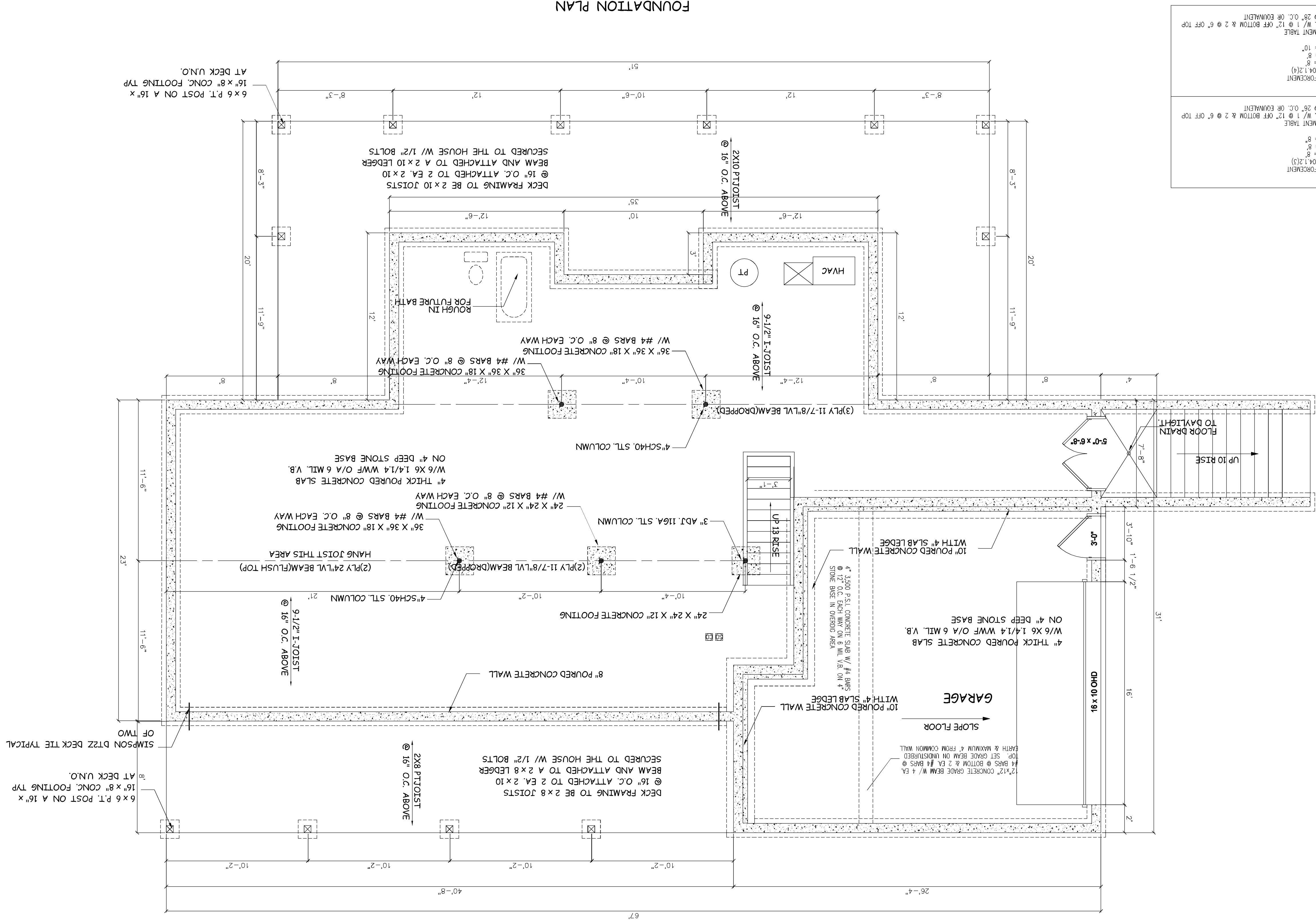


<p>8' FOUNDATION WALL FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1(2)(3) WALL HEIGHT = 8' MAX UNADVANCED FILL = 8' WALL WIDTH U.N.O. = 10'</p>	<p>8' FOUNDATION WALL FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1(2)(3) WALL HEIGHT = 8' MAX UNADVANCED FILL = 8' WALL WIDTH U.N.O. = 10'</p>
<p>8' BACKFILL REINFORCEMENT TABLE VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP</p>	<p>8' BACKFILL REINFORCEMENT TABLE VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP</p>



FOUNDATION PLAN

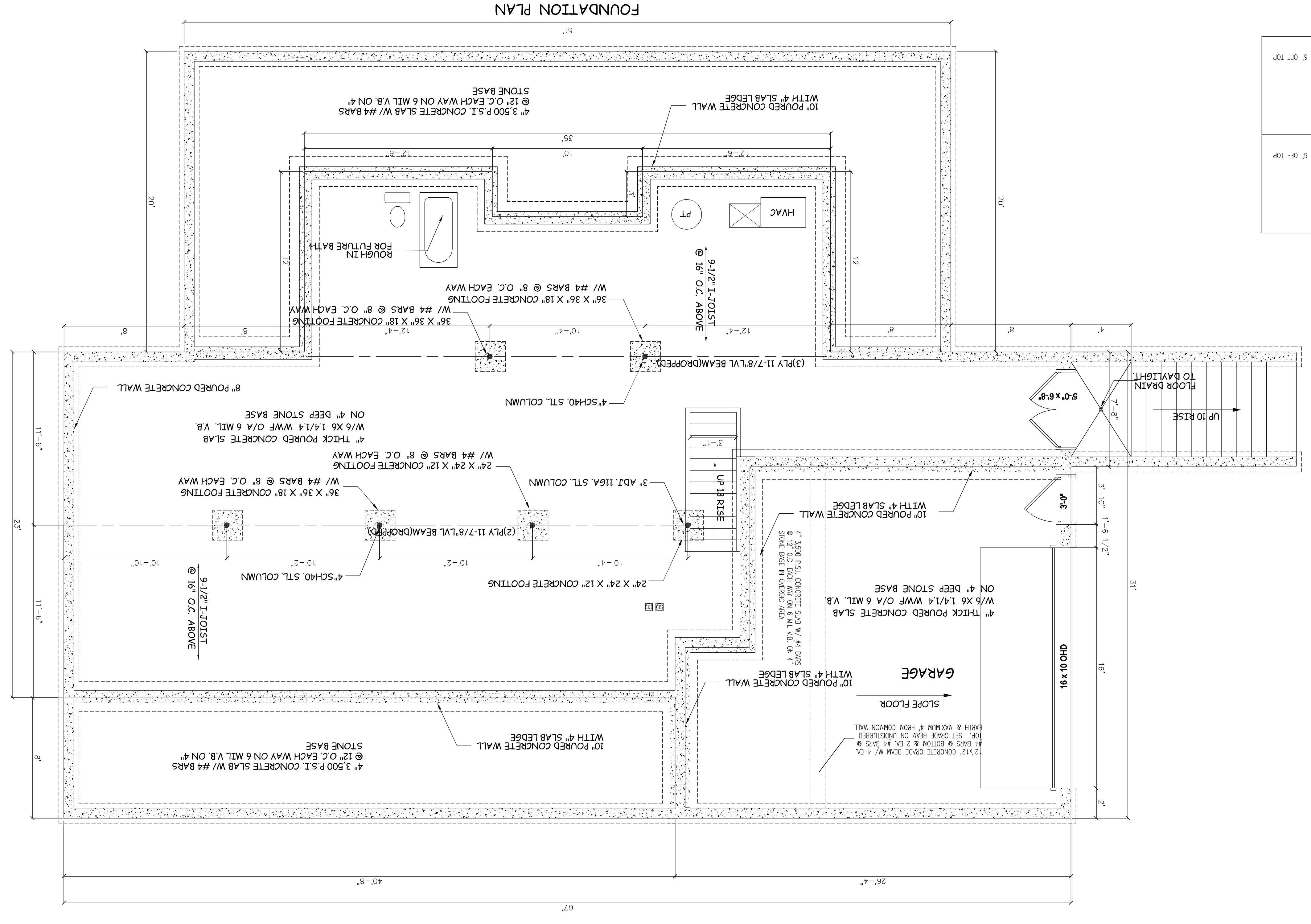
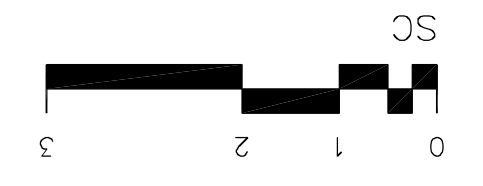
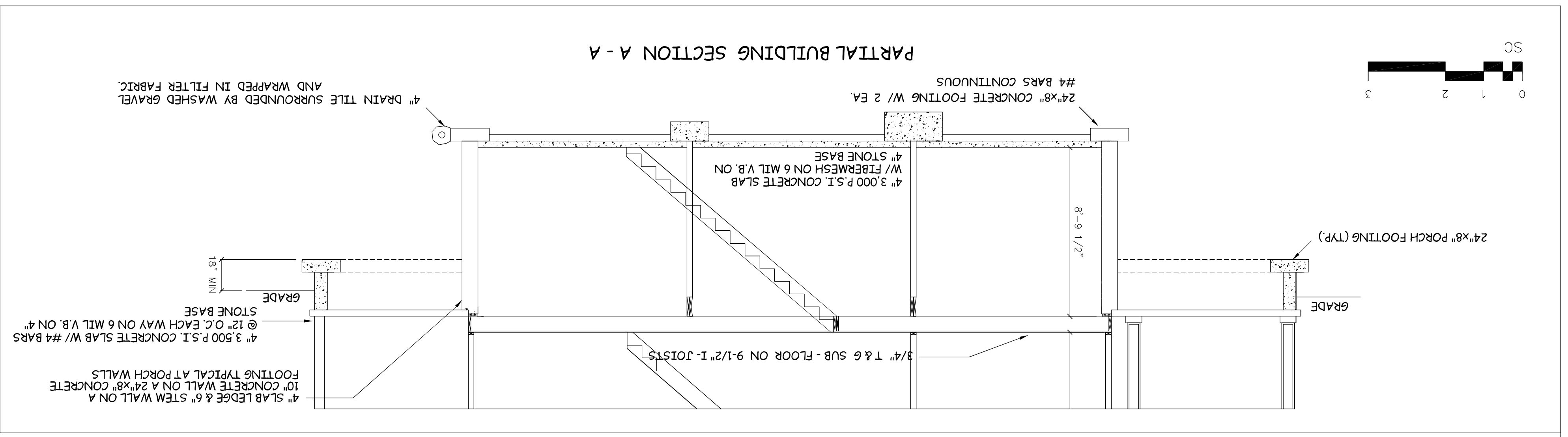
GENERAL NOTES

- * ALL EXTERIOR WALLS ARE TO BE 2' x 4' #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL INTERIOR WALLS ARE TO BE 2' x 4' #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL FIRST FLOOR WALL HEIGHTS ARE 9' 1-1/8" U.N.O.
- * ALL BASEMENT HEIGHTS ARE 7' 9-1/2" U.N.O.
- * ALL 3' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL 6' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
- * FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
- * FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
- * ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

Signed by: *AkruC*
Date: 2020.08.25 13:51:36 -4



3 OF 12	PROJECT: MAGNOLIA HOUSE		ISSUED: 5-17-20	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330
A3	TITLE: FOUNDATION PLAN		REVISED: 08-25-20	
SHEET NO.	PROJ. NO: 19.056	CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	CHECKED BY: MR	
DATE: 08-25-20	DESIGN BY: CS	DRAWN BY: CS		



<p>8' FOUNDATION WALL PER IRC 2015 TABLE 404.1.2(3) WALL HEIGHT = 9' MAX UNBALANCED FILL = 8' WALL WIDTH U.N.O. = 8"</p> <p>8' BACKFILL REINFORCEMENT TABLE HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT</p>	<p>10' FOUNDATION WALL PER IRC 2015 TABLE 404.1.2(4) WALL HEIGHT = 9' MAX UNBALANCED FILL = 8' WALL WIDTH U.N.O. = 10"</p> <p>8' BACKFILL REINFORCEMENT TABLE HORIZONTAL = 24" O.C. W/ 1 @ 12" OFF BOTTOM & 2 @ 6" OFF TOP VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT</p>
--	--

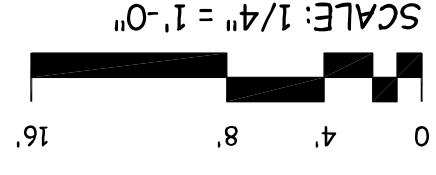
GENERAL NOTES

- * ALL EXTERIOR WALLS ARE TO BE 2' x 4' #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL INTERIOR WALLS ARE TO BE 2' x 4' #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL FIRST FLOOR WALL HEIGHTS ARE 9' 1-1/8" U.N.O.
- * ALL BASEMENT HEIGHTS ARE 8' 9-1/2" U.N.O.
- * ALL 3' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL 6' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
- * FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
- * FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
- * ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

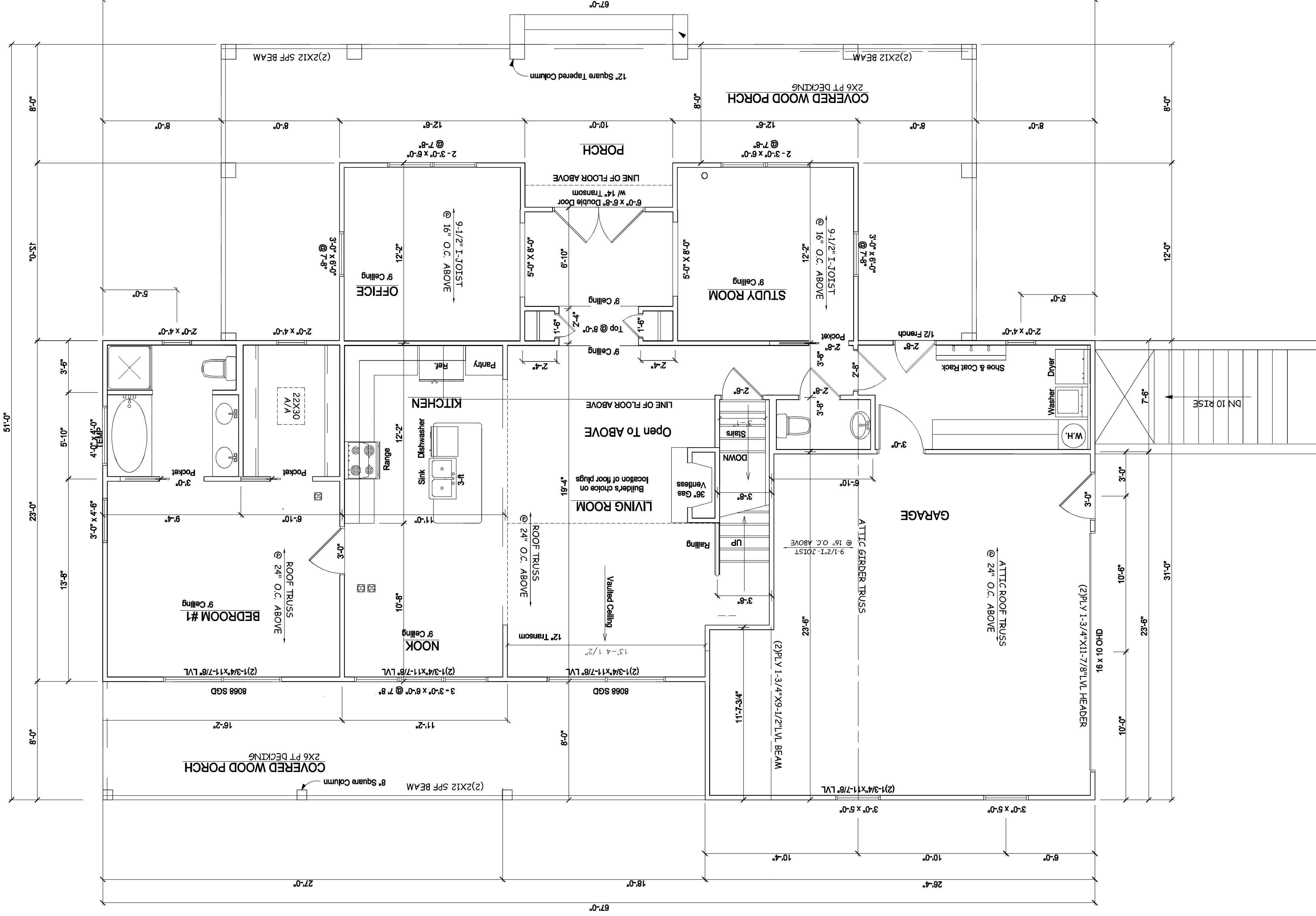


Signed by: Akruticertificat
Date: 2020.08.25 13:52:38 -4

3A OF 12	A30	SHEET NO.	DATE: 08-25-20	PROJ. NO.19.056	PROJECT: MAGNOLIA HOUSE	CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: MR	ISSUED 08-25-20	REVISID	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330
FOUNDATION PLAN (CONCRETE PORCHES)												



1ST FLOOR PLAN

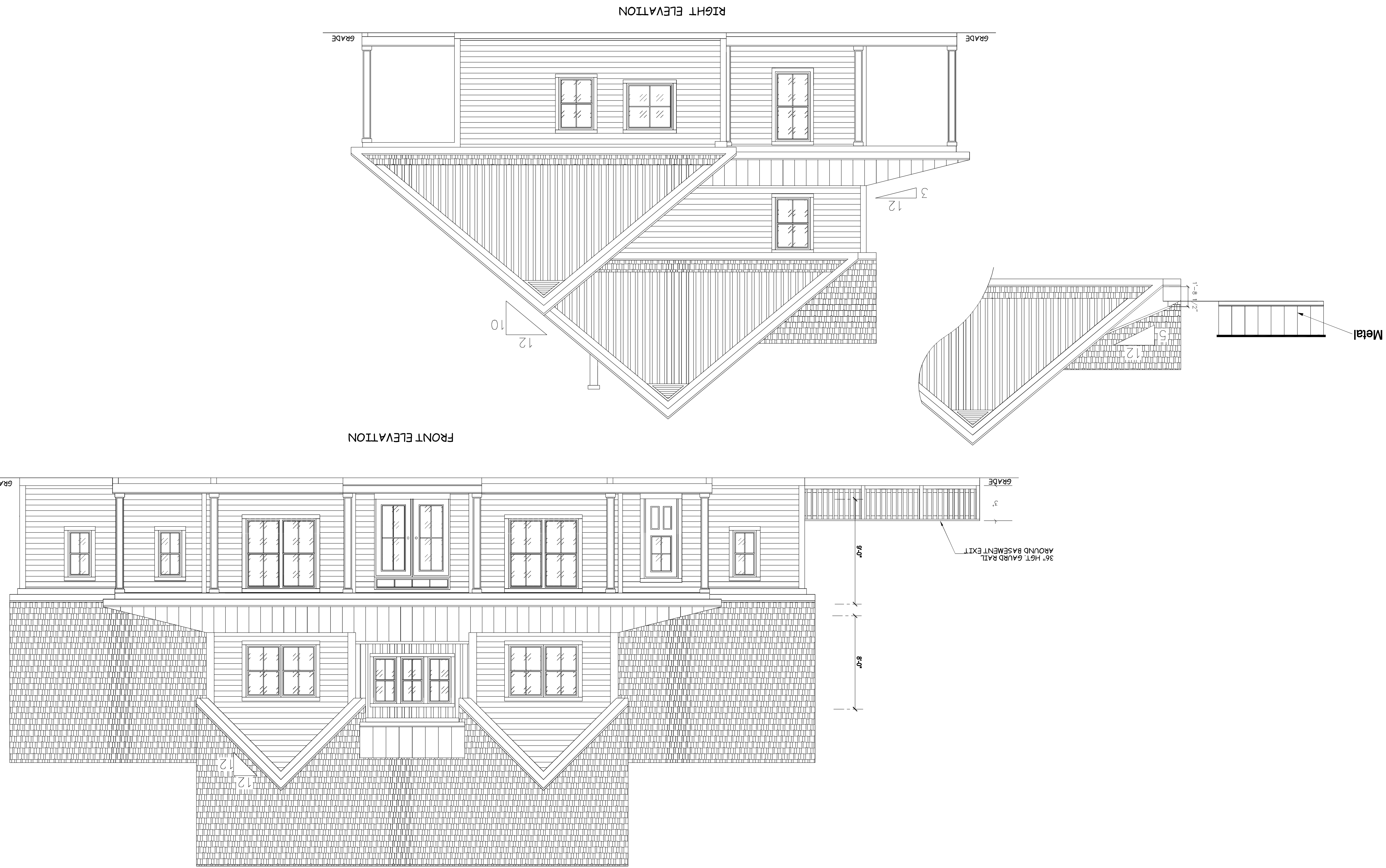
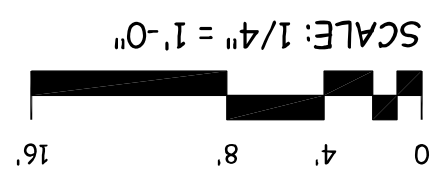


GENERAL NOTES

- * ALL EXTERIOR WALLS ARE TO BE 2 x 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD UNO.
- * ALL INTERIOR WALLS ARE TO BE 2 x 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD UNO.
- * ALL FIRST FLOOR WALL HEIGHTS ARE 9'1-1/8" UNO.
- * ALL BASEMENT HEIGHTS ARE 7'9-1/2" UNO.
- * ALL 3" OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF UNO.
- * ALL 6" OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF UNO.
- * ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS UNO.
- * FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
- * FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
- * ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

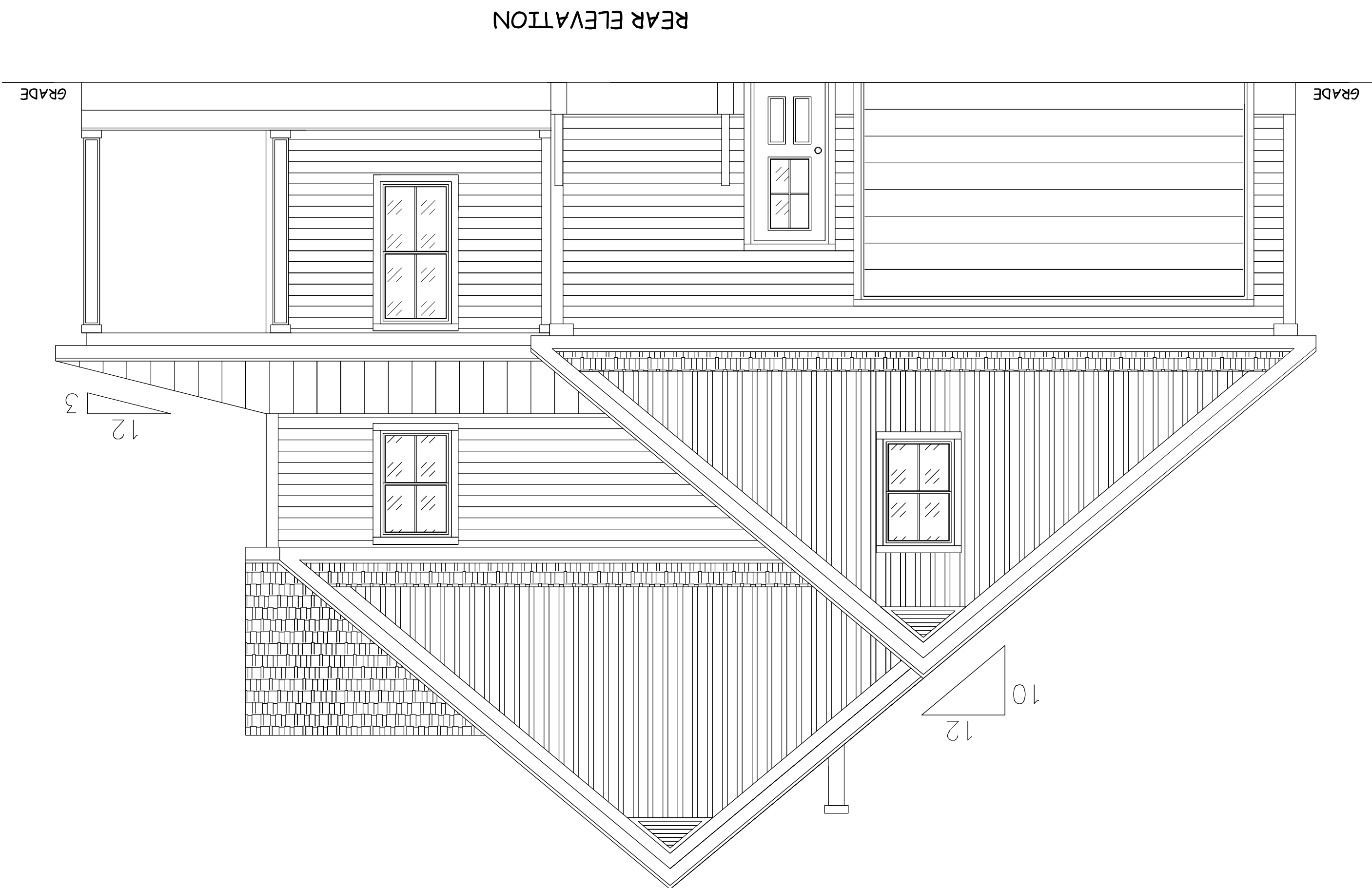
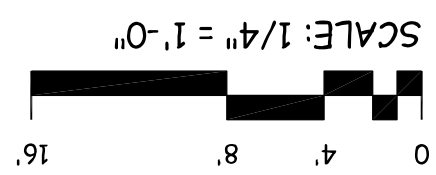
Signed by: Architect Certificate
 Date: 2020.08.25 13:53:36 --4



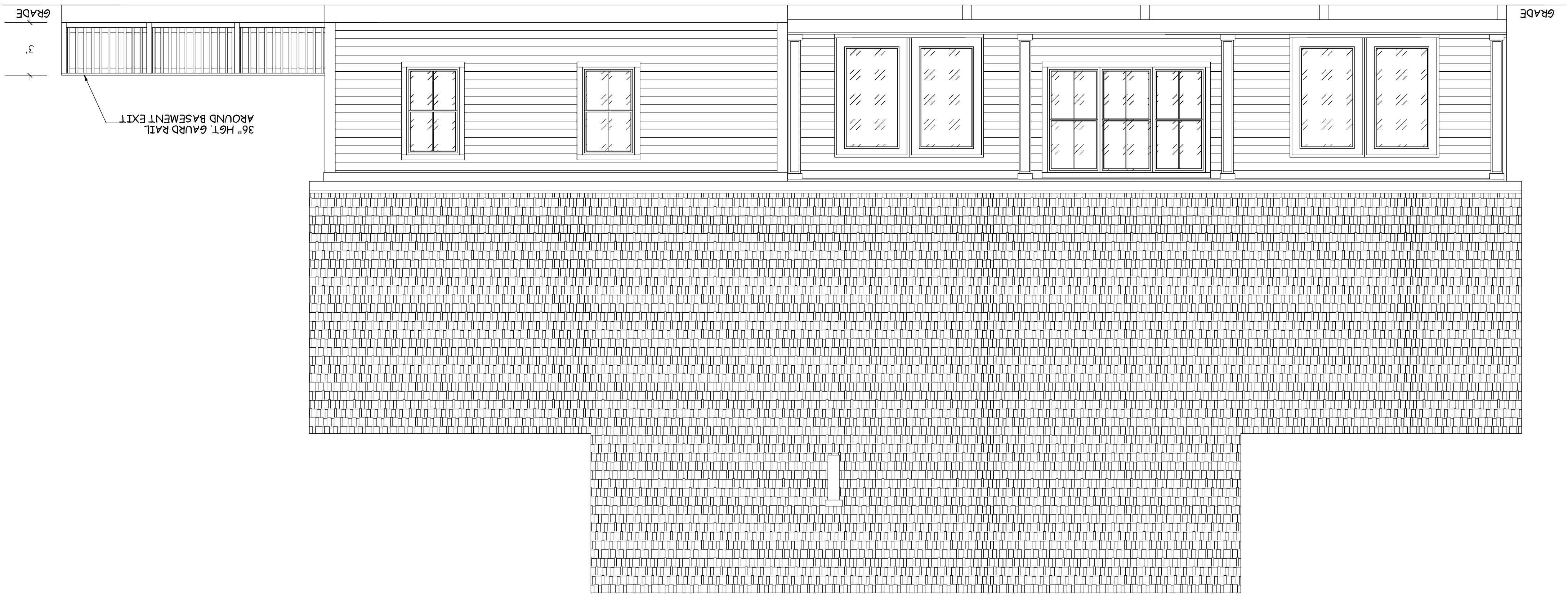


Signed by: AkrutCertificate
Date: 2020.08.25 13:55:28 -4

6 OF 12	
A6	
SHEET NO.	
DATE: 5-17-20	
PROJ. NO.19.056	
PROJECT: MAGNOLIA HOUSE	
DRAWING TITLE: FRONT & RIGHT ELEVATIONS	
CONTRACTOR:	SACRA CUSTOM HOMES
DESIGN BY:	4505 PARTLOW ROAD
	PARTLOW, VA 22534
	(540)582-2397
DRAWN BY:	CS
CHECKED BY:	MR
ISSUED:	5-17-20
REVISED:	
ENGINEER:	DESIGNS UNLIMITED, INC.
	6360 TENNIS COURT
	BOSTON, VA 22713
	(540)212-8330



LEFT ELEVATION

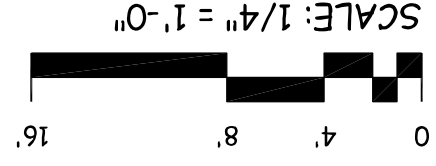


Signed by: ArutioCertificate
Date: 2020.08.25 13:56:22 -4



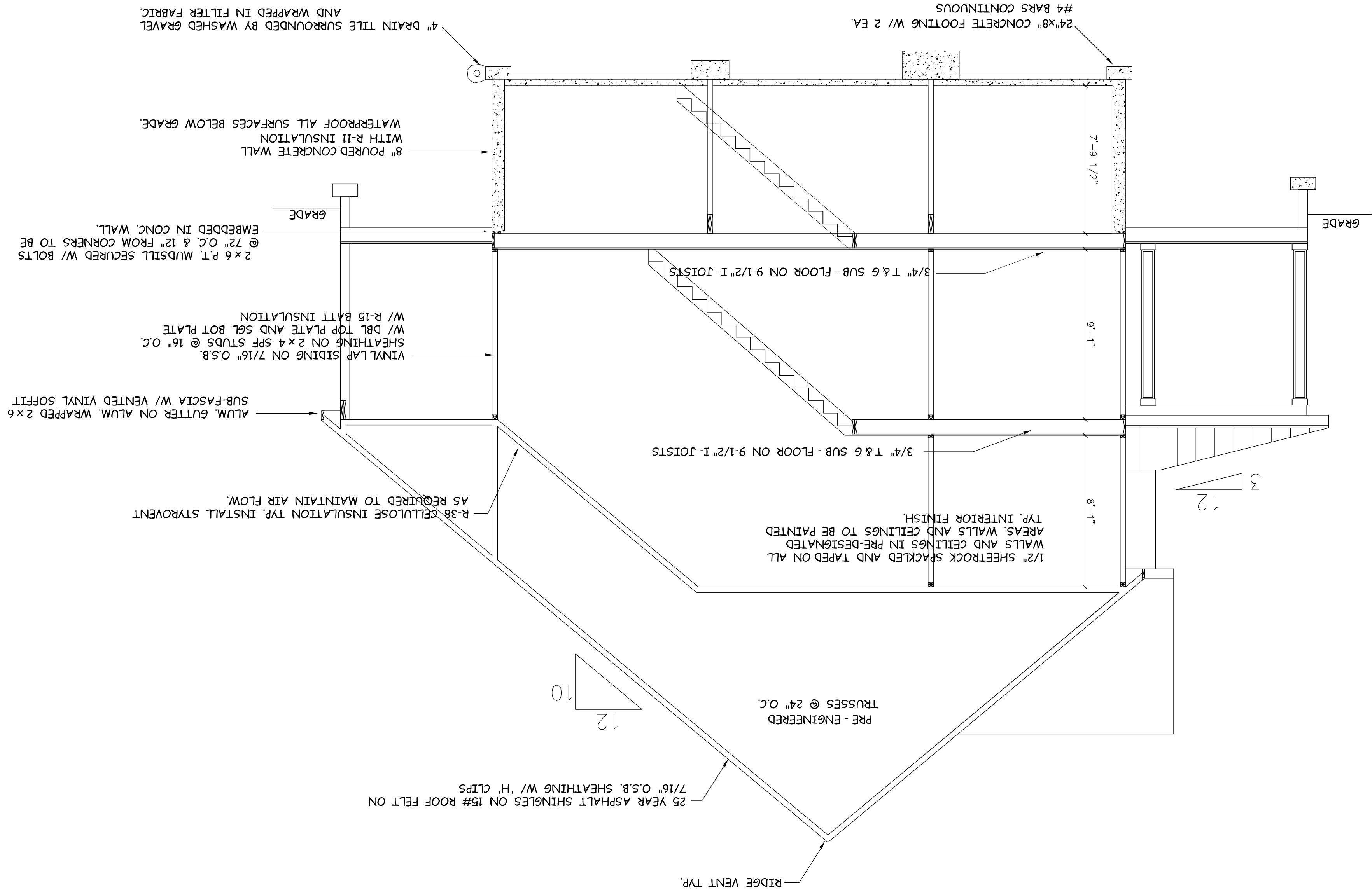
REAR ELEVATION

7 OF 12	SHEET NO.	
A7	DATE: 5-17-20	
PROJ. NO.19.056		
PROJECT: MAGNOLIA HOUSE		
DRAWING TITLE: REAR & RIGHT ELEVATIONS		
CONTRACTOR:	DESIGN BY:	CHECKED BY:
SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	CS	MIR
DRAWN BY:	CS	
ISSUED 5-17-20	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330	
REVISED		



8" FOUNDATION WALL	FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1.2(3)
MAX UNREINFORCED FILL = 8"	WALL HEIGHT = 8"
VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT	HORIZONTAL = #6 BARS @ 26" O.C. OR EQUIVALENT
8" BACKFILL REINFORCEMENT TABLE	FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1.2(4)
MAX UNREINFORCED FILL = 8"	WALL HEIGHT = 8"
VERTICAL = #6 BARS @ 28" O.C. OR EQUIVALENT	HORIZONTAL = #6 BARS @ 28" O.C. OR EQUIVALENT
10" FOUNDATION WALL	FOUNDATION WALL REINFORCEMENT PER IRC 2015 TABLE 404.1.2(4)
MAX UNREINFORCED FILL = 8"	WALL HEIGHT = 8"
VERTICAL = #6 BARS @ 26" O.C. OR EQUIVALENT	HORIZONTAL = #6 BARS @ 26" O.C. OR EQUIVALENT

BUILDING SECTION A - A



GENERAL NOTES

- * ALL EXTERIOR WALLS ARE TO BE 2 x 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL INTERIOR WALLS ARE TO BE 2 x 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
- * ALL FIRST FLOOR WALL HEIGHTS ARE 9'1-1/8" U.N.O.
- * ALL BASEMENT HEIGHTS ARE 7'9-1/2" U.N.O.
- * ALL 3" OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL 6" OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
- * ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
- * FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
- * FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
- * ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

Signed by: AkrutCertificate
Date: 2020.08.25 13:57:15 --4



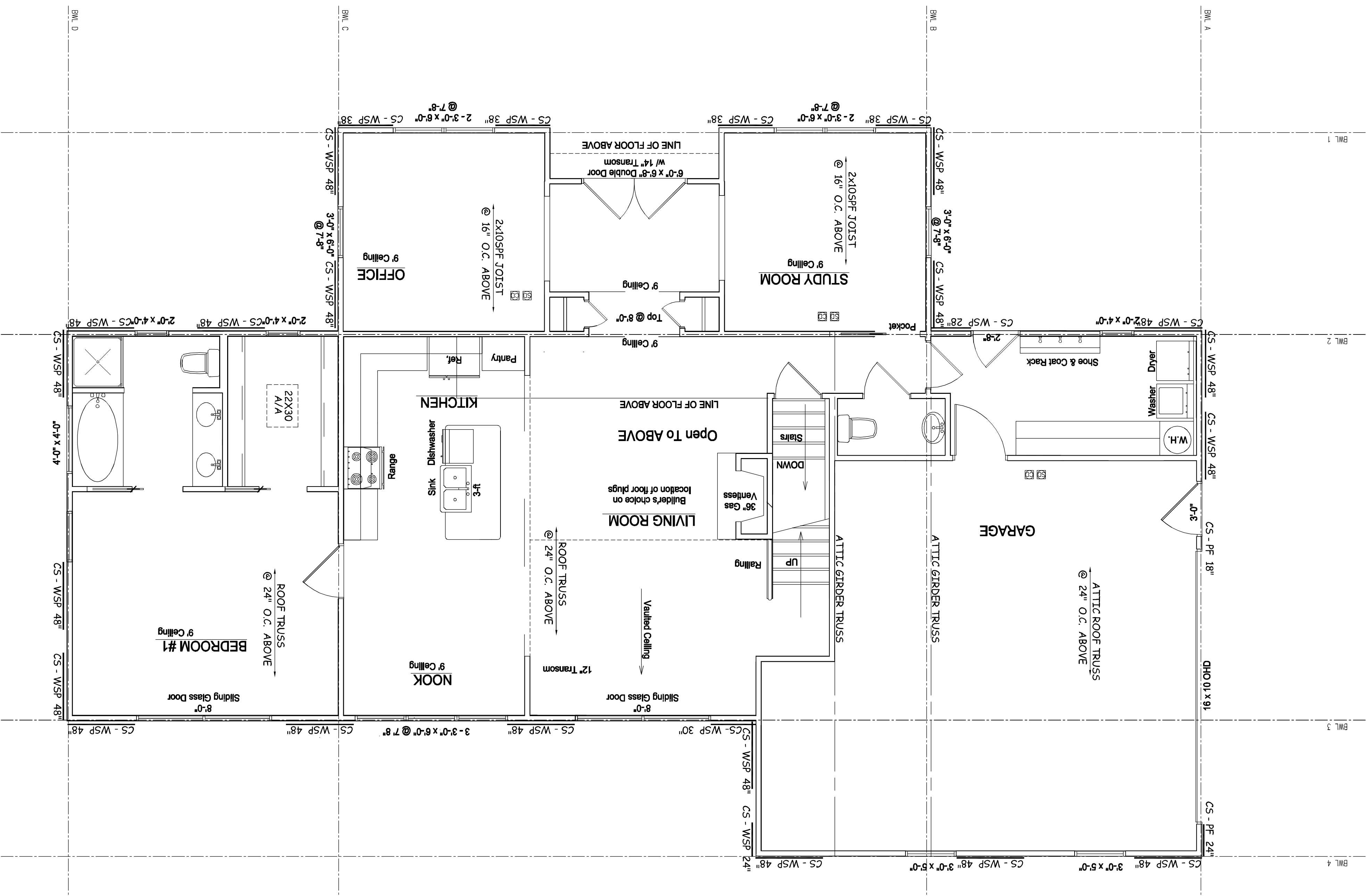
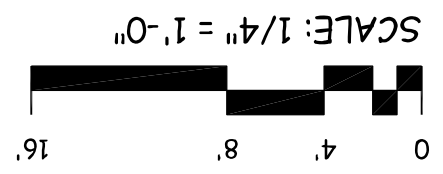
PROJECT: MAGNOLIA HOUSE
DRAWING TITLE: BUILDING SECTION

CONTRACTOR: SACRA CUSTOM HOMES
4505 PARTLOW ROAD
PARTLOW, VA 22534
(540)582-2397

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: MR

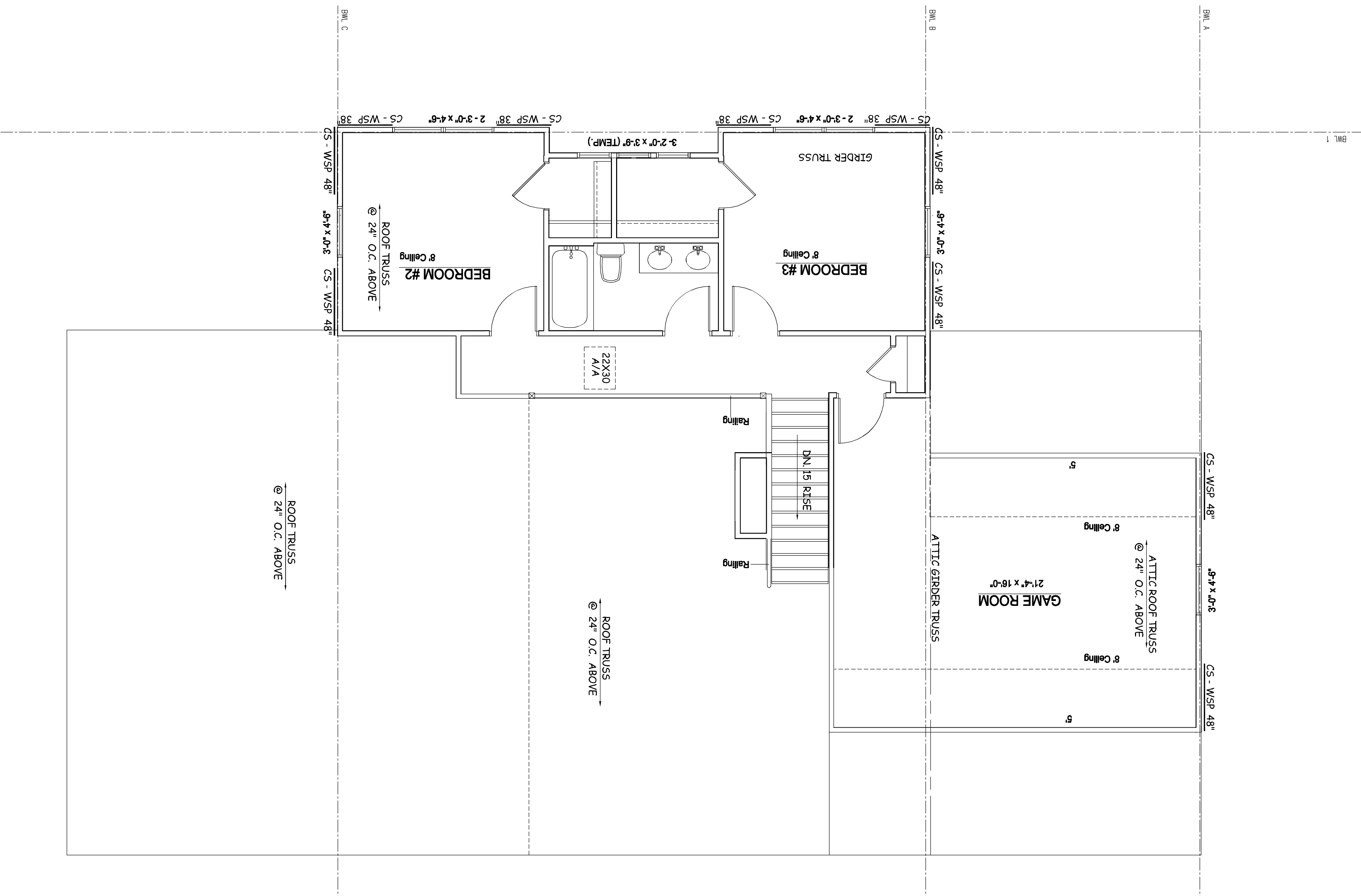
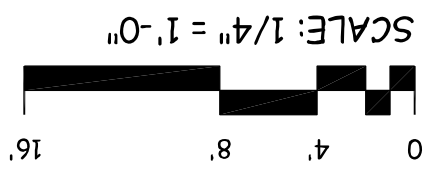
ISSUED 5-17-20
REVISED

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330



Signed by: Akrucertificate
Date: 2020.06.25 14:03:29 -4

9 OF 12	SHEET NO. A9		DATE: 5-17-20	PROJ. NO.19.056	PROJECT: MAGNOLIA HOUSE	CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	ISSUED 5-17-20	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8350
	DRAWING TITLE: 1ST FLOOR WALL BRACING		DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: MR	REVISED		



Signed by: AkrucCertificate
Date: 2020 08 25 14:06:47 --4

10 OF 12	SHEET NO. A10		DATE: 5-17-20	PROJ. NO. 19.056	PROJECT: MAGNOLIA HOUSE	CONTRACTOR: SACRA CUSTOM HOMES 4505 PARTLOW ROAD PARTLOW, VA 22534 (540)582-2397	ISSUED 5-17-20	ENGINEER: DESIGNS UNLIMITED, INC. 6360 TENNIS COURT BOSTON, VA 22713 (540)212-8330
	DRAWING TITLE: 2ND FLOOR WALL BRACING		DESIGN BY: CS	DRAWN BY: CS	CHECKED BY: MR	REVISED		

