

THE CORLEY RESIDENCE

17 FRANKLIN STREET NEW
WASHINGTON DC 20003

PROJECT INFO:

CODE: 2012 IRC; SUPPLEMENT DCMR 2013

FLOOR AREA OF BUILDING: 696.0 sf

NUMBER OF STORIES ABOVE GRADE: 2

FOUNDATION WALL DESIGN:

THICKNESS OF WALL: 8 IN.

MAX. HEIGHT OF WALL: 7' - 0"

MAX. HEIGHT OF BACKFILL: 4' - 0"

TYPE: BRICK

MATERIALS:

WOOD STUDS, BRICK

Fire Suppression: NO

LOCAL DESIGN LOAD CRITIA

WIND SPEED: 90MPH

FROST DEPTH: 30in.

EARTHQUAKE: AT SHORT PERIODS / 0.16 AT 1 SEC PERIOD / .053

SEISMIC DESIGN: B

WEATHERING FOR CONCRETE: SEVERE

TERMITE: MODERATE TO HEAVY

DECAY: SLIGHT TO MODERATE

ICE SHEILD UNDERLAYMENT: YES

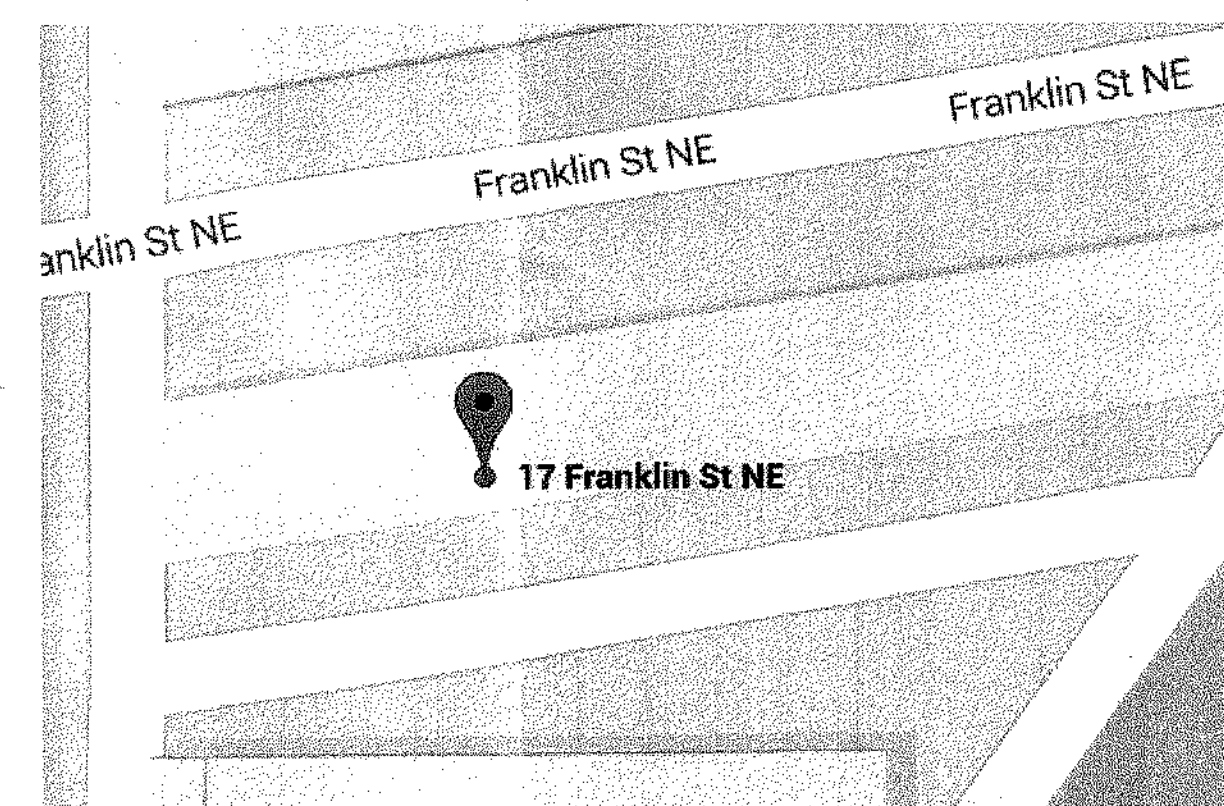
FLOOD HAZARDS: 3/5/1990

WINTER DESIGN: 15 D/F ; 9 D/C

AIR FREEZING: LESS THAN 1500 D/F ; 815 D/F

MEAN ANNUAL TEMP: 50 D/F ; 10 D/F

LOCATION MAP



BUILDING CODES

2012 NATIONAL ELECTRIC CODE

2012 INTERNATIONAL RESIDENTIAL CODE

2012 INTERNATIONAL ENERGY CONSERVATION CODE

2012 INTERNATIONAL FIRE PREVENTION CODE

2012 INTERNATIONAL FUEL GAS CODE

2012 MECHANICAL CODE

2012 PLUMBING CODE

DC LAW 8-36 DISTRICT OF COLUMBIA ENVIROMENT POLICY ACT 89

DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS TITLE 12 (2009)

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SCOPE OF WORK

BASEMENT: RENOVATE TO ACCOMODATE A NEW APARTMENT UNIT. EXISTING SINGLE FAMILY TO CHANGE USE TO "MULTIFAMILY".

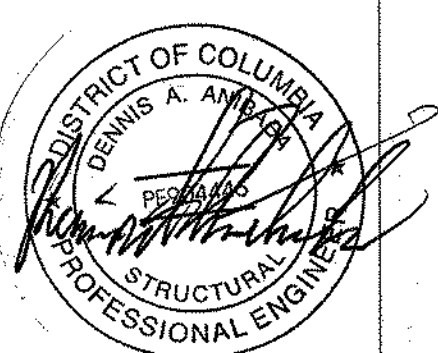
FIRST FLOOR: ADD NEW DECK AT SIDE OF HOUSE THAT SHALL NOT EXCEED 4'-0" IN HEIGHT. REPLACE EXISTING SIDING WITH NEW ALUMINUM SIDING. RENOVATE FIRST FLOOR TO PROVIDE ACCOMODATIONS FOR NEW POWDER AND LAUNDRY ROOM. WIDEN EXISTING OPENING AT FIRST FLOOR TO ACCOMODATE OPEN CONCEPT. *Excavate front basement entrance to accomodate patio area*

CONVERSION TO
2 UNIT

DISTRICT OF COLUMBIA
LICENSING AND PERMITTING ADMINISTRATION
Fire Protection Division
PLANS APPROVED: ☐ AS SUBMITTED
☐ AS NOTED
FINAL INSTALLATION APPROVAL SUBJECT TO P/BLDG INSPECTION
These plans have been examined by the Fire Protection Division
and are found to be in compliance with the D.C. Construction
Codes.
Signature: 8 Date: JAN 09 2015 Fire Protection

THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

COVER SHEET



Written: dimensions on these drawings shall
have precedence over scale dimensions.
Contractor shall verify and be responsible for all
dimensions and conditions on the job and this
office must be notified of any variations from the
dimensions and conditions.

Drawing Scale

Drawn by

tsb

Date

11.18.14

Checked by

Date

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C-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 19036
EXHIBIT NO. 4

GENERAL NOTES

1. All Work is to be done in conformance with all applicable codes and regulations.
2. Contractor shall conform to all O.S.H.A. requirements.
3. Contractor to visit site and completely familiarize himself with existing conditions prior to execution of any construction, Contact Designer prior to executing any work in question.
4. Check all dimensions on job and fully verify prior to execution. All work to be fully executed in accordance with all governing codes and regulations. All elevations given are approximate and are given for "relational" purposes. Contractor shall establish exact levels prior to start of work and notify Designer of any significant discrepancies. Contractor to provide shop drawings, color schedules and selections for approval by Designer prior to execution.
5. Demolition: To be provided by Contractor as required. Completely remove all trash from site.
6. Utilities: Coordinate and provide as per drawings.
7. Contractor shall submit shop drawings/vendor data submittal schedule to Designer for review and approval within thirty (30) days from commencement of work. Submit two (2) copies to Designer.
8. Contractor shall not scale drawings and discrepancies between existing conditions and drawings shall be reported to Designer for clarification prior to commencement of work.
9. Contractor shall be responsible for the inclusion of all work necessary for a complete installation whether such work is or is not indicated on the drawings or in the specifications.
10. All manufactured items shall be installed in strict accordance with the manufacturer's written instructions.
11. Warranties, guarantees and manufacturer's instructions on equipment furnished and installed by the Contractor shall be given to the Occupant.
12. Contractor shall provide protection on a daily basis for all work that penetrates the existing roof material. Contractor may cover all work until water/weather proof until completion of construction.
13. All wood framing exposed to the weather shall be pressure treated in accordance with AWPA.
14. In areas where the drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with manufacturer's specifications and recommendations.
15. In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
16. The Designer will not be responsible for and will not have control over construction means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the work. The Designer will not be responsible for the failure of the client or his contractors, subcontractors, or anyone performing any of the work, to carry out the work in accordance with the approved contract documents.
17. All Concrete details and construction are to comply with latest A.C.I. Code and local codes.
18. Approval of these drawings by Governing Authorities does not release the Contractor from complying with all applicable codes and standards.
19. All notes on this drawing apply for the entire project whether or not repeated on other drawings.
20. Where new work is to be done, care shall be taken to protect all existing adjacent surfaces and areas from damage. Any areas damaged during construction or demolition shall be restored to their original condition at no additional cost. This applies particularly to adjacent spaces, roof, and other exterior areas and surfaces.
21. The Owner will consider formal requests from the Contractor for substitution of products, materials or manufacturers. These requests shall accompany but not be included in the base bid on the specified bid due date. Submit two copies of request for substitution.
22. Only new, first class materials will be used (except as noted). All work and equipment shall be warranted by the Contractor for a minimum of one year from the date of final acceptance except for manufacturer's guarantees which may be longer.
23. All gypsum board shall be taped, spackled and sanded smooth prior to finishing, metal beading shall be used on all outside corners where applicable.
24. The General Contractor shall bear full responsibility and costs for the following:

A. Permits, Licenses, Inspections and Fees (all impact fees).

B. Temporary power and utilities.

C. Trash removal.

D. Liability and workmen's compensation insurance, etc.

E. And other items indicated in specifications.
25. All penetrations through existing roof shall be sealed in pitch pockets at piping, conduit, etc.; flash ducts and curbs.
26. Removal, disposal, alteration and relocation of existing mechanical and electrical equipment, conduits, pipes and ducts are included in the Work.

FOUNDATION NOTES

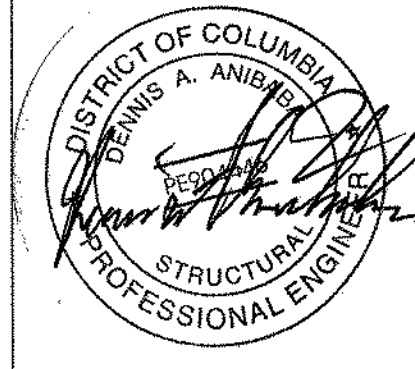
1. The Contractor shall field assess and determine the method for excavation, shoring and forming new footings and foundation walls.
2. The Excavation Contractor will use all necessary precautions when excavating at or near exisiting building foundations / trees / etc.



Runson Designs, LLC
CREATIVE IDEAS FOR YOUR LIVING SPACES
12501 Prosperity Dr #210
Silver Spring MD 20904
P. 301.579.4553

THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

General Notes



Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale	
Drawn by Isb	Date 11.19.14
Checked by	Date
© COPYRIGHT	
C-2	

PORTABLE SEDIMENT TANK DETAIL

The drawing consists of two main views: a PLAN VIEW and a SECTION view.

PLAN VIEW: Shows a rectangular tank. On the left, a pipe labeled "SILTED WATER" enters. On the right, a pipe labeled "FILTERED WATER" exits. Inside the tank, there are two vertical baffles. Labels with leader lines point to these baffles: "3\" 3\" ϕ HOSE TO TO ACT AS BAFFELS(TYP.)" and "ENDS OF BARRELS CUT TO ACT AS BAFFELS(TYP.)". A third label points to the right baffle: "3\" 3\" ϕ HOSE TO TO ACT AS BAFFELS(TYP.)". A label "BURLAP BAG FILTER" points to a rectangular area on the right side of the tank. The text "PLAN VIEW" is centered below the drawing.

SECTION View: Shows a cross-section of the tank. It is a circle resting on a triangular support labeled "2\" 2\" $\times$ 4\" CRADLE". The interior of the circle is labeled "12\" 12\" (APPROX.) CLEANOUT SLDT CUT OUT (INTERIOR WALLS ONLY)". A label "APPROX. 3/4 DIA. BARREL END TO ACT AS BAFFLE" points to the right side of the circle. The text "SECTION" is centered below the drawing.

STANDARD SYMBOL: A rectangular box containing a square with an 'X' inside, labeled "PST".

CONSTRUCTION NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD ($1/3$) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS ARE MET AND THE APPROVAL IS FROM THE APPROVING AGENCY.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 16 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8KPa), MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

STANDARD SYMBOLS

EARTH DIKE	
STRAW BALE DIKE	
SILT FENCE	
TEMPORARY SWALE	
STABILIZED CONSTRUCTION ENTRANCE	
GRADE STABILIZATION STRUCTURE	
PIPE SLOPE DRAIN	
PERIMETER DIKE/SWALE	
CURB INLET PROTECTION	
DIVERSION	
GRASSED WATERWAY	
LINED WATERWAY	
ROCK OUTLET PROTECTION	
SUBSURFACE DRAIN	
JERSEY BARRIER	
TURBIDITY CURTAIN	

SILT FENCE

<u>SILT FENCE DESIGN CRITERIA</u>		
<u>SLOPE STEEPNESS</u>	<u>(MAXIMUM) SLOPE LENGTH</u>	<u>(MAXIMUM) SILT FENCE LENGTH</u>
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FT.	1,000 FT.
10:1 TO 5:1	100 FT.	750 FT.
5:1 TO 3:1	80 FT.	500 FT.
3:1 TO 2:1	40 FT.	250 FT.
2:1 AND STEEPER	20 FT.	125 FT.

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

CONSTRUCTION SPECIFICATIONS

- FENCE POST SHALL BE A MINIMUM OF 36" LONG DRAIN 16" MINIMUM INTO THE GROUND. WOOD POST SHALL BE 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POST WILL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS./IN. (MIN)	TEST: MSMT 509
TENSILE MODULUS	20 LBS./IN. (MIN.)	TEST: MSMT 509
FLOW RATE	0.3 GAL. FT./MIN.(MAX)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

10' MAXIMUM CENTER TO CENTER SPACING

36" MIN. LENGTH FENCE POST, DRIVEN A MIN. OF 18" (406 MM) INTO GROUND.

16" MIN. HEIGHT OF GEOTEXTILE CLASS F

8" MIN. DEPTH IN GROUND

WOVEN WIRE FENCE

FLOW

FLOW

PERSPECTIVE VIEW

36" MIN. FENCE POST LENGTH

FILTER CLOTH

FLOW

EMBED GEOTEXTILE CLASS F A MIN. OF 8" VERTICALLY INTO THE GROUND

FENCE POST SECTION MIN. 20" GROUND UNDISTURBED GROUND

FENCE POST DRIVEN A MIN. OF 18" INTO THE GROUND

CROSS SECTION

TOP VIEW

POST

SECTION A

SECTION B

STAPLE

JOINING TWO ADJACENT SILT FENCE SECTIONS

STANDARD SYMBOL

SR

SCB CONSTRUCTION SPECIFICATION

1. LENGTH - MIN. OF 50' RAMP x 30' RAMP FOR SINGLE RESIDENCE LOT.
2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GRAD PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 4:1 SLOPES AND MIN. OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MIN. WILL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. REPAIRS MAY REQUIRE PERIODIC OR PRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO A APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION DETAIL

The drawing illustrates a cross-section and plan view of a stabilized construction detail.

Cross-Section View (Top):

- EXISTING GROUND:** The base level on the left.
- GEOTEXTILE CLASS "C" OR BETTER:** A layer extending 50' MIN. from the existing ground.
- AGGREGATE:** A layer of aggregate, labeled "MIN. 6" OF 2"-3" AGGREGATE OVER LENGTH AND WIDTH OF STRUCTURE".
- PIPE:** A pipe is shown, labeled "PIPE AS NECESSARY".
- EARTH FILL:** The material above the aggregate.
- EXIST. PAVEMENT:** The existing pavement surface.
- MOUNTABLE BERM (6" MIN):** A berm on the right side, 6 inches minimum high.
- Dimensions:** A 3' dimension is shown for the berm area, and a 50' MIN. dimension is shown for the geotextile extension.

Plan View (Bottom):

- 50' MIN. LENGTH:** The overall length of the structure.
- 10' MIN. WIDTH:** The width of the structure.
- EXISTING PAVEMENT:** The pavement surface on the right.
- Dimensions:** A 10' MIN. dimension is shown for the width of the structure, and a 10' MIN. dimension is shown for the width of the existing pavement.

STANDARD SYMBOL: A symbol for a standard symbol, labeled "SC-2".

DETAIL 1 - EARTH DIKE

CROSS SECTION

2:1 SLOPE OR FLATTER

GRADE LINE

CUT OR FILL SLOPE

FLOW

EXCAVATE TO PROVIDE REQUIRED FLOW WIDTH AT DESIGN FLOW DEPTH

DIKE A

DIKE B

a-DIKE HEIGHT 18" 30"

b-DIKE WIDTH 24" 36"

c-FLOW WIDTH 4" 8"

d-FLOW DEPTH 12" 24"

PLAN VIEW

POSITIVE DRAINAGE SUFFICIENT TO DRAIN

CUT OR FILL SLOPE

FLOW CHANNEL STABILIZATION

GRADE 0.5% MIN. 10% MAX.

STANDARD SYMBOL

A-2 B-3

erect

erect

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or press into sod.
3. 4" - 7" stone or recycled concrete equivalent lined into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an existing Spot elevation may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dikes.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

CURB INLET PROTECTION (COG OR COS INLETS)

3/4" ~ 1 1/2" STONE

6" MAX. SPACING OF 2" X 4" SPACERS

2" X 4" ANCHORS

FILTER CLOTH

WIRE MESH 2" X 4" WEIR

2" X 4" SPACER

MAX. DRAINAGE AREA = 1/4 ACRE

2" MINIMUM LENGTH

2" X 4" WEIR

SANDBAG OR ALTERNATE WEIGHT

3/4" ~ 1 1/2" STONE

2" X 4" SPACER

FILTER CLOTH

WIRE MESH TO STORM DRAIN

STANDARD SYMBOL

CIP

CURB INLET PROTECTION NOTES

CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINUOUS PIECE OF WIRE MESH 30" MIN. WIDTH BY THROAT LENGTH PLUS 4" TO THE 2"x4" WEIR (MEASURING THROAT LENGTH) PLUS 2" AS SHOWN ON THE STANDARD DRAWING
2. PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2"x4" WEIR.
3. SECURELY NAIL THE 2"x4" WEIR TO A 9" LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4" APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MIN. 2' LENGTHS OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MIN. 1' (0.31 m) BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE 1/2"x1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4"x1/2" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT FLOW TO THE INLET.

DETAIL 23B — AT GRADE INLET PROTECTION

The drawing consists of two main views: a **PLAN/CUT AWAY VIEW** and a **CROSS SECTION**.

PLAN/CUT AWAY VIEW: This view shows the top-down layout of the inlet protection. It features a concrete curb on the left, a sloped stone filter area in the middle, and a stone area on the right. The stone is labeled **3/4" - 1 1/2" STONE**. A **GEOTEXTILE CLASS E** is shown under the stone. Dimensions include a **6"** width for the curb and a **6"** width for the stone area.

CROSS SECTION: This view shows the vertical assembly. From top to bottom, it shows a layer of **3/4" - 1 1/2" STONE** (6" thick), an **INLET GRATE**, a layer of **GEOTEXTILE CLASS E**, and **WIRE TIES** securing the geotextile to the curb. A **6" OVERLAP** is indicated for the geotextile. The curb is shown on the left.

STANDARD SYMBOL: A box containing a symbol for a grate (a rectangle with a cross) and the text **AGIP**.

CROSS SECTION

MAX. DRAINAGE AREA = 1/4 ACRE

CONSTRUCTION SPECIFICATIONS

1. LIFT GRATE AND WRAP WITH GEOTEXTILE CLASS E TO COMPLETELY COVER ALL OPENINGS THEN SET GRATE BACK IN PLACE.
2. PLACE 3/4" TO 1 1/2" STONE, 4"-6" THICK ON THE GRATE TO SECURE THE FABRIC AND PROVIDE ADDITIONAL FILTRATION.

VEHICLE WASH DETAIL

STABILIZED CONSTRUCTION ENTRANCE

VEHICLE WASH AREA

FLOW

The diagram illustrates a vehicle wash detail. A large truck is positioned in a designated area. A worker is shown cleaning the truck. The area is labeled 'VEHICLE WASH AREA'. The entrance to the construction site is labeled 'STABILIZED CONSTRUCTION ENTRANCE'. An arrow indicates the 'FLOW' of traffic or material.

The diagram illustrates the application of brickbats as temporary ground cover. It shows a cross-section of the ground. The bottom layer is labeled 'DENUDED EARTH' and is represented by a brick pattern. Above this is a layer of 'BRICKBATS', shown as a layer of broken bricks. To the right of the brickbat layer, a vertical line with horizontal tick marks indicates a depth of '3" TO 4" DEPTH PRIOR TO COMPACTION OF BRICKBATS'.

BRICKBATS

3" TO 4" DEPTH
PRIOR TO
COMPACTION OF
BRICKBATS

DENUDED EARTH

STANDARDS AND SPECIFICATIONS

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALL)
PLACED OVER DENUDED EARTH.

PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH
TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHEN PRACTICE APPLIES
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES
COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 31, 2014

Plat for Building Permit of: SQUARE 3501 LOT 103

Scale: 1 inch = 20 feet Recorded in Book C.D. 59 Page Page 109
Recorded on Microfilm (Lot 804)

Receipt No.

Furnished to: JEANETTE CORLEY

Surveyor, D.C.

By: A.S.

Date: 1.13.17

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

FRANKLIN STREET, N.E.

18.962
2.0'
15.0'
15.0'
Public Alley

EXISTING PORCH
#17
EXISTING 2 STORY BLDG WITH BASEMENT
New wood stair
New wood deck
4'-0" AFG MAX
10'-0" MAX (width)
New wood stair
New wood landing
75'0" wide x 4'-0" long
Stabilized construction entrance

Party Wall
Party Wall
Existing 2 Story Add
75'0"

Notes:
- New conc slab (200 cft) to replace existing 8" digout
- No excavation at this area of bsmt

Legend:
- - - - - ex wood fence
= = = = = limit of disturbance
[Symbol] stabilized construction entrance
Note: will be at ex conc driveway

Zoning Info: b24

Area of disturbance: 629.56 sq. ft.
Volume of excavation: 619.09 (200 bsmt, 321.34 patio)
Exist Lot: 1250.029
Allowable coverage: 6070
Total coverage: 749 ÷ 1250.025 = .595%

SR-00898(2010)
* E-MAIL

Note: Applicant shall contact the department to schedule a preconstruction meeting before commencement of land disturbing activity

REMOVABLE PUMPING STATION DETAIL

HOOK AND CHAIN FOR REMOVAL
PERFORATED (REMOVABLE)
12"-36"
PIPE WRAPPED W/ 1/2"
HARDWARE CLOTH AND GEOTEXTILE CLASS C
3" MIN
CLEAN GRAVEL
PERFORATE 48"
PIPE WRAPPED WITH
1/2" HARDWARE CLOTH
ELEVATION
WEIGHT AS NECESSARY TO PREVENT FLOTTATION OF CENTER PIPE

CONSTRUCTION SPECIFICATIONS

1. THE OUTER PIPE SHOULD BE 48" DIA. OR SHALL, IN ANY CASE BE AT LEAST 4" GREATER IN DIA. THAN THE CENTER PIPE. THE OUTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH TO PREVENT BACKFILL MATERIAL FROM ENTERING THE PERFORATIONS.
2. AFTER INSTALLING THE OUTER PIPE, BACKFILL AROUND OUTER PIPE WITH 2" AGGREGATE OR CLEAN GRAVEL.
3. THE INSIDE STAND PIPE (CENTER PIPE) SHOULD BE CONSTRUCTED BY PERFORATING A CORRUGATED OR PVC PIPE BETWEEN 12" AND 36" IN DIA. THE PERFORATIONS SHALL BE 1/2"x6" SLITS OR 1" DIA. HOLES 8" ON CENTER. THE CENTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH FIRST, THEN WRAPPED AGAIN WITH GEOTEXTILE CLASS C.
4. THE CENTER PIPE SHOULD EXTEND 12" TO 18" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION OR RISER CREST ELEVATION WHEN DRAINING A BASIN.

DETAIL - SILT BAG FOR CATCH BASIN

INSTALLATION DETAIL BAG DETAIL

1" (25 mm) FOR BAG REMOVAL FROM INLET
SILT BAG
OUTFALL PIPE
SILT BAG FOR CATCH BASIN

NOTES - SILT BAG FOR CATCH BASIN

SILT BAG FOR INLET SEDIMENT CONTROL

- I. INSTALLATION
1. SIZE SILT BAG TO FIT ANY SIZE OR SHAPE CATCH BASIN
2. REMOVE LID FROM THE CATCH BASIN
3. DROP IN THE SILT BAG AND REPLACE THE LID
4. COVER THE FLAPS WITH DIRT

- II. SPECIFICATIONS:

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS. (120.4 KG.)
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS. (61.4 KG.)
MULLEN BURST	ASTM D-3788	450 P.S.I. (3100.5 kPa)
TRAPEZOID TEAR	ASTM D-4533	45 LBS. (9.9 KG.)
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4481	200 GAL/SQ. FT/MIN. (8148.5 L/SQ.M /MIN)
PERMITTIVITY	ASTM D-4481	1.5 SEC-1

- III. MAINTENANCE

1. ONCE SILT BAG IS ONE HALF FULL WITH SILT, THE SILT BAG MUST BE CLEANED OUT AND REINSTALLED.
2. REMOVE THE SILT BAG, BY LIFTING LONG SIDE FLAPS WITH LIFTING DEVICE.
3. EACH SILT BAG SHOULD BE INSPECTED AFTER EACH MAJOR RAIN EVENT.
4. IF THERE HAVE BEEN NO MAJOR EVENTS, EACH SILT BAG SHOULD BE INSPECTED PERIODICALLY- EVERY 2-3 WEEKS.
5. WHEN THE SILT BAG HAS COLLECTED 1 (305 MM) TO 1 1/2 FEET (457 MM) OF SEDIMENT, THE SILT BAG SHOULD BE EMPTIED.

RUNSON DESIGNS, LLC
CREATIVE IDEAS FOR YOUR LIVING SPACES
12501 Prosperity Dr #210
Silver Spring MD 20904
P: 301.578.4563

THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

Erosion & Sediment Details

DISTRICT OF COLUMBIA
SEAN A. ANIBASO
PROFESSIONAL ENGINEER

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by: Date: 11.19.14

Isb

Checked by: Date: 1.19.15

1.19.15

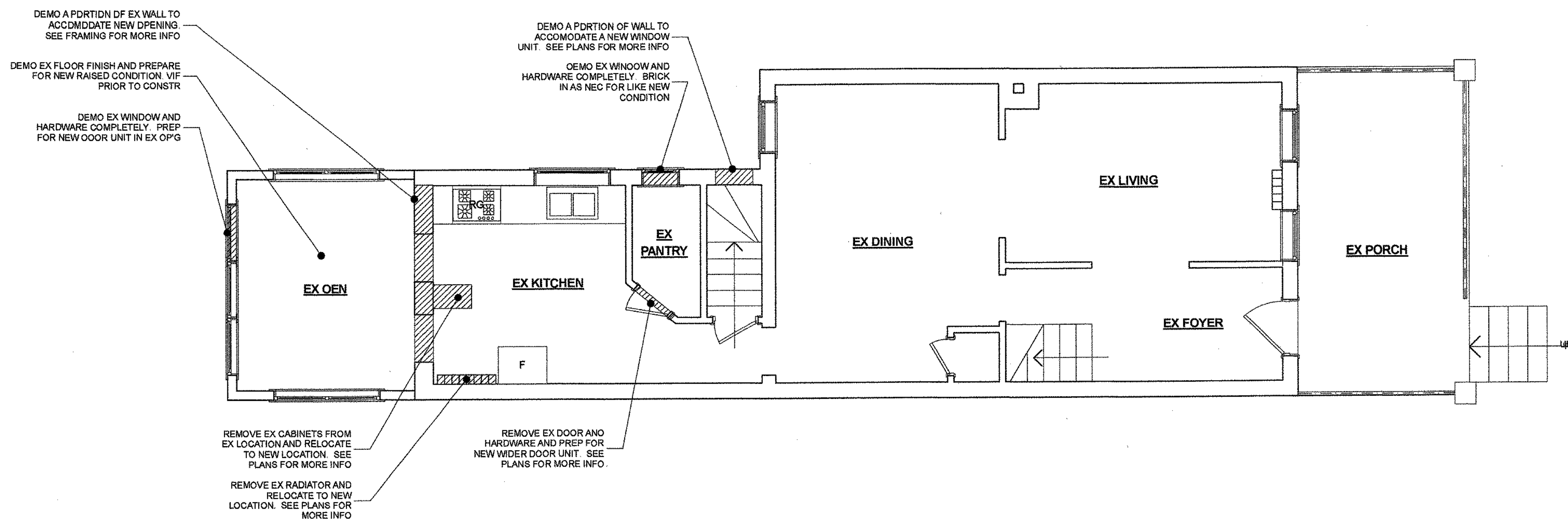
3.4.15

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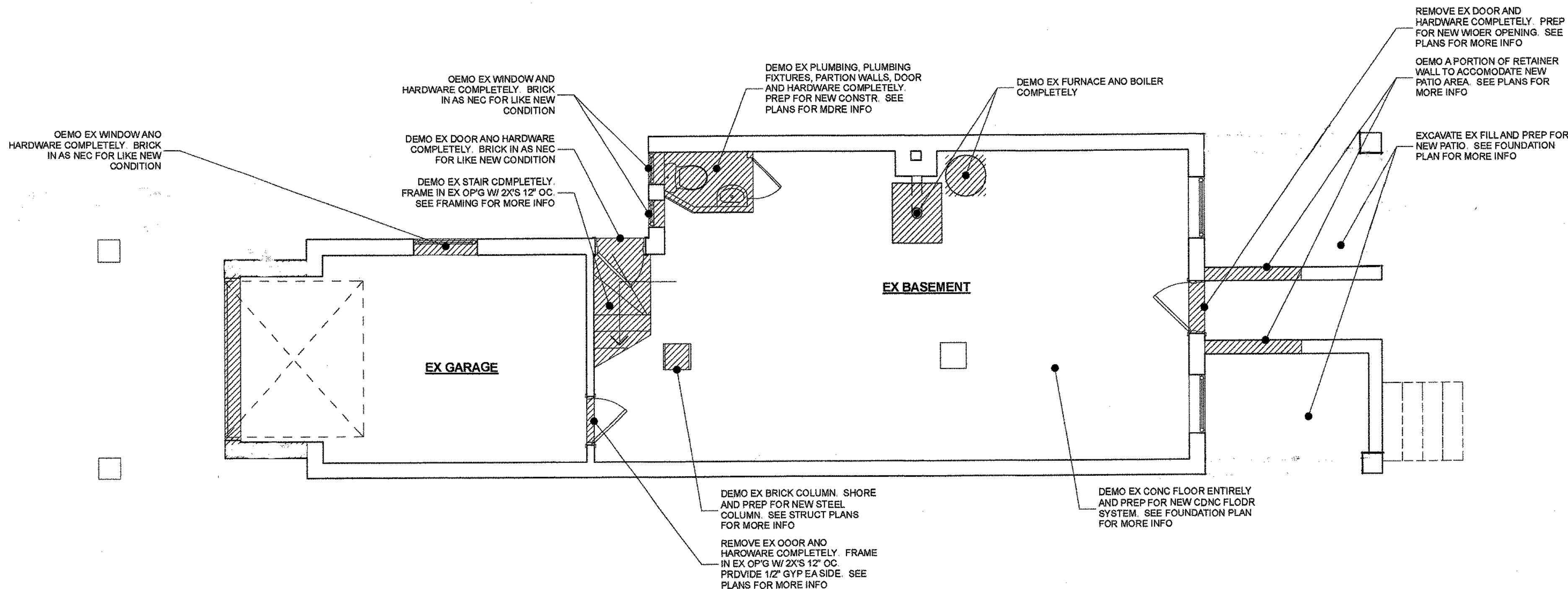
GENERAL DEMOLITION NOTES

- CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS. ANY DEVIATION FROM THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
- BUILDING AND SITE WILL BE IN CONTINUED OPERATIONS DURING DEMOLITION AND REMODELING PHASES.
- THE DEMOLITION PLAN AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INCLUDE IN THEIR BID. ITEMS WHICH ARE INTENDED TO BE REMOVED, RELOCATED, OR SALVAGED ARE SHOWN AS DIAGONAL LINES. ALL OTHER ITEMS ARE INTENDED TO REMAIN IN PLACE AND ARE SHOWN HALF-TONE.
- COORDINATE DEMOLITION AND REPAIRS. PROVIDE TEMPORARY ROOFING AS REQUIRED. DO NOT LEAVE ANY AREAS EXPOSED TO ELEMENTS, WITHOUT TEMPORARY ROOFING.
- DEMOLITION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS IDENTIFIED. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED RENOVATION AND NEW CONSTRUCTION WITH THE EXISTING BUILDING TO IDENTIFY THE TOTAL EXTENT OF THE DEMOLITION REQUIRED AND AS LISTED HEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING BUILDING COMPONENTS, MATERIALS, EQUIPMENT, AND APPURTENANCES AS REQUIRED TO BUILD, ERECT, INSTALL, OR ACCOMMODATE ALL NEW CONSTRUCTION, WITH THE CONTRACTING OFFICER, HAVING FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS.
- ITEMS NOTED TO BE REMOVED AND SALVAGED OR REINSTALLED SHALL BE CAREFULLY REMOVED BY THE CONTRACTOR WITHOUT DAMAGE AND STORED OR REINSTALLED ON THE SITE AS DIRECTED. REMOVED AND SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, LEAD-BASED PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY REPORT THE CONDITION TO THE OWNER AND PROPER ABATEMENT SHALL BE DONE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE ERECTION, MAINTENANCE, AND REMOVAL OF ALL CONSTRUCTION ASSISTANCE DEVICES SUCH AS SCAFFOLDING AND BARRIERS.



Existing First Floor Demolition Plan
1/4" = 1'-0"

2.

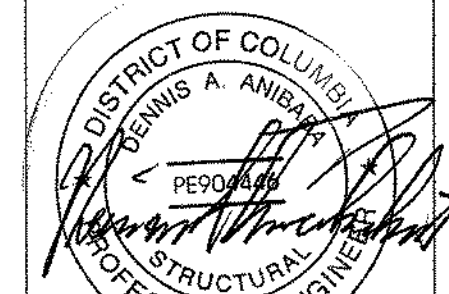


Existing Basement Demolition Plan
1/4" = 1'-0"

1.

NOTES:

- REMOVE EX SIDING AND REPLACE WITH NEW SIDING PER SPECIFICATIONS.
- REMOVE EX GYP BD AT EX DEN AND PROVIDE NEW R-15 BATT INSUL BETWEEN JOIST. PROVIDE NEW TYVEK THERMOWRAP R5.0 INSUL TO EXTERIOR FACE.



Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by: lab Date: 11.19.14

Checked by: Date:

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D-1

GENERAL NOTES

A) DESIGN LOADS FOR NEW WORK

- 1) FLOOR LIVE LOADS
 - a) BEDROOMS = 30 PSF
 - b) LIVING AREAS = 40 PSF
 - c) UNINHABITABLE ATTICS WITHOUT STORAGE = 10 PSF
 - d) UNINHABITABLE ATTICS WITH STORAGE = 20 PSF

2) ROOF SNOW LOAD

- a) $P_g = 30$ PSF
- b) $P_f = 18.9$; MIN PER DCMR = 30 PSF
- c) EXPOSURE = B
- d) $C_e = 0.9$
- e) $I = 1.0$
- f) $C_t = 1.0$

g) IN ADDITION TO THE FLAT ROOF SNOW LOAD STATED ABOVE, A SNOW LOAD PROVISION FOR DRIFTING SNOW AND SLOPED ROOF HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE/2009, SECTION 1608.7.

3) WIND LOAD

- a) BASIC WIND SPEED (3-SECOND GUST), $V = 90$ MPH
- b) IMPORTANCE FACTOR = 1.0
- c) EXPOSURE = B
- d) BUILDING CATEGORY = II

4) BRACED WALL PANEL CONSTRUCTION: CS-WSP CONTINUOUS SHEATHING STRUCTURAL WOOD PANEL PER TH

REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R602.10.1.

5) IMPOSED CONSTRUCTION LOADS IN EXCESS OF STATED DESIGN LOADS MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE IMPOSITION OF SUCH LOADS.

6) THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE/2012

B) GENERAL

- 1) THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. THE STRUCTURAL DRAWINGS SHALL NOT BE CONSIDERED SEPARATELY FOR PURPOSES OF BIDDING THE STRUCTURAL WORK. DUE CONSIDERATION SHALL BE GIVEN TO OTHER STRUCTURAL WORK OR WORK RELATED TO THE STRUCTURE, INCLUDING NECESSARY COORDINATION DESCRIBED OR IMPLIED BY THE ARCHITECTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS.
- 2) SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.
- 4) DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.
- 5) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.
- 6) THE GENERAL CONTRACTOR (OR CONSTRUCTION MANAGER) SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS FOR APPROVAL. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT IF THE GENERAL CONTRACTOR FAILS TO OBTAIN APPROVAL OF THE SHOP DRAWINGS. SHOP DRAWINGS ARE REVIEWED AS A CONVENIENCE TO THE GENERAL CONTRACTOR AND ARE NOT A CONTRACT DOCUMENT. THE GENERAL CONTRACTOR SHALL STATE ON THE SHOP DRAWINGS THAT CONTRACT DOCUMENT REQUIREMENTS HAVE BEEN MET AND THAT ALL DIMENSIONS, CONDITIONS AND QUANTITIES HAVE BEEN REVIEWED AND VERIFIED AS SHOWN AND/OR CORRECTED ON THE SHOP DRAWINGS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
- 8) ANY REQUIRED TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS. UNBRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (1.5) HORIZONTAL TO (1) VERTICAL.
- 9) TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.
- 10) ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR SYSTEMS. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.
- 11) INFORMATION SHOWN REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED BY LIMITED VISUAL OBSERVATIONS. AREAS NOT VISIBLE HAVE BEEN ASSUMED TYPICAL WITH OBSERVED EXISTING CONDITIONS.
- 12) THE CONTRACTOR SHALL MEASURE AND PROVIDE ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATIONS AND NOTIFICATION SHALL PROCEED PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

C) DEMOLITION

- 1) ALL WORK SHALL BE IN GENERAL COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE/2012.
- 2) FURNISH ALL LABOR AND MATERIALS NECESSARY TO PERFORM THE DEMOLITION WORK IN A COMPLETED MANNER SUCH THAT NEW WORK CAN BE INSTALLED WITH MINIMUM PREPARATION.
- 3) CONTRACTOR SHALL INCLUDE IN THE SCOPE OF WORK ALL ASPECTS OF REQUIRED DEMOLITION, SHORING OF EXISTING STRUCTURE, STAGING THE REPAIR TASKS AND SCHEDULING THE WORK IN A MANNER APPROVED BY THE BUILDING MANAGEMENT, CLEAN UP AFTER PORTIONS OF WORK ARE PERFORMED AND CLEAN UP AFTER THE ENTIRE REPAIR IS COMPLETED.
- 4) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
- 5) THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE OF THE EXISTING STRUCTURE. IN THE EVENT OF DAMAGE, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND CONTACT THE STRUCTURAL ENGINEER FOR ASSESSMENT OF THE DAMAGE.
- 6) SCHEDULE ALL WORK IN A CAREFUL MANNER WITH ALL NECESSARY CONSIDERATION FOR THE HOME OWNER. ANY DAMAGE TO PERSON OR PROPERTY AS A RESULT OF DEMOLITION AND RELATED WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7) ERECT BARRIER FENCES, GUARDRAILS, WARNING DEVICES AND SHORING TO PROTECT PERSONNEL WORKING IN THE AREA.

D) FOUNDATION AND SLAB ON GRADE

- 1) ESTIMATED ALLOWABLE SOIL BEARING PRESSURE FOR SHALLOW FOOTINGS IS 1500 PSF. BEARING CAPACITY SHALL BE FIELD DETERMINED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTING SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, $F'_c = 2000$ PSI. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2 FEET 6 INCHES BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.
- 2) THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LATERAL EARTH PRESSURES:
 - b) WALLS SUPPORTED TOP AND BOTTOM = 35 PCF
- 3) ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR THIS OBSERVATION.
- 4) TOP OF FOOTINGS SHALL EXTEND TO ELEVATIONS SHOWN. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTING SHALL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, $F'_c = 2,000$ PSI.
- 5) EXCAVATIONS FOR SPREAD FOOTINGS AND/OR CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE.
- 6) WALLS RETAINING EARTH BACKFILL HAVE BEEN DESIGNED FOR IN SERVICE LOADS ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION. THE SHORING SHALL NOT BE REMOVED UNTIL THE SUPPORTING ELEMENTS ARE IN PLACE, THE CONCRETE IN THE WALLS AND SUPPORTING ELEMENTS HAS ATTAINED THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH (F'_c) AND COMPACTION OF THE BACKFILL HAS BEEN COMPLETED.
- 7) SLAB ON GRADE SHALL BE UNDERLAID BY A MINIMUM OF 4 INCHES OF GRANULAR MATERIAL HAVING A MAXIMUM AGGREGATE SIZE OF 1.5 INCHES AND NOT MORE THAN 10% OF MATERIAL PASSING THROUGH A NO. 4 SIEVE. PRIOR TO PLACING THE GRANULAR MATERIAL, THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MUD, ORGANIC MATERIAL AND FROZEN SOIL. BEFORE PLACEMENT OF THE CONCRETE, A VAPOR BARRIER SHALL BE PLACED ON TOP OF THE GRANULAR MATERIAL.

E) UNDERPINNING

1. UNDERPINNING ACTIVITIES SHOULD ONLY BE CARRIED OUT BY A SPECIALTY CONTRACTOR WITH MORE THAN FIVE YEARS PROGRESSIVE EXPERIENCE WITH UNDERPINNING.
2. ALL EXCAVATION MUST BE HAND DUG IN STRICT CONFORMANCE TO THE SEQUENCE STATED HEREIN. THE EXCAVATION SHALL BE INSPECTED BEFORE FINAL TRIMMING IS CARRIED OUT.
3. EXCAVATION: THE CONTRACTOR SHALL EXCAVATE ONLY THE 4'-0" SEGMENT OF THE WALL TO BE UNDERPINNED IN STRICT CONFORMANCE WITH THE SEQUENCE OF CONSTRUCTION.
4. UNDERPINNING OF THE EXISTING BUILDING WALLS SHALL BE OF CONCRETE HAVING A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. UNDERPINNING SHALL BE CONTINUOUS ALONG THE WALLS AND BEAR ON UNDISTURBED EARTH. BEARING MATERIAL SHALL BE APPROVED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. EXISTING WALLS SHALL BE ADEQUATELY BRACED AND SUPPORTED UNTIL NEW FOUNDATION IS IN PLACE.
5. SEQUENCE OF CONSTRUCTION: INSTALL UNDERPINNING UNITS AS FOLLOWS: INSTALL ALL "A" UNIT BEFORE PROCEEDING WITH "C" UNITS, UNITS "E", UNIT "B" AND UNITS "D" AS LAID OUT ON PLAN. FOLLOW THE SEQUENCE IN A CONTINUOUS CYCLICAL PATTERN. ADJACENT UNITS SHALL NOT BE PLACED WITHIN 4 DAYS OF EACH OTHER. ALLOW 24 HOURS CURING PRIOR TO PLACING 2" DRY PACKING NON SHRINK TO EXISTING WORK. EACH UNIT TO BE A MAXIMUM SPAN OF 4'-0", UNLESS NOTED OTHERWISE.
6. UNDERPINNING OF MORE THAN 4'-0" HIGH WALL SECTION SHALL BE DESIGNED AS A REINFORCED CONCRETE WALL EXTENSION. IF THE UNDERPINNING SECTION IS MORE 4'-0", DRILL AND EPOXY GROUT #4 DOWEL BARS INTO EXISTING WALL AND FOOTING. PROVIDE A LAP SPLICE OF 24" BETWEEN THE DOWEL BAR AND REBAR FOR THE NEW UNDERPINNED WALL SECTION.
7. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED WALL BRACING SYSTEM ARE IN PLACE AND INTACT AT TIME OF EXCAVATION UNTIL LOAD TRANSFER TO NEWLY PLACED AND CURED FOOTING. THE FLOOR JOIST SHALL BE IN PLACE PROVIDING REQUIRED WALL BRACING THROUGH DIAPHRAGM ACTION. THE UNBRACED LENGTH OF ANY WALL SHALL NOT EXCEED 8 LINEAR FEET.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. DIMENSIONS DEPICTED ON THE PLANS ARE BASED ON THE ARCHITECTURAL DRAWINGS AND/OR LIMITED SITE VISIT CONDUCTED BY ENGINEER.
9. CONTRACTOR SHALL CONSULT WITH ADJACENT PROPERTY OWNER (S) PRIOR TO COMMENCEMENT OF UNDERPINNING ACTIVITIES. CONTRACTOR SHALL DOCUMENT THE EXISTING CONDITION OF THE SHARED PARTY WALL (S) BY TAKING PHOTOGRAPHS PRIOR TO STARTING EXCAVATION. CONTRACTOR SHALL TAKE ADDITIONAL PHOTOGRAPHS AT MIDWAY POINT IN THE UNDERPINNING CONSTRUCTION AND ANOTHER SETS OF PHOTOGRAPHS UPON COMPLETION. THESE PHOTOGRAPHS SHALL DOCUMENT THE CONDITION OF THE WALL (S) FROM THE ADJACENT PROPERTY (IES) AND WITHIN THE PROPERTY BEING RENOVATED.

G) CAST-IN-PLACE CONCRETE

- 1) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.
- 2) CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH F'_c AS FOLLOWS:
 - a) SLAB-ON-GRADE AND FOOTINGS = 3000 PSI
- 3) CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR III.
- 4) THE USE OF FLY ASH AND/OR GROUND GRANULATED BLAST-FURNACE SLAG IS NOT PERMITTED.
- 5) CONCRETE SLUMP SHALL 4 INCHES +/- 1 INCH.
- 6) ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% +/- 1.5%
- 7) CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR APPROVED BY THE STRUCTURAL ENGINEER.
- 8) PROVIDE WELDED WIRE FABRIC 6 X 6 - W1.4 X W1.4 IN ALL SLAB ON GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM A185. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES.
- 9) MINIMUM OF CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
 - a) CONCRETE CAST AGAINST EARTH = 3"
 - b) FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
- 10) DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE".
- 11) REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 36 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.

H) STRUCTURAL STEEL

- 1) STRUCTURAL STEEL ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36.
- 2) ALL PIPE COLUMNS SHALL CONFORM TO ASTM A53 TYPES E OR S, GRADE B. STANDARD PIPE TO BE USED UNLESS NOTED OTHERWISE.
- 3) ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS OTHERWISE NOTED
- 4) ALL WORK SHALL COMPLY WITH THE AISC ASD (NINTH EDITION) CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT THAT PARAGRAPH 4.2.1 SHALL BE DELETED.
- 5) STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUPERVISED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA AND SHALL INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS 2.1 SYMBOLS SHOWING SIZE, LENGTH AND TYPE OF EACH WELD. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- 6) NO FABRICATION SHALL PROCEED PRIOR TO SHOP DRAWINGS APPROVAL.
- 7) NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT ENGINEER'S WRITTEN APPROVAL.
- 8) SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- 9) THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.
- 10) ONE 1.5 MIL COAT OF SHOP PAINT SHALL BE APPLIED TO ALL STRUCTURAL STEEL WITH THE EXCEPTION OF AREAS TO BE WELDED.
- 11) STRUCTURAL STEEL CAST INTO OR IN CONTACT WITH CONCRETE SHALL NOT BE PAINTED.
- 12) PROVIDE A MINIMUM BEARING LENGTH OF 6 INCHES FOR ALL BEAMS SUPPORTED ON MASONRY.
- 13) PROVIDE STANDARD AISC ANGLE WALL ANCHORS FOR STEEL BEAMS SUPPORTED IN MASONRY POCKETS.
- 14) GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

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- 1) STRUCTURAL STEEL ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A36.
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- 3) ALL ANCHOR BOLTS SHALL BE ASTM A307 UNLESS OTHERWISE NOTED
- 4) ALL WORK SHALL COMPLY WITH THE AISC ASD (NINTH EDITION) CODE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCEPT THAT PARAGRAPH 4.2.1 SHALL BE DELETED.
- 5) STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUPERVISED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA AND SHALL INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS 2.1 SYMBOLS SHOWING SIZE, LENGTH AND TYPE OF EACH WELD. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- 6) NO FABRICATION SHALL PROCEED PRIOR TO SHOP DRAWINGS APPROVAL.
- 7) NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT ENGINEER'S WRITTEN APPROVAL.
- 8) SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- 9) THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.
- 10) ONE 1.5 MIL COAT OF SHOP PAINT SHALL BE APPLIED TO ALL STRUCTURAL STEEL WITH THE EXCEPTION OF AREAS TO BE WELDED.
- 11) STRUCTURAL STEEL CAST INTO OR IN CONTACT WITH CONCRETE SHALL NOT BE PAINTED.
- 12) PROVIDE A MINIMUM BEARING LENGTH OF 6 INCHES FOR ALL BEAMS SUPPORTED ON MASONRY.
- 13) PROVIDE STANDARD AISC ANGLE WALL ANCHORS FOR STEEL BEAMS SUPPORTED IN MASONRY POCKETS.
- 14) GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

D) MASONRY

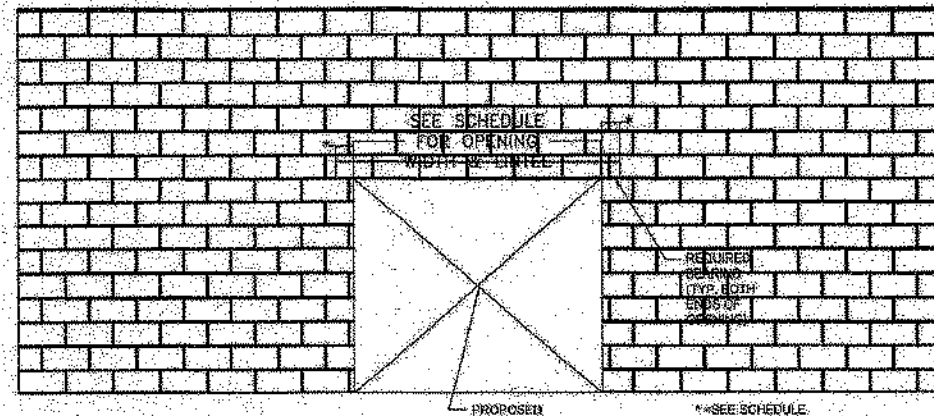
- 1) MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 53D "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND ACI 530.1, "SPECIFICATIONS FOR MASONRY STRUCTURES".
- 2) ALL HOLLOW CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C90-93 TYPE I WITH A PRISM STRENGTH $F'_m = 1,500$ PSI.
- 3) GALVANIZED HORIZONTAL JOINT REINFORCEMENT SHALL BE PLACED IMMEDIATELY ABOVE AND BELOW ALL OPENINGS AND AT 16 INCHES O.C. VERTICALLY. REINFORCEMENT SHALL BE [LADDER] [TRUSS] TYPE, AND WHERE SPLICE, SHALL LAP A MINIMUM OF 6 INCHES. REINFORCEMENT SHALL CONFORM TO ASTM A-82.
- 4) MASONRY MORTAR SHALL BE ASTM C270 TYPE M OR S.
- 5) ALL MASONRY CELLS CONTAINING BOLTS OR REINFORCEMENT SHALL BE FILLED WITH COARSE GROUT PER ASTM C476, AGGREGATE PER ASTM C404. COARSE GROUT SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- 6) CELLS TO BE GROUTED SHALL BE CLEAN AND FREE OF EXCESS MORTAR AND FOREIGN MATERIALS.
- 7) PROVIDE 2 COURSES OF SOLID CMU PER ASTM C145 OR GROUT-FILLED CMU BENEATH ALL BEAM AND HEADER BEARING POINTS.
- 8) PROVIDE MASONRY ACCESSORIES TO SECURE VERTICAL REINFORCEMENT IN PLACE AND CORRECTLY POSITIONED. VERTICAL REINFORCEMENT IS TO BE CENTERED IN THE MASONRY CELLS UNLESS INDICATED OTHERWISE.
- 9) REINFORCEMENT SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE CONCRETE NOTES. REINFORCEMENT SHALL BE LAP SPLICED A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 10) PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 24 INCHES.

E) WOOD

- 1) ALL WOOD FRAME CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE/2012, SECTION 2308, AND THE INTERNATIONAL RESIDENTIAL CODE/2012 UNLESS OTHERWISE NOTED.
- 2) ALL JOIST, BEAM AND POST TIMBER GRADES TO BE SOUTHERN PINE #2 PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, NFPA. ALL STUDS SHALL BE SOUTHERN PINE STUD GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
- 3) MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:
 - a) WOOD LINTELS, RAFTERS, JOISTS AND BEAMS:
 - (1) FLEXURE: $F_b = 1120$ PSI (REPETITIVE) 975 PSI (SINGLE MEM.)
 - (2) SHEAR: $F_v = 90$ PSI
 - (3) MODULUS OF ELASTICITY = 1,600,000 PSI
 - b) POSTS
 - (1) COMPRESSION PARALLEL: $F_c = 1600$ PSI
 - (2) MODULUS OF ELASTICITY = 1,700,000 PSI
 - c) WALL STUDS
 - (1) FLEXURE: $F_b = 880$ PSI (REPETITIVE)
 - (2) COMPRESSION PARALLEL: $F_c = 750$ PSI (SINGLE MEM.)
 - (3) MODULUS OF ELASTICITY = 925 PSI
 - (4) MODULUS OF ELASTICITY = 1,400,000 PSI
- 5) NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT OR RELOCATED WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
- 6) PROVIDE FIREBLOCKING IN ALL FRAMED WALLS PER SECTION R602.8 OF THE INTERNATIONAL RESIDENTIAL CODE/2012.
- 7) PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS.
- 8) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R602.8 OF THE INTERNATIONAL RESIDENTIAL CODE/2012.
- 9) SILL PLATE TO BE PRESERVATIVE TREATED 2X4 ANCHORED WITH 1/2" DIAMETER BY 1'-0" LONG THREADED ANCHORS AT 8 FEET ON CENTER MAXIMUM WITH A MINIMUM OF TWO ANCHORS PER SEGMENT OF PLATE. SIMPSON STRONG-TIE SILL PLATE ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS AT CONTRACTOR'S OPTION.

F) TESTING AND INSPECTION

- THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN INSPECTION AGENCY TO PERFORM THE FOLLOWING SERVICES.
- 1) THE PLACEMENT OF ALL CONCRETE AND MASONRY REINFORCEMENT SHALL BE INSPECTED.
 - 2) INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB ON GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL.



STEEL

1. ALL STEEL ANGLES, LINTELS, BEAMS, COLUMNS, ETC. ARE TO BE SHOP PRIMED WITH RED LEAD OR RED OXIDE PRIMER OR APPROVED EQUAL. STRUCTURAL STEEL AT 1" BELOW GRADE SHALL BE PAINTED WITH TWO COATS OF AN ASPHALTIC BASE PAINT AND PROTECTED WITH A MINIMUM OF 2" SOLID MASONRY OR CONCRETE.

2. FOR ALL OPENINGS OR RECESSES IN BRICK OR BLOCK-FACED MASONRY WALLS NOT SPECIFICALLY DETAILLED, PROVIDE ONE STEEL ANGLE FOR EACH 1/2" OF WALL THICKNESS. PROVIDE LINTEL ACCORDING TO THE SCHEDULE BELOW.

LINTEL	MASONRY SHORING	MIN. BEAMER
L3x3x1/4	UP TO 3'-0"	6"
L3x3x3/8	3'-1" TO 4'-0"	6"
L4x3x3/8	4'-1" TO 5'-0"	6"
L4x3x1/2	5'-1" TO 6'-0"	6"
L5x3x3/8	6'-1" TO 7'-0"	6"
L5x3x1/2	7'-1" TO 8'-0"	6"

NOTE: FOR OPENINGS GREATER THAN 8'-0", CONSULT WITH ENGINEER.

2 LINTEL SCHEDULE

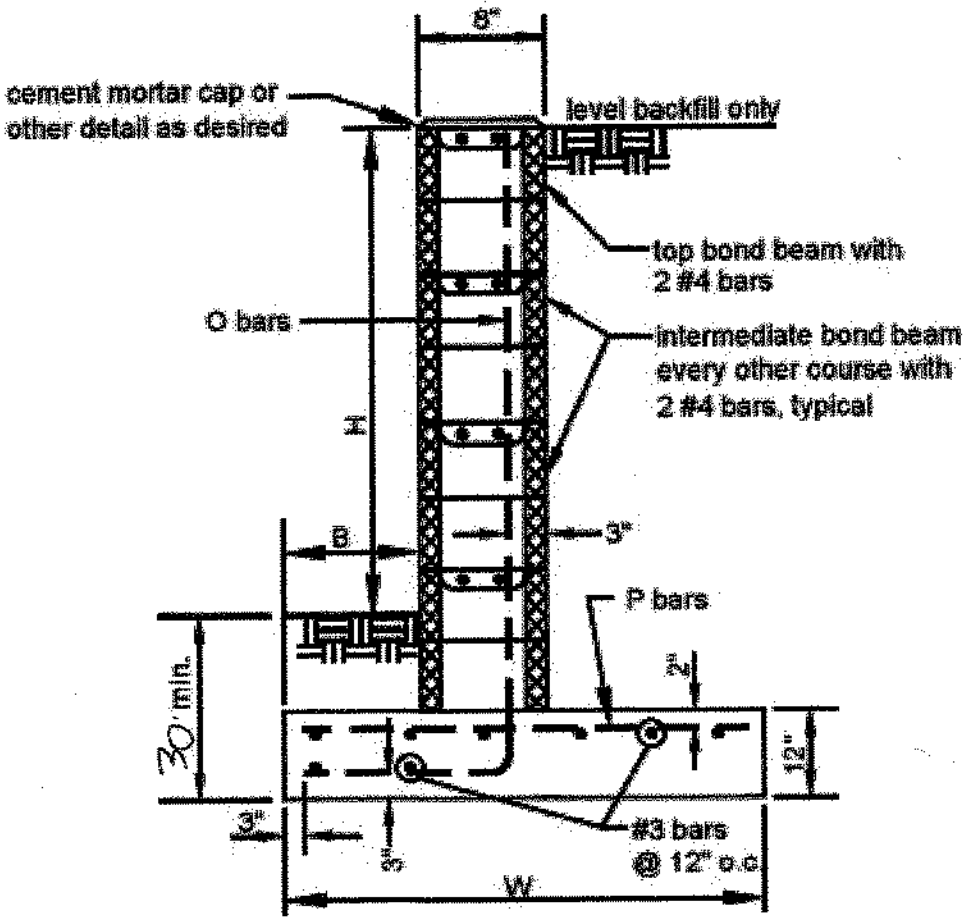


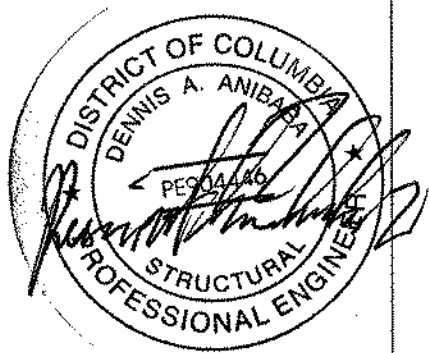
FIGURE 5: TYPICAL MASONRY WALL SECTION
TABLE 1: TYPICAL MASONRY WALL SPECIFICATIONS

H	B	W	O-bars (dowels)	P-bars
24"	12"	39"	#3@32"	#3@27"
36"	12"	39"	#4@32"	#3@27"
48"	12"	63"	#4@16"	#4@30"

1 RETAINING WALL SCHEDULE

THE CORLEY RESIDENCE
 17 Franklin Street NE
 Washington, DC 20003

**EXISTING FOUNDATION AND
 FRAMING PLANS**



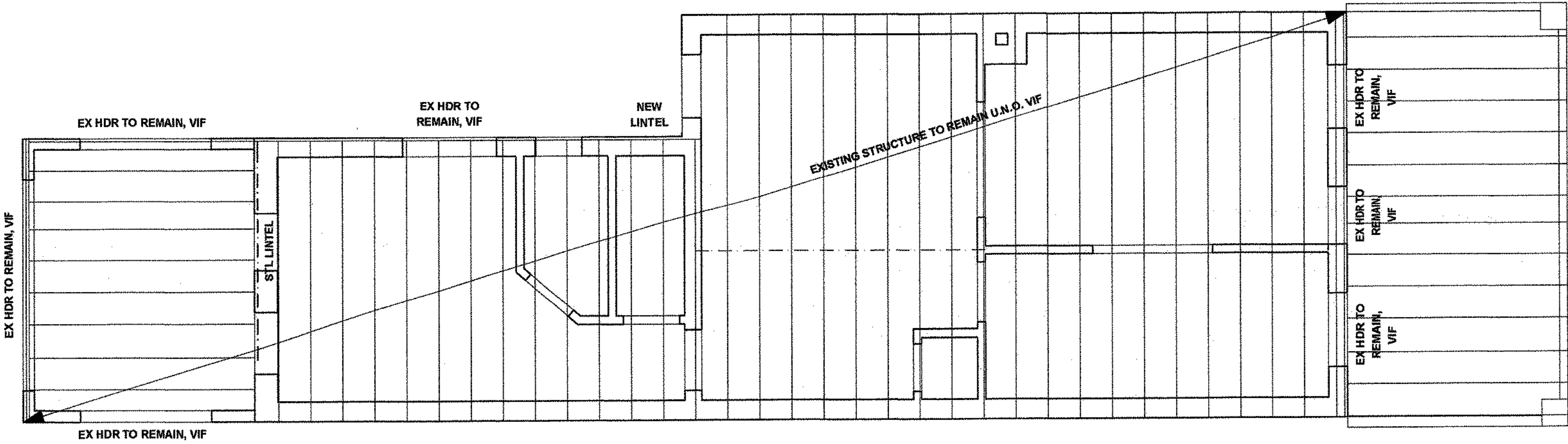
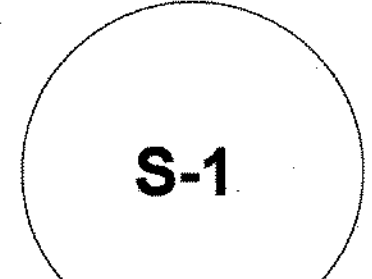
Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

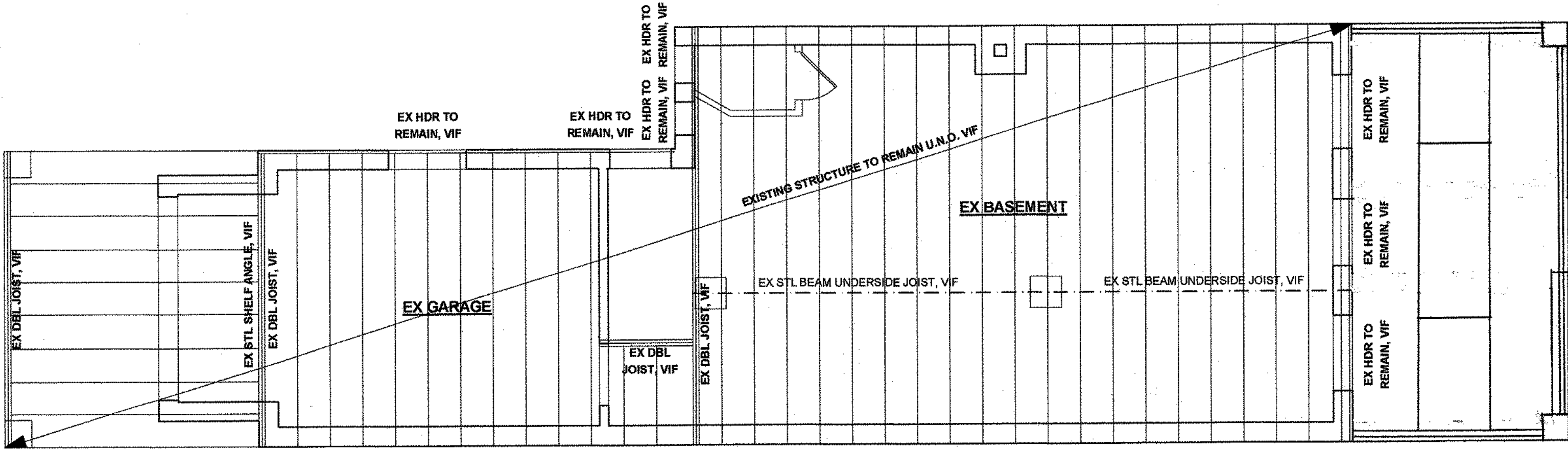
Drawn by: lab Date: 11.19.14

Checked by: Date:

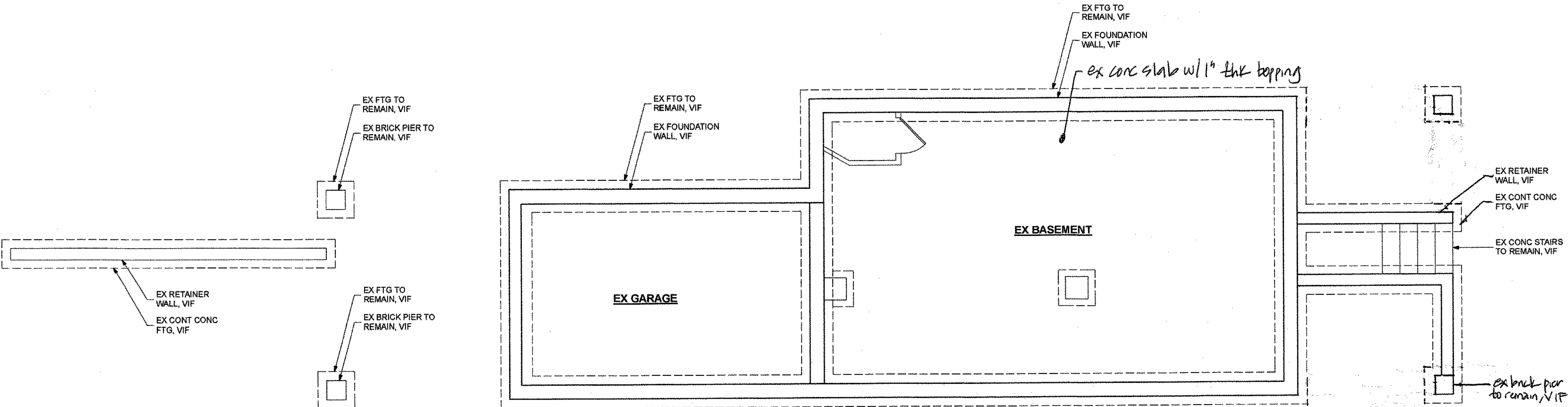
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Existing Framing at 2nd Floor
 1/4" = 1'-0" 3.

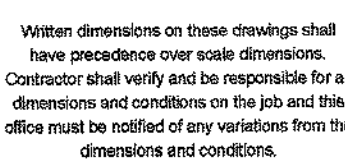


Existing Framing at 1st Floor
 1/4" = 1'-0" 2.



Existing Basement Foundation Plan
 1/4" = 1'-0" 1.

**Foundation Plan, Framing at 1st Floor,
Framing at 2nd Floor**



Drawing Scale

Drawn by _____ Date _____

Checked by _____ Date _____

 Δ 12 11 14

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S-2



⑥ DETAIL: @ STAIR CARRIAGE

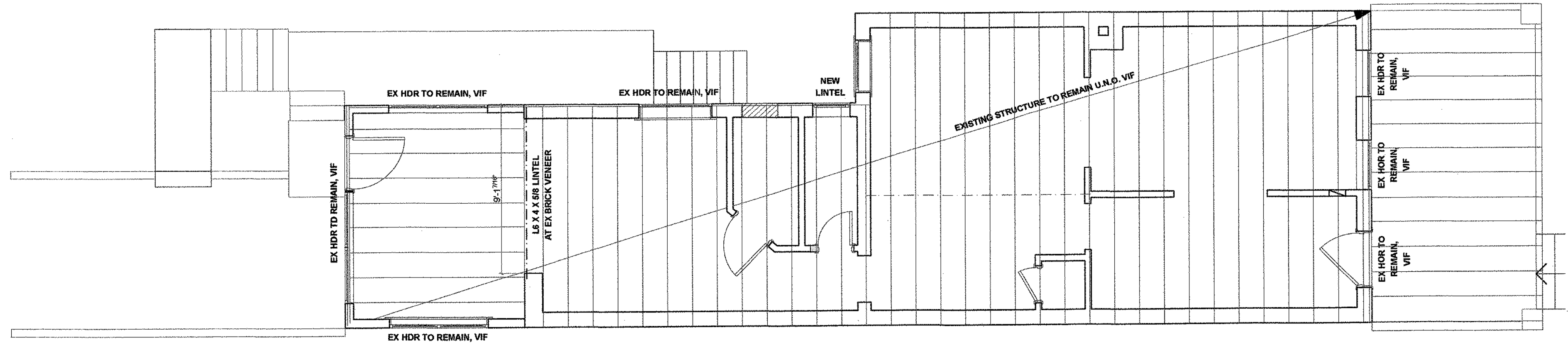
⑦ DETAIL: @ RAILING (RAIL OUT)

DETAIL: @ RAILING (RAIL OUT)

DETAIL:DECK-TO-RIM POINT

DETAIL: PIER FOOTING

DETAIL: FOUND. @ SLAB FLR



Framing at 2nd Floor

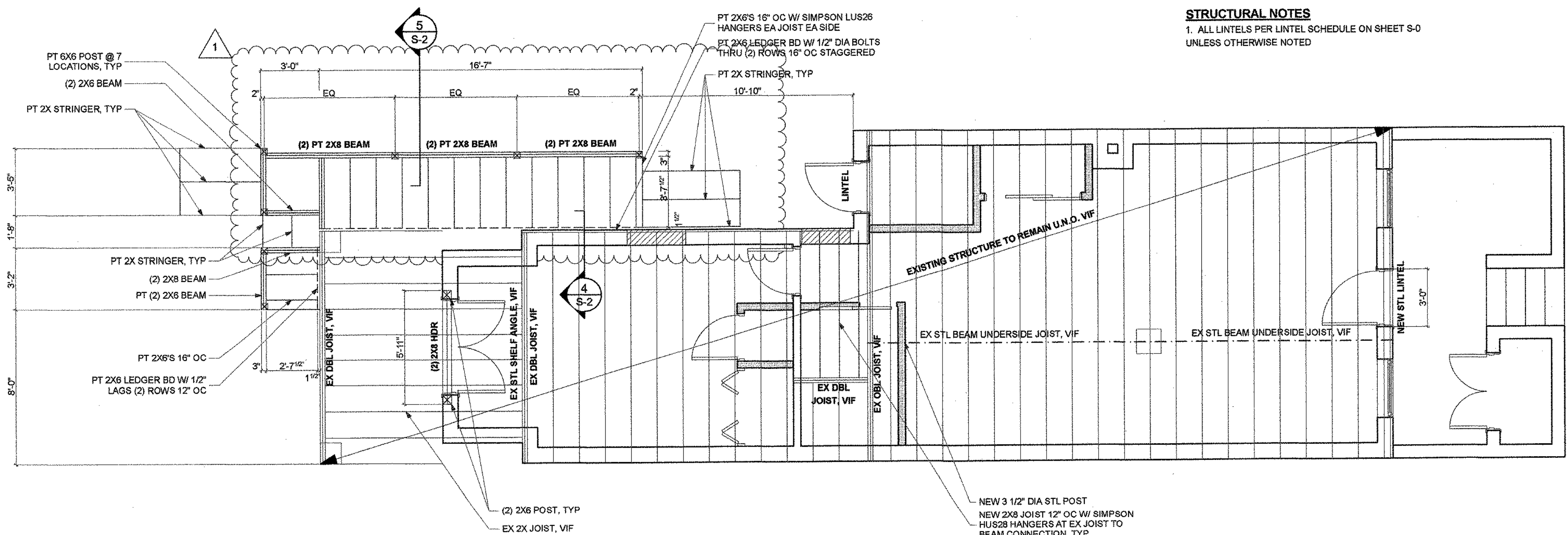
$$1/4" = 1'-0"$$

3.

S-2

STRUCTURAL NOTES

**1. ALL LINTELS PER LINTEL SCHEDULE ON SHEET S-0
UNLESS OTHERWISE NOTED**

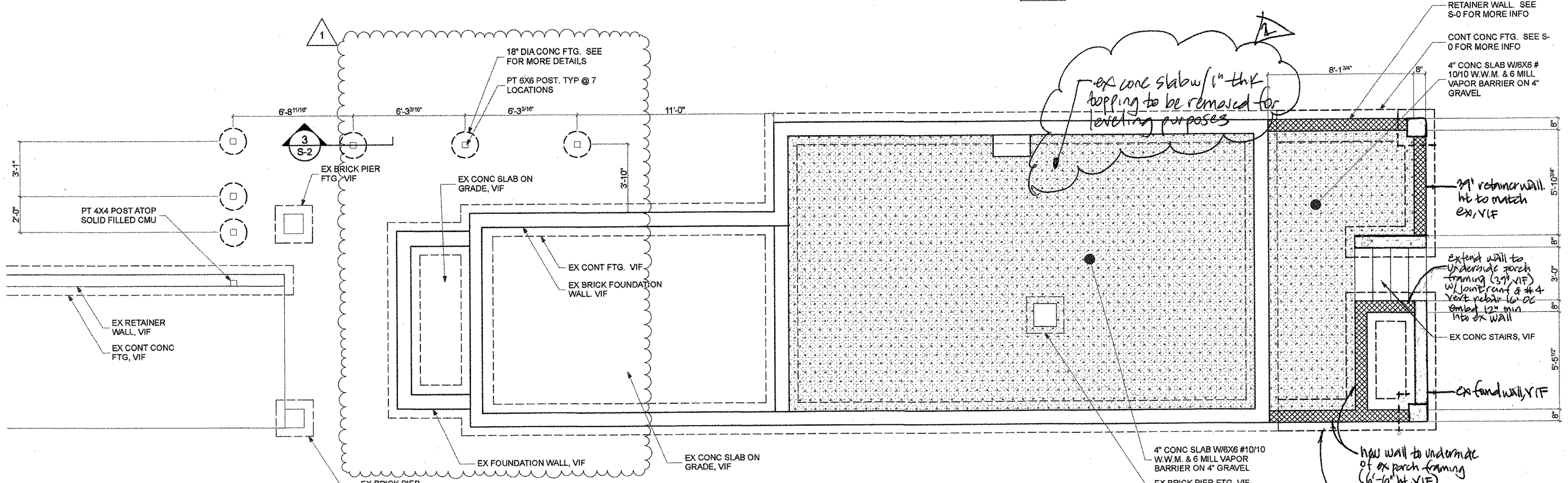


Framing at 1st Floor

$$1/4'' = 1'-0''$$

2.

S-2



Foundation Plan

$$1/4'' = 1'-0''$$

1.

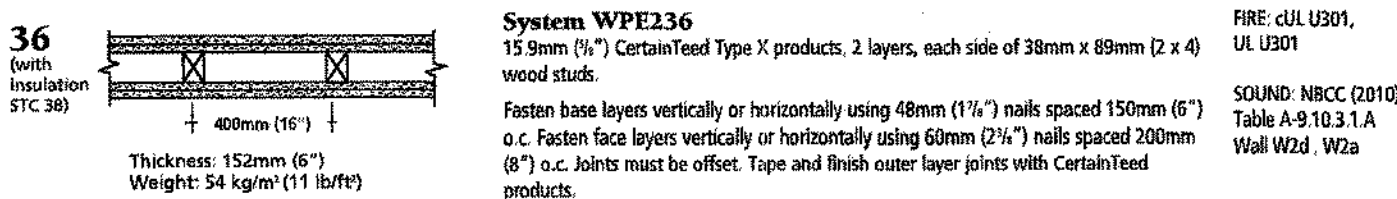
S-2

DOOR SCHEDULE

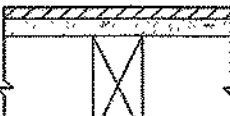
SYM		SIZE		MAT	HC/SC	REMARKS
	W	H	THK			
1	4-0	6-8	1 3/4"	ALUM	HC	
2	3-0	"	"	WD/GLS	"	
3	5-0	"	1 3/8"	WD	"	LOUVER DOOR
4	5-0	"	"	"	"	LOUVER DOOR
5	2-6	"	"	"	"	POCKET DOOR
6	2-6	"	"	"	"	
7	6-0	"	"	WD	"	BIFOLD DOOR
8	5-0	"	1 3/4"	WD/GLS	"	
9	2-10	"	"	WD/GLS	"	
10	2-6	"	1 3/8"	WD	"	
11	2-0	"	1 3/8"	WD	"	
12	2-6	"	1 3/8"	WD	"	LOUVER DOOR
13	2-6	"	1 3/8"	WD	"	LOUVER DOOR

NOTES:

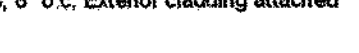
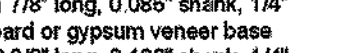
1. Check drawings for swing directions and locations.
2. All door hardware "TO BE SELECTED BY OWNER" unless otherwise noted
3. Exterior doors are by "Weathershield". Verify with manufacturer prior to install
4. Shop drawings to be submitted to Designer for approval.
5. Rated doors to have compatible equal rated frames.
6. Exterior door U-Factor = .32



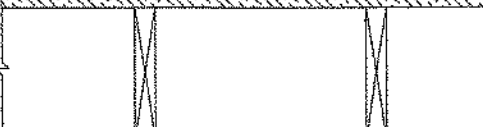
EXTERIOR WALLS

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
GYPSPUM WALLBOARD, GYPSPUM SHEATHING, WOOD STUDS		
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.		
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)		
		
Thickness: Varies Approx. Weight: 7 psf Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U300; UL R1519-128, 7-22-70, UL Design U314)		

EXTERIOR WALLS

GA FIRE NO. WP 8415	GENERIC	2 HOUR FIRE
GYPSUM SHEATHING, GYPSUM WALLBOARD, WOOD STUDS EXTERIOR SIDE: Base layer 5/8" type X gypsum sheathing applied at right angles to 1 x 4 wood studs 24" o.c. with 8d coated nails, 1 7/8" long, 0.085" shank, 1 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum sheathing applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1 1/4" heads, 8" o.c. Exterior cladding attached through sheathing to studs.  INTERIOR SIDE: Base layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 8d coated nails, 1 7/8" long, 0.085" shank, 1 1/4" heads, 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 8d coated nails, 2 3/8" long, 0.100" shank, 1 1/4" heads, 8" o.c.  Thickness: 6 1/8" without exterior cladding Fire Test: See WP 4135 (FM WP 380, 9-27-74) Joints staggered 24" each layer and side. (LOAD-BEARING)		

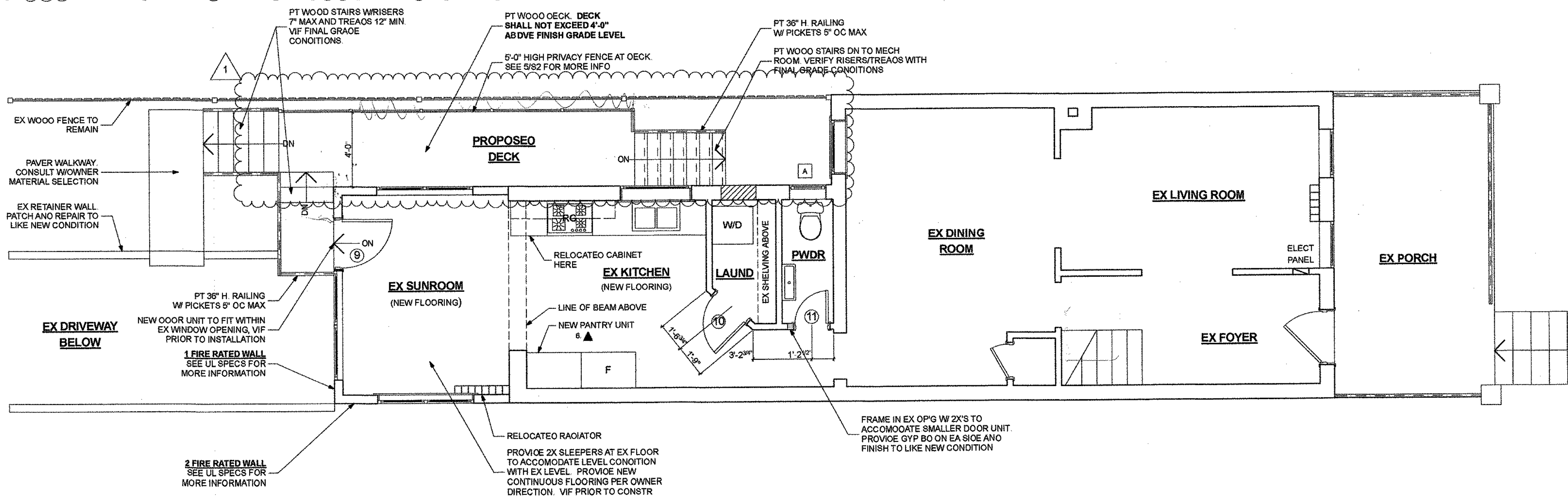
FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5410	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD			
One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to 2 x 10 wood joists 16" o.c. with 5d nails, 1 5/8" long, 0.099 shank, 1/4" heads, 6" o.c. Nails placed 3/4" from board edge joints and 1/2" from board end joints. Wood joists supporting 1" nominal T & G wood subfloor and 1" nominal wood finish floor, or 19/32" plywood finished floor with long edges T & G and 15/32" interior plywood with exterior glue subfloor perpendicular to joists with joints staggered.			
Approx. Ceiling Weight: Fire Test:		2 psf UL R1319-66, 11-9-64, UL Design L512, UL R3501-45, 5-27-65, UL Design L522, UL R2717-38, 6-10-85, UL Design L503; UL R3543-6, 11-10-85, UL Design L519, ULC Design M502	
Sound Test I/C & Test:		NGC 4024, 7-13-66 32 (66 C & P) NGC 5032, 7-19-66	

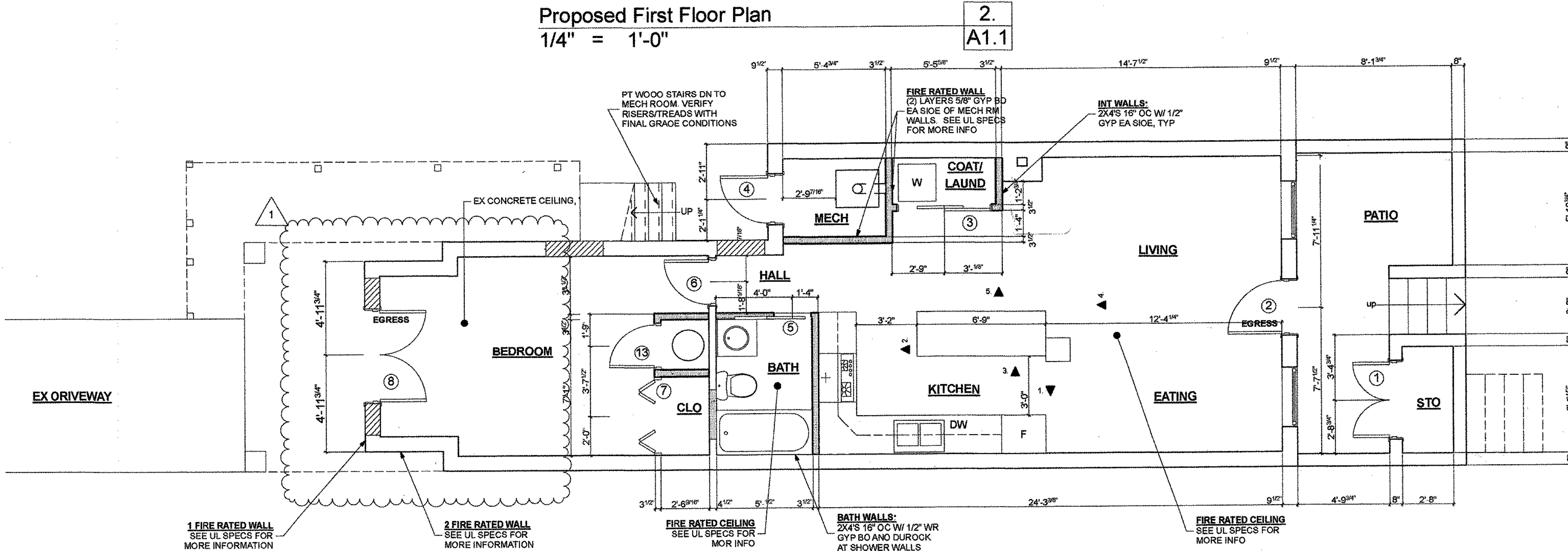
WINDOW SCHEDULE

		CAT. NO.	FRAME		TYPE	U-Factor	INFORMATION
SYM.	QTY.		W	H			
A	1	CW14	2-0 5/8	4-0 1/2	CASEMENT	.29	

1. WINDOWS SPECIFIED ARE BY: ANDERSEN 400 SERIES
2. WINDOWS ARE: ALUM, LOW "E" COATING W/ARGON GAS UNLESS OTHERWISE NOTED
3. PROVIDE ALL THE NECESSARY HARDWARE, WEATHER STRIPPING, TRIM PIECES, ETC.
4. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS. COLOR TO BE SELECTED BY OWNER.
5. REFER TO PLANS AND ELEVATIONS FOR WINDOW LOCATIONS. VERIFY SIZES AND QUANTITIES.
6. APPLY FOAM BACKER ROD AND CAULK TO EXTERIOR PERIMETER OF TRIM AT SIDING JOINT.



Proposed First Floor Plan

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


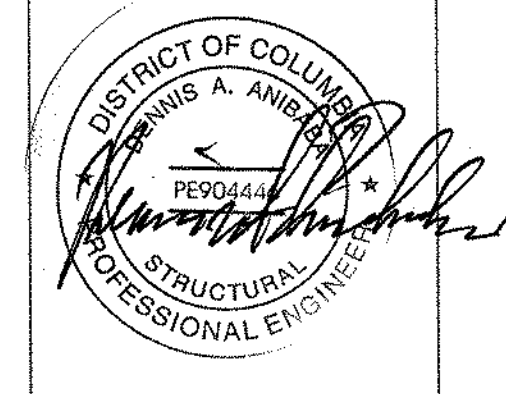
Proposed Basement Floor Plan

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

12501 Prosperity Dr #210
Silver Spring MO 20904
P: 301.579.4563

THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

**Proposed Basement Floor Plan,
Proposed First Floor Plan, Window
Schedule, Door Schedule, UL Specs**



Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by
lsb

Checked by _____

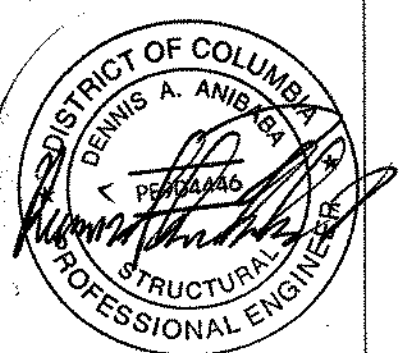


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A1.1

THE CORLEY RESIDENCE
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Washington, DC 20003

Exterior and Interior Elevations
and Axonometric View



Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

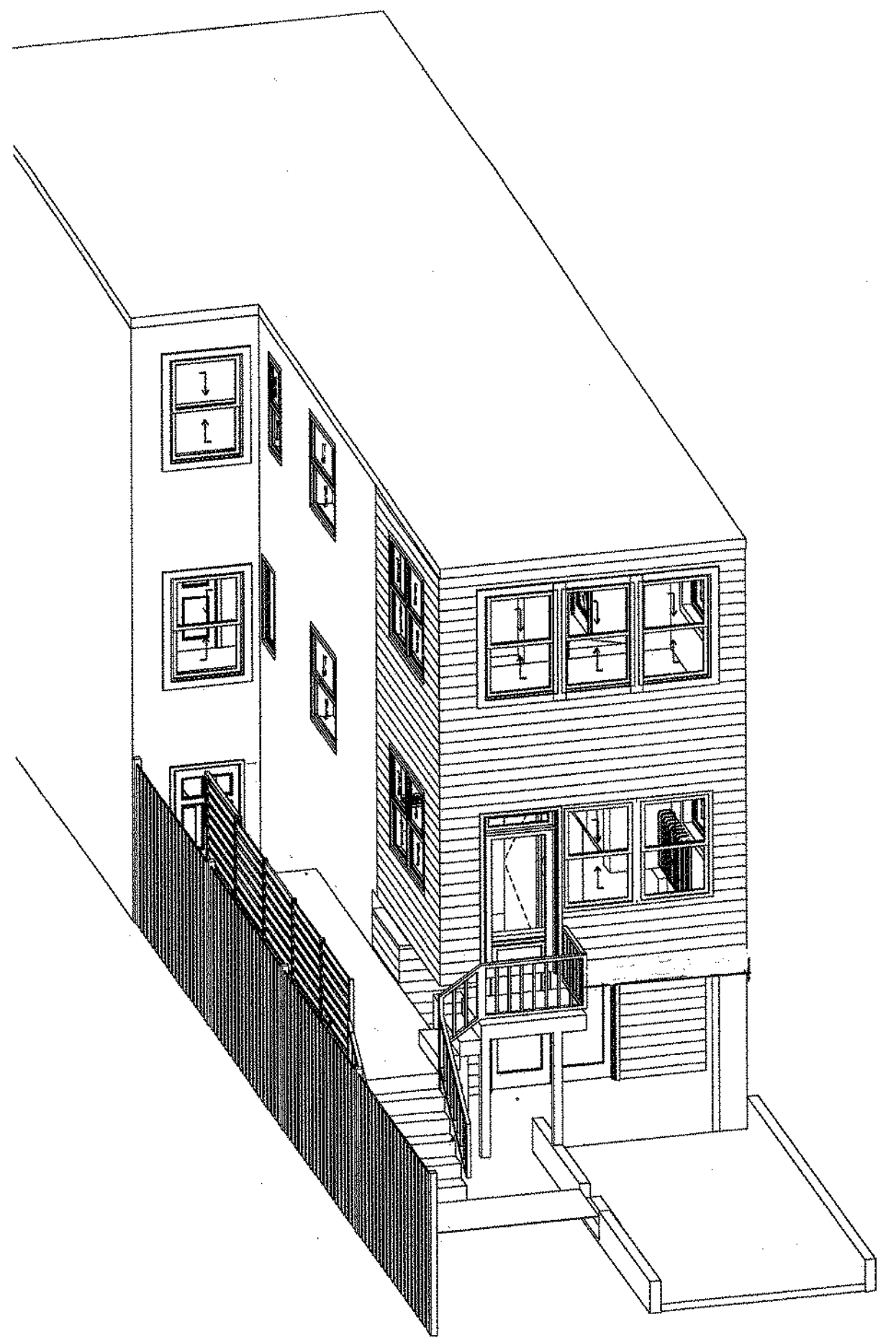
Drawn by: Date: 11.18.14

Checked by: Date:

3.4.19

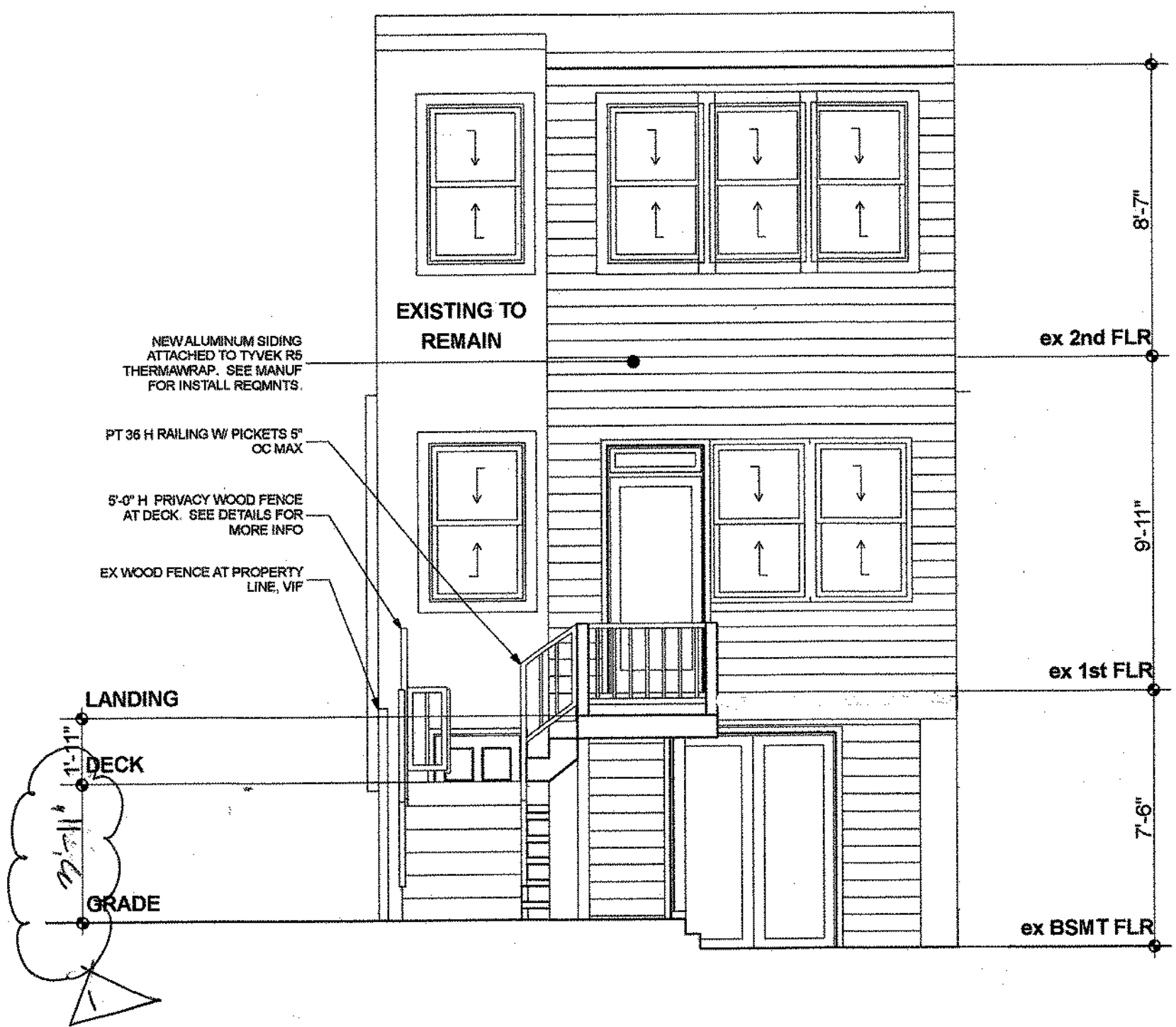
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A2.1



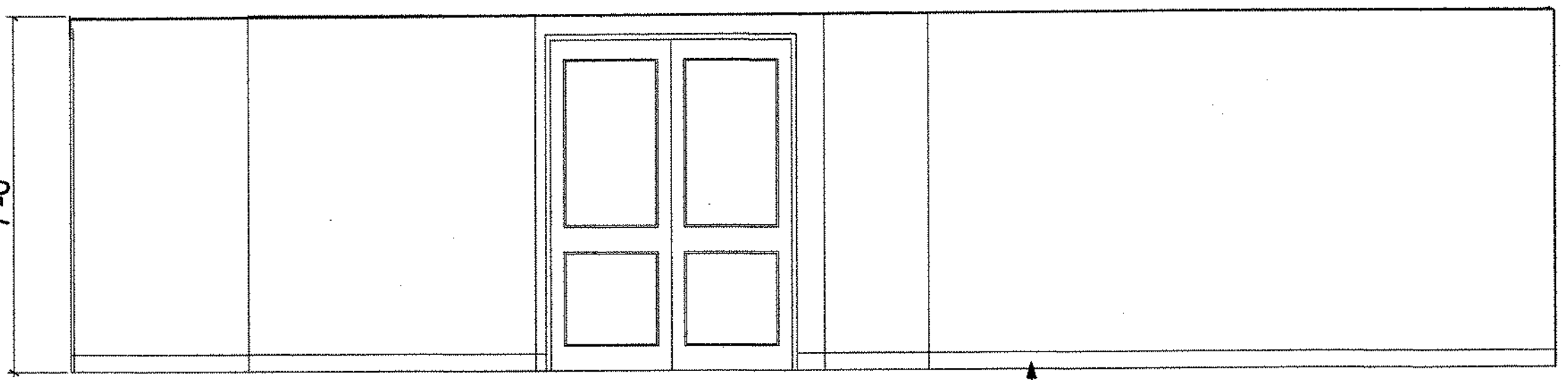
Axono View
1:66.67

4.
A2.1



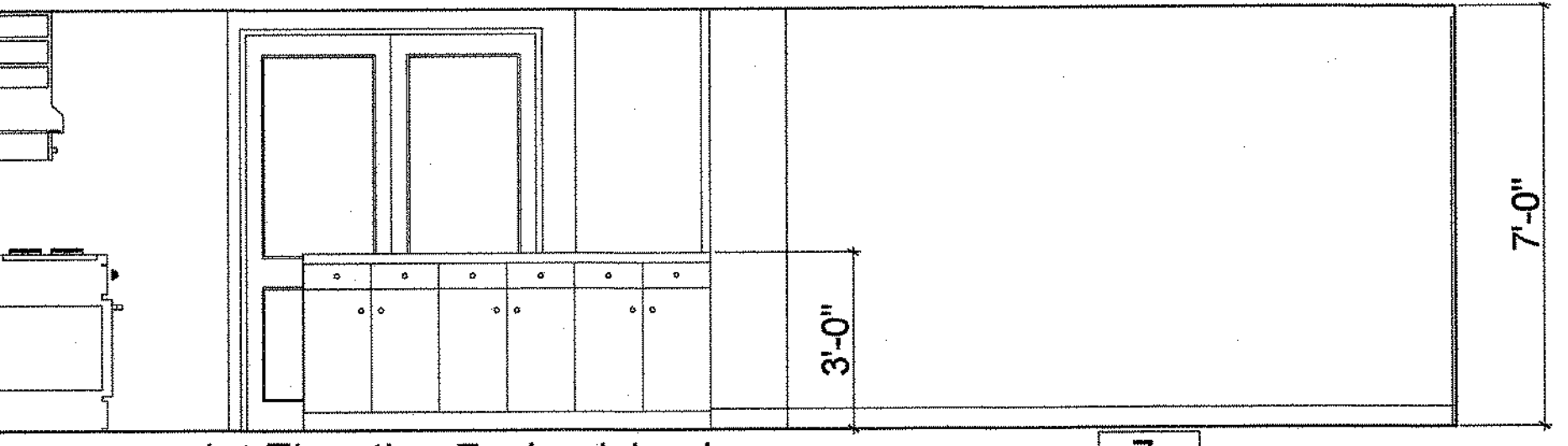
Rear Elevation
1/4" = 1'-0"

1.
A2.1



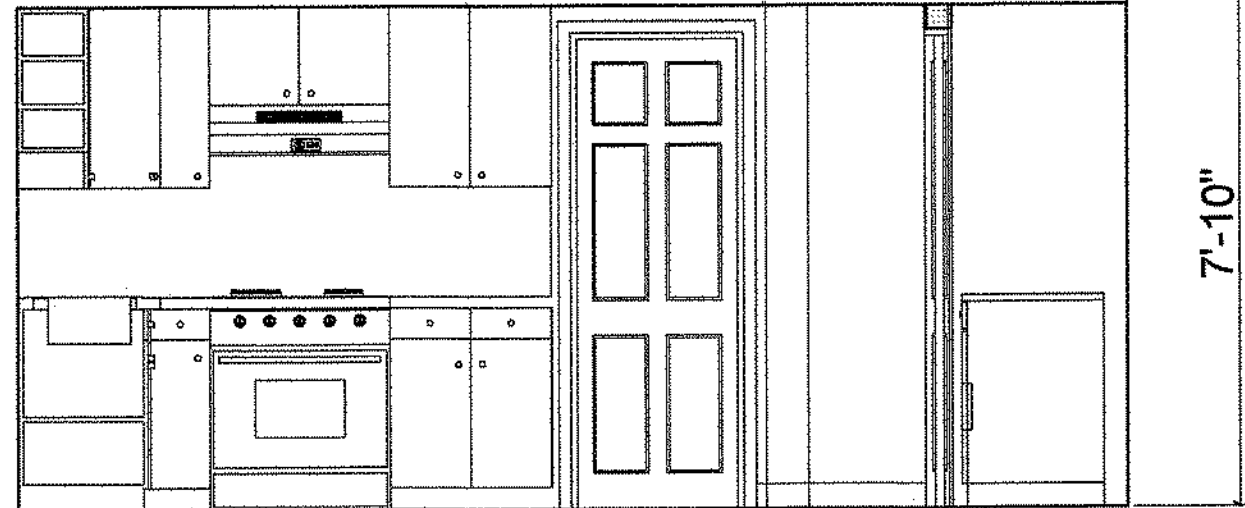
Int Elevation Facing Coat Closet
3/8" = 1'-0"

8.
A2.1



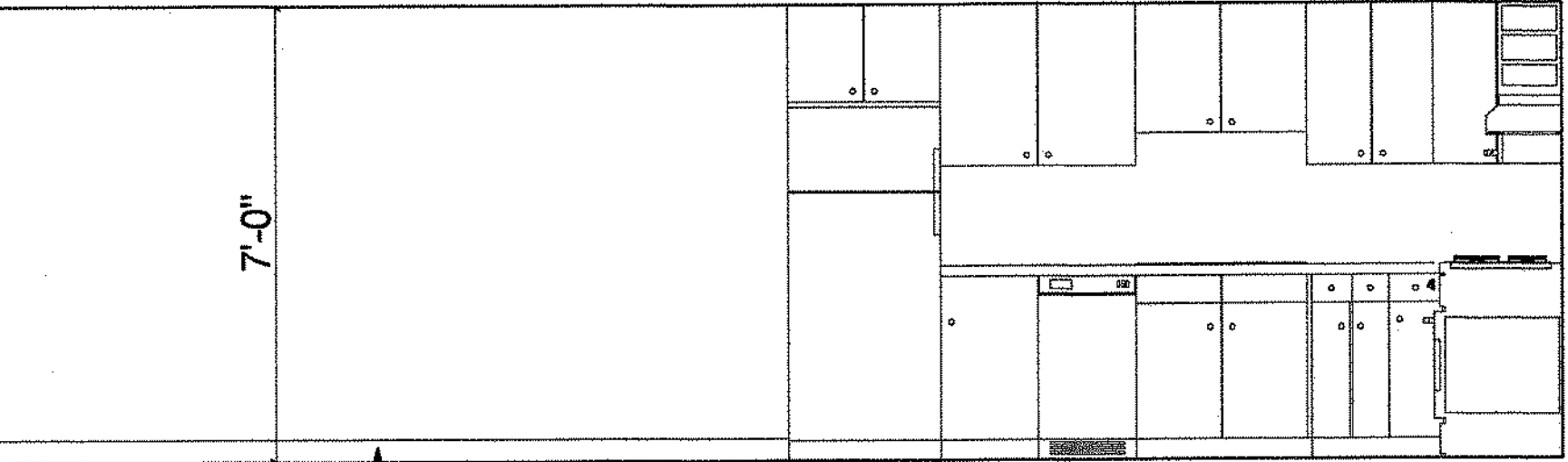
Int Elevation Facing Island
3/8" = 1'-0"

7.
A2.1



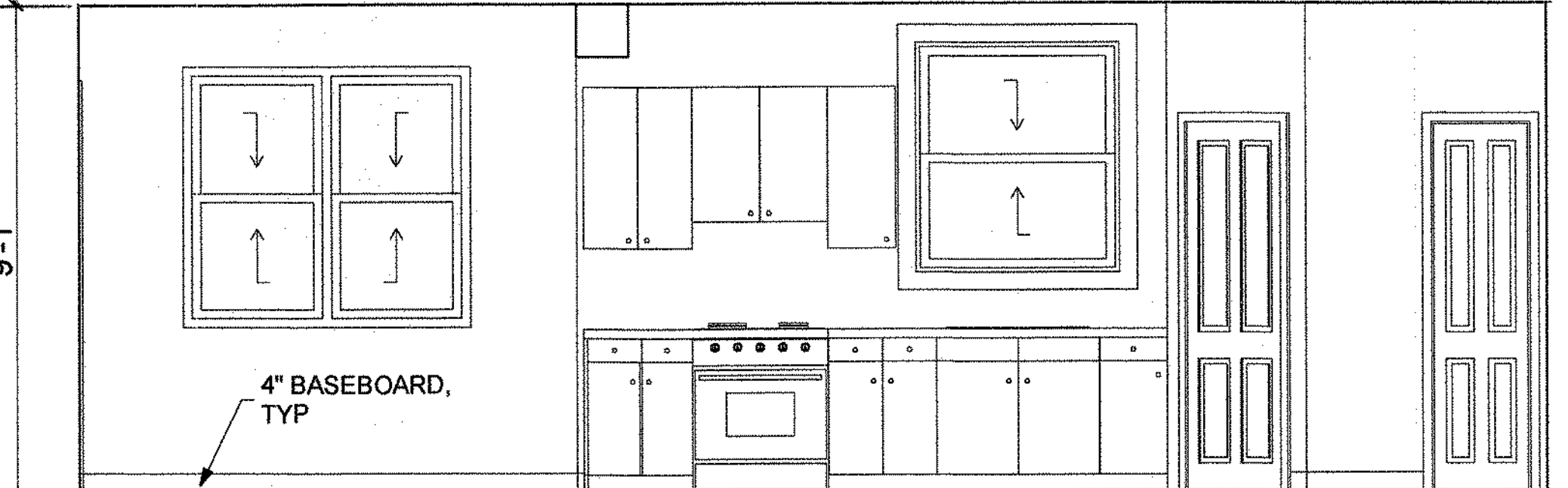
Int Elevation Facing Stove
3/8" = 1'-0"

6.
A2.1



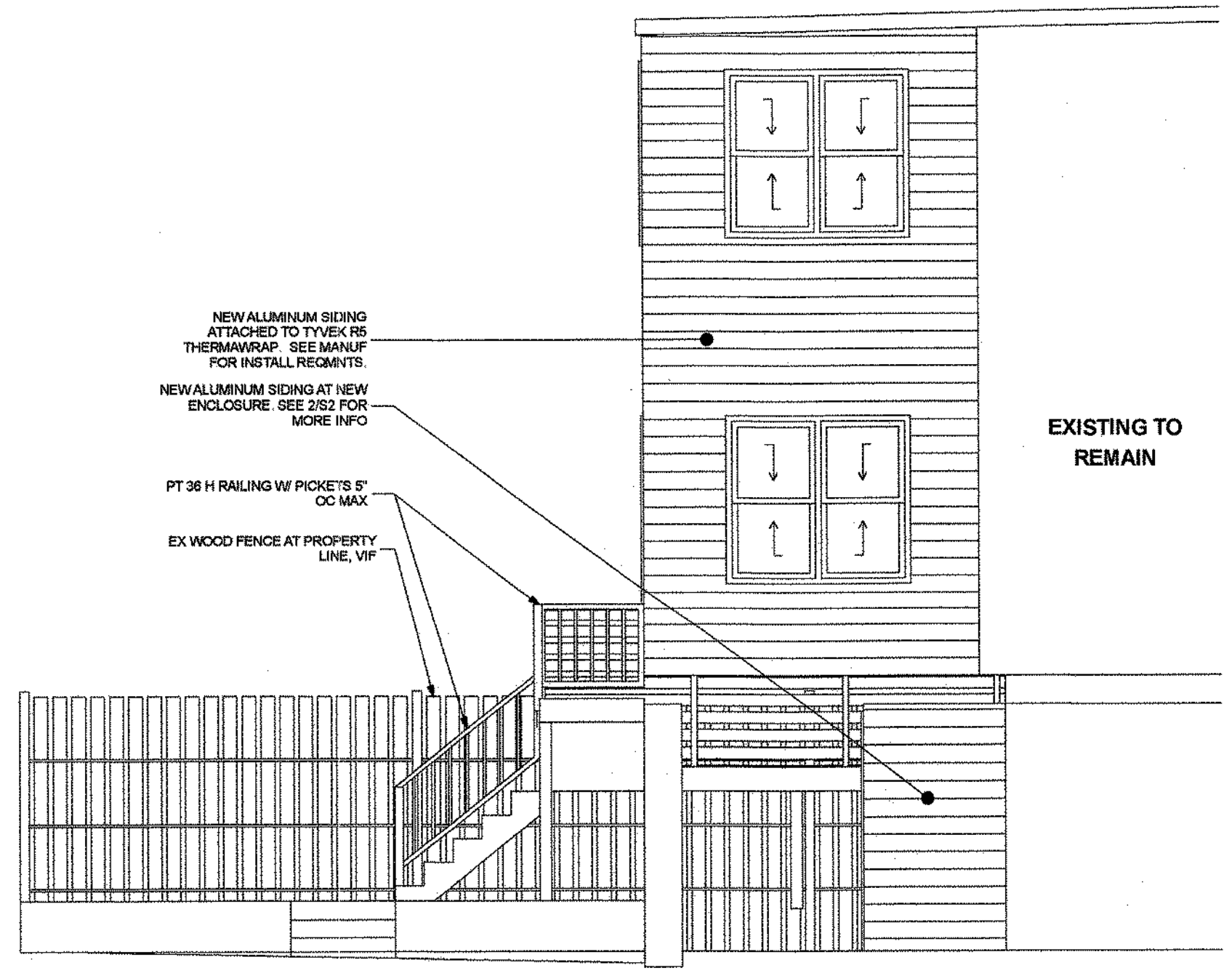
Int Elevation Facing Sink
3/8" = 1'-0"

5.
A2.1



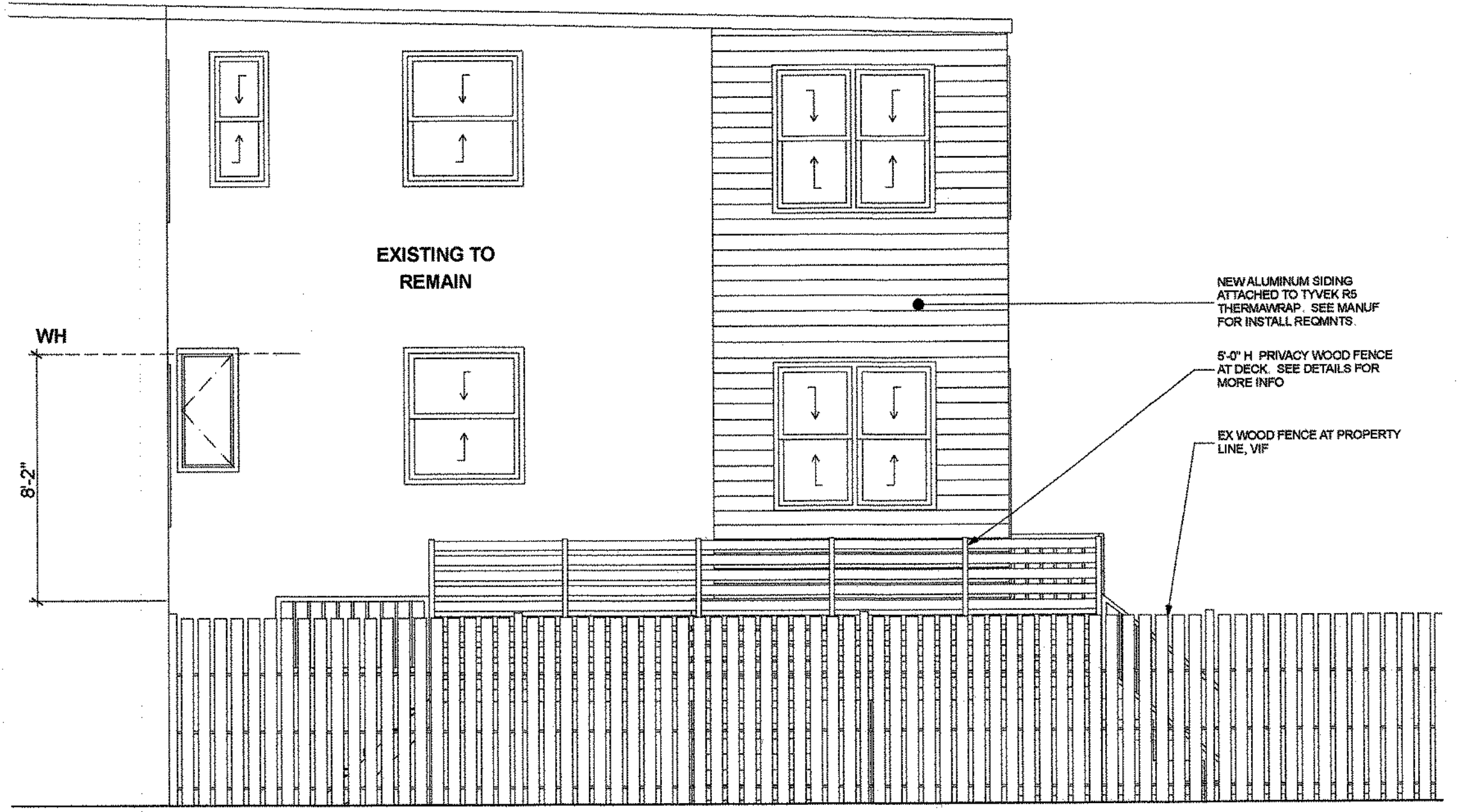
Int Elevation Facing Kitchen Sink
3/8" = 1'-0"

9.
-



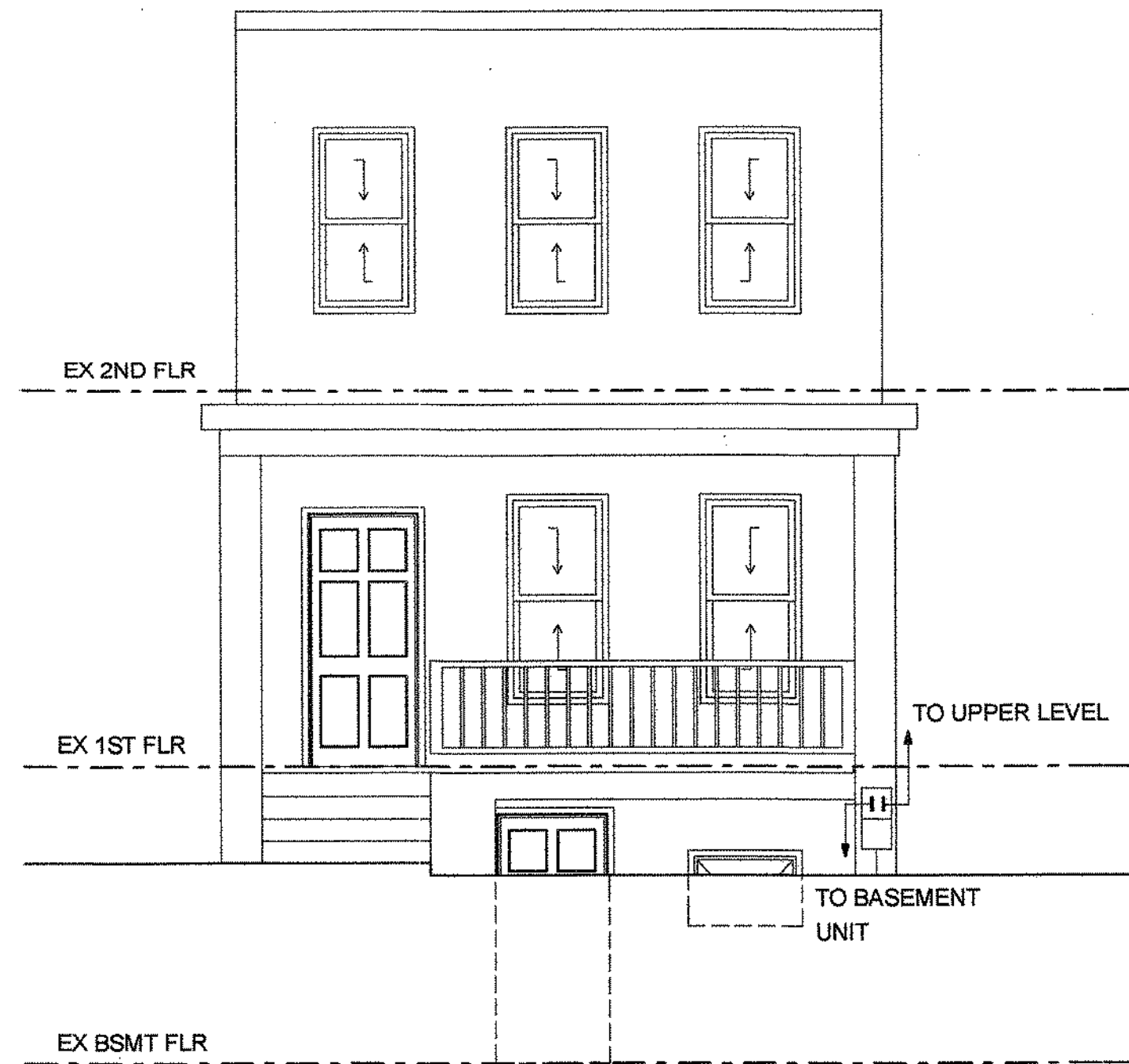
Right Side Elevation
1/4" = 1'-0"

3.
A2.1



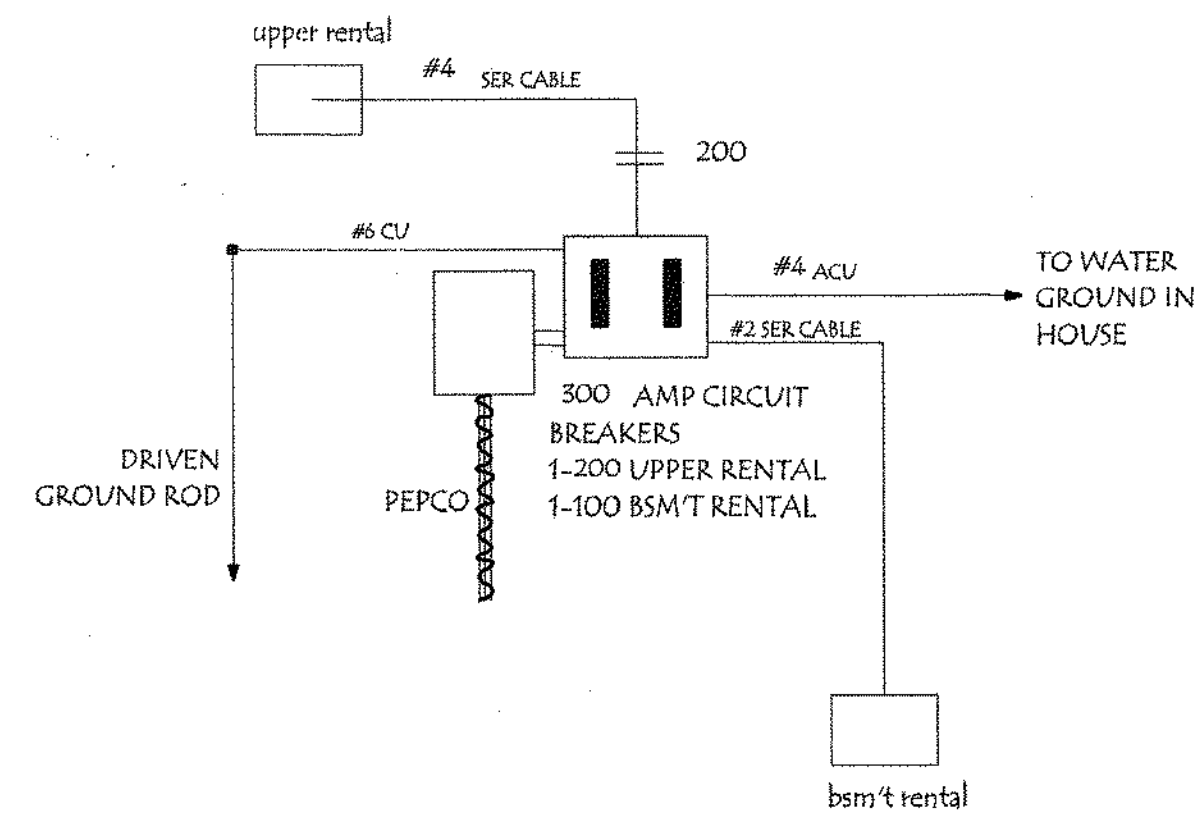
Left Side Elevation
1/4" = 1'-0"

2.
A2.1



Front Profile View

nts

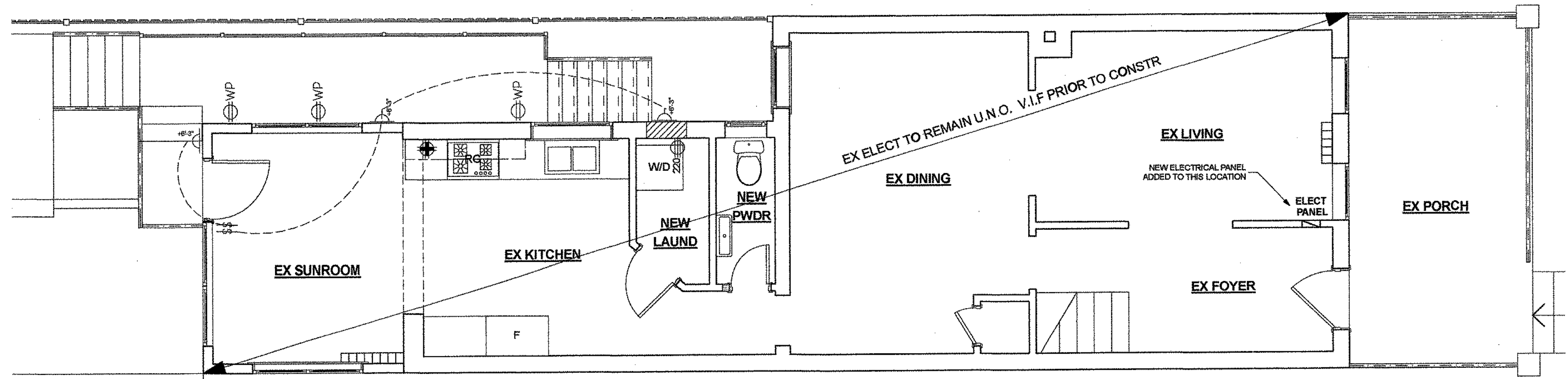


RISER DIAGRAM

nts

ELECTRICAL SCHEDULE

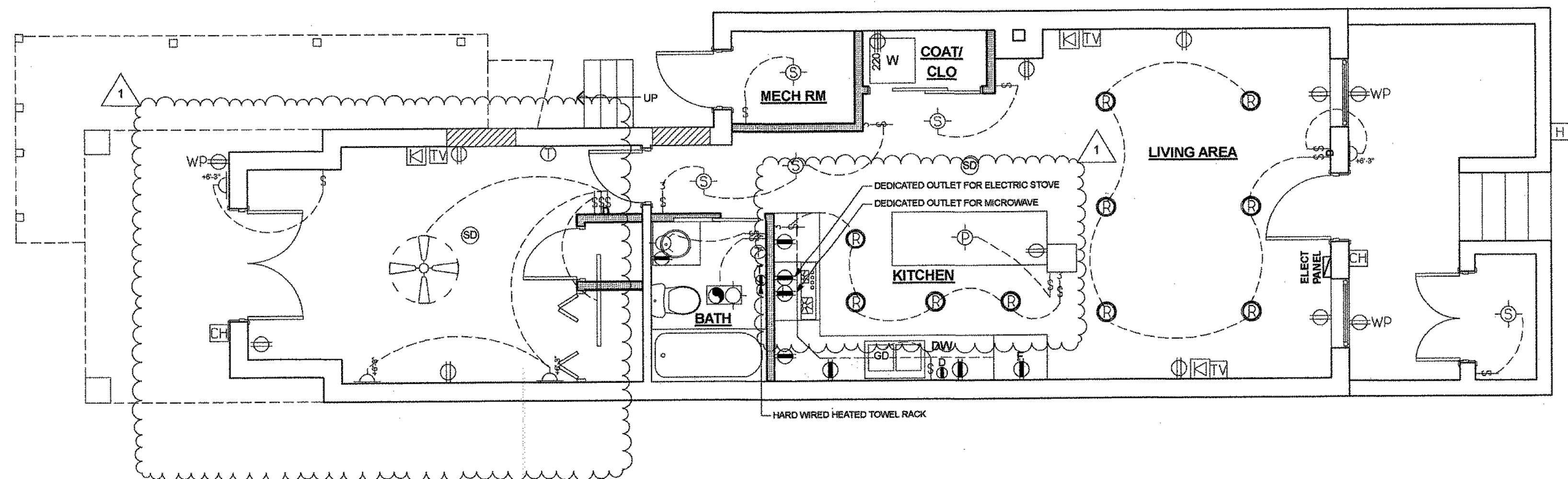
	FLOURESCENT STRIP LIGHT
	CEILING FAN & LIGHT
	SURFACE LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT 1-HOUR RATED
	VANITY FIXTURE
	WALL SCONCE
	RECEPTACLE DUPLEX OUTLET
	AFCI IN ALL BEDROOMS PER CODE
	GFI RECEPTACLE
	4 QUAD OUTLET
	DISHWASHER DEDICATED LINE
	DEDICATED LINE FOR HEATED TOWEL RACK
	RECEPTACLE 220V
	RECEPTACLE DUPLEX WATERPROOF
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	EXHAUST FAN
	FAN LIGHT COMBO
	SMOKE DETECTOR- HARDWIRED, INTERCONNECTED, BATTERY BACKUP
	TELEPHONE
	CABLE TELEVISION RECEPTACLE
	DOOR BELL
	THERMOSTAT
	HOSE BIB



First Floor Electrical Plan

1/4" = 1'-0"

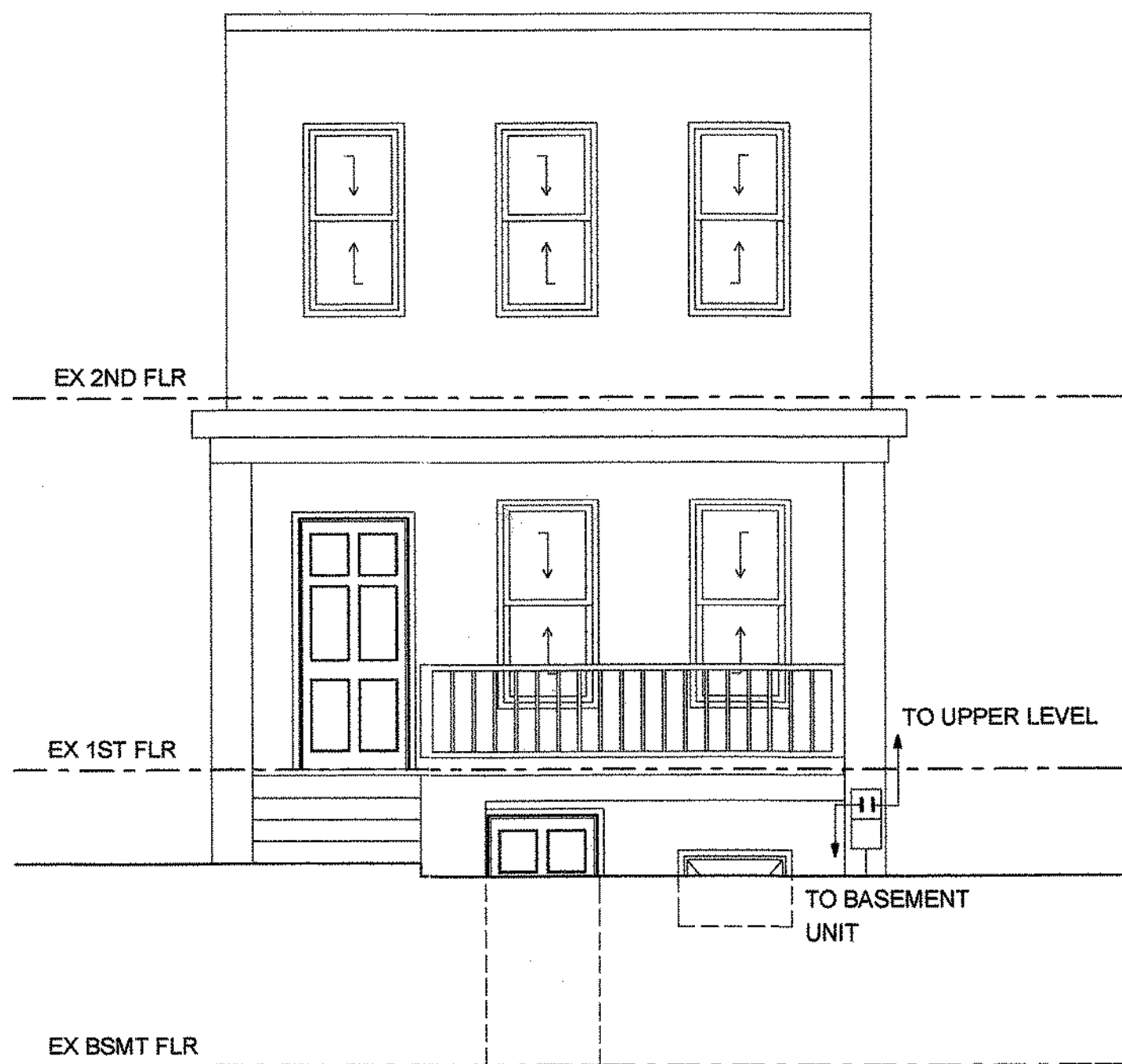
2.
E-1



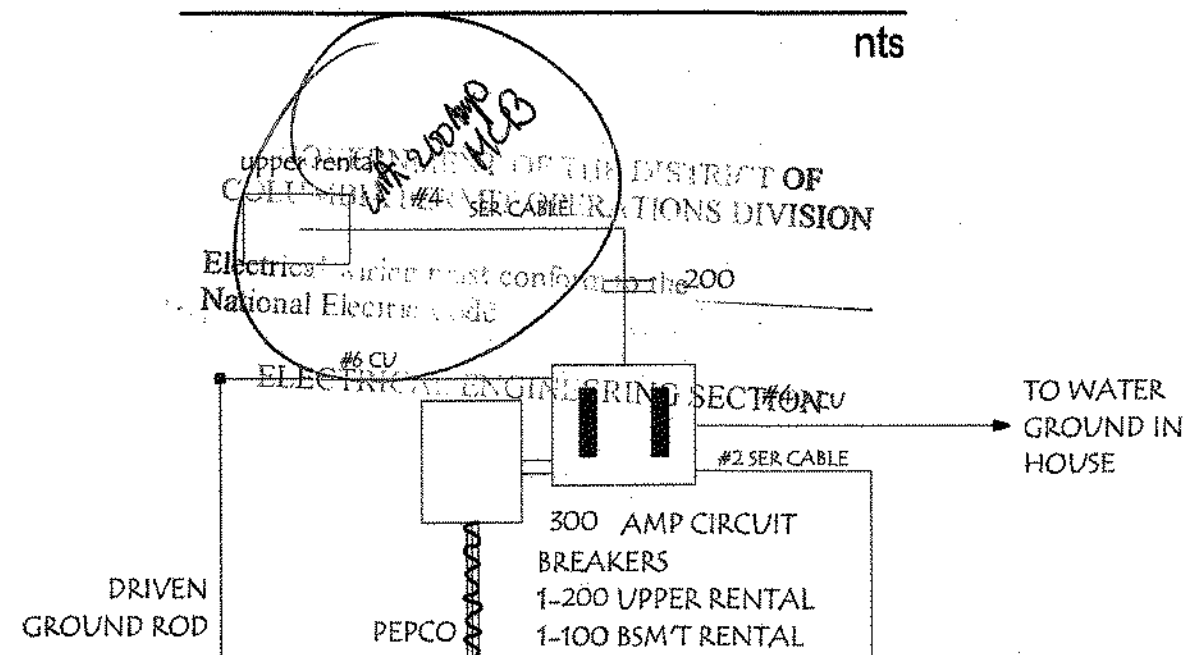
Basement Electrical Plan

1/4" = 1'-0"

1.
E-1



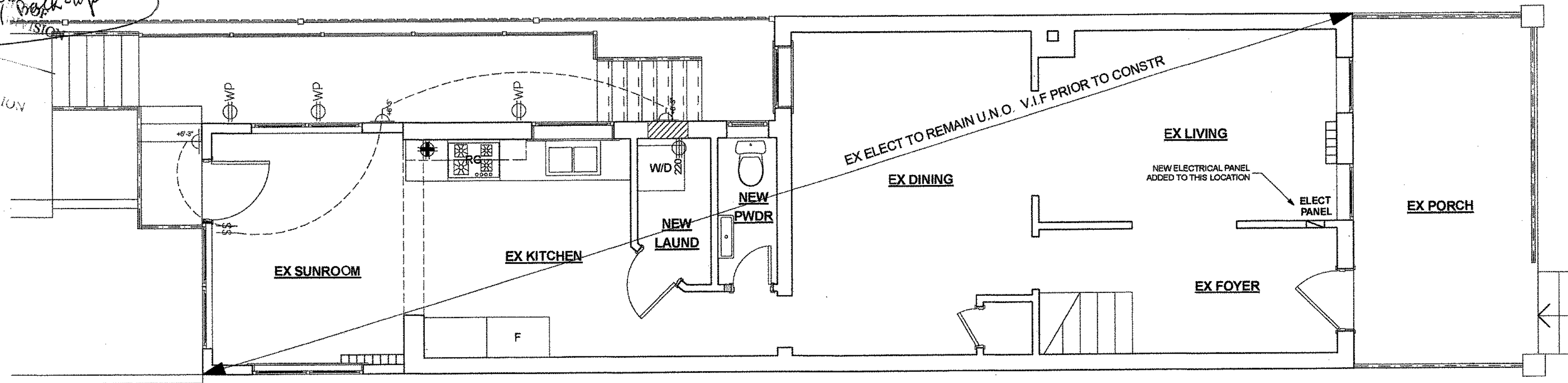
Front Profile View



RISER DIAGRAM

ELECTRICAL SCHEDULE

- FLOUORESCENT STRIP LIGHT
- CEILING FAN & LIGHT
- SURFACE LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT 1-HOUR RATED
- VANITY FIXTURE
- WALL SCONCE
- RECEPTACLE DUPLEX OUTLET
- GFI RECEPTACLE DUPLEX OUTLET
- 4 QUAD OUTLET
- DISHWASHER DEDICATED LINE
- DEDICATED LINE FOR HEATED TOWEL RACK
- RECEPTACLE 220V
- RECEPTACLE DUPLEX WATERPROOF
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- EXHAUST FAN
- CO FAN LIGHT COMBO
- SMOKE DETECTOR
- TELEPHONE
- CABLE TELEVISION
- DOOR BELL
- THERMOSTAT
- HOSE BIB



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

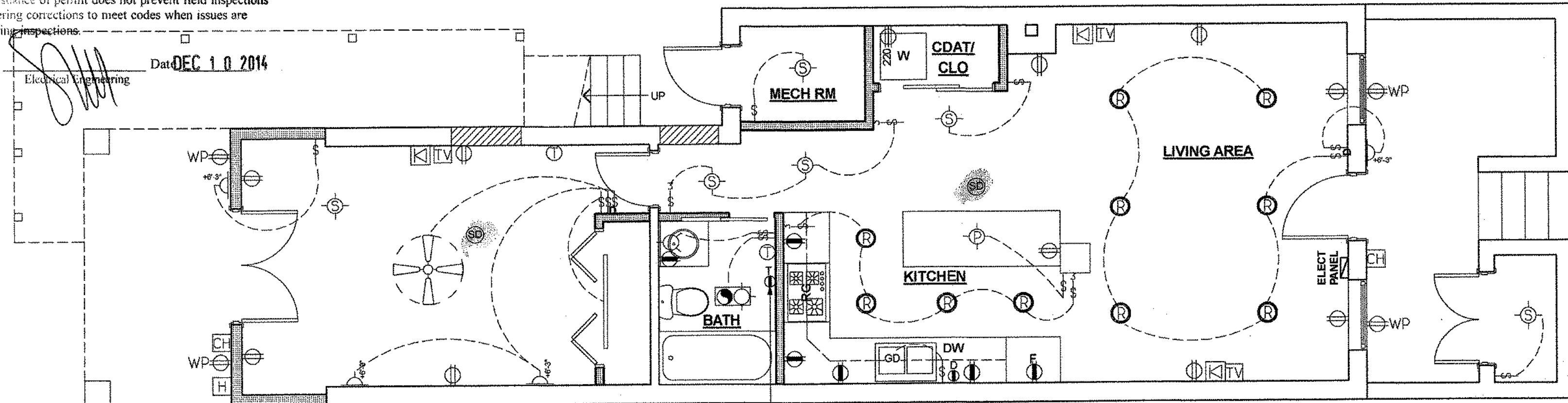
2.
-

GOVERNMENT OF THE DISTRICT OF
COLUMBIA PERMIT OPERATIONS
DIVISION

PLANS APPROVED Permit No. BIA09719

These plans are conditionally approved in accordance with any correction notes on the plans. The building permit is license to construct in accordance with adopted codes and does not waive any code requirements not noted during plan review. Issuance of permit does not prevent field inspections from ordering corrections to meet codes when issues are noted during inspections.

Signature: [Signature] Date: DEC 10 2014



Basement Electrical Plan
1/4" = 1'-0"

1.
-

THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

Basement Electrical Plan, First Floor
Electrical Plan, "Electrical Diagrams"

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale

Drawn by: lab Date: 11.19.14

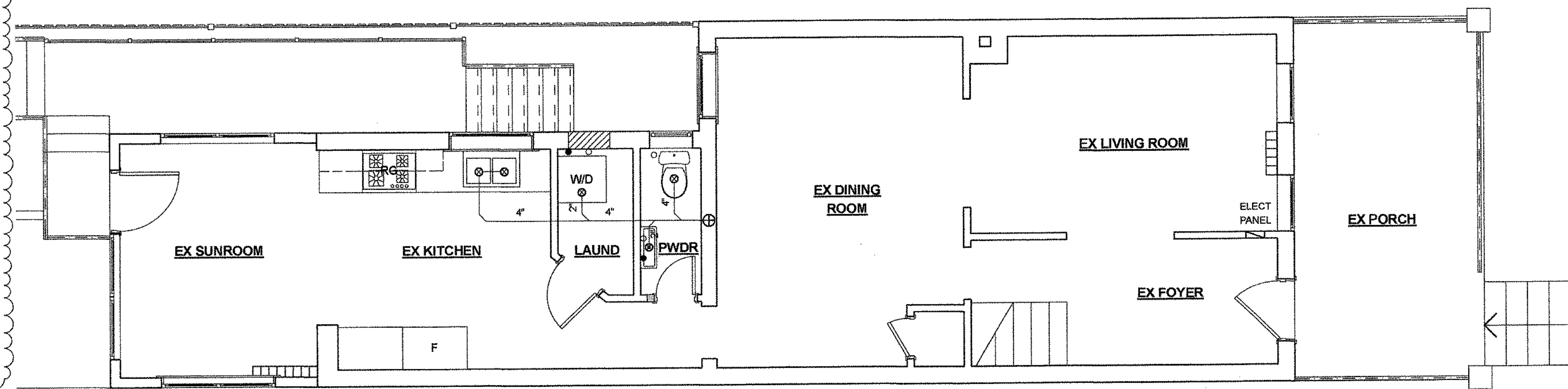
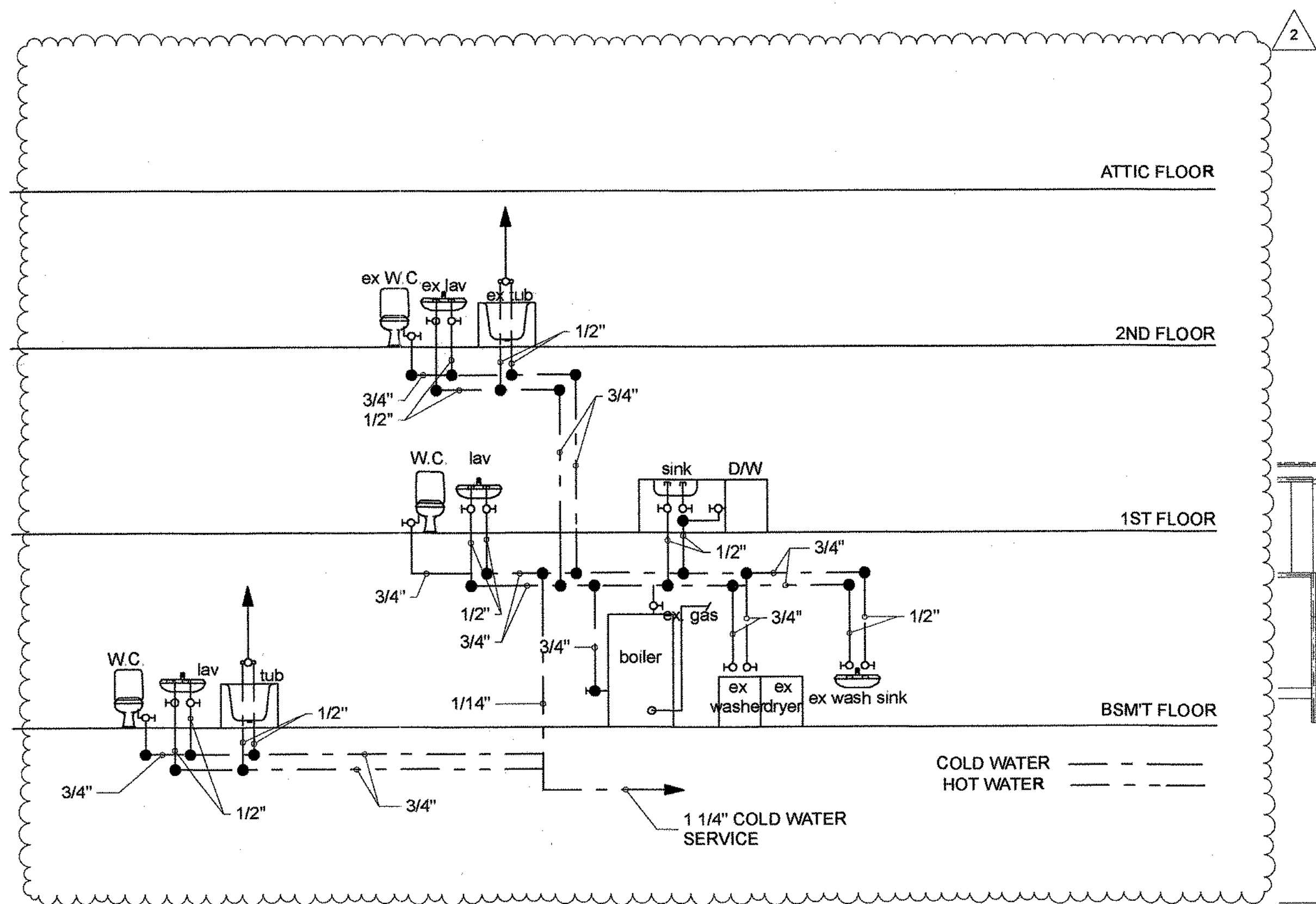
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E-1

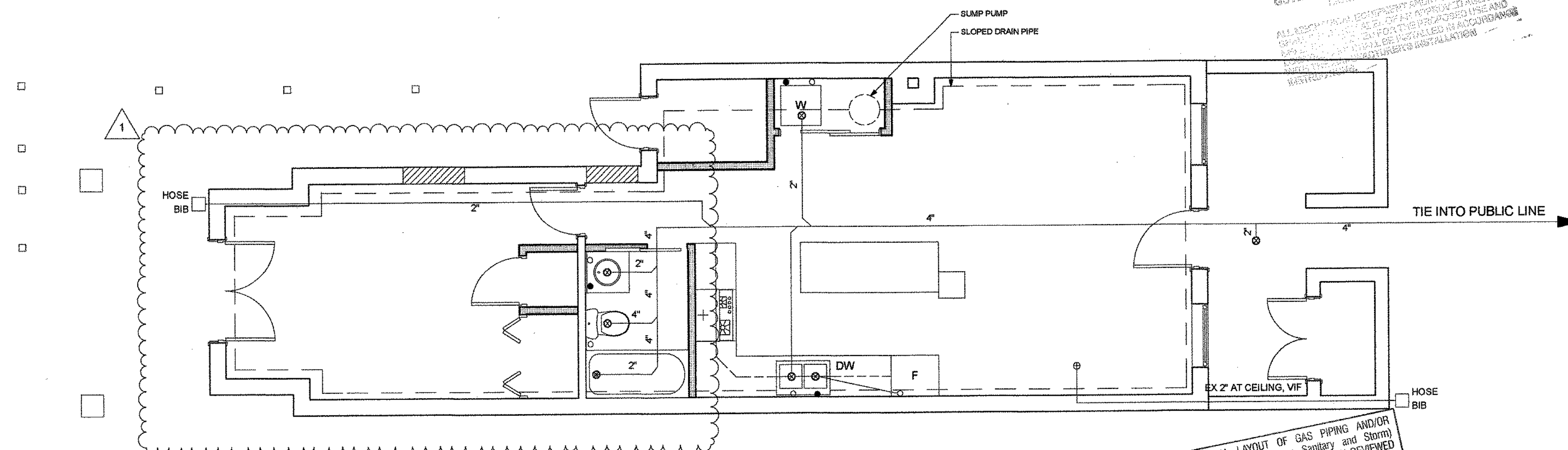
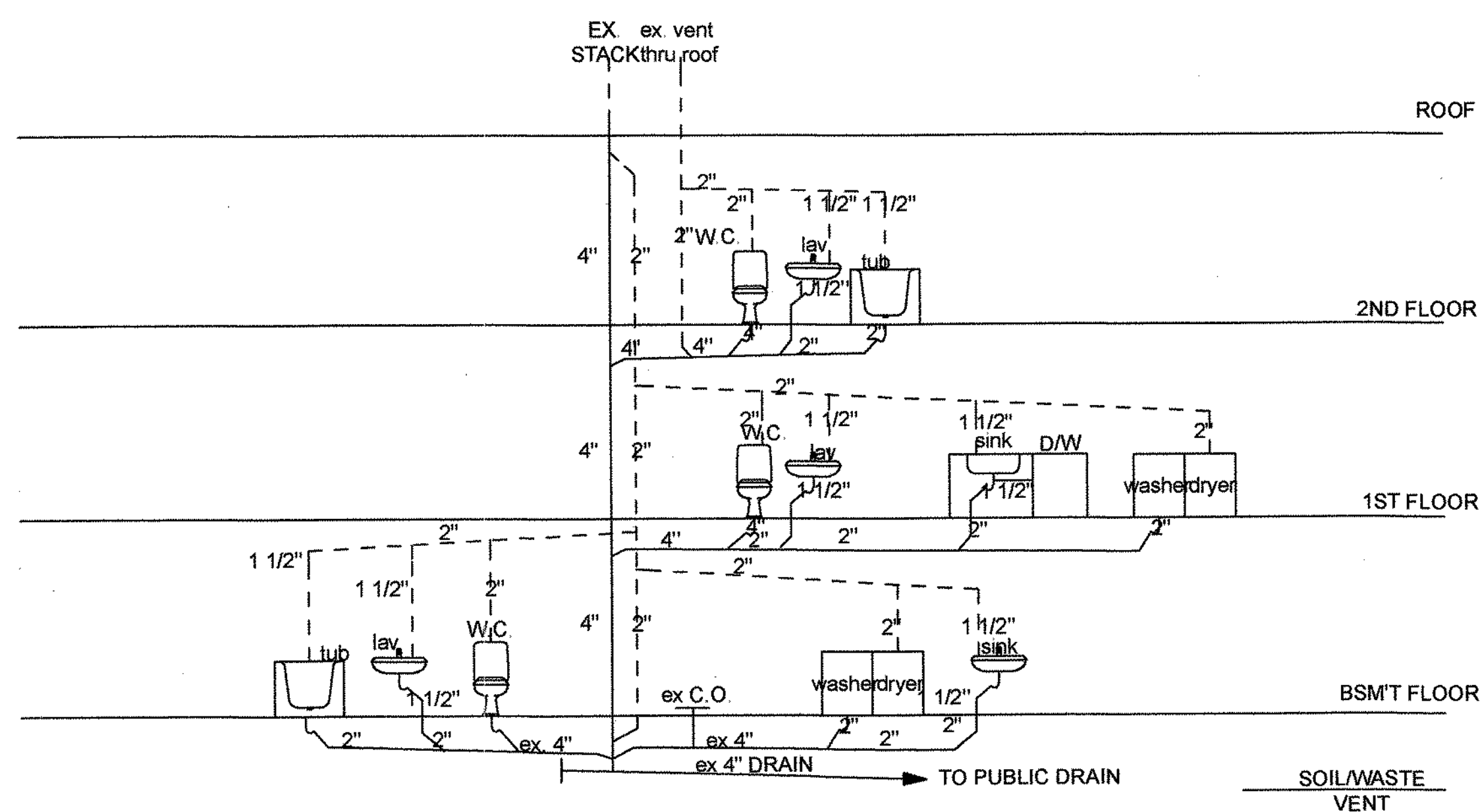
THE CORLEY RESIDENCE
17 Franklin Street NE
Washington, DC 20003

Proposed Plumbing at First Floor,
Proposed Plumbing at Basement,
Third Floor Plan



Proposed Plumbing at First Floor
1/4" = 1'-0"

2.
-



Proposed Plumbing at Basement
1/4" = 1'-0"

1.
-

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PERMITTING
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA PLUMBING CODE AND THE DISTRICT OF COLUMBIA MECHANICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

THE GENERAL LAYOUT OF GAS PIPING AND/OR PLUMBING SYSTEMS (Water, Sanitary and Storm) SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

Date: 11.19.14
Chris G. Gentry, PE
Mechanical Engineering Section

Written dimensions on these drawings shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

Drawing Scale	
Drawn by	Date
Isb	11.19.14
Checked by	Date
1	12.11.14
2	03.04.15