

FOUNDATION NOTES

1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS, MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS

FRAMING NOTES

1. FOLLOW MANUFACTURERS INSTRUCTIONS FOR CUTTING HOLES IN ANY 1-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGTH)(ADD FILLER BETWEEN DOUBLE 1-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)
9. ALL EXTERIOR 2X4 WALLS @ 16" O.C. (U.N.O.)
- ALL EXTERIOR 2X6 WALLS @ 24" O.C. (U.N.O.)

WINDBRACING SCHEDULE

90 MPH (3-Second Gust) - Braced Wall Schedule				
BRACED WALL SCHEDULE - SEE ARCHITECTURAL COVERSHEET FOR CODE REFERENCE				
MARK	TYPE	LENGTH	DESCRIPTION	DETAIL
CS-WSP	PREScriptive BRACED WALL (CS-WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
WSP	PREScriptive BRACED WALL (WSP)	LENGTH PER PLAN (EITHER SIDE OF WALL)	7/16" OSB SHEATHING ATTACHED TO STUDS (BLOCKED) WITH 0.131"x2-3/8" NAILS @ 6" O/C INTO 2X4 SPF#2 FRAMING MEMBERS AT ALL BOUNDARY EDGES.	-
GB	PREScriptive BRACED WALL (GB)	LENGTH PER PLAN (DOUBLE SIDED = ACTUAL LENGTH, SINGLE SIDED = 5 x ACTUAL)	1/2" GYPSUM WALL SHEATHING ATTACHED TO STUDS (BLOCKED) WITH DRYWALL SCREWS (#6x1/4" TYPE "S") @ 7" O/C AT EDGES, 12" O/C AT INTERMEDIATE SUPPORTS INTO 2X4 SPF#2 FRAMING MEMBERS.	-
LIB	PREScriptive LET-IN-BRACE (LIB)	LOCATION PER PLAN (EITHER SIDE OF WALL)	SIMPSON TMB/WB/RWB DIAGONAL BRACES LET IN TO THE TOP & BOTTOM PLATES AND STUDS. LET IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60° OR LESS THAN 45° FROM HORIZ. USE 2-16D NAILS TO PLATES & 2-8D NAILS TO STUDS.	2-WB.01
CS-PF	WOOD PORTAL FRAME (CS-PF)	6:1 HEIGHT TO WIDTH RATIO	PORTAL FRAME OR PORTAL TRUSS	4-WB.01 A/B-WB.02

1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

HANGER SCHEDULE

H ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O. (ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

NEW THREE TOWNHOUSES (2 DWELLING UNITS EACH)

FRONT ELEVATION



BUILDING CODE SUMMARY

2610 4TH ST NE

Name of Project: 2610 4TH ST NE
Address: 2610 4TH ST NE, WASHINGTON, DC 20002
Proposed Use: EMPTY LOT PROPOSED TWO UNIT RESIDENTIAL TOWNHOUSE
Owner: CONNELL & SCHMIDT
817 L STREET SE, WASHINGTON, DC 20003
Authorized Agent: J. SCHMIDT Phone # 242-298-4120
Created By: City/County Private State

LEAD DESIGN PROFESSIONAL: MSEG, LLC
DESIGNER: FRM NAME: LICENSE # TELEPHONE#
Architecture: MSEG, LLC JOSH MCKENBICK, AIA AR1010197 703-988-2350
Civil: CHAD FISHER PER04620 703-806-5367
Electrical: FISHER CHAD FISHER PER04620 703-806-5367
Fire Alarm: N/A
Mechanical: KX ENGINEERING, LLC KHALID KHALIFA PER00526 443-393-1070
Plumbing: KX ENGINEERING, LLC KHALID KHALIFA PER00526 443-393-1070
Sanitary: KX ENGINEERING, LLC KHALID KHALIFA PER00526 443-393-1070
Structural: MSEG, LLC SHAWN P. KELLEY PER00970 703-988-2350
Relating: N/A
Landscape: N/A

2011 NATIONAL ELECTRICAL CODE BUILDING CODES
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE PROTECTION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL BUILDING CODE
DC LAW 18-36 DISTRICT OF COLUMBIA ENVIRONMENTAL POLICY ACT OF 1989
DCMR 12 CONSTRUCTION CODE SUPPLEMENT 2013
DCMR 11 ZONING REGULATIONS
DCMR 13 ELECTRICAL AND MECHANICAL
DCMR 13A ELEVATORS
GREEN BUILDING ACT OF 2006

New Construction Renovation (Existing Bldg) Lift Alteration

Construction Type: I-A I-B I-C
 II-A II-B II-C
 M V-A V-B
Mixed Construction: NO YES TYPES

Sprinklers: NO YES NFPA 13 NFPA 13R NFPA 13D
Standpipes: NO YES CLASS I CLASS II CLASS III
 WET DRY

Fire District: NO YES
Building Height: SEE ELEVATIONS
Number of Stories: 3 STORIES WITH CELLAR

Mechanics: NO YES
High Rise: NO YES

SITE DATA
ZONING: RF-1 RESIDENTIAL BROADLAND SUB E
SITE AREA: 5,322.00 SQUARE FEET LOT 00061
0.122 ACRES SQUARE 3501

LOT COVERAGE: BUILDING 2610: 1919.52/6006 = 1151.71 (SHOWN = 1152)
MAXIMUM ALLOWABLE = BUILDING 2612: 1706.24/6006 = 1023.74 (SHOWN = 1026)
BUILDING HEIGHT: BUILDING 2614: 1706.24/6006 = 1023.74 (SHOWN = 1023.25)
MAXIMUM ALLOWABLE = 40 FEET
MAXIMUM STORES = 3

STAIRS: FRONT 0' REAR 20' MIN.

Class Building Area	BUILDING 2610(SQ FT)	BUILDING 2612(SQ FT)	BUILDING 2614(SQ FT)
CELLAR FLOOR	UNIT 1 1,045 SF	UNIT 1 1,208 SF	UNIT 1 896 SF
FIRST FLOOR	UNIT 1 1,045 SF	UNIT 1 1,208 SF	UNIT 1 896 SF
TOTALS	TOTAL 1 2,090 SF	TOTAL 2 1,208 SF	TOTAL 1 1,792 SF
SECOND FLOOR	UNIT 2 1,045 SF	UNIT 2 1,208 SF	UNIT 2 896 SF
THIRD FLOOR	UNIT 2 1,045 SF	UNIT 2 550 SF	UNIT 2 896 SF
TOTALS	TOTAL 2 2,090 SF	TOTAL 2 1,568 SF	TOTAL 2 1,792 SF

Emergency Lighting: YES NO
Exit Signs: YES NO
Fire Alarm: YES NO
Smoke Detection Systems: YES NO
Plastic Hardware: YES NO

LIFE SAFETY SYSTEM REQUIREMENTS
 YES NO

REVISION LOG

Revision Date:	Revision Date:	Revision Date:	Revision Date:

ABBREVIATIONS

A.B. ANCHOR BOLT	CONT. CONTINUOUS	ELEV. ELEVATION	HGT. HEIGHT	MTL. METAL	REF. REFER TO REFERENCE	TYP. TYPICAL
A.F.F. ABOVE FINISH FLOOR	CONST. CONSTRUCTION	EQ. EQUIP	HORZ. HORIZONTAL	N.I.C. NOT IN CONTRACT	REINF. REINFORCING/REINFORCED	T TREAD
ADJ. ADJACENT/ADJUSTABLE	CTSK. COUNTERSUNK	EXP. EXPANSION	HR. HOUR	(NTS) NOT TO SCALE	REQ'D REQUIRED	TR TRIPLE
A.F.T. ABOVE FINISH TREAD	C.O. CASED OPENING	EXT. EXTERIOR	HDR. HEADER	O.C. ON CENTER	ROOMS ROOMS	TRPL TRIPLE
ALUM. ALUMINUM	CANT. CANTILEVER	EX. EXTERIOR	HB HOSE BIB	OPR. OPERATOR	RNG RANGE	U.N.O. UNLESS NOTED OTHERWISE
ANCH. ANCHOR	C.T. CERAMIC TILE	EE. EACH END	I.D. INSIDE DIAMETER	OPNG. OPERATING	R.O. ROUGH OPENING	VERT. VERTICAL
ANGLE	C.L. CEILING	F/C FLOOR COVERING CHANGE	INGR. IN GROUND	OPT. OPTIONAL	R. RISER	V.I.F. VERIFY IN FIELD
ARCH. ARCHITECTURAL	C.M. CROWN MOULD	F.D. FLOOR DRAIN	INSUL. INSULATION	O.S.B. ORIENTED STRAND BOARD	RND ROUND	W WASHER
@ AT	C.R. CHAIR RAIL	FDN. FOUNDATION	INT. INTERIOR	OZ. OUNCE	AT AT	W/ WITH
BD. BOARD	D DRYER	F.LR. FLOOR	I.S. INSIDE CORNER	1/R ONE ROD	S.C. SCHEMATIC	WD. WOOD
BLDG. BUILDING	d PENNY	FP FIREPLACE	JT. JOINT	1/S ONE SHELF	SHLF SHELF	W.W.F. WELDED WIRE FABRIC
BLM BEAM	DBL DOUBLE	F.R. FIRE RATED	KSI KIPS PER SQUARE INCH	PC PRECAST	SHT. SHEET	WO OR W/O WALKOUT
BTM BOTTOM	DIA DIAMETER	FRM FRAME	LT. WT. LIGHTWEIGHT	PBD. PARTICLE BOARD	SIM. SIMILAR	WNDW WINDOW
BLKG BLOCKING	DIR. DIRECTION	FT. FOOT / FEET	LT. LIGHT	PL. PLATE	S.S. STAINLESS STEEL	
BRG. BEARING	DN DOWN	FTG FOOTING	LVR. LOUVER	PNL. PANEL	STL. STEEL	
BRK BRICK	DR. DOOR	FTG FOOTING	L.T. LAUNDRY TUB	PWD. PLYWOOD	STRUCT. STRUCTURAL	
BSMT BASEMENT	DW DISH WASHER	GALV. GALVANIZED	MAS. MASONRY	PF. PREFABRICATED	SUSP. SUSPENSION	
C.J. CONTROL JOINT	DWS. DRAWING	G.C. GENERAL CONTRACTOR	MAT. MATERIAL	PR. PAIR	SGD SLIDING GLASS DOOR	
CL CENTER LINE	D.S. DOWN SPOUT	GEN. GENERAL	MAX. MAXIMUM	PROJ. PROJECT / PROJECTED	SQ. SQUARE	
C.M.U. CONCRETE MASONRY UNIT	DTL DETAIL	GYP. GYPSUM	MDO MEDIUM DENSITY OVERLAY	PSI POUNDS PER SQ. IN.	TB TOWEL BAR	
COL. COLUMN	EA. EACH	G.L. GLUE LAM	MECH. MECHANICAL	PSF POUNDS PER SQ.FT.	T & G TONGUE AND GROVE	
CONC. CONCRETE	E.J. EXPANSION JOINT	HDWR. HARDWARE	MIN. MINIMUM	P.T. PRESSURE TREATED	T.O.S. TOP OF SLAB	
COND. CONDITION	ELEC. ELECTRICAL	HD.WD. HARDWOOD	M.O. MASONRY OPENING	QUAD. QUADRUPLE	TFW TOP OF FOUNDATION WALL	

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STRUCTURAL CERTIFICATION

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"

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A4.4 RIGHT SIDE ELEVATION

STRUCTURAL DESIGN DATA

BUILDING LOADS
SOIL BEARING PRESSURE:
ALLOWABLE = 2750 PSF (REF. SOIL CERTIFICATION)
FLOOR LOADS: (OPEN WEB TRUSSES)
LIVE LOAD = 40 PSF (TYPICAL)
SLEEPING AREAS = 30 PSF (LIVE LOAD)
DEAD LOAD = 18 PSF (TYPICAL)
ROOF LOADS: (OPEN WEB TRUSSES)
SNOW LOAD = 30 PSF (ROOF)
DEAD LOAD = 10 PSF (TOP CHORD)
DEAD LOAD = 10 PSF (BOTTOM CHORD)
WIND LOADS:
BASIC WIND SPEED = 90 MPH (3 SEC. GUST)
WIND LOAD IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = B
COMPONENTS CLADDING:
100 MPH OR LESS (3 SEC. GUST):
MAX. VALUE AT ROOF WILL BE (+18.2, -23.2)
MAX. VALUE AT WALL WILL BE (+19.8, -26.6)
WALL BRACING:
STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (PREScriptive METHOD CS-WSP, U.N.O.)
BUILDING LEAKAGE TEST:
AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR ACH50 ≤ 5.0

EQUIVALENT FLUID PRESSURE:
BASEMENT WALLS = 60 PCF
"USE ONLY GRAVEL OR CLEAN FILL IN ACCORDANCE WITH IRC SOIL CLASSIFICATIONS GM, GG, SM, SM-SC OR ML"
DEFLECTION LIMITS:
- BEAM SUPPORTING ROOF ONLY:
LIVE LOAD=L/360, TOTAL LOAD=L/240
- BEAM SUPPORTING FLOOR LOADS:
LIVE LOAD=L/480, W/MAX. DEFLECTION OF 1/2"
TOTAL LOAD=L/240
- JOIST SUPPORTING FLOOR LOADS:
LIVE LOAD=L/480, W/MAX. DEFLECTION OF 1/2"
TOTAL LOAD=L/240
- BEAM SUPPORTING MASONRY:
LIVE LOAD + MASONRY=1/600, W/MAX. DEFLECTION OF 0.3"
WINDOW AND DOOR PERFORMANCE
1. WINDOWS SHALL BE JELDOWEN STIELINE EX SERIES TILT WASH DOUBLE HUNG, U.N.O.
2. GLASS DOORS SHALL BE JELDOWEN STIELINE EX HINGED OR GLIDING DOORS, U.N.O.
3. GLASS SIDELIGHTS SHALL BE JELDOWEN STIELINE EX SERIES, U.N.O.
4. SKYLIGHTS VELLUX FIXED CURB MOUNT
• U=0.30 SHGC=19 (DUAL PANE, LOW E, TEMPERED)
• U=0.30 SHGC=19 (DUAL PANE, LOW E, TEMPERED)
• U=0.30 SHGC=19 (DUAL PANE, LOW E, TEMPERED)
• U=0.53 SHGC=24 (DUAL PANE, LOW E, TEMPERED)

BUILDING ADDRESS

PROPERTY ADDRESS:
CONNELL & SCHMIDT
2610 4TH ST NE
WASHINGTON, DC 20002

moment
ENGINEERING + DESIGN
WWW.MSEG.LLC.COM

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22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

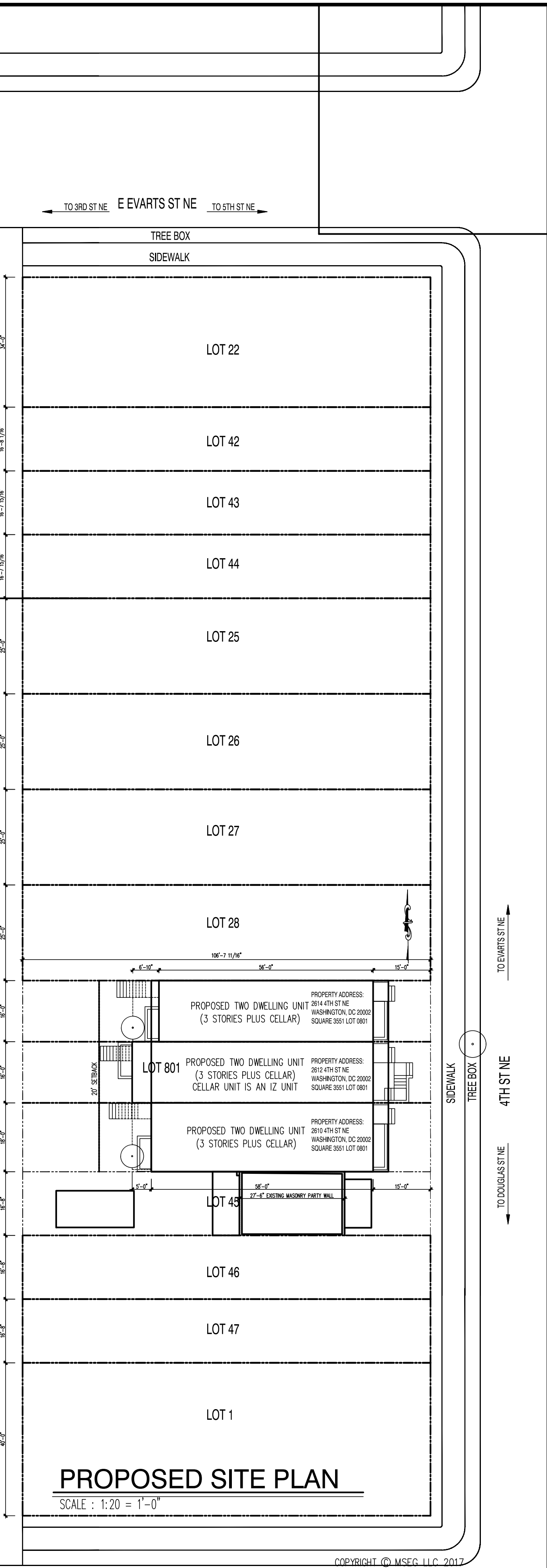
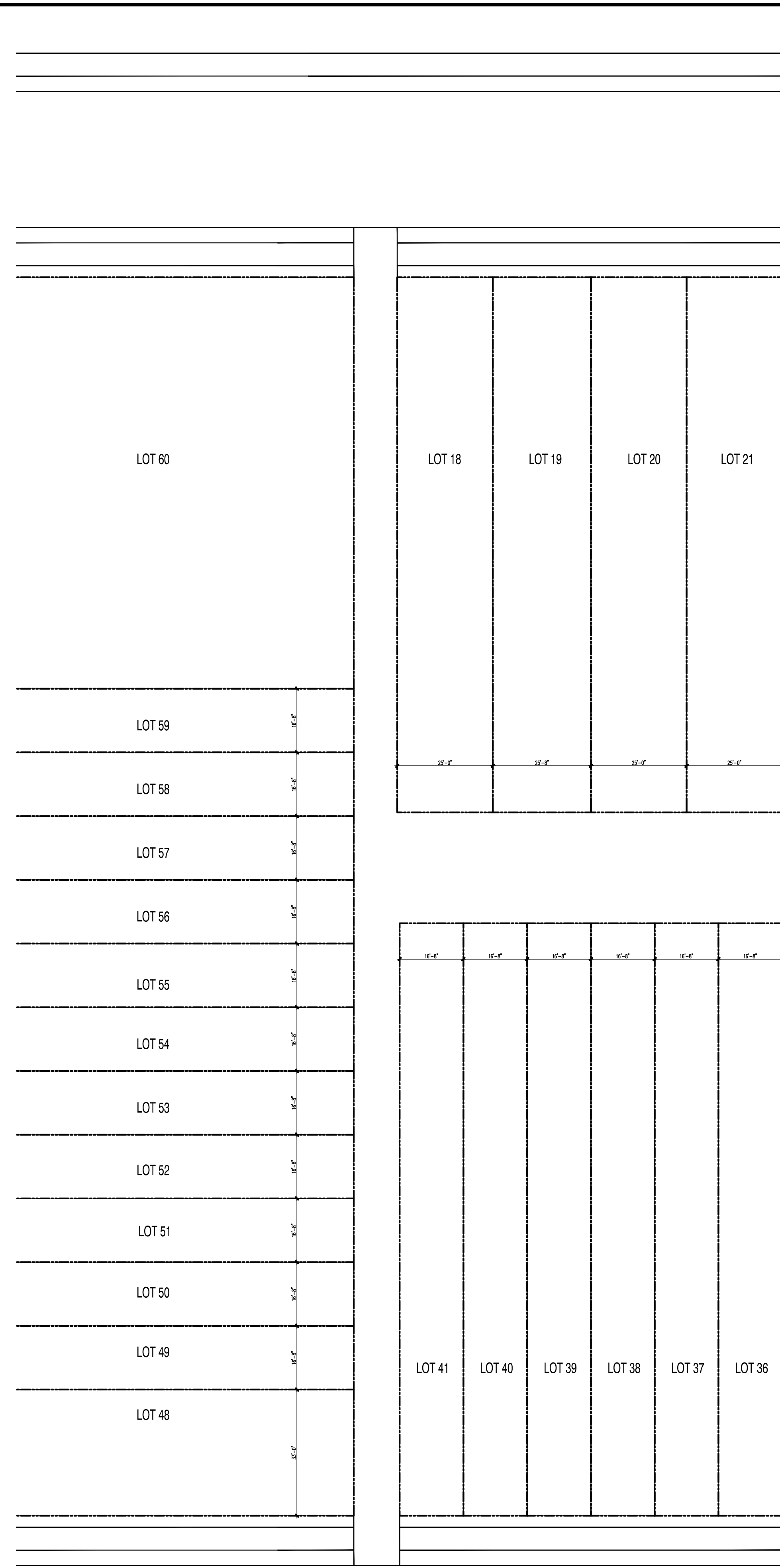
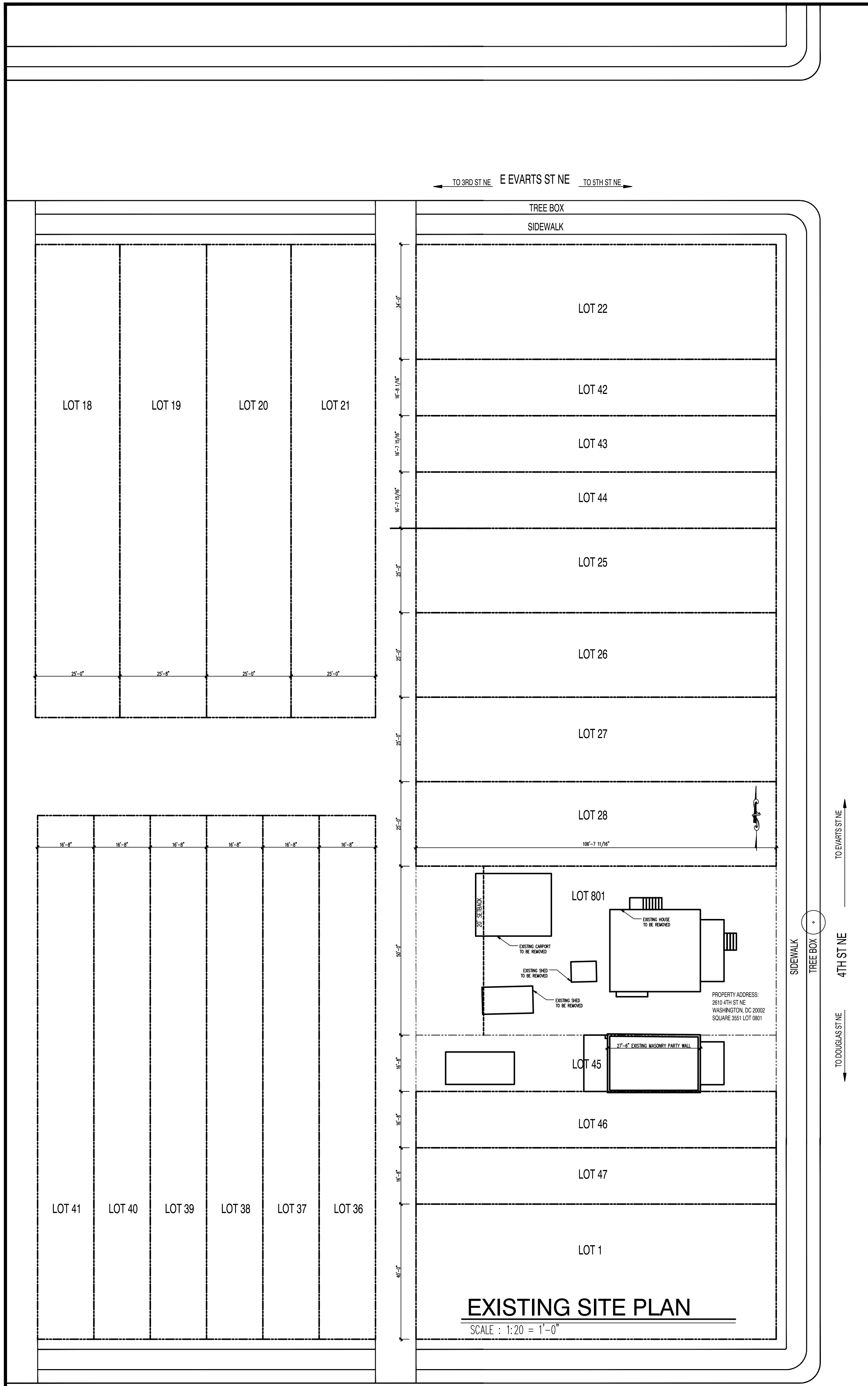
2610 4th ST NE - CONNELL & SCHMIDT
GENERAL NOTES



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SHEET No.
CS.01
Board of Building Adjustment
District of Columbia
CASE NO. 19684
EXHIBIT NO. 10



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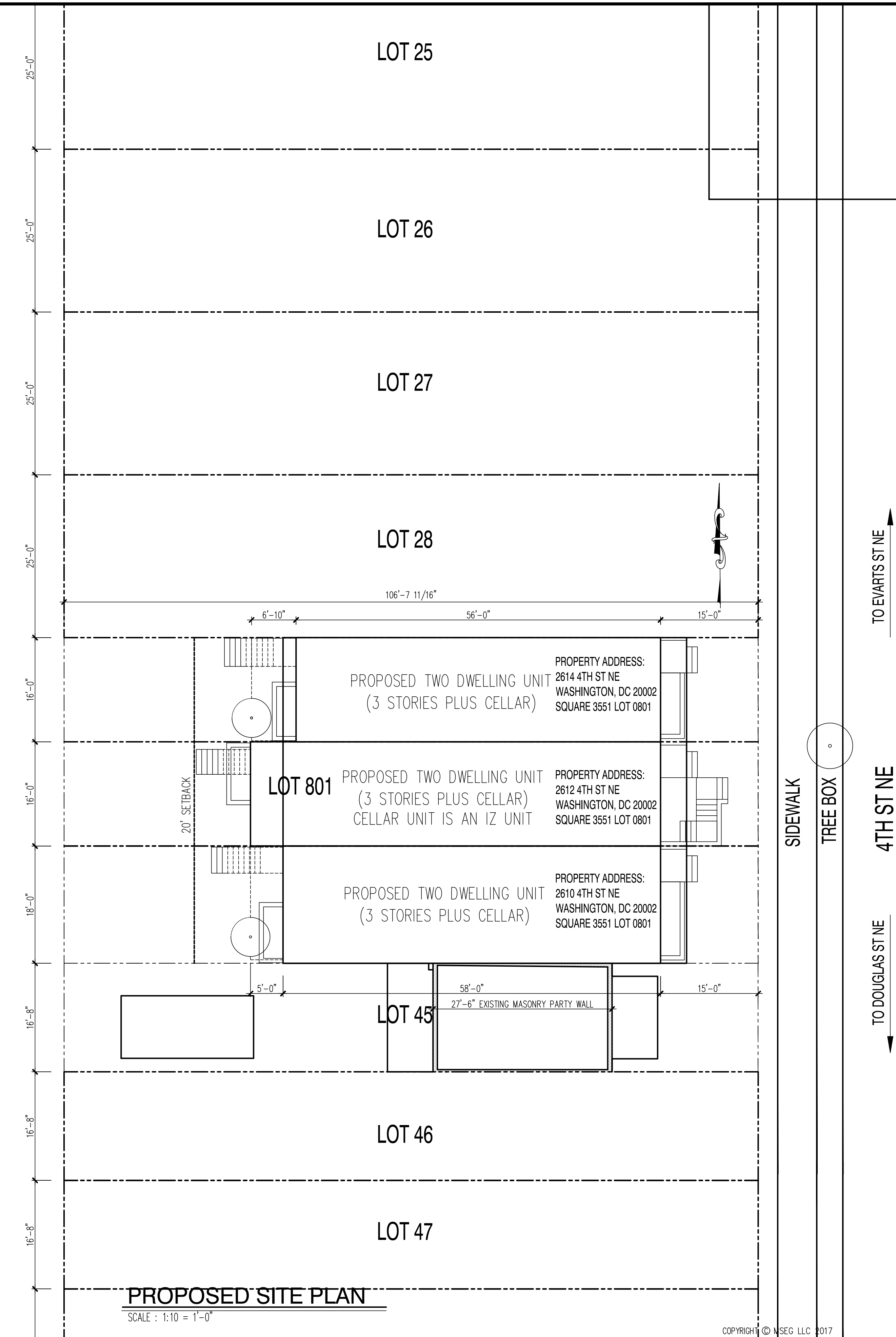
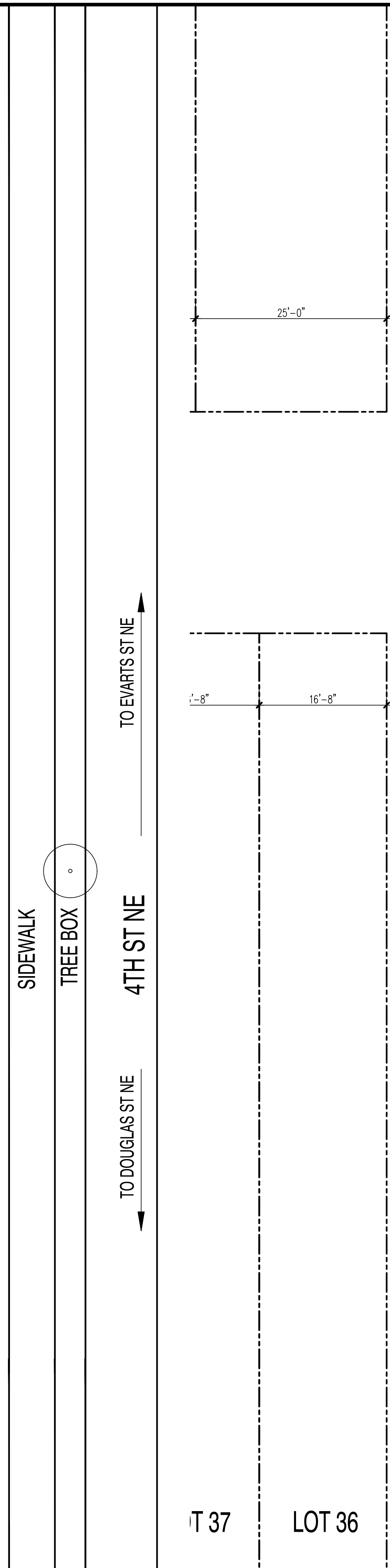
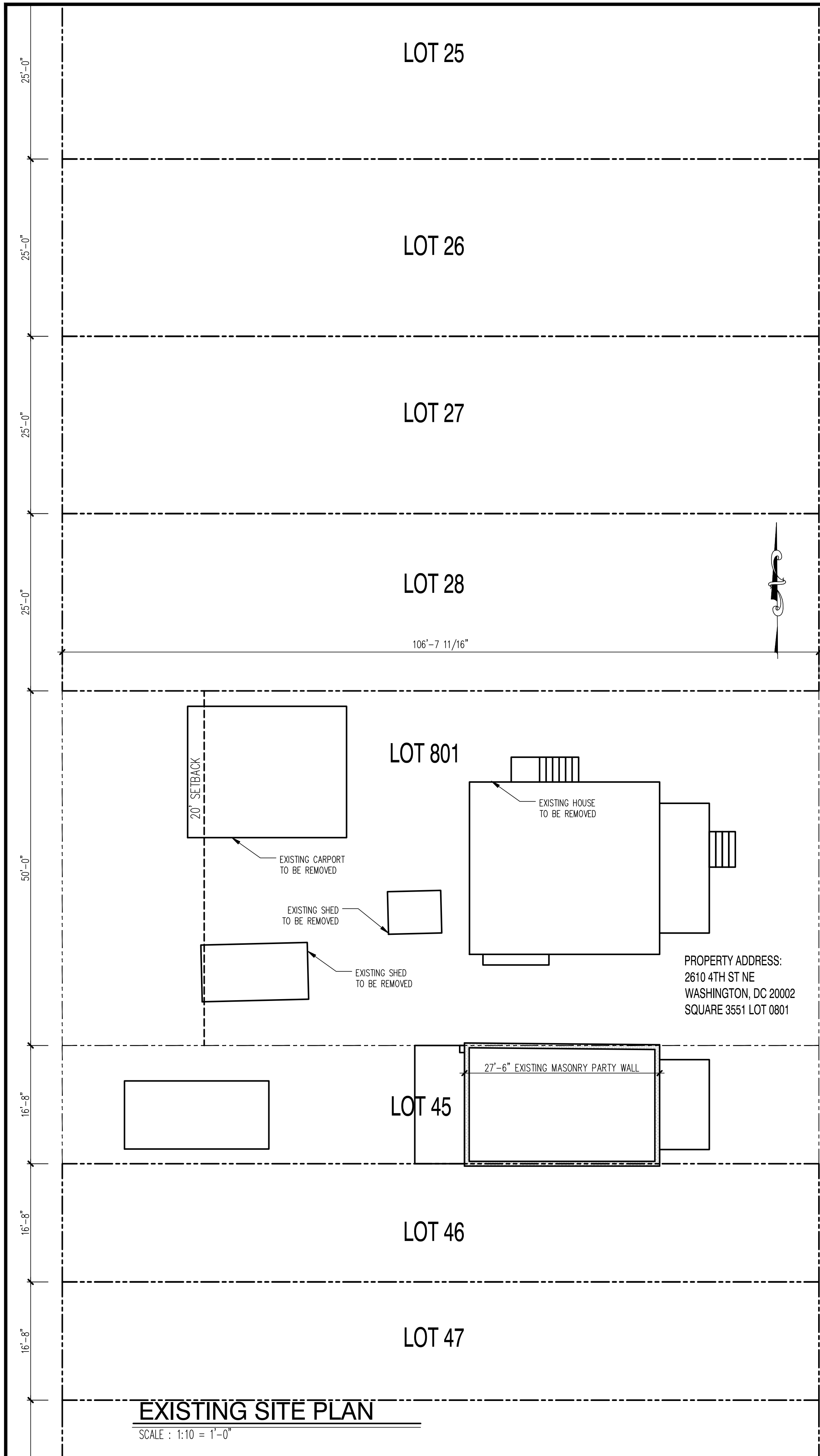
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
2610 4th ST NE - CONNELL & SCHMIDT
BLOCK SITE PLAN



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2610 4th ST NE - CONNELL & SCHMIDT
SITE PLAN

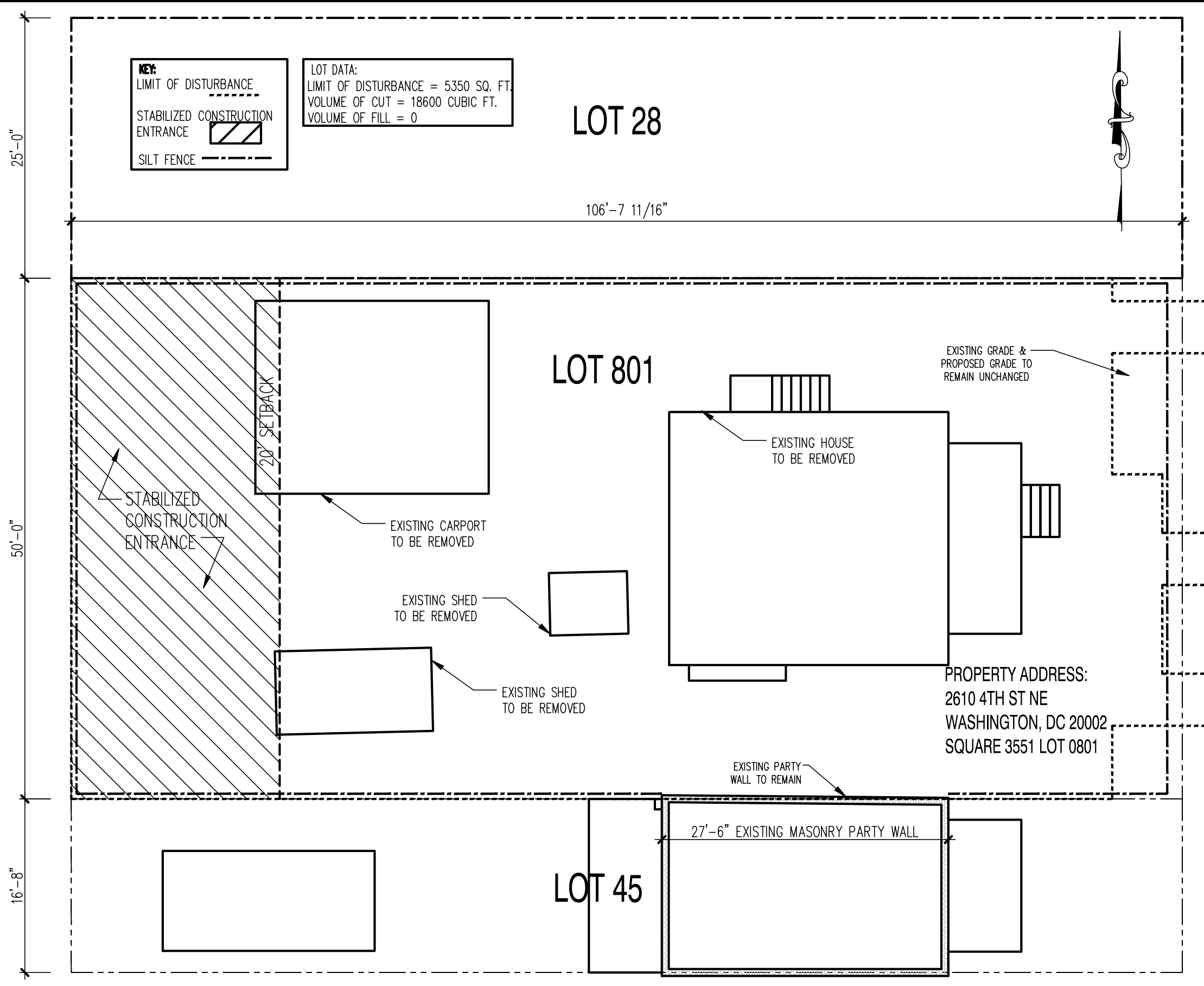
DISTRICT OF COLUMBIA
BRIAN W. KELLEY
No. 900970
REGISTERED
PROFESSIONAL ENGINEER

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SHEET No.
SP.02

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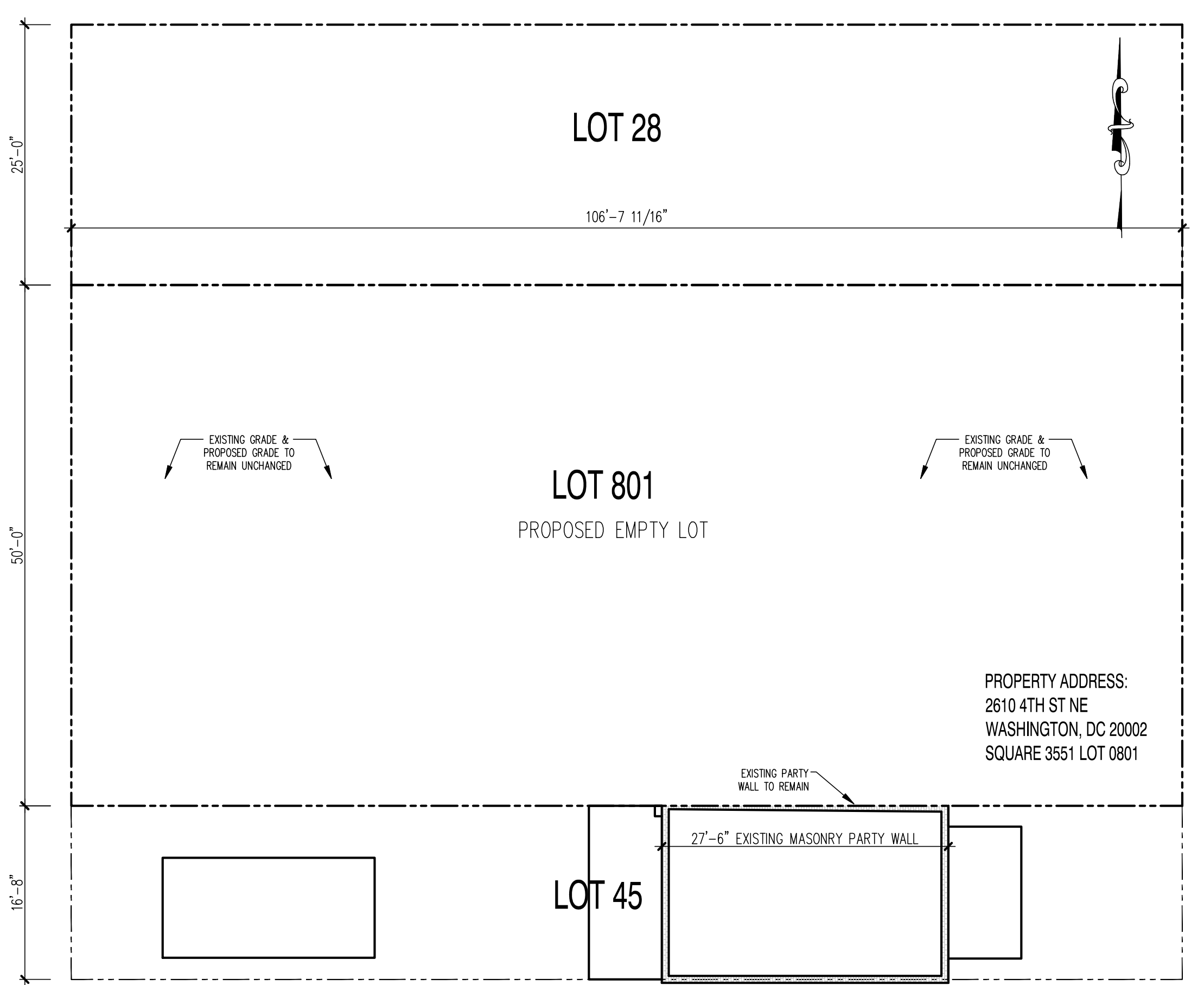


EXISTING SITE PLAN

SCALE : 1:10

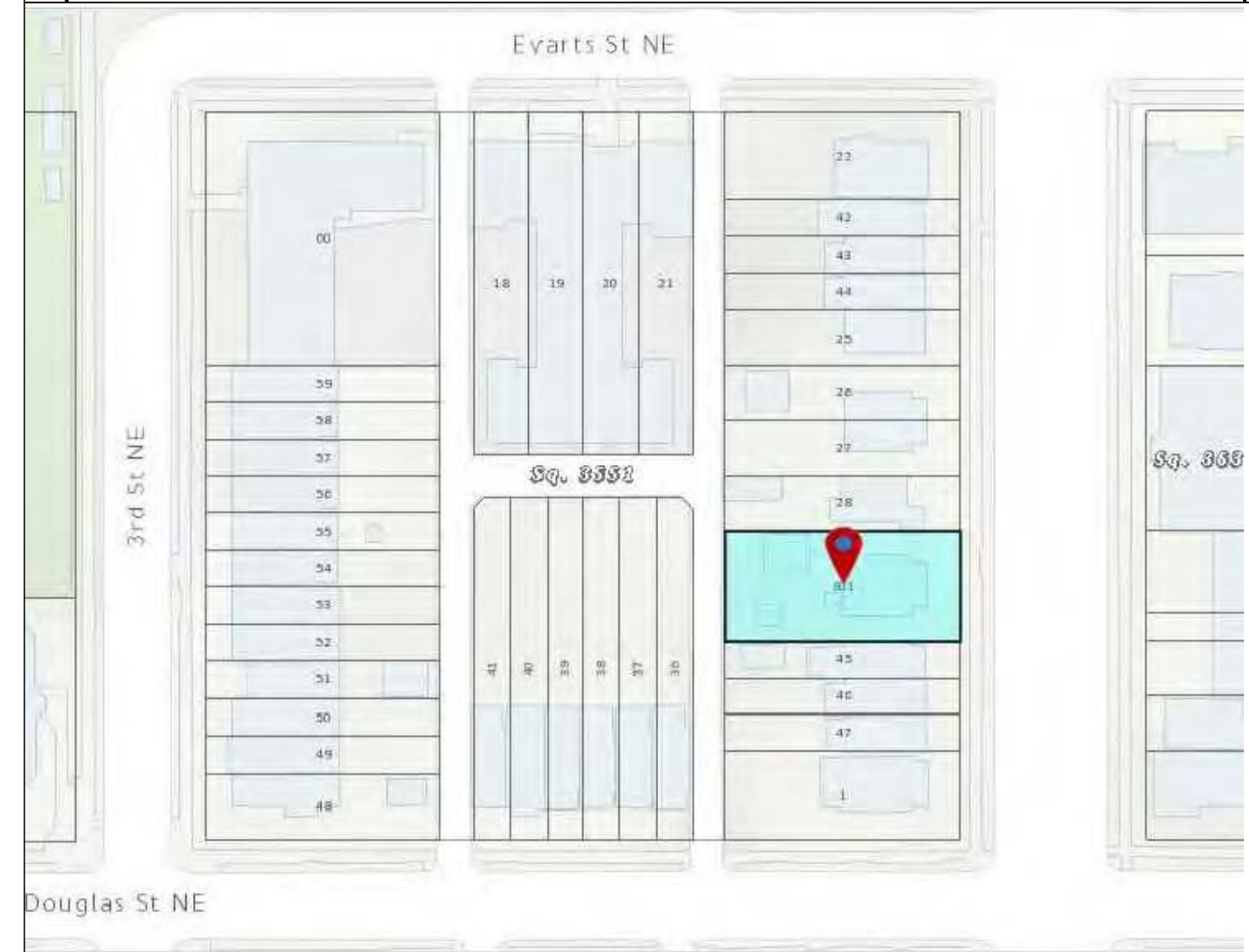
PROJECT NARRATIVE:
 EXISTING SITE CONTAINS AN EXISTING DETACHED SINGLE FAMILY HOUSE WITH CARPORT, AND TWO DETACHED SHEDS ALONG WITH GRASSY VEGETATED. PROPOSED PROJECT IS TO CONSTRUCT 3 ATTACHED ROWHOMES EACH CONSISTING OF THREE STORIES ON CELLAR, TWO UNIT ATTACHED ROW HOME. (PRIOR TO EXCAVATION THE EXISTING REAR YARD WILL BECOME THE STABILIZED CONSTRUCTION ENTRANCE. CONSTRUCTION SEQUENCE WILL BE FOLLOWED). UPON THE COMPLETION OF CONSTRUCTION TWO NEW PARKING PADS WILL BE PROVIDED AND THE GRASSY VEGETATION WILL BE RESTORED. NO FILL WILL BE STORED ON SITE DURING CONSTRUCTION.

- CONSTRUCTION SEQUENCE**
1. PRIOR TO CLEARING OF ANY TREES OR SHRUBS, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE DISTRICT OF COLUMBIA SEDIMENT CONTROL INSPECTOR. NOTIFY THE DISTRICT OF COLUMBIA AT LEAST 48 HOURS PRIOR TO BEGINNING OF ANY WORK.
 2. THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITIES.
 3. REMOVE EXISTING FENCES AND INSTALL EROSION CONTROL DEVICES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, SILT FENCES AND ANY OTHER DEVICES SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN AND AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.
 4. CLEAR AND GRUB SITE, EXCAVATE TO SUBGRADE FOR BASEMENT. EXCAVATED MATERIAL TO BE REMOVED FROM PROJECT SITE AND SHALL BE STOCKPILED NO LONGER THAN 7 DAYS. IF SCHEDULING REQUIRES EXCAVATED MATERIALS TO REMAIN ON SITE LONGER THAN 7 DAYS THE STOCKPILE AREA SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT CONTROL DEVICES.
 5. INSTALL FORMS AND CONCRETE BASEMENT WALLS AND STEP WALLS. CONSTRUCT FIRST FLOOR AND ABOVE GRADE FLOORS OF BUILDING.
 6. CONSTRUCT PROPOSED UTILITIES AS PER APPROVED PLAN. WORK IN PUBLIC SPACE AND STREET TO BE KEPT CLEAN OF EXCAVATED MATERIAL, SOIL OR MUD.
 7. UPON COMPLETION OF BUILDING CONSTRUCTION COMPLETE FINAL GRADING AND LANDSCAPING.
 8. AFTER CONSTRUCTION IS COMPLETE AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES. COMPLETE SITE CLEAN UP.
- DEWATERING**
 - IF DEWATERING IS NECESSARY DURING FOUNDATION CONSTRUCTION, WATER WILL BE PUMPED OUT TO A SEDIMENT CONTROL TANK, THEN TO THE NEAREST CURB INLETS DOWN STREAM. CURB/INLET PROTECTORS WILL BE USED ACCORDING TO THE SEDIMENT CONTROL PLAN.



PROPOSED SITE PLAN

SCALE : 1:10



VICINITY MAP

SCALE : NTS

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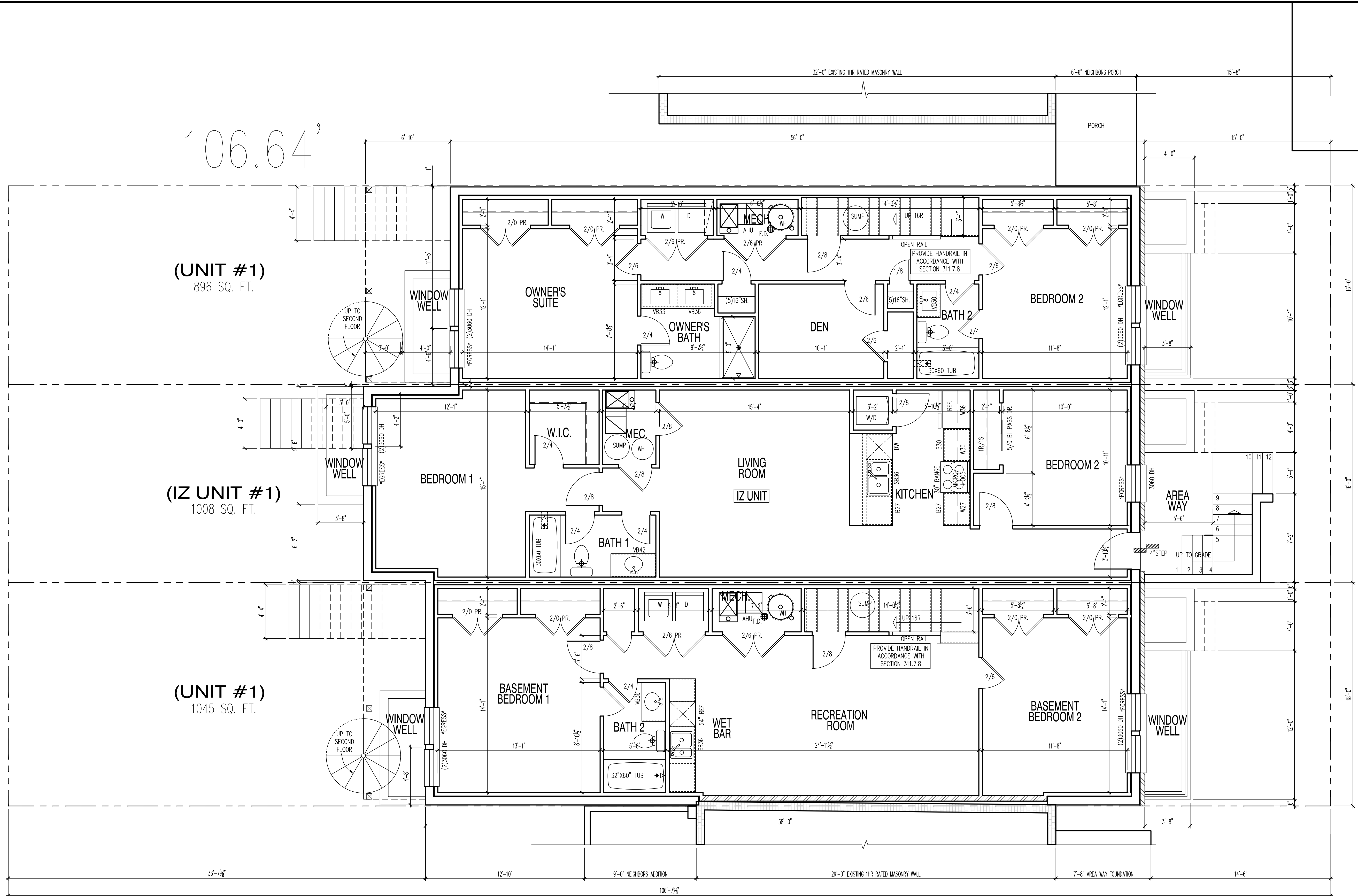
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SHEET No.
A0.1



106.64'

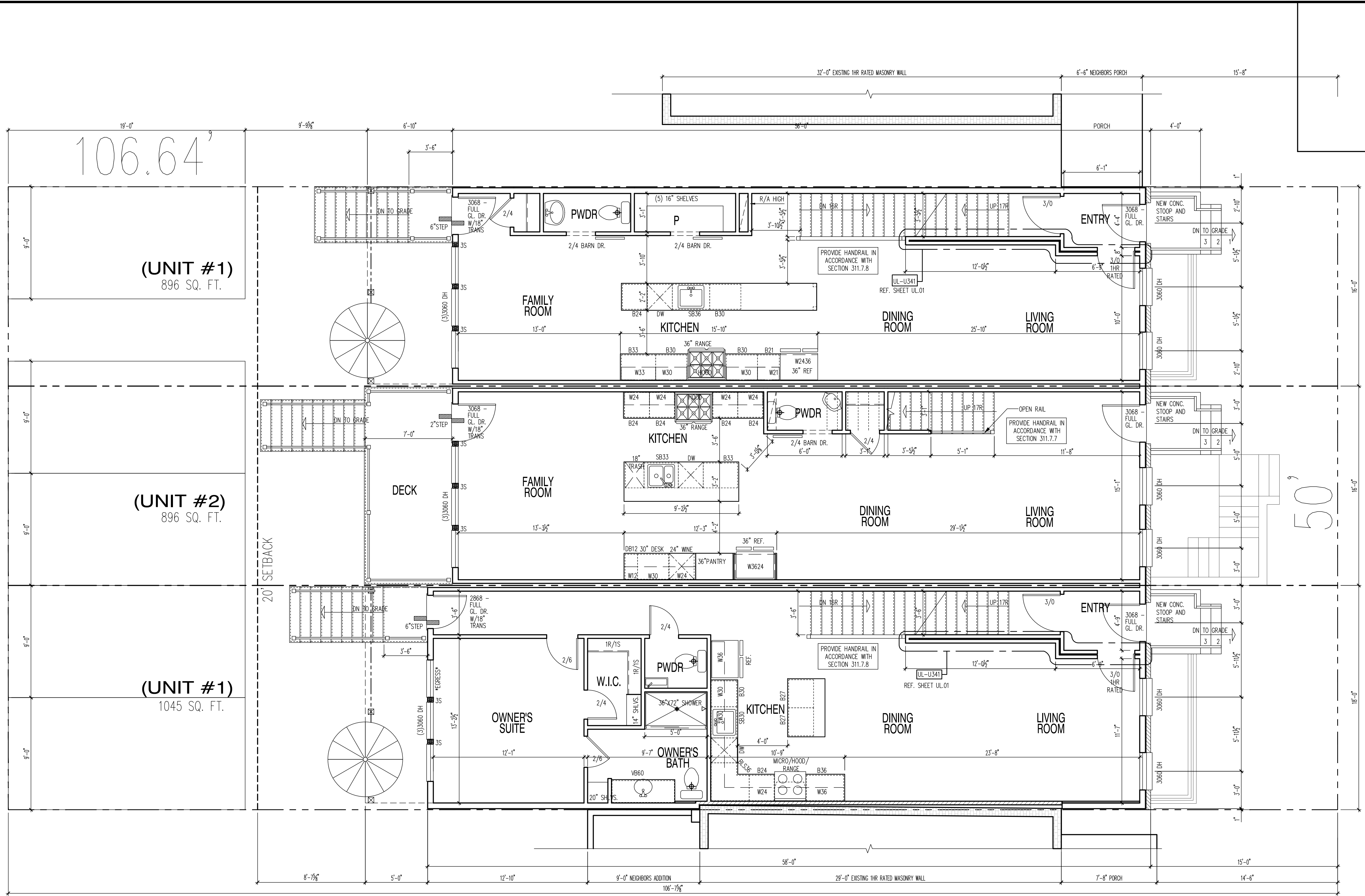
50'



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A1.1



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

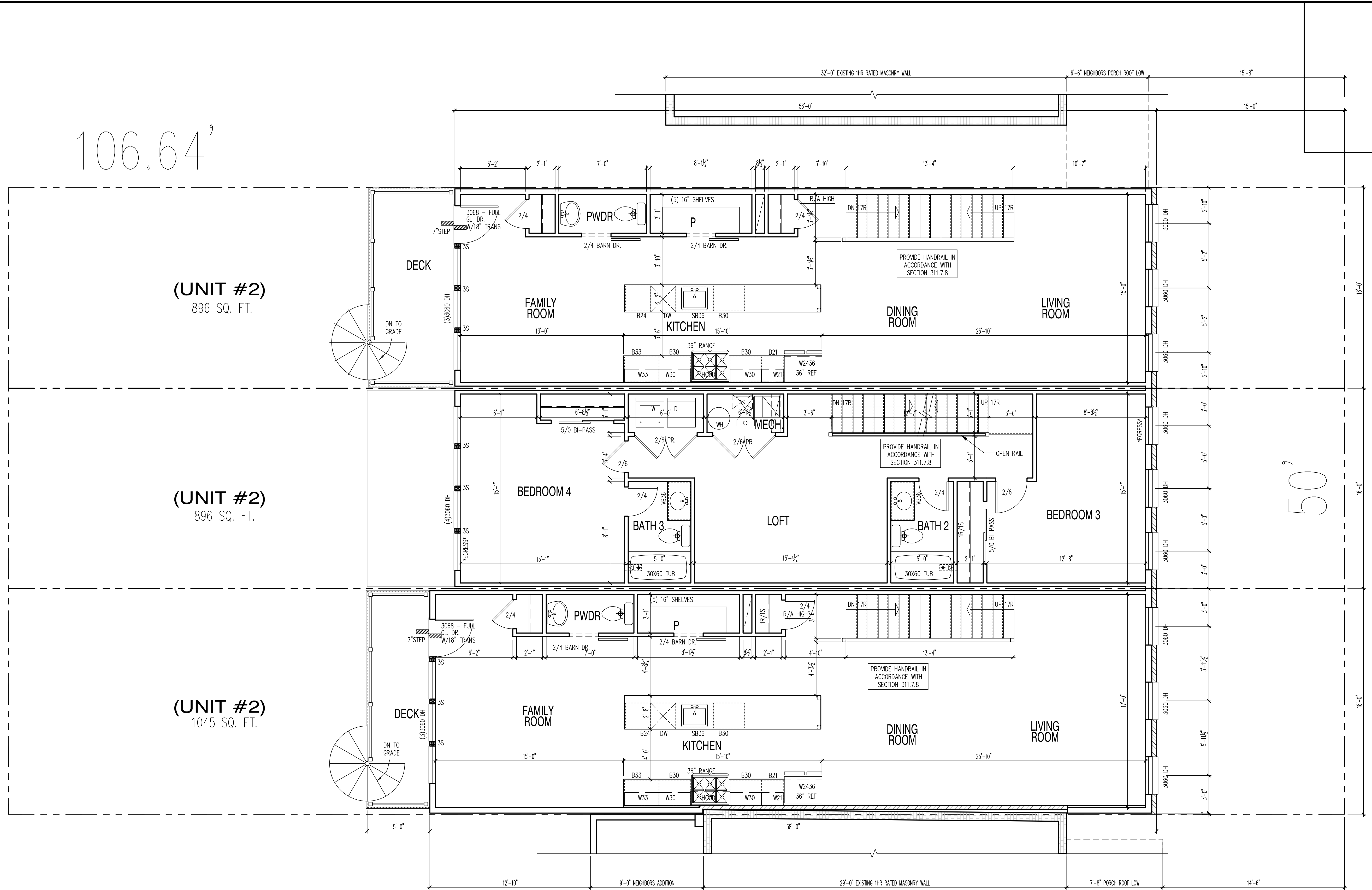
2610 4TH ST NE: 1045 SQ. FT.
2612 4TH ST NE: 896 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



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A2.1



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

2610 4TH ST NE: 1045 SQ. FT.
2612 4TH ST NE: 896 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



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REV No.	DATE
XXX	XX-XX-XX

01.01.17

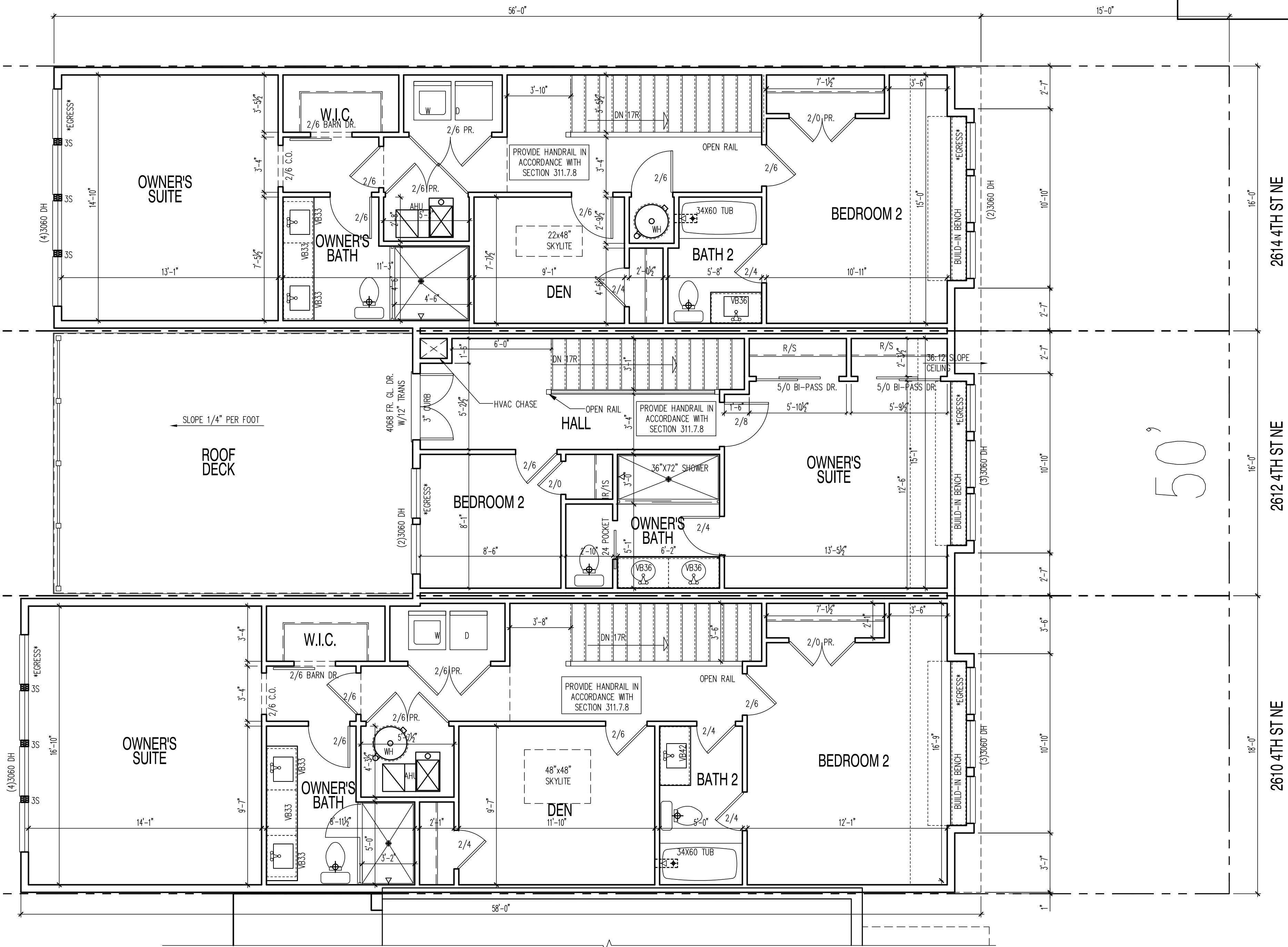
SHEET No.
A3.1

106.64'

(UNIT #2)
896 SQ. FT.

(UNIT #2)
550 SQ. FT.

(UNIT #2)
1045 SQ. FT.



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

2610 4TH ST NE: 1045 SQ. FT.
2612 4TH ST NE: 550 SQ. FT.
2614 4TH ST NE: 896 SQ. FT.



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



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 FAIRFAX, VA 22030
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 Website: www.msegllc.com

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
2610 4th ST NE - CONNELL & SCHMIDT
FRONT & REAR ELEVATIONS



DRAWN BY:	
MCR	
DATE:	11/30/17
REV No.	DATE
XXX	XX-XX-XX

01.01.17

SHEET No.
A4.1



DRAWN BY:	
MCR	
DATE:	11/30/17
REV No.	DATE
XXX	XX-XX-XX

01.01.17

SHEET No.
A4.2



PROPOSED REAR ELEVATION

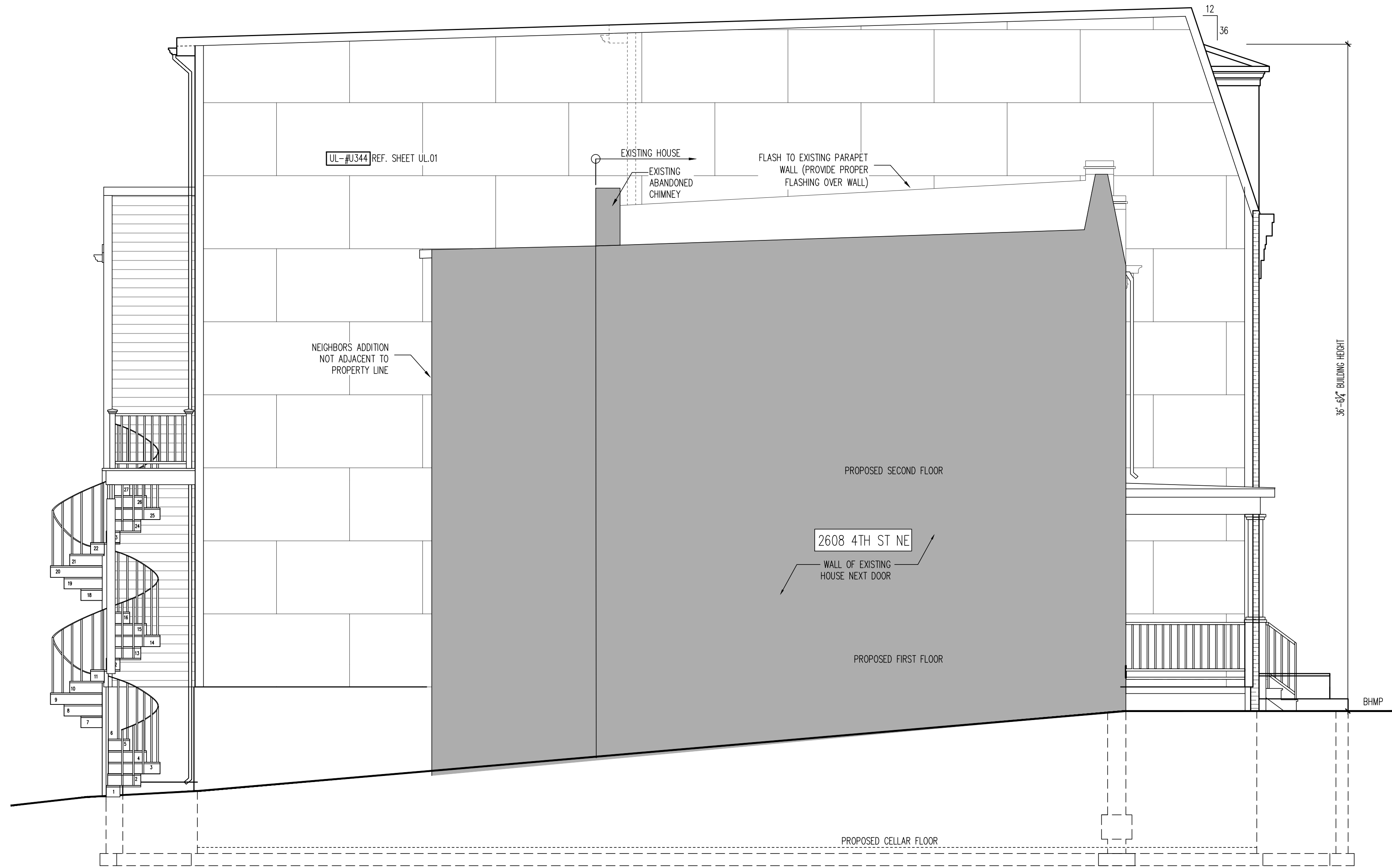
SCALE: 1/4"=1'-0"



DRAWN BY:	
MCR	
DATE:	11/30/17
REV No.	DATE
XXX	XX-XX-XX

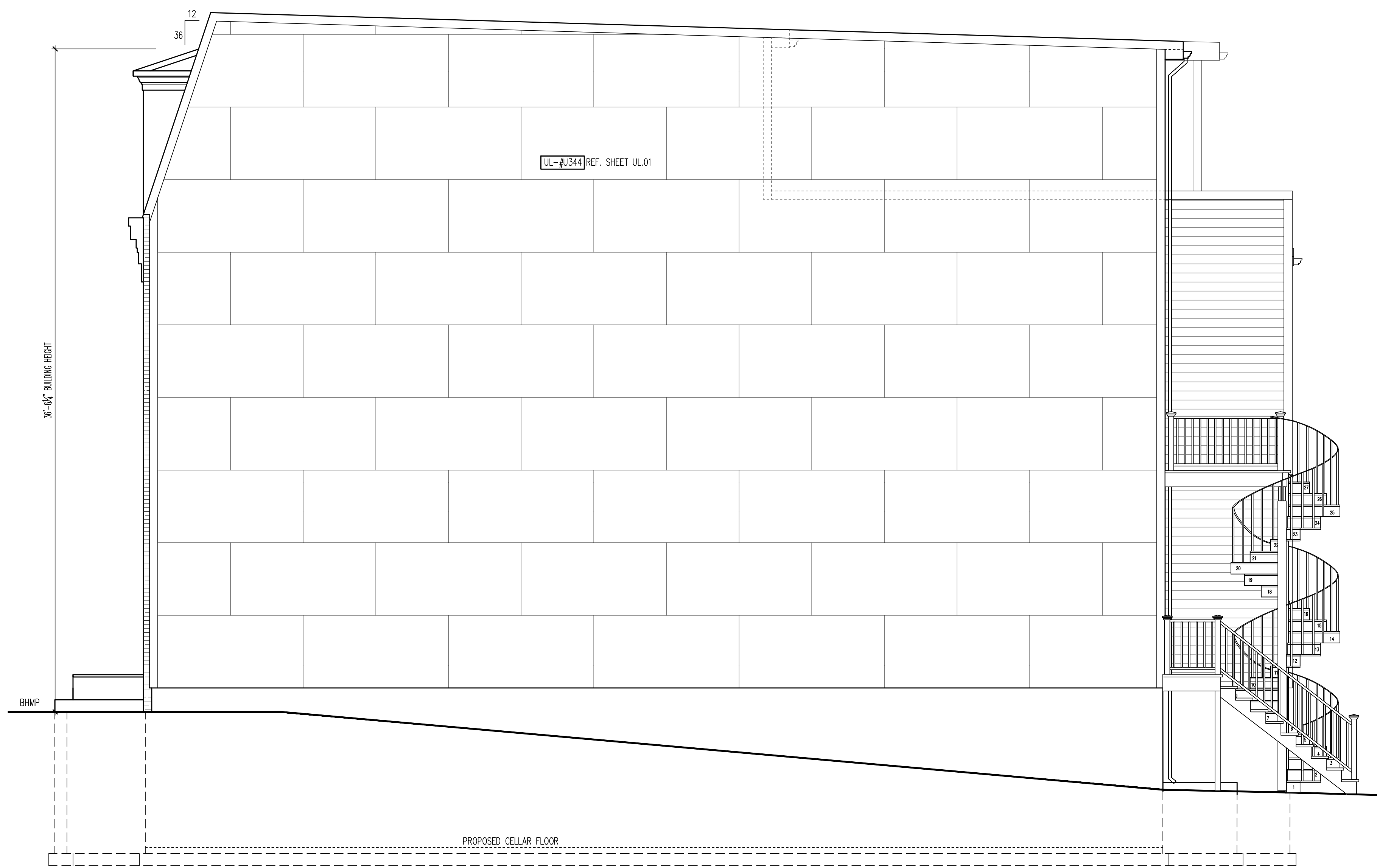
01.01.17

SHEET No.
A4.3



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

R



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**2610 4th ST NE - CONNELL & SCHMIDT
 RIGHT SIDE ELEVATION**



DRAWN BY:	
MCR	
DATE:	11/30/17
REV No.	DATE
XXX	XX-XX-XX

01.01.17

SHEET No.
A4.4