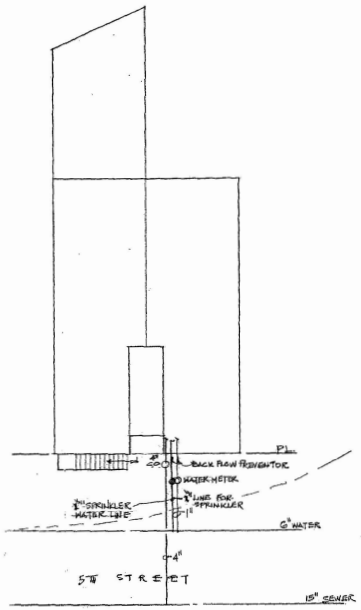
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D.C. OFFICE OF ZONING
2002 JAN 15 AM 1:26

ADDITION OF NEW APARTMENT BUILDING

1719 – 1721 5TH STREET N. W.

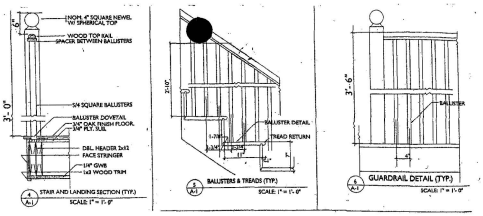


SITE PLAN

CODE ANALYSIS

USE GROUP	R-2
TYPE OF CONSTRUCTION	5B
DESIGN IN ACCORDANCE W/	BOCA 1996
NUMBER OF STORIES	3
BUILDING IS SPRINKLERED	YES

BZA
Case No. 16838
Exhibit No. 20



STAIR DETAIL

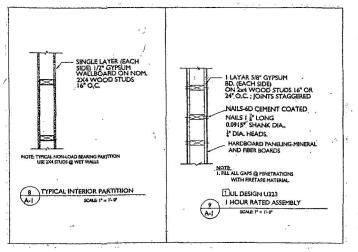
FC 5105 (H.A.J)

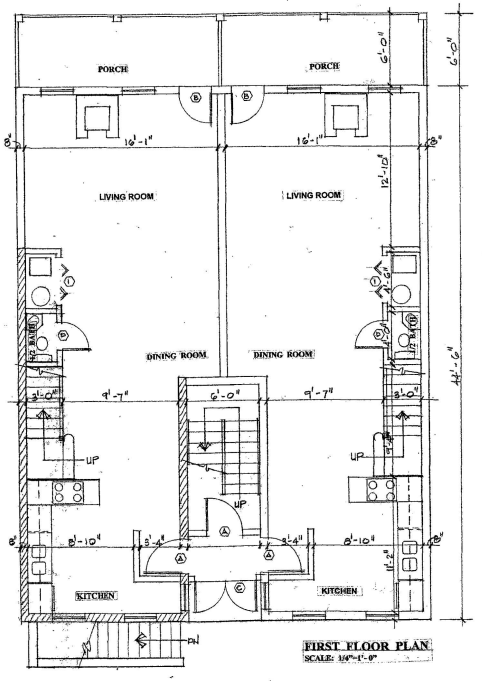
Construction Type: Wood Joists, Gypsum Wallboard

½" proprietary type X gypsum wallboard or veneer base applied at right angles to resilient furring channels with 1" type S drywall screws 12" o.c. Resilient channels applied 24" oc. at right angles to wood joists 16" o.c. with 6d common nails. Wood joists supporting ¾" plywood and 1" proprietary sanded gypsum underlayment. Sound tested using 3½" glass fiber in joist spaces and with carpet and pad.

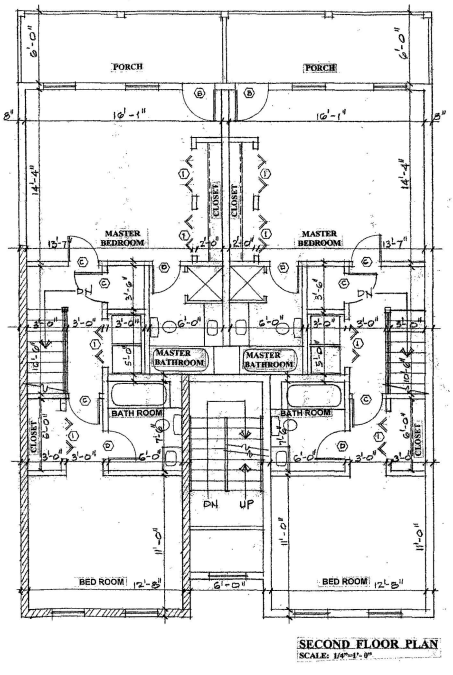
Approx. Ceiling Weight: 2 psf
Fire Test: UL FB252
Alt. Design L502, 4-21-71
Sound Test: G & H BW-10 MT, 10-13-70
IIC & Test: (73 C & F) G & H BW-10 MT, 10-13-70

FLOOR CEILING ASSEMBLY





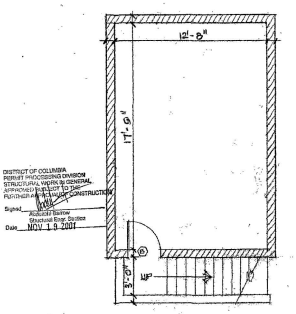
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



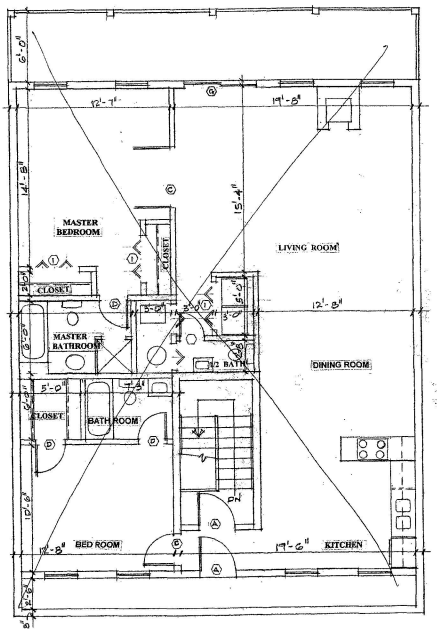
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

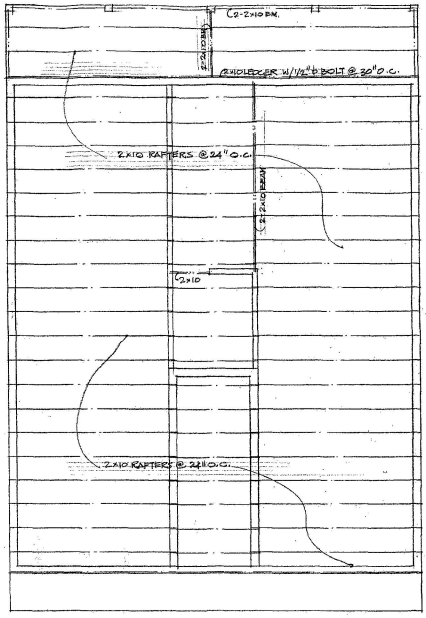
SYM BOL	WIDTH	HEIGHT	THICK-NESS	MATERIAL	TYPE	QUAN-TITY	REMARKS
A	2'-0"	6'-8"	1 3/8"	WOOD	SOLID SOLE		
B	2'-8"	6'-8"	1 3/8"	WOOD	SOLID CORE		
C	2'-6"	6'-8"	1 3/8"	WOOD	SOLID CORE		
D	2'-4"	6'-8"	1 3/8"	WOOD	SOLID CORE		
E	2'-0"	6'-8"	1 3/8"	WOOD	SOLID CORE		
F	4'-0"	6'-8"	1 3/8"	WOOD	FRENCH		
G	6'-0"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



EXISTING BASEMENT



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



ROOF FRAMING PLAN

FINISH SCHEDULE

	FLOOR					BASE			WALLS				CEILING			REMARKS
	CARPET	CERAMIC TILE	VINYL TILE	COMPOSITE TILE	CONCRETE SLAB	4" WOOD	CERAMIC TILE	4" VINYL	COMPOSITE TILE	FLAT LATEX PAINT	SEMI GLOSS LATEX PAINT	CERAMIC TILE	CONCRETE BLOCK	EXIST. PLASTER	CONCRETE	ACOUSTICAL TILE	FLAT LATEX PAINT	SEMI GLOSS LATEX PAINT	GWB PAINTED	
EXTERIOR																				
CORRIDOR				●					●	●									●	WROUGHT IRON
STAIR																				
UNITS																				
LIVING / DINING RM	●							●			●									
KITCHEN		●							●		●									
HALL			●							●										
UTILITY				●																
DEN	●							●			●									
BATHROOM		●							●		●									
BEDROOM	●							●			●									
CLOSET	●							●			●									
LINEN CLOSET	●							●			●									
LAUNDRY		●							●		●									

STRUCTURAL NOTES

Footings

All footings: 1-2b:1 mix concrete. Col. and pier fittings 36"x36"x18" deep unless otherwise noted. Wall footings shall be 12" deep and project 6" - Category footings 'F' on each side; 18" dp footings below frostline walls to have 12" projection. Footings stepped down in 12" steps.

Floors

Concrete slabs on earth 4" thick, 1-2:4 mix.

Masonry

Basement walls to be hollow cinder block. Above basement walls to be of 5" brick veneer tied to wood studs with galv. metal ties.

Copper backed super full thickness of wall shall be warped in at all openings to form flashing. Where cavity occurs, building paper shall be carried to exterior walls at 45 degree grade. Wall bearing under beams shall be hard burned brick. All floors to be 7. 5. of mixed masonry.

Parge

Foundation walls shall be parged 3" above grade line with 3/4" cement mortar.

Framing

See plans for joist size-center size and spacing. All stud bearing walls and partitions shall be 2"x4" studs unless otherwise noted. Double joists under partitions and around openings. All joists and rafters shall be cross bridged every 8'-0". Joists and rafters shall be doubled around openings for chimneys or other forms of fireplaces. All stairs, partitions & walls shall be fire stopped as required by the B.C. Building Code. All rafter ends to be doubled. All wood members to be centered over bearing walls to within not less than 1" thereto. Where joists pass thru bearing partitions, they shall be lapped & spiked or reinforce plate. Grounds, 18" ex. all timber on masonry on grade.

Lintel Schedule

Opg.	Lintel
Up to 3'	2 - 2 x 6
3'-1 to 5'	2 - 2 x 8
5'-1 to 8'	2 - 2 x 10
Over 8'	2 - 2 x 12

Rafters

Wall Plates for rafters bolted to masonry with 5/8" ø x 24" bolts - 6' o.c. Plates for floor walls bolted with 3/4" ø x 12" bolts - 6' o.c. Bolts to be within 12" of ends of each plate shall be securely anchored to masonry. Provide joists with keys, studs shall be securely nailed to wall with 3 staggered studs anchored to wall at 24" o.c. Install anchors parallel to wall angles 3 joists.

Steel

See drawings

All bases/to have standard bearing plates and wall anchors.

Lintel Schedule

Opg.	Brick	Lintel - 2 1/2 per opg.
Up to 3'	4x3½x5/16	2x6x1'-6" Above
3' to 5'6"	5x3½x5/16	2x8x1'-6" Above
Over 5'6"	See Plans.	

Retaining Walls

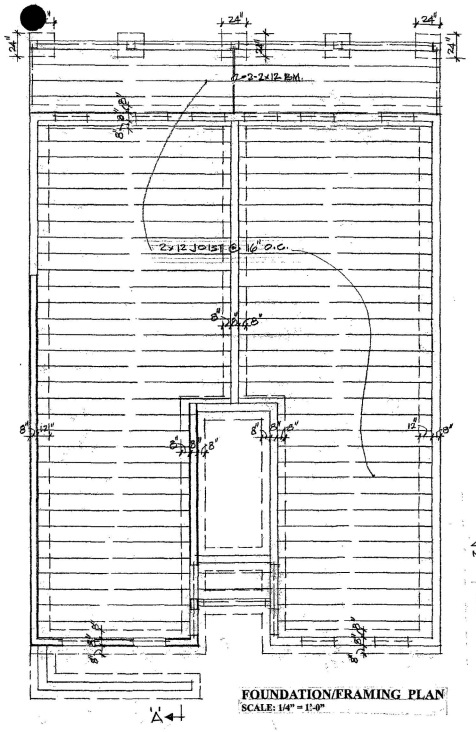
Gravity stone retaining wall thickness at base - 1/3 height

Loads & Stress

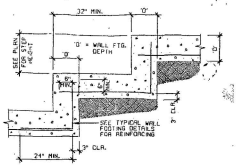
Soil Value 3000 psf - Live Load 60 psf - Snow Load 30 psf - DF - Lumber
F = 1150# psi. Parallel
F = 1150# psi. Angle
E Factor 1/2

DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
PERMIT HAS BEEN ISSUED ON BASIS OF
STRUCTURAL REVIEW ONLY
APPROVED SUBJECT TO ALL OF CONSTRUCTION
FURTHER APPROVAL

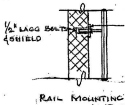
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Construction Services Manager
Date: NOV 14 2001



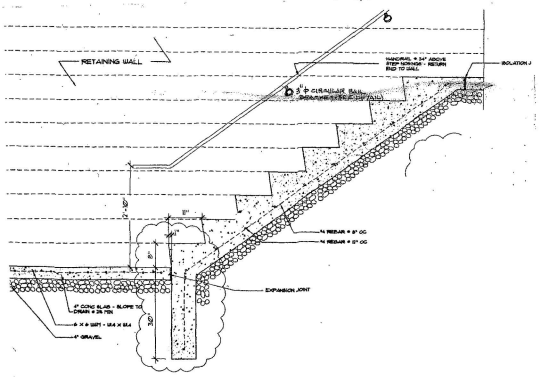
FOUNDATION/FRAMING PLAN
SCALE: 1/4" = 1'-0"



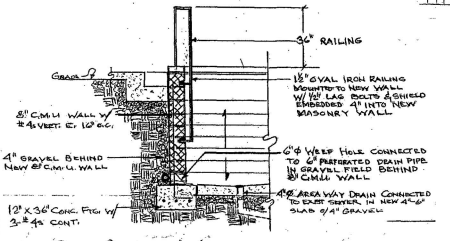
TYPICAL STEPPED FOOTING DETAIL



RAIL MOUNTING DETAIL
N.T.S.

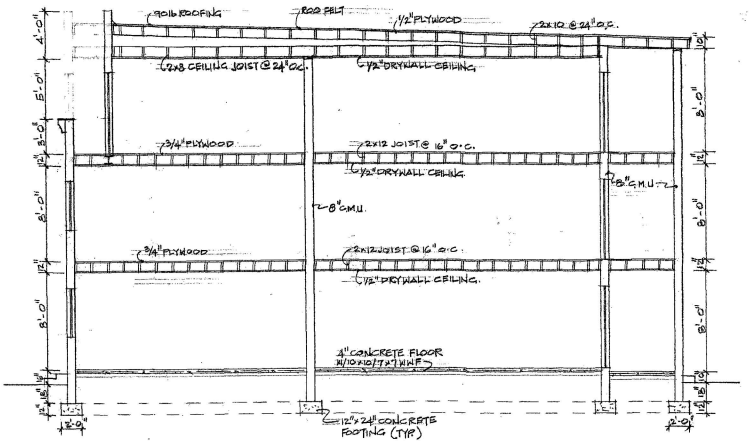


TYPICAL CONCRETE STEPS TO REAR AREAWAY

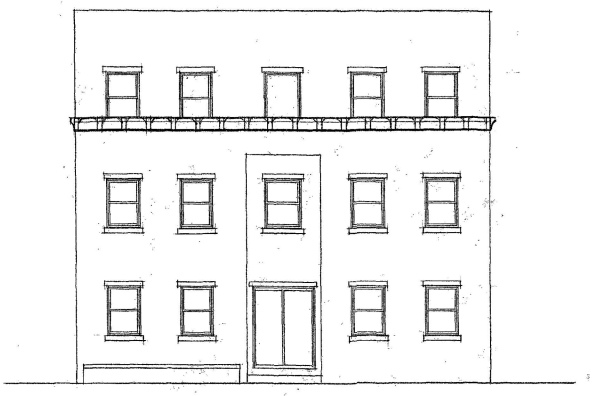


CROSS-SECTION A-A
½" = 1'-0"

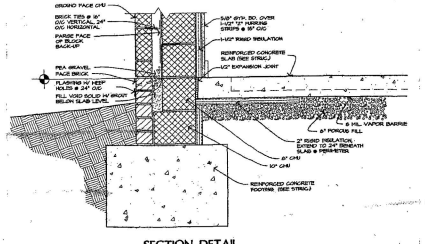
DISTRICT OF COLUMBIA
PERMIT PROCESSING DIVISION
FORMAT PROCESSING REVISIONAL
STRUCTURAL NOTES REVISIONAL
APPROVED NOT TO BE USED FOR CONSTRUCTION
FURTHER APPROVALS REQUIRED
Signed: Assistant Director
Assistant Dep. Director
Date: NOV 19 2001



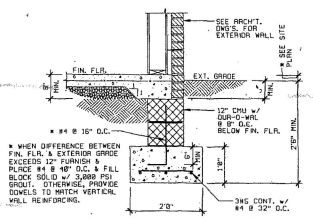
CROSS-SECTION B-B
SCALE: 1/8" = 1'0"



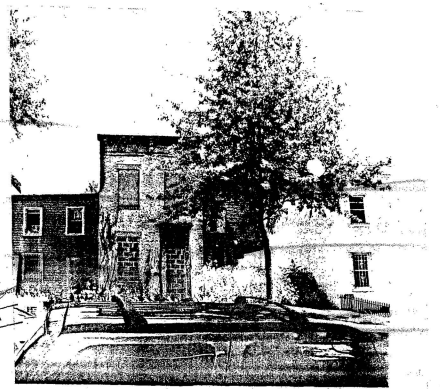
PROPOSED ELEVATION



SECTION DETAIL



TYPICAL EXTERIOR WALL FOOTING



EXISTING ELEVATION