

Historic District Review Board

Commercial – 3 District

Special Meeting Agenda

Cape Charles Civic Center

April 2, 2021 10:00 A.M.

1. Introduction
2. Call to Order; Roll Call
 - A. Roll call and establish a quorum
3. Public Comment: Agenda Items Only
4. New Business
 - A. Commercial – 3 District design and construction review for 2198 Stone Road – tax map #83-A-15.
5. Adjourn



PRE-APPLICATION INFORMATION FORM

\$500 FEE

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

APPLICANT INFORMATION

Name: Cape Charles Brewing

Mailing Address: 2198 Stone Rd.

Phone Number: 812-878-7238

Email: chris@capecharlesbrewing.com

PROJECT SUMMARY

Address of Project: 2198 Stone Rd.

Application Type (rezoning, variance, etc.): _____

Total Acreage of Project: 3131 sq. ft.

Detailed Description (Include proposed use(s) and square footage of floor area for each use):

New steel bldg - 20x60 - 1,200 sq. ft.

Deck on existing accessory bldg - 20x30 = 600 sq. ft.

Permanent patio covering on west side of brewery - 1331 sq. ft.

Signature of Applicant: _____

Date: _____

3/9/21

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

HDRB Rep Printed Name: _____ Signed: _____

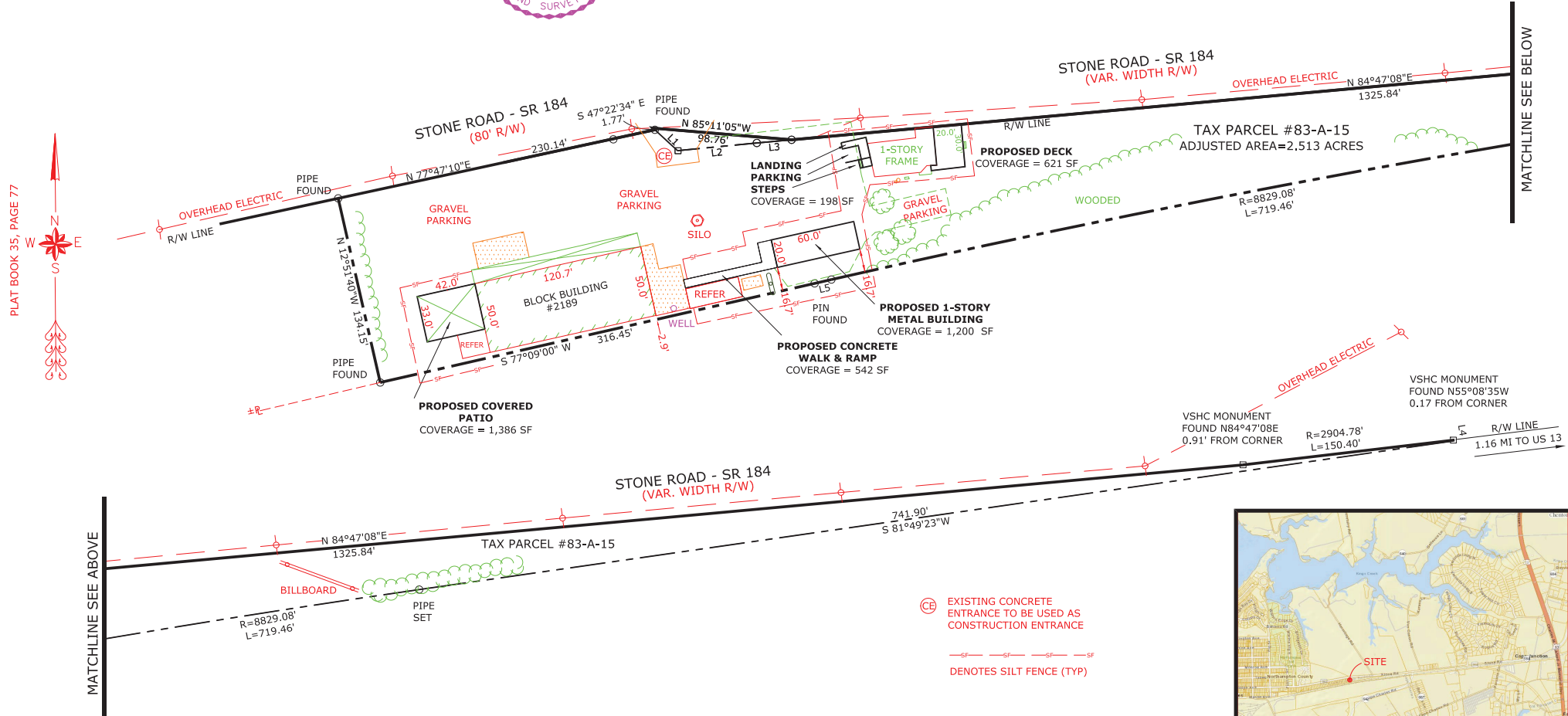
SURVEYOR CERTIFICATION

I, MARSHALL B. PARKS, A LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AT THE REQUEST OF THE OWNERS AND THAT THIS SURVEY IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY THE DEED DESCRIBED HEREON AND THAT MONUMENTATION IS ACTUALLY IN PLACE OR WILL BE SET AT POINTS MARKED AS SHOWN HEREON AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.



**ZONING: TOWN OF CAPE CHARLES
C-3**
BUILDING SETBACK REQUIREMENTS
FRONT: 80' FROM CENTERLINE OF RIGHT OF WAY
SIDE: 5' OR 10'
REAR: 10'

COURSE	BEARING	DISTANCE
L1	S 47°22'34" E	21.89'
L2	N 84°27'00" E	56.56'
L3	N 84°47'08" E	24.82'
L4	S 09°19'56" E	0.58'
L5	S 77°09'00" W	12.23'



GENERAL NOTES:

- OWNERS: CAPE CHARLES BREWING COMPANY LLC
- TAX PARCEL: 83-A-15
- SOURCE OF TITLE: INSTRUMENT #170000827
- A SURVEY WAS PERFORMED ON THIS PROPERTY IN NOVEMBER 2020 WITH A BOUNDARY CLOSURE WHOSE PRECISION EXCEEDS 1:10,000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN OR WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES AND UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 51131C0295F, DATED 3-2-2015, THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAPS. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.
- PLAT REFERENCES: PLAT BOOK 35, PAGE 77. PLAT BOOK 2, PAGE 9 & PLAT BOOK 5, PAGE 184, VDOT PROJECT 31-W
- RIGHT OF WAY AS SHOWN IS PER RECORDED PLANS AND MONUMENTATION IN THE FIELD.
- THIS PARCEL HAS EXISTING WELL AND SEPTIC SYSTEMS.
- ZONED: TOWN OF CAPE CHARLES COMMERCIAL DISTRICT C-3

PLAN OF SURVEY
SHOWING PROPOSED IMPROVEMENTS
LANDS OF
CAPE CHARLES BREWING COMPANY LLC
BEING
TAX PARCEL
83-A-15
LOCATED IN
THE TOWN OF CAPE CHARLES
CAPEVILLE DISTRICT
NORTHAMPTON, COUNTY VIRGINIA
MARCH 10, 2021



ACCOMACK-NORTHAMPTON
SURVEYING & MAPPING
36038 Lankford Highway, Belle Haven Va
Mail Address: 22248 Parker's Landing Road
Bloxom, Virginia 23308
Phone: (757) 709-4192

DRAWN BY: PARKS	SCALE: 1"=50'
CHK'D BY:	BACK TRV BY: PARKS
FIELD BOOK:	JOB NUMBER: 511



SAFEWAY STEEL BUILDINGS™

December 23, 2020

Chris Marshall

2198 Stone Rd

Cape Charles VA 23310

Attn: Chris Marshall

Project Location: Cape Charles, VA 23310

NBG Project #: S20O8546A

Project Name: Cape Charles Brewery

Buildings: A->20'-0"x60'-0"x16'-0"(RCG,1.0:12)

This Letter of Design Certification ensures that the materials furnished by the metal building supplier are designed in accordance with the information specified to the metal building supplier on the order documents and summarized by the loading information listed below. The Project Engineer of Record (not the metal building supplier) is responsible for verifying that the building code and design loads meet any and all applicable local requirements.

The Professional Engineer whose seal appears on this Letter of Certification is employed by the metal building manufacturer and does not serve as or represent the Engineer of Record for this project and shall not be construed as such.

DESIGN LOAD CRITERIA:

Structural Loads Applied in General Accordance with: IBC 2015
Risk Category: II - Standard Buildings

PROJECT-WIDE LOADING INFORMATION:

Ground Snow Load: 10.0 psf Snow Exposure Factor, C_e : 1.00 Snow Imp. Factor, I_s : 1.00
Roof Live Load: 20.0 psf Reducible As Per Code.

Ultimate Design Wind Velocity: 120 mph Nominal Design Wind Velocity: 93 mph

***Components & Cladding Pressures: 24 psf/ -32 psf

Is Roof to meet UL 90 Requirements?: No

Wind Exposure: B

Seismic Criteria: S_s : 0.089 S_1 : 0.046 • No ground snow included in seismic calculations.

Design S_d / S_d1 : 0.095/0.074

Analysis Procedure: Equiv. Lat. Force Procedure

Seis. Imp. Factor, I_e : 1.00

Basic SFRS: Not Detailed for Seismic

Seis. Design Category: B

Site Class: D

BUILDING-SPECIFIC LOADING INFORMATION:

Bldg	Roof Dead (psf)*	Collateral Dead		Snow Coefficient		Snow Load (psf)		Wind		Seismic		
		Pri (psf)	Sec (psf)	C_t	C_s	P_s (psf)	** P_m (psf)	Enclosure	$G C_{pi}$	R	C_s	V (kips)
A	3.0	1.0	1.0	1.0	1.00	7.00	10.00	Enclosed	± 0.18	3.00	0.032	0.35

*Primary Structural Not Included

** P_m is based on the minimum roof snow load calculated per building code or the contract-specified roof snow load, whichever is greater. This value, P_m , is only applied in combination with Dead and Collateral Loads. Roof Snow in other loading conditions is determined per the specified Building Code.

***Ultimate Design wind pressures to be used for wall exterior component and cladding materials not provided by Metal Building Supplier

Mezzanine Information:

Floor Dead Load: N/A

Floor Collateral Load: N/A

Floor Live Load: N/A

Crane Information:

No cranes on building.

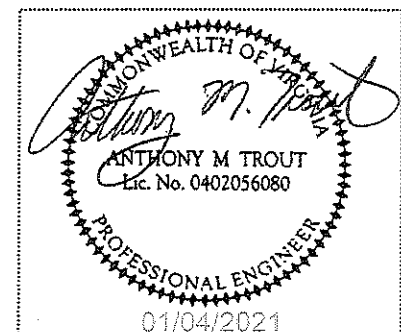
Roof-Top Unit Information

No roof-top units on building.

The design of structural members supporting roof gravity loads is controlled by the more critical effect of roof live load or roof snow applied in accordance with the governing building code.

DESIGN STANDARDS REFERENCED:

- AISC Specification for Structural Steel Buildings - Steel Construction Manual, 14th Edition, © 2010.
- AISI North-American Specification for the Design of Cold-Formed Steel Structures, © 2012 Edition.
- IBC codes are designed in accordance with ASCE7-10 Edition.
- MBMA Low Rise Building Systems Manual, Latest Edition.
- AWS Latest Edition of Structural Welding Code.
- No buyout structural components provided on this project.



Professional Seal



Walls & Downspouts: Fox Gray

Wainscot: Fox Gray

Trim: Fox Gray



PROJECT NUMBER: S2008546A
 PROJECT NAME: Cape Charles Brewery
 PROJECT LOCATION: Cape Charles, VA 23310
 CUSTOMER: Chris Marshall

Notes and Specifications

Building Erection Notes

1) The general contractor and/or erector is responsible to safety and properly erect the metal building system in accordance with these drawings, OSHA requirements and metal building system manufacturer's instructions. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance.

2) AISC 360 and AISC 360M are the minimum requirements for the design and construction of the building. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance. The contractor shall be responsible for obtaining all necessary permits, licenses, and insurance.

3) The following articles may be used to determine the building height (i.e., "true height" or "finished height"), unless otherwise specified by the building code or local jurisdiction.

A) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

B) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

C) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

D) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

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F) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

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R) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

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V) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

W) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

X) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

Y) All AISC 360 shall be "true height" (i.e., "finished height") unless otherwise specified by the building code or local jurisdiction.

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PRIMARY AND SECONDARY STEEL PRIMER COLOR: RED
 ROOF SHEETING, TYPE: CR 28 GAUGE, FINISH: Galvalume Plus
 ROOF PANEL CLIP TYPE: N/A
 THERMAL BLOCKS: No EPS FOAM SPACER: No
 COMPOSITE CFR DECK, TYPE: N/A GAUGE, FINISH:
 ROOF LINE TRIM, PAINTED: For Gray SP
 EXTERIOR WALL SHEETING, TYPE: CR 28 GAUGE, FINISH: For Gray SP
 EXTERIOR WALL CORNER TRIM FINISH: For Gray SP
 EXTERIOR BASE TRIM, PAINTED: For Gray SP
 FRAMED OPENING TRIM, PAINTED: For Gray SP
 WALL FRAMED OPENING, SIZES: FSW none
 BSW none
 LEW (1) 10'-0" x 12'-0" (1) 3'-0" x 7'-0"
 NEW none
 INTERIOR WALL SHEETING, TYPE: GAUGE, FINISH:
 INTERIOR CEILING LINER, TYPE: GAUGE, FINISH:
 INTERIOR WALL TRIM, PAINTED:
 YES NO
☒ DOWNSPOUTS PAINTED: GUTTERS PAINTED:
☒ WALKDOORS, QUANTITY: (1) 3070RD, PAINTED: Polar White SP
☒ WINDOWS: PAINTED:
☒ INSULATION (NOT BY MBS), ROOF: 3 INCH WALLS: 3 INCH
☒ CRANES (SEE CRANE PLAN FOR ADDITIONAL CRANE INFORMATION)
☒ MEZZANINE (SEE MEZZANINE PLAN FOR ADDITIONAL MEZZANINE INFO)
☒ WALL TRANSLUCENT PANELS:
☒ ROOF TRANSLUCENT PANELS:
☐ INSULATED PANELS YES ☐ NO ☐
☐ PIPE JACKS, SIZE: QUANTITY:
☐ ROOF FRAMED OPENINGS, SEE ROOF FRAMING PLAN FOR SIZES
☐ RIDGE VENTS, 10'-0" LONG X 9" THROAT, QUANTITY:

FOR OCCUPANCY (RISK) CATEGORY 1 OR 1, IBC PROVISIONS INDICATE THAT SINGLE-STORY BUILDINGS SHALL HAVE "NO DRIFT LIMIT" PROVIDED THAT INTERIOR WALLS, PARTITIONS, CEILINGS, AND EXTERIOR WALL SYSTEMS HAVE BEEN DESIGNED TO ACCOMMODATE THE SEISMIC STORY DRIFTS. INTERIOR WALLS, PARTITIONS, CEILINGS, OR EXTERIOR WALL SYSTEMS NOT PROVIDED BY THE METAL BUILDING MANUFACTURER SHALL BE DESIGNED AND DETAIL BY OTHERS TO ACCOMMODATE THE SEISMIC STORY DRIFTS. SEISMIC DRIFT VALUES MAY BE OBTAINED FROM THE METAL BUILDING MANUFACTURER.

THE BUILDING CODE REQUIRES CONSIDERATION OF SNOW SURCHARGES FOR ANY LOWER ROOF OF A STRUCTURE LOCATED WITHIN 20 FT. OF A HIGHER STRUCTURE. INFORMATION PROVIDED TO THE METAL BUILDING MANUFACTURER DOES NOT INDICATE THE PRESENCE OF A SHADOWING STRUCTURE WITHIN THIS 20 FT. ENVELOPE. THEREFORE SNOW SURCHARGES HAVE NOT BEEN CONSIDERED IN THE DESIGN.

IF SNOW GUARDS OR OTHER DEVICES INTENDED TO HOLD SNOW AND/OR ICE ACCUMULATION ON THE ROOF SYSTEM ARE TO BE USED ON THIS PROJECT, THEY MUST BE INSTALLED UNDER THE GUIDANCE OF THE PROJECT "ENGINEER OF RECORD" (EOR), NOT THE METAL BUILDING MANUFACTURER. SO AS NOT TO EXCEED THE DESIGN ROOF SNOW LOAD ON THIS PROJECT.

YES NO

☒ FASCIA, PROJECTION: TOP OF FASCIA HEIGHT:
☐ FACE PANEL, TYPE: GAUGE, FINISH:
☐ BACK PANEL, TYPE: GAUGE, FINISH:
☐ CAP TRIM PAINTED: BASE TRIM PAINTED:
☐ CLOSED SYSTEM, CLEAR UNDER SOFFIT TRIM:
 SOFFIT PANEL, TYPE: GAUGE, FINISH:
 SOFFIT TRIM AT BUILDING LINE PAINTED:
☐ OPEN SYSTEM, (NO SOFFIT PANEL PROVIDED)
 CLEAR UNDER FASCIA:
☒ PARAPET SYSTEM
☐ STRUCTURAL PARAPET ☐ NON-STRUCTURAL PARAPET
 TOP OF PARAPET HEIGHT: GAUGE, FINISH:
 BACKER PANEL, TYPE: GAUGE, FINISH:
☒ CANOPY, PROJECTION:
 AT EAVE LINE ☐ BELOW EAVE ☐
 ROOF PANEL, TYPE: GAUGE, FINISH:
 SOFFIT PANEL, TYPE: GAUGE, FINISH:
 SOFFIT TRIM AT BUILDING LINE PAINTED:
 CLEAR UNDER CANOPY BEAM:
☒ EAVE EXTENSION, PROJECTION:
 SOFFIT PANEL, TYPE: GAUGE, FINISH:
 SOFFIT TRIM AT BUILDING LINE PAINTED:
☒ RAKE EXTENSION, PROJECTION:
 SOFFIT PANEL, TYPE: GAUGE, FINISH:
 SOFFIT TRIM AT BUILDING LINE PAINTED:
☒ PARTITION WALL SHEETING
 PANEL TYPE: GAUGE, FINISH:
 PARTITION WALL TRIM COLOR:
☒ WAINSCOT
 WALL PANEL, TYPE: GAUGE, FINISH:
 BASE TRIM PAINTED: WAINSCOT TRIM PAINTED:
 TRANSITION TRIM PAINTED:

ERECTOR NOTES:

ALTERNATE FASTENERS HAVE BEEN SUBSTITUTED ON THIS BUILDING. WHERE THE DRAWINGS INDICATE AN H1040 STRUCTURAL FASTENER, H1041 FASTENERS WITH WASHERS HAVE BEEN SUPPLIED. WHERE THE DRAWINGS INDICATE AN H1060 TRIM FASTENER, H1061 FASTENERS WITH WASHERS HAVE BEEN SUPPLIED.

ERECTOR MANUALS REQUIRED

(ERECTOR MANUALS ARE SHIPPED IN A BARNHOUSE PACKING CRATE)

☐ CFR ROOF ☐ H9700 OR ☐ H8260 ☐ SINGLE CURB (H9850)
☒ CLASSIC ROOF ☐ H9420 OR ☐ H8201 ☐ DOUBLE CURB (H9800)
☐ V16 (H9925)

ACCESSORIES (DOORS, WINDOWS, ETC.) NOT PROVIDED BY THE METAL BUILDING MANUFACTURER MUST BE DESIGNED AS "COMPONENTS AND CLADDING" IN ACCORDANCE WITH THE SPECIFIC WIND PROVISIONS OF THE REFERENCED BUILDING CODE DISPLAYED ON THE COVER PAGE OF THIS DRAWING PACKET.

FRAMED OPENINGS HAVE BEEN DESIGNED TO SUPPORT WIND LOAD NORMAL TO THE WALL BASED ON THE STANDARD BUILDING CODE CRITERIA. FRAMED OPENINGS HAVE NOT BEEN DESIGNED FOR ANY ADDITIONAL MOMENT OR CATERNARY FORCES FROM THE DOOR. ANY CHANGE TO THE INFORMATION SHOWN HERE WILL REQUIRE AN ENGINEERING INVESTIGATION AND POSSIBLE BUILDING REINFORCEMENT.

BUILDING LOADS

DESIGN CODE: ISC 2015
 ROOF LIVE LOAD: 20.00 PSF MBMA OCC. CLASS: B
 LIVE LOAD REDUCIBLE: Yes
 GROUND SNOW LOAD: 10.0 PSF SNOW EXP. FACTOR, C_e : 1.00
 SNOW IMPORTANCE FACTOR, I_s : 1.00
 WIND: 120 / 93 MPH
 (MI) / (MM)
 C & D PRESSURES (PSF): 24 / -32
 EXPOSURE: B
 UL 60 120
 Checks Roof-Correl. No.181: Checks Roof w/ Translucent Panel-Correl. No.187
 CFR Roof-Correl. No.552: CFR Roof w/ Translucent Panel-Correl. No.590;
 Composite CFR Roof-Correl. No.608A: W181 B Roof-Correl. No.338
 SEISMIC INFORMATION S_s : 0.009 S_1 : 0.048
 Design S_d : 0.095 0.074 Site Class: D
 Seismic Imp. Factor: 1.00 Seismic Design Category: B
 Analysis Procedures: Equivalent Lateral Force Method
 Basic SEFRS: Not Detailed for Seismic

NOTES:

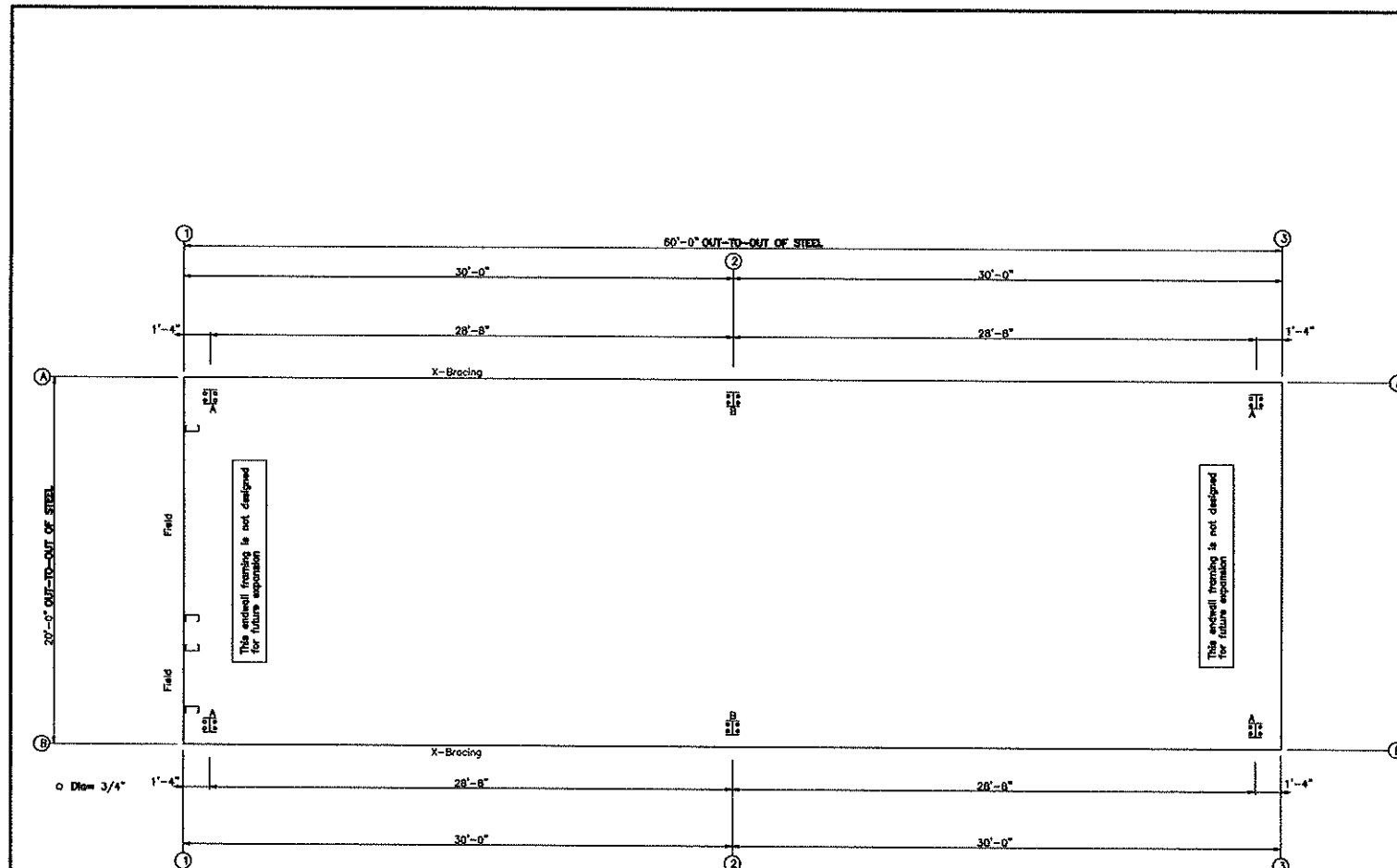
1) COLLATIONAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUPPORTED SPREADER SYSTEMS, INITIAL, FINAL, EQUIPMENT, CRANES, ETC. ARE SUPPORTED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (LESS THE MOUNT DETAILS) OR 200 POUNDS (LESS THE PLATE MOUNT DETAILS), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.
 2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING CRANES IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.
 3) PM IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT SPECIFIED SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, PM, IS ONLY APPLIED IN COMBINATION WITH THE DEAD AND COLLATIONAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED BY THE APPLICABLE BUILDING CODE.

BUILDING	
ROOF DEAD (PSF):	3.0
PM SCL (PSF):	1.0
SEC. SCL (PSF):	1.0
SNOW CL:	1.0
SNOW CL:	1.00
ROOF SNOW Ps (PSF):	7.00
ROOF SNOW Ps (PSF):	10.00
WIND ENCLOSURE:	Closed
SEISMIC:	3.00
SEISMIC CL:	0.032
BASE SHEAR (KIPS):	0.35

DRAWING INDEX

COVER SHEET G1
 ANCHOR BOLT DRAWINGS F1, F2
 COLUMN BASE REACTIONS R1
 STRUCTURAL/SHEETING DRAWINGS E1 - E7
 DETAILS

PROJECT NAME	SAFeway STEEL BUILDINGS
PROJECT NUMBER	S2008546A
PROJECT LOCATION	CAPE CHARLES BREWERY
PROJECT ADDRESS	2198 STONE RD. CAPE CHARLES, VA 23310
PROJECT CONTACT	CHRIS MARSHALL
PROJECT PHONE	(800) 547-8333
PROJECT FAX	
PROJECT E-MAIL	
PROJECT DATE	12/29/20
PROJECT TIME	12/29/20
PROJECT DRAWN BY	
PROJECT CHECKED BY	
PROJECT APPROVED BY	
PROJECT SCALE	
PROJECT SHEET	C1 of 1



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.S.)

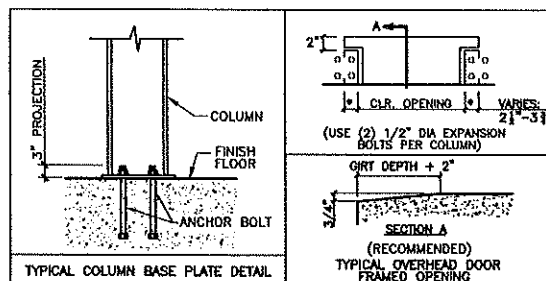
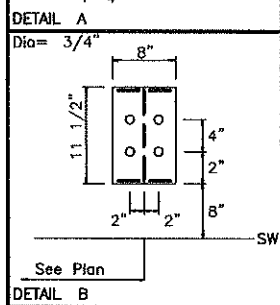
Dty	Locate	Qty (ft)	Type	Proj (ft)
O 24	Frame	3/4"	F1554	3.00

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBEDMENT PLATES ARE NOT BY METAL BUILDING MANUFACTURER.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.
7. ANCHOR RODS ARE REQUIRED ONLY IN THE QUANTITIES SPECIFIED. BASEPLATES MAY BE FABRICATED WITH MORE HOLES THAN NEEDED FOR THIS PROJECT.
8. THE ANCHOR BOLT LOCATIONS PROVIDED BY METAL BUILDING MANUFACTURER SATISFY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. PLEASE NOTE THAT THESE REQUIREMENTS MAY NOT SATISFY ALL ANCHOR BOLT CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. BECAUSE FOUNDATION DESIGN IS NOT WITHIN THE METAL BUILDING MANUFACTURER'S SCOPE OF WORK, IT IS THE RESPONSIBILITY OF THE QUALIFIED PROFESSIONAL DESIGNING THE FOUNDATION TO MAKE CERTAIN THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED FOR THE ANCHOR BOLTS IN THE DETAILS OF THE FOUNDATION DESIGN.

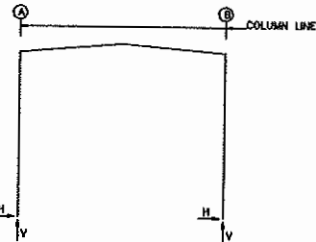
ANCHOR BOLTS F1554		SAFEWAY STEEL BUILDINGS VIRGINIA BEACH, VA PHONE (800) 947-8333	
PROJECT NAME CAPE CHARLES BREWERY 2198 STONE RD. CAPE CHARLES, VA 23310		DESIGNER NAME CHRIS MARSHALL CAPE CHARLES VA 23310	
PROJECT TIME 12/28/20		JOB NUMBER S2008646A	
SHEET F1 of 2		PROFESSIONAL ENGINEER AUTHORITY M. THOUT Lic. No. 0402056000	



2. COLUMN BASE PLATES MAY HAVE MORE HOLES THAN ARE REQUIRED DUE TO PRODUCTION LIMITATIONS. PLEASE FOLLOW ANCHOR BOLT DETAILS FOR QUANTITY OF ANCHOR BOLTS REQUIRED. EXTRA BASE PLATE HOLES DO NOT NEED FILLED PER THE MBS DESIGN SPECIFICATIONS.

PROJECT NAME CAPE CHARLES BREWERY 2198 STONE RD. CAPE CHARLES, VA 23310 CUSTOMER NAME CHRIS MARSHALL CAPE CHARLES VA 23310	SAFEWAY STEEL BUILDINGS VIRGINIA BEACH, VA PHONE (800) 547-8035		SHEET TITLE ANCHOR BOLTS											
	ANCHOR BOLTS PERMITS		DATE 12/28/20											
	DRK. DNF. A32. ANT.		DATE 12/28/20											
	DRK. DNF. A32. ANT.		DATE 12/28/20											

FRAME LINES: 1 2 3



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anchor Qty	Anchor Dia	Base Width	Base Length (in)	Base Thick	Elev. (in)
1*	A	4	0.750	8.000	11.50	0.375	0.0
1*	B	4	0.750	8.000	11.50	0.375	0.0

1* Frame Lines: 1 3

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frn Line	Col Line	Anchor Bolt Qty Dia	Base Plate Width (in)	Base Plate Length (in)	Base Plate Thick (in)	Elev. (in)
2	A	4 0.750	8.000	11.50	0.375	0.0
2	B	4 0.750	8.000	11.50	0.375	0.0

GENERAL NOTES

- ALL LOADING CONDITIONS ARE EXAMINED. THE MAXIMUM AND MINIMUM HORIZONTAL (H) AND VERTICAL (V) REACTIONS AND THE CORRESPONDING VERTICAL (V) OR HORIZONTAL (H) REACTIONS ARE REPORTED.
- REACTIONS ARE PROVIDED BY LOAD CASE IN ORDER TO AID THE FOUNDATION ENGINEER IN DETERMINING THE APPROPRIATE LOAD FACTORS AND COMBINATIONS TO BE USED WITH EITHER WORKING STRESS OR ULTIMATE STRENGTH DESIGN METHODS. WIND LOAD CASES ARE GIVEN FOR EACH PRIMARY WIND DIRECTION.
- FOR ASCE7-10 AND LATER BASED BUILDING CODES, THE UNFACTORED LOAD CASE REACTIONS DUE TO WIND ARE GENERATED USING THE ULTIMATE DESIGN WIND SPEED (V_W).
- POSITIVE (+) REACTIONS ARE AS SHOWN ABOVE. FOUNDATION LOADS ARE IN OPPOSITE DIRECTIONS.
- BRACING REACTIONS ARE IN THE PLANE OF THE BRACE WITH THE HORIZONTAL REACTION (H) ACTING AWAY FROM THE BRACED BAY AND THE VERTICAL REACTION (V) ACTING DOWNWARD.

***** RIGID FRAME LOAD CASE ABBREVIATIONS: *****

Wind_L1/Wind_R1: LATERAL WIND FROM THE LEFT/RIGHT, CASE 1
 Wind_L2/Wind_R2: LATERAL WIND FROM THE LEFT/RIGHT, CASE 2
 Wind_L3/Wind_R3: LONGITUDINAL WIND, CASE 1/2
 Seismic_L/Seismic_R: LATERAL SEISMIC LOAD FROM LEFT/RIGHT
 Wind_P/Wind_S: LONGITUDINAL WIND PRESSURE/SUCTION ON COLUMNS
 Wind_L/Wind_R: LONGITUDINAL WIND Suction ON ROOF
 Seis_L/Seis_R: LATERAL SEISMIC LOAD FROM LEFT/RIGHT
 FUND_SL_L/FUND_SL_R: UNBALANCED ROOF SNOW WITH WIND FROM LEFT/RIGHT
 FUND_LL_L/FUND_LL_R: PARTIAL LIVE/SNOW LOADING FOR CONTINUOUS BEAM SYSTEMS

***** ENDWALL COLUMN LOAD CASE ABBREVIATIONS: *****

Collat: COLLATERAL LOAD
 Rafter Wind_L/Rafter Wind_R: LATERAL WIND FROM THE LEFT/RIGHT
 Brace Wind_L/Brace Wind_R: LATERAL WIND FROM THE LEFT/RIGHT
 Wind_P/Wind_S: LONGITUDINAL WIND PRESSURE/SUCTION ON COLUMNS
 Wind_L/Wind_R: LONGITUDINAL WIND Suction ON ROOF
 Seis_L/Seis_R: LATERAL SEISMIC LOAD FROM LEFT/RIGHT
 FUND_SL_L/FUND_SL_R: UNBALANCED ROOF SNOW WITH WIND FROM LEFT/RIGHT
 FUND_LL_L/FUND_LL_R: PARTIAL LIVE/SNOW LOADING FOR CONTINUOUS BEAM SYSTEMS

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead	Collateral	Live	Snow	Wind Left1	Wind Right1
1*	A	0.1	0.9	0.0	0.2	0.3	2.9
1*	B	-0.1	0.9	0.0	0.2	-0.3	2.9
1*	A	-3.1	4.1	1.5	0.8	1.5	-3.2
1*	B	-1.5	0.8	3.1	-4.1	-1.2	-2.8
1*	A	0.2	1.6	0.1	1.4	0.1	0.7
1*	B	-0.2	1.6	-0.1	0.7	-0.1	1.4
2	A	0.1	1.5	0.0	0.4	0.5	4.5
2	B	-0.1	1.5	0.0	0.4	-0.5	4.5
2	A	-6.7	-8.0	3.1	2.2	3.1	-8.4
2	B	-3.1	2.2	6.7	-8.0	-2.8	-8.3
2	A	0.4	3.8	0.3	3.3	0.3	1.6
2	B	-0.4	3.8	-0.3	1.6	-0.3	3.3

BUILDING BRACING REACTIONS

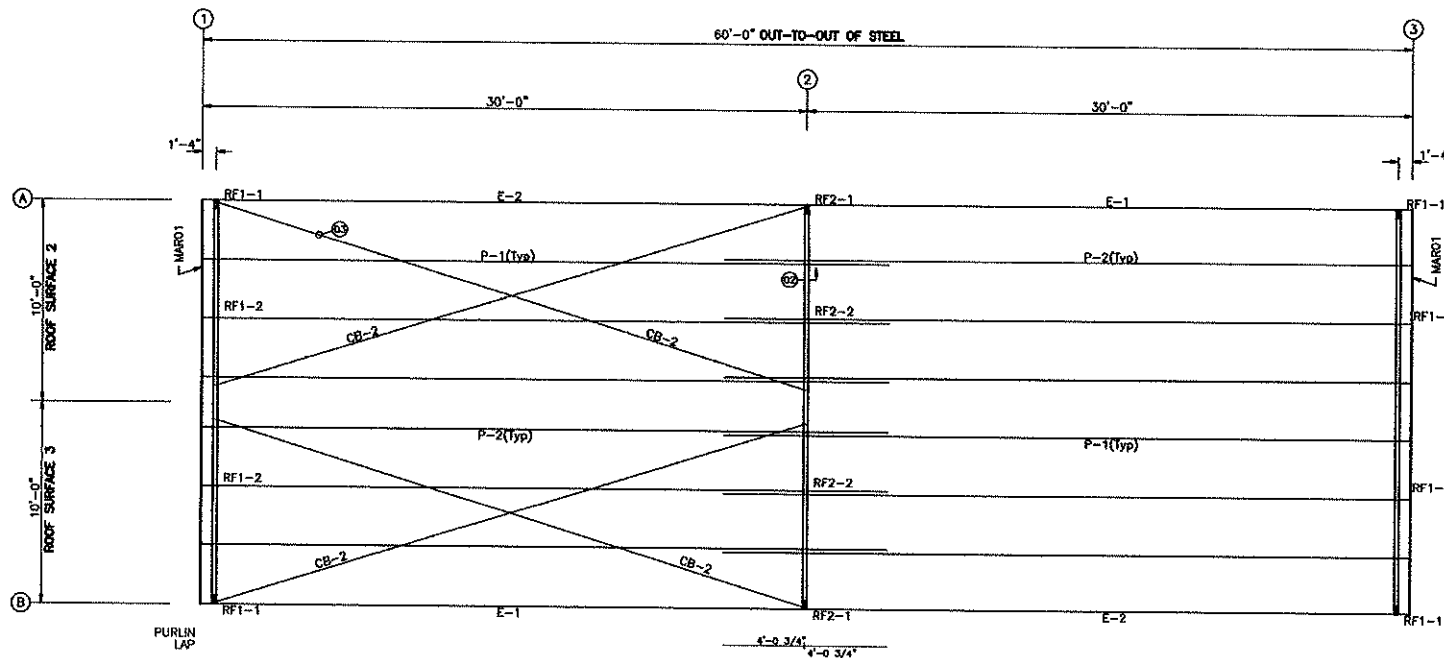
Loc	Weld Line	Col Line	± Reactions (k)				Panel Shear (lb/ft)		Note
			Wind		Seismic		Wind	Seis	
			Horz	Vert	Horz	Vert			
1	EW	1							
2	F-SW	B	1.5	0.7	0.2	0.1			(h)
3	R-EW	3							
4	B-SW	A	1.5	0.7	0.2	0.1			(h)

(h) Right frame at end of

PROJECT NAME	CAPE CHARLES BREWERY	PROJECT NO.	2198 STONER RD. CAPE CHARLES, VA 23310
CLIENT NAME	CHRIS MARSHALL	DATE	12/28/20
CLIENT ADDRESS	CAPE CHARLES VA 23310	PHONE	(800) 547-5335
ARCHITECT	SAFETY STEEL BUILDINGS	ENGINEER	CHRIS MARSHALL
DATE	12/28/20	SCALE	R1 of 1

TRIM TABLE		
ROOF PLAN		
ID	PART	LENGTH
1	RGA05	36.000
		TRIM 3

MEMBER TABLE		
ROOF PLAN		
MARK	PART	LENGTH
P-1	08Z075	408.500
P-2	08Z075	408.500
E-1	08E060	359.625
E-2	08E060	359.625
CB-2	RDB-	362.000



ROOF FRAMING PLAN

ROOF FRAMING PLAN

GENERAL NOTES

1. PLACE TAGGED END OF RAFTERS TOWARDS THE LOW EAVE.
2. STD. ROD/CABLE SIZES PER PART PREFIX ARE:

RDB- = 5/8" ROD	CAB- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	
3. PURLIN AND EAVE STRUT CONNECTIONS UTILIZE BOTH A307 AND A325 BOLTS. REFER TO THE DETAILS FOR SPECIFIC USAGE REQUIREMENTS.
4. THIS DRAWING IS NOT TO SCALE.

ROOF SHEETING
PANELS: 26 Ga. CR
Galvalume Plus

DATE	BY	CHK	APP	DATE
12/29/20				
12/29/20				
12/29/20				

SAFETY STEEL BUILDINGS	
ANCHOR BOLTS	
FEMITS	
PHONE	(800) 547-4335

PROJECT NAME	CAPE CHARLES BREWERY
2198 STONE RD. CAPE CHARLES, VA 23310	
CUSTOMER NAME	CHRIS MARSHALL
CAPE CHARLES VA 23310	
JOB NUMBER	IS2008546A
SHEET TITLE	



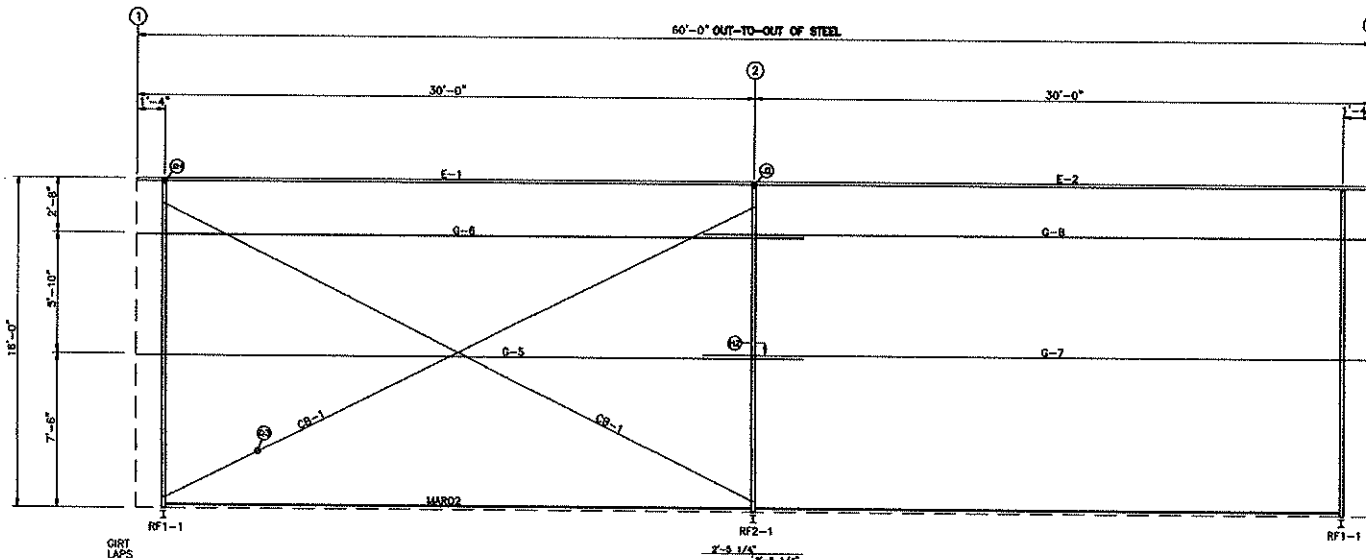
DATE	12/29/20
BY	
CHK	
APP	
DATE	12/29/20
BY	
CHK	
APP	
DATE	12/29/20
BY	
CHK	
APP	

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.625	2.25	6"	3/8"	1'-5 1/8"

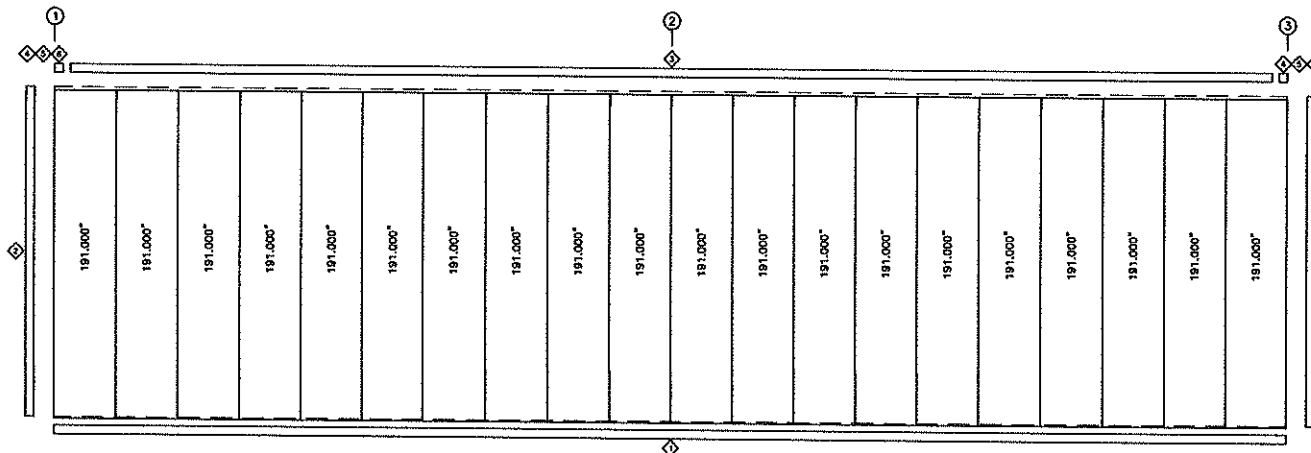


1. INDICATES FLANGE BRACING LOCATIONS. (1) = ONE SIDE; (2) = TWO SIDES.
2. IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE RIGID FRAME, THE OPPOSITE SIDE FLANGE BRACES WILL HAVE TO BE INSTALLED AT THE TIME OF FUTURE EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
3. RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.
4. INTERIOR COLUMN METAL TAG IS ORIENTED TOWARD THE LOW EAVE OF THE BUILDING.

[illegible]



SIDEWALL FRAMING: FRAME LINE B



SIDEWALL SHEETING & TRIM: FRAME LINE B
PANELS: 28 Gs. CW - For Gray SP

TRIM TABLE			
FRAME LINE B			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	LEA01	122.000	TRIM_5
4	H4000	5.000	
5	ERA01	8.060	
6	RCA01	9.250	
7	RCA02	9.250	

MEMBER TABLE		
FRAME LINE B		
MARK	PART	LENGTH
E-1	08E060	359.625
E-2	08E060	359.625
G-6	08Z075	389.000
G-7	08Z075	389.000
G-8	08Z054	389.000
C-1	RDB-	393.000

SIDEWALL FRAMING PLAN

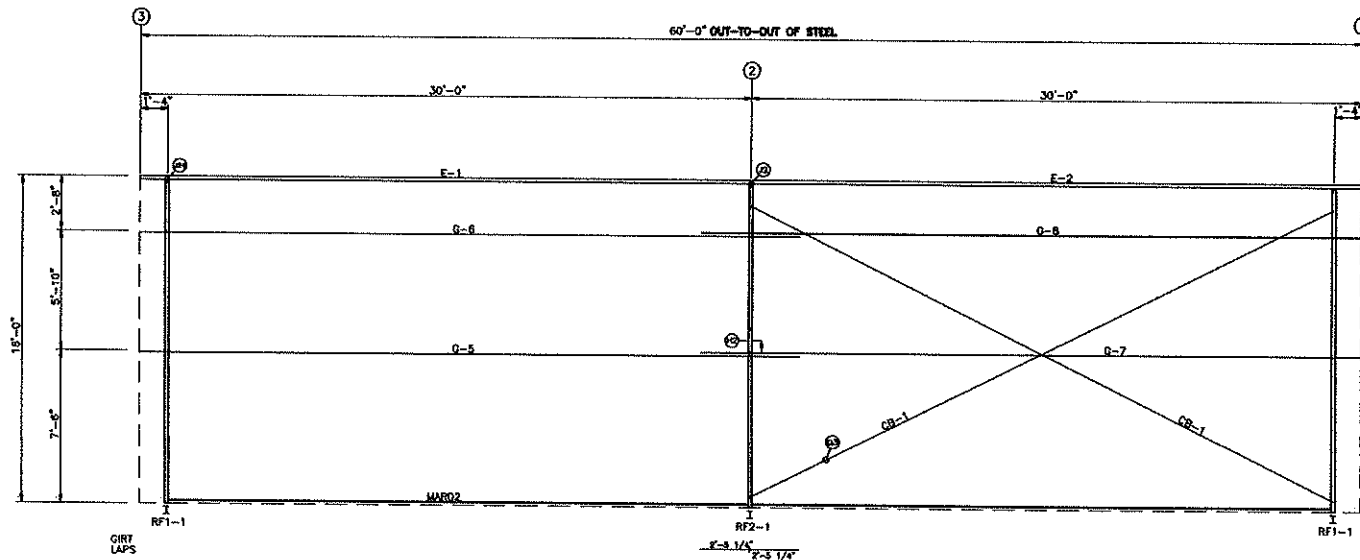
GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

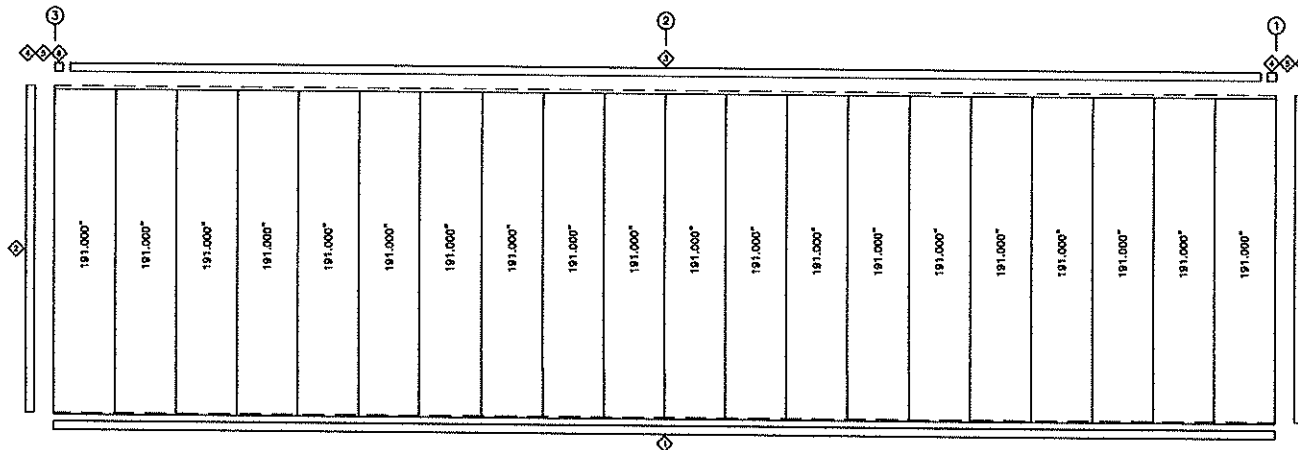
ROD	CABLE
RDB- = 5/8" ROD	CAA- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAC- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDG- = 1 1/4" ROD	

- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

PROJECT NAME	CAPE CHARLES BREWERY	DATE	12/28/20
LOCATION	2198 STONE RD, CAPE CHARLES, VA 23310	DATE	12/28/20
DESIGNER	CHRIS MARSHALL	DATE	12/28/20
CHECKED BY	ANTHONY M. TROUT	DATE	12/28/20
SCALE	AS SHOWN	DATE	12/28/20
PROJECT NO.	S2008546A	DATE	12/28/20
SHEET NO.	E4 of 7	DATE	12/28/20



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. CW - For Gray SP

TRIM TABLE			
FRAME LINE A			
QID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	LEA01	122.000	TRIM_5
4	H4000	5.000	
5	ERA01	8.080	
6	RCA01	9.250	
7	RCA02	9.250	

MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
E-1	08ED60	359.625
E-2	08EO60	359.625
G-5	08Z075	389.000
G-6	08Z054	389.000
G-7	08Z075	389.000
G-8	08Z054	389.000
CB-1	RDB-	393.000

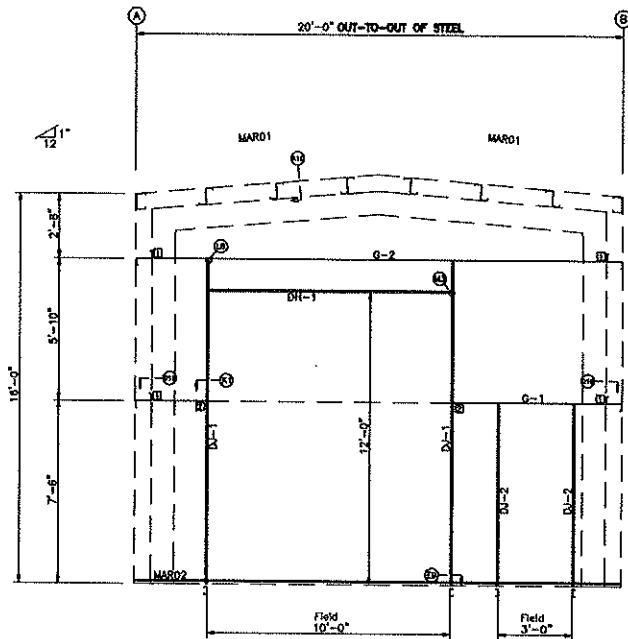
SIDEWALL FRAMING PLAN

GENERAL NOTES

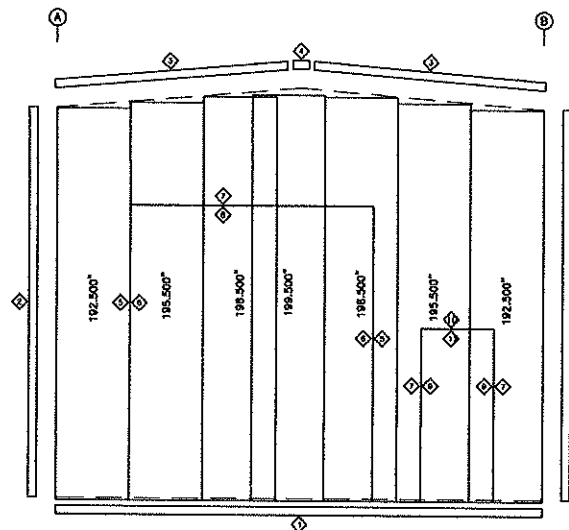
- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

RDB- = 5/8" ROD	CAB- = 1/4" CABLE
RDC- = 3/4" ROD	CAB- = 3/8" CABLE
RDD- = 7/8" ROD	CAB- = 1/2" CABLE
RDE- = 1" ROD	
RDF- = 1 1/8" ROD	
RDO- = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRTS CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRTS WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

PROJECT NAME CAPE CHARLES BREWERY		SAFETYWAY STEEL BUILDINGS		DATE 12/28/20	
2198 STONE RD. CAPE CHARLES, VA 23310		PROJECT NO. S22008546A		DATE 12/28/20	
CUSTOMER NAME CHRIS MARSHALL		PHONE (800) 547-8333		DATE 12/28/20	
PROJECT NO. S22008546A		SHEET TITLE SIDEWALL FRAMING PLAN		DATE 12/28/20	
ANTHONY M. TROUT License No. 0403056600 STATE OF VIRGINIA					
E5 of 7					



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. CW - Flat Gray SP

ENDWALL FRAMING PLAN

GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:
 ROD- = 5/8" ROD
 ROD- = 3/4" ROD
 ROD- = 7/8" ROD
 ROD- = 1" ROD
 ROD- = 1 1/8" ROD
 ROD- = 1 1/4" ROD
 CABLE- = 1/4" CABLE
 CABLE- = 3/8" CABLE
 CABLE- = 1/2" CABLE
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

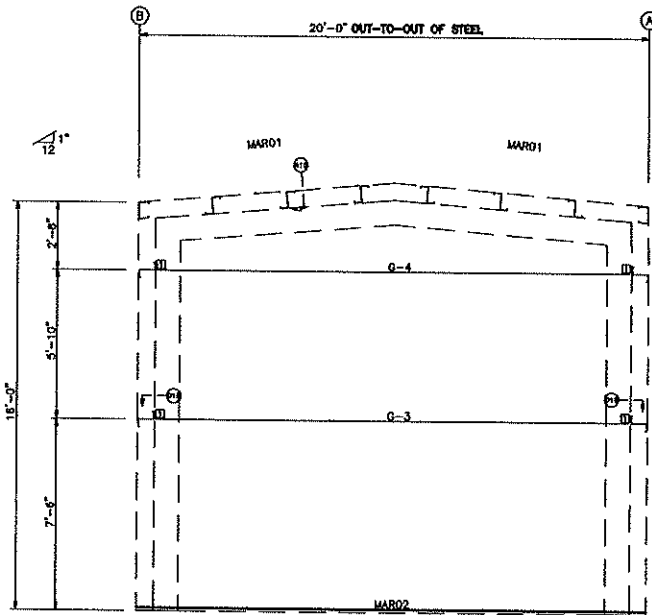
TRIM TABLE			
FRAME LINE 1			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	RTA02	242.000	TRIM_2
4	MPB01	26.440	
5	CCA145	145.000	TRIM_19
6	JTA145	145.000	TRIM_98
7	CCA121	121.000	TRIM_19
8	HTA124	124.000	TRIM_98
9	JTA087	87.000	TRIM_98
10	CCE040	40.000	TRIM_19
11	HTA044	44.000	TRIM_98

MEMBER TABLE		
FRAME LINE 1		
MARK	PART	LENGTH
DJ-1	JOBC080	180.000
DJ-2	JOBC080	90.000
DH-1	JOBC080	120.000
G-1	08Z054	223.000
G-2	08Z089	223.000

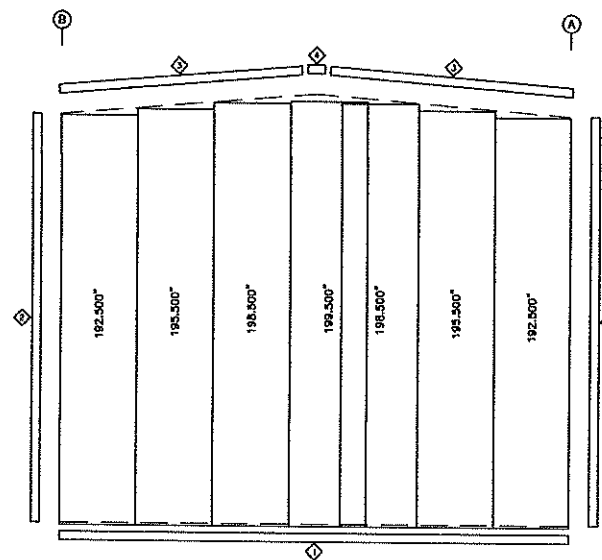
CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	GCC02
2	JCA&P02

This endwall framing is not designed for future expansion

PROJECT NAME	CAPE CHARLES BREWERY	DATE	12/28/20
PROJECT ADDRESS	2198 STONE RD. CAPE CHARLES, VA 23310	DATE	12/28/20
OWNER	CHRIS MARSHALL	DATE	12/28/20
OWNER ADDRESS	CAPE CHARLES VA 23310	DATE	12/28/20
PROJECT NUMBER	S2008546A	DATE	12/28/20
PROJECT TITLE	SAFETY STEEL BUILDINGS	DATE	12/28/20
PROJECT LOCATION	VIENNA BEACH, VA	DATE	12/28/20
PROJECT PHONE	(800) 547-8330	DATE	12/28/20
PROJECT FAX		DATE	12/28/20
PROJECT EMAIL		DATE	12/28/20
PROJECT WEBSITE		DATE	12/28/20
PROJECT SOCIAL MEDIA		DATE	12/28/20
PROJECT NOTES		DATE	12/28/20
PROJECT COMMENTS		DATE	12/28/20
PROJECT STATUS		DATE	12/28/20
PROJECT ACTION		DATE	12/28/20
PROJECT REVIEW		DATE	12/28/20
PROJECT APPROVAL		DATE	12/28/20
PROJECT SIGNATURE		DATE	12/28/20
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PROJECT SOCIAL MEDIA		DATE	12/28/20
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ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3
PANELS: 26 Ga. CW -- Fox Gray SP

TRIM TABLE FRAME LINE 3			
ID	PART	LENGTH	DETAIL
1	BSD01	122.000	TRIM_200
2	OCA01	242.000	TRIM_79
3	RTA02	242.000	TRIM_2
4	MPB01	26.440	

MEMBER TABLE FRAME LINE 3		
MARK	PART	LENGTH
G-3	08Z075	223.000
G-4	08Z060	223.000

CONNECTION PLATES FRAME LINE 3	
ID	MARK/PART
1	GCC02

This endwall framing is not designed for future expansion

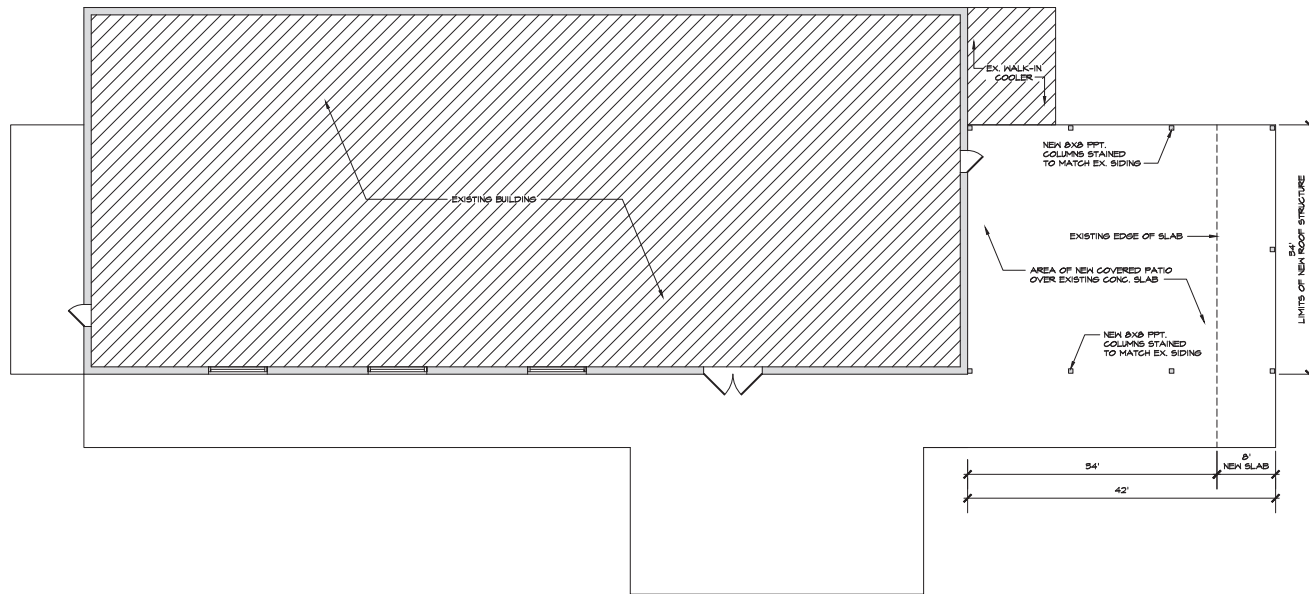
ENDWALL FRAMING PLAN

GENERAL NOTES

- STD. ROD/CABLE SIZES PER PART PREFIX ARE:

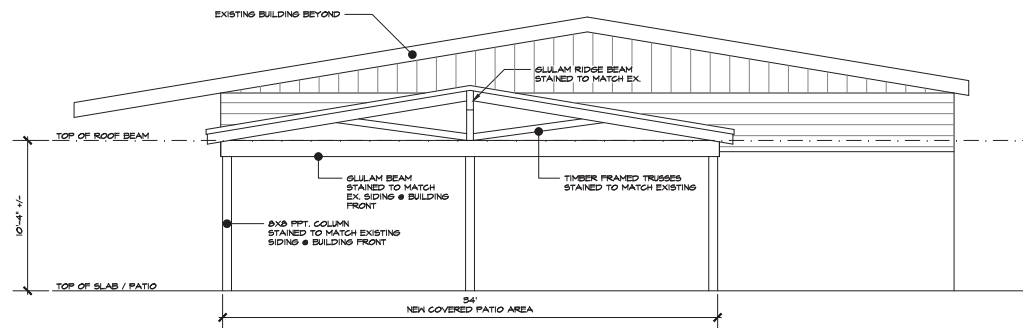
RDB-- = 5/8" ROD	CAA-- = 1/4" CABLE
RDC-- = 3/4" ROD	CAB-- = 3/8" CABLE
RDD-- = 7/8" ROD	CAC-- = 1/2" CABLE
RDE-- = 1" ROD	
RDF-- = 1 1/8" ROD	
RDG-- = 1 1/4" ROD	
- ROD/CABLE BRACING THAT OCCURS IN FLUSH OR INSET GIRT CONDITIONS WILL REQUIRE FIELD SLOTTING OF GIRT WEBS TO ALLOW FOR BRACING.
- FRAMED OPENINGS WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
- THIS DRAWING IS NOT TO SCALE.

PROJECT NAME CAPE CHARLES BREWERY		CUSTOMER NAME CHRIS MARSHALL		SHEET NUMBER S2008546A	
2198 STONE RD. CAPE CHARLES, VA 23310		CAPE CHARLES, VA 23310		SHEET TITLE ENDWALL FRAMING PLAN	
SAFEMAN STEEL BUILDINGS		SAFEMAN STEEL BUILDINGS		DATE 12/28/20	
VIRGINIA 80424, VA		VIRGINIA 80424, VA		DATE 12/28/20	
PHONE (800) 547-8335		PHONE (800) 547-8335		DATE 12/28/20	
DESIGNED BY ANTHONY M. TROUT		DESIGNED BY ANTHONY M. TROUT		DATE 12/28/20	
CHECKED BY ANTHONY M. TROUT		CHECKED BY ANTHONY M. TROUT		DATE 12/28/20	
APPROVED BY ANTHONY M. TROUT		APPROVED BY ANTHONY M. TROUT		DATE 12/28/20	
PROFESSIONAL ENGINEER		PROFESSIONAL ENGINEER		DATE 12/28/20	
LICENSE NO. 942756600		LICENSE NO. 942756600		DATE 12/28/20	
SCALE		SCALE		DATE 12/28/20	
E7 of 7		E7 of 7		DATE 12/28/20	



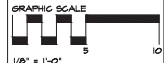
FLOOR PLAN

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



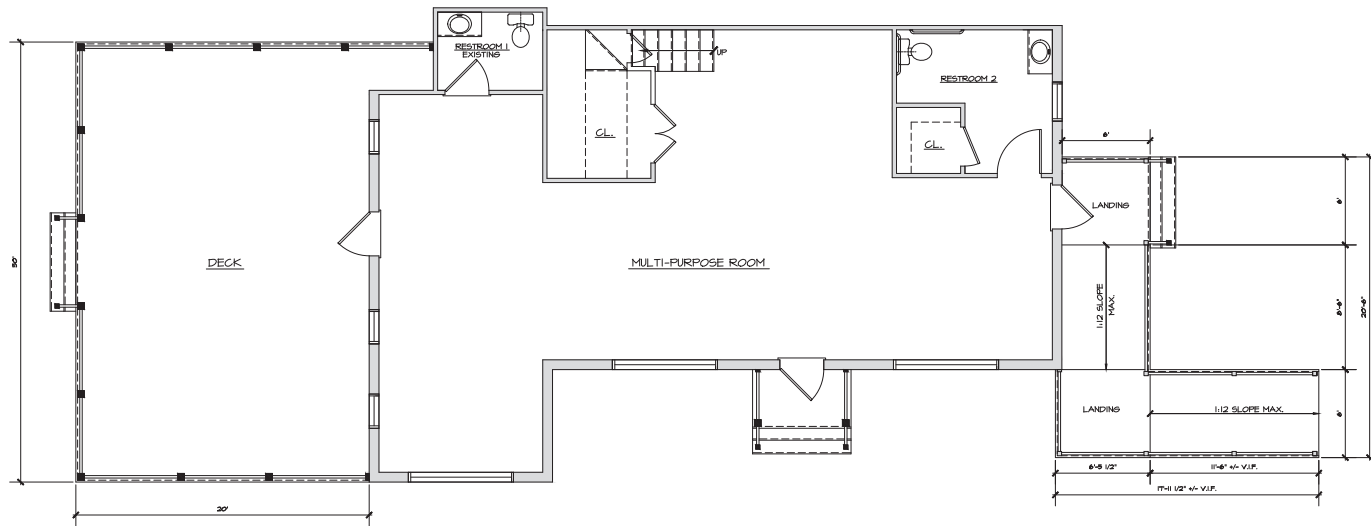
EXTERIOR ELEVATION (RIGHT SIDE)

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



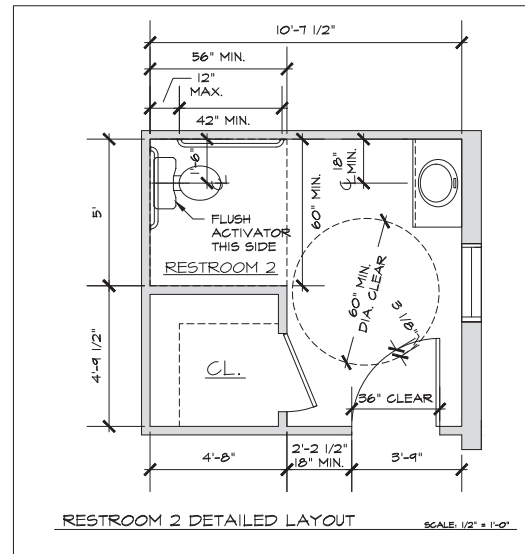
DESIGN DEVELOPMENT DRAFTING
A DESIGN SERVICES LLC
PO BOX 155
CHANGOLA VIRGINIA 23417
757-104-6701
desdevelopment@live.com

CAPE CHARLES BREWING CO.
MULTI PURPOSE ROOM ADDITIONS & ALTERATIONS
STONE ROAD CAPE CHARLES VA 23310



FLOOR PLAN

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



RESTROOM 2 DETAILED LAYOUT

SCALE: 1/2" = 1'-0"

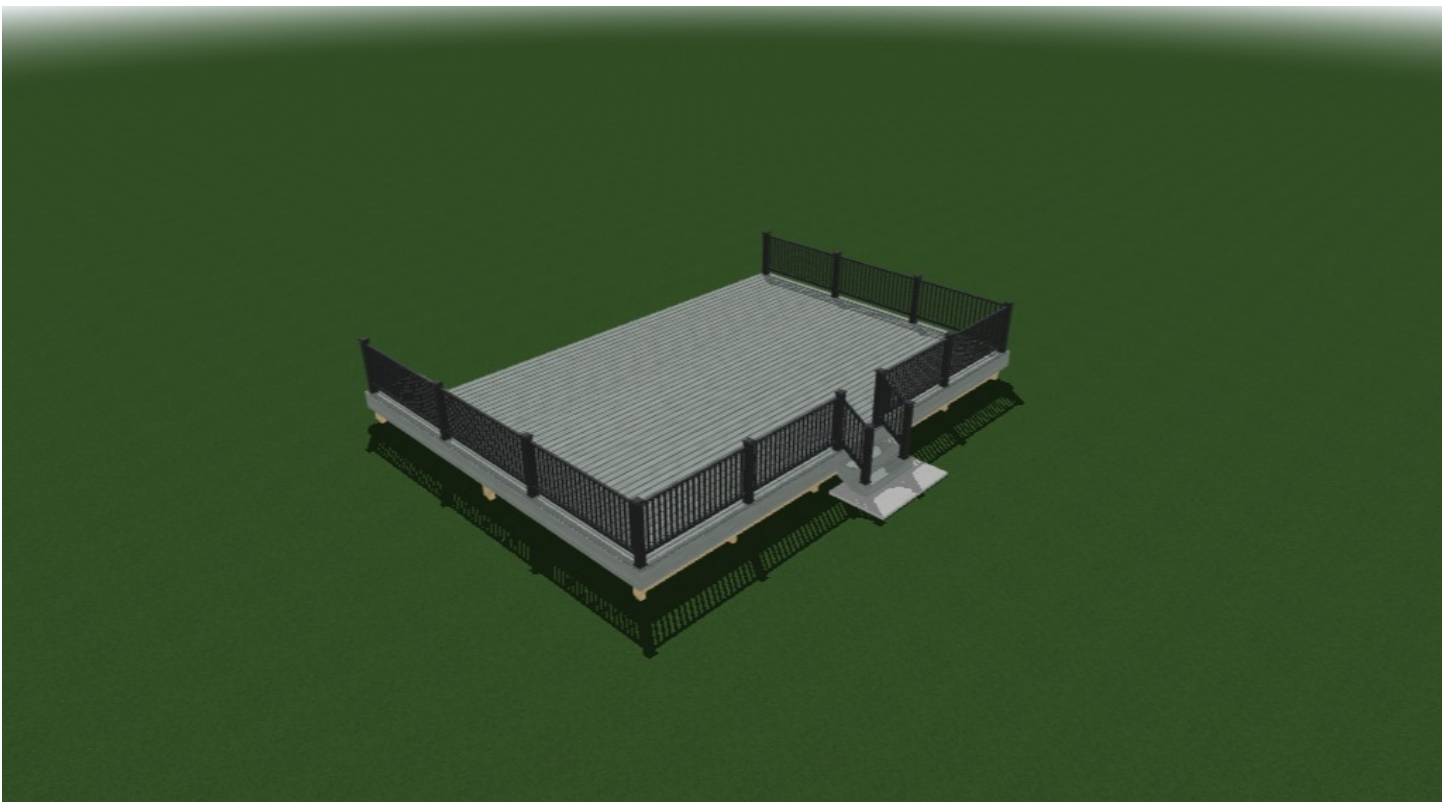
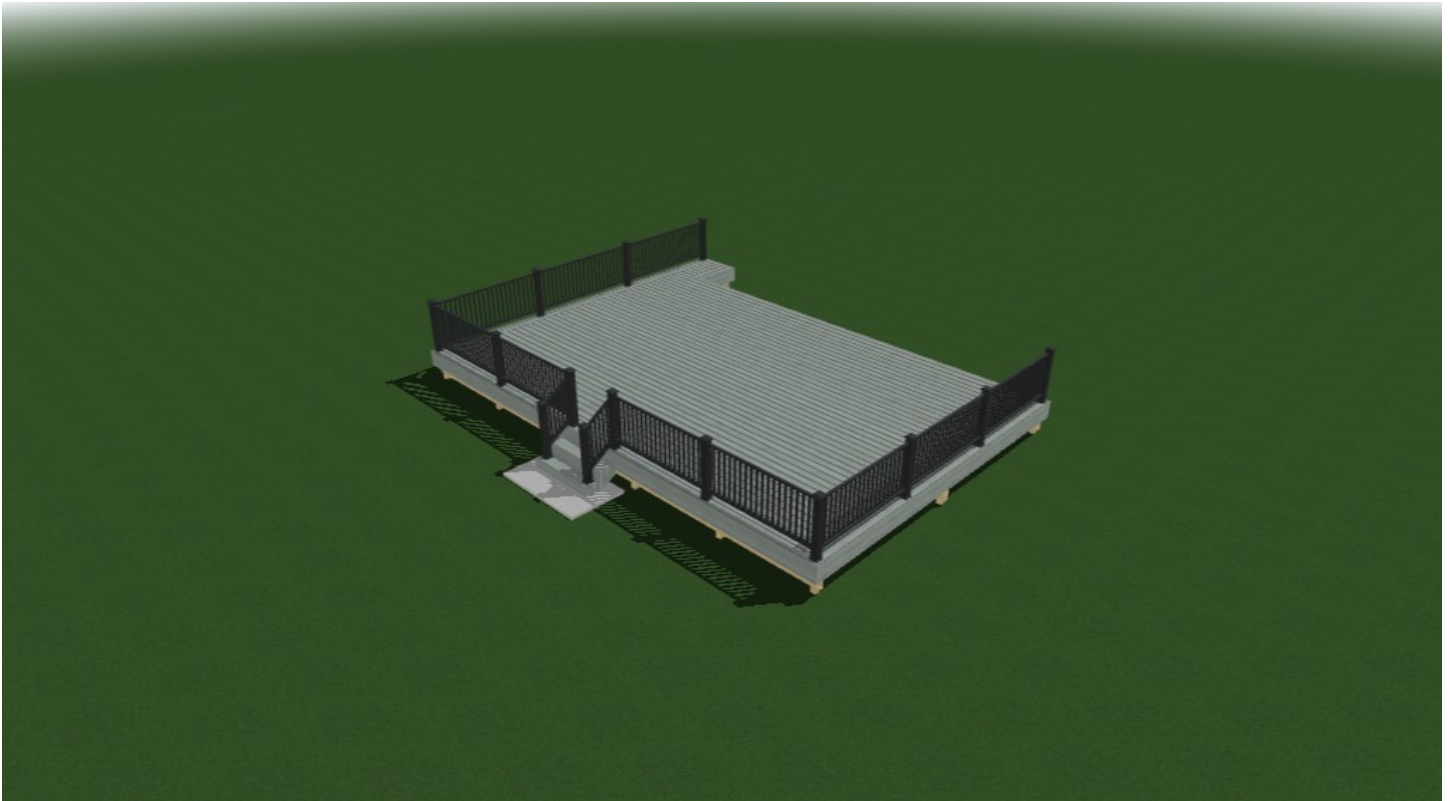


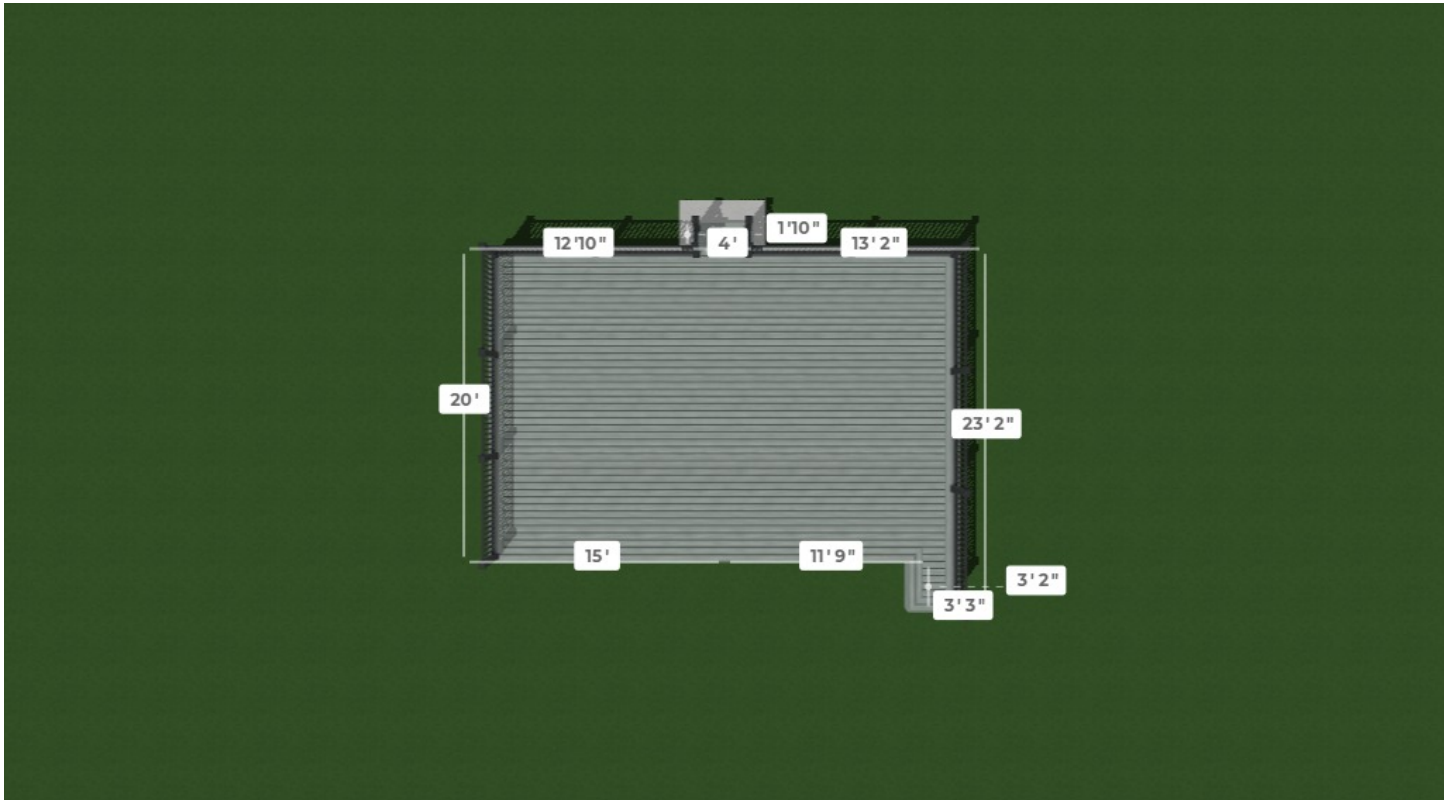
PLAN REFERENCE NORTH



DESIGN DEVELOPMENT DRAFTING
 4 DESIGN SERVICES LLC
 PO BOX 155
 CHANGOLA VIRGINIA 23417
 757-104-8701
 desdevelopment@live.com

CAPE CHARLES BREWING CO.
 MUTLI PURPOSE ROOM ADDITIONS & ALTERATIONS
 STONE ROAD CAPE CHARLES VA 23310





General Deck Info

PERIMETER	# OF TIERS	DECK AREA	RAIL HEIGHT
106 ft. 4 in.	1	610 sq ft	36 in.

Decking Selections

Primary Decking



Category TimberTech Edge
Collection Prime+
Color Sea Salt Gray
Width Standard (5.5")

Primary Decking



Category TimberTech Edge
Collection Prime+
Color Sea Salt Gray
Width Standard (5.5")

Picture Framing



Category TimberTech Edge
Collection Prime+
Color Sea Salt Gray
Width Standard (5.5")

Fascia



Category TimberTech Edge
Collection Prime+
Color Sea Salt Gray
Width Standard (12")

Purchasing Options

Deck boards are offered in 3 lengths. Depending on your dimensions and board orientation, choosing certain board lengths will be more efficient. Only select one.

BOARD LENGTHS

Board Color - Width	Qty at 12'	Qty at 16'	Qty at 20'
Sea Salt Gray - Standard (5.5")	109	87	84
Sea Salt Gray - Standard (5.5")	2	2	1
Sea Salt Gray - Standard (5.5")	19	16	12

FASCIA BOARDS

- 12' Boards: Qty 10

DECK INFO

- 610 sq ft
- 0° board rotation

OTHER FINISHINGS

- 1343 fasteners
- 12 foot blocks

Railing Selections

Railing



Collection RadianceRail Express
Color Black

Railing Infill



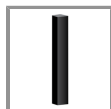
Type Composite Balusters
Color Black

Railing Skirts



Size 4" Post Skirt
Color Black

Post Sleeves



Size 4" Deck Post Sleeve
Color Black

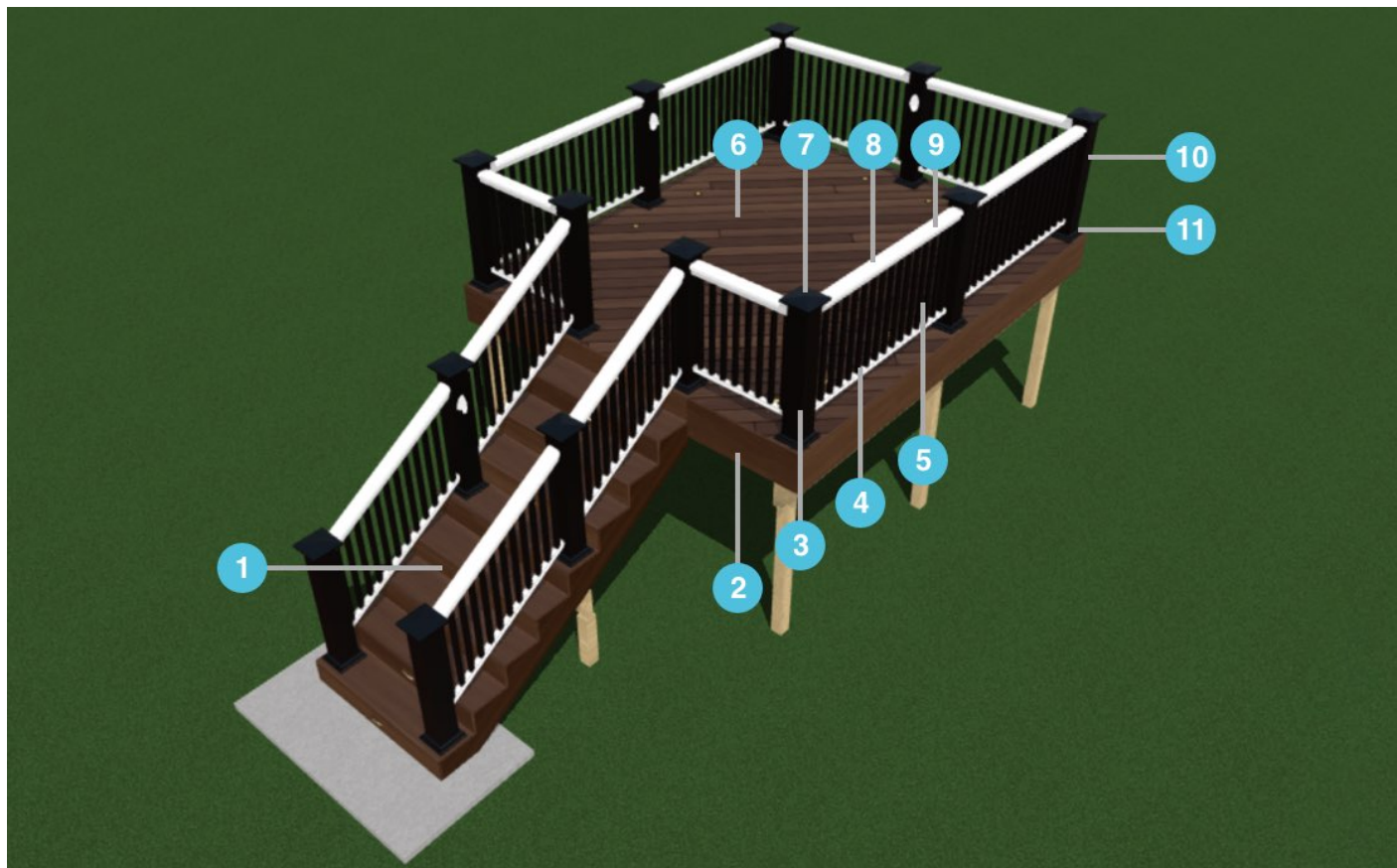
Post Caps



Type 4" Post Cap
Size 4"
Color Black

Material Descriptions

These recommendations are for railing with a 4" gap from deck surface to the bottom of the bottom rail. Always refer to your local building codes to determine if other requirements must be met (Canadian requirements may vary).



1. **Riser** - Vertical board that provides a finished look to the front of a stair step.
2. **Fascia** - Vertical board that provides a finished look covering the sides of a deck sub-structure.
3. **Rail Post** - The vertical post connected to the deck framing that supports the railing.
4. **Bottom Rail** - Horizontal rail that connects the bottom of the posts and the infill.
5. **Infill** - Connects between the posts and in between the top rail and bottom rail.
6. **Decking** - The boards used to make the walking surface of the deck.
7. **Post Cap** - Cap on top of the post that is a decorative finish.
8. **Top Rail** - Horizontal rail that connects the top of the posts and support balusters or other infill.
9. **Support Rail** - The horizontal rail at the top of a railing system providing a structural base to the top rail.
10. **Post Sleeve** - Hollow sleeve that fits over a rail post.
11. **Post Skirt** - Finishing piece at the base of the post sleeve that covers any cuts where the decking and railing meet.

Project Considerations

You've designed the deck of your dreams and are ready to turn that dream into a reality. As you begin planning for the installation of your deck, here are a few factors to consider.

Obtain a Permit

Check your local building codes and get a permit if needed. This is usually required for any structure, such as a deck, that necessitates the installation of footings. You don't want to receive a note from the city notifying you that your deck isn't up to code. Plus, you'll want to make sure it's safe and secure for loved ones and visitors.

Consult a Professional or DIY

Before ordering materials, be sure to decide if you want to hire a contractor or do the project yourself. A professional contractor can review your design to help determine the feasibility and review the list of materials for accuracy.

Visit TimberTech.com to [Find a Contractor](#) or [Get DIY Help](#).

Get More Info

If you are wanting to see examples of completed projects loved by homeowners or looking for advice on color combos, visit our [Decking Design Center](#) or browse the [Design Guide](#).

You can also [Get a Cost Estimate](#) or learn [Where to Buy](#) our products.

Order Free Samples

Can't decide on which decking color or railing shape is right for you? [Order free samples](#) to see them in person and choose your favorite.

Designing with Safety in Mind

We want to provide a great deck designing experience that enables you to plan the deck of your dreams. We also want that outdoor space to be safe for you and your guests. Please read the following disclaimer and disclosure carefully. Using our deck designer tool implies you have read this information and agree to its terms and conditions listed below.

A Note About This Tool

The suggested design is a design guide and is NOT a finished building plan. It is your responsibility to verify its accuracy, completeness, suitability for your particular site conditions, and compliance with local building codes and practices. Please consult your local building codes for requirements for deck lighting, railing, and stairs.

AZEK Building Products and its affiliates assume no responsibility for any damages, including direct or consequential, personal injuries suffered, or property or economic losses incurred as a result of the information published within this Deck Designer, AZEK Building Products and its affiliate websites or Deck Design Detail Report. Before beginning any project, review the instructions carefully. We cannot anticipate all of your working conditions or the characteristics of your materials and tools. For your safety, you should consider your own skill level and use caution, care and good judgment when following the instructions. If you have doubts, concerns or questions, consult local experts, architects, soil engineers or building authorities. Because local zoning and building codes and regulations vary greatly, you should ALWAYS CHECK WITH LOCAL AUTHORITIES TO ENSURE THAT YOUR PROJECT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. Always read and observe instructions and safety precautions provided by any tool or equipment manufacturer, and follow all accepted safety procedures.

You are responsible for ensuring that all measurements are correct. Due to the size, shape, location or other considerations, your design may require supporting structures, such as knee braces and bridging between joists and posts and are not included on the materials list and other information provided. YOU ARE RESPONSIBLE FOR ENSURING THAT YOUR DESIGN IS SAFE AND STRUCTURALLY SOUND FOR ITS SIZE, LOCATION AND ANTICIPATED USE. You are also responsible for verifying that the design and any substitutions or modifications you make meet all local building codes and regulations. Prior to your purchase, AZEK Building Products recommends that you review the full Installation Guidelines on all products for more details regarding installation as well as information on care and maintenance, storage and handling, reference to warranty coverage, and other important product information.

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Covered Patio

