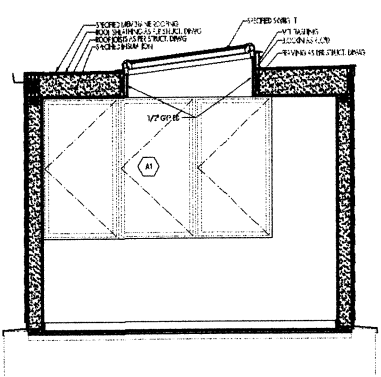
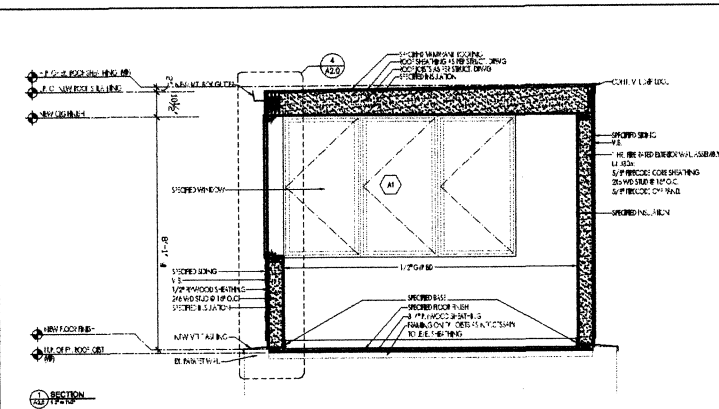


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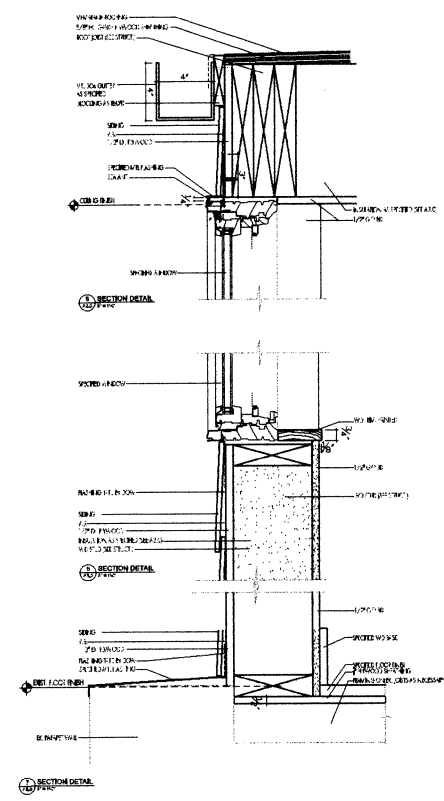
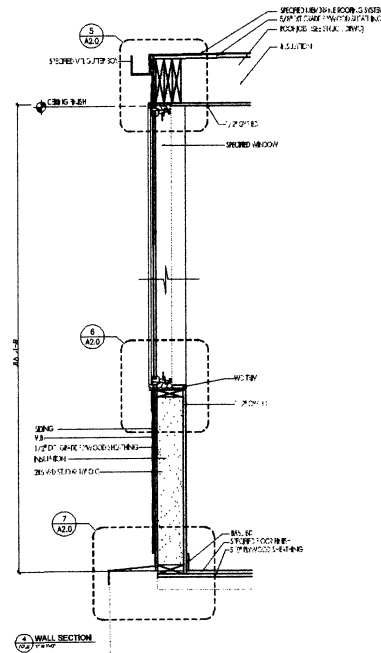
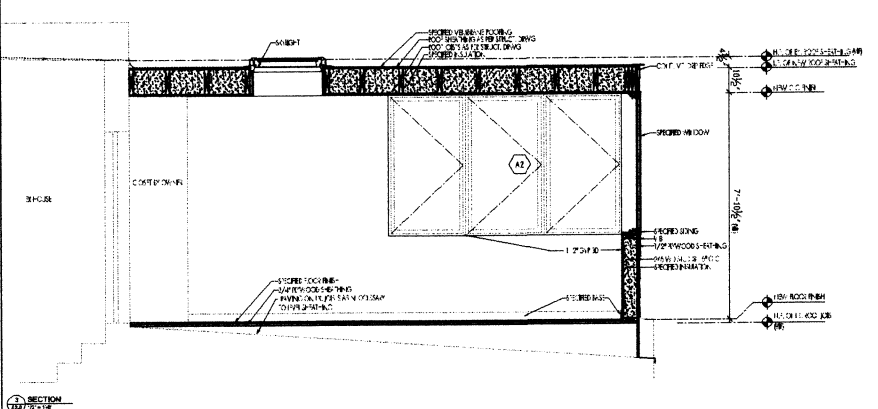
FLOOR PLANS
& ELEV

A1.0



THERMAL ENVELOPE NOTES

- ROOF R45
- FLOOR U=0.0625 (S.M.W.)+0.00875 (R.B.)=0.07125
- WALLS R25.0
- WIND STOPPING: SPIN TOU BULLETS, SUPPORTIVE SUP OF GUSSED CONCRETE (R.B.)=0.07125
- RESISTANCE FROM AIRWAYS AND GROUND: PROTECTIVE FLOOR FINISHES TO BE SHOWN IN SECTION NOTES. THIS SHOULD BE THE PROPOSED FINISH IN ACCORDANCE WITH ITEM #11 OF A2 OF RC 2015.



SPECIFICATIONS AND NOTES

VIEW EDGE FINISH BY STRESSED ALUM. DRIP EDGERS TO 1/8" MINIMUM

VIEW FINISHES TO BE STRESSED ADV. FINISH TO FINISH

FINISHES TO BE STRESSED ADV. FINISH TO FINISH

FINISHES TO BE STRESSED ADV. FINISH TO FINISH

FINISHES TO BE STRESSED ADV. FINISH TO FINISH

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BUILDING SECTIONS

A2.0

Structural Notes

- 1. All work and materials to comply with the requirements of the 2012 IRC codes with the DCMR 12A-2013 Supplement.
2. Codes: the following design standards are applicable by reference:
ACI 308-11 (ASCE 5)-11 Building Code Requirements for Masonry Structures.
ATC 243 - Timber Construction Manual - 8th Ed.
ACI 318-11 Building Code Requirements for Reinforced Concrete
ABC - Manual of Steel Construction Ninth Ed.
Foundations: Isolating or bracing on grades are designed to bear on native soil type SM or SC with an allowable bearing pressure of 1500 psf. A qualified soil-bearing inspector prior to placement of concrete shall verify all bearing values.
3. Structural steel:
A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, L50x8.
B. All structural tubing shall conform to ASTM A500, gr. B
C. All steel pipe shall be ASTM A53, type E or S, grade B
D. All welders shop and field, shall be certified. Use E70xx electrodes only.
E. All steel exposed to weather and exterior masonry support shall receive one shop coat of corrosion-inhibiting primer.
F. Detailing, fabrication and erection shall be in accordance with AISC. Adequately brace all steel against lateral loads during erection.
G. All exterior structural steel shall receive rust preventative paint.
H. Connections:
I. All beam connections shall be simple shear connections, U/LNO. Where no reaction is provided, the beam shall be assumed to carry 125% of the allowable uniform load in Kips for beams laterally supported, as given in the ABC steel construction manual.
J. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections unless otherwise indicated.
4. Lumber:
A. Lumber shall be SPF #2 with a min. Fb = 6750psi Min. Pv = 1550psi and min. E = 1,400,000psi.
B. LVL and PSL shall have a min. Fb = 2850psi; Pv = 285psi; E = 2,000,000psi.
C. Floor decking shall be 7/8" APA rated decking. Roof decking shall be 5/8" APA rated decking. Wall sheathing shall be 5/8" OSB. Gable and roof and floor decking to joists and rafters.
D. Exterior wood walls shall be 2x4 studs at 24" o.c. and interior wood walls shall be 2x4 studs at 24" O.C. with a single top plate and bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically. All studs, joists and rafters shall edge.
E. Provide double joists under all walls that run parallel to floor framing.
F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2x10x nails at 8" O.C. staggered.
G. Provide bracing at center of all joist spans Exceeding 6'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at all bearing points on top of walls or beams.
H. Provide solid blocking below all wood posts.
I. All joists shall have Simpson Cap and Base Plates top.
J. All joists shall have Simpson Hangers where applicable.
K. Glue all multiple studs together. Nail together with 2x10x nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
L. All lumber in contact with masonry or concrete or within 18" of soil shall be pressure treated. All lumber to conform to IRC R310 for protection against corrosion and termite damage.
M. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
N. Wood Lumber shall be as follows:
Opening < 3'-0" - 2-2x8
3'-0" < Opening < 9'-0" - 2-2x8
9'-0" < Opening < 12'-0" - 2-2x10
Greater than 12'-0" - See plans

- 6. Fasteners:
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer's recommendations.
B. Follow the manufacturer's recommendations for setting epoxy bolts.
C. Expansion bolts shall be next cover side.
7. Masonry:
A. Masonry construction shall be in conformance with the applicable sections of ACI 308-11 (ASCE 5)-11, "Specifications for Masonry Structures."
B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade "N" with a net strength of 5000psi and Pn = 1500psi.
C. All joints to be filled solid with mortar.
D. Mortar to comply with ASTM C270 (type M or S).
E. Provide completed masonry face between jack walls and wood walls or on walls at 18" O.C. in each direction.
F. Provide 6ga. truss style joint reinforcement @ 18" O.C. vertically.
G. Levels shall be as follows:
Opening < 3'-0" - L4x2 @ LLV # of wall
3'-0" < Opening < 7'-0" - L6x3 @ LLV # of wall
7'-0" < Opening < 7'-0" - See Plan
8. Cast in place concrete:
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-11, "Part 3 - Construction Requirements."
B. Concrete shall have a minimum compressive strength at 28 days of 3000psi L/NO (unless noted otherwise).
C. All concrete shall be placed with a slump of 4" (+/-)
D. All concrete shall be normal weight L/NO.
E. All concrete exposed to weather shall have 5% - 1% air-entrained air.
F. Contractor shall pour wet concrete to account for the deflection of the formwork to provide a flat finished surface.
G. Concrete cover for reinforcement shall be:
Columns and beams 1 1/2"
Slabs 3"
9. Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60,000psi).
B. Welded wire fabric (w/w) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall field verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct coverings and holes between trades. Any conflicts or piles embedded in concrete must be in accordance with ACI 318-11, chapter 5. Where sleeves are closely spaced in a group, the group shall be treated as one opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Table with columns for load type (Dead, Live, Wind, Snow, etc.) and corresponding values (e.g., 25 PCF, 1.7 PSF, 0.9 PSF, etc.).

WIND BRACING NOTES:

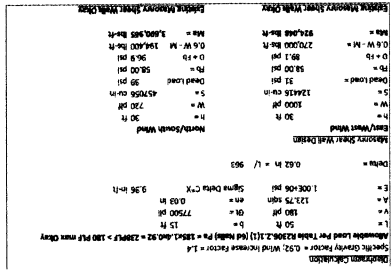
- NO SPECIAL DETAILS ARE REQUIRED LATERAL BRACING SINCE THE HOME IS BRACED BY THE EXISTING MASONRY SHEAR WALLS THAT WILL NOT BE MODIFIED. THE HOMES ON THE BLOCK FORM AN E-SHARED SYSTEM OF WIND RESISTANCE WITH AN OPEN END ON THE EAST SIDE SIMILAR TO LOW RISE SHIPPING CONTAINERS. THE PARTY WALLS RESIST WIND IN THE EAST/WEST DIRECTION AND FRONT WALL OF THE HOME ACTS AS A PERFORATED SHEAR WALL IN CONJUNCTION WITH THE REST OF THE HOMES ON THE BLOCK TO RESIST NORTH/SOUTH WIND. TO ACCOMPLISH THIS ALL OF THE PARTY WALLS ON THE BLOCK RESIST THE ECCENTRICITY IN THE SYSTEM, THE FLOOR AND ROOF DIAPHRAGMS TRANSFER THE WIND SHEAR TO THE SHEAR WALLS. SEE THE ATTACHED CALCULATION FOR VERIFICATION.

FRAMING NOTES:

- 1. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED ASSEMBLIES
2. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
3. PLACE A DOUBLE JOIST BELOW ALL PARTITION WALLS THAT ARE PARALLEL TO THE FLOOR JOISTS. ALTERNATELY PLACE SOLID BLOCKING AT 18" O.C. BELOW THE PARTITION WALLS BETWEEN THE TWO ADJACENT JOISTS.
4. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. UNO ALL BOLTS SHALL HAVE 6" EMBEDMENT
5. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
6. WHEN HANGING THE EXISTING JOISTS FROM THE NEW BEAMS USED OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL IN THE GAPS.
7. USE TYPE N LIME BASED MORTAR FOR EXTERIOR BRICK WALL APPLICATIONS. MATCH THE COLOR AND JOINT SIZE IN THE NEW WALL TO THE EXISTING WALL IF NEW BRICKS ARE USED. THEY SHALL BE MATCHED TO THE EXISTING BRICKS FOR COLOR, SIZE, POROSITY AND STRENGTH.
8. ALL STEEL ANGLE LINTELS SHALL BE LONG LEG VERTICAL (LLV). PROVIDE 4" BEARING FOR STEEL ANGLES ON SOLID MASONRY.
9. ALL DECK LUMBER SHALL BE TREATED SOUTHERN PINE #2 LUMBER AND CARRY THE TRADESMARK "SPB" IDENTIFICATION.
10. ALL DECK LUMBER WITHIN 4'-0" OF THE PROPERTY LINE SHALL BE TREATED WITH "FLAMESTOP" FIRE RETARDANT SPRAY BY FLAME STOP, INC. OF FORT WORTH, TX. FOLLOW THE MANUFACTURERS INSTRUCTIONS WHEN APPLYING THE FIRE RETARDANT TO THE LUMBER.
11. WHEN CONNECTING NEW MASONRY TO THE EXISTING MASONRY TOOTH THE NEW WALL INTO THE EXISTING WALL.

FOUNDATION NOTES:

- 1. THIS IS A RENOVATION THAT DOES NOT CHANGE THE LOADS APPLIED TO THE EXISTING FOUNDATIONS OF THE HOME. THEREFORE NO FOUNDATION WORK IS REQUIRED.



Wind Bracing Calculations

waloko takomga architecture
508 albany ave.
takoma park, maryland

1226 N. CAROLINA AVE NE

Table with columns for REVIEW, PERMIT, and BDD, with dates like 3/17/16 and various initials.

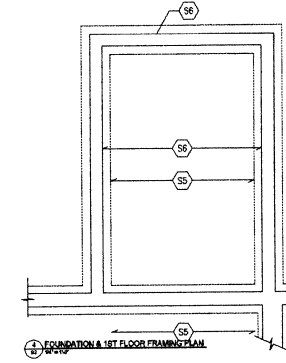
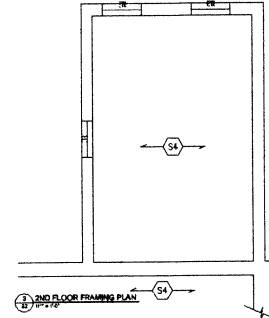
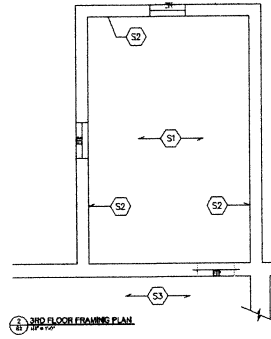
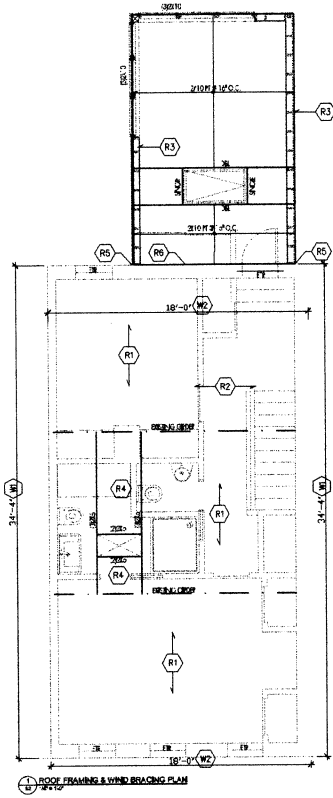
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Unintentional photo omitted or provided in Section 096.04.1 of the B.C.C. Construction Code.

STRUCTURAL NOTES

S1



1226 N. CAROLINA AVE NE

REVIEW	3/17/16
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Structural plans certified in
accordance with Section 1802.1.1 of
the D.C. Construction Code

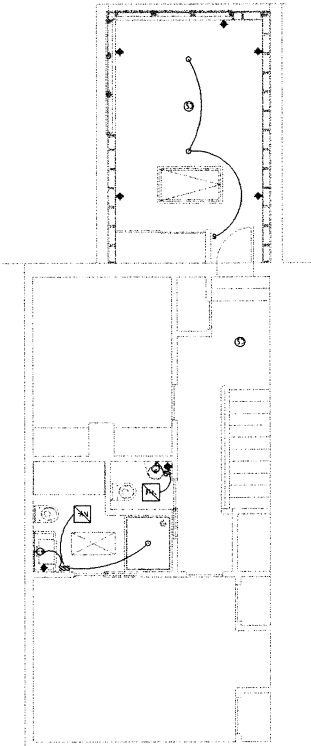
FOUNDATION &
FRAMING PLANS

S2

(W) EXISTING MASONRY SHEAR WALL.
(W2) EXISTING PERFORATED MASONRY SHEAR WALL.

(R1) EXISTING ROOF FRAMING.
(R2) EXISTING CEILING JOISTS.
(R3) ATTACH EACH RAFTER TO THE WALL WITH A SIMPSON H2.5A.
(R4) ATTACH EXISTING RAFTER TO THE BEAM WITH A SIMPSON L50 ON EACH SIDE.
(R5) ATTACH THE 1ST STUD TO THE EXISTING HOME WITH 1/2" EPOXY BOLTS AT 24" O.C.
(R6) PT2X10 CLEAT WITH 1/2" EPOXY BOLTS AT 32" O.C. TOP AND BOTTOM STAGGERED.

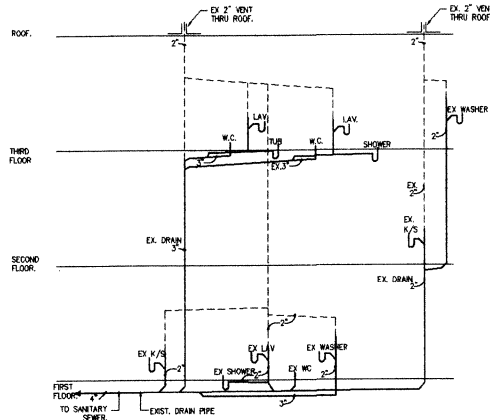
(S1) SISTER EACH EXISTING CEILING JOIST WITH A 2X10. ATTACH THE SISTER TO THE EXISTING JOIST WITH (2)10# NAILS AT 8" O.C. THE SISTER MAY STOP 1" SHORT OF THE MASONRY WALL ON EACH SIDE OF THE HOME.
(S2) PLACE A TREATED 2X6 SILL PLATE ON TOP OF THE EXISTING WALL WITH 1/2" EPOXY BOLTS AT 48" O.C.
(S3) EXISTING 3RD FLOOR FRAMING TO REMAIN.
(S4) EXISTING 2ND FLOOR FRAMING TO REMAIN.
(S5) EXISTING 1ST FLOOR FRAMING TO REMAIN.
(S6) EXISTING FOUNDATION WALL FOOTING. THE EXISTING WALL AND FOOTING IS UNCHANGED AND CAN SAFELY SUPPORT THE WEIGHT OF THE EXISTING HOME AND THE PROPOSED RENOVATION.



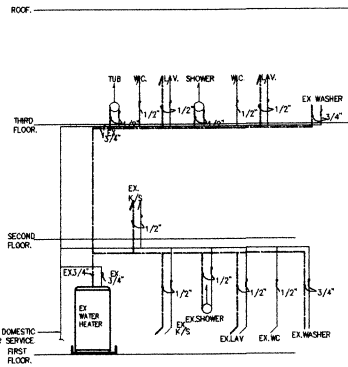
① THIRD FLOOR PLAN
1/16" = 1'-0"

SYMBOL	TYPE	SIZE	LOCATION	NOTE
○	TO	2" RECESSED DOWN 1/8"	1/2" HOLE IN SLAB	SEE PLAN FOR EXIST. LOC.
○	TO	1/2" HOLE IN SLAB	1/2" HOLE IN SLAB	SEE PLAN FOR EXIST. LOC.
○	TO	3/4" HOLE IN SLAB	3/4" HOLE IN SLAB	SEE PLAN FOR EXIST. LOC.

- NOTES:
- DOUBLE POLE DOUBLE SWITCH, 150A, 15 OR 20 AMP, 480V A.F.F.
 - DOUBLE RECEPTACLE, 150A, 15 OR 20 AMP, 480V A.F.F.
 - ◆ DOUBLE RECEPTACLE ABOVE COUNTER, 20 AMP, 480V A.F.F.
 - ◆ DOUBLE RECEPTACLE BY ISLET IN BRASS PANEL PROTECTION, 20 AMP, 120V, 480V A.F.F.
- *ELECTRICAL WORK TO BE COVERED WITH G.C.C.P.
*ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.



SANITARY RISER DIAGRAMS
NOT TO SCALE



WATER RISER DIAGRAMS
NOT TO SCALE

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PERMIT	-
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POWER & LIGHTING
PLANS,
PLUMBING DIAGRAMS

EP1