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ARCHITECTURE  
3100 W. LEIGH ST.  
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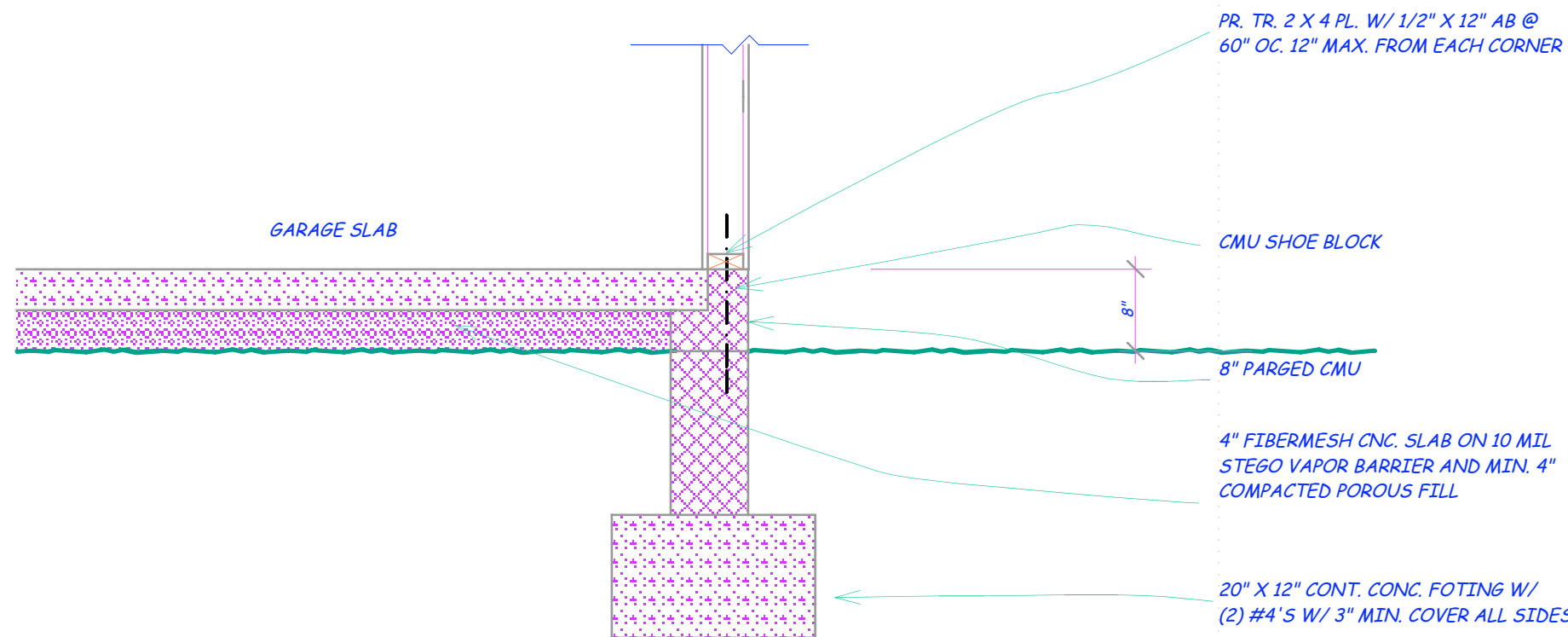
GOVERNORS  
RETREAT

THE JACKSON  
4 BEDROOM  
RIGHT HAND

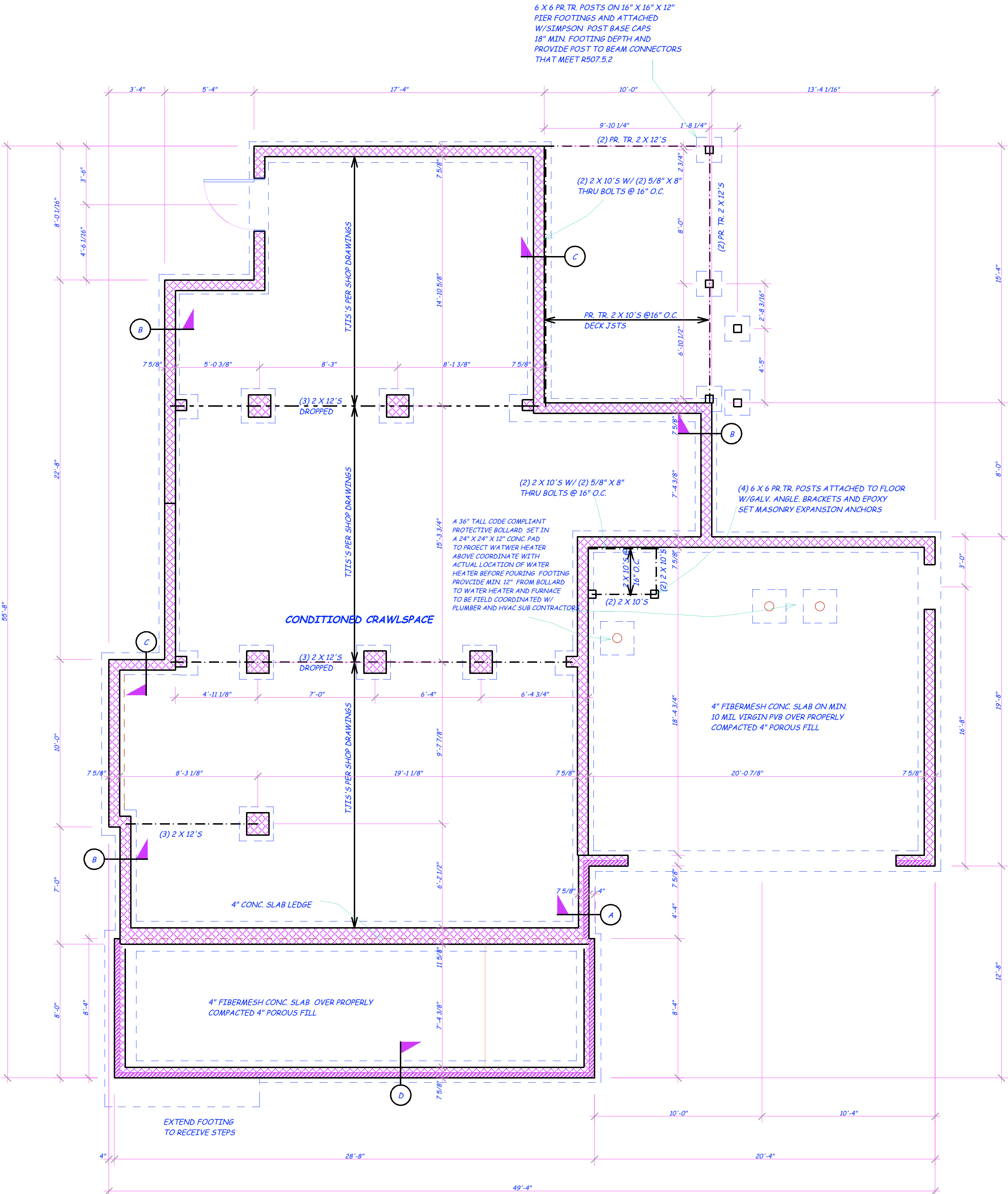
DATE OF ISSUE:  
NOVEMBER 14, 2023



A-1



GARAGE SLAB DETAIL 3/4"



FOUNDATION PLAN 1/4"

COMMONWEALTH OF VIRGINIA  
 MARK PATRICK SPANGLER  
 Lic. No. 0401009973  
 MARK SPANGLER  
 SEPTEMBER 23, 2023  
 ARCHITECT

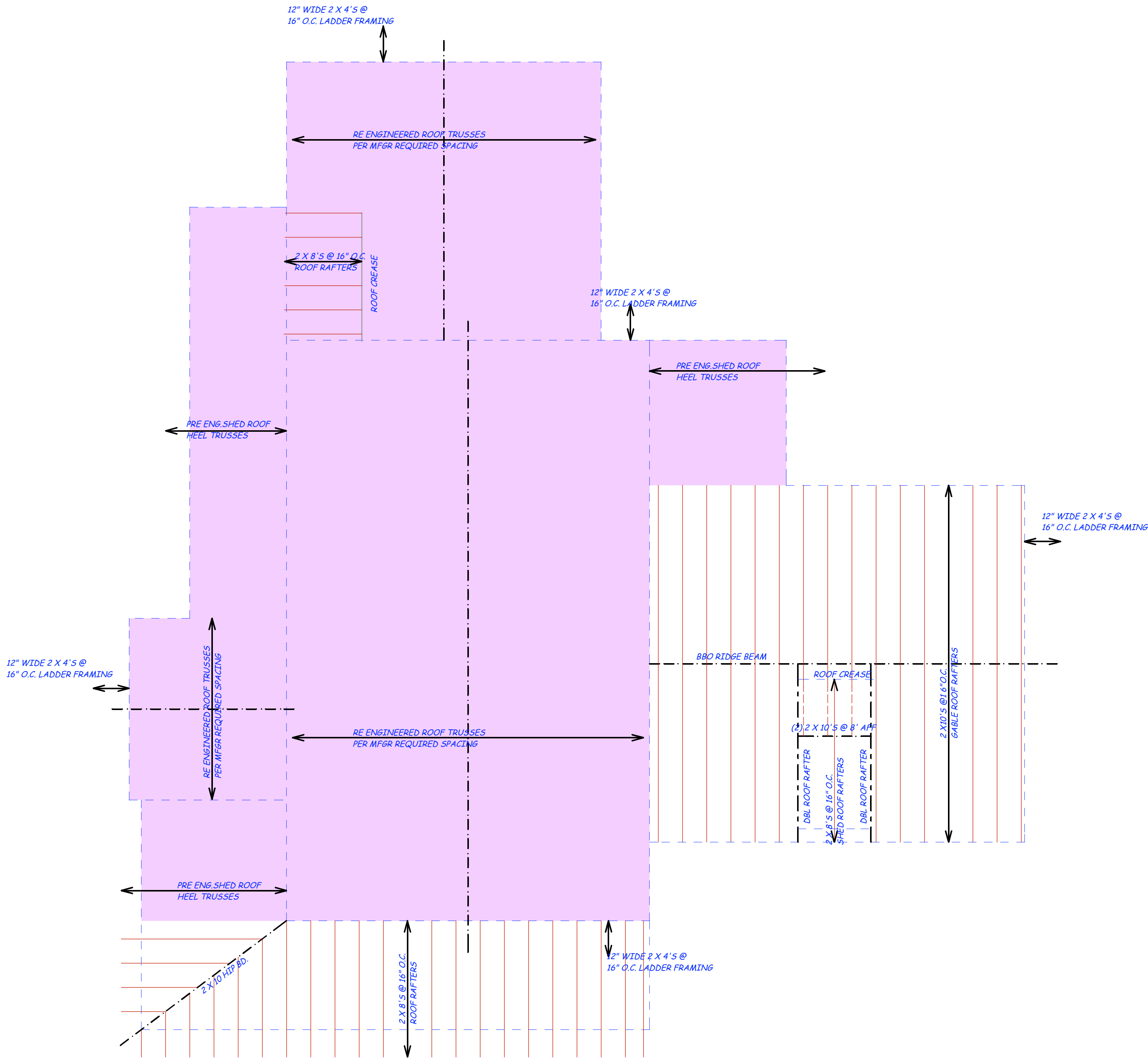


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ROOF FRAMING PLAN 1/4"

SHADED ROOFS INDICATE PRE ENGINEERED ROOF TRUSSES



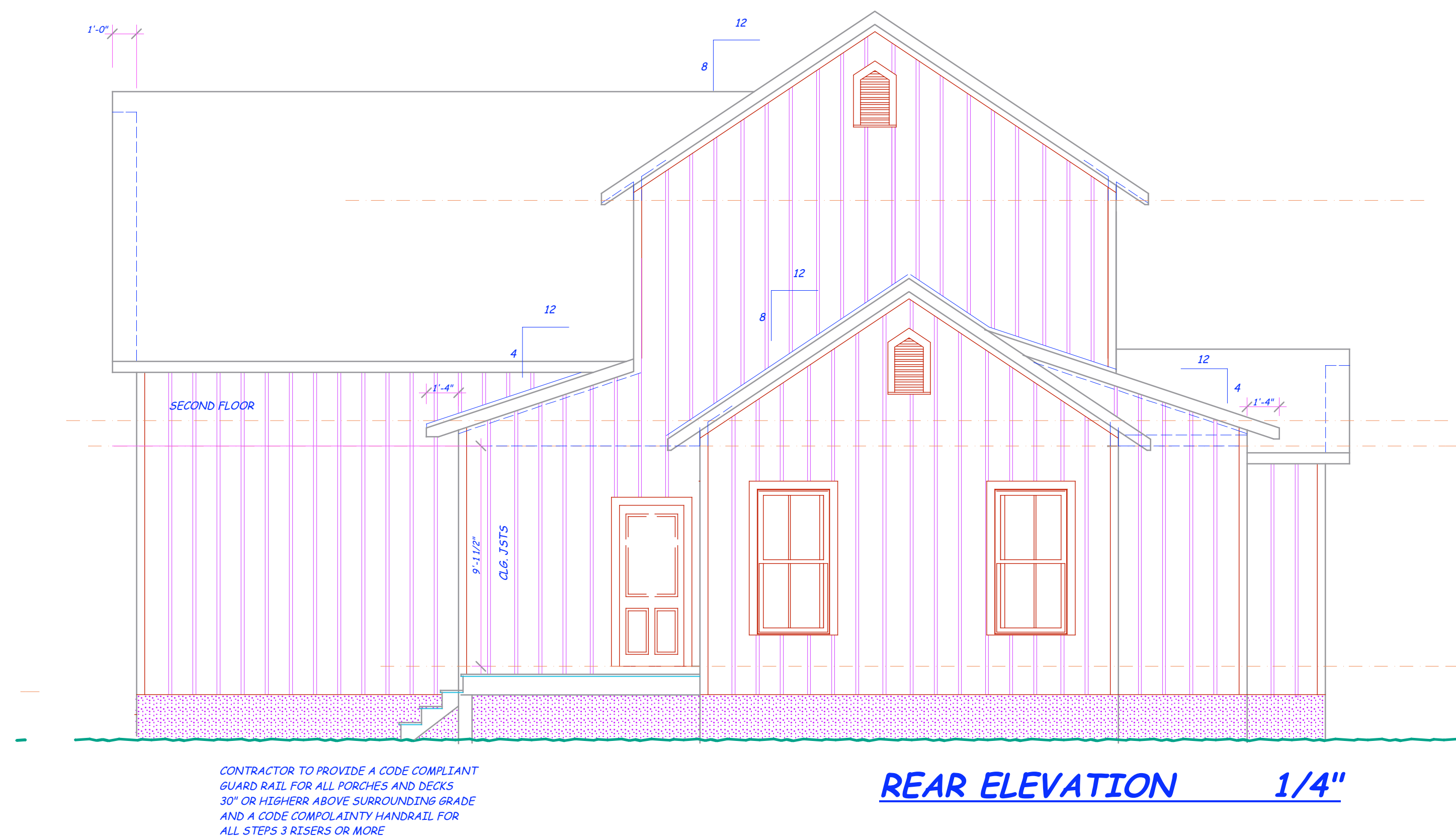


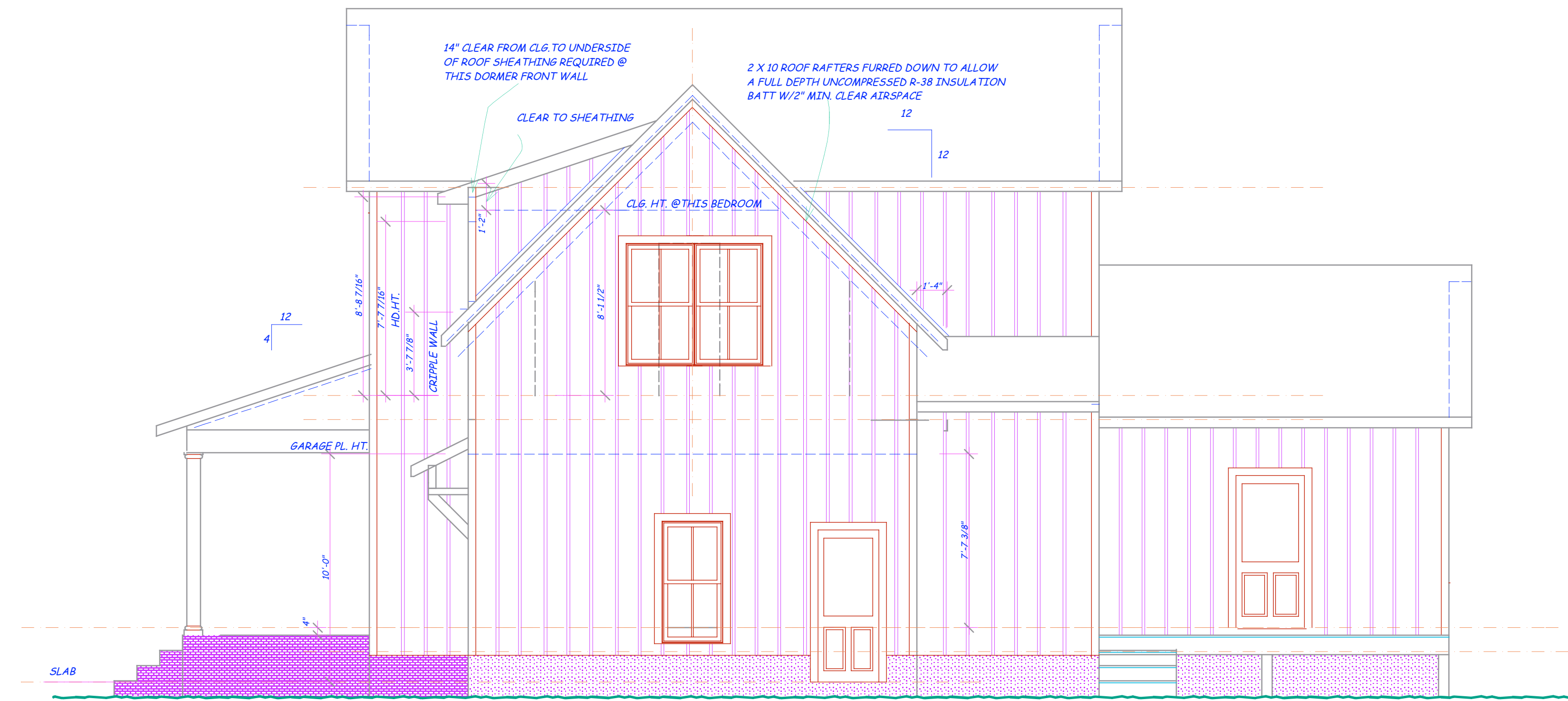
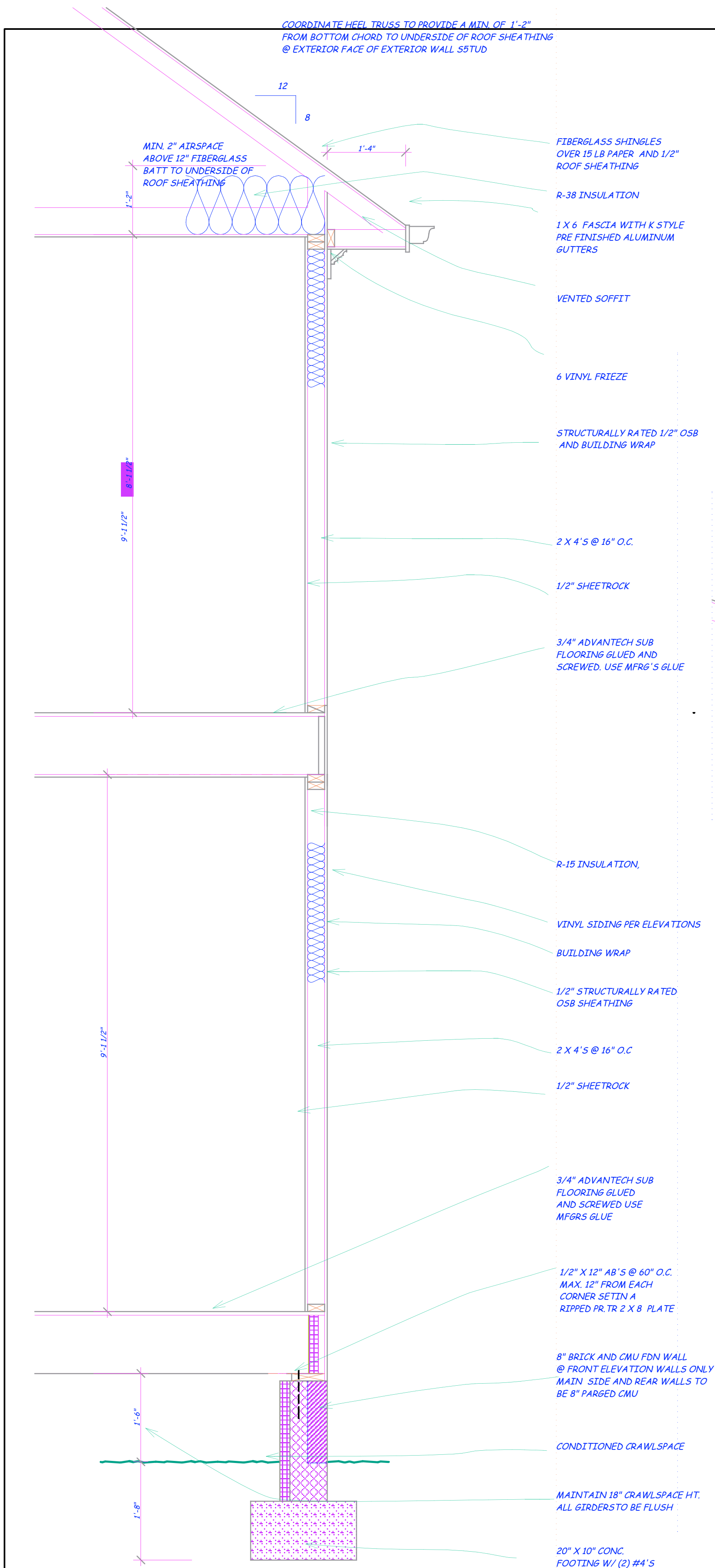
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COMMONWEALTH OF VIRGINIA  
 MARK PATRICK SPANGLER  
 Lic. No. 0401008973  
 MARK SPANGLER  
 SEPTEMBER 23, 2023  
 ARCHITECT

A-4





CONTRACTOR TO PROVIDE A CODE COMPLIANT GUARD RAIL FOR ALL PORCHES AND DECKS 30" OR HIGHER ABOVE SURROUNDING GRADE AND A CODE COMPLIANT HANDRAIL FOR ALL STEPS 3 RISERS OR MORE

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A-5

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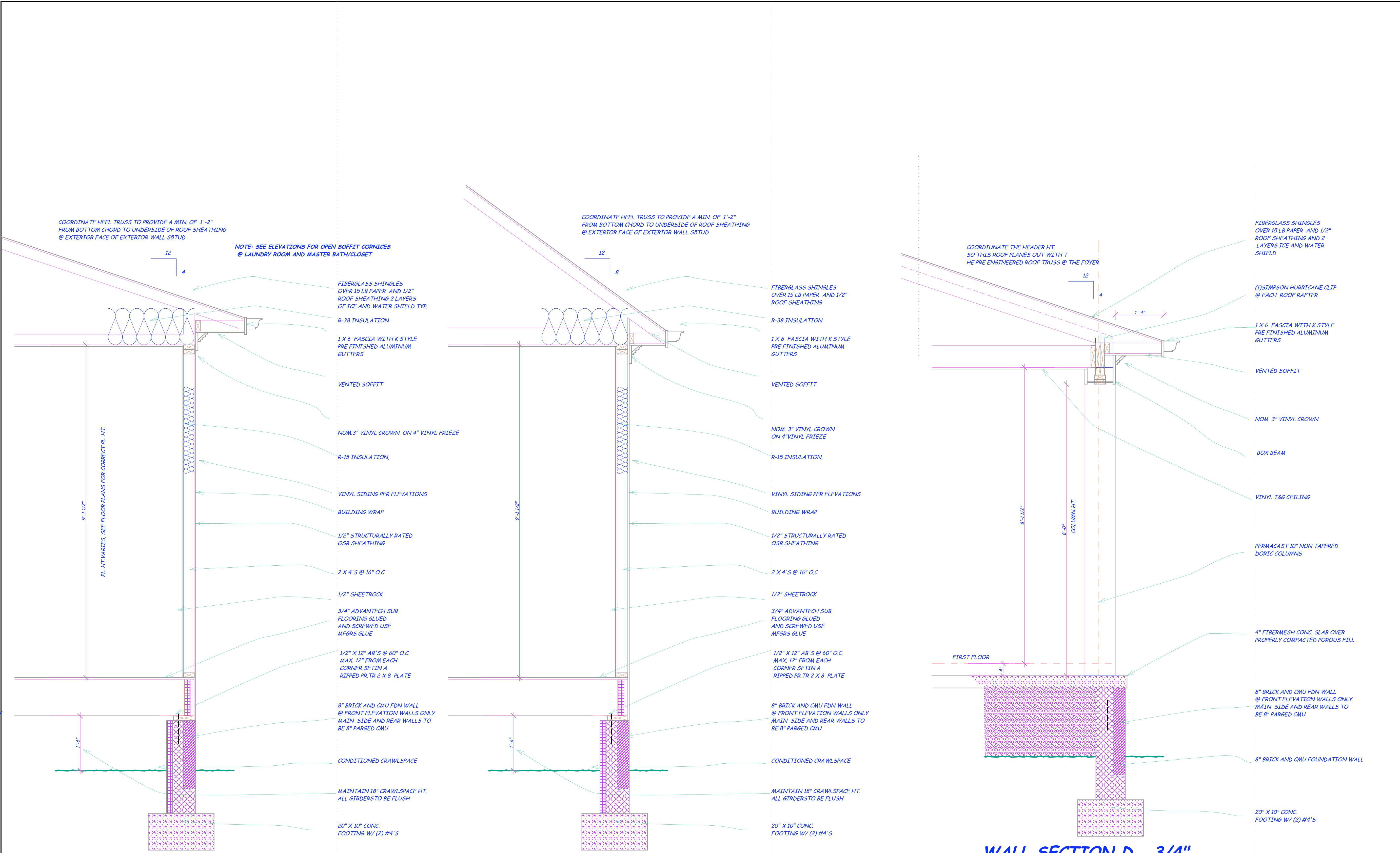
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A-6



WALL SECTION B 3/4"

WALL SECTION C 3/4"

WALL SECTION D 3/4"



# THE JACKSON

RIGHT HAND  
4 BEDROOM

PERMIT DOCUMENT SET  
DATE OF ISSUE: SEPTEMBER 23, 2023

NOTE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF SHEATHING,FACE OF BRICK, FACE OF CONCRETE OR CMU.
2. ALL DOOR AND WINDOW HEADERS AND ALL OTHER UNLABELED BEAMS SHOWN ON THESE PLANS ARE TO BE (2) 2 X 10'S UNLESS NOTED OTHERWISE.
3. PROVIDE (2) 2 X 4 POSTS @ ALL HEADER/ BEAM ENDS UNLESS NOTED OTHERWISE.
4. SEE PRE ENGINEERED FLOOR JOIST SHOP DRAWINGS FOR SPECIFIC DETAILS.
5. SEE PRE ENGINEERED ROOF TRUSS SHOP DRAWINGS FOR SPECIFIC DETAILS.
6. DASHED LINES ON THE ROOF FRAMING PLANS INDICATE OVER FRAMED ROOF FRAMING MEMBERS.
7. SHADED WALLS INDICATE INTERIOR LOAD BEARING WALLS.
8. DOUBLE ALL FLOOR JOISTS BELOW ALL PARALELL RUNNING WALLS, CABINETRY OR FREE STANDING ISLANDS WITH LENGTHS EXCEEDING 5'-0" IN LENGTH.
9. "BEAM BY OTHERS" INDICATES BEAMS SIZED BY FLOOR JST. MFGR.
10. "GIRDER BY OTHERS" INDICATES STRUCTURAL ROOF MEMBERS SIZED BY ROOF TRUSS MFGR.
11. SEE THESE PLANS FOR POST LOADS EXCEEDING 2 KIPS. CONTRACTOR TO PROVIDE CONSTRUCTION DOCUMENT SIZED POSTS @ ALL FLOORS TO FOUNDATION WITH POSTS AS SIZED ON PLANS.
12. SEE ROOF TRUSS SHOP DRAWINGS AND FLOOR JOIST SHOP DRAWINGS FOR STRUCTURAL MEMBER END REACTION LOADS EXCEEDING 2 KIPS USE POST SIZES AS CALLED FOR ON THE I LEVEL LOOR JOIST SHOP DRAWINGS. CONTRACTOR TO PROVIDE MARK SPANGLER ARCHITECTURE CONSTRUCTION DOCUMENT SIZED POSTS @ ALL FLOORS TO FOUNDATION.
13. CONTRACTOR RESPONSIBLE FOR FIELD LOCATING/COORDINATING PRECISE LOCATION FOR ALL POSTS FROM MFGR SUPPLIED STRUCTURAL SHOP DRAWINGS TO FOUNDATION.
14. WHERE FLOOR JOISTS RUN PARALLEL TO BASEMENT EXTERIOR WALLS PROVIDE FLOOR JOIST DEPTH BLOCKING FOR THREE FLOOR JOIST BAYS FROM THE INSIDE FACE OF ALL EXTERIOR BASEMENT WALLS.
15. SEE BRACED WALL FRAMING PLANS BEFORE SHEATHING EXTERIOR WALLS AND OR HANGING INTERIOR SHEETROCK
16. PROVIDE BRACED WALL FRAMING NAILING PATTERN AND FASTENER SIZES PER R602.3(3) BASED ON 16" O.C STUDS. TYP. @ ALL EXTERIOR BRACED WALL PANEL LOCATIONS.
17. PROVIDE CORRECT FASTENERS AND SPACING OF FASTENERS FOR ALL SHEETROCKED, BRACED PANEL 16" O.C. 2 X - INTERIOR WALLS PER 602.10.
18. SEE R602.10.8(1) AND R602.10.8(2) FOR ALL BLOCKING DETAILS REQUIRED FOR PARALLEL AND PERPENDICULAR INTERIOR BRACED WALL PANEL CONNECTIONS TO CEILING JOISTS AND FLOOR JOISTS ABOVE AND BELOW BRACED WALLS. COORDINATE LAYOUT OF FLOOR JOISTS TO ENSURE ALL PARALLEL WALLS TO FLOOR JOIST FRAMING DIRECTION HAVE DBL FLOOR JOISTS BELOW AND OR ABOVE AND COORDINATE CORRECT BLOCKING FOR ROOF TRUSSES OR CEILING JOISTS THE NOTED R602 SECTIONS.
19. ALL ROOF RAFTERS AND OR PRE ENGINEERED TRUSSES ARE TO BE BRACED PER THE DETAILS AND NOTES ON THE WALL SECTIONS CONTAINED HEREIN.

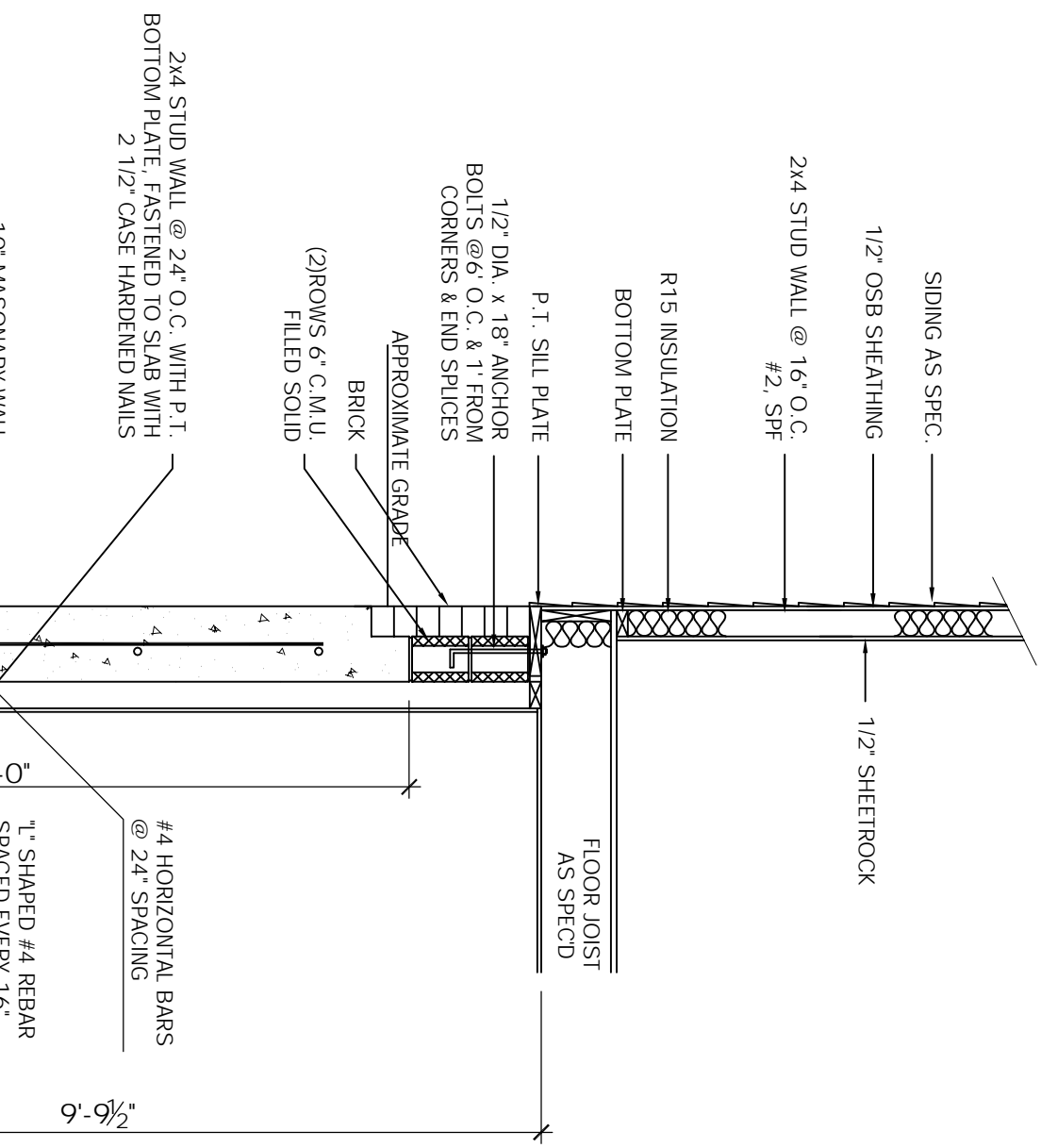
STRUCTURAL COORDINATION: MARK SPANGLER  
STRUCTURAL CALCULATIONS FOR ALL LVL BEAMS:  
SEE SHOP DRAWINGS AND CALC SHEETS  
BRACED WALL DESIGN: CHARLES SHADE  
VBC 2018

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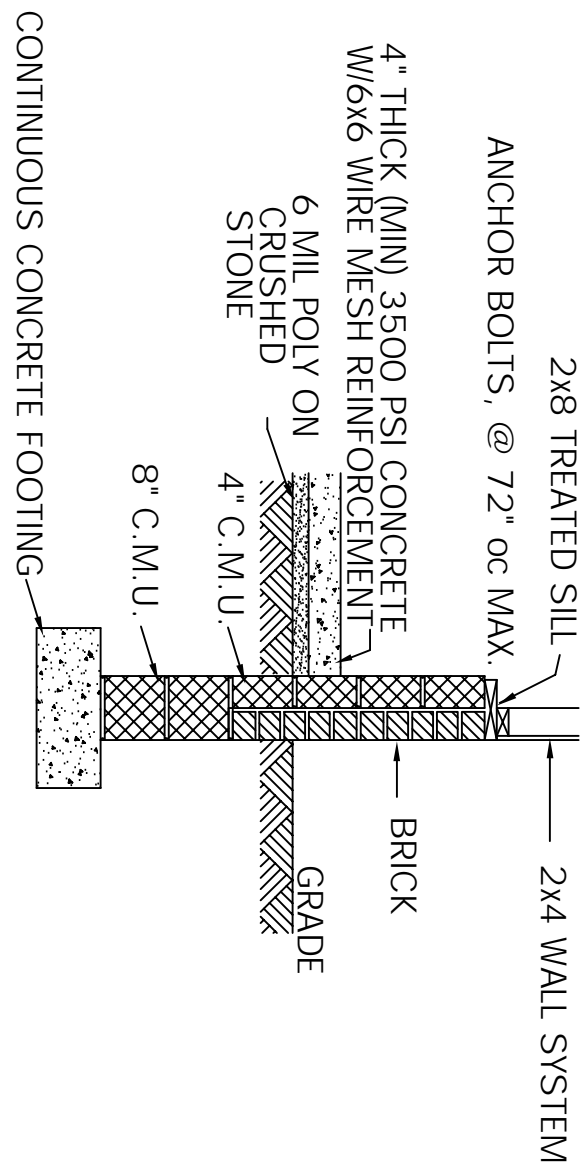


- SMOKE DETECTORS  
SHALL BE INSTALLED IN A NEW DWELLING  
SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR  
PRIMARY POWER BE PERMANENT CONNECTION TO THE  
DWELLING'S ELECTRICAL SYSTEM AND WHEN PRIMARY POWER  
IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY.

NOTE:  
1 1/2\"/>

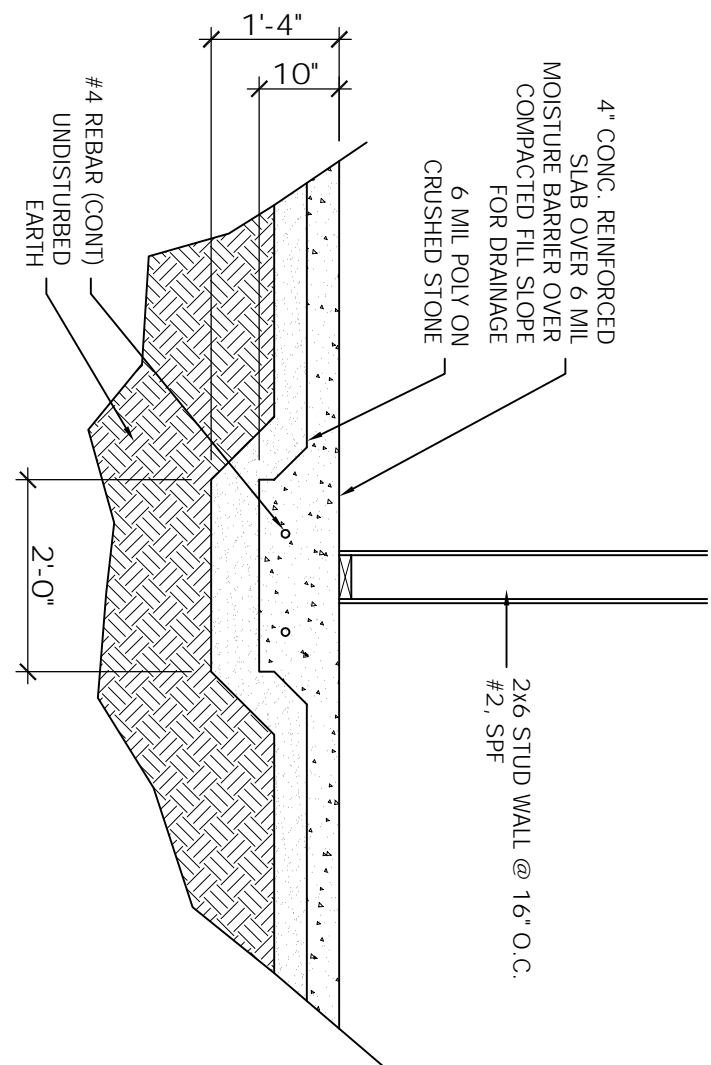
## SECTION A

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



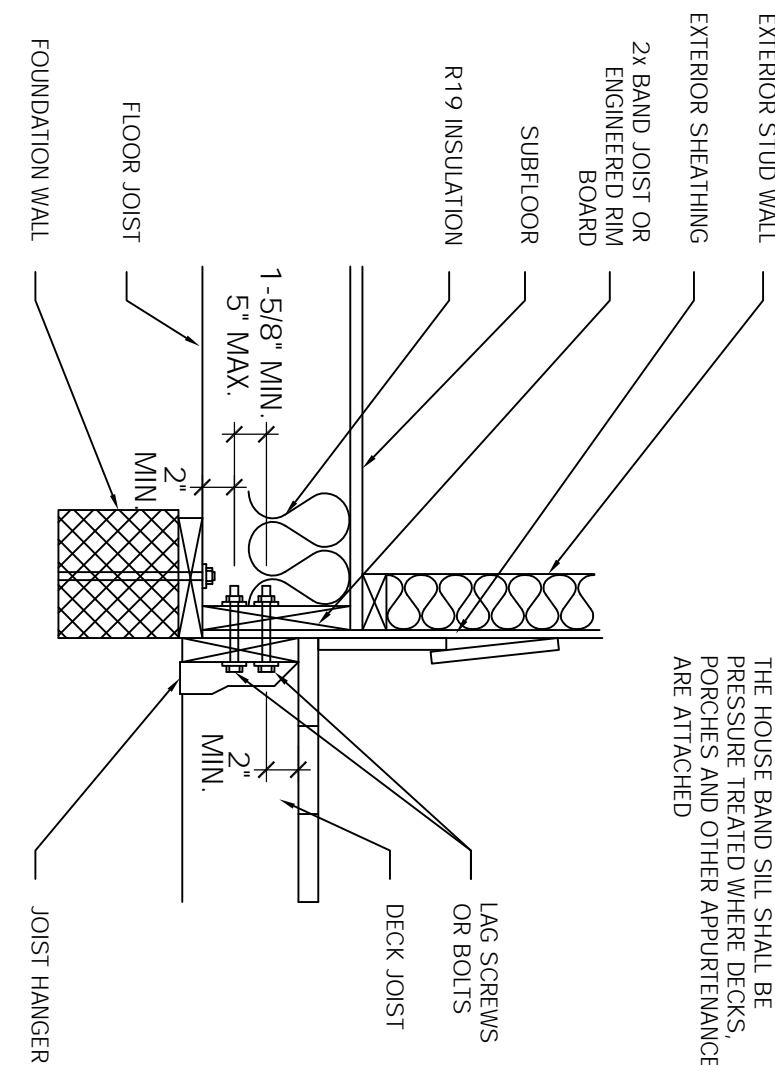
## SECTION B

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



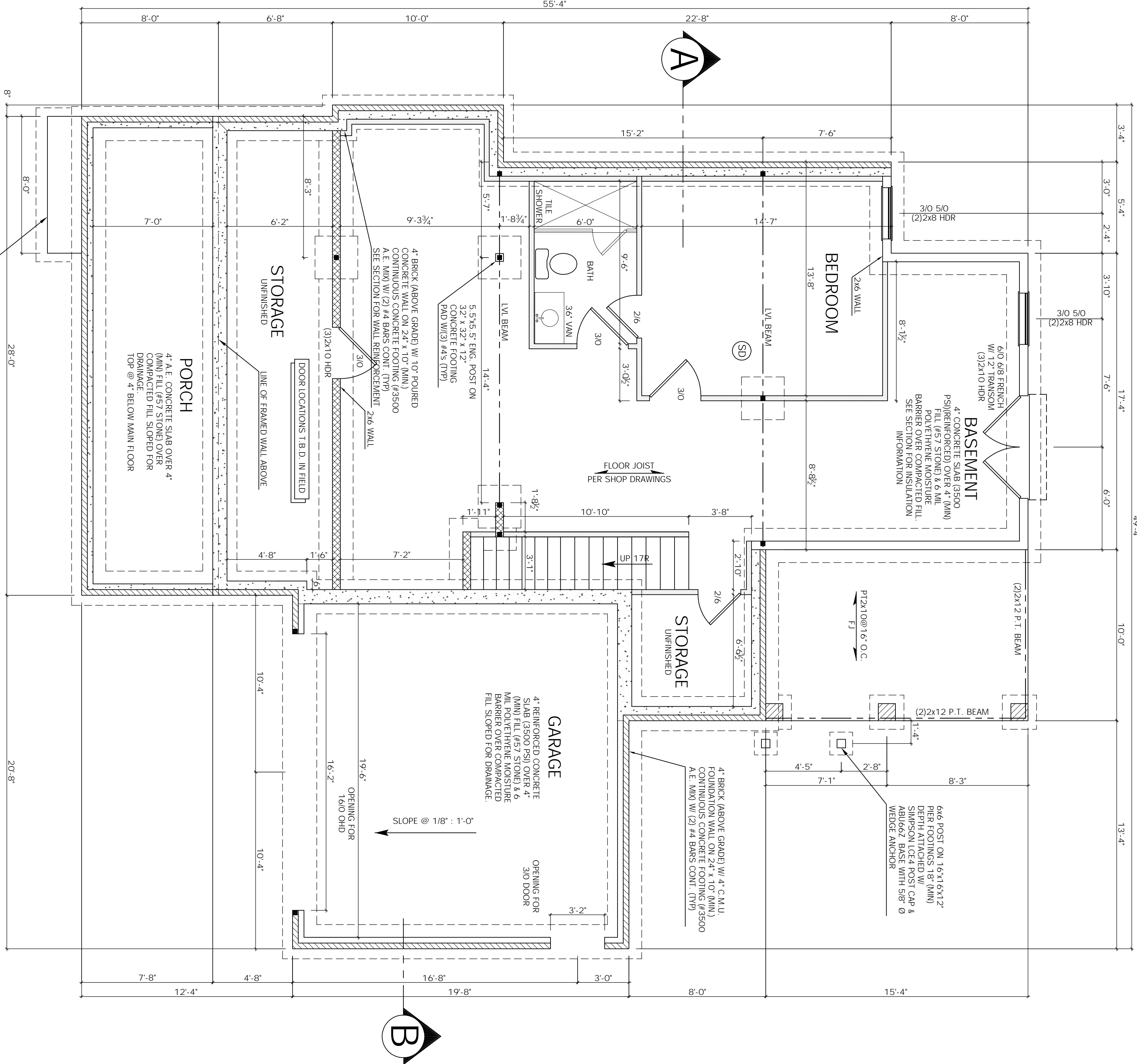
## SECTION C

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



## DECK ATTACHMENT

N.T.S.



NOTE:  
ALL BEAMS SUPPORTED BY #2 SFP STUDS UNLESS NOTED OTHERWISE  
DIMENSIONS: INTERIOR TO STUDS, EXTERIOR TO OUTSIDE OF SHEATHING  
2x4 STUDS = 3 1/2" ; 2x6 STUDS = 5 1/2" ; 1 1/2" SHEATHING UNLESS NOTED.  
- POINT LOAD  
- BRICK  
- LOAD BEARING WALL  
- NON LOAD BEARING 2x4 WALL (BASEMENT)  
- MASONRY WALL  
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

B	TITLE: BASEMENT	DRAWN BY: MARK MOON LANEXA, VA 23089 804-366-2643	DRAWN FOR: SHORELINE HOMES 2025 E. MAIN ST. SUITE 120 RICHMOND, VA 23223	PROJECT NAME:  THE JACKSON	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: 3/6/25			