

HITCHCOCK LAW FIRM PLLC
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D.C. OFFICE OF ZONING
2009 OCT 15 PM 2:55

CORNISH F. HITCHCOCK
E-MAIL: CONH@HITCHLAW.COM

15 October 2009

District of Columbia Board of Zoning Adjustment
441 Fourth Street, NW Suite 210 South
Washington, DC 20001

Re: Appeal of Stephen R. Bruce, Appeal No. 17966

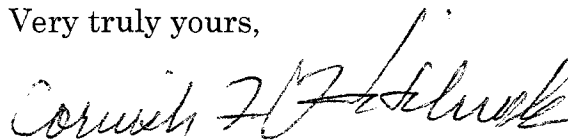
Dear members of the Board:

The permit being challenged in this case, set for a hearing on 20 October 2009, authorized conversion of a garage on this property into a bedroom. The garage was itself the subject of alterations in 1998 and 1998 under permits B418820 and B418061, which allowed construction of the garage wall closest to appellant Bruce's house.

On behalf of the Maryam Mashayekhi Trust, the owner of the subject property, I am submitting copies of those permits, along with the plans from 1998. To the extent that appellant objects to any construction authorized under those 1998 permits, any such objection would be untimely under the Zoning Regulations and barred by the doctrine of laches. *See Goto v. BZA*, 423 A.2d 917 (D.C. 1980).

Thank you for your consideration of this matter. Copies are being served by first-class mail this date on all parties as indicated below.

Very truly yours,



Cornish F. Hitchcock
Attorney for Maryam
Mashayekhi Trust

cc: Stephen Bruce
Matthew Le Grant
ANC 3C

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17966

EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17966
EXHIBIT NO. 24

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B418820

Date 03/23/98 (Type) A/R
Address of work 2709 31st STREET, N.W.
Permission is hereby granted to MCCORMICK

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

(Owner)
NO.

Lot 315 Square 2125
TOTAL PERMIT FEE \$ 2,628.00
FILING FEE \$ 130.00

DATE
FEE PAYABLE \$ 2,523.00

FOR INSPECTIONS CALL 727-7562

INTERIOR, RENOVATION & UPGRADE. NEW FENCE, NEW GATE. BRICK AND WOOD MATERIAL.
HEIGHT 5' TO 7', PRIVATE PROPERTY. THIS PERMIT DOES NOT AUTHORIZE CROSSING
PUBLIC SIDEWALK WITH TRUCKS. SEPARATE ELECTRICAL, PLUMBING & MECHANICAL
REGULATION PERMITS ARE REQUIRED.

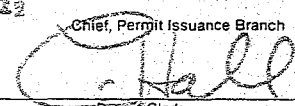
Builder—
Width of Bldgs. Length Height No. of Stories No. of Bldgs.

Zone TSP/A To be occupied as
Height of terrace above grade Projections:

Address of owner 3003 VAN NESS ST., N.W.

Deposit No. Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By  Chief, Permit Issuance Branch
Permit Clerk


DIRECTOR

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DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B418061

Date 0-23-98 (Type) ALTER & REP.
Address of work 2709 31st STREET NW
Permission is hereby granted to MCCORMICK

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

(Owner)
NO.

Lot 315 Square 2125
TOTAL PERMIT FEE \$
FILING FEE \$

DATE
FEE PAYABLE \$ 128.00

FOR INSPECTIONS CALL 727-7562

INTERIOR DEMOLITION FOR SFD RENOVATION
THIS PERMIT DOES NOT AUTH CROSSING OF SIDEWALK WITH TRUCKS

Builder—
Width of Bldgs. Length Height No. of Stories No. of Bldgs.

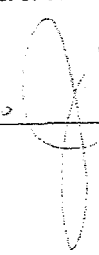
Zone TSP/A To be occupied as
Height of terrace above grade Projections:

Address of owner

Deposit No. Amount \$

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

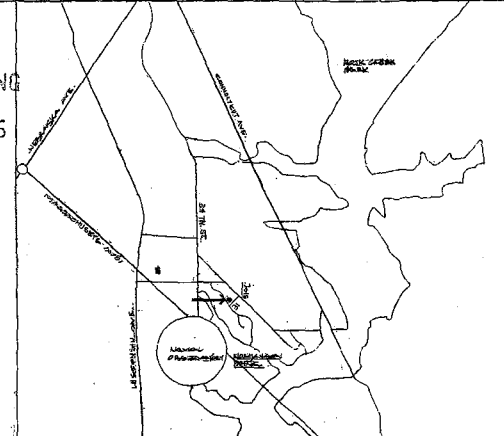

DIRECTOR

By  Chief, Permit Issuance Branch
Permit Clerk

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② VICINITY PLAN

- RECEIVED
D.C. OFFICE OF ZONING
2009 OCT 15 PM 2:56



7 C.1 DRAWING INDEX

- | | | | |
|-----|--|------|--|
| C1 | GENERAL NOTES, SYMBOLS, FLAT PLAN, FINISHING INDEX, ABBREVIATIONS, VENITY PLAN: | E-2 | FIRST FLOOR ELECTRICAL. |
| C2 | GENERAL NOTES, BATHROOM, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. | E-3 | SECOND & THIRD FLOOR ELECTRICAL. |
| C3 | SILT PILE | MP-1 | Mechanical BASEMENT. |
| D1 | BASEMENT DEMOLITION | MP-2 | FIRST FLOOR MECHANICAL. |
| D2 | FIRST FLOOR DEMOLITION: | MP-3 | SECOND & THIRD FLOOR MECHANICAL. |
| D3 | SECOND & THIRD FLOOR DEMOLITION. | ME-1 | GENERAL NOTES PLUMBING, MECHANICAL ELECTRICAL. |
| A-1 | BASEMENT FLOOR PLANS. | | |
| A-2 | GROUND FLOOR PLANS. | | |
| A-3 | SECOND & THIRD FLOOR PLANS. | | |
| A-4 | FRONT ELEVATIONS | | |
| A-5 | REAR ELEVATIONS | | |
| A-6 | SIDE ELEVATIONS | | |
| E-3 | BASEMENT ELECTRICAL. | | |

8
C-1 ABBREVIATIONS

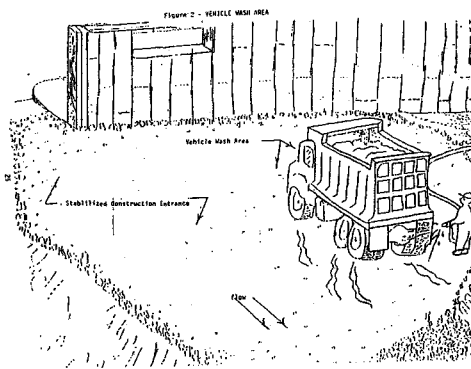
- [illegible]

1. A sediment and erosion control method shall be installed before the start of any excavation and/or construction as per the following Special Provisions for Erosion and Sediment Control for the District of Columbia. Erosion and Sediment Control Reveals shall ensure erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalk shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for cleaning.
6. When sediment trap/sediment tank has reached 60% capacity, clean out of sassa is required.
7. Any stockpiling, repaving or location shall be stabilized and covered with plastic sheeting, before its establishment and for duration of the project.
8. After Area or Demolition, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such groundcover may be native grasses, or other vegetation.

PLAN HYDROGRAPH

This approval is for grading and Sediments Control only. Permittee/ Contractor is required to construct design feature shown hereon. He shall notify this office at number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

SECTION THRU SEDIMENT TANK



Definition

An on-site area where tires and under carriage of a vehicle can be washed.

247819

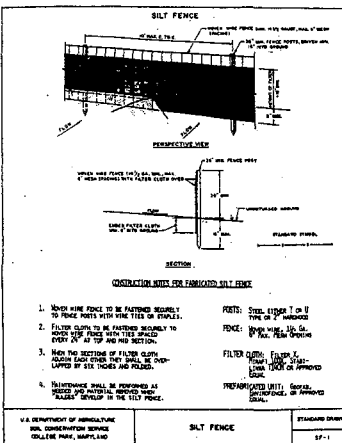
The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

Conditions Where Practice Applies

The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unimproved surfaces.

Design Criteria

The Vehicle Wash Area: shall be provided on-site and drained on-site. The area may be constructed of rubble, or other hard porous material. A work water hose must be located in the area during all construction activity.



Definition

Temporary ground cover consisting of broken brick (1/2 piece or smaller) placed over denuded earth.

Purpose

Brickbats provide a temporary ground cover over denuded urban earth prevent the transportation of sediment from the site.

Conditions When Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.

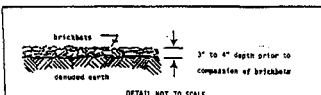
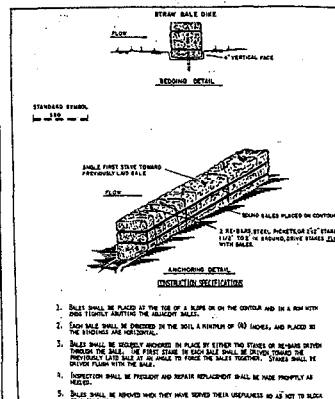


FIGURE 1 - MIGRANTS

[illegible]

**PERMANENT
FILE**

2.2. ACCOUNTS

METER DIVISION TO SUPPLY _____ INCH
 METERING _____ INCH TAP OR THE
 CONNECTIONS TO BE MADE TO MAIN BY DPW.
 REFLECT _____ WATER PIPE, _____ SEWER PIPE
 Reprint From public main

SPRINKLER SYSTEM

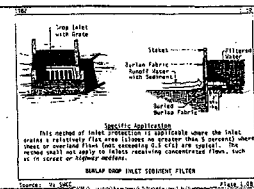
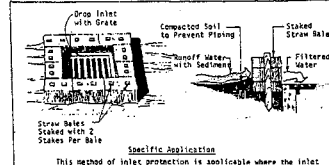
IF THIS SERVICE IS USED FOR INTERIOR SPRINKLER SYSTEM
THIS SERVICE IS NOT SUFFICIENT TO SUPPLY THAT SYSTEM

BACKFLOW PREVENTION

APPROVED BACKFLOW PREVENTION DEVICE IS REQUIRED
FOR THE PROTECTION OF THE WATER SYSTEM

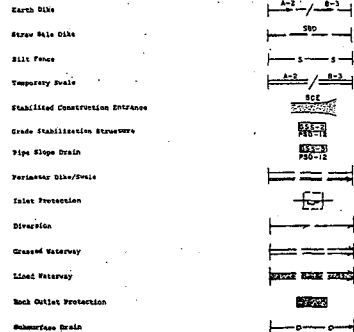
WATER INSTALLATIONS (S) APPROVED AS SHOWN
IN DRAWING NO. G803-SA AND/OR AS NOTED
APPROVAL EXPIRATION DATE 9-1-99
DATE 9-1-98 CHIEF M. Williams
WATER AND MEASUREMENT DIVISION
SEWER DEPARTMENT

DISTRICT OF COLUMBIA
PERMIT PROGRAM
STRUCTURAL DIVISION
APPROVED SITE
FOLLOWING APPROVAL
SIGNED Wt
Date _____

[illegible]

SPECIFIC APPLICATION
This method of inlet protection is applicable where the inlet

LIST OF STANDARD SYMBOLS



EROSION CONTROL NOTES

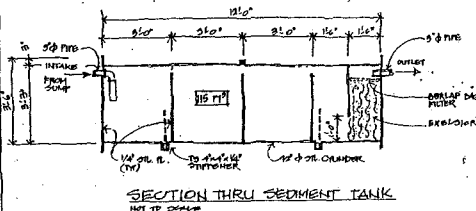
1. A sediment and erosion control method shall be installed before the start of any excavation and/or construction as per Standards and Specifications for Soil, Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for its cleaning.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location shall be stabilized and covered with plastic or canvas, after its establishment and for duration of the project.
8. After Base or Finalization, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pavers, bricks or mulch, etc.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER

This approval is for grading and sediment control only. Permittee/Contractor is required to construct design features shown herein. He shall notify this office at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

FLOORING AND EROSION CONTROL SECTION



STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

Definition

An on-site area where tires and under carriage of a vehicle can be washed.

PURPOSE

The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

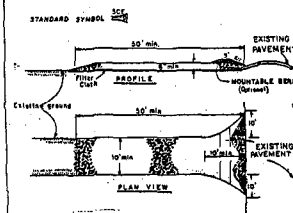
Conditions When Practice Applies

The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unpaved surfaces.

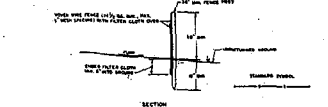
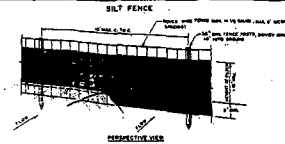
Design Criteria

The Vehicle Wash Area shall be provided on-site and drained on-site. The area may be constructed of rubble, or other hard porous material. A working water hose must be located in the area during all construction activity.

STABILIZED CONSTRUCTION ENTRANCE



1. Stone Size - One 3" stone, or equivalent or recycled concrete equivalent. Larger is acceptable, but not less than 20 feet except on a single resistance job where a 10 foot minimum length would appear.
2. Thickness - Not less than six (6) inches.
3. Width - One (10) foot minimum, but not less than the full width at entrance where traffic or access occurs.
4. Slope - Slope shall be placed over all existing area going to placement of stone. Slope will not be placed over any existing existing slope.
5. Surface Water - All surface water flowing on disturbed earth construction entrance shall be placed over the entrance. If piping is installed, a suitable basin with all slopes will be provided.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic watering with additional stone as conditions demand and repair and/or placement of any sediment used to stop sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
7. Vehicle - Vehicle shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

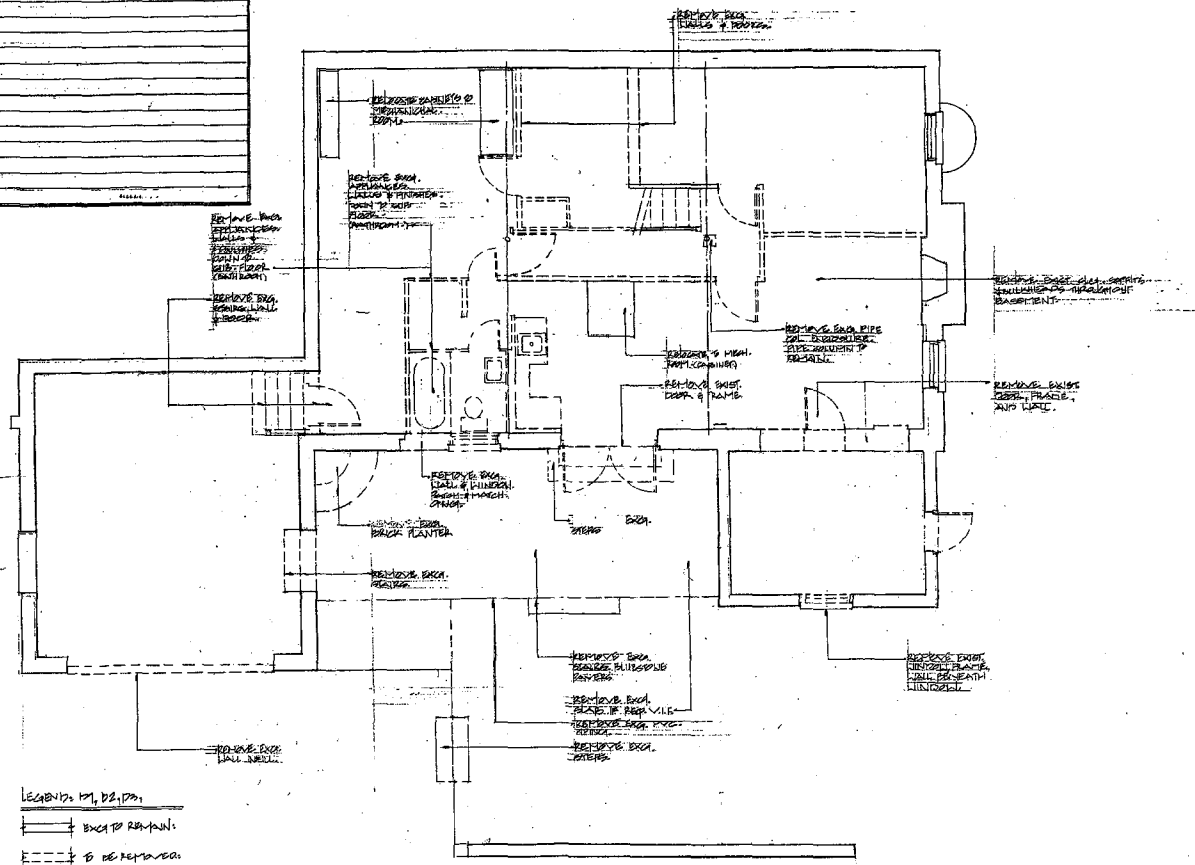


1. Stone size shall be as follows: 1 to 2 inches for 1 to 2 feet of height; 2 to 4 inches for 4 to 6 feet of height; 4 to 6 inches for 6 to 8 feet of height; 6 to 8 inches for 8 to 10 feet of height; 8 to 10 inches for 10 to 12 feet of height; 10 to 12 inches for 12 to 14 feet of height; 12 to 14 inches for 14 to 16 feet of height; 14 to 16 inches for 16 to 18 feet of height; 16 to 18 inches for 18 to 20 feet of height; 18 to 20 inches for 20 to 22 feet of height; 20 to 22 inches for 22 to 24 feet of height; 22 to 24 inches for 24 to 26 feet of height; 24 to 26 inches for 26 to 28 feet of height; 26 to 28 inches for 28 to 30 feet of height; 28 to 30 inches for 30 to 32 feet of height; 30 to 32 inches for 32 to 34 feet of height; 32 to 34 inches for 34 to 36 feet of height; 34 to 36 inches for 36 to 38 feet of height; 36 to 38 inches for 38 to 40 feet of height; 38 to 40 inches for 40 to 42 feet of height; 40 to 42 inches for 42 to 44 feet of height; 42 to 44 inches for 44 to 46 feet of height; 44 to 46 inches for 46 to 48 feet of height; 46 to 48 inches for 48 to 50 feet of height; 48 to 50 inches for 50 to 52 feet of height; 50 to 52 inches for 52 to 54 feet of height; 52 to 54 inches for 54 to 56 feet of height; 54 to 56 inches for 56 to 58 feet of height; 56 to 58 inches for 58 to 60 feet of height; 58 to 60 inches for 60 to 62 feet of height; 60 to 62 inches for 62 to 64 feet of height; 62 to 64 inches for 64 to 66 feet of height; 64 to 66 inches for 66 to 68 feet of height; 66 to 68 inches for 68 to 70 feet of height; 68 to 70 inches for 70 to 72 feet of height; 70 to 72 inches for 72 to 74 feet of height; 72 to 74 inches for 74 to 76 feet of height; 74 to 76 inches for 76 to 78 feet of height; 76 to 78 inches for 78 to 80 feet of height; 78 to 80 inches for 80 to 82 feet of height; 80 to 82 inches for 82 to 84 feet of height; 82 to 84 inches for 84 to 86 feet of height; 84 to 86 inches for 86 to 88 feet of height; 86 to 88 inches for 88 to 90 feet of height; 88 to 90 inches for 90 to 92 feet of height; 90 to 92 inches for 92 to 94 feet of height; 92 to 94 inches for 94 to 96 feet of height; 94 to 96 inches for 96 to 98 feet of height; 96 to 98 inches for 98 to 100 feet of height; 98 to 100 inches for 100 to 102 feet of height; 100 to 102 inches for 102 to 104 feet of height; 102 to 104 inches for 104 to 106 feet of height; 104 to 106 inches for 106 to 108 feet of height; 106 to 108 inches for 108 to 110 feet of height; 108 to 110 inches for 110 to 112 feet of height; 110 to 112 inches for 112 to 114 feet of height; 112 to 114 inches for 114 to 116 feet of height; 114 to 116 inches for 116 to 118 feet of height; 116 to 118 inches for 118 to 120 feet of height; 118 to 120 inches for 120 to 122 feet of height; 120 to 122 inches for 122 to 124 feet of height; 122 to 124 inches for 124 to 126 feet of height; 124 to 126 inches for 126 to 128 feet of height; 126 to 128 inches for 128 to 130 feet of height; 128 to 130 inches for 130 to 132 feet of height; 130 to 132 inches for 132 to 134 feet of height; 132 to 134 inches for 134 to 136 feet of height; 134 to 136 inches for 136 to 138 feet of height; 136 to 138 inches for 138 to 140 feet of height; 138 to 140 inches for 140 to 142 feet of height; 140 to 142 inches for 142 to 144 feet of height; 142 to 144 inches for 144 to 146 feet of height; 144 to 146 inches for 146 to 148 feet of height; 146 to 148 inches for 148 to 150 feet of height; 148 to 150 inches for 150 to 152 feet of height; 150 to 152 inches for 152 to 154 feet of height; 152 to 154 inches for 154 to 156 feet of height; 154 to 156 inches for 156 to 158 feet of height; 156 to 158 inches for 158 to 160 feet of height; 158 to 160 inches for 160 to 162 feet of height; 160 to 162 inches for 162 to 164 feet of height; 162 to 164 inches for 164 to 166 feet of height; 164 to 166 inches for 166 to 168 feet of height; 166 to 168 inches for 168 to 170 feet of height; 168 to 170 inches for 170 to 172 feet of height; 170 to 172 inches for 172 to 174 feet of height; 172 to 174 inches for 174 to 176 feet of height; 174 to 176 inches for 176 to 178 feet of height; 176 to 178 inches for 178 to 180 feet of height; 178 to 180 inches for 180 to 182 feet of height; 180 to 182 inches for 182 to 184 feet of height; 182 to 184 inches for 184 to 186 feet of height; 184 to 186 inches for 186 to 188 feet of height; 186 to 188 inches for 188 to 190 feet of height; 188 to 190 inches for 190 to 192 feet of height; 190 to 192 inches for 192 to 194 feet of height; 192 to 194 inches for 194 to 196 feet of height; 194 to 196 inches for 196 to 198 feet of height; 196 to 198 inches for 198 to 200 feet of height; 198 to 200 inches for 200 to 202 feet of height; 200 to 202 inches for 202 to 204 feet of height; 202 to 204 inches for 204 to 206 feet of height; 204 to 206 inches for 206 to 208 feet of height; 206 to 208 inches for 208 to 210 feet of height; 208 to 210 inches for 210 to 212 feet of height; 210 to 212 inches for 212 to 214 feet of height; 212 to 214 inches for 214 to 216 feet of height; 214 to 216 inches for 216 to 218 feet of height; 216 to 218 inches for 218 to 220 feet of height; 218 to 220 inches for 220 to 222 feet of height; 220 to 222 inches for 222 to 224 feet of height; 222 to 224 inches for 224 to 226 feet of height; 224 to 226 inches for 226 to 228 feet of height; 226 to 228 inches for 228 to 230 feet of height; 228 to 230 inches for 230 to 232 feet of height; 230 to 232 inches for 232 to 234 feet of height; 232 to 234 inches for 234 to 236 feet of height; 234 to 236 inches for 236 to 238 feet of height; 236 to 238 inches for 238 to 240 feet of height; 238 to 240 inches for 240 to 242 feet of height; 240 to 242 inches for 242 to 244 feet of height; 242 to 244 inches for 244 to 246 feet of height; 244 to 246 inches for 246 to 248 feet of height; 246 to 248 inches for 248 to 250 feet of height; 248 to 250 inches for 250 to 252 feet of height; 250 to 252 inches for 252 to 254 feet of height; 252 to 254 inches for 254 to 256 feet of height; 254 to 256 inches for 256 to 258 feet of height; 256 to 258 inches for 258 to 260 feet of height; 258 to 260 inches for 260 to 262 feet of height; 260 to 262 inches for 262 to 264 feet of height; 262 to 264 inches for 264 to 266 feet of height; 264 to 266 inches for 266 to 268 feet of height; 266 to 268 inches for 268 to 270 feet of height; 268 to 270 inches for 270 to 272 feet of height; 270 to 272 inches for 272 to 274 feet of height; 272 to 274 inches for 274 to 276 feet of height; 274 to 276 inches for 276 to 278 feet of height; 276 to 278 inches for 278 to 280 feet of height; 278 to 280 inches for 280 to 282 feet of height; 280 to 282 inches for 282 to 284 feet of height; 282 to 284 inches for 284 to 286 feet of height; 284 to 286 inches for 286 to 288 feet of height; 286 to 288 inches for 288 to 290 feet of height; 288 to 290 inches for 290 to 292 feet of height; 290 to 292 inches for 292 to 294 feet of height; 292 to 294 inches for 294 to 296 feet of height; 294 to 296 inches for 296 to 298 feet of height; 296 to 298 inches for 298 to 300 feet of height; 298 to 300 inches for 300 to 302 feet of height; 300 to 302 inches for 302 to 304 feet of height; 302 to 304 inches for 304 to 306 feet of height; 304 to 306 inches for 306 to 308 feet of height; 306 to 308 inches for 308 to 310 feet of height; 308 to 310 inches for 310 to 312 feet of height; 310 to 312 inches for 312 to 314 feet of height; 312 to 314 inches for 314 to 316 feet of height; 314 to 316 inches for 316 to 318 feet of height; 316 to 318 inches for 318 to 320 feet of height; 318 to 320 inches for 320 to 322 feet of height; 320 to 322 inches for 322 to 324 feet of height; 322 to 324 inches for 324 to 326 feet of height; 324 to 326 inches for 326 to 328 feet of height; 326 to 328 inches for 328 to 330 feet of height; 328 to 330 inches for 330 to 332 feet of height; 330 to 332 inches for 332 to 334 feet of height; 332 to 334 inches for 334 to 336 feet of height; 334 to 336 inches for 336 to 338 feet of height; 336 to 338 inches for 338 to 340 feet of height; 338 to 340 inches for 340 to 342 feet of height; 340 to 342 inches for 342 to 344 feet of height; 342 to 344 inches for 344 to 346 feet of height; 344 to 346 inches for 346 to 348 feet of height; 346 to 348 inches for 348 to 350 feet of height; 348 to 350 inches for 350 to 352 feet of height; 350 to 352 inches for 352 to 354 feet of height; 352 to 354 inches for 354 to 356 feet of height; 354 to 356 inches for 356 to 358 feet of height; 356 to 358 inches for 358 to 360 feet of height; 358 to 360 inches for 360 to 362 feet of height; 360 to 362 inches for 362 to 364 feet of height; 362 to 364 inches for 364 to 366 feet of height; 364 to 366 inches for 366 to 368 feet of height; 366 to 368 inches for 368 to 370 feet of height; 368 to 370 inches for 370 to 372 feet of height; 370 to 372 inches for 372 to 374 feet of height; 372 to 374 inches for 374 to 376 feet of height; 374 to 376 inches for 376 to 378 feet of height; 376 to 378 inches for 378 to 380 feet of height; 378 to 380 inches for 380 to 382 feet of height; 380 to 382 inches for 382 to 384 feet of height; 382 to 384 inches for 384 to 386 feet of height; 384 to 386 inches for 386 to 388 feet of height; 386 to 388 inches for 388 to 390 feet of height; 388 to 390 inches for 390 to 392 feet of height; 390 to 392 inches for 392 to 394 feet of height; 392 to 394 inches for 394 to 396 feet of height; 394 to 396 inches for 396 to 398 feet of height; 396 to 398 inches for 398 to 400 feet of height; 398 to 400 inches for 400 to 402 feet of height; 400 to 402 inches for 402 to 404 feet of height; 402 to 404 inches for 404 to 406 feet of height; 404 to 406 inches for 406 to 408 feet of height; 406 to 408 inches for 408 to 410 feet of height; 408 to 410 inches for 410 to 412 feet of height; 410 to 412 inches for 412 to 414 feet of height; 412 to 414 inches for 414 to 416 feet of height; 414 to 416 inches for 416 to 418 feet of height; 416 to 418 inches for 418 to 420 feet of height; 418 to 420 inches for 420 to 422 feet of height; 420 to 422 inches for 422 to 424 feet of height; 422 to 424 inches for 424 to 426 feet of height; 424 to 426 inches for 426 to 428 feet of height; 426 to 428 inches for 428 to 430 feet of height; 428 to 430 inches for 430 to 432 feet of height; 430 to 432 inches for 432 to 434 feet of height; 432 to 434 inches for 434 to 436 feet of height; 434 to 436 inches for 436 to 438 feet of height; 436 to 438 inches for 438 to 440 feet of height; 438 to 440 inches for 440 to 442 feet of height; 440 to 442 inches for 442 to 444 feet of height; 442 to 444 inches for 444 to 446 feet of height; 444 to 446 inches for 446 to 448 feet of height; 446 to 448 inches for 448 to 450 feet of height; 448 to 450 inches for 450 to 452 feet of height; 450 to 452 inches for 452 to 454 feet of height; 452 to 454 inches for 454 to 456 feet of height; 454 to 456 inches for 456 to 458 feet of height; 456 to 458 inches for 458 to 460 feet of height; 458 to 460 inches for 460 to 462 feet of height; 460 to 462 inches for 462 to 464 feet of height; 462 to 464 inches for 464 to 466 feet of height; 464 to 466 inches for 466 to 468 feet of height; 466 to 468 inches for 468 to 470 feet of height; 468 to 470 inches for 470 to 472 feet of height; 470 to 472 inches for 472 to 474 feet of height; 472 to 474 inches for 474 to 476 feet of height; 474 to 476 inches for 476 to 478 feet of height; 476 to 478 inches for 478 to 480 feet of height; 478 to 480 inches for 480 to 482 feet of height; 480 to 482 inches for 482 to 484 feet of height; 482 to 484 inches for 484 to 486 feet of height; 484 to 486 inches for 486 to 488 feet of height; 486 to 488 inches for 488 to 490 feet of height; 488 to 490 inches for 490 to 492 feet of height; 490 to 492 inches for 492 to 494 feet of height; 492 to 494 inches for 494 to 496 feet of height; 494 to 496 inches for 496 to 498 feet of height; 496 to 498 inches for 498 to 500 feet of height; 498 to 500 inches for 500 to 502 feet of height; 500 to 502 inches for 502 to 504 feet of height; 502 to 504 inches for 504 to 506 feet of height; 504 to 506 inches for 506 to 508 feet of height; 506 to 508 inches for 508 to 510 feet of height; 508 to 510 inches for 510 to 512 feet of height; 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ROOM #	ROOM	AREA	TYPE	CLAS	CONTR	MISCELLANEOUS
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2	SCREEN RM					
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100	SCREEN RM					



GENERAL DEMOLITION NOTES:

1. CAP ALL GAS & PLUMBING LINES

2. IN AREA OF DEMOLITION, CAP ALL GAS & PLUMBING LINES

3. REMOVE EXIST. WALLS (SEE THROUGHOUT)

4. REMOVE EXIST. WALLS THROUGHOUT

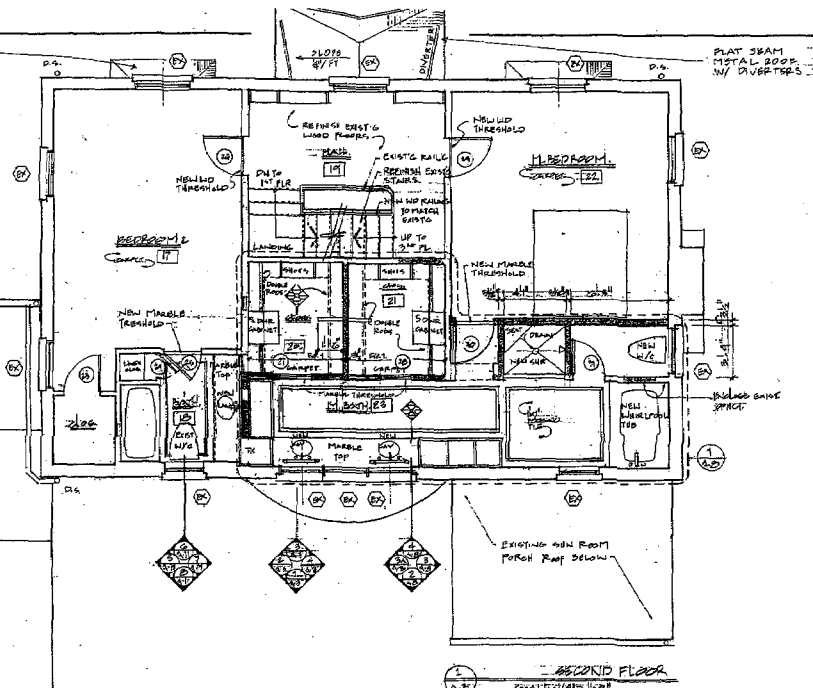
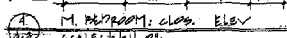
BASEMENT PLAN DEMOLITION:

REMOVE EXIST. WALL

DEMOLITION OF EXISTING WALLS
SHOWN ON THIS PLAN IS TO BE
REMOVED AND NOT TO BE
RECONSTRUCTED

METAL LEDGE
FLASHING

FLAT 38AM
- METAL 2005
W/ DIVERS



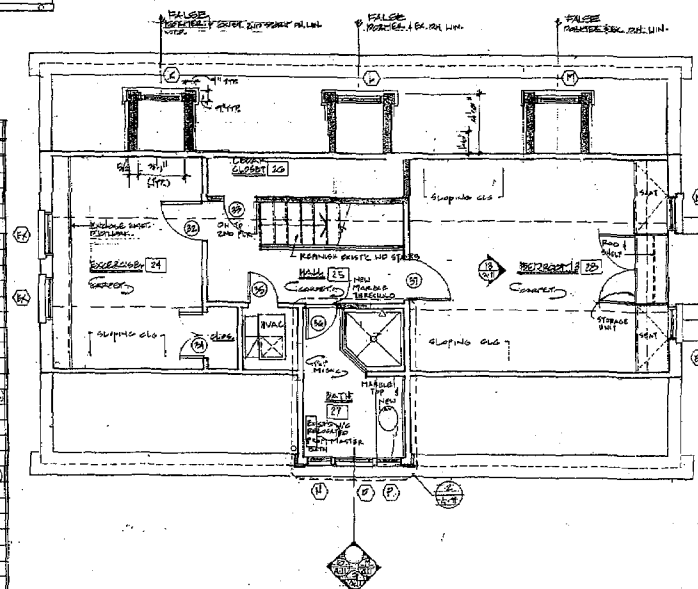
2
A-3

SECOND FLOOR

200 N E 14th St

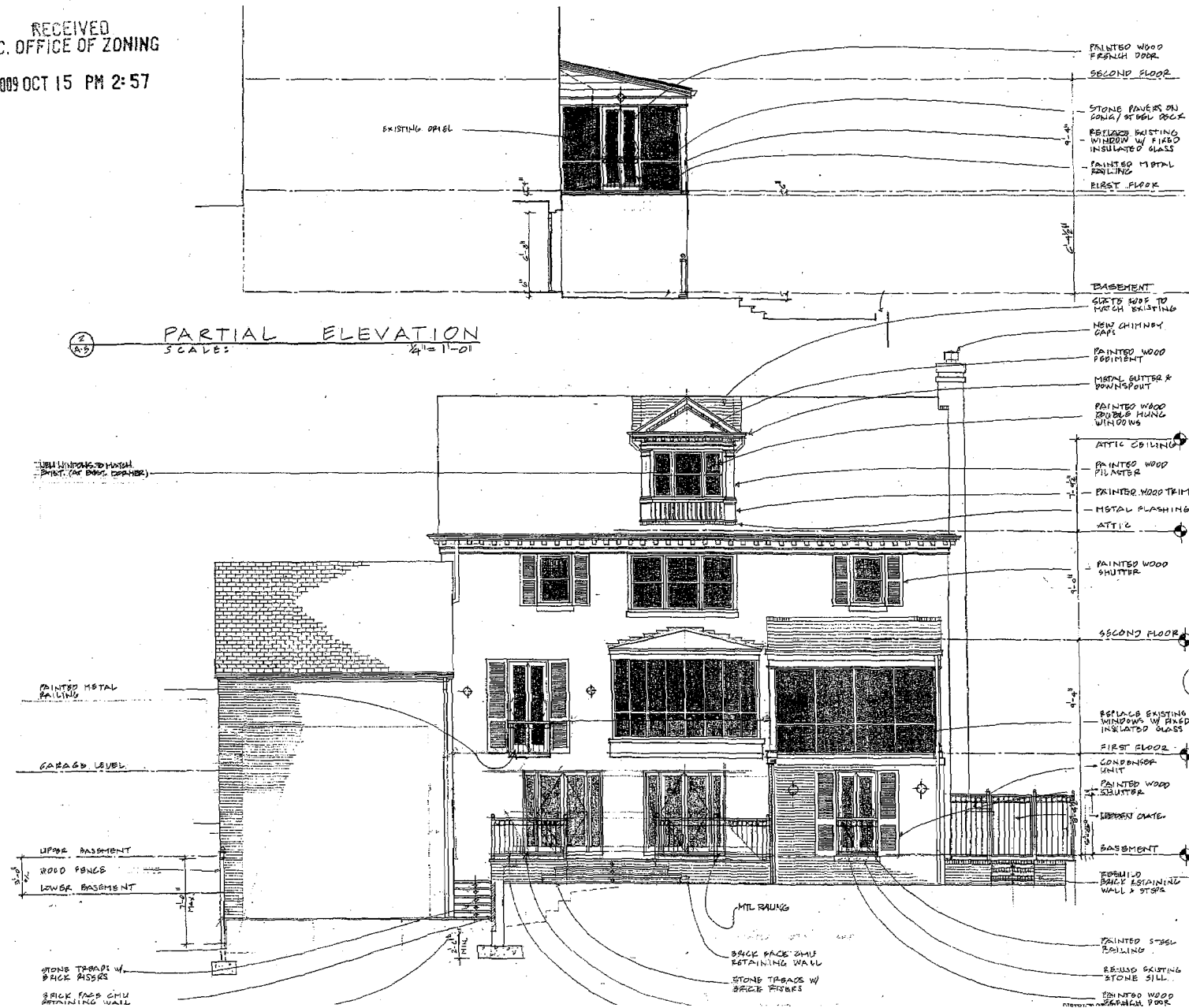
HANG-LOCK SCHEDULE			
TYPE	ITEMS	NOTES	DOOR TYPE
A	LOWER PINLOCK SET, 1/2 PR. WINDS, DOOR STOP		INT. PINLOCK DOOR
B	LOWER LOCKSET 1/2 PR. PINLOCK, DOOR STOP	* EXT. DOOR TO RECV. LOCKSET	INT. EXT. LOCKS, DOOR
C	UPPER PINLOCK SET, 1/2 PR. WINDS, DOOR STOP LOWER SET (PINLOCK LEAD) (2) DOOR STOPS, 3/4" WINDS, 1/2" BOTTOM PIN DOOR, 1/2" EXT. PINE TRIM	* EXT. DOOR TO RECV. LOCKSET	INT. LOCK OF DOORS (PASSAGE)
D	WIRE AS "C" EXCEPT 0" LOWER LOCKSET IN LIEU OF PINLOCK SET *	* EXTENSION DOORS TO INT. EXT. PAIR GUARD RECEIVES PINLOCK LOCK (WORKING)	
E	0" RECESSING PINLOCK PAUL, HEAVY-DUTY POCKET	* HEAVY DUTY HOUR POCKET DOOR	

DOWEL 25x800LBS					
LOCATION	MANUF	SIZE	HOW	MAT'L / FINISH	REMARKS
1		3"x 6"	A	SCWD / PAINT	
2		2"x 6"	B	SCWD / PAINT	
3		2"x 6"	A	SCWD / PAINT	
4		2"x 6"	A	SCWD / PAINT	
5		2"x 6"	A	SCWD / PAINT	
6		3"x 6" Pa	F	SCWD / PAINT	
7		3"x 6"x 12" Pa	D*	SCWD / PAINT / TO	DOORWAY CONCEALED ON SIDE
8		3"x 6"x 12" Pa	D*	SCWD / PAINT / TO	W/ SPOULDER (CUSTOM)
9		3"x 6"	B	SCWD / PAINT	W/ SPOULDER (CUSTOM)
10		2"x 6"	A	SCWD / PAINT	POCKET DOOR
11	MANVH	4"x 8"x 12" Pa	D*	SCWD / PAINT / TO	
12		3"	B*	SCWD / PAINT	DOOR DOOR
13	MANVH	3"x 6"x 12" Pa	D*	SCWD / PAINT / TO	
14	MANVH	3"x 6"x 12" Pa	B*	SCWD / PAINT / TO	W/ P.D. SILL & X-H
15		2"x 6"	A	SCWD / PAINT	
16	MANVH	3"x 6"x 12" Pa	D*	SCWD / PAINT / TO	VERIFY SILL IN FIELD (CUSTOM)
17 (18)		3"x 7"	E	SCWD / PAINT	(2) PAIR POCKET DOORS
18		2"x 6"	B	SCWD / PAINT	
19		2"x 6"	A	SCWD / PAINT	
20	MANVH	2"x 6" EX		SCWD / PAINT	EXIST TO RETURN
21		3"x 6" X 12" Pa	D*	SCWD / PAINT / TO	VERIFY NICE IN FIELD (CUSTOM)
22		1/2"			GARAGE DOOR
23		2"x 6"	A	SCWD / PAINT	
24		2"x 6"	B	SCWD / PAINT	
25		2"x 6"	B	SCWD / PAINT	
26		3"x 6"	E	SCWD / STAIN	POCKET DOOR
27		3"x 6"	E	SCWD / STAIN	POCKET DOOR
28		2"x 6"	B	SCWD / PAINT	
29		2"x 6"	B	SCWD / PAINT	
30		2"x 6"	B	SCWD / PAINT	

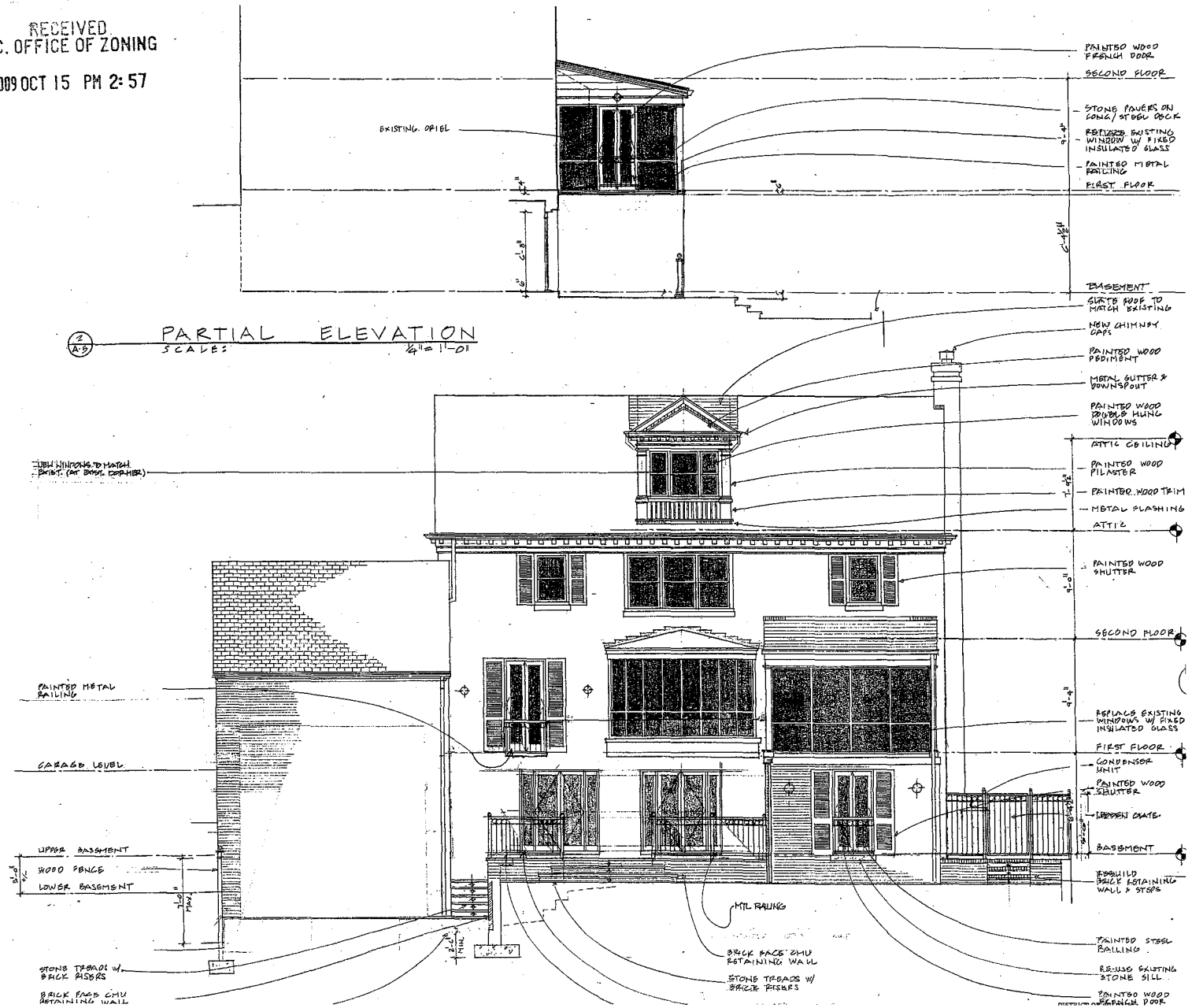


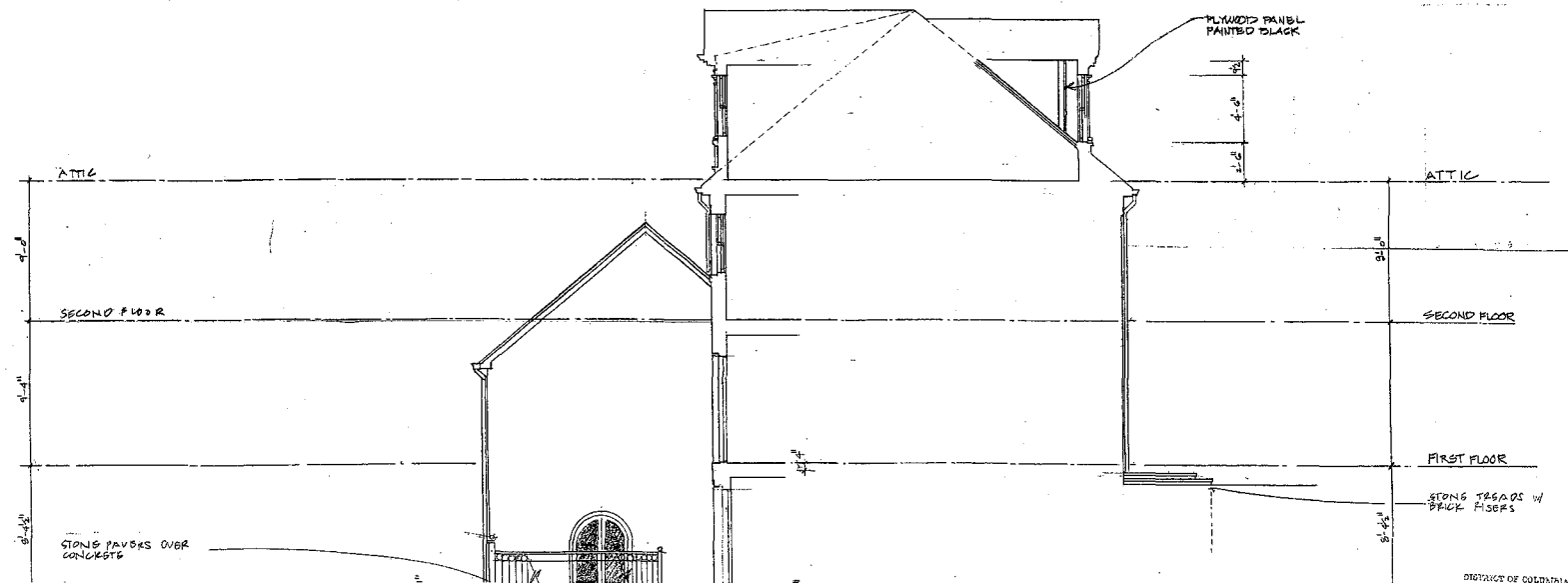
DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE

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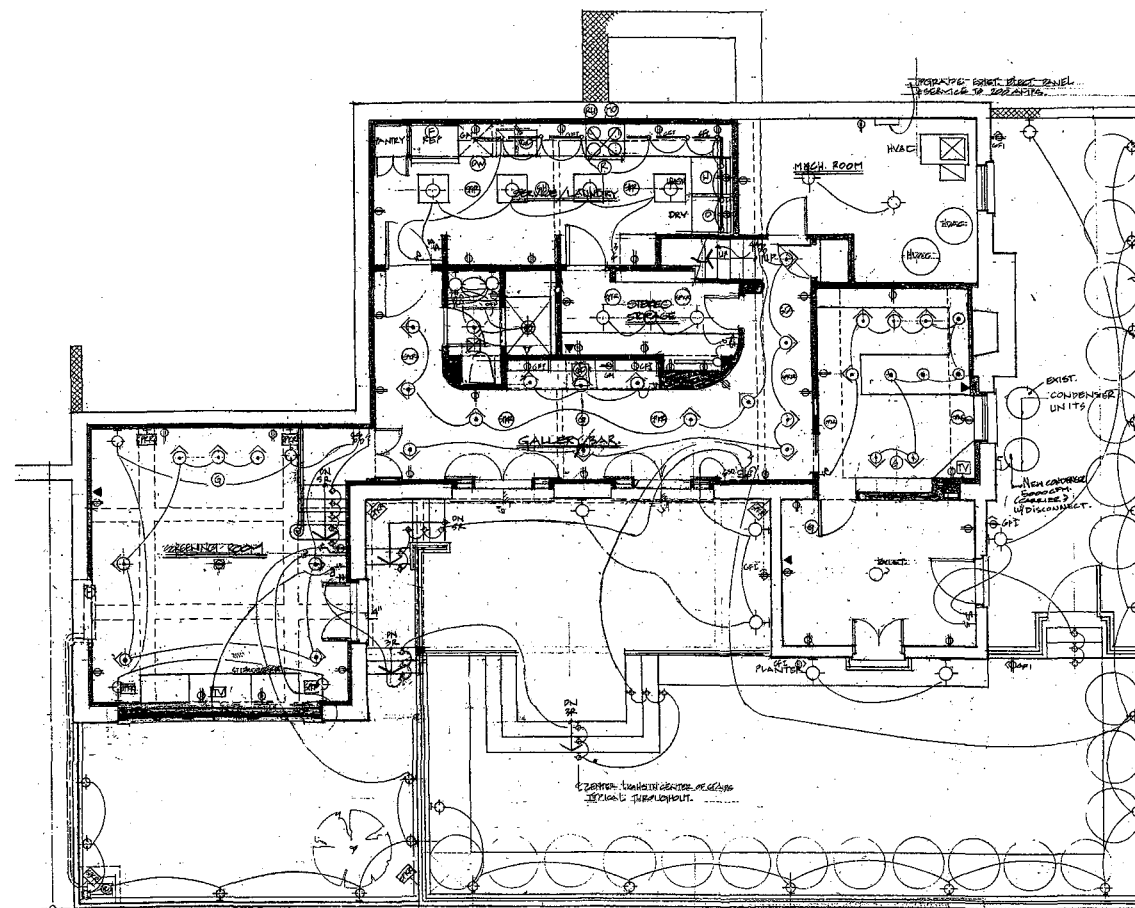
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SYMBOL	DESCRIPTION
1	RECESSED INCANDESCENT DOWNLIGHT
2	RECESSED TRACK DOWNLIGHT - 2'x4'
3	WALL MOUNTED DOWNLIGHT
4	RECESSED LOW VOLTAGE DOWNLIGHT
5	RECESSED TRACK DOWNLIGHT
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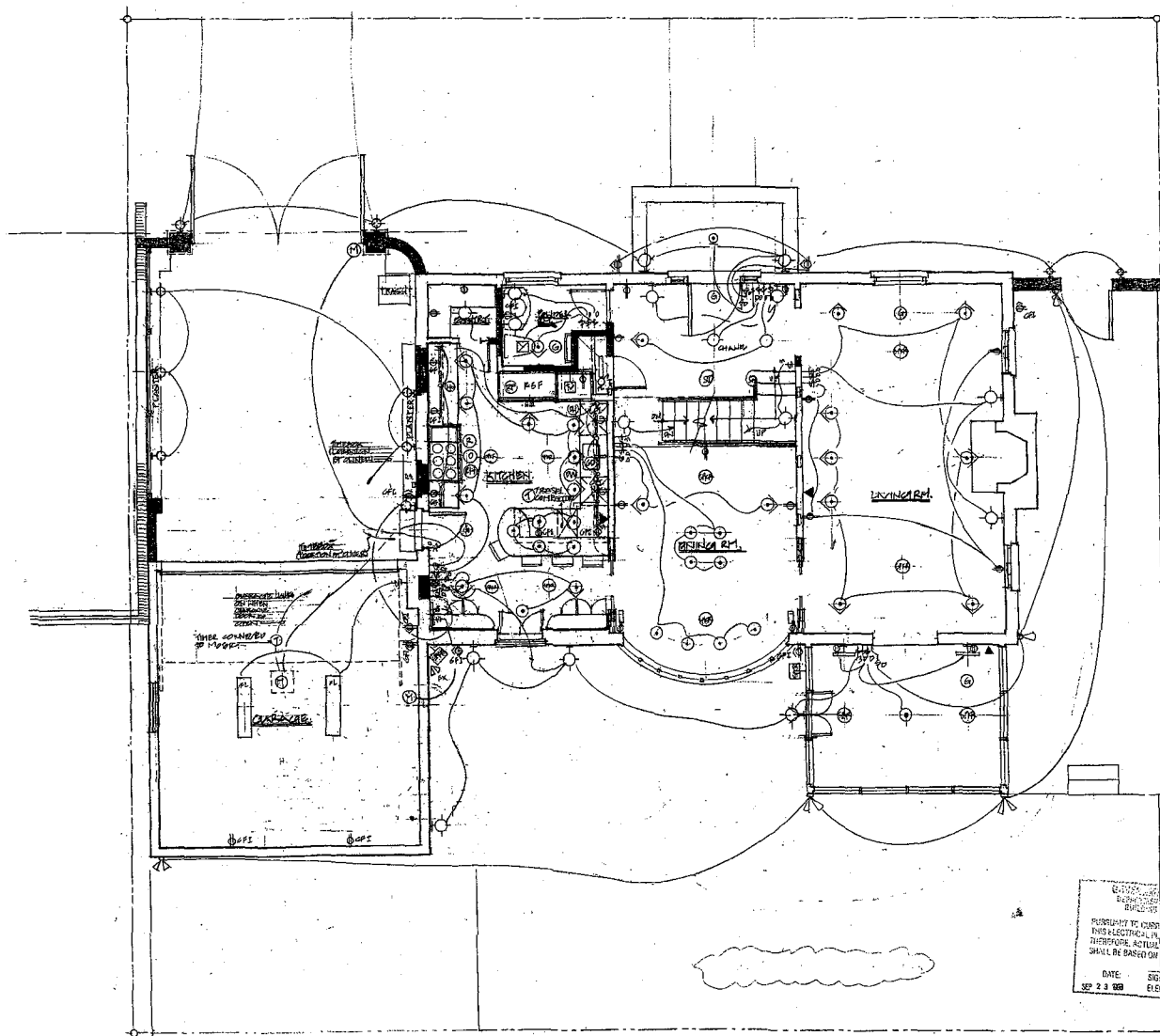
GENERAL NOTES

1. DOWNLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. DOWNLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:



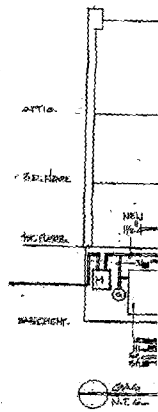
DESIGNED BY: [Signature]
DATE: SEP 23 2008
ELECTRICAL ENGINEERING SECTION

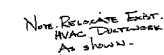
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PURSUANT TO CHAPTER 103, CONSTRUCTION CODES REQUIREMENTS
 THIS ELECTRICAL PLAN HAS BEEN REVIEWED AND APPROVED. CRITICAL AND
 THEREFORE, ACTUAL FIELD INSPECTION WORK AND FIELD INSPECTION
 SHALL BE BASED ON IT.

DATE: _____ SIGNED: *[Signature]*
 SEP 23 2008 ELECTRICAL ENGINEERING SECTION



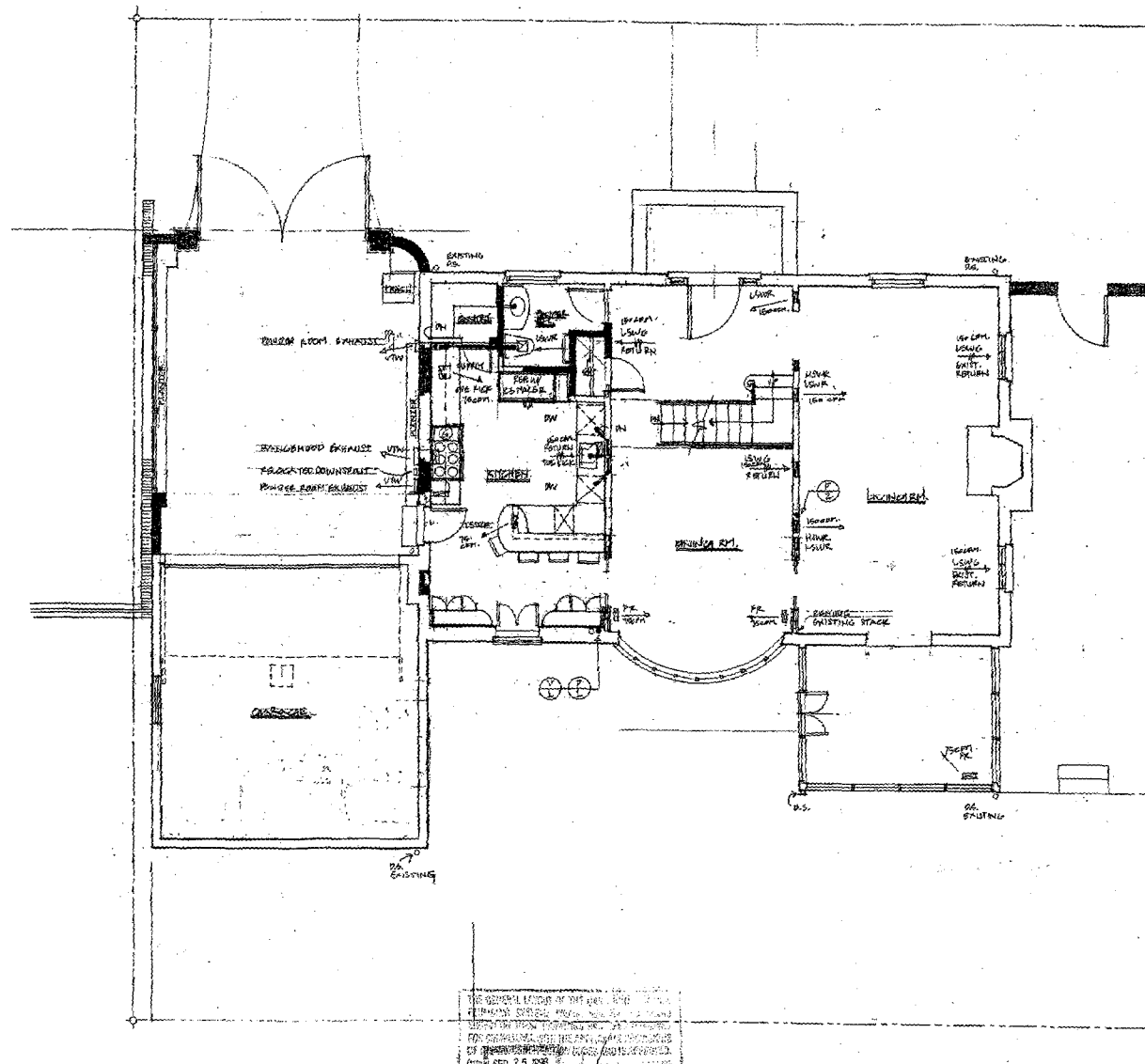


THE GENERAL LAYOUT OF THE GAS PIPING AND/OR PLUMBING SYSTEMS (Water, Sanitary and Steam) SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE BUILDING CODES AND IS APPROVED.

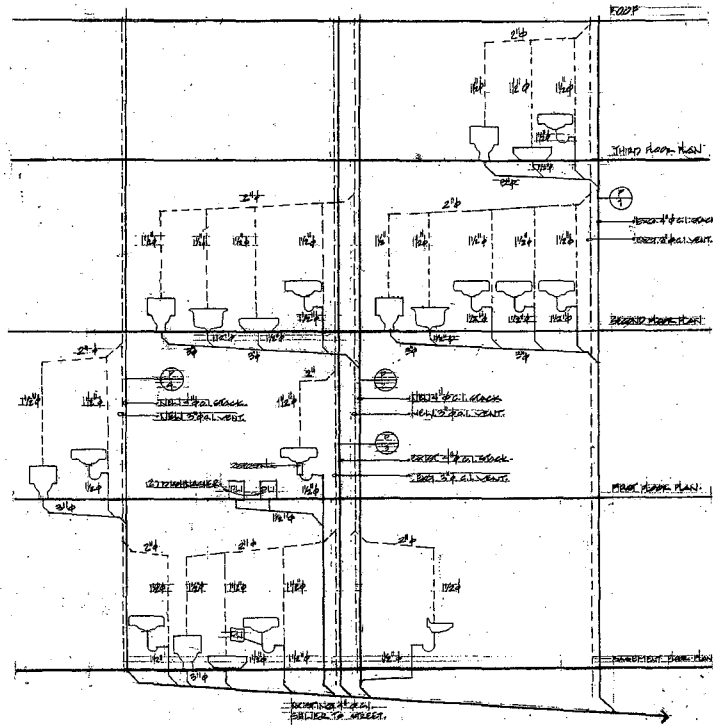
DATE: SEP 25 1988

MECHANICAL ENGINEERING SECTION

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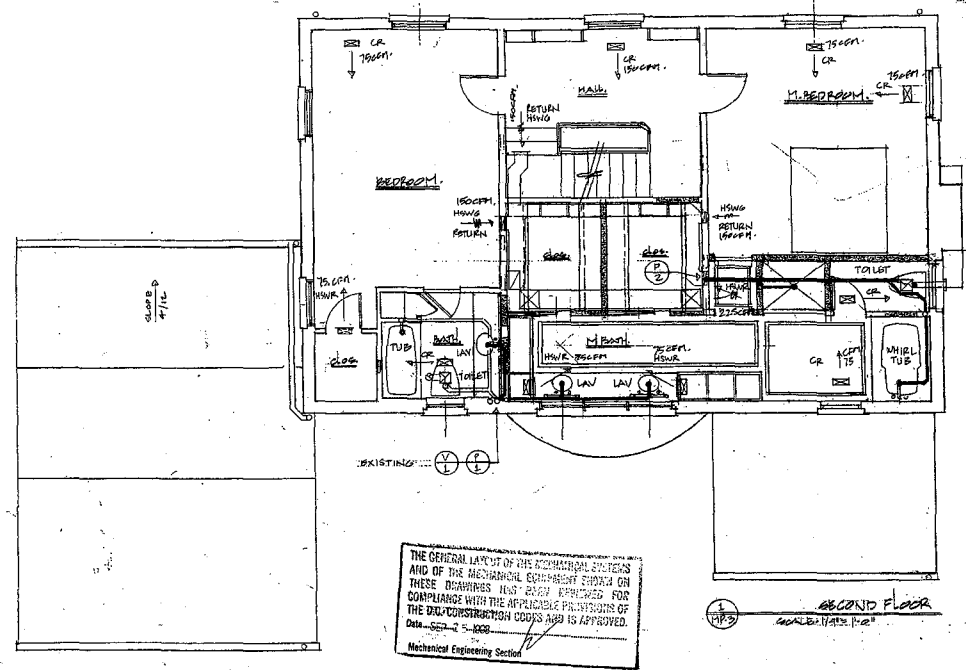


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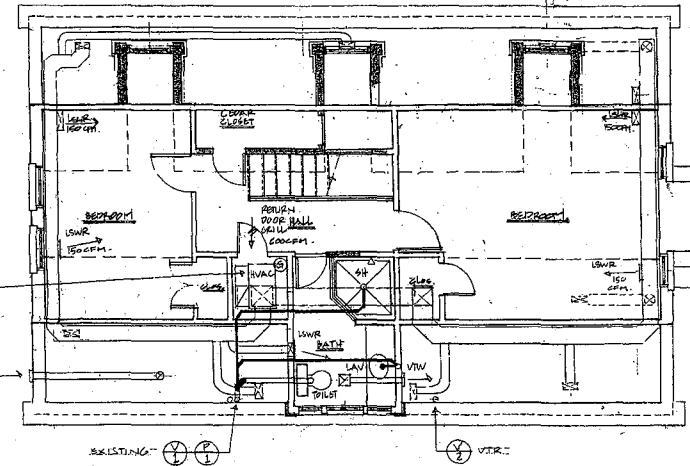
PLUMBING FLOOR PLAN

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



DOWNDRAFT GAS FURNACE

BATHROOM EXHAUST VENT



GENERAL:

1. Install work in strict accordance with applicable codes and ordinances of the jurisdiction in which the Project is located.
2. Coordinate plumbing work with other trades and job conditions.
3. Contractor shall make full inspection to determine all existing conditions affecting the work, prior to commencing plumbing work.
4. Locations of equipment, piping, and other plumbing work is indicated diagrammatically by drawings, which indicate the general requirements for the Plumbing system. Submit piping diagrams and riser diagrams for approval. Submit product data on all fixtures and trim.
5. All materials and equipment shall be new and the best products of reputable manufacturers; and shall be as shown on the drawings or as approved by Architect.
6. Contractor shall guarantee all material, labor, and equipment for a period of one year from the date of acceptance of Project. The guarantee shall include free warranty maintenance for first year of system operation.
7. Record on Record Drawings locations of piping concealed in walls and floors or buried below grade.

SUPPLY AND WASTEWATER PIPING:

1. Buried piping shall be placed in trenches no deeper than required for freeze protection. Backfill shall be carefully placed in 8" layers and compacted to 95% of maximum density.
2. Interior exposed piping, valves, and fixture trim shall have plated finish to match fittings. Piping, valves, and fixture trim in semi-exposed locations, such as inside cabinets, shall be chrome plated. Polish at the completion of project.
3. Domestic hot and cold water piping shall be insulated with minimum 1/2" flexible insulation, K value of 0.23, and Minimum U value of R-4.3.
4. Insulate all supply and waste piping, and pipe chases against sound transmission per detail or as approved by Architect.
5. Any connection between ferrous and non-ferrous piping shall be made with dielectric couplings or unions.
6. Soil, Waste, and Vent Piping:
 - a. Soil and waste line within the building shall be PVC/standard weight cast iron no-hub and shall be insulated against sound transmission.
 - b. Vent piping shall be cast iron no hub, DWV copper, galvanized ferrous, or schedule 40 PVC as approved by local code &/or authorities.
 - c. Underground drainage lines shall be service weight cast iron.
 - d. Cleanouts shall be installed where required by code and at all changes in direction of run.
7. Domestic Water Piping:
 - a. Above ground piping shall be PVC/type "L" copper with 24 max. lead solder joints, as required by plumbing code.
 - b. Underground piping shall be PVC/type "K" copper with silver solder joints as required by the plumbing code.
 - c. All supply piping shall be sterilized per code requirements.
 - d. Provide appropriate unions for connections to existing materials.

FIXTURES:

1. Provide accessible shut-off valves on each hot and cold water connection to each fixture, including hose bibbs. Label valve if remote from fixture served.
2. Each type of fixture shall be of one manufacturer, free of cracks, crease, or other imperfections. Refer to Fixture Schedule.

NATURAL GAS SYSTEM:

1. Gas piping, appliances, and equipment shall meet requirements of applicable federal, state, and local codes.
2. Gas piping shall be schedule 40 black steel meeting requirements of ASTM A-120-82.
3. Fittings for gas lines shall be welded, forged, steel fittings meeting ASTM A-234-82 or standard weight malleable iron screwed.

1. The intent of these drawings is to provide complete and properly functioning HVAC System. Provide all labor and material necessary to achieve such ends. Contractor shall examine Contract documents and job conditions. Any observed faults or ambiguity in the Contract documents shall be called immediately to the attention of the Architect. The drawings are diagrammatic and indicate the general requirements of the HVAC system.
2. All work shall be fabricated and installed in accordance with applicable codes and regulations of the jurisdiction in which the Project is located.
3. Provide warranties, operating and maintenance manuals for Owner's records. Guarantee all material, labor and equipment for a period of one year from the date of acceptance of Project. The guarantee shall include free warranty maintenance for the first year of system operation.
4. Contractor shall provide, for approval, shop drawings for complete HVAC system. Shop drawings shall indicate all system components and controls including sizes and ratings of equipment. All duct sizes and accessories shall be indicated.
5. Locate on Record Drawings, elements of HVAC system concealed in walls and floors or buried below grade.
6. Contractor shall coordinate electrical requirements of all equipment and appliances with electrical service available.
7. Contractor shall coordinate the installation of HVAC work with job conditions and the work of other trades.
8. All return ductwork shall be connected to HVAC equipment using rubberized-canvas flexible connections.
9. Provide turning vanes where full radius turns are not practical.
10. All mechanical equipment containing rotating devices shall be mounted with vibration insulation fittings. Provide inertia slab where necessary to dampen noise and vibration.
11. Install equipment in accordance with manufacturers' best recommendations.
12. Length, size and trap of refrigerant lines shall be per manufacturer's recommendations.
13. Controls and accessories for equipment shall as recommended by equipment manufacturer. Design, color and location of thermostats to be approved by Architect.
14. Paint the visible interiors of ductwork flat black. Paint wall mounted air return grilles the same color as the wall.

15. Fabricate ductwork to SMACNA standards for 1/2" ESP using galvanized steel sheets. Where ductwork is shown lined include 1/2" sound lining securely glued in place. Provide transitions from duct sizes on drawings to equipment connection.

16. Floor grilles shall be light brown. Wall grilles shall be white white. Submit samples of each for approval prior to ordering material.

17. Scope: HVAC system shall provide for:

GENERAL:

1. Electrical information shown on the drawings is diagrammatic. The drawings indicate the general layout of the circuits, outlets, switches, and the location of light fixtures. They do not indicate every fitting, pullbox, etc. which may be required to complete the project. The contractor shall provide all material required to assure proper and complete installation of entire electrical system.
2. The work shall be installed according to applicable federal, state, and local codes and ordinances.
3. All material shall conform with specifications of Underwriters Laboratories and the National Electrical Manufacturers Association.
4. Contractor shall supply all owner's manuals, operating instructions, and warranty information to Owner on date of acceptance.
5. Contractor shall verify phase, wire, voltage, cycle, of service provided to site with Electric Company.
6. Contractor shall coordinate electrical work with other trades and job conditions.
7. Provide copper Romex cable for all wiring. Protect wiring from nail perforations and other damage.
8. Panelboards shall be mounted in steel cabinets large enough to contain all panels with a type-written diagram of service and location of switches. Indicate changes to existing panelboards on panel schedule and riser diagram.
9. Provide electrical connections for all HVAC equipment, appliances, and other equipment furnished by the contractor (or others) as shown on the drawings in accordance with the manufacturer's recommendations. Verify location, phase, voltage, current rating and type of outlets required for each appliance. Equipment having built-in switches shall be completely wired as required.
10. Install proper disconnects as shown on plan or as otherwise required by code or equipment manufacturer.
11. Cover all junction boxes with flush type white plates.
12. Using silicone rubber acoustical sealant, caulk all electrical perforations in ceilings and walls to minimize sound transmission between bedrooms, bathrooms, laundry and adjacent interior spaces.
13. Record on Record Drawings locations of electrical work concealed in walls and ceilings and buried below grade.

LIGHTING:

1. Verify exact locations of light fixtures in the field with the Architect, prior to rough-in of fixtures.
2. Provide an electrical connection and complete installation for all light fixtures as shown by location on the drawings and as listed in the fixture schedule.
3. Provide specified lamps for all light fixtures.
4. Provide inductance filters as required to minimize noise from dimmed fixtures.

SWITCHES, RECEPTACLES, AND DEVICES:

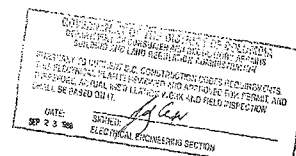
1. Verify exact location of outlets, switches, controls, and other devices in the field with the Architect.
2. Device and plates of all switches, receptacles and devices including telephone jacks, volume control devices and cable television outlets etc. shall all have a smooth finish and shall be white/ ivory/ gray/ brown.
3. Locate all switches and controls at 16"/48" (centerline) above the finished floor unless noted otherwise. See Interior Elevations.
4. All light switches shall be toggle/Decora style by Leviton. Gang-plates shall be custom-ordered, if necessary, to accommodate the number of switches indicated.
5. Provide proper type of low-voltage switches for low-voltage fixtures. Transformers for low-voltage fixtures shall be integral with fixture.
6. Dimmer switches shall be toggle/Decora type by Leviton. Switch shall be appropriate type for fixture to be dimmed.
7. All duplex receptacles shall be standard/Decora by Leviton.

TELEPHONE SYSTEM:

1. Provide telephone system as shown. Generally locate telephone jacks as shown in the plans and interior elevations. Field verify exact location of each telephone jack with Architect. Coordinate with job conditions and the work of other trades.

AUDIO/VISUAL AND SECURITY SYSTEM:

1. Security system is to be provided by Owner under Separate Contract. The General Contractor shall include in his bid the coordination and scheduling of his work with that of the Owner's Security System Contractor.
2. Contractor shall be responsible for notifying Owner's Security Contractor and Owner when project is ready for pre-wiring and ready for installation of devices. At such notice the Contractor shall indicated when such work shall be completed to maintain Project's Schedule.



EARTHWORK

- Soil bearing value at the bottom of all footings is assumed to be 2000 psf. This value is to be verified in the field prior to pouring footings by a registered engineer experienced in soils engineering or by a qualified inspector.
- Bottom of all exterior footings shall be a minimum of 2'-6" below finished exterior grade and minimum of 1'-0" into undisturbed earth. Where required, step footings in a ratio of 2 horizontal and 1 vertical.
- All soils material for compacted backfill below building slabs must be approved by Soils Engineer prior to placement. Material to be free from organic material, trash, muck, concrete, asphalt, or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Fill material shall be placed in layers not to exceed 8" and compacted to minimum 95% of the dry maximum density as determined by ASTM D698.
- Foundation walls are designed for a lateral earth pressure of 45 pcf, assuming a free draining material or draining board behind wall with a perimeter drain tile system. Notify engineer if soil conditions differ.
- Backfill shall not be placed against walls until after completion of First Floor and required inspections have been made. Where backfill is required on both sides of wall, backfill both sides simultaneously with grade difference not to exceed 2'-0" at any time.
- Place permeable backfill and perforated drain pipe (4" diameter minimum) at footing. Drain to daylight outside or drywell as shown in Drawings or as approved by Architect.
- Finish grades shall provide positive drainage away from building at a minimum of 1/4" per foot. Water shall drain away and clear of building.

CONCRETE

- All concrete work and form work shall conform to American Concrete Institute (ACI) Code 318: "Specification for Structural Concrete for Buildings"; latest edition.
 - Coarse aggregate shall conform to ASTM A33.
 - Portland Cement shall conform to ASTM C150, Type I or II.
 - Water shall be potable, free of any deleterious substances.
 - Ready mixed concrete shall conform to ASTM C94, C13.
- All concrete to be poured in accordance with ACI 301 specification. Concrete exposed to weather shall have 4% air entraining admixture. Concrete shall have the following strengths:
 - All concrete shall have minimum compressive strength of (F'c) = 3000 psi at 28 days.
 - Exterior slabs and garage slabs shall have a minimum strength of (F'c) = 3500 psi.
 - Precast lintels shall have a minimum strength of (F'c) = 4000 psi.
- All reinforcing steel to meet ASTM A-615, Grade 60. Placing plans and shop fabrication details shall be in accordance with "The Manual of Standard Practices for Detailing Reinforced Concrete Structures". Furnish support bars and all required accessories in accordance with CRSI standards. All reinforcing to be applied a minimum of 30 bar diameters.
- Provide clear distance to outermost reinforcing as follows:
 - Beams 2", where exposed to weather, footings 3", to sides and bottom, walls 1-1/2".
- Concrete slabs shall be reinforced with 6 x 6 w/1.4 x w/1.4 welded wire mesh, conforming to ASTM A-185. Pour slab over 6 mil polyethylene vapor barrier laid over minimum of 4" of washed gravel.

MASONRY

- Concrete Masonry Units for foundation work shall conform to ASTM C-98 for hollow load bearing units and ASTM C-145 for solid load bearing units. Use Type S Mortar conforming to ASTM C-270. Conform to ACI/MSC 530 and NCMA TB-404.
- Masonry dimensions are based on a modular brick size of 7 5/8" x 3 5/8" x 2 1/4" and 3/8" mortar joint.
- Provide weep holes in brick veneer at 32" on center, typical.
- Construct arches with temporary shoring or centering to carry the dead load of the arch and other loads until the arch has set. Do not remove centering before masonry is capable of carrying all imposed loads. Construct arch with brick units laid as shown in the Drawings. Completely fill mortar joints to achieve maximum strength. Use mortars conforming to ASTM specifications C-270, Type S or N. Cementitious materials used in the mortar should be Portland Cement ASTM C150, Type I or II, and hydrated lime ASTM C207, Type S. The mortar proportions (Cement:Lime:sand) are, for Type S, 1 1/2 : 1/4 : 3/2 or, for Type N, 1 1/2 : 1/2 : 6 by volume.
- Provide the following lintels in walls having less than 400#/LF loading, for each 4" of wall thickness:

Steel (for Brickwork)

Spans under 2'-0"	1 - 3-1/2" x 3/8" Flat
2'-0" to 5'-0"	1 Angle 3-1/2" x 3-1/2" x 5/16"
5'-0" to 6'-0"	1 Angle 4" x 3-1/2" x 5/16" LLV
6'-0" to 7'-0"	1 Angle 5" x 3-1/2" x 5/16" LLV
7'-0" to 8'-0"	1 Angle 5" x 3-1/2" x 3/8" LLV
8'-0" to 9'-0"	1 Angle 6" x 3-1/2" x 3/8" LLV

Concrete (Precast)

Spans under 4'-0"	8" Deep 1 #3 Bottom
4'-0" to 5'-0"	8" Deep 1 #4 Bottom
5'-0" to 7'-0"	8" Deep 1 #5 Bottom
7'-0" to 8'-0"	8" Deep 1 #6 Bottom
8'-0" to 11'-0"	12" Deep 1 #6 Bottom

Block (Concrete filled for Partitions)

Spans under 3'-0"	8" Deep 1 #3 Bottom
3'-0" to 4'-0"	8" Deep 1 #4 Bottom
4'-0" to 6'-0"	8" Deep 1 #5 Bottom

STRUCTURAL STEEL

- Structural Steel shall conform to the latest AISC specifications for design, fabrication, and erection.
 - All structural steel shall conform to ASTM A-36.
 - Pipe to be ASTM A-53.
 - Tube to be A500 or A501.
 - Detailing to be in accordance with AISC Structural Steel Detailing Manual.
 - Bolted field connections shall be 3/4" diameter high strength bolts meeting ASTM A-325.
- Submit complete shop and erection drawings for approval prior to fabrication or erection.
- No holes shall be permitted in steel except as shown or as approved by Structural Engineer.
- Structural steel columns shall be minimum 3" diameter standard pipe with base and cap plates for bolted connections to footing and to structure above, unless otherwise indicated in Drawings.
- Where beams bear on masonry or concrete walls, provide bearing plates of 6" x 5/8" x 10".

RADON CONTROL NOTES

- Provide Radon Control System as required and per all applicable codes.

WOOD

- Install rough carpentry work in compliance with the "Manual of House Framing" by National Forest Products Association, (WFPA), with recommendations of American Plywood Association (APA), and with manufacturer of joist or beam, unless otherwise indicated.
- All framing lumber shall be Hem-Fir, Grade #2, or Spruce-Pine-Fir, Grade #2, or better, having the following minimum base design values:

Bending Stress "Fb"	850 psi for single member use
Horizontal Shear "Fv"	10 psi
Compression Perpendicular to the grain "F _c "	405 psi
Compression Parallel to the grain "F _c "	1100 psi
Modulus of Elasticity "E"	1,300,000 psi

Note: Spruce-Pine-Fir (South) is not acceptable. Spruce-Pine-Fir must be graded by NDA.
- All exterior framing lumber or structural posts shall be Southern Yellow Pine, Grade #2 or better, having the following minimum properties (based on 2x12 lumber):

Bending Stress "Fb"	975 psi for single member use
Horizontal Shear "Fv"	90 psi
Compression Perpendicular to the grain "F _c "	565 psi
Compression Parallel to the grain "F _c "	1450 psi
Modulus of Elasticity "E"	1,600,000 psi
- Laminated Veneer Lumber (Micro-Lam) beams be by TrusJoist Macmillan and shall have the following minimum properties:

Bending Stress "Fb"	2400 psi
Horizontal Shear "Fv"	220 psi
Modulus of Elasticity "E"	1,800,000 psi
- Prefabricated joist and beam hangers shall be sized and attached per manufacturers recommendation.
- All wall studs shall be SPF stud grade or better, having the following minimum base design values:

Bending Stress "Fb"	675 psi for single member use
Compression Parallel to the grain "F _c "	625 psi
Modulus of Elasticity "E"	1,200,000 psi
- See plans for wall stud size and spacing.
- All freestanding posts shall have prefabricated post cap and base. Posts within wall shall have prefabricated cap attached to beam. Posts bearing on masonry or concrete shall have prefabricated base.
- Trusses, floor and roof joists shall align directly over studs with an offset of no more than three inches. Install additional studs as required.
- Holes bored in bearing wall studs shall not exceed 1/3 of stud width. Provide wider wall studs or double wall if necessary, as approved by Architect.
- All stud bearing walls to be provided with 2 continuous top plates and 1 continuous bottom plate with a minimum of one row of horizontal bracing at mid height of wall unless noted otherwise. Splices of top plate shall occur over stud. Splices shall be staggered a minimum of four feet.
- All Roof Rafters and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Each anchor shall be 18 gage minimum thickness and shall be attached to have a capacity to resist a 400# uplift loading unless shown otherwise on the Drawings.

STRUCTURAL

- The following Live Loads were utilized in the Design:

Roof	30 psf
Bedroom Areas	30 psf
Living Areas	40 psf
Exterior Deck	60 psf
Garage Slab	50 psf

A minimum of 10 psf Dead Load was added in the Design.
- Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the Design of the structure. Any additional equipment not shown on the Architectural and Structural Drawings and having a weight in excess of 400 pounds shall be brought to the attention of the Structural Engineer prior to installation.
- The basic stability of the structure is dependent upon the diaphragm action of floors, walls, and roof acting together. Contractor shall provide all guys, braces, struts, etc. as required to accommodate all live, dead, and wind loads until all final connections between these elements are made.
- Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or Contractor has provided shoring and bracing to adequately restrain walls.
- WARNING:** The Structural Integrity of the building shown on these plans is dependent upon completion according to Plans and Specifications. Structural members are not self-bracing until

- All prefabricated trusses and truss joists shall be designed by the manufacturer for the following loads unless noted otherwise:

Roof:	Live Load - 30 psf
	Dead Load - 10 psf
Top Chord	
Dead Load - 7 psf	
Bottom Chord	

Truss and Truss Joist spacing shown on Drawings is maximum acceptable spacing. Spacing of trusses shall be adjusted as required to meet loading requirements. Submit shop Drawings and calculations for review. Affix seal of Engineer registered in the state of the proposed Project.
- All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 32" o.c. and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.
- Sill plates shall be minimum 2" x 6", pressure treated. Anchor sill plates to foundation walls with minimum of 5/8" diameter bolts at 32" o.c. maximum with minimum of 18" subequent into corners. Provide double sill plate typical. Where framing is depressed for mortar setting beds at floors, provide single plate.
- Double each header and trimmer at openings in floors, ceilings, and roofs, unless noted otherwise.
- Install cross bridging between floor joists and rafters shall not exceed 1/6 of depth of joist, and shall not be located in middle 1/3 of span.
- Holes in lumber joists and rafters shall not exceed 1/4 of joist depth and shall not be within 2" of top and bottom of joist.
- Notches at joist ends shall not exceed 1/4 of joist depth.
- Double joists below partitions parallel to joist, unless otherwise noted.
- Provide headers conforming to the following schedule, unless otherwise noted on Drawings:

Opening:

Spans under 3'-0"	2 - 2 x 6's
3'-0" to 4'-6"	2 - 2 x 8's
4'-6" to 5'-6"	2 - 2 x 10 LVL's
5'-6" to 7'-0"	2 - 2 x 12 LVL's
- Unless otherwise indicated, subflooring shall be 3/4" T & G plywood, APA-rated Sturd-I-Floor.
- Unless otherwise indicated, roof and exterior wall sheathing shall be 1/2" CDX plywood APA rated sheathing.
- Fitch Beams shall be bolted with 1/2" diameter through bolts at 16 inches on center top and bottom with the first set of bolts at 6" from the end of the beam.
- Plan dimensions are face of stud, to face of masonry, or to face of concrete. All opening dimensions are to rough stud or centerline as indicated on the drawings.
- Dimensions indicated may vary from scaled drawings. Written dimensions shall take precedence. Do not scale drawings. Refer questions regarding dimensions to Architect for clarification.
- These Drawings indicate a general architectural and structural arrangement in accordance with the Building Codes of the jurisdiction in which the Project is located.
- The purpose of indicating demolition on the drawings and of demolition notes is to indicate the general scope of demolition. Demolition work is not limited to the items indicated. The General Contractor is responsible for demolition as required and/or necessary for the new work to proceed.
- Install 15# felt, non-perforated, or "Tyvek" housewrap over sheathing, prior to installation of siding.
- Refer to building sections and notes for thermal insulation and vapor barrier. Insulation may not be shown in all sections and details for clarity; however, thermal insulation and vapor barrier shall completely envelop all occupied spaces; i.e. sides, top and bottom.
- All new and renovated bathroom, toilet, bedrooms, and laundry walls, floors, and ceiling cavities are to have 3" sound attenuation batts. Care should be taken to acoustically isolate these rooms and plumbing from adjoining spaces. Gait sound batts where thermal insulation is otherwise indicated.

CONTRACT / BIDDING

- These Drawings are part of the Contract Documents which, in addition, include General Conditions, and Agreement.
- Form of Agreement shall be AIA Form , basis of payment to be . General Conditions shall be AIA Form A201.
- Bids shall be submitted on Bid Form provided and shall stipulate:
 - the base sum;
 - additive or deductive amounts for Alternates listed;
 - schedule for completion of work.
- On notice of being "Apparent Low Bidder", the Bidder shall submit a detailed estimate of cost of work, listing Sub-contractors and work performed by them. This estimate, with any additional information requested, to serve as basis of payment for the remainder of the project.
- Examination of existing conditions: The Contractor shall carefully compare the Contract Documents with all existing conditions. Any discrepancies between information provided on the Drawings and Specifications and existing conditions shall be referred to the Architect for adjustment before any work affected thereby has been performed, otherwise acceptance of these conditions means that the Contractor is prepared to complete the work in accordance with the Drawings and Interpretations of Architect without additional cost or penalty to the Owner.
- The Drawings are complementary, therefore what is required by any one drawing shall be binding as if required by all.

SECURITY

- Where and when necessary during construction, provide solid wood security partitions or doors (3/4" plywood minimum) secured firmly in place to maintain security of Residence.
- The Contractor shall be responsible for securing the Worksite and contents from theft and vandalism. The Owners shall be responsible for maintaining and modifying security system.
- Fire Protection: Provide and maintain an adequate number of hand-held fire extinguishers at convenient locations during construction. Avoid all accumulations of flammable debris by removing rubbish properly. Take all other precautions necessary to prevent fire. Supervise closely the storage of paint materials and other combustible products.

CLEANING

- Clean-up work includes, but is not limited to, sweeping; brushing; dust control; debris removal; removal of excess materials, tools, equipment, and scaffolding; and final cleaning operations.
- Only cleaning materials recommended by manufacturer of the surface to be cleaned shall be used and shall be limited to those specific surfaces.
- Perform or oversee cleaning operations and ensure that entire premises are maintained free from accumulations of waste materials, rubbish, and other debris at reasonable intervals. At no time shall accumulations be allowed to become an unsightly or hazardous condition. General cleaning operations shall be "broom clean" on an as needed basis, daily at a minimum.
- All materials accumulated as waste, rubbish, and debris shall become the property of the Contractor. The Contractor shall remove such waste from the job site and dispose of it legally.
- Final cleaning shall be provided at the completion of construction and just prior to acceptance. All exposed interior and exterior surfaces shall be inspected and cleaned. Cleaning shall consist of, but not be limited to, cleaning and polishing, and replacement of any broken glass; removal of foreign materials from all finish surfaces and hardware; removal of paint spots and stains from all surfaces; clean fixtures, equipment, and ceramic tile. Avoid scratching metal or other similar finished surfaces by using approved solvent prepared for that purpose. Maintain cleaning until acceptance by Owner.

SUPERVISION / COORDINATION

- As the Residence will be continuously occupied during construction, the Contractor shall provide as much notice as possible (24 hour minimum) prior to turning off any of the utilities; or opening up existing work to construction dust and debris.
- The Contractor shall coordinate his Limits of Work with the Owner so as to minimize damage to existing residence, improvements, trees, and vegetation which is to remain on the site. Existing trees which shall remain shall have a barrier erected at the drip line of their canopy. In order to prevent any storage of materials, excess foot traffic, or vehicular traffic from causing permanent root damage.
- Provide 6 mil plastic dust partitions between work areas and occupied areas. The Contractor shall be responsible for cleaning or correcting any damage caused by his forces, to existing work or furnishings in the Residence.
- Make sure Owner has relocated any furnishings, artwork, etc. in occupied spaces that could be damaged or broken because of vibration from construction activity in work area.
- No water conditions are anticipated.
- As construction commences and proceeds, verify existing dimensions, materials, and conditions in the field and promptly report any discrepancies to the Architect for adjustments.
- Give all proper notices, and comply with requirements of governmental departments, public utilities, etc., in the performance of work. Permit entrance of such parties to the project in order that they may perform their necessary work, and pay all charges and fees made by such parties for this work, unless otherwise specified.
- Scheduling: It is distinctly understood that the Contractor will have no claim whatsoever against the Owner for any delay caused him during the construction of this project due to work or inspections being performed by governmental departments, public utilities, etc.
- Maintain in good order a complete bound set of prints of the Contract Drawings and all supplementary drawings issued during construction, in addition to working sets required for superintendence and performance of the Work. Keep an up-to-date record, on this set of prints, of all adjustments, deviations, revisions, and changes to the Contract in a neat and organized manner as the job progresses. In particular, record locations of plumbing, electrical and other utility locations where concealed in walls, floors, or ceilings or installed below grade. Submit Record Drawings to Owner at Final Completion.
- Coordinate cutting and patching so that work shall be minimally affected. Where cutting and patching is necessary, work affected shall be repaired or replaced, as required by Architect, to first class condition.

SYMBOLS

Existing Partition		Ferrous Metals
Existing Partition - to be Removed		Brass/Bronze
Wood/Metal Stud Partition		Aluminum or Other Non-Ferrous Metals
Unfinished Stud Partition		Wet Areas: Insulation R-13 (2 x 4 Stud Walls) R-19 (2 x 6 Stud Walls) R-19 Ceilings, R-30 Roofs Rigid Insulation
Future Partition		Ceramic or Terra Cotta Tile
Earth/Compact Fill		Detail or Section Reference
Porous Fills		Plan or Elevation Key to Bid Section or Elevation
Gravel		Window Type
Common/Face Brick		Door Number
Concrete Block		Note Reference
C.I.P./Precast Concrete		Revision Number
Dimension Stone		Dimension to Centerline
Marble/Granite/Limestone		Dimension to Face
Finish Wood		Elevation above given datum
Rough Wood Blocking or Shim		Spot Elevation
Rough Wood Continuous/Framing		MN-Magnetic North DN-Building North
Plywood		
GWB or Stucco (in elevation)		
Glass		

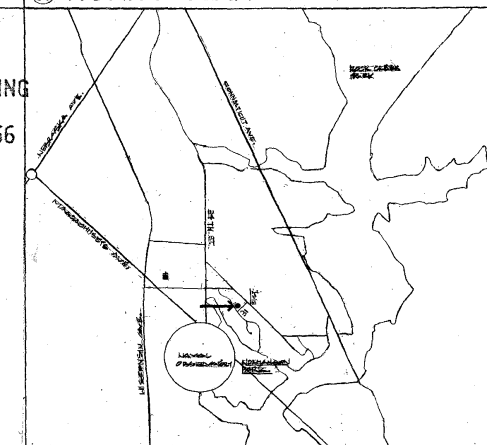
DRAWING INDEX

C1	GENERAL NOTES, GROUND, PLAT PLAN, DRAWING INDEX, OBSERVATIONS, VICINITY PLAN	E-2	FIRST FLOOR ELECTRICAL
C2	GENERAL NOTES, GROUND, PLAT PLAN, DRAWING INDEX, OBSERVATIONS, VICINITY PLAN	E-3	SECOND & THIRD FLOOR ELECTRICAL
SPR	SALT PENCE	MP-1	MECHANICAL BASEMENT
D1	BASEMENT DEMOLITION	MP-2	FIRST FLOOR MECHANICAL
D2	FIRST FLOOR DEMOLITION	MP-3	SECOND & THIRD FLOOR MECHANICAL
D3	SECOND & THIRD FLOOR DEMOLITION	MP-4	GENERAL NOTES PLUMBING, MECHANICAL, ELECTRICAL
A-1	BASEMENT FLOOR PLAN		
A-2	GROUND FLOOR PLAN		
A-3	SECOND & THIRD FLOOR PLAN		
A-4	FRONT ELEVATIONS		
A-5	REAR ELEVATIONS		
A-6	SIDE ELEVATIONS		
E-1	BASEMENT ELECTRICAL		

ABBREVIATIONS

A.B.	Anchor Bolt	COMPO.	Composition	F.G.	Fixed Glass	JST.	Joist	P. LAM.	Plastic Laminate	S.O.	Sash Opening
ABV.	Above	CONCR.	Concrete	FLG.	Flashing	J.V.	Joint Verify	PHL.	Panel	SQ.	Square
AC.	Alternating	CONSTR.	Construction	FIB./EL.	Floor	KTB.	Kitchen	PR.	Pair	STL.	Steel
A.C.	Air	CONTR.	Contractor	F.O.B.	Free on Board	LAON.	Laundry	PROF.	Profile	STD.	Standard
ACC.	Accessory(ies)	CONT.	Continuous	FOB	Free on Board	LV.	Long Leg	PROJ.	Project(ion)	STL.	Steel
ADJ.	Adjust(able)	CORP.	Corporation	FOB	Free on Board	LOUV.	Louver	P.S.F.	Pounds per Square Foot	STO.	Storage
A.F.F.	Above Finish Floor	CORR.	Corridor	F.O.M.	Face of Masonry	L.R.	Living Room	P.S.I.	Pounds per Square Inch	STRUCT.	Structure
ALT.	Alternate	CSD.	Cased	F.O.S.	Face of Stud	LT.	Light	P.S.L.	Parallel	T.	Tread
A.P.	Access Panel	CSMT.	Casement	FOUN.	Foundation	LVL	Laminated Veneer Lumber	PTD.	Painted	T.C.	Terra Cotta
APRX.	Approximate	C.T.	Ceramic Tile	FS.	Finish	MAX.	Maximum	PWD.	Plywood	TAG	Tag
ARCH.	Architectural	D.	Deep	DBL.	Double	M.C.WD.	Mineral Core Wood	PWD.	Plywood	THK.	Thick
A.W.I.	Architectural Woodwork Institute	DC.	Direct	DET.	Detail	MD.	Maryland	PWD.	Plywood	THR.	Threshold
		DEMO.	Demolition	DEV.	Development	M.D.F.	Medium Density Fiberboard	PWD.	Plywood	T.J.	Triple Joist
		D.G.	Double Glazed	DIA.	Double Hung	M.D.O.	Medium Density Overlay	R.	Rise(r)/Radius	T.O.F.	Top of Footing
		D.H.	Double Hung	DIA.	Diagonal	M.D.P.	Medium Density Particleboard	R.A.	Return Air	T.O.P.	Top of Plate
		D.M.	Dimension	DIA.	Disaster	MECH.	Mechanical	RAD.	Radius	TR.	Transom
		D.J.	Double Joist	DIA.	Diagonal	G.F.I.	General Contractor Fault Interrupter	REF.	Refrigerator	TWR.	Tower
		DN.	Down	DIA.	Diagonal	GL.	Glass	R.F.T.	Return Air	TYP.	Typical
		D.R.	Dining Room	DIA.	Diagonal	G.T.	Girder Truss	RFBAR.	Reinforcing Bar	UTIL.	Utility
		DRY.	Dryer	DIA.	Diagonal	G.W.B./GYP.WD.	Gypsum Wall Board	REF.	Refrigerator	UNO.	Unless Noted
		D.S.	Dormer	DIA.	Diagonal	H.	Hollow Core	RELOC.	Relocate(d)	UNO.	Unless Noted
		D.T.	Double Truss	DIA.	Diagonal	H.D.F.	High Density Overlay	RKM.	Remain	UNO.	Unless Noted
		DTL.	Detail	DIA.	Diagonal	H.D.O.	High Density Overlay	REQ(d)	Require(d)	UNO.	Unless Noted
		DWG.	Drawing	DIA.	Diagonal	H.D.P.	High Density Particleboard	REV.	Revise(ion)	UNO.	Unless Noted
		EA.	Each	DIA.	Diagonal	HDR.	Header	R.R.	Rough Opening	VA.	Virginia
		E.I.F.S.	Exterior Insulation & Finish System	DIA.	Diagonal	HND.	Hardwood	R.R.	Roof Ridge	V.I.F.	Verify in Field
		ELEV./EL.	Elevation	DIA.	Diagonal	HND.	Hardwood	RAS.	Roof and Shelf	V.C.T.	Vinyl Composition Tile
		ENCL.	Enclosure	DIA.	Diagonal	HND.	Hardwood	S.A.B.	Sound Attenuation Blanket	W.	Wide
		EQP.	Equipment	DIA.	Diagonal	HND.	Hardwood	S.A.G.	Supply Air	W.	With
		EXP.	Existing	DIA.	Diagonal	HND.	Hardwood	S.C.W.D.	Stave Core	WD.	Wood
		EXP.	Exposed	DIA.	Diagonal	HND.	Hardwood	SCR.	Screen	N/D.	Washer/Dryer
		EXT.	Exterior	DIA.	Diagonal	HND.	Hardwood	SD.	Siding	N.H.	Water Heater
		E.W.	Each Way	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle	NTN.	Without
		FAM.R.	Family Room	DIA.	Diagonal	HND.	Hardwood	SH./SMT.	Shingle Sheet	W.L.	Wall
		F.C.	Fire Code	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle	W.O.	Walk Out
		FCA.	Fire Code Authority	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle	W.P.	Waterproof
		F.D.	Fire Department	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle	W.R.	Water Resistant
		F.F.	Finish Floor	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle	WSH.	Washer
		F.F.B.	Finish Floor	DIA.	Diagonal	HND.	Hardwood	SH.	Shingle		

VICINITY PLAN



HARPOLE ARCHITECTS, PC
1033 1st Street NW
1722 21st Street NW
RESIDENCE
GENERAL CONTRACTOR
Scale
Permit
Revit

Earth Dike

Straw Bale Dike

Silt Fence

Temporary Seals

Stabilized Construction Entrance

Grade Stabilization Structures

Pipe Slope Drain

Perimeter Dike/Seals

Inlet Protection

Diversions

Grassed Waterway

Leak Waterway

Rock Outlet Protection

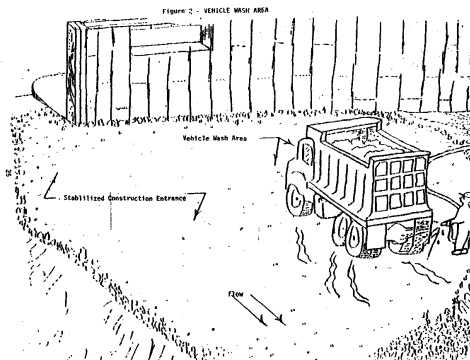
Subsurface Drain

6. A sediment and erosion control method shall be installed before the start of any excavation and/or construction as per the following: a. If the project is located in an area of erosion and sediment control for the District of Columbia, then the contractor shall install a sediment and erosion control measure. If an on-site inspection is necessary, the same shall be approved by the contractor.
7. All debris is to be removed from site.
8. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
9. All catch basins and drain areas shall be protected during excavation and construction.
10. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for its cleaning.
11. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
12. Any stockpiling, regardless of location shall be stabilized with straw, hay, plastic or covers, after its establishment and for duration of the project.
13. After Base or Demolition, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such groundcover may be grass, trees, shrubs, etc.

PLAN NUMBER:

This approval is for grading and Sediment Control only. Permittee Contractor is required to construct design feature shown hereon. He shall notify this office at number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

NOTES:
1. ALTERNATE CONFIGURATION:
9.25" DIAM. CYLINDER 15.0" LONG, WITH 5 CHANNELS



Definition

An on-site area where tires and under carriage of a vehicle can be washed.

Purpose

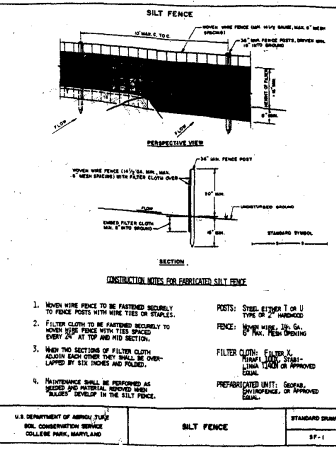
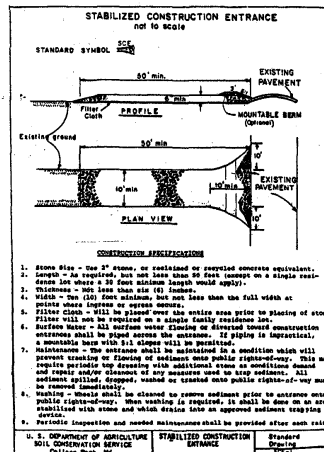
The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

Conditions Where Practice Applies

The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unimproved surfaces.

Design Criteria

The Vehicle Wash Area shall be provided on-site and drained on-site. The area may be constructed of rubble, or other hard porous material. A working water hose must be located in the area during all construction activity.



Definition

Temporary ground cover consisting of broken brick (1/4 piece or smaller) placed over denuded earth.

Purpose

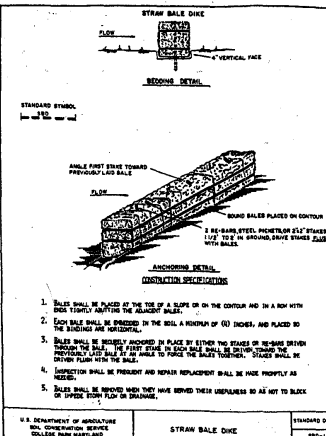
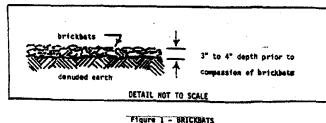
Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions When Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

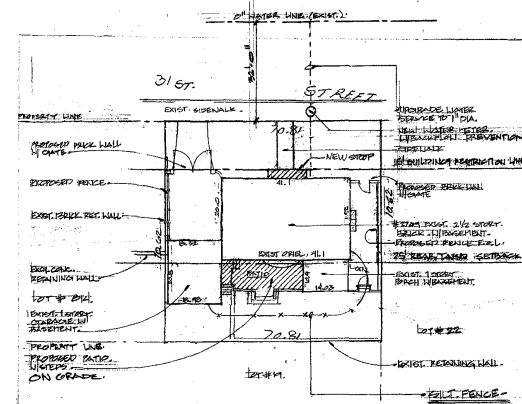
Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.



U.S. DEPARTMENT OF AGRICULTURE BOL. CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STRAW BALE DIKE	STANDARD DRAWING NO. 1
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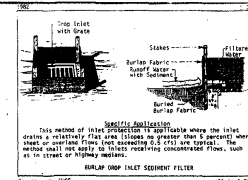
SEDIMENT CONTROL APPROVAL

PLAN NUMBER N/A

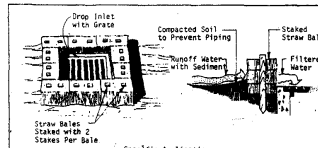
This approval is for grading and Sediment Control only. Permittee / Contractor is required to construct design feature shown hereon. He shall notify the office at number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

820-98 me
Date Emission and Sediment Control Branch

Telephone Number (202)



Source: Va. Hall Plate 1/8



Specific Application
This method of inlet protection is applicable where the inlet

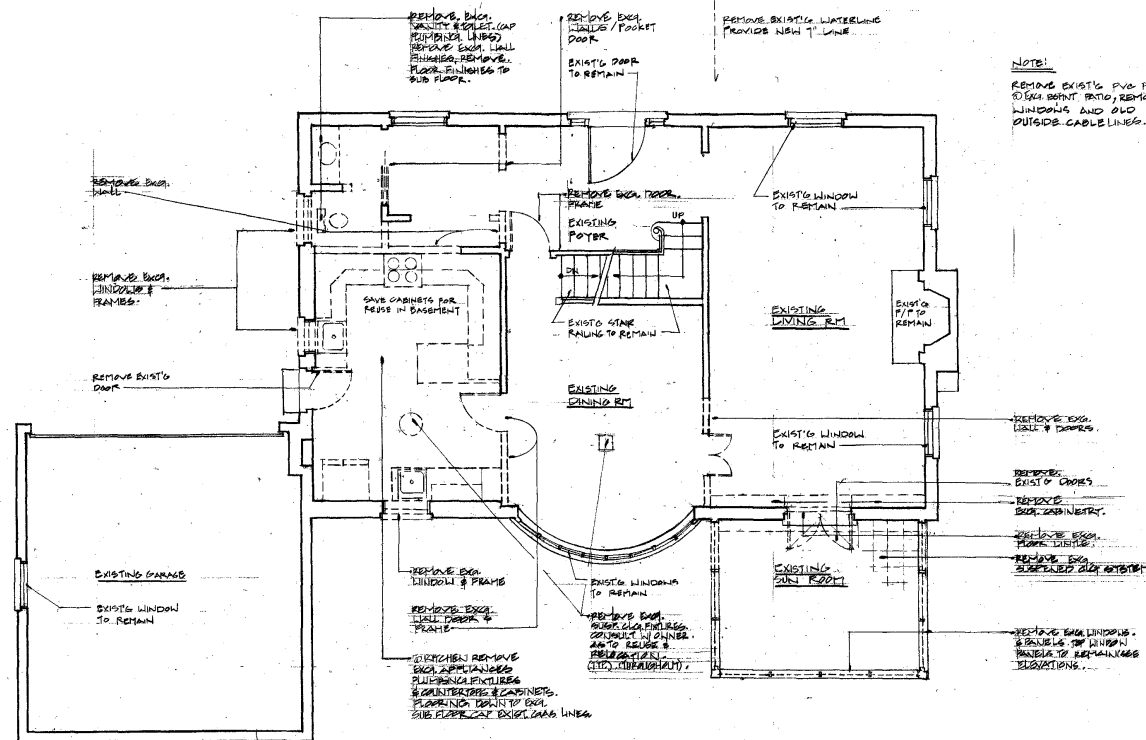
drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.6 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

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REMOVE EXIST'G PVC PIPING.
DECK BOUNT. PATIO; REMOVE STORM.
WINDOWS AND OLD
OUTSIDE CABLE LINES.



FIRST FLOOR PLAN DEMOLITION:

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

HARPOLE ARCHITECTS, PC

DEPENDENCE AT.



FIRST FLOOR DETENTION BLDG.

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RESIDENCE AT:



3rd Floor
on Plan:

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Scale

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Perm

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Revised
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8-7

8-14

123

122

DESTROYED BY COMBUSTION
FEDERAL BUREAU OF INVESTIGATION
STRUCTURAL STEEL IS GENERAL
APPROVED SUBJECT TO THE
FEDERAL BUREAU OF INVESTIGATION

DE

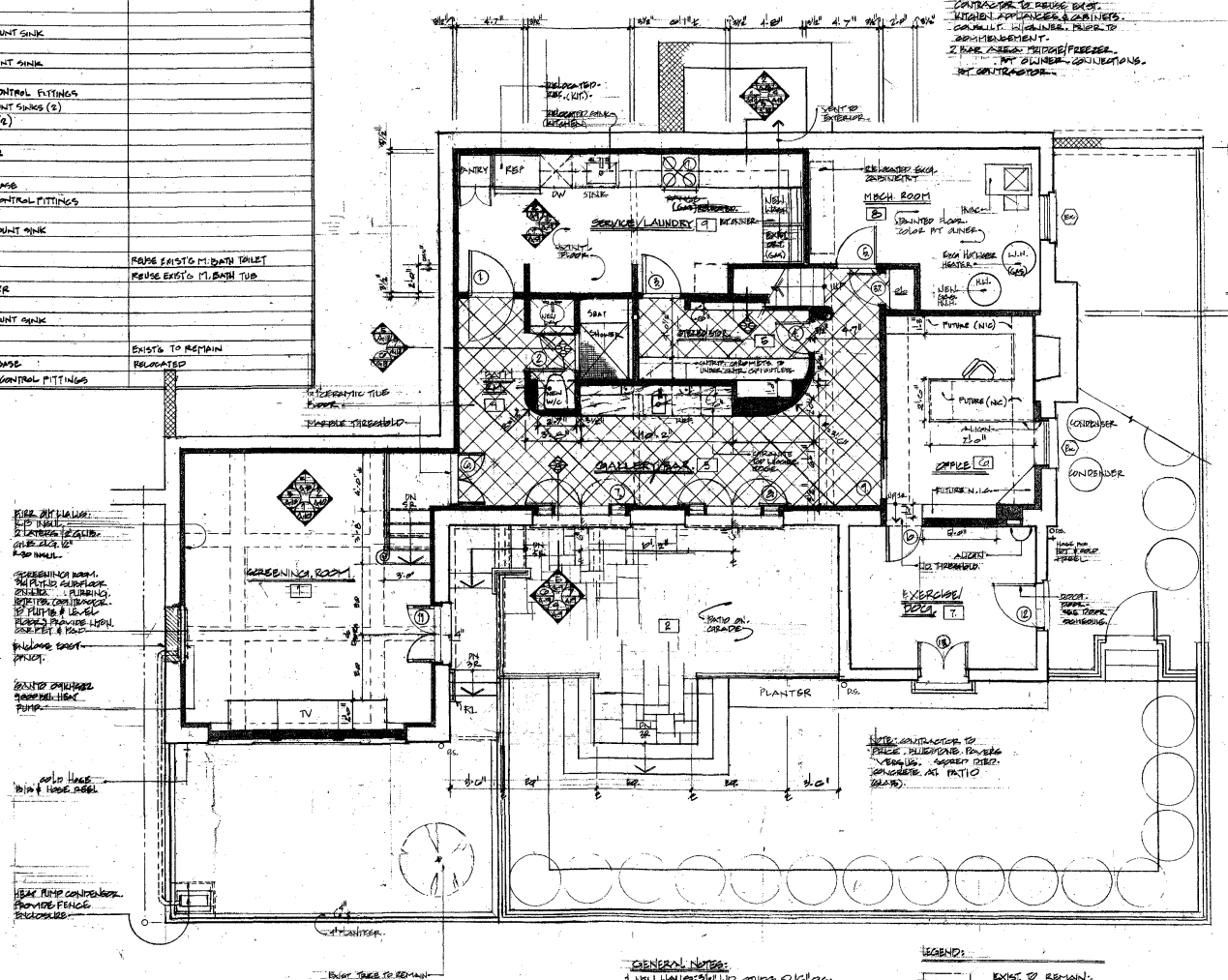
SECOND FLOOR DEMOLITION PLAN:
SCALE: 1/4" = 1'-0"

THIRD FLOOR DEMOLITION PLAN:
SCALE: 1/4" = 1'-0"

LOCATION	PLAN	MODEL NO.	DESCRIPTION	REMARKS
KITCHEN			UNDERMOUNT SINK	
KITCHEN			FAUCET	
1 1/2" PL FOR RM			TOILET	
1 1/2" PL FOR RM			UNDERMOUNT SINK	
1 1/2" PL FOR RM			FAUCET	
2" C/L W/ANDRY			SINK	
2" C/L W/ANDRY			FAUCET	
BATH FOR RM			TOILET	
BATH FOR RM			UNDERMOUNT SINK	
BATH FOR RM			FAUCET	
CLOSET / BDR			UNDERMOUNT SINK	
CLOSET / BDR			FAUCET	
BATH FOR RM			SHOWER CONTROL FITTINGS	
1" BATH RM			UNDERMOUNT SINKS (2)	
1" BATH RM			FAUCET & (2)	
1" BATH RM			TUB	
1" BATH RM			TUB FILLER	
1" BATH RM			TOILET	
1" BATH RM			SHOWER BASE	
1" BATH RM			SHOWER CONTROL FITTINGS	
6" BATH RM			UNDERMOUNT SINK	
6" BATH RM			FAUCET	
6" BATH RM			TOILET	REMOVE EXIST'G 1" BATH TOILET
6" BATH RM			TUB	REMOVE EXIST'G 1" BATH TUB
6" BATH RM			TUB FILLER	
3" PL BATH			UNDERMOUNT SINK	
3" PL BATH			FAUCET	
3" PL BATH			TOILET	EXISTS TO REMAIN
3" PL BATH			SHOWER BASE	RELOCATED
3" PL BATH			SHOWER CONTROL FITTINGS	

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SERVICE LAUNDRY: SET UP
 LAUNDRY (INTER LINE).
 WATER WENT TO EXTERIOR -
 WATER HOOKUP, GAS OR ELECT.
 PLUMBING, RANGE, HOOD, ETC.
 CONTRACTOR TO REMOVE EXIST.
 KITCHEN APPLIANCES & CABINETS.
 CONSULT. W/ PLUMBER, PRIOR TO
 RE-PIPEMENT.
 2 BAR AREA: STOVE/FREEZER.
 AT OWNER'S CONNECTIONS.
 BY CONTRACTOR.



FIRE HYDRAULIC:
2 1/2" INCH
2 LATERALS 2 GALLONS
GALLON 2 G. 1/2"
2 3/4" INCH

GREENING IN ROOM.
2nd FLOOR, SUPPLY
BENT. PLUMBING
10 PLUMB. & LEVEL
FLOOR. PROVIDE HOT
CARPET & MUD
ENCLOSURE EAST
DRIVER.

SAINT JAMES
GENERAL HEAT
PUMP

COIN HAS
HAB HAS PSL

HEAT PUMP CONDENSER.
PROVIDE FENCE
PICK UP 100.

1. NEW WALLS: 3/4" HD. STUDS @ 16" O.C.
1/2" G.I.B. BOTH SIDES. UNLESS OTHERWISE NOTED.
2. EXTERIOR WALLS: FIRE-RAT. 3/4" HD. STUDS.
3. 1/2" PARTIAL G.I.B. INSIDE.

LEGEND:

 EXIST TO REMAIN:

 NEW CONSTRUCTION:

 CIVIL CONSTRUCTION:

RECEIVED OF COMMUNITY
FRANK W. HENNINGSEN, JR.
STATIONER, 1000 IN CHURCH
APPROVED FOR THE U.S. DEPT.
OF JUSTICE

HARPOLE ARCHITECTS, PC

RESIDENCE AT:

BASMENT FLOOR PLAN.

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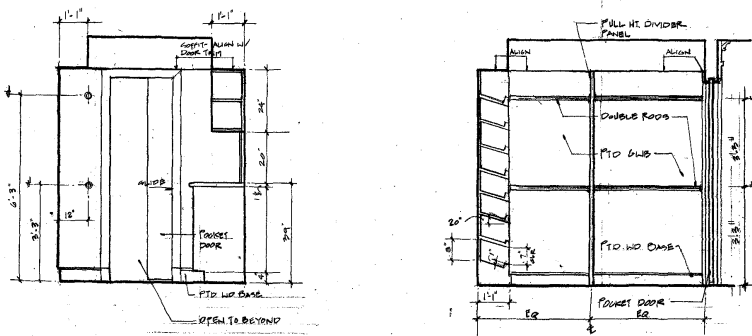
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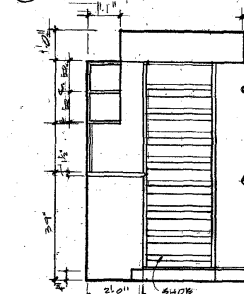
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D.C. OFFICE OF ZONING

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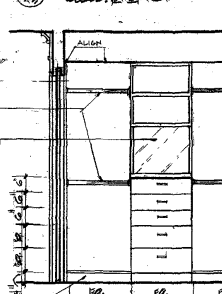


M. BEDROOM: CLOS. ELEV.
SCALE: 1/8" = 1'-0"

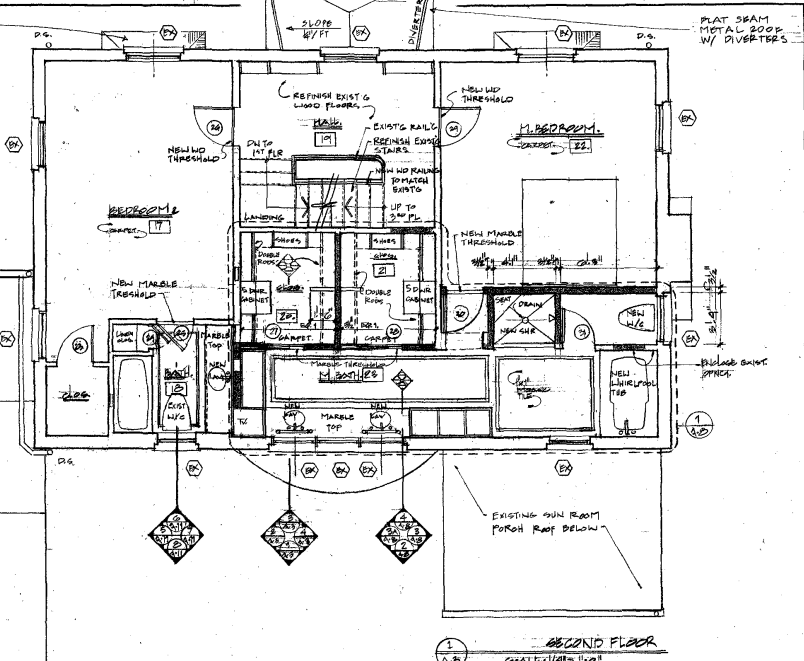
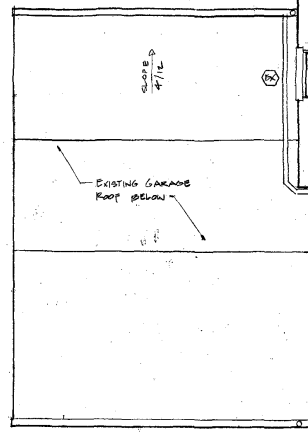
M. BEDROOM: CLOS. ELEV.
SCALE: 1/8" = 1'-0"



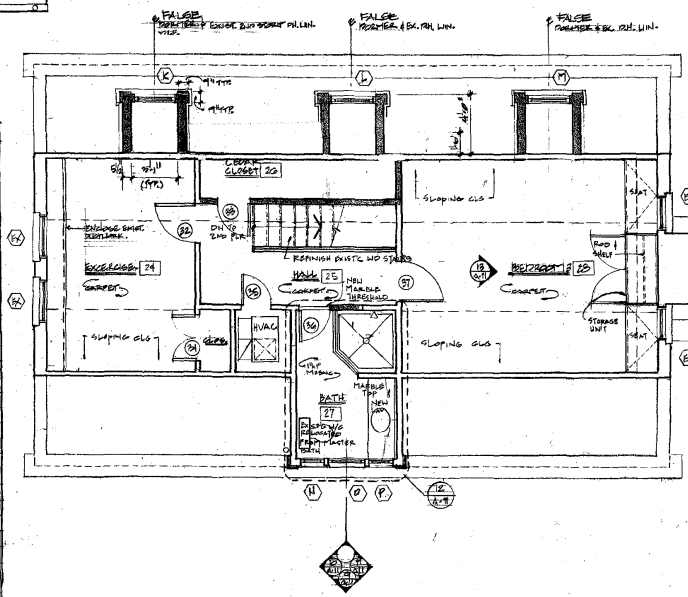
M. BEDROOM: CLOS. ELEV.
SCALE: 1/8" = 1'-0"



M. BEDROOM: CLOS. ELEV.
SCALE: 1/8" = 1'-0"



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



THIRD FLOOR

LOCATION / PLAN	SIZE	TYPE / MATERIAL	REMARKS
(A) MARVIN	V.I.P.	EXISTING	CUSTOM
(B) MARVIN	V.I.P.	EXISTING	CUSTOM
(C) MARVIN	V.I.P.	EXISTING	CUSTOM
(D) MARVIN	V.I.P.	EXISTING	CUSTOM
(E) MARVIN	V.I.P.	EXISTING	CUSTOM
(F) MARVIN	V.I.P.	EXISTING	CUSTOM
(G) MARVIN	V.I.P.	EXISTING	CUSTOM
(H) MARVIN	V.I.P.	EXISTING	CUSTOM
(I) MARVIN	V.I.P.	EXISTING	CUSTOM
(J) MARVIN	V.I.P.	EXISTING	CUSTOM
(K) MARVIN	V.I.P.	EXISTING	CUSTOM
(L) MARVIN	V.I.P.	EXISTING	CUSTOM
(M) MARVIN	V.I.P.	EXISTING	CUSTOM
(N) MARVIN	V.I.P.	EXISTING	CUSTOM
(O) MARVIN	V.I.P.	EXISTING	CUSTOM
(P) MARVIN	V.I.P.	EXISTING	CUSTOM
(Q) MARVIN	V.I.P.	EXISTING	CUSTOM
(R) MARVIN	V.I.P.	EXISTING	CUSTOM
(S) MARVIN	V.I.P.	EXISTING	CUSTOM
(T) MARVIN	V.I.P.	EXISTING	CUSTOM
(U) MARVIN	V.I.P.	EXISTING	CUSTOM
(V) MARVIN	V.I.P.	EXISTING	CUSTOM
(W) MARVIN	V.I.P.	EXISTING	CUSTOM
(X) MARVIN	V.I.P.	EXISTING	CUSTOM
(Y) MARVIN	V.I.P.	EXISTING	CUSTOM
(Z) MARVIN	V.I.P.	EXISTING	CUSTOM

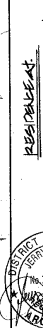
TYPE	ITEMS	NOTES	DOOR TYPE
A	LEVER PASSAGE SET, 1 1/2" PR. HINGES, DOOR STOP		INT. PASSAGE DOOR
B	LEVER LOCK SET, 1 1/2" PR. HINGES, DOOR STOP		INT./EXT. LOCK DOOR
C	(1) LEVER PASSAGE SET (ACTIVE LEAF), (2) DUMPY LEVER SET (PASSIVE LEAF), (2) DOOR STOPS, 5 PR. HINGES, TOP & BOTTOM FLUSH BOLTS, LV. CUST. PULL STRIKE		INT. PAIR OF DOORS (PASSAGE)
D	SAME AS C EXCEPT (1) LEVER LOCK SET IN LIEU OF PASSAGE SET		INT./EXT. PAIR DOORS (LOCKING)
E	(2) RECESSED HANGERS, HEAVY DUTY POCKET DOOR, (2) HANGERS, HEAVY DUTY POCKET DOOR, (2) HANGERS, HEAVY DUTY POCKET DOOR, (2) HANGERS, HEAVY DUTY POCKET DOOR		POCKET DOOR
F	DUMPY LEVER SET, DOOR STOP, (2) DOOR STOPS, MAGNETIC CATCHER		GENERAL DOOR - MEDIA RM

LOCATION / PLAN	SIZE	TYPE / MATERIAL	REMARKS
(1) MARVIN	3' x 6'	A	SOLID / PAINT
(2) MARVIN	3' x 6'	B	SOLID / PAINT
(3) MARVIN	3' x 6'	A	SOLID / PAINT
(4) MARVIN	3' x 6'	A	SOLID / PAINT
(5) MARVIN	3' x 6'	A	SOLID / PAINT
(6) MARVIN	3' x 6'	A	SOLID / PAINT
(7) MARVIN	3' x 6'	A	SOLID / PAINT
(8) MARVIN	3' x 6'	A	SOLID / PAINT
(9) MARVIN	3' x 6'	A	SOLID / PAINT
(10) MARVIN	3' x 6'	A	SOLID / PAINT
(11) MARVIN	3' x 6'	A	SOLID / PAINT
(12) MARVIN	3' x 6'	A	SOLID / PAINT
(13) MARVIN	3' x 6'	A	SOLID / PAINT
(14) MARVIN	3' x 6'	A	SOLID / PAINT
(15) MARVIN	3' x 6'	A	SOLID / PAINT
(16) MARVIN	3' x 6'	A	SOLID / PAINT
(17) MARVIN	3' x 6'	A	SOLID / PAINT
(18) MARVIN	3' x 6'	A	SOLID / PAINT
(19) MARVIN	3' x 6'	A	SOLID / PAINT
(20) MARVIN	3' x 6'	A	SOLID / PAINT
(21) MARVIN	3' x 6'	A	SOLID / PAINT
(22) MARVIN	3' x 6'	A	SOLID / PAINT
(23) MARVIN	3' x 6'	A	SOLID / PAINT
(24) MARVIN	3' x 6'	A	SOLID / PAINT
(25) MARVIN	3' x 6'	A	SOLID / PAINT
(26) MARVIN	3' x 6'	A	SOLID / PAINT
(27) MARVIN	3' x 6'	A	SOLID / PAINT
(28) MARVIN	3' x 6'	A	SOLID / PAINT
(29) MARVIN	3' x 6'	A	SOLID / PAINT
(30) MARVIN	3' x 6'	A	SOLID / PAINT

HARPOLE ARCHITECTS, PC
1033 27th Street, NW
Washington, DC 20001
202-462-1111
www.harpolearchitects.com
DRAFT OF
NO. 000000
HARPOLE ARCHITECTS, PC
SECOND & THIRD FLOOR
SCALE: 1/4" = 1'-0"
09/08
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8-1
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DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IS GENERAL
APPROVAL SUBJECT TO THE
TERRACE MANUAL OF CONSTRUCTION

HARPOLE ARCHITECTS, PC



FRONT ELEVATION.

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Scale
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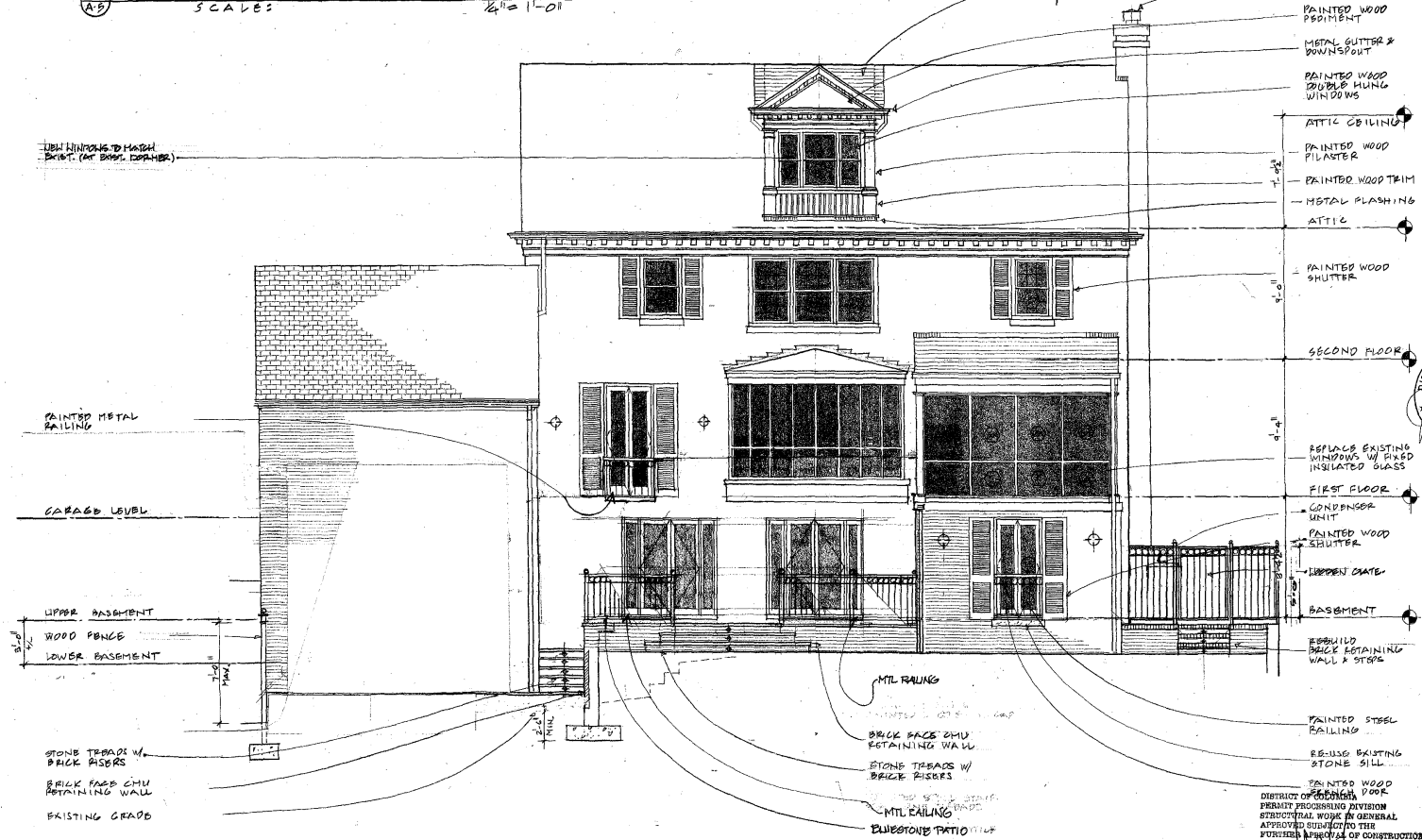
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	7-2
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DEPARTMENT OF COMMERCE
PERMIT RECORDING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVAL SUBJECT OF THE
FOLLOWING APPLICATION FOR CONSTRUCTION

2009 OCT 15 PM 2:57

2
A-B

PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"



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— WOOD FENCE

BASMENT

$$\frac{1}{A.6}$$

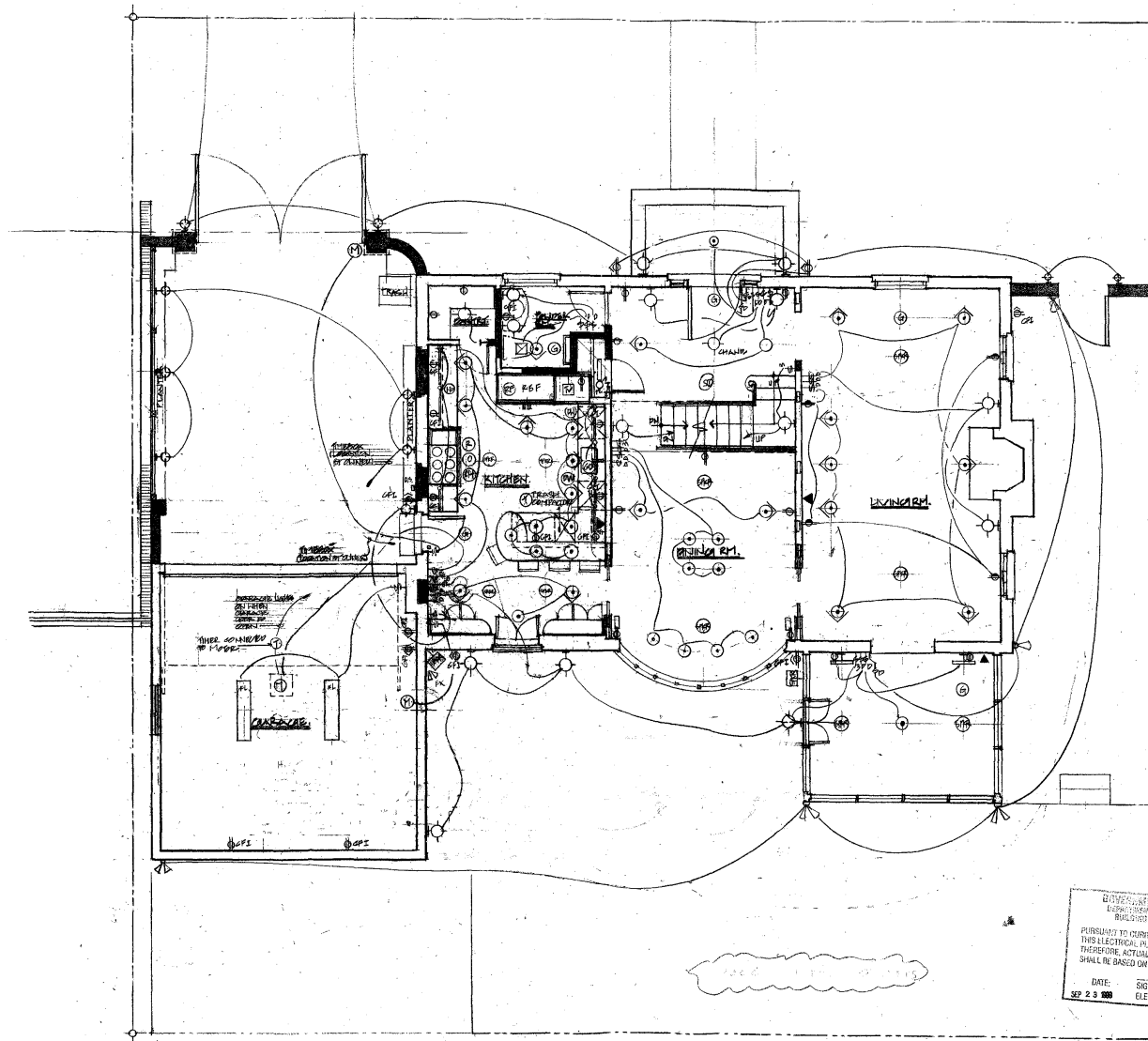
BASEMENT
STONE TREADS

DISTRICT OF COLUMBIA
ENGINEERING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCT

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D.C. OFFICE OF ZONING

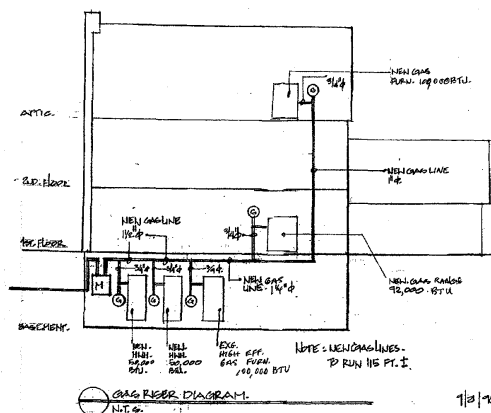
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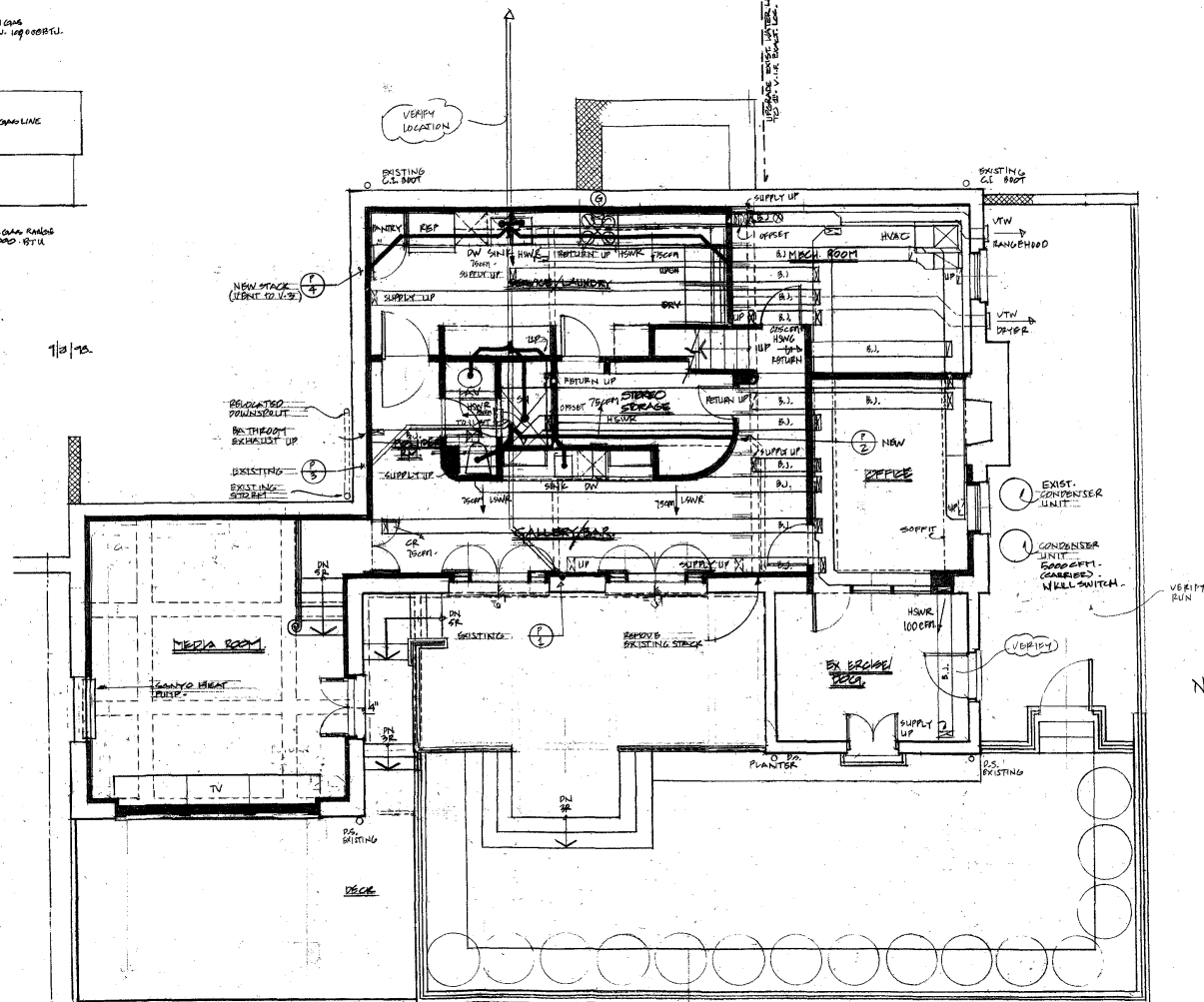
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CHECKED BY: [Signature]
DATE: SEP 23 2009
ELECTRICAL ENGINEERING SECTION

HARPOLE ARCHITECTS, PC
REGISTERED ARCHITECT
DISTRICT OF COLUMBIA
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9/8/78.



NOTE: RELOCATE EXIST.
HVAC DUCTWORK
AS SHOWN.

THE GENERAL LAYOUT OF THE GAS PIPING AND/OR PLUMBING SYSTEMS (Water, Sanitary and Storm) SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF LOS ANGELES ORDINANCES AND IS APPROVED.

Date: SEP-25-1968

Mechanical Engineering Section

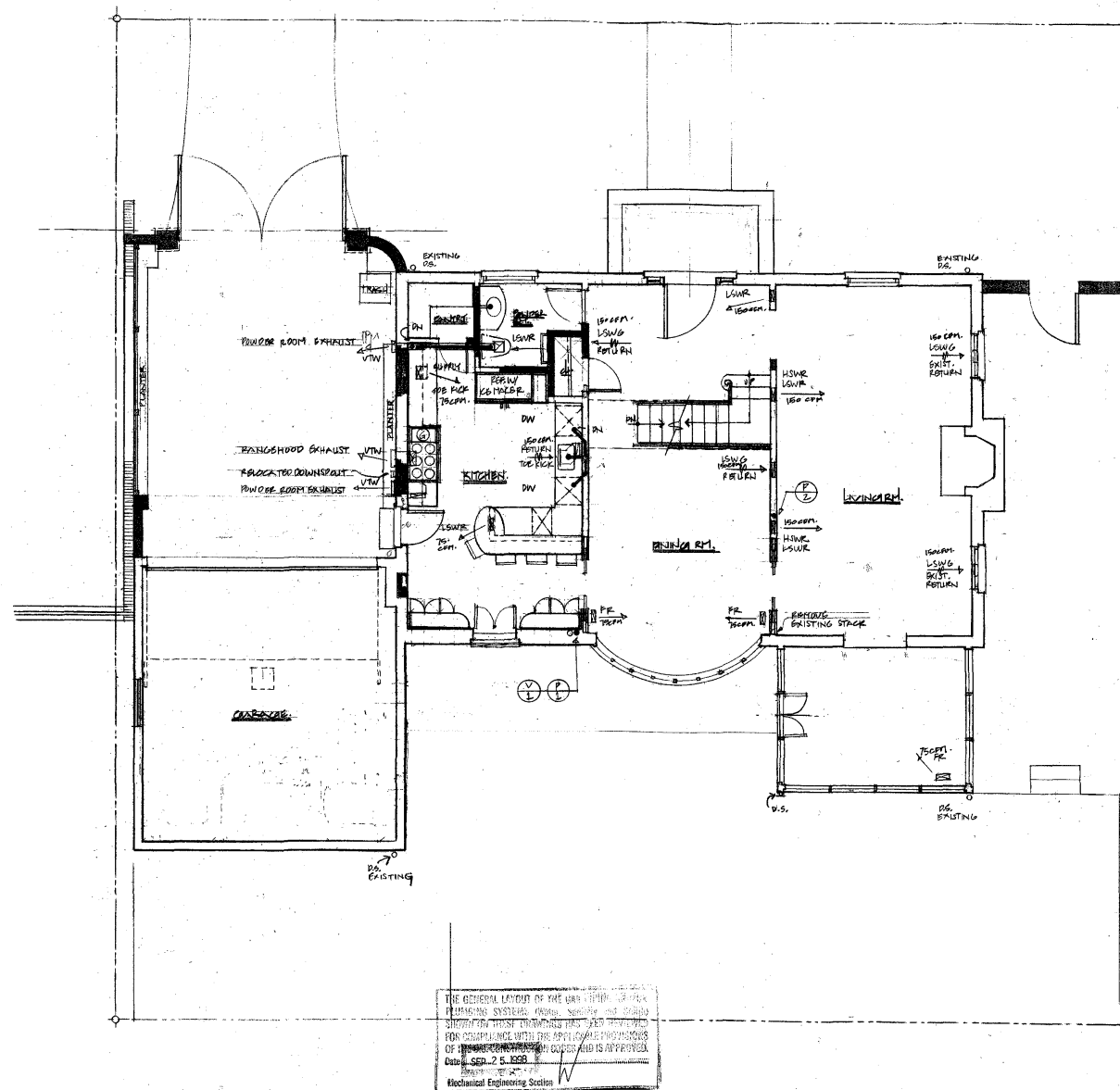
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HARPOLE ARCHITECTS, PC

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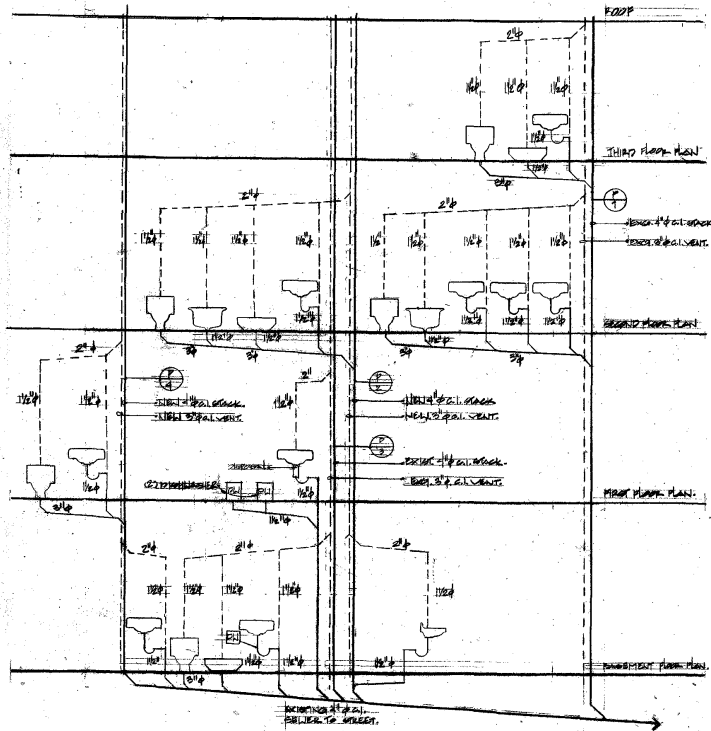
GROUND FLOOR PLAN:

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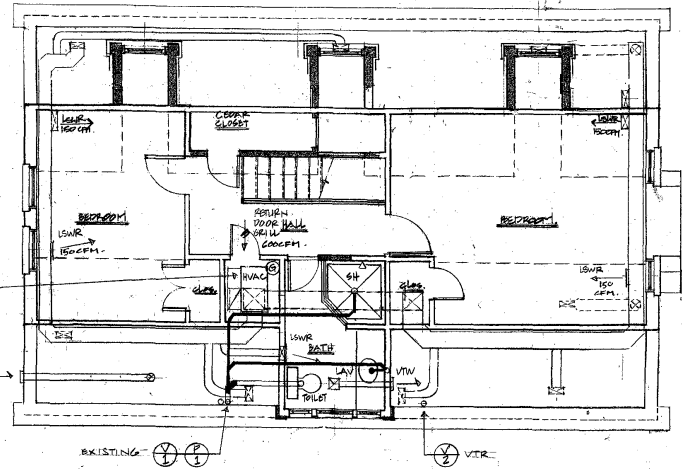
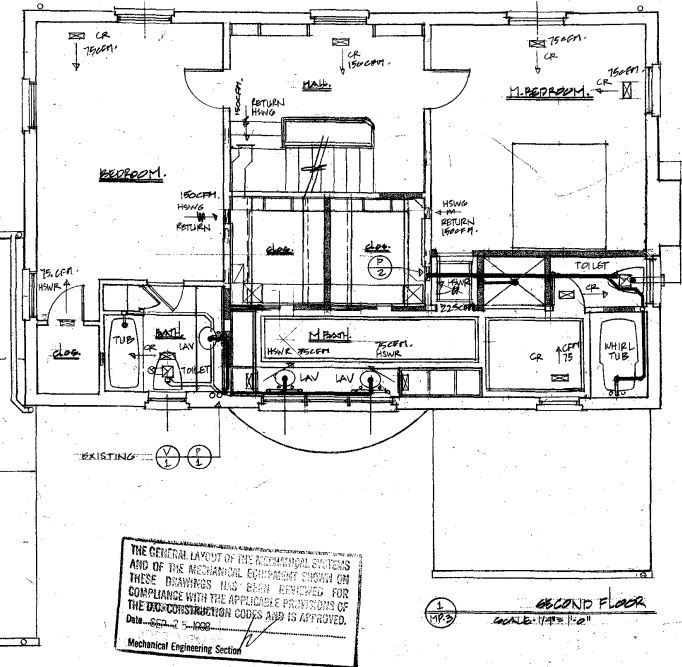
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PLUMBING FLOOR DIAGRAM:
N.T.S.

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND OF THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED. Date: 10-15-09 Mechanical Engineering Section

GENERAL:

1. Install work in strict accordance with applicable codes and ordinances of the jurisdiction in which the Project is located.
2. Coordinate plumbing work with other trades and job conditions.
3. Contractor shall make full inspection to determine all existing conditions affecting the work, prior to commencing plumbing work.
4. Locations of equipment, piping, and other plumbing work is indicated **diagrammatically** by drawings, which indicate the general requirements for the Plumbing System. Submit piping diagrams and riser diagrams for approval. Submit product data on all fixtures and trim.
5. All materials and equipment shall be new and the best products of reputable manufacturers; and shall be as shown on the drawings or as approved by Architect.
6. Contractor shall guarantee all material, labor, and equipment for a period of one year from the date of acceptance of Project. The guarantee shall include free warranty maintenance for first year of system operation.
7. Record on Record Drawings locations of piping concealed in walls and floors or buried below grade.

SUPPLY AND WASTEWATER PIPING:

1. Buried piping shall be placed in trenches no deeper than required for freeze protection. Backfill shall be carefully placed in 6" layers and compacted to 95% of maximum density.
2. Interior exposed piping, valves, and fixture trims shall have plated finish to match fittings. Piping, valves, and fixture trim in semi-exposed locations, such as inside cabinets, shall be chrome plated. Polish at the completion of project.
3. Domestic hot and cold water piping shall be insulated with minimum 1/2" flexible insulation, K value of 0.23, and Minimum U value of R-4.3.
4. Insulate all supply and waste piping, and pipe chases against sound transmission per detail or as approved by Architect.
5. Any connection between ferrous and non-ferrous piping shall be made with dielectric couplings or unions.

6. Soil, Waste, and Vent Piping:

- a. Soil and waste line within the building shall be PVC/standard weight cast iron no-hub and shall be insulated against sound transmission.
 - b. Vent piping shall be cast iron no hub, DWV copper, galvanized ferrous, or schedule 40 PVC as approved by local code &/or authorities.
 - c. Underground drainage lines shall be service weight cast iron.
 - d. Cleanouts shall be installed where required by code and at all changes in direction of run.
7. Domestic Water Piping:
- a. Above ground piping shall be PVC/type "L" copper with 2# max. lead solder joints, as required by plumbing code.
 - b. Underground piping shall be PVC/type "R" copper with silver solder joints as required by the plumbing code.
 - c. All supply piping shall be sterilized per code requirements.
 - d. Provide appropriate unions for connections to existing materials.

FIXTURES:

1. Provide accessible shut-off valves on each hot and cold water connection to each fixture, including hose bibbs. Label valve if remote from fixture served.
2. Each type of fixture shall be of one manufacturer, free of cracks, grates, or other imperfections. Refer to Fixture Schedule.

NATURAL GAS SYSTEM:

1. Gas piping, appliances, and equipment shall meet requirements of applicable federal, state, and local codes.
2. Gas piping shall be schedule 40 black steel meeting requirements of ASTM A-120-83.
3. Fittings for gas lines shall be welded, forged, steel fittings meeting ASTM A-234-82a or standard weight malleable iron screwed.
4. Valving for gas lines shall be 125 psi bronze or iron body, square head cock, with bronze plug such as Crane #1228, or equal by Jenkins or Powell.

1. The intent of these drawings is to provide complete and properly functioning HVAC System. Provide all labor and material necessary to achieve such ends. Contractor shall examine Contract documents and job conditions. Any observed faults or ambiguity in the contract documents shall be called immediately to the attention of the Architect. The drawings are **diagrammatic** and indicate the general requirements of the HVAC System.
2. All work shall be fabricated and installed in accordance with applicable codes and regulations of the jurisdiction in which the Project is located.
3. Provide warranties, operating and maintenance manuals for Owners' records. Guarantee all material, labor and equipment for a period of one year from the date of acceptance of Project. The guarantee shall include free warranty maintenance for the first year of system operation.
4. Contractor shall provide, for approval, shop drawings for complete HVAC system. Shop drawings shall indicate all system components and controls including sizes and ratings of equipment. All duct sizes and accessories shall be indicated.
5. Locate on Record Drawings, elements of HVAC system concealed in walls and floors or buried below grade.
6. Contractor shall coordinate electrical requirements of all equipment and appliances with electrical service available.
7. Contractor shall coordinate the installation of HVAC work with job conditions and the work of other trades.
8. All return ductwork shall be connected to HVAC equipment using rubberized-canvas flexible connections.
9. Provide turning vanes where full radius turns are not practical.
10. All mechanical equipment containing rotating devices shall be mounted with vibration insulation fittings. Provide inertia slab where necessary to dampen noise and vibration.
11. Install equipment in accordance with manufacturers' best recommendations.
12. Length, size and trap of refrigerant lines shall be per manufacturer's recommendations.
13. Controls and accessories for equipment shall as recommended by equipment manufacturer. Design, color and location of thermostats to be approved by Architect.
14. Paint the visible interiors of ductwork flat black. Paint wall mounted air return grilles the same color as the wall.

15. Fabricate ductwork to SMACNA standards for 1/2" ESP using galvanized steel sheets. Where ductwork is shown lined include 1/2" sound lining securely glued in place. Provide transitions from duct sizes on drawings to equipment connection.

16. Floor grilles shall be light brown. Wall grilles shall be white white. Submit samples of each for approval prior to ordering material.

17. Scope: HVAC system shall provide for:

GENERAL:

1. Electrical information shown on the drawings is **diagrammatic**. The drawings indicate the general layout of the circuits, outlets, switches, and the location of light fixtures. They do not indicate every fitting, pullbox, etc. which may be required to complete the project. The contractor shall provide all material required to assure proper and complete installation of entire electrical system.
2. The work shall be installed according to applicable federal, state, and local codes and ordinances.
3. All material shall conform with specifications of Underwriters Laboratories and the National Electrical Manufacturers Association.
4. Contractor shall supply all owner's manuals, operating instructions, and warranty information to Owner on date of acceptance.
5. Contractor shall verify phase, wire, voltage, cycle, of service provided to site with Electric Company.
6. Contractor shall coordinate electrical work with other trades and job conditions.
7. Provide copper Romex cable for all wiring. Protect wiring from nail perforations and other damage.
8. Panelboards shall be mounted in steel cabinets large enough to contain all panels with a type-written diagram of service and location of switches. Indicate changes to existing panelboards on panel schedule and riser diagram.
9. Provide electrical connections for all HVAC equipment, appliances, and other equipment furnished by the contractor (or others) as shown on the drawings in accordance with the manufacturer's recommendations. Verify location, phase, voltage, current rating and type of outlet required for each appliance. Equipment having built-in switches shall be completely wired as required.
10. Install proper disconnects as shown on plan or as otherwise required by code or equipment manufacturer.
11. Cover all junction boxes with flush type white plates.
12. Using silicone rubber acoustical sealant, caulk all electrical perforations in ceilings and walls to minimize sound transmission between bedrooms, bathrooms, laundry and adjacent interior spaces.
13. Record on Record Drawings locations of electrical work concealed in walls and ceilings and buried below grade.

LIGHTING:

1. Verify exact locations of light fixtures in the field with the Architect, prior to rough-in of fixtures.
2. Provide an electrical connection and complete installation for all light fixtures as shown by location on the drawings and as listed in the fixture schedule.
3. Provide specified lamps for all light fixtures.
4. Provide inductance filters as required to minimize noise from dimmed fixtures.

SWITCHES, RECEPTACLES, AND DEVICES:

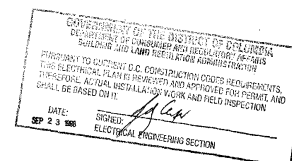
1. Verify exact location of outlets, switches, controls, and other devices in the field with the Architect.
2. Device and plates of all switches, receptacles and devices including telephone jacks, volume control devices and cable television outlets etc. shall all have a smooth finish and shall be white/ ivory/ gray/ brown.
3. Locate all switches and controls at 36"/48" (centerline) above the finished floor unless noted otherwise. See Interior Elevations.
4. All light switches shall be toggle/Decora style by Leviton. Gang-plates shall be custom-ordered, if necessary, to accommodate the number of switches indicated.
5. Provide proper type of low-voltage switches for low-voltage fixtures. Transformers for low-voltage fixtures shall be integral with fixture.
6. Dimmer switches shall be toggle/Decora type by Leviton. Switch shall be appropriate type for fixture to be dimmed.
7. All duplex receptacles shall be standard/Decora by Leviton.

TELEPHONE SYSTEM:

1. Provide telephone system as shown. Generally locate telephone jacks as shown in the plans and interior elevations. Field verify exact location of each telephone jack with Architect. Coordinate with job conditions and the work of other trades.
2. Home run each outlet to backboard, location of which is to be approved by the Owner and/or Architect.

AUDIO/VISUAL AND SECURITY SYSTEM:

1. Security system is to be provided by Owner under Separate Contract. The General Contractor shall include in his bid the coordination and scheduling of his work with that of the Owners' Security System Contractor.
2. Contractor shall be responsible for notifying Owner's Security Contractor and Owner when project is ready for pre-wiring and ready for installation of devices. At such notice the Contractor shall indicated when such work shall be completed to maintain Project's Schedule.



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 CONCRETE

1. All concrete work and form work shall conform to American Concrete Institute (ACI) Code 318: "Specification for Structural Concrete for Buildings" latest edition.
 - a. Coarse aggregate shall conform to ASTM A33,
 - b. Portland Cement shall conform to ASTM C150, Type I or II.
 - c. Water shall be potable, free of any deleterious substances.
 - d. Ready mixed concrete shall conform to ASTM C94, C31.
2. All concrete to be poured in accordance with ACI 361 specification. Concrete exposed to weather shall have 4 air entraining admixture. Concrete shall have the following strengths:
 - a. All concrete shall have minimum compressive strength of (f'c) = 3000 psi at 28 days.
 - b. Exterior slabs and garage slabs shall have a minimum strength of (f'c) = 4000 psi.
 - c. Precast lintels shall have a minimum strength of (f'c) = 4000 psi.
3. All reinforcing steel to meet ASTM A-615, Grade 60. Placing plans and shop fabrication details shall be in accordance with "The Manual of Standard Practice for Detailing Reinforced Concrete Structures" published by the American Institute of Steel Construction in accordance with CSI standards. All reinforcing to be spliced a minimum of 30 bar diameters.
4. Provide clear distance to outermost reinforcing as follows:

Beams	2"	where exposed to weather,
Footings	3"	to sides and bottom,
Walls	1-1/2"	

4 STRUCTURAL STEEL

1. Structural Steel shall conform to the latest AISC specifications for design, fabrication, and erection.
 - a. All structural steel shall conform to ASTM A-36.
 - b. Pipe to be ASTM A-53.
 - c. Tube to be A500 or A501.
 - d. Detailing to be in accordance with AISC Structural Steel Detailing Manual.
 - e. Bolted field connections shall be 3/4" diameter high strength bolts meeting ASTM A-325.
2. Submit complete shop and erection drawings for approval prior to fabrication or erection.
3. No holes shall be permitted in steel except as shown or as approved by Structural Engineer.
4. Structural steel columns shall be minimum 3" diameter standard pipe with base and cap plates for bolted connections to footing and to structure. If otherwise indicated in Drawings.
5. Where beams bear on masonry or concrete walls, provide bearing plate of 6" $3/8$ " x 10".

8 C-2 RADON CONTROL NOTES

1. Provide Radon Control System as required and per all applicable codes

⑥ STRUCTURAL

1. The following Live Loads were utilized in the Design:

Roof	30 psf
Bedroom Areas	30 psf
Living Areas	40 psf
Exterior Deck	60 psf
Garage Slab	50 psf
2. A minimum of 10 psf Dead Load was added in the Design.
3. Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the Design of the structure. Any additional equipment not shown on the architectural drawings or structural drawings or having weights in excess of 400 pounds shall be brought to the attention of the Structural Engineer prior to installation.
4. The basic stability of the structure is dependent upon the design of the exterior columns, walls and roof acting together. Contractor shall provide all gys, braces, struts, etc. as required to accommodate all live, dead, and wind loads until all fire connections are made. These connections are made.
5. Basement and foundation walls are dependent upon the completed installation of footings for their stability. Contractor shall no place backfill until these elements are completely installed, or Contractor has provided shoring and bracing to adequately restrain walls.
6. **WARNING:** The Structural Integrity of the building shown on these plans is dependent upon completion according to Plans and Specifications. Structural members are not self-bracing until permanently attached to the structure as directed. The Structural Engineer, nor the Architect, assume no liability for the building being damaged during construction unless the construction method and bracing are included in the Plans and Specifications or are supervised by the Structural Engineer or Architect during construction.

7
C-2 GENERAL

13. All prefabricated trusses and truss joists shall be designed by the manufacturer for the following loads unless noted otherwise:
- Roof: Live Load = 30 psf;
Dead Load = 10 psf;
Top Chord = 7 psf.
Bottom Chord =
- Truss and Truss Joist Spacing shown on Drawings is maximum acceptable spacing. Spacing of trusses shall be adjusted as required to meet loading requirements. Submit Shop Drawings and calculations for review. Affix seal of Engineer registered in the state of the proposed Project.
14. All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power fasteners of 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 32" oc, and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.
15. Sill plates shall be minimum 2" x 6's, pressure treated. Anchor sill plates to foundation walls with minimum of 5/8" diameter bolts at 32" oc maximum with minimum 18" embedment into concrete or grouted masonry. Provide anchors within 12" of corners. Provide double sill plate typical. Where framing is depressed for mortar setting beds at floors, provide single plate.
16. Double each header and trimmer at openings in floors, ceilings, and roofs, unless noted otherwise.
17. Install cross bracing between floor joists, arranged equally over spans but not more than 8'-0" apart.
18. Notches in top and bottom of lumber joists and rafters shall not exceed 1/6 of depth of joist, and shall not be located in middle 1/3 of span.
19. Holes in lumber joists and rafters shall not exceed 1/4 of joist depth and shall not be within 2" of top and bottom of joist.
20. Notches at joist ends shall not exceed 1/4 of joist depth.
21. Double joists below partitions parallel to joist, unless otherwise noted.
22. Provide headers conforming to the following schedule, unless otherwise noted on Drawings:
- Opening:
- | | |
|-------------------|------------------|
| Spans under 3'-0" | 2 - 2 x 6's |
| 3'-0" to 4'-6" | 2 - 2 x 8's |
| 4'-6" to 5'-6" | 2 - 2 x 10 LVL's |
| 5'-6" to 7'-0" | 2 - 2 x 12 LVL's |
23. Unless otherwise indicated, subflooring shall be 3/4" T & G plywood, APA rated Sturd-i-Floor.
24. Unless otherwise indicated, roof and exterior wall sheathing shall be 1/2" CDX plywood APA rated sheathing.
25. Flitch Beams shall be bolted with 1/2" diameter bolts at 16 inches on center top and bottom with the first set of bolts 6" from the end of the beam.
- GENERAL**
1. Plan dimensions are face of stud, to face of masonry, or to face of concrete. All opening dimensions are to rough stud or centerline as indicated on the drawings.
2. Dimensions indicated may vary from scaled drawings. Written dimensions shall take precedence. Do not scale drawings. Refer questions regarding dimensions to Architect for clarification.
3. These Drawings indicate a general architectural and structural arrangement in accordance with the Building Codes of the jurisdiction in which the Project is located.
4. The purpose of indicating demolition on the drawings and of the notes is to indicate the general scope of demolition. Demolition work is not limited to the items indicated. The General Contractor is responsible for demolition as required and/or necessary for the new work to proceed.
5. Install 15# steel, non-perforated, or "Tyvek" housewrap over sheathing, prior to installation of siding.
6. Refer to Building Sections and notes for thermal insulation and vapor barrier. Insulation may not be shown in all sections and details for clarity; however, thermal insulation and vapor barrier shall completely envelop all occupied spaces; i.e. side top and bottom.
7. All new and renovated bathroom, toilet, bedroom, and laundry walls, floors, and ceiling cavities are to have 3" sound attenuation batts. Care should be taken to acoustically isolate these rooms and plumbing from adjoining spaces.omit sound batt where thermal insulation is otherwise required.
8. Provide solid blocking behind drywall for attachment of door stops, clothes rods, bathroom and other accessories.
9. Grades shall provide positive drainage away from building.

CONTRACT BIDDING

- These Drawings are part of the Contract Documents which, in addition, include General Conditions, and Agreement.
- Form of Agreement shall be AIA Form _____, basis of payment to be _____ General Conditions shall be AIA Form A201.
- Bids shall be submitted on Bid Form provided and shall stipulate:
 - the base sum;
 - additive or deductive amounts for Alternates Listed;
 - schedule for completion of work.
- On notice of being "Apparent Low Bidder", the Bidder shall submit a detailed estimate of cost of work, listing sub-contractors and work performed by them. This estimate, with any additional information requested, to serve as basis of payment for the remainder of the project.
- Examination of existing conditions: The Contractor shall carefully compare the Contract Documents with all existing conditions. Any discrepancies between information provided on the drawings and specifications and existing conditions shall be referred to the Architect for adjustment before any work affected thereby has been performed, otherwise acceptance of these conditions means that the Contractor is prepared to complete the work in accordance with the Drawings and Interpretations of Architect without additional cost or penalty to the Owner.
- The Drawings are complementary, therefore what is required by any one drawing shall be binding as if required by all.

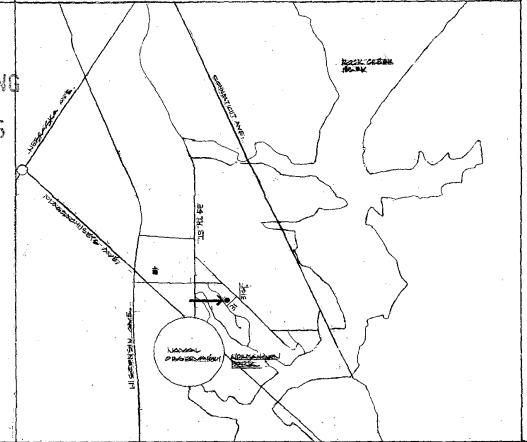
SECURITY

- Where and when necessary during construction, provide solid wood security partitions or doors (3/4" plywood minimum) secured firmly in place to maintain security of Residence.
- The Contractor shall be responsible for securing the Worksite and contents from theft and vandalism. The Owners shall be responsible for maintaining and modifying Security System.
- Fire Protection: Provide and maintain an adequate number of hand-held fire extinguishers at convenient locations during construction. Avoid all accumulations of flammable debris by removing rubbish properly. Take all other precautions necessary to prevent fire. Supervise closely the storage of paint materials and other combustible products.

CLEANING

- Clean-up work includes, but is not limited to, sweeping; brushing; dust control; debris removal; removal of excess materials, tools, equipment, and scaffolding; and final cleaning operations.
- Only cleaning materials recommended by manufacturer of the surface to be cleaned shall be used and shall be limited to those specific surfaces.
- Perform or oversee cleaning operations and ensure that entire premises are maintained free from accumulations of waste materials, rubbish, and other debris at reasonable intervals. At no time shall accumulations be allowed to become an unsightly or hazardous condition. General cleaning operations shall be "broom clean" on an as needed basis, daily at a minimum.
- All materials accumulated as waste, rubbish, and debris shall become the property of the Contractor. The Contractor shall remove such waste from the job site and dispose of it legally.
- Final cleaning shall be provided at the completion of construction and just prior to acceptance. All exposed interior and exterior surfaces shall be inspected and cleaned. Cleaning shall consist of, but not be limited to, cleaning and polishing, and replacement of any broken glass; removal of foreign materials from all finish surfaces and hardware; removal of paint spots and smears from all surfaces; clean fixtures, equipment, and ceramic tile. Avoid scratching metal or other similar finished surfaces by using approved solvent prepared for that purpose. Maintain cleaning until acceptance by Owner.

VICINITY PLAN



DRAWING INDEX

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11	GENERAL NOTES, EXTERIOR WORK, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. E.S.	E-12	MECHANICAL ROOF/MECHANICAL
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17	GENERAL NOTES, EXTERIOR WORK, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. E.S.	E-18	MECHANICAL ROOF/MECHANICAL
18	GENERAL NOTES, EXTERIOR WORK, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. E.S.	E-19	MECHANICAL ROOF/MECHANICAL
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27	GENERAL NOTES, EXTERIOR WORK, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. E.S.	E-28	MECHANICAL ROOF/MECHANICAL
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34	GENERAL NOTES, EXTERIOR WORK, CONCRETE MASONRY, STRUCTURAL STEEL, WOOD, STRUCTURE, GEN. E.S.	E-35	MECHANICAL ROOF/MECHANICAL
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SUPERVISION / COORDINATION

- As the Residence will be continuously occupied during construction, the Contractor shall provide as much notice as possible (24 hour minimum) prior to turning off any of the utilities; or opening up existing work to construction dust and debris.
- The Contractor shall coordinate his Limits of Work with the Owner so as to minimize damage to existing Residence, improvements, trees, and vegetation which is to remain on the site. Existing trees which shall remain shall have a barrier erected at the drip line of their canopy; in order to prevent any storage of materials, excess foot traffic, or vehicular traffic from causing permanent root damage.
- Provide 6 mil plastic dust partitions between work areas and occupied areas. The Contractor shall be responsible for cleaning or correcting any damage, caused by his forces, to existing work or furnishings in the Residence.
- Make sure Owner has relocated any furnishings, artwork, etc. in occupied spaces that could be damaged or broken because of vibration from construction activity in work area.
- No water conditions are anticipated.
- As construction commences and proceeds, verify existing dimensions, materials, and conditions in the field and promptly report any discrepancies to the Architect for adjustments.
- Give all proper notices, and comply with requirements of governmental departments, public utilities, etc., in the performance of work. Permit entrance of such parties to the project in order that they may perform their necessary work, and pay all charges and fees made by such parties for this work, unless otherwise specified.
- Scheduling: It is distinctly understood that the Contractor will have no claim whatsoever against the Owner for any delay caused him during the construction of this project due to work or inspections being performed by governmental departments, public utilities, etc.
- Maintain in good order a complete bound set of prints of the Contract Drawings and all supplementary drawings issued during construction, in addition to working sets required for superintendence and performance of the Work. Keep an up-to-date record, on this set of prints, of all adjustments, deviations, revisions, and changes to the Contract in a neat and organized manner as the job progresses. In particular, record locations of plumbing, electrical and other utility locations where concealed in walls, floors, or ceilings or installed below grade. Submit Record Drawings to Owner at Final Completion.

SYMBOLS

Existing Partition		Ferrous Metals	
Existing Partition to be Removed		Brass/Bronze	
Wood/Metal Stud Partition		Aluminum or Other Non-Ferrous Metals	
Unfinished Stud Partition		Watt/Loose Insulation R-13 (2 x 4 Stud Walls) R-19 (2 x 6 Stud Walls) R-30 (2 x 8 Stud Walls)	
Future Partition		Ceramic or Terra Cotta Tile	
Earth/Compact Fill		Detail or Section Reference	
Porous Fills		Plan or Elevation Key to Block Section or Elevation	
Gravel		Window Type	
Common/Face Brick		Door Number	
Concrete Block		Note Reference	
C.I.P./Precast Concrete		Revision Number	
Dimension Stone		Dimension to Face	
Marble/Granite/Limestone		Elevation above given datum	
Finish Wood		Spot Elevation	
Rough Wood or Shm		MN-Magnetic North	
Block/Blocking or Shm		DN-Building North	
Rough Wood/Continuous/Framing			
Plywood			
GWS or Stucco (in elevation)			

ABBREVIATIONS

ABV.	Anchor Bolt Above	COMPO.	Composition	F.G.	Fixed Glass	JST.	Joint	P. LAM.	Plastic Laminate	S.O.	Sash Opening
AC.	Alternating Current	CONC.	Concrete	FLG./FL.	Flashing Floor	J.V.	Job Verify	PNL.	Panel	SO.	Square
A.C.	Air Conditioning	CONSTR.	Construction	FLR.	Floor	KIT.	Kitchen	FR.	Fair	S.S.	Stainless Steel
ACC.	Accessory(ies)	CONT.	Continuous	F.O.B.	Face of	LAUN.	Laundry	PROF.	Profile	STD.	Standard
ADJ.	Adjust (able)	CORP.	Corporation	BRICK	Brick	LVV.	Long Lay	PROJ.	Project(ion)	STL.	Steel
A.F.F.	Above Finish Floor	CORR.	Corridor	FOB	Free on Board	LVV.	Long Lay Vertical	P.S.F.	Pounds per Square Foot	STD.	Storage
AL./ALUM.	Aluminum Alternate	CASD.	Cased	P.O.M.	Face of Masonry	LOUV.	Lower Room Light	P.S.I.	Pounds per Square Inch	STRUCT.	Structure (Structural)
ALT.	Alternate Access Panel	CMT.	Casement	F.O.S.	Face of Stud	LVL	Light Veneer Lumber	P.S.L.	Parallel Strand Lumber	T.C.	Tread
A.P.	Approximate Architectural	PGMN.	Foundation	FRM.	Frame	MAX.	Maximum	PTD.	Pointed Plywood	T.C.	Terre cotta Tiles
APRX.	Architectural Institute	DBL.	Double	FIN.	Finish	M.C.W.D.	Mineral Wool	PWD.	Plywood	T.C.	Tile
A.W.I.	Architectural Institute	DCT.	Direct Current	FOOT.	Foot	MD.	Maryland	PWDM.	Powder Room	THK.	Thickness
		DEMO.	Demolish(ed)	FTG.	Footing	M.D.O.P.	Medium Density Fiberboard			TJR.	Threshold
		DEV.	Development	FRM.	Frame					T.J.	Triple Joist
		D.G.	Double Glazed	DET.	Detail	M.D.O.	Medium Density Overlay	R.	Rise(r)/Radius	T.O.F.	Top of
B.A.R.	Bathroom	D.O.B.	Double Hung	GAR.	Garage	M.D.P.	Medium Density Particleboard	R.A.	Return Air	T.O.P.	Top of Plate
BATH.	Bathroom	DIA.	Diameter	G.C.	General Contractor	MECH.	Mechanical	RAF.	Rafter	TR.	Tramom
BD.	Board	DIA.	Diameter	G.F.I.	Ground Fault Interrupter	MET.	Metal	R.A.G.	Return Air	TY.	Typical
B.D.	Bedroom	D.J.	Double Joist			HFR.	Manufacture(r)		Grill		
BDRM.	Bedroom	DN.	Down	GL.	Glass	MIN.	Mineral	REBAR.	Reinforcing Bar	UTIL.	Utility
BE.	Below	D.R.	Door	GL.	Glazing						
BEY.	Beyond	D.S.	Door	G.T.	Girder Truss	MIR.	Mirror	REF.	Refrigerator	UNO	Unless Noted
BLDG.	Building	DR.	Dryer	G.W.B./	Board	M.L.	Micro-Lam	RELOC.	Relocate(d)	UNO	Unless Otherwise
BLK.	Block	D.S.	Downspout	C.V.P.B.D.		M.L.	Micro-Lam	REM.	Remain	UNO	Unless Otherwise
BLKG.	Blocking	DUB.	Double			M.L.	Micro-Lam	REV(D).	Revised(ion)		
BM.	Beam	DTL.	Detail	H.	High/Height	M.L.	Micro-Lam	RL.	Requiring		
BT.	Bottom	DWG.	Drawing	H.C.	High Capacity	M.L.	Micro-Lam	RM.	Room		
BOCA	Building Officials & Code Administrators	ENG.	Engineering	H.D.F.	High Density Fiberboard	M.L.	Micro-Lam	RO.	Round	VA.	Virginia
BREV.	Bearing	E.A.	Each	H.D.O.	High Density Overlay	M.L.	Micro-Lam	RO.	Rough Opening	VERT.	Vertical
BRK.	Break	E.I.F.S.	Exterior Insulation & Finish System	H.D.P.	High Density Particleboard	NEC	The National Electrical Code	R.O.	Rough Opening	V.I.F.	Verify in Field
B.S.	Brick Sash									V.C.T.	Vinyl Composition Tile
BSEF.	Basement										

LIST OF STANDARD SYMBOLS

Earth Dike	
Straw Bale Dike	
Silt Fence	
Temporary Swale	
Stabilized Construction Entrance	
Grade Stabilization Structure	
Pipe Slope Drain	
Perimeter Dike/Swale	
Inlet Protection	
Diverter	
Grassed Waterway	
Wooded Waterway	
Rock Outlet Protection	
Subsurface Drain	

EROSION CONTROL NOTES

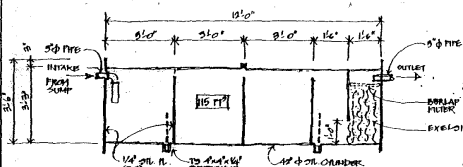
1. A sediment and erosion control method shall be installed before the start of any excavation and/or construction as per Standards and Specifications for Soil Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for its cleaning.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location shall be stabilized and covered with plastic or canvas, after its establishment and for duration of the project.
8. After Base or Demolition, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pavers, brickbat or mulch, etc.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER

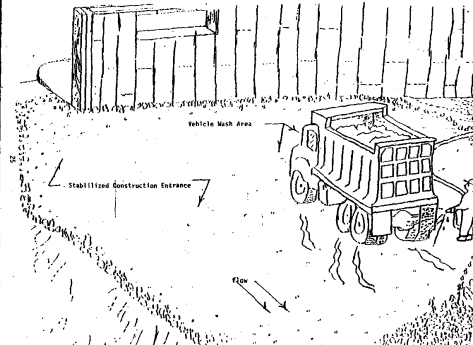
This approval is for grading and Sediment Control only. Permittee/Contractor is required to submit a final report showing location of all structures and sediment control devices. He shall notify this office at number below at least 24 hours before start of grading activity. Also within two weeks after completion of project for final inspection.

FLOODING AND EROSION CONTROL DEVICE



SECTION THRU SEDIMENT TANK

Figure 2 - VEHICLE WASH AREA



STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

Definition

An on-site area where tires and under carriage of a vehicle can be washed.

Purpose

The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

Conditions Where Practice Applies

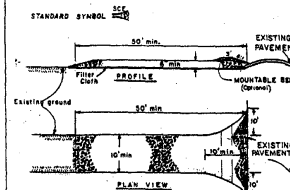
The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unimproved surfaces.

Design Criteria

The Vehicle Wash Area shall be provided on-site and drained on-site. The area may be constructed of rubble, or other hard porous material. A working water hose must be located in the area during all construction activity.

STABILIZED CONSTRUCTION ENTRANCE

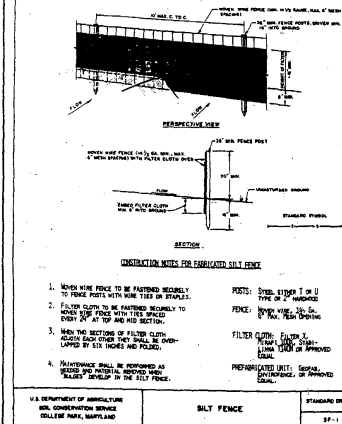
Not to Scale



CONSTRUCTION SPECIFICATIONS

1. Stone Size - The 1" stone, or equivalent or crushed concrete equivalent.
2. Length - As required, but not less than 18 inch diameter on a single resistance test where a 10 inch minimum length would apply.
3. Thickness - Not less than 1/2 inch (1/2) inches.
4. Slope - The (1) inch minimum, but not less than the full width at the points where ingress or egress occurs.
5. Filter Cloth - Shall be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing at directed toward construction entrances shall be placed across the entrance. If piping is impractical, a portable pump with 1/2 inch pipe will be provided.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and retain and/or cleanout of any material used on trap sediment. All entrance applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
8. Warning - Warning shall be placed to remove sediment prior to entrance onto public right-of-way. When warning is required, it shall be done on an area stabilized with stone and water drains into an approved sediment trapping

SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN THE FENCE IS TO BE FASTENED TO STAKES, THE FENCE SHALL BE FASTENED TO THE STAKES WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED TO STAKES WITH WIRE TIES OR STAPLES. THE FENCE SHALL BE FASTENED TO THE STAKES WITH WIRE TIES OR STAPLES. THE FENCE SHALL BE FASTENED TO THE STAKES WITH WIRE TIES OR STAPLES.
3. WHEN THE BOTTOM OF FILTER CLOTH CLOTH SHALL BE FASTENED TO THE STAKES WITH WIRE TIES OR STAPLES. THE FENCE SHALL BE FASTENED TO THE STAKES WITH WIRE TIES OR STAPLES.
4. MAINTENANCE SHALL BE PROVIDED AS NECESSARY TO MAINTAIN THE FENCE. THE FENCE SHALL BE MAINTAINED IN THE FENCE.

U.S. DEPARTMENT OF AGRICULTURE NAT. CONSERVATION SERVICE FILLER: PAPER, HANDBOOK	SILT FENCE	STANDARD NUMBER SP-1
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STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

Definition

Temporary ground cover consisting of broken brick (1/4 piece or smaller) placed over denuded earth.

Purpose

Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions Where Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.

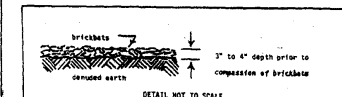
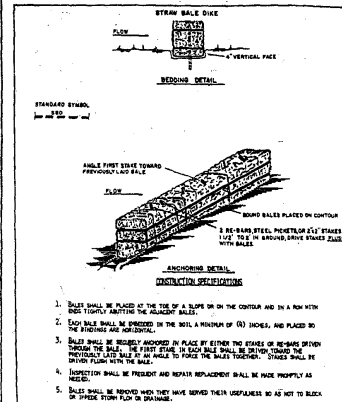


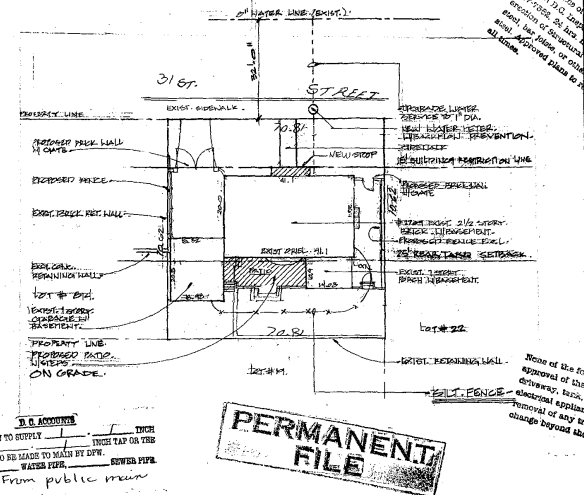
FIGURE 1 - BRICKBATS



1. BALE SHALL BE PLACED ON THE TOP OF A DIKE ON THE CONTAIN AND IN A ROW WITH THE BALE FIRST END TO THE DIKE.
2. EACH BALE SHALL BE PLACED IN THE DIKE A MINIMUM OF (1) INCHES, AND PLACED TO THE DIKE AND THE DIKE.
3. BALE SHALL BE PLACED IN PLACE BY EITHER THE STAKES OR REMAINS OF THE DIKE. THE BALE SHALL BE PLACED IN PLACE BY EITHER THE STAKES OR REMAINS OF THE DIKE. THE BALE SHALL BE PLACED IN PLACE BY EITHER THE STAKES OR REMAINS OF THE DIKE.
4. INSPECTION SHALL BE PROVIDED AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALE SHALL BE REMOVED WHEN THEY HAVE MOVED THEIR UNLAPSED AS NOT TO BLOCK OFF THE DIKE FROM THE DIKE.

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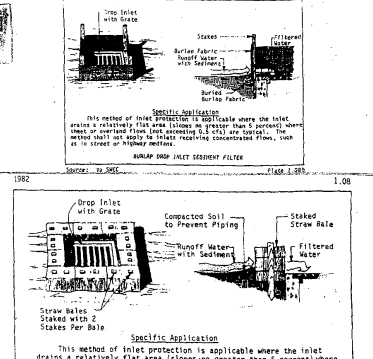
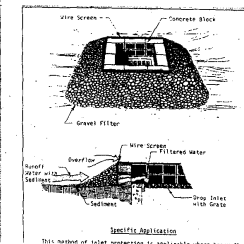


SPRINKLER SYSTEM
IF THIS SERVICE IS USED FOR INTERIOR SPRINKLER SYSTEM
1" SERVICE IS NOT SUFFICIENT TO SUPPLY THAT SYSTEM

BACKFLOW PREVENTION
APPROVED BACKFLOW PREVENTION DEVICE IS REQUIRED
FOR THE PROTECTION OF THE WATER SYSTEM

WATER INSTALLATIONS ON APPROVED AS SHOWN
ON DRAWING NO. 9803-58 AND/OR AS NOTED
APPROVAL EXPIRATION DATE 9-1-99
DATE 9-1-99
WATER AND SEWERS DIVISION
WATER AND SEWERS DIVISION

PERMANENT FILE



LIST OF STANDARD SYMBOLS

Earth Dike	
Straw Bale Dike	
Silt Fence	
Temporary Dike	
Stabilized Construction Entrance	
Grade Stabilization Structure	
Pipe Slope Drain	
Perimeter Dike/Drain	
Traffic Protection	
Diversion	
Grassed Waterway	
Lined Waterway	
Rock Outlet Protection	
Subsurface Drain	

EROSION CONTROL NOTES

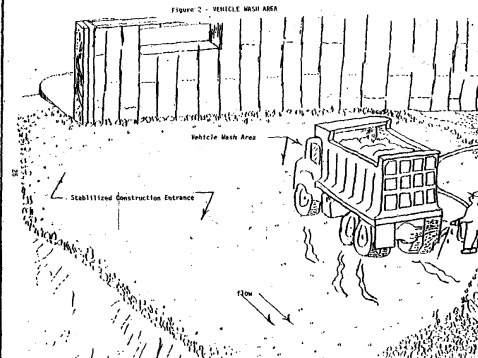
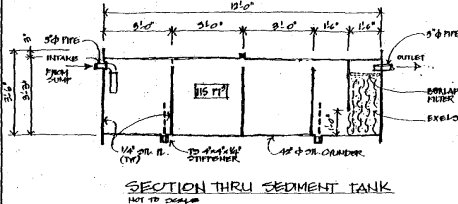
1. A sediment and erosion control method shall be installed before the start of any excavation and/or construction as per Standards and Specifications for Soil Erosion and Sediment Control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for the cleaning.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stoppling, regardless of location shall be stabilized and covered with plastic or canvas, after its establishment and for duration of the project.
8. After Rain or Demolition, there is the need for groundcover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pavers, brickbat or mulch, etc.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER

This approval is for grading and Sediment Control only. Permission/Consent is required to construct erosion features shown herein. It shall notify the office at least 24 hours before start of grading activity. A fee of \$100.00 shall be paid upon completion of project for final inspection.

FLOODING AND EROSION CONTROL SECTION



STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

DEFINITION

An on-site area where tires and under carriage of a vehicle can be washed.

PURPOSE

The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

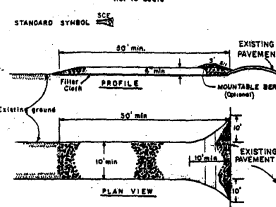
Conditions Where Practice Applies

The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unpaved surfaces.

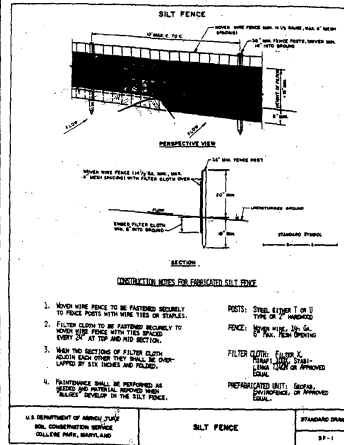
Design Criteria

The Vehicle Wash Area shall be provided on-site and designed on-site. The area may be constructed of rubble, or other hard ground material. A washing water hose must be located in the area during all construction activity.

STABILIZED CONSTRUCTION ENTRANCE



1. Stone Size - The 3" stone, or crushed or recycled concrete equivalent.
2. Length - As required, but not less than 30 feet except on a single residence lot where a 10 foot minimum length would apply.
3. Thickness - Not less than 10 inches.
4. Width - The (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be provided on a single family residence lot.
6. Surface Water - All surface water flowing or directed toward construction entrance shall be piped across the entrance. If piping is impractical, a mountable berm with 10' slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or clumping of sediment onto public right-of-way. This may require periodic use of additional stone as conditions demand and repair and/or placement of any material used in the entrance. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
8. Warning - Signs shall be placed to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area established with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

Definition

Temporary ground cover consisting of broken brick (1/2 piece or smaller) placed over denuded earth.

PURPOSE

Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions Where Practice Applies

Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 2 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.

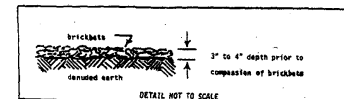
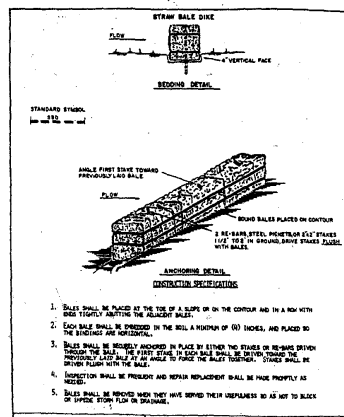
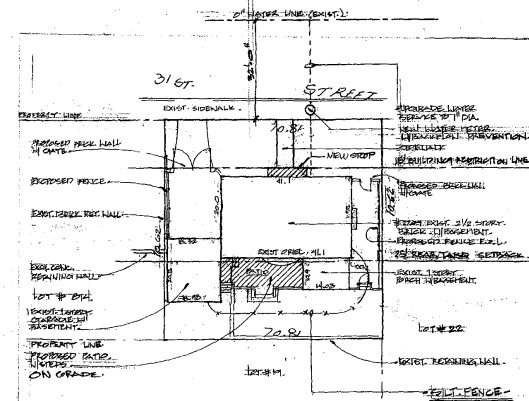


FIGURE 1 - BRICKBATS



1. Bales shall be placed in the row or a slope or on the contour and in a row with the bales being replaced by the straw bale dike.
2. Each bale shall be placed in the row a minimum of 100 inches, and placed so the bales are staggered.
3. Bales shall be properly anchored in place in either no stakes or rebar stakes. The bales shall be properly anchored in place in either no stakes or rebar stakes. The bales shall be properly anchored in place in either no stakes or rebar stakes.
4. Inspection shall be provided and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have reached their maximum use as not to block or impede storm flow or drainage.

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SEDIMENT CONTROL APPROVAL

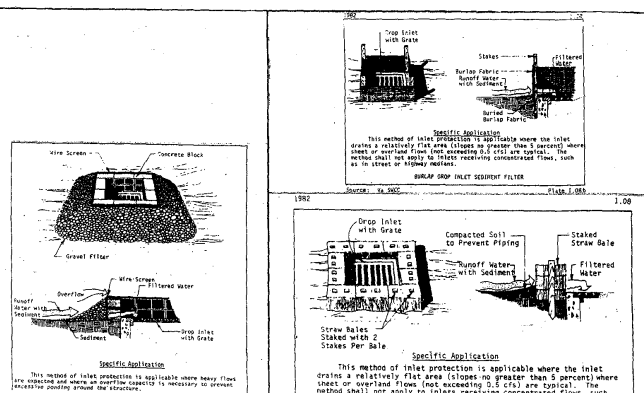
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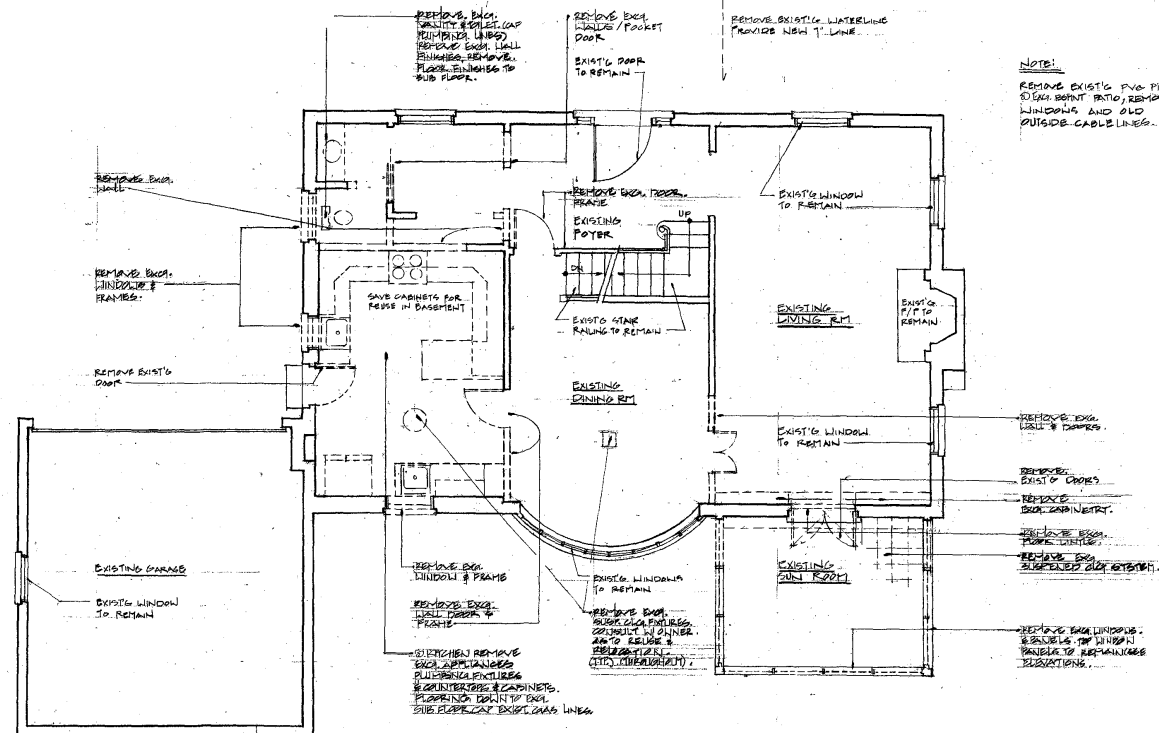
This approval is for grading and Sediment Control only. Permission/Contractor is required to construct design features shown herein. He shall notify the office at number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

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Date Erosion and Sediment Control Branch

Telephone Number (202) _____

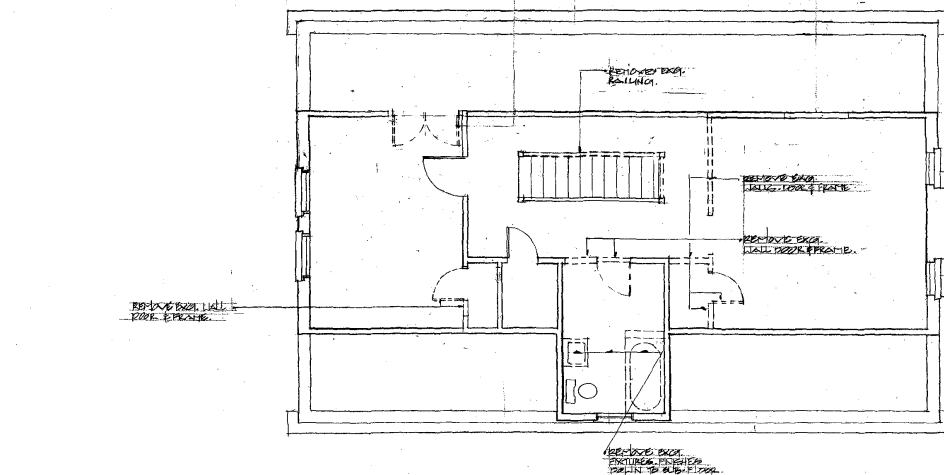




FIRST FLOOR PLAN DEMOLITION:

CONFIDENTIAL

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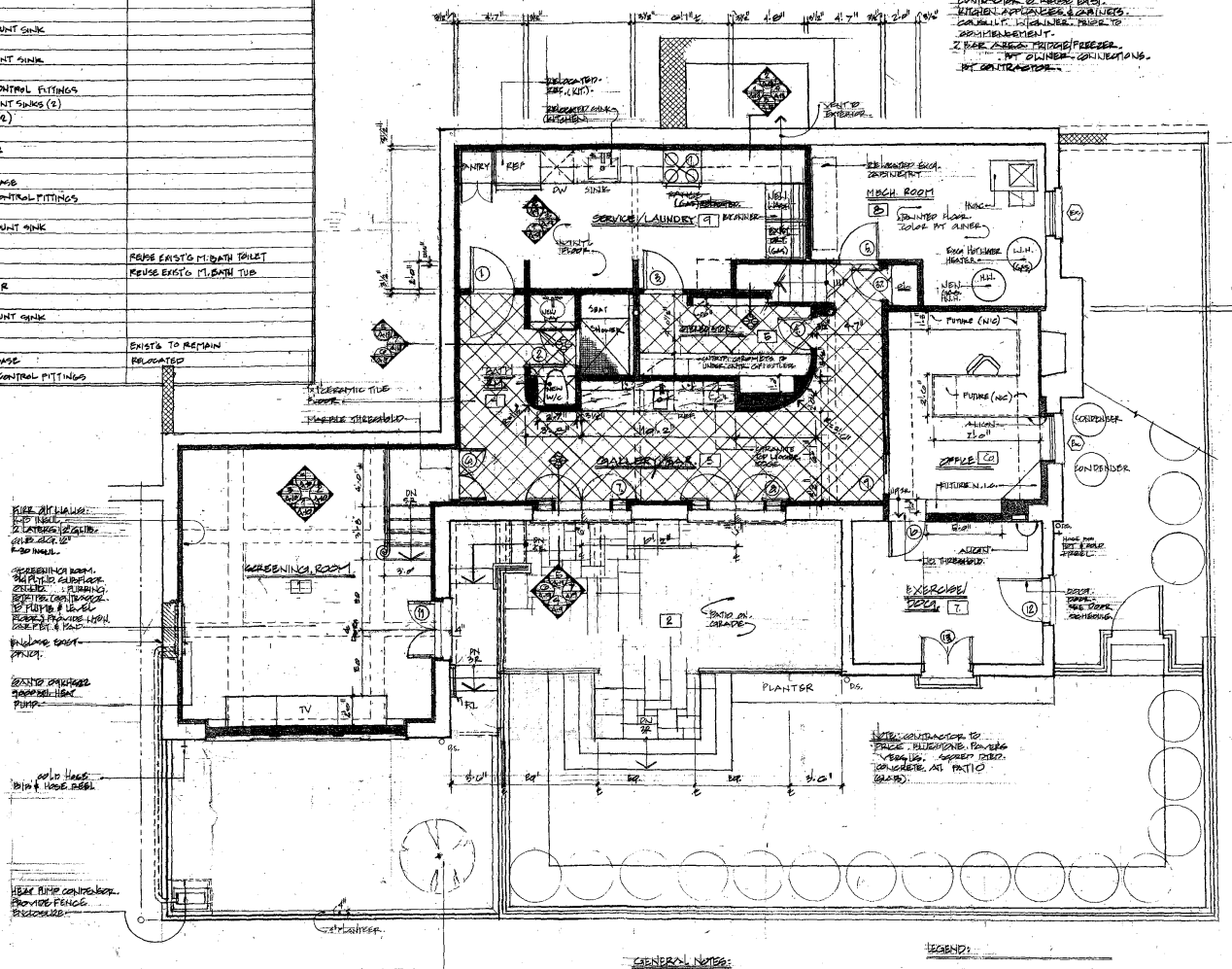


DEPARTMENT OF COMMERCE
FOREIGN PROCEEDINGS DIVISION
BUREAU OF ECONOMIC AFFAIRS
APPROVED AND FORWARDED

PUMPING FIXTURE SCHEDULE:			
LOCATION	MANI	MODEL NO.	DESCRIPTION
KITCHEN			UNDERMOUNT SINK
KITCHEN			FAUCET
1 ST FL FOR RM			TOILET
1 ST FL FOR RM			UNDERMOUNT SINK
1 ST FL FOR RM			FAUCET
2 ND FL LAUNDRY			SINK
2 ND FL LAUNDRY			FAUCET
2 ND FL FOR RM			TOILET
2 ND FL FOR RM			UNDERMOUNT SINK
2 ND FL FOR RM			FAUCET
2 ND FL FOR RM			UNDERMOUNT SINK
2 ND FL FOR RM			FAUCET
2 ND FL FOR RM			SHOWER CONTROL FITTINGS
2 ND FL FOR RM			UNDERMOUNT SINKS (2)
2 ND FL FOR RM			FAUCETS (2)
2 ND FL FOR RM			TUB
2 ND FL FOR RM			TUB FILLER
2 ND FL FOR RM			TOILET
2 ND FL FOR RM			SHOWER BASE
2 ND FL FOR RM			SHOWER CONTROL FITTINGS
2 ND FL FOR RM			UNDERMOUNT SINK
2 ND FL FOR RM			FAUCET
2 ND FL FOR RM			TOILET
2 ND FL FOR RM			TUB
2 ND FL FOR RM			TUB FILLER
2 ND FL BATH			UNDERMOUNT SINK
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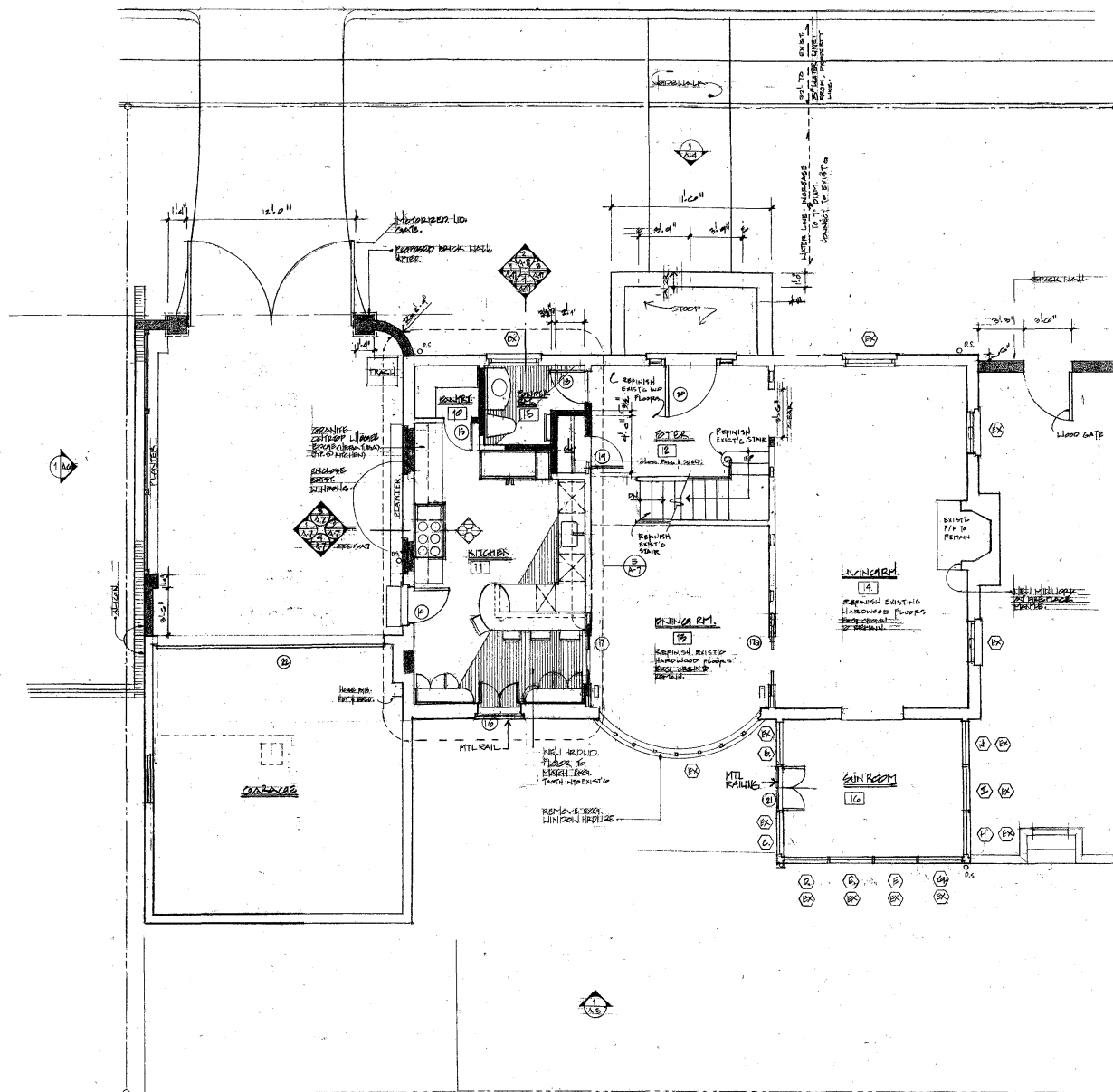
NOTES:
1. SERVICE LAUNDRY: SET UP
2. LAUNDRY: PLUMBING
3. SERVICE: WASH TO EXTERIOR
4. SERVICE: TUB/SHOWER
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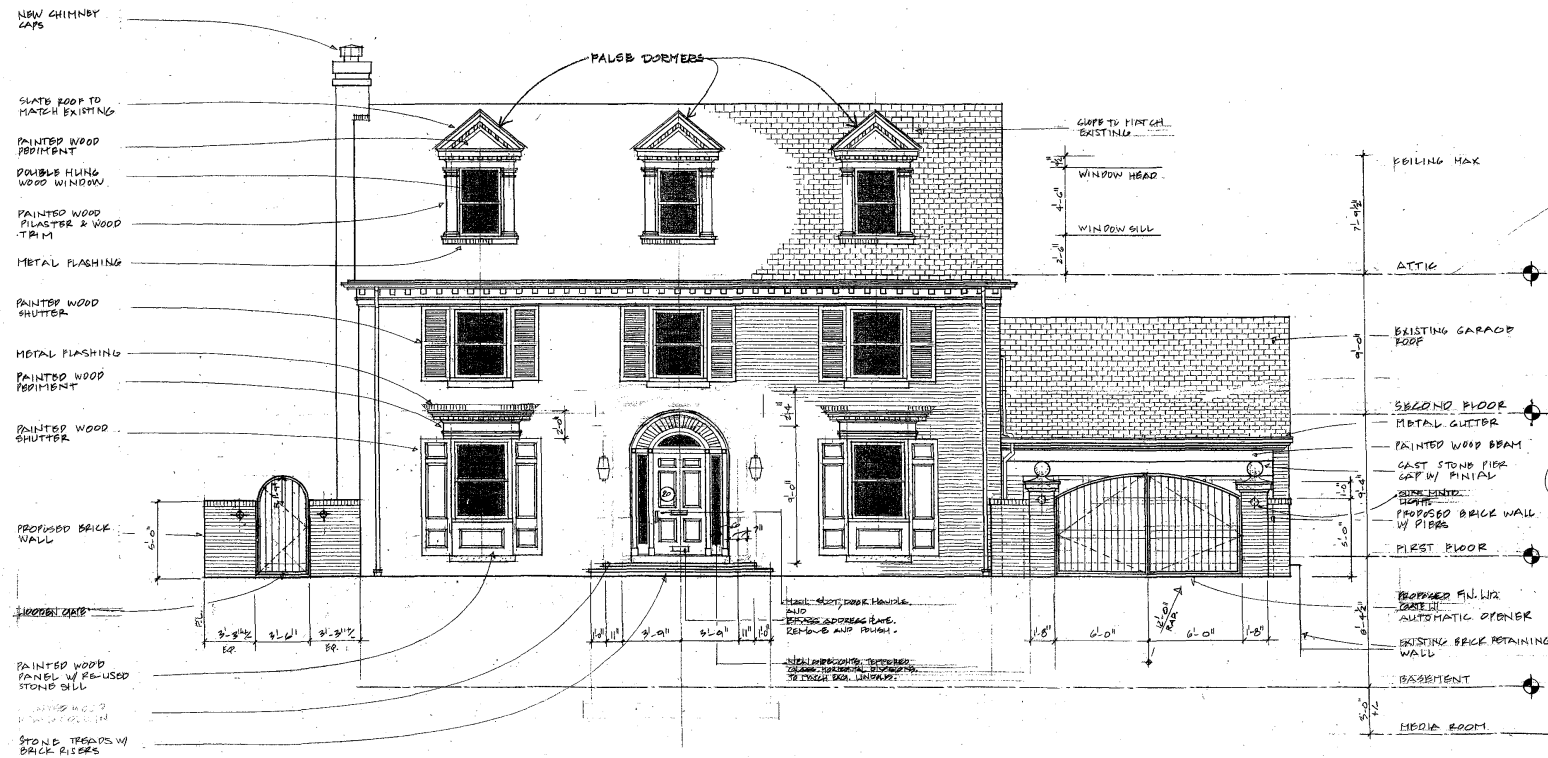


DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

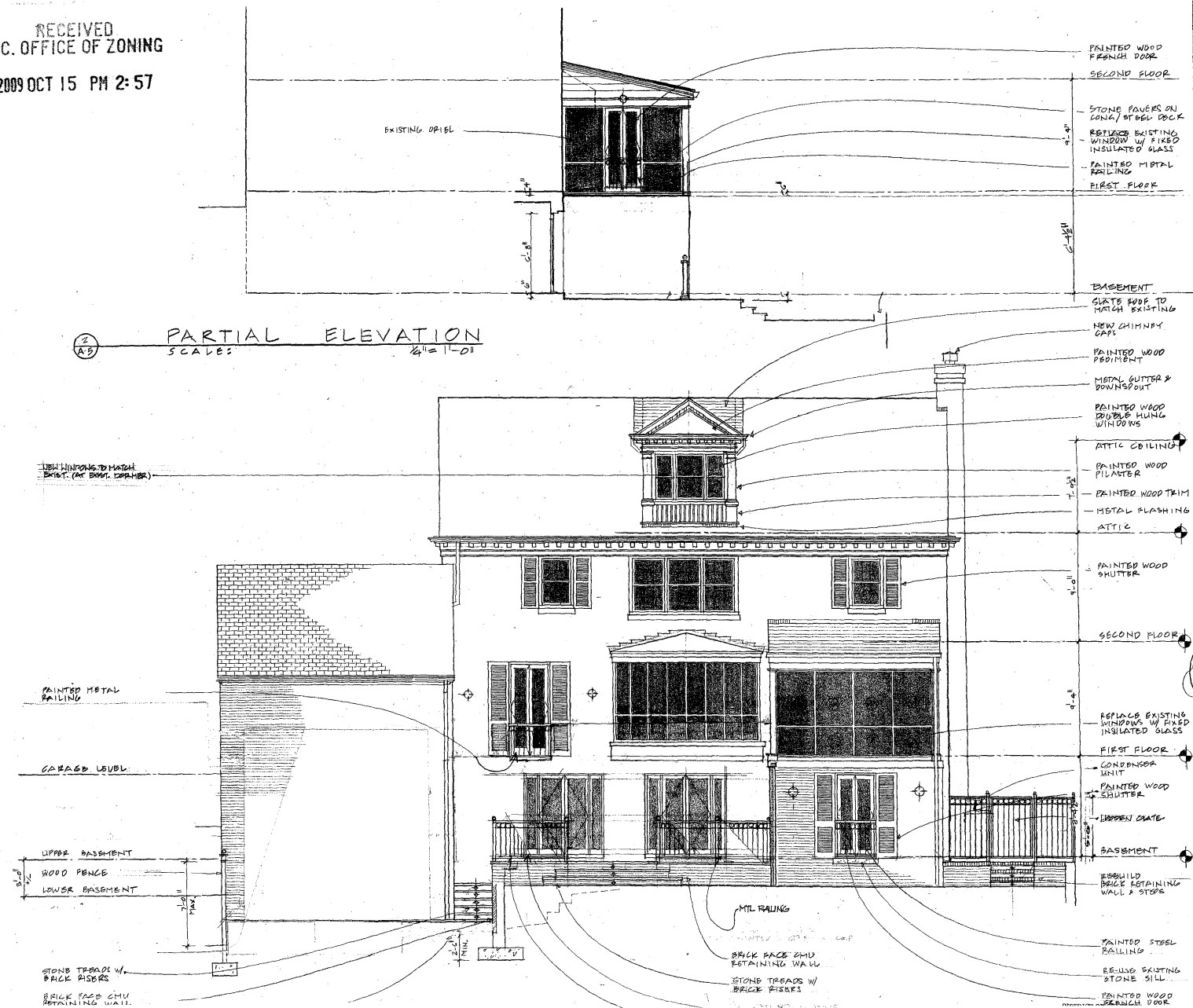
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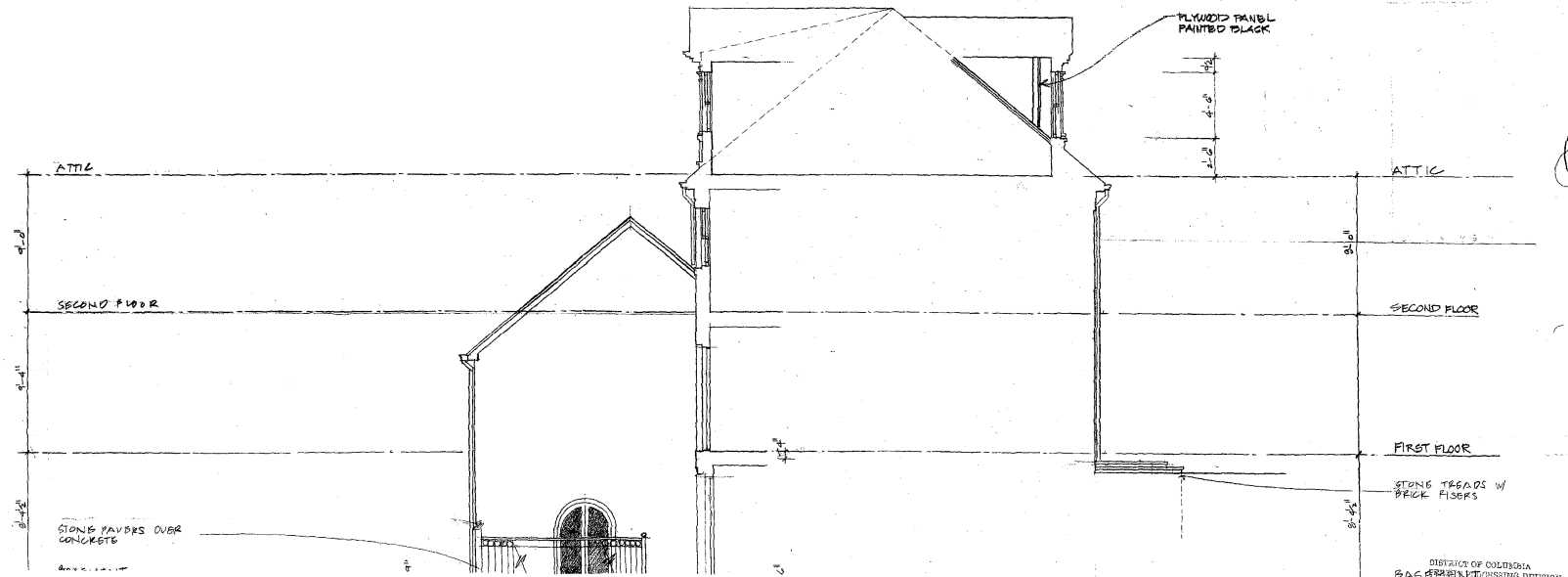
DISTRICT OF COLUMBIA
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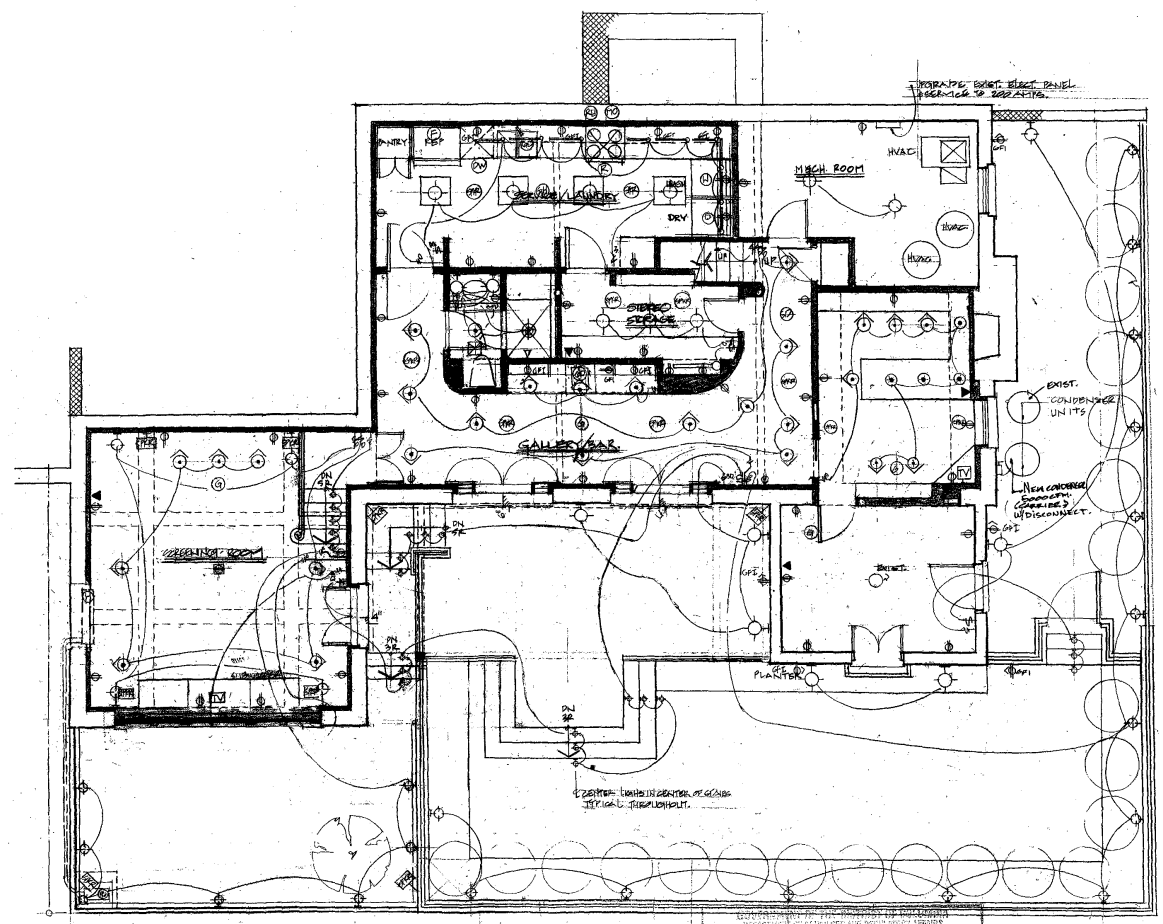




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LEGEND	
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GENERAL NOTES
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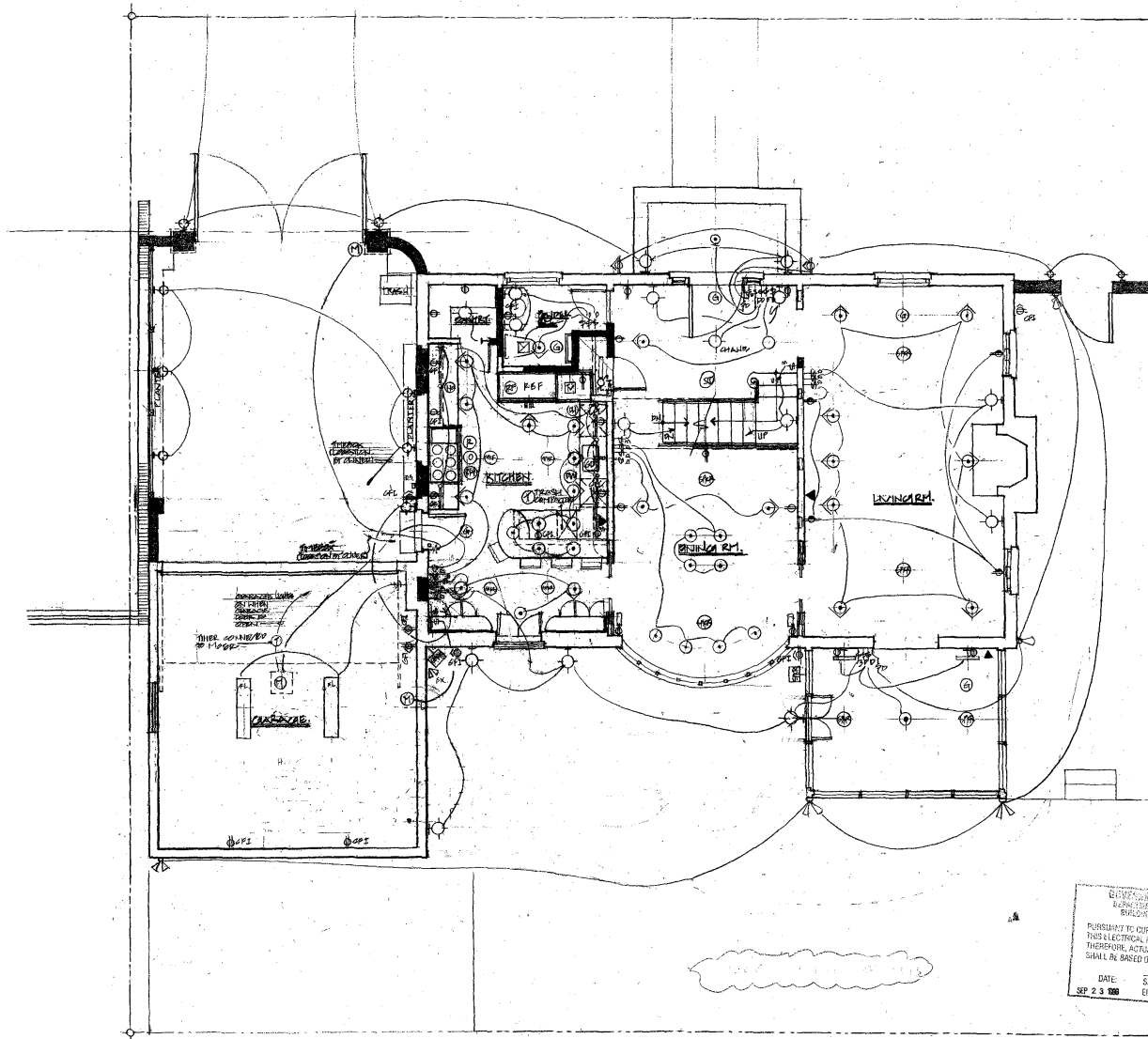


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DATE: SEP 23 1988
ELECTRICAL ENGINEERING SECTION

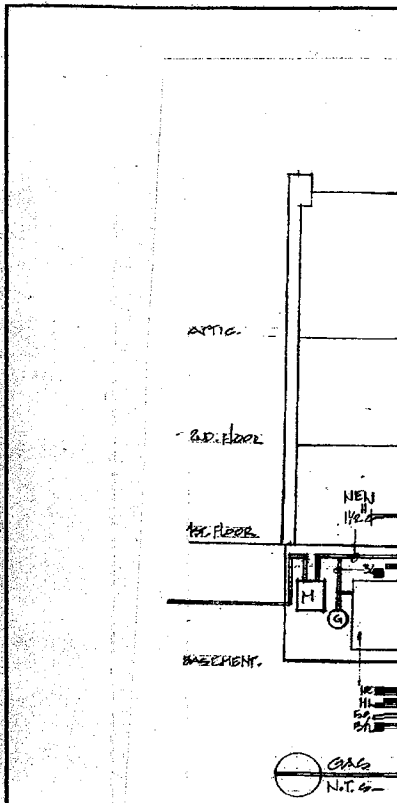
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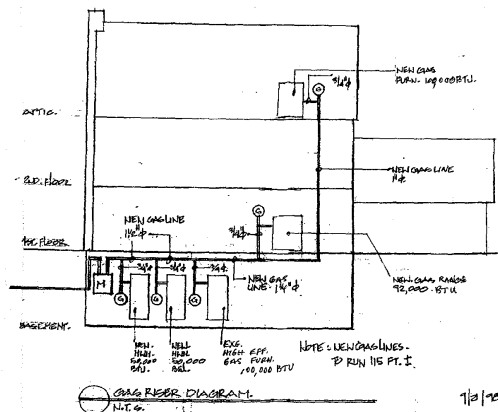
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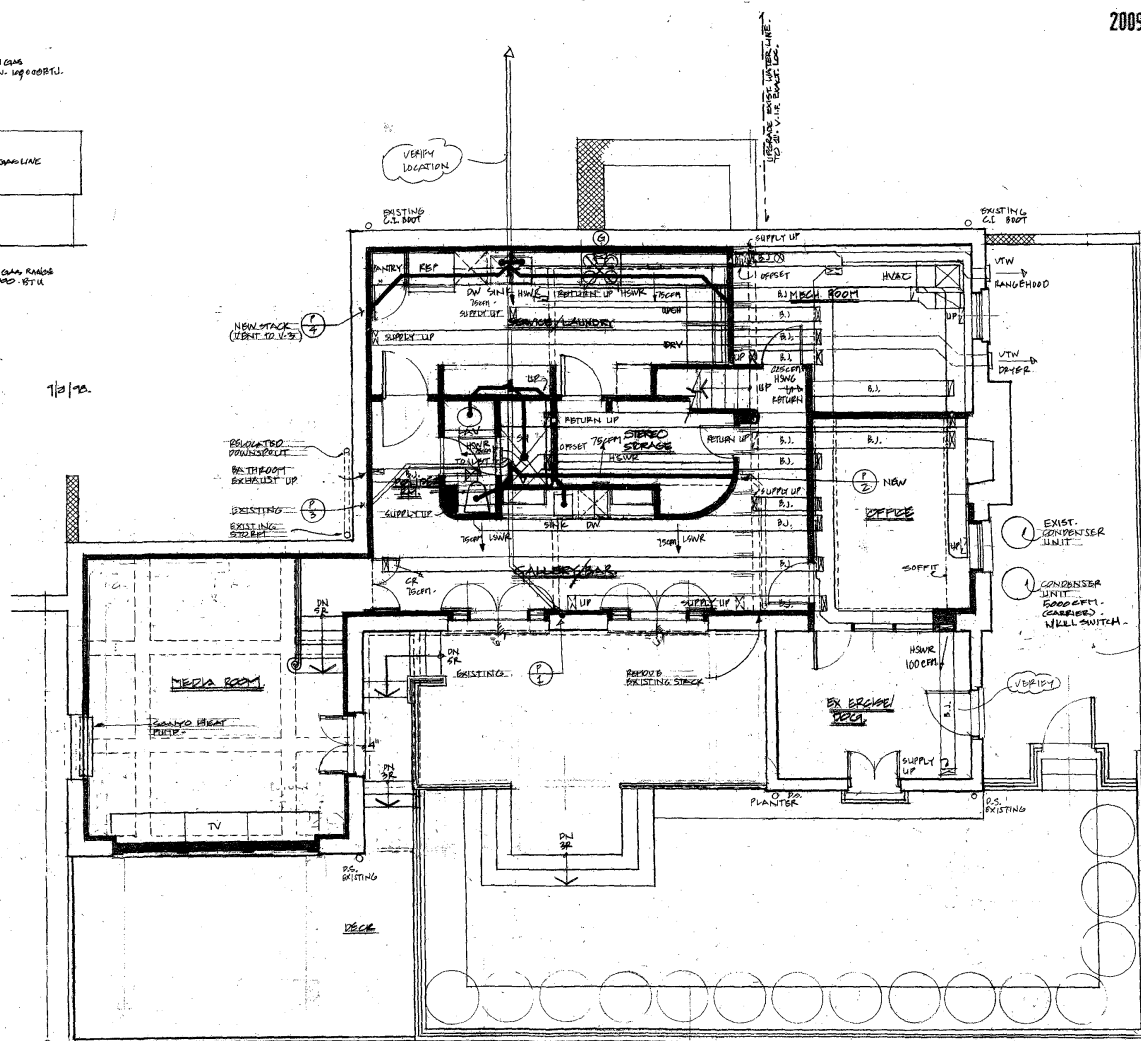
APPROVED FOR THE DEPARTMENT OF CONSTRUCTION
DEPARTMENT OF CONSTRUCTION
BUREAU OF ELECTRICAL AND MECHANICAL
PURSUANT TO CHAPTER 11.5, CONSTRUCTION CODES REQUIREMENTS
THIS ELECTRICAL PLAN HAS BEEN REVIEWED AND APPROVED FOR PERMIT AND
THEREFORE, ACTUAL INSTALLATION WORK AND FIELD INSPECTION
SHALL BE BASED ON IT.
DATE: SEP 23 2009
SIGNATURE: [Signature]
ELECTRICAL ENGINEERING SECTION



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1/2" x 1/2"



NOTE: RELOCATE EXIST. HVAC DUCTWORK AS SHOWN.

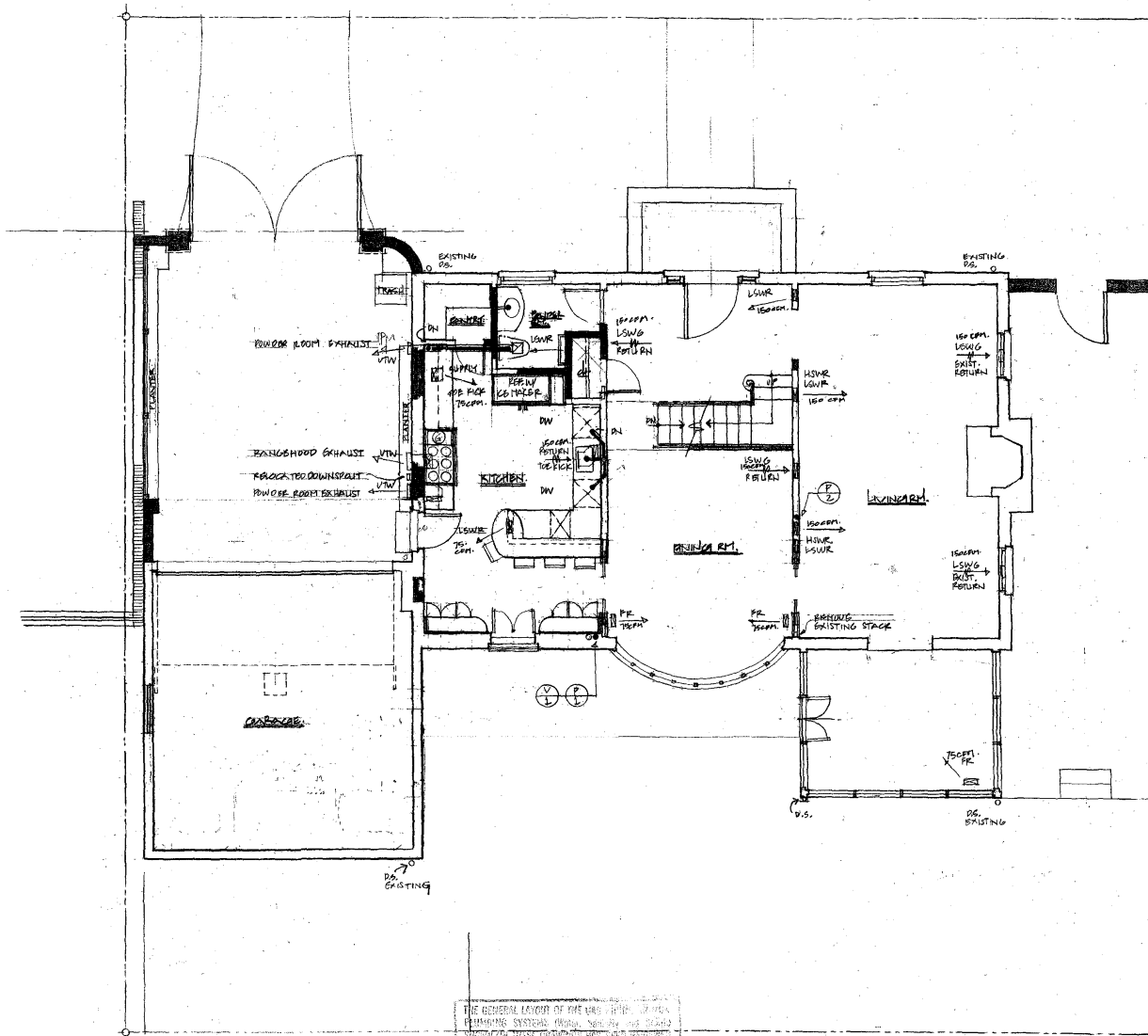
THE GENERAL LAYOUT OF THE GAS PIPING AND/OR PLUMBING SYSTEMS (Water, Sanitary and Storm) SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE DISTRICT OF COLUMBIA PLUMBING CODES AND IS APPROVED.

DATE: SEP 25, 2008

BY: [Signature]

MECHANICAL ENGINEERING SECTION

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THE GENERAL LAYOUT OF THE PLAN, WITH THE
PLUMBING SYSTEM, SHALL BE THE BASIS
FOR THE DESIGN OF THE PLUMBING SYSTEM
FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS
OF THE INTERNATIONAL CODE AND IS APPROVED
DATE SEP. 25, 1998

GENERAL:

1. Install work in strict accordance with applicable codes and ordinances of the jurisdiction in which the Project is located.
2. Coordinate plumbing work with other trades and job conditions.
3. Contractor shall make full inspection to determine all existing conditions affecting the work, prior to commencing plumbing work.
4. Locations of equipment, piping, and other plumbing work is indicated diagrammatically by drawings, which indicate the general requirements for the Plumbing system. Submit piping diagrams and riser diagrams for approval. Submit product data on all fixtures and trim.
5. All materials and equipment shall be new and the best products of reputable manufacturers; and shall be as shown on the drawings or as approved by Architect.
6. Contractor shall guarantee all material, labor, and equipment for a period of one year from the date of acceptance of Project. The guarantee shall include free warranty maintenance for first year of system operation.
7. Record on Record Drawings locations of piping concealed in walls and floors or buried below grade.

SUPPLY AND WASTEWATER PIPING:

1. Buried piping shall be placed in trenches no deeper than required for freeze protection. Backfill shall be carefully placed in 6" layers and compacted to 95% of maximum density.
2. Interior exposed piping, valves, and fixture trim shall have plated finish to match fittings. Piping, valves, and fixture trim in semi-exposed locations, such as inside cabinets, shall be chrome plated. Polish at the completion of project.
3. Domestic hot and cold water piping shall be insulated with minimum 1/2" flexible insulation, R value of 0.23, and Minimum U value of R-4.3.
4. Insulate all supply and waste piping, and pipe chases against sound transmission per detail or as approved by Architect.
5. Any connection between ferrous and non-ferrous piping shall be made with dielectric couplings or unions.

6. Soil, Waste, and Vent Piping:

- a. Soil and waste line within the building shall be PVC/standard weight cast iron no-hub and shall be insulated against sound transmission.
 - b. Vent piping shall be cast iron no hub, DWV copper, galvanized ferrous, or schedule 40 PVC as approved by local code 4/or authorities.
 - c. Underground drainage lines shall be service weight cast iron.
 - d. Cleanouts shall be installed where required by code and at all changes in direction of run.
7. Domestic Water Piping:
- a. Above ground piping shall be PVC/type "L" copper with 2# max. lead solder joints, as required by plumbing code.
 - b. Underground piping shall be PVC/type "K" copper with silver solder joints as required by the plumbing code.
 - c. All supply piping shall be sterilized per code requirements.
 - d. Provide appropriate unions for connections to existing materials.

FIXTURES:

1. Provide accessible shut-off valves on each hot and cold water connection to each fixture, including hose bibbs. Label valve if remote from fixture served.
2. Each type of fixture shall be of one manufacturer, free of cracks, crase, or other imperfections. Refer to Fixture Schedule.

NATURAL GAS SYSTEM:

1. Gas piping, appliances, and equipment shall meet requirements of applicable federal, state, and local codes.
2. Gas piping shall be schedule 40 black steel meeting requirements of ASTM A-120-83.
3. Fittings for gas lines shall be welded, forged, steel fittings meeting ASTM A-234-82a or standard weight malleable iron screwed.

1. The intent of these drawings is to provide complete and properly functioning HVAC system. Provide all labor and material necessary to achieve such ends. Contractor shall examine Contract Documents and job conditions. Any observed faults or ambiguity in the Contract Documents shall be called immediately to the attention of the Architect. The drawings are diagrammatic and indicate the general requirements of the HVAC system.
2. All work shall be fabricated and installed in accordance with applicable codes and regulations of the jurisdiction in which the Project is located.
3. Provide warranties, operating and maintenance manuals for Owners' records. Guarantee all material, labor and equipment for a period of one year from the date of acceptance of project. The guarantee shall include free warranty maintenance for the first year of system operation.
4. Contractor shall provide, for approval, shop drawings for complete HVAC system. Shop drawings shall indicate all system components and controls including sizes and ratings of equipment. All ducts sizes and accessories shall be indicated.
5. Locate on Record Drawings, elements of HVAC system concealed in walls and floors or buried below grade.
6. Contractor shall coordinate electrical requirements of all equipment and appliances with electrical service available.
7. Contractor shall coordinate the installation of HVAC work with job conditions and the work of other trades.
8. All return ductwork shall be connected to HVAC equipment using rubberized-canvas flexible connections.
9. Provide turning vanes where full radius turns are not practical.
10. All mechanical equipment containing rotating devices shall be mounted with vibration insulation fittings. Provide inertia slab where necessary to dampen noise and vibration.
11. Install equipment in accordance with manufacturers' best recommendations.
12. Length, size and trap of refrigerant lines shall be per manufacturer's recommendations.
13. Controls and accessories for equipment shall as recommended by equipment manufacturer. Design, color and location of thermostats to be approved by Architect.
14. Paint the visible interiors of ductwork flat black. Paint wall mounted air return grilles the same color as the wall.

15. Fabricate ductwork to SMACNA standards for 1/2" ESP using galvanized steel sheets. Where ductwork is shown lined include 1/2" sound lining securely glued in place. Provide transitions from duct sizes on drawings to equipment connection.
16. Floor grilles shall be light brown. Wall grilles shall be white white. Submit samples of each for approval prior to ordering material.
17. Scope: HVAC system shall provide for:

GENERAL:

1. Electrical information shown on the drawings is diagrammatic. The drawings indicate the general layout of the circuits, outlets, switches, and the location of light fixtures. They do not indicate every fitting, pullbox, etc. which may be required to complete the project. The contractor shall provide all material required to assure proper and complete installation of entire electrical system.
2. The work shall be installed according to applicable federal, state, and local codes and ordinances.
3. All material shall conform with specifications of Underwriters Laboratories and the National Electrical Manufacturers Association.
4. Contractor shall supply all owner's manuals, operating instructions, and warranty information to Owner on date of acceptance.
5. Contractor shall verify phase, wire, voltage, cycle, of service provided to site with Electric Company.
6. Contractor shall coordinate electrical work with other trades and job conditions.
7. Provide copper Romex cable for all wiring. Protect wiring from nail perforations and other damage.
8. Panelboards shall be mounted in steel cabinets large enough to contain all panels with a type-written diagram of service and location of switches. Indicate changes to existing panelboards on panel schedule and riser diagram.
9. Provide electrical connections for all HVAC equipment, appliances, and other equipment furnished by the contractor (or others) as shown on the drawings in accordance with the manufacturer's recommendations. Verify location, phase, voltage, current rating and type of outlet required for each appliance. Equipment having built-in switches shall be completely wired as required.
10. Install proper disconnects as shown on plan or as otherwise required by code or equipment manufacturer.
11. Cover all junction boxes with flush type white plates.
12. Using silicone rubber acoustical sealant, caulk all electrical perforations in ceilings and walls to minimize sound transmission between bedrooms, bathrooms, laundry and adjacent interior spaces.
13. Record on Record drawings locations of electrical work concealed in walls and ceilings and buried below grade.

LIGHTING:

1. Verify exact locations of light fixtures in the field with the Architect, prior to rough-in of fixtures.
2. Provide an electrical connection and complete installation for all light fixtures as shown by location on the drawings and as listed in the fixture schedule.
3. Provide specified lamps for all light fixtures.
4. Provide inductance filters as required to minimize noise from dimmed fixtures.

SWITCHES, RECEPTACLES, AND DEVICES:

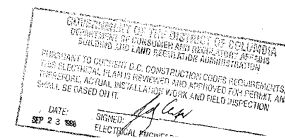
1. Verify exact location of outlets, switches, controls, and other devices in the field with the Architect.
2. Device and plates of all switches, receptacles and devices including telephone jacks, volume control devices and cable television outlets etc. shall all have a smooth finish and shall be white/ ivory/ gray/ brown.
3. Locate all switches and controls at 36"/48" (centerline) above the finished floor unless noted otherwise. See Interior Elevations.
4. All light switches shall be toggle/Decora style by Leviton. Gang-plates shall be custom-ordered, if necessary, to accommodate the number of switches indicated.
5. Provide proper type of low-voltage switches for low-voltage fixtures. Transformers for low-voltage fixtures shall be integral with fixture.
6. Dimmer switches shall be toggle/Decora type by Leviton. Switch shall be appropriate type for fixture to be dimmed.
7. All duplex receptacles shall be standard/Decora by Leviton.

TELEPHONE SYSTEM:

1. Provide telephone system as shown. Generally locate telephone jacks as shown in the plans and interior elevations. field verify exact location of each telephone jack with Architect. Coordinate with job conditions and the work of other trades.

AUDIO/VISUAL AND SECURITY SYSTEM:

1. Security system is to be provided by Owner under separate contract. The general contractor shall include in his bid the coordination and scheduling of his work with that of the Owners' Security System Contractor.
2. Contractor shall be responsible for notifying Owner's Security Contractor and Owner when project is ready for pre-wiring and ready for installation of devices. At such notice the Contractor shall indicated when such work shall be completed to maintain Project's Schedule.



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EARTHWORK

- Soil bearing value at the bottom of all footings is assumed to be 2000 pef. This value is to be verified in the field prior to pouring footings by a registered engineer experienced in soils engineering or by a qualified inspector.
- Bottom of all exterior footings shall be a minimum of 2'-6" below finish exterior grade and minimum of 1'-0" into undisturbed earth. Where required, step footings in a ratio of 2 horizontal and 1 vertical.
- All soils material for compacted backfill below building slabs must be approved by Soils Engineer prior to placement. Material to be free from organic material, trash, muck, concrete, asphalt, or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Fill material shall be placed in layers not to exceed 8" and compacted to minimum 95% of the dry maximum density as determined by ASTM D698.
- Foundation walls are designed for a lateral earth pressure of 45 pcf, assuming a free draining material or draining board behind wall with a perimeter drain tile system. Notify engineer if soil conditions differ.
- Backfill shall not be placed against walls until after completion of First Floor and required inspections have been made. Where backfill is required on both sides of wall, backfill both sides simultaneously with grade difference not to exceed 2'-0" at any time.
- Place permeable backfill and perforated drain pipe (4" diameter minimum) at footings. Drain to daylight outfall or driveway as shown in Drawings or as approved by Architect.
- Finish Grades shall provide positive drainage away from building at a minimum of 1/4" per foot. Water shall drain away and clear of building.

CONCRETE

- All concrete work and form work shall conform to American Concrete Institute (ACI) Code 318, "Specification for Structural Concrete for Buildings"; latest edition.
 - Coarse aggregate shall conform to ASTM A33.
 - Portland Cement shall conform to ASTM C150, Type I or II.
 - Water shall be potable, free of any deleterious substances.
 - Ready mixed concrete shall conform to ASTM C94, C33.
- All concrete to be poured in accordance with ACI 301 specification. Concrete exposed to weather shall have 4t air entraining admixture. Concrete shall have the following strengths:
 - All concrete shall have minimum compressive strength of (F'c) = 3000 psi at 28 days.
 - Exterior slabs and garage slabs shall have a minimum strength of (F'c) = 3000 psi.
 - Precast lintels shall have a minimum strength of (F'c) = 4000 psi.
- All reinforcing steel to meet ASTM A-615, Grade 60. Placing Plans and shop fabrication details shall be in accordance with "The Manual of Standard Practice for Detailing Reinforced Concrete Structures". Furnish support bars and all required accessories in accordance with CRSI standards. All reinforcing to be spliced a minimum of 30 bar diameters.
- Provide clear distance to outermost reinforcing as follows:
Beams 2", where exposed to weather,
Footings 3", to sides and bottom,
Walls 1-1/2".
- Concrete slabs shall be reinforced with 6 x 6 w1.4 x w1.4 welded wire mesh, conforming to ASTM A-185. Pour slab over 6 mil polyethylene vapor barrier laid over minimum of 4" of washed gravel.

MASONRY

- Concrete Masonry Units for foundation work shall conform to ASTM C-98 for hollow load bearing units and ASTM C-145 for solid load bearing units. Use Type S Mortar conforming to ASTM C-270. Conform to ACI/MSC 330 and MCA TM-684.
- Masonry dimensions are based on a modular brick size of 7 5/8" x 3 5/8" x 2 1/4" and 3/8" mortar joint.
- Provide weep holes in brick veneer at 32" on center, typical.
- Construct arches with temporary shoring or centering to carry the dead load of the arch and other loads until the arch has set. Do not remove centering before masonry is capable of carrying all imposed loads. Construct arch with brick units laid as shown in the Drawings. Completely fill mortar joints to achieve maximum strength. Use mortars conforming to ASTM specifications C-270, Type S or M. Cementitious materials used in the mortar should be Portland Cement ASTM C150, Type I or II, and hydrated lime ASTM C207, Type S. The mortar proportions (cement:lime:sand) are, for Type S, 1:1/2:4 1/2 or, for Type M, 1:1:1 1/2 by volume.
- Provide the following lintels in walls having less than 400#/LF loading, for each 4" of wall thickness:
Steel (for Brickwork)
Spans under 2'-0" 1 - 3-1/2" x 3/8" Flat
2'-0" to 3'-0" 1 Angle 3-1/2" x 3-1/2" x 5/16"
3'-0" to 4'-0" 1 Angle 4" x 3-1/2" x 5/16" LLW
4'-0" to 5'-0" 1 Angle 5" x 3-1/2" x 5/16" LLW
5'-0" to 6'-0" 1 Angle 6" x 3-1/2" x 3/8" LLW
6'-0" to 7'-0" 1 Angle 6" x 3-1/2" x 3/8" LLW
7'-0" to 8'-0" 1 Angle 6" x 3-1/2" x 3/8" LLW
8'-0" to 11'-0" 12" Deep 1 #6 Bottom
Concrete (Precast)
Spans under 4'-0" 8" Deep 1 #3 Bottom
4'-0" to 5'-0" 8" Deep 1 #4 Bottom
5'-0" to 6'-0" 8" Deep 1 #5 Bottom
6'-0" to 7'-0" 8" Deep 1 #6 Bottom
7'-0" to 8'-0" 8" Deep 1 #6 Bottom
8'-0" to 11'-0" 12" Deep 1 #6 Bottom
Block (Concrete filled for Partitions)
Spans under 3'-6" 8" Deep 1 #3 Bottom
3'-6" to 5'-0" 8" Deep 1 #4 Bottom
5'-0" to 6'-0" 8" Deep 1 #5 Bottom

STRUCTURAL STEEL

- Structural Steel shall conform to the latest AISC specifications for design, fabrication, and erection.
 - All structural steel shall conform to ASTM A-36.
 - Pipe to be ASTM A-53.
 - Tube to be A500 or A501.
 - Detailing to be in accordance with AISC Structural Steel Detailing Manual.
 - Bolted field connections shall be 3/4" diameter high strength bolts meeting ASTM A-325.
- Submit complete shop and erection drawings for approval prior to fabrication or erection.
- No holes shall be permitted in steel except as shown or as approved by Structural Engineer.
- Structural steel columns shall be minimum 3" diameter standard pipe with base and cap plates for bolted connections to footing and to structure above, unless otherwise indicated in Drawings.
- Where beams bear on masonry or concrete walls, provide bearing plate of 6" x 5/8" x 10".

RADON CONTROL NOTES

WOOD

- Install rough carpentry work in compliance with the "Manual of House Framing" by National Forest Products Association, (NFPA), with recommendations of American Plywood Association (APA), and with manufacturer of joist or beam, unless otherwise indicated.
- All framing lumber shall be Hem-Fir, Grade #2, or Spruce-Pine-Fir, Grade #2, or better, having the following minimum base design values:
Bending Stress "Fb" 850 psi for single member use
Horizontal Shear "Fv" 70 psi
Compression Perpendicular to the grain "Fpc" 405 psi
Compression Parallel to the grain "Fcl" 1100 psi
Modulus of Elasticity "E" 1,300,000 psi
Note: Spruce-Pine-Fir (South) is not acceptable. Spruce-Pine-Fir must be graded by NWGA.
- All exterior framing lumber or structural posts shall be Southern Yellow Pine, Grade #2 or better, having the following minimum properties (based on 2x12 lumber):
Bending Stress "Fb" 975 psi for single member use
Horizontal Shear "Fv" 90 psi
Compression Perpendicular to the grain "Fpc" 565 psi
Compression Parallel to the grain "Fcl" 1450 psi
Modulus of Elasticity "E" 1,600,000 psi
- Laminated Veneer Lumber (Micro-Lam) beams be by TrueJoist Macmillan and shall have the following minimum properties:
Bending Stress "Fb" 2400 psi
Horizontal Shear "Fv" 220 psi
Modulus of Elasticity "E" 1,800,000 psi
- Prefabricated joist and beam hangers shall be sized and attached per manufacturer's recommendations.
- All wall studs shall be SPF stud grade or better, having the following minimum base design values:
Bending Stress "Fb" 675 psi for single member use
Compression Parallel to the grain "Fcl" 625 psi
Modulus of Elasticity "E" 1,200,000 psi
- See plans for wall stud size and spacing.
- All freestanding posts shall have prefabricated post cap and base. Posts within wall shall have prefabricated cap attached to beam. Posts bearing on masonry or concrete shall have prefabricated base.
- Trusses, floor and roof joists shall align directly over studs with an offset of no more than three inches. Install additional studs as required.
- Holes bored in bearing wall studs shall not exceed 1/3 of stud width. Provide wider wall studs or double wall if necessary, as approved by Architect.
- All stud bearing walls to be provided with 2 continuous top plates and 1 continuous bottom plate with a minimum of one row of horizontal bridging at mid height of wall unless noted otherwise. Splices of top plate shall occur over stud. Splices shall be staggered a minimum of four feet.
- All Roof Rafter and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Each anchor shall be 1/8" minimum thickness and shall be attached to have a capacity to resist a 450# uplift loading unless shown otherwise on the Drawings.

STRUCTURAL

- The following Live Loads were utilized in the Design:
Roof 30 pcf
Bedroom Areas 30 pcf
Living Areas 40 pcf
Exterior Deck 60 pcf
Garage Slab 50 pcf
A minimum of 10 pcf Dead Load was added in the Design.
- Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the Design of the structure. Any additional equipment not shown on the Architectural and Structural Drawings and having a weight in excess of 400 pounds shall be brought to the attention of the Structural Engineer prior to installation.
- The basic stability of the structure is dependent upon the diaphragm action of floors, walls, and roof acting together. Contractor shall provide all guys, braces, struts, etc. as required to accommodate all live, dead, and wind loads until all final connections between these elements are made.
- Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or Contractor has provided shoring and bracing to adequately restrain walls.
- WARNING:** The Structural Integrity of the building shown on these

- All prefabricated trusses and truss joists shall be designed by the manufacturer for the following loads unless noted otherwise:
Roof: Live Load - 30 pcf;
Dead Load - 10 pcf;
Top Chord
Dead Load - 7 pcf;
Bottom Chord
Truss and Truss Joist spacing shown on Drawings is maximum acceptable spacing. Spacing of trusses shall be adjusted as required to meet loading requirements. Submit Shop Drawings and calculations for review. Affix seal of Engineer registered in the state of the proposed Project.
- All wood blocking, nailers, etc. shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 32" oc, and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.
- Sill plates shall be minimum 2 x 6's, pressure treated. Anchor sill plates to foundation walls with minimum of 5/8" diameter bolts at 32" oc, maximum with minimum of 18" embedment into concrete or grouted masonry. Provide anchors within 12" of corners. Provide double sill plate typical. Where framing is depressed for mortar setting beds at floors, provide single plate.
- Double each header and trimmer at openings in floors, ceilings, and roofs, unless noted otherwise.
- Install cross bracing between floor joists, arranged equally over spans but no more than 8'-0" apart.
- Notches in top and bottom of lumber joists and rafters shall not exceed 1/6 of depth of joist, and shall not be located in middle 1/3 of span.
- Holes in lumber joists and rafters shall not exceed 1/4 of joist depth and shall not be within 2" of top and bottom of joist.
- Notches at joist ends shall not exceed 1/4 of joist depth.
- Double joists below partitions parallel to joist, unless otherwise noted.
- Provide headers conforming to the following schedule, unless otherwise noted on Drawings:
Opening:
Spans under 3'-0" 2 - 2 x 6's
3'-0" to 4'-6" 2 - 2 x 8's
4'-6" to 5'-6" 2 - 2 x 10 LVL's
5'-6" to 7'-0" 2 - 2 x 12 LVL's
- Unless otherwise indicated, subflooring shall be 3/4" T & G plywood, APA-rated Sturd-I-Floor.
- Unless otherwise indicated, roof and exterior wall sheathing shall be 1/2" CDX plywood APA rated sheathing.
- Plitch Beams shall be bolted with 1/2" diameter through bolts at 16 inches on center, top and bottom with the first set of bolts at 6" from the end of the beam.
- Plan dimensions are face of stud, to face of masonry, or to face of concrete. All opening dimensions are to rough stud or centerline as indicated on the drawings.
- Dimensions indicated may vary from scaled drawings. Written dimensions shall take precedence. Do not scale drawings. Refer questions regarding dimensions to Architect for clarification.
- These Drawings indicate a general architectural and structural arrangement in accordance with the Building codes of the jurisdiction in which the Project is located.
- The purpose of indicating demolition on the drawings and of demolition notes is to indicate the general scope of demolition. Demolition work is not limited to the items indicated. The General Contractor is responsible for demolition as required and/or necessary for the new work to proceed.
- Install 15# felt, non-perforated, or "Tyvek" housewrap over sheathing, prior to installation of siding.
- Refer to Building Sections and notes for thermal insulation and vapor barrier. Insulation may not be shown in all sections and details for clarity; however, thermal insulation and vapor barrier shall completely envelop all occupied spaces; i.e. sides, top and bottom.
- All new and renovated bathroom, toilet, bedroom, and laundry walls, floors, and ceiling cavities are to have 3" sound