House Renovation 1117 N3 31st Street Richmond, VA

DESIGNER:

TRINITY HOMES

1901 E. FRANKLIN / RICHMOND, VA. 23223 804-6152527 ANDRE' MANSON: DESIGNER

ENGINEER:

BRENT JOHNSON

11901 OLD STAGE RD CHESTER, VA. 23836 804-541-1436

BUILDER: Espinosa Development, LLC

301-329-2633

APPLICABLE CODES

JURISDICTION: RICHMOND, VA

USE GROUP: R5

BUILDING 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2012 I.R.C. BUILDING CODE

RENOVATION CONSTRUCTION OF SINGLE FAMILY DWELLING ATTACHED

NOTES & SPECIFICATIONS

GENERAL NOTES:

GENERAL CONTRACTOR SHALL READ AND CONFORM ALL NOTES, STATEMENTS, AND COMMENTS PERTAINING TO THIS PROJECT. ALL SUBCONTRACTOR, VENDERS, AND CONTRACTORS SHALL READ ALL NOTES, COMMENTS, AND STATEMENTS AND RESPOND TO PERTAINING INFORMATION ACCORDING TO THEIR SPECIALTY

ALL ELECTRICAL AND MECHANICAL LAYOUTS ARE CONCEPT ONLY. CONTRACTOR AND OR SUBCONTRACTOR SHALL VERIFY AND ABIDE BY LOCAL CODES AND GUIDELINES BEFORE STARTING.

CONTRACTORS GENERAL NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS. APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS SHALL BE PROVIDED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR MASONRY OR EXTERIOR SHEATHING, CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD. EXTERIOR FRAMING DIMENSIONS ARE TO THE EXTERIOR FACE OF 1/2" SHEATHING (4" WALL); INTERIOR FRAMING DIMENSIONS ARE TO THE FACE OF STUD (3 1/2" WALL). FACE OF EXTERIOR SHEATHING TO ALIGN WITH FACE OF MASONRY BELOW

CONTRACTOR SHALL CAULK, FLASH, OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT. CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.

ALL GLAZING WITHIN 18" OF FLOOR OR 48" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED HIMSELF WITH ALL EXISTING CONDITIONS. ANY QUESTIONS OR DISCREPANCIES FOUND WITH REGARD TO THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND STRUCTURAL ENGINEER.

THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS, UNLESS A WRITTEN REQUEST FOR A CHANGE HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.

FOUNDATION NOTES:

PROVIDE 75 % SOLD CMU OR GROUT FILLED TOP COURSE AT ALL HOLLOW CMU PIERS.

SILL PLATE ANCHORAGE - 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS AND 12" MAX. FROM CORNERS. (8" LONG INTO CONCRETE, 18" LONG INTO MASONRY.) CODE APPROVED STRAP ANCHORS MAY BE USED AT THE CONTRACTOR'S

TOP COURSE OF CMU PIERS SHALL BE SOLID MASONRY OR FILLED SOLID. PROVIDE 2X8 P.T. PLATE X 16" LONG ON TOP OF EACH PIER.

FRAMING NOTES:

ALL WOOD JOISTS WITHIN 18" OR WOOD GIRDERS WITHIN 12" OF EXPOSED EARTH SHALL BE PRESSURE

32" HANDRAILS AND 36" GUARDRAILS ARE REQUIRED ON ALL PORCHES, DECKS, STAIRS, ETC. WITH 30" OR MORE ELEVATION DIFFERENCE. GUARDRAILS TO HAVE PICKETS AT 6" O.C. AND POSTS AT 60"

EXTERIOR STAIRS ARE SHOWN FOR LOCATION ONLY. CONTRACTOR SHALL VERIFY ALL GRADE ELEVATIONS AND ACTUAL NUMBER OF STAIRS REQUIRED.

(3) 2X4'S WITH MID-HEIGHT BLOCKING ARE REQUIRED WHERE NOTED AS

"TRIPLE STUD SUPPORT" ON DRAWINGS.

PROVIDE FIRESTOPPING AND DRAFTSTOPPING AS REQUIRED BY SECTION R-402.7 AND R-402.8 FO THE VA. UNIFORM STATEWIDE BUILDING CODE. (CABO)

SHELVING AND SHELF RODS TO BE BRACED AT 4'-O" O.C. MAXIMUM.

VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS. TUB, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT.

ALLOW FOR 8 SHEETS OF 3/4" 48/24 APA SPAN RATED FLOOR SHEATHING AS REQUIRED BY JOIST SPACING IN ATTIC AREA FOR STORAGE. UNO.

ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (STUD GRADE S-P-F SD S4S MIN.) AT

HANGERS AND METAL CONNECTORS SHALL BE ZINC PLATED, UNLESS EXPOSED TO WEATHER. EXPOSED HARDWARE SHALL BE HOT DIPPED GALVANIZED OR. COATED AS REQUIRED FOR CONTACT WITH PRESERVATIVE TREATED WOOD.

PREFABRICATED METAL HANGERS AND CONNECTORS SHALL BE INSTALLED AS SPECIFIED ON STRUCTURAL PLANS OR SHOP DRAWINGS. NAILING SHALL CONFORM TO MANUFACTURER'S PUBLISHED TABLES TO PROVIDE MAXIMUM HANGER CAPACITY, UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE, UNITED STEEL PRODUCTS (USP), OR APPROVED EQUAL

NOTES & SPECIFICATIONS CONTINUED

PROVIDE SOLID BLOCKING UNDERNEATH ALL POINT LOADS, CONTINUOUS TO FOUNDATION OR BEARING. BLOCKING SHALL MATCH SIZE OF POST ABOVE.

ALL HEADERS SHALL BE SUPPORTED BY (I) 2X JACK STUD AND (I) 2X KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.

FACE NAIL MULTI-PLY 2X BEAMS AND HEADERS WITH 2 ROWS OF I2d NAILS AT I2" D.C. STAGGERED. APPLY NAILING FROM BOTH FACES AT 3-PLY OR MORE CONDITIONS.

FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS P.A.F. ("HILTI" DNI47P8 PINS OR EQUAL AT 32" O.C., OR, I/2" DIA. BOLTS AT 48" D.C.

PROVIDE SIMPSON BCS2-2/4 POST CAP &: ABE44 POST BASE AT ALL EXTERIOR 4X4 POSTS, U.N.O. ROOF SHEATHING SHALL BE A MIN. 19/32' APA RATED SHEATHING 40/20, EXPOSURE I. FASTEN SHEATHING TO FRAMING MEMBERS WITH 8d COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON

FLOOR SHEATHING SHALL BE A MIN. 3/4" APA RATED STUD-I-FLOOR 24" ON CENTER, EXPOSURE I TONGUE AND GROOVE EDGES. FASTEN SHEATHING WITH GLUE AND IOD COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON CENTER ALONG THE PANEL EDGES. GLUE ADHESIVES SHALL CONFORM TO THE PERFORMANCE SPECIFICATIONS IN AFG-OI.

CENTER ALONG THE PANEL EDGES. PROVIDE 'H' STYLE CLIPS ALONG UNSUPPORTED EDGES.

WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING 24/16, EXPOSURE 1. ENGINEER SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.

STRUCTURAL NOTES:

SOLID BEARING (FIELD VERIFY)	2,000 LBS/SQFT.
WIND LOAD	15 LBS/SQFT.
SEISMIC	ONE ZONE
LIVE FLOOR	40 LBS/SQFT.
DEAD FLOOR (ALL)	IO LBS/SQFT.
LIVE ROOF (SNOW)	20 LBS/SQFT.
DEAD ROOF (EACH CORE)	IO LBS/SQFT.
ATTIC FLOOR STORAGE	20 LBS/SQFT.
LIVE DECK	40 LBS/SQFT.
	•

ALL STRUCTURAL LUMBER (I.E. JOISTS, RAFTERS, HEADERS, ETC.) SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 MIN. AND EXTREME FIBER BENDING STRESS OF 1,000 PSI MIN. FOR

ALL UNEXPOSED CONCRETE SHALL BE 3,000 PSI MIN. STRENGTH, ALL EXPOSED CONCRETE SHALL BE 3,500 PSI STRENGTH WITH 5 AIR ENTRAINMENT.

PLUMBING NOTES:

ALL HOSE BIBBS SHALL BE FREEZEPROOF AND HAVE A VACUUM BREAKER. INSULATE ALL PIPING IN EXTERIOR WALLS AND CRAWL SPACE. PROVIDE RECESSED BOX WITH VALVE TO AREA OF REFRIGERATOR FOR ICEMAKER.

ELECTRICAL NOTES:

ALL ELECTRICAL DRAWINGS ARE FOR LAYOUT PURPOSES ONLY (NOT TO SUPERSEDE THE ELECTRICAL DRAWING DONE BY AN ELECTRICAL ENGINEER)

RUN ALL TOILET FANS AND EXHAUST VENTS TO AN OWNER APPROVED EXTERIOR DISCHARGE.

EXTERIOR NOTES

ICE AND SNOW SHIELD WILL BE USED ON THE FIRST 3'-O" OF ROOF ALL EXTERIOR RAILINGS AT PORCHES AND FRONT STOOPS ARE TO BE (RICHMOND RAIL SYS.)

6" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING AT CONC. SLABS AND 16" AT

PROVIDE RAIN DIVERTERS ABOVE ALL EXTERIOR DOORS TO MATCH THE EXPOSED FLASHING MATERIAL (WHERE GUTTERS NOT PROVIDED).

ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 12" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.

DECK NOTES:

GENERAL REQUIREMENTS

DECK FRAMING IS BASED ON 40 LBS PER SQ FT LIVE LOAD AND IO LBS PER SQ FT DEAD LOAD. THE PORCH ROOF IS BASED ON 20 LBS PER SQ FT SNOW LOAD AND IO LBS PER SQ FT DEAD

2. ALL DECK MATERIALS SHALL BE PRESERATIVE TREATED (P.T.) LUMBER OR COMPOSITE MATERIAL SPECIFICALLY DESIGNED FOR DECKS AND OUTSIDE USE, OR FOR USE IN CONTACT WITH THE GROUND. ALL CUT MATERIALS SHALL HAVE THEIR ENDS TREATED WITH AN APPROVED PERSERVATIVE, SUCH AS COPPER NAPHTHENATE.

3. TO RESIST CORROSION FOR USE WITH PRESERVATIVE TREATED (P.T.) WOOD , THE FOLLOWING IS REQUIRED

- BORATE TREATED 2X LUMBER MAY NOT BE USED IN CONTACT WITH THE GROUND. ALL SCREWS, BOLTS, NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED (HDG IN ACCORDANCE WITH ASTM A-153 OR B-695, CLASS 55), STAINLESS STEEL, OR AN APPROVED SPECIAL COATED FASTENER FOR USE WITH ALKALINE COPPER QUAT (ACQ) PRESERVATIVE
- TREATED LUMBER. WHERE A MATERIAL IS LISTED AS "HDG" IN THIS GUIDE, ANY OF THE ABOVE MENTIONED MATERIALS MAY BE SUBSTITUTED.
- 4. FLASHING SHALL BE A MINIMUM 19 MIL THICK CORROSION-RESISTANT METAL OR AN APPROVED NON-METALIC MATERIAL. BRIGHT ALUMINIM FLASHING IS NOT ALLOWED.
- 5. IF YOU ARE ATTACHING THE DECK TO THE HOUSE, THE HOUSE SHALL HAVE A PRESERVATIVE TREATED, NOMINAL SIZE, WOOD BAND BOARD ALONG THE ENTIRE LENGTH OF THE ATTACHMENT AREA. PLYWOOD IS NOT ACCEPTABLE.
- 6. WHERE THRU BOLTS ARE TO BE USED, COMPATIBLE SIZED WASHERS AND NUTS ARE ASSUMED TO BE PART OF THE ASSEMBLY.
- 7. DO NOT ATTACH THE LEDGER BOARD TO OR THROUGH BRICK VENEER.
- 8. DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES. CALL MISS UTILITY AT 811 BEFORE YOU START!
- 9. DO NOT CONSTRUCT THE FOOTINGS OVER A SEPTIC FIELD. SEEK ADVICE FROM THE HEALTH
- 10. DO NOT ATTACH A DECK OR PORCH TO A TRAILER OR MOBILE HOME.

THE MAXIMUM RISER HEIGHT IS 8-1/4". THE MAXIMUM VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IS 3/8".

2. OPEN RISERS ARE ALLOWED AS LONG AS THE OPENINGS DO NOT EXCEED 4"

I. THE MINIMUM TREAD WIDTH IS 9". THE MAXIMUM VARIATION IN TREAD WIDTHS BETWEEN THE WIDEST AND NARROWEST IS 3/8".

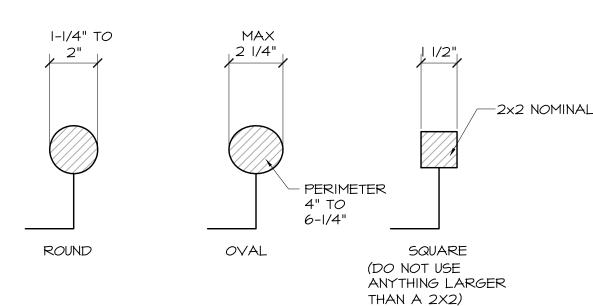
2. THE TREAD NOSING SHALL PROJECT AT LEAST 3/4" AND NOT MORE THAN I-I/4" BEYOND ANY SOLID

*(GUARD) POSTS, AND

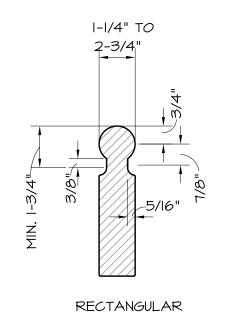
I. ALL STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL

- 2. IF THE STRINGER IS FABRICATED BY CUTTING NOTCHES FOR THE RISERS AND TREADS, THREE STRINGERS SHALL BE PROVIDED FOR A 36" WIDE STAIR. NOTE: DO NOT OVER CUT NOTCHES. IF THE STRINGER IS FABRICATED FROM UNCUT 2x12, TWO STRINGERS ARE REQUIRED FOR A 36" WIDE
- 3. STRINGERS SHALL NOT SPAN MORE THAN THE THE DIMENSIONS SHOWN, OTHERWISE, AN INTERMEDIATE POST IS REQUIRED. THE POST SHALL BE SUPPORTED ON A CONCRETE FOOTING AT LEAST 12" DEEP. THE STRINGER SHALL BE ATTACHED TO THE POST WITH (2) 1/2" DIA HDG THRU
- GUARDRAILS (FREQUENTLY REFERRED TO AS "GUARDS" GUARDRAILS ARE AN ASSEMBLY COMPRISED OF THE FOLLOWING COMPONENTS: * A GUARDRAIL CAP, TYPICALLY A 2X6 OR 5/4 BOARD LAID FLAT *TOP AND BOTTOM RAILS TO WHICH THE PICKETS ARE ATTACHED,
- 2. GUARDRAILS ARE REQUIRED WHERE THE DISTANCE FROM THE WALKING SURFACE TO GRADE IS MORE THAN 30" MEASURED OUT 36" FROM THE FACE OF THE DECK.
- 3. THE TOP OF THE GUARDRAIL CAP MUST BE BETWEEN 34" AND 38"WHERE MEASURED FROM THE NOSING OF THE TREAD.
- 4. THE BOTTOM RAIL MUST BE LOCATED SO THAT A 6" SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL.
- 5. THE GUARDS SHALL BE ABLE TO WITHSTAND A LOADING OF 200# IN ANY DIRECTION

HANDRAIL PROFILES



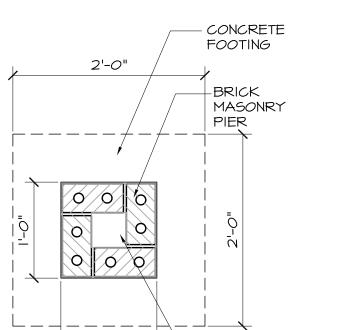
TYPE 1 HANDRAIL PROFILE HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION OF 2-1/4"

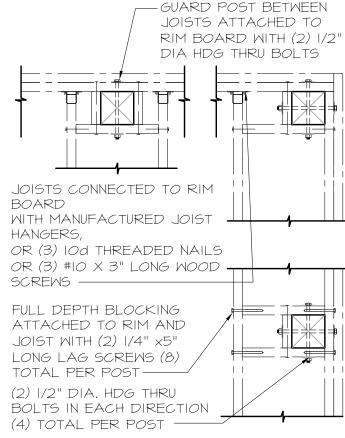


TYPE 2 HANDRAIL PROFILE HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL:

- BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND
- ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4" TO A MAXIMUM OF 2-3/4" EDGES SHALL HAVE A MINIMUM RADIUS

0F .01"





MASONRY PIER

1'-0"

PECK POST BRACEING

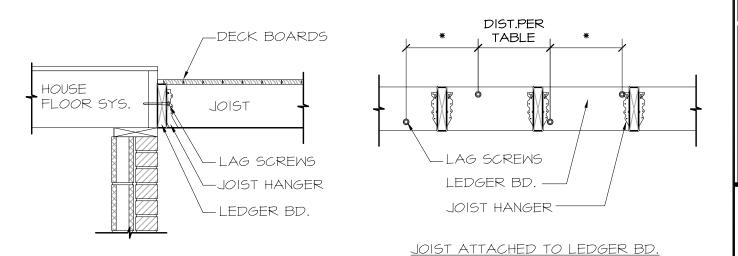
On-Center Spacing for Fasteners Attaching Decks to Houses

Joist span (ft)	6' or less	6'-1" to 8'	8'-1" to 10'	10'-1" to 12'	2'- " to 4'	14'- " to 6'	16'-1" to 18'
1/2" × 4" Lag Screws	30"	23"	18"	15"	13"	11"	10"
1/2" Bolt w/ washers	36"	36"	34"	29"	24"	21"	19"

. The maximum gap between the face of the ledger board and face of the house band joist

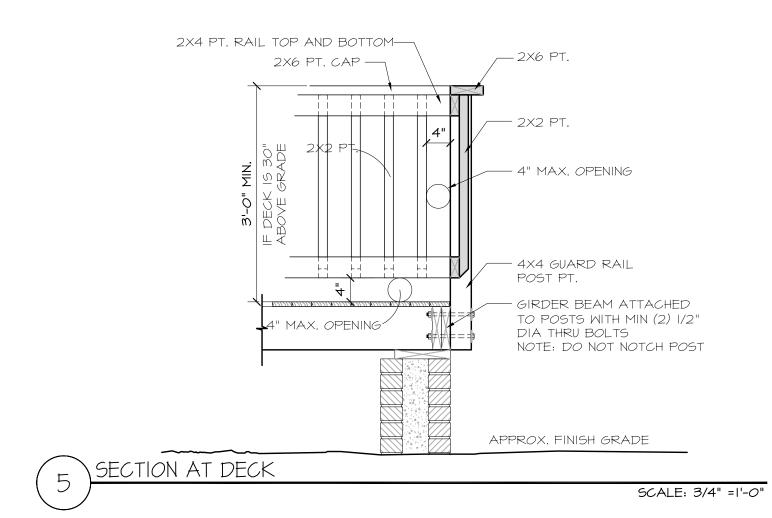
- 2. The tip of the lag screw shall fully extend beyond the inside of the band joist (board). 3. Ledgers shall be flashed to prevent water from contacting the house band joist (board). 4. Lag screws and bolts shall be staggered and shall not be closer than 2" to the top and
- 5. Deck ledgers shall be 2x8 preservative treated Southern Pine (minimum) or other approved method and material as established by standard engineering practice.

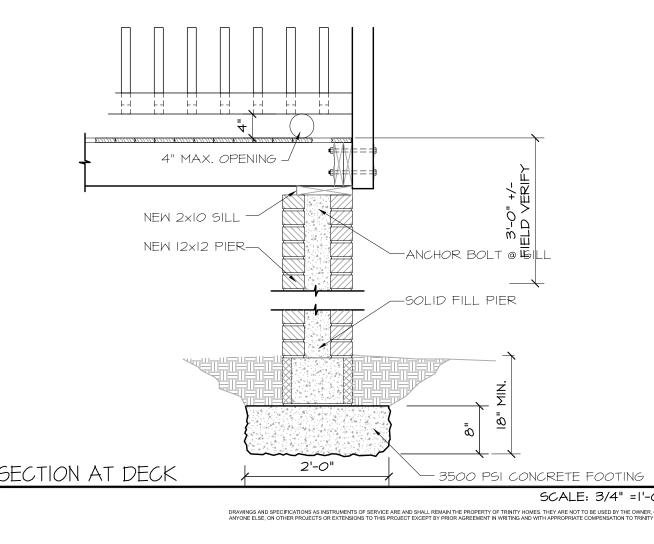
SECTION AT PORCH & STOOP CONNECTION TO HOUSE



DECK ATTACHED TO HOUSE

CTION AT PORCH & STOOP CONNECTION TO HOUSE SCALE: 3/4" =1'-0"





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SQUARE FOOTAGE

435 SF.

FIRST FLOOR SF. SECOND FLOOR SF.

HIRD FLOOR SF.

TAL FINISHED SF.

(UNFINISHED) TOTAL SF.

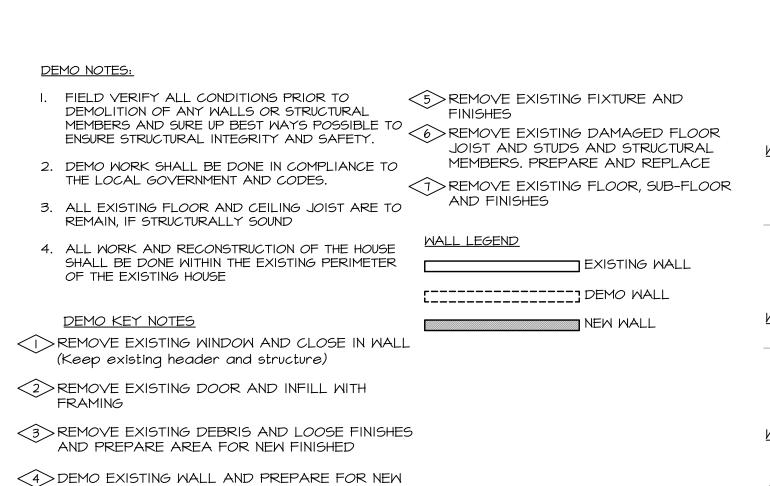
OTAL UNDER ROOF SF.

SCALE: 3/4" =1'-C

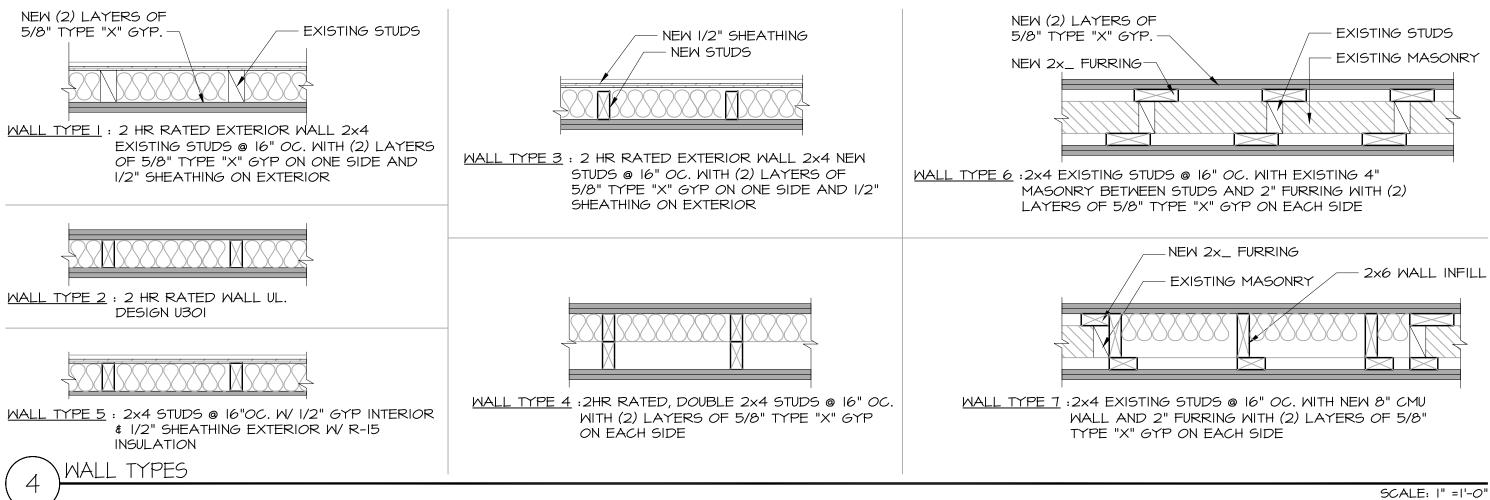
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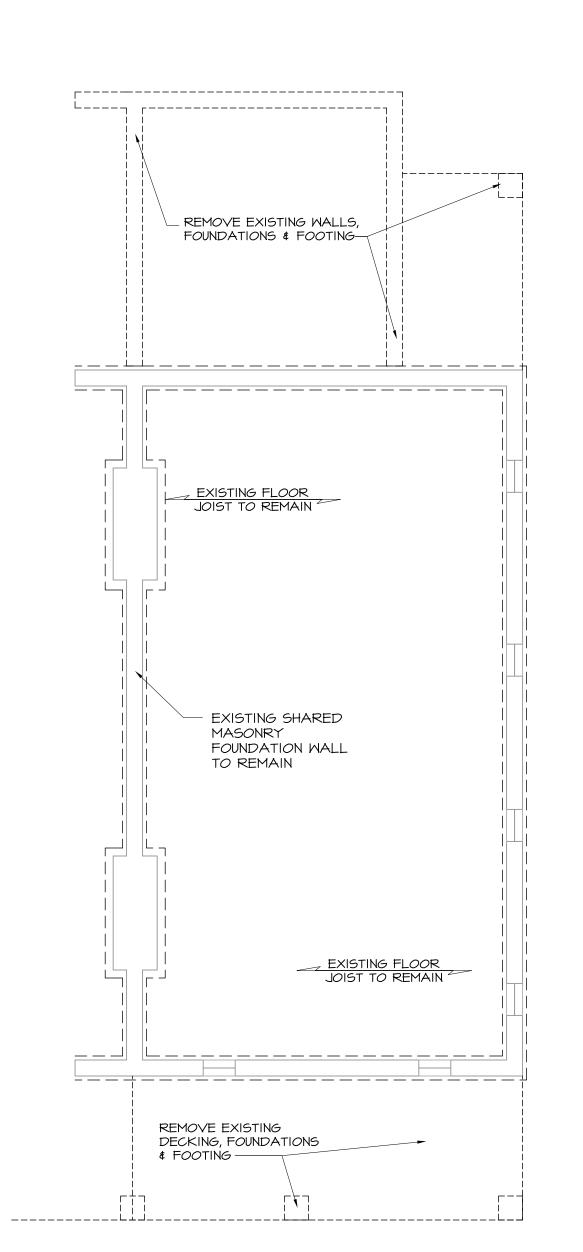
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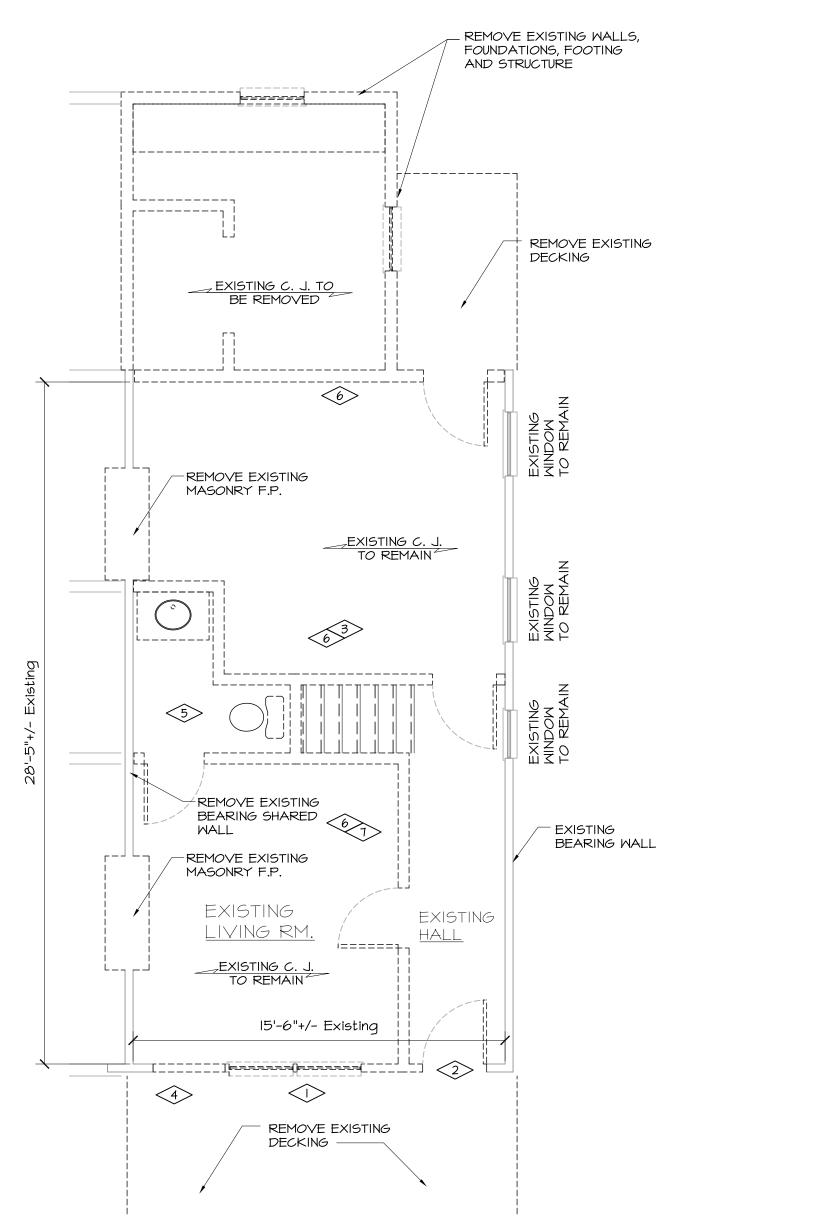


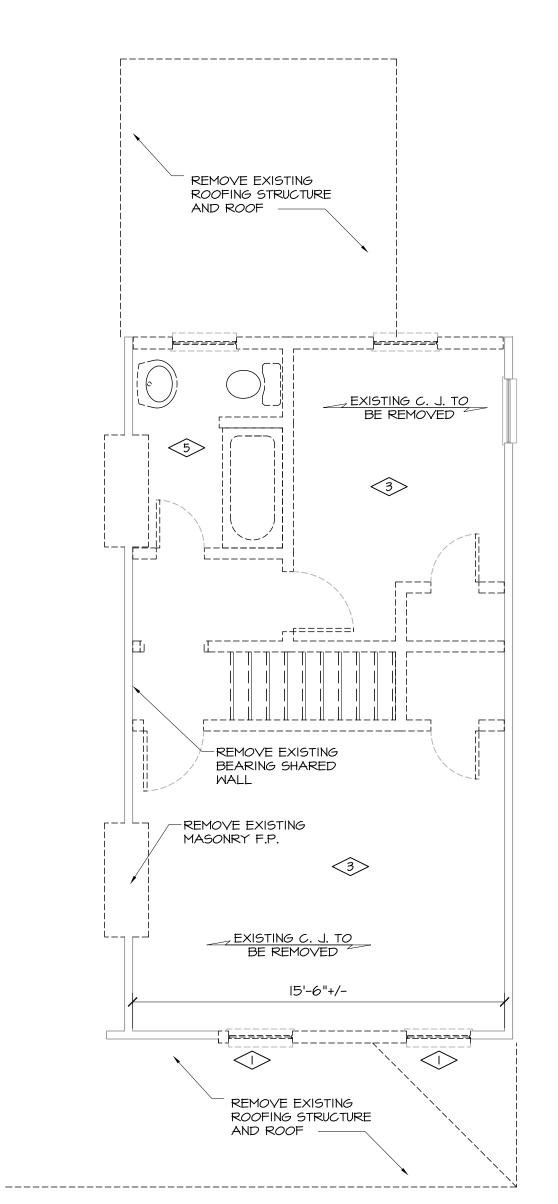
OPENING

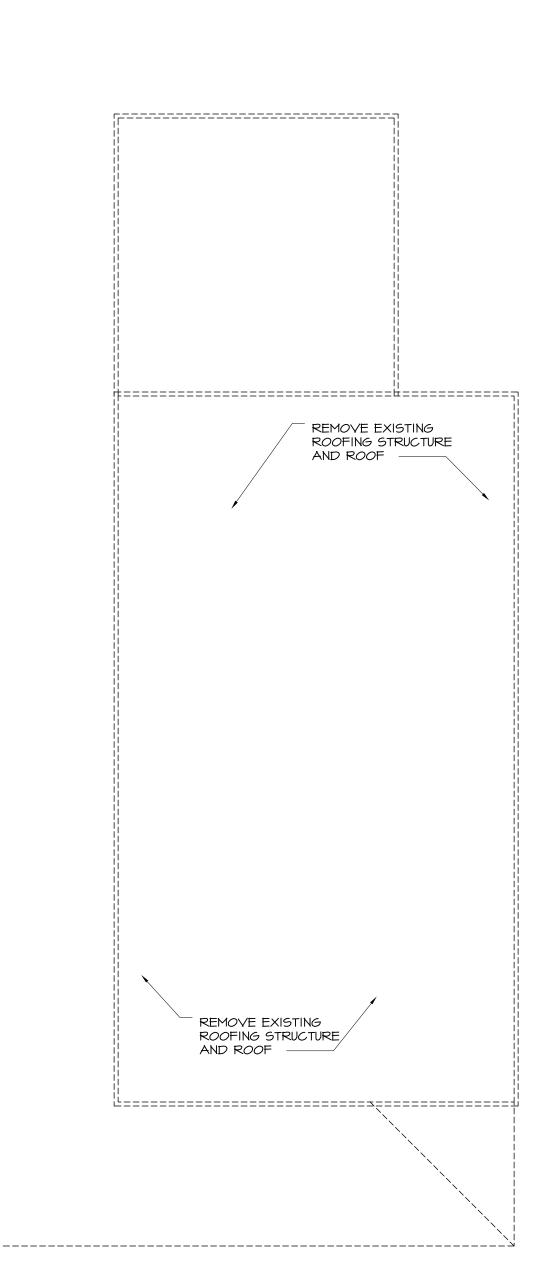


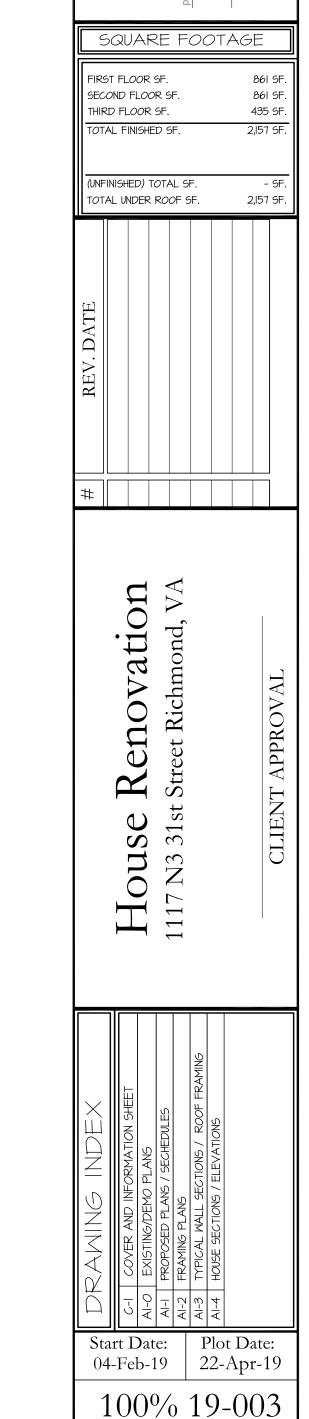


EXISTING FOUNDATION PLAN











EXISTING SECOND FLOOR PLAN

EXISTING ROOF PLAN

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

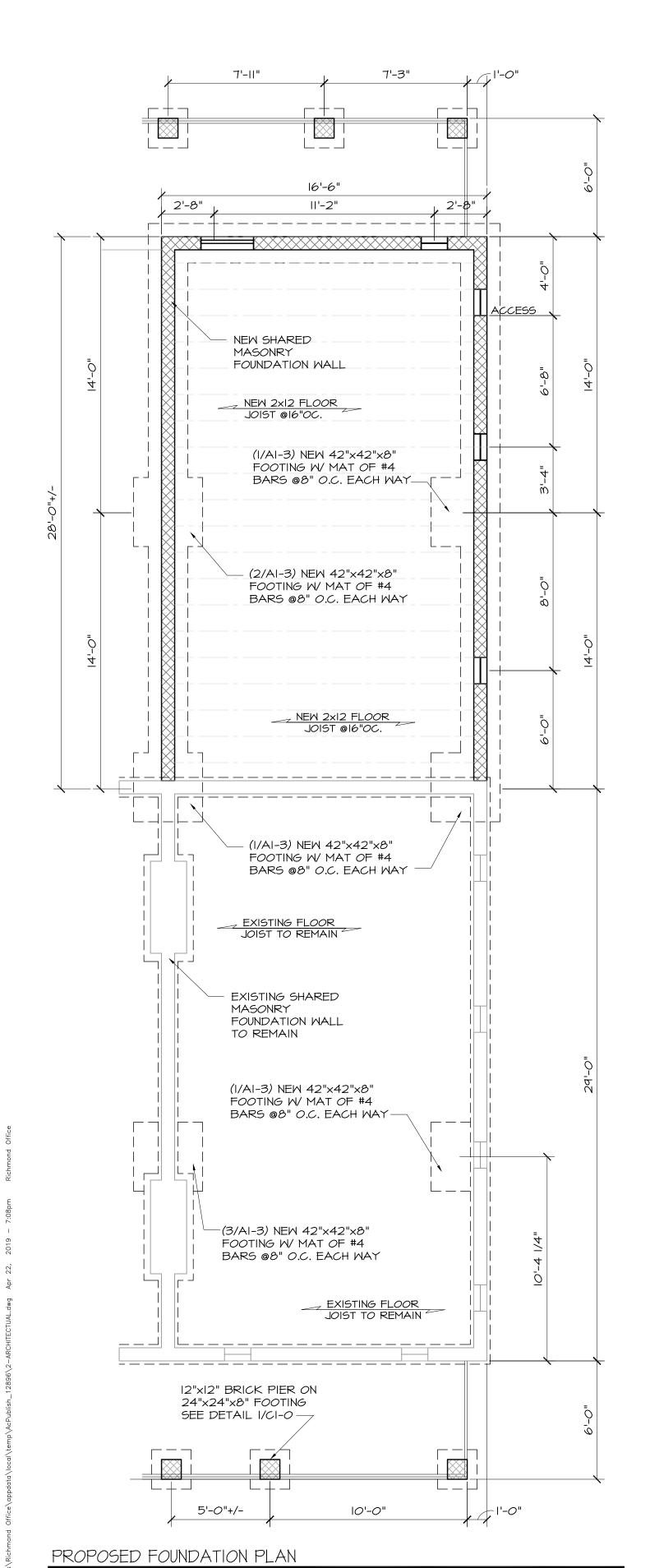
SCALE: 1/4" =1'-0"

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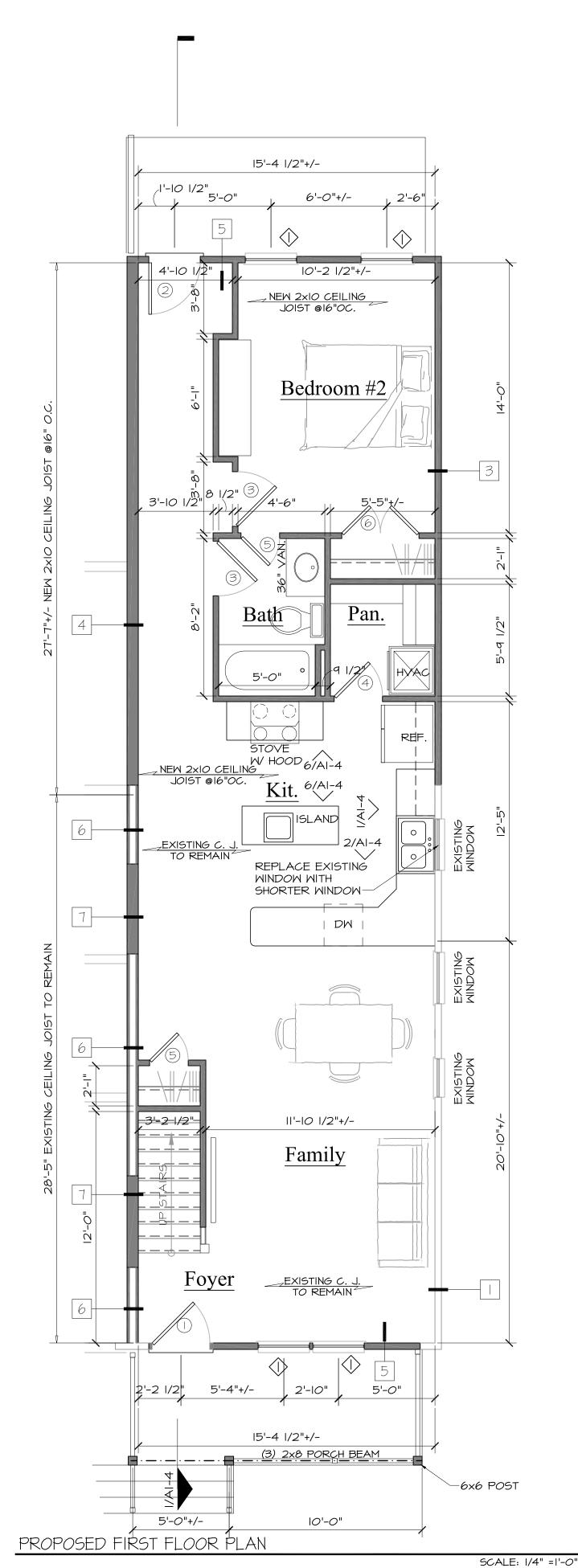
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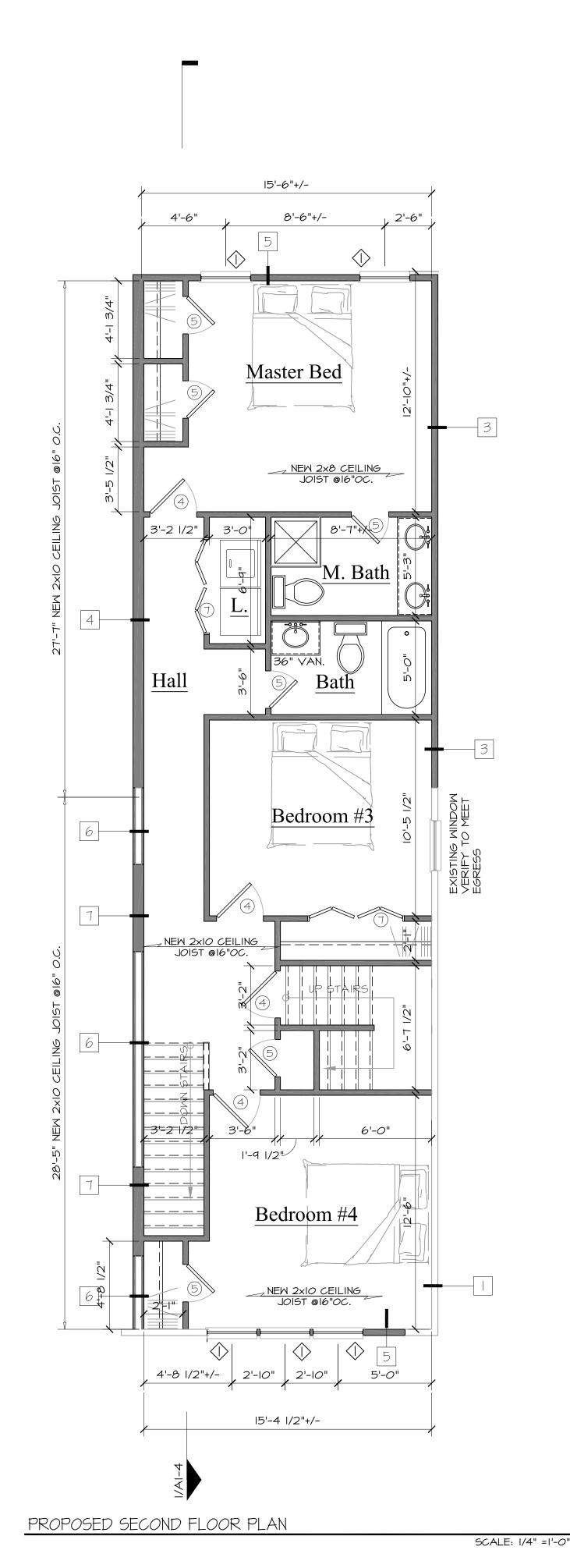
FOUNDATION NOTES:

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



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





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

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

<u>GENERAL NOTES:</u>

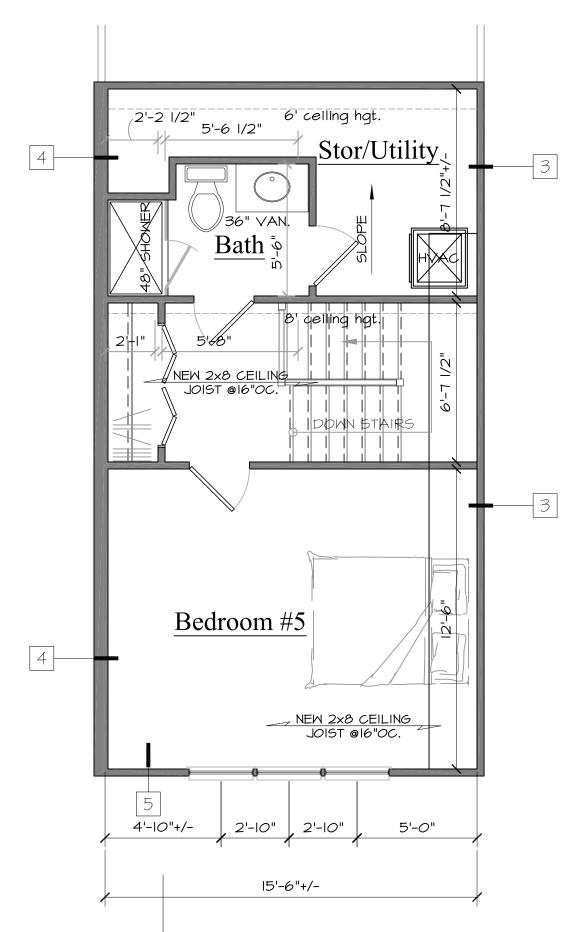
- I. ALL HEADERS UNDER 5'-0" TO BE (2) 2X8 W/ DOUBLE JACKS U.N.O.
- 2. ALL HEADERS OVER 5'-O" TO BE (2) 2XIO W/ DOUBLE JACKS U.N.O.
- 3. MIN. 2 STUDS UNDER ALL BEAM ENDS
- 4. LUMBER USED WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
- 5. FRAMER SHALL PROVIDE BLOCKING AND FRAMING FOR ALL CABINETS, HANDRAILS, MEDICINE CABINETS AND ACCESS TROUBLE DOORS
- 6. CONTRACTOR TO VERIFY THAT ALL BEDROOM WINDOWS AND DOORS MEET MINIMUM REQUIREMENTS FOR MEANS OF

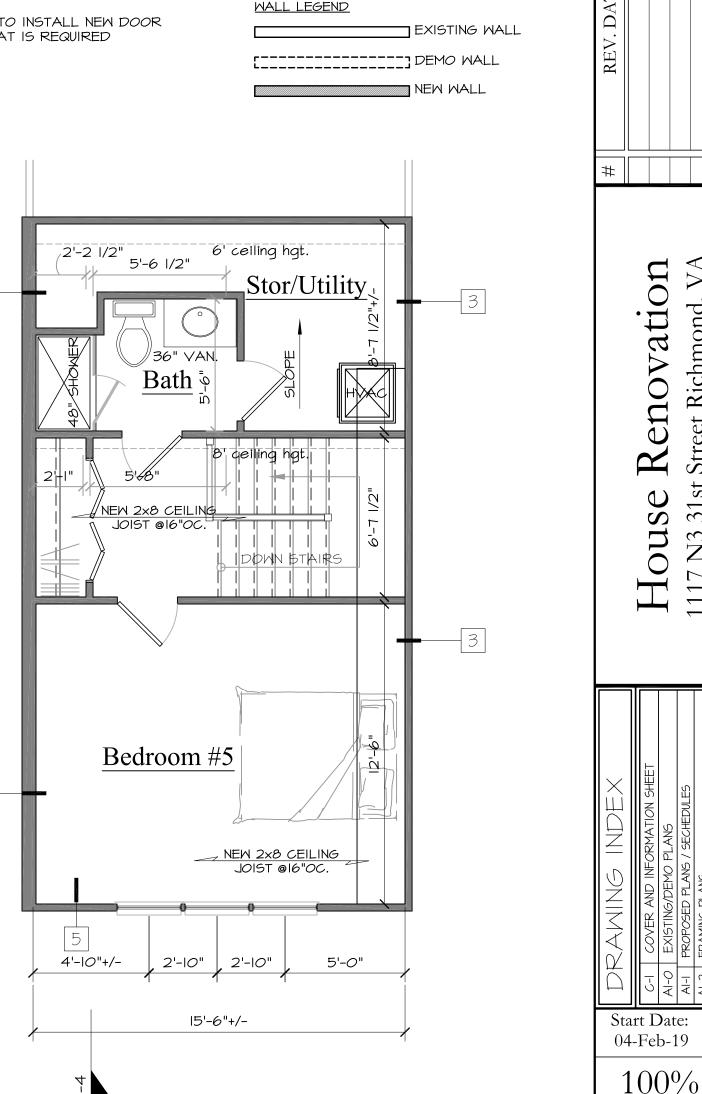
PROPOSED THIRD FLOOR PLAN

7. CONTRACTOR TO INSTALL NEW DOOR HARDWARE THAT IS REQUIRED

- I. CONTRACTOR TO FIELD VERIFY THAT ALL POINT-LOADS ARE TRANSFERRED TO EXISTING FOUNDATION STRUCTURE. WHICH NEEDS TO MEET CURRENT CODES COMPLIANT.
- 2. 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) 2×10 ON 8×16 CMU ON A 24"x16"x8" FOOTING (OR BETTER)

MALL LEG	<u>END</u>
	EXISTING WAL
[DEMO WALL
	NEW WALL





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

> ratio S6

Start Date: | Plot Date:

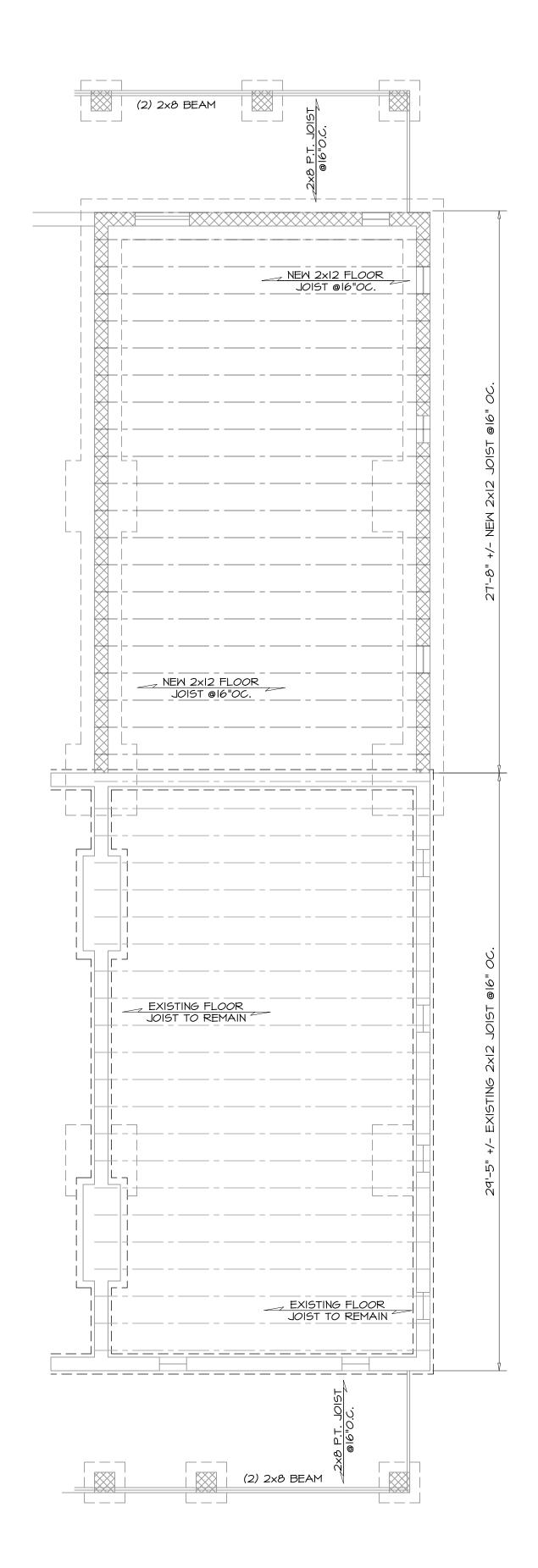
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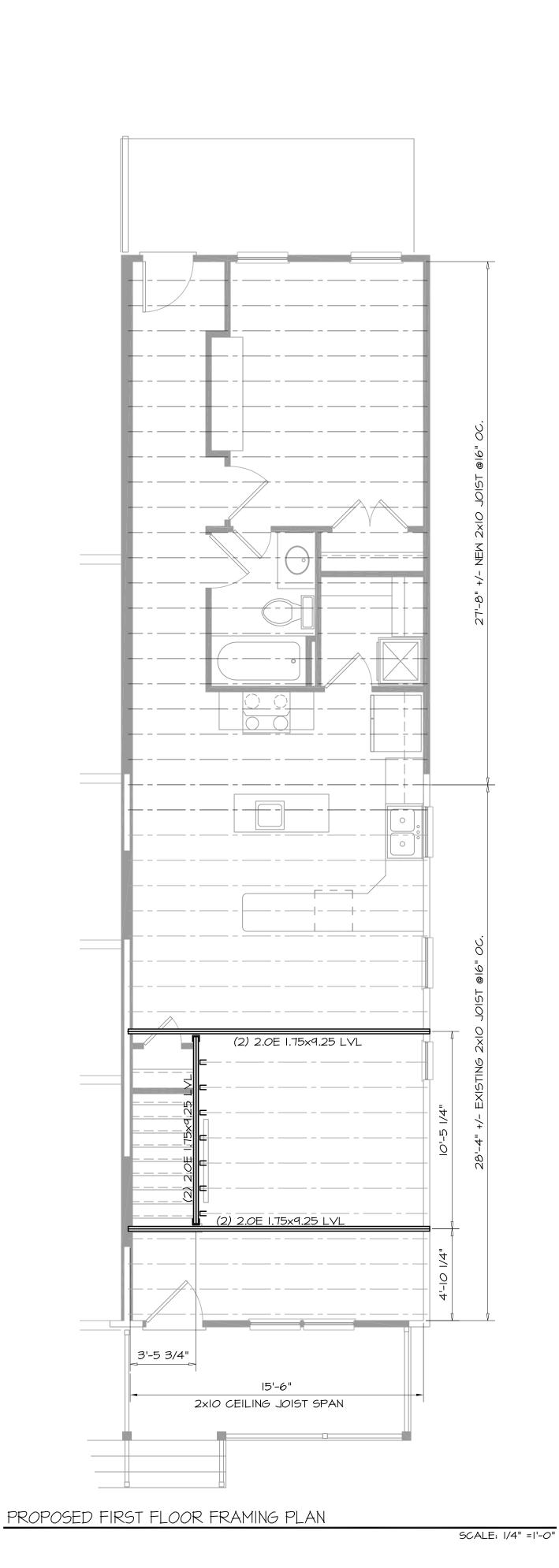
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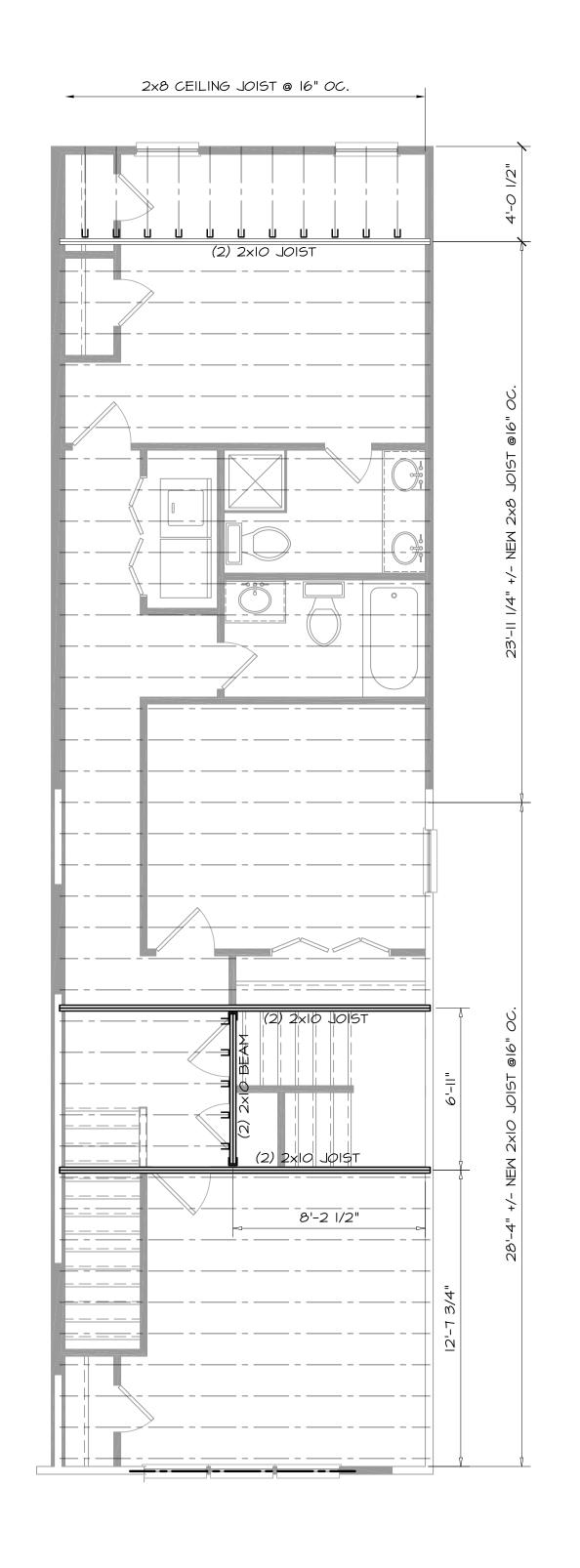
SCALE: 1/4" =1'-0'

FRAMING NOTES:

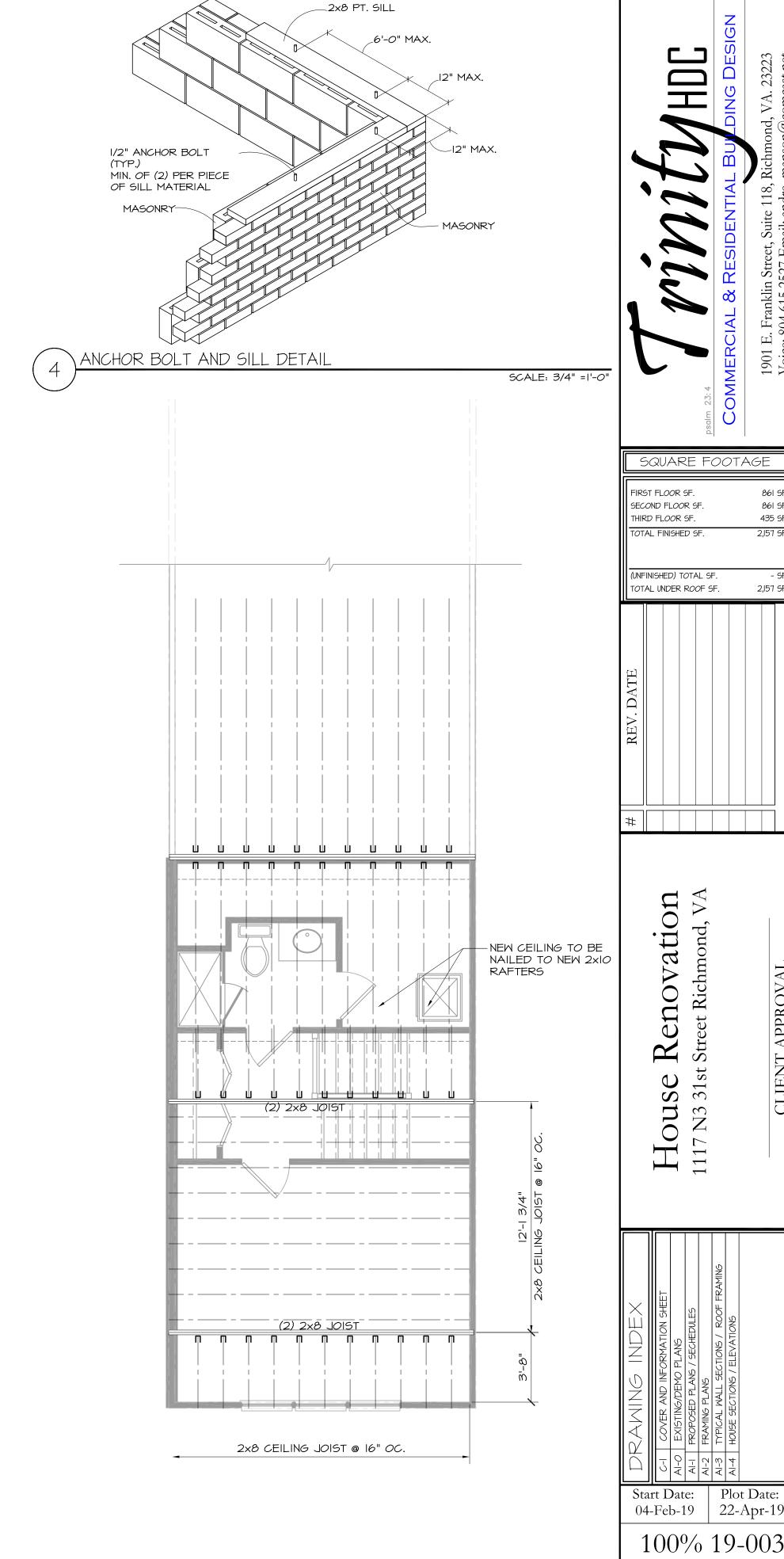
- I. BAND TO BE PRESSURE TREATED AT STOOP DECKS AND PORCHES
- 2. COORDINATE FLOOR JOIST LAYOUT WITH PLUMBING FIXTURE LOCATION







PROPOSED SECOND FLOOR FRAMING PLAN



PROPOSED THIRD FLOOR FRAMING PLAN

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

2,157 SF.

SHEET NUMBER

A1-2

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

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