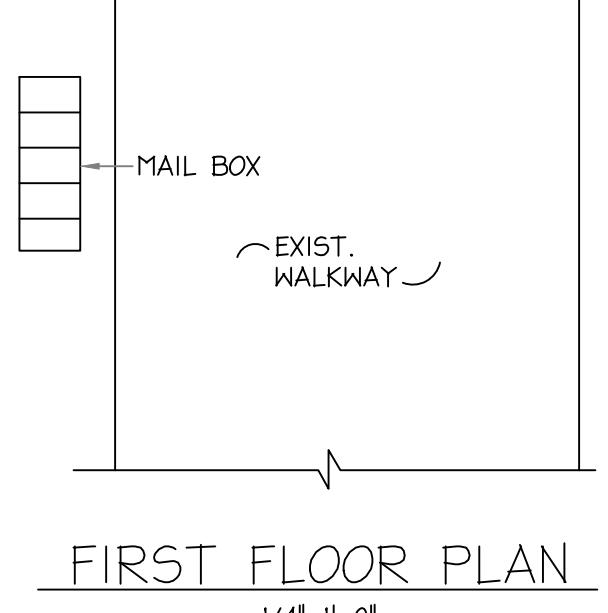
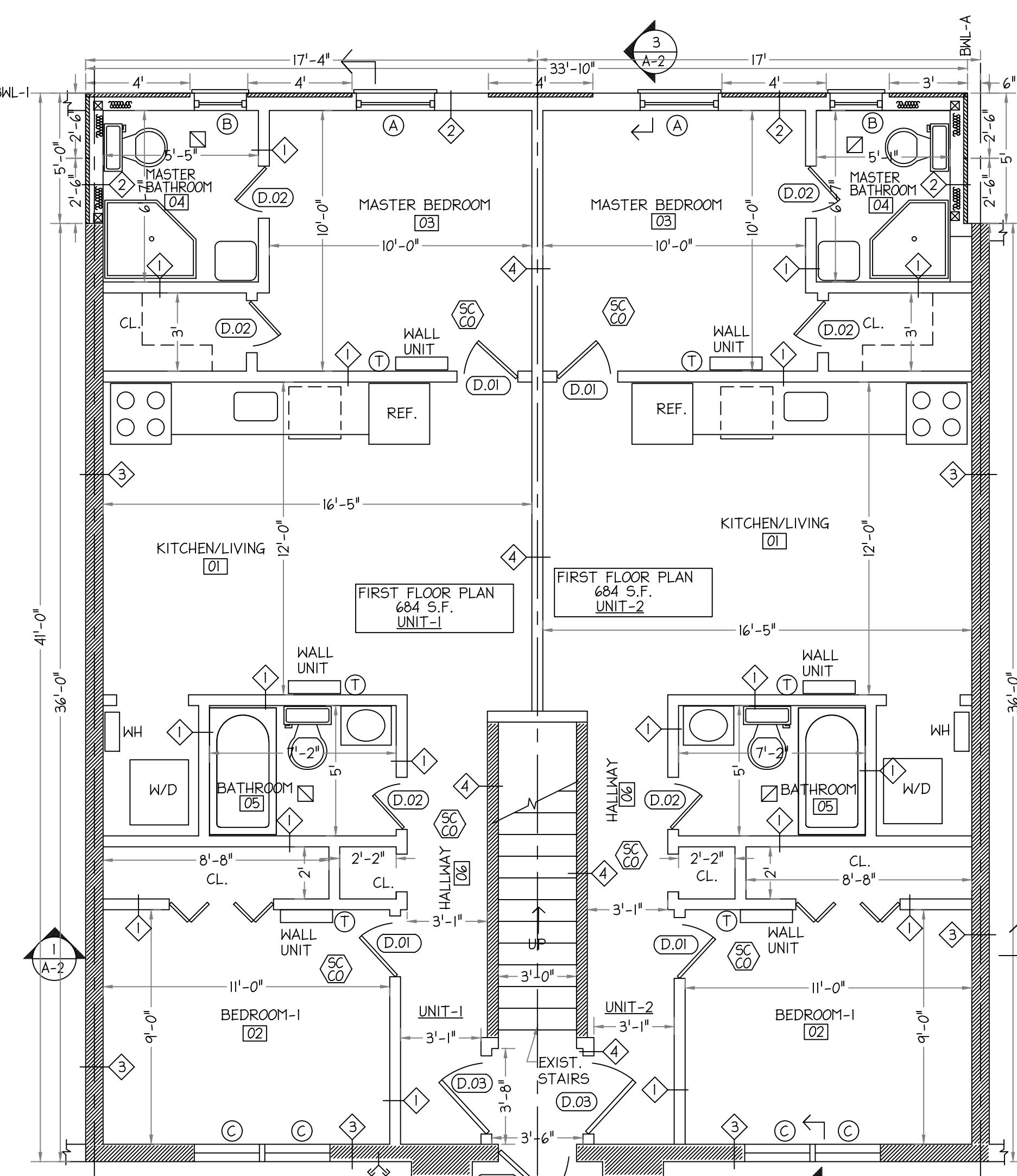
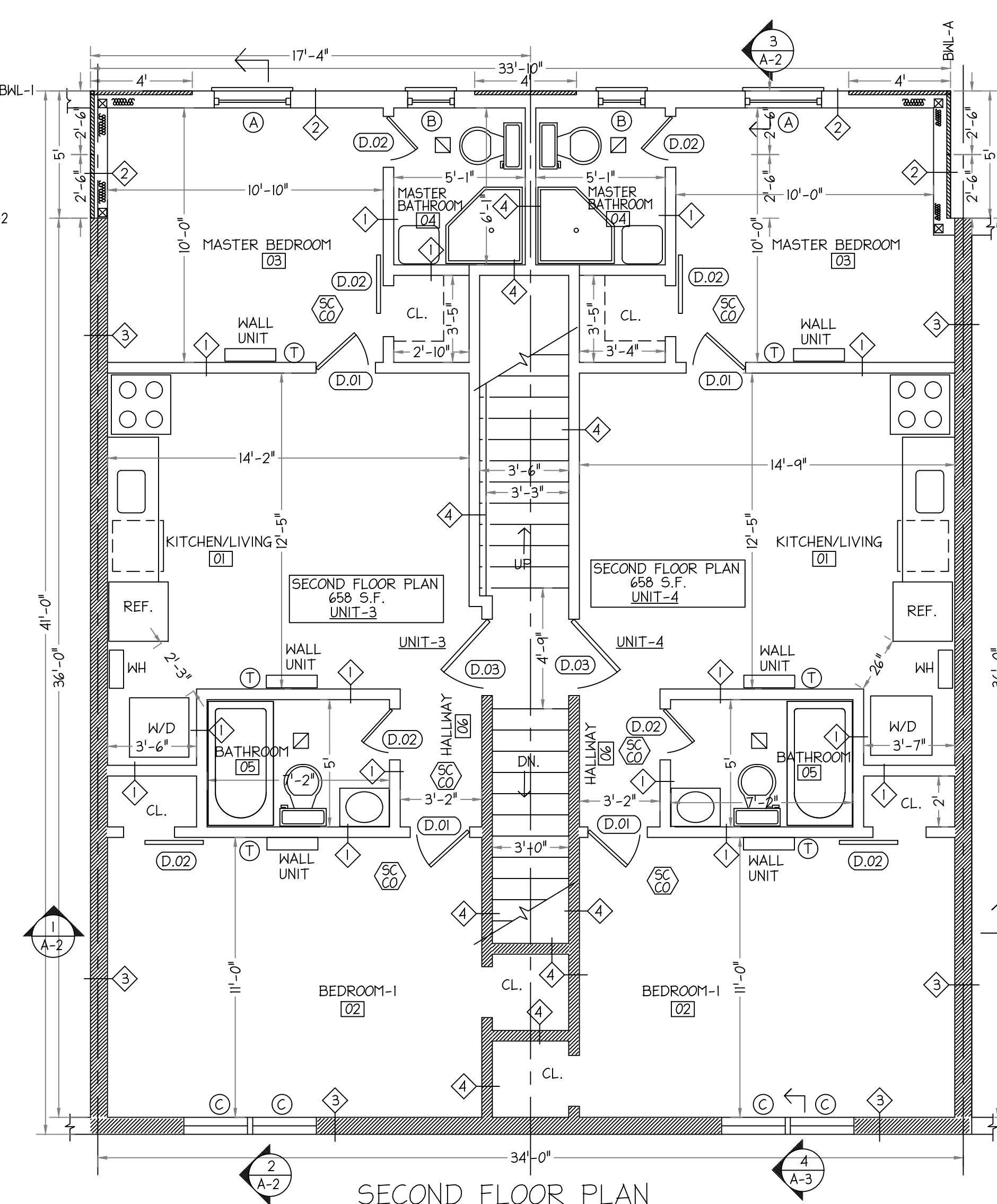


<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL WORK SHALL COMPLY WITH THE CODES SHOWN ON BUILDING CODE ANALYSIS LIVE LOADS: ROOF: SNOW LOAD/LIVE LOAD 30 PSF. DEAD LOAD TOP CHORD 7 PSF DEAD LOAD BOTTOM CHORD 10 PSF WIND SPEED OF 90 MPH-3 SECOND GUST. 1500 MIN. PSF SOIL BEARING CAPACITY. CONCRETE: ALL CONCRETE SHALL BE MIXED & PLACED IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-77) CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. FOOTING: FOOTING SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL EXTEND INTO THE UNDISTURBED SOIL A MINIMUM OF 1'-0" BOTTOM OF FOOTING SHALL BE 2'-6" MIN. BELOW FINISHED GRADE. WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY. REINFORCING STEEL: REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615 GRADE 60. ALL WOOD JOIST SHALL BE TREATED FOR TERMITES. THE SPECIES/GRADES FOR LUMBER SHALL BE SPRUCE-PINE-FIR # 1. ALL NOTES ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT THE PLANS ALL FIELD CONDITIONS MUST BE PER THE ADOPTED CODE OR IF ENGINEERED PRODUCTS ARE USED MUST BE PER THE MANUFACTURER AND DOCUMENTATION MUST BE PROVIDED TO THE FIELD INSPECTOR. DUCTWORK SHALL BE LOCATED IN BULKHEAD AS HIGH AS POSSIBLE IF ANY FUEL FIRED APPLIANCE IS INSTALLED IN THIS EXISTING DWELLING OWNER/CONTRCTOR SHALL INSTALL CARBON MONOXIDE ALARM ON OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. CONTRACTOR AND OWNER SHALL INSTALL A WINDOW WITH CLEAR OPENING OF 5.7 SQUARE FEET AT EVERY SLEEPING AREA, (WINDOW TYPE (A)) LOCATED AT 44" AFF. 		<p>INDEX OF DRAWING</p> <table border="1"> <tr> <td>A-0 COVER SHEET</td> </tr> <tr> <td>A-1 FLOOR PLANS</td> </tr> <tr> <td>A-2 SECTIONS</td> </tr> <tr> <td>A-3 EXISTING PLANS</td> </tr> <tr> <td>A-4 DETAILS</td> </tr> <tr> <td>S-1 FRAMING PLANS</td> </tr> <tr> <td>E-1 SPECIFICATIONS</td> </tr> <tr> <td>E-2 POWER AND LIGHTING PLAN</td> </tr> <tr> <td>E-3 SCHEDULES</td> </tr> <tr> <td>M-1 HVAC FLOOR PLAN</td> </tr> <tr> <td>M-2 NOTES</td> </tr> <tr> <td>P-1 PLUMBING FLOOR PLANS</td> </tr> <tr> <td>P-2 RISER DIAGRAMS</td> </tr> </table>		A-0 COVER SHEET	A-1 FLOOR PLANS	A-2 SECTIONS	A-3 EXISTING PLANS	A-4 DETAILS	S-1 FRAMING PLANS	E-1 SPECIFICATIONS	E-2 POWER AND LIGHTING PLAN	E-3 SCHEDULES	M-1 HVAC FLOOR PLAN	M-2 NOTES	P-1 PLUMBING FLOOR PLANS	P-2 RISER DIAGRAMS																																																																																		
A-0 COVER SHEET																																																																																																		
A-1 FLOOR PLANS																																																																																																		
A-2 SECTIONS																																																																																																		
A-3 EXISTING PLANS																																																																																																		
A-4 DETAILS																																																																																																		
S-1 FRAMING PLANS																																																																																																		
E-1 SPECIFICATIONS																																																																																																		
E-2 POWER AND LIGHTING PLAN																																																																																																		
E-3 SCHEDULES																																																																																																		
M-1 HVAC FLOOR PLAN																																																																																																		
M-2 NOTES																																																																																																		
P-1 PLUMBING FLOOR PLANS																																																																																																		
P-2 RISER DIAGRAMS																																																																																																		
<p>BUILDING CODE ANALYSIS</p> <p>APPLICABLE CODES:</p> <p>2017 DISTRICT OF COLUMBIA BUILDING CODE 2017 ICC RESIDENTIAL CODE 2017 D.C. GREEN CONSTRUCTION CODE 2017 D.C. ENERGY CONSERVATION CODE 2017 D.C. FIRE CODE 2017 D.C. MECHANICAL CODE 2017 D.C. PLUMBING CODE 2017 ICC EXISTING BUILDING CODE 2017 ICC GAS CODE 2011 NATIONAL ELECTRICAL CODE 2017 ICC FIRE CODE</p> <table border="1"> <tr> <td>IBC-2012 USE & OCCUPANCY CLASIFICATION</td> <td>R-2</td> </tr> <tr> <td>AFPA 101 TENANT OCCUPANCY CLASIFICATION</td> <td>RESIDENTIAL USE (APARTMENT BUILDING)</td> </tr> <tr> <td>SEPARATED MIXED USE PER IBC/NFPA</td> <td>N</td> </tr> <tr> <td>CONSTRUCTION TYPE</td> <td>V-A</td> </tr> <tr> <td>BLDG. NUMBER OF STORIES ABOVE GRADE (W/BASEMENT).</td> <td>3</td> </tr> <tr> <td>HIGH RISE</td> <td>NO</td> </tr> <tr> <td>FIRE ALARM SYSTEM</td> <td>Y</td> </tr> <tr> <td>FULLY SPRINKLED</td> <td>YES</td> </tr> <tr> <td colspan="2">TOTAL BUILDING S.F.:</td> </tr> <tr> <td>THIRD FLOOR</td> <td>UNIT 5 - 652 SF</td> </tr> <tr> <td>SECOND FLOOR</td> <td>UNIT 3 - 658 SF</td> </tr> <tr> <td>FIRST FLOOR</td> <td>UNIT 1 - 684 SF</td> </tr> <tr> <td colspan="2">UNIT 2 - 684 SF</td> </tr> <tr> <td colspan="2">TOTAL 3985F</td> </tr> <tr> <td colspan="2">ALTERATION AND ADDITION PER IEBC</td> </tr> </table>				IBC-2012 USE & OCCUPANCY CLASIFICATION	R-2	AFPA 101 TENANT OCCUPANCY CLASIFICATION	RESIDENTIAL USE (APARTMENT BUILDING)	SEPARATED MIXED USE PER IBC/NFPA	N	CONSTRUCTION TYPE	V-A	BLDG. NUMBER OF STORIES ABOVE GRADE (W/BASEMENT).	3	HIGH RISE	NO	FIRE ALARM SYSTEM	Y	FULLY SPRINKLED	YES	TOTAL BUILDING S.F.:		THIRD FLOOR	UNIT 5 - 652 SF	SECOND FLOOR	UNIT 3 - 658 SF	FIRST FLOOR	UNIT 1 - 684 SF	UNIT 2 - 684 SF		TOTAL 3985F		ALTERATION AND ADDITION PER IEBC																																																																		
IBC-2012 USE & OCCUPANCY CLASIFICATION	R-2																																																																																																	
AFPA 101 TENANT OCCUPANCY CLASIFICATION	RESIDENTIAL USE (APARTMENT BUILDING)																																																																																																	
SEPARATED MIXED USE PER IBC/NFPA	N																																																																																																	
CONSTRUCTION TYPE	V-A																																																																																																	
BLDG. NUMBER OF STORIES ABOVE GRADE (W/BASEMENT).	3																																																																																																	
HIGH RISE	NO																																																																																																	
FIRE ALARM SYSTEM	Y																																																																																																	
FULLY SPRINKLED	YES																																																																																																	
TOTAL BUILDING S.F.:																																																																																																		
THIRD FLOOR	UNIT 5 - 652 SF																																																																																																	
SECOND FLOOR	UNIT 3 - 658 SF																																																																																																	
FIRST FLOOR	UNIT 1 - 684 SF																																																																																																	
UNIT 2 - 684 SF																																																																																																		
TOTAL 3985F																																																																																																		
ALTERATION AND ADDITION PER IEBC																																																																																																		
<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> - FIRST & SECOND FLOOR ALTERATION - 5'x33' TWO STORY ADDITION - 4'x33' THIRD LEVEL ADDITION. - NEW ELECTRICAL SYSTEM - NEW HVAC SYSTEM - NEW PLUMBING SYSTEM <p>SCOPE OF IEBC ALTERATION LEVEL 3</p>																																																																																																		
<p>DESIGN CRITERIA</p> <table border="1"> <thead> <tr> <th rowspan="2">GROUND SNOW LOAD</th> <th rowspan="2">WIND SPEED MPH</th> <th rowspan="2">SEISMIC DESIGN CATEGORY</th> <th colspan="2">SUBJECT TO DAMAGED</th> <th rowspan="2">WINTER DESIGN TEMP.</th> <th rowspan="2">ICE SHIELD UNDER LAYMENT REQUIRED</th> <th rowspan="2">FLOOD HAZARD</th> <th rowspan="2">AIR FZ. INDEX</th> <th rowspan="2">MEAN ANNUAL TEMP.</th> </tr> <tr> <th>WEATHERING</th> <th>FROST LINE TEMP.</th> <th>TERMITTE</th> </tr> </thead> <tbody> <tr> <td>30 PSF</td> <td>110 MPH</td> <td>B</td> <td>SEVERE</td> <td>30 IN.</td> <td>MODERATE TO HEAVY</td> <td>15° F</td> <td>YES</td> <td>JULY 2, 1979</td> <td>300</td> <td>50° F</td> </tr> </tbody> </table> <p>MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS</p> <table border="1"> <thead> <tr> <th>USE</th> <th>LIVE LOAD</th> </tr> </thead> <tbody> <tr> <td>ATTIC WITHOUT STORAGE</td> <td>10 PSF</td> </tr> <tr> <td>GROUND SNOW LOAD</td> <td>20 PSF</td> </tr> <tr> <td>JOIST-SLEEPING AREAS LL</td> <td>30 PSF</td> </tr> <tr> <td>JOIST-NONSLEEPING AREAS LL</td> <td>40 PSF</td> </tr> <tr> <td>ROOMS OTHER THAN SLEEPING ROOMS</td> <td>40</td> </tr> <tr> <td>STAIRS</td> <td>40</td> </tr> <tr> <td>SLEEPING ROOMS</td> <td>30</td> </tr> </tbody> </table> <p>TABLE R402.1.4 U FACTORS</p> <table border="1"> <thead> <tr> <th>CLIMATE ZONE</th> <th>VENTILATION U-FACTOR</th> <th>CLG. U-FACTOR</th> <th>WALL FRAME U-FACTOR</th> <th>FLOOR U-FACTOR</th> <th>BSMT. WALL U-FACTOR</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0.30</td> <td>0.026</td> <td>0.045</td> <td>0.033</td> <td>0.045</td> </tr> </tbody> </table>				GROUND SNOW LOAD	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGED		WINTER DESIGN TEMP.	ICE SHIELD UNDER LAYMENT REQUIRED	FLOOD HAZARD	AIR FZ. INDEX	MEAN ANNUAL TEMP.	WEATHERING	FROST LINE TEMP.	TERMITTE	30 PSF	110 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	15° F	YES	JULY 2, 1979	300	50° F	USE	LIVE LOAD	ATTIC WITHOUT STORAGE	10 PSF	GROUND SNOW LOAD	20 PSF	JOIST-SLEEPING AREAS LL	30 PSF	JOIST-NONSLEEPING AREAS LL	40 PSF	ROOMS OTHER THAN SLEEPING ROOMS	40	STAIRS	40	SLEEPING ROOMS	30	CLIMATE ZONE	VENTILATION U-FACTOR	CLG. U-FACTOR	WALL FRAME U-FACTOR	FLOOR U-FACTOR	BSMT. WALL U-FACTOR	4	0.30	0.026	0.045	0.033	0.045																																											
GROUND SNOW LOAD	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGED				WINTER DESIGN TEMP.	ICE SHIELD UNDER LAYMENT REQUIRED						FLOOD HAZARD	AIR FZ. INDEX	MEAN ANNUAL TEMP.																																																																																		
			WEATHERING	FROST LINE TEMP.	TERMITTE																																																																																													
30 PSF	110 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	15° F	YES	JULY 2, 1979	300	50° F																																																																																								
USE	LIVE LOAD																																																																																																	
ATTIC WITHOUT STORAGE	10 PSF																																																																																																	
GROUND SNOW LOAD	20 PSF																																																																																																	
JOIST-SLEEPING AREAS LL	30 PSF																																																																																																	
JOIST-NONSLEEPING AREAS LL	40 PSF																																																																																																	
ROOMS OTHER THAN SLEEPING ROOMS	40																																																																																																	
STAIRS	40																																																																																																	
SLEEPING ROOMS	30																																																																																																	
CLIMATE ZONE	VENTILATION U-FACTOR	CLG. U-FACTOR	WALL FRAME U-FACTOR	FLOOR U-FACTOR	BSMT. WALL U-FACTOR																																																																																													
4	0.30	0.026	0.045	0.033	0.045																																																																																													
<p>SYMBOLS AND ABBREVIATIONS</p> <table border="1"> <tr> <td>INTERIOR ELEVATION REFERENCE</td> </tr> <tr> <td>WINDOW & DOOR DESIGNATION</td> </tr> <tr> <td>FLOOR LEVEL</td> </tr> <tr> <td>PARTITION OR WALL TYPE</td> </tr> <tr> <td>WOODEN 2x4" STUDS</td> </tr> <tr> <td>BAT INSUL. OR SOUND ATTENUATION BLANKET</td> </tr> <tr> <td>GYPSUM BOARD WALL</td> </tr> <tr> <td>EARTH</td> </tr> <tr> <td>EXISTING CONSTRUCTION TO REMAIN</td> </tr> <tr> <td>EXISTING FIXTURE OR WALL TO REMOVE</td> </tr> <tr> <td>NEW CONSTRUCTION</td> </tr> <tr> <td>SMOKE DETECTOR/CARBON MONOXIDE</td> </tr> <tr> <td>FAN No. 1</td> </tr> <tr> <td>TYPICAL WALL BRACE PANEL (WBL-X)</td> </tr> <tr> <td>4'</td> </tr> <tr> <td>AT</td> <td>AIR HANDLING UNIT</td> </tr> <tr> <td>A.F.F.</td> <td>ABOVE FINISHED FLOOR</td> </tr> <tr> <td>A.F.G.</td> <td>ABOVE FINISHED GRADE</td> </tr> <tr> <td>ABV.</td> <td>ABOVE</td> </tr> <tr> <td>APPROX.</td> <td>APPROXIMATE</td> </tr> <tr> <td>BLDG.</td> <td>BUILDING</td> </tr> <tr> <td>C.M.U.</td> <td>CONCRETE MASONRY UNIT</td> </tr> <tr> <td>CLG.</td> <td>CEILING</td> </tr> <tr> <td>CL.</td> <td>CLOSET</td> </tr> <tr> <td>CONC.</td> <td>CONCRETE</td> </tr> <tr> <td>CU.</td> <td>CONDENSING UNIT</td> </tr> <tr> <td>CONST.</td> <td>CONSTRUCTION</td> </tr> <tr> <td>CONT.</td> <td>CONTINUOUS</td> </tr> <tr> <td>D/W</td> <td>DISHWASHER</td> </tr> <tr> <td>DEPO</td> <td>DEMOLITION</td> </tr> <tr> <td>DIA.</td> <td>DIAMETER</td> </tr> <tr> <td>DIM.</td> <td>DIMENSION</td> </tr> <tr> <td>DN</td> <td>DOWN</td> </tr> <tr> <td>DIG.</td> <td>DRAWING</td> </tr> <tr> <td>EA</td> <td>EACH</td> </tr> <tr> <td>ELEV.</td> <td>ELEVATION</td> </tr> <tr> <td>ELECT.</td> <td>ELECTRICAL</td> </tr> <tr> <td>EQUIP.</td> <td>EQUIPMENT</td> </tr> <tr> <td>EXIST.</td> <td>EXISTING</td> </tr> <tr> <td>FIN.</td> <td>FINISH</td> </tr> <tr> <td>FIXT.</td> <td>FIXTURE</td> </tr> <tr> <td>FLR.</td> <td>FLOOR</td> </tr> <tr> <td>HDR</td> <td>HEADER</td> </tr> <tr> <td>SF</td> <td>SQUARE FEET</td> </tr> <tr> <td>PWDR</td> <td>POWDER</td> </tr> <tr> <td>GYP. BD.</td> <td>GYPSUM BOARD</td> </tr> <tr> <td>HOLLOW METAL</td> <td>HOLLOW METAL</td> </tr> <tr> <td>HGT.</td> <td>HEIGHT</td> </tr> <tr> <td>HORIZ.</td> <td>HORIZONTAL</td> </tr> <tr> <td>IN.</td> <td>IN.</td> </tr> <tr> <td>INSUL.</td> <td>INSULATION</td> </tr> <tr> <td>INT.</td> <td>INTERIOR</td> </tr> <tr> <td>J.B.</td> <td>JUNCTION BOX</td> </tr> <tr> <td>KIT.</td> <td>KITCHEN</td> </tr> <tr> <td>LAV.</td> <td>LAVATORY</td> </tr> </table>				INTERIOR ELEVATION REFERENCE	WINDOW & DOOR DESIGNATION	FLOOR LEVEL	PARTITION OR WALL TYPE	WOODEN 2x4" STUDS	BAT INSUL. OR SOUND ATTENUATION BLANKET	GYPSUM BOARD WALL	EARTH	EXISTING CONSTRUCTION TO REMAIN	EXISTING FIXTURE OR WALL TO REMOVE	NEW CONSTRUCTION	SMOKE DETECTOR/CARBON MONOXIDE	FAN No. 1	TYPICAL WALL BRACE PANEL (WBL-X)	4'	AT	AIR HANDLING UNIT	A.F.F.	ABOVE FINISHED FLOOR	A.F.G.	ABOVE FINISHED GRADE	ABV.	ABOVE	APPROX.	APPROXIMATE	BLDG.	BUILDING	C.M.U.	CONCRETE MASONRY UNIT	CLG.	CEILING	CL.	CLOSET	CONC.	CONCRETE	CU.	CONDENSING UNIT	CONST.	CONSTRUCTION	CONT.	CONTINUOUS	D/W	DISHWASHER	DEPO	DEMOLITION	DIA.	DIAMETER	DIM.	DIMENSION	DN	DOWN	DIG.	DRAWING	EA	EACH	ELEV.	ELEVATION	ELECT.	ELECTRICAL	EQUIP.	EQUIPMENT	EXIST.	EXISTING	FIN.	FINISH	FIXT.	FIXTURE	FLR.	FLOOR	HDR	HEADER	SF	SQUARE FEET	PWDR	POWDER	GYP. BD.	GYPSUM BOARD	HOLLOW METAL	HOLLOW METAL	HGT.	HEIGHT	HORIZ.	HORIZONTAL	IN.	IN.	INSUL.	INSULATION	INT.	INTERIOR	J.B.	JUNCTION BOX	KIT.	KITCHEN	LAV.	LAVATORY
INTERIOR ELEVATION REFERENCE																																																																																																		
WINDOW & DOOR DESIGNATION																																																																																																		
FLOOR LEVEL																																																																																																		
PARTITION OR WALL TYPE																																																																																																		
WOODEN 2x4" STUDS																																																																																																		
BAT INSUL. OR SOUND ATTENUATION BLANKET																																																																																																		
GYPSUM BOARD WALL																																																																																																		
EARTH																																																																																																		
EXISTING CONSTRUCTION TO REMAIN																																																																																																		
EXISTING FIXTURE OR WALL TO REMOVE																																																																																																		
NEW CONSTRUCTION																																																																																																		
SMOKE DETECTOR/CARBON MONOXIDE																																																																																																		
FAN No. 1																																																																																																		
TYPICAL WALL BRACE PANEL (WBL-X)																																																																																																		
4'																																																																																																		
AT	AIR HANDLING UNIT																																																																																																	
A.F.F.	ABOVE FINISHED FLOOR																																																																																																	
A.F.G.	ABOVE FINISHED GRADE																																																																																																	
ABV.	ABOVE																																																																																																	
APPROX.	APPROXIMATE																																																																																																	
BLDG.	BUILDING																																																																																																	
C.M.U.	CONCRETE MASONRY UNIT																																																																																																	
CLG.	CEILING																																																																																																	
CL.	CLOSET																																																																																																	
CONC.	CONCRETE																																																																																																	
CU.	CONDENSING UNIT																																																																																																	
CONST.	CONSTRUCTION																																																																																																	
CONT.	CONTINUOUS																																																																																																	
D/W	DISHWASHER																																																																																																	
DEPO	DEMOLITION																																																																																																	
DIA.	DIAMETER																																																																																																	
DIM.	DIMENSION																																																																																																	
DN	DOWN																																																																																																	
DIG.	DRAWING																																																																																																	
EA	EACH																																																																																																	
ELEV.	ELEVATION																																																																																																	
ELECT.	ELECTRICAL																																																																																																	
EQUIP.	EQUIPMENT																																																																																																	
EXIST.	EXISTING																																																																																																	
FIN.	FINISH																																																																																																	
FIXT.	FIXTURE																																																																																																	
FLR.	FLOOR																																																																																																	
HDR	HEADER																																																																																																	
SF	SQUARE FEET																																																																																																	
PWDR	POWDER																																																																																																	
GYP. BD.	GYPSUM BOARD																																																																																																	
HOLLOW METAL	HOLLOW METAL																																																																																																	
HGT.	HEIGHT																																																																																																	
HORIZ.	HORIZONTAL																																																																																																	
IN.	IN.																																																																																																	
INSUL.	INSULATION																																																																																																	
INT.	INTERIOR																																																																																																	
J.B.	JUNCTION BOX																																																																																																	
KIT.	KITCHEN																																																																																																	
LAV.	LAVATORY																																																																																																	
<p>VICINITY MAP</p>																																																																																																		
<p>KEY PLAN</p>																																																																																																		
<p>COVER SHEET</p> <p>TITLE: DWG # A-0</p>																																																																																																		



BRACING WALL PANEL NOTES

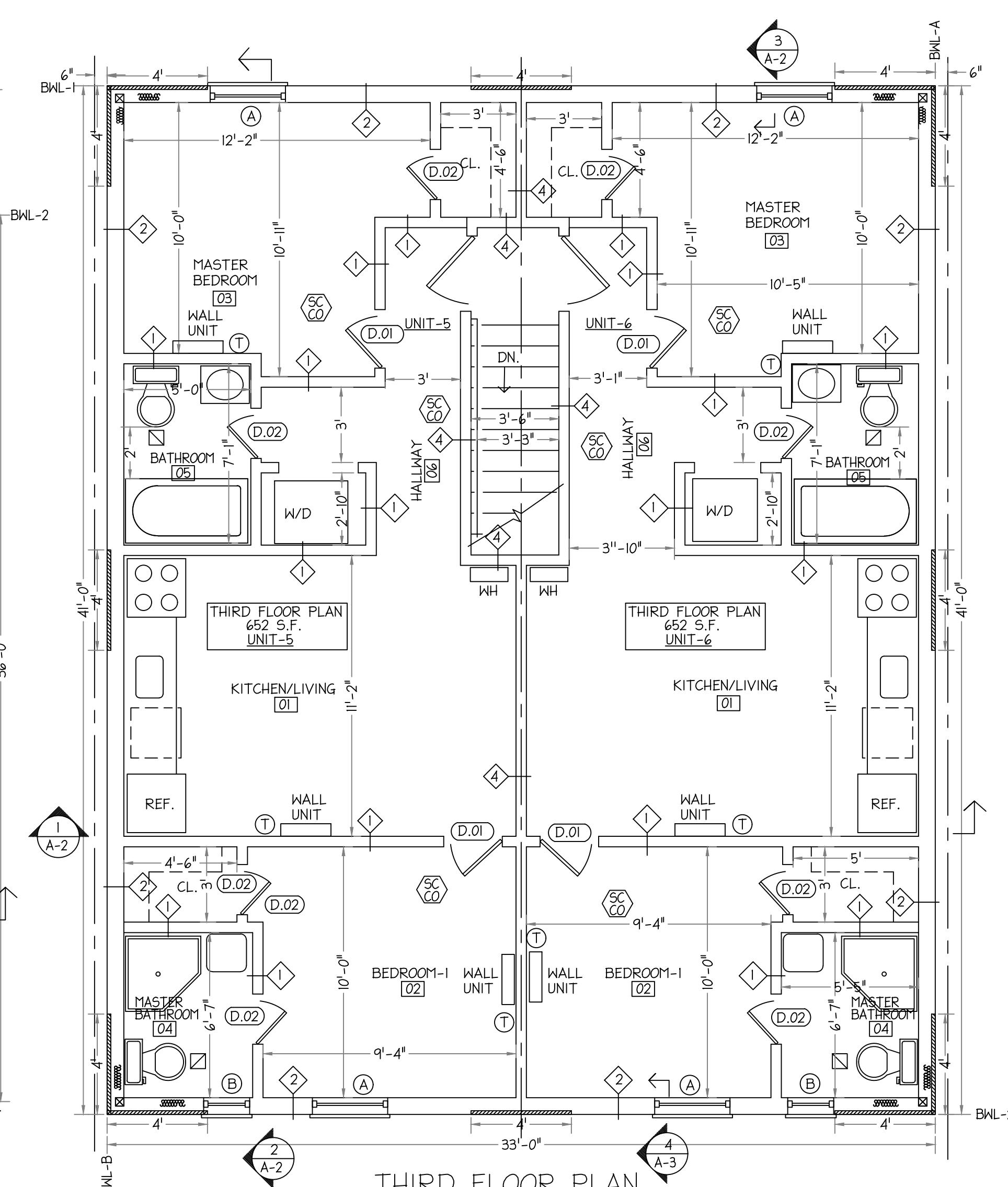
IBC 2017 BRACE WALL NOTE
2308.9.3 BRACING: BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANELS THAT MEET THE REQUIREMENTS FOR LOCATIONS, TYPE AND AMOUNT OF BRACING AS SHOWN IN FIGURE 2308.9.3, SPECIFIED IN TABLE 2308.9.3(1) AND ARE IN LINE OR OFFSET FROM EACH OTHER BY NO MORE THAN 4 FEET. BRACED WALL PANELS SHALL START NOT MORE THAN 12 HALF FEET FROM EACH END OF A BRACED WALL LINE. BRACED ARE SHOWN IN A001 AND S001 DRAWINGS AND CONSTRUCTED BY THE FOLLOWING METHOD.
WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH FOR 16 INCH STUD SPACING



WINDOW SCHEDULE			
36"	24"	36"	28"
EGRESS WINDOW	24x36 TEMPER	EXISTING	EXISTING
5/8"	5/8"	5/8"	1/4"
2. TEMPER GLASS SHALL BE PROVIDED IN WINDOWS & DOOR PANELS WHERE REQUIRED BY ALL APPLICABLE CODES.			
3. ONE INCH THICK INSULATION GLASS UNITS SHALL BE USED FOR GLASSING.			
4. WINDOW DESIGN BASED ON "AMERICAN CRAFTSMAN" DOUBLE PANES WITH LOW-E VINYL FRAME OVER HUNG OR EQUAL. (SEE SPEC.)			
5. U-FACTOR 0.38 PER TABLE C402.3 (IECC 2012 CLIMATE ZONE 4 SHGC ORIENTATION SOUTH & EAST 0.40).			
6. PER TABLE C402.4.3 MAX. AIR LEAKAGE RATE 0.20 (CFM/SF) TEST PROCEDURE AAMA/WDMA/ or NFRC 400.			
7. NEW WINDOWS REQUIRE TO BE INSTALLED WITH PROPER INSULATION AND CAULK SEALING OPENINGS PER C402.4.1.			

BRACE WALL PANEL SCHEDULE								
WIND SPEED 115 MPH-THIRD FLOOR								
BRACE LINE #	WALL LINE SPACING	MIN. LENGTH OF BRACING PANEL	PROPOSED TOT. LENGTH OF PANEL	NOMINAL PANEL THICKNESS	NAIL SIZE/SPACING			REMARKS
					EDGES INCH	FIELD INCH	SIZE	
WBL-1	4'-0"	7.5	12.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP
WBL-2	4'-0"	7.5	12.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP
WBL-A	33'-0"	6.0	12.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP
WBL-B	33'-0"	6.0	12.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP

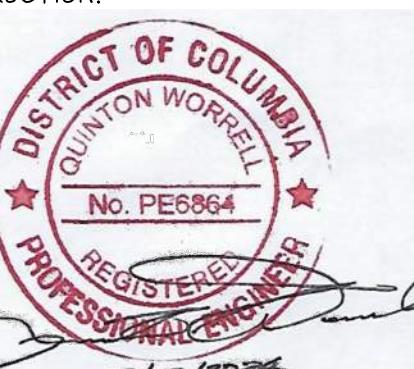
WIND SPEED 115 MPH-FIRST FLOOR								
WIND SPEED 115 MPH-SECOND FLOOR								
WBL-1	5'-0"	3.5	5.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP
WBL-2	5'-0"	3.5	5.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP
WBL-A	33'-10"	11.5	12.0	3/8"	16"	6	12	8d COMMON METHOD CS-WSP



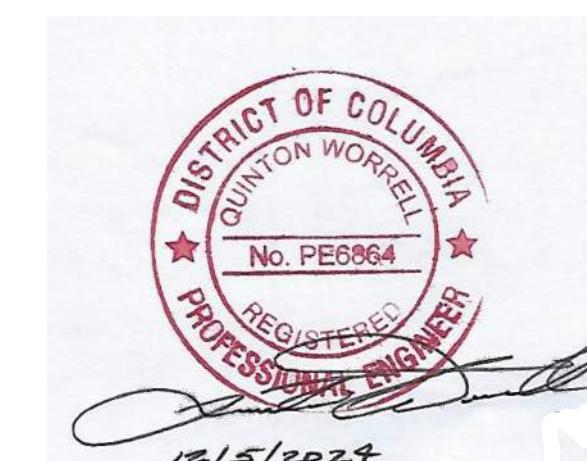
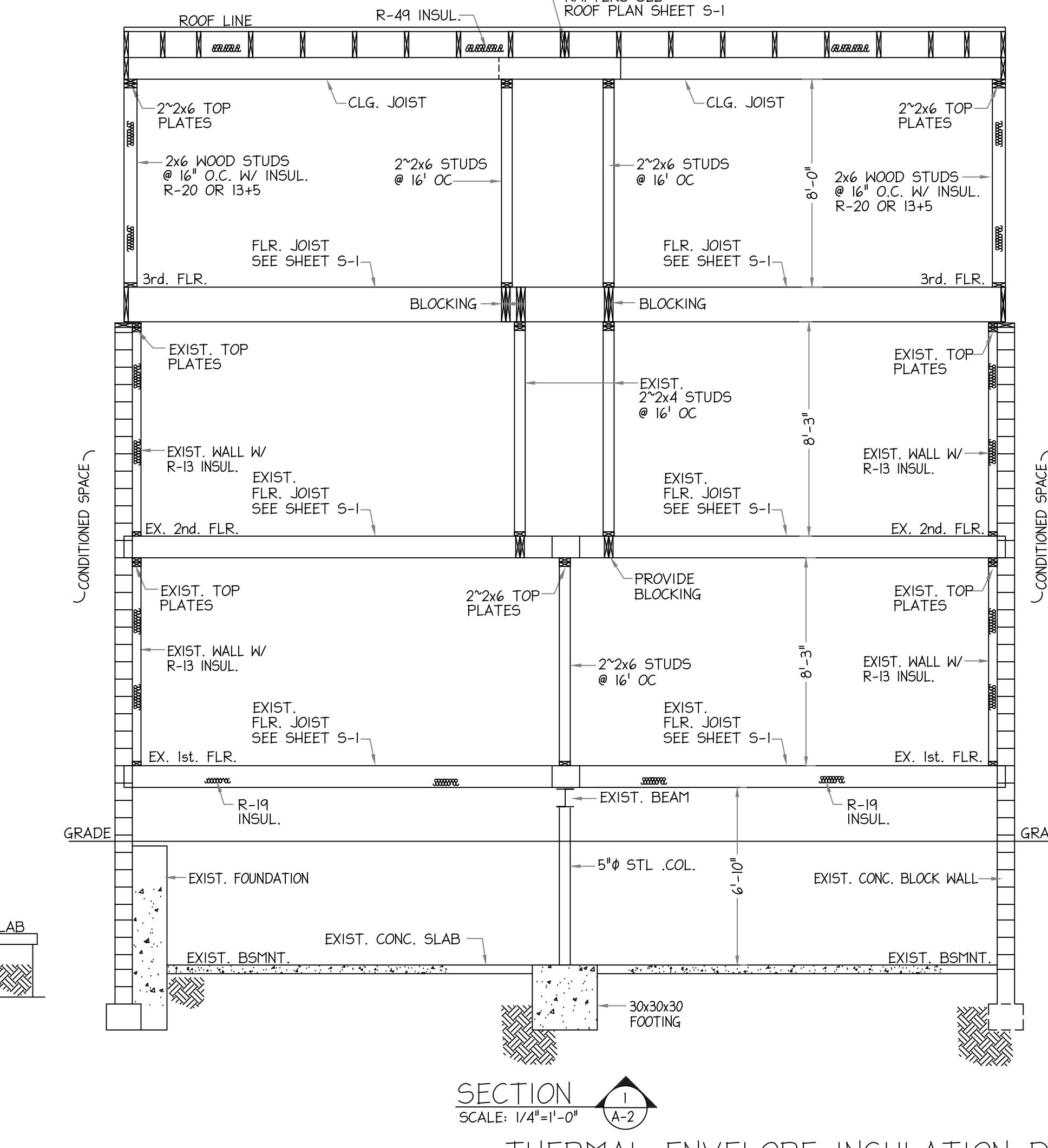
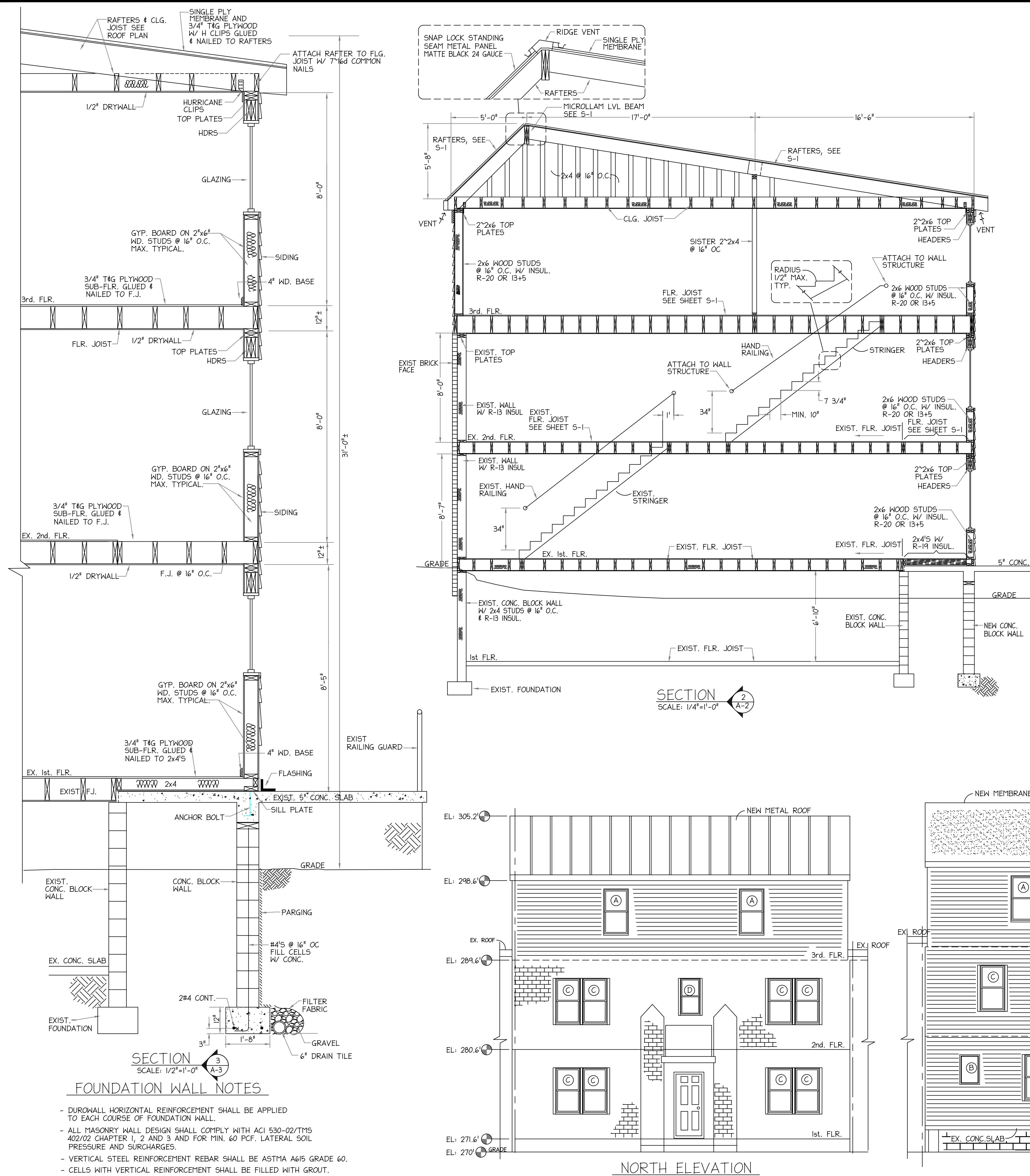
GENERAL NOTES

DIMENSIONS:

- VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
- FIRE RATED WALLS -** DIMENSIONS INDICATED ON PLANS ARE TO FACE OF STUDS, TO CONCRETE WALLS AND / OR TO CMU WALLS.
- DIMENSIONS -** TYPICAL DRAWINGS: DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
- MATERIALS -** MATERIAL AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
- GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- FINISH CLOSETS (FLOORS, BASE, WALLS, TRIM AND CEILINGS) TO MATCH ADJOINING ROOMS OR AREAS. PAINT EXPOSED WOOD.
- CERAMIC TILE: INSTALL BY THINSET METHOD UNLESS OTHERWISE INDICATED. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE. INSTALL BY MORTAR METHOD WHERE INDICATED OR SPECIFIED.
- RESILIENT FLOOR OR TILE APPLIED ON CONCRETE. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND CERAMIC WALL TILE.
- INTERIOR PAINTING:**
- PAINT SHALL BE FLAT FINISH AT OFFICE AND HALLWAYS.
- PAINT SHALL BE SEMI-GLOSS FINISH AT BATHROOMS, KITCHEN, COOKING ROOMS, MECHANICAL AND ELECTRICAL ROOMS, PUBLIC AREAS, DOORS, AND TRIM (U.N.O.).
- PROVIDE FIRE BLOCKING EVERY TEN FEET HORIZONTALLY AND VERTICALLY IN CONCEALED COMBUSTIBLE CONSTRUCTION.



SCALE: AS NOTED CABIESES APARTMENTS - ADDITION
DATE: 12-03-2024 314 DELAFIELD PLACE NW
DRAWN BY: F.C. WASHINGTON, DC. 20011
Dwg # A-1
FLOOR PLANS



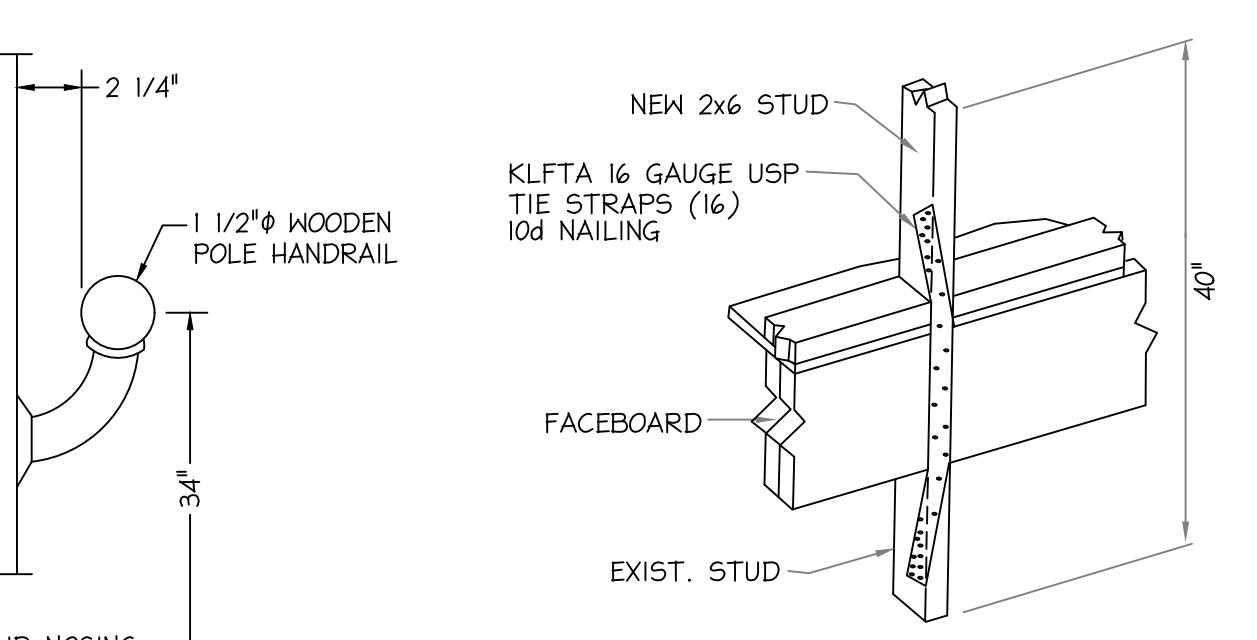
SCALE: AS NOTED
DATE: 12-03-2024
DRAWN BY: F.C.
Dwg #
CABIESSES APARTMENTS - ADDITION
314 DELAFIELD PLACE NW
WASHINGTON, DC. 20011
SECTIONS
A-2

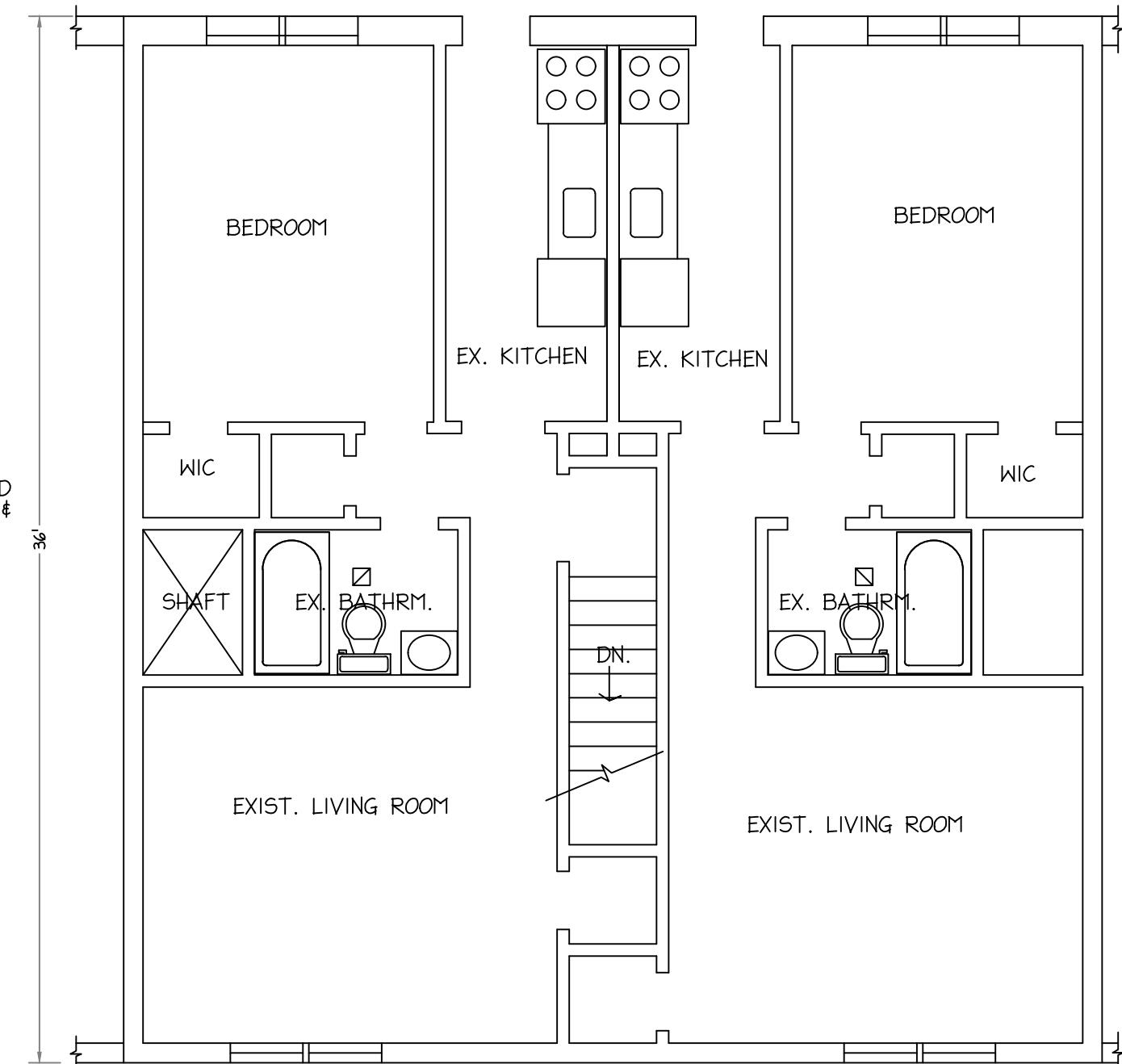
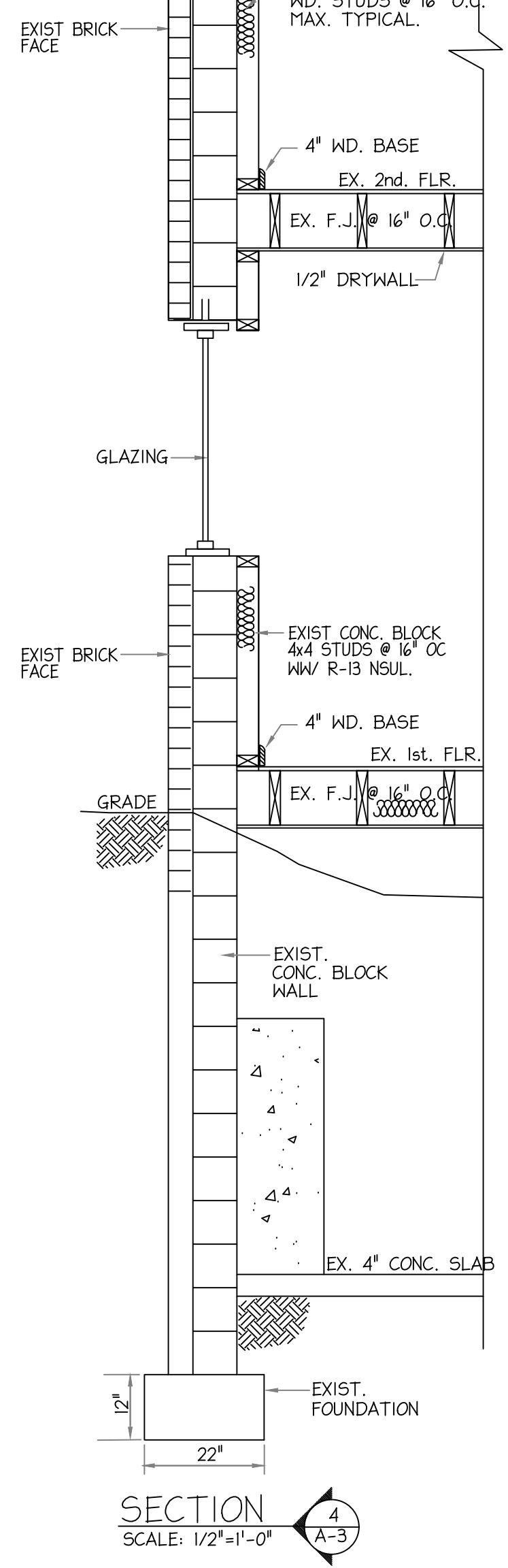
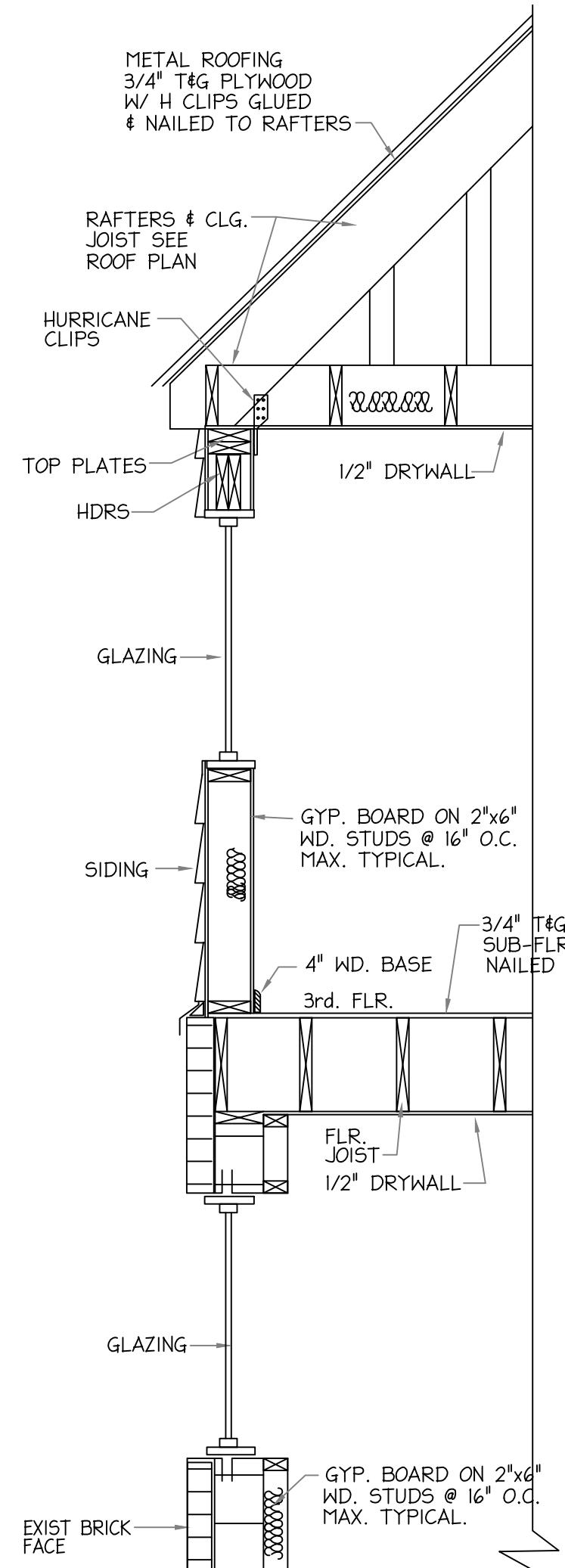
Thermal Envelope Insulation Detail

R-VALUE METHOD CLIMATE ZONE A

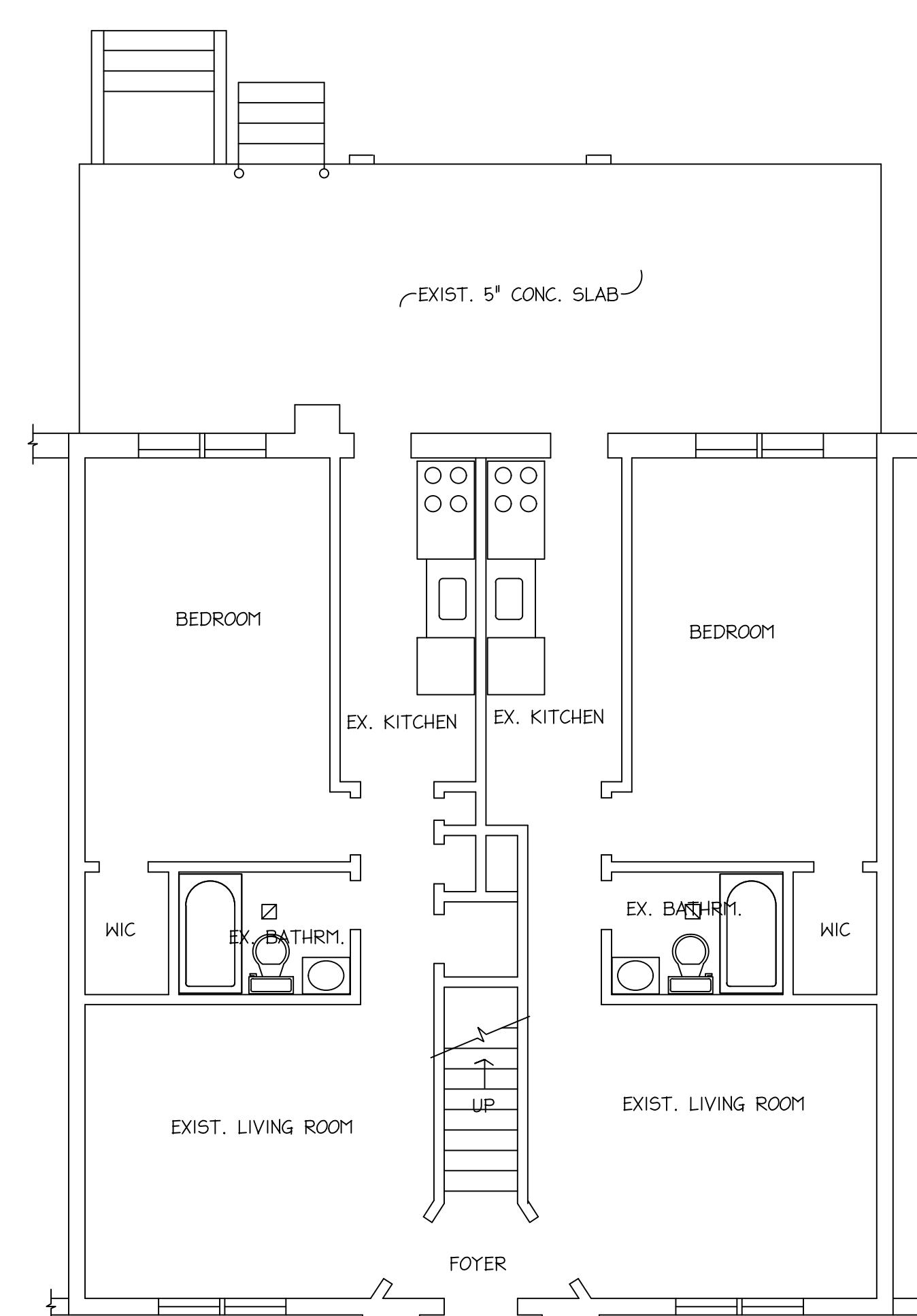
AIR LEAKAGE- THERMAL ENVELOPE NOTE:

- THIS ADDITION/EXISTING BUILDING SHALL BE TESTED FOR AIR LEAKAGE THERMAL ENVELOPE IN ACCORDANCE OF ASTM E 779 OR EQUIVALENT METHOD APPROVED BY CODE OFFICIAL.
- INSULATION MARK SHALL BE INSTALLED SUCH THAT THE MFR'S R- VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.
- FOR ADDITIONAL INFO. ON THERMAL INSULATION ON A005.

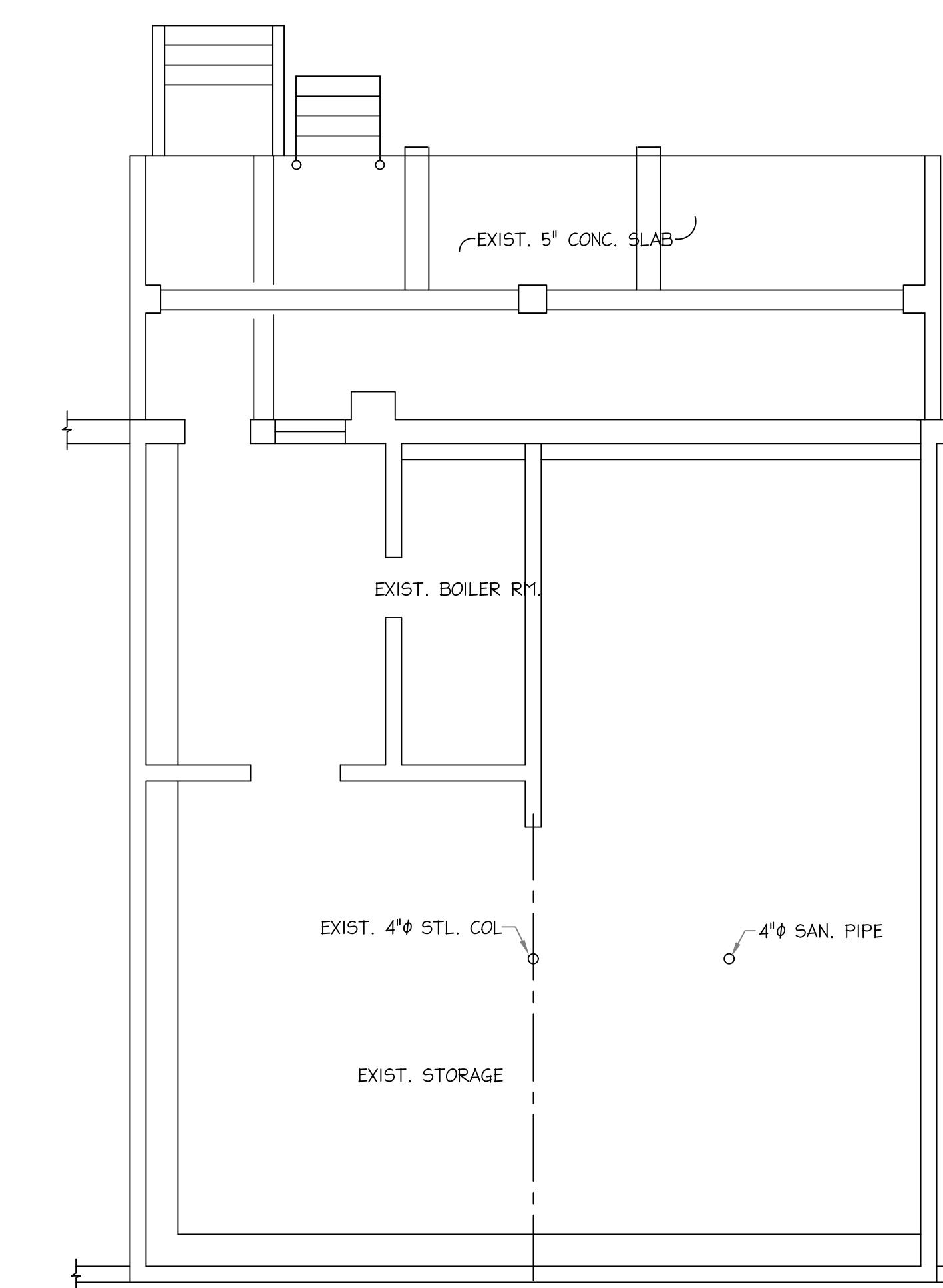




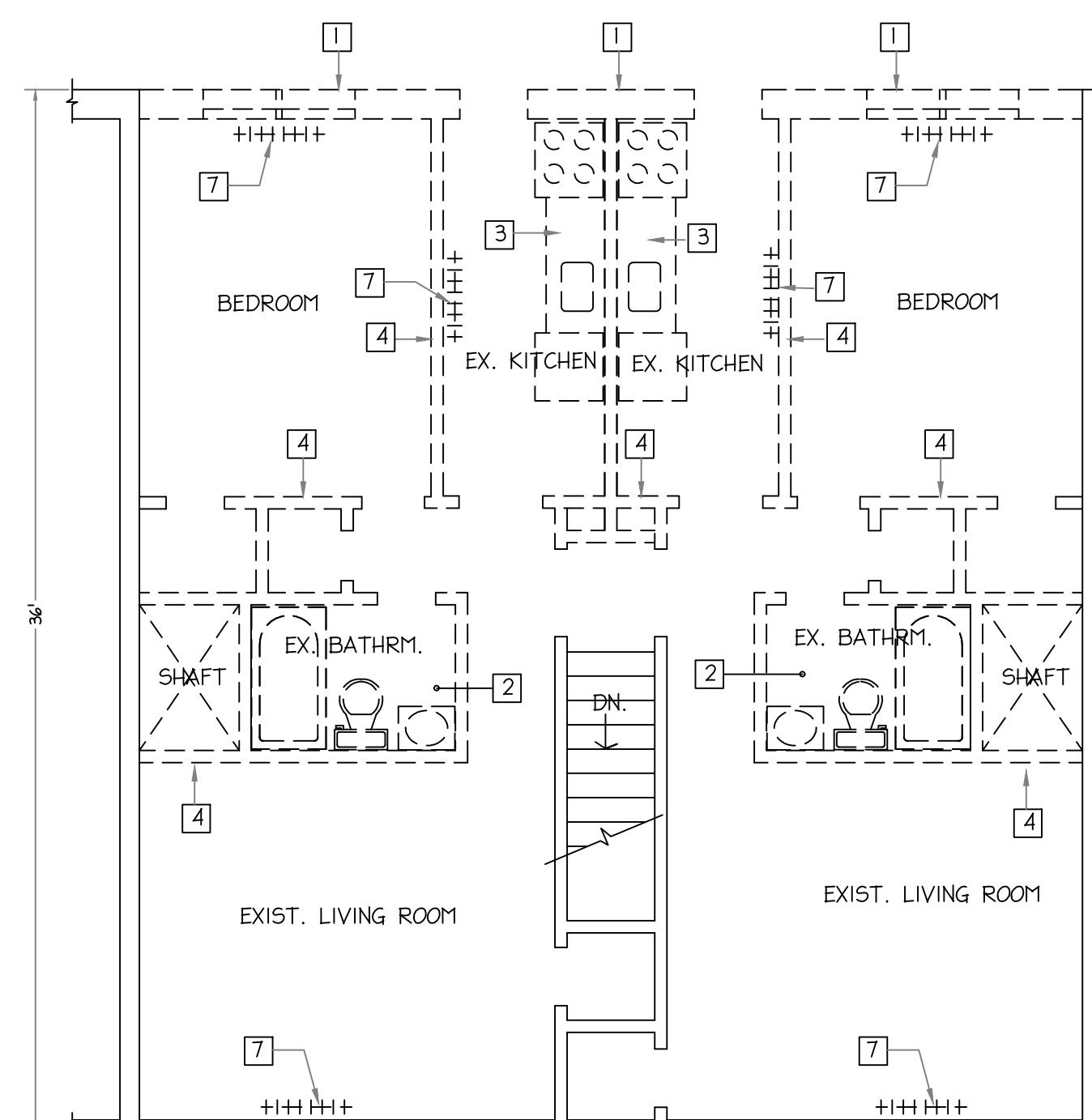
EXISTING SECOND FLOOR PLAN
3/16"=1'-0"



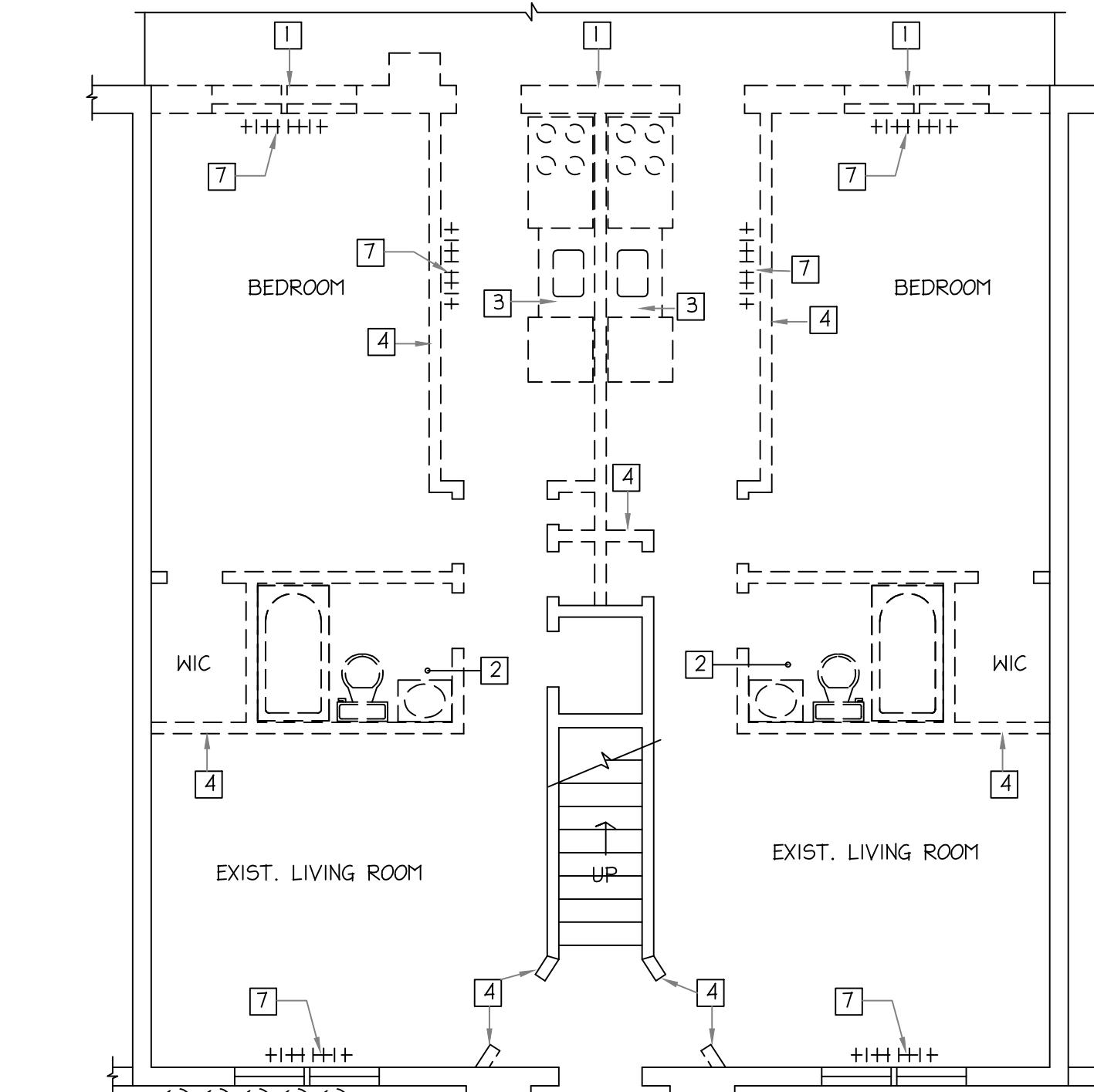
EXISTING FIRST FLOOR PLAN
3/16"=1'-0"



EXIST BASEMENT PLAN
3/16"=1'-0"



SECOND FLOOR DEMOLITION PLAN
3/16"=1'-0"



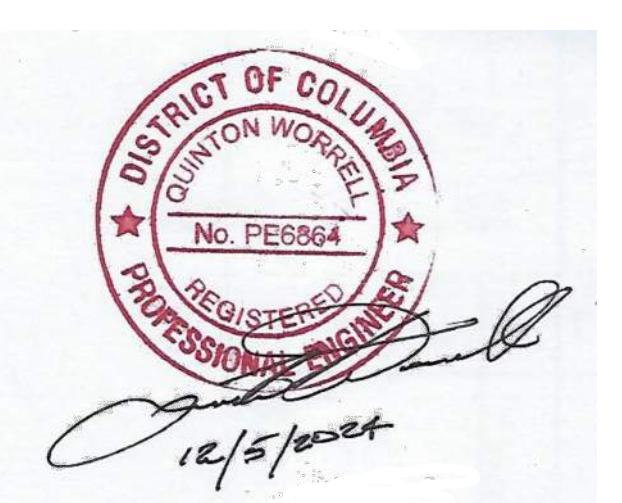
FIRST FLOOR DEMOLITION PLAN
3/16"=1'-0"

DEMOLITION NOTES

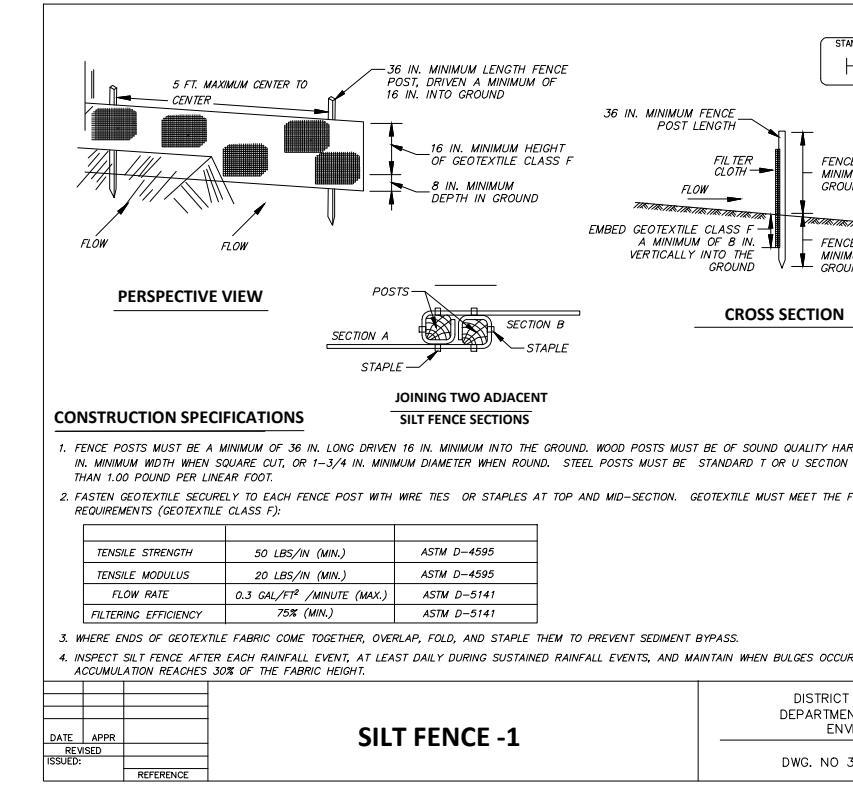
- 1 REMOVE EXISTING CONC. BLOCK WALL, BRICK & ASSOC. WINDOWS & DOOR.
- 2 REMOVE EXISTING BATHROOM WALLS & ASSOC. PLUMBING FIXTURES, CAP WATER AND SANITARY PIPING ABOVE CEILING, BELOW FLOOR. CUT WIRING BACK TO SOURCE.
- 3 REMOVE EXISTING KITCHEN WALLS & ASSOC. PLUMBING FIXTURES, CAP WATER AND SANITARY PIPING ABOVE CEILING, BELOW FLOOR. CUT WIRING BACK TO SOURCE.
- 4 REMOVE PARTITION AND ASSOC. WIRING CUT WIRING BACK TO SOURCE.
- 5 REMOVE ALL ROOF STRUCTURE, RAFTERS, PLYWOOD MEMBRANE, ETC. (NOT SHOWN).
- 6 REMOVE GAS METER, ALL ASSOC. PIPING & ASSOCIATED FIXTURES
- 7 REMOVE RADIATOR & ASSOC. PIPING & BOILER LOCATED AT BSMT.

LEGEND

— EXISTING WALL OR PARTITION TO REMAIN.
- - - EXISTING WALL OR PARTITION TO REMOVE.



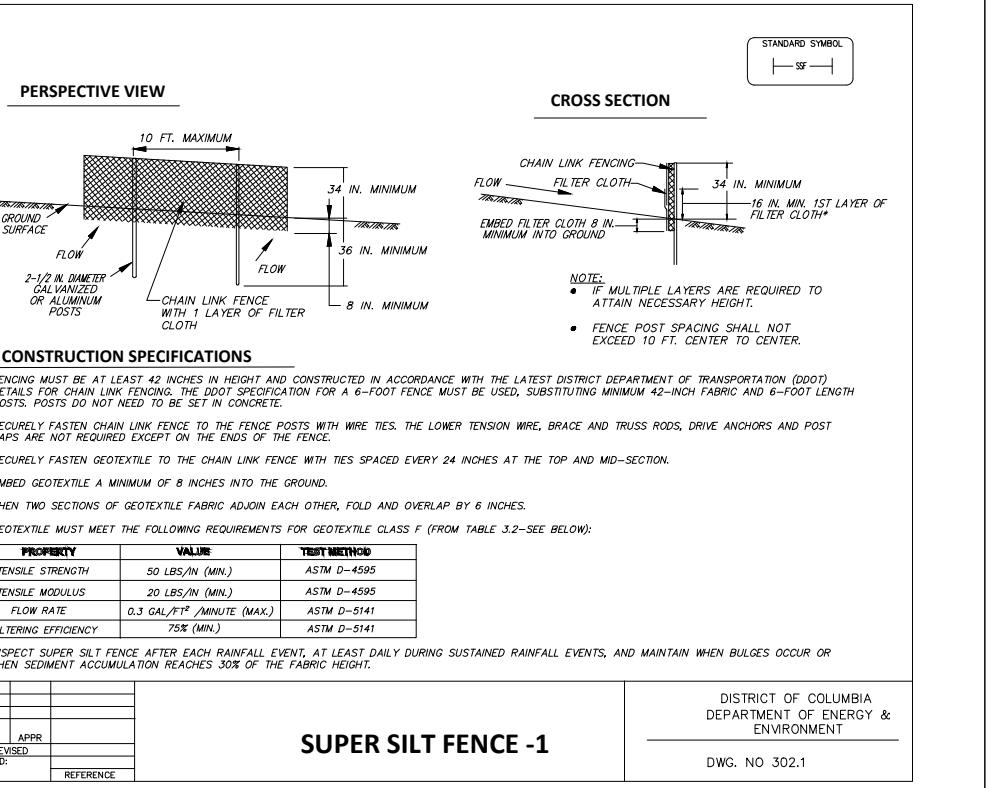
EROSION AND SEDIMENT CONTROL - 314 DELAFIELD PL NW, WASHINGTON, DC 20011



SILT FENCE -1

SILT FENCE DESIGN CRITERIA		
FLATTER THAN 50:1 (20°)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (20° TO 10°)	125	1,000
> 10:1 TO 5:1 (10° TO 20°)	100	750
> 5:1 TO 3:1 (20° TO 33°)	60	500
> 3:1 TO 2:1 (33° TO 50°)	40	250
> 2:1 (20°)	20	125

SILT FENCE -2



SUPER SILT FENCE -1

TABLE 3.3 SUPER SILT FENCE SLOPE LENGTH AND PITCH LENGTH CONSTRAINTS			
GRADE	SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM FEET)	SUPER SILT FENCE LENGTH (MAXIMUM FEET)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200	1,500
20 - 33%	5:1 - 3:1	100	500
33 - 50%	3:1 - 2:1	100	500
> 50%	> 2:1	50	250

SUPER SILT FENCE -2



Eastern Engineers Group

Engineering Consultant

312 MARSHAL AVE # 900
Laurel, MD, 20707

www.eastcoastengineersgroup.com

314 DELAFIELD PL NW,
WASHINGTON, DC
20011

RESIDENCE

19_006

ISSUED:

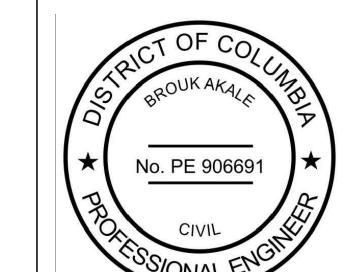
DATE DESCRIPTION

1 REVISIONS:

DATE DESCRIPTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA
LICENSE # PE#006691
EXPIRATION: 08/31/26



EROSION SEDIMENT CONTROL DETAIL

C-003



Eastern Engineers Group
Engineering Consultant

312 MARSHAL AVE # 900
Laurel, MD, 20707

www.eastcoastengineeringgroup.com

314 DELAFIELD PL NW,
WASHINGTON, DC
20011

RESIDENCE

19_006

ISSUED:

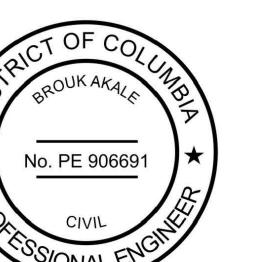
DATE DESCRIPTION

REVISIONS:

DATE DESCRIPTION

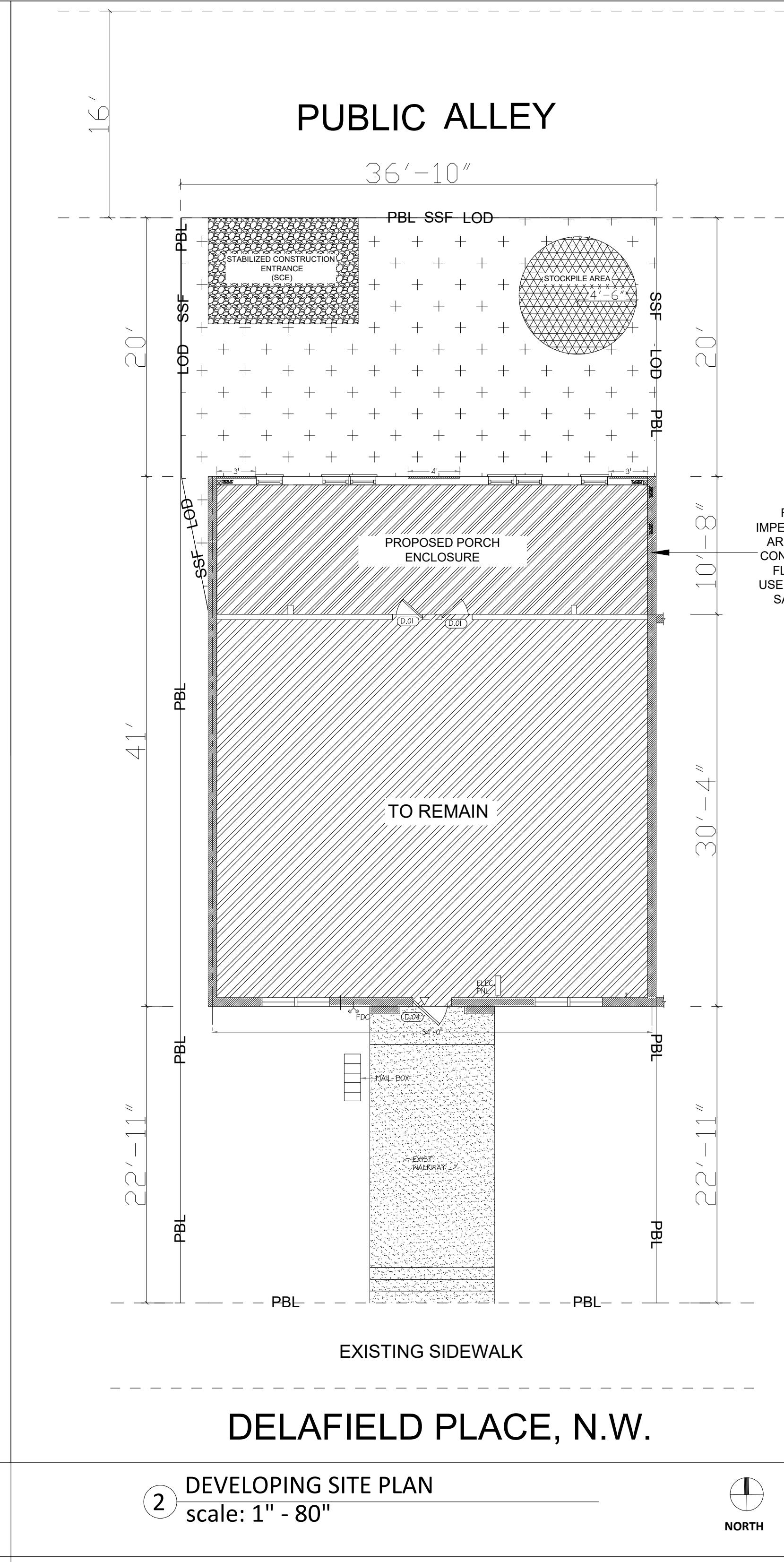
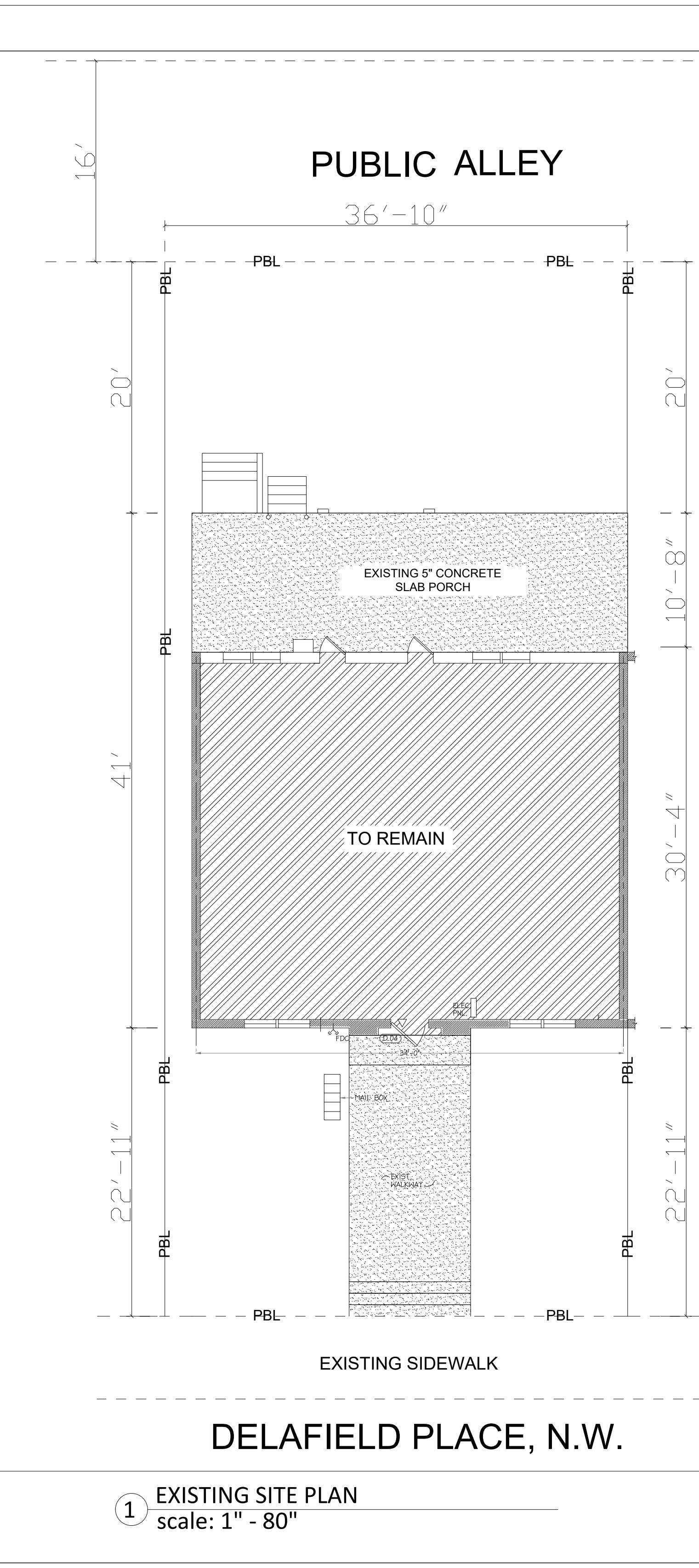
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA
LICENSE # PE906691
EXPIRATION : 08/31/26



EXISTING AND DEVELOPING SITE PLAN

C-004



LEGEND	
-PBL-	PROPERTY BOUNDARY LINE
-LOD-	LIMIT OF DISTURBANCE
-SSF-	SUPER SILT FENCE
■■■■■	EXISTING PROPERTY FOOTPRINT
■■■■■	EXISTING CONCRETE
■■■■■	STABILIZED CONSTRUCTION ENTRANCE
■■■■■	STOCKPILE AREA
+ + + + +	LOD AREA

USE CODE:023 - Residential-Flats (Less Than 5)

SOILS: UxC - URBAN LAND-SASSAFRAS
COMPLEX, 8 TO 15 PERCENT SLOPES

LOT / PARCEL # : 3,196 SF / 3304 0059

OWNER: Name
CABIESES, MARIA D

ADDRESS: 314 DELAFIELD PL NW
WASHINGTON DC 20011

GENERAL NOTES

1. WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, DISTRICT, AND LOCAL STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
2. PRIOR TO START OF THE WORK ALL THE REQUIRED PERMIT FROM DISTRICT OF COLUMBIA HAS TO EXECUTED PRIOR TO THE CONSTRUCTION.
3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE AASCD VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTENDS ONLY TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE.
5. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES.

CUT AND FILL CALCULATIONS

CUT = 0 CY: FILL = 0 CY : NET OFFSITE = 0 CY

TOTAL DISTURBED AREA - 740 SF