DESCRIPTION OF WORK/SITE INFORMATION

SINGLE FAMILY HOUSE

FOUNDATION NOTES:

FOUNDATION NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS. MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS.

FRAMING NOTES:

1. FOLLOW MANUFACTURES INSTRUCTIONS FOR CUTTING HOLES IN ANY I-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGHT)(ADD FILLER BETWEEN DOUBLE I-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT.
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)

WINDBRACING SCHEDULE

90 MPH (3-SECOND GUST) – BRACED WALL SCHEDULE

BRACED WALL SCHEDULE –SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE

MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PRESCRIPTIVE BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131" X3-1/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PRESCRIPTIVE BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES	-
GB	PRESCRIPTIVE BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = .5 x ACTUAL)	1/2" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (@#11-1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF#2 FRAMING MEMBERS.	-
LIB	PRESCRIPTIVE LET-IN BRACE (LIB)	LENGTH PER PLAN (EITHER SIDE OF WALL)	SIMPSON THIS/HB/LSC2X6 DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	2-WB.01
CS-PF	WOOD STRUCTURAL PANEL PORTAL FRAME (CS-PF)	4:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME OR PORTAL TRUSS	4-WB.01 & 4/B-WB.02

SHEAR WALL SCHEDULE – 2001 WOOD FRAMED CONSTRUCTION MANUAL (WFCM)

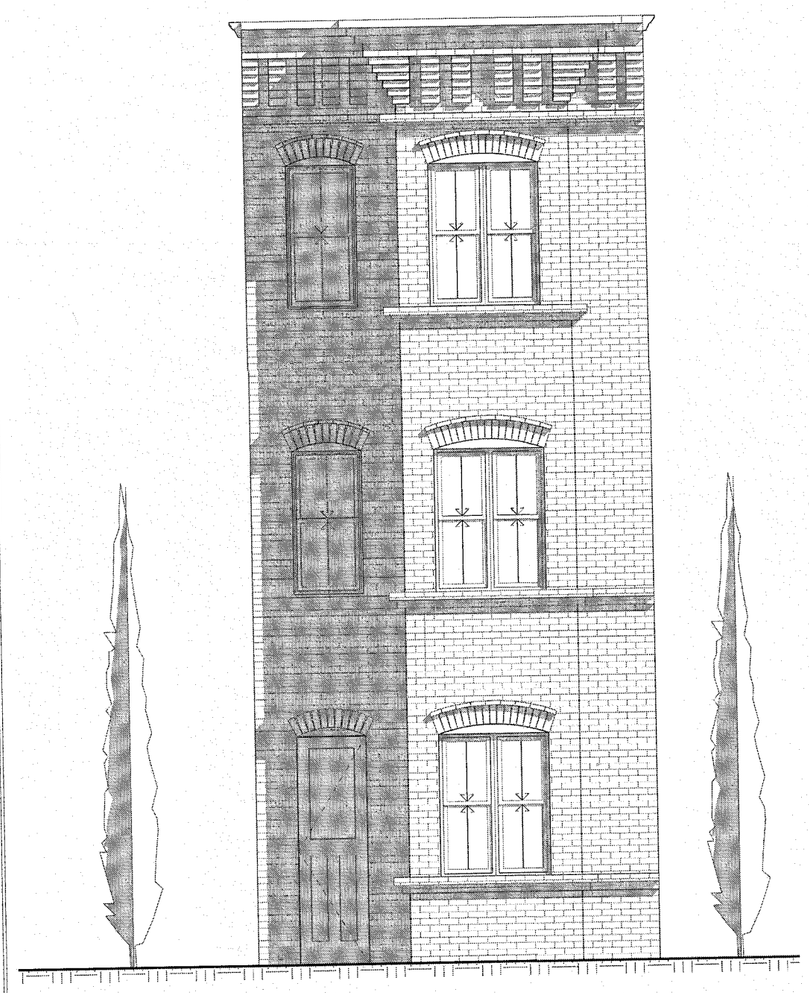
MARK	TYPE	CAPACITY	DESCRIPTION
SW-1	WOOD SHEAR WALL + GYPSUM (2-SIDES)	436 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (@#X-1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C FIELD
SW-2	WOOD SHEAR WALL + GYPSUM (2-SIDES)	560 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 4" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (@#X-1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C FIELD
SW-3	WOOD SHEAR WALL + GYPSUM (2-SIDES)	255 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 3" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (@#X-1/4" TYPE "S") @ 4" O/C AT EDGES, 12" O/C FIELD
SW-4	GYPSUM SHEAR WALL (ONE SIDE)	100 PLF	1/2" GYPSUM BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (@#X-1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF#2 FRAMING MEMBERS.

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G.=0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O.
(ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

FRONT ELEVATION



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

BUILDING CODE SUMMARY

518 SIXTH STREET

NAME OF PROJECT: 518 SIXTH STREET
ADDRESS: 518 SIXTH STREET, WASHINGTON, DC 20002
PROPOSED USE: RENOVATION OF EXISTING RESIDENTIAL HOUSE
OWNER:
AUTHORIZED AGENT: PHONE#
OWNED BY: ☐ CITY/COUNTRY ☒ PRIVATE ☐ STATE

LEAD DESIGN PROFESSIONAL:

DESIGNER:	FIRM:	NAME:	LICENSE#	TELEPHONE#
ARCHITECTURE				
CIVIL				
ELECTRICAL				
FIRE ALARM				
PLUMBING				
MECHANICAL				
SPRINKLER				
STRUCTURAL				
RETAINING WALLS				
LANDSCAPE				

BUILDING CODES
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE PREVENTION CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
DC LAW 8-36 DISTRICT OF COLUMBIA ENVIRONMENT POLICY ACT OF 1989
DCMR 12 BUILDING CODE REGULATIONS 2009
DCMR TITLE 11-ZONNING REGULATIONS
DCMR 13 ELECTRICAL AND MECHANICAL
DCMR 13A ELEVATIONS
GREEN BUILDING ACT OF 2006

☐ NEW CONSTRUCTION ☒ RENOVATION (EXISTING BLDG.) ☐ UPFIT ☐ ALTERATION

BUILDING DATA
CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☒ V-B
MIXED CONSTRUCTION: ☒ NO ☐ YES TYPES:
SPRINKLERS: ☒ NO ☐ YES ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
STANDPIPES: ☒ NO ☐ YES ☐ CLASS I ☐ CLASS II ☐ CLASS III ☐ WET ☐ DRY
FIRE DISTRICT: ☒ NO ☐ YES
BUILDING HEIGHT: SEE ELEVATIONS
NUMBER OF STORIES: 3 STORIES WITH CRAWL SPACE
FIRE DISTRICT: ☐ NO ☒ YES
FIRE DISTRICT: ☒ NO ☐ YES

ALLOWABLE AREA
PRIMARY OCCUPANCY:
☐ ASSEMBLY ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ BUSINESS
☐ EDUCATIONAL
☐ FACTORY-INDUSTRIAL ☐ F-1 ☐ F-2
☐ HIGH-HAZARD ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ INSTITUTIONAL ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ I-3 USE CONDITION ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ MERCANTILE
☐ RESIDENTIAL ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☒ IRC
☐ STORAGE ☐ S-1 ☐ S-2 ☐ HIGH-PILED
☐ UTILITY AND MISCELLANEOUS
☐ PARKING GARAGE ☐ OPEN ☐ ENCLOSED ☐ REPAIR
SECONDARY OCCUPANCY: –
SPECIAL OCCUPANCY: –
MIXED OCCUPANCY: ☒ NO ☐ YES SEPARATION: – HR. EXCEPTION:
☐ NON-SEPARATED MIXED OCCUPANCY
THE REQUIRED TYPE OF CONSTRUCTION FOR THE BUILDING SHALL BE DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES TO THE ENTIRE BUILDING. THE MOST RESTRICTIVE TYPE OF CONSTRUCTION SO DETERMINE, SHALL APPLY TO THE ENTIRE BUILDING
☐ SEPARATED MIXED OCCUPANCY-SEE BELOW FOR AREA CALCULATIONS
FOR EACH STORY, THE AREA OF THE OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE SUM OF RATIOS OF ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE SHALL NOT EXCEED 1.
Actual Area of occupancy A / Allowable Area of Occupancy A + Actual Area of occupancy B / Allowable Area of Occupancy B ≤ 1

STORY	DESCRIPTION IN USE	BLDG.AREA PER STORY (ACTUAL)	ALLOWABLE AREA	AREA FOR OPEN SPACE INCREASE	AREA FOR SPRINKLER INCREASE	MAXIMUM BUILDING AREA	FLOOR RATIO

SITE DATA:
ZONING: R-4 RESIDENTIAL — OLD CITY 1 NEIGHBOURHOOD 1
SQUARE 377
LOT 37
SITE AREA: 1,280 SQUARE FEET
0.0293 ACRES
LOT COVERAGE:
MAXIMUM ALLOWABLE = 60%*2,083 SF=768 SF
COVERED AREA = 752 SF
BUILDING HEIGHT:
MAXIMUM ALLOWABLE = 40 FEET
MAXIMUM STORIES = 3
SETBACKS:
FRONT 0'
SIDE 0'
REAR 20'MIN

GROSS BUILDING AREA:	SQUARE FEET
BASEMENT	781.33
FIRST FLOOR	781.33
SECOND FLOOR	781.33
THIRD FLOOR	488.50
TOTAL	2,832.49

REVISION LOG

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

ABBREVIATIONS:

A.B.	ANCHOR BOLT	CONT.	CONTINUOUS	ELEV.	ELEVATION	HGT.	HEIGHT	MTL.	METAL	REF.	REFER TO REFERENCE
A.F.F.	ABOVE FINISH FLOOR	CONST.	CONSTRUCTION	EQ.	EQUAL	HORZ.	HORIZONTAL,HORIZONTALLY	N.I.C.	NOT IN CONTRACT	REINF.	REINFORCING,REINFORCED
ADJ.	ADJACENT/ADJUSTABLE	CTSK.	COUNTERSUNK	EQUIP	EQUIPMENT	HR.	HOUR	(NTS)	NOT TO SCALE	REQD	REQUIRED
A.F.T.	ABOVE FINISH TREAD	C.O.	CASED OPENING	EXP.	EXPANSION	HDR.	HEADER	O.C.	ON CENTER	RMS.	ROOMS
ALUM.	ALUMINUM	CANT.	CANTILEVER	EXT.	EXTERIOR	HB	HOSE BIB	OPER.	OPERATOR	RNG	RANGE
ANCH.	ANCHOR	C.T.	CERAMIC TILE	EE.	EACH END	I.D.	INSIDE DIAMETER	OPNG.	OPENING	R.O.	ROUGH OPENING
∠	ANGLE	CLG.	CEILING	F/C	FLOOR COVERING CHANGE	INGR.	IN GROUND	OPT.	OPTIONAL	R.	RISER
ARCH.	ARCHITECTURAL	C.M.	CROWN MOULD	F.D.	FLOOR DRAIN	INSUL.	INSULATION	O.S.B.	ORIENTED STRAND BOARD	RND	ROUND
@	AT	C.R.	CHAIR RAIL	FDN.	FOUNDATION	INT.	INTERIOR	OZ.	OUNCE	S.C.	SAWCUT
BD.	BOARD	D	DRYER	FLR.	FLOOR	I.S.	INSIDE CORNER	1/R	ONE ROD	SCHEM.	SCHEMATIC
BLDG.	BUILDING	d	PENNY	FP	FIREPLACE	JT.	JOINT	1/S	ONE SHELF	SHLF	SHELF
BM	BEAM	DBL.	DOUBLE	F.R.	FIRE RATED	KSI	KIPS PER SQUARE INCH	PC	PRECAST	SHT.	SHEET
BTM	BOTTOM	DIA.	DIAMETER	FRM	FRAME	LT. WT.	LIGHTWEIGHT	PBD.	PARTICLE BOARD	SIM.	SIMILAR
BLKG.	BLOCKING	DIR.	DIRECTION	FT.	FOOT / FEET	LT.	LIGHT	PL.	PLATE	s.s.	STAINLESS STEEL
BRG.	BEARING	DN.	DOWN	FTG	FOOTING	LVR.	LOUVER	PNL.	PANEL	STL.	STEEL
BRK	BRICK	DR.	DOOR	GA.	GAUGE	L.T.	LAUNDRY TUB	PLYWD.	PLYWOOD	STRUCT.	STRUCTURAL
BSMT	BASEMENT	DW	DISH WASHER	GALV.	GALVANIZED	MAS.	MASONRY	PREFAB	PREFABRICATED	SUSP.	SUSPENSION
C.J.	CONTROL JOINT	DWG.	DRAWING	G.C.	GENERAL CONTRACTOR	MAT.	MATERIAL	PR.	PAIR	SGD	SLIDING GLASS DOOR
℄	CENTER LINE	D.S.	DOWN SPOUT	GEN.	GENERAL	MAX.	MAXIMUM	PROJ.	PROJECT / PROJECTED	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	DTL	DETAIL	GYP.	GYPSUM	MDO	MEDIUM DENSITY OVERLAY	PSI	POUNDS PER SQ. IN.	TB	TOWEL BAR
COL.	COLUMN	EA.	EACH	G.L.	GLUE LAM	MECH.	MECHANICAL	PSF	POUNDS PER SQ. FOOT	T & G	TONGUE AND GROOVE
CONC.	CONCRETE	E.J.	EXPANSION JOINT	HDWR.	HARDWARE	MIN.	MINIMUM	P.T.	PRESSURE TREATED	T.O.S.	TOP OF SLAB
COND.	CONDITION	ELEC.	ELECTRICAL	HD.WD.	HARDWOOD	M.O.	MASONRY OPENING	QUAD.	QUADRUPLE	TFW	TOP OF FINISHED WALL

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STOP WORK UNTIL PERMIT IS ISSUED

DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
CONSTRUCTION CODES APPROVAL AND INSPECTIONS ADMINISTRATION
APPROVED FOR STRUCTURAL WORK IN GENERAL
OVER THE COUNTER ONLY SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
Date
Structural Engr. Section

DRAWING INDEX

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	DESIGN # FOR RATED ASSEMBLY
STRUCTURAL FRAME	0	0	–
BEARING WALLS EXTERIOR	1	1	UL#U305
BEARING WALLS INTERIOR	0	0	–
NON-BEARING WALLS EXTERIOR	0	0	–
NON-BEARING WALLS INTERIOR	0	–	–
FLOOR CONSTUCTION	0	–	–
ROOF CONSTUCTION	–	–	–
SHAFTS	–	–	–
CORRIDOR SEPARATION	–	–	–
OCCUPANCY SEPARATION	–	–	–
PARTY FIRE WALL SEPARATION	1 OR 2	1	UL#U373 (1 HOUR) UL#U305 (2 HOUR)
SMOKE BARRIER SEPARATION	–	–	–
TENANT SEPARATION – HORIZ.	1	1	UL#U321

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTNING:	☐ YES	☒ NO
EXIT SIGNS:	☐ YES	☒ NO
FIRE ALARM:	☐ YES	☒ NO
SMOKE DETECTION SYSTEMS:	☒ YES	☐ NO
PANIC HARDWARE:	☐ YES	☒ NO

PERMIT NOT ISSUED

STRUCTURAL DESIGN DATA:

BUILDING LOADS

SOIL BEARING PRESSURE:
ALLOWABLE = 2500 PSF (REF. SOIL CERTIFICATION)

FLOOR LOADS (OPEN WEB TRUSSES):
LIVE LOAD = 40 PSF (TYPICAL)
SLEEPING AREAS = 30 PSF (LIVE LOAD)
DEAD LOAD = 18 PSF (TYPICAL)

ROOF LOADS (OPEN WEB TRUSSES):
SNOW LOAD = 40 PSF (ROOF)
DEAD LOAD = 30 PSF (TOP CHORD)
DEAD LOAD = 18 PSF (BOTTOM CHORD)

WIND LOADS:
BASIC WIND SPEED = 90 MPH (3 SEC. GUST)
WIND LOAD IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = B

COMPONENTS CLADDING:
B100 MPH OR LESS (3 SEC. GUST):
MAX VALUE AT ROOF WILL BE (+18.2, -23.2)
MAX VALUE AT WALL WILL BE (+19.8, -26.6)

EQUIVALENT FLUID PRESSURE:
BASEMENT WALLS = 60 PCF*
* USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH IRC SOIL CLASIFICATIONS GM, GC, SM, SM-SC OR ML

DEFLECTION LIMITS:
BEAM SUPPORTING ROOF ONLY:
LIVE LOAD = L/360, TOTAL LOAD=L/240
BEAM SUPPORTING FLOOR LOADS:
LIVE LOAD = L/480, W/ MAX DEFLECTION OF 1/2"
TOTAL LOAD=L/240
JOIST SUPPORTING FLOOR LOADS:
LIVE LOAD = L/480, W/ MAX DEFLECTION OF 1/2"
TOTAL LOAD=L/240
BEAM SUPPORTING MASONRY:
LIVE LOAD+MASONRY = L/600, W/ MAX. DEFLECTION OF 0.3"

WALL BRACING:
STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (PRESCRIPTIVE METHOD CS-WSP, U.N.O.)

STRUCTURAL CERTIFICATION:

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"

BUILDING SQUARE FOOTAGE

FINISHED SQUARE FEET:
BASEMENT = 781.33 S.F.
1ST FLOOR = 781.33 S.F.
2ND FLOOR = 781.33 S.F.
3RD FLOOR = 488.50 S.F.
TOTAL = 2,832.49 S.F.

BUILDING ADDRESS

PROPERTY ADDRESS:
518 SIXTH STREET
WASHINGTON, DC 20002

Board of Zoning Adjustment
District of Columbia
CASE NO.19207
EXHIBIT NO.48

REDUX PROPERTIES LLC

Kr. Kjuliavkov 23 str.
Sofia, Bulgaria
tel: +359 886 880089
e-mail: construct.bg@gmail.com

1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS
518 Sixth Street
WASHINGTON D.C. 20002

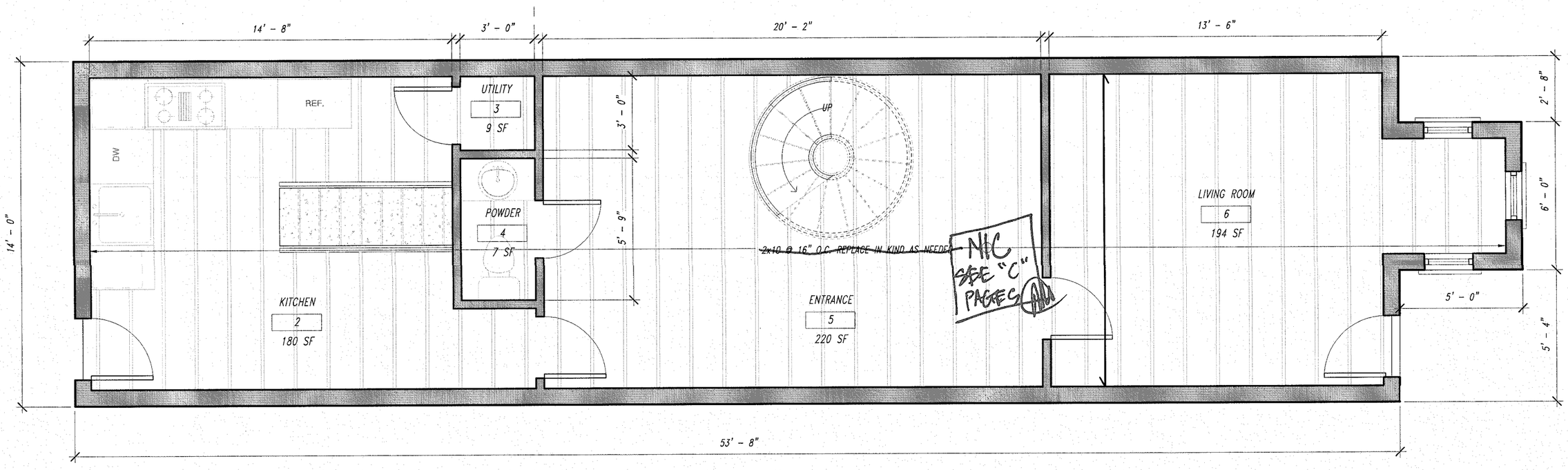
SHEET TITLE
Cover Sheet

REDUX PROPERTIES LLC

DATE:
04/23/2015

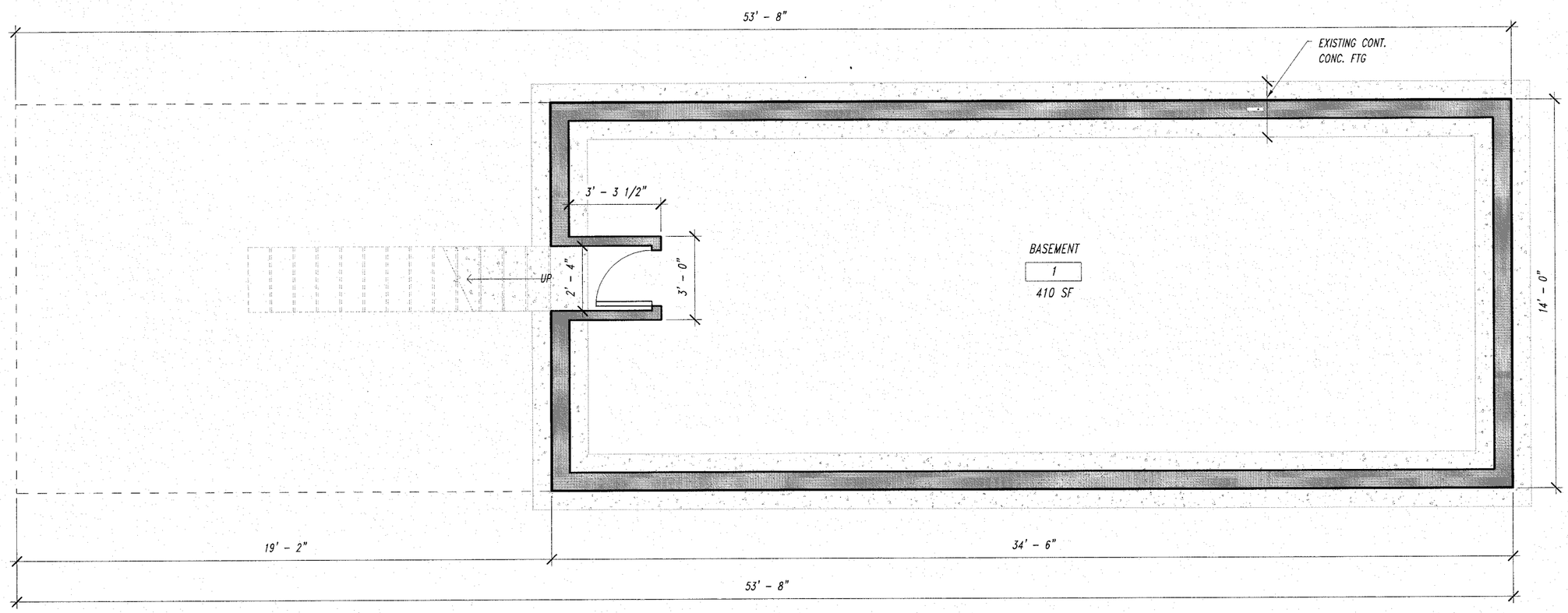
PROJECT NUMBER
06

SHEET NUMBER
C-S.01



2 EXISTING FIRST FLOOR PLAN

3/8" = 1'-0"



1 EXISTING BASEMENT FLOOR PLAN

3/8" = 1'-0"

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr. Section

Date

REDUX PROPERTIES LLC

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e-mail: constractabg@gmail.com

1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Existing Basement & First Floor Plans

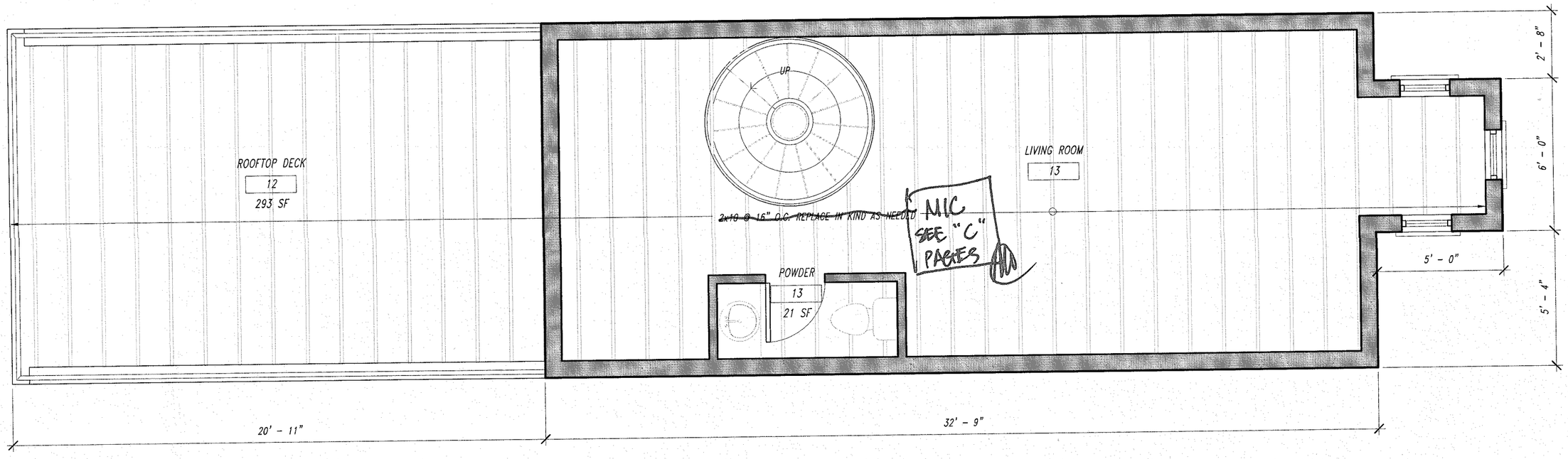
REDUX PROPERTIES LLC

DATE:
06/28/15

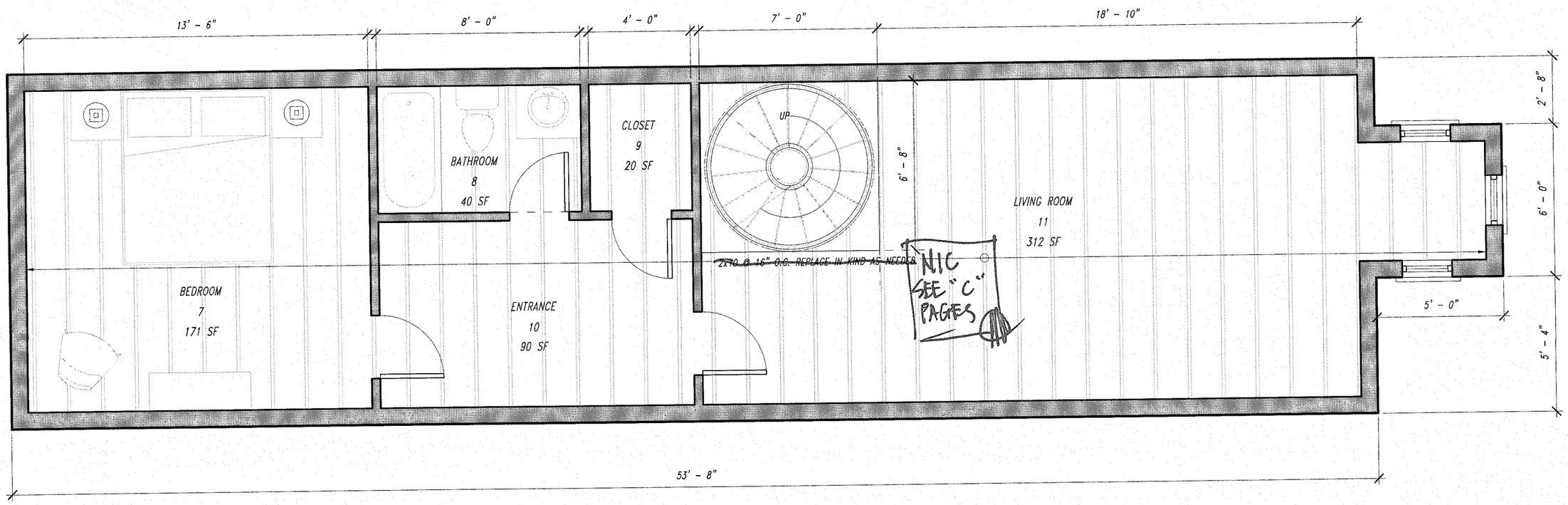
PROJECT NUMBER
06

SHEET NUMBER

A1.1



2 EXISTING THIRD FLOOR PLAN
3/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr. Section

Date

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1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Existing Second & Third Floor Plans

REDUX PROPERTIES LLC

DATE:
06/28/15

PROJECT NUMBER
06

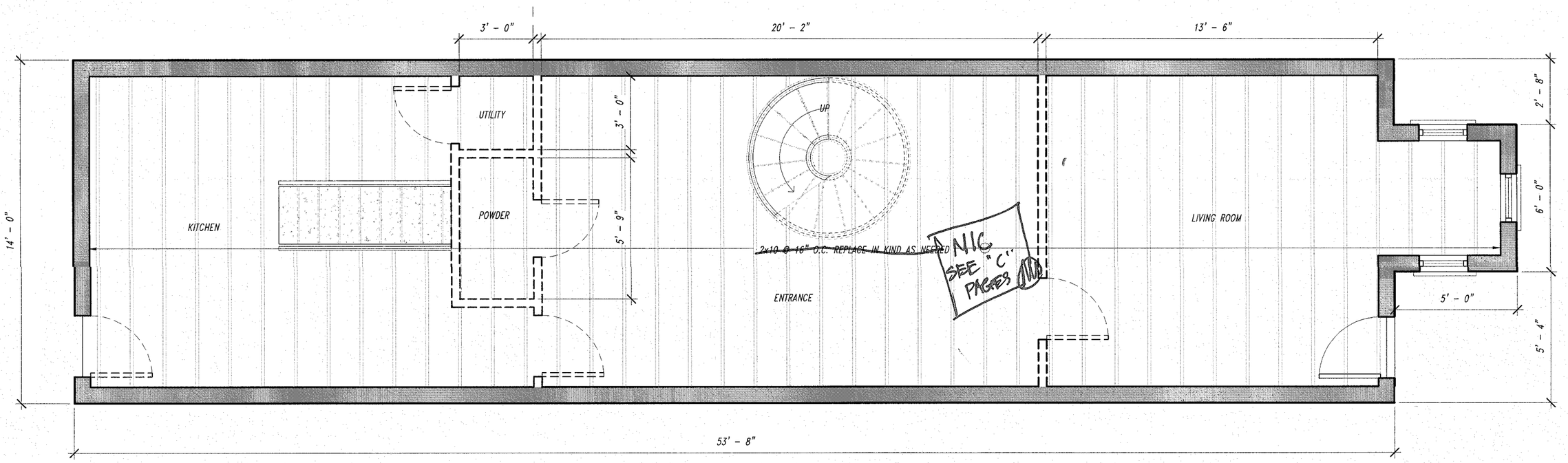
SHEET NUMBER

A1.2

LEGEND:

INDICATES EXISTING WALL

INDICATES WALLS WHICH WILL BE DEMOLISHED



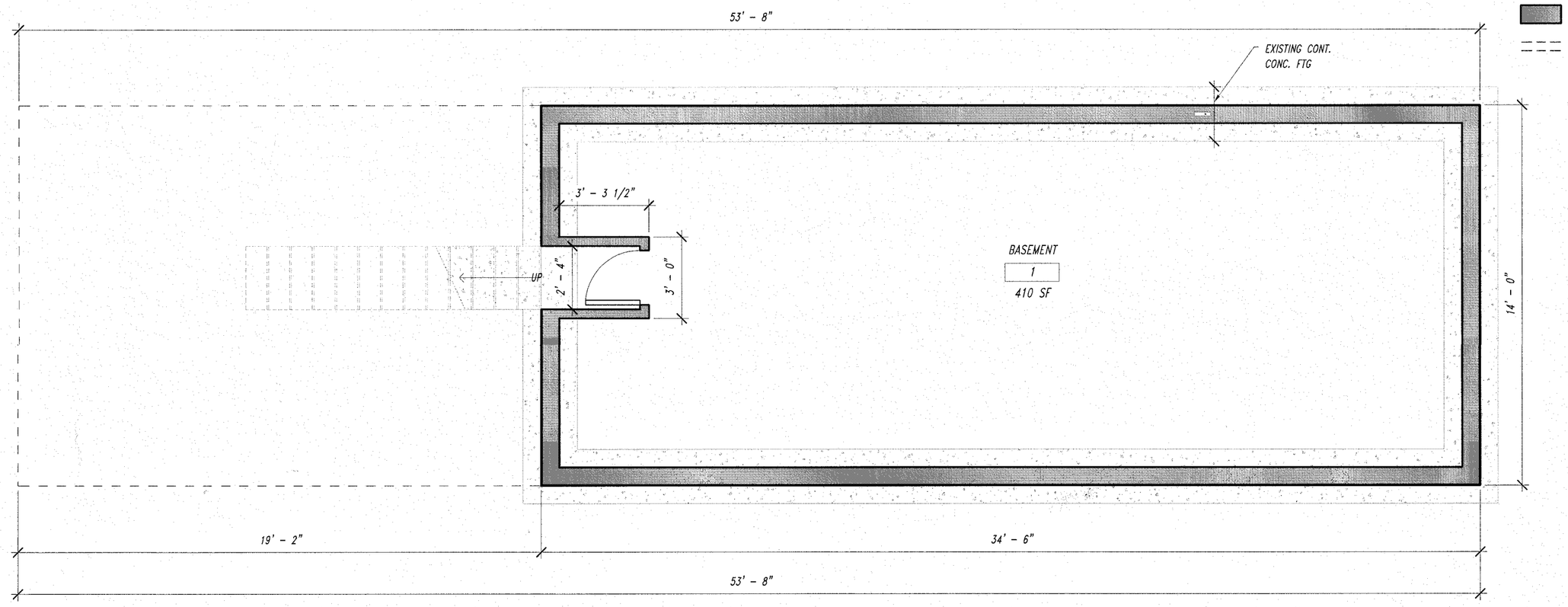
2 DEMOLITION FIRST FLOOR PLAN

3/8" = 1'-0"

LEGEND:

INDICATES EXISTING WALL

INDICATES WALLS WHICH WILL BE DEMOLISHED



1 DEMOLITION BASEMENT FLOOR PLAN

3/8" = 1'-0"

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1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Basement & First Floor Demolition Plans

REDUX PROPERTIES LLC

DATE: 15/04/23

PROJECT NUMBER 06

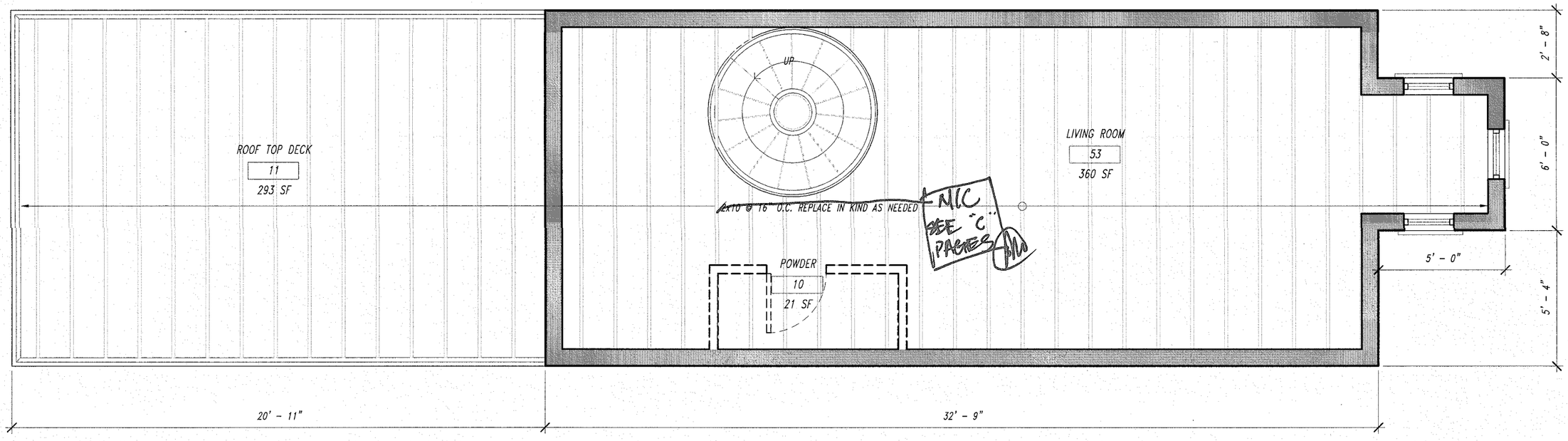
SHEET NUMBER

A2.1

LEGEND:

INDICATES EXISTING WALL

INDICATES WALLS WHICH WILL BE DEMOLISHED



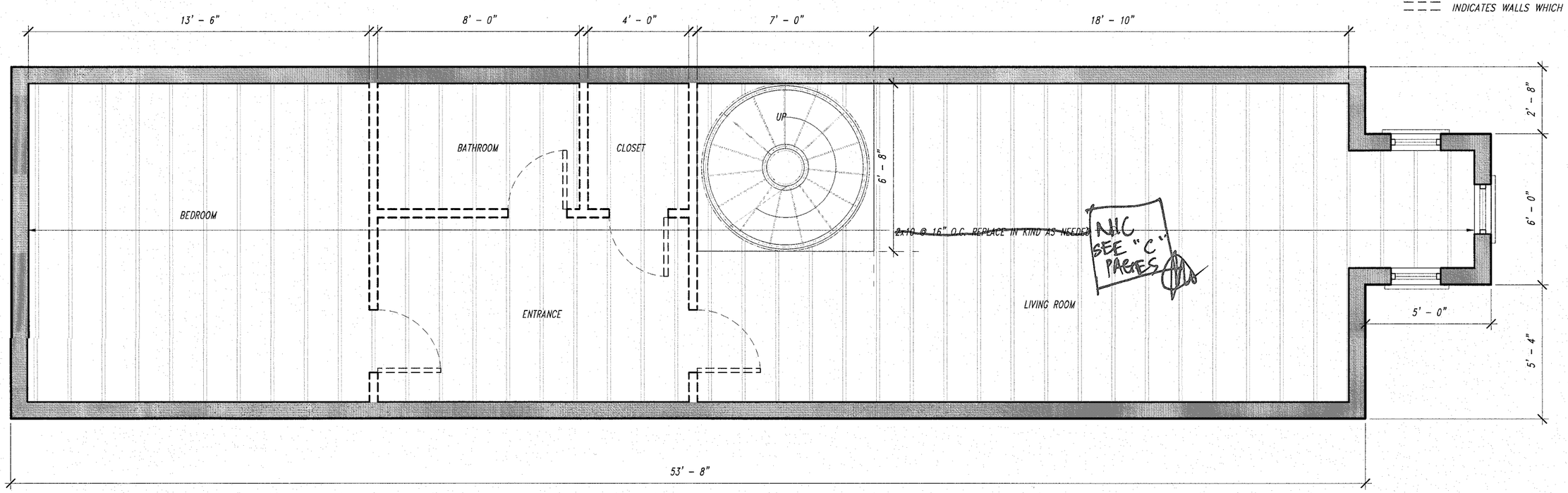
2 DEMOLITION THIRD FLOOR PLAN

3/8" = 1'-0"

LEGEND:

INDICATES EXISTING WALL

INDICATES WALLS WHICH WILL BE DEMOLISHED



1 DEMOLITION SECOND FLOOR PLAN

3/8" = 1'-0"

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr. Section

Date

REDUX PROPERTIES LLC

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e-mail: constractaby@gmail.com

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ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Second & Third Floor Demolition Plans

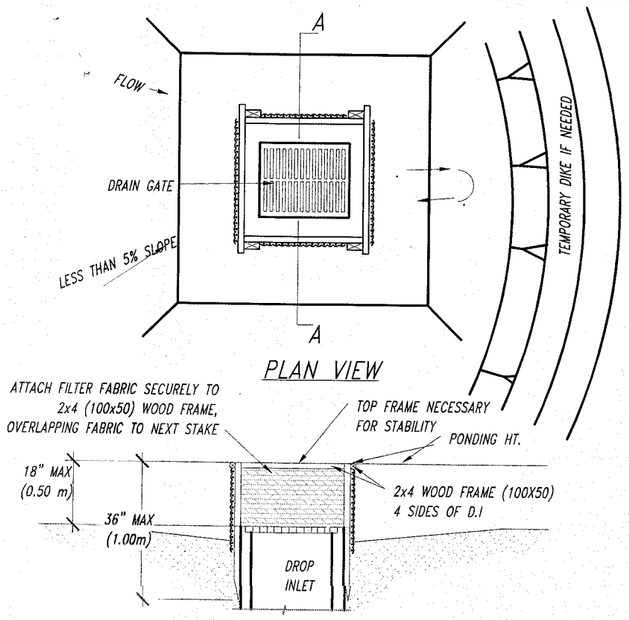
REDUX PROPERTIES LLC

DATE: 04/23/15

PROJECT NUMBER 06

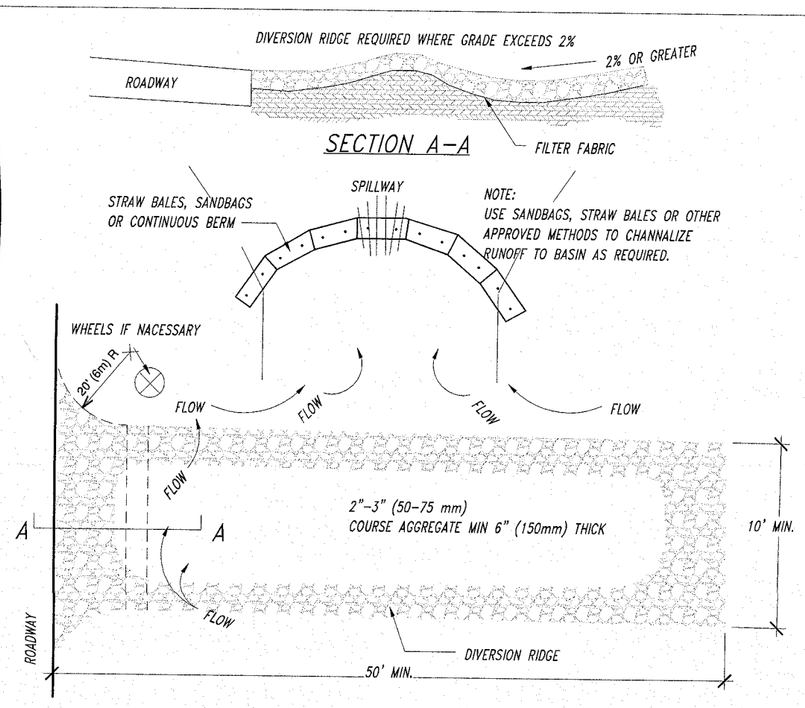
SHEET NUMBER

A2.2

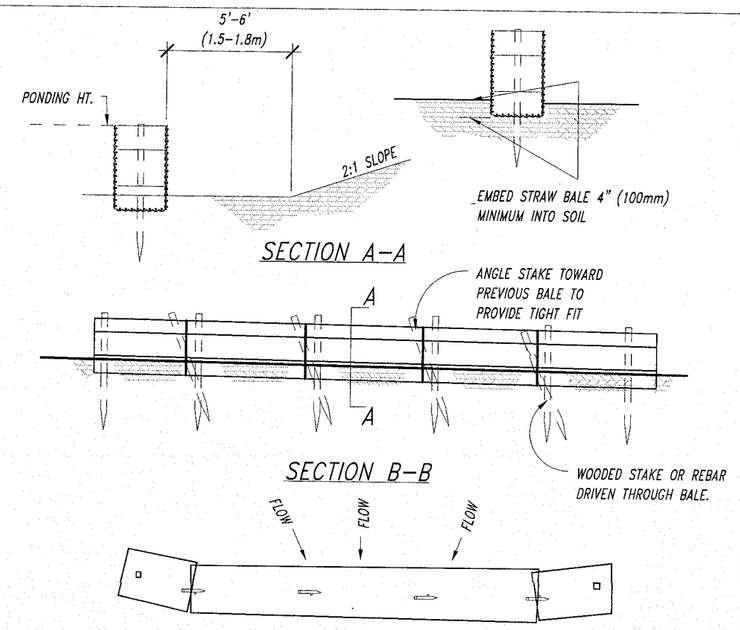


NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"x4" (100x50mm) WOOD OR EQUIVALENT METAL STAKES, 3' (1m) MINIMUM LENGTH.
3. INSTALL 2"x4"(100x50mm) WOOD TOP FRAME TO ENSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF STRUCTURE.

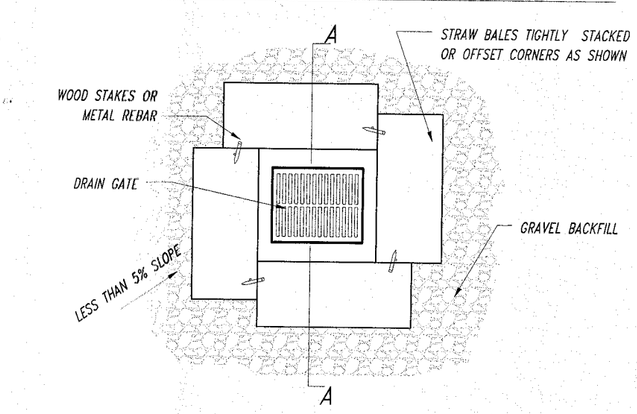
SILT FENCE DROP INLET SEDIMENT BARRIER



CONSTRUCTION SPECIFICATIONS

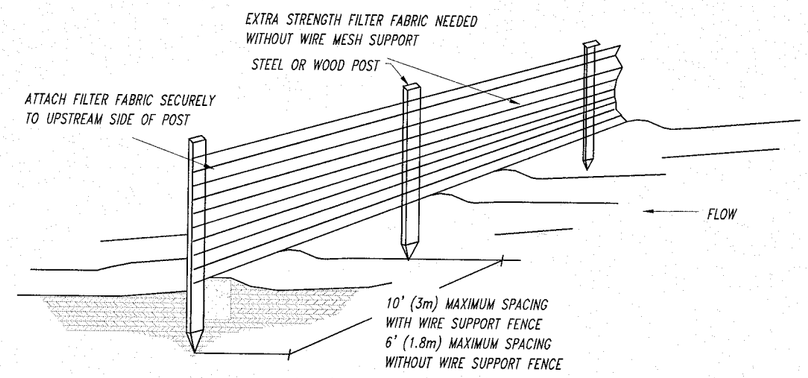


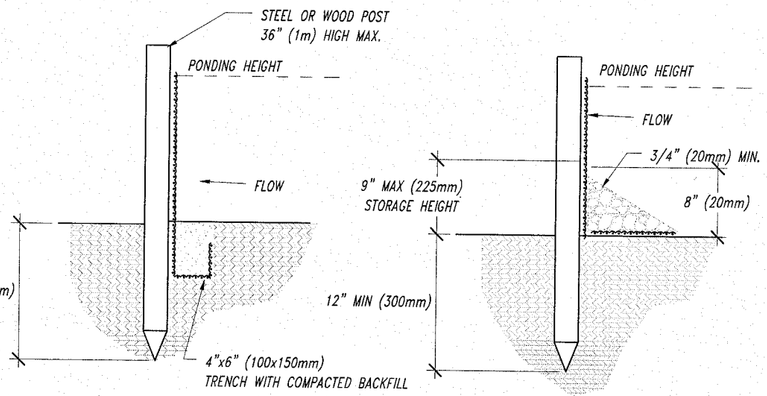
NOTES:
1. BALES WILL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDED IN THE SOIL A MINIMUM OF FOUR (4") INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALE TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALLBE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHERE THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EMBED THE BALES 4" (100mm) INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

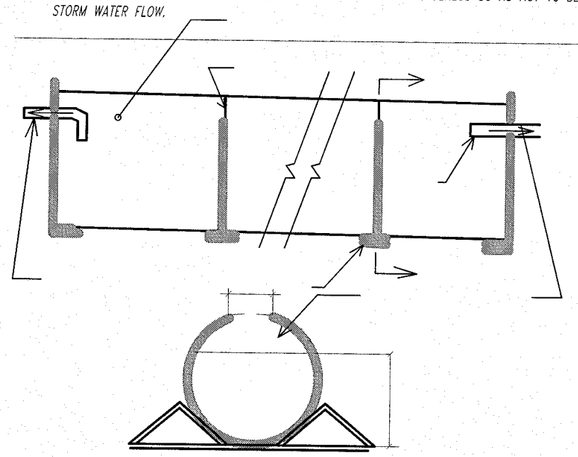
STRAW BALE/GRAVEL DROP INLET SEDIMENT BARRIER





NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
9"(225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

NOT TO SCALE



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 AVAILIBILITY. ANY TANKS MAY BE USED , PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET
3. ALL SEDIMENT COLLECTED IN TANK SHALL BE DISPOSED OFF IN A SEDIMENT TRAPPING DEVICE AS APPROVED BY THE INSPECTOR.

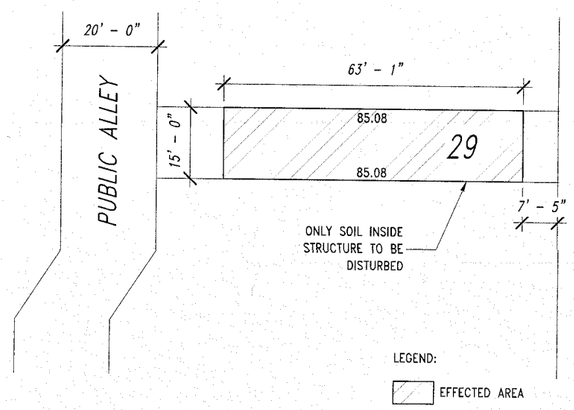
STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATION AND MAINTAIN THE DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE. PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST.
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 (137.8 KPa) 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 MATERIAL FROM BEING CARRIED BEYOND THE SITE BOUNDARIES.



A BUILDING PLAT
1" = 20'-0"

EROSION AND SEDIMENT CONTROL STATEMENT

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR INTERIM STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALLSLOPES THAT THREE HORIZONTAL TO ONE VERTICAL (3:1); AND FOURTEEN (14) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE, THE REQUIREMENTS OF THIS SUBPARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE BEING USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

"MISS UTILITY" NOTE

CALL "MISS UTILITY" AT 1 -800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

DISTURBED AREA

DISTURBED SURFACE AREA = • • • 943 SF

EARTHWORK VOLUME

VOLUME OF SOIL MATERIAL =
VOLUME OF BORROW MATERIAL =

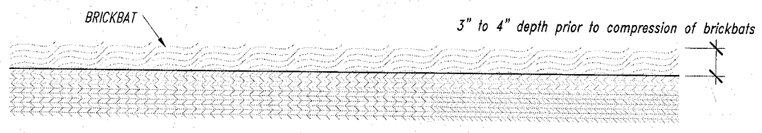
SOIL INFORMATION

PERMANENT SOILS SYPES AND GENERAL DESCRIPTION PER USDA NATURAL RESOURCES CONSERVATION SERVICE DATA - DC001, VERSION 5, SEPTEMBER 4, 2006

SEQUENCE OF CONSTRUCTION

1. PRECONSTRUCTION MEETINGS.
2. STAKEOUT LIMITS OF CLEARING AND GRADING.
3. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN AND INSTRUCTED BY THE INSPECTOR
4. CLEAR & GRUB ONCE PERMISSION IS OBTAINED FROM THE INSPECTOR.
5. CONSTRUCTION STAKEOUT.
6. STRIP TOPSOIL/EARTHWORK.
7. STABILIZE DISTURBED AREA WITH TEMPORARY SEEDING.
8. FOOTING/BASEMENT WALL CONSTRUCTION.
9. INSTALL FOUNDATION DRAINS AND BACKFILL.
10. WALL CHECK.
11. PROCEED WITH CONSTRUCTION WORK PER APPROVED PLANS.
12. PERMANENTLY STABILIZE ALL REMAINING DISTURBED AREA WITH PERMANENT SEEDING.
13. UPON RECEIPT OF SEDIMENT CONTROL INSPECTOR APPROVAL, REMOVE ALL SEDIMENT CONTROL DEVICES INCLUDING BUT NOT LIMITED TO SCE AND SILT FENCE.
14. FINAL SURVEY.

DEFINITION
TEMPORARY GROUND COVERING CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.
PURPOSE
BRICKBAT PROVIDE A TEMPORARY GROUND COVER OVER DENDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.
CONDITIONS WHERE PRACTICE APPLIES
BRICKBAT MAY BE USED ON SITE IN NEED OF TEMPORARY GROUND COVER.
DESIGN CRITERIA
THE BRICKBAT SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE,THEN COMPACTED AND LEVELED.



Definition

An on site area where tires and carriage of vehicles can be washed. The "vehicle wash area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

Purpose

Conditions Where Practice Applies

The "vehicle wash area" will be required on any site where vehicle can enter onto unimproved surfaces.

Design Criteria

The Vehicle Wash Area: shall be provided on site and drained on-site, the area may be constructed of rubble, or other porous material. A working water hose must be located in the area during all construction activity.

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr. Section
Date

REDUX PROPERTIES LLC

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e-mail: constractahy@gmail.com

1	INITIAL DETAIL PRINT	15-02-05

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518 Sixth Street
WASHINGTON D.C. 20002

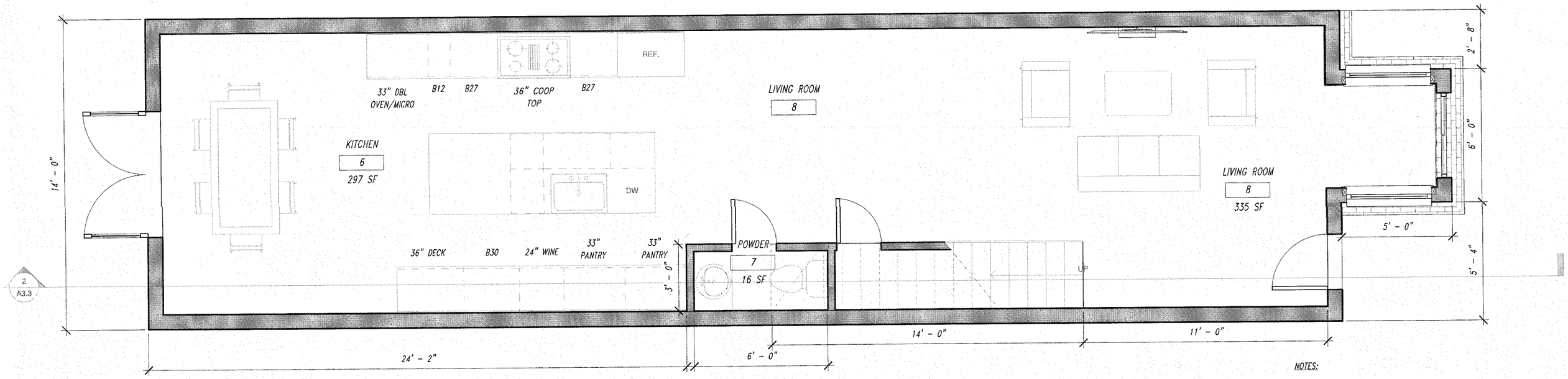
SHEET TITLE
Building Plat & Soil Erosions Notes

REDUX PROPERTIES LLC

DATE:
07/09/02

PROJECT NUMBER
06

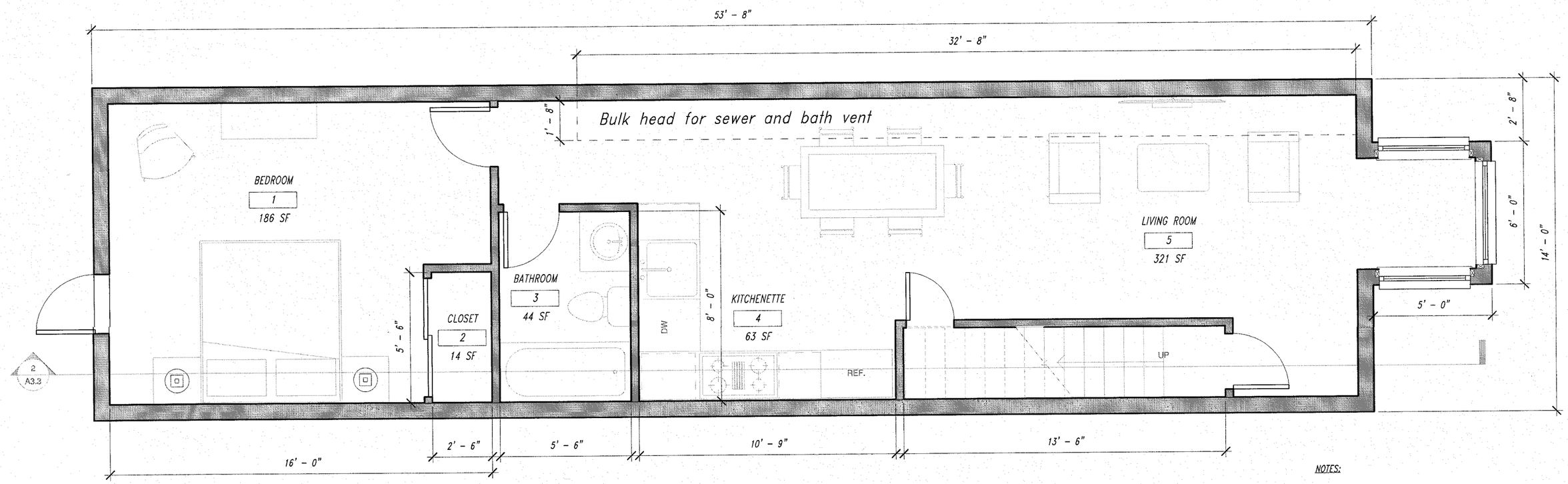
SHEET NUMBER
C-S.02



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

2 PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0"



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

1 PROPOSED BASEMENT FLOOR PLAN
3/8" = 1'-0"

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr Section

Date

REDUX PROPERTIES LLC

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PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Proposed Basement & First Floor Plans

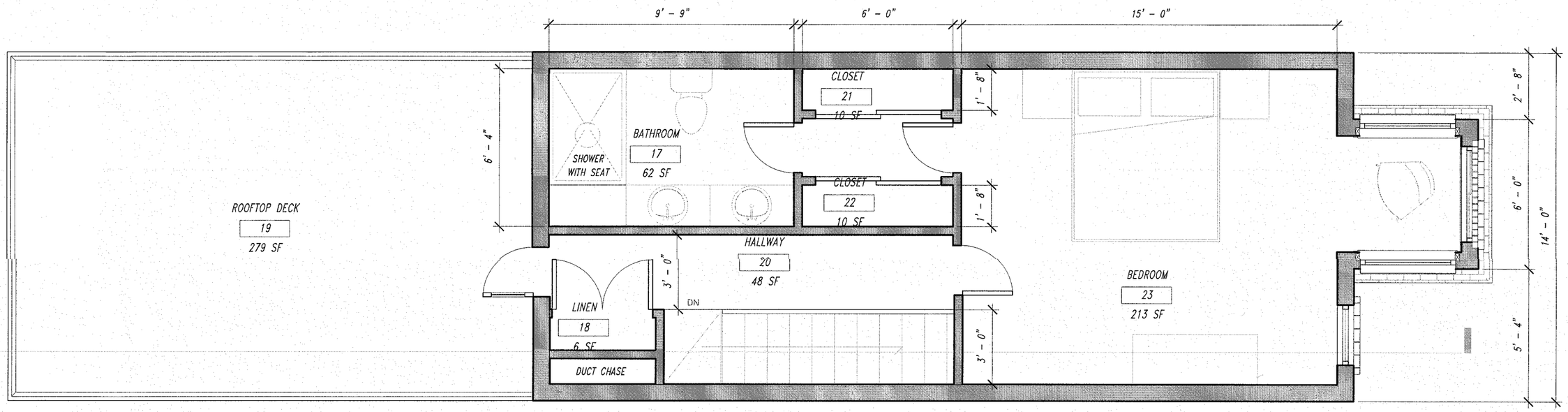
REDUX PROPERTIES LLC

DATE: 15/04/23

PROJECT NUMBER 06

SHEET NUMBER

A3.1



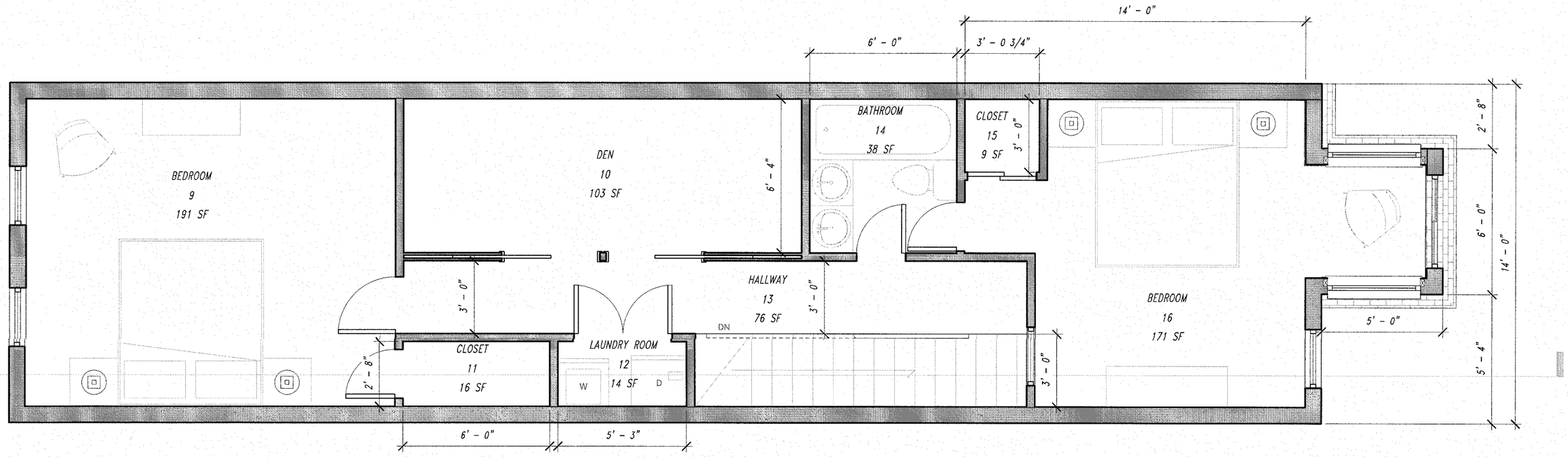
2 A3.3

2 PROPOSED THIRD FLOOR PLAN

3/8" = 1'-0"

NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS



2 A3.3

NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

1 PROPOSED SECOND FLOOR PLAN

3/8" = 1'-0"

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr. Section

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518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Proposed Second & Third Floor Plans

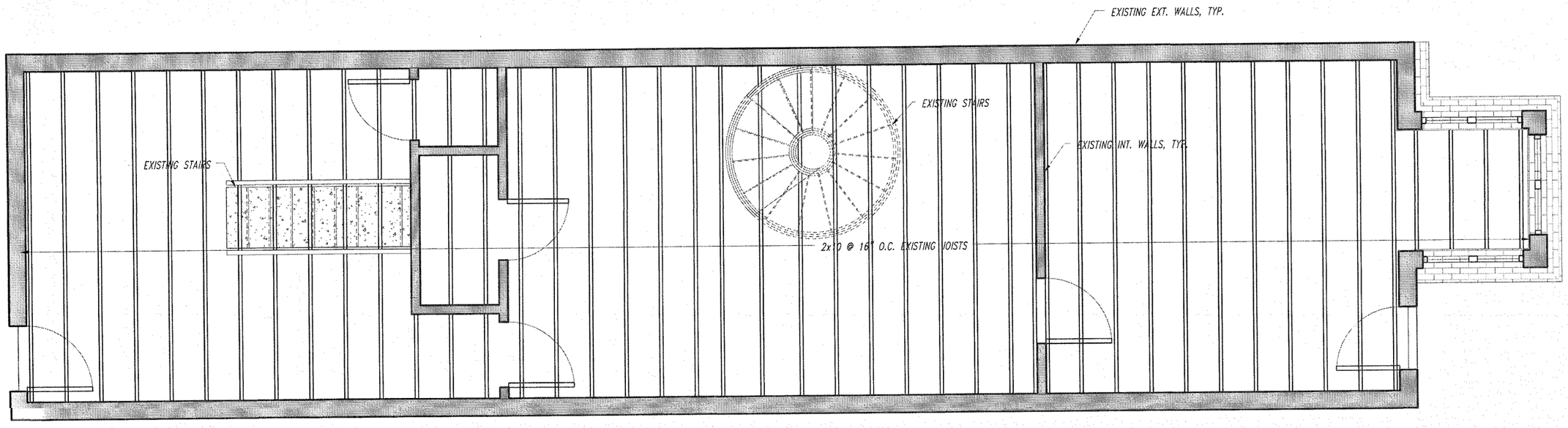
REDUX PROPERTIES LLC

DATE: 04/23/15

PROJECT NUMBER 06

SHEET NUMBER

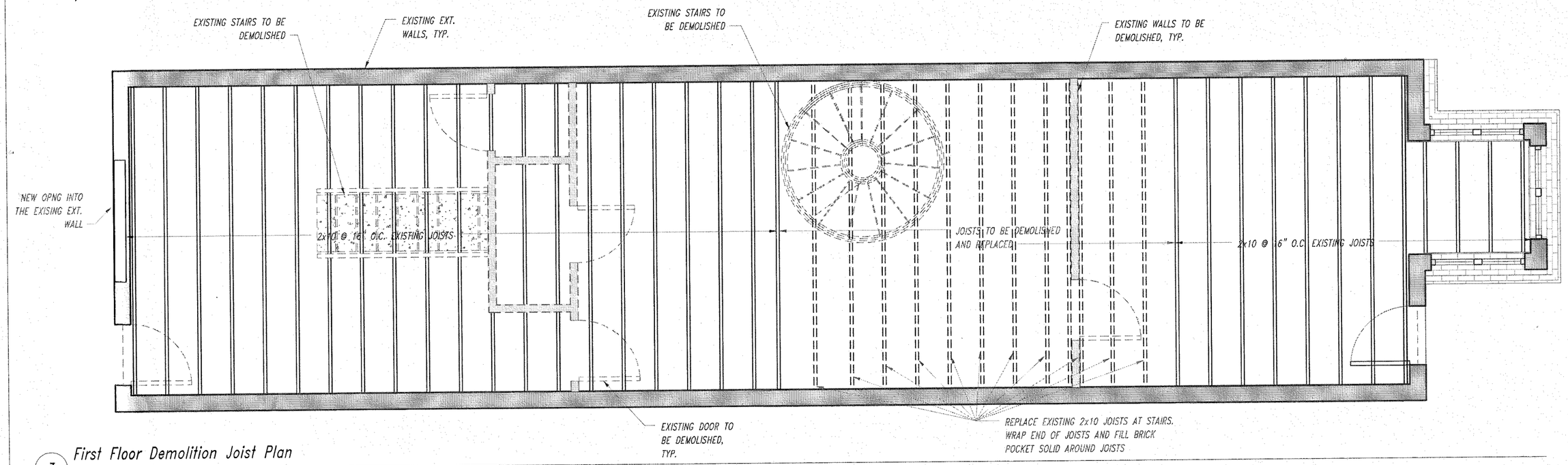
A3.2



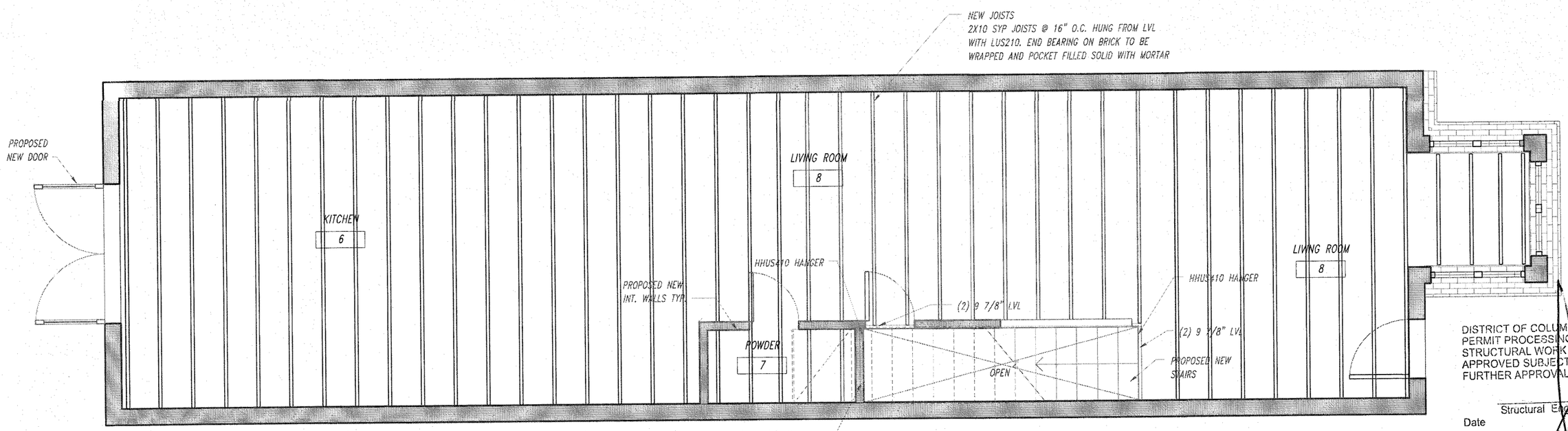
2 First Floor Existing Joist Plan
3/8" = 1'-0"

LEGEND:

- INDICATES EXISTING WALLS
- INDICATES EXISTING ELEMENTS TO BE DEMOLISHED
- INDICATES EXISTING JOISTS
- INDICATES EXISTING JOISTS TO BE REPLACED
- INDICATES NEW JOISTS
- INDICATES PROPOSED WALLS



3 First Floor Demolition Joist Plan
3/8" = 1'-0"



1 First Floor Proposed Joist Plan
3/8" = 1'-0"

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.
Signature and date 7/2/15

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION

Structural Engr/Section

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WASHINGTON D.C. 20002

SHEET TITLE

First Floor – Existing, Demolition & Proposed Joists Plan

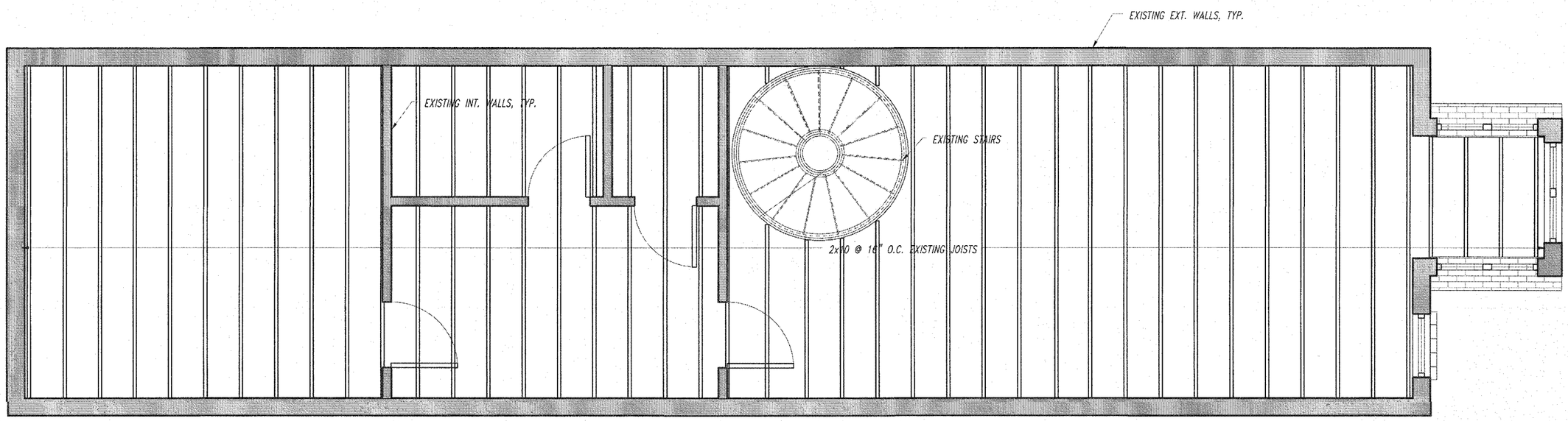
REDUX PROPERTIES LLC

DATE: 07/01/15

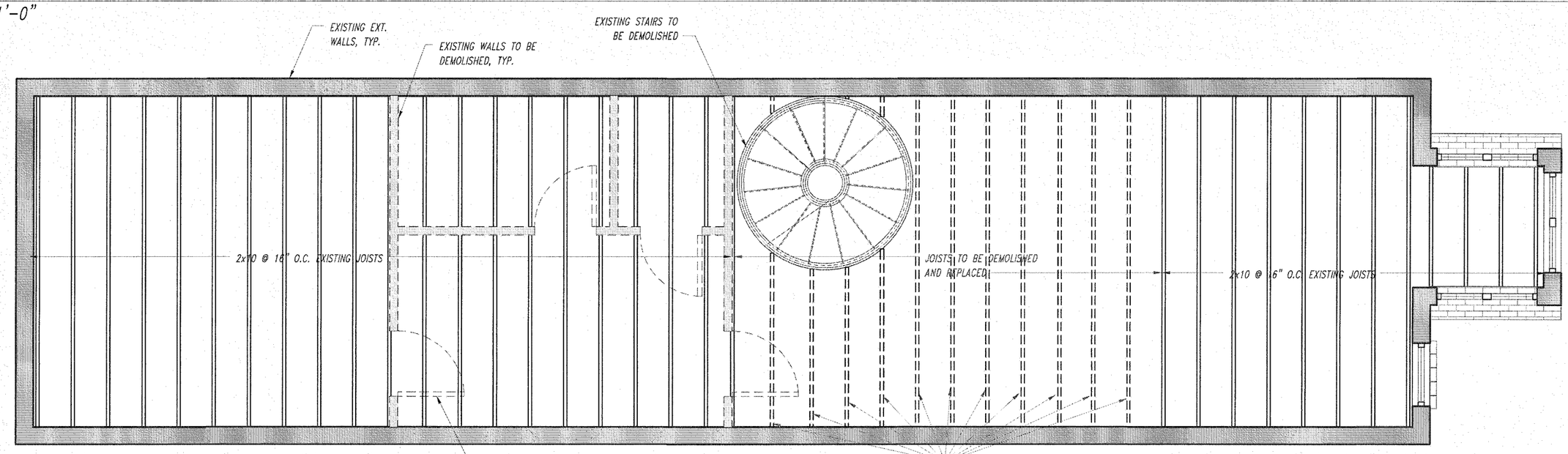
PROJECT NUMBER 06

SHEET NUMBER

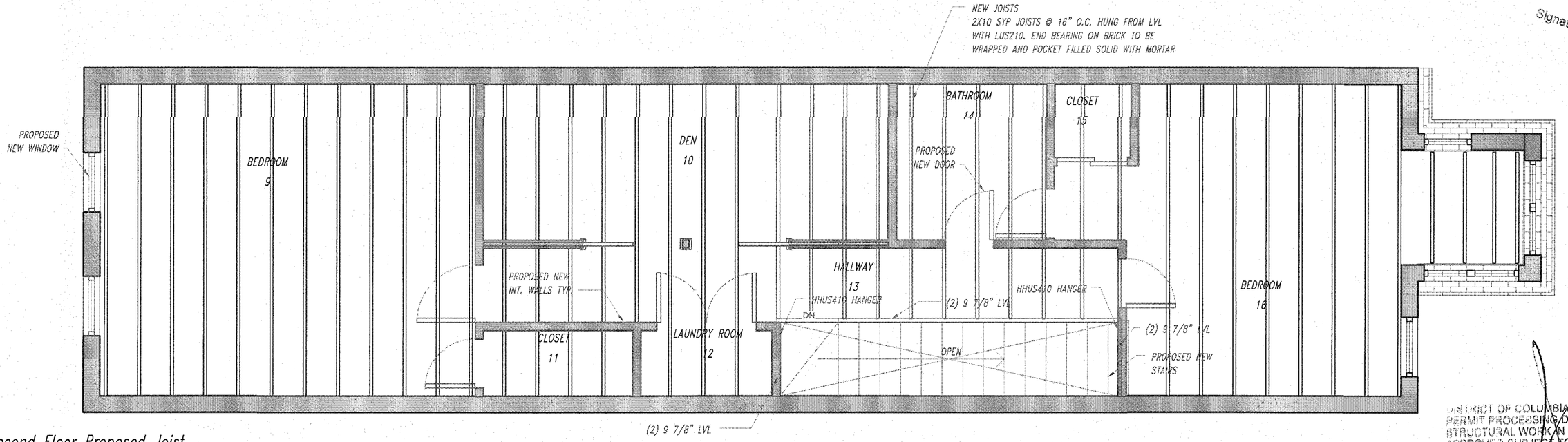
C-1.1



1 Second Floor Existing Joist Plan
3/8" = 1'-0"



2 Second Floor Demolition Joist Plan
3/8" = 1'-0"



3 Second Floor Proposed Joist Plan
3/8" = 1'-0"

LEGEND:

- INDICATES EXISTING WALLS
- INDICATES EXISTING ELEMENTS TO BE DEMOLISHED
- INDICATES EXISTING JOISTS
- INDICATES EXISTING JOISTS TO BE REPLACED
- INDICATES NEW JOISTS
- INDICATES PROPOSED WALLS

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.
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Structural Engr. Section
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WASHINGTON D.C. 20002

SHEET TITLE

Second Floor – Existing, Demolition & Proposed Joists Plan

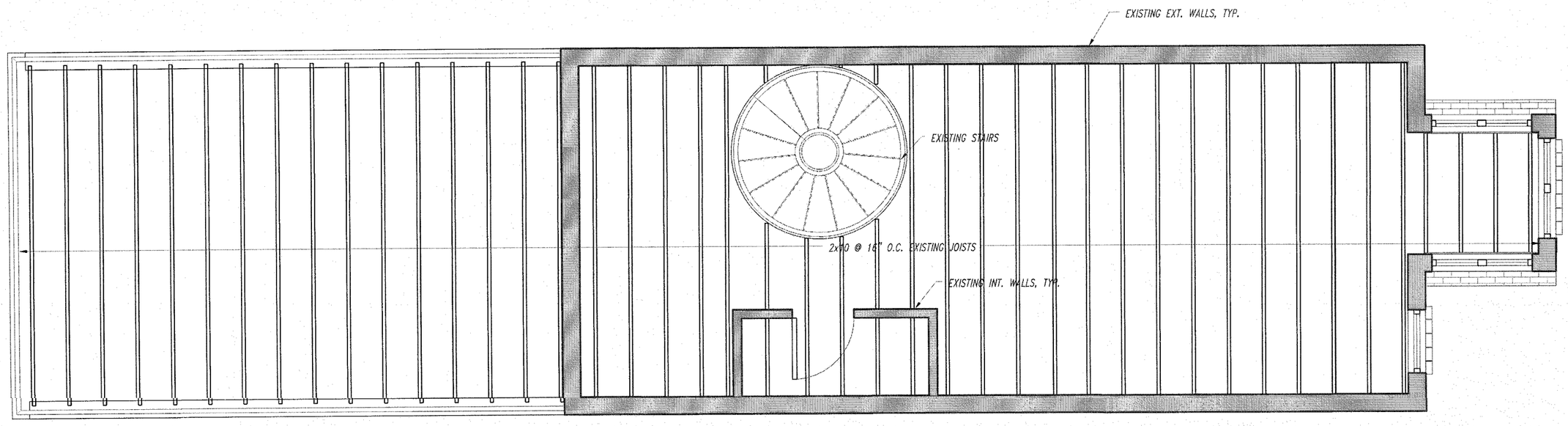
REDUX PROPERTIES LLC

DATE: 07/01/15

PROJECT NUMBER 06

SHEET NUMBER

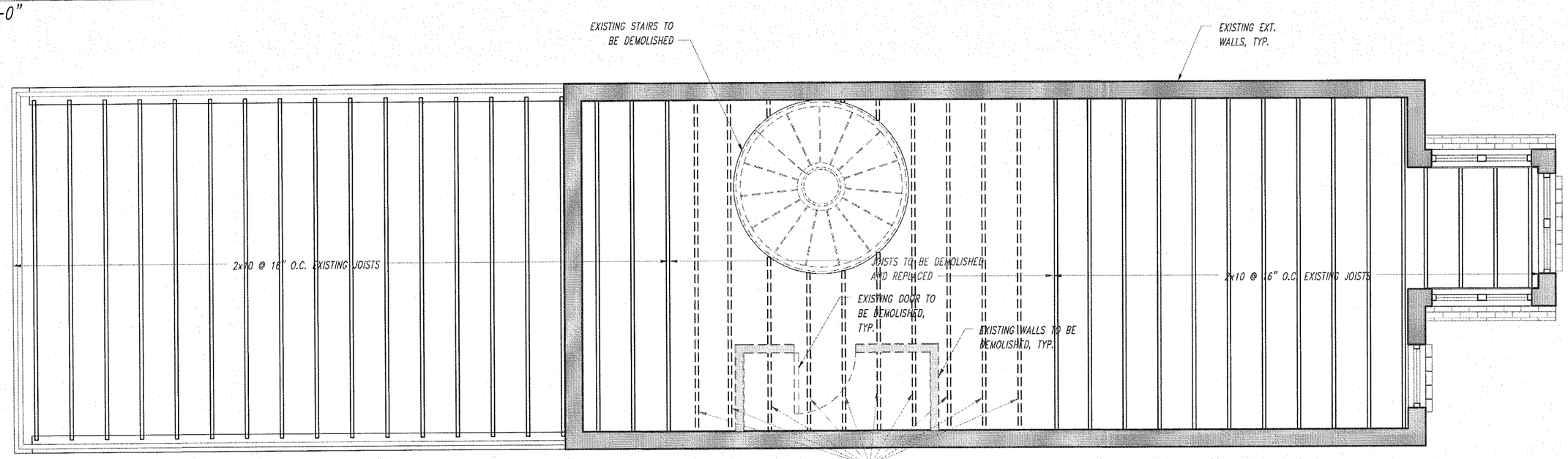
C–1.2



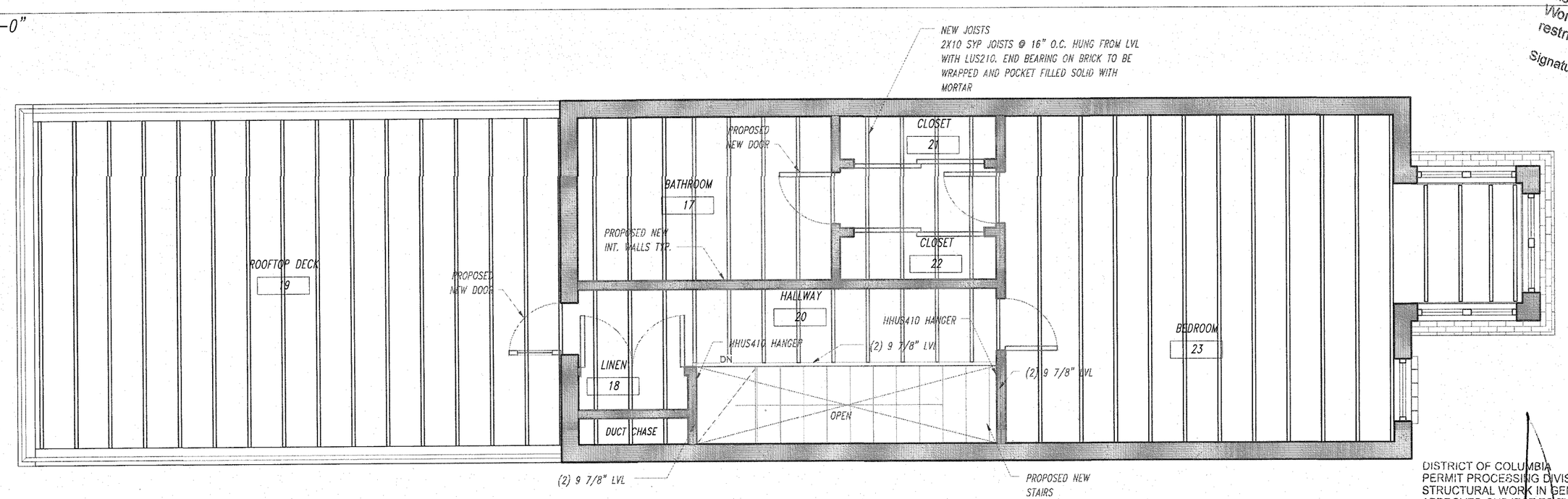
1 *Third Floor Existing Joist Plan*
3/8" = 1'-0"

LEGEND:

- INDICATES EXISTING WALLS
- INDICATES EXISTING ELEMENTS TO BE DEMOLISHED
- INDICATES EXISTING JOISTS
- INDICATES EXISTING JOISTS TO BE REPLACED
- INDICATES NEW JOISTS
- INDICATES PROPOSED WALLS



2 *Third Floor Demolition Joist Plan*
3/8" = 1'-0"



3 *Third Floor Proposed Joist Plan*
3/8" = 1'-0"

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Signature and date 7/2/15

DISTRICT OF COLUMBIA
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Date JUL 02 2015

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ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Third Floor – Existing, Demolition & Proposed Joists Plan

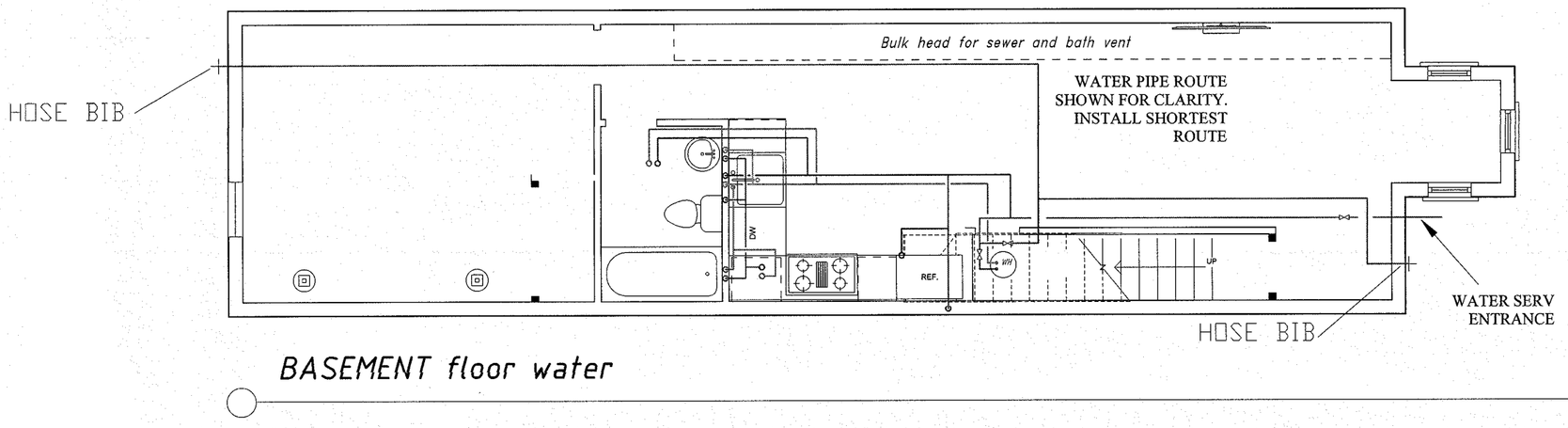
REDUX PROPERTIES LLC

DATE: *07/01/15*

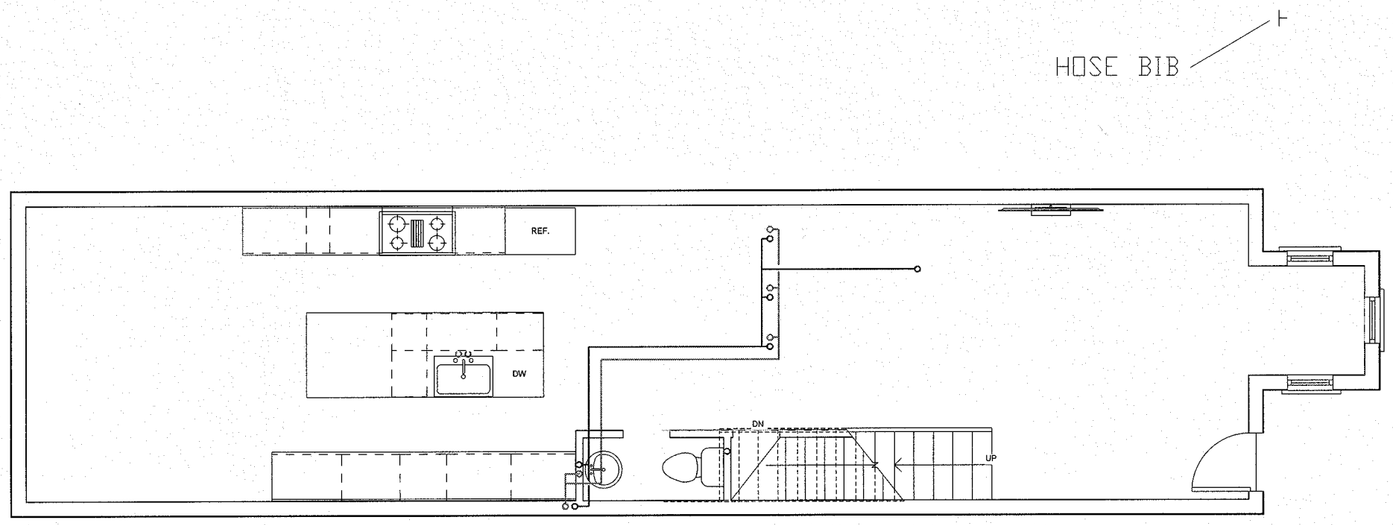
PROJECT NUMBER *06*

SHEET NUMBER

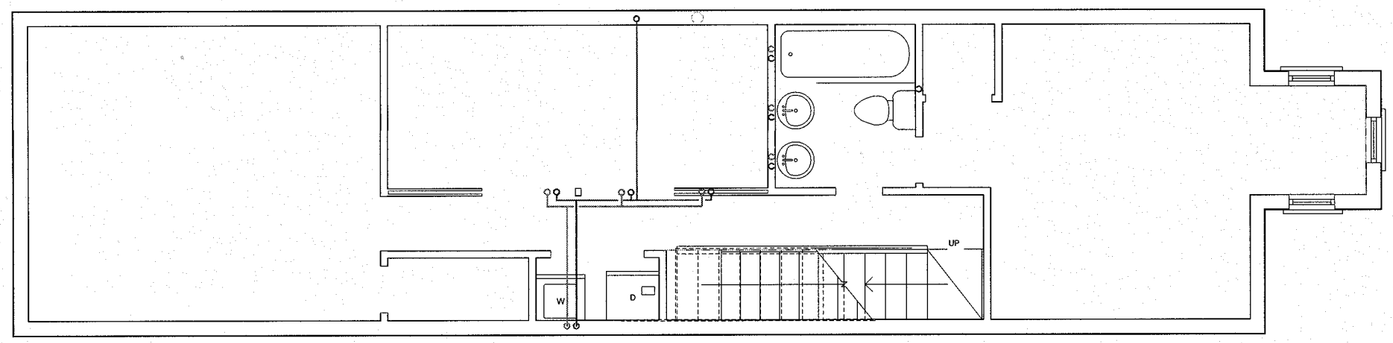
C-1.3



BASEMENT floor water



1ST floor water



2ND floor water

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 JUN 29 2015
Mechanical Engineering Section

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

REDUX PROPERTIES LLC

1		04-24-15

ISSUE DISCRIPTION

PROJECT ADDRESS

518 6TH STREET

WASHINGTON D.C. 20002

SHEET TITLE

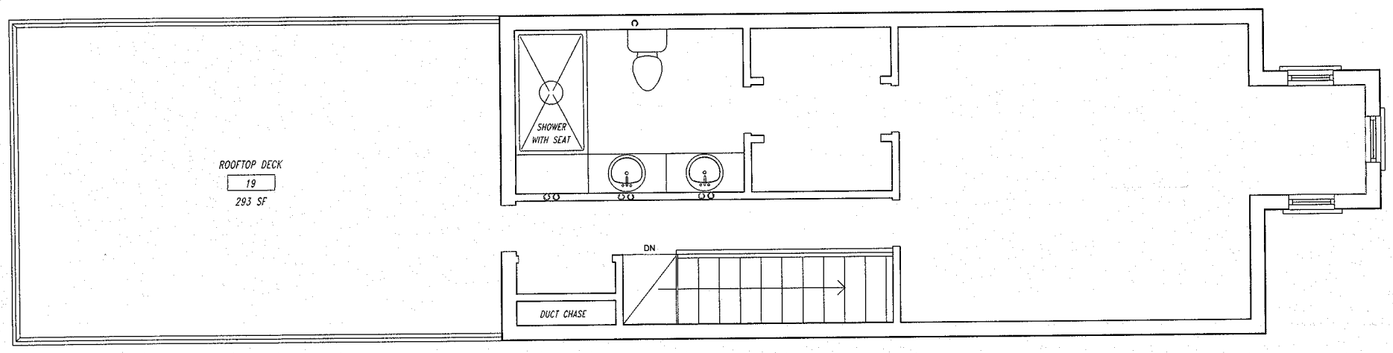
Building
Domestic water supply plans and risers

DATE: 04/24/15

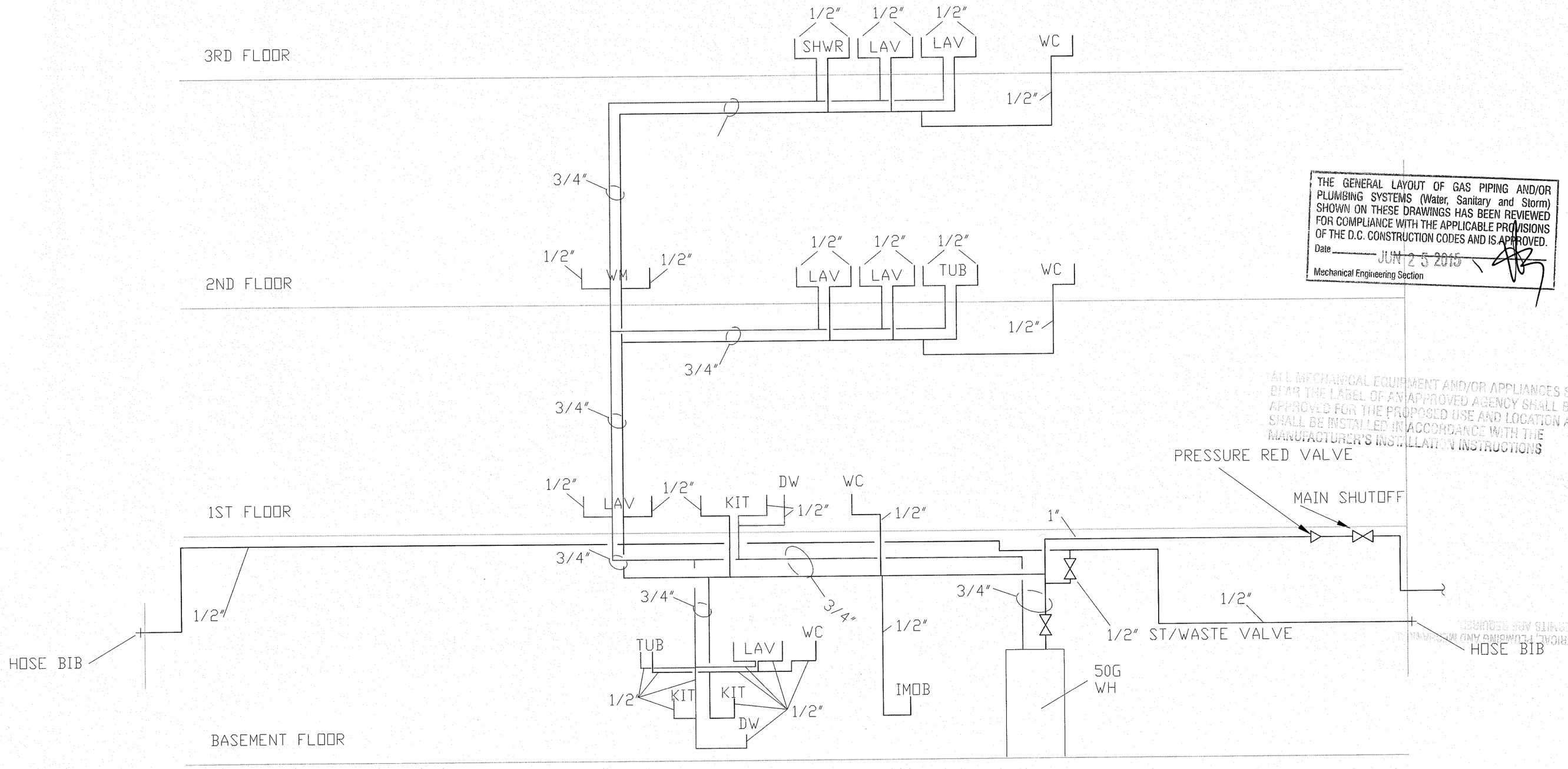
PROJECT NUMBER

SHEET NUMBER

P1



3RD floor water



Water riser diagram

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 JUN 25 2015
Mechanical Engineering Section

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

REDUX PROPERTIES LLC

1		04-24-15

ISSUE DISCRIPTION

PROJECT ADDRESS

518 6TH STREET

WASHINGTON D.C. 20002

SHEET TITLE

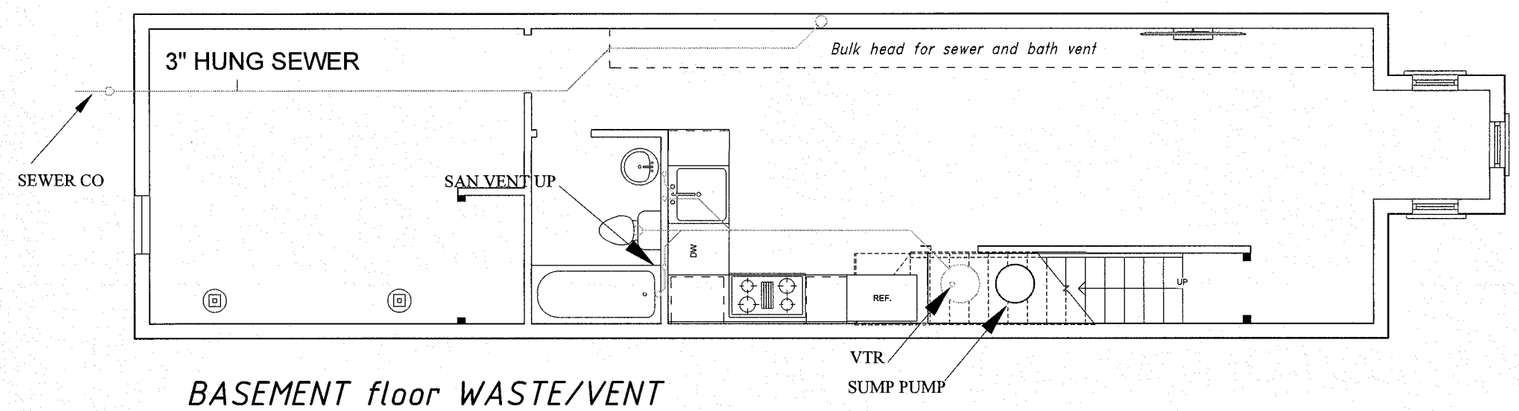
Building
Domestic water supply plans and risers

DATE: 04/24/15

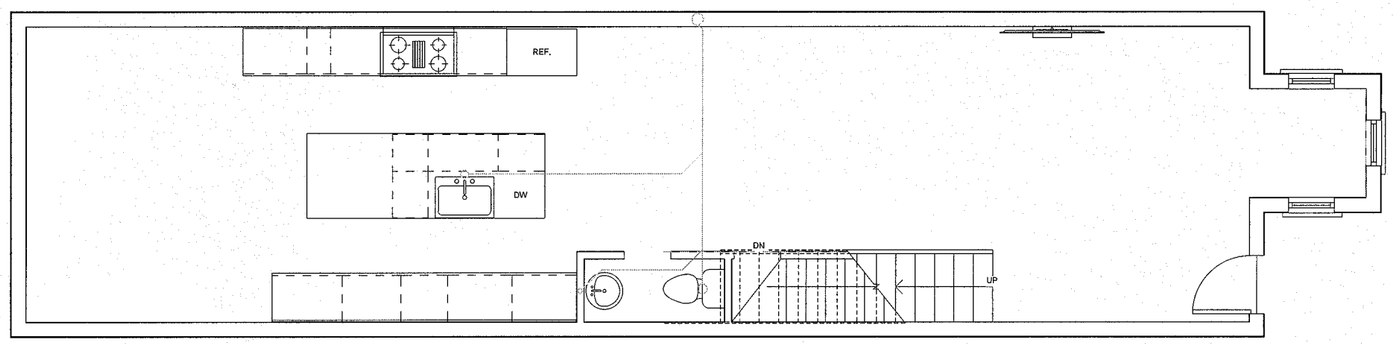
PROJECT NUMBER

SHEET NUMBER

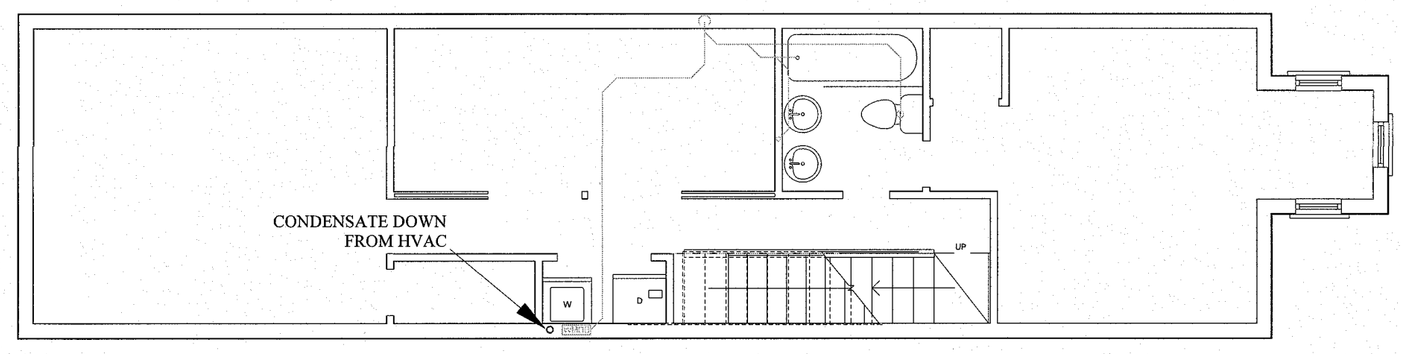
P2



BASEMENT floor WASTE/VENT



1ST floor WASTE/VENT



2ND floor WASTE/VENT

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 JUN 25 2015
Mechanical Engineering Section

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OBTAIN ELECTRICAL, PLUMBING AND MECHANICAL PERMITS ARE REQUIRED

REDUX PROPERTIES LLC

1		04-24-15

ISSUE DISCRIPTION

PROJECT ADDRESS

518 6TH STREET

WASHINGTON D.C. 20002

SHEET TITLE

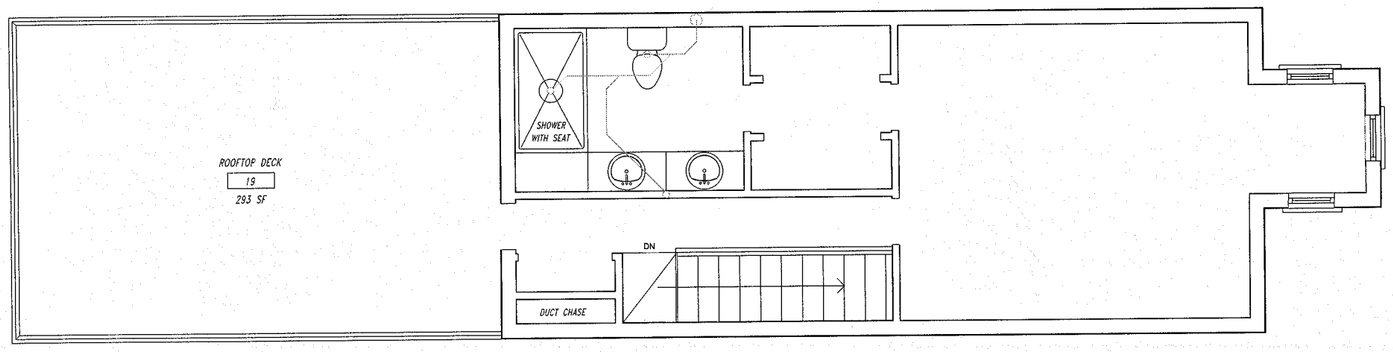
Domestic WASTE/VENT plans and risers

DATE: 04/24/15

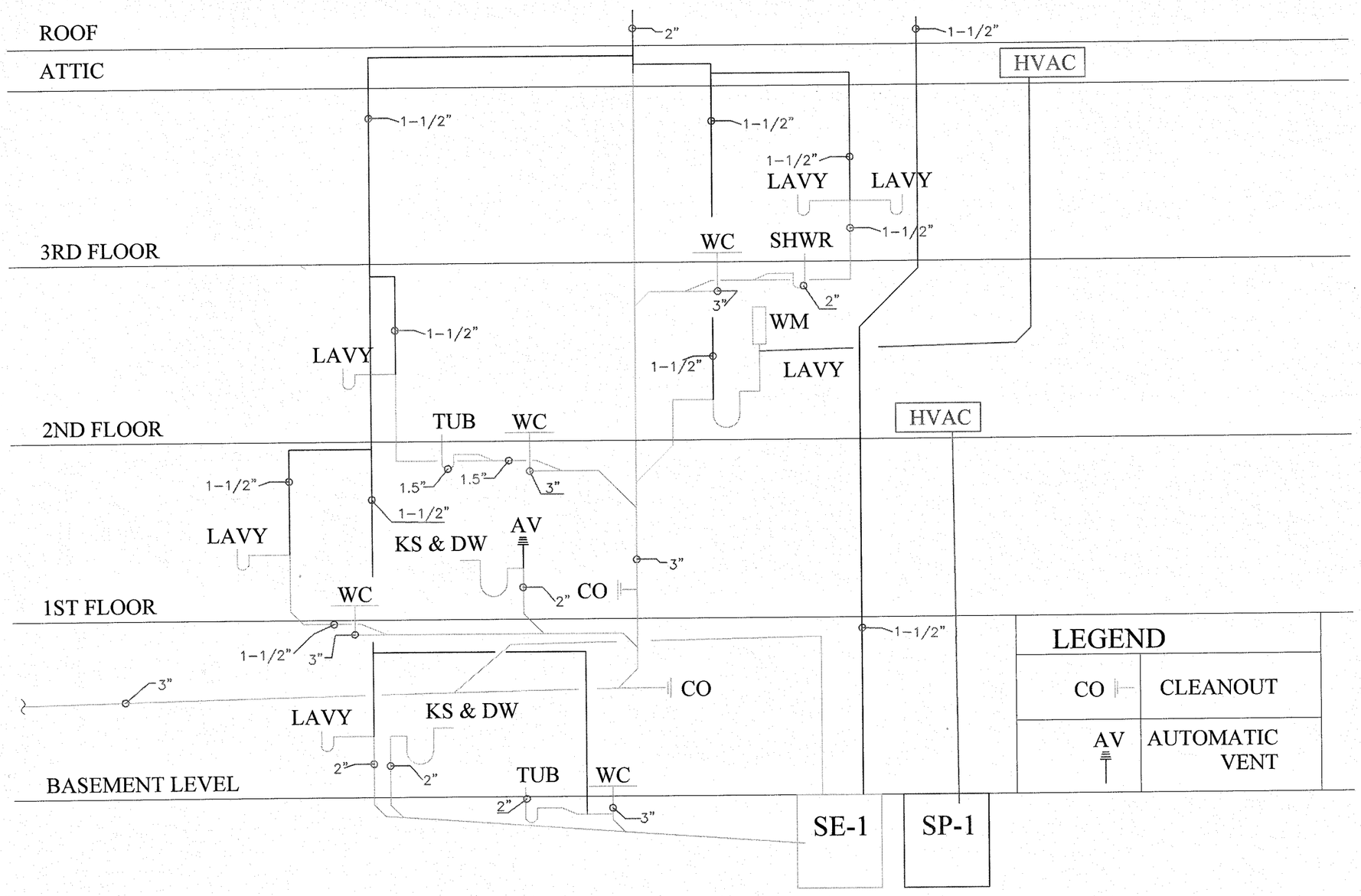
PROJECT NUMBER

SHEET NUMBER

P3



3RD floor WASTE/VENT



LEGEND	
CO	CLEANOUT
AV	AUTOMATIC VENT

Sanitary sewer riser diagram

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 JUN 25 2015
Mechanical Engineering Section

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SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

REDUX PROPERTIES LLC

1		04-24-15

ISSUE DISCRIPTION

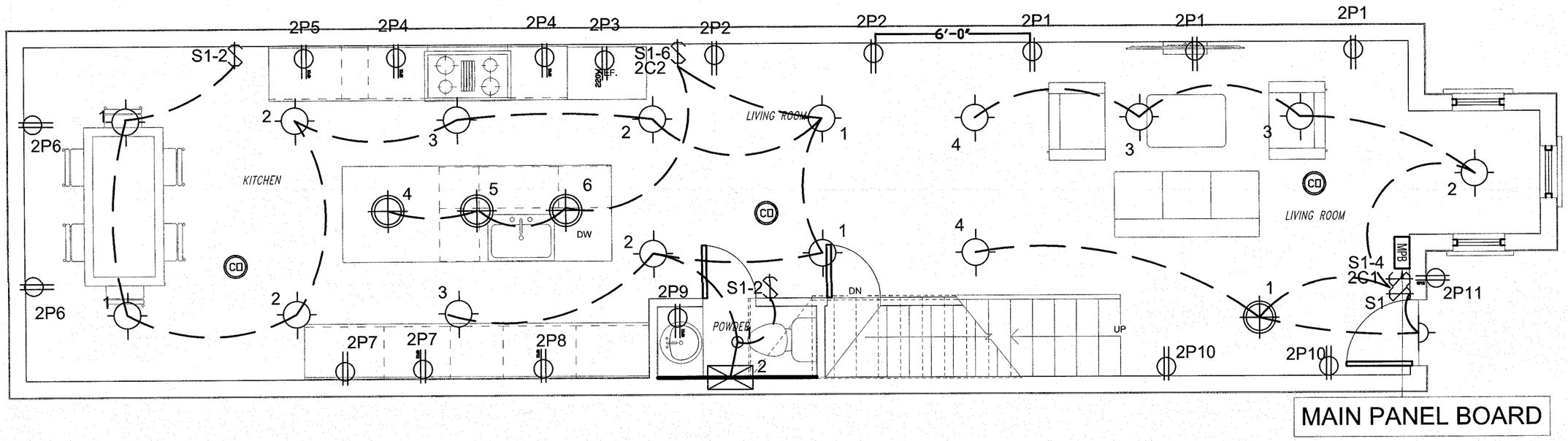
PROJECT ADDRESS
518 6TH STREET
WASHINGTON D.C. 20002

SHEET TITLE
Domestic WASTE/VENT plans and risers

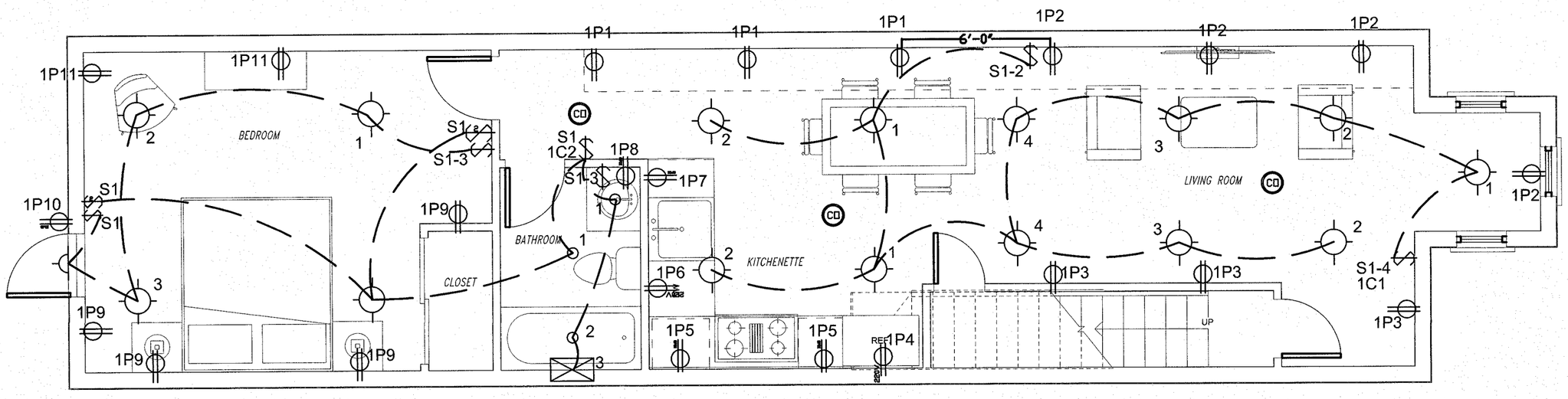
DATE: 04/24/15

PROJECT NUMBER

SHEET NUMBER
P4



2 PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
1 3/8" = 1'-0"

ELECTRICAL FIXTURES

SYMBOL	DESCRIPTION
	15 AMPS DUPLEX RECEPTACLE
WP	15 AMPS GFCI DUPLEX
220V	HEAVY DUTY OUTLET 220V
S	SWITCH
3	2 WAY SWITCH
	EXHAUST FAN
	6" RECESSED DOWN LIGHT
	PENDANT/HANGING LIGHT
	3" RECESSED DOWN LIGHT
MPB	DISTRIBUTION BOARD
CO	SMOKE/CARBON MONOXIDE DETECTOR
	OUTDOOR LIGHT

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTOR WILL BE HARD WIRED
2. ALL OUTLETS WILL BE AFCI - ARC FAULT INTERRUPT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
LICENSING & PERMITTING
PURSUANT TO SUBTITLE B-C, CONSTRUCTION CODES SUPPLEMENTS
THIS ELECTRICAL PLANS REVIEWED AND APPROVED FOR PERMIT
AND THE PERMIT WILL BE ISSUED. ALL INSTALLATIONS SHALL BE FIELD
INSPECTION SHALL BE MADE ONLY.
JUN 30 2015
SIGNATURE OF LICENSED MASTER
ELECTRICAL PLUMBING OR CROSS

REDUX PROPERTIES LLC

Kr. Kjuliankov 23 str.
Sofia, Bulgaria
tel: +359 886 660089
e mail: constractabg@gmail.com

1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS
518 Sixth Street
WASHINGTON D.C. 20002

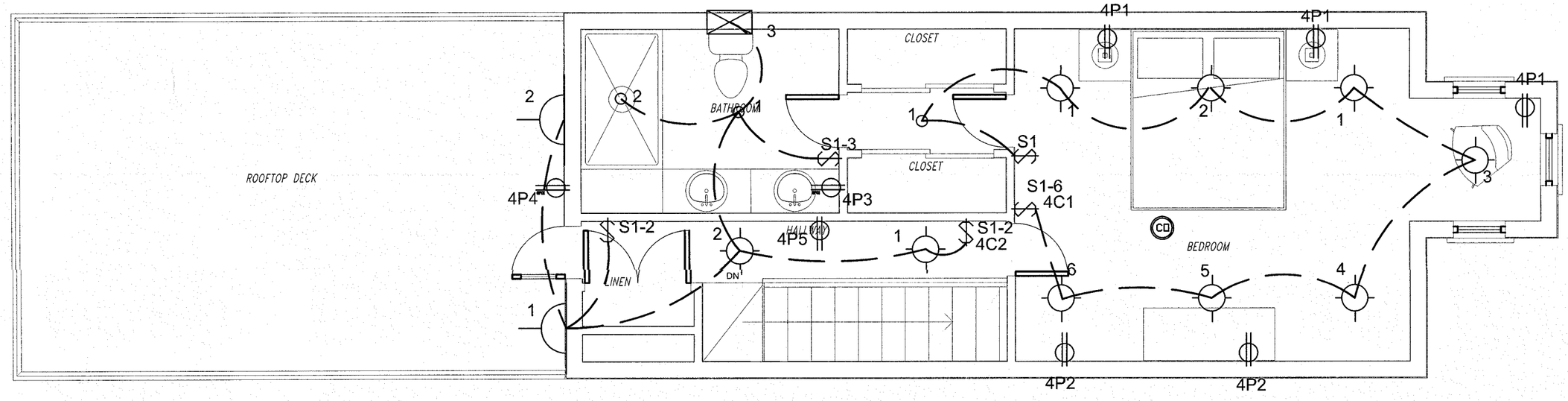
SHEET TITLE
Electrical Layout
Basement & First Floor

REDUX PROPERTIES LLC

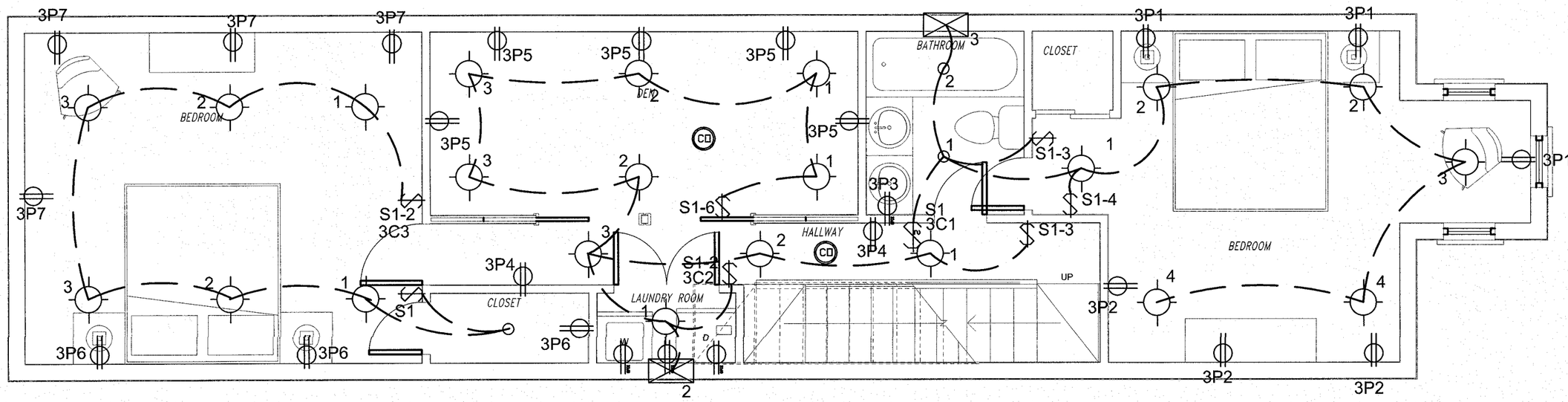
DATE:
15/04/23

PROJECT NUMBER
06

SHEET NUMBER
E01



2 PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"

ELECTRICAL FIXTURES

SYMBOL	DESCRIPTION
	15 AMPS DUPLEX RECEPTACLE
WP	15 AMPS GFCI DUPLEX
220V	HEAVY DUTY OUTLET 220V
S	SWITCH
S3	2 WAY SWITCH
	EXHAUST FAN
	6" RECESSED DOWN LIGHT
	PENDANT/HANGING LIGHT
	3" RECESSED DOWN LIGHT
MPB	DISTRIBUTION BOARD
CO	SMOKE/CARBON MONOXIDE DETECTOR
	OUTDOOR LIGHT

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTOR WILL BE HARD WIRED
2. ALL OUTLETS WILL BE AFCI - ARC FAULT INTERRUPT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
LICENSING & PERMITTING

PURSUANT TO DCMR TITLE 12 CONSTRUCTION CODES SUPPLEMENT
THIS ELECTRICAL PERMIT IS ISSUED SUBJECT TO COMPLIANCE WITH
AND THE RIGHT TO CONDUCT ALL REQUIRED INSPECTIONS
INSPECTIONS SHALL BE BASED ON THE

JUN 30 2015

REDUX PROPERTIES LLC

Kr. Kjuliavkov 23 str.
Sofia, Bulgaria
tel: +359 886 800089
e mail: constractabg@gmail.com

1	INITIAL DETAIL PRINT	15-02-05

ISSUE DISCRIPTION

PROJECT ADDRESS

518 Sixth Street

WASHINGTON D.C. 20002

SHEET TITLE

Electrical Layout
Second & Third Floor

REDUX PROPERTIES LLC

DATE:
04/23/15

PROJECT NUMBER
06

SHEET NUMBER
E02

PROJECT: 6TH STREET

LOAD DISTRIBUTION SCHEDULE

Type: Suface Mounted
Main Breaker: 200 Amps
Volts: 120/208 V

Rating of Incomer	Sr. No.	Circuit Ref. No.	MCB Rating in Amps	CCT Wire Size sq.mm	ECC Wire Size sq.mm	Connected Load / Points				Total Load (Watts)	Load in Watts Each			Sr. No.	Circuit Ref. No.	MCB Rating in Amps	CCT Wire Size sq.mm	ECC Wire Size sq.mm	Connected Load / Points				Total Load (Watts)	Load in Watts Each		
						Lighting	15 Amps Duplex Outlet	15 Amps gfci Outlet	Heavy duty Outlet		L1	L2	L3						Lighting	15 Amps Duplex Outlet	15 Amps gfci Outlet	Heavy duty Outlet		L1	L2	L3
200 Amp TP MCCB	1	1C1	10	2.5	2.5	1				1100	1100			25	2P10	20	4	4		2			4000	4000		
	2	1C2	10	2.5	2.5	1				900		900		26	2P11	20	4	4			1		2500		2500	
	3	1P1	20	4	4		3			6000			6000	27	3C1	10	2.5	2.5	1				900			900
	4	1P2	20	4	4		4			8000	8000			28	3C2	10	2.5	2.5	1				1000	1000		
	5	1P3	20	4	4		3			6000		6000		29	3C3	10	2.5	2.5	1				700		700	
	6	1P4	20	4	4				1	3000			3000	30	3P1	20	4	4		3			6000			6000
	7	1P5	20	4	4			2		5000	5000			31	3P2	20	4	4		3			6000	6000		
	8	1P6	20	4	4			1		2500		2500		32	3P3	20	4	4			1		2500		2500	
	9	1P7	20	4	4			1		2500			2500	33	3P4	20	4	4		2			4000			4000
	10	1P8	20	4	4			1		2500	2500			34	3P5	20	4	4		5			10000		10000	
	11	1P9	20	4	4		4			8000		8000		35	3P6	20	4	4		3			6000	6000		
	12	1P10	20	4	4			1		2500			2500	36	3P7	20	4	4		4			8000			8000
	13	1P11	20	4	4		2			4000		4000		37	4C1	10	2.5	2.5	1				800	800		
	14	2C1	10	2.5	2.5	1				600	600			38	4C2	10	2.5	2.5	1				700		700	
	15	2C2	10	2.5	2.5	1				1600			1600	39	4P1	20	4	4		3			6000			6000
	16	2P1	20	4	4		3			6000	6000			40	4P2	20	4	4		2			4000		4000	
	17	2P2	20	4	4		2			4000		4000		41	4P3	20	4	4			1		2500	2500		
	18	2P3	20	4	4				1	3000			3000	42	4P4	20	4	4			1		2500			2500
	19	2P4	20	4	4			2		5000	5000			43	4P5	20	4	4		1			2000	2000		
	20	2P5	20	4	4			1		2500		2500		44	Spare	10	-	-								
	21	2P6	20	4	4		2			4000			4000	45	Spare	10	-	-								
	22	2P7	20	4	4		1	1		4500			4500	44	Spare	20	-	-								
	23	2P8	20	4	4			1		2500		2500		45	Spare	20	-	-								
	24	2P9	20	4	4			1		2500	2500			46	Spare	20	-	-								

L1 = 53000 WATTS = 147.12 AMPS
L2 = 50800 WATTS = 141.01 AMPS
L3 = 54500 WATTS = 151.28 AMPS

JUN 30 2015

FOUNDATION NOTES:

FOUNDATION NOTES:
1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS, MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS.

FRAMING NOTES:

1. FOLLOW MANUFACTURES INSTRUCTIONS FOR CUTTING HOLES IN ANY I-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGHT)(ADD FILLER BETWEEN DOUBLE I-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT.
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)

WINDBRACING SCHEDULE

90 MPH (3-SECOND GUST) – BRACED WALL SCHEDULE

BRACED WALL SCHEDULE -SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE

MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PRESCRIPTIVE BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131" X2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PRESCRIPTIVE BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"X2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES	-
GB	PRESCRIPTIVE BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = .5 x ACTUAL)	1/2" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (#6x1-1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF#2 FRAMING MEMBERS.	-
LIB	PRESCRIPTIVE LET-IN BRACE (LIB)	LENGTH PER PLAN (EITHER SIDE OF WALL)	SIMPSON THB/HB/SCWB DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	2-WB.01
CS-PF	WOOD STRUCTURAL FRAME (CS-PF)	6:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME OR PORTAL TRUSS	4-WB.01 A/B-WB.02

SHEAR WALL SCHEDULE – 2001 WOOD FRAMED CONSTRUCTION MANUAL (WFCM)

MARK	TYPE	CAPACITY	DESCRIPTION
SW-1	WOOD SHEAR WALL + GYPSUM (2 SIDES)	436 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (#6x1-1/4" TYPE "S") @ 7" O/C AT EDGES. 12" O/C FIELD
SW-2	WOOD SHEAR WALL + GYPSUM (2 SIDES)	580 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 4" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (#6x1-1/4" TYPE "S") @ 7" O/C AT EDGES. 12" O/C FIELD
SW-3	WOOD SHEAR WALL + GYPSUM (2 SIDES)	355 PLF	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 3" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES + 1/2" GYP. BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (#6x1-1/4" TYPE "S") @ 4" O/C AT EDGES. 12" O/C FIELD
SW-4	GYPSUM SHEAR WALL (ONE SIDE)	100 PLF	1/2" GYPSUM BOARD ATTACHED TO STUDS ONE SIDE (UNBLOCKED) WITH DRYWALL SCREWS (#6x1-1/4" TYPE "S") @ 7" O/C AT EDGES. 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF#2 FRAMING MEMBERS.	

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G.=0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

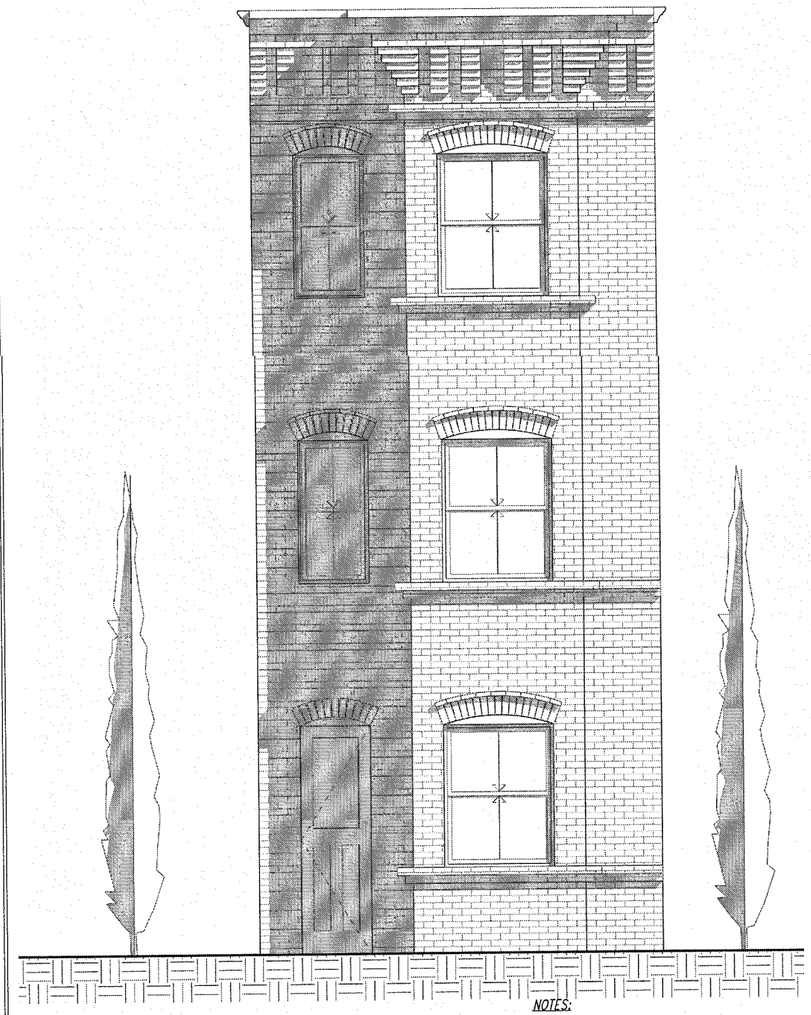
HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O.
(ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

SINGLE FAMILY HOUSE

FRONT ELEVATION



NOTES:

1) WINDOWS TO BE 1 OVER 1 WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

BUILDING CODE SUMMARY

518 SIXTH STREET

NAME OF PROJECT: 518 SIXTH STREET
ADDRESS: 518 SIXTH STREET, WASHINGTON, DC 20002
PROPOSED USE: RENOVATION OF EXISTING RESIDENTIAL HOUSE
OWNER:
AUTHORIZED AGENT: PHONE#
OWNED BY: ☐ CITY/COUNTRY ☒ PRIVATE ☐ STATE

LEAD DESIGN PROFESSIONAL:

DESIGNER:	FIRM:	NAME:	LICENSE#	TELEPHONE#
ARCHITECTURE				
CIVIL				
ELECTICAL				
FIRE ALARM				
PLUMBING				
MECHANICAL				
SPRINKLER				
STRUCTURAL				
RETAINING WALLS				
LANDSCAPE				

BUILDING CODES
2005 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE PREVENTION CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL RESIDENTIAL CODE
DC LAW 8-36 DISTRICT OF COLUMBIA ENVIRONMENT POLICY ACT OF 1989
DCMR 12 BUILDING CODE REGULATIONS 2009
DCMR TITLE 11-ZONNING REGULATIONS
DCMR 13 ELECTRICAL AND MECHANICAL
DCMR 13A ELEVATIONS
GREEN BUILDING ACT OF 2006

☐ NEW CONSTRUCTION ☒ RENOVATION (EXISTING BLDG.) ☐ UPFIT ☐ ALTERATION

BUILDING DATA
CONSTRUCTION TYPE:
☐ I-A ☐ I-B
☐ II-A ☐ II-B
☐ III-A ☐ III-B
☐ IV ☐
☐ IV-A ☒ V-B
MIXED CONSTUCTION: ☒ NO ☐ YES TYPES
SPRINKLERS: ☒ NO ☐ YES ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
STANDPIPES: ☒ NO ☐ YES ☐ CLASS I ☐ CLASS II ☐ CLASS III ☐ WET ☐ DRY
FIRE DISTRICT: ☒ NO ☐ YES
BUILDING HEIGHT: SEE ELEVATIONS
NUMBER OF STORIES: 3 STORIES WITH CRAWL SPACE
FIRE DISTRICT: ☐ NO ☒ YES
FIRE DISTRICT: ☒ NO ☐ YES

ALLOWABLE AREA
PRIMARY OCCUPANCY:
☐ ASSEMBLY ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ BUSINESS
☐ EDUCATIONAL
☐ FACTORY-INDUSTRIAL ☐ F-1 ☐ F-2
☐ HIGH-HAZARD ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ INSTITUTIONAL ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ MERCANTILE
☐ RESIDENTIAL ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☒ IRC
☐ STORAGE ☐ S-1 ☐ S-2 ☐ HIGH-PILED
☐ UTILITY AND MISCELLANEOUS
☐ PARKING GARAGE: ☐ OPEN ☐ ENCLOSED ☐ REPAIR
SECONDARY OCCUPANCY: - -
SPECIAL OCCUPANCY:
MIXED OCCUPANCY: ☒ NO ☐ YES SEPARATION: - HR. EXCEPTION:
☐ NON-SEPARATED MIXED OCCUPANCY
THE REQUIRED TYPE OF CONSTRUCTION FOR THE BUILDING SHALL BE DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES TO THE ENTIRE BUILDING. THE MOST RESTRICTIVE TYPE OF CONSTRUCTION SO DETERMINE, SHALL APPLY TO THE ENTIRE BUILDING
☐ SEPARATED MIXED OCCUPANCY-SEE BELOW FOR AREA CALCULATIONS
FOR EACH STORY, THE AREA OF THE OCCUPANCY SHALL BE SUCH THAT THE SUM OF THE SUM OF RATIOS OF ACTUAL FLOOR AREA OF EACH USE DIVIDED BY THE ALLOWABLE FLOOR AREA FOR EACH USE SHALL NOT EXCEED 1.

Actual Area of occupancy A / Allowable Area of Occupancy A + Actual Area of occupancy A / Allowable Area of Occupancy B ≤1

STORY	DESCRIPTION IN USE	BLDG.AREA PER STORY (ACTUAL)	ALLOWABLE AREA	AREA FOR OPEN SPACE INCREASE	AREA FOR SPRINKLER INCREASE	MAXIMUM BUILDING AREA	FLOOR RATIO

SITE DATA:
ZONING: R-4 RESIDENTIAL — OLD CITY 1 NEIGHBOURHOOD 3
SQUARE 777
LOT 37
SITE AREA: 1,280 SQUARE FEET
0.0293 ACRES
LOT COVERAGE:
MAXIMUM ALLOWABLE = 60%*2,083 SF=768 SF
COVERED AREA = 752 SF
BUILDING HEIGHT:
MAXIMUM ALLOWABLE = 40 FEET
MAXIMUM STORES = 3
SETBACKS:
FRONT 0'
SIDE 0'
REAR 20'MIN

GROSS BUILDING AREA:	SQUARE FEET
BASEMENT	781.33
FIRST FLOOR	781.33
SECOND FLOOR	781.33
THIRD FLOOR	488.50
TOTAL	2,832.49

REVISION LOG

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

ABBREVIATIONS:

A.B.	ANCHOR BOLT	CONT.	CONTINUOUS	ELEV.	ELEVATION	HGT.	HEIGHT	MTL.	METAL	REF.	REFER TO REFERENCE
A.F.F.	ABOVE FINISH FLOOR	CONST.	CONSTRUCTION	EQ.	EQUAL	HORZ.	HORIZONTAL,HORIZONTALLY	N.I.C.	NOT IN CONTRACT	REINF.	REINFORCING,REINFORCED
ADJ.	ADJACENT/ADJUSTABLE	CTSK.	COUNTERSUNK	EQUIP	EQUIPMENT	HR.	HOUR	(NTS)	NOT TO SCALE	REQD	REQUIRED
A.F.T.	ABOVE FINISH TREAD	C.O.	CASED OPENING	EXP.	EXPANSION	HDR.	HEADER	O.C.	ON CENTER	RMS.	ROOMS
ALUM.	ALUMINUM	CANT.	CANTILEVER	EXT.	EXTERIOR	HB	HOSE BIB	OPER.	OPERATOR	RNG	RANGE
ANCH.	ANCHOR	C.T.	CERAMIC TILE	EE.	EACH END	I.D.	INSIDE DIAMETER	OPNG.	OPENING	R.O.	ROUGH OPENING
∠	ANGLE	CLG.	CEILING	F/C	FLOOR COVERING CHANGE	INGR.	IN GROUND	OPT.	OPTIONAL	R.	RISER
ARCH.	ARCHITECTURAL	C.M.	CROWN MOULD	F.D.	FLOOR DRAIN	INSUL.	INSULATION	O.S.B.	ORIENTED STRAND BOARD	RND	ROUND
@	AT	C.R.	CHAIR RAIL	FDN.	FOUNDATION	INT.	INTERIOR	OZ.	OUNCE	S.C.	SAWCUT
BD.	BOARD	D	DRYER	FLR.	FLOOR	I.S.	INSIDE CORNER	1/R	ONE ROD	SCHEM.	SCHEMATIC
BLDG.	BUILDING	d	PENNY	FP	FIREPLACE	JT.	JOINT	1/S	ONE SHELF	SHLF	SHELF
BM	BEAM	DBL.	DOUBLE	F.R.	FIRE RATED	KSI	KIPS PER SQUARE INCH	PC	PRECAST	SHT.	SHEET
BTM	BOTTOM	DIA.	DIAMETER	FRM	FRAME	LT. WT.	LIGHTWEIGHT	PBD.	PARTICLE BOARD	SIM.	SIMILAR
BLKG.	BLOCKING	DIR.	DIRECTION	FT.	FOOT / FEET	LT.	LIGHT	PL.	PLATE	s.s.	STAINLESS STEEL
BRG.	BEARING	DN.	DOWN	FTG	FOOTING	LVR.	LOUVER	PNL.	PANEL	STL.	STEEL
BRK	BRICK	DR.	DOOR	GA.	GAUGE	L.T.	LAUNDRY TUB	PWD.	PLYWOOD	STRUCT.	STRUCTURAL
BSMT	BASEMENT	DW	DISH WASHER	GALV.	GALVANIZED	MAS.	MASONRY	PF.	PREFABRICATED	SUSP.	SUSPENSION
C.J.	CONTROL JOINT	DWG.	DRAWING	G.C.	GENERAL CONTRACTOR	MAT.	MATERIAL	PR.	PAIR	SGD	SLIDING GLASS DOOR
℄	CENTER LINE	D.S.	DOWN SPOUT	GEN.	GENERAL	MAX.	MAXIMUM	PROJ.	PROJECT / PROJECTED	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	DTL	DETAIL	GYP.	GYPSUM	MDO	MEDIUM DENSITY OVERLAY	PSI	POUNDS PER SQ. IN.	TB	TOWEL BAR
COL.	COLUMN	EA.	EACH	G.L.	GLUE LAM	MECH.	MECHANICAL	PSF	POUNDS PER SQ.FT.	T & G	TONGUE AND GROVE
CONC.	CONCRETE	E.J.	EXPANSION JOINT	HDWR.	HARDWARE	MIN.	MINIMUM	P.T.	PRESSURE TREATED	T.O.S.	TOP OF SLAB
COND.	CONDITION	ELEC.	ELECTRICAL	HD.WD.	HARDWOOD	M.O.	MASONRY OPENING	QUAD.	QUADRUPLE	TFW	TOP OF FOUNDATION WALL
										TP	TREAD
										TR	TOWEL ROD
										TRPL	TRIPLE
										U.N.O.	UNLESS NOTED OTHERWISE
										VERT.	VERTICAL
										V.I.F.	VERIFY IN FIELD .
										W	WASHER
										W/	WITH
										WD.	WOOD
										W.W.F.	WELDED WIRE FABRIC
										WO OR W/O	WALKOUT
										WNDW	WINDOW

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DRAWING INDEX

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	DESIGN # FOR RATED ASSEMBLY
STRUCTURAL FRAME	0	0	-
BEARING WALLS EXTERIOR	1	1	UL#U305
BEARING WALLS INTERIOR	0	0	-
NON-BEARING WALLS EXTERIOR	0	0	-
NON-BEARING WALLS INTERIOR	0	0	-
FLOOR CONSTUCTION	0	0	-
ROOF CONSTUCTION	0	0	-
SHAFTS	-	-	-
CORRIDOR SEPARATION	-	-	-
OCCUPANCY SEPARATION	-	-	-
PARTY FIRE WALL SEPARATION	1 OR 2	1	UL#U373 (INTERIOR) UL#U505 (EXTERIOR)
SMOKE BARRIER SEPARATION	-	-	-
TENANT SEPARATION - HORIZ.	1	1	UL#L521

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTNING:	☐ YES	☒ NO
EXIT SIGNS:	☐ YES	☒ NO
FIRE ALARM:	☐ YES	☒ NO
SMOKE DETECTION SYSTEMS:	☒ YES	☐ NO
PANIC HARDWARE:	☐ YES	☒ NO

STRUCTURAL DESIGN DATA:

BUILDING LOADS

SOIL BEARING PRESSURE:
ALLOWABLE = 2500 PSF (REF. SOIL CERTIFICATION)

FLOOR LOADS (OPEN WEB TRUSSES):
LIVE LOAD = 40 PSF (TYPICAL)
SLEEPING AREAS = 30 PSF (LIVE LOAD)
DEAD LOAD = 18 PSF (TYPICAL)

ROOF LOADS (OPEN WEB TRUSSES):
SNOW LOAD = 40 PSF (ROOF)
DEAD LOAD = 30 PSF (TOP CHORD)
DEAD LOAD = 18 PSF (BOTTOM CHORD)

WIND LOADS:
BASIC WIND SPEED = 90 MPH (3 SEC. GUST)
WIND LOAD IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = B

COMPONENTS CLADDING:
B100 MPH OR LESS (3 SEC. GUST):
MAX VALUE AT ROOF WILL BE (+18.2, -23.2)
MAX VALUE AT WALL WILL BE (+19.8, -26.6)

EQUIVALENT FLUID PRESSURE:
BASEMENT WALLS = 60 PCF*
* USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH IRC SOIL CLASIFICATIONS GW, GC, SW, SM-SC OR ML

DEFLECTION LIMITS:
BEAM SUPPORTING ROOF ONLY:
LIVE LOAD = L/360, TOTAL LOAD=L/240
BEAM SUPPORTING FLOOR LOADS:
LIVE LOAD = L/480, W/ MAX DEFLECTION OF 1/2"
TOTAL LOAD=L/240
JOIST SUPPORTING FLOOR LOADS:
LIVE LOAD = L/480, W/ MAX DEFLECTION OF 1/2"
TOTAL LOAD=L/240
BEAM SUPPORTING MASONRY:
LIVE LOAD+MASONRY = L/600, W/ MAX. DEFLECTION OF 0.3"

WALL BRACING:
STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (PRESCRIPTIVE METHOD CS-WSP, U.N.O.)

STRUCTURAL CERTIFICATION:

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"

BUILDING SQUARE FOOTAGE

FINISHED SQUARE FEET:
BASEMENT = 781.33 S.F.
1ST FLOOR = 781.33 S.F.
2ND FLOOR = 781.33 S.F.
3RD FLOOR = 488.50 S.F.
TOTAL = 2,832.49 S.F.

BUILDING ADDRESS

PROPERTY ADDRESS:
518 SIXTH STREET
WASHINGTON, DC 20002

REDUX PROPERTIES LLC

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Sofia, Bulgaria
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REDUX PROPERTIES LLC

DATE: 04/23/2015

PROJECT NUMBER 06

SHEET NUMBER
C-S.01

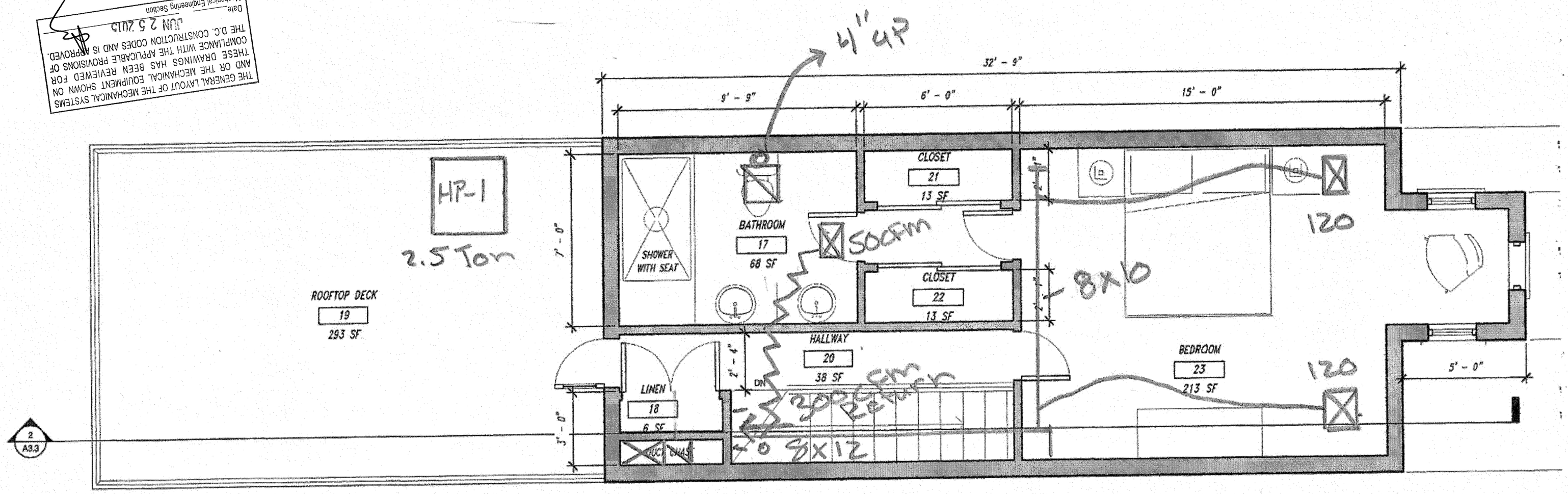
SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

THE GENERAL LAYOUT OF THE MECHANICAL EQUIPMENT SHOWN ON AND OR THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

JUN 25 2015

Date _____ Mechanical Engineering Section



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

(2) PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"

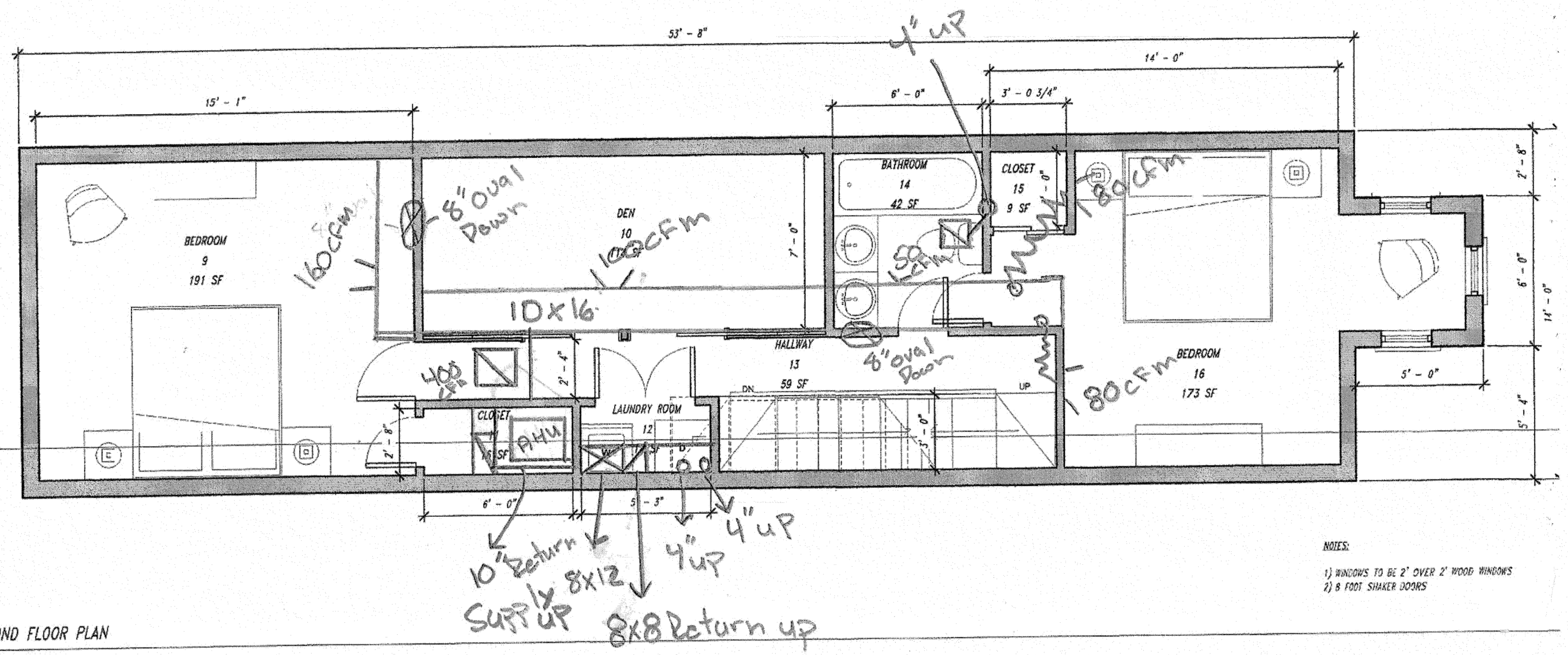
53' - 8"

AHU-1 Goodman AVPT31 w/ 15 kw

HP-1 Goodman GSZ14030

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"



NOTES:

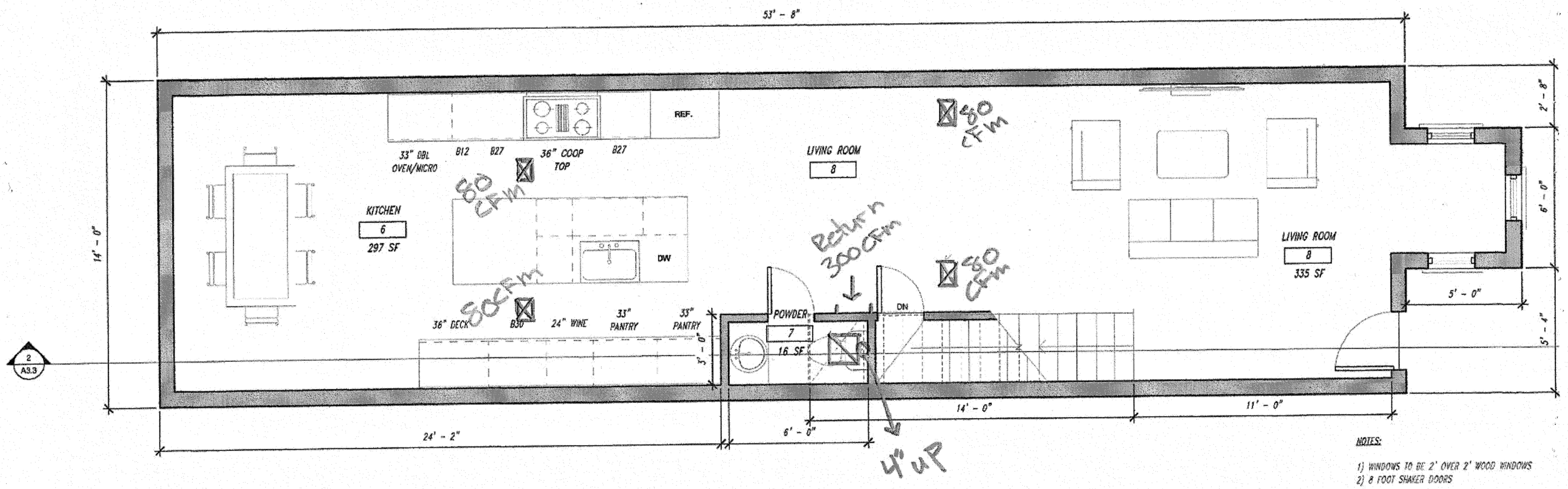
1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL
INSTALLATION PERMITS ARE REQUIRED.

THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND/OR THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.
Date JUN 25 2015
Mechanical Engineering Section

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

2 PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0"

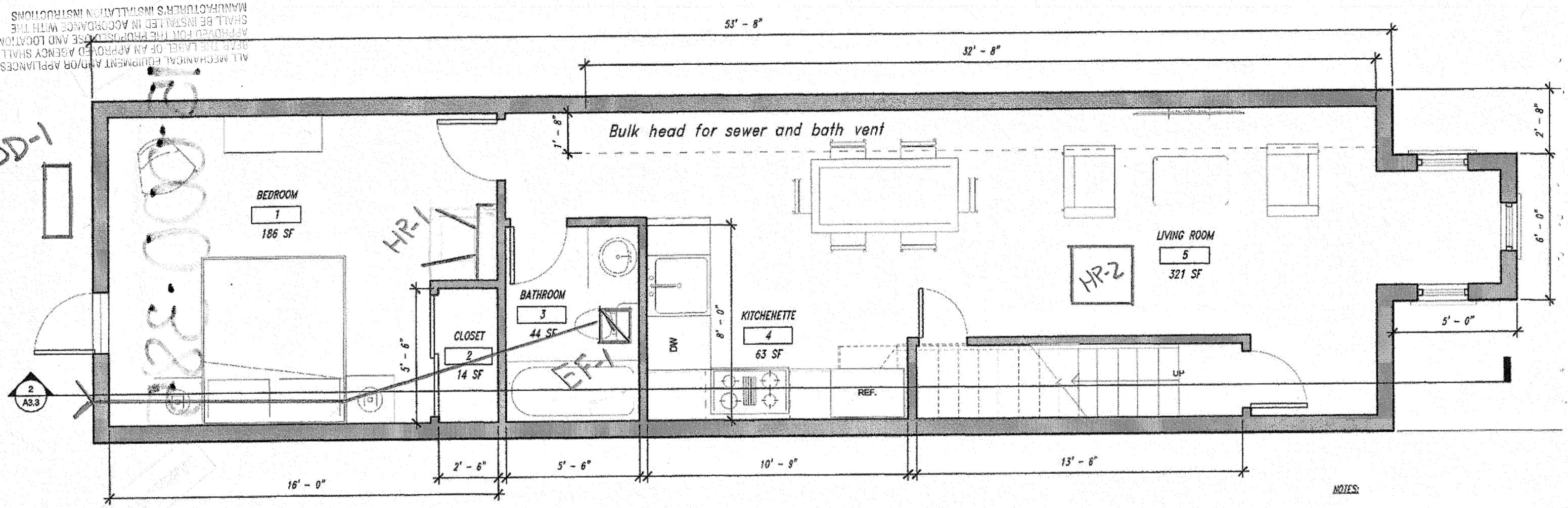
THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND OR THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

Date Dec 2 2015

Mechanical Engineering Section

SEPARATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED.

ALL MECHANICAL EQUIPMENT AND/OR APPLIANCES SHALL BEAR THE LABEL OF AN APPROVED AGENCY SHALL BE APPROVED FOR THE PROPOSED USE AND LOCATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS



NOTES:

1) WINDOWS TO BE 2' OVER 2' WOOD WINDOWS
2) 8 FOOT SHAKER DOORS

PROPOSED BASEMENT FLOOR PLAN

3/8" = 1'-0"

Multi-Port Ductless

HP-1 - 40GJQB09	.75 ton
HP-2 - 40GJQB12	1 ton
Carrier	
OD-1 - 38GJQD24	2 ton