

Sheet Index

Layout ID	Layout Name	Revision	Issued	Published	Remark
A00	Sheet Index		<input type="checkbox"/>	<input type="checkbox"/>	
A.01	EXISTING FLOOR PLANS		<input type="checkbox"/>	<input type="checkbox"/>	
A.02	EXISTING ELEVATIONS		<input type="checkbox"/>	<input type="checkbox"/>	
A.03	AFTER RENOVATION FLOOR ...		<input type="checkbox"/>	<input type="checkbox"/>	
A.04	AFTER RENOVATION ELEVATI...		<input type="checkbox"/>	<input type="checkbox"/>	

300 W LEIGH ST RENOVATION

PROJECT DATA

CODE NOTES

- 1.- 2012 VIRGINIA UNIFORM BUILDING CODE
2012 IRC
 - 2.- BUILDING USE GROUP : RESIDENTIAL - SINGLE FAMILY
 - 3.- BUILDING AREA: 1ST FLOOR 2162 SQFT
2ND FLOOR 1574 SQFT
- TOTAL 3736 SQFT

DESIGN LOADS

SNOW	25 P.S.F.
DEAD LOAD	10 P.S.F.
SEISMIC	0.5 P.S.F.
WIND	90 P.S.F.
LIVE (BEDROOMS)	40 P.S.F.
DEAD	10 P.S.F.
LIVE (BEDROOMS)	30 P.S.F.
GARAGE	50 P.S.F.
STAIRS	40 P.S.F.

NOTE

THESE DRAWINGS ARE INTENDED TO PORTRAY THE WORK SHOWN, THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL, THE GENERAL CONTRACTOR BY TAKING ON THIS PROJECT, IS RESPONSIBLE FOR ALL THE CONSTRUCTION. THE G.C. ACKNOWLEDGES THAT IS EXPERINENCED WITH CONSTRUCTION OF THIS TYPE AND FULLY CAPABLE OF IMPLEMENTING SUCH WORK SO AS TO IMPLEMENT IT'S CONSTRUCTION IN A TIMELY MANNER



<p style="text-align: center;">DOBRIN HOMES</p> <p>304 E MAIN ST RICHMOND VA 23219</p>	Modified by	Date	Drawing Name
	A.M.	10/12/21	Sheet Index, Detail
<p style="text-align: center;">300 W LEIGH STREET</p> <p>300 W LEIGH STREET RICHMOND VA 23220</p>	Checked by	Date	Drawing Status
			Drawing Scale
			1' = 1'-0"
			Layout ID Revision
			A00

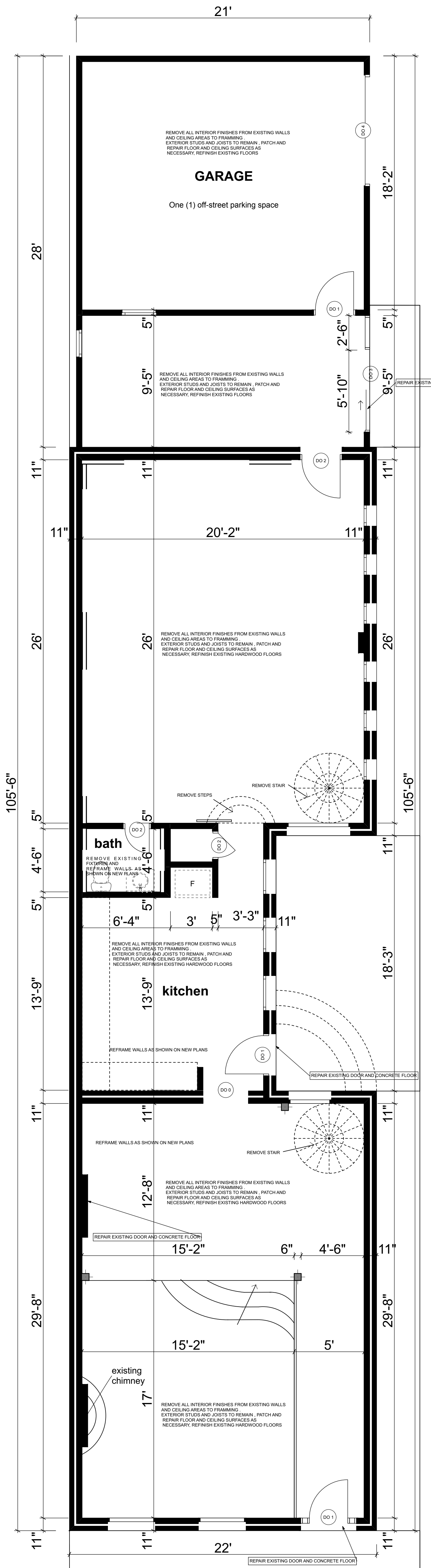
MAXIMUM JOIST SPAN (a)(c)						
SIZE	12" O.C.		16" O.C.		24" O.C.	
	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)
2X6	9'-11"	1'-3"	9'-0"	1'-4"	7'-7"	1'-6"
2X8	13'-1"	2'-1"	11'-10"	2'-3"	9'-8"	2'-5"
2X10	16'-2"	3'-4"	14'-0"	3'-6"	11'-5"	2'-10"
2X12	18'-0"	4'-6"	16'-6"	4'-2"	13'-6"	3'-4"

(a) BASED ON THE 2012 VA-IRC TABLE R507.5 FOR SOUTHERN PINE # 2. FOR OTHER SPECIES, REFER TO TABLE.
 ALL LUMBER IS ASSUMED TO BE P.T. INCLUDING HOUSE BAND BOARDS THAT SUPPORT AN ATTACHED DECK.
 (b) CANTILEVER LENGTH IS BASED ON JOIST SPAN + 40R DEFLECTION, WHICHEVER IS SHORTER.
 (c) BASED ON 40 PSF LIVE LOAD AND 10 PSF DEAD LOAD.

DECKING BOARDS

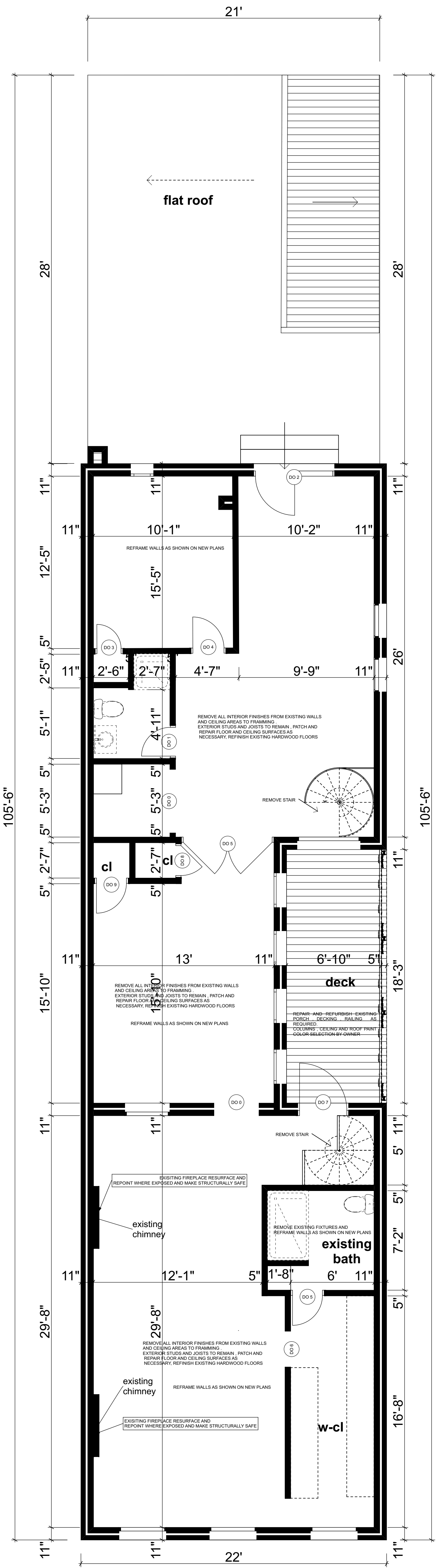
- 1- DECKING BOARDS ARE TYPICALLY 2X6, 5/4 P.T. BOARDS, OR MANUFACTURED OF COMPOSITE MATERIAL.
- 2- ATTACH DECKING BOARDS TO DECK JOISTS WITH 2-8d HDG NAILS, (2) #8 HDG SCREWS, OR PROPRIETARY FASTENERS INTENDED FOR P.T. WOOD.
- 3- DECK BOARDS SHALL BE SPACED APPROXIMATELY 1/8" APART (EDGE TO EDGE).
- 4- DECKING MAY BE APPLIED DIAGONALLY, 2X8 WITH JOIST AT MAXIMUM 16" O.C. OR 5/4 BOARDS WITH JOISTS AT MAXIMUM 12" O.C.
- 5- EACH PIECE OF DECKING MUST BEAR ON AT LEAST 3 JOISTS.

D-04 Detail (1) 1" = 1'-0"



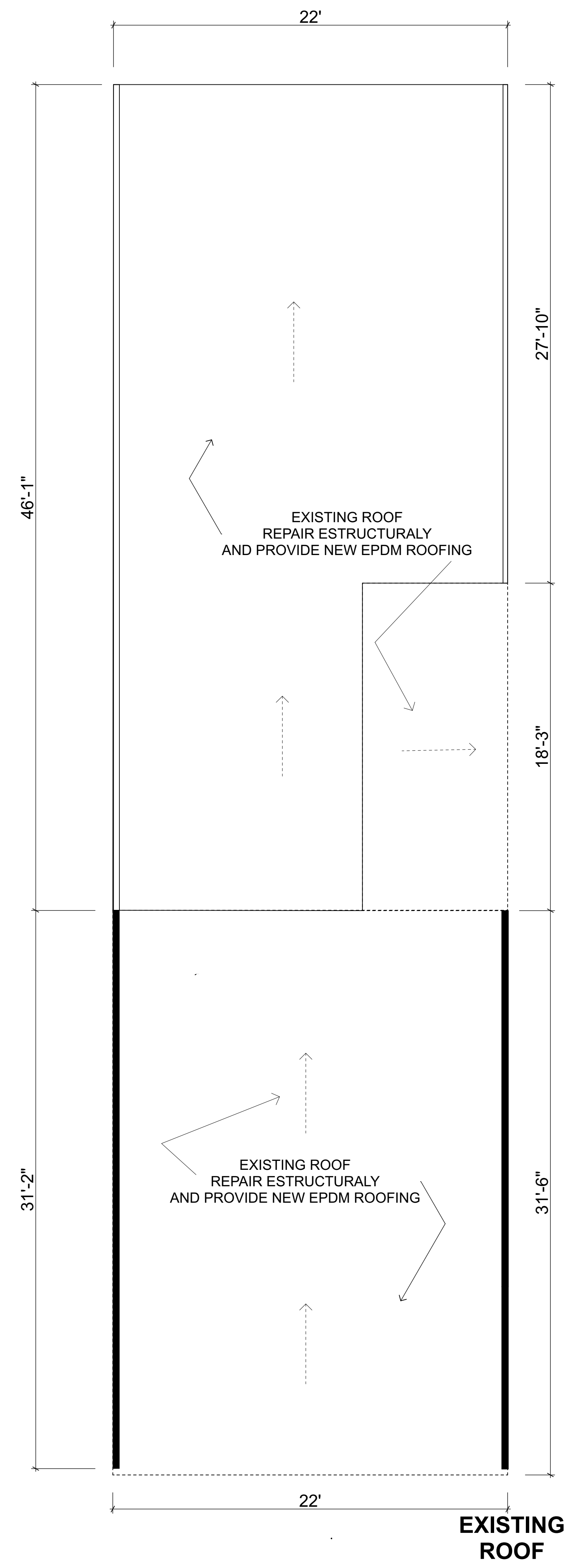
EXISTING 1ST FLOOR

1. 1st FLOOR 1/4" = 1'-0"



EXISTING 2nd FLOOR

2. 2ND FLOOR 1/4" = 1'-0"



EXISTING ROOF

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

Revision History

Rev#	Desc	Change Name	Date

Company Title
DOBRIN HOMES
 304 E MAIN ST
 RICHMOND
 VA
 23218

300 W LEIGH STREET
 RICHMOND
 VA
 23220

Drawing Name
1st FLOOR, 2ND FLOOR, ROOF, Detail (1)

EXISTING

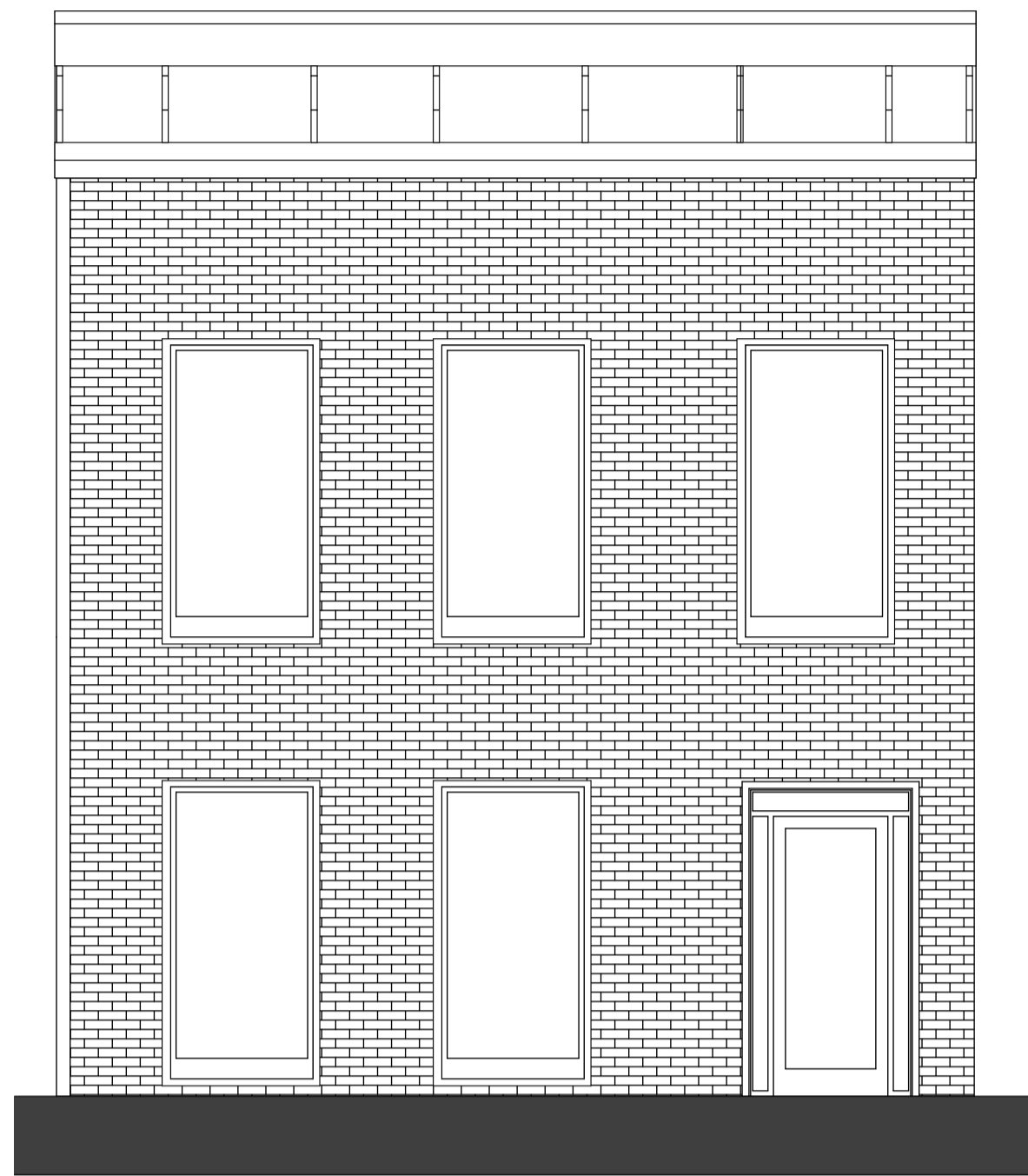
Drawing Status

Modified by
A.M. 10/12/21

Checked by

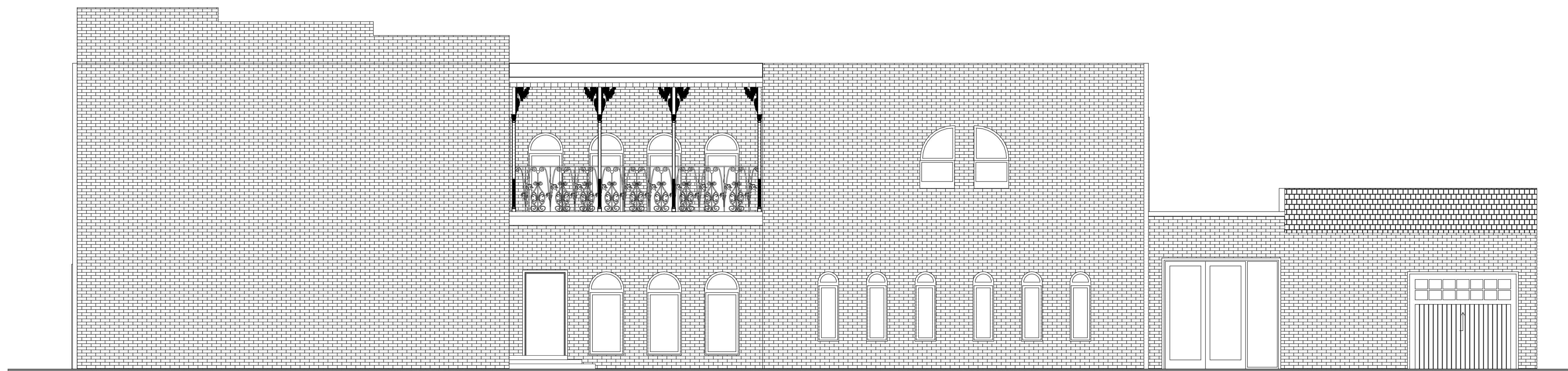
Drawing Scale
1/4" = 1'-0", 1" = 1'-0"

Drawing
A.01 Revision
REV 0



E-11 Elevation 1/4" = 1'-0"

**AFTER RENOVATION
FRONT ELEVATION**



E-10

Elevation
**AFTER RENOVATION
SIDE ELEVATION**

1/4" = 1'-0"

Revision History			
RevID	CHD	Change Name	Date

Company Title

DOBRIN HOMES
304 E MAIN ST
RICHMOND
VA
23219

300 W LEIGH STREET
300 W LEIGH STREET
RICHMOND
VA
23220

Drawing Name
Elevation

Drawing Status

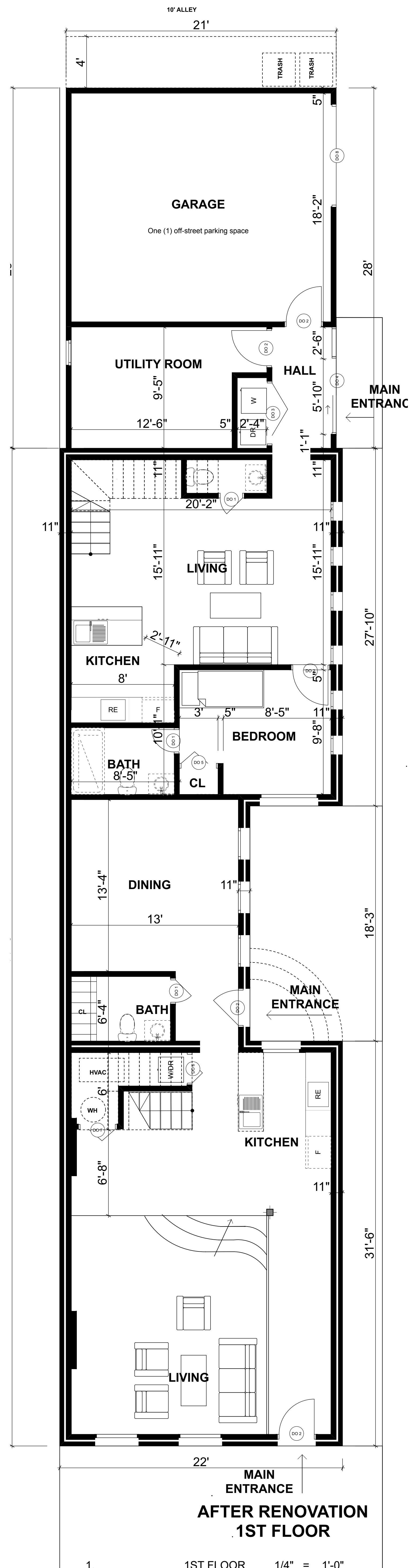
Modified by _____ Date _____

Checked by _____ Date _____

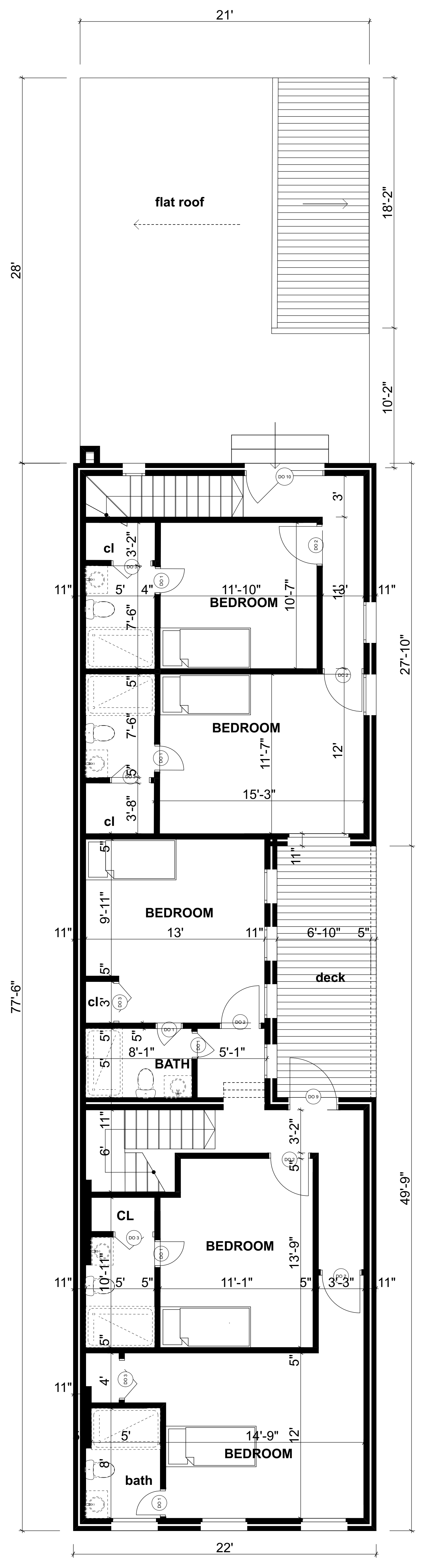
Drawing Scale
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Layout ID
A.04

Revision
REV 1

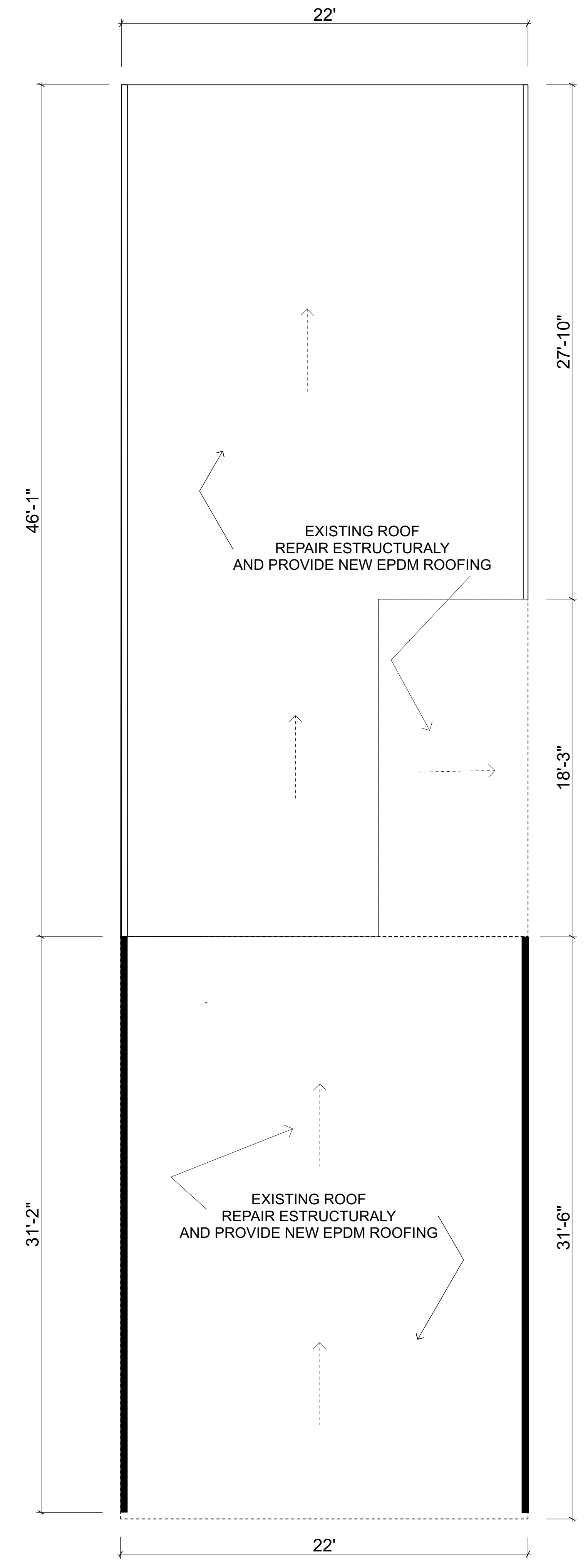


1. 1ST FLOOR 1/4" = 1'-0"



2. 2ND FLOOR 1/4" = 1'-0"

IES-02 Door Schedule		
Hotlink and Element ID	Quantity	W x H Size
DO 0	3	3'x7'
DO 1	9	2'x7'
DO 2	10	3'x7'
DO 3	1	5'x7'
DO 3	5	3'x7'
DO 4	1	8'-4"x7'-10"
DO 5	1	3'x7'
DO 6	1	2'-6"x7'
DO 7	1	3'x5'
DO 8	1	8'x7'
DO 9	1	3'-8"x7'
DO 10	1	5'-10"x7'



AFTER RENOVATION ROOF

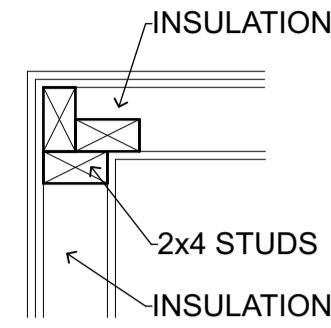
NOTES:

Revision	Description	Date

Company Title: DOBRIN HOMES
 304 E MAIN ST RICHMOND VA 23218
 #Site Address1: 300 W LEIGH STREET
 #Site City:
 #Site Country:
 #Site Postcode:
 Drawing Name: 1ST FLOOR, 2ND FLOOR, ROOF
 AFTER RENOVATION
 Drawing Status:
 Modified by: A.M. Date: 12/12/21
 Checked by:
 Drawing Scale: 1/4" = 1'-0"
A.03 Revision 1
 REV 1

NOTE:

USE THIS FRAMING DETAIL AT ALL CORNER CONDITIONS IN THE EXTERIOR WALL IN ORDER TO PROVIDE THE MOST EFFECTIVE INSULATION

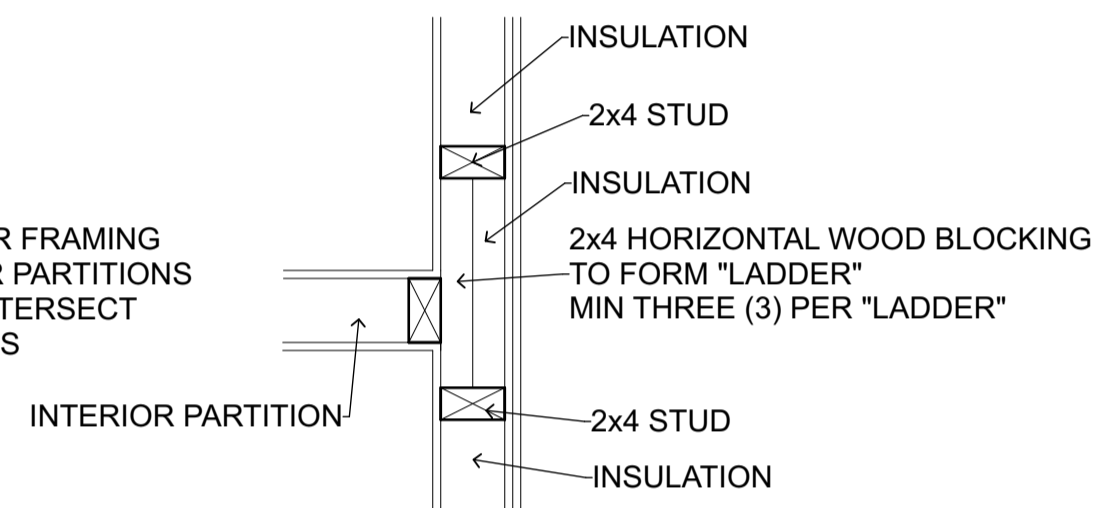


CORNER FRAMING DETAIL

D-01 Detail (1) 1" = 1'-0"

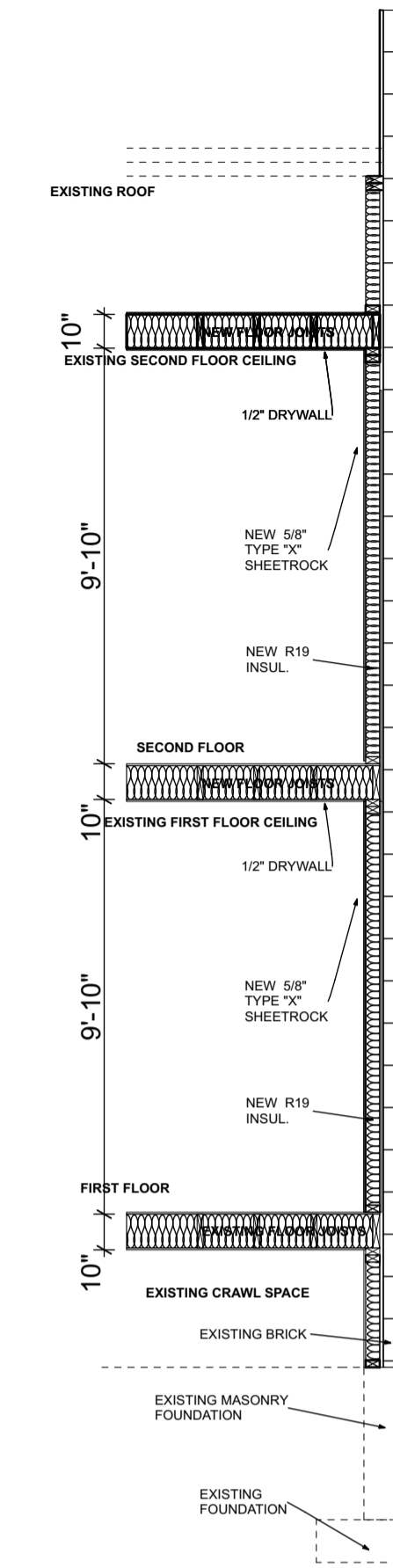
NOTE:

TYPICAL LADDER FRAMING AT ALL INTERIOR PARTITIONS WHERE THEY INTERSECT EXTERIOR WALLS



PLAN FRAMING DETAIL

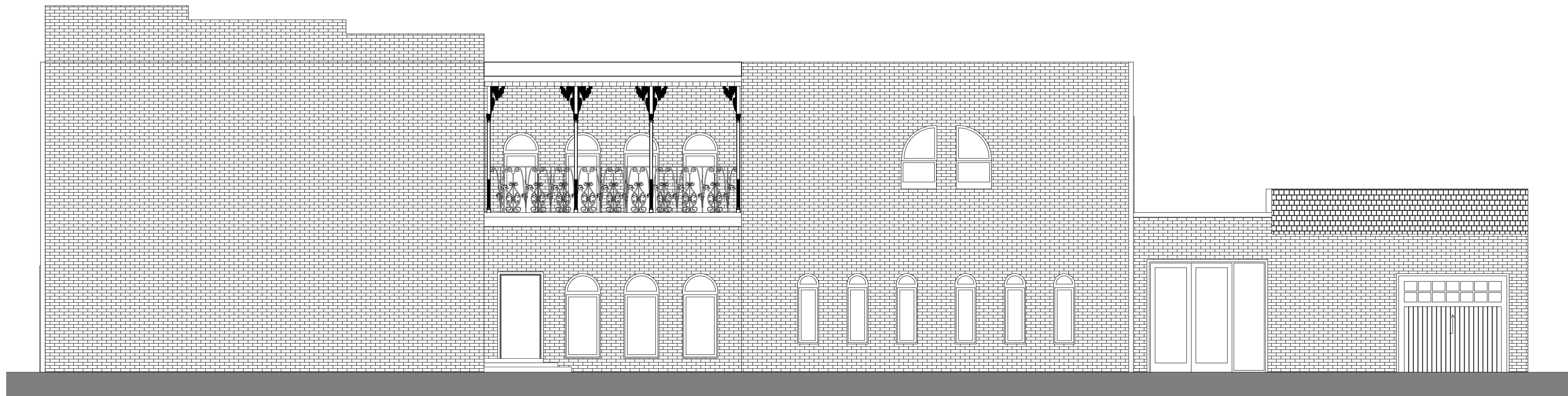
D-02 Detail (1) 1" = 1'-0"



D-03 Detail (2) 1/4" = 1'-0"

E-11 Elevation 1/4" = 1'-0"

EXISTING FRONT ELEVATION



E-10 Elevation 1/4" = 1'-0"

EXISTING SIDE ELEVATION

Revision History			
RevID	CHD	Change Name	Date

Company Title

DOBRIN HOMES
304 E MAIN ST
RICHMOND
VA
23219

300 W LEIGH STREET
300 W LEIGH STREET
RICHMOND
VA
23220

Drawing Name
Elevation, Detail (1), Detail (2)

Drawing Status

Modified by Date

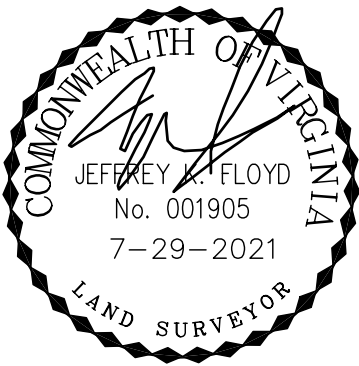
Checked by Date

Drawing Scale
1/4" = 1'-0", 1" = 1'-0"

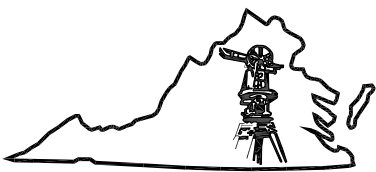
Layout ID Revision
A.02 REV 1

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-29-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 510120037D
 Zone: "X" DATED: 4-2-2009



MAP SHOWING THE IMPROVEMENTS ON "300 W. LEIGH STREET IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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DATE: 7-29-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 210714362

