

# 3365 Medway Lane Building Permit Plans

## Owner

Dean Ousterhout  
7165 Autumn Ridge Ln  
Mechanicsville, VA 23111  
804-564-6436

## Engineer

Obsidian, Inc.  
Charles R. Field, P.E.  
515 North 22nd Street  
Richmond, VA 23223  
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## Property Information

Parcel ID 019-45X  
Zoning Rural Residential  
Use Residential  
Setbacks Front Yard = 100 feet  
Side Yard = 25 feet  
Rear Yard = 40 feet  
Lot Coverage 125%  
Proposed Building Area 2205 SF

## Room Area Table

Name	Area	Perimeter
Basement		
Bedroom 2	170 SF	52'-11"
Storage	76 SF	38'-3 3/4"
Bedroom 4	962 SF	146'-4 7/8"
Bedroom 3 / Rec Room	229 SF	60'-7"
Utility	49 SF	28'-8 1/4"
Closet	13 SF	15'-6 1/4"
Linen	8 SF	12'-0"
Bathroom 2	90 SF	47'-4 1/8"
W/C	59 SF	31'-11 1/8"
Hallway	245 SF	85'-0"
Future Bathroom	54 SF	30'-1 3/4"
	1955 SF	

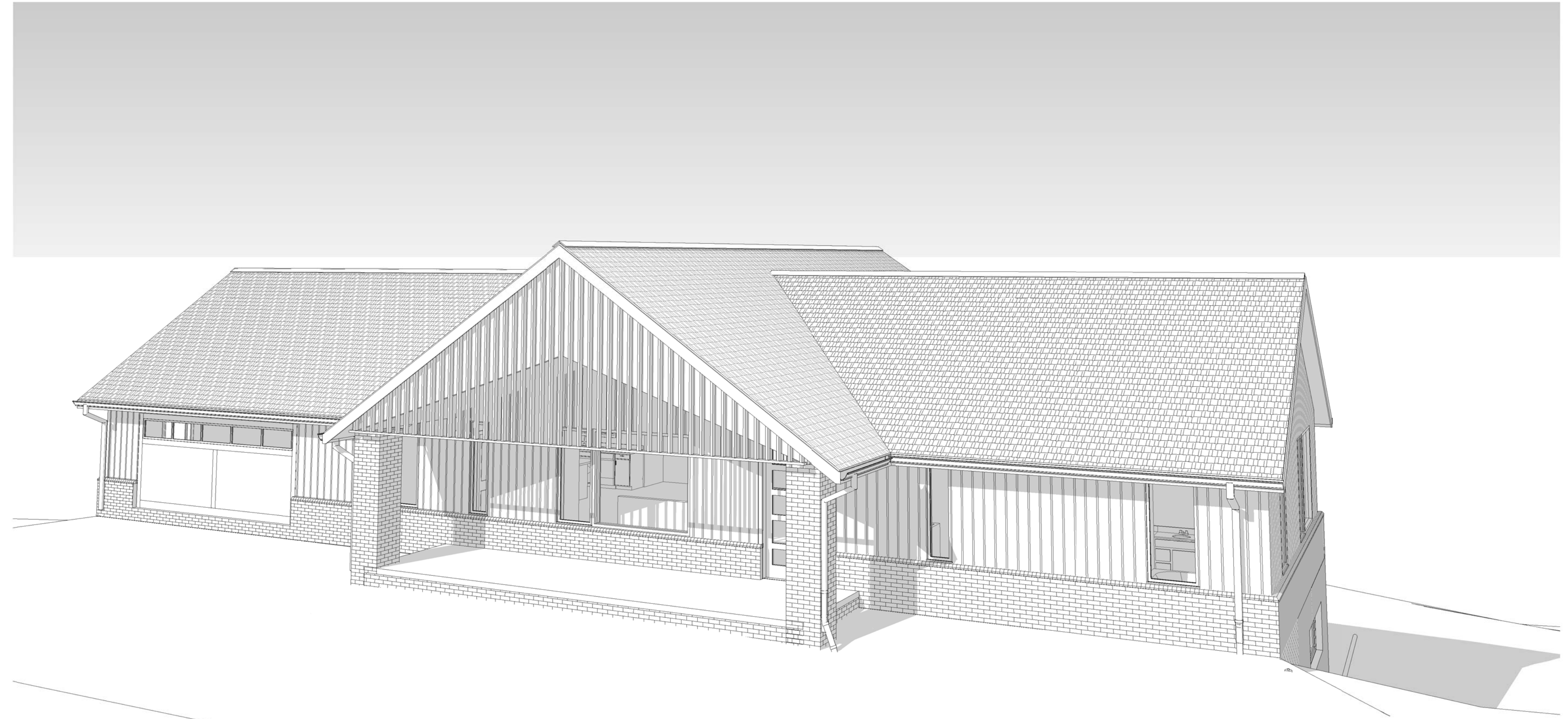
First Floor		
Coat	11 SF	15'-5 1/4"
Closet	27 SF	30'-10 1/2"
Mudroom	55 SF	30'-6 1/8"
1/2 Bath	31 SF	22'-4"
Master Bathroom	132 SF	57'-3 3/4"
Master Bedroom	249 SF	63'-11 7/8"
Laundry	50 SF	28'-10 7/8"
Kitchen	182 SF	56'-3 3/8"
Living/ Dining	771 SF	129'-7 7/8"
Garage	532 SF	92'-4 1/8"
	2641 SF	
Grand total	3995 SF	

## Scope of Work

Scope of work will generally consist of the construction of a single family home in accordance with these plans and the IRC, 2012.

## General Notes

- The structure will be constructed in accordance with the 2012 edition of the "International Residential Code", the Statewide Uniform Building Code and the applicable County of Powhatan ordinances.
- The contractor is responsible for compliance with County, State and Federal job site safety requirements.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, or less than 36" above the plane of stairways or landings.
- The construction type is V-B.
- There is one story and a walkout basement.
- IRC 2012 minimum insulation and fenestration requirements:
  - Fenestration U-factor : 0.35
  - Ceiling R-value : 38
  - Wood frame wall R-value : 15
  - Mass wall R-value : 8/13
  - Floor R-value : 19
  - Basement wall R-value : 10/13
  - Slab R-value & depth: 10, 2ft
  - Crawlspace wall R-value : 10/13
- Load criteria: Bearing soil capacity = 2000 psf
  - Floor live load = 40 psf
  - Floor dead load = 10 psf
  - Roof live load = 20 psf
  - Roof dead load = 10 psf
  - Snow loads = 20 psf
  - Basic Wind speed = 90 mph
  - Seismic Category: B.
  - Exposure: B.



## Window Schedule

Type Mark	Family	Count	Width	Height	Sill Height	Tempered	Sill Quantity
T.O. Foundation							
171	Fixed	1	5'-0"	3'-0"	5'-0"		5'-8"
208	Casement	1	2'-8"	3'-0"	5'-0"	No	3'-4"
Basement							
207	Casement	2	2'-8"	5'-0"	3'-0"	No	6'-8"
207	Casement	1	2'-8"	5'-0"	3'-0"	Yes	3'-4"
219	Picture Window	2	7'-0"	5'-0"	3'-0"		15'-4"
229	Awning with Trim	1	5'-0"	4'-0"	4'-0"		5'-8"
First Floor							
196	Picture Window	2	7'-0"	6'-0"	2'-0"		15'-4"
206	Casement	2	1'-6"	6'-0"	2'-0"	No	4'-4"
216	Casement	6	2'-8"	6'-0"	2'-0"	No	20'-0"
216	Casement	2	2'-8"	6'-0"	2'-0"	Yes	6'-8"
218	Picture Window	1	5'-0"	6'-0"	2'-0"		5'-8"
229	Awning with Trim	1	5'-0"	4'-0"	4'-0"		5'-8"
							97'-8 1/8"

## Door Schedule

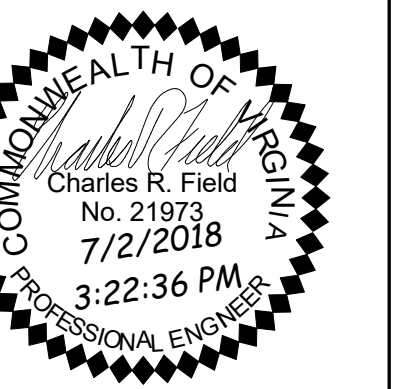
Type Mark	Count	Family	Width	Height	Casing Quantity
Basement					
193	1	Single-Panel 6	3'-0"	6'-8"	32'-8"
207	2	Sliding Pocket Door	3'-0"	6'-8"	65'-4"
213	1	Double-Panel 2	4'-8"	6'-8"	36'-0"
218	1	Double-Panel 2	3'-0"	6'-8"	32'-8"
223	1	Double-Pocket	6'-0"	6'-8"	38'-8"
239	1	Single-Panel 1	2'-6"	6'-8"	31'-8"
244	5	Single-Panel 2	3'-0"	6'-8"	163'-4"
256	2	Sliding-Glass	11'-6"	8'-0"	110'-0"
First Floor					
99	4	Double-Panel 2	4'-0"	6'-8"	138'-8"
132	1	Cased Opening	4'-0"	6'-8"	34'-8"
141	1	Single-Flush	3'-0"	6'-8"	32'-8"
207	1	Sliding Pocket Door	3'-0"	6'-8"	32'-8"
212	1	garage_door_8590	16'-0"	7'-0"	60'-0"
227	1	Sliding Glass - 4 Panel	24'-0"	8'-0"	80'-0"
244	2	Single-Panel 2	3'-0"	6'-8"	65'-4"
245	1	Single-Panel 2	2'-10"	6'-8"	32'-4"
255	1	Single-5 Panel	3'-4"	8'-0"	38'-8"
					1025'-4"

A1

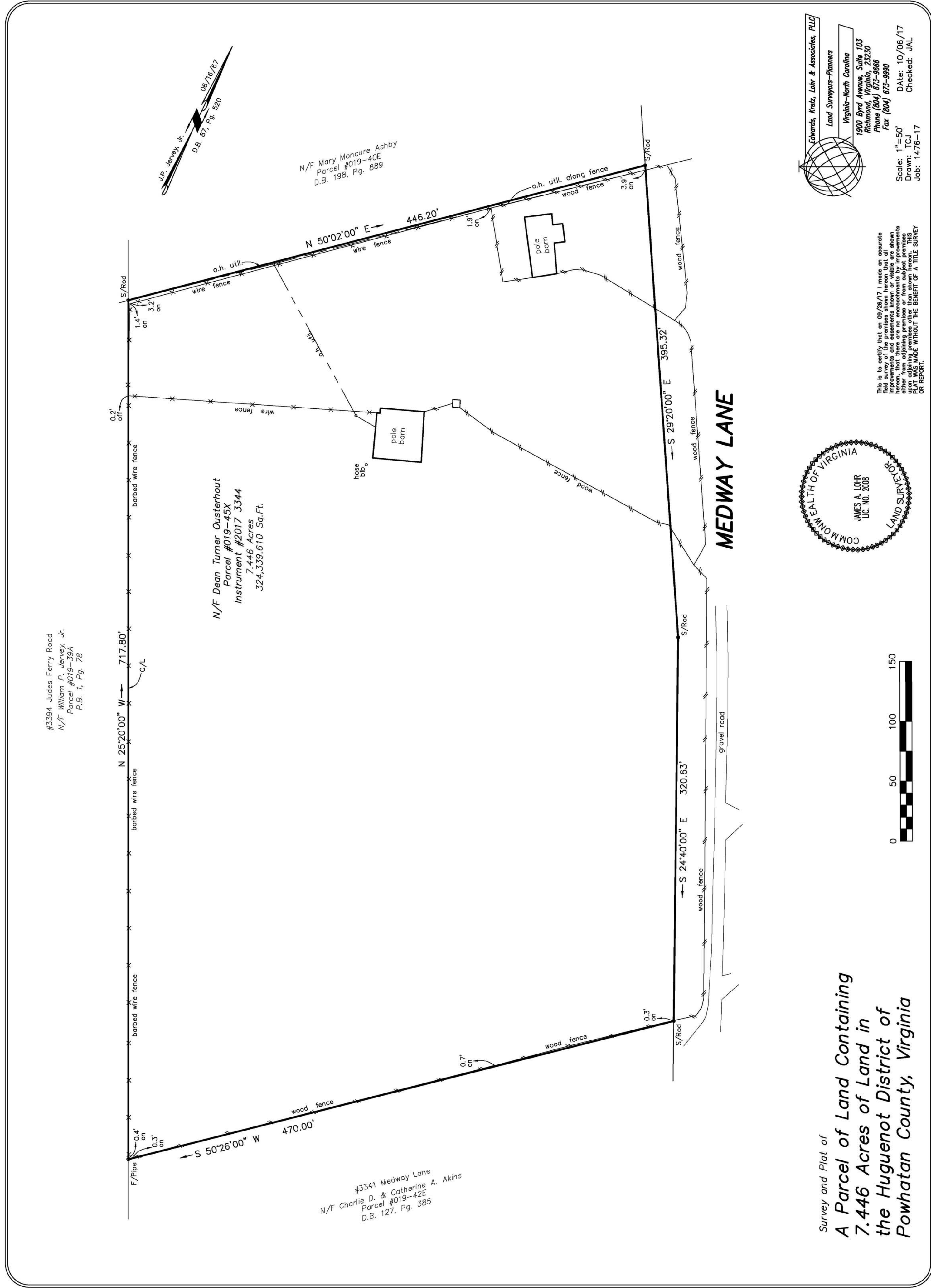
2 5/30/18 Added calculations for 1st floor slab

Rev. Date Description  
2 5/30/18 Added calculations for 1st floor slab

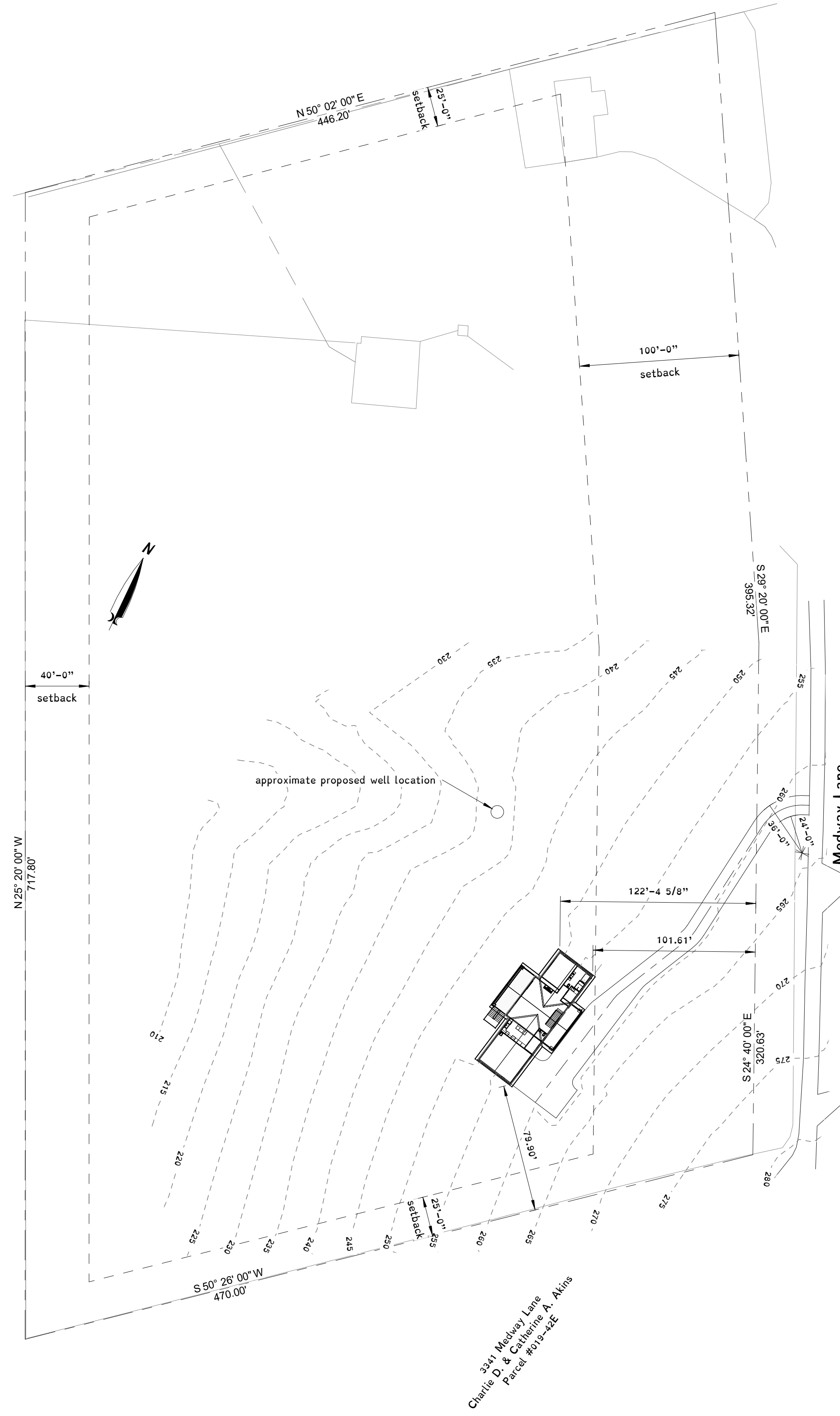
**Title Sheet**  
3365 Medway Lane - Building Permit Plans  
Dean Ousterhout  
Powhatan County, VA



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Richmond, VA 23223  
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1 Site Plan Copy 1  
1" = 50'-0"

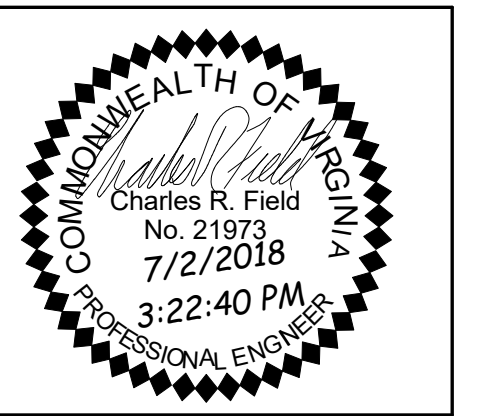


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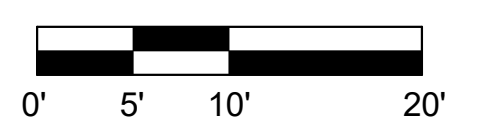
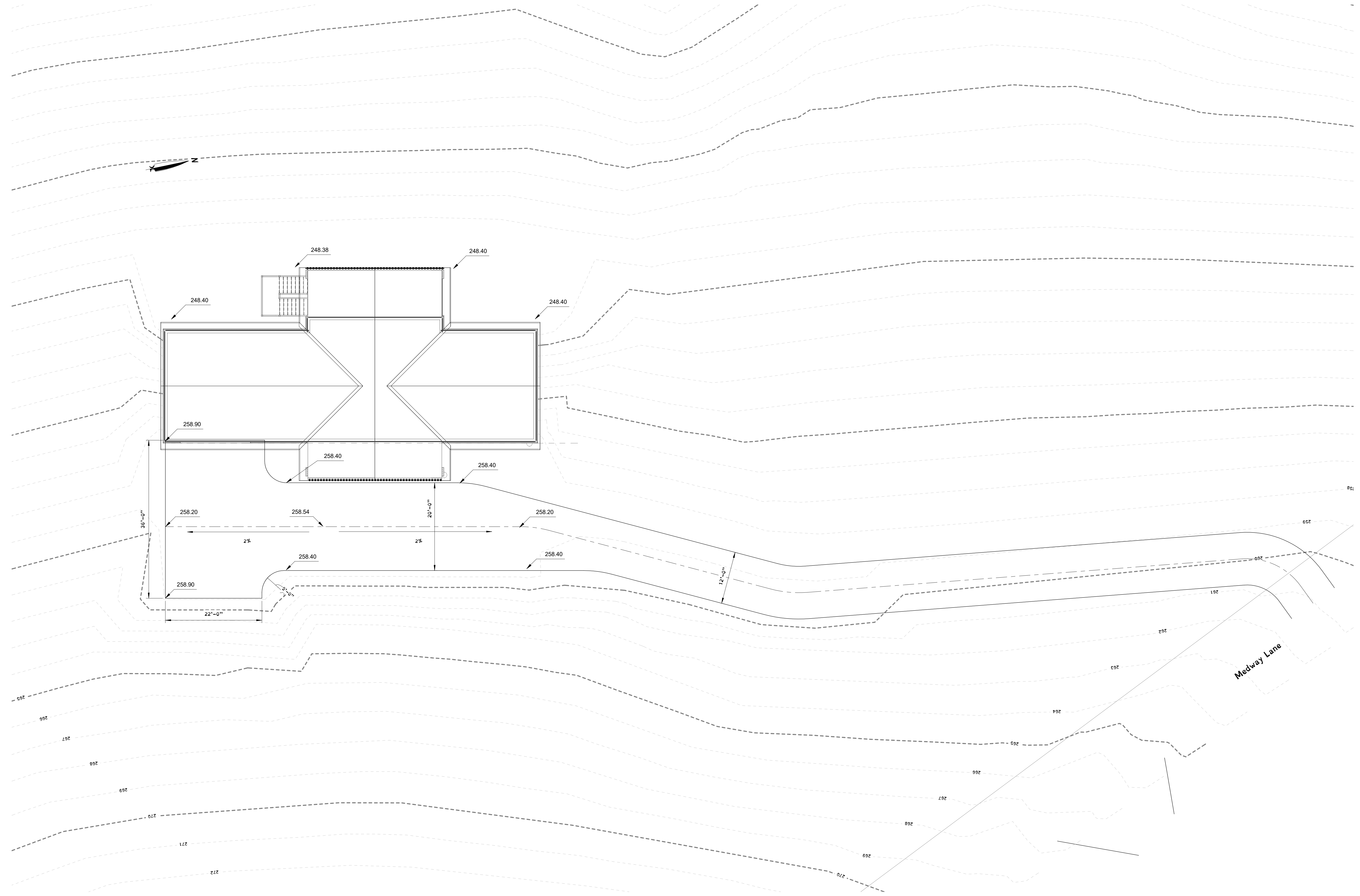


Rev.	Date	Description

**Site Plan & Grading**  
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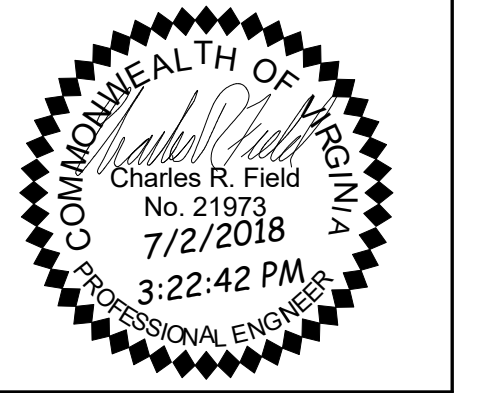


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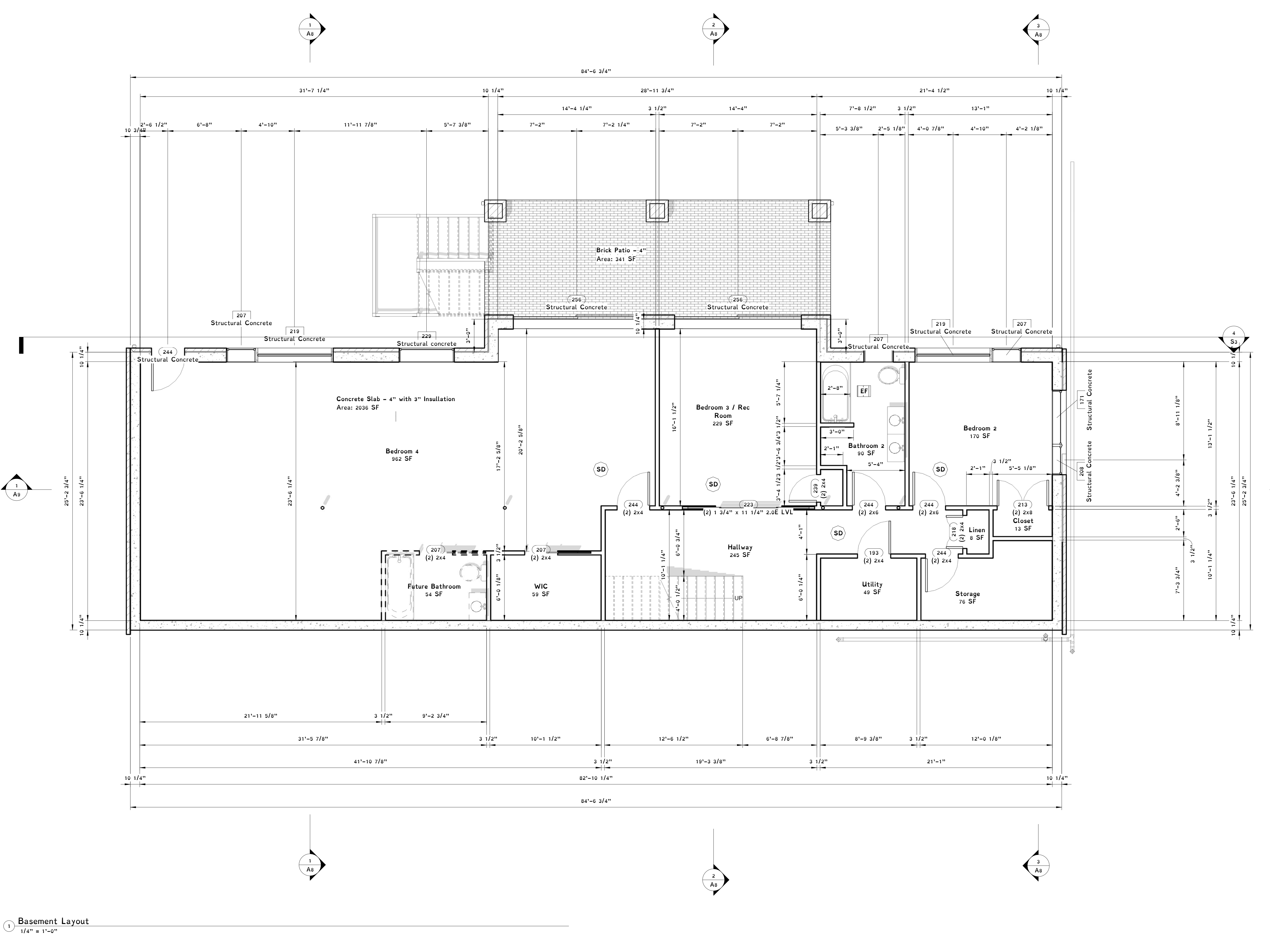


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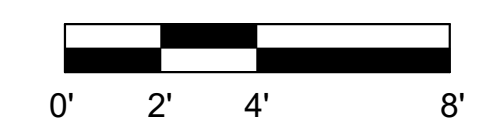
**Basement Layout**  
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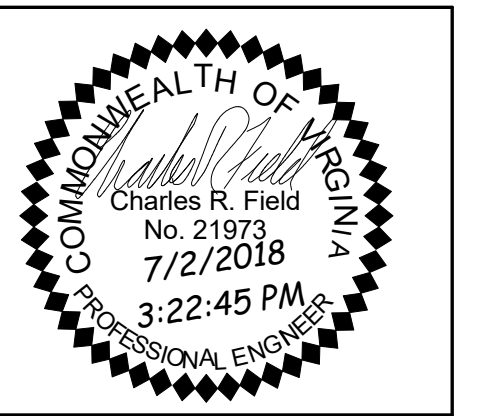


1 Basement Layout  
 1/4" = 1'-0"

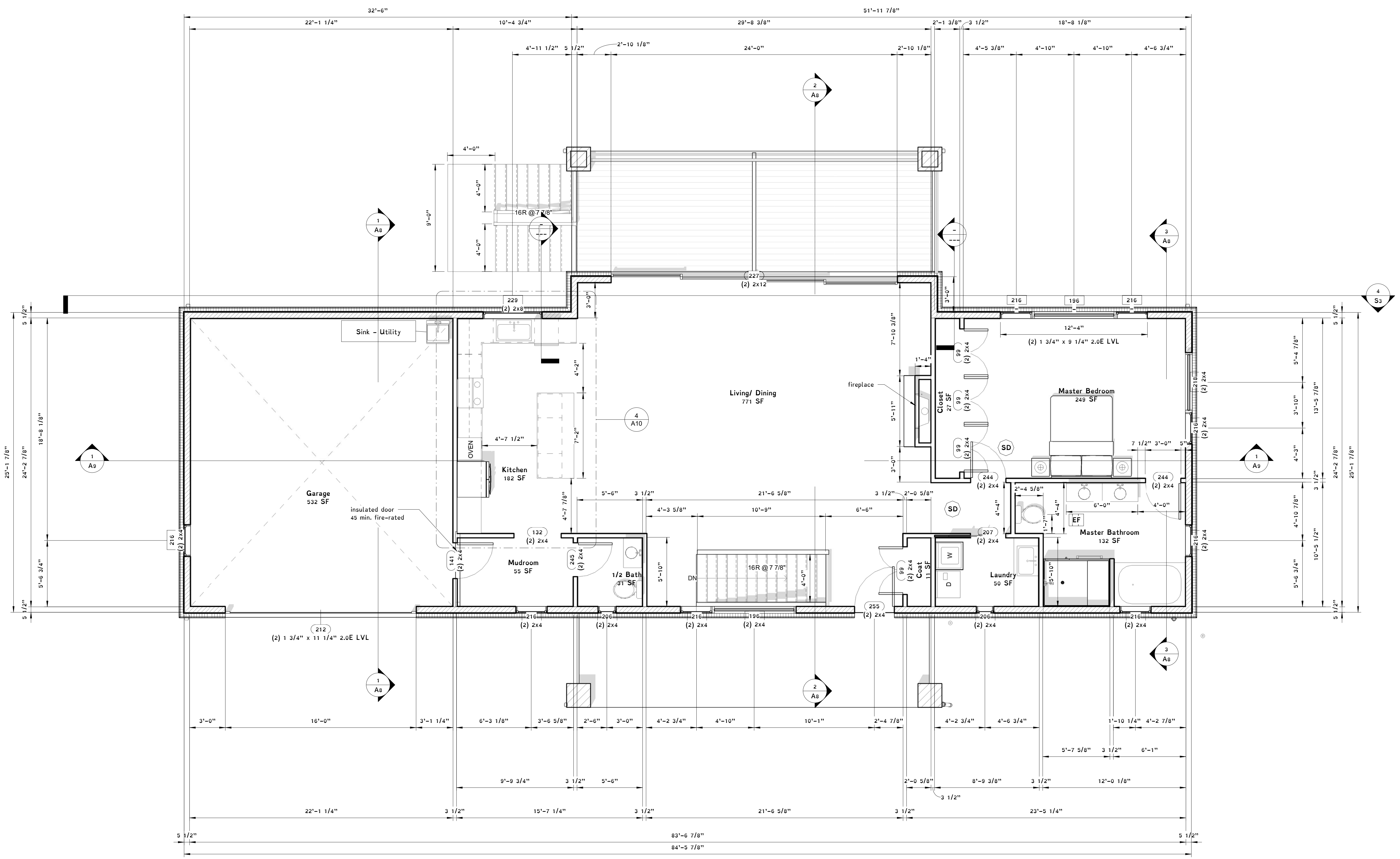


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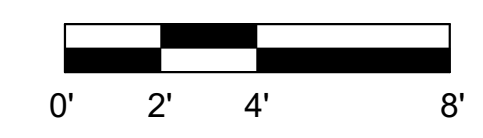
**First Floor Layout**  
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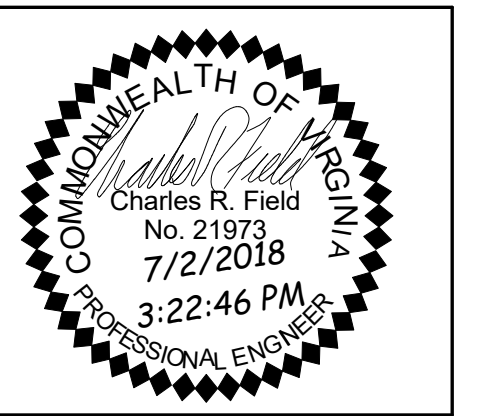


1 1st Floor - Proposed  
 1/4" = 1'-0"

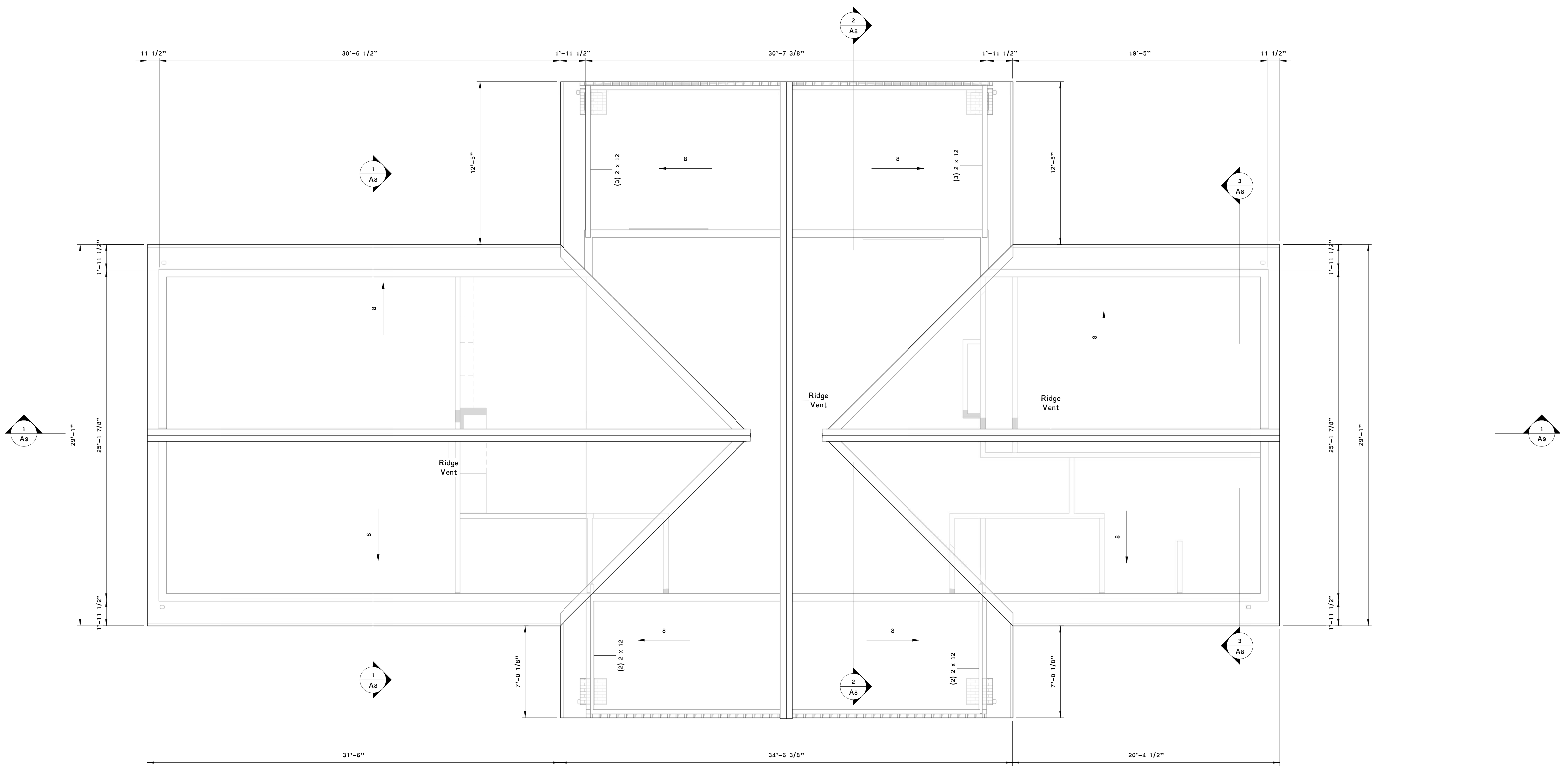


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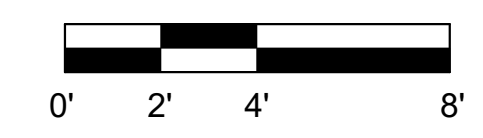
**Roof Plan**  
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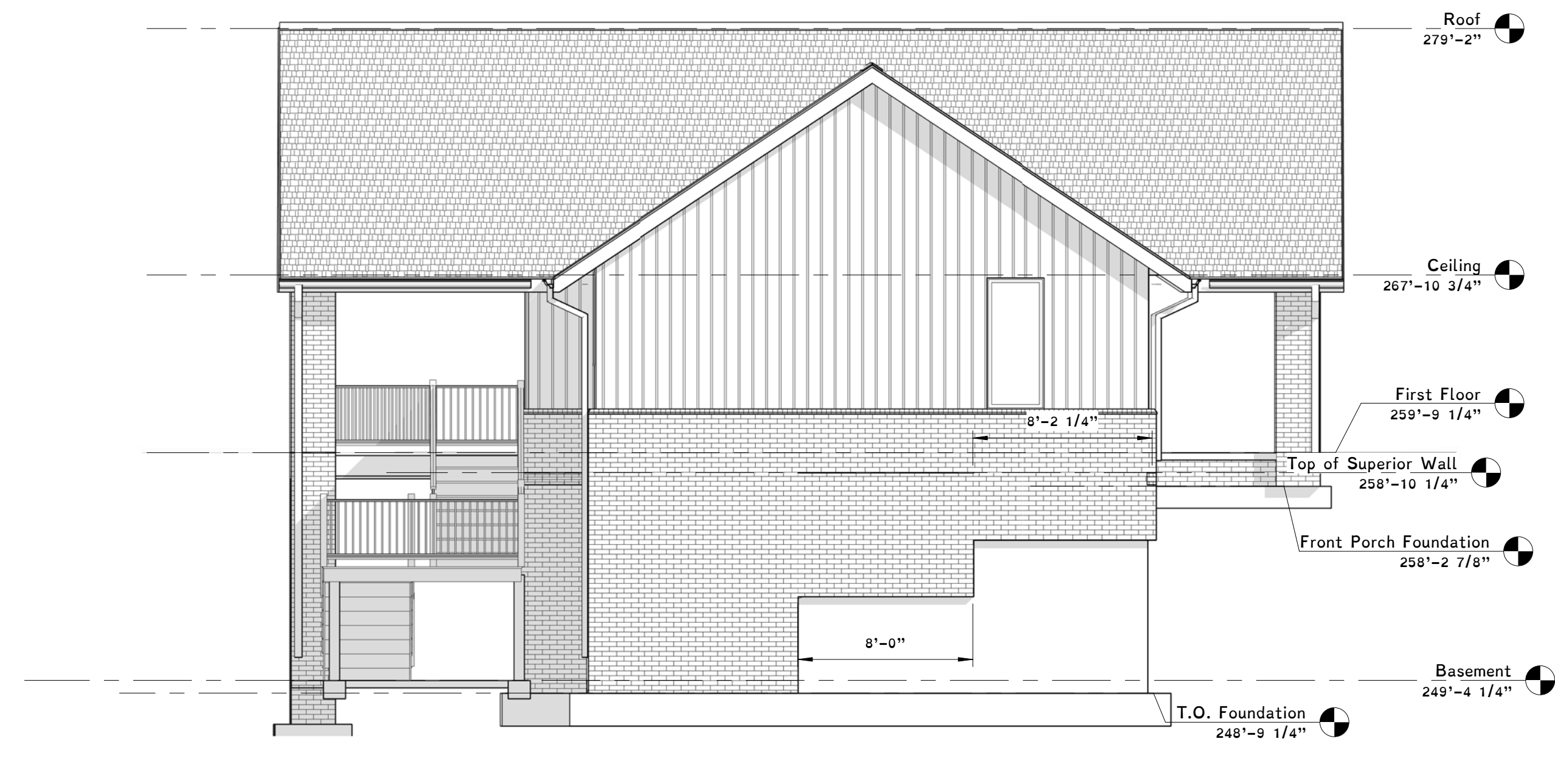
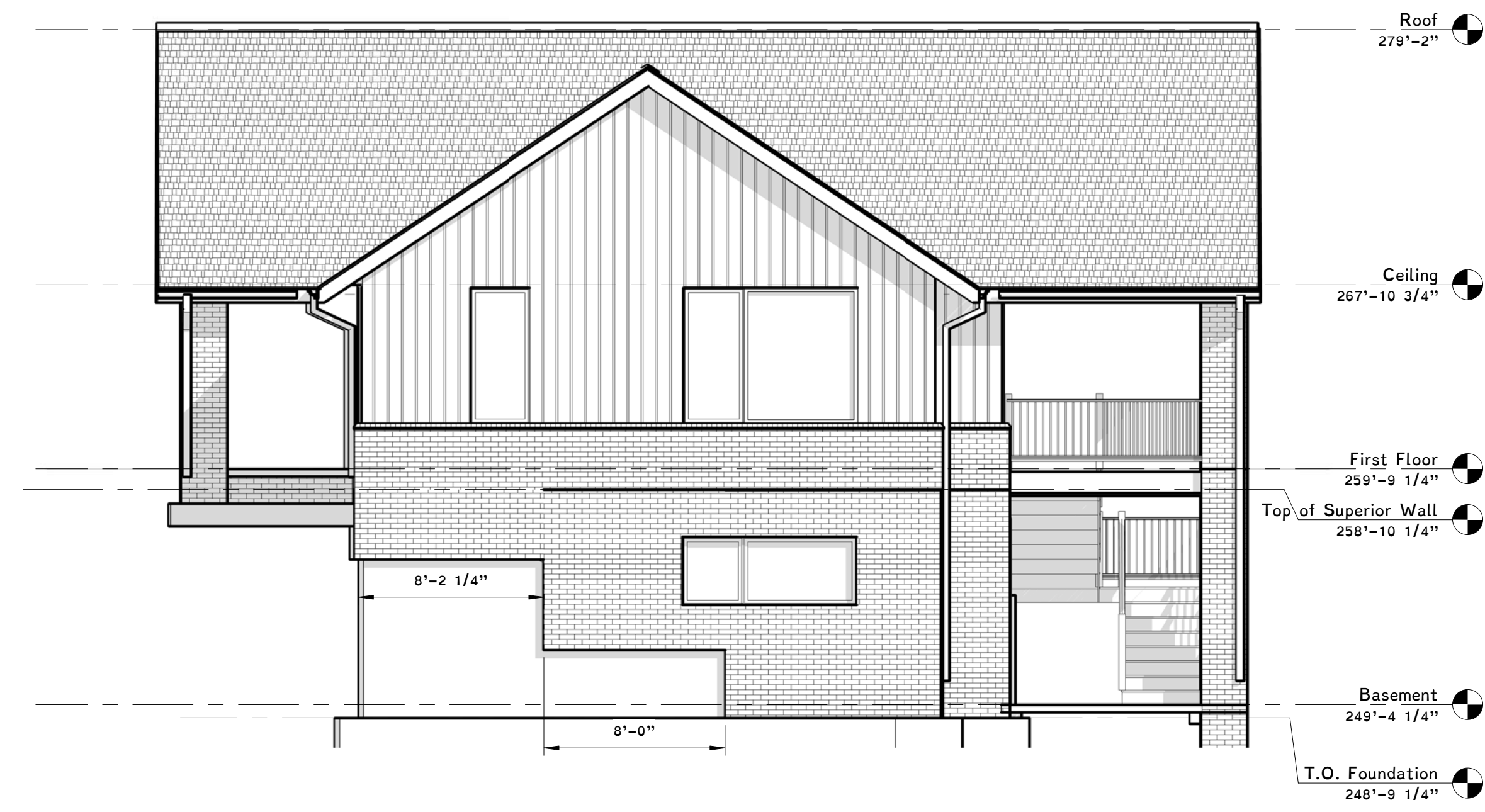
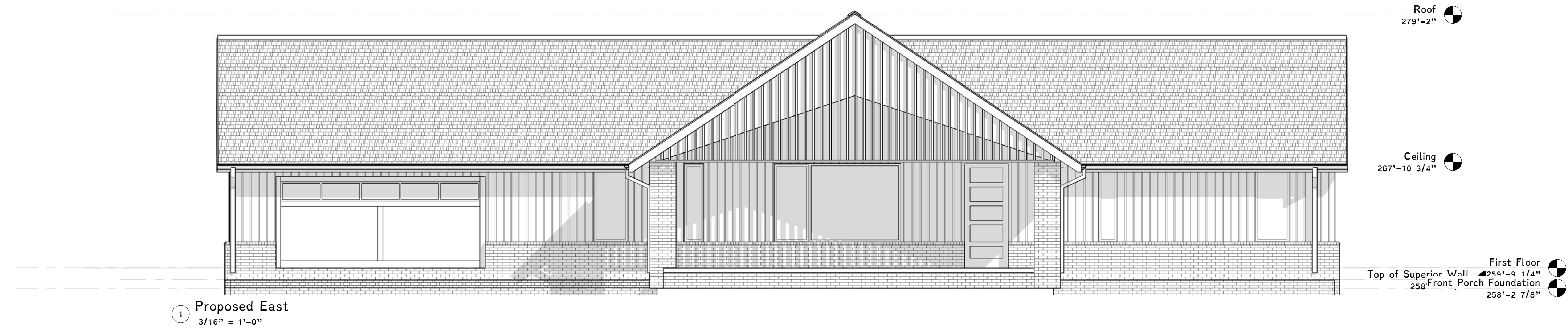
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1 Roof - Proposed  
 1/4" = 1'-0"

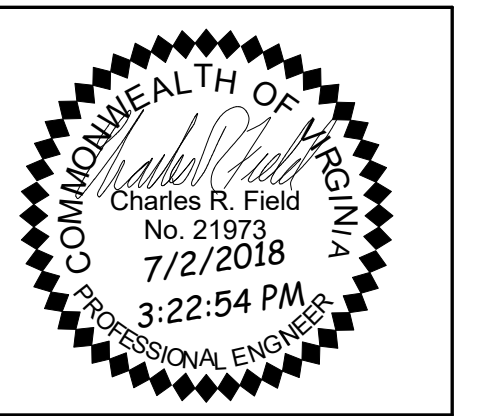




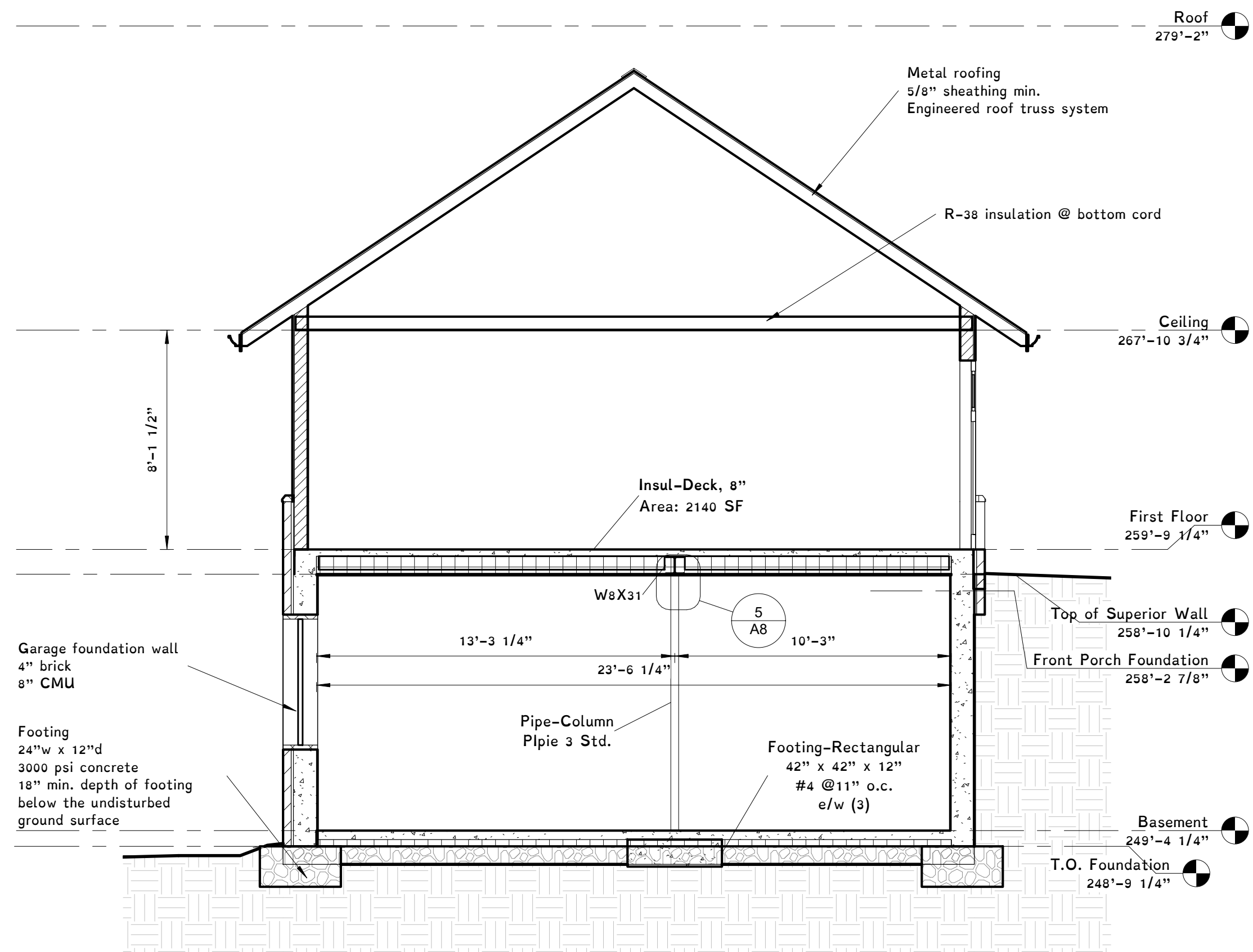


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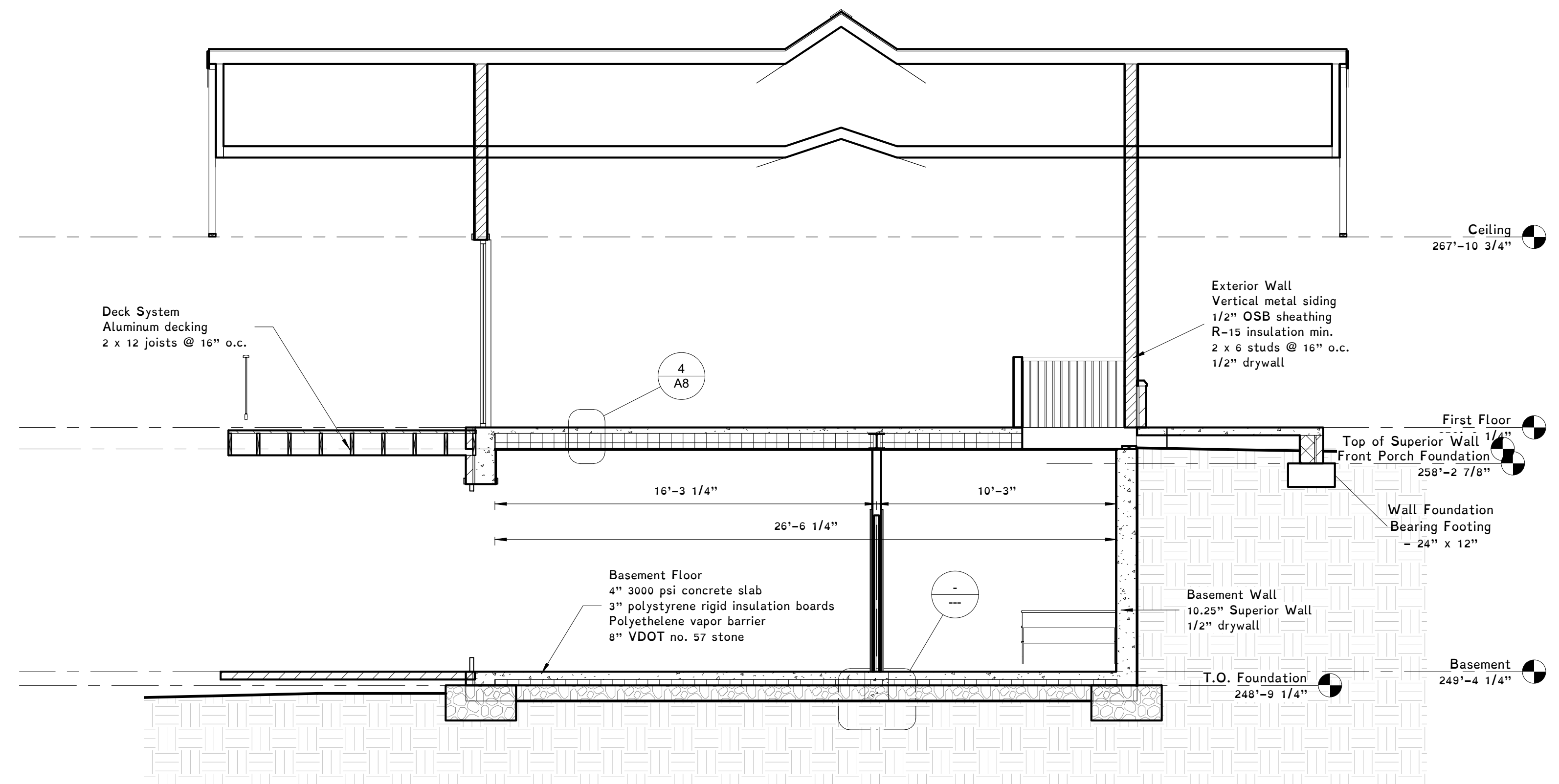
**Elevations**  
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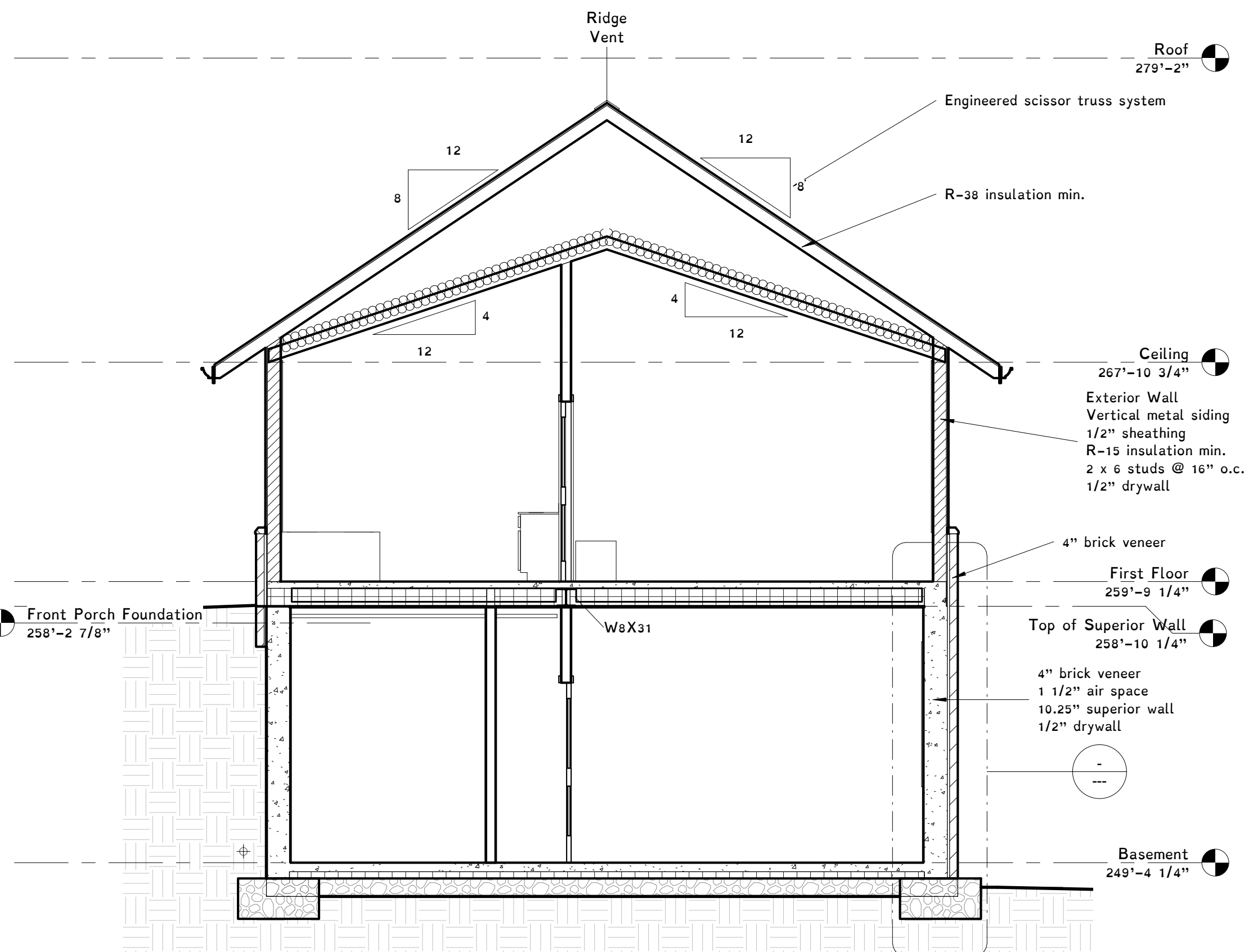
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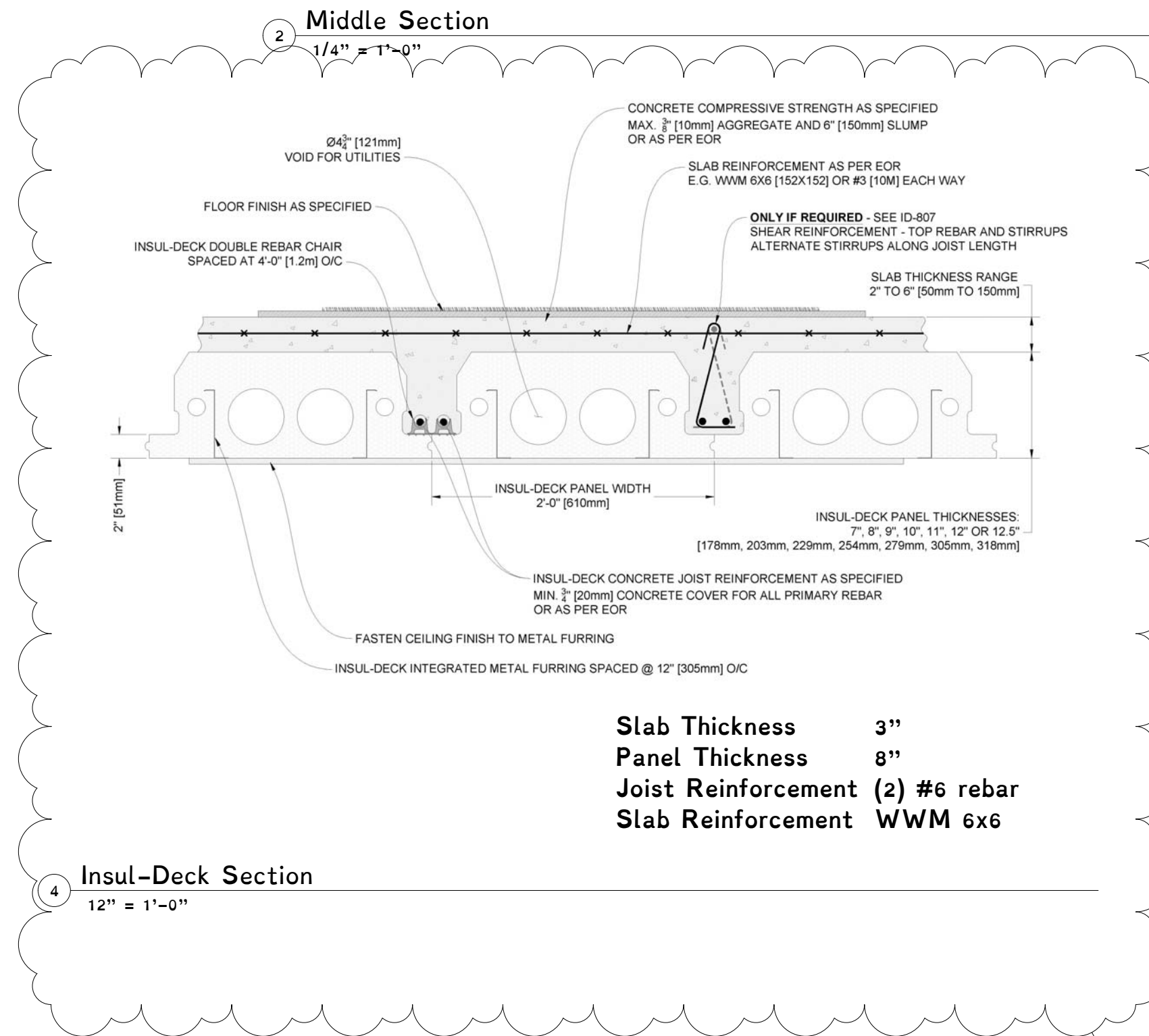
1 Garage Section  
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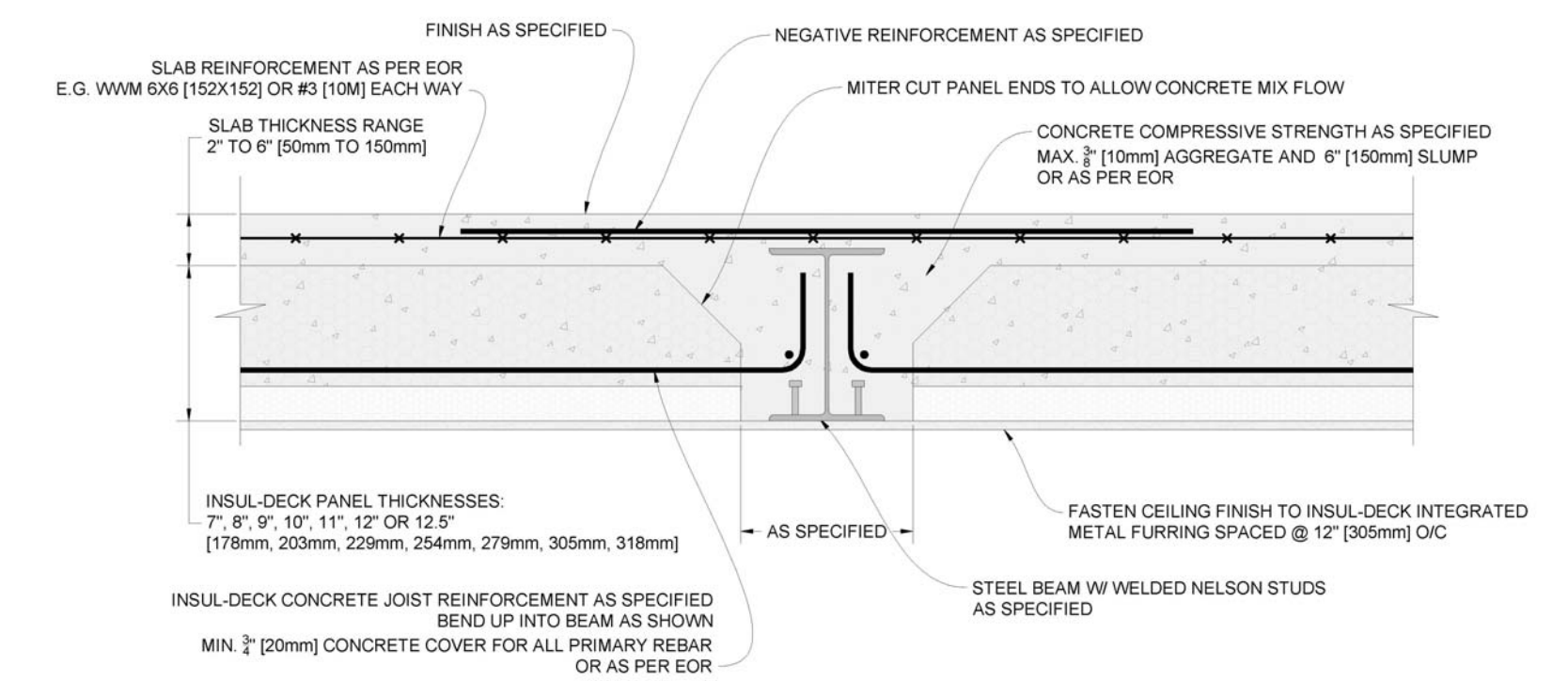
2 Middle Section  
1/4" = 1'-0"



3 Master Bedroom Section  
1/4" = 1'-0"



4 Insul-Deck Section  
12" = 1'-0"



5 Insul-Deck Flush Beam Detail  
12" = 1'-0"

Slab Thickness 3"  
Panel Thickness 8"  
Joist Reinforcement (2) #6 rebar  
Slab Reinforcement WWM 6x6

Slab Thickness 3"  
Panel Thickness 8"  
Joist Reinforcement (2) #6 rebar  
Slab Reinforcement WWM 6x6  
I-Beam W8x31  
Negative Reinforcement #4 rebar @ 4' o.c.

Cross Sections  
3365 Medway Lane - Building Permit Plans  
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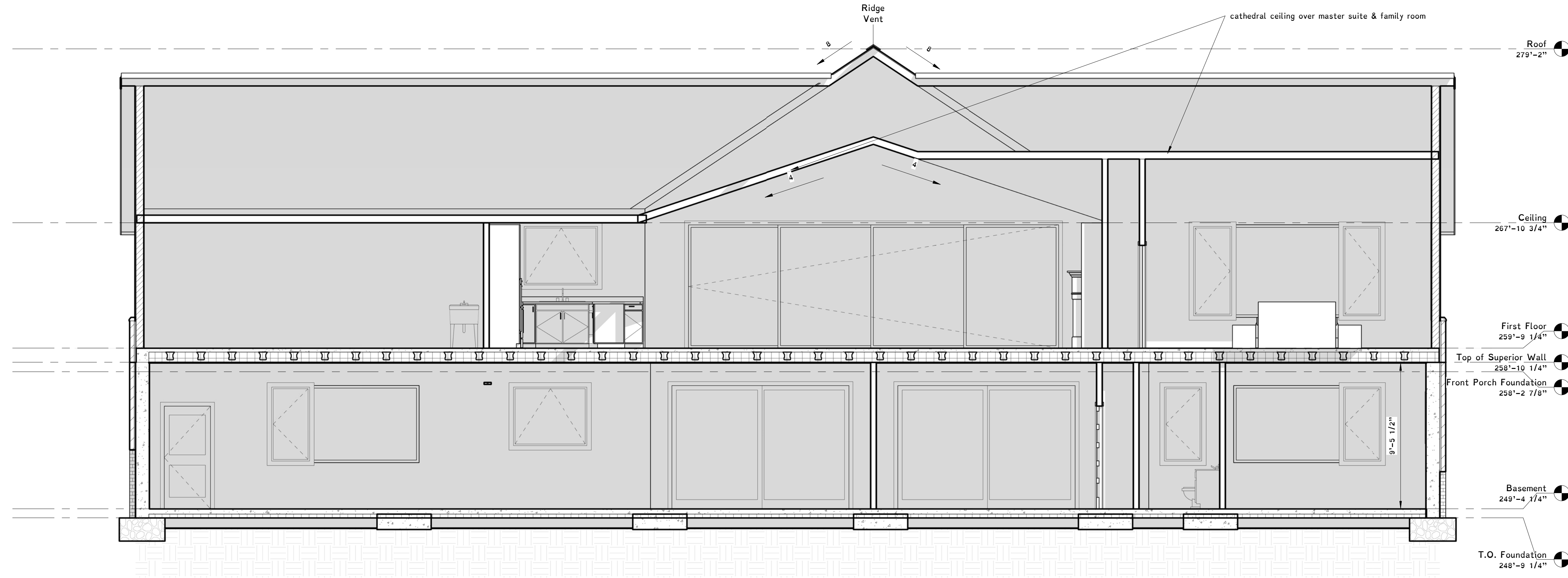
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1	5/29/18	Replaced 1st floor with concrete slab

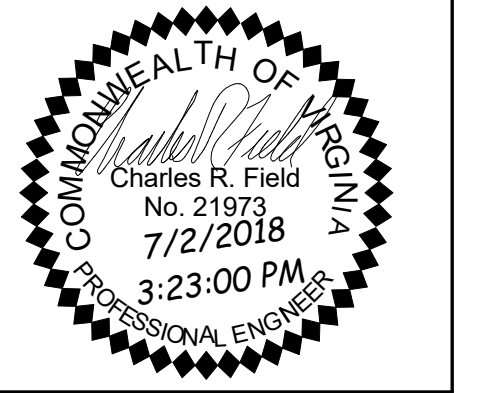




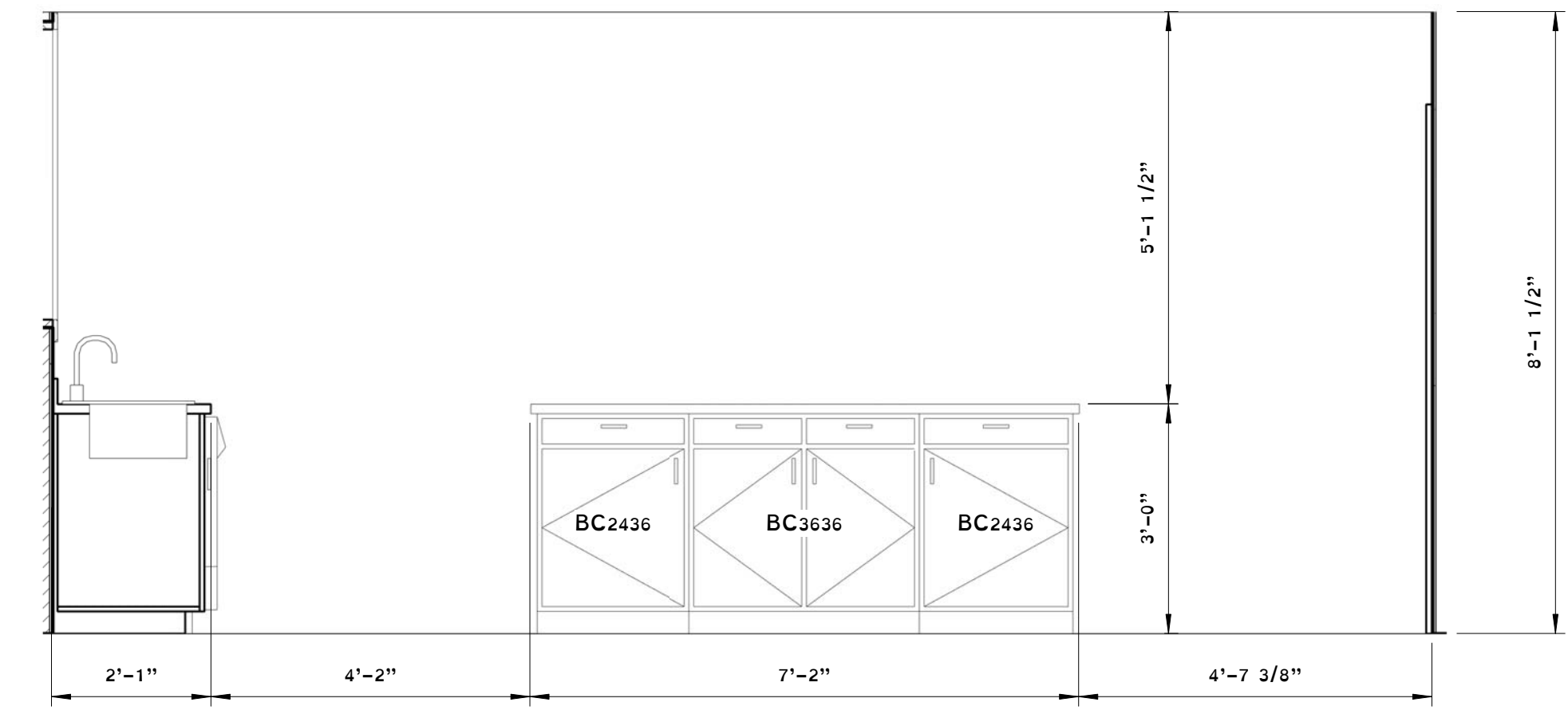
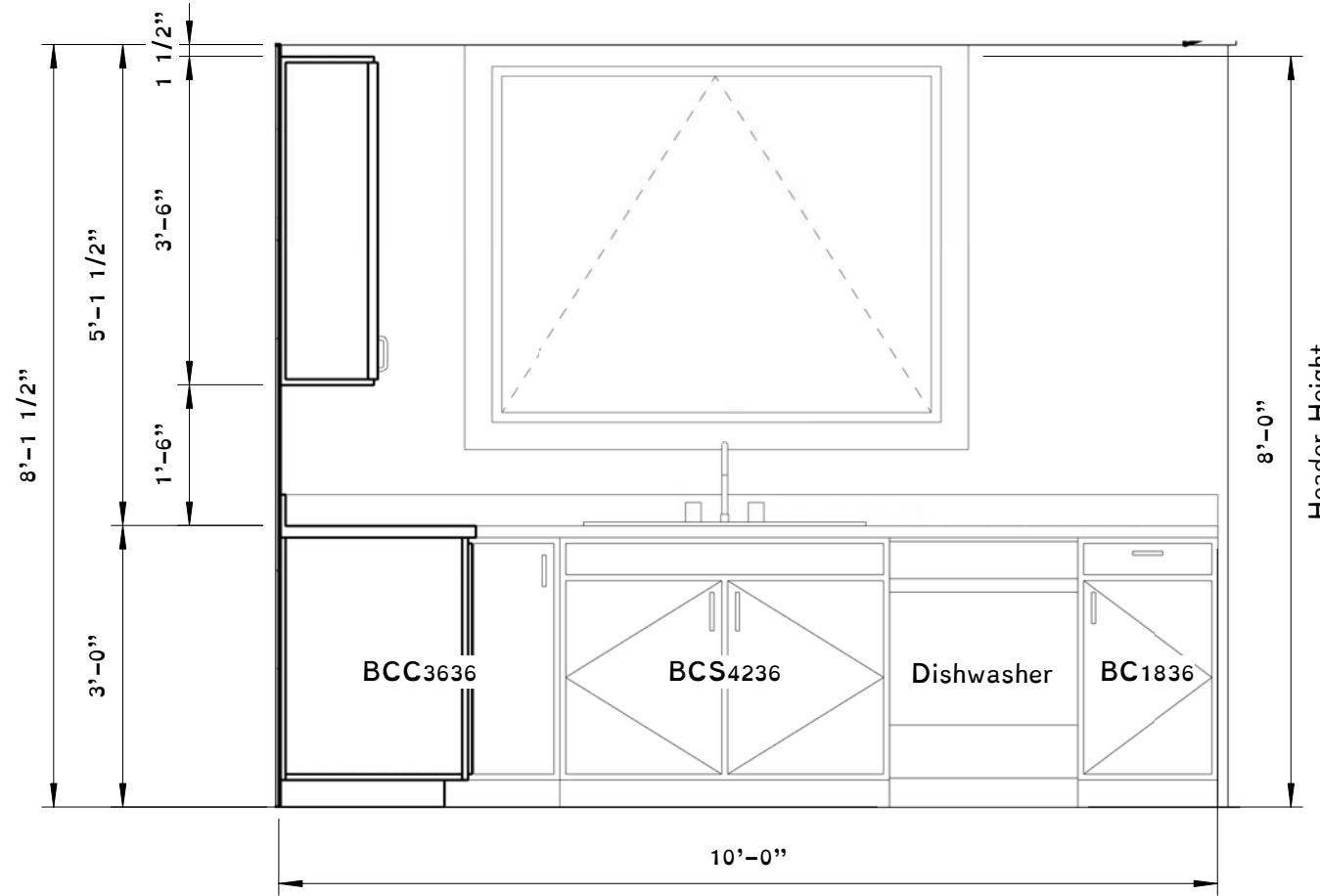
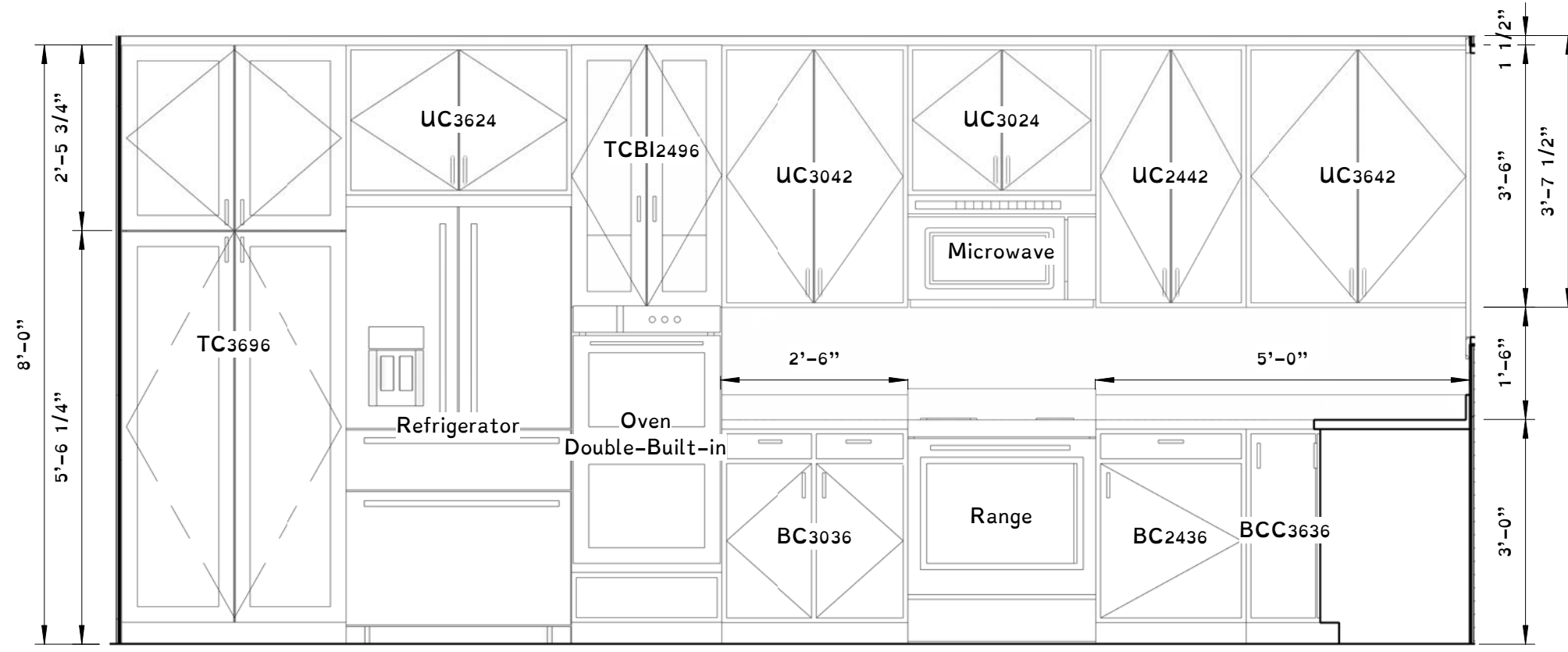
1 South to North Section  
1/4" = 1'-0"

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**Cross Section**  
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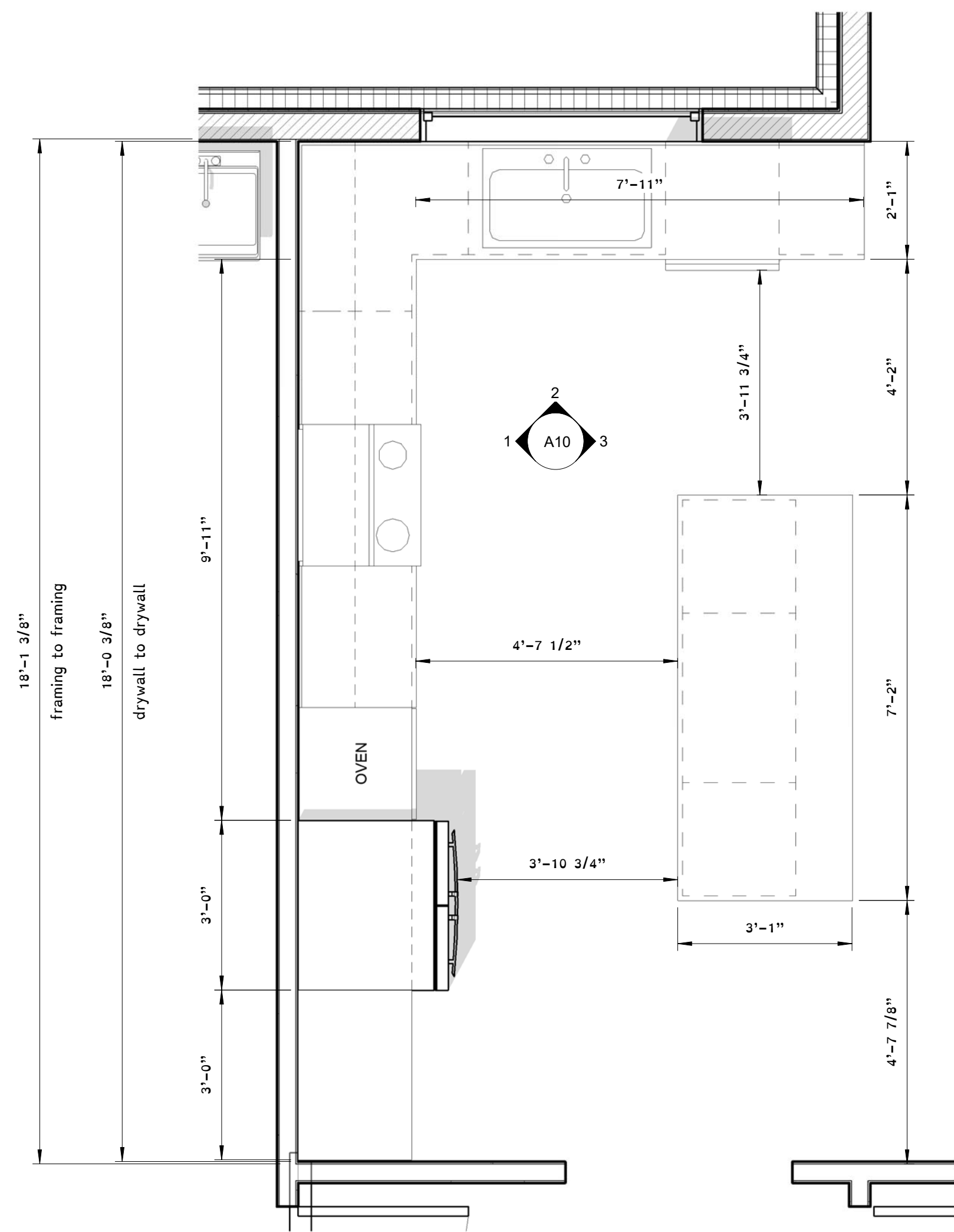
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1 Elevation 4 - a  
1/2" = 1'-0"

2 Elevation 4 - b  
1/2" = 1'-0"

3 Elevation 4 - c  
1/2" = 1'-0"



4 Kitchen Detail  
1/2" = 1'-0"

### Casework Schedule

Type Mark	Family	Width	Depth	Count
	Counter Top	2'-1"		1
	Counter Top w Sink Hole	2'-1"		1
	Counter Top-Island	3'-1"		1
	Counter Top-L Shaped w Sink Hole	2'-1"		1
	Range Microwave and Upper Cabinet	2'-0"		1
BC1836	Base Cabinet-Single Door & Drawer	1'-6"	2'-0"	1
BC2436	Base Cabinet-Single Door & Drawer	2'-0"	2'-0"	3
BC3036	Base Cabinet-Double Door & 2 Drawer	2'-6"	2'-0"	1
BC3636	Base Cabinet-Double Door & 2 Drawer	3'-0"	2'-0"	1
BCC3636	Base Cabinet-Corner Unit-Sauare	3'-0"	2'-0"	1
BCS4236	Base Cabinet-Double Door Sink Unit	3'-6"	2'-0"	1
TC3696	Tall Cabinet-Double Door(4)	3'-0"	2'-0"	1
TCB12496	Tall Cabinet-2 Door-Built in	2'-0"	2'-0"	1
UC2442	Upper Cabinet-Double Door-Wall	2'-0"	1'-0"	1
UC3024	Upper Cabinet-Double Door-Wall 24 height	2'-6"	1'-0"	1
UC3042	Upper Cabinet-Double Door-Wall	2'-6"	1'-0"	1
UC3624	Upper Cabinet-Double Door-Wall	3'-0"	2'-0"	1
UC3642	Upper Cabinet-Double Door-Wall	3'-0"	1'-0"	1

## Kitchen Elevations

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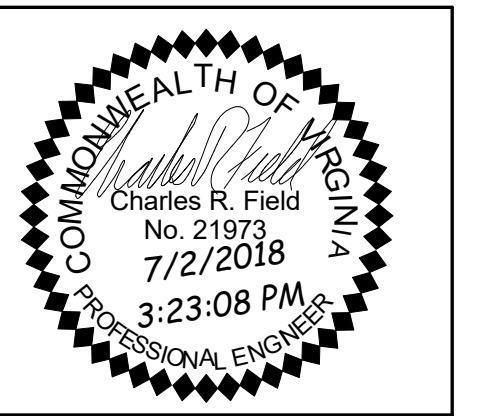
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**Drainage**

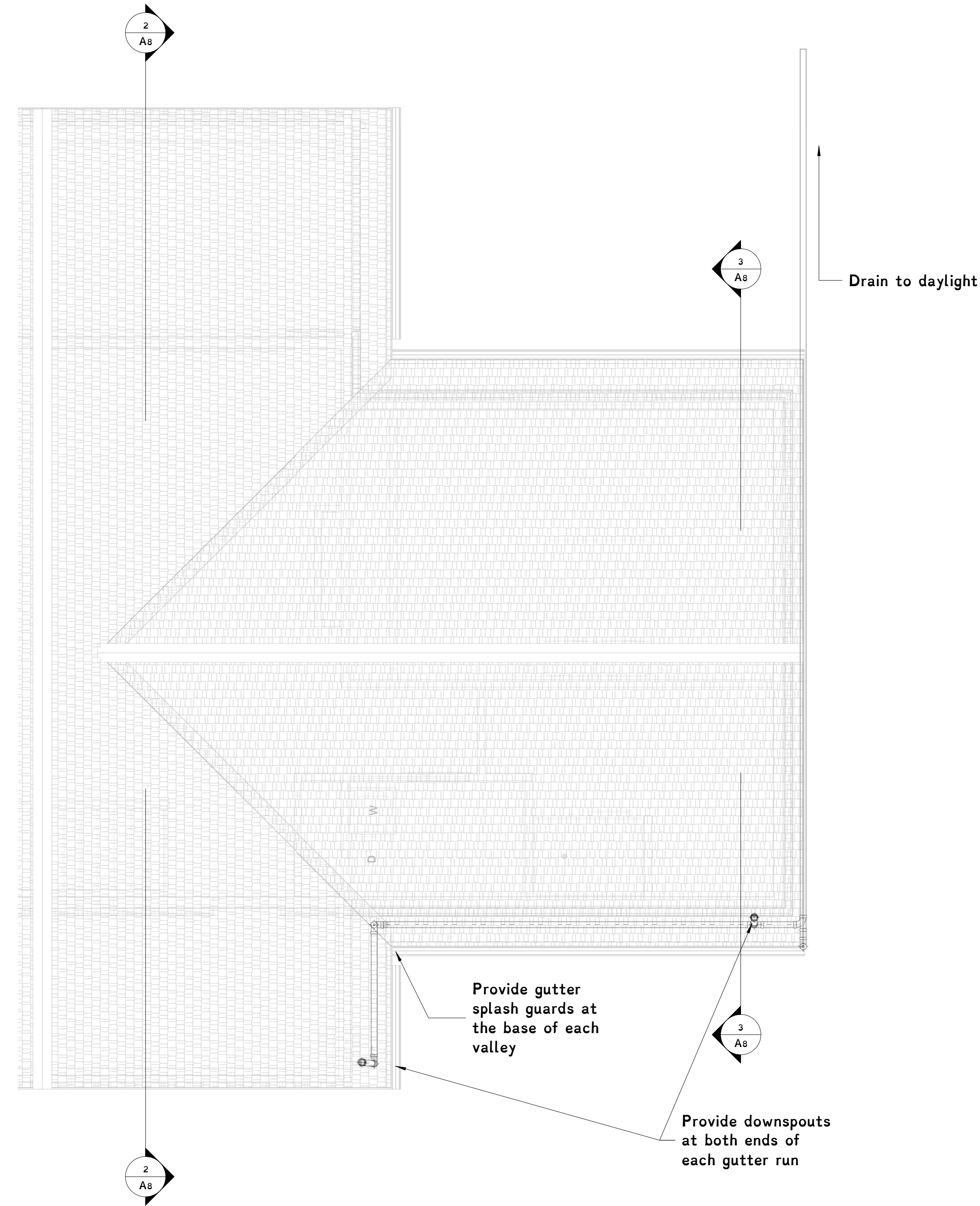
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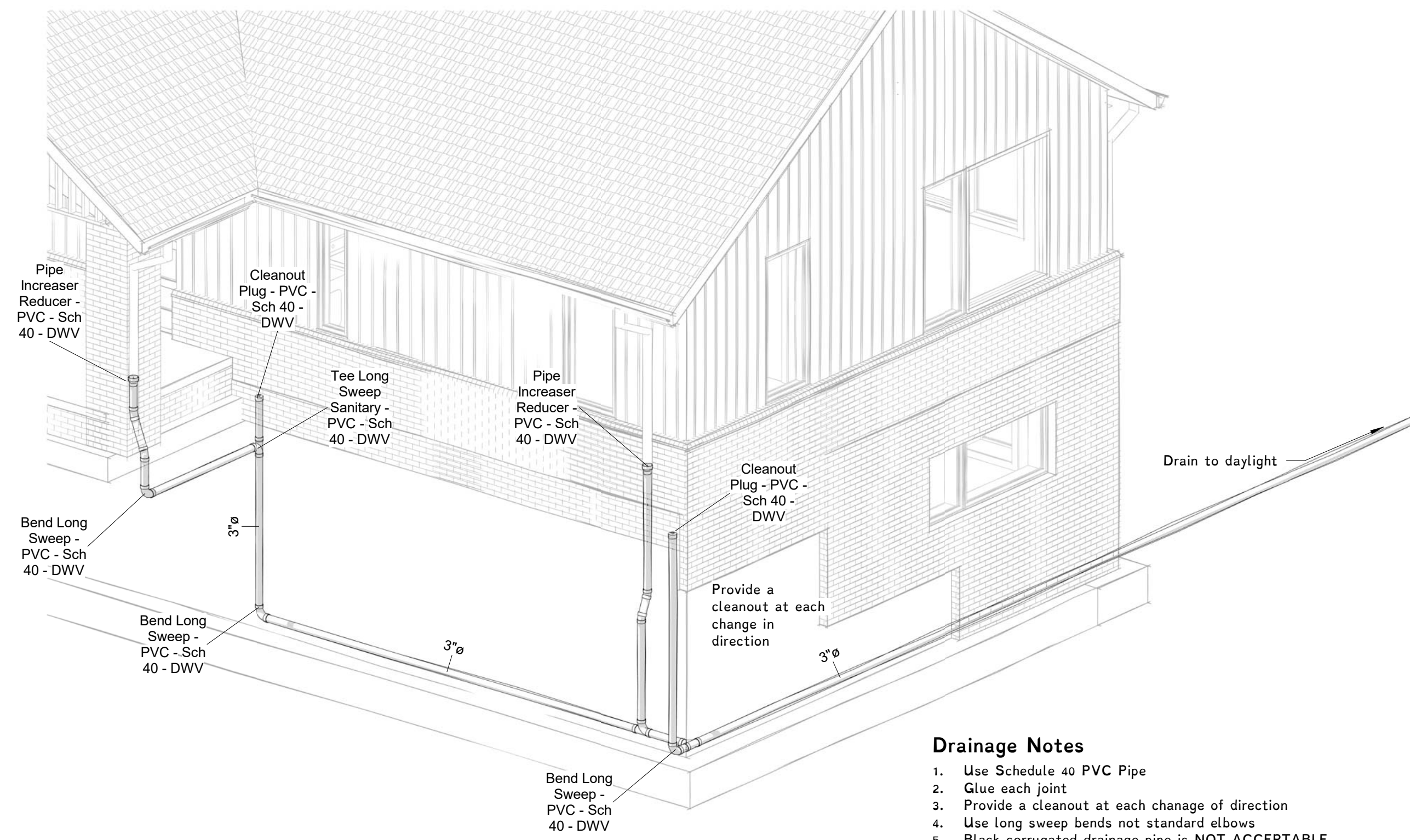
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2 1st Floor - Drainage Plan  
 1/4" = 1'-0"



1 Drainage Schematic

- Drainage Notes**
1. Use Schedule 40 PVC Pipe
  2. Glue each joint
  3. Provide a cleanout at each change of direction
  4. Use long sweep bends not standard elbows
  5. Black corrugated drainage pipe is NOT ACCEPTABLE



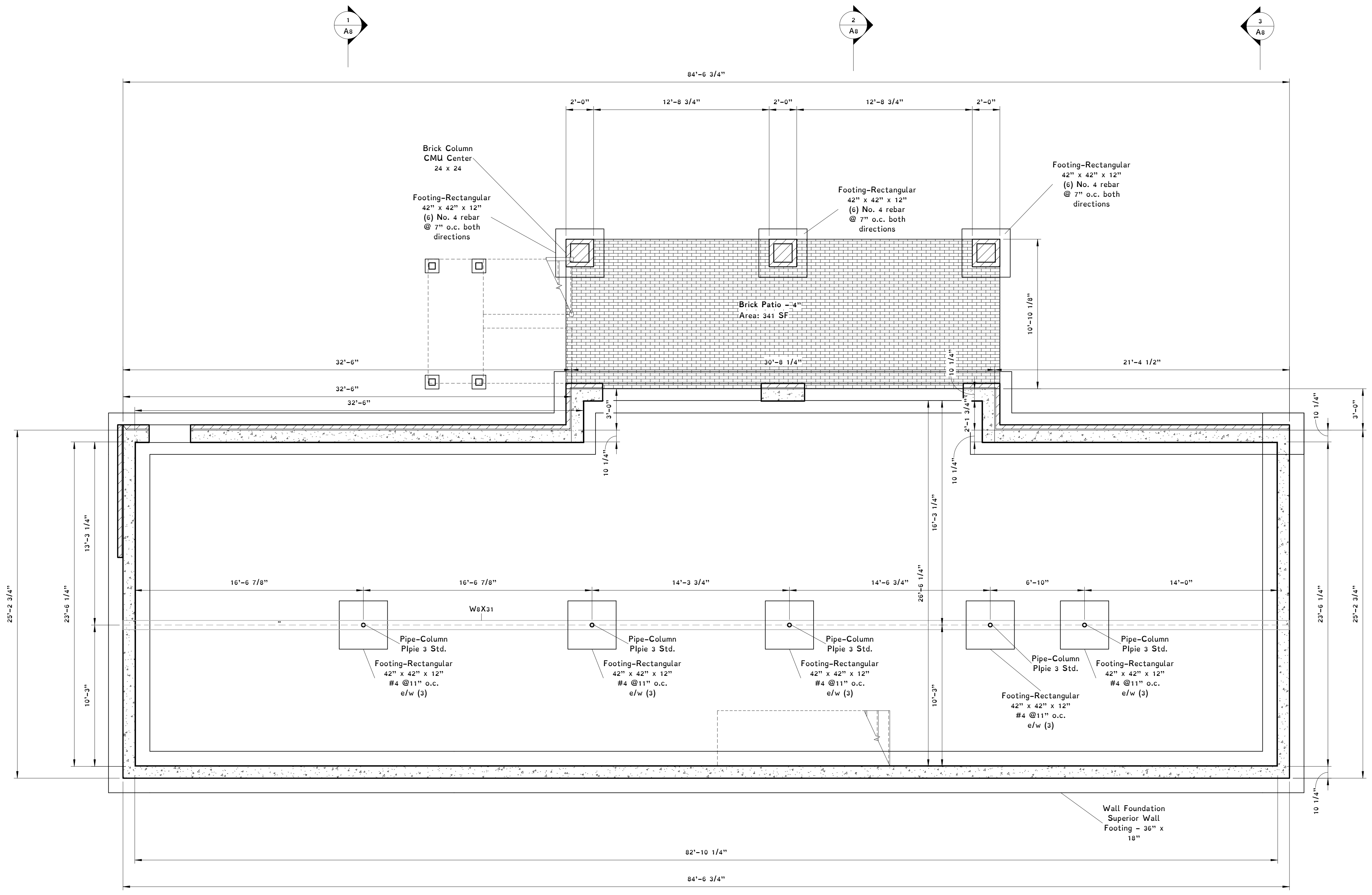
S1

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**Foundation Plan**  
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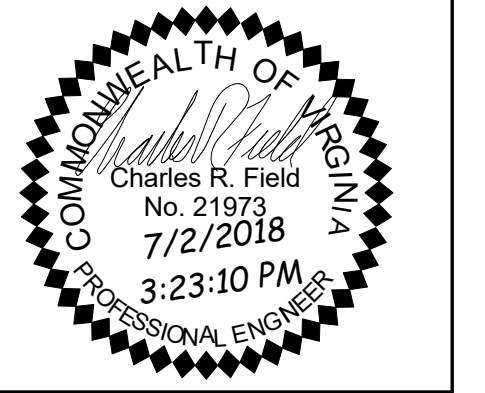


1 Basement  
 1/4" = 1'-0"

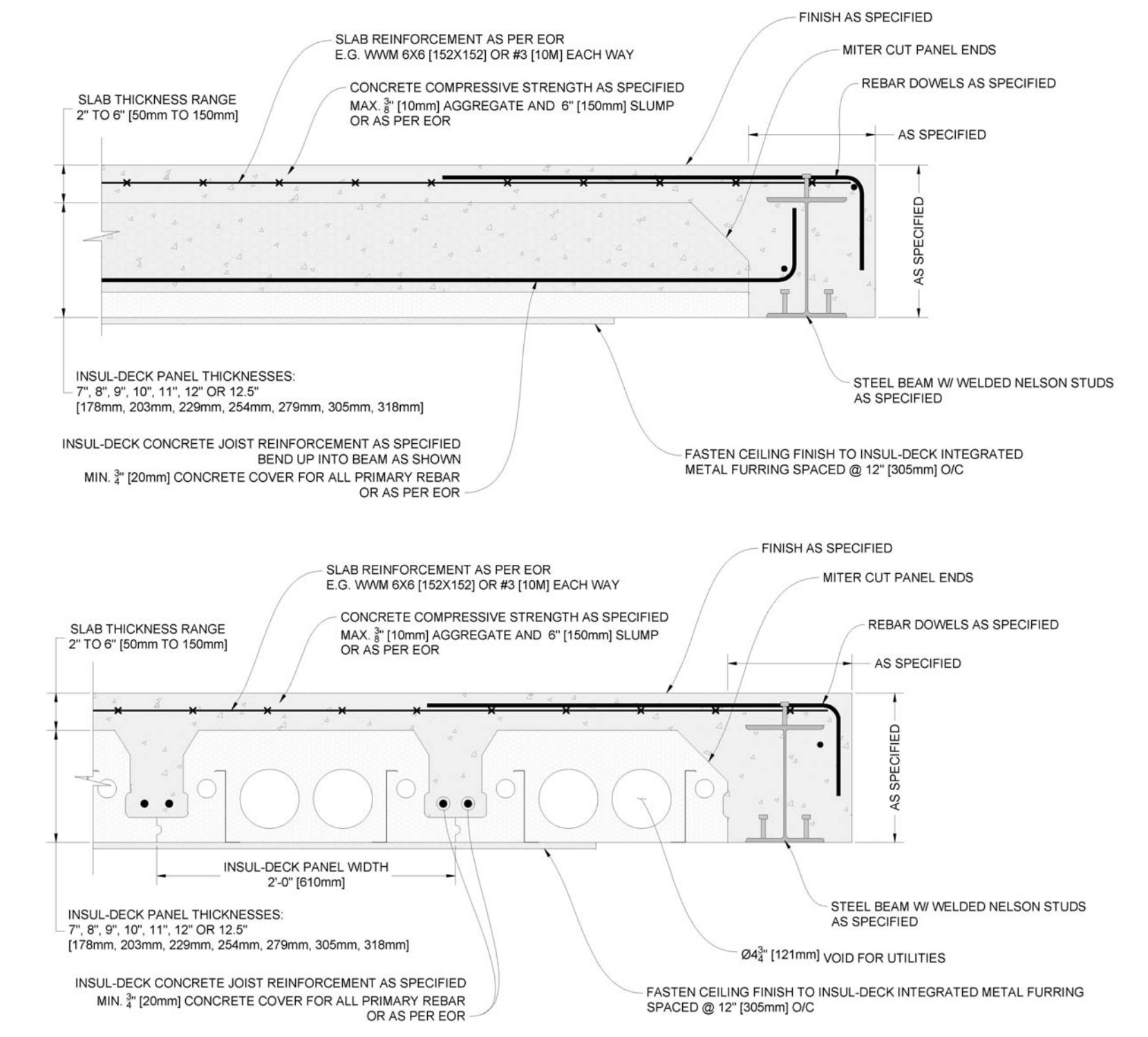
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**First Floor Structure**  
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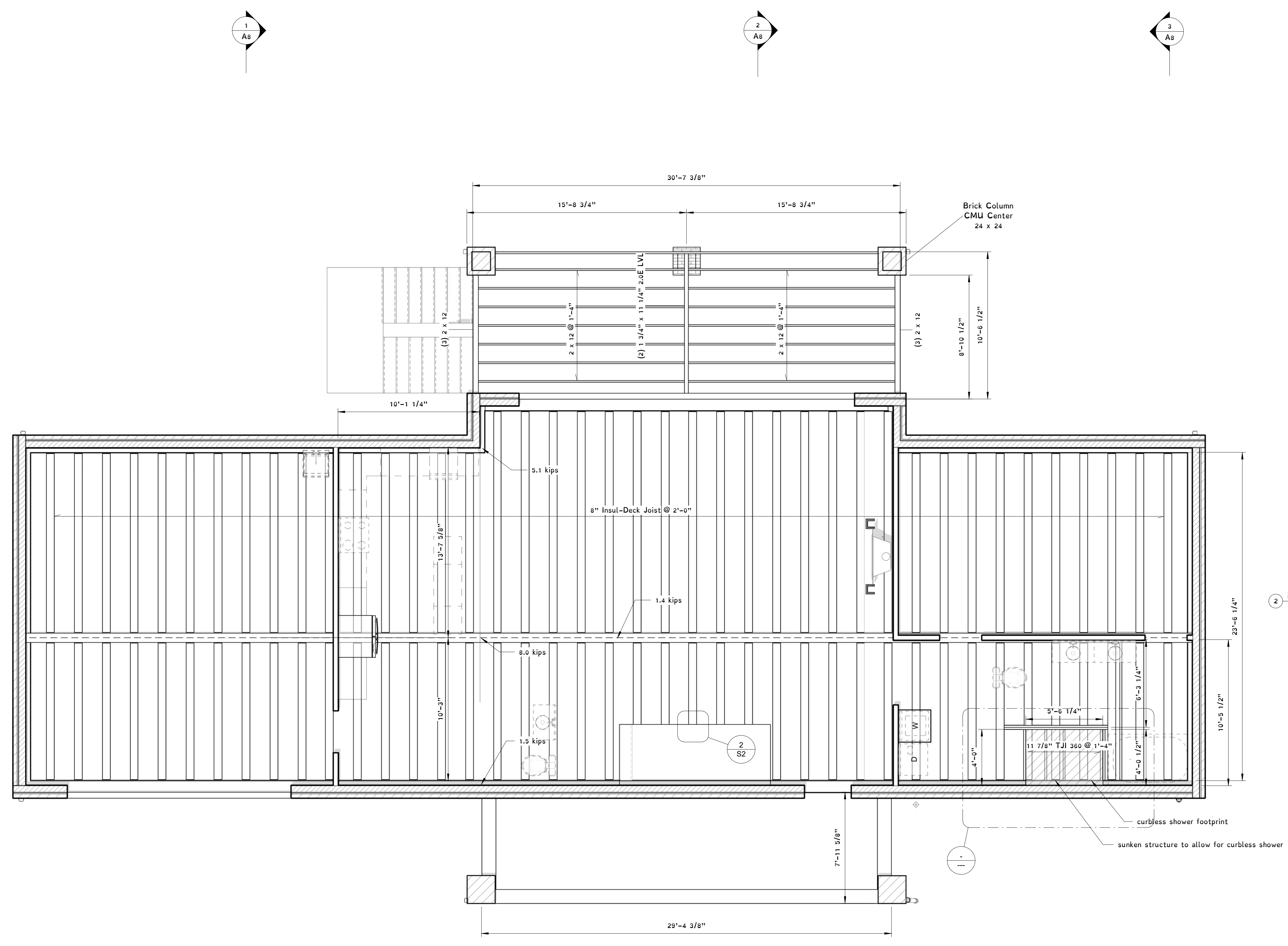


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Slab Thickness 3"  
 Panel Thickness 8"  
 Joist Reinforcement (2) #6 rebar  
 Slab Reinforcement WWM 6x6  
 I-Beam W8x31  
 Negative Reinforcement #4 rebar @ 4' o.c.

2 Insul-Deck Flush Perimeter Beam  
 12" = 1'-0"



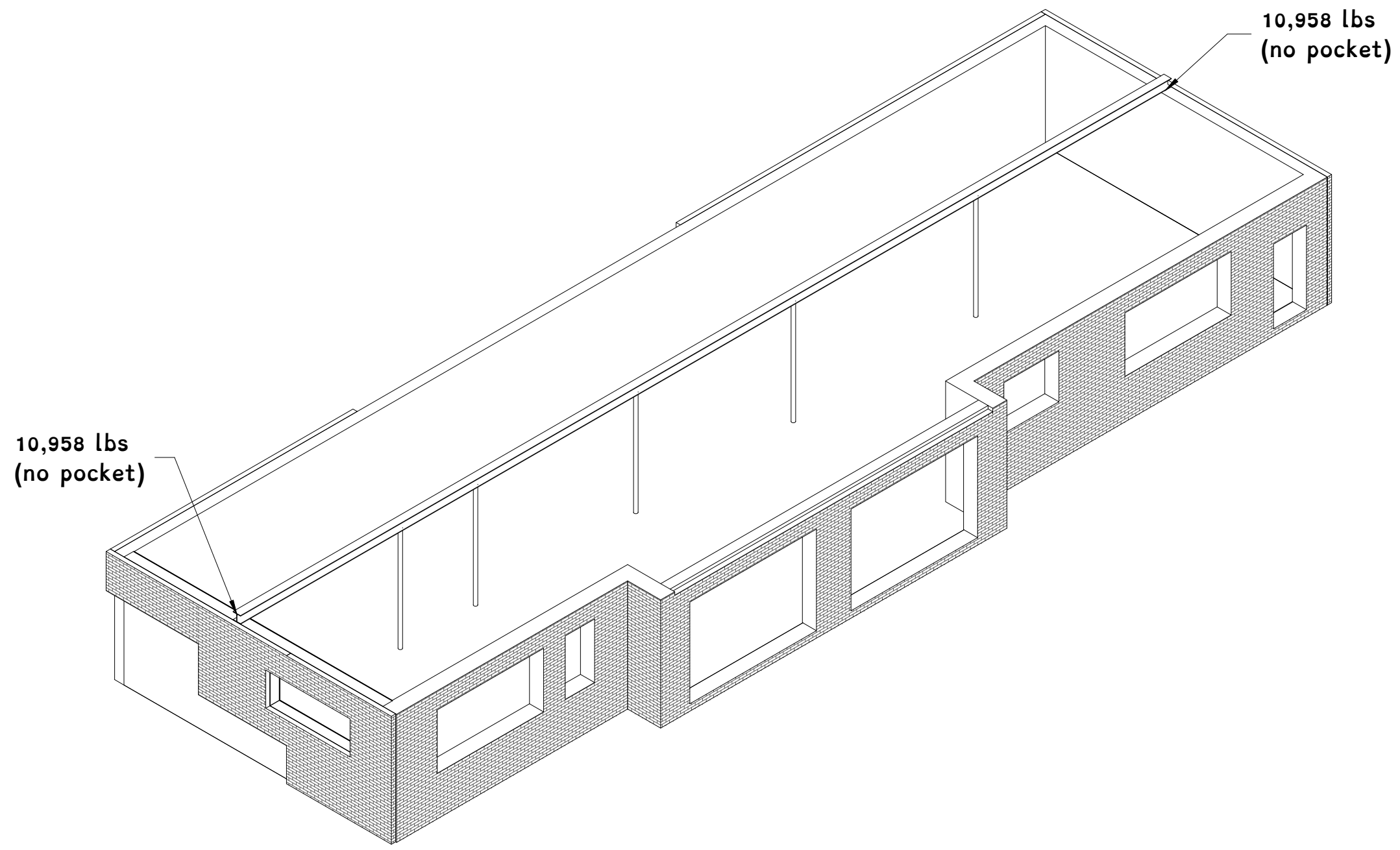
1 First Floor  
 1/4" = 1'-0"

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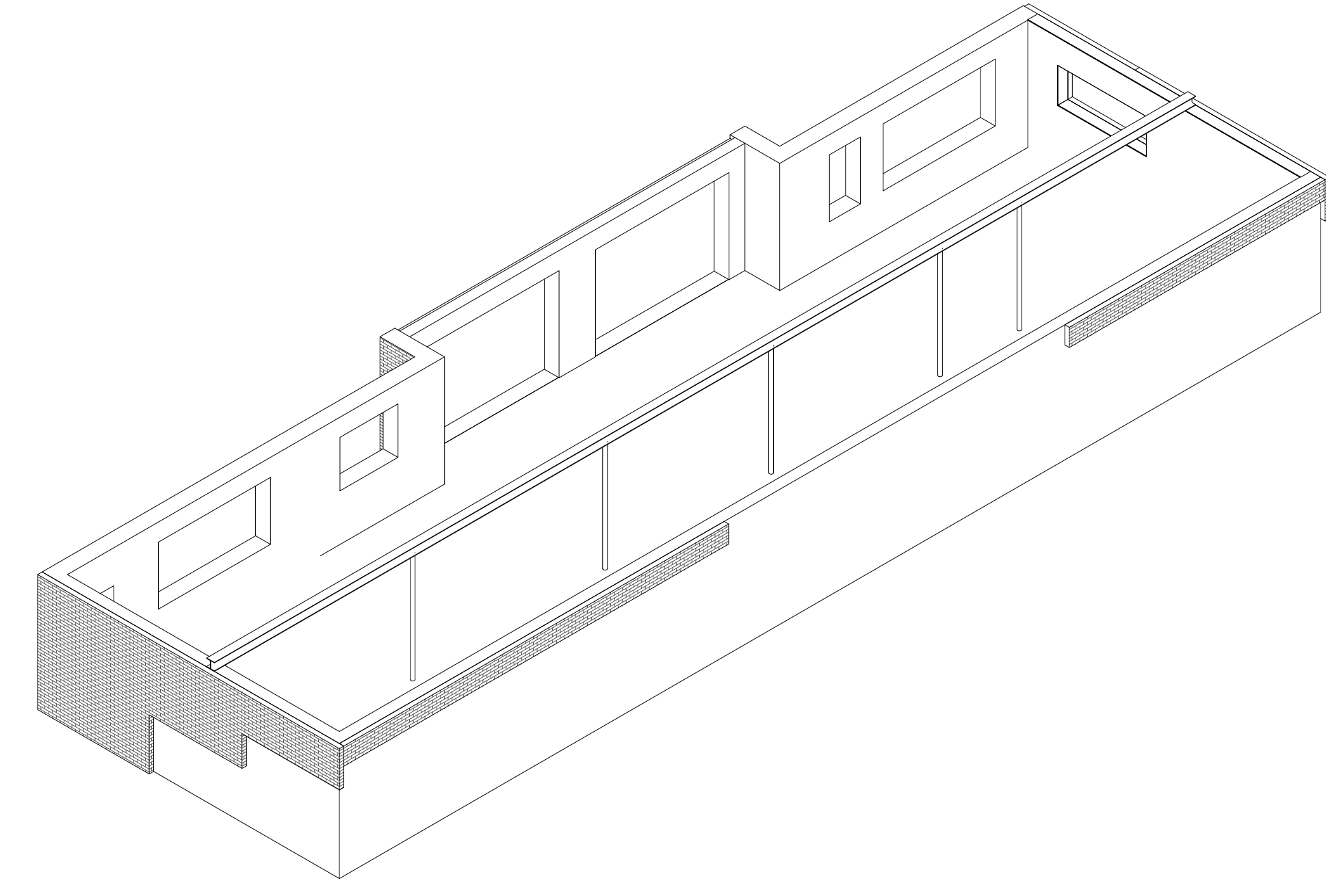
**Superior Wall Plan**  
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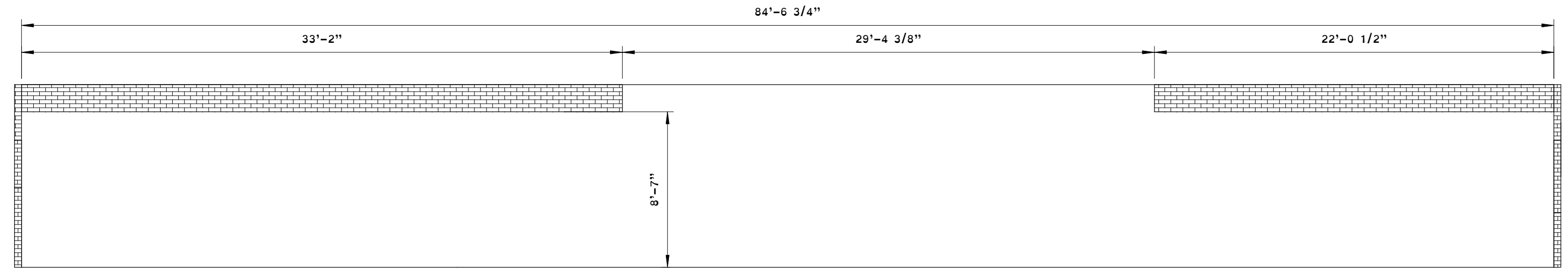
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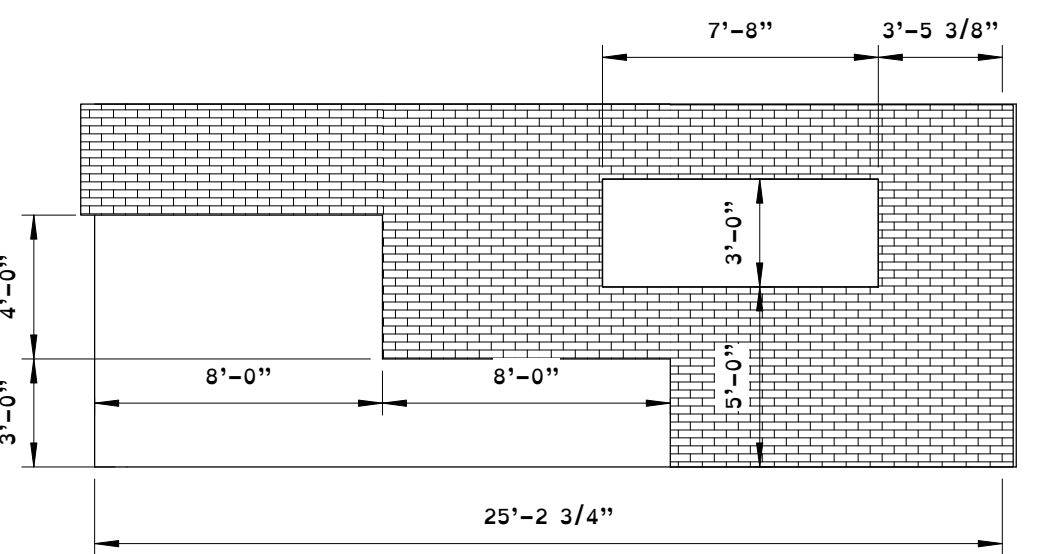
1 Superior Wall Iso - Left



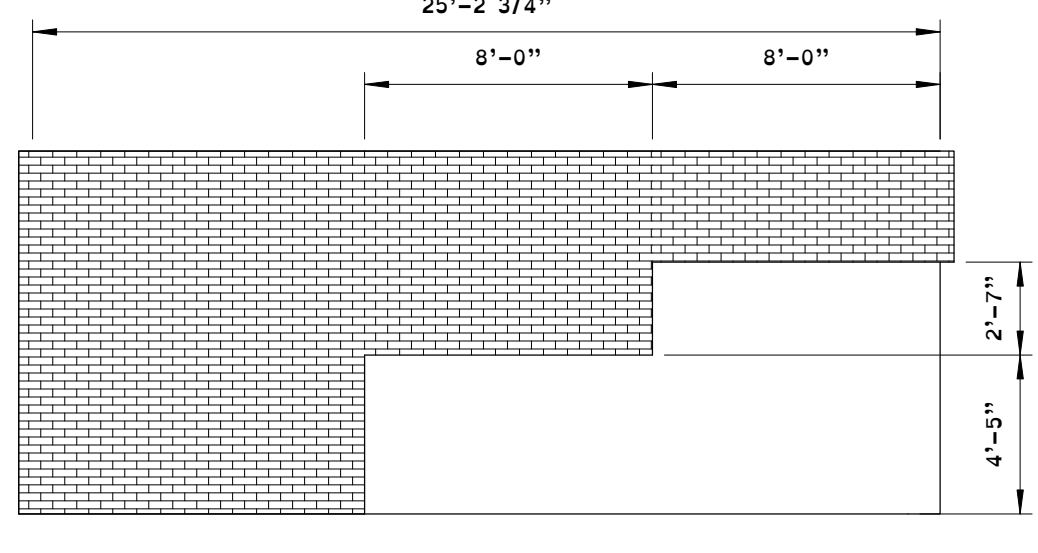
6 Superior Wall Iso - Right



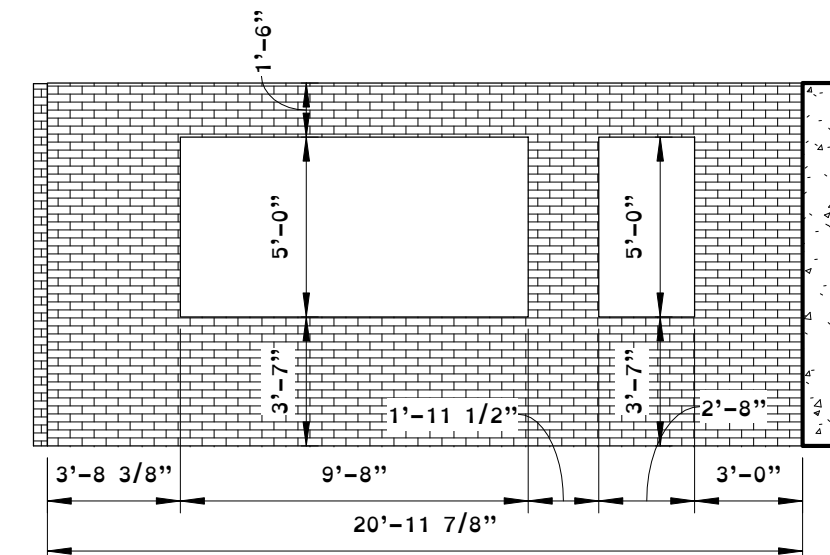
7 Superior Wall - South  
 3/16\"/>



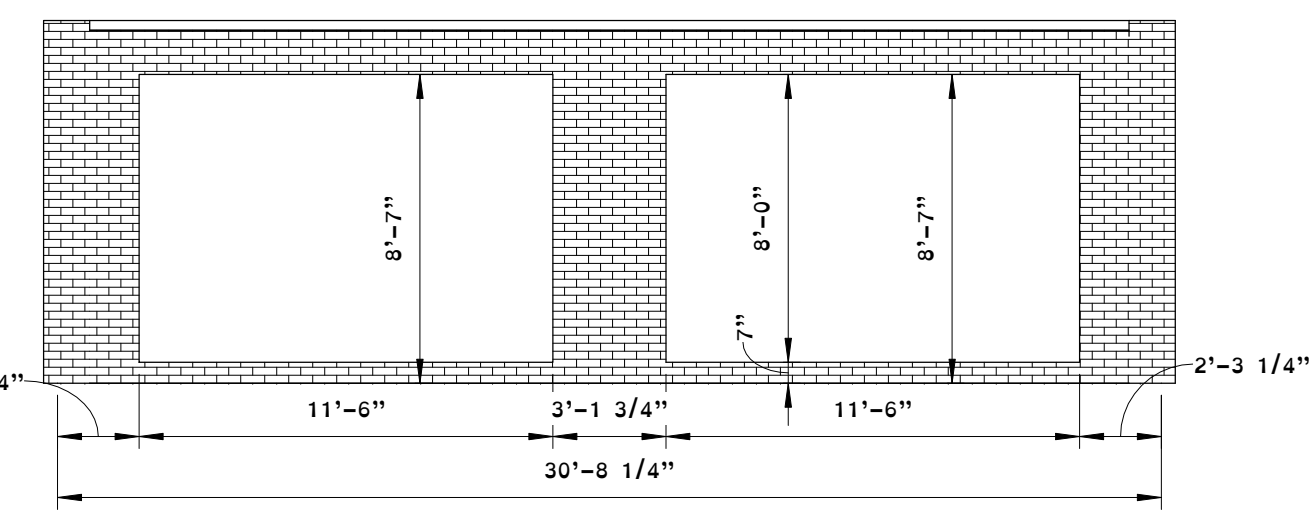
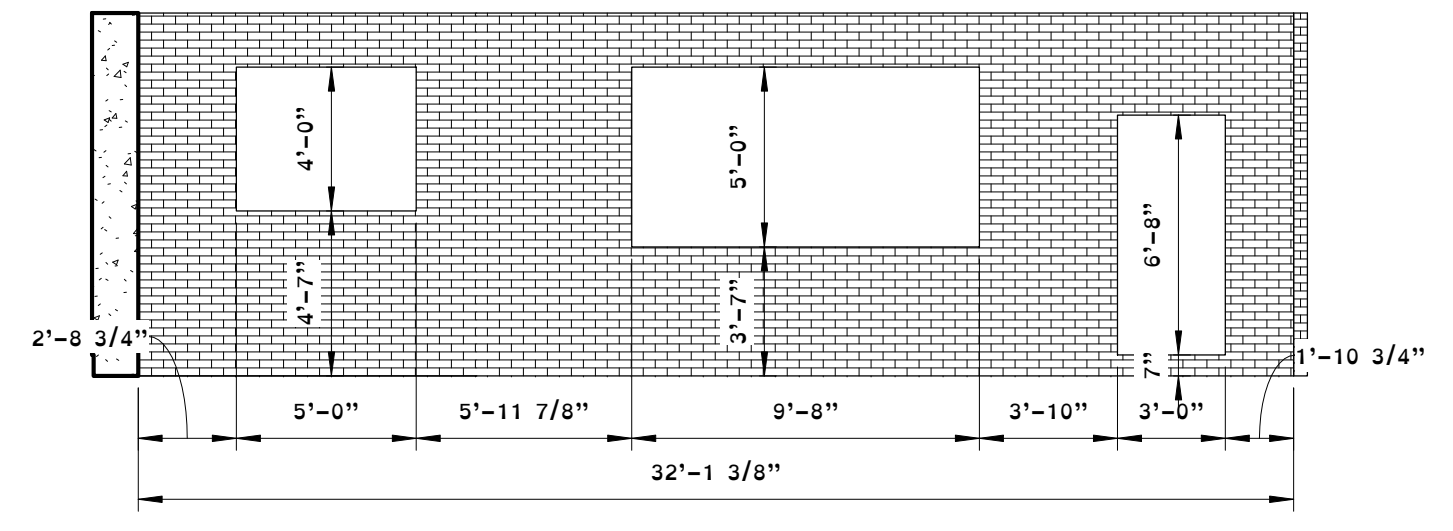
5 Superior Wall - East  
 3/16\"/>



2 Superior Wall - West  
 3/16\"/>



4 Superior Wall - North, Main Wall  
 3/16\"/>



3 Superior Wall - North, Rear  
 3/16\"/>