

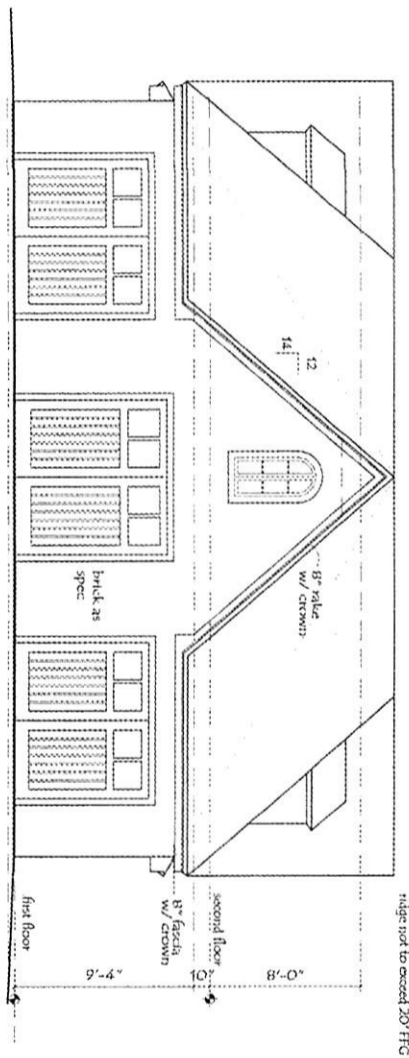
FRONT ELEVATION
1/4"=1'-0"

Rev C:

Schraa Garage
Fan District
Richmond
January 04

date: April 2, 04
last revised:
revisions: A:
B: Mar 10, 04
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RIGHT ELEVATION

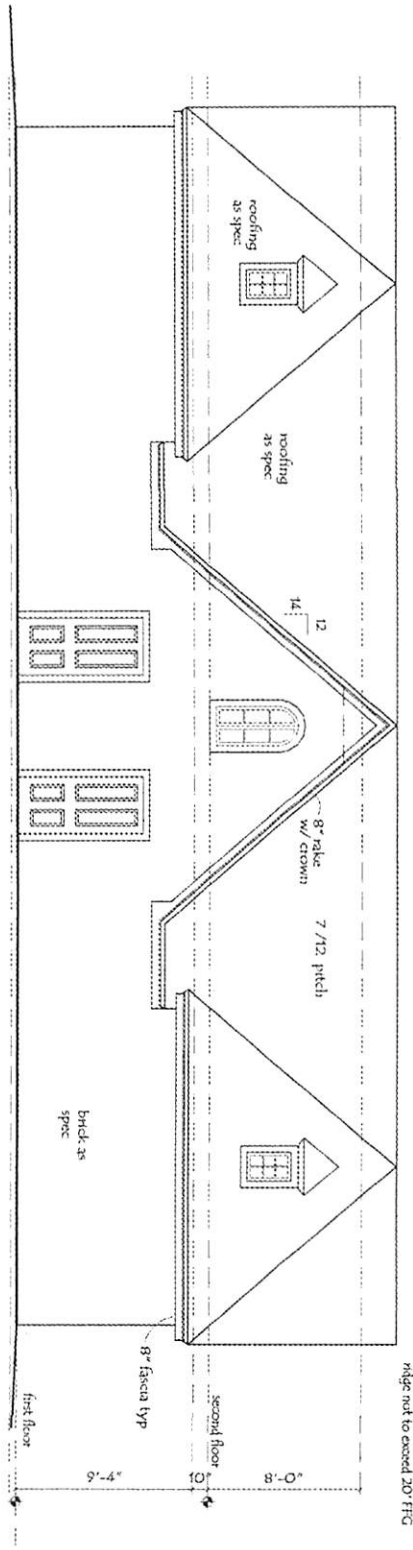
1/4"=1'-0"

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DES JARDINS
 CUSTOM DESIGN BUILD



REAR ELEVATION

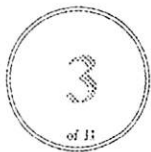
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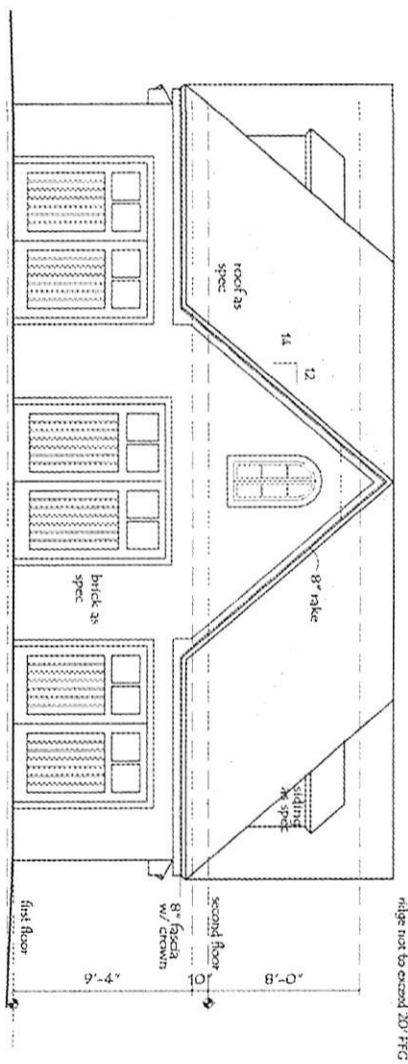
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DES JARDINS
 CUSTOM DESIGN BUILD

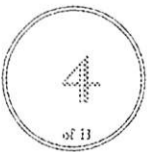




LEFT ELEVATION

1/4"=1'-0"

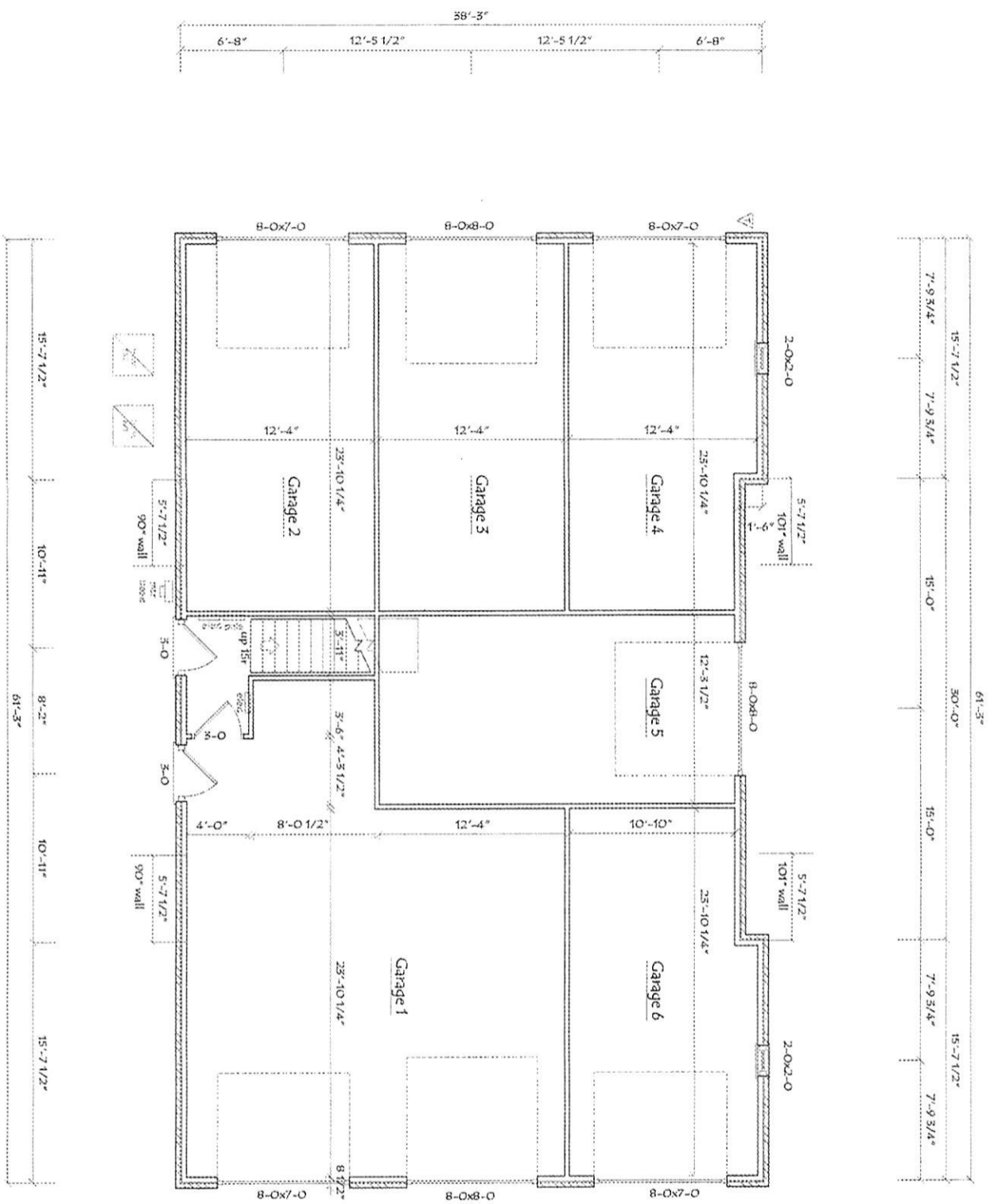
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AREA:

Garage	2900
Main Level	1235
Total Area	5525

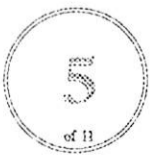
FIRST FLOOR

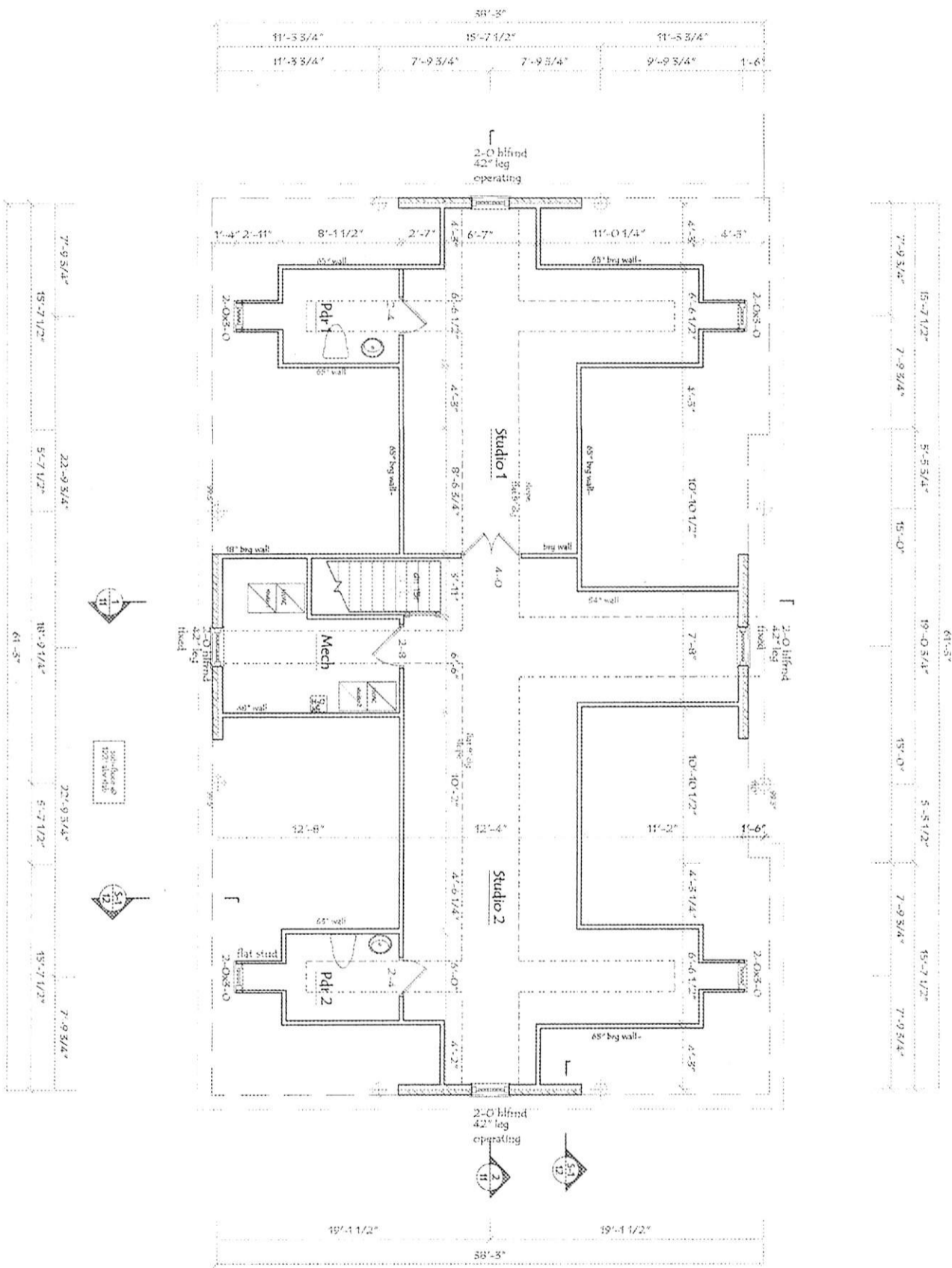
1/4"=1'-0"

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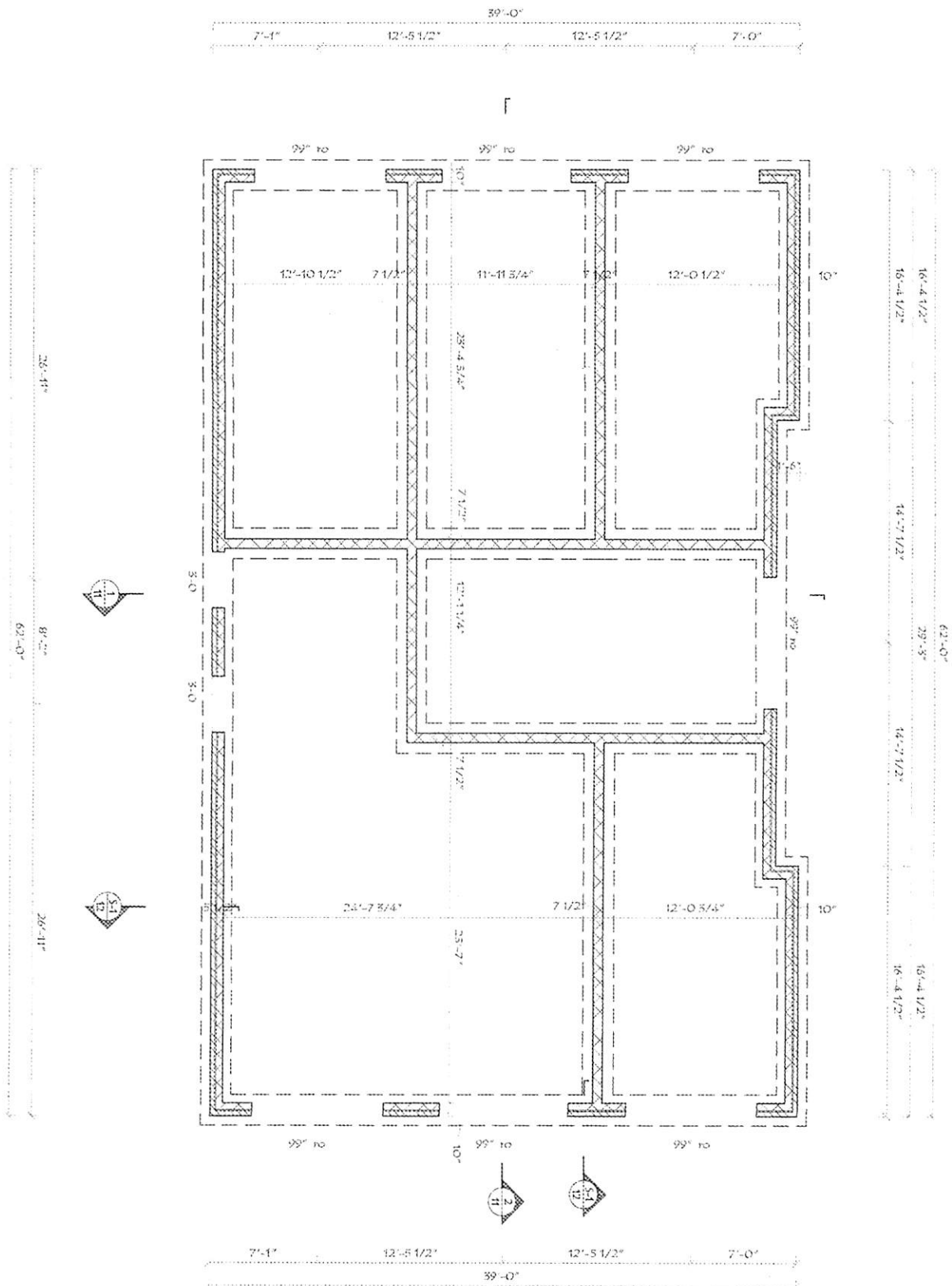




SECOND FLOOR
1/4"=1'-0"

Rev C:





FOUNDATION PLAN
1/4"=1'-0"

Rev C:

7
of 11

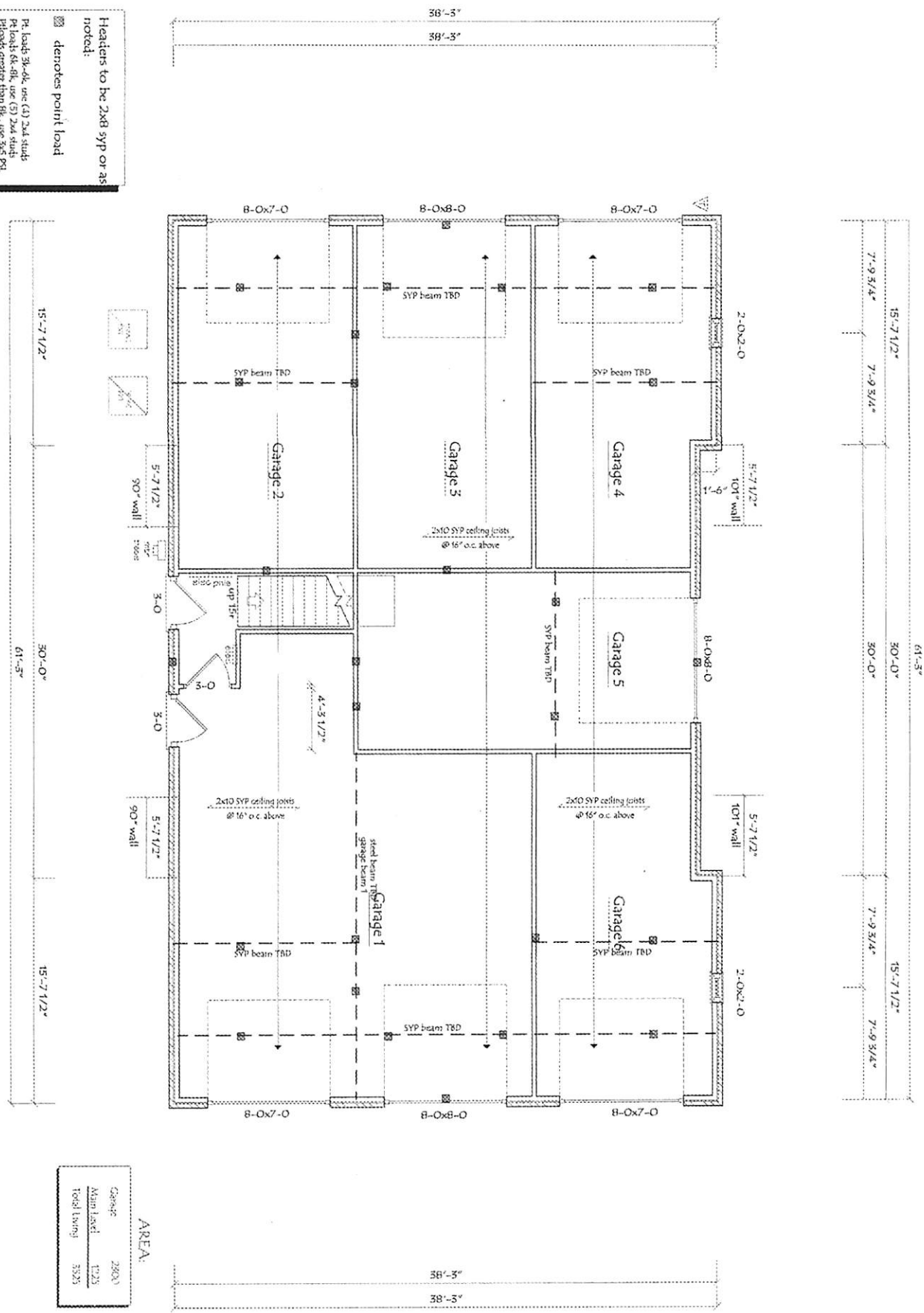
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DES JARDINS
CUSTOM DESIGN BUILD



Heaters to be 2x8 syp or as noted:
 ■ denotes point load
 PL loads 3k-4k, use (4) 2x4 studs
 PL loads 6k-8k, use (5) 2x4 studs
 Loads greater than 8k, use 3x6 PSL



AREA

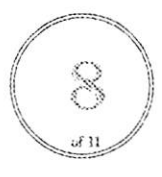
Garage	2800
Main Level	1225
Total Usable	3525

Garage STRUCTURE
 1/4"=1'-0"

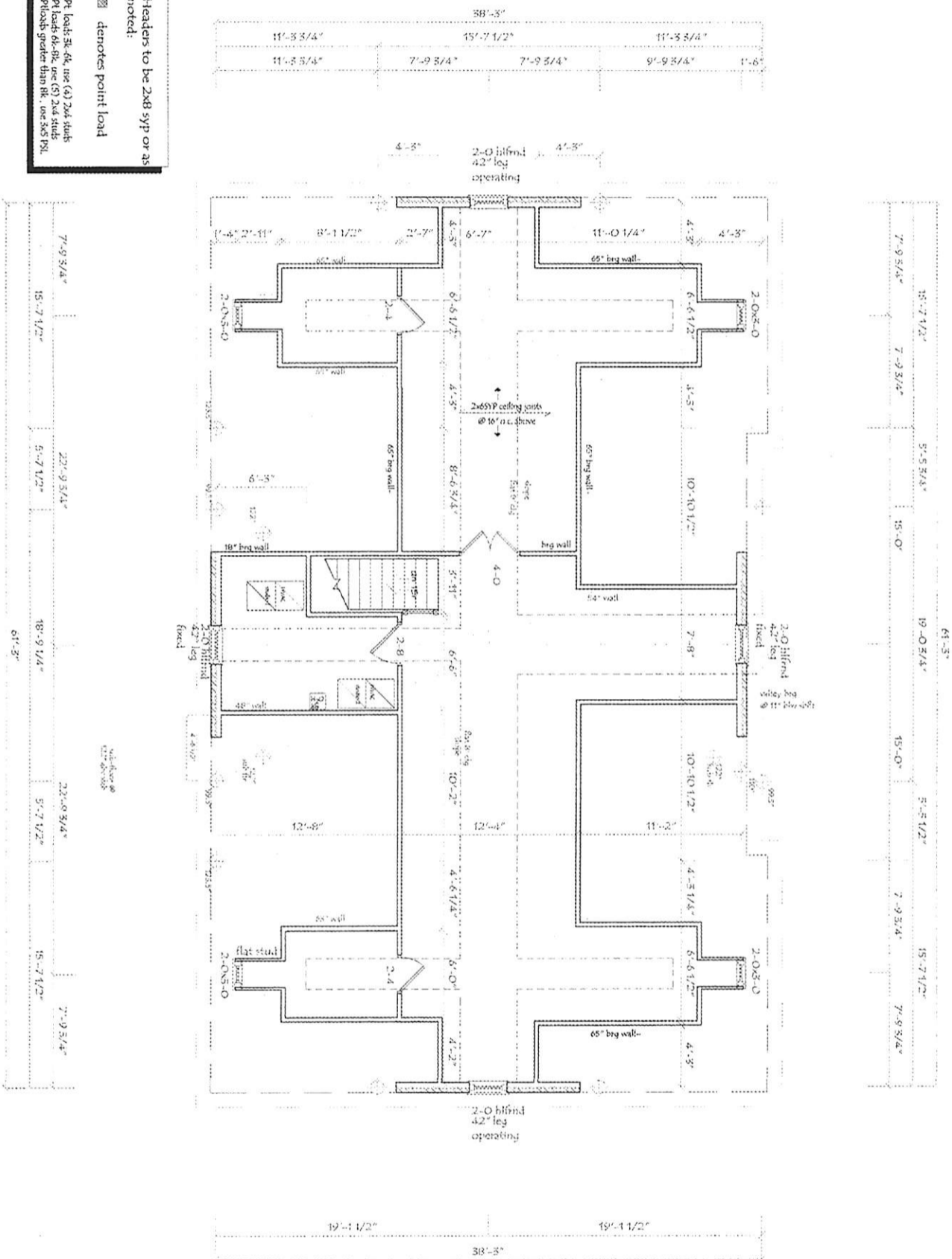
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Headers to be 2x8 syp or as noted:
 ■ denotes point load
 Pl loads 5k-6k, use (4) 2x4 studs
 Pl loads 6k-8k, use (6) 2x4 studs
 Pl loads greater than 8k, use 5x5 PSL



Second floor Structure
 1/4"=1'-0"

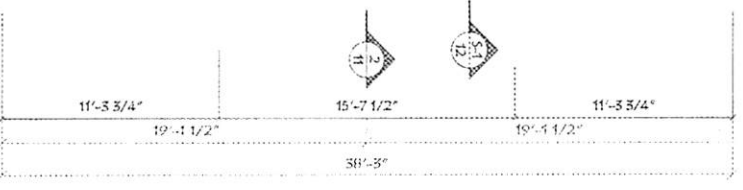
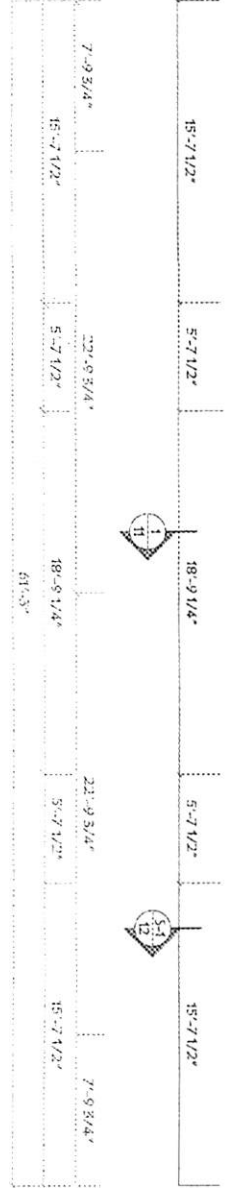
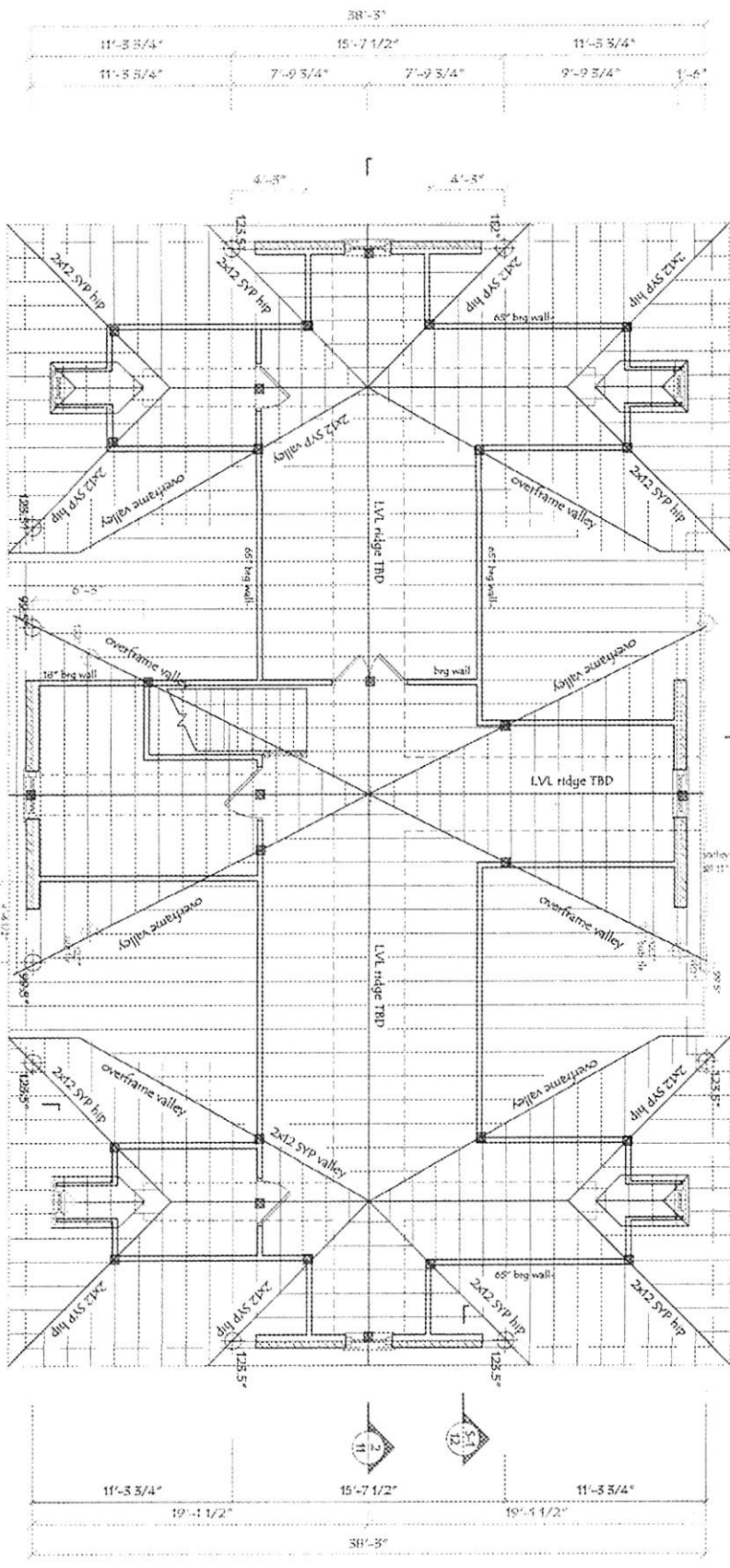
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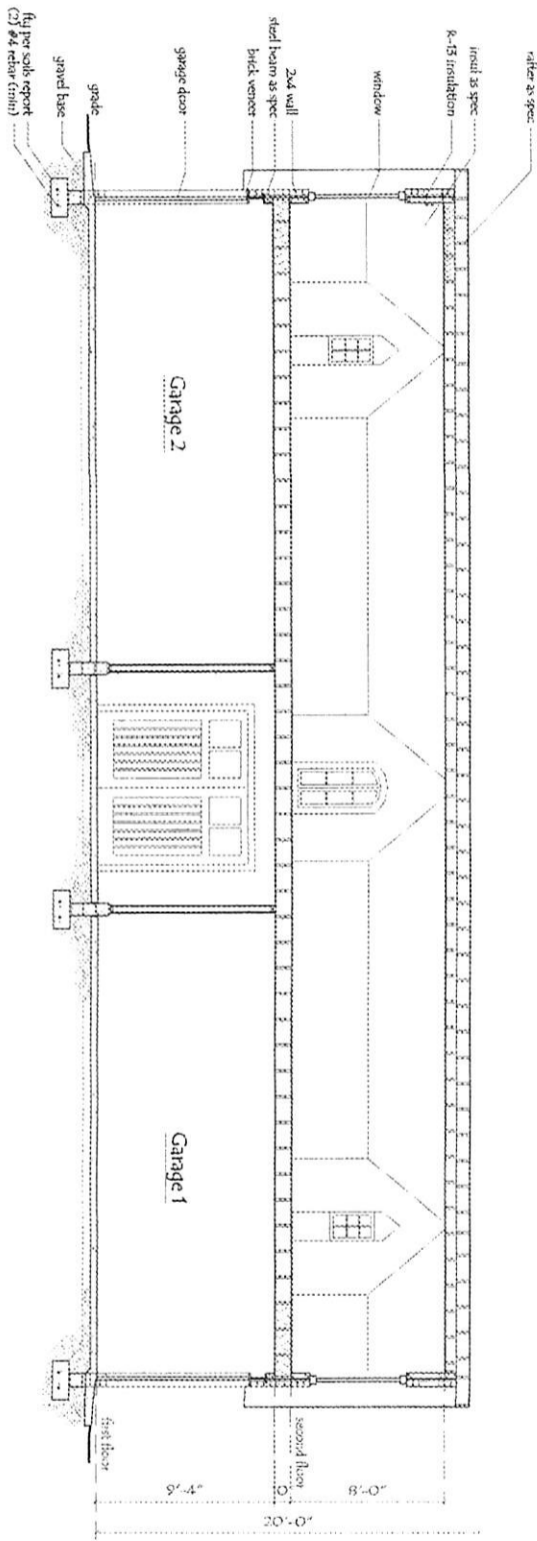


- Notes:**
- * hips/valleys to be 14" LVL microlam unless noted
 - * substitute valley connection to ridge (2) simpson ac-50 post-9k rafters (unless noted) 2x8 SYP @ 16" o.c
 - * peak hip/ridge to below
 - * set rafters on wall plates below

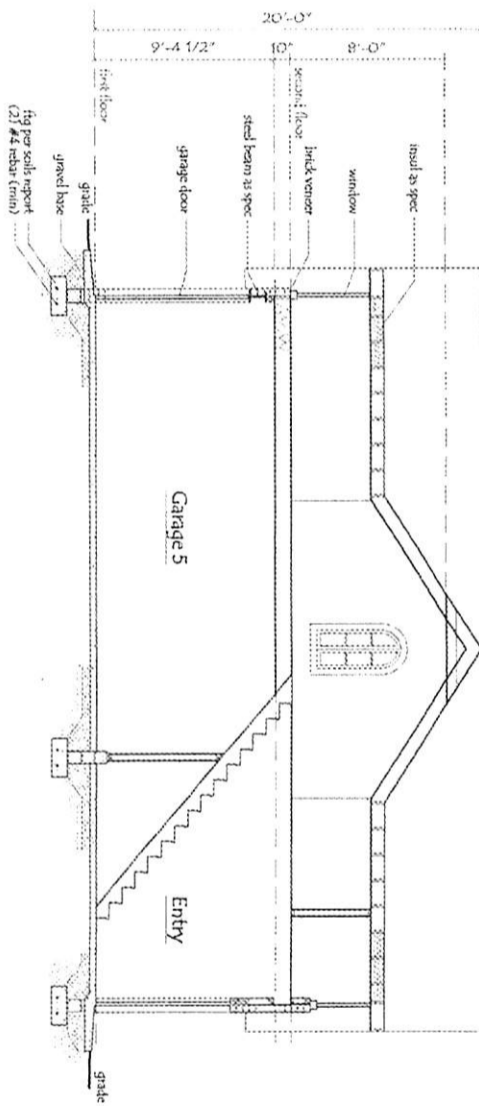


ROOF STRUCTURE
1/4"=1'-0"

Rev C:



2 GARAGE SECTION
1/4"=1'-0"



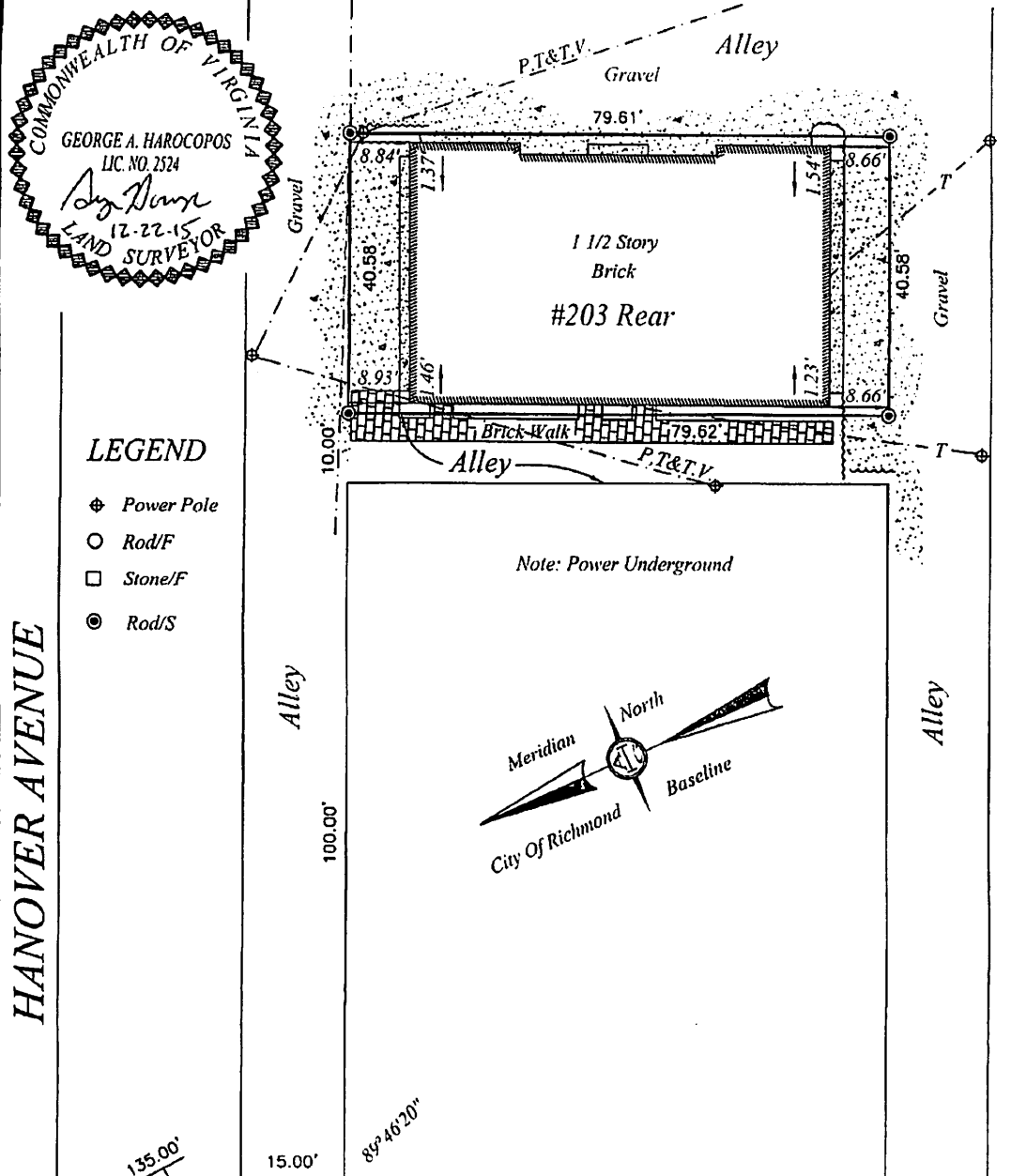
1 STAIR SECTION
1/4"=1'-0"



This is to certify that on 12/22/15
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



HANOVER AVENUE

N. DAVIS AVENUE

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
 # 203 REAR N. DAVIS AVENUE

JN 45089

RICHMOND, VIRGINIA

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=20' Date 12/22/15 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO
 Robin Frayser