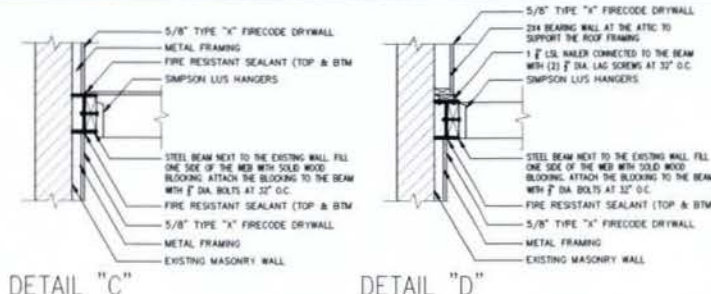


RECEIVED
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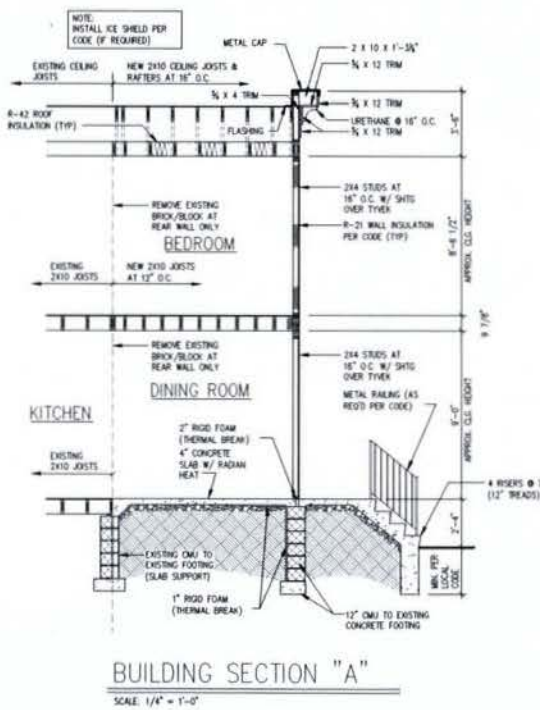


TYP. STEEL BEAM TO
WOOD JOIST DETAIL

SCALE: 3/4\" = 1'-0"

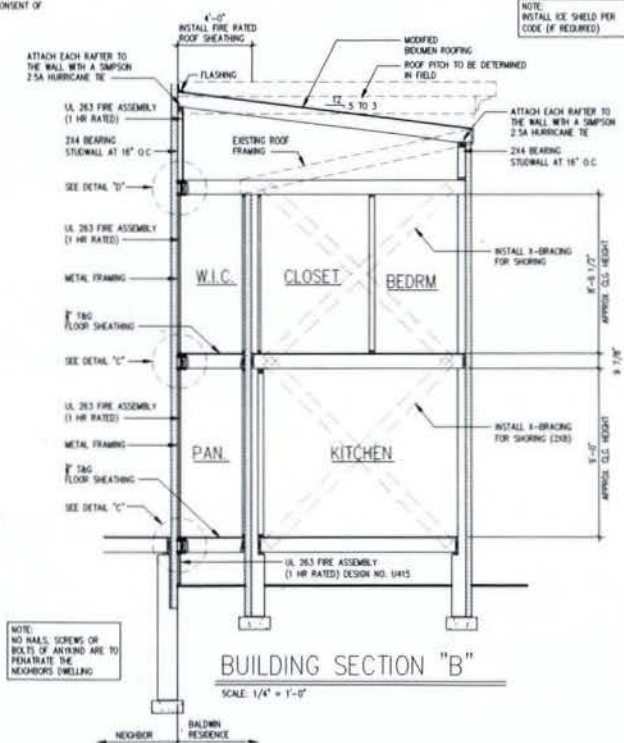
NOTE:
NO NAILS, SCREWS OR
BOLTS OF ANYING ARE TO
PENETRATE THE
NEIGHBORS DWELLING

NOTE:
INSTALL ICE SHIELD PER
CODE (IF REQUIRED)



BUILDING SECTION "A"

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



BUILDING SECTION "B"

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



23400 Old Hundred Road
Baltimore, Maryland 20842
13010 831-8778

#	REVISION	DATE
4	PERMIT CHANGES	9/18/12
5	MISC. CHANGES	3/7/13
3	ENGINEER'S CHANGES	8/30/12

KITCHEN ADDITION

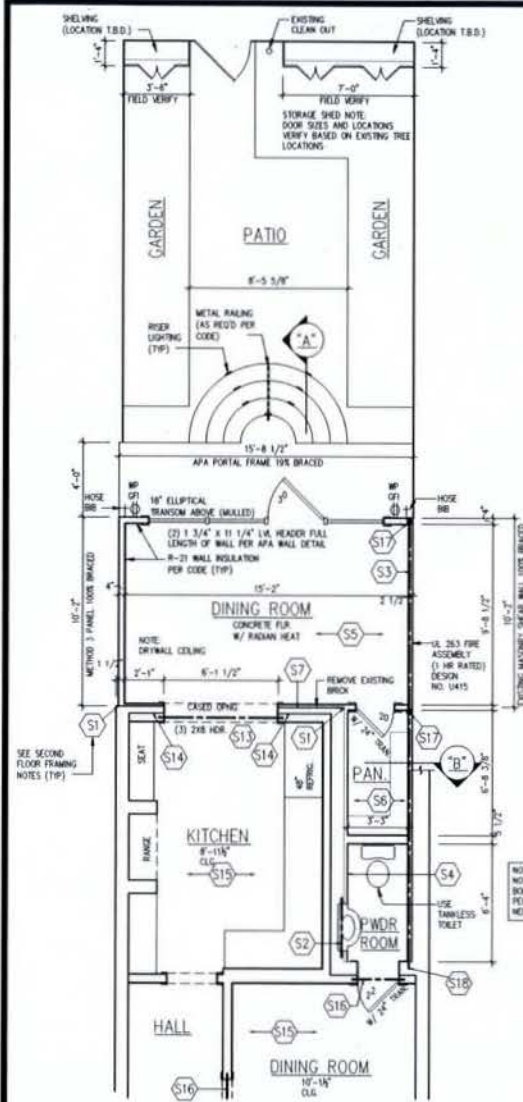
CUSTOMER NAME & ADDRESS:
VALERIE BALDWIN
808 CONSTITUTION AVE. N.E.
WASHINGTON D.C. 20002

DATE: 5-19-12	SHEET: 4 OF 6
	PAGE:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18517
EXHIBIT NO. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.18517
EXHIBIT NO.21

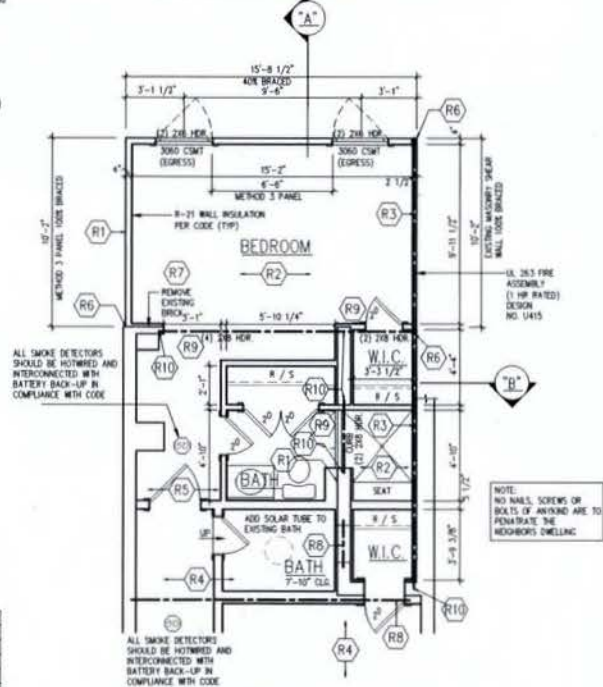


2nd FLOOR FRAMING NOTES

- S1 ATTACH THE FIRST STUD TO THE EXISTING WALL WITH 1/2" DIA. EPOXY BOLTS AT 16" O.C. WITH 6" EMBEDMENT.
- S2 (3) 14 X 3 1/2" X 1/4" STEEL ANGLE UNTEL.
- S3 100# W8X18
- S4 PROVIDE A P.T. 2X10 LEDGER WITH 1/2" DIA. EPOXY BOLTS AT 32" O.C. TOP AND BOTTOM STAGGERED WITH 6" EMBEDMENT. HANG THE JOISTS FROM THE LEDGER WITH SIMPSON LUS HANGERS.
- S5 2X10 FLOOR JOISTS AT 12" O.C.
- S6 2X10 FLOOR JOISTS AT 16" O.C.
- S7 ATTACH THE FIRST JOIST TO THE EXISTING WALL WITH 1/2" DIA. EPOXY BOLTS AT 32" O.C. WITH 6" EMBEDMENT.
- S13 REMOVE ALL MASONRY ABOVE THE NEW HEADER.
- S14 INFILL THE EXISTING WALL AS NEEDED WITH A NEW 8" BRICK WALL. TYPICAL NEW MASONRY INTO THE EXISTING MASONRY. USE TYPE N LIME BASED MORTAR AS NEEDED TO MATCH THE PROPERTIES OF THE EXISTING WALL.
- S15 EXISTING 2ND FLOOR FRAMING.
- S16 EXISTING UNTEL/HEADER.
- S17 3" DIA. SCH. 40 STEEL COLUMN (33,000 LOAD CAP).
- S18 POCKET THE STEEL BEAM INSIDE THE EXISTING WALL PER TYPICAL DETAIL.

ROOF FRAMING NOTES

- R1 ATTACH EACH TRUSS TO THE SUPPORTING WALL WITH A SIMPSON H2.5.
- R2 2X10 RAFTERS AND CEILING JOISTS AT 16" O.C.
- R3 100# W8X18
- R4 EXISTING ROOF FRAMING.
- R5 EXISTING CEILING JOISTS.
- R6 3" DIA. SCH. 40 STEEL COLUMN (33,000 LOAD CAP).
- R7 REMOVE THE EXISTING MASONRY WALL AND REBUILD WITH A 2X4 STUD WALL WITH STUDS AT 16" O.C.
- R8 EXISTING HEADER.
- R9 REMOVE ALL MASONRY ABOVE THE HEADER.
- R10 POCKET THE STEEL BEAM INSIDE THE EXISTING WALL PER TYPICAL DETAIL.



S1	18.5	ft
S2	400	psi
S3	2900	psi
S4	2.90E+07	psi
S5	33000	psi
S6	15.2	cu-in
S7	81.9	in ⁴
S8	1.0E+09	lb-in
S9	10.513	lb-in
S10	41.800	lb-in
S11	0.222	in = L/785

ADDITIONS
- PATIOS
- SCREEN PORCHES
- FINISHED BASEMENTS
- GARAGES - PERGOLAS
- REMODELING

BLANK DRAFTING SERVICES
CALL 478-4877
WWW.BLANKDRAFTING.COM
12001 831-8778

mitli
25400 Old Hundred Road
Baltimore, Maryland 20842
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KITCHEN ADDITION

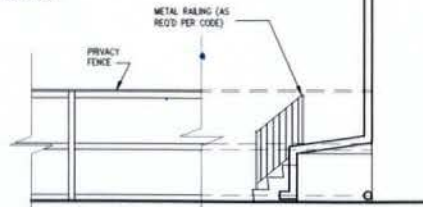
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DATE: 5-19-12	SHEET: 3 OF 6
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1st FLOOR / FOUNDATION FRAMING NOTES

- F1 (2) 4 x 3 1/2" x 1/4" STEEL ANGLE UNLT.
- F2 PROVIDE A P.T. 2X10 LEDGER WITH 1/2" DIA. EPOXY BOLTS AT 32" O.C. TOP AND BOTTOM STAGGERED WITH 6" EMBEDMENT. HANG THE JOISTS FROM THE LEDGER WITH SIMPSON LUGS HANGERS.
- F3 2X10 FLOOR JOISTS AT 16" O.C.
- F4 RM JOIST SHALL BE PRESSURE TREATED. ATTACH THE RM JOIST TO THE EXISTING AND NEW WALL WITH 1/2" DIA. EPOXY BOLTS AT 32" O.C. WITH 6" EMBEDMENT. USE SCREEN TUBES WHEN PLACED IN HOLLOW CELLS.
- F5 FOOTING SHALL BE OFFSET WHEN PLACED ON THE PROPERTY LINE.
- F6 NEW 8" CMU WALL WITH #4 BARS AT 32" O.C. IN FILLED CELLS BELOW THE NEW CONCRETE SLAB. DOWEL EACH REBAR INTO THE NEW FOOTING.
- F7 NEW 18"x10" FOOTING WITH (3) #4 BARS.
- F8 BOTTOM OF NEW FOOTING SHALL MATCH EXISTING. EPOXY DOWEL REBAR INTO THE EXISTING FOOTING WITH 6" EMBEDMENT. USE SIMPSON SET EPOXY.
- F9 ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C.
- F10 4" CONCRETE SLAB ON 4" GRAVEL AND 6 MIL POLY VAPOR BARRIER WITH #4 BARS AT 24" O.C. IN EACH DIRECTION. SLOPE LANDING TO SHED WATER AWAY FROM THE HOME WHEN EXTERIOR. PROVIDE RADIAN HEAT AT INTERIOR SLAB.
- F11 TURN DOWN THE EDGE OF THE STAIRS 30" BELOW GRADE. TURN DOWN SHALL BE 12" WIDE. REINFORCE WITH (2) #4 BARS.
- F12 CONTROL JOINT.
- F13 16" DIA. FOOTING IN CENTER OF ADDITION.
- F14 18" LONG #4 BAR DOWELS AT 16" O.C. EPOXY INTO THE EXISTING WALL WITH 6" EMBEDMENT AND SIMPSON SET EPOXY.
- F15 POCKET NEW SLAB INTO THE EXISTING WALL.
- F16 EXISTING COLUMN AND FOOTING.
- F17 EXISTING BEAM.
- F18 EXISTING MASONRY FOUNDATION WALL AND FOOTING. THE EXISTING SYSTEM CAN SAFELY SUPPORT THE HEIGHT OF THE EXISTING AND THE NEW ADDITION.
- F19 EXISTING FIRST FLOOR FRAMING.
- F20 4" PERFORATED FOUNDATION DRAIN COVERED WITH FILTER FABRIC AND PLACE IN GRAVEL BED COVERED WITH FILTER FABRIC. EXIT TO DAYLIGHT ON A SUMP PUMP.
- F21 PLACE A TREATED SILL PLATE ON THE CONCRETE SLAB WITH 1/2" DIA. ANCHOR BOLTS AT 48" O.C.
- F22 PROVIDE A 12" CMU WALL WITH #4 BARS AT 32" O.C. IN FILLED CELLS BELOW THE EXTERIOR WALL. PLACE WALL SO THAT THE EXTERIOR SLAB HAS 4" BEARING. CENTER THE FOOTING BELOW THE EXTERIOR WALL.
- F23 SFP WHITE

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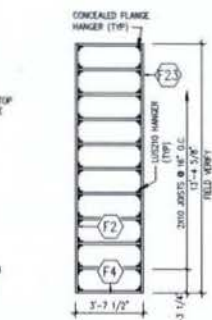


PROPOSED LEFT SIDE ELEV.

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

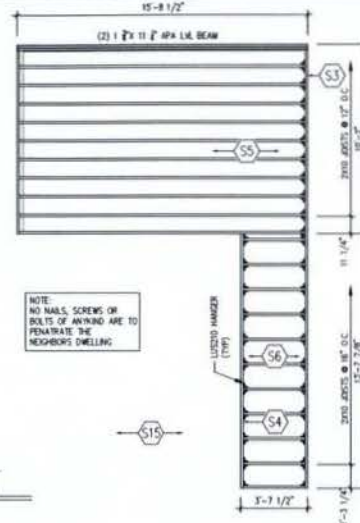
2nd FLOOR FRAMING NOTES

- S1 ATTACH THE FIRST STUD TO THE EXISTING WALL WITH 1/2" DIA. EPOXY BOLTS AT 16" O.C. WITH 6" EMBEDMENT.
- S2 (2) 4 x 3 1/2" x 1/4" STEEL ANGLE UNLT.
- S3 STEEL "C" CHANNEL BEAM W/ 2X10 BOLTED LEDGER
- S4 PROVIDE A P.T. 2X10 LEDGER WITH 1/2" DIA. EPOXY BOLTS AT 32" O.C. TOP AND BOTTOM STAGGERED WITH 6" EMBEDMENT. HANG THE JOISTS FROM THE LEDGER WITH SIMPSON LUGS HANGERS.
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- S14 INFILL THE EXISTING WALL AS NEEDED WITH A NEW 8" BRICK WALL. TOOTH NEW MASONRY INTO THE EXISTING MASONRY. USE TYPE N LIME BASED MORTAR AS NEEDED TO MATCH THE PROPERTIES OF THE EXISTING WALL.
- S15 EXISTING 2ND FLOOR FRAMING.
- S16 EXISTING UNLT./HEADER
- S17 3" DIA. SCH. 40 STEEL COLUMN (33,000 LOAD CAP)
- S18 SET THE NEW BEAM IN THE EXISTING MASONRY WALL PER THE TYPICAL DETAIL.



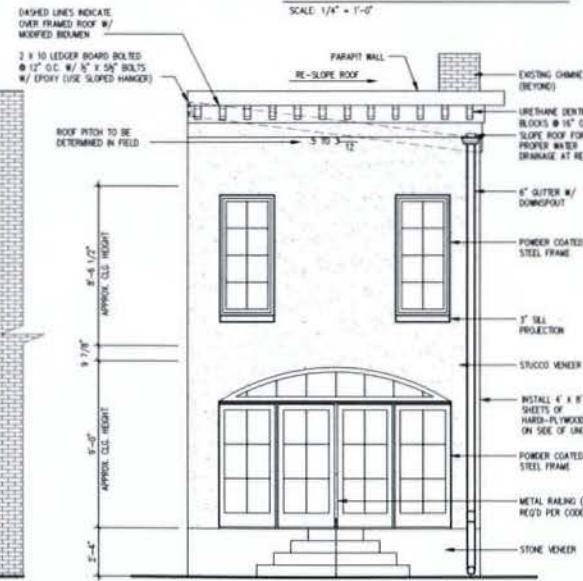
FIRST FLOOR JOIST

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



SECOND FLOOR JOIST

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



PROPOSED REAR ELEVATION

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



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KITCHEN ADDITION

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