

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We Eric Whyne as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property described below:

Petitioner's Name: Eric Whyne

Petitioner's Address: 1020 Kalaris Pl SE Leesburg, VA, 20175

Petitioner's Phone Number: (570)-205-3283

Petitioner's Email Address: ericwhyne@gmail.com

Property Owner's Name: Big Cove Partners, LLC

Property Owner's Address: 41055 BROOK GROVE DR ALDIE VA 20105

Property Owner's Phone Number: 540-818-1215

Property Owner's Email Address: choliver01@gmail.com

Property Information:

A. Proposed Property Address: 211 Big Cove Dr Penhook VA 24137

B. Tax Map and Parcel Number: PARCEL ID # 0511800300 & MAP #051.18

C. Election District: Local Election District 02 Precinct 0202 - Penhook, Locality Franklin County VA HoD District 039

D. Size of Property: 1.55 Acres

E. Existing Zoning: A1

F. Existing Land Use: Residential

G. Is the property located within any of the following overlay zoning districts:

☐ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? ☒ YES ☐ NO

I. If yes, please explain: Property is a waterfront property of Smith Mountain Lake

Proposed Special Use Permit Information:

J. Proposed Land Use: Short Term Rental

K. Size of Proposed Use: Entire Property, 1.55 Acres

L. Other Details of Proposed Use: _____

Checklist for Completed Items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

I certify that this application for a special use permit and the information submitted is herein complete and accurate.

Petitioner's Name (Printed): Eric Whyne

Petitioner's Signature:  _____
DocuSigned By: Eric Whyne
C25D0F0808EE413

Date: 9/18/2025

Mailing Address: 1020 Kalaris Pl SE Leesburg, VA, 20175

Phone Number: (570)-205-3283

Email Address: ericwhyne@gmail.com

Owner's consent, if petitioner is not property owner:

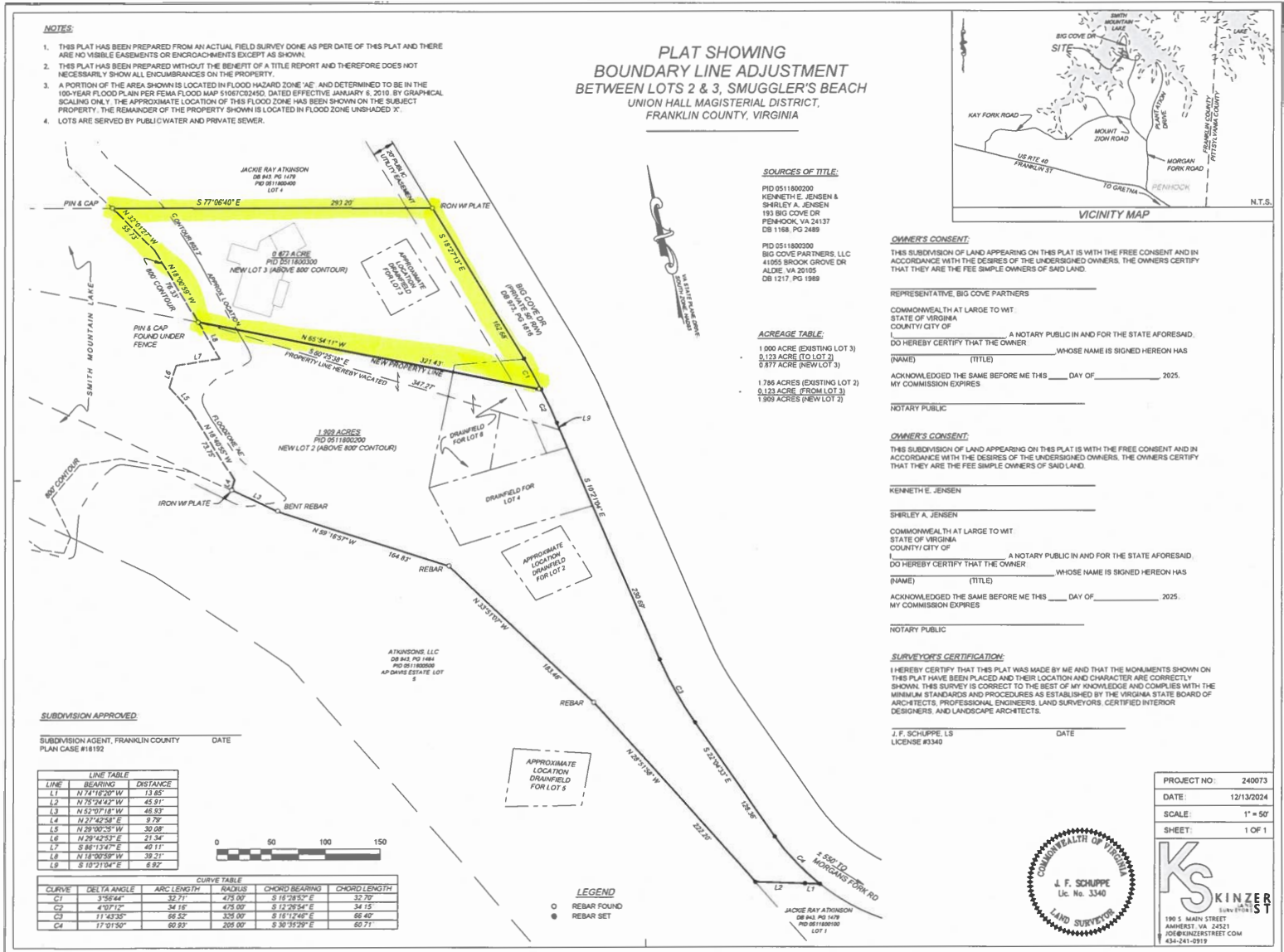
Owner's Name: **Big Cove Partners, LLC**

Owner's Signature:  _____
Authenticating

Date: 09/22/25

Date Received by Planning Staff: _____

CONCEPTUAL PLAN
PREPARED BY: OWNER
DATED: OCTOBER 6, 2025
PAGE 1



Concept Plan
211 Big Cove Dr Penhook VA 24137
Petitioner Eric Whyne

Project Name: Special Use Permit for Short Term Rental Usage of 211 Big Cove Dr Penhook VA 24147

Name of Applicant: Eric Whyne

Plan Date: 09/24/2025

North Arrow and Graphic Scale: Can be found on the plat.

Size of Entire Parcel: 1.55 Acres, entire acreage will be utilized

Adjacent Physical Landmarks: The property is a waterfront property of Smith Mountain Lake, estimated water frontage at 133FT.

Locations, dimensions, heights of all existing and proposed structures: Attached in binder.

Locations and dimensions of proposed pedestrian and vehicular access points, driveways:
See attached for garage dimensions. Paved driveway for pedestrian and vehicular access points. Covered parking garage with 2 covered spaces.

Natural areas or historic sites to be preserved: Any shoreline areas or vegetation on the AEP boundary lines

Location and description of existing vegetation proposed: No landscaping or vegetation proposed at this time.

Location of proposed signs, including type of sign, size, and height: No signs proposed at this time

Lighting Information if Applicable: No information needed at this time.

Building Elevations or renderings of the Proposed Development: Not needed

Accessory Use Information: Attached in binder.

Dwellings proposed: No dwellings proposed at this time.

Recreational Amenities: No recreational amenities at this time.

Number and Square Footage of Retail and Office Space Proposed: None at this time.

Franklin County Planning and Zoning Committee

1255 Franklin Street

Rocky Mount, VA 24151

Dear Members of the Franklin County Planning and Zoning Committee,

Thank you for taking the time to review my application regarding the use of **211 Big Cove Drive, Penhook, VA**, as a short-term rental property.

We deeply value this property and intend to use it both for personal enjoyment and as a short-term rental. I bring a strong background in business and a high level of attention to detail, which I believe are essential to managing this property responsibly and efficiently.

When I am not physically present, I will engage a reputable short-term rental management company to oversee operations. I will remain actively involved through close oversight to ensure the property is well-maintained and that guest experiences align with community standards.

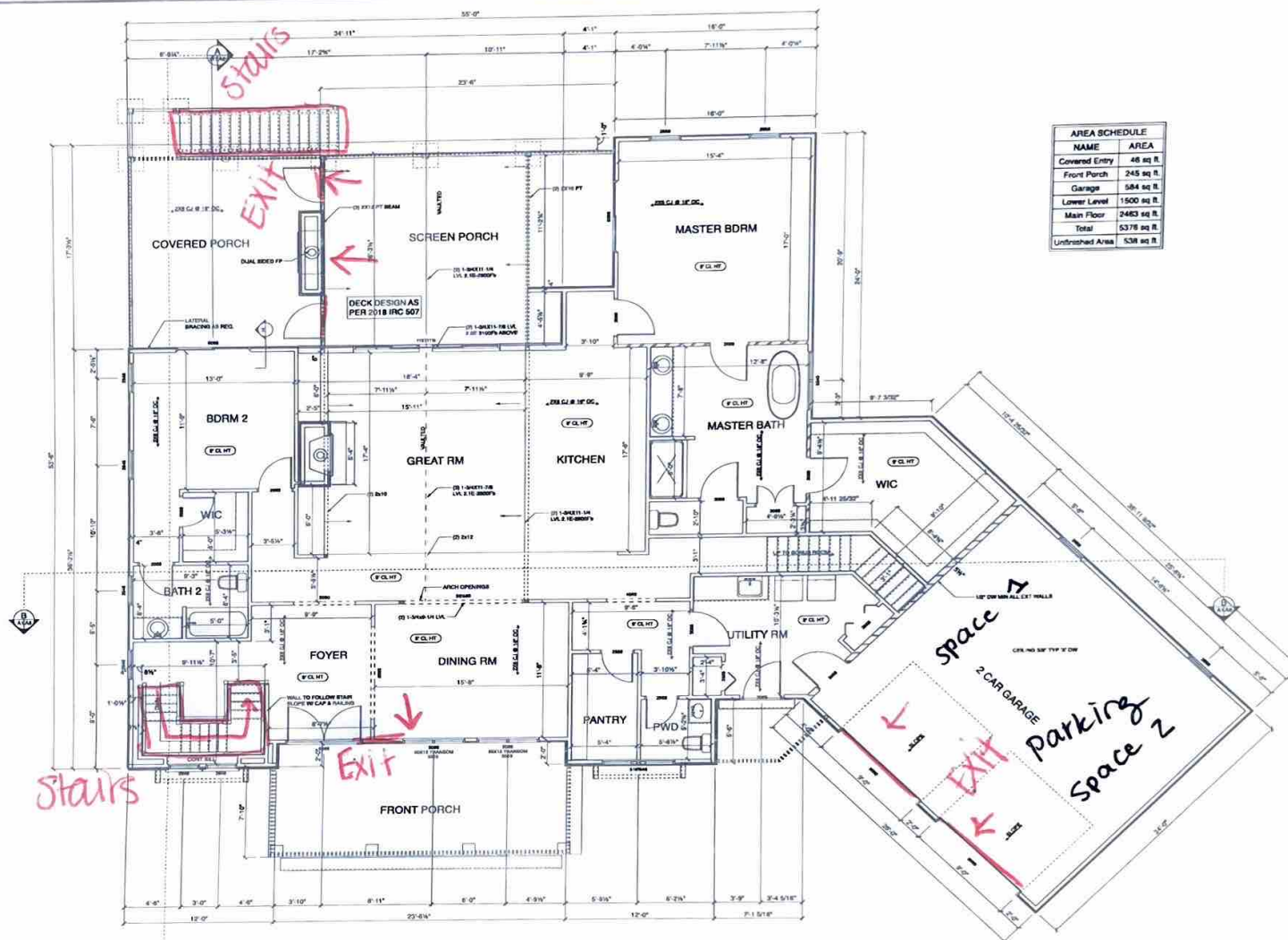
For the designated parking area for guests, there are two covered spaces in the attached parking garage connected to the paved driveway. Guests will proceed down the paved driveway to utilize these two spaces which are visible and clear. Guests may also utilize the two uncovered spaces directly outside of the covered garage. These spaces can be utilized while keeping the entrance road free and clear.

I have a strong appreciation for Smith Mountain Lake and its shoreline, and I am committed to preserving its natural beauty. This short-term rental will be operated with the utmost respect for the surrounding environment and ecosystem, and in a manner consistent with local regulations and community values.

Thank you again for considering my application. I look forward to the opportunity to contribute positively to the community.

Sincerely,

Eric Whyne



AREA SCHEDULE	
NAME	AREA
Covered Entry	46 sq ft
Front Porch	245 sq ft
Garage	584 sq ft
Lower Level	1500 sq ft
Main Floor	2483 sq ft
Total	5378 sq ft
Unfinished Area	538 sq ft

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

Evacuation Plan ~~XXXX~~ Main Floor

Peaks View Construction

PO Box 108
Forest
VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Var 2

07-01-24 Bld Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Dr Lot 4, Pennington, VA

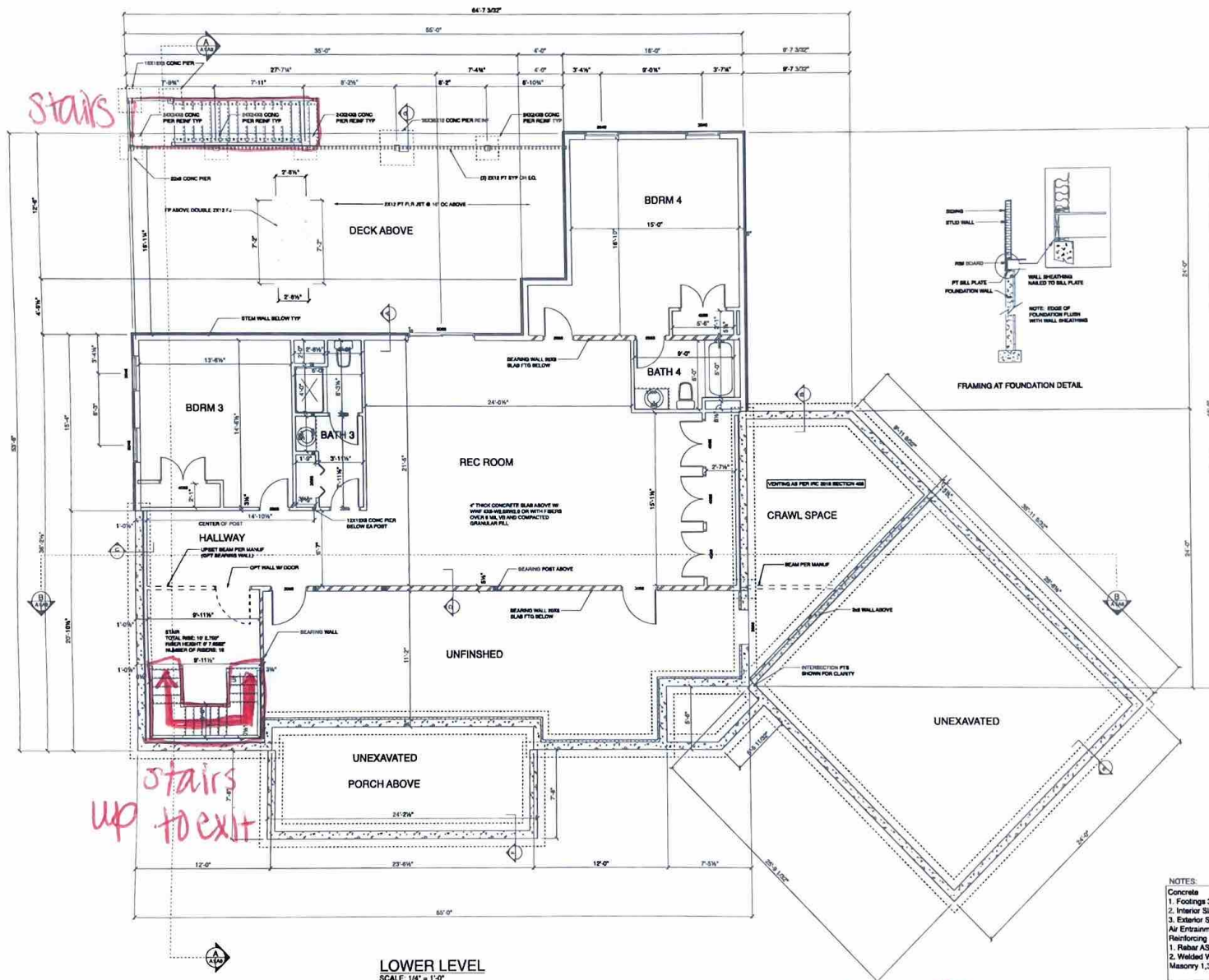
Drawings Prepared By
DICKSON CUSTOM DESIGNS
PO Box 88
Nashville, VA 22958
Fred.Dickson09@gmail.com
434.952.3890

DATE: 7/16/2024

Sheet Title:
MAIN FLOOR

Sheet No.

A2



Excavation Plan
Lower Level

Peaks View Construction

PO Box 888
Forest
VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Ct Lot 4 - Patrick, VA

Drawings Prepared By:
DICKSON CUSTOM DESIGNS
PO Box 88
Nellysford, VA 22958
Fred.Dickson09@gmail.com
434.982.3890

DATE: 7/16/2024

Sheet No:

LOWER LEVEL

Sheet No:

A1

Certificate of Occupancy

Building Inspections Department

This certificate issued pursuant to the requirements of the Virginia Statewide Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Description Single Family Dwelling 4 bedroom, 4 bath

Owner BIG COVE PARTNERS

Contractor PEAKS VIEW CONSTRUCTION LLC

Permit No. RES-09-2024-66903 **Map/Tax #** 0511800300

Permit Type Residential Building **Subdivision** SMUGGLERS BEACH LOT 3

Work Class Single Family (Home) **Lot:**

Bedrooms 4 **211 BIG COVE DR**

USBC Ref 2018 Edition **PENHOOK, VA 24137**

Construction Type 5B **Group/Occupancy** Group R-5

Sprinkler Required No **Sprinkler Provided** No

911 Address

COPY



Franklin County
A Natural Setting for Opportunity

Building Official

CO Issue Date: 10/03/2025

Franklin County Health Department
365 Pell Ave.
Rocky Mount, Virginia 24151
(540) 484-0292 Voice (540) 483-1483 Fax

OSE Construction Permit

Well and Sewage Contractors: Please notify Health Department and OSE or PE 48 hours prior to installation to arrange for inspection.

September 4, 2024

Big Cove Partners
P.O. Box 869
Forest, VA 24551

RE: Smugglers Beach, Lot 3 Big Cove Drive

Tax Map/GPIN: 0511800300
HDID: 133-24-0258
System Design: 4 Bedrooms or 600 Gallons/Day

Dear: Big Cove Partners

This letter is to inform you that your application for a sewage disposal system construction permit is **DEEMED APPROVED** in accordance with the provisions of the Code of Virginia and the Sewage Handling and Disposal Regulations. You are hereby authorized to construct a sewage treatment and disposal system in accordance with the attached construction drawings, plans, or specifications unless prevented by a local ordinance.

This letter and the attached drawings, specifications, and calculations (12 pages) dated 07/30/24 , constitute your permit to install a septic system and private well(if applicable) on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSE's or PE's and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site") and sewage system design were certified by Tim Parker, OSE as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Franklin County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based.

Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Franklin County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system and well when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an inspection report and completion statement executed by another OSE/PE.

The Franklin County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Franklin County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. If you have any questions, please contact me.

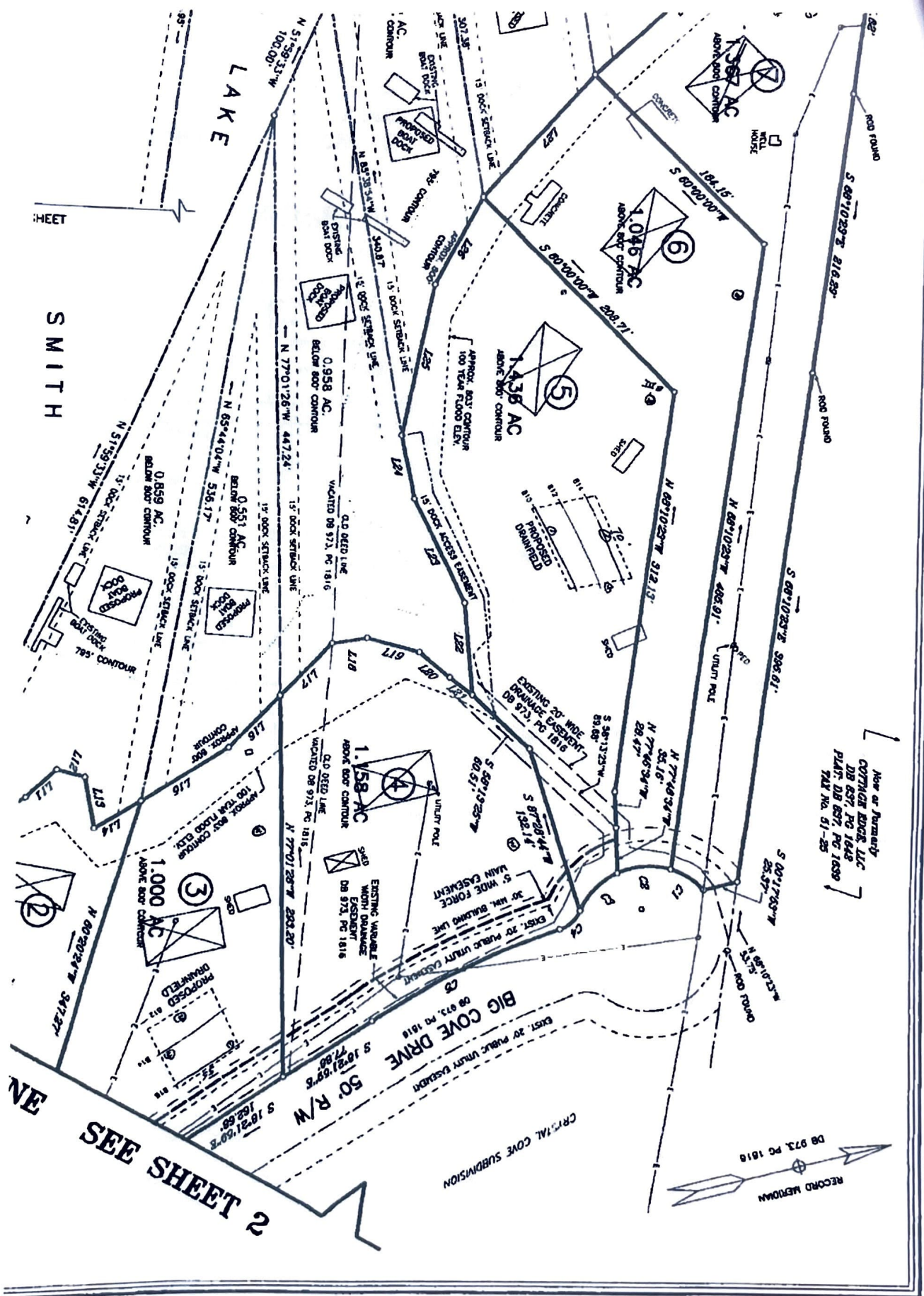
This permit expires: March 4, 2026

This permit is not transferable to another location.

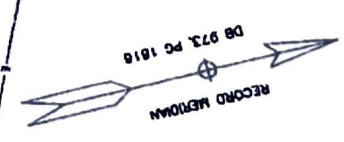


Environmental Health Specialist
West Piedmont Health District

CC: Tim Parker, OSE



Now or Formerly
COTTAGE RIDGE, LLC
DB 637, PG 1648
PLAN DB 637, PG 1639
TAX No. 31-25



SEE SHEET 2

SMITH

SHEET

Davis Soils Consulting
290 LAKEWOOD COURT
ROCKY MOUNT, VA 24151
(540) 483-4914 Office

(540) 483-1881 Fax

Page 1 of 5

AOSE/PE Report for

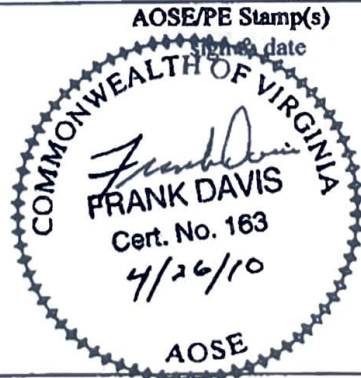
Subdivision Approval			
Smuggler's			
Location of Property:	Lot 3	Section	Subdivision <u>Beach</u> <u>Franklin</u> County
	GPIN or Tax Map Map # <u>51.16-6</u>		
	Latitude/Longitude _____		

Applicant or Client and address: Jackie Ray Atkinson 11541 U.S. Highway 29 Chatham, VA 24514	Prepared by AOSE/PE (name & address): Frank Davis 290 Lakewood Ct. Rocky Mount, VA 24151
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Date of Report: <u>4/26/10</u>	AOSE/PE Job Number: _____ (optional)
Revision Date: _____	Health Dept. ID. No.: _____

Contents/Index of this report:

1. AOSE Report	5. Abbreviated Design Page
2. Soil Summary	
3. Profile Description	
4. Plat	

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-615), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.	AOSE/PE Stamp(s) sign & date  AOSE
I recommend a <u>Subd. Approval</u> be <u>Approved</u>	

- 1 Insert appropriate title: "Construction Permit", "Subdivision Approval", "Certification Letter"
- 2 Examples include: "Soil Information Summary", "Soil Profile Descriptions", "Water Supply Design Specifications", "Primary/Reserve Design Specifications", "Construction Drawings", "Site Sketch", "Product Specification Sheet"
- 3 PE work is regulated by the Department of Professional and Occupational Regulation. This section is considered for PE's.
- 4 Fill in this blank with the appropriate term: "certification letter", "construction permit", or "subdivision approval"
- 5 Fill in this blank with the appropriate term: "approved", or "denied"

Appendix 2
Soil Summary Report

GENERAL INFORMATION

Date 4/26/2010 Submitted to Franklin Co. Health Department
 Applicant Jackie Ray Atkinson Telephone No. 434-432-9770
 Address 11541 U.S. Highway 29 Chatham, VA 24514
 Owner Same Address Same
 Location _____
 Tax Map 51.16-6 Subdivision Smuggler's Beach
 Block/Section _____ Lot 3

SOIL INFORMATION SUMMARY

1. Position in landscape satisfactory Yes ☒ No ☐
 Describe Sideslope
2. Slope 7 %
3. Depth to rock or impervious strata: Max. _____ Min. _____ None ☒
4. Depth to seasonal water table (gray mottling or gray color) No ☒ Yes ☐ _____ inches
5. Free water present No ☒ Yes ☐ _____ range in inches
6. Soil percolation rate estimated Yes ☒ No ☐ Texture group: I ☐ II ☒ III ☐ IV ☐
 Estimated rate: 40-45 min/inch
7. Permeability test performed Yes ☐ No ☒

If yes, note type of test performed and attach

☒ Site Approved: Drainfield to be placed at 60" depth at site designated on permit.☐ Site Disapproved:

Reason for rejection:

- 1 ☐ Position in landscape subject to flooding or periodic saturation.
 2 ☐ Insufficient depth of suitable soil over hard rock
 3 ☐ Insufficient depth of suitable soil to seasonal water table.
 4 ☐ Rates of absorption too slow.
 5 ☐ Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
 6 ☐ Proposed system too close to well.
 7 ☐ Other Specify _____

(attach additional pages if necessary)

Date of Evaluation

10/29/2010

Page 3 of 5

Profile Description

Lot# 3

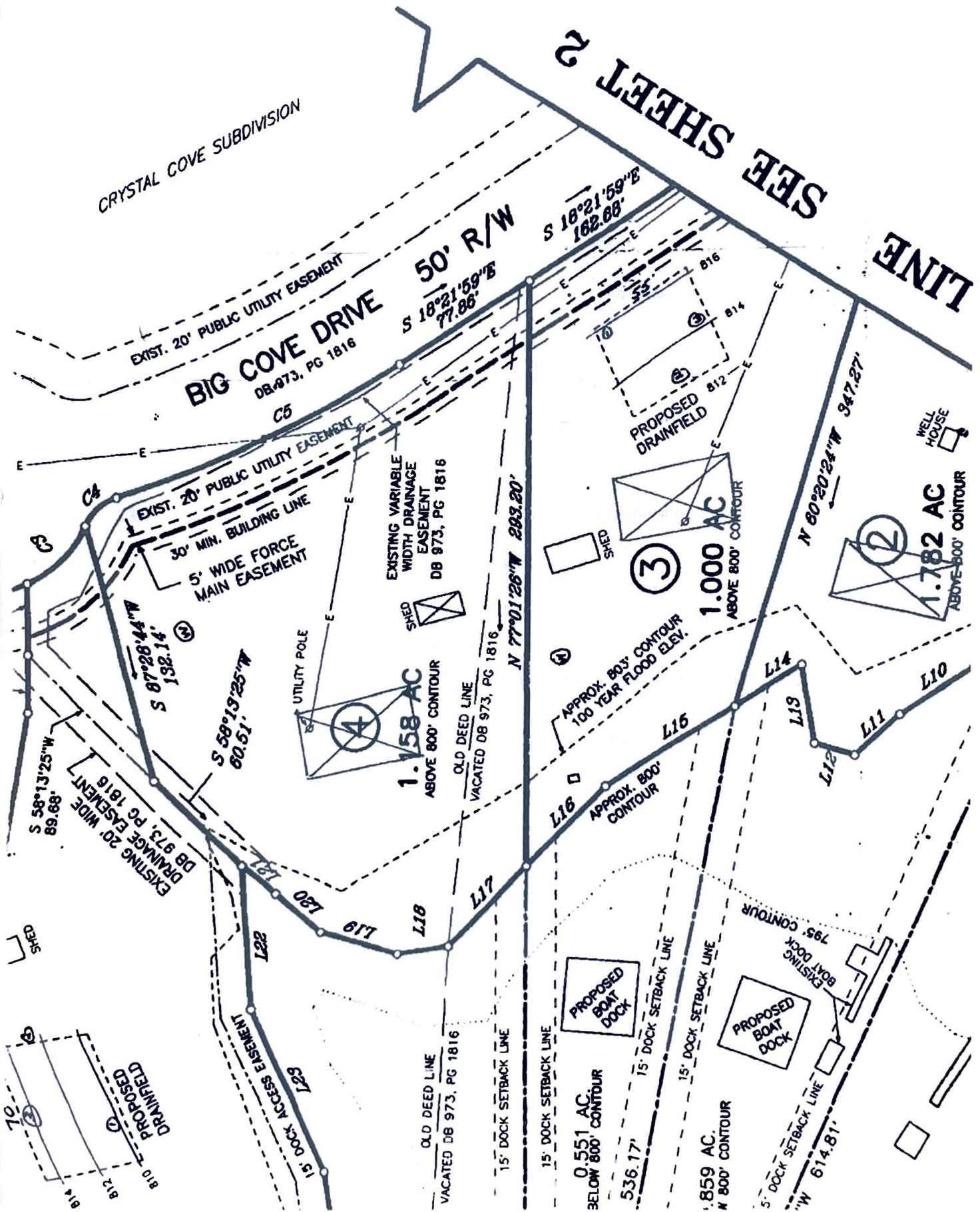
SOIL EVALUATION REPORT

See application sketch

See construction permit

X See attachment

Hole #	Horizon	Depth (Inches)	Description of: color, texture, etc.	Texture Group
1	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8	II
2	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8	II
3	A	0"-8"	Brown Loam - 7.5YR 4/4	II
	Bt	8"-48"	Red Clay Loam - 2.5YR 4/6	III
	C	48"-78"	Red Mic. Loam - 2.5YR 4/8 w/ Traces of Dark Yellowish Brown Very Highly Weathered Mica Schist '0+60"	II
			10YR 6/3	



Appendix 6
Abbreviated Design FormLot# 3

For use with gravity and pump drainfields, enhanced flow systems and low pressure distribution systems when applying for a certification letter or subdivision approval.

Design Basis

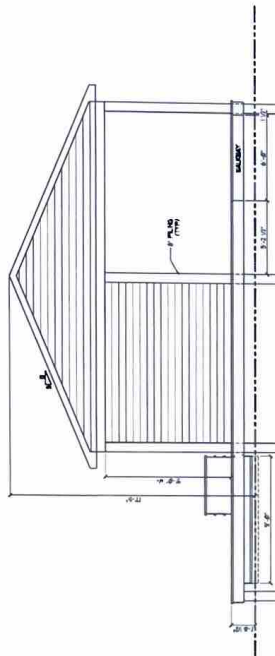
- A. Estimated Percolation Rate 40-45
- B. Trench bottom square feet required per bedroom
Table 4.6 based on ☒ Gravity ☐ LPD 330
- C. Number of bedrooms 3

Area Calculations

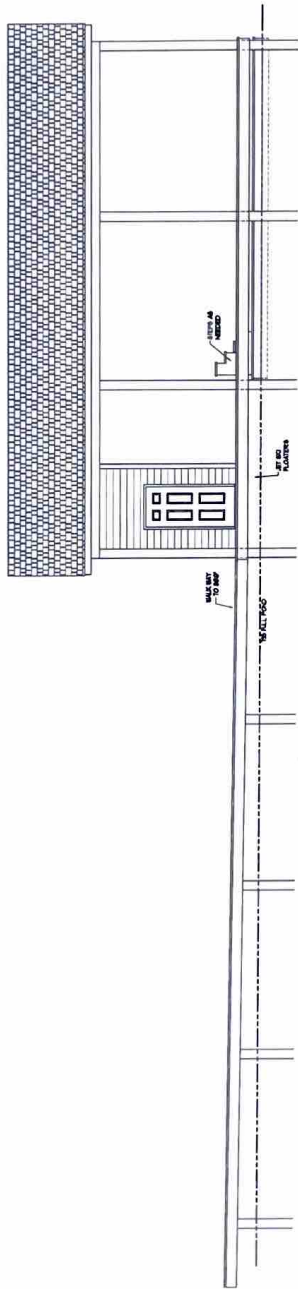
- D. Length of trench 55' Length of available area 55'
- E. Width of trench 3'
- F. Number of trenches 6
- G. Center-to-center- spacing 9'
- H. Width required 48' Width of available area 50'
 $G(F-1) + E$
- I. Total square footage required
(line B times line C) 990
- J. Square footage in design
(D*E*F) 990
- K. Is a reserve area required? ☐ yes ☒ No

NOTES:

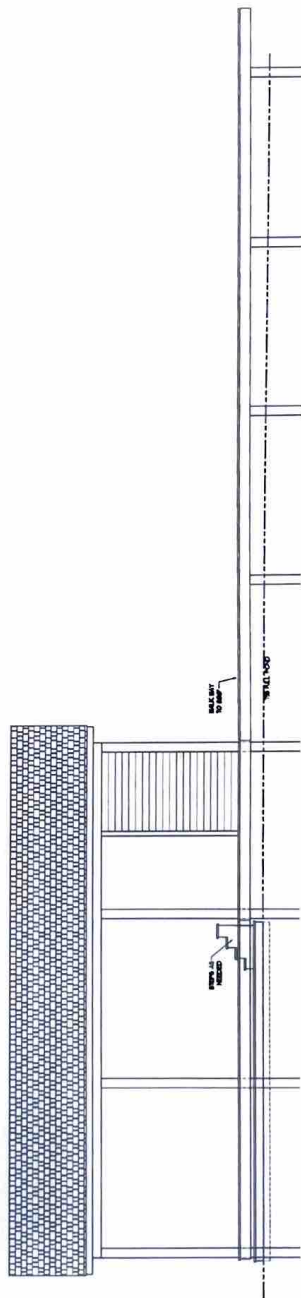
- 1) ALL EXTERIOR WALLS SHOWN AS 24" EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- 2) ALL INTERIOR WALLS SHOWN AS 8"-12" UNLESS NOTED OTHERWISE.
- 3) NO ALLOWANCE IN DIMENSIONS FOR BRICK.
- 4) ALL EXTERIOR DIMENSIONS ARE TO FINISHINGS.
- 5) MAIN LEVEL WALLS TO BE 8"-12" UNLESS NOTED OTHERWISE.
- 6) ALL OVERHANGS & GABLE EXTENSIONS ARE TO SHOWN AS 12".
- 7) BUILDER TO TRIM COMPANY TO FINISH ALL FLOOR / ROOF TRASSES DIMENSIONS WITH ROSES WITH BRICK, ROCK OR ANY OTHER FINISH ON FOUNDATION.



LAND ELEVATION

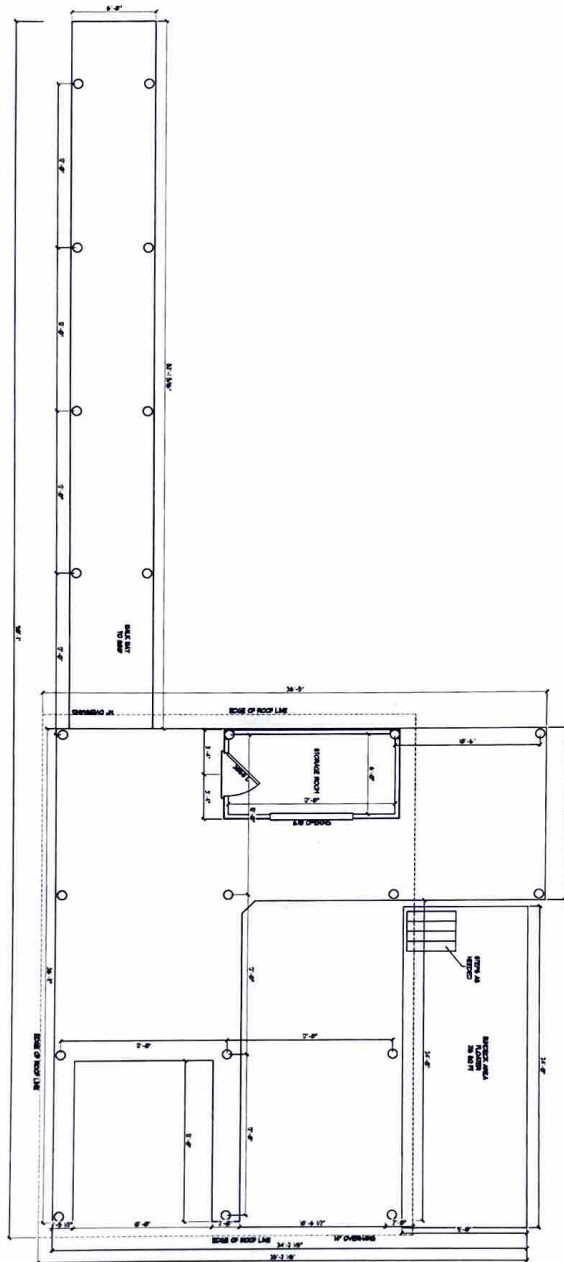


LEFT ELEVATION



RIGHT ELEVATION

CODES:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 IRC
2018 INTERNATIONAL PLUMBING CODE
BUILDING TO BE BUILT TO MEET ALL
LOCAL AND STATE REQUIREMENTS
2018 IRC SECTION N107(R407)



PROPOSED DOCK LAYOUT

TOTAL 564 FT. (LAKE COVERED) 1364

NOTES:
1) ALL EXTERIOR WALLS SHOWN AS 24" EXTERIOR WALLS UNLESS NOTED OTHERWISE.
2) ALL EXTERIOR WALLS SHOWN AS 12" UNLESS NOTED OTHERWISE.
3) NO ALLOWANCE IN DIMENSIONS FOR DOCK DOOR.
4) DIMENSIONS TO FACE OF WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
5) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
6) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
7) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
8) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
9) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.
10) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.

SCALE: 1/4" = 1'-0"
ALL DIMENSIONS TO FACE OF WALLS UNLESS NOTED OTHERWISE.

NOTES:
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10) ALL EXTERIOR WALLS TO BE 2'-0" UNLESS NOTED OTHERWISE.

DOCK RENOVATION FOR
PEAKS VIEW CONSTRUCTION
LOT 5
FRANKLIN CO, VIRGINIA

Design & Drafting Solutions
P.O. Box 476
Rumney, Maine, VA 24166
P: 844-422-4100
E: design@designandsolutions.com



A photograph of a large, multi-story stone building with a steep, gabled roof, set against a bright blue sky with scattered white clouds. The building features numerous windows and a prominent stone chimney on the left side.

← Parking Area

SYMBOL LEGENDS	
<p>Building Symbols</p>  <p>Building 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>	<p>Contour Symbols</p>  <p>Contour 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>
<p>Dimensions</p>  <p>Dimensions 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>	<p>Notes</p>  <p>Notes 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>
<p>Reference Symbols</p>  <p>Reference 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>	<p>Other Symbols</p>  <p>Other 1. 1/2" x 1/2" x 1/2" x 1/2" 2. 1/2" x 1/2" x 1/2" x 1/2"</p>

AREA SCHEDULE	
NAME	AREA
Covered Entry	46 sq ft.
Front Porch	245 sq ft.
Garage	584 sq ft.
Lower Level	1500 sq ft.
Main Floor	2463 sq ft.
Unfinished Area	538 sq ft.

ABBREVIATIONS

A	Acet 25 (Aldrich)	PF	Polymer Film
AC	Acetic Acid	PF-1	Polymer Film 1
ACF	Acetylene Chloride	PF-2	Polymer Film 2
AD	Adipic Acid	PF-3	Polymer Film 3
ADP	Adipic Diol	PF-4	Polymer Film 4
ADP-1	Adipic Diol 1	PF-5	Polymer Film 5
ADP-2	Adipic Diol 2	PF-6	Polymer Film 6
ADP-3	Adipic Diol 3	PF-7	Polymer Film 7
ADP-4	Adipic Diol 4	PF-8	Polymer Film 8
ADP-5	Adipic Diol 5	PF-9	Polymer Film 9
ADP-6	Adipic Diol 6	PF-10	Polymer Film 10
ADP-7	Adipic Diol 7	PF-11	Polymer Film 11
ADP-8	Adipic Diol 8	PF-12	Polymer Film 12
ADP-9	Adipic Diol 9	PF-13	Polymer Film 13
ADP-10	Adipic Diol 10	PF-14	Polymer Film 14
ADP-11	Adipic Diol 11	PF-15	Polymer Film 15
ADP-12	Adipic Diol 12	PF-16	Polymer Film 16
ADP-13	Adipic Diol 13	PF-17	Polymer Film 17
ADP-14	Adipic Diol 14	PF-18	Polymer Film 18
ADP-15	Adipic Diol 15	PF-19	Polymer Film 19
ADP-16	Adipic Diol 16	PF-20	Polymer Film 20
ADP-17	Adipic Diol 17	PF-21	Polymer Film 21
ADP-18	Adipic Diol 18	PF-22	Polymer Film 22
ADP-19	Adipic Diol 19	PF-23	Polymer Film 23
ADP-20	Adipic Diol 20	PF-24	Polymer Film 24
ADP-21	Adipic Diol 21	PF-25	Polymer Film 25
ADP-22	Adipic Diol 22	PF-26	Polymer Film 26
ADP-23	Adipic Diol 23	PF-27	Polymer Film 27
ADP-24	Adipic Diol 24	PF-28	Polymer Film 28
ADP-25	Adipic Diol 25	PF-29	Polymer Film 29
ADP-26	Adipic Diol 26	PF-30	Polymer Film 30
ADP-27	Adipic Diol 27	PF-31	Polymer Film 31
ADP-28	Adipic Diol 28	PF-32	Polymer Film 32
ADP-29	Adipic Diol 29	PF-33	Polymer Film 33
ADP-30	Adipic Diol 30	PF-34	Polymer Film 34
ADP-31	Adipic Diol 31	PF-35	Polymer Film 35
ADP-32	Adipic Diol 32	PF-36	Polymer Film 36
ADP-33	Adipic Diol 33	PF-37	Polymer Film 37
ADP-34	Adipic Diol 34	PF-38	Polymer Film 38
ADP-35	Adipic Diol 35	PF-39	Polymer Film 39
ADP-36	Adipic Diol 36	PF-40	Polymer Film 40
ADP-37	Adipic Diol 37	PF-41	Polymer Film 41
ADP-38	Adipic Diol 38	PF-42	Polymer Film 42
ADP-39	Adipic Diol 39	PF-43	Polymer Film 43
ADP-40	Adipic Diol 40	PF-44	Polymer Film 44
ADP-41	Adipic Diol 41	PF-45	Polymer Film 45
ADP-42	Adipic Diol 42	PF-46	Polymer Film 46
ADP-43	Adipic Diol 43	PF-47	Polymer Film 47
ADP-44	Adipic Diol 44	PF-48	Polymer Film 48
ADP-45	Adipic Diol 45	PF-49	Polymer Film 49
ADP-46	Adipic Diol 46	PF-50	Polymer Film 50
ADP-47	Adipic Diol 47	PF-51	Polymer Film 51
ADP-48	Adipic Diol 48	PF-52	Polymer Film 52
ADP-49	Adipic Diol 49	PF-53	Polymer Film 53
ADP-50	Adipic Diol 50	PF-54	Polymer Film 54
ADP-51	Adipic Diol 51	PF-55	Polymer Film 55
ADP-52	Adipic Diol 52	PF-56	Polymer Film 56
ADP-53	Adipic Diol 53	PF-57	Polymer Film 57
ADP-54	Adipic Diol 54	PF-58	Polymer Film 58
ADP-55	Adipic Diol 55	PF-59	Polymer Film 59
ADP-56	Adipic Diol 56	PF-60	Polymer Film 60
ADP-57	Adipic Diol 57	PF-61	Polymer Film 61
ADP-58	Adipic Diol 58	PF-62	Polymer Film 62
ADP-59	Adipic Diol 59	PF-63	Polymer Film 63
ADP-60	Adipic Diol 60	PF-64	Polymer Film 64
ADP-61	Adipic Diol 61	PF-65	Polymer Film 65
ADP-62	Adipic Diol 62	PF-66	Polymer Film 66
ADP-63	Adipic Diol 63	PF-67	Polymer Film 67
ADP-64	Adipic Diol 64	PF-68	Polymer Film 68
ADP-65	Adipic Diol 65	PF-69	Polymer Film 69
ADP-66	Adipic Diol 66	PF-70	Polymer Film 70
ADP-67	Adipic Diol 67	PF-71	Polymer Film 71
ADP-68	Adipic Diol 68	PF-72	Polymer Film 72
ADP-69	Adipic Diol 69	PF-73	Polymer Film 73
ADP-70	Adipic Diol 70	PF-74	Polymer Film 74
ADP-71	Adipic Diol 71	PF-75	Polymer Film 75
ADP-72	Adipic Diol 72	PF-76	P

DRAWING SCHEDULE	
Architectural	
LOWER LEVEL	A1
MAIN FLOOR	A2
FRONT & REAR ELEVATIONS	A3
LEFT & RIGHT ELEVATIONS	A4
ROOF PLAN	A5
Renderings	A6
DETAILS & SECTION	A7
SECTIONS	A8
Structural	
Wall Framing	S1

PO Box 869
Forest
VA

06-26-24	Floor plans layout for review
06-27-24	Floor plans layout for review Ver 2
07-01-24	Bid Set
07-15-24	Review Set for final floor system layout

[illegible]

DESIGN CRITERIA LIVE LOADS	
Steepest Load	30 psf
Uninhabitable areas without storage	20 psf
Uninhabitable areas with storage	25 psf
Habitable areas and areas served with fixed stairs	40 psf
Stairs	100 psf
Platforms (mezzanine) and decks	20 psf
Corridors	40 psf
Quarrels and lavatories	20 psf
Quarrels in full compartments	50 psf
Passenger areas	150 psf
Passenger areas with sleeping rooms	40 psf
Sleeping rooms	30 psf
Stairs	40 psf

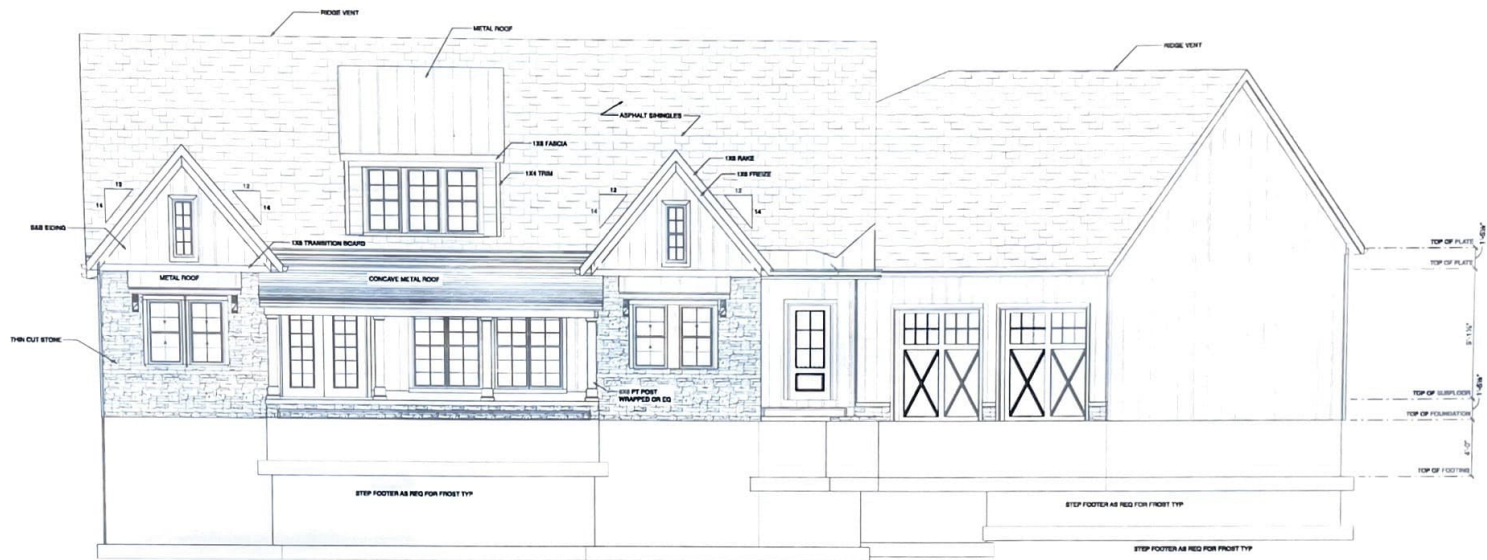
DESIGN CRITERIA DEAD LOADS	
Dead Loads for Common Residential Construction	
Roof Construction with wood structural members, asphalt and 1/2-inch gypsum board ceiling (2 psf) with asphalt shingle roofing (3 psf)	15 psf
Roof Construction with wood structural members, with conventional clay tile roofing	27 psf
Roof Construction with wood structural members, with metal roofing	14 psf
Roof Construction with wood structural members, with metal roofing	15 psf
Roof Construction with tile and gravel	18 psf
Floor Construction	
Light-frame 2x12 wood floor with 3/4-inch wood structural panel sheathing and 1/2-inch gypsum board	10 psf

Big Cove Dr Lot 4, Penhook, VA

Drawings Prepared by
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Cover Page

Sheet No.



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



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

Peaks View Construction

PO Box 8888
Fremont, VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Dr Lot 4 - Pamplin, VA

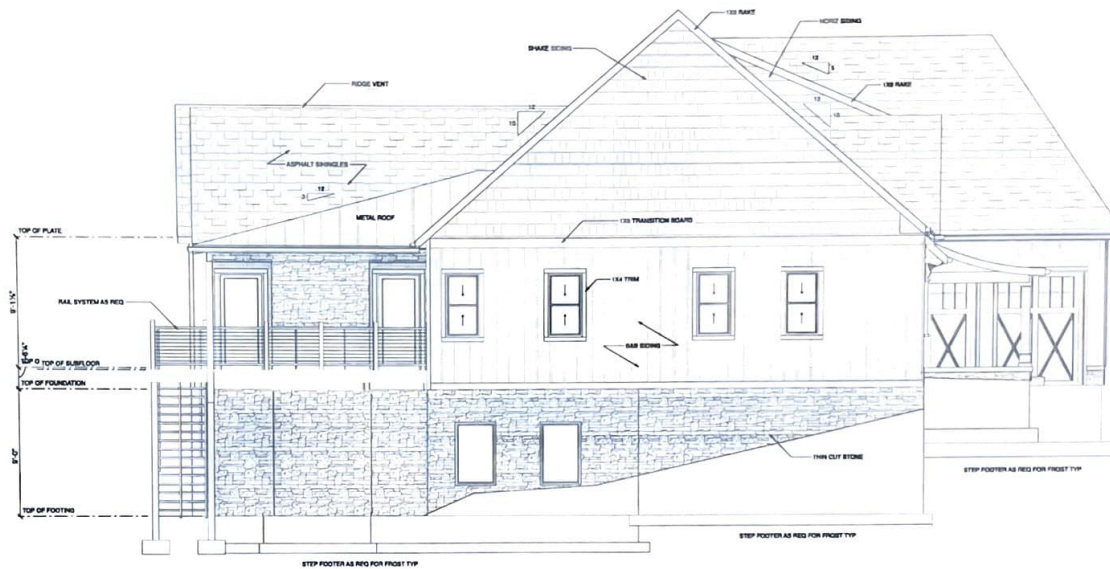
Drawings Prepared By:
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434.952.3890

DATE: 7/16/2024

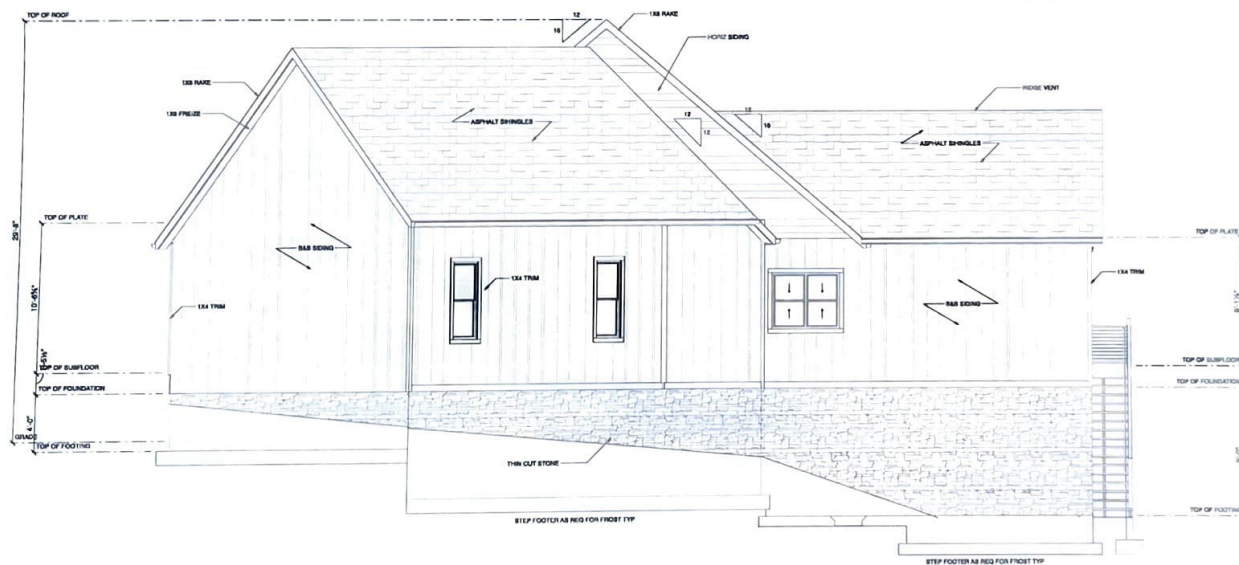
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**FRONT & REAR
ELEVATIONS**

Sheet No:

A3



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



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

Peaks View Construction

PO Box 888
Forest, VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Dr Lot 4, Pentuck, VA

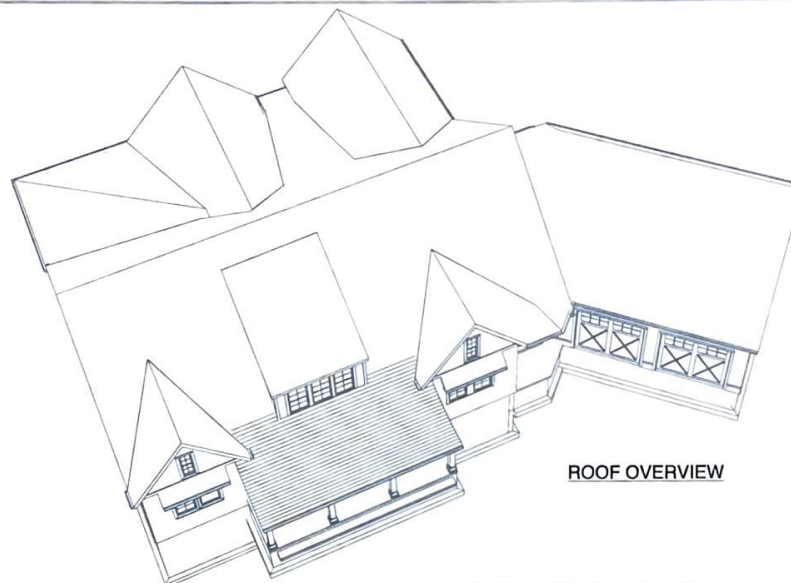
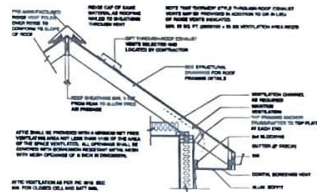
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DATE: 7/16/2024

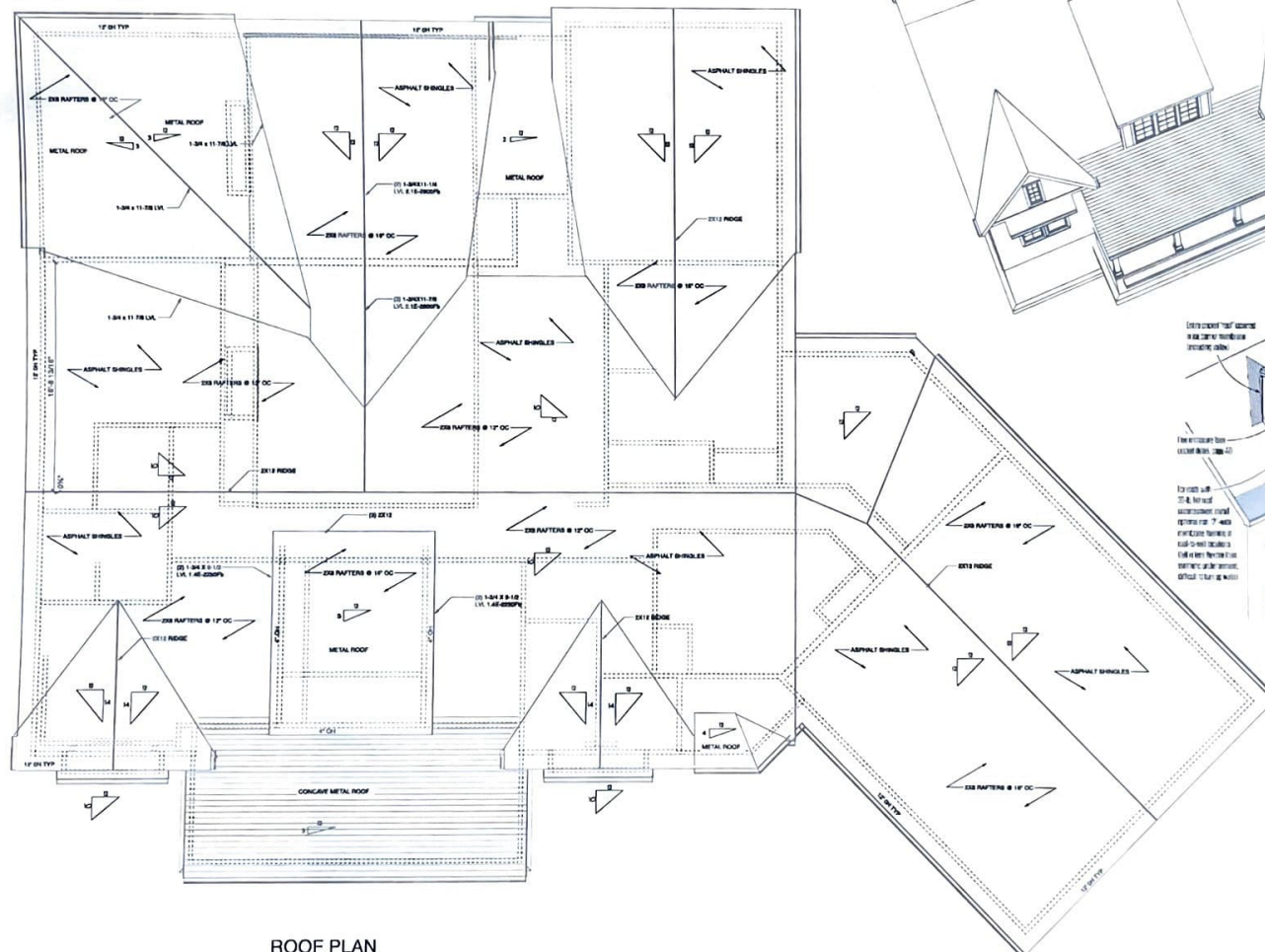
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**LEFT & RIGHT
ELEVATIONS**

Sheet No:

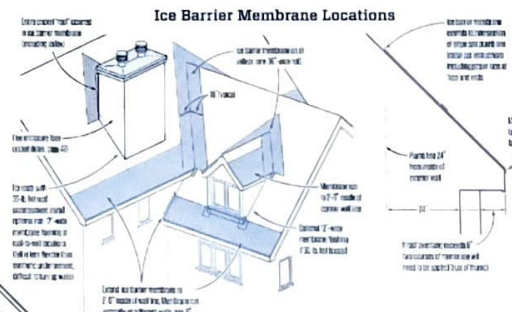
A4



ROOF OVERVIEW



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



Peaks View Construction

06-26-24 Floor plans layout for review

06-27-24 Floor plans layout for review Ver 2

07-01-24 Bld Set

07-15-24 Review Set for final floor system layout

Lake House Project

Case No. 1 of 4, Penthouse, VA

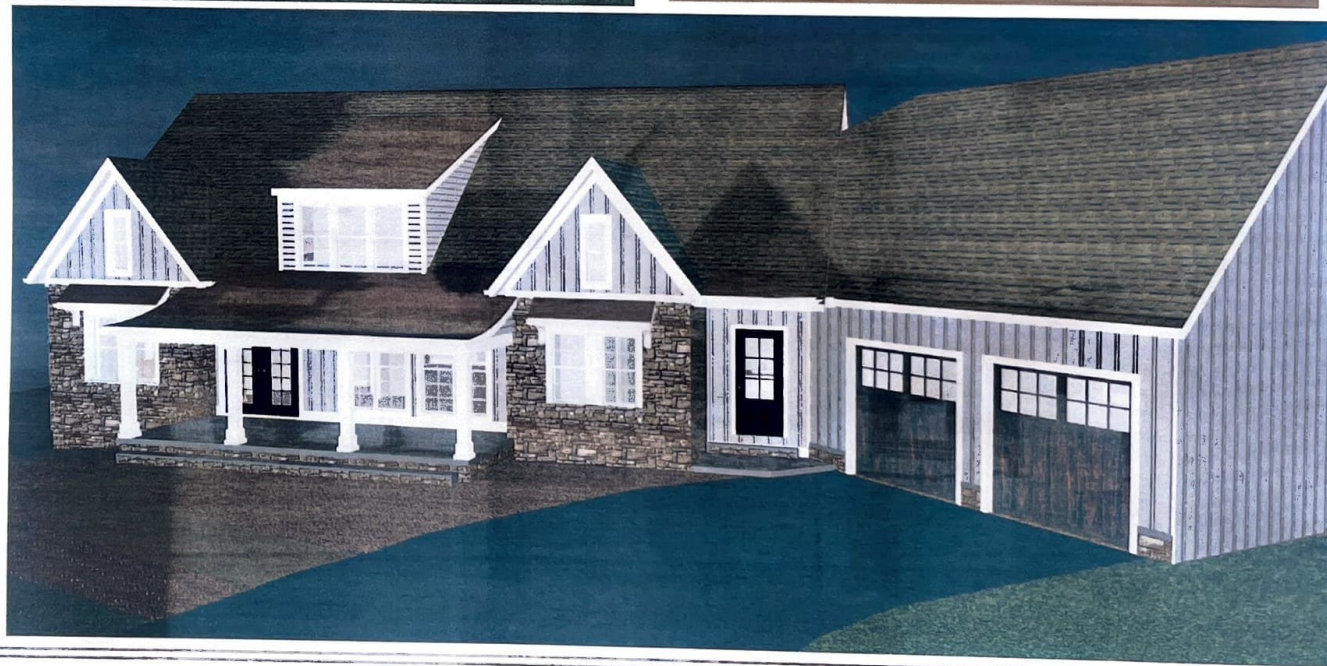
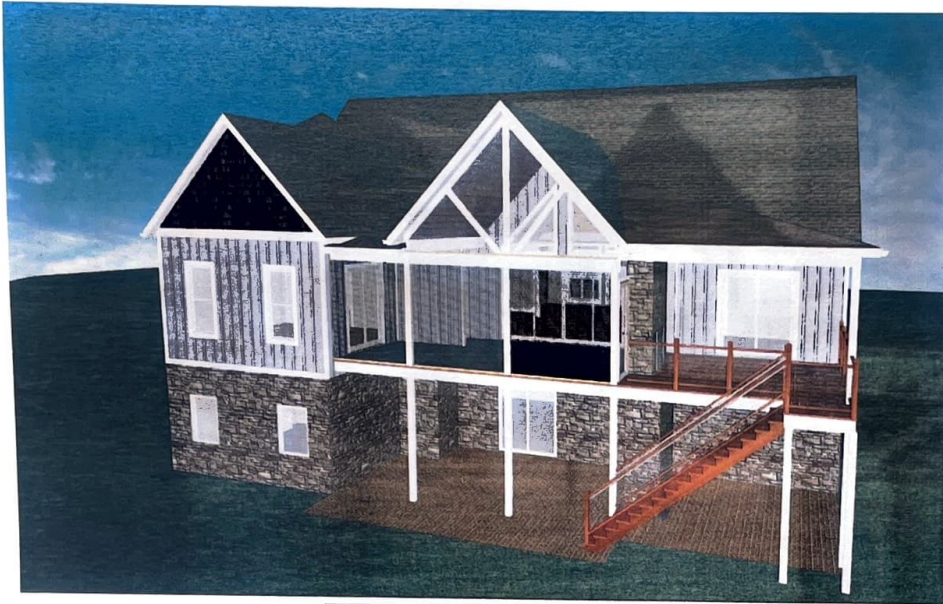
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DATE: 7/16/2024

Sheet Title
ROOF PLAN

Sheet No.

A5



Peaks View Construction

PO Box 888
Forest
VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Var 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Dr Lot 4, Parkersburg, VA

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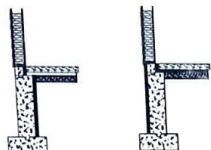
Sheet No.

Drawings

Sheet No.

A6

FRAMING • STEM WALL



COMMON SLAB EDGE INSULATION LOCATIONS

2X6/SIDING CRAWL SPACE

2X WALL WITH CONCRETE UPSTAND

2x6/SIDING AT FOUNDATION 2x4 FINISHED BASEMENT

POST CONNECTION @ CONC SLAB

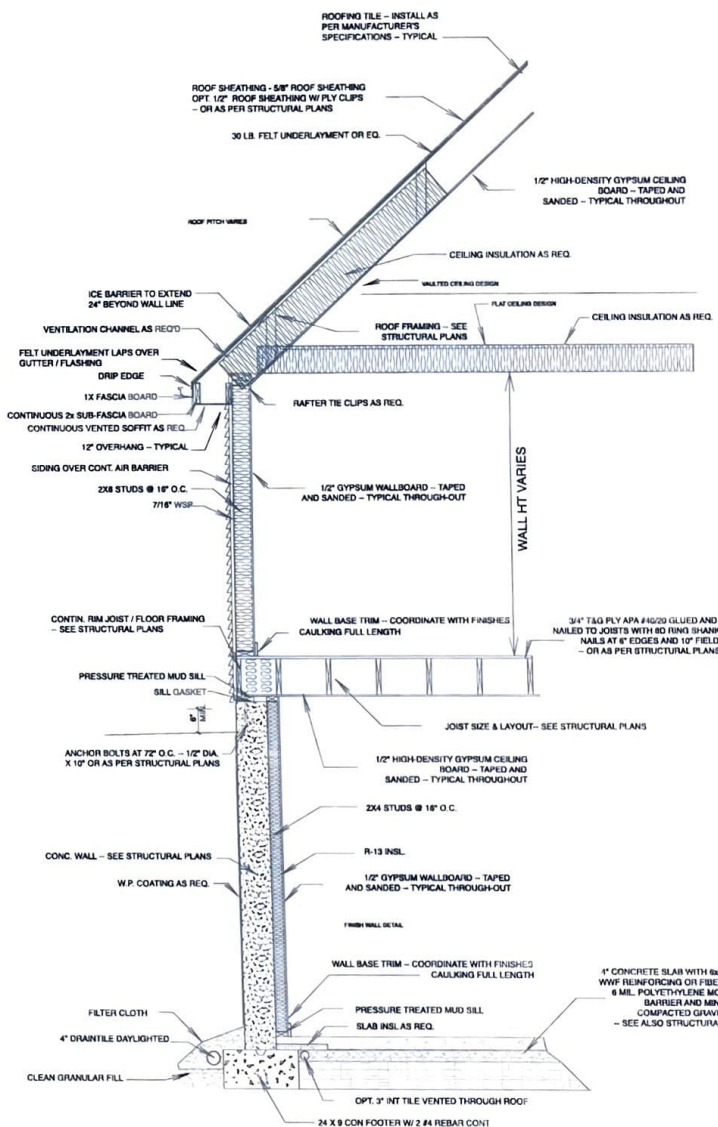
DETAIL AT BEARING WALL

 PIER / POST / BEAM CONNECTION DECK TO HOUSE CONNECTION

TYPICAL STAIR DETAIL.

DETAILS & SECTIONS
SCALE: 1/4" = 1'-0"

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



TYPICAL WALL SECTION
(NOT TO SCALE)

Peaks View Construction

Box 809
Forest
VA

06-26-24 Floor plans layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Bliss Cove Dr Lot 4, Penhook, VA

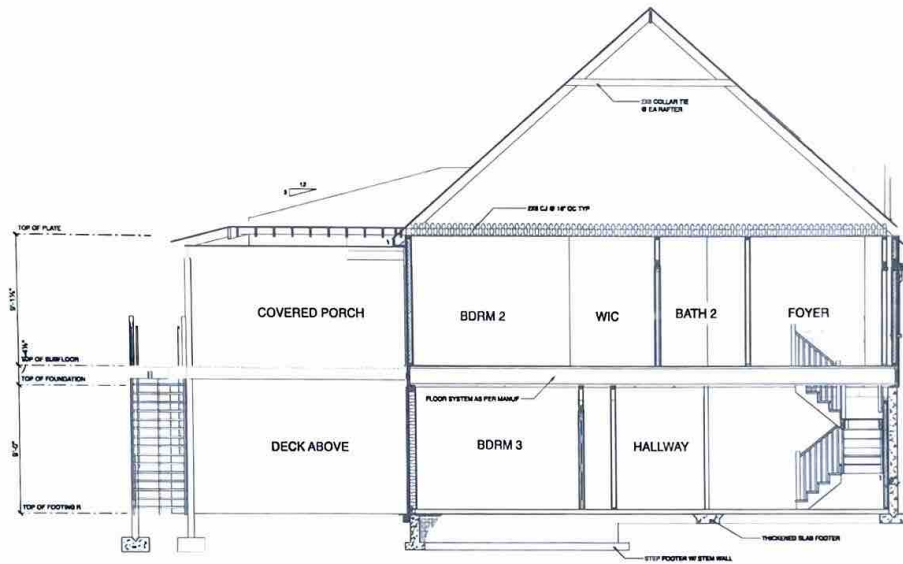
Drawings Prepared By:
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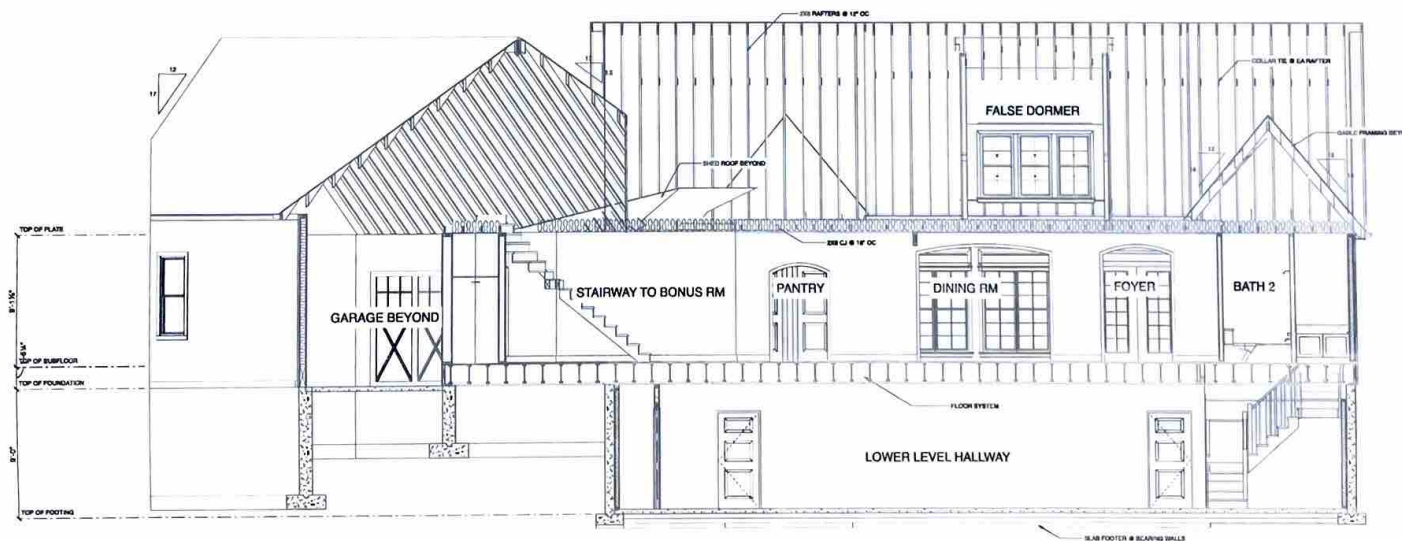
DETAILS & SECTION

Sheet No.

A7



CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

Peaks View Construction

PO Box 888
Farms
VA

06-26-24 Floor plans
layout for review

06-27-24 Floor plans
layout for review Ver 2

07-01-24 Bid Set

07-15-24 Review Set for
final floor system layout

Lake House Project

Big Cove Dr Lot 4, Farmstead, VA

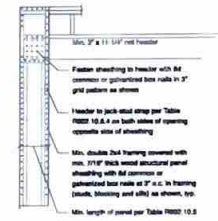
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434.982.3599

DATE: 7/15/2024

Sheet Title
SECTIONS

Sheet No:

A8

[illegible]

Use wide paper (16" or 18") for details on the plans.

GARAGE WALL PORTAL FRAME

WALL FRAMING PLAN



Voltage was checked after separation of grounds and neutrals in disconnect at the end of dock. I've attached a photograph showing no voltage leakage.
Thank you,
Weston Bigham



Weston Bigham
Licensed Electrician
Building Blocks of VA Inc.
License #2705121490
Exp--04/30/2027
Contact westonbigham@gmail.com