

PROJECT TITLE

HOUSE ADDITION 5010 V ST, NORTHWEST, WASHINGTON DC.

PERMIT SET

DRAWN BY: PETER .I
FEBRUARY 2024

CLIENT
LUNA HOWARD

HOWARD RESIDENCE

5010 V ST, NW WASHINGTON, DC 20007

PLAT DATA

LOTS 849, SQUARE 1388
N.W. WASHINGTON,
DISTRICT OF COLUMBIA

MIN. LOT WIDTH= 50'
MIN. LOT AREA: 5,000 SF
MAX BLDG. HGT: 40 FEET/ 3 STORIES
FRONT B.R.L.= ESTABLISHED BUILDING LINE
MIN. REAR YARD= 25'
MIN. SIDE YARD= 8'
MAX LOT OCCUPANCY= 40%
MIN. PERVIOUS SURFACE COVERAGE= 50%

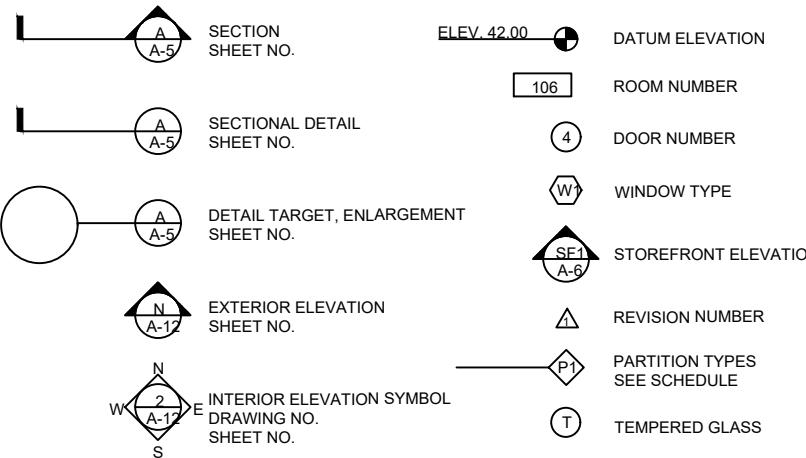
CALCULATIONS

FLOOR AREA	EXISTING	ADDITION
FIRST	504 SF	197 SF
SECOND	504 SF	193.55 SF
TOTAL	1008 SF	390.55 SF

ZONE R-1-B
SINGLE FAMILY RESIDENCE
PROJECT SCOPE OF WORK: BUILDING ADDITION

PROPOSED GROSS SQUARE FOOTAGE: 1451 SF
PROPOSED FOOTPRINT 390.55 SF
BUILDING WIDTH 20' (NO CHANGE)
BUILDING LENGTH 35.2' (CHANGE)
BUILDING HEIGHT ± 22'-1" FROM BACK GRADE TO ROOF FINISH
BUILDING VOLUME 15,558 CUBIC FEET

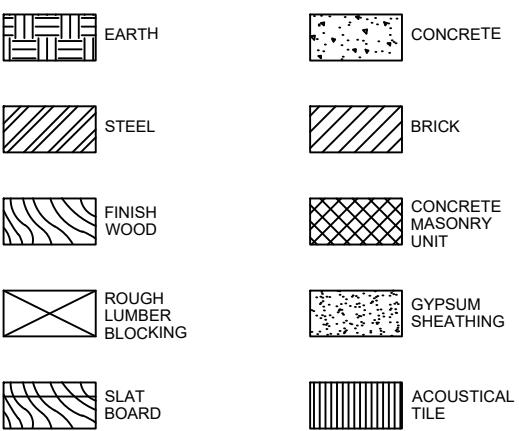
GRAPHIC SYMBOLS



LIST OF DRAWINGS

001	COVER SHEET
002	SPECIFICATIONS
A100	FLOOR PLANS
A200	ELEVATIONS
A300	BUILDING SECTION & DETAILS
E000	ELECTRICAL COVER SHEET
E001	ELECTRICAL FLOOR PLAN
P000	PLUMBING COVER SHEET
E001	PLUMBING FLOOR PLAN

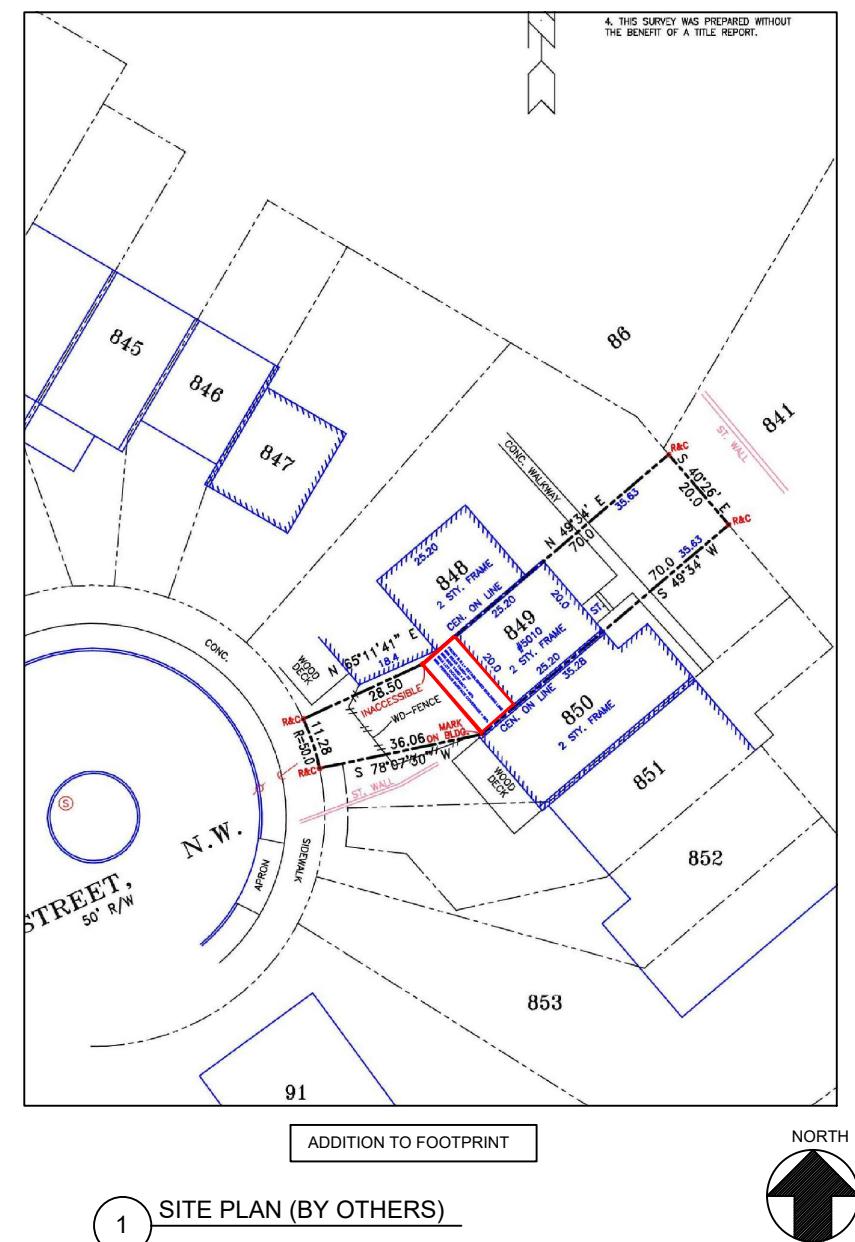
MATERIAL SYMBOLS



ABBREVIATIONS

ABOVE FLOOR	AF	EACH	EA	INTERIOR	INT	PLATE	PL	VERTICAL	VERT
ACOUSTIC	ACST	EAST	EST	JANITOR'S CLOSET	JJC	PLYWOOD	PLW	VERTICAL	VCT
ADJUSTABLE	ADJ	ELECTRIC, ELECTRICAL	ELEC	JUNCTION	JCT	PLYWOOD	PLW	VERTICAL	VCT
AIR CONDITIONING	AC	ELCTRIC	ELCT	JUNCTION BOX	JBX	POLYVINY CHLORIDE	PLV	VERTICAL	VCT
AIR EXHAUST	AEX	ELCTRIC	ELCT	JOINT	JNT	POLE	PL	VERTICAL	VCT
AIR HANDLING UNIT	AHU	ELCTRIC	ELCT	JOINT	JNT	POUNDS PER SQUARE INCH	PSI	VERTICAL	VCT
ALTERNATE CURRENT	ACT	ELCTRIC	ELCT	JUNCTION	JCT	PREFABRICATED	PRF	VERTICAL	VCT
ALUMINUM	AL	ELCTRIC	ELCT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
ANCHOR BOLT	AB	ELCTRIC	ELCT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
ARCHITECT	ARCH	ELCTRIC	ELCT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
AT	EXPANSION	ELCTRIC	ELCT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
AVERAGE	AVG	ELCTRIC	ELCT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
BEAM	BM	FAREHRATE	FHR	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
BOARD	BD	FEET PER MINUTE	FFM	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CABINET	CAB	FEET, FOOT	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CATALOG	CAT	FT	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CEMENT	CET	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONFERENCE	CONF	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONFERENCE	CONF	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONTROL JOINT	CJ	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
COORDINATE	COORD	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CORNER	COR	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CUBIC FEET	CF	FEET PER MINUTE	FFM	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DEDICATED	DED	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DEPARTMENT	DEP	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DETAIL	DET	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DIAGONAL	DET	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DIAMON	DET	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DIMENSION	DIM	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DISPENSER	DISP	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DOOR	DR	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DRIVING	DRV	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
DRINKING FOUNTAIN	DRF	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
EARTH	EARTH	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONCRETE	CONCRETE	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
STEEL	STEEL	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
BRICK	BRICK	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
FINISH WOOD	FINISH WOOD	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
GYPSUM SHEATHING	GYPSUM SHEATHING	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
ROUGH LUMBER BLOCKING	ROUGH LUMBER BLOCKING	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
GYPSUM	GYPSUM	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
ACOUSTICAL TILE	ACOUSTICAL TILE	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
EARTH	EARTH	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONCRETE	CONCRETE	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
STEEL	STEEL	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
BRICK	BRICK	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
FINISH WOOD	FINISH WOOD	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
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ROUGH LUMBER BLOCKING	ROUGH LUMBER BLOCKING	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
GYPSUM	GYPSUM	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT
ACOUSTICAL TILE	ACOUSTICAL TILE	FEET	FT	JOINT	JNT	PREFABRICATED	PRF	VERTICAL	VCT

SITE PLAN



PROJECT

HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC

CLIENT

LUNA HOWARD

DEVELOPER

PERMIT SET

JULY 19, 2023

Issue Description

Date

Project No.

011.024

Checked By

Peter I

Drawn By

Scale

As Shown

SHEET TITLE

COVER SHEET

SHEET NO.

A-01

CLIENT	LUNA HOWARD	CONTRACTOR	TBD
CONTACT	301-461-1728	GT ARCHITECTS	
5305 VILLAGE CENTER DR.	7735 OLD GEORGETOWN ROAD	CONTACT	
SUITE 110	BETHESDA, MD 20814	5305 VILLAGE CENTER DRIVE	
VIENNA, VA 22182	(240) 333-0243	SUITE 205	
(703) 790-8435	(240) 333-2000		



Consultant

HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC

PROJECT

LUNA
HOWARD
DEVELOPER

PERMIT SET JULY 19, 2023
Issue Description Date

Project No. 011.024
Checked By

Drawn By Peter I

Scale As Shown

SHEET TITLE

NOTES

SHEET NO.

A-02

SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION

The purpose of the following specifications is to establish the level of quality required for both materials and workmanship. These notes are intended as a general outline, specific and additional requirements are indicated on the drawings. The contractor should also note that not all of the items mentioned below may apply to the project.

GENERAL REQUIREMENTS

- All work shall conform to the 2017 District of Columbia Building Code (International Residential Code (IRC), 2015 edition with all applicable amendments to the DC Code for single family construction and applicable building codes including (but not limited to) IFC 2015 as amended by the District of Columbia).
- The General Contractor shall stake off area of new construction and designate trees and shrubs for removal as required. Protect all landscaping beyond the areas of construction.
- The General Contractor shall coordinate phasing and time limits for new construction with the Owner, so as to establish an acceptable payment schedule related to the status of the project.
- Any permit required for the project shall be obtained by the General Contractor, unless informed otherwise by the Architect that the permit has been obtained.
- The General Contractor shall store materials and equipment in a safe and suitable place during the construction process. The Owner is not responsible for any losses of materials.
- All debris shall be removed from the site so as to not create a physical or visual hazard to the Owner.
- The General Contractor shall be licensed in District of Columbia, and shall guarantee the project labor and materials for a period of one year after the Architect has determined the work to be substantially complete.
- The General Contractor shall provide complete and timely support of the project.
- The General Contractor shall carry Workmen's Compensation Insurance for every person employed by him or the premises and shall maintain such insurance in full force during the entire time of this contract. The General Contractor shall carry Comprehensive General and Automobile Liability Insurance of \$25,000.00 to \$50,000.00 minimum. These requirements can be amended by the Owner if specified by the contract.
- All drawings, specifications, and copies furnished by the Architect are the documents for the construction of this project only and shall not be used in any other circumstance.
- The General Contractor shall carefully study the contract documents and report to the Architect any error, omission, or inconsistency they may find.
- The General Contractor shall provide and pay for all labor, materials, equipment, tools, machinery and other facilities and services necessary for proper execution and completion of the work, and shall guarantee no mechanic liens against the project at completion.
- The Contract Sum is stated in the agreement and is the total amount payable by the Owner, which designates the addition, deletion, or revision of the contract. All costs must be paid by the Owner prior to the original contract sum.
- At least seven days before the date of each payment established by the agreement, the General Contractor shall submit to the Architect and Owner an itemized application designating which portion of the work has been completed.
- The Contractor shall provide dimensions prior to construction, and all discrepancies shall be brought to the attention of the Architect so that corrections can be made. The Contractor shall held verify all dimensions related to existing conditions. Written dimensions take precedence over sketches. Drawings shall be determined by measurements.
- The Contractor shall be responsible to have new utility lines (gas, electric, telephone) installed to the house connection/meter location.

DEMOLITION NOTES

- Every care shall be taken during demolition to protect the house by means of temporary supports and braces as necessary to prevent any structural failure during removal and replacement of existing structural members.
- Temporary walls and dust barriers shall be installed as necessary to prevent circulation of dirt and dust into portions of the house that are not part of the work.
- All dust, tools, fixtures, windows, etc., to be removed. See Demolition Sheets for additional information.
- Conduct all demolition operations in compliance with applicable codes and ordinances.
- Maintain existing structure in a watertight condition at all times.
- Provide the necessary enclosures to allow the owner to maintain comfortable temperatures within the occupied portions of the home during construction.

GENERAL STRUCTURAL NOTES

- Work shall be done in accordance with the International Residential Code (IRC), 2015 Edition as amended by 2017 DCRA.
- The design gravity live loads are as follows:
 - Roof load (snow): 30 LB + 15 DL + 45 PSF
 - Living Spaces: (1st Floor) 40 LB + 15 DL + 55 PSF
 - Second Floor: 30 LB + 15 DL + 45 PSF
 - Exterior Decks: 60 LB + 15 DL + 75 PSF
 - Live Load Deflection Limitation for floors and stairs shall be L/360
 - Live Load Deflection Limitation for roofs shall be L/240

FOUNDATION

- The foundation for the structure has been designed for the assumed bearing pressure of 1,500 PSF. This is to be verified by the contractor prior to the start of construction. All work shall be done in accordance with the foundation plan.
- Foundation walls have been designed for an assumed equivalent fluid pressure of 55 PSF.
- Excavations for spread footings and continuous footings shall be cleaned and hand tamped to a uniform surface.
- Slabs on grade shall be underlain by a minimum of 4" of granular material having a maximum aggregate size of 1.5 inches and no more than 2% fines. The top of the granular material, the floor joists, and the concrete slab shall be leveled, profiled, free of standing water, mud, and frozen soil. Before placing the concrete, vapor barrier shall be placed on top of the granular material.
- Bottoms of all exterior footings shall be 2-4" below finished grade. Footings shall project a minimum of 12" into undisturbed existing natural ground having allowable bearing capacity stated. Depths of footings subject to change if soil conditions are other than assumed.

ENERGY CONSERVATION

- The following provisions for thermal resistance meet or exceed the requirements stipulated by the 2017 District of Columbia Energy Code (2015 International Energy Conservation Code (IECC), climate zone 4A as amended by DCRA). These values are the minimum acceptable. See drawings for specific values required for the project.

- Insulation
 - A. Ceiling (of uppermost story) R-49
 - B. Vaulted Ceiling R-38
 - C. Frame walls and Rn Joists R-10 + 5 Cl (exterior) or R-13+10 Cl (exterior) or R-15 Cl
 - D. Mass Wall R-15 Cl (exterior) or R-20 Cl (interior)
 - E. Second Floors over heated spaces R-20 + Cl

- Elevated Slab
 - F. R-15 Cl
 - G. R-10 + 5 Cl (exterior) or R-13 + 10 Cl (exterior) or R-15 Cl
 - H. R-10 + 5 Cl (interior)
 - I. Conditioned Crawlspace Wall R-0.30 SHGC-0.40
 - J. Windows & Doors (Fenestration) U-0.55
 - K. Skylight U-0.55
 - L. Doors See section R402.3.4 exception for 1 hinged door

- Air Infiltration
 - A. Air Barrier and Insulation installation shall comply with IEC 402.4.1.1
 - B. Insulation shall be continuous, 16" x 5.5" comprising all joints between foundation wall and all sill plates.
 - C. Windows shall be exceeding three tenth (0.3) CFM of square foot of door area
 - D. Sliding glass doors: not exceeding five tenths (0.5) CFM per square foot of door area. Provide 1" compressible sill sealer between foundation wall and all sill plates.
 - E. Double thermal envelopes shall be tested per IEC 402.4.1.2 and verified as having air leakage not to exceed 3 air changes per hour.
 - F. Recessed lighting in the thermal envelope shall comply with IEC 402.4.5
 - G. Systems duct and piping installation shall comply with IEC 403 including Whole-House Mechanical Ventilation system installation.

TERMITICIDE CONTROL SOIL TREATMENT

1. Termite barrier shall be installed in accordance with manufacturer's recommendations.
2. Remove all unnecessary sources of wood cellulose and other edible materials such as wood debris, tree stumps and roots, stakes, and attached construction waste wood from soil within and around foundations. Loosen, rake, and level soil to be treated except previously compacted areas under slabs and footings.
- A. Slabs-on-Grade and Basement Slabs: Under ground-supported slab construction, including footings, building, slabs, and attached construction waste wood from soil within and around foundations. Loosen, rake, and level soil to be treated except previously compacted areas under slabs and footings.
- B. Foundations: Adjacent soil including soil the entire inside perimeter of foundation walls, along both sides of interior partition walls, around plumbing pipes and electric conduit penetrating the slab, and around interior column footers, piers, and chimney bases, also along the entire outside perimeter, from grade to bottom of footing. Avoid soil washout around footings.
- C. Other areas: Adjacent areas to be treated for termites. Treat adjacent areas including around entrance platform, porches, and equipment bases. Apply overall treatment only where attached concrete platform and porches are on fill or ground. Crawlspace used as plenum spaces strictly follow manufacturer's recommendations.
- D. Along drips of roof overhangs without gutters.
- E. Where soil lines meet, termite treatment must prevent drip or drain to soil.
- F. At plumbing penetrations through ground-supported slabs.
- G. Other sites and locations as determined by licensed installer.

WARRANTY
Special Warranty: Manufacturer's standard form, signed by Applicator and Contractor certifying that termite control work, consisting of applied termite treatment, will prevent infestation of subterranean termites. If subterranean termite activity or damage is discovered during warranty period of five (5) years from Substantial Completion, re-treat soil and repair or replace damage caused by termite infestation.

CONCRETE

- All concrete construction shall conform to the latest A.C.I. code 332.
- Concrete shall have natural sand fine aggregates and normal weight coarse aggregates conforming to ASTM C33, Type 1 Portland Cement conforming to ASTM 150, and shall have a minimum 28-day compressive strength (F'c) as follows:
 - F'c = 2,500 PSI for footings, interior slabs on grade (except garages) and fill in concrete blocks
 - F'c = 3,000 PSI for drives, porches, walks, steps, and garage slabs.
 - F'c = 4,000 PSI for precast concrete units.

- All poured concrete containing exposed aggregate shall be approved as approved in writing by the Owner.
- Slabs on grade, except where otherwise noted, shall be min. 4" thick, reinforced with 6x6 W1.4xV1.4 WWF Lap mesh 6" in each direction. Slab shall be placed on a layer of 6 mil polyethylene over a 4" layer of washed gravel. Refer to drawings for location of thermal insulation.
- Concrete finish: Exposed exterior steps, slopes and slabs shall first have a steel trowel finish and then a very light broom finish. Exposed interior steps shall be smooth.
- Expansion joints: Owner approved, expansion joint material shall be cast in place where slabs abut masonry or concrete walls to prevent bonding between the two materials.

- Curing: All concrete shall be sealed with an approved curing compound for a minimum of 24 hours of the final troweling.

- Reinforcing steel: Reinforcing steel for the ties shall be intermediate grade deformed bar steel conforming to ASTM spec. A615-10. All other reinforcing steel shall conform to ASTM spec. A616-15. Fabric shall be supplied in flat sheets and lapped to meet at splices. All ties shall be welded, fabricated and installed in accordance with the latest detailing manual A.C.I. 315.

- Horizontal footings: Reinforcement shall be continuous and shall have 90 degree bends and extensions, or corner bars of equivalent size lapped 36 bar diameters, at corners and intersections.

- Footings: A. Bottom of footings shall extend a minimum of 2-6" below any surface subject to freezing; footings shall extend at least 12" into undisturbed soil or on controlled compacted fill. Depth of footing to change if soil conditions are other than assumed.

- Bearing value of soil is assumed to be 1,500 PSF with no water content present. Minimum bearing value of controlled fill shall be certified by a licensed geotechnical engineer.

- Architectural set anchor bolts or approved straps as shown. Bolts for wood sill shall be 1/2" x 6" into concrete; set straps or bolts 12" max from end of plate and 6" max O.C. spacing, unless shown otherwise.

- Masonry

1. Mortar shall conform to ASTM C-82. Mortar shall conform to federal specifications SS-C-18E-type II. Lay brick only when outside temperature is 45° F and rising. Protect all work from cold and frost and ensure that mortar will cure without freezing. Calcium chloride and antifreeze admixture will not be acceptable.

2. Bearing steel and wood beams shall be supported on solid masonry piers as indicated. Other structural members (lintels, etc.) shall be supported on masonry piers. All steel and wood beams shall have minimum bearing of 4".

3. Anchors: Set anchor bolts or approved straps as required. Bolts for wood shall be 1/2" x 6" into masonry.

4. Provide 4" solid masonry on all sides of joists or beams bearing masonry party walls.

5. Secure brick veneer with 16 GA hot-dipped zinc coated wall ties at 16" O.C. horizontally and vertically.

6. Provide flashing at first course above grade, at interior walls and elsewhere as shown. Flashing shall be 8" wide.

7. Provide through-wall flashing at unshuttered openings. Flashing shall be end-amped at all terminations.

8. CMU U's to have water repellent block admixture, "Dry-Block" by W.R. Grace recommended.

9. Exterior mortar to have water repellent admixture.

10. Unless noted otherwise, toenail all joists concave.

11. Provide 1/2" solid masonry on all sides of joists.

12. All masonry joints shall be fully filled with mortar, including head joints.

- STEEL

1. Structural steel shall conform to ASTM A36.

2. Steel beams shall conform to ASTM A572 Grade 50.

3. All steel angles, I-beams, columns, etc. are to be shop primed with red lead or red oxide primer or approved equal. Structural steel at or below grade shall be painted with two coats on an asphaltic base paint and protected with a minimum of 2" solid masonry or concrete.

4. For openings or recesses in steel joists or continuous masonry walls not specifically detailed, provide one steel angle for each 4" width.

5. Provide joists according to the schedule:

Line#	Margin/Opening	Min. Bearing
Up to 3' 0"	Up to 12"	6"
3' 1" to 4' 0"	6"	6"
4' 1" to 5' 0"	6"	6"
5' 1" to 6' 0"	6"	6"
6' 1" to 7' 0"	8"	8"
7' 1" to 8' 0"	8"	8"

- Note: For openings greater than 8'-0", consult with Architect and Engineer.

- WOOD

1. Unless otherwise noted on drawings, all structural wood members shall be #2 Southern Pine or equal, with the following combination of unit stresses:

- Extreme compression in bending 1,200 PSI

- Compression parallel to the grain 1,000 PSI

- Compression perpendicular to the grain 600 PSI

- Modulus of elasticity 1,500,000 PSI

2. Manufactured joists and trusses (if shown on drawings) must be designed and certified by a licensed engineer and submitted to the Architect and local building department for approval.

3. Roof rafter and/or trusses shall be attached at each bearing point with one prefab-90° PSI galvanized rafter tie (hurricane clip) by Simpson or approved equal. Similarly, joist shall be connected with one prefabricated joist hanger. Each anchor shall be 18 GA minimum thick.

4. Provide double joists under all parallel partitions, at joists that support headers, and at headers that support joists. Use joist hangers where applicable.

5. All joists and rafters shall be rigidly braced at intervals not exceeding 8'-0".

6. Double studs at header bearing, double joists and rafters at all openings according to schedule below (unless noted otherwise on drawings):

- Double 2 x 4 Up to 3' 0"

- Double 2 x 6 Up to 4' 0"

- Double 2 x 8 Up to 7' 0"

- Double 2 x 12 Up to 8' 0"

- All other joists and rafters shall be paired with a minimum of two rows of 16 d nails 12" on center.

- Provide blocking, banding, crack blocks, stiffeners, or rim joists, as required, at joist ends.

- Floor joists shall have a minimum bearing of 2" on framed walls. All beams shall have minimum bearing of 4" bearing on all supports. Provide moisture protection to end of beams pocketed into masonry walls.

9. Wood joists, studs, and beams shall not be cut or notched unless authorized by the Architect. Drilled holes shall be centered at mid-depth of the members and the entire depth of the joist. Provide 4"



CONSTRUCTION NOTES

PROJECT DATA	
SCOPE OF WORK	1 STORY ADDITIONAL
OCCUPANCY TYPE	RESIDENTIAL R-1-B

PUBLIC WORKS

- 1) ANY WORK AND/OR IMPROVEMENT FROM/TO THE RIGHT- OF - WAY INCLUDING LANDSCAPE AND IRRIGATION REQUIRE A SEPARATE A CMB OF WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMITS IN COMPLIANCE WITH CITY CENTER NEIGHBORHOOD IMPROVEMENT PROJECTS PLANS PACKAGE
- 2) ALL CONSTRUCTION AND/TO USE OF EQUIPPED RIGHT-OF WAY WILL REQUIRE A SEPARATE CITY PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION

CONTRACTORS NOTE

THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE SUCH FIELD MEASUREMENT AND CONDITIONS AND OTHER INFORMATION KNOWN THE CONTRACTOR WITH THE DRAWINGS BEFORE COMMENCING WORK ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. CONTRACTOR OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

CONTRACTORS NOTE

- 1) ALL NEW CONSTRUCTION ELEMENTS TO COMPLY WITH THE WASHINGTON BUILDING CODE EDITION A
- 2) ALL DOORS AND WINDOWS PROVIDING ADIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIST ALARM COMPLYING WITH RELEVANT CODE HAVING MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (304MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES THE THRESHOLD OF THE ACCESS

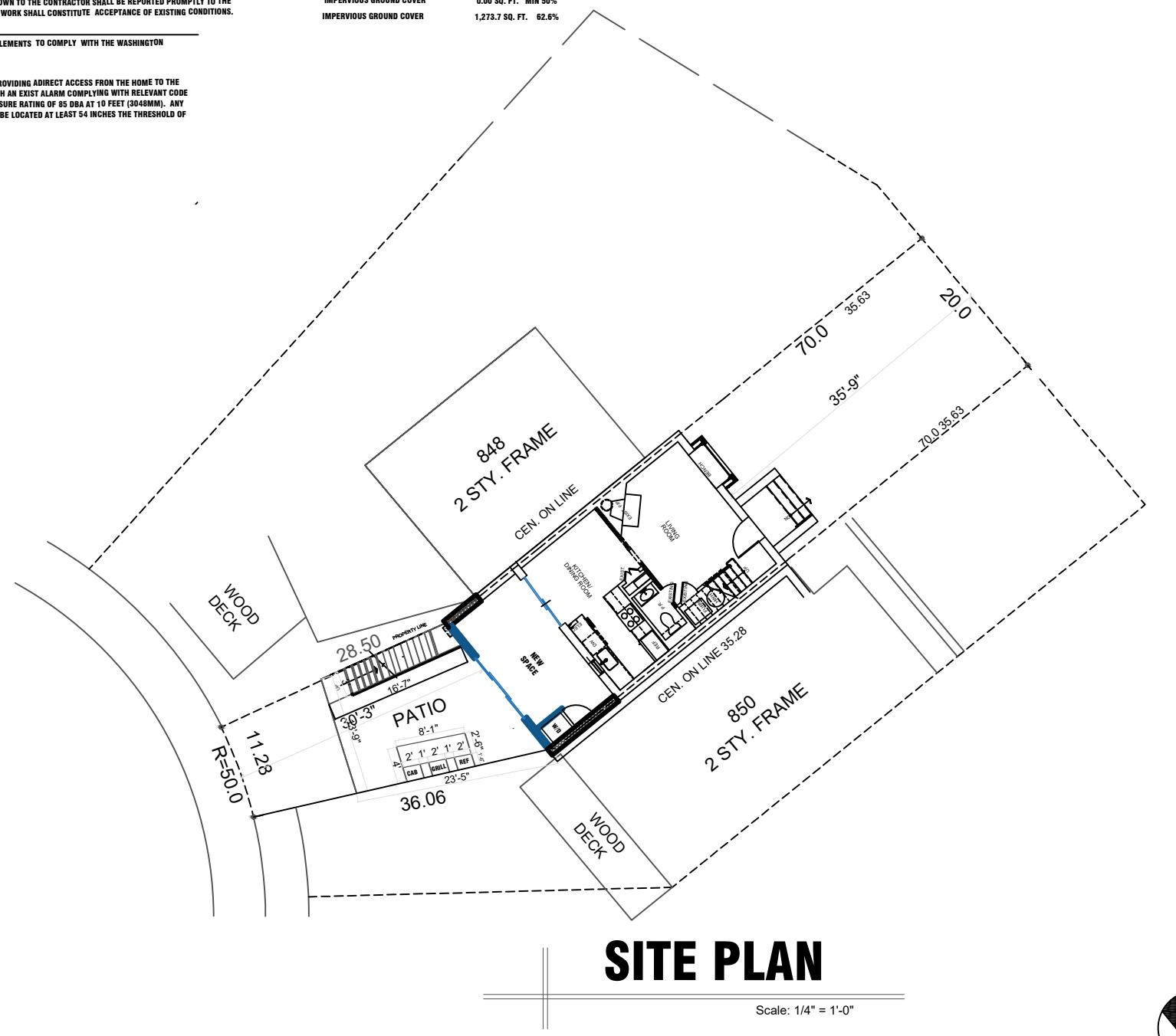
ZONING DATA (RS-3)

REQUIRED/ALLOWED	PROPOSED
LOT AREA	1,878.3 SQ. FT
MINIMUM LOT WIDTH	50'- 0"
MINIMUM SETBACK	
FRONT:	0'- 0"
REAR	25'- 0"
SIDES (0'- 0" MIN on each side)	8'- 0"
	8'- 0"
	0'- 0"

MAXIMUM BUILDING HEIGHT:	40'- 0"	22'- 1"
MAX LOT OCCUPANCY:	40%	37.4 %

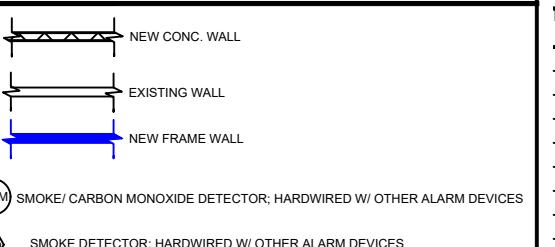
SITE DATA

EXISTING LOT SIZE	1878.3 SQ. FT. (100%)
BLDG LOT COVERAGE RESIDENCE	701.8 SQ. FT. (37.4%)
IMPERVIOUS GROUND COVER	0.00 SQ. FT. MIN 50%
IMPERVIOUS GROUND COVER	1,273.7 SQ. FT. 62.6%



PROJECT
HOWARD RESIDENCE
5010 V ST, NW WASHINGTON DC

KEY



NOTE:

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
3. PROVIDE UNFACED R-19 FIBERGLASS Batts IN WALLS, CEILING, + FLOOR OF THE FOLLOWING ROOMS:
BATH 203

WALL TYPES

TYPICAL NEW EXTERIOR WALL; 10" CONC. WALL; SEE FOUNDATION PLAN, SHEET S004; FUR WHERE SHOWN W/ 2X6 STUDS @ 16" O.C., R-15 CLOSED CELL SPRAY FOAM INSUL. & 1/2" GYP. BD.

TYPICAL NON-BEARING INTERIOR PARTITION; 2"X4" STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE; INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES

CLIENT
LUNA HOWARD
DEVELOPER

PERMIT SET
Issue Description
Date
JULY 19, 2023

Project No.
011.024

Checked By

Drawn By
Peter I

Scale
As Shown

SHEET TITLE

SITE PLAN

SHEET NO.

A-03



CONSTRUCTION NOTES

- M01 WASHER / DRYER ON OVERFLOW PAN AND FLOOR DRAIN, TO BE REMOVED TO CREATE DOORWAY INTO NEW BEDROOM
- M02 EXISTING WINDOW TO BE REMOVED AND DOOR WAY CREATED TO ALLOW PASSAGE TO DECK
- M03 PROPOSED METER LOCATION
- M04 PROPOSED CONDENSING UNIT LOCATION
- M05 REMOVAL OF OLD DOOR AND A NEW ONE INTRODUCED.

Consultant

HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC

PROJECT

LUNA HOWARD
DEVELOPER

PERMIT SET
Issue Description
Date

Project No. 011.024

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Drawn By Peter I

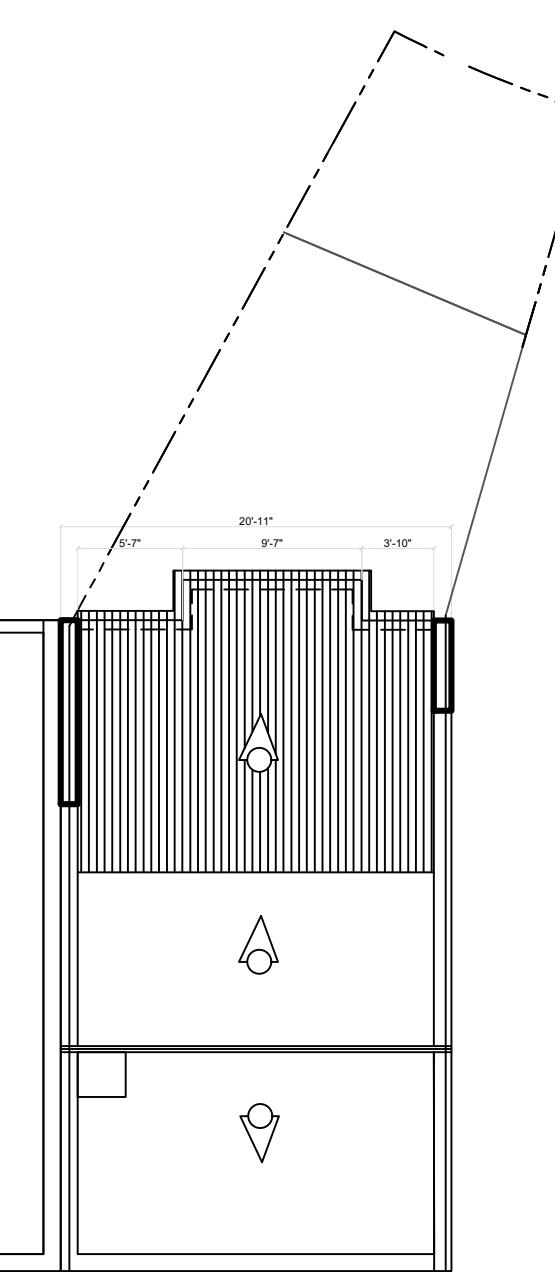
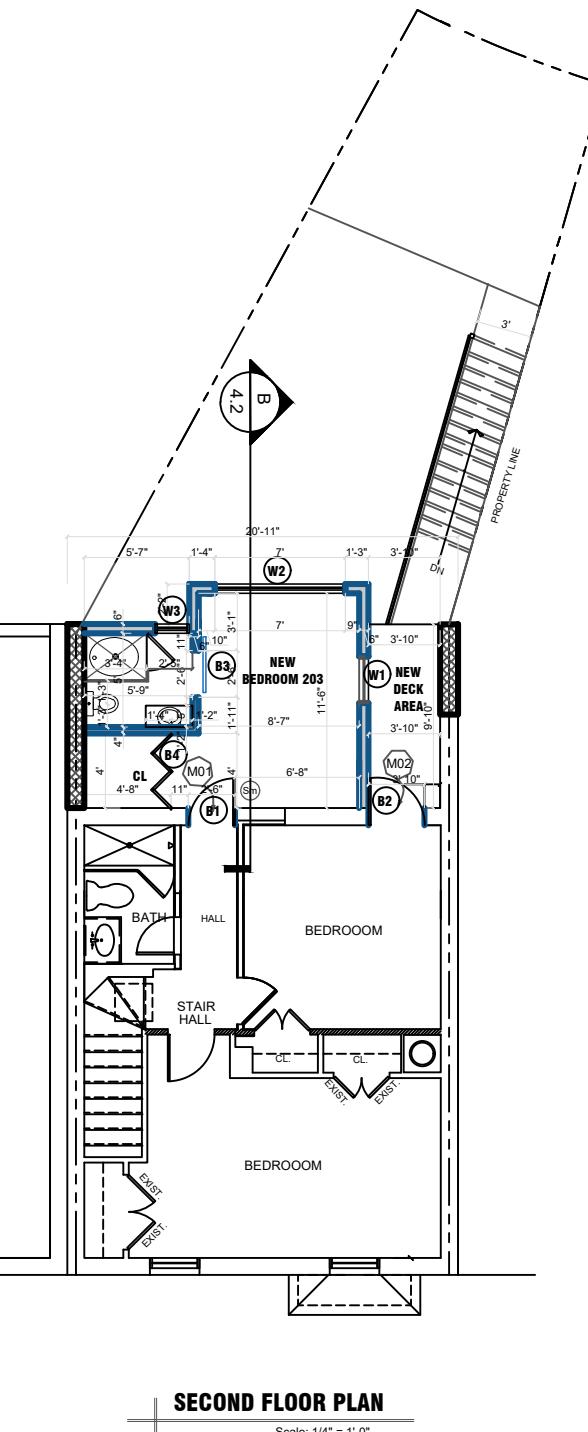
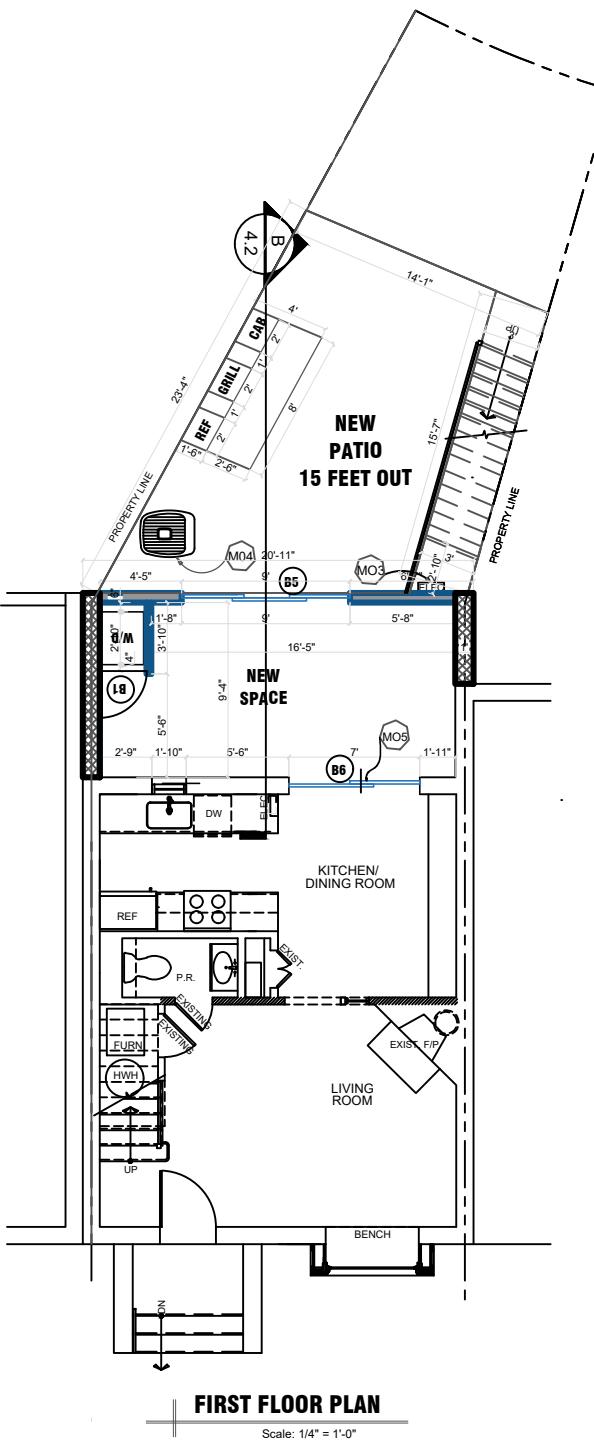
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SHEET TITLE

FLOOR PLANS
& ROOF

SHEET NO.

A-04



KEY

- NEW CONC. WALL
- EXISTING WALL
- NEW FRAME WALL
- SMOKE/ CARBON MONOXIDE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES
- SMOKE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES

NOTE:

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TYPICAL NON-BEARING INTERIOR PARTITION; 2"x4" STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE; INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES





DEMOLITION NOTES

- D1 RELOCATION ELECTRICAL METER, SEE FLOOR PLAN
- D2 RELOCATE CONDENSING UNIT, SEE FLOOR PLAN
- D3 REMOVE EXISTING PLUMBING FIXTURES, COUNTERTOPS, APPLIANCES, CABINETS IN THEIR ENTIRETY; RETAIN AS REQUESTED BY OWNER
- D4 CREATE DOOR WAY TO BEDROOM, SEE FLOOR PLAN
- D5 REMOVE EXISTING WINDOW
- D6 CREATE DOOR WAY TO DECK, SEE FLOOR PLAN
- D7 REMOVAL OF OLD DOOR AND A NEW ONE INTRODUCED.

Consultant

HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC

PROJECT

CLIENT
LUNA HOWARD
DEVELOPER

PERMIT SET
Issue Description JULY 19, 2023
Date

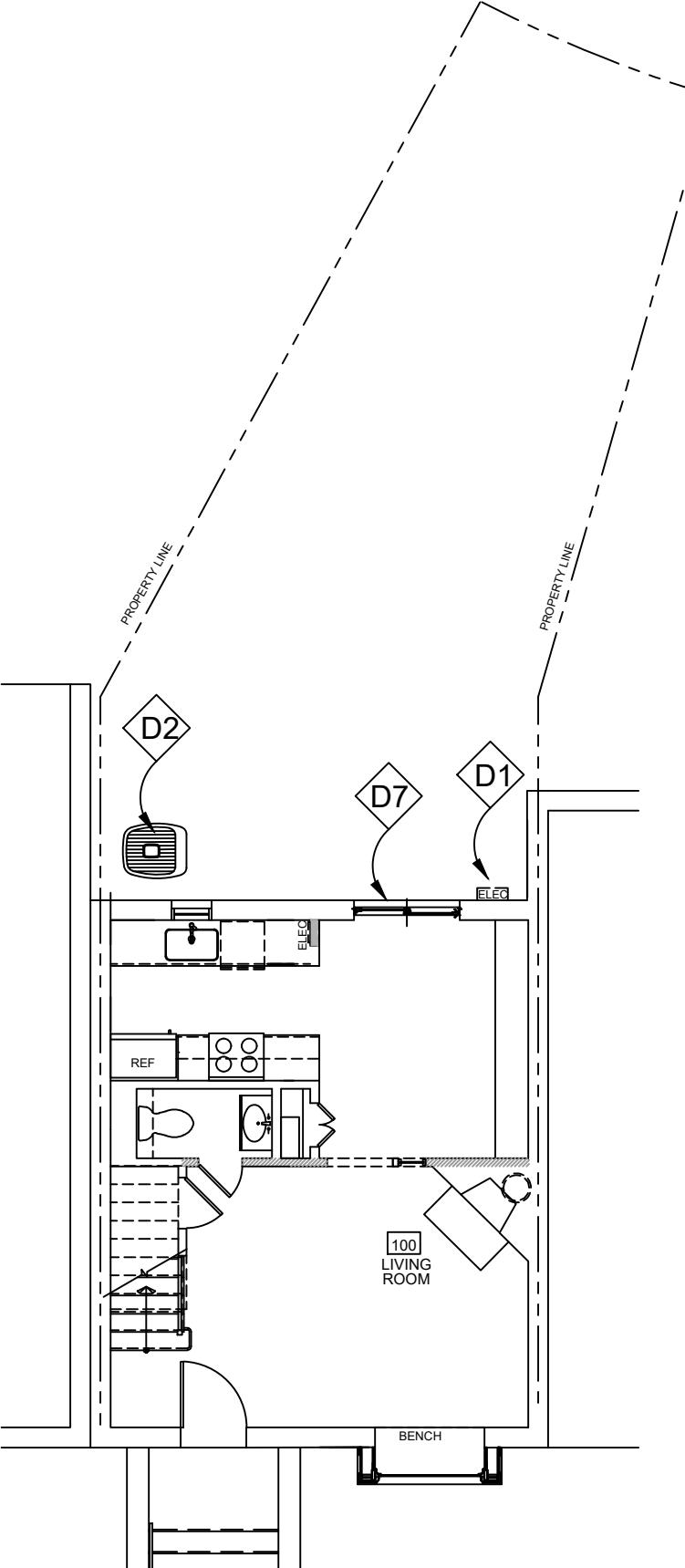
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SHEET TITLE

DEMO PLAN

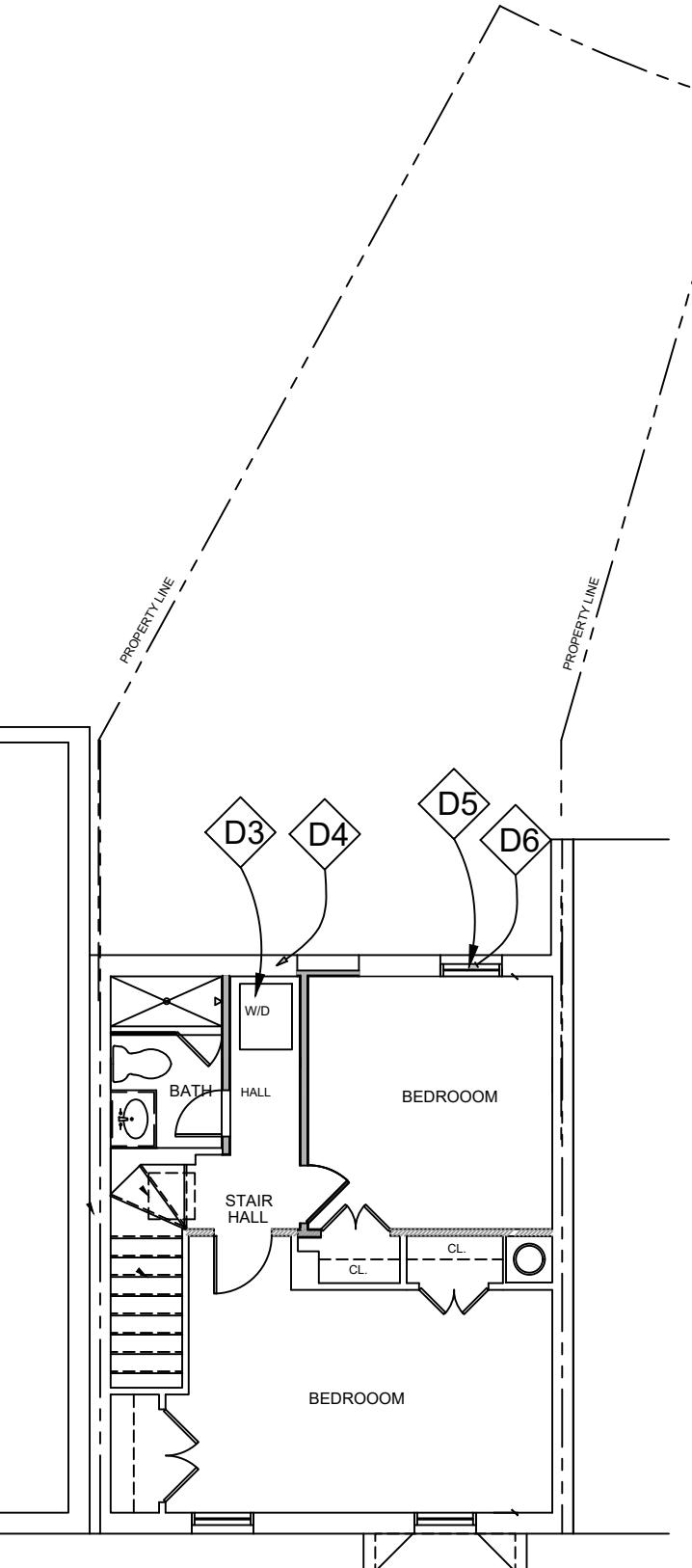
SHEET NO.

A-05



FIRST FLOOR DEMO PLAN

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



SECOND FLOOR DEMO PLAN

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

KEY



NOTE:

COORDINATE W/ OWNER ALL BUILDING MATERIALS, APPLIANCES, FIXTURES, ETC. TO BE RETAINED BY OWNER

WALL TYPES

TYPICAL EXTERIOR WALL; 10" CONC. WALL; SEE FOUNDATION



HOWARD RESIDENCE

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ELEVATION NOTES

- (B1) HARDI PLANK SLIDING FINISH, TBS
- (B2) EXISTING WINDOW REMOVED & REPLACE WITH A DOOR
- (B3) ENGINEERING TRIM FRIEZE BOARD, TBS
- (B4) 6 INCHES TRIM AROUND PICTURE WINDOW, TBS
- (B5) 1 FOOT VINYL SOFFIT @ BOTTOM OF EVE, TBS
- (B6) ROOF SHINGLES SEE ARCHITECTURAL FOR DETAILS
- (B7) 2X9" VINYL FASCIA, SAND AND PAINT SMOOTH
- (B8) GUTTERS & DOWNSPOUTS, TBS
- (B9) EXTERIOR LIGHT FIXTURES, T.B.S.
- (B10) HANDRAIL @ 48" FROM FLOOR FINISH
- (B11) 6 INCHES TRIM AROUND EXIST DOOR, TBS
- (E13) EXISTING CHIMNEY

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PROJECT

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

GENERAL AZEK TRIM NOTES

GLUE ALL AZEK TO AZEK JOINTS SUCH AS WINDOW SURROUNDS, LONG FASCIA RUNS, ETC., WITH AZEK ADHESIVE TO PREVENT JOINT SEPARATION.
THE GLUE JOINT SHOULD BE SECURED WITH A FASTENER AND/OR FASTENED ON EACH SIDE OF THE JOINT TO ALLOW ADEQUATE BONDING TIME.
AZEK ADHESIVE HAS A WORKING TIME OF 10 MINUTES AND WILL BE FULLY CURED IN 24 HOURS.
IF STANDARD PVC CEMENTS ARE USED, KEEP IN MIND THESE PRODUCTS TYPICALLY CURE QUICKLY WHICH WILL RESULT IN LIMITED WORKING TIME AND MAY REDUCE ADHESIVE STRENGTH AS SUCH THEY ARE NOT ACCEPTABLE.

FOR BEST RESULTS, SURFACES TO BE GLUED SHOULD BE SMOOTH, CLEAN AND IN COMPLETE CONTACT WITH EACH OTHER.
TO BOND AZEK TO OTHER SUBSTRATES, VARIOUS ADHESIVES MAY BE USED. CONSULT ADHESIVE MANUFACTURER TO DETERMINE SUITABILITY.

AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE.
PROPERLY FASTENING AZEK MATERIAL ALONG ITS ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.

WHEN PROPERLY FASTENED, ALLOW 1/8" PER 15 FOOT OF AZEK PRODUCT FOR EXPANSION AND CONTRACTION. JOINTS BETWEEN PIECES OF AZEK SHOULD BE GLUED TO ELIMINATE JOINT SEPARATION. SEE "GLUING" DIAGRAM BELOW.



WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.
INSTALL PER AZEK.

FOR ADDITIONAL INFORMATION: VISIT WWW.AZEK.COM OR CALL 877-ASK-AZEK.

CLIENT
LUNA
HOWARD
DEVELOPER

PERMIT SET
Issue Description
Date

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Checked By

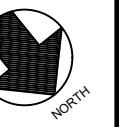
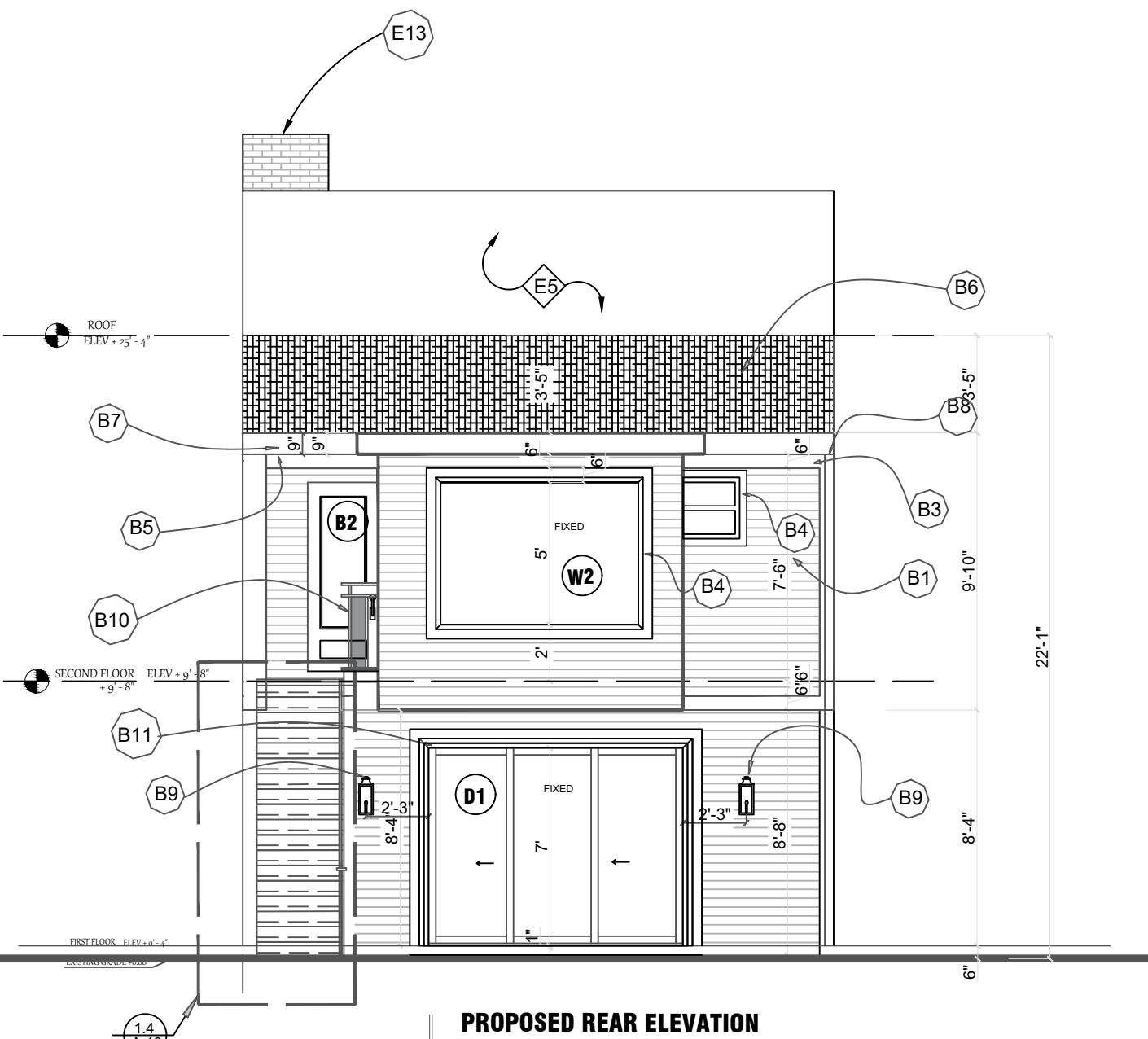
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SHEET TITLE

ELEVATION

SHEET NO.
A-06



HOWARD RESIDENCE

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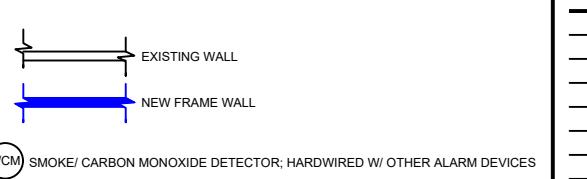
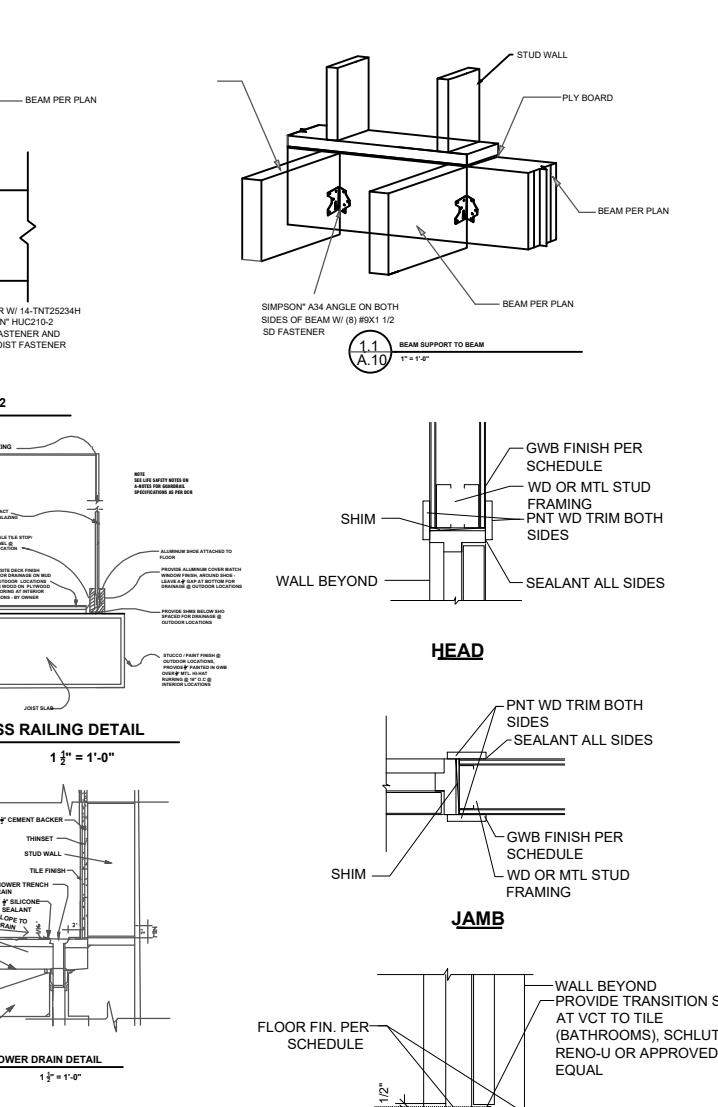
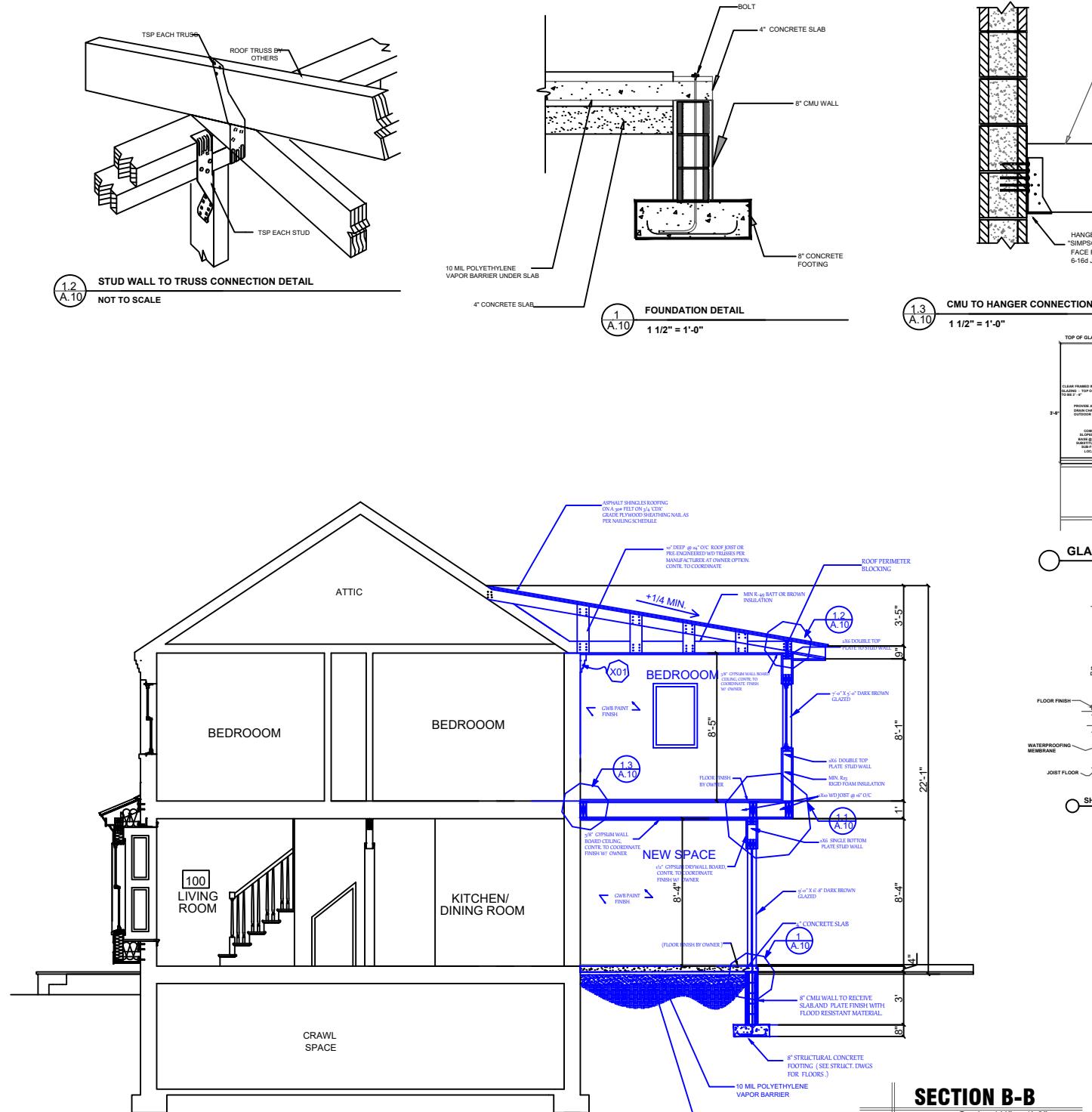
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CONSTRUCTION NOTES



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NOTE:

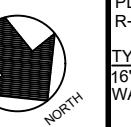
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3. PROVIDE UNFACE R-19 FIBERGLASS BATTs IN WALLS, CEILING, + FLOOR
OF THE FOLLOWING ROOMS:

OF THE FOLLOWING ROOMS

WALL TYPES

PICAL NEW EXTERIOR WALL; 10" CONC. WALL; SEE FOUNDATION
PLAN, SHEET S004; FUR WHERE SHOWN W/ 2X6 STUDS @ 16" O.C.,
15 CLOSED CELL SPRAY FOAM INSUL. & 1/2" GYP. BD.

**TYPICAL NON-BEARING INTERIOR PARTITION; 2"x4" STUDS
"O.C. W/ 1/2" GYP. BD. EACH SIDE; INCREASE
ALL THICKNESS AS SHOWN TO ALIGN FINISHES**



SECTION

A-07

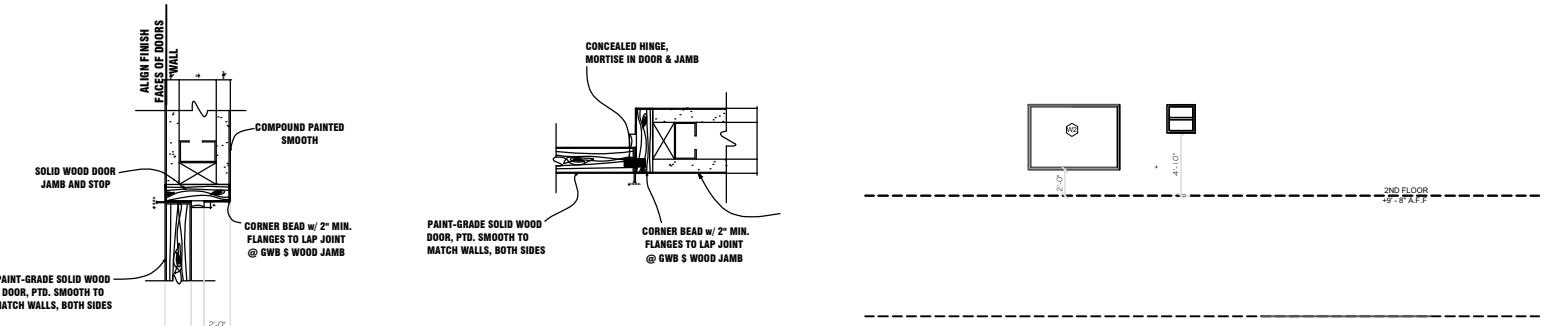
HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC



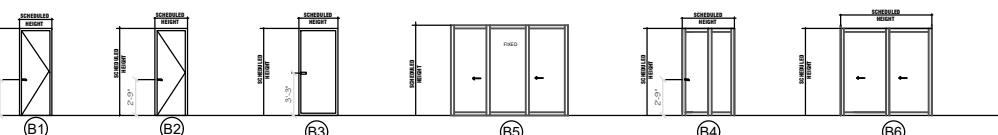
NOTES

BURGLAR INTRUSION WINDOWS AND BURGLAR INTRUSION HARDWARE	
1) LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 500 POUNDS APPLIED IN ANY NOMEABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH BY THE FFC.	
2) ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE OPERATED FROM EXTERIOR WITH A MINIMUM OF 600 POSSIBLE KEY CHANGES OF LOCKING COMBINATIONS. IF KEY-IN-THE-KNOB LOCK IS USED THERE SHALL BE AN AUXILIARY WITH HARDHEAD BOLTS OR INSERTS.	
3) THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SOME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINTS LOCK WITH $\frac{1}{2}$ " MINIMUM THROW BOLTS WITH INSERTS.	
4) HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON-EXPOSED SCREWS EXPOSED PIN SHALL NOT BE REMOVABLE.	
5) SINGLE SWINGING EXTERIOR DOORS SHALL BE SOLID CORE OF NOT LESS THAN $\frac{3}{4}$ " THICK.	
6) GLASS IN EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE 297.1	
7) KNOBS AND LEVERS IN EXTERIOR DOORS, OTHER THAN ELECTRIC, SHALL BE OF THE DESIGN ACTIVATING ACTIVATING DEVICE OF LOCKS AND SWINGING GLASS DOOR SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD 297.1 ON FRONTS. MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH SCOPES OR VISION PANELS	



INTERIOR DOOR JAMB DETAIL

Scale: 3" = 1'-0"



DOOR TYPES ELEVATIONS

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

WINDOW SCHEDULE						
CONTACT: RANDY ANDERSON AT TNT SERVICES 301-874-8400						
#	TYPE	NO.	MANUFACT.	CAT. NO.	ROUGH OPNG.	GLASS
1	PICTURE	1	ANDERSON	-	7-0 X 5'-0"	INSULATED LOW-E
2	EGRESS	1	ANDERSON	-	2'-6" X 3'-8"	INSULATED LOW-E
3	VENT.	1	ANDERSON	-	1'-10" X 1'-10"	INSULATED LOW-E

1. ALL OPERABLE WINDOWS TO HAVE SCREENS (SCREEN FRAMES COLOR T.B.S.).
 2. ALL WINDOWS TO BE ALUMINUM CLAD EXTERIOR, PRE-PRIMED INTERIOR.
 3. CONFIRM HARDWARE FINISH W/ ARCHITECT & OWNER PRIOR TO ORDER.
 4. ALL GLAZING TO BE DOUBLE PANED, LOW E, CLEAR INSULATED.
 5. CONFIRM OVERALL WINDOW SCHEDULE W/ ARCHITECT PRIOR TO ORDER AND SUBMIT SHOP DRAWINGS FOR REVIEW.
 6. ALL WINDOWS TO BE SIMULATED DIVIDED LITE, 7/8" MUNTIN. SEE ELEVATIONS FOR MUNTIN CONFIGURATIONS.
 7. PROVIDE WHITE JAMB LINERS.
 8. ALL EXTERIOR TRIM FOR FRAME WALL UNITS TO BE AZEK PROVIDED & INSTALLED BY G.C.
 9. GC TO FIELD VERIFY SIZES FOR ALL REPLACEMENT WINDOW.
 10. PROVIDE SAFETY GLASS AT ENTRIES, STAIRS, OVER BATHTUBS & ELSEWHERE AS REQUIRED BY CODE, SEE ELEVATIONS
 11. PROVIDE AZEK TRIM, AT WINDOWS IN OPENINGS.

DOOR SCHEDULE

PANEL STYLE FOR NEW INTERIOR DOORS TO MATCH EXISTING.

NO	SIZE	MATERIAL	MANUF.	DOOR			FRAME	HARDWARE	HEADERS	REMARKS
				MAT	FIN	HEADJAMB				
B6	7-0 X 6-8	GLASS	TBD				H-1	2(2X12)		FIRERATED
B5	9-0 X 7-0	GLASS	TBD				H-1	2(2X12)vl		
B4	2'-0 X 6-8	SOLID CORE MASONITE	TBD				H-4	2(2X12)		
B3	2'-6 X 6-8	SOLID CORE MASONITE	TBD				H-2			BARN DOOR
B2	3-0 X 6-8	SOLID CORE MASONITE	TBD				H-1			FIRERATED
B1	2-6 X 6-8	SOLID CORE MASONITE	TBD				H-2			

DOOR HARDWARE SCHEDULE

INTERIOR HARDWARE BY EMTEK OR APPROVED EQ.

H-1	SINGLE CYLINDER ENTRANCE LOCK, DEADBOLT, KEYED EXTERIOR, THUMB LATCH INTERIOR, BY BALDWIN OR EQ.
H-2	BATH/BEDROOM PRIVACY LOCK
H-3	PASSAGE SET
H-4	MAGNETIC CATCHES & DUMMY KNOBS

GENERAL DOOR NOTES:

1. CONFIRM HARDWARE SELECTION WITH OWNER PRIOR TO ORDERING.
2. INTERIOR DOORS TO BE SOLID CORE OR SOLID MDF.
3. SEE 1/A003 FOR STANDARD DOOR LOCATION DETAIL.
4. PROVIDE SAFETY GLASS AT ALL EXTERIOR FRENCH DOORS, PER CODE.
5. PROVIDE CHARCOAL SCREENING @ SCREEN DOORS
6. UNLESS INDICATED OTHERWISE, INSTALL INTERIOR DOORS 6" FROM ADJACENT WALL

GENERAL DEMOLITION NOTES

1. EVERY CARE SHALL BE TAKEN DURING DEMOLITION TO PROTECT THE HOUSE BY MEANS OF TEMPORARY SUPPORTS AND BRACES AS NECESSARY TO PREVENT ANY STRUCTURAL FAILURE DURING REMOVAL AND REPLACEMENT OF EXISTING STRUCTURAL MEMBERS.
2. TEMPORARY WALLS AND DUST BARRIERS SHALL BE INSTALLED AS NECESSARY TO PREVENT CIRCULATION OF DIRT AND DUST INTO PORTIONS OF THE HOUSE THAT ARE NOT PART OF THE WORK.
3. ALL DALLED WALLS, FIXTURES, WINDOWS, ETC., ARE TO BE REMOVED.
4. CONDUCT ALL DEMOLITION OPERATIONS IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.
5. COORDINATE DEMOLITION WITH WORK OF SUBCONTRACTORS.
6. MAINTAIN THE EXISTING STRUCTURE IN A WATERTIGHT CONDITION AT ALL TIMES.
7. RELOCATE/ REMOVE ANY EXISTING GAS, ELECTRICAL, PLUMBING LINES, ETC. IN CONFLICT WITH NEW WORK.
8. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
9. RE-ROUTE VENTS FLUES, EXHAUST, ETC. AS REQD.
10. REMOVE LANDSCAPING AS REQUIRED.

WINDOW/DOORS THERMAL DATA

THERMAL PERFORMANCE DATA FOR DOORS & WINDOWS		
OPENING TYPE	U-VALUE	SHGC
CASEMENT WINDOWS	0.30	0.23
DOUBLE HUNG WINDOWS	0.30	0.24
FRENCH IN-SWING PATIO DOORS	0.30	0.19
CLAD SLIDING PATIO DOORS	0.30	0.25
EXTERIOR SOLID DOORS	0.27	-

THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADE-OFFS FROM SECTION 402.1 IN ZONE 4 SHALL BE .35 FOR VERTICAL FENESTRATION AND .55 FOR SKYLITES
 U-FACTORS & SHGC OF FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE NFRC

Project No. 011.024
 Checked By Peter I
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 Scale As Shown

SHEET TITLE

SCHEDULES

SHEET NO. A-08

