

1766 Lanier Place N.W., LLC, 1766 Lanier Place N.W. Washington, D.C. 20002

STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE D.C. CONSTRUCTION CODE

CODE NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION W/ DCNRI2B-2008 SUPPLEMENT, IBC2006 W/ DCNRI2B-2008 SUPPLEMENT, IBC2006 W/ DCNRI2J-2008 AS AMENDED BY WASH. D.C. ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HERE WITHIN ARE FROM IBC.

Title 12 DCMR, DC Construction Codes Supplement (2015)
*DCMR 12 DC Construction Codes Supplement (2008)
*Amendment to DCMR 12 DC Construction Code Supplement 2008

2015 District of Columbia Building Code
2013 District of Columbia Property Maintenance Code
2013 District of Columbia Green Construction Code
2013 District of Columbia Energy Conservation Code
2013 District of Columbia Fire Code
2013 District of Columbia Mechanical Code
2013 District of Columbia Plumbing Code

2. THE BUILDING CONSTRUCTION DESIGN PARAMETERS ARE SHOWN IN THE FOLLOWING TABLE:

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS													
SUBJECT TO DAMAGE FROM													
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WEATHERING			TERMITE		DECAY		MEAN ANNUAL TEMP.			
			HEAVY	MODERATE	SLIGHT	SEVERE	MODERATE/HEAVY	SLIGHT/MODERATE	WINTER DESIGN TEMP.		ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
50 PSF	115 MPH	A	SEVERE	MODERATE	SLIGHT	NO	MODERATE/HEAVY	SLIGHT/MODERATE	17 DEG. F	NO	JULY 2, 1974	300	55 DEG. F

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	GRAVEL SPACE WALL R-VALUE
4	0.35	0.55	0.40	4	20 or 15+50	8/3	19	10/5	10, 2 FT	10/3

NOTES:

GENERAL NOTES:

ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
ALL CONSTRUCTION SHALL BE CLASSIFIED AS AND COMPLY TO EITHER OF THE FOLLOWING:
USER GROUP R-4 UNDER THE 2012 IBC ONE & TWO FAMILY DWELLING CODE.
THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.
THE OWNER SHALL DEFINE, IDENTIFY AND SAVE HARMLESS ARCHITECTURAL DRAFTING SERVICES FROM AND AGAINST ALL SUITS, ACTIONS, LIABILITIES, LOSSES, AND/OR EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF ANY WORK BY OWNER OR ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, OR REPRESENTATIVES, CAUSED IN WHOLE OR IN PART BY ANY ACT OF NEGLIGENCE, WHETHER NEGLIGENT OR OTHERWISE, ON PART OF THE OWNER OR ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, OR REPRESENTATIVES.
THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN A DISCREPANCY OR AN ERROR OR OMISSION EXISTS, HE SHALL COMPLY WITH THE CODE AND CONTACT THE OWNER IN WRITING FOR PROPER ADJUSTMENT.
THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. WRITTEN DIMENSIONS AND NOTES SUPERSEDE ALL SCALE REFERENCES.
IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
INTERIOR GARAGES IN DWELLINGS SHALL BE SEPARATED FROM ALL ADJACENT LIVING SPACE WITH FIRE SEPARATION AS REQUIRED BY CODE.
METAL:
STRAP ANCHORS OR ANCHOR BOLTS SHALL BE IBC CODE AND BUILDING INSPECTOR APPROVED. MINIMUM 2 STRAPS/BOLTS PER SECTION OF PLATING 12" MAX. FROM EACH END WITH INTERMEDIATE STRAPS/BOLTS AT 4'-0" O.C.
GUTTERS, DOWNSPOUTS, BLEEDERS SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED BY LOCAL CODE.

TABLE R301S

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQ. FT.)

USE	LIVE LOAD
ATTICS WITHOUT STORAGE (a)	10
ATTICS WITH LIMITED STORAGE (a2)	20
HABITAT ATTICS AND ATTICS SERVED BY FIXED STAIR	30
BALCONIES (EXTERIOR) AND DECKS (a)	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS (d)	200
GUARDRAILS IN-FILL COMPONENTS (f)	50
PASSENGER VEHICLE GARAGES (a)	50 (a)
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40(a)

FOR 50 LBS. PER SQ. FT. = 0.0471 K/MSQ, 1 SQ. IN. = 645 MMSQ, 1 POUND = 4.45 N.
ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-PD. LOAD OVER A 20-SQ IN. AREA.
A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000 POUND LOAD APPLIED OVER A 20-SQ IN. AREA.
B. NO STORAGE WITH A ROOF SLOPE NOT OVER 2 UNITS IN 12 UNITS.
C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

F. GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 80 PDS. ON AN AREA EQUAL TO 1 SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

SITE DATA

1766 LANIER PLACE, N.W.
WASHINGTON, D.C. 20002

LOCATION OF PROPERTY: SQUARE: 2580
LOT 0481

EXISTING PROPERTY: 3,206 S.F.
EXISTING FOOTPRINT: 1,412 S.F.
PROPOSED FOOTPRINT: 1,785 S.F.
TOTAL LOT COVERAGE: 59.0%

NUMBER OF STORIES ABOVE GRADE: 3
NUMBER OF STORIES BELOW GRADE: 1

EXISTING BASEMENT: 1,171 S.F.
EXISTING FIRST FLOOR: 1,052 S.F.
EXISTING SECOND FLOOR: 1,052 S.F.
EXISTING BUILDING: 3,275 S.F.

ALLOWED BASEMENT/GARAGE: 2,240 S.F.
ALLOWED FIRST FLOOR: 2,240 S.F.
ALLOWED SECOND FLOOR: 2,240 S.F.
ALLOWED THIRD FLOOR: 2,240 S.F.
ALLOWED BUILDING: 9,160 S.F.

PROPOSED BASEMENT: 1,904 S.F.
PROPOSED FIRST FLOOR: 1,904 S.F.
PROPOSED SECOND FLOOR: 1,904 S.F.
PROPOSED THIRD FLOOR: 1,904 S.F.
ROOF TOP DECK: 665 S.F.
PROPOSED BUILDING: 7616 S.F.

PROPOSED UNIT #1: 1,904 S.F.
PROPOSED UNIT #2: 1,862 S.F.
PROPOSED UNIT #3: 2,060 S.F.

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY OF 1500 PSF (MIN) WITH A LATERAL PRESSURE OF 60 PSF.

LIVE LOADS: ROOF: 20 PSF 15 PSF DEAD LOAD
FLOOR: 15 PSF 15 PSF
STAIRWAY: 100 PSF 15 PSF
BALCONIES: 60 PSF 15 PSF
FLOOR AT BEDROOM LEV.: 30 PSF 15 PSF
WIND LOAD: 17 PSF

BACKFILL SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE FRAMED FLOORS ARE IN PLACE AND REQUIRED INSPECTIONS ARE MADE. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY WITH THE GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.

LATERAL LOADS ON FOUNDATION WALLS: WALLS BUILT TO RETAIN OR SUPPORT THE LATERAL PRESSURE OF EARTH OR WATER OR OTHER SUPERIMPOSED LOADS HAVE BEEN DESIGNED ASSUMING PRESSURE EQUIVALENT TO THAT EXERTED BY FLUID WEIGHING 90 POUNDS PER CUBIC FOOT AND HAVING A DEPTH EQUAL TO THAT OF THE RETAINED EARTH.

FOUNDATIONS: BOTTOMS OF THE ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 12" INTO UNDISTURBED EXG. NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANT'S RECOMMENDATIONS. DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD. DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:

F_c = 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS.
F_c = 3,000 PSI FOR EXTERIOR SLABS ON GRADE.
F_c = 4,000 PSI FOR PRECAST CONCRETE UNITS.

SLABS ON GRADE: EXCEPT WHERE OTHERWISE NOTED, SHALL BE 6" THICK, REINFORCED WITH 6X6 # 10/10 INELDED WIRE MESH. LAP MESH 6" IN EACH DIRECTION. SLABS SHALL BE LAID ON A LAYER OF 4 MIL POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL. REFER TO DRAWINGS FOR LOCATION OF THERMAL INSULATION.

EXTERIOR SLABS ON GRADE: FOR ALL EXTERIOR SLABS ON GRADE, AIR-ENTRAINED CEMENT WITH ENTRAINED AIR OF 4% OF EQUIVALENT AIR-ENTRAINING AGENT SHALL BE USED. PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER EACH WAY IN ALL EXTERIOR SLABS ON GRADE (EXCEPT WITHIN TERRACE SLAB).

REINFORCING STEEL: REINFORCING STEEL OR TIES UNLESS OTHERWISE NOTED, SHALL BE INTERMEDIATE GRADE DEFORMED BILLET STEEL CONFORMING TO ASTM SPECIFICATIONS AS 14-60 WELDED WIRE FABRIC TO CONFORM TO ASTM A185. ALL REINFORCING SHALL BE DETAILED, FABRICATED & INSULATED ACCORDING WITH THE LATEST DETAILING MANUAL A.C.I. 315.

STRUCTURAL STEEL: SHALL BE IN CONCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, SHOPS AND FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH 3/4" HIGH STRENGTH BOLTS. SEE DETAILS ON DRAWINGS FOR STEEL BEAMS BEARING ON MASONRY OR CONCRETE. ALL WELDING TO CONFORM TO ASTM SPECIFICATIONS A-56. NO HOLES ARE PERMITTED IN STEEL BEAMS OTHER THAN SHOWN ON THE DRAWINGS, UNLESS APPROVED BY THE STRUCTURAL CONSULTANT.

STRUCTURAL NOTES

TRUSSED RAFTERS: WOOD TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. COMPLETE SHOP DETAILS AND STRESS DIAGRAMS, INCLUDING BEARING DETAILS, SHALL BE SUBMITTED FOR APPROVAL. WOOD TRUSSED RAFTERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED 1 1/2" TOOTHED METAL PLATED OR 20 GA. NAIL STEEL SUBSET FLATES. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL SHOWING THE DESIGN OF THE TRUSSED RAFTERS CAPABLE OF SUSTAINING TOTAL SUPERIMPOSED LOAD OF 50 PSF WITH F.N.A. 6.454.1.1 DESIGN CRITERIA FOR TRUSSED RAFTERS.

WOOD PLATES RECEIVING TRUSSED RAFTERS ON MASONRY WALLS TO BE BOLTED TO WALL WITH 5/8" O BOLTS 18" MINIMUM LENGTH 4'-0" O.C.

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION.

WOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 14% MAX. NO. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:

F_b = 1,150 PSI (SINGLE MEMBER)
F_v = 75 PSI
F_c = 825 PSI
E = 1,400,000 PSI

LAMINATED VENEER LUMBER: MICRO-LAM LUMBER OR BETTER WITH THE FOLLOWING DESIGN PROPERTIES:

F_b = 2,800 PSI
F_v = 255 PSI
F_c = 2,700 PSI
E = 2,000,000 PSI

VERTICAL LOAD TRANSFER: ALL STRUCTURAL POSTS MUST BE VERTICALLY ALIGNED AND BLOCKED TO PROVIDE CONTINUOUS BEARING TO FOUNDATION.

IF A DOUBLE TOP PLATE OF LESS THAN 2x6'S OR 3x4'S IS USED, FLOOR JOISTS (AND TRUSSES) MUST BE CENTERED DIRECTLY OVER AND BELOW BEARING STUDS UNLESS CERTIFIED BY STRUCTURAL ENGINEER.

UNFINISHED INTERIOR BEARING WALLS: AT LEAST ONE SIDE OF THE ALL SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURERS RECOMMENDATIONS.

R#	EXISTING		ALLOWABLE		PROPOSED	
MAX. BUILDING HEIGHT (FT)	40	23'-3"	50'-0"	47'-6"		
MAX. BUILDING HEIGHT (STORIES)	40	2	N/A	3.5		
MIN. LOT AREA (SF)	40	3,206	N/A	3,206		
MIN. LOT WIDTH (FEET)	40	22.5	N/A	22.5		
MIN. FAR	40	N/A	N/A	N/A		
MAX. LOT OCCUPANCY (SF)	40	4.7%	6.0%	6.0%		
MIN. YARD REQTS (REAR)	40	72'-0"	15'-0"	17'-0"		
	SIDE (1,2)	40	N/A	N/A	N/A	
COURT	OPEN	40	<	4'1" HT, 6' MIN.	<	
	CLOSED	40	<	4'1" HT, 5' MIN.	<	
	CLOSED (AREA)	40	<	2(WD) ³ , >350 SF	<	
PARKING (NO. OF SPACES)	211	1	1 PER 3 D.U.	1	2	

USE:	R-2	IBC 310.1
CONSTRUCTION TYPE:	IIIA	IBC 602.3
HEIGHT / AREA	NO. OF STORIES MAX. HEIGHT MAX AREA PER FL.	3 95'-0" 24,000
SEPARATION OF OCCUPANCIES	1 HR BETWEEN UNITS	IBC 508.4
FIRE-RATED CONSTRUCTION ELEMENT		RATING
STRUCTURAL FRAME		1 HR.
BEARING WALLS (EXTERIOR)		2 HR.S.
BEARING WALLS (INTERIOR)		1 HR.
NON-BEARING WALLS & PARTITIONS		0 HR.
FLOOR (INCLUDING STRUCTURE)		1 HR.
ROOF (INCLUDING STRUCTURE)		1 HR.
EXTERIOR WALL FIRE RATING		IBC TABLE 602
DISTANCE		RATING
X < 5'		1 HR.
5 ≤ X < 10'		1 HR.
10 ≤ X < 30'		1 HR.
X ≥ 30'		0 HR.
FIRE PARTITIONS	1 HR RATED PARTITION SEPARATING DWELLING UNITS	IBC 708.1
FLAME SPREAD RATING		IBC TABLE 803.9
ELEMENT		CLASSIFICATION
EXIT ENCLOSURES / PASSAGEWAYS		C
CORRIDORS		C
ROOMS & ENCLOSED SPACES		C
FIRE PROTECTION		
SPRINKLER	Y - NFPA 13R	IBC 903.2.8
STANDPIPE	N/R	IBC 905.3.1
FIRE EXTINGUISHER	N/R	IBC 908.1
FIRE ALARM	N/R	IBC 907.2.9
SMOKE ALARM	Y	IBC 907.10.1.2
EGRESS	REFER TO EGRESS PLANS	

SCOPE OF WORK

UNDERPIN EXISTING FOUNDATION, DEMO EXISTING INTERIOR TO RE-MODEL, CONSTRUCT NEAR REAR ADDITION, CONSTRUCT NEW TOP FLOOR.

Description	Date
REV #1	6/27/17

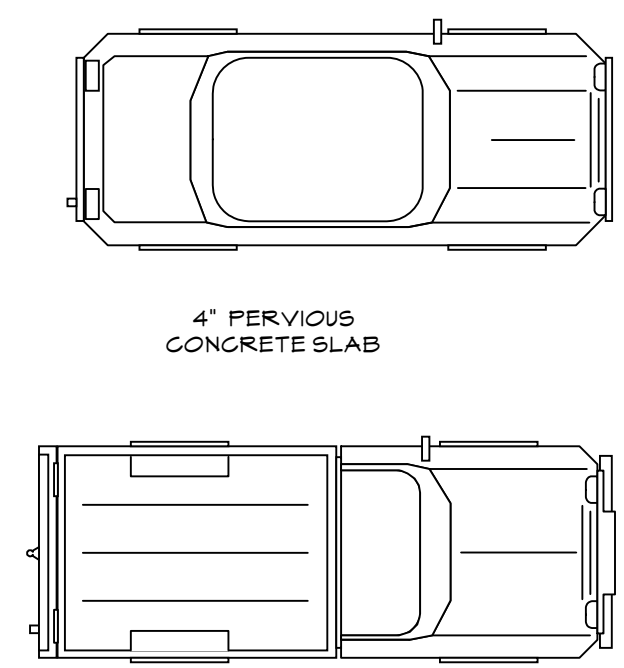
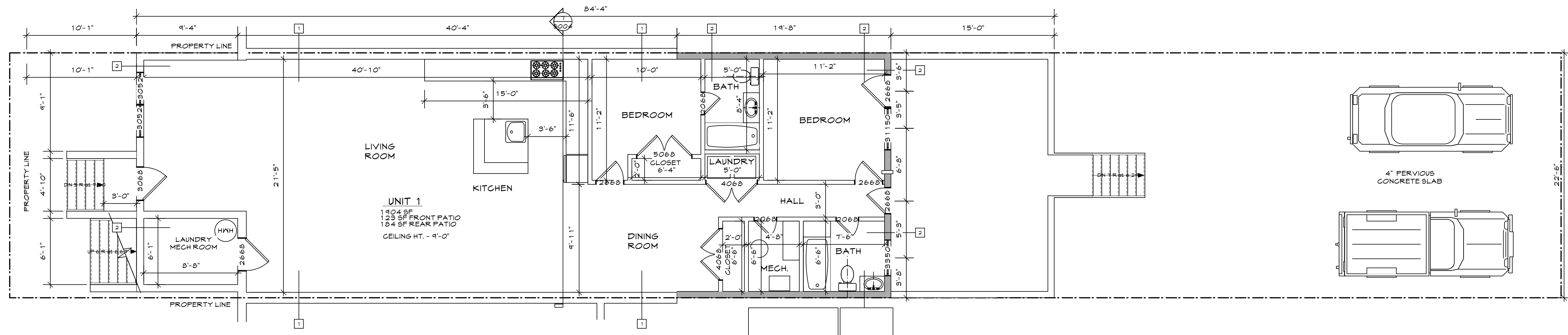
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Washington, D.C. 20005

Drawn By: Akinny
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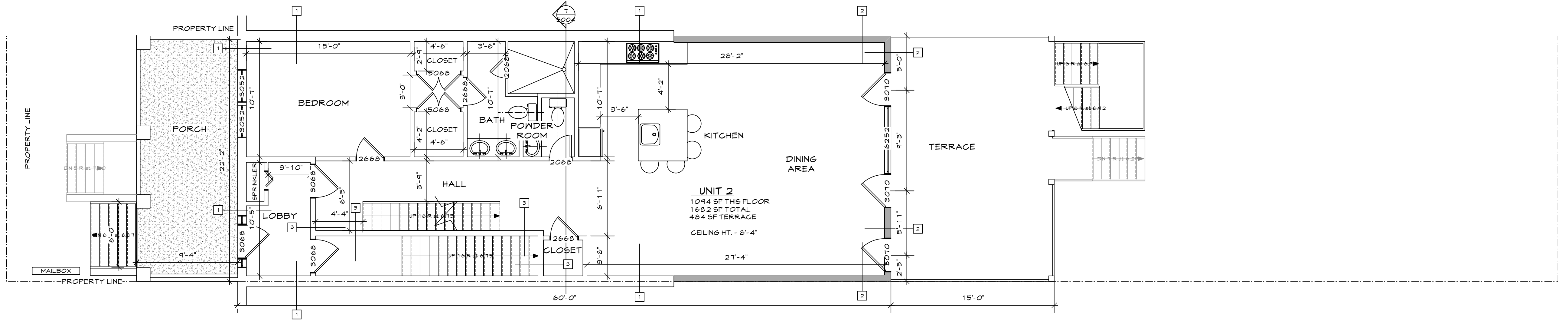
0001
Cover Sheet

FIRE EXTINGUISHERS 2A
 LOCATION: EACH UNIT AND HALLWAYS/STAIRS.
 15' MAX. DISTANCE
 HEIGHT: NOT MORE THAN 5'-0" FROM GROUND
 TYPE CLASS: A
 RATING 2A

LEGEND
 ——— EX. CONST. TO REMAIN
 [Hatched Box] EX. CONST. TO BE REMOVED
 [Solid Grey Box] NEW CONST.



4 Proposed Basement Plan
 Scale: 3/16" = 1'-0"



5 Proposed First Floor Plan
 Scale: 3/16" = 1'-0"

Description	Date
REV #1	8/27/17

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 Washington, D.C. 20005**

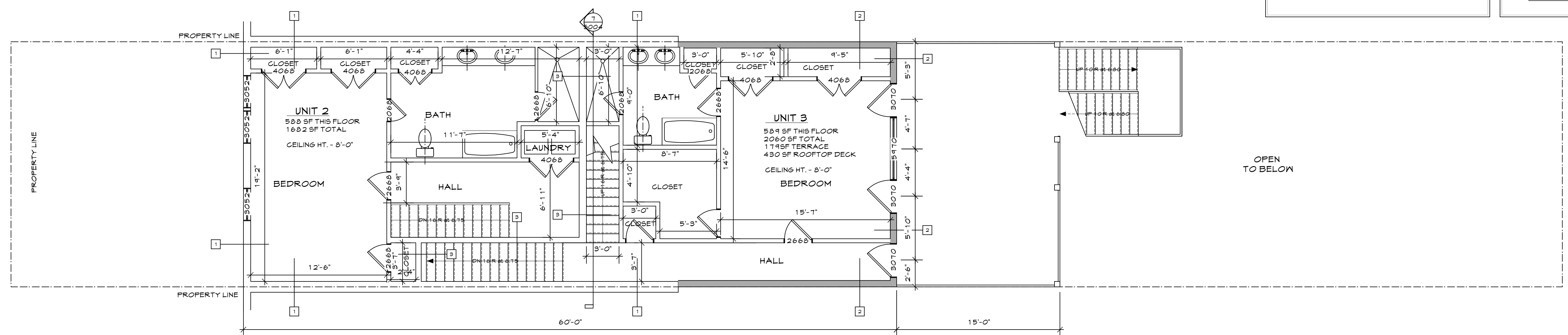
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 Scale: 3/16" = 1'-0"
 Sheet Number:
A003
 Proposed Floor Plans

FIRE EXTINGUISHERS 2A

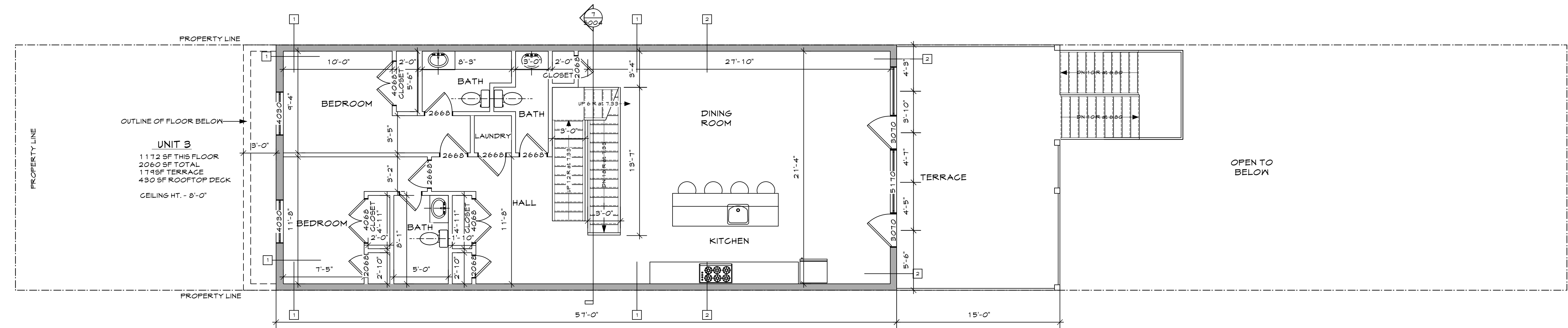
LOCATION: EACH UNIT AND HALLWAYS/STAIRS.
 15' MAX. DISTANCE
 HEIGHT: NOT MORE THAN 5'-0" FROM GROUND
 TYPE CLASS: A
 RATING 2A

LEGEND

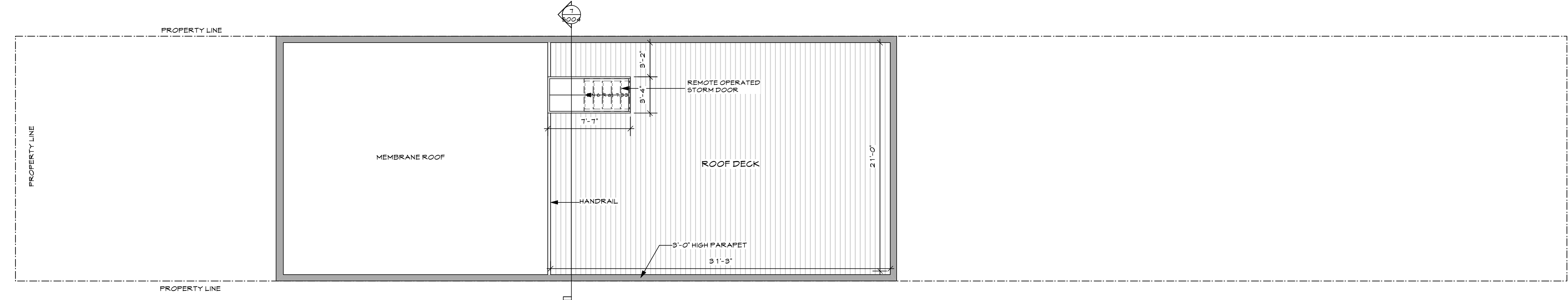
— EX. CONST. TO REMAIN
 [Hatched Box] EX. CONST. TO BE REMOVED
 [Solid Grey Box] NEW CONST.



6 Proposed Second Floor Plan
 Scale: 3/16" = 1'-0"



7 Proposed Third Floor Plan
 Scale: 3/16" = 1'-0"

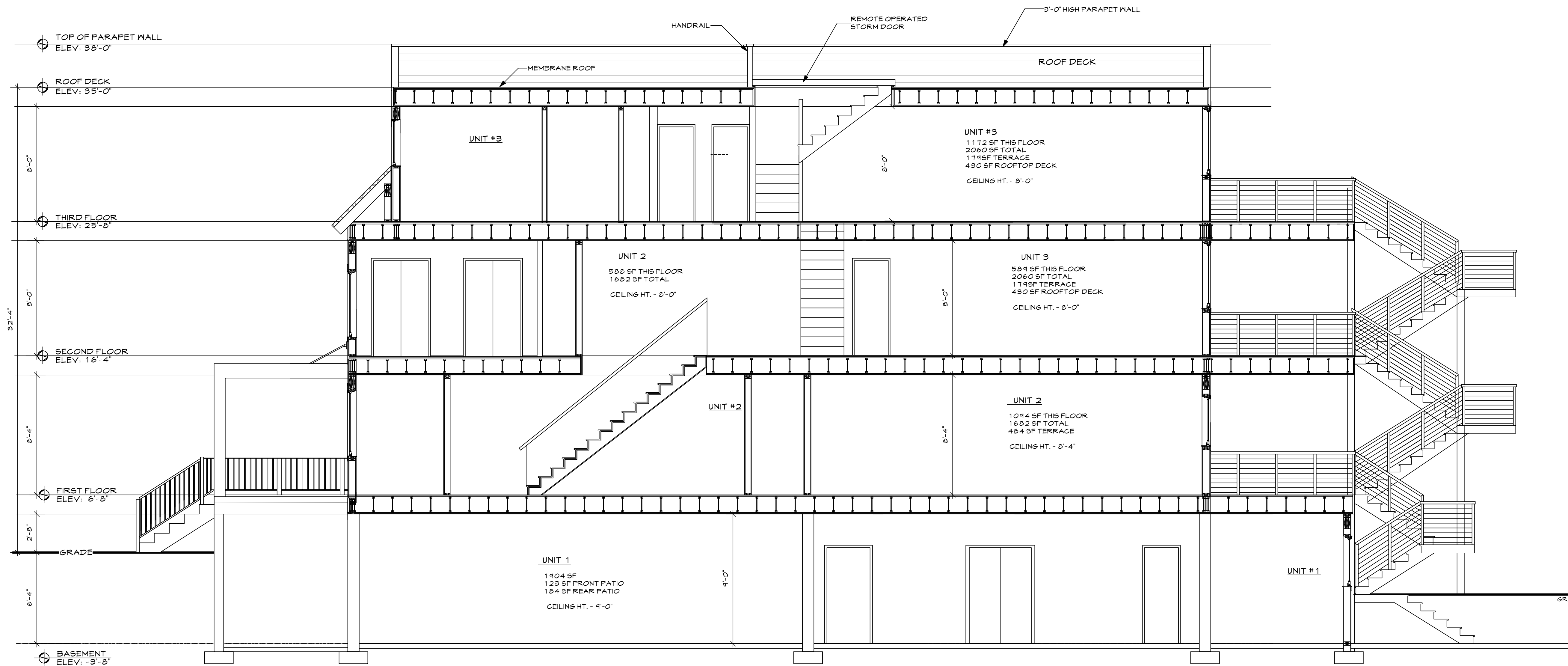


8 Proposed Roof Top Plan
 Scale: 3/16" = 1'-0"

Description	Date
REV #1	6/27/17

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Drawn By: AKinney
 Scale: 3/16" = 1'-0"
 Sheet Number:
A004
 Proposed Floor Plans



9 Left Section
Scale: 1/4" = 1'-0"

Description	Date
REV #1	6/27/17

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Drawn By: Akinney
Scale: 3/16" = 1'-0"
Sheet Number:

A005
Unit Layout Plan



10 Front Elevation
Scale: 1/4" = 1'-0"



11 Rear Elevation
Scale: 1/4" = 1'-0"

Description	Date
REV #1	6/27/17

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Drawn By: AKinney
Scale: 3/16" = 1'-0"
Sheet Number:
A006
Front and Rear Elevations