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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
CLOUD IX - 313 WINDOVER AVE NW
GENERAL NOTES & SPECIFICATIONS

DRAWN BY:

MCR

DATE: 05/21/25

REV. No. DATE

XXX XX-XX-XX

SHEET No.

CS.01

FOUNDATION NOTES

1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS, MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS

FRAMING NOTES

1. FOLLOW MANUFACTURERS INSTRUCTIONS FOR CUTTING HOLES IN ANY 1-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGTH)(ADD FILLER BETWEEN DOUBLE 1-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.).
9. ALL EXTERIOR 2X4 WALLS @ 16" O.C. (U.N.O.)
ALL EXTERIOR 2X6 WALLS @ 24" O.C. (U.N.O.)

WINDBRACING SCHEDULE

115 MPH (3-Second Gust) - Braced Wall Schedule				
BRACED WALL SCHEDULE - SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE				
MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PRESCRIPTIVE BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PRESCRIPTIVE BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 6" O/C INTO 2X SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
GB	PRESCRIPTIVE BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = 5 x ACTUAL)	1/2" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (#6x14" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X SPF#2 FRAMING MEMBERS.	-
LIB (ATTACHED UNITS ONLY)	PRESCRIPTIVE LET-IN-BRACE (LIB)	LOCATION PER PLAN (EITHER SIDE OF WALL)	SIMPSON TIE/RIB/DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	-
CS-PF	WOOD PORTAL FRAME (CS-PF)	6:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME	3-WB.01

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

MECHANICAL REQUIREMENTS

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH VRC SECTION M1507.3

HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O. (ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

NEW SINGLE FAMILY RESIDENCE



REVISION LOG

Revision Date:	Revision Date:	Revision Date:	Revision Date:

ABBREVIATIONS

A.B. ANCHOR BOLT	CONT. CONTINUOUS	ELEV. ELEVATION	HGT. HEIGHT	MTL. METAL	REF. REFER TO REFERENCE	TYP. TYPICAL
A.F.F. ABOVE FINISH FLOOR	CONST. CONSTRUCTION	EQ. EQUIPMENT	HORZ. HORIZONTAL, HORIZONTALLY	N.I.C. NOT IN CONTRACT	REIN. REINFORCING, REINFORCED	T. TREAD
ADJ. ADJACENT/ADJUSTABLE	CTSK. COUNTERSUNK	EXP. EXPANSION	HR. HEADER	(NTS) NOT TO SCALE	REQ'D REQUIRED	TR TOWEL ROD
A.F.T. ABOVE FINISH TREAD	C.O. CASED OPENING	EXT. EXTERIOR	HD. HOSE BIB	O.C. ON CENTER	RMS. ROOMS	TRPL. TRIPLE
ALUM. ALUMINUM	CANT. CANTILEVER	EXT. EXTERIOR	ID. INSIDE DIAMETER	OPER. OPERATOR	RNG. RANGE	U.N.O. UNLESS NOTED OTHERWISE
ANCH. ANCHOR	C.T. CERAMIC TILE	EE. EACH END	INGR. IN GROUND	OPNG. OPENING	R.O. ROUGH OPENING	VERT. VERTICAL
∠ ANGLE	CLG. CEILING	F/C FLOOR COVERING CHANGE	INSUL. INSULATION	OPT. OPTIONAL	R. RISER	V.I.F. VERIFY IN FIELD
ARCH. ARCHITECTURAL	C.M. CROWN MOULD	F.D. FLOOR DRAIN	INT. INTERIOR	O.S.B. ORIENTED STRAND BOARD	RND. ROUND	W. WASHER
@ AT	C.R. CHAIR RAIL	FDN. FOUNDATION	I.S. INSIDE CORNER	OZ. OUNCE	S.C. SAWCUT	W/ WITH
BD. BOARD	D DRYER	FR. FLOOR	J. JOINT	1/R ONE ROD	SCHEM. SCHEMATIC	WD. WOOD
BLDG. BUILDING	d PENNY	FP. FIREPLACE	KSI KIPS PER SQUARE INCH	1/S ONE SHELF	SHLF SHELF	W.W.F. WELDED WIRE FABRIC
BM BEAM	DBL. DOUBLE	F.R. FIRE RATED	FRM FRAME	PC PRECAST	SHT. SHEET	WO OR W/O WALKOUT
BTM BOTTOM	DIA. DIAMETER	FRM FRAME	FT. FOOT / FEET	PBD. PARTICLE BOARD	SHL. SHIM	WNDW WINDOW
BLKG. BLOCKING	DN. DOWN	FT. LIGHT	LT. WT. LIGHTWEIGHT	PL. PLATE	S.S. STAINLESS STEEL	
BRG. BEARING	DR. DOWN	FT. LIGHT	L.V. LOUVER	PNL. PANEL	STL. STEEL	
BRK BRICK	DR. DOOR	GA. GAUGE	L.T. LAUNDRY TUB	PWD. PLYWOOD	STRUCT. STRUCTURAL	
BSMT BASEMENT	DW. DISH WASHER	GALV. GALVANIZED	MAS. MASONRY	PF. PREFABRICATED	SUSP. SUSPENSION	
C.J. CONTROL JOINT	DWG. DRAWING	G.C. GENERAL CONTRACTOR	MAT. MATERIAL	PR. PAIR	SGD. SLIDING GLASS DOOR	
CL. CENTER LINE	D.S. DOWN SPOUT	GEN. GENERAL	MAX. MAXIMUM	PROJ. PROJECT / PROJECTED	SQ. SQUARE	
C.M.U. CONCRETE MASONRY UNIT	DTL. DETAIL	GYP. GYPSUM	MDO MEDIUM DENSITY OVERLAY	PSI POUNDS PER SQ. IN.	TB TOWEL BAR	
COL. COLUMN	E.A. EACH	G.L. GLUE LAM	MECH. MECHANICAL	PSF POUNDS PER SQ. FT.	T & G TONGUE AND GROVE	
CONC. CONCRETE	E.J. EXPANSION JOINT	HDWR. HARDWARE	MIN. MINIMUM	P.T. PRESSURE TREATED	T.O.S. TOP OF SLAB	
COND. CONDITION	ELEC. ELECTRICAL	HD.WD. HARDWOOD	M.O. MASONRY OPENING	QUAD. QUADRUPLE	T.O.W. TOP OF FOUNDATION WALL	

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DESIGN DATA

DESIGN CODE	EQUIVALENT FLUID PRESSURE:
2021 VIRGINIA RESIDENTIAL CODE (VRC)	BASEMENT WALLS = 60 PCF*
BUILDING LOADS	*USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH IRC SOIL CLASSIFICATIONS SW, SP, SM, SC, GM OR GC
SOIL BEARING PRESSURE:	DEFLECTION LIMITS:
MAX. 1500 PSF FOR ALL FOOTINGS	- BEAM SUPPORTING ROOF ONLY:
*ALL FOOTINGS TO BEAR ON VIRGIN SOIL IN ACCORDANCE WITH IRC SOIL CLASSIFICATIONS SW, SP, SM, SC, GM OR GC	LIVE LOAD=L/360, TOTAL LOAD=L/240
FLOOR LOADS: (1-JOISTS)	- TRUSSES SUPPORTING ROOF ONLY:
LIVE LOAD = 40 PSF (TYPICAL)	LIVE LOAD=L/240, W/MAX. DEFLECTION OF 3/4"
SLEEPING AREAS = 30 PSF (LIVE LOAD)	TOTAL LOAD=L/180
DEAD LOAD = 10 PSF (TYPICAL)	- TRUSS GIRDERS SUPPORTING ROOF ONLY:
ROOF LOADS: (OPEN WEB TRUSSES)	LIVE LOAD=L/360, TOTAL LOAD=L/240
SNOW LOAD = 30 PSF (ROOF)	- BEAM SUPPORTING FLOOR LOADS:
DEAD LOAD = 10 PSF (TOP CHORD)	LIVE LOAD=L/480, W/MAX. DEFLECTION OF 1/2"
DEAD LOAD = 10 PSF (BOTTOM CHORD)	TOTAL LOAD=L/240
WIND LOADS:	- JOIST SUPPORTING FLOOR LOADS:
ULTIMATE DESIGN WIND SPEED = 115 MPH (3 SEC. GUST)	LIVE LOAD=L/480, W/MAX. DEFLECTION OF 1/2"
WIND LOAD IMPORTANCE FACTOR = 1.0	TOTAL LOAD=L/240
WIND EXPOSURE = B	- BEAM SUPPORTING MASONRY:
COMPONENTS CLADDING:	LIVE LOAD + MASONRY=1/600, W/MAX. DEFLECTION OF 0.3"
115 MPH OR LESS (3 SEC. GUST)	WALL BRACING:
MAX. VALUE AT ROOF WILL BE (+18.2, -23.2)	STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (PRESCRIPTIVE METHOD CS-WSP, U.N.O.)
MAX. VALUE AT WALL WILL BE (+19.8, -26.6)	WINDOW AND DOOR PERFORMANCE
USE GROUP:	1. WINDOWS SHALL BE ANDERSON 200 SERIES TILT WASH DOUBLE HUNG, U.N.O.
R-5 (SINGLE FAMILY RESIDENTIAL)	• U=0.30 (DUAL PANE, LOW E, TEMPERED)
CONSTRUCTION TYPE:	2. GLASS DOORS SHALL BE ANDERSON 200 SERIES HINGED OR GLIDING DOORS, U.N.O.
VB (WOOD FRAMED CONSTRUCTION)	• U=0.30 (DUAL PANE, LOW E, TEMPERED)
HEIGHT LIMITATION:	3. GLASS SIDELIGHTS SHALL BE ANDERSON 200 SERIES, U.N.O.
35' MAXIMUM HEIGHT TO RIDGE	• U=0.30 (DUAL PANE, LOW E, TEMPERED)
EMERGENCY ESCAPE:	MIN. INSULATION REQUIREMENT (REF. SECTIONS)
EGRESS WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. OF 5.7 SQ.FT	• 2X4 WALL FINISHED BASEMENT: R-13
GARAGE/HOUSE CLG./WALL ASSEMBLY:	• 2X4 WALL EXTERIOR WALL: R-15
1/2" GYPSUM BOARD OR (1) OR (2) LAYERS OF TYPE "X" GYPSUM BOARD IF REQUIRED BY CODE AT THE WALL & CEILING, W/20 MIN. GARAGE/HOUSE DOOR INTERIOR STAIR PROTECTION:	• 2X6 WALL EXTERIOR WALL: R-19
(1) LAYER OF 1/2" GYPSUM BOARD TO ALL SURFACES IN ACCESSIBLE AREAS	• BAND BOARD: R-19
	• ATTIC: R-60 OR R-49 IF UNCOMPRESSED TO THE EDGE OF TOP PLATE
	• AREA OVER UNCONDITIONED SPACE: R-38 AS REQUIRED BY CODE

BUILDING DATA

FINISHED Sq. Ft.		GARAGE Sq. Ft.	
ZONE	AREA	ZONE	AREA
Basement	1808 SF	Garage	532 SF
First Floor	2041 SF		532 SF
Second Floor	1938 SF		
Total	5788 SF		

BUILDING ADDRESS

PROPERTY ADDRESS:
CLOUD IX HOMES
313 WINDOVER AVE NW
VIENNA, VA 22180

REFERENCE FOUNDATION PLAN SHEET "FND"
FOR ADDITIONAL DIMENSIONS AND
INFORMATION NOT SHOWN

NOTE:
STANDARD DOOR TRIM
RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO
BE 6'-8" TALL U.N.O.

MOMENT
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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

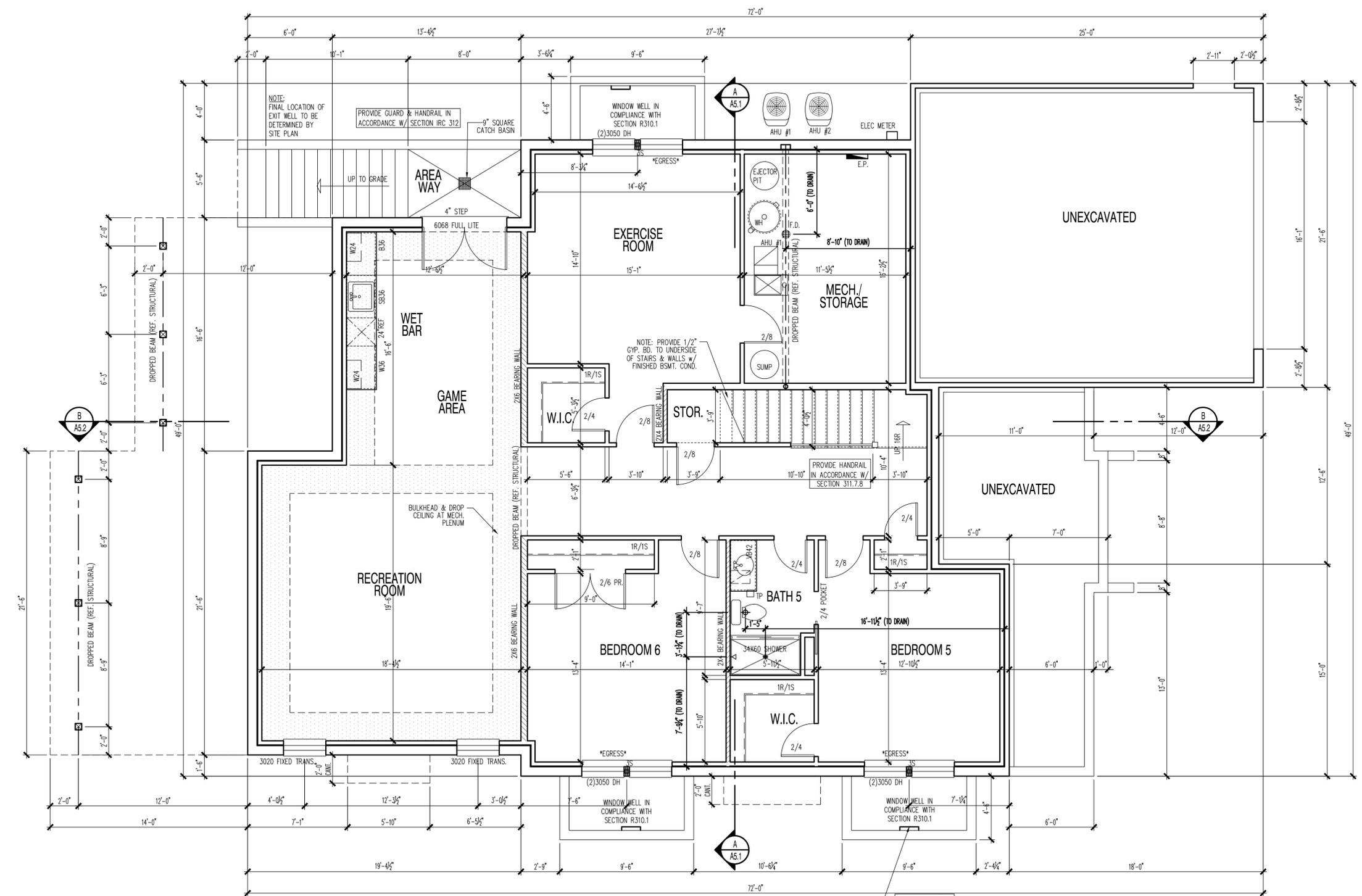
CLOUD IX - 313 WINDOVER AVE NW
FINISHED BASEMENT PLAN

DRAWN BY:
MCR

DATE: 05/21/25

REV No.	DATE
XXX	XX-XX-XX

SHEET No.
A0.1



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
FINISHED 1808 SQ. FT.
STORAGE 214 SQ. FT.

NOTE:
ALL 4S OR 5S STUD PACKS
TO BE NAILED PER DETAIL
2/SD.03, TYP.

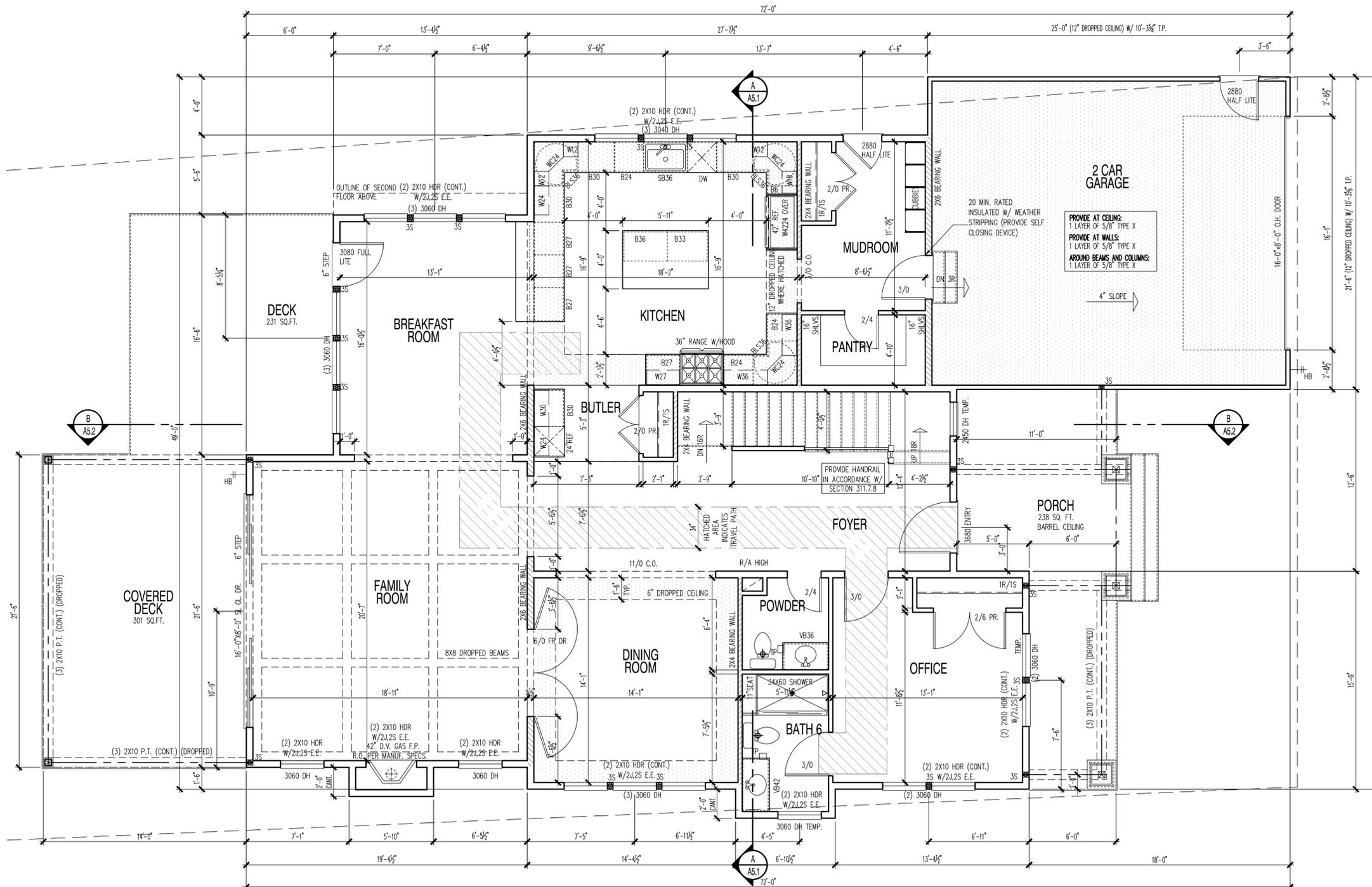
GIRDER TRUSS LOCATIONS ARE FOR
REFERENCE ONLY AND FINAL
LOCATIONS SHOULD BE PER
APPROVED SHOP DRAWING LAYOUT.
ENSURE POSTS ARE LOCATED
ACCORDINGLY UNDER GIRDERS.

REFERENCE WINDBRACING ANALYSIS
SPREADSHEET IN CALC PACKAGE FOR WALL
BRACING DESIGN DATA

CONTRACTOR TO PROVIDE
FIRE EXTINGUISHER IN
KITCHEN WITH A RATING
OF 2-A:10-B:C

NOTE:
STANDARD DOOR TRIM
RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO
BE 8'-0" TALL U.N.O.



FIRST FLOOR PLAN

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

LIVING AREA: 2041 SQ. FT.
FRONT PORCH: 180 SQ. FT.
GARAGE: 507 SQ. FT.

FINISHED Sq. Ft.	
ZONE	AREA
Basement	1808 SF
First Floor	2041 SF
Second Floor	1938 SF
Total	5788 SF

REFERENCE WINDBRACING ANALYSIS
SPREADSHEET IN CALC PACKAGE FOR WALL
BRACING DESIGN DATA

GIRDER TRUSS
LOCATIONS ARE FOR
REFERENCE ONLY AND
FINAL LOCATIONS
SHOULD BE PER
APPROVED SHOP
DRAWING LAYOUT:
ENSURE POSTS ARE
LOCATED ACCORDINGLY
UNDER GIRDERS.

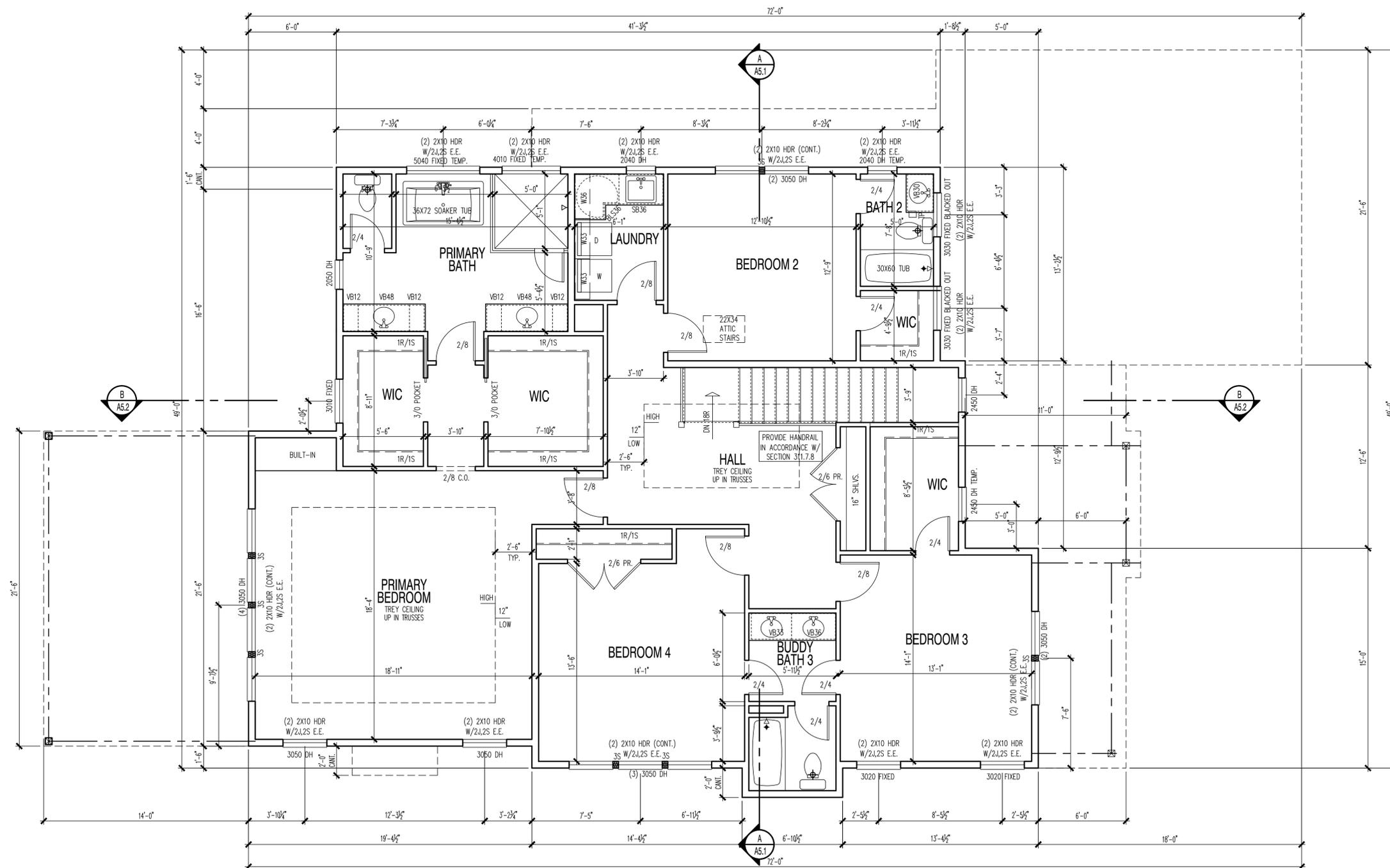
NOTE:
STANDARD DOOR TRIM
RETURN IS 4" U.N.O.

NOTE: ALL DOORS TO
BE 6'-8" TALL U.N.O.

NOTE:
INSULATE & THERMO-PLY
BEHIND TUB & SHOWER AT
EXTERIOR WALL LOCATION



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SECOND FLOOR PLAN

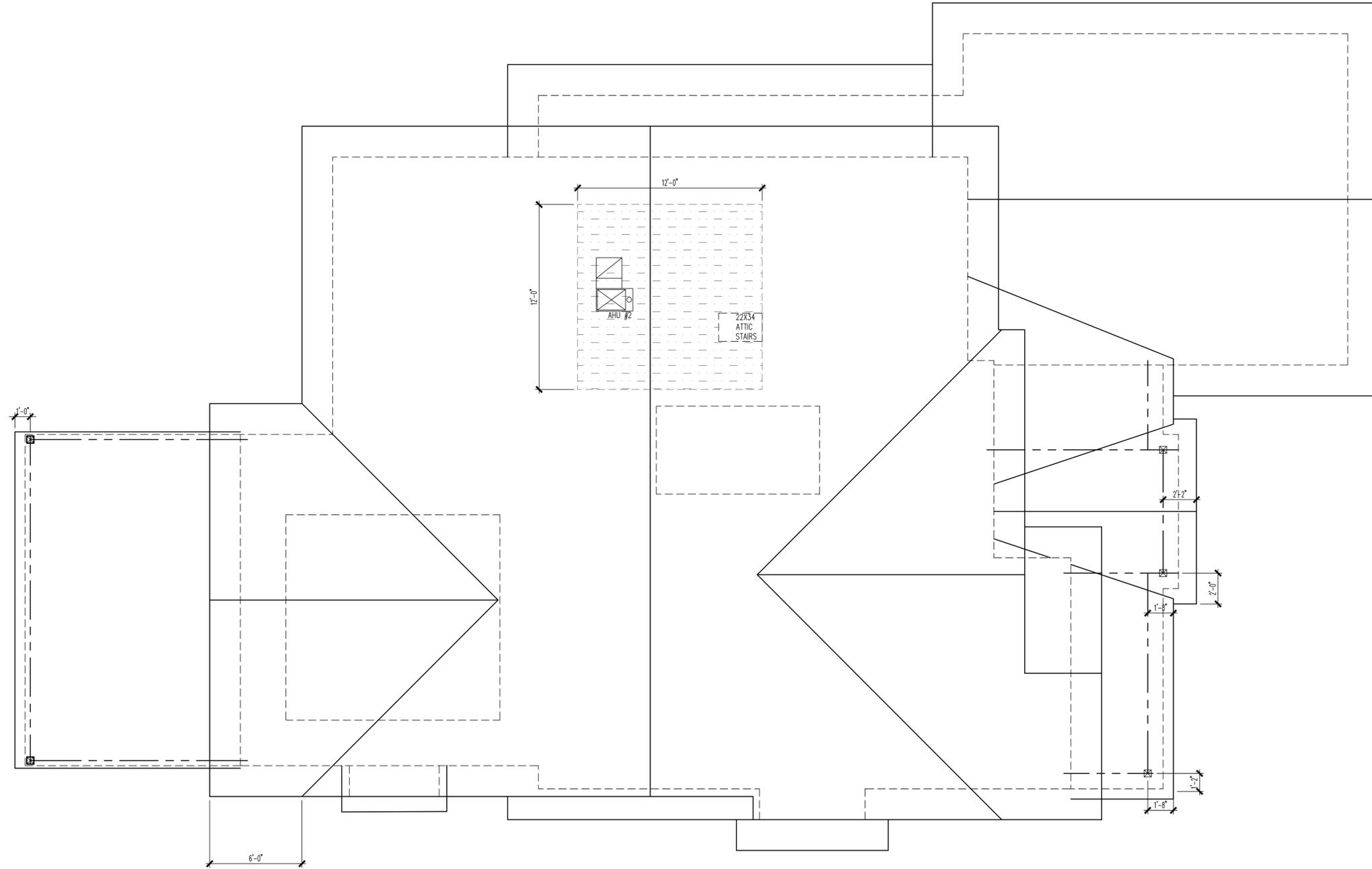
LIVING AREA: 1938 SQ. FT.

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
CLOUD IX - 313 WINDOVER AVE NW
SECOND FLOOR PLAN

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A2.1



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CLOUD IX - 313 WINDOVER AVE NW
 ROOF PLAN

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DATE:	05/21/25
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XXX	XX-XX-XX

SHEET No.
A3.1



LEFT SIDE ELEVATION

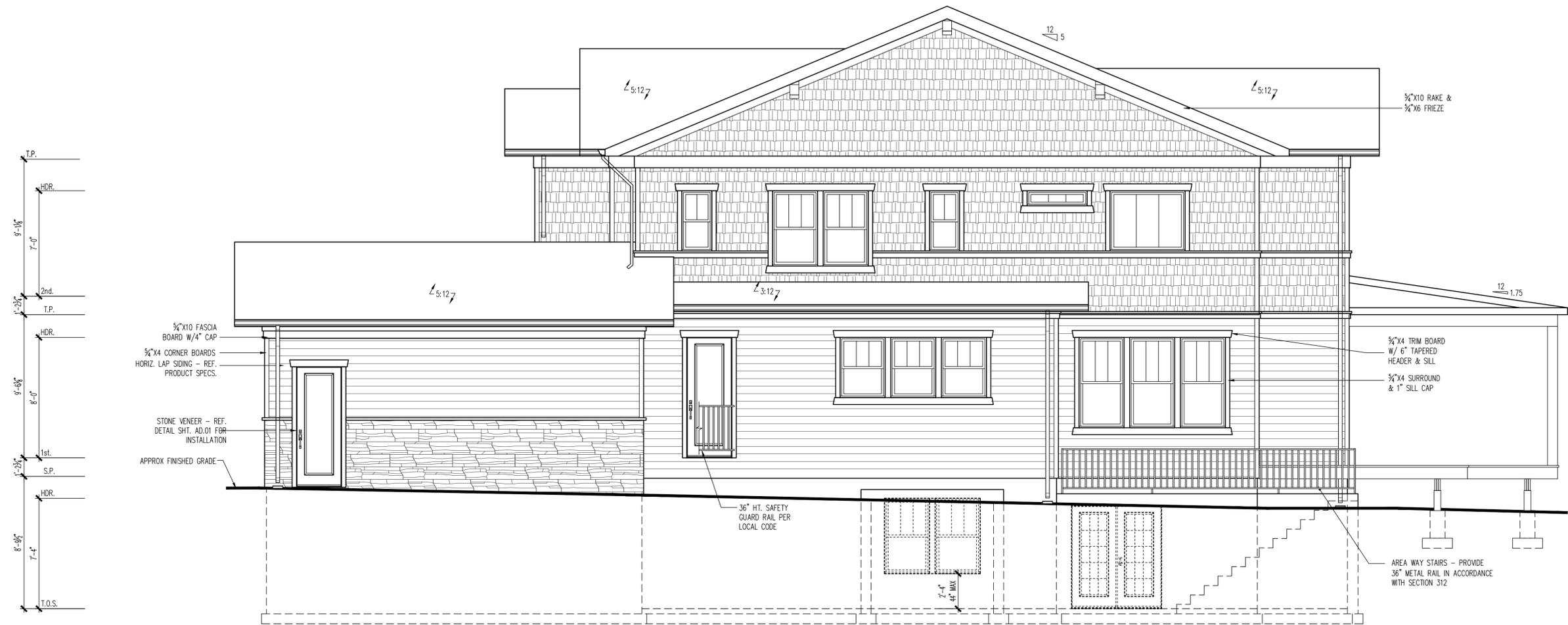
SCALE: 1/4" = 1'-0"

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
CLOUD IX - 313 WINDOVER AVE NW
LEFT SIDE ELEVATION

DRAWN BY:
MCR
DATE: 05/21/25

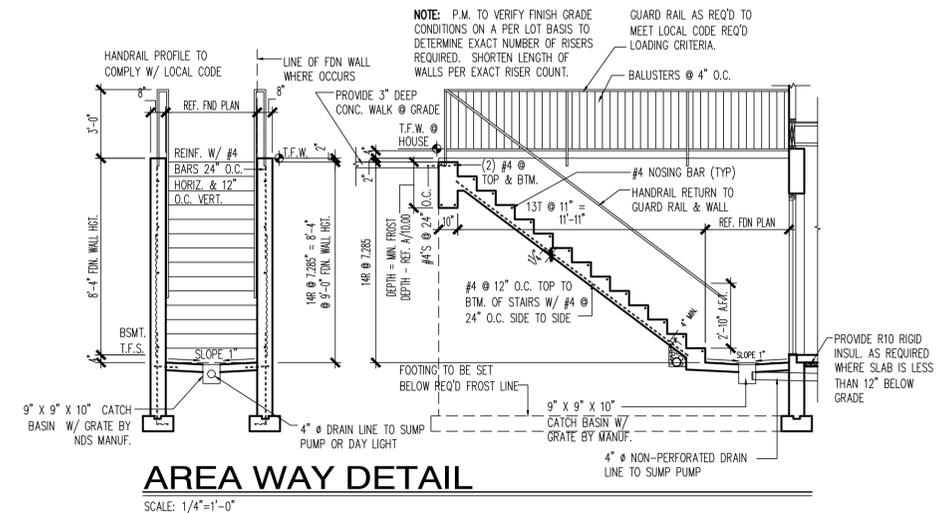
REV No.	DATE
XXX	XX-XX-XX

SHEET No.
A4.2



RIGHT SIDE ELEVATION

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



AREA WAY DETAIL

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



REAR ELEVATION

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

**CLOUD IX - 313 WINDOVER AVE NW
REAR ELEVATION**

DRAWN BY:	
MCR	
DATE: 05/21/25	
REV No.	DATE
XXX	XX-XX-XX

SHEET No.
A4.4