

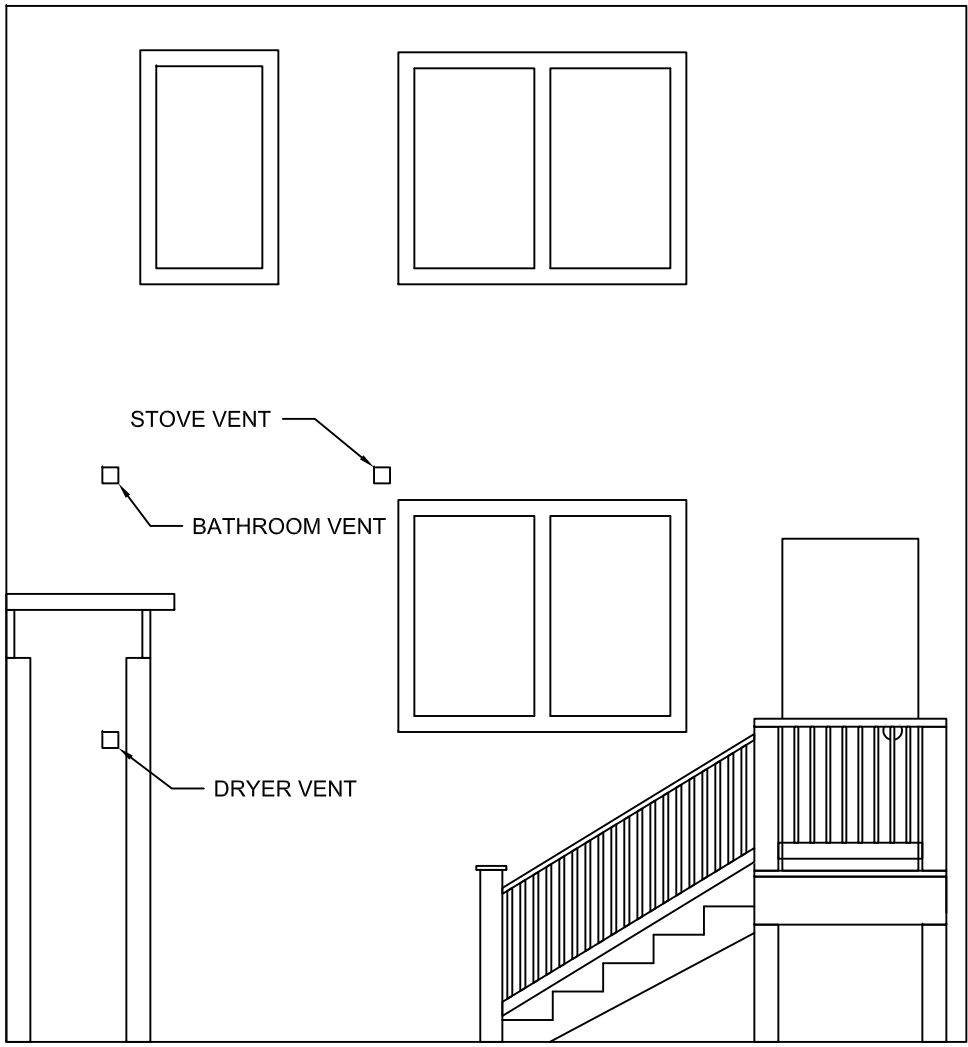
HOLBROOK STREET, N.E.

OATES STREET, N.E.

Lot 82, Square 4073
1329 Holbrook St. NE
Washington, DC 20002
Liber 103, Folio 43
File:

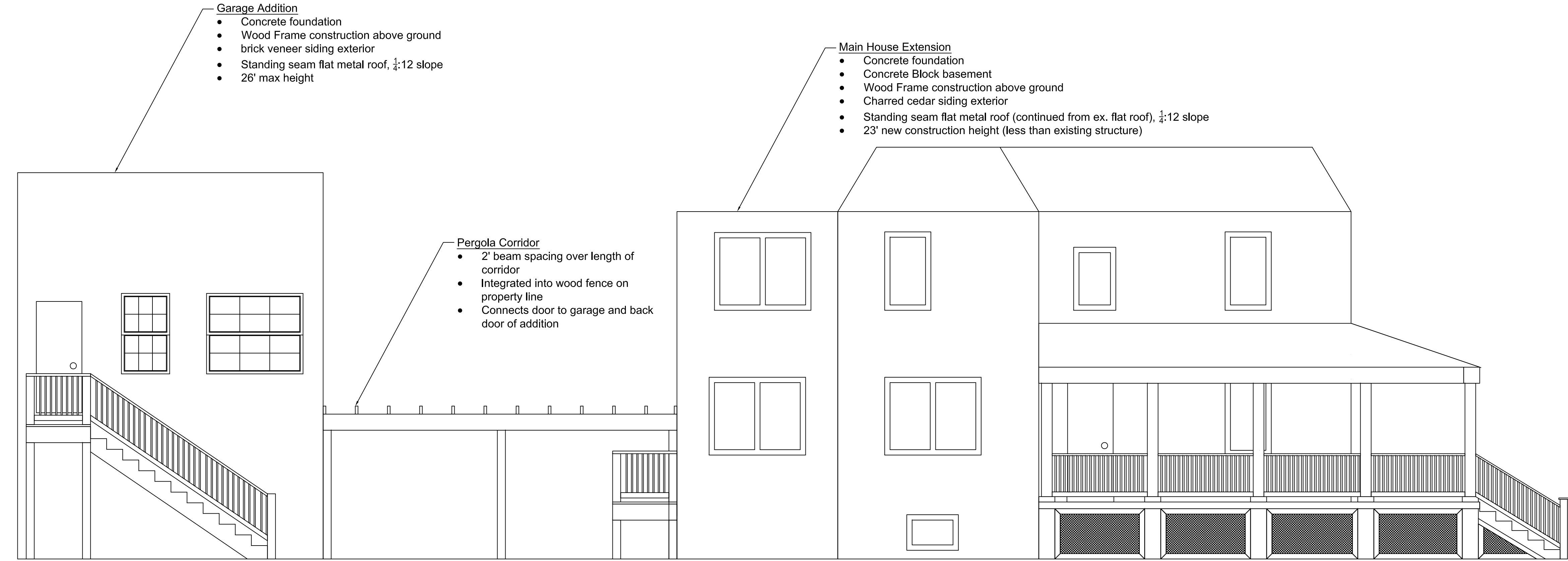
R-4 Zone
Residential

Scope of work:
Extend back of main
house, build pergola
behind connecting to
garage at back of lot.



2 BACK ELEVATION - MAIN HOUSE
SCALE: $\frac{1}{4}" = 1'$

1 SITE MAP
SCALE: $1" = 20'$



3 SIDE ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

Design by
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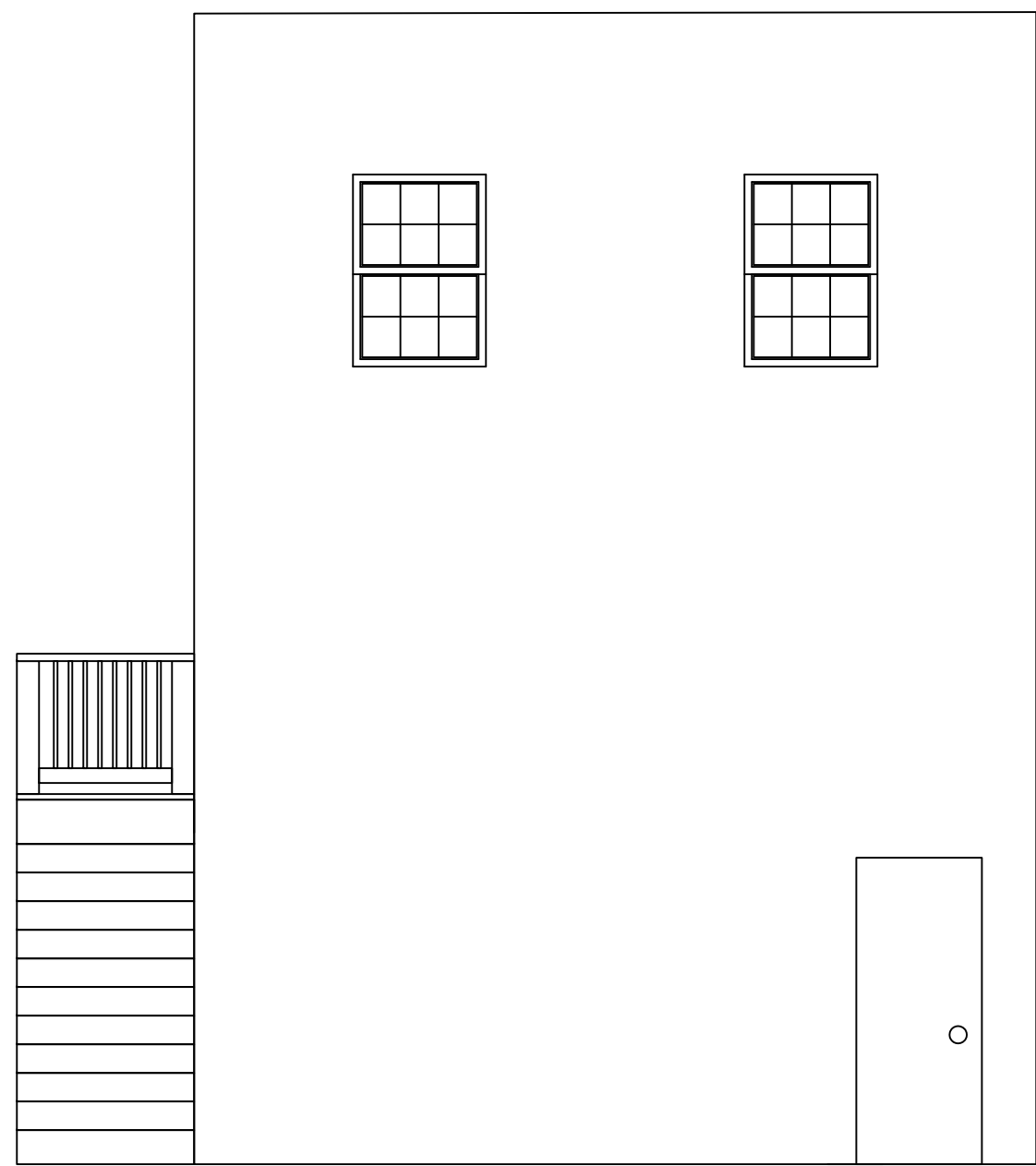
HOUSE EXTENSION &
GARAGE
1329 HOLBROOK ST NE
WASHINGTON, DC 20002

ELEVATIONS

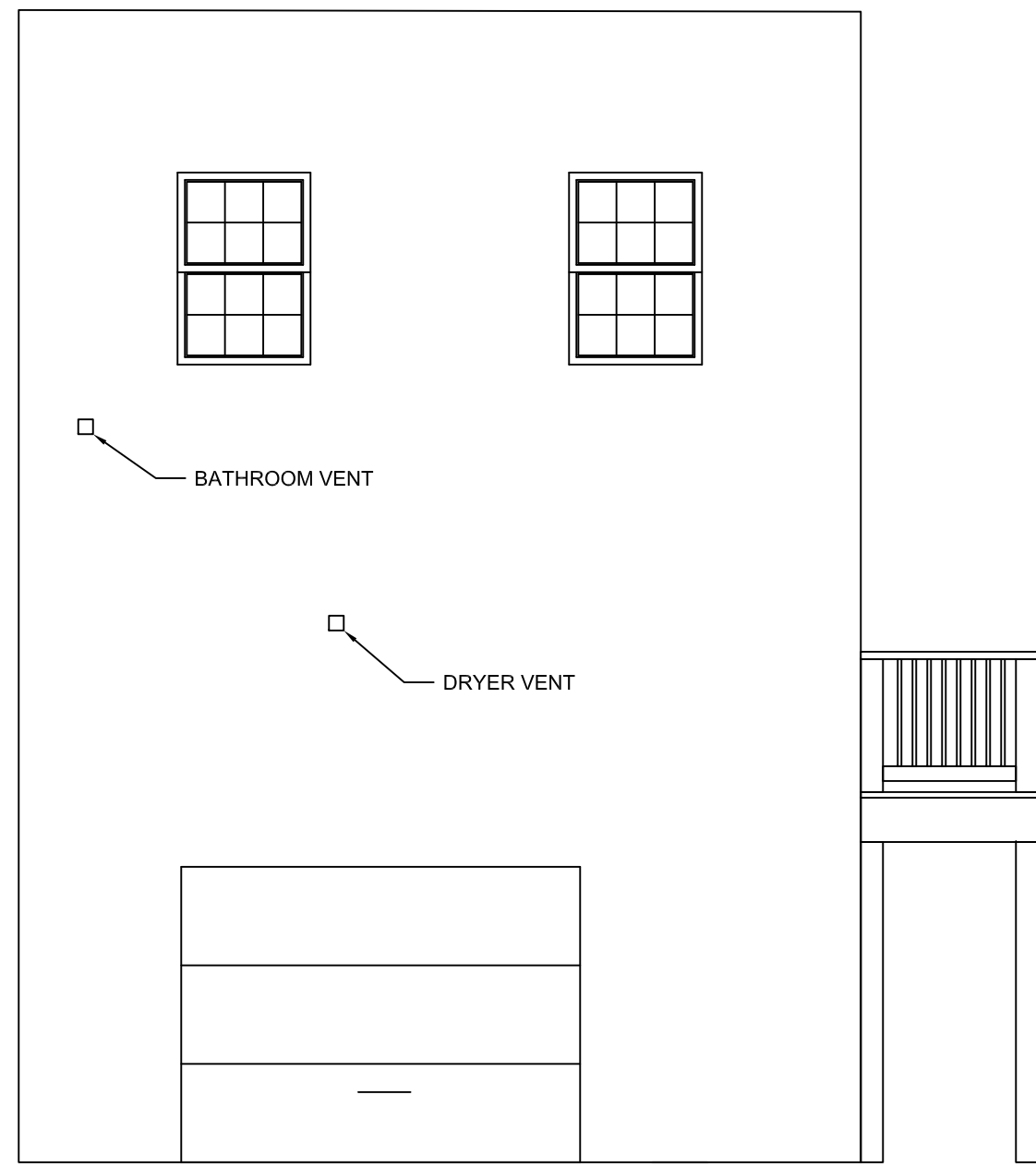
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Date: 10-12-2014

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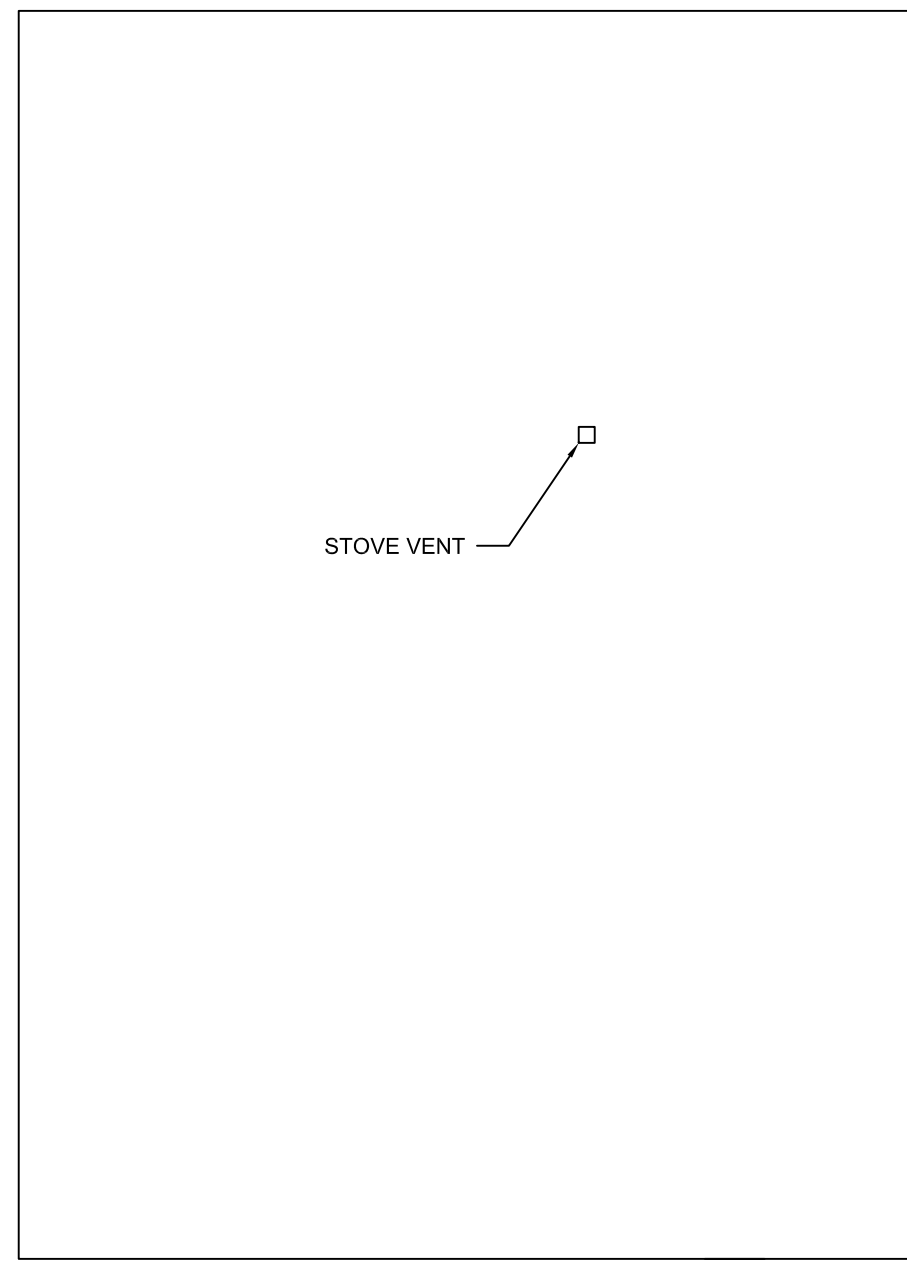
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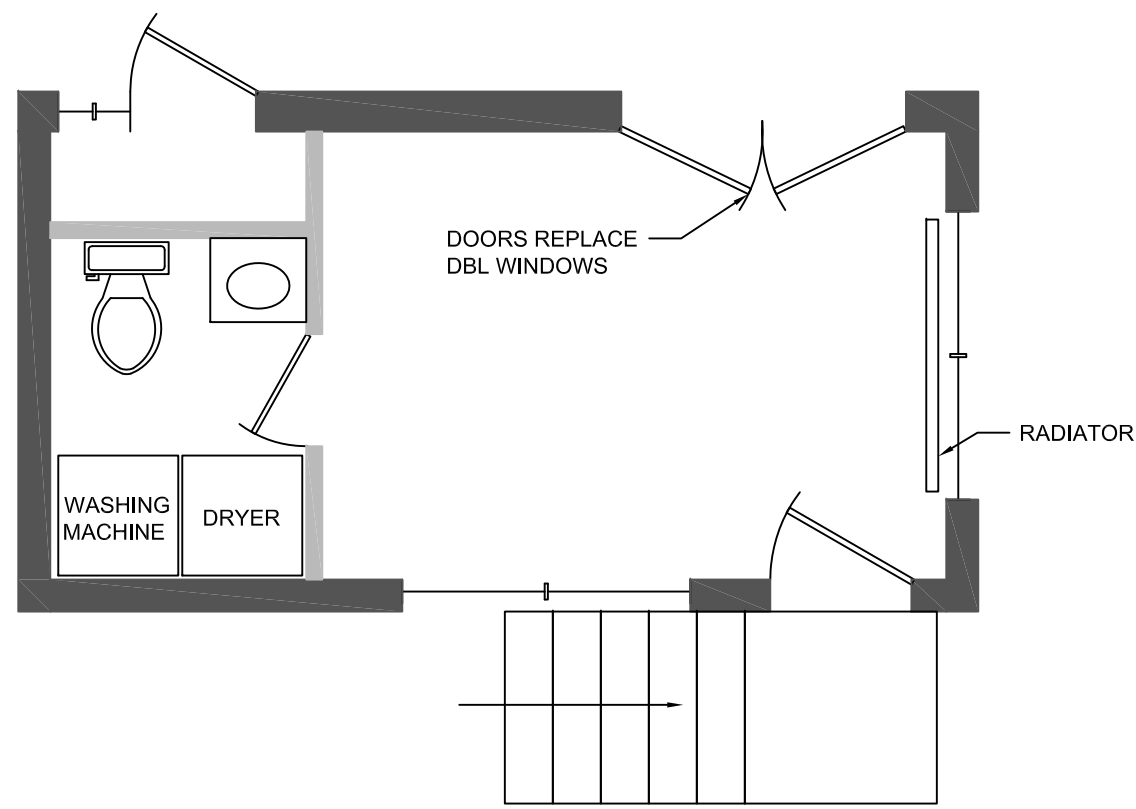
4 FRONT ELEVATION - GARAGE
SCALE: $\frac{1}{4}" = 1'$



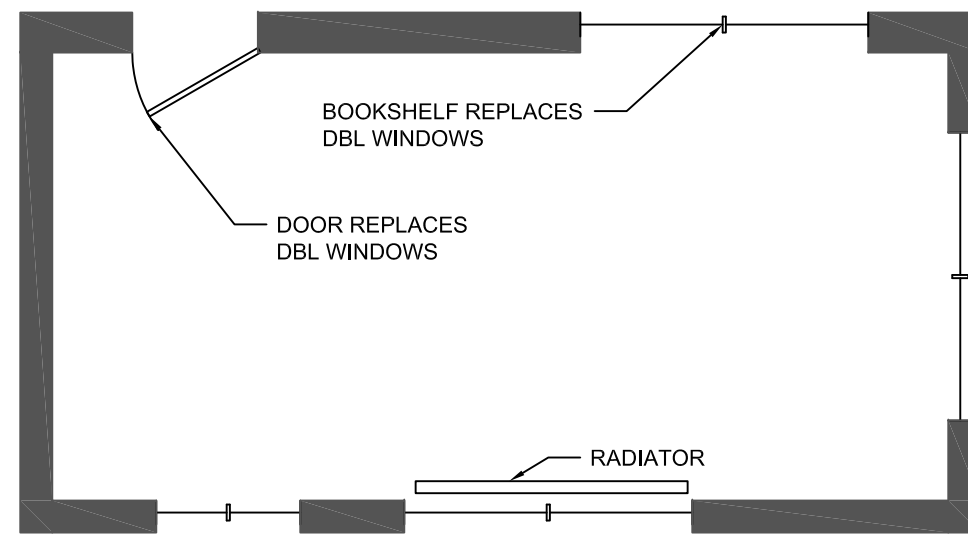
5 BACK ELEVATION - GARAGE
SCALE: $\frac{1}{4}" = 1'$



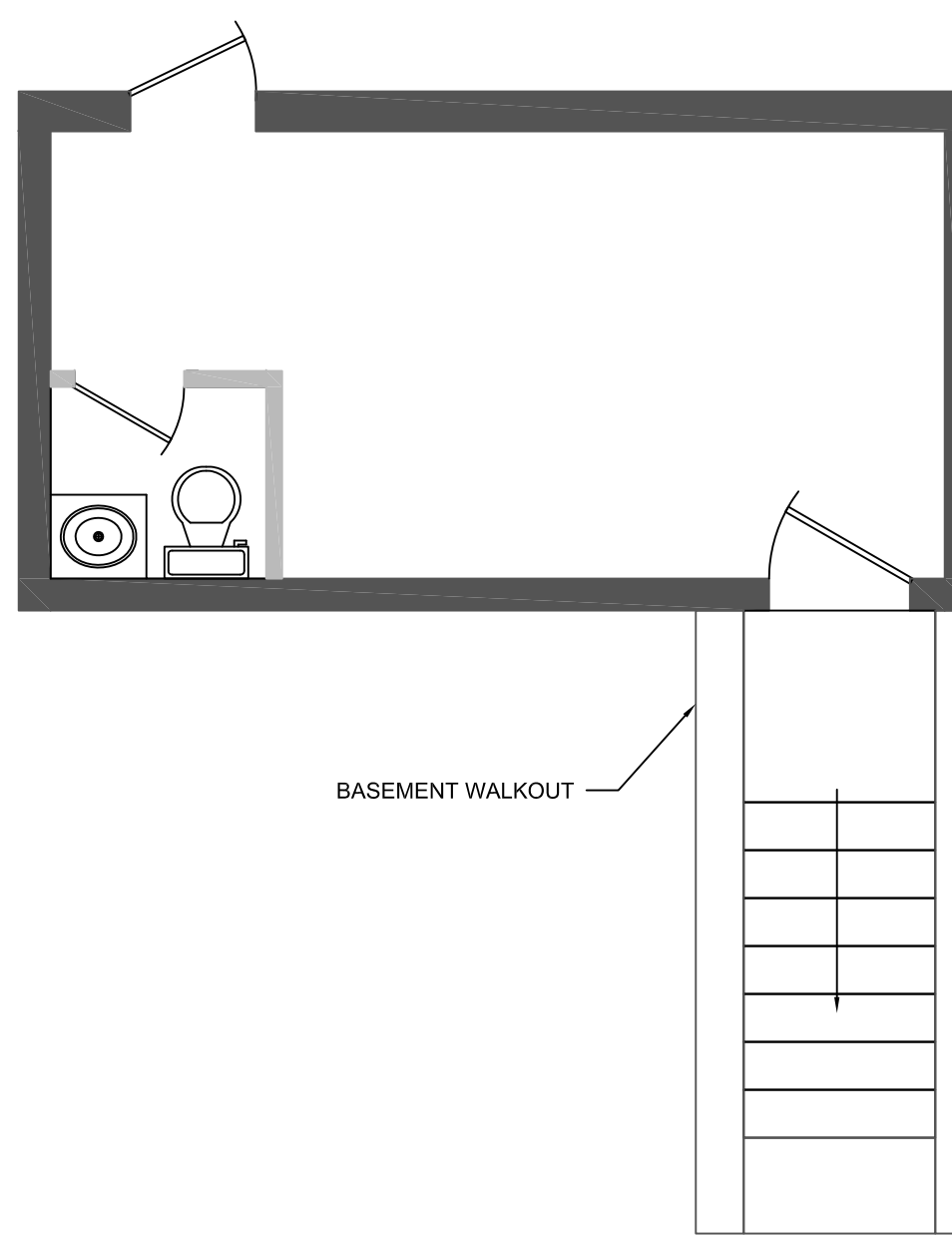
6 NORTH SIDE ELEVATION - GARAGE
SCALE: $\frac{1}{4}" = 1'$



7 FLOORPLAN - MAIN HOUSE EXT. FLOOR 1
SCALE: $\frac{1}{4}" = 1'-0"$



8 FLOORPLAN - MAIN HOUSE EXT. FLOOR 2
SCALE: $\frac{1}{4}" = 1'-0"$

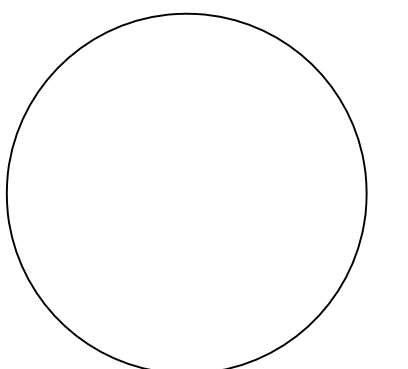


9 FLOORPLAN - MAIN HOUSE EXT. BASEMENT
SCALE: $\frac{1}{4}" = 1'-0"$

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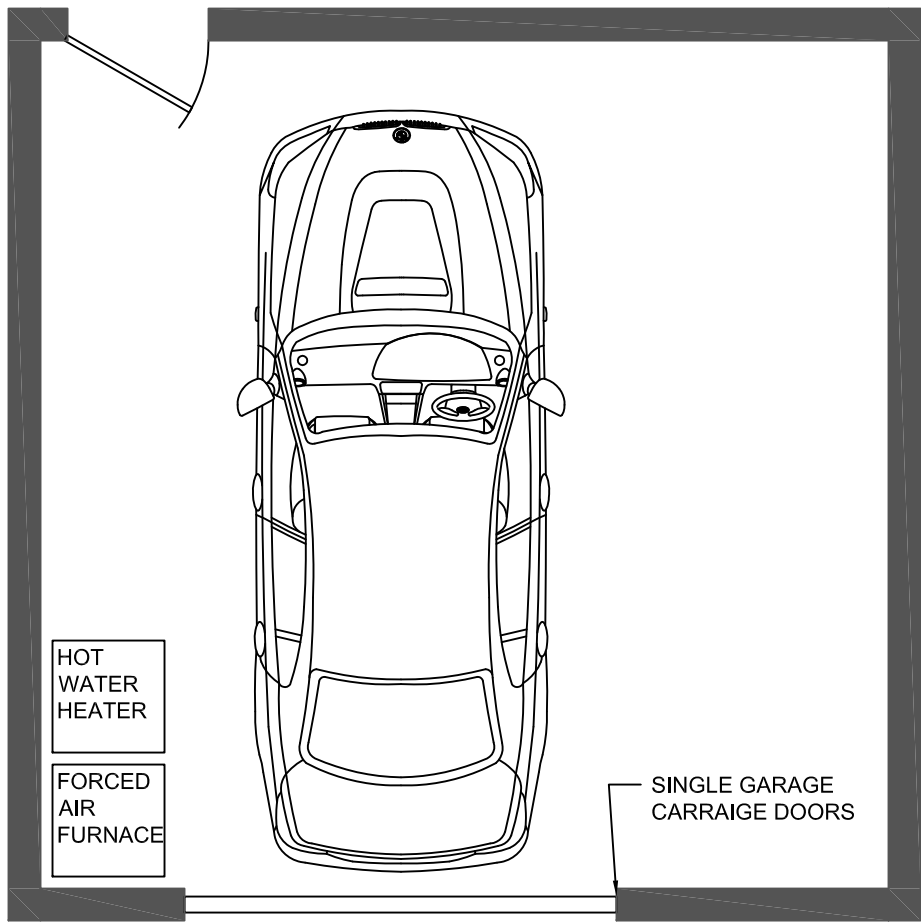
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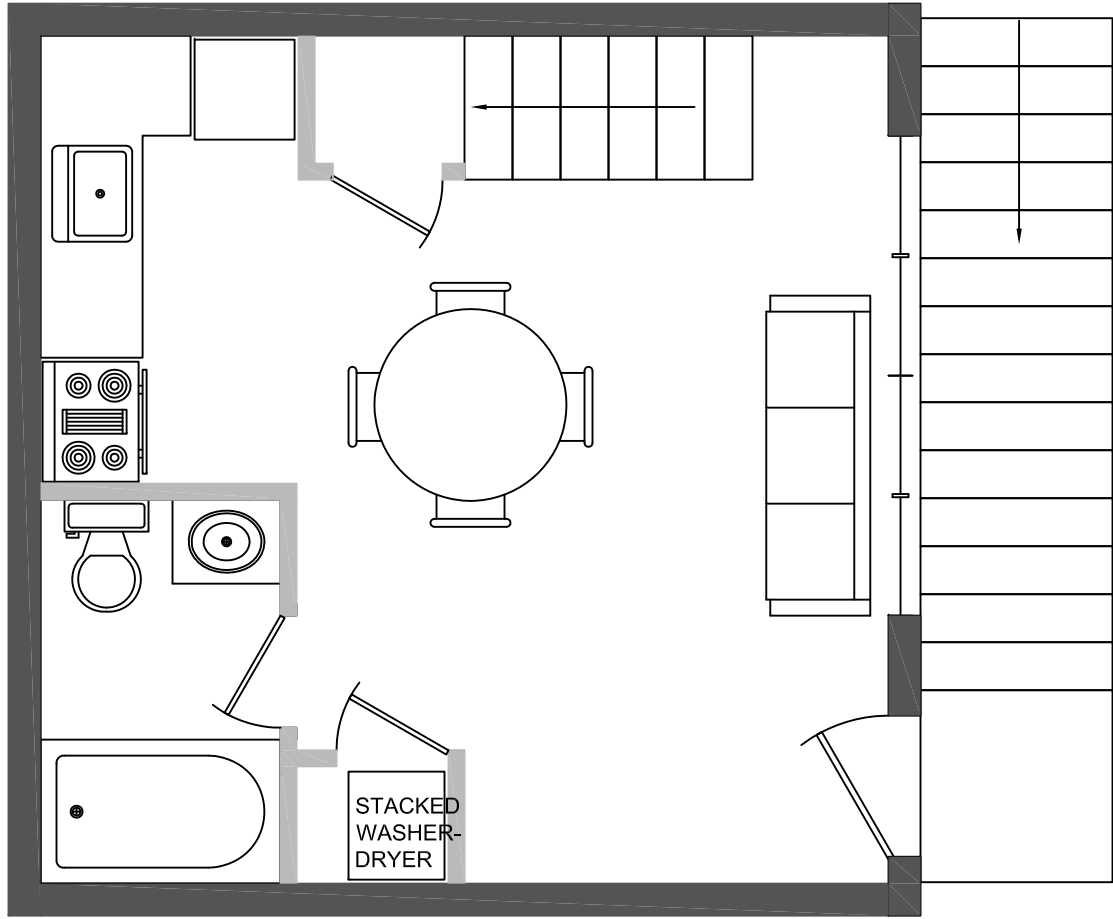
ELEVATIONS &
FLOORPLANS

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Date: 10-12-2014

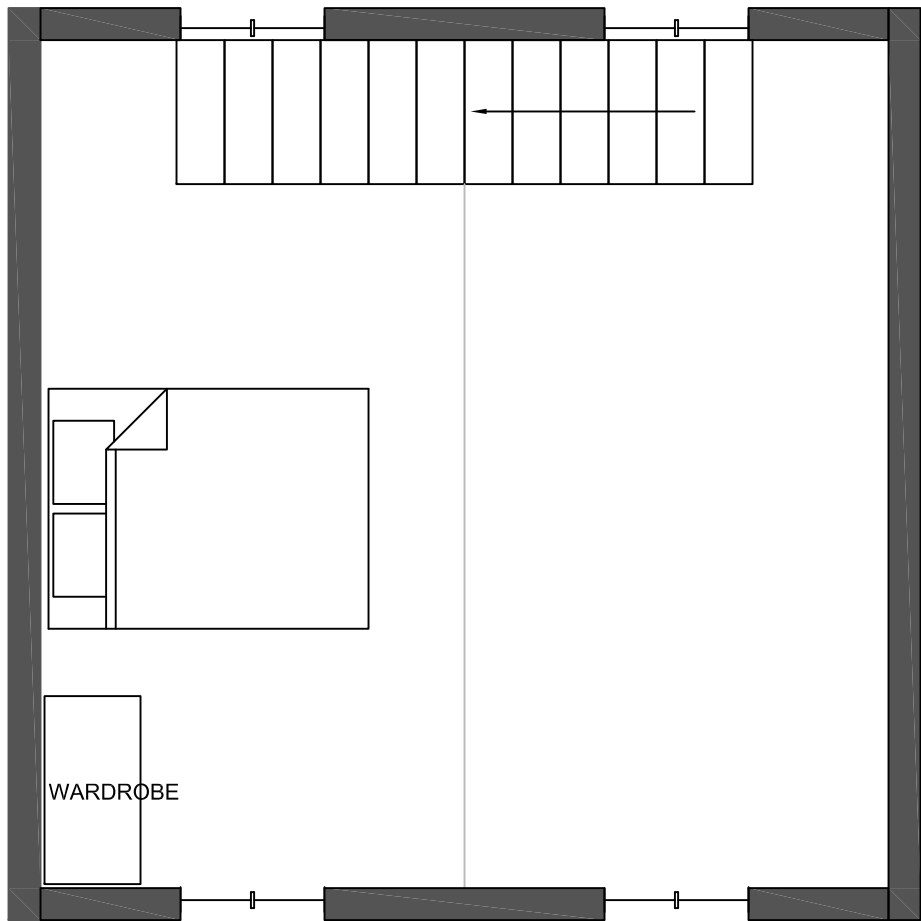
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10 FLOORPLAN - GARAGE FLOOR 1
SCALE: $\frac{1}{4}" = 1'-0"$



11 FLOORPLAN - GARAGE FLOOR 2
SCALE: $\frac{1}{4}" = 1'-0"$



12 FLOORPLAN - GARAGE FLOOR 3
SCALE: $\frac{1}{4}" = 1'-0"$

Specifications and Notes:

Division 1: General Information

- Owner to obtain all permits.
- 1.1 Base bid as per drawings. Allowances: (Material only -- installation in bid)
- 1.2 Scope of Work
- A. The contractor shall furnish all labor, materials, equipment and services necessary for the completion of the project. Contractor shall construct, in the most workman like manner, a complete project and do everything properly incidental thereto, as shown on the plans provided. Work shall conform to all local building including the IRC (International Residential Code) and zoning codes as well as any local association requirements. 2012 Edition (Per ER 14-10)
- B. Use no asbestos or hazardous materials in structure. Alex Hastings cannot be responsible for any pre-existing asbestos or hazardous materials.

Division 2: Site Work

- 2.1 A. Sediment and erosion control method shall be installed before the start of any excavation and/or construction as per the standards and specifications.
- B. All debris is to be removed from site.
- C. Streets/sidewalks shall be swept clean at all times during excavation and construction
- D. Any stockpiling shall be stabilized and covered with plastic or canvas, after its establishment and during the duration of the project
- 2.2 Excavations for footings, extra soil is to be removed.
- 2.3 Finish grade to be sloped away from the existing house and new addition.
- 2.4 Underground drainage pipes from gutter downspout should be used if owner desires.

Division 3: Concrete

- 3.1 Concrete footings shall be constructed in accordance with District of Columbia codes to accommodate new foundation walls and slabs on grade.
- 3.2 Concrete quality - 3000PSI @ 28 days
- 3.3 Assumed allowable soil bearing pressure - 2000 PSF

Division 4: Masonry

- 4.1 Masonry foundation walls shall be constructed. Use 8" concrete masonry units (C.M.U.) to be parged w/ 1/2" cement and painted.
- 4.2 CMU foundation wall - ASTM C90

Division 5: Metals

- 5.1 Structural Steel - ASTM A36
- 5.2 Reinforcing steel - ASTM A615 GR60
- 5.3 Gutters to be built-in and continuously supported. Corrosion resistant material should be used and long lasting underlayments should be applied. The front edge should be a minimum of one inch lower than the back edge.
- 5.4 HVAC grills to be Hart & Cooley or equal

Division 6: Wood

- 6.1 All framing lumber shall be seasoned to a moisture content of 15% or less and be stamped S-dry or MC-15 kiln dried and suitably protected on the site
- 6.2 All wood exposed to masonry, weather or moisture shall be pressure treated southern pine
- 6.3 All framing lumber shall be hem-fir, grade #2 or better, having the following minimum base design values:
- bending stress "Fb" = 1,200 psi for single member use
- horizontal shear "Fv" = 70 psi! compression perpend. To grain "Fc" = 450 psi
- compression parallel to grain "Fc11" = 1,100 psi
- modulus of elasticity "E" = 1,300,000psi
- 6.4 All wood headers and lintels shall be Hemfir #2 or better
- 6.5 All LVL to be INTERNATIONAL PAPER or Equal

Division 7: Thermal and Moisture Protection

- 7.1 Insulation, OWENS/CORNING or equal
- A. 5.5" batt, R-19, walls
- B. 9.5" batt, R-38, for ceilings, with styro-vent
- 7.2 Flashing to be aluminum
- 7.3 Exterior caulking to be DAP sealant or equal
- 7.4 Roofing
- A. Garage roofing - standing seam metal roofing
- B. Replace flat roofing on main house with standing seam metal roofing. Retain metal and slate roofing if possible.
- C. Low-slope standing seam metal roofing: Garland Co. R-Mer Span, MBCI Battenlok HS
- 7.5 Ridge vent to be Shingle Vent II, AIR VENT INC.

Division 8: Doors, Windows, and Hardware

- 8.1 ANDERSON windows or equivalent
- A. Clad, white, Low-E, screens, grilles
- 8.2 Exterior Doors (see schedule)
- A. STANLEY, metal 6 half lite french
- 8.3 Interior Doors (see schedule)
- A. MASONITE or EQUAL

Division 9: Finishes

- 9.1 Walls to be 1/2" drywall by US GYPSUM
- A. Walls in bathrooms to be greenboard
- 9.2 Painting
- A. Exterior wood trim: as needed, no fingerjoints, BENJAMIN MOORE (1) Prime coat, plus (2) finish coats (COLOR BY OWNER)
- B. Interior wood trim: to be gloss, can be fingerjoint, BENJAMIN MOORE (1)Prime coat, plus (2) finish coats (COLOR BY OWNER)
- C. Walls to be egg-shell, BENJAMIN MOORE (1) Prime coat, plus (2) finish coats (COLOR BY OWNER)
- 9.3 Interior Cabinets, shelves or interior trim to be gloss, BENJAMIN MOORE (1) prime coat, plus (2) coats finish (COLOR BY OWNER)
- 9.4 Floors:
- A. Concrete floors in garage and basement levels
- B. Hardwood floors in new additions unless otherwise noted, , (3) coats POLYURETHANE
- C. Ceramic Tile in bathrooms. (COLOR AND TYPE TO BE DECIDED)

Division 10: Mechanical/Plumbing

- 10.2 Bath Plumbing
- A. Faucets, sinks, toilets, shower faucets, exhaust fans to be decided and provided by owner.
- 10.3 Mechanical
- A. Cooling Equipment (for garage and apt): LENNOX or equivalent, Variable Speed Blower size to be determined by mechanical engineer.
- B. Heating (for garage and apt): Electric, high efficiency forced air furnace
- C. Water Heater (for apt): Electric, high efficiency, to be vented directly outside, not up through roof.
- D. Bathroom exhaust fans to exhaust to outside.
- E. Heating (for main house): Adding radiators to hot water radiator system as noted
- F. Cooling (for main house): Install high-velocity ductless air conditioning system in main house. Variable speed blower to be determined by engineer.

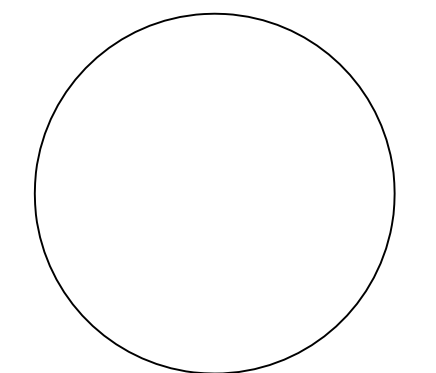
Division 16: Electrical

- 16.1 Electrical fixtures
- A. All duplexes, dimmers, switches to be LUTRON (white) or equivalent.
- B. Exterior lights outside of new back entrance door.
- C. All other lights as shown in electrical plan.

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FLOORPLANS &
NOTES

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