

PROJECT TITLE

HOUSE ADDITION  
5010 V ST, NORTHWEST,  
WASHINGTON DC.

PERMIT SET

DRAWN BY: PETER .I  
FEBRUARY 2024

CLIENT  
LUNA HOWARD





Consultant

PROJECT

# HOWARD RESIDENCE

5010 V ST., NW WASHINGTON DC

CLIENT

LUNA HOWARD

DEVELOPER

PERMIT SET

Issue Description

JULY 19, 2023

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 of the DC code for single family construction and applicable building codes including (but not limited to) IECC 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 permits 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 material.
- All debris shall be periodically 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 determines the work to be substantially complete, as per DCRA.
- The General Contractor shall provide competent daily supervision of the project.
- The General Contractor shall notify the related authorities for inspection of the work as related to the specific areas required by DCRA.
- The General Contractor shall Carry Workmen's Compensation Insurance for every person employed by him on 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 Automotive Liability Insurance of \$25,000 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 discover.
- 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 to the contract. The Change Order must also designate the change in the original contract sum.
- At least seven days before the date of each progress 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 verify dimensions prior to construction, and all discrepancies shall be brought to the attention of the Architect so that clarifications can be made. The Contractor shall verify all dimensions related to existing conditions. Written dimensions take precedence over existing conditions. Do not scale drawings for dimensions.
- The Contractor shall be responsible to have new utility line services (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 dashed walls, fixtures, windows, etc., are to be removed. See Demolition Sheets for additional information.
- Conduct all demolition operations in compliance with applicable codes and ordinances.
- Coordinate demolition with work of subcontractors.
- Maintain the 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 LL + 15 DL = 45 PSF
  - Living Spaces: (1st Floor) 40 LL + 15 DL = 55 PSF
  - Sleeping Spaces: (2nd Floor) 30 LL + 15 DL = 45 PSF
  - Exterior Decks: 60 LL + 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

### FOUNDATIONS

- 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 footings being poured. It is also assumed that there is no water condition present.
- Basement walls have been designed for an assumed equivalent fluid pressure of 55 PSF.
- Excavation/Fill: All exterior footings shall be continuous footings and be placed on a uniform surface.
- Slabs on grade shall be underlaid by a minimum of 4" of granular material having a maximum aggregate size of 1.5 inches and no more than 2% fines. Prior to placing the granular material, the floor subgrade shall be properly compacted, proofrolled, free of standing water, mud, and frozen soil. Before placement of concrete, a vapor barrier shall be placed on top of the granular fill.
- Bottoms of all exterior footings shall be 2'-6" minimum 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
  - Ceiling (of uppermost story) R-49
  - Vaulted Ceiling R-38
  - CFrame walls and Rim Joists R-19 +5 CI (exterior) or R-13+10 CI (exterior) or R-15 CI
  - Mass Wall R-15 CI (exterior) or R-20 CI (interior)
  - Frame Floors over unheated spaces R-25 +5 CI
  - Elevated Slab R-15 CI
  - Basement Wall R-19 +5 CI (exterior) or R-13 +10 CI (exterior) or R-15 CI
  - Slab on grade R-10, 24" Perimeter Insulation
  - Conditioned Crawlspace Wall R-19 +5 CI (exterior) or R-13+10 CI (exterior) or R-15 CI
  - Windows & Doors (Fenestration) U-0.30 SHGC-0.40
  - Skylight U-0.55
  - Door See section R402.3.4 exception for 1 hinged door
- Air infiltration
  - Air Barrier and Insulation installation shall comply with IECC Table R402.4.1.1
  - Windows: 1" x 5" compressible sill sealer between foundation wall and all sill plates.
  - Windows: Not exceeding three tenths (0.3) CFM of sash crack.
  - Sliding glass doors: not exceeding three tenths (0.3) CFM per square foot of door area
  - Swinging 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.
  - Building thermal envelopes shall be tested per IECC R402.4.1.2 and verified as having air leakage not to exceed 3 air changes per hour.
  - Recessed lighting in the thermal envelope shall comply with IECC R402.4.5
  - Systems duct and piping installation shall comply with IECC R403 including Whole-House Mechanical Ventilation system installation.

### TERMITE CONTROL SOIL TREATMENT

- Treat soil with Bayer Corporation, Premise 75, in strict accordance with manufacturer's recommendations.
- Remove all extraneous sources of wood cellulose and other edible materials such as wood debris, tree stumps and roots, stakes, formwork, and 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.
  - Slabs-on-Grade and Basement Slabs: Under ground-supported slab construction, including footings, building, slabs, and attached slabs as an overall treatment. Treat soil materials before concrete footings and slabs are placed.
- Foundations: Adjacent soil including soil along 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.
- Crawlspaces: Soil under and adjacent to foundations as previously indicated. 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.
- Crawlspaces: Used as plenum spaces strictly follow manufacturer's recommendations.
- Along drip-lines of roof overhangs without gutters.
- Where condensate lines from mechanical equipment drip or drain to soil.
- All plumbing penetrations through ground-supported slabs.
- 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 termiticide 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 (FC) as follows:
  - FC = 2,500 PSI for footings, interior slabs on grade (except garages) and fill in concrete blocks
  - FC = 3,000 PSI for foundation walls exposed to weather.
  - FC = 3,500 PSI for drives, porches, walks, steps, and garage slabs.
  - FC = 4,000 PSI for precast concrete units.
- All poured in place concrete exposed to weather conditions, including the garage floor, shall be entrained by 6% of concrete volume. No calcium chloride or other admixtures shall be used except as approved in writing by the Owner.
- Slabs on grade, except where otherwise noted, shall be min. 4" thick, reinforced with 6x6 W1.4xW1.4 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, stoops and slabs shall have a steel trowel finish and then a very light broom finish. Exposed interior and garage shall receive a steel trowel finish.
- Expansion joints: Non-organic, Owner approved, expansion joint material shall be cast in place where slabs about masonry or concrete walls to prevent bonding between the two materials.
- Curing: Exposed concrete surfaces shall be sealed with an approved chemical curing compound within one hour of the final troweling. Curing compound label shall state that its use will not interfere with adhesion of subsequent floor finishes.
- Reinforcing steel: Reinforcing steel for the ties shall be intermediate grade deformed billet steel conforming to ASTM spec. A615-40. All other reinforcing steel shall conform to ASTM spec. A615-60. Welded wire fabric to conform to ASTM A-185. Fabric shall be supplied in flat sheets and lapped to mesh at splices. All reinforcing shall be detailed, fabricated and installed in accordance with the latest detailing manual A.C.I. 315.
- Reinforcement designated as "continuous" shall lap 36 bar diameters at splices unless noted otherwise.
- Horizontal footing and walls: 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:
  - 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 set on controlled compacted fill. Depth of footing subject to change if soil conditions are other than assumed. Bearing value of soil is assumed to be 1,500 PSF with no water condition present. Minimum bearing value of controlled fill shall be certified by a licensed geotechnical engineer.
- Anchor bolts: Set anchor bolts or approved straps as shown. Bolts for wood sill plates shall be 1/2" diameter and project 8" into concrete; set straps or bolts 12" max from end of any plate and 6"-8" max O.C. spacing, unless shown otherwise.

## MASONRY

- Brick shall conform to ASTM C-62. 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 shall be used when required.
- Architect and Owner to itemize application designating which portion of the work has been completed.
- Bearing steel and wood beams shall be supported on solid masonry piers as indicated. Other structural members (lintels, etc.) shall be supported on 8" of solid masonry. All beams and lintels shall have minimum structural bearing of 4".
- Anchor bolts: Set anchor bolts or approved straps as required. Bolts for wood sill plates shall be 1/2" diameter and project 16" into masonry. Set bolts or straps 12" max. from end of any plate.
- CMU walls shall have horizontal wire joints reinforcement at 16" O.C. vertically, or as indicated.
- Provide 4" solid masonry on all sides of joists or beams entering masonry party walls.
- Brick Veneer:
  - Secure brick veneer with 16 GA hot-dipped zinc coated wall ties at 16" O.C. horizontally and vertically.
  - Provide flashing at first course above grade, at lintels, sills and elsewhere as shown. Provide 1/2" weeps or cellular plastic head joint-type weeps at 24" O.C.
  - Provide thorough-wall flashing above all unsheltered openings. Flashing shall be end-dammed at all terminations.
  - Install high-density polyethylene or polyurea cavity drainage material, equal to "mortar net," above all flashing. Material shall be sized to fill the width of the cavity.
- Stone Veneer:
  - Vapor permeable weather-resistant barriers: two-ply asphalt saturated Kraft Grade D breather type sheathing paper.
  - Finish of design is Fortilite® 7 two-ply super jumbo tex® 60 minute.
  - Reference standard: federal specification W-B-780A, Type I, Grade D, Style 2.
  - Moisture vapor transmission: 35 grams minimum. ASTM E 96.
  - Water resistance: 150 minutes (Professional), ASTM D 779.
- C.M.U.'s to have water repellent block admixture, "Dry-Block" by W.R. Grace recommended.
- Exterior mortar to have water repellent admixture.
- Unless noted otherwise, tool all joints concave.
- Full bed in mortar face shells and webs of first course of CMU.
- All masonry joints shall be fully filled with mortar, including head joints.

## STEEL

- Structural steel shall conform to ASTM A36
- Steel beams shall conform to ASTM A572 Grade 50.
- All steel angles, lintels, beam end plates, etc. are to be shop primed with red lead or red oxide primer or approved equal. Structural steel 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.
- For all openings or recesses in brick or brick-faced masonry walls not specifically detailed, provide one steel angle for each 4" of wall thickness. Provide lintels according to the schedule below:

Label	Min. Depth
L 3-1/2 X 3-1/2 X 1/4	Up to 3'-0"
L 4 X 3-1/2 X 3/16	4'-1" to 5'-0"
L 4 X 3-1/2 X 1/4	4'-1" to 5'-0"
L 4 X 3-1/2 X 5/16	5'-1" to 6'-0"
L 5 X 3-1/2 X 3/16	6'-1" to 7'-0"
L 6 X 4 X 3/8	7'-1" to 8'-0"

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

## WOOD & CARPENTRY

- Unless otherwise noted on drawings, all structural wood members shall be #2 Southern Pine or equal, with the following combination of unit stresses:
  - Extreme fiber stress in bending 1,200 PSI
  - Compression parallel to the grain 1,000 PSI
  - Compression perpendicular to the grain 565 PSI
  - Modulus of Elasticity Shear Stress 1,500,000 PSI
- 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.
- Roof rafters and/or trusses shall be connected at each bearing point with one prefab-90 PSI galvanized rafter tie (hurricane clip) by Simpson or approved equal. Similarly, floor joists and trusses shall be connected with one prefabricated joist hanger. Each anchor shall be 18 GA minimum thick.
- Provide double joists under all parallel partitions, at joists that support headers, and at headers that support joists. Use joist hangers where applicable.
- All joists and rafters shall be rigidly braced at intervals not exceeding 8'-0".
- 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 5'-0"
  - Double 2 x 10 Up to 7'-0"
  - Double 2 x 12 Up to 8'-0"
- All double headers and joists shall be joined with a minimum of two rows of 16 d nails 12" on center.
- Provide blocking, banding, crush 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.
- 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 member and the hole diameter shall not exceed 1/4 the actual depth of the member. No holes shall be drilled within 2' from the ends or within the middle 1/3 of the span. Provide 4" clear between holes.
- Existing conditions shall be verified by the Contractor. Any existing damaged wood members shall be identified and replaced by the Contractor.
- The Contractor shall be responsible for providing necessary bracing and shoring of existing members and walls altering the structure.
- Provide 2x4 intermediate blocking at all bearing and non-bearing partitions.
- All plywood shall be APA span rated. Use exterior grade plywood wherever edge of face will be exposed to weather. Interior plywood exposed to weather during construction shall be Exposure 1 min.
- Exterior wall sheathing shall be 1/2" plywood unless noted otherwise.
- Subflooring shall be 3/4" tongue and groove plywood, glued and screwed to the floor joists as per APA recommendations.
- Where spacing of roof structure members is 16" O.C., roof sheathing shall be 1/2" where roofing is slate or tile). Provide "H" 8" plywood (3 lips) over 1/2" plywood.
- MICRO-LAM L.V.L. (laminated veneer lumber) beams shall be manufactured by Trus Joist MacMillan or approved equal. Beams shall be installed according to manufacturer's recommendations. When fastening two or more beams together, provide a minimum of two rows of 16 d nails 12" on center.
- TJI Floor Joists are to be manufactured by Trus Joist MacMillan or approved equal. Install per manufacturer's recommendations.
- The following wood elements are to be pressure treated with preservative:
  - Sill plates resting on concrete or masonry walls.
  - Sill plates resting on concrete slabs on grade.
  - Joists which enter concrete or masonry walls and have 1/2" clearance on tops, sides, and ends.
  - Sleepers resting directly on concrete slabs.
  - Exterior porch and deck framing, decking, and stairs.
- Fasteners, hangers, and metal accessories used in pressure treated wood construction shall be type 304 or 316 stainless steel. Treated lumber shall not be placed in contact with aluminum flashing or other aluminum components.

## Exterior Wood Trim:

- All exterior wood trim shall be clear pine or redwood.
- All trim shall be primed on both sides prior to installation.
- All outside corners shall be mitered. No butt joints will be accepted.
- Exterior Synthetic Trim shall be "AZEK" with traditional smooth surface. Fasteners, joint cement, and installation procedures shall be in accordance with manufacturer's recommendations.
- Siding: Refer to drawings for type specified.
- Materials shall be equal to those manufactured by James Hardie Building Products.
- Wood siding and Sideload Shingles shall be kiln dried Western Red Cedar, "Clear V.G. Heart" grade for clear and transparent stain finishes, and "A Clear" grade for semi-transparent stain or opaque finishes. Semi-transparent stain or opaque finish shall be applied in strict accordance to manufacturer's recommendations; including, but not limited to, substrate preparation and primer/sealer application to all wood surfaces (6-sides). Fasteners shall generally be type 304 stainless steel, but shall be type 316 for coastal applications. Install wood siding and shingle products over "Cedar Breather" by Benjamin Obdyke Inc. and 30# felt in accordance with manufacturer's instructions.
- Coordinate all floor and wall framing with ductwork. Refer to mechanical notes.
- Folding Attic Access Ladder shall be 22" x 44" with self-trimming flange, pre-finished door panel, and gas-piston counterbalance. The door panel shall have continuous integral weatherstripping, R-10 insulation, and two key-operated locking pins to draw the door tight. Ladder steps shall be pine, doweled to pine stringers. Contact Resource Conservation Technology at 410-366-1146. Additional insulation hood shall be provided to meet required insulation value per IECC R402.4.2.

## RADON DETECTION AND TREATMENT

- The Contractor shall provide a venting system consisting of a minimum of 3" diameter ABS, PVC or equivalent gas-tight plumbing pipe inserted into the sub-slab gravel base (at all new concrete slabs). A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains with the sub-slab permeable material. The pipe shall terminate at least 12" above the high side of the roof penetration. Contractor shall coordinate location of pipe with Architect prior to installing the pipe.
- Install per IRC, 2015 edition, Appendix F "Radon Control Methods".
- The Contractor shall provide any other measures as required by local codes.

## VENTILATION

- Where attics are indicated to be ventilated, they are to be vented in one of the following ways (refer to drawings for specifics):
  - Continuous ridge vented and continuous soffit venting. Ridge vent shall be by Cor-A-Vent or approved equal. Continuous screen soffit vents shall be a minimum of 2" wide. Continuous ridge vents between each rafter may be used if the soffit is shown on the drawings.
  - Screen louvers or vents with an open area equal to one square foot for every 300 square feet of attic space.
- Architect and Owner to itemize application designating which portion of the work has been completed.
- Venting for appliances and exhaust fans:
  - Provide venting to the exterior as per manufacturer's recommendations for all appliances. Location of ductwork and vent on exterior shall be approved by Architect prior to installation.
  - Provide exhaust fans for bathrooms, etc., as shown on drawings. Location of ductwork and vent on exterior shall be approved by Architect prior to installation. Ducts within unconditioned spaces shall be insulated to prevent condensation.
- Provide Whole-House ventilation system to comply with IECC R403.5.

## MOISTURE PROTECTION

- Appropriate sealants shall be selected for each substrate depending upon location (interior or exterior), humidity, moisture conditions, and traffic conditions. Use primers as required.
- Color of caulking shall be coordinated with adjacent materials and must be approved by Architect prior to application.
- Joint fillers shall be used:
  - A. To control the depth of sealants in joints.
  - B. To meet the requirements for resilient separations in horizontal joints in floor, pavements, patios, sidewalks, and other light traffic areas.
- Bond breakers shall be used to prevent adhesion to more than two surfaces.
- Masonry foundations shall be parged to a thickness of 1/2".
- Waterproof all below grade foundation walls with a polymer-modified asphalt emulsion similar to CETCO "StrataSeal." Dryl cured membrane thickness shall be minimum 60 mil. Installation and substrate preparation shall be per manufacturer's recommendations. Reinforce corners and concrete cold joints by embedding fiberglass fabric around corners and across joints in accordance with manufacturer's recommendations. Install subsurface drainage composite similar to CETCO "Aquadrain IX" over the cured membrane.
- Footing drains shall be min. 4" in diameter and installed on the exterior of all foundations.
- All flashing shall be installed according to the building code. An eave flashing strip of 40 mil. self-adhering rubberized asphalt sheet membrane shall be applied to extend from the edge of the roof to a point 24" min. inside the interior wall line of the structure, and at all valleys.
- All membrane roofing to be approved by Architect prior to installation.
- All roof shingles to be approved by Architect prior to installation.
- Asphalt shingle roofs with slopes from 2 in 12 to 4 in 12 shall have two layers of #15 roofing felt applied in accordance with the International Residential Code.
- Flashing:
  - A. Through-wall and other concealed flashing shall be a composite of fiberglass fabric, 5 oz. copper and asphalt, equal to York Copper Fabric.
  - B. Exposed flashing shall be 16 oz. copper.
- Painted aluminum drip strips shall be installed at the eave and rake edges of the roof sheathing for shingle roofs, and above window and door trim where indicated.
- Exterior Insulation and Finish Systems (EIFS) shall be equal to Dryvit, Residential MD System, with Dryvit drainage mat installed between the secondary weather barrier and the insulation board.
- Cedar roof shingles shall be No. 1, Blue Label, red cedar. Install over "Cedar Breather" by Benjamin Obdyke Inc. and 30# felt in accordance with manufacturer's instructions.
- Standing seam roofing shall be 16 ounce copper with water-tight standing seams. For slopes greater than 3 in 12 provide #30 roofing felt underlayment on solid sheathing. For slopes 3 in 12 or less provide self-adhering 40 mil ice and water guard membrane over the entire area to receive standing seam roofing.
- Cool Roof requirements per 2017 DC Energy Conservation Code shall apply to roof materials on roof slopes less than or equal to 2 units vertical in 12 units horizontal per R402.5. Unless noted otherwise in drawings, provide 45 mil white TPO installed per manufacturers req's.

## FINISHES

- Gypsum Wallboard:
  - Gypsum wallboard shall be ASTM C-36 as follows:
    - A. Regular (1/2") except where noted.
    - B. Water resistant (1/2") at bathroom ceilings and walls that are not tiled.
    - C. Durock interior tile backer board (1/2") at all surfaces that have tile.
  - Gypsum boards shall have tapered edges to accommodate joint reinforcement.
  - Provide edge corner beads, trim, taping, and joint compounds as required for the proper completion of the job. Materials shall be by U.S. Gypsum or approved equal.
  - Finishing requirements:
    - A. For typical walls and ceilings provide a Level 4 Finish as defined by the Gypsum Association.
    - B. For surfaces noted to receive semi-gloss or gloss paint provide a Level 5 Finish as defined by the Gypsum Association.
- Hardwood Flooring:
  - Unless noted otherwise, provide wood strip flooring where shown on the drawings.
  - Wood strip flooring to be oak. Where abutting existing floor, new floor shall match existing in size and grain. Elsewhere, oak shall be "clear" grade, in accordance with the national Oak Flooring Manufacturer's Association.
  - Install flooring in strict accordance with the recommendation of the National Oak Flooring Manufacturer's Association.
  - After the floors have been sanded, the flooring contractor shall apply a minimum of four stain and urethane systems in two foot by two foot areas on the floor for the owner to review. The owner shall have a minimum of two days to make a selection.
- Carpeting:
  - Provide ceramic tile and accessories in accordance with the Tile Council of America Specifications 137.1, in colors and patterns to be specified by the owner.
  - Setting materials: comply with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation."
  - Installation: comply with ANSI A108.1, ANSI A108.2, and the "Handbook for Ceramic Tile Installation" of the Tile Council of America.
  - A. Extend tile into recesses and under equipment and fixtures to form a complete covering without interruptions.
  - B. Terminate tile neatly at obstruction, edges, and corners, without disruption of pattern or joint alignment.
  - C. Align joints when adjoining tiles on floor, base, trim, and walls are the same size.
  - D. Layout the work and center the tile fields in both directions in each space or on each wall area.
- Replacement reserve: Contractor shall furnish to the Owner one unopened box of additional tiles for future repairs and maintenance work.

## Carpet:

- Providing carpeting as indicated on the drawings. Refer to allowances on schedule sheet.
- Installation of all vinyl composition tile (VCT) shall be done in a manner which conforms with:
  - ASTM E 648.
  - ASTM F 843 AND
  - ASTM E 662.
- Replacement reserve: Contractor shall furnish Owner with one unopened box of additional tile for future repairs and maintenance.
- Paint:
  - All paint and primers to be Benjamin Moore or approved equal. Refer to schedule for colors and types.
  - All surfaces to be painted shall receive one primer coat and two finish coats.
  - All paint shall be applied according to manufacturer's recommendations.
- Architectural Woodwork and Trim:
  - All millwork trim and molding shall be installed according to the quality of standards of the Architectural Woodwork Institute (AWI).
  - All interior trim and millwork shall conform to AWI "Custom Standards."
  - Flat trim shall be clear pine or approved equal.
  - All corners of trim and siding are to be mitered, except inside corners of interior running trim which shall be coped. Exposed end grains will not be accepted.

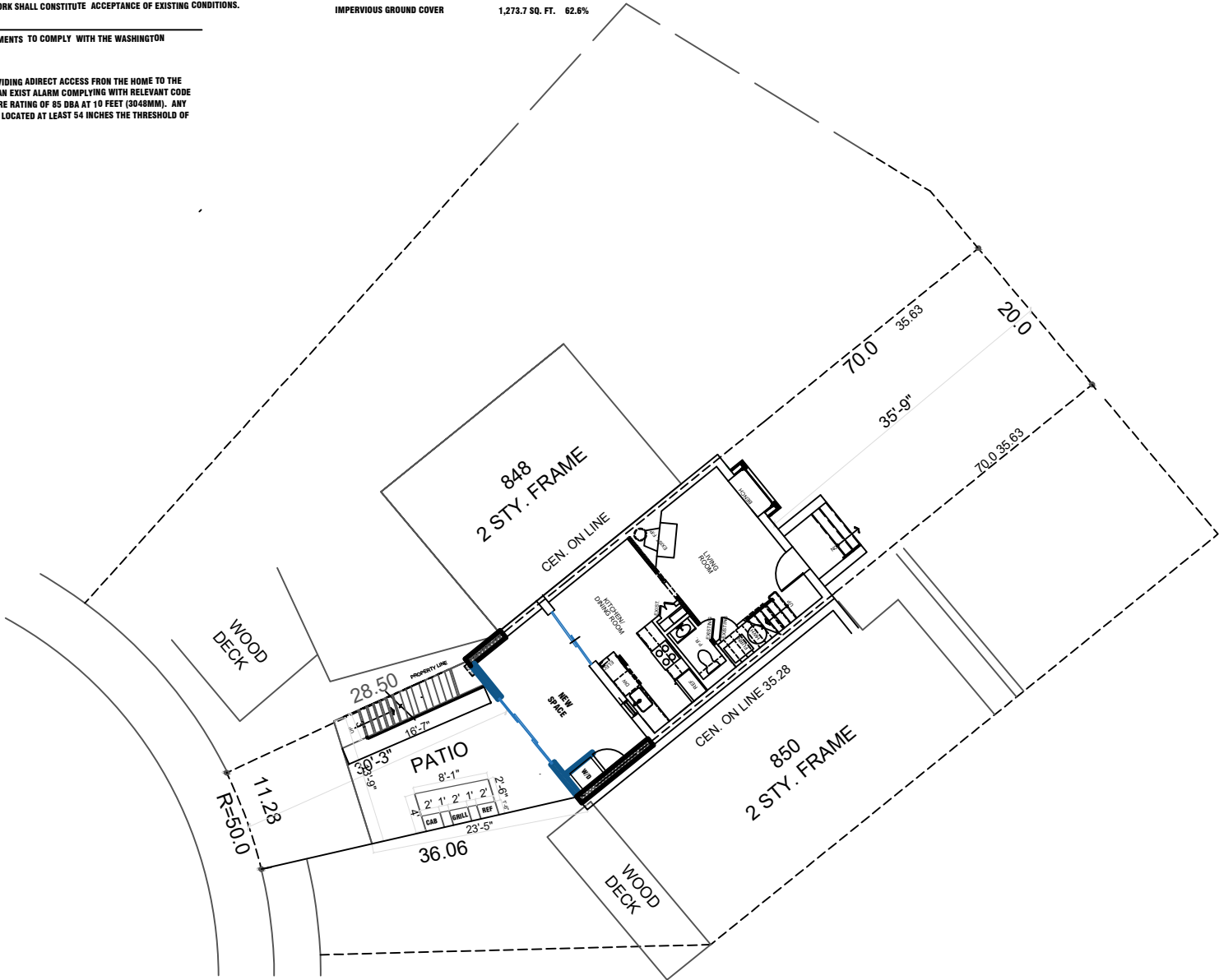


PROJECT DATA
SCOPE OF WORK 1 STORY ADDITIONAL
OCCUPANCY TYPE RESIDENTIAL R-1-B

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 HAING MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3040MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES THE THRESHOLD OF THE ACCESS

ZONING DATA	(RS-3)
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"
MAXIMUM BUILDING HEIGHT:	40'-0"
MAX LOT OCCUPANCY:	40%
SITE DATA	
EXISTING LOT SIZE	1878.3 SQ. FT. (100%)
BLDG LOT COVERAGE RESIDENCE	701.8 SQ. FT. (37.4%) 701.8 SQ. FT.
IMPERVIOUS GROUND COVER	0.00 SQ. FT. MIN 50%
IMPERVIOUS GROUND COVER	1,273.7 SQ. FT. 62.6%



## SITE PLAN

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



## CONSTRUCTION NOTES

### 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:

- UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING
- VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD
- 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



Consultant

# HOWARD RESIDENCE

5010 V ST, NW WASHINGTON DC

CLIENT  
**LUNA  
HOWARD**  
DEVELOPER

PERMIT SET  
*Issue Description*

JULY 19, 2023  
Date

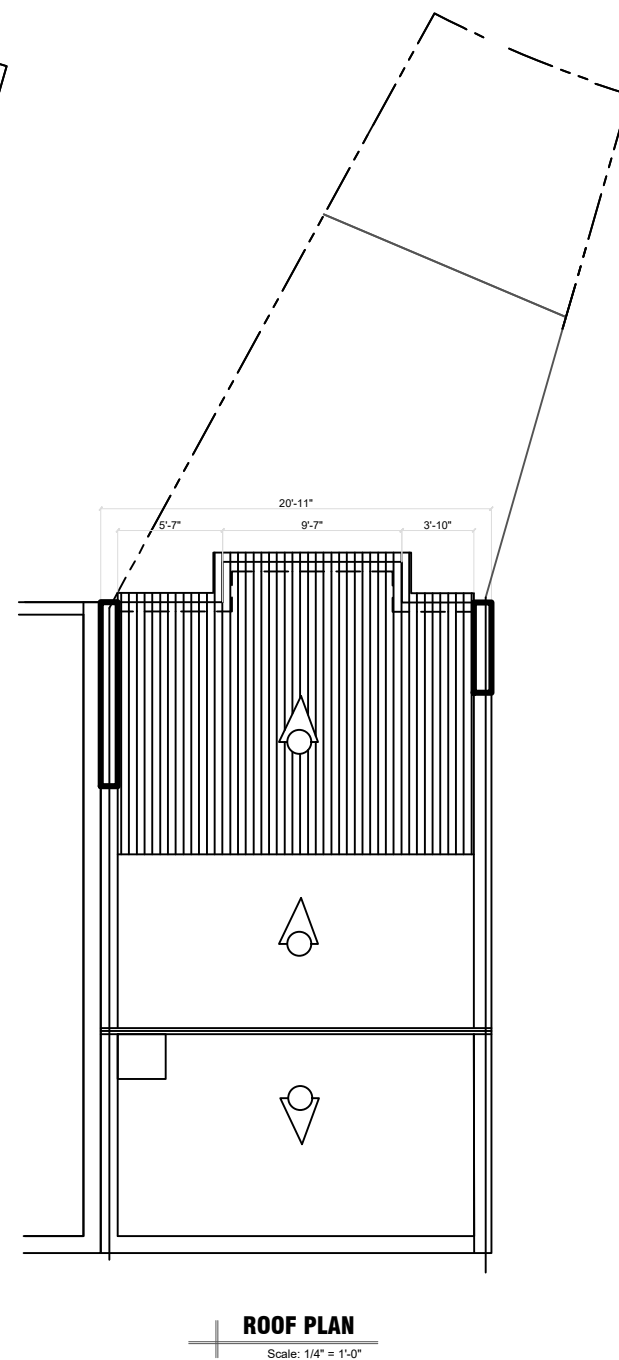
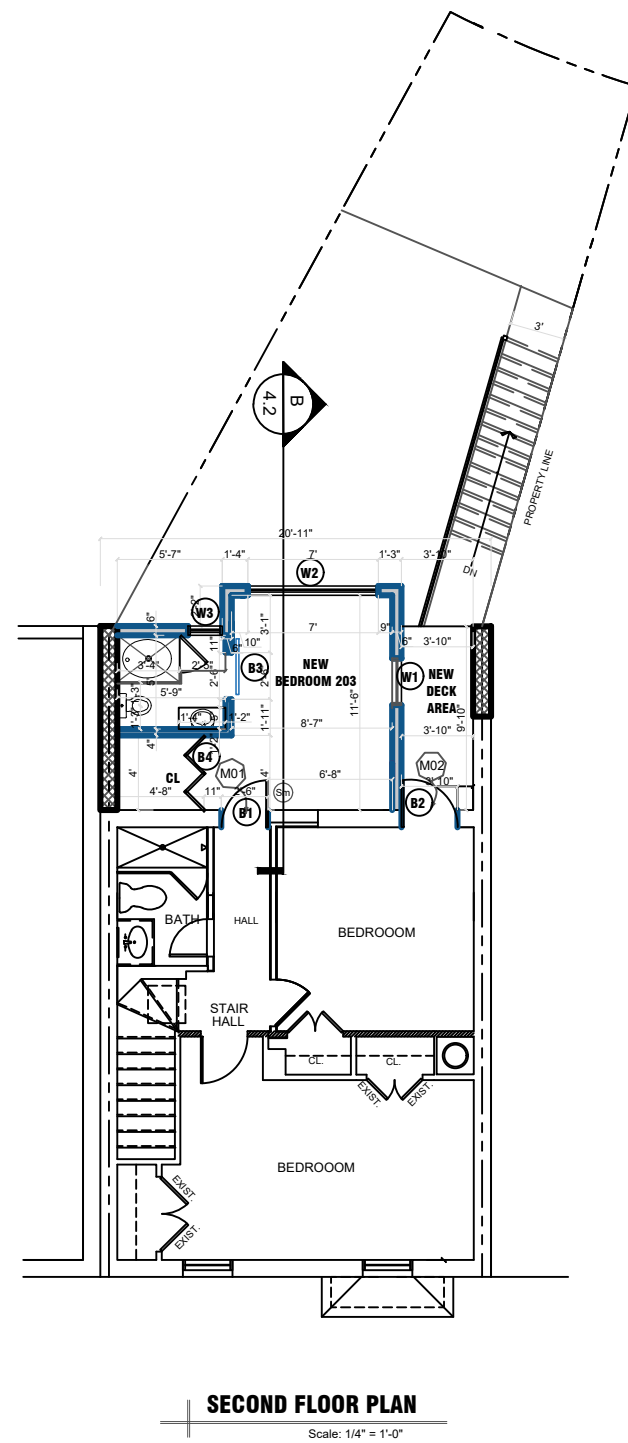
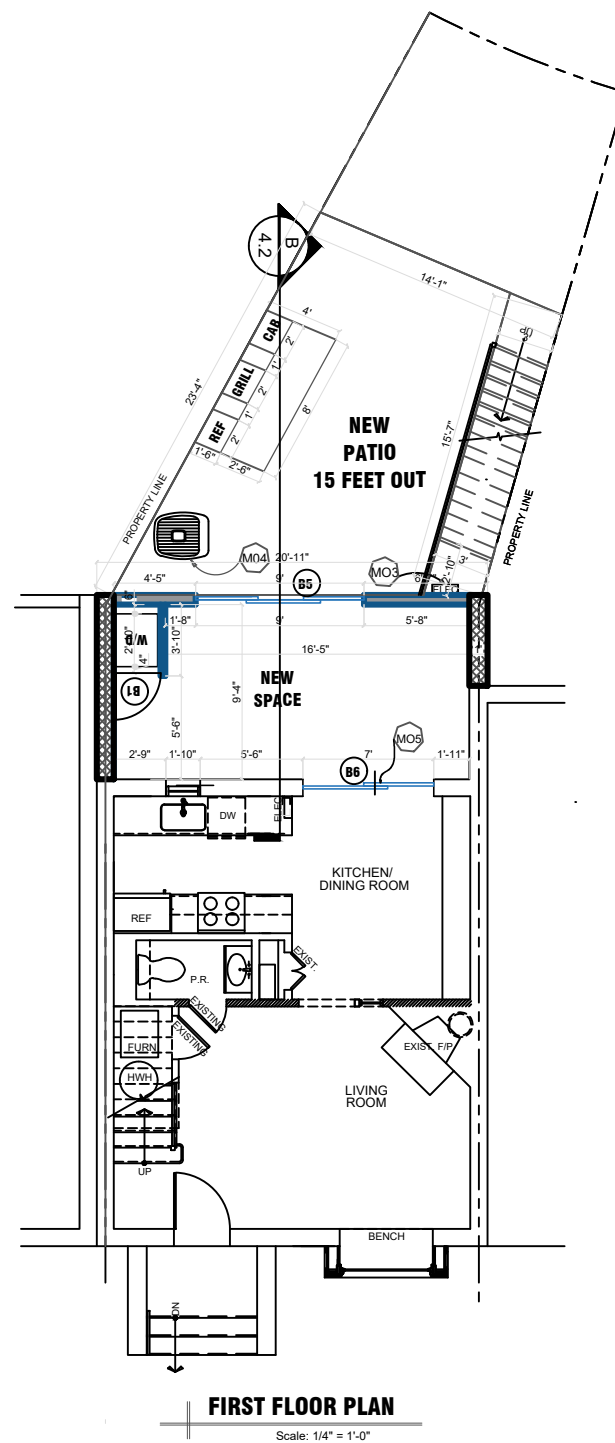
*Project No.* 011.024  
*Checked By*  
*Drawn By* Peter I  
*Scale* As Shown

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

CLIENT

LUNA  
HOWARD

DEVELOPER

PERMIT SET <i>Issue Description</i>	JULY 19, 2023 Date
--	-----------------------

Project No. 011.024

Checked By

Drawn By Peter I

Scale *As Shown*

SHEET TITLE

## FLOOR PLANS & ROOF

SHEET NO. \_\_\_\_\_

**A-04**

## KEY

- 
- NEW CONC. WALL
- EXISTING WALL
- NEW FRAME WALL
- (S/CM) SMOKE/ CARBON MONOXIDE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES
- (SM) SMOKE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES

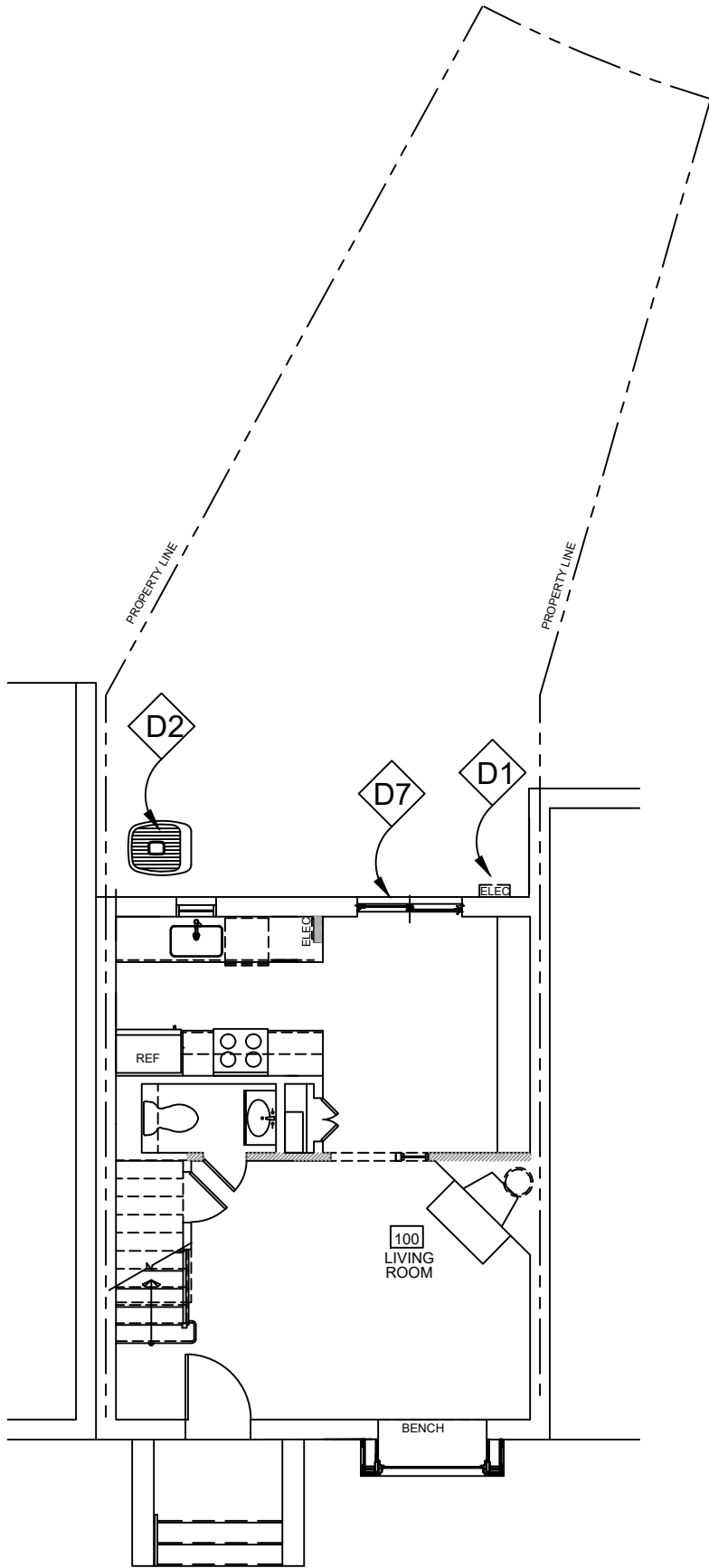
**NOTE:**

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:

## WALL TYPES

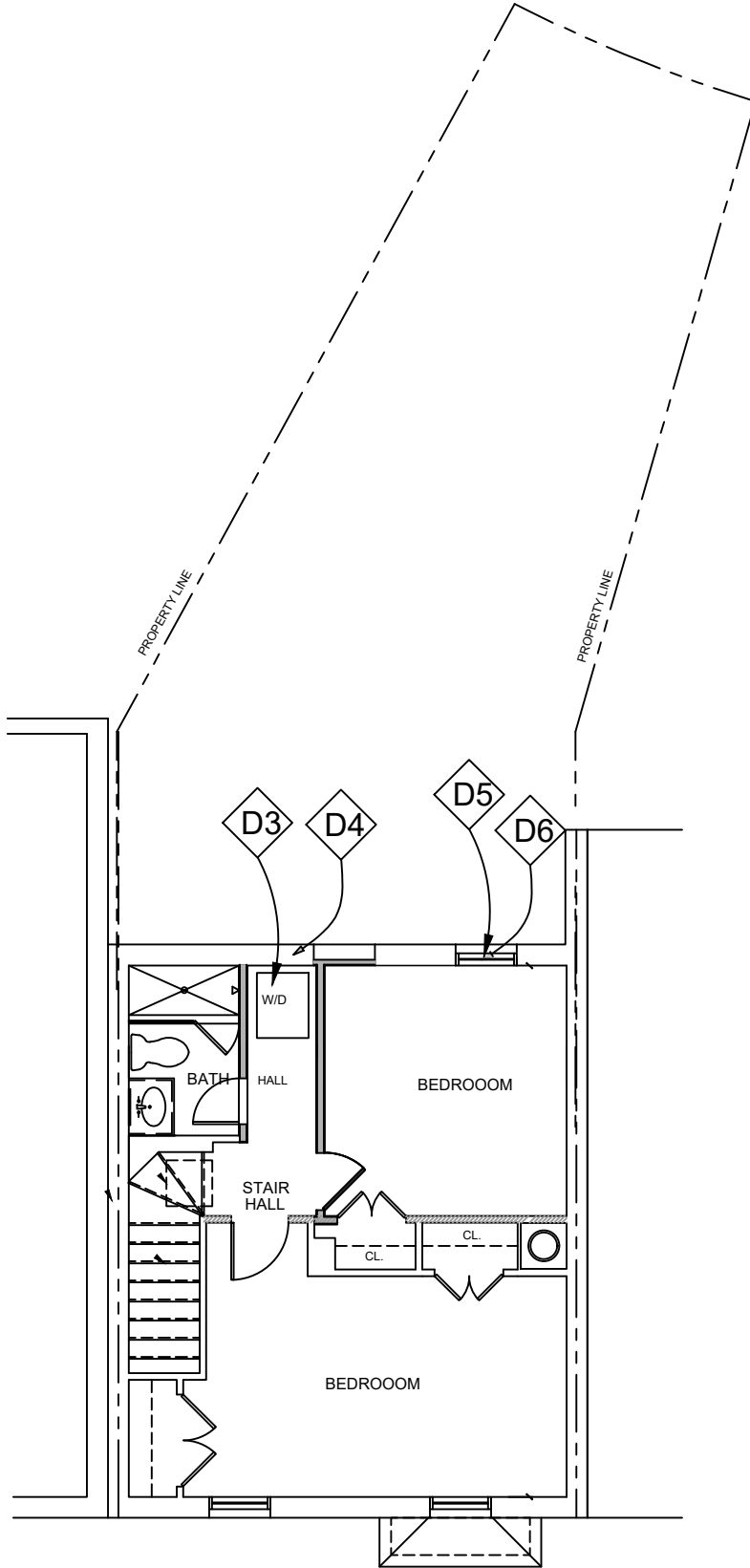
TYPICAL NEW EXTERIOR WALL; 10" CONC. WALL; SEE FOUNDATION PLAN, SHEET S004; FUR WHERE SHOWN W/ 2X6 STUDS @ 16" O.C., R-15 CLOSED CELL SPRAY FOAM INSUL. & 1/2" GYP. BD.

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



FIRST FLOOR DEMO PLAN

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



SECOND FLOOR DEMO PLAN

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



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
- D6 REMOVAL OF OLD DOOR AND A NEW ONE INTRODUCED.



Consultant

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	
Drawn By	Peter I
Scale	As Shown

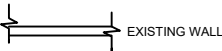
SHEET TITLE

DEMO PLAN

SHEET NO.

A-05

KEY



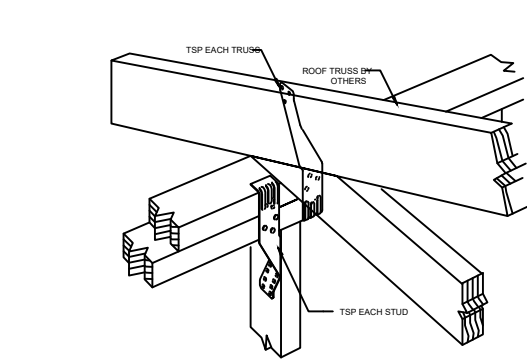
NOTE:

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

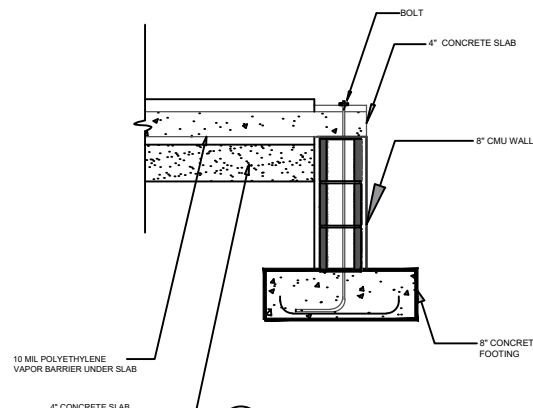
WALL TYPES

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

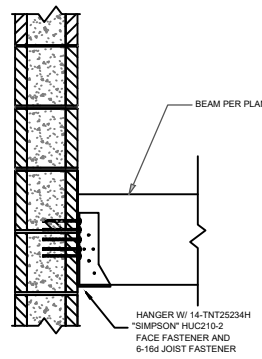




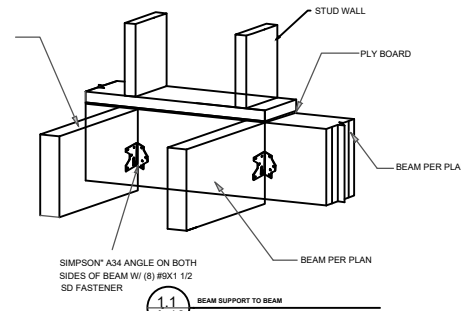
1.2  
A.10  
STUD WALL TO TRUSS CONNECTION DETAIL  
NOT TO SCALE



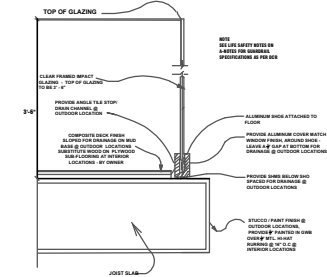
1  
A.10  
FOUNDATION DETAIL  
1 1/2 inch = 1 foot 0 inch



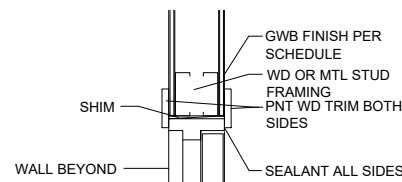
1.3  
A.10  
CMU TO HANGER CONNECTION 2  
1 1/2 inch = 1 foot 0 inch



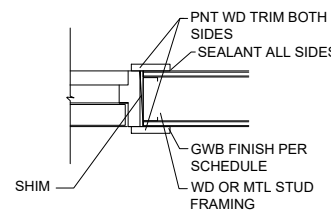
1.1  
A.10  
BEAM SUPPORT TO BEAM  
1/2 inch = 1 foot 0 inch



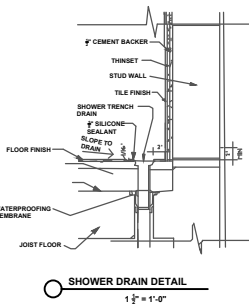
GLASS RAILING DETAIL  
1 1/2 inch = 1 foot 0 inch



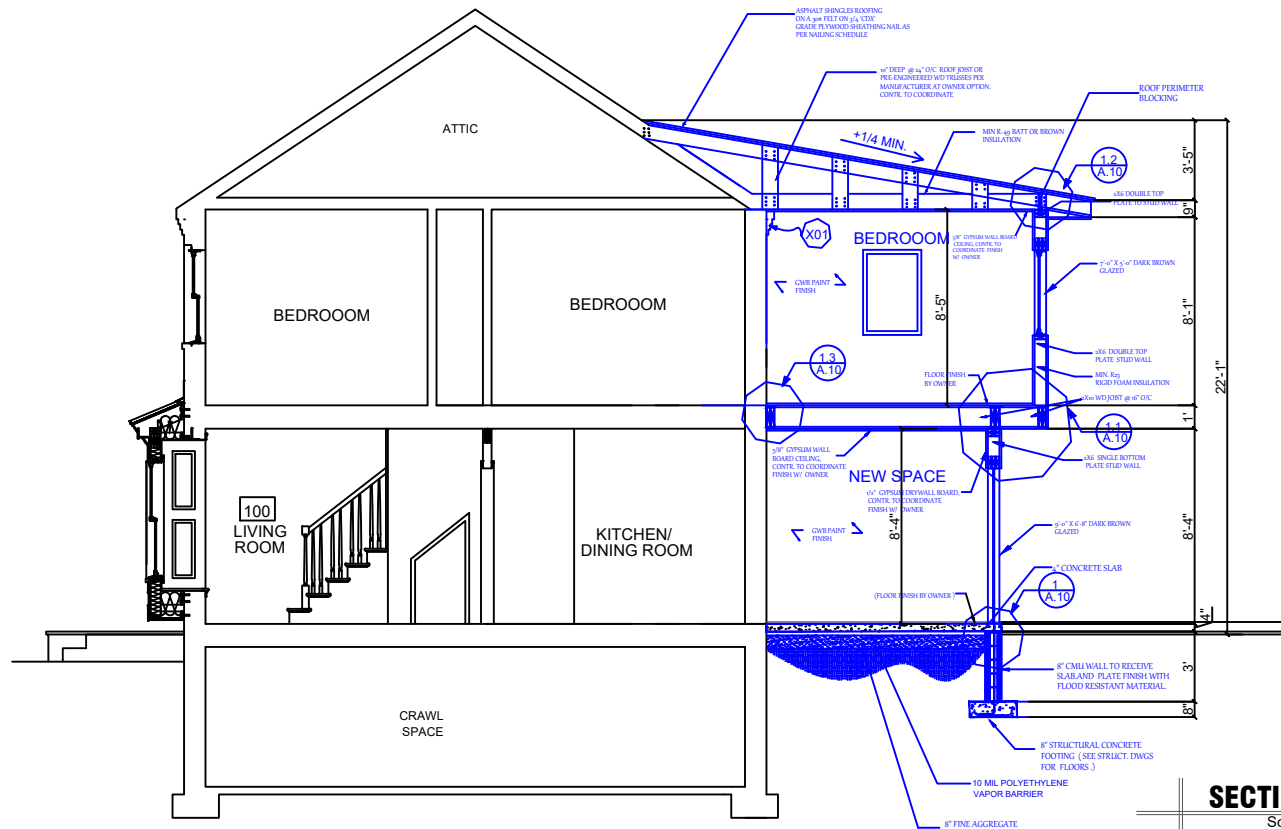
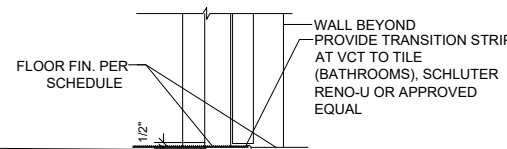
HEAD



JAMB



SHOWER DRAIN DETAIL  
1/2 inch = 1 foot 0 inch



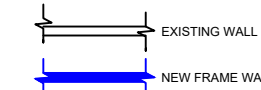
SECTION B-B

Scale: 1/4 inch = 1 foot 0 inch



## CONSTRUCTION NOTES

## KEY



- (S/CM) SMOKE/ CARBON MONOXIDE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES
- (SD) SMOKE DETECTOR; HARDWIRED W/ OTHER ALARM DEVICES

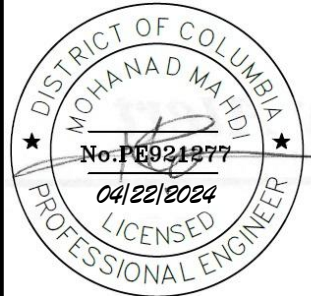
## NOTE:

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

## WALL TYPES

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

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



Consultant

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

Drawn By Peter I

Scale As Shown

SHEET TITLE

## SECTION

SHEET NO.

A-07



