

FOUNDATION NOTES

- 1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS, MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS

FRAMING NOTES

- 1. FOLLOW MANUFACTURERS INSTRUCTIONS FOR CUTTING HOLES IN ANY 1-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGTH)(ADD FILLER BETWEEN DOUBLE 1-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)
9. ALL EXTERIOR 2X4 WALLS @ 16" O.C. (U.N.O.)
ALL EXTERIOR 2X6 WALLS @ 24" O.C. (U.N.O.)

WINDBRACING SCHEDULE

Table with 5 columns: MARK, TYPE, LENGTH, DESCRIPTION, DETAIL. Includes rows for CS-WSP, WSP, GB, LIB, CS-PF with details on prescriptive braced wall and wood portal frame.

- 1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O. (ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

NEW TWO TOWNHOUSES (2 DWELLING UNITS EACH)

FRONT ELEVATION



BUILDING CODE SUMMARY

2612 & 2614 4TH ST NE

Form containing project information, lead design professional details, building codes, and fire protection requirements table.

REVISION LOG

Table with 4 columns: Revision Date, Description, Revision Date, Description. Includes fields for Revision Date and Description.

ABBREVIATIONS

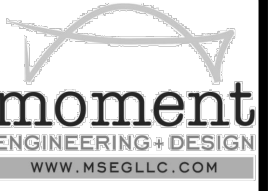
Table listing various abbreviations and their full names, such as A.B. ANCHOR BOLT, ELEV. ELEVATION, HGT. HEIGHT, etc.

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STRUCTURAL CERTIFICATION

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"



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DRAWING INDEX

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SP.02 SITE PLANS
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STRUCTURAL DESIGN DATA

BUILDING LOADS
SOIL BEARING PRESSURE:
ALLOWABLE = 2750 PSF (REF. SOIL CERTIFICATION)
FLOOR LOADS: (OPEN WEB TRUSSES)
LIVE LOAD = 40 PSF (TYPICAL)
SLEEPING AREAS = 30 PSF (LIVE LOAD)
DEAD LOAD = 18 PSF (TYPICAL)
ROOF LOADS: (OPEN WEB TRUSSES)
SNOW LOAD = 30 PSF (ROOF)
DEAD LOAD = 10 PSF (TOP CHORD)
DEAD LOAD = 10 PSF (BOTTOM CHORD)
WIND LOADS:
BASIC WIND SPEED = 90 MPH (3 SEC. GUST)
WIND LOAD IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = B
COMPONENTS CLADDING:
100 MPH OR LESS (3 SEC. GUST):
MAX. VALUE AT ROOF WILL BE (+18.2, -23.2)
MAX. VALUE AT WALL WILL BE (+19.8, -26.6)
WALL BRACING:
STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS
(PREScriptive METHOD CS-WSP, U.N.O.)
BUILDING LEAKAGE TEST:
AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR ACH50 ≤ 5.0

BUILDING ADDRESS

PROPERTY ADDRESS:
CONNELL & SCHMIDT
2612 & 2614 4TH ST NE
WASHINGTON, DC 20002

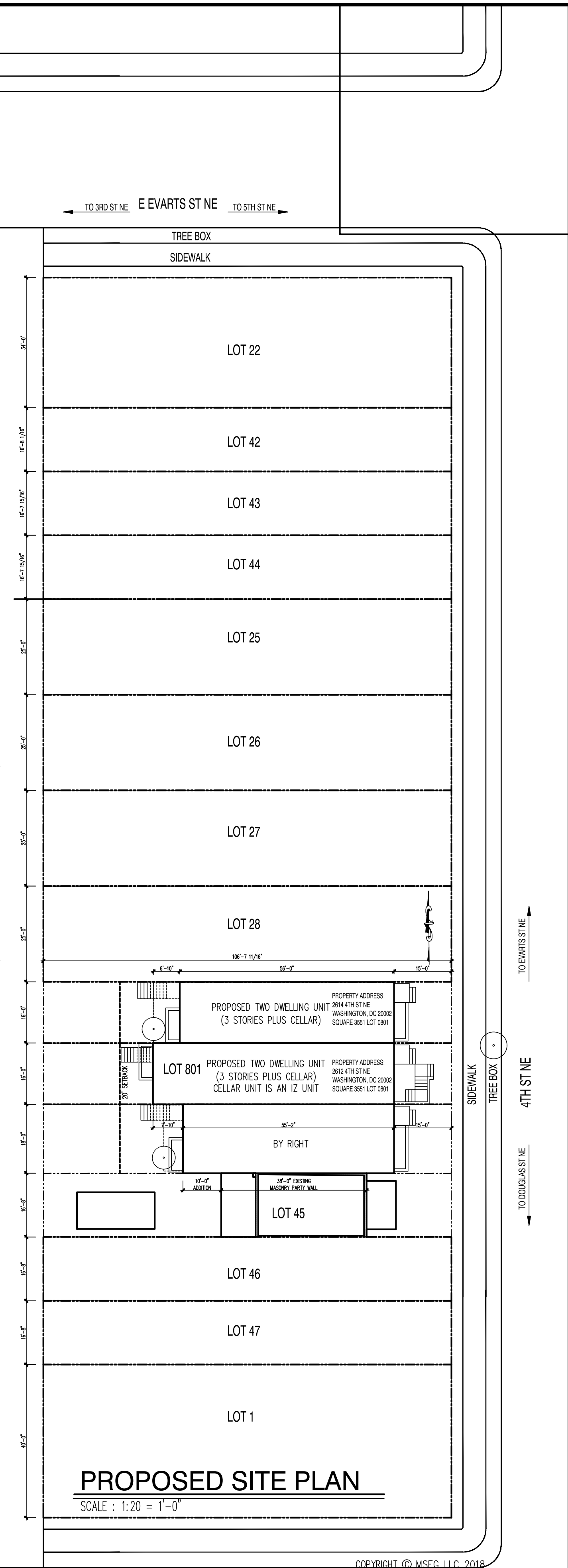
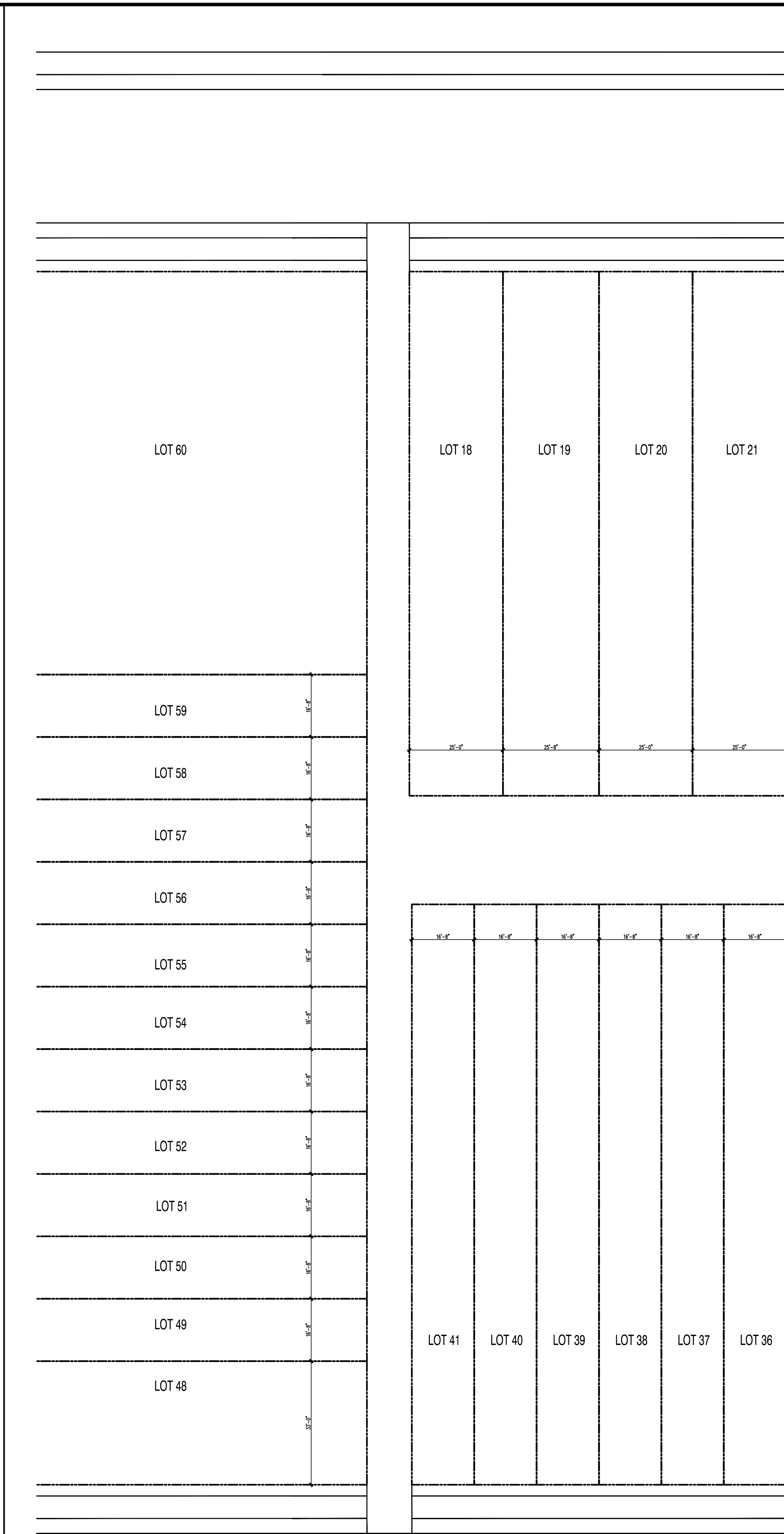
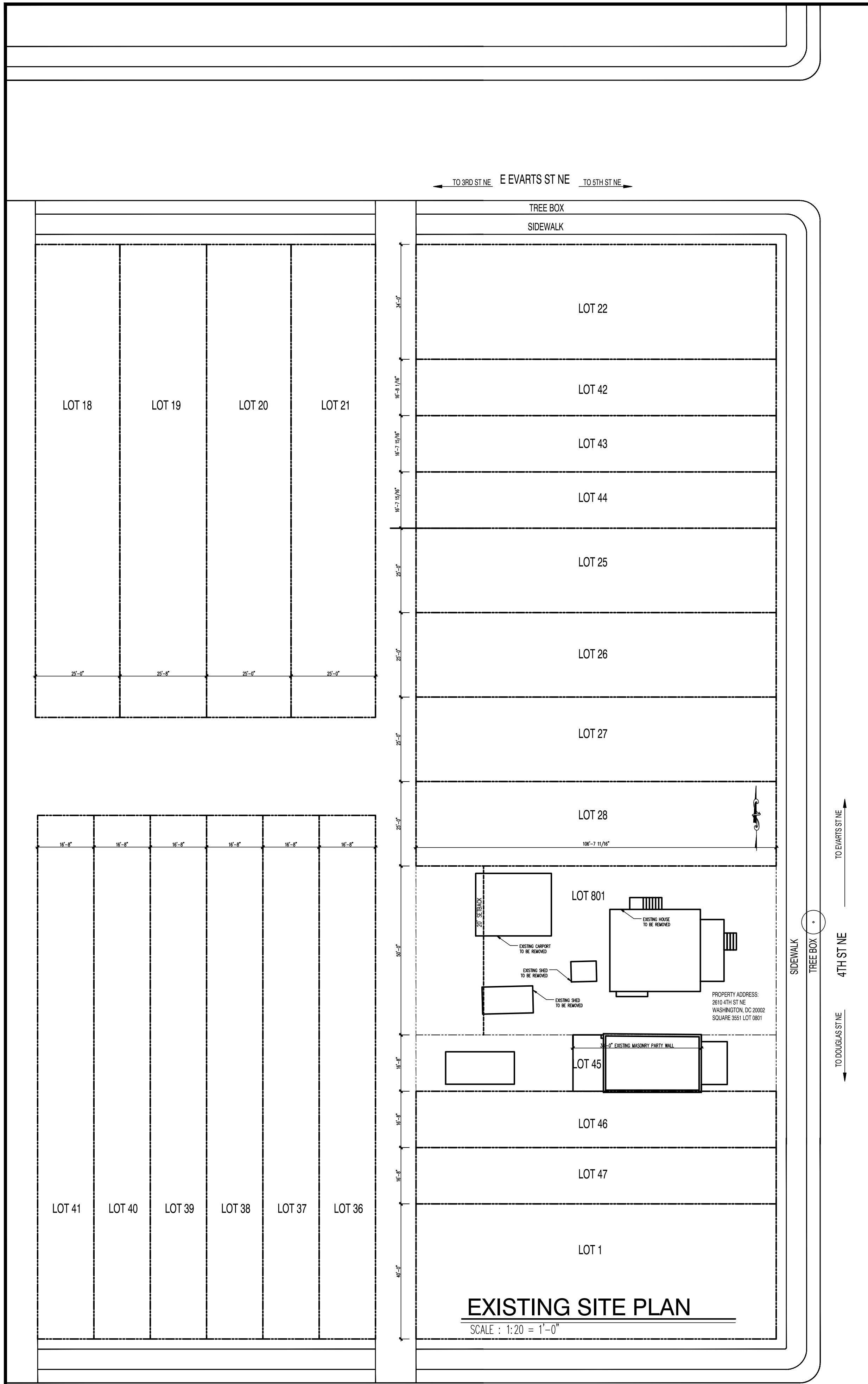
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2612 & 2614 4th ST NE - CONNELL & SCHMIDT
GENERAL NOTES



DRAWN BY: MCR
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01.01.18

SHEET No. CS.01



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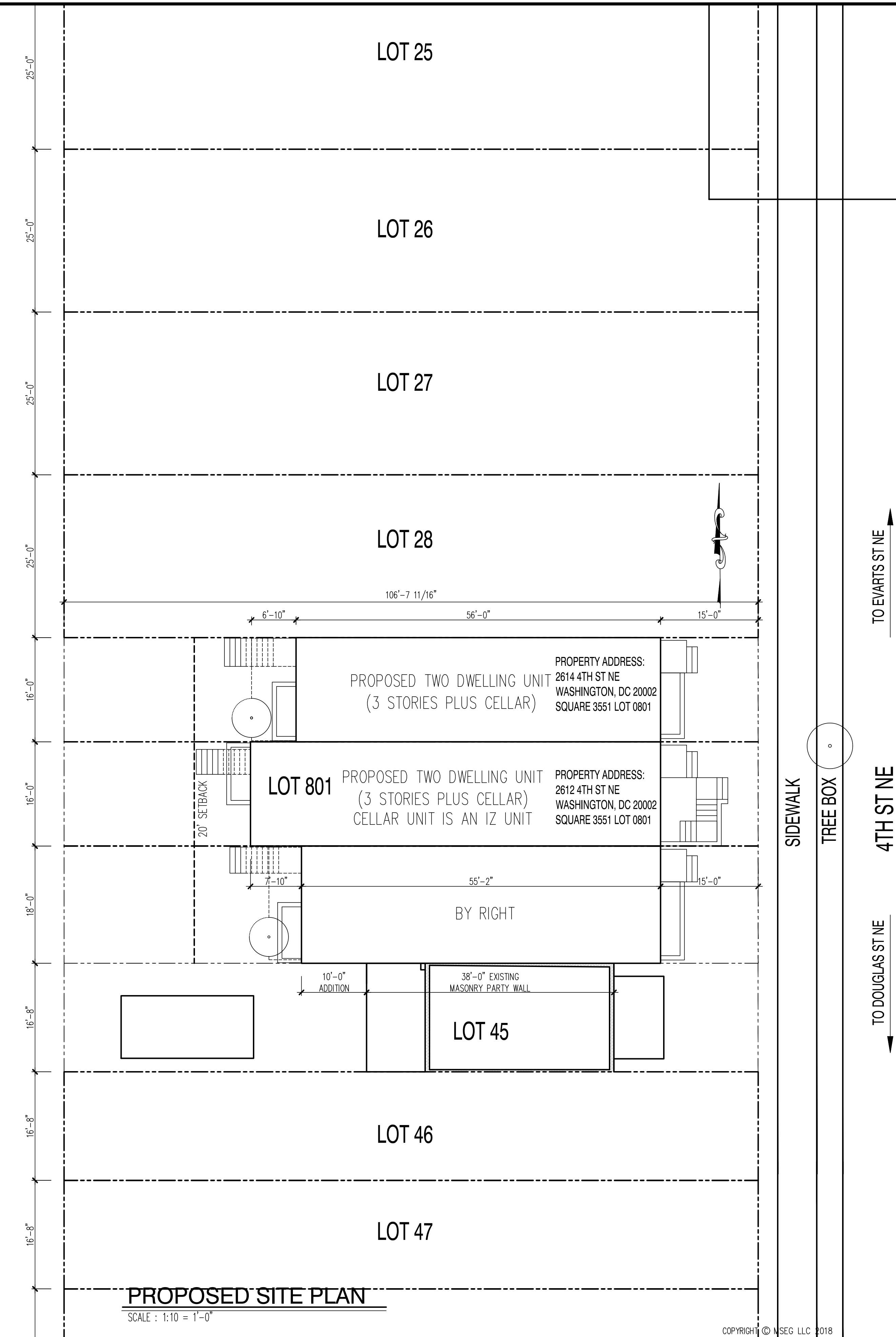
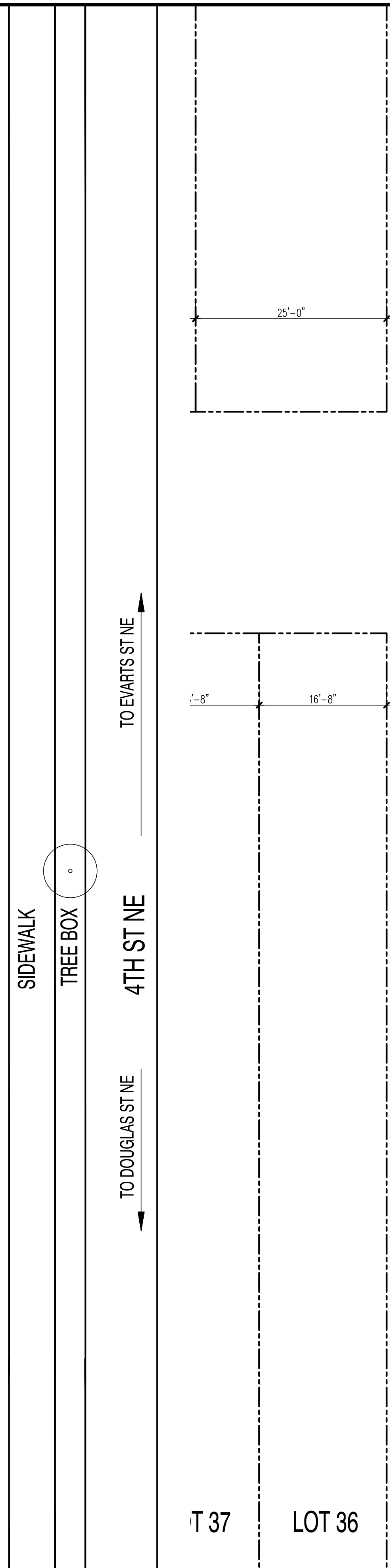
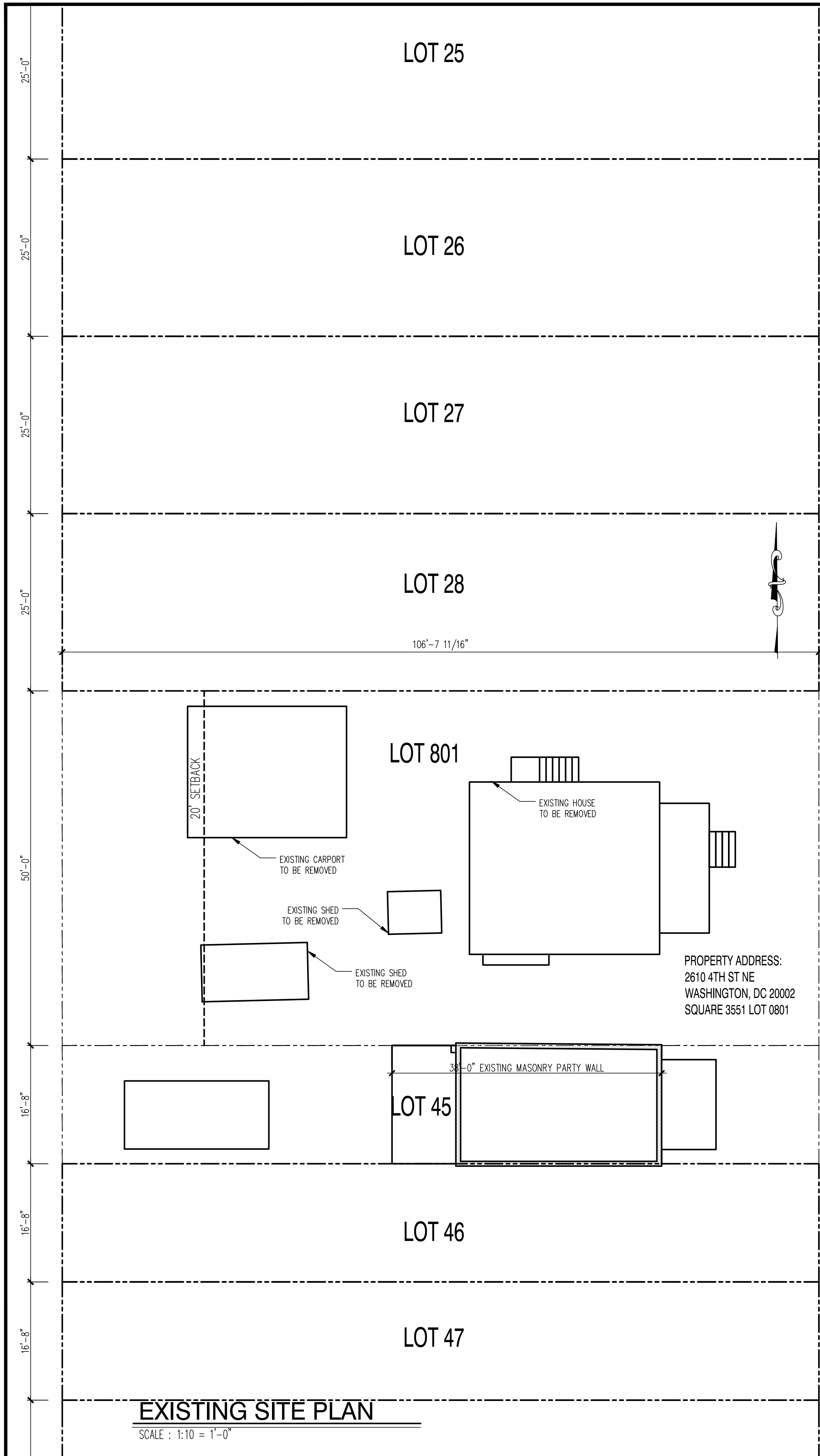
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2612 & 2614 4th ST NE - CONNELL & SCHMIDT
BLOCK SITE PLAN



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SP.01



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2612 & 2614 4th ST NE - CONNELL & SCHMIDT
SITE PLAN

DISTRICT OF COLUMBIA
SHAW-WALKER
No. 900970
REGISTERED
PROFESSIONAL ENGINEER

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SHEET No.
SP.02

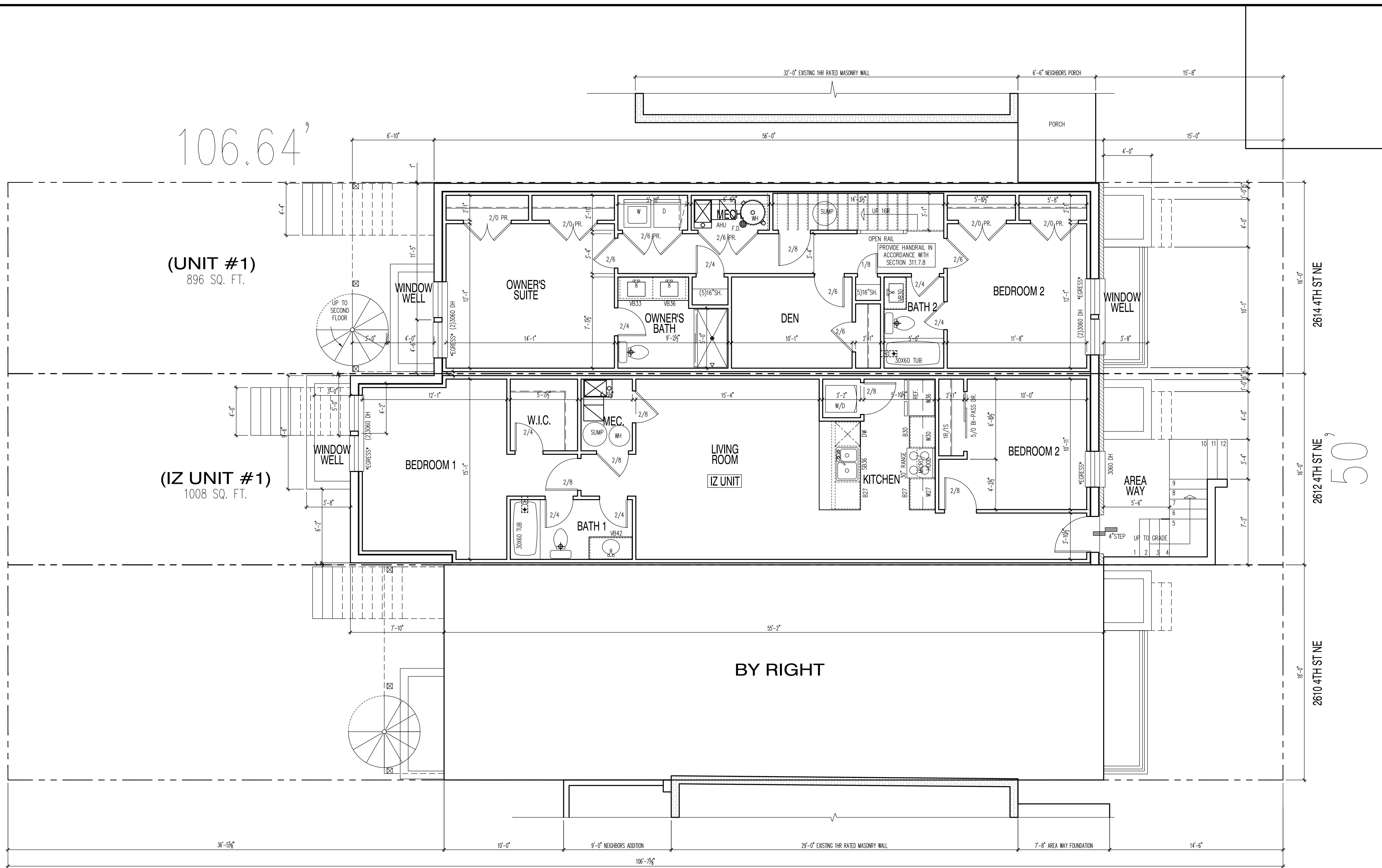
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A01



PROPOSED CELLAR PLAN

 SCALE: 1/4"=1'-0"

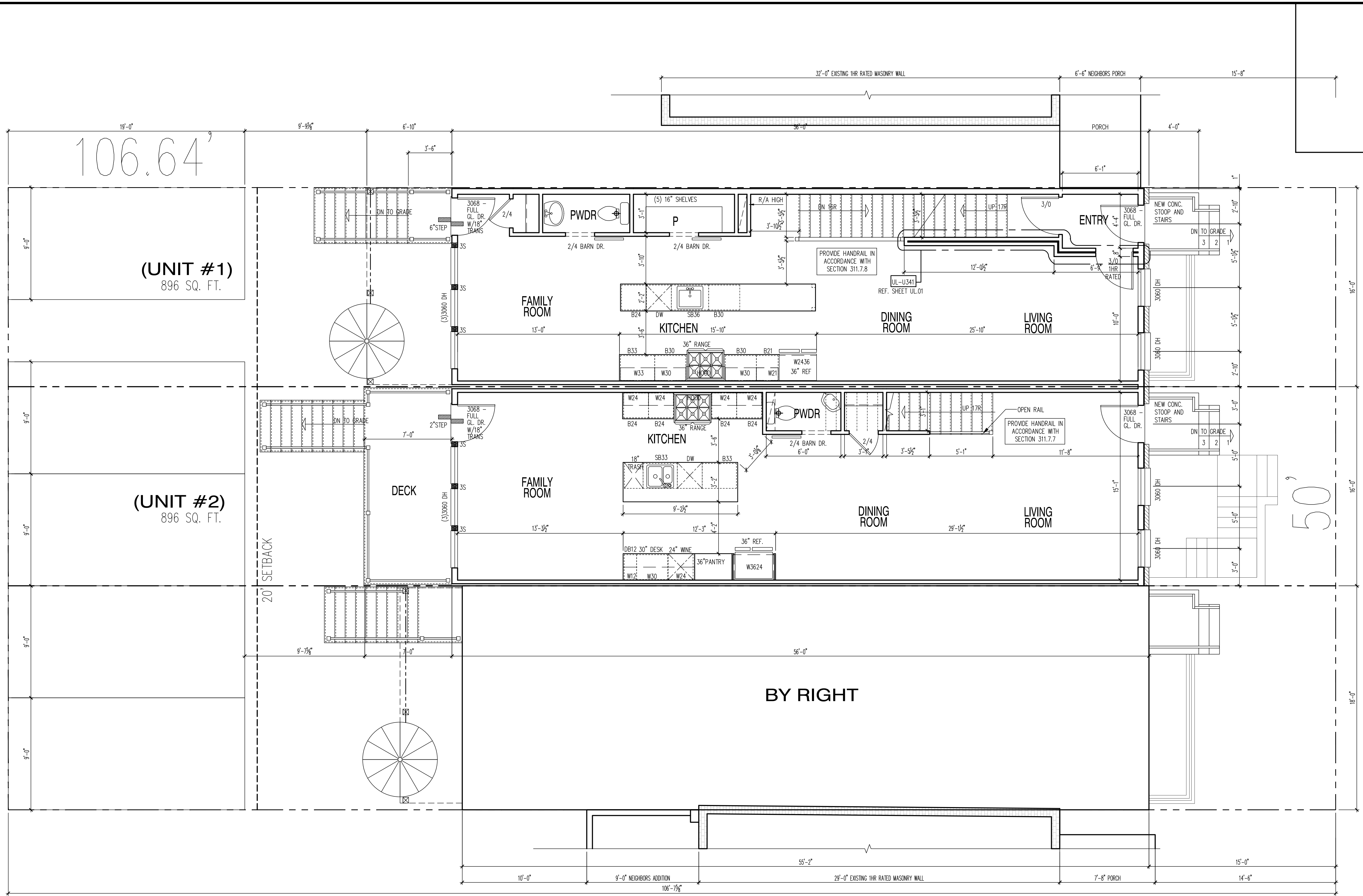
2612 4TH ST NE: IZ UNIT 1008 SQ. FT.
 2614 4TH ST NE: 896 SQ. FT.



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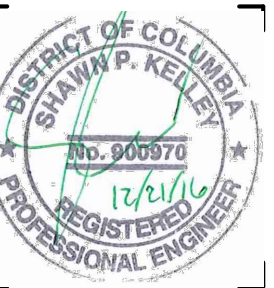
SHEET No.
A1.1



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

2612 4TH ST NE: 896 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



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SHEET No.
A2.1

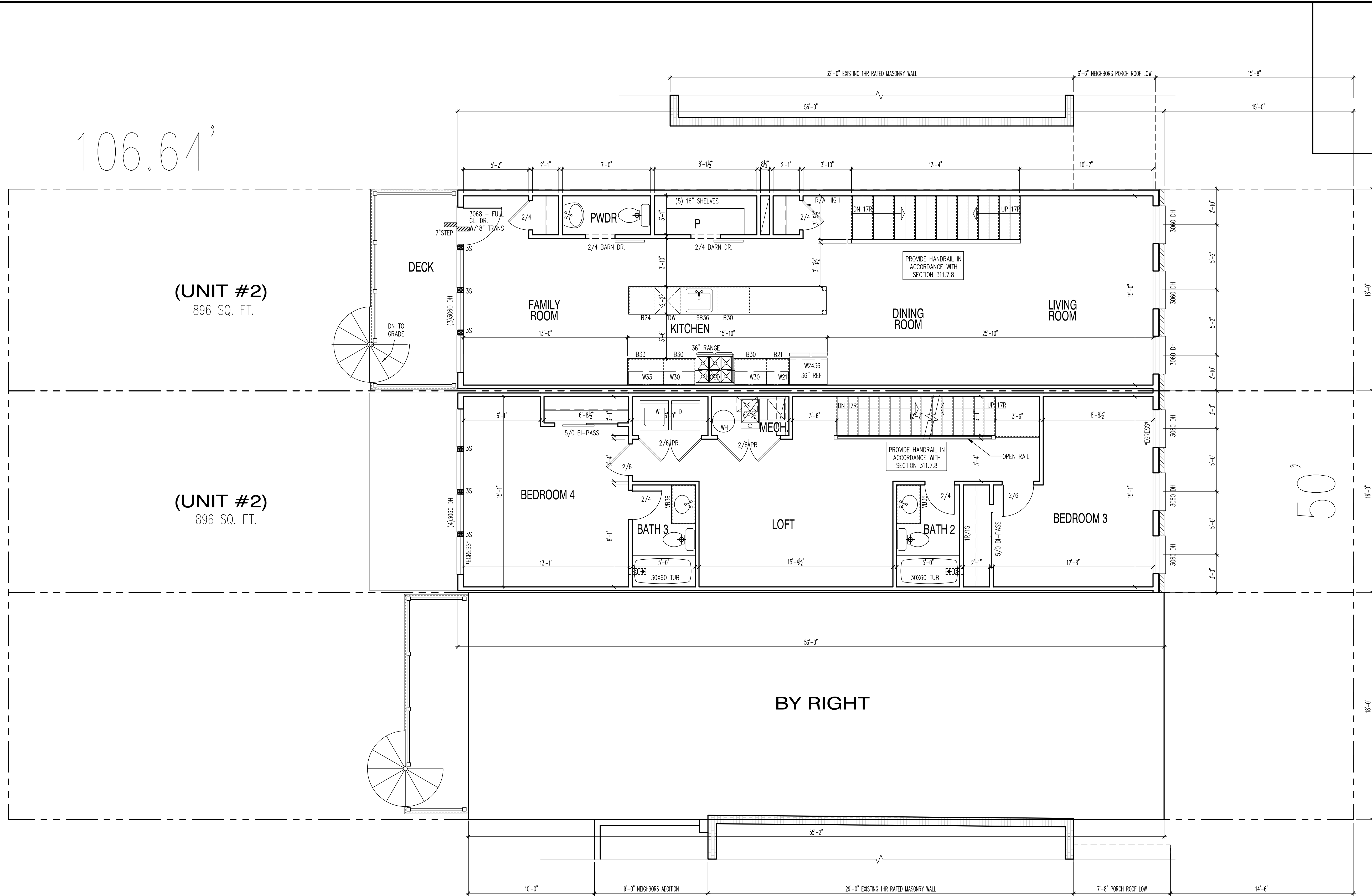
106.64'

(UNIT #2)
896 SQ. FT.

(UNIT #2)
896 SQ. FT.

50'

BY RIGHT



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

2610 4TH ST NE: 993 SQ. FT.
2612 4TH ST NE: 896 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



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SHEET No.
A3.1

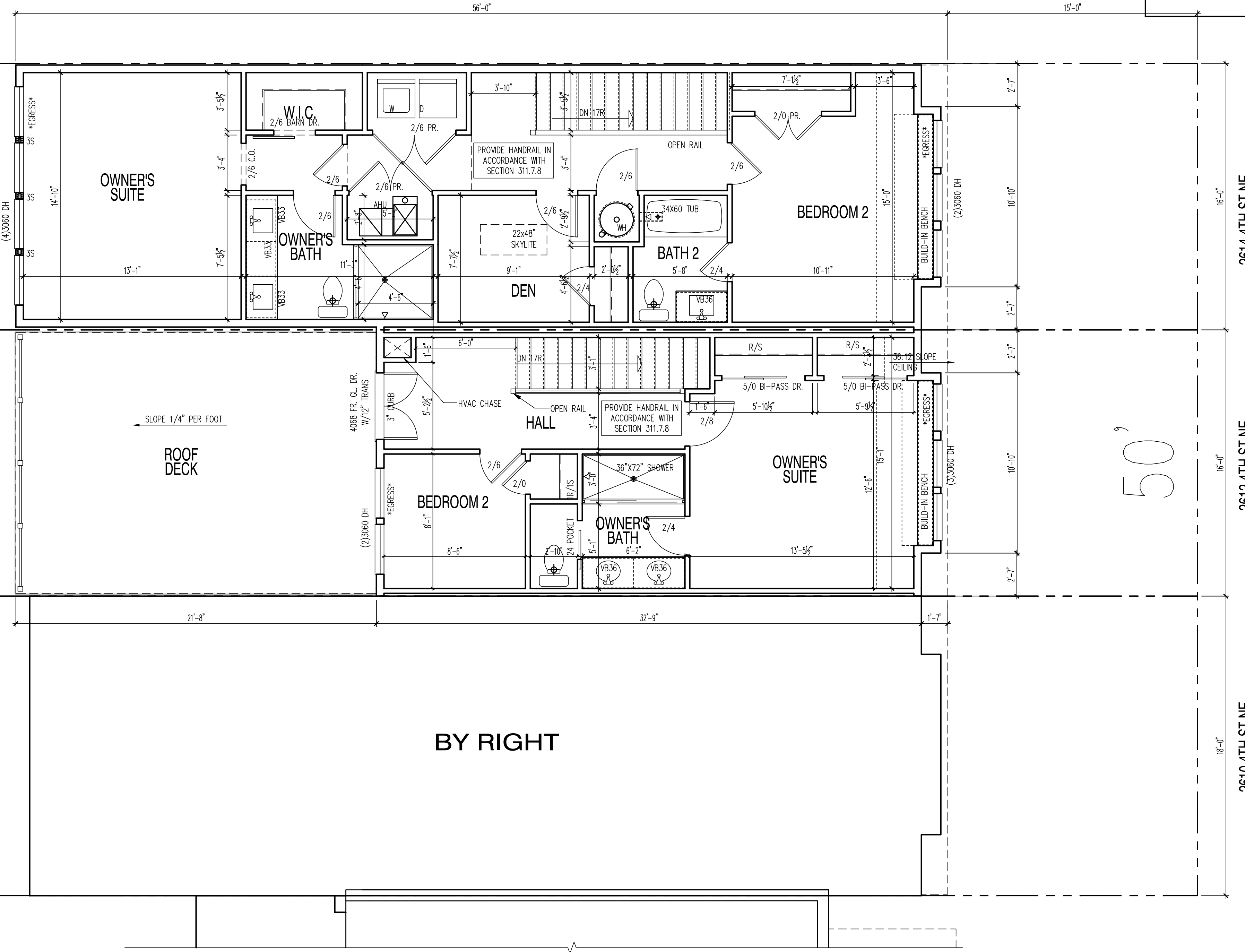
106.64'

(UNIT #2)
896 SQ. FT.

(UNIT #2)
550 SQ. FT.

50'

BY RIGHT



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

2610 4TH ST NE: 993 SQ. FT.
2612 4TH ST NE: 550 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



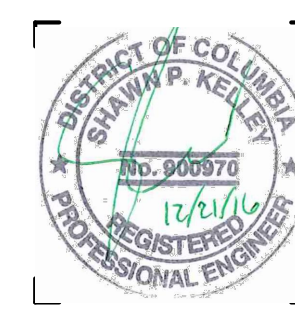
PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



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2612 & 2614 4th ST NE - CONNELL & SCHMIDT
FRONT & REAR ELEVATIONS



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A4.1



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SHEET No.
A4.2



PROPOSED REAR ELEVATION

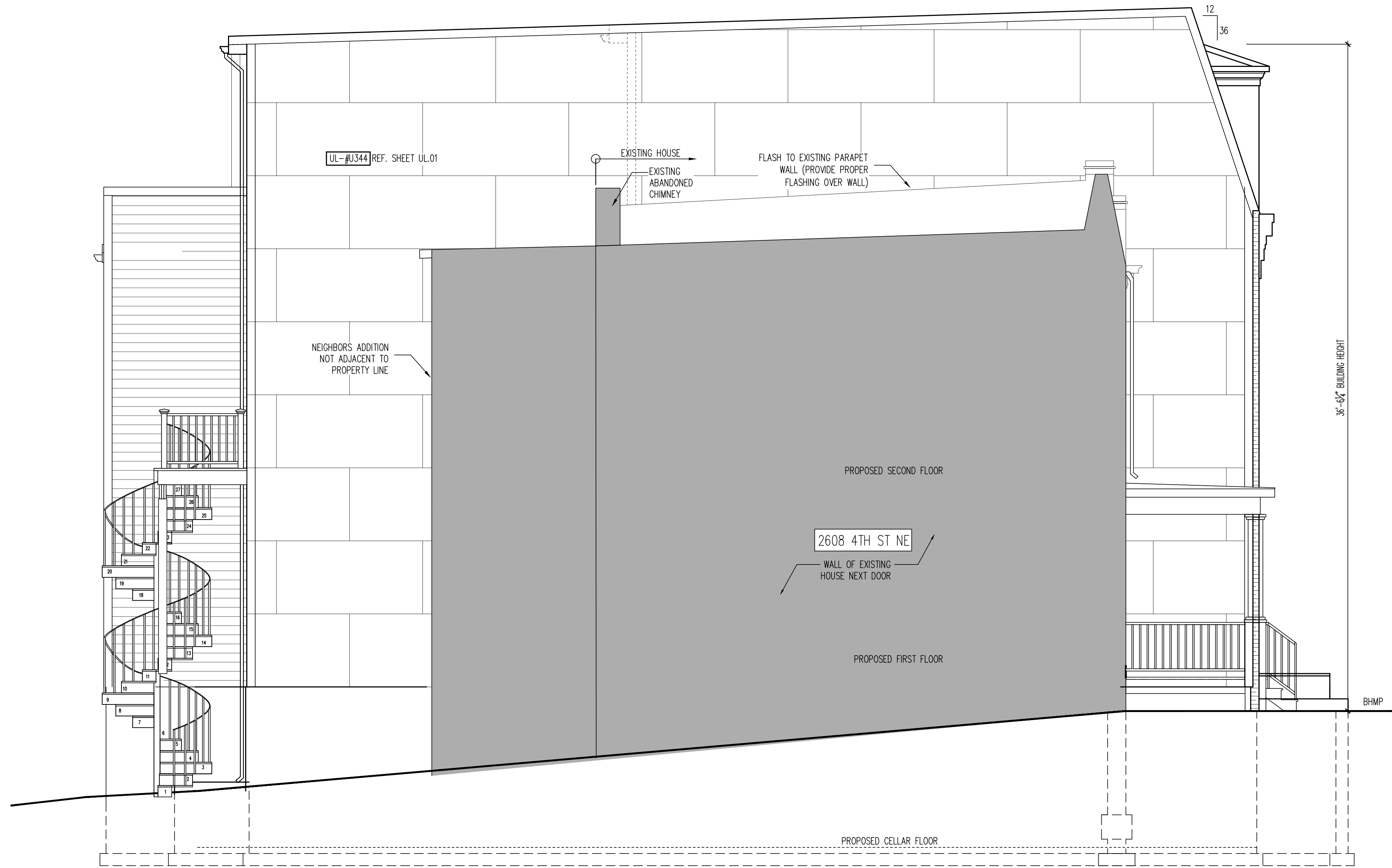
SCALE: 1/4"=1'-0"



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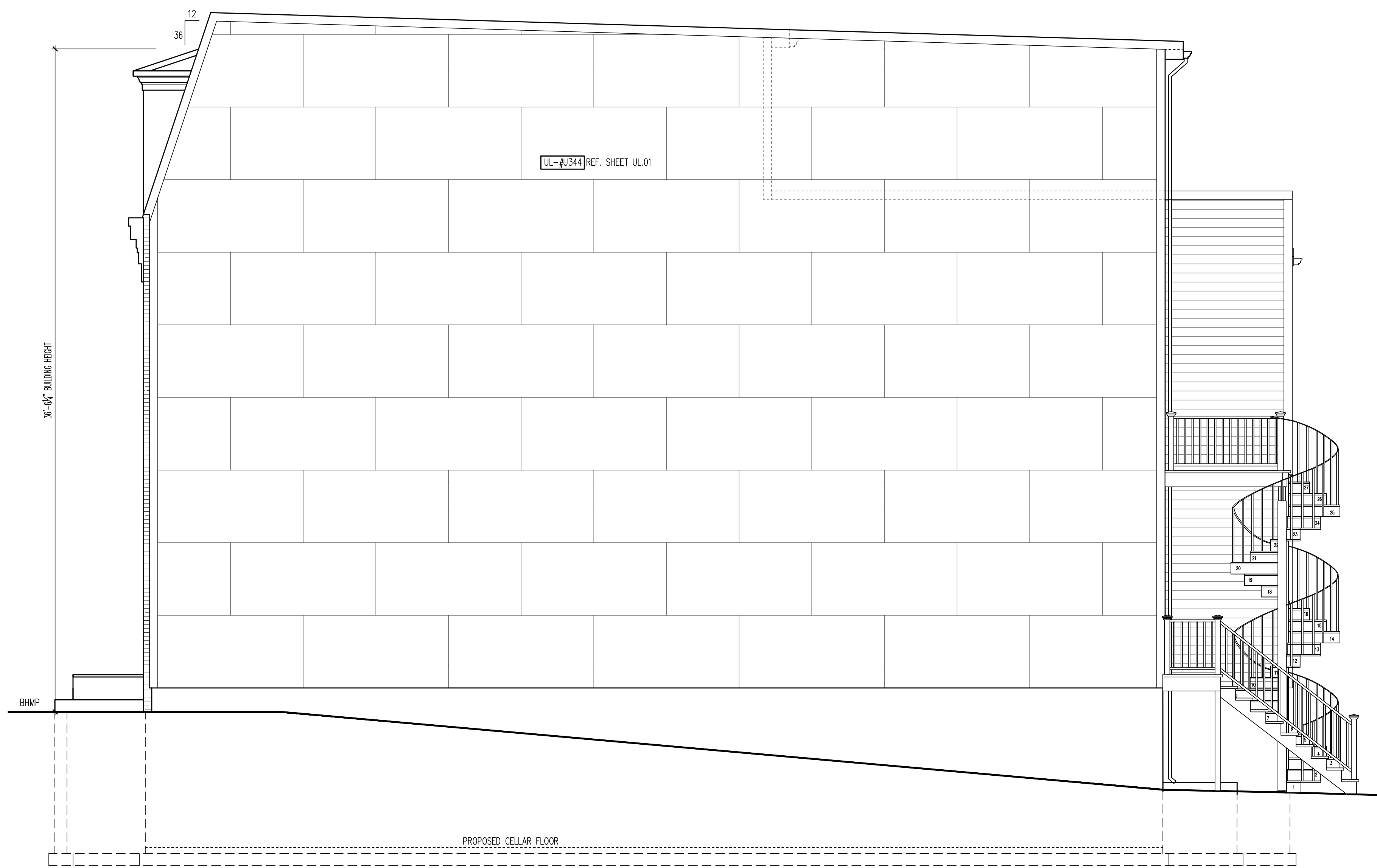
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A4.3



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



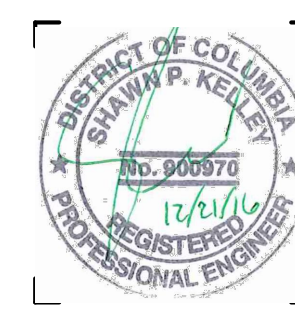
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



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RIGHT SIDE ELEVATION



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A4.4