

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

Job #: 13-064A  
 NEW ADDITION FOR  
**SCHNUTE REMODEL**  
 3206 Barnes Spring Trc.  
 FOUNDATION PLAN

DATE: 4.1.2011

DRAWN BY: C.SHADE

REVISIONS:

*C. L. Shade Drafting*

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 cishade@cishadedrafting.com

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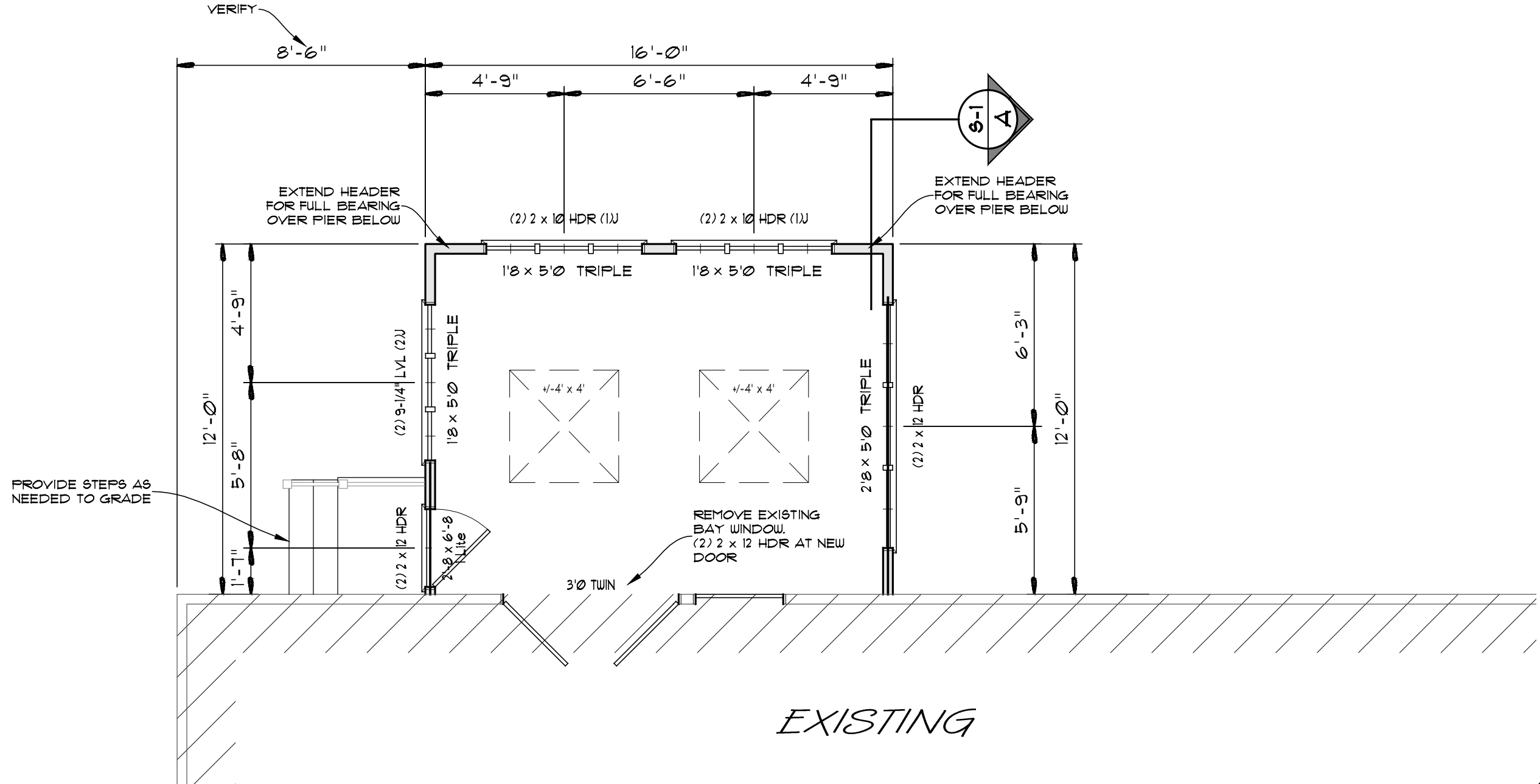


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STRUCTURAL COORDINATOR  
NAME: MIKE POLICH  
OFFICE: 796-2326  
MOBILE: 349-6350

NEW DECK ONLY:

DECK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IRC CODE IN FORCE, LOCAL JURISDICTION REQUIREMENTS, AND THE PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE BY THE AMERICAN FOREST & PAPER ASSOCIATION



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DATE: 4.12.11

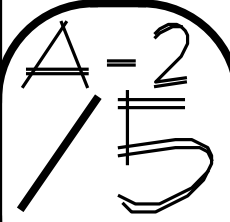
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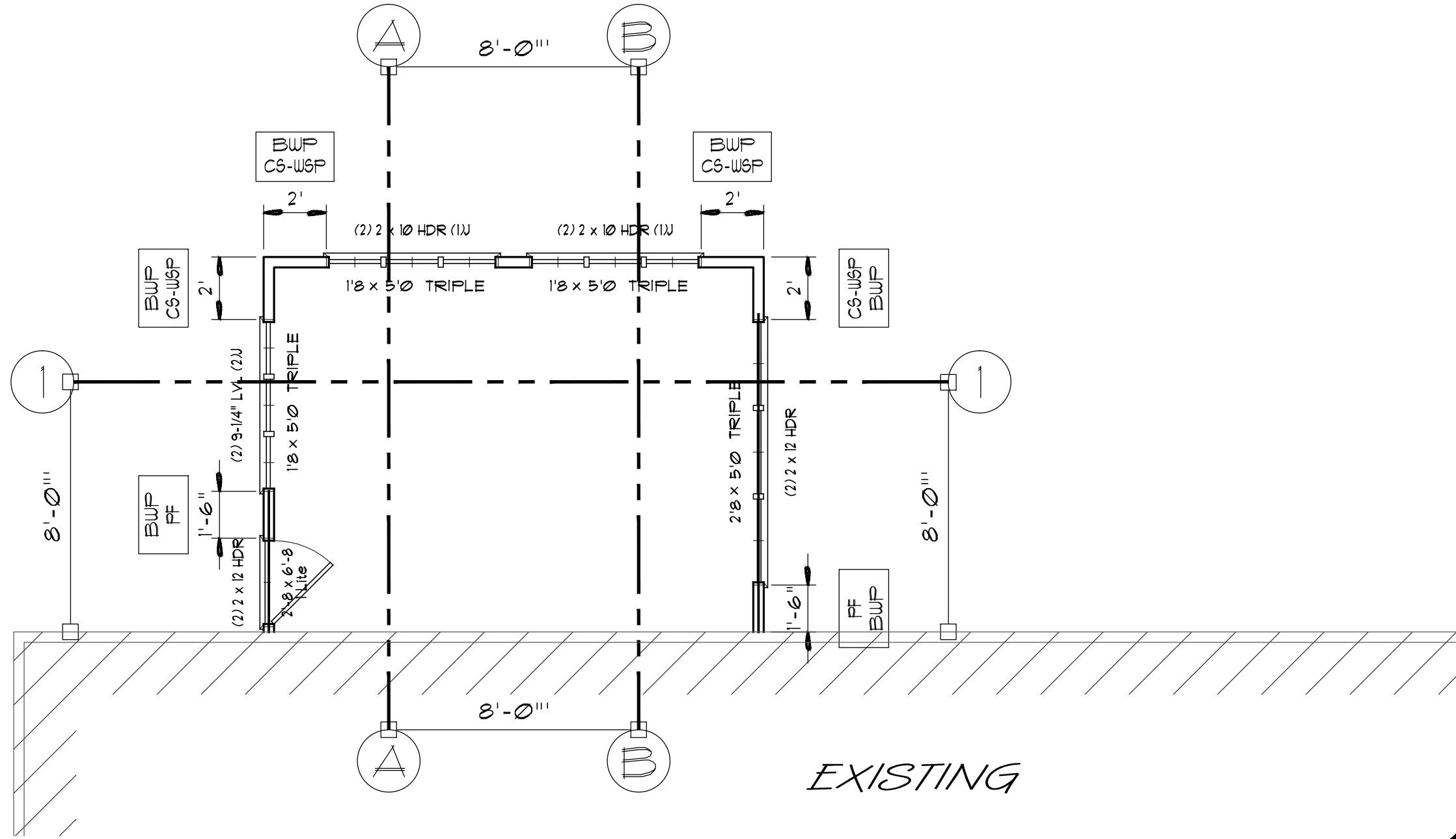
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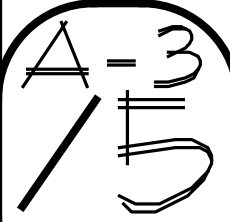
FLOOR PLAN



SCALE:  
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**BRACED WALL PANELS**  
 IRC §R602.10.4 METHOD CS-WSP  
 (7/16" OSB or 15/32" PLYWOOD)  
 CORNERS PER §R602.10.7 AND  
 CONNECTIONS PER §R602.10.8.  
 ROOF DIAPHRAGM CONNECTION  
 PER §R602.10.8.1  
 FASTEN PER IRC §R602.3(1)



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 BWP PLAN

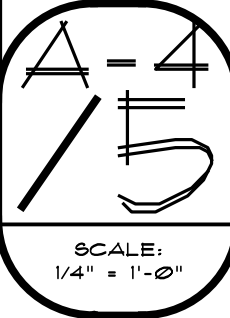
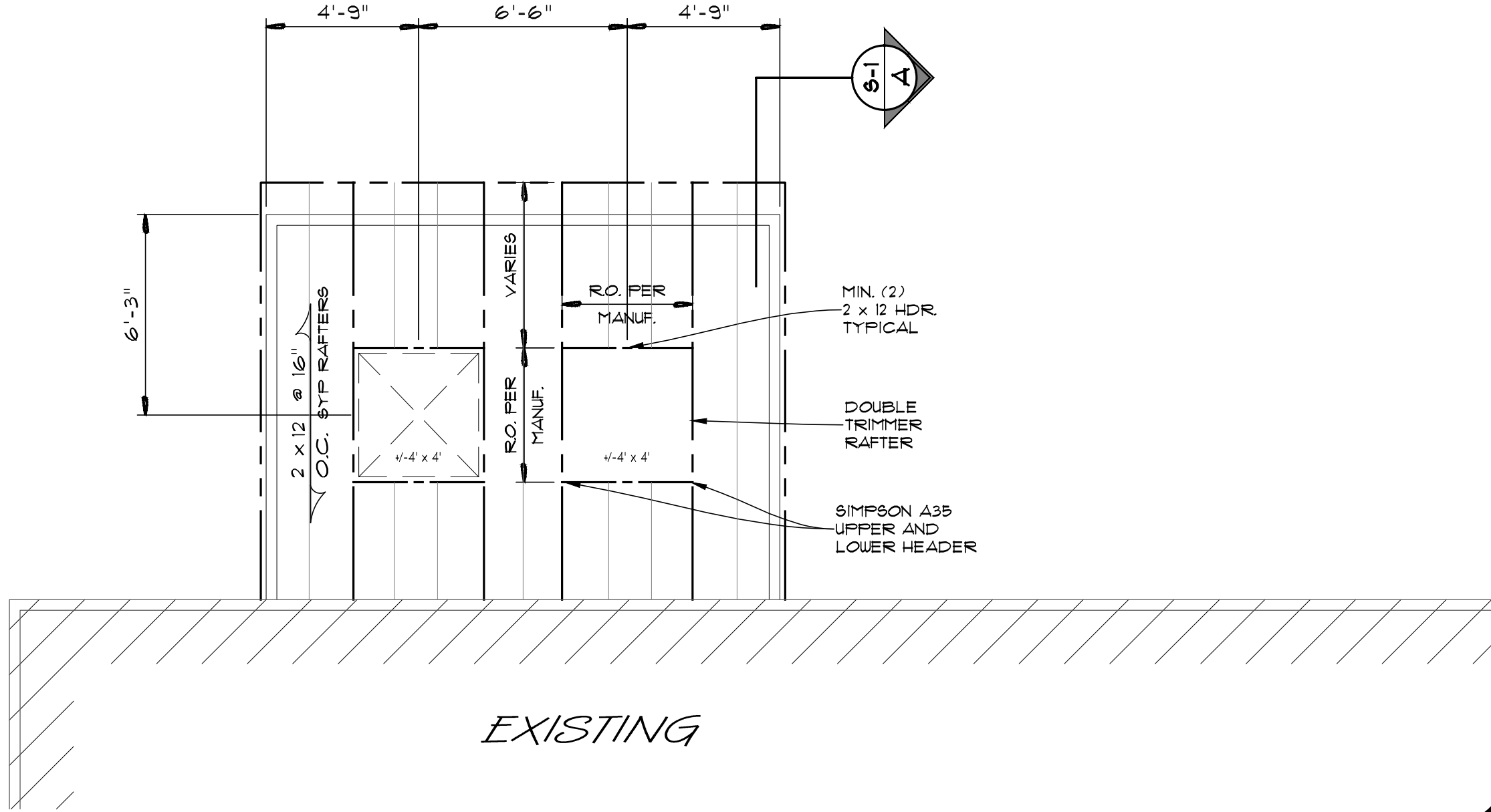
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**NEW ADDITION FOR  
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 3206 Barnes Spring Trc.  
**ROOF PLAN**

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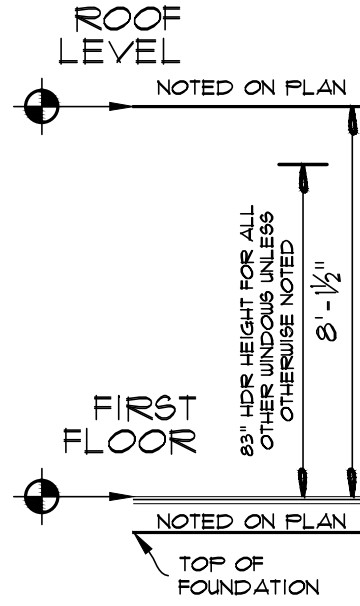
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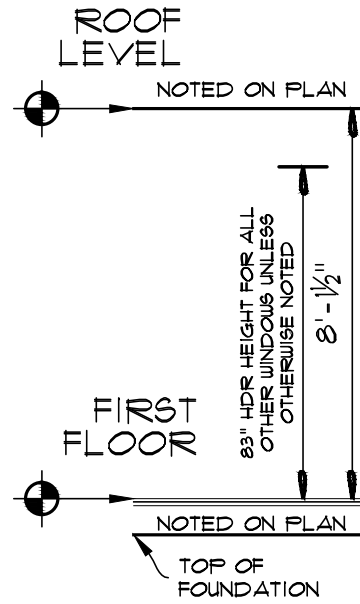
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# ELEVATION: RIGHT

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



# ELEVATION: LEFT

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



# ELEVATION: REAR

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



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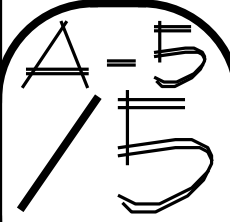
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NEW ADDITION FOR  
SCHNUTE REMODEL  
3206 Barnes Spring Trc.  
FRONT ELEVATION



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



JOB NOTES:

LEGEND

☒ DENOTES BLOCKING OR POST TO BEAM OR FOUNDATION

MIN. (3) 2 x 4 POST, SOLID BLK'G, OR GROUT CMU @ EACH

☒ DENOTES POINT FROM ABOVE

BEARING WALLS

DOUBLE JOISTS WALLS PARALLEL TO F.J.

N.B.P. = BEARING ON PLATE NOT ALLOWED. MUST BEAR ON POST

☛ BRICK POINTS FOR FOUNDATION

ANCHOR SILL TO FOUNDATION w/ min. 1/2" dia. x 18" ANCHOR BOLT @ 6' O.C. AND NOT MORE THAN 12" FROM CORNER AND END SPLICES. EXTEND MINIMUM 15" INTO MASONRY.

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF THESE PLANS WITH ALL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE STATE OF VIRGINIA, LOCAL ORDINANCES, BUILDING CODES, AND MANUFACTURERS RECOMMENDATIONS PRIOR TO BEGINNING WORK AND DURING CONSTRUCTION.

2. THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY AND ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

3. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL PROTECT THEIRS AND OTHERS WORK FROM DAMAGE DUE TO THEIR OPERATION AND SHALL REPAIR OR REPLACE, AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.

4. MEASUREMENTS AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK WITH EACH OTHER TRADE CONTRACTOR. ALL WALLS ARE DRAWN @ 4" WIDTH WITH DIMENSION TAKEN EDGE TO EDGE. ADJUST AS NEEDED FOR PREFABRICATED TUBS, STAIRS, AND OTHER AFFLIANCES.

5. EACH TRADE CONTRACTOR SHALL VERIFY THESE DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM THEIR FAILURE TO EXERCISE SUCH VERIFICATION.

6. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000psf WITH FOOTINGS PLACED ON CLEAN UNDISTURBED SOIL OR COMPACTED FILL VERIFIED BY AN INDEPENDENT ENGINEERING FIRM. DESIGN DOES NOT ALLOW FOR VARIATION IN BEARING UNLESS OTHERWISE NOTED.

7. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR VENTILATION OF EXTERIOR COLUMNS.

8. VENTILATION OF SPACES IS SHOWN AS A GUIDE TO AREAS REQUIRING VENTILATION AND APPROXIMATE \* AND TYPE OF VENTS THAT MAY BE USED. THE GENERAL CONTRACTOR SHALL PROVIDE AS SHOWN OR AN EQUIVALENT VENTILATION THE MEETS OR EXCEEDS THE FOLLOWING PARAMETERS:

- LOMANCO 150 VENT: APPROX. AREA 104 sqft.
- LOMANCO OR-4 RIDGE VENT: APPROX. AREA 150 sqft.
- LOMANCO 2000 POWER VENT: APPROX. AREA 1500 sqft.
- LOMANCO 175 FOUND VENT: APPROX. AREA 50 sqft.

9. EXTERIOR DETAILS (eg: columns, shutters, decorative items, etc.) ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. WINDOW AND DOOR GRILL PATTERNS ARE ILLUSTRATIVE ONLY AND WILL BE DETERMINED BY THE MANUFACTURER OF THE WINDOW SPECIFIED OR BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND TRADE CONTRACTOR WILL DETERMINE FINAL PLACEMENT AND MATERIALS FOR ALL EXTERIOR DETAILS AS WELL AS REQUIREMENTS FOR EXPOSURE OF SIDING REVEAL AND OTHER ITEMS THAT MAY BE FASTENED TO THE EXTERIOR CLADDING OR VENEER.

10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE DESIGN OF THE SITE, HVAC, PLUMBING, AND ELECTRICAL TRADE CONTRACTORS. ANY PLUMBING, HVAC, OR ELECTRIC DIAGRAMS INCLUDED IN THIS PLAN ARE ONLY PROVIDED AS A GUIDE TO PLACEMENT, NOT NECESSARILY THE THE FINAL PLACEMENT.

11. WOOD MEMBERS ARE DESIGNED AS SOUTHERN YELLOW PINE (SYP) MATERIAL UNLESS NOTED OTHERWISE (UNO.). FLOOR JOISTS, CEILING JOISTS, RAFTERS, etc. ARE ASSUMED TO BE SYP MATERIAL UNO. FLOOR JOISTS, CEILING JOISTS, RAFTERS OVER 18' IN LENGTH ARE DESIGNED AS HEMFIR MATERIAL EXCEPT FLOOR JOISTS UP TO 20' AS NOTED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE MATERIALS PRIOR TO CONSTRUCTION.

12. HEADERS DESIGNED IN ACCORDANCE WITH IRC TABLE 502.5(1), 30psf SNOW LOAD, 36' BUILDING WIDTH, ROOF CEILING AND ONE CENTER BEARING FLOOR.

13. DIMENSIONS TO BEAMS FOR SPAN OF ABUTTING MEMBERS AND ARE INTENDED TO BE AN APPROXIMATE CENTER PLACEMENT.

14. TRUSS DRAWINGS ON ARCHITECTURAL PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. MANUFACTURERS TRUSS DESIGN WILL SUPERSEDE ANY OTHER DRAWING.

15. DESIGN LOADS:
- NOMINAL ROOF LIVE LOAD: 21 PSF
  - FRAMED 1ST AND 2ND FLOOR LIVE LOAD: 40 PSF, EXCEPT SLEEPING AREAS
  - SLEEPING AREAS: 30 PSF
  - ATTIC LIVE LOAD: 40 PSF FOR CLEAR HEIGHT @ 42"±
  - 20 PSF FOR CLEAR HEIGHT @ 42".

16. ALL EGRESS OPENINGS FROM BEDROOMS HAL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, BE MORE THAN 44" FROM FINISHED FLOOR TO SILL HEIGHT, AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20".

17. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM OR SLEEPING SPACE AND IN ADJACENT ENTRY SPACE AND ON EACH LEVEL OF THE DWELLING.

18. HANDRAILS HAL BE CONTINUOUS, THE FULL LENGTH OF THE STAIRS AND ENDS SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS. HANDGRIP PORTIONS SHALL NOT BE MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION OR AS APPROVED BY THE BUILDING OFFICIAL.

19. ICE AND WATER SHIELD SHALL BE APPLIED AT THE EAVES TO 24" INSIDE THE EXTERIOR WALL LINE.

20. WHERE APPLICABLE TEMPORARY TRUSS BRACING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS AGENTS AND WILL FOLLOW RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE'S GUIDE "BCSI 1-03 Guide to Good Practices for Handling, Installing, & Bracing of Metal Plate Connected Wood Trusses."

21. GROUT COLLAR JOINT SOLID IN COMPOSITE MASONRY FOUNDATION WALL CONSTRUCTION UNDER ALL BEARING POINTS WHERE INDICATED ON PLAN.

22. RAFTERS FRAMED TO RIDGE MEMBERS (RIDGE, HIP, VALLEY) LABELED BEAM ARE REQUIRED TO BE MECHANICALLY FASTENED WITH MINIMUM SIMPSON A35 OR EQUAL.

23. OVERHEAD DOOR BEAMS ARE NOT SIZED FOR CONTINUOUS SPAN ACROSS ALL DOORS. C. L. SHADE DRAFTING DOES NOT RECOGNIZE THIS INSTALLATION METHOD AND RECOMMENDS AN INDEPENDENT ENGINEER VERIFY INSTALLATION OR ADDITIONAL BRACING THAT MAY BE REQUIRED.

24. CONTRACTOR TO VERIFY HEIGHT OF WINDOW SILLS ABOVE GRADE AND DETERMINE NEED FOR GUARD RAIL OR OTHER REMEDY IF OVER 6' FROM FINISHED GRADE AT EXTERIOR.

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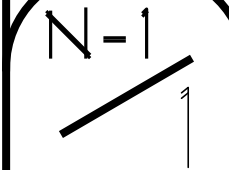
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PLAN GENERAL NOTES

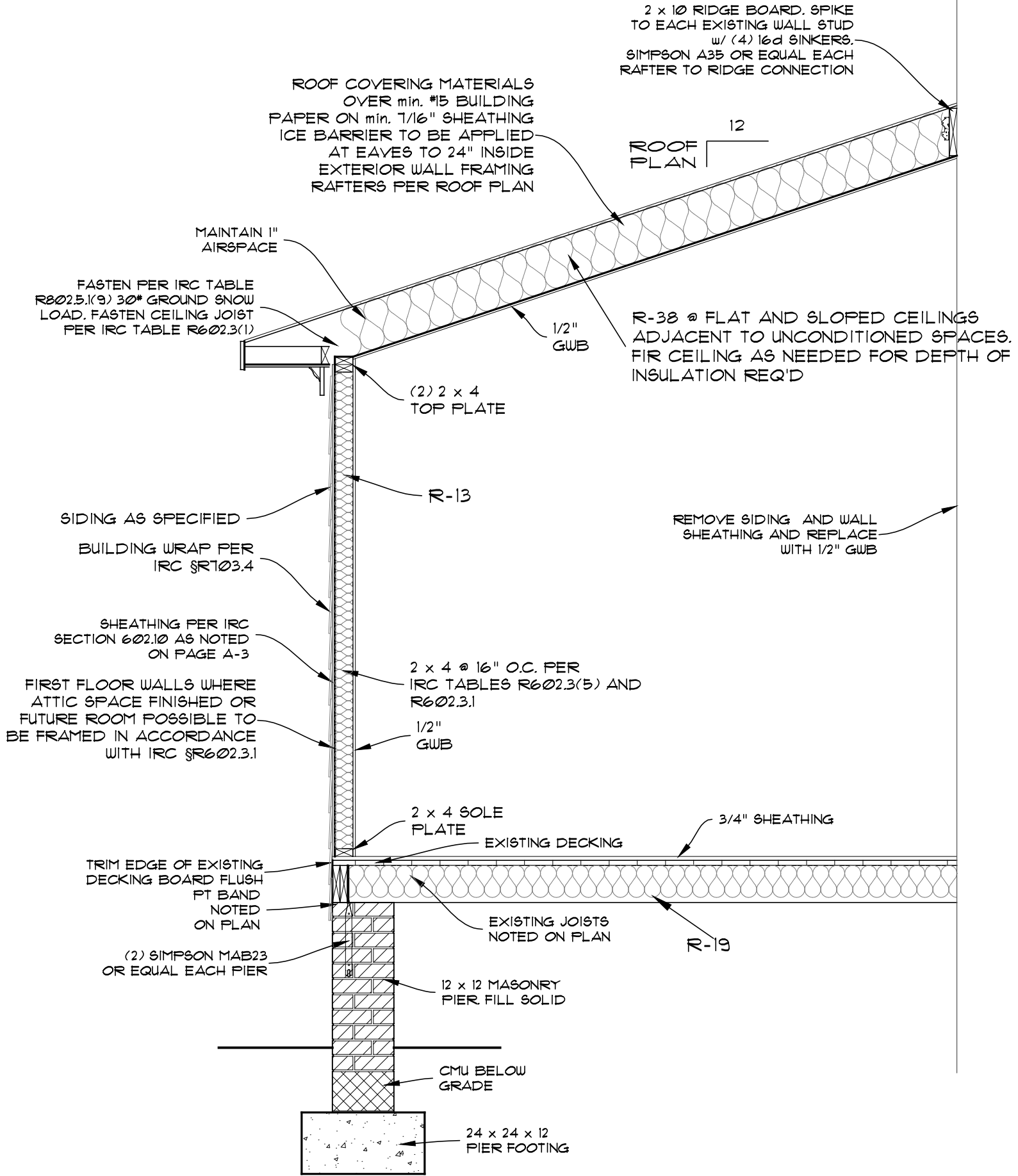


SCALE:  
NONE = 1'-0"



2013

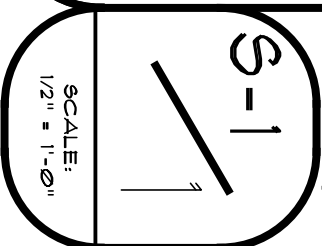
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# SECTION: A / S - 1

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

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Job #: 13-064A  
**NEW ADDITION FOR  
 SCHNUTE REMODEL**  
**3206 Barnes Spring Trc.**  
 WALL SECTION

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