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

CODE NOTES:

FROM IBC.

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH INTERNATIONAL BUILDING CODE (IBC), 2013 EDITION W/ DCMRI2B-2008 SUPPLEMENT, IEBC2006 W/ DCNMRI2B-2008 SUPPLEMENT, IEBC2006 W/ DCNMRI2J -2008 AS AMENDED BY WASH. D.C. ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HERE WITHIN ARE

Title 12 DCMR, DC Construction Codes Supplement (2013) DCMR 12 DC Construction Codes

Supplement (2008) *Amendment to DCMR 12 DC Construction Code Supplement 2008

2013 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

-2013 District of Columbia Plumbing

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

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

USE	LIVE LOAD
ATTICS WITHOUT STORAGE (b)	10
ATTICS WITH LIMITED STORAGE (bg)	20
HABITAL ATTICS AND ATTICS SERVED W FIXED STAIR	50
BALCONIES (EXTERIOR) AND DECKS (a)	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS (d)	200
SUARDRAILS IN-FILL COMPONENTS (*)	50
Passanger vehicle garages (a)	50 (a)
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	50
STAIRS	40(c)

FOR SI: I POUND PER SQ. FT. = 0.0474 Kn/M2, I SQ. IN. = 645 MN2, I POUND = 4.45 N. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-PD. LOAD OVER A 20-50 IN. AREA A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000 POUND LOAD APPLIED OVER A 20-5Q. IN. AREA

B. NO STORAGE WITH A ROOF SLOPE NOT OVER SUNITS IN IZUNITS 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

F. SUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 PDS. ON AN AREA EQUAL TO I SQ. FT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

SITE DATA

1766 LANIER PLACE, N.W.

LOCATION OF PROPERTY:	SQUA LOT (
EXISTING PROPERTY: EXISTING FOOTPRINT: PROPOSED FOOTPRINT: TOTAL LOT COVERAGE:	3206 S. 1412 S. 17885.F 59.0%

1171SF EXISTING BASEMENT

ALLOWED BASMENT/GARAGE: ALLOWED FIRST FLOOR: ALLOWED SECOND FLOOR: ALLOWED THIRD FLOOR: ALLOWED BUILDING: 9160 S.F. PROPOSED BASMENT: 1904 S.F. PROPOSED FIRST FLOOR: PROPOSED SECOND FLOOR: 1904 S.F. PROPOSED THIRD FLOOR: 1904 S.F. ROOFTOP DECK: 665 S.F.

PROPOSED UNIT #1 1904 S.F.

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY

OF 1900191 (MIN.) ATTHACATERALT RES.	50RE 01 60 1 51.
LIVE LOADS: ROOF30 PSF	15 PSF DEAD LOAD
FLOOR40 PSF	15 PSF
STAIRWAY100 PS	5F 15 PSF
BALCONIES60 PSF	= 15 PSF
FLOOR AT BEDROOM LEV30 PSI	F 15 PSF
WIND LOAD17 PSF	F

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 MEIGHING 30 POUNDS PER CUBIC FOOT AND HAVING A DEPTH EQUAL TO THAT OF THE RETAINED EARTH.

MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 12" INTO UNDISTURBED EX'G. 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 3 18. 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 WELDED 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 MAY IN ALL EXTERIOR SLABS ON GRADE (EXCEPT WITHIN

REINFORCING STEEL: REINFORCING STEEL OR TIES, UNLESS OTHERWISE NOTED, SHALL BE INTERMEDIATE GRADE DEFORMED BILLET STEEL CONFORMING CONFORM TO ASTM SPECIFICATIONS A6 14-60. WELDED WIRE FABRIC TO

CONFORM TO ASTM A-185. ALL REINFORCING SHALL BE DETAILED, FABRICATED \$ INSULATED ACCORDING WITH THE LATEST DETAILING MANUAL A.C.I. 3 15. STRUCTURAL STEEL: SHALL BE IN CONCORDANCE WITH THE LATEST AISC

SPECIFICATIONS FOR THE "DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". SHOP 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-36. NO HOLES ARE PERMITTED IN STEEL BEAMS OTHER THAN SHOWN ON THE DRAWINGS, UNLESS APPROVED BY THE STRUCTURAL CONSULTANT.

INTERNATIONAL ENERGY CONSERVATION CODE NOTES:

MASHINGTON, D.C. 20002

LOCATION OF PROPERTY	SQUARE: 2580 LOT 0481
EXISTING PROPERTY: EXISTING FOOTPRINT:	3206 S.F. 1412 S.F.
PROPOSED FOOTPRINT:	17885.F.

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

EXISTING FIRST FLOOR: 1052 S.F. EXISTING SECOND FLOOR: 1052 S.F. EXISTING BUILDING: 3275 S.F.

PROPOSED BUILDING: 7616 S.F.

PROPOSED UNIT #2 1862 S.F. PROPOSED UNIT #3 2060 S.F

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 16 GA. TOOTHED METAL PLATED OR 20 GA. NAILED STEEL GUSSET PLATES. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. SHOP DRAMINGS SHALL BE SUBMITTED FOR APPROVAL SHOMING THE DESIGN OF THE TRUSSED RAFTERS CAPABLE OF SUSTAINING TOTAL SUPERIMPOSED LOAD OF 50 PSI WITH F.N.A. 6454 1.1 DESIGN CRITERIA FOR TRUSSED RAFTERS.

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

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION. MOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 19% MAX. No. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:

1,150 PSI (SINGLE MEMBER) Fv = 75 PSI

825 PSI E = 1,400,000 PSI

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

285 PS

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 2×6'S OR 3×4'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 DRYMALL MANUFACTURERS RECOMMENDATIONS.

JFACTURERS RECOM	MENDATIONS.					
		<u>Ri</u>	EXISTING	ALLOWABLE	PROPOSED	
MAX. BUILDING HEIGHT (FT)		40	23'-3"	50'-0"	47'-6"	
MAX. BUILDING HEIG	SHT (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	
MAX. FAR		40	N/A	N/A	N/A	
MAX. LOT OCCUPANCY (SF)		40	47%	60%	60%	
MIN. YARD REQ'TS	REAR	40	72'-0	15'- <i>O</i> "	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	40		<>	4" / 1' HT, 5' M	IIN. <	:>
	CLOSED (ARE	A) 40		<>	2(WD²), >350	SF <	>
PARKING (NO. OF SPACES)		210		1	1 PER 3 D.U	J.	1 2
							 -
	USE: CONSTRUCTION TYPE:		R-2			IBC 310.1	
			"IIIA			IBC 602.3	
HEIGHT / AREA			NO. OI	F STORIES	3	IBC 503 and	IBC 504.2

MAX AREA PER FL 24,000

35'-*0*"

1 HR BETWEEN UNITS IBC 508.4 SEPARATION OF OCCUPANCIES FIRE-RATED CONSTRUCTION **IBC TABLE 601** ELEMENT RATING STRUCTURAL FRAME 1 HR. 2 HRS. BEARING WALLS (EXTERIOR 1 HR. BEARING WALLS (INTERIOR) OHR. NON-BEARING WALLS & PARTITIONS

MAX. HEIGHT

FLOOR (INCLUDING STRUCTURE) 1 HR. ROOF (INCLUDING STRUCTURE) **EXTERIOR WALL FIRE RATING IBC TABLE 602** <u>RATING</u> DISTANCE 1 HR. 5 ≤ X < 10 1 HR. 10 ≤ X < 30 1 HR.

X ≥ 30' OHR. FIRE PARTITIONS 1 HR RATED PARTITION SEPARATING DWELLING UNITS

IBC TABLE 803.9 FLAME SPREAD RATING CLASSIFICATION EXIT ENCLOSURES / PASSAGEWAYS CORRIDORS **ROOMS & ENCLOSED SPACES**

FIRE PROTECTION Y - NFPA 13R SPRINKLER IBC 903.2.8 STANDPIPE IBC 905.3.1 FIRE EXTINGUISHER IFC 906.1 IBC 907.2.9 FIRE ALARM SMOKE ALARM IBC 907.2.10.1.2 EGRESS REFER TO EGRESS PLANS

SCOPE OF MORK

UNDERPIN EXISTING FOUNDATION DEMO EXISTING INTERIOR TO REMODEL. CONSTRUCT NEW REAR ADDITION. CONSTRUCT NEW TOP FLOOR.

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS													
GROUND SNOW	D WIND SEISMIC SUBJECT TO DAMAGE FROM			SUBJ		SUBJECT TO DAMAGE FROM			WINTER	ICE SHIELD UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING	MEAN ANNUAL
LOAD	SPELLO		WEATHERING	FROST LINE DEPTH	TERM	NTE	DECAY		TEMP.	REQUIRED	THEATE	INDEX	TEMP.
50 PSF	115 MPH	A	SEVERE	50 IN.	MODERATE	MODERATE/ HEAVY SLIGHT/ MODERATE		IT DEG. F	Ю	JULY 2, 1979	500	55 DEG. F	
INSULATION AND FENESTRATION REQUIREMENTS BY COMPNENT											12		
CLIMATE ZONE	200 E-150 Company	TRATION ACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHEC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	Mass Wall R-Va		OR ALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE 4 DEPTH	CRAVL SPACE WALL R-VALUE	
4	0	.95	0.55	0.40	49	20 or 15+5	8/13		9	10/13	10, 2 FT	10/13	

CENERAL NOTES:

ALL WORK SHALL COMPLY TO ALL APPLICABLE

ALL CONSTRUCTION SHALL BE CLASSIFIED AS AND COMPLY TO EITHER OF THE FOLLOWING: USER GROUP R-4 UNDER THE 2012 IBC

THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO PACILITATE MECHANICAL/PLIMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

THE OWNER SHALL DEFEND, INDEMNITY 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, ASENTS, OR EPRESENTATIVES, CAUSED IN WHOLE OR IN PART BY ANY ACT OF OMISSION, WHETHER NESLIGENT OR OTHERWISE, ON PART OF THE OWNER OR ITS EMPLOYEES, SUBCONTRACTORS, AGENTS, OR

THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAMINGS. 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 SE SCALED FOR ONSTRUCTION PURPOSES, WRITTEN DIMENSIONS AND NOTES SUPERSEDE ALL SCALE REFERENCES.

IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR NOTIFICATION SHALL BE OF THE SAME CHARACTER

INTEGRAL GARAGES IN DWELLING SHALL BE SEPARATED FROM ALL ADJACENT LIVING SPACE WITH PIRE SEPARATION AS REQUIRED BY CODE.

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"

SUTTERS, DOWNSPOUTS, BLEEDERS SHALL BE NSTALLED BY THE CONTRACTOR AS REQUIRED BY LOCAL CODE.

STRUCTURAL CENERAL NOTES:

ALL FOOTINGS TO BEAR AN UNDISTURBED SOIL. CONCRETE QUALITY 5000 PSI @ 26 DAYS. ASSUMED ALLOWABLE SOIL BEARING CAPACITY

REINFORCING STEEL ASTM A615 GR60 STRUCTURAL STEEL ASTM AS6 TUBULAR STEEL ASTM ASOI ROOF LIVE LOAD SO PSF

2ND LEVEL FLOOR LIVE LOAD 40 PSF SLEEPING ROOM LIVE LOAD SO PSF BASIC WIND SPEED 1115 MPH

WINDOW & DOORS

Provide Saftety Glazing as required by ALL DOORS AND WINDOWS SHALL BE SEALED AND FLASHED ON ALL SIDES AND INSTALLED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND AS PER LOCAL CODE.

BOTTOM OF ALL FOOTINGS SHALL BE LOCATED A MINIMUM OF 2'-O" BELOW PINISHED GRADE, OR PER LOCAL CODE, STEPS OR DEPTH OF FOOTING/FOUNDATION MAY VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS. ALL INTERIOR SLADS 30'-0" OR GREATER IN ANY DIRECTION SHALL HAVE 6"X6"XIO WWM. CONCRETE USED IN EXPOSED AREAS IMPLICIT TO FREEZING AND THANING (BOTH DURING CONSTRUCTION AND SERVICE LIFE) SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH LOCAL CODE, EXTERIOR FLAT-WORK SHALL BE COPPER WITH AN APPROVED CURING

FOUNDATION WALLS OF HABITABLE SPACE LOCATED BELOW GRADE SHALL BE DAMPPROOFED OR WATERPROOFED USING MATERIALS & METHODS APPROVED BY LOCAL

THERM PROTECTION:

SENERAL: THESE DRAWINGS DO NOT COVER

BUILDING FOUNDATIONS HAVE BEEN DESIGNED

INCERING IS REGUIRED IF SOIL BEARING

PROVIDE CONTINOUS PERIMETER FOUNDATION

DRAINAGE IN ACCORDANCE WITH LOCAL CODE

EXTERIOR DRAINS ARE REQUIRED PROVIDE MIN.

1" DIA, IBLEEDER PIPES THROUGH MID LINE OF

FOOTING AT MAX. 8" O.C. TYPICALLY DRAINS

SLOPE ALL STOOPS, PORCHES, WALKS AND

ALL WORK SHALL COMPLY TO LOCAL CODE.

GARAGE SLABS AWAY FROM BUILDING & MIN.

DAYLIGHT DISCHARGE POINTS.

SHALL BE LEAD TO SUMP PIT OR TO POSITIVE

QUIRERMENTS, WHERE BOTH INTERIOR AND

SITEMORK, GRADING, OR LANDSCAPING.

BASED ON AN ASSUMED SOIL BEARING

CAPACITY OF 2000 PSF. ADDITIONAL

INSULATION FOR SLAB ON GRADE CONSTRUCTION SHALL BEGIN AT THE NTERSECTION OF THE SLAB AND FOUNDATION WALL AND SHALL EXTEND FOR A MIN. DISTANCE OF 12" DOWN THE INSIDE PACE OF THE FOUNDATION WALL AND HORIZONTALLY 50"

SILL SEALER-COMPRESSIBLE MATERIAL SHALL BE INSTALLED UNDER ALL MUD SILL PLATES (FOUNDATION WALL AND WOOD FLOOR SYSTEMS) AND SOLE PLATES (SLAB ON

> PROVIDE SOFFIT VENTS AND RIDGE VENTS, OR GABLE END VENTS AS SHOWN ON THE RAWINGS AND AS PER CODE. INSTALL NSULATION BAPPLES IN ACCORDANCE WITH LOCAL CODE, IN EACH TRUSS/RAFTER TO MAINTAIN FREE AIR FLOW.

FLASHING: PREFINSHED ALUMINUM OR EQUAL, AT ALL ROOF OFFSETS, CHIMNEYS, ROOF OPENINGS, HIPS, VALLEYS, RIDGES, DORMERS AND WHERE ROOF INTERSECTS WALL.

CONTRACTOR SHALL MAINTAIN IN ALL CIRCUMSTANCES PROPER FIRE, SOUND, AND INSULATION RATINGS WHEN PENETRATING THROUGH WALLS, FLOORS, CEILINGS, AND

ALL MISCELLANEOUS PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURES SPECIFICATIONS AND AS PER CODE.

THE ROOFING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN & CONSTRUCTION OF ALL ROOFING. ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL CODE.

I-ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH INTERNATIONAL ENERSY CONSERVATION CODE (IECC) 2012 EDITION, ALL CHAPTERS, TABLES, SECTIONS, FIGURES AND APPENDICES REFERENCED HERE WITHIN ARE FROM IECC. 2-CLIMATE ZONE DESIGNATION: 4A 5-SEE ATTACHED WORKSHEET FOR INSULATING VALUES OF ALL COMPONENTS AND

4-SEE EXTERIOR DOOR AND WINDOW SCHEDULE FOR ALL GLAZING U FACTORS.

BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE POLLOWING SHALL BE CAULKED, GASKETED, MEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID

ALL JOINTS, SEAMS AND PENETRATIONS 2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
5. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE 4. UTILITY PENETRATIONS.

5. DROPPED CEILINGS OR CHASES ADJACENT TO THERMAL ENVELOPE. . WALLS AND CEILINGS SEPERATING A GARAGE FROM CONDITIONED SPACES. 8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS. . COMMON WALLS BETWEEN DWELLINGS. IO. ATTIC ACCESS OPENINGS.

12. OTHER SOURCES OF INFILTRATION.

N11025 MAXIMUM FENESTRATION UFACTOR AND SHCC (MANDATORY).

THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING ADE-OFFS FROM SECTION NIIO2.1.4 OR NIIO5 SHALL BE 0.40 IN ZONE 4 FOR VERTICAL FENESTRATION, AND 0.75 IN ZONE 4 FOR SKYLIGHTS.

SYSTEMS (HEATING AND COOLING & SERVICE WATER HEATING) HEATING AND COOLING EQUIPMENT CONTROLS, AT LEAST ONE

PRE-PROGRAMMABLE THERMOSTAT IS REQUIRED WHEN USING A FORCED AIR SYSTEM. SEPERATE THERMOSTATS ARE REQUIRED FOR EACH HEATING/COOLING ZONE IN THE DWELLING.

DUCT INSULATION, SUPPLY AND RETURN DUCTS LOCATED OUTSIDE THE THERMAL BUILDING ENVELOPE SHALL BE INSULATED TO AN R-8, DUCTS IN FLOOR TRUSSES CAN BE INSULATED TO AN R-6.

DUCT SEALING. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES MUST BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH

MECHANICAL SYSTEM PIPING INSULATION, R-2 FOR PIPING CARRYING FLUIDS MECHANICAL VENTILATION, OUTDOOR AIR INTAKES OR EXHAUSTS SHALL HAVE DAMPERS.

<u>Description</u>

REV #1

Date

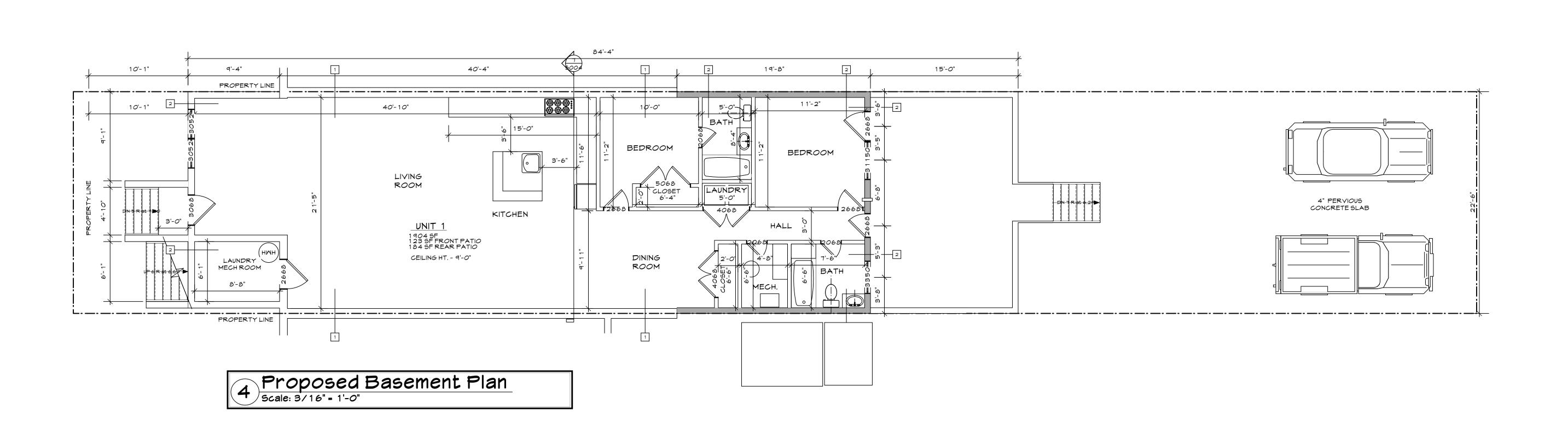
6/27/17

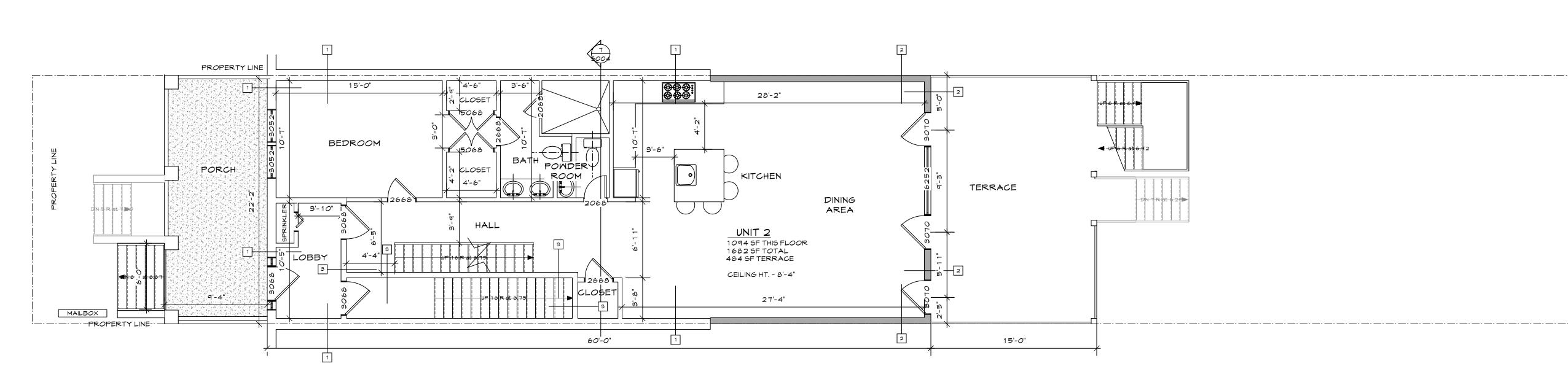
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AKinney <u>Drawn By:</u>

Scale: AS NOTED

<u>Sheet Number:</u>







1766 Lanier Place N.M., LLC,

Description

REV #1

Date

6/27/17

LEGEND

EX. CONST. TO BE REMOVED

NEW CONST.

EX. CONST. TO REMAIN

FIRE EXTINGUISHERS 2A

RATING 2A

LOCATION: EACH UNIT AND HALLWAYS/STAIRS. 75' MAX. DISTANCE HEIGHT: NOT MORE THAN 5'-0" FROM GROUND TYPE CLASS: A

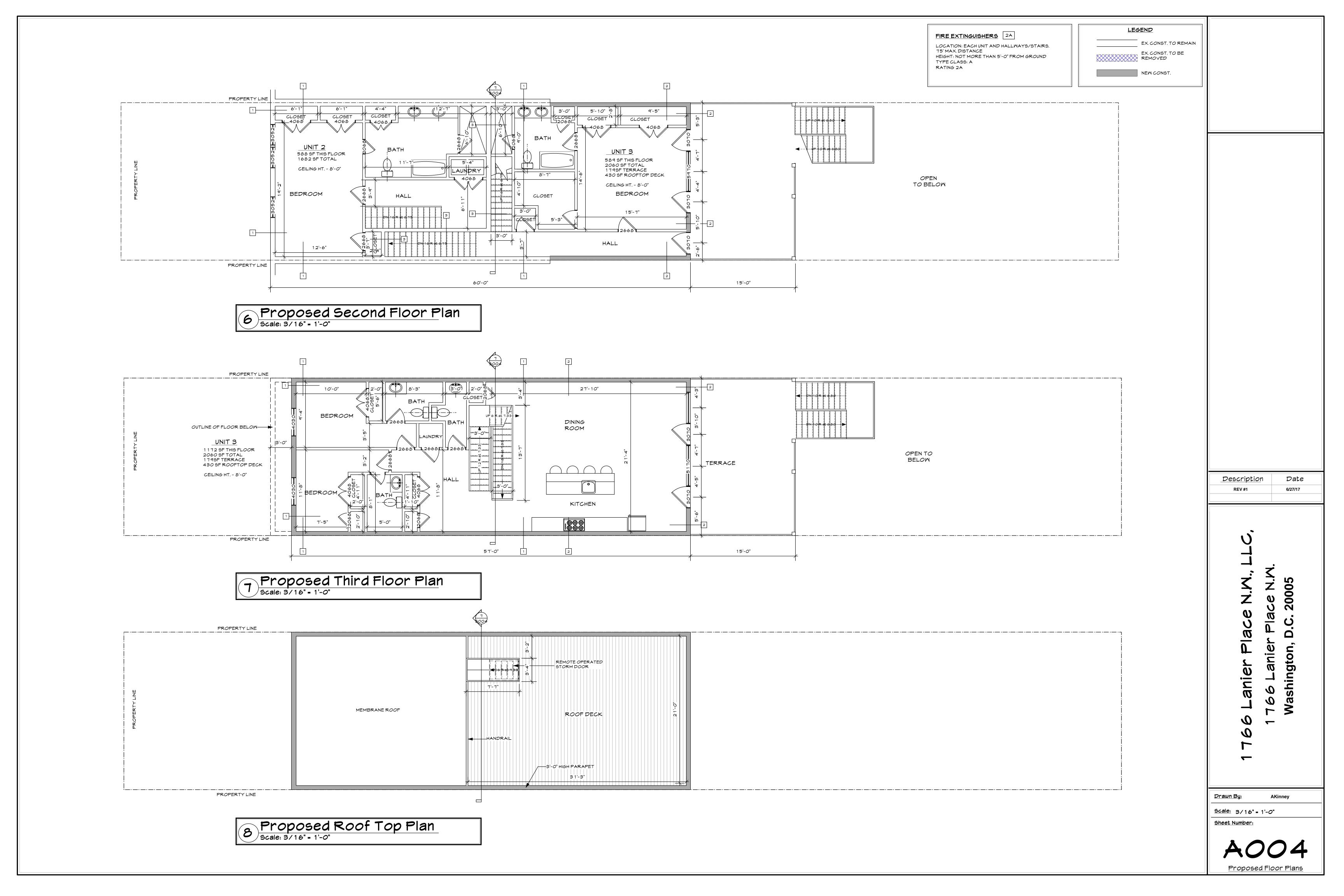
<u>Drawn By:</u> AKinn

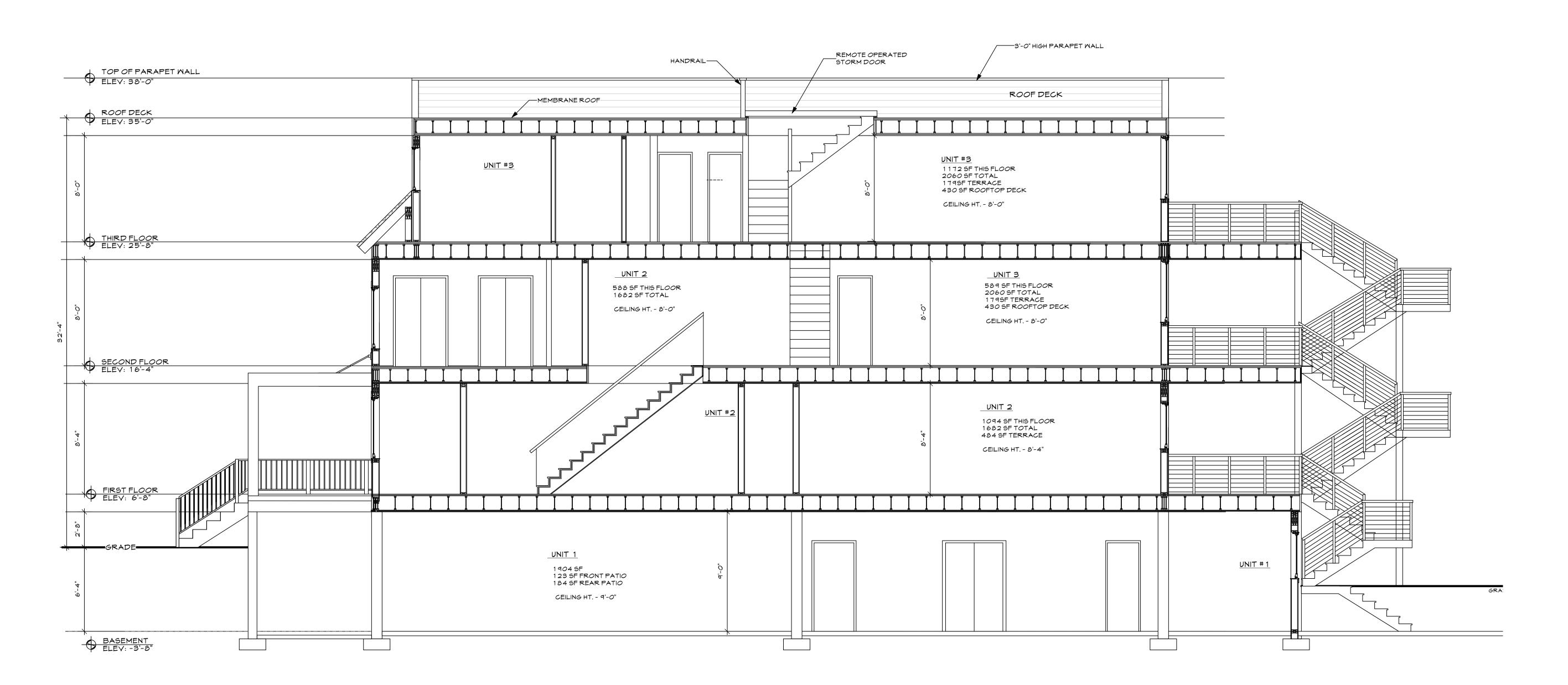
Scale: 3/16" = 1'-0"

Sheet Number:

A003

Proposed Floor Plans





9 Left Secction
Scale: 1/4"- 1'-0"

1766 Lanier Place N.W., LLC

anier

Description

Date

6/27/17

Drawn By: AKinney

Scale: 3/16" = 1'-0"

Sheet Number:

Unit Layout Plan



20005

Date

6/27/17

766 Lanier Washington, anier

<u>Drawn By:</u>

Sheet Number:

AKinney <u> Scale:</u> 3/16" = 1'-0"

Front and Rear Elevations