



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, March 22, 2017
Rescheduled from March 14, 2017
7:30 PM

TOWN HALL – 314 MILL STREET

1. Citizen Comments
2. Approval of February 14, 2017 Meeting Minutes
3. ARB2017-002-Application for Exterior Elevation -301 Commerce St. Unit D & E
4. ARB2017-003-Application for Exterior Elevation -310 Center Lane
5. Review for Certificates of Appropriateness
6. Town Council Report
7. Town Manager Report
8. Chair Report

Brenda Seefeldt
Chair, Architectural Review Board

Architectural Review Board Minutes Tuesday, February 14, 2017

The meeting was called to order at 7:27 p.m. by the Chairman, Brenda Seefeldt.

Attendees: Brenda Seefeldt, Carol Bailey, Matthew Dawson and Deb Cruz. Dan Braswell, Bryan Reese and Kathy Alden were excused absent.

There were no citizen comments.

The minutes for January 10, 2017 were moved to be accepted by Matthew Dawson and seconded by Deb Cruz. All ayes.

ARB 2017-001 - External Elevation application for 301 Commerce Street for Lots D and E were presented by Josh Anderson. He is planning a wood picket privacy fence and a patio of stamped concrete in gray and reclaimed wood of 14" planks. Matthew moved that the application be approved as submitted. Deb seconded. All ayes.

Certificates of Appropriateness were discussed based on what the members of the Board had discovered in their research into other historic towns and how those towns define and enforce COAs. Many definitions and applications were determined to be in existence including the roles of the Zoning Board and the ARB. From this look at other jurisdictions the Board came up with the following proposal to our process:

1. Zoning Approval
2. ARB application and issuance of COA
3. Review by ARB member for compliance before...
4. Final inspection by Building Official, ARB Chair signs off after the Building Official has cleared everything

We decided to continue our research and take a look deeper at this pending process and vote on it in March.

Mathew Dawson presented the report from the Town Council.

1. Approval of a revised plot of Rivertown Overlook
2. Approval of a Memorandum of Understanding for NOVA Arts and Cultural District
3. Approval of request of funds for Planning Commission Training
4. Approved Kevin Whaley to be representative to the Board of Zoning Appeals

The Town Manager's Report was included in the agenda packet.

The Chair's Report noted that several items had been omitted from the updated sign ordinances. These were discovered during the Merchant Design Guidelines update project. These omitted items as discovered so far are:

- Anything referencing holiday decorations
- Vending machines not being allowed
- There is no limit to the number of flags permitted; a limit of 4 signs still stands.

Everyone on the board is encouraged to review the new codes checking for additional items that should be corrected.

The meeting was adjourned by the chairman at 8:08

Minutes submitted by Carol Bailey

Town of Occoquan
Virginia
MAR 09 2017
RECEIVED

ARB2017-002



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

This application must be filed at Town Hall by **noon on the Wednesday** prior to the Architectural Review Board meeting, which is regularly scheduled on the first Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: GRIND N CREPE

Mailing Address: 1422 FOREST LANE, WOODBRIDGE, VA 22191

Phone: (703) 989-7062 Date Submitted: 3/9/17

Project Address: 301 COMMERCE ST., OCCOQUAN, VA 22125

Work is scheduled to begin (date): 3/15/17

Roof and Roofing

Pitch: 3 TO 12 Material: TRANSLUCENT FIBERGLASS Color: CLEAR

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: _____

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): _____ Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

Column Size: _____ Porch Post(s) Size: _____

Spindle Design: _____ Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach seven copies of scale drawings of the proposal. For new construction, attach a schematics showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No

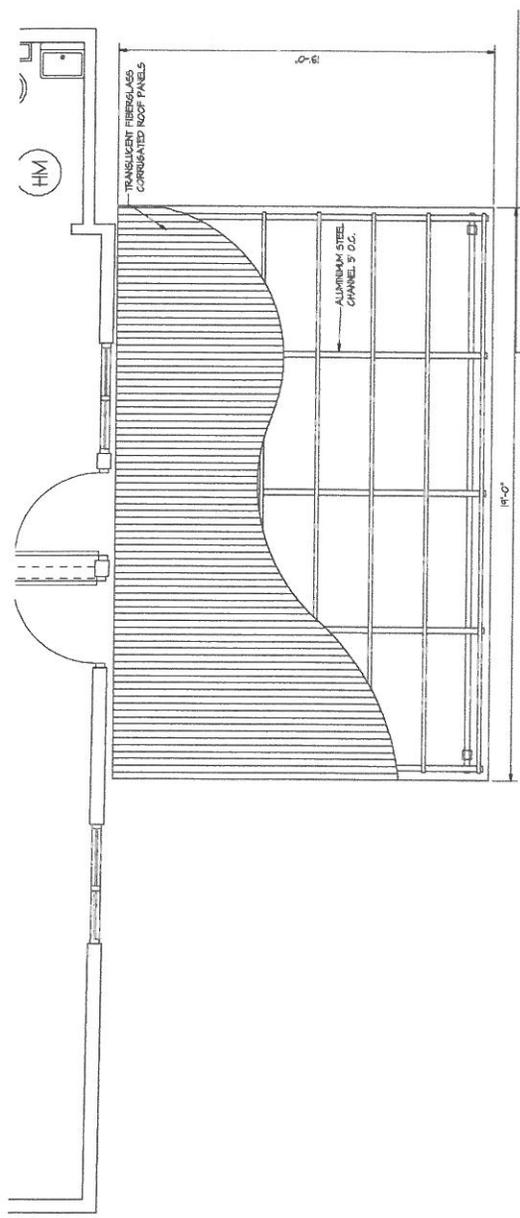

Applicant's Signature

Chair, Architectural Review Board

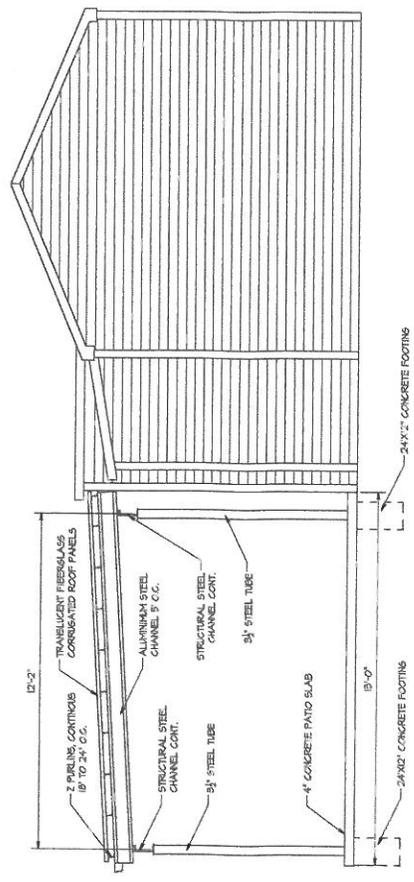
Date Submitted: 3/9/17

Date Approved: _____

TOWN USE ONLY	
Check No.: _____	Cash Receipt No.: <u>8323</u>
Application Fee: \$10	



ROOF PLAN
 1/2" = 1'-0"



PORCH ELEVATION
 1/2" = 1'-0"



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

Town of Occoquan
Virginia
MAR 09 2017
RECEIVED

This application must be filed at Town Hall by noon on the Wednesday prior to the Architectural Review Board meeting, which is regularly scheduled on the first Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: Amit Bery

Mailing Address: 6095 Clifton Road, Clifton, VA 20124

Phone: (703) 929-7813 Date Submitted: March 8, 2017

Project Address: 310 Center Lane (6 townhouses)

Work is scheduled to begin (date): ~~As soon as possible~~ Within 14 business days after receiving building permits

Roof and Roofing

Pitch: 8-12 Material: Architectural Shingles Color: Timberline - Powder Grey

Dormers

Pitch: 12-12 Material: SAME Color: SAME

Windows - Vinyl Windows approved

Dimensions: As per plan Window Placement: as per ^{approved} plan

Grid Pattern/Color: 4 over 4 / white Grid Profile: Double Pane

Shutter Color: Black Trim Paint Color: White

Note: Transom above front Door will be squared

Garage Door: ~~(no application to be submitted)~~ - As per plan

Driveway: Asphalt

Rear: DL/S LAP siding: Sandstone color

Material(s)

Brick, stucco, siding, etc.: Brick 3 sides - siding on rear

Color(s): ~~General~~ General Shale - Annapolis Pattern: Standard Running
(Standard size) crosshead design and keystone

Mortar Color: Brick Loc Grey Mortar Joint Pattern: as per plan.

Doorway(s)

Design/Pattern: Black Front Fiberglass door; Fluted Feature column design next to door

Column Size: _____ Porch Post(s) Size: 8" Round Fiberglass or composite smooth columns

Spindle Design: Iron Railing/smooth Color(s): Black Railing

(★: No railing on lot 4, 5, 6)

Light Fixtures (color/style/placement): TBD

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): No fence, walls, or decks to be built.

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach seven copies of scale drawings of the proposal. For new construction, attach a schematics showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No

Applicant's Signature

Chair, Architectural Review Board

Date Submitted: _____

Date Approved: _____

TOWN USE ONLY

Check No.: _____ Cash Receipt No.: _____

Application Fee: \$10



Rivertown Overlook Project
Annapolis Brick with Gray Mortar - Close Up



Rivertown Overlook Project
Annapolis Brick Color with Gray Mortar

TOWN HOUSES

AT RIVER TOWN OVERLOOK, OCCOQUAN, VA

LOT # 4, 5, & 6



BY

GEOENV ENGINEERS

10875 Main Street, Suite 213
 Fairfax, VA 22030
 Tel. 703.591.7170 Fax. 703.591.7074
 www.geoenvl.com

LIST OF DRAWINGS	
DWG. NO.	SHEET DESCRIPTION
CS-0	COVER SHEET
CS-1	GENERAL NOTES, SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS
A-1	BASEMENT & FIRST FLOOR PLANS
A-2	SECOND FLOOR & ROOF PLANS
A-3	FRONT AND REAR ELEVATIONS
A-4	SIDE ELEVATIONS
A-5	TYPICAL WALL SECTIONS
S-1	FOUNDATION PLAN AND DETAILS
S-2	FIRST FLOOR & SECOND FLOOR FRAMING PLANS
S-3	ROOF FRAMING PLANS
S-4	FIRST & SECOND FLOOR WALL BRACING PLANS
SD-1	TYPICAL FRAMING PLAN
SD-2	TYPICAL WALL BRACING DETAILS
SD-3	TYPICAL WALL BRACING DETAILS

REFERENCED FROM FAIRFAX COUNTY BUILDING CONSTRUCTION PUBLICATION ON 02/02/2012

Prescriptive Method Energy Compliance Chart		
Element	New Homes, additions	Sunrooms
U - factors		
Windows/doors ¹	0.35	0.45
Doors	0.35	0.45
Skylights	0.55	0.70
R - value		
Ceilings	38	19
Walls (wood framed)	15	13
Walls (concrete, CMU)	8 / 13 ²	8 / 13 ²
Floors	19	19
Basement Walls	10 / 13 ³	10 / 13 ³
Slab-on-grade ⁴	10	10
Crawl Space Walls ⁴	10 / 13 ³	10 / 13 ³

¹ Use R-8 when insulation is applied to the exterior; use R-13 when insulation is applied on the interior.
² Use R-10 when applied continuously against the wall; use R-13 when applied between studs or furring strips.
³ Insulation must extend from the slab edge to a length of 24" vertically and/or horizontally.
⁴ Use insulation on crawl space walls in unvented-conditioned crawl spaces with no floor insulation above.
⁵ Windows, doors and skylight shall have maximum solar heat gain coefficient (SHGC) of 0.4.

GEOENV
 ENGINEERS
 10875 MAIN STREET, FAIRFAX,
 VIRGINIA 22030
 TEL. (703) 591-7170

REV. DATE	DESCRIPTION	BY



COVER SHEET
 RIVERTOWN OVERLOOK TOWNHOUSES
 LOT # 4, 5 & 6
 OCCOQUAN, PWC, VA

CPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696
SCALE:	
SHEET NO.:	CS-0

I. GENERAL

A. All construction shall be in compliance with the following code: IRC 2012 and in accordance with all local and State Codes ordinances and regulations.

B. DESIGN LOADS:

	LIVE LOADS	DEAD LOADS	TOTAL LOADS
ROOF-TRUSSES	30PSF (SNOW)	7 PSF TOP & 10PSF BOTTOM	47 PSF
-RAFTERS	30PSF	12PSF	42 PSF
SLEEPING ROOMS	30PSF	10PSF	50 PSF
OTHER FLOORS	40PSF	10PSF	50 PSF
GARAGE FLOORS	50PSF	50PSF	100PSF
DECKS	40PSF	10PSF	50 PSF
STAIRS	40PSF	10PSF	50 PSF
WIND LOAD:	18PSF Minimum, 90 mph		
BACKFILL:	60PCF equivalent fluid weight, unless noted otherwise		

C. This Specifications/General conditions sheet is an integral part of the documents, and the Contractor assumes familiarity with all conditions specified herein.

D. Contractor shall review & verify all field conditions, dimensions and contract documents prior to commencing work and shall notify Architect/Engineer of any discrepancies or omissions before proceeding with work.

E. The client shall retain the Engineer/Architect to provide construction administration services for the duration of the contract in order to resolve the construction related issues. The Engineer/Architect will not be responsible for construction not performed under his/her construction administrative services.

F. The structural integrity of the building is dependent upon completion according to plans and specifications. The Structural Engineers assume no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary shoring bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans and specifications. Contractor shall not place back-fill against basement walls until the floor system is completely installed or contractor has provided adequate shoring and bracing. Any questions regarding temporary bracing requirements should be forwarded to a Structural Engineer for review.

G. Concentrated Loads with weights in excess of 200 lbs. shall be brought to the attention of the Structural Engineer for review and evaluation prior to installation.

H. Do not fabricate prior to shop drawings review. Review is limited to conformance with the design concept. All Dimensions shall be verified by the contractor for compatibility of architectural and structural requirements. Notify architect or engineer of any conflicts prior to fabrication.

I. Truss manufacturer to supply connection and bearing details, bridging and bracing details, erection drawings, normal dimensions, truss configuration, lumber grade and species, and magnitudes of forces in all members. All prefab truss shop-drawings to be sealed by a professional engineer registered in the state where the project is to be constructed. The truss manufacturer must supply all prefabricated metal connection and anchorage hardware as required for all trusses and girder trusses, or shall specify a prefabricated metal connector, ICBO approved, as manufactured by "Simpson strong-tie Company, Inc." or equivalent.

2. SITE WORKS

A. Footing design is based on the following conditions:

- i. SOIL BEARING CAPACITY: Minimum assumed 2000 psf, field verify subgrade soil under all footings and slabs on grade.
- ii. WATER TABLE: 2'-0" (Min.) Below bottom of all concrete slabs & footings.
- iii. SOILS: Footings, foundations walls & slabs shall not be placed on or in marine clay, peat or other organic materials, unless inspected & approved by the Geotechnical Engineer.

B. All footings shall project at least 1'-0" into undisturbed natural soil or compacted structural fill. Bottom of footings shall extend a minimum of 2'-0" below finish grade, or to frost line per local jurisdiction. DO NOT place footings on wet or frozen soil. Where required, step footings in a ratio of 2 horizontal to 1 vertical. All footing located in marine clay formation must have min of 4' of cover.

C. Footing excavations shall be inspected by the building official or the third party inspector prior to pouring the concrete.

D. Provide 4" min. diameter drain tile at bottom of all exterior footings at basement walls. Tile to be set on 2" gravel bed with 6-8" gravel cover and should drain to daylight or sump pump. Provide 2" drain tile at interior of footing and bleeder pipes through footing if required by geotechnical engineer to drain water under slab.

E. Provide free draining, granular backfill with a maximum equivalent fluid pressure = 60 psf per foot of depth against basement & retaining walls. If back-fill pressure exceeds 60 psf then the foundation wall must be designed for actual pressures by the Structural Engineer.

3. MASONRY

- A. MATERIALS
- Hollow CMU: Normal weight; ASTM C-90-85, Grade N
 - Face Brick: ASTM C-216-81, Severe weather brick
 - Stone Veneer: Owner approved highest grade local stone
 - Concrete Brick: ASTM C-55-75 TYPE 1, Grade 5
 - Solid CMU: Normal weight; ASTM C 145-85, Grade N
 - Mortar: ASTM C270-82; Proportion specification mortar shall consist of Type 1 Portland Cement, Type 5 hydrated lime and approved aggregate.
 - Grout: ASTM C476 or 2560 PSI FEA gravel concrete

B. Brick veneer walls to have non-corrosive metal ties at 16" o.c. vertically and 24" o.c. horizontally, and weep holes at 24" o.c. at base flashing.

C. Lintels for brick veneer walls: Provide minimum 4" bearing at each end. Use the following table to determine the lintel size.

Openings	Min. Lintel Size
Up to 4'-0":	3-1/2"x3-1/2"x1/4" LLV
4'-0" to 5'-6":	4"x3 1/2"x5/16" LLV
5'-6" to 7'-6":	5"x3 1/2" x5/16" LLV
7'-6" to 9'-0":	6"x3-1/2"x5/16" LLV

D. Unless otherwise noted, 12" masonry foundation walls shall be reinforced vertically and horizontally grouted solid at reinforced cores as follows:

Height of wall (H) 8'-0" maximum from slab to top of wall (H):

- Exterior Grade = H to .75H... #4 @ 24" OC or per IRC code
- Exterior Grade = Less than .75H... None

For 9'-0" maximum wall height from slab to underside of joists (H):

- Exterior Grade = H to .75H... #6 @ 32
- Exterior Grade = .75H to .50H... #5 @ 48
- Exterior Grade = Less than .50H... None

Place reinforcement with 1 inch min. (Note that reinforcement steel size and spacing is impacted by the type of back fill soil. Refer to table 404 I.1) clearance from inside face of tension side of wall (ie: Interior side of wall)

E. All masonry work shall conform to the applicable requirements of BIA, NCMA and specifications for concrete masonry construction (ACI code).

F. Solid masonry wall to have "DUR-O-WALL" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.

3. CONCRETE/FOUNDATIONS

A. All reinforced concrete to be in accordance with the American Concrete Institute ACI code. All plain concrete to conform to ACI guide for residential cast-in-place concrete construction.

B. Minimum specified compressive strength: fc @ 28 days.

LOCATION OF CONCRETE	MIN. COMP STRENGTH (fc)	SLUMP (IN.)
BASEMENT WALLS & FND NOT EXPOSED TO WEATHER	3,000 PSI (1)	4 ± 1
BASEMENT SLABS & INTERIOR SLABS ON GRADE	3,000 PSI (1)	4 ± 1
BASEMENT WALLS, FNDS, EXTER. WALLS, & OTHER CONCRETE WORK EXPOSED TO WEATHER	3,500 PSI (2)	4 ± 1
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS & STAIRS & UNHEATED GARAGE FLOORS, EXPOSED TO WEATHER	3,500 PSI (2)	4 ± 1

C. Air-Entrainment: All concrete exposed to weather shall have a minimum air entrainment as follows:

Aggregate Size	Air-Entrainment %
3/8" - 1/2 inch	7.0
3/4 inch	6.0
1 inch	6.0

D. Aggregate shall conform to ASTM C33 and may range from 3/8" to 1" in size.

E. Reinforcing steel shall be high strength new billet steel conforming to ASTM A-615, Grade 60 (60,000 PSI). Welded wire fabric (WWF) shall conform to ASTM A-185. All reinforcing shall be detailed, fabricated, and placed in accordance with the ACI's "Manual of Standard Practice for Detailing Concrete Structures" Details of reinforcement shall conform to AIA and CRSI standards.

CONCRETE PROTECTION FOR REINFORCEMENT: Provide the minimum clearances (cover) for reinforcement as follows:

- Footings and other concrete poured against earth 3"
- Formed concrete exposed to earth 2"
- Formed concrete not exposed to weather or earth 1-1/2"
- Slabs on ground, unless otherwise noted Mid-Depth

F. Slabs on grade shall be 4" thick concrete and reinforced with 6x6 W1.4xW1.4 WWF, unless otherwise noted on plans. Lap mesh 8" in each direction. Place concrete over 6 mil. polyethylene vapor barrier and 4 inch minimum of coarse aggregate or as recommended by soils engineer. The aggregate layer shall be placed over firm natural subgrade or on compacted and controlled fill. Fill under slabs shall be compacted in 8 inch layers to 95% max. density. Use air entrained at all exterior slabs. Four slabs in alternate panels with a maximum of 600 SF and provide control and construction joints at 30'-0" maximum or as required to prevent uncontrolled cracking.

G. Provide 3' x 3' 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.

H. CONCRETE BASEMENT WALLS: Walls designated as plain concrete shall be reinforced with IRC 2012 codes, which ever is more stringent. Equivalent fluid pressure equals 60 pcf.

All window & door openings shall be reinforced with a minimum of 2 #4 bars and shall extend at least 24 inches beyond the corners of the openings.

- I. Concrete footings for the following wall are the minimum required:
- a. 8" masonry or concrete wall -- 16" x 8" deep.
 - b. 10" masonry or concrete wall -- 20" x 10" deep.
 - c. 12" masonry or concrete wall -- 24" x 12" deep.
 - d. Masonry piers and chimneys -- Footings shall have 6" projections x 12" depth minimum.

Where the drawings indicate greater footing size, the greater size shall be used. Footings shall have minimum 2 #4 bars continuous with masonry walls when footings are placed over fill or soil of different compaction levels.

5. STEEL

A. Structural steel and angles shall conform to ASTM A-36. Steel pipe shall be ASTM A-501 and A-53 w/ Fy=36ksi. Tubes shall be A500 Gr B with Fy = 46 ksi. Connections shall be capable of supporting allowable uniform load stress of 24ksi. Bolted field connection shall be 3/4"Ø high strength bolts meeting ASTM Spec. A-325. Provide welded connections typically unless otherwise indicated.

B. Structural steel shall have minimum strength, Fy=36 ksi.

C. Welds shall comply with AWS D1.1-80.

D. Connections shall be AISC Standard.

E. Provide base plate for all structural steel beams bearing on concrete or masonry.

F. Adjustable steel columns shall meet or exceed allowable loads given for Cardinal Manufacturers "Tel-O-Post". Columns shall be minimum 1 1/2" gauge, ASTM A513 or better. Columns shall be certified by BOCA and shall have a mark indicating the BOCA research report number, the manufacturer's name, and date of manufacture on each column. Columns shall have a minimum 6"x10"x1/4" bearing plate and screw jack shall be encased in concrete or tack welded after installation. Capacity rating should be designated on column.

6. WOOD

A. Joists, headers and trimmers shall be minimum SPF No. 1/No.2 having the following properties unless noted otherwise:

- Fb = 875 PSI
- Fc per. = 425 PSI
- Fv = 70 PSI
- E = 1,400,000 PSI

B. Exterior and bearing wall studs shall be minimum SPF No. 1/No.2 having the following properties unless noted otherwise:

- Fb = 875 PSI
 - Fc per. = 425 PSI
 - Fv = 70 PSI
 - E = 1,400,000 PSI
- See plans for spacing and special requirements.

C. Interior non load bearing wall studs shall be minimum stud grade SPF 2x4's at 24" on center except at shear wall locations.

D. Wall top plates at bearing locations to be SYP #2 min. or other species having the following properties unless noted otherwise:

- Fb = 1500 PSI
 - Fc per. = 565 PSI
 - Fv = 90 PSI
 - E = 1,600,000 PSI
- See plans for spacing and special requirements.

E. All 6x6 posts shall be hem fir #2 and shall have the following minimum properties:

- Fb = 850 PSI
- Fc per. = 375 PSI
- Fc par. = 575 PSI
- E = 1,200,000 PSI

F. All lumber in contact with masonry or concrete and exposed to weather (for balcony deck boards, ledger, joists, beams and sill plates) shall be southern pine pressure-treated to 0.40 lb. retention, per AWPA standards having the following minimum properties:

- Fc per. = 565 PSI
- Fv = 90 PSI
- E = 1,600,000 PSI
- Fb = 1500 PSI, 1250 PSI, 1200 PSI, 1050 PSI, & 975 PSI for 4, 6, 8, 10 and 12 inch wide sections respectively

G. LVL's (Laminated veneer lumber) shall be 1-3/4" wide, of the depth specified on the plans, and shall be secured together as directed by the manufacturer. They shall have the following properties:

- Fb = 2600 PSI for 12" depth, for other multiply by $\frac{12}{d}$
- Fv = 285 PSI
- Fc per. = 750 PSI
- E = 1,900,000 PSI

H. PSL's (Parallel strand lumber) shall be of the width and depth specified on the plans. They shall have the following properties:

- Fb = 2900 PSI for 12" depth, for other multiply by $\frac{12}{d}$
- Fv = 290 PSI
- Fc per. = 650 PSI
- E = 2,000,000 PSI

I. Flitch beam shall be sized as indicated on drawings, using #2 Hem-Fir minimum and A-36 steel plate. Use two rows of 1/2" DIA. through bolts 2" from top and bottom; space 16" o.c. at top and 32" o.c. at bottom. Begin bolt rows at 6" from ends.

J. All studs shall be installed in accordance with NFOPA. 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 walls or beams; provide solid blocking at floors. Studs and joists or floor trusses shall align at cantilevers, above and below the joist or truss. Where roof trusses are spaced at 24" o.c. and studs are 16" o.c., provide #2 SYP double top plates (where truss length is less than 31') or place stud under each truss, with a tolerance of not more than 1".

K. OPEN-WEB TRUSSES: Trusses shall be designed and fabricated in accordance with TPI recommendations to carry all dead and live loads. Live load deflection shall not exceed L/480 for floor trusses and L/360 for roof trusses. The manufacturer shall supply all required hangers, hold-down slips, shear panels, and other special hardware. The manufacturer shall submit erection drawings and shop drawings to the engineer or Architect prior to fabrication; all shop drawings shall be signed and sealed by a Professional Engineer registered in the State where the job is to be built. The manufacturer shall provide load test results for single-member top-chord-bearing floor trusses if required by the building official. All trusses shall be installed and braced in accordance with the manufacturer's instructions. When a 2 x ribbon rather than a full-height solid band is used at bearing walls, studs shall align vertically and solid blocking or a ladder truss must be used to transfer loads from floor to floor.

L. PREFABRICATED FLOOR JOISTS: Prefabricated floor joists shall be approved by a recognized testing agency. They shall be designed to carry all live and dead loads with the live load deflection not to exceed L/480 and L/720 for ceramic and tile floors. The manufacturer shall supply all required hangers, shear panels, blocking erection drawings to the engineer prior to fabrication. All prefabricated floor joists shall be installed and braced in accordance with the manufacturer's instructions.

M. FRAME CHIMNEYS: Frame chimneys shall be constructed of minimum #2 SPF studs, maximum 16" o.c.. Use 2x4's if chimney extends less than 8' above roof; otherwise use 2x6's. Sheath with 1/2" AFA rated sheathing continuous across plates and joists; glue, and nail with 8d nails @ 6" o.c. Secure to roof. Studs must be continuous across roof intersection. Contractor to submit erection drawings prior to installing.

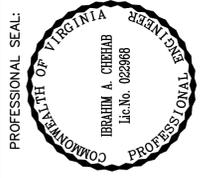
N. Add extra joist under full height walls where wall extends more than half the span of the joist.

O. SHEATHING: All exterior sheathing shall be 1/2" APA exterior rated plywood or OSB.

P. BLOCKING: Provide solid blocking @ 4'-0" o.c. at basement walls when joists are parallel to wall. Extend blocking 3 joists minimum.



REV.	DATE	DESCRIPTION	BY



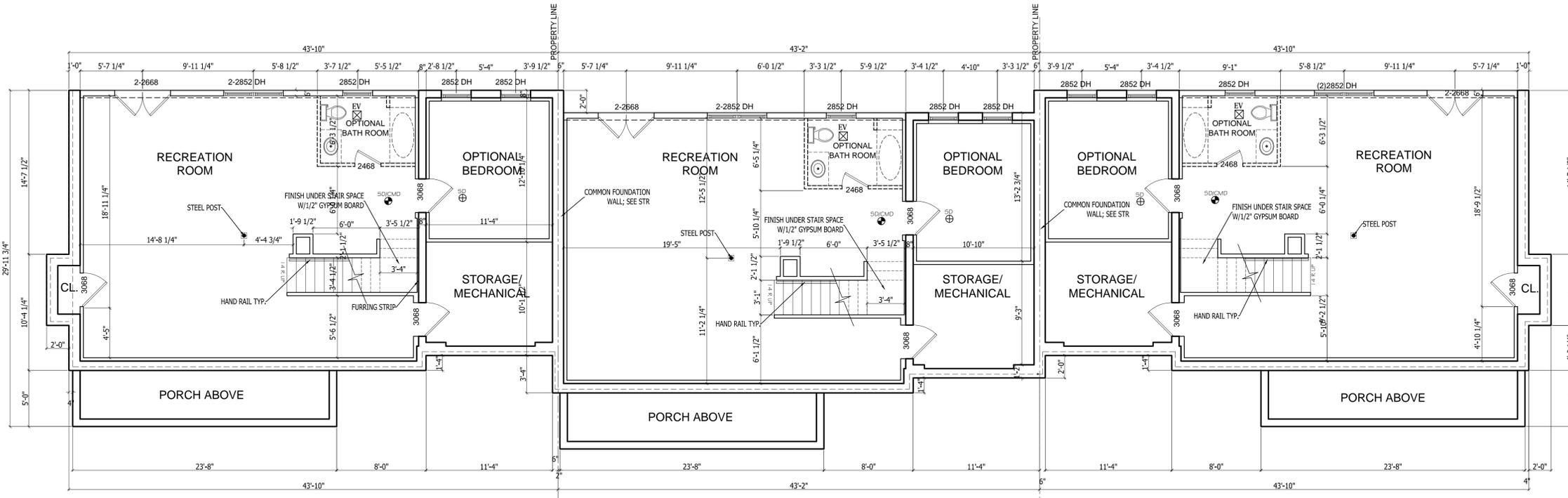
GENERAL NOTES

RIVERTOWN OVERLOOK TOWNHOUSES

LOT # 4, 5 & 6

OCCOQUAN, PWC, VA

GPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696
SCALE:	
SHEET NO:	CS-1



LOT #4
BASEMENT PLAN
AREA: 1090 SQ.FT

LOT #5
BASEMENT PLAN
AREA: 1062 SQ.FT

LOT #6
BASEMENT PLAN
AREA: 1090 SQ.FT

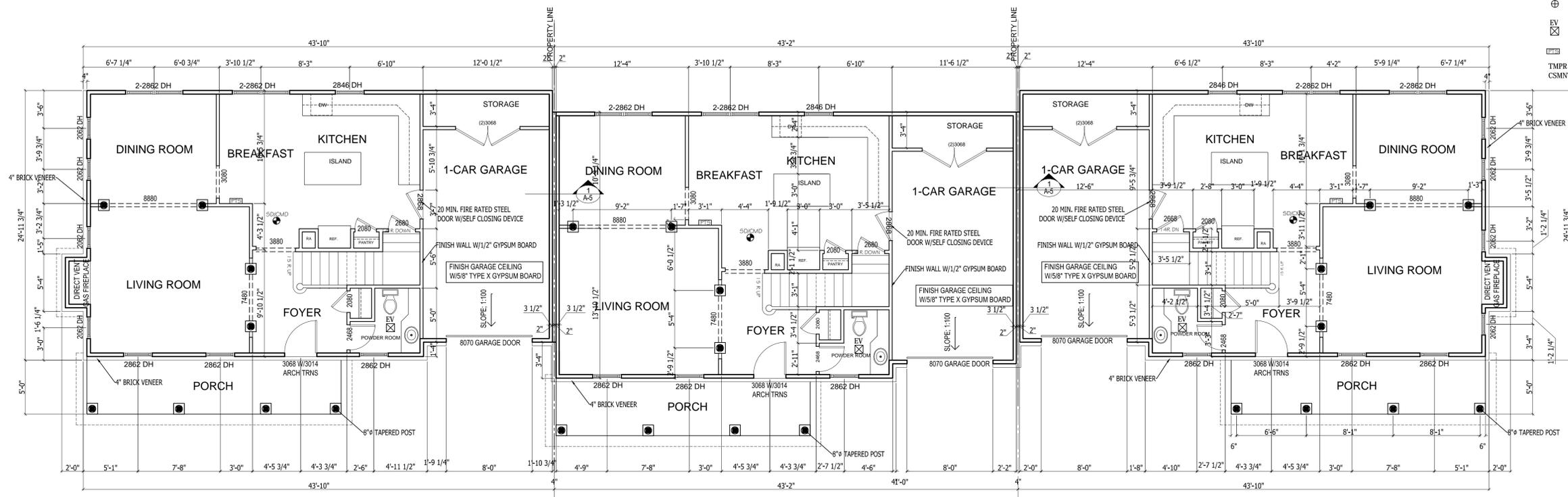
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

GRAZED DOORS, WINDOWS SIDE LIGHTS AND SHOWER ENCLOSURES ARE MARKED AS "TMPR" TO INDICATE TEMPERED GLASS (SAFETY GLASS). SAFETY GLASS LOCATIONS SHALL COMPLY W/R308.4 IF MISSING IN THE PLAN TO MARK.

HAND RAIL AND GUARD RAIL SHALL COMPLY W/R311.7.7 AND R312 RESPECTIVELY.

A MINIMUM OF 50% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

- SYMBOL AND ABBREVIATION**
- SO/CMD SMOKE AND CARBON MONO OXIDE DETECTOR.
 - ⊕ SMOKE DETECTOR.
 - ⊘ EXHAUST VENT
 - ⊞ PROGRAMMABLE THERMOSTAT
 - TMPR TEMPERED GLASS.
 - CSMT CASEMENT

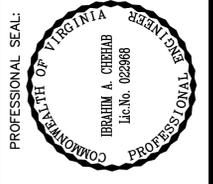


LOT #4
FIRST FLOOR PLAN
AREA: 800 SQ.FT

LOT #5
FIRST FLOOR PLAN
AREA: 782 SQ.FT

LOT #6
FIRST FLOOR PLAN
AREA: 800 SQ.FT

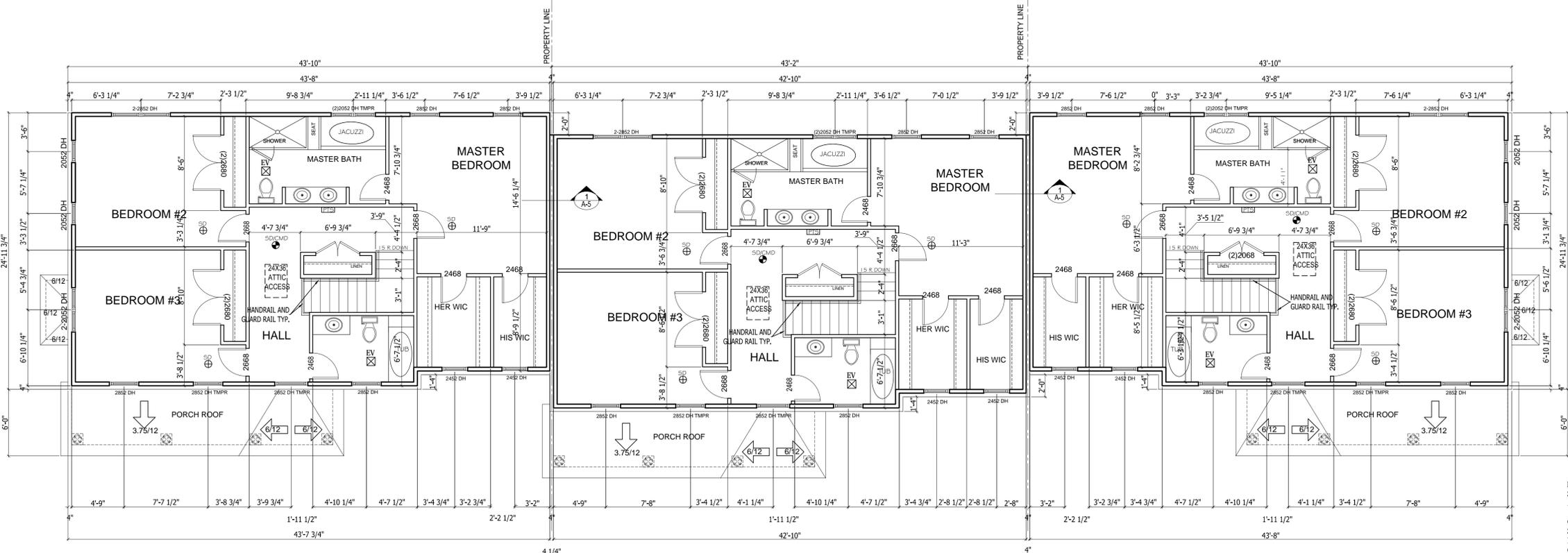
REV.	DATE	DESCRIPTION	BY



BASEMENT AND FIRST FLOOR PLANS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1'
SHEET NO: A-1



LOT #4
SECOND FLOOR PLAN
AREA: 800 SQ. FT

LOT #5
SECOND FLOOR PLAN
AREA: 782 SQ. FT

LOT #6
SECOND FLOOR PLAN
AREA: 800 SQ. FT

DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

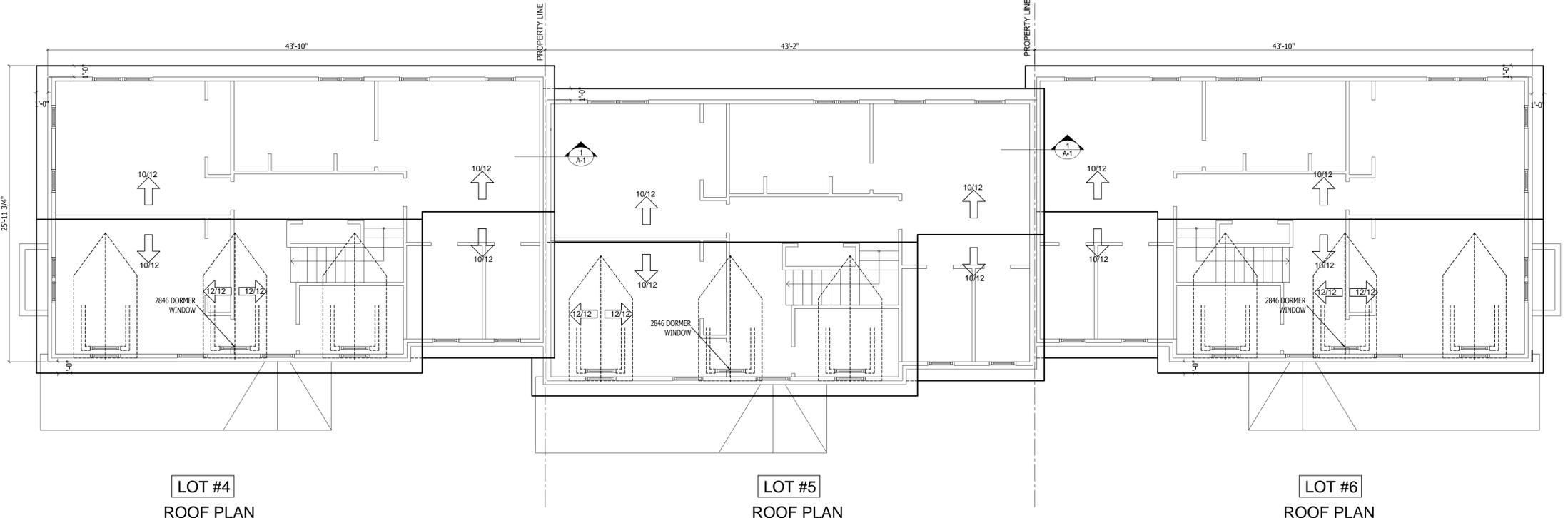
GRAZED DOORS, WINDOWS SIDE LIGHTS AND SHOWER ENCLOSURES ARE MARKED AS "TMPR" TO INDICATE TEMPERED GLASS (SAFETY GLASS). SAFETY GLASS LOCATIONS SHALL COMPLY W/R308.4 IF MISSING IN THE PLAN TO MARK.

HAND RAIL AND GUARD RAIL SHALL COMPLY W/R311.7.7 AND R312 RESPECTIVELY.

A MINIMUM OF 50% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

- SYMBOL AND ABBREVIATION**
- SD/CMO SMOKE AND CARBON MONO OXIDE DETECTOR.
 - ☉ SMOKE DETECTOR.
 - EV EXHAUST VENT
 - PTM PROGRAMMABLE THERMOSTAT
 - TMPR TEMPERED GLASS.
 - CSMNT CASEMENT

REV.	DATE	DESCRIPTION	BY



LOT #4
ROOF PLAN

LOT #5
ROOF PLAN

LOT #6
ROOF PLAN

SECOND FLOOR AND ROOF PLANS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1'

SHEET NO: A-2



LOT #4
FRONT ELEVATION

LOT #5
FRONT ELEVATION

LOT #6
FRONT ELEVATION



LOT #4
FRONT ELEVATION

LOT #5
FRONT ELEVATION

LOT #6
FRONT ELEVATION

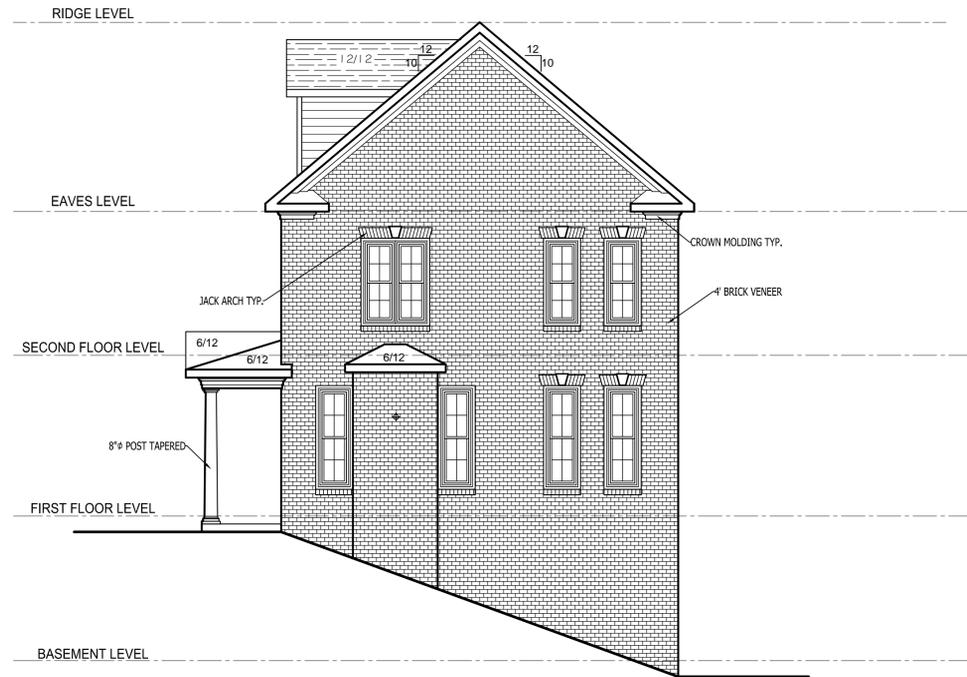
REV.	DATE	DESCRIPTION	BY



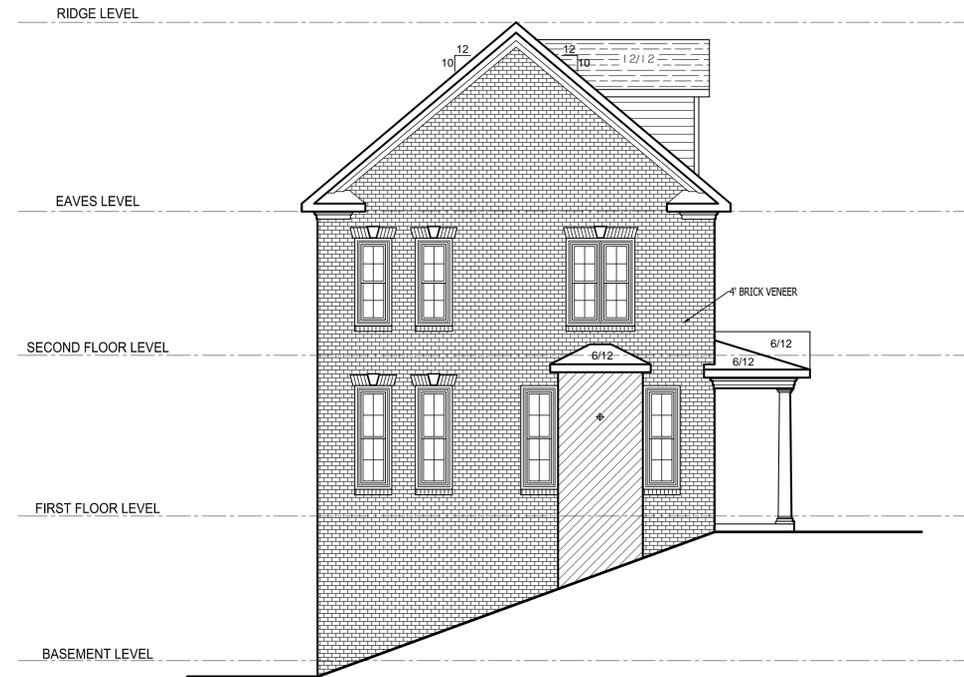
FRONT AND REAR ELEVATIONS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1"
SHEET NO: A-3



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

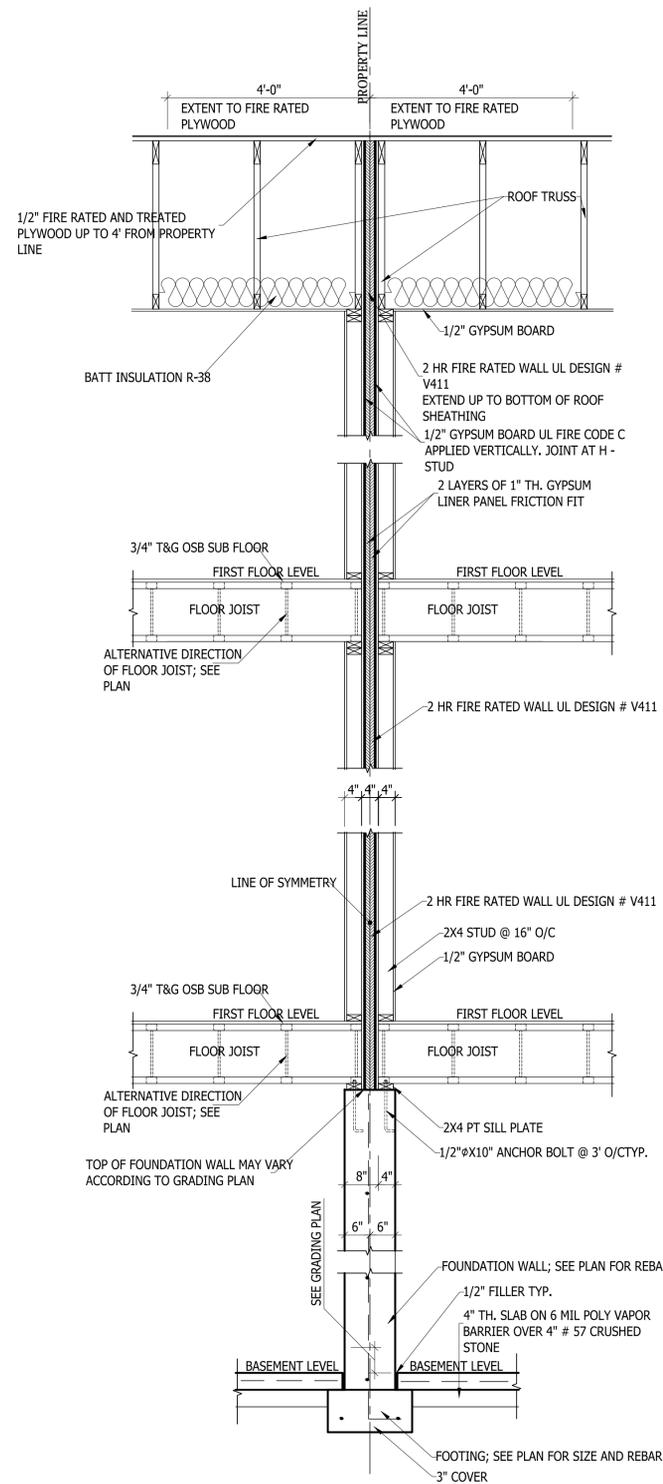
REV. DATE	DESCRIPTION	BY



SIDE ELEVATIONS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

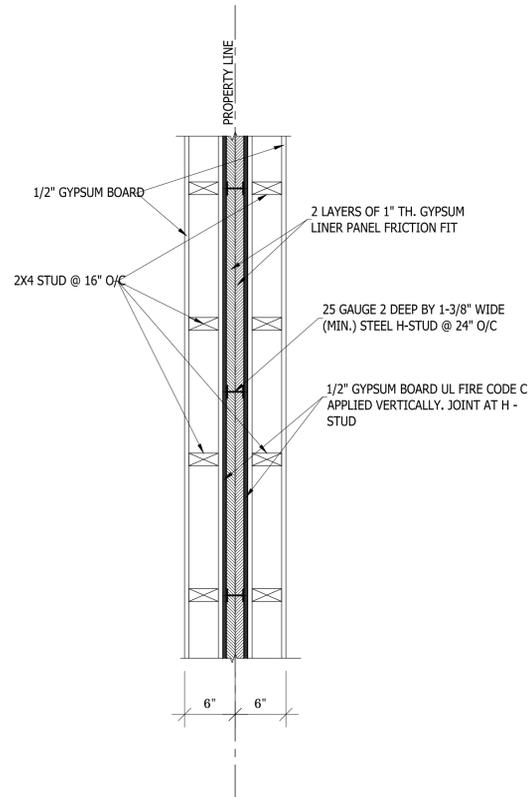
OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1'
SHEET NO: A-4

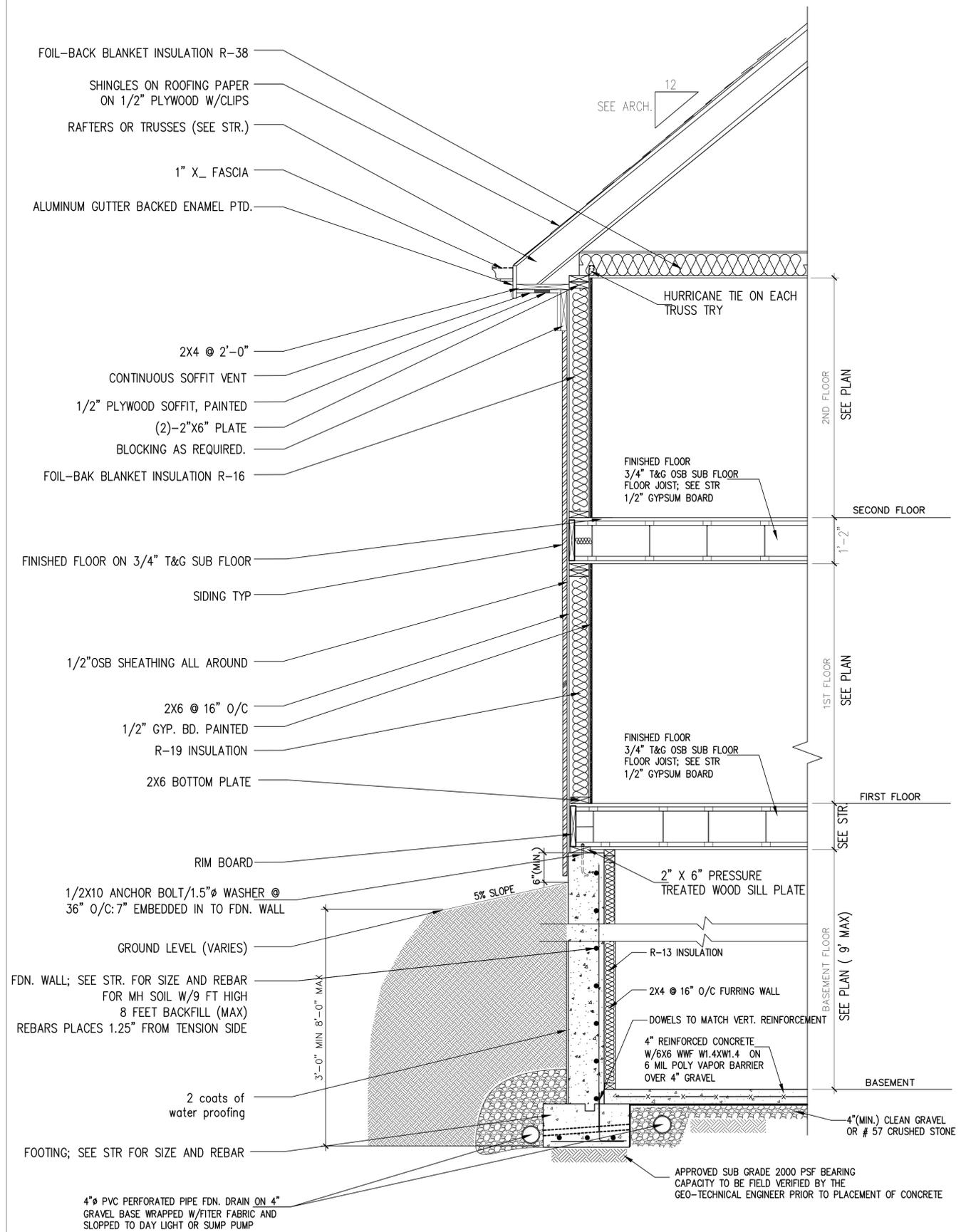


SECTIONAL VIEW

SECTION - 1
PARTY WALL DETAIL



PLAN VIEW



TYP. WALL SECTION

SCALE: N.T.S

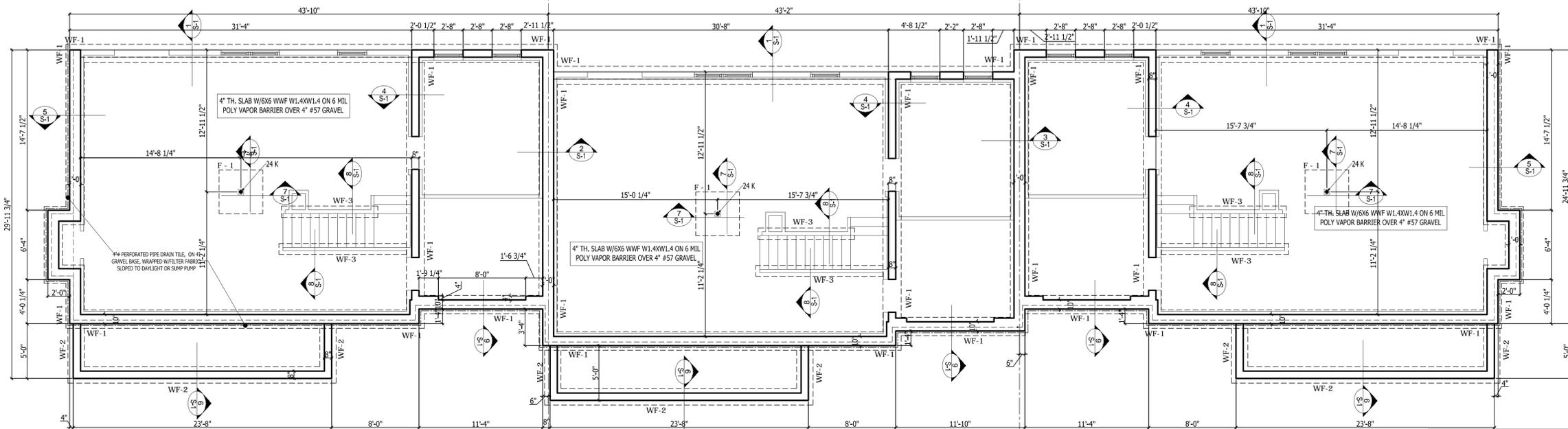
REV.	DATE	DESCRIPTION	BY



TYPICAL WALL SECTION
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

GPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: NOT TO SCALE



LOT #4

LOT #5

LOT #6

FOUNDATION PLAN

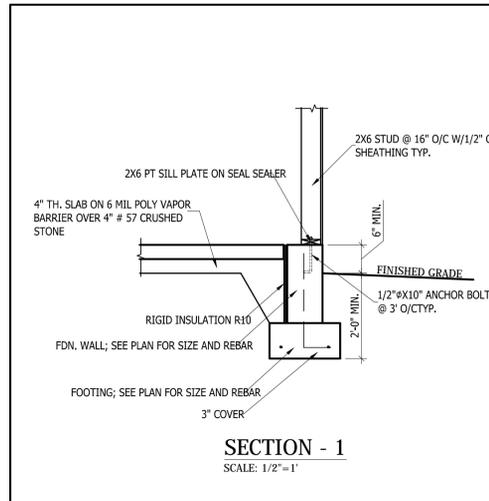
SCALE: 3/16"=1'

- WF - 1 20X10 FOOTING WITH 2-#5 BOTTOM BAR
- WF - 2 18X10 FOOTING WITH 2-#4 BOTTOM BAR
- WF - 3 12X8 FOOTING WITH 2-#4 BOTTOM BAR
- F - 1 48X48X12 FOOTING WITH 5-#5 BAR @ 10" O/C BOTH WAY

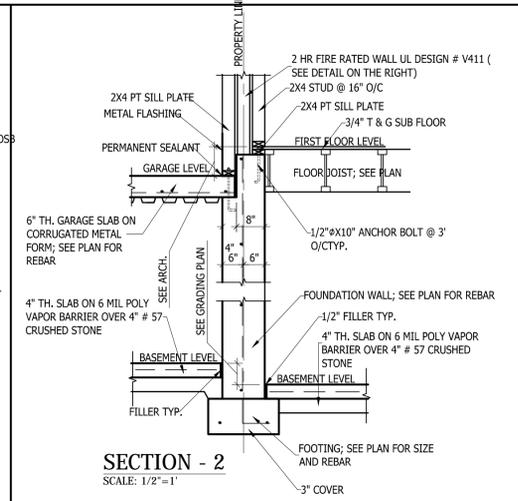
REINFORCEMENT SCHEDULE FOR FOUNDATION WALL

MAX. WALL HT.	BACK FILL HT.	WALL THICKNESS		HORIZONTAL REBAR
		8"	10"	
9'-0"	3'-0"	#4 @ 24" O/C	#4 @ 24" O/C	#4 BAR 24" O/C; PROVIDE ONE BAR WITHIN 12" FROM TOP OF WALL
9'-0"	4'-0"	#4 @ 24" O/C	#4 @ 24" O/C	
9'-0"	5'-0"	#4 @ 24" O/C	#4 @ 24" O/C	
9'-0"	6'-0"	#4 @ 18" O/C	#4 @ 24" O/C	
9'-0"	7'-0"	#4 @ 16" O/C	#4 @ 20" O/C	
9'-0"	8'-0"	#4 @ 12" O/C	#4 @ 16" O/C	
9'-0"	9'-0"	#4 @ 10" O/C	#4 @ 12" O/C	

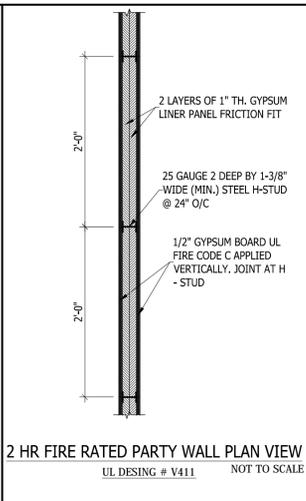
SPACING OF VERTICAL BAR SHALL BE PERMITTED TO INCREASE BY FACTOR 1.5 IF #5 BAR IS USED INSTEAD OF #4. PROVIDE 1.25" COVER TO VERTICAL BAR FROM INSIDE OF WALL.



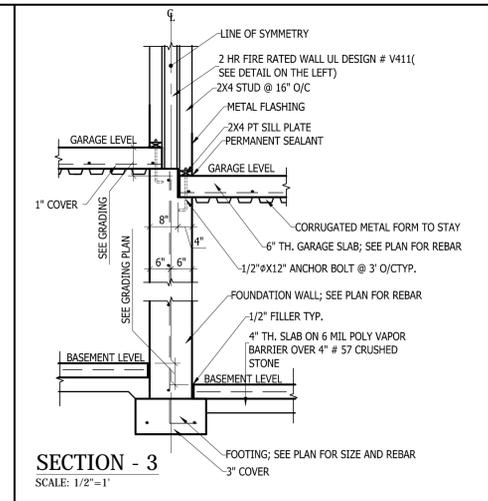
SECTION - 1
SCALE: 1/2"=1'



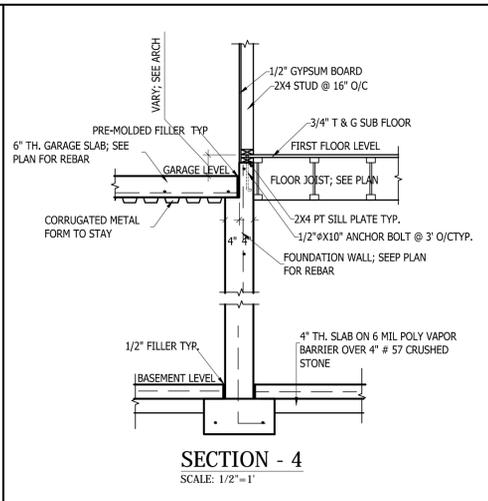
SECTION - 2
SCALE: 1/2"=1'



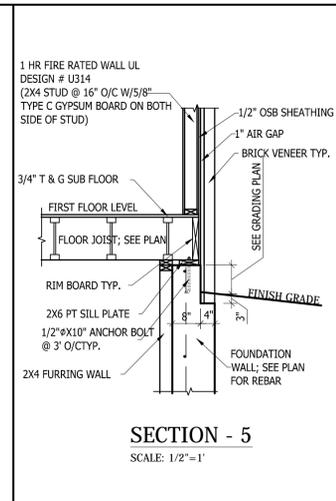
2 HR FIRE RATED PARTY WALL PLAN VIEW
UL DESIGN # V411
NOT TO SCALE



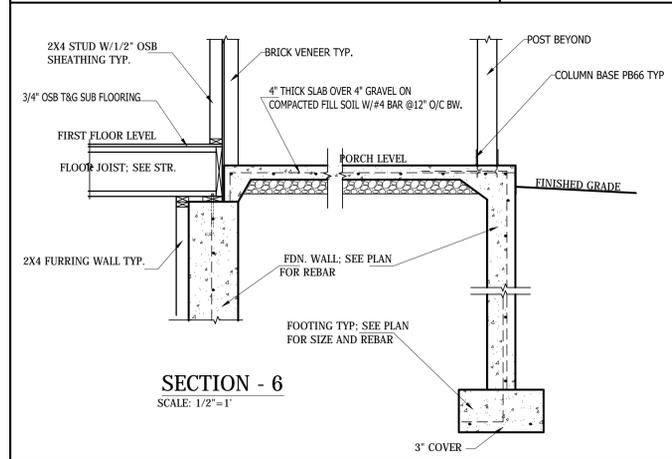
SECTION - 3
SCALE: 1/2"=1'



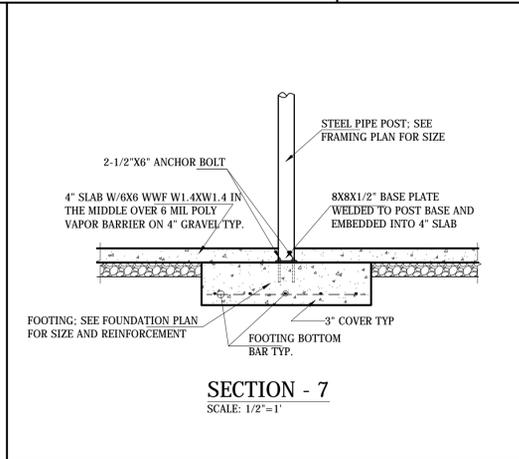
SECTION - 4
SCALE: 1/2"=1'



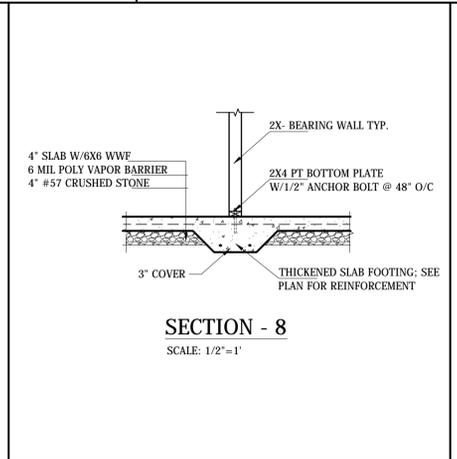
SECTION - 5
SCALE: 1/2"=1'



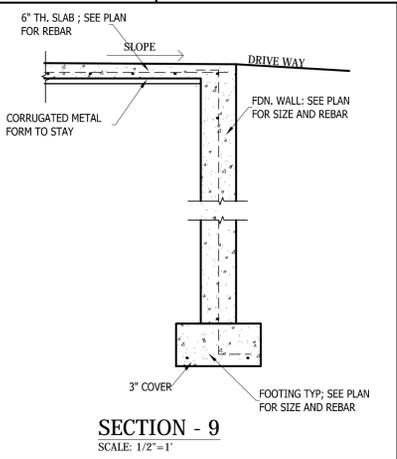
SECTION - 6
SCALE: 1/2"=1'



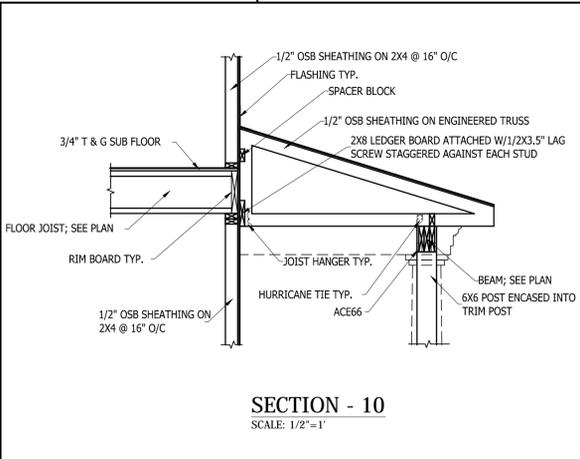
SECTION - 7
SCALE: 1/2"=1'



SECTION - 8
SCALE: 1/2"=1'



SECTION - 9
SCALE: 1/2"=1'



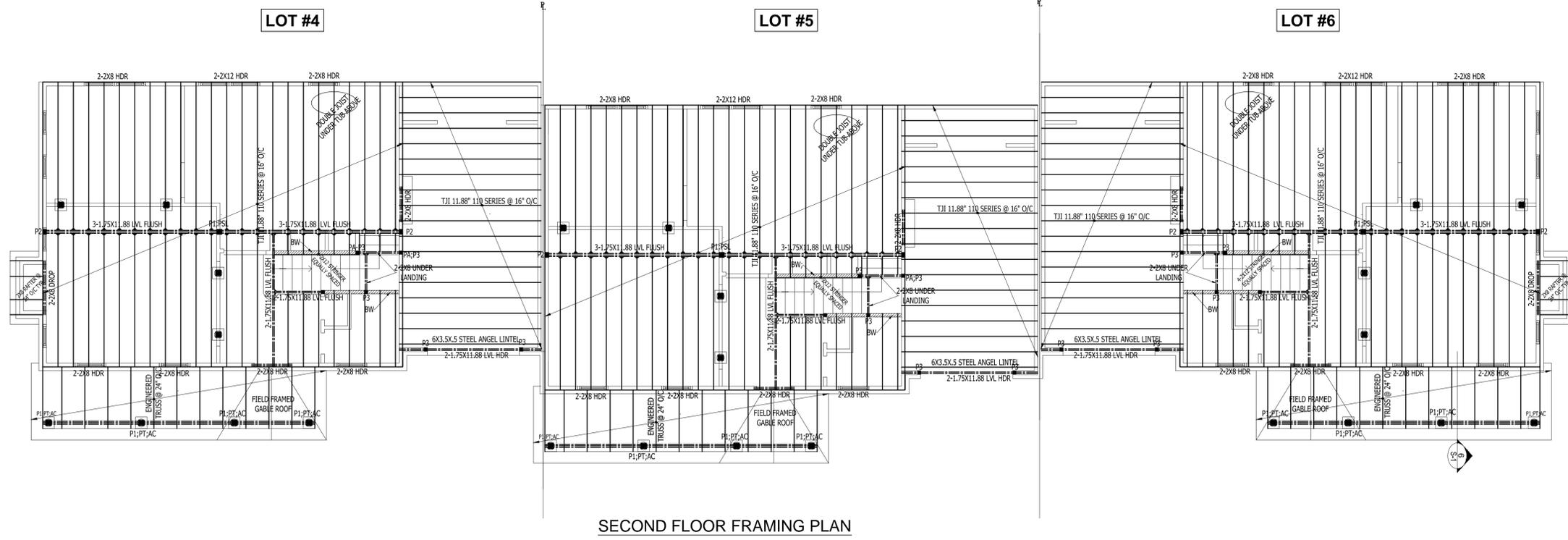
SECTION - 10
SCALE: 1/2"=1'

REV.	DATE	DESCRIPTION



FOUNDATION PLAN AND DETAILS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

CPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696
SCALE:	AS SHOWN
SHEET NO.:	S-1



SECOND FLOOR FRAMING PLAN

FRAMING NOTES

ALL THE POINT LOADS SHALL BE TRANSFERRED TO FOUNDATION BY MEANS OF APPROPRIATE POST/OR BLOCK.

FOR EXACT LOCATION OF BEAM AND POST REFER ARCHITECTURAL DRAWING.

UNLESS OTHERWISE NOTED ALL THE PRE-FABRICATED JOISTS SHALL TJI OR EQUIVALENT. THESE JOIST SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.

ROOF TRUSS SHALL BE DESIGNED BY MANUFACTURER AND SHOP DRAWING SHALL BE SUBMITTED FOR APPROVAL BEFORE INSTALLATION. THE LOCATION OF GIRDER TRUSS AND POST UNDER IT IS APPROXIMATE. FOLLOW TRUSS SHOP DRAWING FOR EXACT LOCATION.

USE 2 JACK STUD AND 2 KING STUD UNLESS MENTIONED. STUD SIZE SHALL BE SAME AS CORRESPONDING WALL STUD.

USE 2-2X8 HEADER ON THE OPENINGS UNLESS MENTIONED.

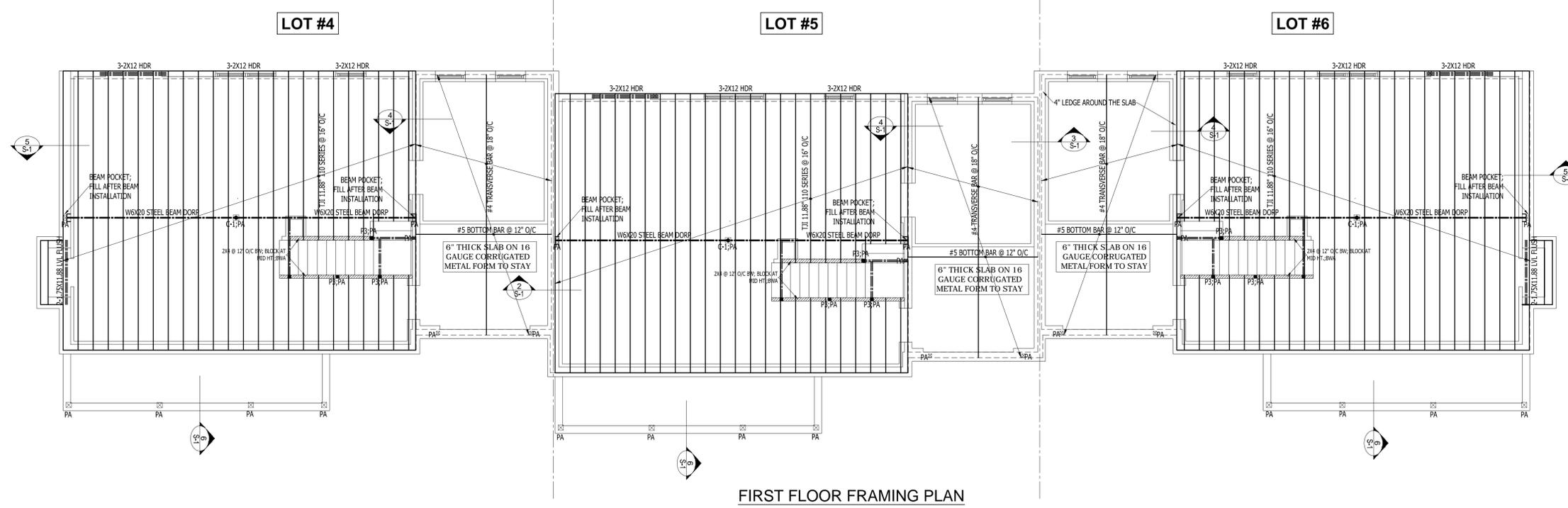
USE L4X3.5X3/8 STEEL ANGEL FOR LINTEL TO SUPPORT BRICK VENEER UNLESS MENTIONED.

UNLESS OTHERWISE MENTIONED, USE SIMPSON'S ANGLE A23 ON THE BOTTOM AND SIMPSON'S APPROPRIATE AC, BC, LEC OR LPCZ ON THE TOP OF THE POST-BEAM CONNECTION AS PER MANUFACTURER'S SPECIFICATION.

LOCATION OF GIRDER TRUSS SHOWN IS APPROXIMATE. FOLLOW TRUSS SHOP DRAWING FOR EXACT LOCATION.

TRUSS DESIGNER SHALL PROVIDE HANGERS

P1 = 6X6 OR 4-2X6 BUILT UP POST
P2 = 4X6 OR 5-2X4 BUILT UP POST
P3 = 4X4 OR 4-2X4 BUILT UP POST
P4 = 3-2X6 BUILT UP POST
P5 = 2-2X8 BUILT UP POST
P6 = 2-2X4 BUILT UP POST
C1 = 4\"/>



FIRST FLOOR FRAMING PLAN

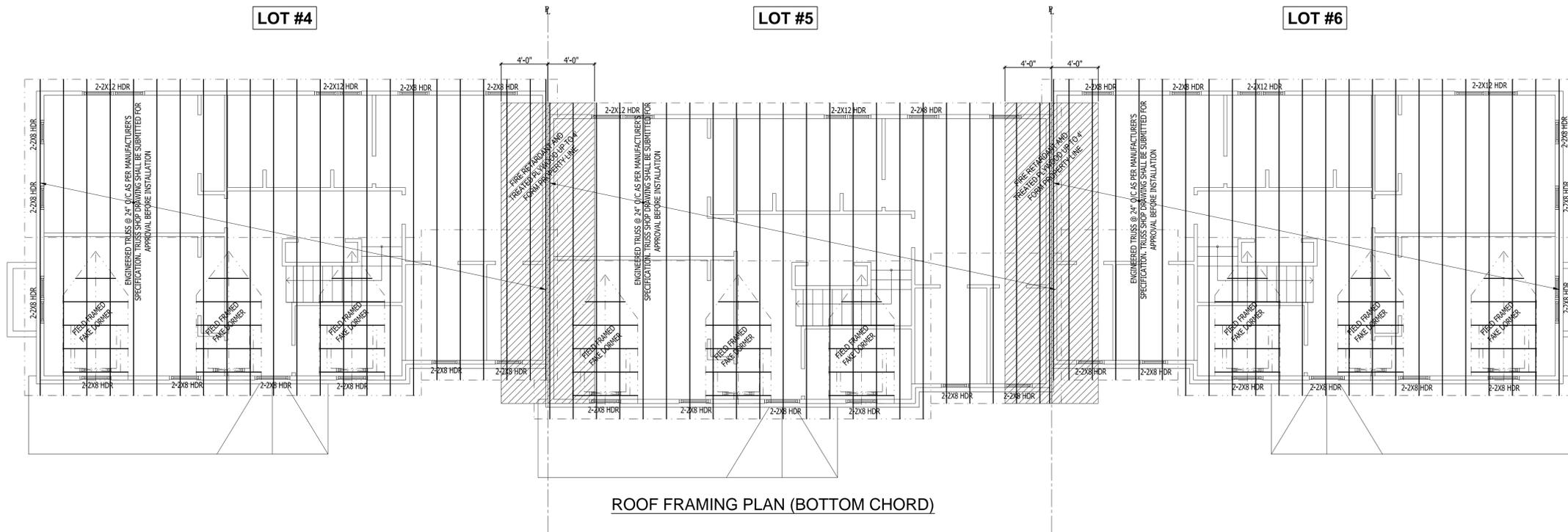
REV.	DATE	DESCRIPTION	BY



FIRST AND SECOND FLOOR FRAMING PLAN
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1"
SHEET NO: 5-2



ROOF FRAMING PLAN (BOTTOM CHORD)

FRAMING NOTES

ALL THE POINT LOADS SHALL BE TRANSFERRED TO FOUNDATION BY MEANS OF APPROPRIATE POST/OR BLOCK.

FOR EXACT LOCATION OF BEAM AND POST REFER ARCHITECTURAL DRAWING.

UNLESS OTHERWISE NOTED ALL THE PRE-FABRICATED JOISTS SHALL III OR EQUIVALENT. THESE JOIST SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.

ROOF TRUSS SHALL BE DESIGNED BY MANUFACTURER AND SHOP DRAWING SHALL BE SUBMITTED FOR APPROVAL BEFORE INSTALLATION. THE LOCATION OF GIRDER TRUSS AND POST UNDER IT IS APPROXIMATE. FOLLOW TRUSS SHOP DRAWING FOR EXACT LOCATION.

USE 2 JACK STUD AND 2 KING STUD UNLESS MENTIONED. STUD SIZE SHALL BE SAME AS CORRESPONDING WALL STUD.

USE 2-2X10 HEADER ON THE OPENINGS UNLESS MENTIONED.

USE L4X3.5X3/8 STEEL ANGEL FOR LINTEL TO SUPPORT BRICK VENEER UNLESS MENTIONED.

UNLESS OTHERWISE MENTIONED, USE SIMPSON'S ANGLE A23 ON THE BOTTOM AND SIMPSON'S APPROPRIATE AC, BC, LEC OR LKZ ON THE TOP OF THE POST-BEAM CONNECTION AS PER MANUFACTURER'S SPECIFICATION.

LOCATION OF GIRDER TRUSS SHOWN IS APPROXIMATE. FOLLOW TRUSS SHOP DRAWING FOR EXACT LOCATION.

TRUSS DESIGNER SHALL PROVIDE HANGERS

P1 = 6X6 OR 4-2X6 BUILT UP POST
P2 = 4X6 OR 5-2X4 BUILT UP POST
P3 = 4X4 OR 4-2X4 BUILT UP POST
P4 = 3-2X6 BUILT UP POST
P5 = 2-2X6 BUILT UP POST
P6 = 2-2X4 BUILT UP POST
C1 = 4" STD. STEEL POST
C2 = 3.5" STD STEEL POST

PA = POST ABOVE
PT = PRESSURE TREATED

FD = FLOOR DRAIN LOCATION, VERIFY WITH ARCHITECTURAL DRG.
PSL = PARALAM STRAND LUMBER

||||| BW = BEARING WALL
- - - - BWA = BEARING WALL ABOVE

REV.	DATE	DESCRIPTION	BY

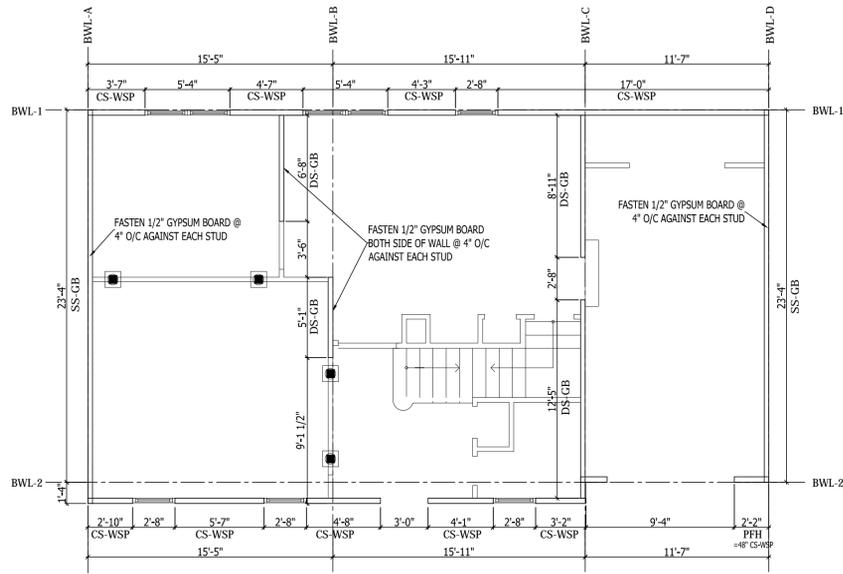


ROOF FRAMING PLAN
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

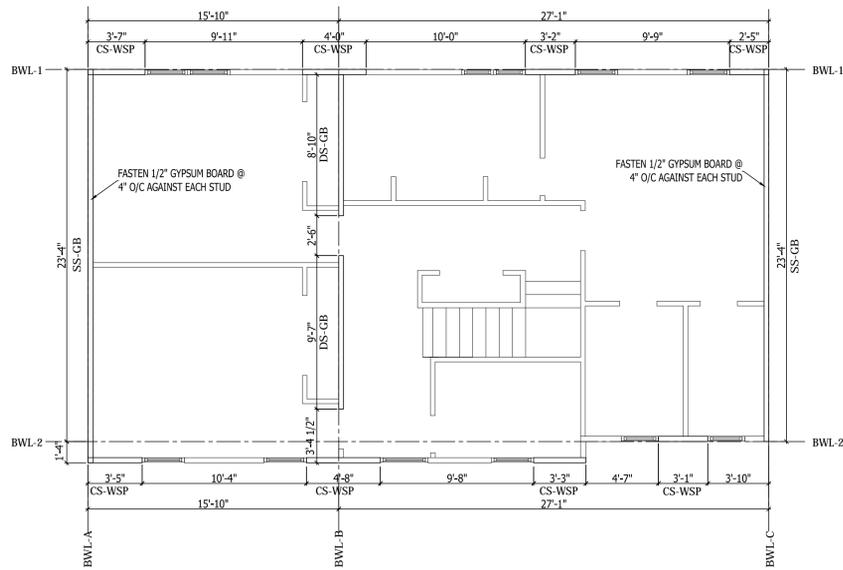
GPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: 3/16" = 1"
SHEET NO: 5-3

MIDDLE HOUSE



FIRST FLOOR BRACE WALL PLAN



SECOND FLOOR BRACE WALL PLAN

FIRST FLOOR BRACE WALL COMPUTATION

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																	
WIND SPEED (MPH)	90																
BWL DESIGNATION	BWL-A	BWL-B	BWL-C	BWL-D	BWL-1	BWL-2											
NUMBER OF FLOORS ABOVE BWL	1	1	1	1	1	1											
BWP METHOD	GB	GB	GB	GB	CS-WSP	CS-WSP											
AVERAGE BWL SPACING (ft)	15.5	15.7	13.75	11.6	22.4	22.4											
TABULAR REQUIREMENT (ft)	18.30	18.42	9.25	7.96	7.35	7.35											
EXPOSURE	8	1.00	8	1.00	8	1.00											
EAVE TO ROOF HEIGHT (ft)	12.00	1.04	12.00	1.04	12.00	1.04											
MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95											
NUMBER OF BWLS	4	1.45	4	1.45	4	1.45											
CHMT INTERIOR FINISH	No	1.00	No	1.00	No	1.00											
ADD PAIR BRWP HOLD DOWNS	No	1.00	No	1.00	No	1.00											
HORIZONTAL JOINTS REDUCED	Yes	1.00	Yes	1.00	Yes	1.00											
REDUCED FASTENER SPACING	Yes	0.70	Yes	0.70	Yes	1.00											
REQUIRED BRW LENGTH (ft)	18.53	18.65	13.51	8.14	7.40	7.40											
ACTUAL BRW LENGTH (ft)	12.30	11.75	21.30	11.65	29.40	24.30											
ACTUAL ≥ REQUIRED?	PASS	PASS	PASS	PASS	PASS	PASS											
BWP ≥ 2x SPACING?	Yes	Yes	Yes	Yes	Yes	Yes											
2x SPACING IN BRW?	Yes	Yes	Yes	Yes	Yes	Yes											
BWP MEETS ≤ 10' FROM BRW?	Yes	Yes	Yes	Yes	Yes	Yes											
CONTINUOUS SHEATHING AND CONDITIONS?	END 1	END 2	END 1	END 2	END 1	END 2											
BWL COMPLIANCE	PASS	PASS	PASS	PASS	PASS	PASS											

SECOND FLOOR BRACE WALL COMPUTATION

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																		
WIND SPEED (MPH)	90																	
BWL DESIGNATION	BWL-A	BWL-B	BWL-C	BWL-1	BWL-2													
NUMBER OF FLOORS ABOVE BWL	0	0	0	0	0													
BWP METHOD	GB	GB	CS-WSP	GB	GB													
AVERAGE BWL SPACING (ft)	15.9	7.35	27.1	23.4	23.4													
TABULAR REQUIREMENT (ft)	5.57	7.35	4.57	7.85	7.85													
EXPOSURE	8	1.00	8	1.00	8	1.00												
EAVE TO ROOF HEIGHT (ft)	12.00	1.12	12.00	1.12	12.00	1.12												
MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95												
NUMBER OF BWLS	3	1.30	3	1.30	3	1.30												
CHMT INTERIOR FINISH	No	1.00	No	1.00	No	1.00												
ADD PAIR BRWP HOLD DOWNS	No	1.00	No	1.00	No	1.00												
HORIZONTAL JOINTS REDUCED	Yes	1.00	Yes	1.00	Yes	1.00												
REDUCED FASTENER SPACING	No	1.00	No	1.00	No	1.00												
REQUIRED BRW LENGTH (ft)	7.70	10.20	6.31	8.35	8.35													
ACTUAL BRW LENGTH (ft)	12.30	18.40	11.65	13.10	14.10													
ACTUAL ≥ REQUIRED?	PASS	PASS	PASS	PASS	PASS													
BWP ≥ 2x SPACING?	Yes	Yes	Yes	Yes	Yes													
2x SPACING IN BRW?	Yes	Yes	Yes	Yes	Yes													
BWP MEETS ≤ 10' FROM BRW?	Yes	Yes	Yes	Yes	Yes													
CONTINUOUS SHEATHING AND CONDITIONS?	END 1	END 2	END 1	END 2	END 1	END 2												
BWL COMPLIANCE	PASS	PASS	PASS	PASS	PASS													

FIRST FLOOR BRACE WALL COMPUTATION

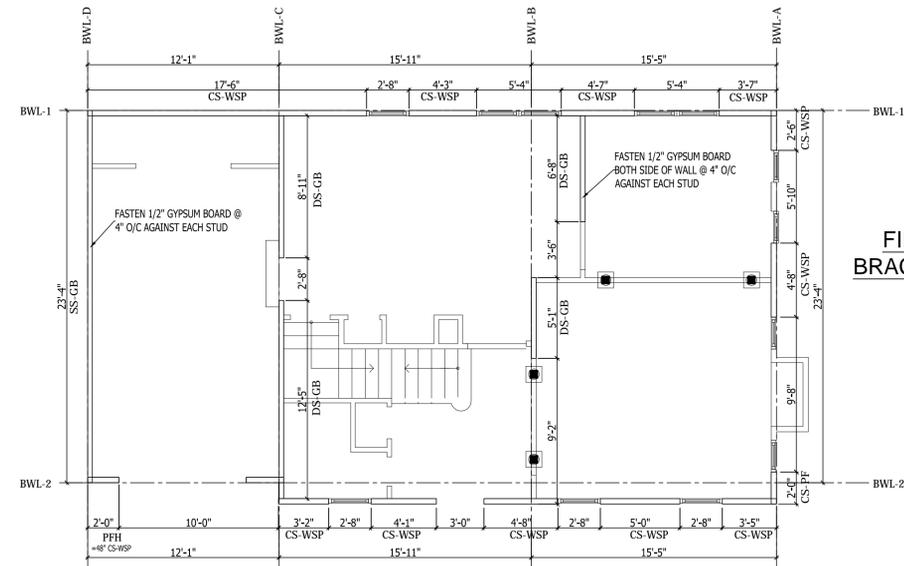
"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																	
WIND SPEED (MPH)	90																
BWL DESIGNATION	BWL-A	BWL-B	BWL-C	BWL-D	BWL-1	BWL-2											
NUMBER OF FLOORS ABOVE BWL	1	1	1	1	1	1											
BWP METHOD	CS-WSP	GB	GB	CS-WSP	CS-WSP	CS-WSP											
AVERAGE BWL SPACING (ft)	15.5	15.7	14	11.6	23.4	23.4											
TABULAR REQUIREMENT (ft)	5.15	18.42	9.40	7.96	7.35	7.35											
EXPOSURE	8	1.00	8	1.00	8	1.00											
EAVE TO ROOF HEIGHT (ft)	12.00	1.06	12.00	1.06	12.00	1.06											
MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95											
NUMBER OF BWLS	4	1.45	4	1.45	4	1.45											
CHMT INTERIOR FINISH	No	1.00	No	1.00	No	1.00											
ADD PAIR BRWP HOLD DOWNS	No	1.00	No	1.00	No	1.00											
HORIZONTAL JOINTS REDUCED	Yes	1.00	Yes	1.00	Yes	1.00											
REDUCED FASTENER SPACING	No	1.00	Yes	0.70	No	1.00											
REQUIRED BRW LENGTH (ft)	7.52	18.65	13.73	8.14	7.40	7.40											
ACTUAL BRW LENGTH (ft)	18.10	11.75	21.30	11.65	29.40	24.30											
ACTUAL ≥ REQUIRED?	PASS	PASS	PASS	PASS	PASS	PASS											
BWP ≥ 2x SPACING?	Yes	Yes	Yes	Yes	Yes	Yes											
2x SPACING IN BRW?	Yes	Yes	Yes	Yes	Yes	Yes											
BWP MEETS ≤ 10' FROM BRW?	Yes	Yes	Yes	Yes	Yes	Yes											
CONTINUOUS SHEATHING AND CONDITIONS?	END 1	END 2	END 1	END 2	END 1	END 2											
BWL COMPLIANCE	PASS	PASS	PASS	PASS	PASS	PASS											

SECOND FLOOR BRACE WALL COMPUTATION

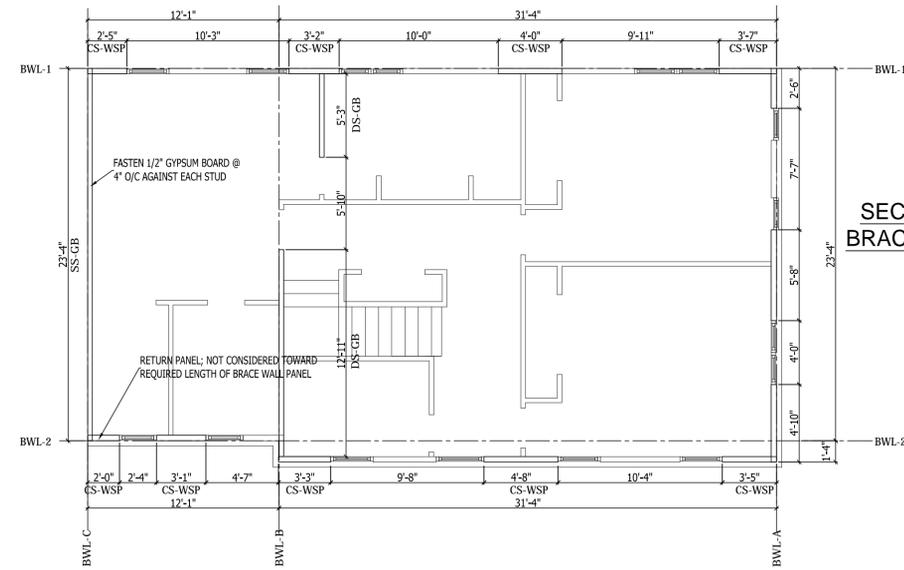
"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE																		
WIND SPEED (MPH)	90																	
BWL DESIGNATION	BWL-A	BWL-B	BWL-C	BWL-1	BWL-2													
NUMBER OF FLOORS ABOVE BWL	0	0	0	0	0													
BWP METHOD	CS-WSP	GB	GB	CS-WSP	CS-WSP													
AVERAGE BWL SPACING (ft)	31.4	21.7	12.1	23.4	23.4													
TABULAR REQUIREMENT (ft)	5.14	7.43	4.24	4.01	4.01													
EXPOSURE	8	1.00	8	1.00	8	1.00												
EAVE TO ROOF HEIGHT (ft)	12.00	1.12	12.00	1.12	12.00	1.12												
MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95												
NUMBER OF BWLS	3	1.30	3	1.30	3	1.30												
CHMT INTERIOR FINISH	No	1.00	No	1.00	No	1.00												
ADD PAIR BRWP HOLD DOWNS	No	1.00	No	1.00	No	1.00												
HORIZONTAL JOINTS REDUCED	Yes	1.00	Yes	1.00	Yes	1.00												
REDUCED FASTENER SPACING	No	1.00	No	1.00	No	1.00												
REQUIRED BRW LENGTH (ft)	7.11	10.27	5.86	4.27	4.27													
ACTUAL BRW LENGTH (ft)	13.00	18.10	11.60	13.10	14.10													
ACTUAL ≥ REQUIRED?	PASS	PASS	PASS	PASS	PASS													
BWP ≥ 2x SPACING?	Yes	Yes	Yes	Yes	Yes													
2x SPACING IN BRW?	Yes	Yes	Yes	Yes	Yes													
BWP MEETS ≤ 10' FROM BRW?	Yes	Yes	Yes	Yes	Yes													
CONTINUOUS SHEATHING AND CONDITIONS?	END 1	END 2	END 1	END 2	END 1	END 2												
BWL COMPLIANCE	PASS	PASS	PASS	PASS	PASS													

END HOUSE

NOTE: BOTH END HOUSES ARE IDENTICAL AND IT IS MIRROR IMAGE OF EACH OTHER. BRACE WALL COMPUTATION IS PERFORMED FOR RIGHT SIDE END HOUSE ONLY.



FIRST FLOOR BRACE WALL PLAN



SECOND FLOOR BRACE WALL PLAN

LEGEND:
 CS - WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL
 CS - PF CONTINUOUS SHEATHING PORTAL FRAME
 DS - GB GYPSUM BOARD BOTH SIDE OF STUD
 SS - GB GYPSUM BOARD ONE SIDE
 PFH PORTAL FRAME WITH HOLD DOWNS
 BWL BRACE WALL LINE
 HDD HOLD DOWN DEVICE (MIN. 800 LB CAPACITY)

GEOENV
 ENGINEERS
 10875 MAIN STREET, FAIRFAX,
 VIRGINIA 22030
 TEL: (703) 591-7170

BY	DESCRIPTION	REV.	DATE



FIRST & SECOND FLOOR WALL BRACING PLAN
 RIVERTOWN OVERLOOK TOWNHOUSES
 LOT # 4, 5 & 6
 OCCOQUAN, PWC, VA

OPIN #: 8393-64-3232
 DATE: 01-04-17
 PREPARED BY: RB
 CHECKED BY: I.C
 PROJECT #: 2016-3696

SCALE: 3/16" = 1"
 SHEET NO: 5-4

created by Chuck Rajpal, telephone (804) 717-6428 and Brian Foley, telephone (703) 224-1842

Version 5/14/2015

created by Chuck Rajpal, telephone (804) 717-6428 and Brian Foley, telephone (703) 224-1842

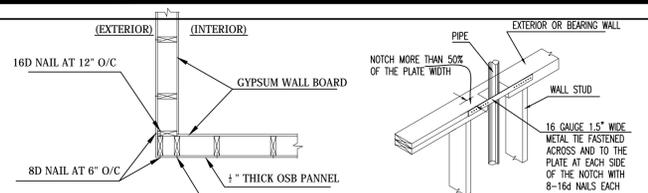
Version 5/14/2015

created by Chuck Rajpal, telephone (804) 717-6428 and Brian Foley, telephone (703) 224-1842

Version 5/14/2015

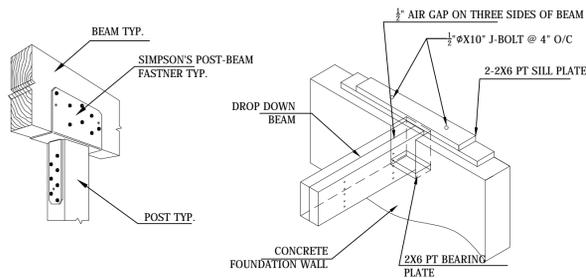
created by Chuck Rajpal, telephone (804) 717-6428 and Brian Foley, telephone (703) 224-1842

Version 5/14/2015



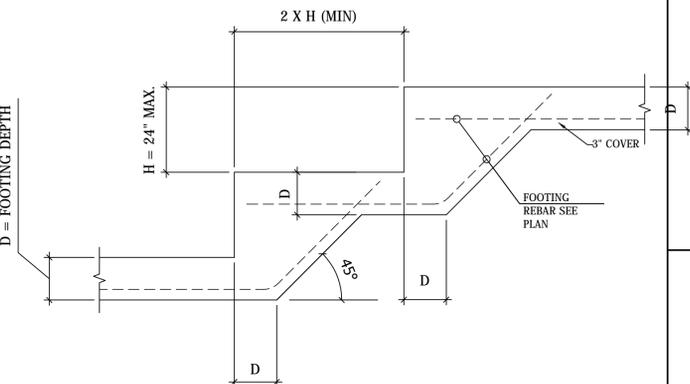
TYP. FRAMING CORNER

TYPICAL FRAMING TO ACCOMODATE PIPING

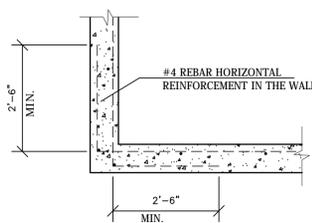


BEAM & POST CONNECTION

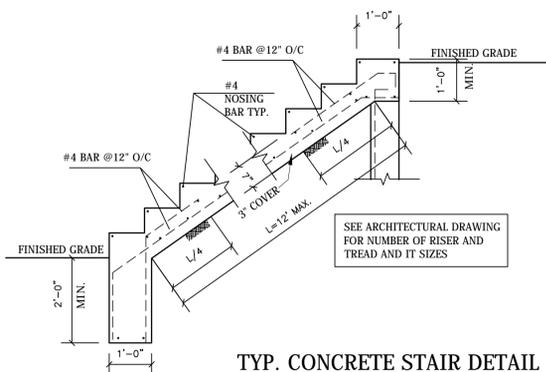
BEAM ON CONCRETE WALL



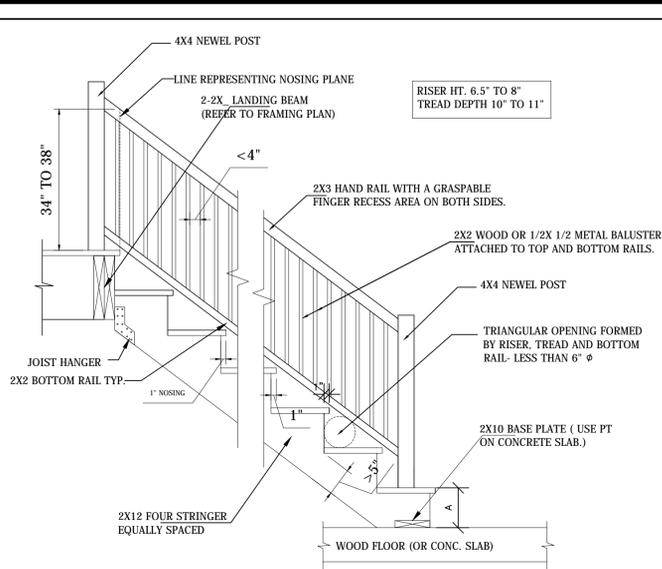
TYPICAL STEP FOOTING DETAIL



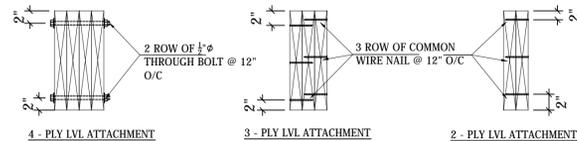
EXTERIOR CORNER OF FOUNDATION WALL



TYP. CONCRETE STAIR DETAIL

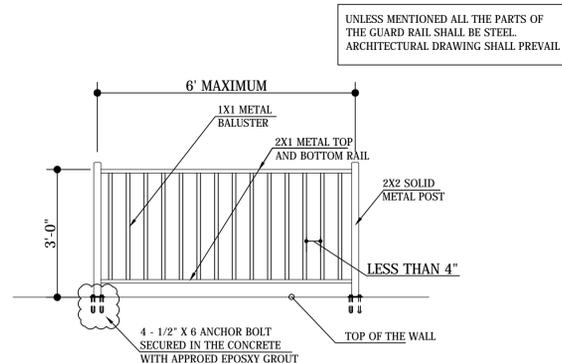


TYPICAL STAIR DETAILS

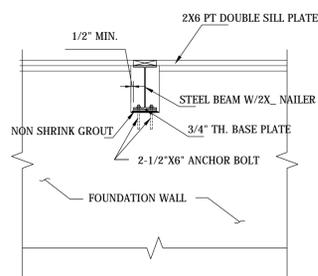


MULTI - PLY LVL ATTACHMENT DETAIL

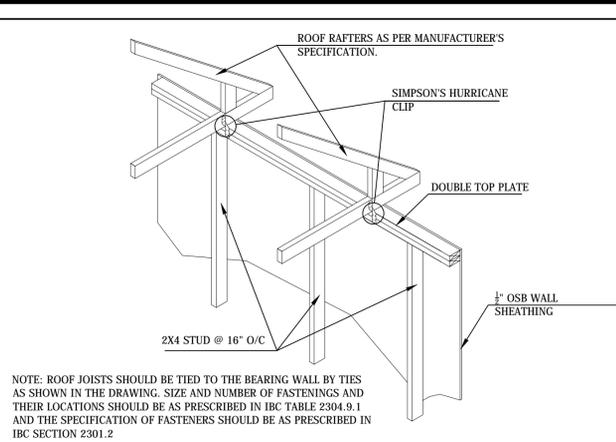
NOT TO SCALE



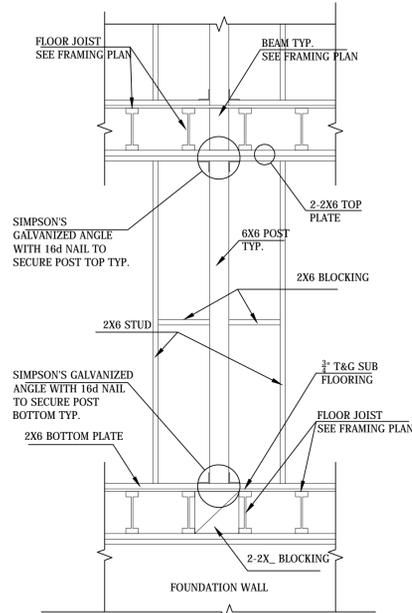
TYPICAL GURARD RAIL DETAIL



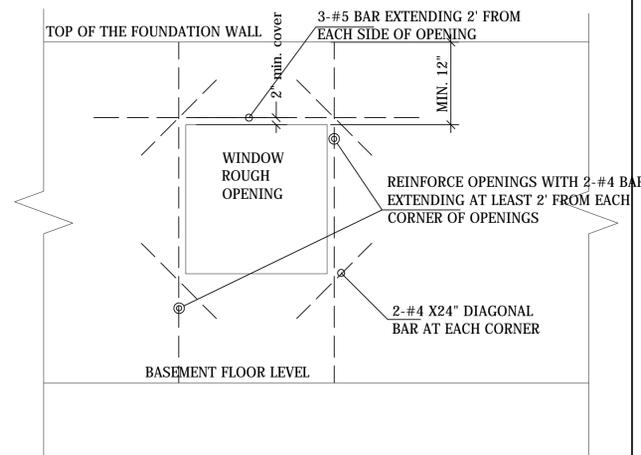
BEAM POCKET DETAIL, TYP.



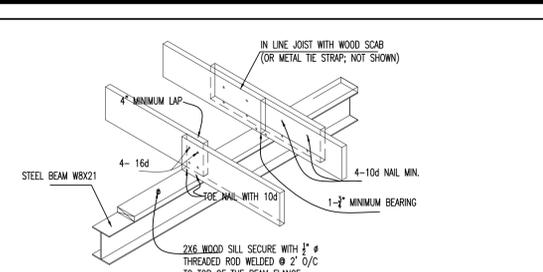
TYP. JOIST ANCHOR (HURRICANE CLIP)



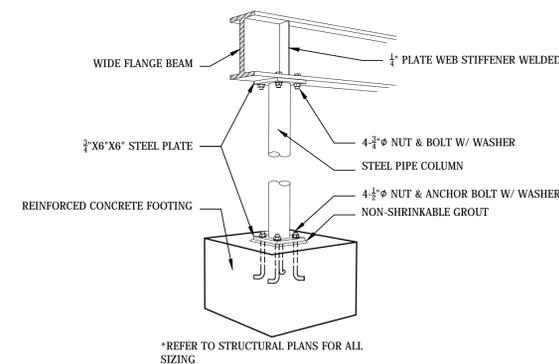
TYPICAL POST TOP & BOTTOM CONNECTION DETAIL



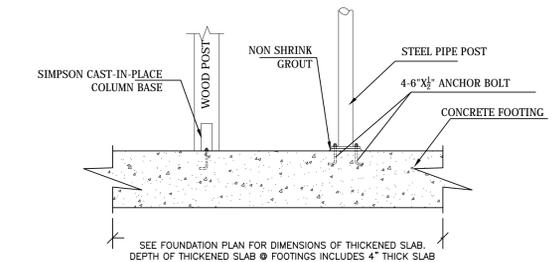
FOUNDATION WALL OPENING



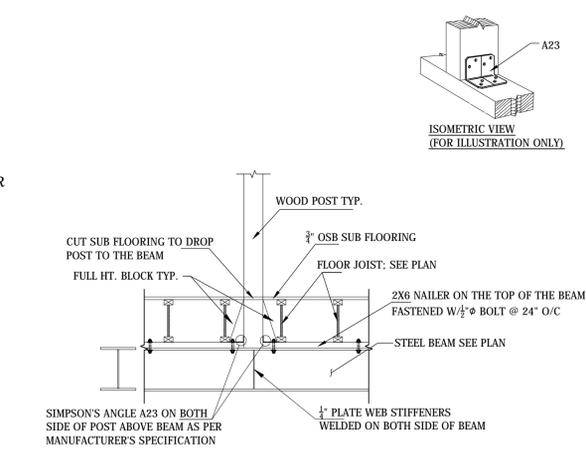
STL. BEAM AND JOIST CONNECTION



PIPE COLUMN TO W-BEAM CONNECTION



ANCHORAGE OF POST & COLUMN TO FOUNDATION



WOOD POST BASE TO STEEL BEAM CONNECTION TYP.

GEOENV ENGINEERS
 10875 MAIN STREET, FAIRFAX, VIRGINIA 22030
 TEL. (703) 591-7170

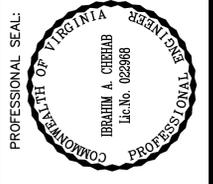
REV.	DATE	DESCRIPTION	BY

PROFESSIONAL SEAL:
 COMMONWEALTH OF VIRGINIA
 IBRAHIM A. CHEHAB
 Lic. No. 022968
 PROFESSIONAL ENGINEER

TYPICAL FRAMING DETAILS
 RIVERTOWN OVERLOOK TOWNHOUSES
 LOT # 4, 5 & 6
 OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696
SCALE:	NOT TO SCALE
SHEET NO.:	SD-1

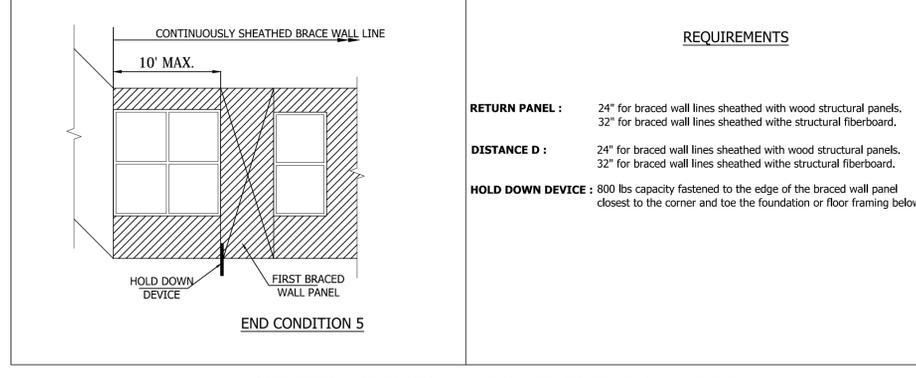
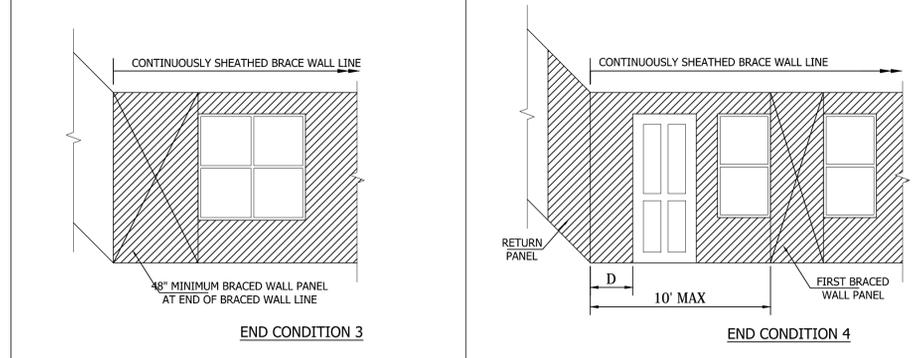
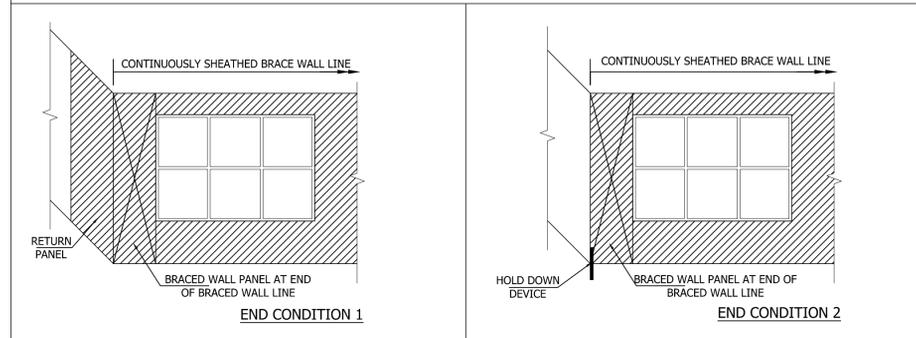
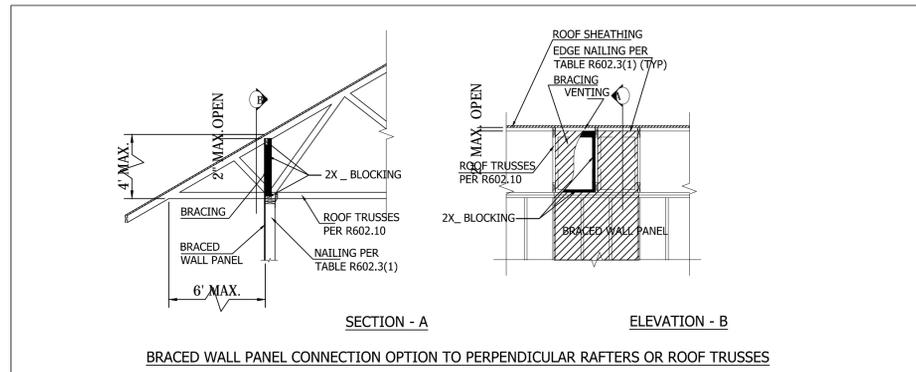
REV.	DATE	DESCRIPTION	BY



TYPICAL WALL BRACING DETAILS
RIVERTOWN OVERLOOK TOWNHOUSES
LOT # 4, 5 & 6
OCCOQUAN, PWC, VA

CPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: NOT TO SCALE
SHEET NO: SD-1



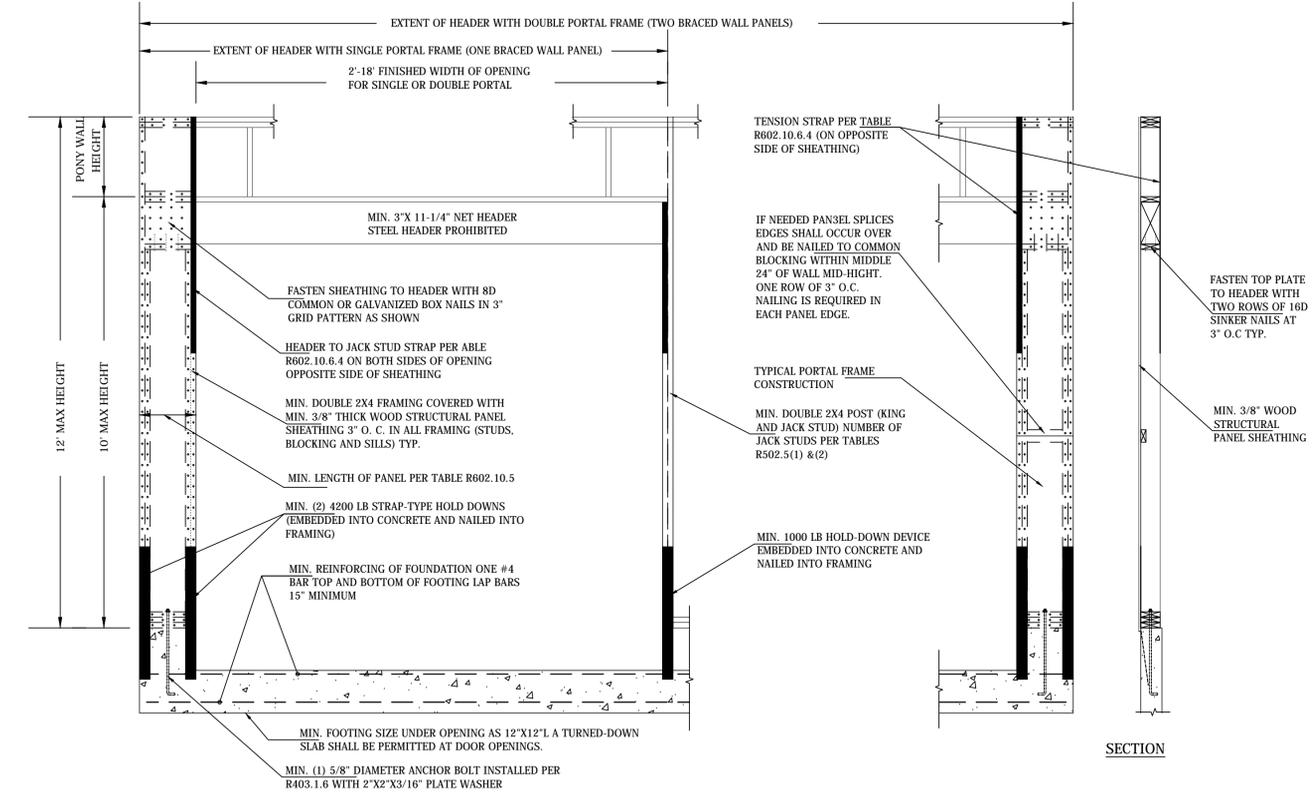
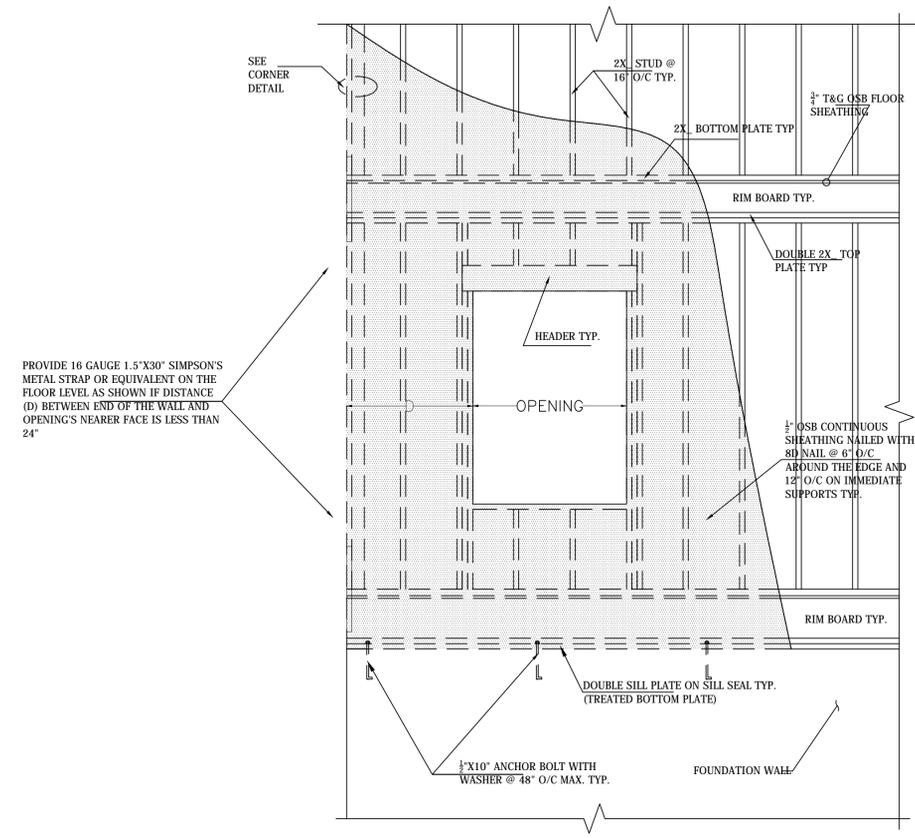
REQUIREMENTS

RETURN PANEL : 24" for braced wall lines sheathed with wood structural panels, 32" for braced wall lines sheathed with structural fiberboard.

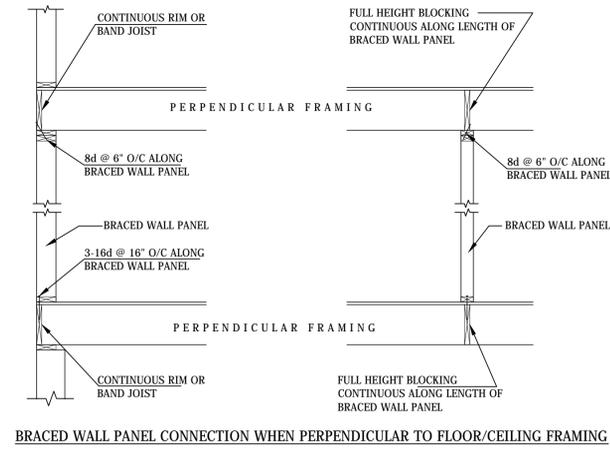
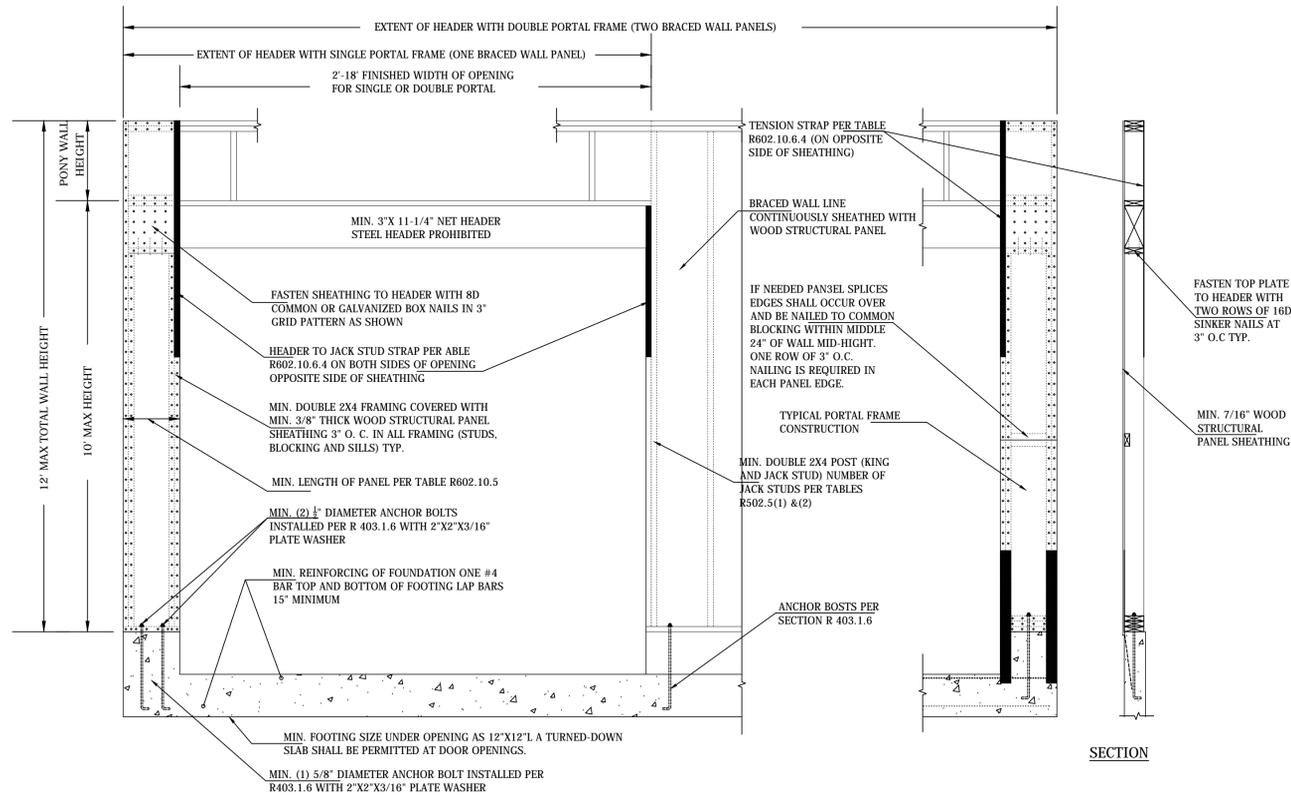
DISTANCE D : 24" for braced wall lines sheathed with wood structural panels, 32" for braced wall lines sheathed with structural fiberboard.

HOLD DOWN DEVICE : 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and toe the foundation or floor framing below

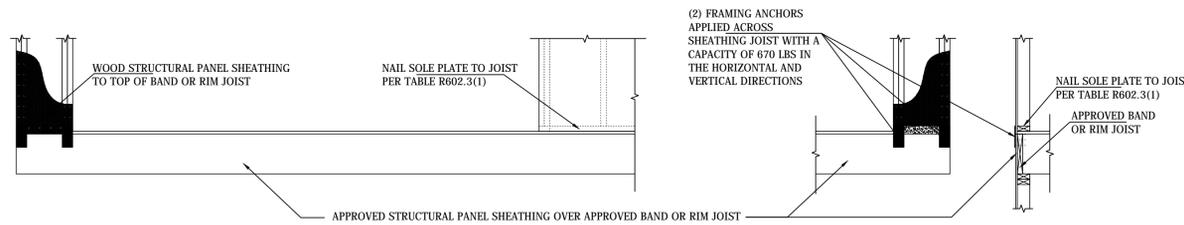
END CONDITION FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



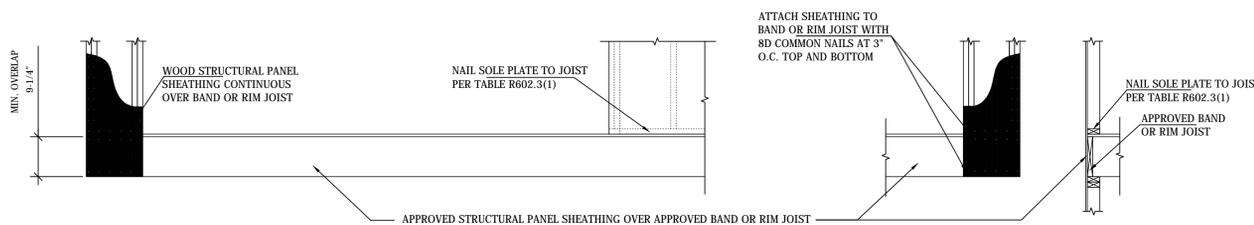
FRONT ELEVATION
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
Reference: IRC 2009 Figure R602.10.6.2



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



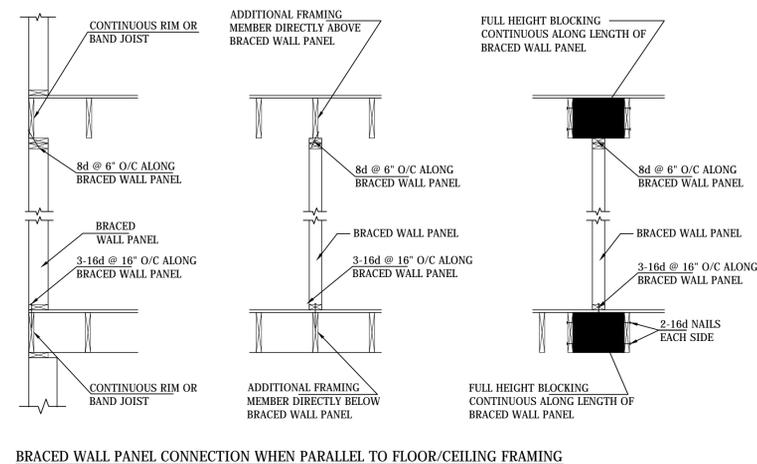
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION (WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVER LAP OPTION (WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM JOIST)

FRONT ELEVATION

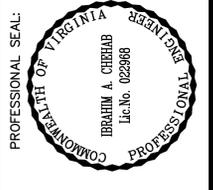
SECTION



METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Reference: IRC 2009 Figure R602.10.6.4

REV.	DATE	DESCRIPTION	BY



TYPICAL WALL BRACING DETAILS

RIVERTOWN OVERLOOK TOWNHOUSES

LOT # 4, 5 & 6

OCCOQUAN, PWC, VA

OPIN #:	8393-64-3232
DATE:	01-04-17
PREPARED BY:	RB
CHECKED BY:	I.C
PROJECT #:	2016-3696

SCALE: NOT TO SCALE

SHEET NO: SD-3



TOWN OF OCCOQUAN

Circa 1734 • Chartered 1804 • Incorporated 1874
314 Mill Street • PO Box 195 • Occoquan, Virginia 22125
(703) 491-1918 • Fax (703) 491-4962 • info@occoquanva.gov
www.occoquanva.gov

TOWN COUNCIL
Elizabeth A. C. Quist, Mayor
Patrick A. Sivigny, Vice Mayor
J. Matthew Dawson
Jim Drakes
Cindy Fithian
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovich

Town Manager's Report Architectural Review Board February 2017

The following activities were performed by the Town regarding Zoning Code Enforcement:

- Notice sent regarding removal of improperly posted temporary signage at 440 Mill Street.

Sign Approvals:

- SGN2017-01, The Reclaimed Treasurers, permanent hanging sign with exterior lighting, Approved.

New Businesses:

- The Reclaimed Treasurers, 408 Mill Street

Submitted March 10, 2017