

CONSTRUCTION NOTES

- GENERAL NOTES:
1. ALL DESIGN, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE (VIRGINIA IRC 2012)
 2. THE BUILDER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND DETAILS BEFORE STARTING WORK.
 3. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LOCAL BUILDING CODES.
 4. THE BUILDER SHALL HIRE A PROFESSIONAL ENGINEER TO PROVIDE A SOILS REPORT, INCLUDING BORING RESULTS OF SAMPLES TAKEN ON THE BUILDING LOT. WHEN EXPANSIVE SOIL AT ANY EXTENT, OR OTHER SOIL ABNORMALITIES THAT WOULD AFFECT THE STABILITY OF THE STRUCTURE AS BE DETERMINED, THE ENGINEER SHALL DESIGN ALL FOOTINGS AND BASEMENT WALLS.
 5. THE BUILDER SHALL COORDINATE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL WORK WITH THE STRUCTURAL CONTRACT DRAWINGS.
 6. THE BUILDER SHALL DETERMINE AND VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
 7. THE BUILDER SHALL DETERMINE AND VERIFY ALL SITE CONDITIONS AND FIELD VERIFYING DIMENSIONS BEFORE THE COMMENCEMENT OF WORK. THE STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES OR DEVIATIONS FROM THE DRAWINGS.
 8. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
 9. THE BUILDER SHALL PROVIDE ALL SHORING, BRACING, AND TEMPORARY SYSTEMS REQUIRED TO STABILIZE AND PROTECT EXISTING STRUCTURES AND SYSTEMS DURING THE COURSE OF CONSTRUCTION.
 10. THESE DRAWINGS ARE CREATED TO PROVIDE DESIGN INTENT ONLY. THESE PLANS ARE NOT INTENDED TO SHOW EVERY DETAIL OR PROVIDE ALL THE INFORMATION REQUIRED TO COMPLETE THE CONSTRUCTION OF THIS PROJECT. MUCH OF THE DETAIL INFORMATION SHOULD BE DETERMINED BY THE OWNER AND THE BUILDER JOINTLY.
 11. CUSTOM HOMES / ADDITIONS AND THEIR WORKING DRAWINGS SHOULD BE CONSIDERED EQUIVALENT TO "PROTOTYPE" MANUFACTURING AND AS SUCH THERE MAY BE SOME FIELD ADJUSTMENTS NEEDED.
 12. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE PLUMB, SQUARE & LEVEL. THE BUILDER SHALL AT THEIR EXPENSE REPAIR, REPLACE OR REBUILD ANY PORTION OF THE CONSTRUCTION THAT DOES NOT MEET THE ABOVE STANDARD.

- FOOTING NOTES:
1. ENGINEERS FOOTING DESIGNS BASED ON THE SOIL REPORT SHALL OVERRIDE THE FOOTING SIZES AND STEEL REINFORCING SHOWN ON THESE PLANS.
 2. ALL CONTINUOUS FOOTING SHALL HAVE 2 ROWS #4 REINFORCING BARS UNLESS NOTED OTHERWISE.
 3. FOOTINGS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. VERIFY SOIL CAPACITY BEFORE BEGINNING ANY WORK.
 4. NORMAL-WEIGHT CONCRETE WITH PORTLAND CEMENT, TYPE I, OR TYPE IIA (AIR- ENTRAINING), OR TYPE II WITH THE ADDITION OF AIR-ENTRAINING ADMIXTURE. 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI

- FOUNDATION NOTES:
1. MORTAR SHALL BE TYPE M OR S.

- CONCRETE SLAB NOTES:
1. CONCRETE USED IN GARAGE SLABS AND ALL EXTERIOR CONCRETE WORK SHALL BE 3500 PSI AIR ENTRAINED.

- LUMBER ,ENGINEERED PRODUCTS AND STEEL GRADES NOTES:
1. LUMBER FOR ALL BEAMS, HEADERS, JOIST, AND RAFTERS SHALL BE SOUTHERN PINE NO. 2, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
 2. LUMBER FOR 2 X 4 AND 2 X 6 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
 3. LUMBER FOR 2 X 4 AND 2 X 6 WALL PLATES SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. (UNO)
 4. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/4" WIDE, 1.9 E MIN.
 5. STEEL PLATES AND ANGLES SHALL BE ASTM A36
 6. STEEL BEAMS SHALL BE ASTM A992-50

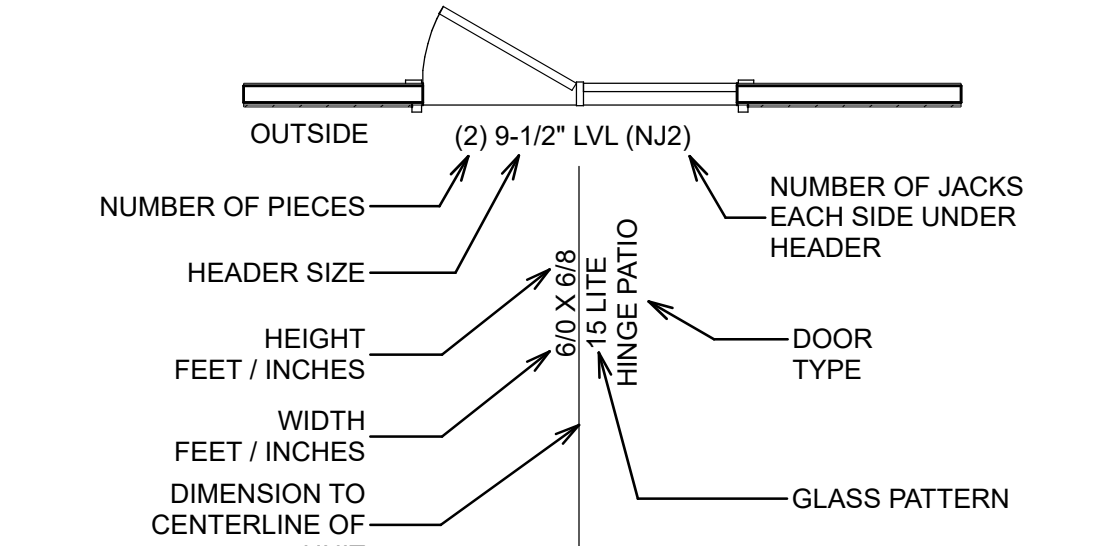
- STRUCTURAL WOOD FRAMING NOTES:
1. ALL BEAMS AND GIRDER TRUSS SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS AT EACH END OF BEAM IF NOT DESIGNATED ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.
 2. FLITCH PLATE BEAMS WITH (1) ONE PIECE OF STEEL SHALL BE SANDWICHED BETWEEN (2) PIECES OF LUMBER. WHEN TWO (2) PIECES OF PLATE ARE CALLED FOR THE PLACEMENT SHALL BE "LUMBER, STEEL PLATE, LUMBER,STEEL PLATE, LUMBER. EACH PIECE OF LUMBER AND STEEL SHALL BE CONTINUOUS FOR THE ENTIRE SPAN. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" ON CENTER,WITH TWO BOLTS AT EACH END.

- FLOOR FRAMING NOTES:
1. BLOCKING UNDER ALL BEAM ENDS AND GIRDER TRUSS BEARING POINTS.
 2. 2 X JOIST (SOLID SAWN LUMBER)
 - a. PROVIDE DOUBLE JOIST OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
 - b. PROVIDE PRESSURE TREATED BAND AT ALL STOOPS, PORCHES AND DECKS.
 3. I-JOIST
 - a. PROVIDE BLOCKING PANELS OR SOLID BLOCKING AT UNDER ALL BEARING WALLS.
 - b. ALWAYS USE AND FOLLOW THE JOIST MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS.
 - c. VERIFY THE I-JOIST ARE OF THE SAME MANUFACTURER, SIZE, AND TYPE AS DESIGNATED ON THE FLOOR FRAMING PLANS BEFORE STARTING FLOOR FRAMING.

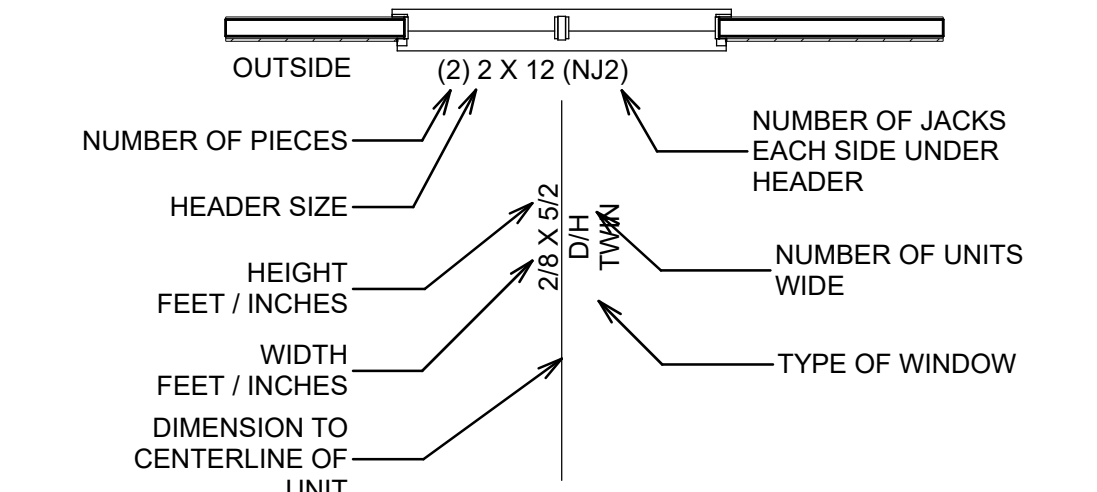
- WALL FRAMING NOTES:
1. ALL EXTERIOR WALLS ARE 4" IN THICKNESS UNLESS NOTED OTHERWISE (UNO). THE WALL IS COMPOSED OF A 3-1/2" STUD + 1/2" WALL SHEATHING. WHEN A 6" WALL IS NOTED THE WALL IS COMPOSED OF A 5-1/2" STUD + 1/2" WALL SHEATHING.
 2. ALL INTERIOR WALLS ARE 3-1/2" IN THICKNESS UNLESS NOTED OTHERWISE (UNO).
 3. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF LESS THAN 4'-0" SHALL BE 2 X 10 UNLESS NOTED OTHERWISE (UNO).
 4. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF 4'-0" OR GREATER ARE NOTED ON PLANS AT EACH OPENING. SHOULD A HEADER NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR HEADER SIZING.
 5. THE NUMBER JACKS UNDER HEADERS IN LOAD BEARING WALL AND EXTERIOR WALLS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE (UNO). UP TO 3'-6" OPENING (1) ONE JACK EACH SIDE OF HEADER OVER 3'-6" TO 6'-0" (2) JACKS EACH SIDE OF OPENING. 6'-0" AND OVER THE NUMBER OF JACKS WILL BE DENOTED ON THE PLANS. SHOULD THE JACKS NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR THE JACK REQUIREMENTS.

- ROOF FRAMING NOTES:
- TRUSS ROOF
1. THE MANUFACTURER OF THE PRE-ENGINEERED WOOD TRUSSES SHALL PROVIDE DRAWINGS OF EACH TRUSS SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF CONSTRUCTION. TRUSS DRAWINGS,REQUIREMENTS, INCLUDING A SEPARATE LIST OF ITEMS REQUIRING SPECIAL ATTENTION BY THE BUILDING DESIGNER AND ITEMS LISTED BELOW AS 2(B) SHALL BE PROVIDED TO SD & D DESIGNS FOR REVIEW AND APPROVAL PRIOR TO HAVING THE THE DRAWINGS APPROVED BY THE BUILDER , SEALED OR FABRICATED.
 2. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR PROVIDING INSTALLATION DETAILS FOR ALL TRUSSES;
 - (A) INCLUDING THE DESIGN AND LOCATION OF ALL TEMPORARY AND PERMANENT BRACING.
 - (B) INCLUDING THE DESIGN AND LOCATION ALL TRUSS HANGERS, BEARING ENHANCER'S AND OR CONNECTORS AS NEEDED FOR ALL TRUSS SUPPLIED.

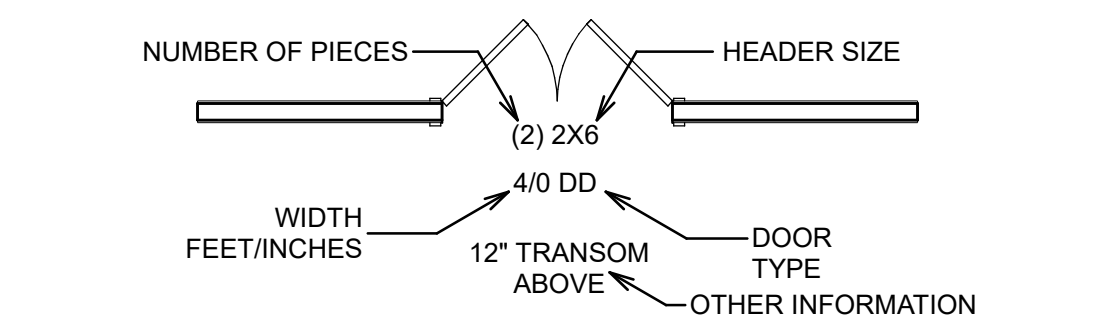
BUILDING INFORMATION						
BUILDING CODE: VIRGINIA IRC 2012						
BUILDING CLASSIFICATION			SINGLE FAMILY			
GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED
			Weathering	Frost line depth	Termite	
20	90	A	SEVERE	24	MOD-HVY	YES
DESIGN LOADS						
				LIVE	DEAD	MAX DEFLECTION
FLOOR LOADS						
ALL ROOMS EXCEPT THOSE USED FOR SLEEPING AREAS AND ATTIC FLOORS				40 P.S.F.	10 P.S.F.	L / 360
ALL ROOMS USED FOR SLEEPING AREAS AND ATTIC FLOORS				30 P.S.F.	10 P.S.F.	L / 360
CEILING LOADS				20 P.S.F.	10 P.S.F.	L / 240
ROOF LOADS						
NO FINISHED CEILING LIGHT ROOF COVERING				20 P.S.F.	10 P.S.F.	L / 180
SUPPORTING GYPSUM CEILING LIGHT ROOF COVERING				20 P.S.F.	10 P.S.F.	L / 240
DECK LOADS				40 P.S.F.	10 P.S.F.	L / 360
TRUSS DESIGN CRITERIA						
WIND	HEIGHT	EXPOSURE CLASS				
90 MPH	25'	B				
INSULATION R-VALUES						
ELEMENT		NEW HOMES , ADDITIONS			SUNROOMS	
CEILINGS		R-38			R-38	
WALLS (WOOD FRAMED)		R-15 (2 X 4) / R-19 (2 X 6)			R-15 (2 X 4) / R-19 (2 X 6)	
FLOORS (WOOD FRAMED)		R-19 / R-38 @ CANTILEVER			R-19	
SLAB ON GRADE		R-10			R-10	
CONDITIONED CRAWL SPACE WALLS		R-10 / R-13(2)				
U-FACTORS						
WINDOWS / DOORS		0.35			0.50	
SKYLIGHTS		0.60			0.75	



EXTERIOR DOOR INFORMATION

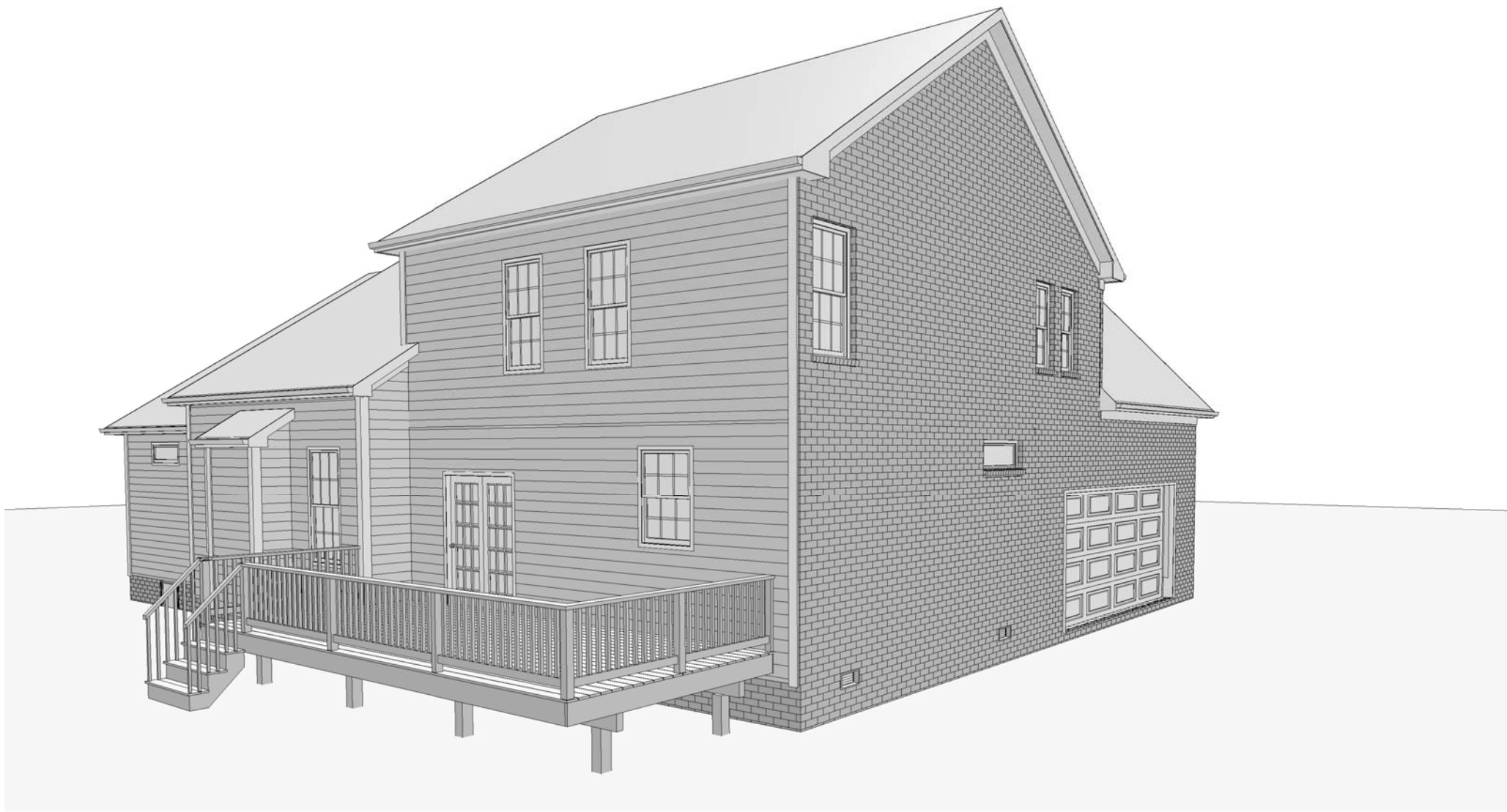
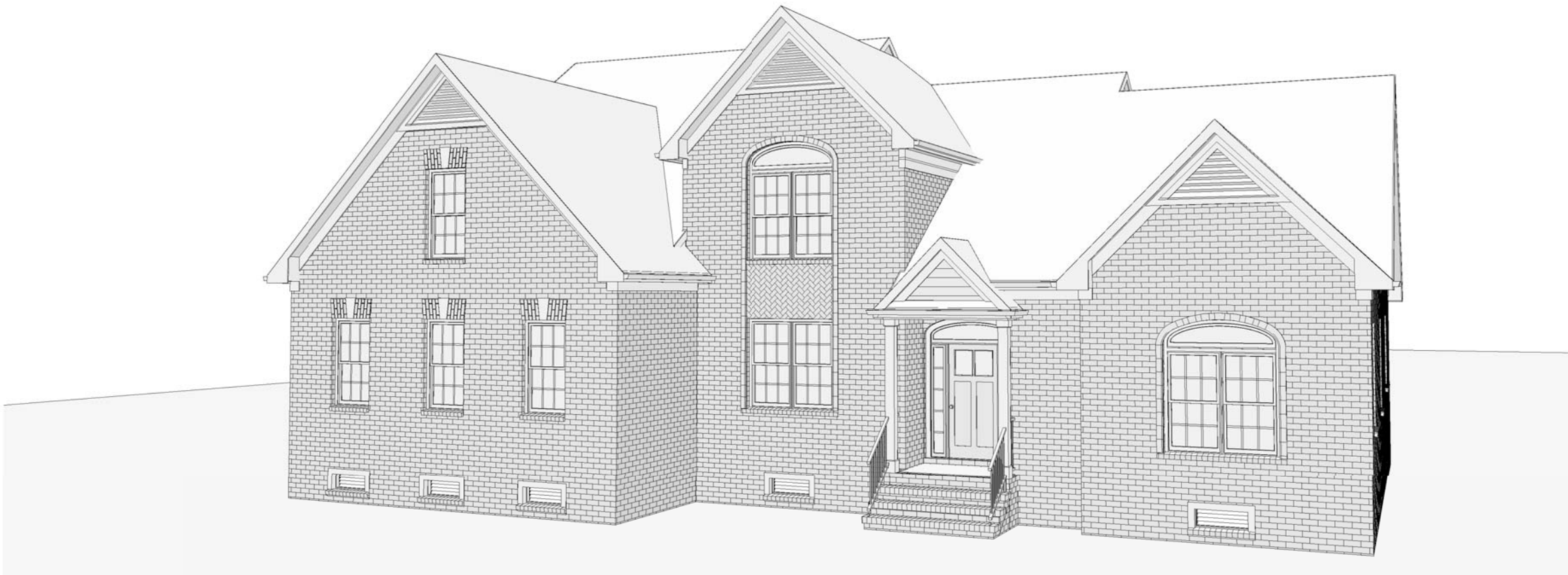


WINDOW INFORMATION



INTERIOR DOOR INFORMATION

STRUCTURAL NOTE	
	THE NUMBER IS POUNDS IN KIPS 11300 POUNDS 1 KIP = 1000 LBS



LAYOUT PAGES	
PAGE #	TITLE
1	PROJECT INFORMATION
2	ELEVATIONS
3	FOUNDATION
4	MAIN LIVING LEVEL & DECK DETAILS
5	2ND FLOOR & TYPICAL SECTIONS
6	SECTIONS
7	ROOF PLAN
8	BWP LAYOUTS & CALCS

The Design Guy
Residential Design Specialists

Chester, VA 23836
Phone **768-9590**
Ken Latham, AIBD
Certified Professional Building Designer
E-MAIL - Ken@TheDesignGuyVa.com
Member VBCOA
Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1

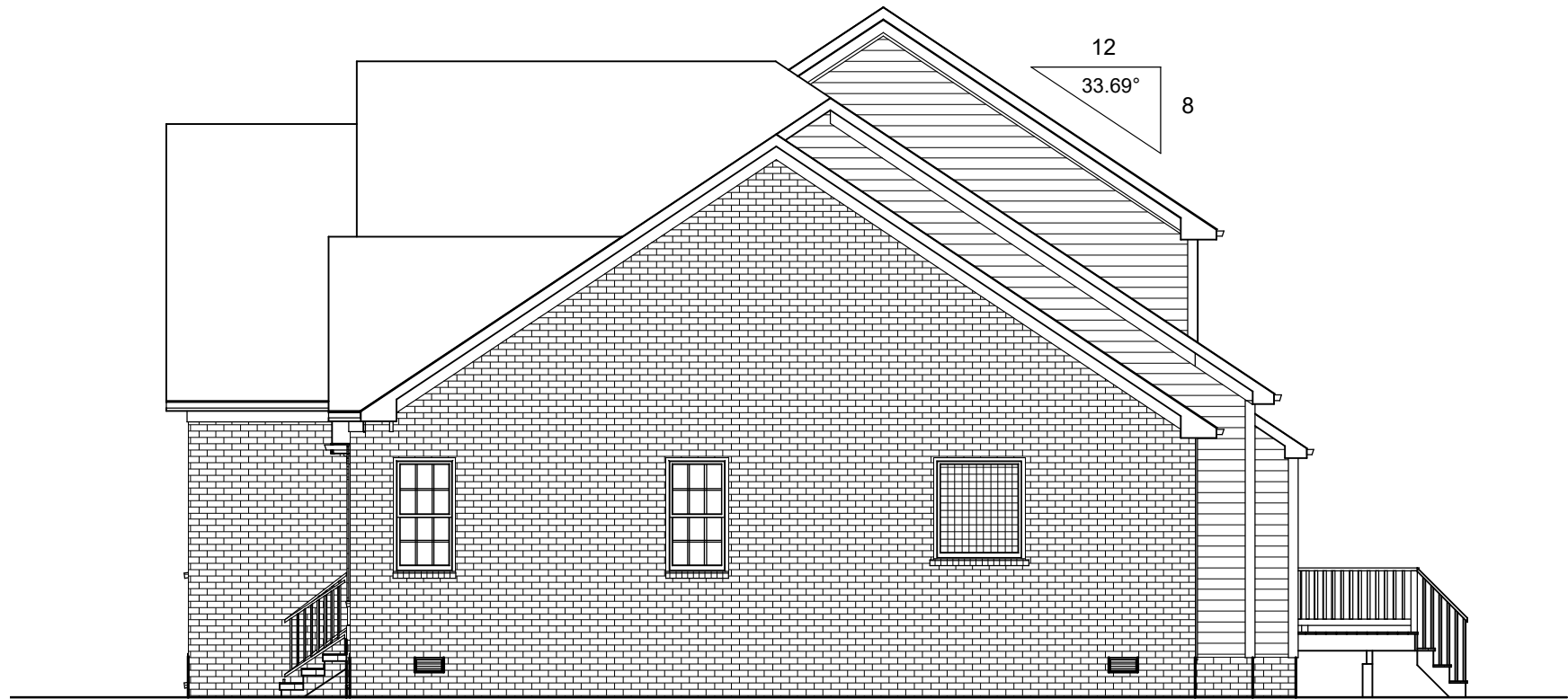
MAPLE GROVE S/D
POWHATAN, VA

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 6/21/2016	
1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24006

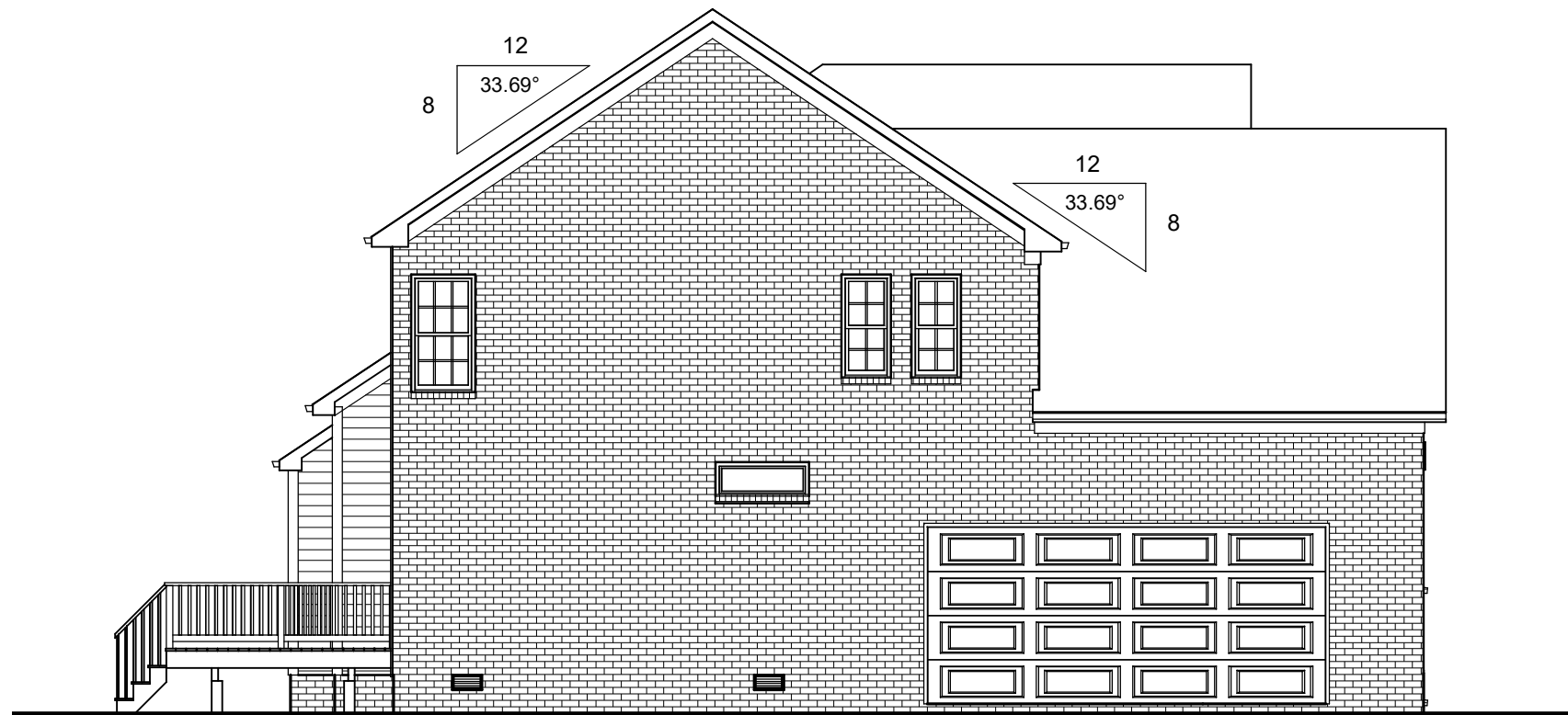
DATE PRINTED: 7/14/2016 : Ver 8 : File Name: 24006_Velcal
LOT 1 MAPLE GROVE S/D POWHATAN, VA



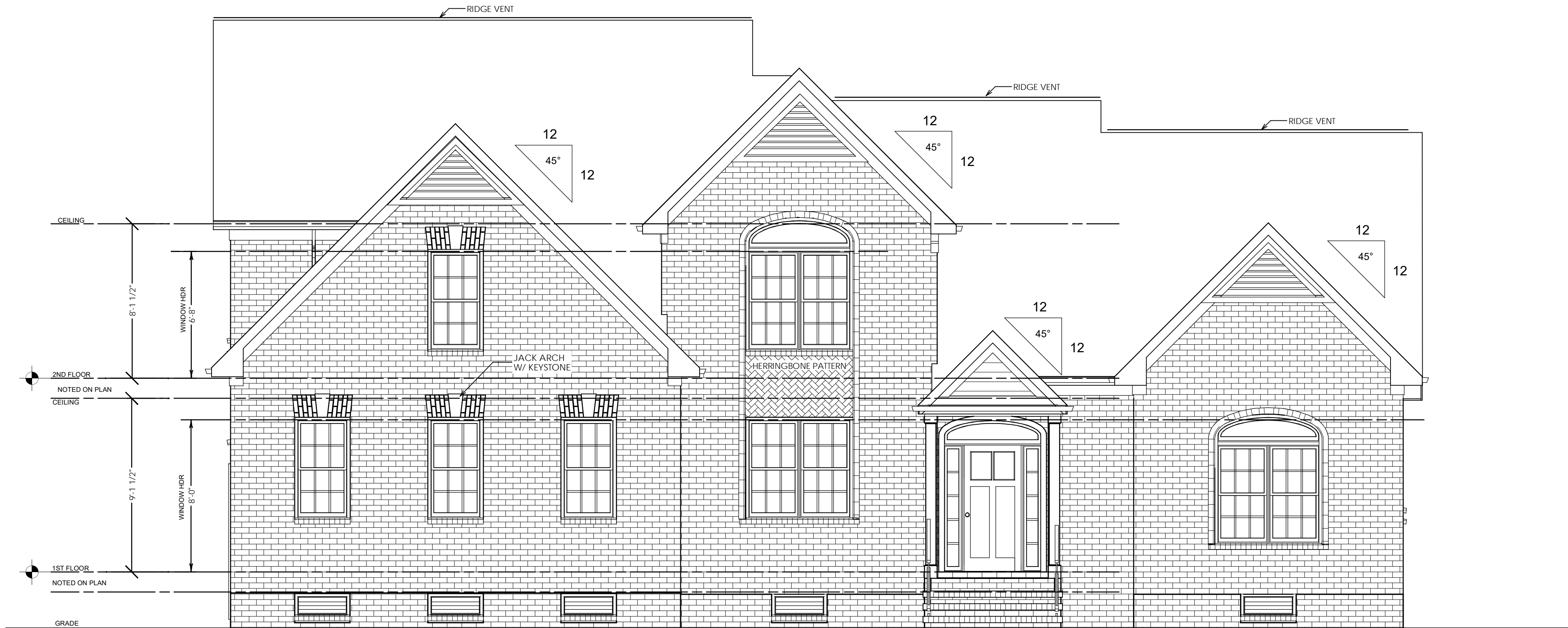
RIGHT ELEVATION
SCALE 1/8" = 1 FT



REAR ELEVATION
SCALE 1/8" = 1 FT



LEFT ELEVATION
SCALE = 1/8 IN = 1 FT



FRONT ELEVATION
SCALE = 1/4 in = 1 ft

The Design Guy

Residential Design Specialists

Chester, VA 23836

Phone **768-9590**

Ken Latham, AIBD
Certified Professional Building Designer
E-MAIL - Ken@TheDesignGuyVa.com
Member VBCOA
Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1
MAPLE GROVE S/D
POWHATAN, VA

PERMIT PLAN

RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 6/21/2016	
1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

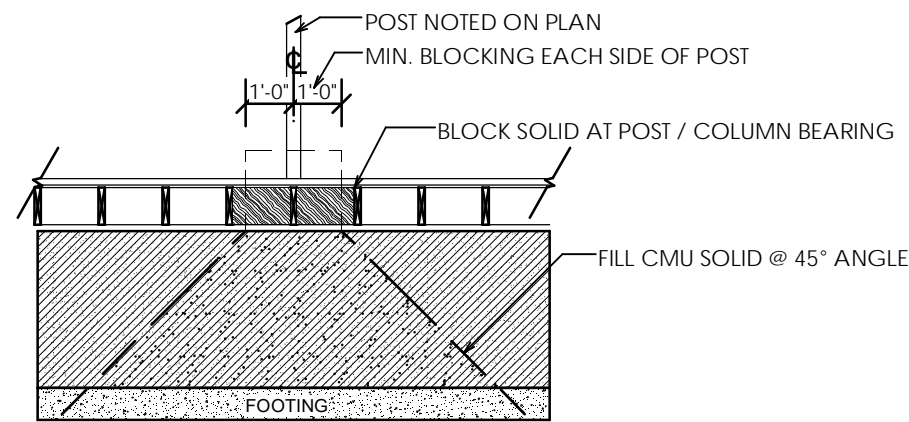
DATE: 7/14/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24006

ELEVATIONS

FOOTING SCHEDULE			
LABEL	LOAD CAPACITY	FOOTING SIZE	REINFORCING
F12	1500#	12"x12"x10"	NONE
F16	2600#	16"x16"x10"	#4 @ 1'0" EW
F24	6000#	24"x24"x10"	#4 @ 8" EW
F30	9300#	30"x30"x10"	#4 @ 7"0" EW
F34	10000#	34"x34"x12"	#4 @ 7" EW
F36	12000#	36"x36"x12"	#4 @ 7" EW
F42	16000#	42"x42"x12"	#4 @ 7" EW
F48	21000#	48"x48"x12"	#4#4 @ 7" EW
F54	26000#	54"x54"x12"	#4#4 @ 7" EW
F60	31000#	60"x60"x12"	#4#4 @ 7" EW

NOTES:

- 1) CONC STRENGTH TO BE 2500 PSI @ 28 DAYS
- 2) RNFC STEEL SHALL BE A-615 GRADE 40
PLACED 3" FROM BOTTOM OF FOOTING
- 3) SOIL BEARING PRESSURE 1500 PSF
- 4) BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE
BELOW FROST DEPTH LISTED IN DESIGN CRITERIA.
- 5) ENGINEERS REPORT OVERRIDES ALL FOOTING SIZES

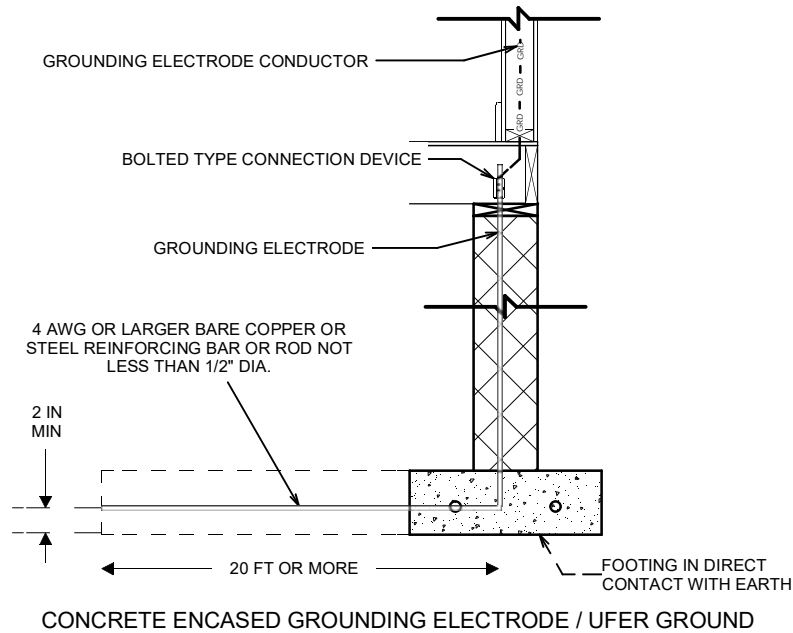


BEARING DETAIL @ POST

SCALE = 1/4 in = 1 ft

- ☒ BLOCKING / POST / BEAM
SOLID BLOCK W/ RIMBOARD TO WIDTH OF POST
GROUT CMU BELOW PER DETAIL D15

FOUNDATION SCHEDULE
FND A 4" BLOCK & 4" BRICK 18" X 10" 2500 PSI FOOTING W/ (2) #4 REBAR
FND B 8" BLOCK 18" X 10" 2500 PSI FOOTING W/ (2) #4 REBAR
FND C 6" BLOCK & 4" BRICK VENEER 20" X 10" 2500 PSI FOOTING W/ (3) #4 REBAR
FND D 8" BLOCK & 4" BRICK VENEER 24" X 12" 2500 PSI FOOTING W/ (3) #4 REBAR

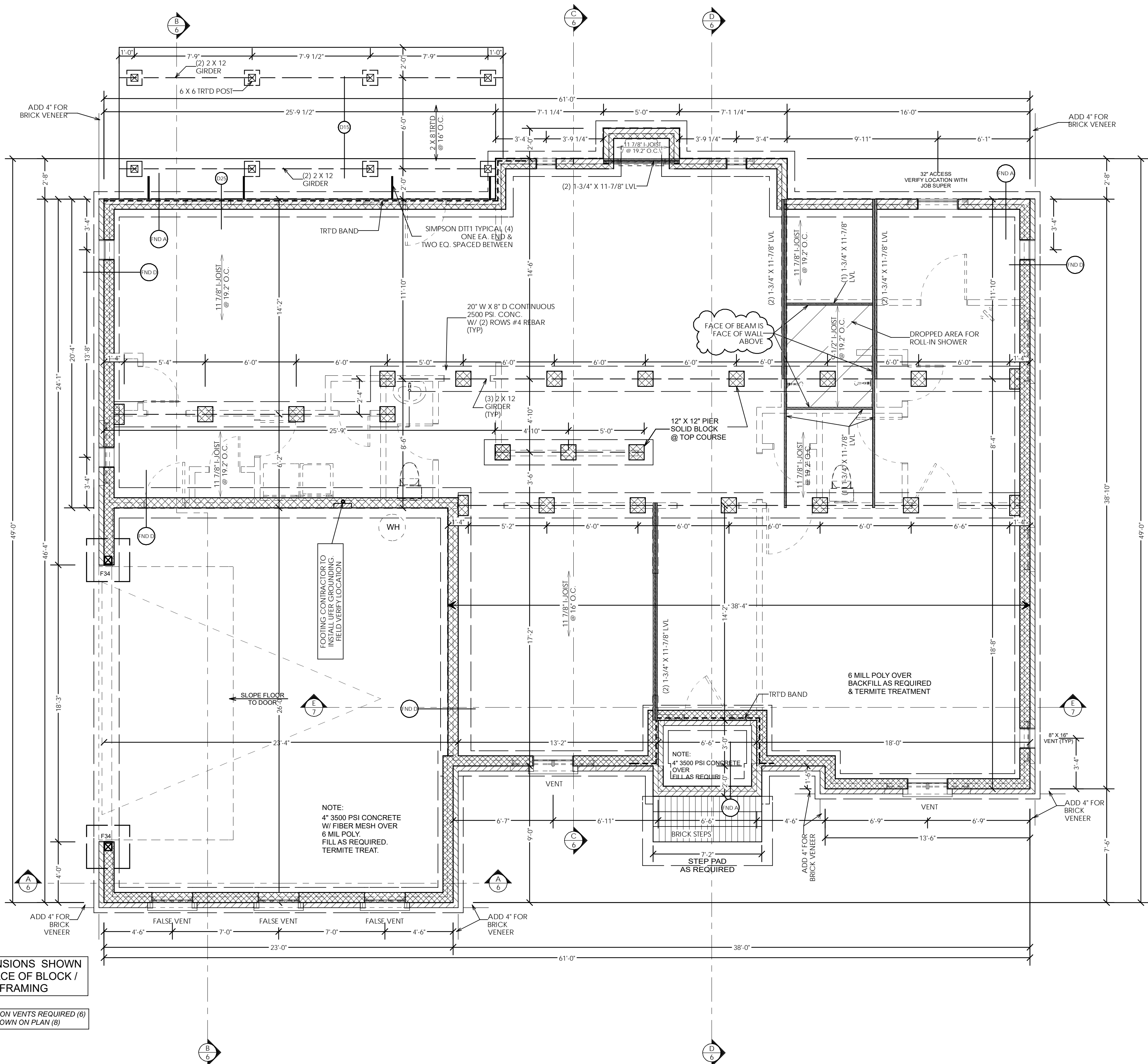


FOUNDATION NOTES

1. SOLID BLOCK @ TOP COURSE
AT ALL PIERS
2. JOINTS OF THE 6 MIL POLY
VAPOR RETARDER SHALL
OVERLAP BY 12 INCHES AND
SHALL BE SEALED OR TAPED.
THE EDGES OF THE VAPOR
RETARDER SHALL EXTEND AT
LEAST 12 INCHES UP THE STEM
WALL AND SHALL BE ATTACHED
AND SEALED TO THE STEM
WALL
3. ● POINT LOAD

DIMENSIONS SHOWN
TO FACE OF BLOCK /
FRAMING

FOUNDATION VENTS REQUIRED (6,
SHOWN ON PLAN (8)



THIS PLAN HAS BEEN LICENSED TO:



FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1
MAPLE GROVE S/I
POWHATAN, VA

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE

REVISÉD 6/21/2016

1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF

GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2016

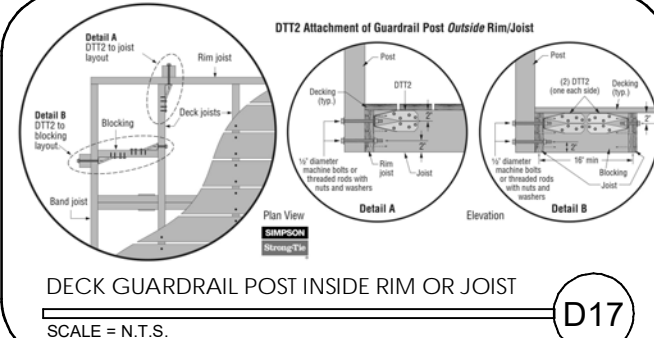
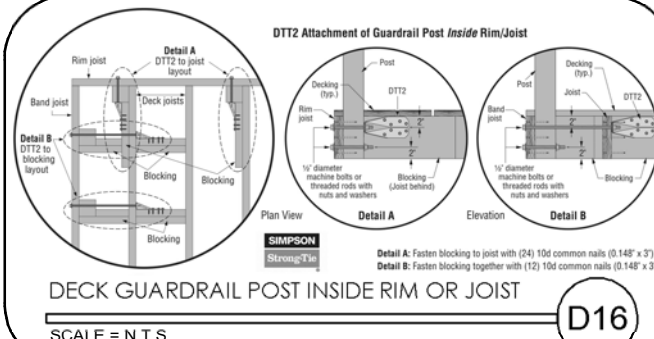
SCALE: 1/4" = 1'

BY: K.A.L

PLAN #: 24006

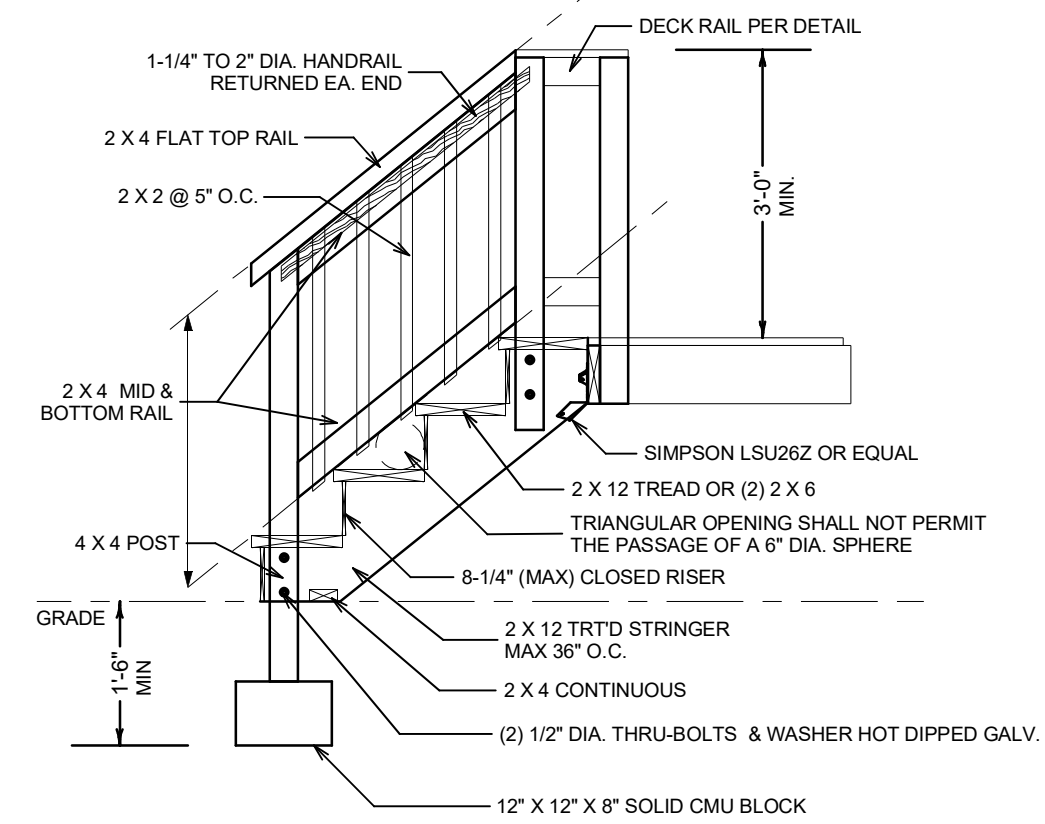
FOUNDATION

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT.
© 2016 ALL RIGHTS RESERVED



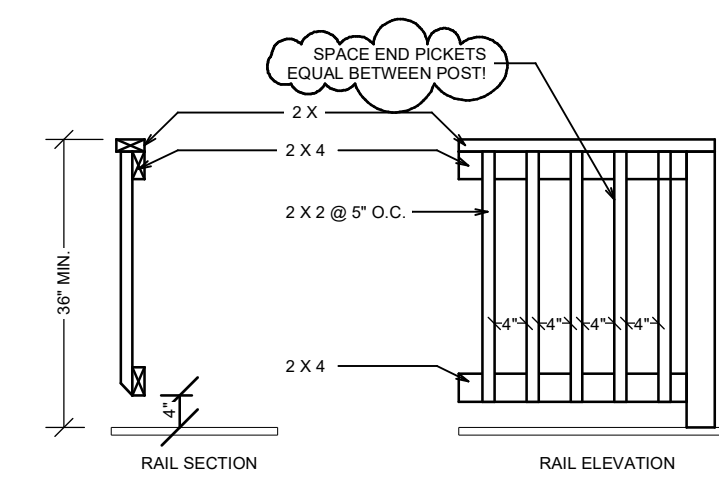
MAXIMUM ALLOWED JOIST SPANS (DECK)	
SIZE	MAXIMUM SPAN
2 X 8 @ 16" O.C.	11'-10" EQUALS 13'-10" INCLUDING 24" CANTILEVER
2 X 10 @ 16" O.C.	14'-0" EQUALS 16'-0" INCLUDING 24" CANTILEVER

DECK LEDGER CONNECTION TO BAND JOIST	
JOIST SPAN (ft)	ON-CENTER SPACING OF FASTENERS
1/2" X 4" LAG SCREW	30 23 18 15 13 11 10
1/2" BOLT WITH WASHERS	36 36 34 29 24 21 19



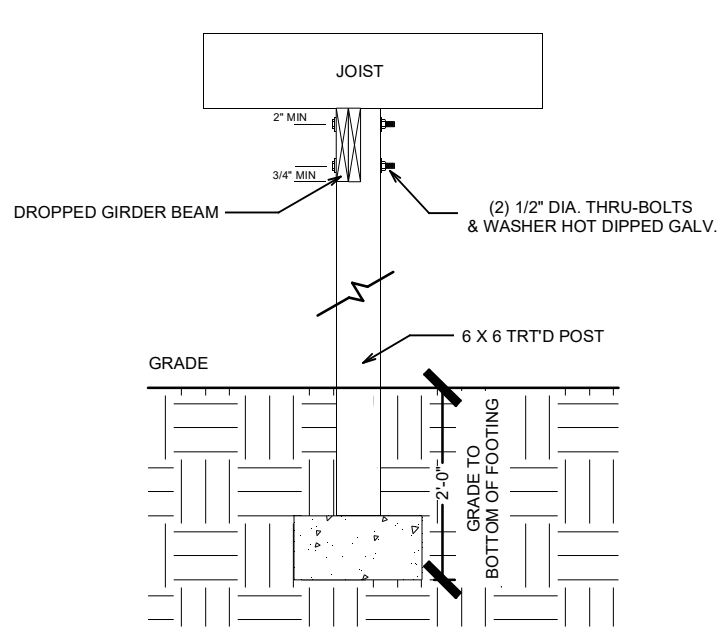
TREATED STEP DETAIL

SCALE: 1/2" = 1'



DECK RAIL DETAILS

SCALE: 1/2" = 1'



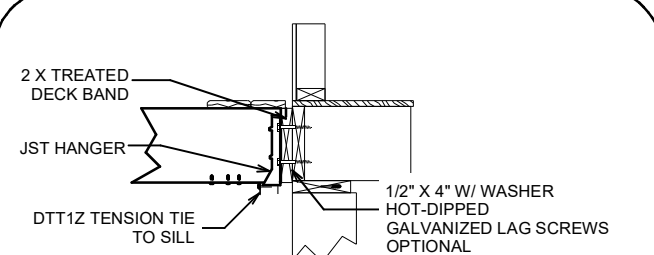
DETAIL

SCALE = 1/2 in = 1 ft

D15



SIMPSON DT12Z TENSION TIE



DECK LATERAL SUPPORT @ HOUSE

SCALE = 1/2" = 1 FT

FREESTANDING DECK DETAIL

D25

FRAMING NOTES

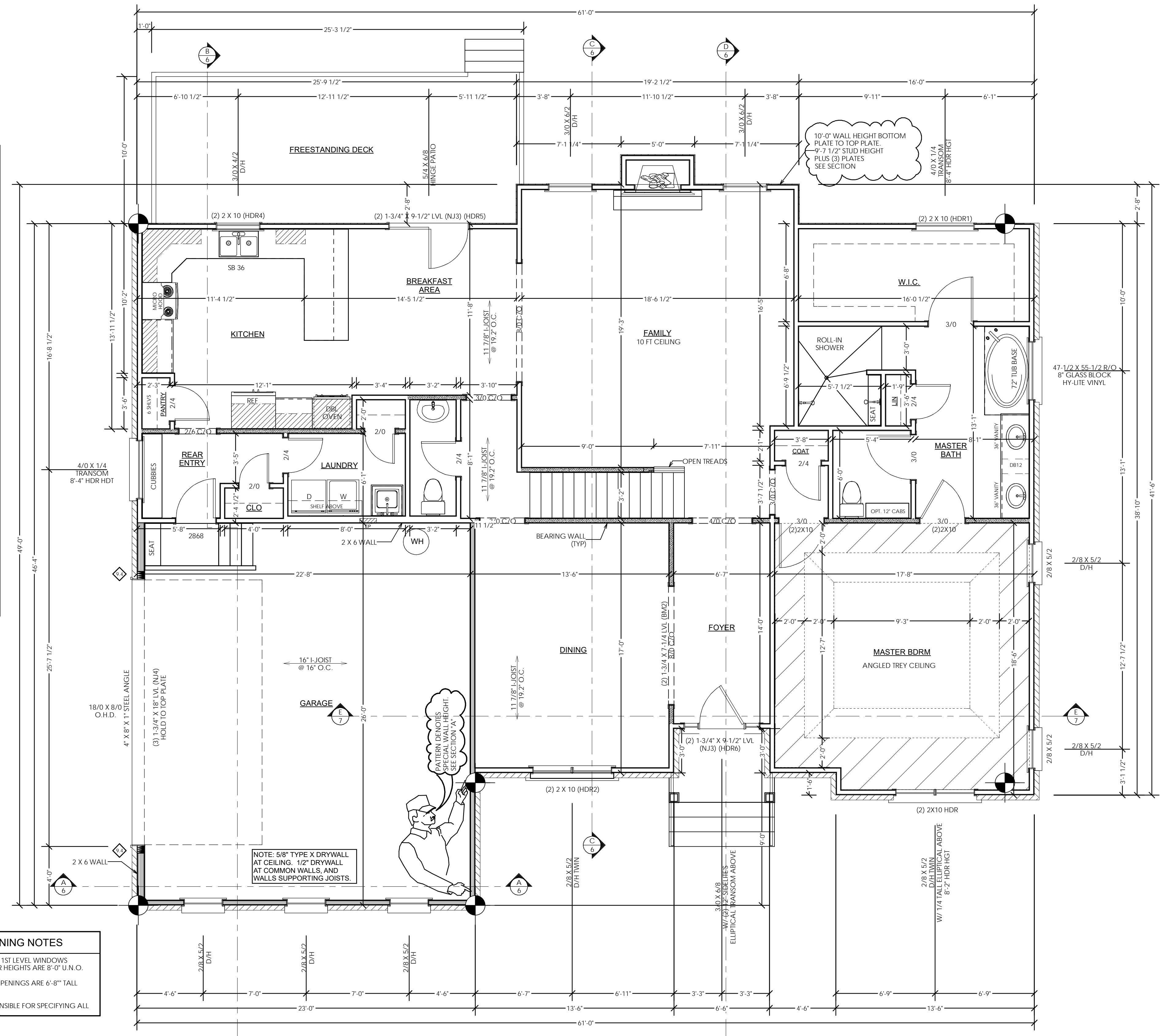
1. ALL NON-STRUCTURAL INTERIOR WALLS TO BE FRAMED @ 16" O.C. (U.N.O.)
 2. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF 4'-0" OR GREATER ARE NOTED ON PLANS AT EACH OPENING. SHOULD A HEADER NOT BE DENOTED FOR SIZE, CALL SD & D DESIGNS AT (804) 768-9590 FOR HEADER SIZING.
 3. ALL NON-STRUCTURAL HEADERS TO BE (2) 2 X 6 FOR 2 X 4 WALLS & (3) 2 X 6 FOR 2 X 6 WALLS
 4. MIN. 2 STUDS UNDER ALL BEAM ENDS.
 5. POINT LOAD
 6. INTERIOR BEARING WALL TYPICAL
 7. SOLID BLOCKING REQUIRED UNDER ALL POSTS, LOCATIONS ABOVE.
 8. DOUBLE JOIST OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
 9. ALL LUMBER FOR BEAMS, JOIST, AND HEADERS #2 SYP.
 10. PROVIDE PRESSURE TREATED BAND AT ALL STOODS, PORCHES AND DECKS.
 11. ALL STUDS TO BE SPF STD & BETTER GRADE.
 12. ALL LVL'S TO BE 1.75" WIDE & 2.0 E MIN.
 13. ALL EXTERIOR WALLS 4" U.N.O.
 14. ALL INTERIOR WALLS 3-1/2" U.N.O.
 15. ALL WALL DIMENSIONS TO FACE OF FRAMING INTERIOR & FACE OF SHEATHING EXTERIOR
- SEE OTHER NOTES ON GENERAL NOTES & INFORMATION SHEET. THESE NOTES SUPERCODE GENERAL NOTES.

LINTEL SCHEDULE

- FOR OPENINGS IN BRICK VENEERED WALLS.
- 3'-4" OR LESS IN WIDTH SHALL HAVE 3-1/2" X 3-1/2" X 5/16" STEEL ANGLE U.N.O.
- OVER 3'-4" UP TO 5'-0" IN WIDTH SHALL HAVE 4" X 3-1/2" X 5/16" STEEL ANGLE U.N.O.
- OVER 5'-0" UP TO 6'-4" IN WIDTH SHALL HAVE 5" X 3-1/2" X 5/16" STEEL ANGLE U.N.O.
- OVER 6'-4" UP TO 8'-10" IN WIDTH SHALL HAVE 6" X 4" X 3/8" STEEL ANGLE U.N.O.
- ALL STEEL ANGLES SHALL HAVE A MINIMUM OF 4 INCHES OF BEARING AT BOTH ENDS.

OPENING NOTES

1. 8'-0" TO TOP OF 1ST LEVEL WINDOWS WINDOW HEADER HEIGHTS ARE 8'-0" U.N.O.
2. ALL INTERIOR OPENINGS ARE 6'-8" TALL U.N.O.
3. BUILDER RESPONSIBLE FOR SPECIFYING ALL TEMPERED GLASS



1ST FLOOR PLAN

SCALE = 1/4 in = 1 ft

STRUCTURAL NOTE

THIS NUMBER IS POUNDS IN KIPS. 11300 POUNDS. 1 KIP = 1000 POUNDS

The Design Guy

Residential Design Specialists

Chester, VA 23836

Phone 768-9590

Ken Latham, AIBD

Certified Professional Building Designer

E-MAIL - Ken@TheDesignGuyVa.com

Member VBCOA

Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY THE DESIGN GUY. THE INFORMATION AND DESIGNS CANNOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN CONSENT. © 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

DAVIDSON II

LOT 1

MAPLE GROVE S/D

POWHATAN, VA

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

VERTICAL BUILDERS

DAVIDSON II

LOT 1

MAPLE GROVE S/D

POWHATAN, VA

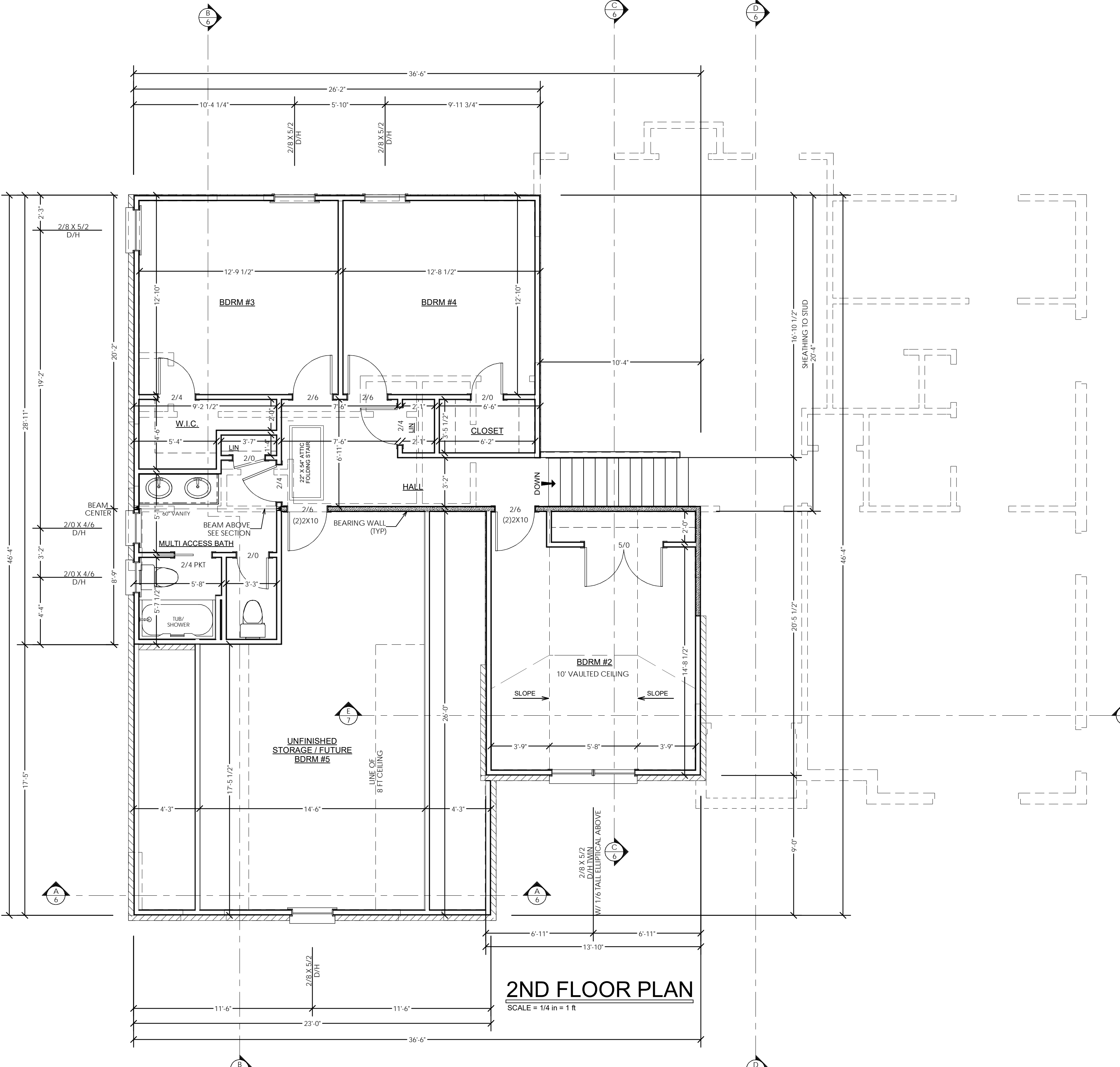
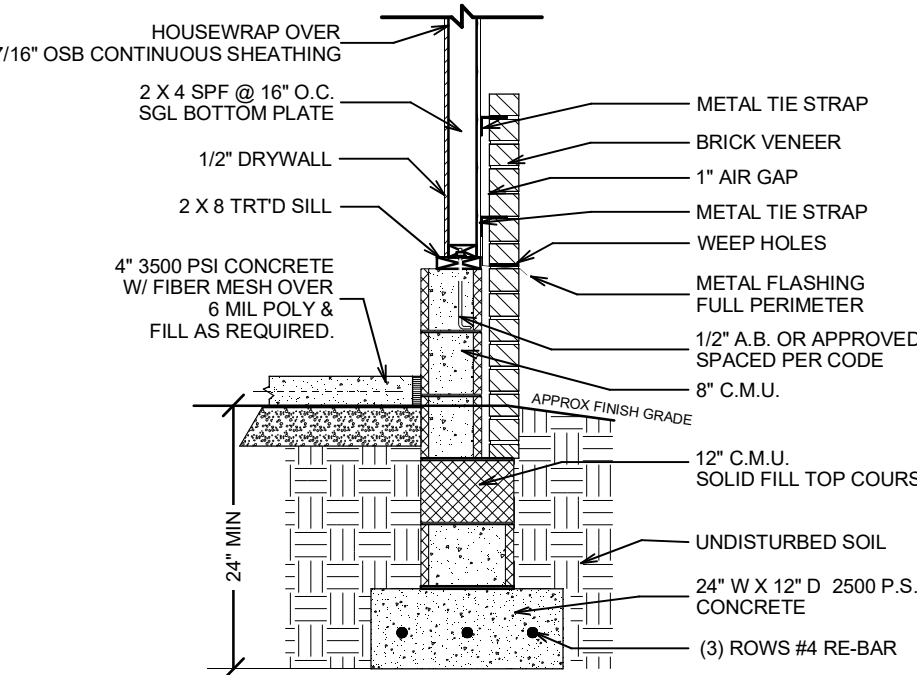
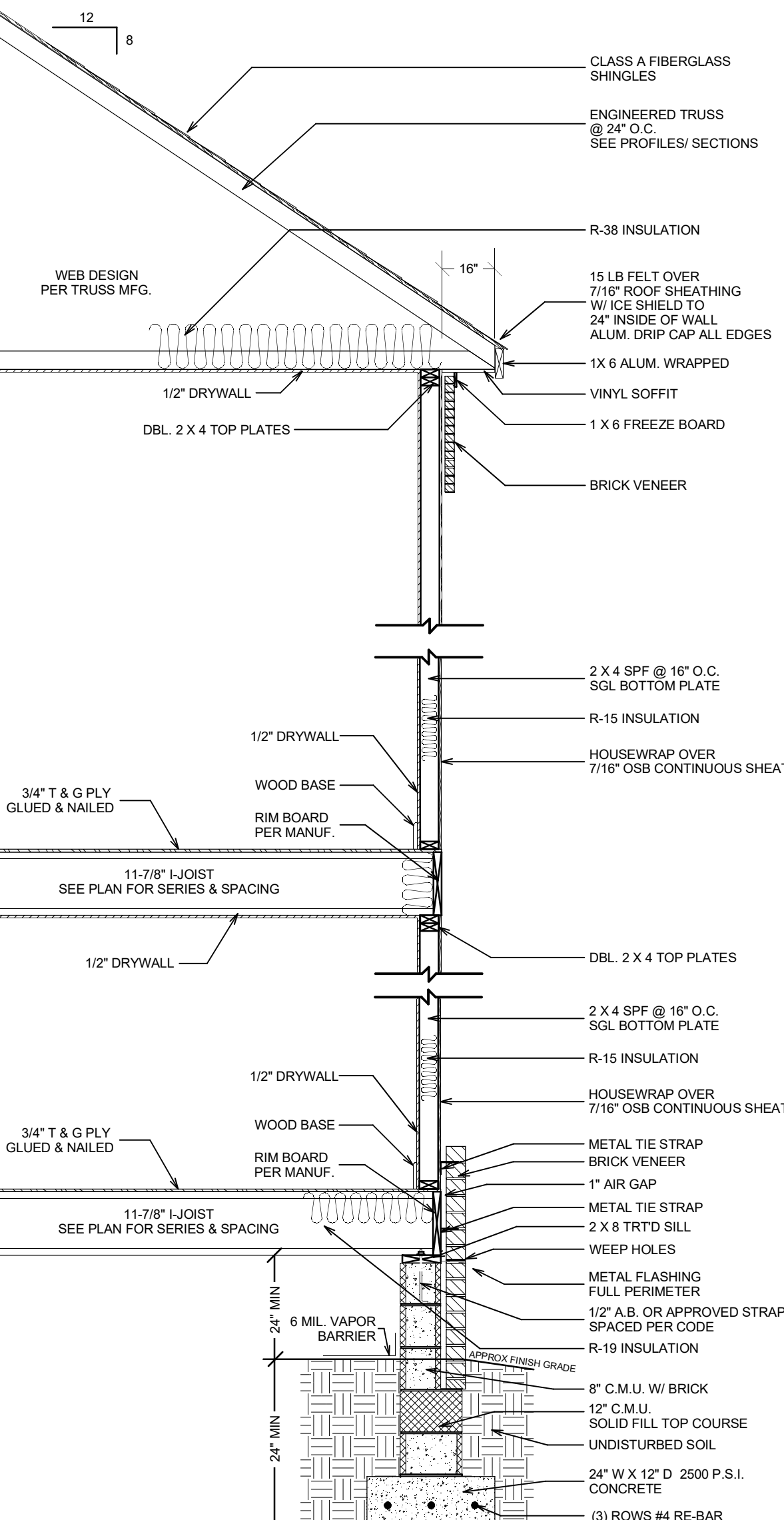
PERMIT PLAN

RELEASED FOR CONSTRUCTION

SQUARE FOOTAGE	
REVISED 6/21/2016	
1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24006

MAIN LIVING LEVEL & DECK DETAILS

24006, Vetical
A

The Design Guy
Residential Design Specialists

Ken Latham, AIBD
 Certified Professional Building Designer
 E-MAIL - Ken@TheDesignGuyVa.com
 Member VBCOA
 Virginia Building & Code Officials Association

Phone **768-9590**
 Chester, VA 23832

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT.
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:



FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1
MAPLE GROVE S
POWHATAN, VA

PERMIT PLANNING
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE
REVISED 6/21/2016

1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/20

SCALE: 1/4" =

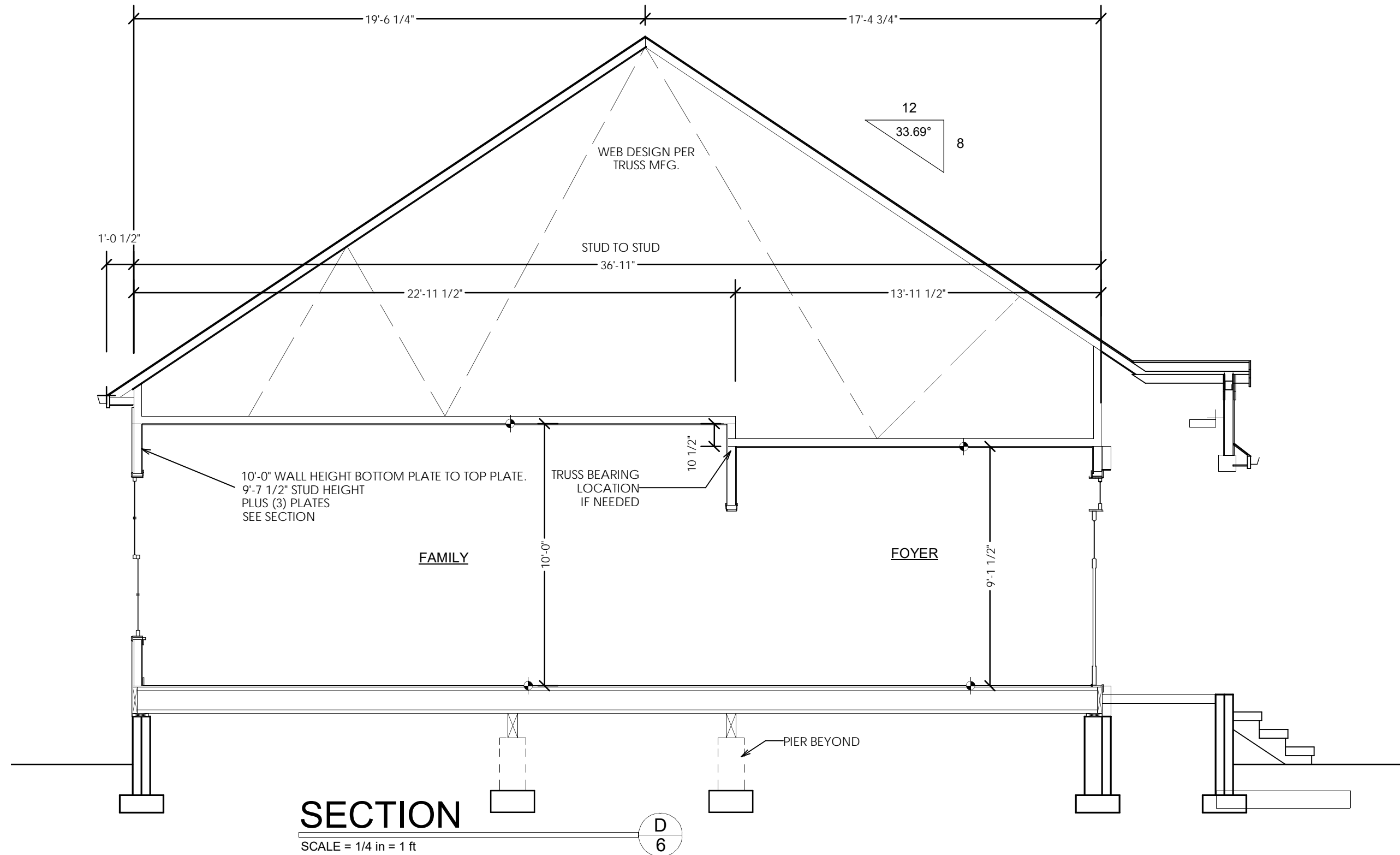
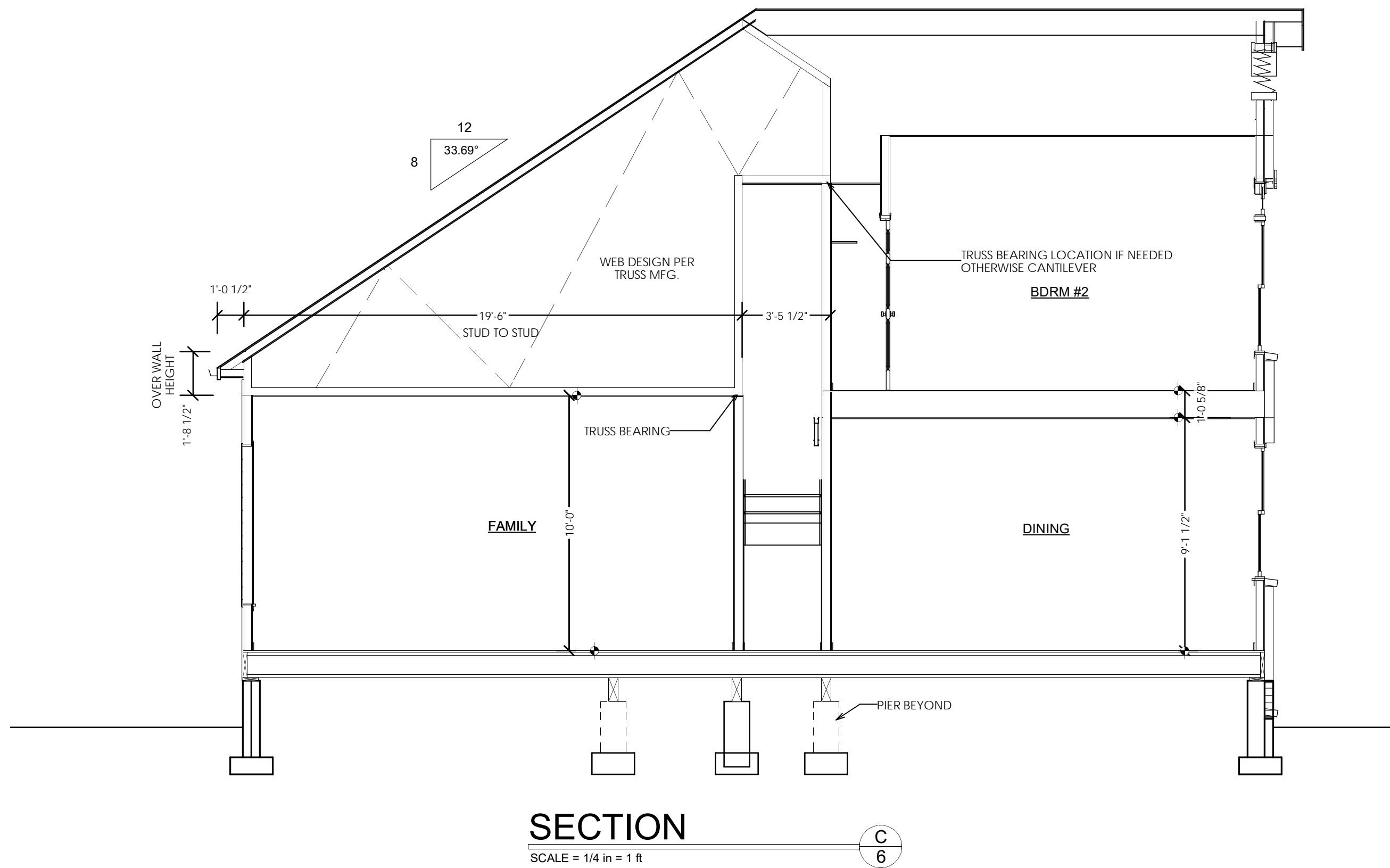
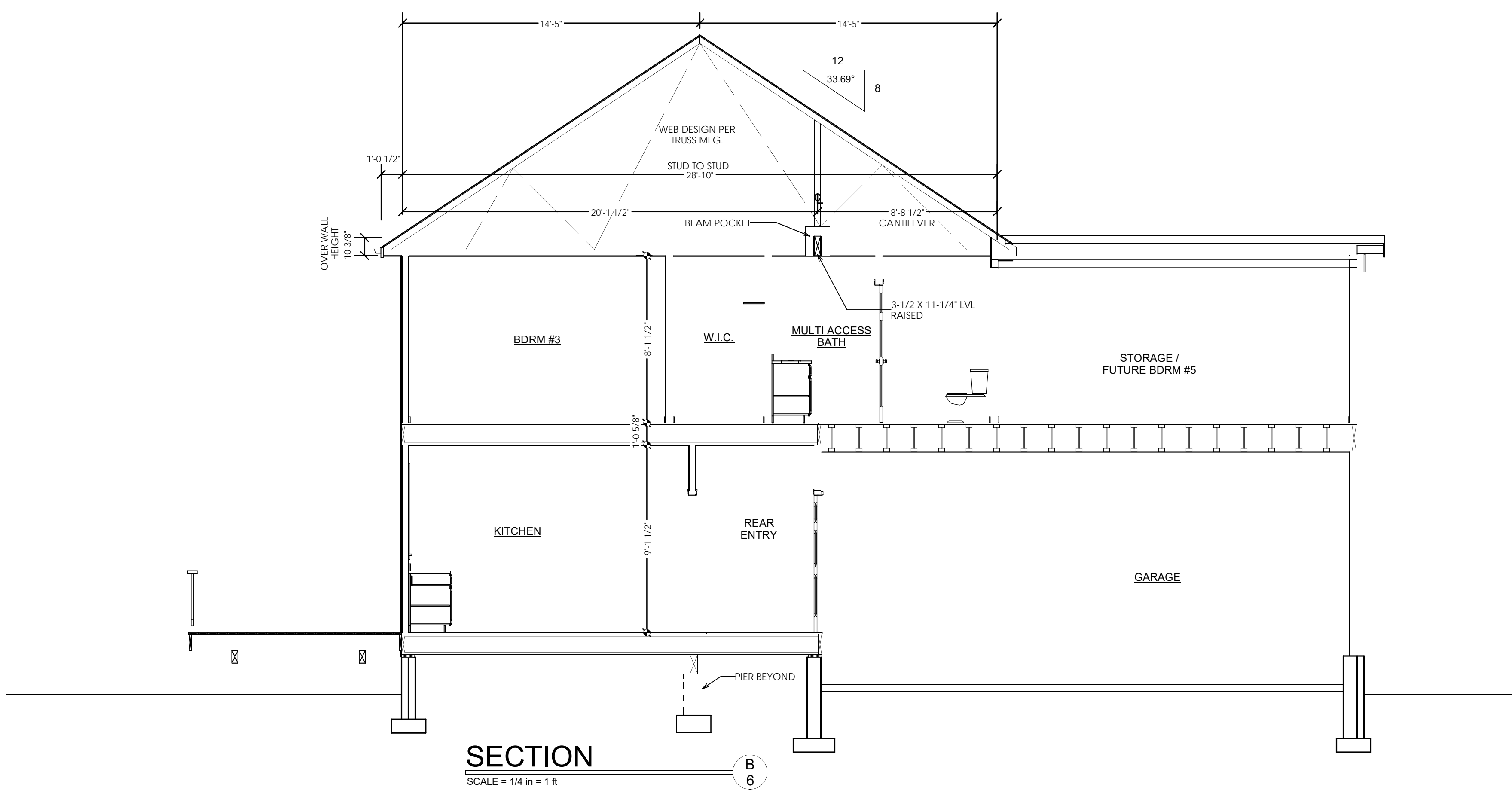
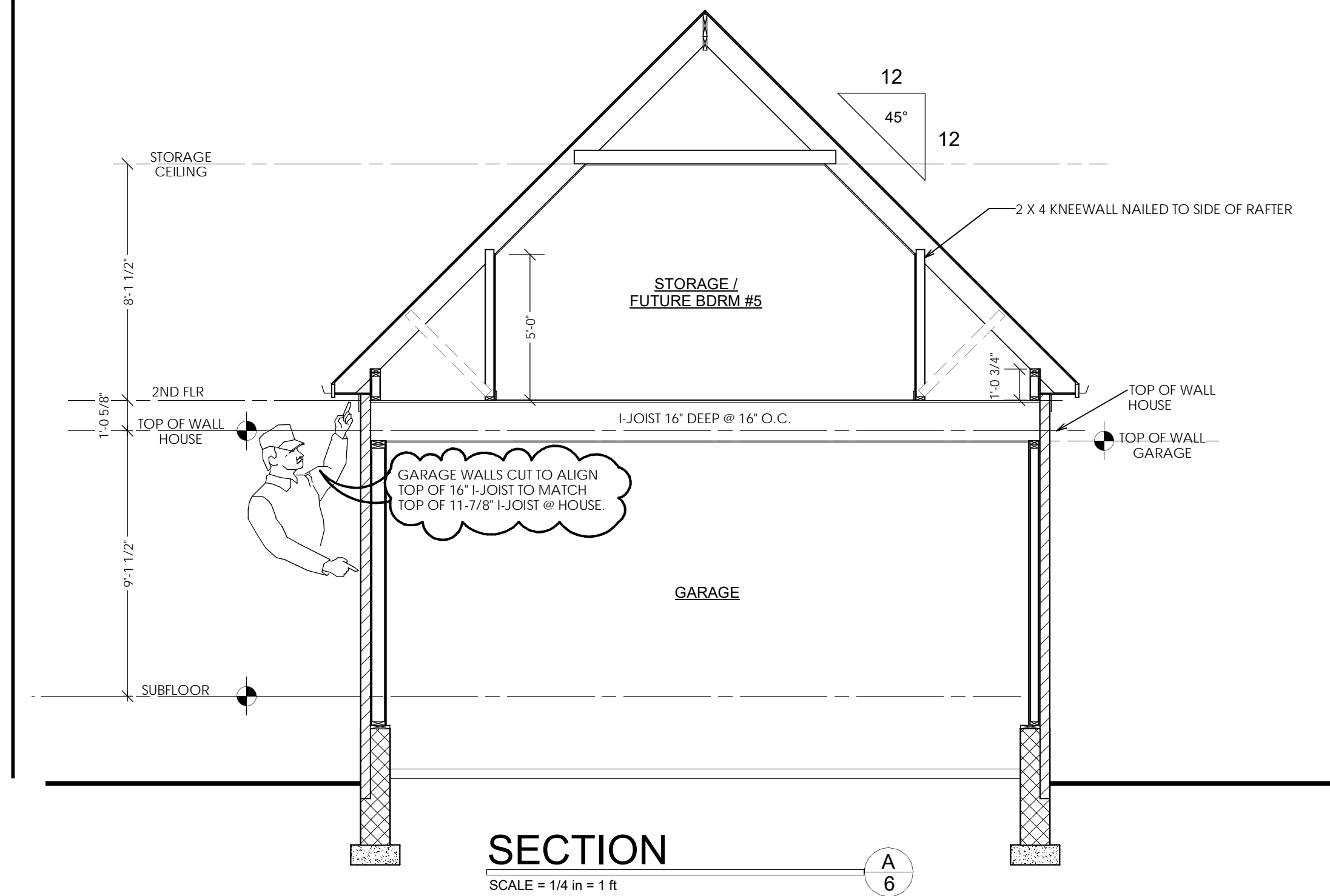
BY: K.

PLAN #: 240

2ND FLOOR & TYPICAL SECTIONS

PAGE 5 of

DATE PRINTED: 7/14/2016 : Ver 8 : File Name: 24006,Vertical
LOT 1 MAPLE GROVE SID POWHATAN, VA



The Design Guy
Residential Design Specialists

Chester, VA 23836
Phone **768-9590**
Ken Latham, AIBD
Certified Professional Building Designer
E-MAIL - Ken@TheDesignGuyVa.com
Member VBCOA
Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

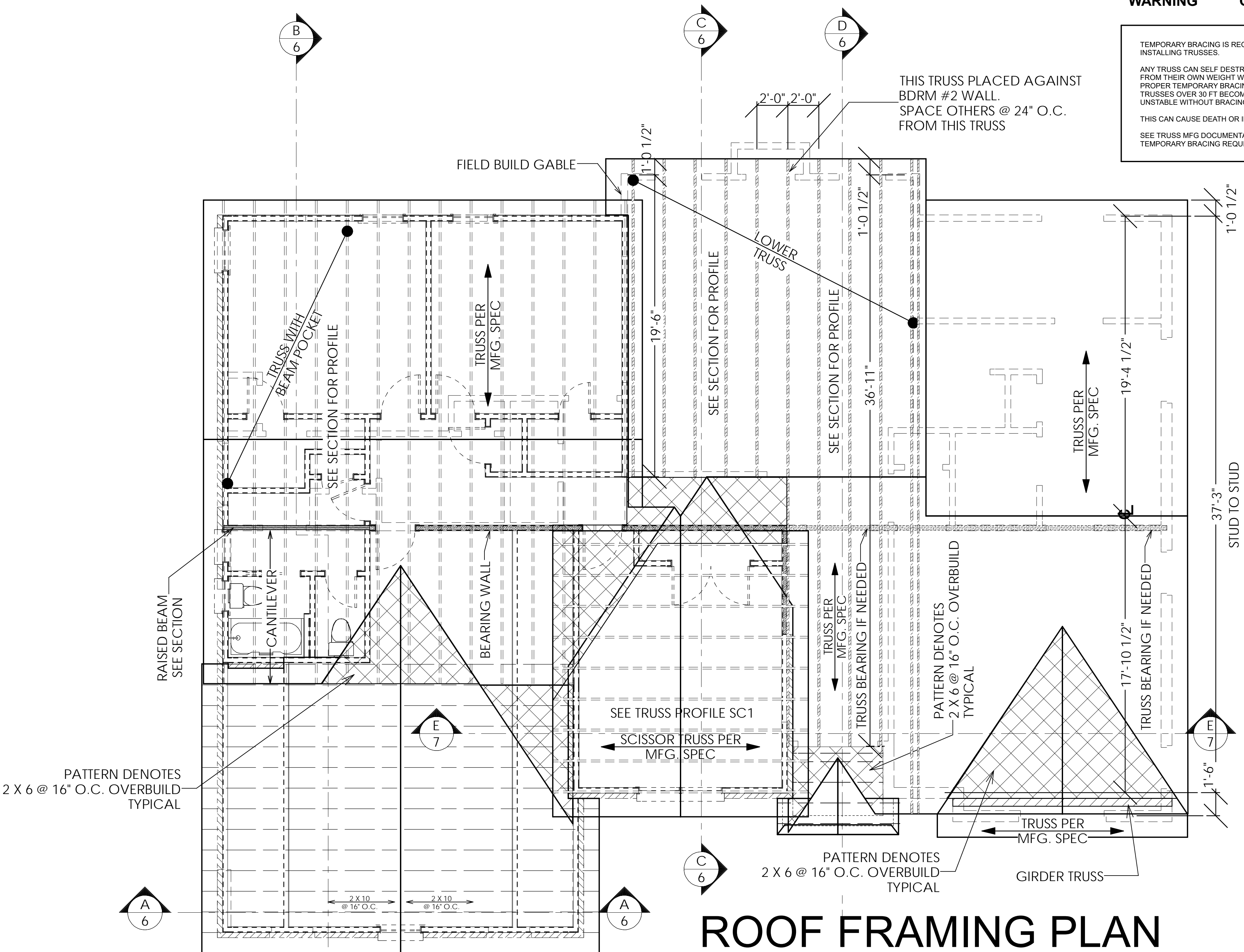
DAVIDSON II

LOT 1
MAPLE GROVE SID
POWHATAN, VA

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 6/21/2016	
1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24006



ROOF FRAMING PLAN

SCALE = 1/4 in = 1 ft

NOTE: ALL FRAMING TO BE TRUSSES @ PER MFG SPEC.
UNLESS NOTED OTHERWISE

ALL BEAMS SHOWN FOR REFERENCE ONLY.
ENGINEERED PRODUCT SUPPLIER TO VERIFY ALL
PRODUCTS SUPPLIED

DANGER

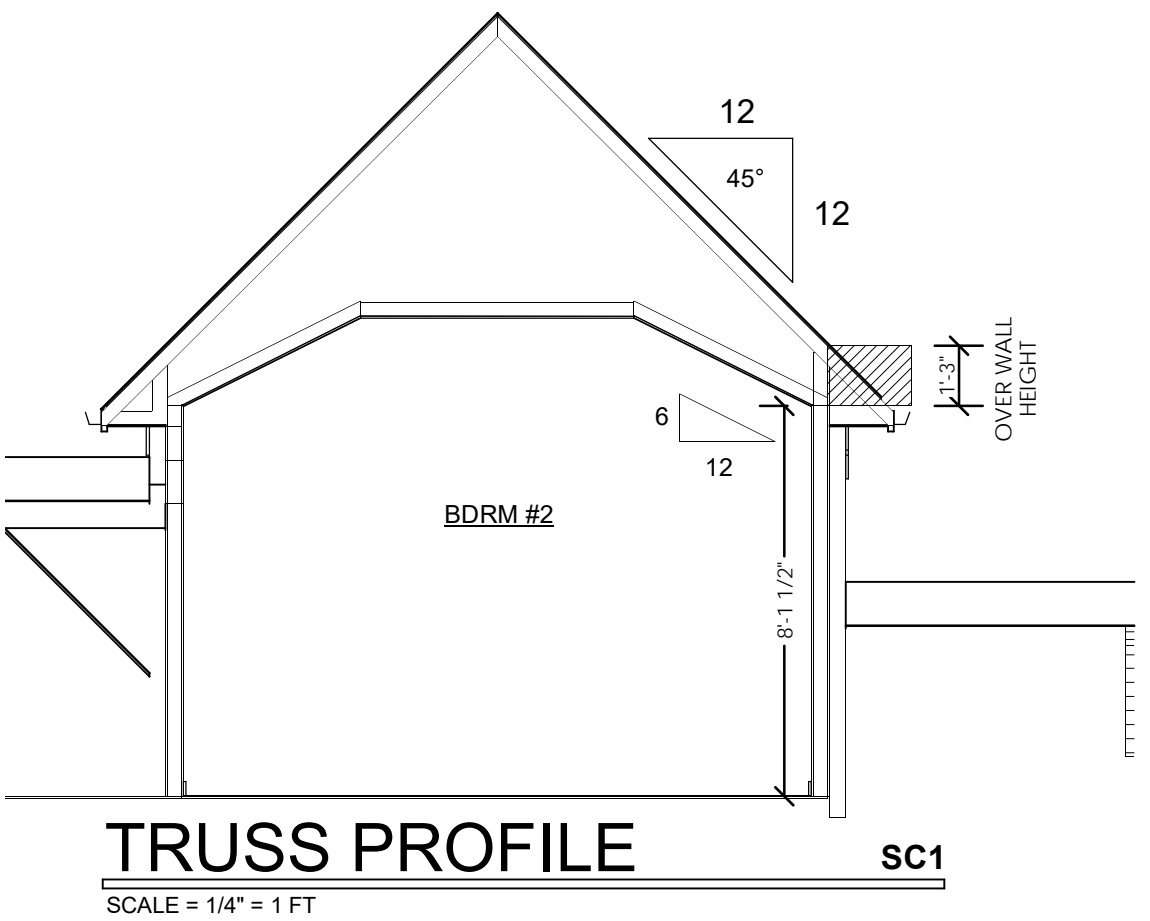
WARNING

CAUTION

TEMPORARY BRACING IS REQUIRED WHEN INSTALLING TRUSSES.

**ANY TRUSS CAN SELF DESTRUCT
FROM THEIR OWN WEIGHT WITHOUT
PROPER TEMPORARY BRACING.
TRUSSES OVER 30 FT BECOME MORE
UNSTABLE WITHOUT BRACING!**

THIS CAN CAUSE DEATH OR INJURY!
SEE TRUSS MFG DOCUMENTATION FOR
TEMPORARY BRACING REQUIREMENT



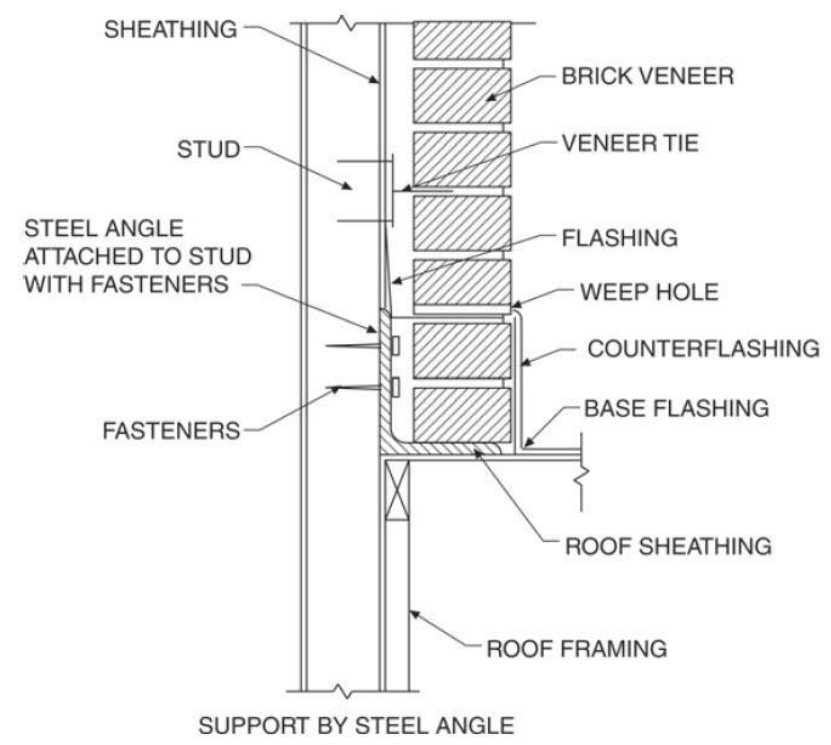
TRUSS MFG. NOTE

SEND TRUSS PROFILES & LAYOUTS
TO
SD & D DESIGNS PRIOR TO MANUFACTURE
EMAIL TO: Ken@TheDesignGuyVa.com

TRUSS DESIGN CRITERIA

BASED ON THE LOCATION OF THIS HOUSE
THE FOLLOWING DESIGN CRITERIA SHALL BE USED

SNOW: 20 P.S.F
WIND: 90 MPH
HEIGHT: 25'
EXPOSURE CLASS: B



SUPPORT BY STEEL ANGLE
FIGURE R703.7.2.1
EXTERIOR MASONRY VENEER SUPPORT BY STEEL ANGLES

R703.7.2.1 SUPPORT BY STEEL ANGLE.

A MINIMUM 6 INCHES BY 4 INCHES BY 5/16 INCH STEEL ANGLE, WITH THE LONG LEG PLACED AGAINST THE MASONRY VENEER, SHALL BE USED TO ANCHOR 4 INCHES WOOD STUDS AT A MAXIMUM ON-CENTER SPACING OF 16 INCHES. ANCHORAGE OF THE STEEL ANGLE AT EVERY DOUBLE STUD SPACING SHALL BE A MINIMUM OF TWO 7/16 INCH DIAMETER BY 4 INCH LONG ANCHOR BOLTS. THE ANCHOR BOLTS SHALL BE PLACED 1/2 INCH FROM THE END OF THE STEEL ANGLE.

CONSTRUCTION OF 1/6 INCH A MINIMUM OF TWO-THIRDS THE WIDTH OF THE MASONRY VENEER THICKNESS SHALL BEAR ON THE STEEL ANGLE. FLASHING AND WEEP HOLES SHALL BE LOCATED IN THE MASONRY VENEER WYTHE IN ACCORDANCE WITH FIGURE R703.7.2.1, THE FLASHING SHALL BE 1/2 INCH WIDE AND 1/4 INCH HIGH. THE WEEP HOLES SHALL BE 1/4 INCH DIAMETER, 3 FEET, 8 INCHES (3681 MM) THE AIR SPACE SEPARATING THE MASONRY VENEER FROM THE WOOD BACKING SHALL BE IN ACCORDANCE WITH SECTIONS R703.7.1 AND R703.7.4.2. THE MINIMUM 1/4 INCH AIR SPACE FOR THE WOOD CONSTRUCTION SHALL BE MAINTAINED.

CONSTRUCTED IN ACCORDANCE WITH FIGURE R703.7.2.1.

THE MAXIMUM SLOPE OF THE ROOF CONSTRUCTION WITHOUT STOPS SHALL BE 7:12. ROOF CONSTRUCTION WITH SLOPES GREATER THAN 7:12 BUT NOT MORE THAN 12:12 SHALL HAVE STOPS OF A MINIMUM 3 INCH BY 3 INCH BY 1/4 INCH STEEL PLATE WELDED TO THE ANGLE AT 24 INCHES ON CENTER ALONG THE ANGLE OR AS APPROVED BY THE BUILDING OFFICIAL.

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
 THE INFORMATION AND DESIGNS
 CANNOT BE USED OR REPRODUCED
 IN
 WHOLE OR PART WITHOUT EXPRESS
 WRITTEN CONSENT.
 © 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:



FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1
MAPLE GROVE S/D
POWHATAN, VA

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE

REVISÉ 6/21/2016

1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF

GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2010

SCALE: 1/4" = 1'

BY: K.A

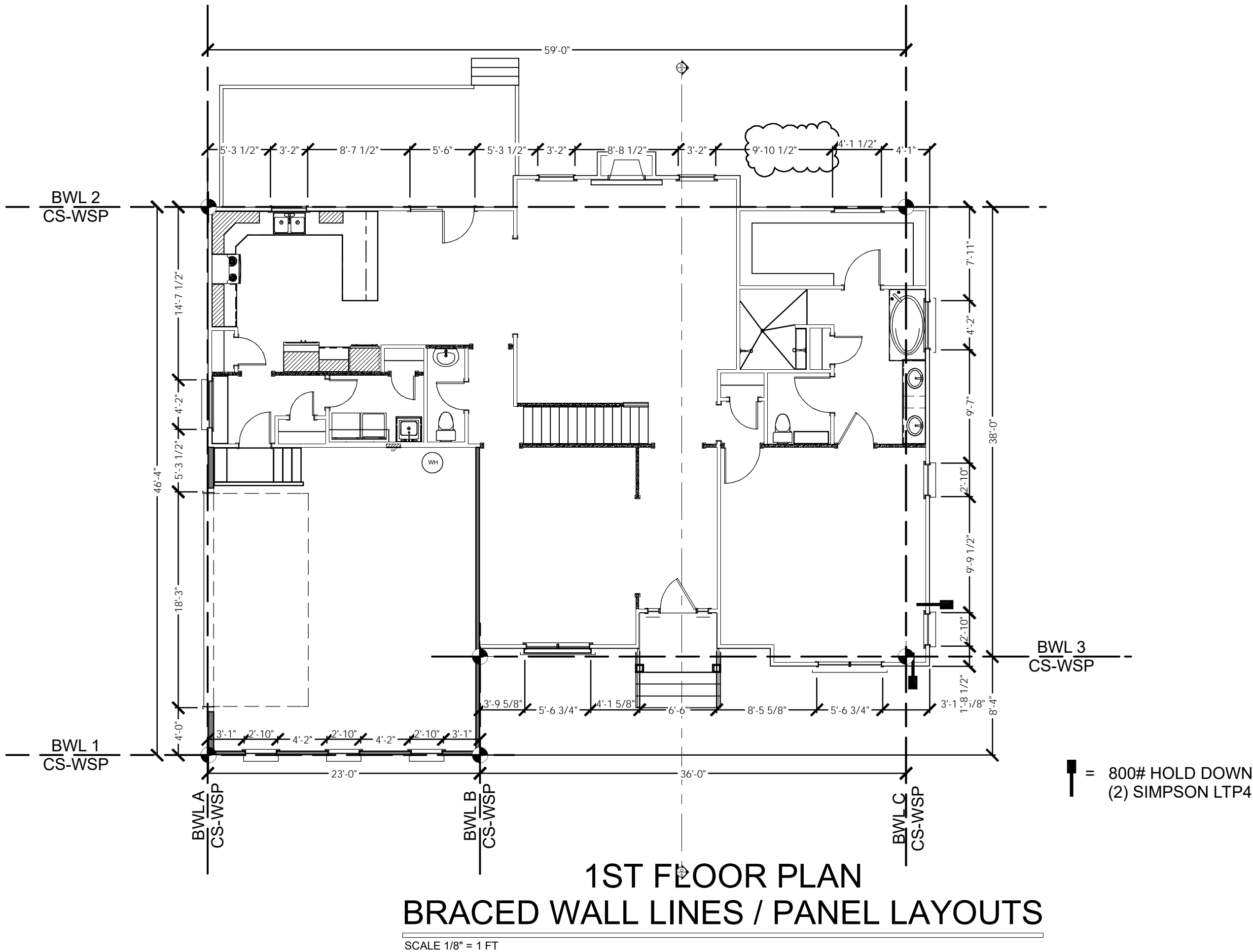
PLAN #: 24006

ROOF PLAN

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																			
WIND SPEED (MPH)		90																	
BWL DESIGNATION		A		B		C		1		2		3							
NUMBER OF FLOORS ABOVE BWL		1		1		1		1		1		1							
BWP METHOD		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP							
AVERAGE BWL SPACING (ft)		41		14.75		47.5		27		42		28							
TABULAR REQUIREMENT (ft)		12.25		4.93		13.88		8.25		12.50		8.50							
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00						
	EAVE-TO-RIDGE HT (ft)	10.50	1.02	10.50	1.02	10.50	1.02	10.50	1.02	10.50	1.02	10.50	1.02						
	MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	10.00	1.00	9.00	0.95						
	NUMBER OF BWLS	3	1.30	3	1.30	3	1.30	3	1.30	3	1.30	3	1.30						
	OMIT INTERIOR FINISH	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	JOB#: 24006 VERTICAL BUILDERS 6/24/2016 BY KEN LATHAM of The Design Guy					
	ADD PAIR 800# HOLD DOWNS	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00						
	HORIZONTAL JOINTS BLOCKED	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00						
REDUCED FASTENER SPACING	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00							
REQUIRED BWP LENGTH (ft)		15.36		6.17		17.39		10.34		16.49		10.65							
ACTUAL BWP	CONTRIBUTING LENGTH (feet)	BWP	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	
		1	CS-WSP	4.00	CS-WSP	8.25	CS-WSP	6.92	CS-WSP	3.00	CS-WSP	5.25	CS-WSP	3.75					
		2	CS-WSP	5.25			CS-WSP	11.84	CS-WSP	4.00	CS-WSP	8.50	CS-WSP	4.25					
		3	CS-WSP	14.50			CS-WSP	6.92	CS-WSP	4.00	CS-WSP	5.25	CS-WSP	8.50					
		4							CS-WSP	3.00	CS-WSP	8.75	CS-WSP	4.00					
		5									CS-WSP	9.75							
		6									CS-WSP	4.00							
		7																	
ACTUAL BWP LENGTH (ft)		23.75		8.25		25.68		14.00		41.50		20.50							
ACTUAL ≥ REQUIRED?		PASS		PASS		PASS		PASS		PASS		PASS							
BWPs ≤ 20' APART?		Yes		Yes		Yes		Yes		Yes		Yes							
≥ 2 PANELS IN BWL?		Yes		Yes		Yes		Yes		Yes		Yes							
BWP BEGINS ≤ 10' FROM ENDS?		Yes		Yes		Yes		Yes		Yes		Yes							
CONTINUOUS SHEATHING END CONDITIONS		END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2
BWL COMPLIANCE		PASS		PASS		PASS		PASS		PASS		PASS							

created by Chuck Bajnai, telephone (804) 717-6428 and Brian Foley, telephone (703) 324-1842

Version 5/14/2015



The Design Guy

Residential Design Specialists

Chester, VA 23836

Phone **768-9590**

Ken Latham, AIBD

Certified Professional Building Designer

E-MAIL - Ken@TheDesignGuyVa.com

Member VBCOA

Virginia Building & Code Officials Association

www.TheDesignGuyVa.com

THIS PLAN SET COPYRIGHT BY
THE DESIGN GUY
THE INFORMATION AND DESIGNS
CANNOT BE USED OR REPRODUCED
IN
WHOLE OR PART WITHOUT EXPRESS
WRITTEN CONSENT
© 2016 ALL RIGHTS RESERVED

THIS PLAN HAS BEEN LICENSED TO:

VERTICAL BUILDERS

FOR A ONE (1) TIME BUILD AT LOCATION INDICATED AT LEFT

DAVIDSON II

LOT 1

MAPLE GROVE SID

POWHATAN, VA

PERMIT PLAN
RELEASED FOR
CONSTRUCTION

SQUARE FOOTAGE	
REVISED 6/21/2016	
1ST FLOOR	1944 SF
2ND FLOOR	852 SF
FLOOR TOTAL	2796 SF
GARAGE	592 SF
UNFIN. BONUS	332 SF
DECK	252 SF

DATE: 7/14/2016
SCALE: 1/4" = 1'
BY: K.A.L.
PLAN #: 24006