

FRONT ELEVATION

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	20 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

SQUARE FOOTAGE

FIRST FLOOR	2397	SO. FT.
SECOND FLOOR	1145	SO. FT.
BONUS ROOM	454	SO. FT.
GARAGE	518	SO. FT.
FRONT PORCH	272	SO. FT.
BACK PORCH	185	SO. FT.

PLAN CONTENT

FRONT ELEVATION / NOTES	1	SHEET
FOUNDATION / SECTIONS	2	
FIRST FLOOR PLAN / SECTION	3	
SECOND FLOOR PLAN / SECTION	4	
SIDE ELEVATIONS	5	
REAR ELEVATION / ROOF PLAN / PORCH FJ LAYOUTS	6	
SECTIONS	7	

-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 REGISTER 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

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.

PROJECT NAME:

THE ANNA
2 CAR GARAGE

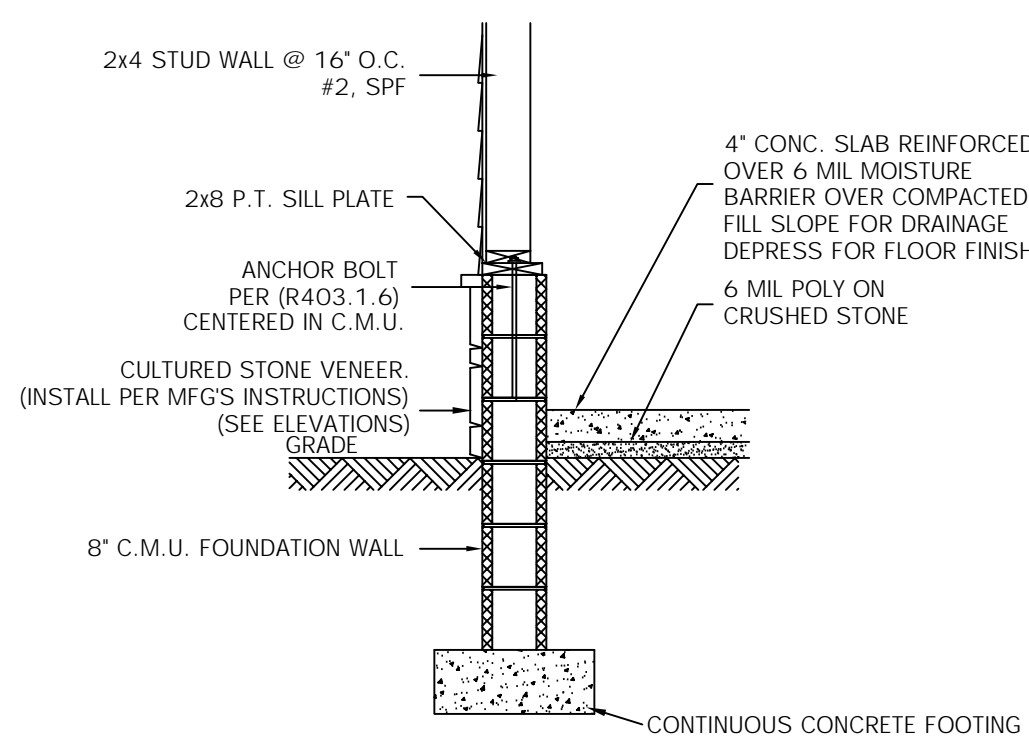
DRAWN FOR:
GCS CUSTOM
HOME BUILDERS LLC
2025 EAST MAIN ST.
SUITE 120
RICHMOND, VA 23223
804-690-3282

DRAWN BY:
MARK MOON
LANEXA, VA 23089
804-366-2643

TITLE:
FRONT ELEVATION
NOTES

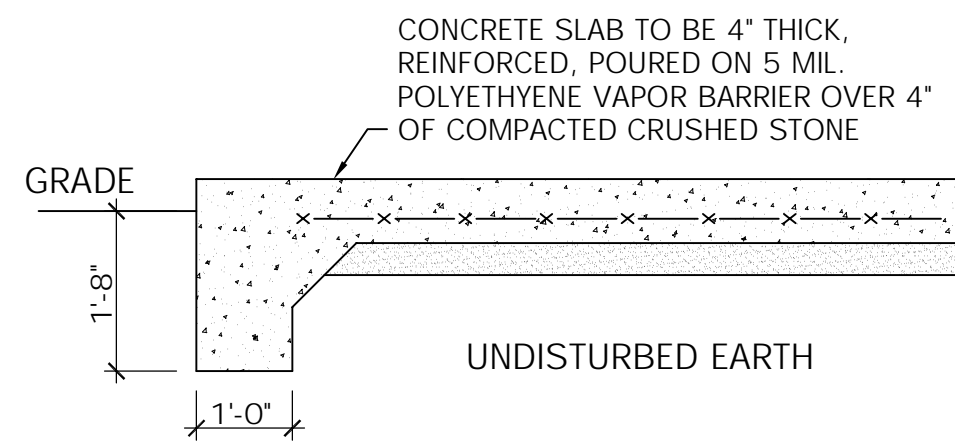
SCALE:
1/4" = 1'-0"

1/7



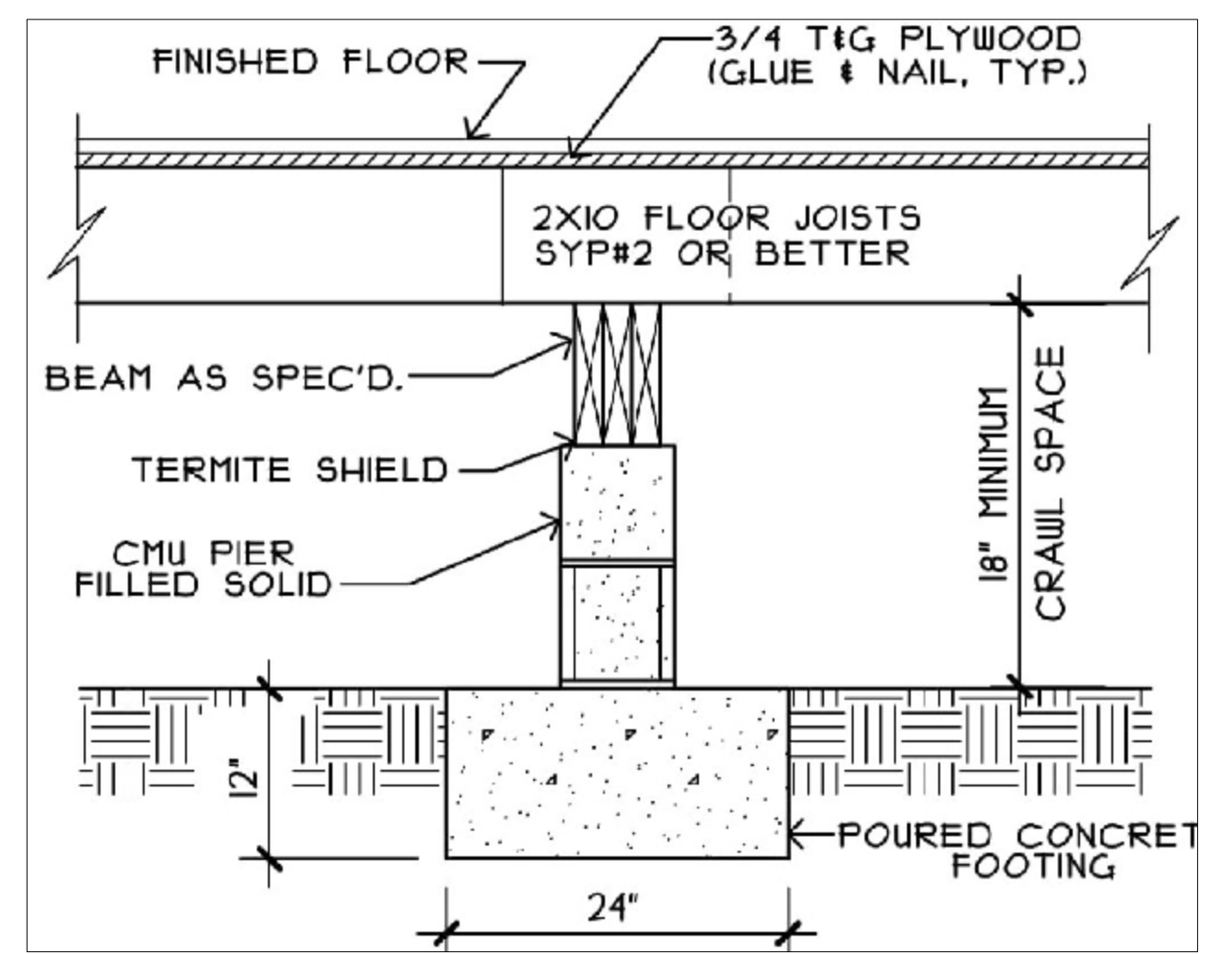
SECTION

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



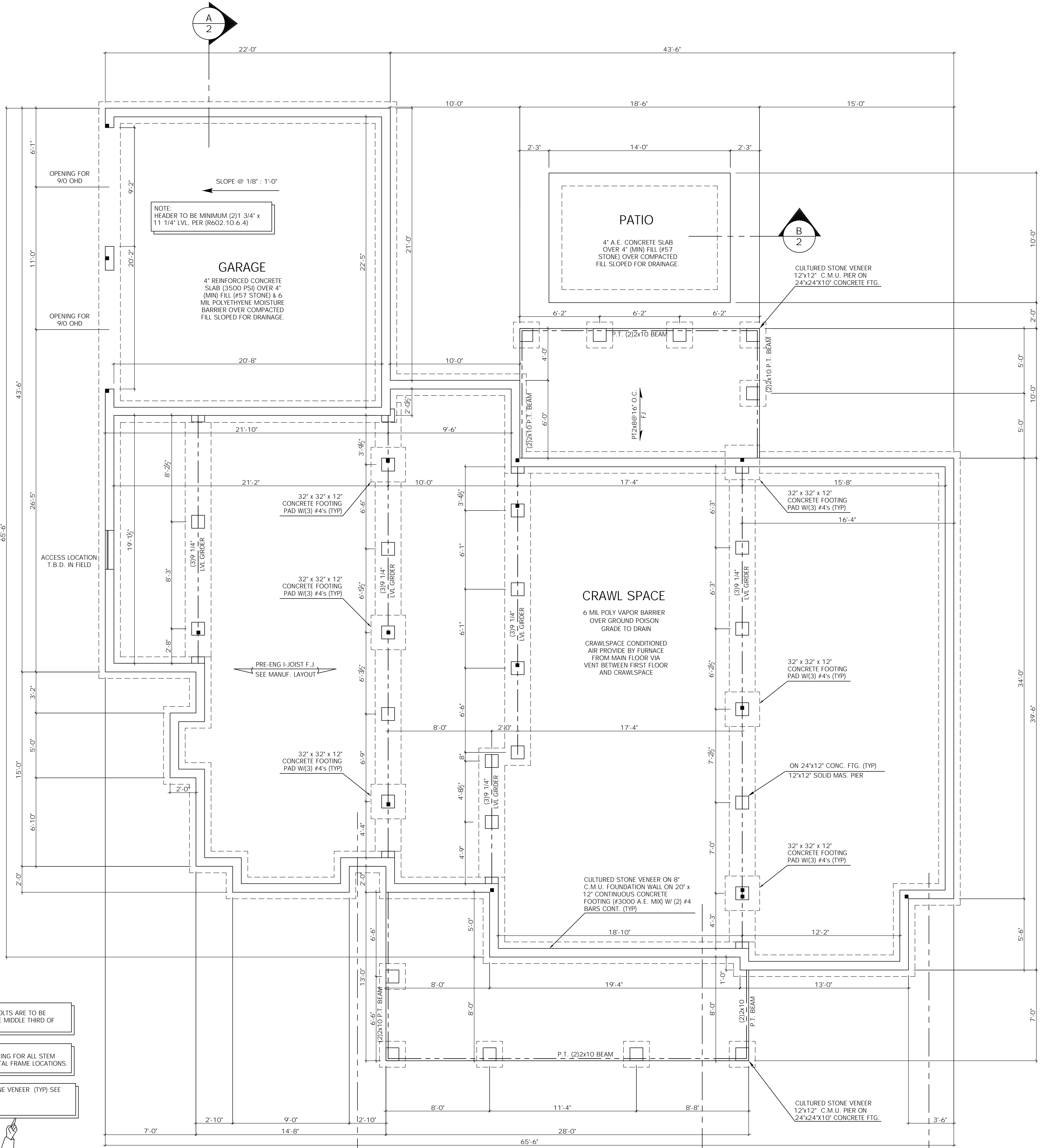
SECTION

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



FOUNDATION PIER DETAIL

NOT TO SCALE



FOUNDATION

- NOTE: 1/2" ANCHOR BOLTS ARE TO BE LOCATED IN THE MIDDLE THIRD OF C.M.U. BLOCK.
- NOTE: SEE WALL BRACING FOR ALL STEM WALL AND PORTAL FRAME LOCATIONS.
- CULTURED STONE VENEER (TYP) SEE ELEVATIONS



2/17	TITLE: FOUNDATION 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 ANNA 2 CAR GARAGE	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: 7/18/24			

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

▩ - LOAD BEARING WALL

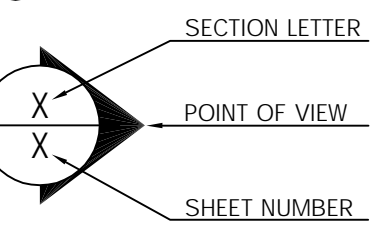
EACH 2x4 TO CARRY 2000 LBS. 2x6 TO CARRY 2500 LBS.

CHECK BEAM REACTIONS PER MANUF. CALC SHEETS FOR PROPPER 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

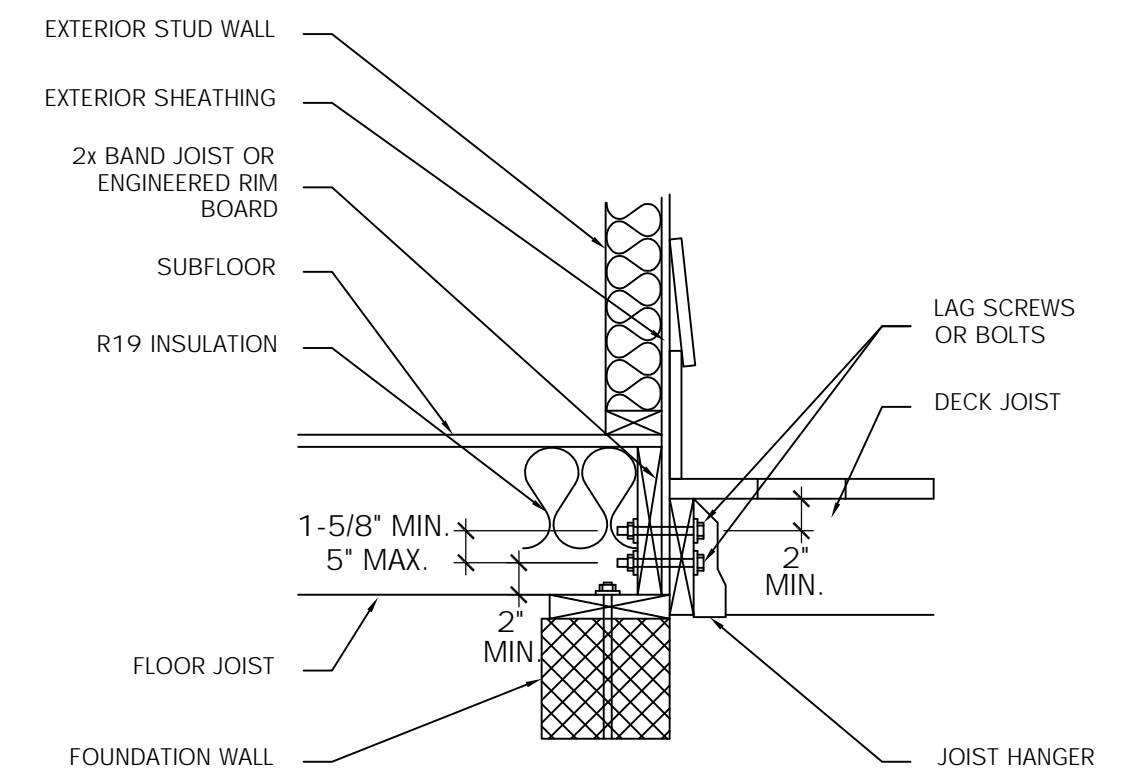


- SMOKE DETECTORS
 SMOKE DETECTORS INSTALLED IN A NEW DWELLING SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR PRIMARY POWER BE PERMANENT CONNECTION TO THE DWELLING'S ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

- 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".

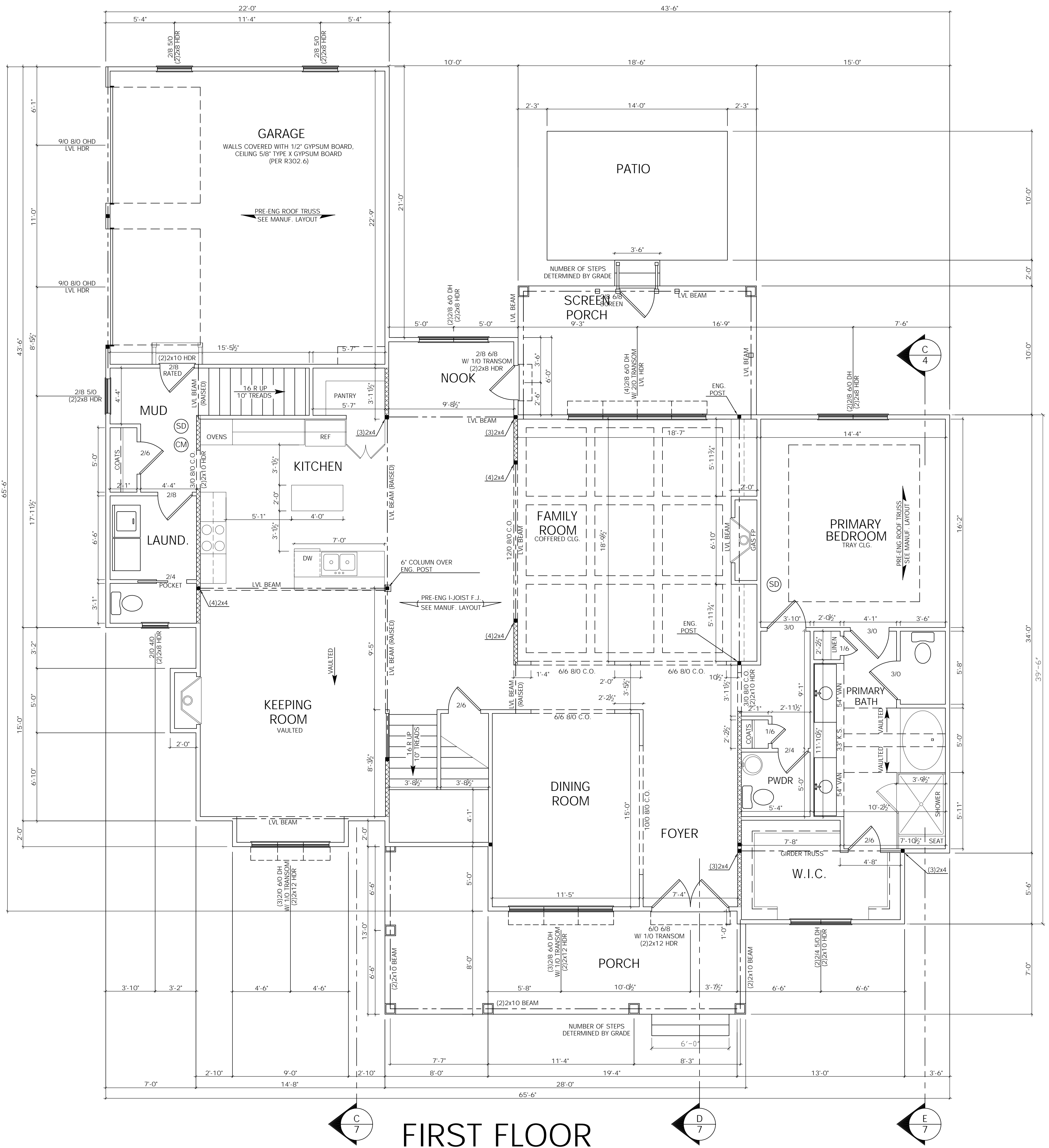
FIRE EXTINGUISHER
 WITH RATING OF 2-A:10-B:C TO BE INSTALL IN KITCHEN

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



DECK ATTACHMENT
 N.T.S.

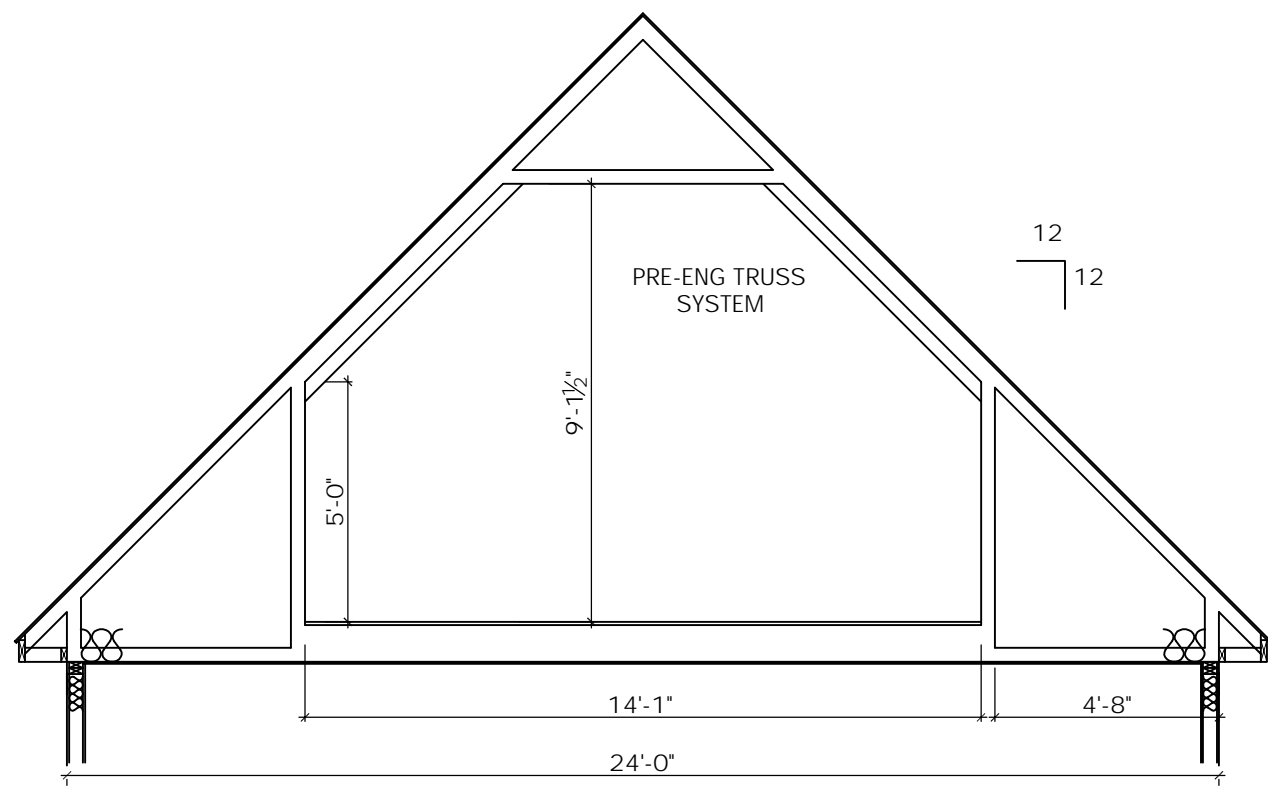
NOTE:
 THE HOUSE BAND SILL SHALL BE PRESSURE TREATED WHERE DECKS, PORCHES AND OTHER APPURTENANCES ARE ATTACHED



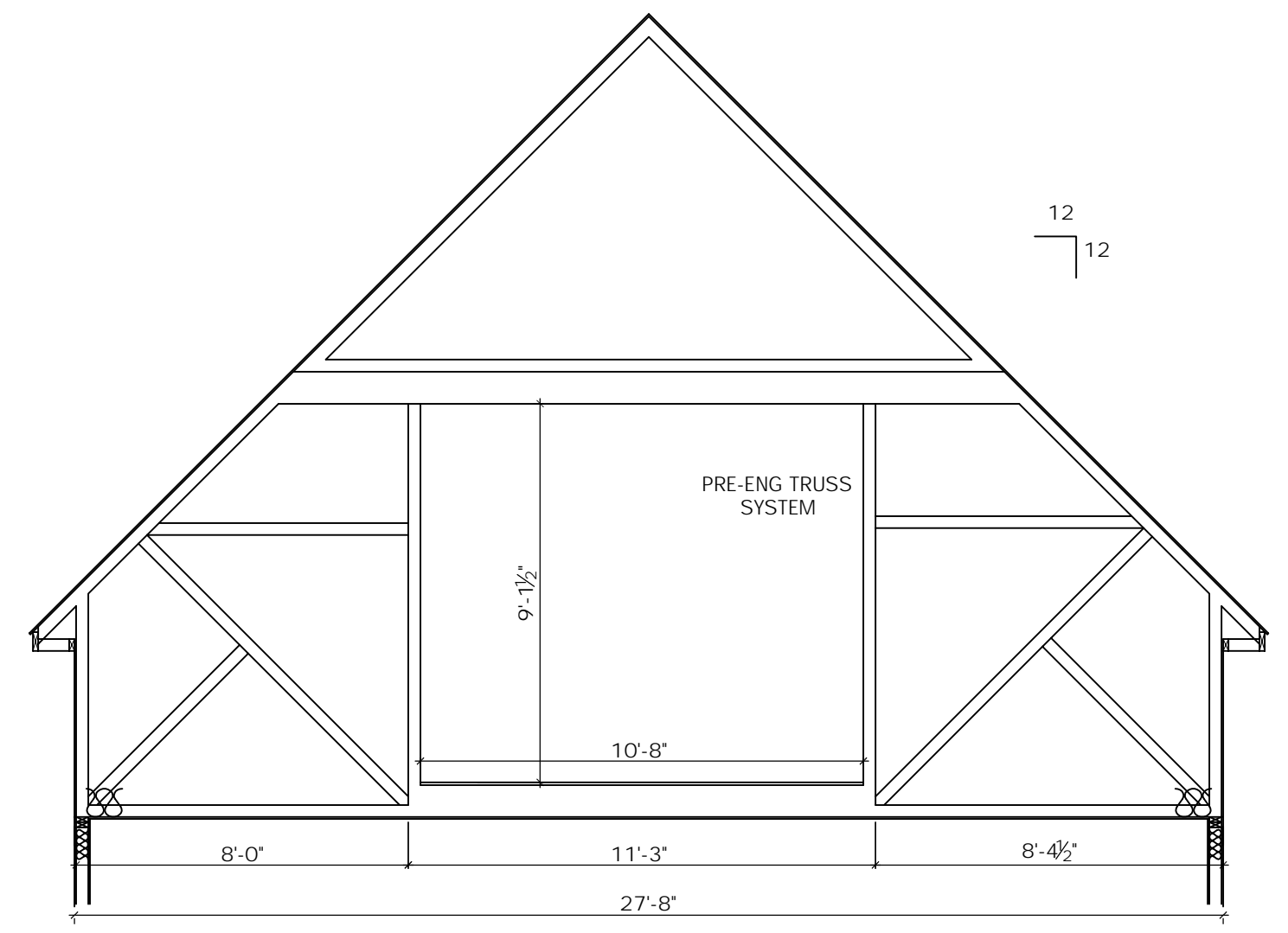
FIRST FLOOR

3/17

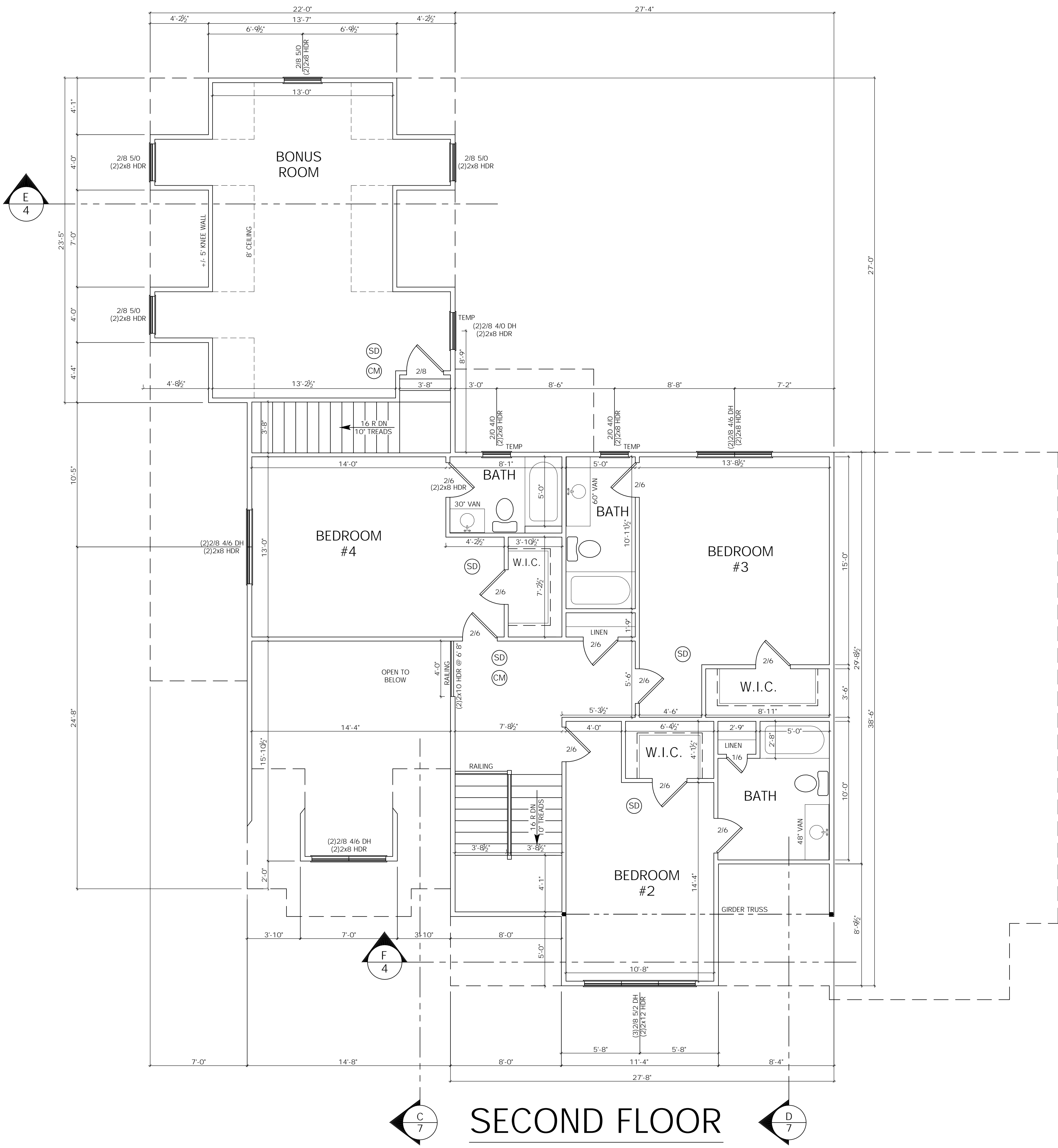
TITLE: FIRST FLOOR	DRAWN BY: MARK MOON LANEXA, VA 23089 804-366-2643	DRAWN FOR: GCS CUSTOM HOME BUILDERS LLC 2025 EAST MAIN ST. SUITE 120 RICHMOND, VA 23223 804-690-3282	PROJECT NAME: THE ANNA 2 CAR GARAGE	NOTES: 1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL 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: 7/18/24			



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



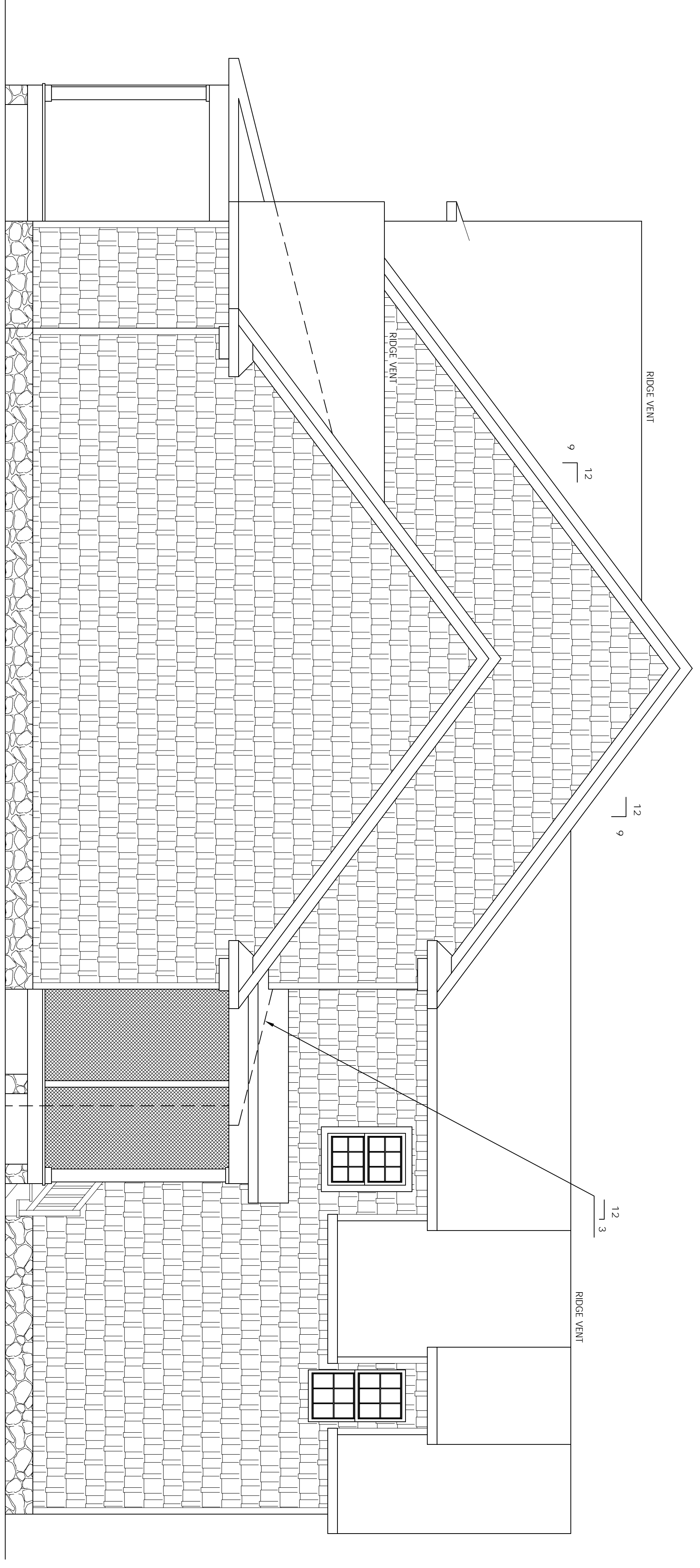
F
4 SECTION
SCALE: 1/4" = 1' - 0"



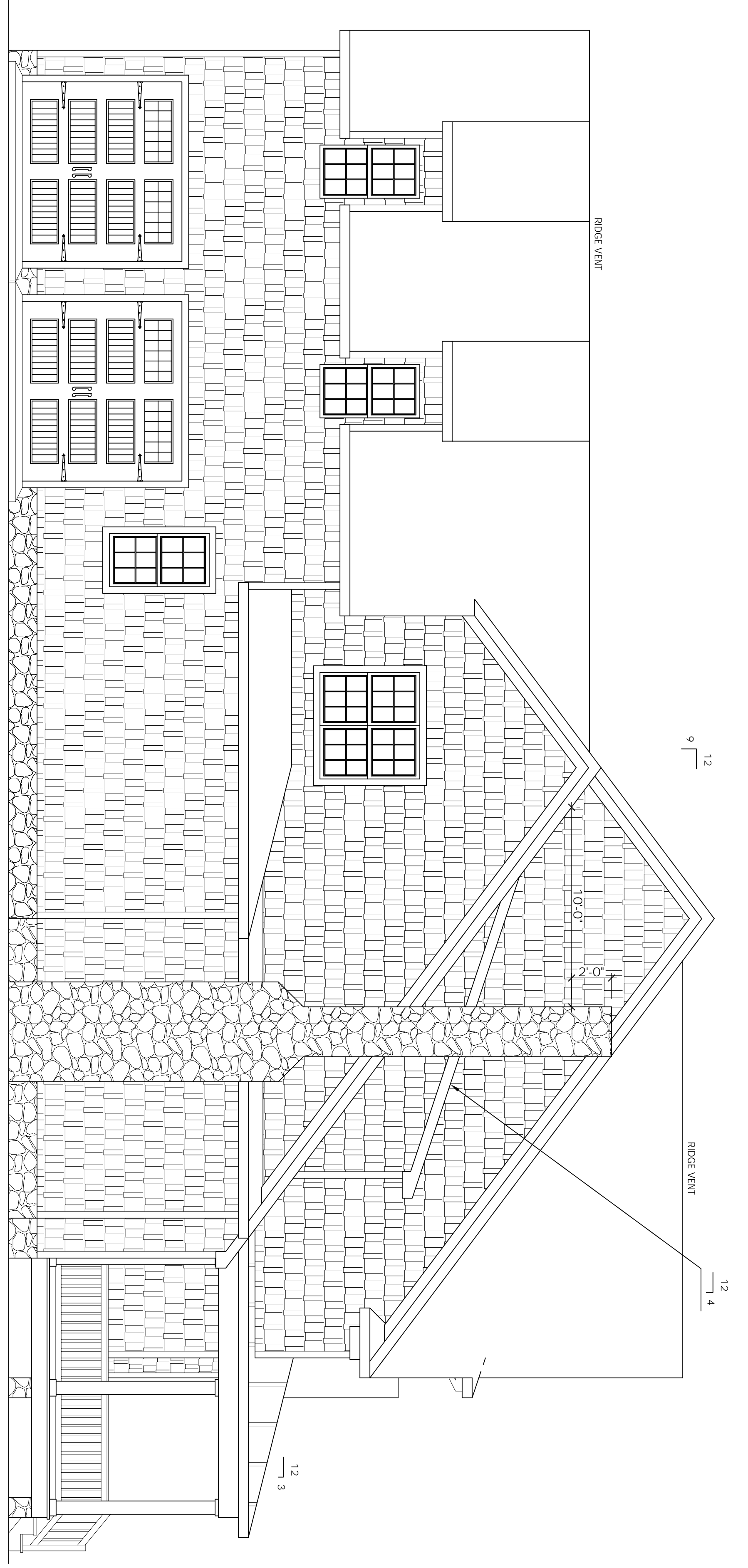
C 7 **SECOND FLOOR** **D** 7

4/7	TITLE: SECOND 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 ANNA 2 CAR GARAGE	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: 7/18/24			

RIGHT ELEVATION



LEFT ELEVATION



5/7

TITLE:
ELEVATIONS

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

DRAWN BY:
MARK MOON
LANEXA, VA 23089
804-366-2643

DATE:
7/18/24

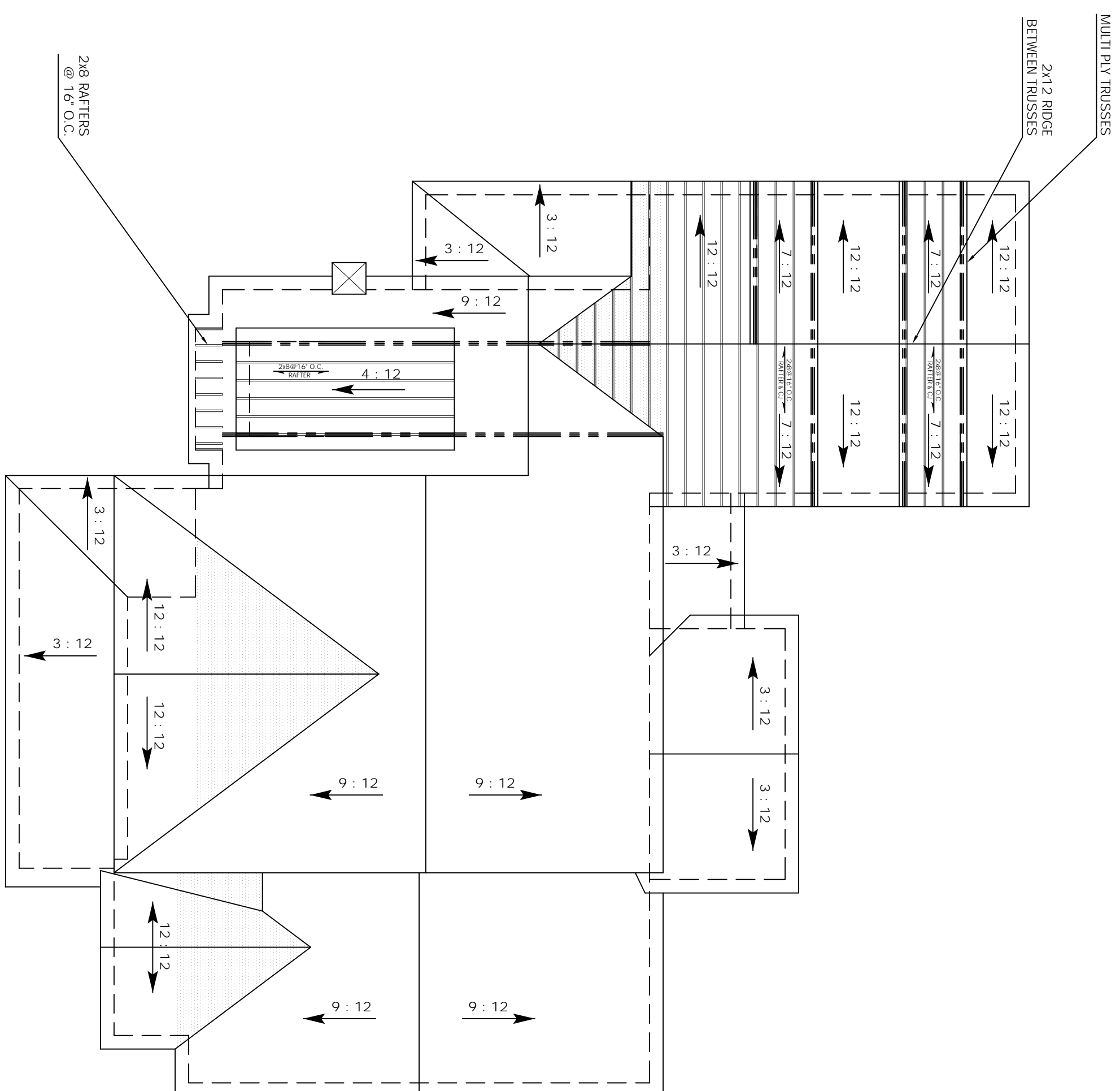
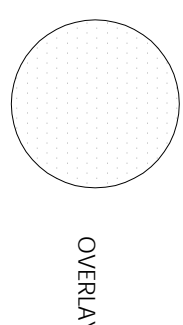
DRAWN FOR:
GCS CUSTOM
HOME BUILDERS LLC
2025 EAST MAIN ST.
SUITE 120
RICHMOND, VA 23223
804-690-3282

PROJECT NAME:

THE ANNA
2 CAR GARAGE

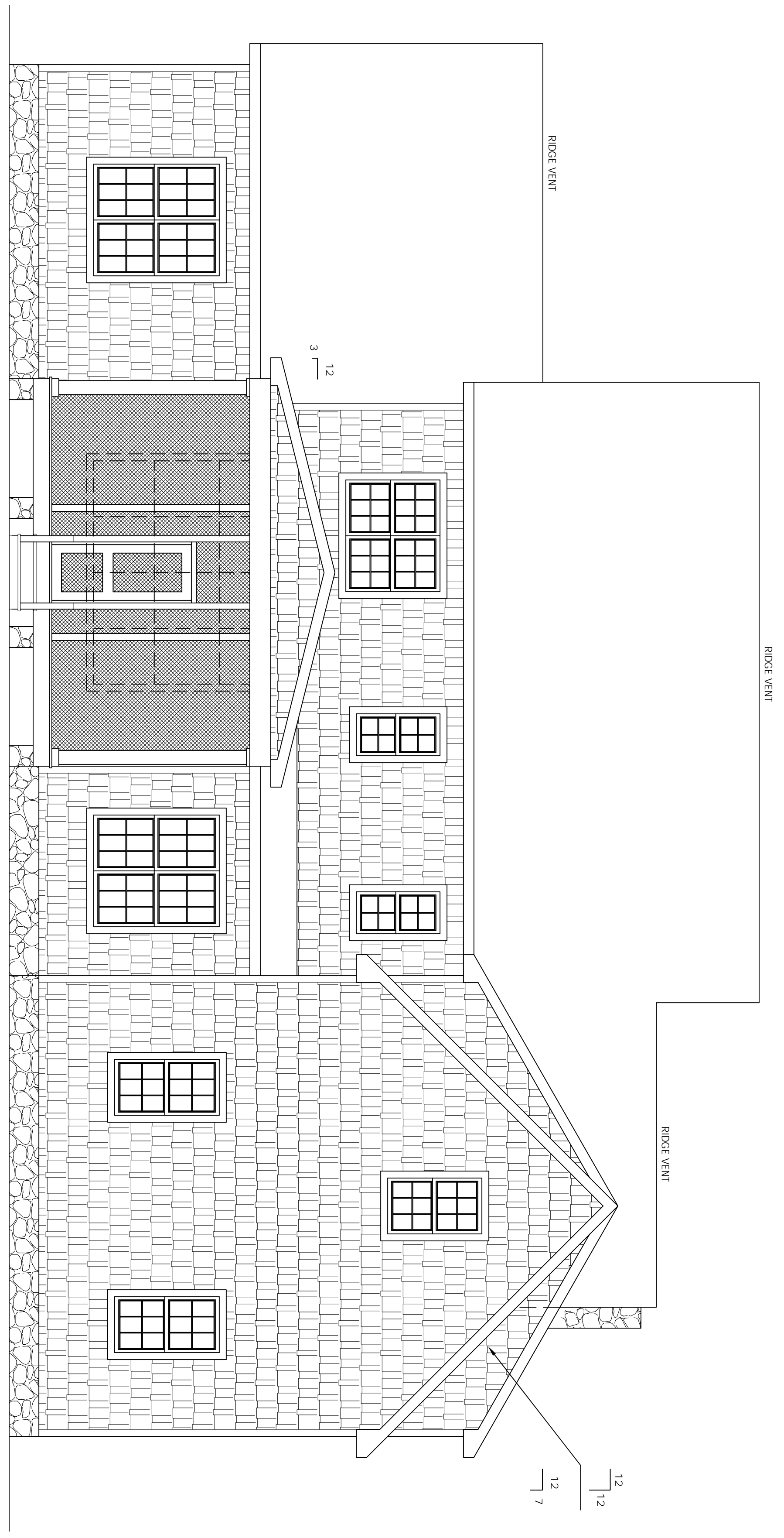
NOTES:
1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. FIELD DIMENSIONS MAY VARY FROM PLANS.

- EXCEPT WHERE NOTED, ROOF FRAMING TO BE PRE-ENGINEERED DESIGN. TRUSS LAYOUT & MANUFACTURER
- ROOF SHEATHING TO BE 7/16" OSB NAILLED 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 #2 SYP OR BETTER UNLESS NOTED OTHERWISE.
- FURRICANT GLUES ARE REQUIRED AT ALL TRUSS JOINTS AND ALL FRAMING WALL DOUBLE TOP PLATE.
- 2 LAYERS OF UNDERLAMENT IS REQUIRED FOR ROOF SLOPES BETWEEN 2:12 & 4:12 INCHES.
- DORMERS: (MIN) 2x6 RIDGE 2x6 RAFTERS @ 16" O.C.

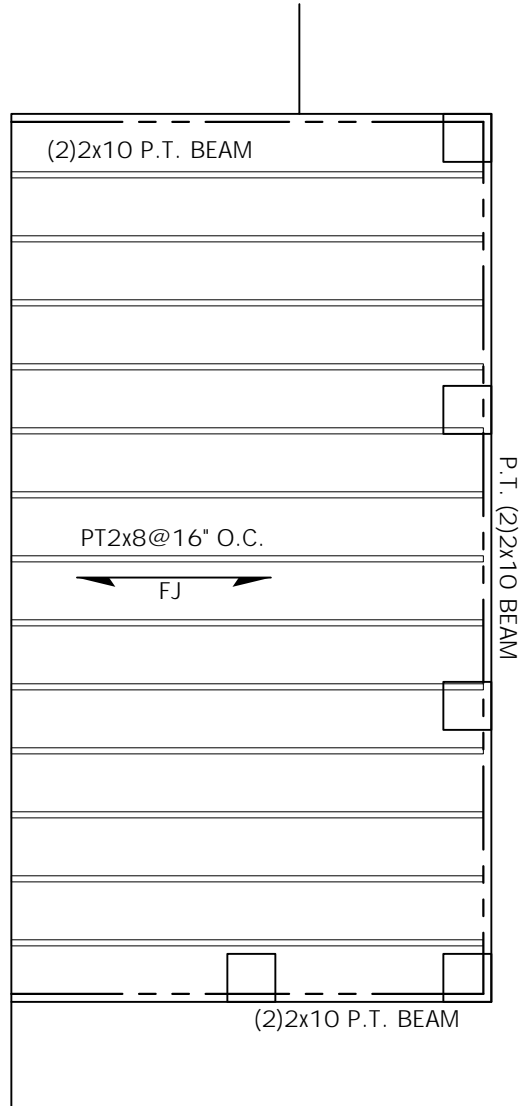


ROOF PLAN

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

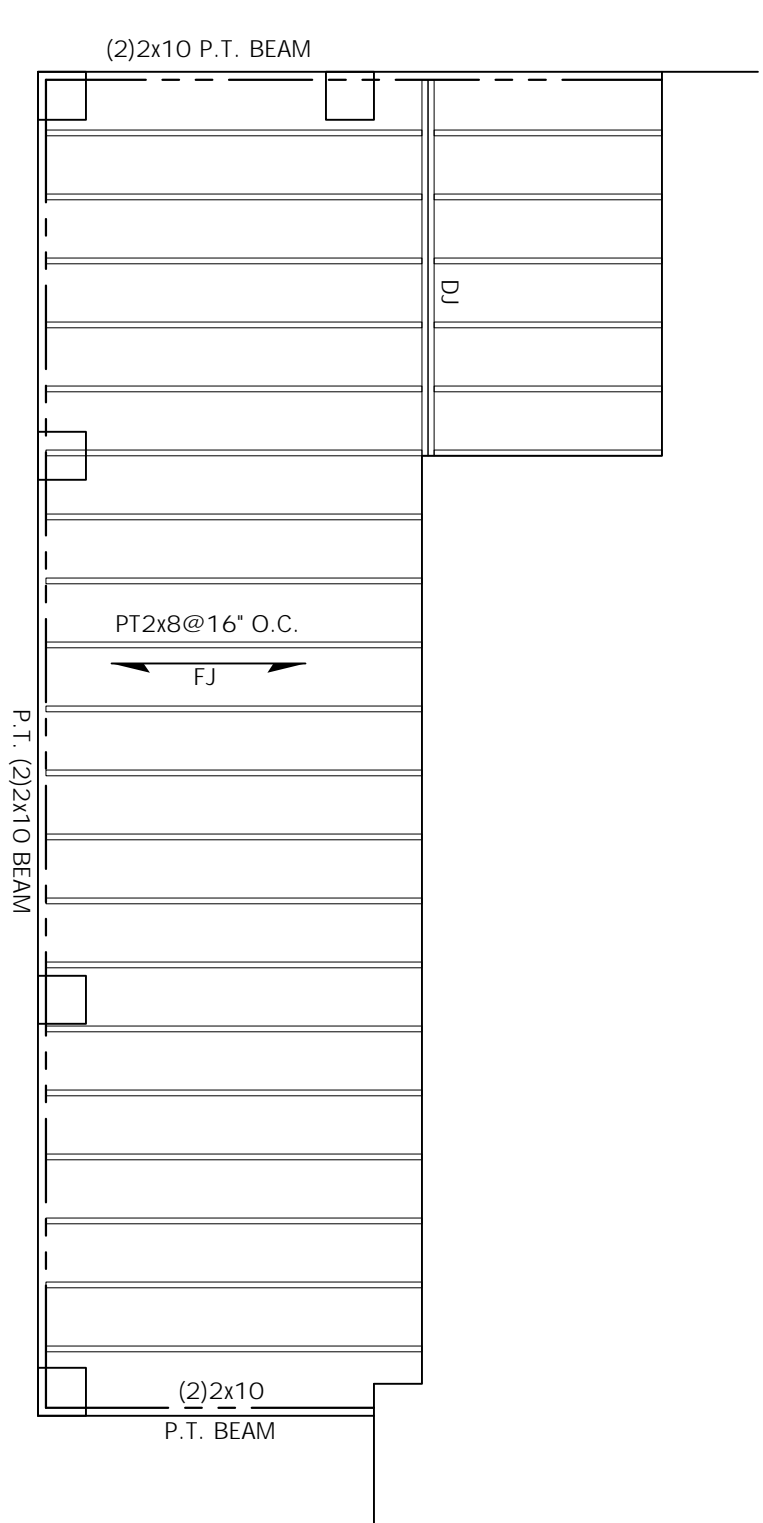


REAR ELEVATION



SCREEN PORCH FJ LAYOUT

FJ LAYOUT



FRONT PORCH FJ LAYOUT

FJ LAYOUT

6/17

TITLE:
REAR ELEVATION
ROOF PLAN
FRAMING

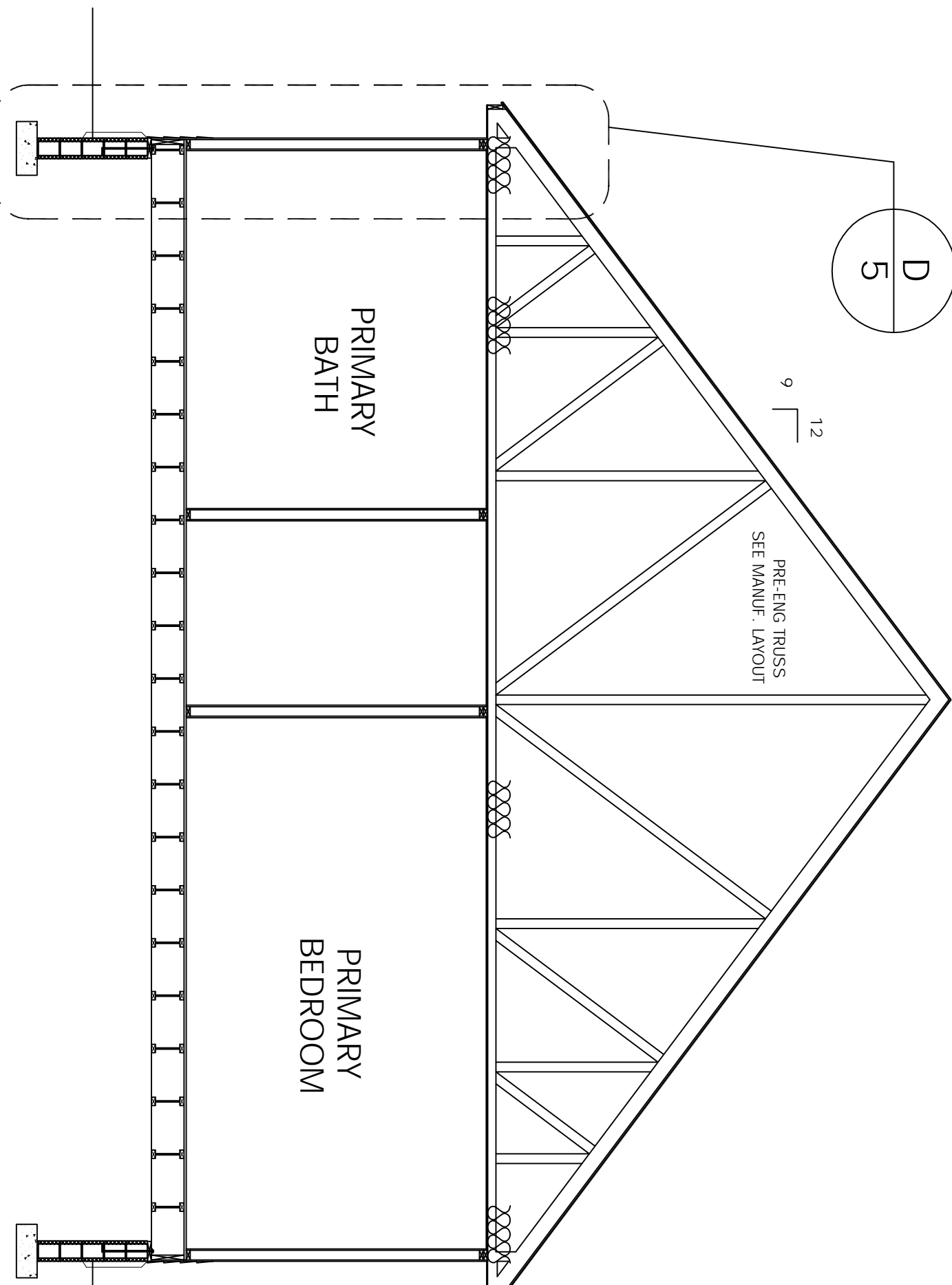
DRAWN BY:
MARK MOON
LANEXA, VA 23089
804-366-2643

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

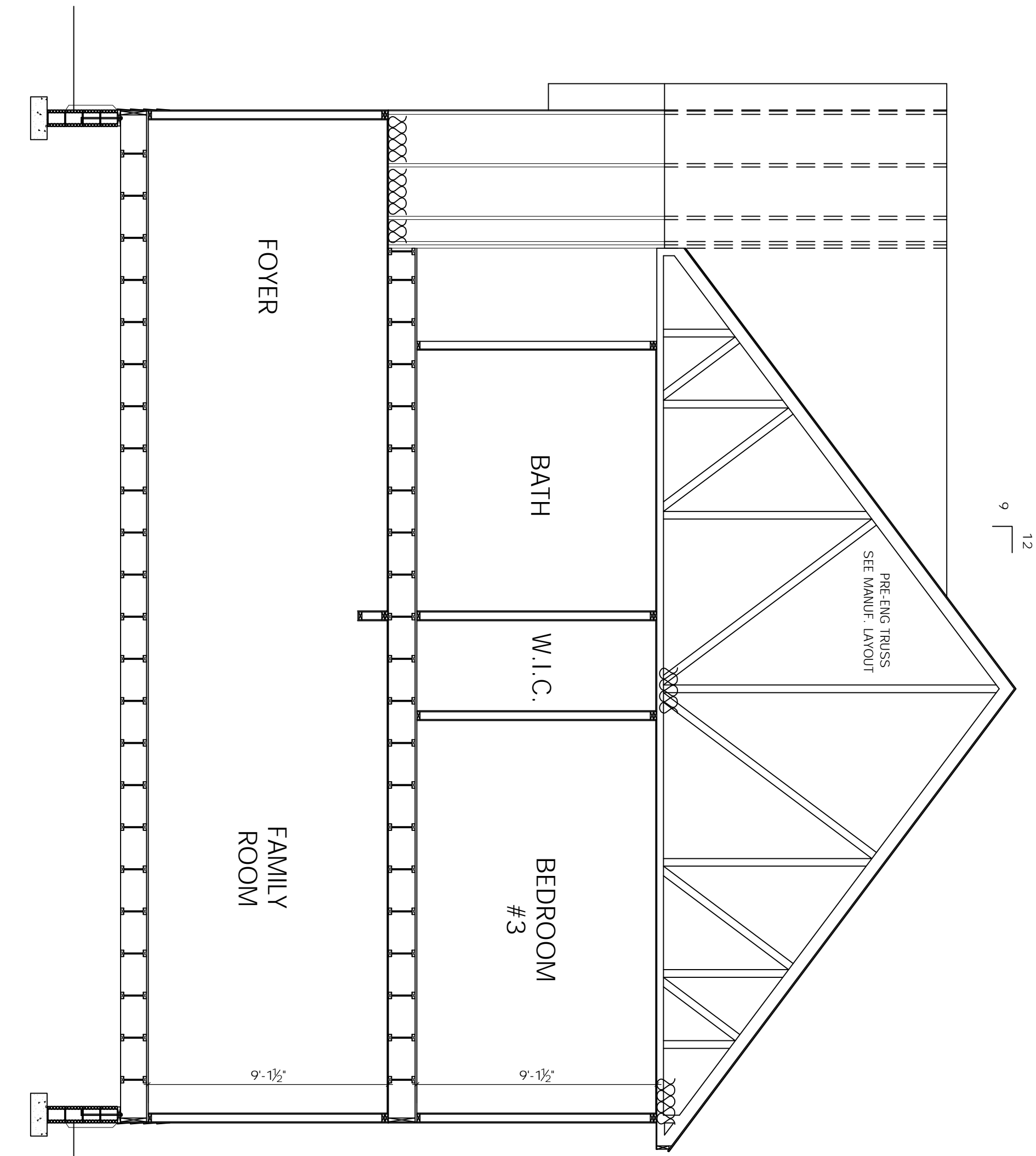
PROJECT NAME:

THE ANNA
2 CAR GARAGE

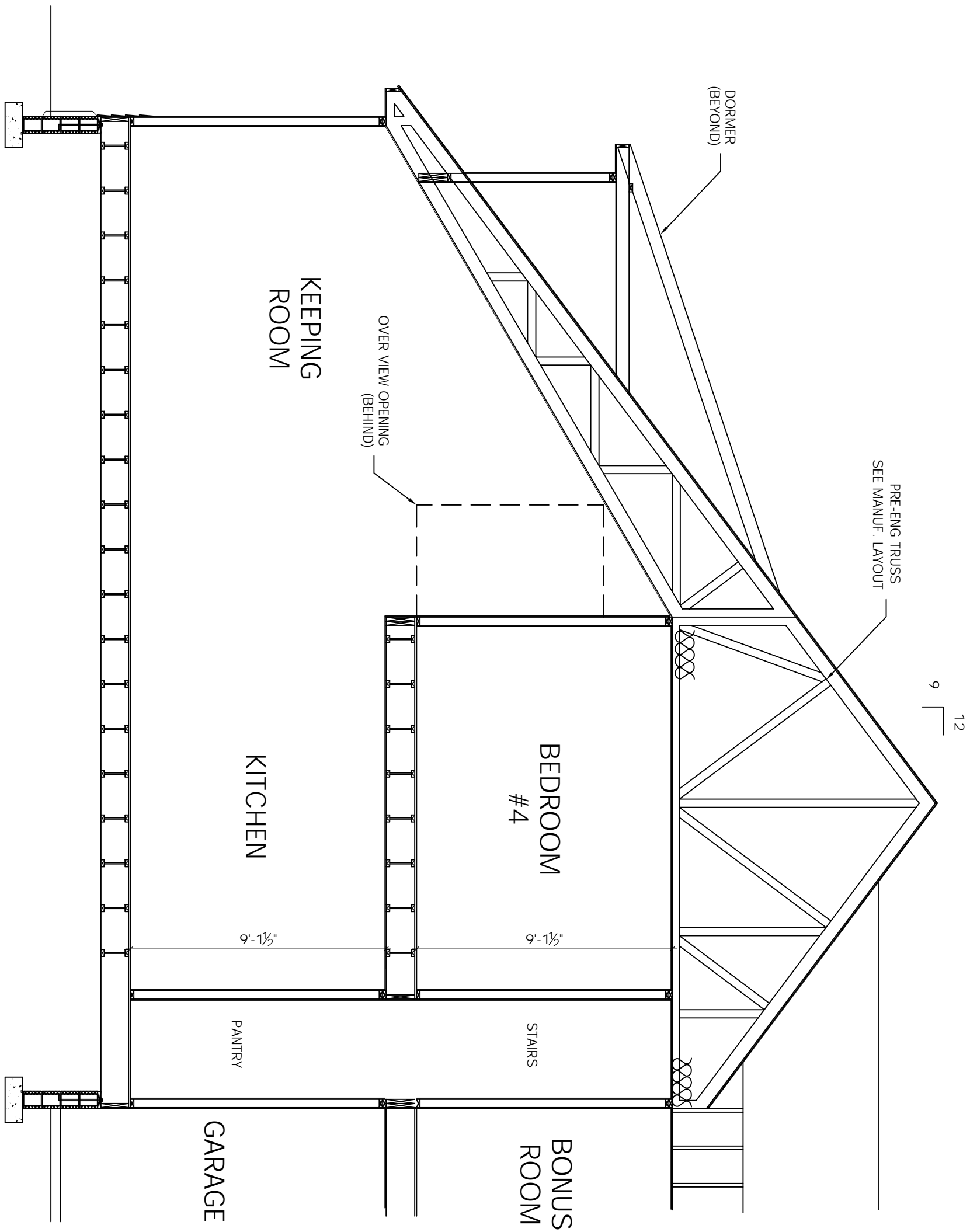
- NOTES:
1. CONTRACTOR SHALL CONFORM TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIAL SIZING, LOADS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
 3. FIELD DIMENSIONS MAY VARY FROM PLANS.



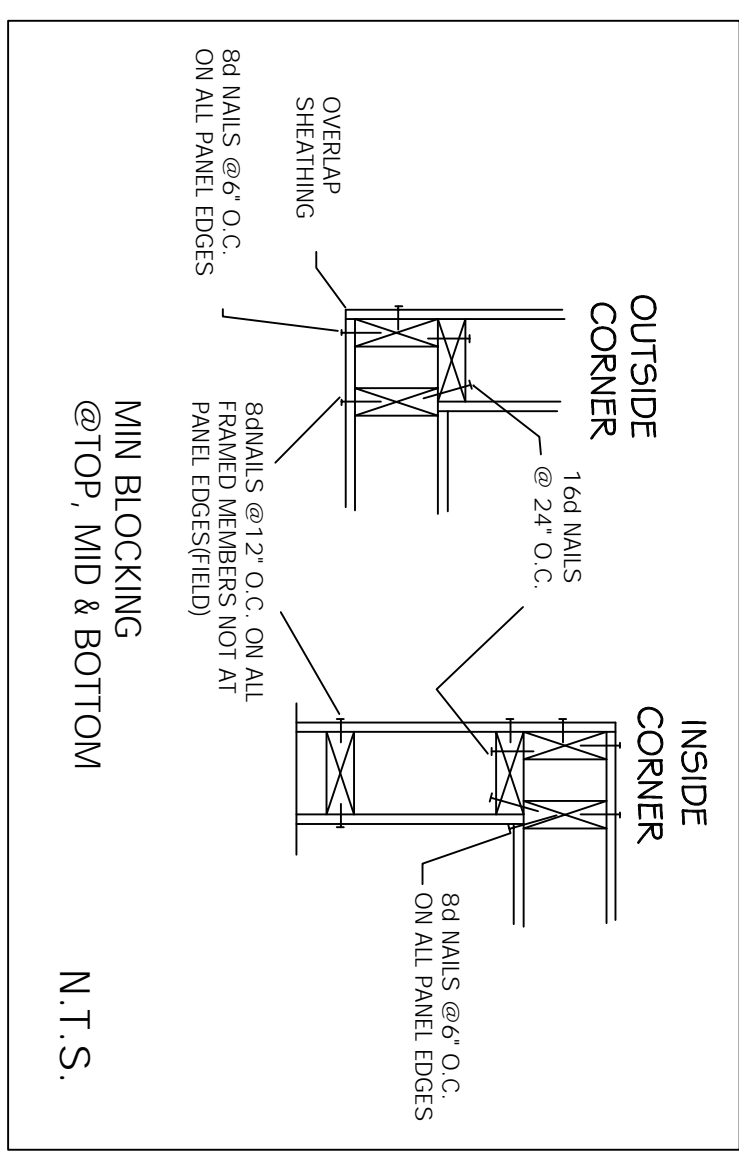
SECTION C-D
SCALE: 1/4" = 1'-0"



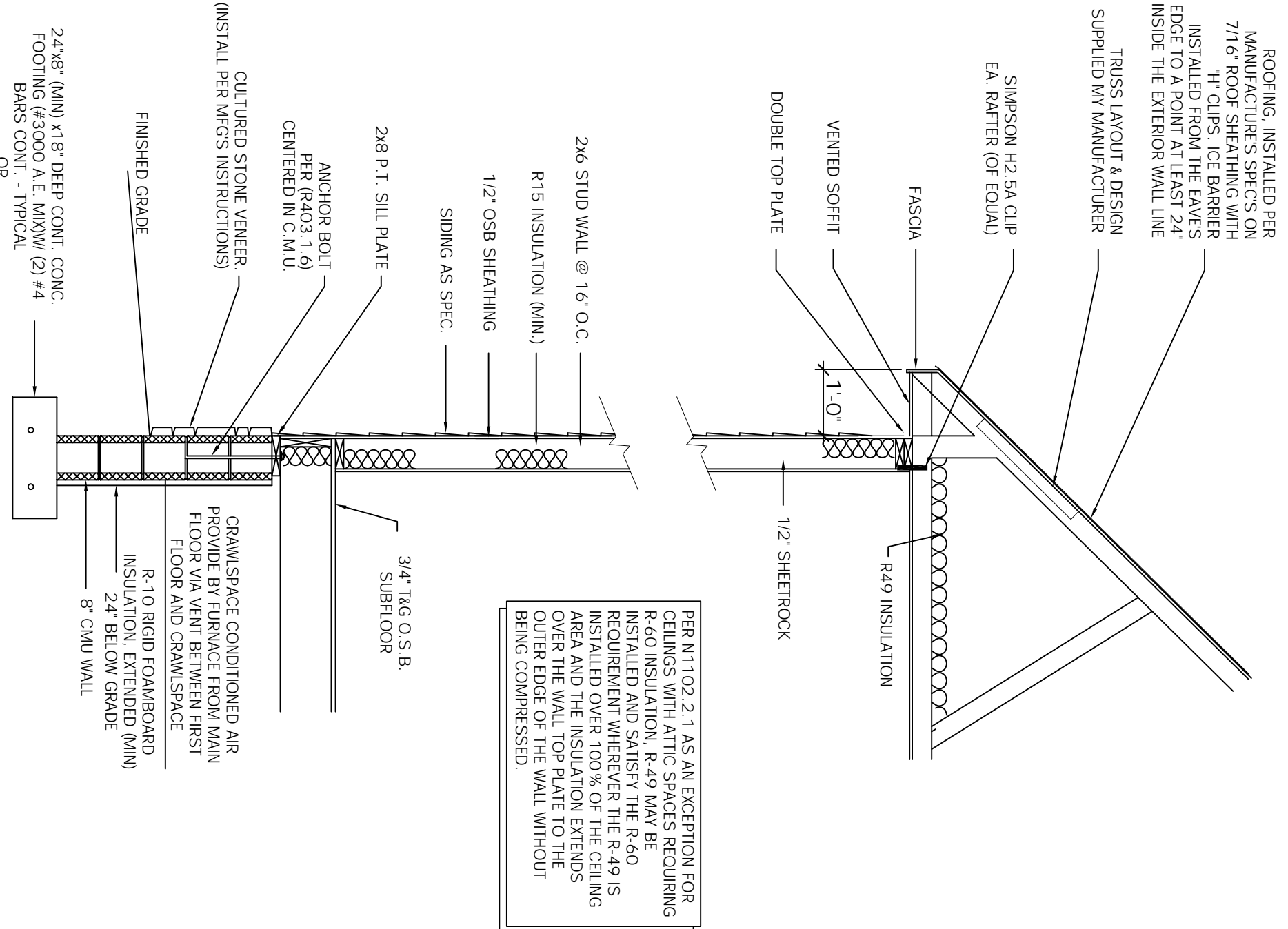
SECTION C-E
SCALE: 1/4" = 1'-0"



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



N.T.S.



PER INT102.2.1 AS AN EXCEPTION FOR CEILING WITH ATTIC SPACES REQUIRING R-40 INSULATION, R-49 MAY BE USED FOR THE CEILING INSULATION. THE R-49 IS INSTALLED OVER 100% OF THE CEILING AREA AND THE INSULATION EXTENDS OVER THE EDGE OF THE WALL WITHOUT BEING COMPRESSED.

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

TITLE:
SECTIONS

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

DRAWN BY:
MARK MOON
LANEXA, VA 23089
804-366-2643

DATE:
7/18/24

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

PROJECT NAME:

THE ANNA
2 CAR GARAGE

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.

7/17