SMITH RESIDENCE
2304 FIRST STREET, NW
WASHINGTON, DC

General Requirements

- The term "work" as used in these notes shall include all provisions as drawn or specified in these documents, as well as all other provisions specifically included by the Owner in the form of drawings, specifications, and written instructions and approved by the Designer.

- Contractor shall visit the site to verify all plan and existing dimensions and conditions and shall notify the designer in writing, of any discrepancies before proceeding with the work or shall be responsible for same.

- Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to these codes.

- These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations shall be the Contractor's responsibility.

- Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.

- If in the event of conflict between local, state, and national codes, the more stringent shall govern.

- AIA general conditions of the Contract for Construction are a part of this project.

- The Contractor is responsible for all construction means and methods as well as all compliance with building codes and other applicable laws, ordinances and regulations. The Designer is available to the Contractor, however, all questions regarding the project must be directed to the Owner. The Designer assumes no responsibility for the means and methods of construction of the project, in as much as the Contractor has full control and has assumed full responsibility.

- Use of these documents without written permission of the Designer is forbidden. Copyright 2001, Glerum Design Group.

- Any and all drawings and specifications for site work, plumbing supply or waste, electrical circuiting, and heating, ventilation, and air conditioning systems not contained in the "list of drawings" listed on the page are not part of the design services provided to the Owner by the Designer under their Agreement. Any discrepancies with these documents by any of the above listed services shown in documents by others should be indicated in writing to the Designer immediately.

- All proposed substitutions shall be reviewed by the Owner and he/she shall have the final authority to accept or reject substitutions as "equal" to the specified item or assembly. If the G.C. does not identify and receive Designer/Owner approval for substitutions, then the Owner retains the right to demand that the product or construction method originally specified be installed without additional cost to the Owner.

- Prior to beginning work, the G.C. and his subcontractors shall thoroughly examine the site and the Construction Documents to ensure his knowledge of all relevant field conditions and requirements affecting the work. No claim for extra compensation will be allowed for Contractor's or subcontractor's failure to comply with this requirement.

- G.C. shall submit a complete list of all proposed subcontractors to the Owner. All subcontractors shall, at the discretion of the Owner, submit qualifications for the type of work specified.

- G.C. shall provide a proposed construction schedule showing the phasing of the work and the time required for each element.

- G.C. shall provide protection and be responsible for any existing finishes to remain including: appliances, finish flooring, walls, ceilings and existing fixtures/lighting/electric equipment. The G.C. shall repair any damage to the previously mentioned items. All existing finishes to remain shall be cleaned at the completion of construction..

- All materials and systems shall be installed as per manufacturer's recommendations and all construction shall be of industry standard or better. The Owner shall be ultimate judge of quality.

- Only new items of recent manufacture, of standard quality, free from defects, will be permitted on the work, unless otherwise noted. Rejected items shall be removed immediately from the work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the G.C. from the responsibility for quality and character of items used nor from any other obligation imposed on him by the contract.

- Detail drawings take precedence over drawings of larger scope. Should the G.C., at any time, discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on drawings and measurements at site, he shall not proceed with work affected until clarification has been made.

- G.C. shall verify that no conflicts exist in locations of any and all mechanical, telephone, electrical, plumbing or other equipment and that all clearances for installation and maintenance of above equipment are provided. Elements in conflict shall be determined and reviewed with the Owner prior to proceeding with work.

- G.C. shall provide the Owner with manufacturer's cut sheets and specifications for all equipment including but no limited to: light fixtures, plumbing equipment, electrical equipment, fans, heating and cooling equipment and plumbing fixtures.

- G.C. shall order and schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or to have a long lead time, the G.C. shall notify the Owner immediately.

- The Contractor shall perform selective demolition work in a systematic manner. Use such methods as required to complete work indicated on drawings in accordance with demolition schedule and governing regulations.

- Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.

- If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure to environmental pollution.

- Repair demolition performed in excess of that required. Return structures and surfaces to condition prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work. The Contractor shall be responsible for rough grading, as approved by owner, but shall not be responsible for landscaping, vegetation and fine grading.

- Contractor shall arrange for the proper discontinuance and/or relocation of all utilities when required, including sewers, water, gas, electric and telephone lines.

- Brace structure as necessary during demolition to prevent structural damage. Protect the existing exterior and interior walls, roof and trees from damage during demolition and construction.

- Prior to cutting or drilling affecting existing structural members not indicated, submit written notice to Designer(s) specifying location and requesting consent to proceed with cutting or drilling.

- Contractor shall do cutting or drilling of existing construction as required for installation of new work, including cutting of holes for new mechanical, plumbing and electrical work. Cover openings temporarily when not in use and patch as soon as work is installed. Refinish all affected areas to match their original condition.

Plumbing

- Contractor shall provide products manufactured by the following, unless substitutions are accepted by Owner prior to installation:
  Vitreous China Fixtures: Crane, Briggs, Am. Standard, Kohler
  Enameled Cast Iron Fixtures: Kohler, Am. Standard
  Faucets: Symmons, Chicago, Delta, T&S Brass, Kohler
  Stainless Steel Sink: American Standard

- Field verify dimensions prior to installation. Examine area and conditions under which fixtures are to be installed. Check for correct dimensions, plumbness of walls and soundness of surfaces that may affect installation.

- Repair or replace existing wall, floor and ceiling finishes damaged during plumbing relocation work prior to installation. Clean all plumbing fixtures upon completion of installation.

- For each type of fixture, provide trim, carriers, seats and valves as required for a complete installation. All fixtures, fittings, trim and accessories shall be compatible to produce a complete fixture.

Mechanical

- All mechanical work is to be carried out in accordance with all applicable codes and in keeping with good engineering practices.

- The Contractor shall provide and install all necessary equipment, sheet metal duct work, hangers, flexible ductwork, grilles, thermostats, controls, fire dampers, piping, access panels, and the like, required to meet all typical M.E. mechanical codes, and to provide the Owner with a fully operational and balanced mechanical system.

- All mechanical equipment shall be new where noted and shall meet all UL standards where applicable.

- The installation of all mechanical equipment and assemblies shall be of industry standard or better.

- The G.C. shall coordinate the tie-in to the existing building systems with the Owner.

- Exact locations of thermostats, indicated on drawings, shall be identified by the G.C. and verified in the field by the Owner prior to installation.

- The Contractor shall perform all testing and balancing of the system. Balancing shall not begin until the system is completed in full working order. The G.C. shall maintain access to ductwork at locations requested by the Contractor to facilitate balancing.

Power, Telephone & Data

- All electrical work shall be carried out in accordance with all applicable codes and in keeping with good engineering practices.

- The Contractor shall fully review the existing electrical service, equipment, panel boards, etc, as well as the relevant construction documents, No claim for extra compensation will be allowed due to the Contractor's failure to fulfill this requirement. Contractor shall coordinate and provide any and all power requirements for telephone, security and/or data systems proposed.

- The Contractor shall provide and install all wire, cable, wiring devices, panel boards, fixtures, conduit, outlets, switches and the like required to provide the Owner with a complete and fully operational installation as described in the Construction Documents, unless instructed otherwise. All material shall be new, first class and in compliance with the requirements of the Nat'l Board of Fire Underwriters Laboratory. The work shall be installed in accordance with the latest edition National Electrical Code and the local electrical code, which are hereby made part of the Construction Documents.

- The G.C. shall coordinate the tie-in to the existing building systems with the Owner.

- All multiple switch locations are to be ganged and installed with a single face plate. Cover plates shall not be cut and butted together.

- The Contractor is responsible for the installation of telephone lines, data lines or equipment, and shall install conduit and provide pull strings where required. It is the responsibility of the G.C. to coordinate the installation of the telephone and cabling system with that of the electrical system.

- Receptacles and telephone outlets shall not be mounted back to back. All outlets shown grouped together shall not be more than 5" (centerline to centerline) apart and shall be spaced equally. Should a conflict occur between the design drawings and any requirement for proper functioning, it is the responsibility of the G.C. to bring the conflict to the attention of the Designer and/or Owner prior to proceeding with the work.

- All receptacles, switches, telephone & data jacks and respective cover plates shall match. Color: white.

- Receptacles with in 6'-0" of "wet" areas shall be GFI type.

Doors and Windows

- Unless otherwise noted, window sizes define intended architectural size and type by indicating rough opening in feet and inches. Contractor shall verify that windows to be installed comply with local code standards for egress, light, and ventilation and impact loads.

- All doors and windows are to be approved by Owner prior to installation.

Thermal and Moisture Protection

- All slabs on grade in conditioned spaces shall be insulated with a minimum R5 rigid insulation from top of slab downward to 24" below slab and inward 24" from exterior of slab at all slab perimeter areas.

- Waterproof all exterior foundation walls below grade enclosing habitable spaces as specified by code at exterior face of wall.

- Damp proof all exterior foundation walls enclosing basements and crawl spaces with damp proofing as specified by code at exterior face of wall.

- Flashing: Code approved corrosion resistive flashing shall be provided at top and sides of all exterior window and door openings in such a manner as to be leak proof, except that self-flashing windows having a continuous lap of not less than 1 1/8" over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing. Jamb flashing may also be omitted when specifically approved by the building official. Similar flashing shall be installed at the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings; under and at the ends of masonry, wood or metal copings and sills; continuously above all projecting wood trim at wall and roof intersections; under built-in gutters; at junctions of chimneys and roofs; and in all valleys and around all roof openings.

- Building Paper: When veneer of brick, clay tile, concrete, or natural or artificial stone are used, 15 pound felt or paper shall be attached to the sheathing with flashing wherever necessary to prevent moisture penetration behind veneer. Approved water resistant sheathing may be substituted for building paper.

Structural Renovation

- The renovation work shall not alter the structural integrity of the building.

- Only wood members that have suffered considerable damage are to be replaced with wood members of the same size and type. Proper shoring and bracing shall be used in order to carry out such repair.

- The existing roof structural system shall be inspected and all ruined wood is to be replaced with wood members of the same size and type. Proper shoring and bracing shall be used in order to carry out such repairs.

- No work that would alter the structural integrity of the existing foundation or the existing exterior masonry walls is to be done.

- All work is to be done in strict compliance with D.C. Building codes.

BZA
Case No. 16962
Exhibit No. 9

PROJECT DIRECTORY

OWNER	AISLEE & LAUREN SMITH *2304 1ST STREET, NW* *WASHINGTON, DC* *202.302.7278*
DESIGNER	GLERUM DESIGN GROUP *206 E. MASON AVENUE* *ALEXANDRIA, VA 22301* *703.963.1666*
CONTRACTOR	TO BE DETERMINED

INDEX

A0	COVER SHEET
A1	SEDIMENT CONTROL
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING/DEMO PANS
A4	PROPOSED FLOOR PLANS
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A6	ELECTRICAL PLANS
A7	MECHANICAL PLANS
A8	STRUCTURAL NOTES
A9	STRUCTURAL PLANS

ZONING/CODE ANALYSIS

	EXISTING	NEW
BUILDING USE GROUP:	RESIDENTIAL	RESIDENTIAL
BUILDING CONSTRUCTION TYPE:	5B	5B
HT/NO. OF STORIES:	30'-4"/3-STORY	NO CHANGE
HIGH RISE:	NO	NO
COVERED MALL:	NO	NO
FULLY SUPPRESSED:	NO	NO
TENANT SPACE:	1,632 SF TOTAL LOT	1,632 SF TOTAL LOT
EXTERIOR/FIRE SEPARATION WALL:	2 HRS	2 HRS
TENANT SEPARATION WALL:	2 HRS	2 HRS
INTERIOR BEARING PARTITION:	1 HR	1 HR
STRUCTURAL MEMBERS SUPPORTING WALL:	2 HRS	2 HRS
ROOF CONSTRUCTION, BEAMS, TRUSS FRAMING AND ROOF DECK.	0 HR	0 HR
NUMBER OF EXITS:	4	4
REAR YARD:	20 FT	0 FT
SIDE YARD:	NONE REQUIRED	-
PERCENTAGE OF LOT OCCUPANCY:	60%	79%
F.A.R.:	NONE PRESCRIBED	-
LOT:	75	
SQUARE:	3125	
ZONE:	R-4	

PROJECT DOCUMENTS ARE BASED UPON:
1996 DCRA TITLE 12 CONSTRUCTION CODE SUPPLEMENT
1996 BOCA BASIC/NATIONAL BUILDING CODE
1996 BOCA BASIC/NATIONAL EXISTING STRUCTURAL CODE
1995 CABO ONE-AND-TWO-FAMILY DWELLING
1996 BOCA/NATIONAL FIRE PREVENTION CODE
1995 INTERNATIONAL PLUMBING CODE
1996 INTERNATIONAL MECHANICAL CODE
1996 NFPA NATIONAL ELECTRICAL CODE
NFPA 101/LIFE SAFETY CODE

SOIL EROSION NOTES

1. SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE START OF ANY EXCAVATION AND/OR CONSTRUCTION PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVISALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASIN AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER SIZE OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT, MULCH, ETC.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON. HE SHALL NOTIFY THE OFFICE AT THE NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF PROJECT

DATE

FLOODING AND EROSION CONTROL NUMBER

GLERUM DESIGN GROUP, INC.
1300 Army Navy Drive Suite 708 Arlington, VA 22202
Phone 703.963.1666 Fax 703.979.3056

Revisions
NEW
Date

ISSUE LOG
Date | Reason
10.09.02 | PERMIT

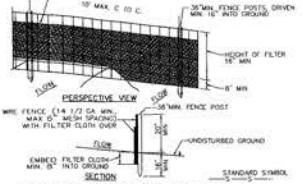
REVISION LOG
No. | Date

Project No. 99007
Date 10.09.02

Project Title: SMITH RESIDENCE
2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title: COVER SHEET

A-0



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE: TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH: TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

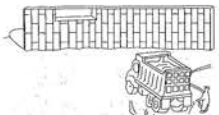
POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABLINKA T140N OR APPROVED EQUAL

FABRICATED UNIT: LOG MAIL, ENVIROFENCE, OR APPROVED EQUAL

1 / A1 FABRICATED SILT FENCE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDER CARRIAGE OF A VEHICLE CAN BE WASHED.

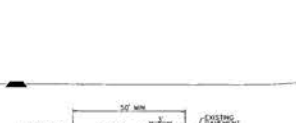
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4 / A1 VEHICLE WASH AREA
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PLUMBING INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 / A1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES (4"), 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 BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR WHERE STORM FLOW OR DRAINAGE.

5 / A1 STRAW BALE DIKE
NOT TO SCALE

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
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. IMPLEMENT 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 (+) (137.9KPA) 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 [illegible] 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 MIST OR SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.



NOTES:

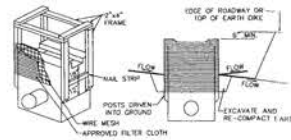
1. 1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. 2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN CUBIC FEET EQUALS SEVEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE. PUMP DISCHARGE (GPM.) x 10=CUBIC FOOT STORAGE.
3. 3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3 / A1 PORTABLE SEDIMENT TANK DETAIL
NOT TO SCALE

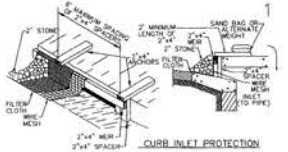
SODDO ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade-side or flatter).

1. C. General Specifications
   a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
   b. Sod shall be machine cut at a uniform thickness of 3/4". plus or minus 1/4". at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
   c. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
   d. Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pads and torn or uneven ends will not be acceptable
   e. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
   f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.
   g. Sod labels shall be made available to the job foreman and inspector.
2. 1. Sod Installation
   a. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
   b. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
   c. On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour line and with staggering joints. Secure the sod by rolling, tamping and pegging or other approved methods.
   d. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact with the subsoil and surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil to a depth of 4" are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.
3. 1. Sod Maintenance
   a. In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
   b. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
   c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.



SWALE INLET PROTECTION



CURB INLET PROTECTION

CONSTRUCTION SPECIFICATIONS

A. MATERIALS
   1. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
   2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
   3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
   4. STONE IS TO BE 2" IN SIZE, AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.

B. CURB INLET PROTECTION
   1. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN WIDTH BY THROAT LENGTH PLUS 4') TO THE 2"x4" WEIR (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING
   2. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SIEVE) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WEIR.
   3. SECURELY NAIL THE 2"x4" WEIR TO 5" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX 6' APART).
   4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2' LENGTH) OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
   5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM OF 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
   6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER CLOTH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
   7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
   8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

C. A SWALE, DITCHLINE OR YARD INLET PROTECTION
   1. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
   2. DRIVE 2"x4" POST 1' INTO GROUND AT FOUR CORNERS OF INLET. PLACE NAIL STRIPS (8)INCH POSTS ON ENDS OF INLET. ASSEMBLE TOP PORTION OF 2"x4" FRAMING USING OVERLAP JOINTS AS SHOWN. TOP OF FRAME (WEIR) MUST BE 6" BELOW CODE OF ROADWAY ADJACENT TO INLET.
   3. STRETCH WIRE MESH OVER FRAME AND FASTEN SECURELY. WIRE MUST MEET AT POST. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW INLET NOTCH ELEVATION. FASTEN SECURELY TO FRAME. ENDS MUST MEET AT POST OR OVERLAPPED AND FOLDED. THEN FASTENED DOWN.
   5. BACKFILL AROUND INLET IN COMPACTED 6" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
   6. IF THE INLET IS NOT IN A LOW POINT, CONSTRUCT A PACKED EARTH DIKE IN THE DITCH LINE BELOW IT. THE TOP OF THIS DIKE IS TO BE AT LEAST 6" HIGHER THAN THE TOP OF FRAME (WEIR).
   7. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

6 / A1 INLET PROTECTION
NOT TO SCALE

TOTAL DISTURBED AREA: 250 SF

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1300 Army Navy Drive Suite 708 Arlington, VA 22202
Phone 703.683.1666 Fax 703.979.1634

Project Title: SMITH RESIDENCE
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WASHINGTON, DC

Sheet Title: SEDIMENT CONTROL

ISSUE LOG

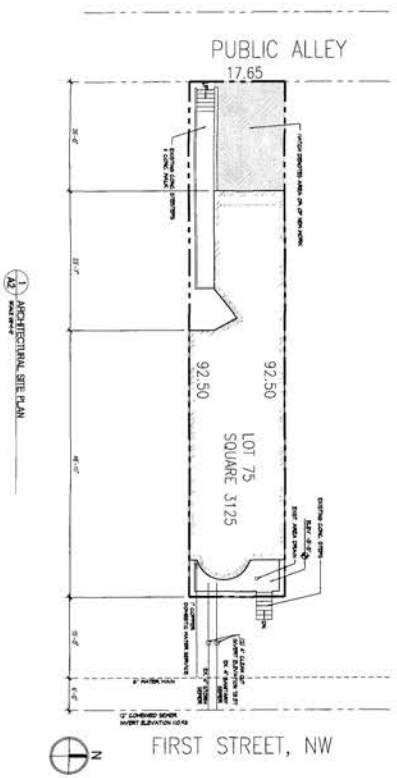
Date	Reason
10.08.02	PERMIT

REVISION LOG

No.	Date

Project No. 98001
Date 10.08.02

A-1



1/A2 ARCHITECTURAL SITE PLAN

Project Title
SMITH RESIDENCE
2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
ARCHITECTURAL SITE PLAN

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1300 Army Navy Drive Suite 725 Arlington, VA 22202
Phone 703.983.1866 Fax 703.979.5639

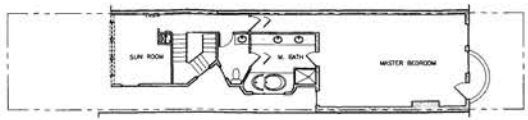
Structural
MEP
Civil

Project No. 09001
Date 10.08.10
A-2

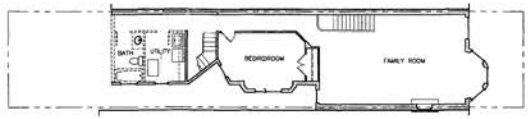
LEGEND

EXISTING WALL TO REMAIN

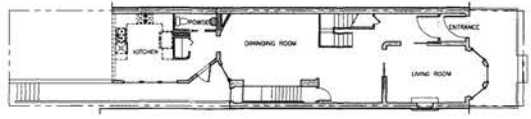
DEMOLITION/COORD. W/ NEW WORK



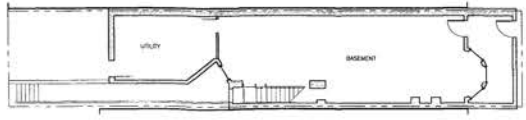
4 / A3 EXISTING THIRD FLOOR



3 / A3 EXISTING SECOND FLOOR



2 / A3 EXISTING FIRST FLOOR



1 / A3 EXISTING BASEMENT

GENERAL DEMOLITION/REPAIR NOTES

1. Repair all damaged and deteriorating interior walls at exterior walls to insure smooth surface and ready for finishing/paint.
2. Prime and paint all interior walls and ceilings with (2) two coats. All trim, doors and frames are to receive semi-gloss paint and all other areas to receive flat paint, unless otherwise instructed.
3. Furnish and install new plywood sub-flooring and new flooring throughout entire structure, as necessary. Coordinate with new work.
4. Mechanical, electrical and plumbing contractors are responsible for there respective permits and coordination with other trades. All contractors are responsible for verifying proper function and installation of equipment/layout. Plans are for informational purposes only.
5. Provide updated termite and rodent treatment/extermination before occupancy.
6. Provide blow-in type insulation into wall cavity at all exterior walls.
7. Provide new gypsum ceiling throughout structure. Refer to finish schedule for additional information.
8. Contractor to provide new roof, gutters and downspouts to match existing with a minimum (10) ten year warranty.

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1300 Army Navy Drive Suite 709 Arlington, VA 22202
Phone 703.685.1666 Fax 703.979.3059

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Civil

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2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
EXISTING/DEMO PLANS

ISSUE LOG

Date	Reason
10.06.02	PERMIT

REVISION LOG

No.	Date

Project No.
98001

Date
10.06.02

A-3

FINISH SCHEDULE

ROOMS	FLOORS: CARPET	FLOORS: VCT	FLOORS: CERAMIC TILE/STONE	FLOORS: WOOD	BASE: WOOD	BASE: CERAMIC TILE	WALLS: PLASTER/GYPS. BD.	WALLS: CERAMIC TILE	WALLS: WTP. RES. WOOD	CEILINGS: DROP OR FLAT	CEILINGS: WTP. RES. WOOD	Remarks
BASEMENT												
GARAGE						•				•		
1ST FLOOR												
KITCHEN			•			•				•		
2ND FLOOR												
BEDROOM #1	•				•		•			•		
BATH			•			•		•			•	
LAUNDRY			•			•		•			•	
3RD FLOOR												
NURSERY	•				•		•			•		
SUNROOM	•				•		•			•		

NOTE: REFER TO FLOORPLANS FOR ALL QUANTITIES
G.C. TO VERIFY ALL FINISHES W/ OWNER PRIOR TO INSTALLATION

DOOR SCHEDULE

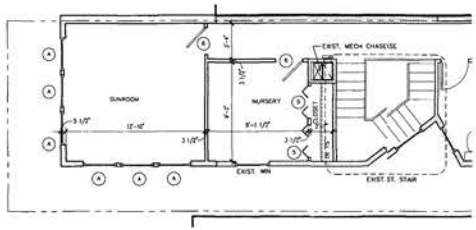
Door Number	Size	Door: Material	Door: Finish	Frame: Material	Frame: Finish	Remarks
1	8'-0"x7'-0"	WD.	-	WD.	-	GARAGE DOOR, AUTOMATIC OPENER
2	(3) 2'-6"x6'-8"	WD	-	WD	-	EXT. FRENCH, FULL LITE, WEATHERSTRIP
3	2'-6"x6'-8"	WD	-	WD	-	
4	2'-6"x6'-8"	WD	-	WD	-	SLIDING POCKET DOOR
5	2'-6"x6'-8"	WD	-	WD	-	BI-FOLD, PANELED
6	2'-6"x6'-8"	WD	-	WD	-	

NOTE: G.C. TO FIELD VERIFY ALL ROUGH OPENING AND EXISTING FRAMING CONDITIONS.
ALL INTERIOR EXPOSED SURFACES TO BE PAINT OR STAIN READY

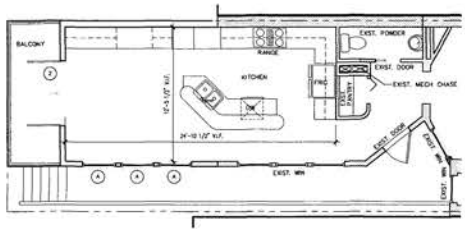
WINDOW SCHEDULE

Window Symbol	Size	Window: Material	Window: Finish	Frame: Material	Frame: Finish	Remarks
A	3'-0" x 5'-1"	WD	-	WD	-	MATCH EXISTING

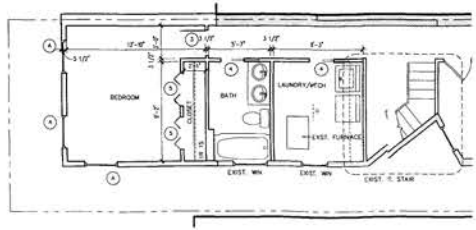
NOTE: G.C. TO FIELD VERIFY ALL EXISTING WINDOW SIZES TO MATCH NEW WINDOWS
ALL INTERIOR EXPOSED SURFACES TO BE PAINT OR STAIN READY
ALL WINDOWS TO BE DOUBLE HUNG, MATCH EXISTING HEIGHT AND FINISH



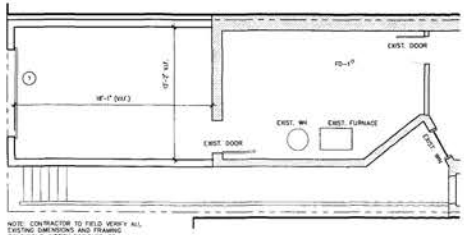
4 A4 THIRD FLOOR PLAN
1/4"=1'-0"



2 A4 FIRST FLOOR PLAN
1/4"=1'-0"



3 A4 SECOND FLOOR PLAN
1/4"=1'-0"



NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND FRAMING CONDITIONS. NOTIFY DESIGNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.

1 A4 BASEMENT FLOOR PLAN
1/4"=1'-0"

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1300 Army Navy Drive Suite 708 Arlington, VA 22202
Phone 703.845.1888 Fax 703.979.9008

Project Title
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2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
PROPOSED PLANS

ISSUE LOG

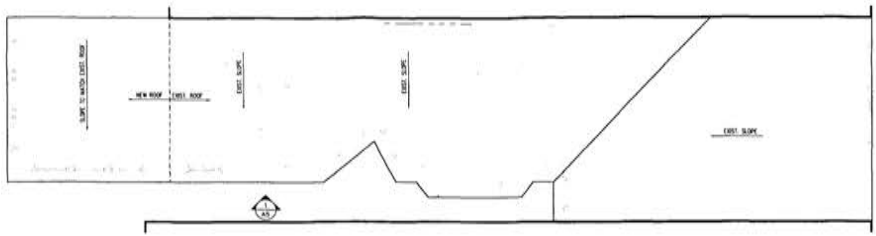
Date	Reason
10.08.02	PERMIT

REVISION LOG

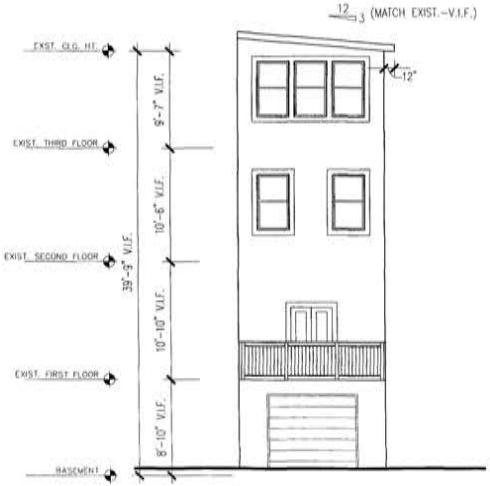
No.	Date

Project No.
08001
Date
10.08.02

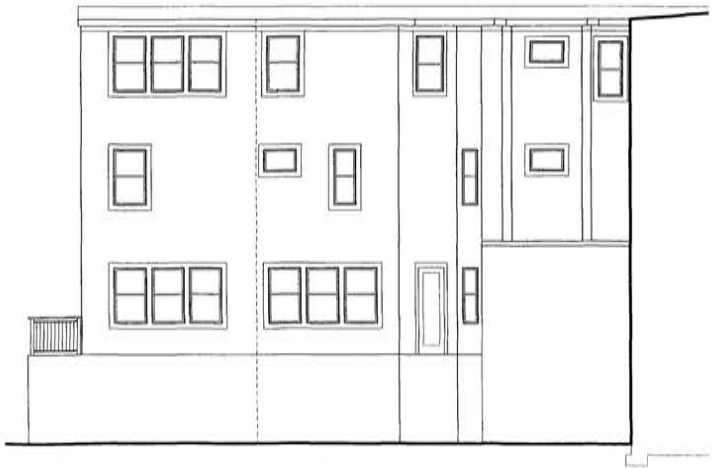
A-4



3/A5 ROOF PLAN



2/A5 REAR ELEVATION



1/A5 SIDE ELEVATION

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1300 North Nash Street - Suite 706 Arlington, VA 22209
Phone 703.807.1948 Fax 703.979.9506

Structural | MEP | Civil

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Sheet Title
ELEVATIONS AND ROOF PLAN

ISSUE LOG

Date	Reason
10.08.02	PERMIT

REVISION LOG

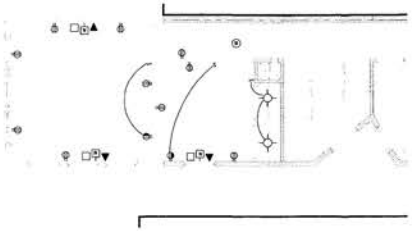
No	Date

Project No. 08001
Date 10.08.02

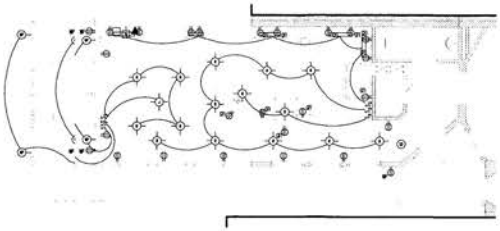
A-5

ELECTRICAL NOTES

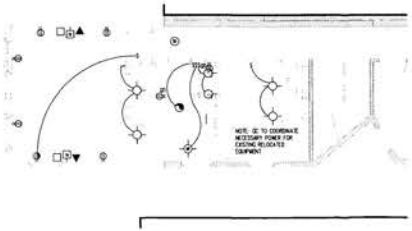
1. The contractor shall obtain and include cost of all permits and fees in his proposal.
2. Electrical equipment, material and installation shall conform to all applicable code requirements of the National Electrical Code, NFPA, PEPCO and local codes and authorities having jurisdiction.
3. Fire alarm system and its components, if required are subject to the review of the D.C. Fire Marshall.
4. Services shall be grounded as required by the National Electrical Code.
5. Connect to line side of all other service switches.
6. All wiring homing is based on copper - 75 C insulation type THHN - type MC cable may be used where allowed by code - all exterior wiring shall be in conduit (EMT).
7. Provide wiring to APT. load center/panel - refer to meter bank schedule, if required.
8. Contractor shall submit four copies of shop drawings to construction management for approval prior to purchase (panel boards, meters, stacks, disconnect switches, lighting fixture, F.A. equipment).
9. All electrical work to be executed in accordance with the National and DC Electrical Code.
10. Contractor to coordinate power requirements for all equipment/appliances.
11. Contractor to coordinate under-cabinet task lighting.
12. All data cable to be CAT-5 and home-run, Contractor to coordinate with Owner.



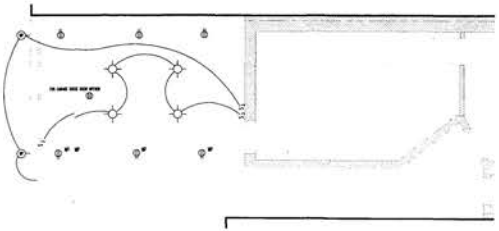
4 A6 THIRD FLOOR PLAN



2 A6 FIRST FLOOR PLAN



3 A6 SECOND FLOOR PLAN



1 A6 BASEMENT FLOOR PLAN

N

NOTES



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1300 Army Navy Drive Suite 708 Arlington, VA 22202
Phone 703.933.1660 Fax 703.979.9538

Project Title
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Sheet Title
ELECTRICAL PLANS

ISSUE LOG

Date	Reason
10.08.02	PERMIT

REVISION LOG

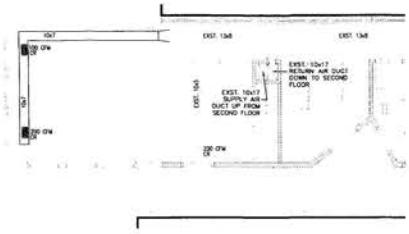
No.	Date

Project No.
98001
Date
10.08.02

A-6

MECHANICAL NOTES

1. Contractor shall be responsible for coordination of all heating/air conditioning components for compatibility of installation and operation.
2. Run and insulate refrigerant piping as per manufacturer's recommendations. Coordinate location of piping with field conditions.
3. Contractor to run all flues as per code.
4. Mechanical contractor shall be responsible for coordination with construction manager, all other trades, as well as, coordinating electrical requirements for mechanical equipment.
5. Contractor's shall verify existing conditions before commencing work and to notify owner/construction manager if a condition exist which prevents the contractor from accomplishing the intent of the drawings.
6. All work and materials shall be installed in accordance with all codes and authorities having jurisdiction.
7. The contractor shall make all arrangements and pay for all fees, charges and permits required, as well as for all hauling, rigging and transportation charges.
8. Upon completion of installation, the entire heating and air conditioning and ventilating systems and controls shall be carefully balanced and checked for proper operation.
9. All work and equipment shall be thoroughly cleaned and ready for use of the owner before final inspection and approval by the owner or his representative.
10. Contractor shall be responsible and pay for any damages caused by or resulting from defects in his work.
11. Physical dimensions, as well as, mechanical and electrical capacities of substituted units shall match that of specified units. Mechanical contractor is responsible for all costs due to changes required for substituted units.
12. Contractor to provide and install all control wiring.
13. All supply and return ducts shall be lined per SMACNA standards. Lining 1/2" thick. Duct sizes are inside liner.
14. Registers shall have adjustable vertical face bars and lever operated opposed blade volume damper.
15. Ducts in attic shall be covered in addition to lining with 8it fiberglass with vapor barrier. Seal joints airtight.
16. Undercut doors for proper return air flow.

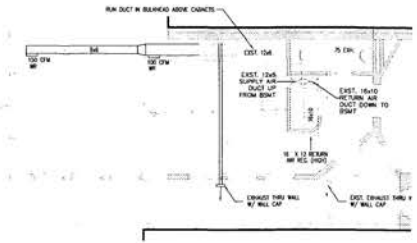


4 A7 THIRD FLOOR PLAN

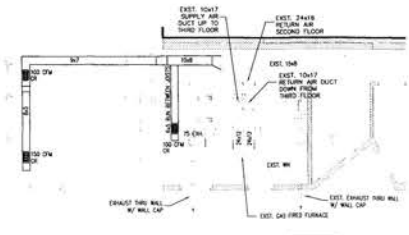
REGISTER SIZES	
CFM	SIZE
50	6x4
100	12x6
150	12x8
200	12x8
250	14x8
300	14x10

EXIST. DUCT

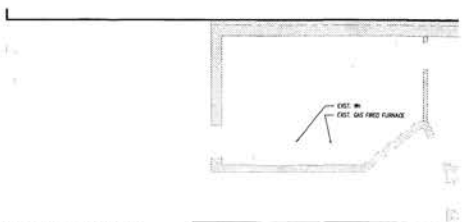
NEW DUCT



2 A7 FIRST FLOOR PLAN



3 A7 SECOND FLOOR PLAN



NOTE: EXIST. GAS FIRED FURNACES WERE DESIGNED FOR ADDITION. NO NEW FURNACE CAPACITY IS NECESSARY TO ACCOMMODATE NEW WORK.

1 A7 BASEMENT FLOOR PLAN

N

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1300 Army Navy Drive Suite 720 Arlington, VA 22202
Phone 703.845.1660 Fax 703.979.9836

Structure
M/P
Civil

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2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
MECHANICAL PLANS

ISSUE LOG

Date	Reason
10.08.02	PERMIT

REVISION LOG

No.	Date

Project No.
98001
Date
10.08.02

A-7

1. GENERAL

A. The conditions and assumptions stated in these specifications shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Designer/Engineer in writing of the discrepancy and special engineering requirements shall be applied to insure the building's structural integrity.

B. These requirements may be superceded by more stringent information contained within the drawings. The more stringent shall be followed.

C. All construction shall be in compliance with the following code: "CABO ONE AND TWO FAMILY DWELLING CODE" -- (Latest edition) and in accordance with all local and State Codes ordinances and regulations including 1996 BOCA Code for items not referenced in CABO.

D. DESIGN LOADS:

	LIVE LOADS	DEAD LOADS	TOTAL LOADS
ROOF-TRUSSES	30 PSF (SNOW)	7 PSF TOP & 10 PSF BOTTOM	47 PSF
-RAFTERS	30 PSF	12 PSF	42 PSF
SLEEPING ROOMS	40 PSF	10 PSF	50 PSF
OTHER FLOORS	40 PSF	10 PSF	50 PSF
GARAGE FLOORS	50 PSF	50 PSF	100PSF
DECKS	40 PSF	10 PSF	50 PSF
STAIRS	40 PSF	10 PSF	50 PSF
WIND LOAD	18 PSF minimum, 80 mph		
BACKFILL	60 PCF equivalent fluid weight, unless noted otherwise		

E. Contractor shall review & verify all field conditions, dimensions and contract documents prior to commencing work and shall notify Designer/Engineer of any discrepancies or omissions before proceeding with work.

F. The structural integrity of the building is dependent upon completion according to plans and specifications. The Structural Engineers assume no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary shoring bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans and specifications. Contractor shall not place back-fill against basement walls until the floor system is completely installed or contractor has provided adequate shoring and bracing. Any questions regarding temporary bracing requirements should be forwarded to a Structural Engineer for clarification.

G. Mechanical units and any other equipment supported by the structure with weights in excess of 200 lbs. shall be brought to the attention of the Structural Engineer prior to installation.

H. Do not fabricate prior to shop drawings review. Review is limited to conformance with the design concept. All Dimensions shall verified by the contractor for compatibility of architectural and structural requirements. Notify designer or engineer of any conflicts prior to fabrication.

I. Truss manufacturer to supply connection and bearing details, bridging and bracing details, erection drawings, truss dimensions, truss configuration, lumber grade and species, and magnitudes of forces in all members. All details & shop drawings to be sealed by a professional engineer registered in the state where the project is to be constructed. The truss manufacturer must supply all prefabricated metal connection and anchorage hardware as required for all trusses and girder trusses, or shall specify a prefabricated metal connector, 1080 approved, as manufactured by "Simpson strong-tie Company, Inc." or equivalent.

2. SITE WORKS

A. Footing design is based on the following conditions:
SOIL BEARING CAPACITY: Minimum assumed 2000 psf, field verify under all footings and slabs on grade
WATER TABLE: 2'-0" (Min.) Below bottom of all concrete slabs & footings.
SOILS: Footings, foundations walls & slabs shall not be placed on or in marine clay, peat or other organic materials.

B. All footings shall project at least 1'-0" into undisturbed natural soil or compacted structural fill. Bottom of footings shall extend a minimum of 2'-0" below finish grade, or to frost line per local jurisdiction. DO NOT place footings on wet or frozen soil. Where required, step footings in a ratio of 2 horizontal to 1 vertical.

C. Footing excavations shall be inspected by the building official prior to pouring concrete.

D. Provide 4" min. drainrock at bottom of all exterior footings at basement walls. Tile to be set on 2" gravel bed with 6-8" gravel cover and should drain to daylight or sump pump. Provide 2" drainrock at interior of footing and bleeder pipes through footing if required by geotechnical engineer to drain water under slab.

E. Provide free draining, granular backfill with a maximum equivalent fluid pressure = 60 psf per foot of depth against basement & retaining walls. If back-fill pressure exceeds 60 psf then wall must be designed for actual pressures by Structural Engineer.

F. All backfill under slabs and footings shall be clean, porous soil compacted in 8" layers to 95% density. Where distance from edge of foundation wall exceeds 18", but is less than 4'-0", provide backfill as described above or reinforce with #4 rebar @ 2'-0" o.c., 1'-0" beyond edge of undisturbed soil and 1'-0" into foundation wall.

3. CONCRETE/FOUNDATIONS

A. All reinforced concrete to be in accordance with the American Concrete Institute ACI 318-99. All plain concrete to conform to ACI 318.1 and ACI 332-84 guide to residential cast-in-place concrete construction.

B. Minimum specified compressive strength: f'c @ 28 days.

LOCATION OF CONCRETE	MIN. COMP. STRENGTH (f'c)	SLUMP (IN.)
BASEMENT WALLS & FND. NOT EXPOSED TO WEATHER	2500 PSI (1)	4 ± 1
BASEMENT SLABS & INTERIOR SLABS ON GRADE	2500 PSI (1)	4 ± 1
BASEMENT WALLS, FNDS, EXTER. WALLS, & OTHER CONCRETE WORK EXPOSED TO WEATHER	3000 PSI (2)	4 ± 1
DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, STEPS & STAIRS & UNHEATED GARAGE FLOORS, EXPOSED TO WEATHER	2500 PSI (2)	4 ± 1

NOTES:
1. Concrete in these locations which may be subject to freezing and thawing during construction shall be air-entrained.
2. Concrete shall be air-entrained.

C. Air-Entrainment. All concrete subjected to severe weathering potential shall be air-entrained as follows:

Aggregate Size	Air-Entrainment %
3/8" - 1/2 inch	7.0
3/4 inch	6.0
1 inch	5.0

D. Aggregate shall conform to ASTM C33 and may range from 3/8" to 1" in size.

E. Reinforcing steel shall be high strength new billet steel conforming to ASTM A-615, Grade 60 (60,000 PSI). Welded wire fabric (WWF) shall conform to ASTM A-185. All reinforcing shall be detailed, fabricated, and placed in accordance with the ACI "Manual of Standard Practice for Detailing Concrete Structures (ACI-315). Details of reinforcement shall conform to ACI 318-83, ACI 315-74 AND CRSI standards.

CONCRETE PROTECTION FOR REINFORCEMENT: Provide the minimum clearances (cover) for reinforcement as follows:

Footings and other concrete poured against earth	3"
Formed concrete exposed to earth	2"
Formed concrete not exposed to weather or earth	1-1/2"
Slabs on ground, unless otherwise noted	Mid-Depth

F. Slabs on grade shall be 4" thick concrete and reinforced with 6x6 W1.4xW1.4 WWF, unless otherwise noted on plans. Lap mesh 8" in each direction. Provide concrete over 6 mil. polyethylene vapor barrier and 4 inches minimum of coarse aggregate or as recommended by soils engineer. The aggregate layer shall be placed over firm natural subgrade or as compacted and controlled fill. Fill under slabs shall be compacted in 8 inch layers to 90% max. density. Use on entrances of all exterior slabs. Pour slabs in alternate panels with a maximum of 600 SF and provide control and construction joints at 30'-0" maximum or as required to prevent uncontrolled cracking.

G. Provide 3" x 3" corner bars to match all horizontal reinforcing in walls and footings. All bars shall be a minimum of 36 bar diameters. Provide dowels between all footings, walls and piers to match size and spacing of vertical reinforcing.

H. CONCRETE BASEMENT WALLS. Walls designated as plain concrete shall be reinforced with #4 rebars @ 24 O.C. horizontally or per local codes, which ever is more stringent. Equivalent fluid pressure equals 60 psf. All window & door openings shall be reinforced with a minimum of 2 #4 bars and shall extend at least 24 inches beyond the corners of the openings.

I. Concrete footings for the following walk are the minimum required:
a. 8" masonry or concrete wall -- 16" x 8" deep
b. 10" masonry or concrete wall -- 20" x 10" deep.
c. 12" masonry or concrete wall -- 24" x 12" deep.
d. Masonry piers and chimneys -- Footings shall have 6" projections x 12" depth minimum.

Where the drawings indicate a specific footing size, the greater size shall be used. Footings shall have minimum 2 #4 bars continuous with masonry walls. when footings are placed over fill or soil of different compaction levels.

J. Walls with lateral earth pressures shall be shored or floor/roof construction shall be in place prior to backfilling.

K. Bottom of all footings shall extend to below frost line of the locality or to a minimum of 2'-6" below grade.

4. MASONRY

A. MATERIALS

Hollow CMU:	Normal weight, ASTM C-90-85, Grade N
Face Brick:	ASTM C-216-81, Severe weather brick
Stone Veneer:	Owner approved hignest grade local stone
Concrete Brick:	ASTM C-55, TYPE 1, Grade S
Solid CMU:	Normal weight, ASTM C145-85, Grade N
Mortar:	ASTM C270-82, Proportion specifications mortar shall consist of Type 1 Portland Cement, Type S hydrated lime and approved aggregate
Grout:	ASTM C476 or 2500 PSI PEA gravel concrete

B. All masonry work shall conform to the applicable requirements of IBA and NCMA. Specification for concrete masonry construction (ACI 531.1-76).

C. Solid masonry will to have "DUR-O-WALL" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.

D. Brick veneer walls to have non-corrosive metal ties at 16" o.c. vertically and 24" o.c. horizontally, and weep holes at 24" o.c. at base flashing.

E. Lintels for brick veneer walks. Provide minimum 4" bearing at each end.

Openings Up 4'-0"	2-1/2"x3-1/2"x1/4" LLV
4'-0" to 5'-6"	4"x3 1/2"x5/16" LLV
5'-6" to 7'-6"	5"x3 1/2"x5/16" LLV
7'-6" to 9'-0"	6"x3-1/2"x5/16" LLV

F. Unless other wise noted, 12" masonry foundationion walls shall be reinforced vertically and grouted solid at reinforced 32 cores as follows:

Height of wall (H) 8'-0" maximum from from slab to top of wall (H):
--Exterior Grade = H to 7.5H.. #4 @ 24
--Exterior Grade = Less than 7.5H.. None

For 9'-0" maximum from slab to underside of joists (H):
--Exterior Grade = H to 7.5H.. #5 @ 32
--Exterior Grade = 7.5H to 5OH.. #5 @ 48
--Exterior Grade = Less than 5OH.. None
Place reinforcement 1 inch clear from inside faceface of tension side of wall (ie: interior side of wall)

G. All masonry shall be protected from freezing for/or not less than 48 hours after installation and shall not be constructed below 40 degrees F without precautions necessary to prevent freezing. No anti-ri-freeze admixtures shall be added to the mortar.

H. The top course of all masonry bearing walls shall be constructed of solid masonry units or grout filled hollow units or otherwise designed to insure adequate distribution of loads.

5. STEEL

A. Structural steel and angles shall conform to ASTMSTM A-36. Steel pipe shall be ASTM A-501 and A-53 w/ Fy=36ksi. TuCTubes shall be A500 Gr B with Fy = 46 ksi. Connections shall be capable of of supporting allowable uniform load stress of 24 ksi. Bolted field connection shall be 3/4"ø high strength bolts meeting ASTM Spec. A-325. Pi Provide welded connections typically unless otherwise indicated.

B. Structural steel shall have minimum strength, Fy Fy=36ksi.

C. Welds shall comply with AWS D1.1-80.

D. Connections shall be AISC Standard

E. Provide base plate for all structural steel beamsms bearing on concrete or masonry.

F. Adjustable steel columns shall meet or exceed all allowable loads given for Cardinal Manufacturers "Tri-O-Post" Columns as shall be minimum 11 gauge, ASTM A513 or better. Columns shall be be certified by BOCA and shall have a mark indicating the BOCA research report number, the manufacturer's name, and date of manufacturerance on each column. Columns shall have a minimum 8"x10"x1/4" bearing plate and screw jack shall be supplied in one piece or bars welded at after installation. Capacity rating should be designated at on columns.

G. All required steel anchor straps, caps, joist hangingers shall be constructed of code approved galvanized steel.

6. WOOD

A. Joists, headers and trimmers shall be minimum #1 Hem fir #2 having the following properties unless noted otherwise:

Fb	=	850 PSI
Fc per. =		405 PSI
Fv	=	75 PSI
E	=	1,300,000 PSI

B. Exterior bearing wall studs shall be minimum #1 #2 grade SPF 2x's having the following properties unless noted otherwise

Fb Reg.	=	875 PSI
Fc per.	=	425 PSI
Fv per.	=	1150 PSI
E	=	1,400,000 PSI

See plans for spacing and special requirements.

C. Interior bearing wall studs shall be minimum stucstud grade SPF 2x4's having the following properties unless noted otherwise:

Fb	=	675 PSI
Fc per.	=	425 PSI
Fc par.	=	725 PSI
E	=	1,200,000 PSI

See plans for spacing and special requirements.

D. All 6x6 posts designated #2 SYP shall have the following minimum properties:

Fb	=	850 PSI
Fc per.	=	375 PSI
Fc par.	=	525 PSI
E	=	1,200,000 PSI

E. Lumber for decks shall be minimum #2 Southernn-Yellow Pine, pressure-treated to 0.40 lb. retention, having the fe following properties:

Fc per.	=	565 PSI
Fv	=	90 PSI
E	=	1,600,000 PSI
Fb	=	1250, 1200, 1050,SS, & 975 PSI: for 2x6, 2x8, 2x10, & 2x12 respectfully.

F. LVL's (Laminated veneer lumber) shall be 1-3/8"x" wide, of the depth specified on the plans, and shall be secured togethertair as directed by the manufacturer. They shall have the following properties:

Fb	=	2600 PSI for 12" depthJh, for other multiply by $\left[\frac{12}{d}\right]^{0.134}$
Fv	=	285 PSI
Fc per.	=	750 PSI
E	=	1,900,000 PSI

G. PSL's (Parallel Strand Lumber) shall be of the w width and depth specified on the plans. They must have the following properties:

Fb	=	2900 PSI for 12" depthJh, for other multiply by $\left[\frac{12}{d}\right]^{0.111}$
Fv	=	290 PSI
Fc per.	=	650 PSI
E	=	2,000,000 PSI

H. Fitch beam shall be sized as indicated on drawings, using #2 Hem-Fir minimum and A-36 steel plate. Use two rows of 1/2" DIA. through bolts 2" from top and bottom, space 16" o.c. at top and 32" o.c. at bottom. Begin bolt rows at 8" from ends.

I. All studs shall be installed in accordance with AF&PA. Members are not to be drilled in excess of NDS or local code requirements, whichever is more stringent. All posts and multiple studs shall be run continuously to solid bearing on foundation walls or beams; provide solid blocking at all floors. Studs and posts at floor openings shall align at centerers, above and below the joist or truss. Where roof trusses are spaced at 24" o.c. and studs are 16" o.c., provide #2 SYP double top plates (where truss length is less than 31') or place stud under each truss, with a tolerance of not more than 1".

J. OPEN-WEB TRUSSES: Trusses shall be designed and fabricated in accordance with TPI recommendations to carry all dead and live loads. Live load deflection shall not exceed L/480 for floor trusses and L/360 for roof trusses. The manufacturer shall supply all required hangers, hold-down clips, shear panels, and other special hardware. The manufacturer shall submit erection drawings and shop drawings to the engineer or Architect prior to fabrication; all shop drawings shall be signed and sealed by a Professional Engineer registered in the State where the job is to be built. The manufacturer shall provide load test results for single-member top-chord-bearing floor trusses if required by the building official. All trusses shall be installed and braced in accordance with the manufacturer's instructions. When a 2 x ribbon rather than a full-height solid band is used at bearing walls, studs shall align vertically and solid blocking or a ladder truss must be used to transfer loads from floor to floor.

K. PREFABRICATED FLOOR JOISTS. Prefabricated floor joists shall be approved by a recognized testing agency. They shall be designed to carry all live and dead loads with the live load deflection not to exceed L/480 and L/720 for ceramic and tile floors. The manufacturer shall supply all required hangers, shear panels, blocking erection drawings to the engineer prior to fabrication. All prefabricated floor joists shall be installed and braced in accordance with the manufacturer's instructions.

L. FRAME CHIMNEYS. Frame chimneys shall be constructed of minimum #2 SPF studs, maximum 16" o.c.. Use 2x4's if chimney extends less than 8' above roof, otherwise use 2x6'S. Sheath with 1/2" APA rated sheathing continuous across plates and joists; glue, and nail with 8d nails @ 6" o.c. Secure to roof. Studs must be continuous across roof intersection. Contractor to submit erection drawings prior to installing.

M. Add extra joist under tub height walls where wall extends more than half the span of the joist.

N. BLOCKING. Provide solid blocking @ 4'-0" o.c. at basement walls when joists are parallel to walk. Extend blocking 3 joists minimum.

O. All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated with approved materials to resist decay and infestation by termites and moisture.

P. All wall sill plates shall be min. 2x4 and shall be anchored into foundation walls with 1/2" diameter galvanized steel anchor bolts min. 7" into poured in place concrete and 15" into grouted cmu. Minimum 2 anchors per section of sill plate. Anchors shall be placed 12" from end of each plate. Maximum spacing of anchors 6'-0" on center for one and two story buildings and 4'-0" on center for buildings more two stories in height. Anchor straps may be used as a substitute and shall be installed per manufacturer's specifications

Q. All exterior wood framework supported on approved foundation walls shall be minimum 8" above finish grade.

R. All wood framed exterior corners shall be laterally braced 4'-0" each direction from the corner with 1/2" exterior plywood or other approved structural membrane or approved galvanized steel bracing material.

S. Provide continuous double top plate at all bearing wall stubs.

T. All structural wood posts under beams and headers over 4'-0" span shall be min. 2-2x4 unless otherwise noted.

U. Provide solid blocking at 4'-0" o.c. between rim joist and first interior parallel joist.

V. All framing and be detailed and installed in accordance with NFoPA Manual for House Framing.

W. All ceramic tile should be installed per Tile Council of America specifications.

X. Plywood subfloors shall be glued and nailed to Floor Joists with APA approved elastomeric structural adhesive and 8d common nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.

Y. All plywood roof, floor and wall sheathing shall be APA approved.

COLUMN SCHEDULE

MARK	SIZE	MARK	SIZE
C1	4x4 POST SP #2	C1A	4x4 POST SP #2
C2	(2) 2x4	C2A	(2) 2x6
C3	(3) 2x4	C3A	(3) 2x6
C4	(4) 2x4	C4A	(4) 2x6
C5	(5) 2x4	C5A	(5) 2x6
C6	(6) 2x4	C6A	(6) 2x6
C7	(7) 2x4	C7A	(7) 2x6

NOTES:
1. ALL COLUMNS ARE TO BE SPF STUD GRADE OR BETTER U.N.O.
2. ALL BUILT UP COLUMNS TO BE NAILED WITH 16d @ 8" O.C.

FOOTING SCHEDULE

MARK	SIZE
F1	2'-0"x2'-0"x12" CONC. FTG.
F2	3'-0"x3'-0"x14" CONC. FTG.
F3	3'-4"x3'-4"x16" CONC. FTG.
F4	5'-0"x5'-0"x16" CONC. FTG.

NOTES:
1. FOOTINGS F-2, F-3 & F-4 MAY ALTERNATELY BE 14" DEEP W/ #4 BARS @ 12" O.C. EACH WAY BOTTOM REINFORCING

JACK SCHEDULE (EXTERIOR BEARING WALLS)

OPENING	ROOF ABOVE	ROOF & 1 FLR	ROOF & 2 FLRS
UP TO 3'-0"	1 J & 1 S	1 J & 1 S	1 J & 1 S
3'-0" TO 5'-0"	2 J & 1 S	2 J & 1 S	2 J & 1 S
5'-0" TO 7'-0"	2 J & 1 S	2 J & 2 S	2 J & 2 S
7'-0" TO 9'-0"	2 J & 1 S	2 J & 2 S	2 J & 3 S

JACK SCHEDULE (INTERIOR BEARING WALLS)

OPENING	1 FLOOR ABOVE	2 FLOORS ABOVE
UP TO 3'-0"	1 J & 1 S	2 J & 1 S
3'-0" TO 5'-0"	2 J & 1 S	2 J & 2 S
5'-0" TO 9'-0"	2 J & 2 S	2 J & 3 S

WHERE JJACK UNDER HEADER EXTEND NAILED TO JACK ALONGSIDE OF JACK

NOTES:
1. ALL JACKS & STUDS TO BE DOUBLED TO BE 2x4 SPF-#2 GRADE OR BETTER.
2. ALL JACKS & STUDS TO BE NAILED w/ 16d NAILS @ 8"O.C.

SPECIES	NO. OF PLIES	ROOF TRUSSES, @ 24" O.C.	TRUSSES, @ 16" O.C. W/ FLOOR	FLOOR MEMBERS @ 16" O.C.	FLOOR MEMBERS @ 16" O.C.
SYP #2	2	38'-0"	36'-0"	25'-3"	37'-10"
SYP #2	3	37'-3"	35'-3"	18'-0"	27'-0"
SPF STUD	2	32'-6"	30'-8"	14'-10"	22'-4"

NOTE: ALL SPANS NOTED ARE MAXIMUM.

Provide top plates on all load bearing walls. All lap joints shall be in accordance with the table above. Do not splice top plates adjacentebe each wood species. Spand noted is measured from face of studsto to inside face of opposite stud wall or beam. See structural notesfor more information.

HEADER AND BEAM SCHEDULE[1]

MARK	SIZE	MARK	SIZE
L-1 [2]	(2) 2x6	L-1S [2]	(2) 2 x 6
L-2 [2]	(2) 2x8	L-2S [2]	(2) 2 x 8
L-3 [2]	(2) 2x10	L-3S [2]	(2) 2 x 10
L-4 [2]	(2) 2x12	L-4S [2]	(2) 2 x 12
L-5 [2]	(2) 1 3/4" x 9 1/2" LVL	L-5S [2]	(2) 1 3/4" x 9 1/2" LVL
L-6 [2]	(2) 1 3/4" x 11 7/8" LVL	L-6S [2]	(2) 1 3/4" x 11 7/8" LVL
L-7 [2]	(2) 1 3/4" x 14" LVL	L-7S [2]	(2) 1 3/4" x 14" LVL
L-8 [2]	(2) 1 3/4" x 16" LVL	L-8S [2]	(2) 1 3/4" x 16" LVL
L-9 [2]	(2) 1 3/4" x 18" LVL	L-9S [2]	(2) 1 3/4" x 18" LVL
L-10		L-10S [2]	(4) 2 x 12

NOTES:
1. SEE STRUCTURAL NOTES FOR REQUIRED WOOD SPECIES AND GRADE.
2. NAIL EACH PLY OF MULTIPLE MEMBER HEADERS W/ (2) ROWS 12d NAILS @ 12" O.C. U.N.O.
3. NAIL EACH PLY OF MULTIPLE MEMBER HEADERS W/ (3) ROWS 12d NAILS @ 12" O.C. U.N.O.
4. GLUE AND NAIL EACH PLY OF MULTIPLE MEMBER HEADERS W/ (4) ROWS 12d NAILS @ 12" O.C. U.N.O.
5. BOLT MULTIPLE LVL HEADERS FOR SIDE LOADED CONDITIONS PER MANUFACTURERS RECOMMENDATIONS, U.N.O.
6. PRE-ENGINEERED COMPONENT HEADERS MAY BE SUBSTITUTED FOR THE HEADERS SHOWN. THE CONTRACTOR SHALL SUBMIT SIGNED & SEALED SHOP DRAWINGS TO THE S.E. FOR APPROVAL PRIOR TO FABRICATION.
7. PROVIDE 3/32" PLYWOOD SHW BTWN SA. PLY OF 2x HEADERS (EXCEPT @ EXTERIOR WALLOW BEAMS) MATCH DEPTH OF HEADER.
8. ONE PIECE PARALLAM (PSL) BEAMS OF EQUAL WIDTH MAY BE SUBSTITUTED FOR MULTIPLE LVL BEAMS.
9. ALL WOOD BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. SEE STRUCTURAL NOTE 5D.

GLERUM DESIGN GROUP, INC.
1300 Army Navy Drive Suite 709 Arlington, VA 22202
Phone 703.685.1666 Fax 703.979.5006

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Structural
MEP
Civil

Project Title
SMITH RESIDENCE
2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
STRUCTURAL NOTES

ISSUE LOG

Date	Reason
10.08.02	PERMIT

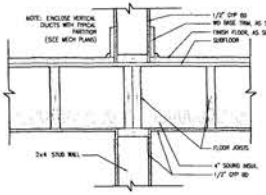
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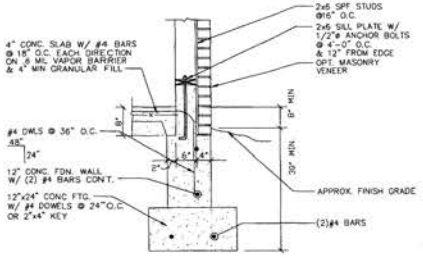
Project No.
98001
Date
10.08.02

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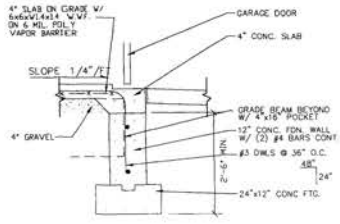
NOTE:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS & FRAMING INFORMATION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. ALL NON-BEARING INTERIOR WALLS TO BE 2x4 STUD GRADE SPACED @ 16" O.C. MAX U.N.O.
3. ALL EXTERIOR BEARING WALLS TO BE 2x6 STUD GRADE @ 16" O.C. U.N.O.
4. REFER TO ARCH. DWGS. FOR LOCATION OF CERAMIC TILE AND MARBLE FLOORS.
5. REFER TO STRUCTURAL NOTES AND CALCULATION SHEETS FOR INFORMATION NOT CONTAINED ON THESE DRAWINGS.



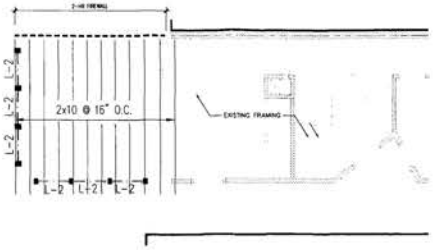
8/A9 TYPICAL PARTION



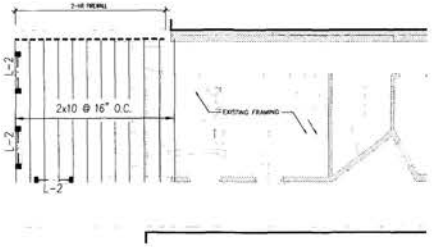
7/A9 FOUNDATION DETAIL



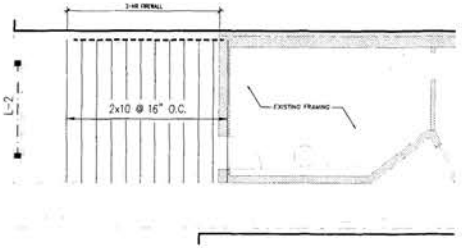
6/A9 FOUNDATION DETAIL



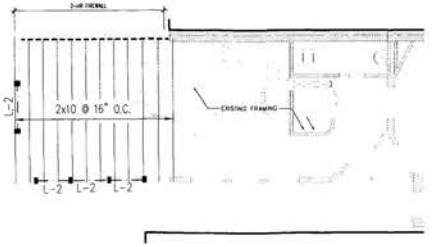
5/A9 ROOF FRAMING PLAN



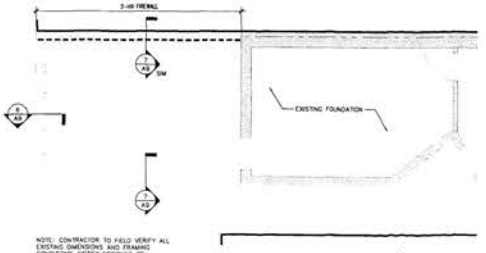
4/A9 THIRD FLOOR FRAMING PLAN



2/A9 FIRST FLOOR FRAMING PLAN



3/A9 SECOND FLOOR FRAMING PLAN



NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND FRAMING CONDITIONS. NOTIFY DESIGNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.

1/A9 FOUNDATION PLAN

N

GLERUM DESIGN GROUP, INC.
1300 Army Navy Drive Suite 708 Arlington, VA 22202
Phone 703.685.1880 Fax 703.979.3438

Project Title
SMITH RESIDENCE
2304 FIRST STREET, NW
WASHINGTON, DC

Sheet Title
STRUCTURAL PLANS

ISSUE LOG

Date	Reason
10.08.02	PERMIT

REVISION LOG

No.	Date

Project No.
98031

Date
10.08.02

A-9