

A two-story grey house with a white door and a striped awning. The house has a gabled roof and a small porch area. A wooden fence is in the foreground, and a garden with various plants and a small table with chairs is visible. A blue car is parked on the right side. The house is surrounded by trees and a wooden fence.

AUTHORITY HAVING JURISDICTION	DISTRICT OF COLUMBIA		
APPLICABLE BUILDING CODES	2006 INTERNATIONAL BUILDING CODE 2008 DC CONSTRUCTION CODES SUPPLEMENT 2006 INTERNATIONAL RESIDENTIAL CODE 2006 INTERNATIONAL EXISTING BUILDING CODE		
CONSTRUCTION CLASSIFICATION	III-B / EXISTING CONSTRUCTION		
BUILDING OCCUPANCY USE GROUP	R- RESIDENTIAL		
EXISTING BUILDING	2 STORY WITH BASEMENT		
AFTER ADDITION	2 STORY WITH BASEMENT		
NET EXISTING AREA	BASEMENT	558 SqFt	
	FIRST FLOOR	887 SqFt	
	SECOND FLOOR	725 SqFt	
	TOTAL	2,170 SqFt	
NET NEW ADDITION	BASEMENT	558 SqFt	
	FIRST FLOOR	1,015 SqFt	
	SECOND FLOOR	1,010 SqFt	
	TOTAL	2,583 SqFt	
BUILDING HEIGHT EXISTING	30'-7"		
BUILDING HEIGHT AFTER RENOVATION	30'-7"		

A1.00	COVER SHEET
A1.01	EXISTING / DEMO FLOOR PLANS
A1.02	EXISTING / DEMO ELEVATIONS
A2.01	PROPOSED FLOOR PLANS
A2.02	PROPOSED ROOF PLAN
A3.01	PROPOSED ELEVATIONS
A3.02	PROPOSED SECTIONS
A3.03	PROPOSED CEILING PLANS, DETAILS & SPECS
A4.01	ENLARGED PLANS, ELEVATIONS & SCHEDULES
P6.01	PLUMBING SHEET
S7.01	STRUCTURAL PLANS
S7.02	STRUCTURAL DETAILS
S7.03	SOIL EROSION DETAILS & NOTES

50' - 0"

150' - 0"

20' - 0"

3' - 0"

8' - 11" 7' - 8" 8' - 4"

24' - 6"

4' - 0"

6' - 0" 11' - 0"

3' - 0" 5' - 0" 0' - 0"

50' - 0"

1231 IRVING ST, NE

SQUARE 3933

LOT 18

EXISTING 13' BRICK RETAINING WALL

EXISTING 2 STORY & BASEMENT FRAME STRUCTURE

EXISTING 1 STORY FRAME ADDITION TO BE DEMOLISHED (8'-11" DEEP)

GROUND TO BE DISTURBED: 470 SQFT

NEW 2 STORY FRAME STRUCTURE (16'-7" DEEP)

EXISTING BRICK & CONCRETE PATIO TO REMAIN

DEMO NEW PATIO

EXISTING SHED TO REMAIN UNDISTURBED

N

0' 10' 20' 40' 60'

#	Pound OR Number	EPDM	Ethylene Propylene Diene M-Class (Roofing)	OC	On Center
&	And	EQ	Equal	OH	Opposite Hand
@	At	EXT	Existing	OZ	Ounce
ACT	Acoustic Ceiling Tile	EXP JT	Expansion Joint	PCC	Pne-Cast Concrete
AD	Area Drain	EXTER	Exterior	PLUMB	Plumbing
AFF	Above Finished Floor	FD	Floor Drain or Fire Department	PLYD	Plywood
ALUM	Aluminum	FEC	Fire Extinguisher Cabinet	PT	Pressure Treated
ANOD	Anodized	FIXT	Fixture	PNT	Paint or Painted
BSMT	Basement	FLR	Floor	PVC	Polyvinyl Chloride
BYND	Beyond	FM	Filled Metal	RBR	Rubber
BOT	Bottom	FO	Face Of	RCP	Reflected Ceiling Plan
CIP	Cast In Place	FNDN	Foundation	RD	Road Drain
CHNL	Channel	GA	Gauge	REQD	Required
CJ	Control Joint	GALV	Galvanized	RM	Room
CLG	Ceiling	GBW	Gypsum Wall Board	RS	Similar
CLR	Clear	HC	Hollow Core	SPEC	Specified OR Specification
CMU	Concrete Masonry Unit	HI	High	SPK	Sprinkler or Speaker
COL	Column	HM	Hollow Metal	STSL	Stainless Steel
COMPR	Compressible	HP	High Point	STC	Sound Transmission Coefficient
CONC	Concrete	HR	Heating	STL	Steel
CONT	Continuous	HVAC	Heating, Ventilating, And Air Conditioning	STRUCT	Structure or Structural
CPT	Carpenter	IRGWB	Impact Resistant Gypsum Wall Board	T&G	Tongue And Groove
CT	Ceramic Tile	ILO	In Lieu Of	TEL	Telephone
CTYD	Courtyard	INSUL	Insulated or Insulation	TLT	Toilet
DBL	Double	INT	Interior	TO	Top Of
DEMO	Demolish or Demolition	LO	Low	TOC	Top Of Concrete
DIA	Diameter	MAX	Maximum	TOS	Top Of Steel
DIM	Dimension	MO	Masonry Opening	TPD	Toilet Paper Dispenser
DIMS	Dimensions	MECH	Mechanical	TD	Telephone/ Data
DN	Down	MEMBR	Membrane	TYP	Typical
DR	Door	MIN	Minimum	UNO	Unless Noted Otherwise
DWG	Drawing	MRGBW	Moisture-Resistant Gypsum Wall Board	US	Underside
EJ	Each	MTL	Metal	VIF	Verify In Field
EA	Expansion Joint	NIC	Not In Contract.	VP	Vision Panel
EL	Elevation	NO	Number	W	With
ELEC	Electrical	NOM	Nominal	WD	Wood
ELEV	Elevator or Elevation				

DO NOT SCALE DRAWINGS.

2. WORK PERFORMED ON THIS BUILDING SHALL BE IN COMPLIANCE WITH ALL PERTINENT CODES, RULES, ORDINANCES AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL GOVERNING AUTHORITIES.

3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND WILL NOTIFY THE ARCHITECT, IN WRITING, OF ANY CONFLICTS OR DEVIATIONS FROM THE DRAWINGS.

4. WORK PERFORMED UNDER AND IN CONNECTION WITH THESE DRAWINGS SHALL BE IN STRICT COMPLIANCE WITH THE LATEST O.S.H.A. SAFETY AND HEALTH STANDARDS.

5. FIELD MODIFICATION TO WORK IN PLACE MUST COMPLY WITH THE CUTTING AND PATCHING REQUIREMENTS OF THE SPECIFICATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION, INSTALLATION CRITERIO, COORDINATION OF ALL TRADES, OWNER SUPPLIED ITEMS, AND MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL HOISTING FACILITIES PARKING, ETC. FOR THE HANDLING OF MATERIALS.

7. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OR PROCESSING OF SHOP DRAWINGS, AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.

8. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, ELECTRICAL, PLUMBING, OR FIRE PROTECTION EQUIPMENT AND THAT REQUIRED CLEARANCES CAN BE MAINTAINED.

9. IF CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS IS UNCOVERED, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL A CLARIFICATION HAS BEEN ISSUED BY THE ARCHITECT.

10. IF, IN THE COURSE OF CONSTRUCTION THE CONTRACTOR DESTROYS OR DISTURBS ANY EXISTING OR NEW WORK, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.

11. PROTECTION SHALL ALSO BE PROVIDED AT ALL LOCATIONS WHERE THE CONTRACTOR ENTERS AND TRAVERSES BASE BUILDING AREAS SUCH AS CORRIDORS, ETC.

12. PATCH AND REPAIR ALL FIREPROOFING, FIRE PARTITIONS, AND OTHER RATED ASSEMBLIES THAT ARE DAMAGED OR MODIFIED BY THE INSTALLATION OF NEW WORK. FIREPROOF ALL PENETRATIONS AS REQUIRED TO MAINTAIN ASSEMBLY RATING.

13. THE CONTRACTOR SHALL MAINTAIN ALL FIRE EGRESS PATHS AND FIRE AND LIFE SAFETY SYSTEMS THROUGHOUT THE DURATION OF THE WORK.

14. TILING AND PAINTING WILL BE PERFORMED BY OWNER.



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ile@iteanaschinder.com - 202-431-6760



1231 Irving Street, NE
Washington, DC 20017

June 17, 2014

100% Permit Set

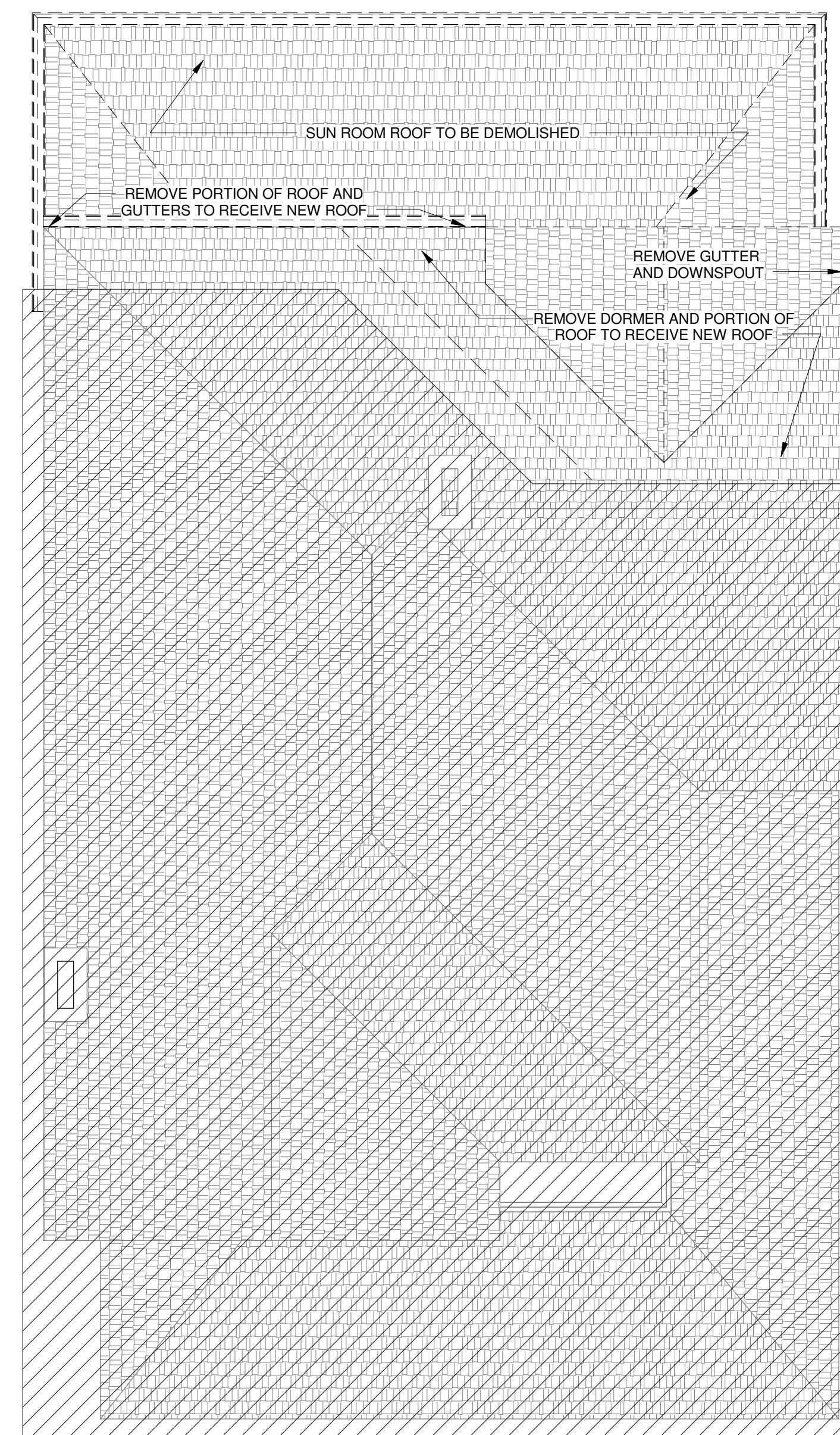
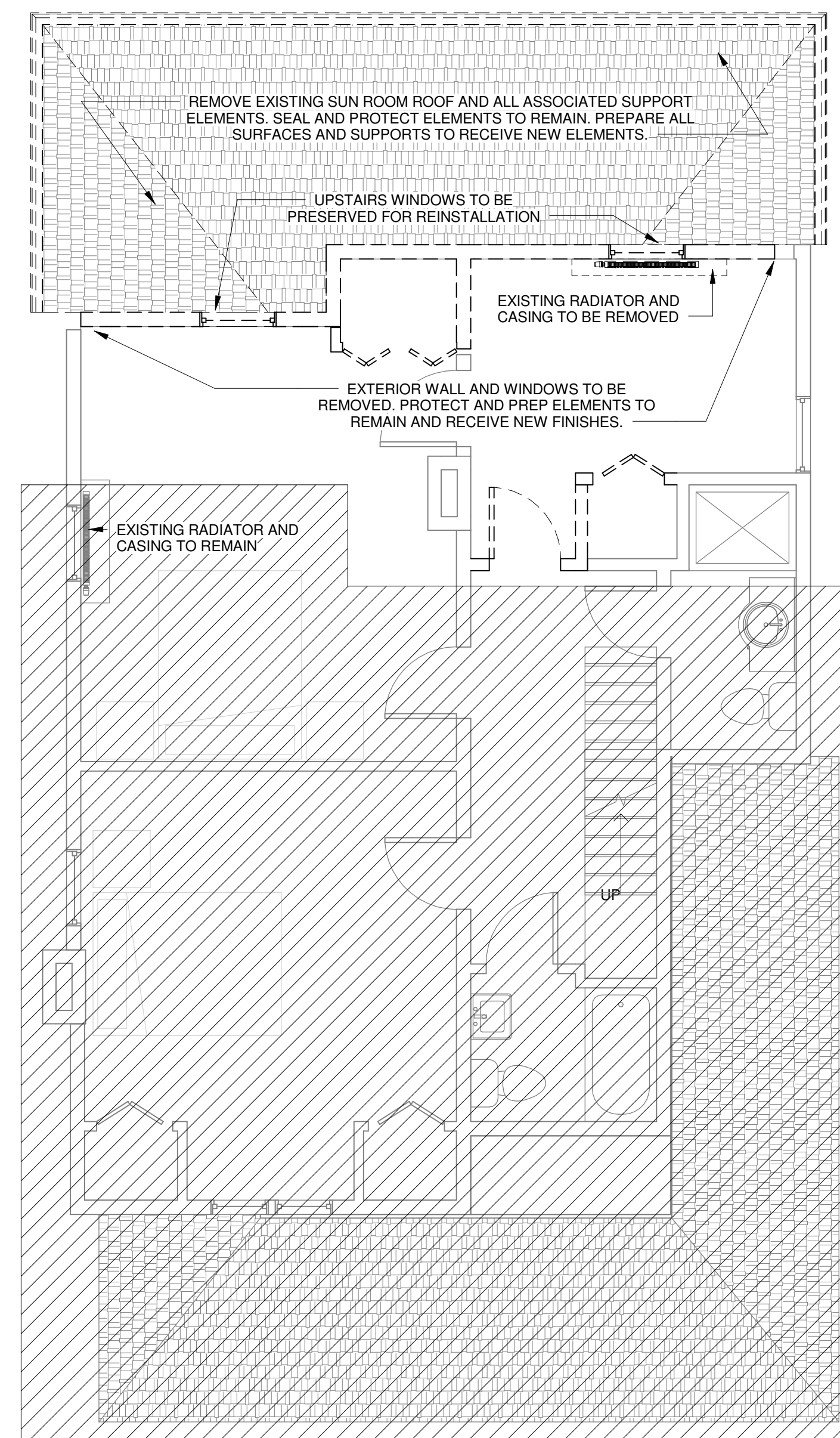
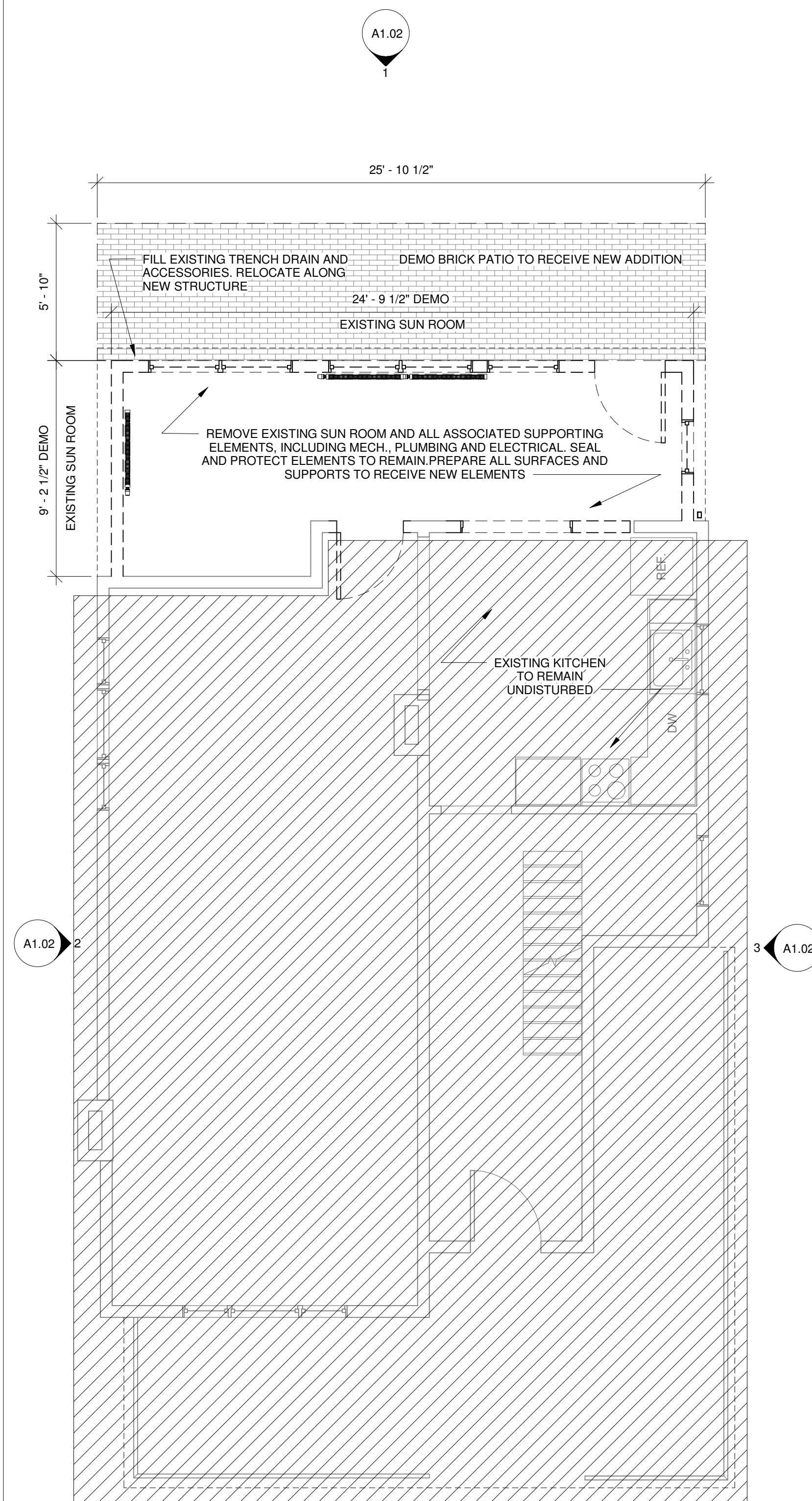
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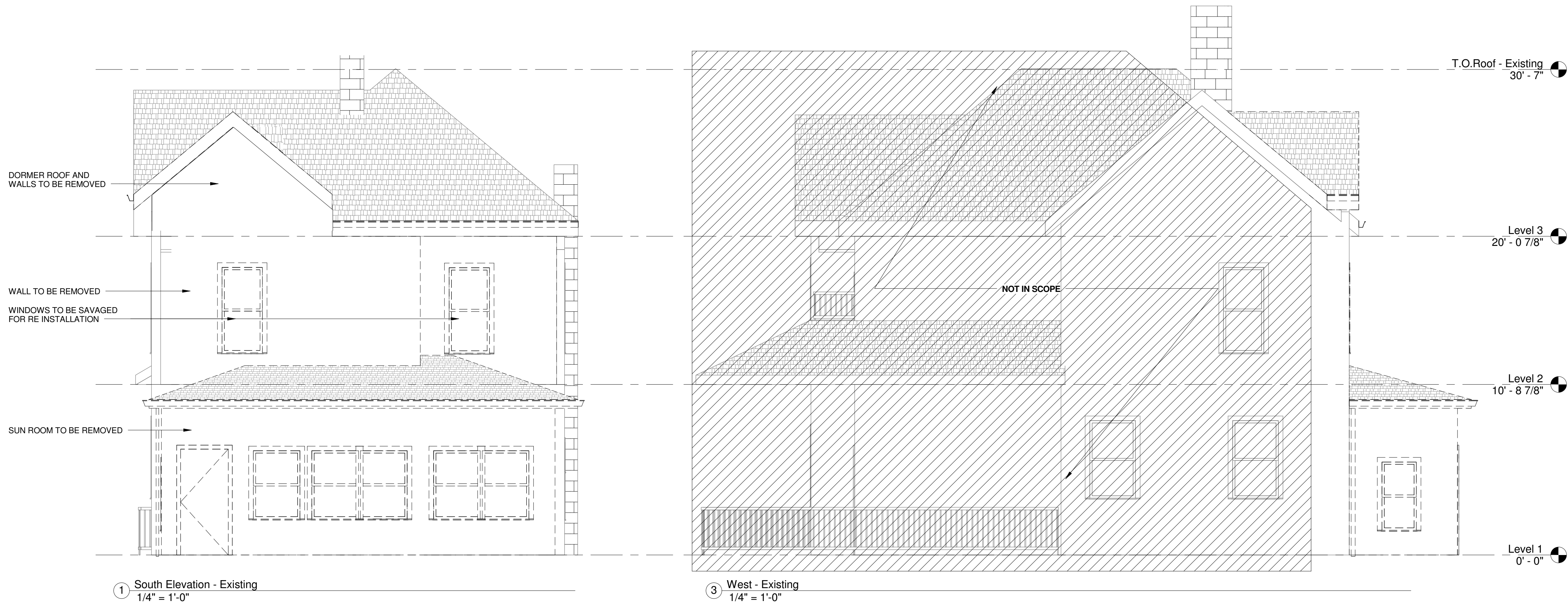
COVER SHEET

Project number	130115
Date	04/22/2014
Drawn by	Author
Phase	DESIGN DEVELOPMENT

A1.00

Scale District of Columbia
As indicated
CASE NO. 18846
EXHIBIT NO. 6





- GENERAL DEMOLITION NOTES**
1. ALL ITEMS SHOWN AS DASHED ARE TO BE DEMOLISHED
 2. CONTRACTOR TO COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING CONDITIONS FOR DEMOLITION SCHEDULE BEFORE PROCEEDING.
 3. CONTRACTOR TO DEMOLISH ALL DASHED EXISTING DRYWALL, SIDING AND FRAMING OF EXTERIOR ENVELOPE

KEY LEGEND

- DEMO
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- /// AREA NOT IN SCOPE OF WORK

Scale

0' 2' 4' 8' 16'

North Arrow

N



Bird Residence

EXISTING / DEMO ELEVATIONS

Project number 130115

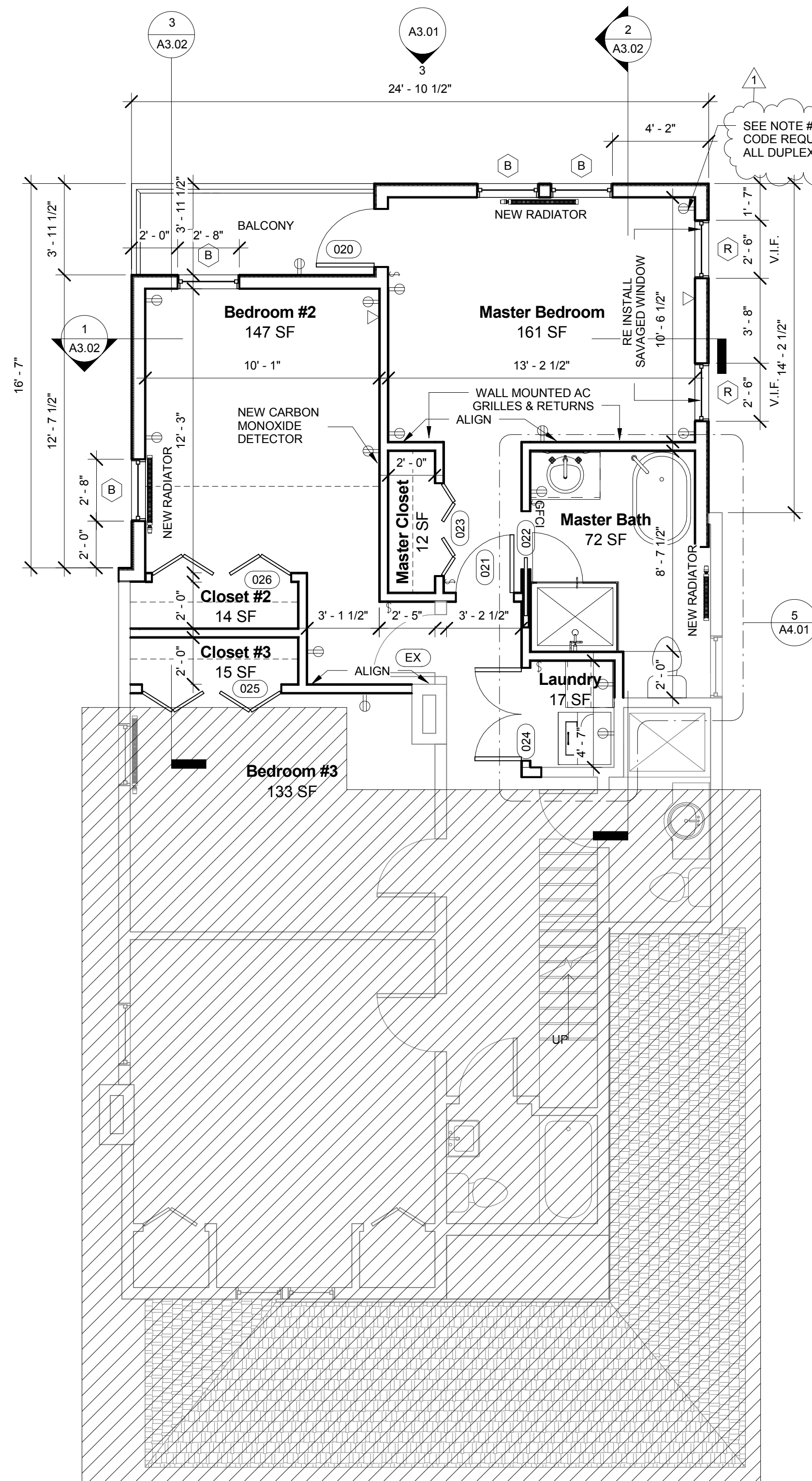
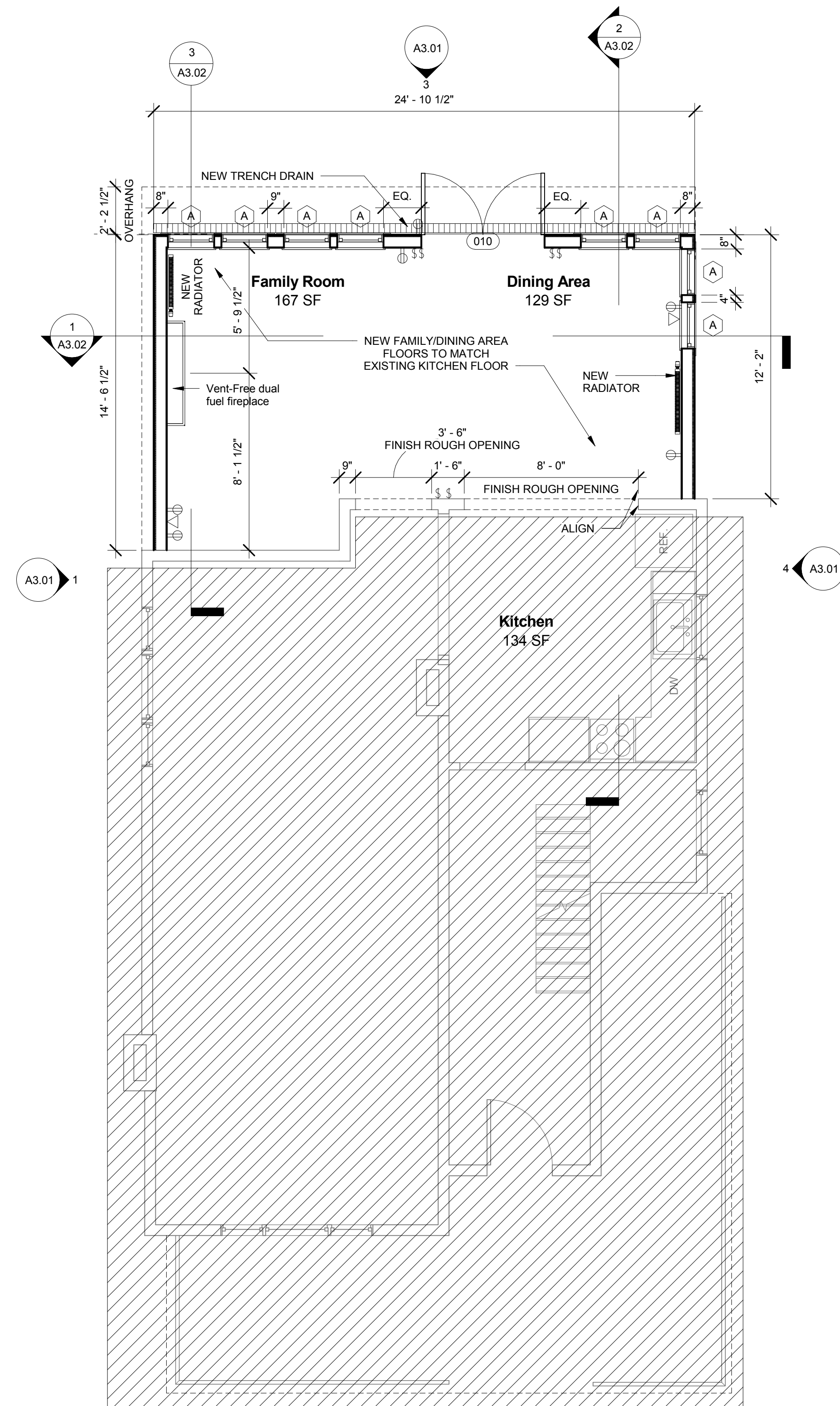
Date 04/22/2014

Drawn by IxS

Phase DESIGN DEVELOPMENT

A1.02

Scale 1/4" = 1'-0"



NEW WORK NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, COORDINATION OF ALL TRADES AND OWNER SUPPLIED ITEMS, AND THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR HOISTING FACILITIES, PARKING, ETC.

2. CONTRACTOR TO OVERSEE CLEANING AND ENSURE THAT THE PREMISES ARE MAINTAINED FREE OF RUBBISH DURING CONSTRUCTION. FINAL CLEAN UP IS THE RESPONSIBILITY OF THE CONTRACTOR. REPAIR, PATCH, TOUCHUP OR REPLACE MARRED SURFACES AND MAINTIN CLEANING UNTIL OCCUPIED.

3. FURNITURE SHOW FOR INFORMATION PURPOSES ONLY.

4. ALL NEW AND EXISTING WALLS SHALL BE PAINTED, U.N.O.

5. ALL NEW AND EXISTING DOOR FRAMES SHALL BE PAINTED,
U.N.O.

6. REMOVE ALL TEMPORARY WALLS AND DOORS UPON COMPLETION OF NEW WORK AND PATCH ADJACENT SURFACES AS REQUIRED.

7. ALL NEW WALLS TO RECEIVE 1X4 PAINTED WOOD BASE, U.N.O.

8. BATHROOM WALLS AND FLOOR TO RECEIVE CERAMIC TILE PER INTERIOR ELEVATIONS.

9. MOISTURE RESISTANT BOARDS TO BE INSTALLED IN WET AREAS (SHOWER AND TUB SIDES) IN LIEU OF GYPSUM BOARD. INSTALL WATERPROOF COATING BEFORE INSTALLING FINISH MATERIAL.

10. INTERIOR CEILINGS TO BE FLAT GWB ON WOOD STUDS, U.N.O.

11. BASED ON NEC 2014 SECTIONS 210.12(A), (B) & (C) ALL NEW DUPLEX OUTLETS IN LIVING AND SLEEPING ROOMS TO BE AFCI-TYPE OUTLETS, TYP.



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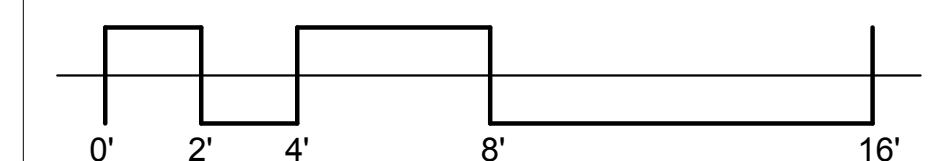
Bird Residence

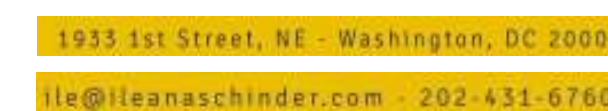
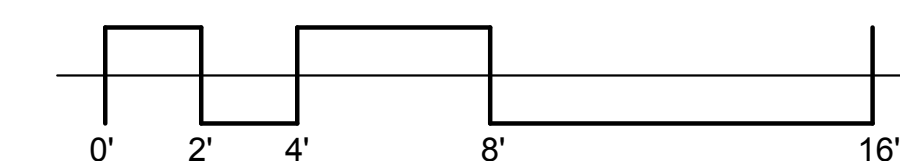
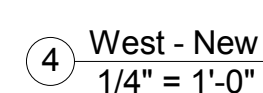
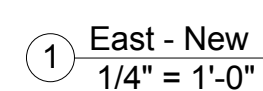
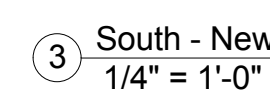
PROPOSED FLOOR PLANS

Project number	130115
Date	04/22/2014
Drawn by	lxS
Phase	DESIGN DEVELOPMENT

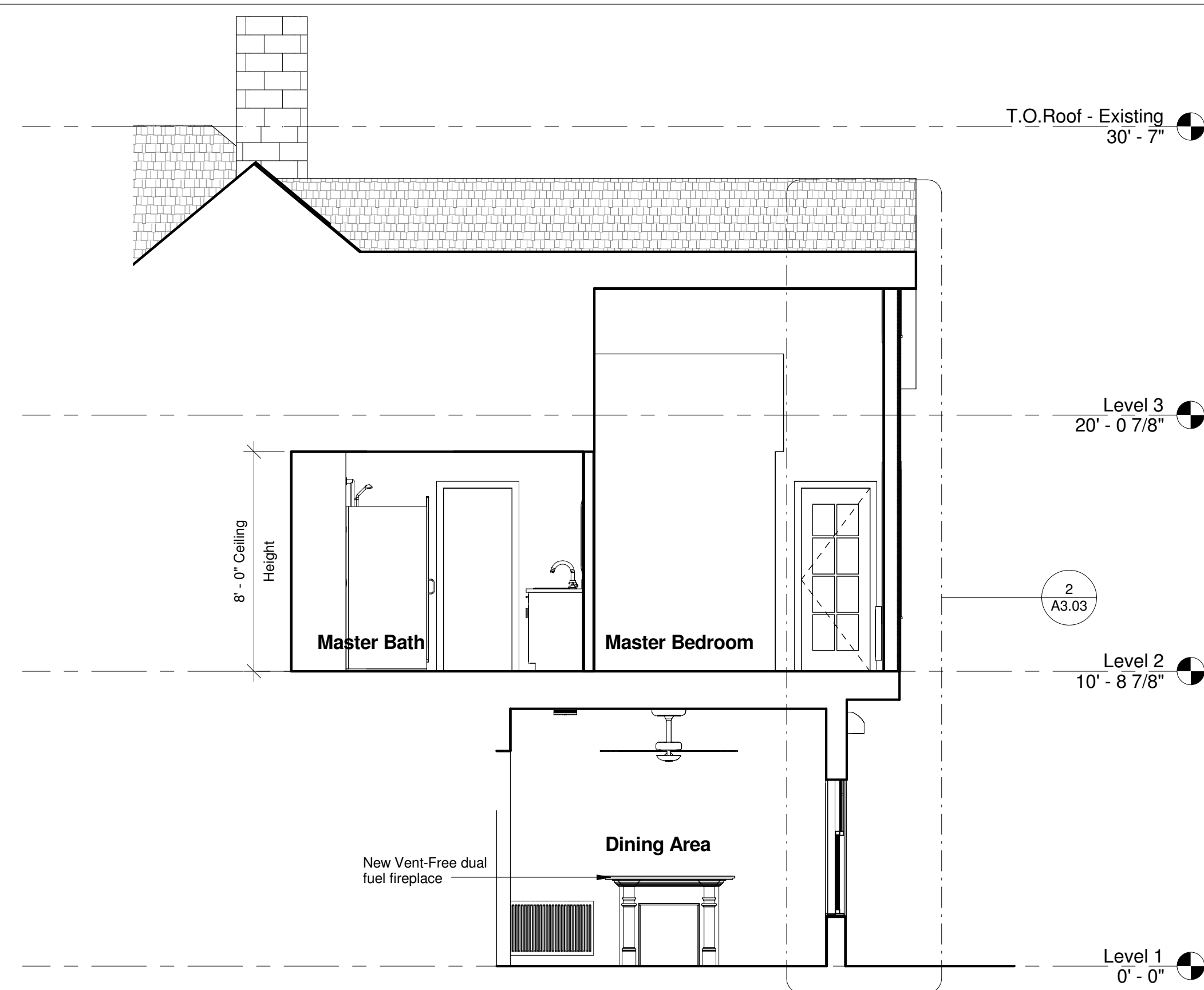
A2.01

Scale	1/4" = 1'-0"
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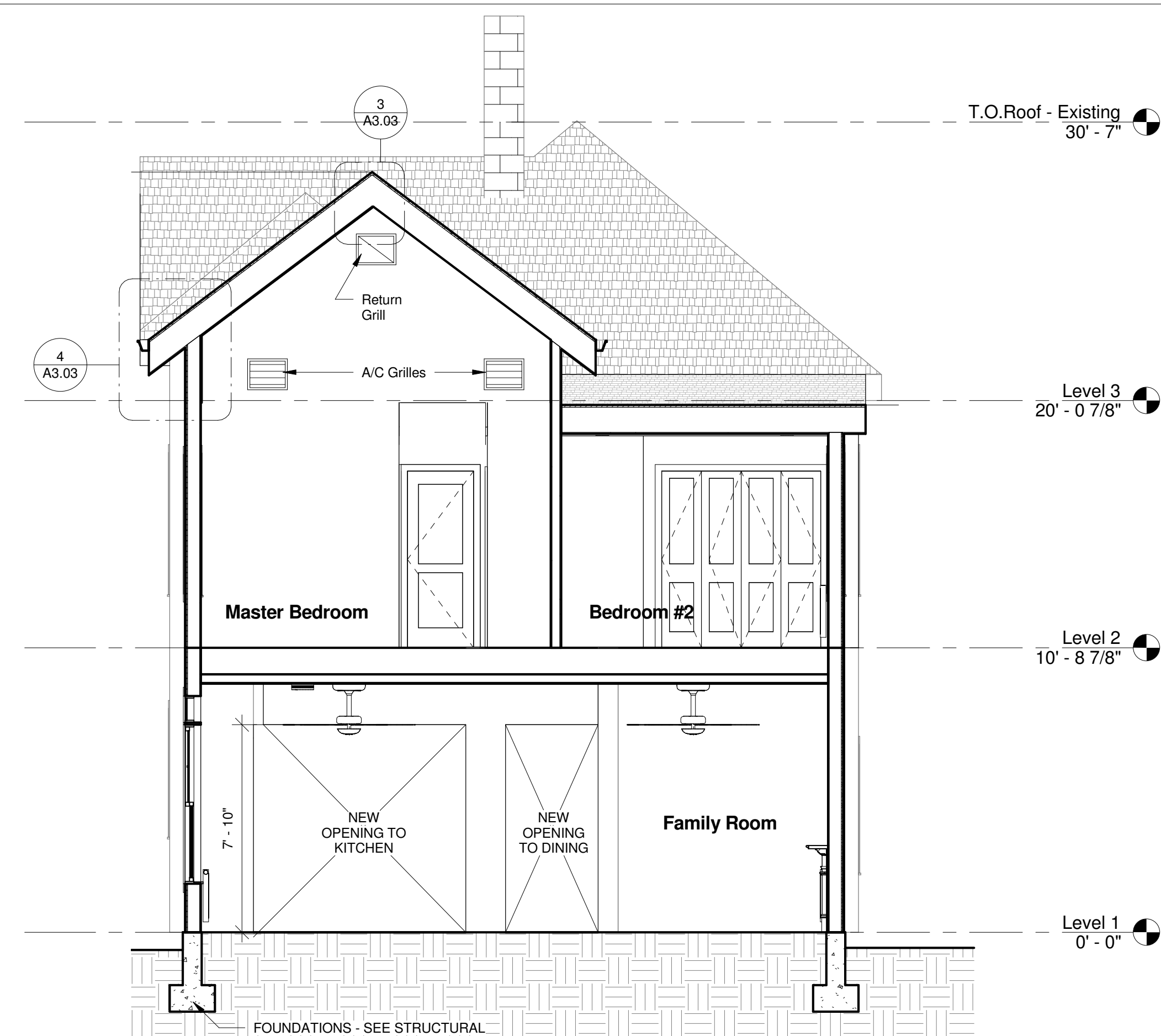




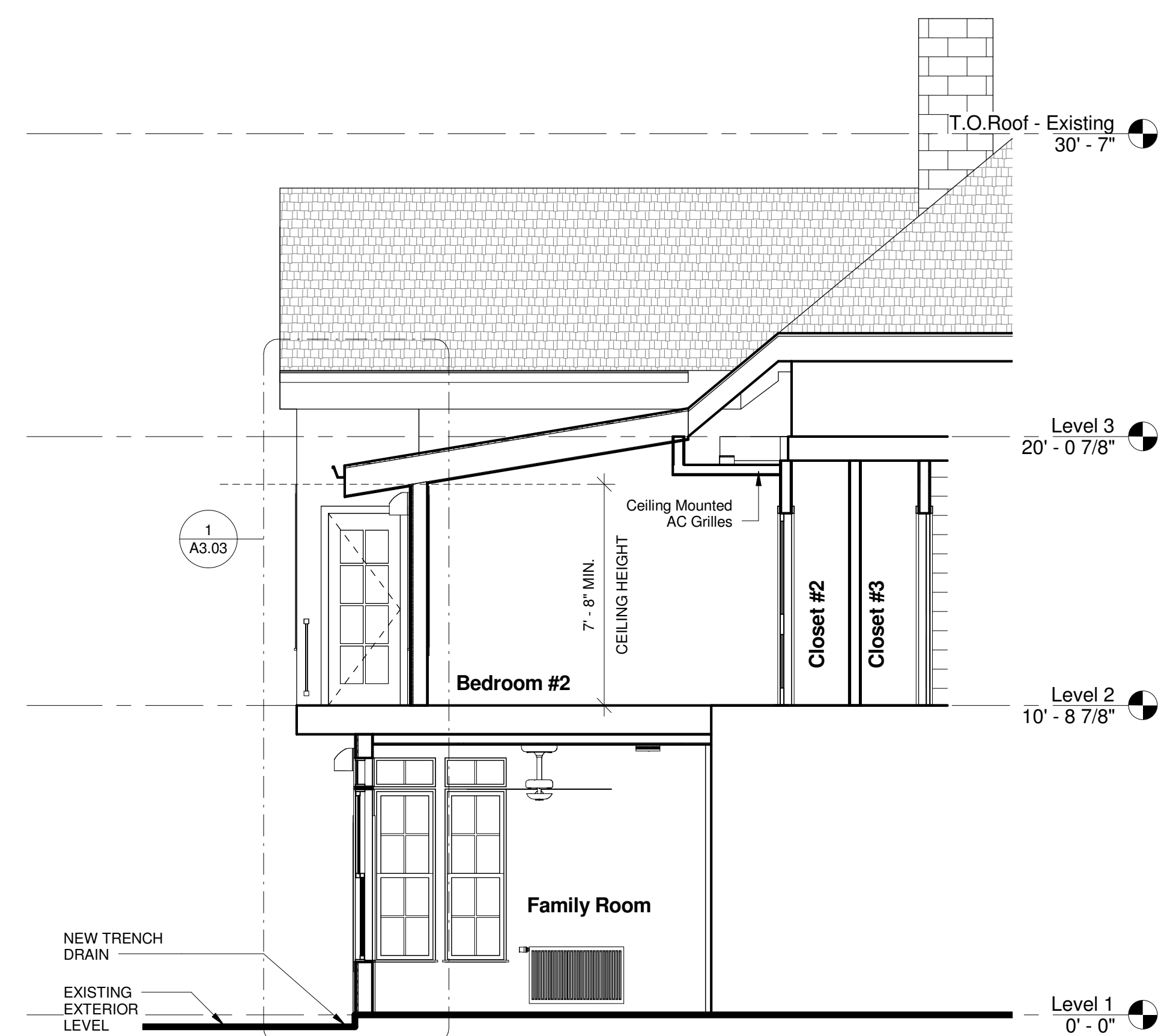
Bird Residence	
PROPOSED ELEVATIONS	
Project number	130115
Date	04/22/2014
Drawn by	lxs
Phase	DESIGN DEVELOPMENT
A3.01	
Scale	1/4" = 1'-0"



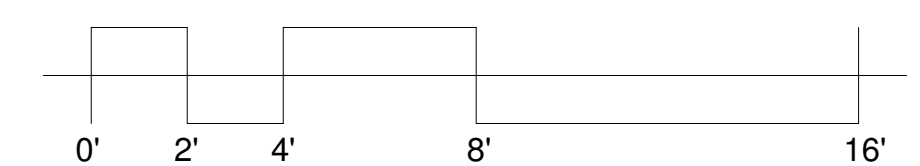
② Section 2
1/4" = 1'-0"



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



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



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[illegible]

Bird Residence

PROPOSED SECTIONS

Project number	130115
Date	04/22/2014
Drawn by	Author
Phase	DESIGN DEVELOPMENT

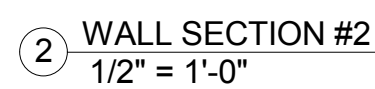
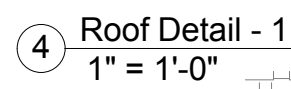
A3.02

Scale	1/4" = 1'-0"
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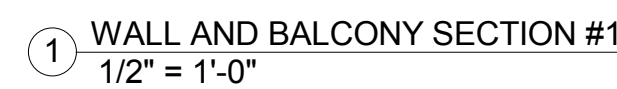
WS6-1.3 One-Hour Fire-Resistive Wood Wall Assembly

2x6 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

1. Framing - Nominal 2x6 wood studs, spaced 16 in. o.c., double top plate, single bottom plate
2. Interior Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied horizontally. Horizontal joints are unblocked. Horizontal application of wallboard represents the direction of least fire resistance as opposed to vertical application.
3. Exterior Sheathing - 7/16 in. wood structural panels (oriented strand board), applied vertically, horizontal joints blocked.
4. Gypsum Fasteners - 2-1/4 in. #6 Type S drywall screws, spaced 12 in. o.c.
5. Panel Fasteners - 6d common nails (bright) - 12 in. o.c. in the field, 6 in. o.c. panel edges
6. Insulation - 5-1/2 in. thick mineral wool insulation (2.5 pcf, nominal)
7. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound



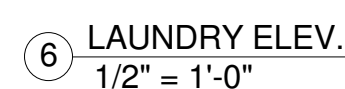
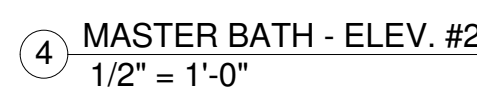
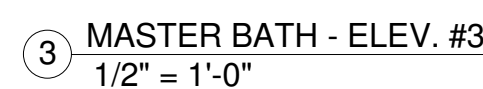
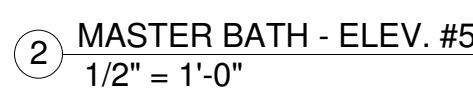
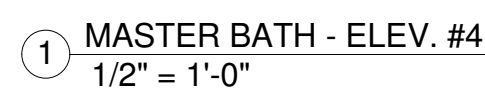
3 Roof Ridge Detail
1" = 1'-0"



1. All closets to receive 1 flush mount LED fixture with motion detector and/or pull chain



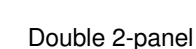
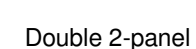
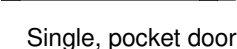
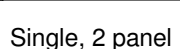
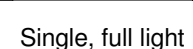
Scale	As indicated
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Plumbing Fixture Schedule					
Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Master Bath	01	Tub faucet and controls		Floor mount	
Master Bath	02	Vanity faucet		Deck mount	
Master Bath	03	Sink Vanity		Counter mount	
Master Bath	04	Freestanding tub	By owner		
Master Bath	05	Shower pan		3'-0" x 3'-9"	
Master Bath	06	Shower & controls			
Master Bath	07	Water closet, dual flush			
Laundry	08	Washer / Dryer	By owner	Stacked	

Window Schedule							
Count	Type Mark	Description	Height	Width	Material	Manufacturer	Comments
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	A	DOUBLE HUNG WITH INOPERABLE TRANSOM	6' - 6"	2' - 1 1/2"			
1	B	DOUBLE HUNG WINDOW	5' - 6"	2' - 8"			
1	B	DOUBLE HUNG WINDOW	5' - 6"	2' - 8"			
1	B	DOUBLE HUNG WINDOW	5' - 6"	2' - 8"			
1	B	DOUBLE HUNG WINDOW	5' - 6"	2' - 8"			
1	C	WINDOW	2' - 0"	3' - 6"			SIZE, STYLE AND LOCATION TO MATCH EXISTING
1	R	DOUBLE HUNG WINDOW	5' - 6"	2' - 6"			RE INSTALL SALVAGED WINDOWS
1	R	DOUBLE HUNG WINDOW	5' - 6"	2' - 6"			RE INSTALL SALVAGED WINDOWS

Door Schedule							
Mark	To Room: Name	Description	Height	Width	Operation	Hardware	Comments
010	Dining Area	Double french door, full light	6' - 8"	5' - 8"	Swing		
020	Master Bedroom	Single, full light	6' - 8"	2' - 6"	Swing		
021	Master Bedroom	Single, 2 panel	6' - 8"	2' - 6"	Swing		
022	Master Bath	Single Pocket Door	6' - 8"	2' - 6"	Pocket Door		
023	Master Closet	Double Bi-Fold	6' - 8"	4' - 0"	Bi-Fold		
024	Laundry	Double, 2 Panel	6' - 8"	4' - 0"	Swing		
025	Closet #3	Double Bi-Fold	6' - 8"	6' - 0"	Bi-Fold		
026	Closet #2	Double Bi-Fold	6' - 8"	6' - 0"	Bi-Fold		
EX	Bedroom #2	Existing to remain	7' - 0"	2' - 8"	Existing		Prap to receive new finishes



Door Legend
3/8" = 1'-0"

SEE DOOR SCHEDULE FOR DIMENSIONS AND DETAILS



Window Legend
1/2" = 1'-0"

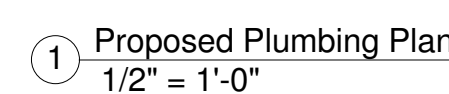
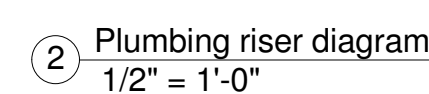
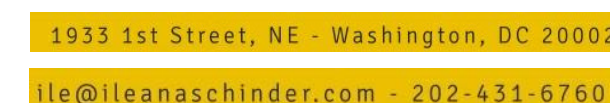


EXISTING WINDOW TO BE SALVAGED
FROM DEMOLITION AND RE INSTALLED
PER PLAN LOCATIONS.

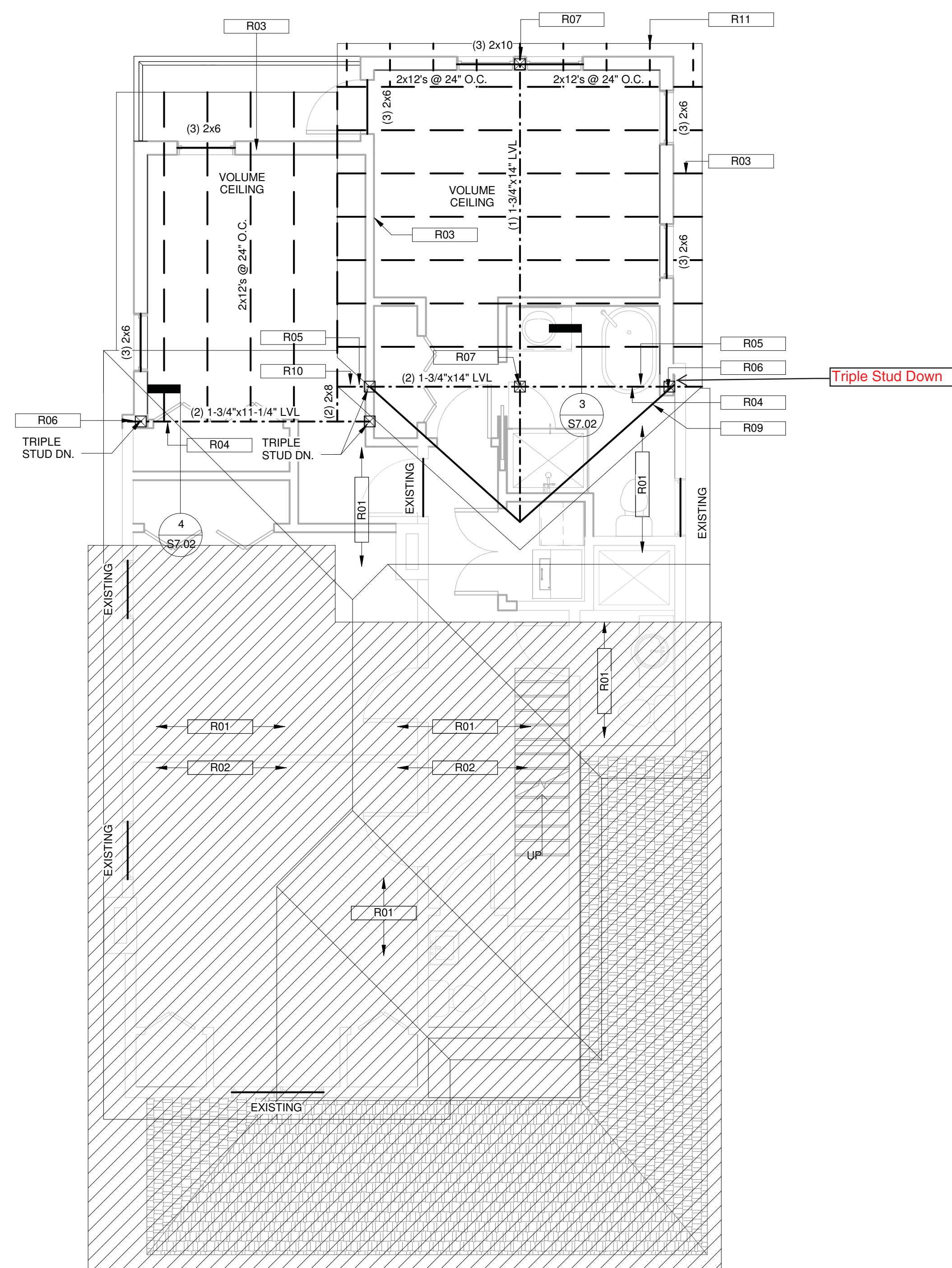
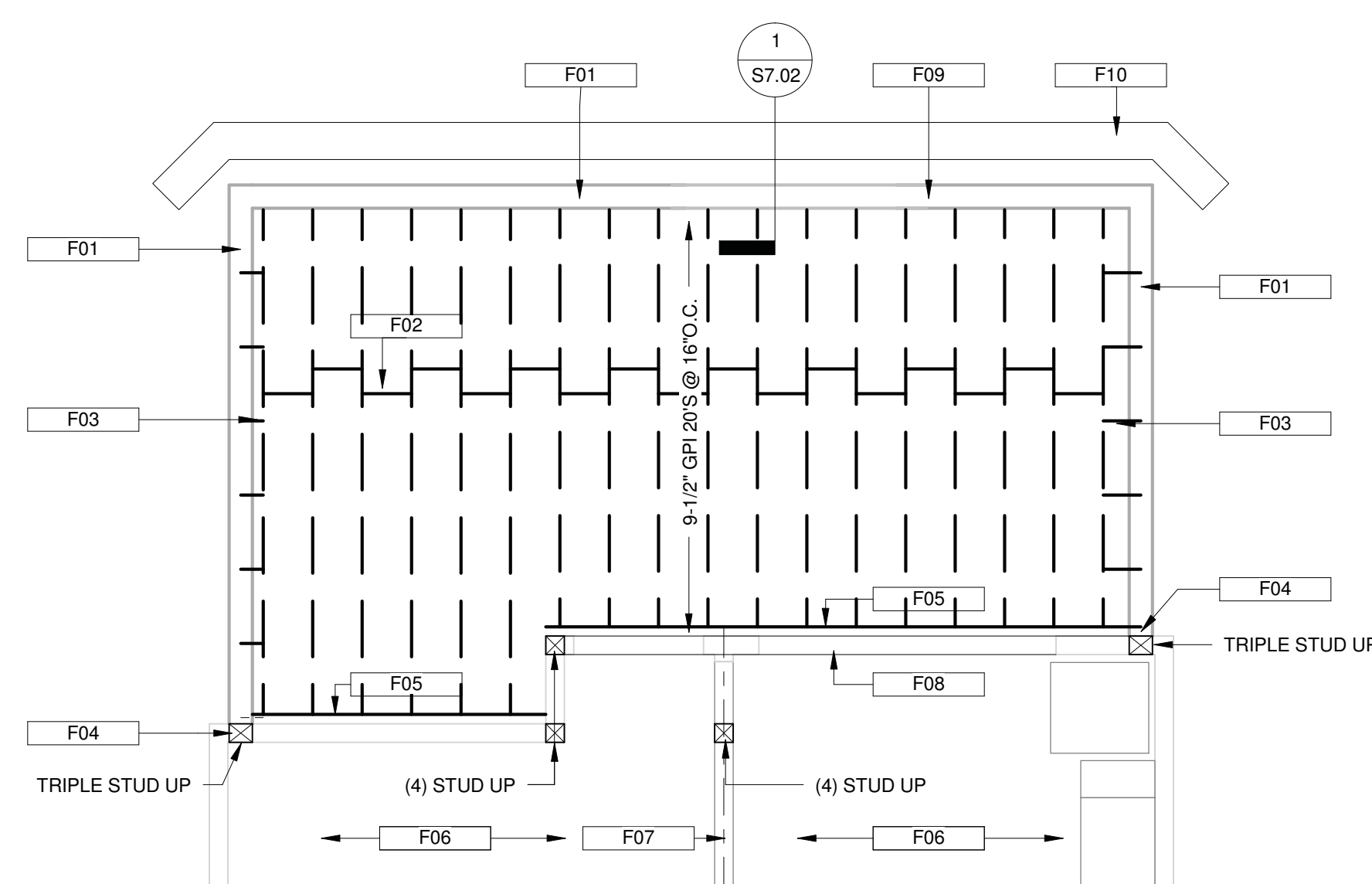
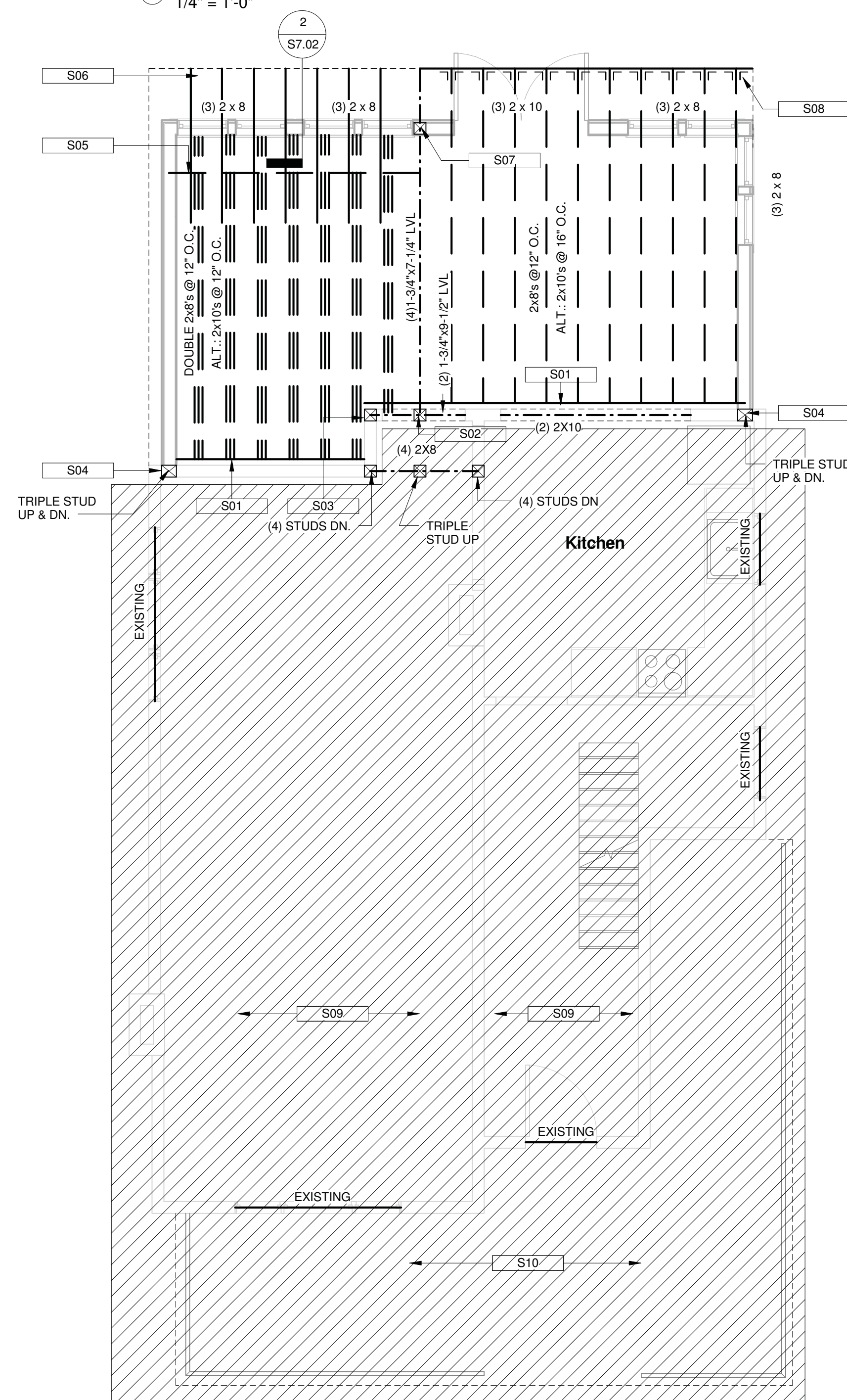
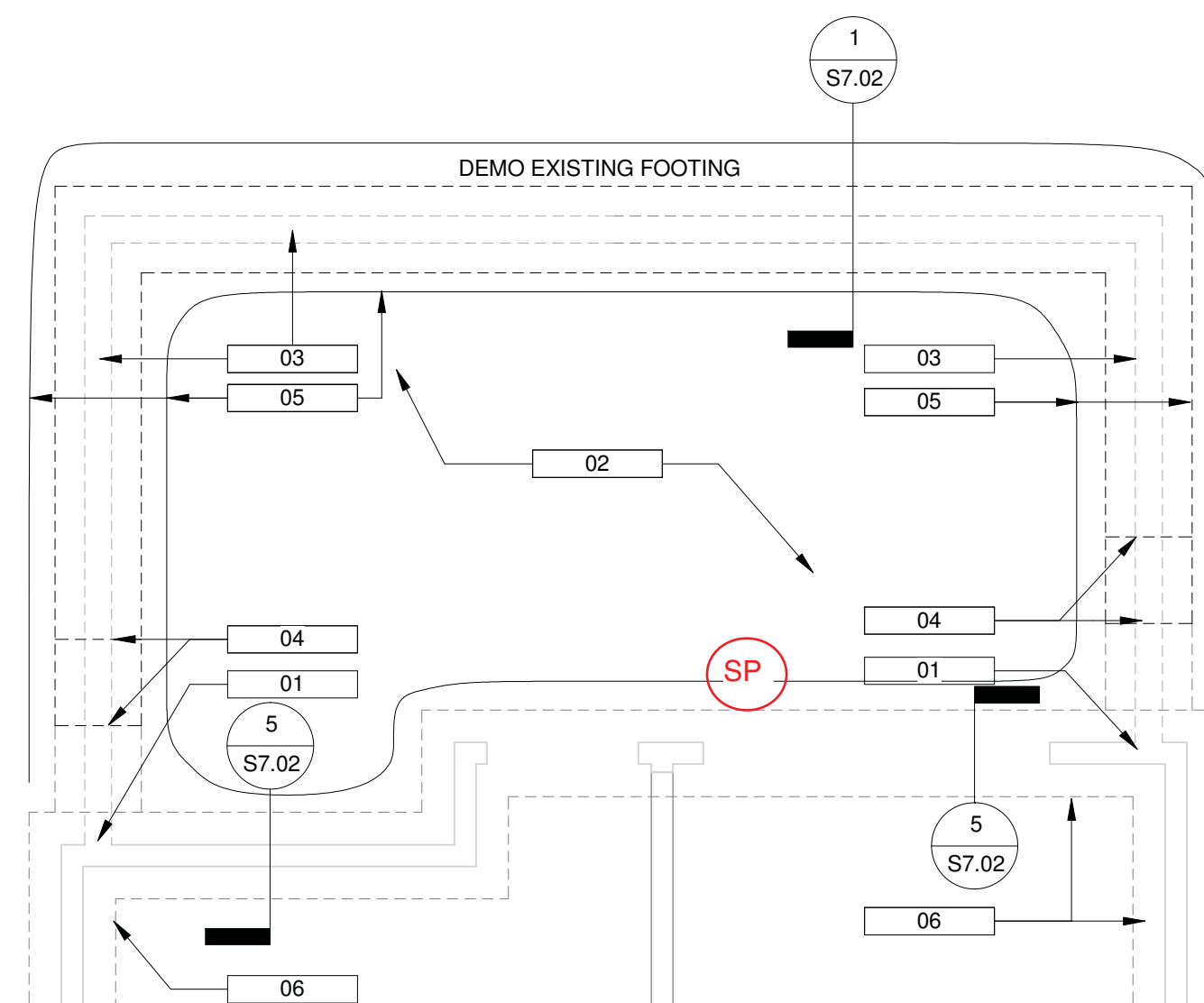
Bird Residence

ENLARGED PLANS,
ELEVATIONS & SCHEDULES

Project number	13011
Date	04/22/201
Drawn by	Autho
Phase	DESIGN DEVELOPMEN
A4.01	
Scale	As indicate



Scale	1/2" = 1'-0"
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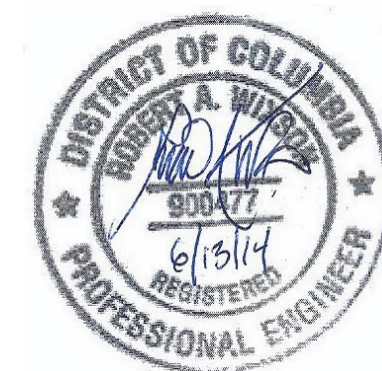
KEYNOTES	
01	STEP THE NEW FOOTING UP SO THAT THE BOTTOM OF THE NEW FOOTING SHALL MATCHES UP THE BOTTOM OF THE EXISTING FOOTING EPOXY DOWEL THE FOOTING REBAR INTO THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT. ATTACH THE NEW FOUNDATION WALL TO THE EXISTING FOUNDATION WALL WITH METAL TIES AT 16" O.C.
02	4" GRAVEL AND A 6MIL POLY VAPOR BARRIER IN THE CRAWL SPACE.
03	NEW 12" CMU FOUNDATION WALL ON A 20X10 FOOTING WITH (3)#4 BARS. REINFORCE THE WALL WITH #4 BARS AT 48" O.C.
04	STEP THE FOOTING PER THE TYPICAL DETAIL.
05	4"O PERFORATED FOUNDATION DRAIN EACH SIDE OF THE FOOTING COVERED WITH GRAVEL AND FILTER FABRIC.
06	EXISTING FOUNDATION WALL AND THE FOOTING. THE EXISTING FOOTING CAN SAFELY SUPPORT THE WEIGHT OF THE EXISTING HOME WITH THE PROPOSED RENOVATION.
F01	PLACE A TREATED 2X6 SILL PLATE ON THE NEW FOUNDATION WALL WITH 1/2"O ANCHOR BOLTS AT 48" O.C.
F02	PLACE BLOCKING OR BRIDGING BETWEEN THE FLOOR JOISTS AT THE MIDPOINT.
F03	SOLID BLOCKING AT 24" O.C. IN THE 1ST BAY.
F04	ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C.
F05	2X10 LEDGER WITH (2) 5/16"O RSS SCREWS AT 16" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IJT HANGER.
F06	EXISTING FIRST FLOOR FRAMING.
F07	EXISTING BEAM
F08	EXISTING FOUNDATION WALL BELOW
F09	PLACE A 6" CMU CURB AT THE REAR WALL OF THE HOME. CAULK THE JOINT BETWEEN THE CURB AND THE PATIO WITH BENTONITE. PLACE A 6 MIL POLY BETWEEN THE WOOD FRAMING AND THE CURB. SET THE NEW EXTERIOR WALL ON THE CURB. PROVIDE A PT2X6 SILL PLATE ON THE WALL WITH 1/2"O ANCHOR BOLTS AT 72" O.C.
F10	NEW TRENCH DRAIN BY THE MANUFACTURER.
R01	EXISTING ROOF FRAMING.
R02	EXISTING ATTIC FRAMING.
R03	ATTACH EACH RAFTER TO THE SUPPORTING WALL OR BEAM WITH A SIMPSON H254 HURRICANE TIE.
R04	HANG THE RAFTERS FROM THE RIDGE BEAM OR THE FLUSH BEAM WITH A SIMPSON L70 CONNECTOR ON EACH SIDE TYPICAL. ADD BLOCKING TO THE UNDERSIDE OF THE RIDGE OR THE BEAM AS NEEDED.
R05	TAPER CUT THE END OF THE BEAM AS NEEDED TO FIT BELOW THE ROOF.
R06	ATTACH THE FIRST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 12" O.C.
R07	DOUBLE STUD BETWEEN THE RIDGE AND THE BEAM BELOW.
R09	OVERLAP/ RUF: 2X8 RAFTERS AT 16" O.C. RIP EACH RAFTER AND PLACE IT ON THE LOWER ROOF. ATTACH THE RAFTER TO THE ROOF WITH 10d NAILS AND A SIMPSON L50. USE A 2X12 RIDGE BOARD WHERE APPLICABLE AND ATTACH EACH RAFTER TO THE RIDGE WITH A SIMPSON L50 ON EACH SIDE.
R10	THE 14" LV1 BEAM SHALL CANTILEVER OVER THE POST IN THE CLOSEST WALL TO SUPPORT THE EXISTING ROOF FRAMING.
R11	2X12 LADDER FRAMING AT 24" O.C. AT THE GABLE END WALL.
S02	2X8 LEDGER WITH (2) 5/16"O RSS SCREWS AT 12" O.C. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON IUS HANGER.
S03	TRIPLE STUD UP AND (4) STUDS DOWN TO THE HEADER.
S04	PLACE A TRIPLE JACK AND SINGLE KING STUD BELOW THIS SIDE OF THE HEADER.
S04	ATTACH THE FIRST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 12" O.C.
S05	PLACE SOLID BLOCKING BETWEEN THE FLOOR JOISTS BELOW THE BEARING WALL ABOVE.
S06	PT2X6 OUTRIGGER AT EACH JOIST 6'-0" FOR THE BALCONY.
S07	2" STUDS BETWEEN THE BEAM AND THE HEADER.
S08	ATTACH EACH JOIST TO THE BAND BOARD WITH A SIMPSON LUS HANGER.
S09	EXISTING 1ST FLOOR FRAMING.
S10	EXISTING PORCH ROOF UNCHANGED.

FRAMING NOTES	
1.	THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MIN. BELOW GRADE.
2.	PLACE BLOCKING OR BRIDGING BETWEEN THE GPI JOISTS PER MANUFACTURER'S RECOMMENDATIONS.
3.	ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A SINGLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
4.	PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
5.	ATTACH ALL QUADRUPOLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF LEDGERLOCK SCREWS (6-3/4" LONG) @ 12" O.C.
6.	EPOXY BOLTS SHALL BE USED FOR ALL JOIST CONNECTIONS. MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS FOR ENR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES, UNLESS NOTED OTHERWISE.
7.	CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
8.	ALL WOOD BEAMS POKETED INTO MASONRY WALLS SHALL BE COVERED WITH ROOF FASTER UNDER THE WALL.
9.	ATTACH BRACK VERGERS TO WOOD, CONCRETE OR CMU BACKING STRUCTURE WITH METAL TIES AT 16" O.C. IN EACH DIRECTION. PROVIDE FLASHING AND WEEP HOLES IN THE VANNER PER THE IRC CODE.
10.	ALL STEEL ANGLE UNITS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 4" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
11.	ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
12.	ALL SLAB CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 3.50 PSI AND 6%-1% AIR INTRINMENT.



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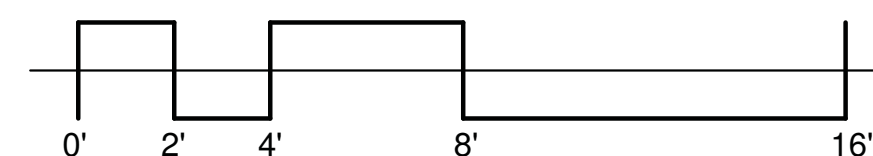
Bird Residence

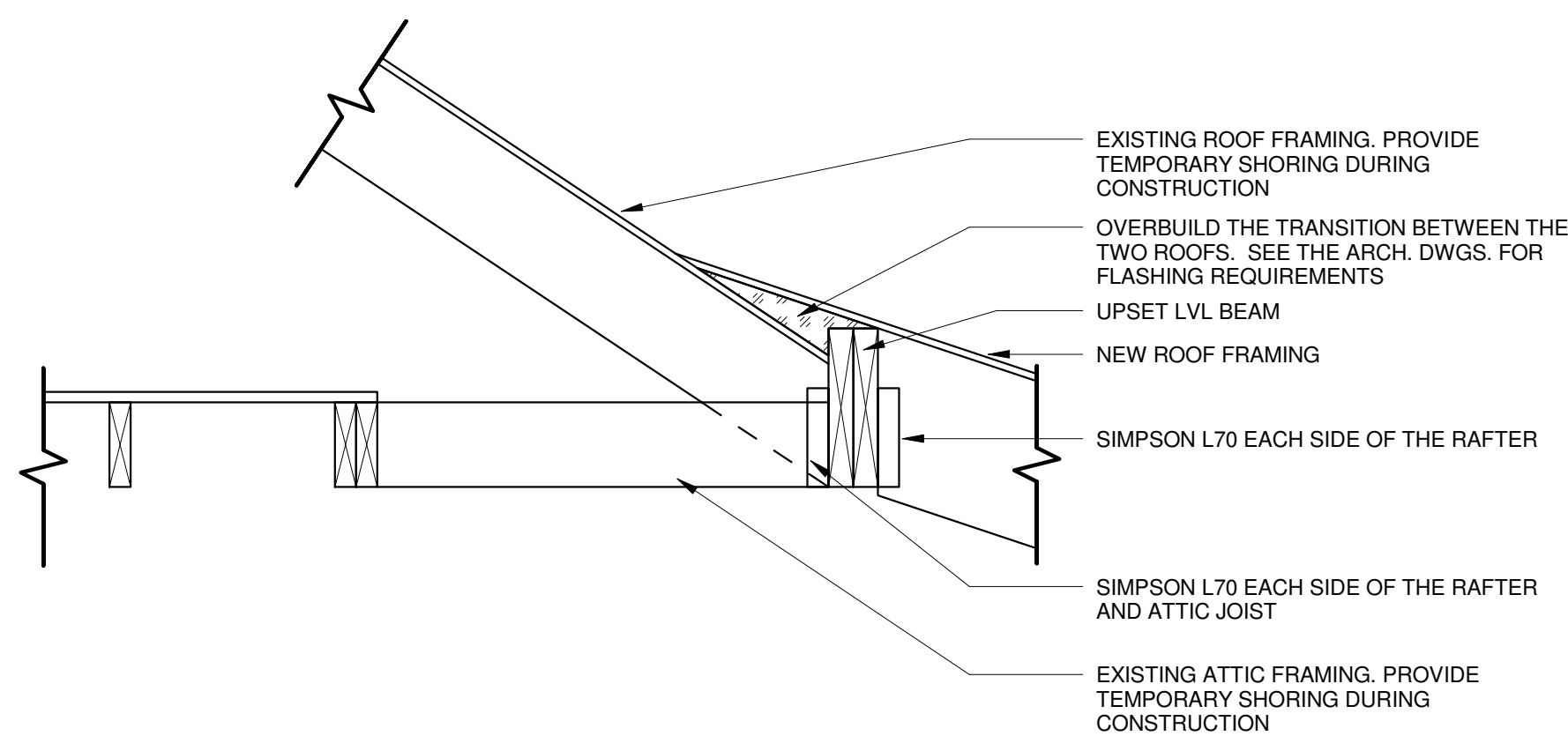
STRUCTURAL PLANS

Project number	130115
Date	04/22/2014
Drawn by	Author
Phase	Checker

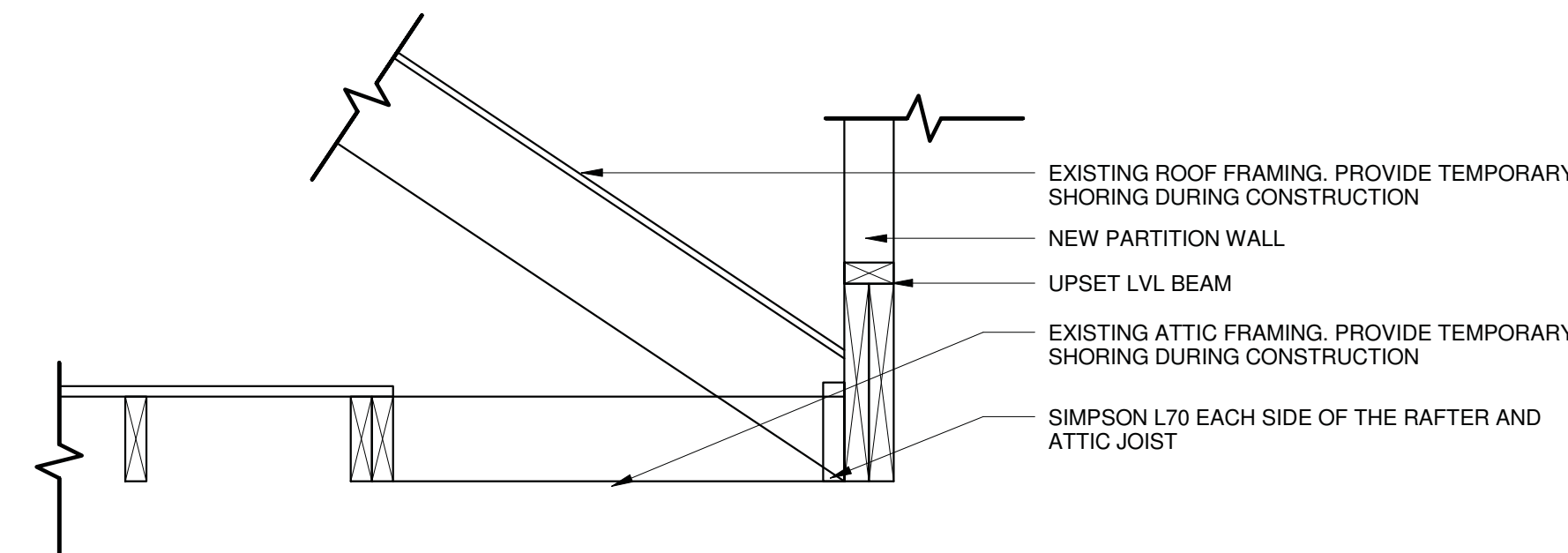
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Scale	1/4" = 1'-0"
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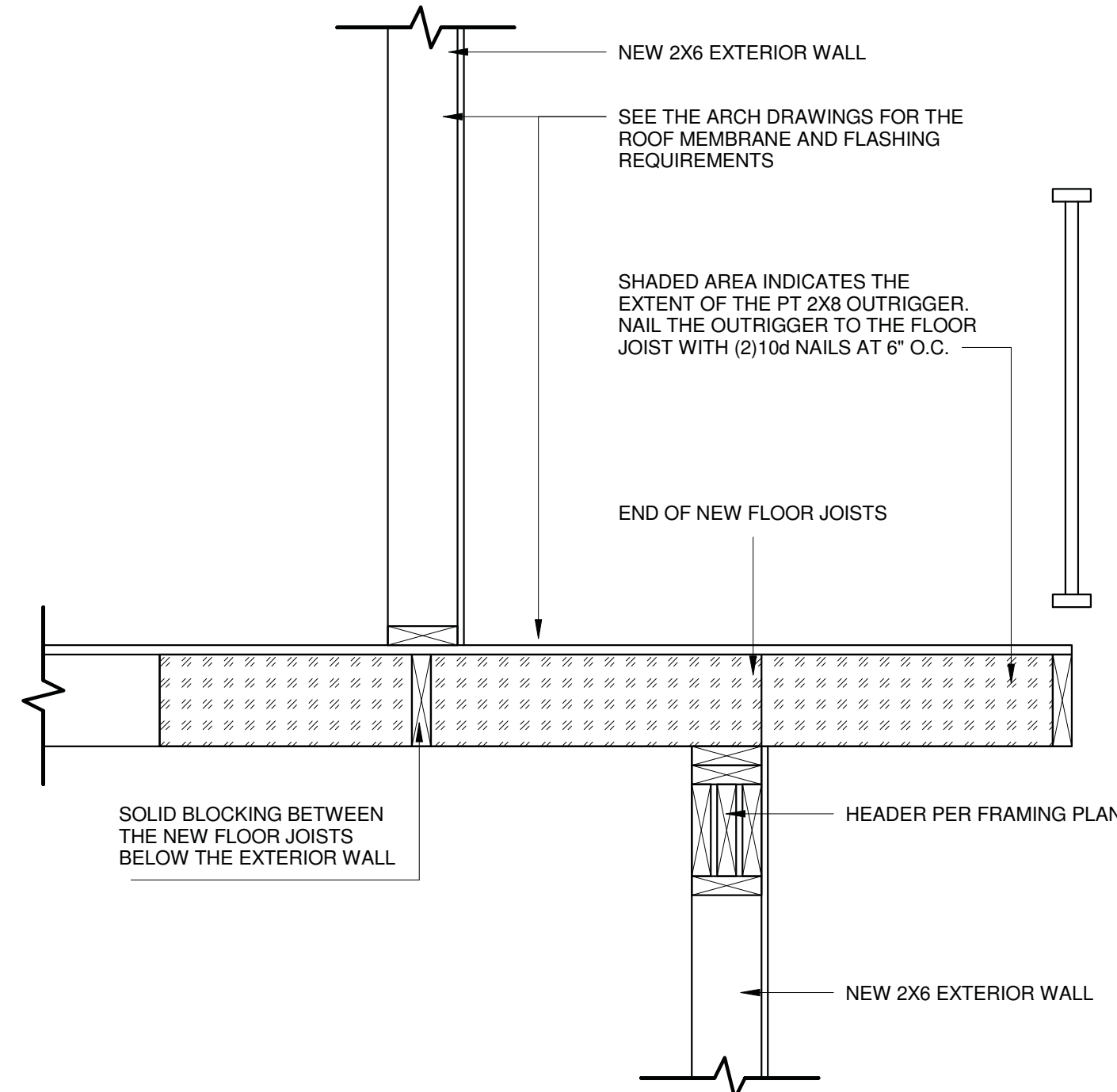




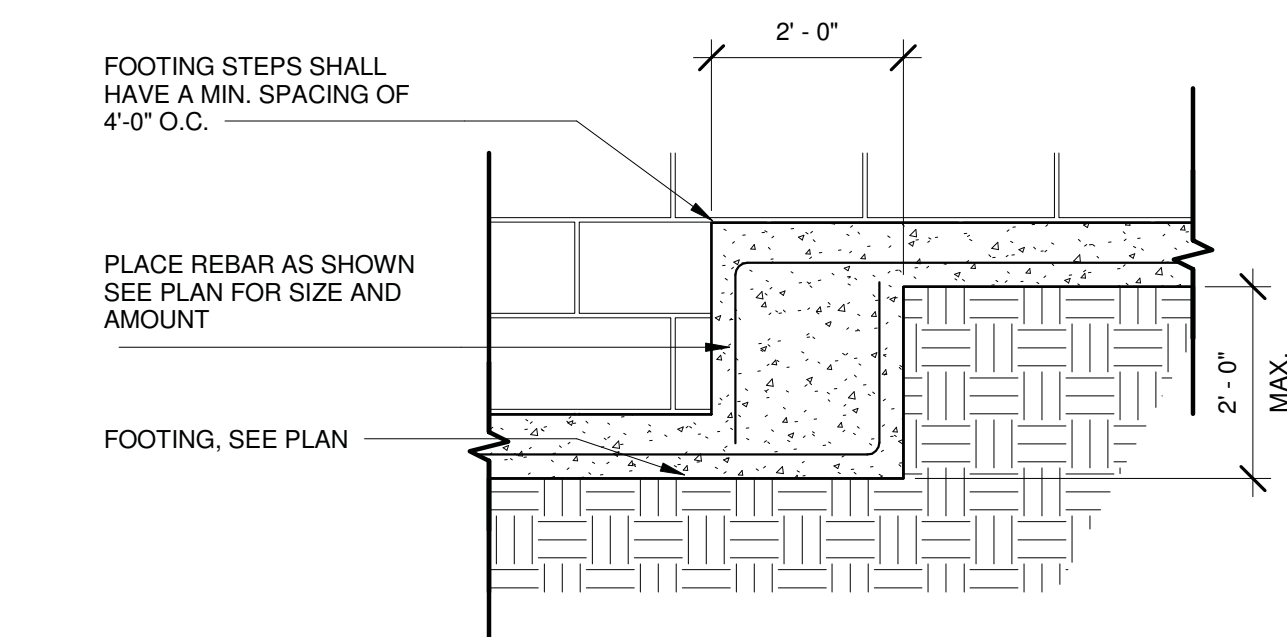
4 Detail 4 - Structure
1" = 1'-0"



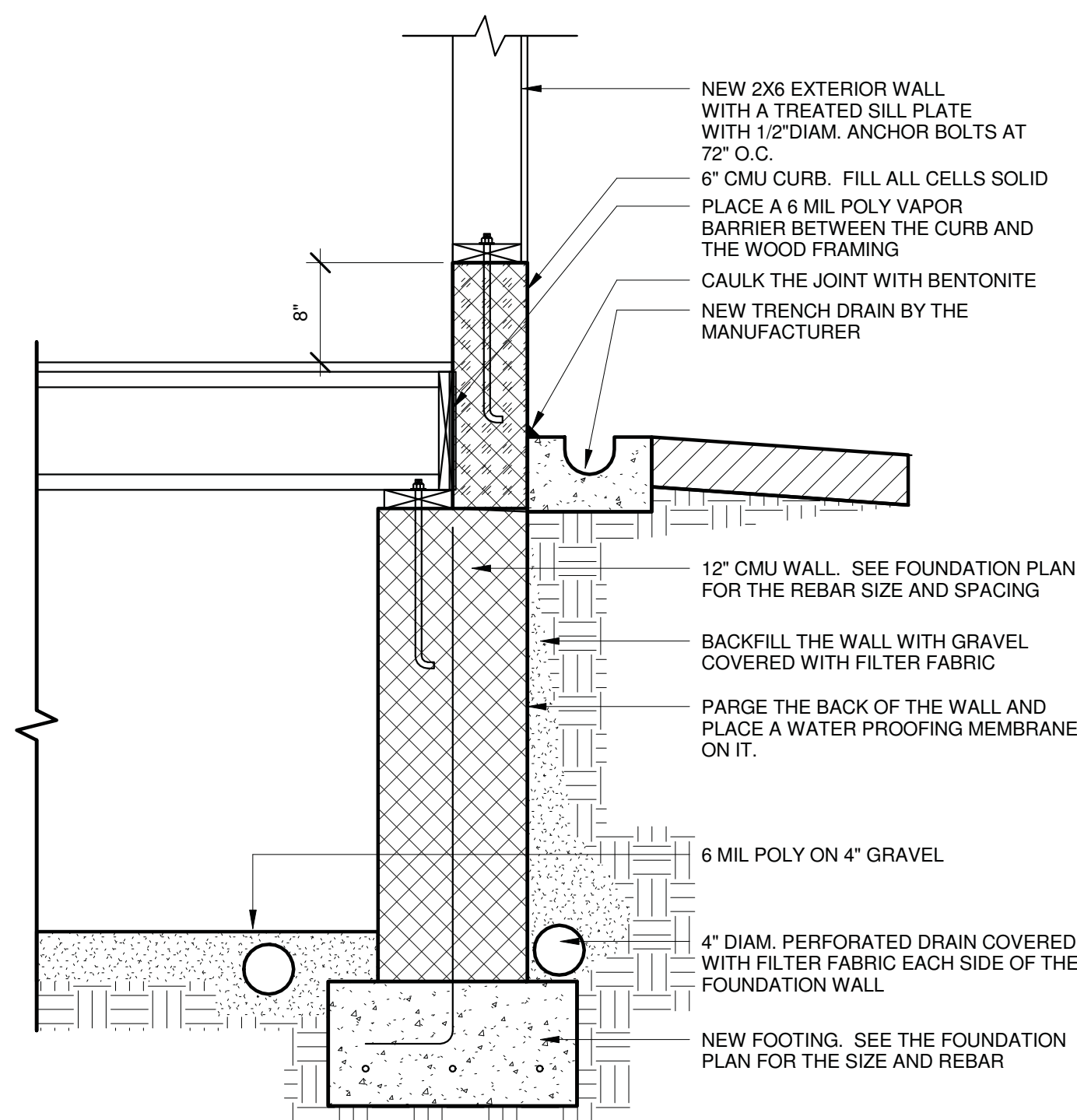
3 Detail 3 - Structure
1" = 1'-0"



2 Detail 2 - Structure
1" = 1'-0"



⑤ Footing step typ. detail
1/2" = 1'-0"



1 Detail 1 - Structure
1" = 1'-0"

STRUCTURAL NOTES

1. All work and materials to comply with the requirements of the 2006 IRC with the DCMR 2008-12B supplement.
2. Codes: the following design standards are applicable by reference:
 - A) AISI 501 - AISC 511
 - B) American Institute of Steel Construction, Inc.
 - C) AISC - Timber Construction Manual - fifth Ed.
 - D) AISI 318-11 Building Code Requirements for Reinforced Concrete
 - E) AISC - Manual of Steel Construction Ninth Ed.
3. Foundations: footings and foundations on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 1500 psf. A qualified soil-bearing inspection prior to placement of concrete shall verify all bearing values.
4. Structural steel:
 - A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
 - B. All structural tubing shall conform to ASTM A500, grade B
 - C. All steel pipe shall be ASTM A53, type E, S, or D
 - D. All welders shop and field welding shall be used. Use E70XX electrodes only.
 - E. All steel exposed to weather and exterior summer paint shall receive one shop coat of corrosion-inhibiting primer.
5. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
6. All exterior structural steel shall receive rust preventative paint.
7. H. Connections:
 - A. All beam connections shall be simple shear connections, U.N.O. Where no reaction is indicated, the beam shall be assumed to carry 120 % of the allowable unit load in Kips for beams laterally supported, as given in the AISC steel construction manual.
 - I. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
8. Lumber:
 - A. Lumber shall be SPF #2 with a min. Fb = 875psi Min. Fv = 135psi and min. E = 1,400,000 PSI.
 - B. LVL and PSL shall have a min. Fb = 2850psi. Fv = 285psi, E = 2,000,000 PSI.
 - C. All joists shall be #2 APA rated decking. Roof shall be 5/8" APA rated decking.
 - D. Interior wood joists shall be 2x4 studs at 16" O.C., and exterior walls shall be 2x4 studs at 16" O.C. with top plates and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
 - E. Provide double joists under all walls that run parallel to floor framing.
 - F. Nail all multiple members together per the manufacturer's recommendations and a minimum of 2x4s spaced 2-10d nails at 16" O.C.
 - G. Nail all lumber at center of all joint spans Exceeding 8'-0" and at 1/3 points of all joint spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
 - H. Provide solid blocking below all wood posts.
 - I. All joist posts have Simpson Cap and Base Plates.
 - J. All joist posts have Simpson Hangers where applicable.
 - K. Glue all multiple studs together. Nail together with 2-10d nails at 3' O.C. Stagger the sides of the studs that the nails are used.
 - L. All lumber in contact with earth or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R319 for protection against corrosion and termite damage.
 - M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
 - N. Wood Untils shall be as follows:

Opening $\leq 3'-0"$ - 2-2x6
 $3'-0" < \text{Opening} \leq 5'-0"$ - 2-2x8
 $5'-0" < \text{Opening} \leq 8'-0"$ - 2-2x10
 Greater than 8'-0" - See plans

6. Fasteners:

- A.All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer's recommendations.
- B.Follow the manufacturer recommendations for setting epoxy bolts.
- C.Expansion bolts shall be rawl power studs.

7. Masonry:

- A.Masonry construction shall be in conformance with the applicable sections of ACI 530-11/ASCE5-11, "Specifications for Masonry Structures."
- B.Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm = 1500psi.
- C.All joints to be filled solid with mortar.
- D.Mortar to comply with ASTM C270 (type M or S).
- E.Provide corrugated masonry reinforcement between brick face and wood walls or cmu walls at 16" O.C. in each direction.
- F.Provide 3ga transverse joint reinforcement @ 16" O.C. vertically.

8. Lintels shall be as follows:

- Opening $\leq 3'-0"$ - Lx31/2 x1/4 LLV1/4 of wall
- $3'-0" < \text{Opening} \leq 7'-0"$ - Lx31/2x5/8 LLV1/4 of wall.
- Opening $> 7'-0"$ - See Plan

8. Cast in place concrete

- A.Concrete construction shall be in conformance with the applicable sections of ACI 318-11, "Part 3 - Construction Requirements."
- B.Concrete shall have a minimum compressive strength at 28 days of 3000psi, UNO (unless noted otherwise).
- C.All concrete shall be placed with a slump of 4" ($\pm 1/2"$)
- D.All concrete shall be normal weight, UNO.
- E.All concrete exposed to weather shall have 6% $\pm 1\%$ entrained air.
- F.Contractor shall provide concrete to account for the deflection of the formwork to provide a flat finished surface.

9. Concrete cover for reinforcement shall be:

Columns and beams	1 1/2"
Slabs	3/4"
Footings	3"

9. Reinforcement:

- a. Encircling bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi).
- b. 1/4" deformed wire fabric (wvf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
- c. 10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
- d. 11. Coordination: The contractor shall coordinate all sleeves, duct openings and head penetrations. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-11, chapter 8. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

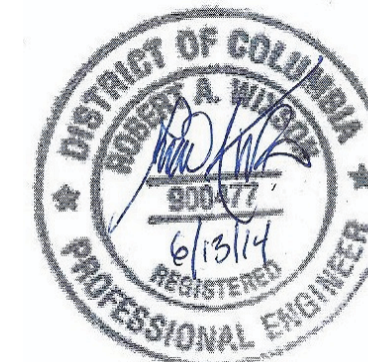
<u>Dead Loads:</u>	
SPF #2 -	25 PCF
1/2 Decking -	1.7 PSF
1/4" Ties -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/4" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF
<u>LIVE LOADS:</u>	
DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM	40PSF

WIND LOADS	30PSF
BASIC WIND SPEED:	90MPH
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	20PSF
<u>SNOW LOADS:</u>	
GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0



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Bird Residence

STRUCTURAL DETAILS

Project number	130115
Date	04/22/2014
Drawn by	Author
Phase	Checker
S7.02	
Scale	As indicated

S7.02