

ABBREVIATIONS:

Table of abbreviations for architectural and engineering terms, including A/C, ACT, AD, ADJ, AFF, AL, ALT, ALUM, AP, APPROX, APT, ARCH, ASPH, AUTO, BO, BLDG, BLK, BLKG, BM, BSM, CJ, CL, CLD, CLD, CLR, CM, CMT, CMU, COL, CONC, CONST, CONT, CONTR, COORD, CORR, CPT, CTR, CU, FT, DIA, DIM, DISP, DN, DRG, DS, E, EA, EIPS, EU, ELEC, ELEV, EQ, EQUIP, ETR, EWC, EXH, EXIST, EXP, EXT, FD, FE, FEC, FHC, FIB, FIX, FL(R), FLEX, FLOOR, FT, GA, GCL, GC, GL, GRD, GYP, HD, HB, HD, HDW, HM, HORIZ, HP, HT, HVAC, ID, INCL, INFO, INSUL, INT, JAN, JT, KO, L, LBL, LAM, LAV, LH, LT, LP, MAS, MAT, MAX, MECH, MEP, MFR, MR, MISC, MO, MSF, LTD, MTL, N, NIC, NO, NOM, NRC, NTS.

MATERIALS:

Table of materials with corresponding hatching patterns: CONCRETE, CONCRETE MASONRY UNIT, BRICK, WOOD FRAMING / ROUGH, WATERPROOF MEMBRANE / ROOFING MEMBRANE FLASHING, RIGID INSULATION, GYPSUM BOARD, PLYWOOD, FINISHED WOOD, ACOUSTICAL TILE, GLASS, SAND / MORTAR / PLASTER, STEEL / FERROUS METAL.

SYMBOLS:

Table of symbols for locale labels, reference symbols, schedule tags, and general symbols. Includes symbols for tenant area, room name, detail, building/wall section, exterior/interior elevation, match lines, level targets, key notes, partition tags, door tags, ceiling tags, window tags, fixture tags, finish tags, revision tags, and column grid bubbles.

ZONING & BUILDING CODE DATA:

BUILDING DATA: PROJECT ADDRESS 1117 ALLISON STREET N.W.

SCOPE OF WORK: CONVERT SINGLE FAMILY DWELLING INTO THREE DWELLING UNITS. REMOVE INTERIOR PARTITIONS OF BASEMENT, FIRST AND SECOND FLOOR. ALSO REMOVE REAR EXTERIOR WALL. CONSTRUCT NEW EXTERIOR AND INTERIOR WALLS FROM BASEMENT TO SECOND FLOOR. INSTALL NEW ELECTRICAL, NEW PLUMBING AND NEW HVAC SYSTEMS.

- APPLICABLE CODES: 2003 DC ZONING REGULATIONS (DCMR 11), 2012 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WHICH AMENDS THE FOLLOWING: 2012 ICC INTERNATIONAL BUILDING CODE (DCMR 12A), 2011 NFPA NATIONAL ELECTRICAL CODE (DCMR 12C), 2012 ICC INTERNATIONAL MECHANICAL CODE (DCMR 12E), 2012 ICC INTERNATIONAL PLUMBING CODE (DCMR 12F), 2012 ICC INTERNATIONAL FIRE CODE (DCMR 12H), 2012 ICC INTERNATIONAL ENERGY CONSERVATION CODE (DCMR 12J), 2012 ICC INTERNATIONAL EXISTING BUILDING CODE (DCMR 12J), ICC/ANSI A117.1 - 2012

ZONING DATA:

Zoning data table including square no., lot no., zoning district (R-4), historic area/site (none), site area (312.6 SF), building height (25'-0"), floor area ratio (14.6), lot occupancy (1935 SF), rear yard (53 FT), side yard (N/A), and off-street parking (2 units).

IBC CHAPTER 3 - USE & OCCUPANCY:

R-2 (RESIDENTIAL - PERMANENT W/MORE THAN TWO DWELLING UNITS)

IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS:

Table of building heights and areas for R-2 zoning. Includes height (25'-0"), area (14.6), and floor area ratio (14.6).

IBC CHAPTER 6 - TYPES OF CONSTRUCTION:

TYPE VB

IBC CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION:

Table of fire-resistance-rated construction requirements for structural frame, bearing walls, nonbearing exterior walls, nonbearing interior walls, floor construction, and roof construction.

Table of fire barriers requirements for shaft enclosures and exit enclosures.

Table of fire partitions requirements for assemblies between dwelling units.

IBC CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION (CONTINUED):

Table of fire protection requirements for fire doors and fire windows.

IBC CHAPTER 9 - FIRE PROTECTION SYSTEMS:

- 1. AUTOMATIC SPRINKLER SYSTEM (IBC SECTION 903.3.1.2) NFPA 13R AUTOMATIC SPRINKLER SYSTEM PROVIDED
2. STANDPIPE SYSTEM (DCMR 12A SECTION 905.3.1 EXCEPTION #1) CLASS I STANDPIPE SYSTEM PROVIDED
3. FIRE ALARM & DETECTION SYSTEM (IBC SECTION 907.2.9) MANUAL FIRE ALARM SYSTEM PROVIDED
4. OTHER PROTECTION PROVISIONS: SMOKE DETECTORS PROVIDED

IBC CHAPTER 10 - MEANS OF EGRESS:

Table of egress requirements including occupant load, egress width, and minimum number of exits for each unit.

IBC CHAPTER 11 - ACCESSIBILITY:

SCOPING REQUIREMENTS: (IBC SECTION 1103) THIS PROJECT IS NOT ACCESSIBLE.

IBC CHAPTER 13 - ENERGY EFFICIENCY:

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY THE DISTRICT OF COLUMBIA RESIDENTIAL ENERGY CODE (DCMR 12J):

- 1. THERMAL ENVELOPE INSULATION (DCMR 12J TABLE EC-402.1.1): GLAZING U=0.35, SKYLIGHTS U=0.80, ROOFS R=49, FRAME WALLS R=18, THERMAL MASS WALLS R=5 (CONTINUOUS), FLOORS OVER UNHEATED SPACE R=10 (FRAMING CAVITY), BASEMENT & CRAWL SPACE WALLS R=19, SLAB PERIMETER R=10 (CONTINUOUS), R=13 (FRAMING CAVITY), R=10 FOR DEPTH 2'-0"

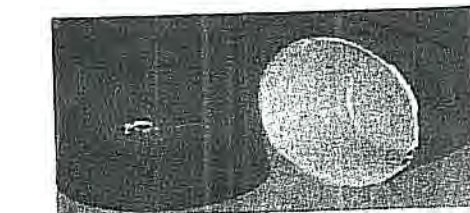
- 2. AIR INFILTRATION (DCMR 12J SECTIONS EC-402.4.4 & EC-403.2.2): A. WINDOWS, SKYLIGHTS & SLIDING DOORS NOT TO EXCEED 0.3 CFM PER SQUARE FOOT OF PENETRATION. B. SWINGING DOORS NOT TO EXCEED 0.5 CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE 1" FIBERGLASS SILL SEALER BETWEEN FOUNDATION AND WALL AND SILL PLATES. C. FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FOAM SEALER OR SIMILAR SEALANT.



FF109-300 Fire Rated Light Cover Inside height 8" diameter 13"

Suitable for regular lights up to 6"

See more details for FF109-300



Intertek

FF109-350 Fire Rated Light Cover Inside height 11" diameter 15"

Suitable for regular lights up to 8"

See more details for FF109-350

DISTRICT OF COLUMBIA LICENSING AND PERMITTING ADMINISTRATION Fire Protection Division

THE FIRE PROTECTION PLANS ARE APPROVED AS SHOWN - FINAL INSTALLATION APPROVAL SUBJECT TO THE INSPECTION. SUBMIT SEPARATE SHOP DRAWINGS.

- Fire Alarm System
Fire Sprinkler System
Fire Standpipe System
Fire Hose Cabinet
Fire Extinguisher
Fire Extinguisher Cabinet
Fire Hose Cabinet
Fire Extinguisher Cabinet
Fire Extinguisher Cabinet
Fire Extinguisher Cabinet
Fire Extinguisher Cabinet

Signature: Fire Protection Engineering Date: 08/27/2015

DCRA/OFFICE OF THE ZONING ADMINISTRATOR/COMPLIES WITH REQUIREMENTS OF DC ZONING REGULATIONS (HDCMR)

DATE: 3-27-15

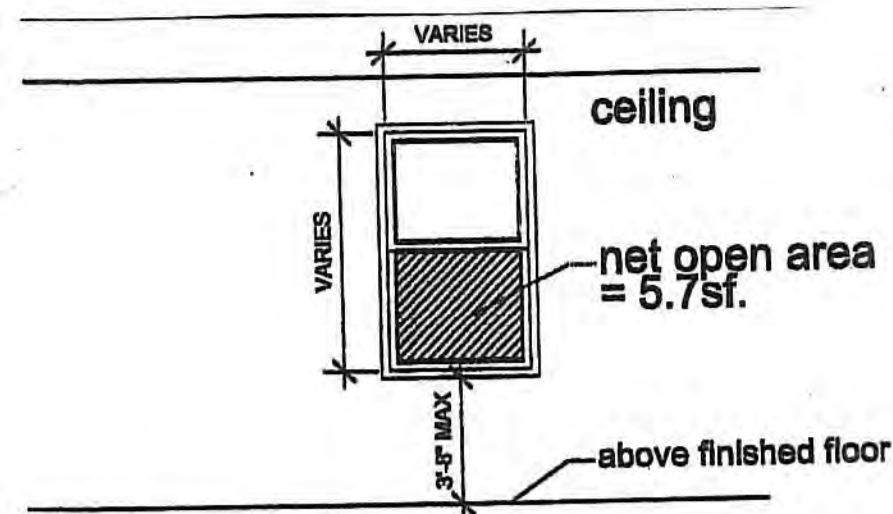


LIST OF DRAWINGS

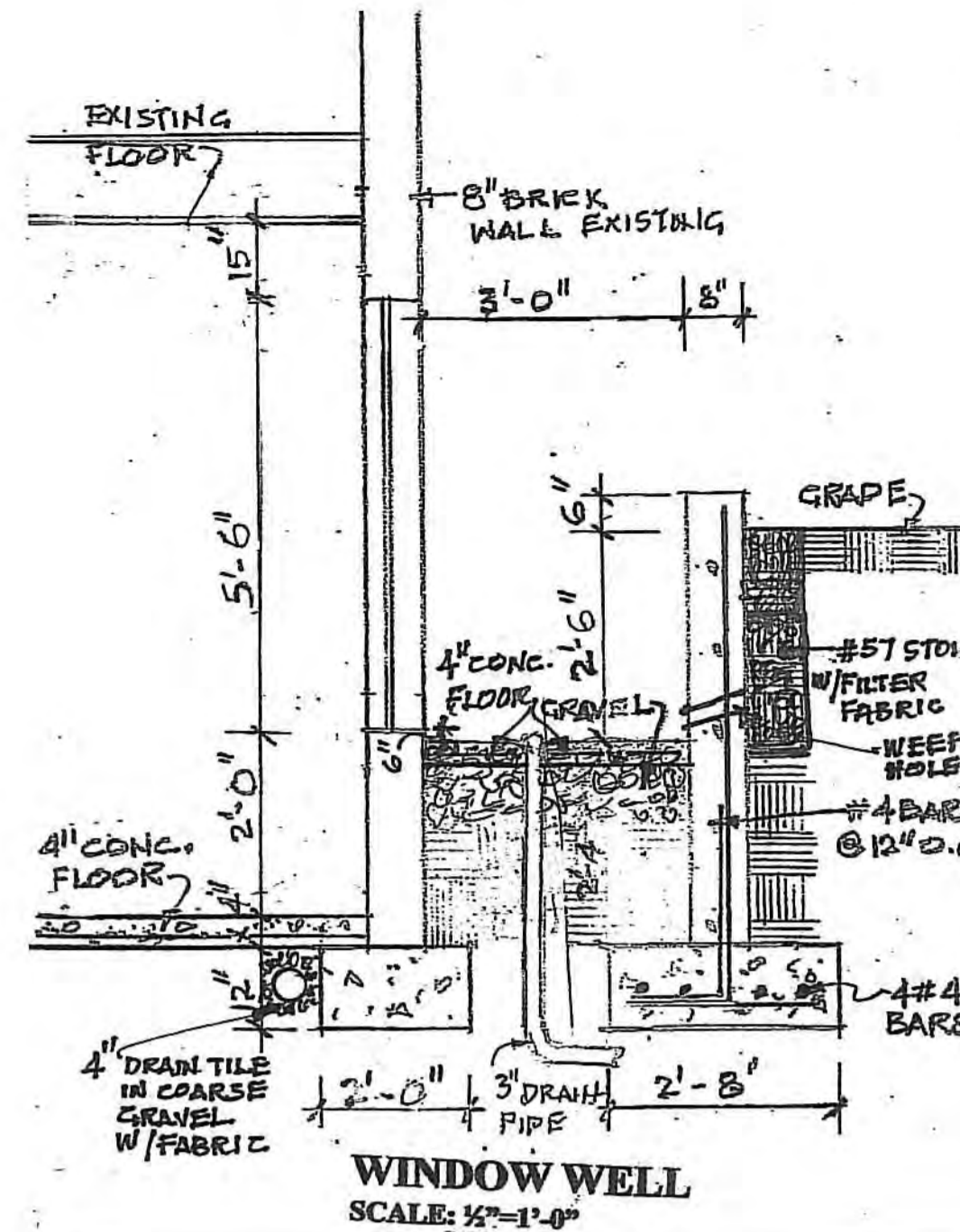
Table listing drawing sheets: A1 COVER SHEET, A2 STRUCTURAL NOTES, A3 EXISTING FLOOR PLANS/DEMOLITION PLANS, A4 PROPOSED FLOOR PLANS & NOTES, A5 FLOOR PLANS OF REAR PORCHES & DETAILS, A6 CROSS SECTION, FRONT & REAR ELEVATIONS, A7 FOUNDATION AND FRAMING PLANS, A8 WALL CONNECTIONS AND DETAILS, A9 WALL CONNECTIONS AND DETAILS, E1 ELECTRICAL PLANS AND NOTES, P1 PLUMBING PLANS AND DIAGRAMS, M1 MECHANICAL PLANS, M2 PLUMBING / MECHANICAL NOTES, C1 EROSION & SEDIMENT CONTROL PLAN, C2 EROSION & SEDIMENT CONTROL NOTES

HOUSE RENOVATION AND ADDITION 1117 ALLISON STREET N.W.

A1



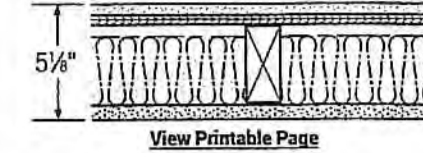
***EMERGENCY ESCAPE & RESCUE WINDOW DETAIL**



WINDOW WELL
SCALE: 1/4" = 1'-0"

- Cement Board - 1/2 in. cement board applied vertical or horizontal - **DUROCK Brand Cement Board Next Gen**
- Sheathing Materials - Min 15/32 in. thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically
- Wood Studs - 2x4 wood studs spaced max 16 in. OC
- Batts and Blankets - 3 in. mineral wool batt insulation
- Gypsum Board - 5/8 in. thick gypsum board applied vertically or horizontally. - **SHEETROCK Brand UltraLight Firecode X Gypsum Panels**

Visit UL303.com

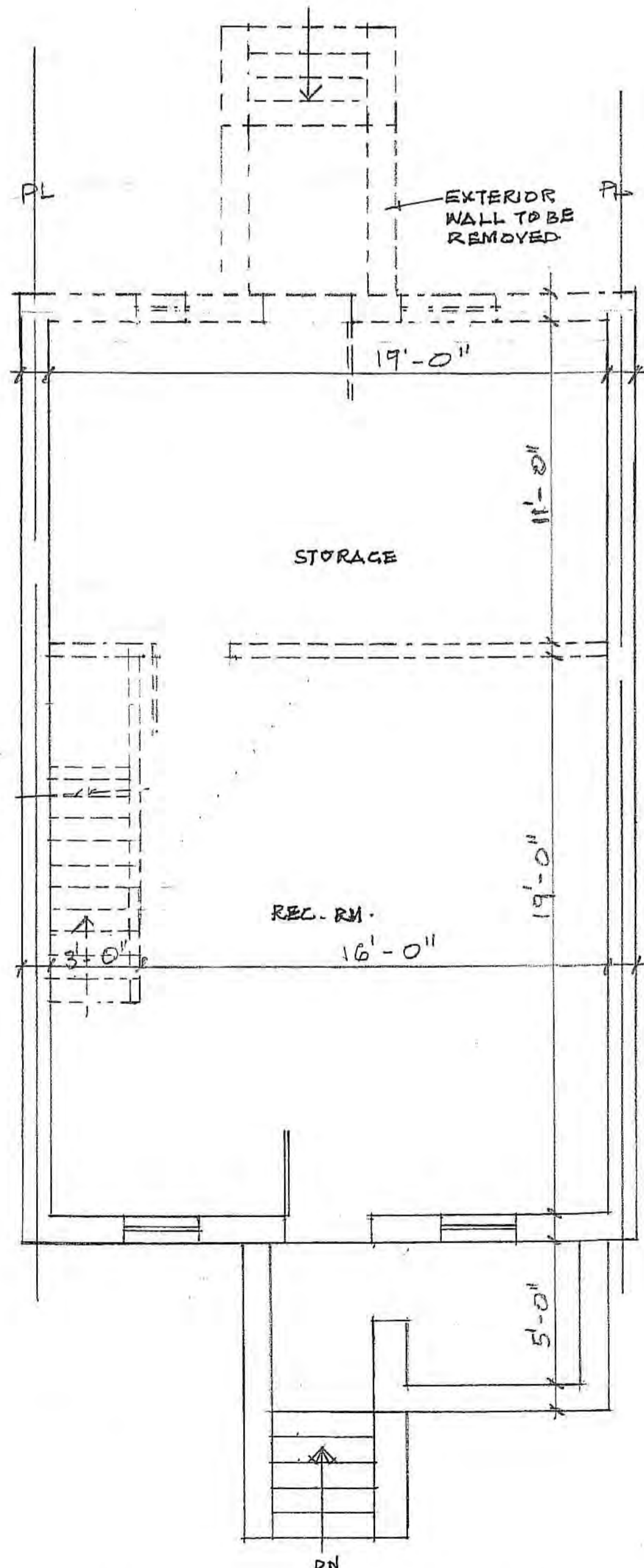


CAD · REVIT · VIEW ASSEMBLY

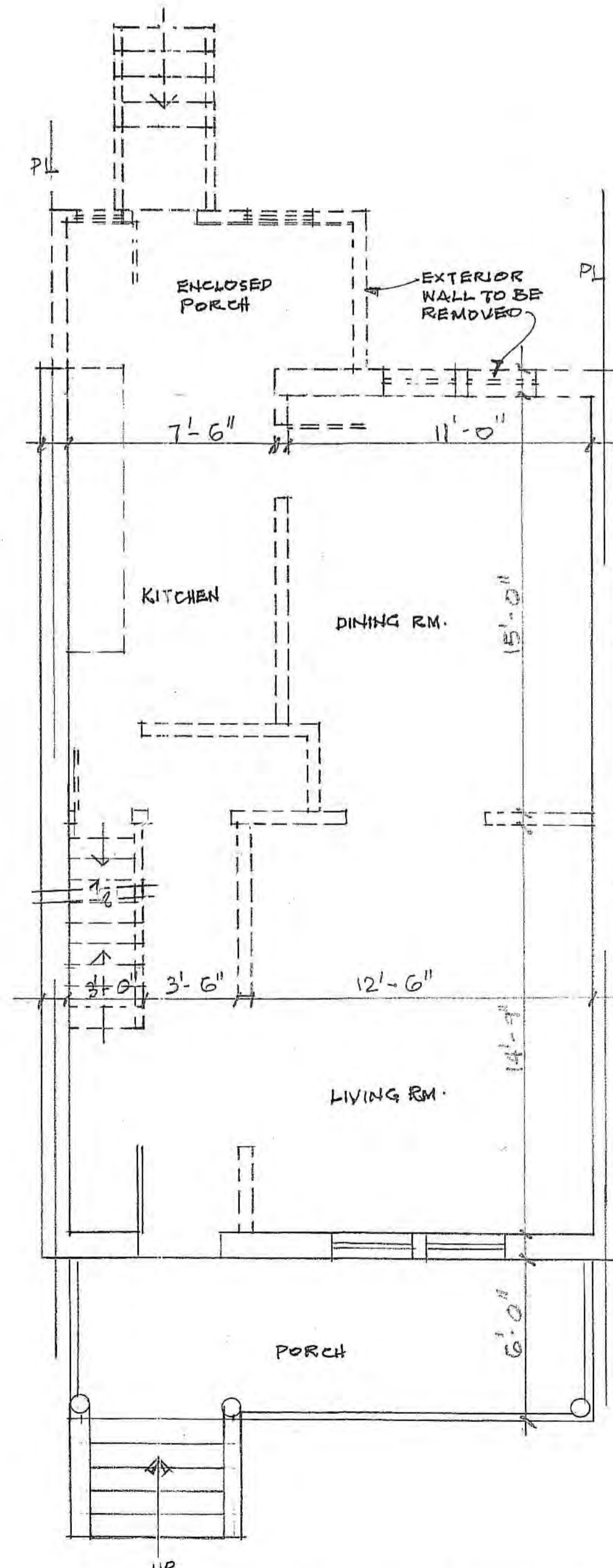
Fire Test	Fire Rating	STC	Thickness (in.)
UL 303 or GA-WP-8131	1 hr.	N/A	5-1/8"

Wood Stud (Loadbearing)
Exterior Walls

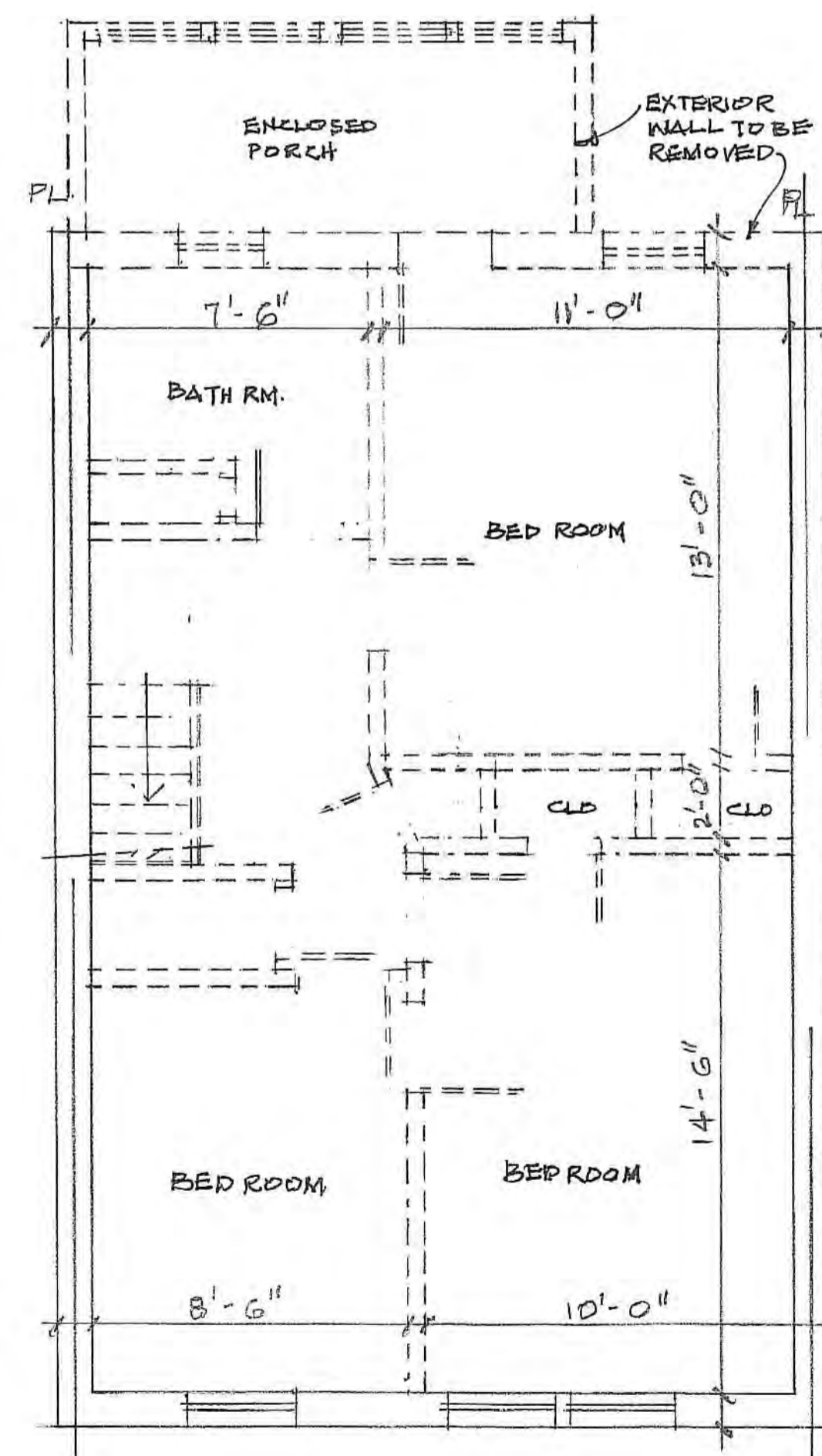
- Cement Board - 1/2 in. thick board, applied vertically or horizontally - **DUROCK Brand Cement Board Next Gen**
- Sheathing Materials - Min 15/32 in. thick, 4 ft wide, wood structural panels, min grade "sheathing" applied vertically
- Wood Studs - 2x4 wood studs spaced max 16 in. OC
- Batts and Blankets - 3 in. mineral wool batt insulation
- Gypsum Board - 5/8 in. thick gypsum board applied vertically or horizontally. - **SHEETROCK Brand UltraLight Firecode X Gypsum Panels**



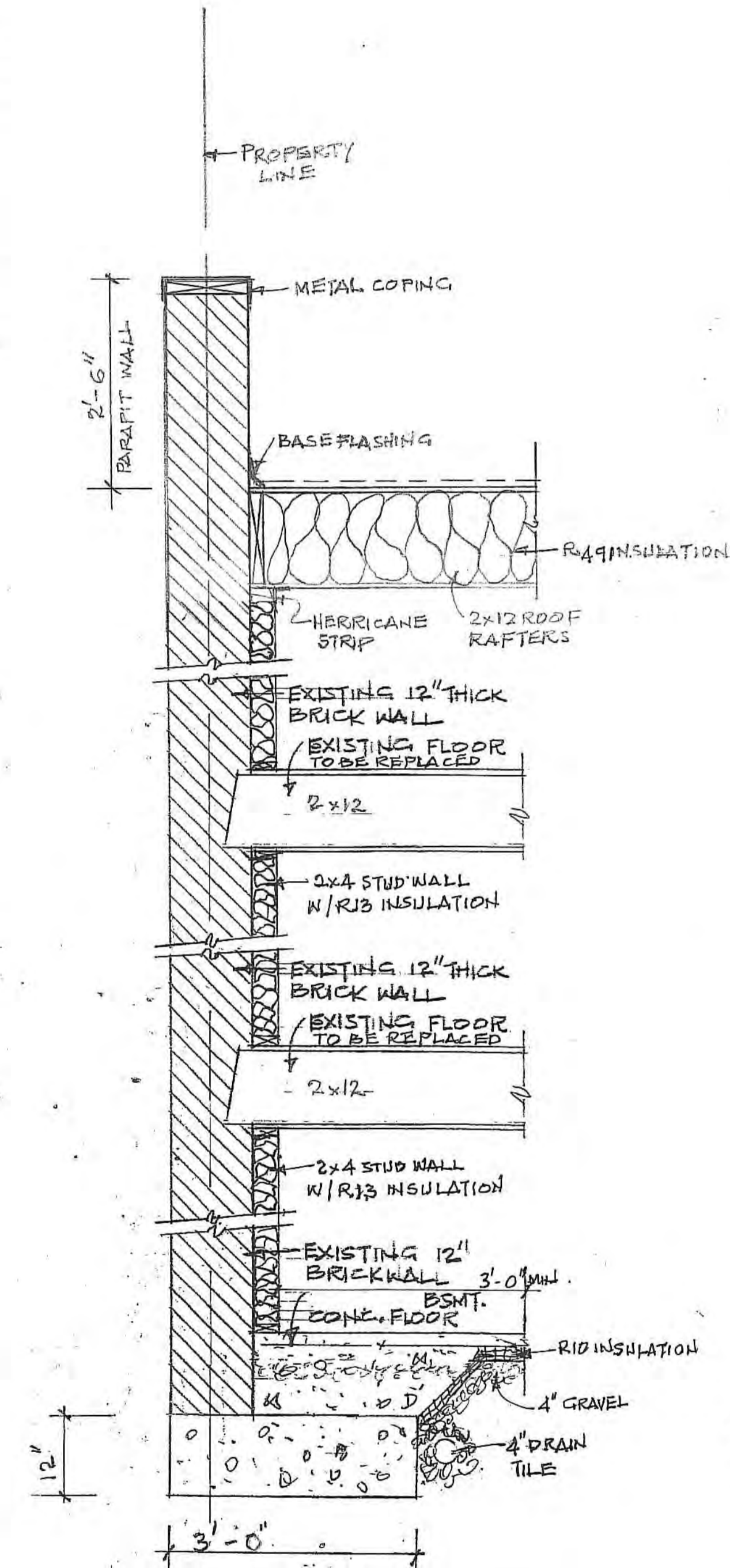
EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



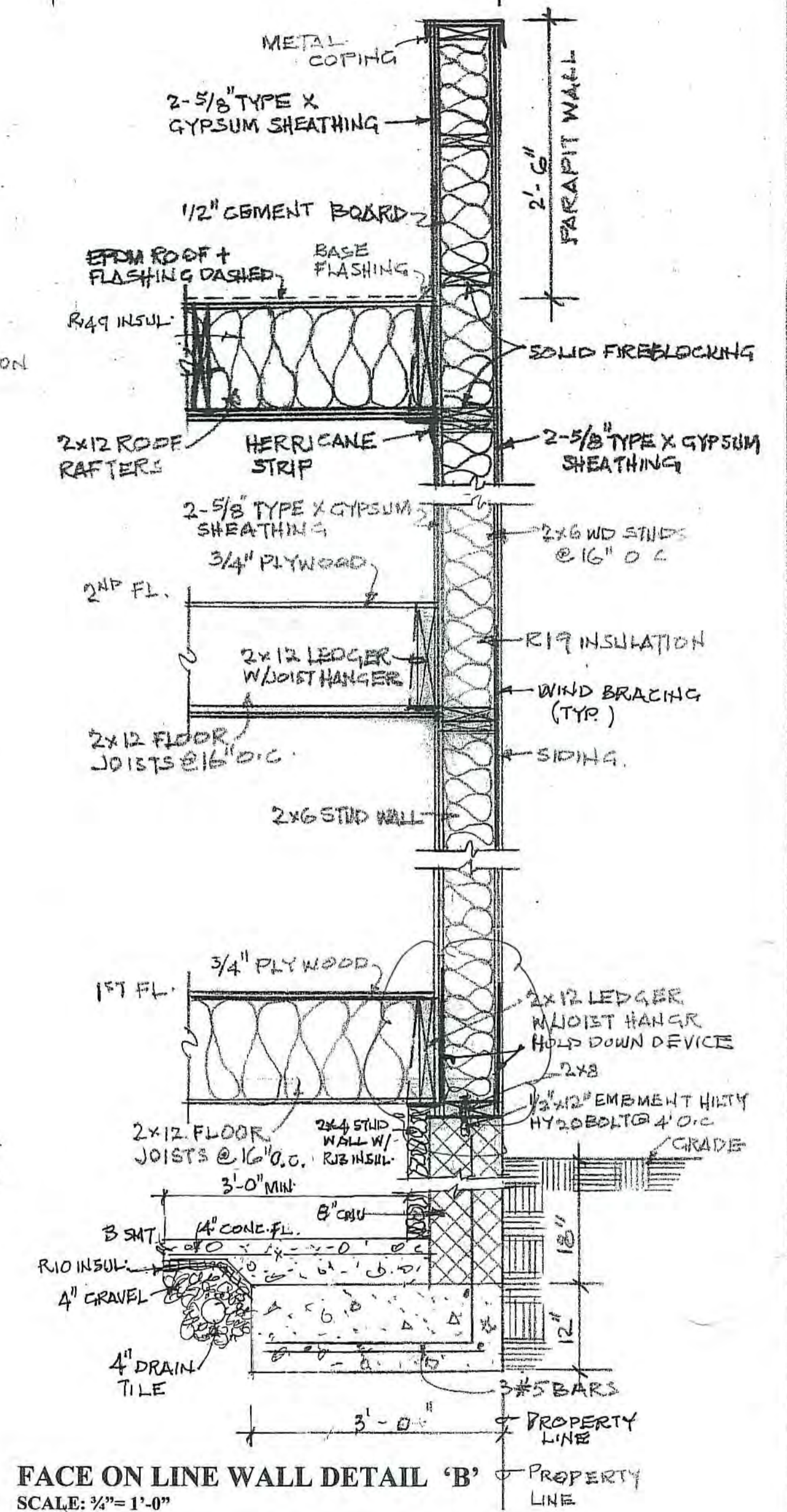
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTY WALL DETAIL 'A'
SCALE: 1/4" = 1'-0"



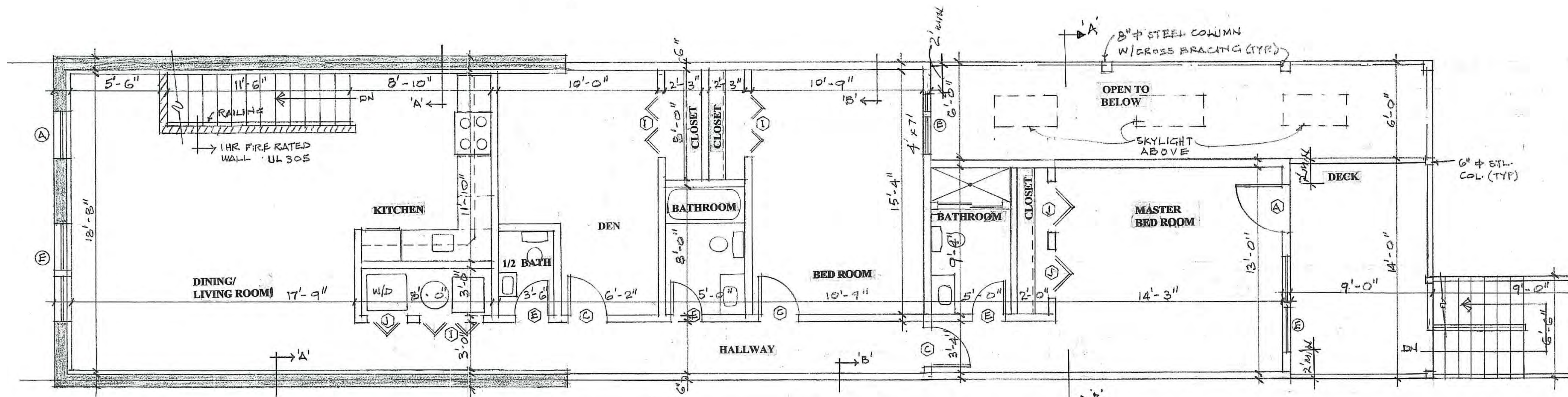
FACE ON LINE WALL DETAIL 'B'
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

---	EXIST. PARTITION TO REMAIN
---	EXIST. PARTITION TO BE REMOVED



HOUSE RENOVATION AND ADDITION
1117 ALLISON STREET N.W.

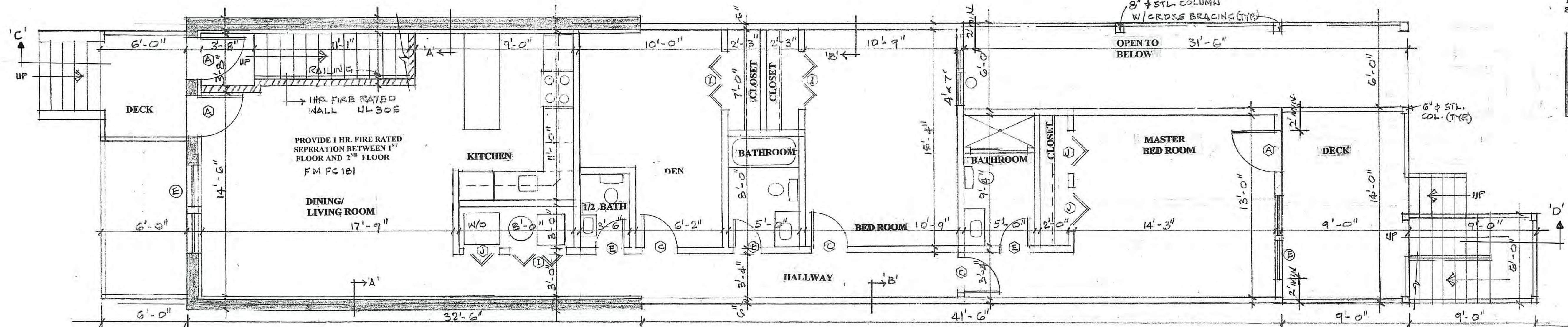
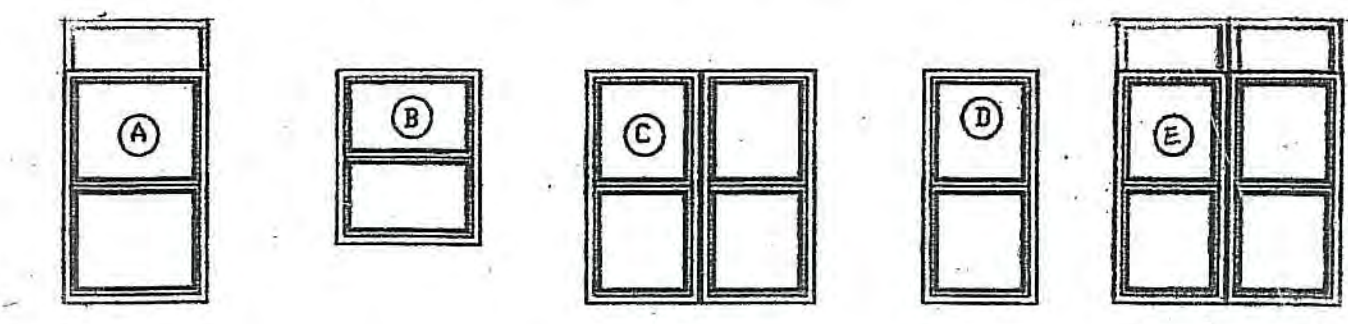


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE							
SYM BOL	WIDTH	HEIGHT	THICK-NESS	MATERIAL	TYPE	QUAN-TITY	REMARKS
A	3'-0"	6'-8"	1 3/8"	WOOD	SOLID SORE	1	1 HR. FIRE RATED DOOR
B	2'-8"	6'-8"	1 3/8"	WOOD	SOLID CORE	1	
C	2'-6"	6'-8"	1 3/8"	WOOD	SOLID CORE	1	
D	2'-4"	6'-8"	1 3/8"	WOOD	SOLID CORE	1	
E	2'-0"	6'-8"	1 3/8"	WOOD	SOLID CORE	1	
F	4'-0"	6'-8"	1 3/8"	WOOD	FRENCH	1	
G	6'-0"	6'-8"	1 3/8"	WOOD	FRENCH	1	
H	5'-0"	6'-8"	1 3/8"	WOOD	BIFOLD	1	
I	4'-0"	6'-8"	1 3/8"	WOOD	BIFOLD	1	
J	3'-0"	6'-8"	1 3/8"	WOOD	BIFOLD	1	
K	2'-0"	6'-8"	1 3/8"	METAL	PATIO	1	

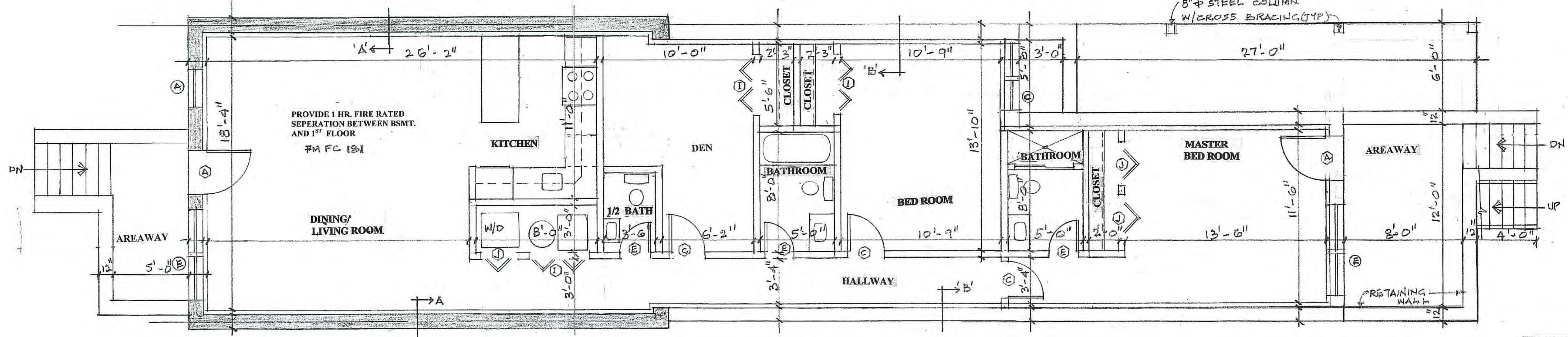
WINDOW SCHEDULE					
NUMBER	SIZE	TYPE	MATERIAL	GLAZING	REMARKS
(A)	3'-0" x 3'-0"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	
(B)	2'-6" x 3'-4"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	
(C)	6'-0" x 5'-6"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	
(D)	2'-6" x 5'-6"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	
(E)	7'-0" x 7'-0"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	
(F)	2'-3" x 3'-4"	DOUBLE-HUNG	VINYL CLAD	1" INSULATED DOUBLE-PANE	

NOTES:
1. ALL WINDOWS SHALL BE SUPPLIED WITH EXTERIOR FULL ALUMINUM SCREENS.
2. SIZES SHALL BE VERIFIED AT THE SITE WITH FIELD MEASUREMENTS ONLY.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE						
ROOM/AREA	FLOOR	WALL	BASE	WAINSCOT	CEILING	REMARKS
Foyer	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	REFINISH & REPAIR EXISTING
LIVING ROOM	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	
DINING ROOM	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	
PORCH ROOM	CERAMIC TILE	GYP. BD.	CERAMIC (COVED)	NONE	GYP. BD.	
HALLWAY	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	
STAIRS	DAK	GYP. BD.	5" WOOD	NONE	GYP. BD.	
KITCHEN	12" x 12" VINYL TILE	GYP. BD.	5" WOOD	NONE	GYP. BD.	
BEDROOM	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	
BEDROOM	HARDWOOD	GYP. BD.	5" WOOD	NONE	GYP. BD.	
BATHROOM	CERAMIC TILE	GYP. BD.	CERAMIC (COVED)	CERAMIC	GYP. BD.	
UTILITY ROOM	12" x 12" VINYL TILE	GYP. BD.	5" WOOD	NONE	GYP. BD.	



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

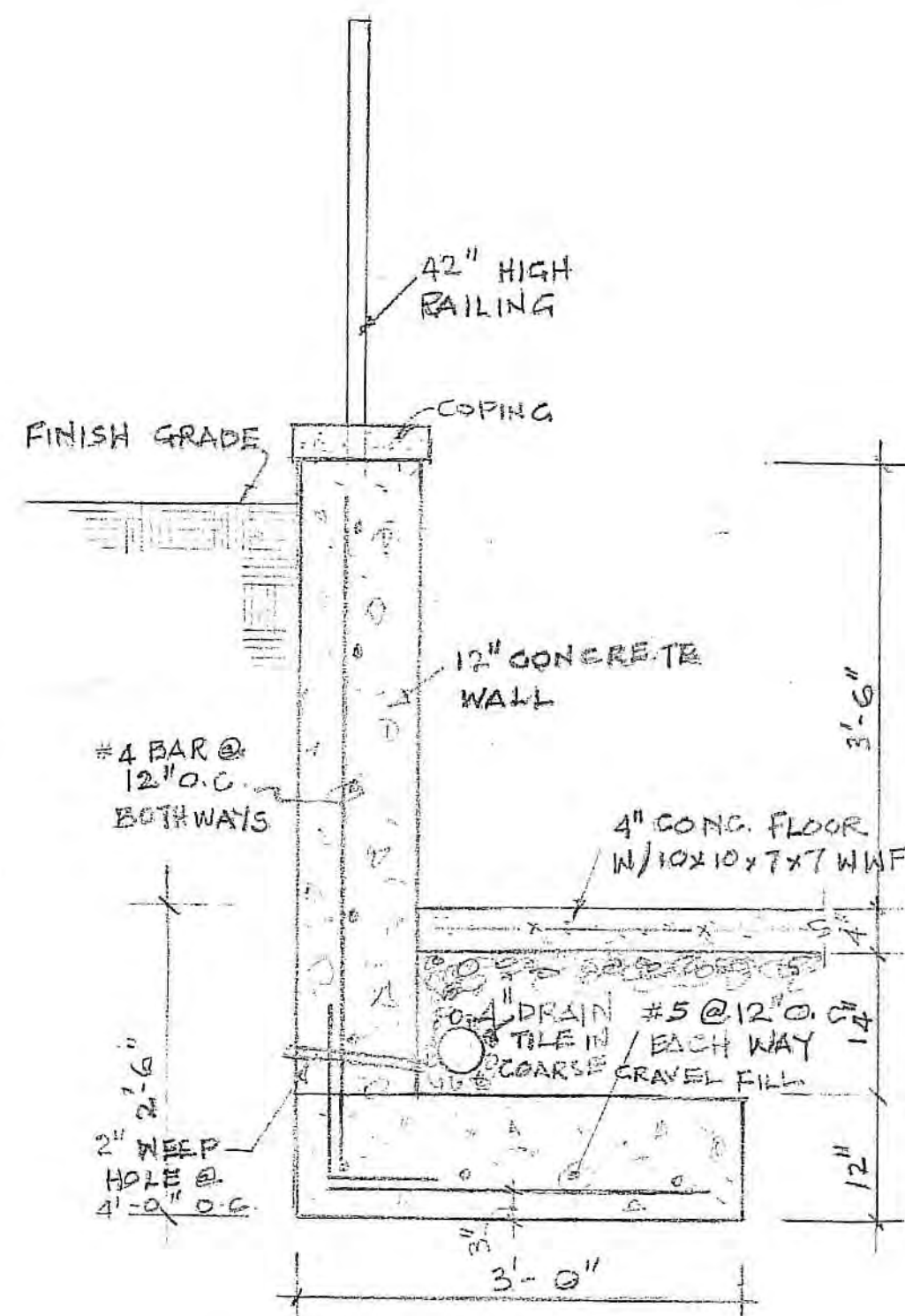
PARTITION LEGEND	
	EXIST. PARTITION TO REMAIN
	EXIST. PARTITION TO BE REMOVED
	NEW PARTITION

DCRA/OFFICE OF THE ZONING ADMINISTRATOR/COMPLIES WITH REQUIREMENTS OF DC ZONING REGULATIONS (IDCMR)
m 223-27-15

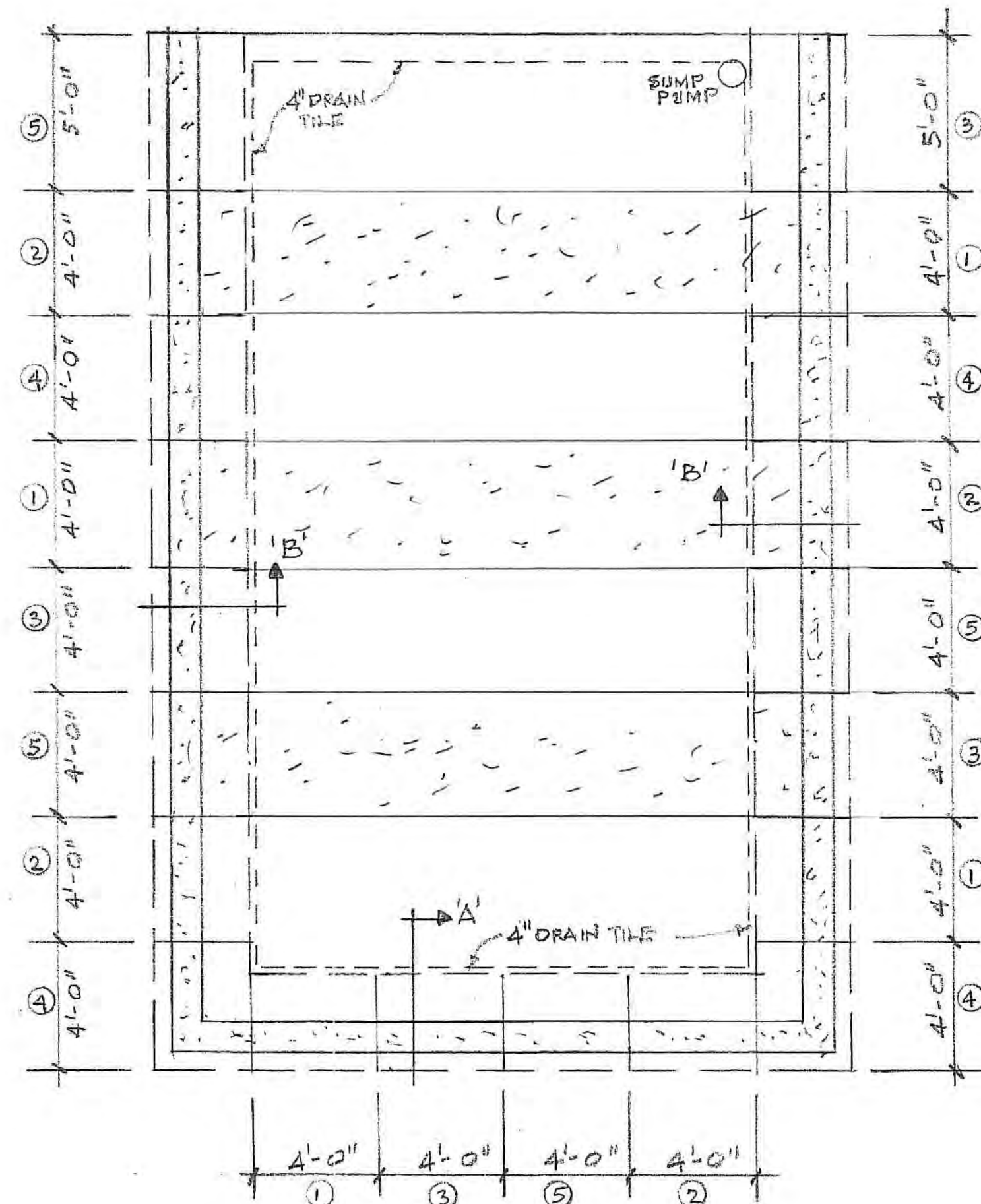


HOUSE RENOVATION AND ADDITION
1117 ALLISON STREET N.W.

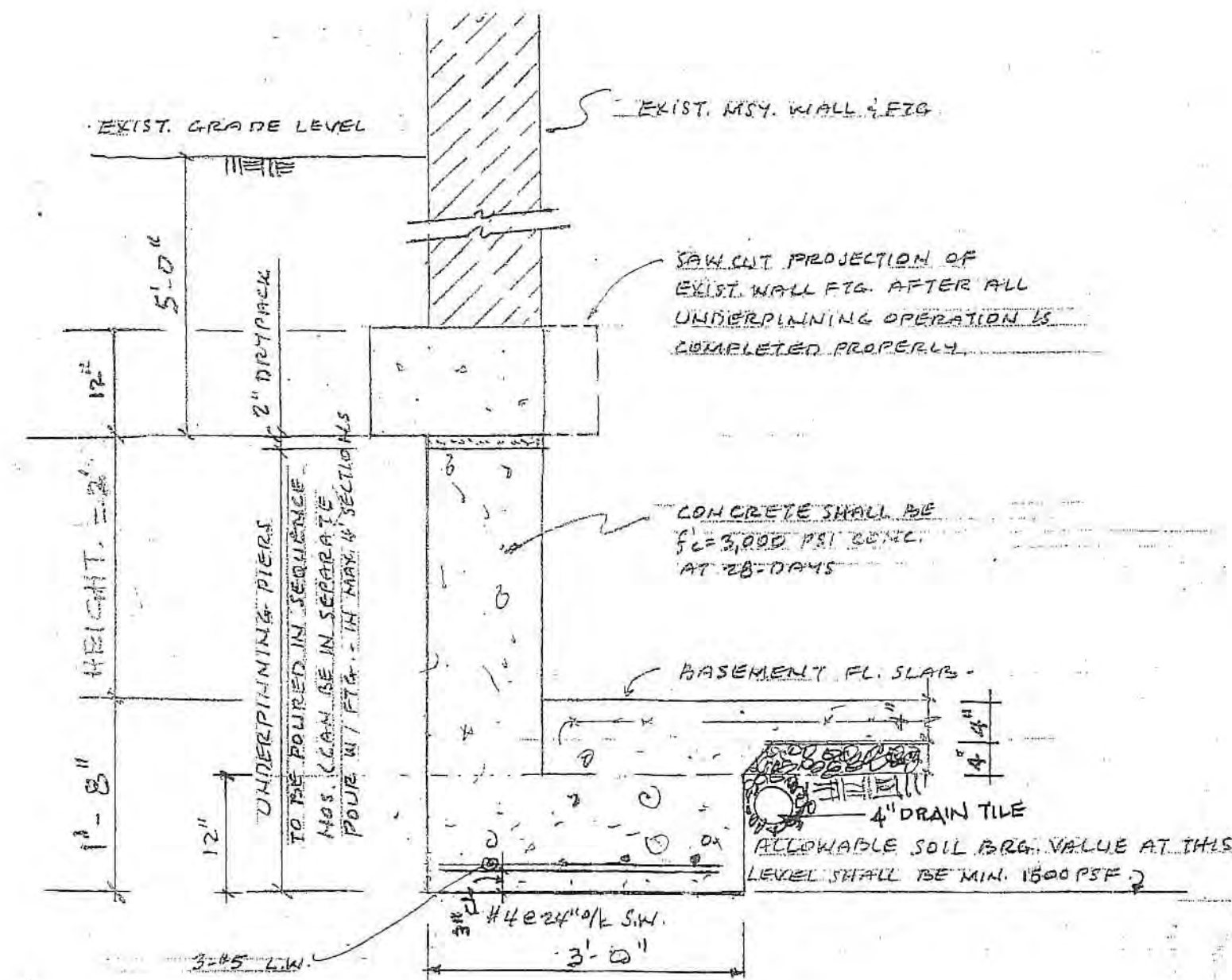
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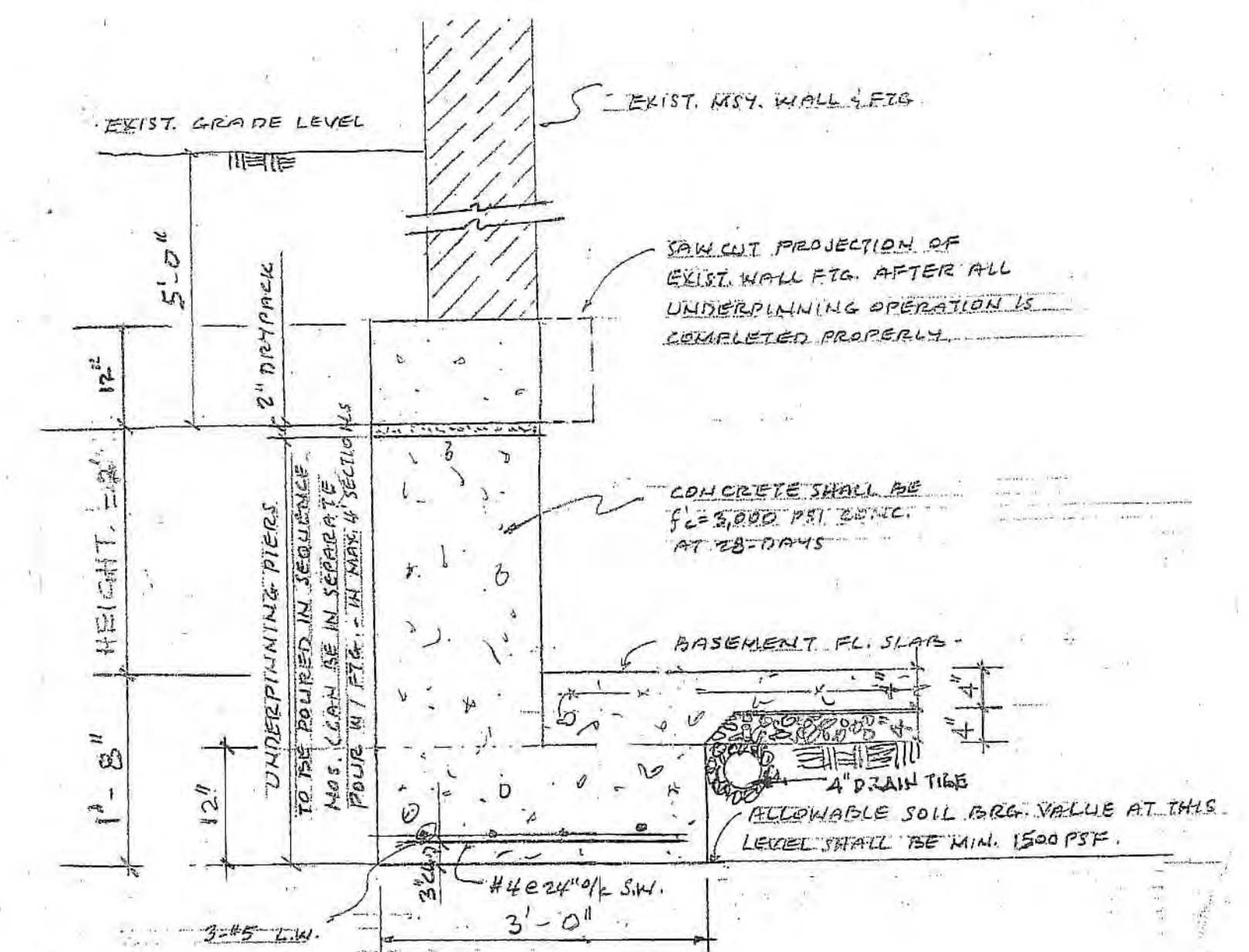
RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"



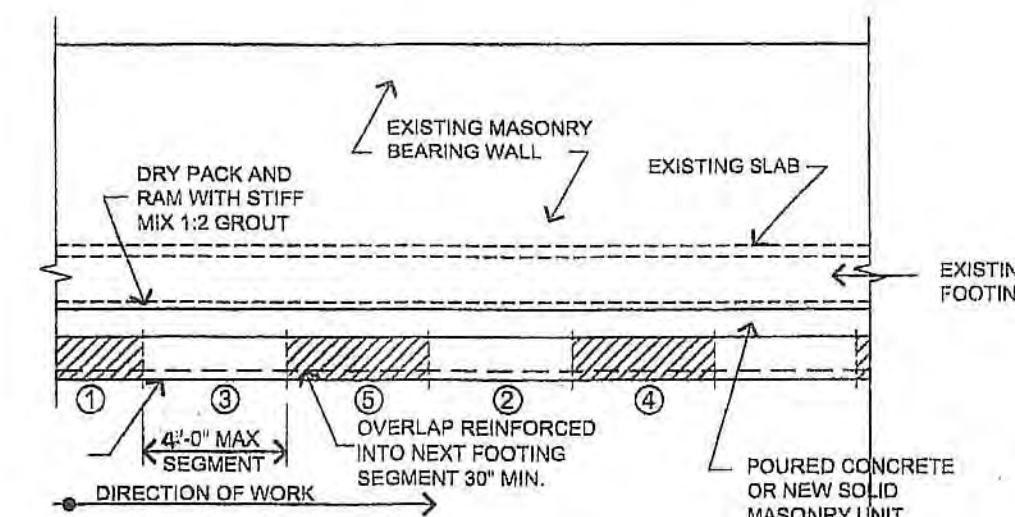
BSMT. UNDERPINNING PLAN
SCALE: 1/2" = 1'-0"



WALL UNDERPINNING DETAIL B
SCALE: 3/4" = 1'-0"



WALL UNDERPINNING DETAIL A
SCALE: 3/4" = 1'-0"

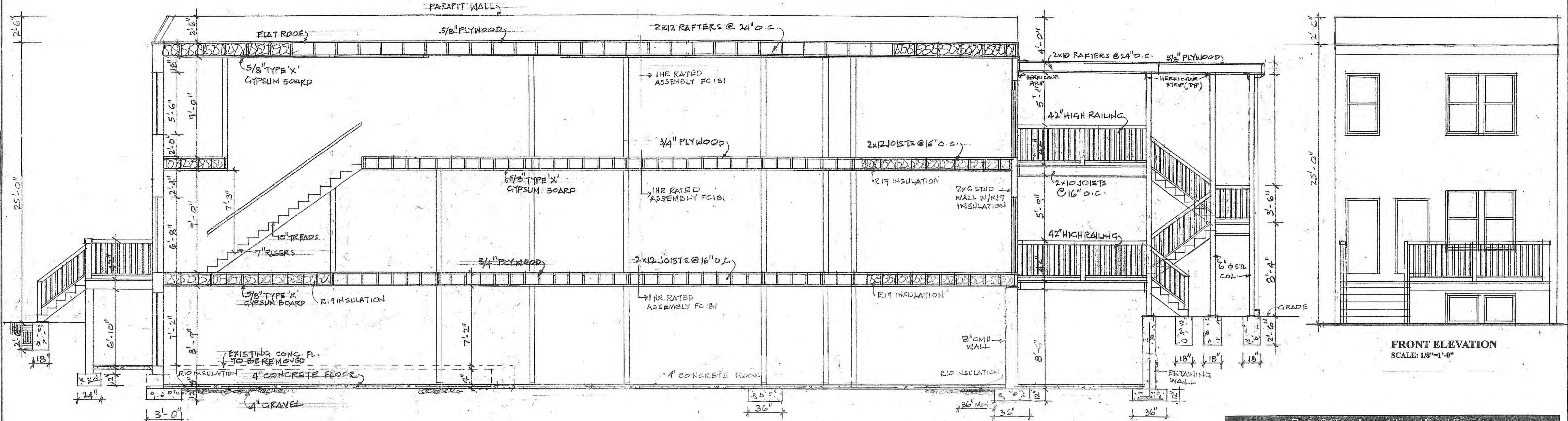


UNDERPINNED WALL DETAIL (TYP)

Underpinning work shall be performed by a specialty contractor licensed, bonded and insured in Washington, DC and having a minimum of 5 years of continuous experience in this type of work and under similar conditions.

SHORING AND BRACING: Shore/brace/support temporarily floor framing (joists, beams etc.) resting on the walls to be removed. The ground supporting the shores shall be made level and compacted to guard against settlements. Fasten and brace all shores securely for lateral stability. Check and ensure that all clamps, screws, pins and other components are properly engaged and the shores are tight against floor joists and the concrete slabs and ground. Shoring/bracing shall not be subjected to eccentric and impact, shock and dynamic loads. Shores shall not be supported on sloping surfaces. Shores base plates shall be supported using skills, beams and cribbing in a way to ensure uniform distribution of shore loads.





FRONT ELEVATION
SCALE: 1/8"=1'-0"

CROSS SECTION C-D
SCALE: 1/2"=1'-0"

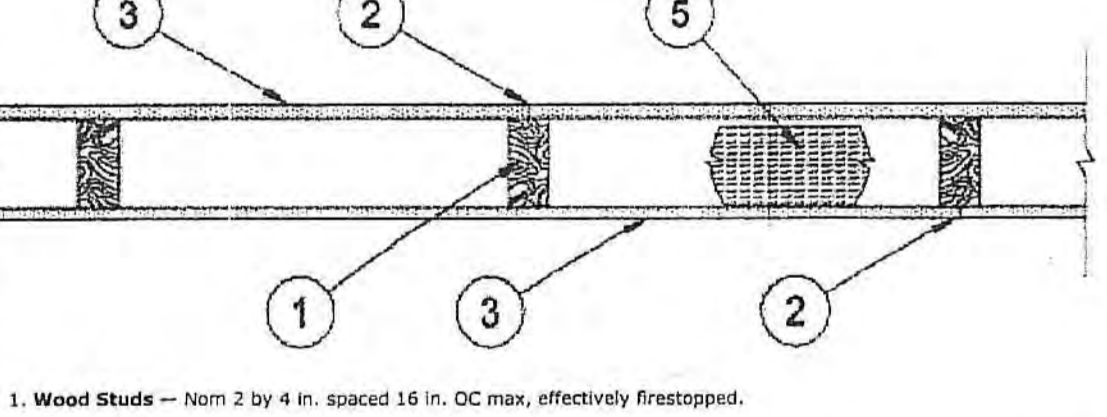
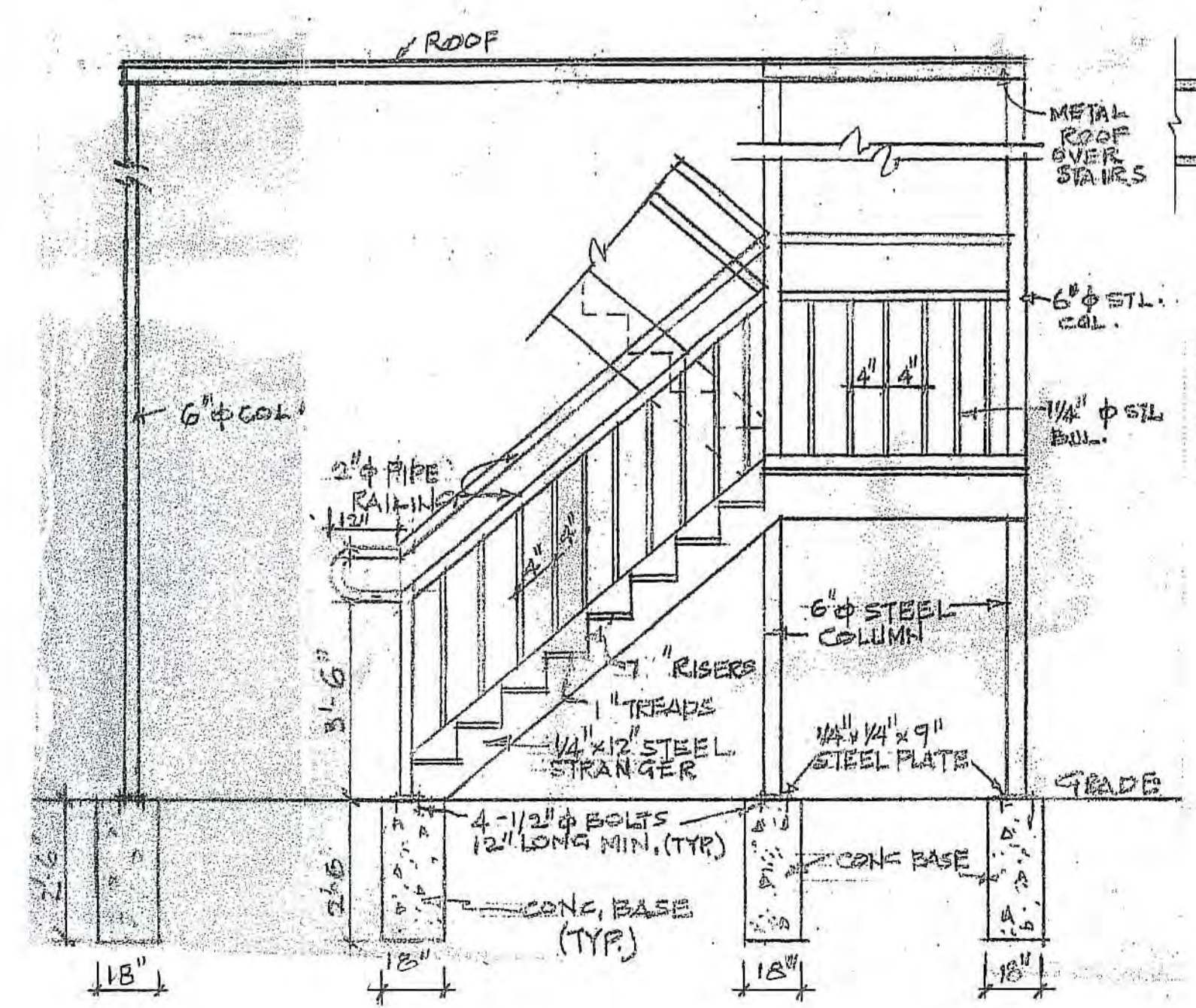
Floor/Ceiling Assemblies - Wood Framing	
1 Hour	Design# FM-FC-181
Category#	FC-5120
STC - 50-54	IIC - 73
Link to PDF file Link to DWG file Link to DWG Text file	
<p>1/2" (12.7 mm) Fire-Shield C Gypsum Board applied at right angles to resilient furring channels 24" o.c. with 1" type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channels 64" inches long with screws 8" o.c. Resilient furring channels applied at right angles to 2x10 wood joists 16" o.c. with 6d coated nails, 1-7/8" long, .085" shank, 1/4" heads per joist. Wood joists supporting 5/8" plywood with exterior glue sub-floor and 3/8" particle board. 3-1/2" fiberglass insulation friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels. Sound and IIC tested with Carpet and pad.</p>	

Design No. U305
June 27, 2014
Bearing Wall Rating - 1 Hr
Finish Rating - See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3I and 3L
STC Rating - 56 (See Item 9)

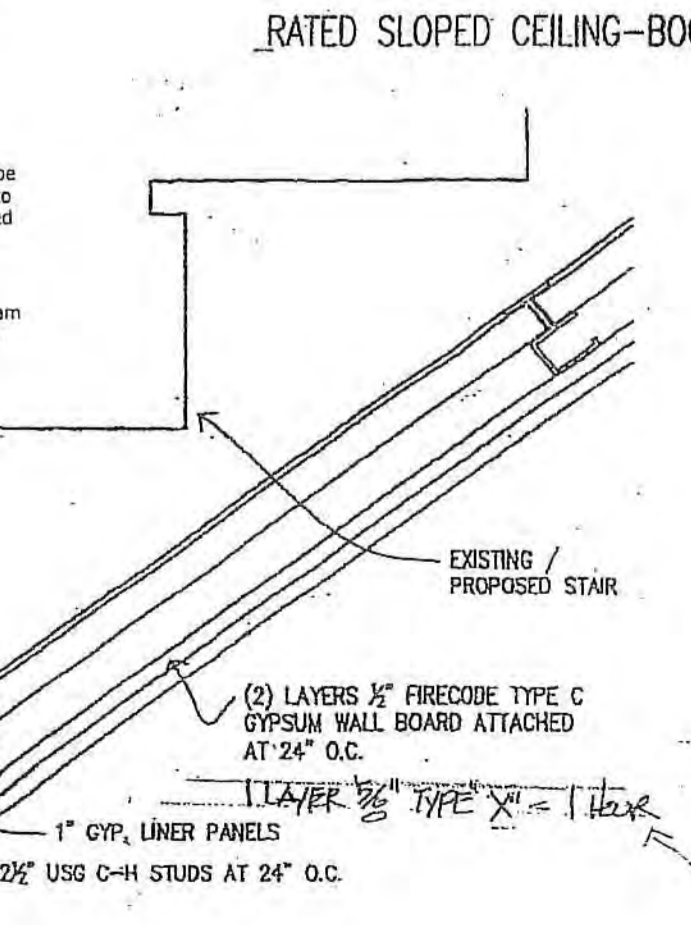
This design was evaluated using a load design method other than the Limit States Design Method (e.g. Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used - See Guide BKXU1 or BKXU2.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

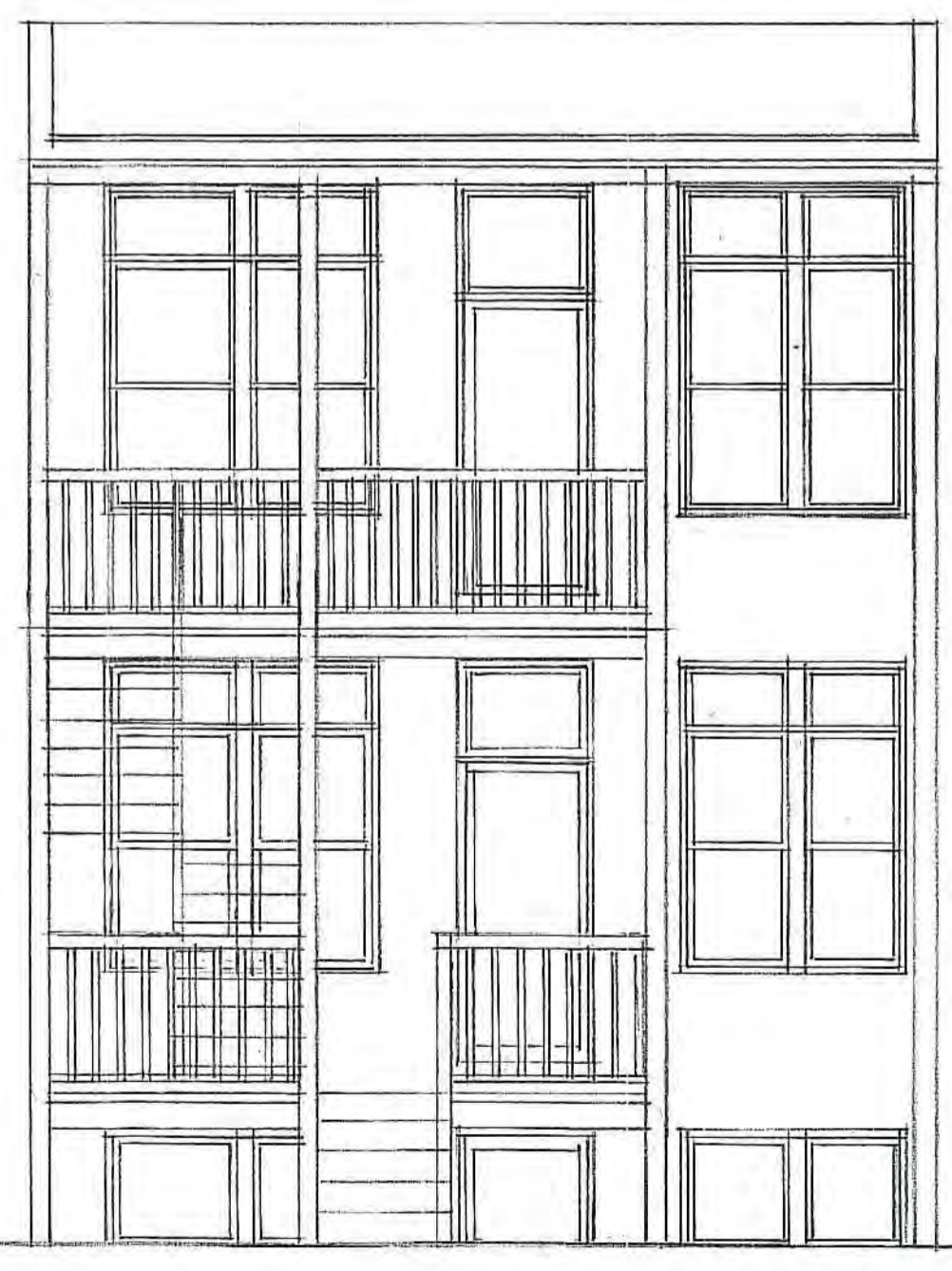
150 "P" members are attached to all existing horizontal and vertical framing...
 One-hour construction consists of one layer of 5/8" SHEETROCK...
 Two-hour construction consists of a base layer of 1/2" SHEETROCK...
 RECODE Type C gypsum panels applied parallel to the C-H studs...



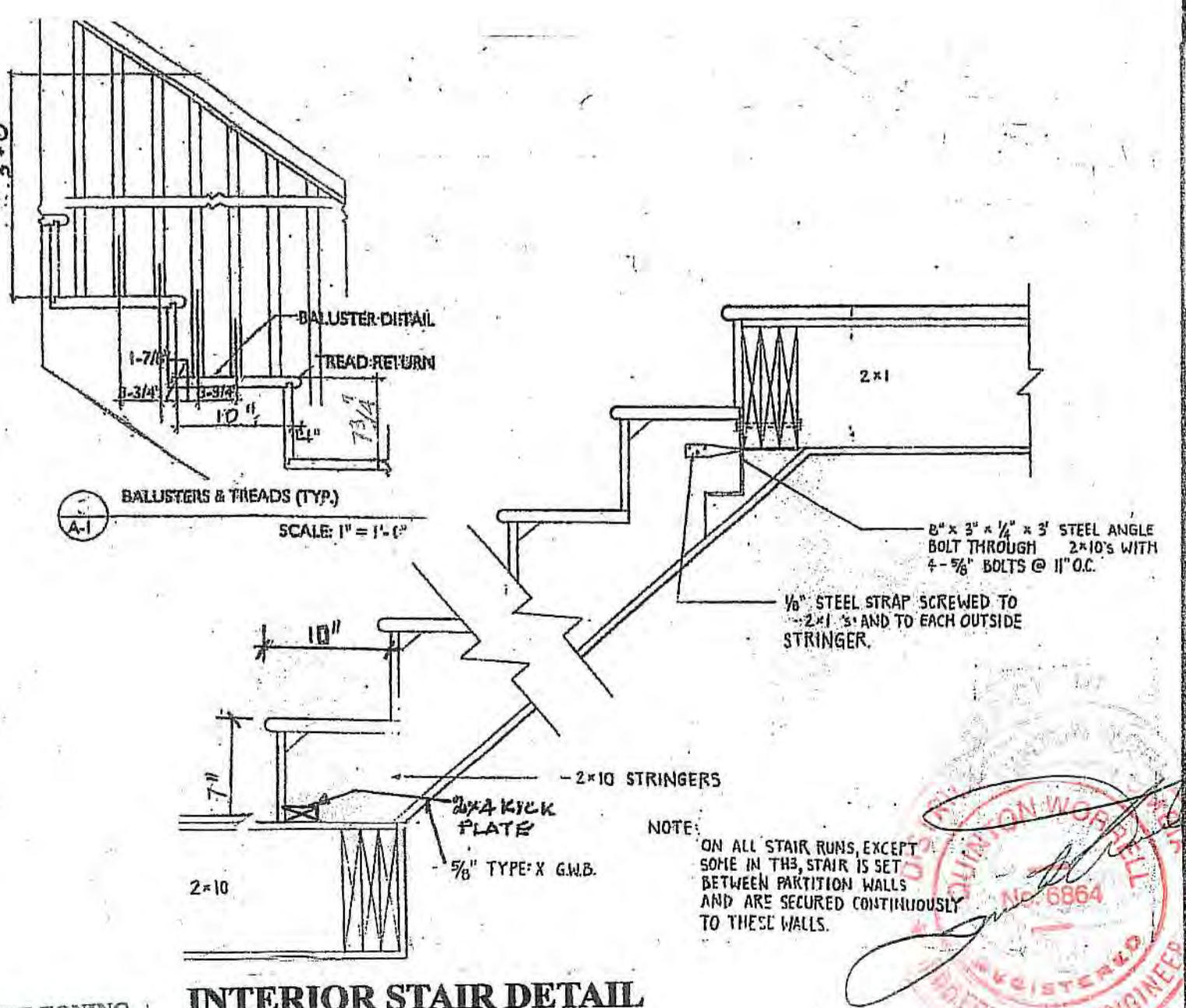
1. Wood Studs - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. Joints and Nail-Heads - Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, non 3/2 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. Gypsum Board - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 5, 6A or 6B, Steel Framing Members*.



RATED SLOPED CEILING - 2 HR. / 1 HR.
REPORT NO. NER-258
3" = 1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

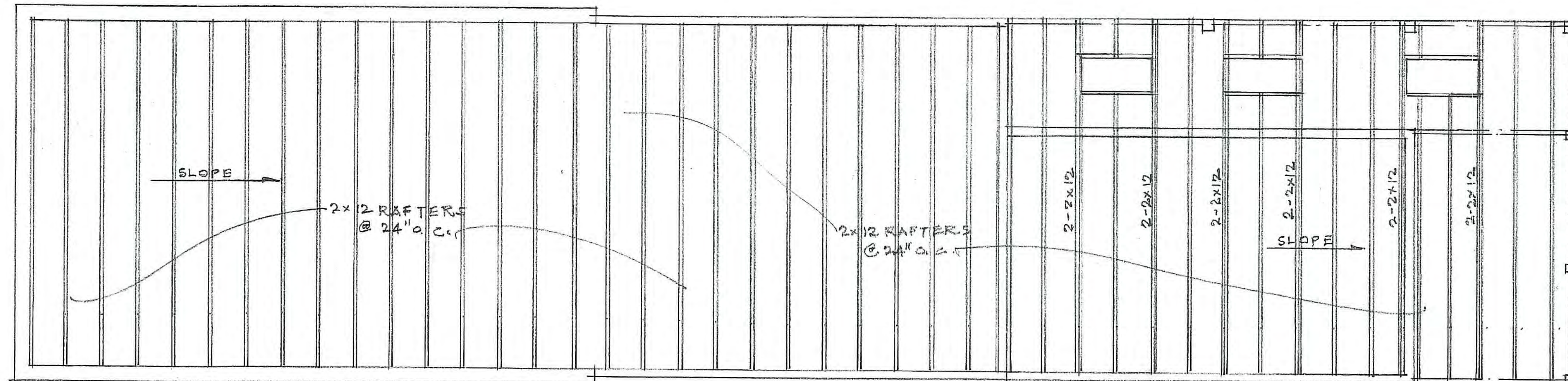


INTERIOR STAIR DETAIL

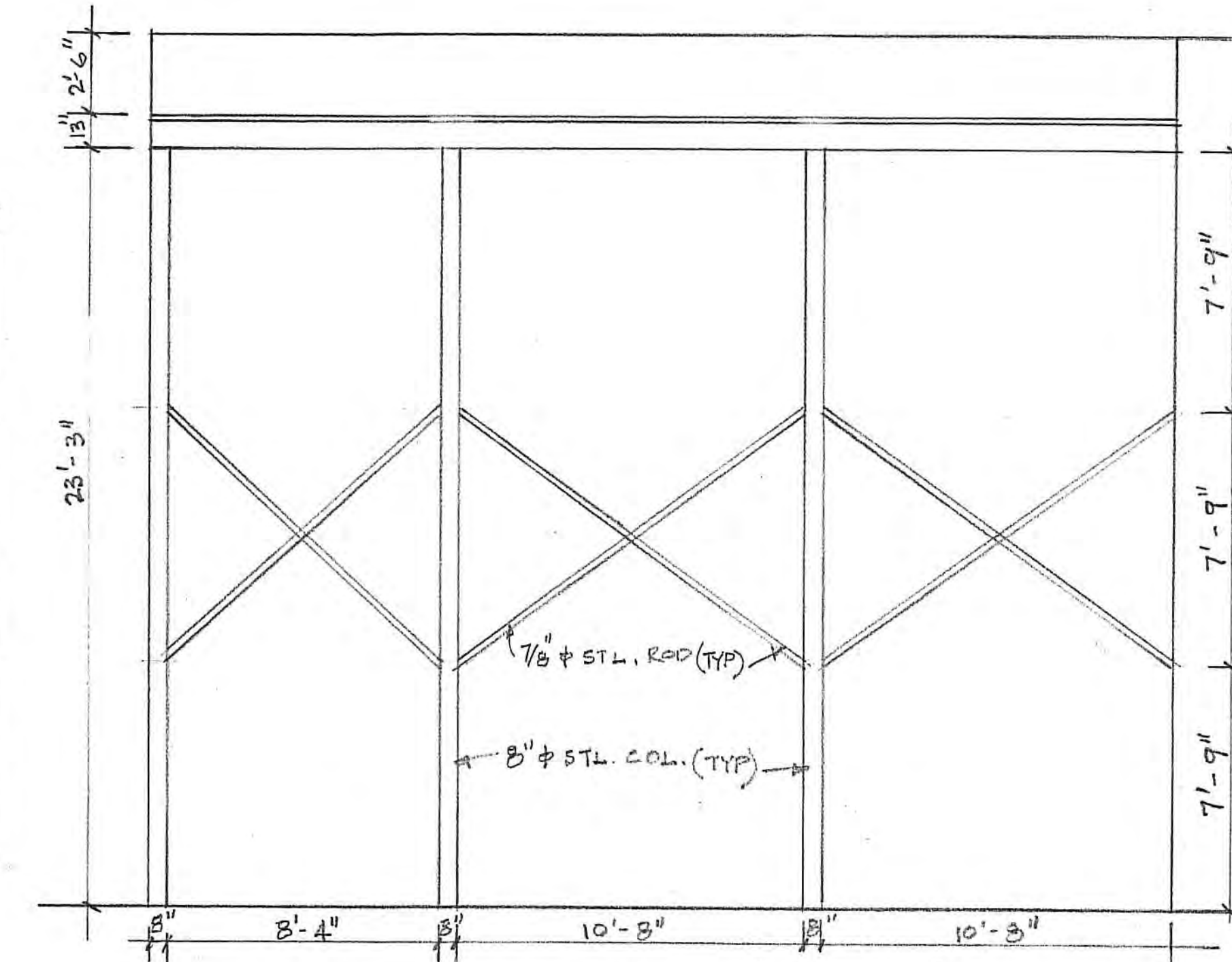
DCRA/OFFICE OF THE ZONING ADMINISTRATOR/COMPLEX WITH REQUIREMENTS OF DC ZONING REGULATIONS (11DCMR)

HOUSE RENOVATION AND ADDITION
1117 ALLISON STREET N.W.

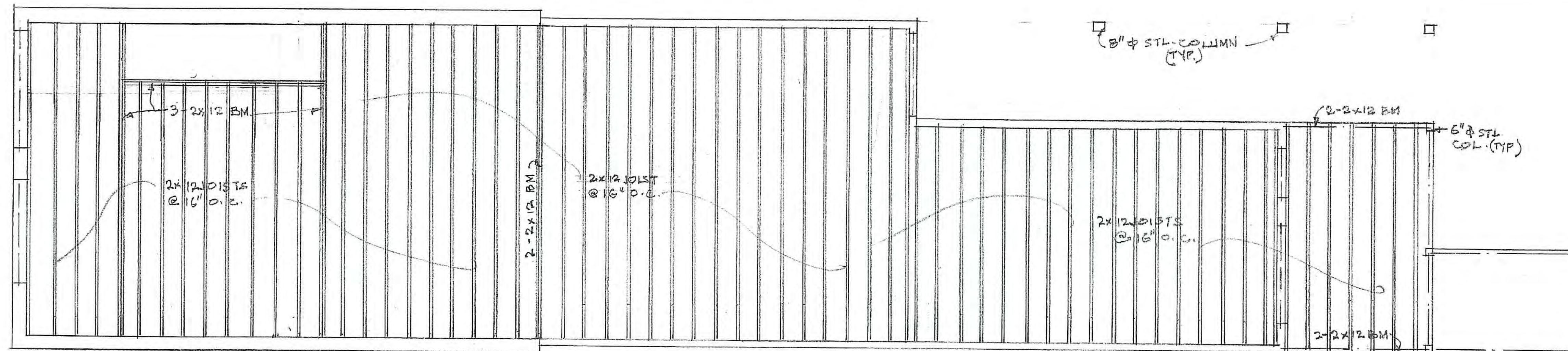
A6



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

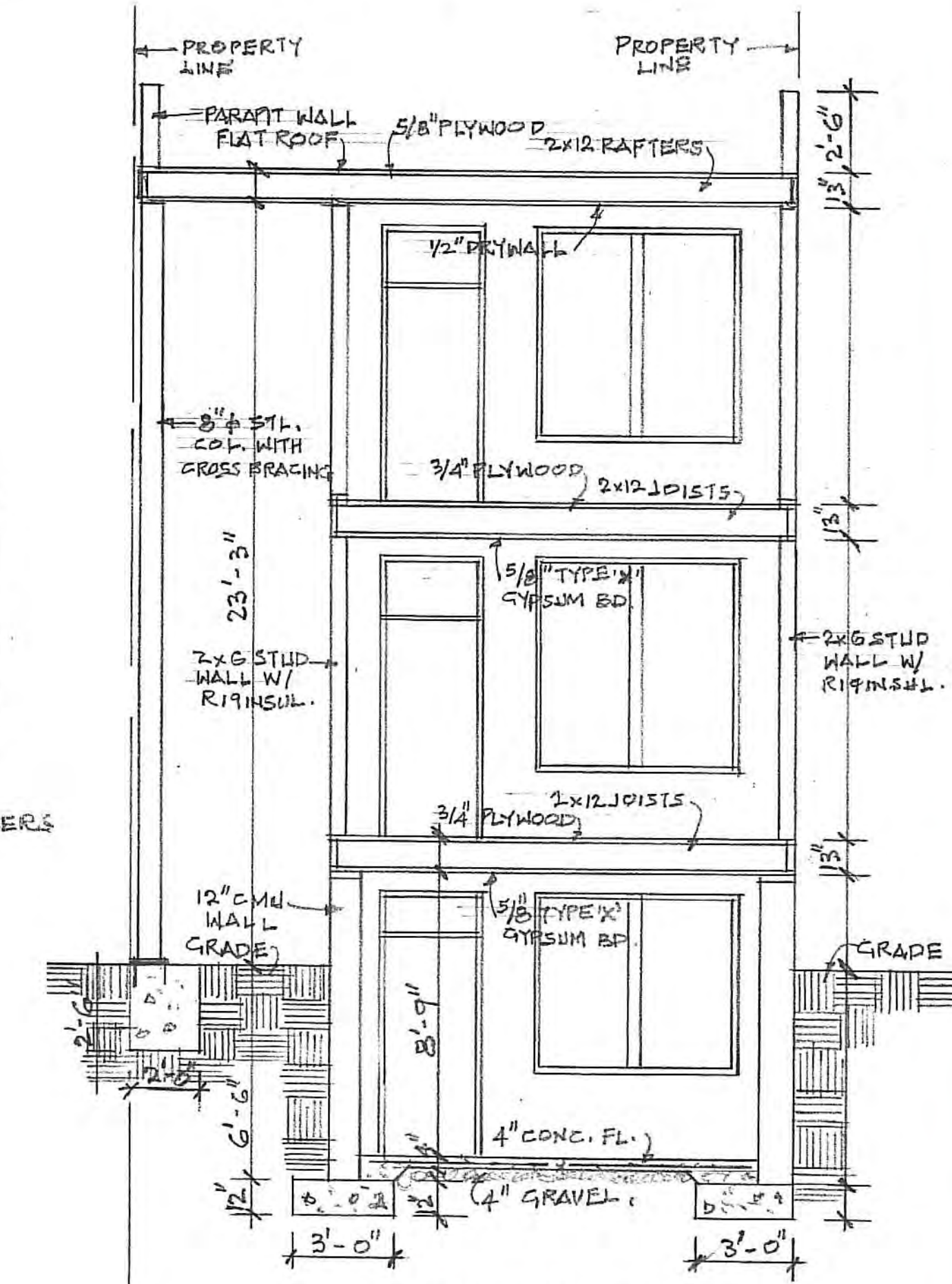


WEST ELEVATION
SCALE: 1/4"=1'-0"

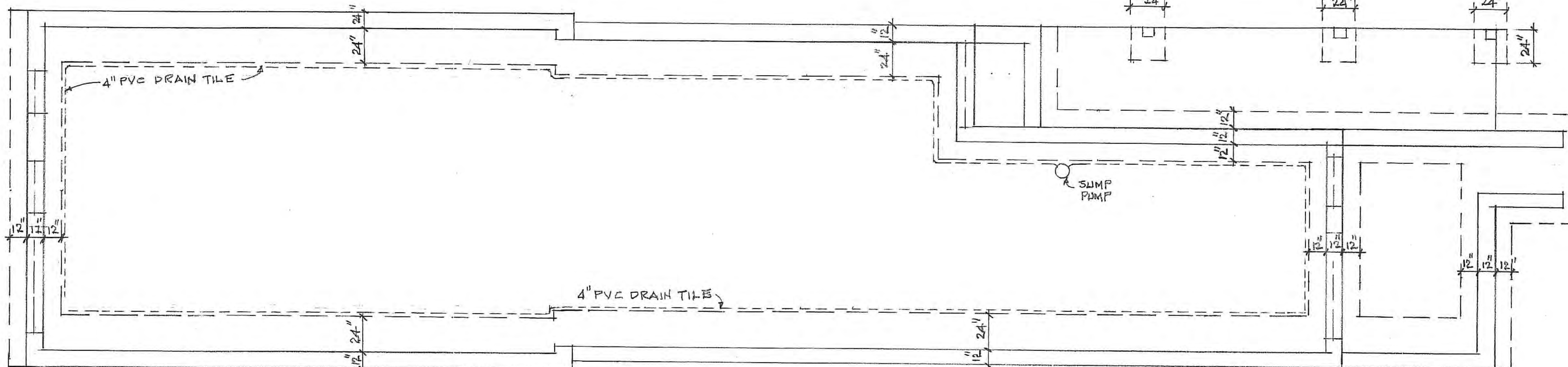


2ND FL. FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:
1ST FLOOR FRAMING MEMBERS
SAME AS 2ND FL.

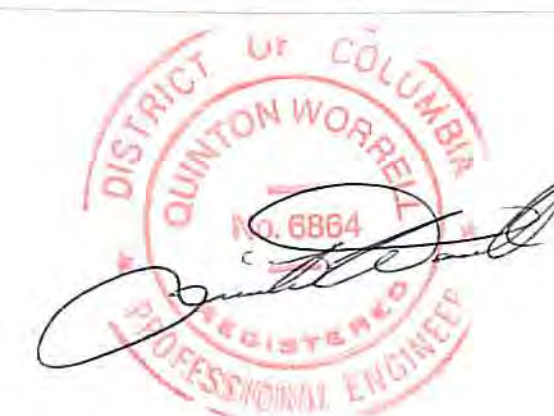


CROSS SECTION A-B
SCALE: 1/4"=1'-0"

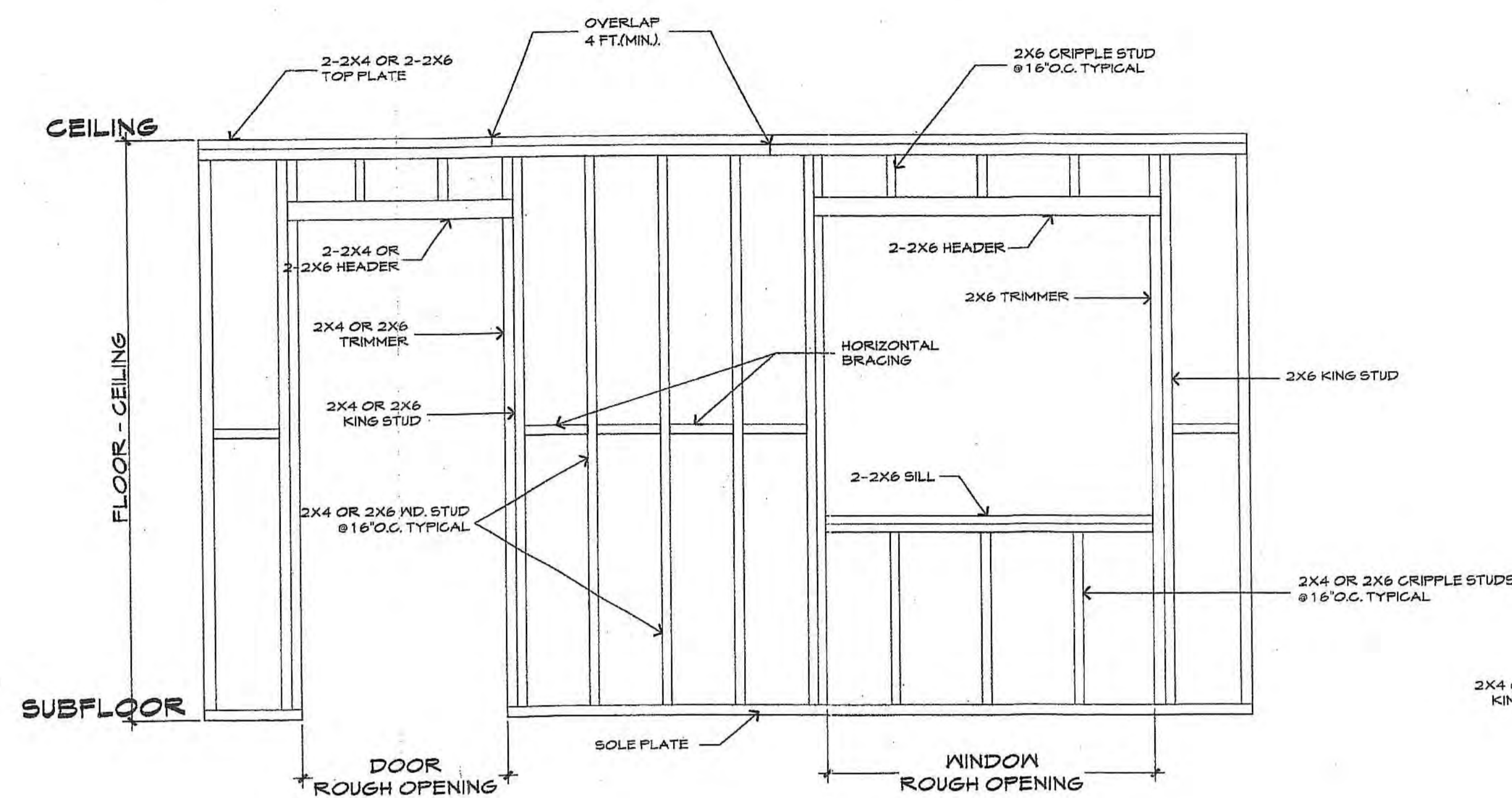


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

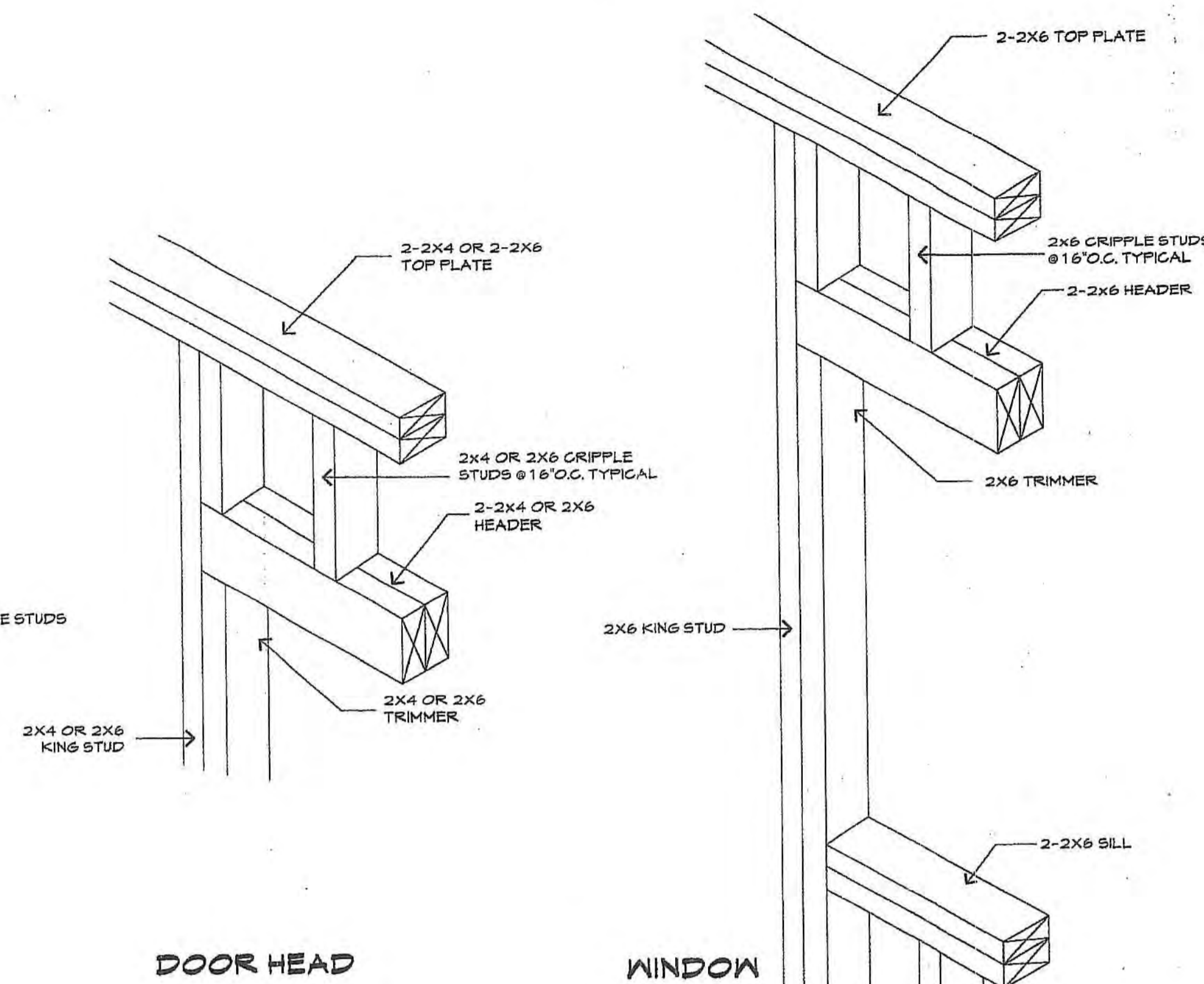
**HOUSE RENOVATION
AND ADDITION
1117 ALLISON STREET N.W.**



A7

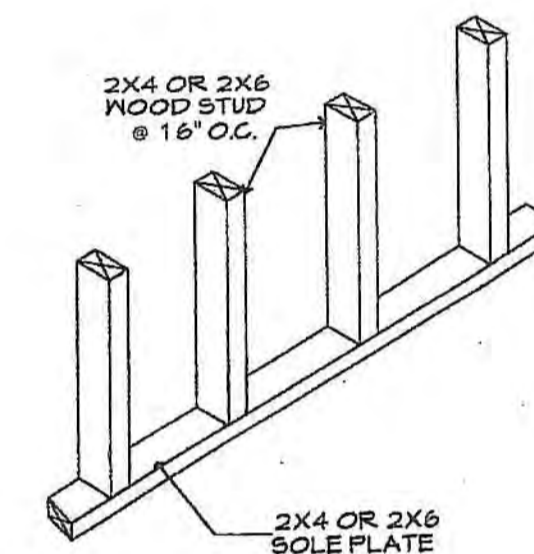


TYPICAL WALL FRAMING
NOT TO SCALE

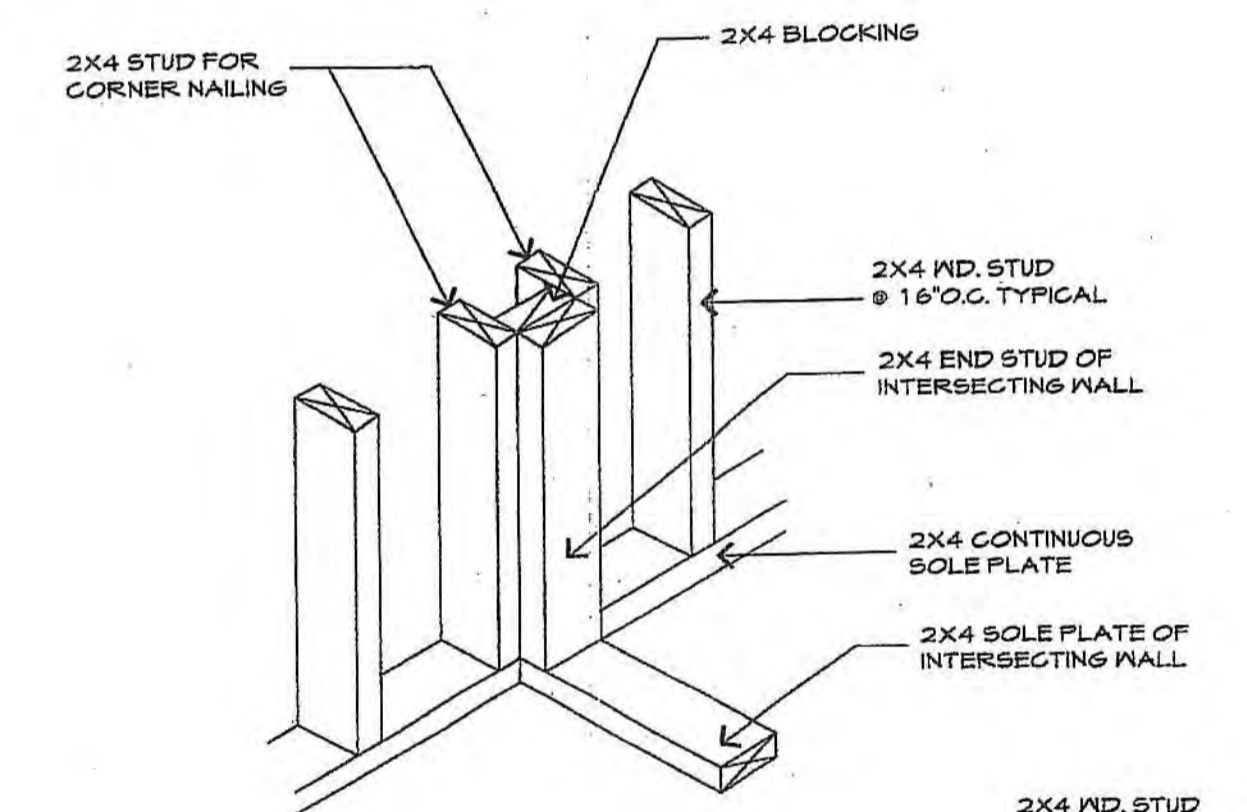


DOOR HEAD

WINDOW

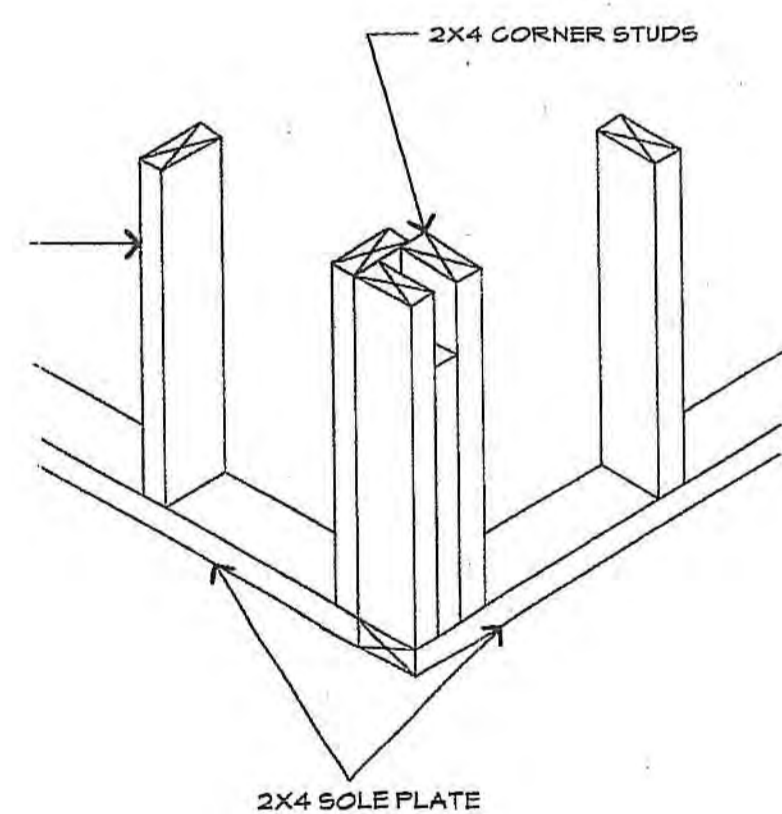


SOLE PLATE
NOT TO SCALE

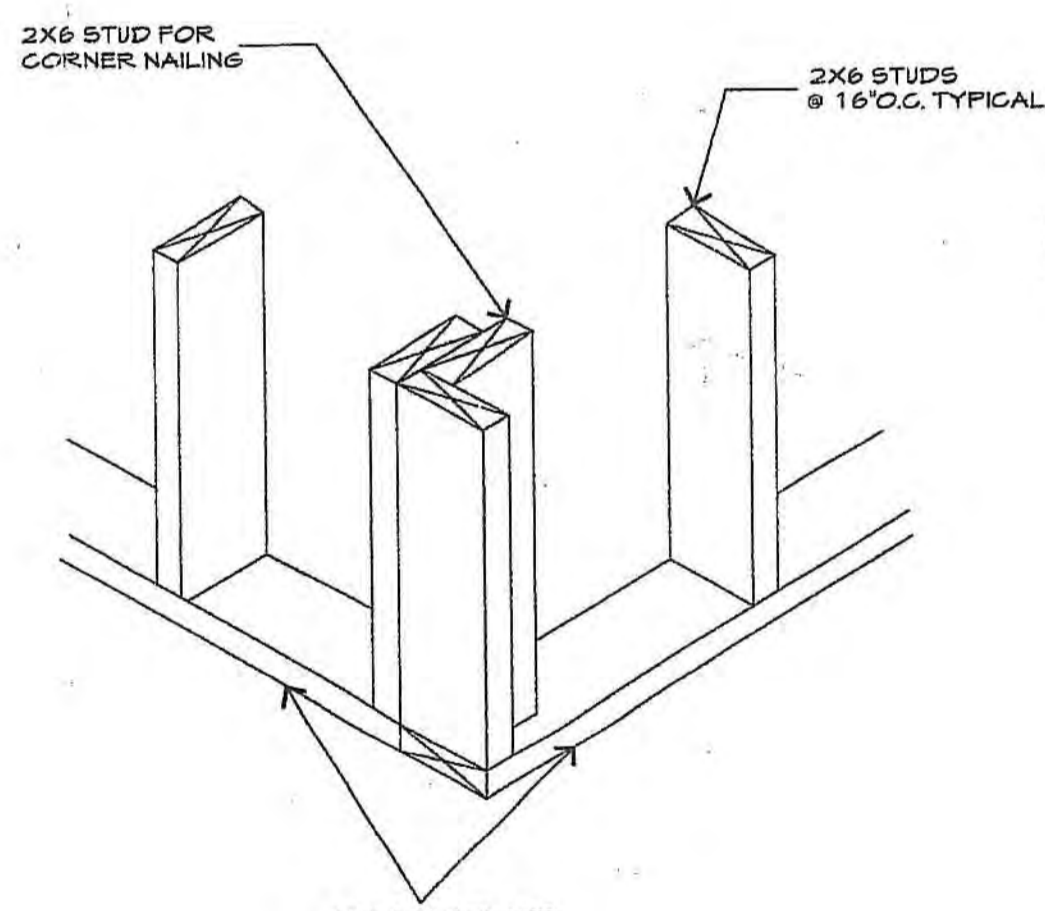


FRAMING AT DOOR AND WINDOW LOCATION
NOT TO SCALE

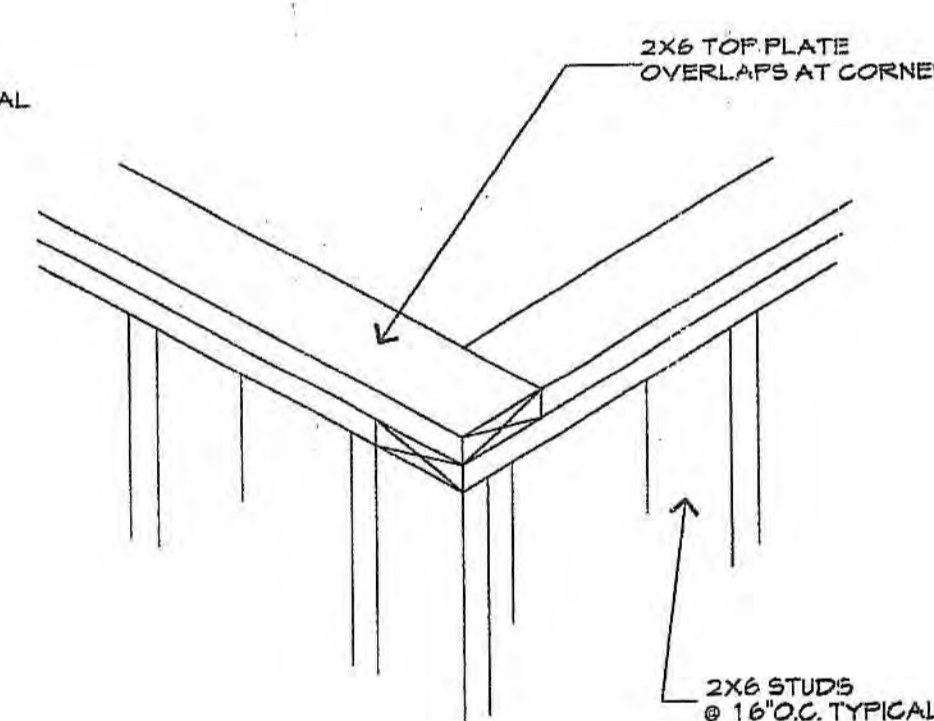
2x4 MD. STUD @ 16" O.C. TYPICAL



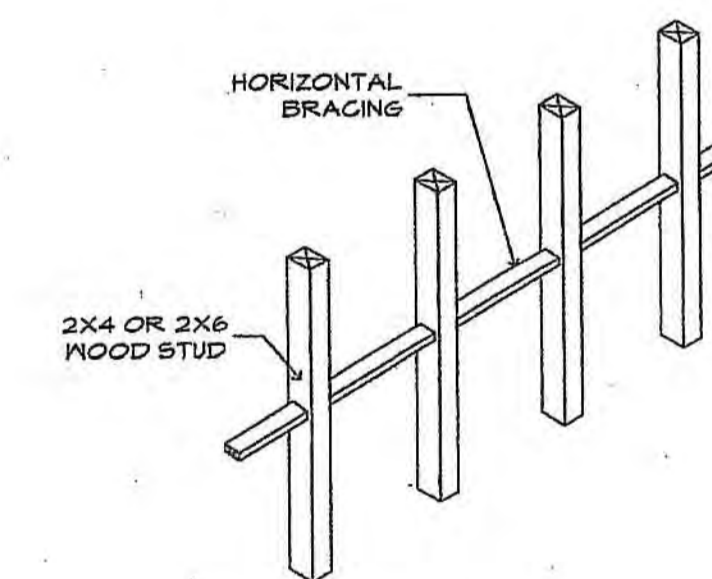
FRAMING AT BOTTOM CORNER



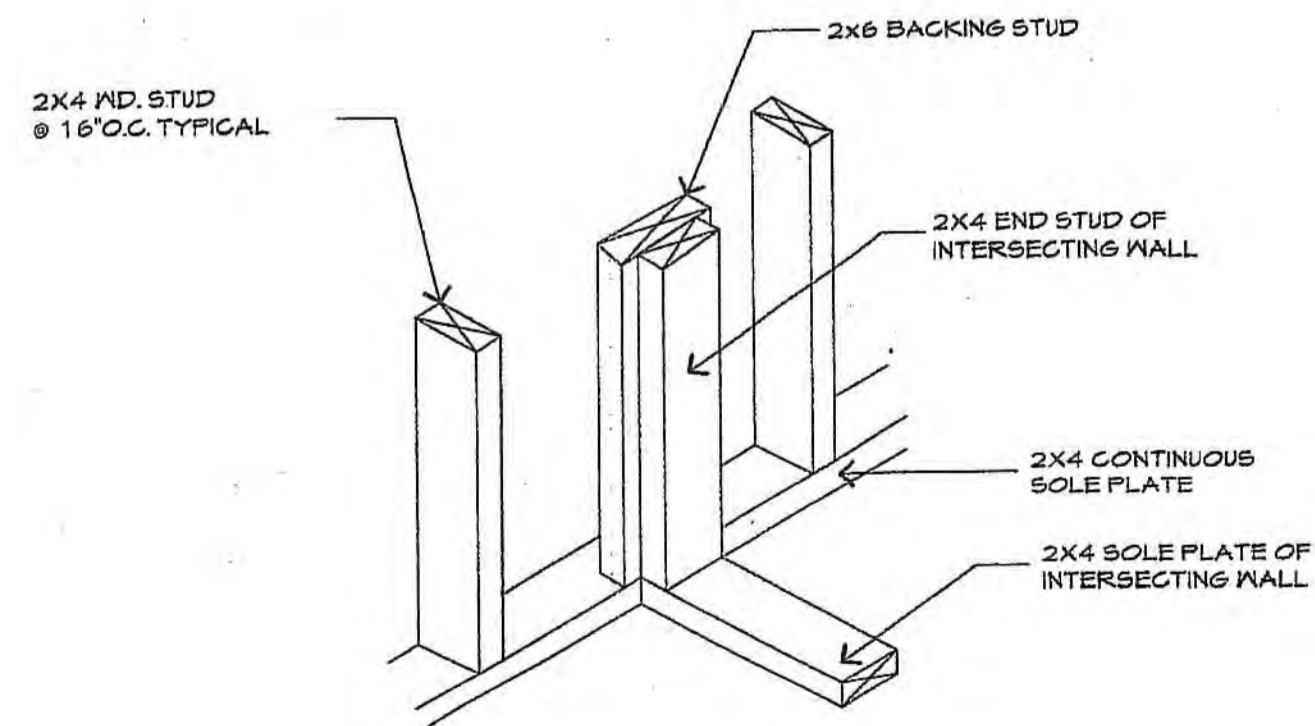
FRAMING AT BOTTOM CORNER



FRAMING AT TOP CORNER



HORIZONTAL BRACING
NOT TO SCALE



TYPICAL INTERIOR WALL FRAMING DETAILS
NOT TO SCALE

TYPICAL EXTERIOR WALL FRAMING DETAILS
NOT TO SCALE

