

# PHAM and PIERCE RESIDENCE

2903 44TH Street N.W.  
Washington, D.C. 20016

GENERAL NOTES

- THE INTENT OF THESE CONTRACT DRAWINGS ARE TO PRESCRIBE THE CONSTRUCTION AND COMPLETION OF THE WORK. WHERE THE CONTRACT DRAWINGS DESCRIBE PORTIONS OF THE WORK OR EQUIPMENT IN GENERAL TERMS, BUT NOT IN COMPLETE DETAILS OR REQUIRED HARDWARE AND DEVICES, THE BEST GENERAL PRACTICE SHALL BE USED. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND INCIDENTALS WHICH ARE NECESSARY TO COMPLETE THE WORK IN A PROPER SUBSTANTIAL AND WORKMANLIKE MANNER.
- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
  - THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON THE PLANS OR IN CONSTRUCTION NOTES).
  - THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE PRINCE GEORGE'S COUNTY GOVERNMENT, MD.
  - THE 2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE AS ADOPTED AND AMENDED BY THE PRINCE GEORGE'S COUNTY GOVERNMENT, MD.
  - THE LATEST EDITION OF THE PLUMBING AND GAS FITTING REGULATIONS OF THE WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC).
  - THE 2002 NATIONAL ELECTRIC CODE AS ADOPTED AND AMENDED BY THE PRINCE GEORGE'S COUNTY GOVERNMENT, MD.
  - THE 2003 NFPA 101 LIFE SAFETY CODE AS AMENDED BY THE PRINCE GEORGE'S COUNTY GOVERNMENT, MD.
  - ALL APPLICABLE FEDERAL AND LOCAL CODES, ORDINANCES AND REGULATIONS.
  - THE "AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES" (ADAAG) FOR BUSINESS AND FACILITIES, DATED JULY 26, 1991.
- THE CONTRACTORS SHALL VISIT THE SITE PRIOR TO THE BIDDING AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITION AND THE EXTENT OF THE WORK. THE CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. WAIVER OF RESPONSIBILITY OR REQUEST FOR ADDITIONAL PAYMENT BASED ON LACK OF KNOWLEDGE OF THE EXISTING CONDITION AT THE SITE WILL NOT BE ACCEPTED.
- ALL OF THE CONSTRUCTION WORKS INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE PERFORMED BY REGISTERED AND LICENSED CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR PART OF CONSTRUCTION WORK FOR CONSTRUCTION MEANS, METHODS, PROCEDURES AND SAFETY OF THE CONSTRUCTION CREWS.
- ALL EQUIPMENT SHALL BE NEW (UNLESS NOTED OTHERWISE) AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE NOTED.
- THE CONTRACTORS SHALL COORDINATE ALL DETAILS WITH PLANS AND WHERE DETAILS NOT SHOWN ON THE DRAWINGS, IF NECESSARY, PREPARE SHOP DRAWINGS SHOWING COMPLETE DETAILS FOR CONSTRUCTION AND RELATION TO ADJACENT ELEMENT(S). THE SHOP DRAWINGS SHALL BE FORWARDED TO THE ARCHITECT FOR REVIEW AND COMMENT.
- WHERE WALLS, DOORS, FINISHES, ETC. ARE INDICATED TO BE REMOVED, REPAIR AND PREPARE THE REMAINING SURFACES FOR THE NEW FINISHES AND PROVIDE LABOR AND MATERIALS NEEDED FOR A COMPLETE REFINISHING JOB.
- WHERE ITEMS REQUIRED TO BE RELOCATED, PROVIDE MEANS NEEDED FOR RELOCATION AND COMPLETE RE-INSTALLATION.
- DISPOSE MATERIALS AND ITEMS REMOVED FROM BUILDING OFF SITE AT THE END OF EACH DAY.
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE LOCAL BUILDING INSPECTION AUTHORITIES FOR INSPECTION, AS REQUIRED, DURING THE CONSTRUCTION. OBTAIN ALL FINAL INSPECTIONS AND APPROVALS PRIOR TO THE SUBSTANTIAL COMPLETION OF THE WORK AND FORWARD ALL THE APPROVAL NOTICES TO THE OWNER.

- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- DIMENSIONS ON PLANS ARE SHOWN AS ROUGH DIMENSIONS TO THE FACE OF STUDS AND TO THE EXPOSED FACE OF CONCRETE OR MASONRY.
- DISCREPANCIES:  
THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT WITHIN THREE (3) WORK DAYS FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- OMISSIONS:  
IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED. IN EITHER INSTANCE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF SUCH WITHIN THREE (3) WORK DAYS FOR POSITIVE CLARIFICATION.
- ALTERING STRUCTURAL MEMBERS:  
NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT PRIOR APPROVAL BY THE ARCHITECT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- OVERALL DIMENSION TAKE PRECEDENCE OVER DIMENSIONING DISCREPANCIES ARISING OUT OF THE USE OF NOMINAL AND ACTUAL DIMENSIONS. ADJUST UNIT DIMENSIONS ACCORDINGLY TO ACHIEVE ESTABLISHED ELEVATIONS. SHIM AS REQUIRED. SHOULD A DISCREPANCY EXCEED 3/4" THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN THE ARCHITECT'S APPROVAL PRIOR TO THE INSTALLATION OF THE WORK AFFECTED BY THE DISCREPANCY.
- THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION.
- INTERIOR FINISHES SHALL COMPLY WITH THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE SECTIONS 803.0 AND 805.0 AND TABLE 803.5; FLOOR FINISHES SHALL COMPLY THE THE 2006 IBC SECTION 804.
- GLASS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZED, BEARING A PERMANENT SAFETY/GLAZED IDENTIFYING MARK PER 2006 IBC SECTION 2406.0 AND SECTION 2406.2.
- FIRE STOP SEALANT:  
INSTALL UL CLASSIFIED FIRE BARRIER SEALANT AT THROUGH WALL PENETRATIONS; SEAL PIPES, CONDUITS AND OTHER PENETRATIONS. INSTALL FIRE BARRIER SEALANT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. PRODUCT MAY BE SIMILAR TO THE 3M BRAND FIRE BARRIER CAULK GCF5 AND PUTTY 303, 3M BRAND FIRE BARRIER WAR/STRIP FS145 AND COMPOSITE SHEET CS145, OR 3M BRAND FIRE BARRIER PENETRATION SEALING SYSTEM SERIES 7402 AND 7404 AS MANUFACTURED BY ELECTRICAL PRODUCTS DIVISION/3M ST. PAUL, MN. PRODUCT SHALL BE SELECTED BY THE CONTRACTOR FOR APPROPRIATE FIRE STOPPING OF THE PENETRATION TYPE TO MAINTAIN THE INTEGRITY OF THE REQUIRED FIRE RATED ASSEMBLIES.

CODE:  
-Plans conform with IRC 2006  
-All wood in contact with soil or masonry foundations will meet the ASTM standard A 153 and A653, class 155.  
-All framing lumber to be SPF#2 unless indicated otherwise.  
-Design criteria used are as follows:  
-Roof load -30lbs/sf.  
-Roof and floor dead load- 10lbs/sf.  
-Seismic design category B.  
-Termite damage subjeitivity-heavy.  
-Winter design temperature- 19 degrees F.  
-Subjeitivity to damage from weather-heavy.  
-Subjeitivity to decay -moderate.  
-Floor live load in non-sleeping areas- 40lbs/sf.  
-Floor live load in sleeping areas- 30lbs/sf.  
-Wind speed- 90mph.  
-Frost line depth- 24".  
-Flood hazard-Yes.  
-Concrete- 3000psi compressive strength at 28 days.  
-Subfloors- 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.  
-Roof sheathing- 1 1/2" OSB with spacers.  
-Roofing- 2 1/2lb per square asphalt shingles over 15lb. felt.

THESE PLANS HAVE BEEN PREPARED FOR THE HOMEOWNER SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTIES

Pham and Pierce Residence  
2903 44th Street N.W.  
Washington, D.C. 20016

| Drawing Log | Date    |
|-------------|---------|
| Reject. Set | 1/19/14 |
| Rev #2      | 6/6/14  |
| Rev #3      | 6/9/14  |
| Rev#4       | 6/10/14 |
| Rev#5       | 8/15/14 |

Designed By:

Drawn By: A&LK LOML

Pro j. Manager:

Scale:

Date:

8/15/14

Sheet:

Of:

112

Board of Zoning Adjustment  
District of Columbia  
CASE NO 18970  
EXHIBIT NO 6

Cover Sheet

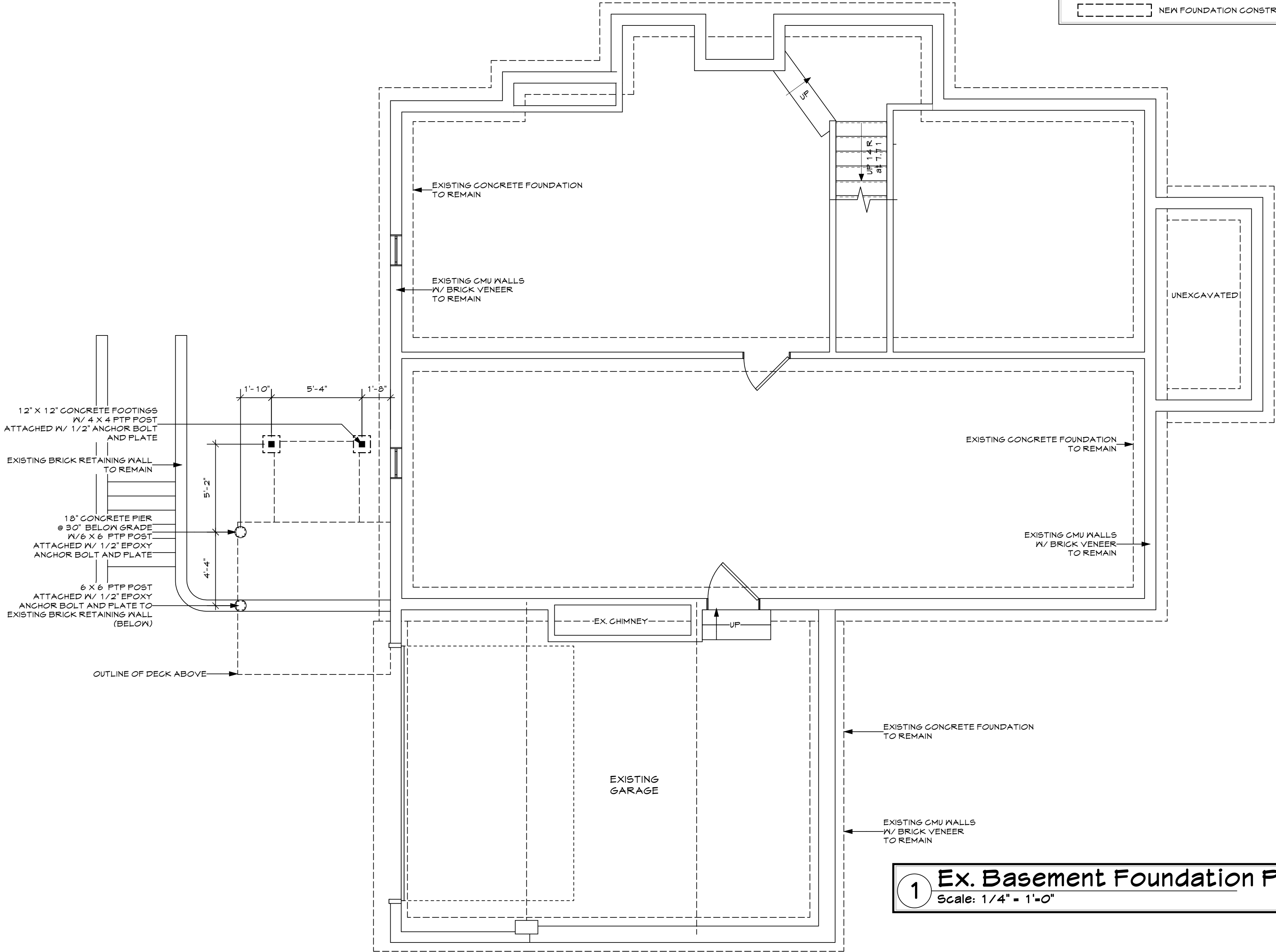
Pham and Pierce Residence

**LEGEND**

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW FOUNDATION CONSTRUCTION



**1 Ex. Basement Foundation Plan**  
Scale: 1/4" = 1'-0"

**Pham and Pierce Residence**  
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**Drawn By:** A&LK LOML

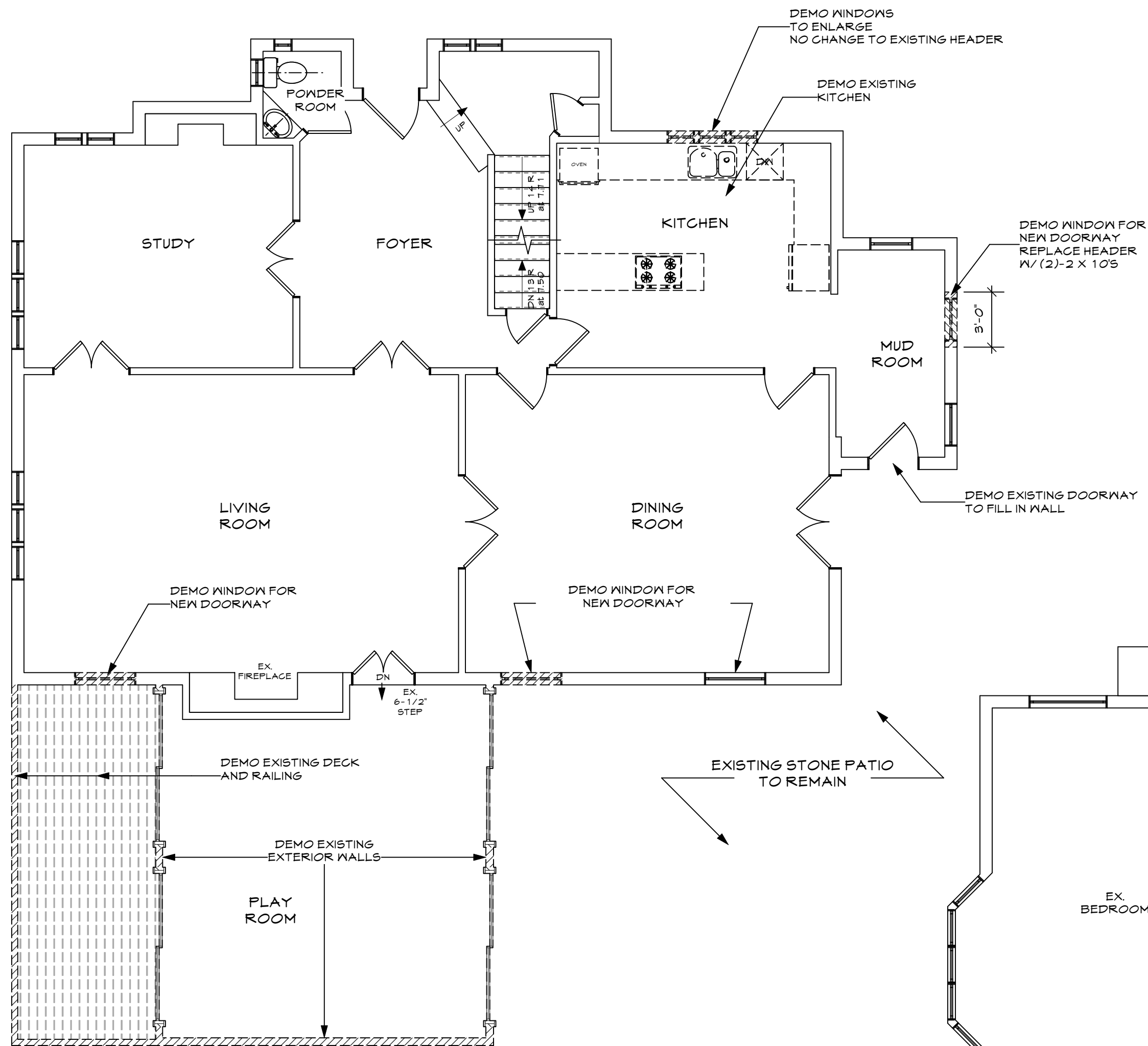
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**Scale:** 1/4" = 1'-0"  
**Date:** 8/15/14

**Sheet:** **2** **Of:** **12**

**Basement and Foundation Plan**  
Pham and Pierce Residence

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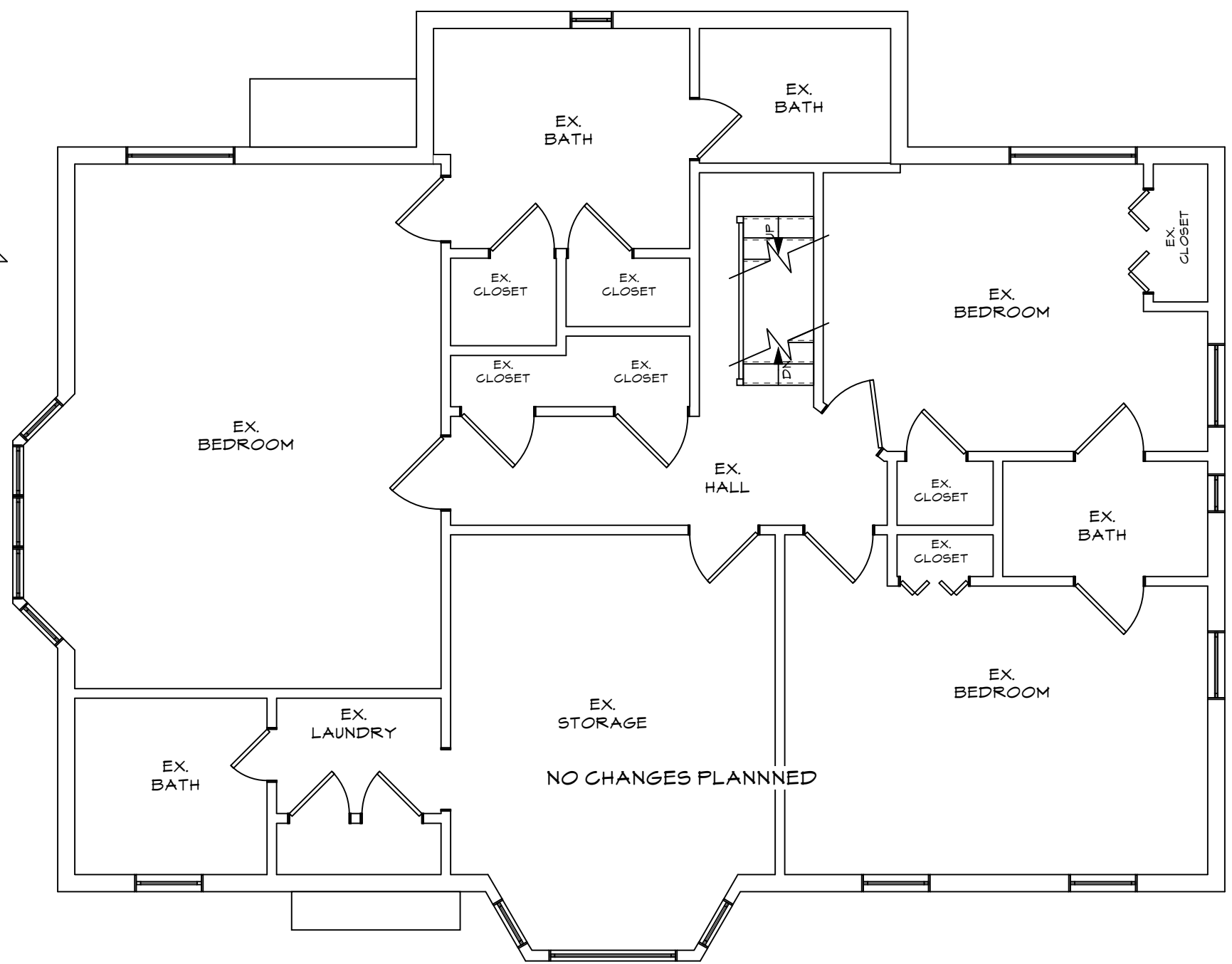
**LEGEND**

————— EXISTING CONSTRUCTION TO REMAIN

XXXXXX EXISTING CONSTRUCTION TO BE REMOVED

■ NEW WALL CONSTRUCTION

**2 Existing First Floor**  
Scale: 3/16" = 1'-0"



**3 Existing Second Floor**  
Scale: 3/16" = 1'-0"

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 Drawn By: A&LK LOML  
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| Scale:<br>3/16"=1'-0"                                     | Date:<br>8/15/14 |
| Sheet:<br><b>3</b>                                        | Of:<br><b>12</b> |
| Existing/Demo<br>Floor Plans<br>Pham and Pierce Residence |                  |

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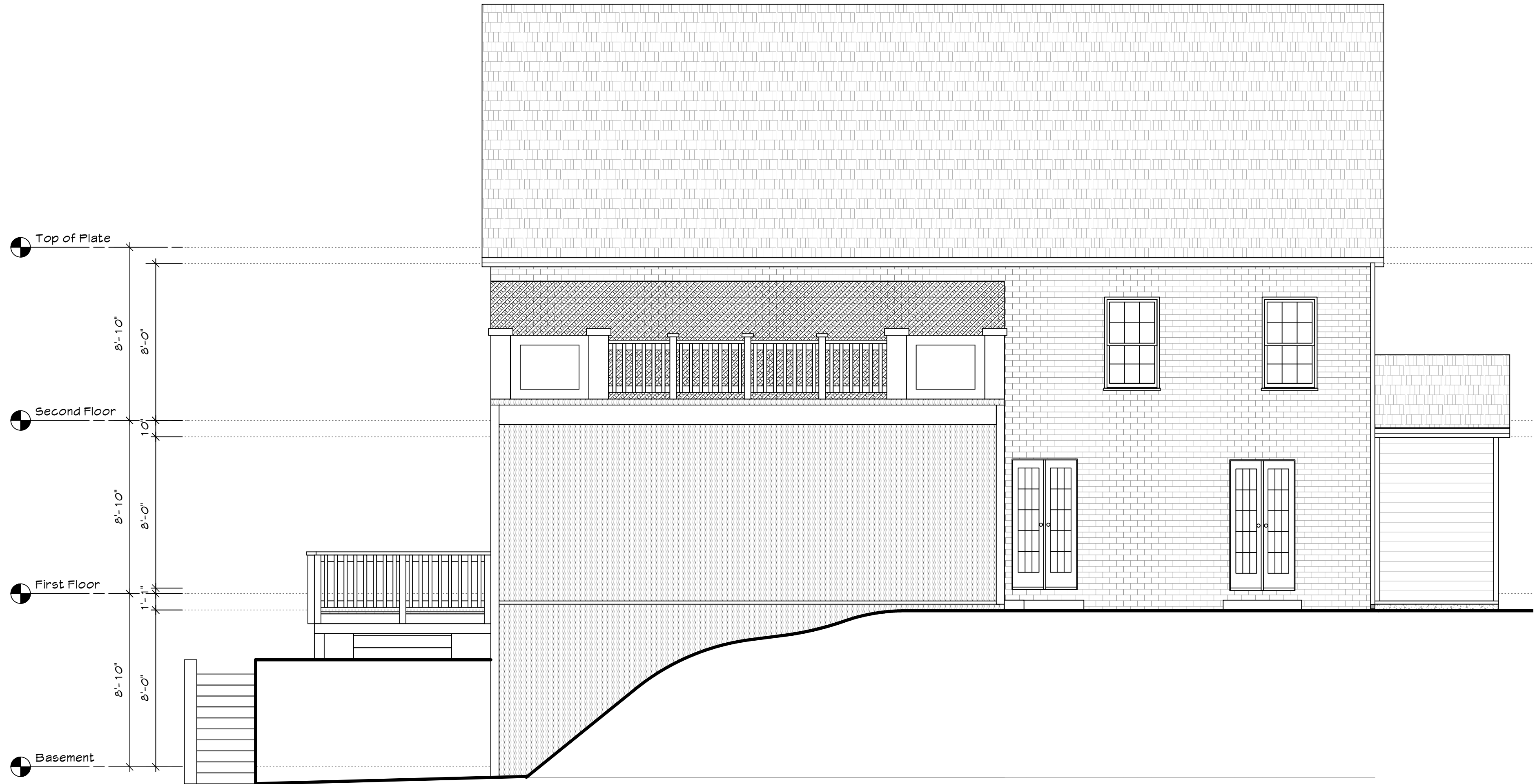


**5 Right Elevation**  
Scale: 1/4" = 1'-0"

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| Rev#4                      |              | 6/10/14 |
| Rev#5                      |              | 8/15/14 |
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| 5                          | 12           |         |
| <u>Right Elevation</u>     |              |         |
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| Pham and Pierce Residence  |              |         |



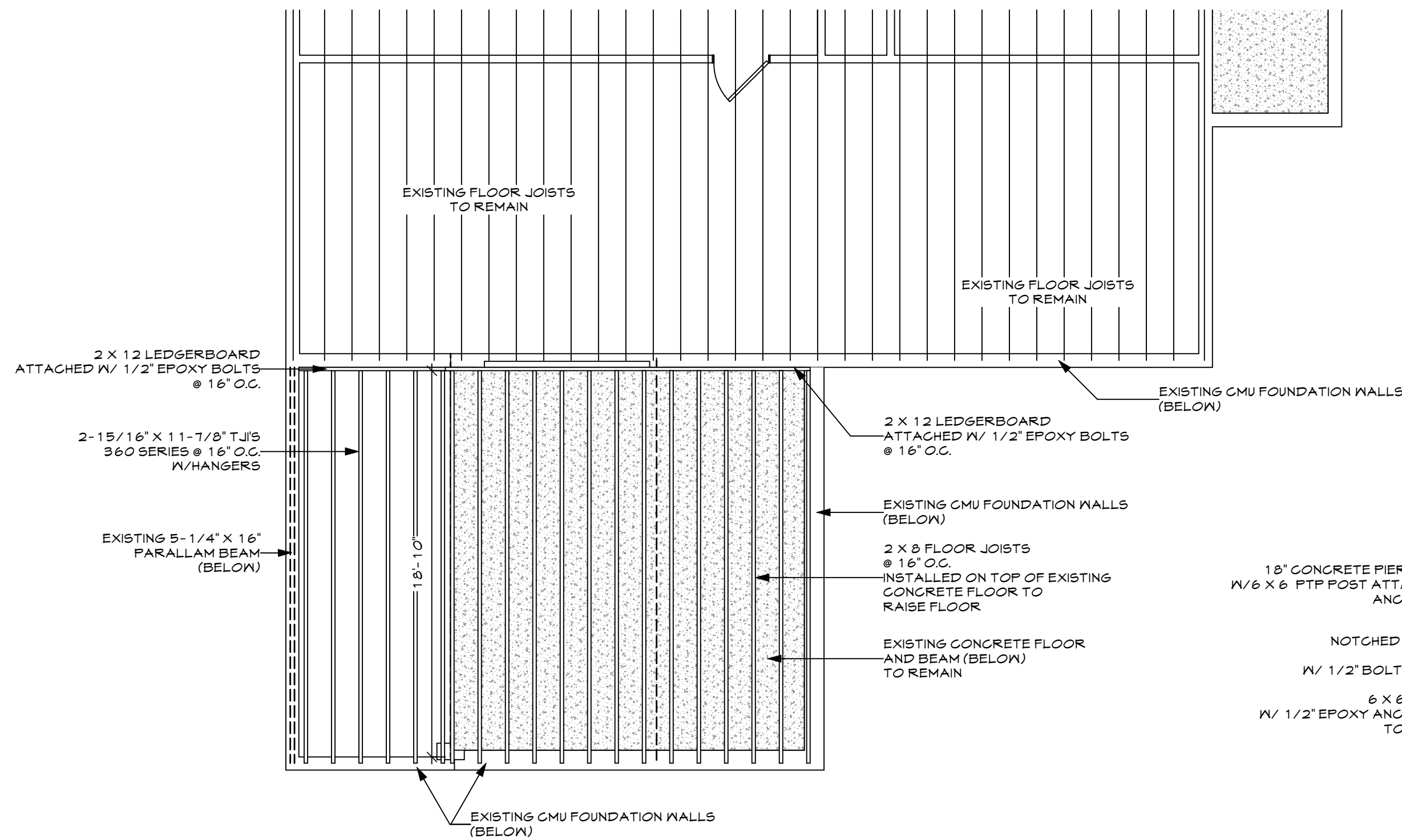
**6** Rear Elevation  
Scale: 1/4" = 1'-0"

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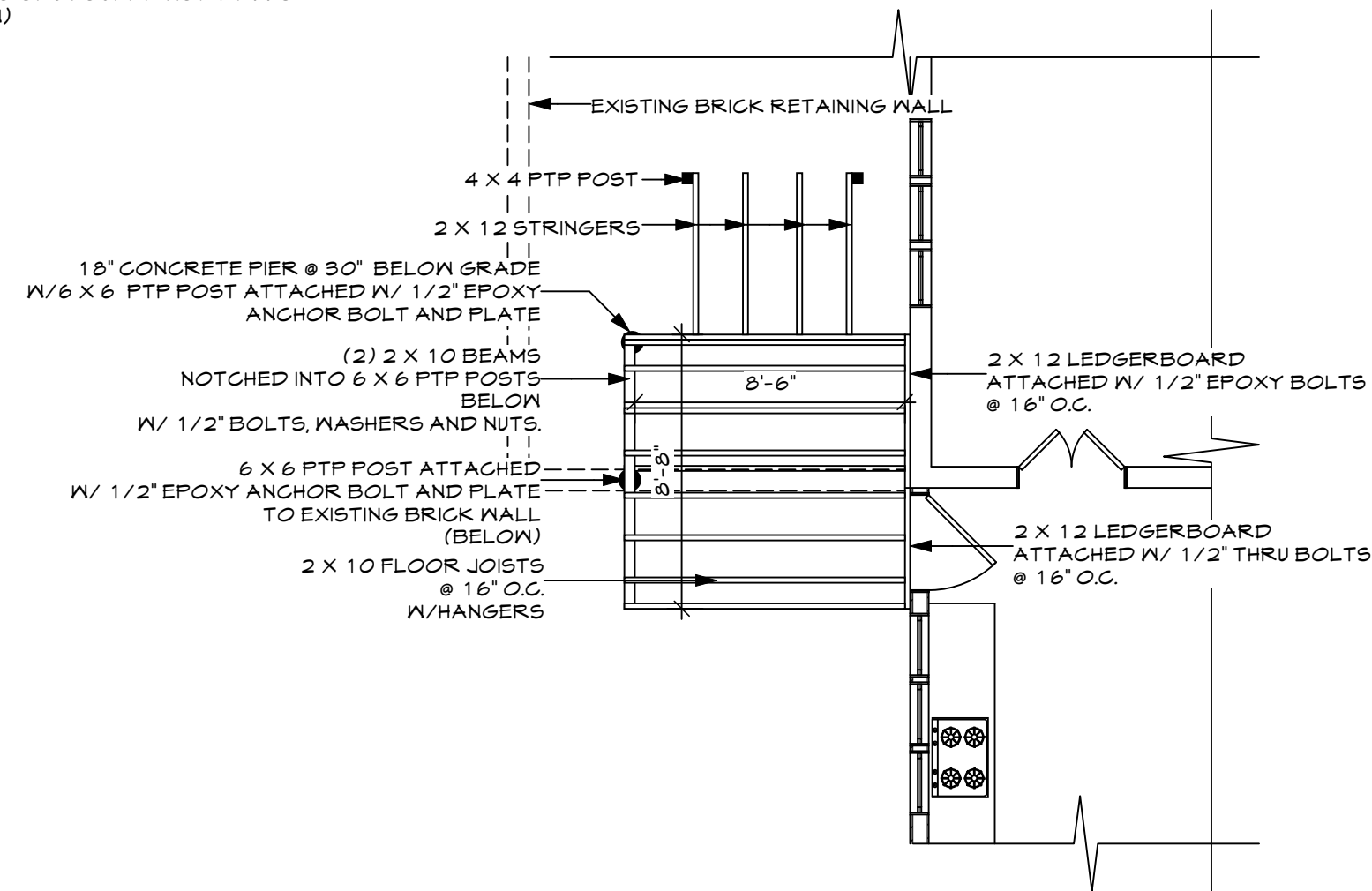
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Drawn By: A&LK LOML  
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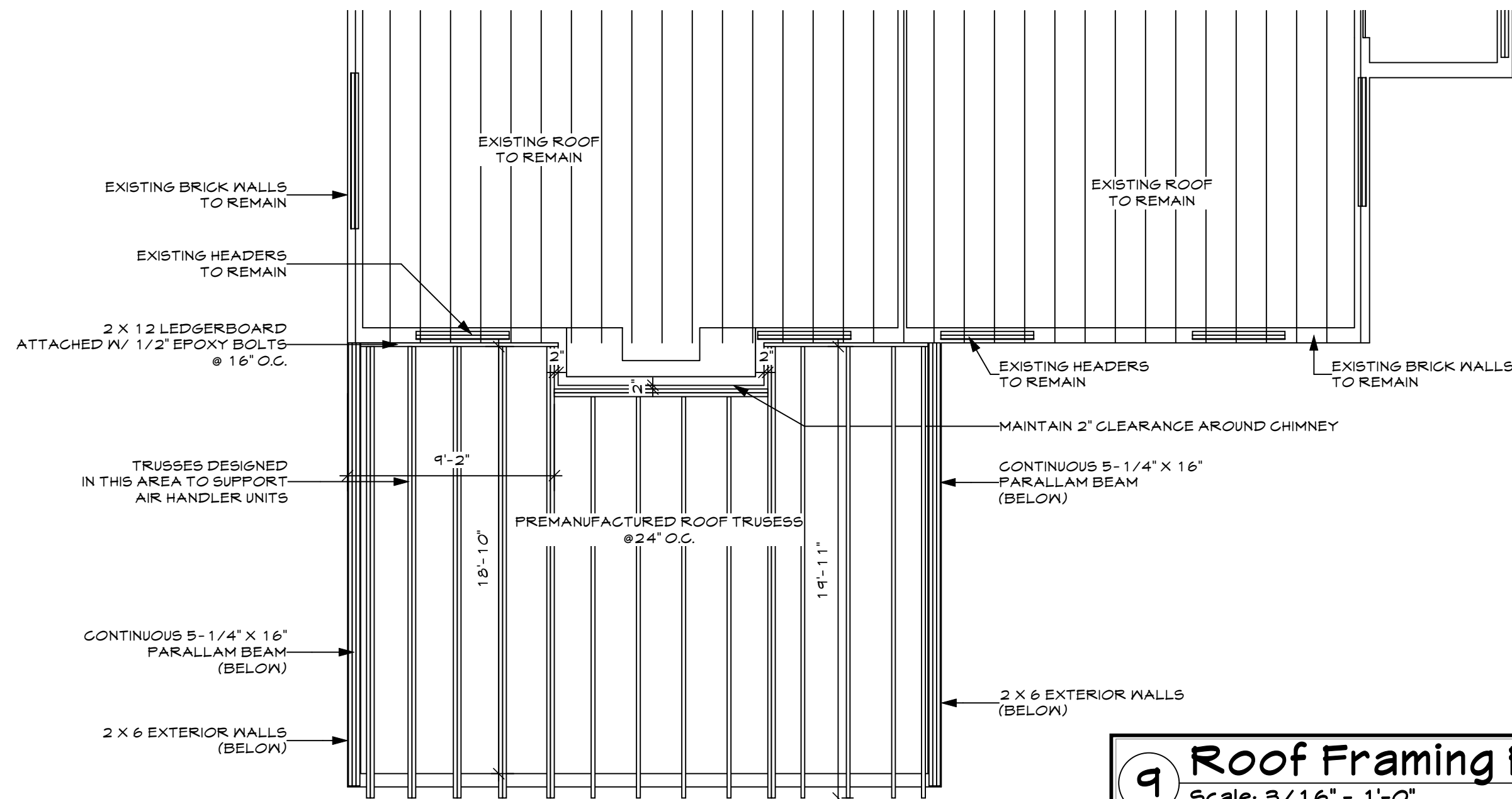
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| Rear Elevation            |                  |
| Pham and Pierce Residence |                  |



**7 First Floor Framing Plan**  
Scale: 3/16" = 1'-0"



**8 Deck Framing Plan**  
Scale: 3/16" = 1'-0"



**9 Roof Framing Plan**  
Scale: 3/16" = 1'-0"

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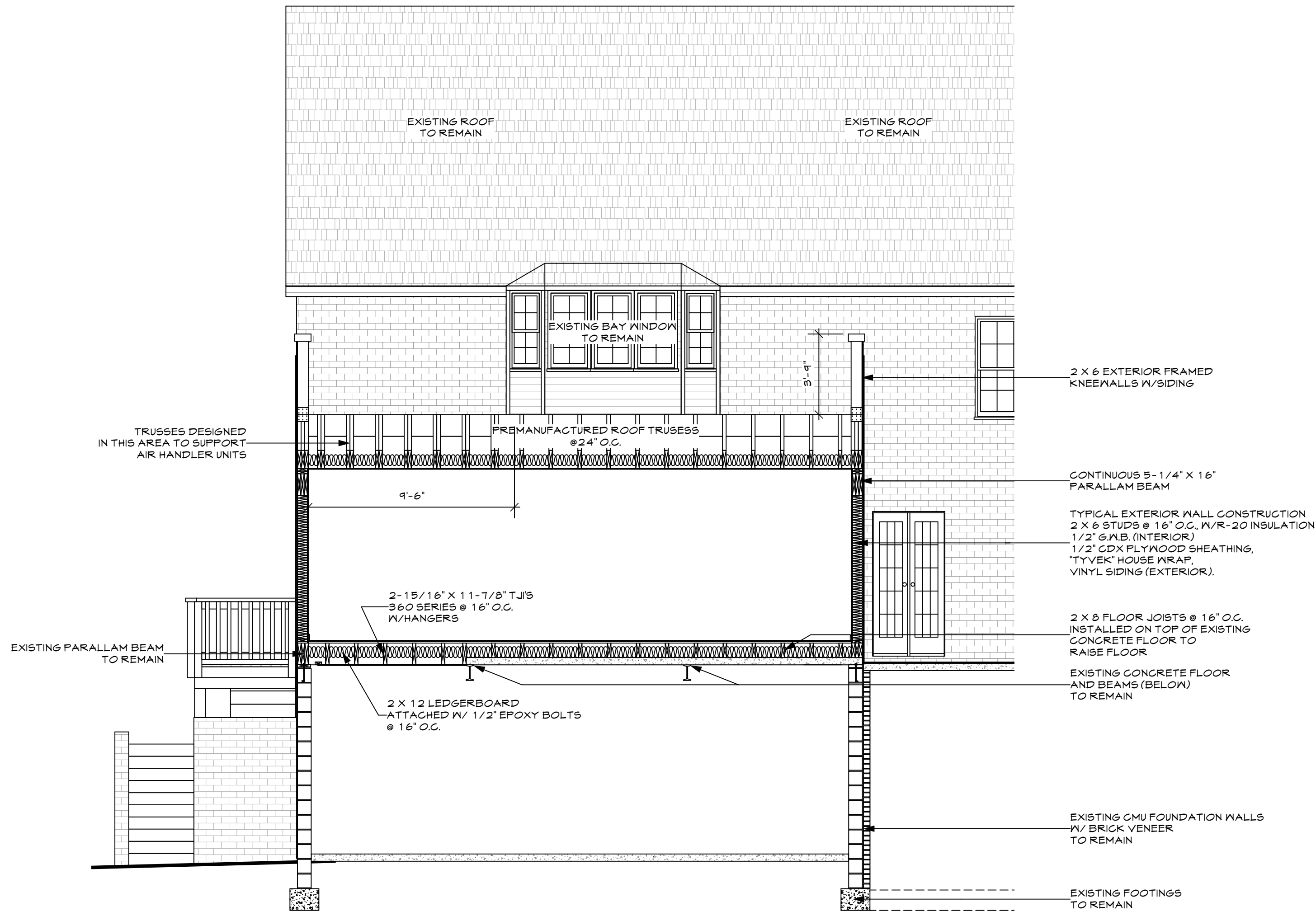
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Drawn By: A&LK LOML  
Pro.j. Manager:

Scale: 3/16"=1'-0"  
Date: 8/15/14

Sheet: 7  
Of: 12  
Floor and Roof Framing Plans  
Pham and Pierce Residence



**13 Rear Section**  
Scale: 1/4" = 1'-0"

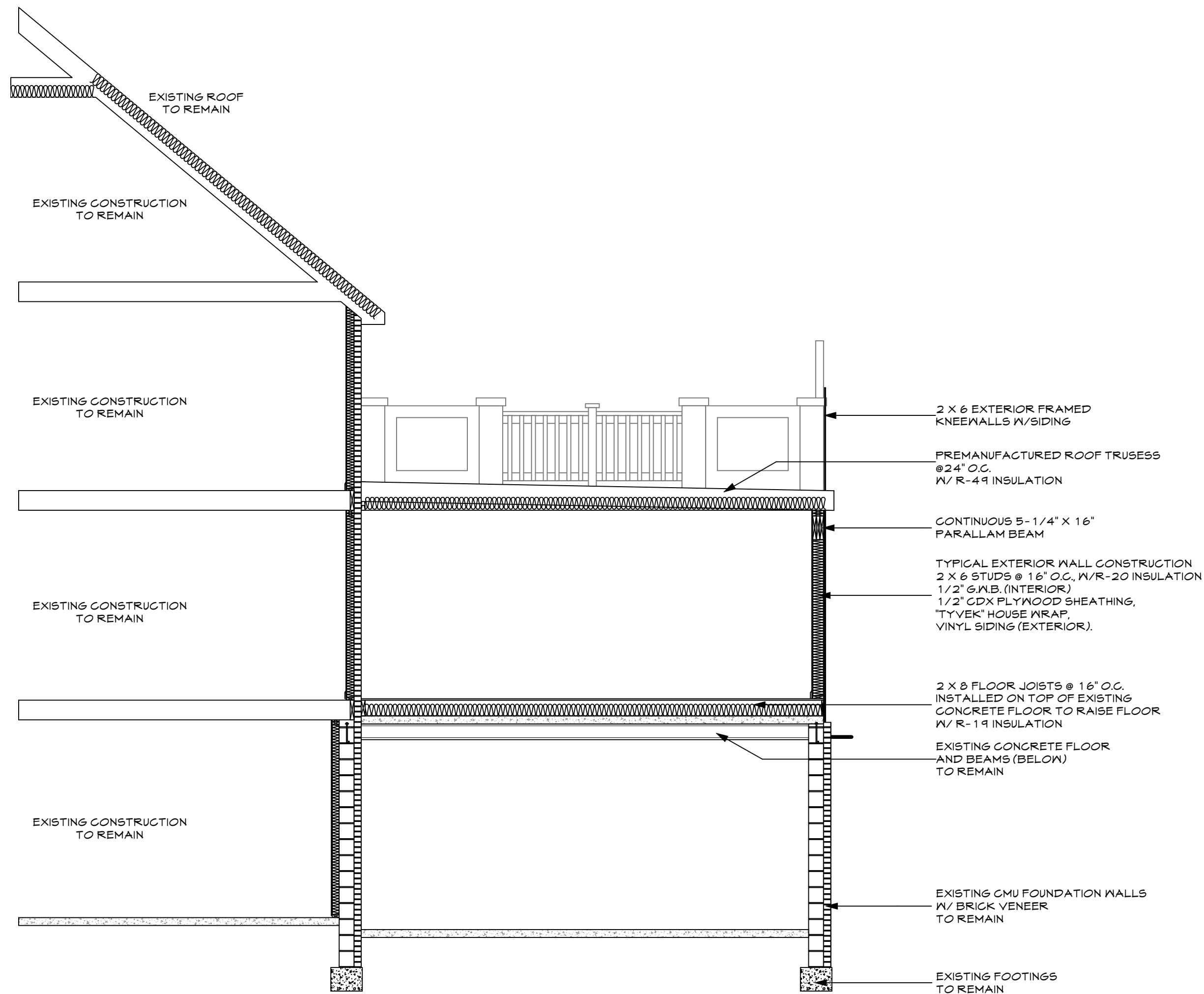
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Designed By:  
Drawn By: A&LK LOML  
Proj. Manager:

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3/16"-1'-0" 8/15/14  
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**8** **12**  
Floor Framing  
Plans  
Pham and Pierce Residence

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**12 Right Section**  
Scale: 1/4" = 1'-0"

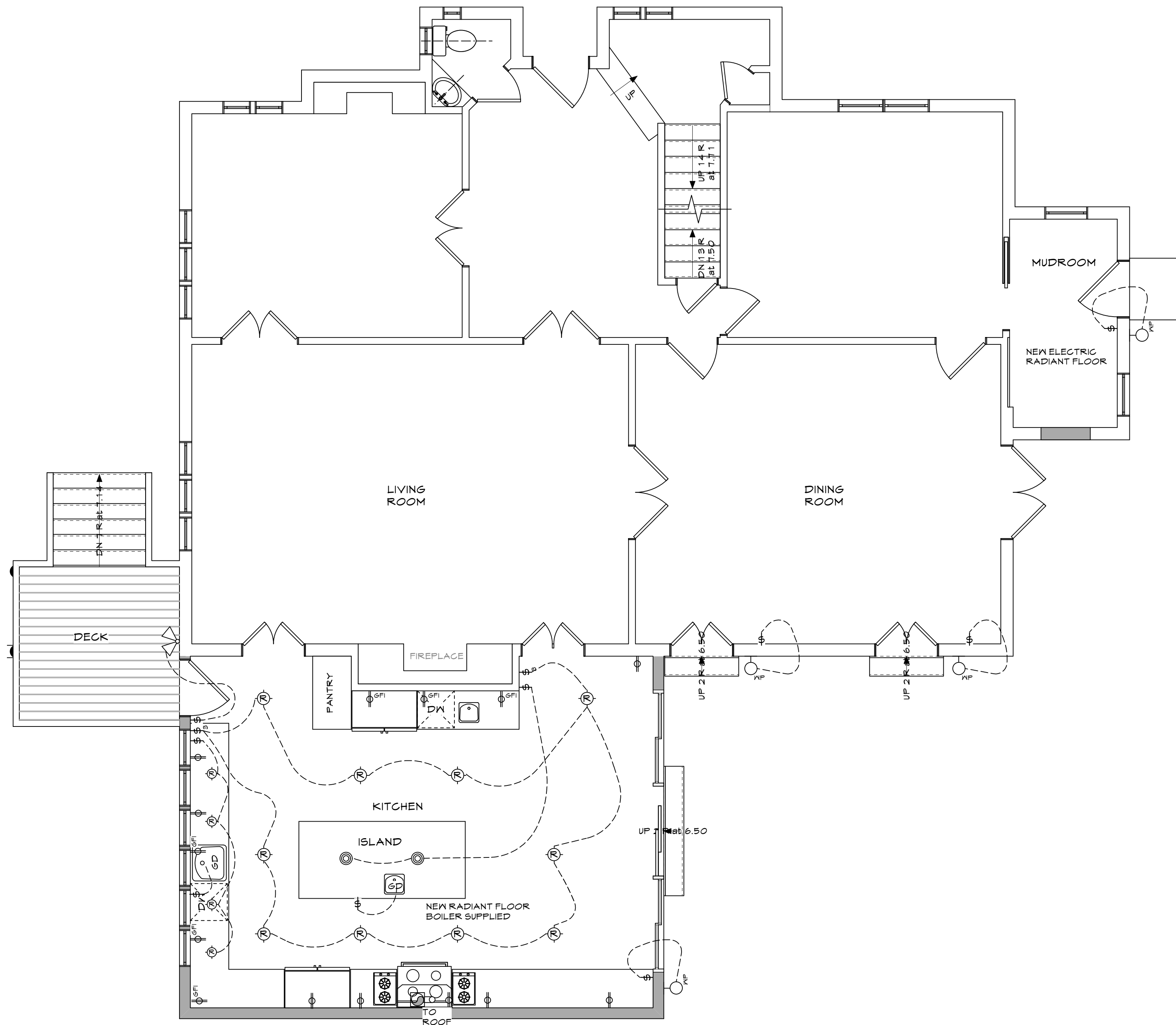
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| Roof and Deck Framing Plans |         |
| Pham and Pierce Residence   |         |



**4 First Floor Electrical Plan**  
 Scale: 1/4" = 1'-0"

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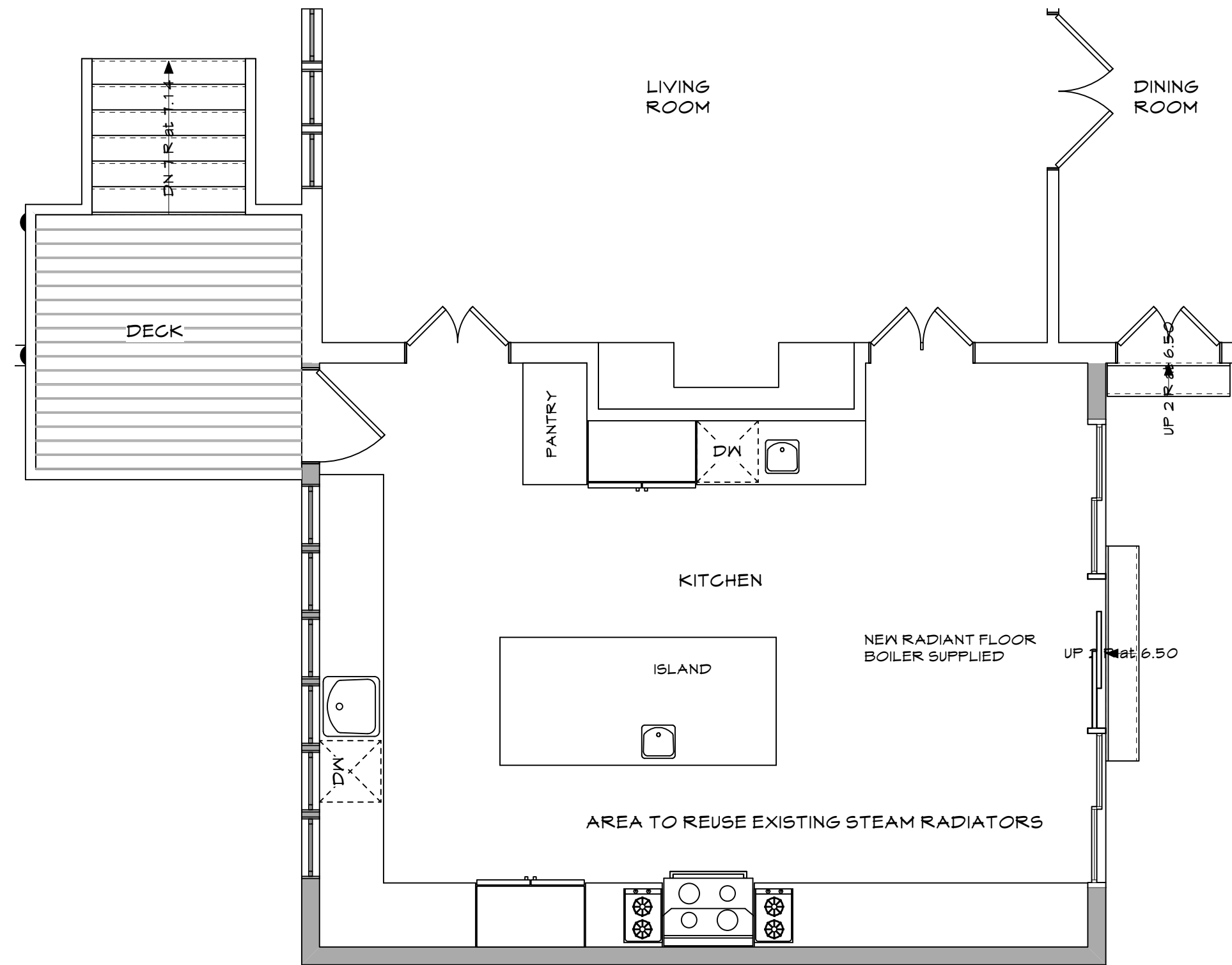
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| Rev#5       | 8/15/14 |

Designed By:  
 Drawn By: A&LK LOML  
 Proj. Manager:

Scale: 1/4" = 1'-0"  
 Date: 8/15/14

Sheet: 10 of 12  
 Right Section



**16 First Floor Mechanical Plan**  
Scale: 1/4" = 1'-0"

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**Designed By:**  
**Drawn By: A&LK LOML**  
**Proj. Manager:**

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| <b>Scale:</b><br>1/4" = 1'-0" | <b>Date:</b><br>8/15/14 |
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| <b>Rear Section</b>           |                         |
| Pham and Pierce Residence     |                         |