

GENERAL NOTES

ALL WORK AND MATERIAL SHALL COMPLY WITH REQUIREMENTS OF LATEST IRC ADAPTED BY THE DISTRICT OF COLUMBIA.

LIVE LOADS:
A. ROOF: 30 PSF. FLOOR: 40 PSF.GROUND SNOW LOAD: 30 PSF.B. WIND LOAD: 90 MPH.

SOIL DATA: SOIL BEARING 1500 PSF; HEEL ACTIVE PRESSURE 35 PSF/FT; SURCHARGE OVER HEEL 100 PSF.

FIELD VERIFICATION:
A. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS

LUMBER:
A. DIMENSIONED LUMBER SHALL BE HEM-FIR, DOUGLAS FIR, OR SPRUCE-PINE-FIR WITH MIN. Fb = (1200PSI) MIN., Fv = (70PSI) MIN., E = (1,400,000PSI) AND A MAXIMUM MOISTURE CONTENT OF 19%, AS CERTIFIED BY AN NFPA APPROVED AGENCY.

B. ALL EXPOSED LUMBER SHALL BE PRESSURE TREATED.

C. MICRO-LAM LUMBER SHALL HAVE MIN. Fb = (2600PSI) AND MIN. Fv = (285PSI) WITH DRESSED SIZED DIMENSIONS NOT LESS THAN THOSE SHOWN IN PLAN.

D. PROVIDE 16 GA. JOIST HANGERS OR ANGLE CLIPS TO ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING SUPPORT WITH A CAPACITY OF 120% OF ALLOWABLE UNIFORM LOAD END REACTION FOR THE GIVEN SPAN.

E. NAIL ALL MULTIPLE 2X BEAMS COLUMNS TOGETHER WITH MINIMUM 10d NAILS @ 12" O.C. STAGGERED UNLESS NOTED OTHERWISE.

F. PROVIDE BLOCKING BETWEEN ALL JOISTS AT BEARING. PROVIDE BRIDGING/BLOCKING AT THE CENTER OF SPAN OF JOISTS & STUDS OR INTERVALS NOT EXCEEDING 6 FEET.

G. SPACE MEMBERS AT 16" O.C. UNLESS NOTED OTHERWISE.

H. DO NOT CUT HOLES IN MEMBERS WITHOUT APPROVAL OF A/E

CAST-IN-PLACE CONCRETE:
A. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
B. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. USE A MINIMUM OF 5 ½ BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.

C. ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4: +/- ½".

D. ALL CONCRETE SHALL BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE.

E. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% AIR ENTRAINMENT.

F. CONCRETE COVER TO REINFORCE SHALL BE:
CONCRETE AND BEAMS.....1½"
SLABS.....¾"
FOOTINGS.....3"

MASONRY:
A. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING UNITS (ASTM C90) GRADE N-1 WITH A NET STRENGTH OF 2000 PSI AND FM-1350 PSI.

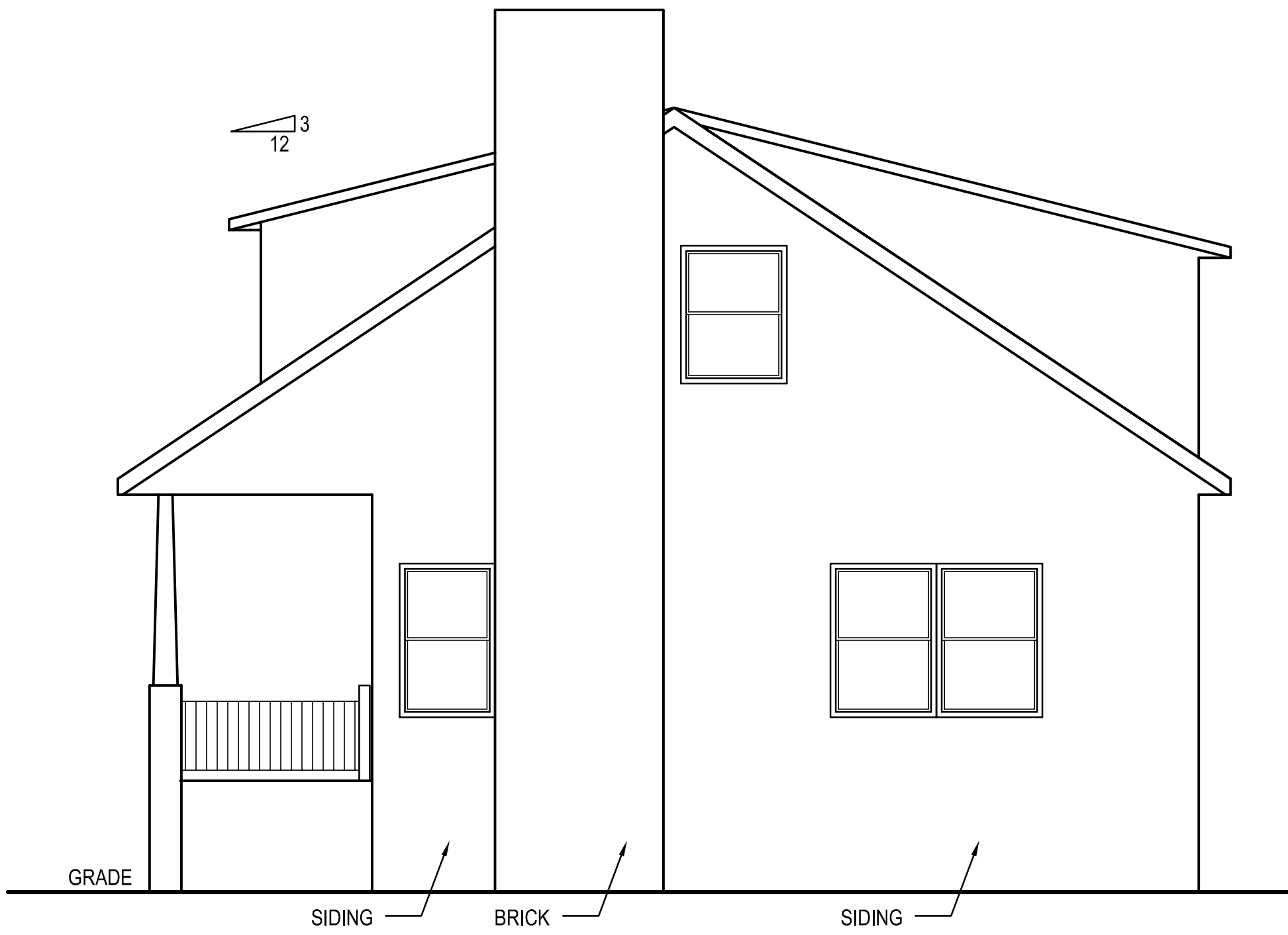
B. ALL JOINTS TO BE FILLED SOLID WITH MORTAR.

C. MORTAR TO COMPLY WITH ASTM C270 (TYPE M OR TYPE S).

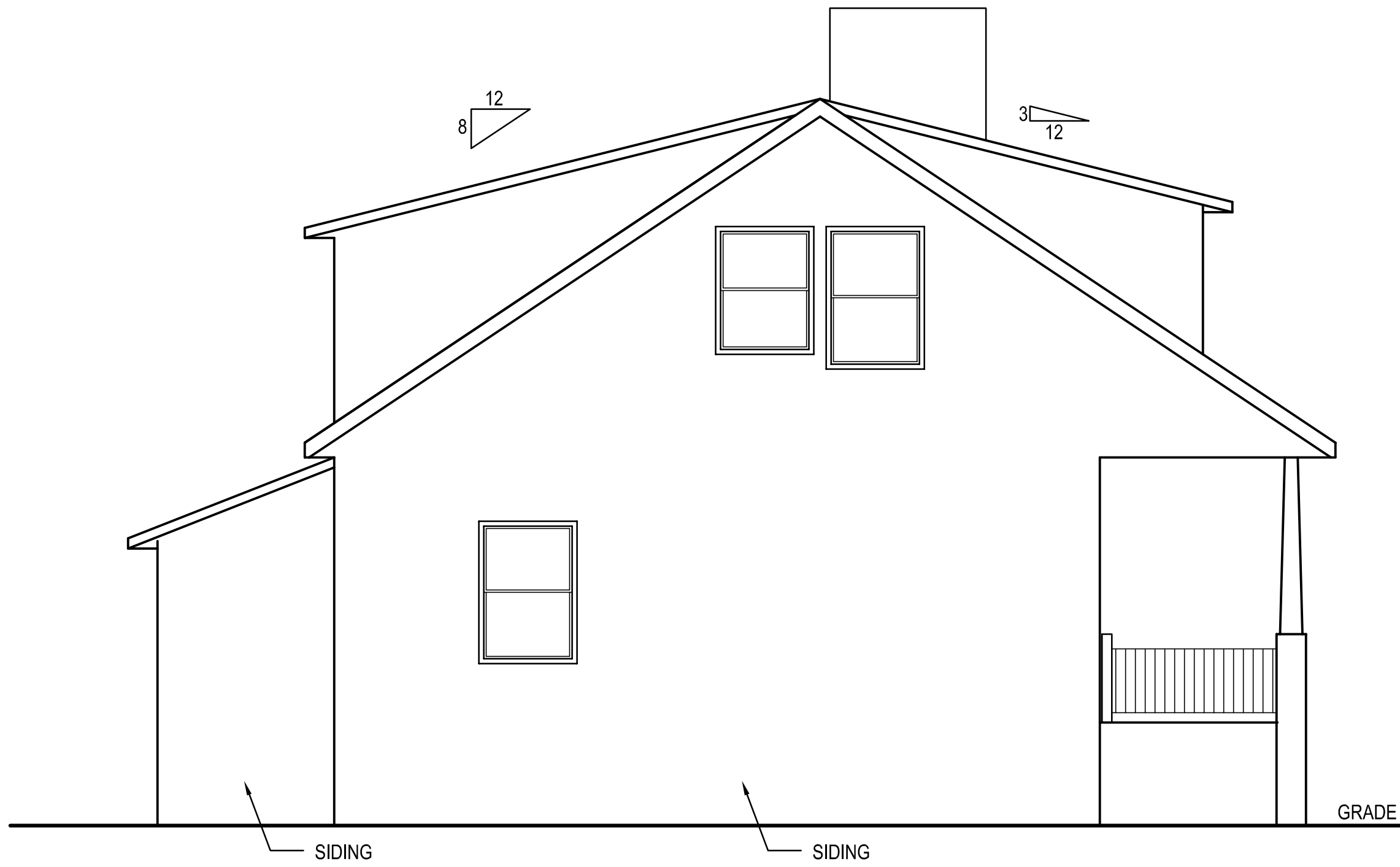
D. 9 GAGE (TRUSS-TYPE/LADDER TYPE) REINFORCEMENT SHALL BE PROVIDED IN ALL MASONRY WALLS AT A MAXIMUM OF 16" OC. (EVERY OTHER COURSE) UNLESS OTHERWISE NOTED. USE PREFABRICATED L'S AND T'S AT ALL CORNERS AND INTERSECTIONS. REINFORCEMENT SHALL BE LAPPED AT A MINIMUM OF 12".

E. GROUT FOR MASONRY SHALL BE 2500 PSI PEA GRAVEL CONCRETE WITH A SLUMP OF 9". HEIGHT OF POUR SHALL BE LIMITED TO 32" MAXIMUM. GROUT SHALL BE PLACED WITHIN 1½ HOURS AFTER WATER IS FIRST ADDED TO MIX. GROUTING SHALL BE DONE IN A CONTINUOUS POUR. IT SHALL BE CONSOLIDATED BY RODDING OR VIBRATING DURING PLACEMENT AND THEN RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ADSORBED. ALL REINFORCED MASONRY SHALL BE IN ACCORDANCE WITH ACI 67-23A. ALL BAR LAPS SHALL BE 2'-0", UNLESS NOTED OTHERWISE.

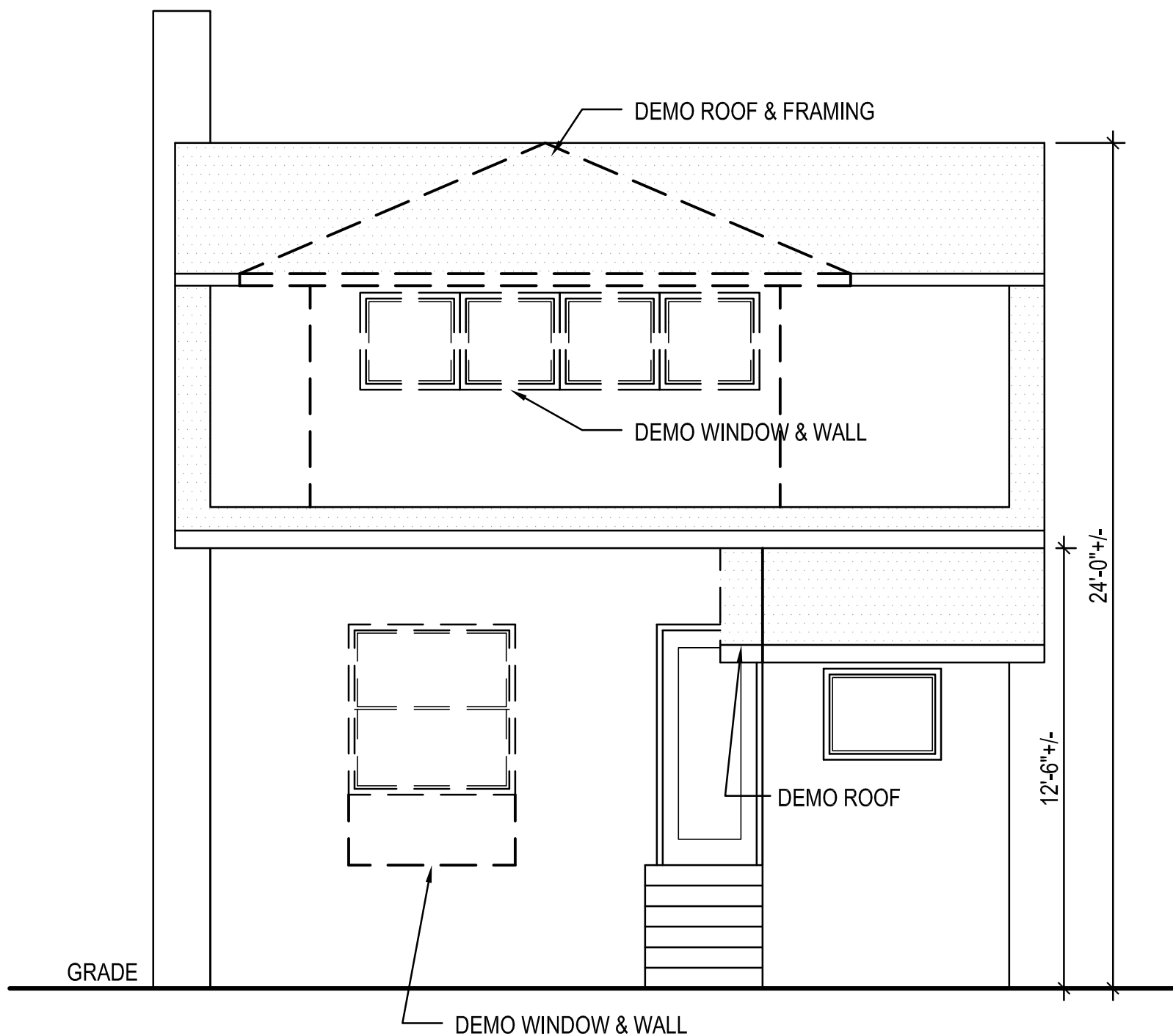
F. CONSTRUCTION OF REINFORCED MASONRY SHALL BE INSPECTED BY A FULL TIME OWNER EMPLOYED, INSPECTOR.



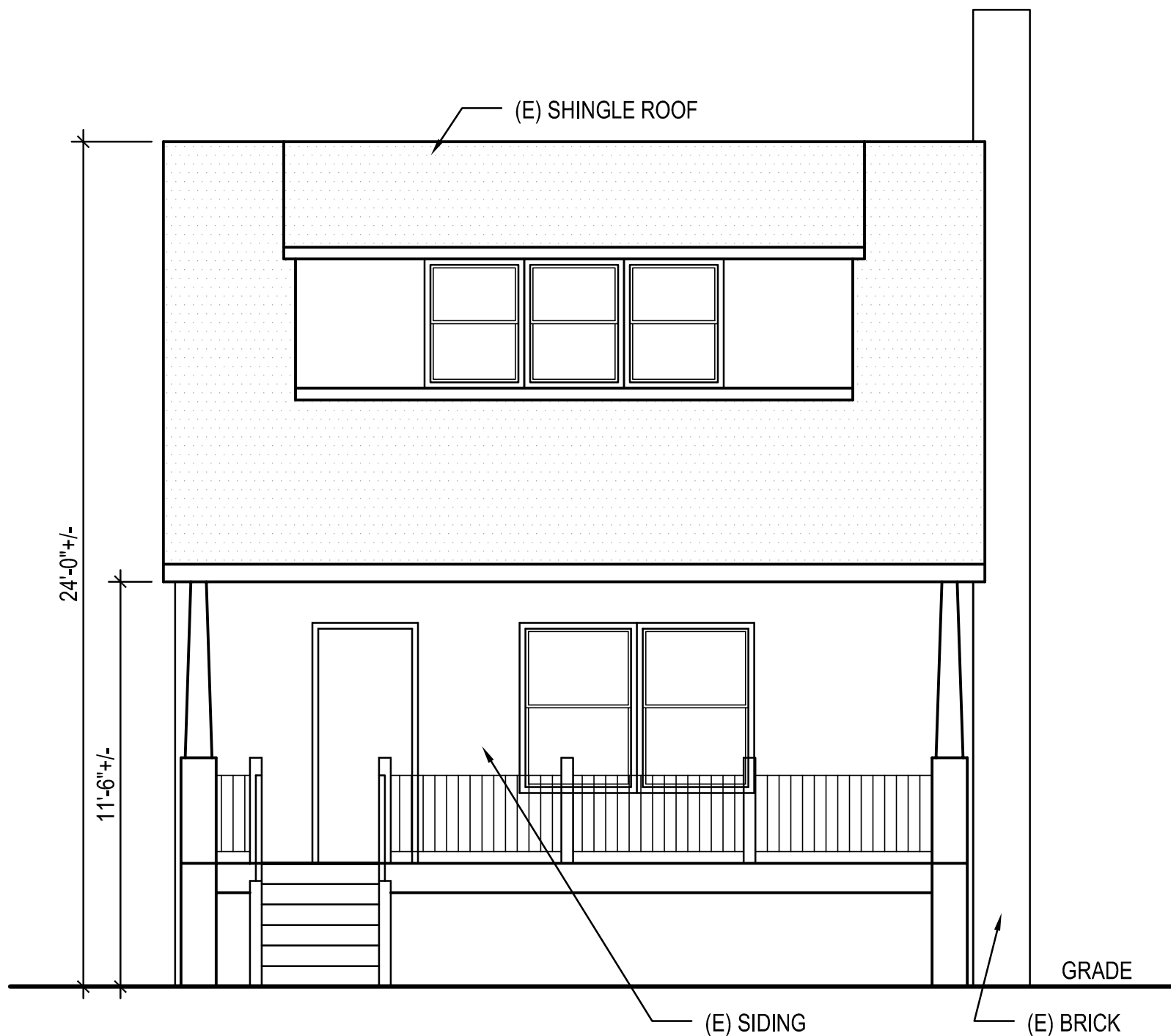
E EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"



D EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



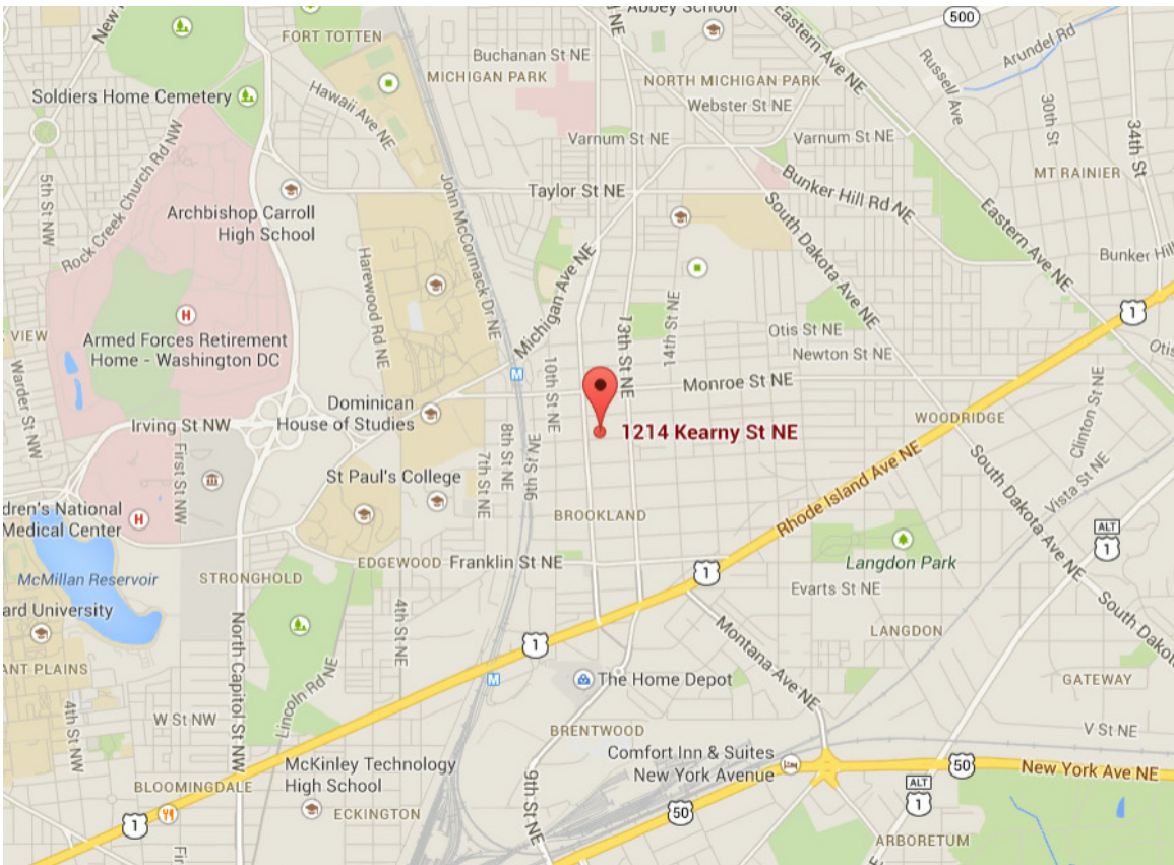
C EXISTING BACK ELEVATION
SCALE: 1/4"=1'-0"



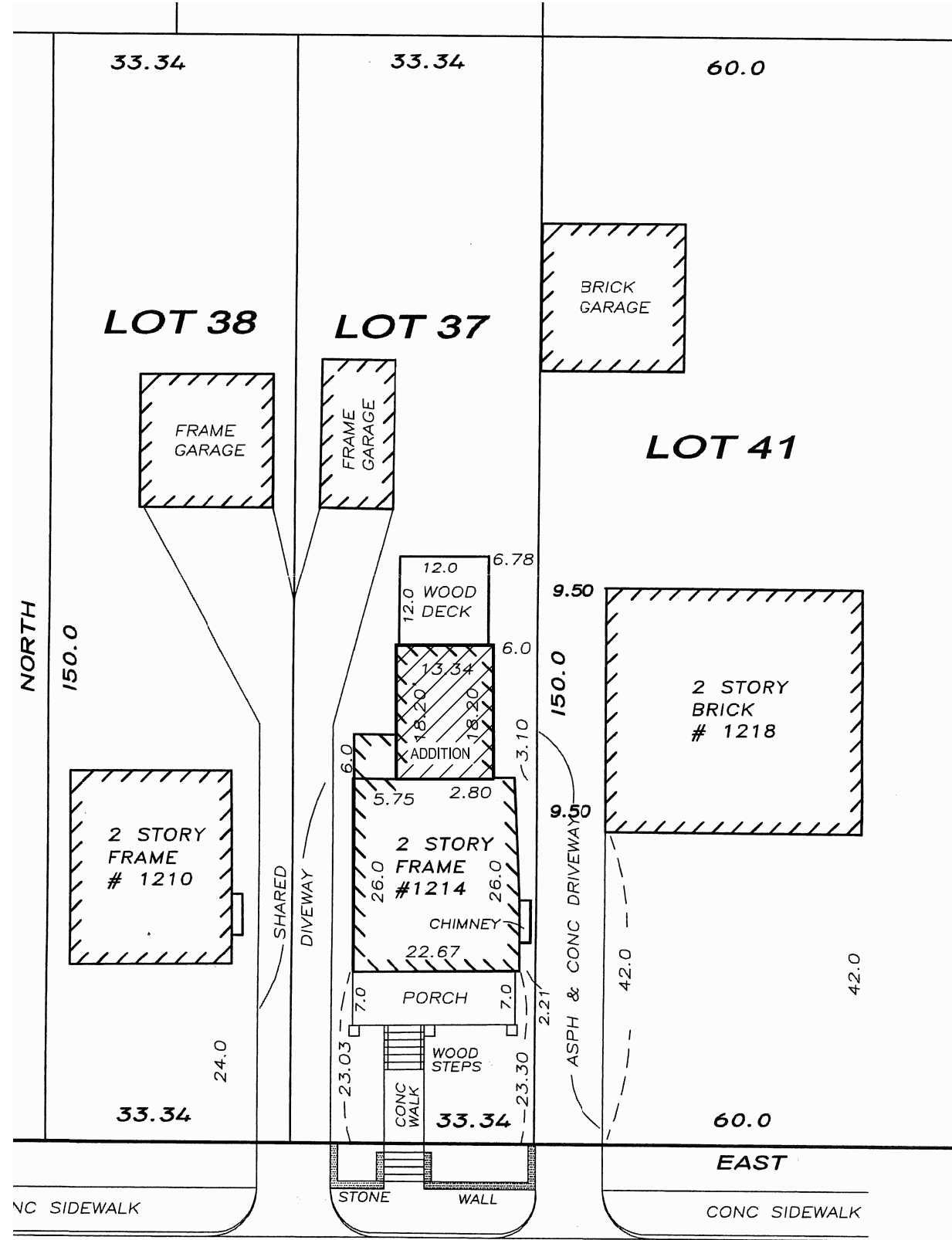
B EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



FRONT VIEW



MAP VIEW

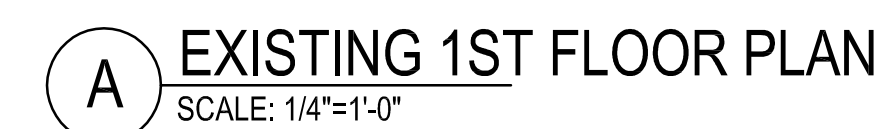
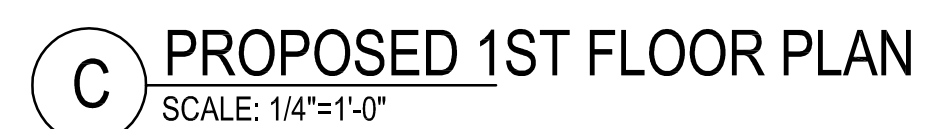
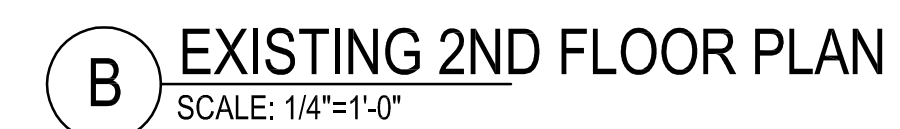
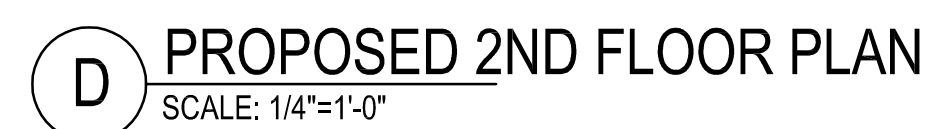


KEARNEY STREET NE

A SITE PLAN
SCALE: 1"=20'-0"

LOT SIZE:	4,999.50 SF
LOT COVERAGE: EXISTING	980 SF (19.6%)
PROPOSED	1,216 SF (24.3.1%)
EXISTING SF:	1,427 SF
ADDITION:	472 SF
TOTAL SF:	1,899 SF

1.  INDICATES SHEAR WALL BLW. PLYWOOD PANEL AND LENGTH.
2.  INDICATES (3)2X4 POST SHEAR WALL VERTICAL EA. END
3.  INDICATES SHEAR WALL SIMPSON HOLD DOWN HDU5 EA. END. SEE D/A7.



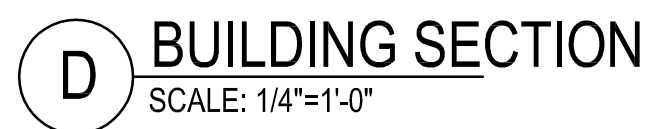
1214 KEARNY ST NORTHEAST
WASHINGTON DC

VISIONS

PROJECT No.

DATE: MAY 21, 2014

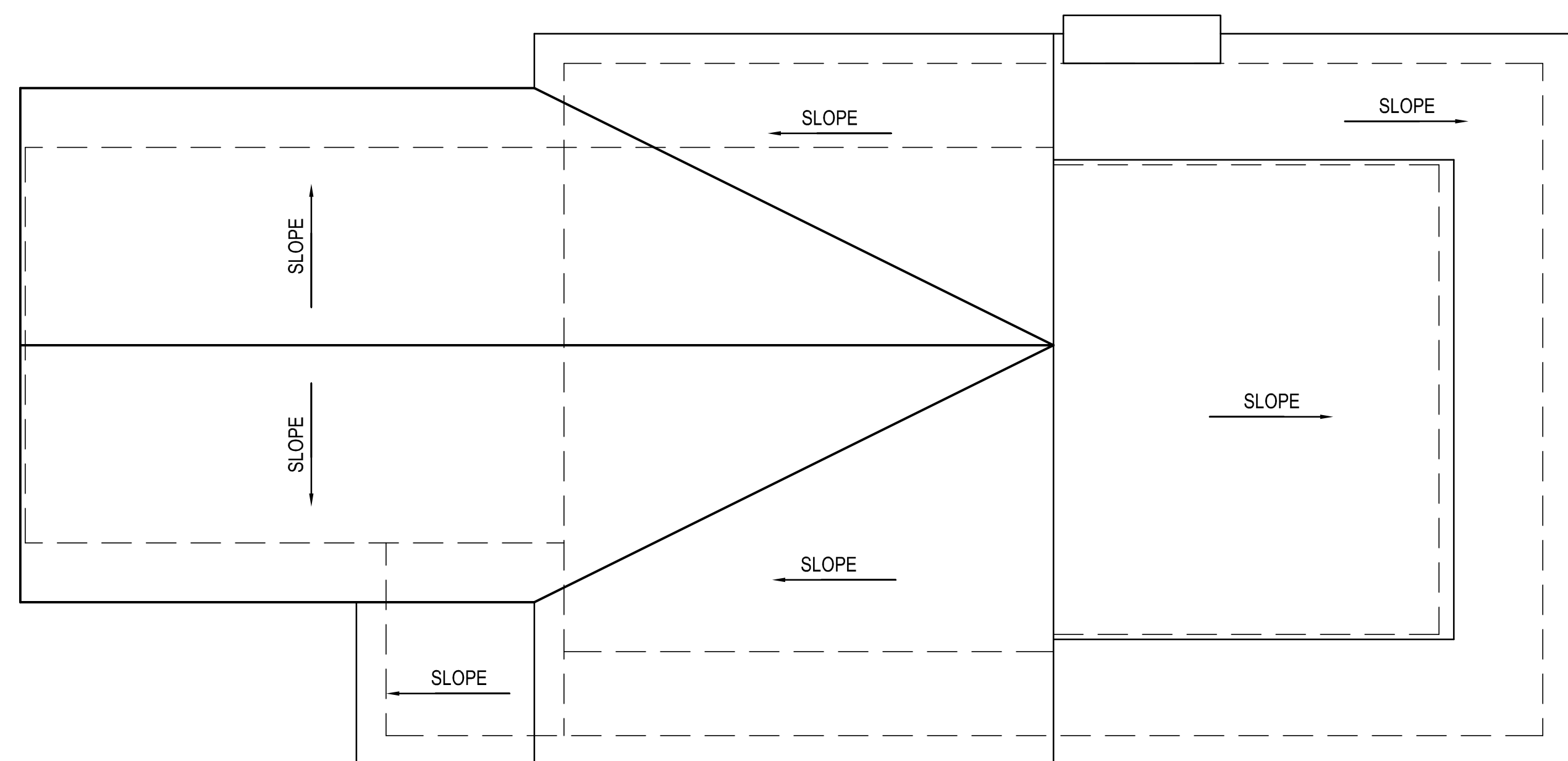
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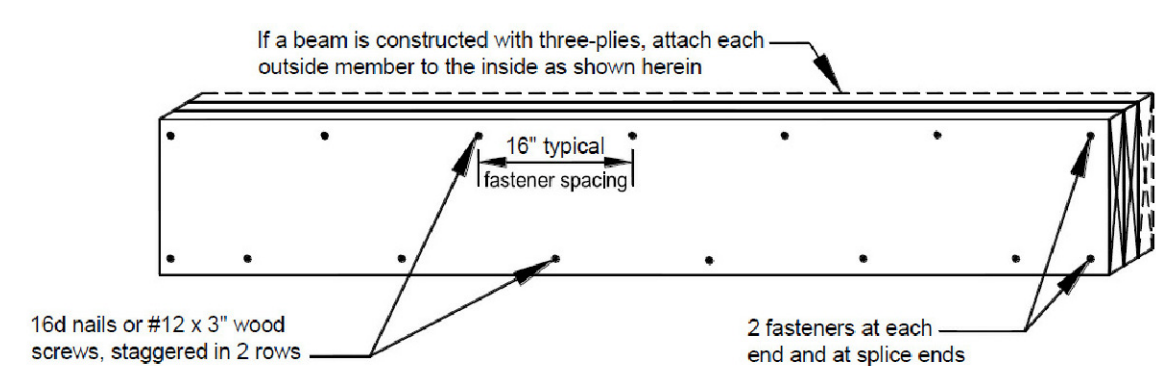
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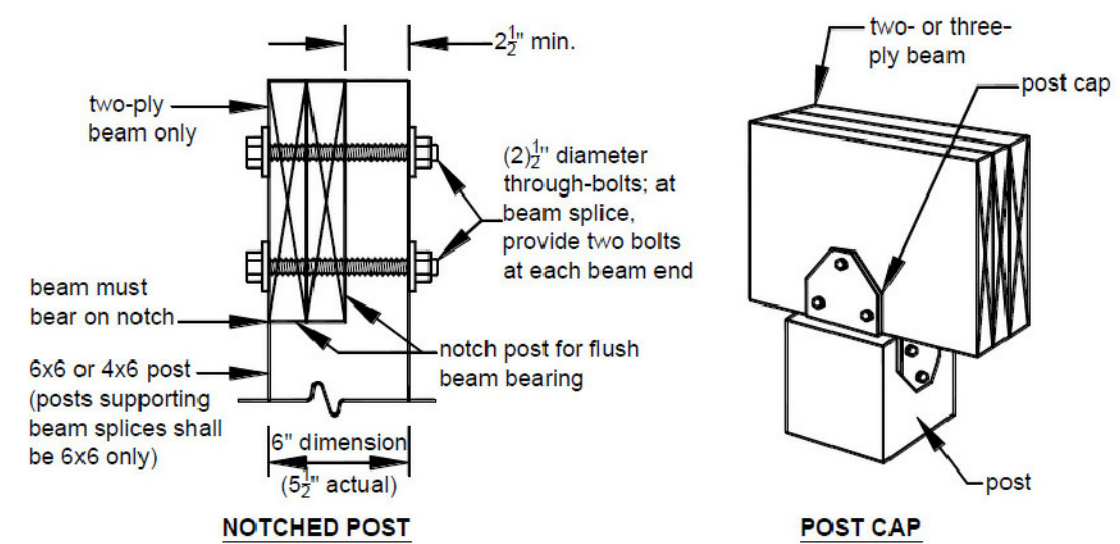
ROOF PLAN & DECK DETAILS



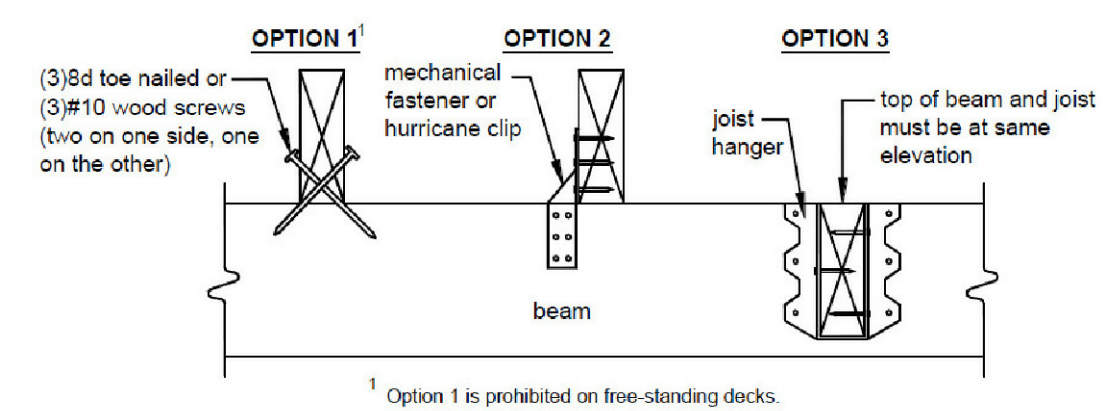
K ROOF PLAN
SCALE: 1/4"=1'-0"



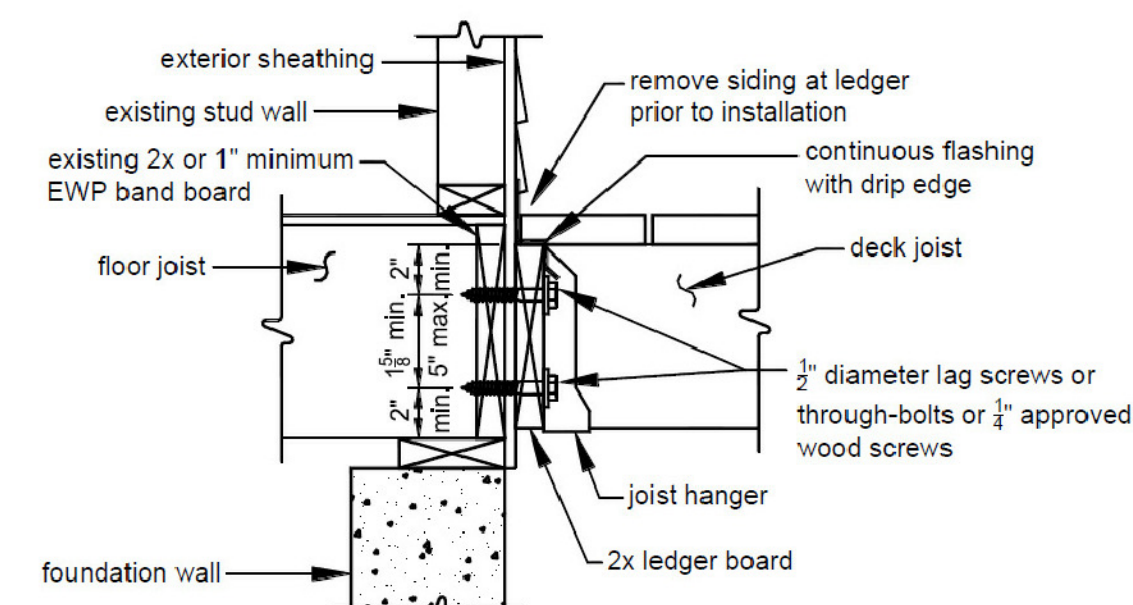
F BEAM
SCALE: NTS



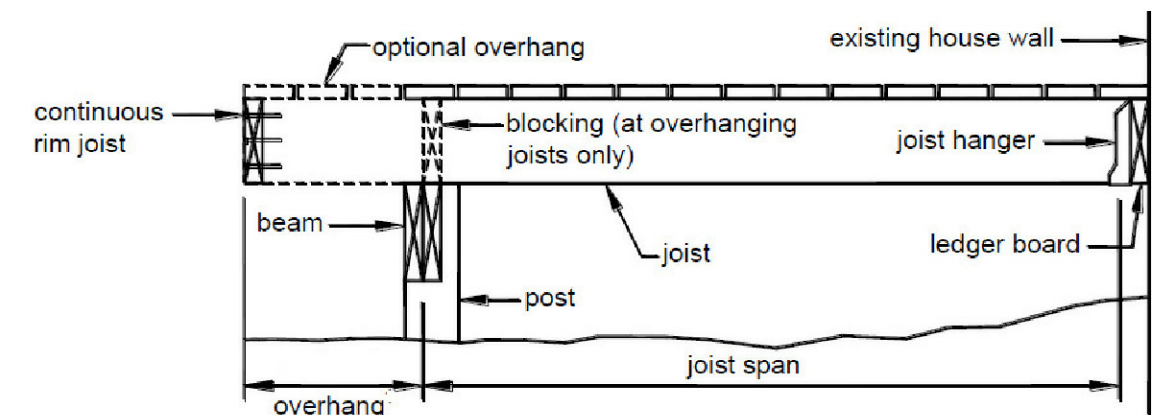
E POST BEAM CONNECTION
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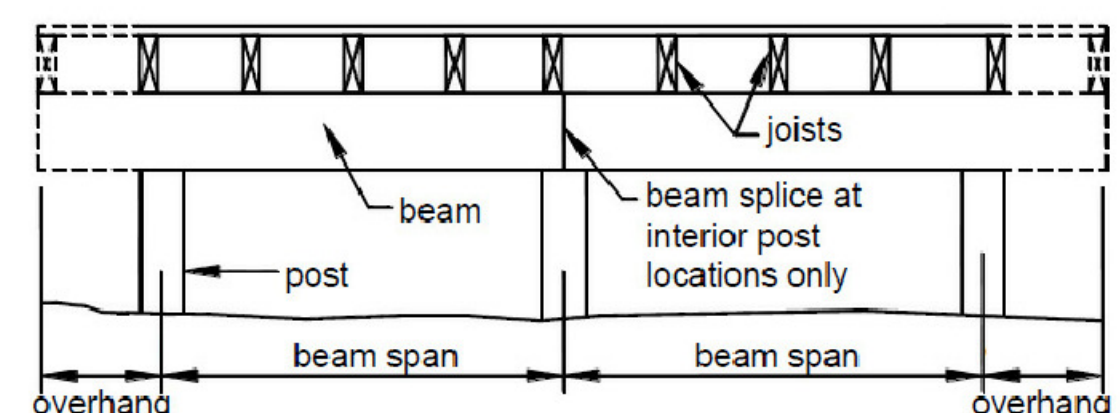
D JOIST BEAM CONNECTION



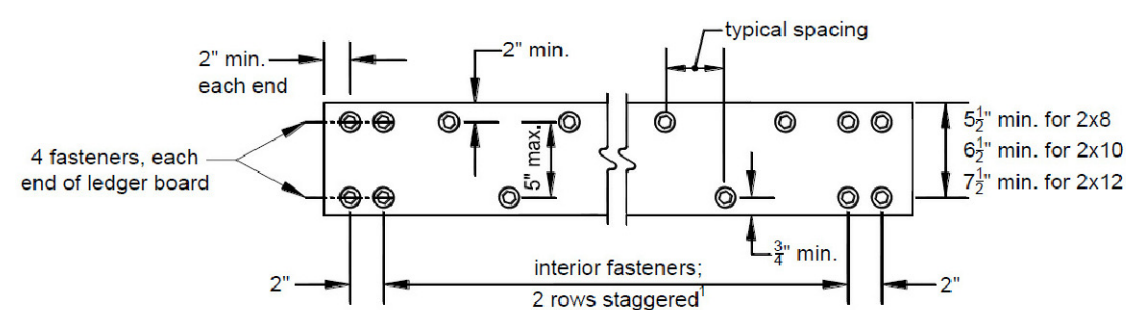
C LEDGER BOARD
SCALE: NTS



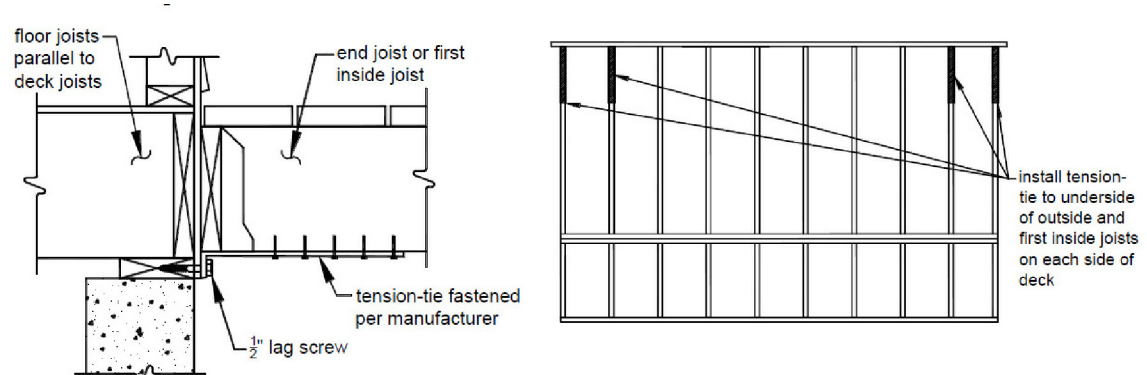
B SIDE VIEW
SCALE: NTS



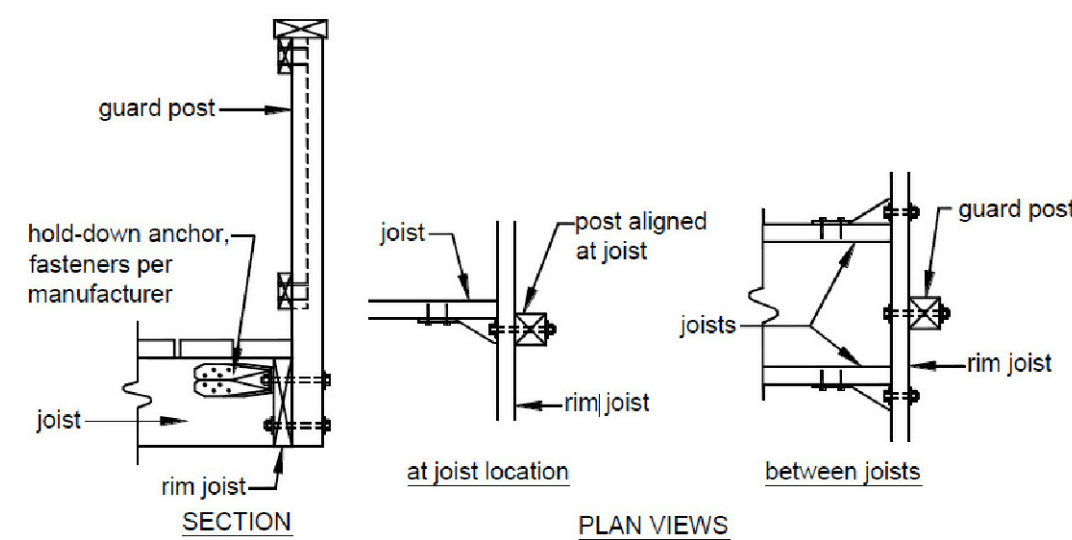
A FRONT VIEW
SCALE: NTS



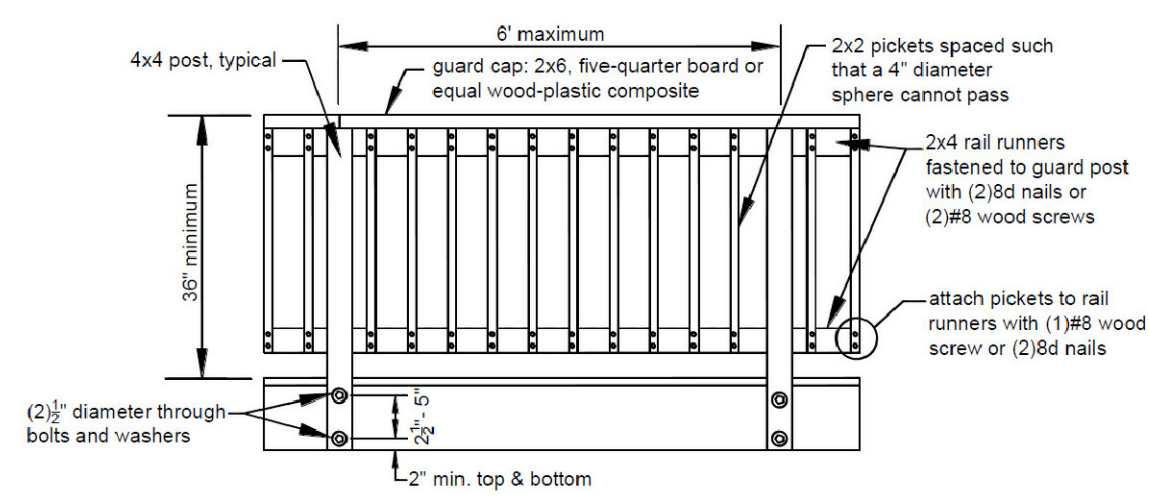
J LEDGER BOARD BOLTS
SCALE: NTS



TENSION TIE
SCALE: NTS



H RAILING DETAIL



G RAILING DETAIL
SCALE: NTS



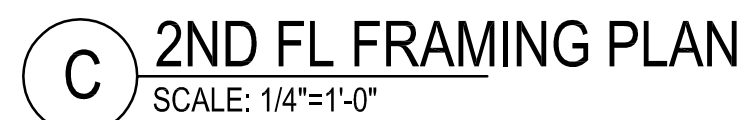
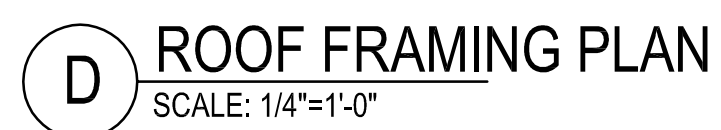
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MAY 21, 2014

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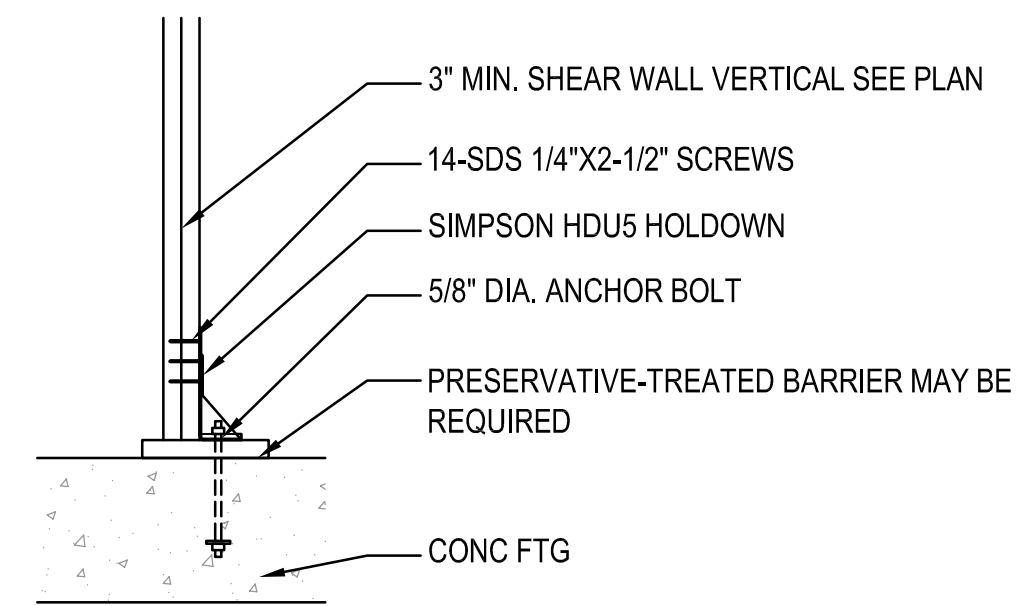


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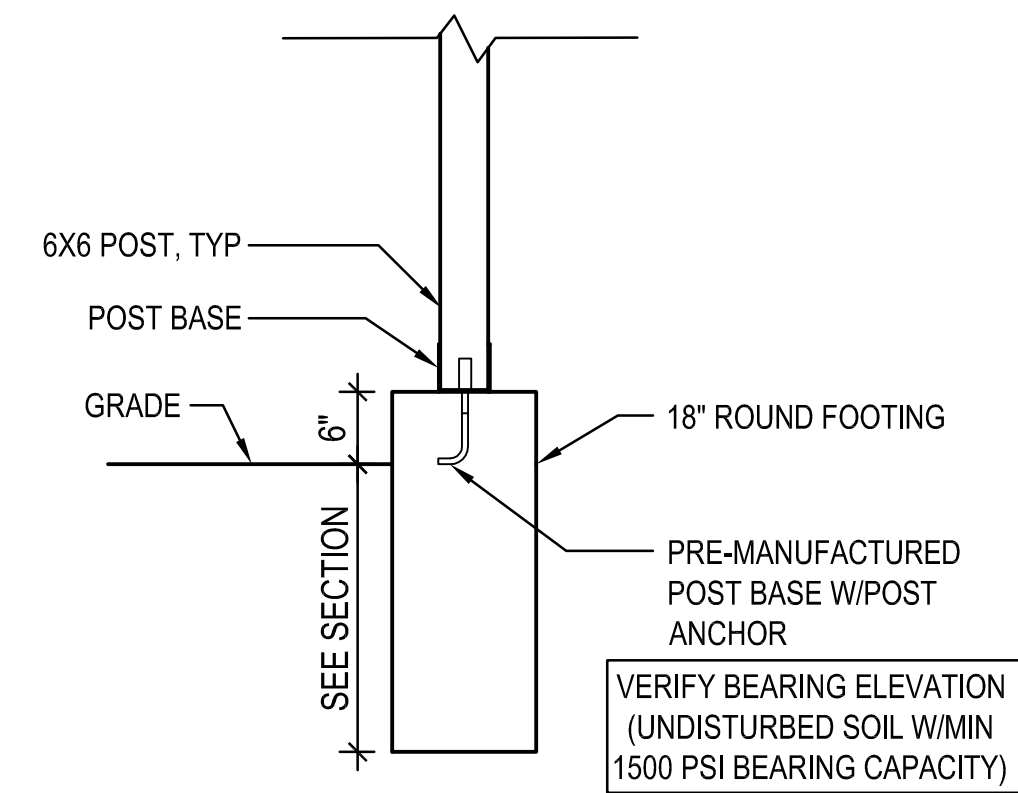
REVISIONS

PROJECT No.
DATE: MAY 21, 2014
SCALE: AS SHOWN

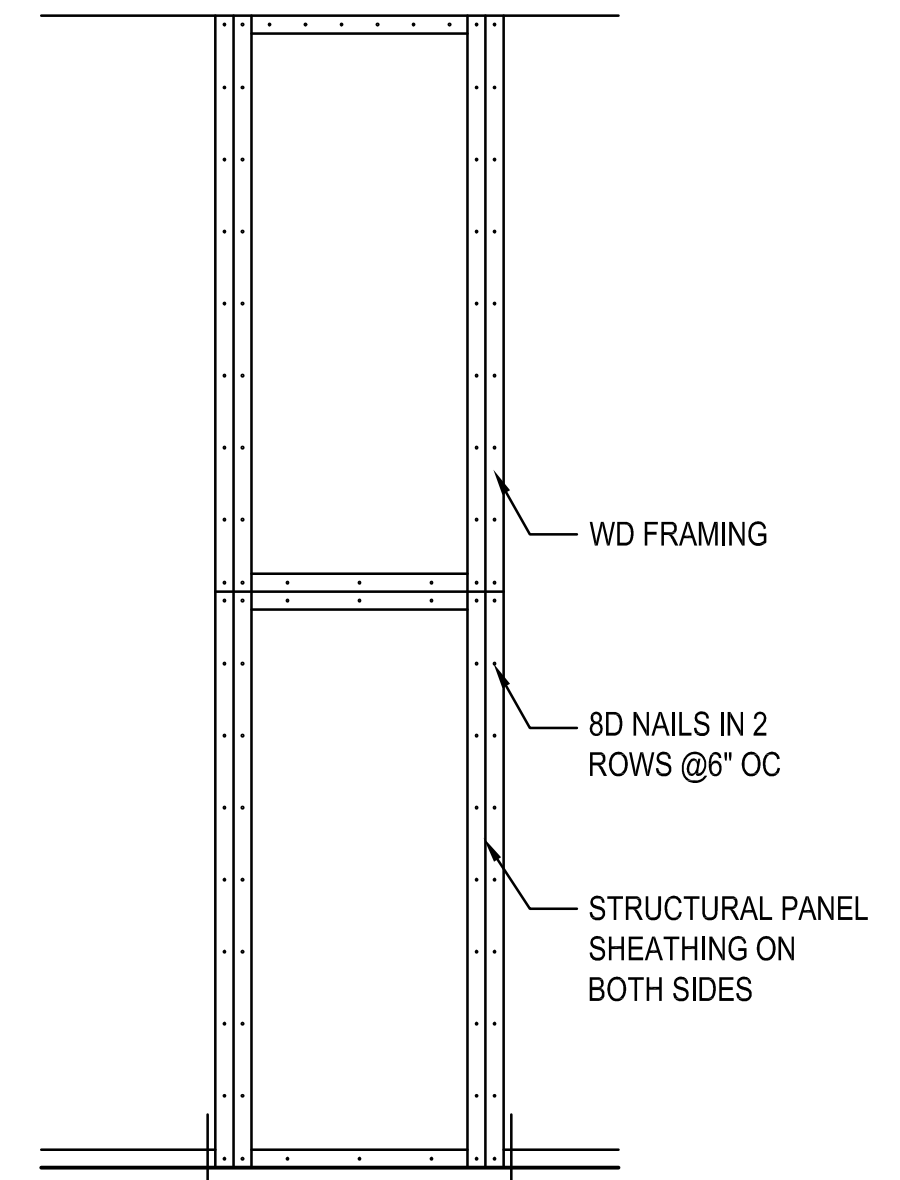
DETAILS



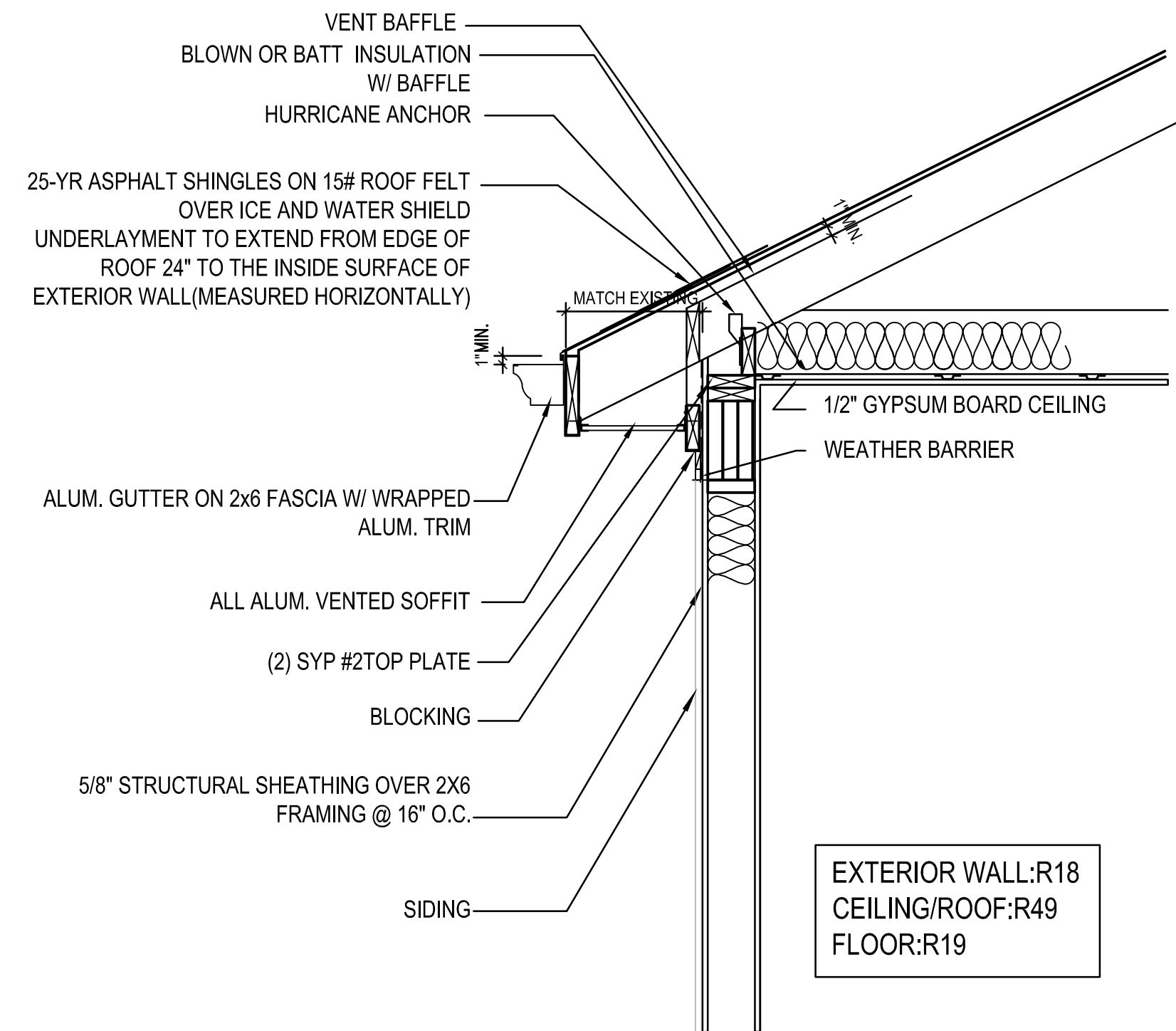
D DETAIL
SCALE: NTS



C DETAIL
SCALE: 3/4"=1'-0"

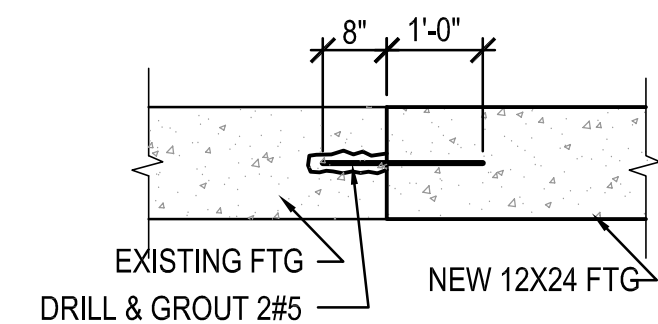


B DETAIL
SCALE: NTS

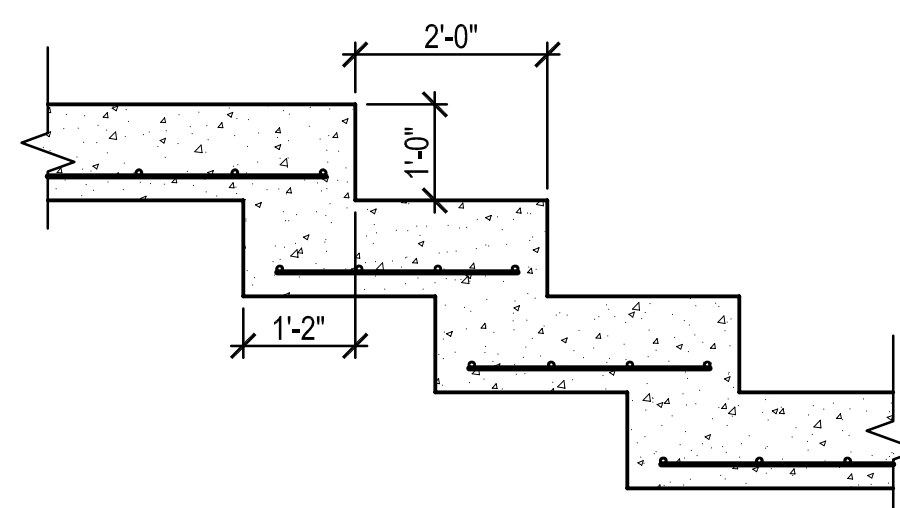


F DETAIL
SCALE: 3/4"=1'-0"

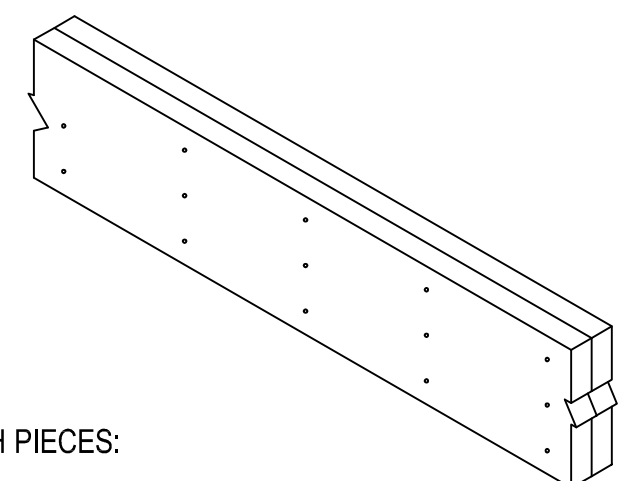
EXTERIOR WALL: R18
CEILING/ROOF: R49
FLOOR: R19



I FTG DETAIL
SCALE: 1/2"=1'-0"



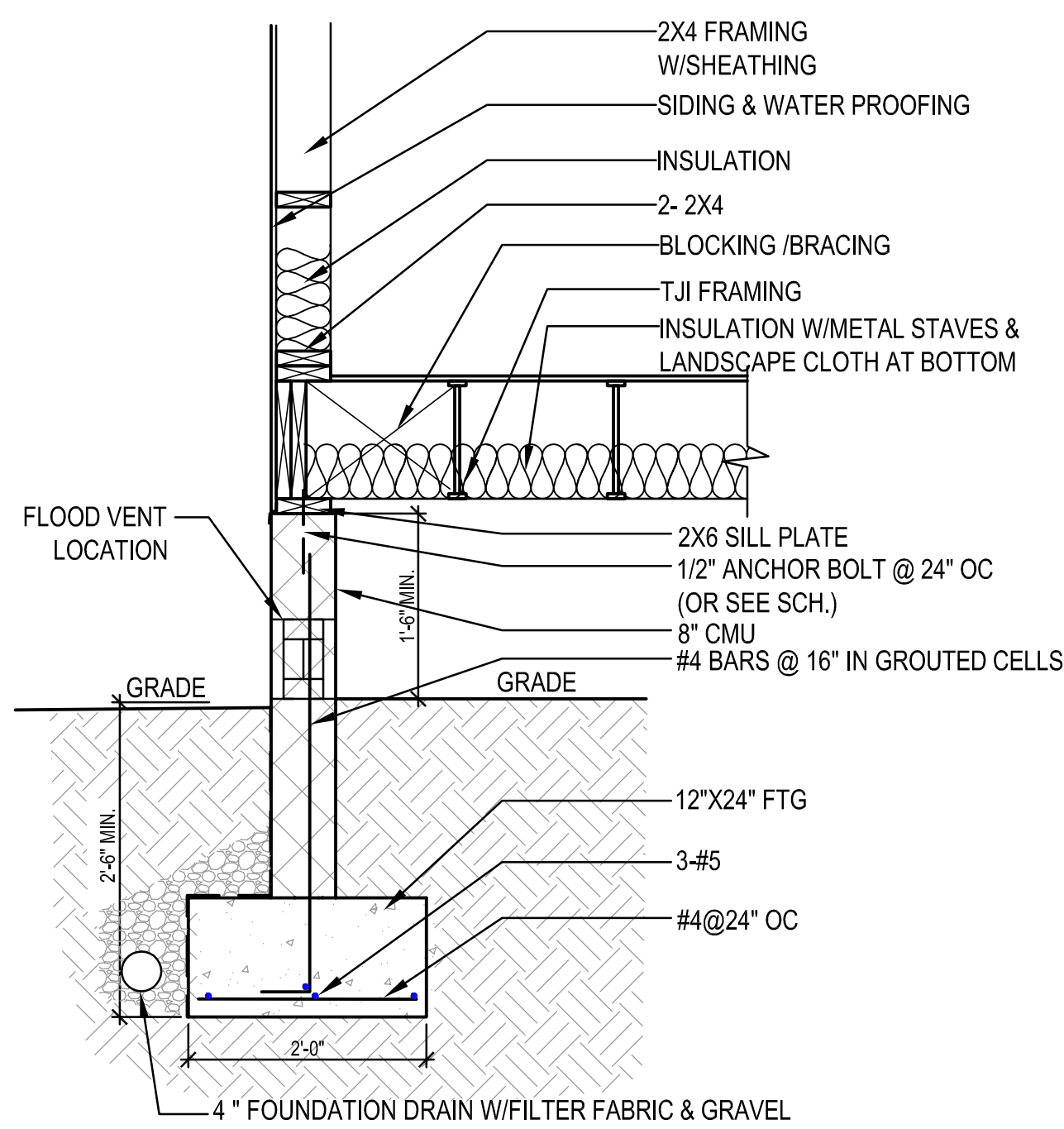
H FTG DETAIL
SCALE: 1/2"=1'-0"



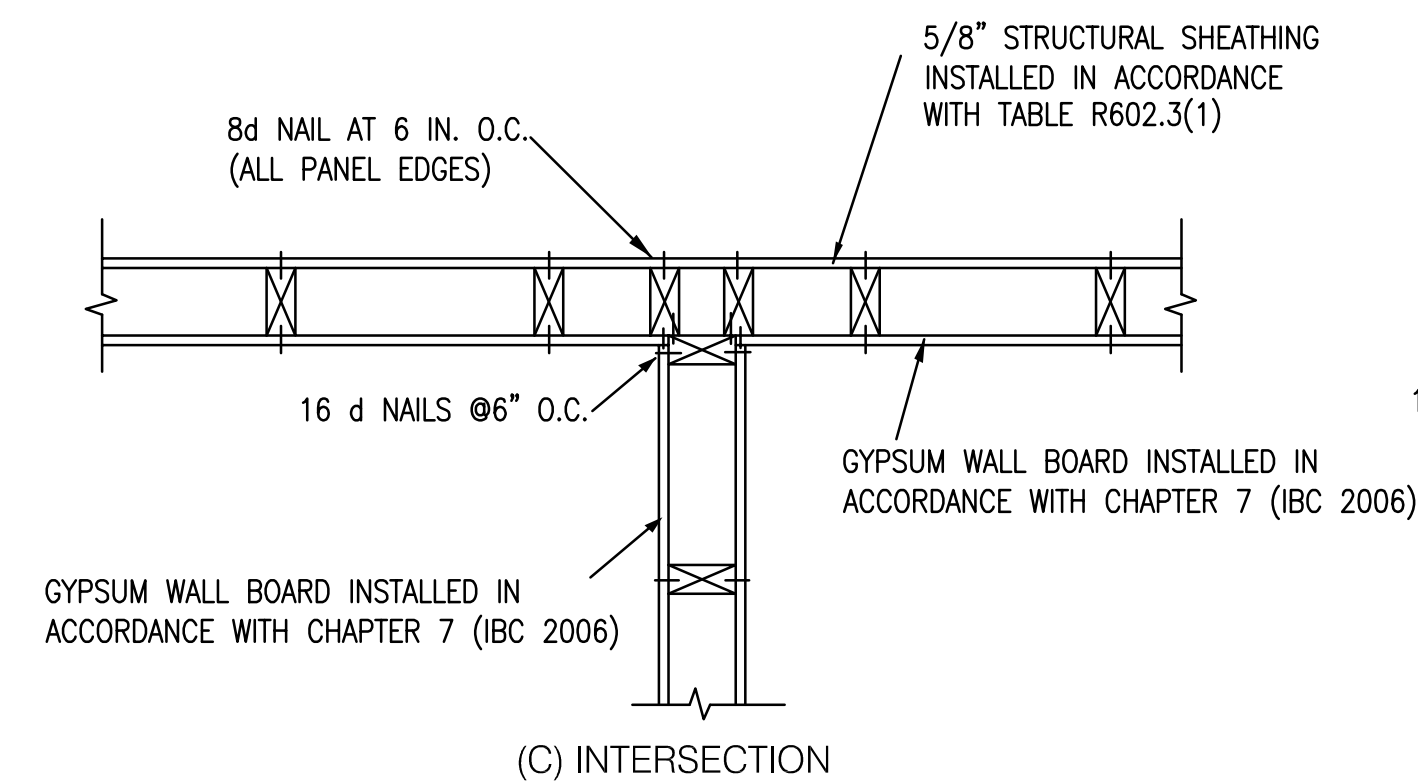
- MINIMUM OF 3 ROWS 10D (3" X 0.128") NAILS AT 12" O.C.
- MINIMUM OF 4 ROWS 10D (3" X 0.128") NAILS AT 12" O.C. FOR 14" AND DEEPER BEAMS.
- IF USING 12D (3/4") OR LARGER NAILS, THE NUMBER OF NAILING ROWS MAY BE REDUCED BY ONE.

- 3 1/2" WIDTH PIECES:
- MINIMUM OF 2 ROWS 1/2" BOLTS AT 24" O.C. STAGGERED.

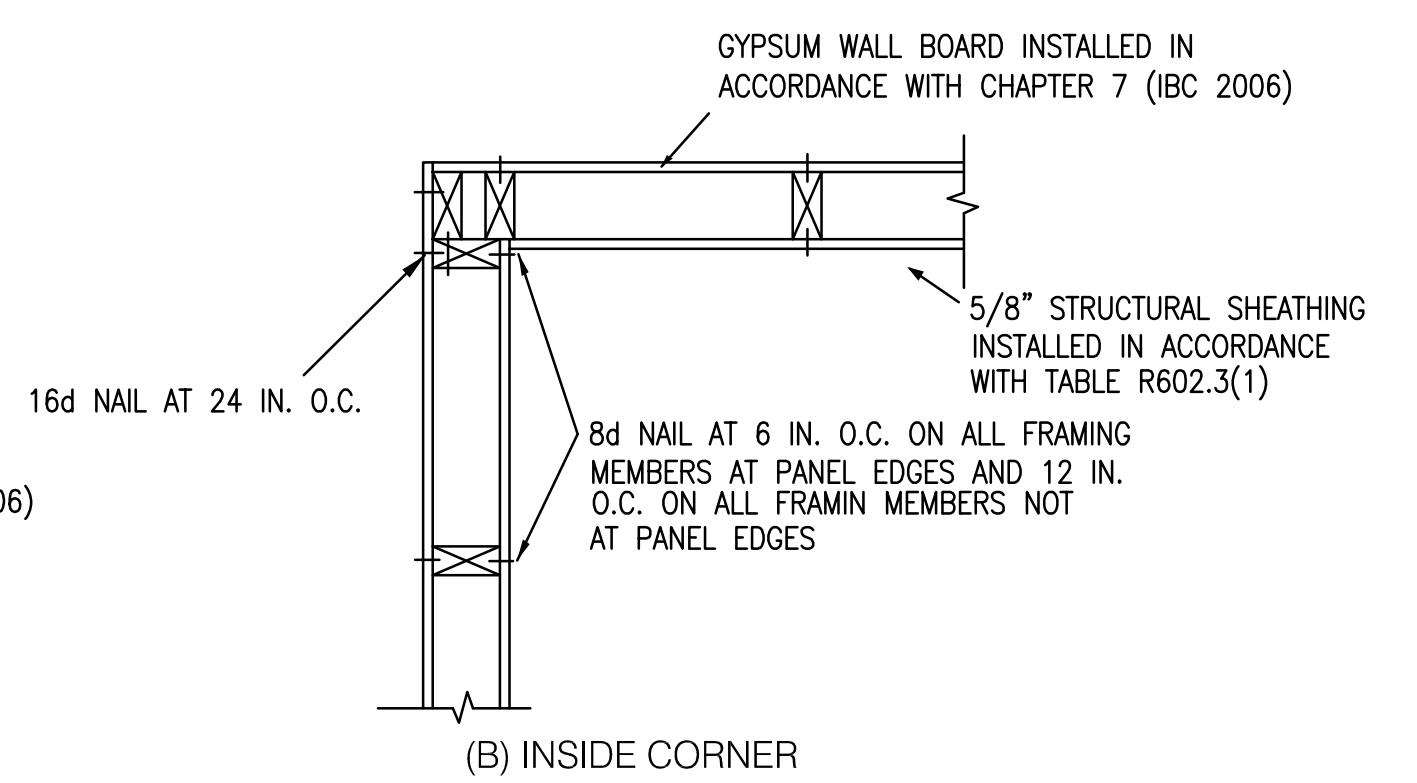
G FRAMING DETAIL
SCALE: NTS



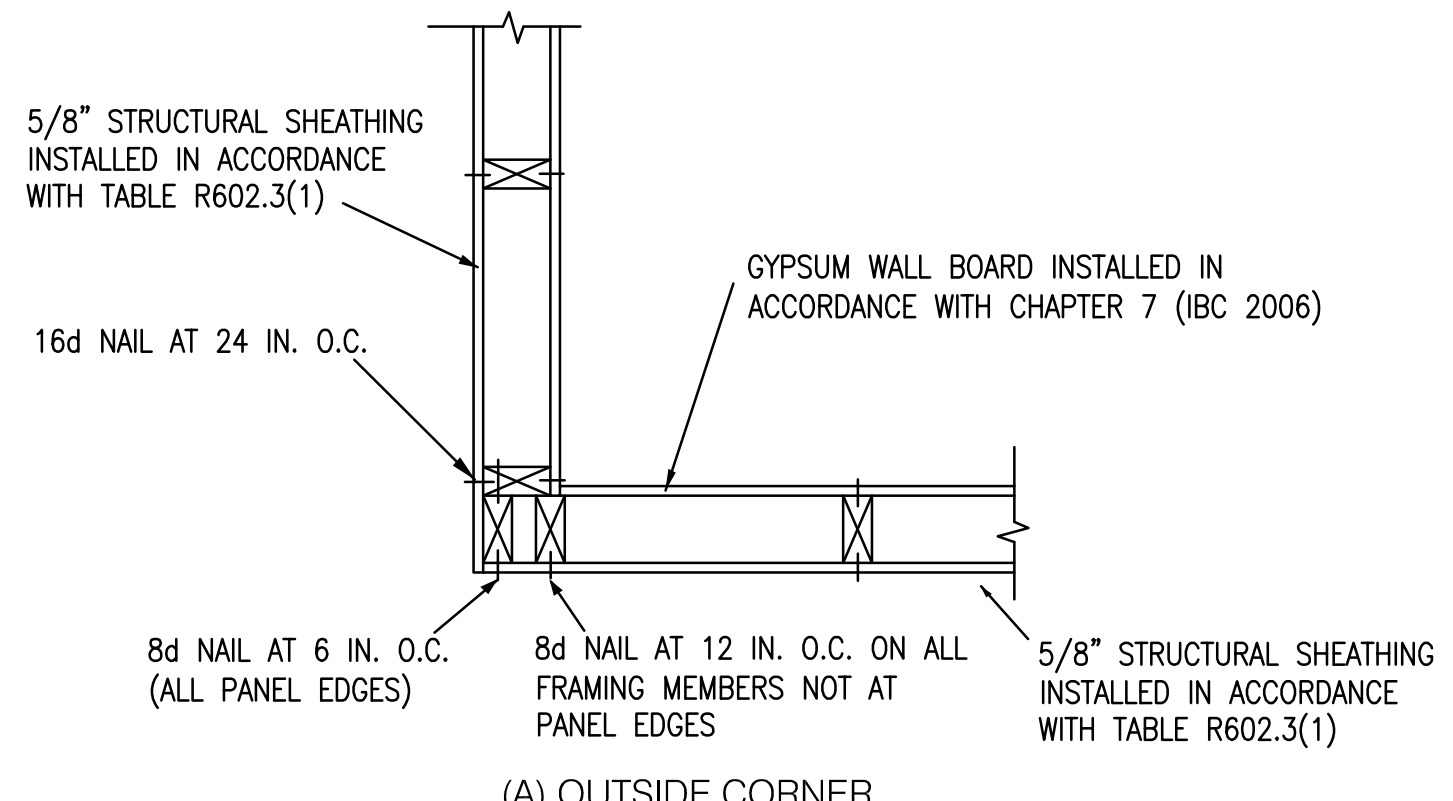
E EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



(C) INTERSECTION



(B) INSIDE CORNER



(A) OUTSIDE CORNER

A TYPICAL FRAMING DETAIL
SCALE: NTP