

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 29, 2015

Plat for Building Permit of SQUARE 358 LOT 55

Scale: 1 inch = 10 feet Recorded in Book 17 Page 88

Receipt No. 15-02238

Furnished to: JORDAN KNOWLES

Surveyor, D.C.

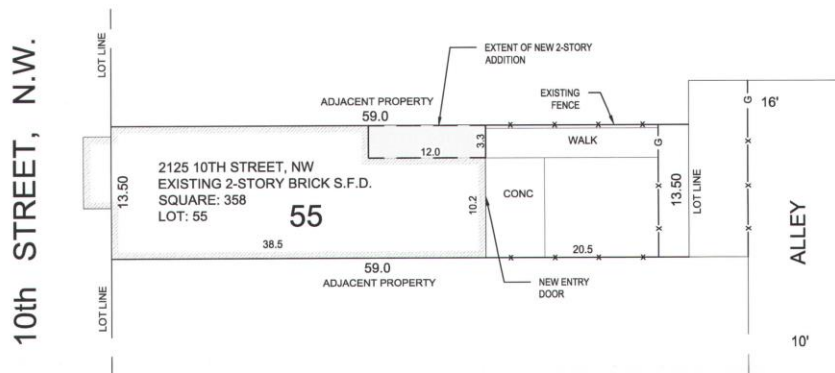
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(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.



LEGEND

DISTURBED AREA: 39.6 SQFT

VOLUME OF EXCAVATION: 3.67 CY

SR-15-02238(2015)
* E-MAIL

Board of Zoning Adjustment
District of Columbia
CASE NO.19098
EXHIBIT NO.10

EXISTING SFD - REAR ADDITION

2125 10TH STREET, NW
WASHINGTON, D.C. 20001

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS, MISC. DETAILS, AND STRUCTURAL DESIGN AND SPECIFICATIONS.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION. SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENTS HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND LOCAL ORDINANCES, ETC., INCLUDING BUT LIMITED TO THE IBC BUILDING CODE AND DISTRICT OF COLUMBIA CODE SUPPLEMENTS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC., REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.

GENERAL DEMOLITION NOTES

1. THE INTENTION IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR THE COMPLETE PROJECT, ALTHOUGH, ALL DEMOLITION REQUIRED MAY NOT BE SHOWN OR NOTED.
2. THE DESIGNER/ENGINEER AND HIS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR POLLUTION, ETC., WHICH MAY BE CAUSED BY DISTURBANCE OF ANY UNKNOWN EXISTING, MANMADE OR NATURAL CONDITIONS, MATERIALS, STRUCTURE, ETC., INCLUDING BUT NOT LIMITED TO UTILITIES.

SCOPE OF WORK

- PARTIAL REAR 2-STORY ADDITION OF EXISTING SFD STRUCTURE.
- REAR INTERIOR OF EXISTING 2-STORY SFD STRUCTURE TO BE GUTTED.
- PARTIAL UNDERPINNING TO ACCOMMODATE PARTIAL REAR ADDITION.

BUILDING DATA

OCCUPANCY LOAD/CAPACITY	1 UNIT
CONSTRUCTION TYPE	III-B
NUMBER OF STORIES	2
FIRE SUPPRESSION	NO
SPRINKLER SYSTEM	NO
FIRE ALARM SYSTEM	YES (smoke detectors)

ZONING ANALYSIS

ZONE: R-5-B
SQUARE: 358
LOT: 55

LOT AREA: 796.5 SF
LOT COVERAGE: 60% (477.9 SF)

BUILDING COVERAGE: NO CHANGE TO EXISTING LOT COVERAGE

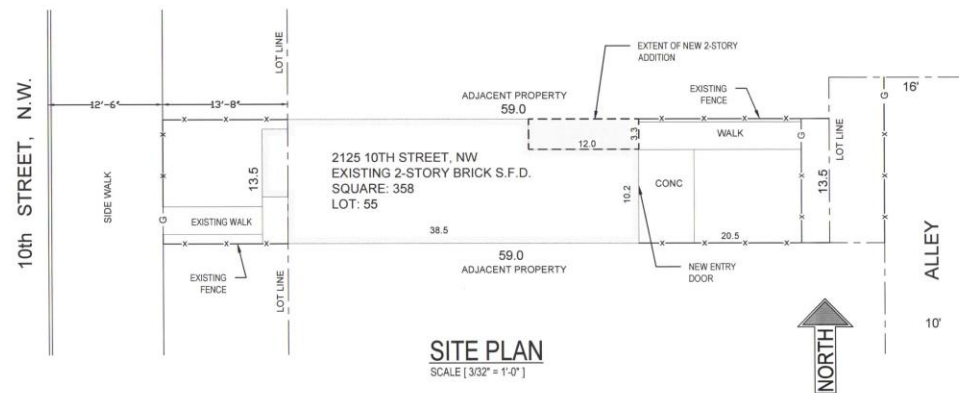
REAR YARD SETBACK: > 15.0'
BLDG HGT: 22.2 ft +/-

APPLICABLE CODES AND REGULATIONS:

2012 ICC Codes that were adopted by DC on March 28, 2014
2013 DCMR Construction Codes Supplement.

SHEET INDEX

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2125 10TH STREET NW
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SEAL:

PROJECT TITLE:
REAR ADDITION

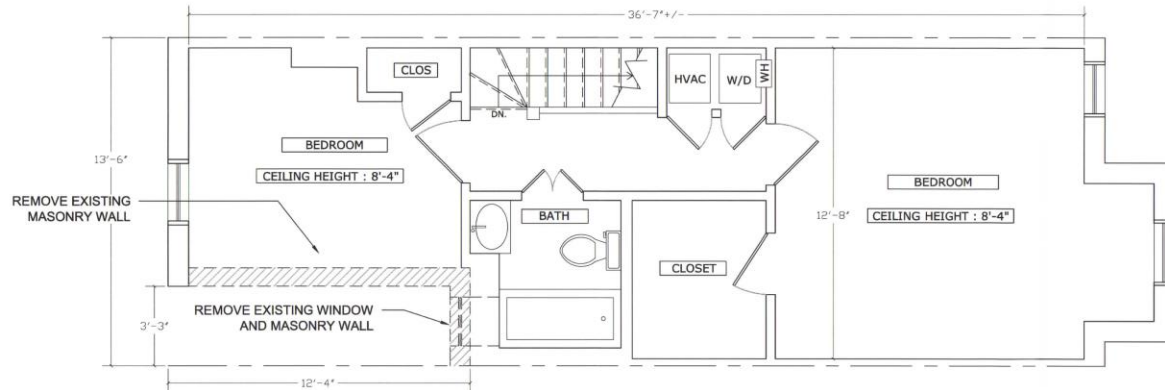
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2015-MAR-10 PERMIT

SHEET TITLE:
NOTES AND SITE PLAN

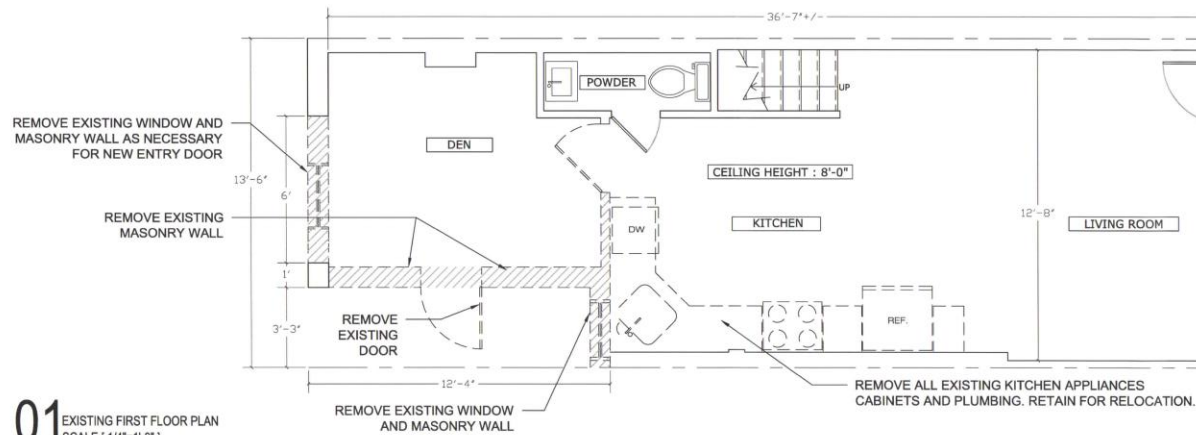
SCALE: AS SHOWN
DRAWING SHEET:

CS

02 EXISTING SECOND FLOOR PLAN
SCALE [1/4"=1'-0"]



01 EXISTING FIRST FLOOR PLAN
SCALE [1/4"=1'-0"]



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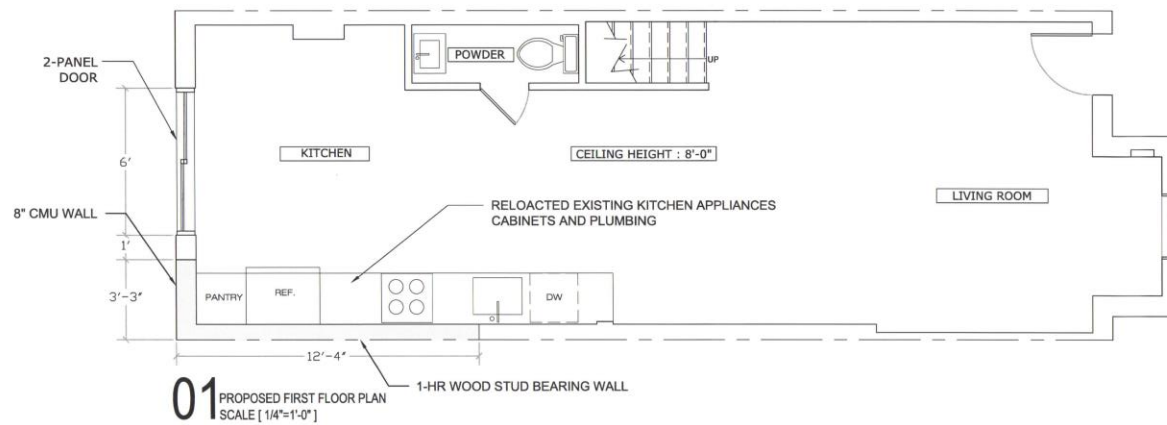
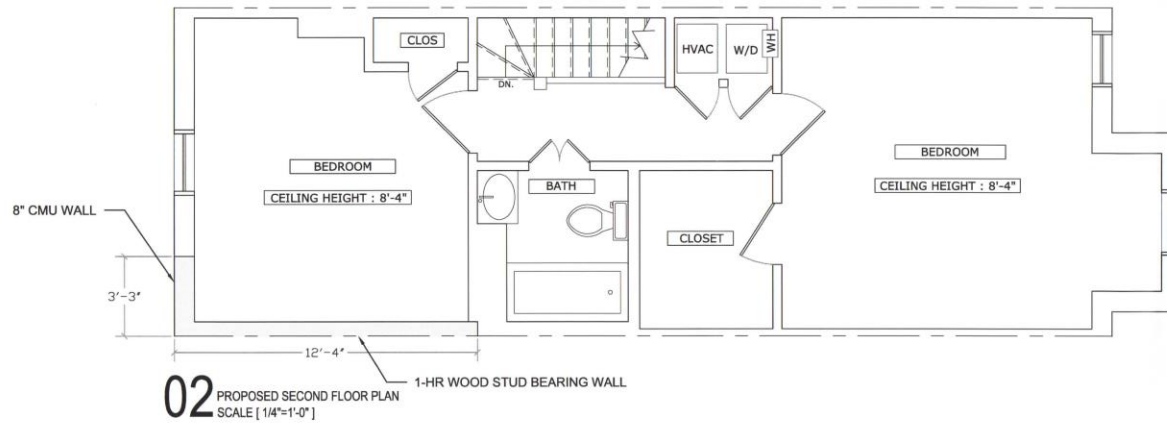
PROJECT TITLE:
REAR ADDITION
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NO. DATE DESCRIPTION
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SHEET TITLE:
EXISTING FIRST AND
SECOND FLOOR PLANS

SCALE: 1/4"=1'-0"
DRAWING SHEET:

A-1

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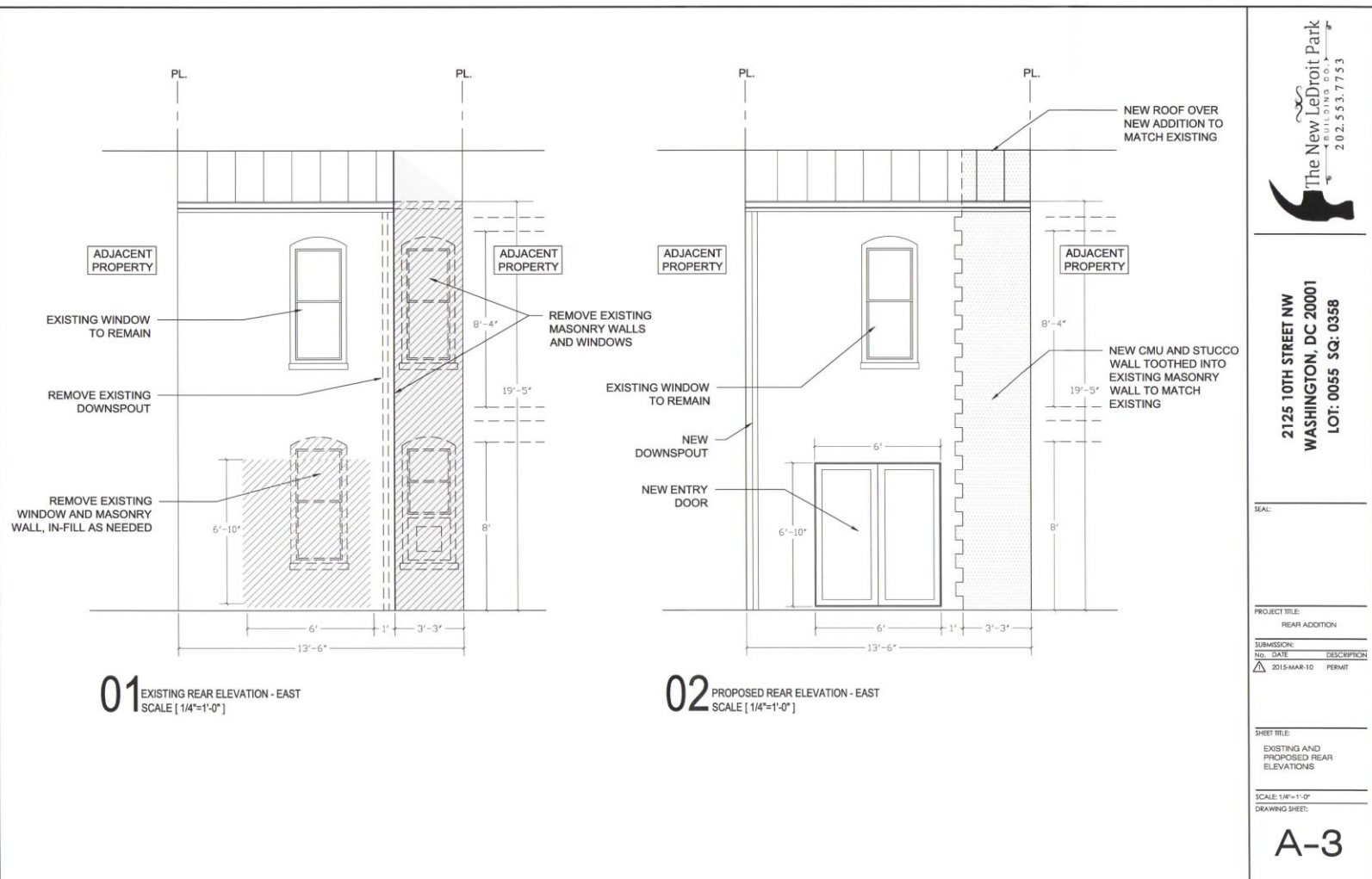
SUBMISSION:
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SHEET TITLE:
PROPOSED FIRST AND
SECOND FLOOR PLANS

SCALE: 1/4"=1'-0"
DRAWING SHEET:

A-2



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SEAL:

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REAR ADDITION

SUBMISSION:

NO. DATE DESCRIPTION

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SHEET TITLE:

EXISTING AND PROPOSED REAR ELEVATIONS

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

DRAWING SHEET:

A-3

GENERAL REQUIREMENTS:

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2012 IRC BUILDING CODE AS WELL AS ALL DC AMENDMENTS
2. WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS.
3. WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCE AND REGULATIONS.
4. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS.
5. DISCREPANCIES: THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS; WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS HE SHALL PROMPTLY REPORT IT TO THE DESIGNER OR PROPER ADJUSTMENT BEFORE PROCEEDING.
6. OMISSIONS: 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.
7. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND SHALL BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
8. DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO THE ROUGH UNLESS NOTED OTHERWISE.
9. THE GENERAL AND SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWINGS INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ETC. AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATTERS WHICH MAY AFFECT PERFORMANCE OF THE WORK.
10. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO THE PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER OF RECORD ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION.
11. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS SPECIFICATIONS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.

DESIGN LOADS:

FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
ROOF DEAD LOAD: 15 PSF
ROOF LIVE LOAD (SNOW): 30 PSF

SHORING:

1. PROVIDE PROPER SHORING POSTS OR FRAMING UNDER FLOOR JOISTS. ENSURE THE DISTRIBUTION OF LEG LOADS TO FLOOR OR GROUND.
2. FASTEN ALL BRACES SECURELY. CHECK TO SEE THAT ALL CLAMPS, SCREWS, PINS AND ALL OTHER COMPONENTS ARE IN A CLOSED OR ENGAGED POSITION.
3. MAKE CERTAIN THAT ALL BASE PLATES AND SHORE HEADS ARE IN FIRM CONTACT WITH FORMING MATERIAL.
4. USE SPECIAL PRECAUTIONS WHEN SHORING TO OR FROM SLOPED SURFACES.
5. AVOID ECCENTRIC LOADS. ALSO AVOID SHOCK OR IMPACT LOADS FOR WHICH THE SHORING WAS NOT DESIGNED.
6. THE COMPLETED SHORING SETUP SHALL HAVE THE SPECIFIED BRACING TO GIVE IT LATERAL STABILITY.
7. THE ERECTION OF SHORING SHOULD BE UNDER THE SUPERVISION OF AN EXPERIENCED AND COMPETENT PERSON.

LUMBER:

1. DIMENSIONED LUMBER SHALL BE HEM-FIR, DOUGLAS FIR, OR SPRUCE-PINE-FIR WITH MIN. FB = (1200 PSI) (R.M.U.), MIN. FV = (180 PSI) MIN., E = (1,400,000 PSI) AND A MAXIMUM MOISTURE CONTENT OF 19%, AS CERTIFIED BY AN NFPA APPROVED AGENCY U.O.N.
2. MICRO-LAM LUMBER SHALL HAVE MIN. FB = (2800 PSI) AND MIN. FV = (285 PSI) WITH DRESSED SIZE DIMENSIONS NOT LESS THAN THOSE SHOWN IN PLAN U.O.N.
3. PLYWOOD SHALL BE (3/4") APA APPROVED T&G U.O.N.
4. PROVIDE 16 GAGE JOIST HANGERS OR ANGLE CLIPS TO ALL JOIST CONNECTIONS WHERE THERE IS NO DIRECT BEARING SUPPORT.
5. NAIL ALL MULTIPLE 2X BEAMS COLUMNS TOGETHER WITH MINIMUM 10D NAILS AT 12" OC STAGGERED.
6. NAIL ALL MULTIPLE MICRO-LAM BEAMS TOGETHER WITH MINIMUM 2 ROWS OF 16D AT 12" OC.
7. PROVIDE BLOCKING BETWEEN ALL JOISTS AT BEARING.
8. PROVIDE BRIDGING AT CENTER SPAN OF JOISTS OR INTERVALS NOT EXCEEDING 8 FEET.
9. SPACE MEMBERS AT 16" OC UNLESS NOTED OTHERWISE.
10. ALL PLYWOOD, FLOOR AND ROOF, TO BE GLUED AND NAILED.
11. T.J.I. JOISTS SHALL BE MANUFACTURED BY TRUS JOIST INC. AND SHALL BE ERECTED AND INSTALLED ACCORDING TO THEIR SPECIFICATIONS.
12. JOIST HANGERS SHALL BE SUPPLIED BY TRUS JOIST DISTRIBUTOR AND SHALL HAVE A CAPACITY OF 120% OF THE ALLOWABLE UNIFORM LOAD END REACTION FOR THE GIVEN SPAN. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL TJI'S AND ACCESSORIES.
13. AT ALL CORNERS OF STRUCTURE, FIRST SHEET OF WALL SHEATHING IN EACH DIRECTION SHALL BE PLYWOOD, 5/8" THICK MIN. REMAINING WALL SHEATHING MAY BE INSULATION BOARD OF SAME THICKNESS.

FOUNDATIONS:

1. ALL FOOTINGS ARE DESIGNED TO BEAR ON ORIGINAL UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 PSF.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL INCLUDING CLIP ANGLES, PLATES, ETC., SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE.
2. ALL BEAMS AND COLUMNS SHALL CONFORM TO ASTM A572, GRADE 50, UNLESS NOTED OTHERWISE.
3. ALL STRUCTURAL TUBING SHALL CONFORM TO ASTM A40, GRADE B.
4. ALL STEEL PIPE SHALL BE ASTM A53, (TYPE E OR TYPE S), GRADE B.
5. ALL WELDERS, SHOP AND FIELD, SHALL BE CERTIFIED. USE E70XX ELECTRODES ONLY.
6. ALL STEEL EXPOSED TO WEATHER SHALL RECEIVE ONE SHOP COAT OF PAINT.
7. DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC. ADEQUATELY BRACE ALL STEEL AGAINST LATERAL LOADS DURING ERECTION.

CONNECTIONS:

1. ALL BEAM CONNECTIONS SHALL BE SIMPLE SHEAR CONNECTIONS. WHERE NO REACTION IS PROVIDED THE BEAM SHALL BE ASSUMED TO CARRY 120% OF ALLOWABLE UNIFORM LOAD IN KIPS FOR BEAMS LATERALLY SUPPORTED AS GIVEN IN THE AISC STEEL CONSTRUCTION MANUAL.
2. EXCEPT AS NOTED, ALL FASTENERS SHALL BE 3/4" DIAMETER ASTM A325 BOLTS DESIGNED TO ACT IN BEARING TYPE CONNECTIONS WITH THREADS INCLUDED.

CAST-IN-PLACE CONCRETE:

1. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF ACI 301-10, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. USE A MINIMUM OF 5 1/2 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE.
3. ALL CONCRETE SHALL BE PLACED WITH A SLUMP OF 4: +/- 1/2".
4. ALL CONCRETE SHALL BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE.
5. ALL CONCRETE SHALL BE "CONTROLLED CONCRETE" AS PER DC CODE.
6. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE 6% AIR ENTRAINMENT.
7. LIGHTWEIGHT CONCRETE SHALL BE OF ASTM C330 LIGHTWEIGHT COURSE AGGREGATE WITH NATURAL SAND FINES TO PRODUCE AN AIR DRIED WEIGHT OF 115 POUNDS PER CUBIC FOOT IN 28 DAYS.
8. CONCRETE COVER TO REINFORCE SHALL BE:
CONCRETE AND BEAMS.....1 1/2"
SLABS.....3/4"
FOOTINGS.....3"
WALLS, INTERIOR FACE.....3/4"
WALLS, FACE EXPOSED TO EARTH OR WEATHER.....1 1/2"

REINFORCEMENT:

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60 (FY=60KSI).
2. WELDED WIRE MESH SHALL CONFORM TO ASTM A-185. LAP EDGES OF WIRE MESH AT LEAST 6" IN EACH DIRECTION.
3. BAR SUPPORTS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH PERTINENT ACI MANUALS, ALL REINFORCEMENT SHALL BE POSITIVELY LOCATED AND SECURED IN POSITION BEFORE CONCRETE POUR BEGINS.

EXISTING CONDITIONS:

1. ALL EXISTING BEAMS, COLUMNS, LINTELS, ANGLES AND JOISTS TO REMAIN INTACT UNLESS SPECIFICALLY NOTED TO BE REMOVED BY MOST RECENT DEMOLITION DOCUMENTS OR OTHERWISE NOTED ON THESE DRAWINGS.
2. INFORMATION PROVIDED ON THESE DRAWINGS RELATED TO EXISTING IS BASED ON AVAILABLE DESIGN DOCUMENTS AND FIELD OBSERVATION. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER UPON DISCOVERY OF ANY DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL EXISTING CONDITIONS.
3. THE PORTIONS OF THE BUILDING THAT ARE SHOWN TO BE STRUCTURALLY MODIFIED HAVE BEEN DESIGNED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRACTICE. HOWEVER, WE CANNOT ASSUME RESPONSIBILITY FOR ANY DAMAGE THAT MAY ARISE FOR ANY PORTION OF THE BUILDING NOT REDESIGNED, ALTERED OR CONSTRUCTED UNDER THIS SET OF DESIGN DRAWINGS OR OF DEFICIENCIES IN THE CONDITION OF THE BUILDING PRIOR TO RENOVATION.



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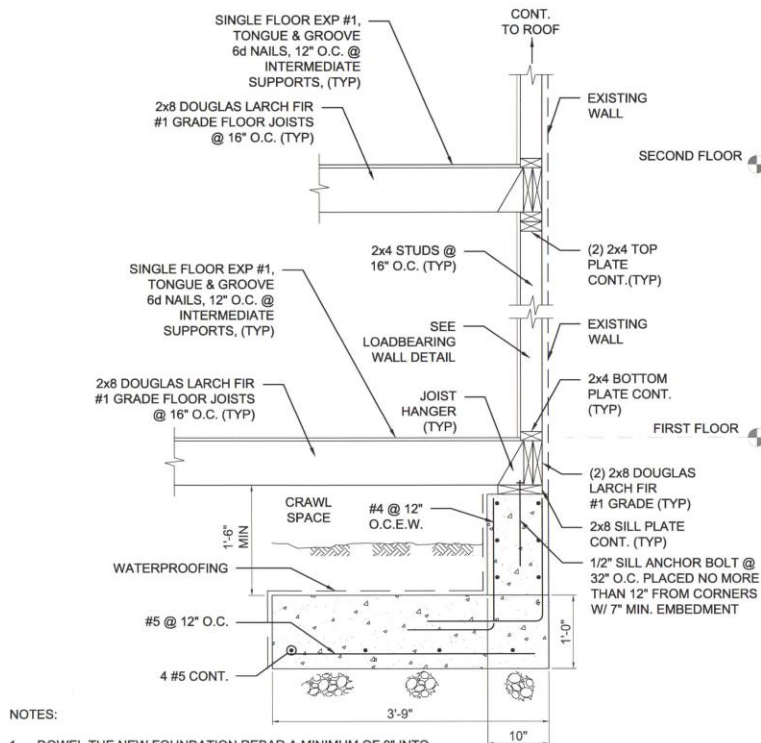
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STRUCTURAL NOTES

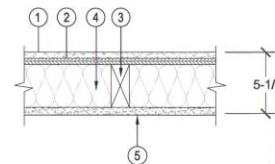
SCALE: 1/4"=1'-0"

DRAWING SHEET:

S-1



01 WALL SECTION - WEST
(LOADBEARING WOOD STUD)
SCALE [3/4"=1'-0"]



DESIGN NO. UL U303 OR GA-WP-8131
FINISH RATING: 1 HR

1. CEMENT BOARD - 1/2 IN. THICK BOARD, APPLIED VERTICALLY OR HORIZONTALLY - DUROCK BRAND CEMENT BOARD NEXT GEN.
2. SHEATHING MATERIALS - MIN. 15/32 IN. THICK, 4 FT WIDE, WOOD STRUCTURAL PANELS, MIN. GRADE "SHEATHING" APPLIED VERTICALLY.
3. WOOD STUDS - 2x4 WOOD STUDS SPACED MAX. 16 IN. O.C.
4. BATTS AND BLANKETS - 3 IN. MINERAL WOOL BATT INSULATION.
5. GYPSUM BOARD - 5/8 IN. THICK GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY - SHEETROCK ULTRALIGHT FIRECODE X GYPSUM PANELS

02 EXTERIOR WALL DETAIL
(LOADBEARING WOOD STUD)
SCALE [N.T.S.]



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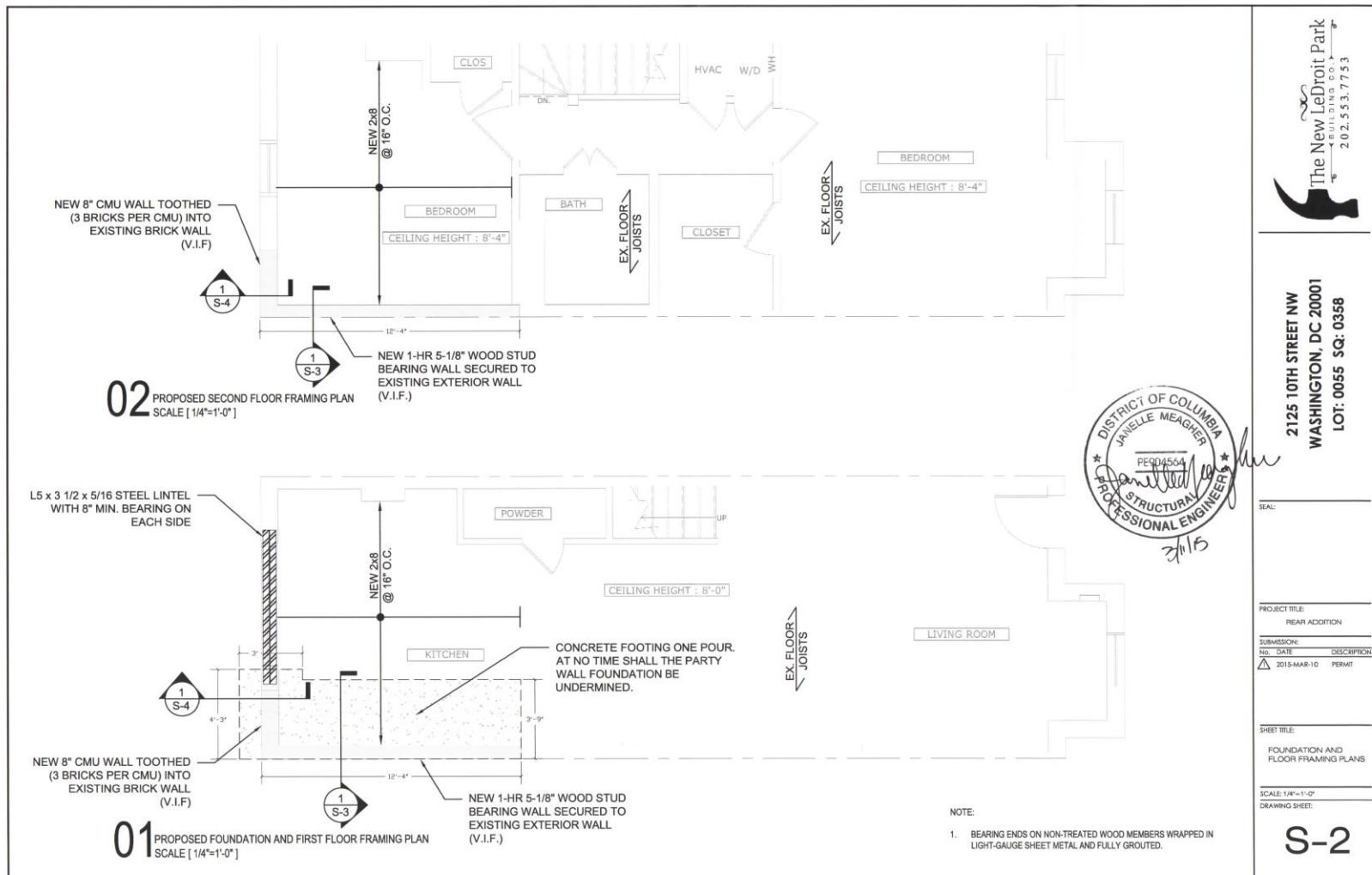
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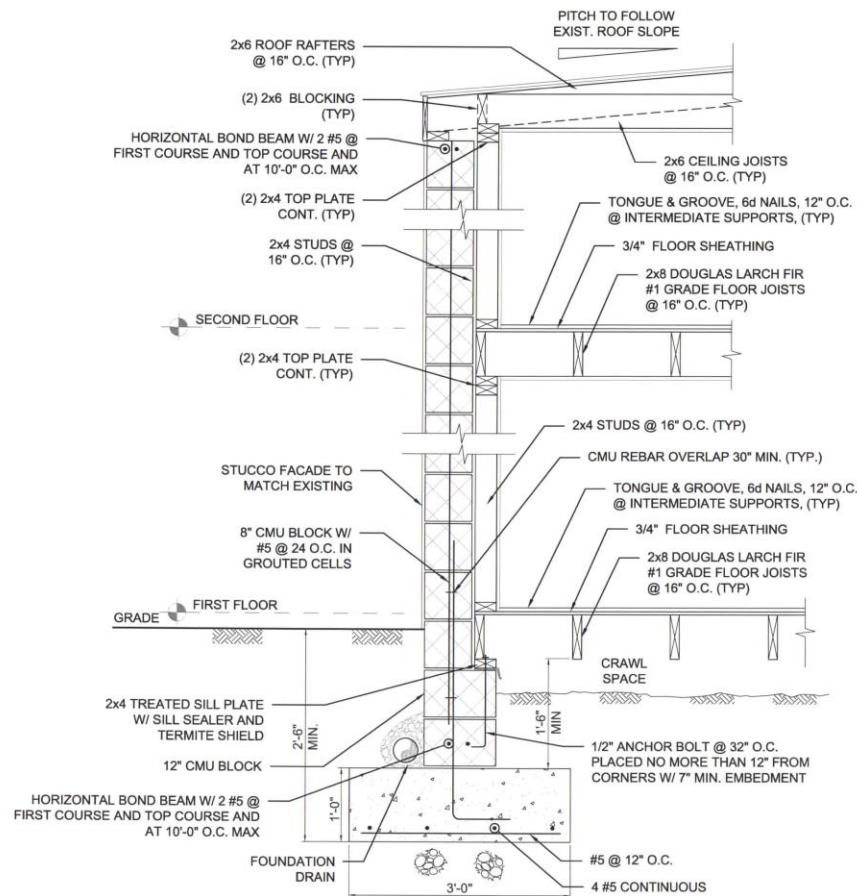
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SHEET TITLE:
STRUCTURAL SECTIONS
AND NOTES

SCALE: AS SHOWN
DRAWING SHEET:

S-3





01 WALL SECTION - SOUTH
(8" CMU)
SCALE [3/4"=1'-0"]

NOTES:

1. EXTERIOR WALL CMU SHALL BE REINFORCED WITH #5 BARS AT 24" O.C. AND WITH HORIZONTAL BOND BEAMS AT FIRST COURSE AND TOP COURSE AT 10'-0" O.C. MAXIMUM IN BETWEEN. BOND BEAMS SHALL BE FULLY GROUTED WITH 2 #5 BARS CONTINUOUS HORIZONTALLY AND DRILLED INTO EXISTING WALL 6" MIN. W/ HILTI HIT-HY 70 EPOXY OR EQUAL.
2. CMU SHALL BE TOOTHED INTO THE EXISTING BRICK AND THE BOND BEAM REINFORCING SHALL BE DRILLED INTO THE EXISTING NEIGHBORS BRICK WALL WITH HILTI HIT-HY 70 EPOXY OR EQUAL A MINIMUM OF 6".
3. DOWEL THE NEW FOUNDATION REBAR A MINIMUM OF 9" INTO THE EXISTING FOUNDATION W/ HILTI HIT RE-500 ADHESIVE.



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SHEET TITLE:
STRUCTURAL SECTIONS
AND NOTES

SCALE: AS SHOWN
DRAWING SHEET:

S-4