

Tab E

HILLTOP TERRACE II

4648 HANNA PL SE, WASHINGTON, D.C. 20019

FINAL DESIGN SCHEMATIC SUBMISSION: OCTOBER 1, 2023



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DRAWINGS LIST

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G001	PROJECT DATA

CIVIL

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ARCHITECTURAL

A101	FLOOR PLANS
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STRUCTURAL

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PROJECT NAME
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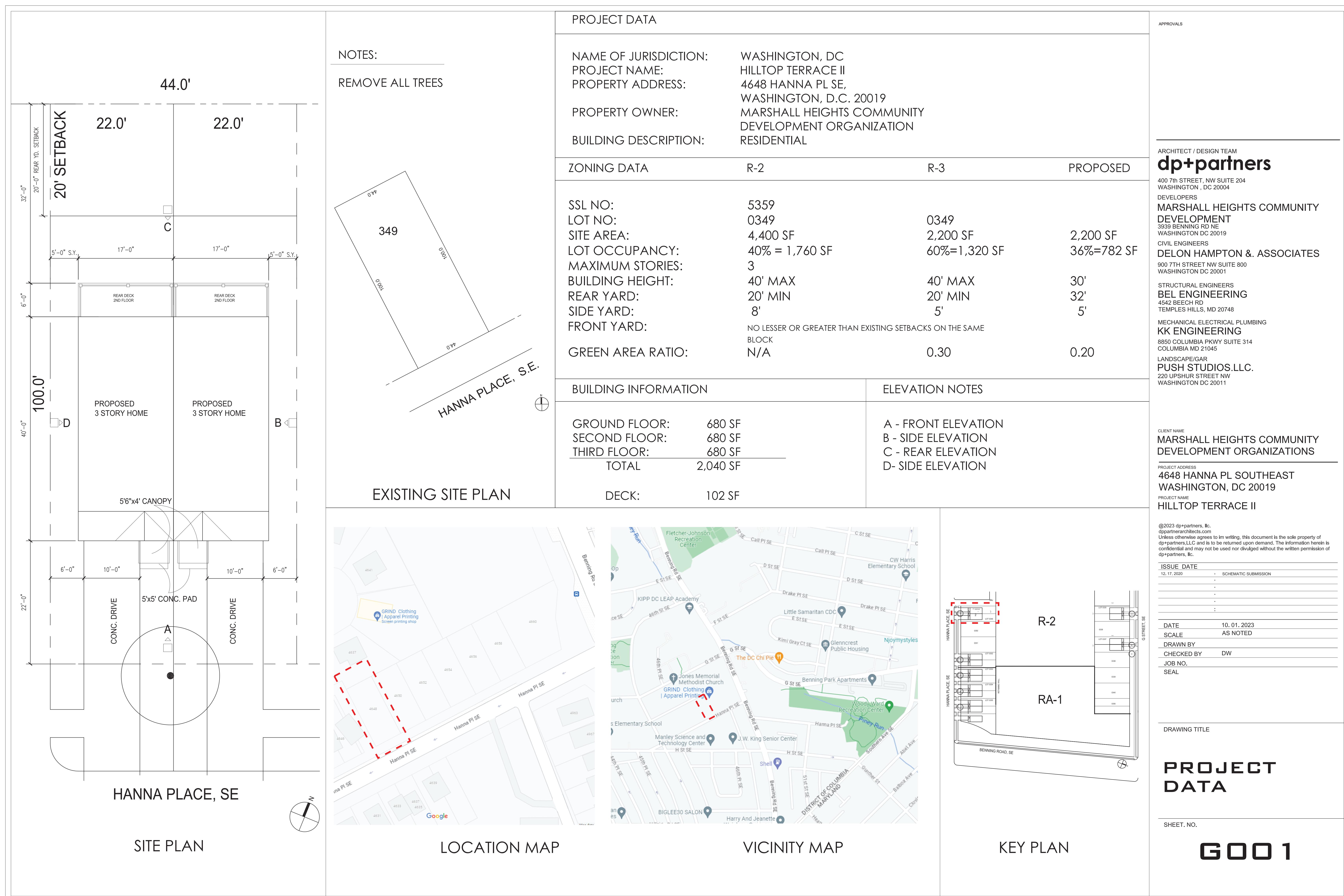
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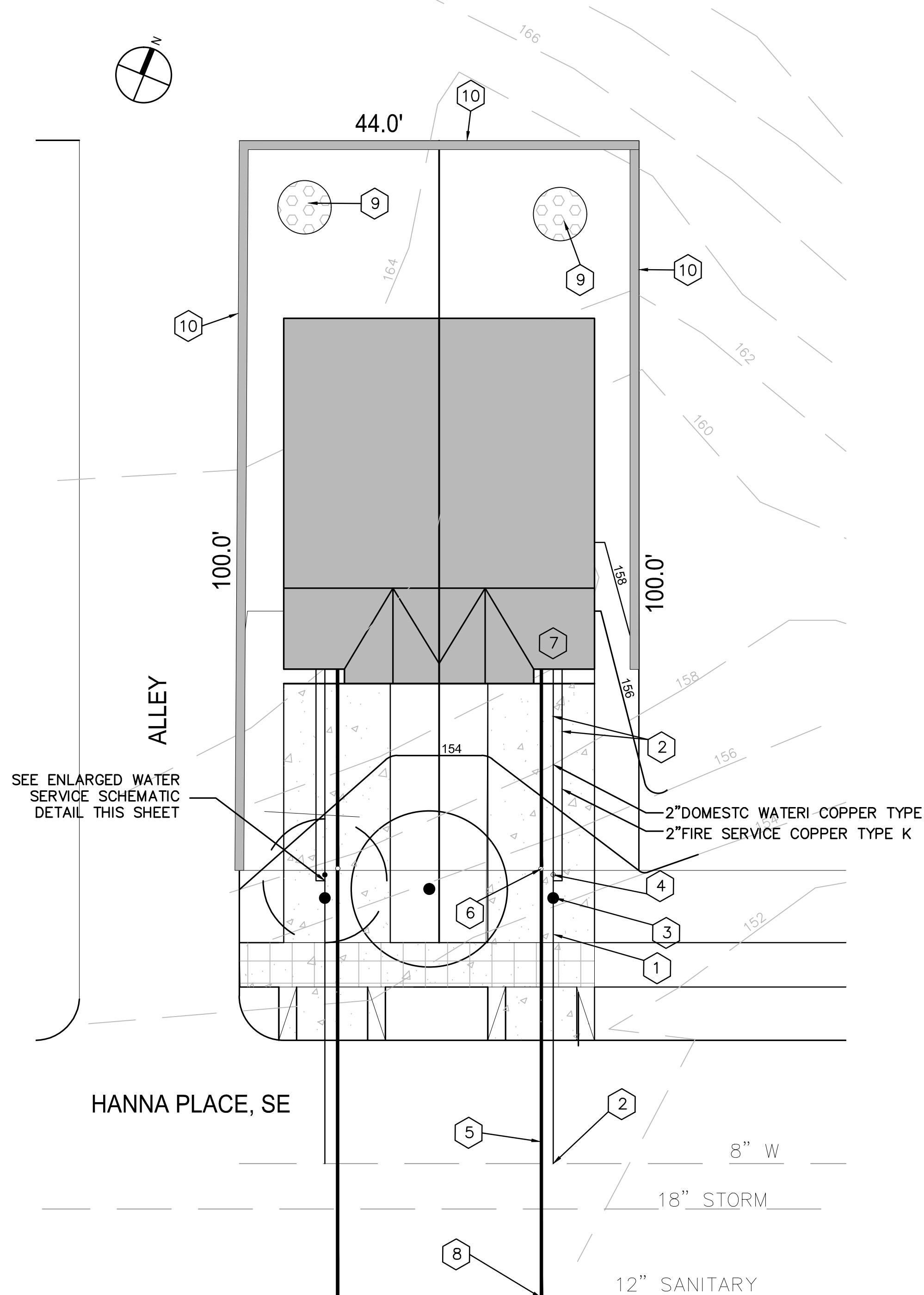
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COVER SHEET

SHEET. NO.

G000





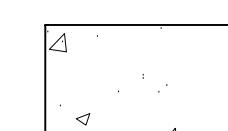
NARRATIVE

THIS SITE UTILITY PLAN IS FOR LOT 349 BLOCK 5354, AND A LOT AREA OF 4400. A DUPLEX SINGLE FAMILY RESIDENTIAL BUILDING IS PROPOSED. OF THE HILL TOP DEVELOPMENT IT INDICATES THE REQUIRED WET UTILITIES (SEWER AND WATER) POSSIBLE STORMWATER MANAGEMENT FACILITY (DRY WELL) AND SIDEWALKS AND DRIVEWAY APRONS. THE SITE HAS A HILLY TERRAIN AND THEREFORE IN ORDER TO PROVIDE ADEQUATE AREA FOR THE PROPOSED DUPLEX UNIT SIGNIFICANT RETAINING WALS HAVE TO BE PROVIDED. THE HEIGHTS RANGE FROM 4 FEET TO FIFTEEN FEET AND POSSIBLY TALLER FOR OTHER SITES.

SITE UTILITY KEY NOTE

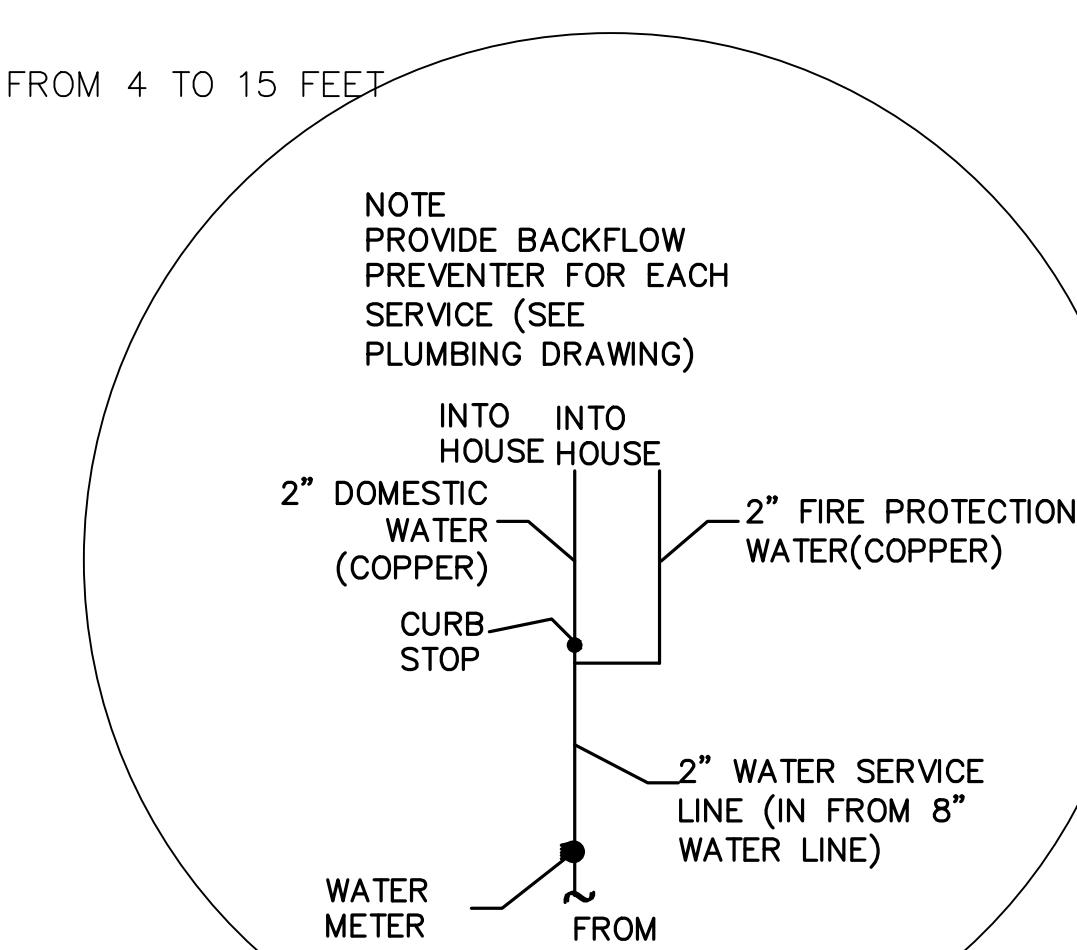


CONCRETE SIDEWALK



CONCRETE PAVEMENT

- ① INSTALL NEW 2" TYPE K COPPER COMBINED WATER SERVICE
- ② INSTALL NEW CORPORATION STOP.(SEE DC WATER STD W80.01)
- ③ INSTALL NEW 2" WATER METER(SEE DC WATER STD W80.01)
- ④ INSTALL NEW CURB STOP (SEE DC WATER STD W80.01)
- ⑤ INSTALL NEW 6" PVC SCHEDULE 40 SANITARY LINE
- ⑥ NEW 4" DIA. PVC CLEANOUT (DC WATER STANDARD S 80.2)
- ⑦ INSTALL ASSE 1015 AND ASSE 1013 BACKFLOW PREVENTER FOR FIRE AND DOMESTIC WATER RESPECTIVELY INSIDE BUILDING
- ⑧ CONNECT NEW 6" SANITARY TO EX 12" SEWER USING 6'X12" WYE BRANCH
- ⑨ LOCATION OF DRY-WELL SWM FACILITIES STRAIN SEE DETAIL ON SHEET GAR-3
- ⑩ RETAINING WA WALL HEIGHT VARIES FROM 4 TO 15 FEET



NEW DOMESTIC AND FIRE
PROTECTION DETAIL

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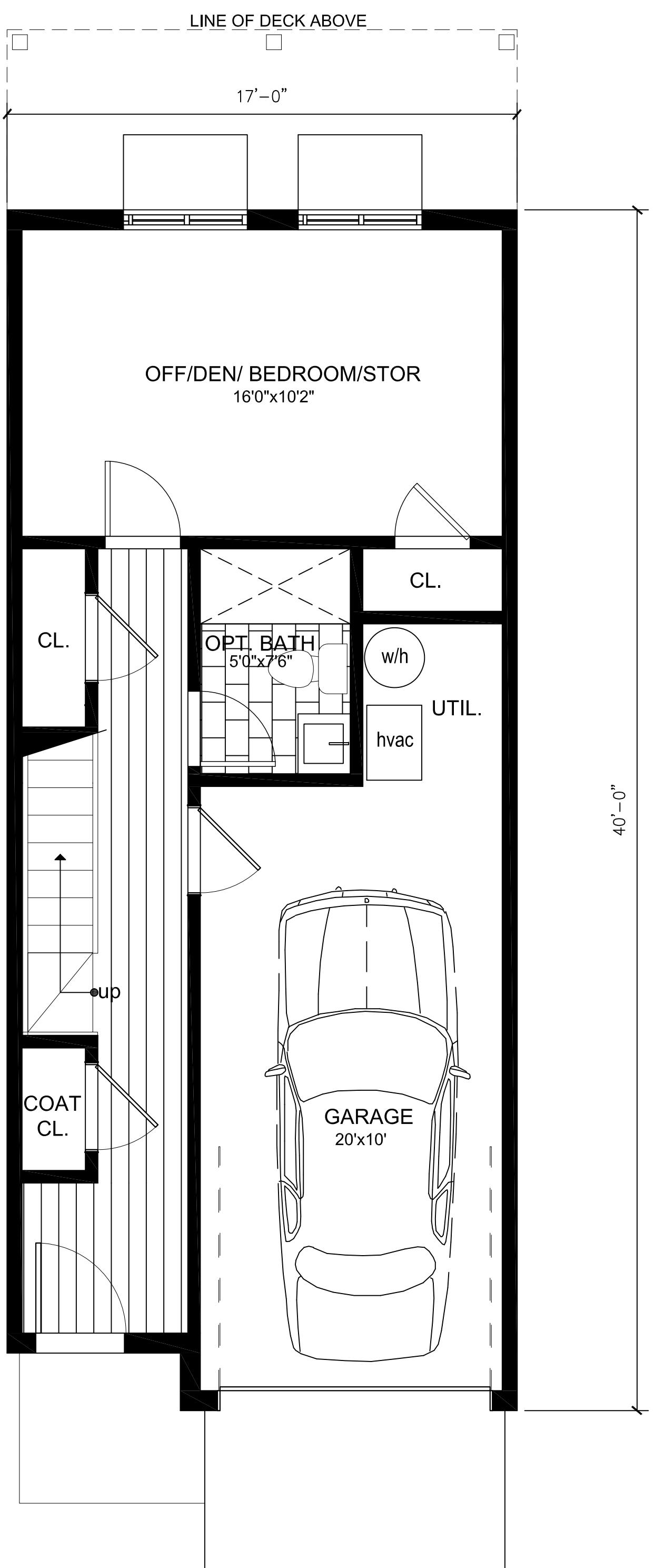
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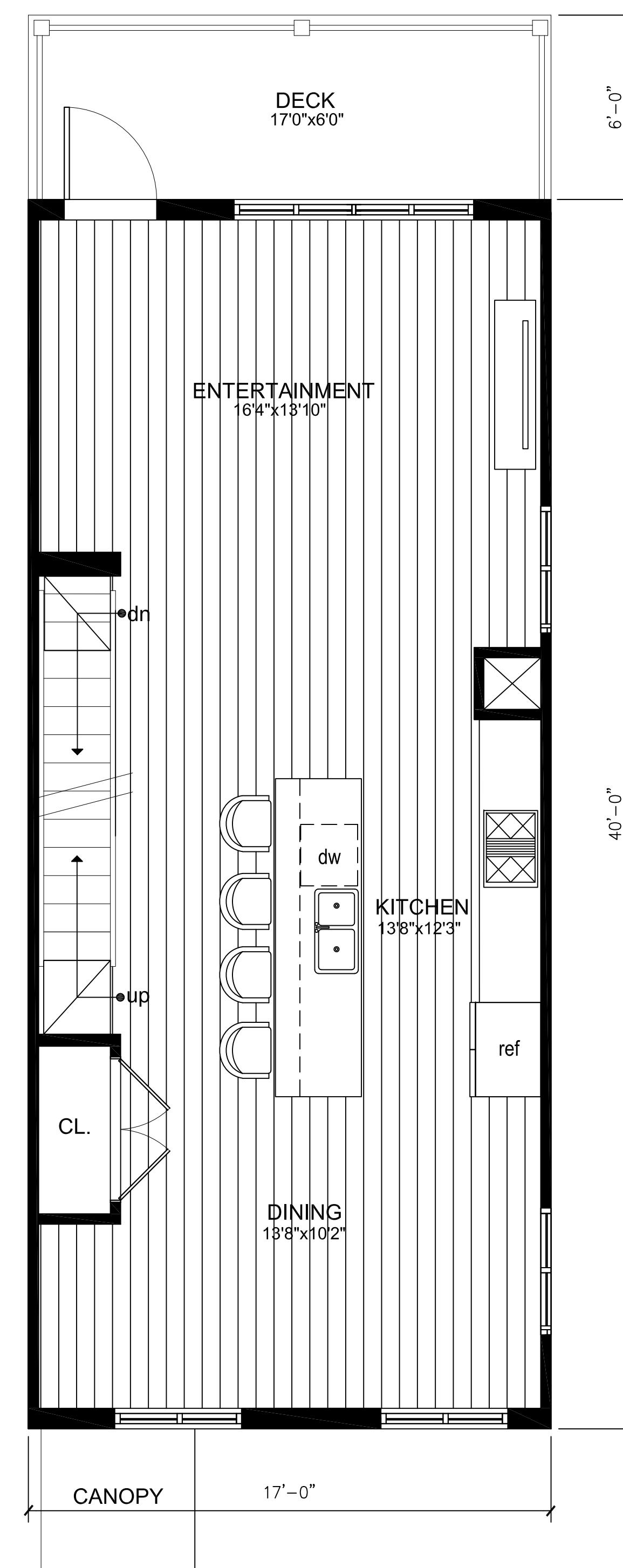
SITE PLAN

SHEET NO.

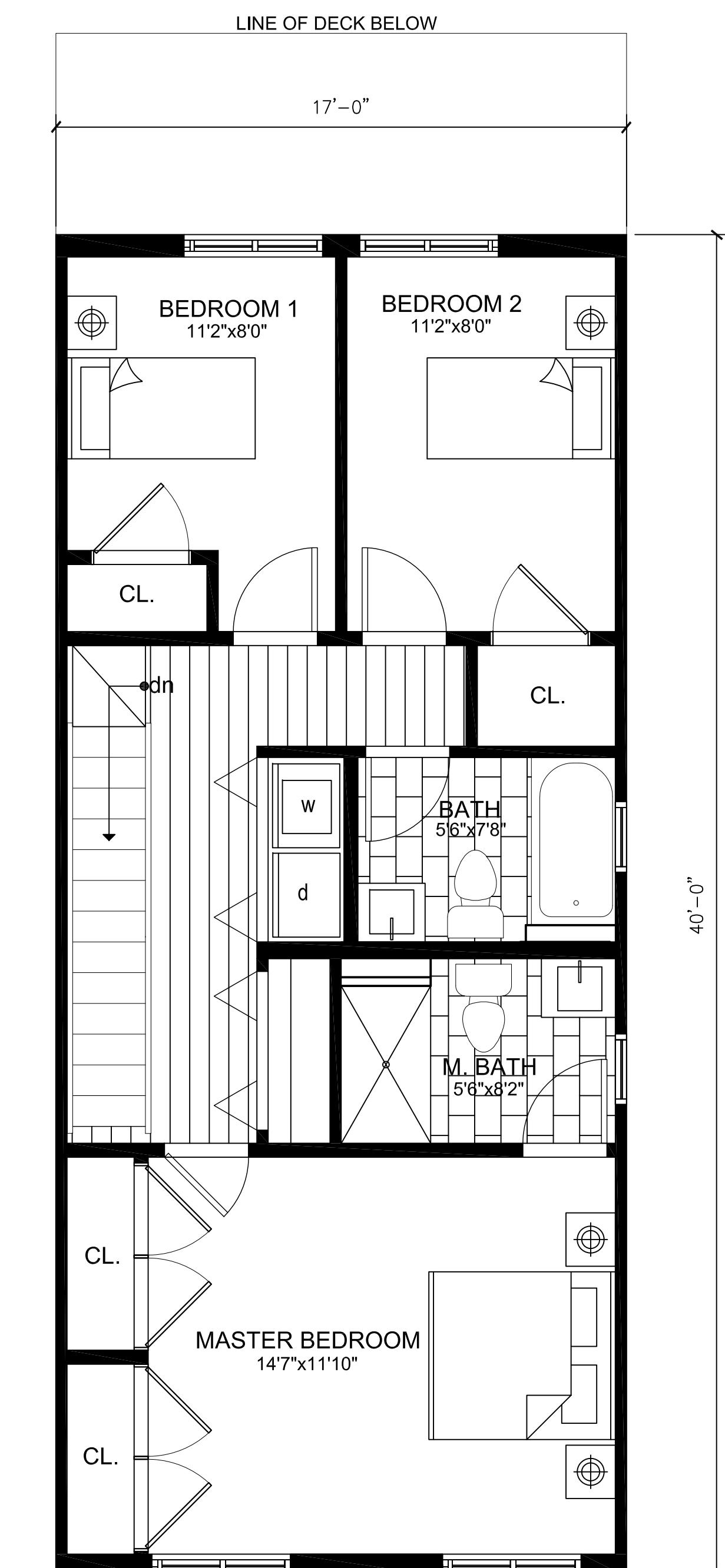
CIV-100



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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FLOOR PLAN

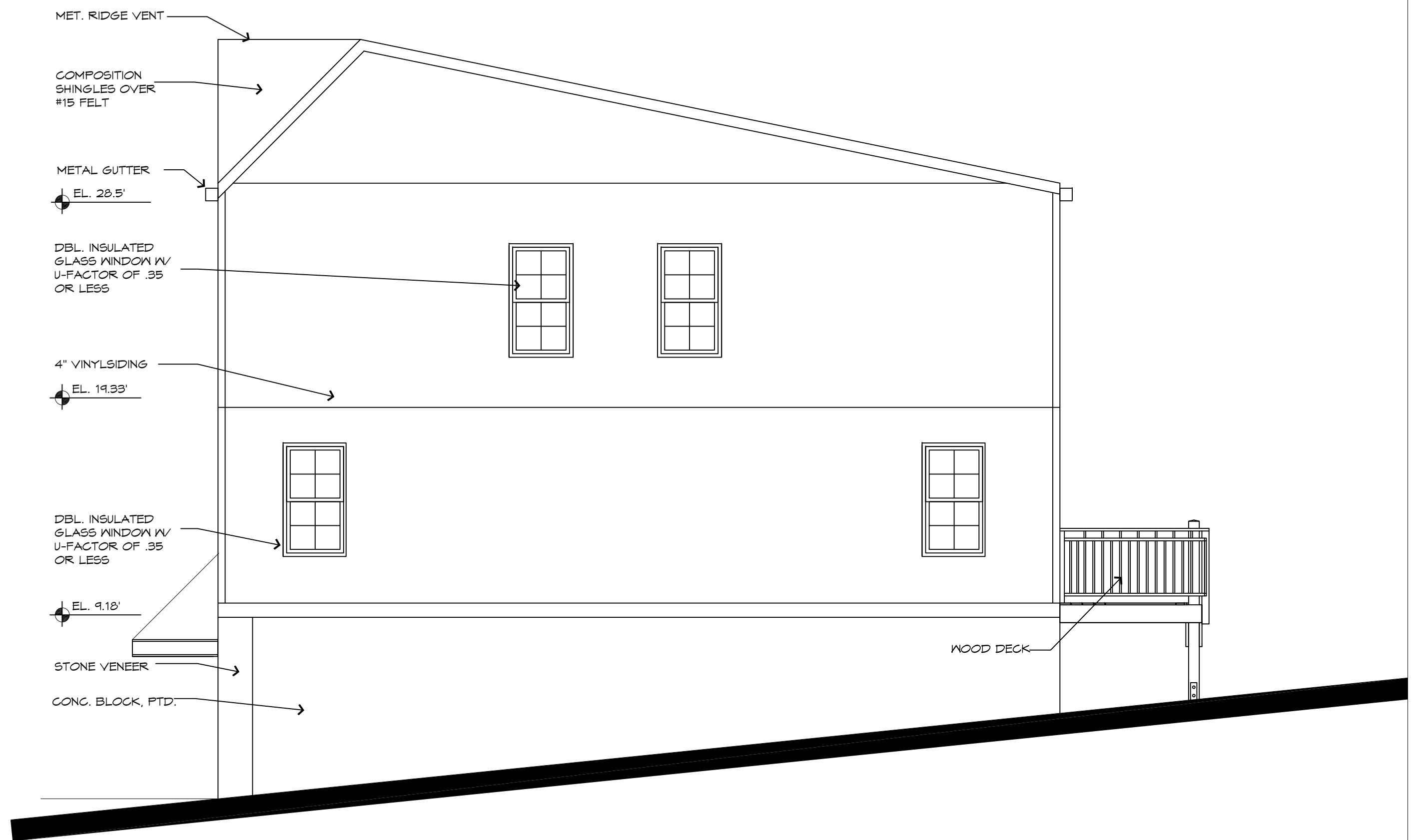
SHEET. NO.

A 101



FRONT ELEVATION

A



SIDE ELEVATION

B/D



REAR ELEVATION

C



LONGITUDINAL SECTION

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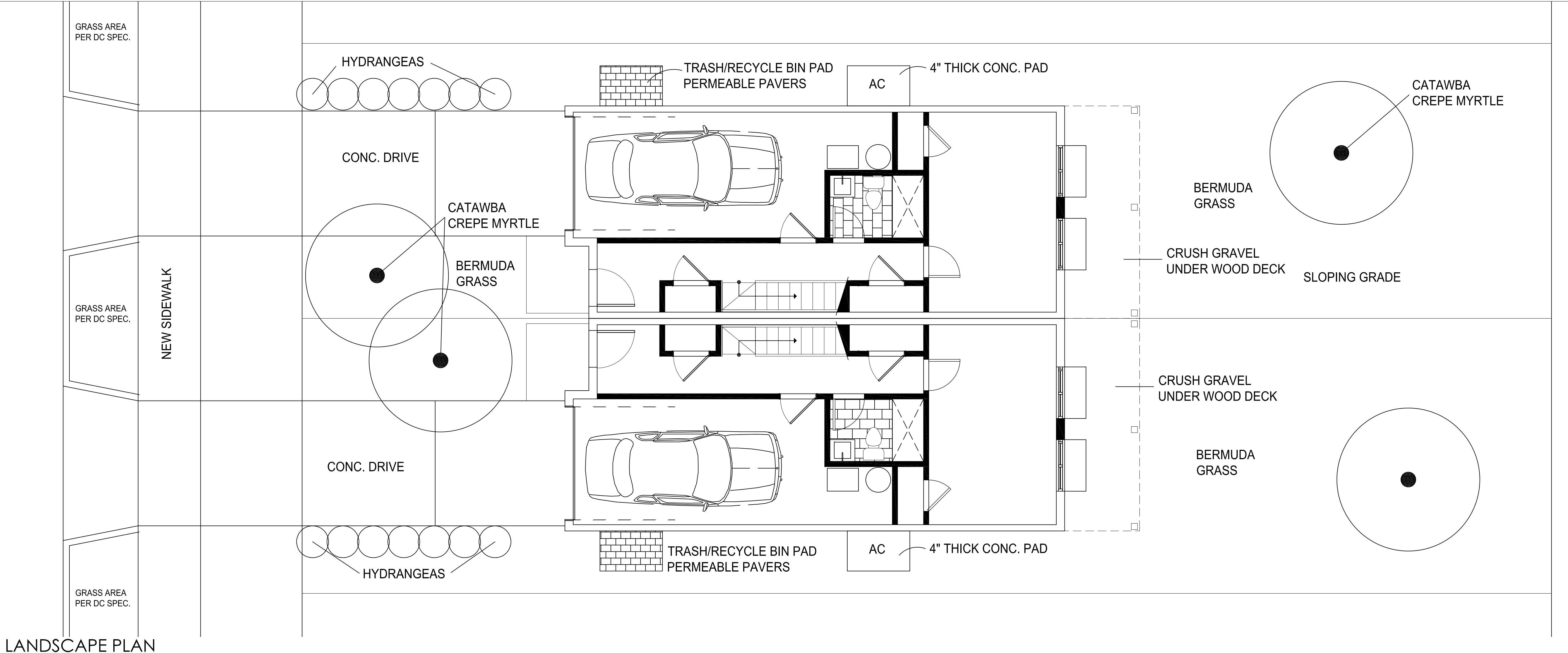
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**ELEVATIONS
& SECTION**

SHEET. NO.

A 102



LANDSCAPE PLAN



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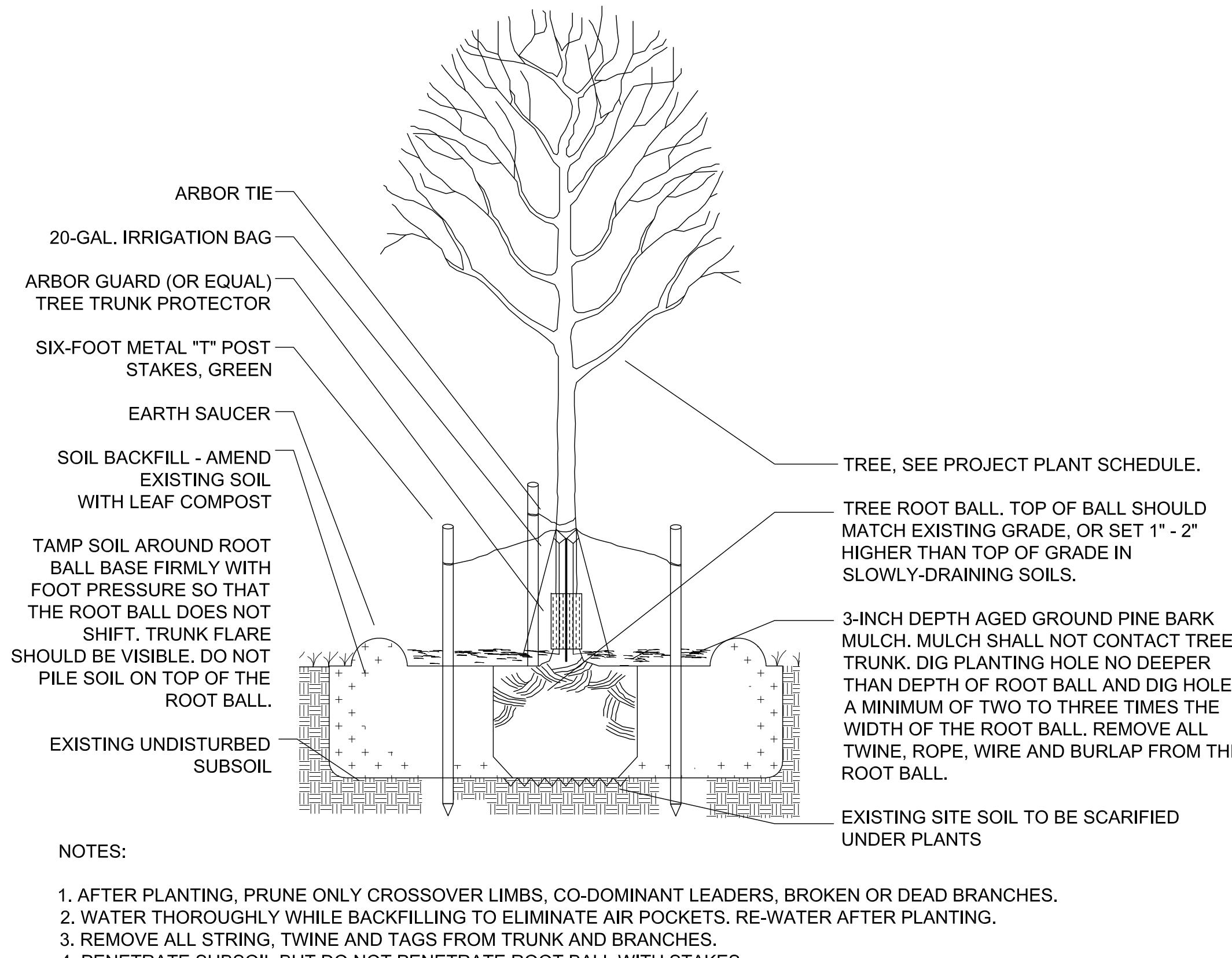
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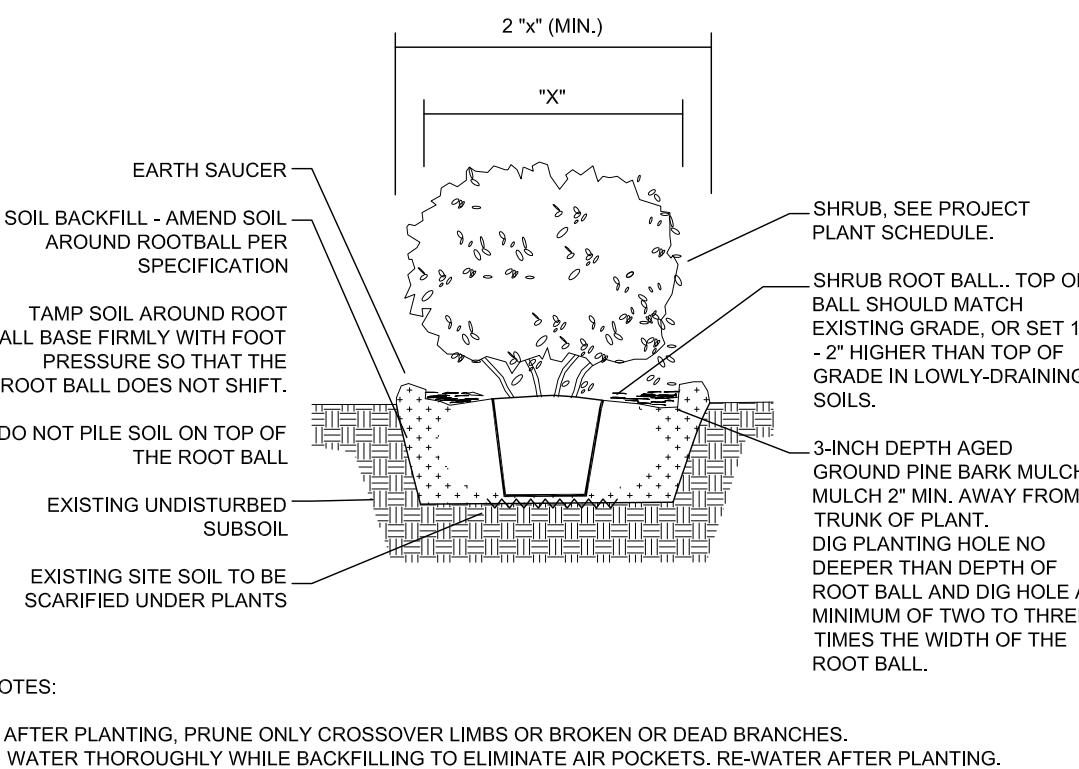
SCHEMATIC SUMMARY PLAN

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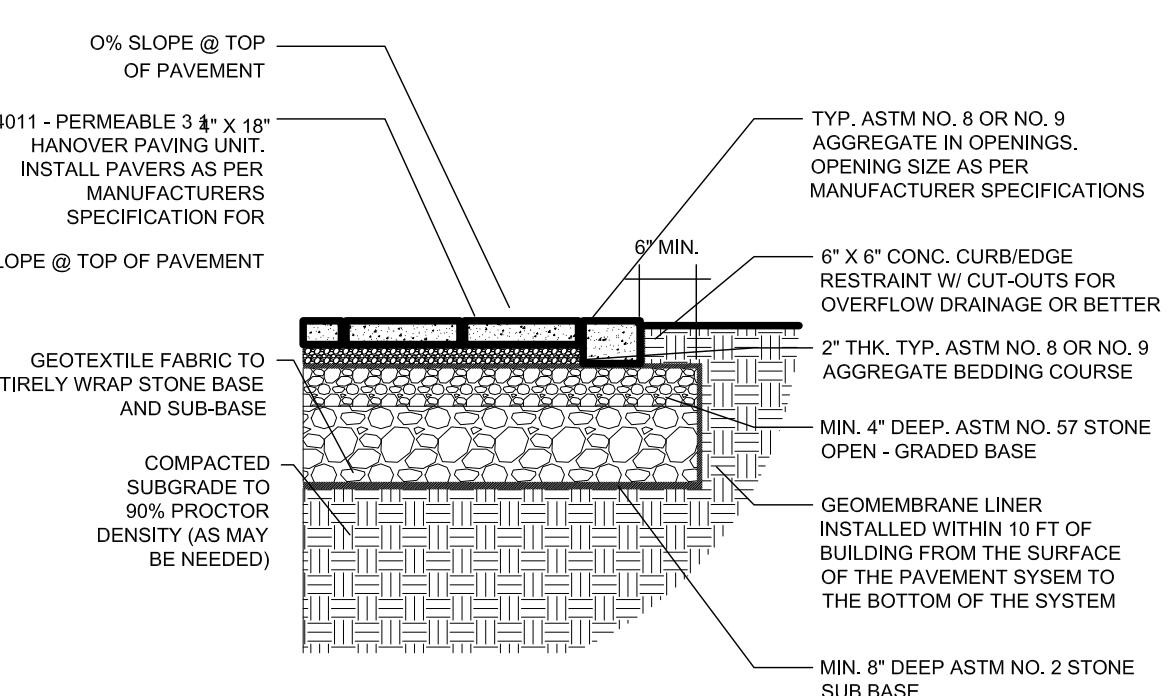
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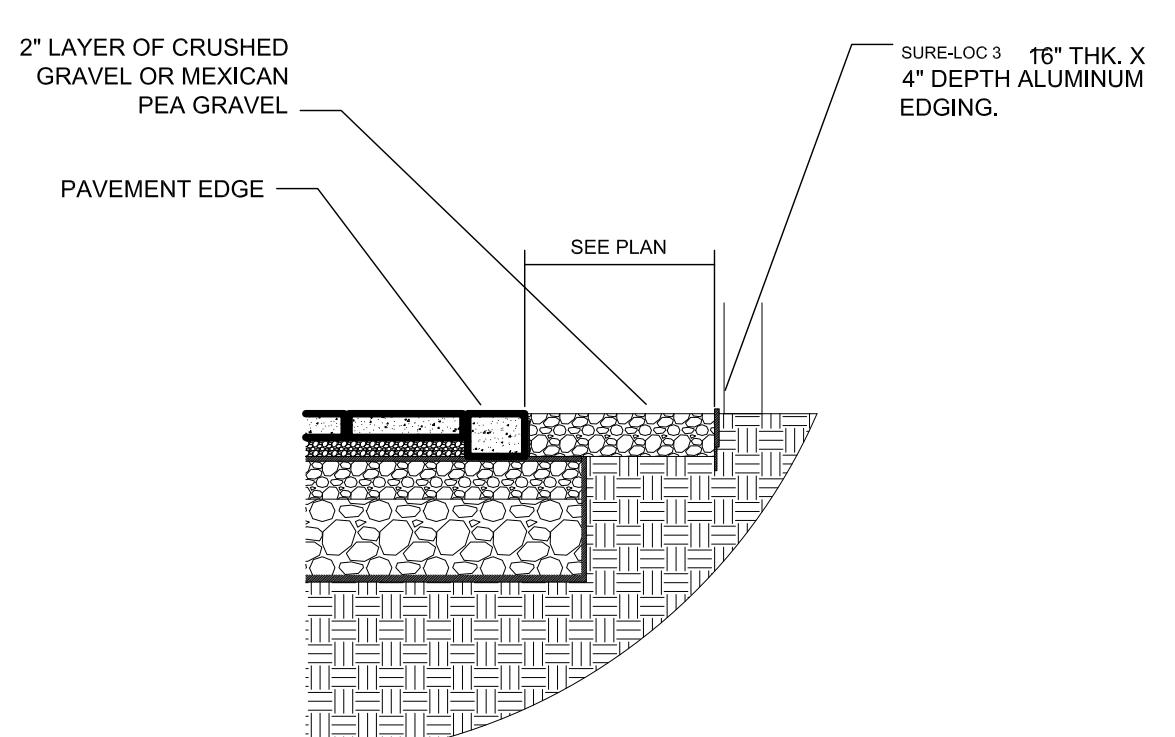
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PERMEABLE PAVER DETAIL



GRAVEL EDGE DETAIL

MEP

Plumbing Fixtures

- New plumbing fixtures will be provided in the bathroom, kitchen room. Fixtures will include flush tank operated water closets & kitchen sinks. Fixtures will be water-conserving & water sense labeled.
- Floor drains will be provided with trap priming connections to prevent trap seal evaporation. Piping will be extended from an automatic trap-priming panel to the new traps.
- Hose bib with integral vacuum breaker, will be provided at front of building.

Domestic Water

- Domestic potable and fire protection water will be provided from main water service pipes.
- Gas fired water heaters will be provided to serve domestic hot water system. A thermostatic mixing valve will be provided to limit supply water temperature to 110°F as required by ASHRAE 90.1- 2010. expansion tanks will be provided at the water heaters to comply with the plumbing code.
- All domestic water piping will be hard tempered seamless copper water tube with lead-free solder joints or CPVC. All domestic water piping will be provided with pre-molded fiberglass type insulation.

Sanitary

- Sanitary waste from the home plumbing fixtures will be connected to the sanitary main. Sanitary vents connect to stacks or will be extended up through the home via vent stacks and piped through the roof.
- All sizes for above ground piping will be schedule 40 PVC while all sizes for underground piping will be Schedule 80 PVC service class pipe and fittings with gasketed joints.

Storm Water

- Roof storm water are piped outside the building, with rain leaders collected by bioretention. Refer to civil narrative

Fire Protection Systems

- All fire protection systems will be designed in accordance with NFPA 13.

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**MEP
NARRATIVE**

SHEET. NO.

NAR 2

STRUCTURAL

GENERAL NOTES

I. DESIGN CRITERIA

A. GENERAL BUILDING CODE
THE CONTRACT DOCUMENTS ARE BASED ON REQUIREMENTS OF IRC 2015 AND LOCAL CODE AMENDMENTS

B. DEAD LOADS
1. ACTUAL WEIGHT OF PARTITIONS HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED DEAD LOAD.

2. AN ALLOWANCE OF 5 PSF HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED SUPERIMPOSED DEAD LOAD FOR HANGING CEILING AND MECHANICAL LOADS, SUCH AS DUCTWORK, SPRINKLER PIPES, AND MECHANICAL EQUIPMENT LOADS.

3. AT SUPPORT FOR SPRINKLER LINES, THE STRUCTURE HAS BEEN DESIGNED FOR A CONCENTRATED LOAD OF 150 POUNDS, IN ADDITION TO THE FULL WEIGHT OF SPRINKLER PIPING SCHEDULED BELOW.

NORMAL PIPE SIZE	WEIGHT
6 INCH	32 PLF
8 INCH	50 PLF
10 INCH	75 PLF
12 INCH	99 PLF
16 INCH	160 PLF

C. LIVE LOADS
1. LIVE LOADS PRODUCED BY THE USE OR OCCUPANCY OF THE STRUCTURE HAVE BEEN INCLUDED IN THE DESIGN, BASED ON THE FOLLOWING OCCUPANCIES:

OCCUPANCY OR USE	UNIFORM LOAD (PSF)	CONCENTRATED LOAD (LB)
RESIDENTIAL (HOTELS AND MULTIFAMILY DWELLINGS)		
BASIC FLOOR AREA	40	—
CORRIDORS	100	—
EXTERIOR BALCONIES (<100 S.F.)	60	—
BALCONIES (>100 S.F.)	100	—
STORAGE		
LIGHT STORAGE	125	—
YARDS AND TERRACES (PEDESTRIAN TRAFFIC ONLY)	100	—
SIDEWALKS, VEHICULAR DRIVEWAYS AND YARDS, SUBJECT TO TRUCKING	250	8000
STAIRS AND EXITS	100	SEE BELOW
THE STRUCTURAL DESIGN IS BASED ON THE GREATER OF THE EFFECTS OF THE UNIFORM LOADS NOTED ABOVE OR THE CONCENTRATED LOADS NOTED ABOVE (ASSUMED TO BE DISTRIBUTED OVER AN AREA 2.5 FEET SQUARE SPECIFICALLY NOTED BELOW).		
2. THE MINIMUM CONCENTRATED LOAD ON STAIR TREADS SHALL BE 300 POUNDS ON AN AREA OF 4 SQUARE INCHES.		
3. BALCONY RAILINGS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) APPLIED IN ANY DIRECTION AT THE TOP RAIL AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.		
4. PARKING BARRIERS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 200 POUNDS APPLIED HORIZONTALLY IN ANY DIRECTION AT THE TOP RAIL, AND HAVE ATTACHMENT DEVICES AND ADHESIVE STRUTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED CONCURRENT WITH UNIFORM LOADS SPECIFIED ABOVE.		
5. INTERMEDIATE RAILS, PANEL FILLERS, AND THEIR CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA NOT TO EXCEED A 1-FOOT-SQUARE AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS. REACTIONS DUE TO THAT LOADING ARE NOT REQUIRED TO BE SUPERIMPOSED WITH THOSE FROM LOADS APPLIED TO THE TOP RAIL.		
6. VEHICLE BARRIERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 6000 POUNDS APPLIED HORIZONTALLY IN ANY DIRECTION AT THE BARRIER SYSTEM AT A HEIGHT OF 4 FEET FROM THE PARKING SURFACE AND SHALL HAVE ANCHORAGE OR ATTACHMENT CAPABLE OF TRANSFERRING THIS LOAD TO THE STRUCTURE. THE FORCE MAY BE DISTRIBUTED OVER A 1-FOOT-SQUARE AREA.		
7. DESIGN LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE.		
D. ROOF LOADS		
1. A ROOF LOAD ALLOWANCE OF 30 PSF HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED LOAD ON FLAT ROOFS.		
2. FOR EXTENSIVE GREEN ROOF, 30 PSF DEAD LOAD IS USED.		
3. ROOF LOADS HAVE NOT BEEN REDUCED.		
E. SNOW LOADS		
SNOW LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTE ABOVE, USING THE FOLLOWING PARAMETERS:		
GROUND SNOW LOAD (PSF)	30 PSF	
SNOW LOAD COEFFICIENT (PF)	21 PSF	
SNOW EXPOSURE COEFFICIENT (CE)	1.0	
IMPACT FACTOR (I)	1.0	
THEMAL FACTOR (CT)	1.0	
MINIMUM SNOW LOAD FOR DESIGN	30.0 PSF	
SNOW DRIFT IS APPLICABLE AS NEEDED		
F. WIND LOADS		
WIND LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTE ABOVE, USING THE FOLLOWING PARAMETERS:		
BASIC WIND SPEED (V)	115 MPH	
EXPOSURE CATEGORY	B	
IMPORTANCE FACTOR (IW)	1.0	
BUILDING CATEGORY	ENCLOSED	
GUST RESPONSE FACTOR FOR FLEXIBLE BUILDINGS (G)		
EAST-WEST DIRECTION	0.85	
NORTH-SOUTH DIRECTION	0.85	
INTERNAL PRESSURE COEFFICIENT (GCPI)	+/-.18	
G. SEISMIC LOADS		
SEISMIC LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTE ABOVE, USING THE FOLLOWING PARAMETERS:		
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE METHOD	
IMPORTANCE FACTOR (IE)	1.0	
SPECTRAL USE GROUP	I	
SPECTRAL RESPONSE ACCELERATION (SS) (%)	0.134	
SITE CLASS (S1)	0.043	
SPECTRAL RESPONSE COEFFICIENT (SDS) (%)	0.143	
SPECTRAL RESPONSE COEFFICIENT (SD1) (%)	0.069	
SEISMIC DESIGN CATEGORY	B	
RESPONSE MODIFICATION FACTOR (R)		
- WOOD STRUCTURAL PANELS	6.5	
DEFLECTION AMPLIFICATION FACTOR (Cd)	4.0	
- WOOD STRUCTURAL PANELS		
BASIC STRUCTURAL AND SEISMIC RESISTING SYSTEM	EQUIVALENT LATERAL FORCE	
H. STRUCTURAL STABILITY OF BUILDING FRAME		
THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT UPON THE FOLLOWING FRAMING COMPONENTS AND SYSTEMS:		
1. MASONRY WALLS		
2. HORIZONTAL DIAPHRAGMS		
3. LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR		
WOOD WALLS		
a. ROOF DECK AND SUBFLOORS ARE DESIGNED AS UNBLOCKED DIAPHRAGMS.		
ROOF SHEATHING SHALL BE 23/32" THICK & 16 EXPOSURE 1 RATED O.S.B. WITH A 32/16 PANEL SPAN INDEX (U.S.) AND BEAR THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOC. (APA). PANELS SHALL BE NAILED WITH 10d NAILS @ 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERIOR SUPPORTS.		
b. STRUCTURAL PANEL SHEAR WALLS SHALL BE 7/16" THICK EXPOSURE 1 RATED O.S.B. WALL PANEL SPAN INDEX (U.S.) AND WITH A 16" OC BEAR THE TRADEMARK STAMP OF		

THE AMERICAN PLYWOOD ASSOC. (APA) PANELS SHALL BE NAILED IN ACCORDANCE WITH SHEAR WALL SCHEDULE ON S8-01.

c. REFER TO BRACING PLANS FOR TYPE AND LOCATION OF ALL SHEARWALLS AND HOLD DOWN OF ANCHORS.

d. FRAMING DETAILS INCORPORATE MINIMUM REQUIREMENTS FOR LATERAL LOAD TRANSFER. ANY CHANGE, MODIFICATION OR SUBSTITUTE FOR MATERIALS (INCLUDING GRADE OR SPECIES) OR FASTENERS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

e. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. ANY CHANGE, MODIFICATION OR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

I. CONSTRUCTION SCHEDULING
THE CONTRACTOR SHALL COORDINATE THE SEQUENCE AND SCHEDULE OF CONSTRUCTION WITH THE ENGINEER.

J. PROVISION FOR FUTURE EXPANSION
NO PROVISIONS HAVE BEEN MADE IN THE STRUCTURAL DESIGN FOR FUTURE EXPANSION.

II. FOUNDATION

A. ALLOWABLE SOIL BEARING IS ASSUMED TO BE MINIMUM OF 1500 PSF.
THE PROPOSED WORK IS FRAMED SUCH THAT THE LOAD DISTRIBUTIONS TO THE EXISTING FOOTING IS NOT CHANGED SUBSTANTIALLY.

C. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING FOOTING AND ALIGN THE PROPOSED LOAD BEARING WALLS ACCORDINGLY.

III. REINFORCED CONCRETE

A. THE DESIGN OF ALL REINFORCED CONCRETE SHALL CONFORM TO ACI 318, IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE.

B. CLASSES OF CONCRETE
ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE TABLE BELOW UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

USAGE
(PSI)

COMPRESSIVE STRENGTH
AGGREGATE SIZE

15/32", 1/2", 7/16"

19/32", 3/4"

1", 1 1/8"

15/32", 1/2"

19/32", 5/8"

WOOD STRUCTURAL PANEL ROOF AND WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING

1/2" OR LESS

6d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE SPIRAL THREAD

8d COMMON OR 6d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

10d COMMON OR 8d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, 1/8" LENGTH

15/16" LENGTH

WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

WALL SHEATHING

8d COMMON

6" O.C. EDGES AND 12" O.C. INTERMEDIATE

8d COMMON OR 6d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

10d COMMON OR 8d ANNUAL OR 6" O.C. EDGES SPIRAL THREAD

16 GA GALVANIZED WIRE STAPLES, 3/8" MIN. CROWN, LENGTH OF 1"

PLUS WOOD STRUCTURAL PANEL OR PARTICLEBOARD OR PARTICLEBOARD

THICKNESS

F. WHERE WELDED WIRE REINFORCEMENT IS SPECIFIED, IT SHALL BE CONTINUOUS ACROSS THE ENTIRE CONCRETE WITH SPlices SHALL BE LAPPED ONE CROSS WIRE SPACING PLUS 2 INCHES.

G. MINIMUM CONCRETE COVER TO REINFORCING SHALL BE IN ACCORDANCE WITH ACI 318, UNLESS NOTED OTHERWISE ON THESE DRAWINGS.

IV. SOLID SAWN & LAMINATED LUMBER

A. ALL LUMBER SHALL BE VISUALLY GRADED, SOUTHERN PINE DIMENSION LUMBER, EASONED AND WITH 19% MAX. MOISTURE CONTENT, U.N.O., AND IN ACCORDANCE WITH THE FOLLOWING MINIMUM GRADE REQUIREMENTS.

STUD — STRUCT GRADE NO. 2

JOIST — STRUCT GRADE NO. 2

BEAMS (2"-4" THICK) — STRUCT GRADE NO. 2

POSTS — STRUCT GRADE NO. 2

PLATE STOCK — STRUCT GRADE NO. 2

B. GRADES SHALL BE DETERMINED IN ACCORDANCE WITH SPIB GRADING RULES AGENCY.

C. BRACE STUD WALLS UNTIL ALL PLYWOOD DECKING, ROOF TRUSSES, AND SHEAR PANELS

D. USE PRESSURE TREATED WOOD WITH ALKALINE COPPER QUAT (ACQ) OR COPPER AZOLE (CBA) FOR ALL EXPOSED LUMBER AND WITH ACO, CBA OR SODIUM BORATES (SBX) FOR SILL PLATES, CONTACT WITH CONCRETE, AND AS FASTERER. USE PRESSURE TREATED WOOD THAT IS HOT-DIP GALVANIZED FOR ASTM A163. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED FOR ASTM A653 AND MADE FROM CLASS G-165 SHEET WITH 1.85 OUNCES MINIMUM OF ZINC COATING PER SQUARE FOOT.

E. ALL SILL PLATES SHALL BE ANCHORED TO MASONRY OR CONCRETE WITH 1/2" ØA307 GRADE BOLTS @ 48" O.C. MAX. WITH 7" MIN. EMBEDMENT (U.N.O.)

F. HANDRAILS, GUARDRAILS AND STAIRWAYS INCLUDING ALL COMPONENTS AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE SUPPLIER IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

G. INSTALL BEAMS WITH CROWN UP.

H. ALL LVL MEMBERS SHALL BE (MIN.): Fb=2600 psi., Fv=285 psi. & E=1900000 psi.

I. ALL LSL MEMBERS SHALL BE (MIN.): Fb=2900 psi., Fv=290 psi. & E=1800000 psi.

J. THE NUMBER OF WALL STUDS AT BEARING POINTS OF 2X MEMBER BEAMS SHALL MATCH THE NUMBER OF MEMBERS IN THE BEAM (U.N.O.). ALL LVL AND LSL BEAMS SHALL HAVE A (3) STUD MIN. BEARING (U.N.O.). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.

V. NAILING

FASTENING SCHEDULE

CONNECTION

FASTENER

NUMBER

OF SPACING

BATTEN TO SILL OR TOP PLATE, TOE NAIL

JOIST TO BATTEN JOIST, FACE NAIL

JOIST TO SILL OR GIRDERS, TOE NAIL

BRIDGING TO JOIST, TOE NAIL EACH END

LEDGER STRIP

1X6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL

OVER 1X6 SUBFLOOR TO EACH JOIST, FACE NAIL

8d COMMON

8d COMMON

3

3 AT EACH JOIST

8d COMMON

2

8d COMMON

3

3

3

3