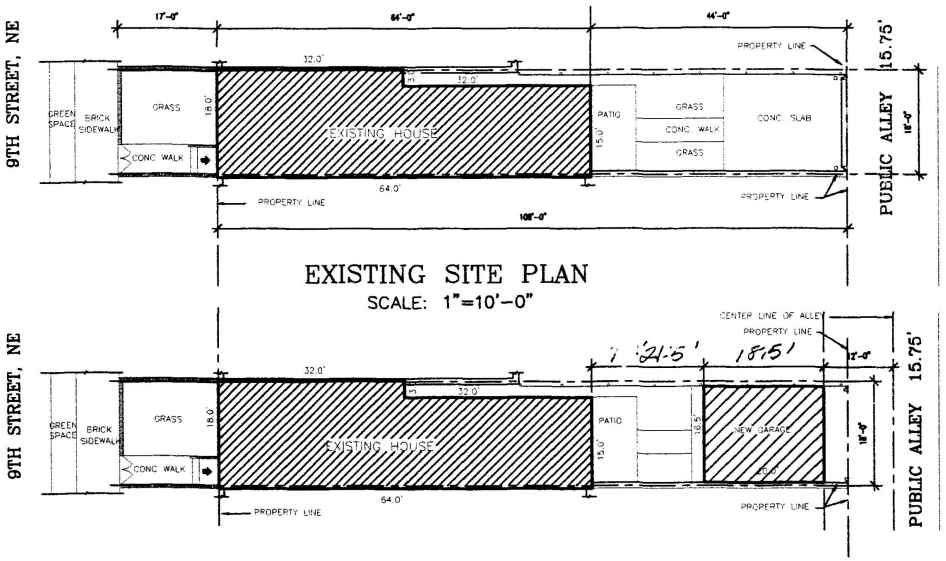
TORTORICI GARAGE

903 9TH STREET, NE, WASHINGTON, DC,. 20002



EXISTING SITE PLAN

SCALE: 1"=10'-0"

NEW SITE PLAN

SCALE: 1"=10'-0"

GENERAL NOTES:

1. The Owner shall secure and pay for the building permit. The Contractor shall provide and pay for all other permits required, such as plumbing and electrical.
2. The Owner is to receive a copy of all receipts for materials and equipment purchased.
3. The Owner is to supply the Contractor one number of sets of drawings he needs. The Contractor is to have one set of the stamped Permit sets and the Owner the other set. The Owner is to make a list of all permits and post the originals as required.
4. The Contractor shall pay particular attention to the dust caused by debris during demolition. Remove rejected materials promptly. Do not block the public sidewalks or streets with materials. Do not clutter the front yard with materials and debris for any length of time.
5. The Contractor shall not exceed the Contract budget without having first obtained the Owner's approval. The Owner is to be notified of any unforseen or unexpected findings before action is taken.
6. The Contractor is responsible for abiding by the requirements of the District of Columbia Building Codes. The Contractor is to call for the proper inspections as required by the jurisdiction. The Owner is to receive copies of all such inspection reports (including approvals and dissaprovals.)
7. The Contractor is to provide all of the tools and equipment NEEDED TO PERFORM THE WORK, AND TO REMOVE DEBRIS ON HIS PART.
8. The Contractor is to arrange working hours, entry to the building, security, and the amount of time required to do the work.
9. A payment schedule is to be arranged with the Owner. The schedule shall not be changed without the approval of the work presently done and the need justified.
10. At the acceptance of the finished work, the Contractor shall provide the Owner a minimum one year warranty in writing covering his workmanship and materials. Also all manufacture's literature, manuals, warranties and extra parts.
11. See SED drawing for sediment control.

LIST OF DRAWINGS:

A-1	SITE PLAN AND NOTES
SED	SEDIMENT AND EROSIOIN CONTROL
A-2	PLANS , ELEVATIONS AND SECTIONS
S-1	DETAILS AND STRUCTURAL NOTES
BZA	BOARD OF ZONING ADJUSTMENT SQUARE MAP

CACULATIONS

EXISTING CONDITIONS	ZONING REQUIREMENTS - R-4	PROPOSED CONDITIONS	SCOPE OF WORK
903 9TH STREET, N.E., WASH. D.C., 20002 LOT 3, SQUARE 0932 LOT SIZE 1944.0 SF LOT OCCUPANCY 1056.0. SF OR 54% REAR YARD 52'-10" FIRST FLOOR 1056.0 SF SECOND FLOOR 1056.0 SF TOTAL GROSS SF 2112.0 GSF	LOT OCCUPANCY 60% OR 1199.4 SF F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 20'-0" USE GROUP RESIDENTIAL R-1 MINIMUM LOT WIDTH 1,800 SF AND 18' WIDE	LOT OCCUPANCY 1388.0 SF = 72% F.A.R. NONE HEIGHT 40' - 3 STORIES SIDE YARD NONE REAR YARD 28'-2" NEW GARAGE 332.0 SF FIRST FLOOR 1056.0 SF SECOND FLOOR 1056.0 SF TOTAL GROSS SF 2444.0 GSF	CONSTRUCT A GARAGE AT THE REAR OF THE SITE.

BZA
Case No. 17189
Exhibit No. 7

Patrick Art Team
1118 Columbia Rd. N.W., Washington D.C. 20009, 202-332-1297

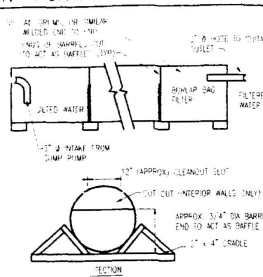
NO.	REVISIONS	DATE

TORTORICI GARAGE
903 9TH STREET, NE., WASH. DC

DATE 1-1-04
JOB NO. 0260
SCALE 1"=10'-0"
A-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17189

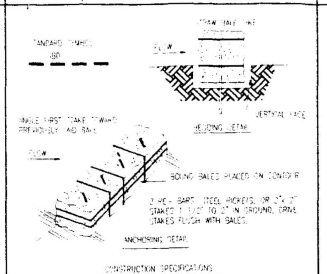
1. PORTABLE SEDIMENT TANK



CONSTRUCTION NOTES

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 AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 15 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.

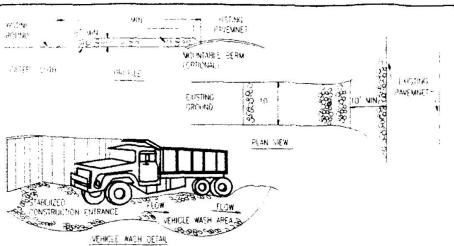
2. STRAW BALE DIKE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL 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 EMBEDDED IN THE SOIL A MINIMUM OF (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 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 IMPEDE STORM FLOW OR DRAINAGE.

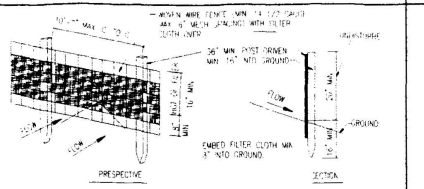
3. STABLIZED CONSTRUCTION ENTRANCE



CONSTRUCTION RAMP SPECIFIED

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENT LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THEN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF 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 RESIDENT LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE 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 CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4. SILT FENCE



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS 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 NEXUN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

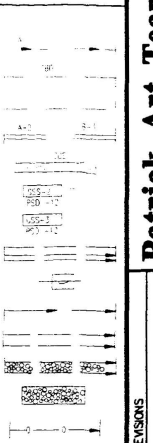
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

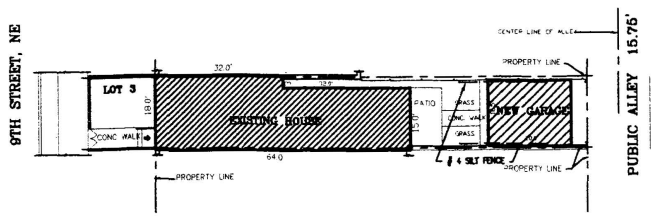
FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX MESH OPENING.

FILTER CLOTH: FILTER X, MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

5. LIST OF STANDARD SYMBOLS



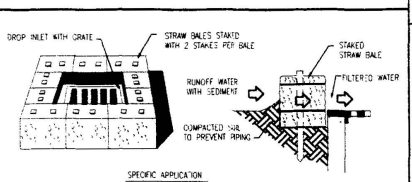


NEW SITE PLAN

NO SCALE

SOIL CACULATIONS	
AREA OF DISTURBED SOIL	90 SF
AMOUNT OF SOIL CUT	165 CF
AMOUNT OF FILL	50 CF

6. STRAW BALE DROP INLET SEDIMENT FILTER



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

SOURCE: MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK, 1975

7. EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

8. EROSION CONTROL NOTES

EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS 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 BASINS OR GRAINS AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME 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 RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

SEDIMENT CONTROL APPROVAL

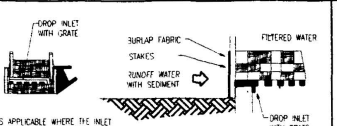
PLAN NUMBER _____

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON.
HE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

_____ _____

DATE FLOODING AND EROSION CONTROL SECTION

9. BURLAP DROP INLET SEDIMENT FILTER



SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREETS OR HIGHWAY MEDIANS.

10. BRICKBAT GROUND COVER



DEFINITION

TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

PURPOSE

BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

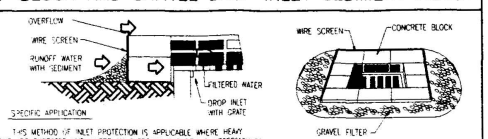
CONDITIONS WHEN PRACTICE APPLIES

BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA

THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

11. BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER



THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

TORTORICI GARAGE
903 9TH STREET, NE, WASH DC, 20002

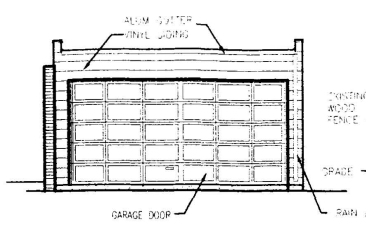
EROSION AND SEDIMENT CONTROL GUIDELINES

NO.	REVISIONS	DATE

Patrick Art Team
1116 Clarendon Rd. S.W., Washington, D.C. 20001

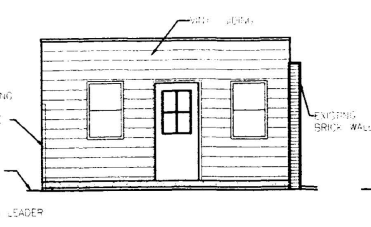
TORTORICI GARAGE
903 9TH ST. NE WASH DC, 20002

DATE 1-10-04
JOB NO. 0260
SCALE NONE
SED



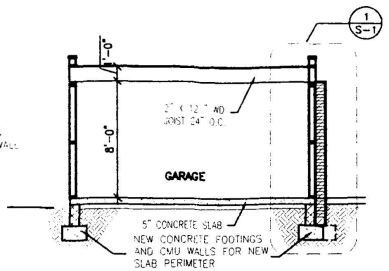
ALLEY ELEVATION

1/4" = 1'-0"



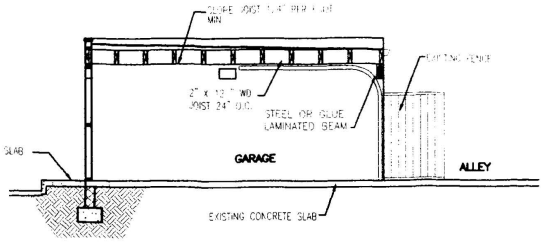
YARD ELEVATION

1/4" = 1'-0"



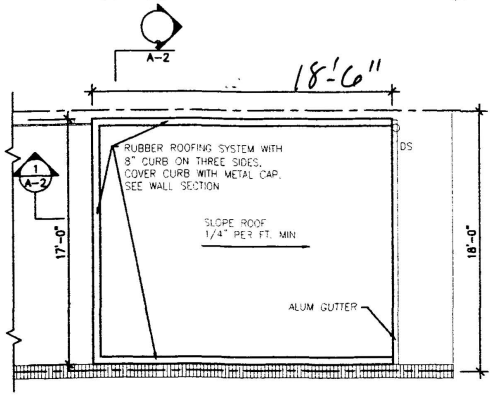
2 CROSS SECTION

1/4" = 1'-0"



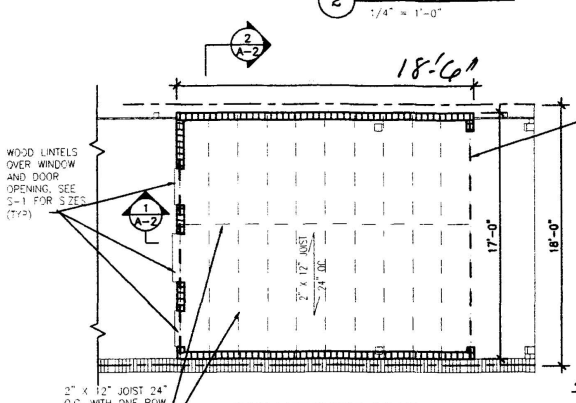
1 CROSS SECTION

1/4" = 1'-0"



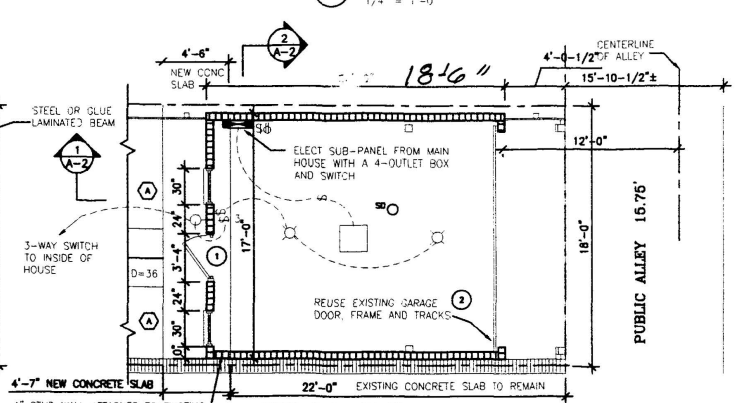
ROOF PLAAN

1/4" = 1'-0"



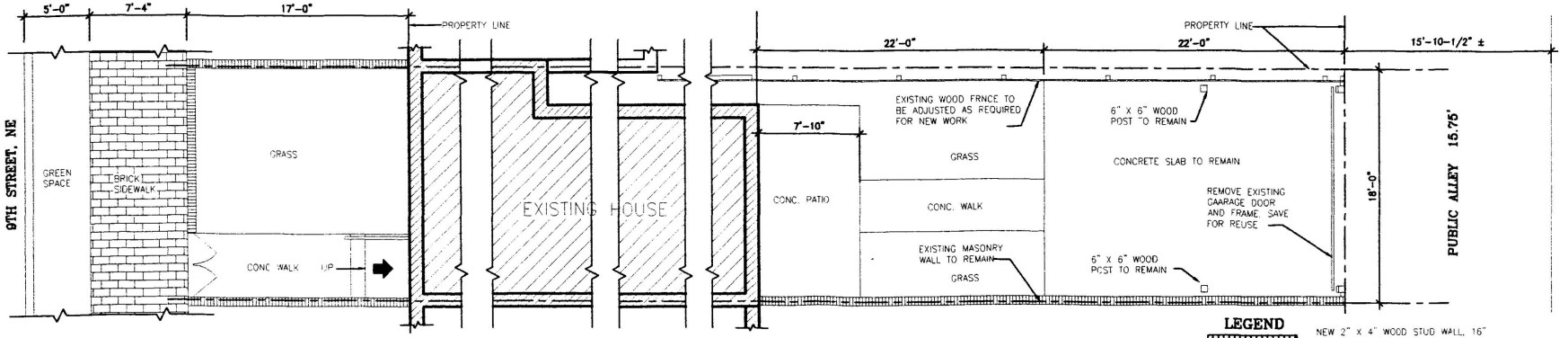
ROOF FRAMING PLAN

1/4" = 1'-0"



NEW GARAGE PLAN

1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

1 1/4" = 1'-0"

LEGEND

NEW 2" X 4" WOOD STUD WALL, 16" O.C. WITH FIRE STOP MID-WAY, AND 1/2" GYP. BD. ROOM SIDES

CONCRETE MASONRY UNITS

FACE BRICK

PLANS, ELEVATIONS AND SECTIONS

Patrick Art Team
1118 Columbia Rd. N.W. Washington D.C. 20009. 202-332-1297

NO.	REVISIONS	DATE

TORTORICI GARAGE
903 9TH ST., NE, WASH DC, 20002

Pat

DATE 1-10-04
JOB NO. 0260
SCALE 1/4"=1'-0

A-2

STRUCTURAL NOTES:

LIVE LOADS:

FLOOR 40 P.S.F., ROOF 30 P.S.F., ATTIC 15 P.S.F.

CONSTRUCTION SAFETY:

LOADS GREATER THAN THE APPLICABLE DESIGN LOADS SHALL NOT BE PLACED ON THE STRUCTURE. PROVISIONS SHALL BE MADE FOR ADEQUATE BRACING AND SUPPORT OF ADJACENT CONSTRUCTION, UTILITIES AND EXCAVATIONS. JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION BEARING:

ASSUMED AT 2500 P.S.F.. FIELD VERIFICATION TO BE MADE BY A QUALIFIED SOILS ENGINEER PRIOR TO PLACING FOUNDATIONS. IF EXCAVATION SHOWS SOIL TO BE OTHER THAN ASSUMED, FOUNDATIONS WILL BE SUBJECT TO REDESIGN.

FOUNDATIONS:

ALL FOUNDATIONS ARE TO BE PLACED ON UNDISTURBED SOIL NOT LESS THAN 1'-0" BELOW EXISTING GRADE, NOR LESS THAN 2'-6" BELOW ADJACENT FINISHED EXTERIOR GRADE. UTILITY LINES SHALL NOT BE PLACED THROUGH, OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL. MAINTAIN 1:2 SLOPE FROM BOTTOM EDGE OF FOOTING TO THE BOTTOM OF ANY ADJACENT EXCAVATION. ALL EXCAVATIONS TO BE APPROVED BY PROPER AUTHORITIES PRIOR TO THE PLACING OF FOUNDATIONS.

BACKFILL:

ALL BACKFILL SHALL BE ACCOMPUSHED USING MATERIAL CONSISTING OF BANK RUN GRAVEL, CRUSHED STONE AND/OR MATERIAL APPROVED BY THE ARCHITECT OR HIS REPRESENTATIVE, FROM SITE EXCAVATION WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF ANY DEBRIS. THE BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. D698 STANDARD PROCTOR TEST. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST WALLS WITHOUT PROVISIONS FOR ADEQUATE BRACING OF THESE WALLS.

CONCRETE:

TO BE MIXED AND PLACED IN ACCORDANCE WITH THE CURRENT "AMERICAN CONCRETE INSTITUTE (A.C.I.) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." A COPY OF THIS CODE SHALL BE AVAILABLE ON THE PROJECT AT ALL TIMES. ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH (F'C) OF 3,000 P.S.I., UNLESS OTHERWISE NOTED.

SLABS ON GRADES:

EXCEPT WHERE OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED WITH 6"X6", 10X10 W.W.M. LAP MESH 6" IN EACH DIRECTION. FOR ALL EXTERIOR SLABS ON GRADE AIR ENTRAINED CEMENT WITH ENTRAINED AIR OF 4% OR EQUIVALENT AIR ENTRAINING AGENT SHALL BE USED., PROVIDE CONTROL JOINTS AT 20'-0" O.C. EACH WAY IN ALL EXTERIOR SLABS ON GRADE IN CHECKERBOARD (PANELS) PATTERN, WITH APPROXIMATELY 900 S.F. PER BAY AND CONSTRUCTION JOINTS AT 30'-0" O.C. SLABS SHALL BE LAID ON LAYER OF 6 MIL. POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL, UNLESS NOTED.

REINFORCING STEEL:

SHALL CONFORM TO ASTM SPECIFICATIONS A615, GRADE 60 FOR BARS AND ASTM SPECIFICATIONS A185 FOR WELDED WIRE MESH (W.W.M.). FABRICATION, INCLUDING ACCESSORIES, ALLOWANCES FOR CONCRETE PROTECTION AND MINIMUM AREA OF STEEL REQUIRED, TO BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE AND MANUAL OF STANDARD PRACTICE.

STEEL LINTELS:

UNLESS OTHERWISE NOTED, PROVIDE ONE ANGLE FOR EACH 4" THICKNESS OF WALL OR PARTITION, WITH 3-1/2" LEG HORIZONTAL FOR OPENINGS IN MASONRY WALLS AS FOLLOWS:

OPENINGS TO 3'-0" -L 3-1/2" X 3 X 1/4"
OPENINGS 3'-1" TO 6'-0" -L 4 X 3-1/2 X 5/16
OPENINGS 6'-1" TO 7'-11" -L 5 X 3-1/2 X 5/16

PROVIDE A MINIMUM OF 6" BEARING FOR ANGLE LINTELS AND A MINIMUM OF 8" BEARING FOR BEAM LINTELS. ALL LINTELS TO RECEIVE FIELD COAT OF PAINT BEFORE INSTALLATION.

WOOD ROOF TRUSSES:

ALL ROOF TRUSSES MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ORIGULAR 4950.2 "DESIGN CRITERIA FOR TRUSSED RAFTERS" FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DESIGN DEVELOPMENT AND TPI-78 DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES. ERECTION AND BRACING OF WOOD TRUSSES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS. THE STEEL SHALL CONFORM TO AISCI STANDARD SPEC. FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION. UNLESS OTHERWISE NOTED, ALL SHOP CONNECTIONS SHALL BE MADE WITH BOLTS, MEETING THE REQUIREMENTS OF THE ASTM A325. IF WELDED CONNECTIONS ARE USED, SHOP DRAWINGS MUST DISTINCTLY SHOW THE SIZES AND EXTENT OF ALL WELDS. CONNECTIONS SHALL BE DESIGNED TO RESIST THE LOAD WHICH, WHEN UNIFORMLY DISTRIBUTED, WILL STRESS THE EXTREME FIBERS TO 24,000.P.S.I. FOR A36 STEEL OR THE LOAD SHOWN ON THE DRAWINGS. NO FABRICATION IS TO BE STARTED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED. UNLESS OTHERWISE NOTED, PROVIDE 5X5/8X0'8" BEARING PLATES AND CLIP ANGLE ANCHORS WHERE STEEL BEAMS BEAR ON MASONRY OR CONCRETE. ALL STRUCTURAL STEEL MUST BE PAINTED ONE SHOP COAT OF RED LEAD AND LINSEED OIL AND ONE FIELD COAT OF LEAD AND LINSEED OIL WITH LAMPBLACK ADDED

MASONRY:

ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH THE "1972 SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" BY THE NATIONAL CONCRETE MASONRY ASSOCIATION, "THE AMERICAN STANDARD BUILDING CODE FOR MASONRY" AS APPROVED BY THE AMERICAN NATIONAL STANDARD INSTITUTE (A.N.S.I.) AND RECOMMENDED "BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY" BY BRICK INSTITUTE OF AMERICA (BIIA) 1969. BEARING WALLS, PARTITIONS AND PIERS TO CONSIST ENTIRELY OF LOAD BEARING UNITS CONFORMING TO ASTM C90,C145,C55,C62, OR C216. PROVIDE A MINIMUM OF 24" DEPTH AND 16" LENGTH OF 100% SOLID MASONRY BELOW BEARING ENDS OF BEAMS, AND A MINIMUM OF 8" DEPTH AND 4" CONTINUOUS LENGTH OF 100% SOLID MASONRY AT JOIST, SLAB OR DECK BEARING. EXCEPT AS REQUIRED ABOVE OR UNLESS NOTED "100% SOLID" ON PLANS, SOLID MASONRY MAY BE LOAD BEARING UNITS HAVING A NET CROSS-SECTIONAL AREA OF 75% OR MORE OF ITS CROSS-SECTIONAL AREA (ASTM C-145). ALL MASONRY TO BE LAID IN TYPE 'N' MORTAR (750 P.S.I. ON THE JOB) WITH FULL HEAD, COLLAR AND BED JOINTS. WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS-SECTIONAL AREA TO BE OF SOLID MASONRY. ALL PIERS AND PARTITIONS TO BE BONDED TO ADJACENT MASONRY WALLS. ALL BONDING TO BE IN ACCORDANCE WITH A.N.S.I. SPECIFICATIONS. CONTRACTOR TO PROVIDE REQUIRED BRACING AND SUPPORT FOR ALL MASONRY WORK UNTIL PERMANENT CONSTRUCTION IS IN PLACE. SEE SPECIFICATIONS AND DETAILS FOR GENERAL CONTROL JOINT REQUIREMENTS. PROVIDE TRUSS TYPE HORIZONTAL JOINT REINFORCING AT 16" ON CENTER VERTICALLY IN ALL WALLS.

FRAMING LUMBER:

ALL FRAMING, INCLUDING FLOOR AND ROOF SHEATHING, TO BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (A.I.T.C.). FRAMING LUMBER SHALL BE AS FOLLOWS: HEADERS, LINTELS AND RAFTERS HEM FIR #2 OR BETTER. ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE APPLICABLE GRADING RULES AND SHALL BE SURFACED ON FOUR SIDES. MEMBERS SHALL BE SET WITH CROWN UP AND HAVE A MINIMUM OF 4" BEARING ON MASONRY. MEMBERS FRAMING TO BEAMS, HEADERS, ETC, SHALL BE SECURED WITH APPROVED FRAMING ANCHORS, UNLESS OTHERWISE NOTED OR SHOWN. ALL JOIST AND RAFTERS SHALL BE RIGIDLY BRIDGED AT INTERVALS NOT EXCEEDING 8 FEET WITH METAL BRIDGING. UNLESS OTHERWISE NOTED, ALL STUDS, IN BEARING WALLS, TO BE BRIDGED (WITH SOLID MEMBERS) AT MID HEIGHT.

WOOD FLOOR TRUSSES: (NOT USED)

ALL FLOOR TRUSSES MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PCT-77 (INTERWIN) DATED AUGUST 1977 "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED PARALLEL CHORD 4" X 2" WOOD TRUSSES" PUBLISHED BY THE TRUSS PLATE INSTITUTE. QUALITY CONTROL SHALL BE ADHERED TO IN ACCORDANCE WITH THE TPI MANUAL QCM-77. SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR HIS APPROVAL. ALL DRAWINGS MUST BE CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER.

WOOD LINTELS:

UNLESS OTHERWISE NOTED, PROVIDE WOOD LINTELS OVER:

FRAME OPENINGS AS FOLLOWS:	FOR SPANS UP TO:
DOUBLE 2 X 4	3'-0"
DOUBLE 2 X 6	4'-0"
DOUBLE 2 X 8	5'-6"
DOUBLE 2 X 10	7'-0"
DOUBLE 2 X 12	8'-6"

WOOD OR METAL PARTITIONS:

1. WOOD STUDS SHALL BE 2" X 4" SPACED 16 " O.C. MAXIMUM. PROVIDE A FIRE STOP AT THE MIDPOINT
2. METAL STUDS FOR PARTITIONS SHALL BE 3 5/8" WIDE, SPACED 16" O.C MAXIMUM. PROVIDE CROSS BRIDGING AT MID LEVEL

SPECIFICATIONS AND NOTES:

METALS

STRUCTURAL STEEL

1. SEE THE STRUCTURAL NOTES LOCATED ON THE DRAWINGS FOR DETAIL STRUCTURAL STEEL INFORMATION.
2. STRUCTURAL STEEL SHALL CONSIST OF STEEL ANGLE LINTELS FOR DOOR AND WINDOW OPENINGS AND BEAMS
3. MISCELLANEOUS METAL SHALL INCLUDE , CLIP ANGLES, JOIST HANGERS, THESE SHALL ALL BE GALVANIZED.

WOOD AND PLASTICS

CARPENTRY WORK

1. LUMBER INCLUDES BUT IS NOT LIMITED AS FOLLOWS, NO. 3/4" CD PLYWOOD .
2. CARPENTRY WORK SHALL INCLUDE BY NOT LIMITED TO:
   - A. 2" X 4" WOOD OR METAL STUDS 16" O.C. FOR PARTITIONS.
   - B. ROOF FRAMING, TRIM GUTTER AND RAIN LEADERS.
   - C. DOOR AND WINDOW FRAMING AND INSTALLATION
   - E. INSTALLATION OF ROLL UP DOOR AND OPENINER.
   - F. ROOFING INSTALLATION.
   - G. HARDWARE INSTALLATION.
   - H. GYPSUM BOARD INSTALLATION, INCLUDING TRIM, TAPE AND ALL REQUIRED ACCESSORIES.

FLOORS:

1. PROVIDE CONCRETE FLOOR WITH BROOM FINISH. SLOPE SLAB 1/4" PER FOOT MIN TO DRAIN.

EXTERIOR:

1. PROVIDE VINYL SIDING ON THE EXTERIOR OF THE GARAGE.

DOORS AND THRESHOLDS

1. PROVIDE ALL DOORS AND THRESHOLDS WHERE SHOWN ON THE DRAWINGS.

HARDWARE:

1. OWNER IS TO SELECT THE KNOBS AND LOCK SETS FOR THE DOORS. THE CONTRACTOR IS TO SELECT THE HINGES IN ACCORDANCE WITH STANDARD RESIDENTIAL PRACTICES.
2. ANY SECURITY SYSTEM ITEM THAT MAY AFFECT THE HARDWARE SHALL BE COORDINATED WITH CONTRACTOR IN A TIMELY MANNER SUCH THAT IT CAN BE INSTALLED IN A PLEASING FINISH. (CONCEILED WIRING)

OTHER EQUIPMENT:

1. EXTERIOR WATER PROOF OUTLETS

FINISHES

PAINTING

1. PAINT ALL NEW MATERIALS AND ADJACENT EXISTING MATERIALS, PAINT STRUCTURAL STEEL THAT MAY NEED REMOVAL OF RUST AND NEW STEEL PAINT PROTECTION.
2. PROVIDE ONE PRIME COAT AND TWO COATS OF SEMI-GLOSS ENAMEL PAINT FOR INTERIOR WALLS, TRIM AND CEILING.
3. PROVIDE ONE BASE COAT AND ONE COAT EXTERIOR PAINT/STAIN/COATING FOR EXTERIOR WOOD SURFACES.
5. PAINT COLORS ARE TO BE SELECTED BY THE OWNER.

ROOFING

1. FLAT ROOFING SHALL BE A RUBBER SYSTEM. THIS INCLUDES FLASHING, ALUMINUM GUTTER AND RAINLEADERS, AND CONCRETE SPLASH BLOCKS.

WINDOWS:

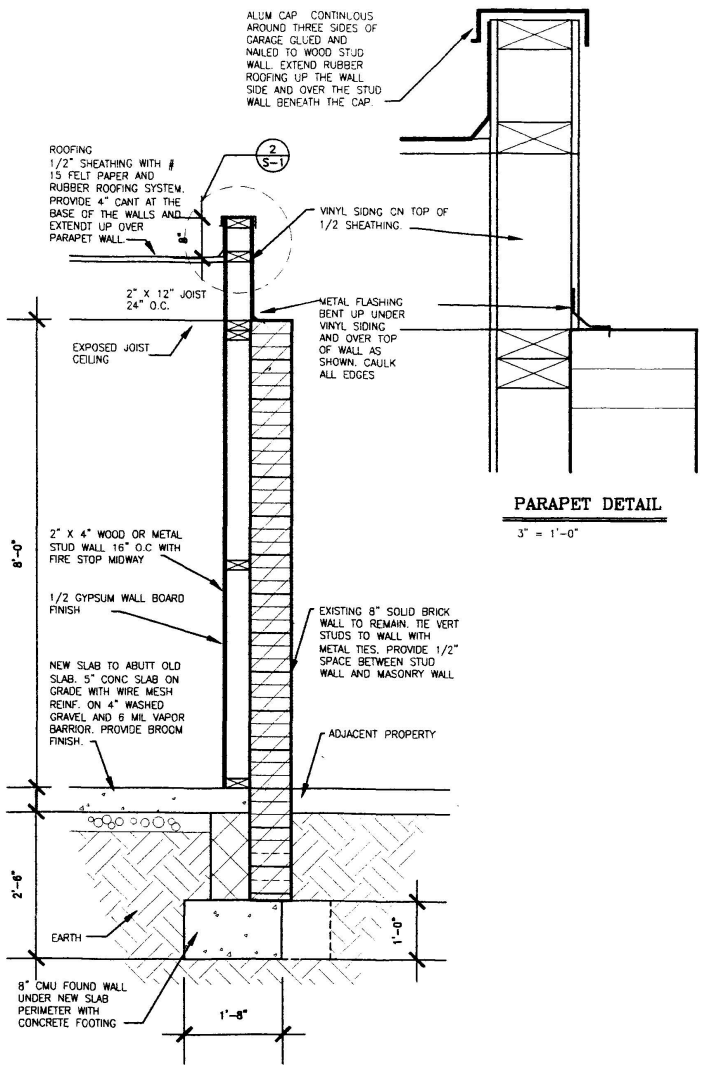
1. PROVIDE SINGLE HUNG, DOUBLE PANE VINYL WINDOWS WITH LOCKS, SCREENS. CAULK AROUND PERIMETER OF WINDOWS.

OWNER SHALL PROVIDE: (CONTRACTOR TO INSTALL, UNLESS OTHERWISE DECIDED)

1. EXISTING GARAGE ROLL-UP DOOR.

ELECTRICAL NOTES FOR ALL FLOORS

1. THE ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA ELECTRICAL CODES.
2. ALL EXTERIOR ELECTRICAL WORK SHALL BE WEATHER PROOF.
3. THE OWNER SHALL PICK OUT THE ELECTRICAL FIXTURES
4. ALL ELECTRICAL WIRINGS, LIGHT FIXTURES, OUTLETS, SWITCHES, SHALL BE CONCEALED IN WALLS AND CEILINGS.
5. ALL SMOKE DECTECTORS SHALL BE HARD WIRED, WITH BATTERY BACKUP.



DETAILS AND STRUCTURAL NOTES

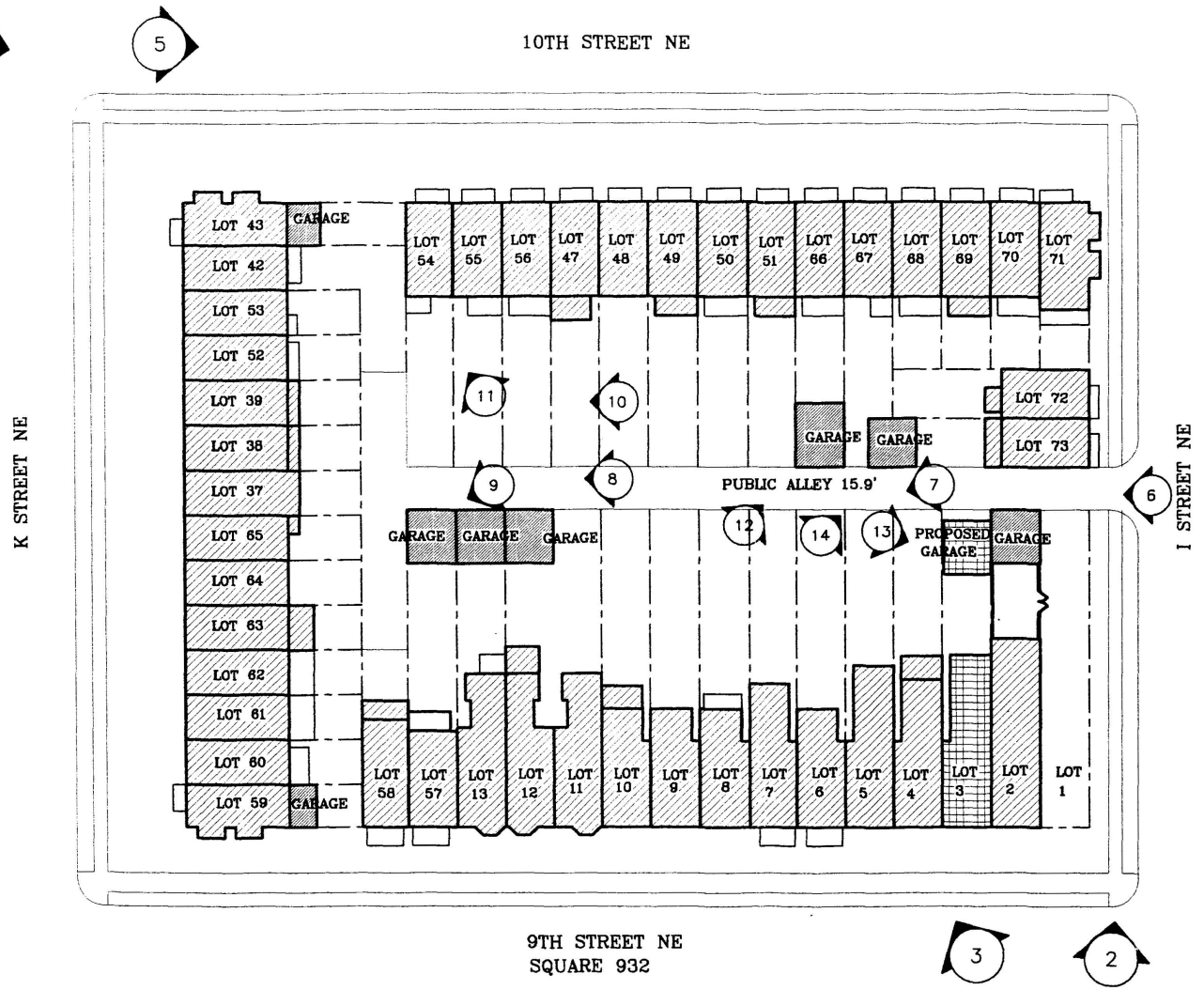
Patrick Art Team
1118 Columbia Rd. N.W. Washington D.C. 20009 202-332-1297

NO.	REVISIONS	DATE

TORTORICI GARAGE
903 9TH ST. WASH DC, 20002

DATE 1-5-04
JOB NO. 0260
SCALE 1/4"=1'-0"

S-1



SITE PLAN AND PHOTO LOCATIONS

Patrick Art Team
1118 Columbia Rd. N.W. Washington D.C. 20009, 202-332-1297

NO. REVISIONS DATE

TORTORICI GARAGE
903 9TH ST, NE, WASH DC, 20002

Pat
DATE 1-10-04
JOB NO. 0260
SCALE 1"=20'-0"
BZA