

# DEAN RESIDENCE

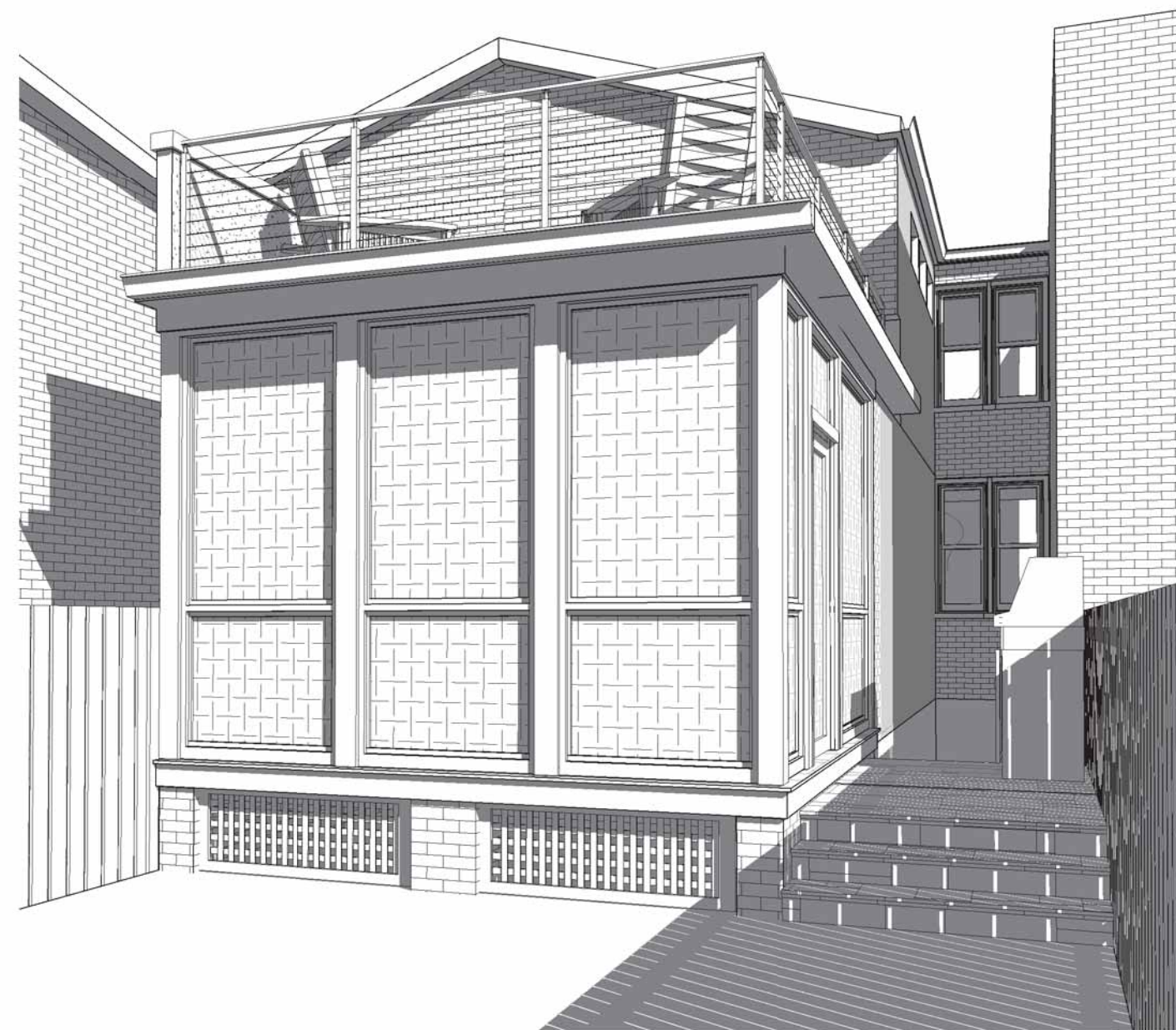
1415 S STREET NW  
WASHINGTON, DC 20009  
FOR BZA APPLICATION

## PROJECT DESCRIPTION

- NEW SCREEN PORCH

### SHEET LIST

Number	Sheet Name
.CS-1	COVER SHEET
.CS-2	SITE PLANS
.CS-3	MATERIAL NOTES
.CS-4	EROSION CONTROL DETAILS
.EX-1	SITE PHOTOGRAPHS
.EX-2	SITE PHOTOGRAPHS
A-1	1ST FLOOR PLANS
A-2	2ND FLOOR PLANS
A-3	ELEVATIONS
A-4	RIGHT ELEVATION & SECTIONS
A-5	SHADOW STUDIES



### ELECTRICAL KEY

OUTLET	FLOOD LIGHT	SWITCH
WP WATER PROOF	CEILING MOUNTED LIGHT	3-WAY
220 VOLT	WALL MOUNTED LIGHT	DIMMER
AFCI	FLUORESCENT	TELEPHONE
DE DEDICATED	UNDER CABINET	DB DOOR BELL
GFI GROUND FAULT	RECESSED LIGHT	TV TELEVISION
FLOOR	WP RECESSED LIGHT	SP SPEAKER
ELECTRIC PANEL	FAN / LIGHT	CS CAT 5
METER	EXHAUST FAN	KP KEY PAD
T THERMOSTAT	SMOKE DETECTOR	
JB JUNCTION BOX	CARBON MONOXIDE DETECTOR	CEILING FAN



**DC Professional Certification**  
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application



**LANDIS**

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#	Date	Int	Desc
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Revisions

Reviewer	Initial	Date
Chris Landis		
Paul Gaiser		
Client		

Project Team  
Project Designer: PD  
Project Manager: PM  
Team Leader: TL  
Project Estimator: MG

Drawing Version  
**FOR BZA APPLICATION**

Client and Project Location

**DEAN RESIDENCE**

1415 S STREET NW  
WASHINGTON, DC 20009

Sheet Title  
**COVER SHEET**

Issue Date  
**MAR 10, 2021**

Scale  
**1/4" = 1'-0"**

### GENERAL NOTES

- ALL DIMENSIONS ARE FINISHED DIMENSIONS TO WALLS, CIELINGS, AND FLOORS UNLESS NOTED
- FIELD VERIFY ALL DIMENSIONS
- SEAL OFF ALL WORK AREAS PRIOR TO START OF CONSTRUCTION / DEMOLITION
- ALL NEW ANGLED WALLS ARE 45 DEGREES UNLESS NOTED
- COORDINATE PLANS WITH ENGINEERING, CIVIL AND SHOP DRAWINGS
- EXCEPT FOR CODE / INSPECTION ISSUES, THE CONSTRUCTION CONTRACT OVER RIDES THE DRAWINGS
- NOTIFY THE PROJECT DESIGNER OF ANY DIFFERENCES BETWEEN THE CONTRACT AND THE DRAWINGS

### WALL TYPE & SYMBOL LEGEND

--- ITEMS TO BE DEMOLISHED	△ REVISION NUMBER
█ EXISTING WALLS	88 DOOR #
█ NEW WALLS	01 WINDOW #
▨ NEW MASONRY WALLS	△A WALL TYPE
▨ NEW CONCRETE WALLS	88 CABINET #
▨ NEW BRICK OR STONE VENEER	88 FLOORING TYPE
Room name 888 ← ROOM NAME	8'-0" CEILING HEIGHT
Interior Elevations	HB HOSE BIB

### DEMOLITION NOTES

- DEMOLITION PLANS ARE GIVEN FOR GUIDANCE ONLY FIELD VERIFY DEMOLITION WORK THAT IS REQ'D
- COORDINATE ALL DEMOLITION WITH THE PROPOSED FLOOR PLANS

### DEMO PLAN KEY

--- ITEMS TO BE DEMOLISHED	▨ ITEMS OR WALLS TO BE DEMOLISHED
█ EXISTING WALLS	

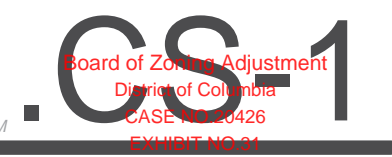
### DC APPLICABLE CODES & DESIGN CRITERIA

APPLICABLE CODES:  
2013 DCMR 12  
2012 INTERNATIONAL RESIDENTIAL CODE (IRC 2012)  
2012 INTERNATIONAL FUEL GAS CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PLUMBING CODE  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL ENERGY CONSERVATION CODE  
2012 INTERNATIONAL EXISTING BUILDING CODE  
2011 NATIONAL ELECTRIC CODE (NEC 2011)

GROUND SNOW LOAD	30LB /S.F.
WIND SPEED	115 MPH
SEISMIC CATEGORY	B
WEATHERING	SEVERE
FROST DEPTH LINE	30" MIN.
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMP.	13 DEGREES
MEAN ANNUAL TEMP	55 DEGREES

### ZONING INFORMATION

BLOCK #	206
LOT #	801
SUBDIVISION	--
ZONE	--
HISTORIC ?	Yes
IF YES COMMUNITY	U STREET
800 LOT ?	Yes
PLAT ORDERED ?	Yes
FRONT YARD SETBACK	0'-0"
FRONT YARD NOTES	----
SIDE YARD SETBACK	0'-0"
SIDE YARD NOTES	GG
REAR YARD SETBACK	20' - 0'-0"
MAX LOT OCCUPANCY	60%
MIN. PERVIOUS SURFACE	0%
MAX HEIGHT	35' - 0'-0"
WELL / SEPTIC	No





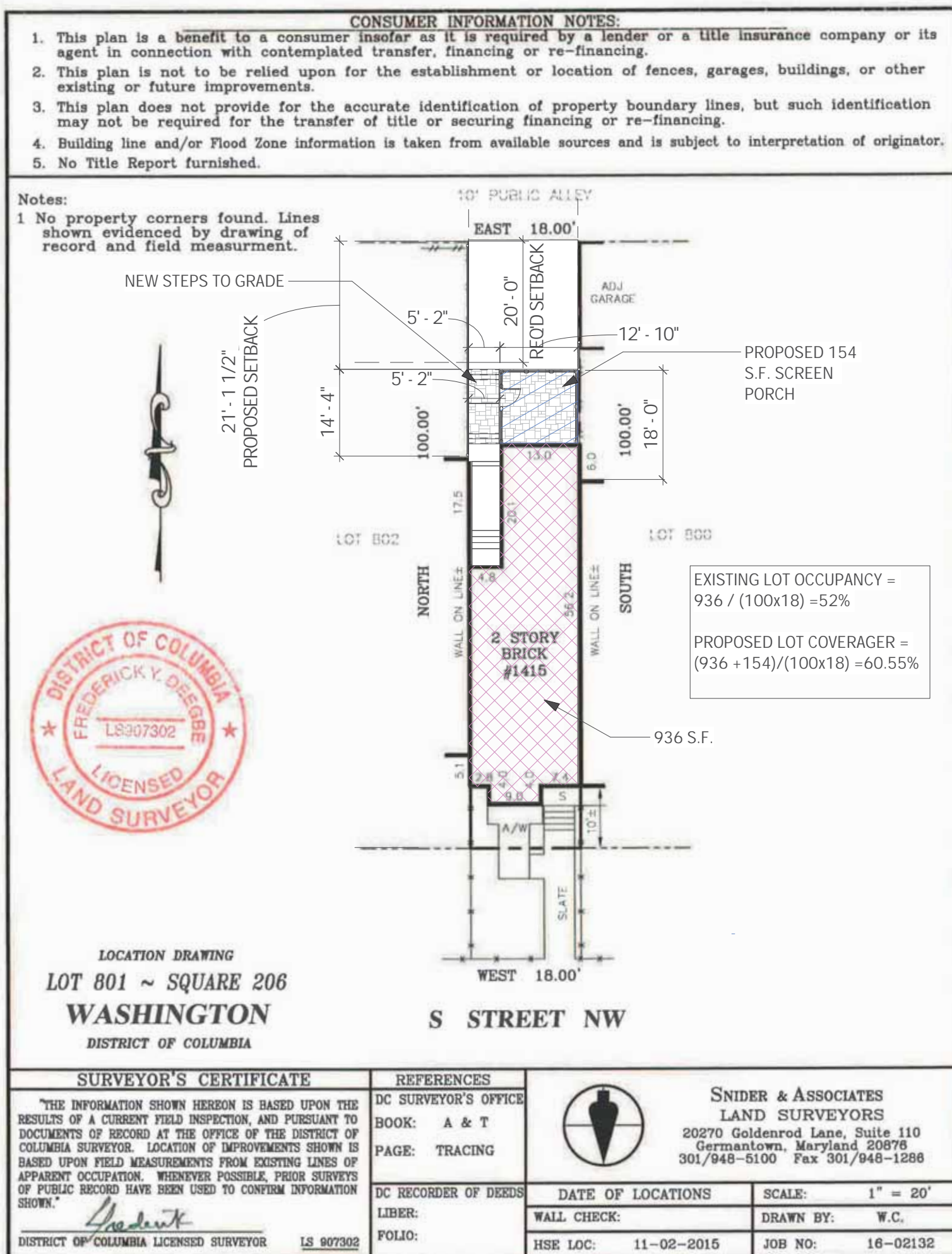
**ZONING INFORMATION**

BLOCK # ..... 206  
 LOT # ..... 801  
 SUBDIVISION ..... --  
 ZONE ..... --  
 HISTORIC ? ..... Yes  
 IF YES COMMUNITY ..... U STREET  
 800 LOT ? ..... Yes  
 PLAT ORDERED ? ..... Yes  
 FRONT YARD SETBACK ---- 0'-0" FT  
 FRONT YARD NOTES ----  
 SIDE YARD SETBACK ---- 0'-0" FT  
 SIDE YARD NOTES ---- GG  
 REAR YARD SETBACK ---- 20' - 0" FT  
 MAX LOT OCCUPANCY ---- 60%  
 MIN. PERVIOUS SURFACE - 0%  
 MAX HEIGHT ..... 35' - 0" FT  
 WELL / SEPTIC ..... No

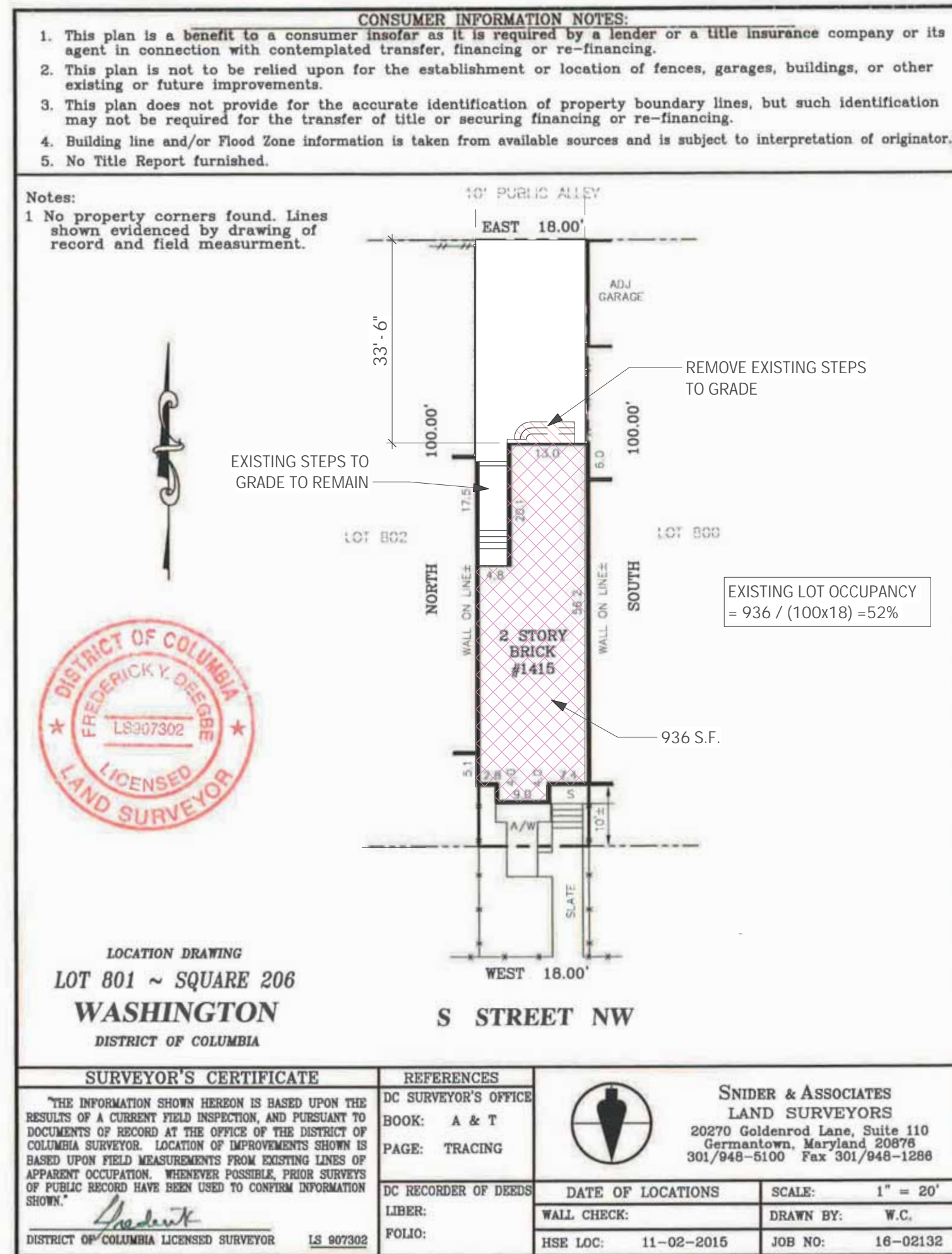


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1 PROPOSED SITE PLAN  
 1" = 20'-0"



2 EXISTING SITE PLAN  
 1" = 20'-0"



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**SITE PLANS**

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Scale  
 As indicated

**.CS-2**



**GENERAL NOTES (FOR THE DISTRICT OF COLUMBIA):**

1. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2013 DISTRICT OF COLUMBIA BUILDING CODE WITH LOCAL AMENDMENTS AS APPROVED BY THE DISTRICT OF COLUMBIA IN TITLE 12 DCMR A, CONSTRUCTION CODE SUPPLEMENT FOR 2013.

2. DESIGN LOADS:

LEVEL	DEAD	LIVE	TOTAL
1st FLOOR	15 psf	40 psf	55 psf
2nd FLOOR	15 psf	40 psf	55 psf
3rd FLOOR	10 psf	30 psf	40 psf
PENTHOUSE	10 psf	40 psf	50 psf
ROOF	15 psf	25 psf **	40 psf
ROOF/DECK	20 psf	75 psf **	95 psf

**GENERAL LOADS:**  
 PORCH: 40 PSF  
 STAIRS: 60 PSF  
 ATTIC: 20 PSF  
 SNOW: 25 PSF  
 WIND: 20 PSF  
 SNOW LOAD: 30 PSF  
 WIND SPEED: 90 MPH, 3 SECOND GUST  
 SEISMIC CATEGORY: B (NO SEISMIC DATA REQUIRED)  
 WEATHERING: SEVERE  
 FROST DEPTH: 30"  
 TERMITES: MODERATE TO HEAVY  
 DECAY: SLIGHT TO MODERATE  
 WINTER DESIGN TEMP: 13°F  
 FLOOD HAZARDS: AS INDICATED ON SITE PLANS  
 SITE CLASS: D  
 LATERAL EARTH PRESSURE AT REST 40 PSF MIN PER FOOT OF HEIGHT OF RETAINED EARTH  
 ALLOWABLE DESIGN SOIL BEARING CAPACITY OF 1500 PSF IN ABSENCE OF A STAMPED GEOTECH REPORT  
 \*\* INCLUDES SNOW LOAD WITHIN LIVE LOAD CALCULATION

- THE PLUMBING DESIGN IS TO BE IN CONFORMANCE WITH 2013 DISTRICT OF COLUMBIA PLUMBING CODE, 2012 ICC FUEL GAS CODE, AND PER LOCAL AMENDMENTS AS APPROVED IN THE 2013 DC CONSTRUCTION CODE SUPPLEMENT.
- THE WORK SHALL BE IN CONFORMANCE WITH 2013 DISTRICT OF COLUMBIA FIRE CODE AND PER LOCAL AMENDMENTS AS APPROVED BY THE DISTRICT OF COLUMBIA FOR LIFE SAFETY CODE IN THE 2013 DC CONSTRUCTION CODE SUPPLEMENT.
- FIRE 4 SMOKE ALARMS, AND INTERIOR SPRINKLERS SHALL BE IN ACCORDANCE WITH THE 2013 DC PER LOCAL AMENDMENTS AS APPROVED BY THE DISTRICT OF COLUMBIA IN THE 2013 DC CONSTRUCTION CODE SUPPLEMENT.
- NEW DWELLINGS SHALL BE IN ACCORDANCE WITH NFPA SPRINKLER CODE AND PER LOCAL AMENDMENTS AS APPROVED IN THE 2013 DC CONSTRUCTION CODE SUPPLEMENT.
- ACCESSIBILITY CODES SHALL BE DETERMINED PER ICC/ANSI A117.1-2009 (FOR THE DISTRICT OF COLUMBIA).
- ENERGY CONSERVATION SHALL BE GOVERNED BY THE 2013 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE AND PER LOCAL AMENDMENTS AS APPROVED IN THE 2013 DC CONSTRUCTION CODE SUPPLEMENT.
- THIS PROJECT HAS BEEN DESIGNED FOR THE WEIGHTS OF THE MATERIALS INDICATED ON THE DRAWINGS AND FOR THE SUPERIMPOSED LOADS SHOWN ABOVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, AND OTHER TEMPORARY COMPONENTS.
- LOADS GREATER THAN THE APPLICABLE DESIGN LOADS NOTED ABOVE SHALL NOT BE PLACED ON THE STRUCTURE. PROVISIONS SHALL BE MADE FOR ADEQUATE BRACING AND SUPPORT OF ADJACENT CONSTRUCTION, UTILITIES, AND EXCAVATIONS.
- CONTRACTOR SHALL MAINTAIN A WRITTEN SAFETY PROGRAM AS REQUIRED BY OSHA FOR JOB SITE SAFETY, CONSTRUCTION PROCEDURES, AND A SAFETY EDUCATION PROGRAM.
- DO NOT BACKFILL AGAINST WALLS UNTIL SUPPORTING FLOORS ARE SECURELY IN PLACE. BRACE ALL WALLS UNTIL ADEQUATELY SUPPORTED BY STRUCTURE. BACKFILL OF WALLS SHOULD BE PERFORMED WITH LIGHTWEIGHT EQUIPMENT, WITH A MAXIMUM OF ONE TON TOTAL WEIGHT ALLOWED WITHIN THE CRITICAL ZONE (DEFINED AS BEGINNING AT THE BASE OF THE WALL AND WIDENING OUT FROM THE WALL ON A 1:1 SLOPE).
- GUARDRAILS AND HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO THE STRUCTURAL LOADING CONDITIONS SPECIFIED IN SECTION 4.4 OF THE ASCE STANDARD 7-02 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".
- THE GENERAL CONTRACTOR AND/OR APPLICABLE FABRICATOR SHALL VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO FABRICATION. EXISTING STRUCTURAL CONDITIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, ALL ASSUMED DIRECTIONS AND SIZES OF FRAMING, BEARING WALL SIZES, DIMENSIONS, AND LOCATIONS WHERE NEW STRUCTURAL ELEMENTS CONNECT TO, BEAR UPON, OR SUPPORT EXISTING CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE OBSERVED CONDITION AND THE CONDITION SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CONVEYED TO STEARNS ENGINEERING BY MEANS OF DIMENSIONED SKETCHES. PROMPT NOTIFICATION OF DISCREPANCIES IS VERY IMPORTANT IN ORDER TO ALLOW RESOLUTION WITHOUT DELAYING THE PROJECT. THE CONTRACTOR SHALL EXPOSE ALL FRAMING TO WHICH ANY NEW STRUCTURE IS TO BE CONNECTED BY REMOVING NON-STRUCTURAL INTERFERENCES SO THAT A REVIEW OF THESE EXISTING STRUCTURAL ELEMENTS MAY BE PERFORMED BY STEARNS ENGINEERING PRIOR TO THE APPLICATION OF ADDITIONAL LOADS.
- "VIP" ON ANY DRAWINGS SHALL MEAN THAT ALL TRADES AND APPLICABLE FABRICATORS SHALL VERIFY THE SPECIFIC DIMENSION OR CONDITION IN THE FIELD. IT REMAINS THE GENERAL CONTRACTOR'S, TRADESPERSONS', AND/OR APPLICABLE FABRICATOR'S RESPONSIBILITY TO VERIFY OTHER DIMENSIONS AND CONDITIONS AS SHOWN ON THE DRAWINGS.

**SHOP DRAWINGS:**

- SHOP DRAWING SUBMITTALS, IF CALLED FOR, ARE TO BE SUBMITTED TO ARCHITECT OF RECORD FOR REVIEW AND APPROVAL. TYPICAL ELEMENTS REQUIRING SHOP DRAWING APPROVAL ARE LISTED BELOW:
  - CUSTOM BUILT-INS
  - CABINETS
  - ENGINEERED STRUCTURAL ELEMENTS SUCH AS:
    - ENGINEERED CONCRETE MIX DESIGN
    - ENGINEERED CONCRETE REINFORCING STEEL
    - ENGINEERED CONCRETE AND MASONRY ACCESSORIES
    - ENGINEERED STRUCTURAL STEEL
    - ENGINEERED CONCRETE FORMWORK
    - \* METAL PLATE CONNECTED WOOD FLOOR AND ROOF TRUSSES
    - \* STONE FACADE SUPPORT SYSTEM

\*ITEMS DELINEATED WITH AN ASTERISK (\*) ARE SPECIALTY STRUCTURES REQUIRING THE SUBMITTAL OF BOTH DESIGN CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT'S STATE.
- IF OWNER FAILS TO PROVIDE SHOP DRAWINGS FOR PRIOR REVIEW AND APPROVAL BY THE CONTRACTOR FOR ANY OWNER-SUPPLIED ITEM, ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES OR COMPLICATIONS CAUSED BY SUCH ITEMS. IF STRUCTURAL SHOP DRAWINGS ARE REQUIRED, THEY SHALL BE REVIEWED BY THE ENGINEER OF RECORD.
- A MINIMUM OF FOURTEEN CALENDAR DAYS FROM DATE OF RECEIPT ARE REQUIRED FOR REVIEW OF SHOP DRAWINGS. FOR STRUCTURAL SHOP DRAWINGS, CONNECTION DETAIL SUBSTITUTIONS WILL BE ACCEPTED FOR REVIEW ONLY WHEN ACCOMPANIED BY COMPLETE AND LOGICALLY ORGANIZED CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT'S STATE. MATERIAL SUBSTITUTIONS WILL BE ACCEPTED FOR REVIEW ONLY WHEN ACCOMPANIED BY COMPLETE MANUFACTURER'S DATA.

**SOIL / FOUNDATION NOTES:**

- FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 1500 PSF. INTERIOR FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE OR ON CONTROLLED COMPACTED FILL, AND BOTTOMS OF EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISHED EXTERIOR GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN SHOWN ABOVE, THE FOOTINGS MAY HAVE TO BE REDESIGNED.
- BOTTOM ELEVATION OF NEW FOOTINGS ADJACENT TO EXISTING FOOTINGS SHALL MATCH THE BOTTOM OF EXISTING FOOTINGS.
- THE CONTRACTOR SHALL NOTIFY A STRUCTURAL ENGINEER IF THE REQUIRED DEPTH OF EXCAVATION FOR NEW FOOTINGS IS LOWER THAN THE BOTTOM OF FOOTINGS FOR THE EXISTING STRUCTURE OR ADJACENT BUILDINGS.
- UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW THE FOUNDATION UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS, OR APPROVED BY AN ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT EXCAVATIONS FOR FOOTINGS REMAIN DRY DURING CONSTRUCTION.
- BUILDING MAY BE SUPPORTED BY A "FLOATING SLAB" WITH EFFECTIVE SOIL PRESSURE LESS THAN 30 PSF.

**CONCRETE NOTES:**

- ALL CONCRETE, EXCEPT AS NOTED, SHALL BE FC = 3,000 PSI, STONE-AGGREGATE CONCRETE AT 28 DAYS. HORIZONTAL CONCRETE (SLABS) EXPOSED TO THE WEATHER (AND GARAGE SLABS) SHALL BE FC = 3,500 PSI. ALL EXTERIOR 3,000 PSI CONCRETE SHALL BE AIR-ENTRAINED WITH 6% AIR CONTENT +/- 1.5%. ALL OTHER EXTERIOR CONCRETE (AND INTERIOR CONCRETE WHICH MAY BE SUBJECT TO FREEZING DURING CONSTRUCTION) SHALL BE AIR-ENTRAINED WITH 4.5% AIR CONTENT +/- 1.5%. ALL EXPOSED CORNERS OF SLABS, WALLS, AND BEAMS SHALL BE CHAMFERED 1" INCH.
- BEFORE FRESH CONCRETE IS POURED AGAINST CONCRETE IN PLACE, THE CONTACT SURFACES OF CONCRETE IN PLACE SHALL BE THOROUGHLY CLEANED, ALL DEBRIS AND LOOSE MATERIAL SHALL BE REMOVED, AND THE CONTACT SURFACES SHALL BE THOROUGHLY COATED WITH GROUT CONSISTING OF ONE PART SAND TO ONE PART CEMENT WITH A MINIMUM AMOUNT OF WATER.
- ALL CONCRETE FORMWORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "FORMWORK FOR CONCRETE", SPECIAL PUBLICATION NO. 4, AND ACI "STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK" (ACI 347).
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING ACI DOCUMENTS: ACI 211 PROPORTIONS OF CONCRETE; ACI 214 COMPRESSION TESTS; ACI 301 SPECIFICATIONS; ACI 304 PLACING CONCRETE; ACI 305 HOT WEATHER; ACI 306 COLD WEATHER; ACI 315 DETAILING; ACI 318 CODE; AND ACI 347 FORMWORK.
- ALL FIELD AND LAB TESTING OF CONCRETE, IF REQUIRED, SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF ASTM: ASTM C31 FIELD CYLINDER SPECIMENS; ASTM C39 LAB TESTING CYLINDERS; ASTM C42 HARDENED CORES (WHEN REQUIRED); ASTM C143 SLUMP TEST; ASTM C172 SAMPLING FRESH CONCRETE; AND ASTM C173 OR C231 AIR CONTENT (WHEN REQUIRED).
- UPON COMPLETION OF CONCRETE TESTING, THE AGENCY SHALL CERTIFY ITS RESULTS AS FOLLOWS:
 

1. CERTIFY THAT THE FIELD AND LAB TESTING CONFORMS TO THE ASTM DOCUMENTS AND GOOD PRACTICE. SIGNED \_\_\_\_\_ P.E. (FOR AGENCY)
- CONCRETE FORMWORK SHALL NOT BE DISTURBED UNTIL THE CONCRETE HAS CURED LONG ENOUGH TO BE ABLE TO SUPPORT ITS OWN WEIGHT PLUS A MINIMUM OF 20 PSF CONSTRUCTION LOAD. A CONCRETE STRUCTURE MAY NOT SUPPORT ITS DESIGN LIVE LOAD UNTIL IT HAS CURED FOR 28 DAYS.
- FORMS MUST REMAIN IN PLACE A MINIMUM OF SEVEN DAYS BEFORE REMOVAL PROVIDED THE MEAN DAILY AIR TEMPERATURE IS AT LEAST 32 DEGREES FAHRENHEIT AND THAT THE AIR IN CONTACT WITH THE CONCRETE HAS BEEN KEPT AT LEAST 50 DEGREES FAHRENHEIT FOR SEVEN DAYS. FORM REMOVAL REQUIRES SIMULTANEOUS RESHORING. RESHORING MUST REMAIN IN PLACE UNTIL CONCRETE HAS ATTAINED DESIGN STRENGTH. FIELD-CURED CYLINDERS MAY BE USED IN LIEU OF THE ABOVE REQUIREMENTS TO DETERMINE IF FORMWORK MAY BE REMOVED. STEARNS ENGINEERING MUST APPROVE ANY REMOVAL OF FORMWORK IF THIS METHOD IS USED.
- IF REQUESTED BY ENGINEER OF RECORD, CONTRACTOR SHALL SUBMIT FOR APPROVAL BY ENGINEER A CONCRETE DESIGN MIX IN ACCORDANCE WITH ACI 318 (LATEST LOCAL APPROVED EDITION). SUCH DESIGN MIX SHALL BE ACCOMPANIED BY THE APPROPRIATE GRAPHS AND BACKGROUND DATA. CONCRETE DESIGN MIX DATA SHALL INDICATE 7 AND 28 DAY STRENGTHS, CEMENT CONTENT, AND WATER/CEMENT RATIO, FINE AND COARSE AGGREGATES, AND ADMIXTURES FOR EACH DESIGN STRENGTH. THE ADDITION OF WATER AT THE PLANT OR IN THE FIELD GREATER THAN 1% MORE THAN THE SPECIFIED WATER CONTENT IS STRICTLY PROHIBITED.
- CONCRETE FOR STRUCTURES THAT ARE TO RECEIVE A PROTECTIVE SURFACE COATING IS NOT TO BE TREATED WITH ANY CURING COMPOUND UNLESS APPROVED BY LANDIS CONSTRUCTION CORPORATION.
- THE USE OF ADDITIVES TO THE CONCRETE MIX SHALL NOT BE PERMITTED UNLESS THE CONTRACTOR HAS RECEIVED THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

**CONCRETE REINFORCING NOTES:**

- ALL REINFORCING SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 (FY=60,000 PSI). ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI 318). UNLESS OTHERWISE NOTED, ALL DOWELS SHALL BE THE SAME SIZE AND SPACING AS THE VERTICAL BARS TO WHICH THEY ARE SPICED.
  - PROVIDE CONCRETE PROTECTION FOR REINFORCING AS FOLLOWS:
    - FOOTINGS: 3" (CONCRETE CAST AGAINST EARTH)
    - INTERIOR SLABS AND WALLS: 3/4" (CONCRETE NOT EXPOSED TO EARTH OR WEATHER)
    - EXTERIOR SLABS AND WALLS: 2" (CONCRETE EXPOSED TO EARTH OR WEATHER)
    - BEAMS AND COLUMNS: 1-1/2" (TO TIES, STIRRUPS, SPIRALS, OR PRIMARY REINFORCEMENT)
- LAP ALL REINFORCING SPICES 34 BAR DIAMETERS FOR UP TO #6 BARS AND 43 BAR DIAMETERS FOR #7 AND LARGER BARS EXCEPT LAP TOP BAR SPICES 44 AND 56 BAR DIAMETERS, RESPECTIVELY. BEND WALL HORIZONTAL REINFORCING 24" AROUND CORNERS OR PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING.
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND SHALL BE 6" X 6" W1.4 X W1.4. INSTALL AT 2" FROM THE TOP OF THE CONCRETE SLAB. WELDED WIRE FABRIC SHALL HAVE ENDS LAPPED ONE FULL MESH AND SHALL EXTEND INTO SUPPORTING BEAMS OR WALLS (WHERE PRESENT).
- EPOXY ANCHORING TO BE AC POWERS 100+ OR HILTI HY20 SYSTEM OR EQUAL.

**MASONRY:**

- ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-02/ASCE 5-02/TMS 402-02) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-02/ASCE 6-02/TMS 602-02). MASONRY BEARING WALLS, PARTITIONS, AND PIERS SHALL CONSIST ENTIRELY OF LOAD BEARING UNITS CONFORMING TO ASTM C90 (HOLLOW UNITS) AND/OR C145 (SOLID UNITS), GRADE N-1. USE FULL HEAD AND BED JOINTS. BOND BRICK OR MASONRY TIERS AND CROSS-WALLS INTO ADJACENT WALLS.
- MASONRY CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF ADOPTED BUILDING CODES AND AMENDMENTS AND THE RECOMMENDATIONS OF BRICK INDUSTRY ASSOCIATION (BIA) AND NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
- CONCRETE BLOCK MANUFACTURER TO CONFORM TO ASTM C90, BRICK MANUFACTURER TO ASTM C62, MASONRY GROUT TO ASTM C476
- PROVIDE 3 CONTINUOUS COURSES OF BRICK OR 8" MINIMUM DEPTH OF 100% SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE A MINIMUM OF 24" WIDTH AND 1'6" DEPTH OF BRICK OR 100% SOLID MASONRY BELOW ALL UNTELS AND/OR WALL BEARING BEAMS UNLESS NOTED OTHERWISE. WHERE SPECIFIED ON THE PLANS, 100% SOLID MASONRY UNITS SHALL CONSIST OF ASTM C145 MASONRY UNITS OR HOLLOW LOAD BEARING UNITS FILLED SOLID WITH PORTLAND CEMENT GROUT.
- ALL BELOW-GRADE MASONRY SHALL BE LAID IN TYPE 5 MORTAR CONFORMING TO ASTM C270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. ALL ABOVE-GRADE MASONRY SHALL BE LAID IN TYPE N MORTAR CONFORMING TO ASTM C270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 750 PSI AT 28 DAYS. GROUT FOR FILLING MASONRY CORES SHALL BE COARSE TYPE GROUT CONFORMING TO ASTM C476; MINIMUM COMPRESSIVE STRENGTH = 2500 PSI. ALL PIERS AND PARTITIONS SHALL BE BONDED TO ADJACENT MASONRY WALLS. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SUPPORT FOR ALL MASONRY WORK UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
- MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270. THE PROPORTION SPECIFICATION REQUIREMENTS OF C270, IN PART, PROVIDE FOR THE FOLLOWING PROPORTIONS BY VOLUME:
  - TYPE 5 MORTAR - (1/2 : 1 : 3-3/8 TO 4-1/2) (PORTLAND CEMENT, TYPE N MASONRY CEMENT, SAND) - OR - (1 : 2-1/4 TO 3) (TYPE 5 MASONRY CEMENT, SAND)
  - TYPE N MORTAR - (1 : 2-1/4 TO 3) (TYPE N MASONRY CEMENT, SAND)
  - COARSE TYPE GROUT SHALL BE PROPORTIONED AS FOLLOWS: (1 : 0 TO 1/10 : 2-1/4 TO 3 : 1 TO 2) (PORTLAND CEMENT, HYDRATED LIML, FINE AGGREGATE, COARSE AGGREGATE)
- WALL SECTIONS AND PIERS WITH LESS THAN FOUR SQUARE FEET OF GROSS CROSS SECTIONAL AREA SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS.
- LOOSE UNTELS FOR MASONRY WALLS SHALL BE AS FOLLOWS FOR EACH 4' WIDTH:
 

A. 0' TO 3'0"	3-1/2" X 3-1/2" X 5/16" ANGLE
B. 3'-1" TO 5'-0"	4" X 3-1/2" X 5/16" ANGLE
C. 5'-1" TO 6'-0"	6" X 3-1/2" X 5/16" ANGLE
- ALL ANGLES SHALL HAVE "LONG LEG VERTICAL" AND 6" MIN. BEARING. UNTELS OVER OPENINGS IN INTERIOR MASONRY PARTITIONS NOT OTHERWISE SPECIFIED SHALL BE PRECAST LIGHTWEIGHT CONCRETE UNTELS 8" DEEP WITH 1 #5 BAR TOP AND BOTTOM FOR EACH 4' WIDTH.

**STEEL:**

- ALL STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. TUBULAR STEEL TO CONFORM WITH ASTM A501. ALL HSS SHAPES SHALL CONFORM TO ASTM A500, GRADE B WITH FY = 42 KSI FOR ROUND HSS AND FY = 46 KSI FOR RECTANGULAR HSS. ALL OTHER STRUCTURAL STEEL (ANGLES, CHANNELS, PLATES, ETC.) SHALL CONFORM TO ASTM A36.
- UNLESS OTHERWISE NOTED, COLUMN CAP FOR STEEL BEAM CONNECTIONS TO BE 4"X9"X1/2" PLATE WITH (2) 3/4" THRU-BOLTS NTO EACH BEAM. COLUMN BASES TO BE SECURED WITH 1/2" ALL-THREAD, EPOXY SET, MIN 4" DEPTH.
- ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE CURRENT AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

- ANCHOR BOLTS SHALL BE ASTM A36 RODS WITH TACK-WELDED HEX HEAD NUTS AT EMBEDDED END OR A307 BOLTS WITH THE HEAD EMBEDDED.
- STEEL WORK WHICH WILL BE CONCEALED BY INTERIOR BUILDING FINISH OR WILL BE IN CONTACT WITH CONCRETE NEED NOT BE PAINTED. ALL OTHER STEELWORK SHALL BE GIVEN ONE COAT RED-OXIDE PRIMER.
- WELDING OF STRUCTURAL STEEL TO BE PERFORMED BY AND AWS CERTIFIED WELDER IN ACCORDANCE WITH AWS D1.1 CODE USING E70X ROD. ALL EXTERIOR FIELD WELDS MUST BE CLEANED PAINTED WITH RED OXIDE PRIMER.
- SHOP AND FIELD CONNECTIONS SHALL BE BY WELDING OR WITH 3/4" DIAMETER A325 HIGH STRENGTH BOLTS. IN GENERAL, FIELD CONNECTIONS SHALL BE BOLTED AND SHOP CONNECTIONS SHALL BE WELDED. CONNECTIONS NOT DETAILED SHALL BE DESIGNED FOR TYPE 2 CONSTRUCTION, IN ACCORDANCE WITH THE AISC MANUAL. EXCEPT FOR COMPOSITE BEAMS OR WHERE REACTIONS ARE SHOWN, CONNECTIONS SHALL DEVELOP THE MAXIMUM END REACTION USING THE UNIFORM LOAD CONSTANTS IN PART TWO OF THE AISC MANUAL FOR THE GIVEN BEAM, GRADE OF STEEL, AND SPAN SPECIFIED. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1 (LATEST EDITION). ALL ELECTRODES SHALL BE E-70XX, LOW HYDROGEN, UNLESS NOTED OTHERWISE.

**WOOD:**

- ALL WOOD CONSTRUCTION, INCLUDING NAILING AND DETAILS, SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE 2001 EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS) BY AMERICAN FOREST AND PAPER ASSOCIATION (AFPA).
- ALL FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER, UNLESS NOTED OTHERWISE. LUMBER TO BE GRADED BY NATIONAL LUMBER GRADES AUTHORITY (NLGA) RULES. F<sub>b</sub> = 875 PSI + E = 1,300,000 PSI
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.
- ALL WOOD MEMBERS DESIGNATED AS "PRESSURE-TREATED" (PT) SHALL BE SOUTHERN PINE #2 OR ENGINEER-APPROVED EQUAL AND WATER-BORNE PRESERVATIVE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD-PRESERVERS ASSOCIATION (AWPA) STANDARD C1-93, "ALL TIMBER PRODUCTS - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES".
- THE FOLLOWING WOOD MEMBERS SHALL BE PRESERVATIVE TREATED (PT):
  - SILLS OR PLATES BEARING ON CONCRETE OR MASONRY EXTERIOR WALLS
  - EXTERIOR WOOD SIDING, SHEATHING, AND WALL FRAMING WITH CLEARANCES OF LESS THAN 6 INCHES FROM THE GROUND
  - SILLS AND SLEEPERS BEARING DIRECTLY ON A CONCRETE SLAB IN DIRECT CONTACT WITH THE GROUND
  - WOOD FURRING STRIPS OR FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR
  - SURFACE OF EXTERIOR CONCRETE OR MASONRY WALLS BELOW GRADE
- SILL PLATES SHALL BE PRESSURE TREATED AND SHALL BE ANCHORED WITH 1/2" INCH DIAMETER ANCHOR BOLTS EMBEDDED IN FOUNDATIONS TO A DEPTH OF 8" (MIN) OF POURED-IN-PLACE CONCRETE, AND 1 1/8" (MIN) IN GROUTED UNIT MASONRY. UNLESS NOTED OTHERWISE.
- USE SIMPSON STRONG-TIE, USP, OR ENGINEER-APPROVED EQUIVALENT STRUCTURAL WOOD CONNECTORS, UNLESS NOTED OTHERWISE. TIMBER AND LAMINATED LUMBER BEAMS AND HEADERS SHALL BE CONNECTED TO POSTS WITH POST CAP CONNECTORS FC CAPS AND ADU BASES, UNLESS NOTED OTHERWISE. POST BASES SHALL BE FASTENED TO THEIR SUPPORTS IN A LIKE MANNER. ALL JOISTS SHALL BE ATTACHED TO FLUSH BEAMS WITH APPROPRIATELY SIZED JOIST HANGERS FOR THE MEMBERS THEY ARE ATTACHING. EVERY ROOF JOIST OR ROOF TRUSS SHALL BE ATTACHED TO ITS SUPPORT WITH H2.5A "HURRICANE CLIPS" OR EQUAL, UNLESS NOTED OTHERWISE.
- PROVIDE ERECTION BRACING FOR FLOOR AND ROOF FRAMING WHICH SHALL INCLUDE STRUT BRACING, CROSS BRACING FOR BOTTOM CHORD BRACING, BOTTOM CHORD RESTRAINT, AND SWAY BRACING.
- ALL PRE-MANUFACTURED WOOD TRUSSES ARE TO BE MANUFACTURED AND INSTALLED PER ANS/ITP 1 AND WTCA STANDARDS
- BEAMS, HEADERS, AND UNTELS DESIGNATED "ML" ARE TO BE MICROLAM LVL WOOD BEAMS MANUFACTURED BY TRUS JOIST OR ENGINEER-APPROVED EQUIVALENT HAVING THE FOLLOWING STRUCTURAL PROPERTIES: F<sub>b</sub> = 2600 PSI (FOR 1 1/2" DEPTH), F<sub>v</sub> = 285 PSI, AND E = 1,900 KSI. SIZES TO BE AS SHOWN ON PLANS AND DETAILS. MULTIPLE MICROLAMS ARE TO BE FASTENED TOGETHER WITH A MINIMUM OF 2 ROWS OF 1 1/2" NAILS OR SDS SCREWS AT 12" O.C. (STAGGERED). NAILS ARE TO BE SPACED 3" FROM THE TOP AND BOTTOM OF THE BEAM. MICROLAMS ARE DESIGNATED ON PLANS AS FOLLOWS: (ALL 1-3/4" THICK). POSTS SUPPORTING ENDS OF MANUFACTURED BEAMS TO BE A MINIMUM OF (3) 2x MEMBERS.
- UNLESS SHOWN OTHERWISE, ALL UNTELS AND HEADERS SHALL BE (2) 2x6 SPRUCE-PINE-FIR #1/#2, MINIMUM IN 2x4 STUD BEARING WALLS AND (3) 2x6 SPRUCE-PINE-FIR #1/#2, MINIMUM AT 2x6 STUD BEARING WALLS. POSTS SUPPORTING ENDS OF HEADERS TO BE A MINIMUM OF (2) 2x MEMBERS, UNLESS SHOWN OTHERWISE. ALL JACKS OR POSTS SHALL LINE UP WITH THOSE AT THE FLOOR BELOW. ALL JACK STUDS OR POSTS ARE TO BE CONTINUOUS, OR INCREASED AS SHOWN, TO THE LOWEST LEVEL OF THE STRUCTURE.
- STUD BEARING PARTITIONS SHALL HAVE 2 CONTINUOUS PLATES AT THE TOP UNLESS NOTED OTHERWISE, WHICH ARE TO BE SPICED AT STUD LOCATIONS ONLY. SPICES TO BE STAGGERED AT LEAST 4'-0". CONTRACTOR TO PROVIDE MINIMUM OF ONE ROW OF BLOCKING AT MID-HEIGHT OF INTERIOR STUD WALLS ABOVE 1'0" IN HEIGHT. MID-HEIGHT BLOCKING SHALL CONSIST OF SAME SIZE, SPECIES, AND GRADE OF LUMBER AS FOR THE WALL STUDS. MID-HEIGHT BLOCKING IS REQUIRED IN THE EXTERIOR WALLS IF THE STRUCTURAL SHEATHING IS NOT ALREADY IN PLACE.

**SHEATHING:**

- ROOF SHEATHING SHALL BE STANDARD 5/8" C-D 24/16 (SPAN RATING) EXTERIOR GLUE PLYWOOD OR EQUIVALENT OSB. NAIL PLYWOOD OR OSB TO JOISTS AND TRUSSES WITH 80 NAILS AT 6" O.C. AT SHEET EDGES AND AT 12" O.C. AT ALL INTERMEDIATE JOISTS AND TRUSSES.
- FLOOR SHEATHING SHALL BE 3/4" INCH 24" O.C. SPAN TONGUE AND GROOVE PLYWOOD OR EQUIVALENT OSB. GLUE WITH SUBFLOOR ADHESIVE AND SCREW PLYWOOD TO JOISTS AND TRUSSES WITH NO. 10 SCREWS AT 9" O.C. AT DIRECT EDGES AND 18" O.C. AT ALL INTERMEDIATE JOISTS AND TRUSSES.
- WALL SHEATHING SHALL BE STANDARD 1/2" 24/16 (SPAN RATING) EXTERIOR GLUED PLYWOOD OR EQUIVALENT OSB. NAIL PLYWOOD OR OSB TO STUDS AND PLATES WITH 60 NAILS AT 6" O.C. AT SHEET EDGES AND AT 12" O.C. AT ALL INTERMEDIATE LOCATIONS.
- BRACED WALLS FOR WIND & SEISMIC LOADS HAS BEEN SPECIFIED AS PER THE IRC 2012, SECTIONS IN 602.10 FOR WALL BRACING REQUIREMENTS, OR FOR THE WIND LOAD STATED IN THE DESIGN LOADS SECTION.

**SHORING / DEMOLITION:**

- THE CONTRACTOR/SUBCONTRACTOR SHOULD BE EXPERIENCED IN SHORING AND DEMOLITION WORK AND SHOULD CAREFULLY EVALUATE THE SITUATION WHICH EXISTS PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE SHORING DESIGN ENGINEER OR STRUCTURAL ENGINEER IF ANY CIRCUMSTANCES EXIST WHICH AFFECT THE STABILITY OF THE EXISTING STRUCTURE OR THE SHORING.
- THE CONTRACTOR IS CAUTIONED THAT NEEDLING, SHORING, AND DEMOLITION ARE POTENTIALLY HAZARDOUS AND ARE DIFFICULT TYPES OF WORK, REQUIRING EXTRAORDINARY CARE AND CAUTION DURING THEIR PERFORMANCE.
- AT ALL TIMES DURING THIS WORK, THE CONTRACTOR SHOULD MONITOR THE PERFORMANCE OF THE TEMPORARY SHORING AND HAVE ADDITIONAL EXTRA SHORING READILY AVAILABLE ON SITE IN THE EVENT OF DEFLECTION OR OTHER MOVEMENT OF THE SHORING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND PERFORMANCE OF THE TEMPORARY SHORING.
- ADEQUATE BRACING AND CONNECTIONS BETWEEN THE COMPONENTS OF THE SHORING SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR.

**EGRESS WINDOWS:**

- EVERY SLEEPING ROOM IS TO HAVE A MINIMUM OF ONE EGRESS WINDOW. EGRESS WINDOWS ARE TO PROVIDE A MINIMUM NET FREE CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM OPENING WIDTH OF 20 INCHES AND A MINIMUM OPENING HEIGHT OF 24 INCHES. THE MAXIMUM SILL HEIGHT OF A WINDOW TO BE USED FOR EGRESS IS 44 INCHES ABOVE THE FLOOR.

**HANDRAILS AND GUARDRAILS:**

- ALL RAISED FLOOR SURFACES HIGHER THAN 30 INCHES ABOVE THE ADJACENT GRADE OR FLOOR SHALL HAVE A GUARDRAIL. GUARDRAILS SHALL BE A MINIMUM OF 36 INCHES ABOVE FINISHED FLOOR AND PROVIDE NO OPENINGS THAT WILL ALLOW A SPHERE OF 4 INCHES IN DIAMETER FROM PASSING THROUGH THE GUARD RAIL.
- ALL STAIRS OF FOUR OR MORE RISERS SHALL HAVE A HANDRAIL CONTINUOUS ON AT LEAST ONE SIDE THAT IS BETWEEN 34 INCHES AND 38 INCHES. THE HANDRAIL SHALL BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER AND SHALL RETURN INTO THE WALL.



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#	Date	Int	Desc
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Revisions

Reviewer	Initial	Date
Chris Landis		
Paul Gaiser		
Client		

Project Team  
 Project Designer: PD  
 Project Manager: PM  
 Team Leader: TL  
 Project Estimator: MG

**Drawing Version FOR BZA APPLICATION**

**Client and Project Location**

**DEAN RESIDENCE**

1415 S STREET NW  
 WASHINGTON, DC 20009

**Sheet Title**

**MATERIAL NOTES**

Issue Date  
**MAR 10, 2021**

Scale  
**1/4" = 1'-0"**

**.CS-3**









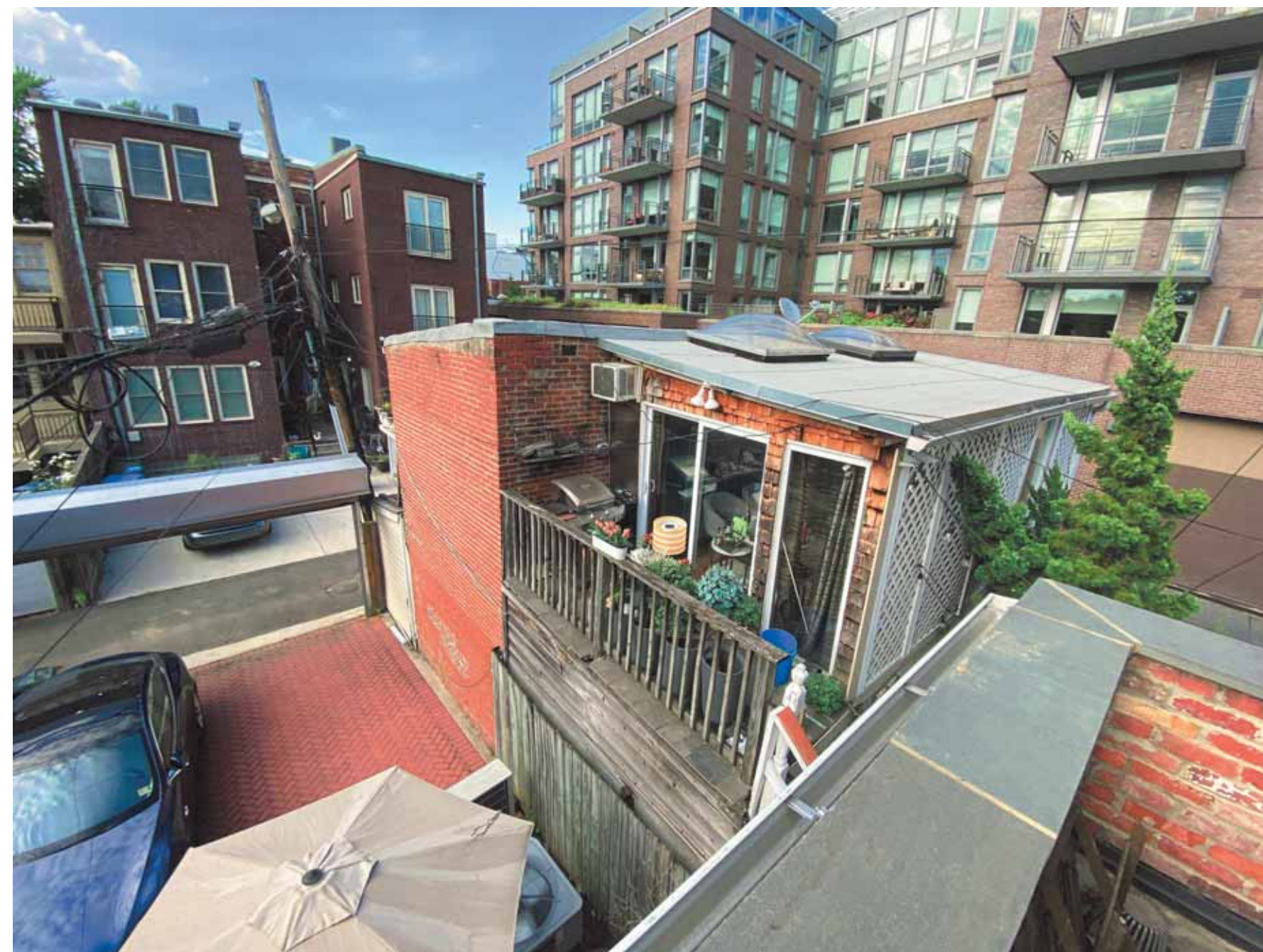
REAR YARD VIEW



VIEW OF RIGHT SIDE NEIGHBOR'S YARD



VIEW FROM EXISTING BALCONY



VIEW FROM EXISTING BALCONY



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Sheet Title

**SITE  
 PHOTOGRAPHS**

Issue Date

**MAR 10, 2021**

Scale

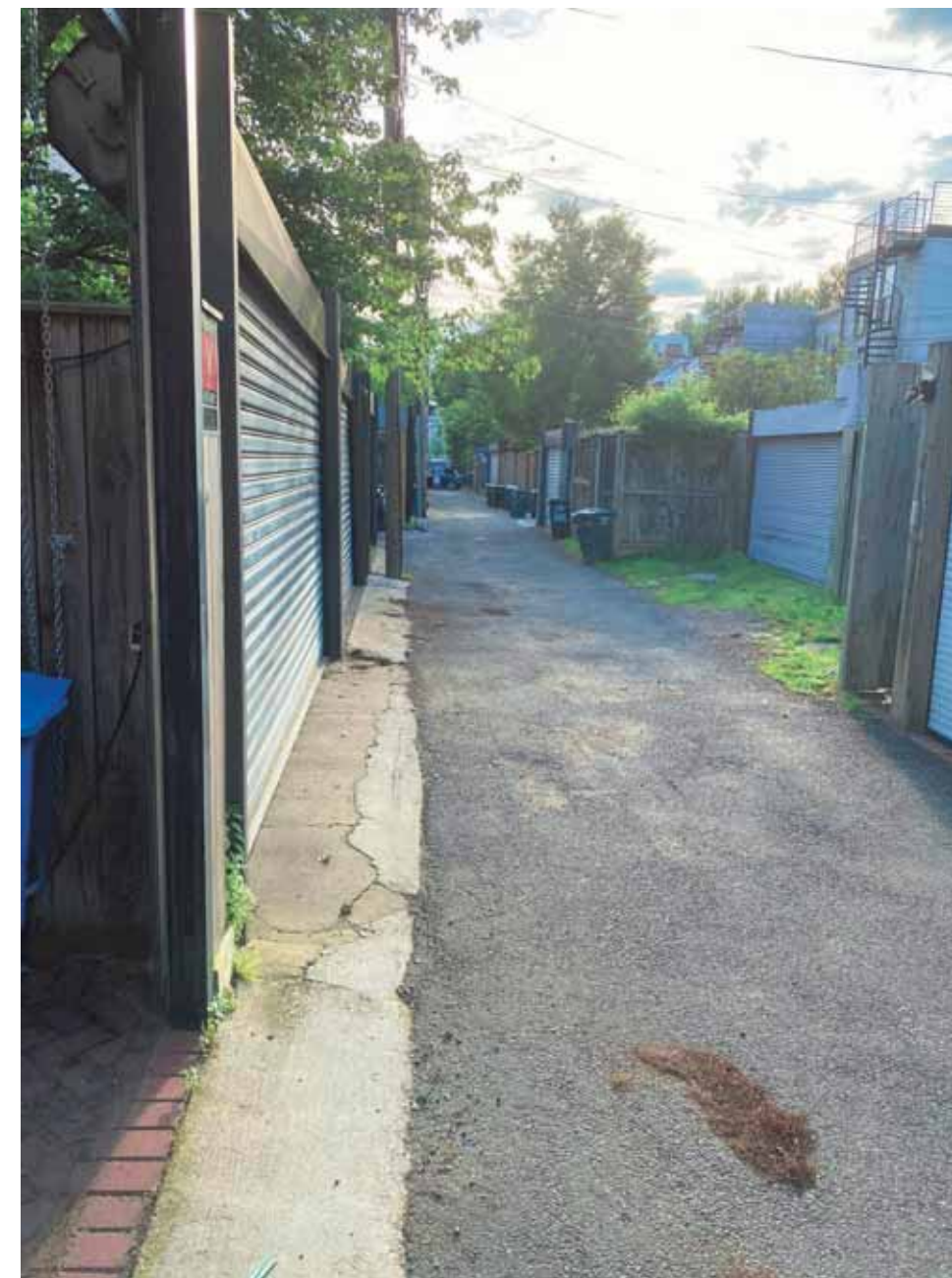
**1/4" = 1'-0"**

**.EX-1**





VIEW FROM ALLEY



VIEW OF ALLEY



AERIAL VIEW



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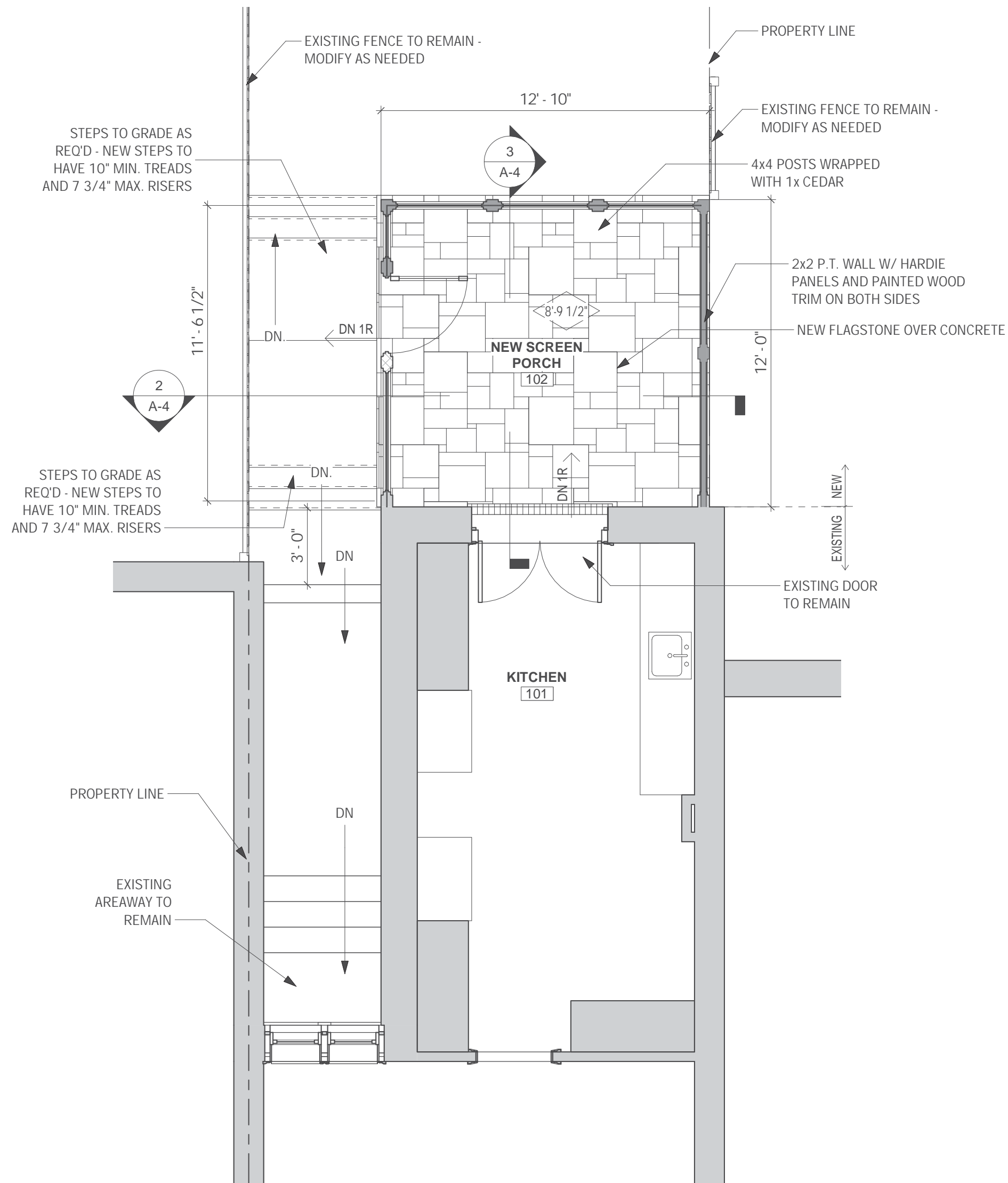
**MAR 10, 2021**

Scale

**1/4" = 1'-0"**

**.EX-2**





**2 1ST FLOOR PROPOSED PLAN**  
1/4" = 1'-0"

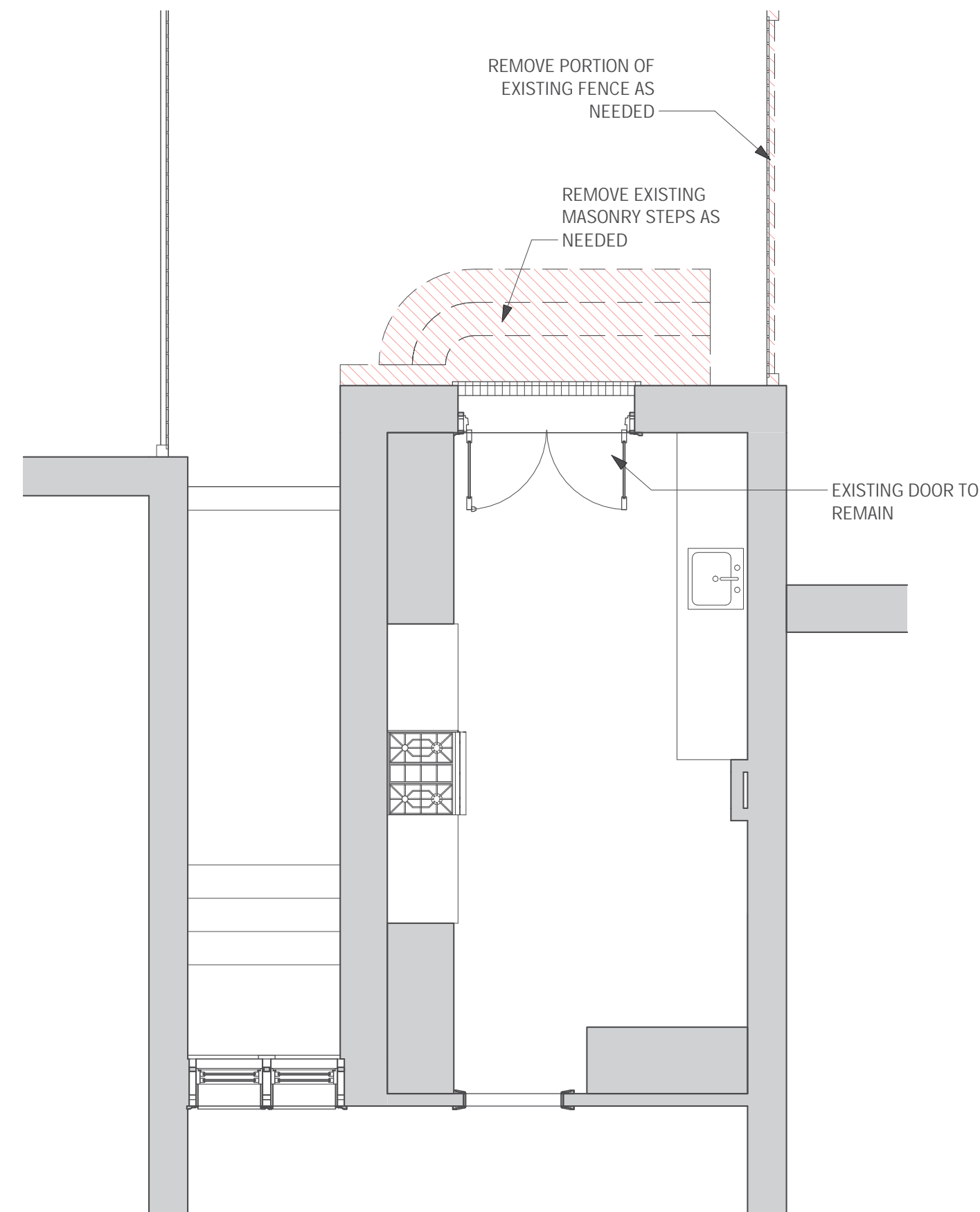
**GENERAL NOTES**

- ALL DIMENSIONS ARE FINISHED DIMENSIONS TO WALLS, CIELINGS, AND FLOORS UNLESS NOTED
- FIELD VERIFY ALL DIMENSIONS
- SEAL OFF ALL WORK AREAS PRIOR TO START OF CONSTRUCTION / DEMOLITION
- ALL NEW ANGLED WALLS ARE 45 DEGREES UNLESS NOTED
- COORDINATE PLANS WITH ENGINEERING, CIVIL AND SHOP DRAWINGS
- EXCEPT FOR CODE / INSPECTION ISSUES, THE CONSTRUCTION CONTRACT OVER RIDES THE DRAWINGS
- NOTIFY THE PROJECT DESIGNER OF ANY DIFFERENCES BETWEEN THE CONTRACT AND THE DRAWINGS

**WALL TYPE & SYMBOL LEGEND**

--- ITEMS TO BE DEMOLISHED	▲ REVISION NUMBER
█ EXISTING WALLS	⊙ DOOR #
█ NEW WALLS	⊙ WINDOW #
▨ NEW MASONRY WALLS	⊙ WALL TYPE
▨ NEW CONCRETE WALLS	⊙ CABINET #
▨ NEW BRICK OR STONE VENEER	⊙ FLOORING TYPE
Room name 888	ROOM NAME
1 Ref	1 Ref
INTERIOR ELEVATIONS	CEILING HEIGHT
	HB HOSE BIB

**1 1ST FLOOR EXISTING / DEMO**  
1/4" = 1'-0"



**DEMOLITION NOTES**

- DEMOLITION PLANS ARE GIVEN FOR GUIDANCE ONLY FIELD VERIFY DEMOLITION WORK THAT IS REQ'D
- COORDINATE ALL DEMOLITION WITH THE PROPOSED FLOOR PLANS

**DEMO PLAN KEY**

--- ITEMS TO BE DEMOLISHED	▨ ITEMS OR WALLS TO BE DEMOLISHED
█ EXISTING WALLS	



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Drawing Version

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WASHINGTON, DC 20009

Sheet Title

**1ST FLOOR PLANS**

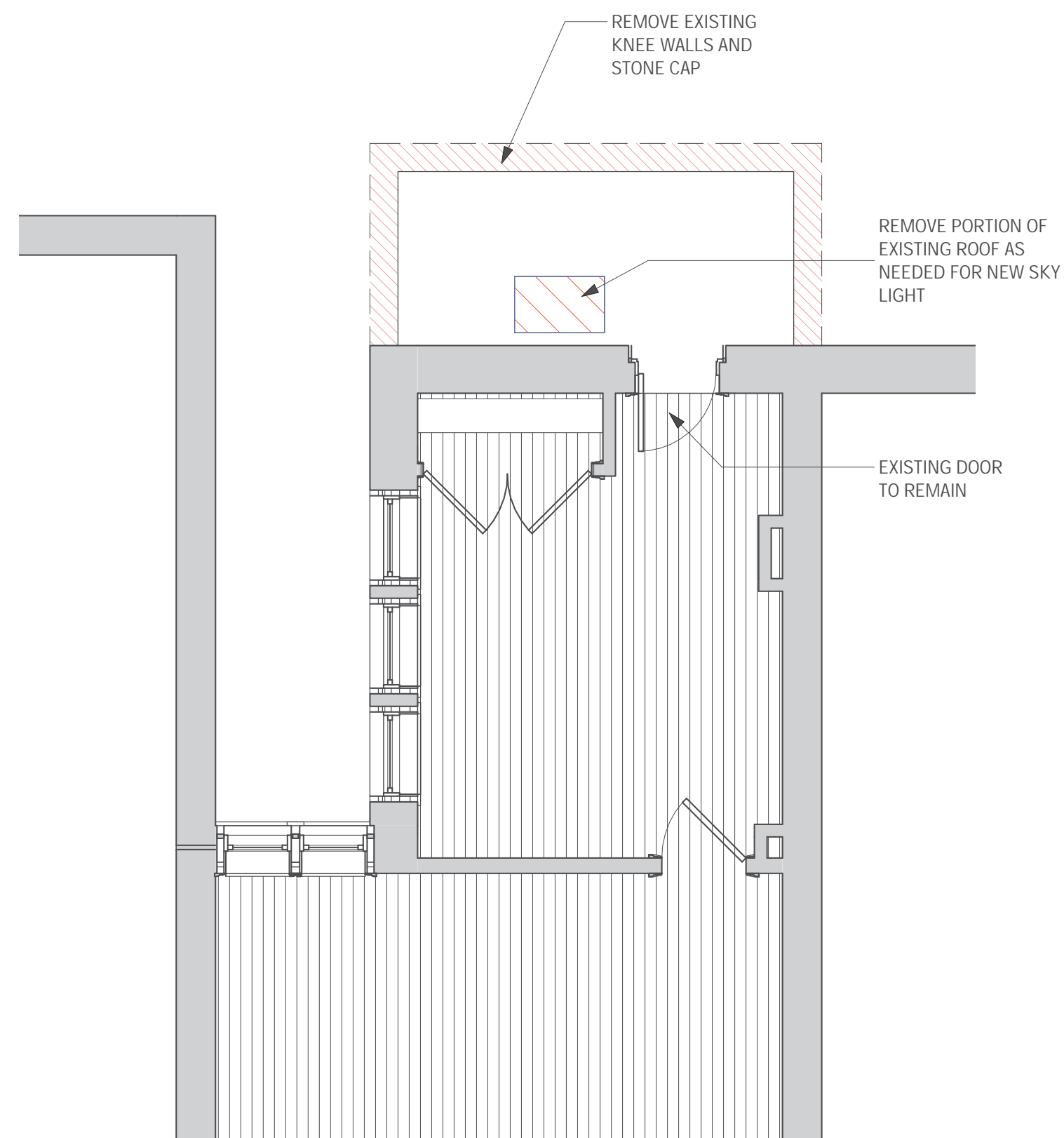
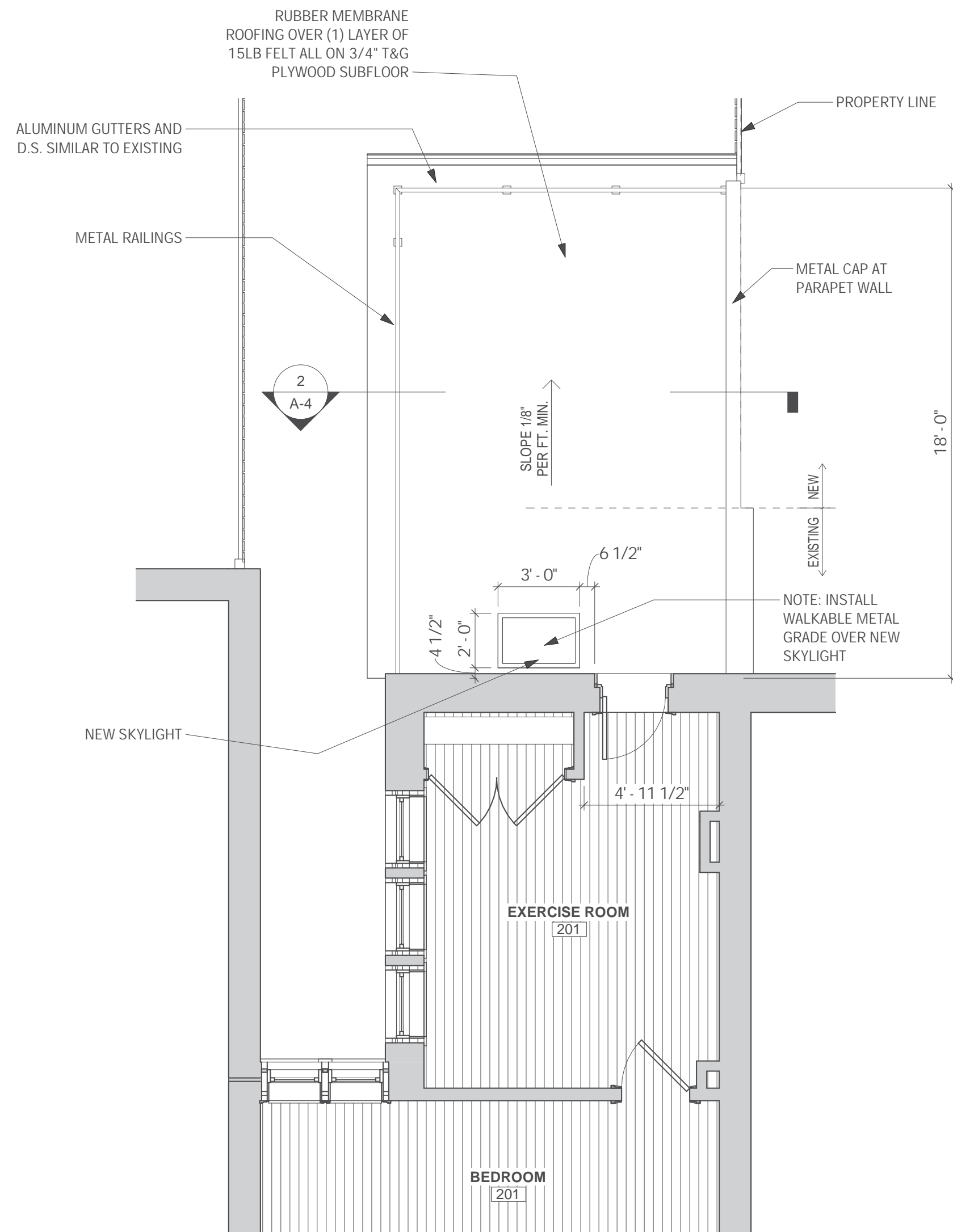
Issue Date

**MAR 10, 2021**

Scale

1/4" = 1'-0"

**A-1**



**2 2ND FLOOR PROPOSED PLAN**  
1/4" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS ARE FINISHED DIMENSIONS TO WALLS, CEILINGS, AND FLOORS UNLESS NOTED
  - FIELD VERIFY ALL DIMENSIONS
  - SEAL OFF ALL WORK AREAS PRIOR TO START OF CONSTRUCTION / DEMOLITION
  - ALL NEW ANGLED WALLS ARE 45 DEGREES UNLESS NOTED
  - COORDINATE PLANS WITH ENGINEERING, CIVIL AND SHOP DRAWINGS
  - EXCEPT FOR CODE / INSPECTION ISSUES, THE CONSTRUCTION CONTRACT OVER RIDES THE DRAWINGS
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**WALL TYPE & SYMBOL LEGEND**

--- (dashed line)	ITEMS TO BE DEMOLISHED	▲ (triangle with 1)	REVISION NUMBER
■ (solid grey)	EXISTING WALLS	88 (circle)	DOOR #
■ (solid dark grey)	NEW WALLS	01 (circle)	WINDOW #
▨ (cross-hatch)	NEW MASONRY WALLS	1A (diamond)	WALL TYPE
▨ (dotted)	NEW CONCRETE WALLS	88 (square)	CABINET #
▨ (diagonal lines)	NEW BRICK OR STONE VENEER	88 (circle)	FLOORING TYPE

**Room name**  
888 ← ROOM NAME

Interior Elevations: A101 (diamond with 1 Ref)

8'-0" (diamond)  
CEILING HEIGHT

HB (T symbol)  
HOSE BIB

**1 2ND FLOOR EXISTING / DEMO**  
1/4" = 1'-0"

- DEMOLITION NOTES**
- DEMOLITION PLANS ARE GIVEN FOR GUIDANCE ONLY FIELD VERIFY DEMOLITION WORK THAT IS REQ'D
  - COORDINATE ALL DEMOLITION WITH THE PROPOSED FLOOR PLANS

**DEMO PLAN KEY**

--- (dashed line)	ITEMS TO BE DEMOLISHED	▨ (diagonal lines)	ITEMS OR WALLS TO BE DEMOLISHED
■ (solid grey)	EXISTING WALLS		



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Team Leader: TL  
Project Estimator: MG

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DEAN RESIDENCE

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Sheet Title  
**2ND FLOOR PLANS**

Issue Date  
**MAR 10, 2021**

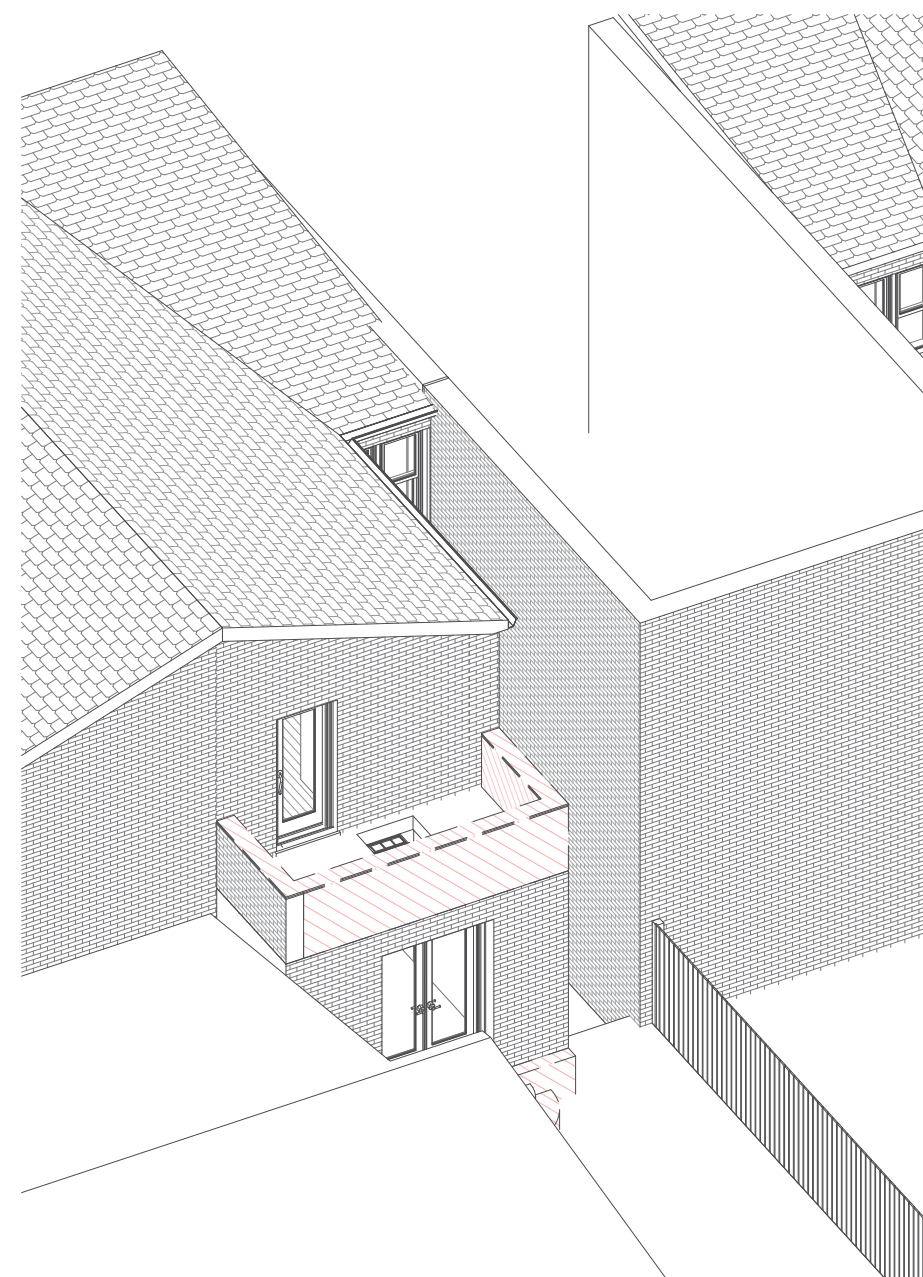
Scale  
1/4" = 1'-0"

**A-2**





**1 EXISTING REAR ELEVATION**  
1/8" = 1'-0"



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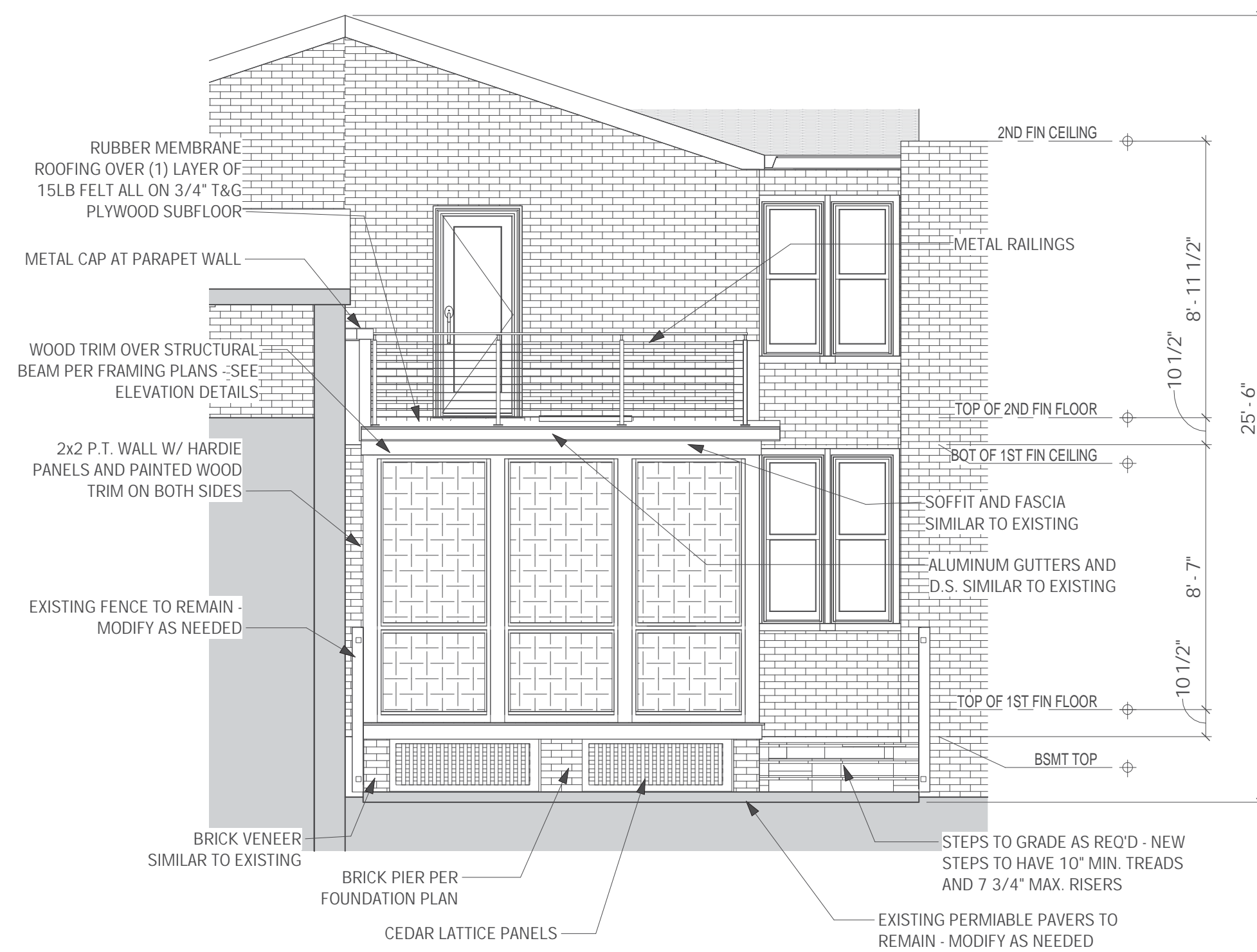
**ELEVATIONS**

Issue Date

**MAR 10, 2021**

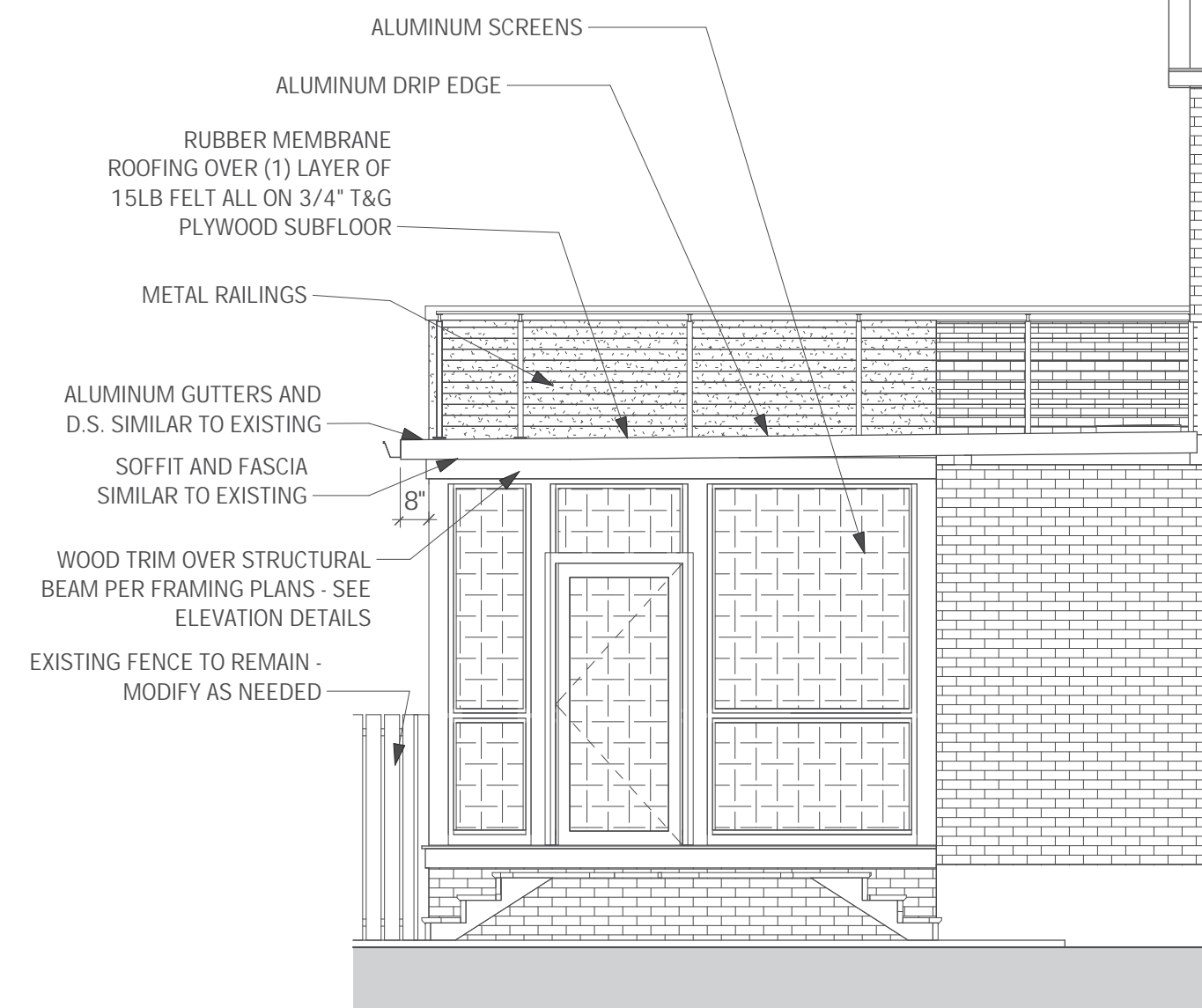
Scale

As indicated



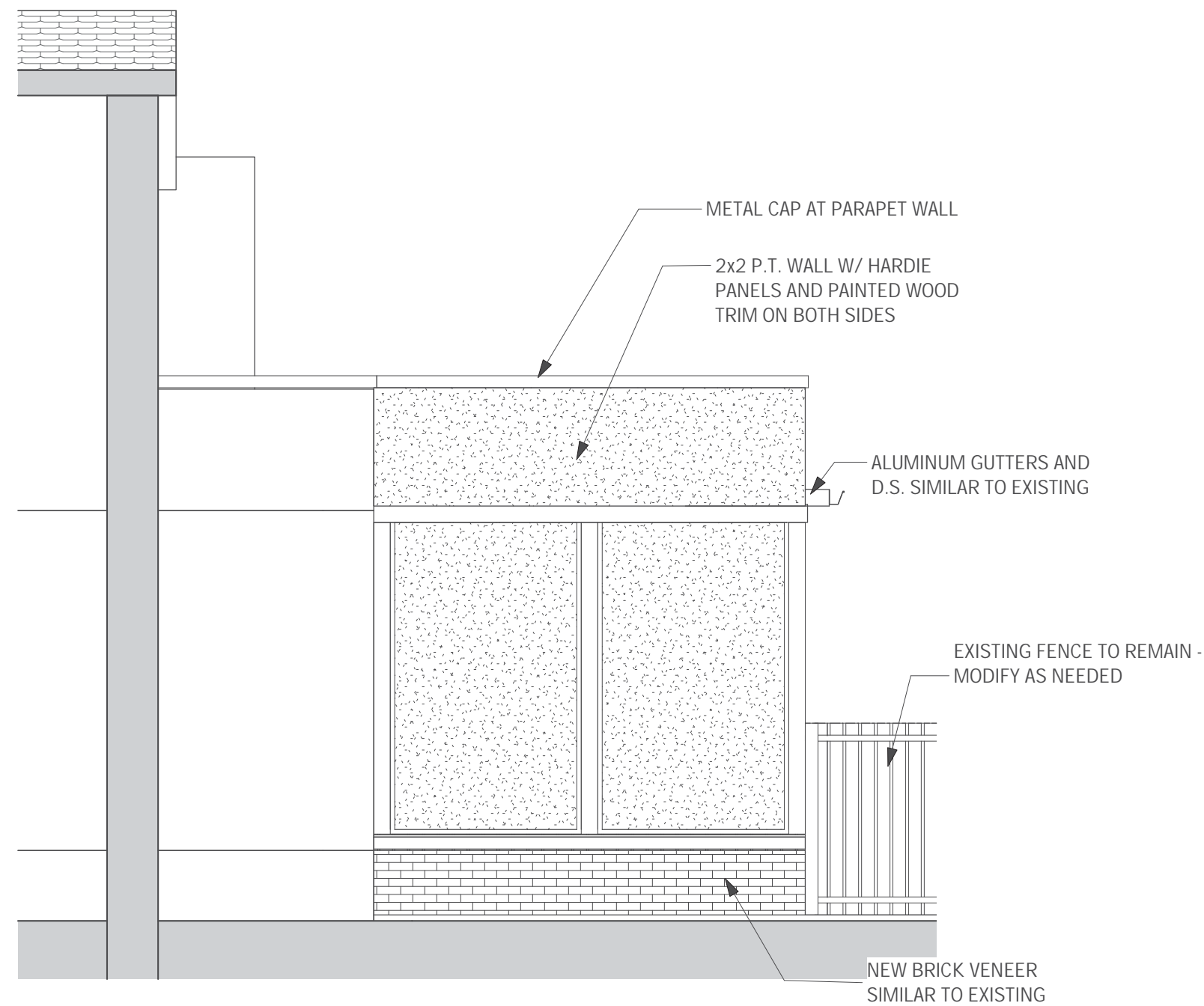
**2 REAR ELEVATION**  
1/4" = 1'-0"

**4 3D DEMO VIEW**



**3 LEFT ELEVATION**  
1/4" = 1'-0"





**1 RIGHT ELEVATION**  
1/4" = 1'-0"



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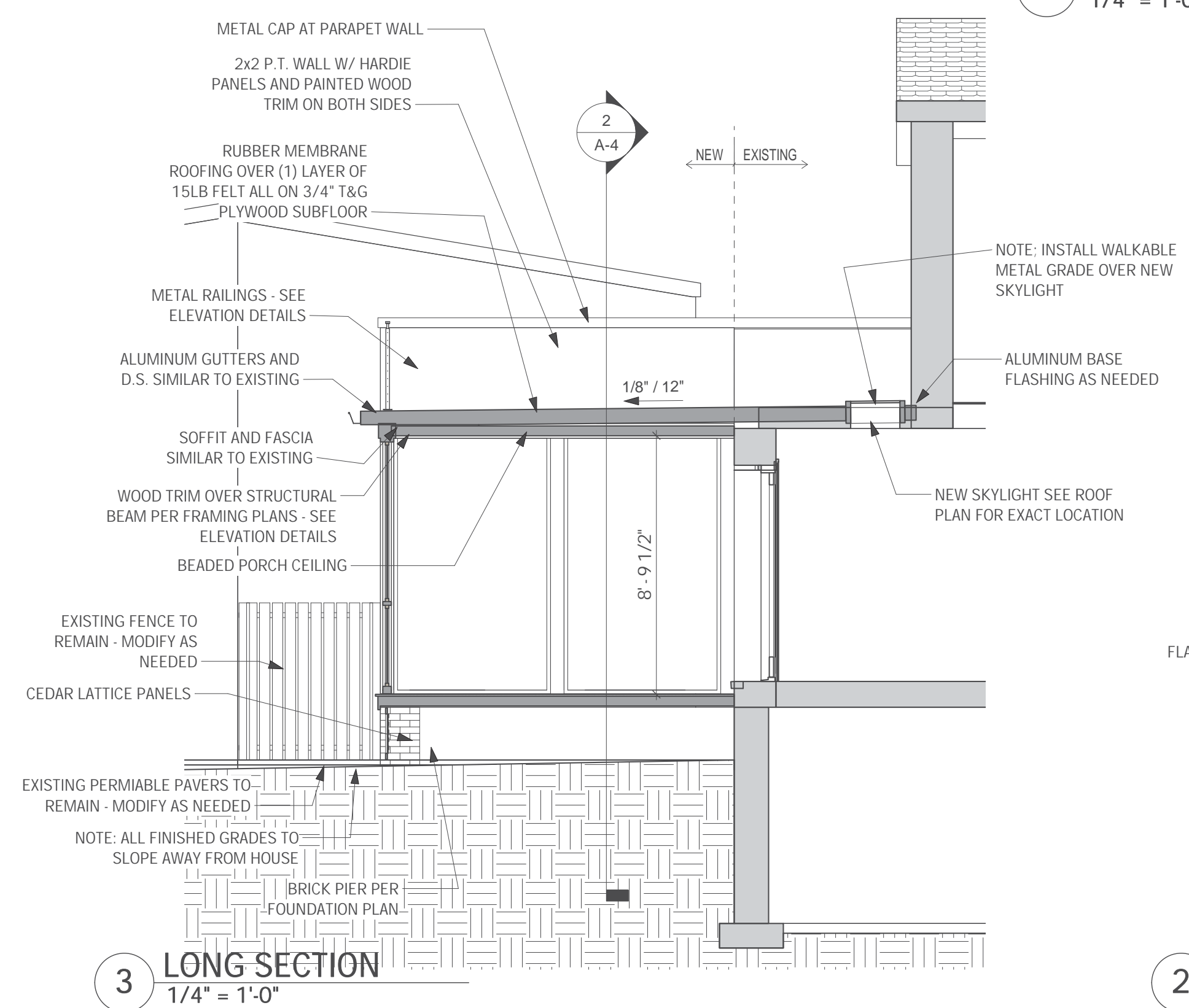
1415 S STREET NW  
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Sheet Title  
**RIGHT ELEVATION & SECTIONS**

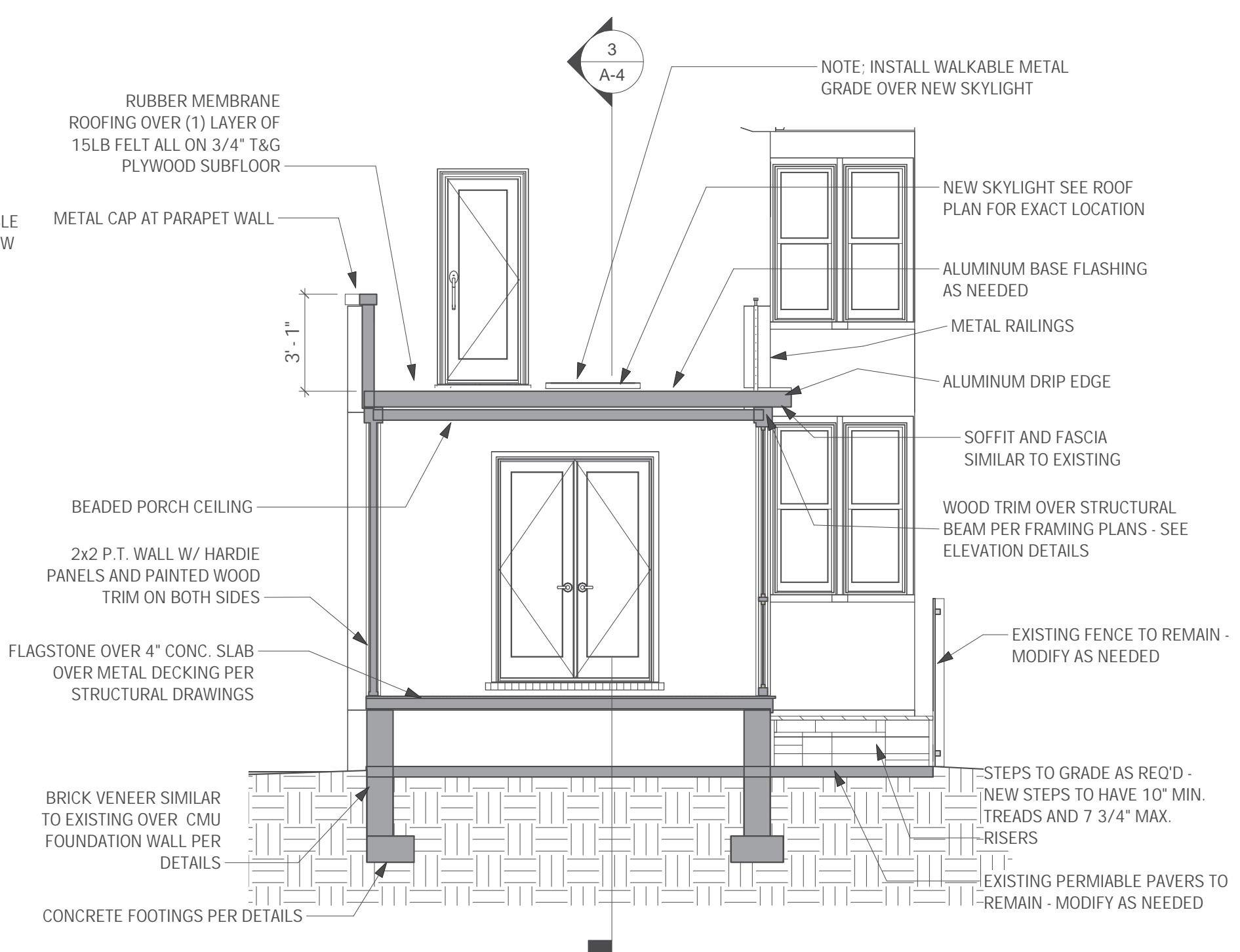
Issue Date  
**MAR 10, 2021**

Scale  
1/4" = 1'-0"

**A-4**

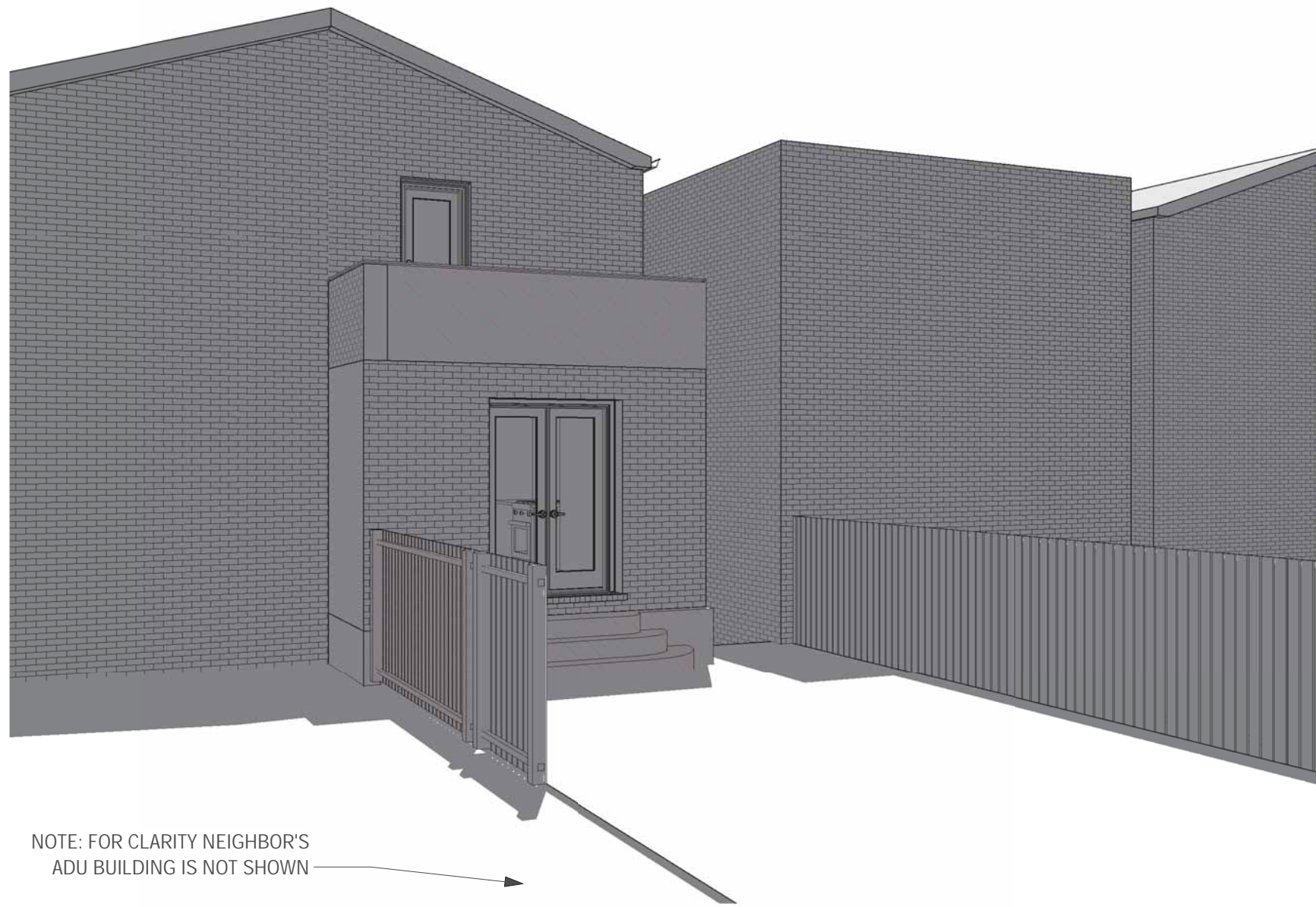


**3 LONG SECTION**  
1/4" = 1'-0"



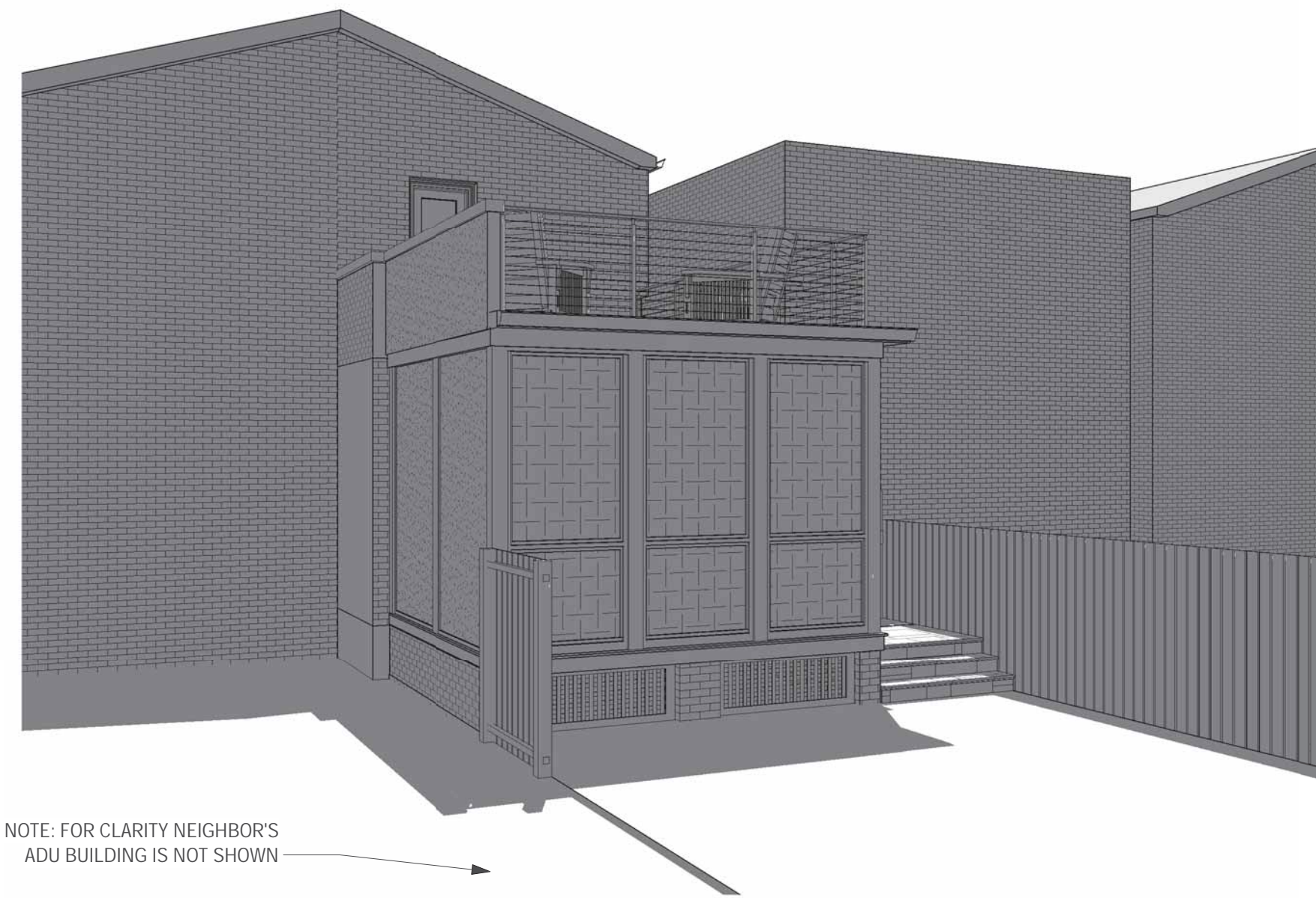
**2 CROSS SECTION**  
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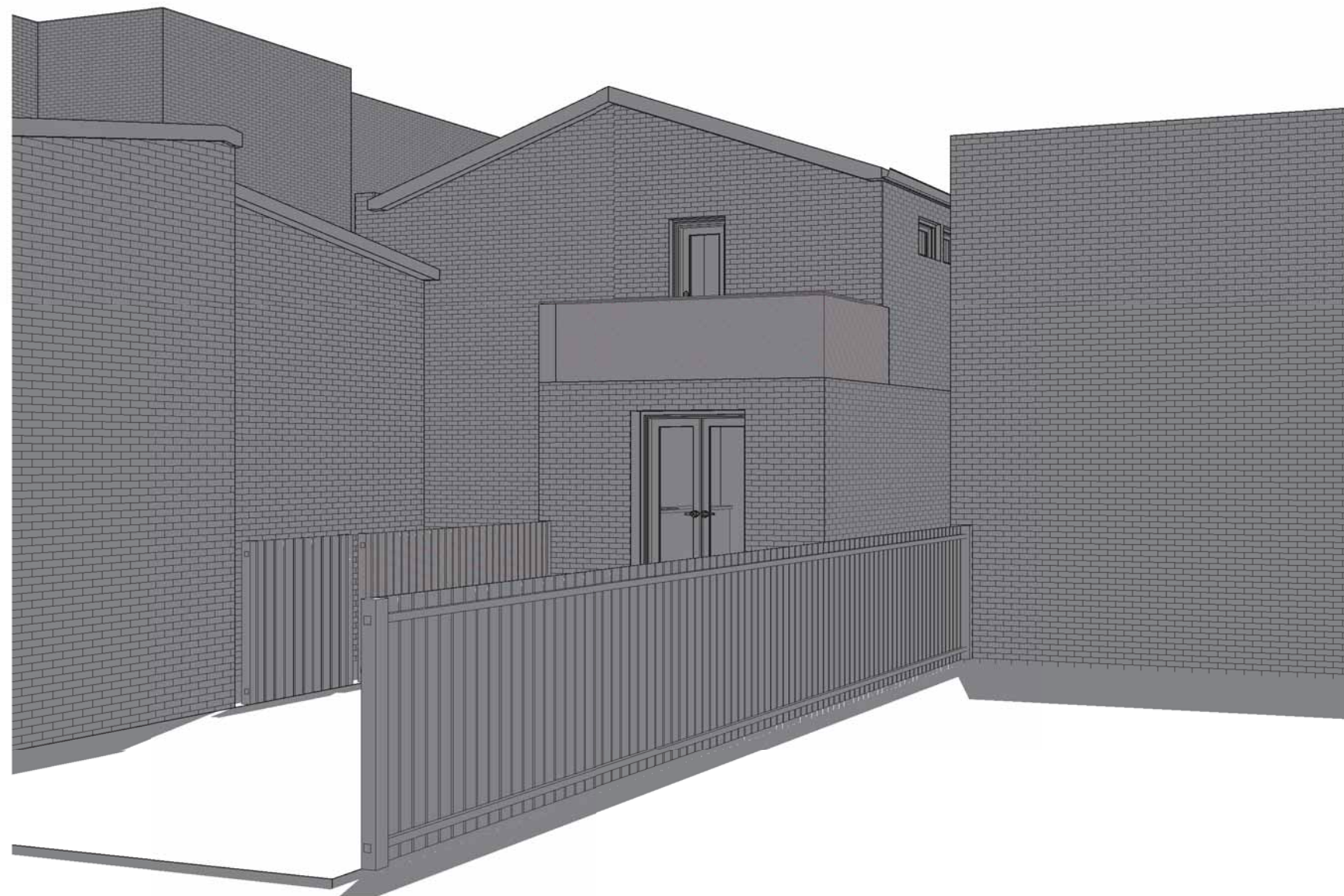
EXISTING AFTERNOON SHADOW STUDY FROM EAST NEIGHBOR

2



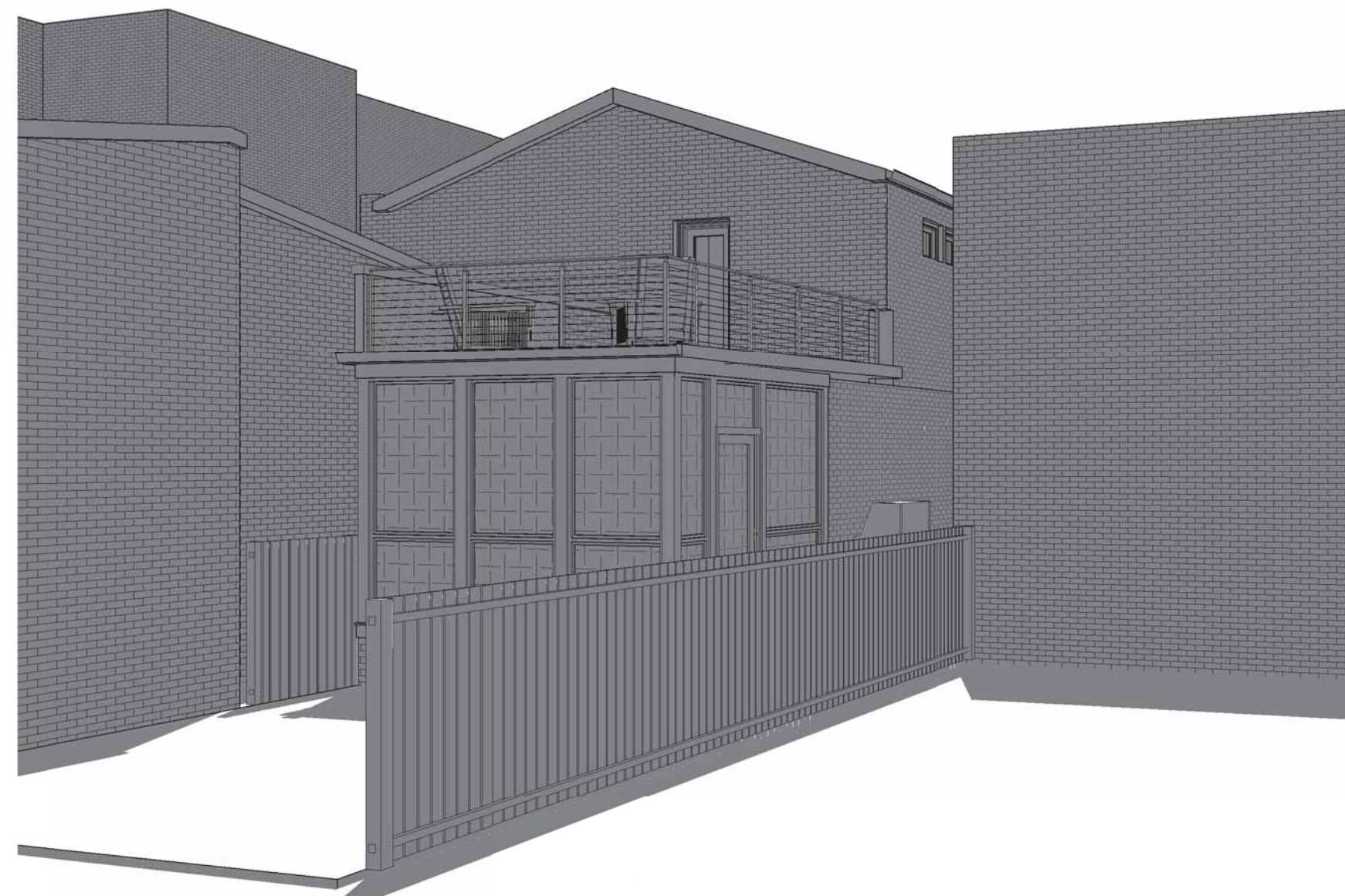
PROPOSED AFTERNOON SHADOW STUDY FROM EAST NEIGHBOR

4



EXISTING MORNING SHADOW STUDY FROM WEST NEIGHBOR

3



PROPOSED MORNING SHADOW STUDY FROM WEST NEIGHBOR

1

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Sheet Title

SHADOW STUDIES

Issue Date

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