DRAWING SHEET INDEX

CONSTRUCTION NOTES
Pettinato Residence Renovations: Phase 2
permit application set 10/28/13

SCHEDULES

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CLG	NOTES
Basement					
REC ROOM	CARPET/nic	WOOD	GWB	GWB	2
MECH CLOSET	none	none	GWB	GWB	
1st floor					
KITCHEN	hdwd patch	WOOD patch	GWB patch	exist	
3rd floor					
BR 3	patch/ cer tile	wood patch	gwb patch	gwb patch	

FINISH SCHEDULE NOTES
1. See interior elevations for wall finish layout.
2. Remove furring/ finish to expose existing brick; see floor plan for extent.

DOOR SCHEDULE

Mk	size or mfr desig	type	location	notes/ hdwn
1	2- 2-6 x 6-8	int solid core flush pair	bsmt	
2	3-0 x 6-0	ext full glazed door w/ 3-0 x 1-5 fxd transom	kitchen/DR	verify dims after mo built
3	2- 2-4 x 6-8	int wood 2-panel pair	br 3 closet	
4	2-8 x 6-8 door +sidelights	ext full glazed door with 2- sidelights: 2-0 x 4-6 fxd, 2-0 x 6-8 fixed (VIF)	br 3 balc	verify dims after mo built
4ALT	5-0 x 6-8 +sidelight	ext sliding door with 1- sidelight: 2-0 x 4-6 fxd	br 3 balc	verify dims after mo built

Door schedule notes
1. New prefrung units except as otherwise noted.

1 GENERAL

1.1 All work shall conform to applicable local and national codes and ordinances.
1.2 The general contractor shall obtain the building permit. The various required trade permits shall be obtained by the trade subcontractors.
1.3 Design loads
Soil bearing pressure: 2000 psf (assumed)

2 SITEWORK AND DEMOLITION

2.1 Excavation for footing. Excavations for exterior footings shall be as required to maintain a minimum footing depth of 24" below finish grade.
2.1 Excavation and utilities. The contractor shall have existing underground utilities marked in advance of excavation, and shall take sufficient care to avoid damage to utilities during construction, and shall be responsible for any costs or damage repairs caused by such damage. The contractor shall coordinate with the architect and utility company representatives for any necessary relocation of utility, meter/ service entrances necessary to complete the work. See division 16 notes for electric service and panel upgrade.
2.2 Demolition. Demolition shall be as indicated on the drawings and as necessary to place new work. Also refer to specific demolition notes referenced by number on the floor plans.

Coordinate with the owner for scheduling of any demolition of exterior walls or openings to avoid or minimize exposure to weather and loss of security. Contractor shall provide temporary structural bracing as required, sufficient to assure the stability of the existing structure to remain during demolition operations and placement of new structure. Removal of any existing bearing walls and other structural elements shall not be started until temporary bracing is in place and bearing load. Temporary structural bracing shall remain in place until new structure is in place and bearing load. Contractor shall provide temporary dust barriers where necessary to protect the existing house areas not under construction. Contractor shall coordinate in advance with the architect and owner regarding scheduling of demolition, placement of temporary bracing and dust barriers, use of house entrances, placement of dumpsters and portable johns for construction personnel, and use of house utilities for construction.

2.4 Demolition notes, specific.
1. Remove existing partitions or other construction. See framing plans and notes for new structure and bracing requirements.
2. Remove all existing ceiling furring, soffit framing, drywall and plaster finishes to prepare for new furring and finishes. Disconnect and remove all existing recess ceiling lights and save for reinstallation.
3. Remove concrete uneven patches to prepare for flash-patch.
4. Remove all wood door and window casings, except as specifically noted. See notes for lead paint abatement.
5. Remove existing masonry projection back to face of party wall masonry.
6. Remove existing wall furring and wall finish to masonry surface to prepare for new framed build-out, insulation and finish.
7. Remove existing water heater. See mech notes for new tankless water heater and piping/connection info.
8. Remove existing boiler and re-install in new position as indicated on drawings. See mech notes for alteration of piping and connections. Remove existing windows and/or exterior door to prepare for new door and sidelight unit.
9. Remove existing brick columns to prepare for new steel beam, using the following sequence:
a. deliver new steel beam to floor immediately adjacent to its installed position.
b. construct brace walls for floor above (leave room for new beam handling.
c. disconnect existing wiring interfering with beam placement. Remove existing brick columns and beam to be replaced.
d. prepare new supports and bearings for new beam.
e. raise beam and install at new bearings. Inspect all joist bearings on new beam and shim as required to prevent any settling or movement.
f. remove bracing only after beam bearing and connections are complete and beam is bearing load.
10. Remove existing portion of masonry wall, using the following sequence:
a. sawcut exterior horiz mortar joint and set exterior temporary brace header angle 'a'.
b. remove portion of exterior brick below 'a'.
c. sawcut horizontal mortar joints and set header angles 'b' and 'c'.
d. remove masonry for new door opening, toothing brick jambs and installing arch header in face masonry below temporary angle 'a'.
e. remove angle 'a' and complete brick repointing.
11. Remove portion of wall for new door/sidelite assembly; tooth in at new vertical brick jambs and sawcut the existing belt course. Use the following sequence:
a. Install exterior bracing 'a' to exterior stone header course.
b. perform partial demolition inside opening to expose masonry opening.
c. sawcut horiz masonry joint and install inner header angle 'b'.
d. remove wall under headers for new opening.
e. install new header angle assy 'c' for stone course and middle masonry wythe.
f. remove exterior bracing after new header is complete and bearing load.

2.5 Demolition/ removal of lead-containing materials. Coordinate with the owner regarding scheduling of and acceptable techniques for removal of existing painted wood trim and existing painted wall finishes believed to contain lead-based paint. Removal shall be performed by individuals experienced in proper removal, and techniques shall conform to the publication "Lead Paint Safety, A Field Guide for Painting, Home Maintenance, and Renovation Work", a HUD-prepared document providing guidelines for removing lead-based paint for protection of the existing house and furnishings, removal of materials, use of respirators by workers, clean-up, and disposal.

3 CONCRETE

3.1 All Concrete work shall be in accordance with ACI 301, ACI 318, and ACI 302. Cast in place concrete shall have minimum 28 day compressive strength F'c as follows:
Footings= 3000 psi.
Interior slabs= 3000 psi
Exterior slabs= 3500 psi

4 MASONRY

4.1 Brick patching. Use existing removed brick for toothing-in at new rear door masonry opening. Match existing mortar joint color and profile.

5 METALS

5.1 Structural steel. All structural steel shall be ASTM fabricated and erected in accordance with AISC "Steel Construction Manual" with minimum yield strength as follows:
W shapes: Fy= 36 ksi, per ASTM A36.
Plates, angles, channels: Fy= 36 ksi, per ASTM A36.
Provide a minimum bearing length of 4" for all beams supported on masonry or concrete.

5.2 Steel pipe columns. Steel pipe columns to be ASTM A53, type E or S, Grade B. Standard pipe to be used unless noted otherwise. Pipe columns to have welded base and cap plates. All connections between structural steel members shall be bolted or welded. Bolts to be ASTM A325N or A490 high strength bolts. All members to be shop primed.

6 WOOD AND PLASTICS

6.1 Rough carpentry
6.1.1 New wood interior stud bearing and non-bearing walls: 2x4 at 16"o.c. SPF #1 stud grade or better. All interior framed partitions not specifically dimensioned are assumed to be 2x4 at 16" o.c. with single base plate and double top plate walls.
6.1.2 New dimensional 2x- wood joists, beams and rafters: SPF #1 and 2 per "National Design Specification for Wood Construction", NFPA. All studs shall be spruce-pine-fir Stud Grade. Minimum member properties as follows:
Wood lintels, joists, beams
Flexure Fb= 875 psi
Shear Fv= 70 psi
Mod of Elasticity E= 1400000 psi
Posts
Compression parallel Fc'= 1150 psi
Mod of Elasticity E= 1400000 psi
6.1.3 All new wood construction in contact with concrete or masonry, in an exterior location, or exposed within 18" of grade, shall be preservative treated material.
6.1.4 Provide fireblocking at halfpoints of all stud walls. Provide any miscellaneous framing, blocking, nailers, or grounds not specifically shown on the drawings but necessary to execute the work as shown on the drawings.
6.1.5 Miscellaneous metal-fabricated wood framing connectors and wood-to-masonry connectors shall by USP Structural Connectors or approved equal. Comply with mfrs instructions and recommendations regarding installation of its products. Provide all hurricane clips at roof framing connections to bearing walls, required by applicable code. Provide any miscellaneous framing connectors as may be required to comply with current code regarding "continuity of structure" and uplift resistance requirements.
6.1.8 Anchor bolts, wood-to-masonry. Use USP CIA-GEL 7000 series adhesive anchoring system (or approved equal) with ½" threaded rod; provide minimum 4.5" embedment into masonry.

6.2 Finish carpentry and millwork
6.2.1 Interior standing and running trim (molding numbers refer to T.W. Perry and/or Smoot Lumber Co. catalog numbers):
Baseboard (patching): match existing profile adjacent.
Door and window casing: match existing profile.
Window stool: match existing profile.
6.2.2 Basement stair repair. Provide repairs to the existing stair as shown on the floor plan; provide general repairs of treads and risers, with nosed pine treads and 1x-pine risers over conventional stringer construction. Rail to be a solid rail wall with drywall finish and wood base. Handrail to be oak rail profile C-6020, stained with polyurethane finish.
6.2.3 Br 3 closet and bookcase. Closet and bookcase fixed side walls and fixed top shelves constructed with ¾" BC or birch plywood, for paint finish. Flat face trims and flat door casings as shown on interior elevation. All surfaces to receive paint finish.
Closet/ bookcase crown: Solid crown SM-42.
Closet crown backer/dentil assembly: to be selected.
Brackets: to be selected.
Bookcase adjustable shelves: 16" deep mdf or banded plywood painted, supported on metal pin supports inserted into ¼" dia. drilled holes at 1" o.c. vertical.
6.2.4 Closet accessories. 1 ½" dia. closet rod and ¾" thick wood or edge-banded plywood shelf, paint finish. Alternate closet storage accessory: prefabricated modular rubber-coated wire system, ClosetMaid or approved equal.

6.3 Exterior exposed wood and trim.
6.3.1 1st floor rear deck landing and steps to grade.
Deck and rail structure to be pressure treated 2x- floor joists and 4x4 posts (see framing plans for sizes).
Floor decking shall be composition decking, 5/4x6 deckboards set with concealed fasteners or color-matched finish screws at 1/8" spaces; Evergrain or equal, color to be selected.
Deck railing/ infill material and pattern: Vertical support posts to be continuous up to rail height. Top rail cap to be pt 2x6 (flatway) over pt 2x4 support. Rail infill to be galvanized 12 gage 2" x 4" welded wire mesh, secured to rail structure with galvanized power staples (see drawing detail)
Steps to grade shall be pt nosed 5/4x12 treads over support stringers cut from 2x12's. Step risers from 1x8 (rip as reqd) pt wood.

7 THERMAL/ MOISTURE PROTECTION

7.1 Sound insulation at 1st floor/ basement ceiling. Provide R-30 (9" thick) unfaced or kraft-faced fiberglass batt insulation in the floor joist space.
7.2 Balcony flashing repairs. Remove all debris and clear any obstructions from built-in gutters and rain leaders; clean flashing thoroughly and prepare for repairs by removing any loose paint, cement or caulk. Inspect flashing and replace any degraded, broken or corroded areas. Correct any areas of floor flashing which do not drain to the scupper. Secure any loose flashing edges with mechanical fasteners and/ or new flashing caulk sealant. Install any new flashing as shown on the drawings. Recaulk all flashing edges old and new; Loctite PL S30 polyurethane roof and flashing sealant or equal.

8 DOORS AND WINDOWS

8.1 New interior doors. Wood or tempered particle board (Masonite or approved equal) interior solid doors, panel style to be selected to match design and profiles of existing interior doors scheduled to remain, except as noted otherwise on the door schedule. Paint grade. Interior door hardware. To be selected; allowance $50 per door.
8.2 Exterior doors. New full view exterior doors, fixed sidelights and fixed transoms to be clad wood or fiberglass, white. Verify unit sizes after masonry and rough openings are constructed. Door hardware to be selected; allowance $50/door.

9 FINISHES

9.1 Gypsum wallboard (GWB). Provide standard 1/2" gypsum board for walls and ceilings standard 3-step tape and spackle system; use standard products and accessories by USG or equal.
9.2 Paint. (Duron or equal; colors to be selected.)
Paint on interior gwb: 1 coat latex primer, 1 coat latex flat (except baths which receive semi-gloss).
Paint on interior wood: 1 coat latex primer, 1 coat latex semi-gloss.
9.3 Ceramic tile. Thinset mastic attachment over cementious board substrates. Ceramic tile to be selected. Ceramic tile purchase allowance (matls only): floor tile $6.00/sf.

11 (not used)

10 EQUIPMENT

10.1 Kitchen cabinets, basement. To be selected.
10.2 Kitchen counters, basement. Granite 1-1/4" thickness, color to be selected. Standard edge profile.
10.4 Kitchen appliances, basement. To be selected and provided by the owner, installed by the contractor. Appliances to include refrigerator with ice-maker, microwave oven with exhaust fan, gas range/electric oven, dishwasher, kitchen sink with disposer.
10.5 Washer-dryer, basement. Stackable unit, selected and provided by owner, installed by contractor.
10.6 Vent-free gas log, basement. Vent-free gas log set by Monessen or approved equal, 18" unit max., log set style to be selected. Provide equipment, installation, gas connection, electric control connection. Install according to mfr's instructions and recommendations.

12-14 (not used)

15 MECHANICAL

15.1 Heating Ventilation Air Conditioning (HVAC)
15.11 HVAC systems, general. All hvac work shall be performed in accordance with applicable codes and ordinances by licensed and qualified individuals.
15.12 Boiler relocation. The existing heating system is a gas-fired boiler located in the basement, supplying hot water radiators at the basement and 3 floors above. This system will remain in service, with the existing boiler relocated within the basement as shown on the drawings. Gas piping, hot water piping and zone controls, and gas flue to be altered as required for the relocation.
15.13 Basement ac system. The basement will be served by a single electric cooling-only incremental unit, location to be determined.
15.14 Registers. All register to have dampers, paintable.
15.15 Thermostats. Digital, programmable. Honeywell or approved equal.
15.2 Plumbing.
15.21 General. All plumbing work to be performed in accordance with applicable codes and ordinances by licensed and qualified individuals. Provide labor, materials, and equipment to connect new basement kitchenette sink, dishwasher, refrigerator ice-maker, water heater and boiler to the existing house system, altering as required. Supply piping shall be copper; waste and vent piping shall be schedule 40 pvc. Provide gas piping to new range, gas fireplace, boiler and water heater as required.
15.22 Water heater. The existing gas water heater, located in the basement, shall be removed and replaced with a new gas tankless water heater (Rinnai or approved equal), located as shown on the drawings. Provide and install new equipment. Provide new gas connection. Provide water piping connections and flue, to be altered as required for the new unit and location.

16 ELECTRICAL

16.1 General. All electrical work shall be performed in accordance with applicable codes and ordinances by licensed and qualified individuals. Provide new materials, labor, and equipment to provide new electrical devices and circuits connected to the existing electric house panel. The electrical subcontractor shall arrange and pay for all required permits and inspections relating to his work.
16.3 Lighting fixtures. To be selected. Fixture purchase allowance $90/fxtr.
16.4 Existing electrical work. All existing electrical devices, power and lighting currently in service shall remain in service except specifically noted or indicated for removal. If circuit wiring for existing devices to remain is affected by removal of existing partitions, alter circuit wiring as required to keep such devices in service.
16.5 Dimmer switches. Lightolier Ariadne.

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18717
EXHIBIT NO. 8

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Pettinato Residence Renovations
PHASE 2
3416 13th St. NW Washington D.C. 20010

Frank Deichmeister Architects 2000 N. Kensington Street Arlington VA 22205
phone (703) 538-3088 fax (703) 532-0395

drawings title	revisions	
	10/28/13	PERMIT APPLICATION SET

1 OF 6

Board of Zoning Adjustment
District of Columbia
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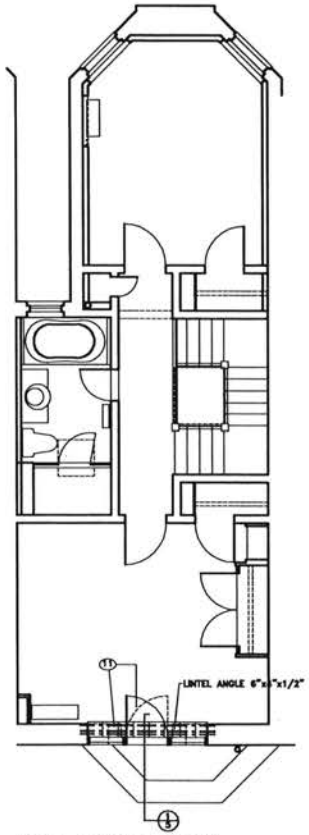
EXHIBIT NO.8



ROOF FRAMING PLAN/
3RD FLOOR DEMOLITION PLAN
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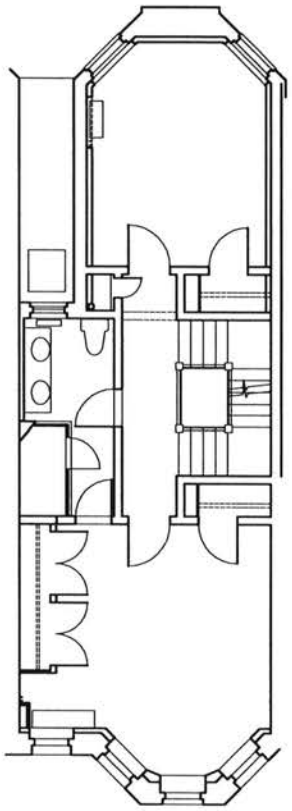

3RD FLOOR FRAMING PLAN/
2ND FLOOR DEMOLITION PLAN
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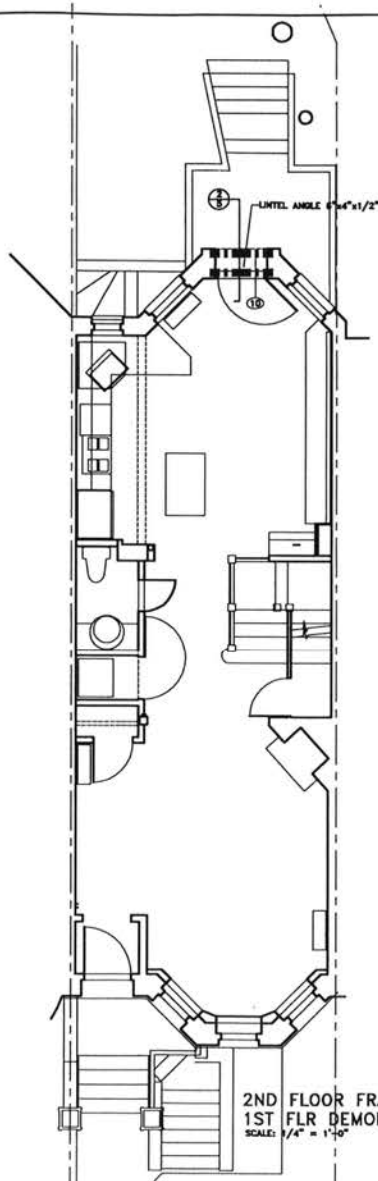

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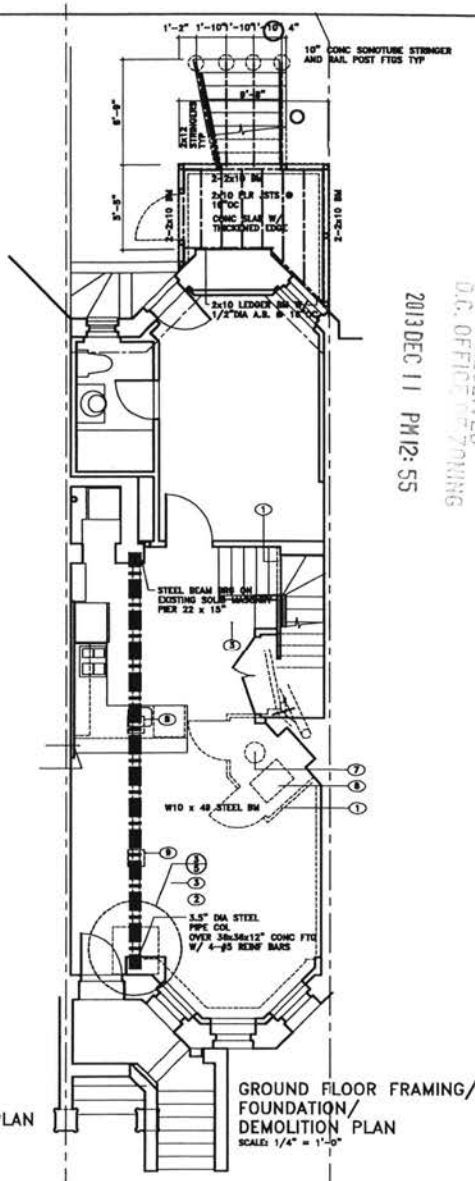

GROUND FLOOR FRAMING/
FOUNDATION/
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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3416 13th St. NW Washington D.C. 20010

Frank Deichmeister Architects 2000 N. Kensington Street Arlington VA 22205
phone (703) 538-3088 fax (703) 532-0395

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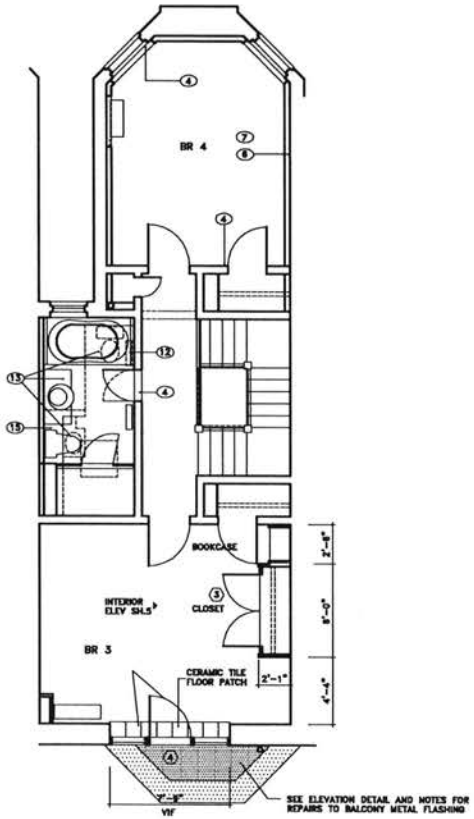

3RD FLOOR DEMOLITION PLAN
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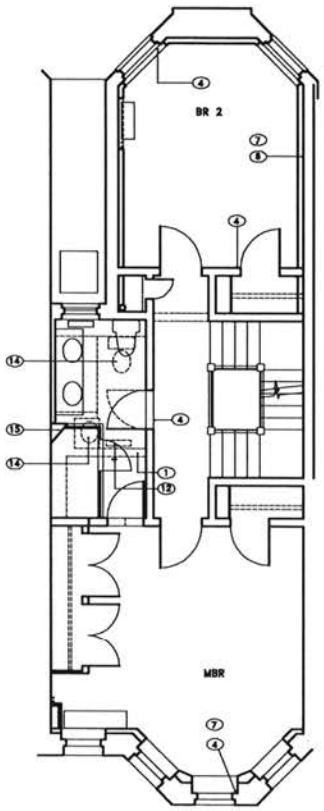

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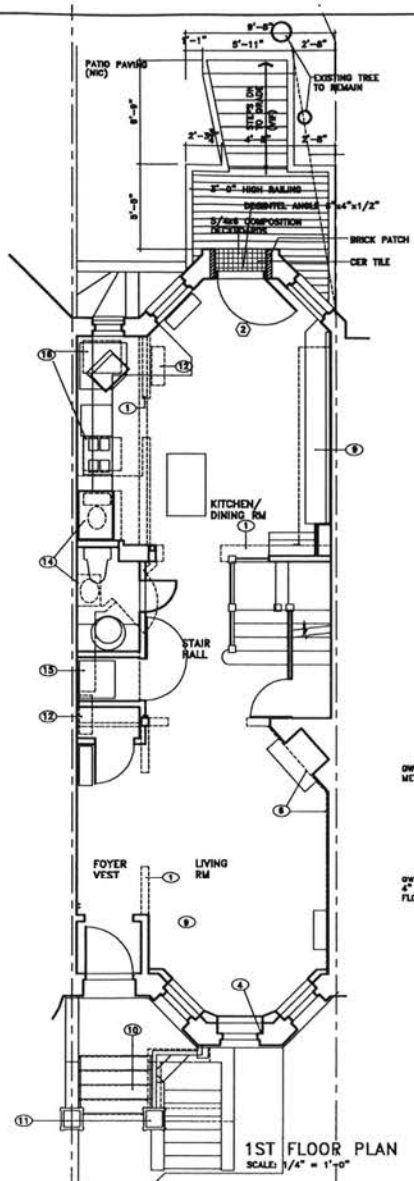

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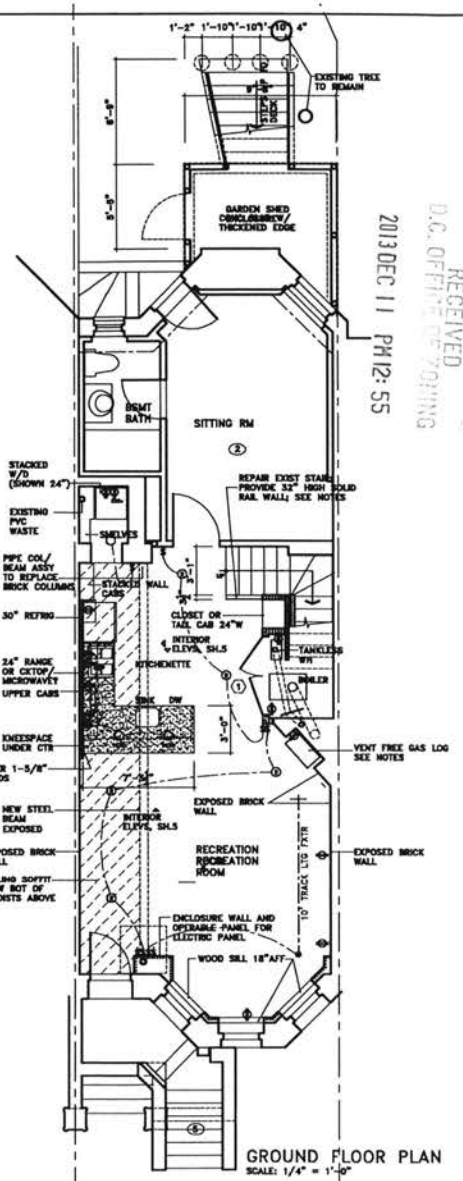

GROUND FLOOR PLAN
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3416 13th St. NW Washington D.C. 20010

Frank Deichmeister Architects
2000 N. Kensington Street Arlington VA 22205
phone (703) 538-3088 fax (703) 532-0395

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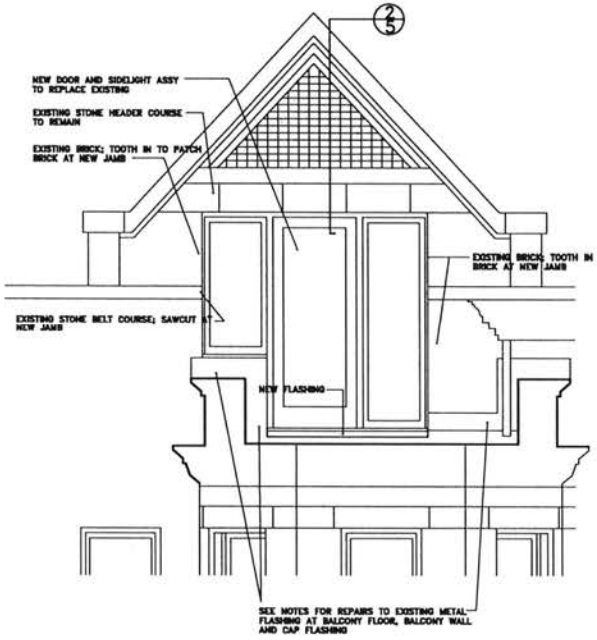

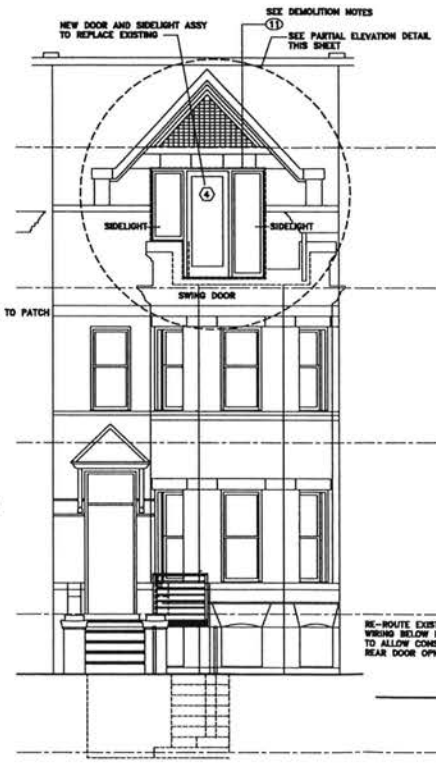

FRONT ELEVATION
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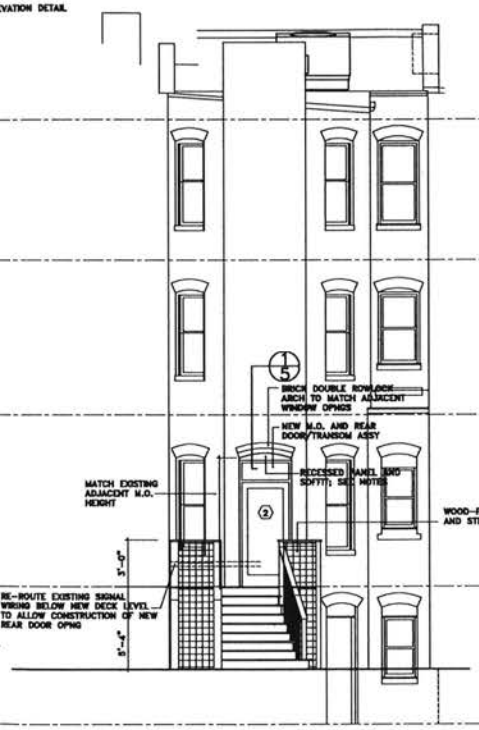

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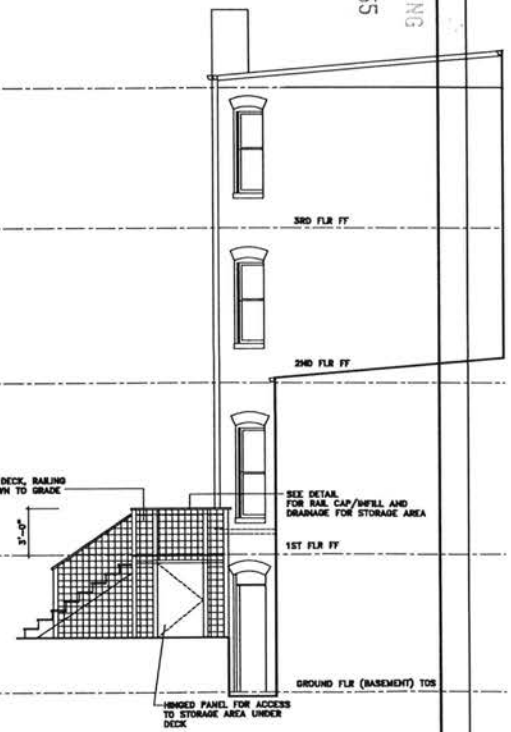

LEFT SIDE ELEVATION (PARTIAL)
SCALE: 1/4" = 1'-0"

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3416 13th St. NW Washington D.C. 20010

Frank Deichmeister Architects
2000 N. Kensington Street Arlington VA 22205
phone (703) 538-3088 fax (703) 532-0395

drawings this

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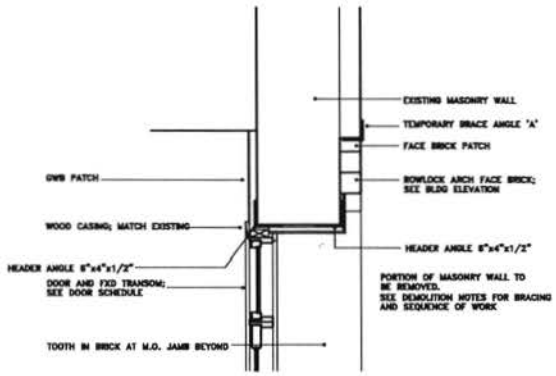
9/3/13	PERMIT APPLICATION SET

BRACING & SHORING NOTES

1. CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS FOR ANY CONFLICTS WITH THE EXISTING FIELD CONDITIONS, RESOLVE SUCH CONFLICTS AND COORDINATE COMPATIBILITY OF NEW WORK WITH EXISTING CONDITIONS BEFORE PROCEEDING WITH THE UNDERPINNING WORK.
2. FOLLOW STRICTLY THE SEQUENCE OF UNDERPINNING IN THE DIRECTION SPECIFIED ON THE PLAN FOR EACH SEQUENCE.
3. SHORING & BRACING: SHORE/BRACE/SUPPORT TEMPORARILY FLOOR FRAMING (JOIST, BEAMS, ETC.) RESTING ON THE WALL, BEAM & FOOTING TO BE SUPPORTED BY NEW BEAMS. THE GROUND SUPPORTING THE SHORES SHALL BE MADE LEVEL AND COMPACTED TO GUARD AGAINST SETTLEMENTS. FASTEN AND BRACE ALL SHORES SECURELY FOR LATERAL STABILITY. CHECK AND ENSURE THAT ALL CLAMPS, SCREWS, PINS AND OTHER COMPONENTS ARE PROPERLY ENGAGED AND THE SHORES ARE TIGHT AGAINST FLOOR JOISTS AND THE CONCRETE SLABS AND GROUND. SHORING/BRACING SHALL NOT BE SUBJECTED TO ECCENTRIC AND IMPACT SHOCK AND DYNAMIC LOADS. SHORES SHALL NOT BE SUPPORTED ON SLOPING SURFACES. SHORES BASE PLATES SHALL BE SUPPORTED USING SILLS, BEAMS AND CRIBBING IN A WAY TO ENSURE UNIFORM DISTRIBUTION OF SHORE'S LOADS. SHORES SHALL REMAIN IN PLACE UNTIL THE NEW BEAM SUPPORT HAS BEEN COMPLETED.
4. TEMPORARY BEARING WALLS CAN CONSIST OF 2X8 AT 16" WITH 2-2X8 TOP AND BOTTOM PLATES.
5. ENGINEER OF RECORD SHALL INSPECT THE TEMPORARY SHORING BRACING BEFORE THE EXISTING SUPPORTS ARE REMOVED.
6. ALL WORK SHALL BE SUBJECT TO REVIEW BY BUILDING INSPECTOR.



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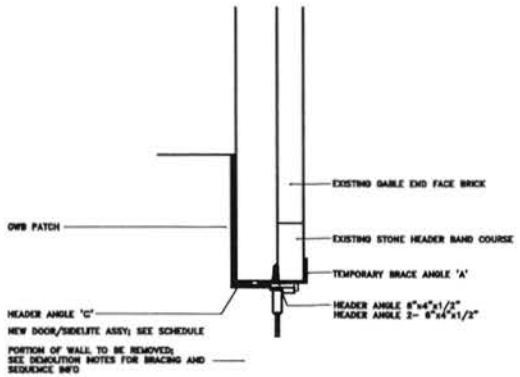

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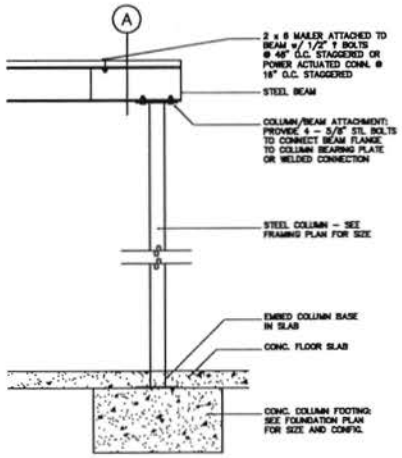

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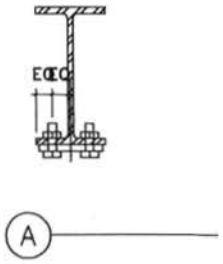

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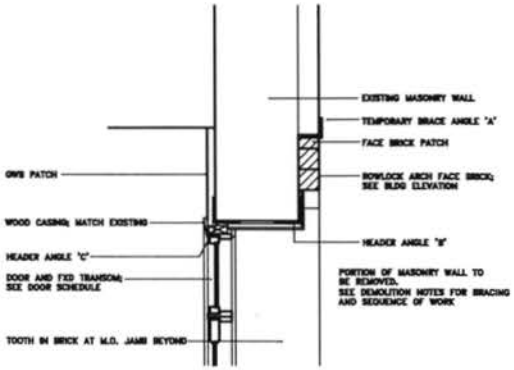
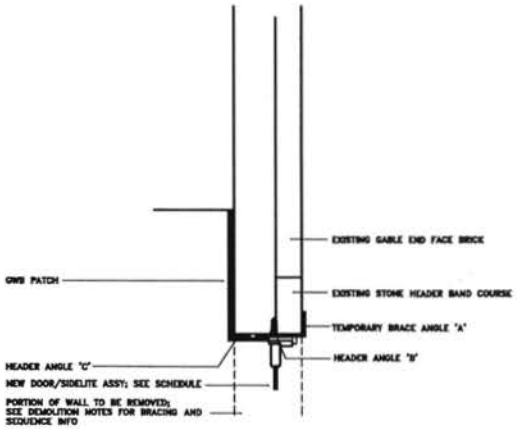
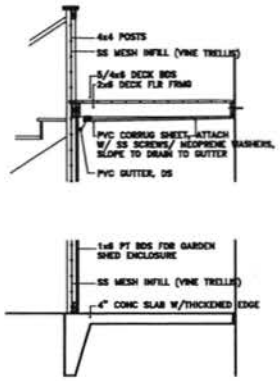


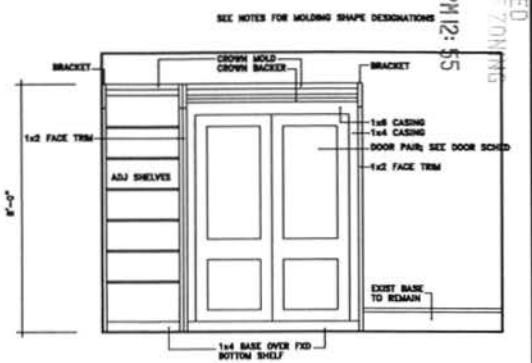
1/5 OPNG @ 1ST FLR REAR
SCALE: 1" = 1'-0"



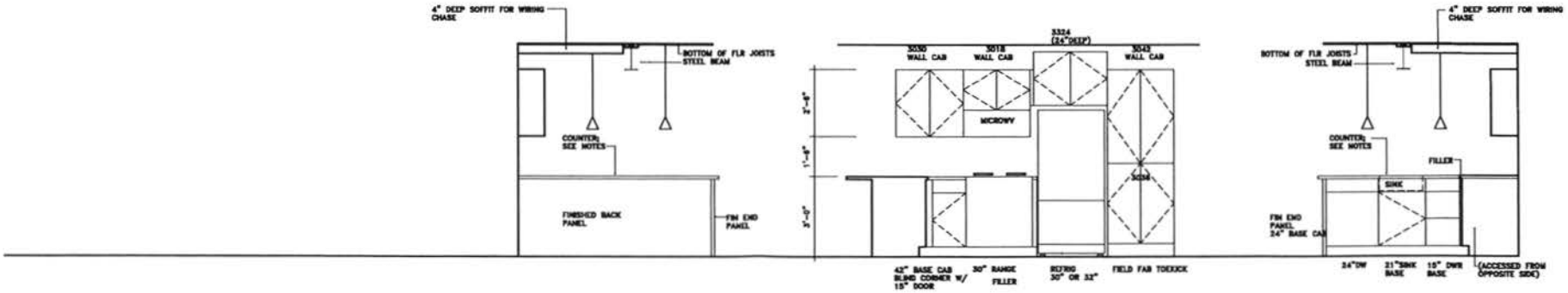
2/5 OPNG @ 3RD FLR FRONT
SCALE: 1" = 1'-0"



3/6 REAR DECK/GARDEN SHED
SCALE: 1/2" = 1'-0"



BR3 CLOSET WALL INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



BSMT KITCHENETTE INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"

DRAWINGS PRINTED AT 50% OF INDICATED SCALE

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Pettinato Residence Renovations
PHASE 2
3416 13th St. NW Washington D.C. 20010

Frank Deichmeister Architects 2000 N. Kensington Street Arlington VA 22205
phone (703) 538-3088 fax (703) 532-0395

drawings title

revisions
8/3/13 PERMIT APPLICATION SET