

SPECIFICATIONS

1. DESIGN LOADS

UNIFORMLY DISTRIBUTED LIVE LOADS USE:	LIVE LOAD	DEAD LOAD
	PSF	PSF
ATTICS WITH LIMITED STORAGE	20	10
ATTICS WITHOUT STORAGE	10	10
DECKS	40	10
EXTERIOR BALCONIES	60	10
FIRE ESCAPES	40	10
GUARDRAILS & HANDRAILS	200	10
GUARDRAILS INFILL COMPONENTS	50	10
PASSENGER VEHICLE GARAGES	50	10
ROOMS OTHER THAN SLEEPING ROOMS	40	10
ROOFS	30	17
SLEEPING ROOMS	30	10
STAIRS	40	10

2. LATERAL LOADS

- WIND 90 MILES PER HOUR 3 - SECOND GUST

3. SOIL VALUE

- ASSUMED TO BE 1,500 PSF BEARING CAPACITY
- WATER TABLE, MIN. 2'-0" BELOW BOTTOM OF ALL CONC. SLABS AND FOOTINGS.
- SOIL TYPES, FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT OR OTHER ORGANIC MATERIALS.

4. FOOTINGS

- BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MIN. INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 2' BELOW FINISHED GRADE.
- FOOTINGS FOR SOLID MASONRY PIERS SHALL PROJECT 9" EACH SIDE OF THE PIER ABOVE AND SHALL BE 1'-6" DEEP UNLESS OTHERWISE NOTED.

5. CONCRETE

- ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS. (EXCEPT STOOP AND GARAGE WHICH SHALL BE 3500 PSI @ 28 DAYS.) MAXIMUM SLUMP OF 5".
- CONCRETE TEST CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH ACI CODE AND CONTRACT SPECIFICATIONS.
- REINFORCING STEEL SHALL BE HIGH STRENGTH NEW BILLET DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
- WELDED WIRE MESH SHALL CONFORM TO ASTM 185.
- ALL EXPOSED EXTERIOR CONC. SHALL BE 6 +/- 1% AIR ENTRAINED.
- DETAILS OF REINFORCING SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:

EXPOSED	NOT EXPOSED		
	SLABS#5 OR SMALLER	#6 OR LARGER	EARTH FORMED
SLABS	3/4"	1 1/2"	2"
BEAMS	1 1/2"	1 1/2"	3"
COLUMNS	1 1/2"	1 1/2"	2"
WALLS	3/4"	1 1/2"	2"
FOOTINGS	-	3"	3"

6. CONCRETE FOUNDATION WALLS

- SEE DETAILS FOR 30#, 45# AND 60# LATERAL PRESSURE.
- FOOTINGS FOR 8" MASONRY OR CONCRETE WALLS SHALL BE 20" x 10"
- FOOTINGS FOR 10" MASONRY OR CONCRETE WALLS SHALL BE 20" x 10"
- FOOTINGS FOR 20" MASONRY OR CONCRETE WALLS SHALL BE 20" x 10"
- STEP FOOTINGS 2 HORIZONTAL UNITS TO 1 VERTICAL UNIT.
- FOOTINGS FOR MASONRY PIERS AND CHIMNEYS SHALL HAVE 6" PROJECTIONS x 12" DEPTH
- ALL FOOTINGS TO BE SIZED AS ABOVE UNLESS OTHERWISE NOTED.

7. CONCRETE SLABS ON GRADE

- UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND REINFORCED WITH 6 x 6 W1 4 x W1 4 (#10/10) WELDED WIRE FABRIC IN THE MIDDLE PORTION OF THE SLAB THICKNESS. CONCRETE TO BE POURED ON 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" THK. GRAVEL.
- PLACING, LAP, ETC., SHALL CONFORM TO WRI STANDARDS.

8. CONCRETE RETAINING WALLS

- FOOTING DOWELS SHALL PROJECT A MINIMUM OF 30 BAR DIAMETERS OR 24"
- PROVIDE WEAKENED PLANE CONTRACTION VERTICAL JOINTS AT APPROXIMATELY 25' O.C. STOP ALL HORIZONTAL BARS IN INSIDE FACE OF JOINTS.
- PROVIDE CONTINUOUS DRAINAGE SYSTEM BEHIND WALLS IN ACCORDANCE WITH SECTION R405.

9. MASONRY

- PIERS, PILASTERS, CHIMNEYS AND BEARING UNDER BEAMS SHALL BE SOLID MASONRY WITH TYPE S MORTAR ASTM C-270.
- BONDS ALL MASONRY WITH METAL JOINT REINFORCEMENT EVERY 16" VERTICALLY.
- WALLS LESS THAN 5'-0" BELOW FINISHED GRADE SHALL BE 8" THICK MASONRY. 5'-0" TO 8'-0" SHALL BE 12" THICK MASONRY REINFORCED WITH #4'S @ 24" O.C. INTO THE FOOTING TO TOP OF THE WALL WITH CELLS OF VOIDS FILLED WITH PEAGRAVEL CONC.
- TIE ALL BRICK VENEER TO WOOD STUD BACK-UP WITH CORRUGATED METAL TIES AT 24" O.C. (MAX.)
- ALL MORTAR BELOW GRADE TO BE TYPE H.
- PROVIDE 3 COURSES OF SOLID BRICK OR 1 COURSE OF 100% SOLID (NOT FILLED) BLOCK CONTINUOUS BY 8" WIDTH UNDER ALL WOOD TRUSSES AND CONC. SLABS BEARING ON MASONRY WALLS.
- UNLESS OTHERWISE NOTED, PROVIDE 6 COURSES OF SOLID BRICK OR 2 COURSES OF 100% SOLID BLOCK, 8" WIDTH x 2'-8" MIN. LENGTH AT ALL STRUCTURAL STEEL BEARING.
- PIERS INDICATED AS SOLID MASONRY SHALL BE 100% SOLID FROM TOP OF FOOTING TO BEAM BEARING.
- PIERS SHALL BE BONDED WITH HEADER COURSES.
- PROVIDE THROUGH MASONRY CONTINUITY (CEMENT GROUT) WHERE PIERS EXTEND ABOVE STEEL BEAM.

NOTES:

THESE PLANS HAVE BEEN DESIGNED FROM THE 2013 DC BUILDING CODE

FIRE EXTINGUISHER TO BE LOCATED IN KITCHEN

AFCI PROTECTION FOR ALL CIRCUITS SERVING BEDROOMS

ALL 3" 3/8", 4" DIAMETER ADJUSTABLE STEEL COLUMNS SHALL BE TAPCO MONO POST 40-300 SERIES UNO. AND CONFORM TO ASTM A513 STEEL

ALL SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP. USE CO/SMOKE COMBO DETECTORS WHEN GAS APPLIANCES ARE USED

10. MASONRY RETAINING WALLS

- FOOTING DOWELS SHALL PROJECT A MIN. OF 30 BAR DIAMETERS OR 24" WHICHEVER IS GREATER INTO WALL.
- CONCRETE BLOCKS SHALL BE 2-CELL UNITS CONFORMING TO ASTM C-90.
- KEEP CELLS TO RECEIVE BARS CLEAN OF MORTAR DROPPINGS. THE VERTICAL BARS TO DOWELS AT BOTTOMS AND SECURE WITH WIRE TIES AND SPACERS AT TOP TO ASSURE THAT BARS REMAIN IN POSITION DURING GROUTING.
- FILL ALL CELLS CONTAINING DOWELS AND VERTICAL BARS WITH PEA GRAVEL CONCRETE, 2500 PSI @ 28 DAYS OR MASONRY GROUT PER ASTM C-476. CLOSE CLEANOUTS ONLY AFTER GROUT FLOWS FULLY TO BOTTOM OF WALL. VIBRATE CONC. DURING PLACEMENT TO ELIMINATE ALL AIR POCKETS.
- MORTAR SHALL CONFORM TO ASTM C-270 TYPE H.
- PROVIDE DUROWAL (OR EQUAL) 8" O.C. VERTICALLY.

11. BACKFILL COMPACTION

- PER GEOTECHNICAL REQUIREMENTS.

12. WOOD FRAMING

- ALL SPANS OVER 15'-0" FRAMING TIMBERS SHALL BE NO. 1 YELLOW PINE, OR BETTER (F_b = 850, E = 1,300,000 PSI), F_v = 135 PSI.
- PROVIDE ANCHORAGE INTO FOUNDATION WALLS WITH 1/2" DIA A307 ANCHOR BOLTS @ 6'-0" O.C. 9" INTO CONCRETE, AND AMAX. OF 12" FROM ANY CORNER.
- ALL SPANS UP TO 15'-0" FRAMING TIMBERS SHALL BE NO. 2 HEM FIR, OR BETTER (F_b = 1,300, E = 1,700,000 PSI), F_v = 175 PSI, 2 x 12 FB = 1250 PSI.
- PROVIDE TECO FRAMING ANCHORS, OR EQUIVALENT, @ EACH ROOF JOIST BEARING POINT.
- STUDS SHALL BE MIN. S-P-F S-DRY, CONSTRUCTION GRADE.

13. WOOD TRUSSES (PREFAB / PREFAB.)

- ABOVE LISTED DESIGN LOADS WITH AMAX. DEFLECTION OF L/360 SPAN. REFER TO FLOOR TRUSSES SHALL BE DESIGNED AND SPECIFIED BY MANUFACTURER TO CARRY THE FLOOR TRUSS MANUFACTURER'S RECOMMENDATIONS FOR ERECTION BRACING, INSTALLATION METHODS, HANDLING OF TRUSSES, STORAGE, ALLOWABLE HOLE SIZES, STIFFENERS AND BEARING DETAILS.
- TRUSSES ARE DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE W/ NFPA STANDARDS. METAL PLATE CONNECTED WOOD TRUSSES (TPI-78), PUBLISHED BY THE TRUSS PLATE TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE DESIGN SPECIFICATION FOR INSTITUTE, AND FABRICATED IN ACCORDANCE W/ TPI QUALITY CONTROL MANUAL (QCM-77). LOAD TEST DATA AND DETAILS FOR TRUSS TO TRUSS CONNECTIONS AND ANY OTHER ERECTION LAYOUT, CALCULATIONS, JOINT STRENGTH INFORMATION (ALLOWABLE LOAD) INFORMATION DEEMED NECESSARY BY THE ENGINEER SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
- INSPECTED BY AN APPROVED INDEPENDENT TESTING LABORATORY.
- TRUSS DESIGN SHALL BE CERTIFIED BY A REGISTERED ENGINEER AND SHALL BE SHOP FRAMING ANCHOR EACH END.
- ROOF TRUSSES SHALL BE SECURED @ BEARING WITH ONE TECO OR EQUIVALENT PERMANENT INSTALLATION IN THE STRUCTURE IN ACCORDANCE WITH BRACING WOOD
- ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER TRUSSES (BTW-76), AS PUBLISHED BY TPI.

14. MICRO-LAM BEAMS

- SHALL HAVE AN EXTREME FIBER BENDING STRESS OF FB-2900 PSI, E-2,000,000 PSI, FV-285 PSI AND SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER.

15. PLYWOOD WEB JOISTS

- JOIST SHALL BE MANUFACTURED AND ERECTED IN ACCORDANCE W/ THE CONTRACT SPECIFICATIONS. THEY SHALL BE CAPABLE OF SUPPORTING THE DESIGN LIVE LOADS SHOWN ON THE DRAWINGS IN ADDITION TO THE DEAD LOADS SHOWN BUT NOT LESS THAN 10 PSF.

16. STRUCTURAL STEEL

- STRUCTURAL STEEL BELOW GRADE SHALL HAVE A MINIMUM OF 3" CONC. OR 4" SOLID MASONRY COVER.
- ALL WELDING SHALL CONFORM TO THE AWS STRUCTURAL WELDING CODE. WELDS SHALL BE INSTALLED BY WELDERS QUALIFIED IN ACCORDANCE W/ AWS PROCEDURES FOR WELDERS QUALIFICATION.
- ONE SHOP COAT OF PAINT, SOUTHERN COATING 1 - 0476 OF 0730, OR AN APPROVED EQUIVALENT, TWO MILS DRY FILM THICKNESS SHALL BE APPLIED TO ALL STRUCTURAL MEMBERS.
- PROVIDE MASONRY FRAMING ANCHORS AT EACH BEAM END BEARING UPON MASONRY.
- STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS FOR BUILDINGS, AND UNLESS OTHERWISE NOTED, IT SHALL CONFORM TO ASTM A-572 GR-50
- STRUCTURAL TUBING SHALL CONFORM TO ASTM A-501 W/ A MINIMUM YIELD OF 36 KSI. (ROUND ONLY) SQUARE AND RECTANGULAR SHALL CONFORM TO ASTM A-36 GR - B FY = 48 KSI
- SHOP CONNECTIONS SHALL BE WELDED.
- FIELD CONNECTIONS SHALL BE MADE W/ HIGH STRENGTH BOLTS UNLESS OTHERWISE
- HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN - OF - NUT - METHOD.

17. MISCELLANEOUS

- HANDRAILS ARE TO BE BUILT & INSTALLED PER VRC 2012
- STAIRWAYS ARE TO BE ILLUMINATED W/ A MINIMUM OF 10 FOOT CANDLES PER TREAD.
- OUTSIDE LIGHTING IS TO BE PROVIDED SO THAT DECK STAIRS ARE ILLUMINATED PER CODE

TABLE R402.1.1 (2013 DC ENERGY CONSERVATION CODE)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a

CLIMATE ZONE	FENESTRATION U-FACTOR b	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC b,e	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE i	FLOOR R-VALUE	BASEMENT c WALL R-VALUE	SLAB d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- e. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- f. There are no SHGC requirements in the Marine Zone.
- g. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- h. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- i. First value is cavity insulation, second is continuous insulation or insulated siding, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40 percent or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used—to maintain a consistent total sheathing thickness.
- j. The second R-value applies when more than half the insulation is on the interior of the mass wall.

TABLE R402.1.3 (2013 DC ENERGY CONSERVATION CODE)
EQUIVALENT U-FACTORS a

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE U-FACTOR
4	0.35	0.55	0.026	0.057	0.098	0.047	0.059	0.069

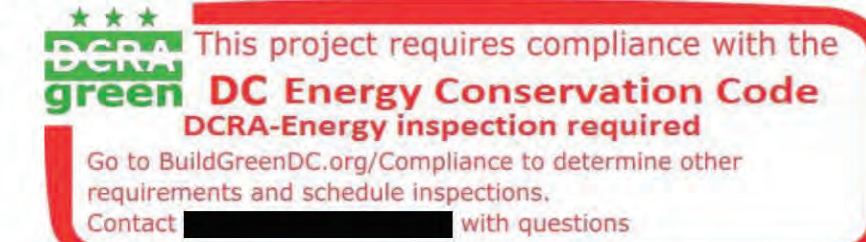
- a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
- b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.087 in Climate Zone 4 except Marine

NOTES TO ALL PARTIES INVOLVED

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE W/ THE 2013 DC BUILDING CODE
- THIS PLAN IS A BASIC PLAN. FOR THE USE OF OBTAINING A BUILDING PERMIT AND PROVIDING A LAYOUT OF THE PROPOSED WORK. FOR ALL SPECIFICATIONS, NOTES, REGULATIONS, SAFETY REQUIREMENTS, BUILDING CODES, ELECTRICAL CODES, PLUMBING CODES, OTHER APPLICABLE CODES AND ETC NOT SHOWN ON THIS PLAN, PLEASE REFER TO THE 2013 DC BUILDING CODE FOR CLARIFICATION. THIS PLAN IS NOT FOR THE USE OF OBTAINING MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND /OR THE OWNER OF THIS PROPERTY ACTING AS CONTRACTOR, TO CONSTRUCT THIS PROPOSED RESIDENTIAL STRUCTURE PER THESE APPROVED PLANS AND IN ACCORDANCE WITH THE 2013 DC BUILDING CODE.
- IF THE CONTRACTOR AND /OR PROPERTY OWNER SHOULD HAVE ANY QUESTIONS AND /OR CONCERNS AT ANY TIME BEFORE OR THROUGHOUT THE CONSTRUCTION OF THIS PROJECT, THEN HE OR SHE SHOULD STOP WORK IMMEDIATELY AND CONTACT THE PERSON WHO PREPARED THESE PLANS, IN ORDER TO CLARIFY AND /OR CORRECT ANY CONFUSION AND /OR CONCERNS. THIS WILL HELP TO PREVENT UNNECESSARY MISTAKES, INJURIES, COST & ETC.
- THIS PROPOSED STRUCTURE SHOULD BE BUILT PER THE PLANS, ONLY AFTER THEY HAVE BEEN APPROVED BY THE APPROPRIATE COUNTY /CITY JURISDICTION, AND FOR ANY PARTS OF THIS PLAN THAT MAY APPEAR TO BE INCORRECT OR CONTRADICTIVE TO THE 2013 DC BUILDING CODE (EVEN IF THEY ARE ALREADY APPROVED AND CONSTRUCTION IS UNDER WAY), THEN IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND /OR PROPERTY OWNER TO CONTACT THE PERSON WHO PREPARED THESE PLANS, IN ORDER TO CLARIFY SUCH CONCERNS. IF IT IS NECESSARY, REVISIONS WILL NEED TO BE MADE THROUGH THE APPROPRIATE COUNTY /CITY JURISDICTION PRIOR TO CONSTRUCTION. THIS STRUCTURE MUST BE CONSTRUCTED PER THE 2013 DC BUILDING CODE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND /OR PROPERTY OWNER TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED, THAT THEY DO NOT EXPIRE AND THAT ALL REQUIRED INSPECTIONS ARE SCHEDULED AND APPROVED. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND /OR PROPERTY OWNER TO ENSURE THAT ALL OF THE REQUIRED PERMITS REMAIN ACTIVE UNTIL ALL OF THE REQUIRED PERMITS ARE "FINALED - OUT" / APPROVED WITH THE APPROPRIATE COUNTY /CITY INSPECTION OFFICE.
- THE CONTRACTOR AND /OR PROPERTY OWNER IS RESPONSIBLE AND LIABLE FOR THE LIVES AND SAFETY OF ANY AND /OR ALL OCCUPANTS OF THE PROPERTY, THEIR VISITORS AND THE PEOPLE PERFORMING THE LABOR /TRADE CONSTRUCTION SERVICES - BEFORE, DURING, AND AFTER CONSTRUCTION OF THIS PROJECT - ON THIS PROPERTY. THE CONTRACTOR AND /OR PROPERTY OWNER IS ALSO RESPONSIBLE AND LIABLE FOR ANY AND /OR ALL DAMAGE(S) TO THIS PROPERTY - BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR AND /OR PROPERTY OWNER WILL BE RESPONSIBLE FOR USING THE CORRECT MATERIALS SPECIFIED AND NOT SPECIFIED IN THIS PLAN AND THAT THOSE MATERIALS WILL BE OF GOOD QUALITY. THE CONTRACTOR AND /OR PROPERTY OWNER IS ALSO RESPONSIBLE FOR ENSURING THAT ALL INDIVIDUAL(S) PERFORMING ANY WORK ARE KNOWLEDGEABLE AND COMPETENT ENOUGH TO PERFORM CONSTRUCTION LABOR /TRADE SERVICES AND THAT THEY ARE USING SAFE CONSTRUCTION PRACTICES AT ALL TIMES. THE CONTRACTOR AND /OR PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THAT ANY INDIVIDUAL(S) PERFORMING ANY TYPE OF CONSTRUCTION SERVICES AT ANY TIME OF THIS PROJECT, THAT HE OR SHE CAN COMPREHEND THE ENGLISH LANGUAGE, COMPREHEND THESE PLANS, AND IS FAMILIAR WITH AND UNDERSTANDING OF THE 2013 DC BUILDING CODE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND /OR PROPERTY OWNER TO ENSURE THAT ALL EXISTING SITE CONDITIONS ARE VERIFIED IN THE FIELD. HE OR SHE MUST ALSO VERIFY THAT ALL EXISTING CONDITIONS IN THE FIELD CORRESPOND WITH WHAT IS SHOWN ON THESE PLANS THAT ARE APPROVED BY THE APPROPRIATE COUNTY /CITY JURISDICTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND /OR PROPERTY OWNER TO ENSURE THAT ALL EXISTING FIELD CONDITIONS MEET THE 2013 DC BUILDING CODE. IF IT IS DISCOVERED THAT THE EXISTING SITE /STRUCTURE(S) DOES NOT MEET CURRENT APPLICABLE STATE, COUNTY, AND CITY CODES AND ORDINANCES, THEN THE CONTRACTOR AND /OR PROPERTY OWNER IS RESPONSIBLE FOR MODIFYING /UPGRADING THE EXISTING SITE /STRUCTURE(S), IN ORDER TO MEET ANY AND ALL SUCH CURRENT CODES. THE CONTRACTOR AND /OR PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THAT ANY AND ALL EXISTING STRUCTURE(S) IS IN GOOD CONDITION AND CAN SUSTAIN ANY ALTERATIONS AND /OR ADDITIONAL LOADS BEING ADDED AS SHOWN IN THIS PLAN, PRIOR TO CONSTRUCTION.
- ONCE THE CONTRACTOR AND /OR PROPERTY OWNER HAS TAKEN POSSESSION OF THESE APPROVED PLANS FOR WHATEVER INTENT OR PURPOSE, HE OR SHE IS CERTIFYING THAT THEY AGREE WITH ALL OF THE NOTES, STATEMENTS, AND CONDITIONS LISTED ABOVE AND THAT HE OR SHE COMPREHENDS EXACTLY WHAT EACH STATEMENT IS SAYING. ALSO THE CONTRACTOR AND /OR PROPERTY OWNER IS RESPONSIBLE FOR ENSURING AND EVERY REQUIREMENT OF THESE STATEMENTS ARE PERFORMED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER, TO VERIFY THAT ALL OF THE EXISTING STRUCTURE'S DIMENSIONS, MEASUREMENTS, CONDITIONS & ETC. MATCH WHAT HAS BEEN PROPOSED IN THIS PLAN. THIS SPECIFICATIONS NEED TO BE VERIFIED & ADDRESSED PRIOR TO THE ORDERING OF MATERIALS & PRIOR TO ANY DEMO OR CONSTRUCTION BEING PERFORMED. FOR ANY PART OF THIS PROPOSED WORK, THE CONTRACTOR AND/OR HOMEOWNER IS LIABLE AND FINANCIALLY RESPONSIBLE FOR ALL COSTS, FEES, AND ETC THAT MAY OCCUR THROUGHOUT CONSTRUCTION, EVEN IF THIS PLANS ARE INCORRECT OR DIFFERENT THAN THE CONDITIONS ON THE SITE OR DIFFERENT FROM PREVIOUS CONVERSATIONS AND REQUESTS. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR ANY ADDITIONAL COSTS FOR ADDITIONAL MATERIALS, CORRECTIONS, ENGINEERING, LABOR AND ETC. THAT MAY OCCUR THROUGHOUT THIS PROJECT.

LOCAL DESIGN CRITERIA

Ground Snow Load	30 psf
Wind Speed	90 mph
Frost Depth	30"
Residential Seismic Design Category	B
Weathering Probability For Concrete	Severe
Termite Infestation Probability	Moderate To Heavy
Decay Probability	Slight To Moderate
Ice Shield Underlayment Required	Yes
Winter Design Temperature	15° F
Air Freezing Index	1500° F
Mean Annual Temperature	50° F



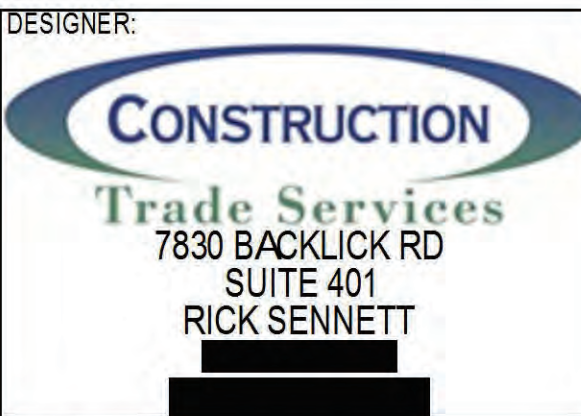
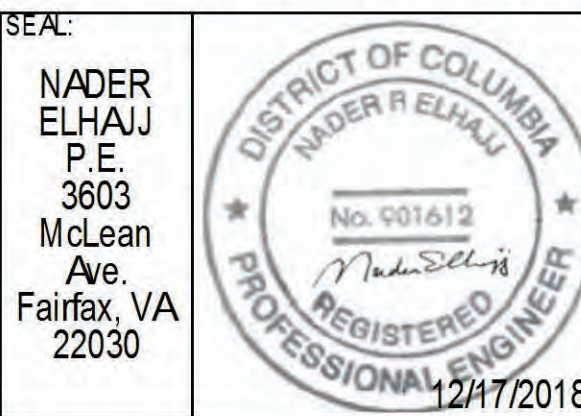
SCOPE OF WORK:

GUT ENTIRE INTERIOR OF HOUSE. REAR ADDITION TO HOUSE. UNDERPIN BASEMENT FOR CEILING HEIGHT TO MEET CODE RELOCATE STAIRS. REVISE FLOOR PLAN LAYOUT. NEW DOORS & WINDOWS. NEW FLOOR FRAMING. NEW APPLIANCE AND HVAC, WATER HEATER, AND PLUMBING FIXTURES. NEW EGRESS TO BASEMENT

ABBREVIATIONS

AF.F.	ABOVE FINISHED FLOOR
ADD.	ADDITIONAL
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BRG.	BEARING
BSMT.	BASEMENT
CER.	CERAMIC TILE
CL.	CLOSE
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CSMT.	CASEMENT
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
D.V.	DIRECT VENT
DWG(S).	DRAWING(S)
ELEV.	ELEVATION
EXT.	EXTERIOR
EA.	EACH
ELEC.	ELECTRICAL
EXIST.	EXISTING
EXP.	EXPANSION
ENGR.	ENGINEER
FDR.	FLOOD DRAIN
F.D.	FOOTING DIMENSIONS
FIN.	FLR. FINISH FLOOR
FOUND.	FOUNDATION
FT.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
GWB.	GYPSUM WALL BOARD
HDR.	HEADER
HGHT.	HEIGHT
HORIZ.	HORIZONTAL
HVAC.	HEATING, VENTILATION & AIR CONDITIONING
IN.	INCHES
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
M.C.	MEDICINE CABINET
MIL.	MILLIMETER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OP'N'G.	OPENING
PERP.	PERPENDICULAR
PLUMB.	PLUMBING
PREFAB.	PREFABRICATED
PT. PTD.	PAINT
PLYWD.	PLYWOOD
R. RAD.	RADIUS
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.D.	SMOKE DETECTOR
SH	SINGLE HUNG
SPECS.	SPECIFICATION
STA	STATION
S/S	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURAL
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
T&G.	TONGUE & GROOVE
UNO.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W.	WIDE
W/W/O	WITH, WITHOUT
W.W.F.	WELDED WIRE FABRIC

6511 Piney Branch Rd NW
Washington DC 20012



DESIGN CODES:

- 2013 DC Building Code
- 2013 DC Property Maintenance Code
- 2013 DC Green Construction Code
- 2013 DC Energy Conservation Code
- 2013 DC Fire Code
- 2013 DC Mechanical Code
- 2013 DC Plumbing Code
- 2012 ICC Residential Code
- 2011 National Electrical Code

SHEET TITLE:

COVER SHEET

NO.	DESCRIPTION	DATE
1	PERMIT	1/31/2019

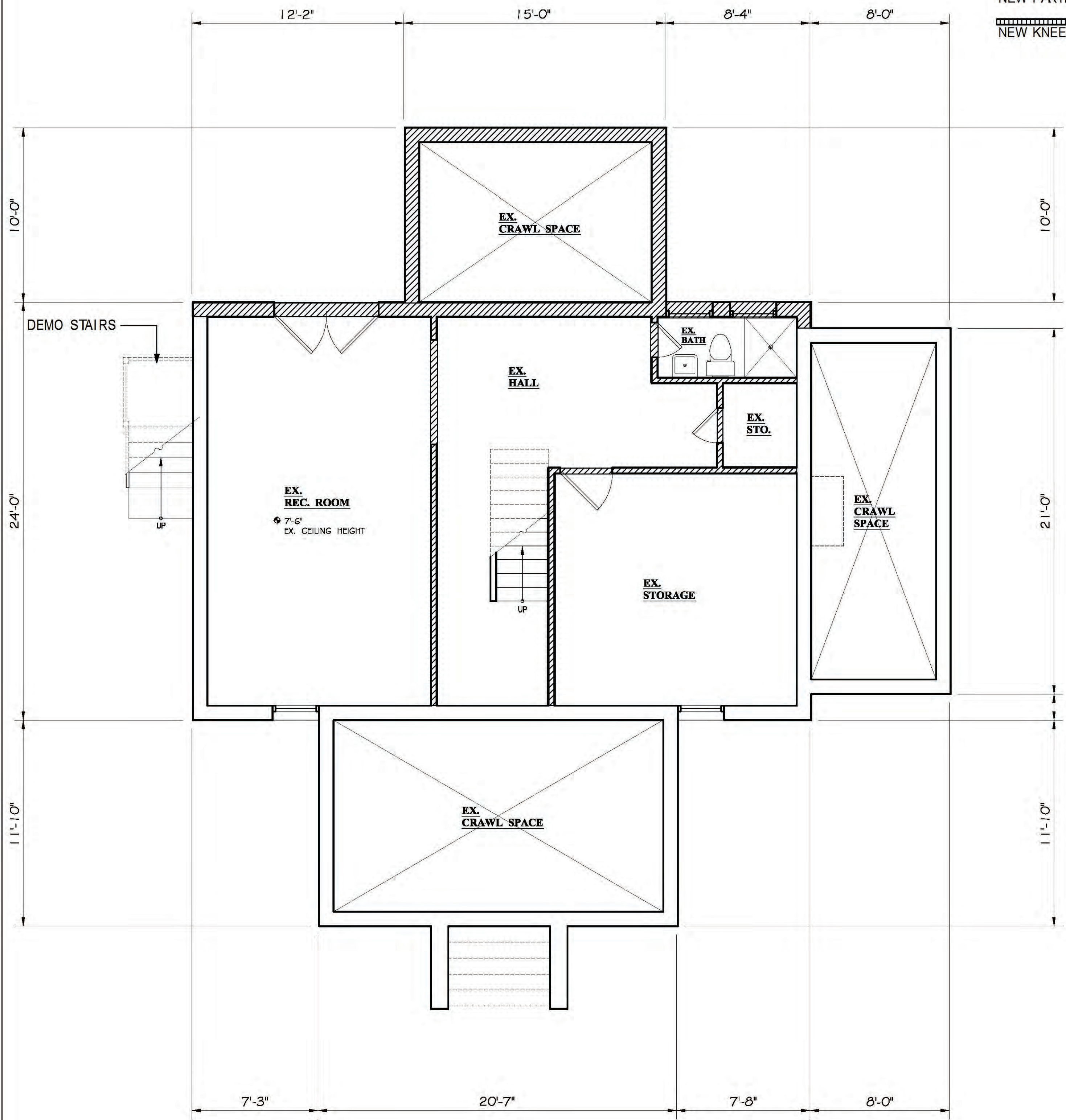
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- P0004 - RISER

WALL LEGEND

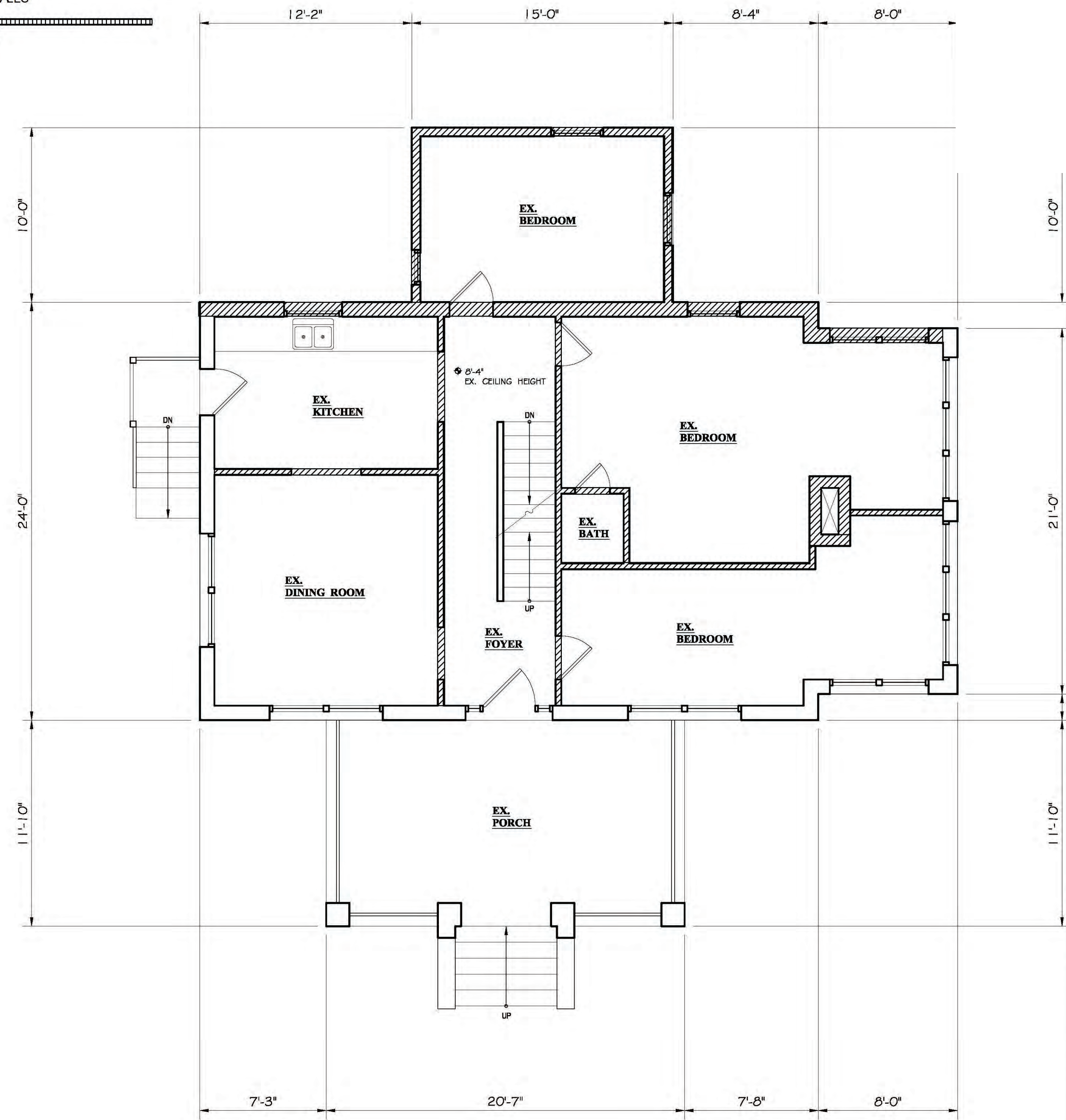
- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION WALL
- DEMO PARTITION WALL
- NEW PARTITION WALLS
- NEW KNEE WALLS

DEMO:
ALL INTERIOR WALLS, DOORS FIXTURES ETC..
DEMO EXTERIOR WALLS AS INDICATED



**EXISTING
BASEMENT FLOOR PLAN**
SCALE 1/4" = 1'-0"

A EXISTING/DEMO BASEMENT FLOOR PLAN
SCALE 1/4" = 1'



**EXISTING
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"

B EXISTING/DEMO 1ST FLOOR PLAN
SCALE 1/4" = 1'

6511 Piney Branch Rd NW
Washington DC 20012

SEAL:
NADER ELHAJJ
P.E.
3603 McLean Ave.
Fairfax, VA 22030
No. 501612
12/17/2018
REGISTERED PROFESSIONAL ENGINEER

DESIGNER:
CONSTRUCTION Trade Services
7830 BACKLICK RD
SUITE 401
RICK SENNETT

- DESIGN CODES:**
- 2013 DC Building Code
 - 2013 DC Property Maintenance Code
 - 2013 DC Green Construction Code
 - 2013 DC Energy Conservation Code
 - 2013 DC Fire Code
 - 2013 DC Mechanical Code
 - 2013 DC Plumbing Code
 - 2012 ICC Residential Code
 - 2011 National Electrical Code

SHEET TITLE:
**EXISTING/DEMO
BASEMENT/1st
FLOOR PLANS**

NO.	DESCRIPTION	DATE
1	PERMIT	5/31/2019

- INDEX OF DRAWINGS:**
- C0001 - COVER SHEET
 - C0002 - FIXTURE SCHEDULES
 - CIV100- SITE PLAN
 - CIV200- SITE PLAN
 - A0001 - EXISTING FLOOR PLANS
 - A0002 - EXISTING FLOOR PLANS
 - A0003 - EXISTING ELEVATIONS
 - A0004 - EXISTING ELEVATIONS
 - A0005 - PROPOSED FLOOR PLANS
 - A0006 - PROPOSED FLOOR PLANS
 - A0007 - PROPOSED ELEVATIONS
 - A0008 - PROPOSED ELEVATIONS
 - A0009 - CROSS SECTION A
 - A0010 - CROSS SECTION B
 - S0001 - FOUNDATION PLAN
 - S0002 - 1ST & 2ND FL. FRAMING PLAN
 - S0003 - ATTIC & ROOF FRAMING PLAN
 - S0004 - WALL BRACING PLAN
 - S0005 - WALL BRACING PLAN
 - E0001 - ELECTRICAL COVER SHEET
 - E0002 - POWER PLANS
 - E0003 - POWER PLANS
 - E0004 - LIGHTING PLAN
 - E0005 - LIGHTING PLAN
 - E0006 - LOAD CALCS, PANEL SCHED.
 - P0001 - PLUMBING COVER SHEET
 - P0002 - PLUMBING PLAN
 - P0003 - PLUMBING PLAN
 - P0004 - RISER DIAGRAM
 - P0005 - GAS PLAN
 - P0006 - GAS PLAN
 - P0007 - GAS RISER & DETAILS
 - M0001 - MECHANICAL COVER SHEET
 - M0002 - MECHANICAL PLAN
 - M0003 - MECHANICAL PLAN & DETAILS

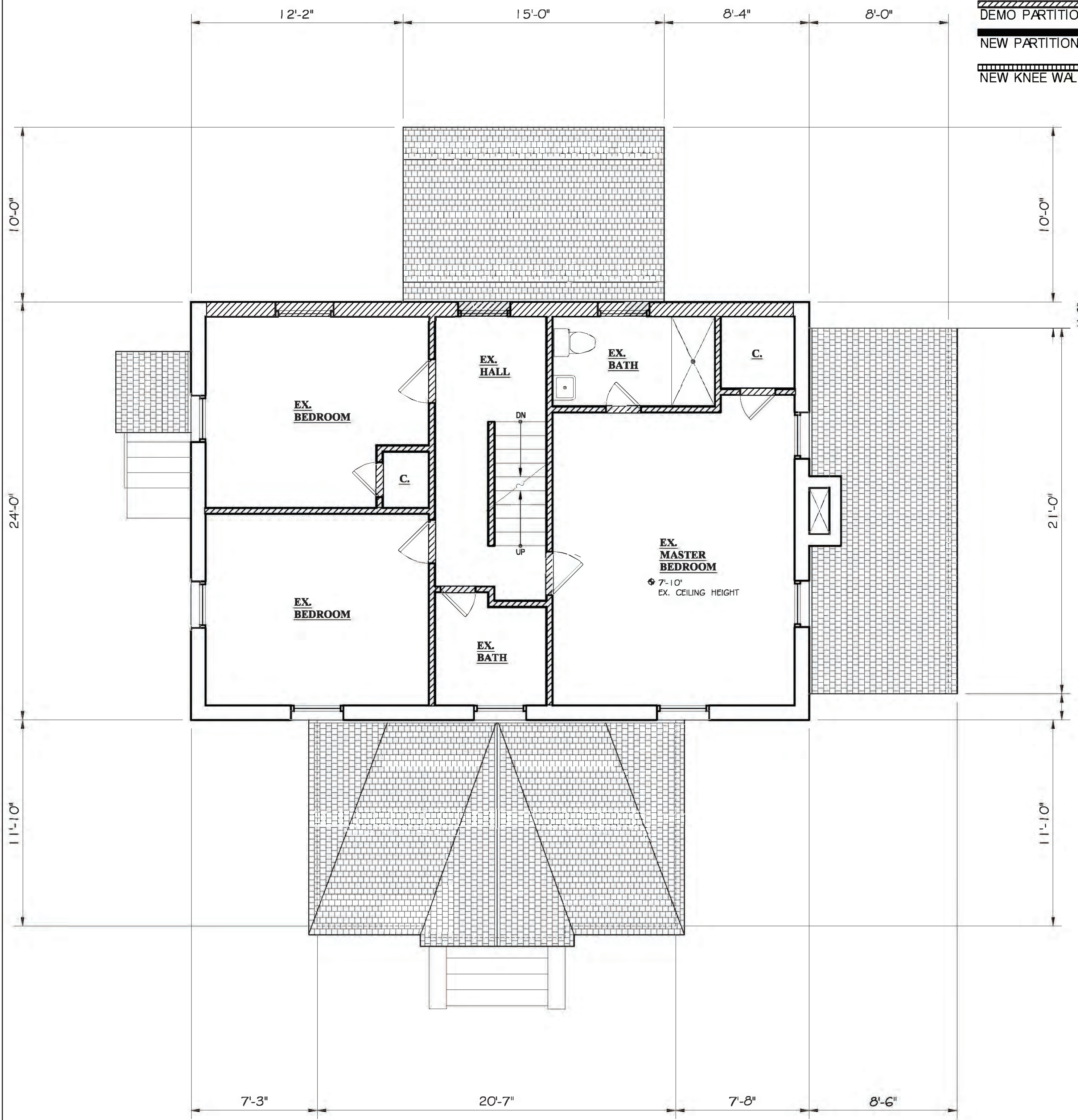
DATE: 5/31/2019

DRAWING NUMBER:
A0001
PAGE 3 OF 33

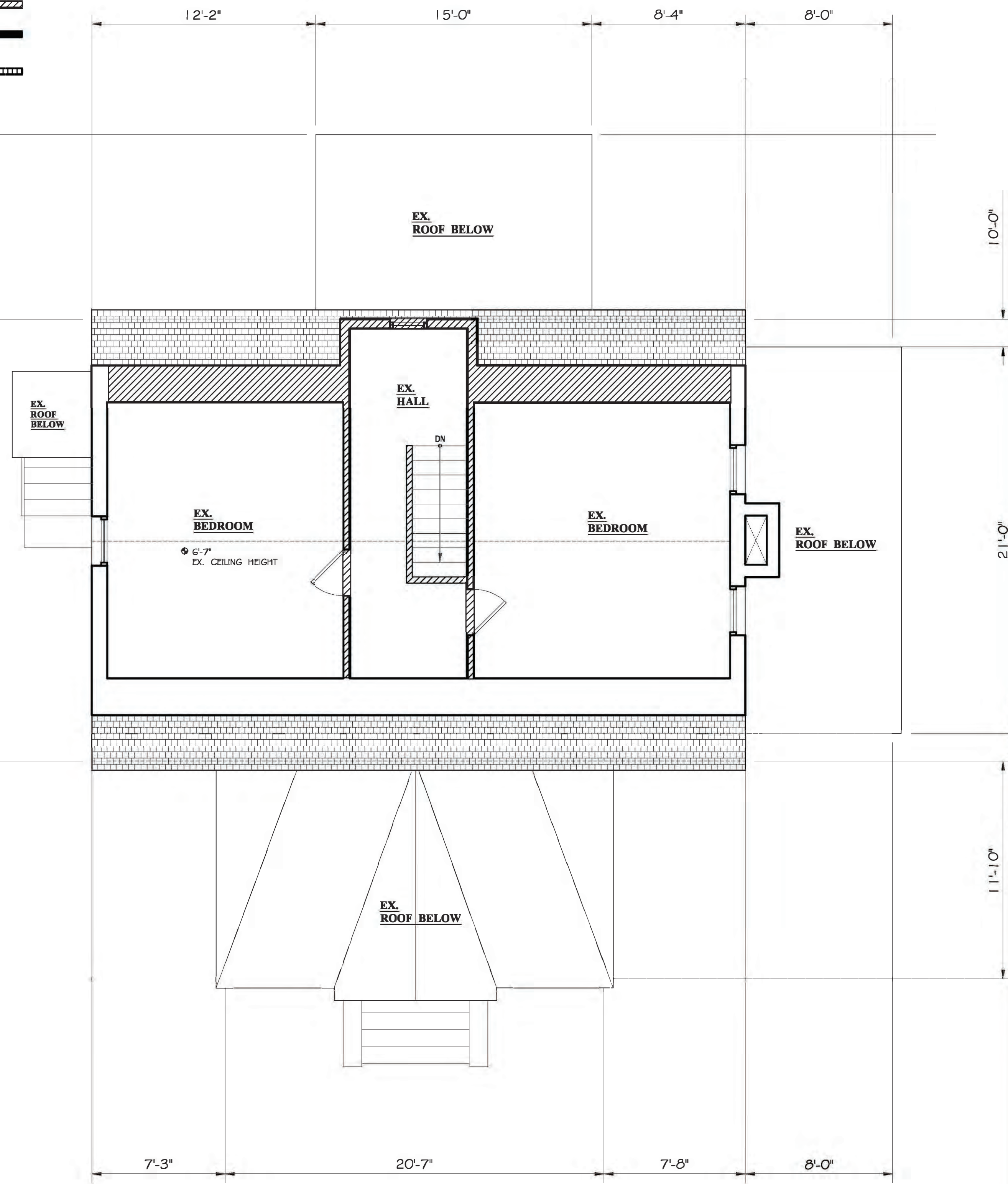
WALL LEGEND

- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION WALL
- DEMO PARTITION WALL
- NEW PARTITION WALLS
- NEW KNEE WALLS

DEMO:
ALL INTERIOR WALLS, DOORS FIXTURES ETC..
DEMO EXTERIOR WALLS AS INDICATED



**EXISTING
SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"



**EXISTING
ATTIC FLOOR PLAN**
SCALE 1/4" = 1'-0"

Ⓒ EXISTING/DEMO 2nd FLOOR PLAN
SCALE 1/4" = 1'

Ⓓ EXISTING/DEMO ATTIC FLOOR PLAN
SCALE 1/4" = 1'

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Washington DC 20012

SEAL:
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Fairfax, VA 22030
12/17/2018

DESIGNER:
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 - 2011 National Electrical Code

SHEET TITLE:
**EXISTING/DEMO
2nd FLOOR/ATTIC
PLANS**

NO.	DESCRIPTION	DATE
1	PERMIT	5/31/2019

- INDEX OF DRAWINGS:**
- C0001 - COVER SHEET
 - C0002 - FIXTURE SCHEDULES
 - CIV100- SITE PLAN
 - CIV200- SITE PLAN
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 - M0002 - MECHANICAL PLAN
 - M0003 - MECHANICAL PLAN & DETAILS

DATE: 5/31/2019

DRAWING NUMBER:
A0002
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