

# QDG RESIDENCE

LOT #3 7207 NANDINA DRIVE  
ROANOKE, VA 24018

PROJECT NO. 20011



OWNER:  
QUALITY DEVELOPMENT GROUP  
2774 ELECTRIC RD, SUITE E  
ROANOKE, VA 24018

CONTRACTOR:

FAMILY BUILDERS  
P.O. BOX 770  
DALEVILLE, VA 24083  
PHONE: (540) 966-3635  
FAX: (540) 966-3634

VA CLASS A BUILDING CONTRACTOR LIC #: 2705077160

### AREA CALCULATIONS

|                             |            |
|-----------------------------|------------|
| BASEMENT OPTIONAL FINISHED: | 1,877 S.F. |
| BASEMENT UNFINISHED:        | 634 S.F.   |
| FIRST FLOOR FINISHED:       | 2,626 S.F. |
| GARAGE:                     | 532 S.F.   |
| SECOND FLOOR FINISHED:      | 745 S.F.   |
| COVERED PORCHES:            | 427 S.F.   |
| TOTAL UNFINISHED:           | 1,166 S.F. |
| TOTAL FINISHED:             | 5,248 S.F. |
| TOTAL UNDER ROOF:           | 6,841 S.F. |

ARCHITECT:



Alam Design Group

- Planners  
- Architects  
- Construction Managers

1360 Roanoke Road  
Daleville, Virginia 24083  
Phone: (540) 966-3635  
Fax: (540) 966-3634  
www.alamdesigngroup.com

### INDEX OF DRAWINGS:

| SHEET NO.            | DESCRIPTION                |
|----------------------|----------------------------|
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NOTES: (PROJECT DESIGNED PER 2015 INTERNATIONAL RESIDENTIAL CODE AND VSU BC AMENDMENTS)

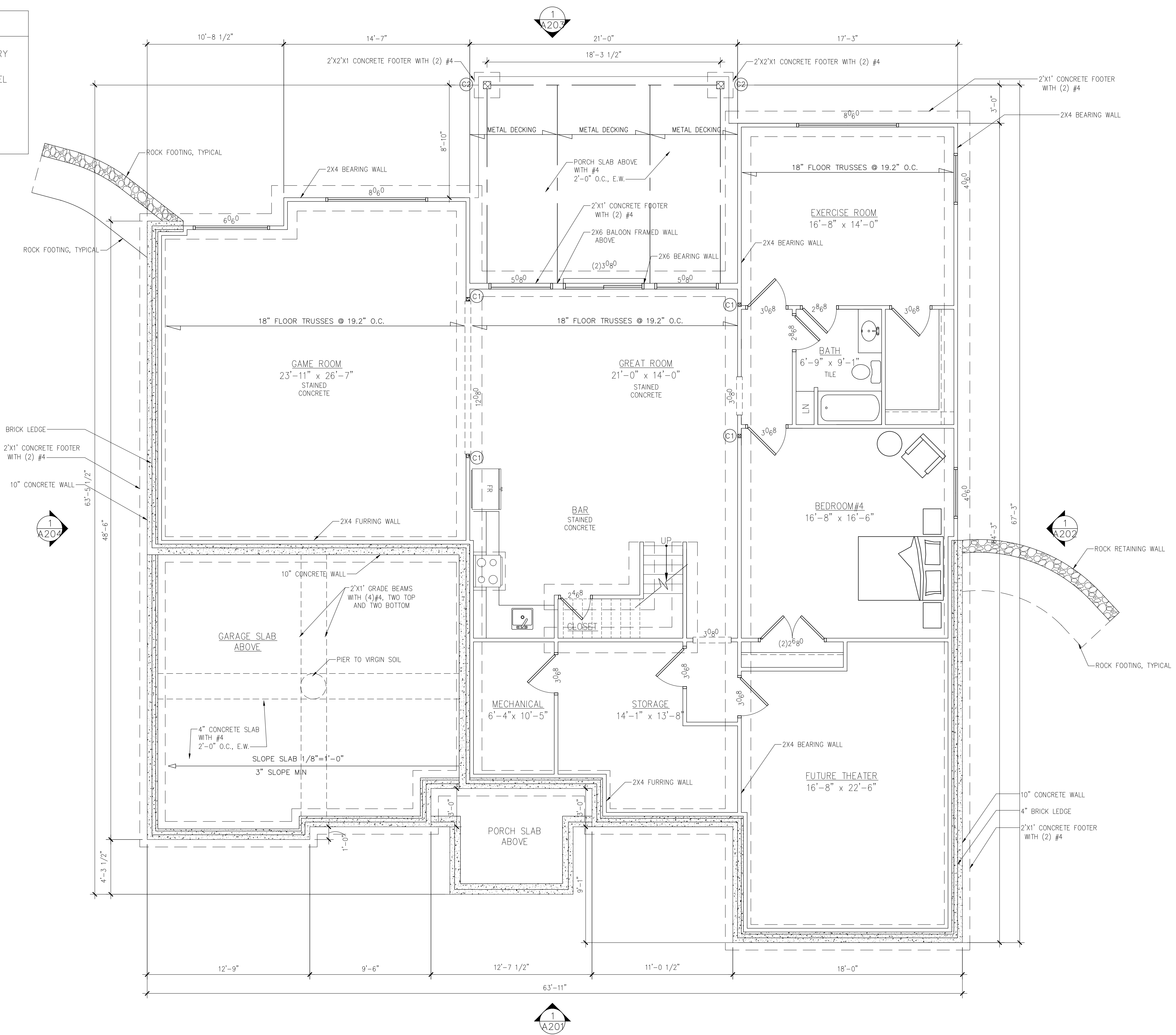
1. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS AND SEEK IMMEDIATE CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN AND COORDINATE TRUSS LAYOUT FROM TRUSS MANUFACTURER. THE GENERAL CONTRACTOR SHALL PROVIDE OWNER / ARCHITECT WITH APPROVED LAYOUT PRIOR TO CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN AND COORDINATE COLUMN AND BEAM LOCATIONS WITH METWOOD BUILDING SOLUTIONS (819 NAFF ROAD, BOONES MILL, VA 24065, PHONE: 540-344-4294) OR APPROVED EQUAL. THE GENERAL CONTRACTOR SHALL PROVIDE OWNER / ARCHITECT WITH APPROVED LAYOUT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER / ARCHITECT FROM WINDOW MANUFACTURER FOR APPROVAL.
5. COORDINATE ALL INTERIOR FINISHES WITH OWNER.

| CONSTRUCTION KEY |                                      |
|------------------|--------------------------------------|
|                  | NEW CONSTRUCTION - FURR AS NECESSARY |
|                  | NEW CONSTRUCTION - BRACED WALL PANEL |
|                  | NEW CONSTRUCTION - PORTAL FRAME      |
|                  | NEW CONSTRUCTION - COLUMN            |

| BEAM SCHEDULE |                          |
|---------------|--------------------------|
| B1            | (2) 2X8                  |
| B2            | (2) 2X10                 |
| B3            | (3) 2X10                 |
| B4            | (2) 9 1/4" X 1 3/4" LVL  |
| B5            | (2) 11 7/8" X 1 3/4" LVL |
| B6            | (3) 11 7/8" X 1 3/4" LVL |
| B7            | (2) 16" X 1 3/4" LVL     |

NOTE: ALL BEAMS SHALL BE FLUSH W/ BOTTOM OF TRUSSES, UNLESS OTHERWISE NOTED.





| COLUMN SCHEDULE |   |
|-----------------|---|
| C1              | COLUMN AT LOAD POINT (3)2X STUDS SECURE & TIE WITH SIMPSON CS14   |
| C2              | 3X3 METWOOD COLUMN WITH SIMPSON CS14 UPLIFT STRAPS @ TOP & BOTTOM |
| N1              | SIMPSON CS14 TIE DOWN AT BEAM AND WALL INTERSECTION               |
| P1              | 2'X2'X1' CONCRETE FOOTING W/ (3)#4 E.W.                           |



1 BASEMENT/ FOUNDATION PLAN  
A101/ SCALE: 1/4" = 1'-0"

BASEMENT/  
FOUNDATION  
FLOOR PLAN

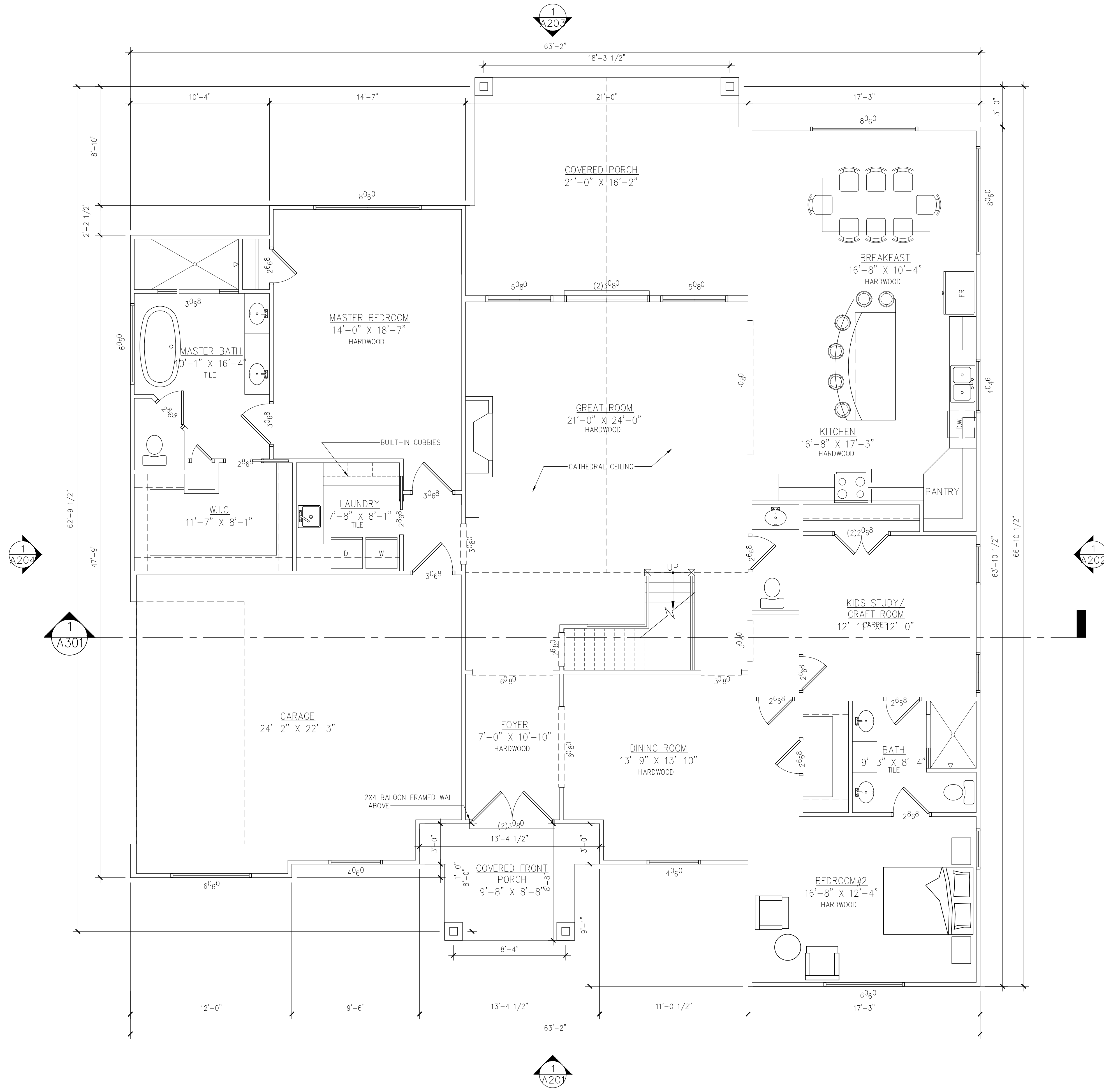
A101

| CONSTRUCTION KEY  |                                      |
|---|--------------------------------------|
|  | NEW CONSTRUCTION - FURR AS NECESSARY |
|  | NEW CONSTRUCTION - BRACED WALL PANEL |
|  | NEW CONSTRUCTION - PORTAL FRAME      |
|  | NEW CONSTRUCTION - COLUMN            |

| BEAM SCHEDULE |                          |
|---------------|--------------------------|
| B1            | (2) 2X8                  |
| B2            | (2) 2X10                 |
| B3            | (3) 2X10                 |
| B4            | (2) 9 1/4" X 1 3/4" LVL  |
| B5            | (2) 11 7/8" X 1 3/4" LVL |
| B6            | (3) 11 7/8" X 1 3/4" LVL |
| B7            | (2) 16" X 1 3/4" LVL     |

NOTE: ALL BEAMS SHALL BE FLUSH W/ BOTTOM OF TRUSSES, UNLESS OTHERWISE NOTED.

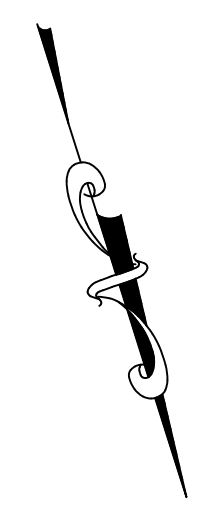
| COLUMN SCHEDULE |   |
|-----------------|---|
| C1              | COLUMN AT LOAD POINT (3)2X STUDS SECURE & TIE WITH SIMPSON CS14   |
| C2              | 3X3 METWOOD COLUMN WITH SIMPSON CS14 UPLIFT STRAPS @ TOP & BOTTOM |
| N1              | SIMPSON CS14 TIE DOWN AT BEAM AND WALL INTERSECTION               |



1 FIRST FLOOR PLAN  
A102/SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

A102

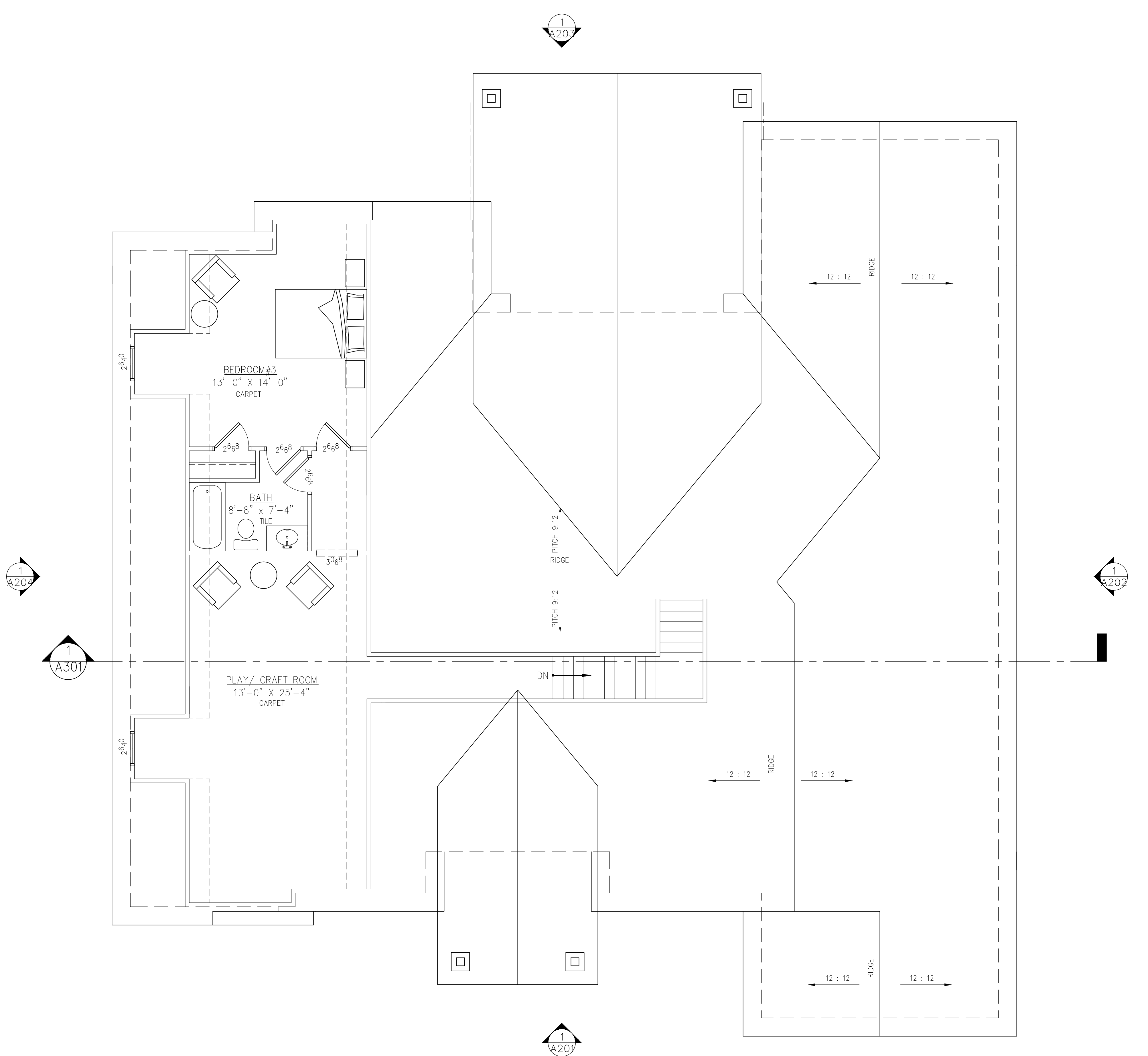


| CONSTRUCTION KEY |                                      |
|------------------|--------------------------------------|
|                  | NEW CONSTRUCTION - FURR AS NECESSARY |
|                  | NEW CONSTRUCTION - BRACED WALL PANEL |
|                  | NEW CONSTRUCTION - PORTAL FRAME      |
|                  | NEW CONSTRUCTION - COLUMN            |

| BEAM SCHEDULE |                          |
|---------------|--------------------------|
| B1            | (2) 2X8                  |
| B2            | (2) 2X10                 |
| B3            | (3) 2X10                 |
| B4            | (2) 9 1/4" X 1 3/4" LVL  |
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| B6            | (3) 11 7/8" X 1 3/4" LVL |
| B7            | (2) 16" X 1 3/4" LVL     |

NOTE: ALL BEAMS SHALL BE FLUSH W/ BOTTOM OF TRUSSES, UNLESS OTHERWISE NOTED.

| COLUMN SCHEDULE |   |
|-----------------|---|
| C1              | COLUMN AT LOAD POINT (5)2X STUDS SECURE & TIE WITH SIMPSON CS14   |
| C2              | 3X3 METWOOD COLUMN WITH SIMPSON CS14 UPLIFT STRAPS @ TOP & BOTTOM |
| N1              | SIMPSON CS14 TIE DOWN AT BEAM AND WALL INTERSECTION               |

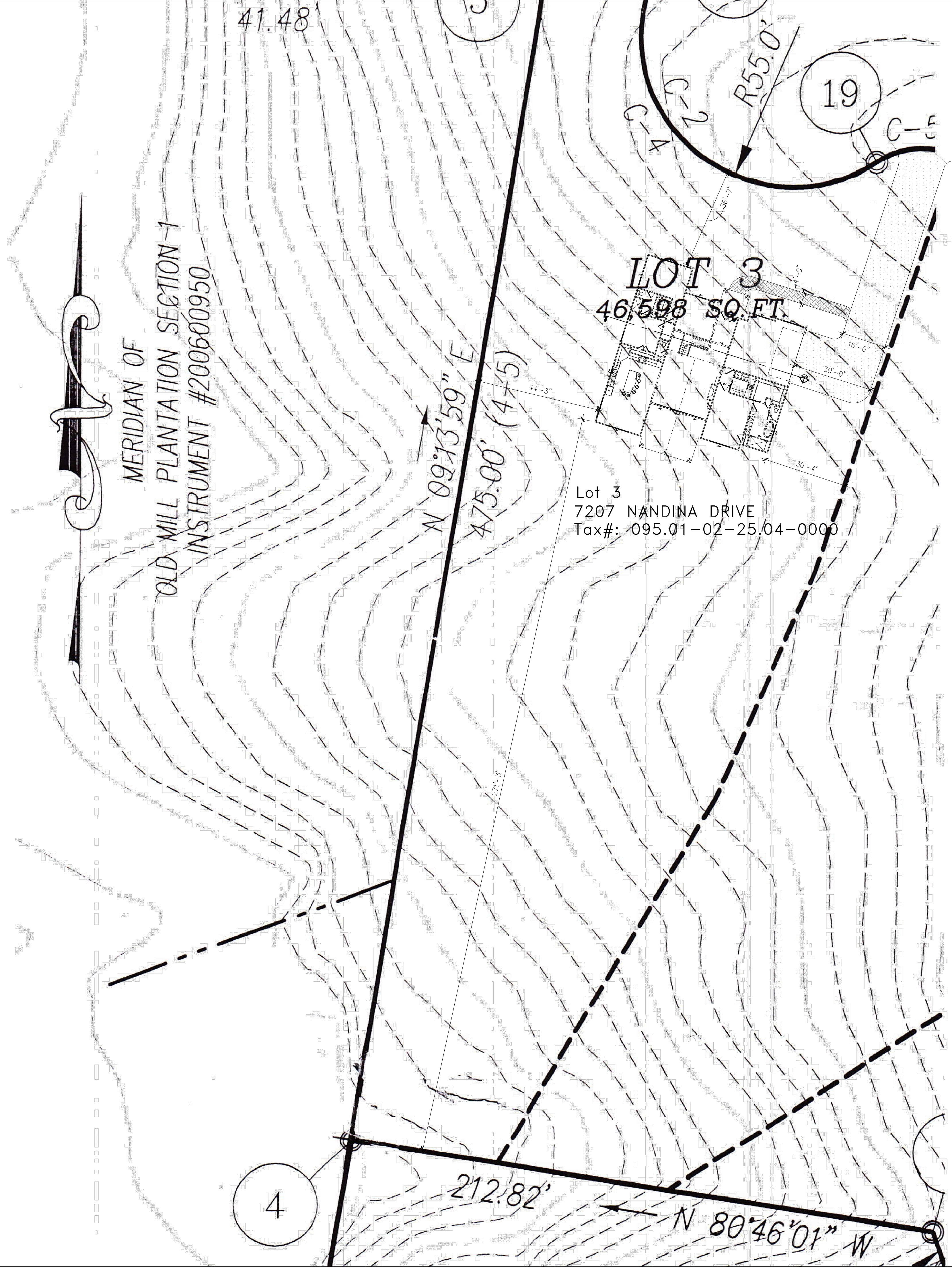


1 SECOND FLOOR PLAN  
A103 SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN

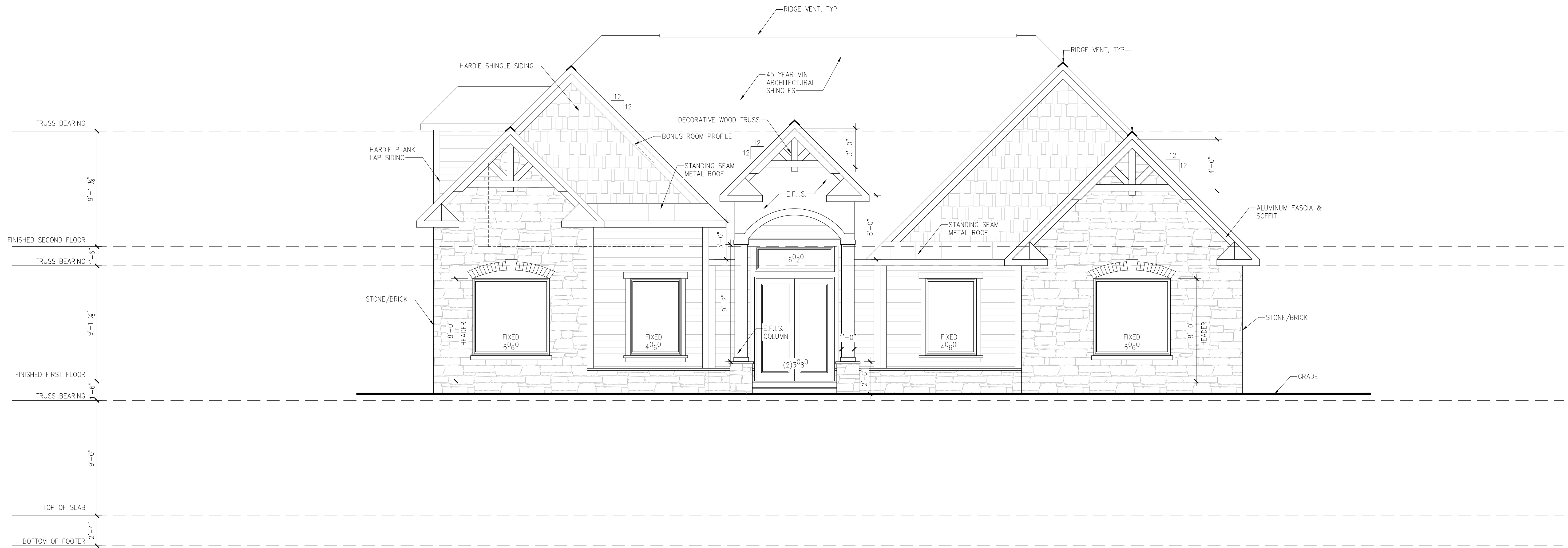
A103.

1 SITE PLAN  
A105 SCALE: 1" = 20'



SITE PLAN

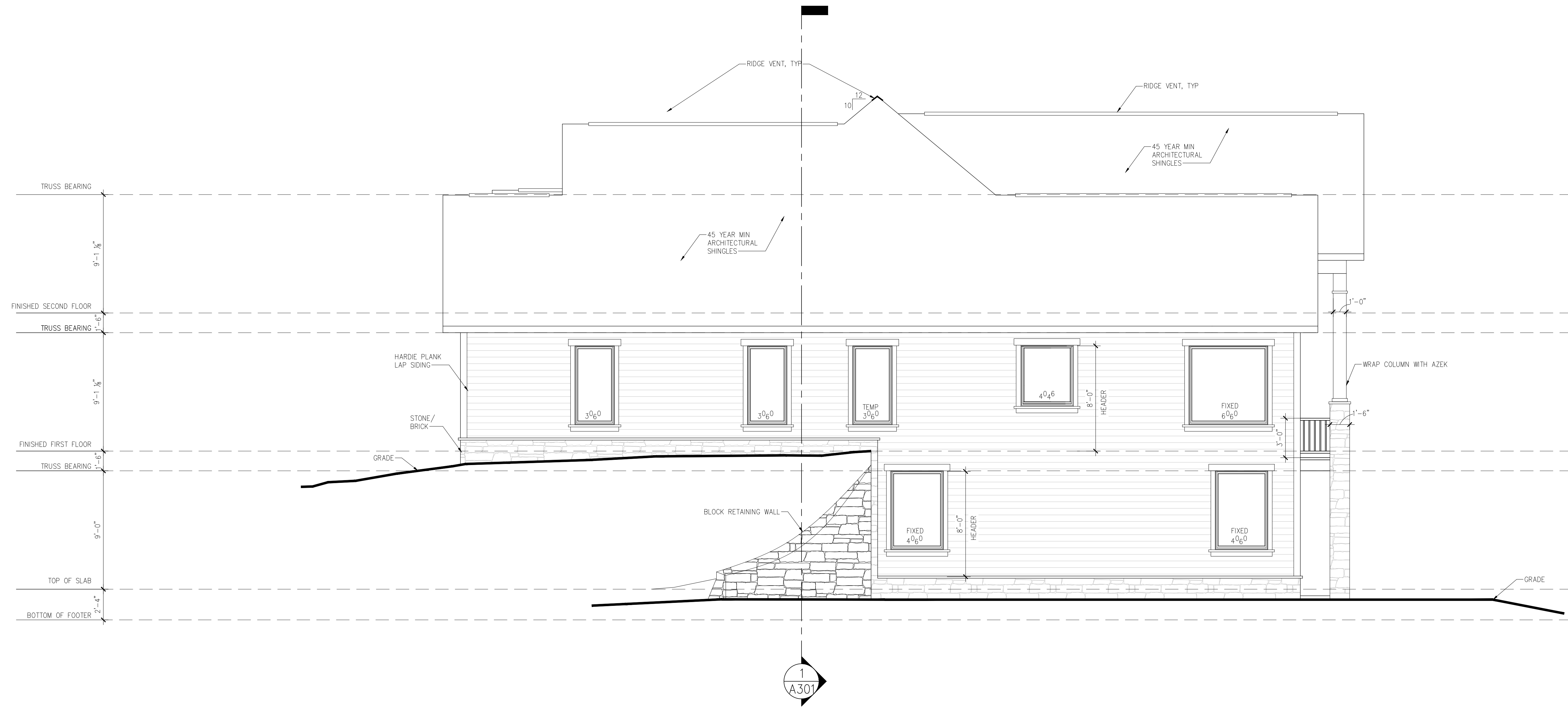
A105



1 FRONT ELEVATION  
 A201 SCALE: 1/8" = 1'-0"

FRONT  
 ELEVATION

A201



1 RIGHT ELEVATION  
A202 SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

A202

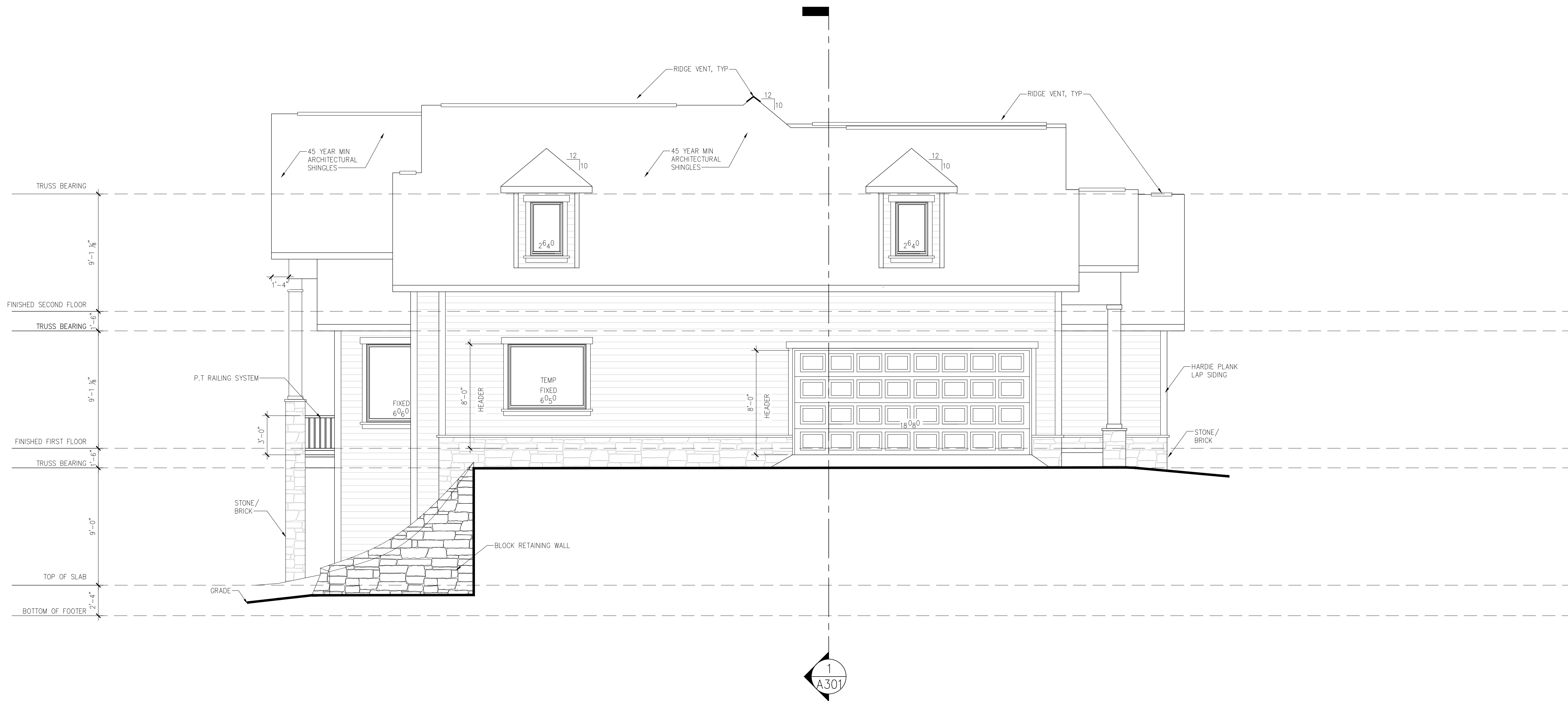


1 REAR ELEVATION  
 A203 SCALE: 1/8" = 1'-0"

REAR  
 ELEVATION

A203





1 LEFT ELEVATION  
A.204 SCALE: 1/8" = 1'-0"

LEFT  
ELEVATION

A204