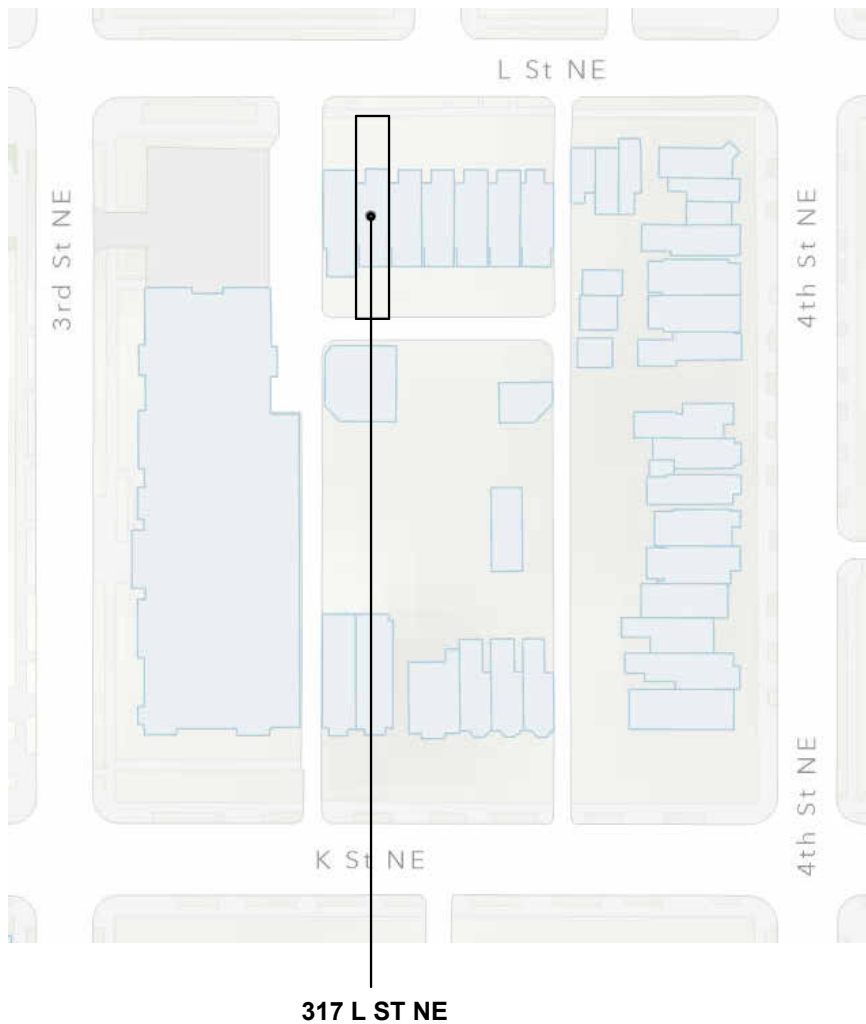
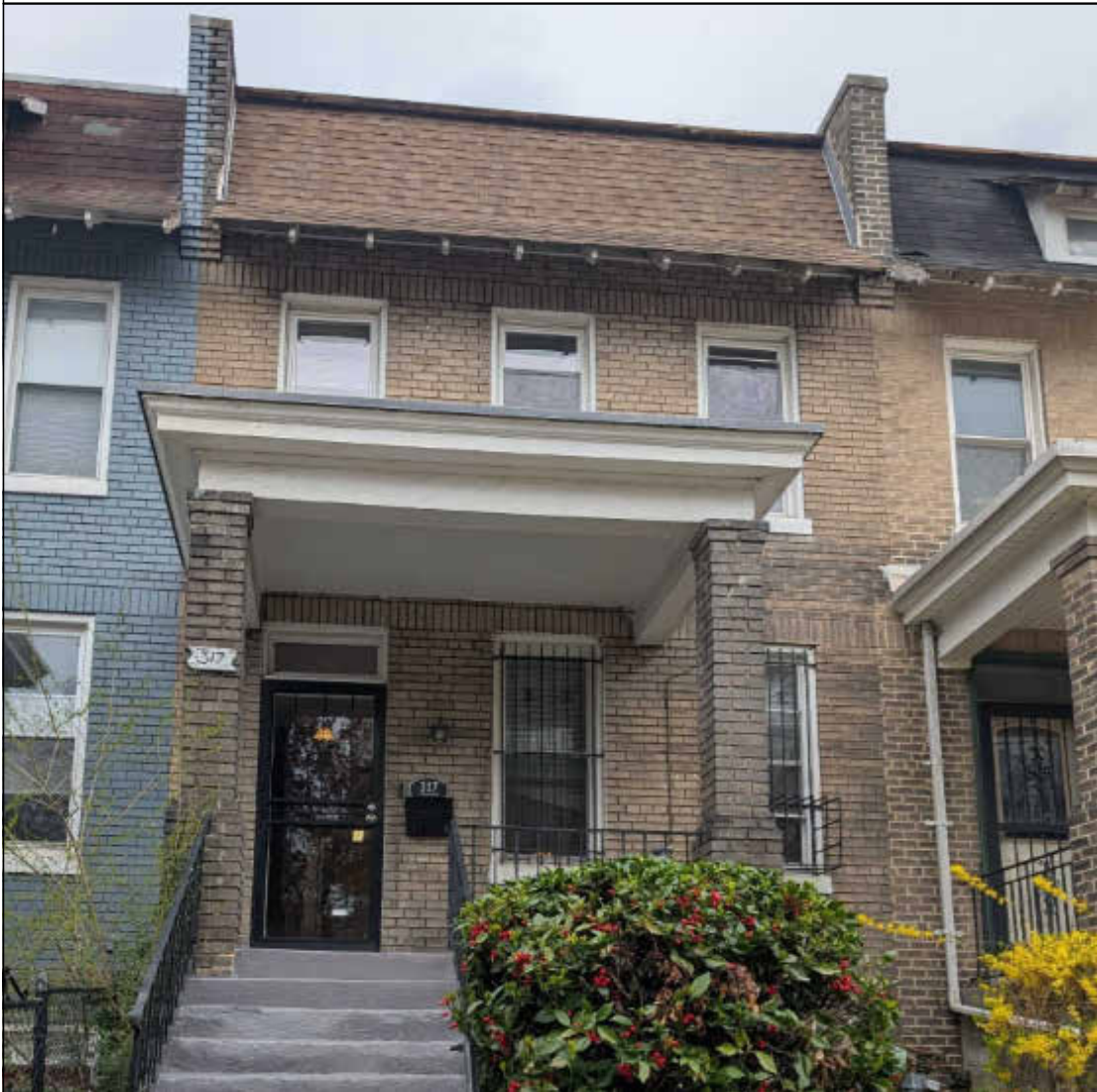


REID RESIDENCE - REAR DECK

317 L ST NE, WASHINGTON, DC 20002



PROJECT CONTACTS

DESIGNER:

MOORE CONSTRUCTION GROUP, LLC
913 DUKE ST.
ALEXANDRIA, VA 22314
888.486.6673

STRUCTURAL ENGINEER:

ZIGN CONSULTING ENGINEERS LLC
6701 DEMOCRACY BLVD STE. 300
BETHESDA, MD 20817
240.812.2898

CONTRACTOR:

MOORE CONSTRUCTION GROUP, LLC
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SHEET INDEX

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APPLICABLE CODES

BUILDING:

IRC 2018

SCOPE OF WORK

NEW 2-TIERED REAR DECK OVER EXISTING PARKING PAD.

PROPERTY INFO

ADDRESS: 317 L ST NE
WASHINGTON, DC 20002
COUNTY/JURISDICTION: DC

YEAR BUILT: 1923

SQUARE FEET EXISTING: 2,144.4 SQ. FT.
SQUARE FEET PROPOSED: 2,144.4 SQ. FT.

STORIES EXISTING: 2 STORIES W/ BASEMENT
STORIES PROPOSED: 2 STORIES W/ BASEMENT

BEDROOMS EXISTING: 4
BEDROOMS PROPOSED: 4
BATHS EXISTING: 3.5
BATHS PROPOSED: 3.5

CONSTRUCTION TYPE EXISTING: BRICK/FRAME
CONSTRUCTION TYPE PROPOSED: BRICK/FRAME

LOT SIZE: 1,757 SQ. FT.

ZONING DESCRIPTION: RF-1 (RESIDENTIAL 3 DU/AC)
SQUARE: 0774
LOT: 0050
NEIGHBORHOOD: 039 - OLD CITY 1
SUB-NEIGHBORHOOD: L
WARD: 6
LAND USE: 011 - RESIDENTIAL-SINGLE FAMILY (ROW)

MIN. REAR SET BACK: 20FT
SIDE YARD: N/A
FRONT SET BACK: WITHIN RANGE OF EXISTING STRUCTURES

MAXIMUM LOT OCCUPANCY: 60% (1,054.2 SF)
EXISTING LOT OCCUPANCY: 50.19% (882 SF- House footprint and covered porch)
PROPOSED LOT OCCUPANCY: 76% (1,342 SF)
(Proposed Deck over concrete parking pad to add 460SF of lot coverage. Owner plans to seek out BZA relief with Special Exception and an Area Variance.)

MINIMUM PERVIOUS AREA: 0%- LOT IS LESS THAN 1,800 SF

GENERAL NOTES

1. OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK, IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.
2. ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH ORDER TRADES.
3. APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTIONS OVER THE PROJECT. PROVIDE COPIES OF ALL CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL REROUTE ITEMS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATIONS OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAIN THE DESIGN INTENT.
5. GC SHALL DEFINE SCOPE, SCHEDULE, AND COST IMPLICATIONS WITH OWNER REGARDING ANY WORK BEING DONE BY OUTSIDE CONTRACTORS AND SUBCONTRACTORS.
6. COORDINATE SCHEDULE PROVISIONS FOR INSTALLATION LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR. OCCUPANTS AND EXISTING WORK AND FINIS
7. VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CANNOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO HIS SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
8. SUBMIT FOR CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS.
9. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
10. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHED OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS.
11. INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS, AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSE BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER.
12. PROVIDE OWNER ANY MANUFACTURER PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS, AND/OR SCHEDULES.

MISC. NOTES

1. IF WORK PERFORMED WITHIN 15 FEET OF ANY OVERHEAD WIRES, PERMITTEE MUST FIRST OBTAIN ASSISTANCE FROM THE DOMINION VIRGINIA POWER COMPANY OFFICE.
2. CALL MISS UTILITY BEFORE BREAKING GROUND. ALLOW REQUIRED TIME FOR MARKING.
3. ALL WORK SUBJECT TO COUNTY FIELD INSPECTIONS.
4. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS. WHEN THERE SEEMS TO BE A DISCREPANCY BETWEEN DRAWINGS CONTRACTOR IS TO REPORT FINDINGS TO PROJECT MANAGER AND AWAIT CONFIRMATION BEFORE PROCEEDING WITH WORK.



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PROJECT:

317 L St. NE

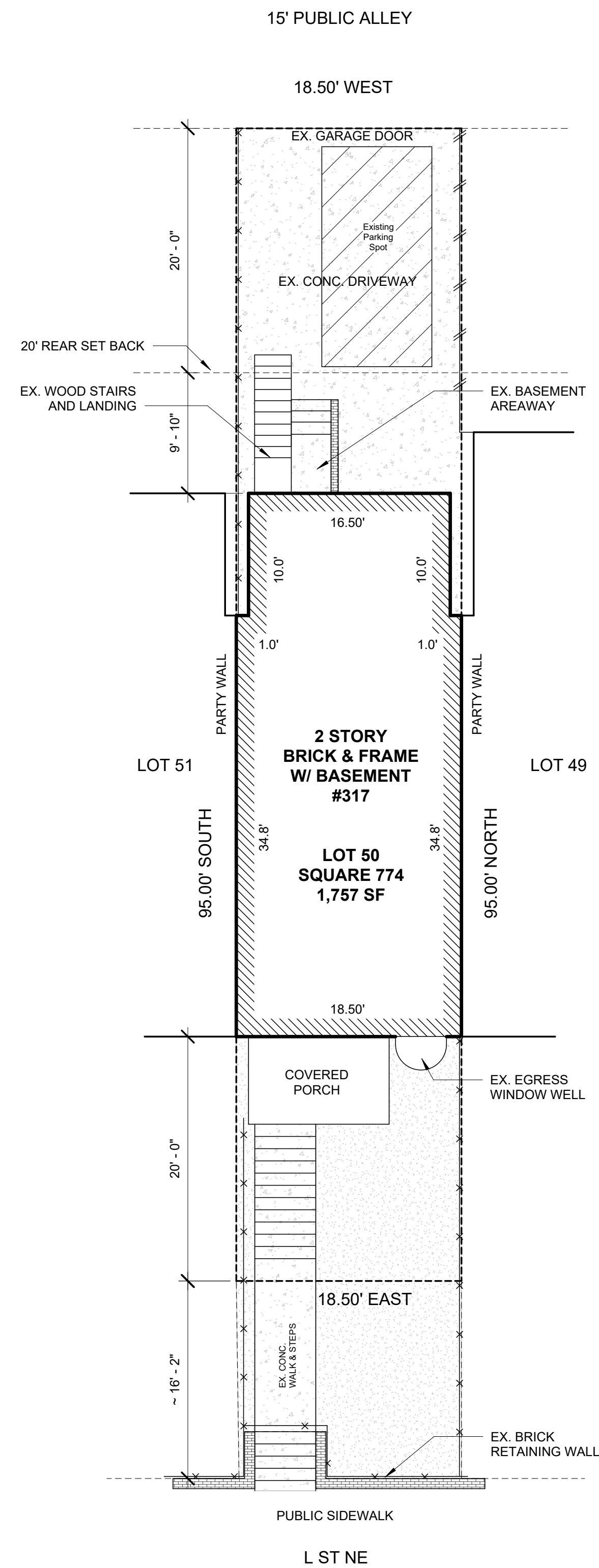
OWNER

Brian & Kate Reid
317 L St NE
Washington, DC 20002

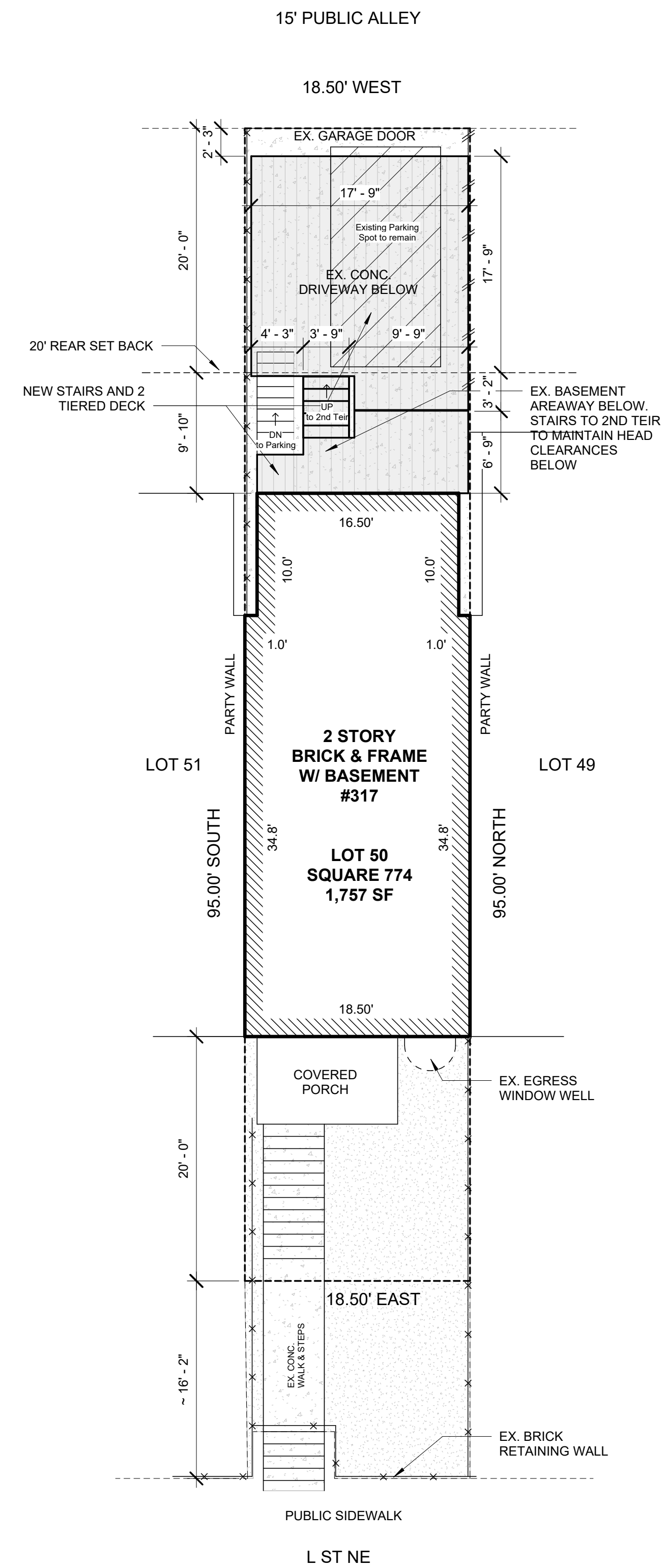
Date 5/7/26
Drawn by Rebekah Vinal

A000
COVER PAGE

Scale



① EXISTING SITE PLAN
1/8" = 1'-0"



② PROPOSED SITE PLAN
1/8" = 1'-0"



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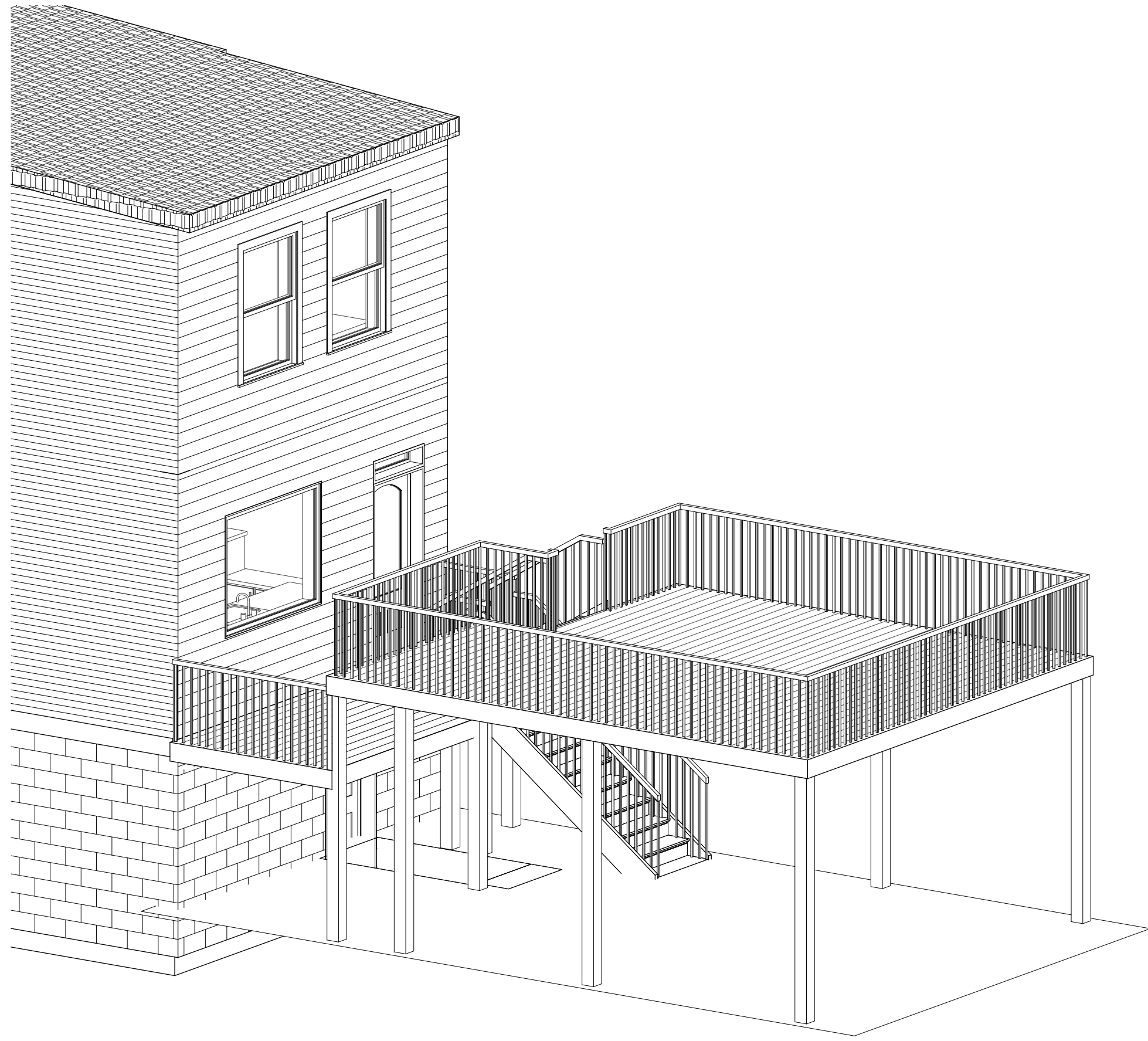
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317 L St. NE

OWNER
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Washington, DC 20002

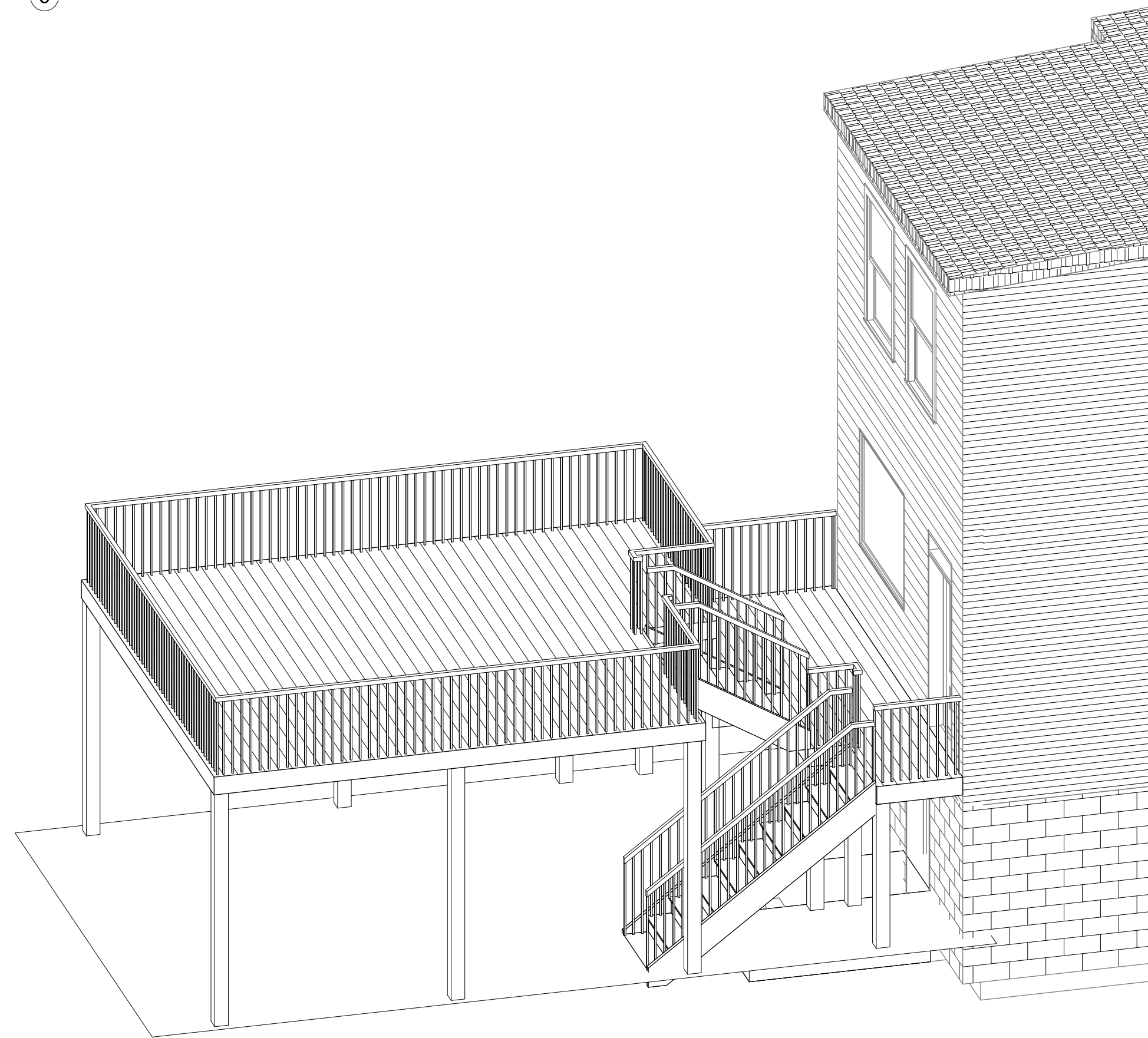
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A101
SITE PLANS

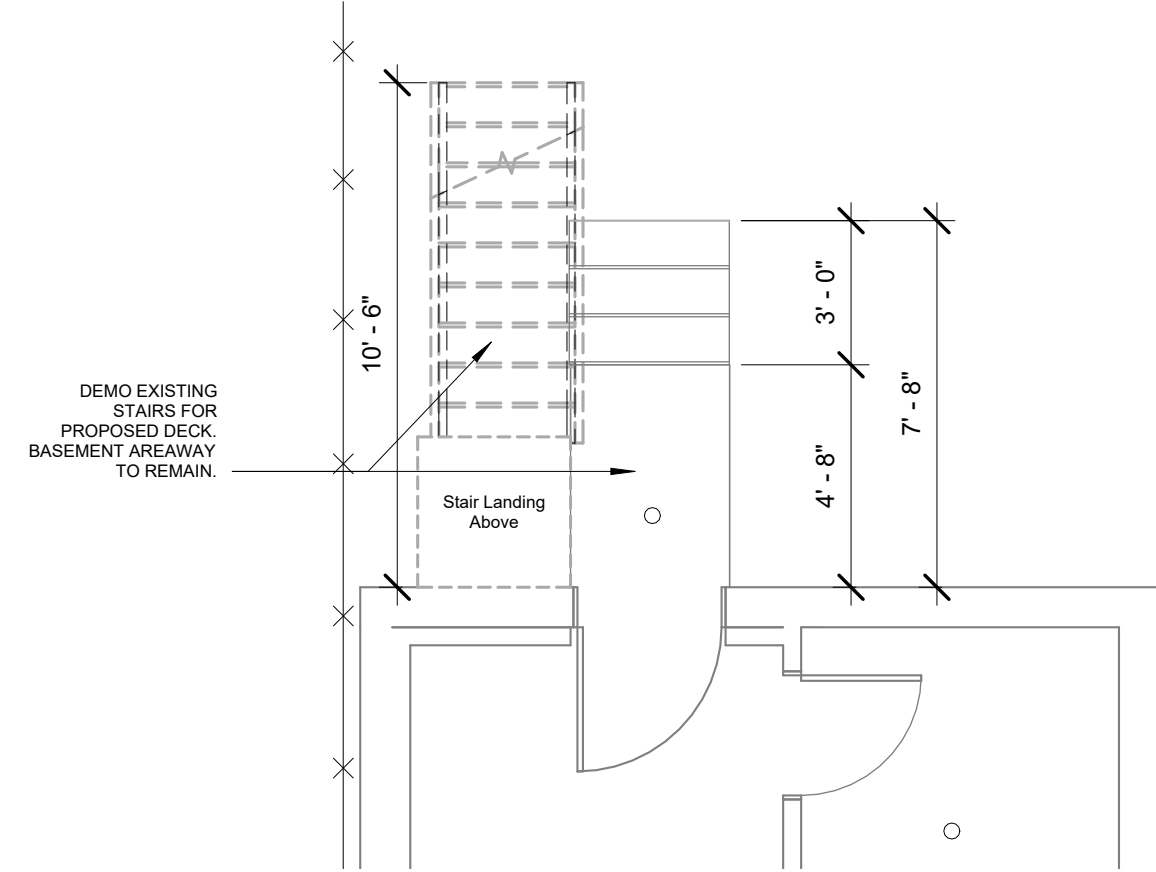
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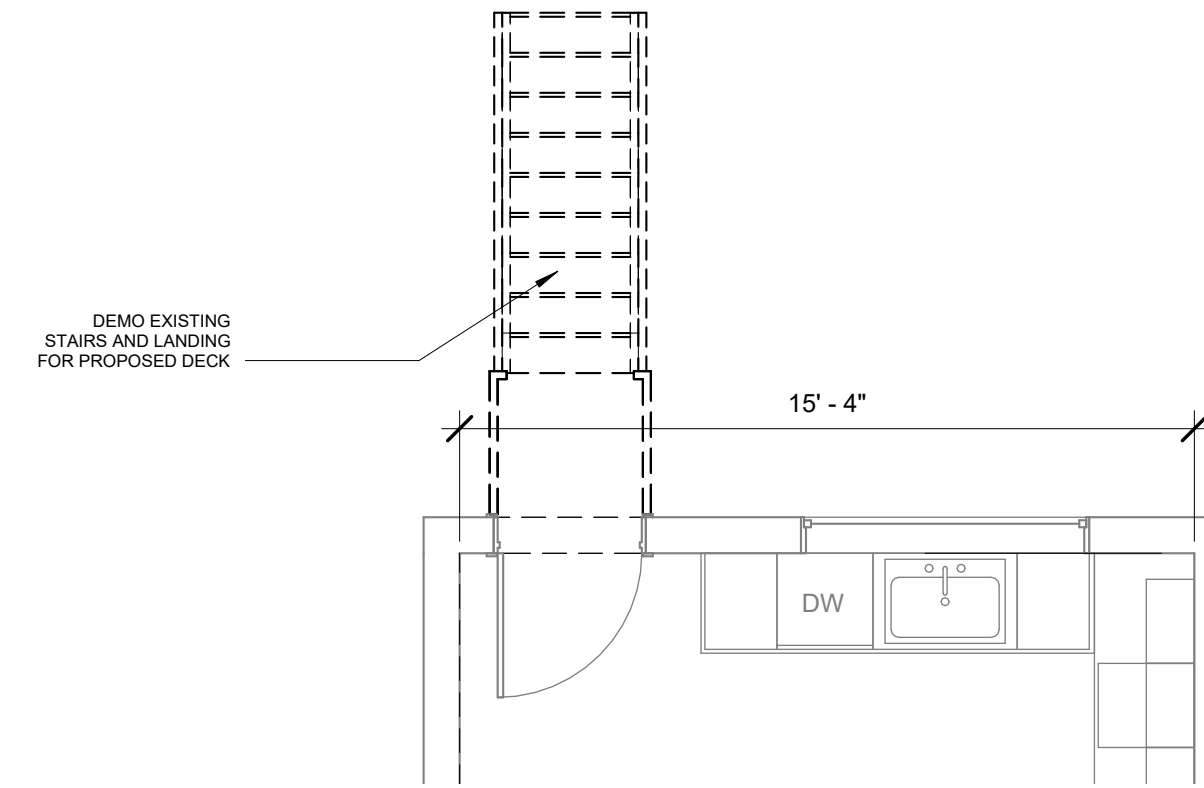
5 Rear Deck View



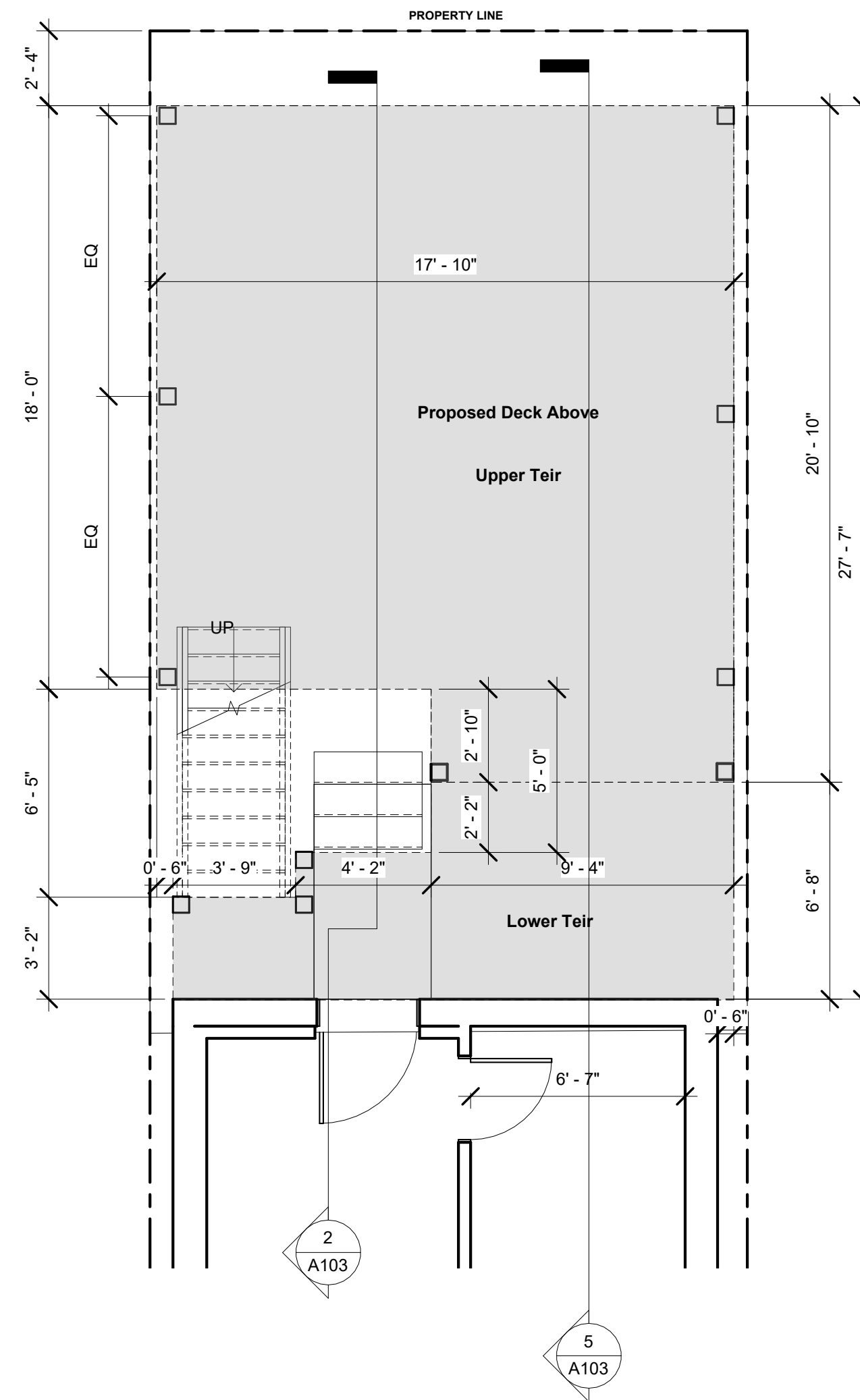
6 Rear Deck View 2



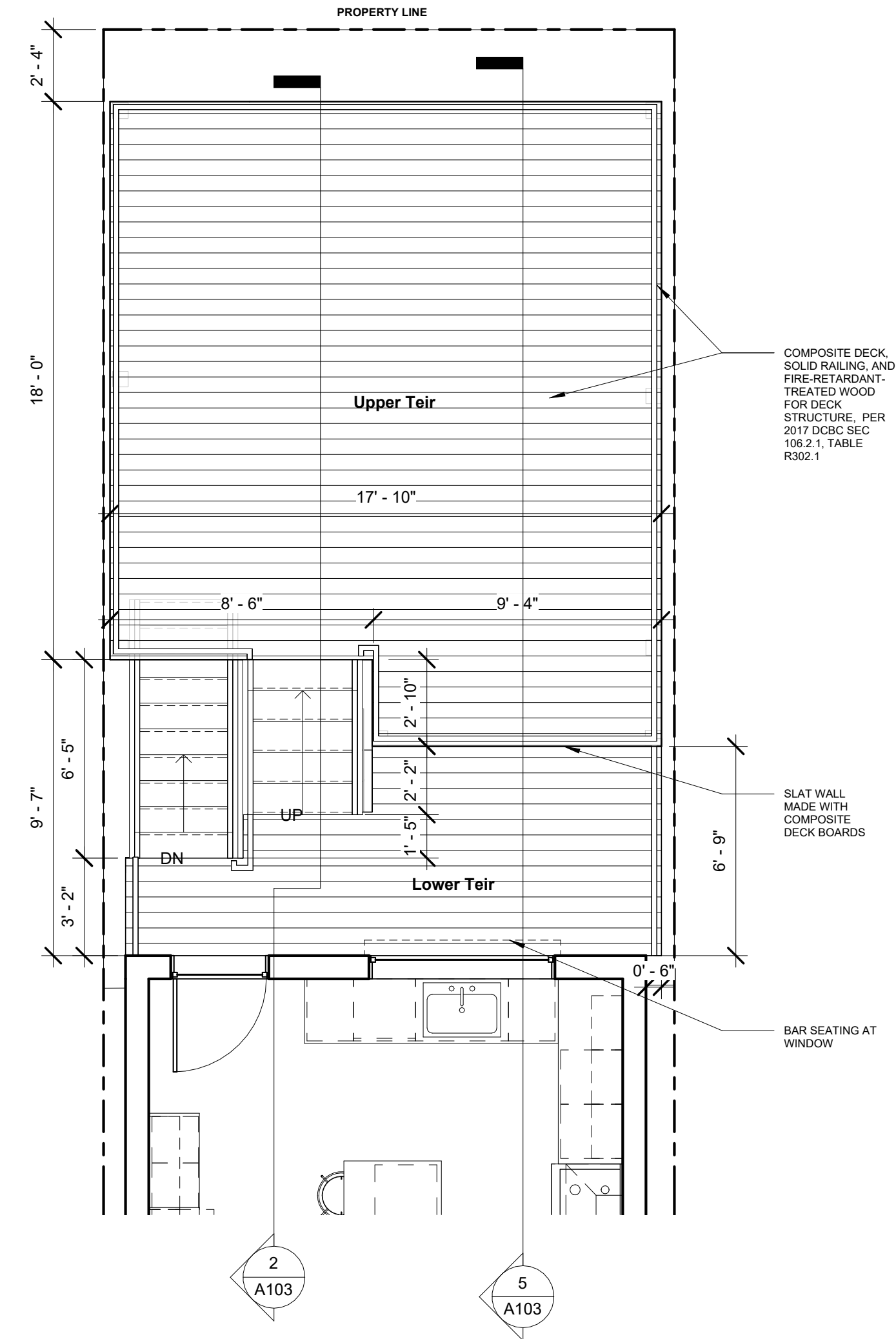
1 EXISTING BASEMENT LEVEL
1/4" = 1'-0"



2 EXISTING MAIN LEVEL
1/4" = 1'-0"



3 PROPOSED BASEMENT LEVEL
1/4" = 1'-0"



4 PROPOSED MAIN LEVEL
1/4" = 1'-0"



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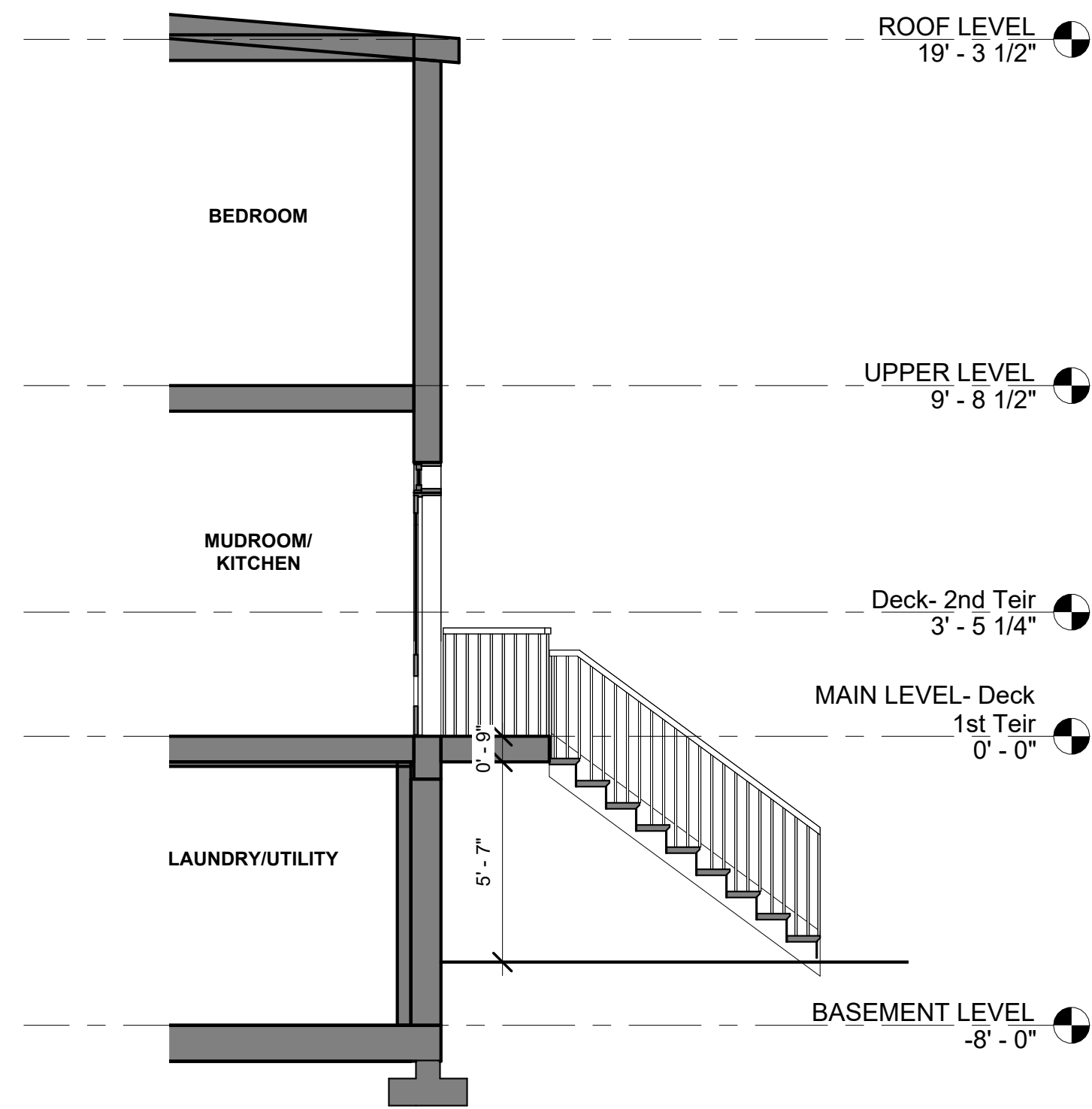
PROJECT:
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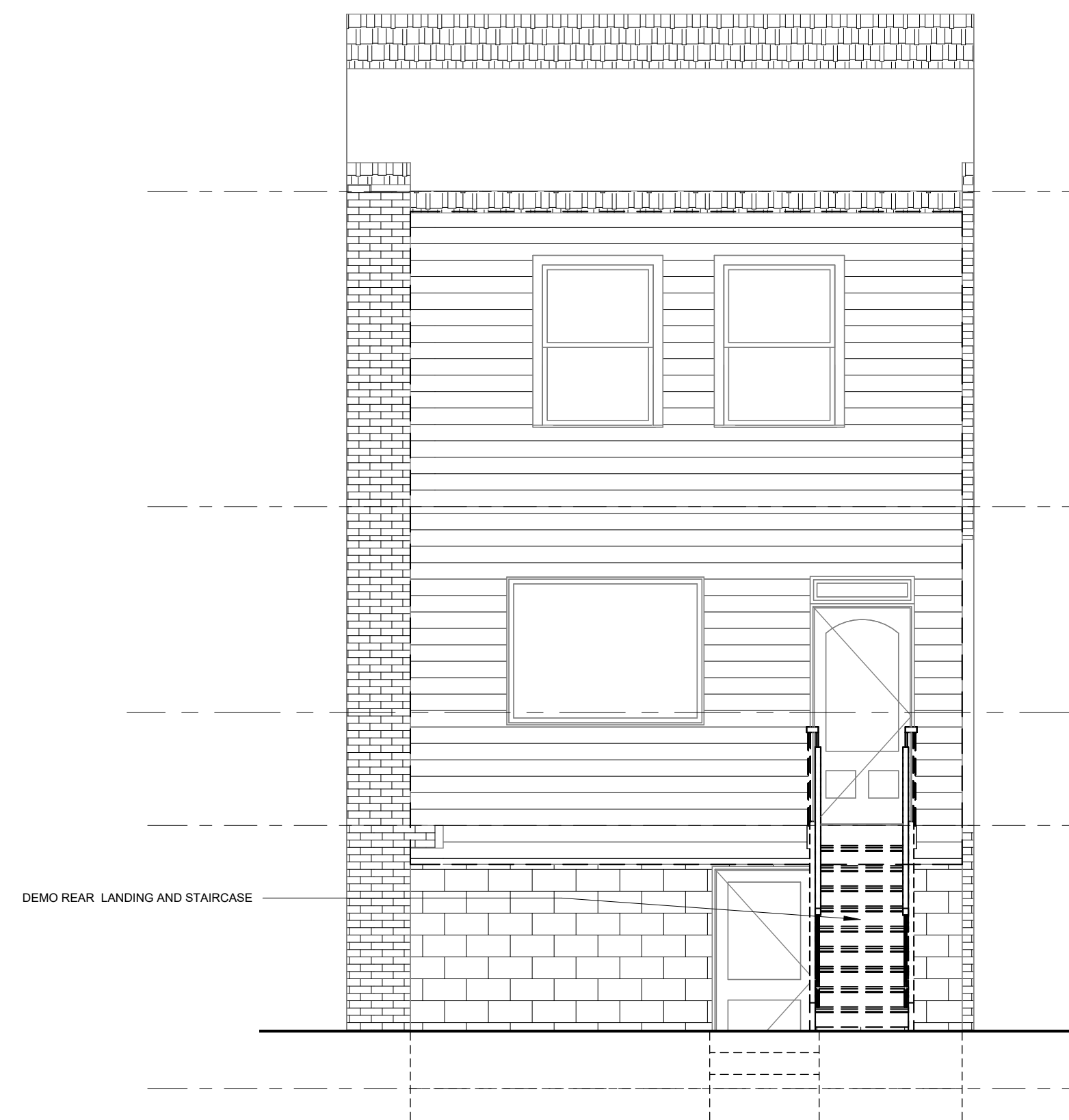
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A102
DECK PLANS

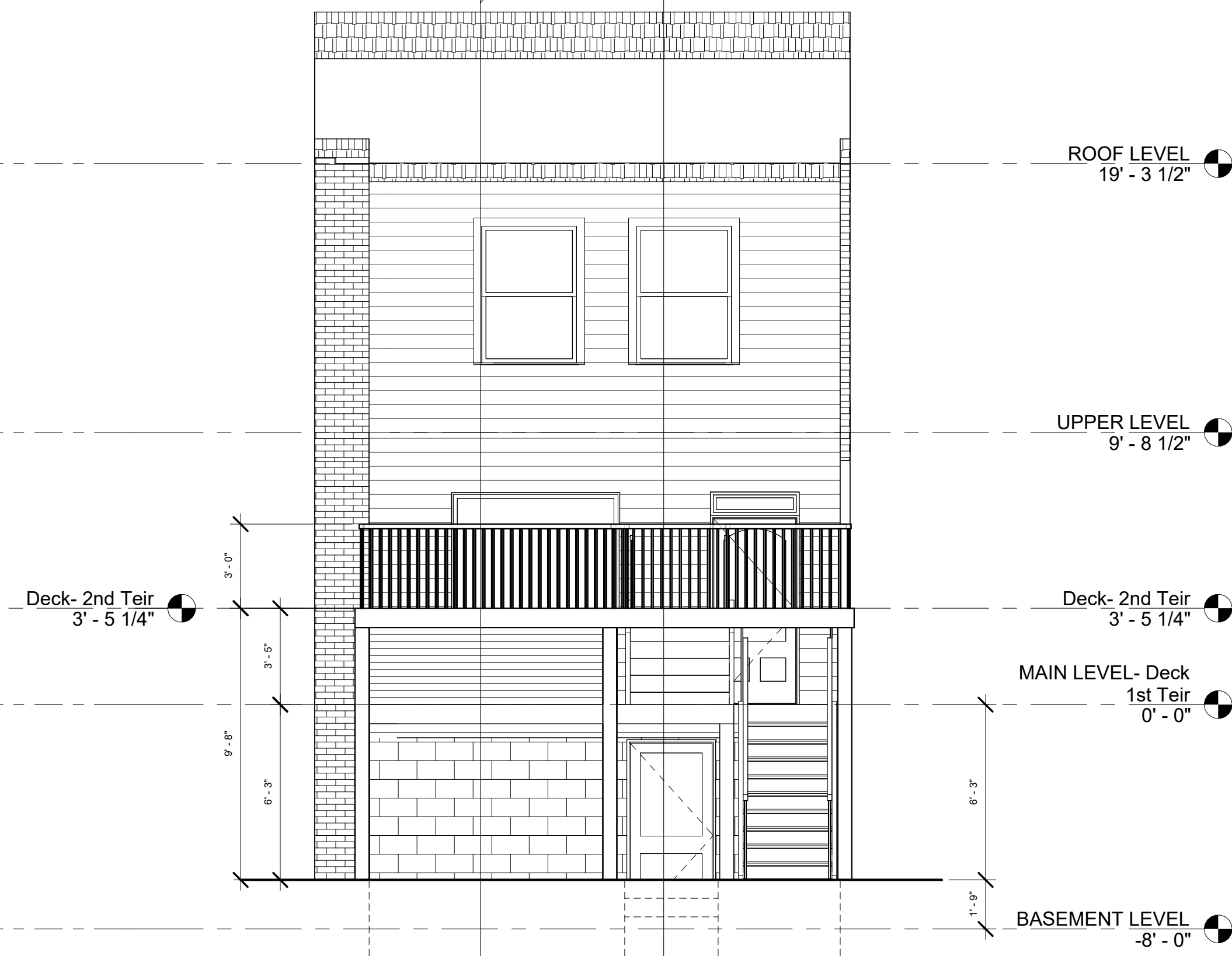
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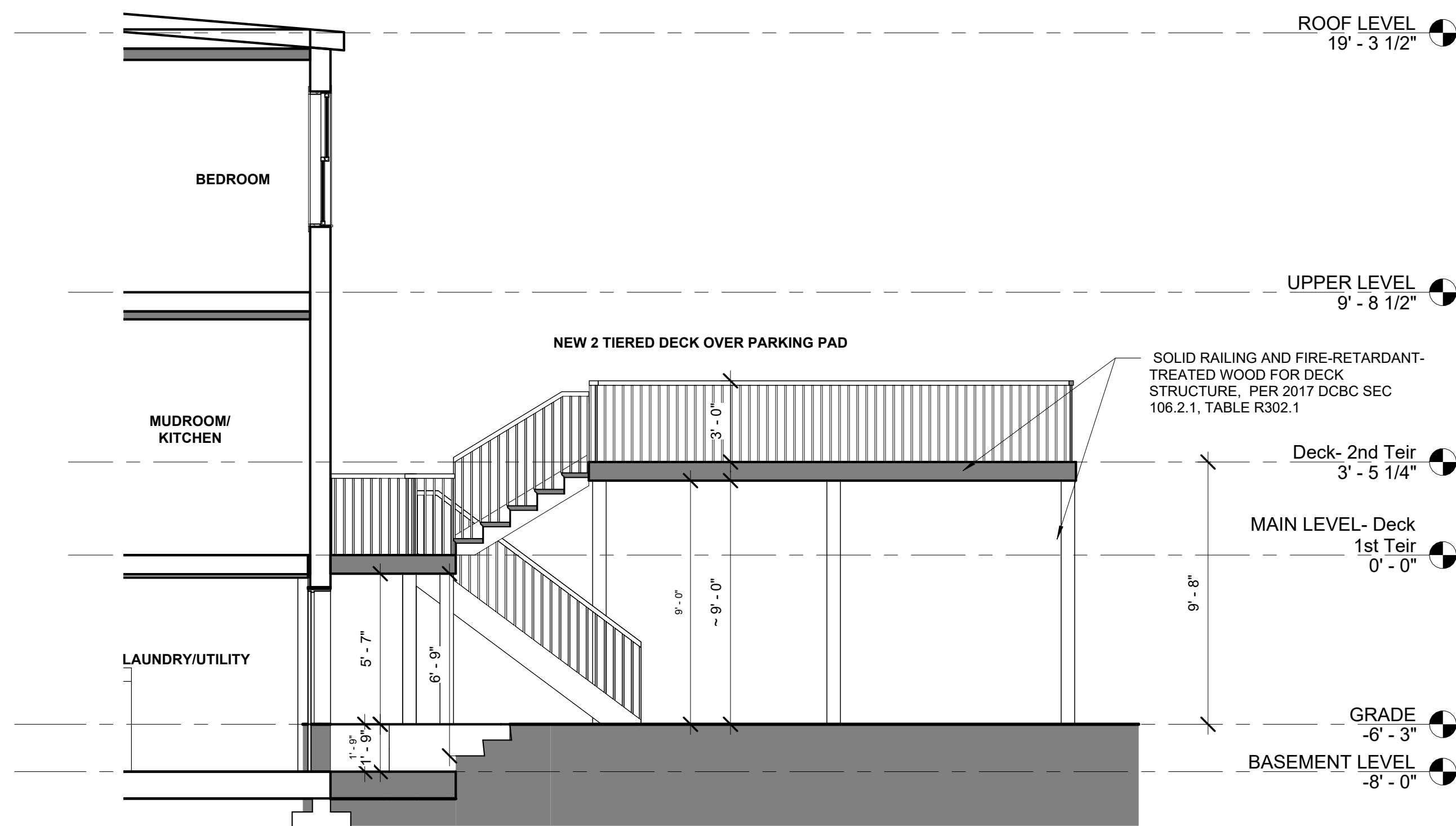
② PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"



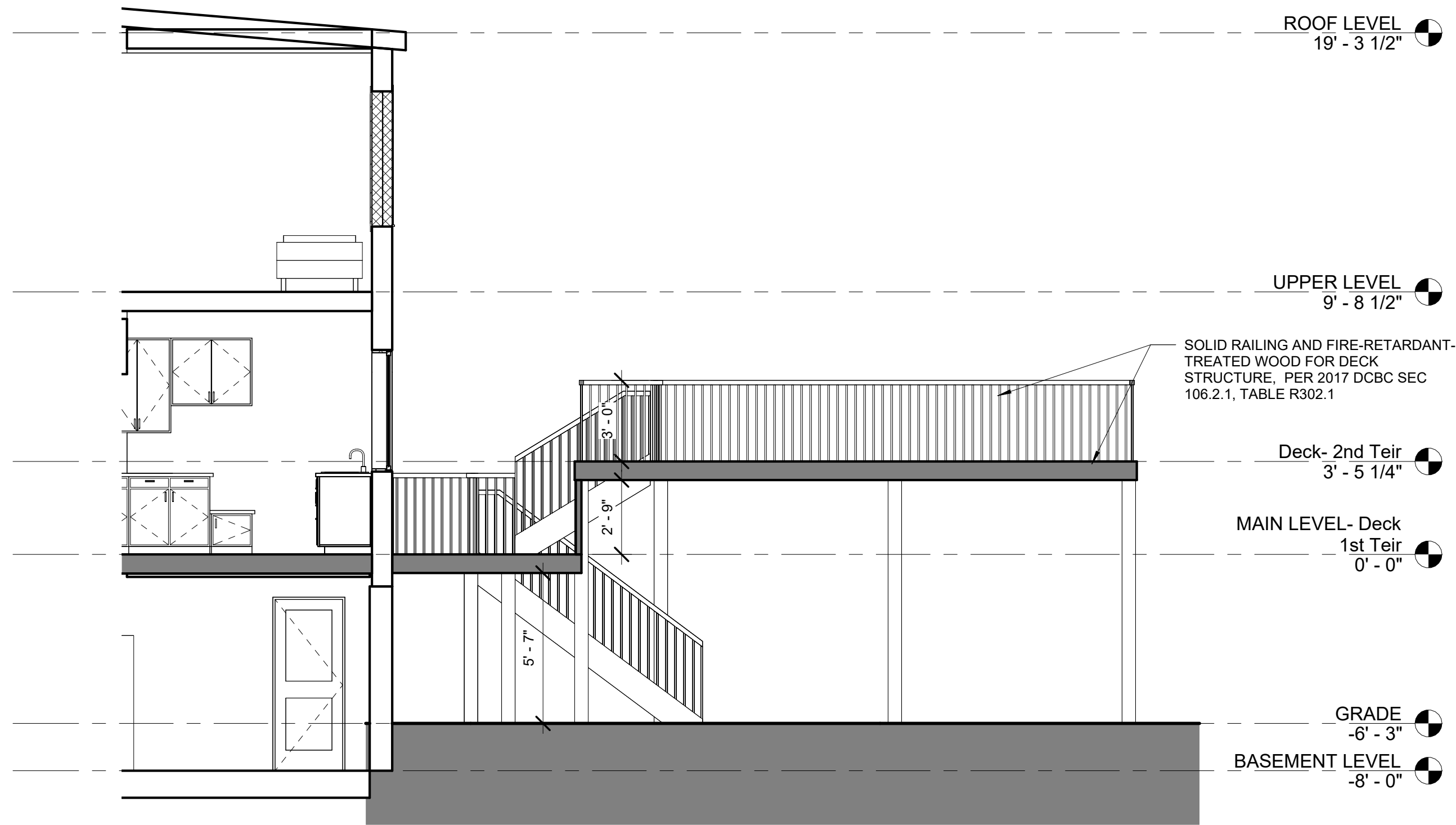
③ EXISTING REAR ELEVATION
1/4" = 1'-0"



④ PROPOSED REAR ELEVATION
1/4" = 1'-0"



⑤ Section 1
1/4" = 1'-0"



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Date 5/7/26
Drawn by Rebekah Vinal Clenance

A103
ELEVATIONS & SECTIONS

Scale 1/4" = 1'-0"

STRUCTURAL GENERAL NOTES

BUILDING CODES:

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.

- INTERNATIONAL BUILDING CODE , IRC 2015
- DC CONSTRUCTION CODE, DCBC-2017
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. (ASCE 7)
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
- BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 550.ASCE-5 TMS 402)
- SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)"
- SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 550.1/ASCE 6/TMS602)"
- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION NDS 2012 AF AND PA.

STRUCTURAL LOADS & DEFLECTIONS:

1. DESIGN LOADS:

FLOOR LOAD
LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 10 PSF

ROOF LOAD
LIVE LOAD = 20 PSF
DEAD LOAD= 15 PSF
SNOW LOAD= 30 PSF

DESIGN WIND SPEED = 110 MPH

2. ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER ALLOWABLE DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING - L/180 ATTACHED TO RAFTERS.
INTERIOR WALLS AND PARTITIONS - H/180
FLOORS/CEILINGS WITH PLASTER OR STUCCO FINISH - L/360
EXTERIOR WALLS
WIND LOADS WITH PLASTER OR STUCCO FINISH H/360
WITH FLEXIBLE FINIS H/120
WITH OTHER BRITTLE FINISHES H/240
LINTELS SUPPORTING MASONRY VENEER WALLS L/600
ALL OTHER STRUCTURAL MEMBERS L/240
MANUFACTURED FLOOR JOISTS DEFLECTION L/480 OR 1/12"
WHICHEVER IS LESS.

EARTH WORK AND FOUNDATION.

- BEARING CAPACITY OF SOIL USED TO DESIGN THE FOUNDATION IS 2,500 PSF. SEE GEOTECHNICAL REPORT BY FMC DATED MARCH 17, 2023.
- UNDER NO CIRCUMSTANCES SHALL THE FOOTINGS OF ANY PROPOSED STRUCTURE BE SUPPORTED ON THE EXISTING FILL MATERIALS. IF ENCOUNTERED, ALL THE EXISTING FILL MATERIALS SHALL BE REMOVED AND REPLACED WITH AN APPROVED ENGINEERED FILL.
- SOILS HAVING LIQUID LIMIT AND PLASTICITY INDEX VALUES GREATER THAN 40 AND 16, RESPECTIVELY, SHALL NOT BE ALLOWED AS BACKFILL AGAINST THE FOUNDATION WALLS. BACKFILL MATERIAL SHALL NOT CONTAIN ROCK SIZES GREATER THAN 4 INCHES IN DIAMETER. THE BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698 STANDARD PROC.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR AN APPROVED THIRD ARTY INSPECTOR PRIOR TOP PLACING OF ANY CONCRETE.

REINFORCED CONCRETE: 2- 1½"X14

- THE DESIGN OF ALL REINFORCED CONCRETE SHALL CONFORM TO ACI 318-14 AND ACI 301-14. CONCRETE TEST REPORTS SHALL BE AVAILABLE AT JOB SITE.
- CONCRETE MIX DESIGNS SHALL BE ESTABLISHED BY THE SUPPLIER IN ACCORDANCE WITH THE ACI 318-05. MIX DESIGNS SHALL BE SUBMITTED WITH BACK-UP DATA PER ACI 318-05 TO THE ARCHITECT FOR REVIEW PRIOR TO CONCRETE PLACEMENT. THE PROPOSED MATERIALS AND MIX SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
- ALL CONCETE TO HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH (F'c) AS FOLLOWS:
FOOTINGS AND BASEMENT SLABS 3000 PSI
EXTERIOR WALLS: 4000 PSI
EXTERIOR SLABS AND GARAGE SLABS 3500 PSI

REINFORCING STEELALL

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS NOTED OTHERWISE ON THESE DRAWINGS OR IN THE NOTES BELOW.
 - PROVIDE REINFORCING STEEL CONFORMING TO ASTM A706 FOR ALL REINFORCING STEEL REQUIRED TO BE WELDED AND WHERE NOTED ON THESE DRAWINGS.
 - ALL REINFORCING BAR BENDS TO BE MADE COLD.
 - PROVIDE WELDED SMOOTH WIRE REINFORCEMENT CONFORMING TO ASTM A1064 (65,000 PSI YIELD STRENGTH) AND SHALL BE PROVIDED IN FLAT SHEETS WHERE NOTED ON THESE DRAWINGS.
4. WHERE WELDED WIRE REINFORCEMENT IS SPECIFIED, IT SHALL BE CONTINUOUS ACROSS THE ENTIRE CONCRETE SURFACE WITHOUT INTERRUPTION BY BEAMS, GIRDERS, OR COLUMNS. SPLICES SHALL BE LAPPED ONE CROSS WIRE SPACING PLUS 2 INCHES.

5. CONCRETE PROTECTION FOR REINFORCEMENT OF CAST-IN-PLACE MEMBERS SHALL BE IN ACCORDANCE WITH ACI 318-08, §7.7. UNLESS NOTED OTHERWISE, MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING BARS SHALL BE AS FOLLOWS.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.. 3"
CONCRETE EXPOSED TO EARTH OR WEATHER NO. 5 BAR AND SMALLER 1.5"
NO. 6 THROUGH NO. 11 BARS 2"
CONCRETE NOT EXPOSED TO WEATHER NOT IN CONTACT WITH GROUND SLABS, WALLS, JOISTS W/ NO. 11 BAR AND SMALLER 0.75"
BEAMS AND COLUMNS (VERTICALS, TIES, SPIRALS, STIRRUPS) 1.5"

MASONRY

- MORTAR TYPE 'S' ASTM C-270 WITH MINIMUM FM = 1800 PSI. HOLLOW CMU: ASTM C-90 MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,500 PSI. FACE BRICK: ASTM C-216 GROUT ASTM C-476 WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI. GROUT AGGREGATE: ASTM C-404
- PROVIDE AT LEAST 6" OF SOLID MASONRY UNDER CONCENTRATED LOADING CONDITIONS.
- THE TOP COURSE OF ALL MASONRY BEARING WALLS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS OR GROUT FILLED HOLLOW UNITS TO ADEQUATELY DISTRIBUTE LOADS.

WOOD

- ALL LUMBER SHALL BE VISUALLY GRADED, SOUTHERN PINE DIMENSION LUMBER, SEASONED AND WITH 19 % MAX. MOISTURE CONTENT, U.N.O., AND IN ACCORDANCE WITH THE FOLLOWING MINIMUM GRADE REQUIREMENTS:
- ALL FRAMING LUMBER (WALLS, JOISTS, RAFTERS, HEADERS AND BEAMS) SHALL BE SPRUCE-PINE-FIR GRADE #2 OR BETTER.
- ALL EXTERIOR FRAMING LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE GRADE #2 OR BETTER. ALL WOOD NOTED (ASCP,T) SHALL BE SOUTHERN YELLOW PINE GRADE #2 OR BETTER PRESSURE TREATED TO 0.40 POUNDS PER SQUARE FOOT CHEMICAL RETENTION.
- PLYWOOD LAMINATED BEAMS (NOTED AS 'LVL'OR MICROLAM') SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES UNLESS NOTED OTHERWISE.

BENDING STRESS FB = 2800 PSI
HORIZONTAL SHEAR FV = 285 PSI
MODULUS OF ELASTICITY E = 2,000,000 PSI.

- USE PRESSURE TREATED WOOD WITH ALKALINE COPPER QUAT (ACQ) OR COPPER AZOLE (CBA) FOR ALL EXPOSED LUMBER AND WITH ACQ, CBA OR SODIUM BORATES (SBX) FOR SILL PLATES IN CONTACT WITH CONCRETE. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED PER ASTM A153. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED PER ASTM A653 AND MADE FROM CLASS G185 SHEET WITH 1.85 OUNCES MINIMUM OF ZINC COATING PER SQUARE FOOT.
- ALL WALL SILL PLATES SHALL BE ANCHORED TO FOUNDATION WALLS WITH ANCHOR BOLTS SPACED AT 4' MINIMUM OF 2 ANCHORS SHALL BE INSTALLED PER SECTION OF PLATE AND ONE ANCHOR SHALL BE PLACED WITHIN 12" FROM END OF EACH SILL PLATE. ALL ANCHOR BOLTS ARE TO BE COATED IN A MANNER COMPATIBLE WITH THE METHOD OF TREATMENT OF THE SILL PLATE.
- ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR ¾" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 32" MAX. O.C. AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MIN. CAPACITY OF 100 # IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.

- THE WALL BRACING IS CS-WSP<CONTINUOUSL SHEATHED WOOD STRUCTURAL PANEL USING ½" OSB AND 8D NAILS AT 6"O.C. AT EDGES AND 12"O.C IN FIELD.ALL OSB SHEATHING SHALL BE NAILED TO THE SILL PLATE.
- THE NUMBER OF WALL STUDS AT BEARING POINTS OF 2X MEMBER BEAMS SHALL MATCH THE NUMBER OF MEMBERS IN THE BEAM, UNLESS NOTED OTHERWISE. ALL ENGINEERED LUMBER BEAMS (LVL, LSL, PSL, GLULAM) SHALL HAVE A (3) STUD MIN. BEARING, UNLESS NOTED OTHERWISE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
- ALL TIMBER FRAMING CONNECTIONS SHALL BE MADE WITH JOIST HANGERS, TIE DOWNS, FRAMING ANCHORS, POST CAPS, ETC., UNLESS NOTED OTHERWISE.
- DOUBLE PLY 2X MEMBERS AND DOUBLE PLY 2X WITH PLYWOOD PLATE BEAMS SHALL BE SPIKED TOGETHER W/ 12D @ 12" TOP AND BOTTOM OF BEAM. DOUBLE PLY MICROLAM AND TRIPLE PLY-2X BEAMS AND WIDER SHALL BE BOLTED TOGETHER W/ 1/2" LAG BOLTS IN 5/16" PILOT HOLES OR 1/2" THROUGH BOLTS IN 9/16" HOLES. 2'-6" O.C. MAX @ TOP AND BOTTOM STAGGERED.
- WHEN NAILING IS NOT SHOWN IN PLANS, NAIL PER TABLE 2304.9.1, 2015 INTERNATIONAL BUILDING CODE.

- UNLESS WOOD COLUMNS/STUD PACKS HAVE BEEN CALLED OUT AT HEADER BEAM ENDS IN THE FRAMING PLANS, ALL WALL OPENINGS SHALL BE FRAMED PER THE INFORMATION IN THE KING AND JAMB SCHEDULE (SEE DETAIL 4/S5-00A). ALL WOOD COLUMNS/STUD PACKS SHALL BE CONTINUOUS TO SLAB ON GRADE, TYP. ALL KING STUDS SHALL BE CONTINUOUS TO SLAB ON GRADE, TYP. 14. ALL FREE-STANDING WOOD COLUMNS AND/OR WOOD STUD PACKS SHALL HAVE A SIMPSON STRONG-TIE PB, PBS, CB, CBS OR LCB TYPE POST BASE. GENERAL CONTRACTOR TO COORDINATE TYPE AND SIZE WITH SCHEDULED WOOD COLUMN AND/OR STUD PACK.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR "DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM-A992 GRADE 50 OR ASTM A572 GRADE 50. ALL MISCELLANEOUS STEEL (PLATES, ANGLES AND CHANNELS) SHALL CONFORM TO ASTM A36 MINIMUM. SHOP AND FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH 3/4" DIAMETER MINIMUM HIGH STRENGTH BOLTS IN ACCORDANCE WITH ASTM-A325 OR A490. HEADED STUDS SHALL BE 3/4" DIAMETER X 6" LONG CONFORMING TO ASTM A108. NO HOLES SHALL BE LOCATED IN FLANGES OF BEAMS UNLESS APPROVED BY THE ENGINEER. THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED INSPECTOR TO INSPECT ERECTED STEEL AND CONNECTIONS. SEE SPECIFICATIONS FOR PAINTING. NO FIELD CUTTING OF STEEL MEMBERS SHALL BE PERMITTED WITHOUT PRIOR AUTHORIZATION OF THE STRUCTURAL ENGINEER. SUBMIT FOR APPROVAL ALL STEEL SHOP DRAWINGS AND CALCULATIONS FOR CONNECTIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE BUILDING'S JURISDICTION. ALL STEEL PERMANENTLY EXPOSED TO WEATHER OR SOIL SHALL BE HOT DIP GALVANIZED (G90 MINIMUM). ALL STEEL ERECTION SHALL BE COMPLETED, INCLUDING ALL BRACING BEFORE OTHER TRADES START THEIR WORK.

LINTELS

PROVIDE, UNLESS NOTED OTHERWISE, PRECAST LIGHTWEIGHT CONCRETE LINTELS FOR ALL OPENINGS AND RECESSES IN CONCRETE MASONRY UNIT WALLS:

- ONE 4"x8" LINTEL FOR EACH 4" THICK WALL
- ONE 6"x8" LINTEL FOR EACH 6" THICK WALL
- ONE 8"x8" LINTEL FOR EACH 8" THICK WALL

REINFORCE EACH LINTEL UNIT WITH ONE #4 BAR TOP AND ONE #4 BAR BOTTM, WITH #2 TIE BARS SPACED AT 8" O.C. CONCRETE LINTEL UNITS SHALL HAVE 8" MINIMUM BEARING AT ENDS AND MAY BE USED FOR OPENINGS UP TO 8' 0" FOR ALL OPENINGS AND RECESSES IN BRICK WALLS. PROVIDE ONE STEEL ANGLE FOR EACH 4" OF WALL THICKNESS AS FOLLOWS:

L 3 1/2 X 3 1/2 X 5/16" FOR OPENINGS UP TO 4' 0"
L 4 X 3 1/2 X 5/16" FOR OPENINGS 4' 1' TO 5' 11"

LATERAL BRACING

CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL<CS-WSP>LATERAL BRACING SYSTEM USING ½" OSB AND 8D NAILS @6" O.C.AT EDGES AND 12" O.C. IN FIELD

EXISTING BUILDING NOTES

- GC TO PROVIDE AND SUBMIT SIGNED AND SEALED CALCULATION AND SHOP DRAWINGS OF LATERAL BRACING FOR EXISTING WALLS IF EXISTING LATERAL SUPPORT WILL BE REMOVED.
- GC / OWNER SHALL HIRE A SPECIALITY REPAIR CONSULTANT TO INVESTIGATE AND ADVISE THE REQUIRED REPAIR OF THE EXISTING STRUCTURE / FACADE
- GC TO PROVIDE TEMPORARY SUPPORT AND SHORING OF THE EXISTING WALL WHILE REMOVING THE FLOOR JOIST.

GENERAL REQUIREMENTS.

- REFER TO STRUCTURAL DRAWINGS IN THESE DOCUMENTS FOR SPECIFIC STRUCTURAL CRITERIA INCLUDING LIVE AND DEAD LOADING FOR ROOFS, FLOORS AND OTHER STRUCTURAL COMPONENTS. UNDER NO CIRCUMSTANCES SHALL LOADING BE ASSUMED TO BE LESS THAN THE APPLICABLE MINIMUM BUILDING CODE REQUIREMENTS.
- THE CONDITIONS AND ASSUMPTIONS STATED IN THESE DOCUMENTS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO LOCAL CODES AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECIFICATIONS AND LOCAL CODES OR CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF THE DISCREPANCY AS SPECIAL ENGINEERING MAY BE REQUIRED TO INSURE THE BUILDING'S STRUCTURAL INTEGRITY.
- THESE REQUIREMENTS MAY BE SUPERSEDED BY MORE STRINGENT INFORMATION WITHIN THE DRAWINGS. THE MORE STRINGENT INFORMATION SHALL BE FOLLOWED.
- ANY ADDITIONAL EQUIPMENTS OR FIXTURES NOT SHOWN ON THE STRUCTURAL DRAWINGS AND HAVING A WEIGHT IN EXCESS OF 400 lbs. SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO INSTALLATION.
- THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS,ETC .AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

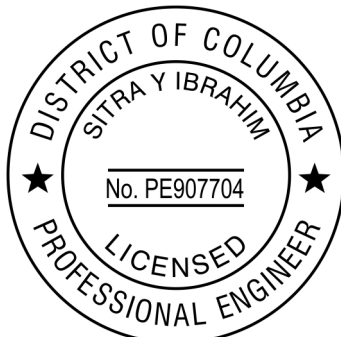
STRUCTURAL ABBREVIATION

ACI	American Concrete Institute
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
ASTM	American Society for Testing and Materials
AWS	American Welding Society
ANCB	Anchor Bolt
BM	Beam
BRG	Bearing
BOT	Bottom
CIP	Cast-In-Place
CLR	Clear
COL	Column
CONC	Concrete
CMU	Concrete Masonry Unit
CON JT	Construction Joint
CONT	Continuous
CJ	Control Joint
DET	Detail
DIA	Diameter
DIM	Dimension
DIR	Direction
DWL	Dowels
EA	Each
EE	Each End
EF	Each Face
EXJ	Expansion Joint
EQ	Equal
EX	Existing
EW	Each Way
FT	Foot or Feet
FIN	Finish
FL	Floor
FTG	Footing
FND	Foundation
GALV	Galvanized
GA	Gauge
GR	Grade
GBM	Grade Beam
HT	Height
HP	High Point
HORZ	Horizontal
IN	Inch
IDIA	Inside Diameter
INV	Invert
JT	Joint
K	Kip (1000 Pounds)
LW	Light Weight
LWC	Light Weight Concrete
LLV	Long Leg Vertical
LP	Low Point
MIL	One thousandth of an inch
MTL	Metal
NWC	Normal Weight Concrete
NIC	Not in Contract
OC	On Center
OD	Outside Diameter
OPNG	Opening
PC	Pile Cap or Precast
PL	Plate
PVC	Polyvinyl Chloride
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
R	Radius
REINF	Reinforced
RE	Right End
SEC	Section
SLV	Short Leg Vertical
SIM	Similar
SOG	Slab on Grade
SPL	Splice Length
SQ	Square
STD	Standard
STL	Steel
STR	Structural
SUP	Support
SYM	Symmetrical
THK	Thick or Thickness
T&B	Top and Bottom
TOS	Top of Slab
TYP	Typical
UNO	Unless Noted Otherwise
VIF	Verify in Field
WWF	Welded Wire Fabric
W/	With
W/O	Without
WP	Working Point or Water Proofing

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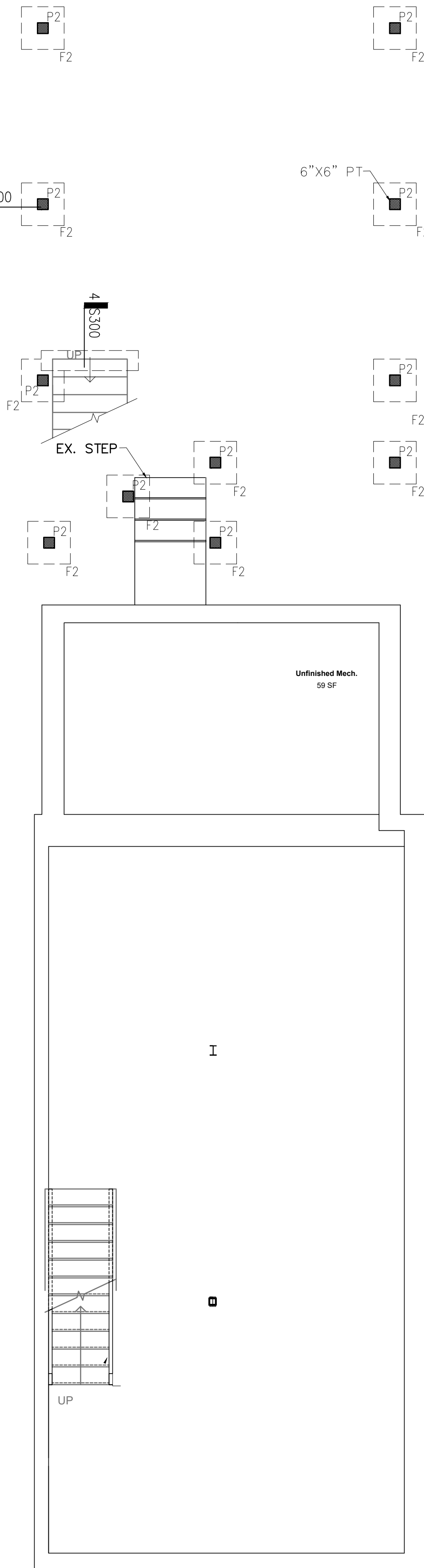
OWNER
Brian & Kate Reid
317 L St NE
Washington, DC 20002



Date
Drawn by

S001
STRUCTURAL NOTES

Scale SEE PLAN

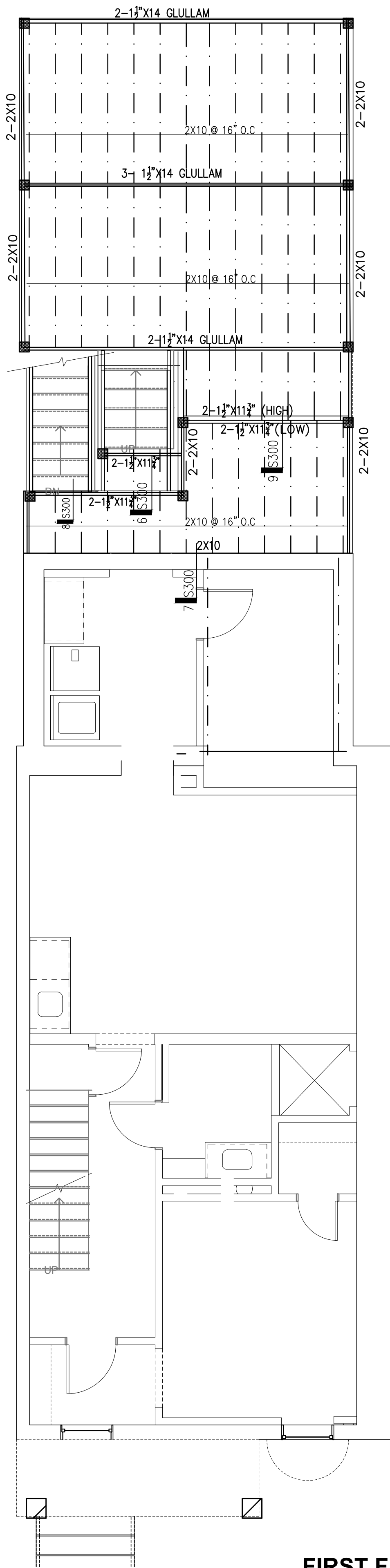


FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES

- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS
- ASSUMED BEARING CAPACITY OF SOIL USED TO DESIGN IS 1,500 PSF.
- MINIMUM FROST DEPTH 2'-6" BELOW UNDISTURBED SOIL, SEE SOIL REPORT FOR ADDITIONAL RECOMMENDATION.
- * REFERS TO NEW POST OVER EX. FOUNDATION.



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

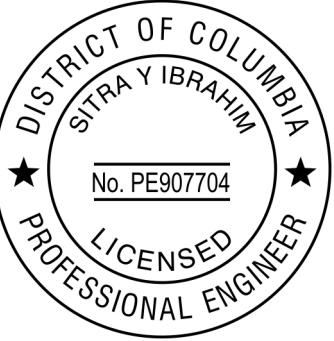
PLAN NOTES

- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- TYPICALLY STRUCTURAL FRAMING PLANS ARE SUPERIMPOSED ON ARCHITECTURAL FLOOR PLANS OF THE LEVEL BELOW.
- ALL STRUCTURAL TIMBER MEMBERS FOR THE DECK SHALL BE PRESSURE-TREATED WOOD, SUITABLE FOR EXTERIOR USE AND IN ACCORDANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS

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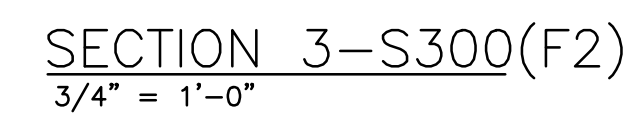
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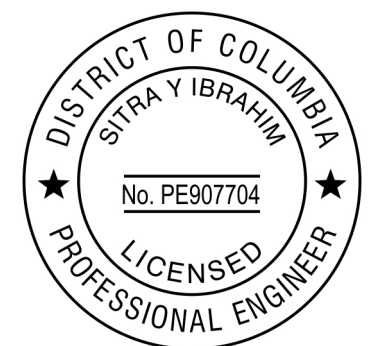
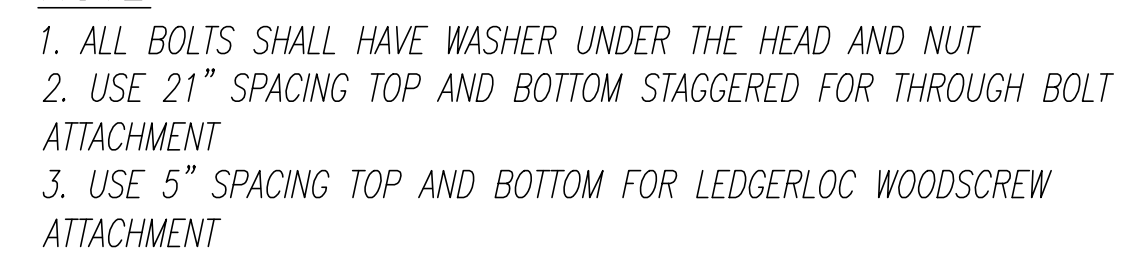
S100
FOUNDATION AND DECK
FRAMING PLANS

Scale

SEE PLAN



SEE ARC. FOR
STAIRCASE, GUARD
AND HAND RAIL,
PICKETS AND STEP
INFORMATION



SEE PLAN