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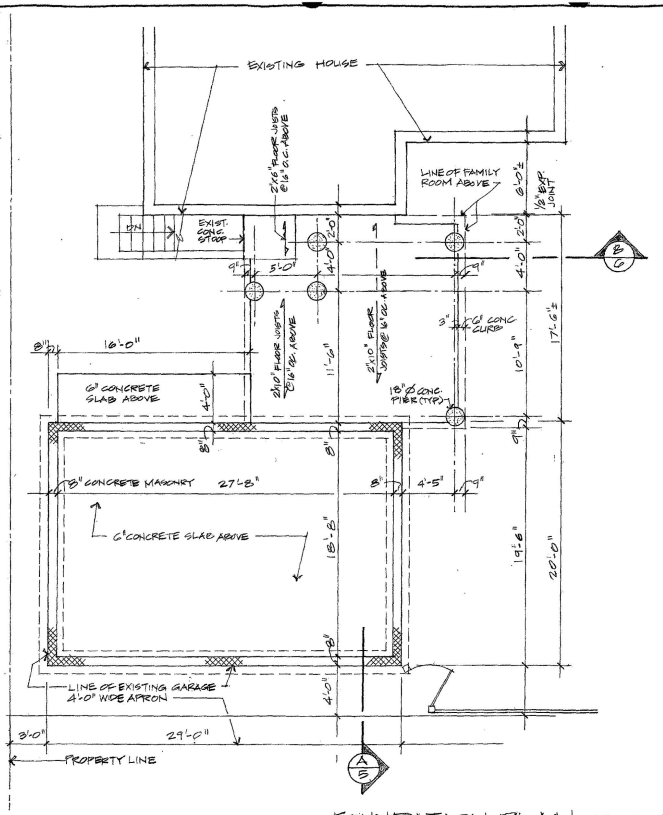
BZA
Case No. 16819
Exhibit No. 21

CONSTRUCTION NOTES

1. GENERAL: WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   - * THESE CONSTRUCTION NOTES, UNLESS OTHERWISE NOTED ON THE PLANS.
   - * THESE PLANS ARE BASED ON THE 1996 EDITION OF THE BOCA CODE WITH THE 1998 DCMR AMENDMENTS. ALL APPLICABLE LOCAL, STATE AND ORDINANCES, REGULATIONS AND CODES.
2. CONCRETE FOR SLABS, PIERS AND FOOTINGS SHALL BE 3000 PSI MIN. (GARAGE SLAB 4000 PSI) AFTER 28 DAYS. PLAN SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WIRE WIRE FABRIC.
3. FOOTINGS SHALL BE 12"THICK WITH 6"PROJECTION, FOOTINGS SHALL EXTEND 2'-6"BELOW FINISH GRADE OR 1'-6"MIN. INTO UNDISTURBED EARTH.
4. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
5. ASSUMED LIVE LOAD: 40 POUNDS PER SQUARE FOOT FOR FLOORS; 20 POUNDS PER SQUARE FOOT FOR ROOFS. ASSUMED BEARING POWER FOR SOIL: 3000 POUNDS PER SQUARE FOOT.
6. STEEL PIPE COLUMNS SHALL BE 4" DIAMETER, WITH 1/8" STEEL TO RECEIVE WOOD LINTELS AS INDICATED ON PLAN.
7. GARAGE DOORS SHALL BE BY "CLOPAY" AS PER OWNER.
8. EXHAUST FAN IS BY JENN FANS DIVISION BREIDERT AIR PRODUCTS.
9. 2"X10" WOOD FLOOR JOISTS @ 12" OR 16" O.C. SHALL HAVE MIN. FIBER STRESS FB = 1100 P.S.I. AND MIN. E = 1.4MILLION. PROVIDE BRIDGING EVERY THIRD SPAN.
10. DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO WALLS. DOUBLE HEADERS AND TRIMMER SUPPORT HEADERS AND TAIL JOISTS ON METAL HANGERS.
11. PLYWOOD SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE UNDERLAYMENT GRADE PLYWOOD GLUED WITH CONSTRUCTION ADHESIVE AND NAILED WITH THREADED UNDERLAYMENT NAILS, END JOINTS TO BE STAGGERED.
12. HARDWOOD FLOORING SHALL BE 3/4" STRIP BRAZILIAN CHERRY FLOORING PER OWNER.
13. ROOF RAFTERS SHALL BE 2"X8" @ 24" O.C. MAX. WITH 2"X12" RIDGE RAFTER. RAFTERS TO BE NOTCHED OUT AND REST ON DOUBLE HEADER WALL PLATE. RAFTER TO EXTEND TO ACCEPT FASCIA AND/OR SOFFIT BOARDS AS APPLICABLE.
14. COLLAR BEAMS TO BE 2"X8" INSTALLED NO FURTHER APART THAN 48" AND AT LEAST 24" BELOW RIDGE LINE.
15. ROOF SHEATHING, 1/2" CD PLYSCORD ROOF SHEATHING INSTALLED WITH BUTT DOUBLE JOINTS STAGGERED. SHEATHING TO BE SPACED 1/16" AT ALL JOINTS. METAL SUPPORT CLIPS TO BE INSTALLED BETWEEN RAFTERS ON ALL JOINTS WHERE ALL RAFTERS ARE 24" O.C.
16. PROVIDE THERMAL INSULATION: AT FLOOR SLAB, MIN. R-13; AT EXTERIOR WALLS, MIN. R-11; AT TOP CEILING, MIN. R-38.
17. INSTALL WOOD SIDING, VERTICAL PATTERN AND COLOR TO MATCH EXISTING, WITH CONTINUOUS CORNER POSTS, L AND I CHANNELS AROUND WINDOWS TO PROVIDE FOR EXPANSION ACCORDING TO MANUFACTURER'S SPECIFICATIONS. CAULK ALL SIDING ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
18. ROOF SHINGLES SHALL BE "SLATELINE" MINERAL FIBER MANUFACTURED BY GAF MATERIALS CORP OR APPROVED EQUAL, INSTALLED OVER 15 LB. ROOFING FELT WITH METAL DRIP EDGE ALONG RAKE AND EAVE. COLOR SHALL BE OF OWNER'S CHOICE AMONG READILY AVAILABLE COLORS.
19. SKYLIGHTS SHALL BE "WASCO" THERMOLIZED MULTI-PANEL MODEL NO. LSPV: 12"X36" WITH TINTED GLAZING OR APPROVED EQUAL. COLORS SHALL BE NO, 2412 BRONZE. INCLUDE PRICE FOR ELECTRICAL MOTORIZED OPERATOR.
20. FLASHING: INSTALL NEW 18" .019 ALUMINUM ROLL FLASHING AND COUNTER FLASHING. ALL METAL FLASHING TO BE TURNED 1/2" INTO MORTAR JOINTS, AND SEALED WITH ROOFING CEMENT.
21. GUTTERS AND DOWNSPOUTS: INSTALL BAKED FINISHED, .032 GAUGE 5" OG ALUMINUM SEAMLESS GUTTERING ON FRONT, SIDE AND REAR, SECURED WITH SPIKES 36" OR LESS ON CENTER, 3"X3", .019 WHITE BAKED FINISH DOWNSPOUTS TO BE INSTALLED AS INDICATED ON THE PLANS, EXTENDED 2' AT THE BOTTOM WITH CONCRETE SPLASH BLOCK. COLOR TO MATCH EXISTING.
22. PATCH TO MATCH EXISTING ADJACENT SURFACES WHERE DEMOLITION OCCURS.
23. PREFABRICATED FIREPLACE SHALL BE REGENCY MODEL "F 42- DV" DIRECT VENT NATURAL GAS FACTORY BUILT WITH 45% ELBOW, VENT TERMINAL KIT FOR OUTSIDE WALL, FORCED AIR KIT, AND HORIZONTAL TRIM KIT OR APPROVED EQUAL.
24. VINYL CLAD WINDOWS SHALL BE "ANDERSEN PERMASHIELD", COLOR WHITE WITH HIGH PERFORMANCE SUN INSULATING GLASS. PROVIDE INTEGRAL GRILLE AND INSECT SCREENS ON OPERATING SASHES OR APPROVED EQUAL:

MARK	UNIT NO.	ROUGH OPG.	TYPE
A	TW2452	2'-6 1/8"X 5'-3 1/4"	DBL HUNG
B	TW2052	2'-2 1/8"X 5'-3 1/4"	DBL HUNG
C	TW2032	2'-2 1/8"X 3'-3 1/4"	DBL HUNG
D	CTCW2	4'-9 1/8 X 2'-7 1/8"	CIRCLE TOP/FIXED
E	OCTAGON	2'-1 1/8 X 2'-1 1/8"	OCTAGON

25. DOORS: SUPPLY AND INSTALL DOORS AS INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE: INTERIOR 1-3/8" 6 PANEL WOOD; EXTERIOR 1-3/4" WOOD OR METAL INCLUDING 1-1/2 "B" LABEL RATED DOOR FROM FAMILY ROOM TO GARAGE, FINISH HARDWARE PER OWNER.



FOUNDATION PLAN @ 1/4" = 1'-0"

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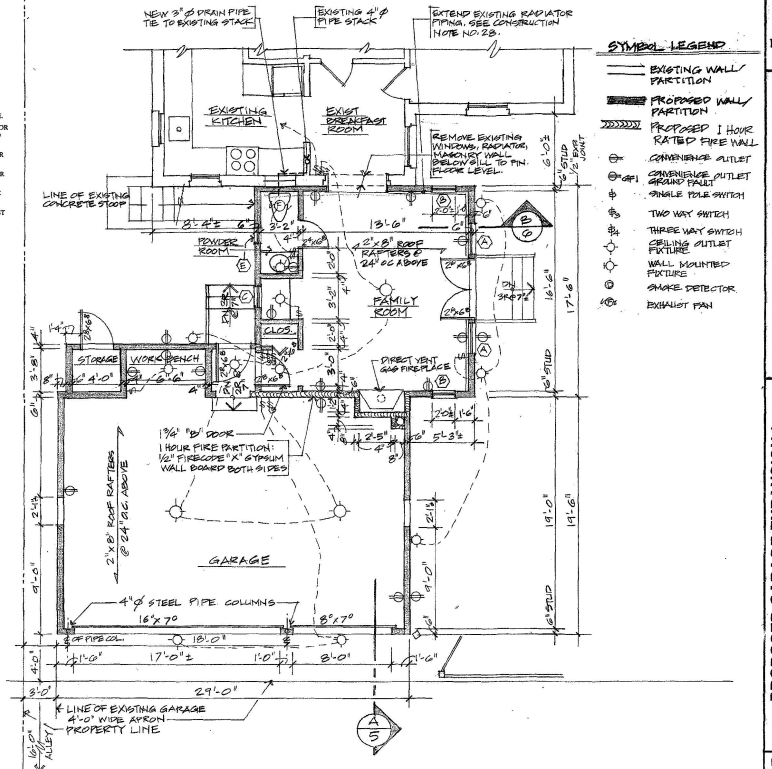
PROPOSED GARAGE EXPANSION / FAMILY ROOM ADDITION
1521 Kalmia Road, NW Washington, DC 20012

10/31/01

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CONSTRUCTION NOTES

26. PLUMBING: SUPPLY AND INSTALL PLUMBING CONNECTIONS FOR NEW POWDER ROOM GAS FIRE PLACE AS INDICATED ON THE PLAN WITHIN 4' OF MAIN CAST IRON STACK; USE PVC PLASTIC WASTE LINES AND 1/2" COPPER WATER LINES WITH INDIVIDUAL CUTOFFS FOR EACH FIXTURE, SUPPLY NECESSARY BACKVENTS AND WASTE LINES TO MEET CODE, SUPPLY AND INSTALL THE FOLLOWING FIXTURES OR APPROVED EQUALS.
   - * PROVIDE ROUGH-INS ONLY FOR WATER CLOSET AND LAVORATORY
   - * WATER CLOSET, "AMERICAN STANDARD ELONGATED CADET 2813".
   - * LAVATORIES, "AMERICAN STANDARD 0490.011 RONDALYN" WITH 8" SPREAD FAUCET HOLES.
   - * .RUN GAS LINE FOR FIREPLACE INSTALLATION. INSTALL TO MEET CODE.
   - * VANITY COUNTERTOP SHALL BE "DUPONT CORIAN" SOLID SURFACING OR APPROVED EQUAL WITH 6" HIGH BACK SPLASH. VANITY CABINETRY TO BE SELECTED BY OWNER AND ARCHITECT.
   - * BATHROOM ACCESSORIES AND HARDWARE TO BE SELECTED BY OWNER AND ARCHITECT.
   - * MEDICINE CABINET: INSTALL 18"X36" RECESSED BEVELED EDGE MIRROR CABINET AS MFD. BY "BASCO" OR APPROVED EQUAL.
27. ELECTRICAL: CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE WITH 250 AMP CAPACITY.
   - * AT POWDER ROOM, FURNISH AND INSTALL 60 CFM BATHROOM EXHAUST FAN MOUNTED IN CEILING IN ABOVE WATER CLOSET WITH SEPARATE SWITCH; FAN TO BE DUCTED TO OUTSIDE.
   - * LIGHT FIXTURES TO BE SELECTED BY OWNER AND ARCHITECT AND SUPPLIED BY OWNER.
28. MECHANICAL: EXTEND EXISTING HOT WATER HEATING SYSTEM VIA LOW PROFILE BASEBARD RADIATORS AS INDICATED ON PLAN.

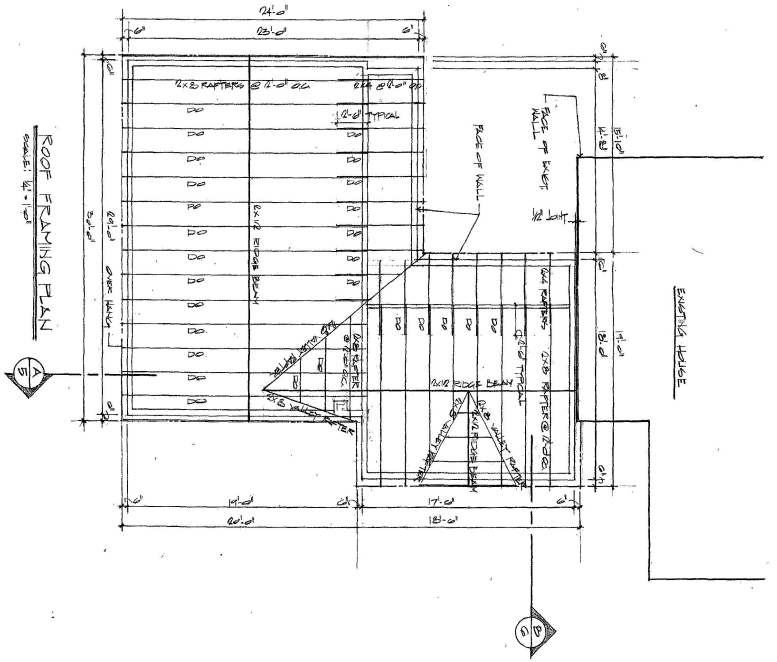


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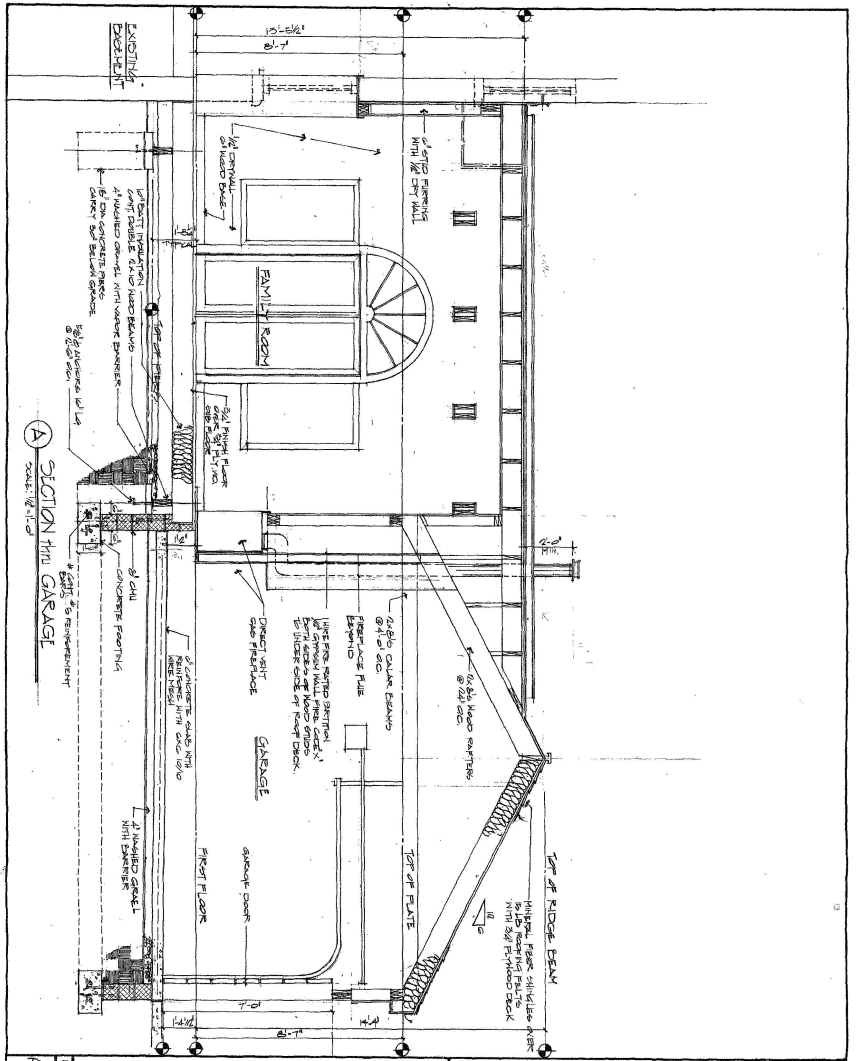
A3	10/19/05	**PROPOSED GARAGE EXPANSION / FAMILY ROOM ADDITION** 1521 Kalmia Road, NW Washington, DC 20012	**JEFFERMEL** **Architects, Planners & Associates** 1521 Kalmia Road, N.W. Wash., D.C. 20012

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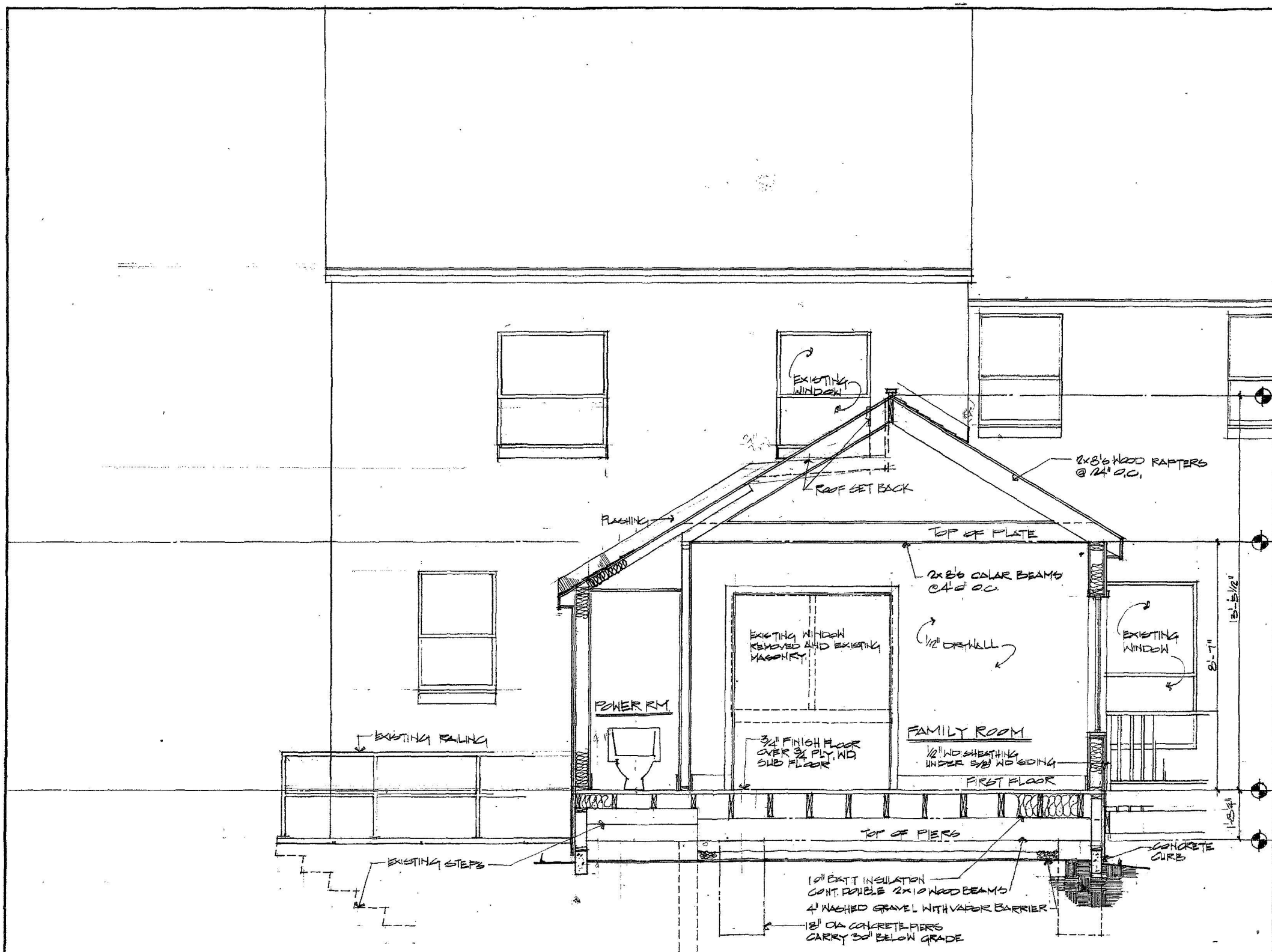
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(B) SECTION thru FAMILY ROOM

SCALE: 1/2" = 1'-0"

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