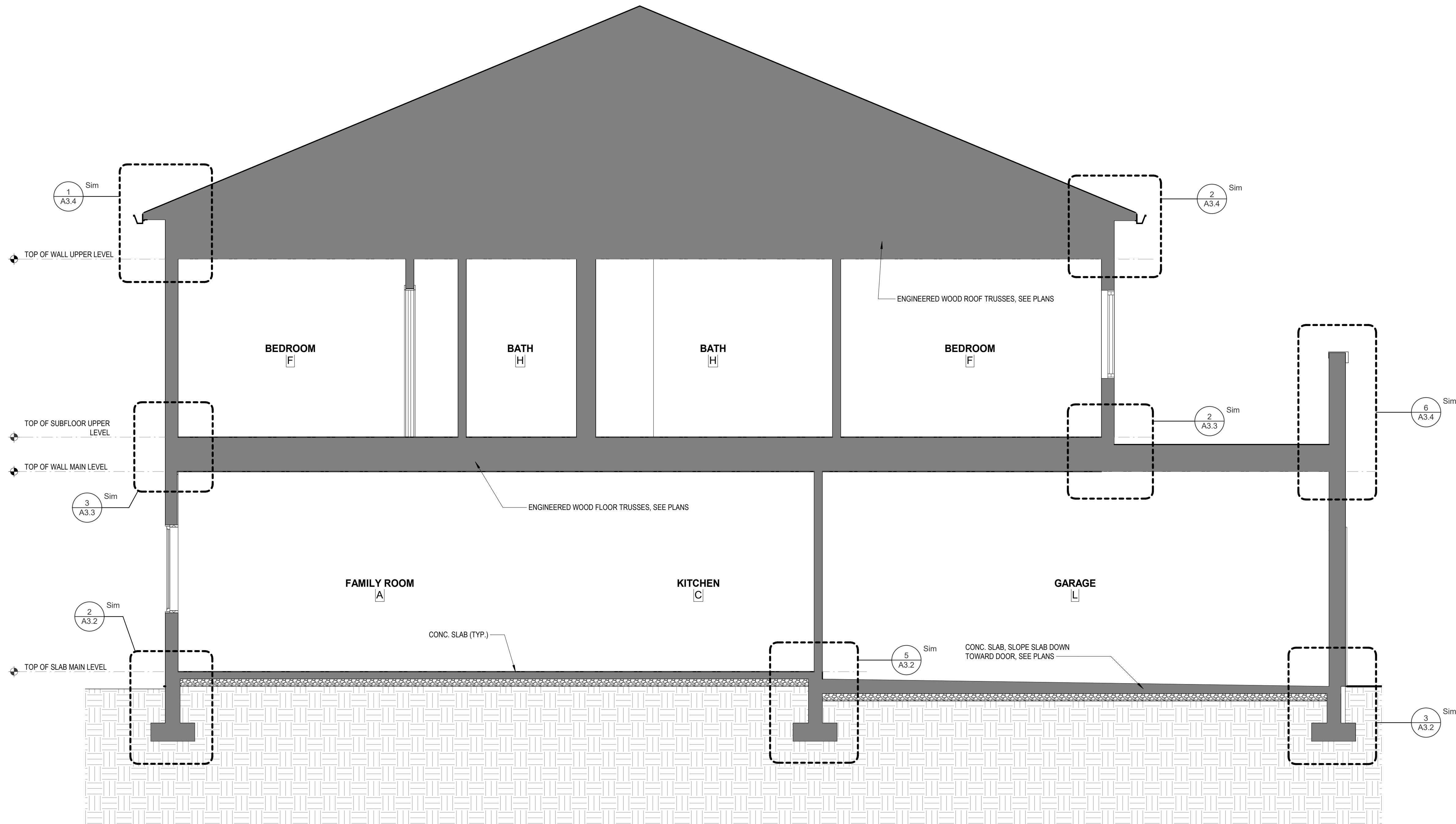
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UNIT TYPE 'D' BUILDING SECTION

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A3.1d
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UNIT TYPE 'E' BUILDING SECTION

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MONTGOMERY COUNTY, VIRGINIA

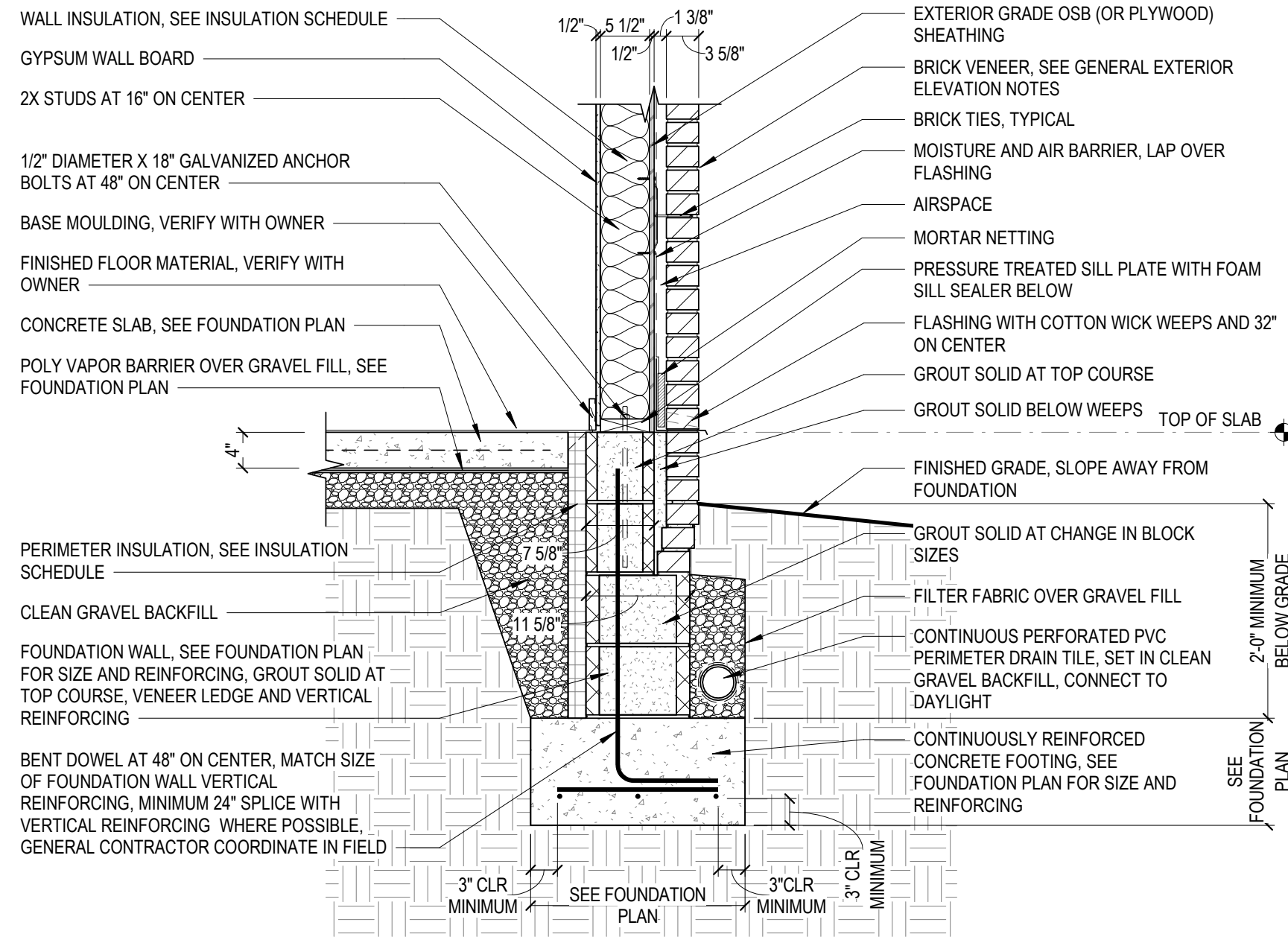
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UNIT TYPE 'E' BUILDING SECTION

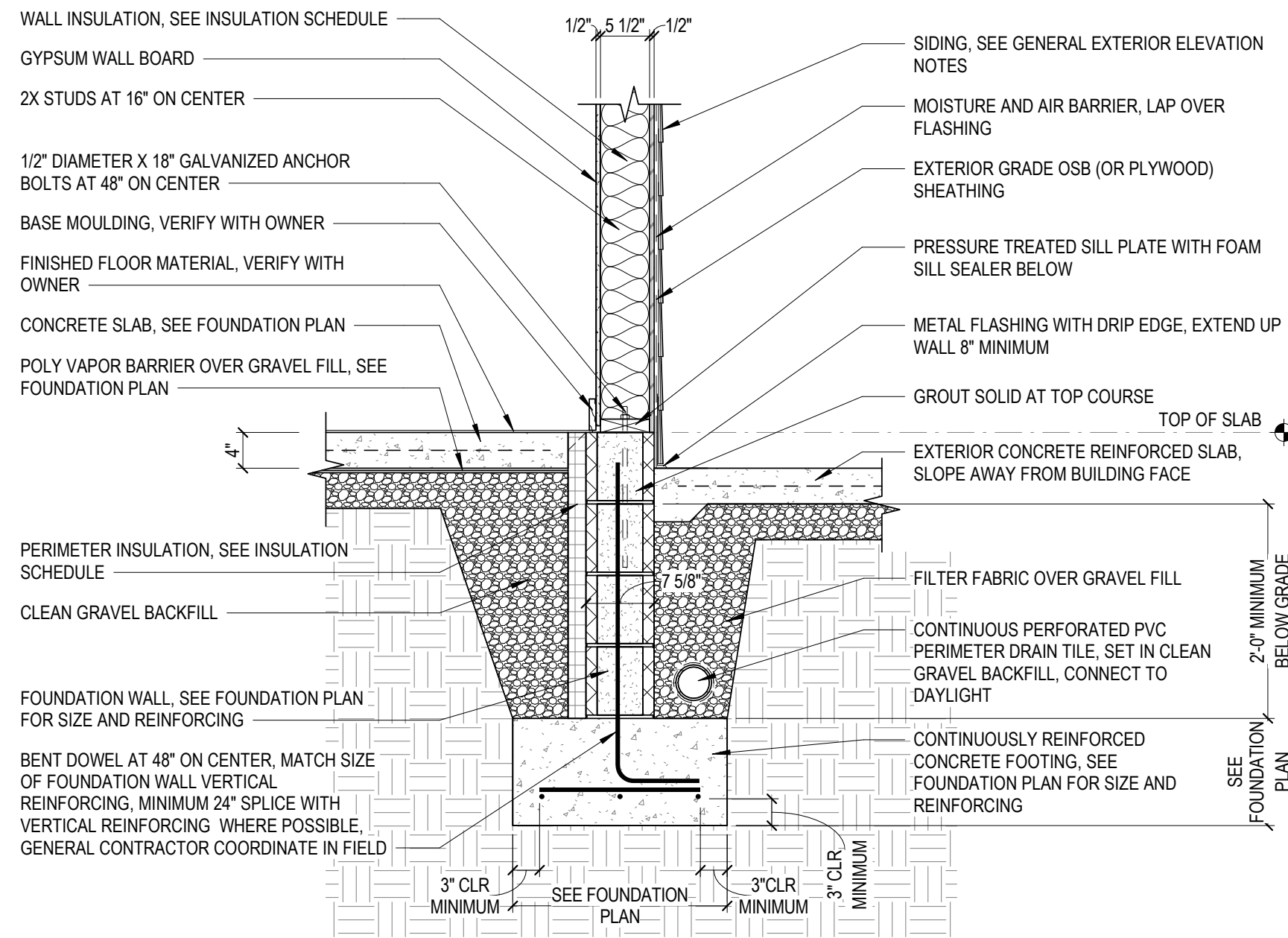
3/8" = 1'-0"

A3.1e

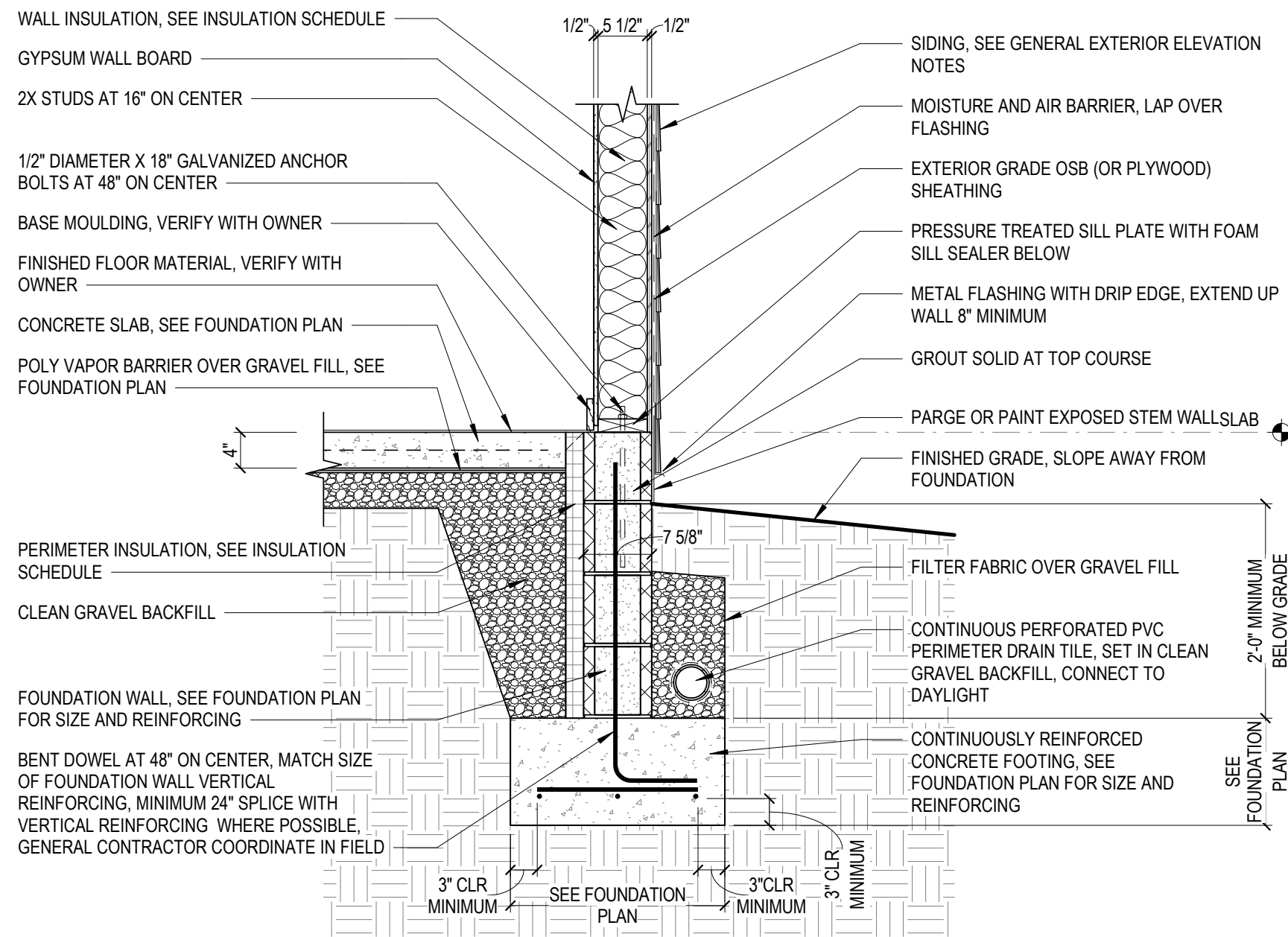
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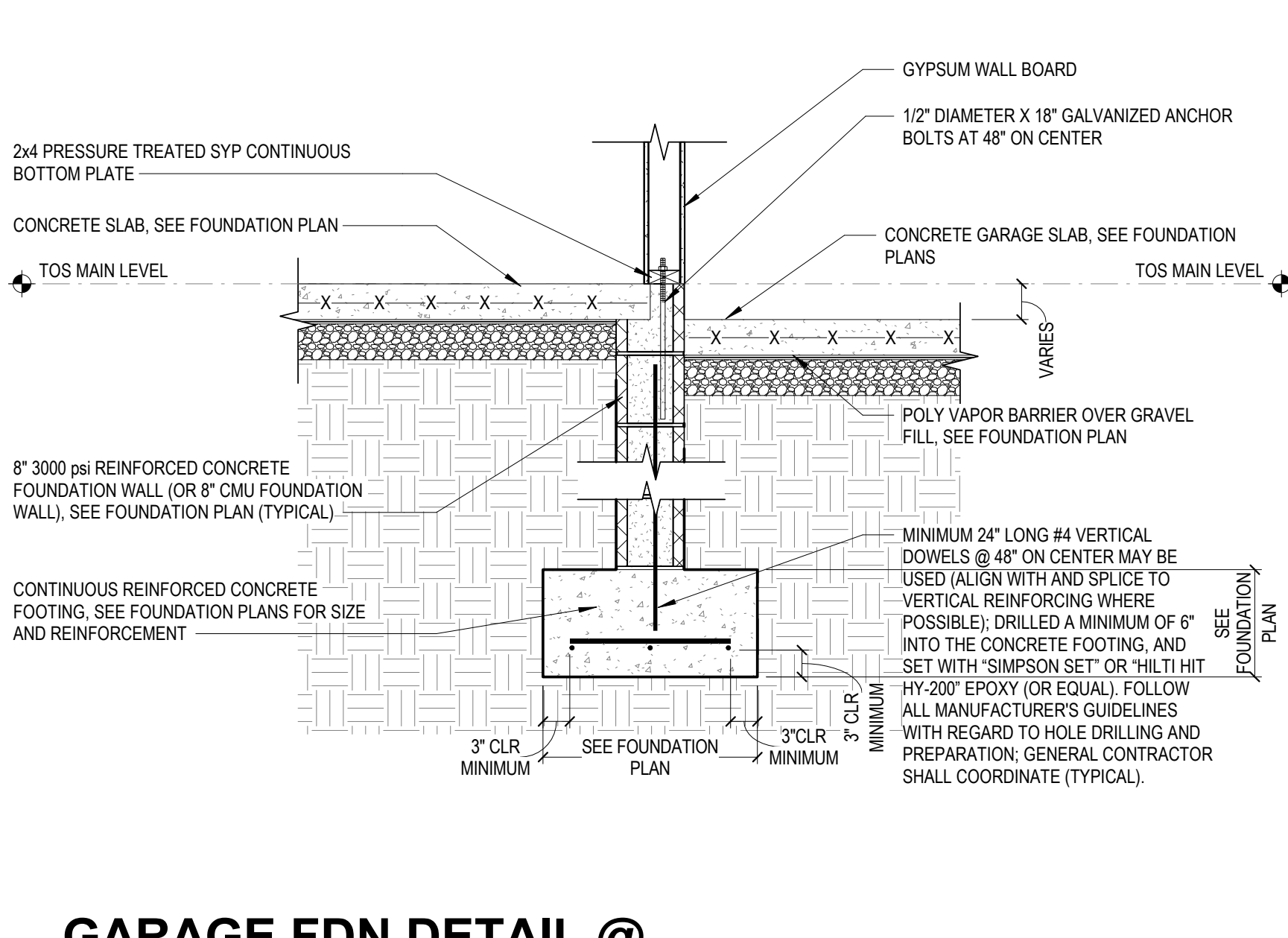
1 FOUNDATION DETAIL
A3.2 3/4" = 1'-0"



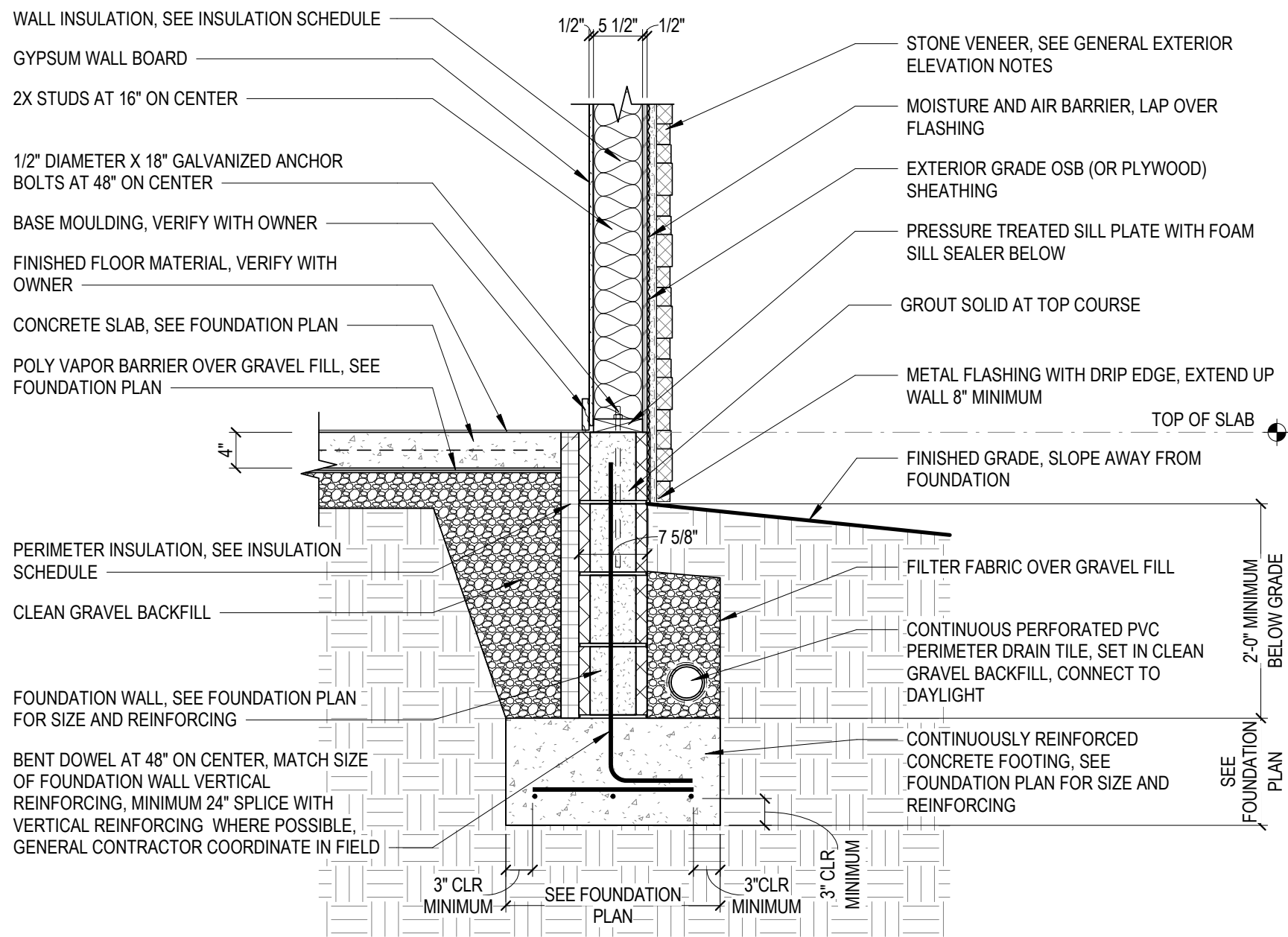
4 FOUNDATION DETAIL
A3.2 3/4" = 1'-0"



2 FOUNDATION DETAIL
A3.2 3/4" = 1'-0"



5 GARAGE FDN DETAIL @ INTERIOR WALL
A3.2 3/4" = 1'-0"



3 FOUNDATION DETAIL
A3.2 3/4" = 1'-0"

GENERAL ELEVATION NOTES:

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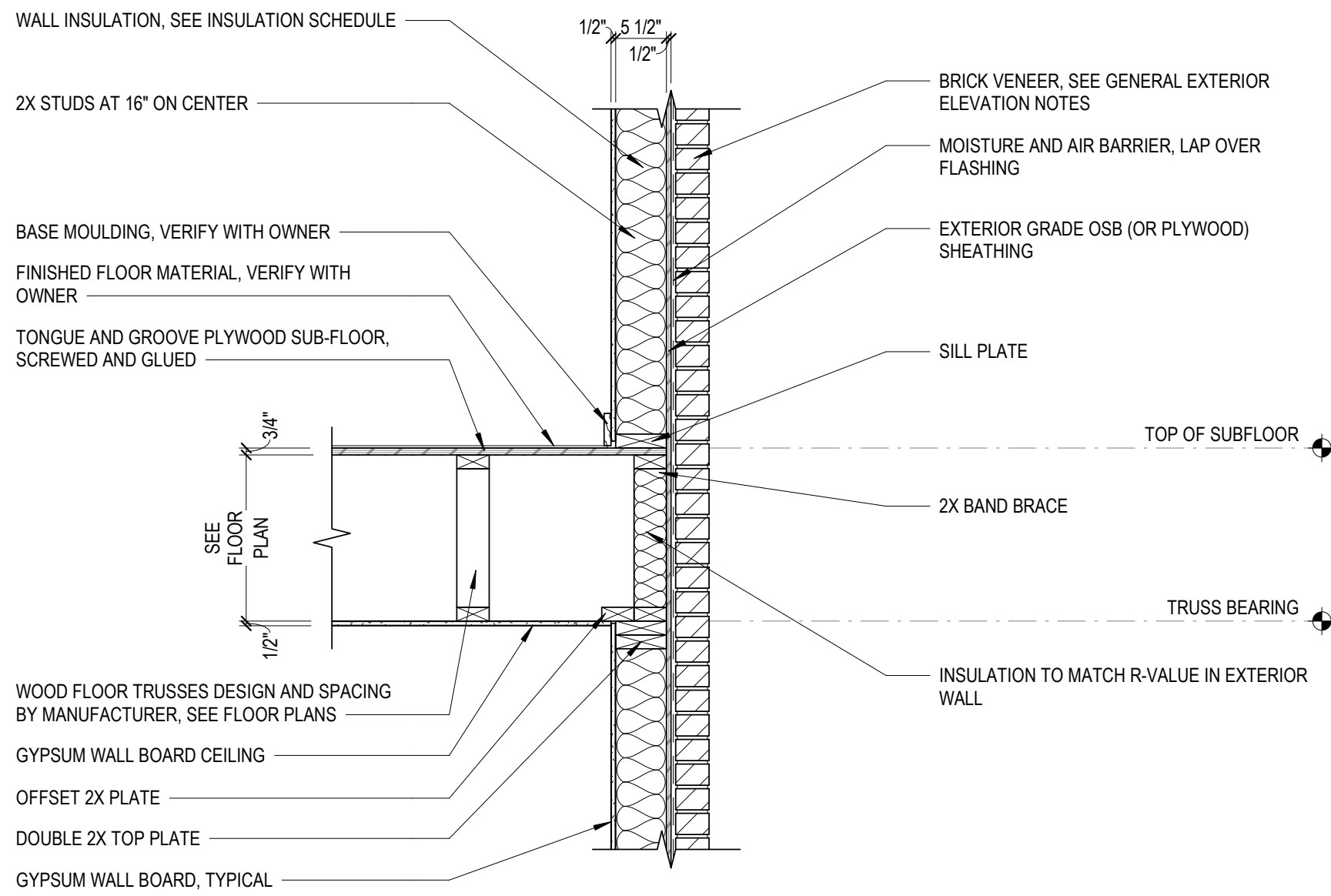
SECTIONS AND DETAILS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

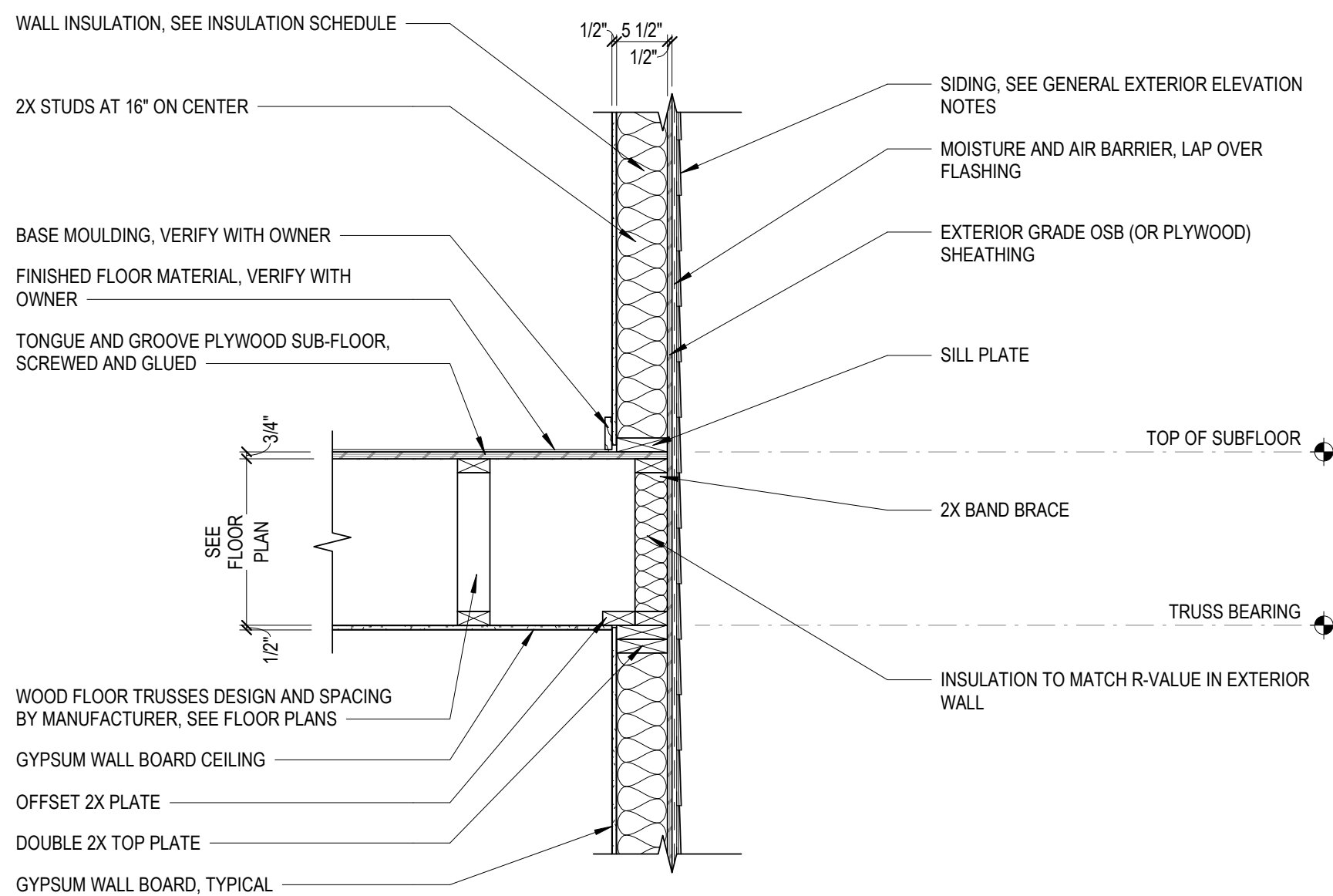
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A3.2

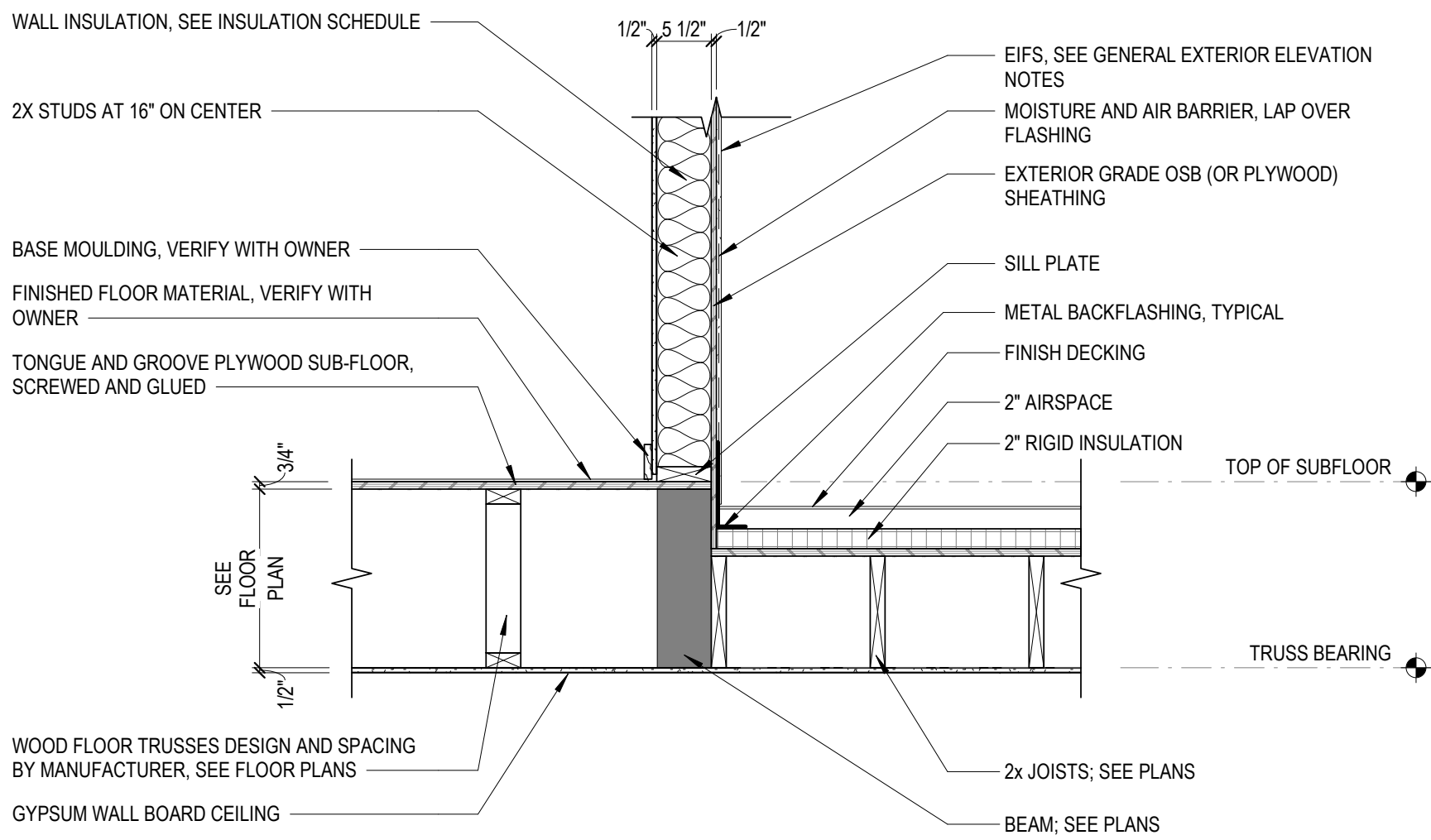
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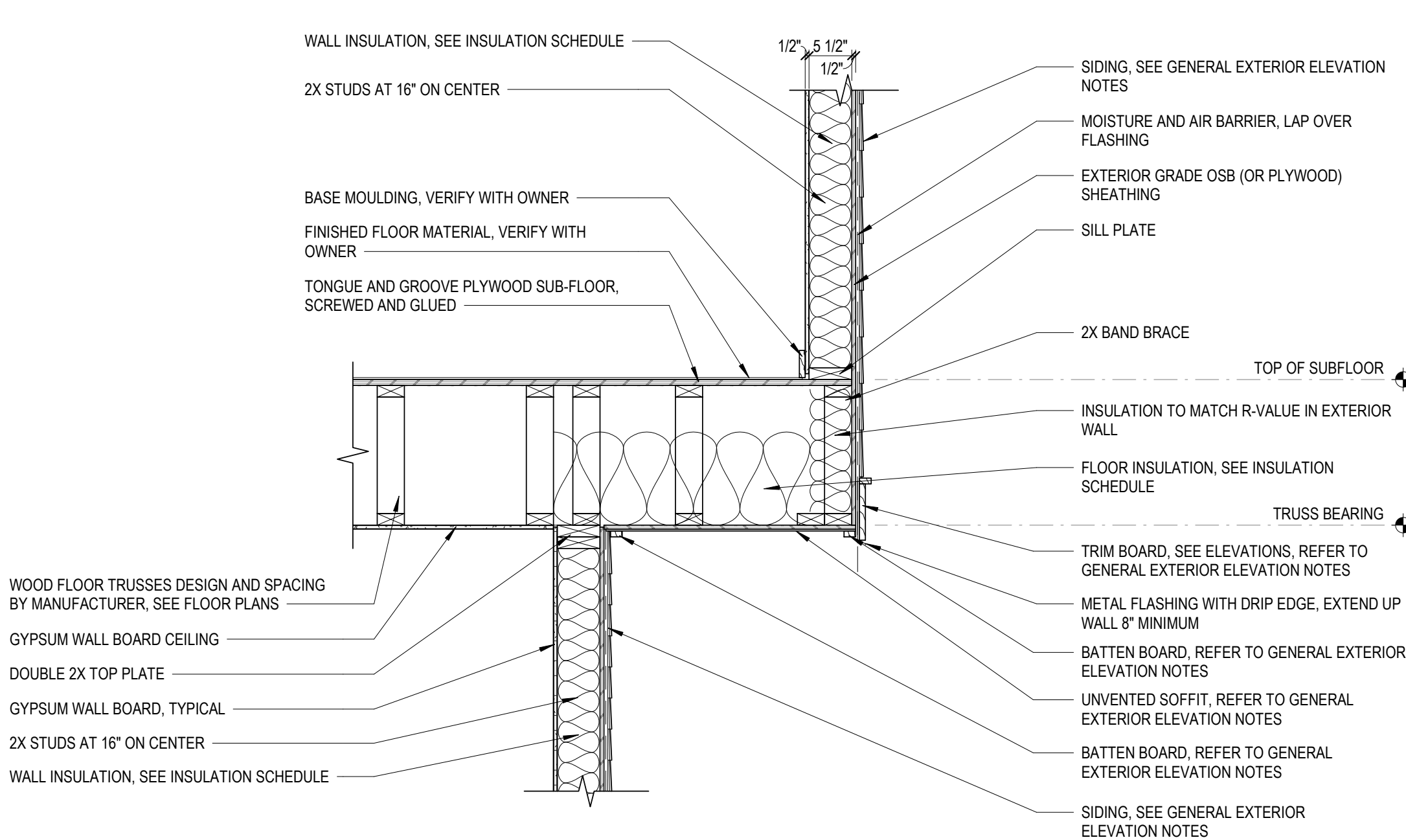
1
SECTION DETAIL
3/4" = 1'-0"



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



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



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

GENERAL ELEVATION NOTES:

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SECTIONS AND DETAILS

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A3.3
PROJECT NO 24200014.00

REFER TO ROOF PLAN FOR ALL SLOPES.

ROOF INSULATION, SEE INSULATION SCHEDULE

PRE-ENGINEERED WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER

HURRICANE CLIP AT EACH TRUSS

DOUBLE 2X TOP PLATE

CONDITIONED, NON-VENTED ATTIC

GYPSUM WALL BOARD CEILING

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

ICE AND WATER-SHIELD AT ALL EAVES AND VALLEYS, REFER TO GENERAL ROOF NOTES

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

GUTTER AND DOWNSPOUT, REFER TO GENERAL EXTERIOR ELEVATION NOTES AND EXTERIOR ELEVATIONS

SUB-FASCIA

FASCIA BOARD AND VENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

MOISTURE AND AIR BARRIER, LAP OVER FLASHING

1/2" 5 1/2" 1/2"

REFER TO ROOF PLAN FOR ALL SLOPES.

ROOF INSULATION, SEE INSULATION SCHEDULE

PRE-ENGINEERED WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER

HURRICANE CLIP AT EACH TRUSS

DOUBLE 2X TOP PLATE

CONDITIONED, NON-VENTED ATTIC

GYPSUM WALL BOARD CEILING

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

ICE AND WATER-SHIELD AT ALL EAVES AND VALLEYS, REFER TO GENERAL ROOF NOTES

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

GUTTER AND DOWNSPOUT, REFER TO GENERAL EXTERIOR ELEVATION NOTES AND EXTERIOR ELEVATIONS

SUB-FASCIA

FASCIA BOARD AND VENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

EIFS, SEE GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

MOISTURE AND AIR BARRIER, LAP OVER FLASHING

1/2" 5 1/2" 1/2"

REFER TO ROOF PLAN FOR ALL SLOPES.

ROOF INSULATION, SEE INSULATION SCHEDULE

PRE-ENGINEERED WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER

HURRICANE CLIP AT EACH TRUSS

DOUBLE 2X TOP PLATE

CONDITIONED, NON-VENTED ATTIC

GYPSUM WALL BOARD CEILING

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

ICE AND WATER-SHIELD AT ALL EAVES AND VALLEYS, REFER TO GENERAL ROOF NOTES

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

GUTTER AND DOWNSPOUT, REFER TO GENERAL EXTERIOR ELEVATION NOTES AND EXTERIOR ELEVATIONS

SUB-FASCIA

FASCIA BOARD AND VENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

BRICK VENEER, SEE GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

MOISTURE AND AIR BARRIER, LAP OVER FLASHING

1/2" 5 1/2" 1/2"

1 EAVE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

OFFSET 2X PLATE

PRE-ENGINEERED WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD AND UNVENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

1/2" 5 1/2" 1/2"

2 EAVE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

OFFSET 2X PLATE

PRE-ENGINEERED WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

1/2" 5 1/2" 1/2"

3 EAVE DETAIL

A3.4 3/4" = 1'-0"

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

METAL BACKFLASHING, TYPICAL

FINISH DECKING

2" AIRSPACE

2" RIGID INSULATION

TONGUE AND GROOVE PLYWOOD SUB-FLOOR, SCREWED AND GLUED

ROOF INSULATION, SEE INSULATION SCHEDULE

2x JOISTS, SEE PLANS

WOOD FLOOR TRUSSES DESIGN AND SPACING BY MANUFACTURER, SEE FLOOR PLANS

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD, TYPICAL

PARAPET CAP

2x DOUBLE TOP PLATE

2X STUDS AT 16" ON CENTER

STONE VENEER, SEE GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

SILL PLATE

TOP OF SUBFLOOR

2X DOUBLE JOIST

TRUSS BEARING

4 GABLE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

2X LOOKOUT FRAMING, TYPICAL

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

OFFSET 2X PLATE

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD AND UNVENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

METAL BACKFLASHING, TYPICAL

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

ADJACENT ATTIC

1/2" 5 1/2" 1/2"

5 GABLE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

GIRDER TRUSS

OFFSET 2X PLATE

2X WOOD BLOCKING

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

METAL BACKFLASHING, TYPICAL

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

SUB-FASCIA

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FASCIA BOARD AND SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

1/2" 5 1/2" 1/2"

6 SECTION DETAIL

A3.4 3/4" = 1'-0"

7 GABLE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

2X LOOKOUT FRAMING, TYPICAL

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

OFFSET 2X PLATE

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD AND UNVENTED SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

METAL BACKFLASHING, TYPICAL

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

ADJACENT ATTIC

1/2" 5 1/2" 1/2"

8 GABLE DETAIL

A3.4 3/4" = 1'-0"

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

ROOF INSULATION, SEE INSULATION SCHEDULE

CONDITIONED, NON-VENTED ATTIC

PRE-ENGINEERED GABLE WOOD ROOF TRUSSES, DESIGN AND SPACING BY TRUSS MANUFACTURER, TYPICAL

GIRDER TRUSS

OFFSET 2X PLATE

2X WOOD BLOCKING

GYPSUM WALL BOARD CEILING

DOUBLE 2X TOP PLATE

GYPSUM WALL BOARD

WALL INSULATION, SEE INSULATION SCHEDULE

2X STUDS AT 16" ON CENTER

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SUB-FASCIA

RAKE BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

MOISTURE AND AIR BARRIER, LAP OVER FLASHING, CONTINUOUS TO SOFFIT

METAL BACKFLASHING, TYPICAL

ARCHITECTURAL GRADE FIBERGLASS-BASED ASPHALT SHINGLES OVER #30 ASPHALT ROOFING FELT

SPAN RATED EXTERIOR GRADE PLYWOOD SHEATHING

SUB-FASCIA

PREFINISHED AND CONTINUOUS METAL DRIP EDGE, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FASCIA BOARD AND SOFFIT, REFER TO GENERAL EXTERIOR ELEVATION NOTES

FRIEZE TRIM BOARD, REFER TO GENERAL EXTERIOR ELEVATION NOTES

SIDING, SEE GENERAL EXTERIOR ELEVATION NOTES

EXTERIOR GRADE OSB (OR PLYWOOD) SHEATHING

1/2" 5 1/2" 1/2"



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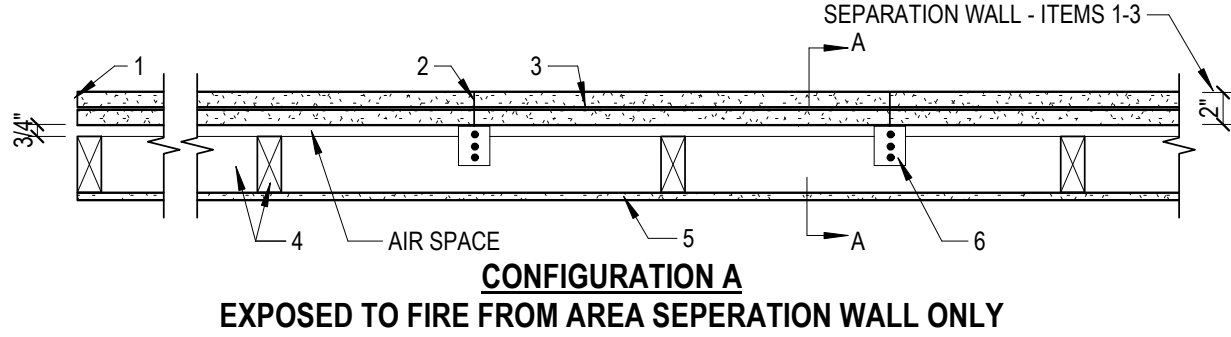
PRELIMINARY
NOT FOR CONSTRUCTION

APOGEE TOWNHOMES
NEW CONSTRUCTION
SECTIONS AND DETAILS

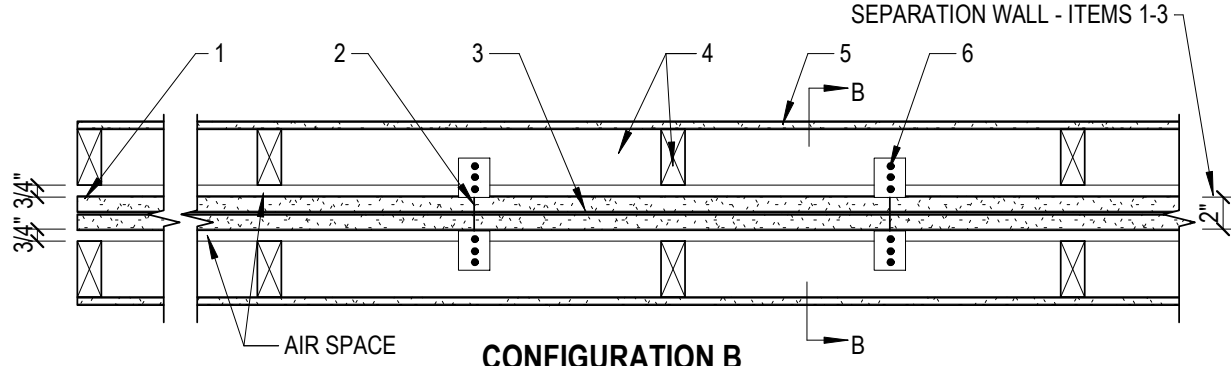
DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **3/4" = 1'-0"**
REVISIONS

A3.4
PROJECT NO 24200014.00

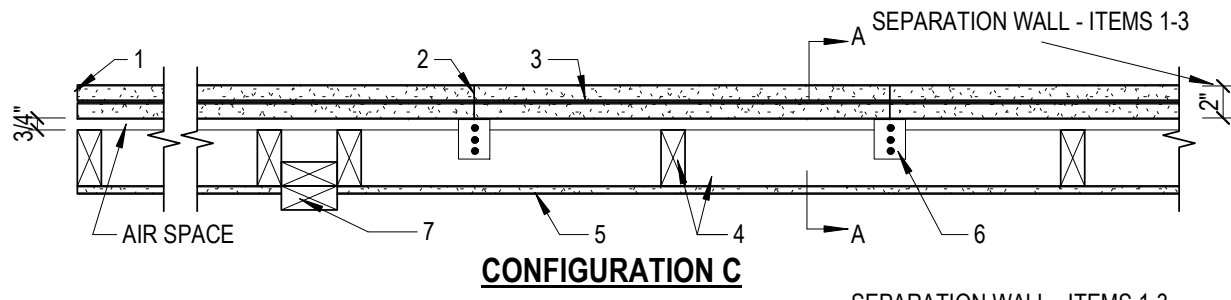
BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
 Design No. US36
 February 16, 2022
 Exposed to fire from separation Wall side only
 Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)
 Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
 Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
 Finish Rating — 120 Min
 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



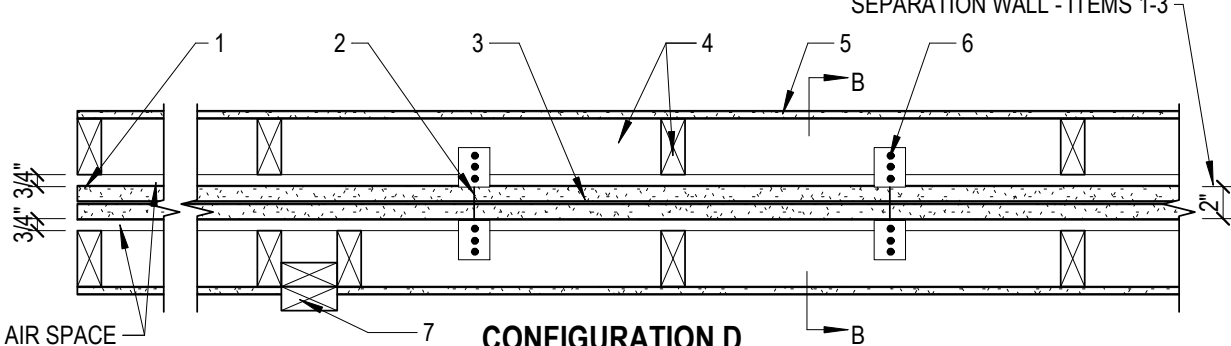
CONFIGURATION A
 EXPOSED TO FIRE FROM AREA SEPERATION WALL ONLY



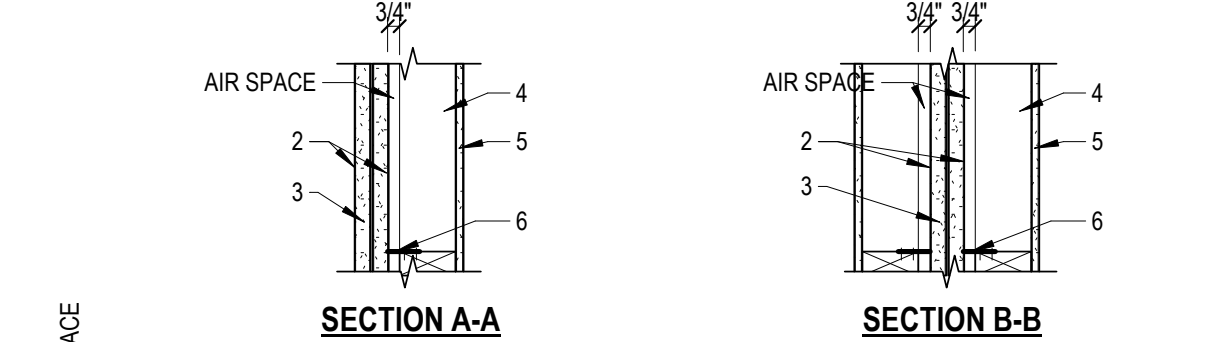
CONFIGURATION B
 EXPOSED TO FIRE FROM EITHER SIDE



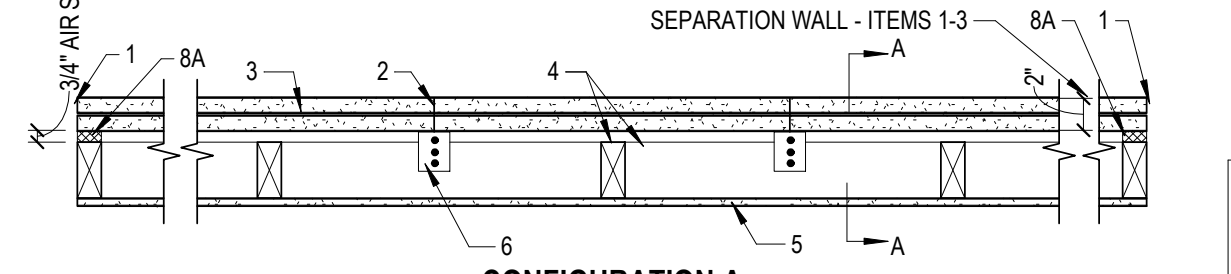
CONFIGURATION C



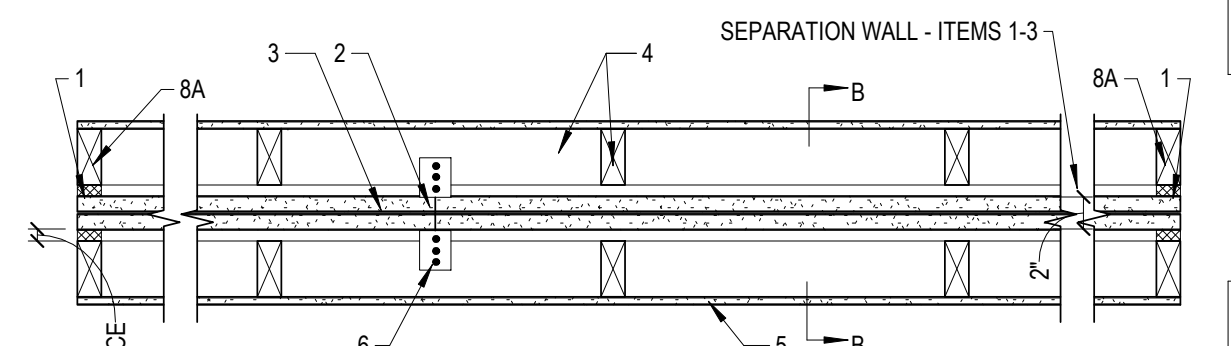
CONFIGURATION D
 EXPOSED TO FIRE FROM EITHER SIDE



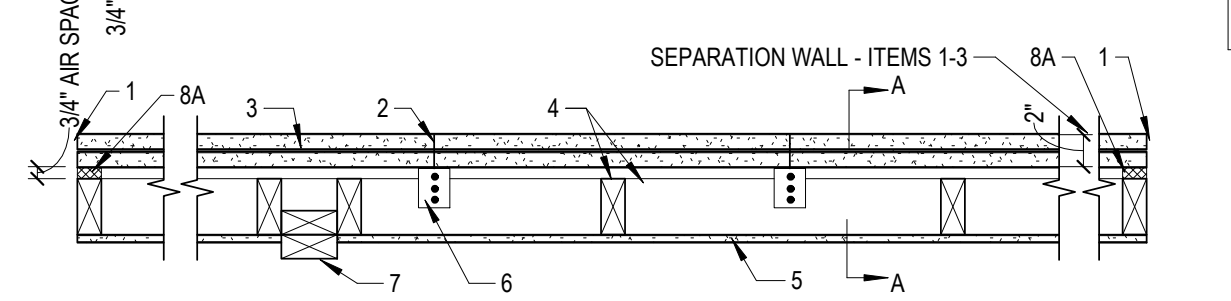
SECTION A-A SECTION B-B



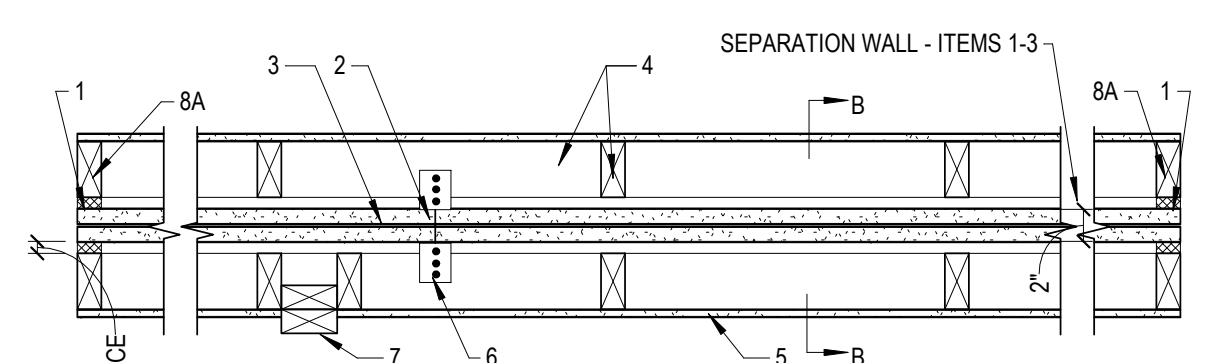
CONFIGURATION A
 EXPOSED TO FIRE FROM AREA SEPERATION WALL ONLY



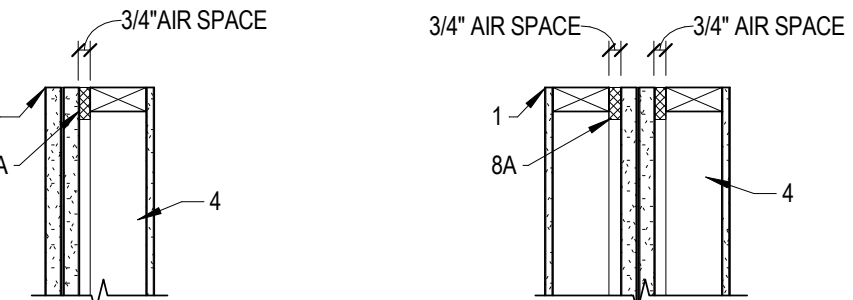
CONFIGURATION B
 EXPOSED TO FIRE FROM EITHER SIDE



CONFIGURATION C
 EXPOSED TO FIRE FROM AREA SEPERATION WALL ONLY



CONFIGURATION D
 EXPOSED TO FIRE FROM EITHER SIDE



SECTION A-A

SECTION B-B

- SEPARATION WALL: (Max Height - 66 ft)**
- 1. Floor, Intermediate or Top Wall** — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
 - 2. Metal Studs** — Steel members formed from No. 25 MSG galv steel having "H"-shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
 - 3. Gypsum Board*** — Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H"-shaped studs.
- COC INC** — Type SLX
UNITED STATES GYPSUM CO — Type SLX
USG BORAL DRYWALL SFZ LLC — Type SLX
USG MEXICO S A DE C V — Type SLX
- PROTECTED WALL:** (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.
- 4. Wood Studs** — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. Steel Studs — (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs

4B Steel Studs — As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. Attachment Clips — — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in Item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.
KNAUF INSULATION LLC — Type ECOSEAL™ Plus

8A. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door
ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam Fireblock

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information should not always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.



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APOGEE TOWNHOMES

NEW CONSTRUCTION

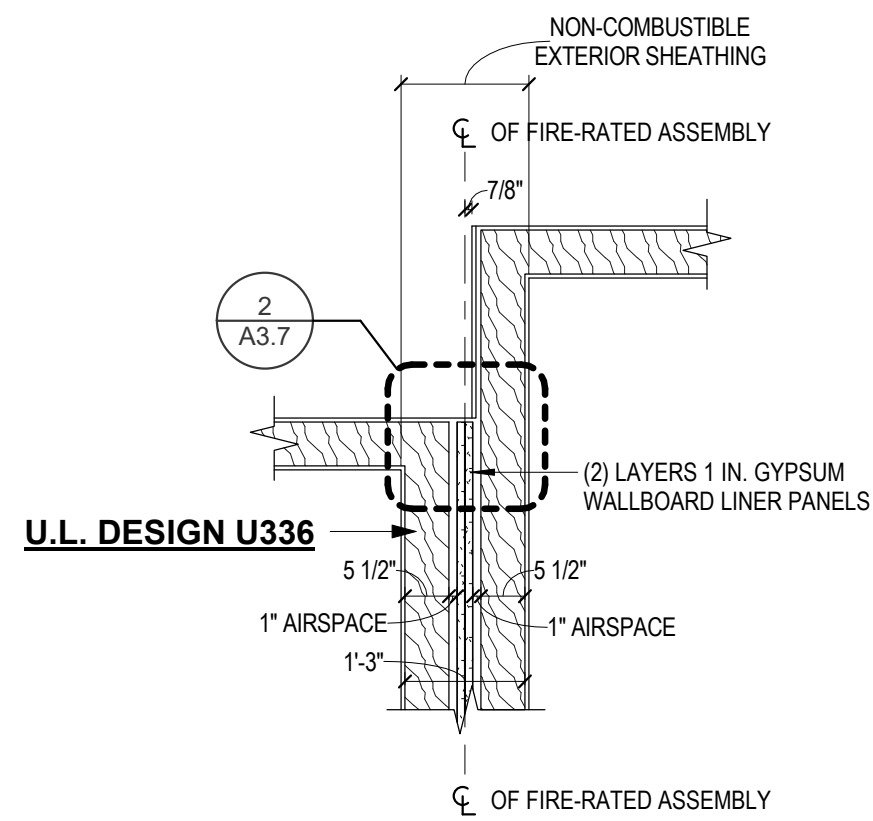
FIRE-RATED ASSEMBLIES

MOUNT TABER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	STC
DESIGNED BY	STC
CHECKED BY	ARW
DATE	01/10/2023
SCALE	1" = 1'-0"
REVISIONS	

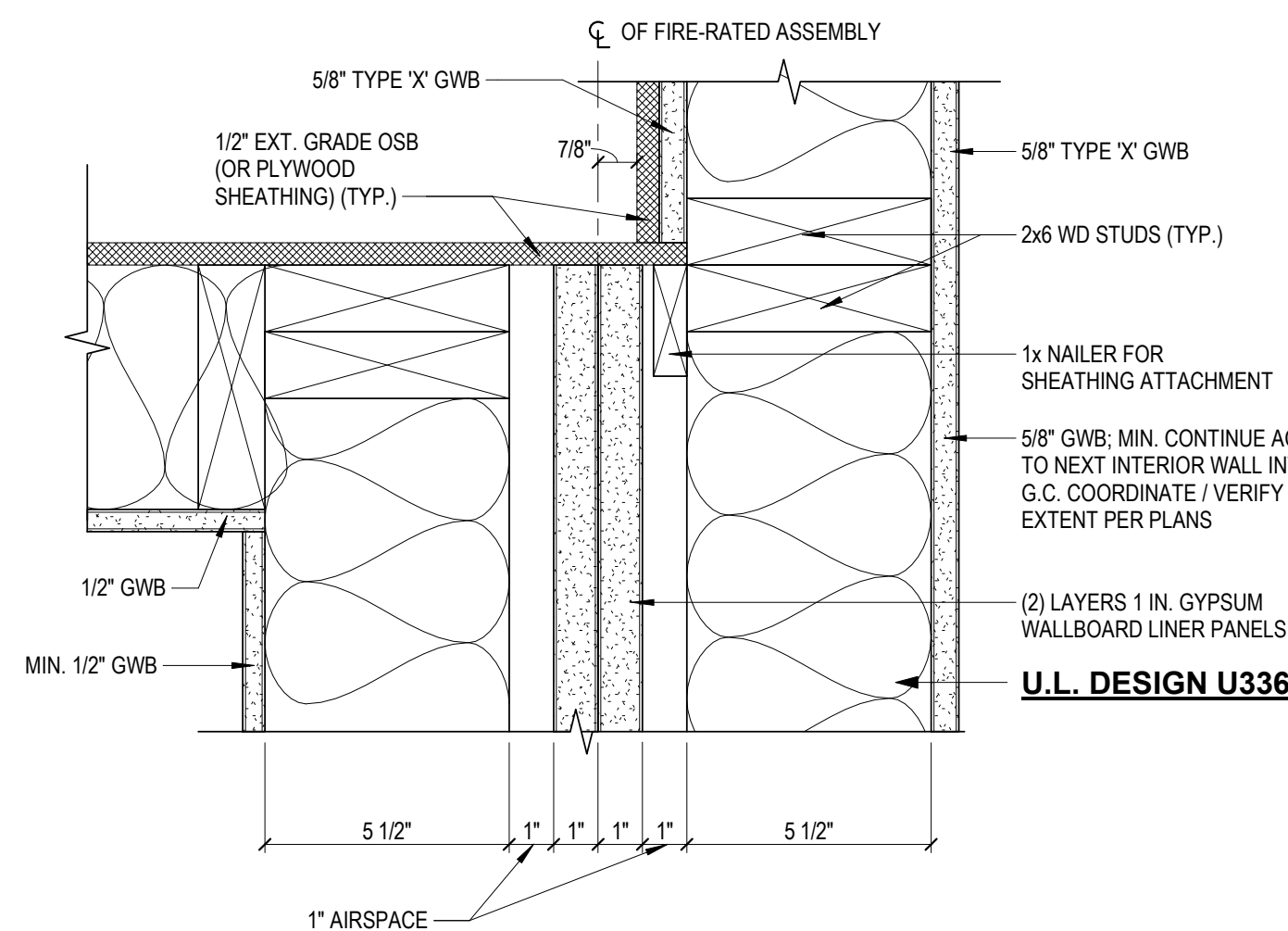
A3.5

PROJECT NO 24200014.00



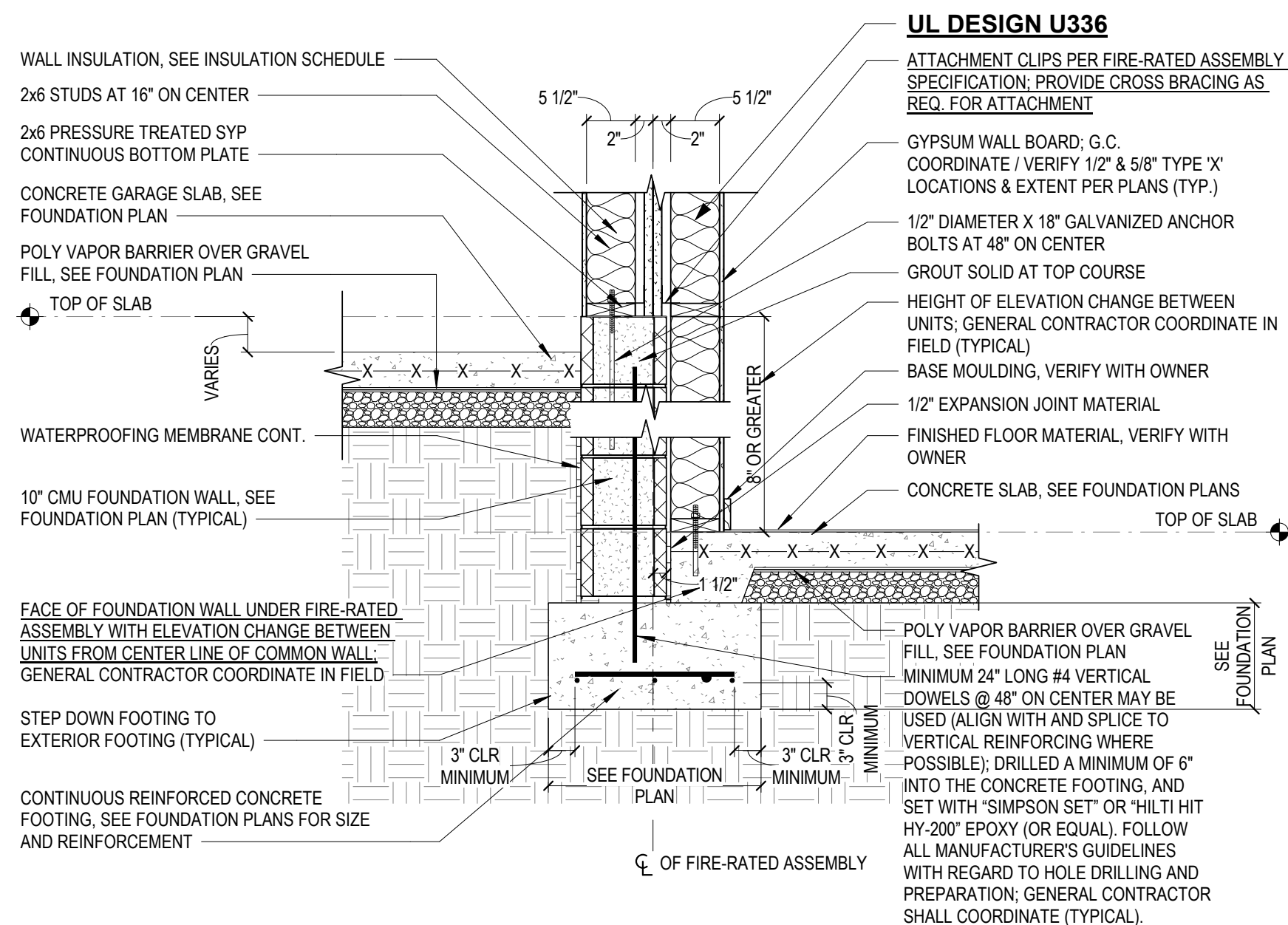
TYPICAL INTERSECTION DETAIL @ FIRE-RATED WALL ASSEMBLIES

1
A3.7
1/2" = 1'-0"



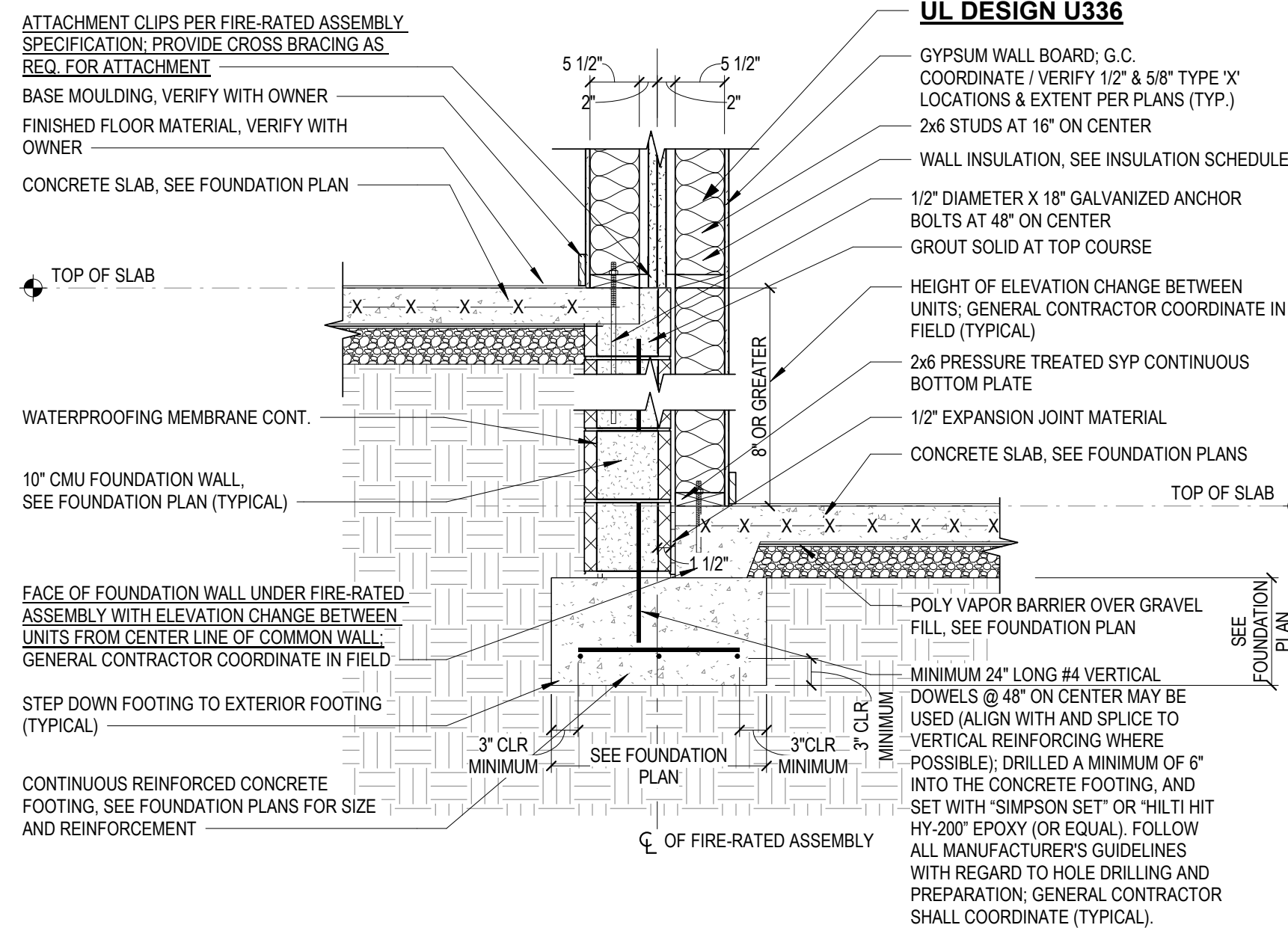
TYPICAL INTERSECTION DETAIL @ FIRE-RATED WALL ASSEMBLIES

2
A3.7
3" = 1'-0"



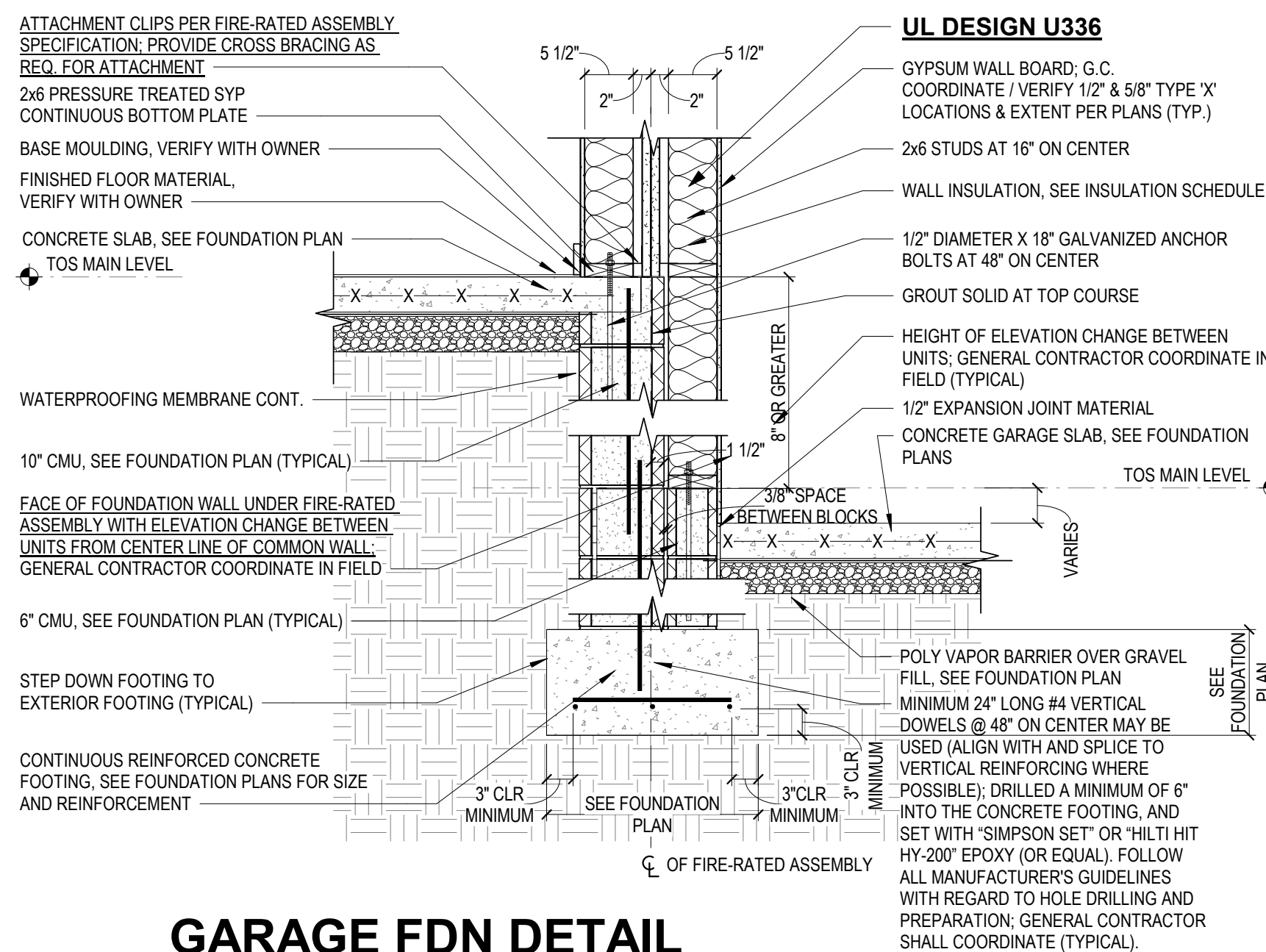
GARAGE FDN DETAIL @ ELEVATION CHANGE B/W UNITS @ FIRE-RATED WALL ASSEMBLIES

5
A3.7
3/4" = 1'-0"



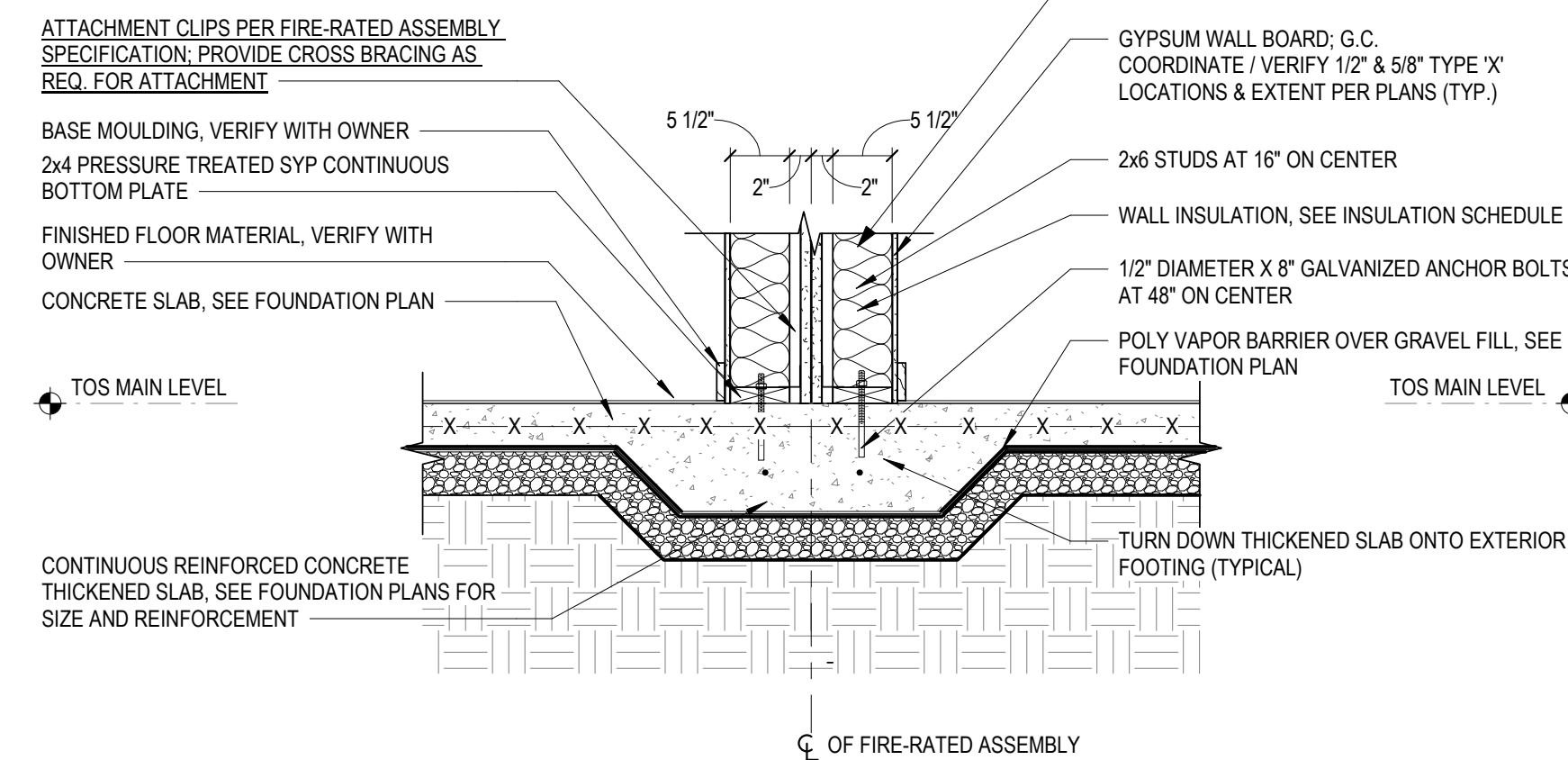
FDN DETAIL @ ELEVATION CHANGE B/W UNITS @ FIRE-RATED WALL ASSEMBLIES

3
A3.7
3/4" = 1'-0"



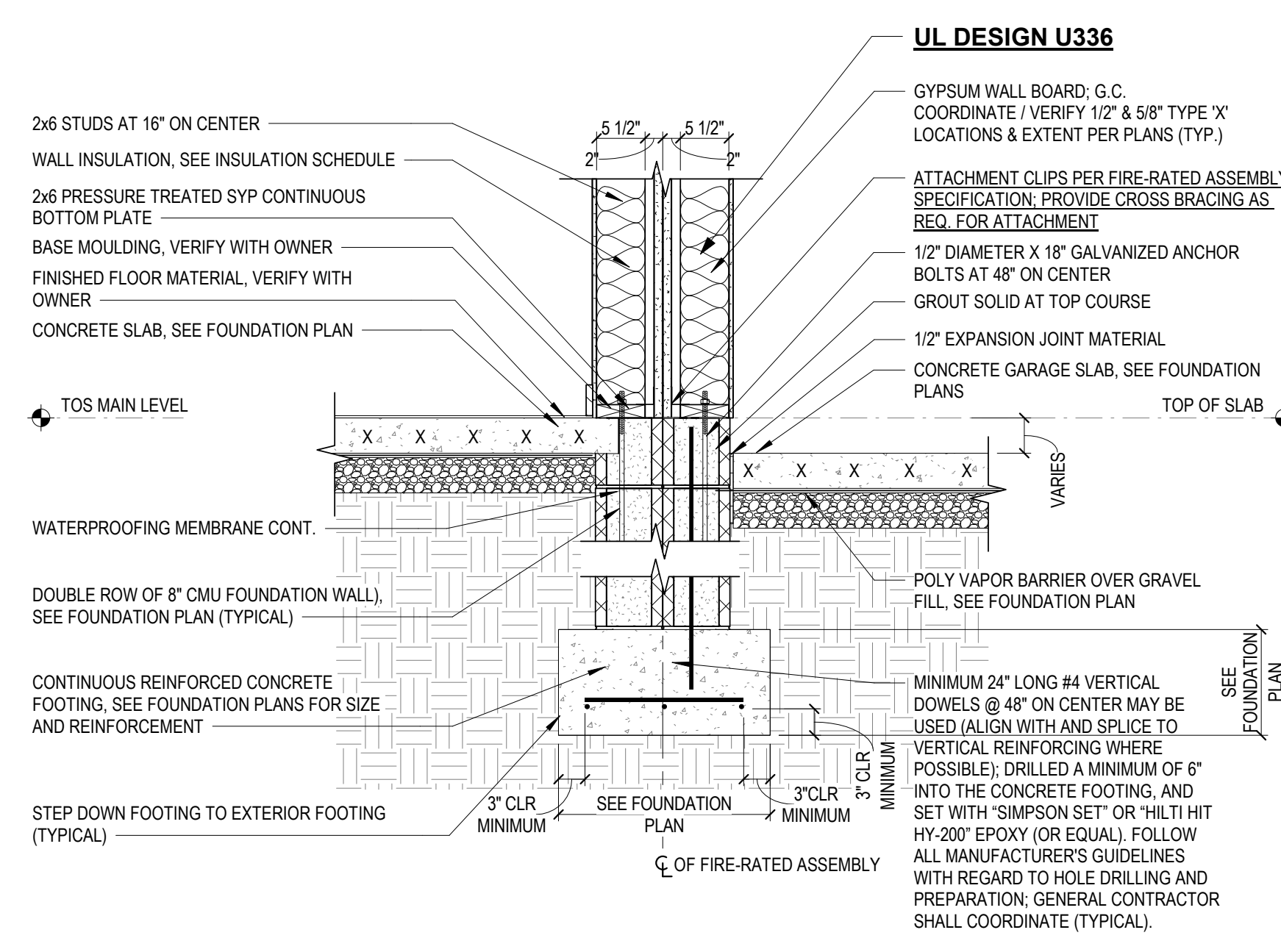
GARAGE FDN DETAIL @ ELEVATION CHANGE B/W UNITS @ FIRE-RATED WALL ASSEMBLIES

6
A3.7
3/4" = 1'-0"



THICKENED SLAB DETAIL @ FIRE-RATED WALL ASSEMBLIES

4
A3.7
3/4" = 1'-0"



GARAGE FDN DETAIL @ FIRE-RATED WALL ASSEMBLIES

7
A3.7
3/4" = 1'-0"

GENERAL ELEVATION NOTES:

- SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
- SEE BUILDING PLANS/ELEVATIONS FOR UNIT LOCATIONS.
- SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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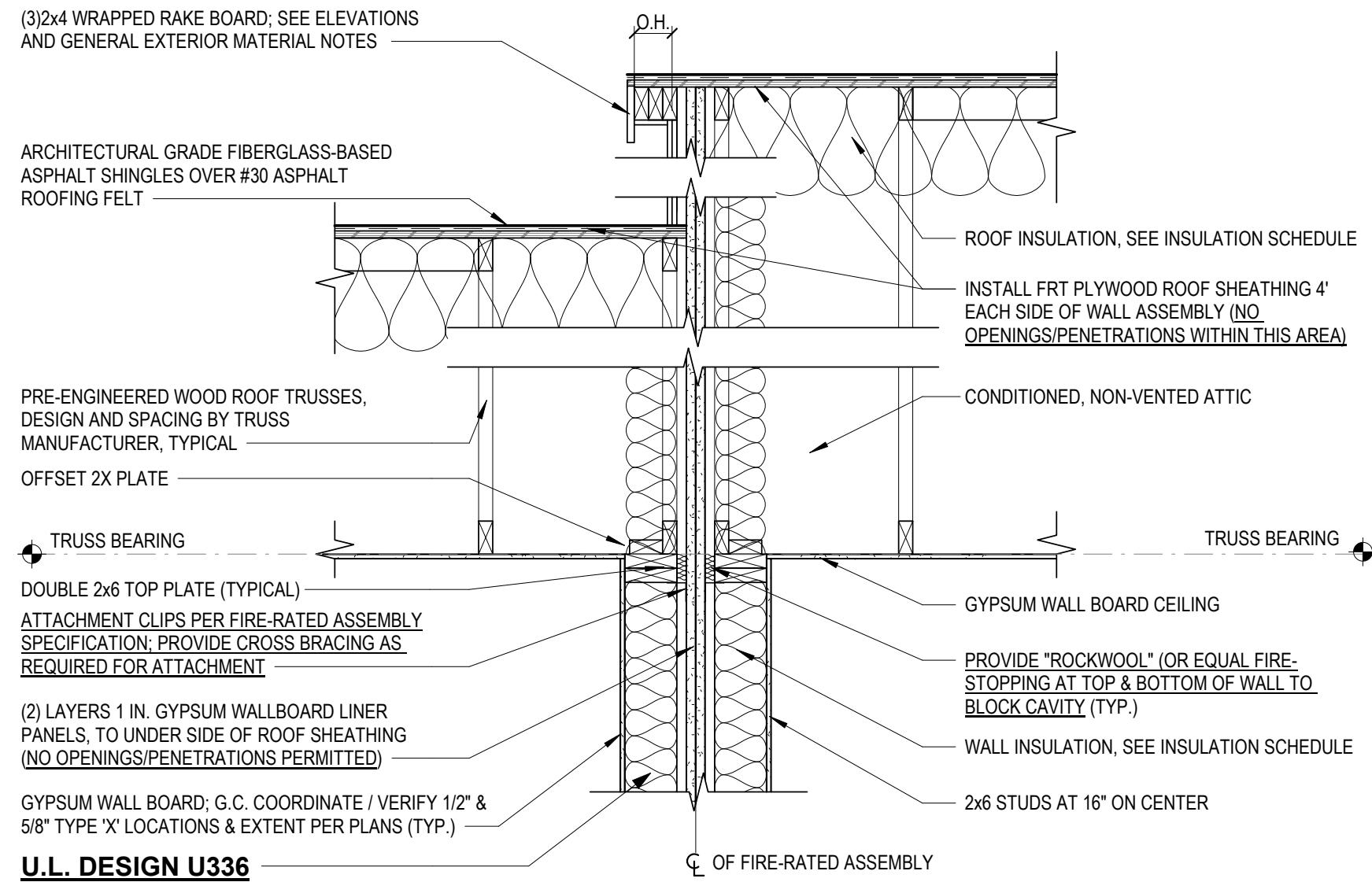
APOGEE TOWNHOMES
NEW CONSTRUCTION
FIRE-RATED ASSEMBLY SECTIONS & DETAILS

DRAWN BY: STC
DESIGNED BY: STC
CHECKED BY: ARW
DATE: 01/10/2023
SCALE: As indicated
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

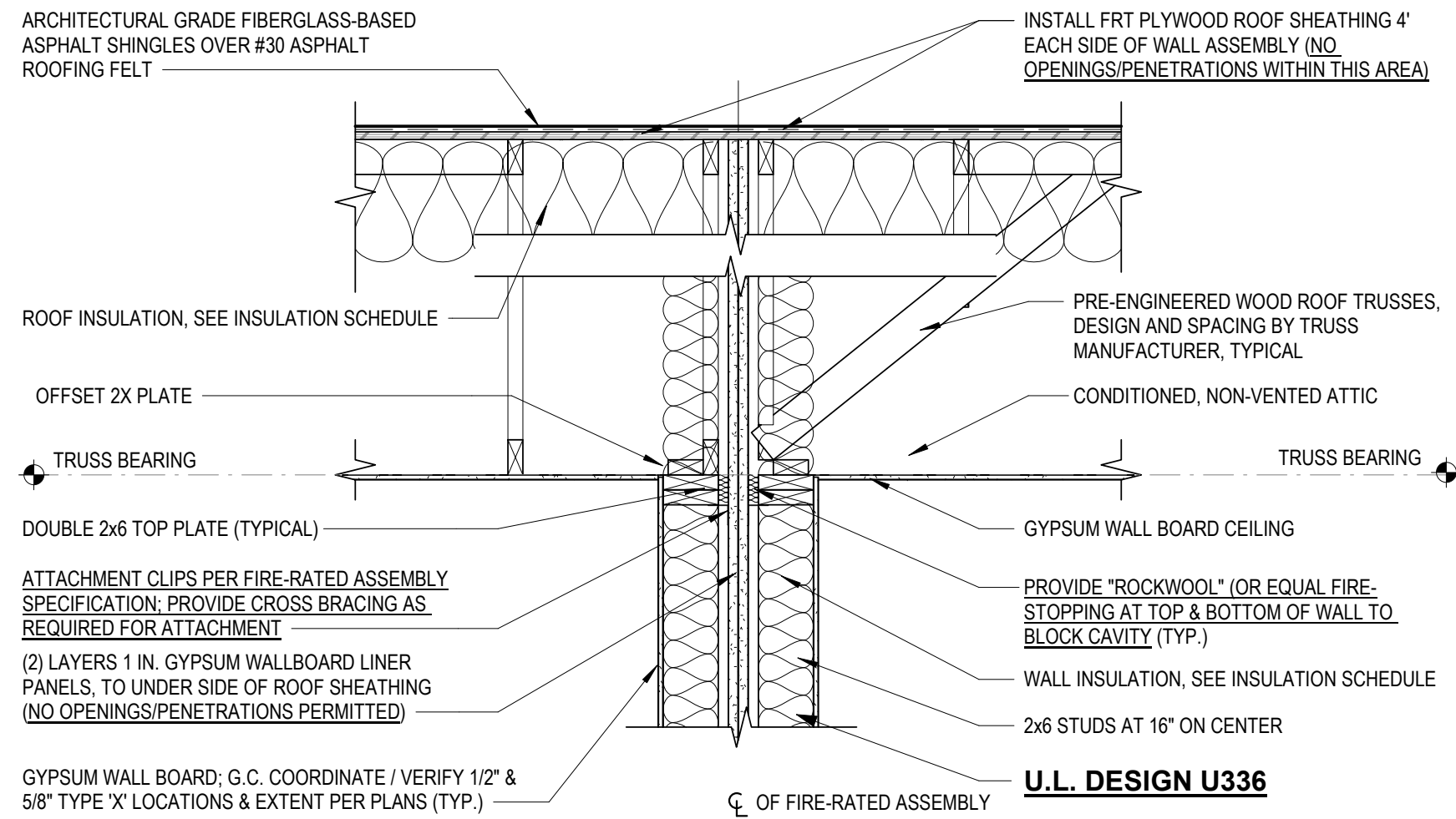
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PROJECT NO: 24200014.00



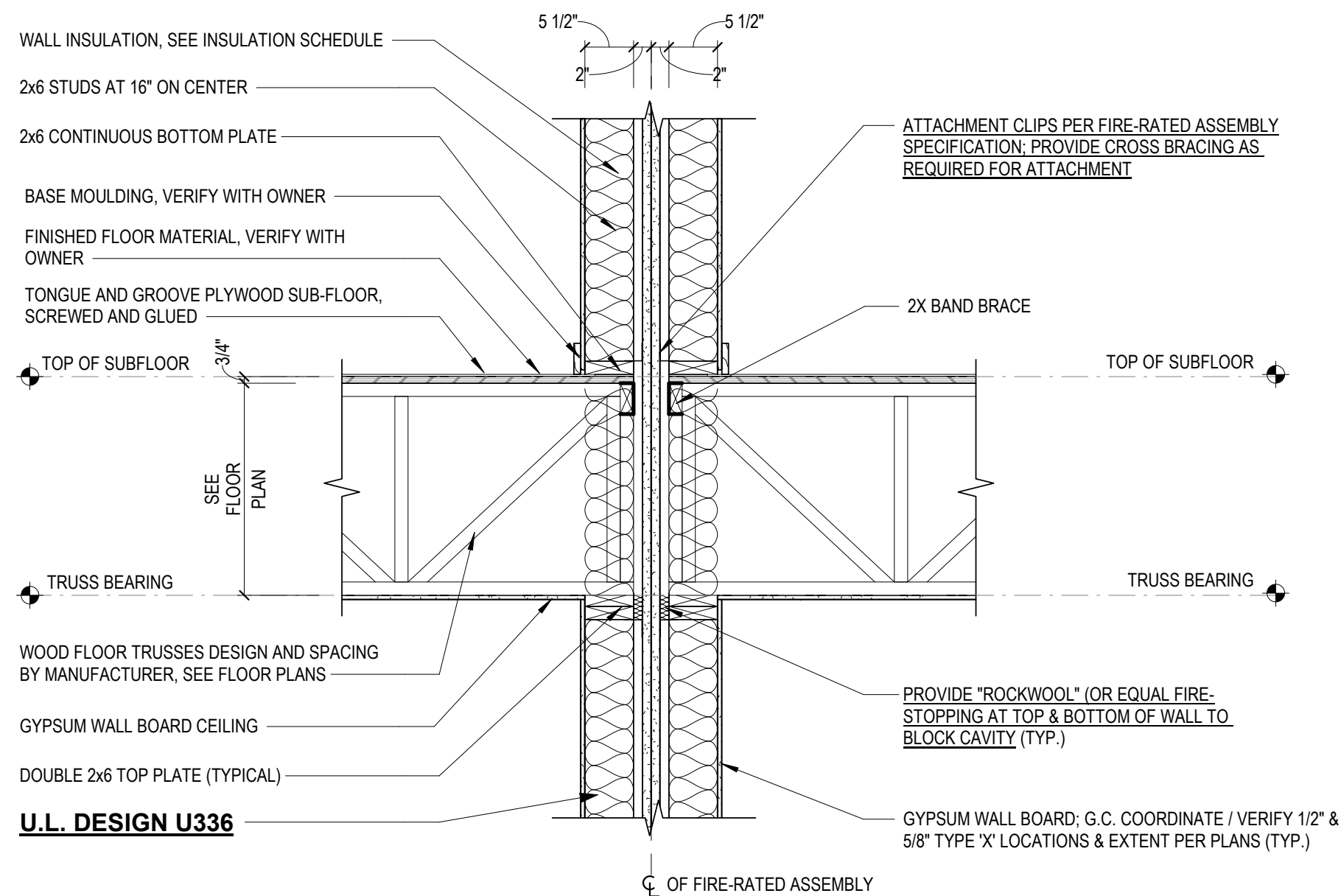
ROOF TRUSS SYSTEM @ FIRE-RATED WALL ASSEMBLIES

1
A3.8
3/4" = 1'-0"



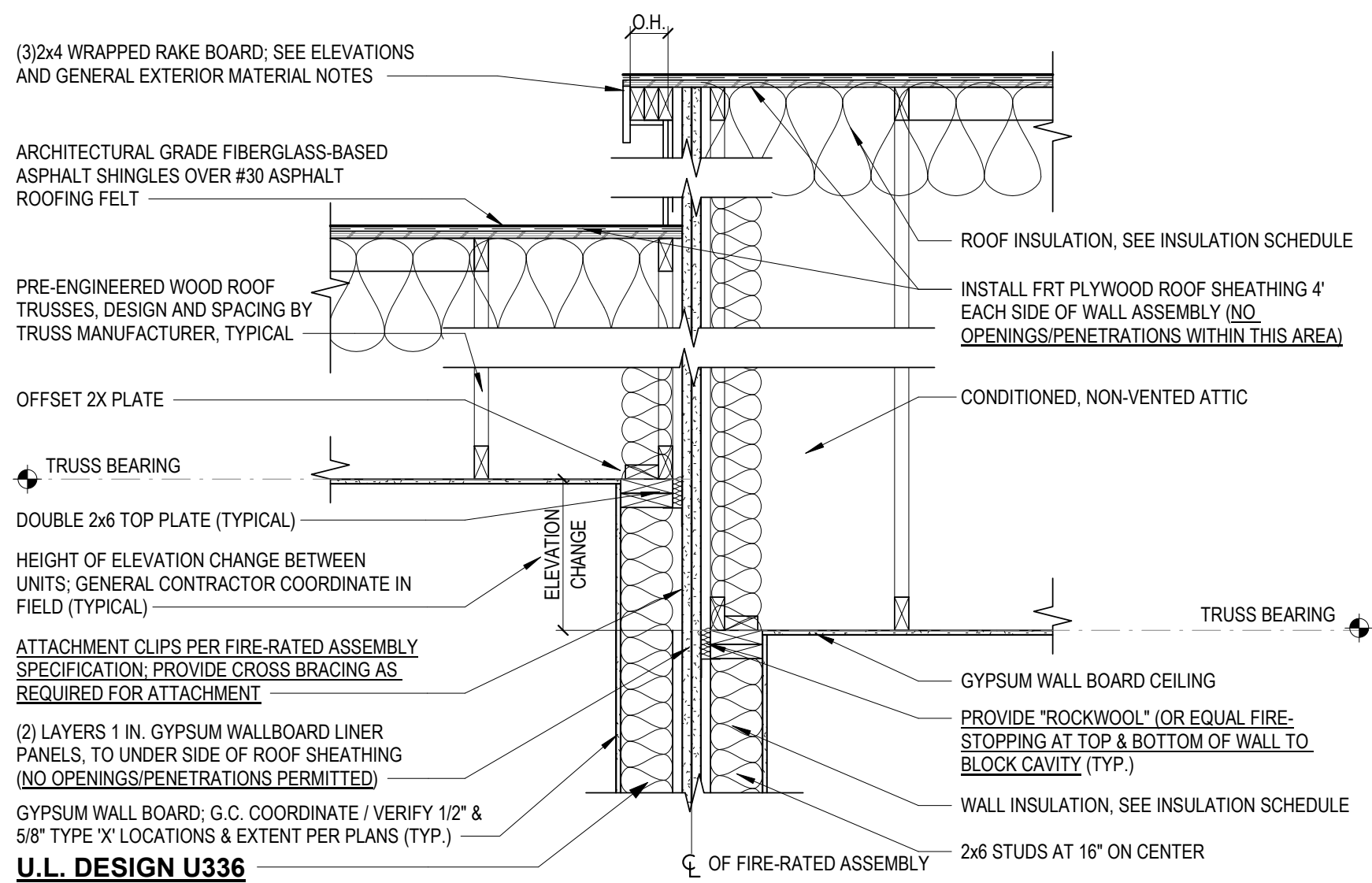
ROOF TRUSS SYSTEM @ FIRE-RATED WALL ASSEMBLIES

2
A3.8
3/4" = 1'-0"



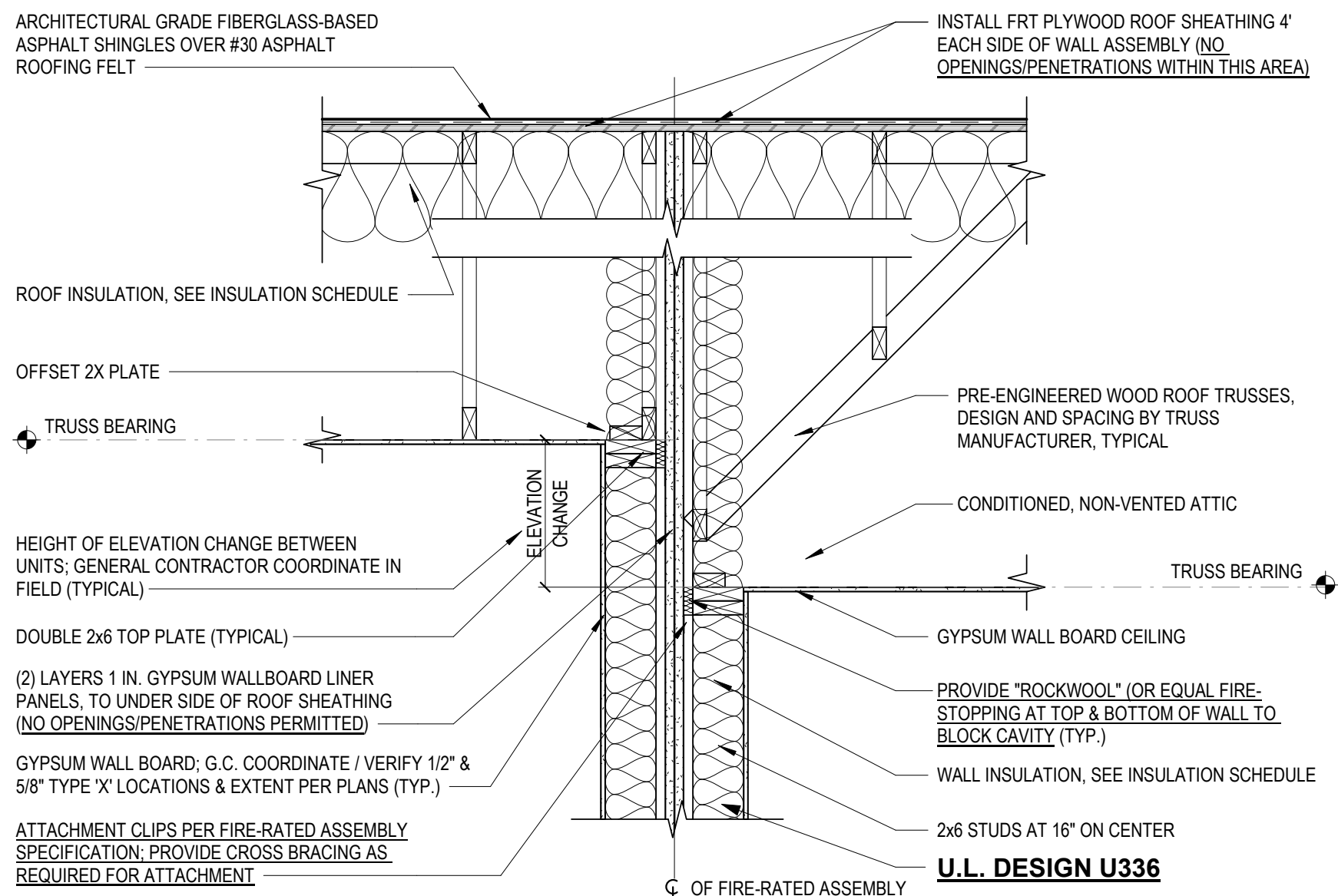
TRUSS FLOOR SYSTEM @ FIRE-RATED WALL ASSEMBLIES

3
A3.8
3/4" = 1'-0"



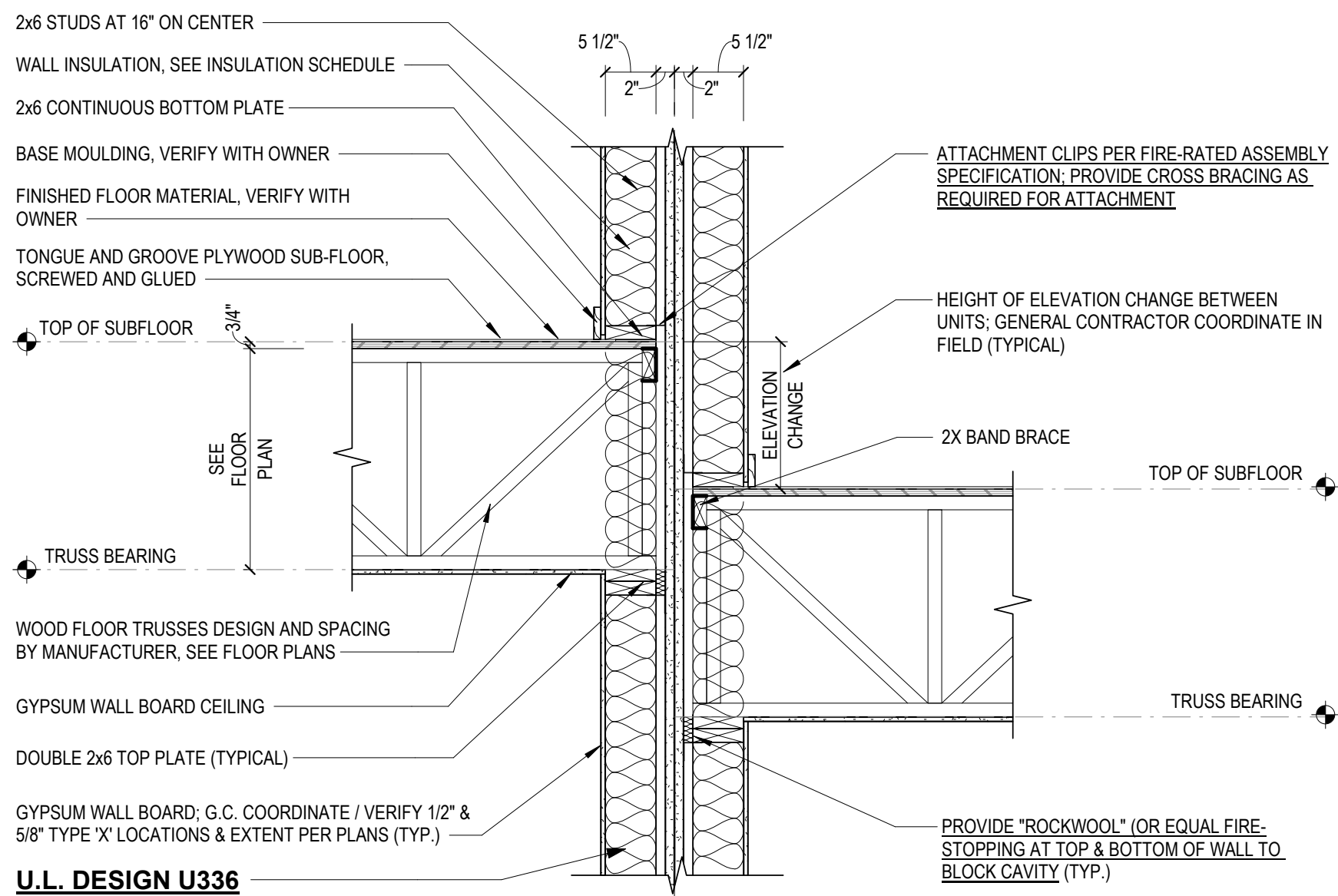
ROOF TRUSS SYSTEM @ FIRE-RATED WALL ASSEMBLIES

4
A3.8
3/4" = 1'-0"



ROOF TRUSS SYSTEM @ FIRE-RATED WALL ASSEMBLIES

5
A3.8
3/4" = 1'-0"



TRUSS FLOOR SYSTEM @ ELEVATION CHANGE B/W UNITS @ FIRE-RATED WALL ASSEMBLIES

6
A3.8
3/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. SEE SHEET T1.1 FOR ALL GENERAL NOTES/INFORMATION.
2. SEE BUILDING PLANS/ELEVATIONS FOR UNIT LOCATIONS.
3. SEE CIVIL DRAWINGS FOR ELEVATION CHANGES BETWEEN UNITS.



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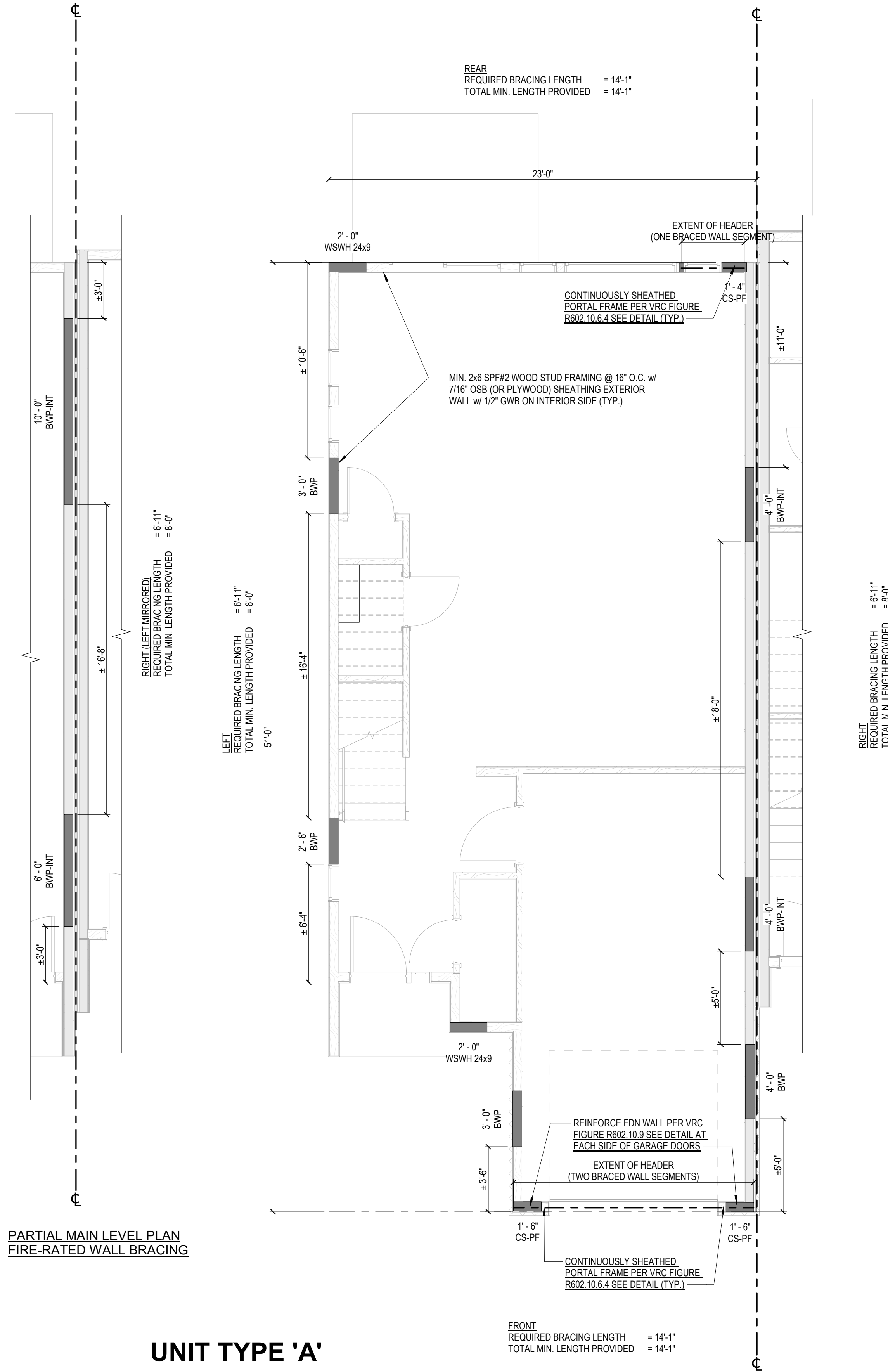
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APOGEE TOWNHOMES
NEW CONSTRUCTION
FIRE-RATED ASSEMBLY SECTIONS & DETAILS

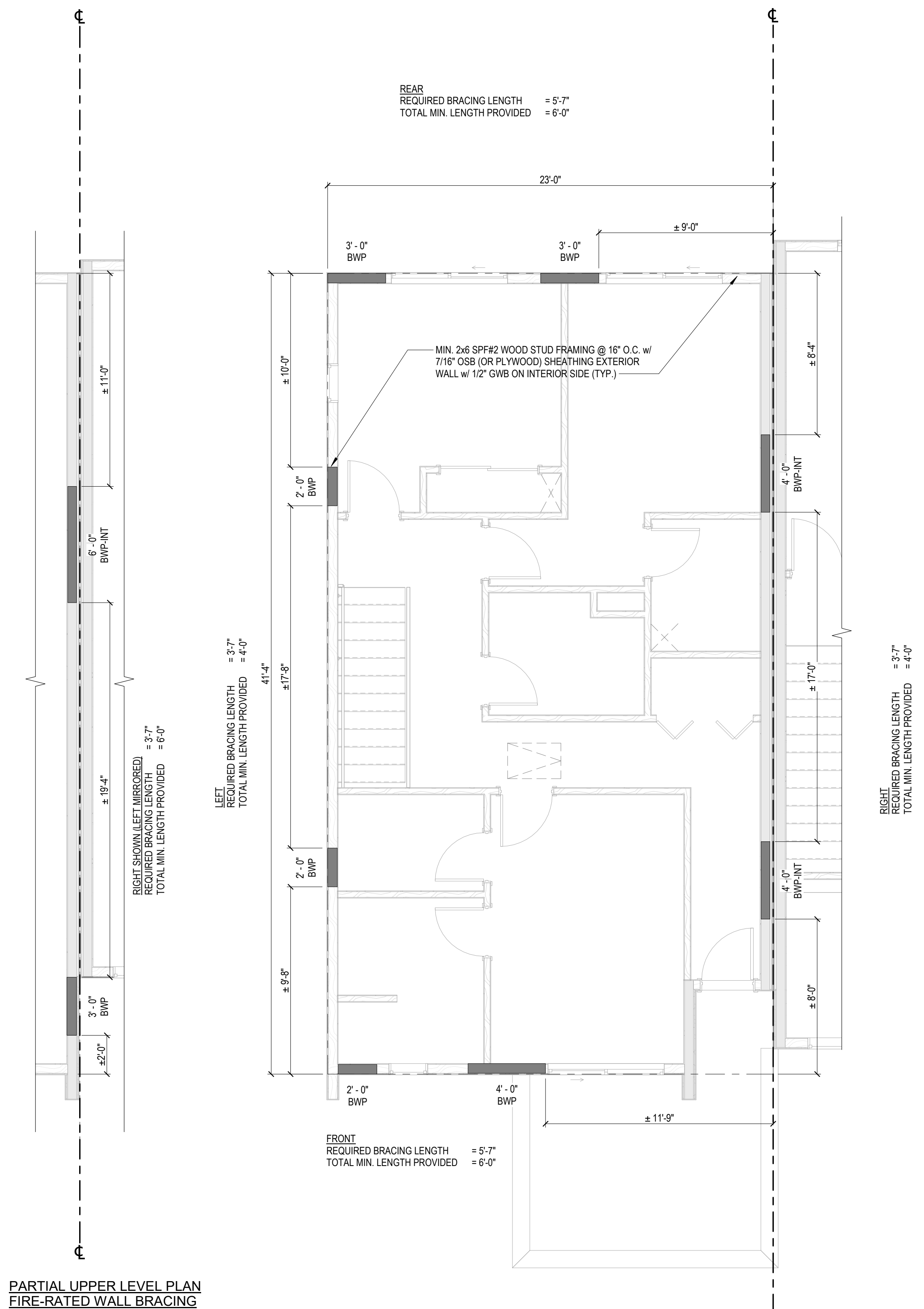
DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A3.8
PROJECT NO 24200014.00



UNIT TYPE 'A'
MAIN LEVEL
BRACED WALL PLAN

1
A4.1a
1/4" = 1'-0"



UNIT TYPE 'A'
UPPER LEVEL
BRACED WALL PLAN

2
A4.1a
1/4" = 1'-0"

GENERAL WALL BRACING NOTES (R602.12):

1. THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH VIRGINIA RESIDENTIAL CODE (VRC) SECTION R602.12, PRACTICAL WALL BRACING, WITH STRUCTURAL WOOD SHEATHING (PLYWOOD OR OSB) APPLIED CONTINUOUSLY OVER ENTIRE EXTERIOR.
2. THE MINIMUM REQUIRED LENGTH OF BRACING FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE HAS BEEN DETERMINED USING VRC TABLE R602.12.4, ULTIMATE WINDS SPEED 115 MPH, EXPOSURE CATEGORY B.
3. BRACED WALL PANELS SHOWN ARE MINIMUM SIZES REQ. PER R602.12.2.
4. BRACED WALL PANELS (BWP) SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT HAVE NO VERTICAL OR HORIZONTAL OFFSETS FASTENED IN ACCORDANCE WITH VRC TABLE R602.3(3) AND CONNECTED TO FLOOR FRAMING OR FOUNDATIONS PER VRC SECTION 602.10.8 AND 602.10.9. BRACED WALL PANELS SHALL HAVE A MINIMUM LENGTH BASED ON VRC SECTION R602.12.2.
5. DISTRIBUTION OF BRACED WALL PANELS SHALL BE PER VRC SECTION R602.12.6. THE EDGE OF A BRACED WALL PANEL SHALL BEGIN WITHIN 12 FEET FROM ANY BUILDING CORNER. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL BE NO GREATER THAN 20 FEET. SEGMENTS OF EXTERIOR WALLS GREATER THAN 8 FEET IN LENGTH SHALL HAVE A MINIMUM OF ONE BRACED WALL PANEL AND SEGMENTS 8 FEET OR LESS IN LENGTH SHALL BE PERMITTED TO HAVE NO BRACED WALL PANELS.
6. PANEL SIZES SHOWN MEET THE MINIMUM WIDTH OF FULL SHEATHED WALL SECTION REQUIRED AT THAT SPECIFIC LOCATION BASED ON ADJACENT OPENING SIZE AND WALL HEIGHT. ANY MOVEMENT OF WINDOW OR DOOR OPENINGS DURING CONSTRUCTION SHALL MAINTAIN AT LEAST THE MINIMUM PANEL SIZES AND SPACING REQUIRED.

BWP-EXT CONTINUOUSLY SHEATHED WOOD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = ACTUAL)

CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME (PER USBC FIGURE R602.10.6.4) (CONTRIBUTING LENGTH = 1.5 x ACTUAL)

BWP-INT GYPSUM WALL BOARD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = 0.5 x ACTUAL) (MINIMUM LENGTH OF 48 INCHES WHEN SHEATHING MATERIAL IS APPLIED TO ONE SIDE; DOUBLE SIDE APPLICATION CONSIDERED TWO BRACED WALL PANELS)

WSWH WOOD STRONG-WALL HIGH-STRENGTH SHEARWALLS (SIMPSON STRONG TIE)



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PRELIMINARY
NOT FOR CONSTRUCTION
10/2023

APOGEE TOWNHOMES

NEW CONSTRUCTION

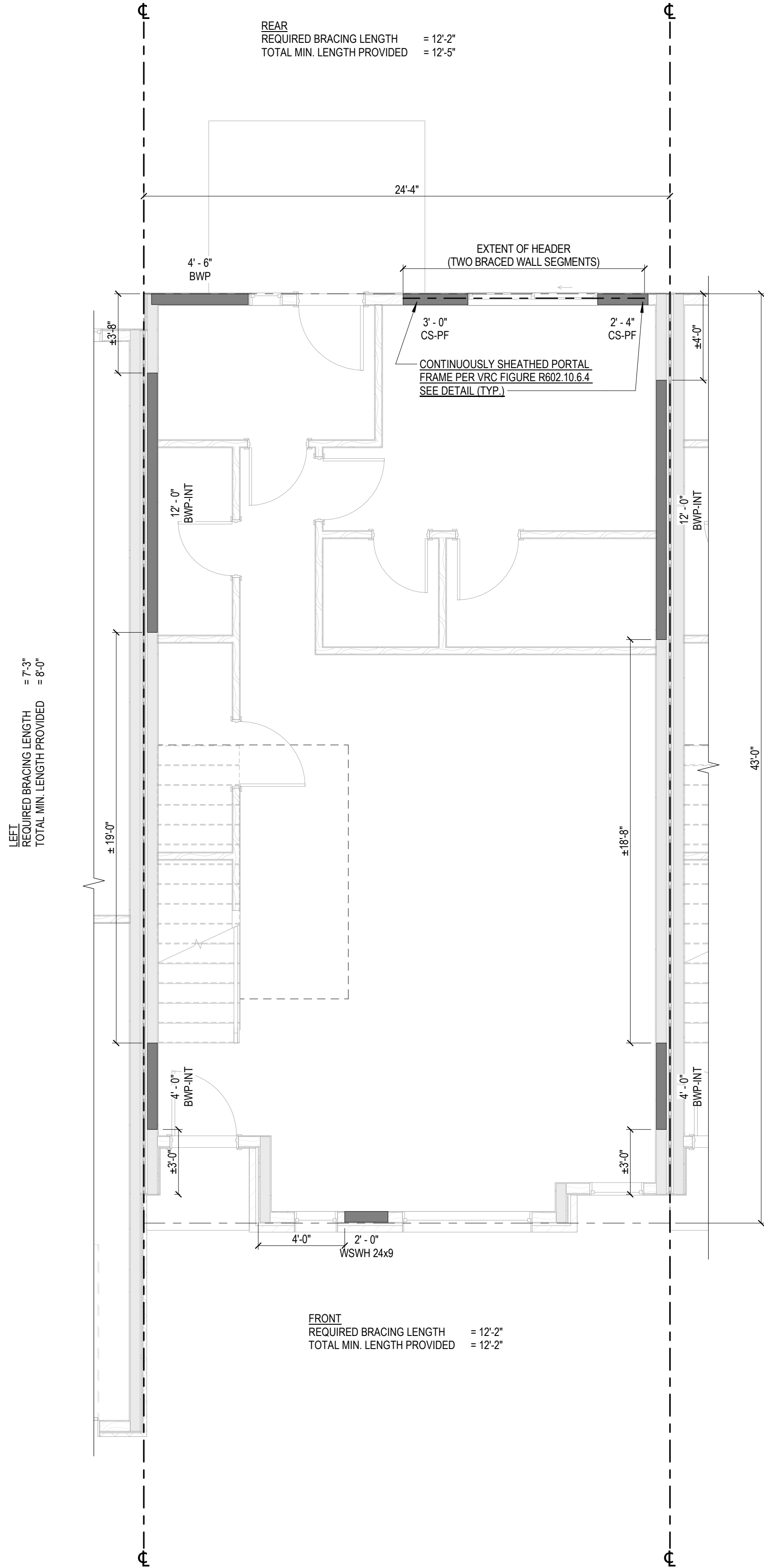
UNIT TYPE 'A' BRACED WALL PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

A4.1a

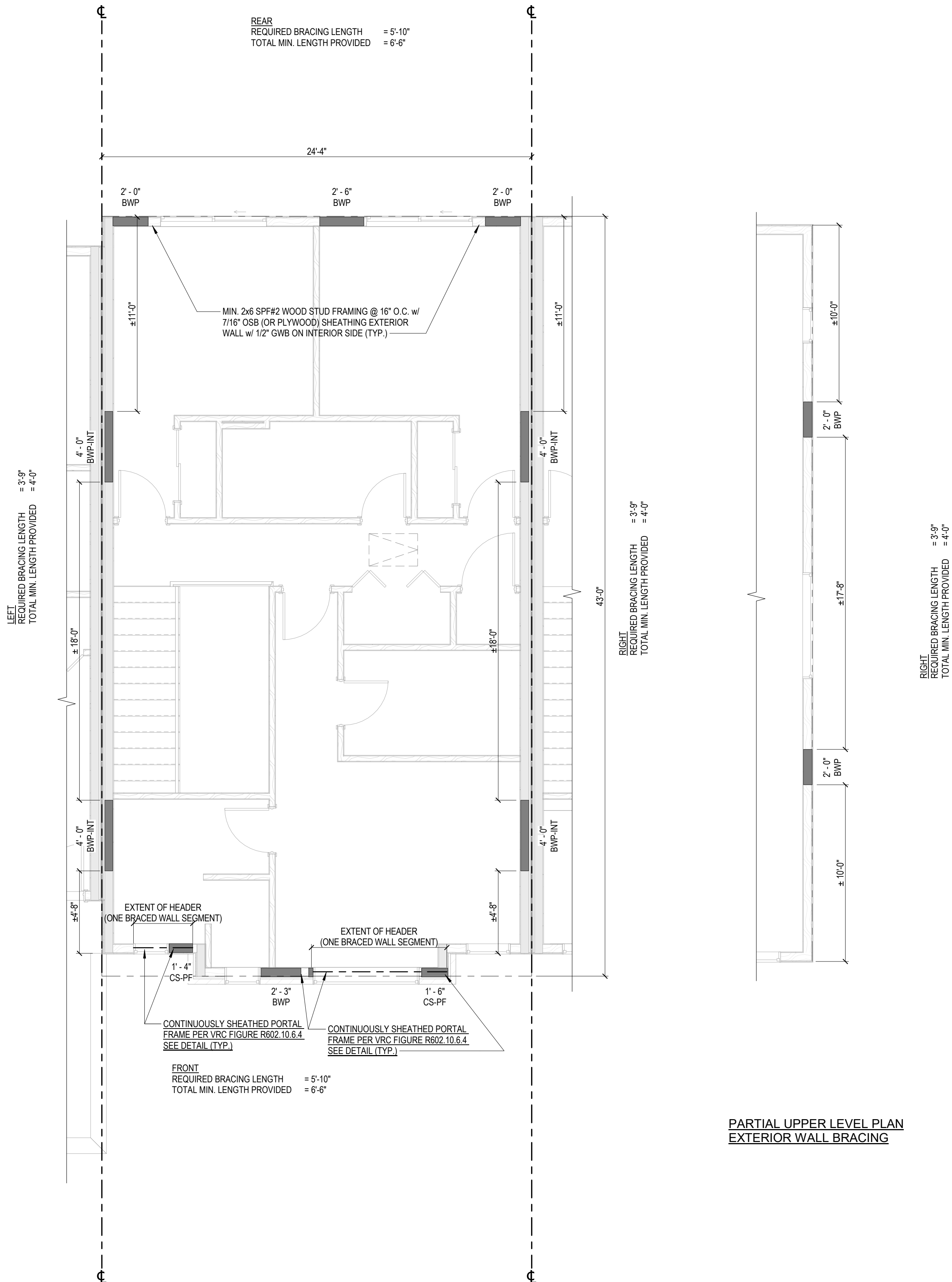
PROJECT NO 24200014.00



UNIT TYPE 'B'
MAIN LEVEL
BRACED WALL PLAN

1
A4.1b
1/4" = 1'-0"

PARTIAL MAIN LEVEL PLAN
EXTERIOR WALL BRACING



UNIT TYPE 'B'
UPPER LEVEL
BRACED WALL PLAN

2
A4.1b
1/4" = 1'-0"

PARTIAL UPPER LEVEL PLAN
EXTERIOR WALL BRACING

GENERAL WALL BRACING NOTES (R602.12):

1. THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH VIRGINIA RESIDENTIAL CODE (VRC) SECTION R602.12, PRACTICAL WALL BRACING, WITH STRUCTURAL WOOD SHEATHING (PLYWOOD OR OSB) APPLIED CONTINUOUSLY OVER ENTIRE EXTERIOR.
 2. THE MINIMUM REQUIRED LENGTH OF BRACING FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE HAS BEEN DETERMINED USING VRC TABLE R602.12.4, ULTIMATE WINDS SPEED 115 MPH, EXPOSURE CATEGORY B.
 3. BRACED WALL PANELS SHOWN ARE MINIMUM SIZES REQ. PER R602.12.2.
 4. BRACED WALL PANELS (BWP) SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT HAVE NO VERTICAL OR HORIZONTAL OFFSETS, FASTENED IN ACCORDANCE WITH VRC TABLE R602.3(3) AND CONNECTED TO FLOOR FRAMING OR FOUNDATIONS PER VRC SECTION 602.10.8 AND 602.10.9. BRACED WALL PANELS SHALL HAVE A MINIMUM LENGTH BASED ON VRC SECTION R602.12.2.
 5. DISTRIBUTION OF BRACED WALL PANELS SHALL BE PER VRC SECTION R602.12.6. THE EDGE OF A BRACED WALL PANEL SHALL BEGIN WITHIN 12 FEET FROM ANY BUILDING CORNER. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL BE NO GREATER THAN 20 FEET. SEGMENTS OF EXTERIOR WALLS GREATER THAN 8 FEET IN LENGTH SHALL HAVE A MINIMUM OF ONE BRACED WALL PANEL AND SEGMENTS 8 FEET OR LESS IN LENGTH SHALL BE PERMITTED TO HAVE NO BRACED WALL PANELS.
 6. PANEL SIZES SHOWN MEET THE MINIMUM WIDTH OF FULL SHEATHED WALL SECTION REQUIRED AT THAT SPECIFIC LOCATION, BASED ON ADJACENT OPENING SIZE AND WALL HEIGHT. ANY MOVEMENT OF WINDOW OR DOOR OPENINGS DURING CONSTRUCTION SHALL MAINTAIN AT LEAST THE MINIMUM PANEL SIZES AND SPACING REQUIRED.
- BWP-EXT CONTINUOUSLY SHEATHED WOOD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = ACTUAL)
- CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME (PER USBC FIGURE R602.10.6.4) (CONTRIBUTING LENGTH = 1.5 x ACTUAL)
- BWP-INT GYPSUM WALL BOARD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = 0.5 x ACTUAL) (MINIMUM LENGTH OF 48 INCHES WHEN SHEATHING MATERIAL IS APPLIED TO ONE SIDE; DOUBLE SIDE APPLICATION CONSIDERED TWO BRACED WALL PANELS)
- WSWH WOOD STRONG-WALL HIGH-STRENGTH SHEARWALLS (SIMPSON STRONG TIE)



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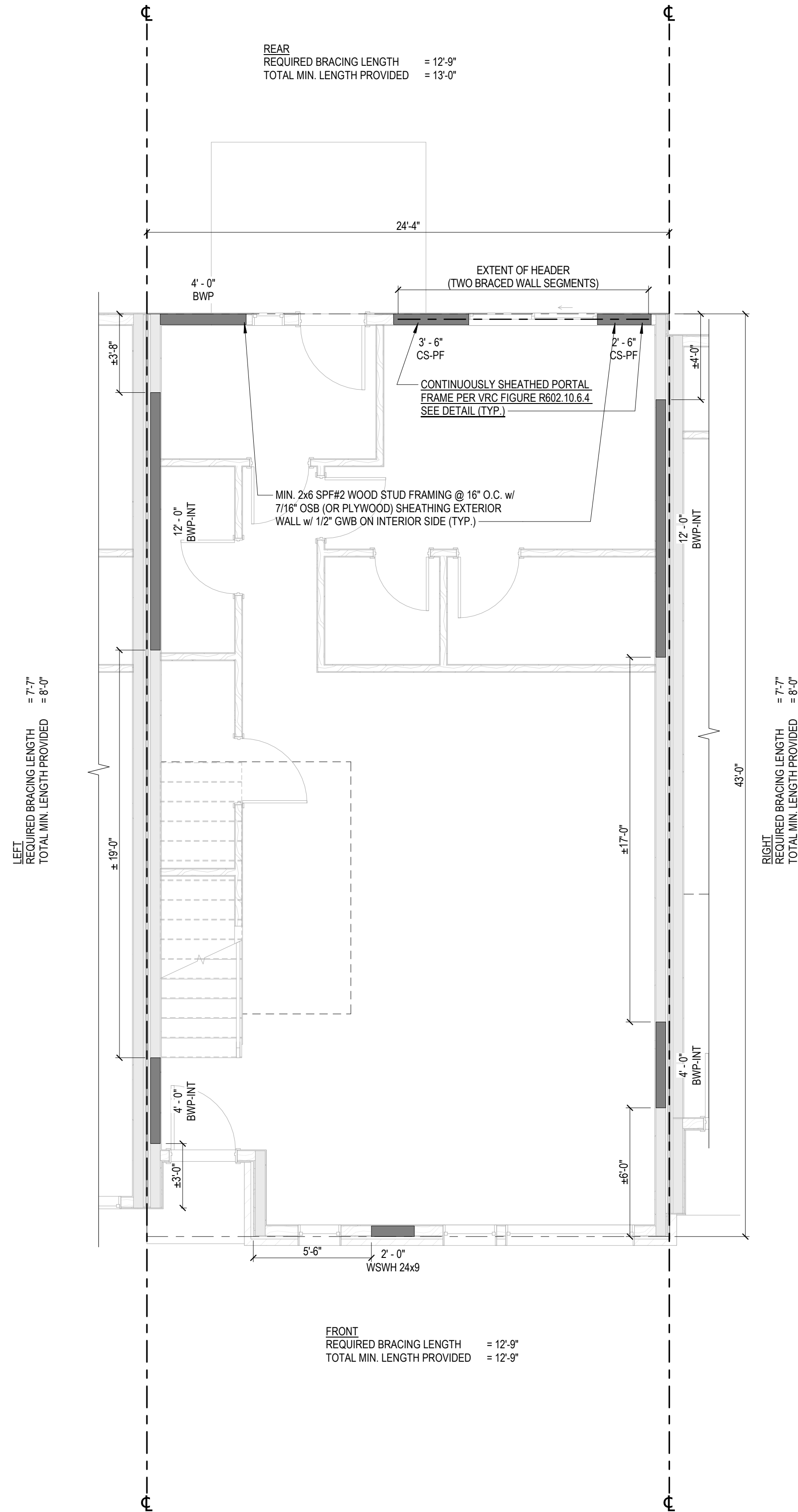
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10/2023

APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'B' BRACED WALL PLANS

DRAWN BY STC
DESIGNED BY STC
CHECKED BY ARW
DATE 01/10/2023
SCALE As indicated
REVISIONS

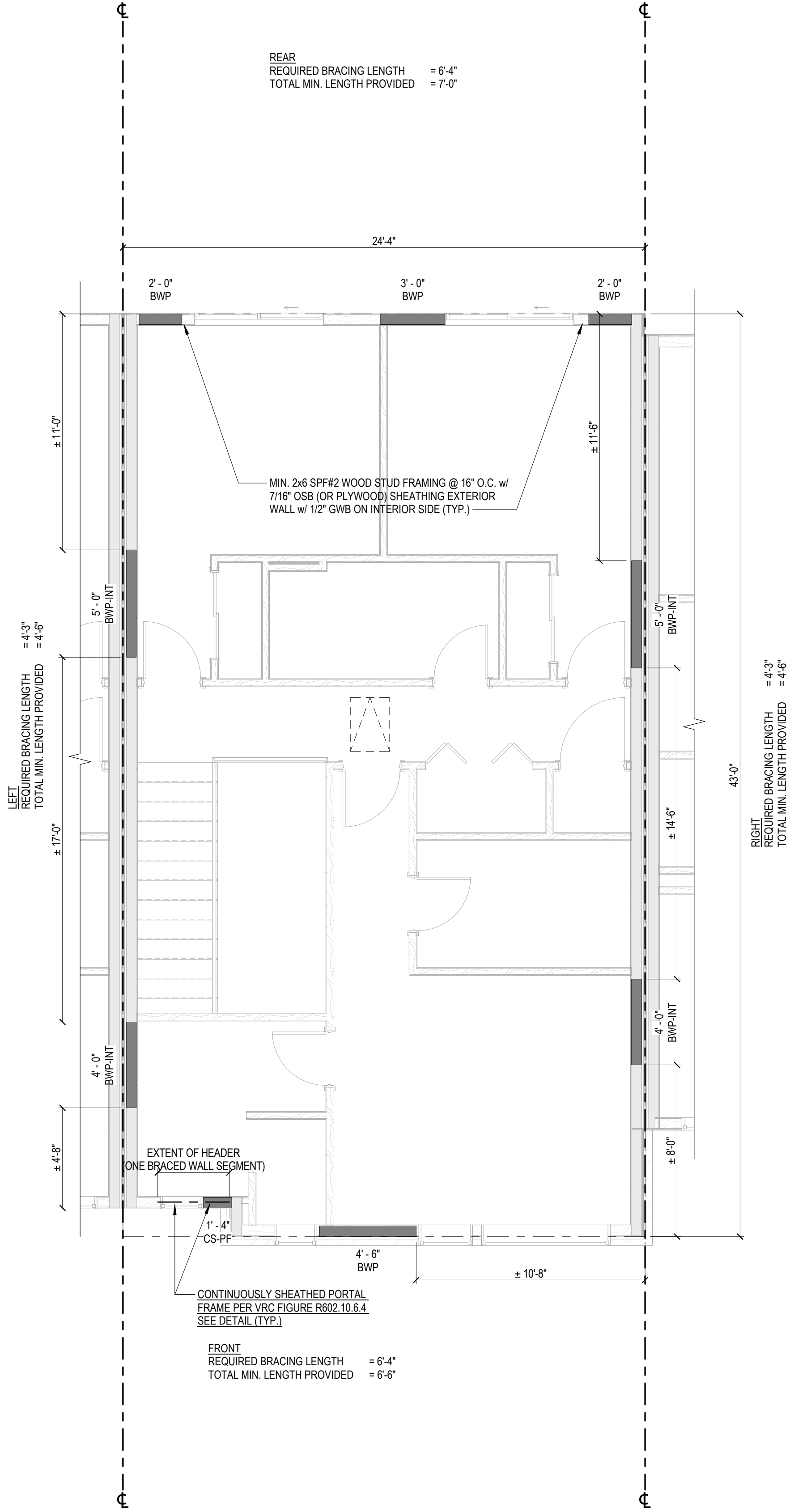
A4.1b

PROJECT NO 24200014.00



UNIT TYPE 'C'
MAIN LEVEL
BRACED WALL PLAN

1
A4.1c
1/4" = 1'-0"



UNIT TYPE 'C'
UPPER LEVEL
BRACED WALL PLAN

2
A4.1c
1/4" = 1'-0"

GENERAL WALL BRACING NOTES (R602.12):

- THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH VIRGINIA RESIDENTIAL CODE (VRC) SECTION R602.12. PRACTICAL WALL BRACING, WITH STRUCTURAL WOOD SHEATHING (PLYWOOD OR OSB) APPLIED CONTINUOUSLY OVER ENTIRE EXTERIOR.
- THE MINIMUM REQUIRED LENGTH OF BRACING FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE HAS BEEN DETERMINED USING VRC TABLE R602.12.4. ULTIMATE WINDS SPEED 115 MPH. EXPOSURE CATEGORY B.
- BRACED WALL PANELS SHOWN ARE MINIMUM SIZES REQ. PER R602.12.2.
- BRACED WALL PANELS (BWP) SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT HAVE NO VERTICAL OR HORIZONTAL OFFSETS FASTENED IN ACCORDANCE WITH VRC TABLE R602.3(3) AND CONNECTED TO FLOOR FRAMING OR FOUNDATIONS PER VRC SECTION 602.10.8 AND 602.10.9. BRACED WALL PANELS SHALL HAVE A MINIMUM LENGTH BASED ON VRC SECTION R602.12.2.
- DISTRIBUTION OF BRACED WALL PANELS SHALL BE PER VRC SECTION R602.12.6. THE EDGE OF A BRACED WALL PANEL SHALL BEGIN WITHIN 12 FEET FROM ANY BUILDING CORNER. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL BE NO GREATER THAN 20 FEET. SEGMENTS OF EXTERIOR WALLS GREATER THAN 8 FEET IN LENGTH SHALL HAVE A MINIMUM OF ONE BRACED WALL PANEL AND SEGMENTS 8 FEET OR LESS IN LENGTH SHALL BE PERMITTED TO HAVE NO BRACED WALL PANELS.
- PANEL SIZES SHOWN MEET THE MINIMUM WIDTH OF FULL SHEATHED WALL SECTION REQUIRED AT THAT SPECIFIC LOCATION BASED ON ADJACENT OPENING SIZE AND WALL HEIGHT. ANY MOVEMENT OF WINDOW OR DOOR OPENINGS DURING CONSTRUCTION SHALL MAINTAIN AT LEAST THE MINIMUM PANEL SIZES AND SPACING REQUIRED.

BWP-EXT	CONTINUOUSLY SHEATHED WOOD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = ACTUAL)
CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (PER USBC FIGURE R602.10.6.4) (CONTRIBUTING LENGTH = 1.5 x ACTUAL)
BWP-INT	GYPSUM WALL BOARD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = 0.5 x ACTUAL) (MINIMUM LENGTH OF 48 INCHES WHEN SHEATHING MATERIAL IS APPLIED TO ONE SIDE; DOUBLE SIDE APPLICATION CONSIDERED TWO BRACED WALL PANELS)
WSWH	WOOD STRONG-WALL HIGH-STRENGTH SHEARWALLS (SIMPSON STRONG TIE)



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10/2023

APOGEE TOWNHOMES

NEW CONSTRUCTION

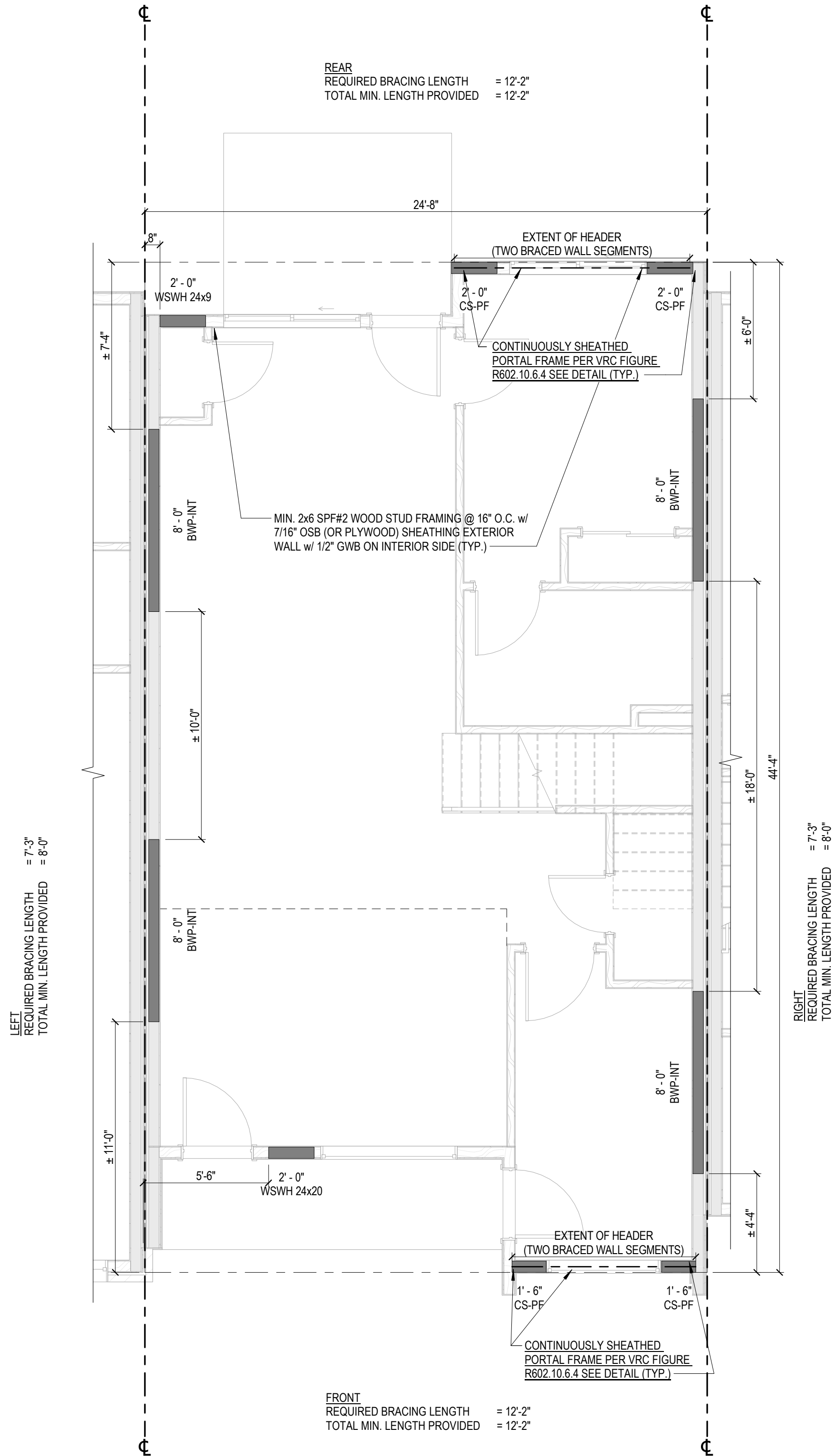
UNIT TYPE 'C' BRACED WALL PLANS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

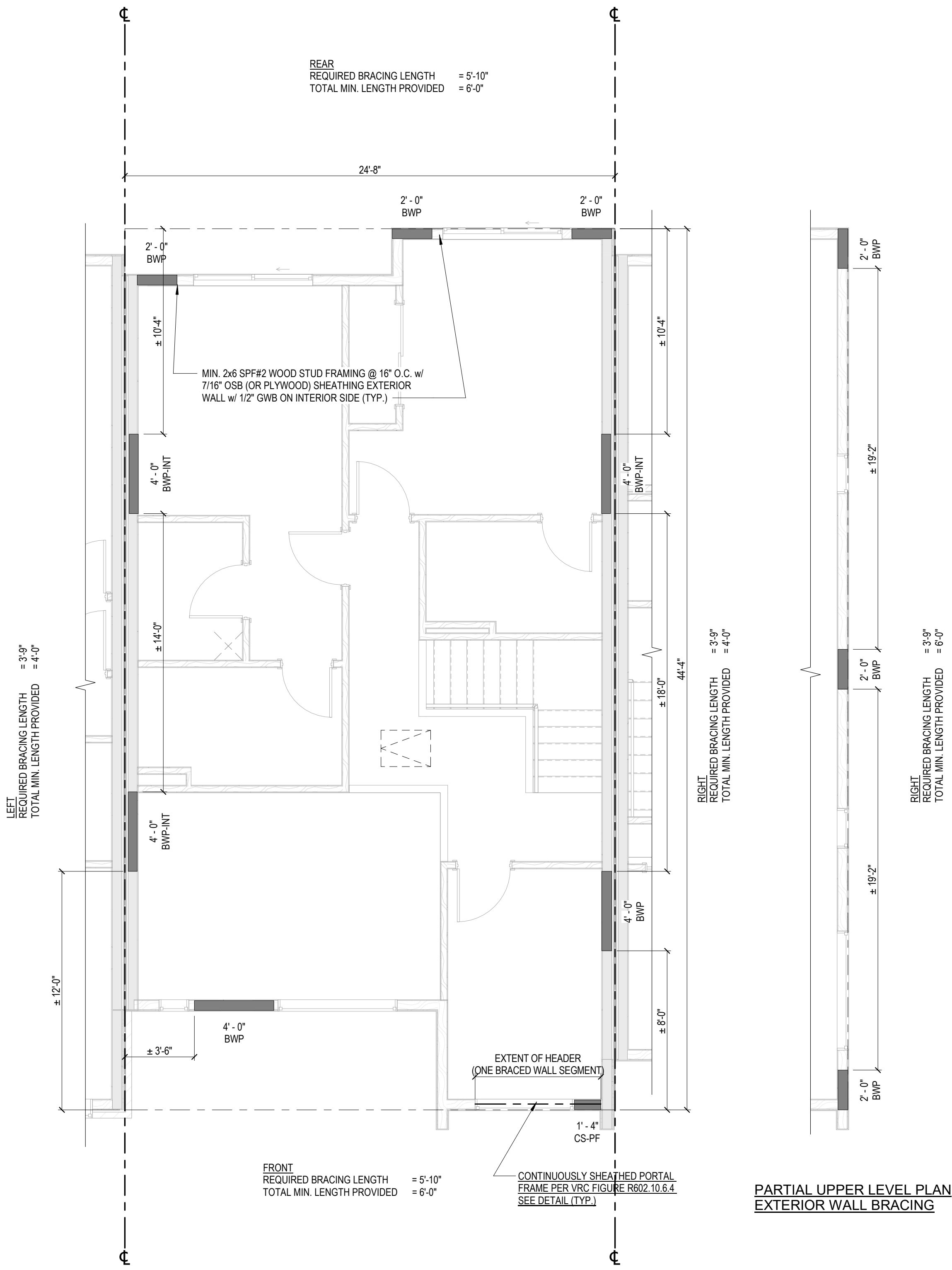
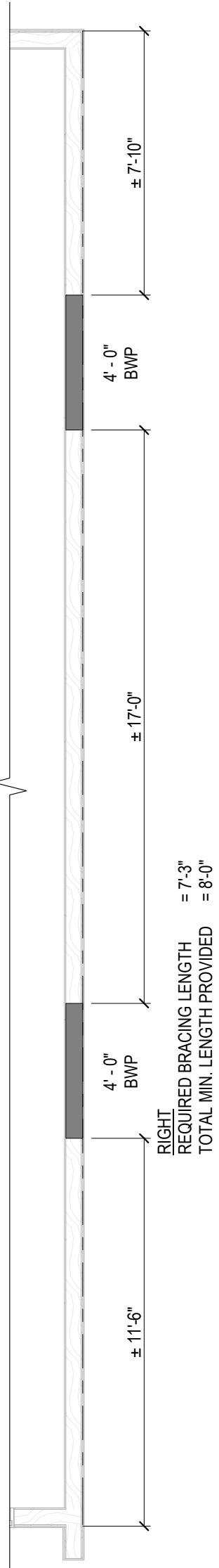
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REVISIONS	

A4.1c

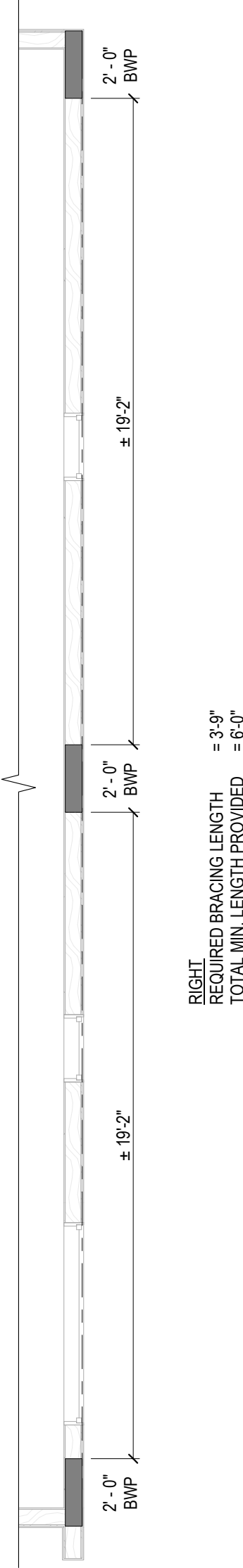
PROJECT NO 24200014.00



PARTIAL MAIN LEVEL PLAN
EXTERIOR WALL BRACING



PARTIAL UPPER LEVEL PLAN
EXTERIOR WALL BRACING



- GENERAL WALL BRACING NOTES (R602.12):**
- THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH VIRGINIA RESIDENTIAL CODE (VRC) SECTION R602.12. PRACTICAL WALL BRACING, WITH STRUCTURAL WOOD SHEATHING (PLYWOOD OR OSB) APPLIED CONTINUOUSLY OVER ENTIRE EXTERIOR.
 - THE MINIMUM REQUIRED LENGTH OF BRACING FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE HAS BEEN DETERMINED USING VRC TABLE R602.12.4. ULTIMATE WINDS SPEED 115 MPH. EXPOSURE CATEGORY B.
 - BRACED WALL PANELS SHOWN ARE MINIMUM SIZES REQ. PER R602.12.2.
 - BRACED WALL PANELS (BWP) SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT HAVE NO VERTICAL OR HORIZONTAL OFFSETS FASTENED IN ACCORDANCE WITH VRC TABLE R602.3(3) AND CONNECTED TO FLOOR FRAMING OR FOUNDATIONS PER VRC SECTION 602.10.8 AND 602.10.9. BRACED WALL PANELS SHALL HAVE A MINIMUM LENGTH BASED ON VRC SECTION R602.12.2.
 - DISTRIBUTION OF BRACED WALL PANELS SHALL BE PER VRC SECTION R602.12.6. THE EDGE OF A BRACED WALL PANEL SHALL BEGIN WITHIN 12 FEET FROM ANY BUILDING CORNER. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL BE NO GREATER THAN 20 FEET. SEGMENTS OF EXTERIOR WALLS GREATER THAN 8 FEET IN LENGTH SHALL HAVE A MINIMUM OF ONE BRACED WALL PANEL AND SEGMENTS 8 FEET OR LESS IN LENGTH SHALL BE PERMITTED TO HAVE NO BRACED WALL PANELS.
 - PANEL SIZES SHOWN MEET THE MINIMUM WIDTH OF FULL SHEATHED WALL SECTION REQUIRED AT THAT SPECIFIC LOCATION BASED ON ADJACENT OPENING SIZE AND WALL HEIGHT. ANY MOVEMENT OF WINDOW OR DOOR OPENINGS DURING CONSTRUCTION SHALL MAINTAIN AT LEAST THE MINIMUM PANEL SIZES AND SPACING REQUIRED.
- BWP-EXT** CONTINUOUSLY SHEATHED WOOD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = ACTUAL)
- CS-PF** CONTINUOUSLY SHEATHED PORTAL FRAME (PER USBC FIGURE R602.10.6.4) (CONTRIBUTING LENGTH = 1.5 x ACTUAL)
- BWP-INT** GYPSUM WALL BOARD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH = 0.5 x ACTUAL) (MINIMUM LENGTH OF 48 INCHES WHEN SHEATHING MATERIAL IS APPLIED TO ONE SIDE; DOUBLE SIDE APPLICATION CONSIDERED TWO BRACED WALL PANELS)
- WSWH** WOOD STRONG-WALL HIGH-STRENGTH SHEARWALLS (SIMPSON STRONG TIE)



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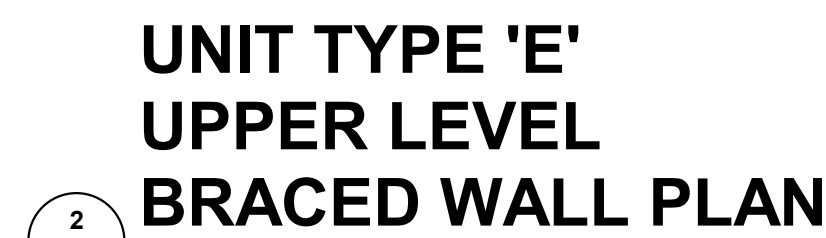
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10/2023

APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'D' BRACED WALL PLANS

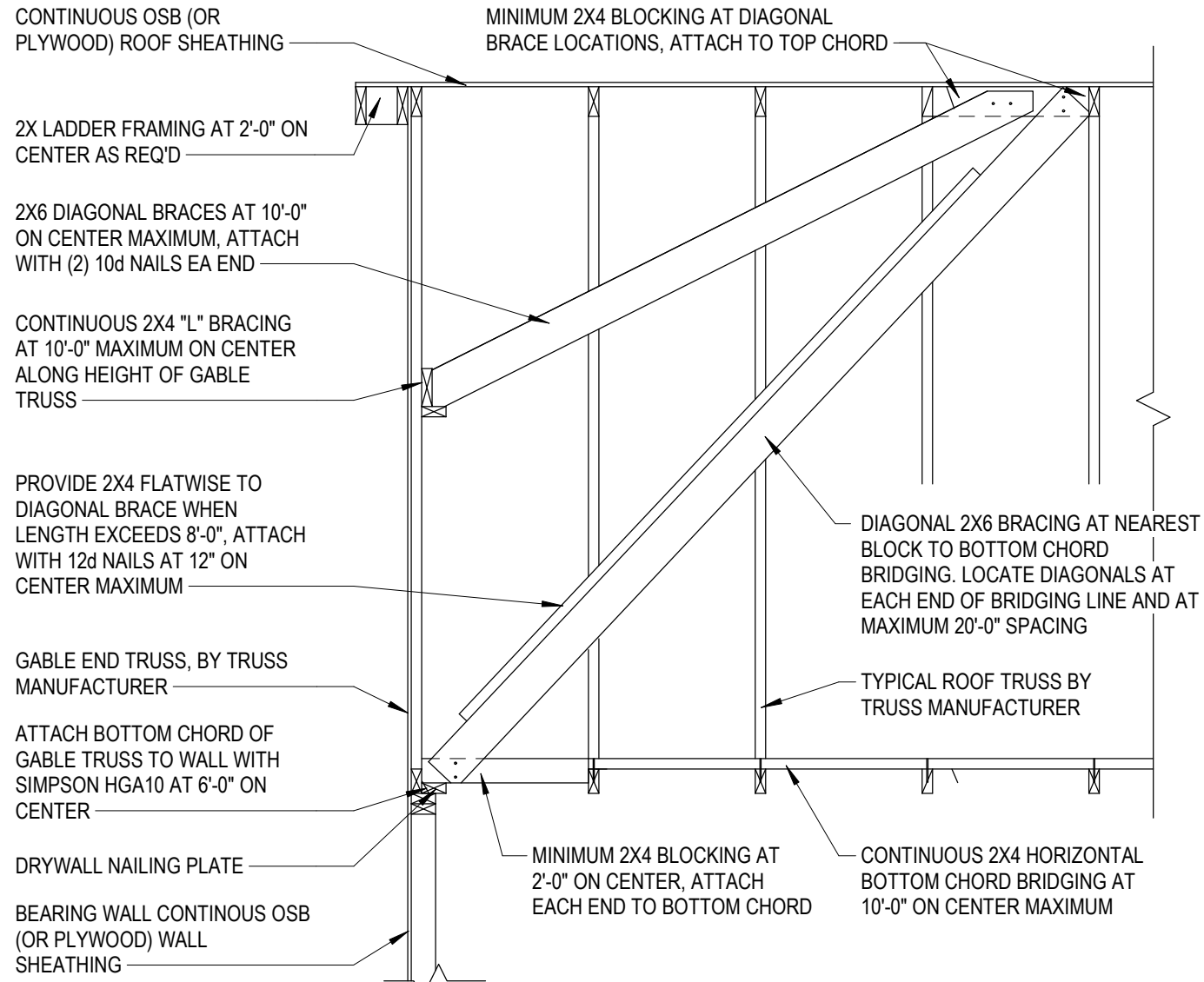
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CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

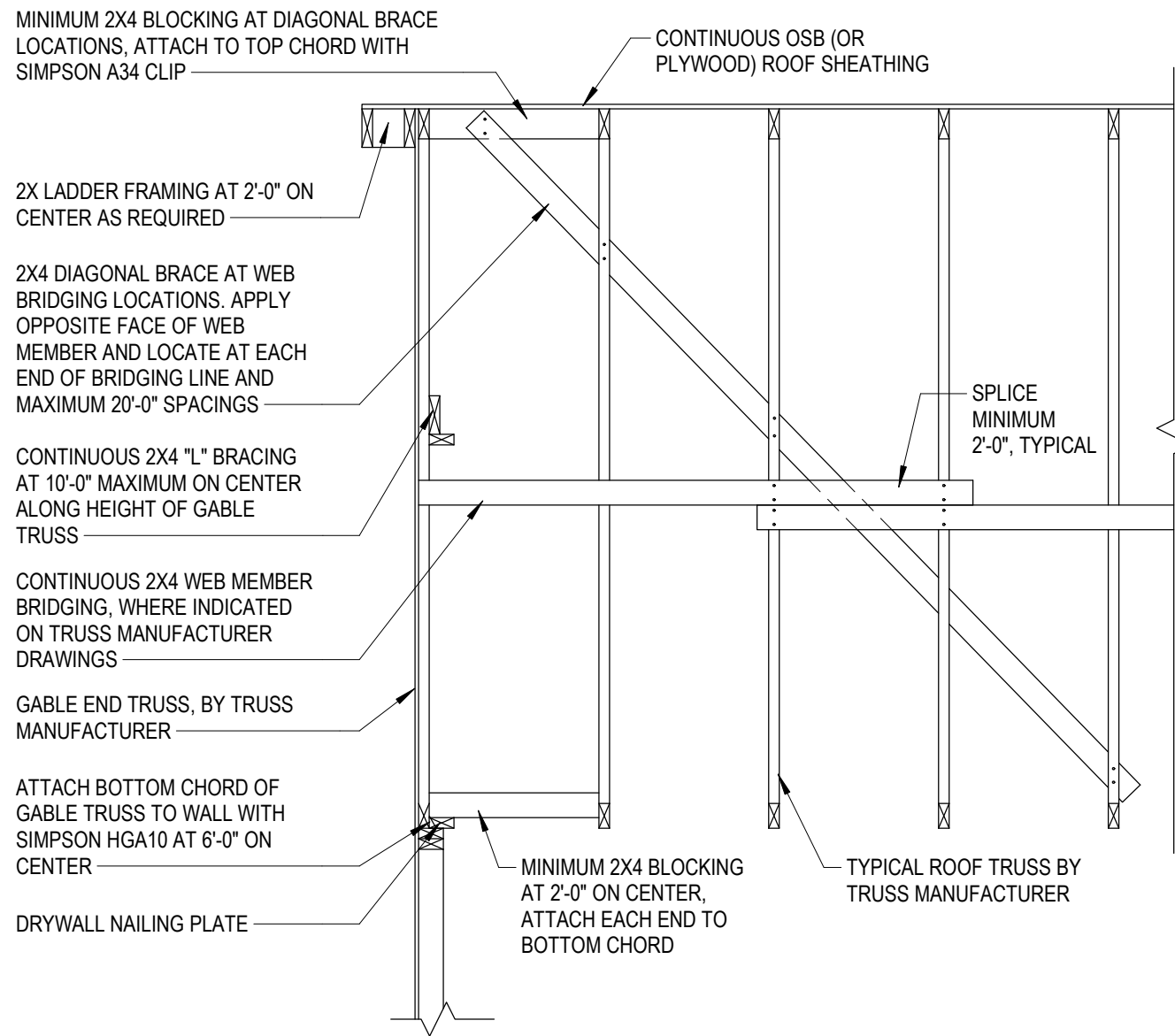
A4.1d
PROJECT NO 24200014.00



- | GENERAL WALL BRACING NOTES (R602.12.1: | |
|--|--|
| 1. | THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH VIRGINIA RESIDENTIAL CODE VRC SECTION R602.12.1. BRACING WITH STRUCTURAL WOOD SHEATHING (PLYWOOD OR OSB) APPLIED CONTINUOUSLY OVER ENTIRE EXTERIOR. |
| 2. | THE MINIMUM REQUIRED LENGTH OF BRACING FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE HAS BEEN DETERMINED USING VRC TABLE R602.12.4. ULTIMATE WINDSPEED 155 MPH. EXPOSURE CATEGORY B. |
| 3. | BRACED WALL PANELS SHOWN ARE MINIMUM SIZES REQ. PER R602.12.2. |
| 4. | BRACED WALL PANELS (BWP) SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT HAVE NO VERTICAL OR HORIZONTAL OFFSETS. FASTENERS TO ACCORDANCE WITH TABLE R602.3(3) AND CONNECTED TO FLOOR FRAMING OR FOUNDATIONS PER VRC SECTION 602.10.8 AND 602.10.9. BRACED WALL PANELS SHALL HAVE A MINIMUM LENGTH BASED ON VRC SECTION R602.12.2. |
| BWP-EXT | CONTINUOUSLY SHEATHED WALLS FOR ACTUAL BRACED WALL PANEL (CONTRIBUTING LENGTH + ACTUAL) |
| CS-PF | CONTINUOUSLY SHEATHED PORTAL FRAME (PER USBC FIGURE R602.10.6.4) (CONTRIBUTING LENGTH - 1.5x ACTUAL) |
| BWP-INT | GYPSUM WALL BOARD STRUCTURAL BRACED WALL PANEL (CONTRIBUTING LENGTH + 0.5 x ACTUAL) (MINIMUM LENGTH OF 48 INCHES WHEN SHEATHING MATERIAL IS APPLIED TO ONE SIDE; DOUBLE SIDE APPLICATION CONSIDERED TWO BRACED WALL PANELS) |
| WSWH | WOOD STRONG-WALL HIGH-STRENGTH SHEARWALLS (SIMPSON STRONG TIE) |
| 5. | DISTRIBUTION OF BRACED WALL PANELS SHALL BE PER VRC SECTION R602.12.6. THE EDGE OF A BRACED WALL PANEL SHALL BEGIN WITHIN 12 FEET FROM ANY BUILDING CORNER. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL BE NO GREATER THAN 20 FEET. SEGMENTS OF EXTERIOR WALLS GREATER THAN 8 FEET IN LENGTH SHALL HAVE A MINIMUM OF ONE BRACED WALL PANEL AND SEGMENTS 8 FEET OR LESS IN LENGTH SHALL BE PERMITTED TO HAVE NO BRACED WALL PANELS. |
| 6. | PANEL SIZES SHOWN MEET THE MINIMUM WIDTH OF WALL SHEATHED WALL SECTION REQUIRED AT THAT SPECIFIC LOCATION, BASED ON ADJACENT OPENING SIZE AND WALL HEIGHT. ANY MOVEMENT OF WINDOW OR DOOR OPENINGS DURING CONSTRUCTION SHALL BE MAINTAIN AT LEAST THE MINIMUM PANEL SIZES AND SPACING REQUIRED. |



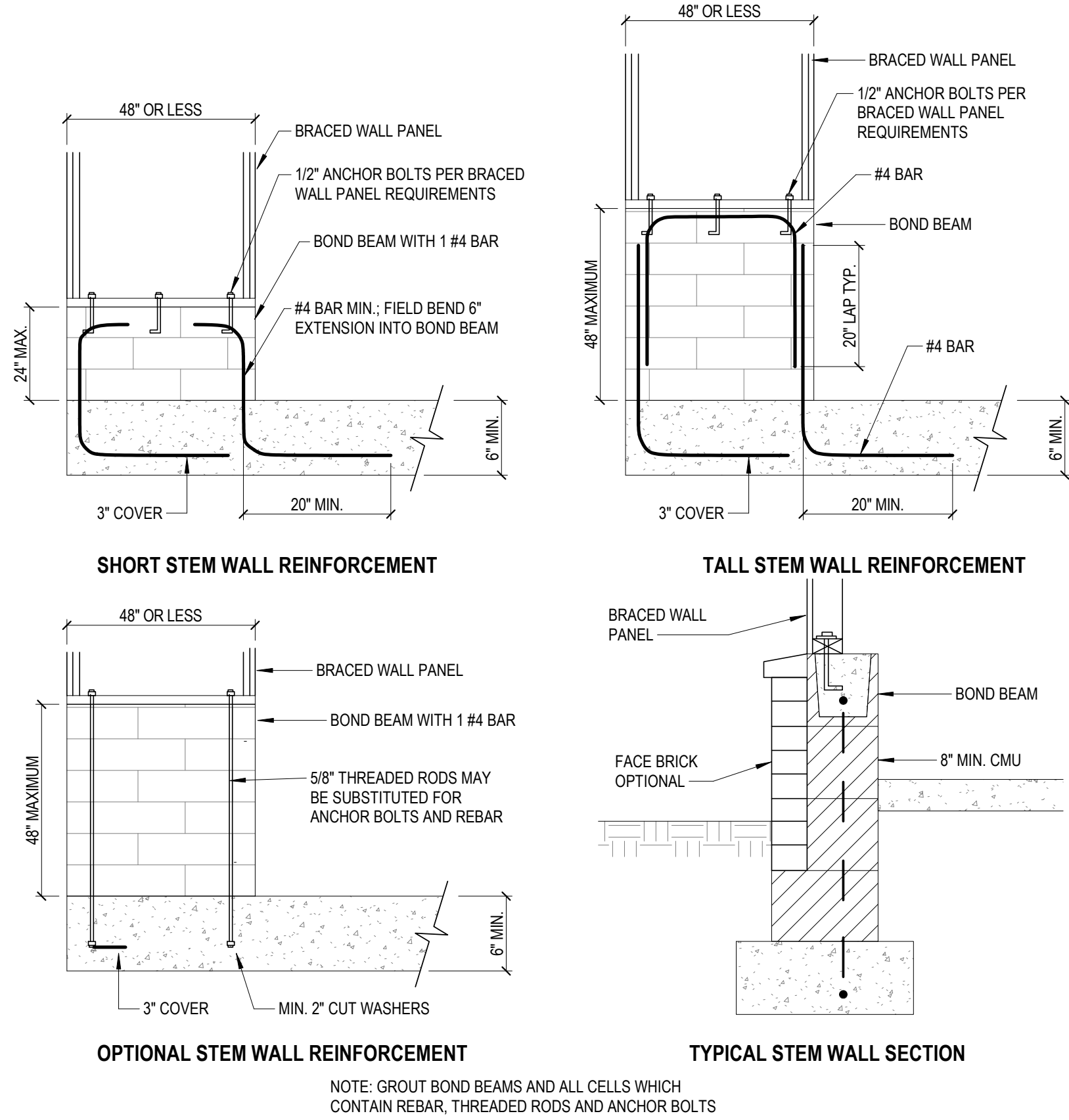
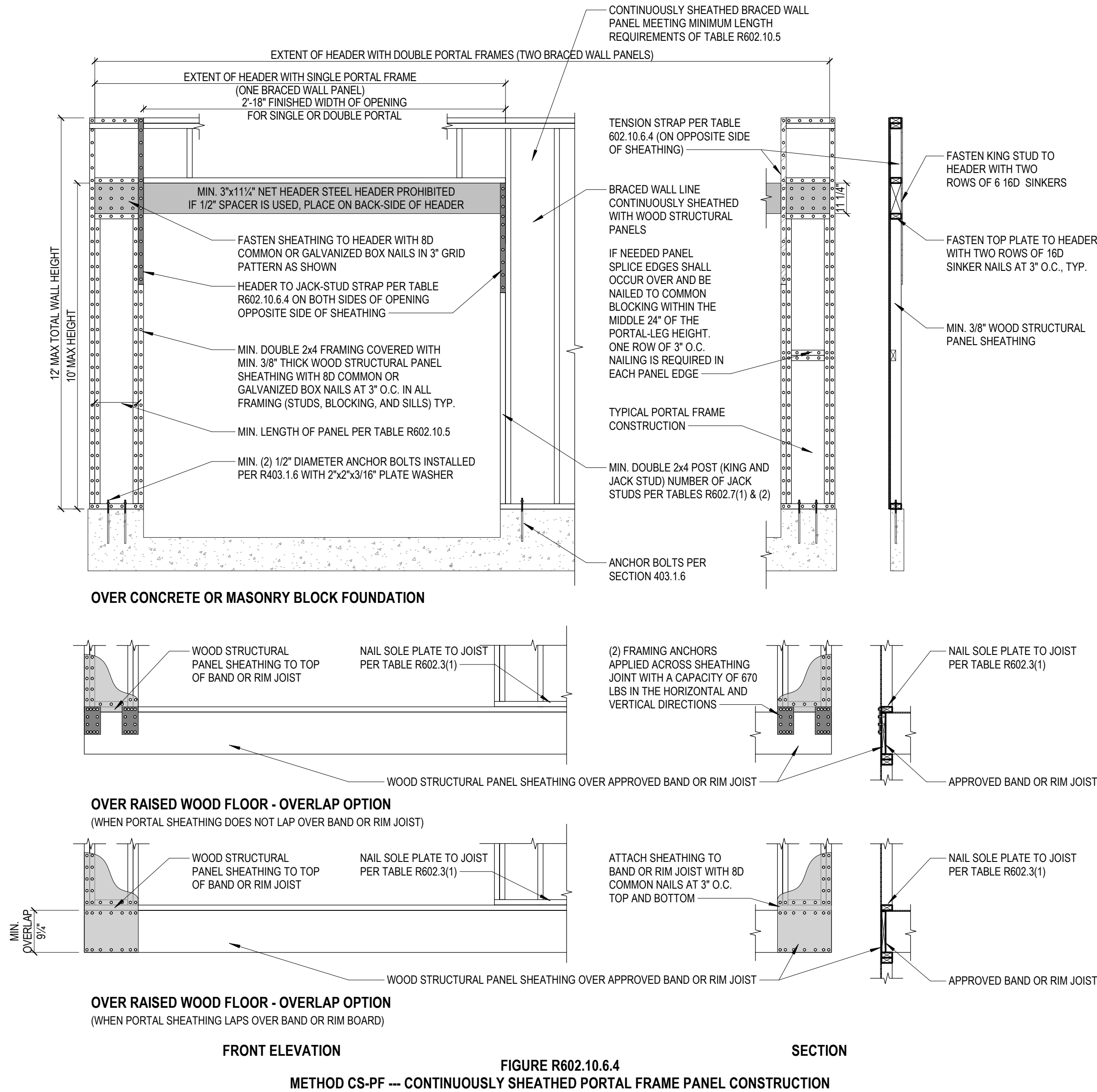
TYPICAL GABLE ROOF BOTTOM CHORD BRIDGING TRUSS BRACING DETAIL



TYPICAL GABLE ROOF WEB MEMBER BRIDGING TRUSS BRACING DETAIL

GENERAL NOTES

1. PROVIDE WOOD 2X STUD SECTIONS AS PERMANENT TRUSS BRACING SECTIONS. AS A MINIMUM, TRUSS BOTTOM CHORDS SHALL BE BRACED WITH LATERAL BRACES LOCATED AT 10'-0" ON CENTER MAXIMUM, EXCEPT BRACING IS NOT REQUIRED IN ATTIC ACCESS AREAS SHEATHED WITH PLYWOOD. A LINE OF DIAGONAL BOTTOM CHORD BRACES SHALL BE LOCATED AT 30'-0" ON CENTER MAXIMUM, BUT SHALL BE LOCATED OUTSIDE OF ACCESS WAYS. WEB MEMBER BRACES SHALL BE LOCATED AS REQUIRED BY THE TRUSS MANUFACTURER. PROVIDE DIAGONAL BRACES FOR REQUIRED WEB MEMBERS EVERY TEN (10) TRUSS SPACINGS (20'-0" ON CENTER MAXIMUM). SEE TRUSS DRAWINGS BY TRUSS MANUFACTURER FOR FURTHER GUIDANCE REGARDING TEMPORARY TRUSS BRACING.
2. UNLESS NOTED OTHERWISE, ALL ATTACHMENTS OF 2X BRACING AND/OR BRIDGING TO TRUSS MEMBERS ARE TO BE MADE WITH MINIMUM TWO (2) 16d NAILS.



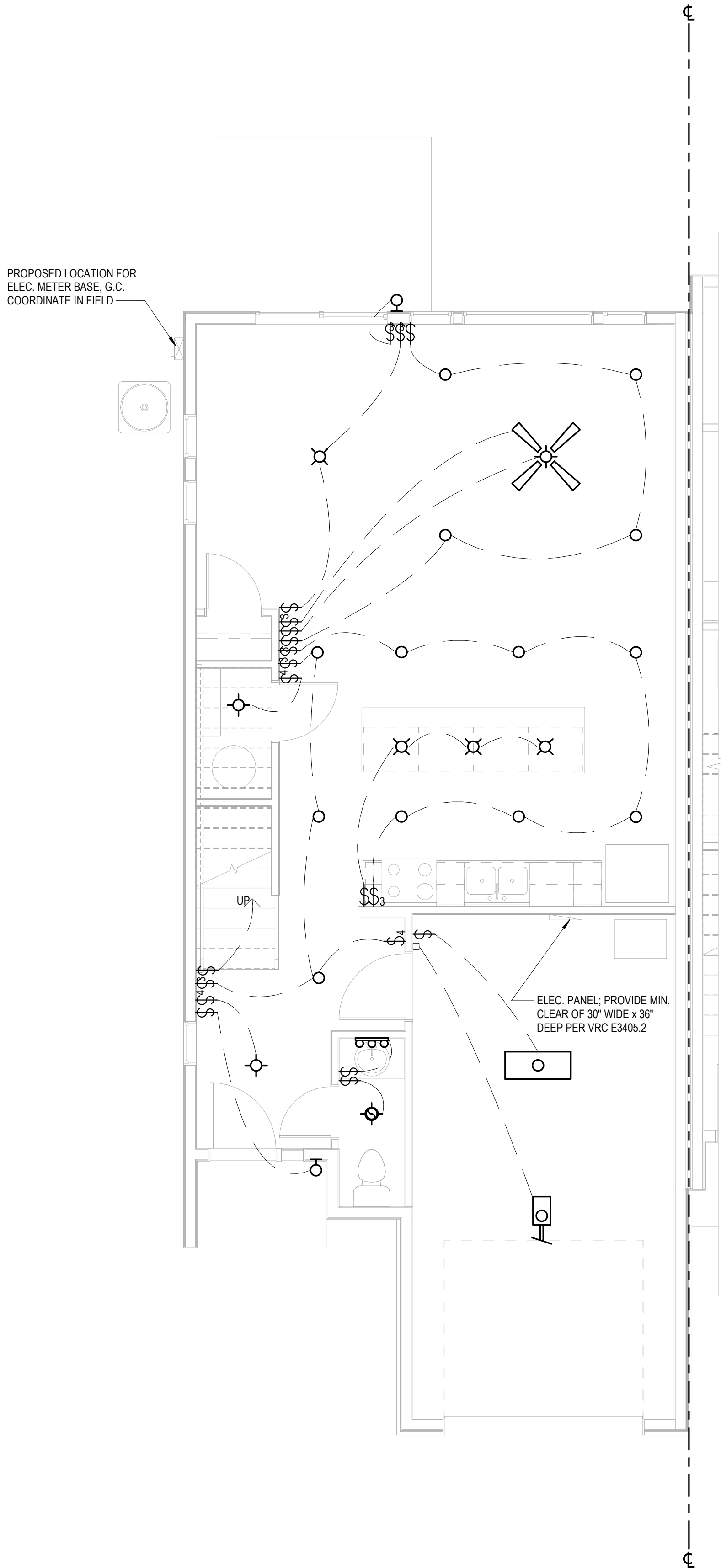
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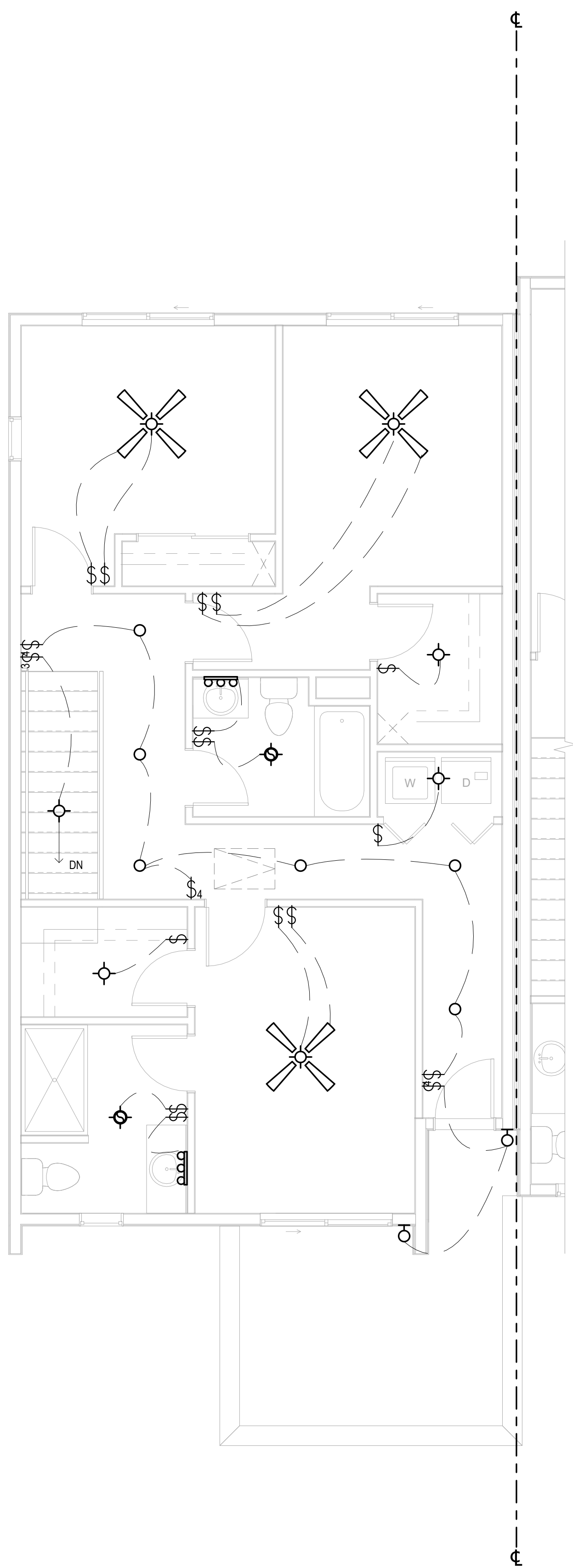
APOGEE TOWNHOMES
NEW CONSTRUCTION
BRACED WALL DETAILS

DRAWN BY **STC**
DESIGNED BY **STC**
CHECKED BY **ARW**
DATE **01/10/2023**
SCALE **As indicated**
REVISIONS



1
A5.1a
1/4" = 1'-0"

UNIT TYPE 'A'
SCHEMATIC MAIN LEVEL
LIGHTING LAYOUT

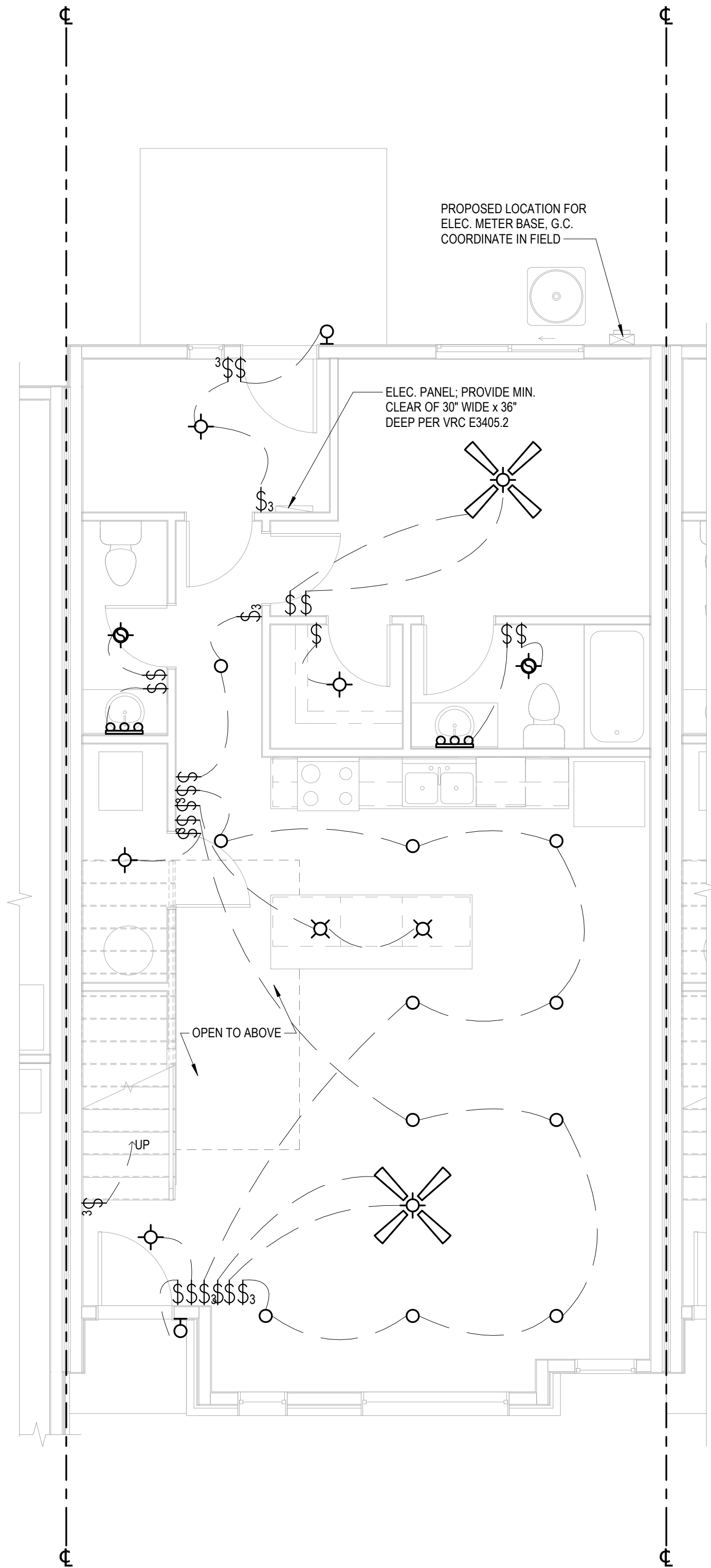


2
A5.1a
1/4" = 1'-0"

UNIT TYPE 'A'
SCHEMATIC UPPER LEVEL
LIGHTING LAYOUT

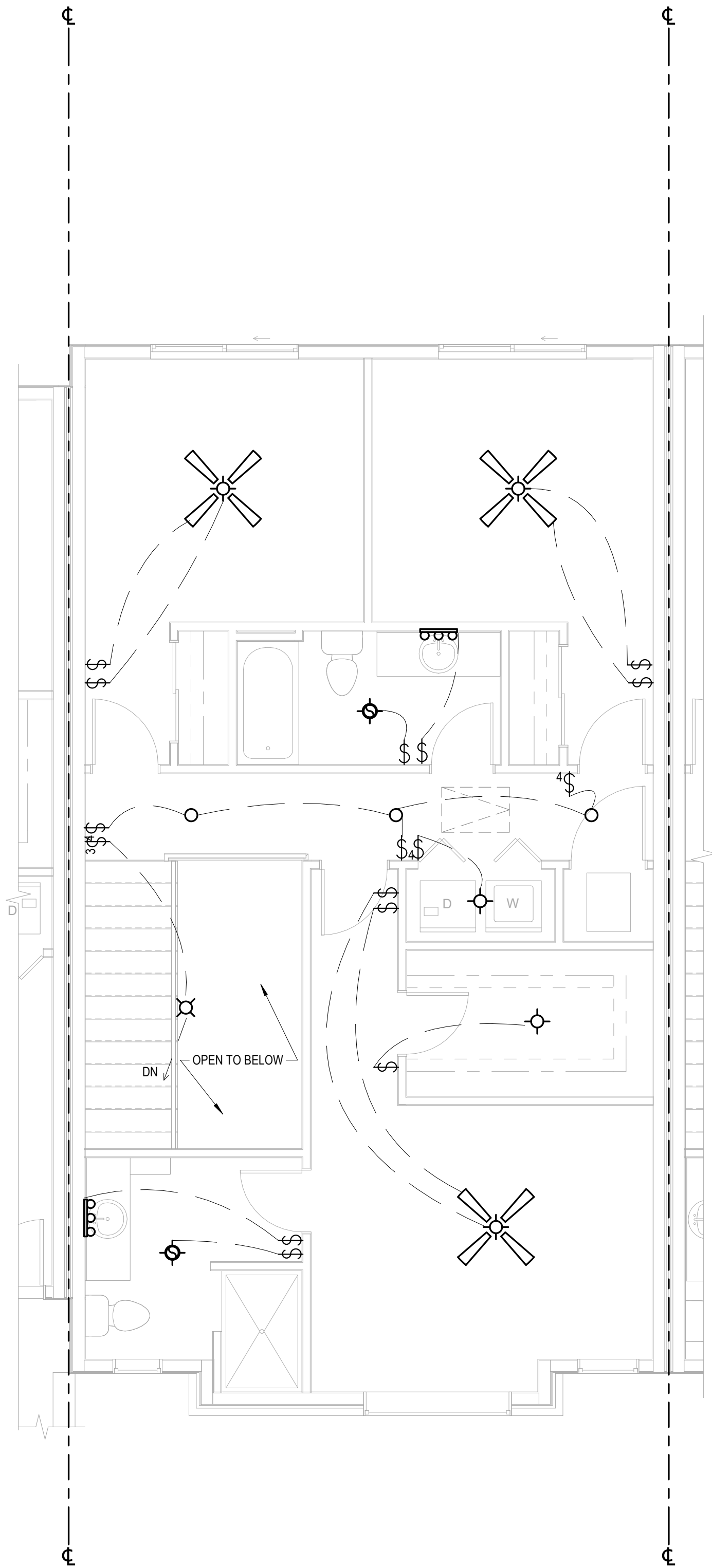
ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	ELECTRICAL SERVICE METER
	CEILING MOUNTED FIXTURE
	PENDANT TYPE FIXTURE
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE WITH TRIM
	WALL MOUNTED FIXTURE
	VAPOR PROOF CAN LIGHT
	VANITY LIGHT FIXTURE
	UNDERCABINET FIXTURE
	PUCK FIXTURE
	CEILING EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	DOUBLE FLOOD LAMP
	SPOT LIGHT
	2x4 FLUORESCENT FIXTURE
	CEILING FANLIGHT FIXTURE
	CEILING FAN NO LIGHT
	GARAGE DOOR OPENER
	SWITCH (TYPICAL)
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WATER PROOF SWITCH
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

- GENERAL LIGHTING NOTES:**
1. LIGHTING INFORMATION SHOWN IS SCHEMATIC ONLY. GENERAL CONTRACTOR SHALL COORDINATE EXACT/FINAL LOCATIONS, ARRANGEMENTS, AND REQUIREMENTS IN FIELD.
 2. 100% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENT LAMPS. GENERAL CONTRACTOR SHALL COORDINATE IN FIELD.
 3. SWITCH LOCATIONS FOR EXTERIOR FLOOD LAMPS SHALL BE VERIFIED WITH OWNER.
 4. SEE GENERAL LIGHTING/ELECTRICAL NOTES FOR ADDITIONAL LIGHTING INFORMATION.



UNIT TYPE 'B'
SCHEMATIC MAIN LEVEL
LIGHTING LAYOUT

1
A5.1b
1/4" = 1'-0"



UNIT TYPE 'B'
SCHEMATIC UPPER LEVEL
LIGHTING LAYOUT

2
A5.1b
1/4" = 1'-0"

ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	ELECTRICAL SERVICE METER
	CEILING MOUNTED FIXTURE
	PENDANT TYPE FIXTURE
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE WITH TRIM
	WALL MOUNTED FIXTURE
	VAPOR PROOF CAN LIGHT
	VANITY LIGHT FIXTURE
	UNDERCABINET FIXTURE
	PUCK FIXTURE
	CEILING EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	DOUBLE FLOOD LAMP
	SPOT LIGHT
	2x4 FLUORESCENT FIXTURE
	CEILING FAN/LIGHT FIXTURE
	CEILING FAN NO LIGHT
	GARAGE DOOR OPENER
	SWITCH (TYPICAL)
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WATER PROOF SWITCH
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

- GENERAL LIGHTING NOTES:**
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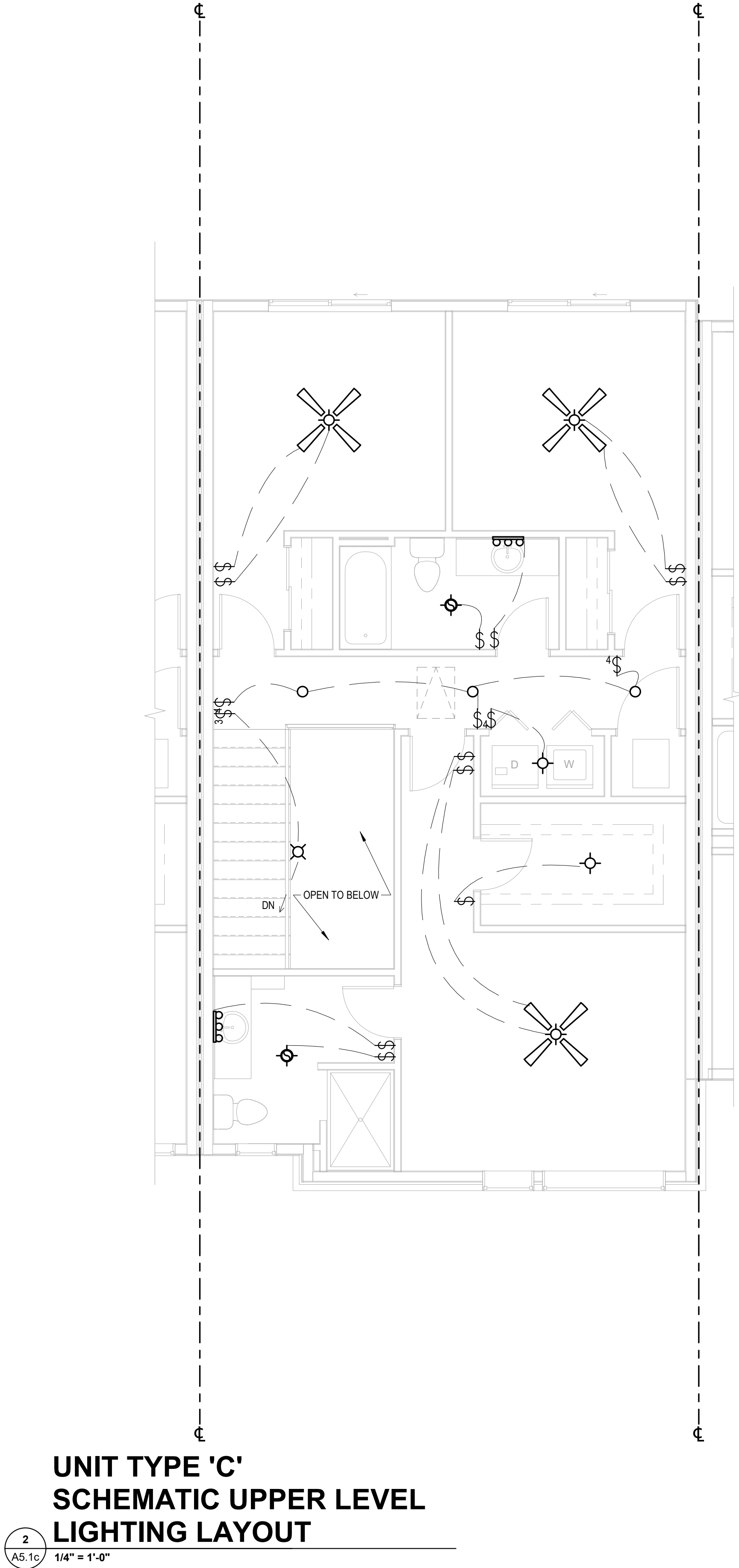
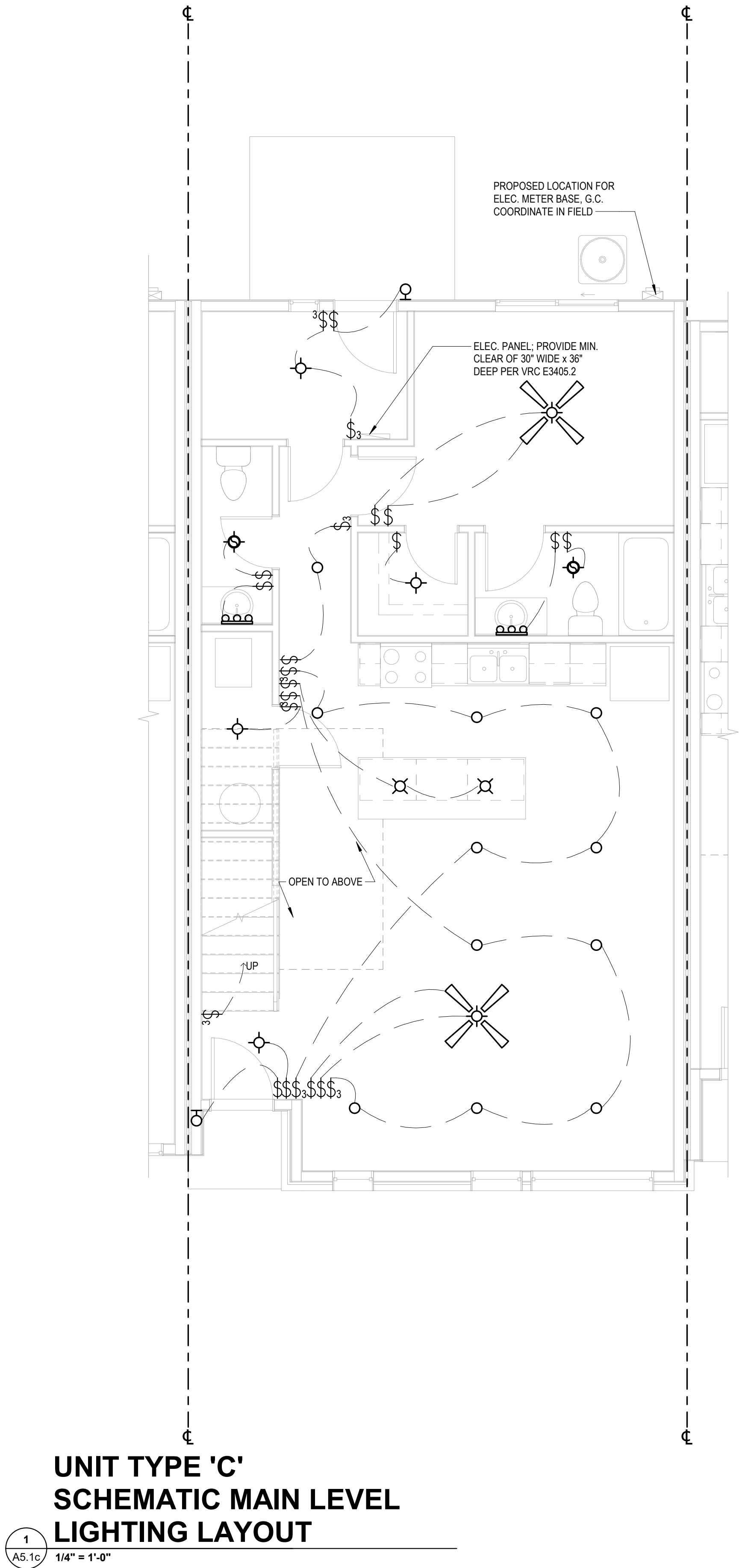
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APOGEE TOWNHOMES
NEW CONSTRUCTION
UNIT TYPE 'B' SCHEMATIC LIGHTING LAYOUTS

MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	STC
DESIGNED BY	STC
CHECKED BY	ARW
DATE	01/10/2023
SCALE	As indicated
REVISIONS	

A5.1b



ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	ELECTRICAL SERVICE METER
	CEILING MOUNTED FIXTURE
	PENDANT TYPE FIXTURE
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE WITH TRIM
	WALL MOUNTED FIXTURE
	VAPOR PROOF CAN LIGHT
	VANITY LIGHT FIXTURE
	UNDERCABINET FIXTURE
	PUCK FIXTURE
	CEILING EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	DOUBLE FLOOD LAMP
	SPOT LIGHT
	2x4 FLUORESCENT FIXTURE
	CEILING FAN/LIGHT FIXTURE
	CEILING FAN NO LIGHT
	GARAGE DOOR OPENER
	SWITCH (TYPICAL)
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WATER PROOF SWITCH
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

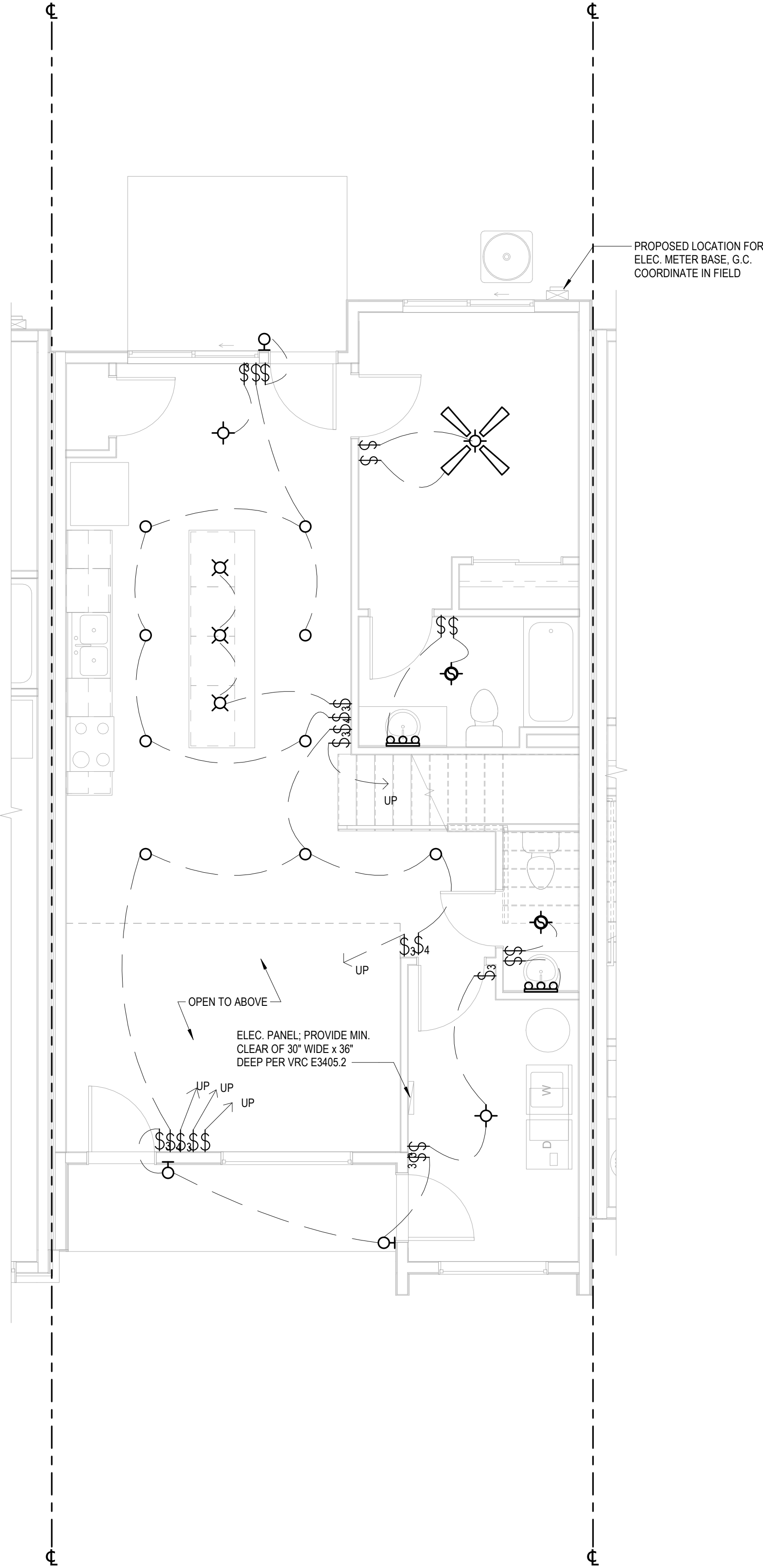
- GENERAL LIGHTING NOTES:
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 - 100% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENT LAMPS. GENERAL CONTRACTOR SHALL COORDINATE IN FIELD.
 - SWITCH LOCATIONS FOR EXTERIOR FLOOD LAMPS SHALL BE VERIFIED WITH OWNER.
 - SEE GENERAL LIGHTING/ELECTRICAL NOTES FOR ADDITIONAL LIGHTING INFORMATION.

UNIT TYPE 'D'
SCHEMATIC MAIN LEVEL
LIGHTING LAYOUT

1

A5.1d

1/4" = 1'-0"

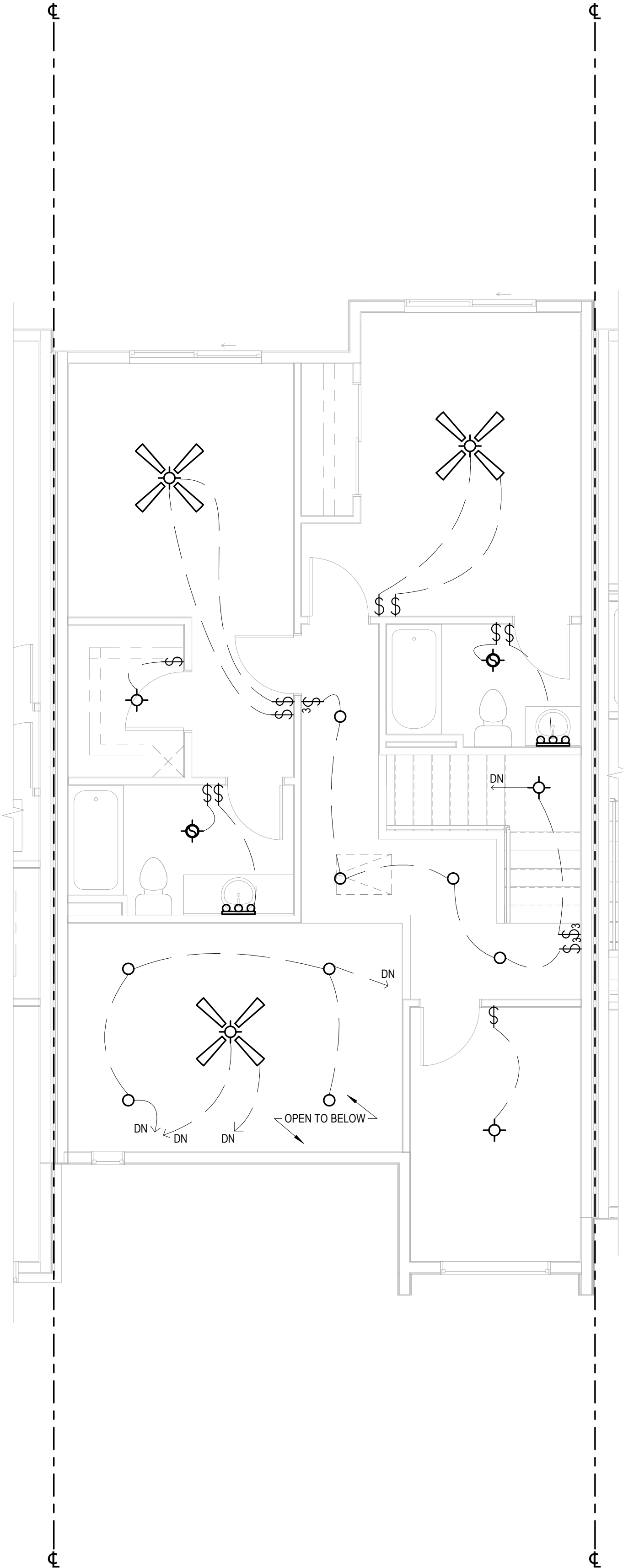


UNIT TYPE 'D'
SCHEMATIC UPPER LEVEL
LIGHTING LAYOUT

2

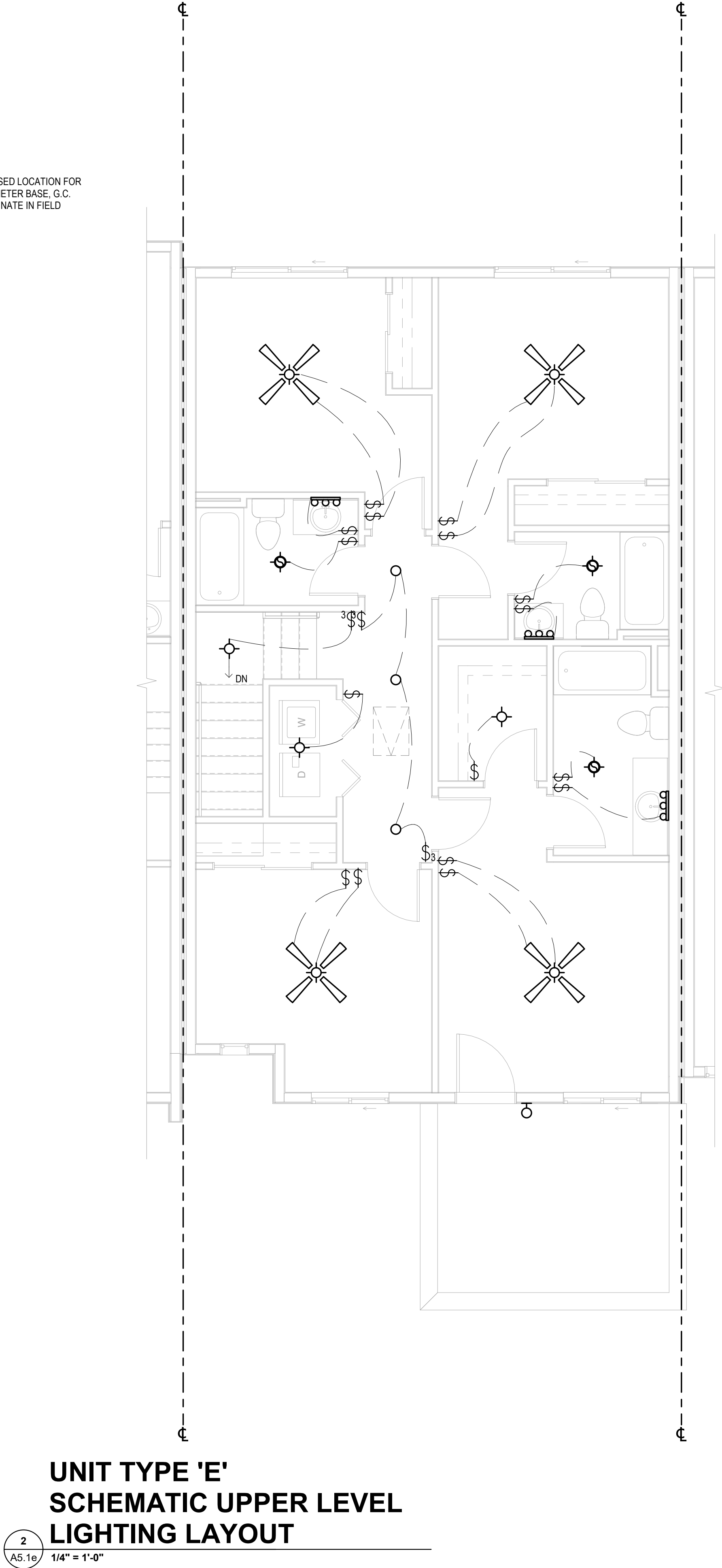
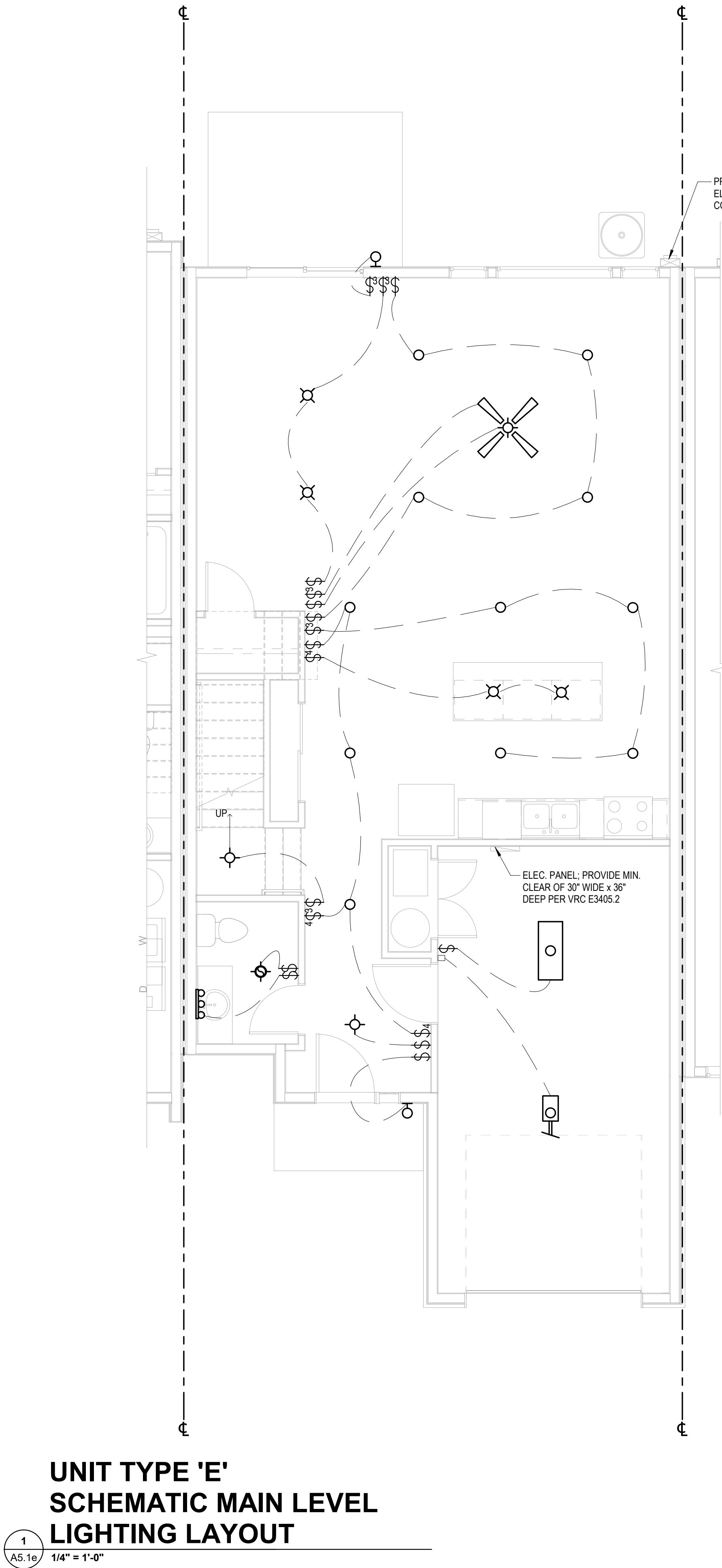
A5.1d

1/4" = 1'-0"



ELECTRICAL LEGEND	
	ELECTRICAL PANEL
	ELECTRICAL SERVICE METER
	CEILING MOUNTED FIXTURE
	PENDANT TYPE FIXTURE
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE WITH TRIM
	WALL MOUNTED FIXTURE
	VAPOR PROOF CAN LIGHT
	VANITY LIGHT FIXTURE
	UNDERCABINET FIXTURE
	PUCK FIXTURE
	CEILING EXHAUST FAN
	EXHAUST FAN/LIGHT COMBO
	DOUBLE FLOOD LAMP
	SPOT LIGHT
	2x4 FLUORESCENT FIXTURE
	CEILING FAN/LIGHT FIXTURE
	CEILING FAN NO LIGHT
	GARAGE DOOR OPENER
	SWITCH (TYPICAL)
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WATER PROOF SWITCH
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

- GENERAL LIGHTING NOTES:
- LIGHTING INFORMATION SHOWN IS SCHEMATIC ONLY. GENERAL CONTRACTOR SHALL COORDINATE EXACT/FINAL LOCATIONS, ARRANGEMENTS, AND REQUIREMENTS IN FIELD.
 - 100% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENT LAMPS. GENERAL CONTRACTOR SHALL COORDINATE IN FIELD.
 - SWITCH LOCATIONS FOR EXTERIOR FLOOD LAMPS SHALL BE VERIFIED WITH OWNER.
 - SEE GENERAL LIGHTING/ELECTRICAL NOTES FOR ADDITIONAL LIGHTING INFORMATION.



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