

DEMO NOTES:

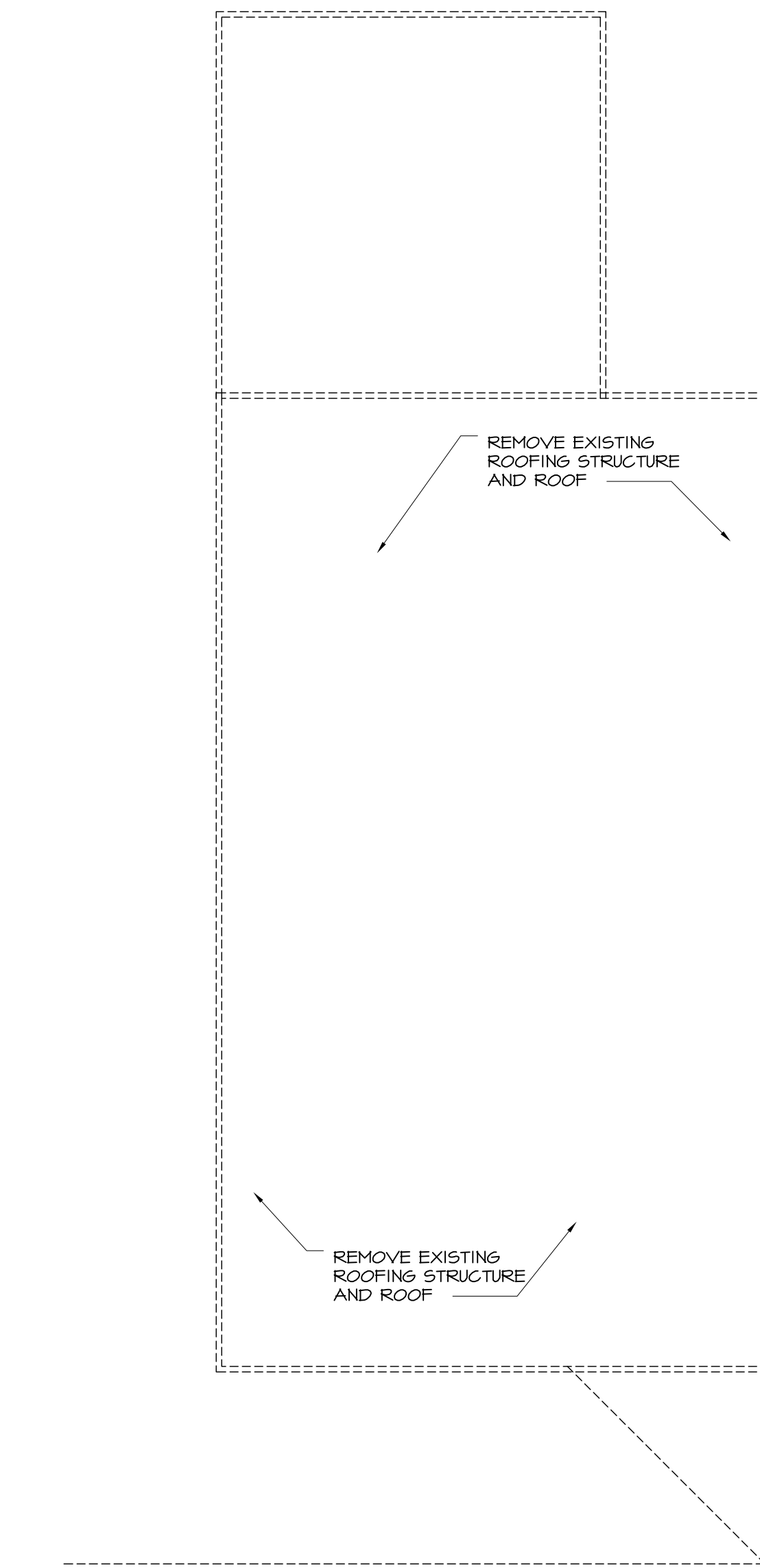
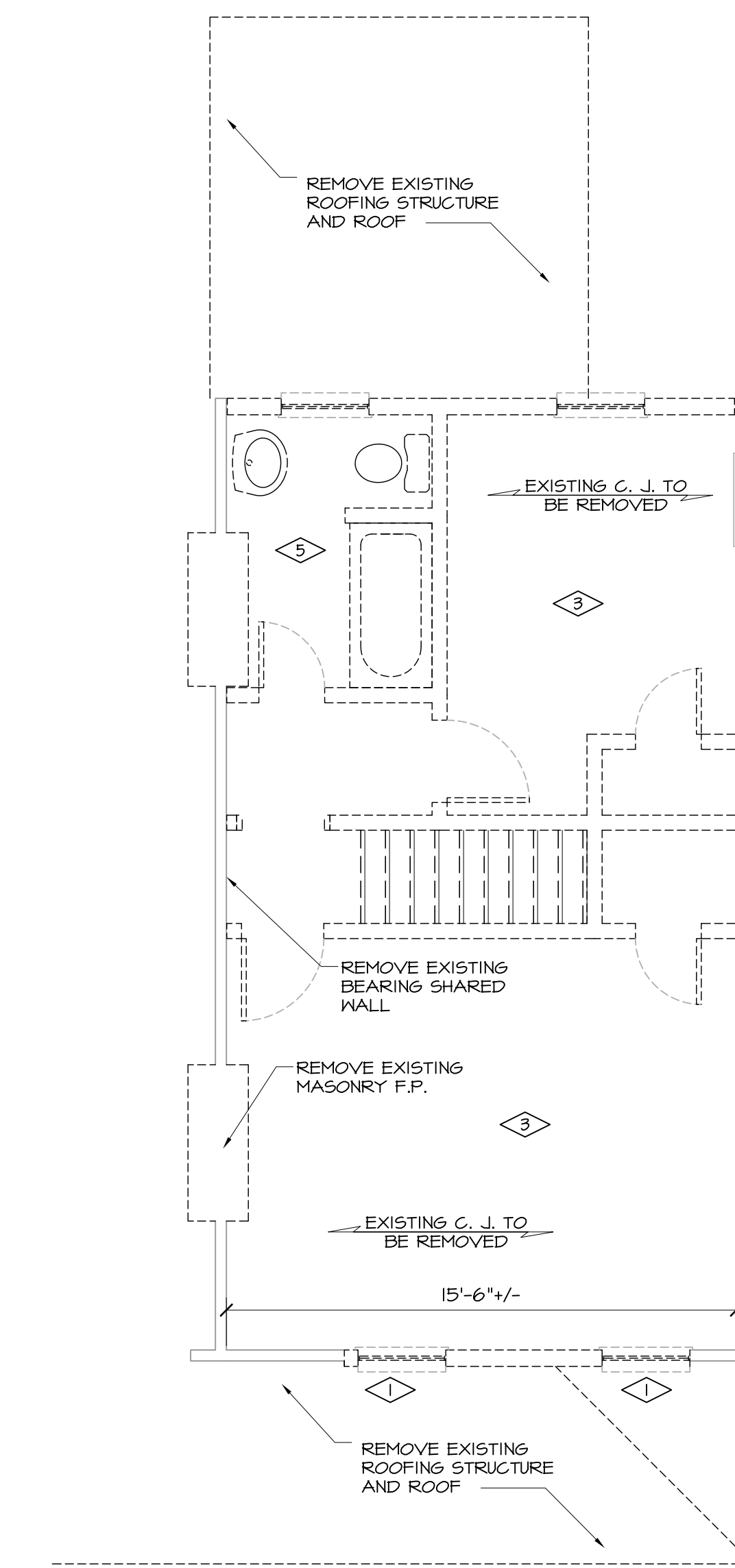
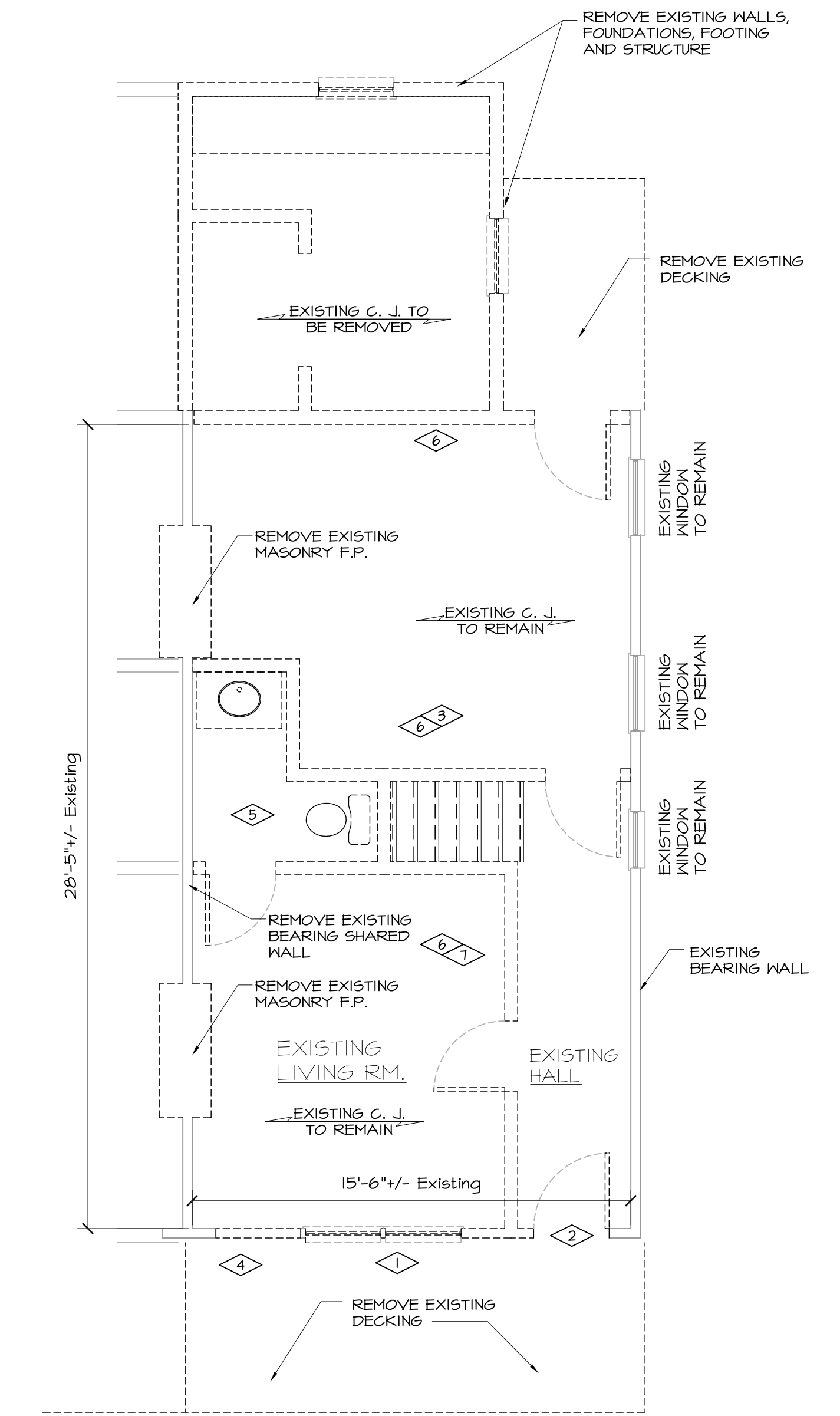
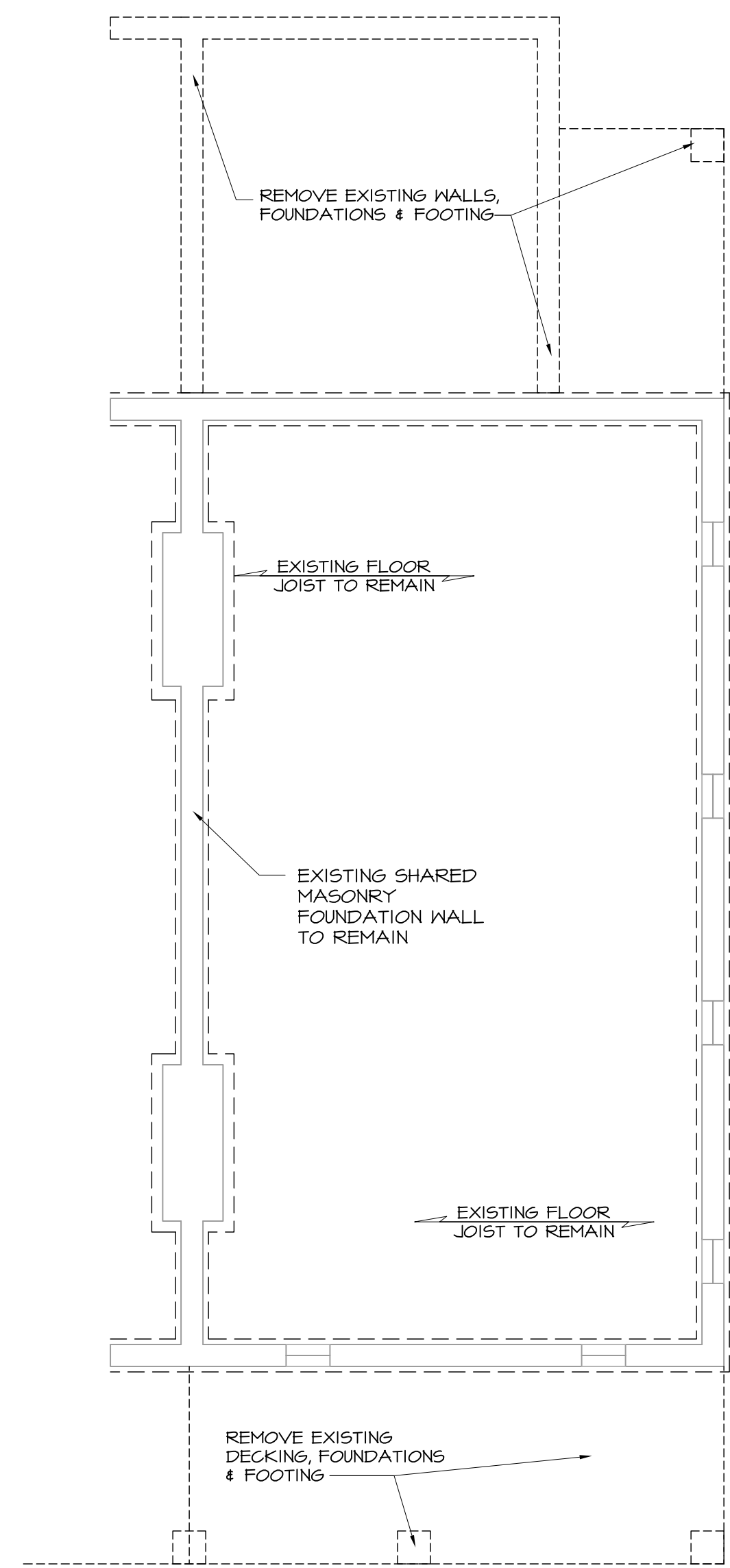
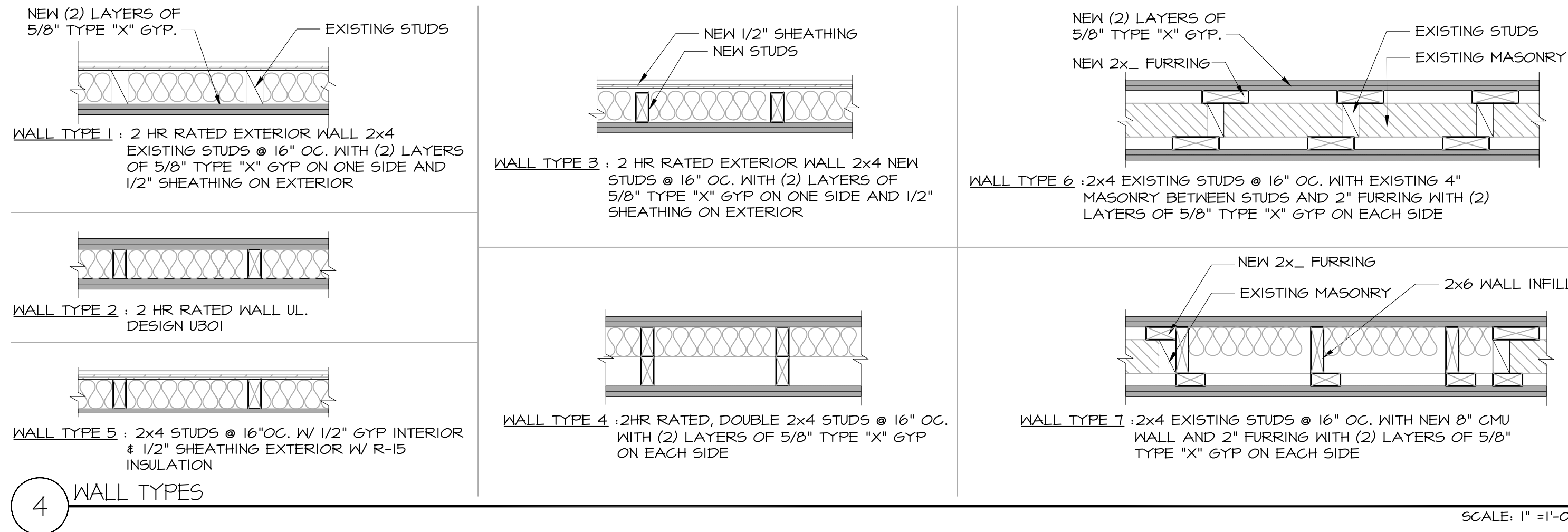
- FIELD VERIFY ALL CONDITIONS PRIOR TO DEMOLITION OF ANY WALLS OR STRUCTURAL MEMBERS AND SURE UP BEST WAYS POSSIBLE TO ENSURE STRUCTURAL INTEGRITY AND SAFETY.
- DEMO WORK SHALL BE DONE IN COMPLIANCE TO THE LOCAL GOVERNMENT AND CODES.
- ALL EXISTING FLOOR AND CEILING JOIST ARE TO REMAIN, IF STRUCTURALLY SOUND
- ALL WORK AND RECONSTRUCTION OF THE HOUSE SHALL BE DONE WITHIN THE EXISTING PERIMETER OF THE EXISTING HOUSE

DEMO KEY NOTES

- ◇ REMOVE EXISTING WINDOW AND CLOSE IN WALL (Keep existing header and structure)
- ◇ REMOVE EXISTING DOOR AND INFILL WITH FRAMING
- ◇ REMOVE EXISTING DEBRIS AND LOOSE FINISHES AND PREPARE AREA FOR NEW FINISHED
- ◇ DEMO EXISTING WALL AND PREPARE FOR NEW OPENING

WALL LEGEND

- EXISTING WALL
- - - - DEMO WALL
- ▬ NEW WALL



EXISTING FOUNDATION PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN

EXISTING ROOF PLAN

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

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

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 Voice: 804.615.2527 Email: andree_manson@comcast.net

SQUARE FOOTAGE	
FIRST FLOOR SF.	861 SF.
SECOND FLOOR SF.	861 SF.
THIRD FLOOR SF.	435 SF.
TOTAL FINISHED SF.	2,157 SF.
(UNFINISHED) TOTAL SF.	- SF.
TOTAL UNDER ROOF SF.	2,157 SF.

REV.	DATE

House Renovation
 1117 N3 31st Street Richmond, VA

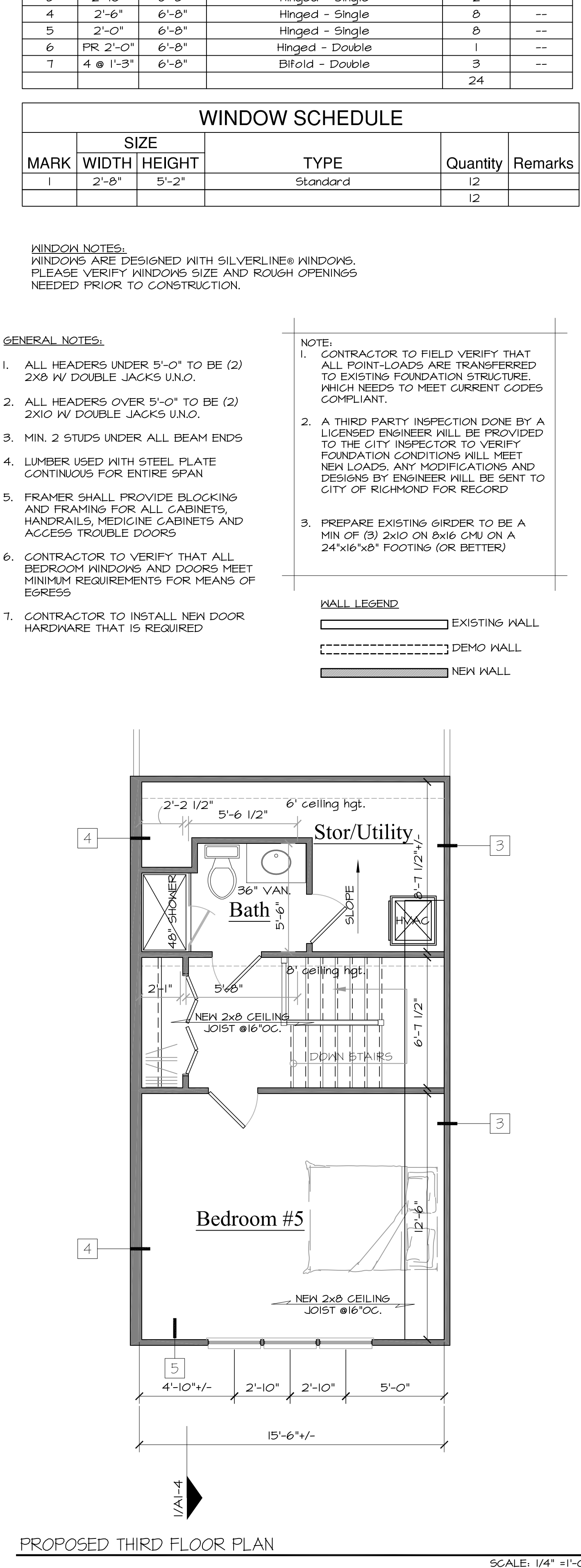
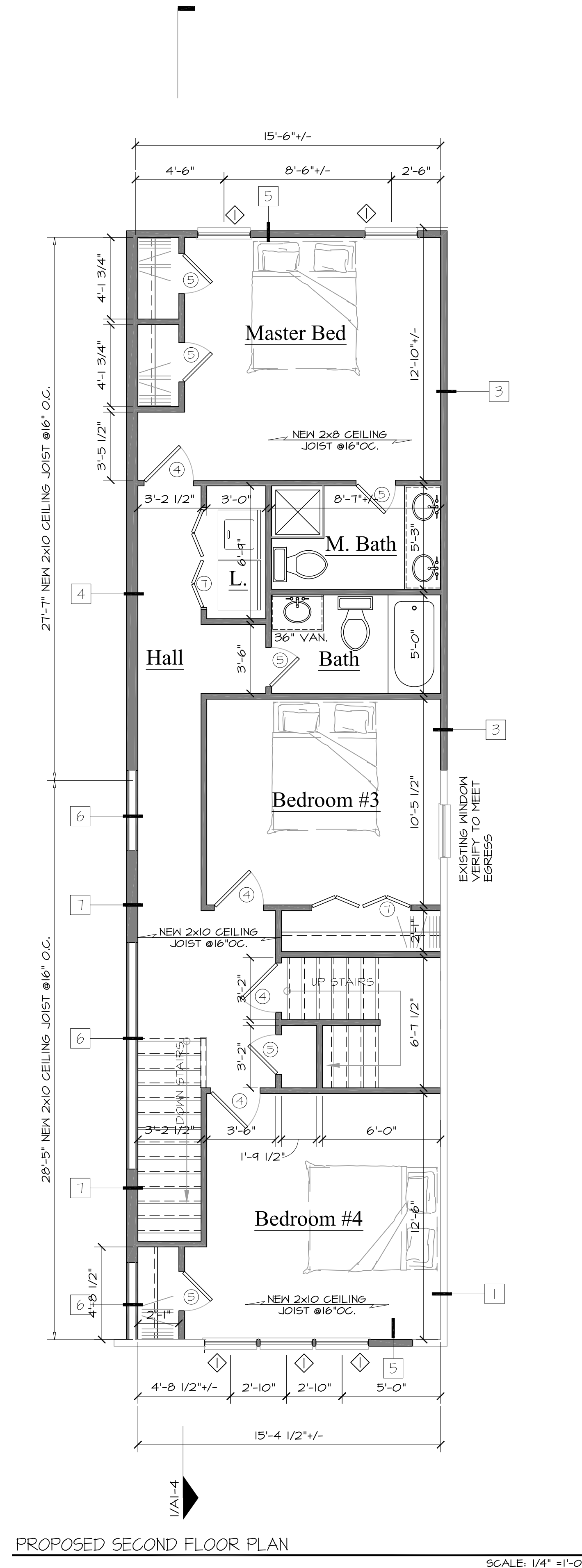
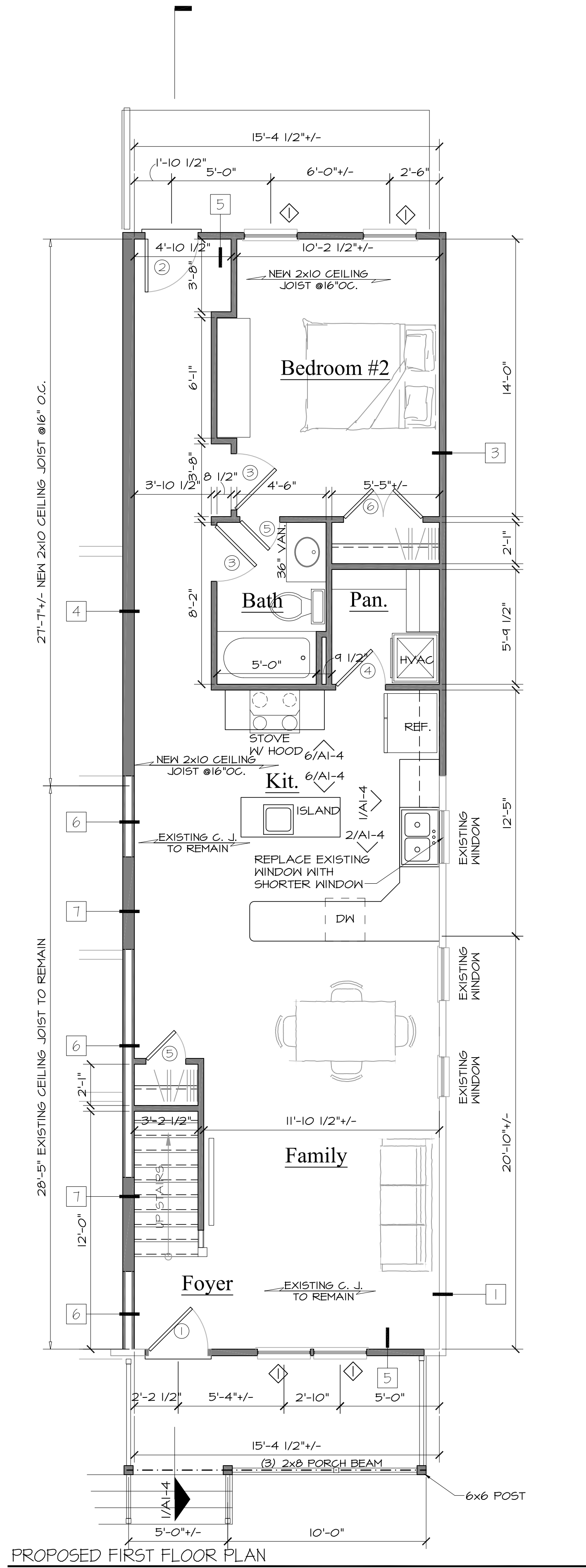
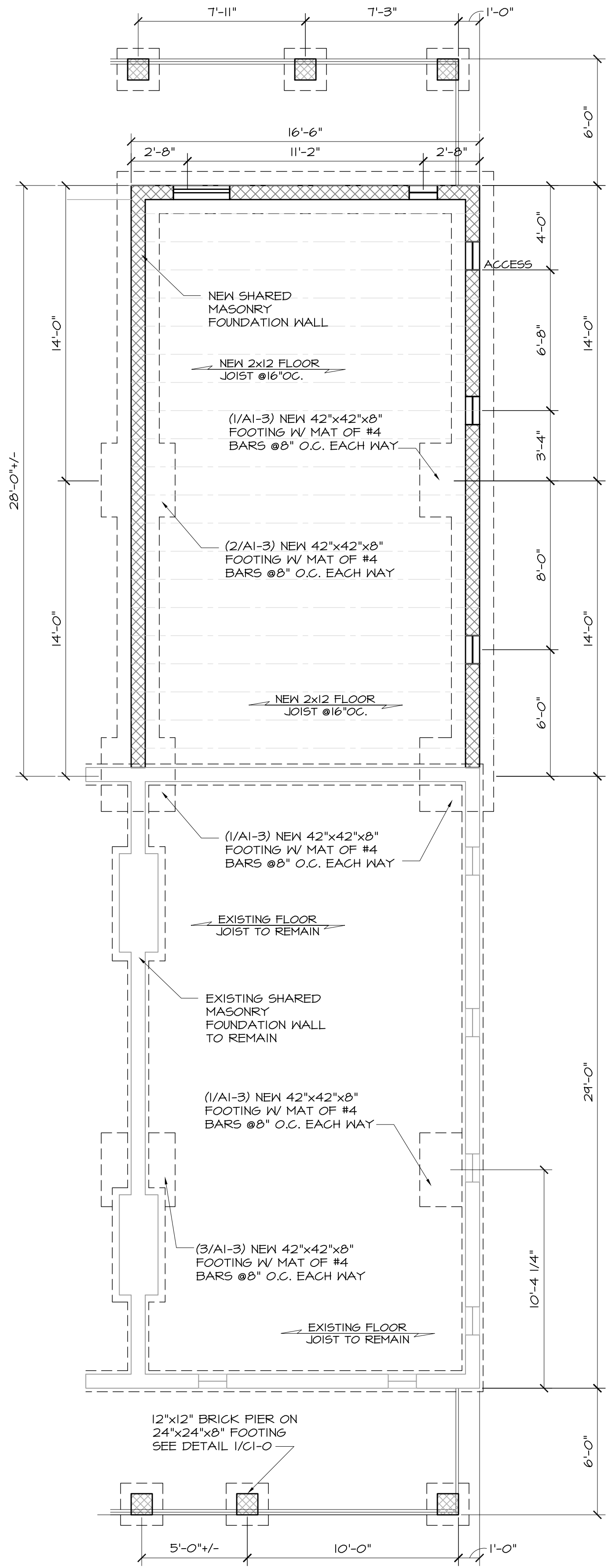
CLIENT APPROVAL

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A1-2	FRAMING PLANS
A1-3	TYPICAL WALL SECTIONS / ROOF FRAMING
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Start Date:	04-Feb-19	Plot Date:	22-Apr-19
100% 19-003			
SHEET NUMBER			
A1-0			

FOUNDATION NOTES:

- BAND TO BE PRESSURE TREATED AT STOOP DECKS AND PORCHES
- COORDINATE FLOOR JOIST LAYOUT WITH PLUMBING FIXTURE LOCATION
- BACKFILL AS REQUIRED TERMITE TREAT GROUND COVER WITH 6 MILL POLY



DOOR SCHEDULE					
DOOR	SIZE		TYPE	Quantity	NOTES
	WIDTH	HEIGHT			
1	3'-0"	6'-8"	Hinged - Single - Exterior	1	--
2	2'-8"	6'-8"	Hinged - Single - Exterior	1	--
3	2'-10"	6'-8"	Hinged - Single	2	--
4	2'-6"	6'-8"	Hinged - Single	8	--
5	2'-0"	6'-8"	Hinged - Single	8	--
6	PR 2'-0"	6'-8"	Hinged - Double	1	--
7	4 @ 1'-3"	6'-8"	Bifold - Double	3	--
				24	

WINDOW SCHEDULE					
MARK	SIZE		TYPE	Quantity	Remarks
	WIDTH	HEIGHT			
1	2'-8"	5'-2"	Standard	12	
				12	

WINDOW NOTES:
 WINDOWS ARE DESIGNED WITH SILVERLINE® WINDOWS.
 PLEASE VERIFY WINDOWS SIZE AND ROUGH OPENINGS
 NEEDED PRIOR TO CONSTRUCTION.

GENERAL NOTES:

- ALL HEADERS UNDER 5'-0" TO BE (2) 2x8 W/ DOUBLE JACKS U.N.O.
- ALL HEADERS OVER 5'-0" TO BE (2) 2x10 W/ DOUBLE JACKS U.N.O.
- MIN. 2 STUDS UNDER ALL BEAM ENDS
- LUMBER USED WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
- FRAMER SHALL PROVIDE BLOCKING AND FRAMING FOR ALL CABINETS, HANDRAILS, MEDICINE CABINETS AND ACCESS TROUBLE DOORS
- CONTRACTOR TO VERIFY THAT ALL BEDROOM WINDOWS AND DOORS MEET MINIMUM REQUIREMENTS FOR MEANS OF EGRESS
- CONTRACTOR TO INSTALL NEW DOOR HARDWARE THAT IS REQUIRED

NOTE:

- CONTRACTOR TO FIELD VERIFY THAT ALL POINT-LOADS ARE TRANSFERRED TO EXISTING FOUNDATION STRUCTURE, WHICH NEEDS TO MEET CURRENT CODES COMPLIANT.
- A THIRD PARTY INSPECTION DONE BY A LICENSED ENGINEER WILL BE PROVIDED TO THE CITY INSPECTOR TO VERIFY FOUNDATION CONDITIONS WILL MEET NEW LOADS. ANY MODIFICATIONS AND DESIGNS BY ENGINEER WILL BE SENT TO CITY OF RICHMOND FOR RECORD
- PREPARE EXISTING GIRDER TO BE A MIN OF (3) 2x10 ON 8x16 CMU ON A 24"x16"x8" FOOTING (OR BETTER)

WALL LEGEND

- EXISTING WALL
- DEMO WALL
- NEW WALL

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Start Date: 04-Feb-19	Plot Date: 22-Apr-19
100% 19-003	
SHEET NUMBER A1-1	

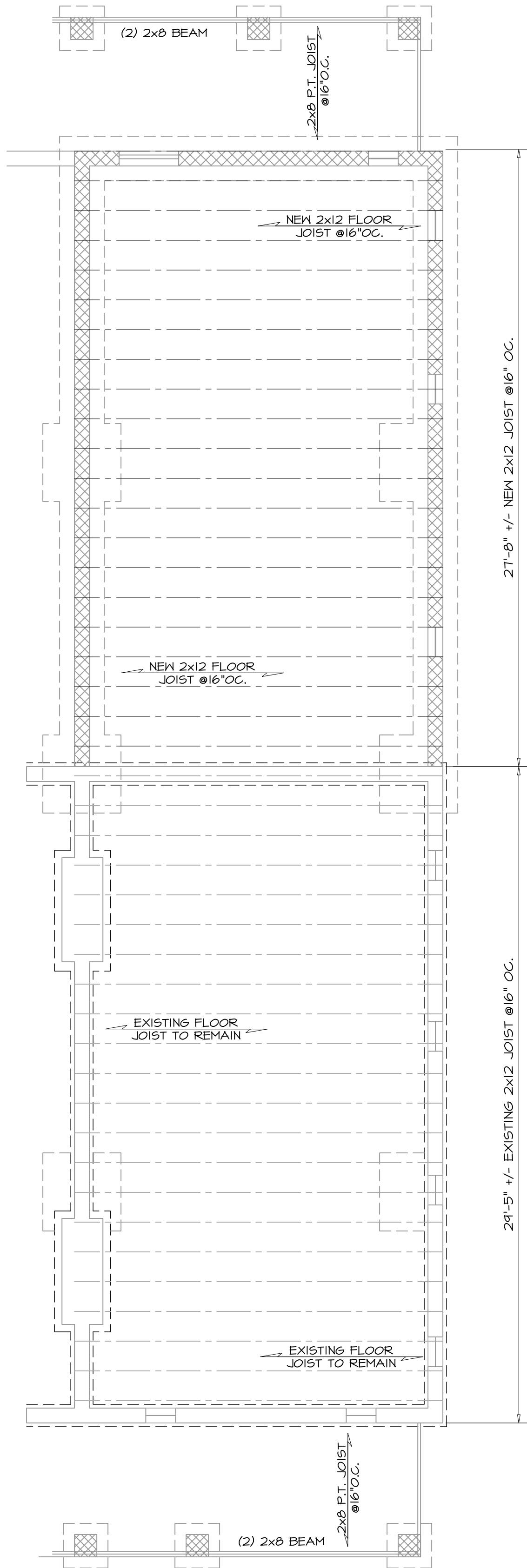
CLIENT APPROVAL _____

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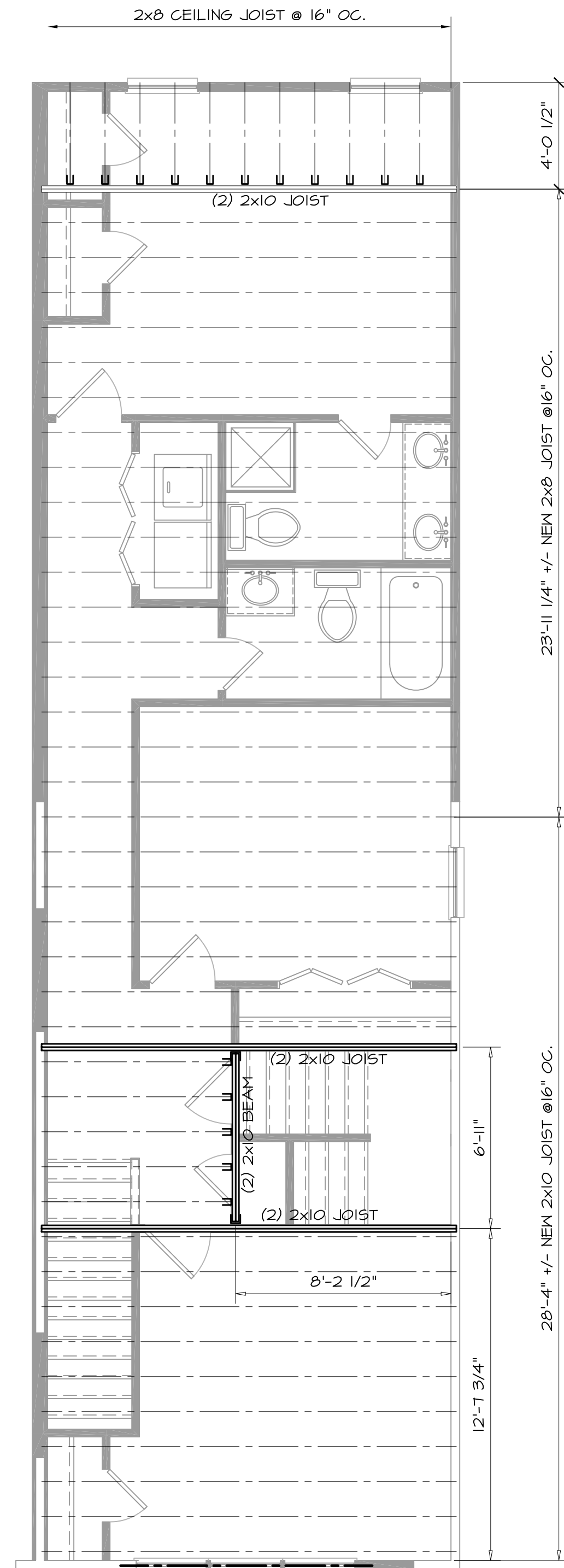
FRAMING NOTES:

- 1. BAND TO BE PRESSURE TREATED AT STOOP DECKS AND PORCHES
- 2. COORDINATE FLOOR JOIST LAYOUT WITH PLUMBING FIXTURE LOCATION



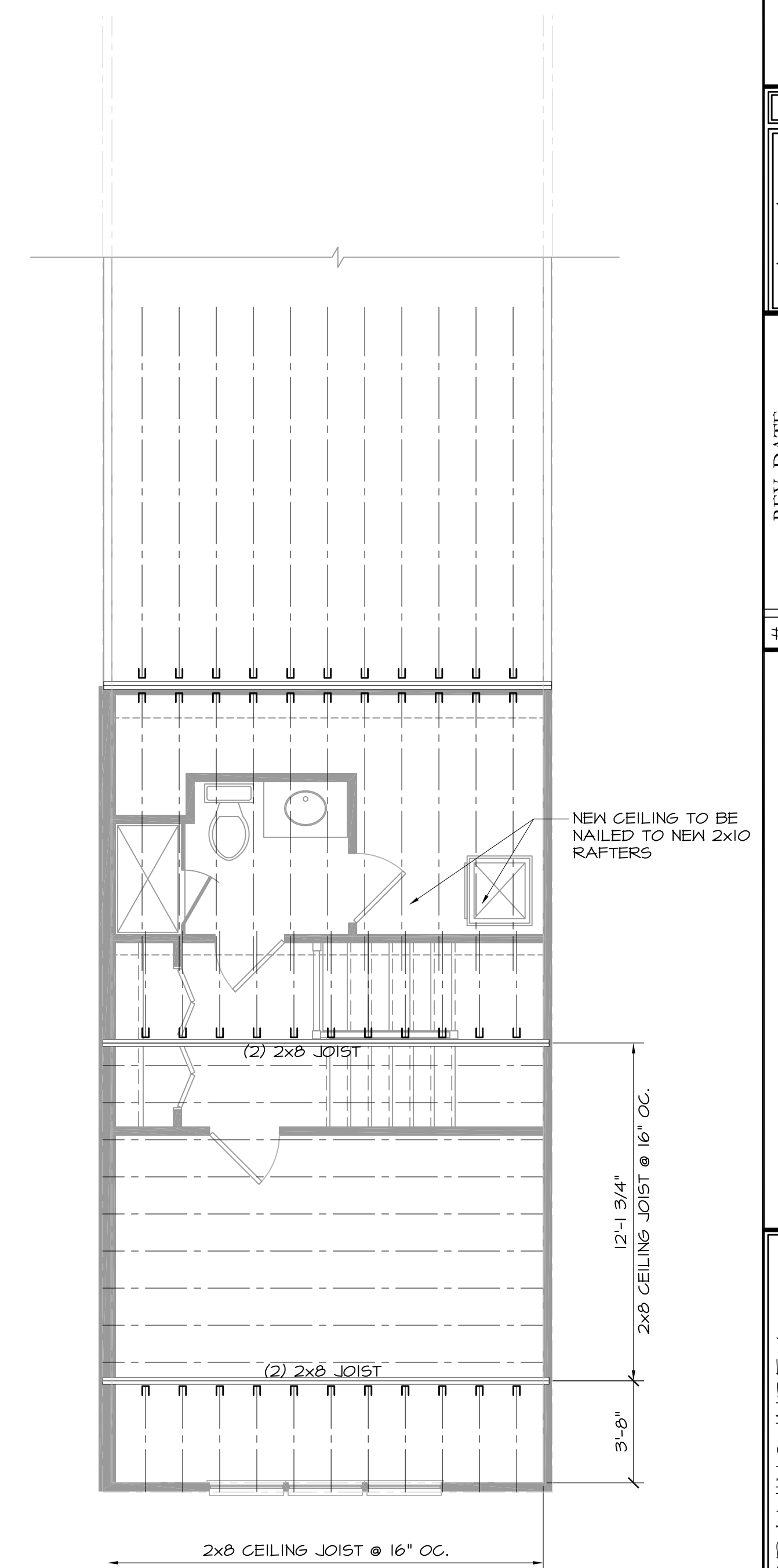
PROPOSED FIRST FLOOR FRAMING PLAN

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



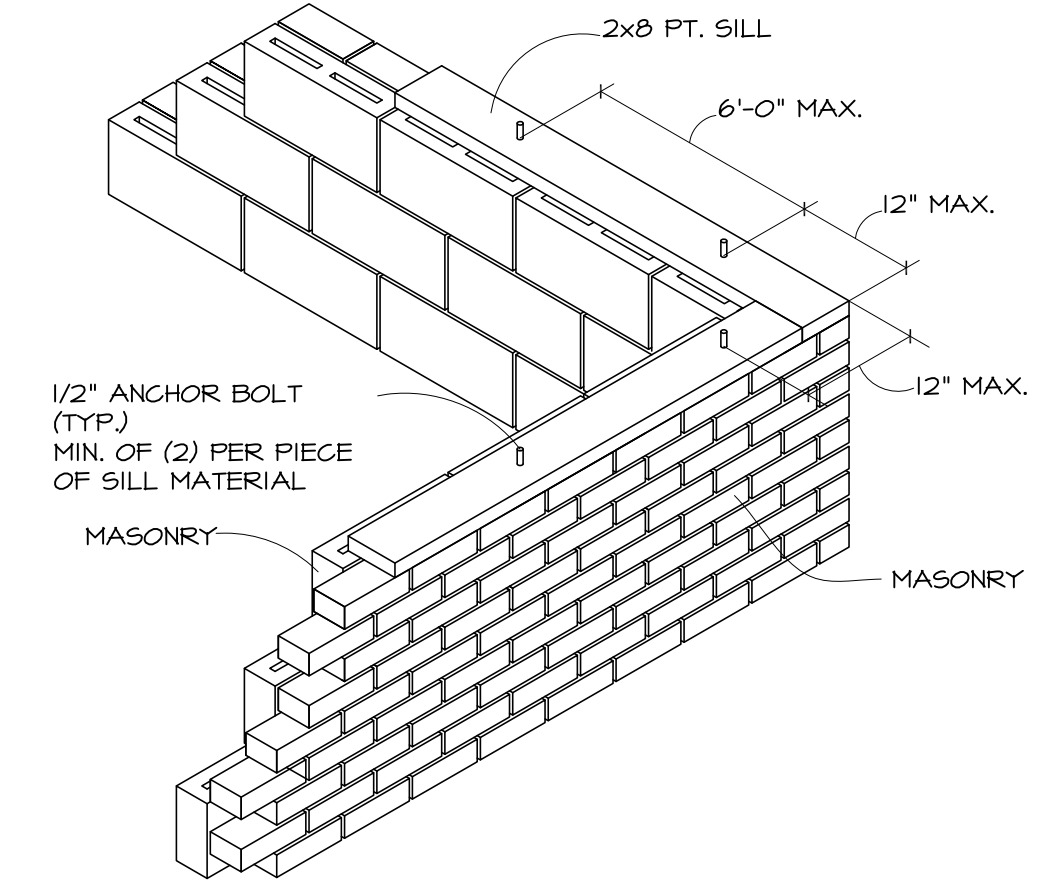
PROPOSED SECOND FLOOR FRAMING PLAN

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



PROPOSED THIRD FLOOR FRAMING PLAN

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



4 ANCHOR BOLT AND SILL DETAIL

SCALE: 3/4" = 1'-0"

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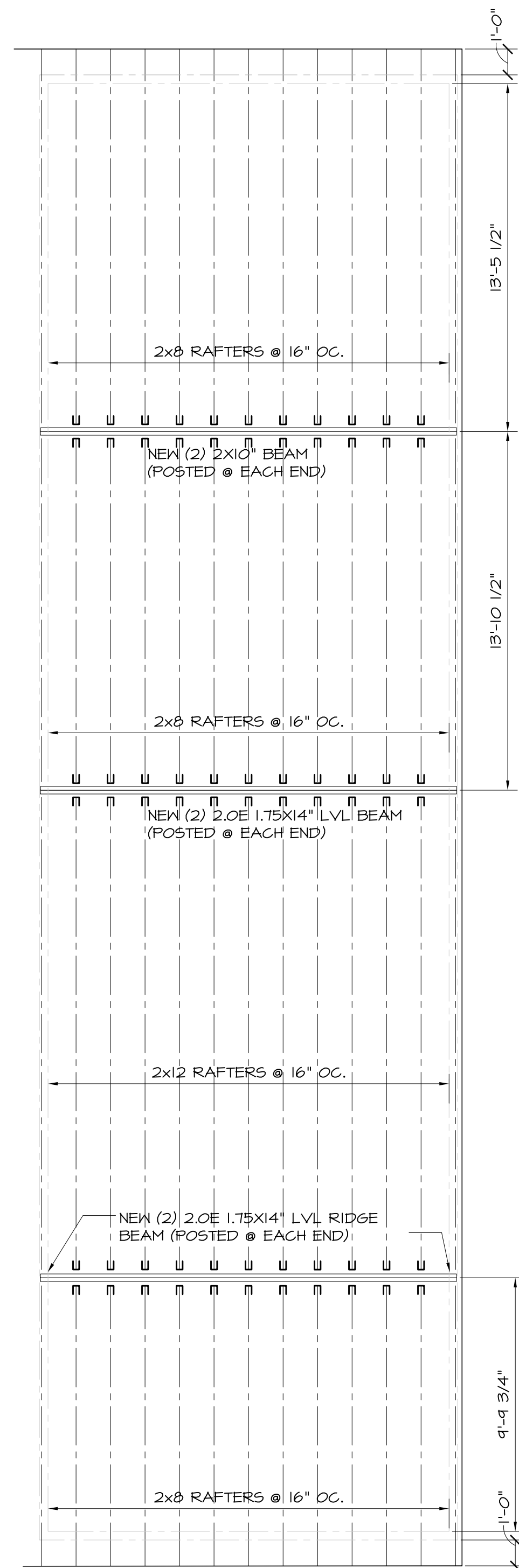
Start Date: 04-Feb-19 Plot Date: 22-Apr-19

100% 19-003

SHEET NUMBER
A1-2

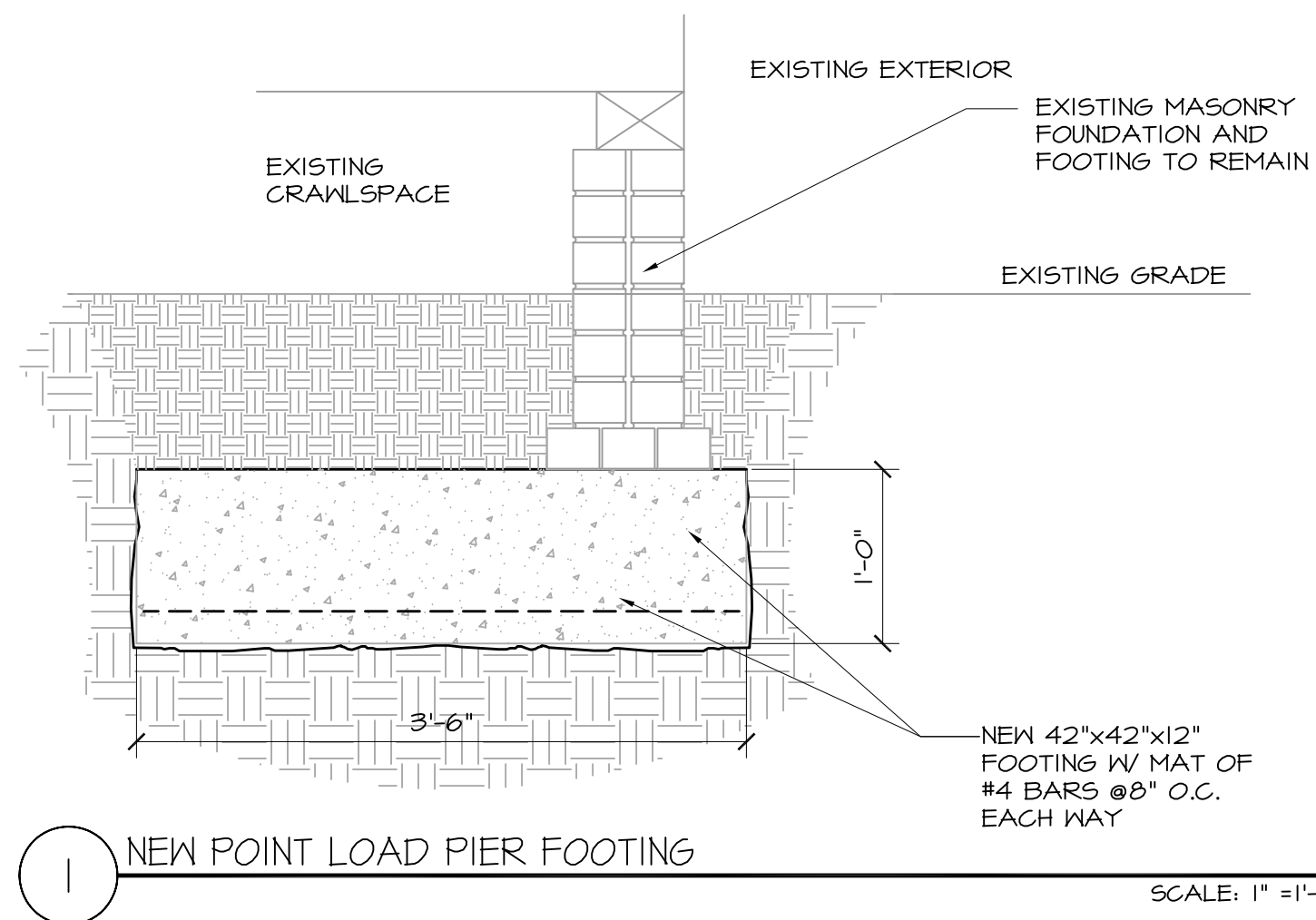
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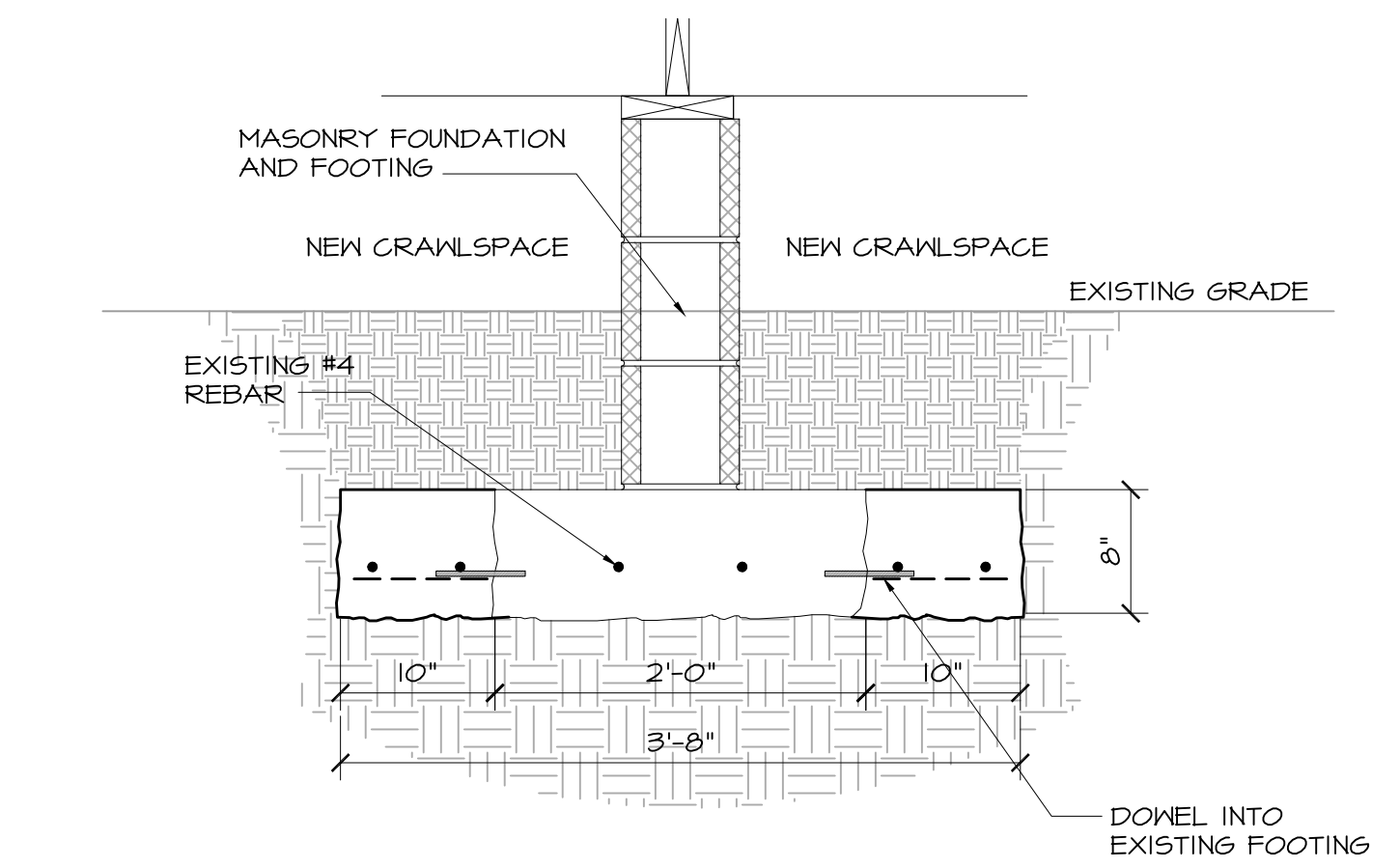
PROPOSED ROOF FRAMING PLAN

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



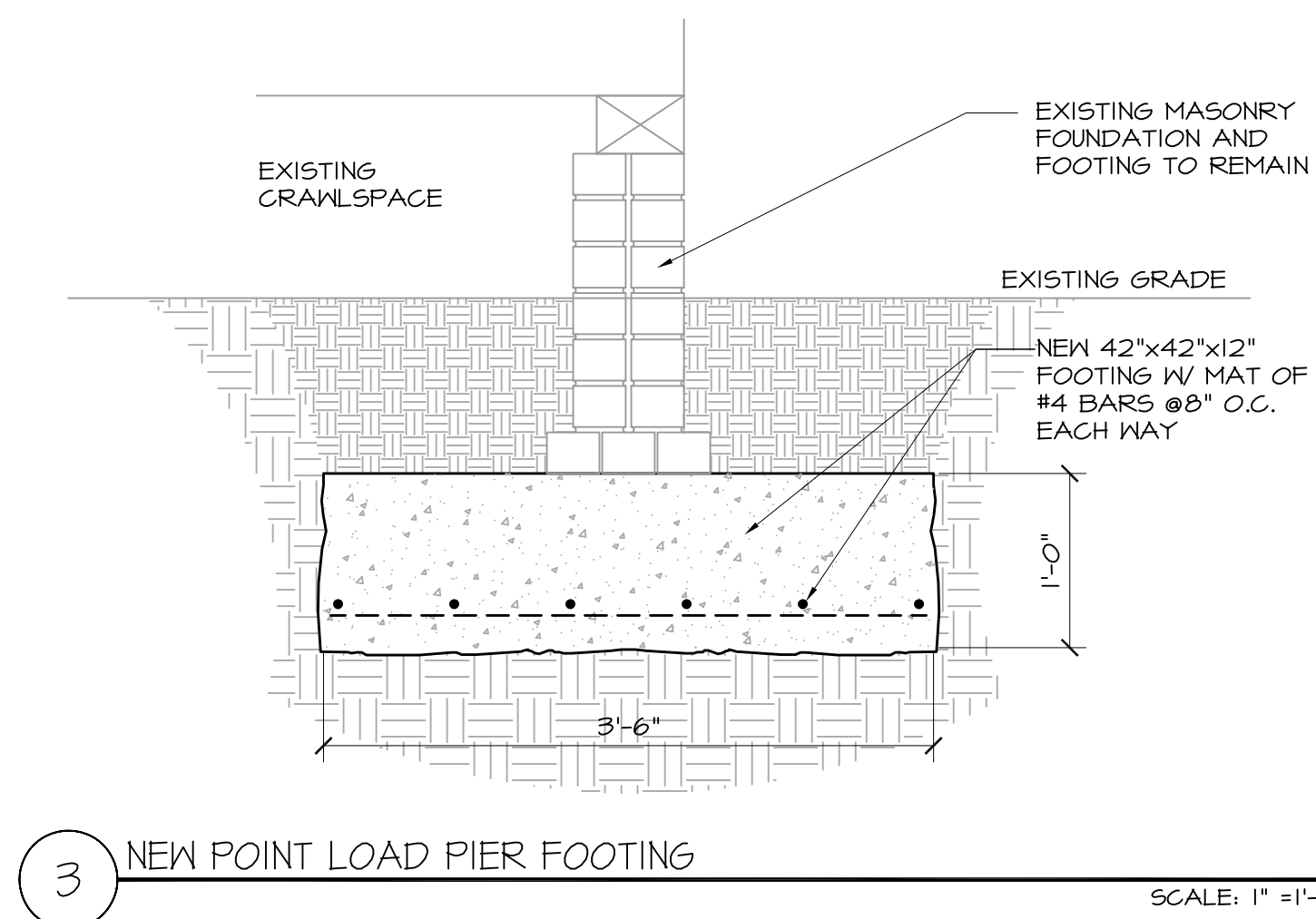
1 NEW POINT LOAD PIER FOOTING

SCALE: 1" = 1'-0"



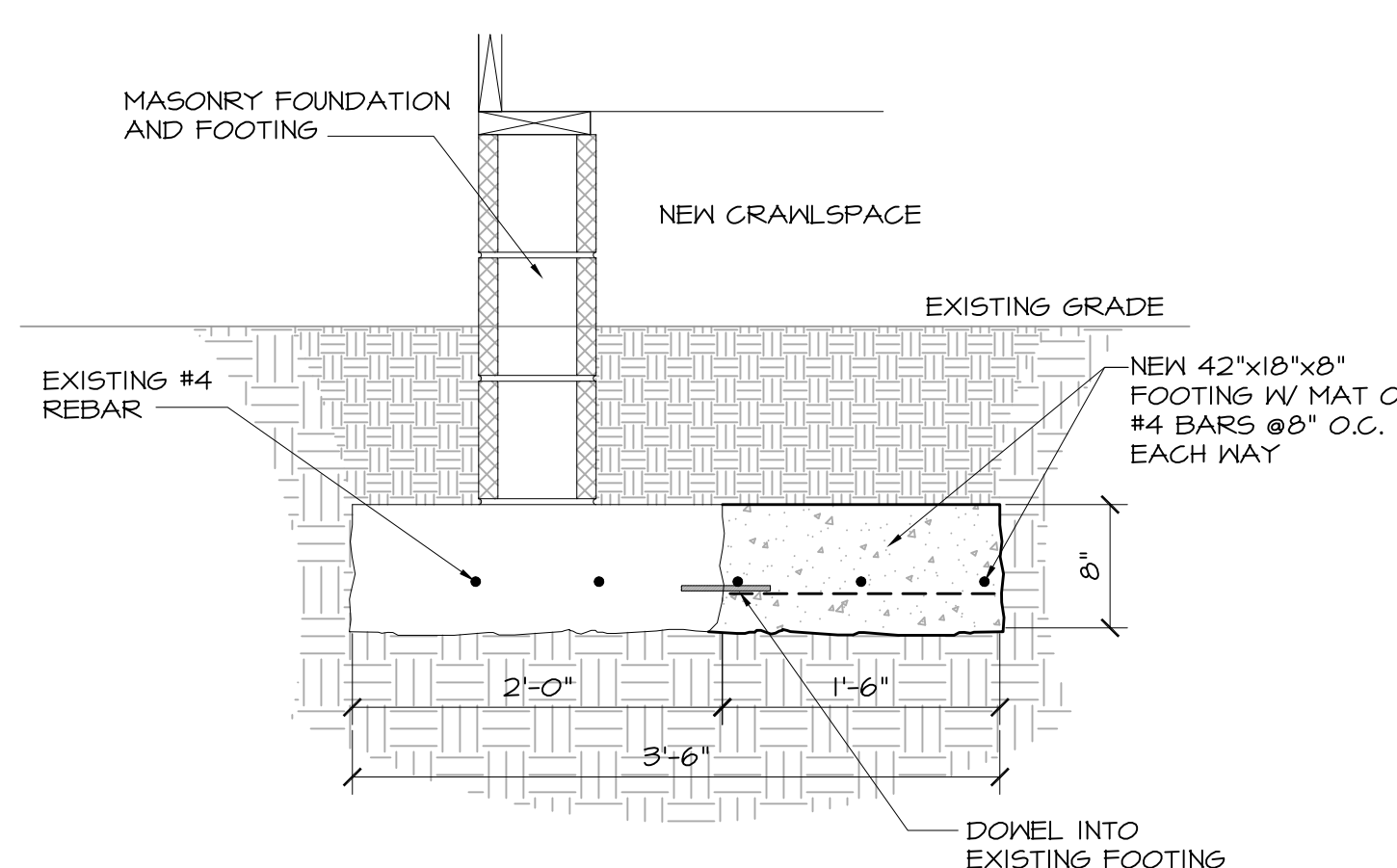
2 NEW POINT LOAD PIER FOOTING ADDED TO NEW FOOTING

SCALE: 1" = 1'-0"



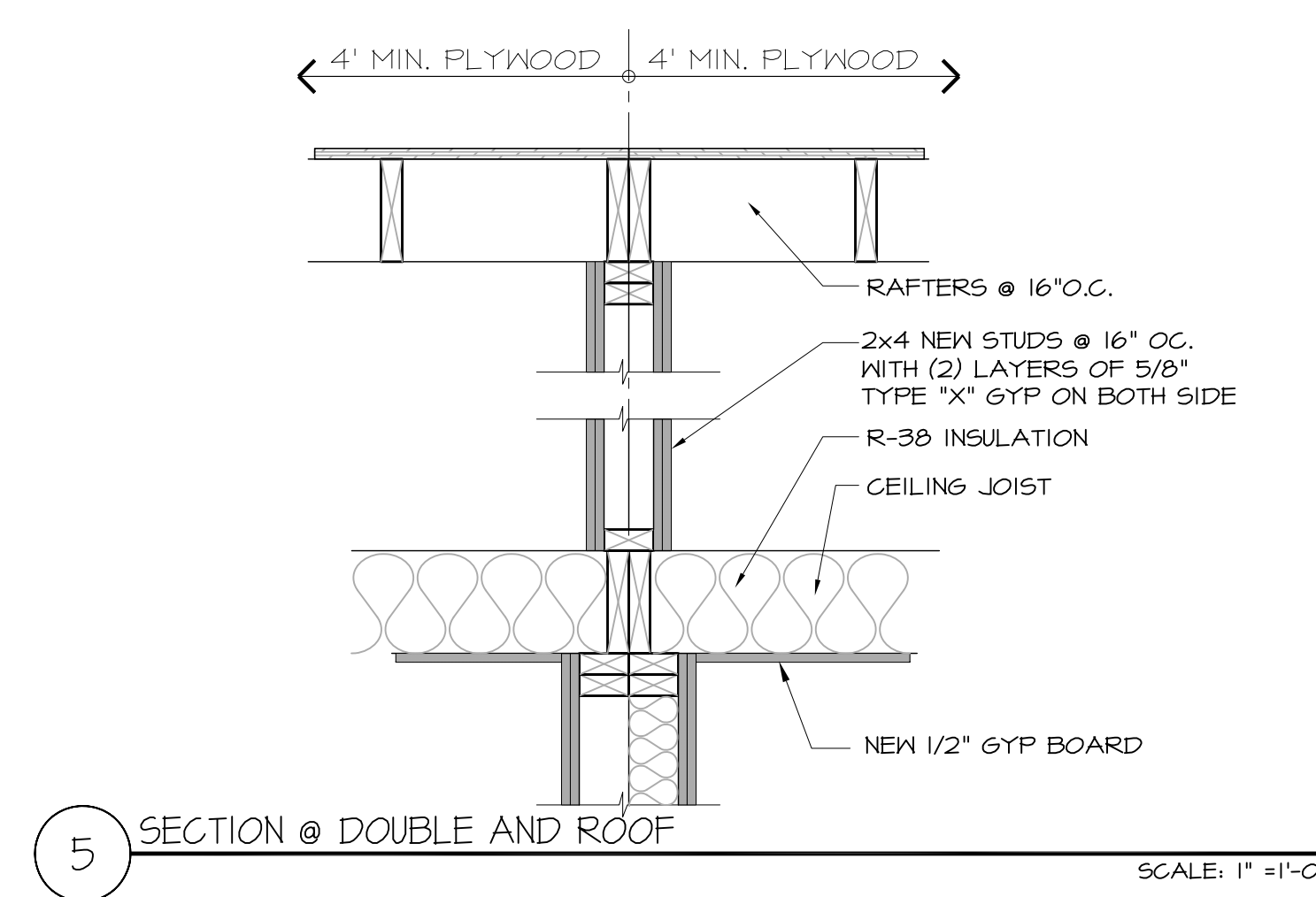
3 NEW POINT LOAD PIER FOOTING

SCALE: 1" = 1'-0"



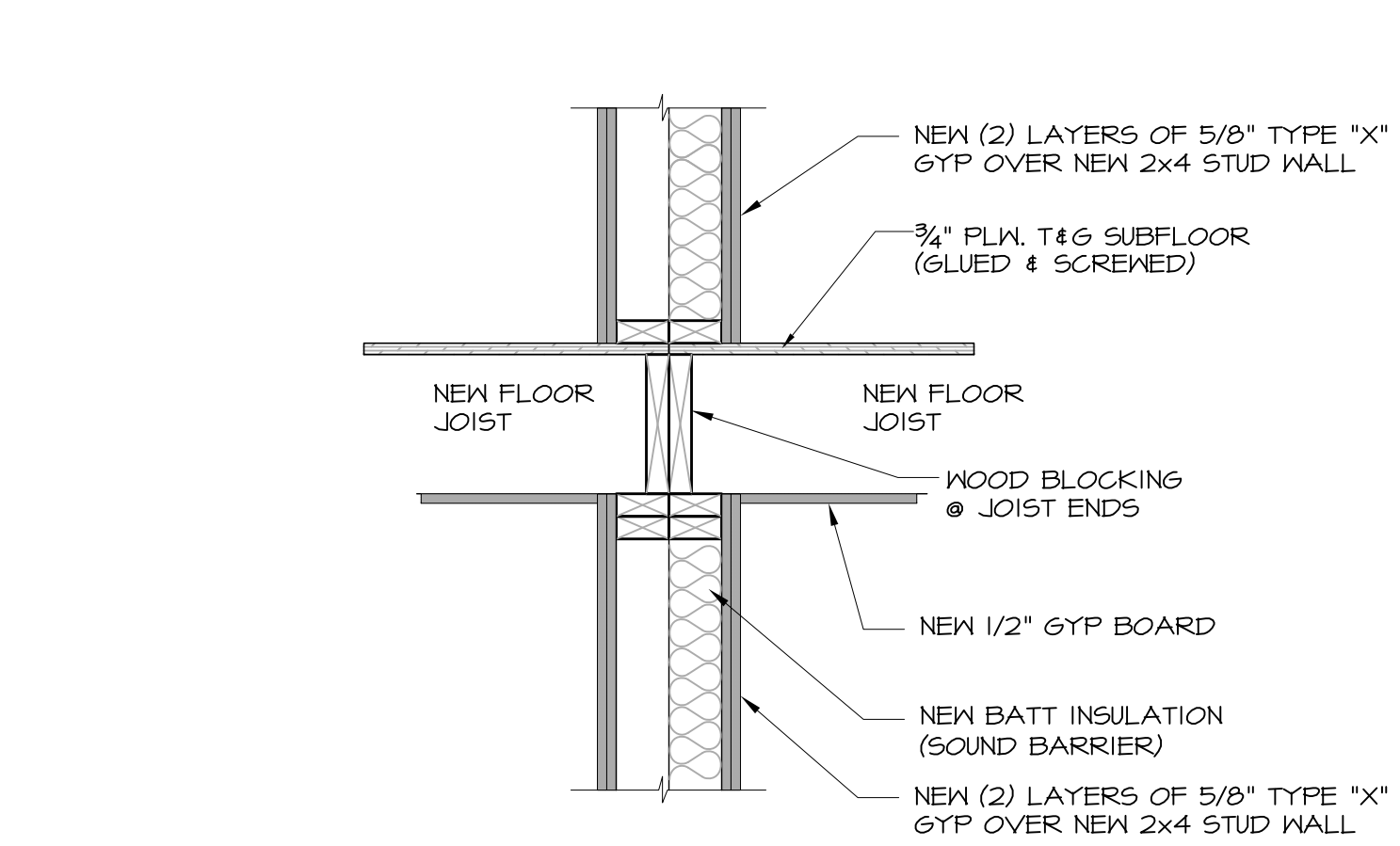
4 NEW POINT LOAD PIER FOOTING ADDED TO NEW FOOTING

SCALE: 1" = 1'-0"



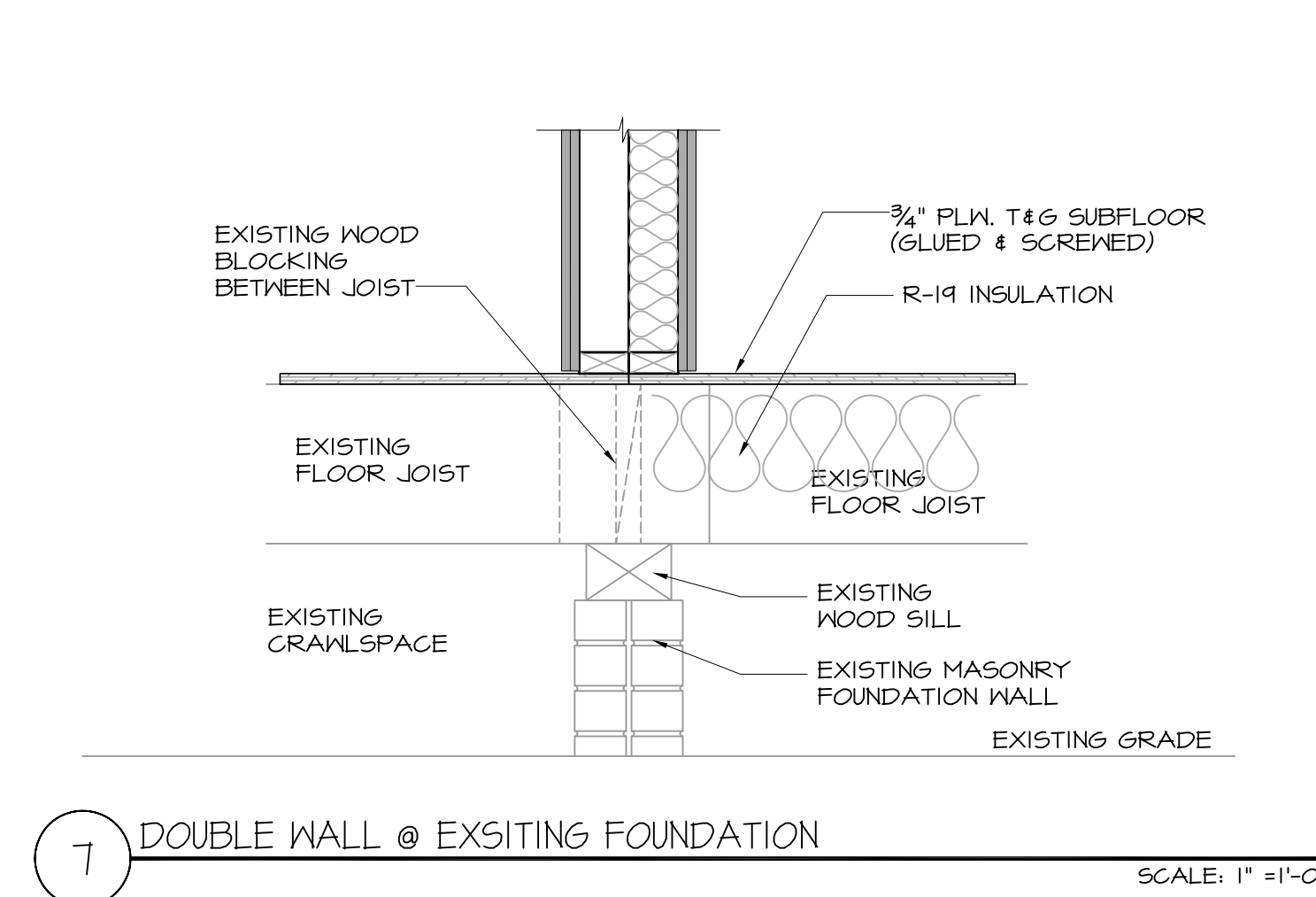
5 SECTION @ DOUBLE AND ROOF

SCALE: 1" = 1'-0"



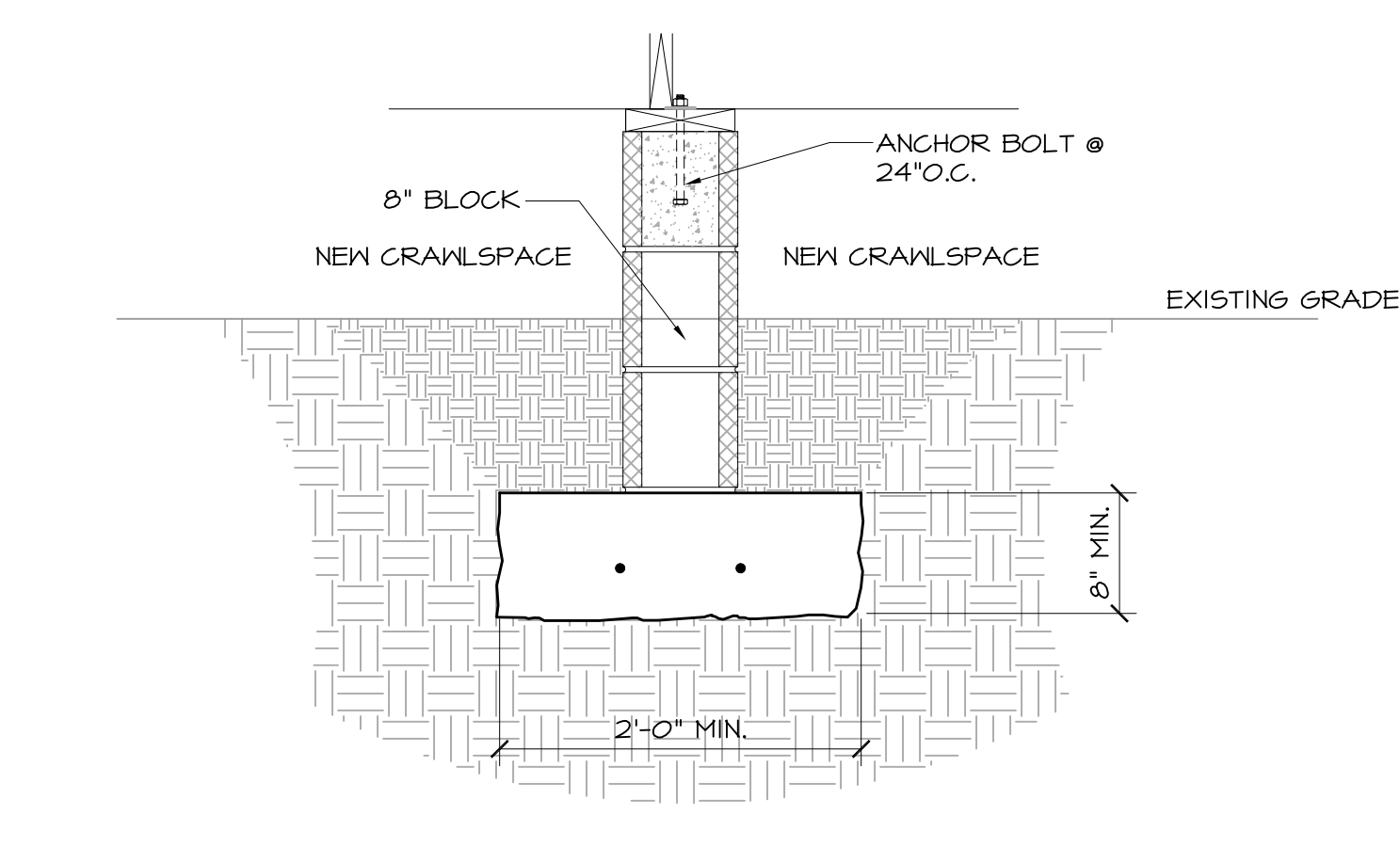
6 DOUBLE WALL @ INTERMEDIATE FLOOR

SCALE: 1" = 1'-0"



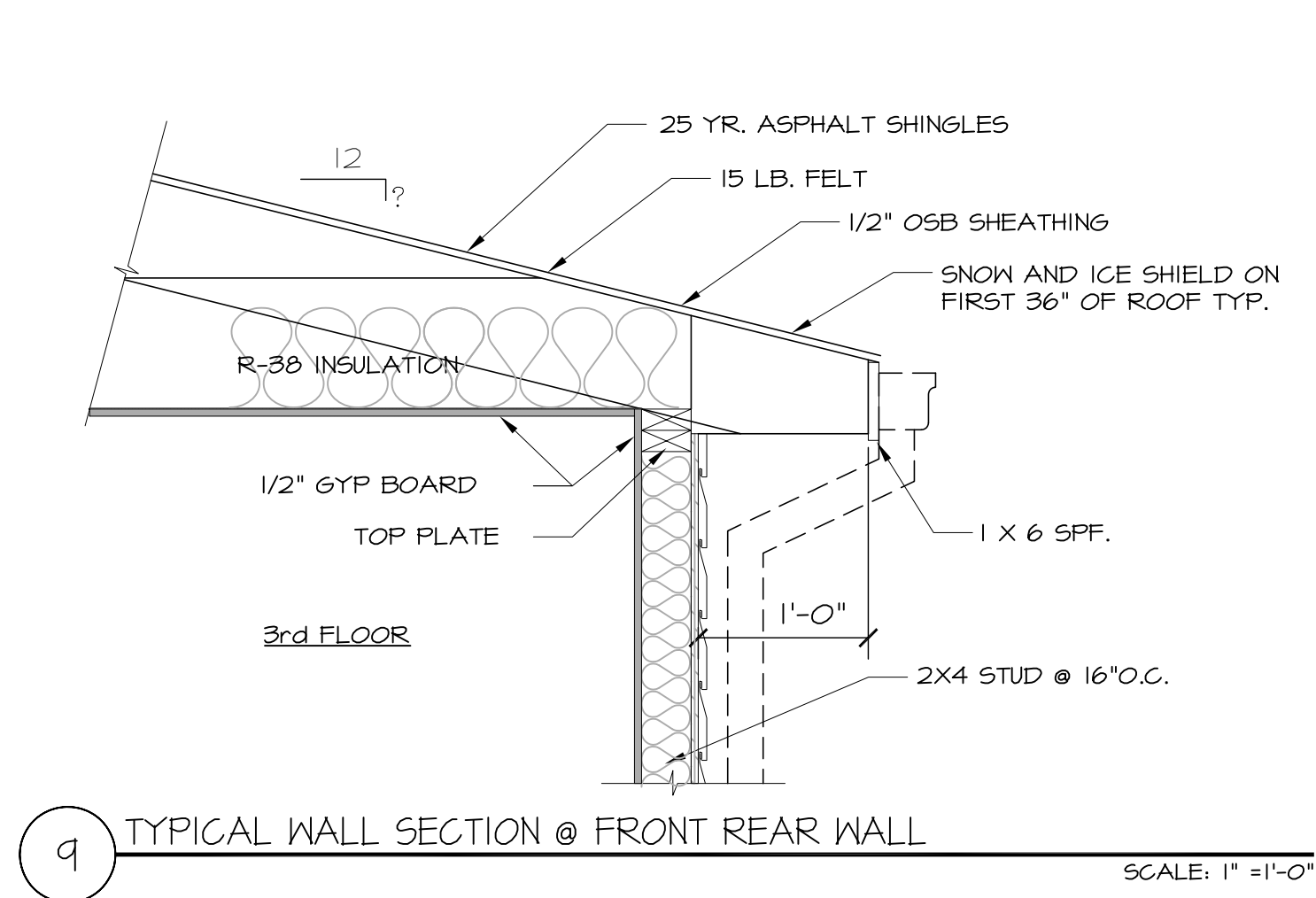
7 DOUBLE WALL @ EXISTING FOUNDATION

SCALE: 1" = 1'-0"



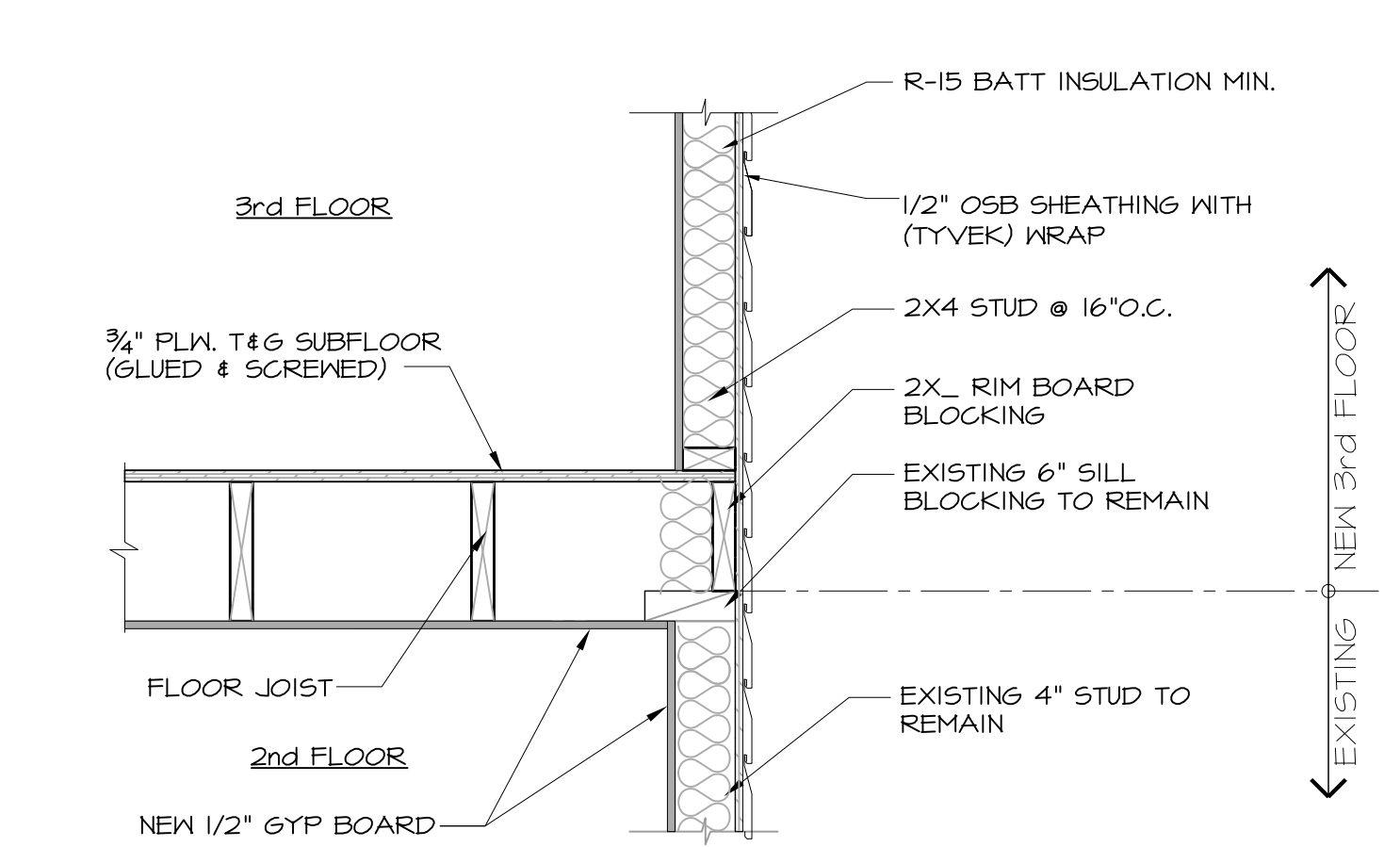
8 NEW FOOTING AND FOUNDATION WALL

SCALE: 1" = 1'-0"



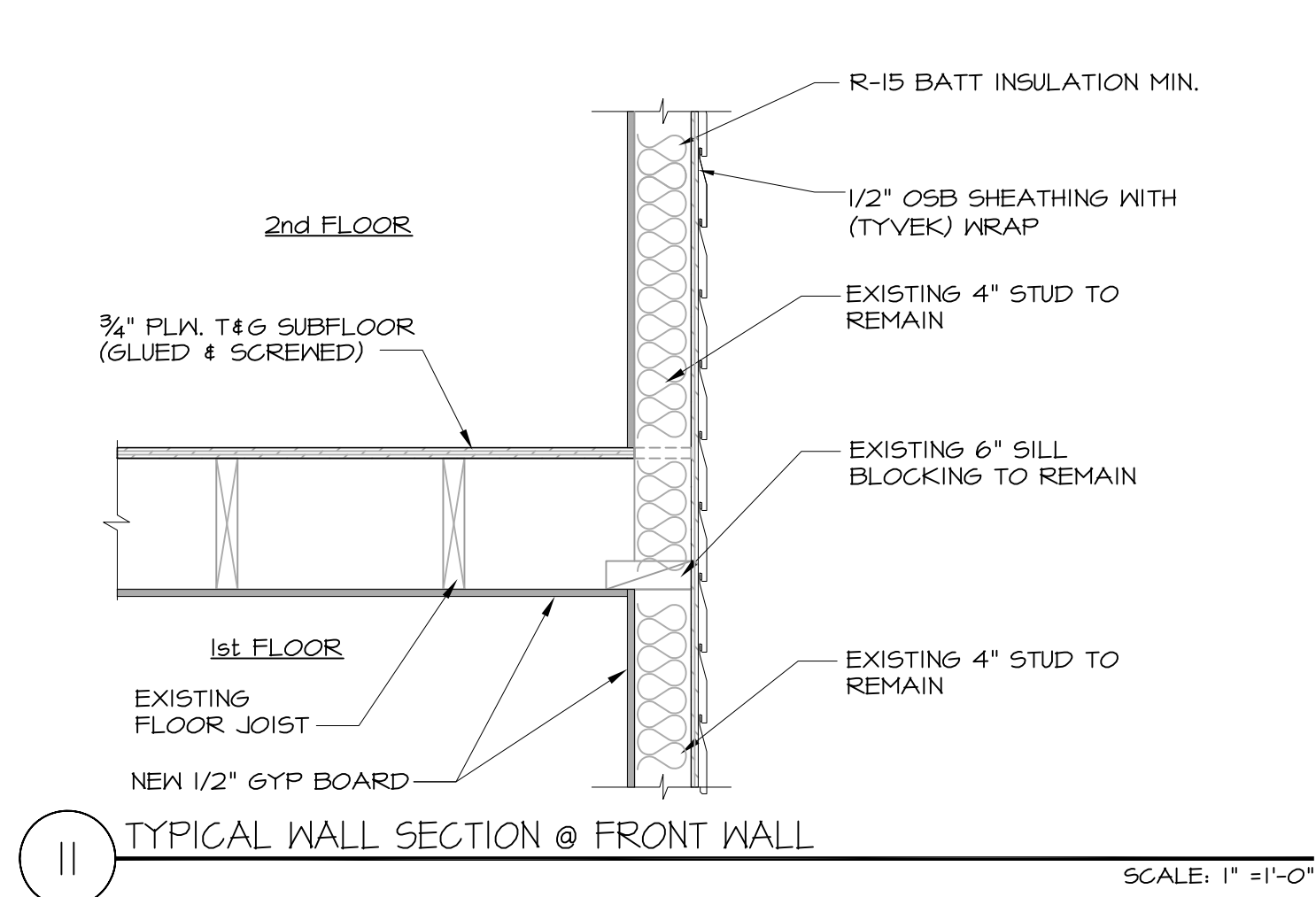
9 TYPICAL WALL SECTION @ FRONT REAR WALL

SCALE: 1" = 1'-0"



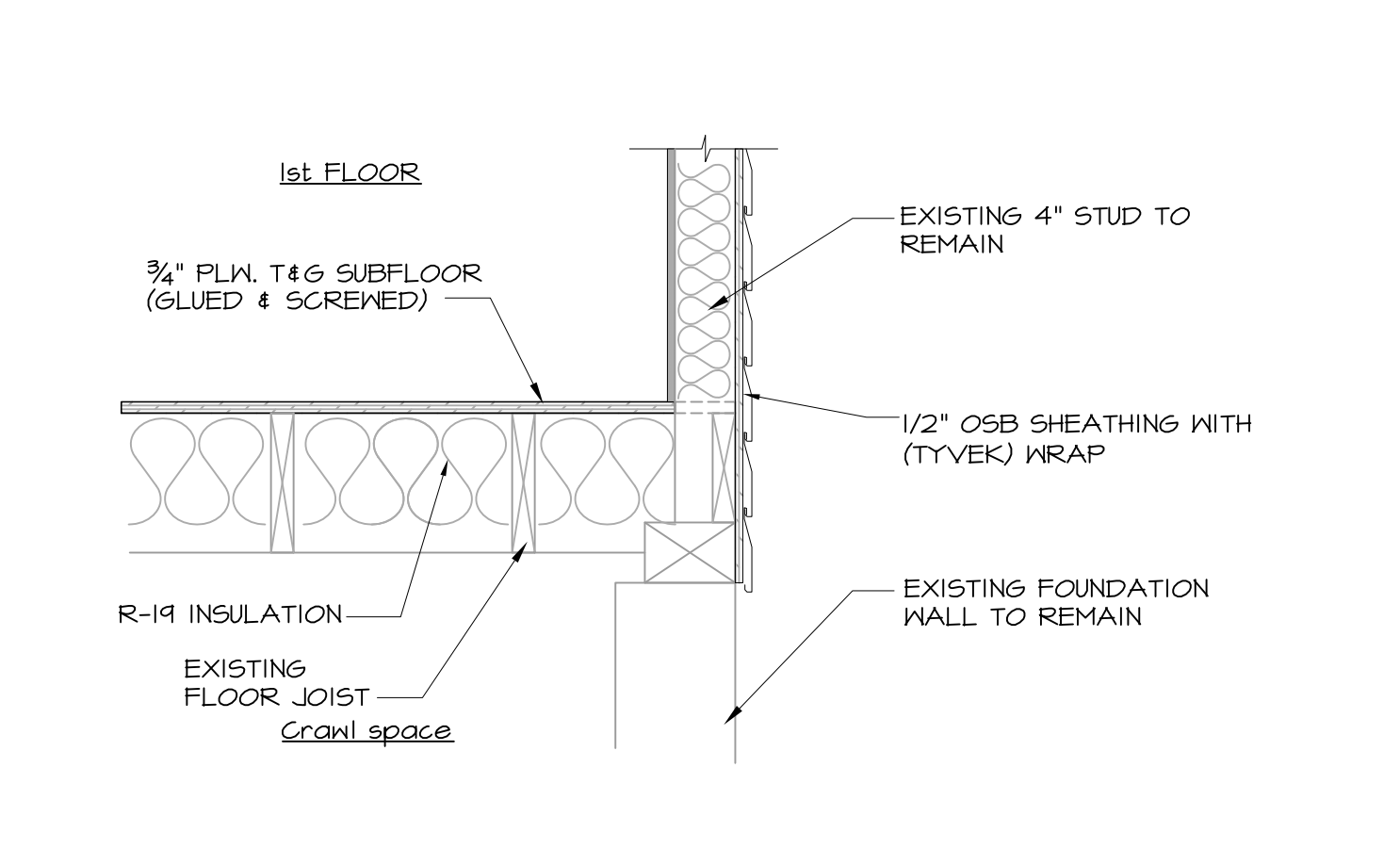
10 TYPICAL WALL SECTION @ FRONT WALL

SCALE: 1" = 1'-0"



11 TYPICAL WALL SECTION @ FRONT WALL

SCALE: 1" = 1'-0"



12 TYPICAL WALL SECTION @ FRONT WALL

SCALE: 1" = 1'-0"

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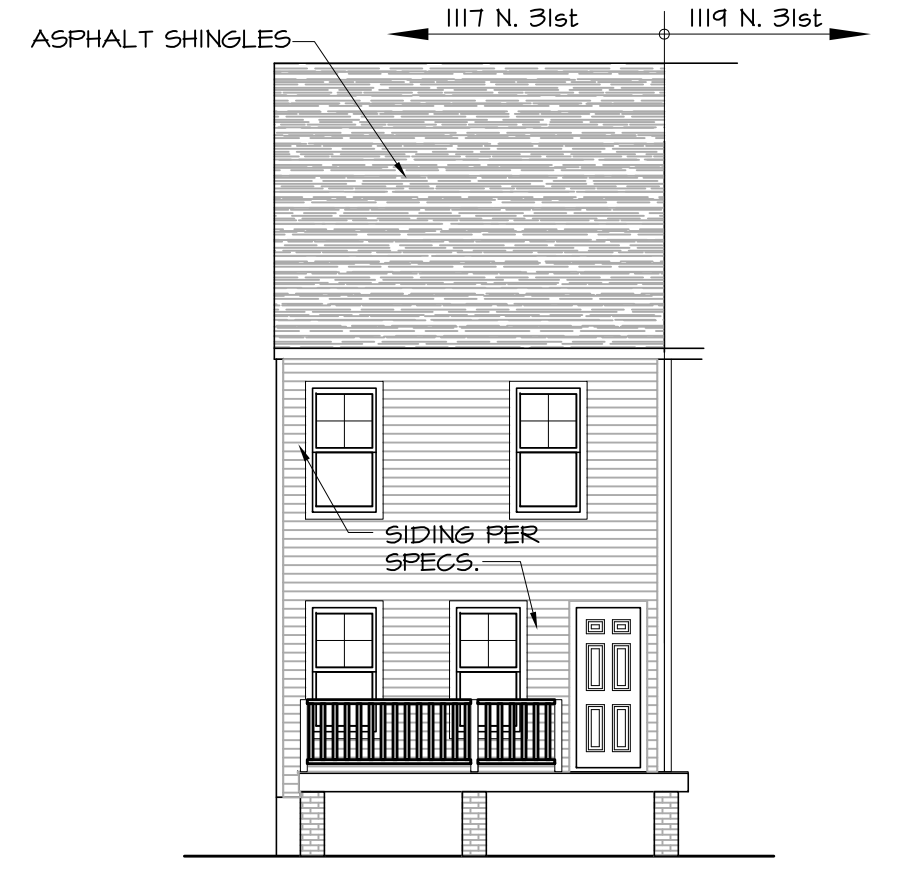
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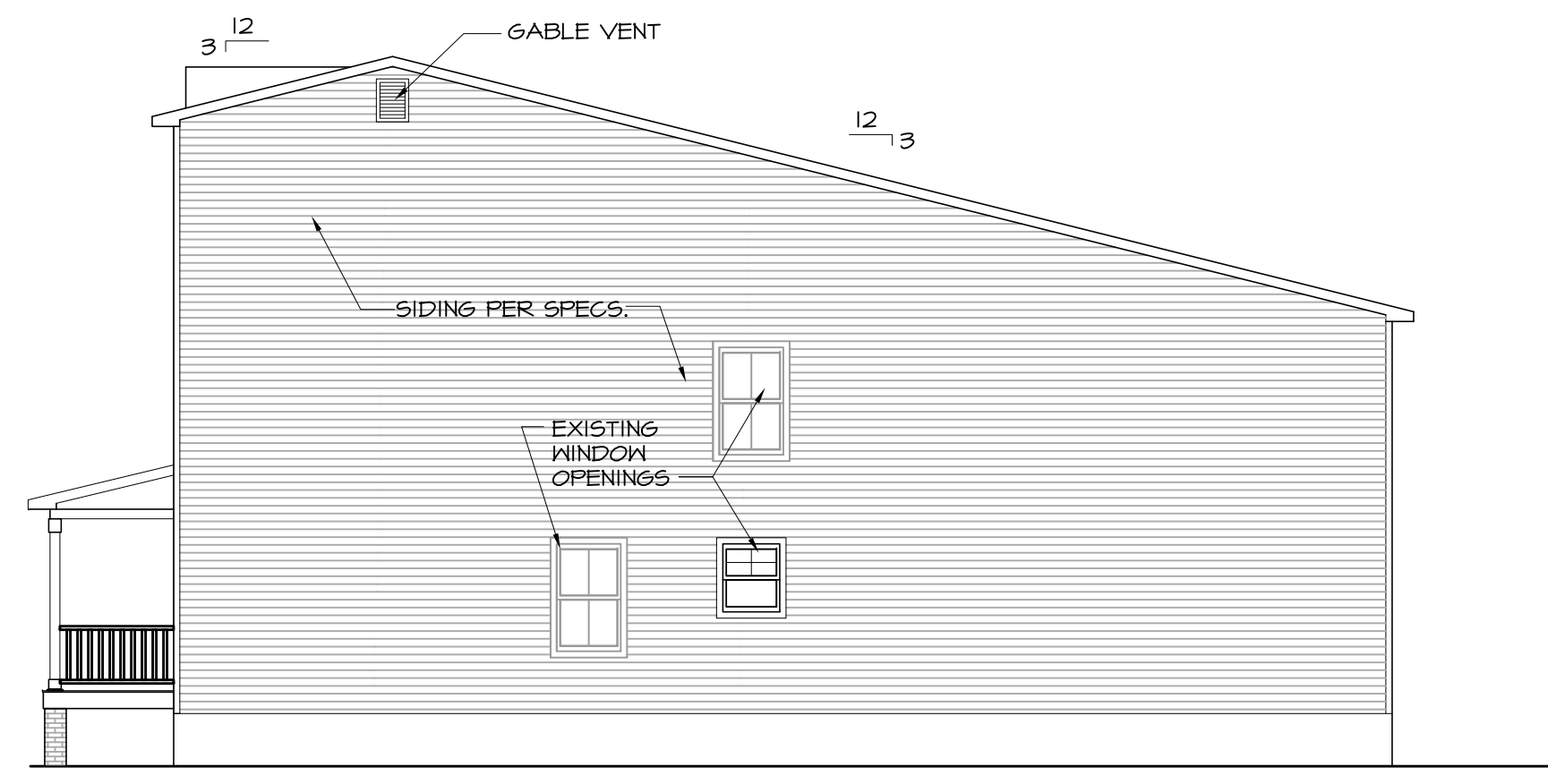
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Start Date: 04-Feb-19 Plot Date: 22-Apr-19
 100% 19-003
 SHEET NUMBER
A1-3



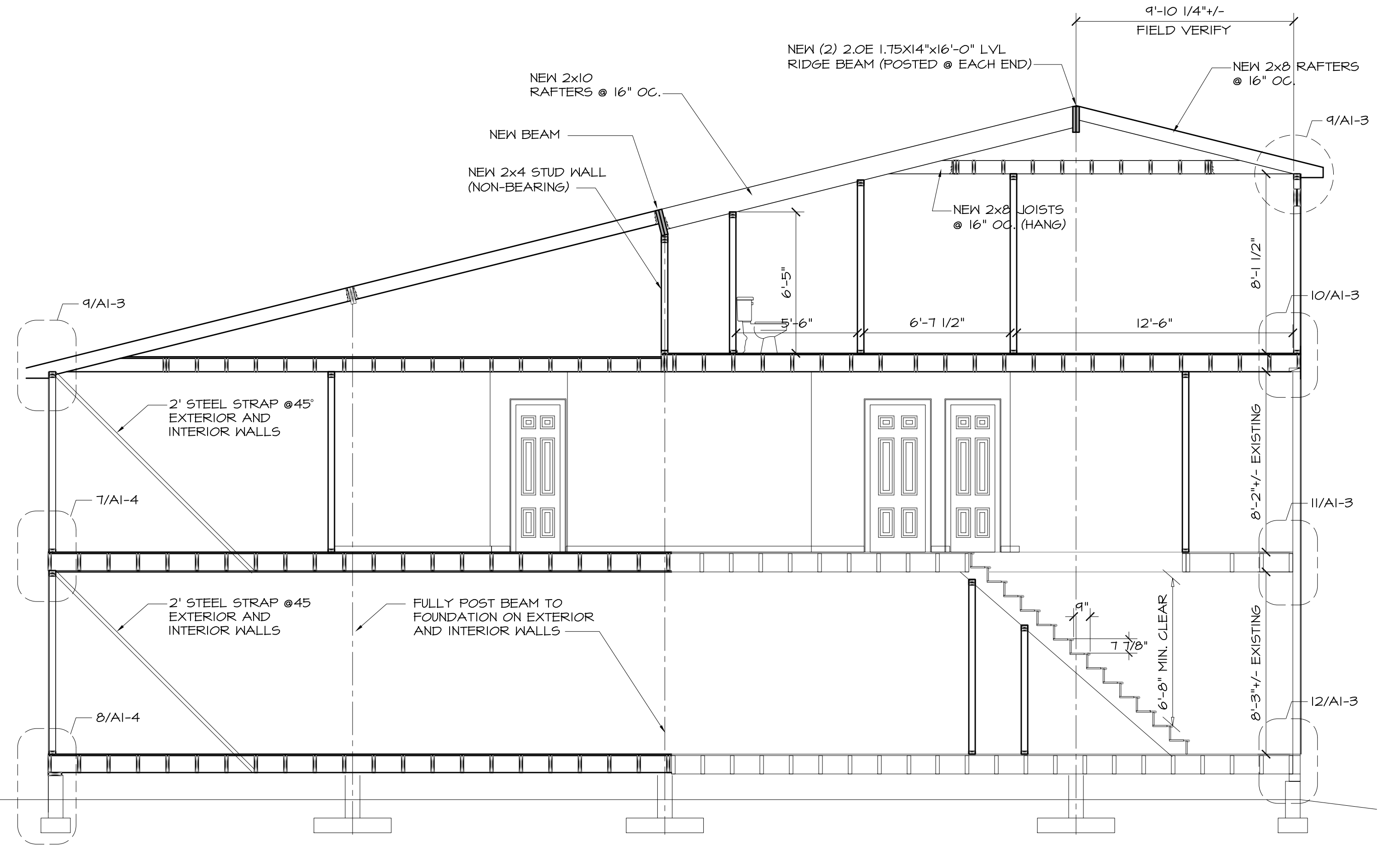
REAR ELEVATION
SCALE: 1/8" = 1'-0"



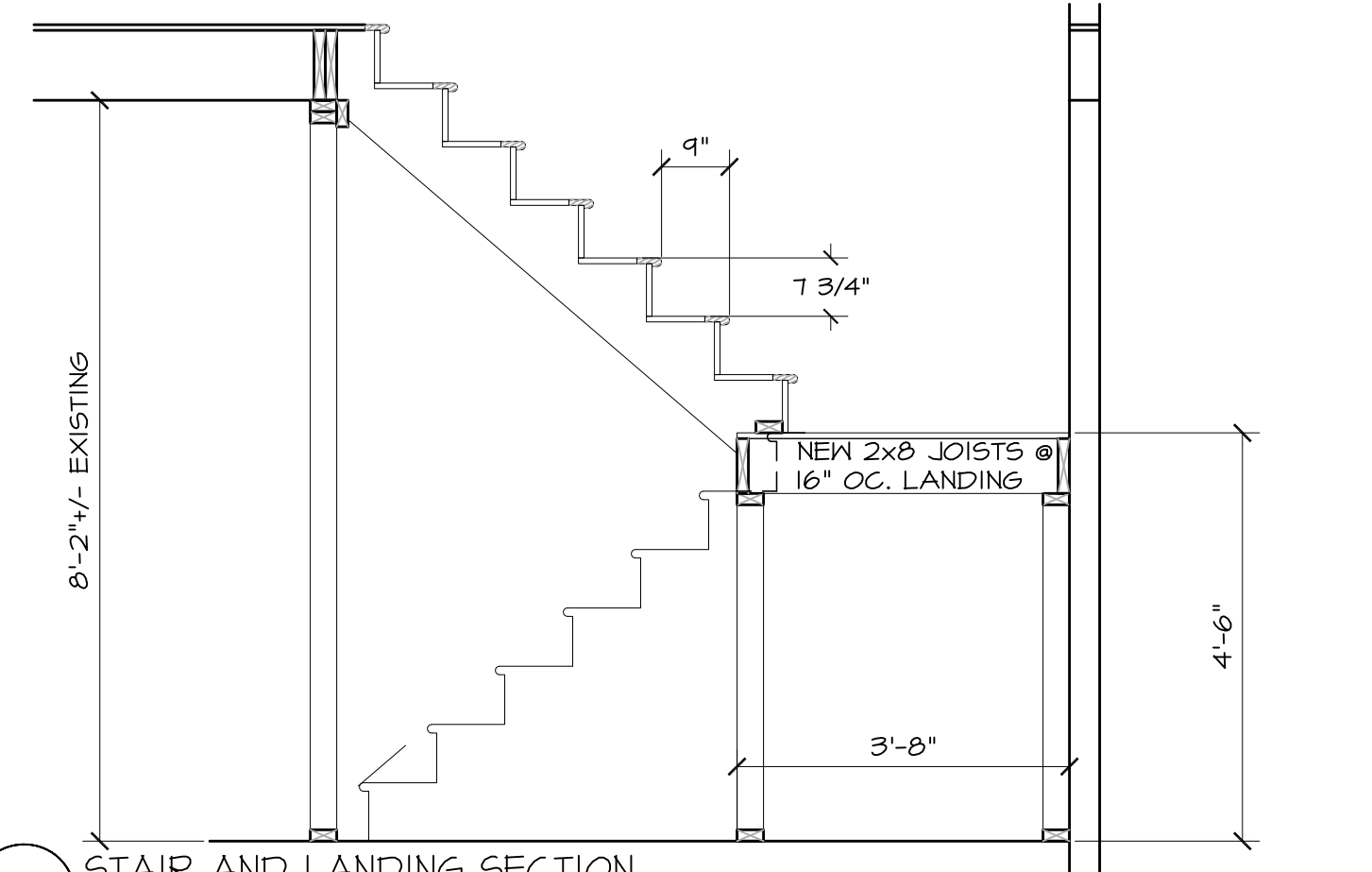
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



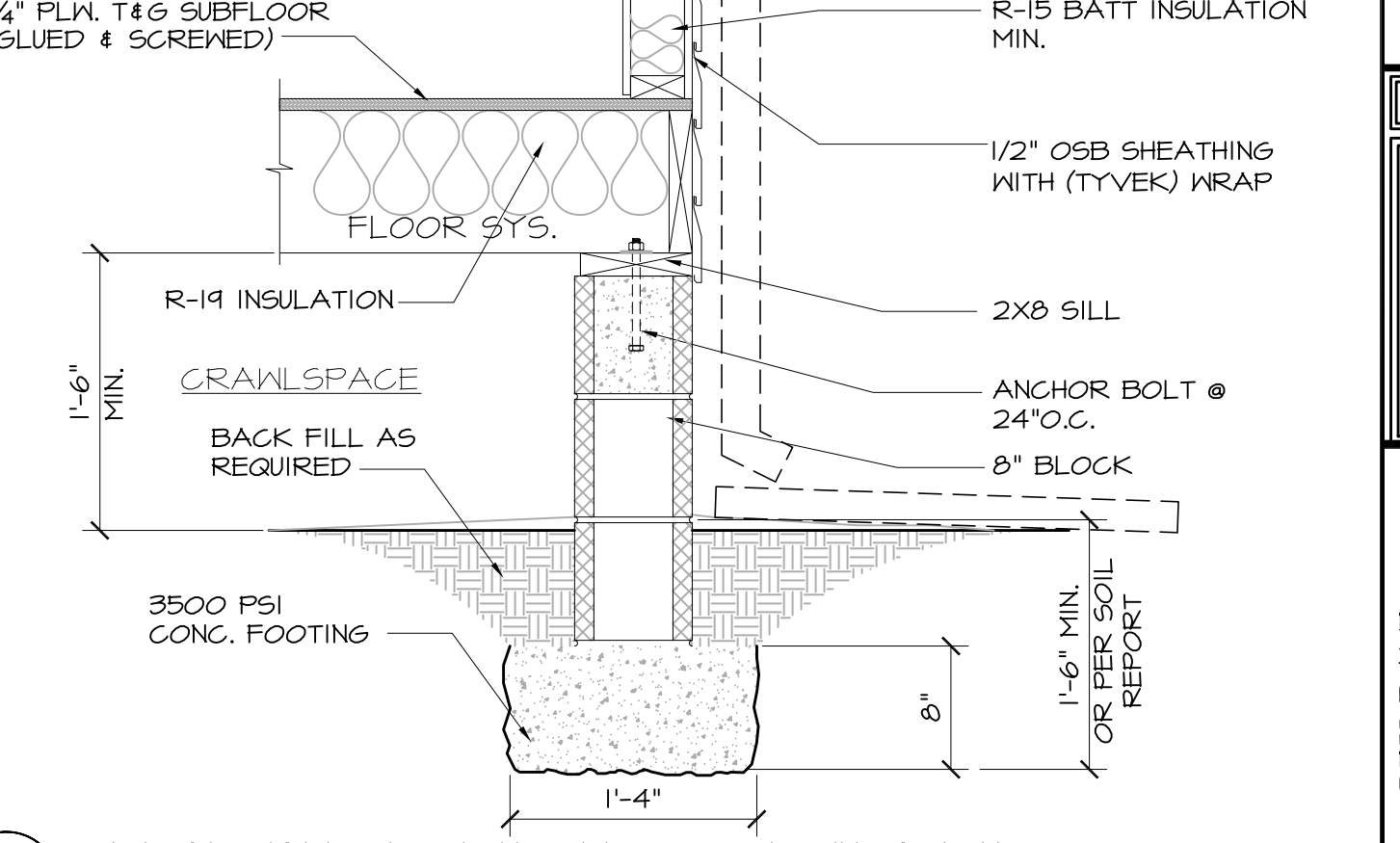
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



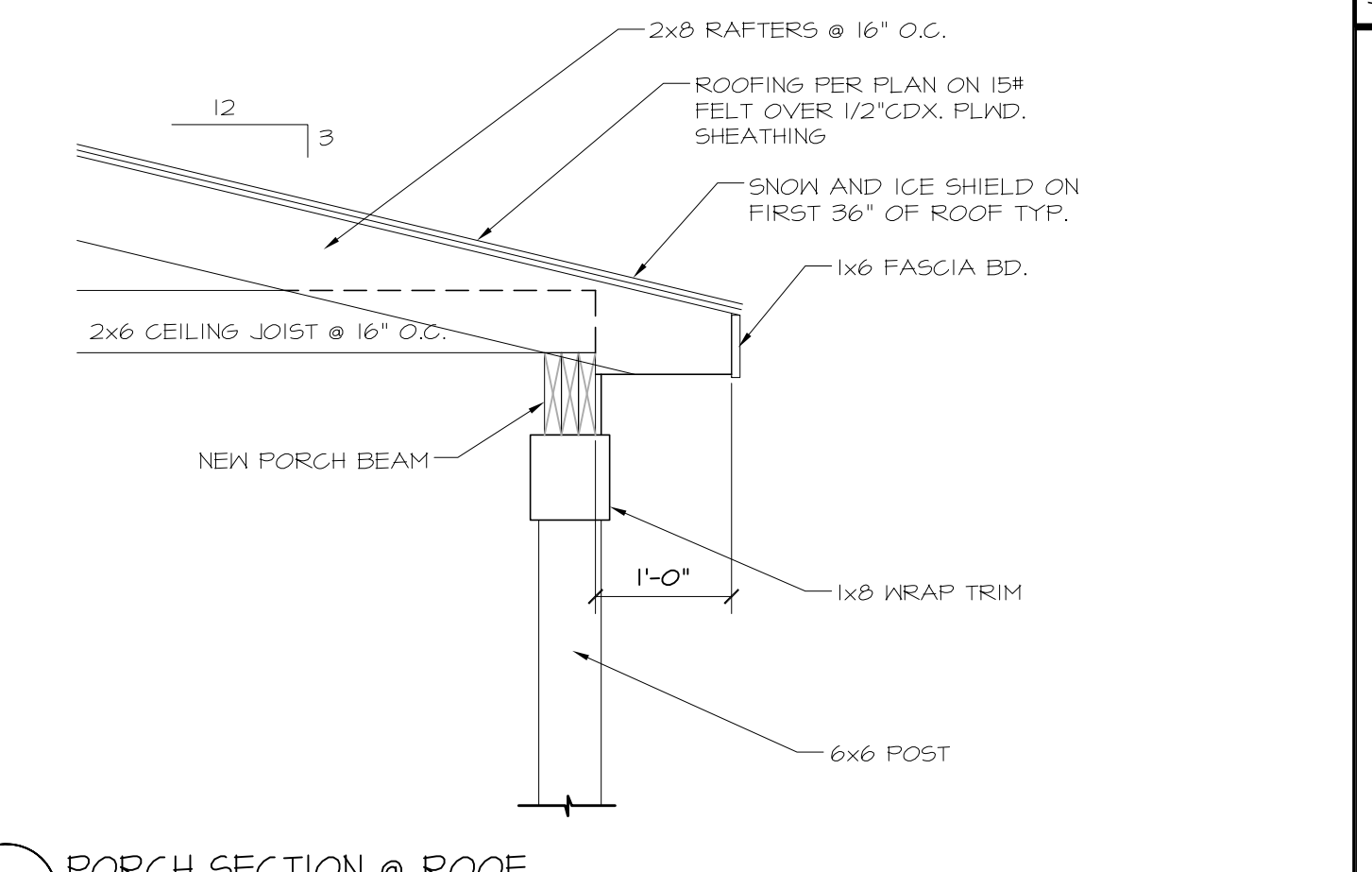
1 SECTION
SCALE: 1/4" = 1'-0"



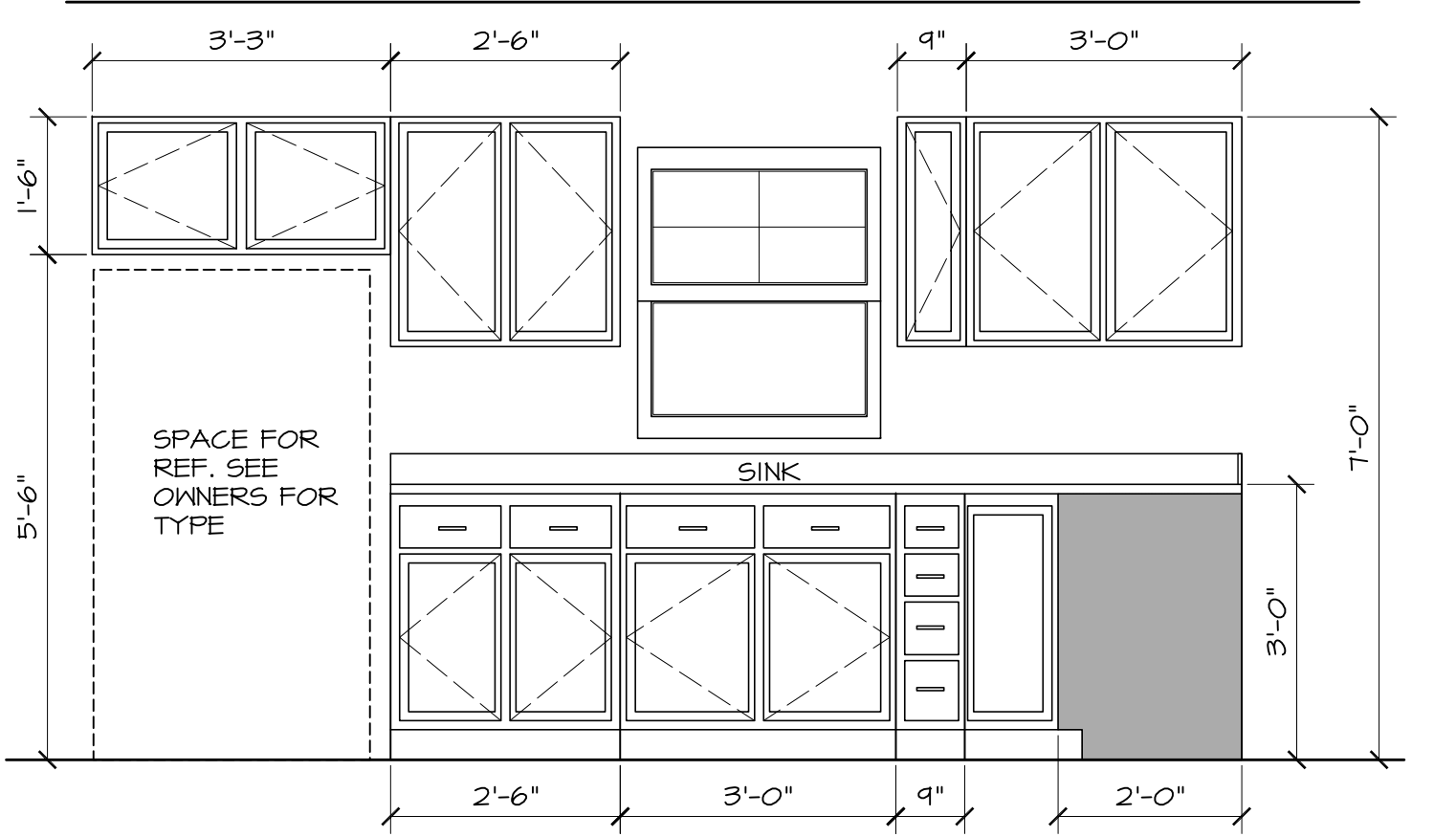
5 STAIR AND LANDING SECTION
SCALE: 1/2" = 1'-0"



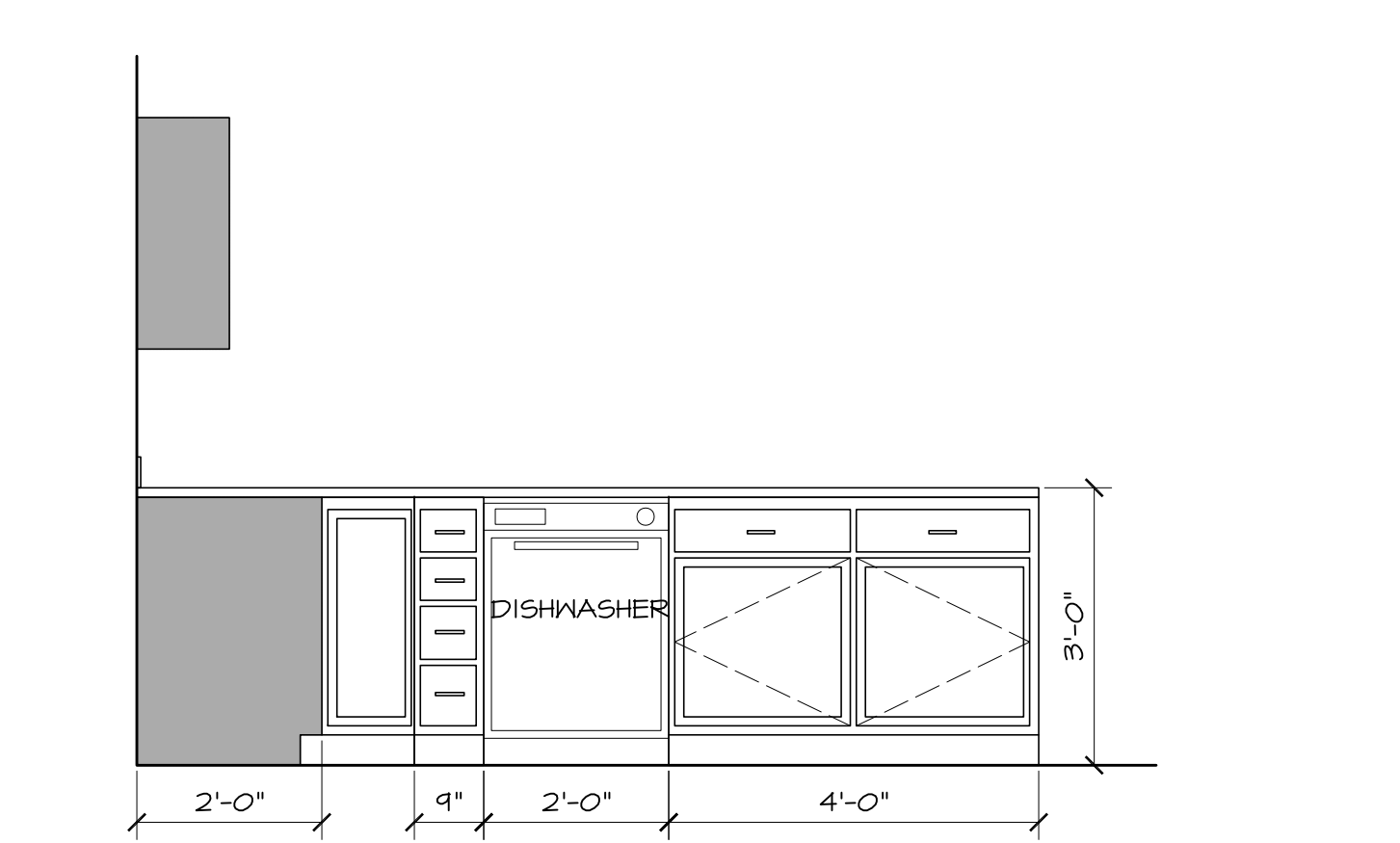
8 TYPICAL WALL SECTION @ FLOOR & FOUNDATION
SCALE: 1" = 1'-0"



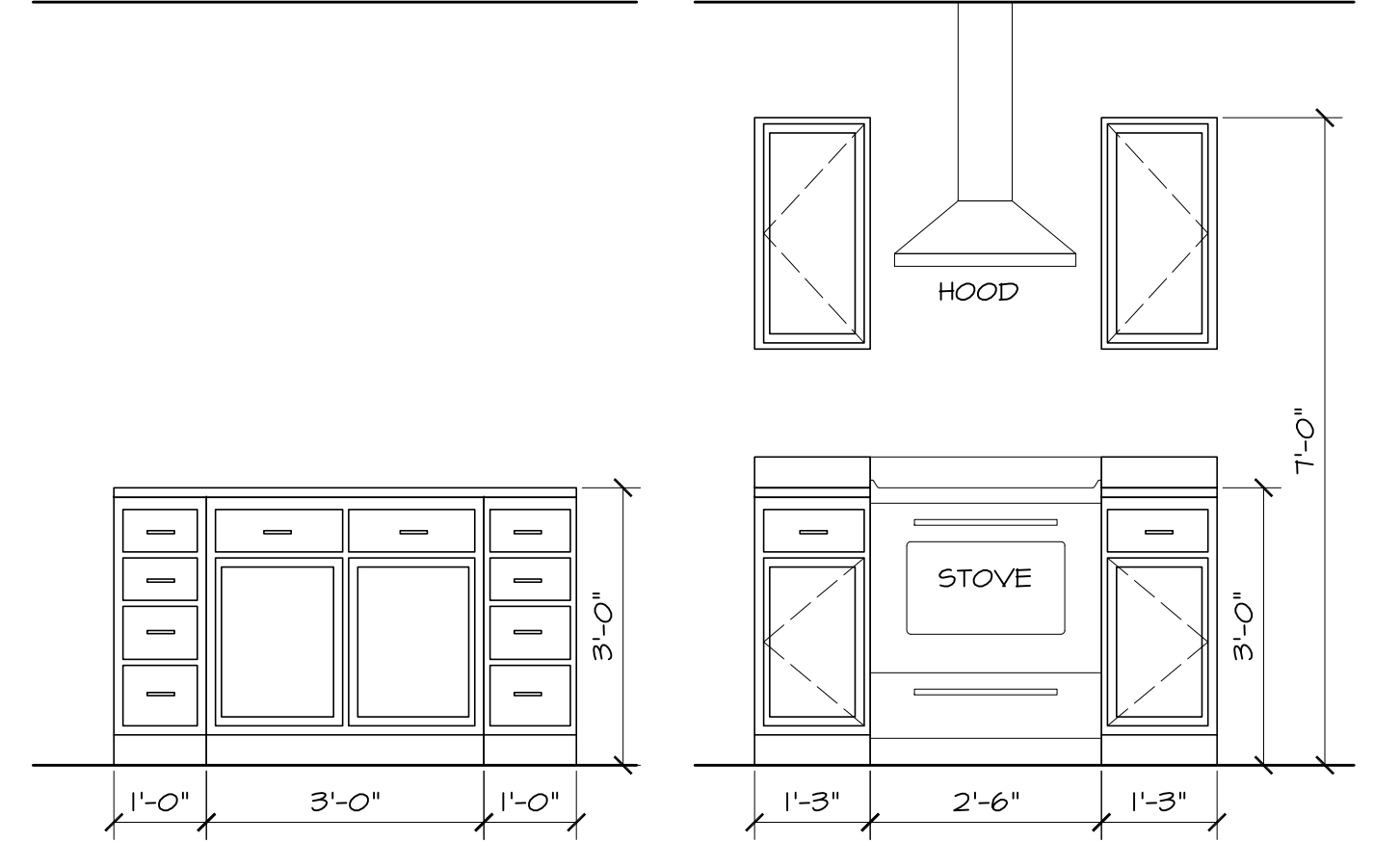
9 PORCH SECTION @ ROOF
SCALE: 3/4" = 1'-0"



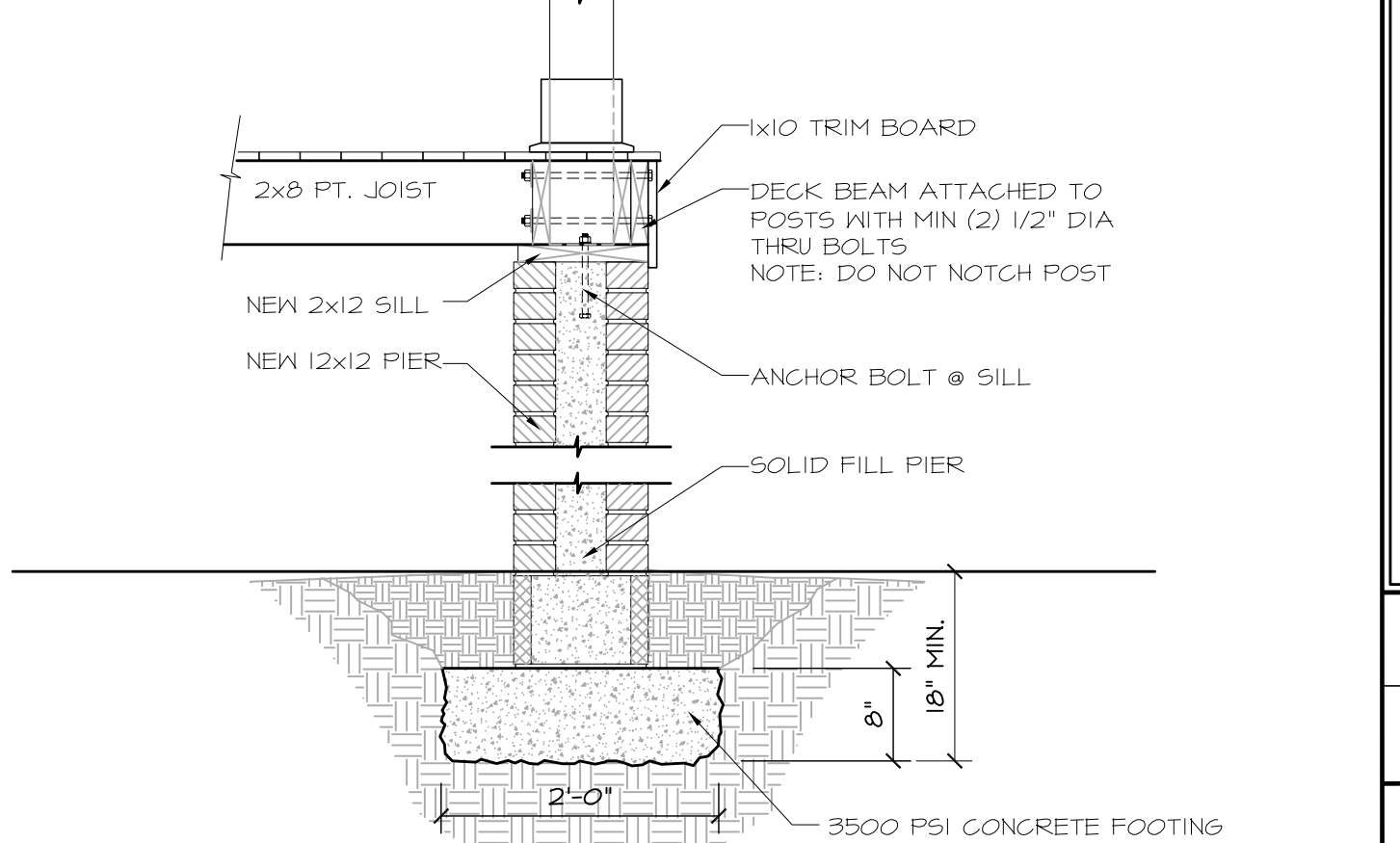
2 KITCHEN CABINET
SCALE: 1/2" = 1'-0"



3 KITCHEN CABINET
SCALE: 1/2" = 1'-0"



6 KITCHEN CABINET
SCALE: 1/2" = 1'-0"



10 BRICK PIER @ PORCH
SCALE: 3/4" = 1'-0"

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A1-4

CLIENT APPROVAL

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