



FRONT ELEVATION

SQUARE FOOTAGE

FIRST FLOOR	1500	SO. FT.
SECOND FLOOR	1100	SO. FT.
GARAGE	477	SO. FT.
FRONT PORCH	295	SO. FT.
DECK	183	SO. FT.

PLAN CONTENT

FRONT ELEVATION / NOTES	1	SHEET
FOUNDATION / SECTIONS	2	
FIRST FLOOR PLAN / SECTION	3	
SECOND FLOOR PLAN / SECTION / ROOF PLAN	4	
ELEVATIONS	5	
WALL BRACING	6	

- DESIGN LOADS:
- ROOF LIVE LOAD 20 PSF
 - ROOF DEAD LOAD 10 PSF
 - SNOW LOAD 25 PSF
 - NOMINAL WIND SPEED 90 MPH
 - ULTIMATE DESIGN WIND SPEED 115 MPH
 - EXPOSURE OR GUARD RAIL DESIGN LOAD 200 PLF (R301.5)
 - UNINHABITABLE ATTICE WITHOUT STORAGE 10 PSF
 - UNINHABITABLE ATTICE WITH LIMITED STORAGE 20 PSF
 - HABITABLE ATTICE & ATTICE WITH FIXED STAIRS 30 PSF
 - BALCONIES (EXTERIOR) & DECKS 40 PSF
 - SLEEPING ROOMS 30 PSF
 - ROOMS OTHER THAN SLEEPING ROOMS 40 PSF

-THESE DRAWINGS ARE DIAGRAMMATIC INTENDED TO OUTLINE GENERAL REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATIONS OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO REPRESENTS HE HAS THE SKILLS AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.

-THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO CHECK AND VERIFY THAT PLANS CONFORM TO ALL REQUIREMENTS AND LOCAL ORDINANCES, BUILDING CODES AND MANUFACTURERS RECOMMENDATIONS PRIOR TO BEGINNING WORK.

-THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES

-MEASUREMENTS AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTIONS WORKS BY EACH SUBCONTRACTOR

-ANY WORK NOT DIRECTLY SHOWN ON THE DRAWINGS OR LISTED IN THE SPECIFICATIONS, IF APPROVED, BUT ARE IMPLIED OR OTHERWISE NORMALLY CONSIDERED PART OF A SUCCESSFUL INSTALLATION, SHALL BE REQUIRED AND CONSIDERED AN INTEGRAL PART OF THIS WORK

-THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS AND DETAILS SHOWN IN THE DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD ACCOUNTABLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH VERIFICATION

-THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR PROPER INSTALLATION ALL WORK SHALL BE DONE BY SKILLED MECHANICS IN ACCORDANCE WITH THE BEST PRACTICE FOR A SUBSTANTIAL AND COMPLETE JOB

-ANY MODIFICATIONS TO THE DRAWINGS OR CHANGES TO THE CONSTRUCTION ON SITE SHALL BE CHECKED FOR AFFECT TO OTHER AREAS AND VERIFIED WITH THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

-SOIL BEARING CAPACITY IS ASSUMED TO BE 1500PSF MIN. WITH FOOTING PLACED ON UNDISTURBED EARTH, AND SLAB ON COMPACTED FILL WITH 95 % DRY DENSITY

-ALL ENGINEERED LUMBER SUCH AS LAMINATED VENEER LUMBER, ROOF TRUSSES, FLOOR TRUSSES & JOIST ARE INDICATED AS STRUCTURAL MEMBERS. CONTRACTOR TO HAVE MANUFACTURERS REPRESENTATIVE ISSUE CALCULATIONS FOR ALL ENGINEERED LUMBER TO THE BUILDING INSPECTORS DEPARTMENT UPON APPLICATION OF BUILDING PERMIT

-ROOFING CONTRACTOR TO INSTALL ICE AND WATER SHIELD ON ROOF TO EAVE 2'-0" INSIDE EXTERIOR WALL LINE

-USE PRESSURE TREATED LUMBER BAND BOARD AND SILL PLATE WHERE DECKS, PORCHES AND OTHER APPURTENANCES ARE ATTACHED

-MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION PROVIDED BY OTHERS. THESE TRADES ARE RESPONSIBLE FOR THEIR OWN PERMITS

-VERIFY THAT FRAMING AND CONSTRUCTION DIMENSIONS ARE COORDINATED WITH SHOP DRAWINGS OF REQUIRED CASEWORK, HVAC EQUIPMENT, BATHTUBS OR OTHER FIXTURES AND EQUIPMENT PRIOR TO CONSTRUCTION, ORDERING AND INSULATION

- CONTRACTOR SHALL CAULK, FLASH OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT. SEAL ALL GAPS BETWEEN DISSIMILAR MATERIALS
- PROTECT EXISTING CONSTRUCTION FROM DAMAGE RESULTING FROM ANY WORK DONE BY CONTRACTOR OR ANY SUBCONTRACTOR
- EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. FOR GRADE FLOOR WINDOWS A MINIMUM NET CLEAR WIDTH AND HEIGHT DIMENSIONS OF 20" & 24" RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE GREATER THAN 44" ABOVE FIN. FLOOR
- SMOKE DETECTORS SHALL BE INTERCONNECTED AND RECEIVE THEIR PRIMARY POWER BY PERMANENT CONNECTION TO THE DWELLINGS ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY
- EXHAUST FAN AND CONDENSATE LINES SHALL BE RUN TO AN APPROVED EXTERIOR DISCHARGE
- BRIDGING AND BLOCKING ON ALL 8'-0" SPANS AND AT MIDPOINTS OF SPANS
- PROVIDE GROUND TREATMENT THROUGHOUT
- ALL EXPOSED DECK & SCREENED PORCH LUMBER TO BE COMPOSITE OR PRESSURE TREATED
- ALL DIMENSIONS ARE ACTUARIAL AND ARE SHOWN FROM FACE OF STUD OR FACE OF MASONRY UNLESS INDICATED OTHERWISE
- INTERIOR PARTITIONS ARE ILLUSTRATED AS 3 1/2" WALL STUDS @ 16" O.C. UNLESS INDICATED OTHERWISE
- EXTERIOR FRAMED PARTITIONS ARE ILLUSTRATED AS 3 1/2" WALL STUDS, 1/2" SHEATHING (4" TOTAL) UNLESS INDICATED OTHERWISE
- WOOD ROOF TRUSSES SHALL BE DESIGNED AND MANUFACTURED BY A LOCAL TRUSS MANUFACTURER UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA. THE TRUSS MANUFACTURER SHALL SUBMIT DETAILED TRUSS SHOP DRAWINGS, SEALED BY THE SUPERVISING ENGINEER TO THE GENERAL CONTRACTOR FOR APPROVAL BEFORE BEGINNING ANY WORK

DRAWINGS DESIGNED PER VIRGINIA RESIDENTIAL CODE 2021

TITLE: FRONT ELEVATION NOTES
SCALE: 1/4" = 1'-0"

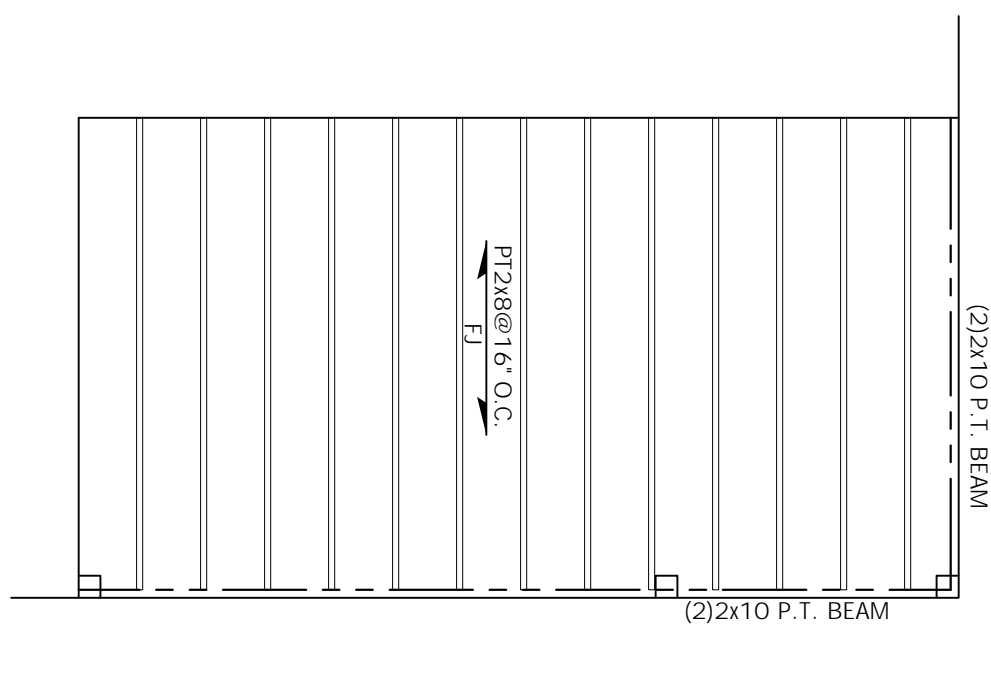
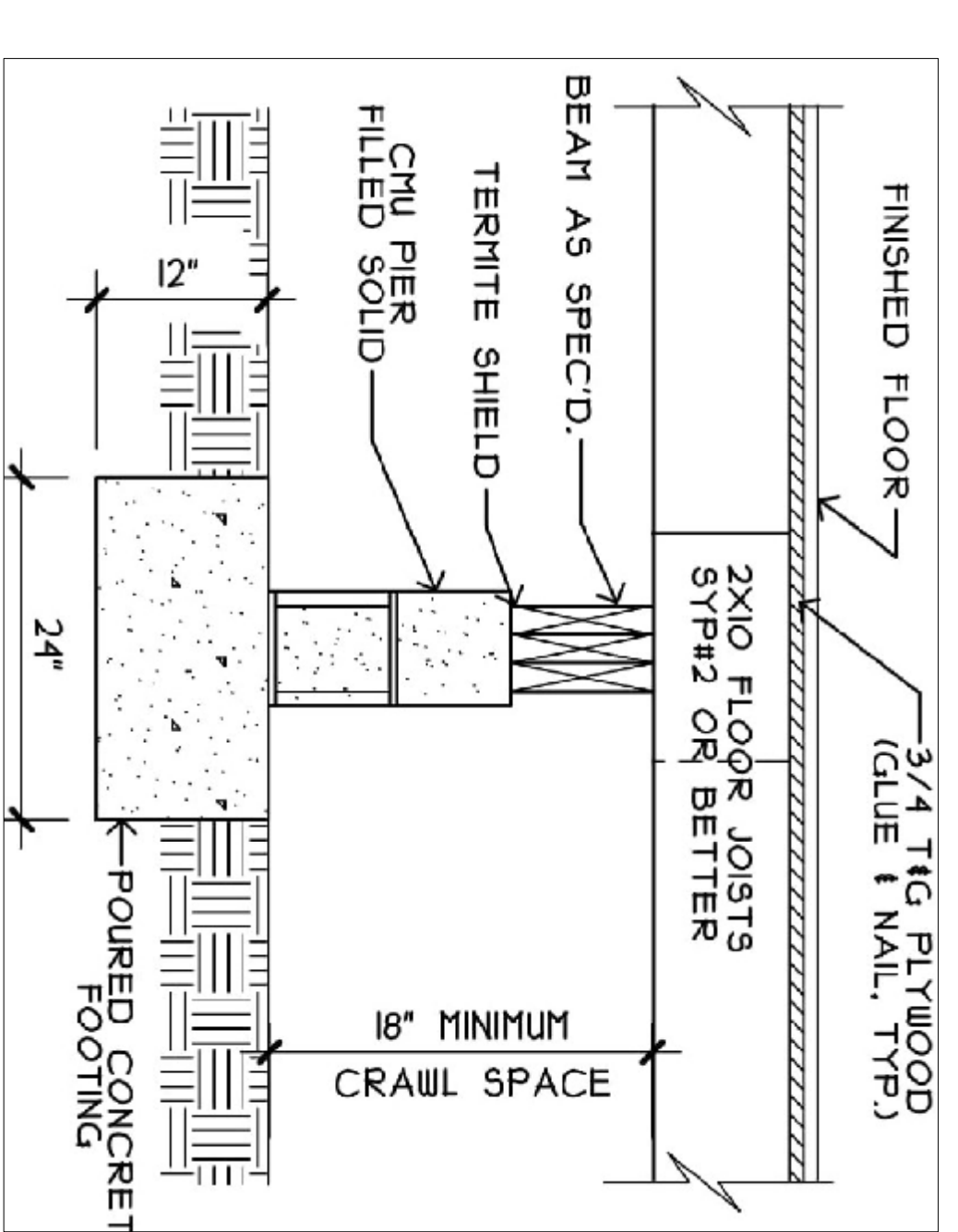
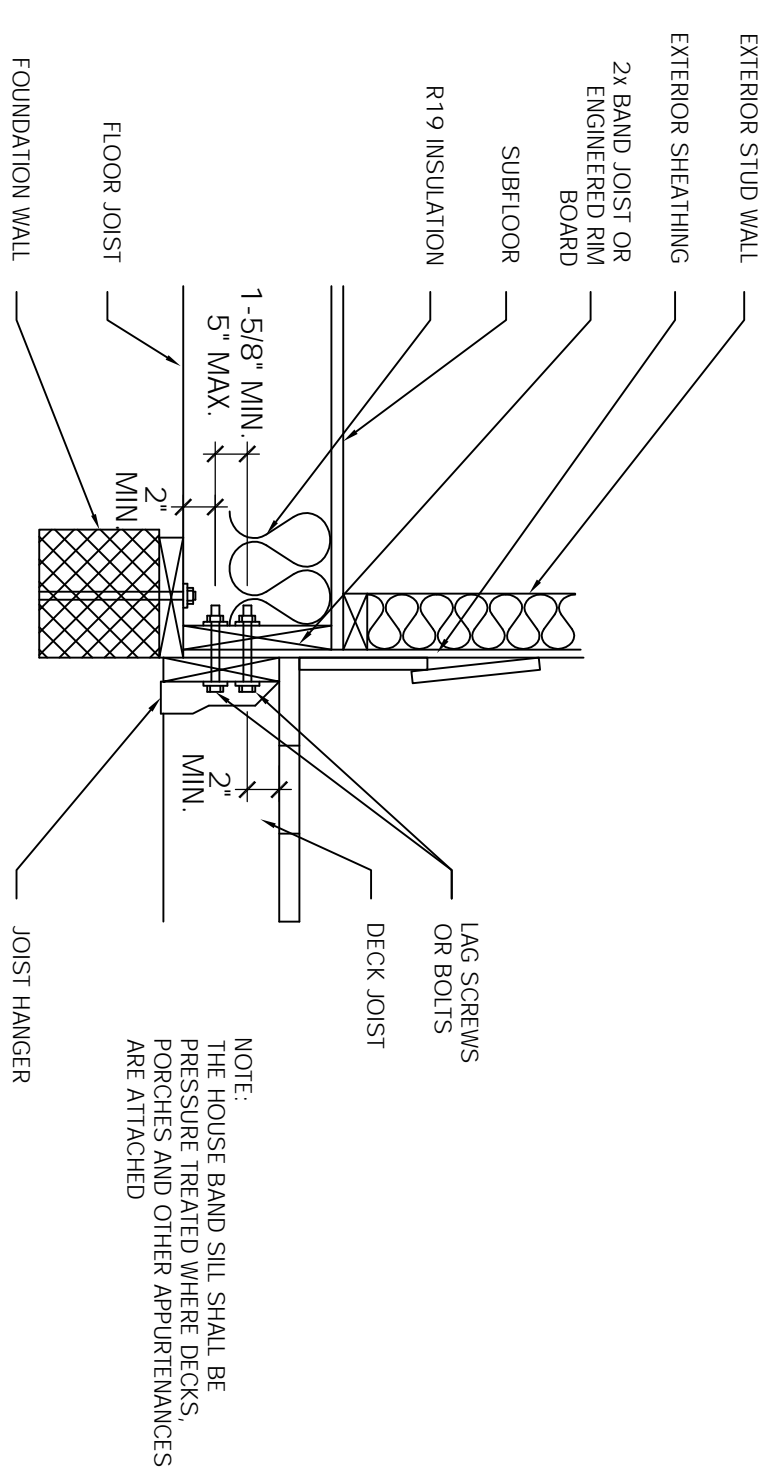
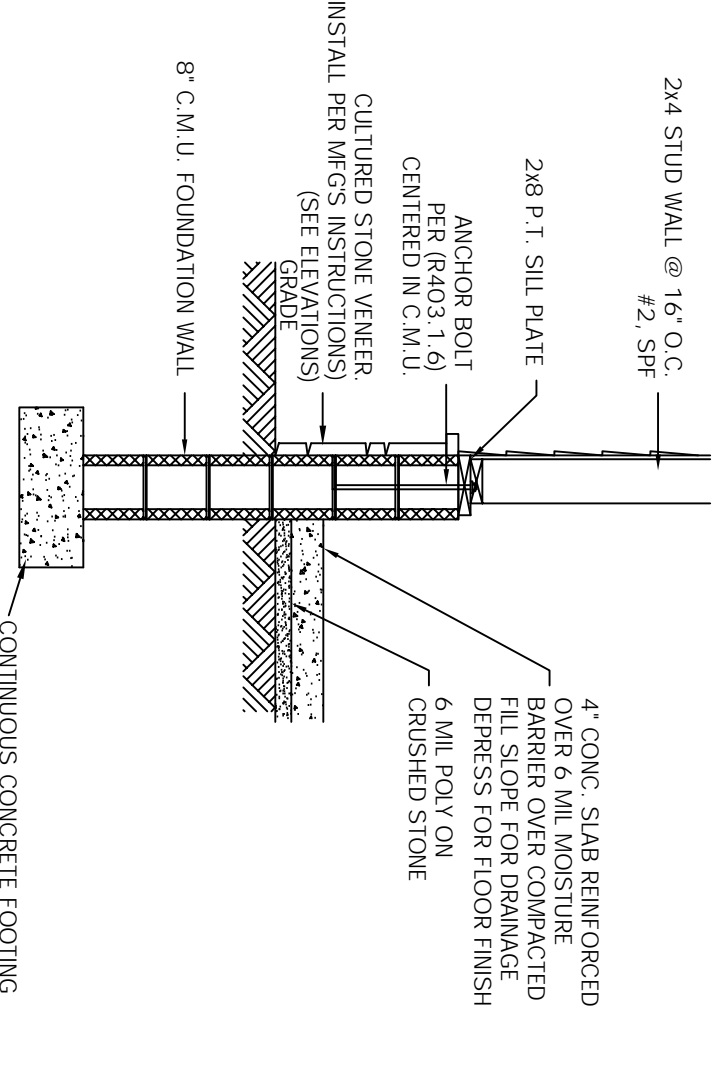
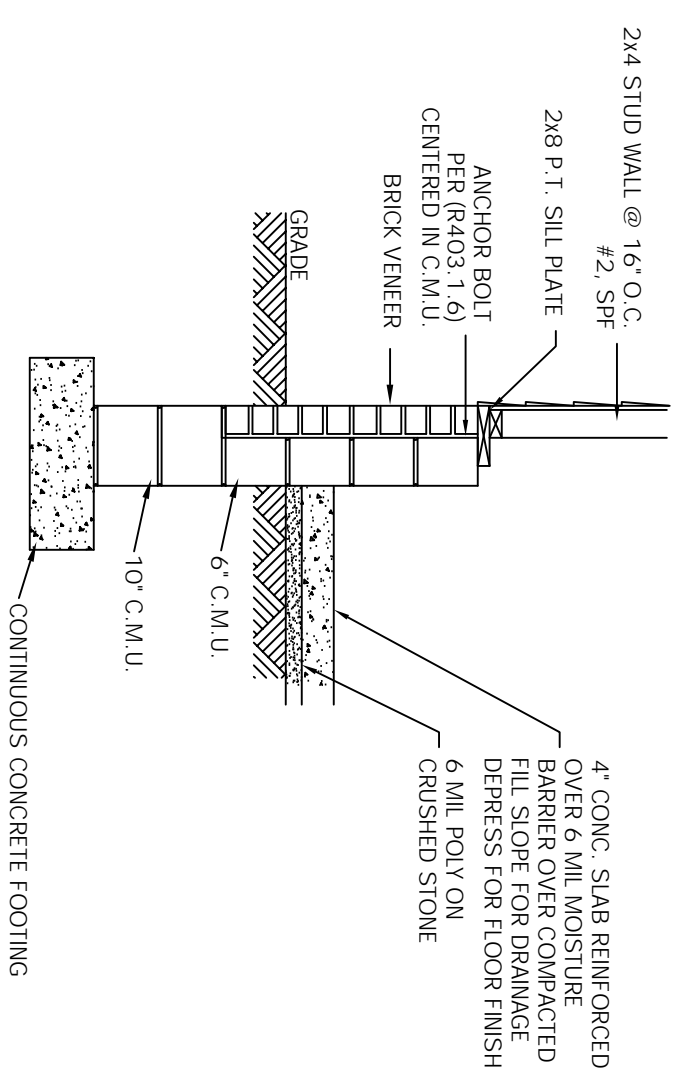
DRAWN BY: MARK MOON
LANEXA, VA 23089
804-366-2643
DATE: 6/25/24

DRAWN FOR: GCS CUSTOM HOME BUILDERS LLC
2025 EAST MAIN ST. SUITE 120
RICHMOND, VA 23223
804-690-3282

PROJECT NAME:

THE COVE
FOUR BEDROOM

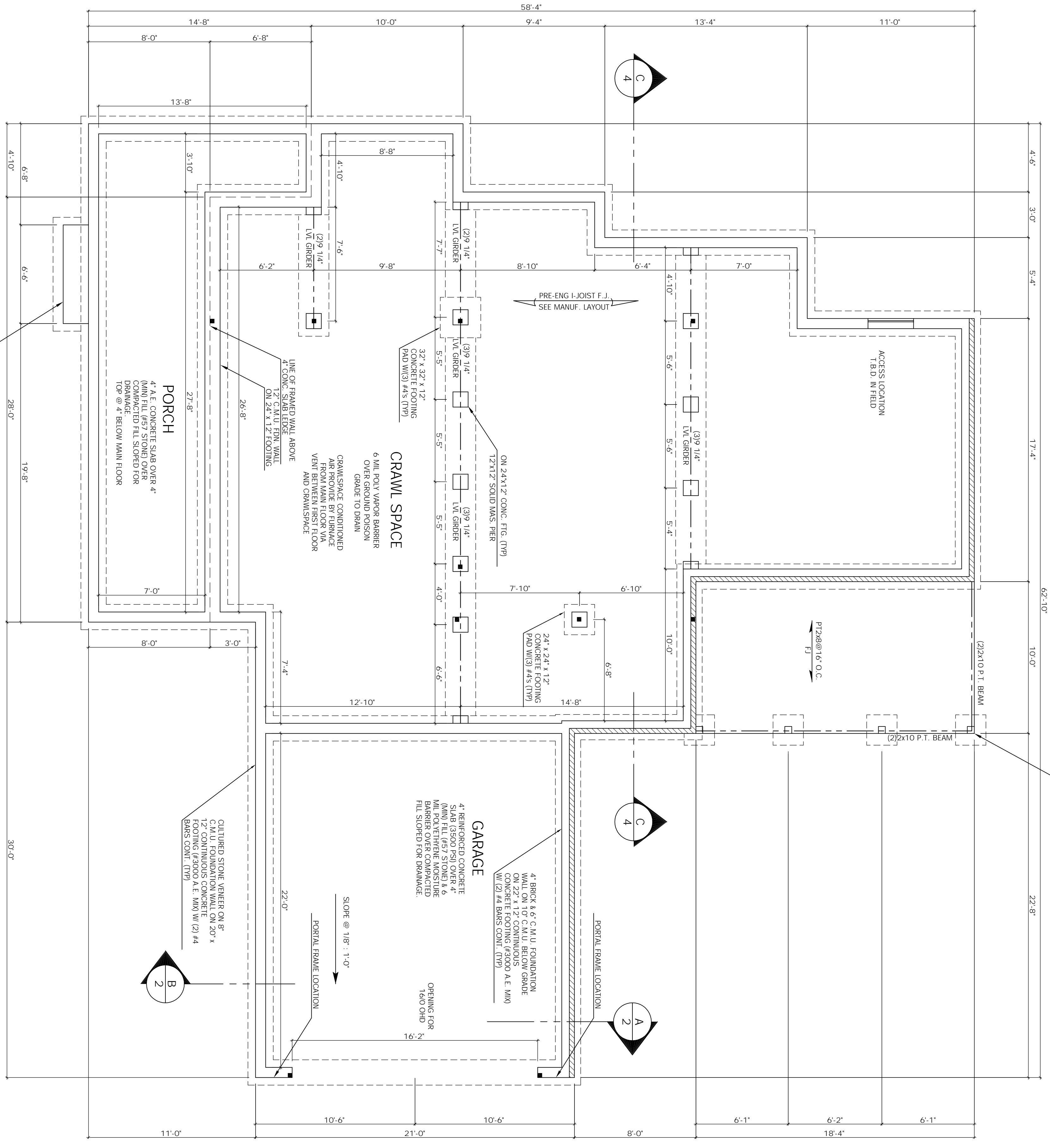
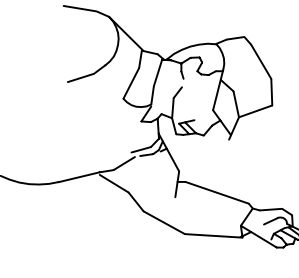
- NOTES:
1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
 3. FIELD DIMENSIONS MAY VARY FROM PLANS.



NOTE: ANCHOR BOLTS ARE TO BE LOCATED IN THE MIDDLE THIRD OF C.M.U. BLOCK.

NOTE: SEE WALL BRACKING FOR ALL STEEL WALL AND PORTAL FRAME LOCATIONS.

CULTURED STONE VENEER (TYP) SEE ELEVATIONS.



6"x6" P.T. POST ON 2"x2"x12" P.T. SILL PLATE WITH SIMPSON ABU POST BASE ATTACHMENT. FOOTING DEPTH 18" MIN. PROVIDE POST TO BEAM CONNECTION PER IBC 5.2

TITLE:
FOUNDATION SECTION

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

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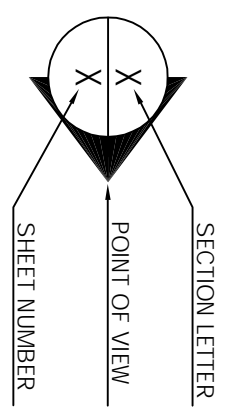
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NOTE:

ALL BEAMS SUPPORTED BY #2 SPF STUDS, UNLESS NOTED OTHERWISE
 DIMENSIONS: - INTERIOR TO STUDS, - EXTERIOR TO OUTSIDE OF SHEATHING
 2x4 STUDS = 3 1/2", 2x6 STUDS = 5 1/2", 1/2" SHEATHING UNLESS NOTED.

- POINT LOAD
- BRICK
- EACH 2x4 TO CARRY 2000 LBS., 2x6 TO CARRY 2500 LBS.
 CHECK BEAM REACTIONS PER MANUF. CALC SHEETS FOR PROPER AMOUNT OF JACK STUDS TO USE.

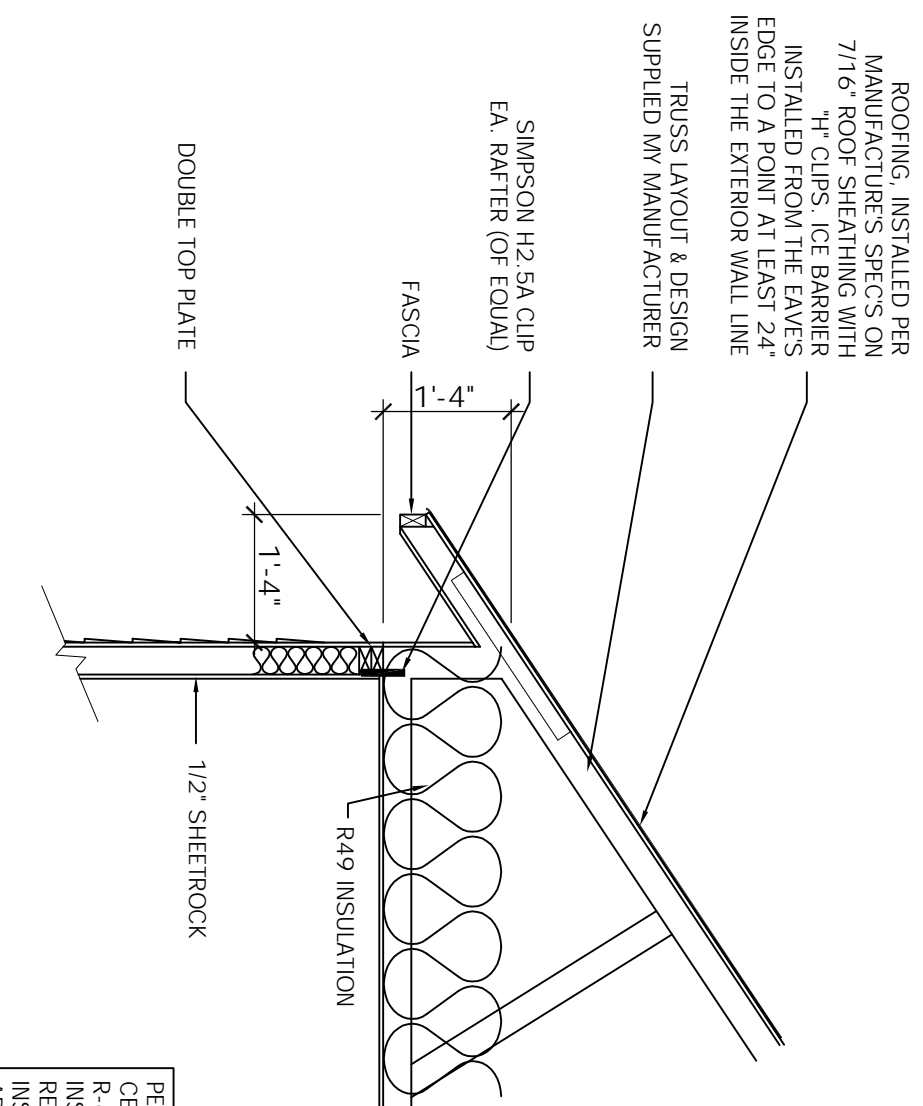
- COLUMNS - (SCREEN PORCH, FRONT PORCH & DECK) UPLIFT PROTECTION USING BOLTS.
- (SD) SMOKE DETECTOR LOCATION
- (CM) CARBON MONOXIDE ALARM LOCATION



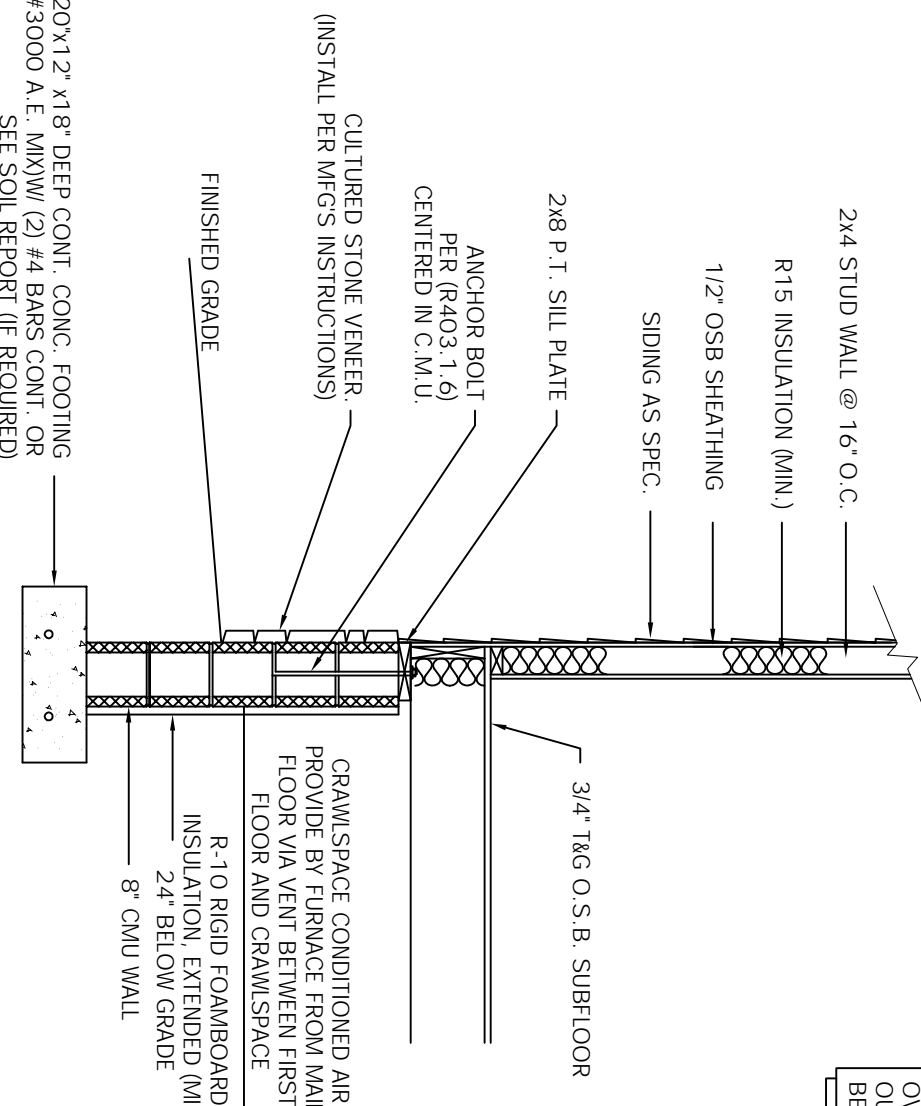
- SMOKE DETECTORS
 SMOKE DETECTORS INSTALLED IN A NEW DWELLING SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR PRIMARY POWER BE PERMANENT CONNECTION TO THE DWELLING'S ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

- EMERGENCY EGRESS
 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW WITH MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE FLOOR WINDOWS) WITH A MINIMUM NET CLEAR WIDTH AND HEIGHT DIMENSIONS OF 20" AND 22" RESPECTIVELY. THE SILL HEIGHT SHALL NOT BE GREATER THEN 44".

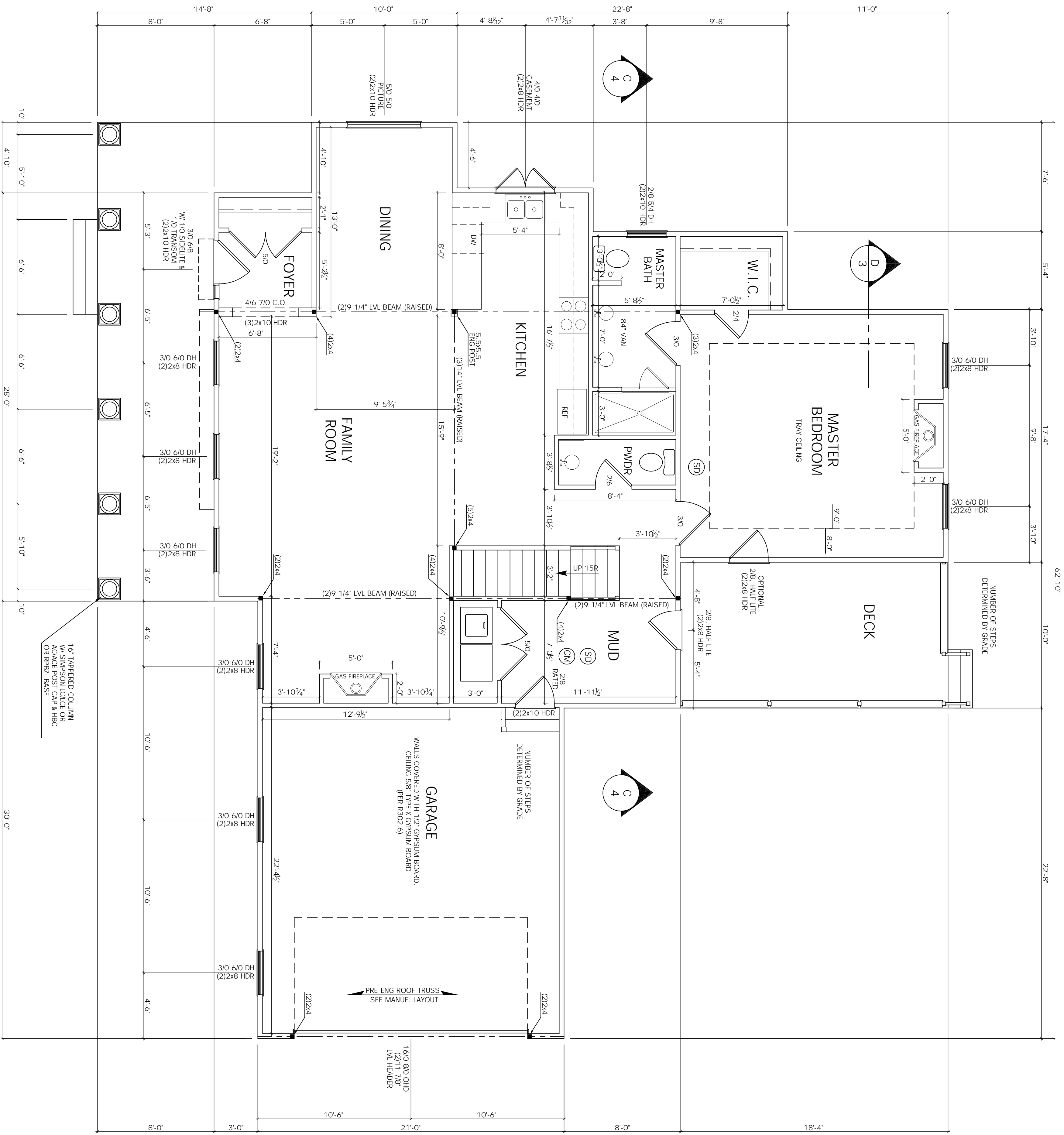
FIRE EXTINGUISHER
 WITH RATING OF 2-A:10-B:C TO BE
 INSTALL IN KITCHEN



PER INT 102.2.1 AS AN EXCEPTION FOR R-40 INSULATION, R-49 MAY BE INSTALLED AND SATISFY THE R-49 REQUIREMENT WHEREVER THE R-49 IS AREA AND THE INSULATION EXTENDS OVER THE WALL TOP PLATE TO THE BRIMS COMPLESSD.

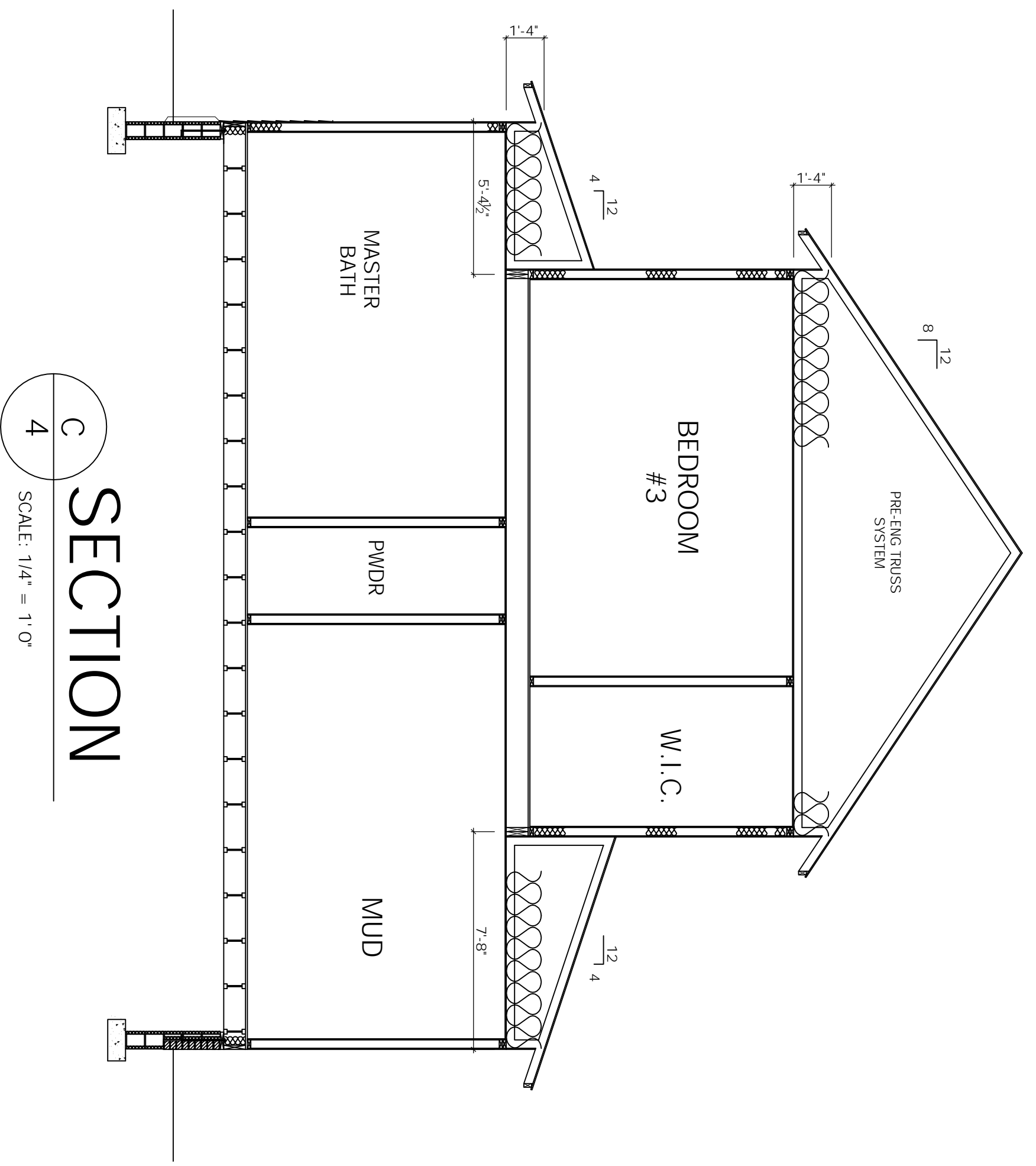


D
SECTION
 SCALE: 1/2" = 1'-0"

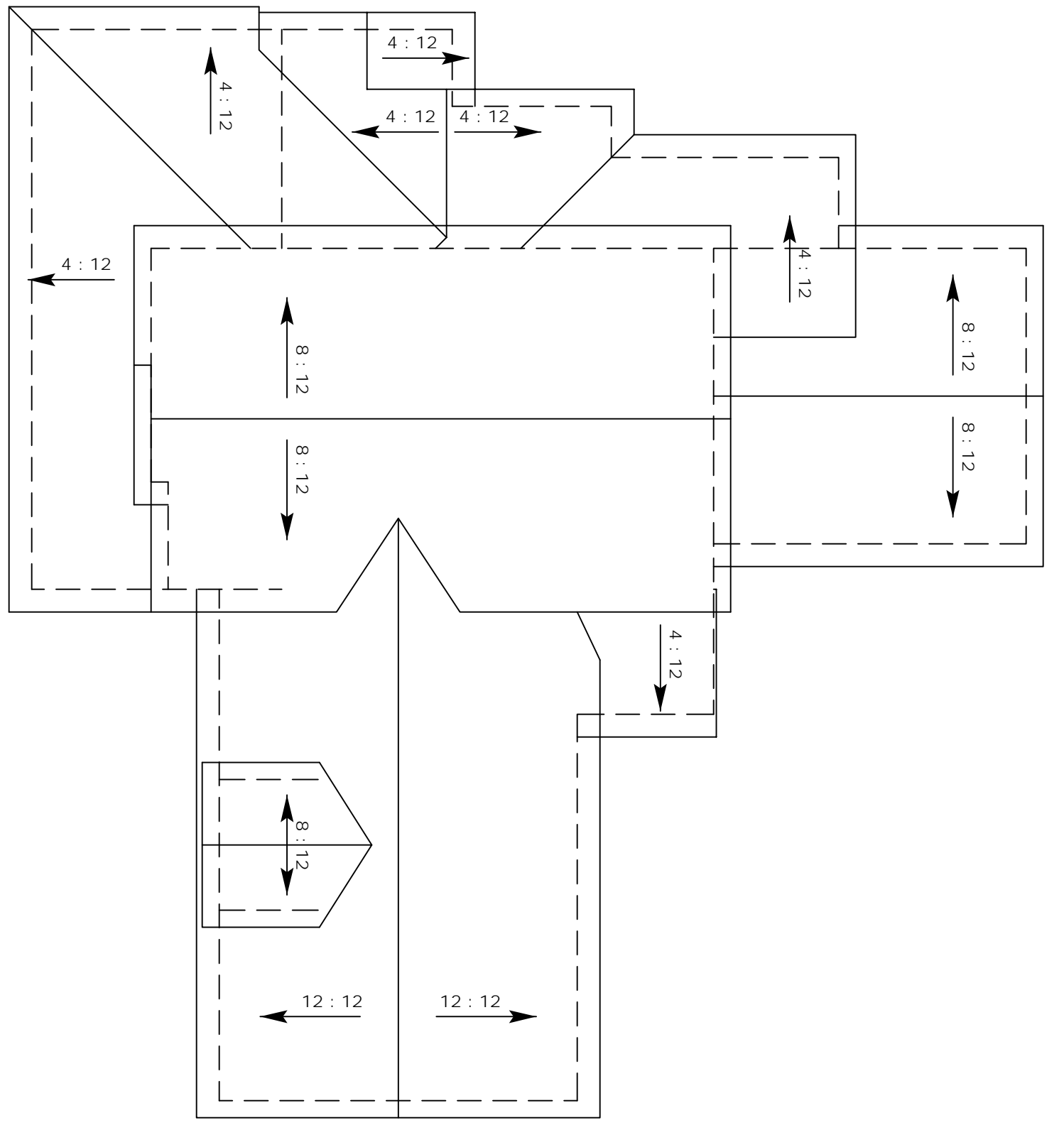


FLOOR PLAN

3/6	TITLE: FIRST FLOOR SECTION	DRAWN BY: MARK MOON LANEXA, VA 23089 804-366-2643	DRAWN FOR: GCS CUSTOM HOME BUILDERS LLC 2025 EAST MAIN ST. SUITE 120 RICHMOND, VA 23223 804-690-3282	PROJECT NAME: THE COVE FOUR BEDROOM	NOTES: 1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. 3. FIELD DIMENSIONS MAY VARY FROM PLANS.
	SCALE: 1/4" = 1'-0"	DATE: 6/25/24			



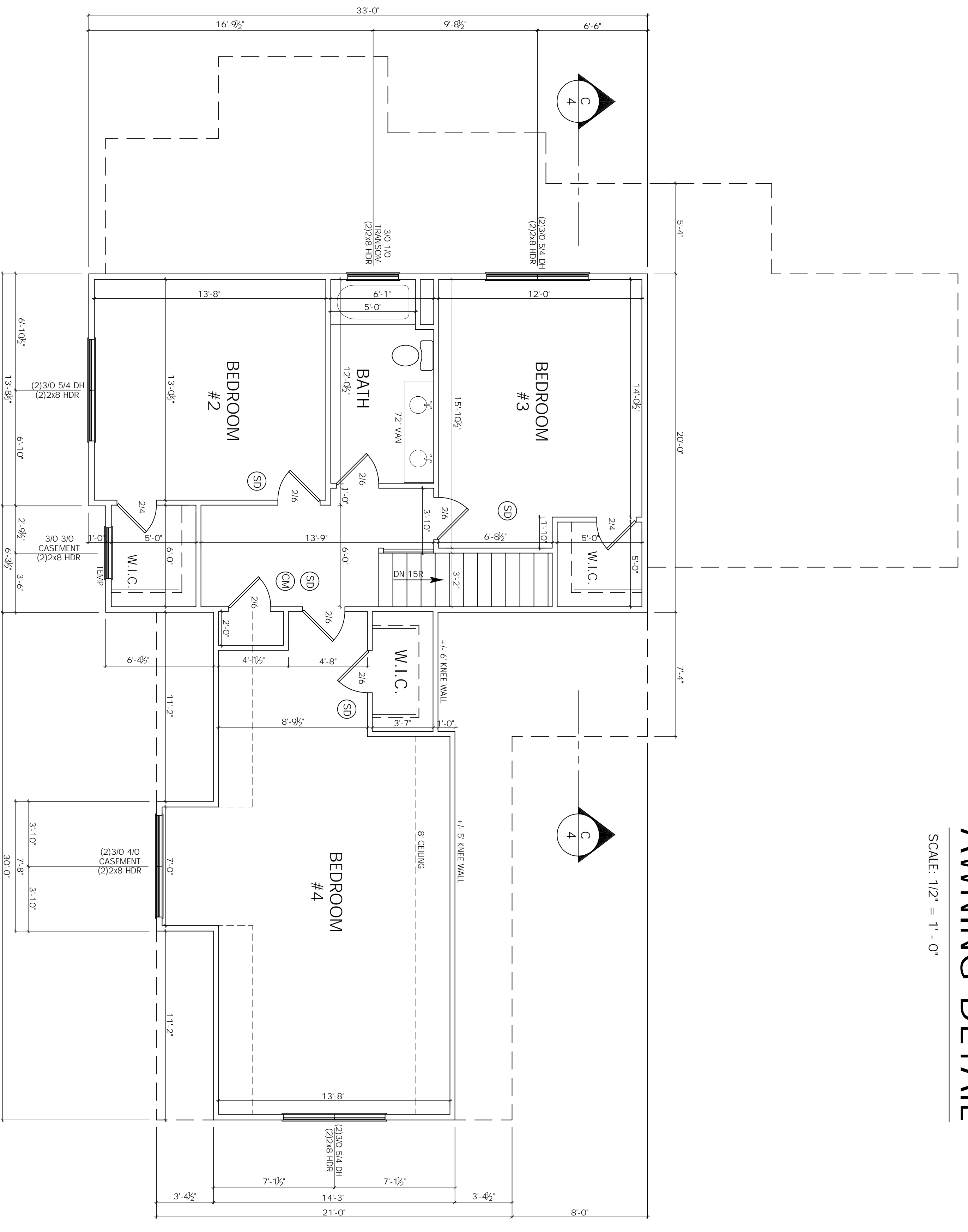
SECTION C-4
SCALE: 1/4" = 1'-0"



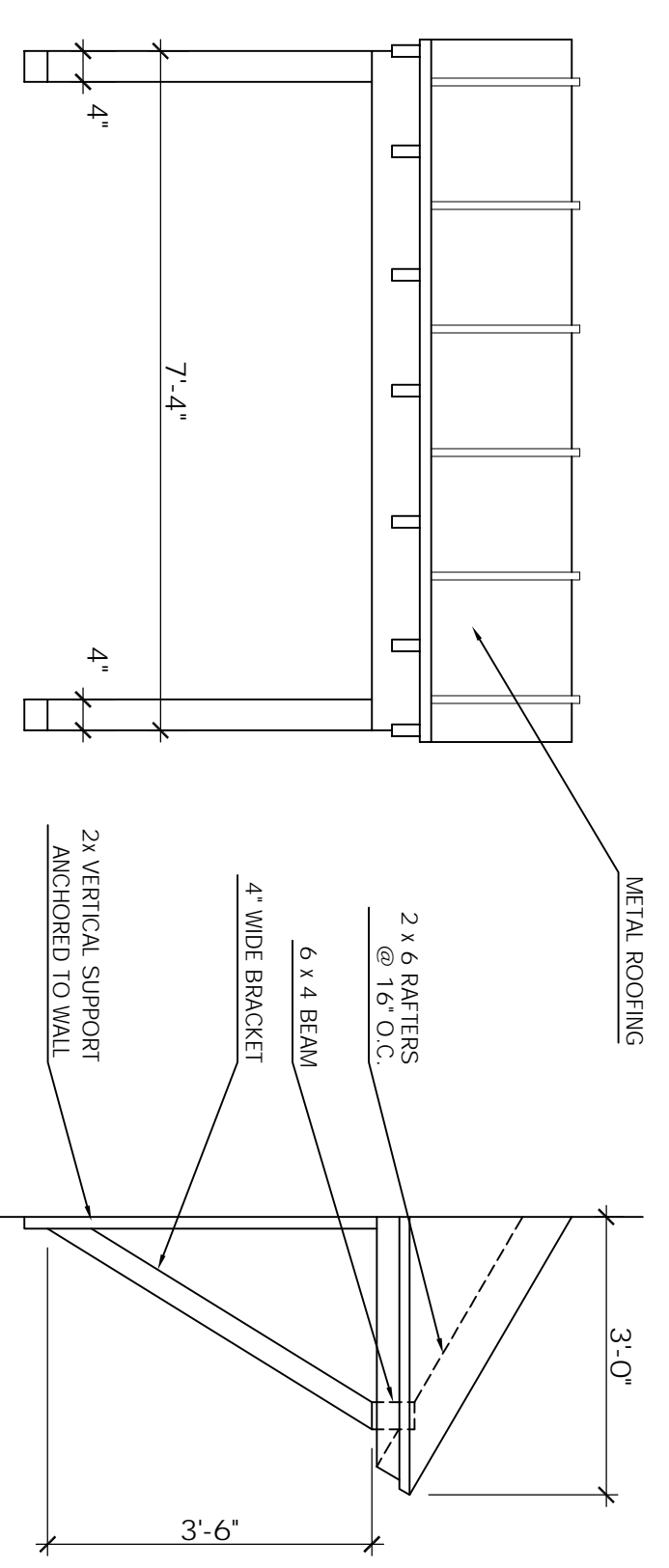
ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF SHEATHING TO BE 7/16" OSB NAILED AT 6" ON CENTER ON EDGES AND 12" ON CENTER IN FIELD.

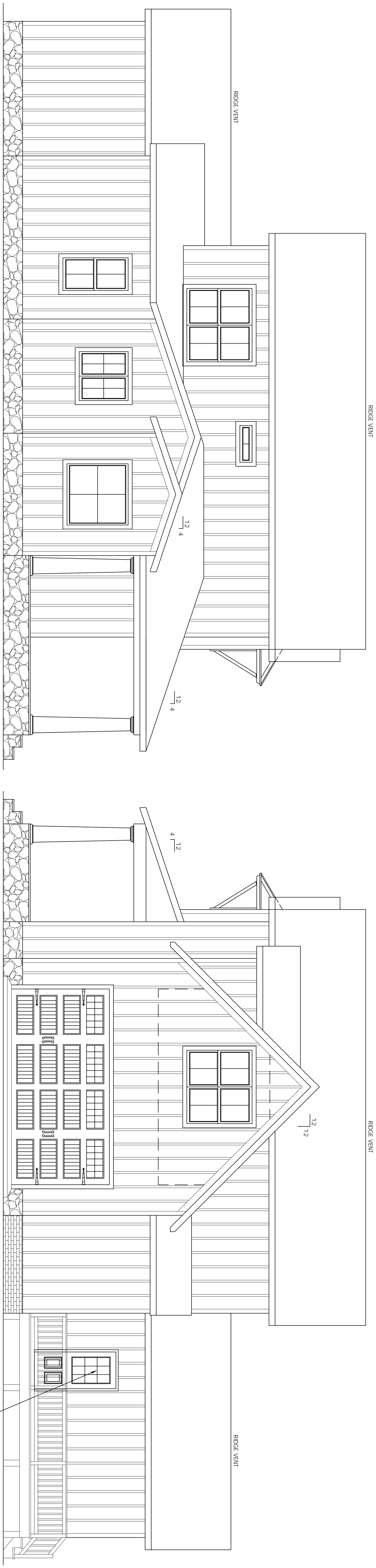
ALL FRAMING MATERIAL TO BE #2 SYP OR BETTER, ALL STUDS TO BE SPF OR BETTER, UNLESS NOTED OTHERWISE



SECOND FLOOR

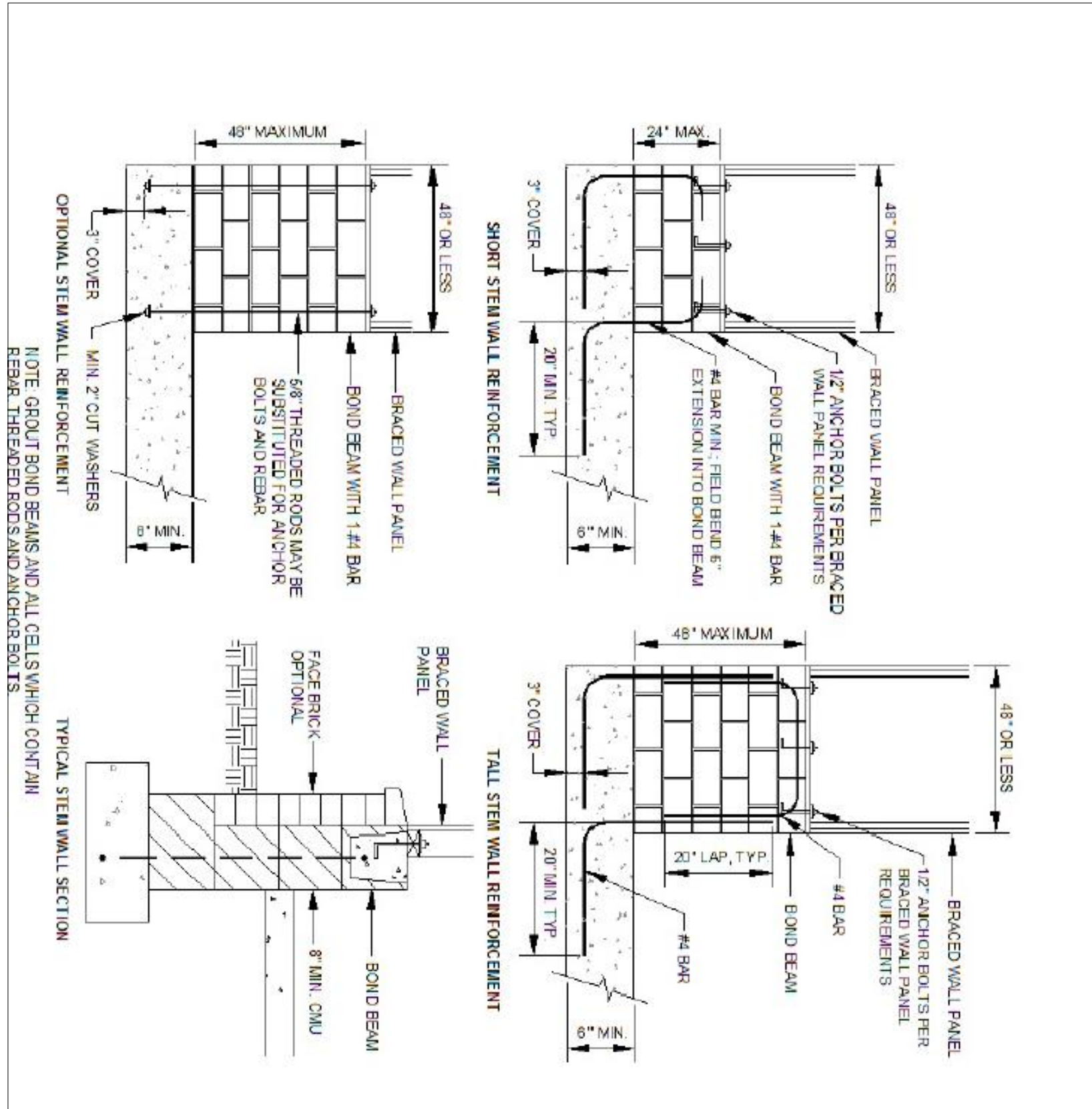
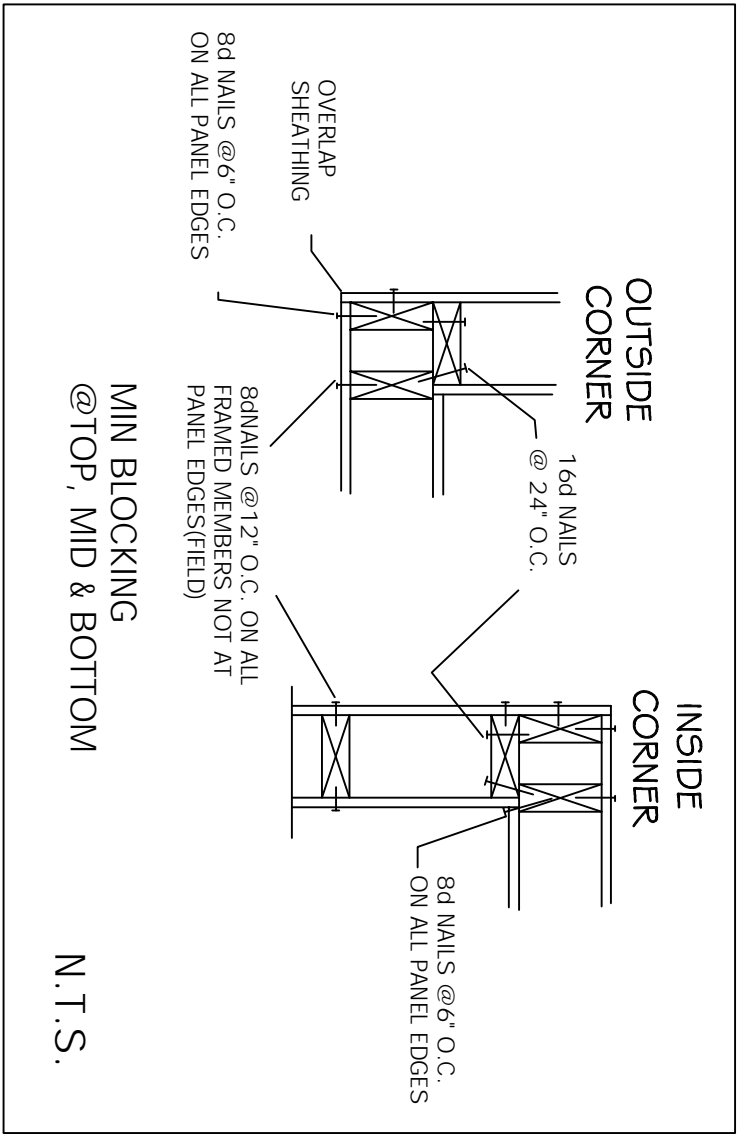


AWNING DETAIL
SCALE: 1/2" = 1'-0"

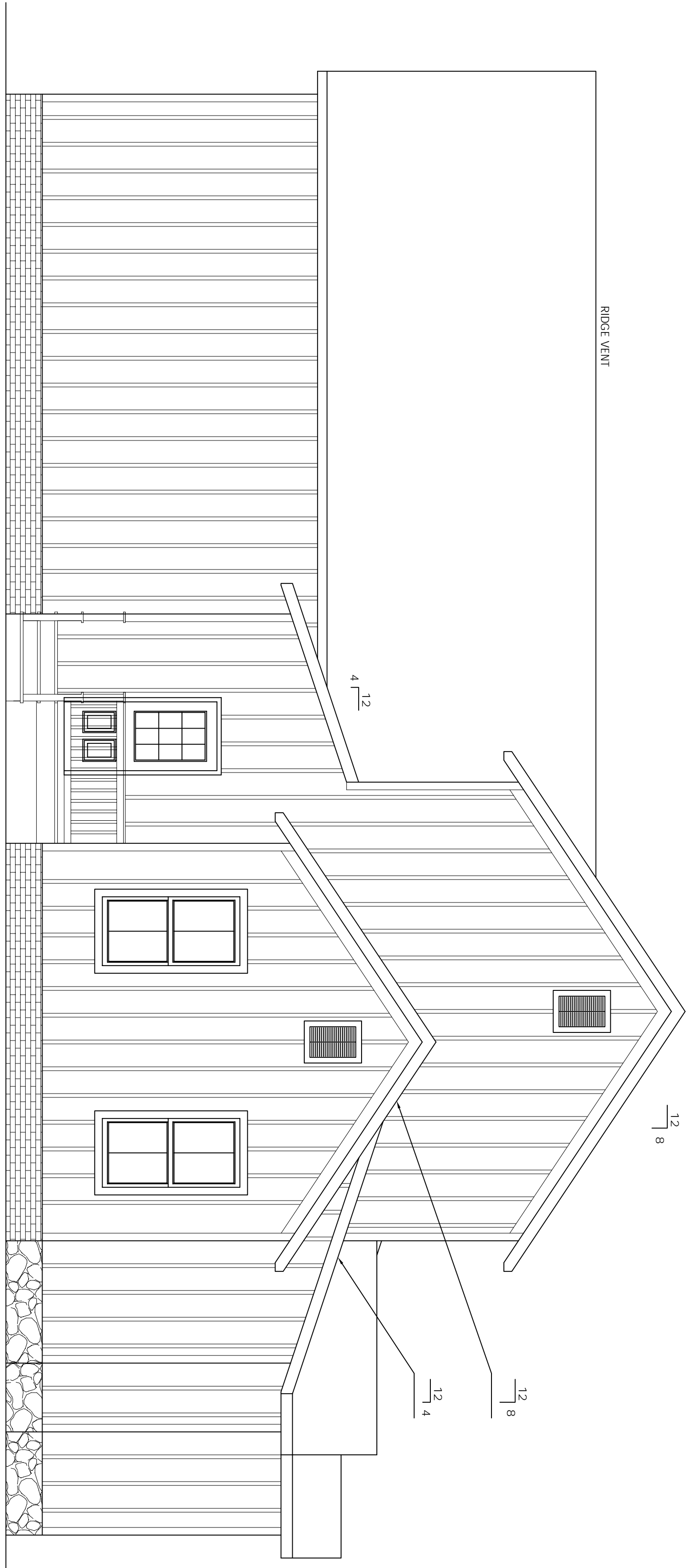


LEFT ELEVATION

RIGHT ELEVATION



STEM WALL DETAIL



REAR ELEVATION

<h1 style="font-size: 48px; margin: 0;">5/6</h1>	TITLE: ELEVATIONS	DRAWN BY: MARK MOON LANEXA, VA 23089 804-366-2643	DRAWN FOR: GCS CUSTOM HOME BUILDERS LLC 2025 EAST MAIN ST. SUITE 120 RICHMOND, VA 23223 804-690-3282	PROJECT NAME: <h1 style="font-size: 36px; margin: 0;">THE COVE</h1> FOUR BEDROOM	NOTES: 1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. 3. FIELD DIMENSIONS MAY VARY FROM PLANS.
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