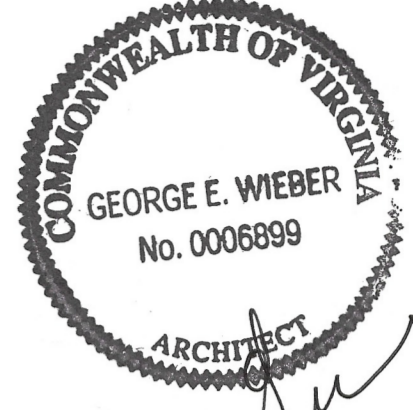


PROPOSED BALCONY FOR FUTURE OUTSIDE DINING

LAKE ANNA BEACH RESORT, LLC BUILDING

349 PLEASANTS LANDING ROAD
BUMPASS, VIRGINIA 23024



GEORGE E. WIEBER, ARCHITECT
562 LAKE CAROLINE DRIVE,
RUTHER GLEN, VIRGINIA 22546
(804) 512-1440

FUTURE DINING BALCONY PLANS FOR:
LAKE ANNA BEACH RESORT, LLC
349 PLEASANT LANDING ROAD
BUMPASS, VIRGINIA 23024

SCALE: AS NOTED
DRAWN BY: RTU
DATE: 3/2/2021

PROJECT # 20215
A700
DWG. NO.

GENERAL NOTES

1. ALL CONSTRUCTION METHODS MUST COMPLY WITH ALL LATEST FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS. ALL REQUIREMENTS MUST BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS ON THE DRAWINGS MAYBE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE. THESE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
A. 2015 VIRGINIA CONSTRUCTION CODE (IBC)
B. 2015 VIRGINIA MECHANICAL CODE (IMC)
C. 2015 VIRGINIA PLUMBING CODE (IPC)
D. 2014 NATIONAL ELECTRICAL CODE (NEC)
E. 2015 VIRGINIA FIRE CODE (IFC)
F. 2015 VIRGINIA ENERGY CONSERVATION CODE (IECC)
G. THE UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE DIRECTORY.
H. THE AMERICAN NATIONAL STANDARDS INSTITUTE.
I. THE NATIONAL FIRE PREVENTION ASSOCIATION STANDARDS. (NFPA 13 AND 70)
J. THE AMERICAN SOCIETY FOR TESTING AND MATERIALS
2. THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, OR FOR SAFETY PROGRAMS IN CONNECTION WITH THE PROJECT.

A. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS AND PLANS SHALL HAVE PRECEDENCE OVER SMALLER SCALE PLANS

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB BEFORE START OF CONSTRUCTION. ARCHITECT'S OFFICE IS TO BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS.

3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING HIS WORK DURING THE CONSTRUCTION AGAINST DAMAGE, HIS WORK DURING THE CONSTRUCTION AGAINST BREAKAGE AND COLLAPSE, ACCORDING TO APPLICABLE CODES, STANDARDS AND METHODS OF GOOD PRACTICE;

A. THE CONTRACTOR SHALL PROTECT THE WORK AND ALL ADJACENT STRUCTURE FROM LOSS OR DAMAGE RESULTING FROM ITS OPERATIONS, AND IN THE EVENT OF SUCH LOSS OR DAMAGE, SHALL MAKE SUCH REPLACEMENTS OR REPAIRS AS REQUIRED.

B. PATCH AND REPAIR ALL PREVIOUSLY COMPLETED WORK, MATCH EXISTING MATERIALS AND CONDITIONS.

4. MINIMUM DESIGN LOADING FOR CONCRETE DECK IS 100 P.S.F. (LIVE LOAD) & 50 P.S.F. (DEAD LOAD) TABLE 1607.1 (9. DINING ROOMS& RESTAURANTS)

5. MINIMUM CONCRETE STRENGTH SHALL BE 3,500 P.S.I. AFTER 28 DAYS. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS EXCEPT WHERE MORE STRINGENT REQUIREMENTS SHOWN OR SPECIFIED

SHALL GOVERN:

- ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" LATEST REVISIONS
- ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" LATEST REVISIONS
- ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTIONS" LATEST REVISIONS
- ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" LATEST REVISIONS
- ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" LATEST REVISIONS
- ACI 305 & 306 "MIXING AND PLACING OF CONCRETE DURING HOT AND COLD WEATHER" LATEST REVISIONS
- CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE" LATEST REVISIONS

- A. STEP ALL FOOTINGS AND FOUNDATION WALLS TO BEAR ON SOLID UNDISTURBED SUITABLE BEARING MATERIAL AND TO BE A MINIMUM OF 24" BELOW FINISHED GRADE.
- B. BUILD INTO CONCRETE WORK ALL MATERIALS FURNISHED BY OTHER TRADES, BED AND SECURE SAME AS REQUIRED.
- C. ALL CONCRETE FLOORS SHALL BE POURED LEVE UNLESS NOTED OTHERWISE.
- D. CONCRETE DESIGN IS BASED UPON A F_c OF 3,500 PSI. ALL REINFORCING STEEL TO COMPLY WITH ASTM A 706 & ACI 318.
6. ALL STEEL SHALL CONFORM TO A.S.T.M. DESIGNATION A36 FABRICATION AND ERECTION SHALL CONFORM TO A.I.S.C. SPECIFICATIONS. CONNECTIONS SHALL BE WELDED OR HIGH-STRENGTH BOLTED WITH 5/8" DIA. FRICTION TYPE A.S.T.M. A325 BOLTS, UNLESS NOTED OTHERWISE.

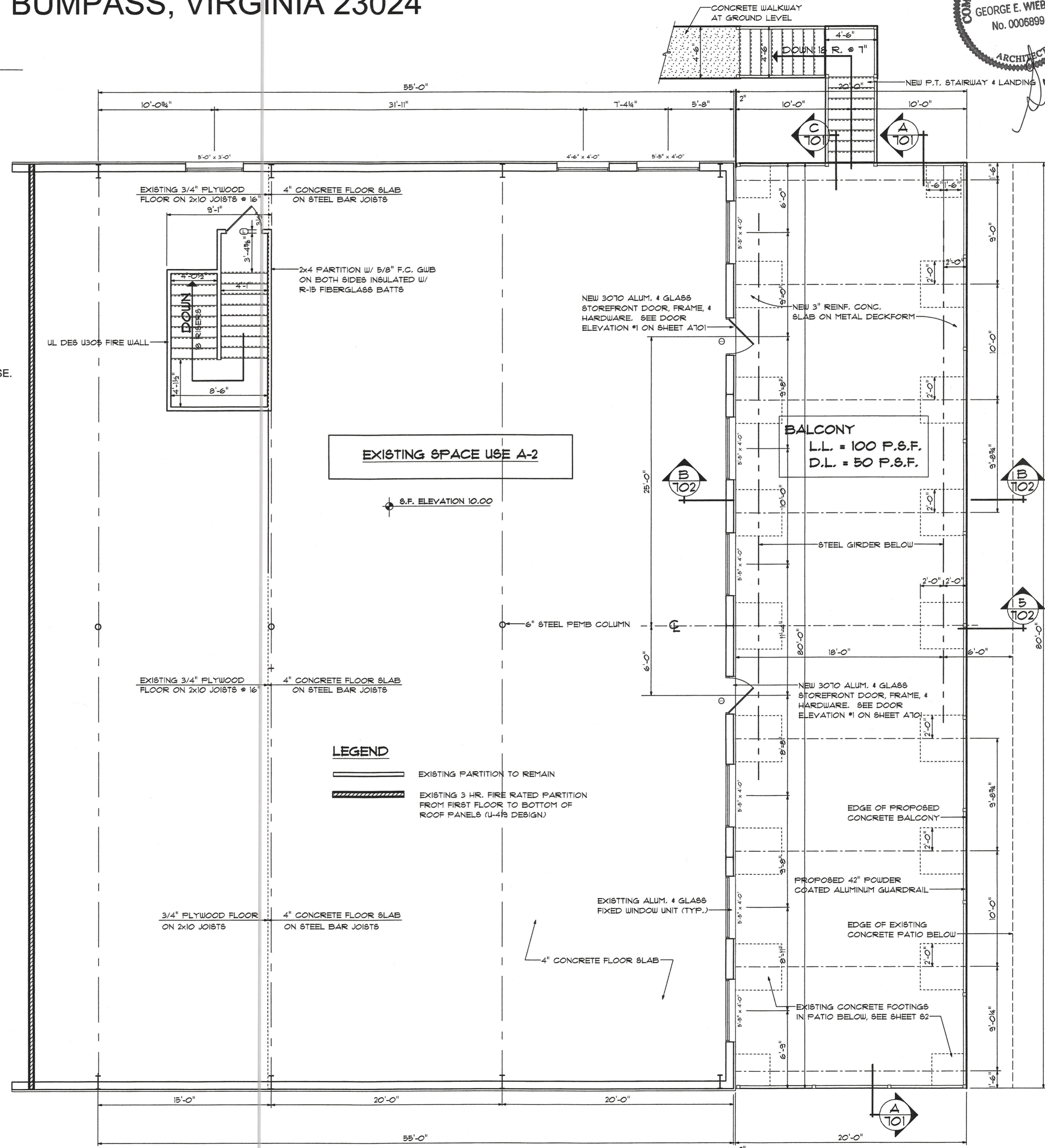
A. STEEL DESIGN BY AISC ALLOWABLE STRESS DESIGN METHOD BASED ON 30,000 P.S.I. ALLOWABLE FB FOR STEEL JOISTS, 24,000 P.S.I. ALLOWABLE FOR ROLLED SYMMETRICAL SECTIONS AND 22,000 P.S.I. FOR ALL OTHER SECTIONS.

7. SEE DOOR SCHEDULE AND DRAWINGS FOR SIZE/TYPE OF ALL DOORS/WINDOWS; ALL GLAZING SYSTEMS TO CONFORM TO ASTM E 1300, EXCEPT AS NOTED OTHERWISE.

A. ALL GLAZING IN DOORS, FIXED SIDE PANELS, ADJOINING DOORS AND ALL INTERIOR AND EXTERIOR WINDOWS, WHERE SUCH GLAZING EXTENDS TO WITHIN 18" OF FLOOR LEVEL, SHALL BE PERMANENTLY AND LEGIBLY MARKED SAFETY GLAZING

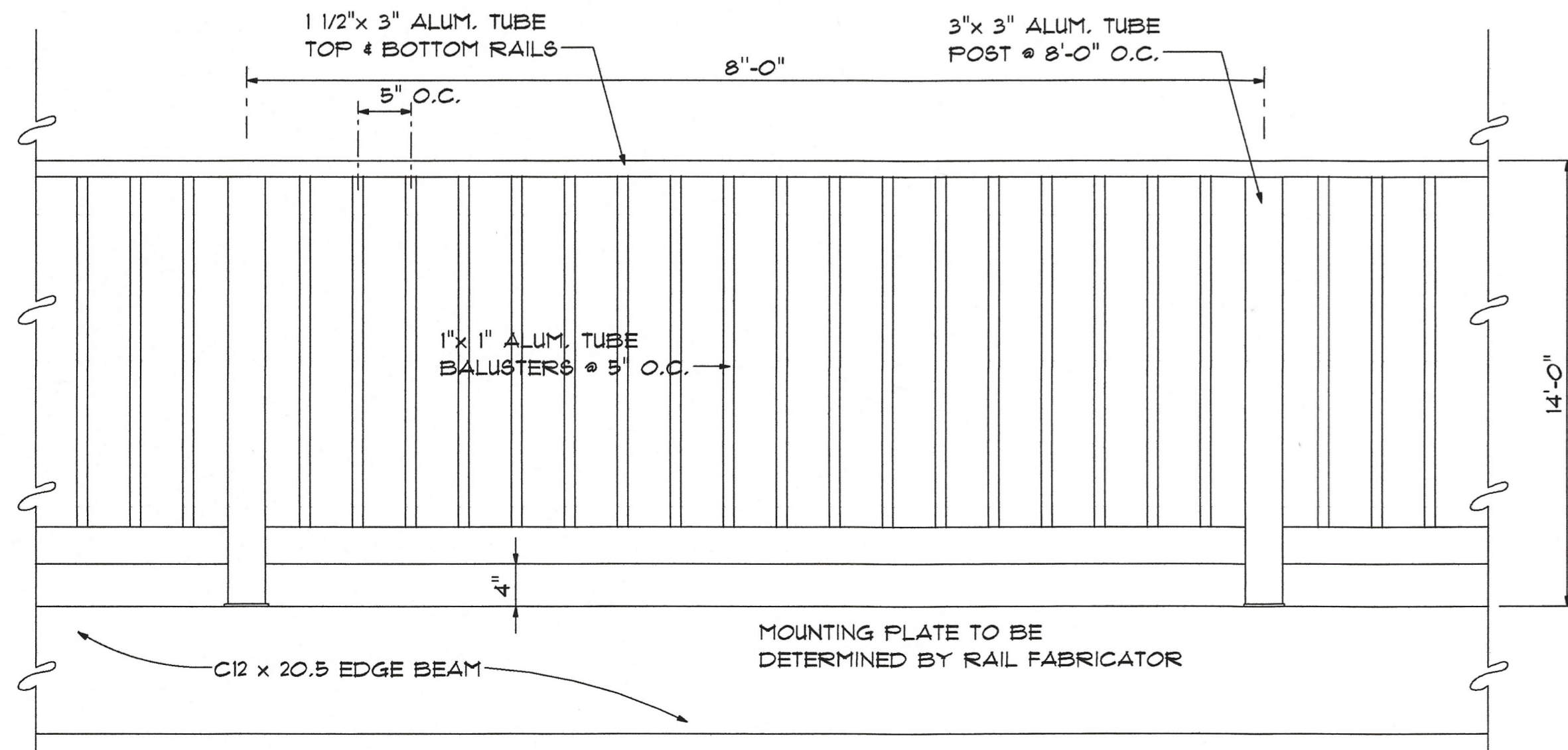
8. UNLESS OTHERWISE NOTED PAINT ALL INTERIOR AND EXTERIOR METAL WORK AND GYPSUM BOARD, STAIN AND POLYURETHANE ALL INTERIOR WOODWORK.

9. ALL ELECTRICAL WORK TO BE INSTALLED SHALL BE IN ACCORDANCE WITH NFPA 70 AND SHALL BE U.L. APPROVED ELECTRICAL CONTRACTOR IS TO FILE FOR ALL REQUIRED PERMITS AND OBTAIN ALL REQUIRED CERTIFICATES.



PROPOSED BALCONY PLAN

3/16" = 1'-0"



POWDER COATED ALUMINUM RAILING ELEVATION

1" = 1'-0"

MARYLAND

NORTH CAROLINA

WASHINGTON, D.C.

VIRGINIA

NEW YORK