DocuSign Envelope ID: 21B41073-B454-4608-94F4-A07A3E9E140C

VICINITY MAP (NOT TO SCALE)

PERMIT PLANS FOR AN ADDITION ENCLOSE

1702 LYMAN PL NE
WASHINGTON, DC 20002

LIST OF DRAWINGS

SHEET	DESCRIPTION
C001	COVER SHEET
A001	EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS
E001	ELECTRICAL PLAN & PLUMBING RISER
S001	PROPOSED ADDITION FRAMING PLANS
S002	WIND BRACING DETAILS

SCOPE OF WORK

- ENCLOSE UNDER THE REAR ROOM.
- REPLACE EXISTING REAR SLAB IN ORDER TO MATCH THE EXISTING BASEMENT SLAB LEVEL.

CODE SUMMARY

- 2017 DCMR 12A, DC BUILDING CODE AMENDMENTS
  -2015 INTERNATIONAL BUILDING CODE (IBC)
- 2017 DCMR 12B, DC RESIDENTIAL CODE AMENDMENTS
  -2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

LEGEND

- MAIN ELECTRIC PANEL
- SMOKE/CARBON MONOXIDE DETECTOR WIRED IN SERIES
- SEWER PIPE
- HOT WATER HEATER
- ROUND STEEL POST
- GAS METER
- WATER SHUT OFF VALVE

GENERAL & STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. The conditions and assumptions stated in these documents shall be verified by the Contractor. In the event of a discrepancy between these plans and specifications and as-built conditions, the Contractor shall notify the Designer/engineer.architect in writing of the discrepancy.
2. Contractor shall have a copy of the approved plans on site at all times.
3. Contractor to provide any temporary bracing and shoring where required. Temporary bracing shall remain in place until permanent connections and structure are installed and structure is stabilized.
4. In accordance with generally accepted construction practices, the contractor shall be solely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
5. All work shall conform to all applicable building codes, ordinances, and regulations as adopted by the local jurisdiction.
6. Details noted as typical (Typ.) shall apply at all similar conditions unless otherwise noted.
7. Contractor shall be responsible for means, methods, techniques and procedures employed in the performance of work on or about the job site.
8. The contractor shall coordinate and verify all work performed by subcontractors.
9. Where applicable civil, structural, plumbing, mechanical, electrical, landscape drawings are supplemental to the architectural drawings the contractor shall review all drawings and report any discrepancies or omissions to the architect for clarification prior to commencing or continuing any work.
10. The contractor shall assume sole and complete responsibility for job site safety conditions during the course of construction of the project and this requirement shall apply continuously and not be limited to normal working hours, the contractor shall defend, indemnify, and hold harmless the engineer and the architect from any and all liability, real, or alleged, in connection with performance of work on this project.
11. The structure is designed as a stable unit after all components are in place. the contractor shall provide all shoring and bracing necessary to ensure the stability of any and all parts of the building during construction.
12. Unless specifically shown or noted on the drawings, no structural member shall be cut, notched, bored, or otherwise modified without permission of the designer/engineer/architect.
13. Neither the engineer's or architect's review nor approval of the shop drawings shall relieve the general contractor from responsibility for deviations from drawings or specifications unless the engineer or the architect are informed (in writing) of such deviations at the time of submission, nor shall it relieve him of responsibility for errors of any sort in the shop drawings.
14. Details are not intended to show method and manner of accomplishing the work. Minor modifications may be required to suit the job dimensions or conditions and shall be included as part of the work. Engineer's or Architect's approval is required prior to proceeding with deviation from details.
15. Contractor shall be responsible for verifying the exact location of all utility lines (where required).
16. General contractor to remove and dispose of all construction debris off site.

EARTH WORK & FOUNDATIONS

1. Soil bearing value at the bottom of all footings is assumed to be 1500 psf.
2. Unless otherwise noted, footings shall extend a minimum of 12" into original undisturbed soil and a minimum of 30" below finished grade or compacted fill (frost line).
3. Where required, step footings with ratio of 2 horizontal to 1 vertical is permitted.
4. Footings within 5 feet of existing house footings shall be at the same depth as existing footings.
5. All soil fill material shall be approved by a licensed professional engineer prior to placement. Material to be free from organic material, trash, muck, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Fill material shall be placed in layers not to exceed 8" and shall be compacted to min. 95% of the dry max. density as determined by ASTM D698.
6. The water table shall be a minimum 2'-0" below the bottom of all footings and slabs.
7. No footings or slabs shall be placed on or in marine clay, peat or other organic materials.
8. Footings shall not be cast against frozen, wet, or loose ground.
9. All footing excavations shall be inspected by the building official or an approved third party inspector prior to placing of any concrete.
10. All bearing strata shall be adequately drained prior to placing of any concrete. Clay, if found, must be removed and replaced with suitable fill at least 2 feet below the footing.

REINFORCING STEEL

1. Reinforcing steel shall be deformed bars conforming to ASTM A615 Welded wire fabric shall conform to ASTM A185.
2. All steel reinforcement: Fy = 60 KSI.
3. Detailing ,fabricating and placing of reinforcement steel shall be in accordance with ACI" 315-Manual of Standard Practice for Detailing Reinforced Concrete Structures."
4. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of adjoining structural member.

FASTENERS

1. All fasteners in exterior applications shall be hot-dipped galvanized.
2. Anchor bolts shall be S.R.E 1/2" diameter per ASTM A307.
3. Joist hangers shall be used to support all purlins, joists, and beams not framed over supporting members unless noted otherwise.
4. Machine bolt and carriage bolt holes in wood shall be drilled 1/16" larger than diameter of the bolt.
5. Lag screws shall be square head, of structural grade steal, and shall be placed with washers under thread.
6. Use Simpson Strong-Tie SDW truss-ply screws for fastening built-up wood columns together. Follow Simpson truss-ply schedule for installation number and type of fasteners.

WOOD FRAMING

1. All framing lumber (walls, joists, rafters, headers and beams) shall be Spruce-Pine-Fir Grade #2 or better.
2. Higher strength members may be used as specifically noted in structural drawings.
3. Exterior walls shall be minimum 2 x 4 @ 16" o.c. All stud bearing walls shall have two continuous top plates and one continuous bottom plate unless noted otherwise. Splices of top plate shall occur over a stud. Splices shall be staggered a minimum of four feet.
4. Trusses, rafters, truss joists and floor joists shall align directly over studs with an offset of no more than 3". Install additional studs as required.
5. All fasteners in contact with pressure treated wood shall be noncorrosive per R317.3.1.
6. All plywood roof, floor and wall sheathing shall be APA approved. Unless noted otherwise, plywood subfloors shall be glued and nailed with APA approved elastomeric structural adhesive and min. 8d common nails spaced @ 6" O.C. at edges and @ 12" O.C. at intermediate supports unless noted otherwise.

CONCRETE

1. Concrete shall have min. 28-day compressive strength (F'c) of 3500 psi.
2. Concrete shall be designed, specified & poured in accordance with ACI-318, ACI 301 & ACI 332.
3. Concrete exposed to weather to be air entrained. All concrete work shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 40° F without precautions necessary to prevent freezing. No antifreeze admixtures may be added to the concrete without written approval of a licensed professional engineer.
4. All reinforcing steel shall conform to ASTM A-615 Grade 60. Support bars and all required accessories shall be furnished in accordance with C.R.S.I. standards. All reinforcing to be spliced a minimum of 30 bar diameters.
5. U.N.O. provide clear distance to outermost reinforcing bars as follows:

Footings Cast Against The Ground:	3" from bottom
Exterior Wall With Formed Surfaces	2"
Slabs Exposed To Weather	1-1/2"

GENERAL NOTES

- These plans are done to obtain a building permit (by others).
- Area square footage calculations for the addition or house (if done) were calculated based on plan dimensions and may vary from the finished square footage of the as built conditions.
- Zoning, setbacks, building heights, hoa restrictions & requirements, rpa's, brl's, site or grading plans, drainage plans, & soil tests are not within the scope of these plans and must be checked first by others.
- Size, location and direction of all existing structures have been taken from the best available information and evidence. contractor shall confirm prior to beginning work.

DISCLAIMERS

- Information provided by others. ELENCON LLC may use such information, requirements, reports, data, surveys, and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. ELENCON OR Nader Elhajj shall not be held responsible or liable for any errors or omissions that may arise as a result of erroneously or incomplete information provided by the client or the client's consultants, contractors or others.
- Any party or individual making changes to the structural drawings without prior written authorization from teh structural engineer, ELENCON LLC, will assume full responsibility for the structural documentation in its entirety, and ELENCON LLC certification of this project will become null and void.
- The client agrees, to the fullest extent permitted by law, to indemnify and hold harmless ELENCON LLC, its officers, directors, employee, contractors and subcontractors (collectively, consultants) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the client's negligent acts in connection with the project and the acts of its contractors, subcontractors or consultants or anyone for whom the client is legally liable.

DOORS AND WINDOWS

1. All windows shall have double pane insulating glass with a maximum 0.30 U-Value and SHGC of 0.30.
2. All exterior doors with insulating glass shall have a maximum 0.30 U-value.
3. Window and door sizes indicated on plans are nominal only
4. Every sleeping room shall have at least one operable window or exterior door approved for
5. Emergency egress or rescue. All bedroom emergency egress windows shall have a minimum net clear opening of 5.7 square feet, minimum net clear open able width of 20", minimum net clear opening height of 24" and maximum finished sill height of 44" above floor.

CALL MISS UTILITY BEFORE ANY DIGGING OR EXCAVATIONS.

PROJECT DATA

SSL	4471- -0168
USE CODE	011 - RESIDENTIAL-SINGLE FAMILY (ROW)
NEIGHBORHOOD	052 - TRINIDAD
SUB-NEIGHBORHOOD	C
WARD	5
TAX CLASS	1 - RESIDENTIAL
LAND AREA	1,232 SQ.FT.
BUILDING TYPE	ROW INSIDE
BUILDING STYLE	2 STORY
YEAR BUILT	1940

DESIGN LOADS

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	30 PSF
FLOOR DEAD LOAD	10 PSF
PRESUMPTUOUS SOIL BEARING CAPACITY	1,500 PSF
SOIL LATERAL LOAD	60 PCF
DEFLECTION LIMIT	L/240

LOCAL DESIGN CRITERIA

WIND SPEED EXPOSURE	115 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	30"
TERMITE AREA	MODERATE TO HEAVY
DECAY AREA	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	17 °F
ICE SHIELD UNDERLAYMENT	YES, REQUIRED
FLOOD HAZARD	03/05/1990
AIR FREEZING INDEX	1500 °F
MEAN ANNUAL TEMPERATURE	50 °F

SEISMIC DESIGN PARAMETERS:

- Ss 0.129
- S1 0.053
- SDC B
- SDS 0.126
- SD1 0.081
- Importance Factor, Ie 1.0
- Risk category II
- Seismic Force Resisting System Bearing Wall Systems
- R Factor 6-1/2
- Seismic Coefficient, Cs SDS/(R/I) = 0.019

DESIGN PARAMETERS:

- Velocity pressure, qz = 26 psf.
- Importance Factor = 1
- Roof Exposure = 0.9
- Wind directionality factor, Kd = 0.85
- Exposure category = A
- Topographic factor, Kzt = 1.0
- Gust Effect Factor = 0.85
- Internal pressure coefficient, (GCpi)= ± 0.18

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:

NADER ELHAJJ, P.E.

TEL.:	703-615-2451
EMAIL:	nelhajj@yahoo.com
ADDRESS:	3603 Mclean Ave. Fairfax, VA 22030

NAME:

GROSSMAN, ANDREW K & SELL, ELIZABETH I

PROJECT ADDRESS:

1702 LYMAN PL NE
WASHINGTON, DC 20002

DISTRICT OF COLUMBIA — NADER R. ELHAJJ — Docusigned by: Nader Elhajj — 7EDD74FB123E458... — No. 901612 — 3/22/2024 — REGISTERED PROFESSIONAL ENGINEER

REVISION

NO.	DATE	DESCRIPTION
1		

DATE: MARCH 22, 2024

DRAWN BY: N.E

SCALE: AS NOTED

SHEET TITLE

COVER SHEET

© THE DRAWINGS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF NADER ELHAJJ, P.E. THEIR REPRODUCTION OR USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

SHEET NO.

C001

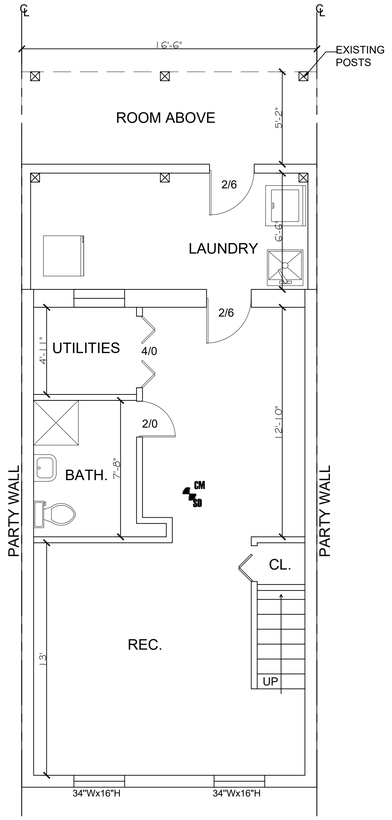
Board of Zoning Adjustment District of Columbia CASE NO.21... EXHIBIT NO.5

© NADER ELHAJJ, P.E., 2024

DocuSign Envelope ID: 21B41073-B454-4608-94F4-A07A3E9E140C

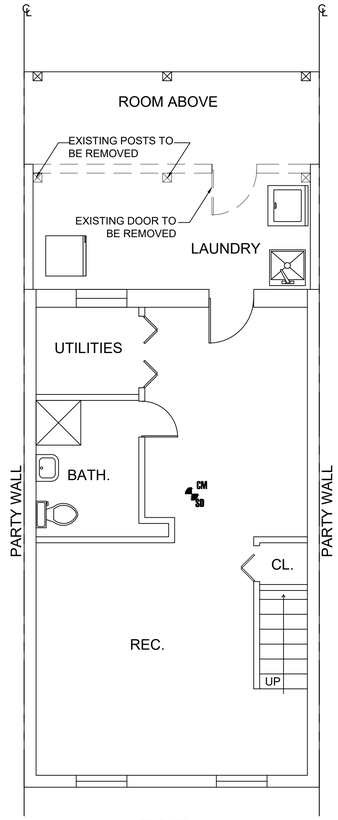
SMOKE/CARBON MONOXIDE DETECTOR WIRED IN SERIES

AIR BARRIER AND INSULATION INSTALLATION		
Component	Air Barrier Criteria	Installation Criteria
GENERAL REQUIREMENTS	A CONTINUOUS SIX-SIDED AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE 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. ALL CEILING, WALL, FLOOR AND SLAB INSULATION SHALL ACHIEVE GRADE I INSTALLATION PER THE RESNET STANDARDS OR, ALTERNATIVELY, GRADE II FOR SURFACES THAT CONTAIN A LAYER OF CONTINUOUS, AIR IMPERMEABLE INSULATION > R5.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWNSTAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED. DOORS ADJACENT TO UNCONDITIONED SPACE OR AMBIENT CONDITIONS SHALL BE MADE SUBSTANTIALLY AIR-TIGHT WITH WEATHER STRIPPING OR EQUIVALENT GASKET.	CONTINUOUS EXTERIOR INSULATION SHALL CONTINUE OVER WINDOW AND DOOR HEADERS. SKYLIGHT AND WINDOW CHASES THROUGH UNCONDITIONED ATTIC SPACE MUST BE INSULATED TO EXTERIOR WALL VALUES PER TABLE 402.1.2.
RIM JOISTS	RIM JOISTS SHALL INCLUDE CONTINUOUS AIR BARRIER.	RIM JOISTS SHALL BE INSULATED PER TABLE 402.1.2.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	DUCT SHAFTS OR CHASES NEXT TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE INSULATED.
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.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	WALLS NEXT TO UNCONDITIONED GARAGE SPACE SHALL BE INSULATED.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING	SEAL ANY PLUMBING OR WIRING THAT PENETRATES THE BUILDING ENVELOPE.	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	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	
COMMON WALL SEPARATING DWELLING UNITS	AIR BARRIER IS INSTALLED IN COMMON WALL BETWEEN DWELLING UNITS.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS.	



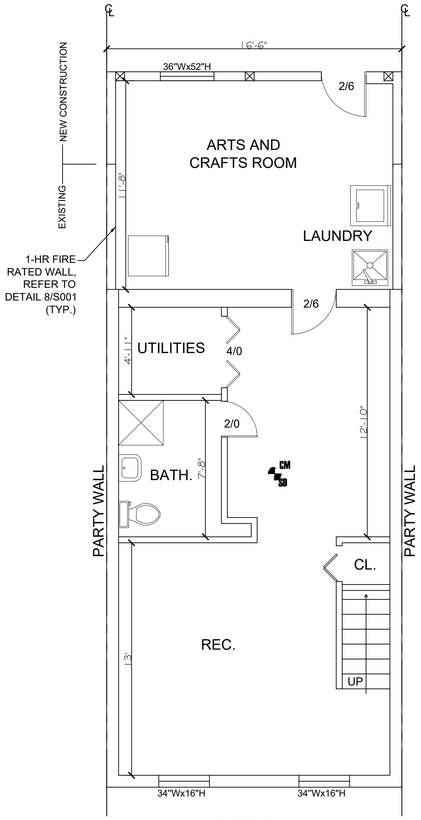
FRONT

1 A001 EXISTING BASEMENT FLOOR PLAN
HEIGHT = 6'-6" SCALE: 1/4" = 1'



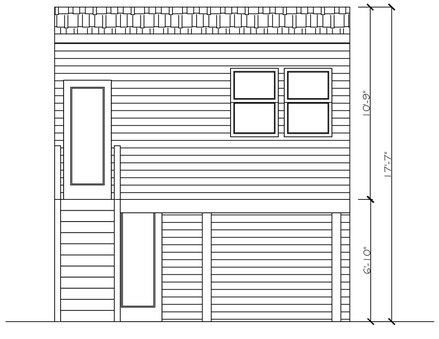
FRONT

2 A001 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'

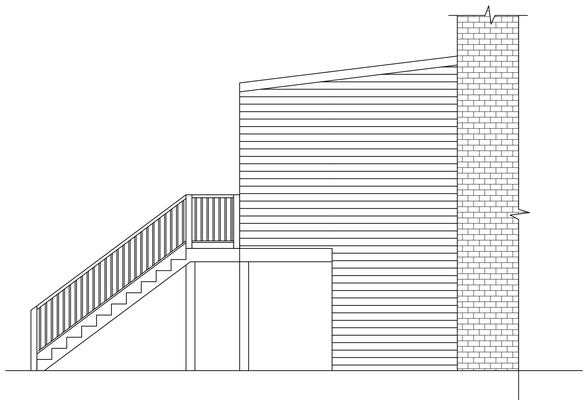


FRONT

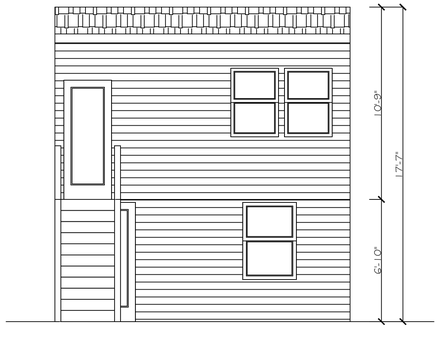
3 A001 PROPOSED BASEMENT FLOOR PLAN
HEIGHT = 6'-6" SCALE: 1/4" = 1'



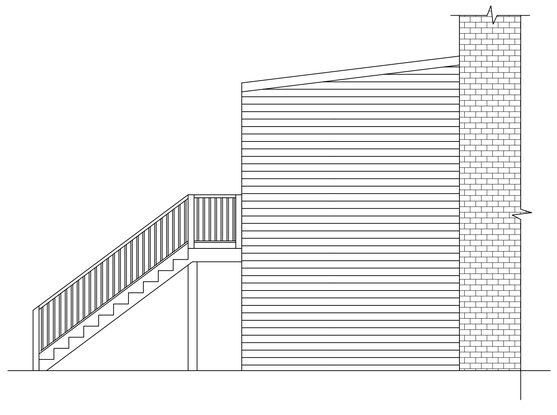
4 A001 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'



5 A001 EXISTING PARTIAL LEFT ELEVATION
SCALE: 1/4" = 1'



6 A001 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'



7 A001 PROPOSED PARTIAL LEFT ELEVATION
SCALE: 1/4" = 1'

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:

NADER ELHAJJ, P.E.

TEL.:	703-615-2451
EMAIL:	nelhajj@yahoo.com
ADDRESS:	3603 Mclean Ave. Fairfax, VA 22030

NAME:

GROSSMAN, ANDREW K & SELL, ELIZABETH I

PROJECT ADDRESS:

1702 LYMAN PL NE
WASHINGTON, DC 20002

DISTRICT OF COLUMBIA
NADER R ELHAJJ
DocuSigned by: Nader Elhajj 7ED074F8123E458...
No. 901612
3/22/2024
REGISTERED PROFESSIONAL ENGINEER

REVISION

NO.	DATE	DESCRIPTION
△		

DATE: MARCH 22, 2024

DRAWN BY: N.E

SCALE: AS NOTED

SHEET TITLE

EXIST. & PROP. PLANS

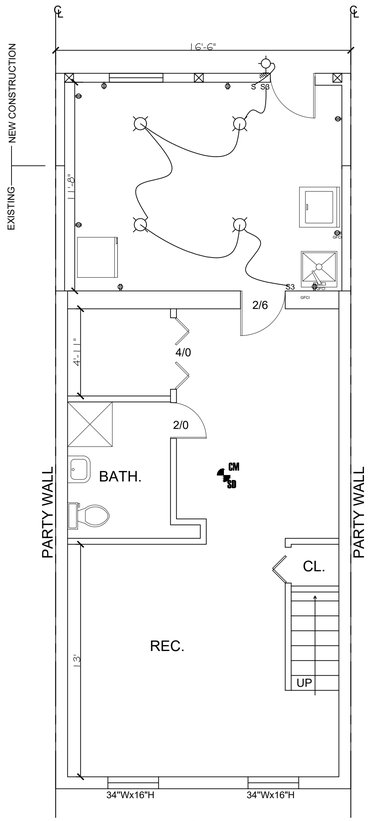
© THE DRAWINGS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF NADER ELHAJJ, P.E. THEIR REPRODUCTION OR USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

SHEET NO.

A001

© NADER ELHAJJ, P.E., 2024

DocuSign Envelope ID: 21B41073-B454-4608-94F4-A07A3E9E140C



1 E001 REAR ENCLOSURE ELECTRICAL PLAN

SCALE: 1/4" = 1'

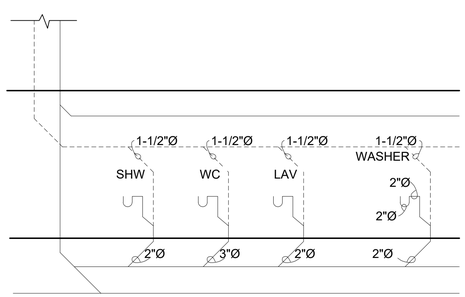
ELECTRICAL SYMBOLS

S SINGLE POLE SWITCH	LIGHTING - SURFACE
S_3 THREE WAY POLE SWITCH	LIGHT FIXTURE-HANGING
S_D DIMMING POLE SWITCH	WALL LIGHTING
RECEPTACLE DUPLEX	STRIP LIGHTING
WEATHERPROOF RECEPTACLE (WP)	SMOKE DETECTOR CARBON MONOXIDE DETECTOR (CM SD)
RECEPTACLE GFI + 44"	
220 VOLT RECEPTACLE (220V)	FAN

NOTE:
-LOCATION OF SMOKE DETECTORS IN EACH FLOOR, EACH BEDROOM & EACH BEDROOM AREA.
-PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS FOR ALL BEDROOM RECEPTICALS.
-SEE COVER SHEET ELECTRICAL NOTES (A-1)

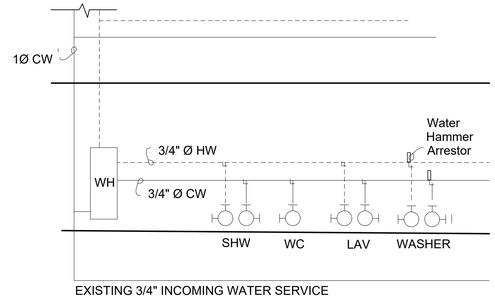
ELECTRICAL NOTES

1. All work shall be performed in compliance with local codes regulations having jurisdiction.
2. Install new GFCI outlet in bathrooms as necessary per code
3. Install new plugs, switches, and cover plates throughout renovation area
4. All installations should performed per code / manufacturer's standards
5. All outlets shall be tamper resistant.
6. Ground fault circuit interrupter shall be used for all bathroom outlets, light over shower, and all wet areas.
7. All recessed luminaries shall be sealed w/ gasket or caulk between housing and ceiling GWB
8. Connect all (hardwire w/battery backup combo smoke/CO detectors onto dedicated circuit panel.
9. Center line of receptacles shall be 15" above finished floor, except as otherwise noted.
10. Center line of lighting switch shall be 4'-0" above finished floor.
11. Lighting fixture locations are not dimensioned. Contractor shall verify locations and make adjustment necessary to clear obstructions as required to suit field conditions.



1 P001 WASTE RISER DIAGRAM

NOT TO SCALE



2 P001 INCOMING WATER DIAGRAM

NOT TO SCALE

LEGEND

V.T.R.	VENT THROUGH ROOF
TUB	BATH TUB
LAV	LAVATORY
WC	WATER CLOSET
CW	COLD WATER
HW	HOT WATER
(MTR)	WATER METER
W/H	WATER HEATER
	WATER SHUT OFF VALVE

NOTES:

1. ALL EXCAVATION AND BACKFILLING BY PLUMBING CONTRACTOR, PAVING BY GENERAL
2. ALL SANITARY LINES ABOVE AND BELOW GRADE SHALL BE SCHEDULE 40 PVC DWV AND DRAINAGE FITTING AND CEMENTING JOINTS
3. ALL VENT PIPING SHALL BE SCHEDULE 40 PVC DWV OR ABS.
4. ALL CW/ HW PIPING, TYPE L COPPER WITH 95/5 SOLDERED JOINTS AND INSULATING.
5. EXTERIOR HOSE BIBBS SHALL BE FREEZE PROOF.
6. WATER SERVICE PIPE SHALL BE OF SUFFICIENT SIZE TO FURNISH POTABLE WATER IN QUANTITY AND PRESSURE REQUIRED BY THE" NATIONAL STANDARD PLUMBING CODE". BUT NOT LESS THAN 3/4" NOMINAL DIAMETER.
7. SLOPE 1/4" PER FOOT, FOR DRAIN AND VENT PIPES
8. WATER SUPPLY CONNECTIONS TO FIXTURES ARE 3/8" UNLESS NOTED.
9. HOT AND COLD WATER SUPPLIES ARE TO RUN BETWEEN THE FLOORS OR THRU WALLS AND GO UP OR DOWN IN THE WALLS FOR DISTRIBUTION. NO WATER PIPES SHALL BE RUN IN THE ATTIC.
10. DRAINS ARE TO CONNECT TO THE EXISTING 4" SEWER UNDER THE FLOOR.
11. FALL ON ALL DRAINS SHALL BE AT LEAST 1/4" PER FOOT.
12. THE HOT WATER PIPES SHALL ALL BE INSULATED WITH R-5 (1" INSULATION).

COMPANY NAME:
ELENCON
Elhajj Engineering Consultants

ENGINEER:
NADER ELHAJJ, P.E.
TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave.
Fairfax, VA 22030

NAME:
GROSSMAN, ANDREW K &
SELL, ELIZABETH I

PROJECT ADDRESS:
1702 LYMAN PL NE
WASHINGTON, DC 20002

DISTRICT OF COLUMBIA
NADER R ELHAJJ
Docusigned by: Nader Elhajj
7EDD74F8123E458...
No. 901612
3/22/2024
REGISTERED
PROFESSIONAL ENGINEER

REVISION

NO.	DATE	DESCRIPTION
1		

DATE: MARCH 22, 2024
DRAWN BY: N.E
SCALE: AS NOTED

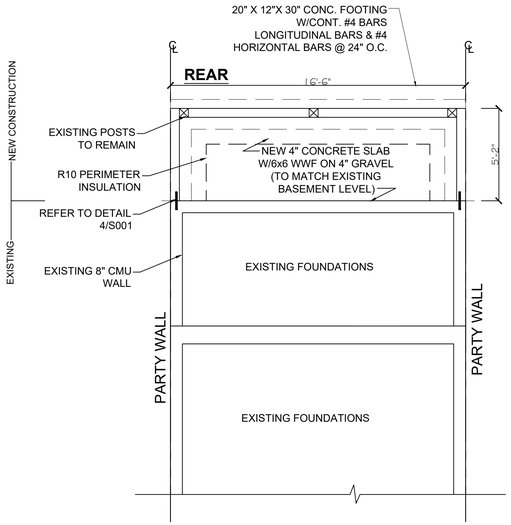
SHEET TITLE
ELECTRICAL PLAN & PLUMBING RISER

© THE DRAWINGS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF NADER ELHAJJ, P.E. THEIR REPRODUCTION OR USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

SHEET NO.
E001

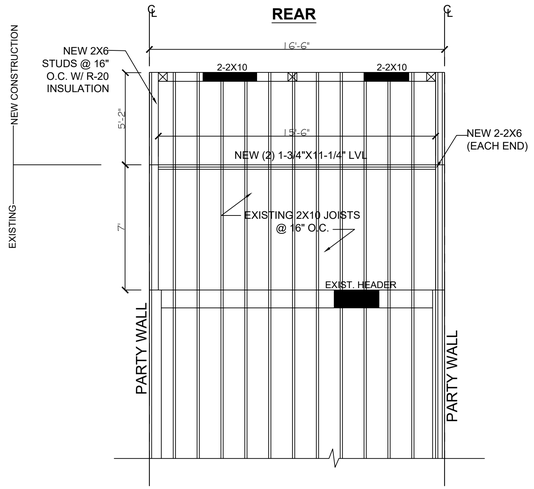
© NADER ELHAJJ, P.E., 2024

DocuSign Envelope ID: 11F7ECCB-1A25-43C4-85B6-A3920460B01D



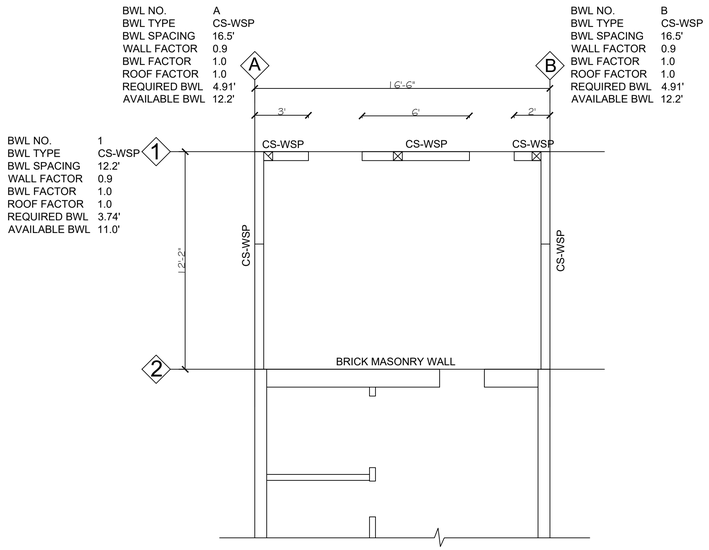
1 S001 PROPOSED ADDITION FOUNDATION PLAN

SCALE: 1/4" = 1'



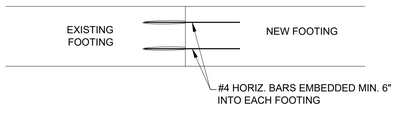
2 S001 PROPOSED ADDITION FRAMING PLAN

SCALE: 1/4" = 1'



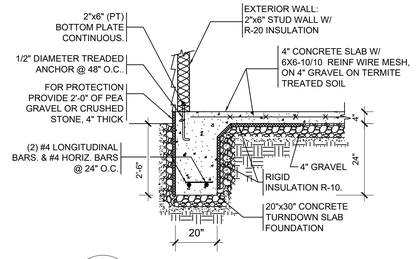
3 S001 PROPOSED ADDITION WIND BRACING PLAN

SCALE: 1/4" = 1'



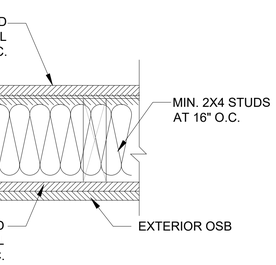
4 S001 NEW FOOTING TO EXISTING FOOTING CONNECTION

NOT TO SCALE



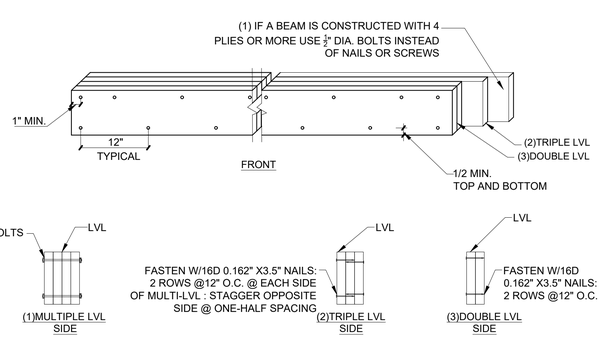
5 S001 FOUNDATION DETAIL

3/4" = 1'-0"



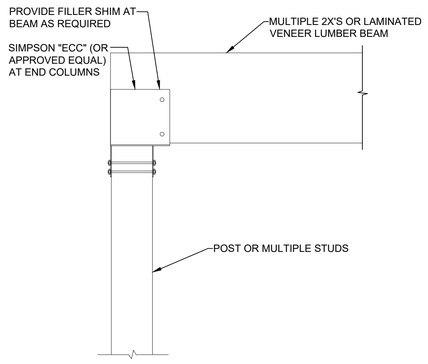
9 S001 1-HR FIRE RATED BEARING WALL DETAIL - WS4-1.1 (WP-1248 TEST REPORT)

NOT TO SCALE



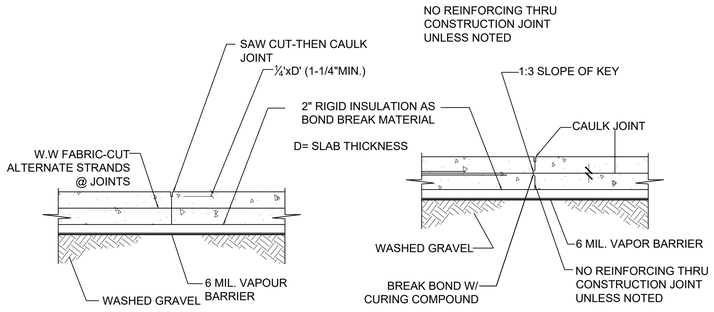
6 S001 MULTIPLE LVL FASTENING DETAIL

NOT TO SCALE



7 S001 BEAM TO POST CONNECTION DETAIL(END)

NOT TO SCALE



PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE

TYPICAL SAWED CONTROL JOINT (S.J.)

CONSTRUCTION JOINT: SLAB TO BE PLACED USING EITHER ADJACENT LANES OR ALTERNATE LANES. ALLOW 2 DAYS BETWEEN PLACEMENT OF ADJACENT SECTIONS. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT

TYPICAL CONSTRUCTION JOINT

NOTE:
Slab on grade construction: 4" thick normal weight concrete slab (unit weight 150 pcf, F'c+3500 psi); reinforced at mid-depth to upper 1/3 of slab with 6x6-W2.9xW2.9 welded wire fabric (WWF) or #3 bars @ 18" O.C at owner's compacted layer of #57 washed crushed stone. Slab should be poured to match the elevation at top of the footing.

8 S001 TYPICAL SLAB ON GRADE

NOT TO SCALE

NOTES:

1. Contractor shall verify all notes , dimensions & conditions prior to construction.
2. All framing lumber (unless noted otherwise) shall be Spruce-Pine-Fir (SPF) #2 or better.
3. Plywood laminated beams (noted as "LVL" or "Microlam") shall have the following minimum properties:
   Fb = 2800 psi, Fv = 285 psi, E = 2,000,000 psi.

© NADER ELHAJJ, P.E., 2024

COMPANY NAME:
ELENCON
Elhajj Engineering Consultants

ENGINEER:
NADER ELHAJJ, P.E.
TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave.
Fairfax, VA 22030

NAME:
GROSSMAN, ANDREW K &
SELL, ELIZABETH I

PROJECT ADDRESS:
1702 LYMAN PL NE
WASHINGTON, DC 20002

DISTRICT OF COLUMBIA
NADER R ELHAJJ
DocuSigned by: Nader Elhajj
No. 901612
5/13/2024
REGISTERED
PROFESSIONAL ENGINEER

REVISION

NO.	DATE	DESCRIPTION
△		

DATE: MARCH 22, 2024
DRAWN BY: N.E
SCALE: AS NOTED

SHEET TITLE
PROPOSED ADDITION FRAMING PLANS

© THE DRAWINGS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF NADER ELHAJJ, P.E. THEIR REPRODUCTION OR USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

SHEET NO.
S001

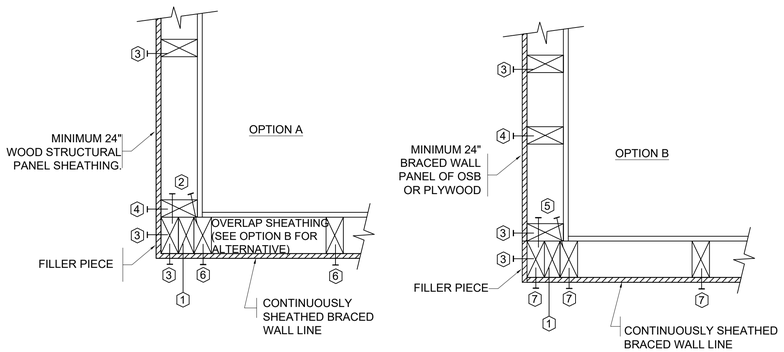
DocuSign Envelope ID: 21B41073-B454-4608-94F4-A07A3E9E140C

Minimum Source Specific Ventilation Capacity Requirements				
	Bathrooms	Uility Rooms	Kitchens	In-line fan
Intermitently operaing	50 cfm		100 cfm	
Coninuous operaion	20 cfm		25 cfm	
Air Flow Rate Minimum (cfm)	10	90	Any	Any
Minimum Eicacy (cfm/wat)	1.4 cfm/wat	2.8 cfm/wat	2.8 cfm/wat	2.8 cfm/wat
Air Flow Rate Maximum (cfm)	>90	Any	Any	Any

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

FENESTRATION U-FACTOR[b]	0.30 U-Factor
SKYLIGHT[b] U-FACTOR	0.55 U-Factor
GLAZED FENESTRATION SHGC[b]	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
MASS WALL[i]	R-15 continuous on the exterior, or R-20 continuous on the interior
FRAME FLOOR	R-25 + R-5 continuous
ELEVATED SLAB	R-15 continuous
BASEMENT WALL	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
SLAB ON GRADE[d]	R-10 perimeter insulation for a depth of 2 ft
CONDITIONED CRAWLSPACE WALL	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous

a. R-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs



2 S002 OUTSIDE CORNER FRAMING REQUIREMENTS

NOT TO SCALE

METHOD CS-WSP
CONTINUOUS SHEATHING METHODS

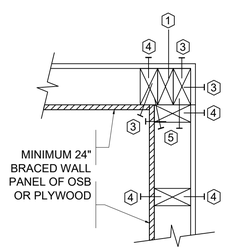
METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
CS-WSP	WOOD STRUCTURAL PANEL	3 / 8"	6d COMMON (2"x0.113") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR
			16 GA. x 1- ¾" STAPLES: AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS)

a) THE NUMBER OF CONTINUOUS PORTAL FRAME PANELS IN A BRACED WALL LINE CANNOT EXCEED FOUR. CONTINUOUS PORTAL FRAME PANELS CANNOT BE STACKED VERTICALLY IN MULTI-STORY BUILDINGS.

LEGEND FOR CORNER FRAMING FIGURES

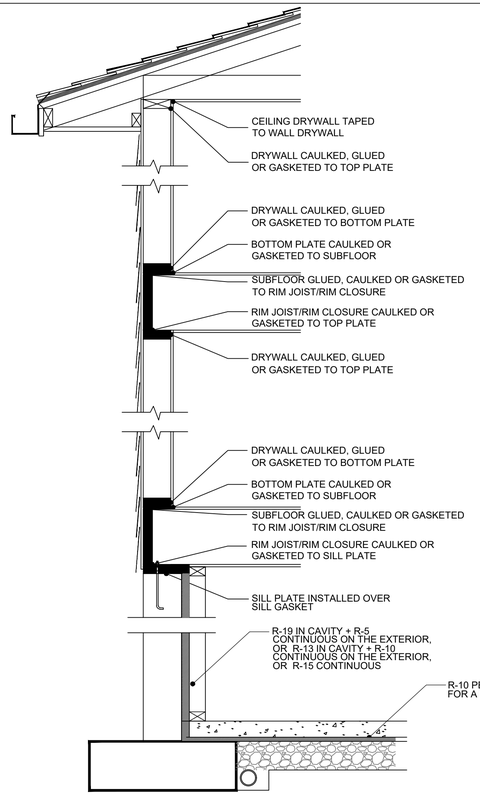
1	2	3	4	5	6	7
TOP, MIDDLE AND BOTTOM BLOCKING OR SOLID STUD.	STUD NAILS: 16D 2 ROWS @ 24" O.C.	EDGE NAILS: 8D* @ 6" O.C. ON ALL PANEL EDGES	FIELD NAILS: 8D* @ 6" O.C. ON ALL PANEL EDGES	STUD NAILS: 16D @ 12" O.C.	8D COMMON @ 12" O.C. ON ALL INTERMEDIATE SUPPORTS.	8D COMMON @ 12" O.C. ON BOTH STUDS AT EACH PANEL EDGE.

* STAPLES MAY BE SUBSTITUTED FOR 8D NAILS AS FOLLOWS:
FOR 3/8" OR 5/16" SHEATHING, USE 1-3/8", 15 GAGE OR 1-3/4", 16 GAGE
FOR 1/2" SHEATHING, USE 1-1/2", 15 GAGE OR 1-3/4", 16 GAGE



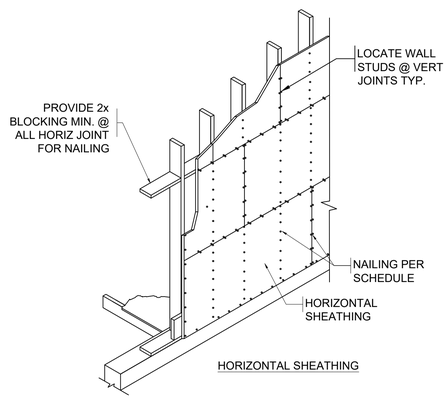
1 S002 INSIDE CORNER FRAMING REQUIREMENTS

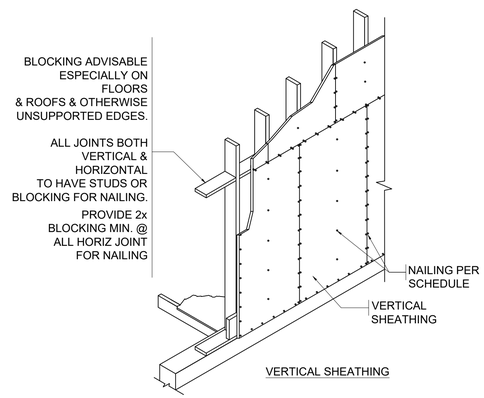
NOT TO SCALE



4 S002 AIR BARRIER AND THERMAL BARRIER ALIGNMENT ENVELOPE AIR SEALING

NOT TO SCALE





3 S002 VERT. & HORIZ. SHEATHING DETAIL

NOT TO SCALE

BRACING NOTES

- Wind bracing method per IRC section R602.10.
- Bracing method: Classical Method with CS-WSP ($\frac{7}{16}$" OSB), UNO.
- A braced wall panel shall begin within 10 feet from each end of a braced wall line
- Maximum braced wall line offset up to 4 feet
- The distance between braced wall panels along a braced wall line shall be no greater than 20 feet
- Each end of a braced wall line with continuous sheathing must have a 24-inch panel on both sides of a corner or 800 pound hold-down devices.

COMPANY NAME:

ELENCON
Elhajj Engineering Consultants

ENGINEER:

NADER ELHAJJ, P.E.

TEL.: 703-615-2451
EMAIL: nelhajj@yahoo.com
ADDRESS: 3603 Mclean Ave.
Fairfax, VA 22030

NAME:

GROSSMAN, ANDREW K & SELL, ELIZABETH I

PROJECT ADDRESS:

1702 LYMAN PL NE
WASHINGTON, DC 20002

DISTRICT OF COLUMBIA — NADER B. ELHAJJ — No. 901612 — 3/22/2024 — REGISTERED PROFESSIONAL ENGINEER
Docusigned by: Nader Elhajj 7EDD74F8123E496...

REVISION

NO.	DATE	DESCRIPTION
△		

DATE: MARCH 22, 2024
DRAWN BY: N.E
SCALE: AS NOTED

SHEET TITLE
WIND BRACING DETAILS

© NADER ELHAJJ, P.E., 2024
© THE DRAWINGS AND IDEAS CONTAINED HEREIN ARE THE PROPERTY OF NADER ELHAJJ, P.E. THEIR REPRODUCTION OR USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

SHEET NO.
S002