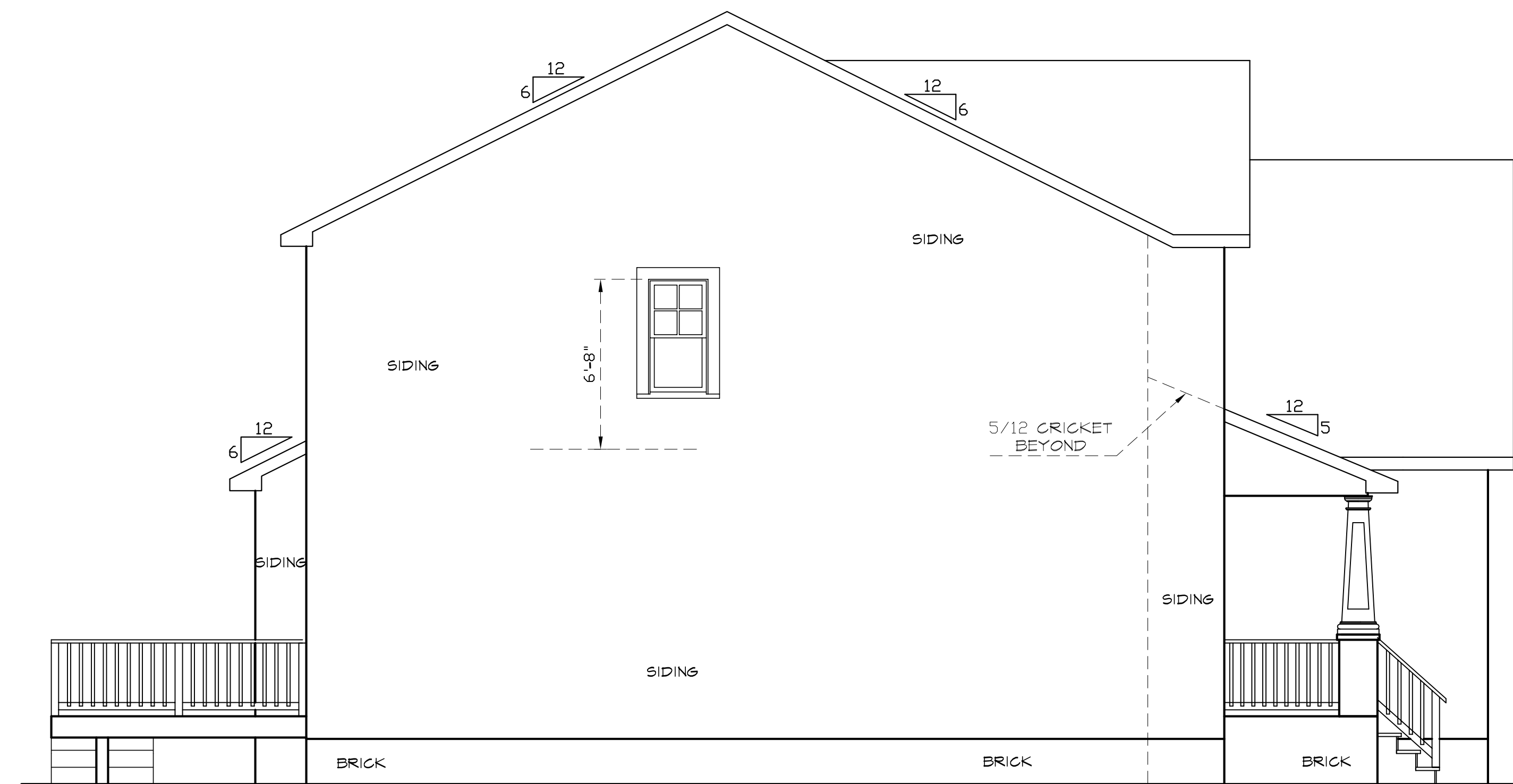
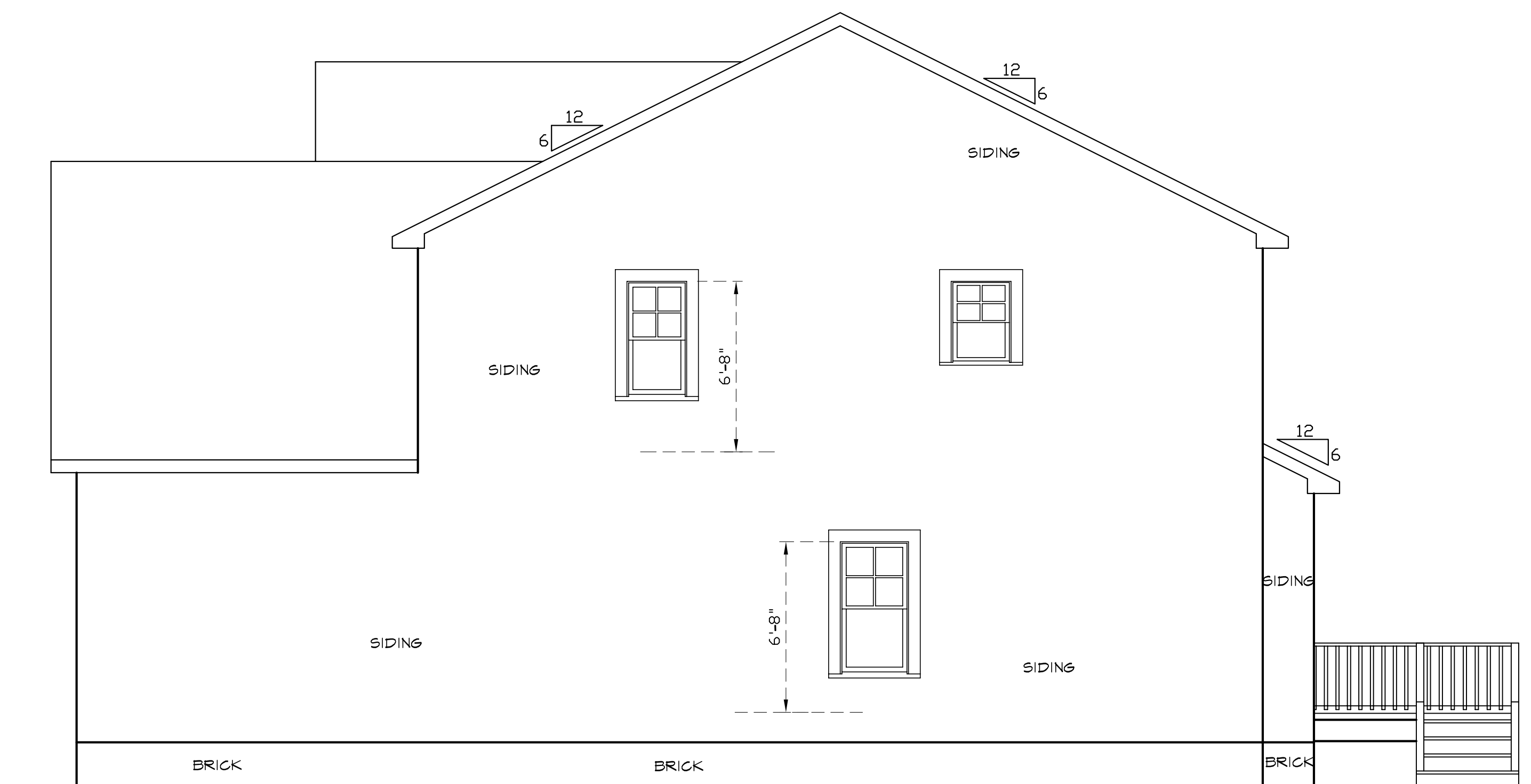




LEFT ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'



REAR ELEVATION

SCALE: 1/4"=1'

DRAWN BY: BH

DATE: 4-21-15

JOB NO: 992

REVISIONS:

REVERSED- 6-9-15

PAGE: 1 OF 4

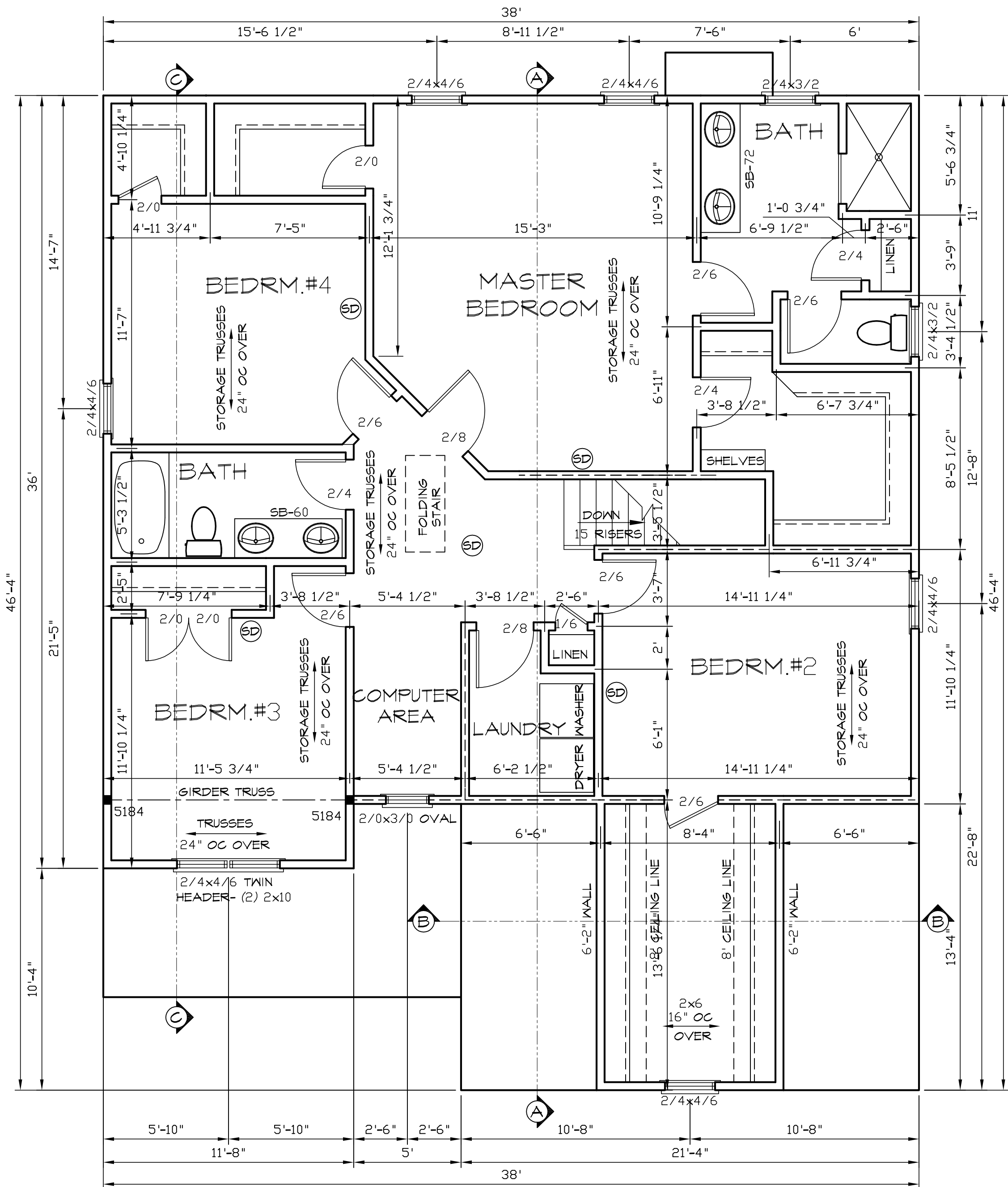
Computerized
Drafting, LC
Bobby Hanks
1024 Buford Road
Richmond, VA 23235
Phone: 804-320-1554

STONELEIGH-III

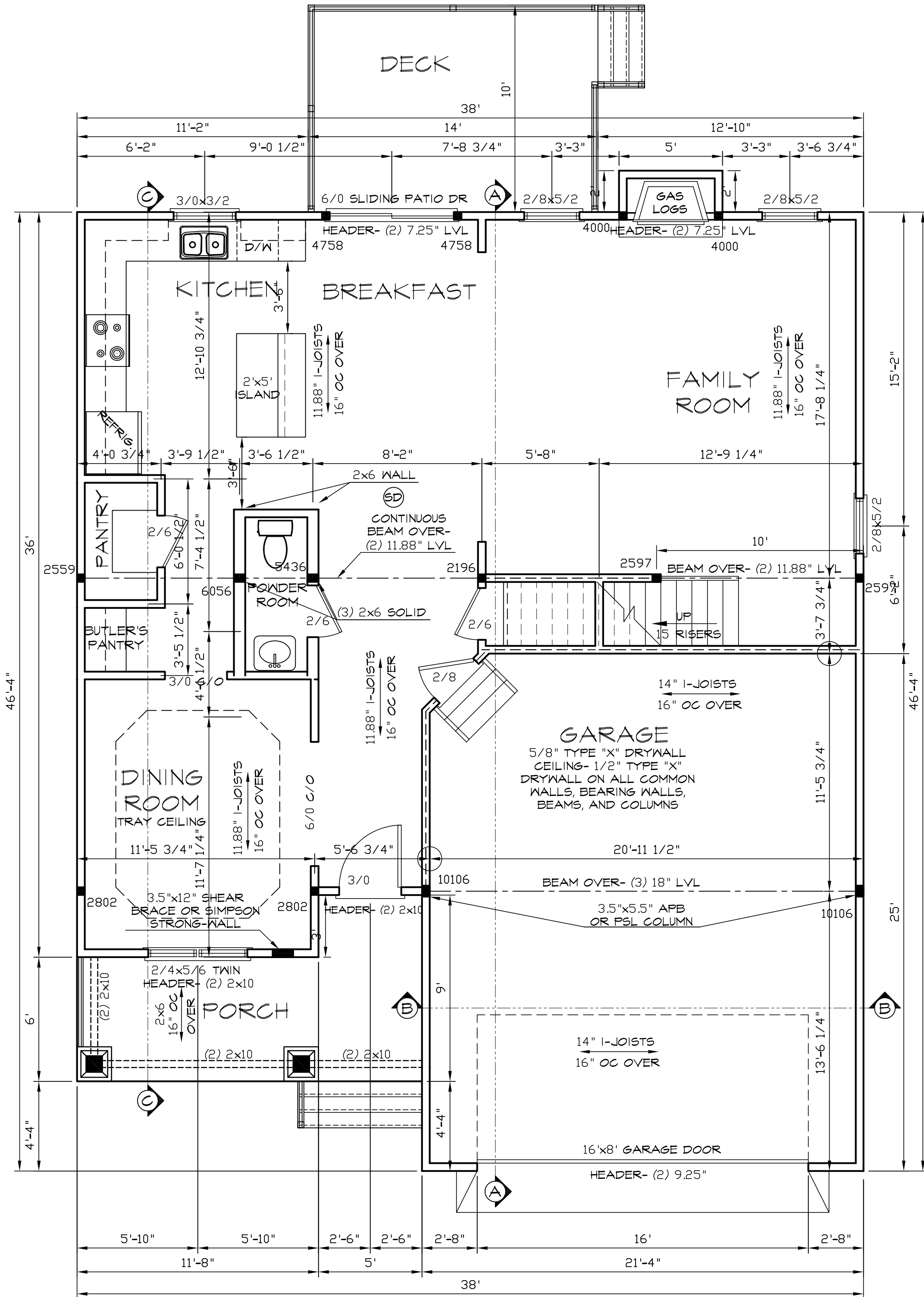
VERTICAL BUILDERS
RYAN SEDWICK
804-291-8736

FRAMING NOTES:
■ INDICATES (3) 2x4's SOLID UNLESS NOTED OTHERWISE.
NUMBER CLOSE TO SQUARE IS TOTAL POUNDS OF LOAD ON POST. (ONLY 2 STUDS NEEDED IF LOAD IS LESS THAN 4000 POUNDS.) □ INDICATES A POINT LOAD ON A BEAM. ALL FRAMED WALLS ARE DRAWN 4 1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS HAVE A DASHED LINE DOWN THE MIDDLE. #2 SOUTHERN YELLOW PINE IS ASSUMED FOR ALL FRAMING LUMBER WHEN CALCULATING MAXIMUM SPANS UNLESS NOTED OTHERWISE. HEADERS IN EXTERIOR WALLS AND BEARING WALLS TO BE (2) 2x8's FOR OPENINGS 3' OR LESS AND (2) 2x10's FOR ALL OTHERS UNLESS NOTED OTHERWISE. "I-JOISTS" AND "LVL" REFER TO GENERIC ENGINEERED LUMBER PRODUCTS. (LVL's ARE BASED ON E=2.0) "APB" REFERS TO ANTHONY POWER BEAM. "PSL" & "LSL" REFER TO COMPOSIT LUMBER MADE BY I-LEVEL. THIS STRUCTURE HAS BEEN DESIGNED IN COMPLIANCE WITH IRC 2009 SECTION R602.10.

AREA	
1ST FLR. LIVING	1049 SQ.FT.
2ND FLR. LIVING	1406 SQ.FT.
TOTAL LIVING	2455 SQ.FT.
GARAGE	525 SQ.FT.
FRONT PORCH	115 SQ.FT.
DECK	140 SQ.FT.



SECOND FLOOR PLAN SCALE: 1/4"=1'

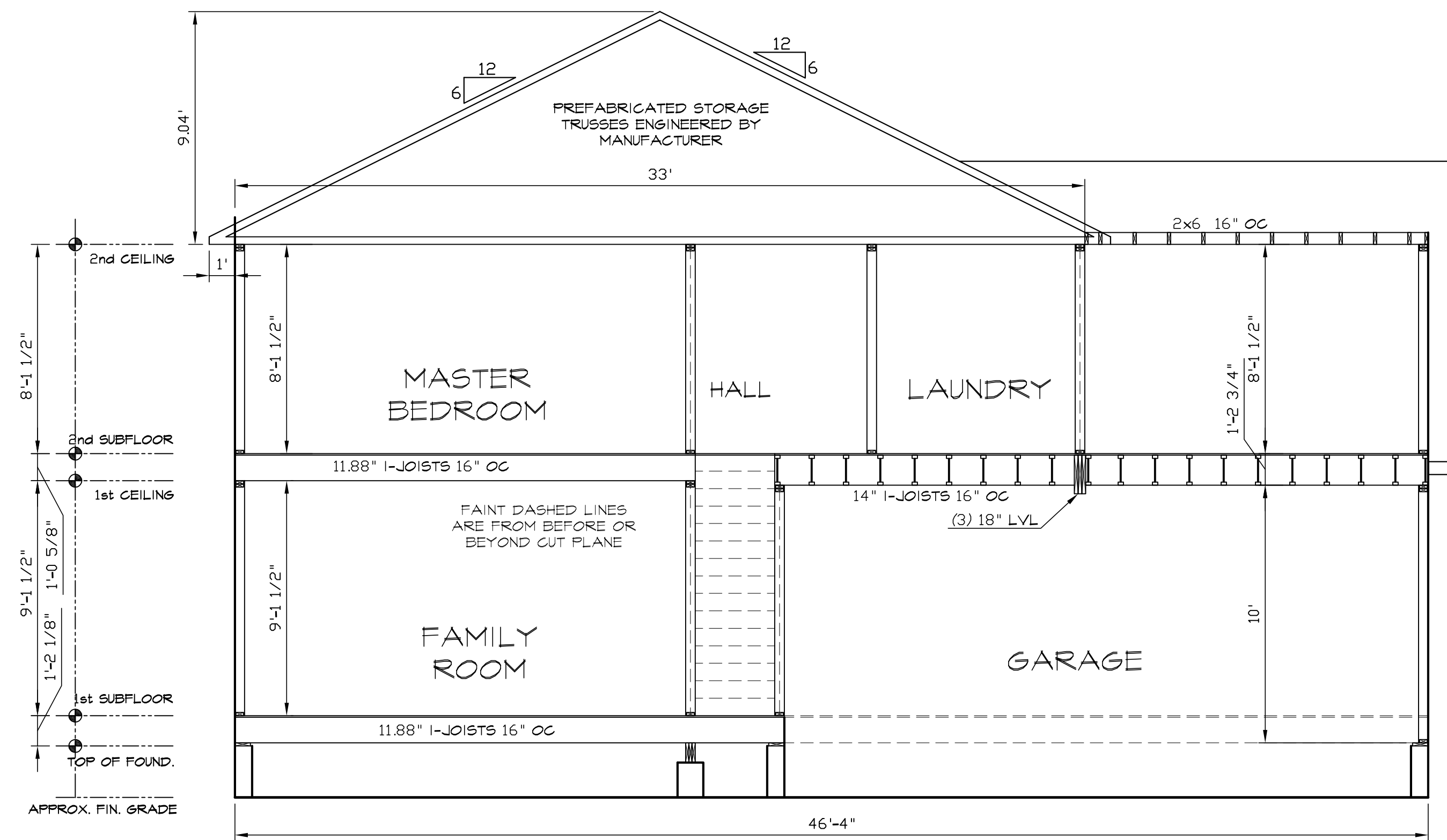


FIRST FLOOR PLAN SCALE: 1/4"=1'

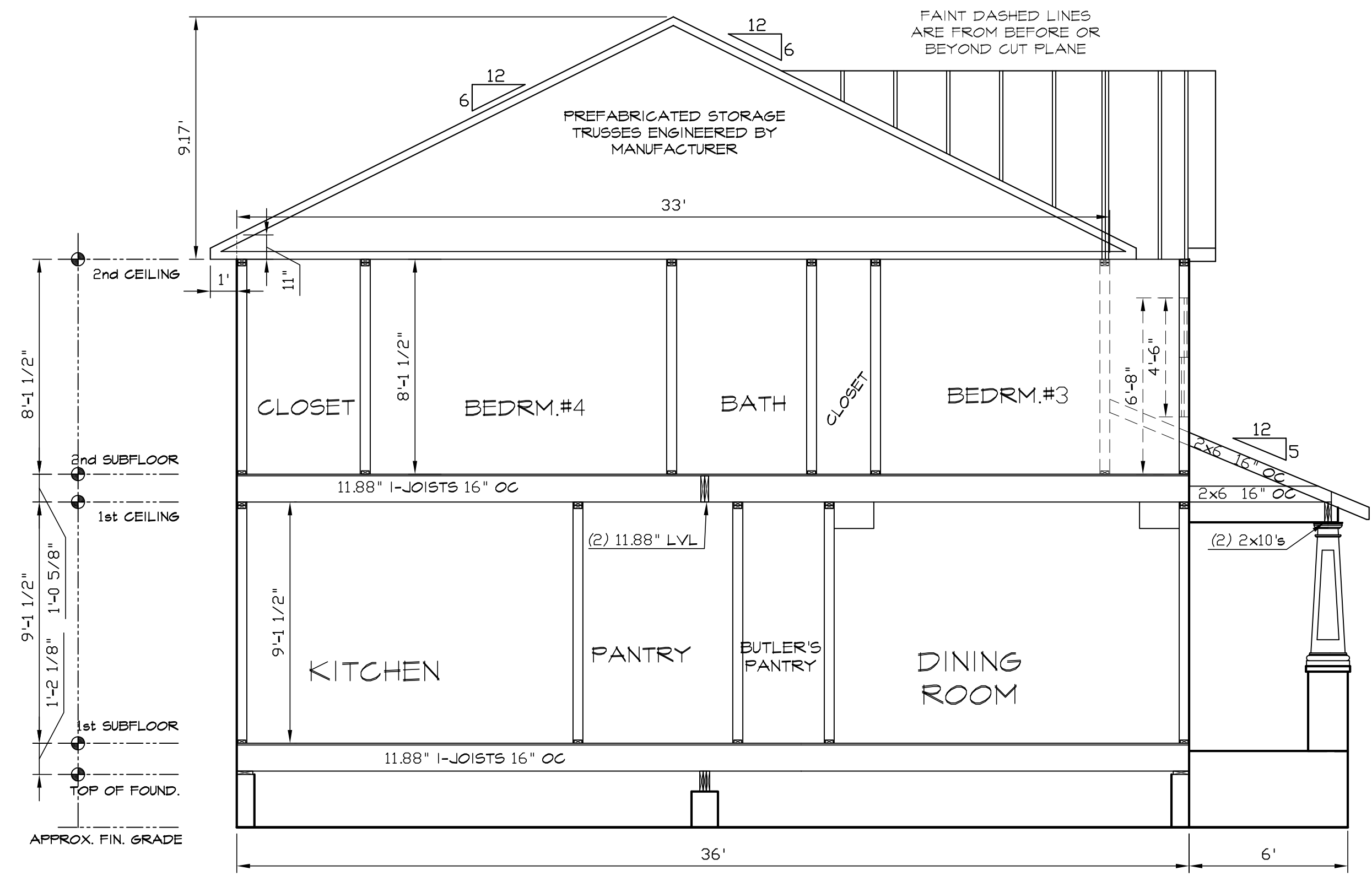
Computerized
Drafting, LLC
Bobby Hanks
1024 Buford Road
Richmond, VA 23235
Phone: 804-320-1554

STONELEIGH-III

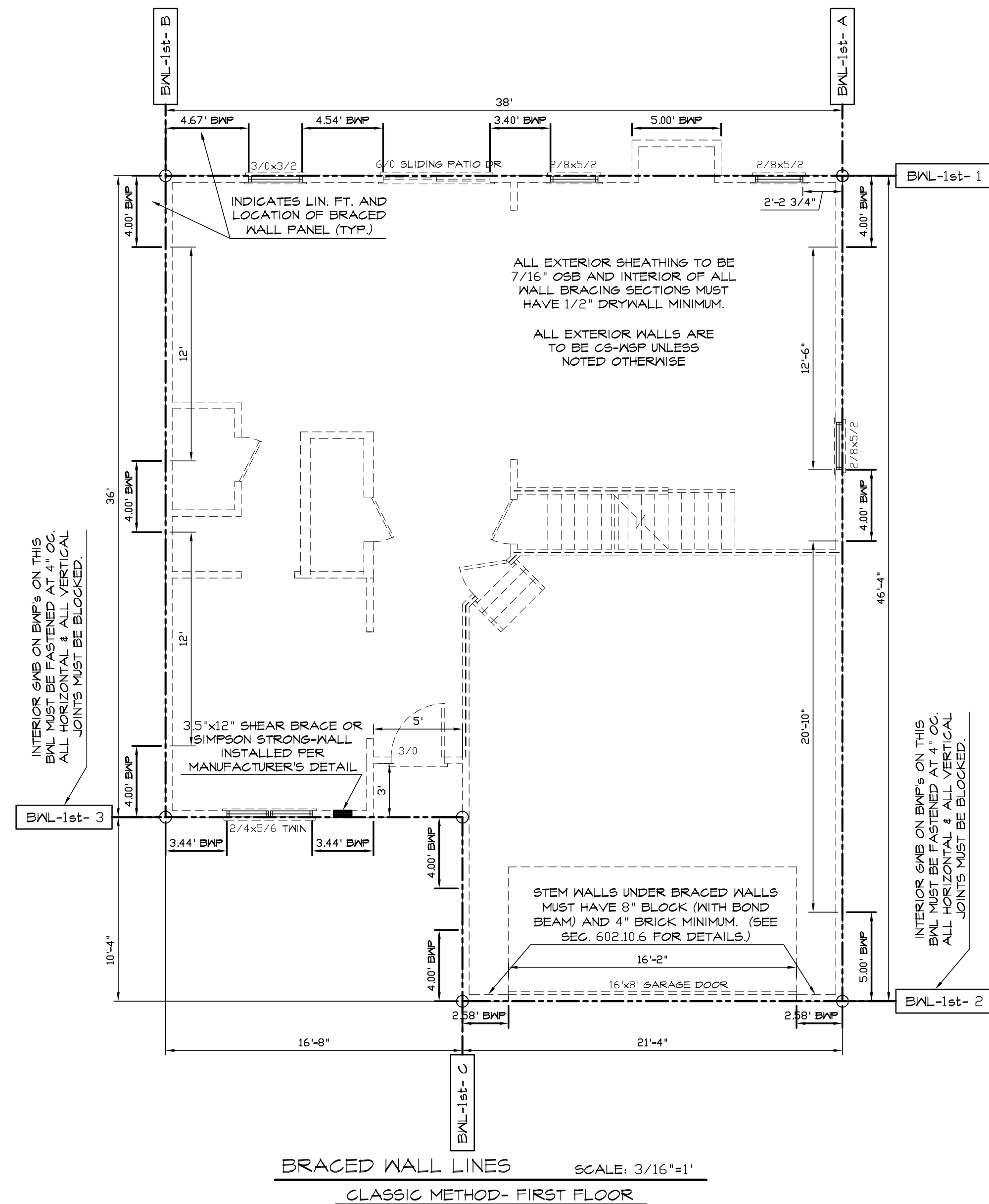
VERTICAL BUILDERS
RYAN SEDWICK
804-291-8736



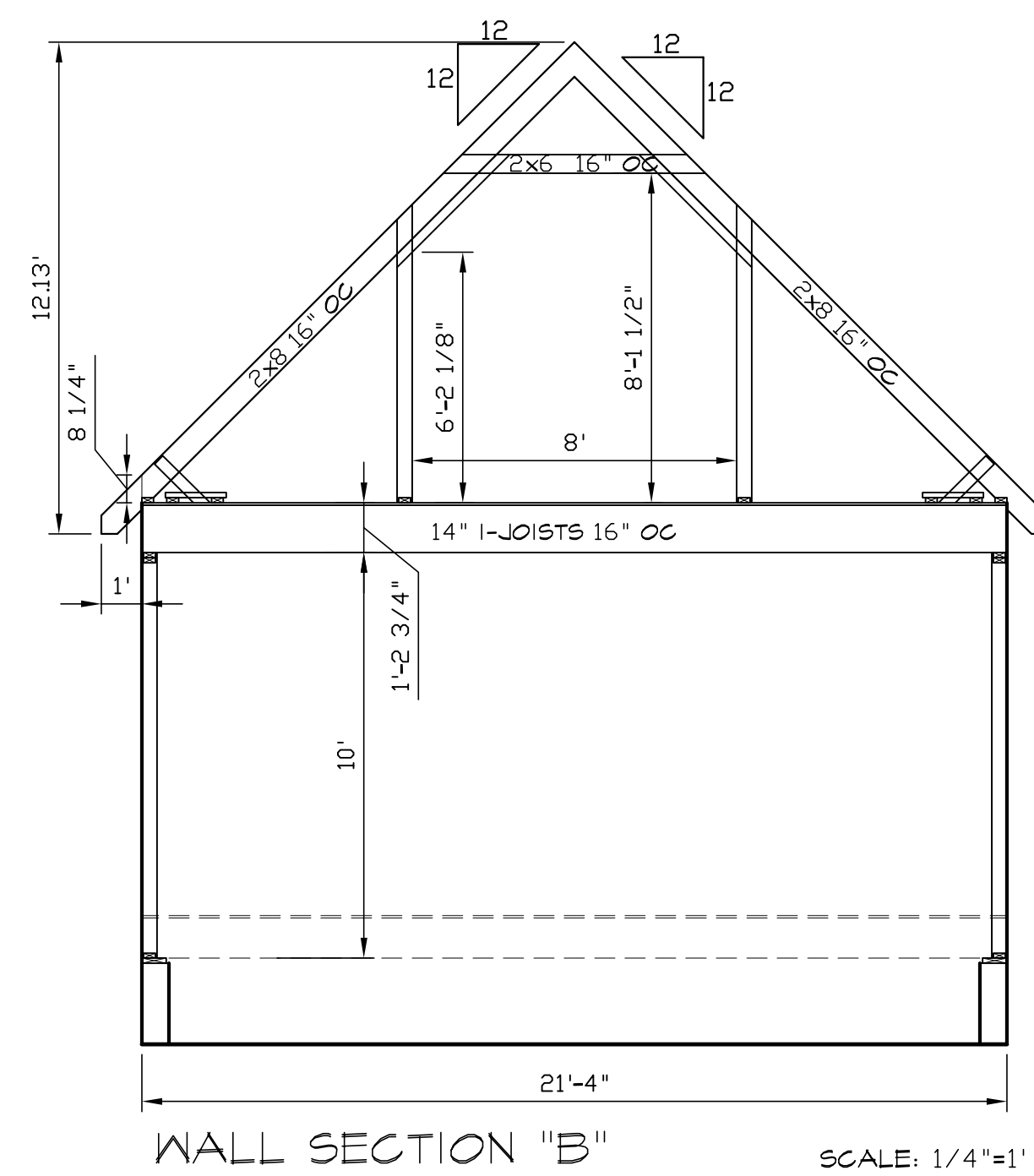
WALL SECTION "A" SCALE: 1/4"=1'



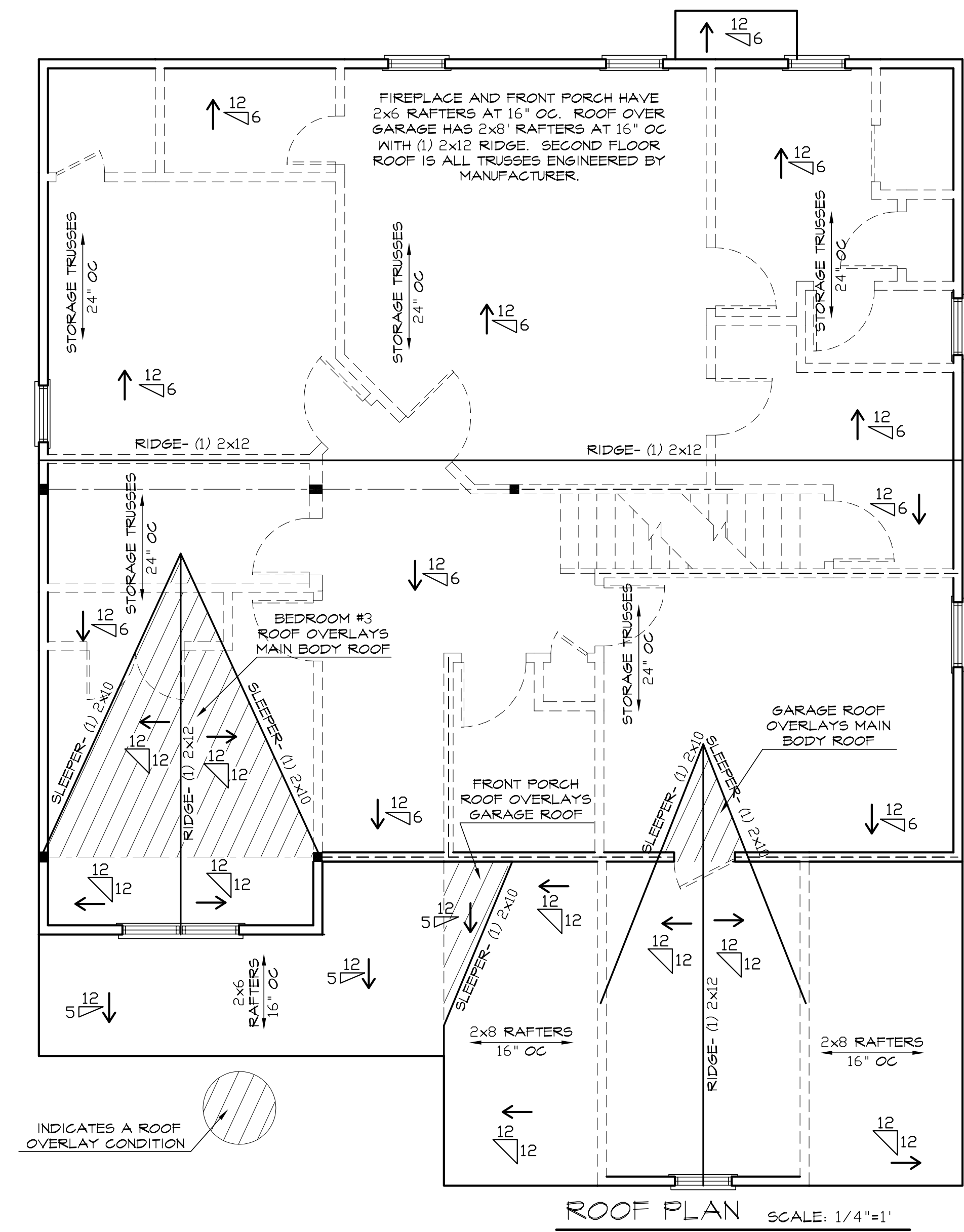
WALL SECTION "C" SCALE: 1/4"=1'



BRACED WALL LINES SCALE: 3/16"=1'
CLASSIC METHOD- FIRST FLOOR



WALL SECTION "B" SCALE: 1/4"=1'



ROOF PLAN SCALE: 1/4"=1'

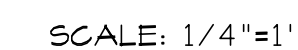
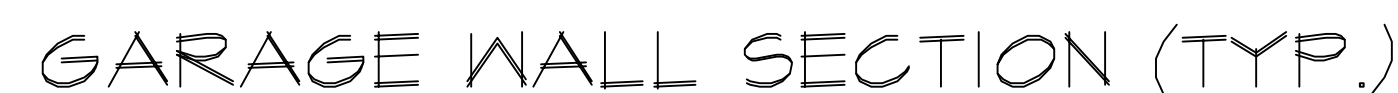
DRAWN BY: BH
DATE: 4-21-15
JOB NO: 992
REVISIONS:
REVERSED- 6-9-15

PAGE: 3 OF 4

Computerized
Drafting, LC
Bobby Hanks
1024 Buford Road
Richmond, VA 23235
Phone: 804-320-1554

STONELEIGH-III

VERTICAL BUILDERS
RYAN SEDWICK
804-291-8736



IRC-2009- TABLE R502.2.2.1: DECK LEDGER CONNECTION TO BAND JOIST							
JOIST SPAN (FT)	6' AND LESS	6'-1" TO 8'	8'-4" TO 10'	10'-1" TO 12'	12'-1" TO 14'	14'-1" TO 16'	16'-4" TO 18'
ON-CENTER SPACING OF FASTENERS							
1/2"x4" LAG SCREWS	30	23	18	15	13	11	10
1/2" BOLT WITH WASHERS	36	36	34	29	24	21	19

1. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF THESE PLANS WITH ALL REQUIREMENTS OF THE VIRGINIA CONSTRUCTION CODE (BASED ON IRC 2009 CODE BOOK FOR ONE AND TWO STORY DWELLINGS), LOCAL ORDINANCES, BUILDING DEPARTMENT AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO BEGINNING WORK AND DURING CONSTRUCTION.
2. THE DRAWINGS ARE DIAGNOSTIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
3. THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PROTECT HIS AND OTHERS WORK FROM DAMAGE DUE TO HIS OPERATION AND SHALL REPLACE OR REPAIR, AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
4. MEASUREMENTS AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND CORRELATED WITH THE DRAWINGS.
5. EACH SUB-CONTRACTOR SHALL VERIFY THESE DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO EXERCISE SUCH VERIFICATION.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE DESIGN OF THE SITE FOR HVAC, PLUMBING AND ELECTRICAL SUB-CONTRACTORS.
7. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF WITH FOOTINGS PLACED ON UNDISTURBED EARTH OR COMPACTED FILL WITH 95% DRY DENSITY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY SEALED ENGINEER'S APPROVAL REQUIRED WHEN FILL UNDER CONCRETE SLAB EXCEEDS 24".
8. DESIGN LOADS ARE AS FOLLOWS:- ATTIC: 20 psf LIVE AND 10 psf DEAD. ATTICS THAT ARE ACCESSIBLE BY FIXED STAIRS, 40 psf LIVE AND 10 psf DEAD. BEDROOMS: 30 psf LIVE AND 10 psf DEAD. ALL LIVING AREAS, DINING AREAS, KITCHENS, BATHROOMS IN AREAS DESIGNED FOR 30 psf LIVE LOAD MUST BE REINFORCED FOR 40 psf LIVE LOAD.
9. COMPUTERIZED DRAFTING, LC PROVIDES DRAFTING SERVICES ONLY. WE RECOMMEND THAT THESE PLANS BE REVIEWED BY A STRUCTURAL ENGINEER, REGISTERED ARCHITECT, OR LOCAL PROFESSIONAL ENGINEER OR ARCHITECT. ANY CHANGES OR ADDITIONS AS PART OF THESE PLANS, IT SHALL BE PROVIDED BY THE CONTRACTOR AND/OR THE CUSTOMER.

ALL STAIRS MUST HAVE A 9" MIN. TREAD AND 8 1/4" MAX. RISE (INCLUDING BOTTOM RISER). CONTINUOUS HANDRAIL REQUIRED ON STAIRS. NO MORE THAN 4" ALLOWED BETWEEN PICKETS. VENTILATION REQUIRED IN BATHROOMS. 1/2" GYP/SUM WALL BOARD SEPARATION REQUIRED BETWEEN BATHROOMS. INTERIOR DOORS TO BATHROOMS MUST BE 1/2" MIN. CLEARANCE. BATTERY BACKUP SHALL BE INSTALLED IN EVERY SLEEPING ROOM. OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL FLOOR. BATTERY BACKUP SHALL BE MONITORED BY A MONITORING SERVICE. GLAZED DOOR REQUIRED TUB OR WHIRLPOOL. IN BATHROOM. SAFETY GLAZE ALSO REQUIRED WITHIN 2' ARC OF GLAZED DOOR. LANDING AREA REQUIRED FOR EACH FLOOR. 10' MIN. CLEARANCE REQUIRED FOR FLOOR BEDROOM (5) SQ. FT. FOR FIRST FLOOR BEDROOMS), 3' FT. LANDING REQUIRED AT ALL EXTERIOR DOORS. ALL ELECTRICAL WORK MUST CONFORM TO NEC, REGULATIONS AND ALL APPLICABLE CODES. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IFC AND THE 2015 AREA OF THE SPACE VENTILATED. 22"x30" MINIMUM ATCH ACCESS REQUIRED. REQUIRED INSULATION: R-38 IN CEILINGS, R-19 IN FLOORS OVER GRAVEL, ACCESS R-13 IN WALLS, R-10 IN ROOFS. ALL WALLS SHALL BE 2" MIN. GROUNDWATER PROTECTION. ALL ROOFS SHALL BE 2" MIN. GROUNDWATER PROTECTION. CONTRACTOR TO VERIFY INSULATION REQUIREMENTS AND TO MAKE SUFFICIENT PLANS FOR ANY SLOPED CEILINGS INCLUDING INSULATION. ANY ROOF PITCH UNDER 4/12 MUST HAVE A MINIMUM OF 2" MIN. GROUNDWATER PROTECTION.