

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1.1 THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2012 ICC IRC AND DC AMENDMENTS.

1.2 ALL WORK SHALL COMPLY WITH ALL CURRENT CODES AND IN ACCORDANCE WITH LOCAL REGULATIONS AND THOSE HAVING JURISDICTION. CURRENT CODES INCLUDE THE FOLLOWING:

2012 ICC RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2012 ICC INTERNATIONAL ENERGY CODE
2012 ICC EXISTING BUILDING CODE
TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013)

1.3 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OWNERS MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. CUT SHEETS AND PRODUCT LITERATURE MUST BE SUBMITTED TO THE OWNERS FOR APPROVAL BEFORE PROCEEDING WITH PURCHASING.

1.4 ALL DIMENSIONS INDICATED ARE AS FINISHED DIMENSIONS UNLESS OTHERWISE NOTED.

1.5 THE OWNER WILL PROVIDE THE BUILDING PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER NECESSARY PERMITS AND INSPECTIONS TO PERFORM CONSTRUCTION DESCRIBED BY THE CONTRACT DOCUMENTS.

1.6 THESE DRAWINGS NEITHER APPROVE NOR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITION. VERIFICATION OF SUCH BEING SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

1.7 NEW FIXTURES, FITTINGS, APPLIANCES, ELECTRICAL AND MECHANICAL EQUIPMENT, CABINETRY, ARCHITECTURAL FEATURES AND FINISHES, ETC. SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS IN SUCH A MANNER THAT ALL GUARANTEES AND WARRANTIES, EXPRESSED OR IMPLIED, ARE VALID AND WITH ADEQUATE CLEARANCE FOR SERVICING.

1.8 CONTRACTOR SHALL CARRY ALL NECESSARY LIABILITY AND WORKERS COMPENSATION INSURANCE TO PROTECT HIMSELF AND THE OWNER FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE CONTRACTOR OPERATING UNDER THE CONTRACT.

1.9 IF ASBESTOS CONTAINING MATERIALS ARE PRESENT IN THE BUILDING THE OWNER SHALL RETAIN A CONSULTANT TO EVALUATE AND RECOMMEND PROPER ACTION. ASBESTOS REMOVAL OR TREATMENT SHALL BE CARRIED OUT BY A SPECIALTY CONTRACTOR CERTIFIED BY THE LOCAL JURISDICTION. ASBESTOS REMOVAL SHALL BE COMPLETED PRIOR TO THE WORK COVERED BY THESE DOCUMENTS.

1.10 CONTRACTORS TO PERFORM WORK AS SPECIFIED WITH MINIMAL DISTURBANCE TO ADJACENT AREAS. CONTRACTOR TO STABILIZE EXISTING ADJACENT CONDITIONS AND PROTECT EXISTING CONDITIONS WHERE REQUIRED, WHETHER OR NOT INDICATED ON THE DRAWINGS.

1.11 ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH GENERALLY ACCEPTED TRADE PRACTICES.

1.12 ALL MATERIALS TO BE NEW AND OF TOP QUALITY, UNLESS OTHERWISE NOTED.

1.13 ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER IN WRITING PRIOR TO PERFORMANCE OF WORK. CONTRACTOR SHALL MAKE SUBMITTALS NECESSARY FOR OWNER TO DETERMINE IF SUBSTITUTIONS ARE OF EQUAL QUALITY AND INTEGRITY.

1.14 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UTILITY SERVICE AND COORDINATING ALL NEW INSTALLATIONS. ALL ADDITIONAL SERVICES OR HEAVY UPS OF EXISTING SERVICES REQUIRED BY THE WORK DESCRIBED HEREIN ARE TO BE INCLUDED IN THE SCOPE OF WORK AND ARE TO BE APPLIED FOR AND COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES BY THE CONTRACTOR.

1.15 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

1.16 CONTRACTOR SHALL INSPECT THE SITE PRIOR TO CONSTRUCTION AND SHALL BASE ALL DESCRIPTION OF WORK, BIDS, AND PROPOSALS ON THE BASIS OF THE CONDITIONS OF THE SITE. CONTRACTOR'S SUBMITTAL OF BID TO PERFORM WORK SHALL ASSUME CONTRACTOR'S FAMILIARITY WITH ALL CONDITIONS PRESENT WHERE ACCESSIBLE TO VIEW; THE INCLUSION OF ALL WORK IN ACCORDANCE WITHIN THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE INCLUDED IN THE SCOPE OF WORK UNLESS SPECIFICALLY NOTED OTHERWISE IN THE BID.

1.17 CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

DIVISION 2 - DEMOLITION

2.1 REMOVE ALL ITEMS INDICATED IN DEMOLITION DRAWINGS AND AS REQUIRED TO PERFORM WORK DESCRIBED IN THE CONTRACT DOCUMENTS.

2.2 CONTRACTOR TO COORDINATE ALL DEMOLITION SEQUENCES AND INTERFACING WITH WORK FROM OTHER TRADES.

2.3 ALL DEBRIS TO BE REMOVED PROMPTLY FROM THE SITE.

2.4 CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER IF CONDITIONS AT SITE VARY FROM THOSE INDICATED ON DRAWINGS, INCLUDING COMPLICATIONS DISCOVERED DURING AND/OR AFTER DEMOLITION.

2.5 THE CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING REQUIRED FOR THE INSTALLATION OF NEW MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND SHALL BE RESPONSIBLE FOR DETERMINING ALL LOCATIONS FOR THIS DEMOLITION AND COORDINATE ALL SUCH DEMOLITION WITH THE RESPECTIVE TRADES. CUTTING OF STRUCTURE WHALL BE ONLY AS APPROVED BY ARCHITECT OR STRUCTURAL ENGINEER.

DIVISION 3 - CONCRETE

3.1 ALL NEW CONCRETE TO BE LEVEL AND EVEN UNLESS OTHERWISE INDICATED. WHERE EXTERIOR SURFACES ARE EXPOSED TO WEATHER, SLOPE TO DRAIN MINIMUM 1/4" PER FOOT AWAY FROM BUILDING.

3.2 EXTERIOR CONCRETE SLAB TO HAVE 1/2" EXPANSION JOINTS AT ALL JOINTS WHERE SLAB MEETS COLUMNS AND WALLS.

3.3 STRENGTH OF CONCRETE SHALL BE 3000 PSI @ 28 DAYS MINIMUM.

3.4 WATER TO BE FREE AND CLEAN OF DELETERIOUS AMOUNTS OF ACID, ALKALI, SALT, AND ORGANIC MATERIALS.

3.5 NO ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT.

DIVISION 4 - MASONRY

4.1 CONCRETE MASONRY UNITS TO BE LIGHTWEIGHT HOLLOW LOAD-BEARING UNITS COMPLYING WITH ASTM C90, GRADE N, TYPE I "NATURAL GREY", DIMENSIONS AS INDICATED ON DRAWINGS.

4.2 WIRE REINFORCEMENT TO COMPLY WITH ASTM A82

4.3 MORTAR TO BE TYPE M AT BELOW GRADE, TYPE N ABOVE GRADE

DIVISION 5 - METALS

5.1 STRUCTURAL STEEL UNITELS SHALL CONFORM TO ASTM-36. MINIMUM BEARING 8" EACH END. FILL MASONRY SOLID WITH CONCRETE TWO COURSES BELOW BEARING BY 1/4" LONG AT EACH END MINIMUM.

5.2 PROVIDE ONE STRUCTURAL STEEL ANGLE FOR EVERY 4" OF MASONRY THICKNESS UNLESS OTHERWISE NOTED.

5.3 DOUBLE ANGLES OVER 5'-0" TO BE BOLTED TOGETHER AT MID SPAN.

5.4 VERTICAL LEG OF ALL ANGLES TO BE PLACED AGAINST THE BACK FACE OF MASONRY.

5.5 STEEL REINFORCING BARS SHALL CONFORM TO ASTM - 60.

5.6 STEEL REINFORCING BARS TO HAVE 3" CLEAR CONCRETE COVER WHEN EXPOSED TO WEATHER, 3/4" CLEAR CONCRETE COVER WHEN NOT EXPOSED TO WEATHER.

DIVISION 6 - WOOD AND PLASTICS

6.1 CABINETS AND COUNTER TOPS TO BE OWNER PROVIDED, CONTRACTOR INSTALLED

6.2 INSTALL DOUBLE STUDS AND JOISTS AROUND ALL OPENINGS AND HEADERS UNLESS OTHERWISE INDICATED. FIRESTOP ALL WALLS AT MIDPOINT. INSTALL BRIDGING BETWEEN JOISTS AT MIDPOINT. INSTALL DOUBLE TOP PLATES ON ALL WALLS.

6.3 WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE.

6.4 WALL SHEATHING TO BE 7/160SB PER STRUCTURAL DRAWINGS. FLOOR SHEATHING TO BE 3/4" STURD-I-FLOOR, 1/8" GAP BETWEEN SHEETS. ROOF SHEATHING TO BE 5/8" OSB.

6.5 ALL INTERIOR FINISH WOOD TO BE PINE, FIR, OR POPLAR. FREE OF KNOTS AND IMPERFECTIONS. UNLESS NOTED OTHERWISE

6.6 FRAMING LUMBER TO BE HEM FIR #2 OR BETTER, SIZE AND SPACING AS NOTED

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1 VAPOR BARRIERS SHALL BE 6 MIL. POLYETHYLENE MINIMUM.

7.2 WALLS AND ROOF SHALL HAVE FOIL FACED FIBERGLASS BATT INSULATION, R VALUES SPECIFIED AND AS FRAMING SPACE ALLOWS.

7.3 SLAB INSULATION SHALL BE RIGID BOARD R-10 MINIMUM 2 FEET DEEP MINIMUM

7.3 SEALANT IN NON-WET AREAS TO BE PAINTABLE ACRYLIC LATEX INTERIOR UNLESS NOTED OTHERWISE. SEALANT IN WET-AREAS TO BE COLOR-MATCHED TO ADJACENT TILE. ALL JOINTS PER TILE COUNCIL OF AMERICA INDUSTRY STANDARDS.

DIVISION 8 - DOORS & WINDOWS

8.1 CONTRACTOR TO FIELD VERIFY ALL EXISTING ROUGH OPENINGS PRIOR TO ORDERING. DOORS AS SPECIFIED FOR THESE OPENINGS.

8.2 DOORS TO MATCH EXISTING WOOD RAIL AND STYLE, UNDERCUT AS REQUIRED.

8.3 DOOR HARDWARE STYLE AND FINISH TO BE VERIFIED WITH OWNER. PROVIDE PRIVACY LOCKS IN ALL ROOMS.

8.4 EXTERIOR DOOR TO HAVE U VALUE 0.35

8.5 EXTERIOR WINDOW TO HAVE U VALUE 0.35 AREA WEIGHTED AVERAGE

8.6 EXTERIOR WINDOW TO HAVE SHGC VALUE 0.4 AREA WEIGHTED AVERAGE

DIVISION 9 - FINISHES

9.1 THE QUALITY OF FINISHES SHALL BE STANDARD INDUSTRY PRACTICE "BUILDER'S GRADE" FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

9.2 ALL PATCH AND REPAIR OF ALL INTERIOR WOOD TRIM IS TO BE PERFORMED WITH NON-SHRINKING WOOD FILLER, SAND SMOOTH, SEAL ALL REPAIRED AREAS TO MATCH ADJACENT SURFACES AND PAINT AS SPECIFIED.

9.3 ALL INTERIOR TRIM AND DOORS TO BE PAINTED, ARE TO HAVE MINIMUM ONE COAT PRIMER AND TWO COATS SEMI-GLOSS PAINT AS REQUIRED TO COVER. ALL INTERIOR WALL SURFACES TO RECEIVE ONE COAT PRIMER AND TWO COATS LATEX WALL PAINT AS REQUIRED TO COVER: FLAT.

9.4 FINAL COLOR AND FINISH OF ALL SURFACES TO BE SELECTED AND APPROVED BY OWNER.

9.5 GYPSUM BOARD (GWB) TO BE 1/2", MOISTURE RESISTANT IN ALL BATH AREA NON-WET WALLS. WET WALLS INCLUDING TILE TO HAVE TILE BACKER BOARD. USE 5/8" TYPE X FOR EXTERIOR WALLS AND 2 LAYERS ON SECOND FLOOR CEILING TO PROVIDE THE 1-HOUR RATINGS REQUIRED.

9.6 ALL PAINT TO BE OF BEST QUALITY GRADE OF BENJAMIN MOORE, DURON, SHERWIN WILLIAMS, OR APPROVED EQUAL. ALL SURFACES TO BE FINISHED SHALL BE FREE OF ALL LOOSE DIRT AND DUST BEFORE FINISHING IS STARTED. FINISH HARDWARE TO BE REMOVED OR PROTECTED BEFORE ANY FINISHING. EDGES OF PAINT ADJOINING OTHER COLORS OR MATERIALS ARE TO BE SHARP AND CLEAN WITHOUT OVERLAPPING. TOPS, BOTTOMS AND EDGES OF DOORS FINISHED SAME AS FACES AFTER FITTING BY CARPENTER.

DIVISION 10 - SPECIALITIES - NOT USED

DIVISION 11 - EQUIPMENT

11.1 THE OWNER SHALL PROVIDE ALL KITCHEN APPLIANCES. CONTRACTOR TO INSTALL.

11.2 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH-INS FOR KITCHEN APPLIANCES AND SHALL COORDINATE SAME WITH OWNER

DIVISION 12 - FURNISHINGS - NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION - NOT USED

DIVISION 14 - CONVEYING SYSTEMS - NOT USED

DIVISION 15 - MECHANICAL

HVAC

15.1 ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.

15.2 CONTRACTOR SHALL OBTAIN ALL PERMITS, CERTIFICATES, ETC., AND DELIVER SAME TO OWNER UPON COMPLETION OF PROJECT.

15.3 MECHANICAL SYSTEM SHALL BE DESIGN BUILD. CONTRACTOR TO CALCULATE HEATING AND COOLING LOADS AND VERIFY WITH ARCHITECT WITH SYSTEM LAYOUT AS DIAGRAMMED ON THE DRAWINGS-GAS HEATING AND ELECTRIC AIR CONDITIONING WITH COMPLETE INSTALLATION.

15.4 CONTRACTOR SHALL INSPECT THE SITE PRIOR TO CONSTRUCTION AND SHALL BASE ALL DESCRIPTIONS OF WORK, BIDS, AND PROPOSALS ON THE BASIS OF EXISTING CONDITIONS AT THE SITE, INCLUDING ROUTING OF DUCTWORK THROUGH EXISTING FRAMING SPACES.

PLUMBING

15.5 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETELY INSTALL OPERABLE PLUMBING SYSTEMS AS DESCRIBED IN THE CONTRACT DOCUMENTS.

15.6 CONTRACTOR SHALL PROVIDE COPPER HOT AND COLD COPPER SUPPLY LINES, PVC WASTE LINES AND VENTS TO ALL LOCATIONS WHERE PLUMBING FIXTURES ARE INDICATED ON DRAWINGS. CONTRACTOR SHALL PROVIDE NATURAL GAS PIPING AND SHALL CALCULATE LOADS FOR ACTUAL EQUIPMENT SELECTED.

15.7 CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

15.8 CONTRACTOR SHALL INSPECT THE SITE PRIOR TO CONSTRUCTION AND SHALL BASE ALL DESCRIPTIONS OF WORK, BIDS, AND PROPOSALS ON THE BASIS OF EXISTING CONDITIONS AT THE SITE.

15.9 CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER IF EXISTING CONDITIONS ARE DISCOVERED IN THE COURSE OF EXCAVATION, DEMOLITION, OR DURING GENERAL CONSTRUCTION WHICH WOULD PROHIBIT THE INSTALLATION OF OPERABLE PLUMBING SYSTEMS AS DESCRIBED IN THE CONTRACT DOCUMENTS.

15.10 CONTRACTOR SHALL NOT CUT BUILDING STRUCTURE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF THE ARCHITECT.

15.11 PLUMBING FIXTURES AND FITTINGS TO BE OWNER PROVIDED, CONTRACTOR INSTALLED.

15.12 HOT WATER PIPES TO BE INSULATED R-3 MINIMUM

DIVISION 16 - ELECTRICAL

16.1 CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CERTIFICATES, PERMITS, ETC., REQUIRED FOR ALL WORK PERFORMED AT THE JOB SITE. COPIES OF ALL CERTIFICATES SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF THE PROJECT.

16.2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES.

16.3 CONTRACTOR SHALL PROVIDE ALL WIRING, FIXTURES AND FITTINGS AS REQUIRED BY THE SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THE COMPLETE INSTALLATION OF SAME.

16.4 ALL BRANCH CIRCUIT WIRING SHALL BE ROMEX CABLE WITH SEPARATE GROUND AS REQUIRED.

16.5 CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

16.6 ALL LIGHTING FIXTURE TYPES, LOCATIONS, AND MANUFACTURERS SHALL BE APPROVED BY THE OWNER. SURFACE MOUNTED FIXTURES SHALL BE PROVIDED BY OWNER. INSTALLED BY CONTRACTOR, BASED ON ROUGH-INS AS REPRESENTED ON THE ARCHITECTURAL REFLECTED CEILING PLANS. EXACT LOCATIONS AND TYPES OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH THE OWNER PRIOR TO FINAL INSTALLATION.

16.7 CONTRACTOR SHALL PROVIDE WIRING FOR DUPLEX RECEPTACLES AND SWITCHES AS REQUIRED BY CODE AND AS INDICATED. REPLACE ALL SWITCHES, PLUGS, AND COVER PLATES. DEVICES AND PLATES TO BE WHITE.

SUMMARY SCOPE OF WORK

THE SCOPE OF WORK INVOLVES RENOVATIONS AND ADDITION TO A TWO-STORY WOOD FRAMED ROW HOUSE WITH REAR DECK. MAIN FLOOR WORK INCLUDES RELOCATING THE KITCHEN AND EXPANDING REAR DEN, ADDING POWDER ROOM. UPPER LEVEL WORK INCLUDES EXPANDING STUDY AND ADDING MASTER BATH. MECHANICAL SYSTEM UPGRADES, LIGHTING, AND ELECTRICAL WORK TO BE PROVIDED TO SUPPORT THESE RENOVATED AREAS.

ZONING - CODE INFORMATION

APPLICABLE CODES*

2013 DCMR 12*

2012 INTERNATIONAL BUILDING CODE

2012 INTERNATIONAL RESIDENTIAL CODE*

2012 INTERNATIONAL FUEL GAS CODE

2012 INTERNATIONAL MECHANICAL CODE

2012 INTERNATIONAL PLUMBING CODE

2012 INTERNATIONAL FIRE CODE

2012 INTERNATIONAL ENERGY CONSERVATION CODE

2012 INTERNATIONAL EXISTING BUILDING CODE

2012 INTERNATIONAL GREEN CONSTRUCTION CODE

USE: R 3 ROW DWELLING - RESIDENTIAL, WOOD FRAME

SQUARE 1327, LOT 0040

	REQUIRED	EXISTING	PROPOSED
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BUILDING FOOTPRINT		755 S.F.	856 S.F.
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GROSS BUILDING AREA		2187 S.F.	2478 SF
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LOT AREA		1825 S.F.	
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BUILDING AREA(FOOTPRINT) 60% MAX		41%	47%
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		755 SF	856 SF
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SIDE YARD	NONE		
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REAR YARD	20' MIN	15.17'(W/EX DECK)	20.5'
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HEIGHT	40' MAX	BELOW 40'	UNCHANGED
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STORIES	3 MAX	2	UNCHANGED
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LIMITS OF DISTURBANCE			103 S.F.
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EXCAVATION VOLUME			112 CU FT
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STRUCTURAL DESIGN LOADS

FLOOR LOADS - 40 LB LIVE LOAD/20 LB DEAD LOAD

ROOF LOADS - 30 LB LIVE LOAD/20 LB DEAD LOAD

ASSUMED SOIL BEARING CAPACITY - 2000 PSF

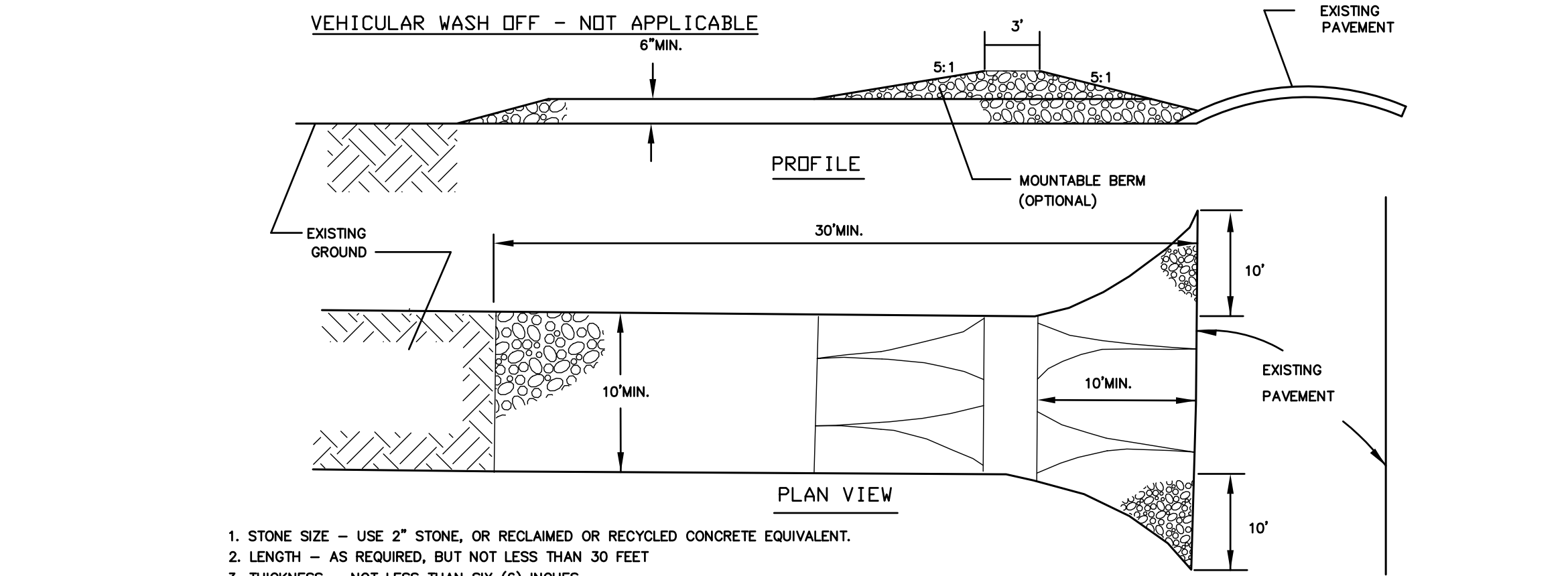
IECC REQUIREMENTS

COMPONENT	CRITERIA*
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joints	Rim joints shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub-floor or drywall.

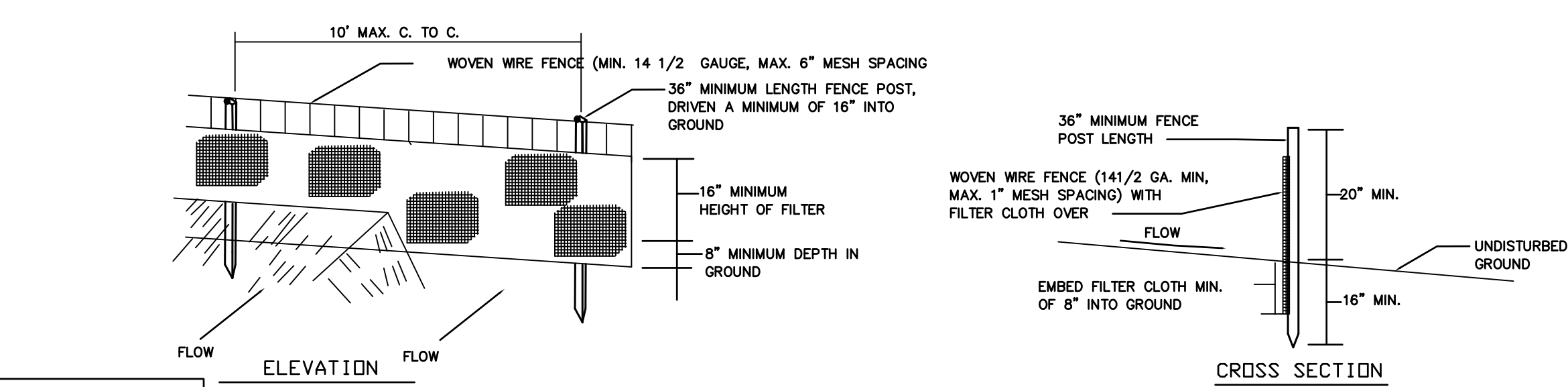
IECC NOTES

1. RECESSED LIGHTS ON TOP FLOOR TO BE IC-RATED, SEALED, AND RATED PER R402.4.4
2. HOT WATER PIPE INSULATION SHALL BE CONTINUOUS K-FLEX 1/2" FOAM R-3 OR EQUAL PER R403.4.2, SEALED JOINTS
3. EXHAUST FANS (BATH AND KITCHEN) SHALL HAVE GRAVITY DAMPERS AT EXTERIOR FACE THAT CLOSE WHEN SYSTEM IS OFF.
4. LIGHTING FIXTURES (RECESSED AND WALL SCONCES) SHALL BE HIGH EFFICIENCY LED LAMPS, 14 WATT 820 LUMENS.

DCRA APPROVAL STAMPS



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET
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. 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 SLOPE WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. 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 PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. 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 AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN 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 MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POST: STEEL EITHER 1" OR 2" HARDWOOD
FENCE: WOMEN WIRE, 14 1/2 GA, 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SOIL EROSION CONTROL DETAILS - (NOT ALL MAY BE APPLICABLE)

SYMBOLS / LEGEND

- ① WINDOW
- ① DOOR
- 1 DRAWING NUMBER
- A-4 SHEET WHERE DRAWN (LEADING ZEROS OMITTED)
- DIRECTION OF VIEW
- SECTION
- A-3 SHEET WHERE DRAWN (LEADING ZEROS OMITTED)
- DIRECTION OF VIEW
- DRAWING NUMBER
- ELEVATION
- DEMO WALL
- EXISTING WALL

ABBREVIATIONS

- ABF ABOVE FINISHED FLOOR
- BDRM BEDROOM
- BR BASE REGISTER
- BSMT BASEMENT
- CONC CONCRETE
- CL CLOSET
- CR CEILING REGISTER
- DBL DOUBLE
- DIA DIAMETER
- DN DOWN
- EX EXISTING
- FCU FAN COIL UNIT
- FT FEET
- GRND GROUND
- GYP BD GYPSUM WALLBOARD
- HP HEAT PUMP
- IN INCHES
- LAUND LAUNDRY
- LAV LAVATORY
- MO MASONRY OPENING
- NIC NOT IN CONTRACT
- OPCI OPPOSITE HAND
- OP HAND OWNER PROVIDED CONTRACTOR INSTALLED
- PDR POWDER
- RGR RETURN AIR GRILL
- RM ROOM
- RO ROUGH OPENING
- SF SQUARE FOOT
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- WH WATER HEATER

LIST OF DRAWINGS

- A0001_GENERAL INFORMATION
- A0003_FLOOR PLANS NEW WORK
- A0004_ELEVATIONS, SCHEDULES, SECTIONS, DETAILS

PRIVATE RESIDENCE

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ISSUED FOR REVIEW

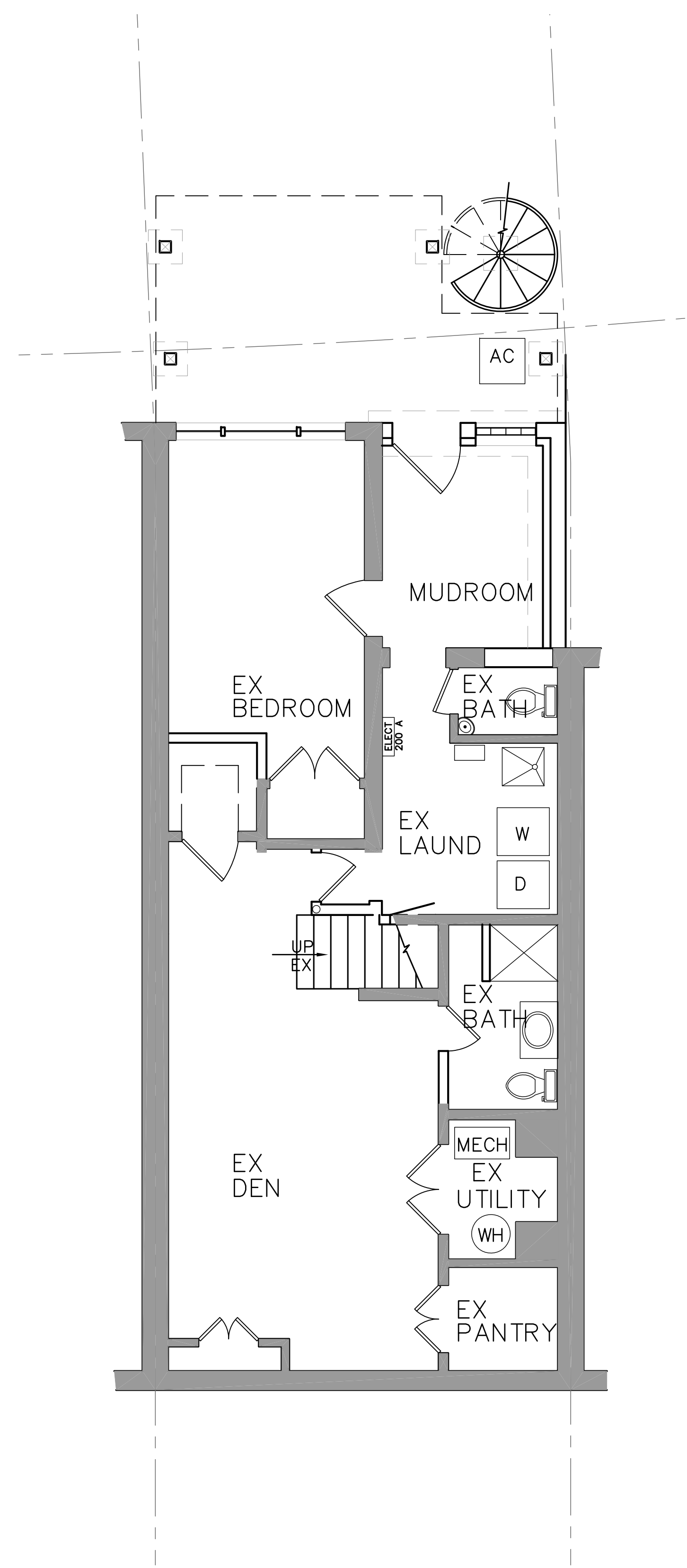
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GENERAL INFORMATION

Date 05/20/16 Scale AS NOTED Drawing No.

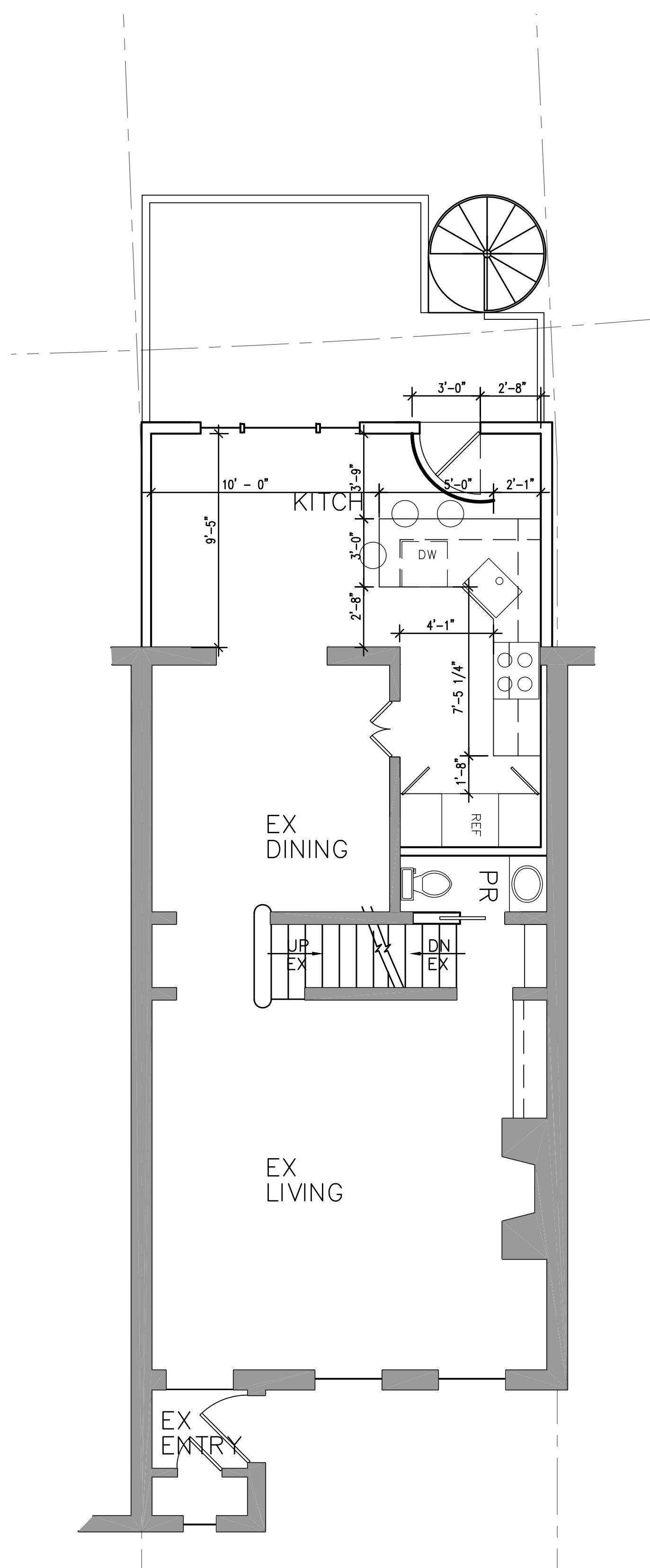
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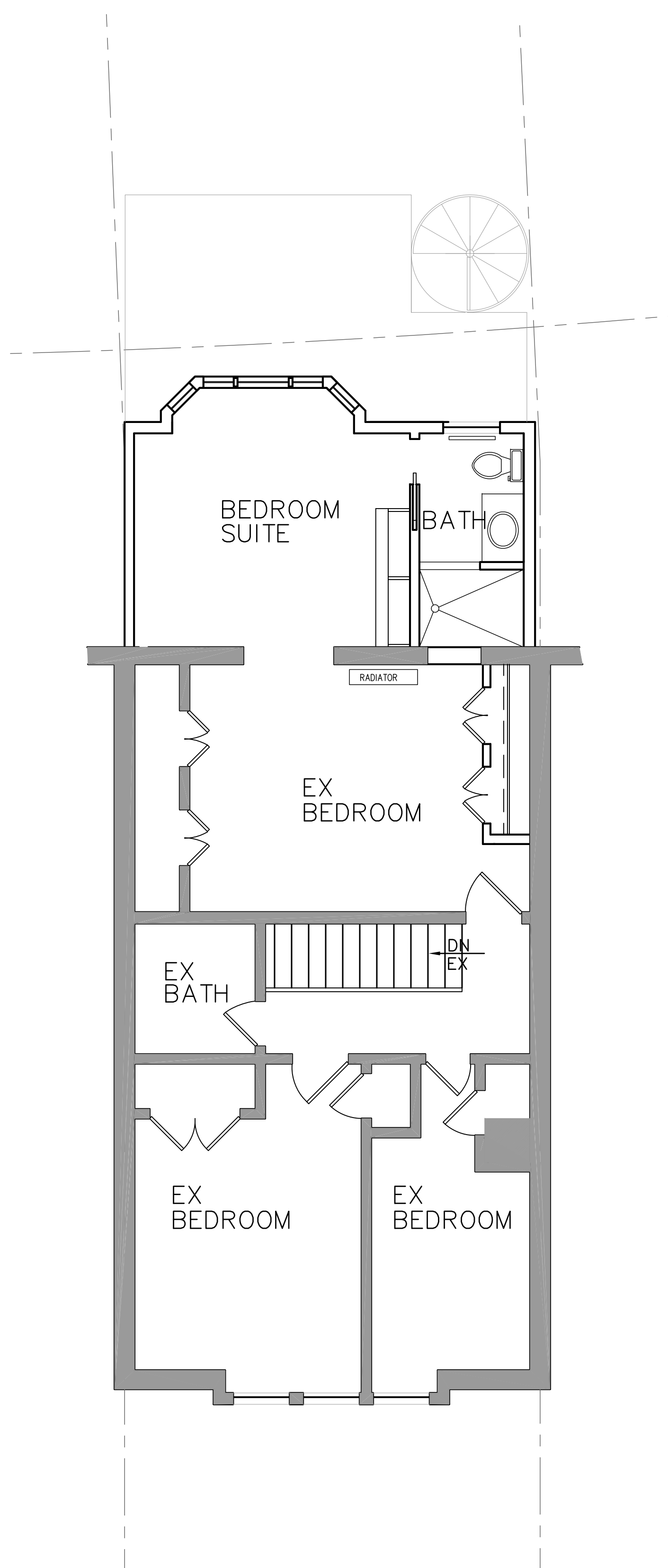
DCRA APPROVAL STAMPS



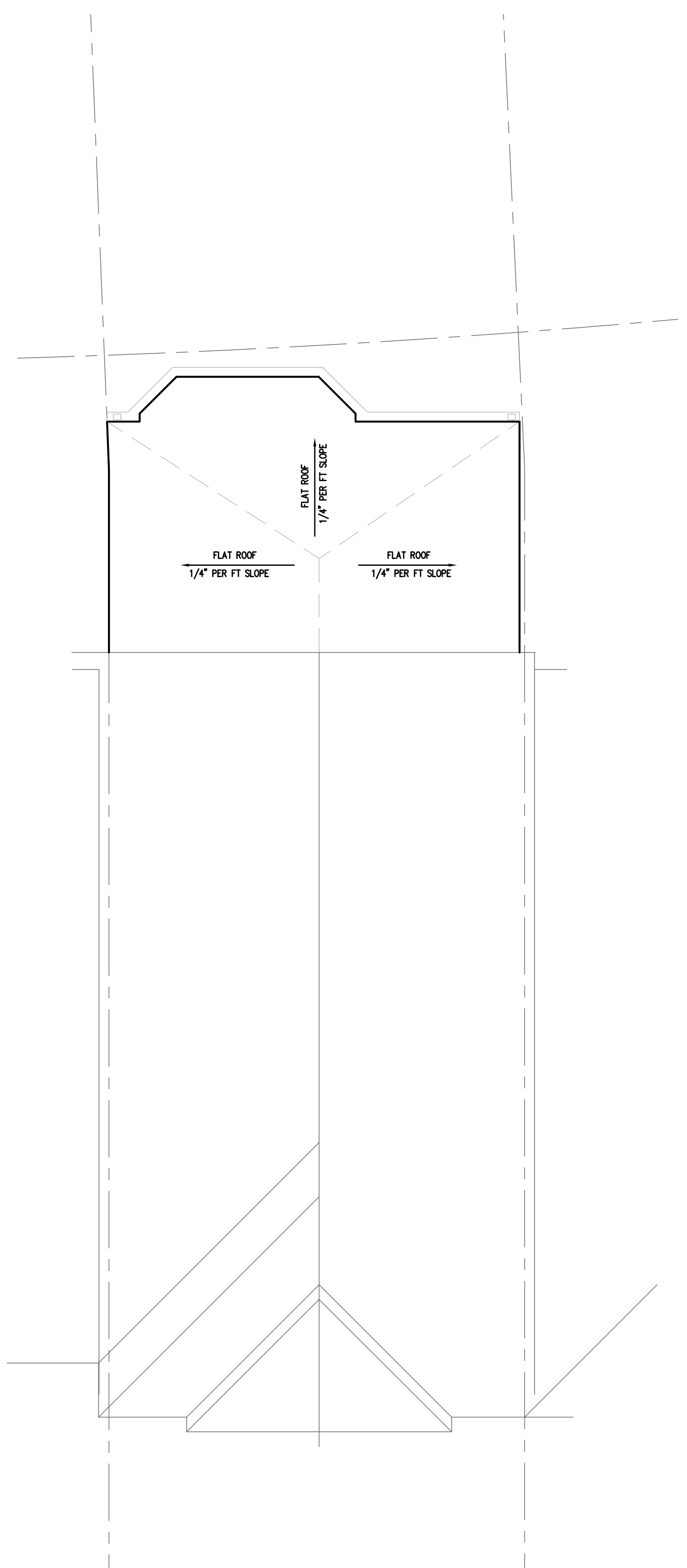
1 BASEMENT FLOOR PLAN
A-3 1/4" = 1'-0"



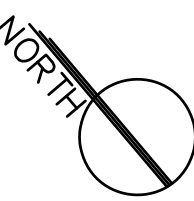
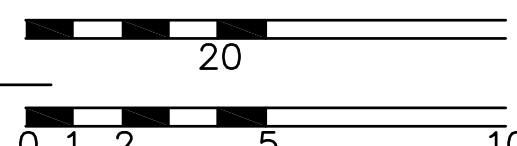
2 FIRST FLOOR PLAN
A-3 1/4" = 1'-0"



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



4 ROOF PLAN
A-3 1/4" = 1'-0"



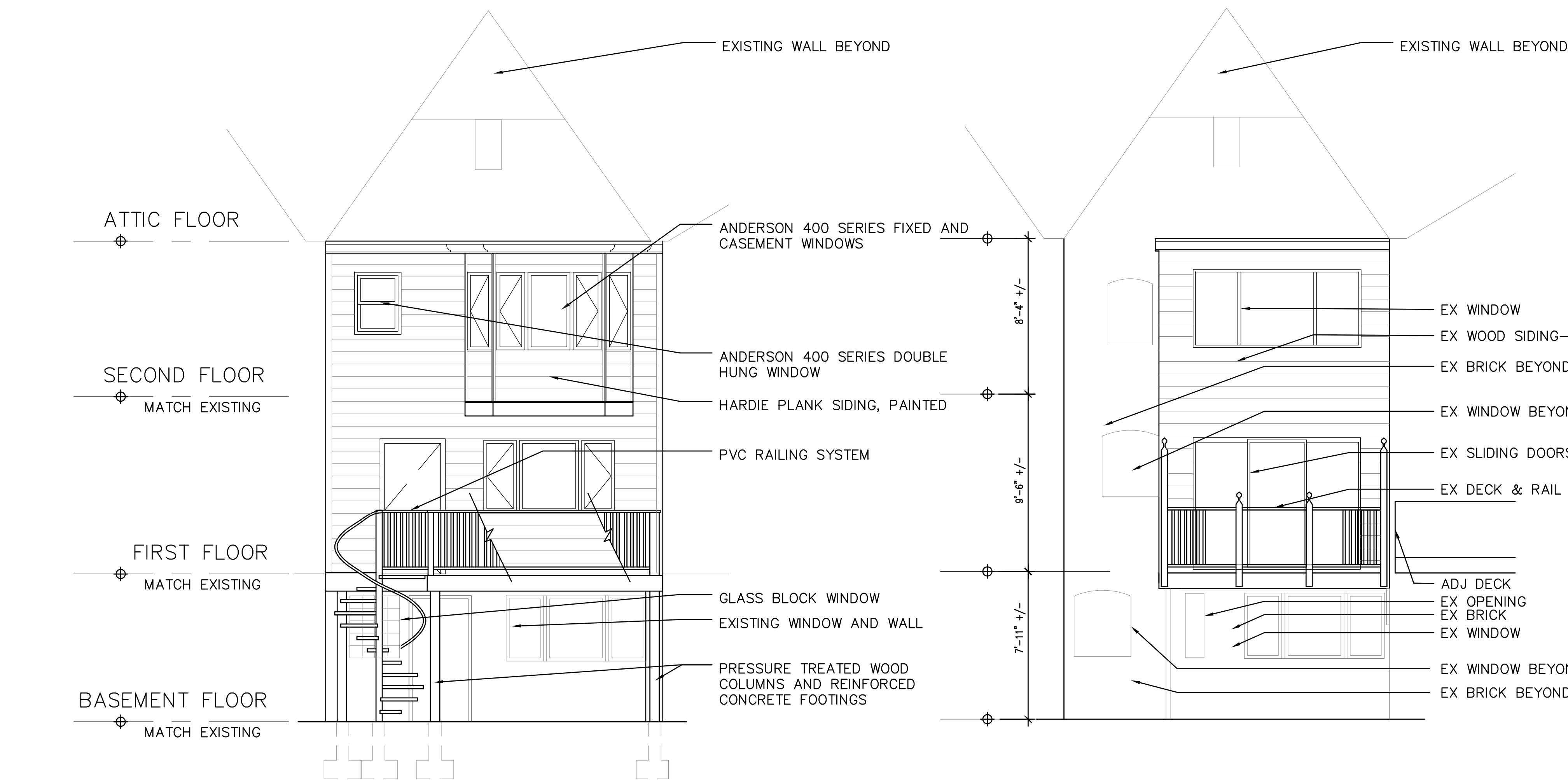
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Consultants

KENNETH A. TERZIAN ARCHITECT

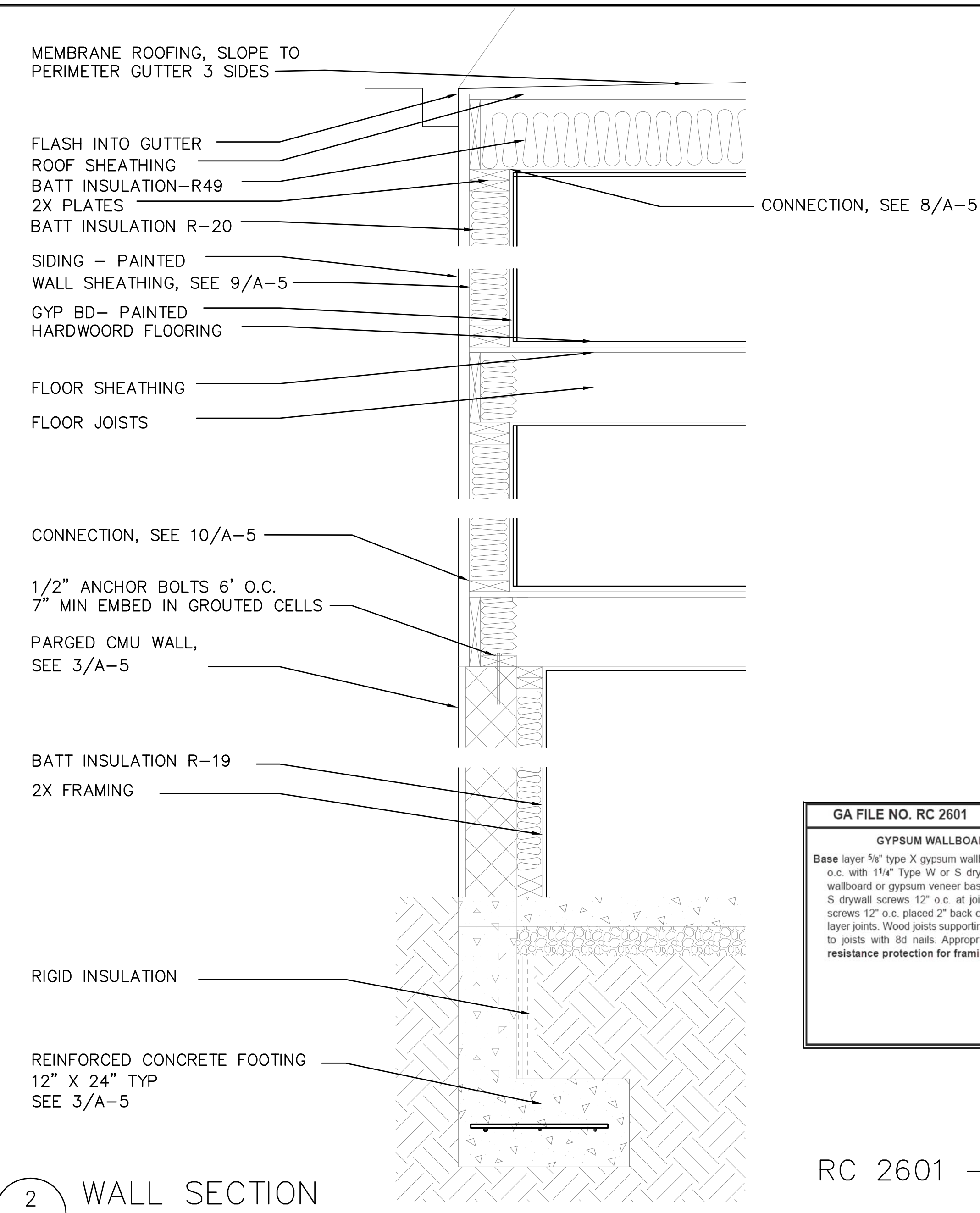
4451 29TH STREET, N.W. WASHINGTON, D.C. 20008
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REVISED PLANS FOR REVIEW		Sheet Title	
		FLOOR PLANS NEW WORK	
Date	5/20/16	Scale	AS NOTED
Job No.	1541	File	1541
		Drawing No.	
		A0003	



1 REAR ELEVATION — EXTERIOR NORTH
A-4 1/4" = 1'-0"

REAR ELEVATION — EXISTING
1/4" = 1'-0"

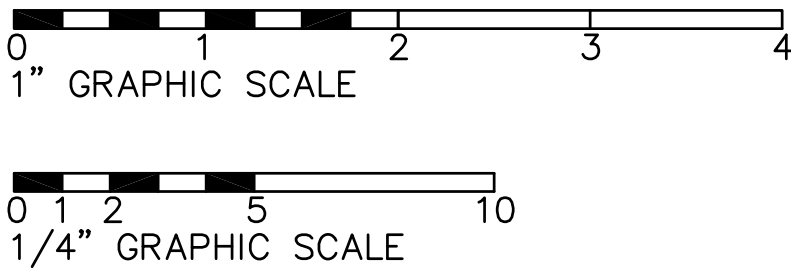


2 WALL SECTION
A-4 1" = 1'-0"

DCRA APPROVAL STAMPS

GA FILE NO. RC 2601	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 11/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 11/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 11/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.		
Approx. Ceiling Weight: 5 psf Fire Test: FM FFC 172 2-25-72; ITS, 8-6-98		

RC 2601 — 1 HOUR FIRE RATED ROOF ASSEMBLY



PRIVATE RESIDENCE 1541 44TH ST., N.W. WASHINGTON, D.C. 20007-2004	Consultants			KENNETH A. TERZIAN ARCHITECT 4451 29TH STREET, N.W. WASHINGTON, D.C. 20008 PHONE (202) 487-5161 / FAX (202) 363-6073	Sheet Title				
					ELEVATIONS, SECTIONS, SCHEDULES AND DETAILS				
					Drawing No.				
					A0004				
					REVISED_ELEVATIONS_FOR_REVIEW	Date	Scale	Job No.	File
						05/20/2016	ASNOTED	1541	1541