

PERMIT APPLICATION

Permit Application Center
12055 Government Center Parkway
Suite 230
Fairfax, Virginia 22035-5504
703-222-0801, TTY 711
www.fairfaxcounty.gov/buildingpermits



County use only

	Fee
Building # <u>191900275</u>	\$ _____
Mechanical # _____	\$ _____
Electrical # _____	\$ _____
Plumbing # _____	\$ _____
Fire # _____	\$ _____
Appliance # _____	\$ _____

Tax Map # 0384-12030015A Parent # _____ Plan # _____

Job Location

Street Address 124 Melody Lane, SW
Lot Number 15A Building _____ Floor _____ Suite _____
Tenant's Name _____ Subdivision _____

Owner Information

Name James Hathaway & Soleyah Groves ☒ Owner ☐ Tenant
Address 124 Melody Lane, SW
City Vienna State VA ZIP 22180
Phone _____ Email _____

Contractor Information (see back for additional contractors)

Company Name _____ ☐ Same as Owner
Address _____ Contractor ID # _____
City _____ State _____ ZIP _____
Phone _____ Email _____
State Contractor's License # _____ County BPOL # _____

Applicant Information (see back for additional applicants)

Name _____ Contact ID # _____
Address _____
City _____ State _____ ZIP _____
Phone _____ Email _____

Designated Mechanics Lien Agent (residential only)

Name _____ ☐ None Designated
Address _____
City _____ State _____ ZIP _____
Phone _____ Email _____

Description of Work

Modify the existing screened in porch per approved plans, dated 6/25/19.

Estimated Cost \$ _____ House Type _____ Masterfile Number _____

I hereby certify that I have authority to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner, Master or Agent James W. Hathaway Date 7/10/19
Printed Name James W. Hathaway Title property owner

COUNTY USE ONLY

Licensing _____ Date _____ Permit Issued _____ Date _____

M: 2985

Note to Property Owners

If you have made arrangements with a contractor to do this work, Fairfax County strongly suggests that the contractor be the party to secure the permit. When contractors obtain the permit in their name, they indicate their responsibility for the work. You should avoid obtaining permits in your name for work that will be performed by a contractor. When a permit is issued solely to the owner, enforcement actions against the contractor for code violations become more difficult. Additionally, when a contractor applies for the permit, the county will verify that the contractor is appropriately licensed. If you have any questions concerning this matter, please call the Permits Application Center at 703-222-0801, TTY 711 prior to signing the application.

Expiration of Permits

An issued permit is non-transferable and shall become void if the authorized work has not commenced within six months after issuance, or if the work is suspended for a period of six or more months after having commenced. Requests for permit extensions may be made in writing to the Permits Application Center. Requests must be received prior to the expiration of the permit. Expired permits cannot be extended.

Right of Appeal

Decisions of the Building Official may be appealed to the Fairfax County Board of Building Code Appeals in accordance with the Virginia Uniform Statewide Building Code, the Code of the County of Fairfax and the Board's current procedures. Go to www.fairfaxcounty.gov/building permits for more information.

Notes/Stamps

Zoning: RS-10

Building Permit Description: MODIFY EXISTING ENCLOSED PORCH TO OPEN DECK (7' X 20.3') AND REDUCED ENCLOSED PORCH (7' X 20.3') MEETING REQUIRED REAR YARD SETBACKS AND LOT COVERAGE.

Existing Lot Coverage: 26.65% / 3,249 SQ FT

Proposed Lot Coverage: 25% / 3,044 SQ FT

Proposed Deck Coverage: ~1.1% / 140 SQ FT

Conditions: FINAL INSPECTION REQUIRED BY THE DEPARTMENT OF PLANNING AND ZONING

Affidavit of Permit Authorization

An Affidavit of Permit Authorization (located below) must be completed by the property owner if the permit is to be issued in the owner's name and another party is submitting the application on behalf of the owner. Please read the note above to property owners.

Affidavit of Permit Authorization

When required, this form must be filled out by the property owner and notarized. It must be completed prior to permit issuance. Please read the note to property owners above prior to signing the affidavit.

I _____, owner of the property listed on this permit application, certify that I have granted _____, my duly authorized agent, permission to obtain this permit solely in my name. I understand that the permit will be issued in my name and I accept full responsibility for the work performed.

Signature of Property Owner

Date

State / District of _____:

City / County of _____:

To wit:

I, _____, a Notary Public in and for the aforesaid State / District hereby certify that

_____, appeared before me in the State / District and City / County aforesaid and executed

this affidavit on this _____ day of _____,

Signature of Notary

My Commission Expires the _____ day of _____,

Certificate #: _____

INSPECTION REQUIRED by the Town of Vienna, VA, Department of Planning and Zoning (in accordance with the requirements of §§ 18-217:229 of the Vienna Town Code) for the following address: 124 Melody Ln SW

SETBACK INSPECTION

- ☐ **A setback inspection** is required after the foundation or the footings have been dug and formed but prior to the concrete being poured.
- ☐ **Wall Check Survey Required:** Two (2) copies of a certified land surveyor's plat establishing the location of a building is required prior to construction proceeding above the foundation for all new commercial, industrial, and residential buildings, for residential additions with new footprints 50% or greater than the size of the original dwelling, for residential additions with floor area in excess of 100% of the original dwelling, and for residential additions *of any size* that **extend to** a minimum yard setback line.
- ☐ **Front Elevation Check Required:** A scaled front elevation drawing showing the proposed grade is required for all new residential construction. ***Note:** surveyor will need to call—in advance—Planning & Zoning Inspection staff to schedule an appointment so that they can be present in the field to witness the actual building height measurements.*

FINAL INSPECTION

- ☒ **A final inspection—under special circumstances—is** required after construction of **driveways** (with lot coverage in excess of 23 percent), **fences** with special circumstances, family or swimming **pools** with required protective measures in place or **satellite antennae** with the required screening in place.
- ☐ **Final Survey Required:** A copy of a certified land surveyor's plat is required after the completion of construction for all new commercial, industrial, and residential buildings. This survey must show the exact location of the completed building and all appurtenances thereto, including driveways and parking areas and the composition of each. Survey must also show lot coverage calculations broken down by driveway, house, porch, patio, etc.

TO SCHEDULE AN INSPECTION, CALL THE DEPARTMENT OF PLANNING AND ZONING: (NOTE: 24 Hours ADVANCE notice MUST BE GIVEN prior to inspection).

During the week, between the hours of 8:00 AM and 4:30 PM, call (703) 255-6341.
To leave a message requesting an inspection after work hours, call (703) 255-6348.

Revised April 24, 2014

LEGEND

- AC..... AIR CONDITIONER
CO..... CLEANOUT
CONC..... CONCRETE
DB..... DEED BOOK
EM..... ELECTRIC METER
EP..... EDGE OF PAVEMENT
FF..... FIRST/FINISH FLOOR ELEVATION
GM..... GAS METER
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
N/F..... NOW OR FORMERLY
PG..... PAGE
RCP..... REINFORCED CONCRETE PIPE
SD..... STORM SEWER STRUCTURE
SMH..... SANITARY SEWER STRUCTURE
SQ.FT..... SQUARE FEET
WDF..... WOODEN FENCE
WM..... WATER METER
WV..... WATER VALVE
WW..... WINDOW WELL
◇..... FIRE HYDRANT
△..... DOORWAY/ENTRANCE
○..... UTILITY POLE
X..... FENCE
—X— GUY WIRE
—|— OVERHEAD WIRES
—G— UNDERGROUND GAS LINE
—S— UNDERGROUND SANITARY LINE
—W— UNDERGROUND WATER LINE
○..... TREE
——— LIMITS OF TREE CANOPY/VEGETATION
——— CURB AND GUTTER
..... SPOT ELEVATION
..... SIGN

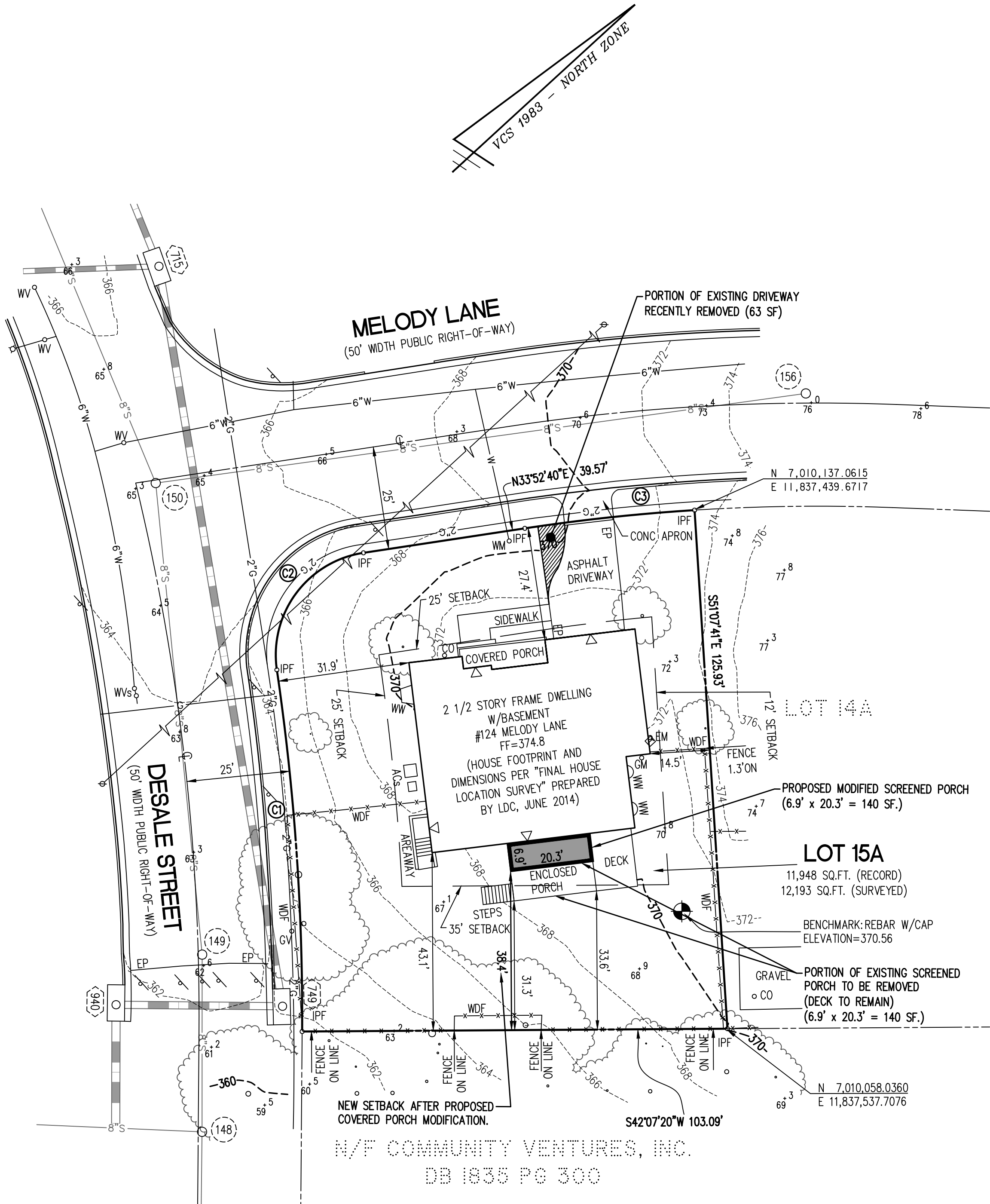
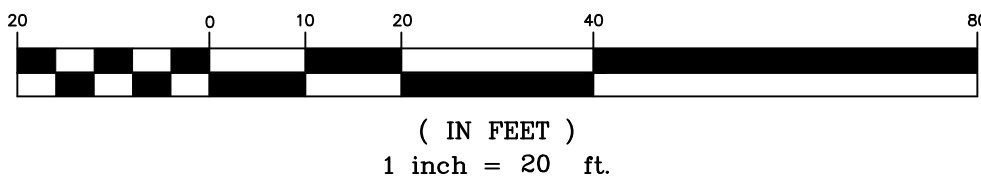
NOTES

1. THE PROPERTY SHOWN HEREON APPEARS ON FAIRFAX COUNTY CADASTRAL MAP 038-4 AS MAP NUMBER 0384 12030015A, AND IS ZONED RS-10.
2. THE PROPERTY, CONSISTING OF LOT 15A, BLOCK THREE, SECTION ONE, VIENNA WOODS, AS RECORDED IN DEED BOOK 1002 AT PAGE 4, IS NOW IN THE NAME OF JAMES HATHAWAY AND SOLEYAH GROVES AS RECORDED IN DEED BOOK 25138 AT PAGE 47. ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TOTAL RECORD AREA OF THE PROPERTY IS 11,948 SQUARE FEET OR 0.2743 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 12,193 SQUARE FEET OR 0.2799 ACRES. SURVEYED AREA IS USED FOR COMPUTATIONS AND LOT COVERAGE ANALYSIS PURPOSES.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
5. THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE THOSE EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. A TITLE REPORT WAS REQUESTED BUT NOT FURNISHED.
6. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994655. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	575.00'	87.94'	8°45'46"	44.06'	87.85'	N51°29'52"W
C2	25.00'	39.17'	89°46'21"	24.90'	35.29'	N11°00'25"W
C3	475.00'	41.40'	4°59'36"	20.71'	41.38'	N36°22'26"E

GRAPHIC SCALE



EXISTING LOT COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE*
HOUSE	2367 SF**	19.4%
FRONT PORCH	111 SF	0.9%
DRIVEWAY	489 SF	4.0%
SCREENED PORCH	282 SF	2.3%
TOTAL	3249 SF	26.6%

* SF TOTAL LOT AREA (12,193 SF)
** AS SHOWN ON FINAL HOUSE LOCATION SURVEY PREPARED BY LDC IN JUNE OF 2014.

PROPOSED LOT COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE*
HOUSE	2367 SF**	19.4%
FRONT PORCH	111 SF	0.9%
DRIVEWAY	426 SF	3.5%
SCREENED PORCH	140 SF	1.1%
TOTAL	3044 SF	24.9%

* OF TOTAL LOT AREA (12193 SF).
** AS SHOWN ON FINAL HOUSE LOCATION SURVEY PREPARED BY LDC IN JUNE OF 2014.

EXISTING DECK COVERAGE TABLE

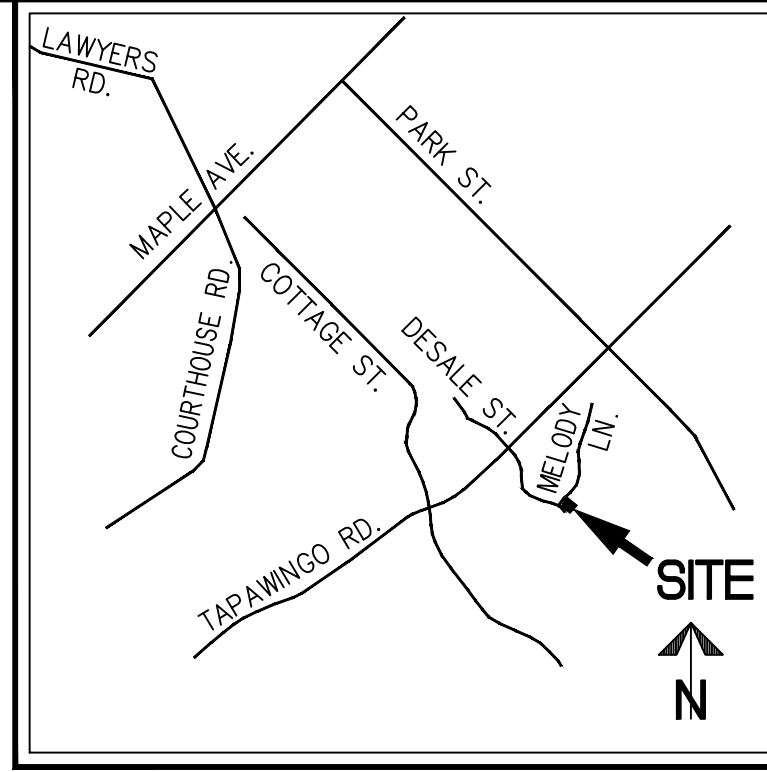
ITEM	COVERAGE	PERCENTAGE*
DECK	142 SF	1.2%
TOTAL	142 SF	1.2%

* SF TOTAL LOT AREA (12,193 SF)

PROPOSED DECK COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE
DECK	142 SF	1.2%
DECK **	140 SF	1.1%
TOTAL	282 SF	2.3%

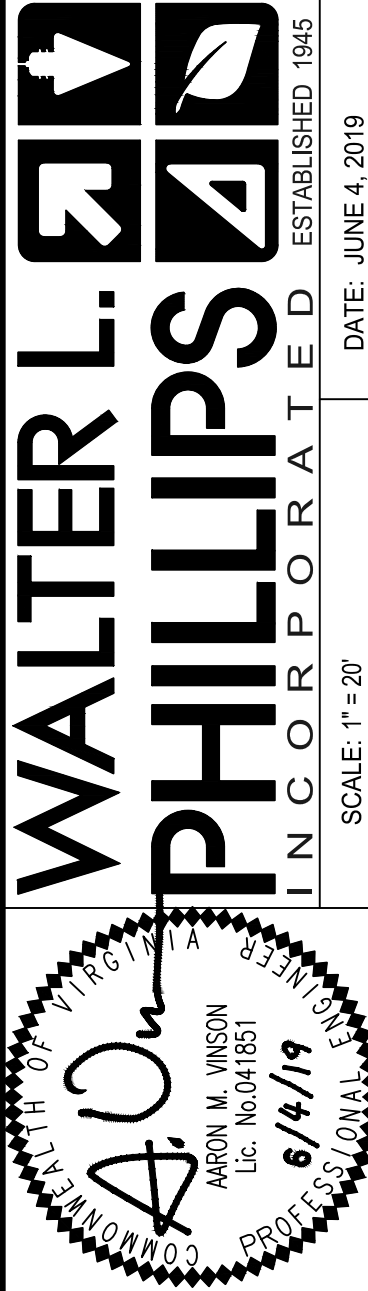
* OF TOTAL LOT AREA (12193 SF).
** AFTER PROPOSED PORCH MODIFICATION.



VICINITY MAP SCALE: 1"=2000'

HOUSE LOCATION AND LOT COVERAGE EXHIBIT

LOT 15A, BLOCK THREE, SECTION ONE,
VIENNA WOODS
DEED BOOK 1002 PAGE 4
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA



REVISIONS

NO.	DESCRIPTION	DATE

WALTER L. PHILLIPS
INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: AMV, DEP

DATE: JUNE 4, 2019

SCALE: 1"=20'

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 I-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 I-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 TMS/MBS/RCWB 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	4-WB.01

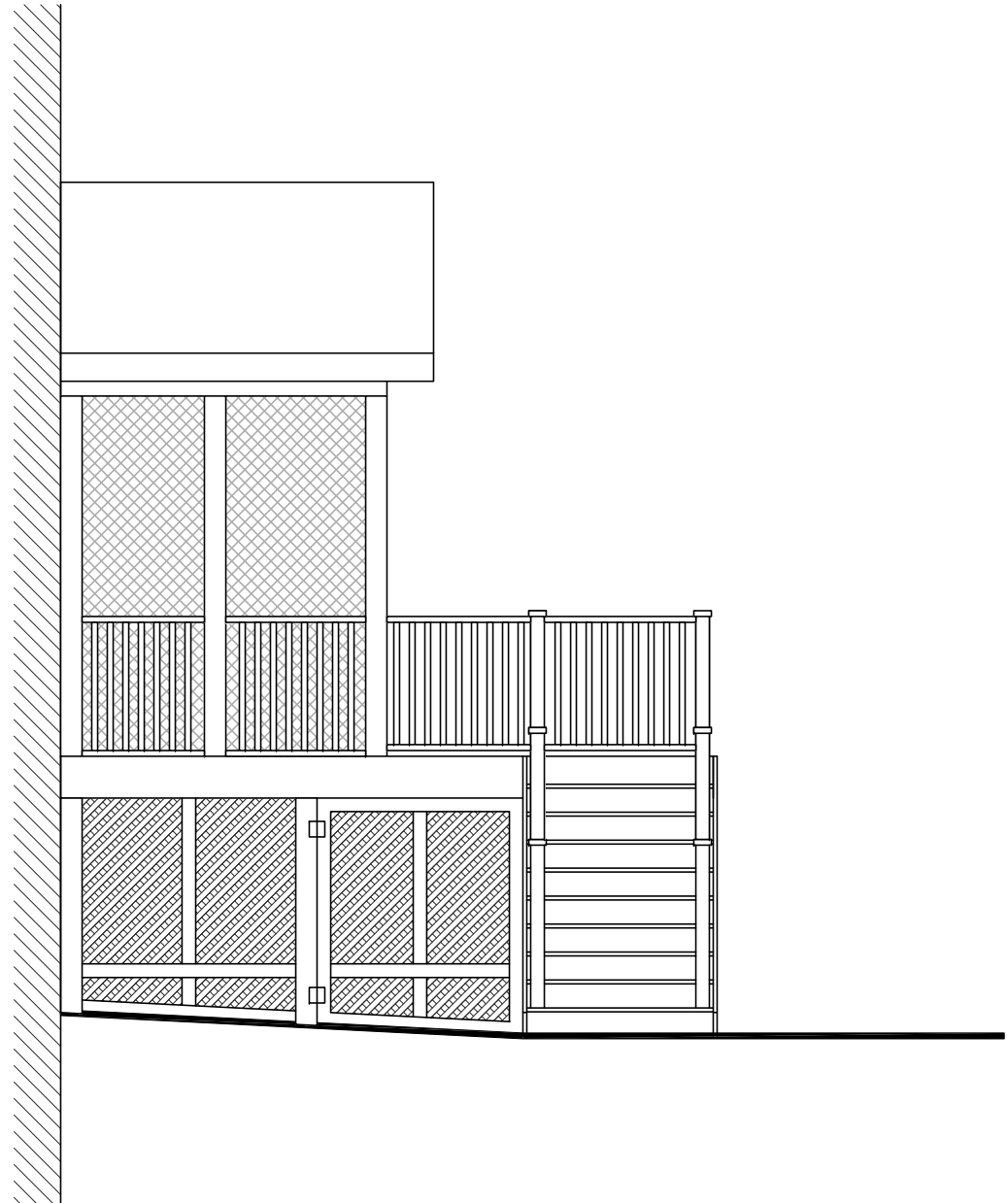
1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED INACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED 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

DESCRIPTION OF WORK/SITE INFORMATION

SCREENED PORCH RENOVATION

PERMIT SET
06.25.19





EXISTING

PROPOSED

REVISION LOG

Revision Date:	Revision Date:	Revision Date:	Revision Date:
----------------	----------------	----------------	----------------

ABBREVIATIONS

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

BUILDING DATA

EXISTING SCREENED PORCH SQ. FT. 280 SQ. FT.	PROPOSED SCREENED PORCH SQ. FT. 140 SQ. FT.
--	--

BUILDING ADDRESS

PROPERTY ADDRESS:
SCREENED PORCH RENOVATION
124 MELODY LANE SE
VIENNA, VA 22180

moment
ENGINEERING + DESIGN
WWW.MSEGLLC.COM

DC • VIRGINIA • MD
10530 WARWICK AVENUE, SUITE #C5
FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@msegllc.com
Website: www.msegllc.com

MUDROOM ADDITION - 923 BELLVIEW ROAD - MCLEAN, VA
GENERAL NOTES & SPECIFICATIONS

DRAWN BY:
MRD
DATE: 06/25/19
REV No. DATE
XXX XX-XX-XX

19-100

SHEET No.
CS.01

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

CS.01

Copyright © MSEG, LLC 2019

STRUCTURAL GENERAL NOTES

CODE AND STANDARDS

[REFERENCE ARCHITECTURAL COVERSHEET FOR APPLICABLE BUILDING CODE]

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL, AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.

- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ANSI/ASCE 7), AMERICAN SOCIETY OF CIVIL ENGINEERS
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), AMERICAN CONCRETE INSTITUTE
- CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE (ACI 332), AMERICAN CONCRETE INSTITUTE
- ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5
- MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE
- MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATION S FOR STRUCTURAL STEEL BUILDINGS, SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, AND AISC CODE OF STANDARD PRACTICE WITH EXCEPTION, IF ANY, AS INDICATED IN THE SPECIFICATIONS)
- MANUAL OF STEEL CONSTRUCTION, VOLUME II - CONNECTIONS - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- DETAILING FOR STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- STRUCTURAL WELDING CODE (ANSI/AWS 1.1-92), AMERICAN WELDING SOCIETY
- DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS, STEEL DECK INSTITUTE
- SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ASCE 7/TMS 602)
- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION

DRILLING AND NOTCHING

- STUDS - IN EXTERIOR WALLSOR BEARING PARTITION WALLS MAY BE CUT OR NOTCHED TO A DEPTH OF NOT TO EXCEED 25% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE DRILLED OR BORED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 3/8" TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.
- TOP PLATES - IN EXTERIOR AND INTERIOR BEARING WALLS NECESSITATING CUTTING, DRILLING OR NOTCHING BY MORE THAN 50% OF ITS WIDTH SHALL REQUIRE A GALVANIZED METAL TIE NOT LESS THAN 0.054" THICK AND 1 1/2" WIDE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN (8) 10D NAILS EA. SIDE AND THE METAL MUST EXTEND A MINIMUM OF 6" PAST THE EDGE OF THE OPENING.

SHOP DRAWINGS

THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT FOR APPROVAL.

THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT IF THE GENERAL CONTRACTOR FAILS TO OBTAIN APPROVAL OF THE SHOP DRAWINGS.

THE GENERAL CONTRACTOR SHALL INFORM THE STRUCTURAL ENGINEER IN WRITING CONCERNING DEVIATIONS AND/OR OMISSIONS FROM THE CONTRACT DOCUMENTS AT THE TIME OF SHOP DRAWING SUBMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND SHALL MAKE ALL CORRECTION HE DEEMS NECESSARY BEFORE SUBMISSION.

THE GENERAL CONTRACTOR SHALL STATE ON THE SHOP DRAWINGS THAT CONTRACT DOCUMENT REQUIREMENTS HAVE BEEN MET AND THAT ALL DIMENSIONS, CONDITIONS, AND QUANTITIES HAVE BEEN REVIEWED AND VERIFIED AS SHOWN AND/OR CORRECTED ON THE SHOP DRAWINGS.

MASONRY

ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF BIA AND NCMA SPECIFICATIONS FOR CONCRETE MASONRY CONSTRUCTION (ACI 513.1-76) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-02), PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE.

HOLLOW CMU : NORMAL WEIGHT: ASTM C90, GRADE 9, Fm = 1500 PSI

FACE BRICK: ASTM C216, SEVERE WEATHER BRICK, TYPE FBX, Fm = 2000 PSI

STONE VENEER: OWNER APPROVED

MORTAR: ASTM C270 PROJECTION SPECIFICATION MORTARS SHALL CONSIST OF TYPE I PORTLAND CEMENT, TYPE N HYDRATED LIME AND APPROVED AGGREGATE, WITH 750 PSI (MINIMUM) AVERAGE COMPRESSIVE STRENGTH OF 2" CUBES AT 28 DAYS.

BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16" O/C (VERTICALLY AND HORIZONTALLY) COMPLYING WITH ASTM A82, CLASS B-2 COATING REQUIREMENTS. MINIMUM WIRE DIAMETER SHALL BE 0.1875". PROVIDE WEEP HOLES AT 24" O/C AT BASE FLASHING.

A36 STEEL LINTEL SIZES FOR OPENINGS PER 4" THICKNESS OF MASONRY WALL AS FOLLOWS:

4'-0" SPAN OR LESS	13"x3 3/4"x5/16"
4'-0" < SPAN ≤ 5'-6"	14"x3 3/4"x5/16"
5'-6" < SPAN ≤ 7'-6"	15"x3 3/4"x5/16"
7'-6" < SPAN ≤ 9'-0	16"x3 3/4"x5/16"

PROVIDE 6" (MINIMUM) BEARING AT EACH END AND BRICK TIES AT 16" O/C AT FIRST COURSE ABOVE LINTEL.

MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION.

FOUNDATION

PRIOR TO THE START OF ANY CONSTRUCTION, ALL VEGETATION, TOPSOIL, ORGANIC SOILS, SOILS MIXED WITH EXCESSIVE AMOUNTS OF ROOTS, STUMPS, ASPHALT, OR OTHER DELETERIOUS MATERIALS SUCH AS BUILDING DEBRIS, EXISTING UTILITY LINES, AND BACKFILL SHALL BE REMOVED FROM ALL BUILDING AND PAVEMENT AREAS INCLUDING AT LEAST 5 FT. OFFSET OUTSIDE ALL BUILDING AND PAVEMENT LINES. SOFT, VERY WET, AND LOOSE SOIL SHALL ALSO BE REMOVED FROM BUILDING AREAS. THE CLEARED AREAS SHALL ALSO BE PROOF ROLLED PRIOR TO THE PLACEMENT OF FILL. IF PUMPING OR RUTTING IS OBSERVED, THE SOFT OR WET MATERIALS SHALL BE REMOVED DOWN TO FIRM SURFACE SUBGRADE AND REPLACED WITH SUITABLE FILL. ANY POTENTIALLY EXPANSIVE CLAY (CL-CH) SOILS BELOW FOOTINGS AND FOR AT LEAST 2 FT. BELOW SLABS AND PAVEMENTS SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIALS.

TRADE SUBCONTRACTOR IS TO PROVIDE A DE-WATERING SYSTEM (IF REQUIRED) TO PREVENT SOFTENING OF SUBGRADE, FACILITATE CONTROL OF GROUNDWATER, AND ALLOW CONSTRUCTION TO PROCEED IN DRY CONDITIONS. NO EXCAVATION SHALL EXTEND CLOSER THAN 2 FT. TO GROUNDWATER LEVEL. IF SOIL AT SUBGRADE BECOMES WET, THEN CONSTRUCTION SHOULD STOP AND DE-WATERING MUST BE PERFORMED TO LOWER THE WATER LEVEL. RESUME EXCAVATION ONLY AFTER THE GEOTECHNICAL ENGINEER HAS EXAMINED THE CONDITION AND APPROVED THE RESTART OF ANY EXCAVATION WORK.

SOILS, FOOTINGS, FOUNDATION WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT, OR OTHER ORGANIC MATERIALS. PLACE FOOTINGS ON FIRM, DRY, NON-FROZEN SUBGRADE. REMOVE SOFT SOILS ENCOUNTERED DURING EXCAVATION. BACKFILL EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN, MOIST, GRANULAR SELECT BORROW (#57 STONE, IN ACCORDANCE WITH VDOT STANDARD SPECIFICATIONS). ALL BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" IN LOOSE THICKNESS. PROPER EQUIPMENT SHALL BE SELECTED AND USED FOR COMPACTION ACCORDING TO THE TYPE OF BACKFILL MATERIAL USED. COMPACTION RATIO SHOULD BE 95% MINIMUM.

WHERE REQUIRED, STEP FOOTINGS IN A RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

FOOTING EXCAVATION SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO POURING CONCRETE. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2 HORIZONTAL TO 1 VERTICAL TO A FOOTING.

FOOTING DESIGN IS BASED ON WATER TABLE AT 2'-0" (MINIMUM) BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS.

CONCRETE FOOTINGS SHALL BE CAST ON THE SAME DAY THE EXCAVATIONS ARE MADE TO FINAL GRADE.

THE TOP OF ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-0" BELOW FINISH GRADE. THE OP OF ALL INTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 8" BELOW FINISH FLOOR.

ANCHOR BOLTS SHALL BE A MAXIMUM OF 12" FROM PLATE ENDS, SPACED AT 6'-0" O/C (MAXIMUM), AND HAVE A MINIMUM OF TWO (2) PER PLATE SECTION.

PROVIDE 4" (MINIMUM) DRAIN TILE AT BOTTOM OF ALL EXTERIOR FOOTINGS AT BASEMENT WALLS. TILE TO BE SET ON 2" GRAVEL BED WITH 6-8" OF GRAVEL COVER AND SHOULD DRAIN TO DAYLIGHT OR SUMP PUMP. PROVIDE 2" DRAIN TILE AT INTERIOR OF FOOTING AND BLEEDER PIPES THROUGH FOOTING AS REQUIRED BY GEOTECHNICAL ENGINEERING TO DRAIN WATER UNDER SLAB.

FOUNDATION DRAINS SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR, BUT LOCATED AT BUILDER DISCRETION ACCORDING TO LOCAL SITE CONDITIONS.

DRAIN DISCHARGE TO CONFORM WITH APPROVED SITE PLAN. SUMP CROCK TO BE INSTALLED BY CONCRETE SUB-CONTRACTOR, LOCATED BY BUILDER. NO AREAWAY DRAINS OR CONDENSATE DRAINS SHALL BE TIED INTO THE SANITARY SEWER SYSTEM.

3/4" WATERPROOF PARGING IS TO BE APPLIED TO MASONRY FOUNDATIONS, BITUMINOUS WATERPROOFING WITH CAST-IN-PLACE CONCRETE.

CAST-IN-PLACE CONCRETE FOUNDATION WALLS SHALL BE BRICK-FORM FACED, UNLESS NOTED OTHERWISE.

THE SPACE BETWEEN BOTTOM OF FLOOR JOISTS AND EARTH UNDER ANY BUILDING SHALL BE PROVIDED WITH A MINIMUM NET AREA OF VENTILATION OPENINGS OF NOT LESS THAN ONE SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF BUILDING.

STRUCTURAL STEEL

WIDE FLANGE STRUCTURAL STEEL SECTIONS SHALL CONFORM TO ASTM A992 (Fy = 50 KSI).

STEEL HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500, GRADE B (Fy = 42 KSI).

STRUCTURAL STEEL PIPE AND ALL OTHER STRUCTURAL STEEL, INCLUDING PLATES AND MISCELLANEOUS SHAPES, SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).

BOLTS FOR CONNECTING STRUCTURAL STEEL SHAPES SHALL BE ASTM A325-N, 3/4" DIA., UNLESS NOTED OTHERWISE ON DRAWINGS OR PRODUCT SPECIFICATIONS.

ANCHOR BOLTS SHALL CONFORM TO ASTM A307.

FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST SPECIFICATION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

PROVIDE WELDED CONNECTIONS TYPICALLY, UNLESS NOTED OTHERWISE. WELDING ELECTRODES SHALL BE E70XX SERIES.

WELDING SHALL BE PERFORMED ONLY BY WELDERS PREQUALIFIED BY TESTS OF THE AMERICAN WELDING SOCIETY, AS PRESCRIBED IN SECTION D1.1 OF LATEST EDITION OF THE STRUCTURAL WELDING CODE.

ANY CONNECTION NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL STEEL FABRICATOR. REFER TO TYPICAL BEAM CONNECTION DETAILS WITHIN THIS DRAWING SET.

MILL BOTTOM OF ALL COLUMNS AND FINISH TOP OF ALL BASE PLATES IN ACCORDANCE WITH AISC SPECIFICATIONS. BASE PLATES SHALL BE WELDED TO BOTTOMS OF ALL COLUMNS, UNLESS NOTED OTHERWISE.

CONNECTIONS SHALL BE AISC STANDARD.

ADJUSTABLE STEEL COLUMNS SHALL BE AS MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT CCR-0145 EXTEND-O-COLUMN AND FIXED PLATE COLUMN, DATED JANUARY 23, 2013, MARSHALL STAMPING CO. OR APPROVED EQUAL

CAST-IN-PLACE CONCRETE

ALL CONCRETE SHALL BE MADE IN ACCORDANCE WITH DESIGN MIXES WHICH ARE TO BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO CASTING ANY CONCRETE. MIXES SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS SET FORTH BY THE AMERICAN CONCRETE INSTITUTE. ALL PLAIN CONCRETE SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-08) AND CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE (ACI 332-08). MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 520 LB. PER CUBIC YD., MAXIMUM WATER/CEMENT RATIO OF 0.53 FOR INTERIOR CONCRETE PROTECTED FROM FREEZING, AND 0.45 FOR ALL EXTERIOR EXPOSED CONCRETE.

LOCATION	COMP. STRENGTH	SLUMP
BASEMENT WALLS & FOUNDATION	3000 PSI (1)	4"±1"
BASEMENT SLABS AND INTERIOR SLABS ON GRADE	3000 PSI (1)	4"±1"
DRIVEWAYS, CURBS, WALKS, PATIOS AND STEPS		
EXPOSED TO WEATHER	3500 PSI (2)	4"±1"
NOTES:	(1) EXTERIOR, WEATHER-EXPOSED CONCRETE AND CONCRETE SUBJECT TO FREEZE AND THAW CONDITIONS SHALL BE AIR-ENTRAINED, 6%±1%. TABLE 402.2 - SEVERE	
	(2) CONCRETE SHALL BE AIR ENTRAINED, 6%±1%. TABLE 402.2 - SEVERE	

CONCRETE MATERIALS SHALL CONFORM TO ASTM C150, TYPE I FOR PORTLAND CEMENT AND ASTM C33 FOR AGGREGATES. WATER-REDUCING ADMIXTURES SHALL CONFORM TO ASTM C494, TYPE A (FREE OF CALCIUM CHLORIDES), AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260, AND HIGH RANGE WATER REDUCERS (SUPER-PLASTICIZERS) SHALL CONFORM TO ASTM C494, TYPE F. FLY ASH SHALL COMPLY WITH ASTM C619 FOR CLASS F AND SHALL NOT BE PROPORTIONED IN MIXES WITH MORE THAN 20% CEMENT BY WEIGHT. LIQUID MEMBRANE CURING COMPOUNDS SHALL BE HIGH-SOLIDS, WATER, AND ACRYLIC-BASED, COMPLYING WITH ASTM C309 AS TESTED UNDER ASTM C156. SLUMP OF THE CONCRETE SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 6" - REFER TO PROJECT SPECIFICATIONS. DESIGN COMPRESSIVE STRENGTH (F'c) IS BASED ON 28-DAY COMPRESSIVE STRENGTH.

REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 (Fy = 60 KSI). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A15.

REINFORCING PROTECTION SHALL BE AS FOLLOWS:

LOCATION	COVER DEPTH
FOOTINGS AND OTHER CONCRETE PLACED AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH	2"
FORMED CONCRETE NOT EXPOSED TO EARTH	1 1/2"
SLABS ON GROUND, UNLESS NOTED OTHER WISE	MID-DEPTH OF SLAB

SLAB ISOLATION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER AROUND ALL PIPING, PIERS, AND FOUNDATION WALLS.

ALL CONCRETE TO BE PLACED IN THE CELLS OF CONCRETE MASONRY UNITS (CMU BLOCK FILL) OR IN THE VOIDS OF BRICK MASONRY CONSTRUCTION SHALL CONTAIN PEA GRAVEL (3/8-IN. DIA. STONE) IN LIEU OF COARSE AGGREGATE. THE CONCRETE MIX SHALL CONTAIN A HIGH-RANGE WATER REDUCER (SUPER-PLASTICIZER). SLUMP OF THE CONCRETE SHALL BE A MINIMUM OF 6" AND A MAXIMUM OF 9" - REFER TO PROJECT SPECIFICATIONS.

ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED, 6%±1%. USE OF ADDITIVES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. USE OF ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE PERMITTED. DO NOT USE HIGH-RANGE WATER REDUCING ADMIXTURES IN AIR-ENTRAINED CONCRETE. CONFORM TO ASTM C260.

ADDITION OF WATER TO CONCRETE MIXTURES AT JOB SITE FOR PURPOSES OF INCREASING SLUMP OR RETEMPERING CONCRETE WHICH HAS BEGUN TO SET IS STRICTLY PROHIBITED. REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS OF WATER ADDITION TO CONCRETE ON-SITE.

LOCATION	COVER DEPTH
FOOTINGS AND OTHER CONCRETE PLACED AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH	2"
FORMED CONCRETE NOT EXPOSED TO EARTH	1½"
SLABS ON GROUND, UNLESS NOTED OTHER WISE	MID-DEPTH OF SLAB

SLAB ISOLATION JOINTS: PROVIDE PRE-MOLDED JOINT FILLER AROUND ALL PIPING, PIERS, AND FOUNDATION WALLS.

ALL CONCRETE TO BE PLACED IN THE CELLS OF CONCRETE MASONRY UNITS (CMU BLOCK FILL) OR IN THE VOIDS OF BRICK MASONRY CONSTRUCTION SHALL CONTAIN PEA GRAVEL (3/8-IN. DIA. STONE) IN LIEU OF COARSE AGGREGATE. THE CONCRETE MIX SHALL CONTAIN A HIGH-RANGE WATER REDUCER (SUPER-PLASTICIZER). SLUMP OF THE CONCRETE SHALL BE A MINIMUM OF 6" AND A MAXIMUM OF 9" - REFER TO PROJECT SPECIFICATIONS.

ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED, 6%±1%. USE OF ADDITIVES SHALL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. USE OF ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE PERMITTED. DO NOT USE HIGH-RANGE WATER REDUCING ADMIXTURES IN AIR-ENTRAINED CONCRETE. CONFORM TO ASTM C260.

ADDITION OF WATER TO CONCRETE MIXTURES AT JOB SITE FOR PURPOSES OF INCREASING SLUMP OR RETEMPERING CONCRETE WHICH HAS BEGUN TO SET IS STRICTLY PROHIBITED. REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS OF WATER ADDITION TO CONCRETE ON-SITE.

SLABS-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6x6 W1.4xw1.4 WELDED WIRE FABRIC (FLAT SHEETS). WELDED WIRE FABRIC SHALL BE SUPPORTED ON HIGH CHAIRS SO THAT FABRIC IS POSITIONED AT MID-DEPTH OF SLAB THICKNESS. LAP ONE FULL MESH PLUS 2" AT SPLICES, IN EACH DIRECTION. PLACE CONCRETE OVER 10 MIL. POLYETHYLENE VAPOR BARRIER AND 4" MINIMUM ASTM C33 #4 OR #6 - 40% VOID. THE AGGREGATE LAYER SHALL BE PLACED OVER FIRM NATURAL SUBGRADE OR ON COMPACTED AND CONTROLLED FILL. FILL UNDER SLABS SHALL BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY. USE AIR-ENTRAINED CONCRETE AT ALL EXTERIOR SLABS.

CONCRETE FOR SLABS-ON-GRADE SHALL BE PLACED IN A SEQUENCE AND MANNER THAT IS CONSISTENT WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE. LOCATE CONSTRUCTION AND CONTROL JOINTS IN SUCH A WAY AS TO MINIMIZE EFFECTS OF SHRINKAGE OF CONCRETE SLAB SECTIONS.SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. SPACE NO MORE THAN 15 FT. APART. DISCONTINUE WELDED WIRE FABRIC AT CONTROL JOINTS. PROVIDE JOINTS ON GROUND-SUPPORTED SLABS IN RECTANGULAR CONFIGURATION, WITH LENGTH OF LONG SIDE NO MORE THAN 1.5 TIMES LENGTH OF SHORT SIDE.

TRADE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ANCHOR BOLTS, CLIPS, INSERTS, CONNECTION PLATES, SLEEVES, SLOTS, AND OTHER REQUIRED ITEMS IN ACCORDANCE WITH CONTRACT DRAWINGS, AND IN COOPERATION WITH OTHER TRADES PRIOR TO PLACING CONCRETE.

ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI 315, ACI 318, AND CRSI STANDARDS.

ALL REINFORCING STEEL (INCLUDING WELDED WIRE FABRIC) SHALL BE SECURELY TIED AND ANCHORED IN PLACE TO PREVENT DISLOCATION DURING THE PLACING OPERATION.

REINFORCING STEEL SHALL BE CLEAN OF MUD, DEBRIS, LOOSE RUST, CEMENT, GROUT, OR ANY OTHER MATERIAL WHICH MAY INHIBIT THE BOND BETWEEN STEEL AND CONCRETE.

PROVIDE 8"x8" CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS, AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

DRY PACK SHALL CONSIST OF SIKa GROUT 212 OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

WOOD

ALL STUDS MUST BE INSTALLED IN ACCORDANCE WITH AF&PA. MEMBERS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ALL POSTS AND MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALL OR BEAMS. PROVIDE SOLID BLOCKING AT FLOORS. STUDS AND JOISTS OR FLOOR TRUSSES SHALL ALIGN AT CANTILEVERS ABOVE AND BELOW THE JOIST OR TRUSS. COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERNAL DISPLACEMENT.

MATERIAL		Fb	Ft	Fv	Fc(perp)	Fc(para)	E(10^6)
HEADERS - HEM FIR #2	2x, 3x, 4x	875	450	135	425	1150	0.51
STUDS - SPF #2	2x	675	350	135	425	425	0.44
TREATED FRAMING	2x4	1400	825	175	565	1650	1.6
(BASED ON SYP #2)	2x6	1250	725	175	565	1600	1.6
	2x8	1200	650	175	565	1550	1.6
	2x10	1050	575	175	565	1500	1.6
	2x12	975	550	175	565	1450	1.6
	6X	850	550	165	375	525	1.2
LVL (1.9E)	BEAM	2600	1555	285	750	2510	1.9
LSL (1.55E)	BEAM	2325	1070	310	800	2050	1.55
PSL (2.0E)	BEAM	2650	1650	285	750	3000	2.0

NOTE: DESIGN VALUES ARE FOR NORMAL LOAD DURATION AND DRY SERVICE CONDITIONS. SEE NDS OR MANUFACTURER SPECIFICATION FOR APPROPRIATE DESIGN VALUE ADJUSTMENT FACTORS

PREFABRICATED WOOD I-JOISTS SHALL BE MANUFACTURED BY I-LEVEL (WEYERHAEUSER) OR APPROVED SUBSTITUTE. THE SUPPLIER SHALL PROVIDE ALL REQUIRED HANGERS, WEB STIFFENERS, SQUASH BLOCKS, BEVELED BEARING PLATES, AND OTHER SPECIAL HARDWARE. THE SUPPLIER SHALL SUBMIT ERECTION DRAWINGS TO THE ENGINEER PRIOR TO FABRICATION. ALL PREFABRICATED WOOD I-JOISTS SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.

PLYWOOD AND ORIENTED STRAND BOARDS SHALL BE APA RATED SHEATHING EXPOSURE 1, GROUP 1, WITH MINIMUM OF 4 PLY. MINIMUM SPAN RATING SHALL BE 48/24. USE 3/4" NOMINAL THICKNESS FOR FLOORS, 7/8" FOR WALLS, AND 7/16" FOR ROOFS. FOR FLOORS, USE TONGUE-AND-GROOVE PLYWOOD GLUED AND SCREW-FASTENED. FOR ROOFS, USE PLYWOOD CLIPS AT ALL UNSUPPORTED BUTT JOINTS.

WOOD EXPOSED TO THE ELEMENTS, WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND WOOD DESIGNATED "TREATED" SHALL BE #2 GRADE SOUTHERN YELLOW PINE OR BETTER, PRESSURE-IMPREGNATED WITH ALKALINE COPPER QUATERNARY (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2, WITH A MINIMUM RETENTION OF 0.40 LBS PER CUBIC FT. OF WOOD. MINIMUM DEPTH OF PENETRATION SHALL BE 2.5" OR 85% OF THE SAPWOOD.

ALL EXTERIOR POSTS TO BE TREATED 6X6 UNLESS NOTED OTHERWISE. NOTCH TOP OF POST FOR BEAM BRIDGING (3" MAXIMUM) AND THROUGH-BOLT BEAM TO POST WITH TWO (2) 3/4" DIA. GALVANIZED BOLTS. ALTERNATELY, PROVIDE COLUMN CAP CONNECTION WITH #AC-SERIES BY SIMPSON STRONG TIE OR EQUIVALENT. PROVIDE SOLID BLOCK BELOW ALL COLUMNS, TO TRANSFER LOAD DIRECTLY TO FRAMING/FOUNDATION BELOW.

PRE-FABRICATED TRUSSES

THE STRUCTURAL ENGINEER OF RECORD SHALL APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO BUILDING OFFICIAL. BUILDING OFFICIAL SHALL APPROVE SHOP DRAWING PRIOR TO INSTALLATION. TRUSSES SHALL BE FABRICATED FROM APPROVED SHOP DRAWINGS.

MANUFACTURER SHALL SUBMIT 3 COPIES OF TRUSS DESIGN DRAWINGS BEARING SEAL OF PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO ERECTION AND ENGINEERING FRAMING PLANS FOR ALL FLAT CHORD TRUSSES. ALL TRUSS SHOP DRAWINGS MUST BE REVIEWED AND APPROVED IN WRITING BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL OF SHOP DRAWINGS TO STRUCTURAL ENGINEER. SHOP DRAWINGS MUST INCLUDE THE FOLLOWING:

- STAMP AND SIGNATURE OF ENGINEER OF RECORD RESPONSIBLE FOR PREPARATION OF ALL TRUSS DESIGN AND LAYOUT DRAWINGS. ENGINEER MUST BE REGISTERED IN THE STATE OF THE PROPOSED CONSTRUCTION.
- ALLOWABLE LOADS FOR PRE-FABRICATED METAL PLATES SHALL BE IN ACCORDANCE WITH ANSI/TPI 1-2014: NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
- STRESS REDUCTION FACTORS USED FOR PLATES.
- TOP AND BOTTOM CHORD DESIGN LOADS IN PLF.
- SIZE, GAUGE, AND EXACT LOCATION BY DIMENSION OF PLATES.
- LUMBER SPECIES AND GRADES USED.
- NAME AND TRADEMARK OF PLATE MANUFACTURER, TRUSS FABRICATOR, AND PROJECT NAME/LOCATION.
- CONCENTRATED LOAD REQUIREMENTS INCLUDED IN DESIGN.
- TRUSS CONNECTION HARDWARE REQUIREMENTS.

ALL TRUSSES MUST BE DESIGNED FOR UPLIFT LOADS. UPLIFT VALUES AT EACH TRUSS BEARING POINT MUST BE SHOWN ON TRUSS ENGINEERING SHEET.

ALL ROOF TRUSSES SHALL BE ATTACHED TO PERPENDICULAR NON-LOAD BEARING WITH TRUSS CLIPS. CEILING GWB SHOULD BE ATTACHED TO BLOCKING ON WALL AND NOT TO TRUSS FOR A DISTANCE OF 18" FROM WALL.

ALL FLOOR TRUSSES ON THE LOWEST FLOOR WITH TRUSSES SHALL BE ATTACHED TO PERPENDICULAR NON-LOAD BEARING WALLS WITH TRUSS CLIPS. CEILING GWB SHALL BE ATTACHED TO BLOCKING ON WALL AND NOT TO TRUSS FOR A DISTANCE OF 18" FROM WALL.

LIVE LOAD DEFLECTION SHALL NOT EXCEED 3/4" OR L/480 FOR FLOOR TRUSSES AND 3/4" OR L/240 FOR ROOF TRUSSES.

TRUSS MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLD-DOWN CLIPS, AND OTHER SPECIAL HARDWARE



DC • VIRGINIA • MD

10530 WARWICK AVENUE, SUITE #C5
FAIRFAX, VA 22030
Phone: 703.988.2350 • Email: info@msegllc.com
Website: www.msegllc.com

MUDROOM ADDITION - 923 BELLVIEW ROAD - MCLEAN, VA

STRUCTURAL GENERAL NOTES

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

DRAWN BY:

MRD

DATE: 06/25/19

REV. No.

DATE

XXX

XX-XX-XX

19-100

SHEET No.

GN.01

FASTENER SCHEDULE - WOOD FRAMING

WALL CONSTRUCTION

TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)]	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)]	Table R802.5.1(9)	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3½" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails 3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162") 10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails 16d common (3½" × 0.162")	12" o.c. face nail 16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162") 16d box (3½" × 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162") 10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice for SDCs A-D ₃ with seismic braced wall line spacing < 25'	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs D ₀ , D ₁ , or D ₂ ; and braced wall line spacing ≥ 25'	12-16d (3½" × 0.135")	

(continued)

WALL CONSTRUCTION

TABLE R602.3(1)—continued FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1½"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
Floor			
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113") 8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail

(continued)

WALL CONSTRUCTION

TABLE 602.3(1) FASTENING SCHEDULE—continued				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION	
Floor				
24	2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 1/2" × 0.162"); 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered.	
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides	
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" × 0.135"); or 3-16d common (3 1/2" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail	
29	Bridging to joist	2-10d (3" × 0.128")	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS	
			Edges (inches) ^a	Intermediate supports ^a (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]				
30	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) ¹ 8d common (2 1/2" × 0.131") nail (roof)	6	12 ^f
31	1 1/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12 ^f
32	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail; or 8d (2 1/2" × 0.131") deformed nail	6	12
Other wall sheathing ^g				
33	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/8" head diameter, or 1" crown staple 16 ga., 1 1/2" long	3	6
34	5/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" head diameter, or 1" crown staple 16 ga., 1 1/2" long	3	6
35	1/2" gypsum sheathing ^d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing ^d	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2 1/2" × 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" × 0.131") nail; or 8d deformed (2 1/2" × 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail; or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

(continued)

DRAWN BY:

MRD

DATE: 06/25/19

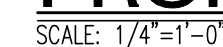
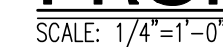
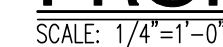
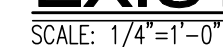
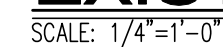
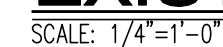
REV. No. DATE

XXX XX-XX-XX

19-100

SHEET No.

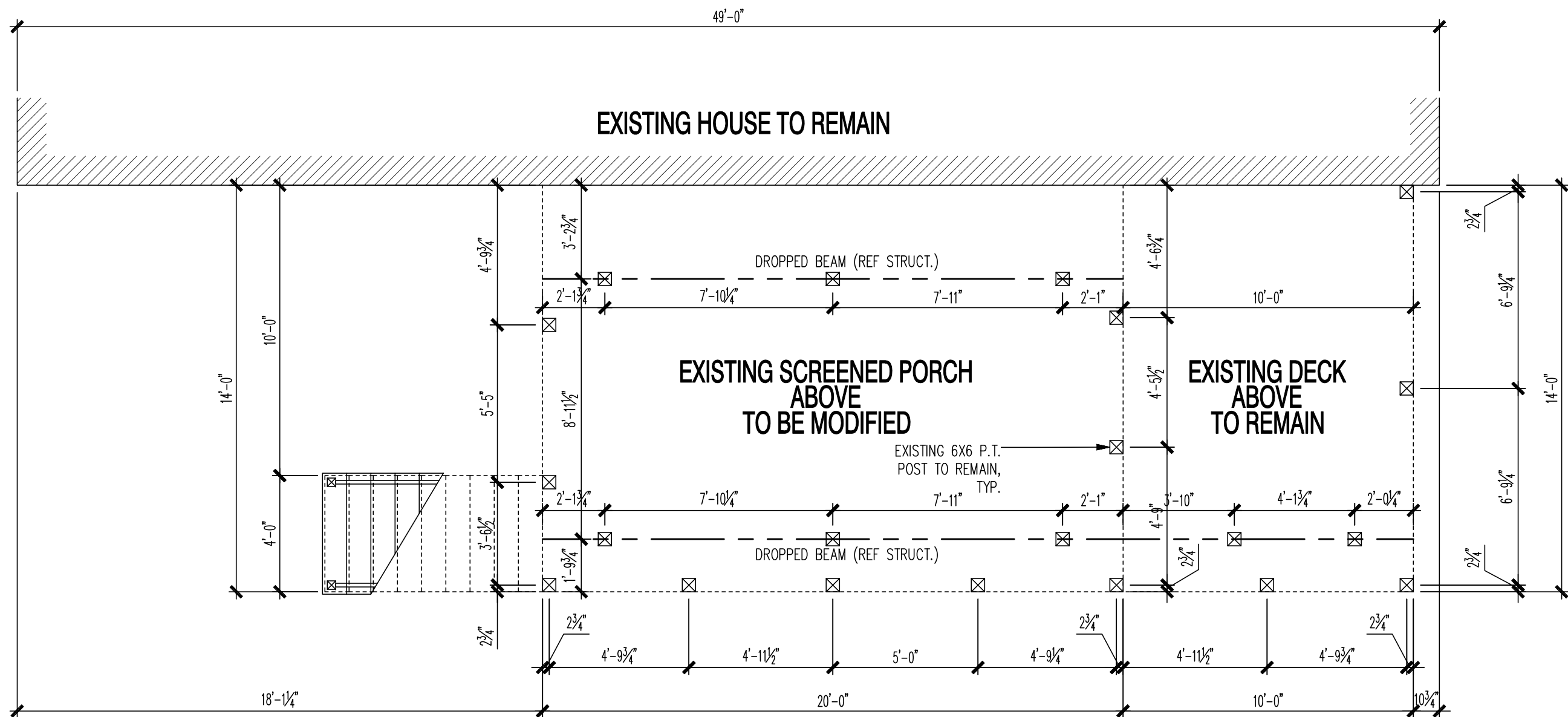
GN.02



EXTERIOR DROPPED BEAM TO POST
ATTACHMENT SCHEDULE:
6X6 POST W/ BEAM SPLITTING AT TOP:
USE A CC4.62-5.50 POST CAP
6X6 POST @ BEAM END CONDITION OR
CONTINUOUS SPAN BEAM:
USE A BCS2-3/6 POST CAP

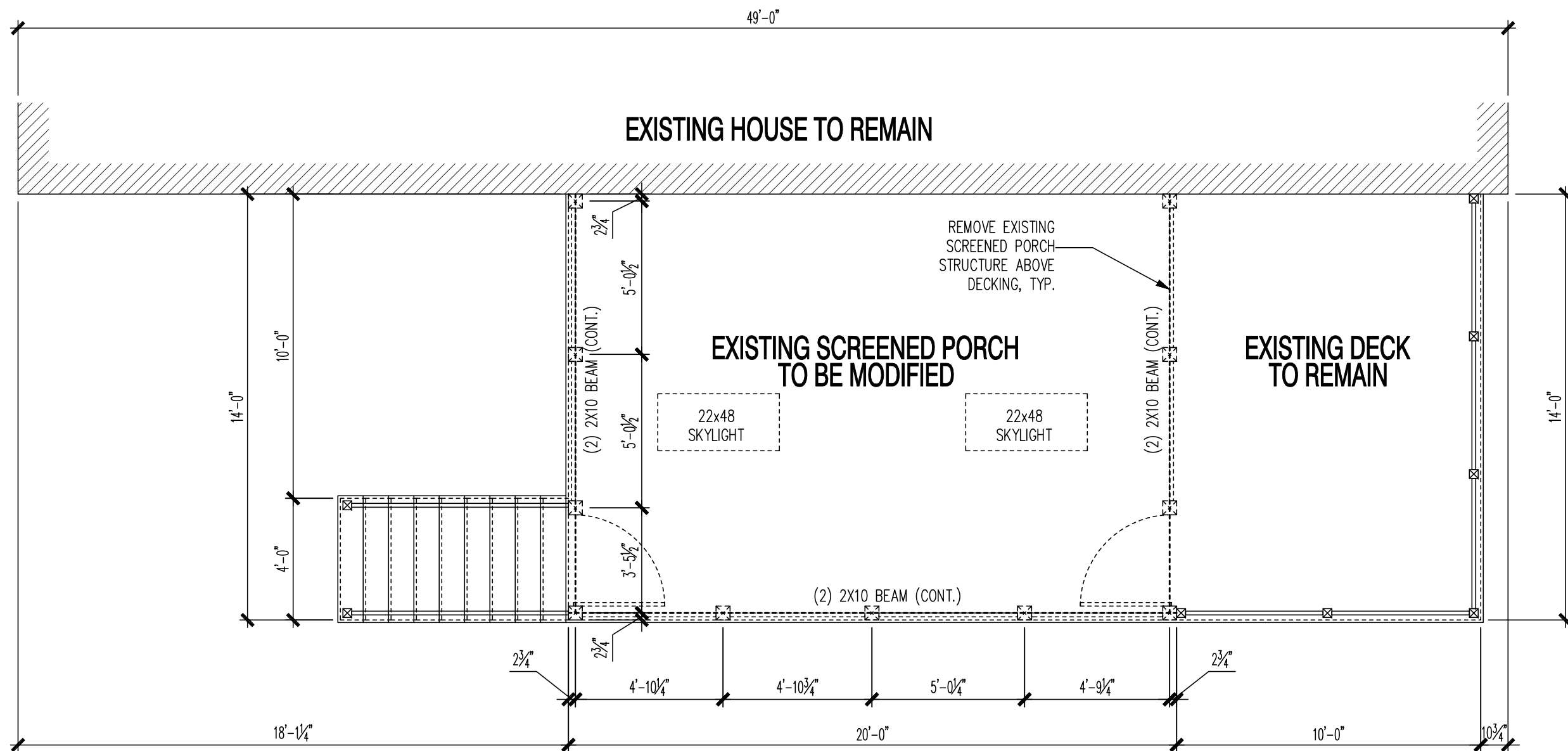
HEET No.

S1.0



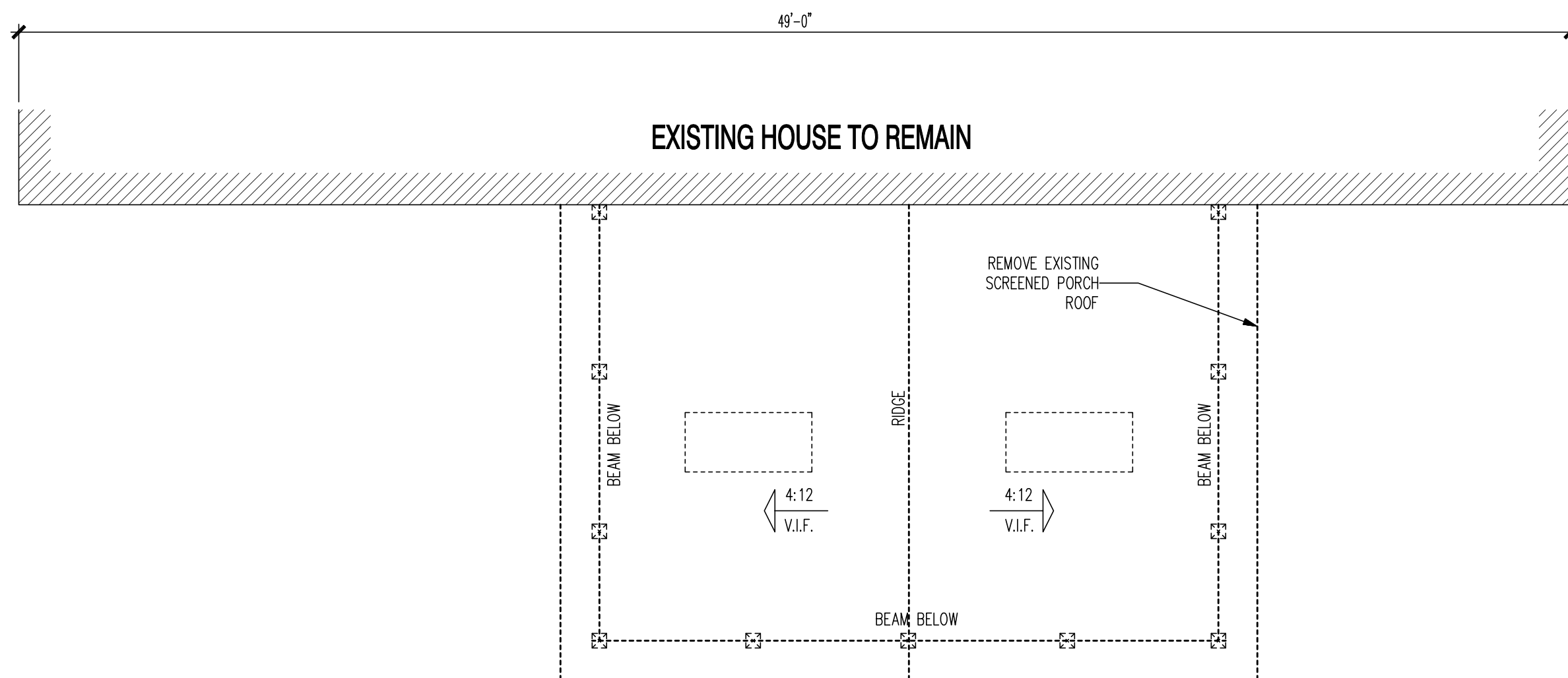
EXISTING BASEMENT FLOOR PLAN

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



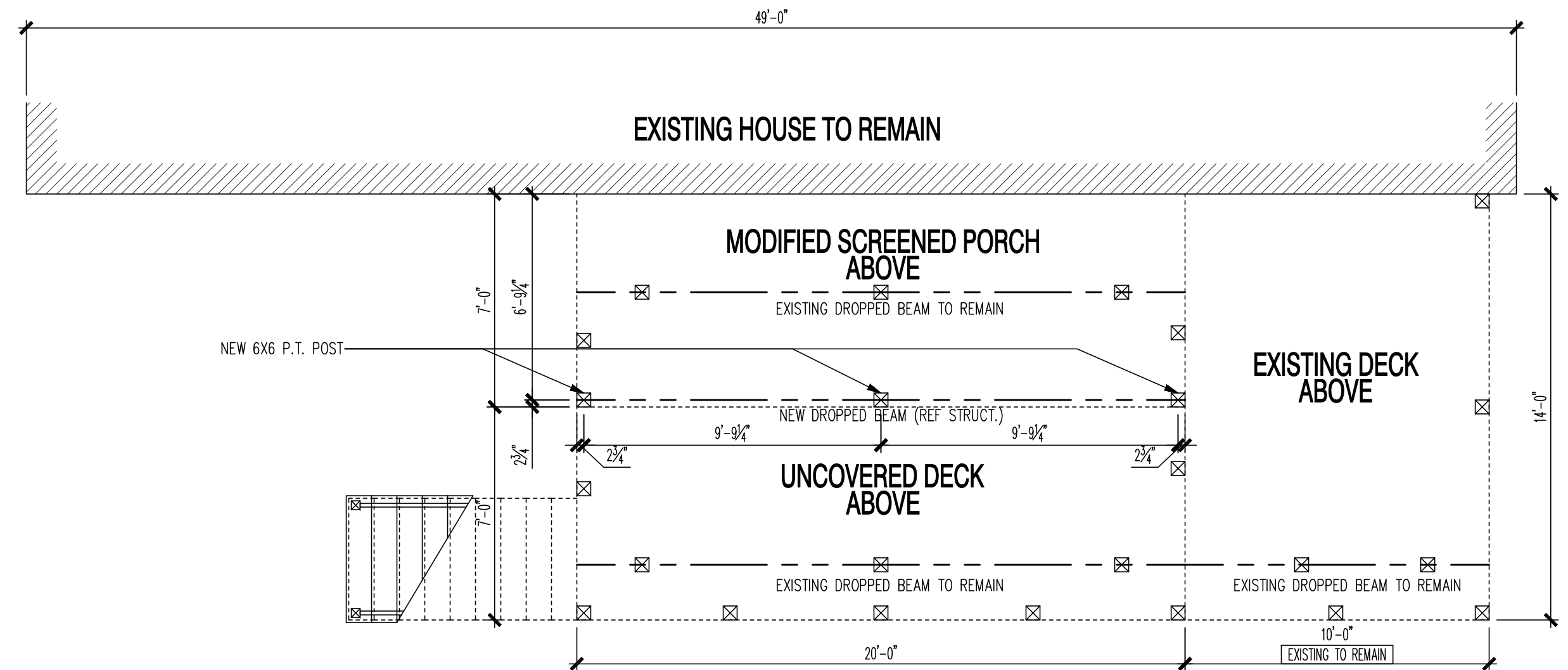
EXISTING FIRST FLOOR PLAN

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



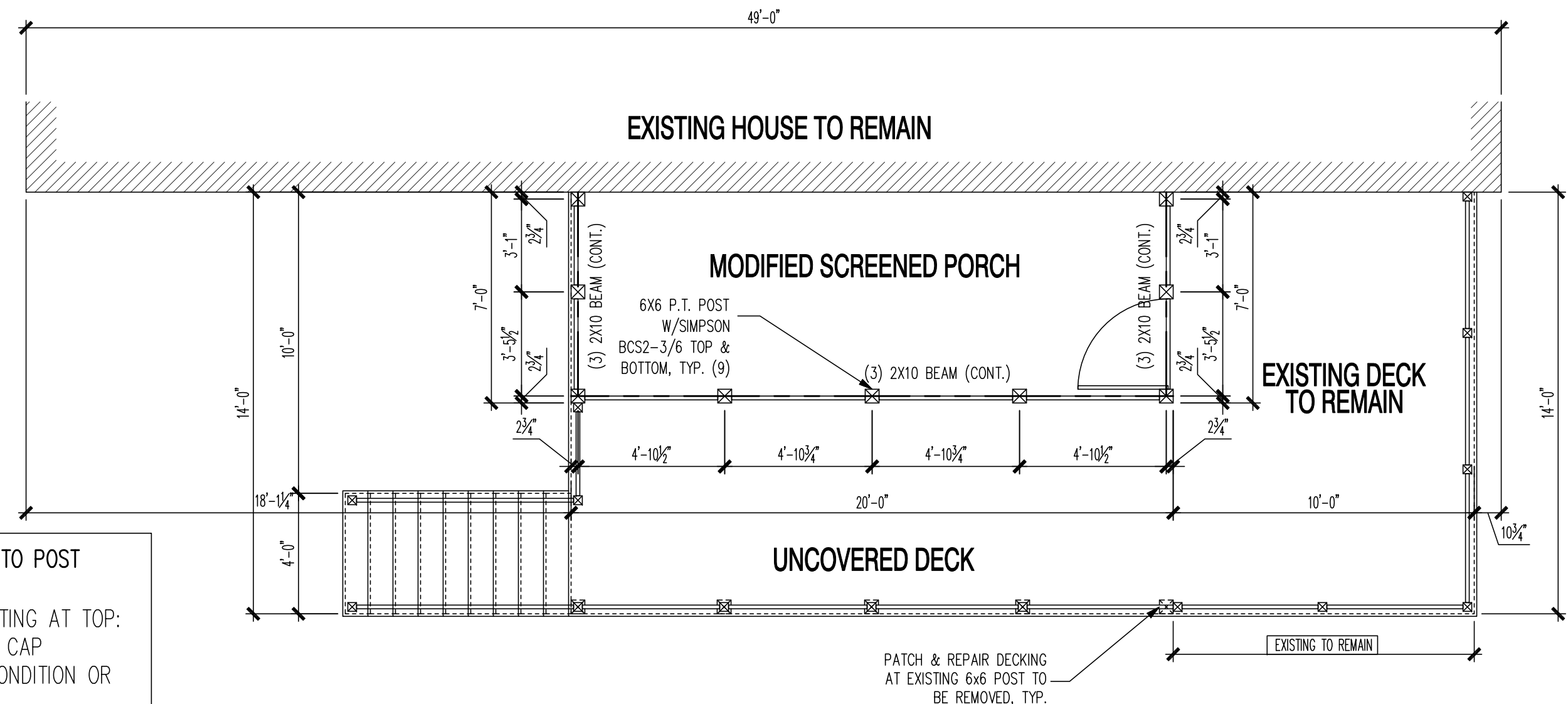
EXISTING ROOF PLAN

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



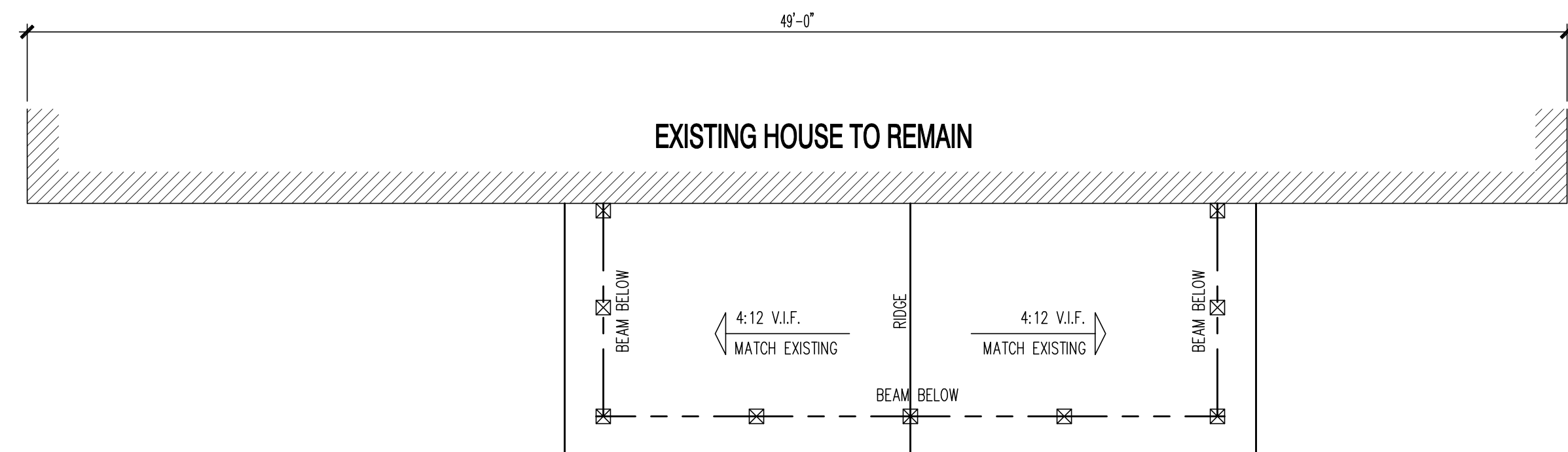
PROPOSED BASEMENT FLOOR PLAN

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



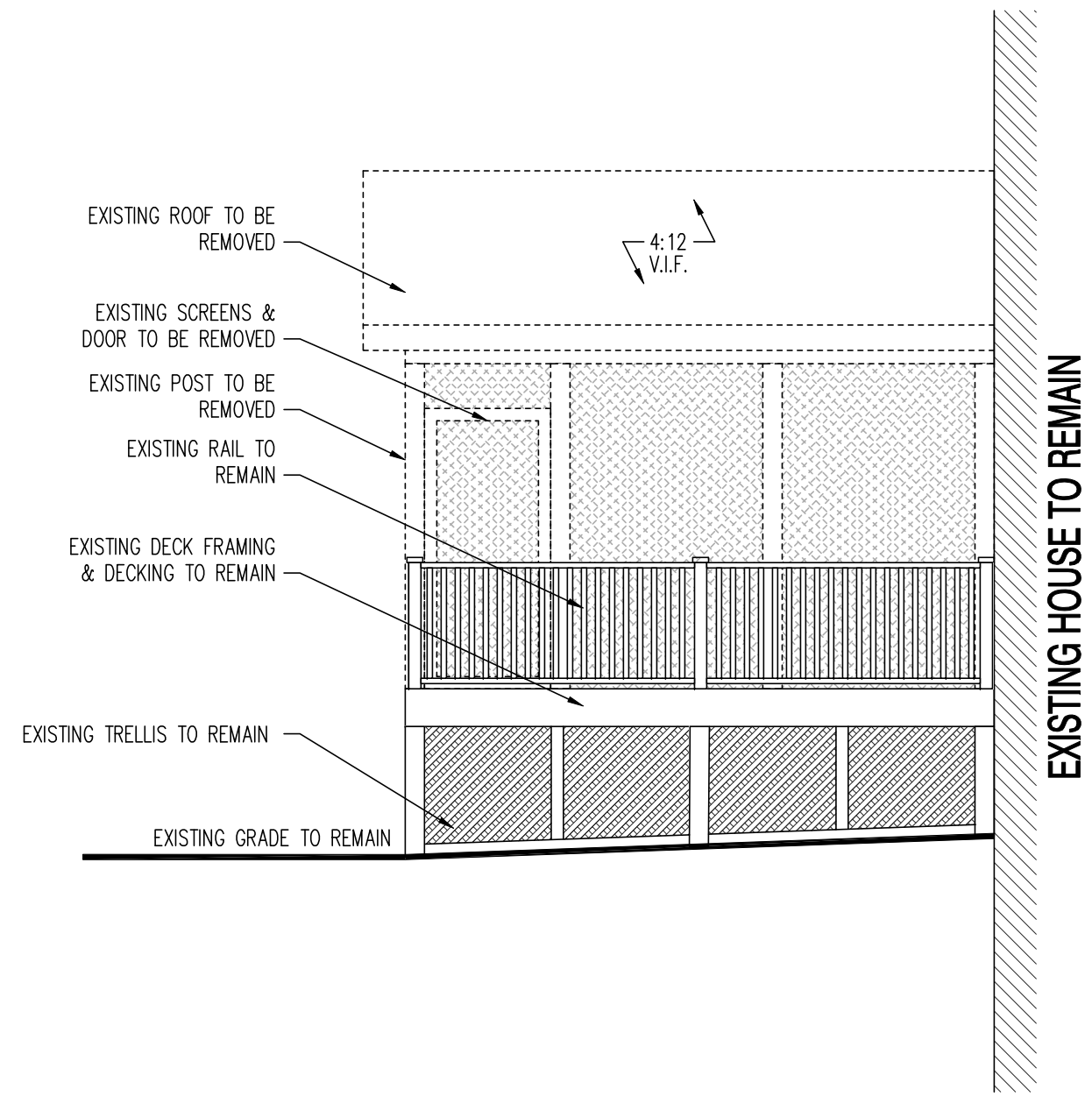
PROPOSED FIRST FLOOR PLAN

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

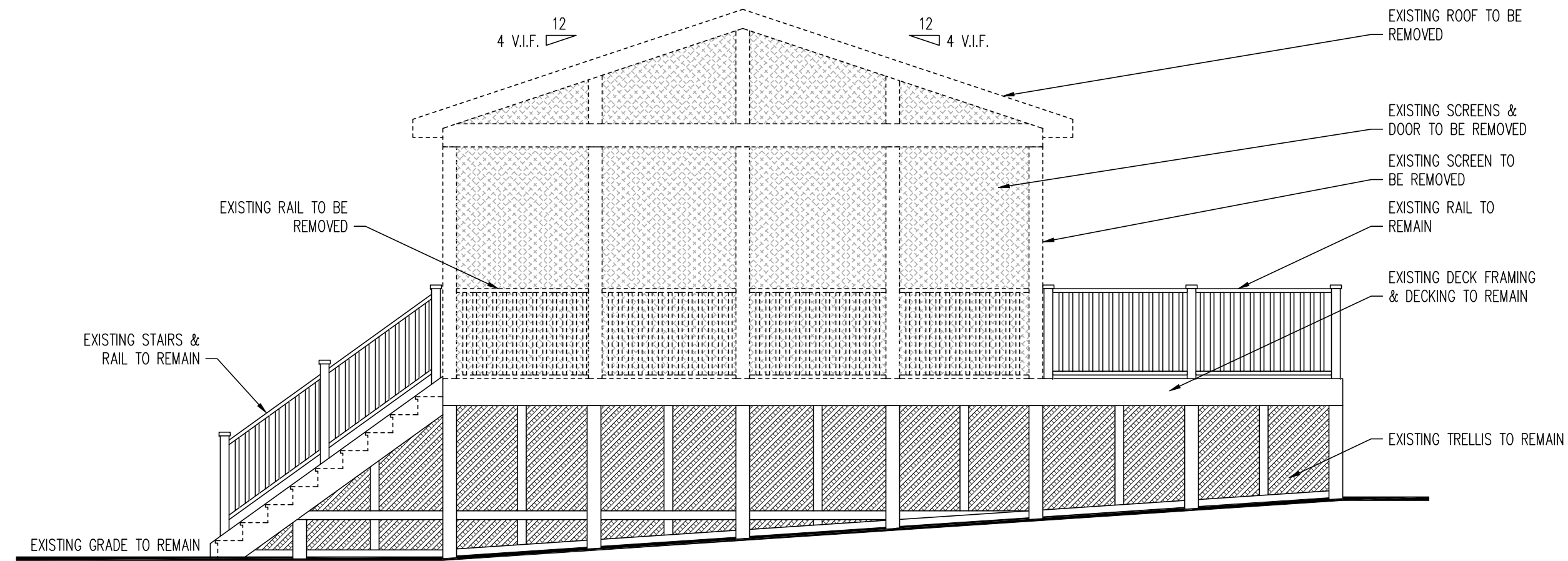


PROPOSED ROOF PLAN

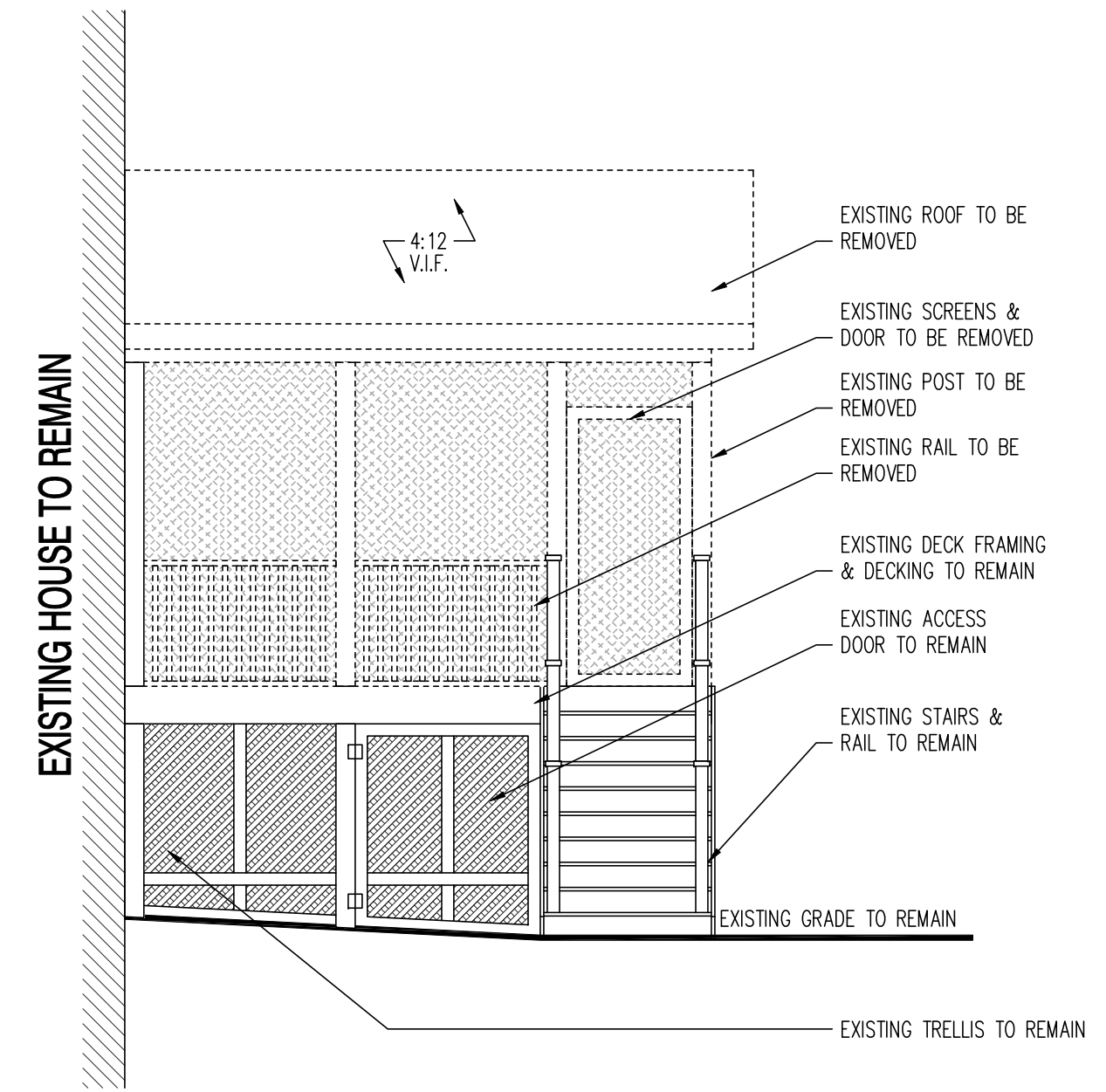
SCALE: 1/4"=1'-0"



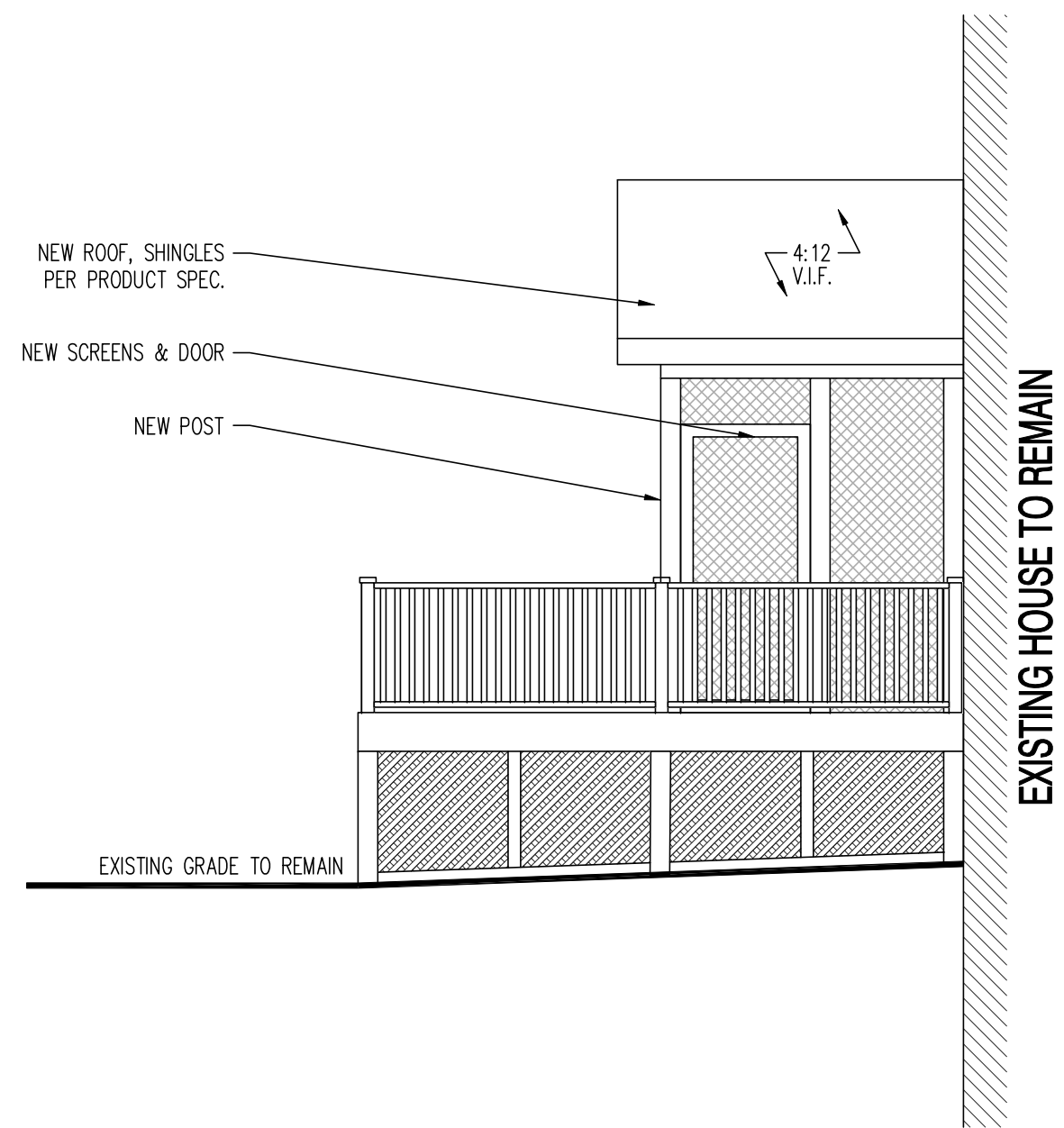
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



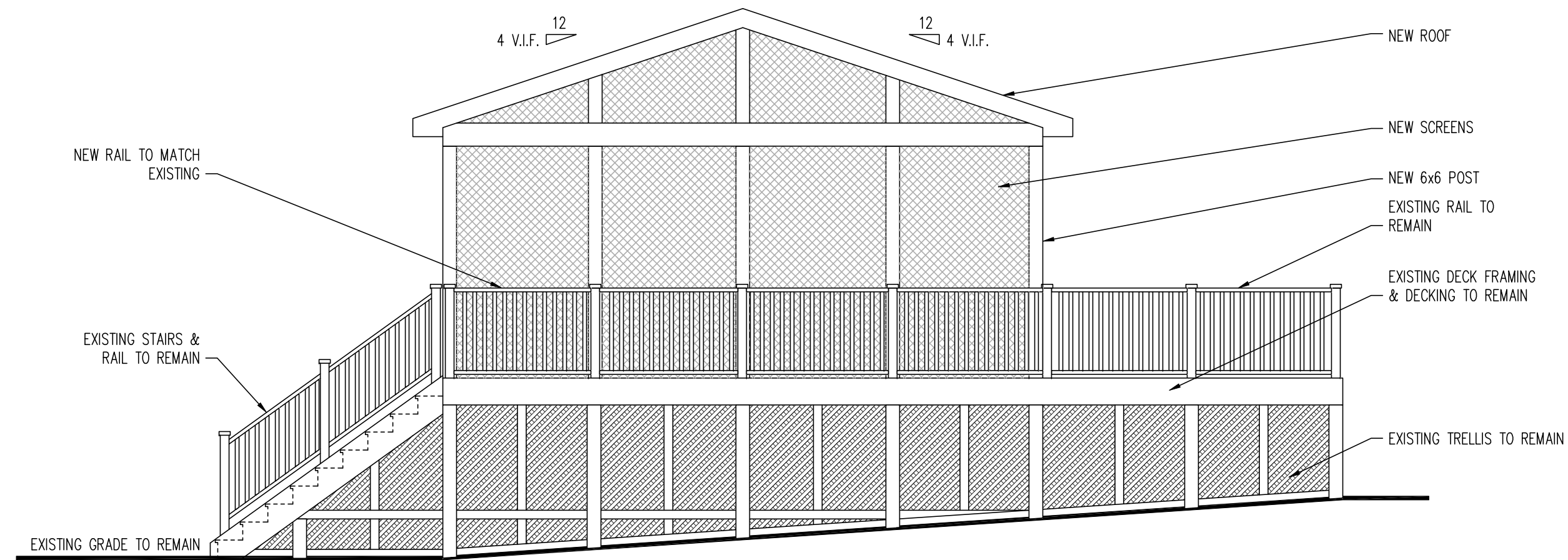
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



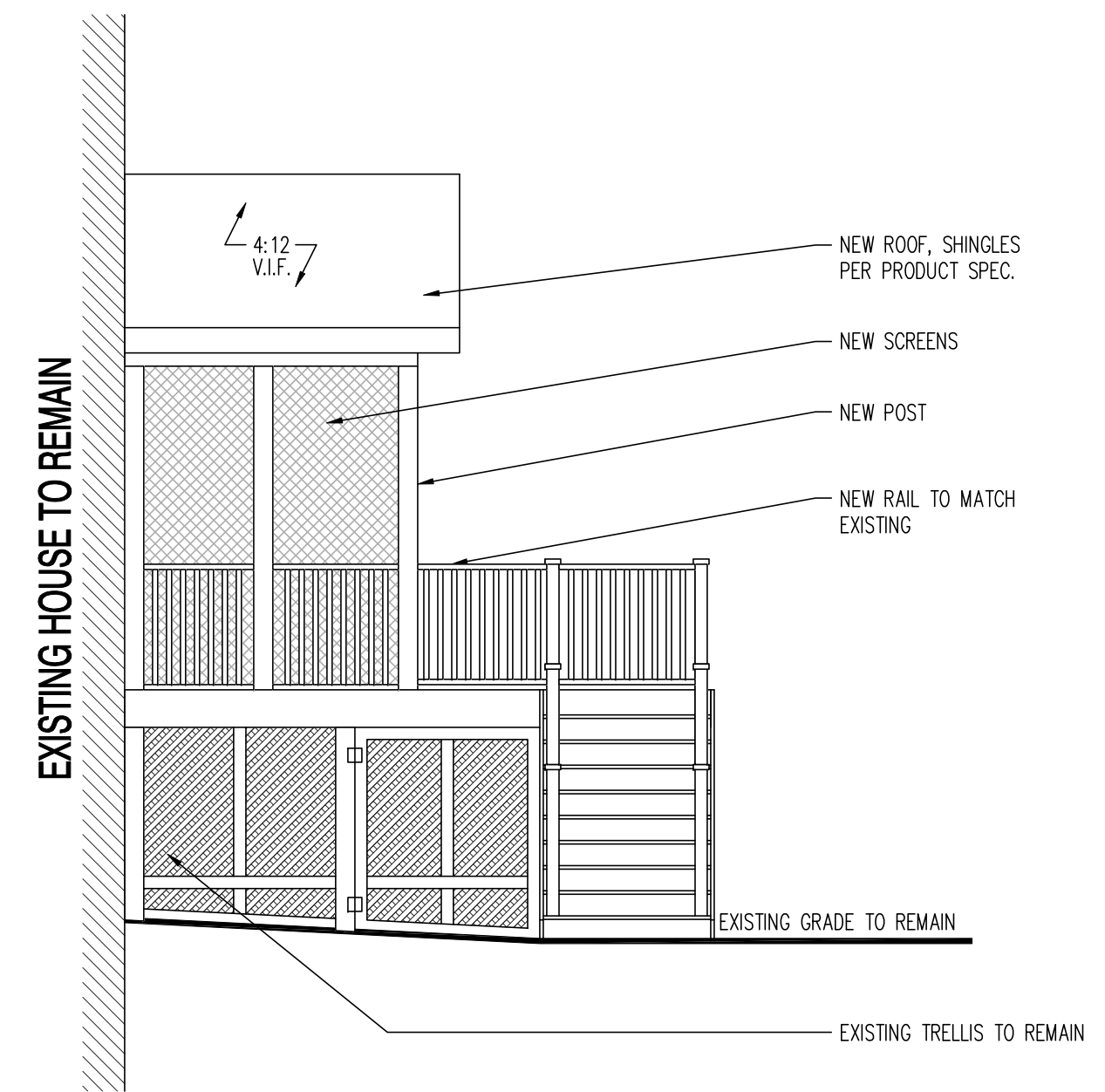
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



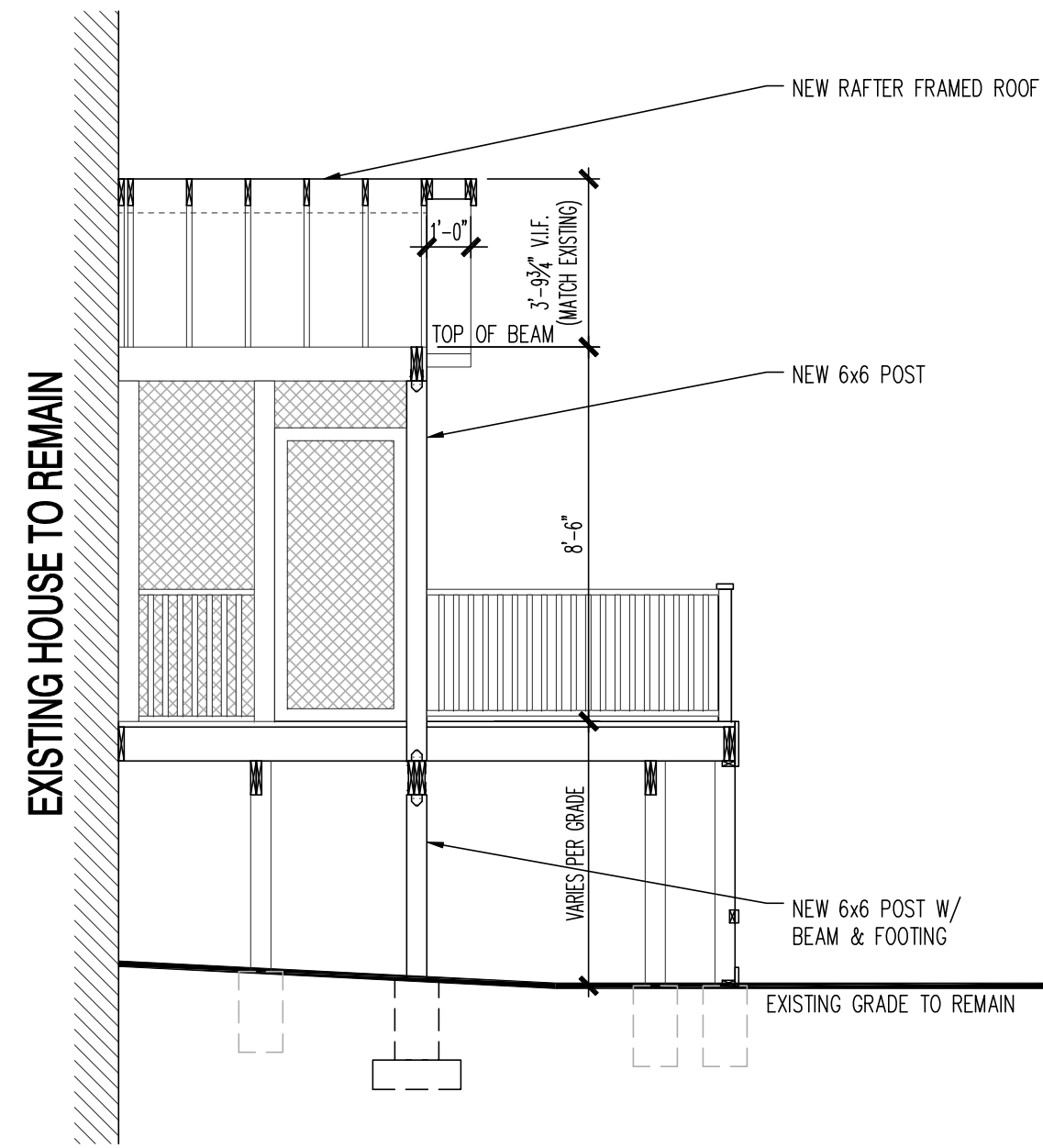
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



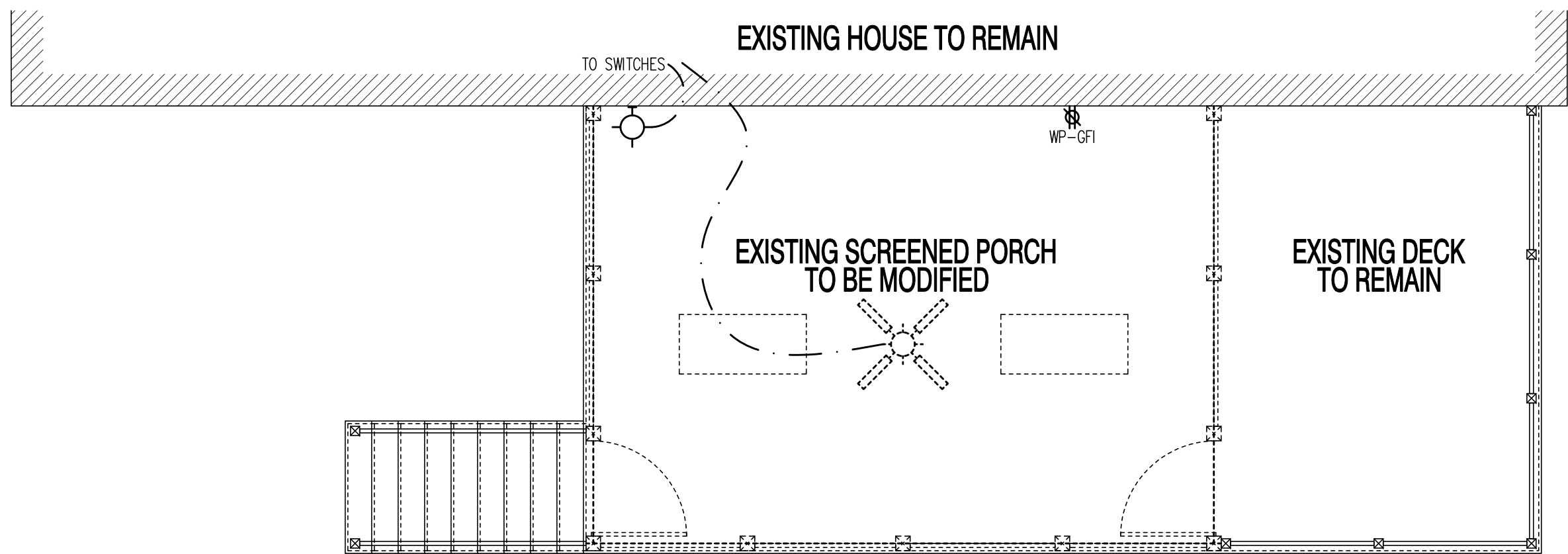
PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



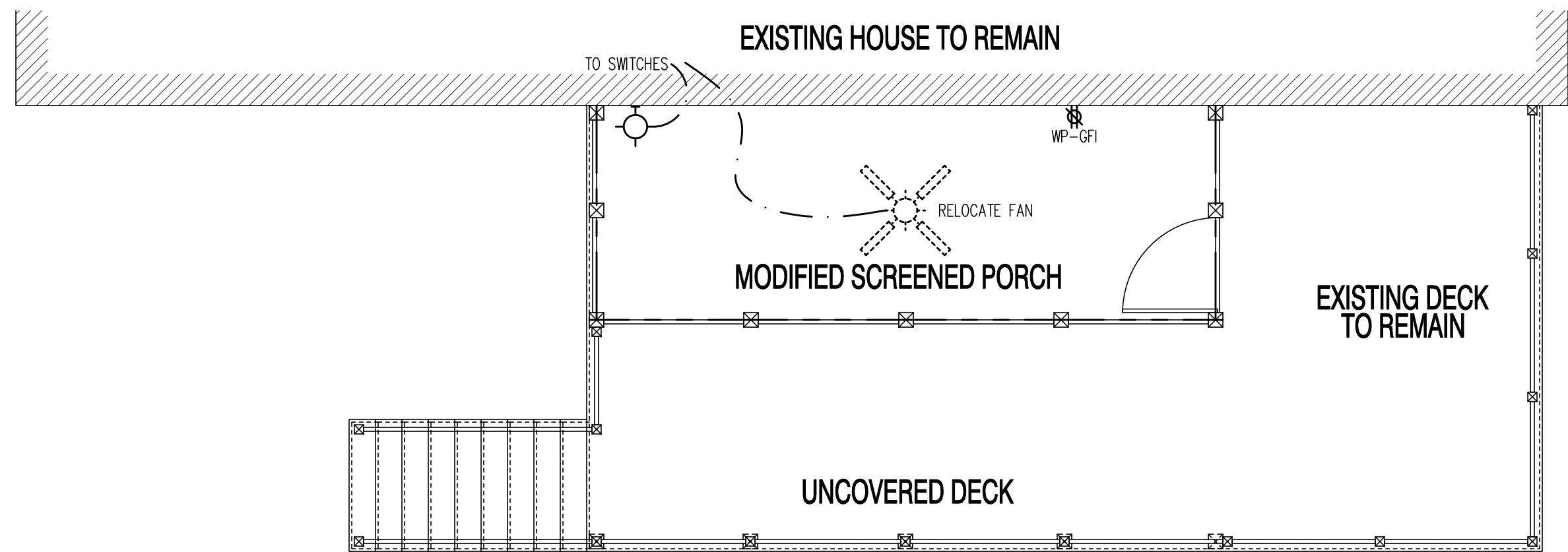
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SCREENED PORCH SECTION
SCALE: 1/4"=1'-0"



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



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

DC • VIRGINIA • MD

10530 WARWICK AVENUE, SUITE #C5
FAIRFAX, VA 22030

Phone: 703.988.2350 • Email: info@msegllc.com
Website: www.msegllc.com

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

MUDROOM ADDITION - 923 BELLVIEW ROAD - MCLEAN, VA

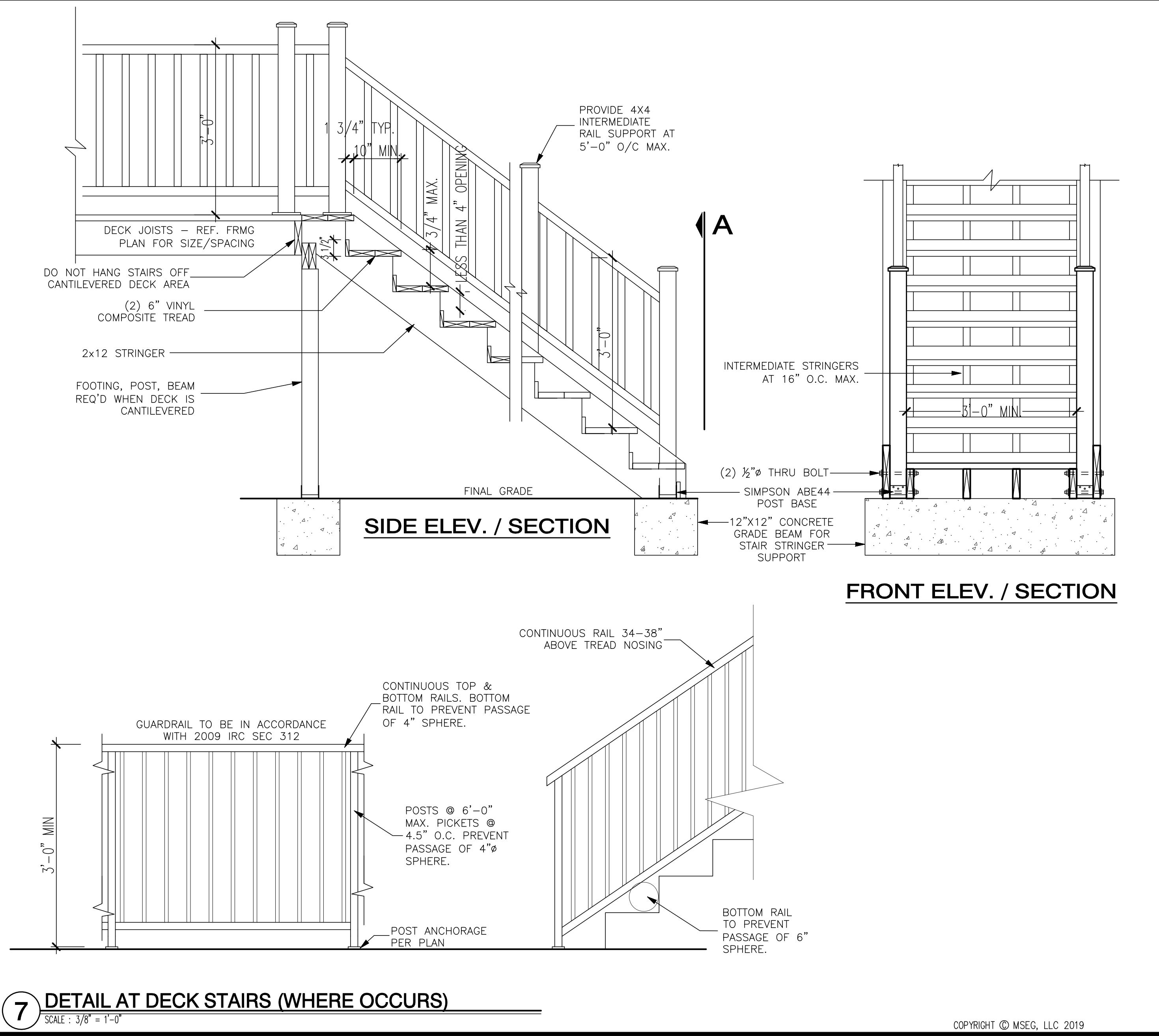
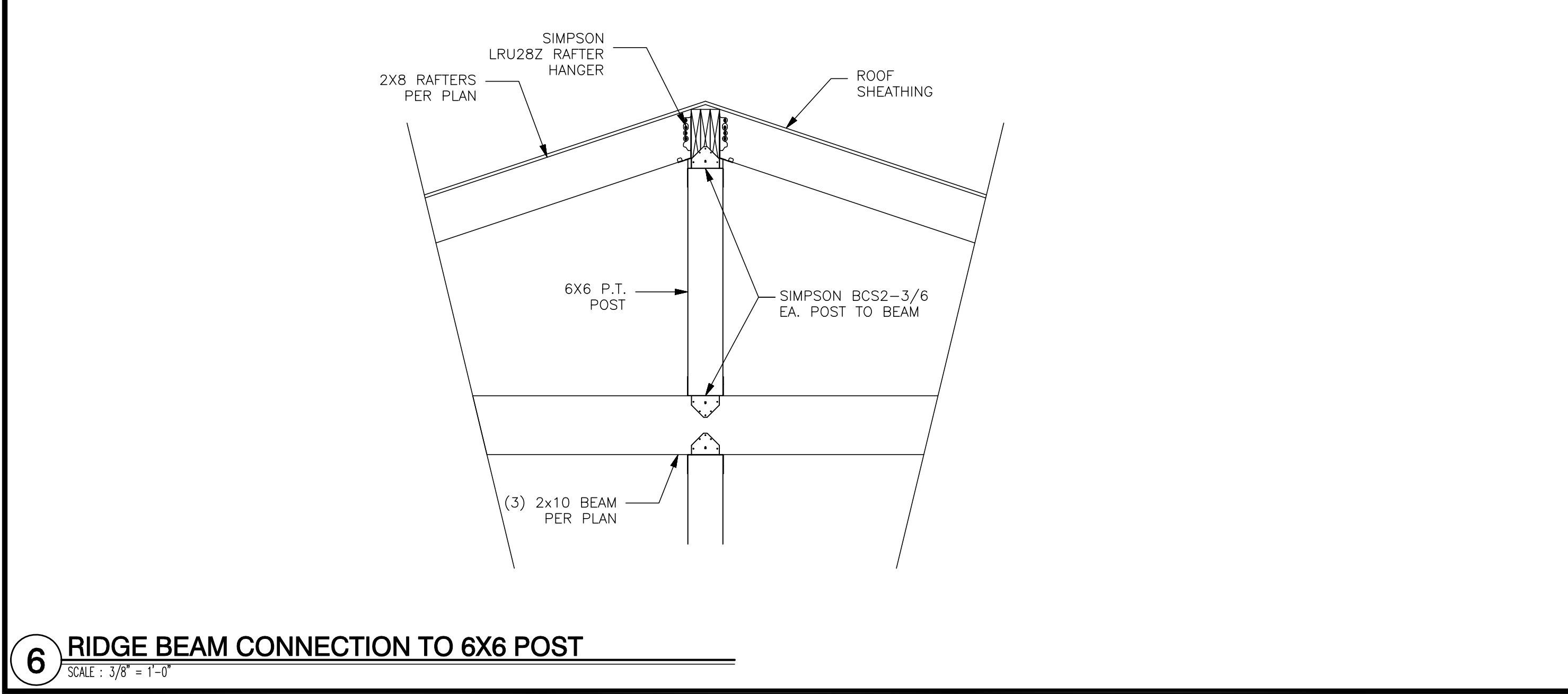
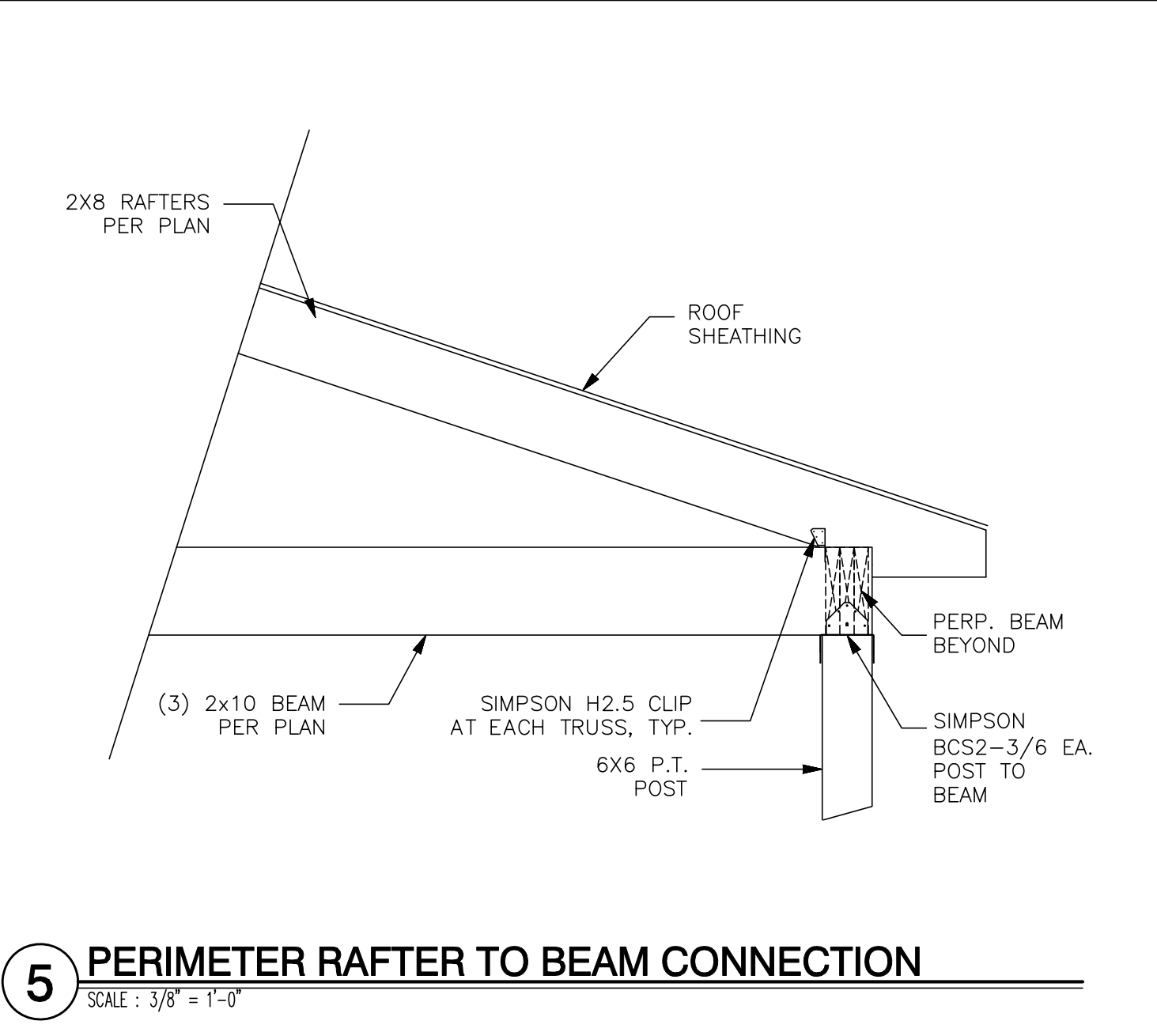
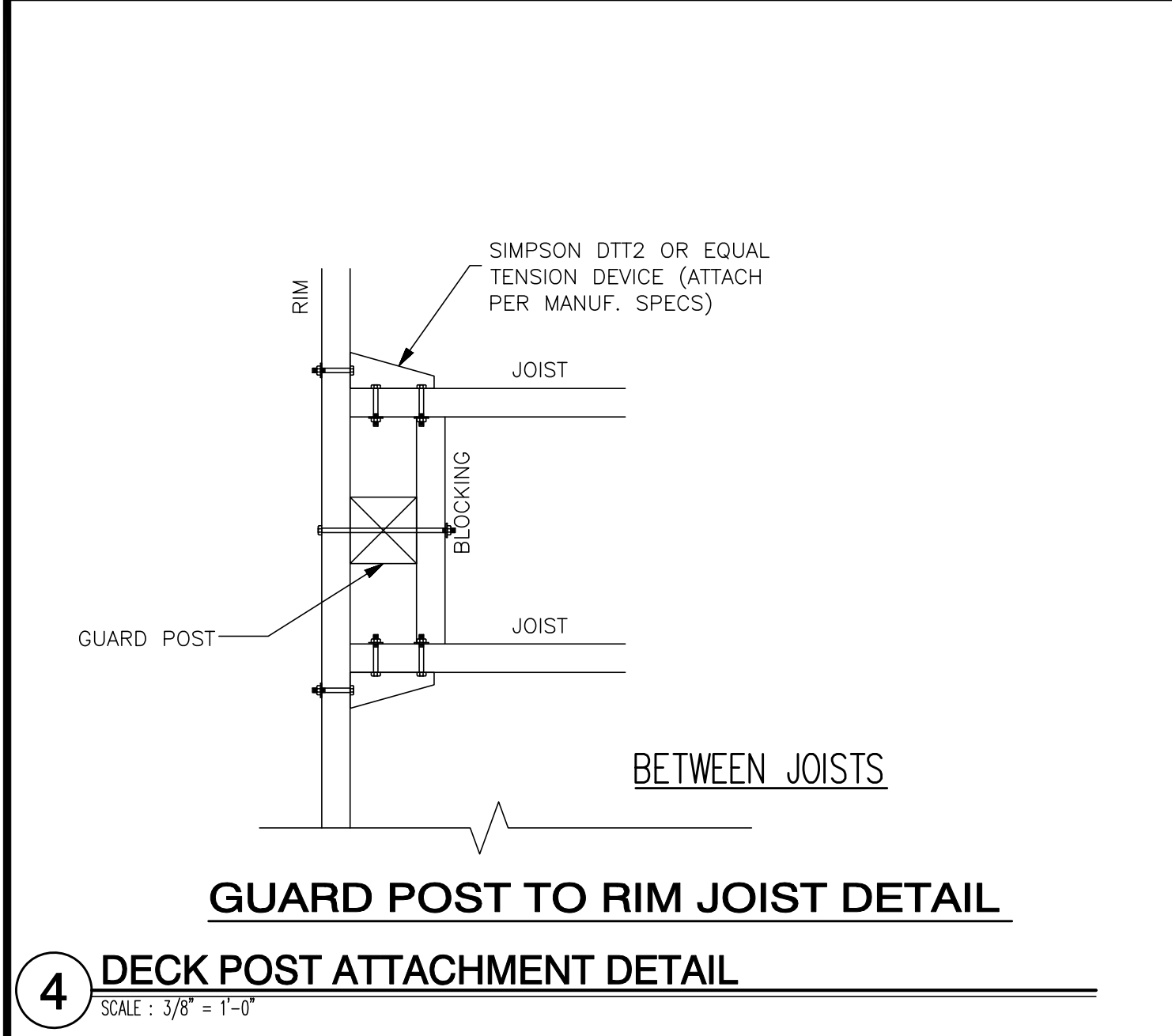
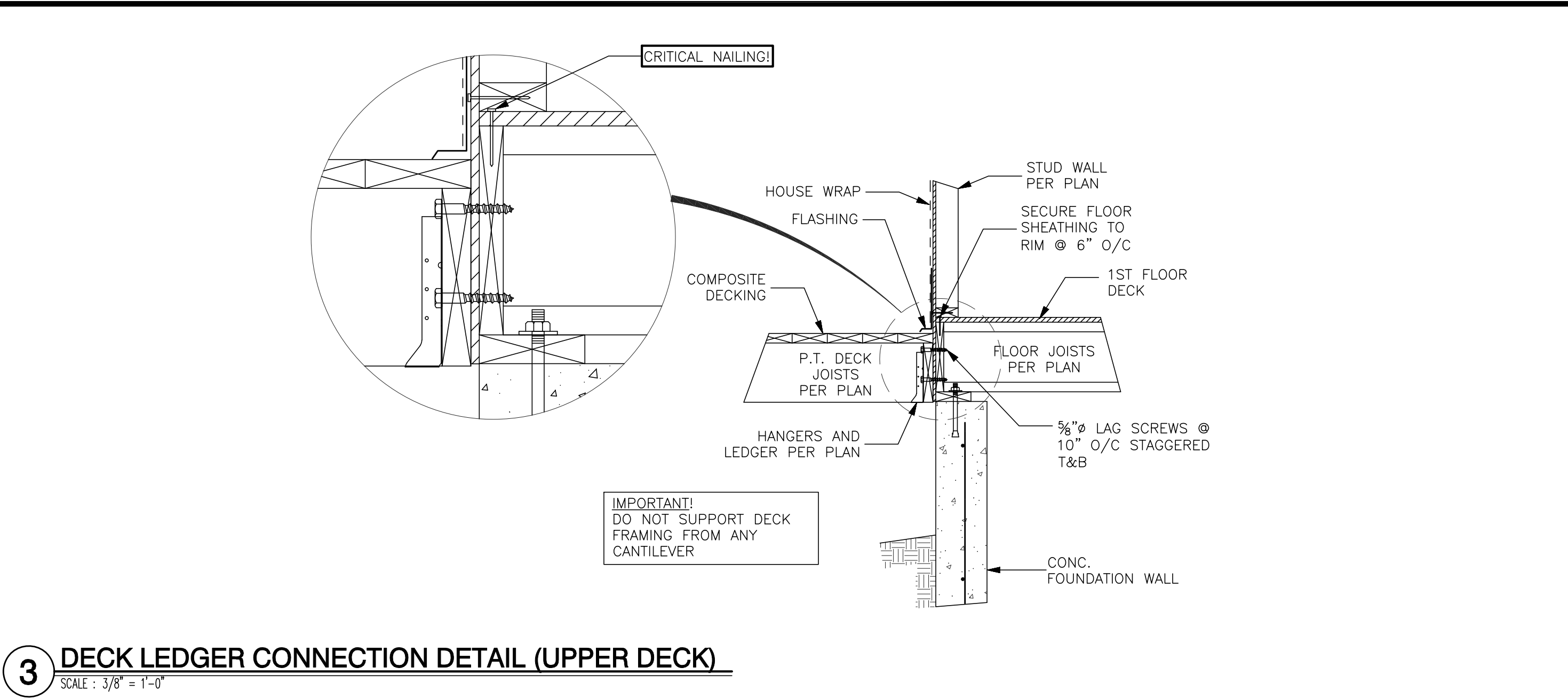
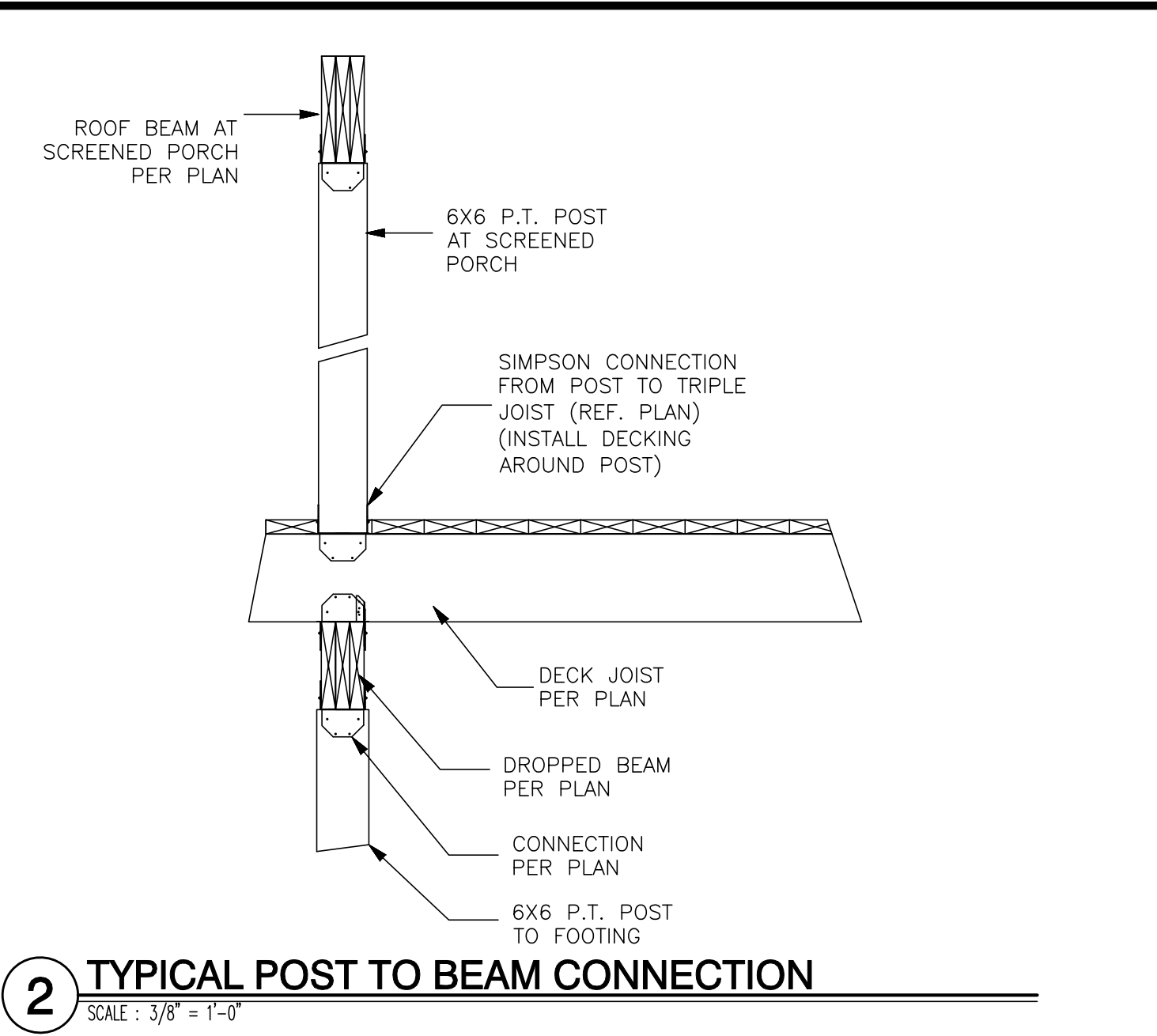
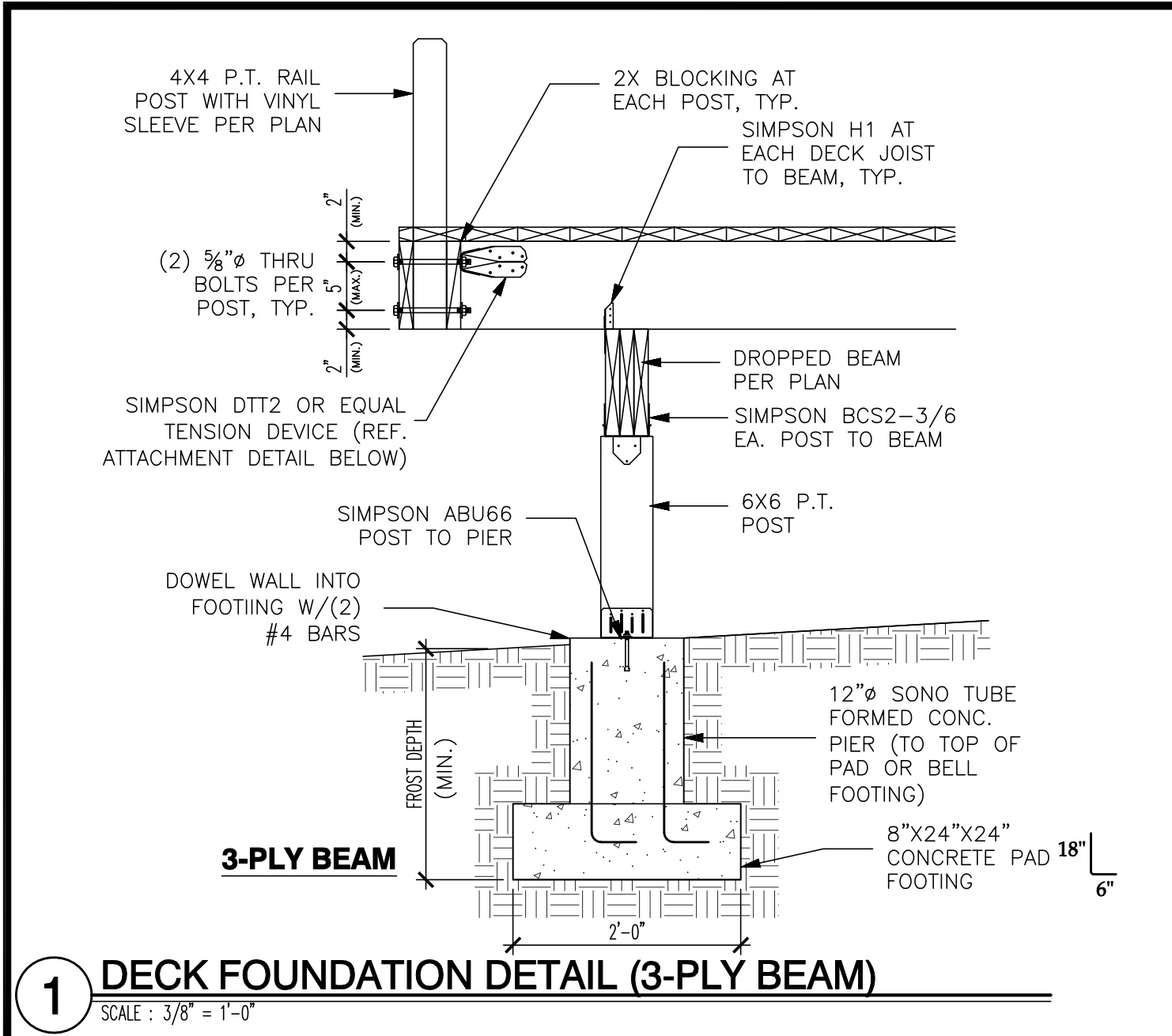
SECTION & ELECTRICAL PLANS

DRAWN BY:	
MRD	
DATE: 06/25/19	
REV. No.	DATE
XXX	XX-XX-XX

19-100

SHEET No.

A3.1



LEGEND

- AC..... AIR CONDITIONER
CO..... CLEANOUT
CONC..... CONCRETE
DB..... DEED BOOK
EM..... ELECTRIC METER
EP..... EDGE OF PAVEMENT
FF..... FIRST/FINISH FLOOR ELEVATION
GM..... GAS METER
INV..... INVERT
IPF..... IRON PIN FOUND (PROPERTY CORNER)
N/F..... NOW OR FORMERLY
PG..... PAGE
RCP..... REINFORCED CONCRETE PIPE
SD..... STORM SEWER STRUCTURE
SMH..... SANITARY SEWER STRUCTURE
SQ.FT..... SQUARE FEET
WDF..... WOODEN FENCE
WM..... WATER METER
WV..... WATER VALVE
WW..... WINDOW WELL
X..... FIRE HYDRANT
△..... DOORWAY/ENTRANCE
Ø..... UTILITY POLE
X..... FENCE
X..... GUY WIRE
X..... OVERHEAD WIRES
G..... UNDERGROUND GAS LINE
S..... UNDERGROUND SANITARY LINE
W..... UNDERGROUND WATER LINE
○..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... SPOT ELEVATION
..... SIGN

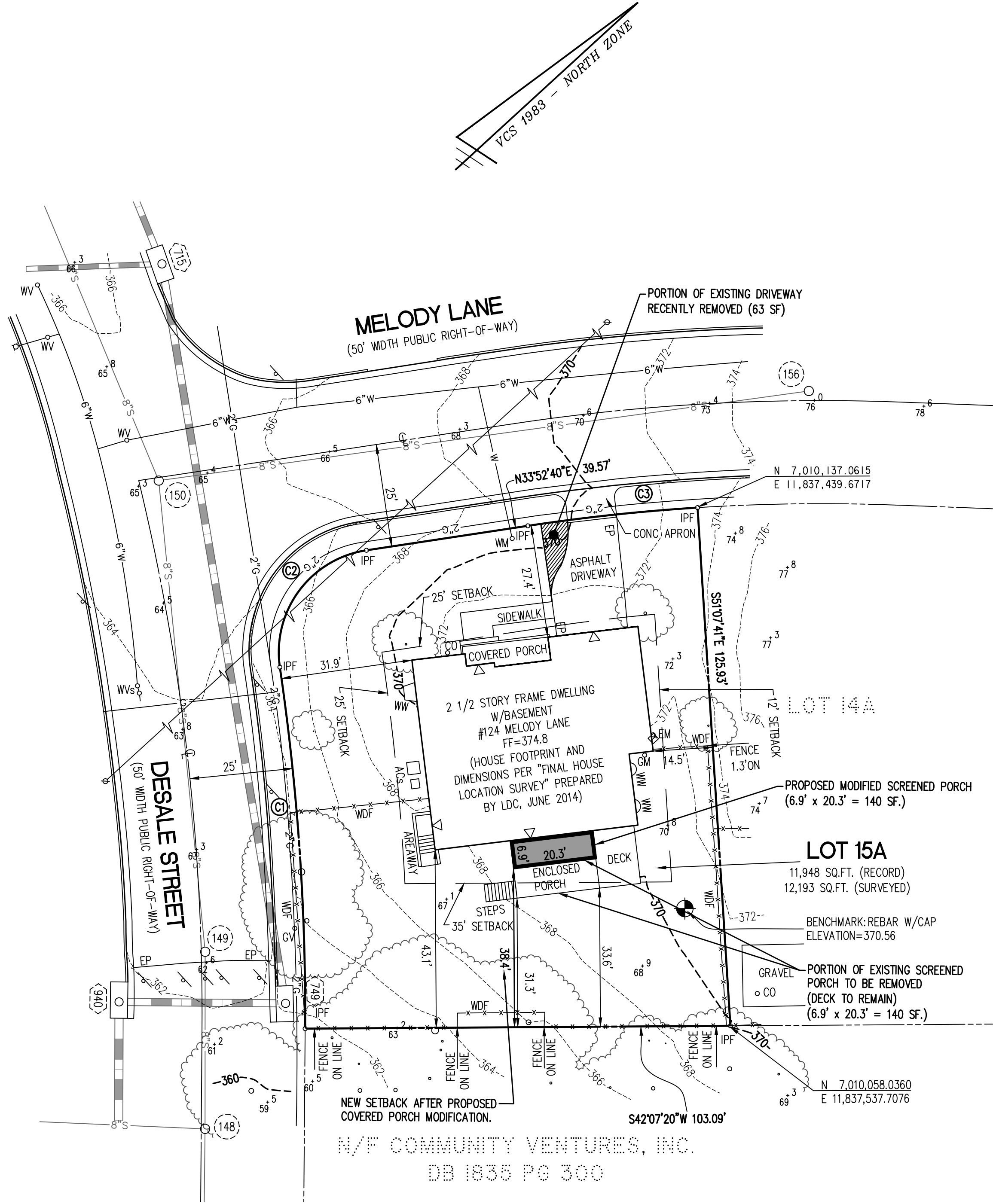
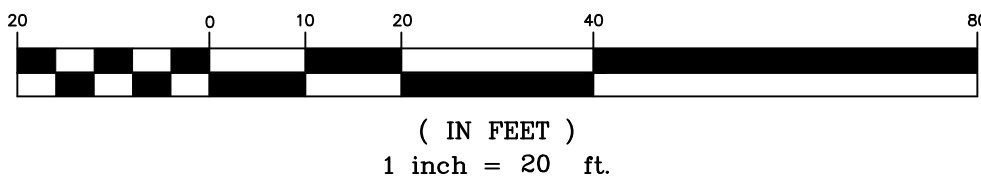
NOTES

1. THE PROPERTY SHOWN HEREON APPEARS ON FAIRFAX COUNTY CADASTRAL MAP 038-4 AS MAP NUMBER 0384 12030015A, AND IS ZONED RS-10.
2. THE PROPERTY, CONSISTING OF LOT 15A, BLOCK THREE, SECTION ONE, VIENNA WOODS, AS RECORDED IN DEED BOOK 1002 AT PAGE 4, IS NOW IN THE NAME OF JAMES HATHAWAY AND SOLEYAH GROVES AS RECORDED IN DEED BOOK 25138 AT PAGE 47. ALL OF THE FOREGOING AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TOTAL RECORD AREA OF THE PROPERTY IS 11,948 SQUARE FEET OR 0.2743 ACRES. TOTAL SURVEYED AREA OF THE PROPERTY IS 12,193 SQUARE FEET OR 0.2799 ACRES. SURVEYED AREA IS USED FOR COMPUTATIONS AND LOT COVERAGE ANALYSIS PURPOSES.
4. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
5. THIS PLAT DOES NOT PURPORT TO SHOW AND/OR NOTE THOSE EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. A TITLE REPORT WAS REQUESTED BUT NOT FURNISHED.
6. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994655. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	575.00'	87.94'	8°45'46"	44.06'	87.85'	N51°29'52"W
C2	25.00'	39.17'	89°46'21"	24.90'	35.29'	N11°00'25"W
C3	475.00'	41.40'	4°59'36"	20.71'	41.38'	N36°22'26"E

GRAPHIC SCALE



EXISTING LOT COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE*
HOUSE	2367 SF**	19.4%
FRONT PORCH	111 SF	0.9%
DRIVEWAY	489 SF	4.0%
SCREENED PORCH	282 SF	2.3%
TOTAL	3249 SF	26.6%

* SF TOTAL LOT AREA (12,193 SF)
** AS SHOWN ON FINAL HOUSE LOCATION SURVEY PREPARED BY LDC IN JUNE OF 2014.

PROPOSED LOT COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE*
HOUSE	2367 SF**	19.4%
FRONT PORCH	111 SF	0.9%
DRIVEWAY	426 SF	3.5%
SCREENED PORCH	140 SF	1.1%
TOTAL	3044 SF	24.9%

* OF TOTAL LOT AREA (12193 SF).
** AS SHOWN ON FINAL HOUSE LOCATION SURVEY PREPARED BY LDC IN JUNE OF 2014.

EXISTING DECK COVERAGE TABLE

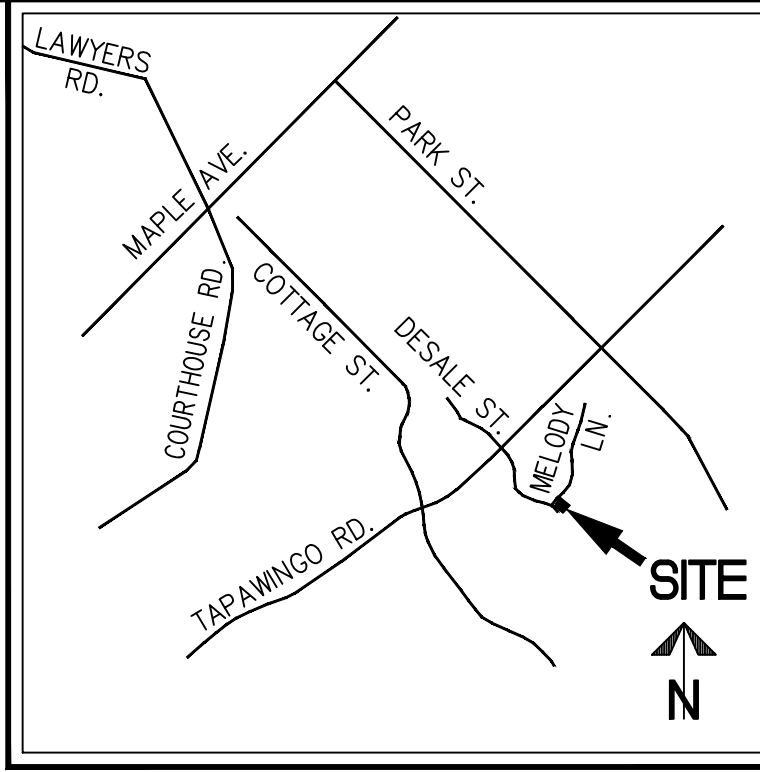
ITEM	COVERAGE	PERCENTAGE*
DECK	142 SF	1.2%
TOTAL	142 SF	1.2%

* SF TOTAL LOT AREA (12,193 SF)

PROPOSED DECK COVERAGE TABLE

ITEM	COVERAGE	PERCENTAGE
DECK	142 SF	1.2%
DECK **	140 SF	1.1%
TOTAL	282 SF	2.3%

* OF TOTAL LOT AREA (12193 SF).
** AFTER PROPOSED PORCH MODIFICATION.



VICINITY MAP SCALE: 1"=2000'

HOUSE LOCATION AND LOT COVERAGE EXHIBIT

LOT 15A, BLOCK THREE, SECTION ONE,

VIENNA WOODS

DEED BOOK 1002 PAGE 4

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
SCALE 1"=20'

COMMONWEALTH OF VIRGINIA
ARON M. WINSON
Lic. No. 041851
6/14/19
PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DESCRIPTION	DATE

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: AMV, DEP

DATE: JUNE 4, 2019