

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPENSE, CLAIMS, DAMAGES, LOSSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

THE ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK, BY MUTUAL CONSENT IS NOT PART OF THIS AGREEMENT. THE ARCHITECT'S GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

PERMITS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC. UNLESS NOTED OTHERWISE.

PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER.

ALL WORK MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT; INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESSORIES RECOMMENDED BY THE MANUFACTURER. ALLOW FOR THERMAL EXPANSION/CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS/STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY, MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE APPLICABLE CODE PROVISIONS. WHEN REQUESTED, PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.

SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR, WHERE PERMITTED ON THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE/SHE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A BUILDER'S PLAN. THE TERM BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENT RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSSESSES SUCH SKILL.

COMPETENCE & KNOWLEDGE OF APPLICABLE CODES & REGULATIONS, THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED.

NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING BE LOCATED WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APPROVAL OF THE ARCHITECT.

SELECTION OF APPROVED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT, STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.

DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN, WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN. CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

CUTTINGS AND PATCHING: INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORSEEN CONDITIONS: SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT. PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION, AT PROJECT CLOSEOUT.

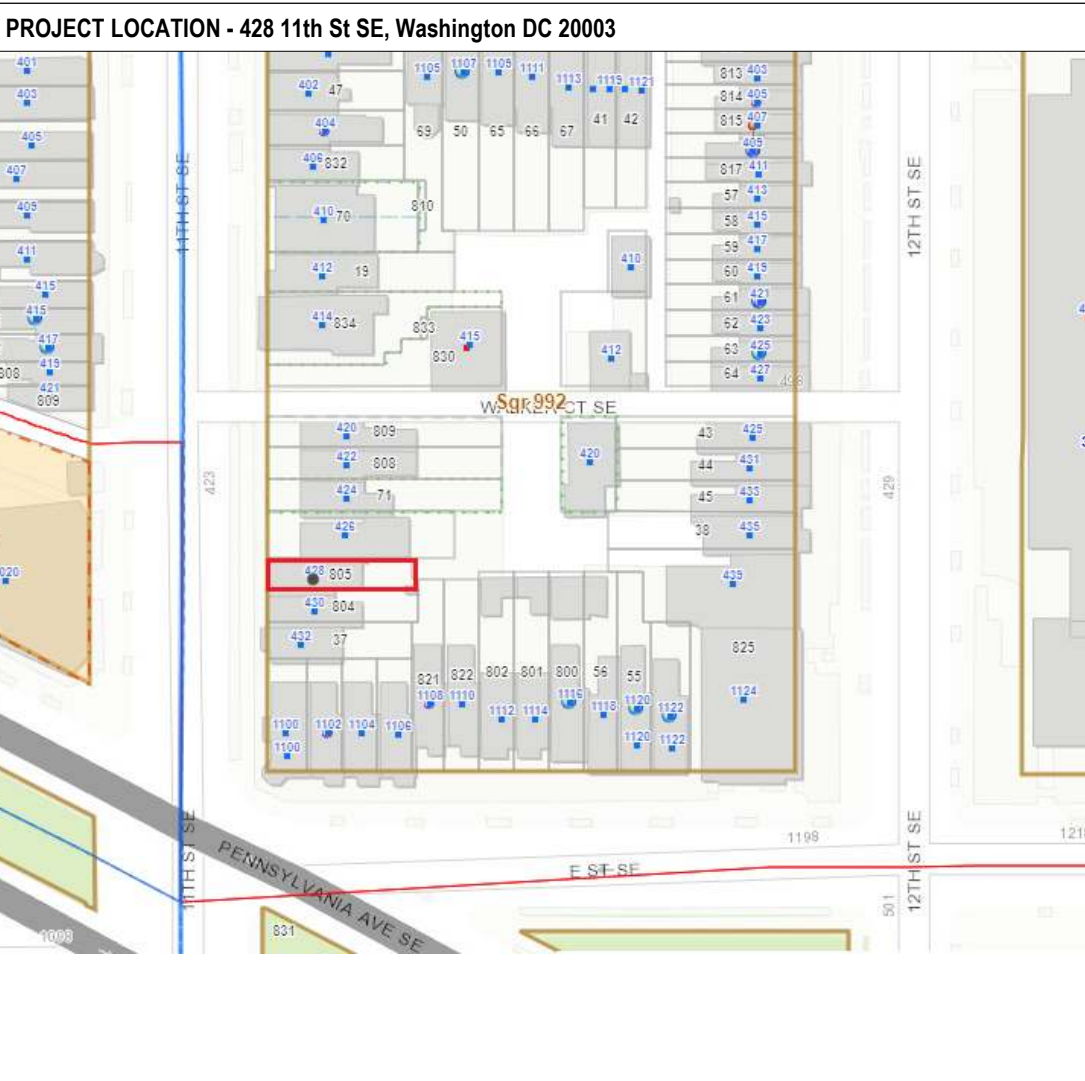
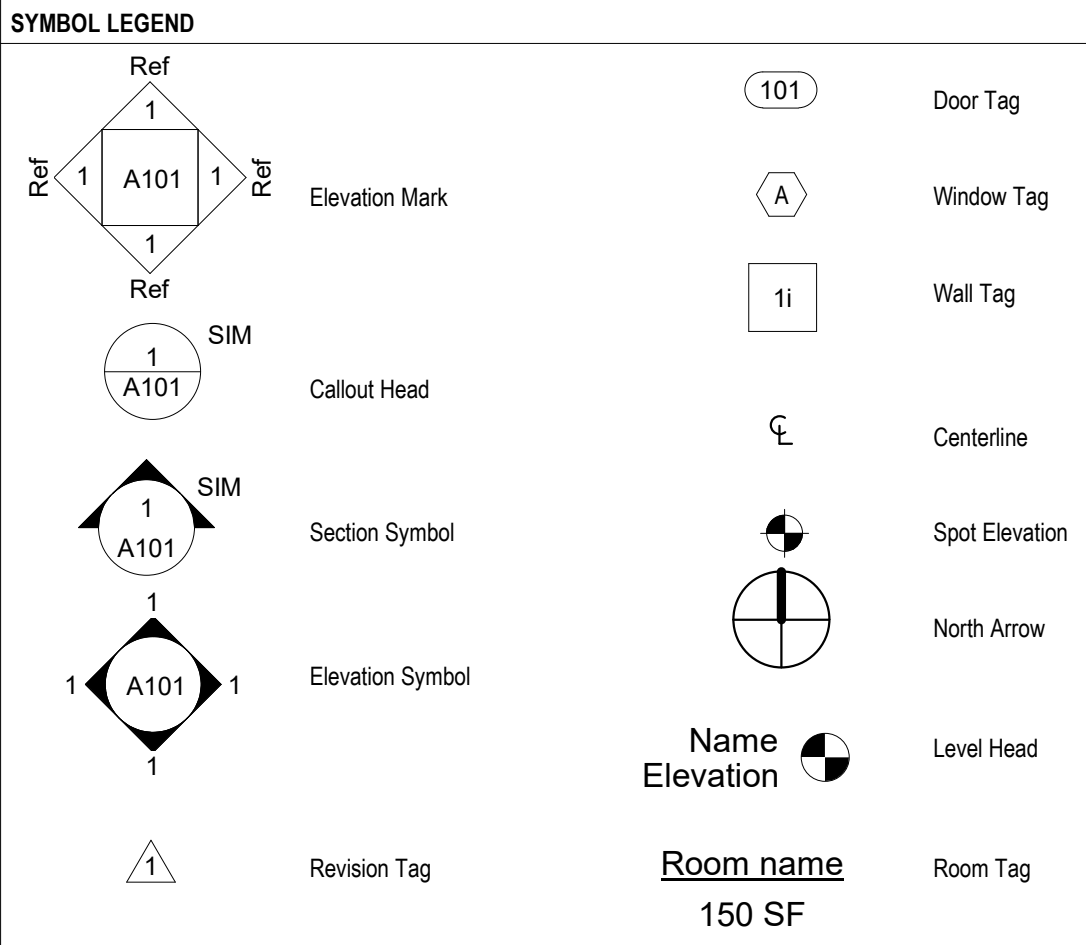
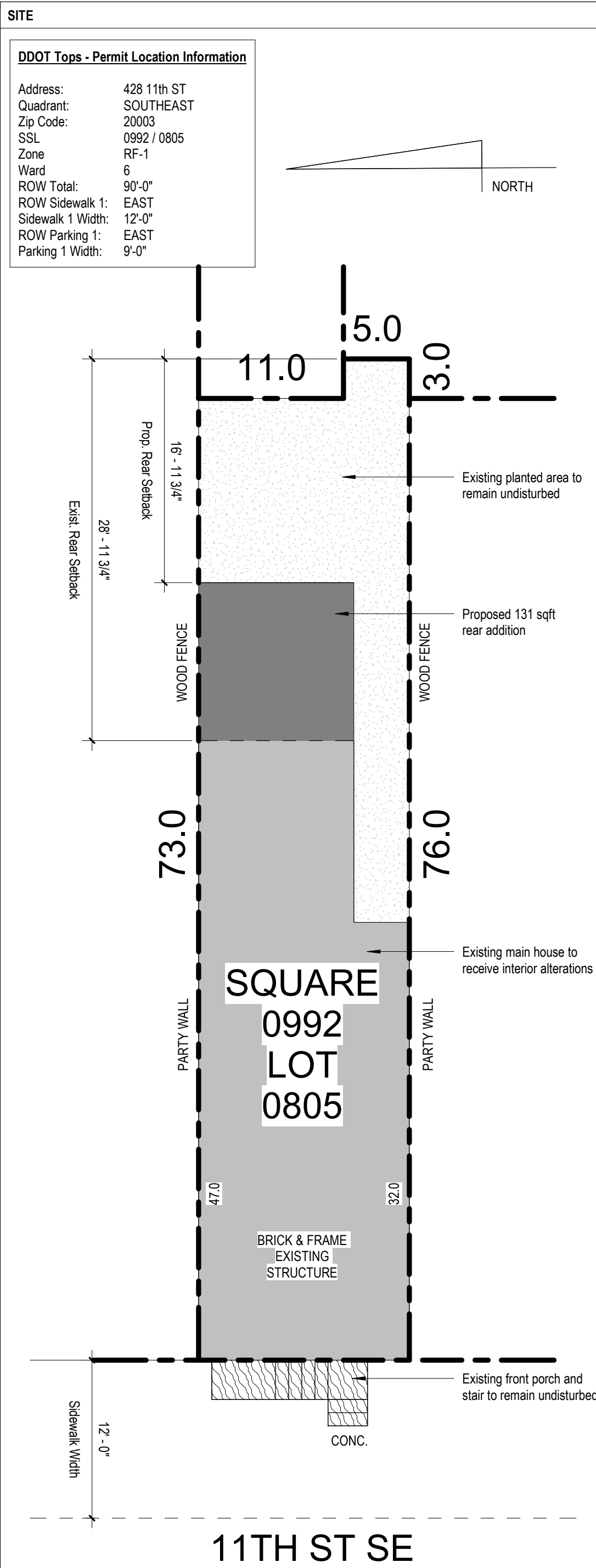
SUBSTANTIAL COMPLETION: CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES: UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.



ABBREVIATIONS

#	Pound OR Number	HM	Hollow Metal
&	And	HP	High Point
@	At	HR	Hour
ACT	Acoustic Ceiling Tile	HVAC	Heating, Ventilating, And Air Conditioning
AD	Area Drain	IRGWB	Impact Resistant Gypsum Wall Board
AF	Above Finished Floor	ILO	In Lieu Of
ALUM	Aluminum	INSUL	Insulated or Insulation
ANOD	Anodized	INT	Interior
BSMT	Basement	LO	Low
BYND	Beyond	MAX	Maximum
BOT	Bottom	MO	Masonry Opening
CIP	Cast In Place	MECH	Mechanical
CHNL	Channel	MEMBR	Membrane
CJ	Control Joint	MIN	Minimum
CLG	Coating	MRGWB	Moisture-Resistant Gypsum Wall Board
CLR	Clear	MTL	Metal
CMU	Concrete Masonry Unit	NIC	Not In Contract
COL	Column	NO	Number
COMPR	Compressible	NOM	Nominal
CONC	Concrete	OC	On Center
CONT	Continuous	OH	Opposite Hand
CPT	Carpet	OZ	Ounce
CT	Ceramic Tile	PCC	Pre-Cast Concrete
CTYD	Courtyard	PLUMB	Plumbing
DBL	Double	PLYD	Plywood
DEMO	Demolish or Demolition	PT	Pressure Treated
DIA	Diameter	PNT	Paint or Painted
DIM	Dimension	PVC	Polyvinyl Chloride
DIMS	Dimensions	RBR	Rubber
DN	Down	RCP	Reflected Ceiling Plan
DR	Door	RD	Roof Drain
DWG	Drawing	REQD	Required
EA	Each	RM	Room
EJ	Expansion Joint	SIM	Similar
EL	Elevation	SPEC	Specified OR Specification
ELEC	Electrical	SPK	Sprinkler or Speaker
ELEV	Elevator or Elevation	SSTL	Stainless Steel
EPDM	Ethylene Propylene Diene M-Class (Roofing)	STC	Sound Transmission Coefficient
EQ	Equal	STL	Steel
EXIST	Existing	STRUCT	Structure or Structural
EXP JT	Expansion Joint	T&G	Tongue And Groove
EXT	Exterior	TELE	Telephone
FD	Floor Drain or Fire Department	TLT	Toilet
FEC	Fire Extinguisher Cabinet	TO	Top Of
FIXT	Fixture	TOC	Top Of Concrete
FLR	Floor	TOS	Top Of Steel
FM	Filled Metal	TPD	Token Paper Dispenser
FO	Face Of	T/D	Telephone/Data
FND	Foundation	TYP	Typical
GA	Gauge	UNO	Unless Noted Otherwise
GALV	Galvanized	UIS	Underside
GWB	Gypsum Wall Board	VIF	Vision In Field
HC	Hollow Core	VP	Vision Panel
HI	High	W/	With
		WD	Wood

SHEET LIST

Sheet Number	Sheet Name
COVER SHEET	COVER SHEET
A0000	COVER SHEET
DEMOLITION	DEMOLITION
D0101	EXISTING DEMO FLOOR PLANS
ARCHITECTURE	ARCHITECTURE
A0200	PROPOSED FLOOR PLANS
A0300	PROPOSED REFLECTED CEILING PLANS
A0400	EXTERIOR ELEVATIONS
A0401	BUILDING SECTIONS
A0500	ENLARGED FLOOR PLANS
MECHANICAL	MECHANICAL SHEET
M0100	MECHANICAL SHEET
PLUMBING	PLUMBING SHEET
P0100	PLUMBING SHEET
STRUCTURE	STRUCTURE
S001	STRUCTURAL PLANS
S002	FRAMING PLANS
S100	WIND BRACING PLANS
S200	STRUCTURAL NOTES AND DETAILS
ELECTRICAL	ELECTRICAL SHEET
E0100	ELECTRICAL SHEET
ENERGY	ENERGY VERIFICATION SHEET
EVS	ENERGY VERIFICATION SHEET

PROJECT DESCRIPTION

The project at the Carr residence involves a 131 sqft rear addition to the existing structure. The ground level will receive a new family room. The second floor will receive a new bedroom in the rear. The master bedroom will receive a new full bathroom.

Structure: Alterations are limited to the rear addition and rearranging interior partition walls to accommodate new design layout.

Mechanical: Alterations are limited to the addition of an exhaust fan in the new master bathroom and exhaust vent in the 2nd floor laundry area.

Electrical: Alterations are limited to the addition and rearrangement of electrical switches and outlets to accommodate new design layout.

Plumbing: Alterations are limited to the addition of plumbing fixtures in the master bathroom and replacement of existing plumbing fixtures in the kitchen.

Exterior Envelope: Alterations include the residence having a rear extension of 131 sqft

Building Footprint: Alterations include the residence having a rear extension of 131 sqft

BUILDING CODE AND ZONING SUMMARY

OWNER INFORMATION
 TERRY CARR
 ADDRESS: 428 11TH STREET SE, WASHINGTON DC 20003
 EMAIL: TCARR24@YAHOO.COM
 PHONE NUMBER: N/A

AUTHORITY HAVING JURISDICTION DISTRICT OF COLUMBIA - DCMR

APPLICABLE BUILDING CODES

All DCMR Title 12 Amendments - 2017 DCMR 12A, DC Building Code Amendments	2015 International Building Code (IBC) - 2017 DCMR 12B, DC Residential Code Amendments
2015 International Residential Code (IRC) - 2017 DCMR 12C, DC Electrical Code	2014 National Electrical Code (NEC), NFPA 70 - 2017 DCMR 12D, DC Fuel Gas Code
2015 International Fuel Gas Code (IFGC) - 2017 DCMR 12E, DC Mechanical Code	2015 International Mechanical Code (IMC) - 2017 DCMR 12F, DC Plumbing Code
2015 International Plumbing Code (IPC) - 2017 DCMR 12G, DC Property Maintenance Code	2015 International Property Maintenance Code (IPMC) - 2017 DCMR 12H, DC Fire Code
2015 International Fire Code (IFC) - 2017 DCMR 12I, DC Energy Conservation Code	2015 International Energy Conservation Code - Residential Provisions - 2013 ANSI / ASHRAE / IES 90.1
2017 DCMR 12J, DC Existing Building Code - 2015 Existing Building Code	2017 DCMR 12K, DC Green Construction Code - 2012 International Green Construction Code (IGCC)
2017 DCMR 12L, Energy Conservation Code Supplement of 2017 - Residential Provisions	2015 International Existing Building Code (IEBC)

EXISTING CONSTRUCTION CLASSIFICATION III-B
PROPOSED CONSTRUCTION CLASSIFICATION III-B

EXISTING BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY ROW)
PROPOSED BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY ROW)

GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	612	0
1ST FLOOR	694	131
2ND FLOOR	694	131
TOTAL	2,000	262 (13%)

FLOOR AREA RATIO

BUILDING USE:	EXISTING %	PROPOSED %
# OF STORIES:	SINGLE FAMILY	SINGLE FAMILY
STORIES PLUS:	BASEMENT	BASEMENT
# OF DWELLING UNITS:	1	1

AREA COVERAGE:

TYPE	EXISTING	PROPOSED
TOTAL LOT AREA (SOFT):	1,183 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT):	N/A	N/A
SIDE YARD SETBACK (RIGHT):	N/A	N/A
REAR YARD SETBACK:	28'-11" FT	16'-11" FT

BUILDING AREA:

TYPE	EXISTING	PROPOSED
LOT OCCUPANCY:	58%	69%
PERVIOUS SURFACE:	1%	2%
GREEN AREA RATIO (GAR):	41%	29%

EXISTING FOOTPRINT AREA OF BUILDING: 694 SQFT
PROPOSED FOOTPRINT AREA OF BUILDING: 825 SQFT
FLOORS INVOLVED IN THIS PROJECT: 1ST FLOOR + 2ND FLOOR

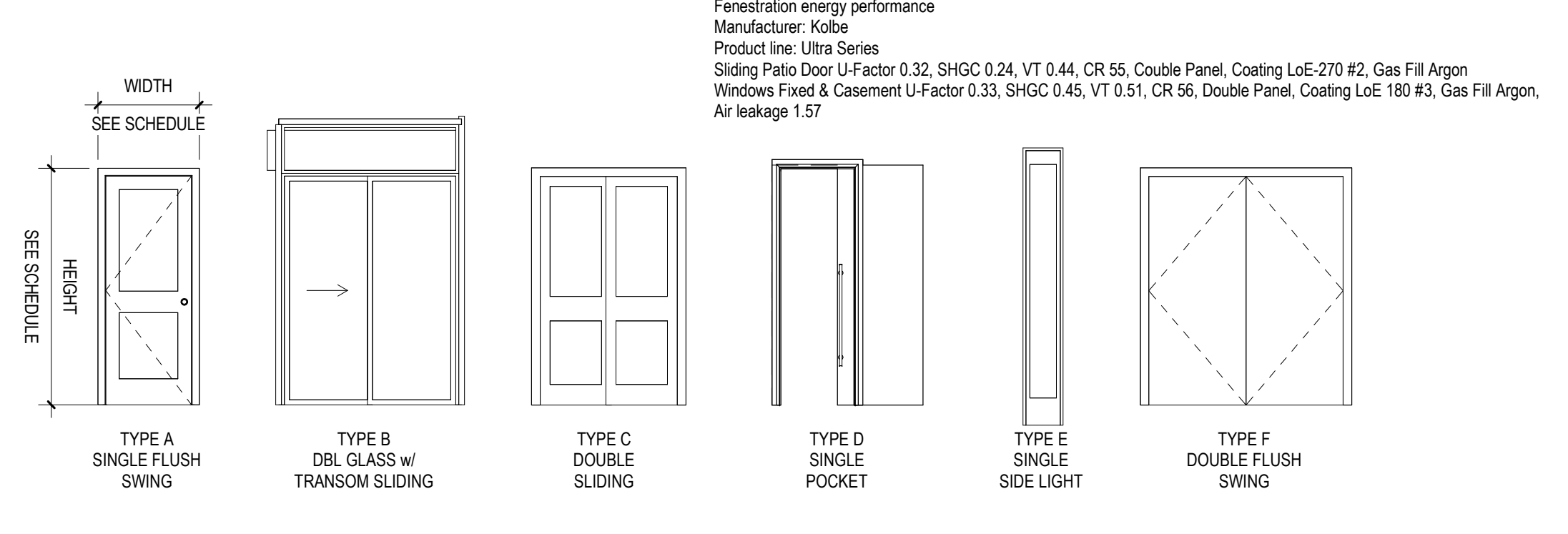
BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

0000 - SHEET INDEX

Sheet Number	Sheet Name
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ADDITION and RENOVATION at CARR Residence

JULY 2021
100% SET



DOOR SCHEDULE & LEGEND

From Room: Name	Mark	Model	Width	Height	Comments
Powder	100	A	2'-2"	6'-8"	
Family Room	101	B	5'-0"	6'-8"	
Family Room	101a	E	1'-2"	8'-2"	
Family Room	101b	E	1'-2"	8'-2"	
Bedroom #3	200	A	2'-6"	6'-8"	
Bedroom #3	201	C	6'-0"	6'-8"	
Office / Small Bedroom	202	A	2'-2"	6'-8"	
Hall	203	A	2'-6"	6'-8"	
Closet #2	204	C	6'-0"	6'-8"	
Laundry	205	F	4'-0"	6'-8"	
Master Bedroom	206	A	2'-2"	6'-8"	
Master Bedroom	207	A	2'-2"	6'-8"	
Master Bedroom	208	D	2'-4"	7'-0"	

WINDOW SCHEDULE & LEGEND

From Room: Name	Mark	Type	Height	Sill Height	Width	Comments
Kitchen	A	4'-2"	3'-0"	2'-6"		
Kitchen	A	4'-2"	3'-0"	2'-6"		
Bedroom #3	A	4'-8"	3'-0"	2'-10"		
Bedroom #3	A	4'-8"	3'-0"	2'-10"		
Office / Small Bedroom	A	4'-8"	3'-0"	2'-6"		

WINDOW SPECS: VINYL, U-FACTOR 0.30, SHGC 0.31.
PRODUCT SUGGESTED: Kolbe Ultra Series U-Factor 0.29, SHGC 0.24, double pane, Clear with LoE-270 Thermal plus coating, argon gas

IECC 402.1.1 Door Specs
Door spec requirement: U Factor 0.25
Product Suggested: Kolbe Ultra Series U-Factor 0.34



INTERIOR RENOVATION & ADDITION

428 11TH ST SE
WASHINGTON DC 20003

Revision Schedule

No.	Description	Date

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COVER SHEET

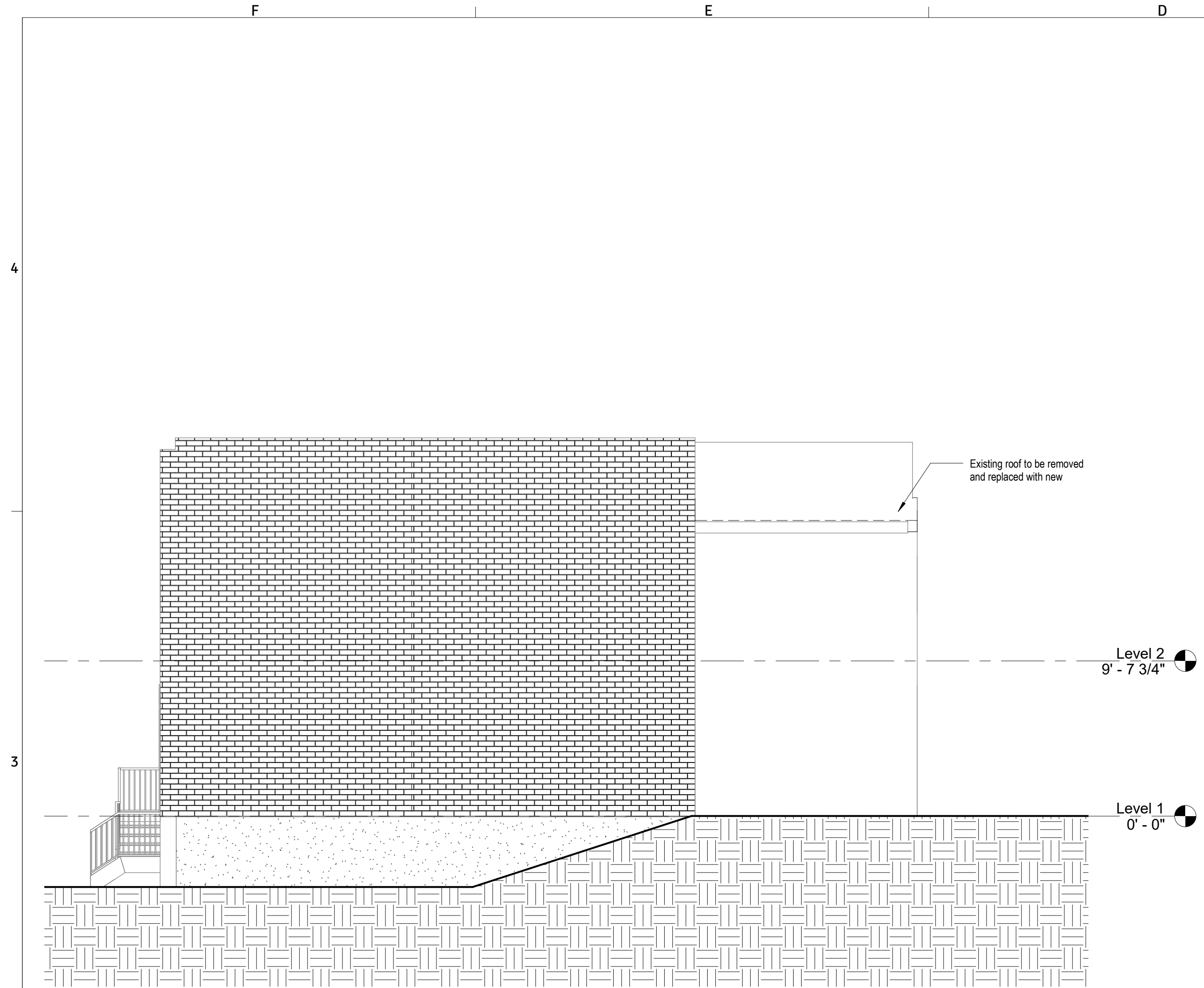
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 Date: 07/08/2021

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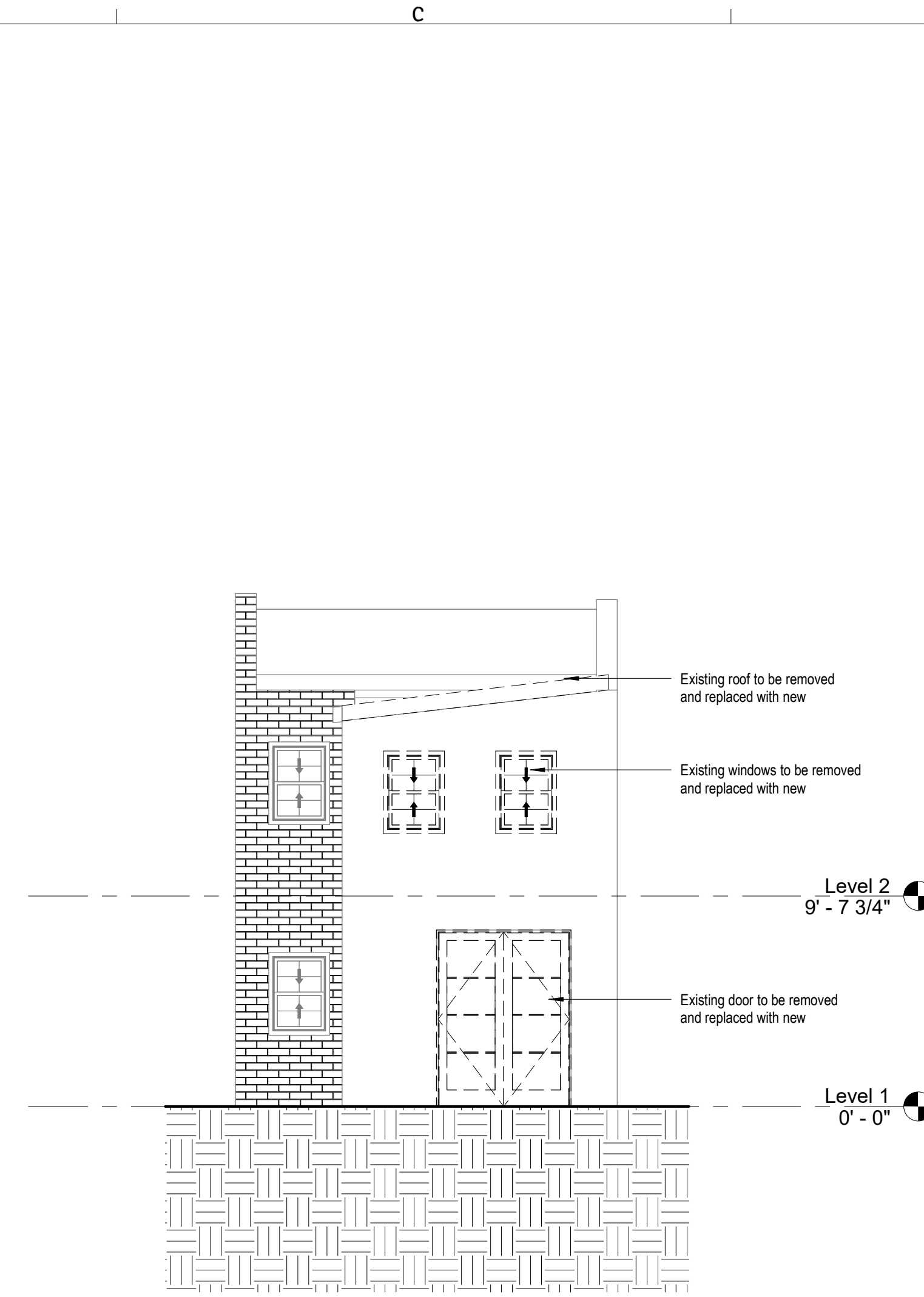
07/08/2021

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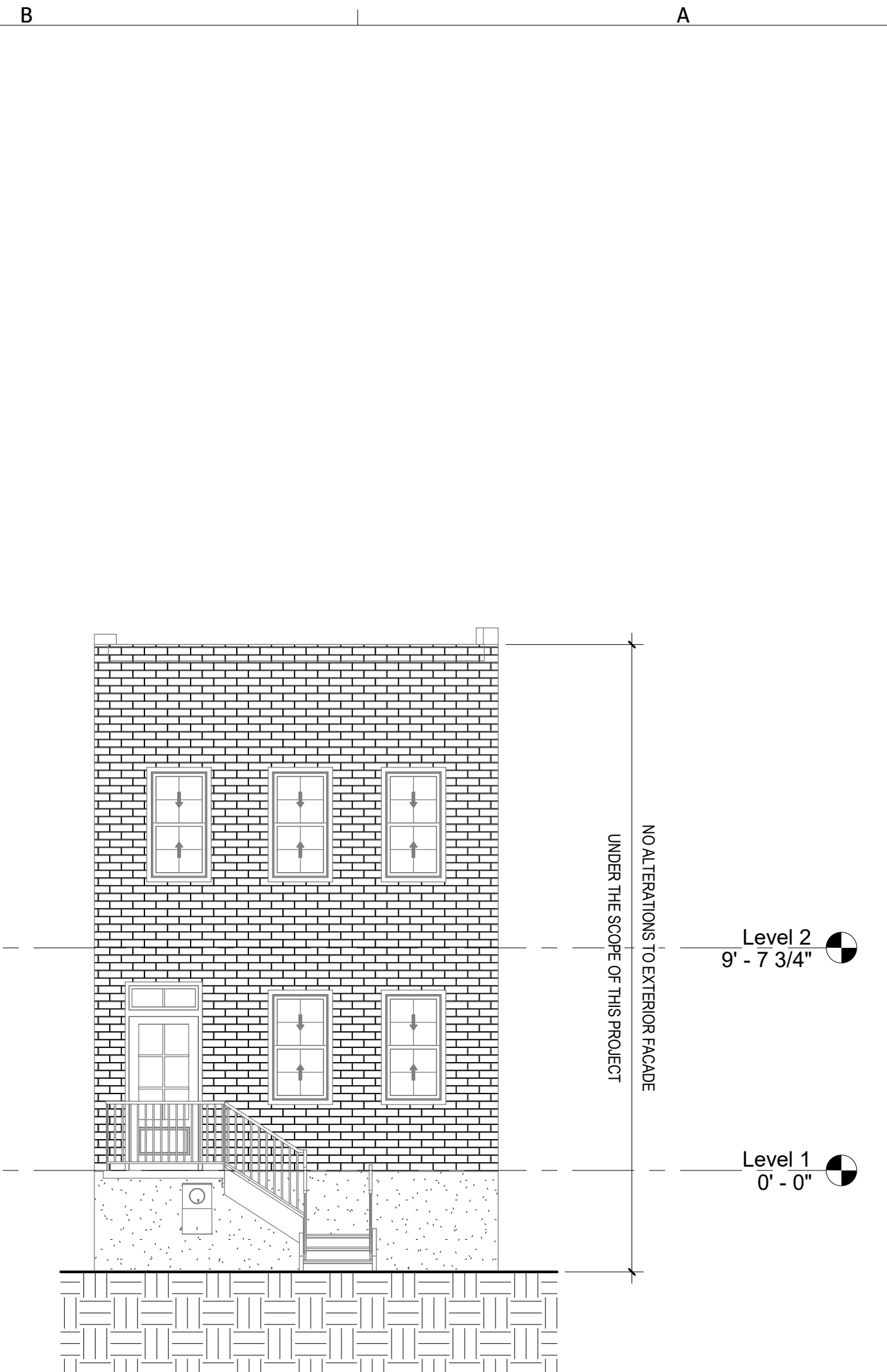
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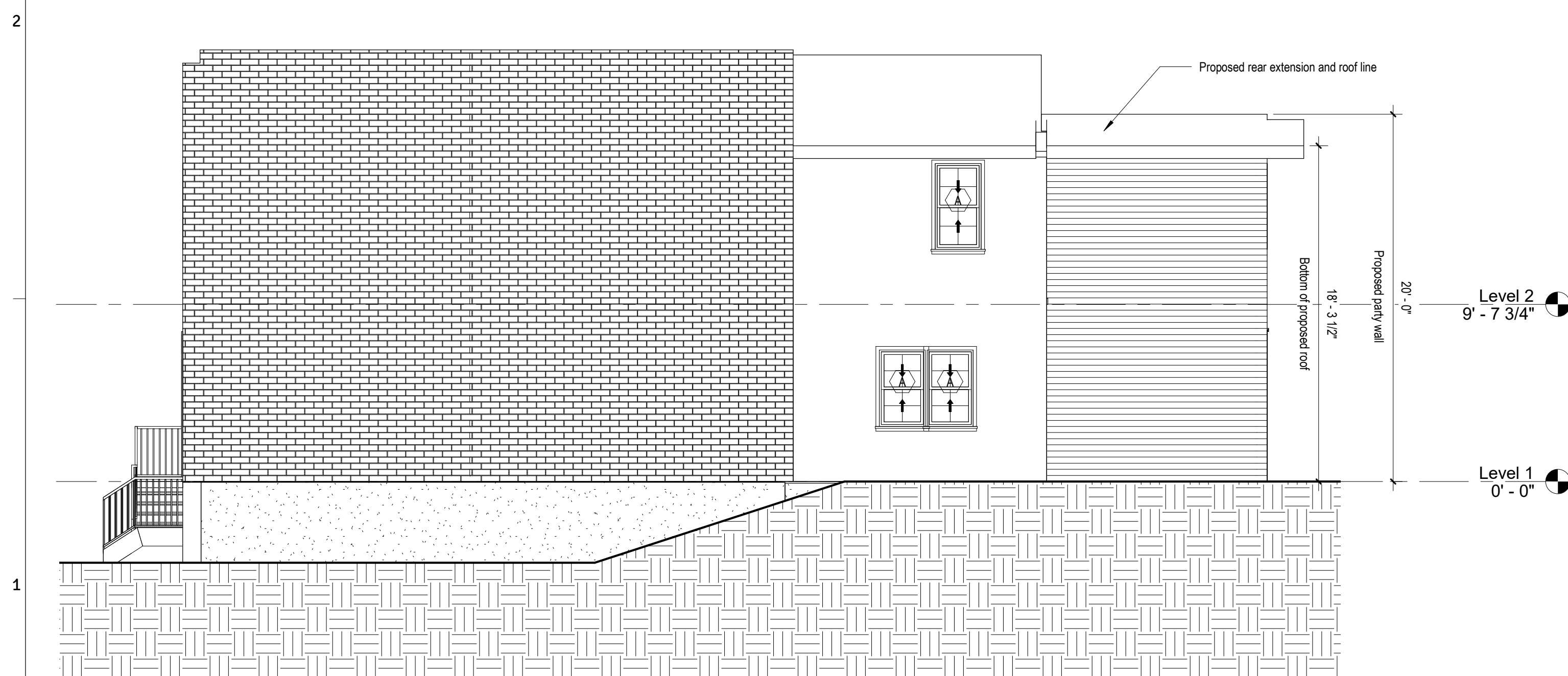
F3 East Elevation - Existing
3/16" = 1'-0"



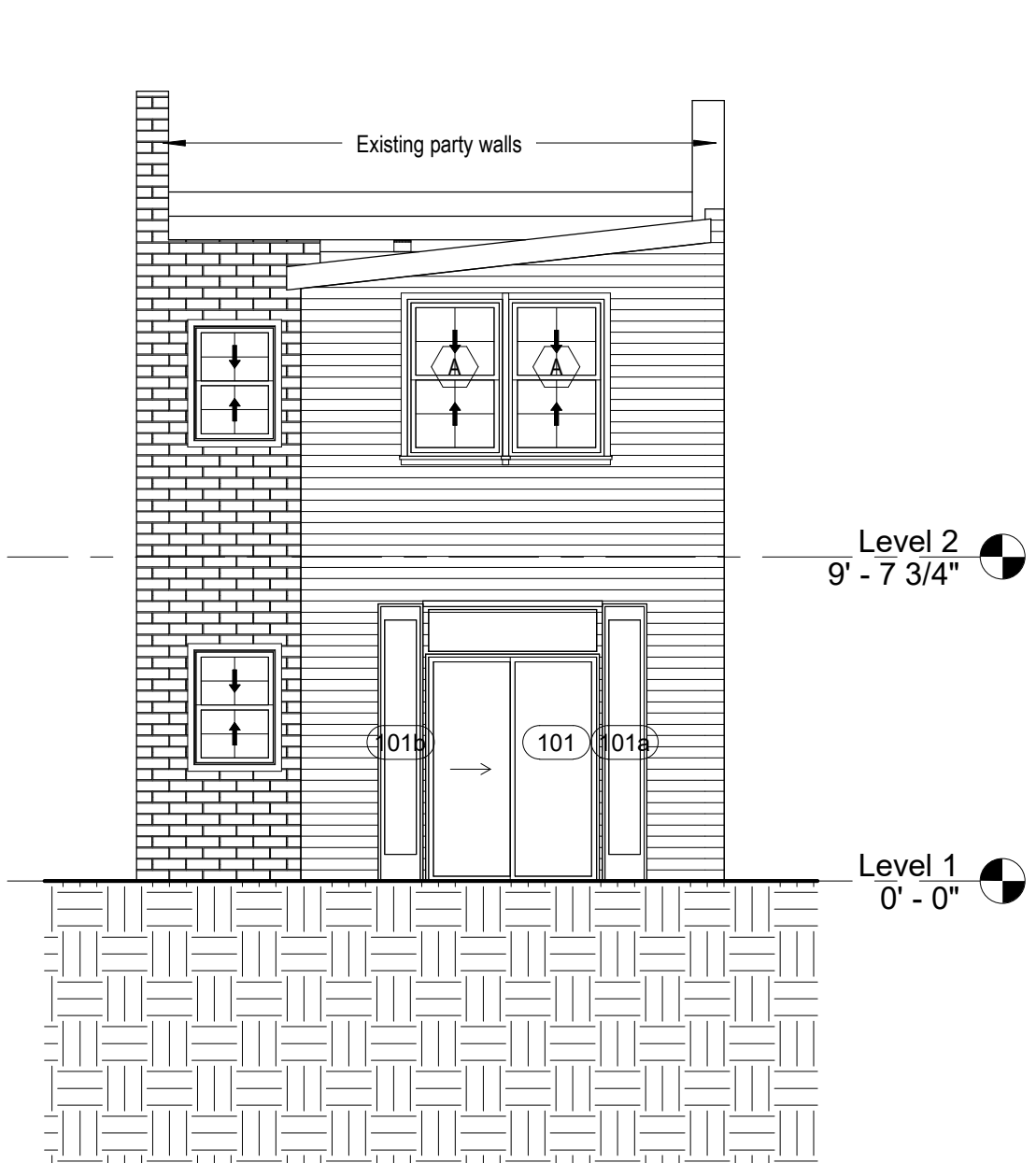
C3 Rear Elevation - Existing
3/16" = 1'-0"



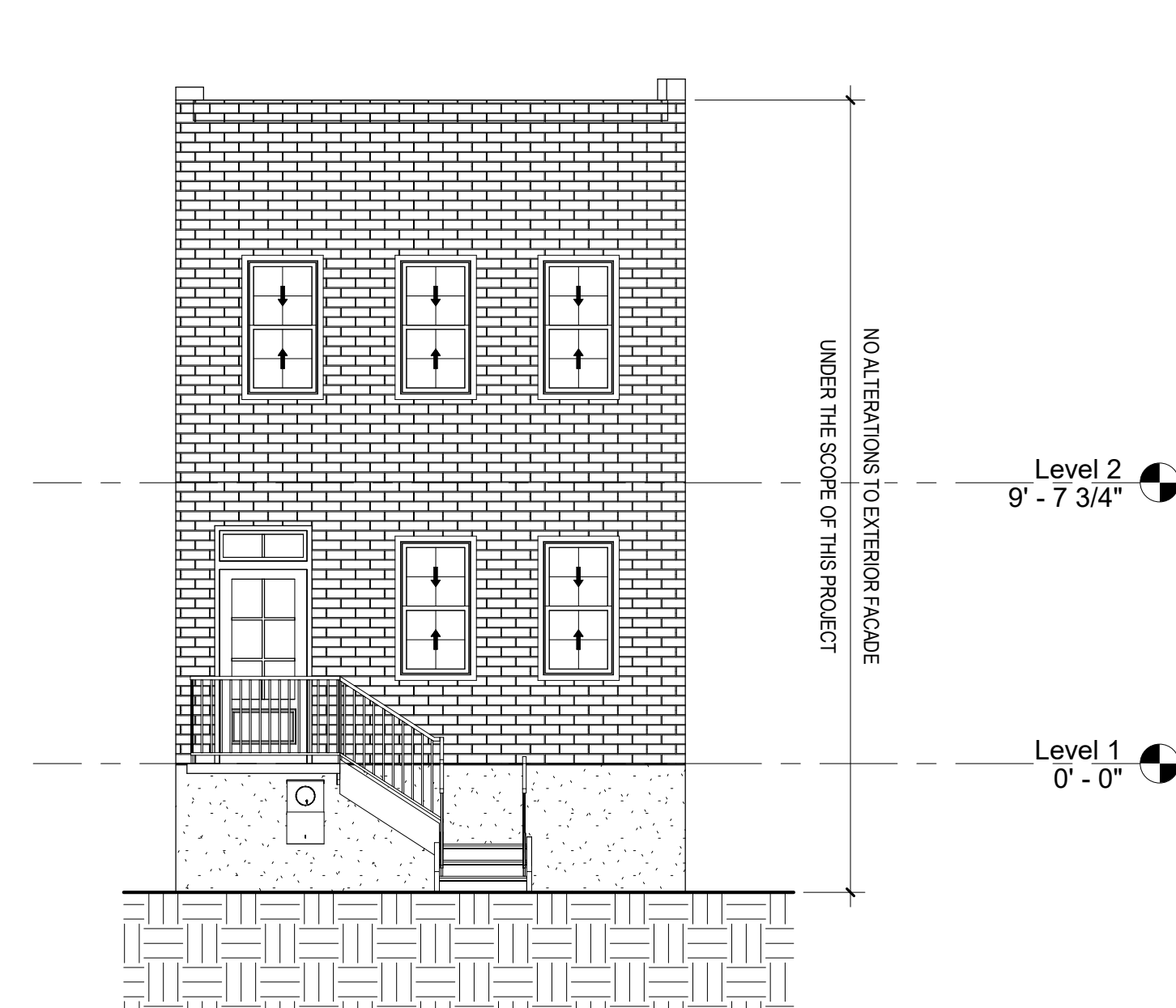
A3 Front Elevation - Existing
3/16" = 1'-0"



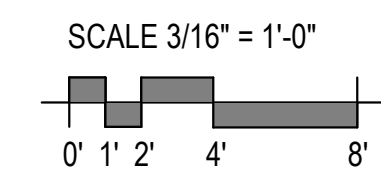
F1 East Elevation - Proposed
3/16" = 1'-0"



C1 Rear Elevation - Proposed
3/16" = 1'-0"



A1 Front Elevation - Proposed
3/16" = 1'-0"



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INTERIOR RENOVATION & ADDITION
428 11TH ST SE
WASHINGTON DC 20003



07/08/2021

No.	Description	Date

EXTERIOR ELEVATIONS

Project number 201118
Date 07/08/2021
Scale 3/16" = 1'-0"

A0400



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INTERIOR RENOVATION & ADDITION

428 11TH ST SE
WASHINGTON DC 20003



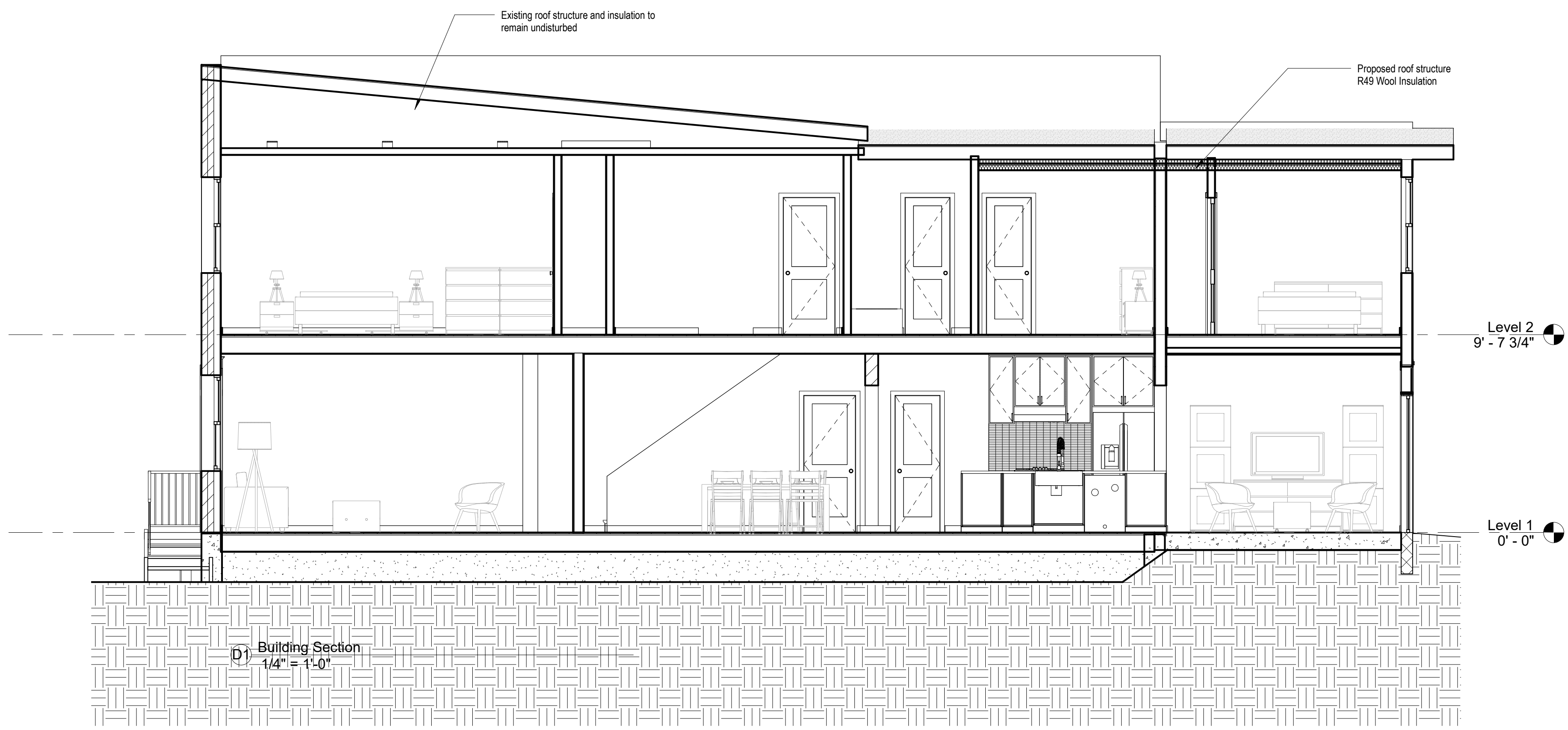
07/08/2021

No.	Description	Date

BUILDING SECTIONS

Project number 201118
Date 07/08/2021
Scale 1/4" = 1'-0"

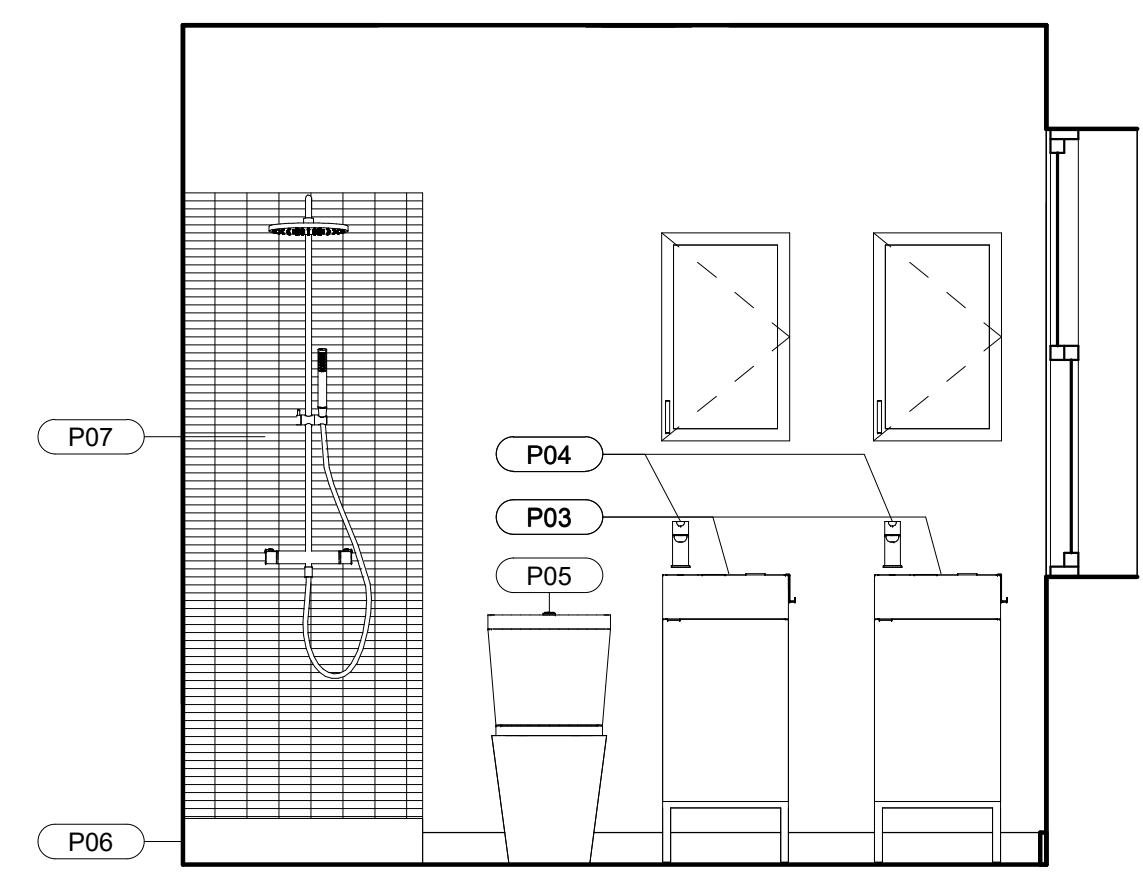
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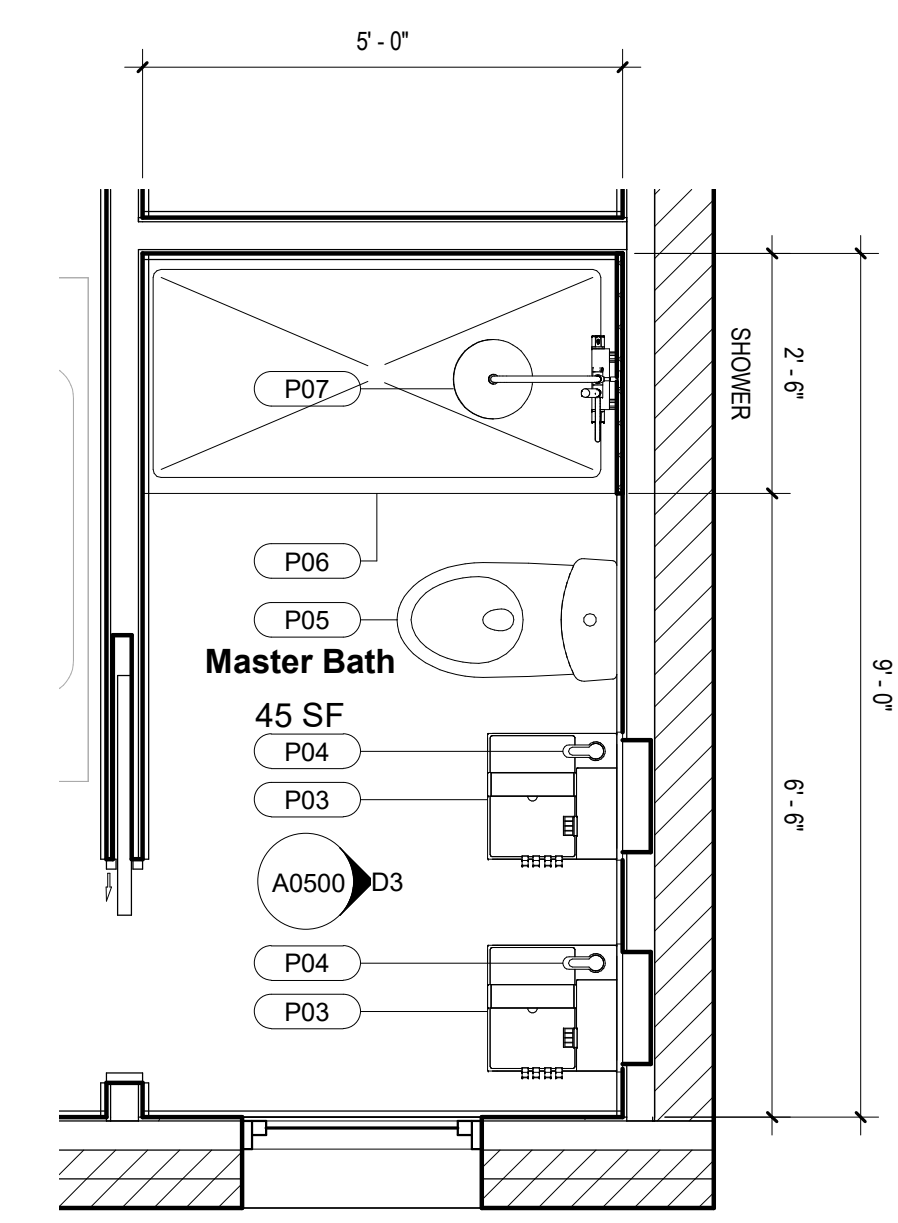
D Building Section
1/4" = 1'-0"

Plumbing Fixture Schedule						
Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
	Master Bath	P04	Faucet	Moen	84774	
	Master Bath	P04	Faucet	Moen	84774	
Level 1	Kitchen	P01	Kitchen Faucet	Kohler	K-22973-CP	
Level 1	Kitchen	P02	Kitchen Sink		Undermount	
Level 1	Kitchen	P08	Garbage Disposer	Insinkerator	LC-50	
Level 2	Master Bath	P03	Sink / Vanity	Ikea	Lillagen	
Level 2	Master Bath	P03	Sink / Vanity	Ikea	Lillagen	
Level 2	Master Bath	P05	Toilet	Kohler	Salle, Double Flush	
Level 2	Master Bath	P06	Shower Base	Arblu	JUTA	
Level 2	Master Bath	P07	Shower trim	Delta	Trinsic	with built in anti scald valve

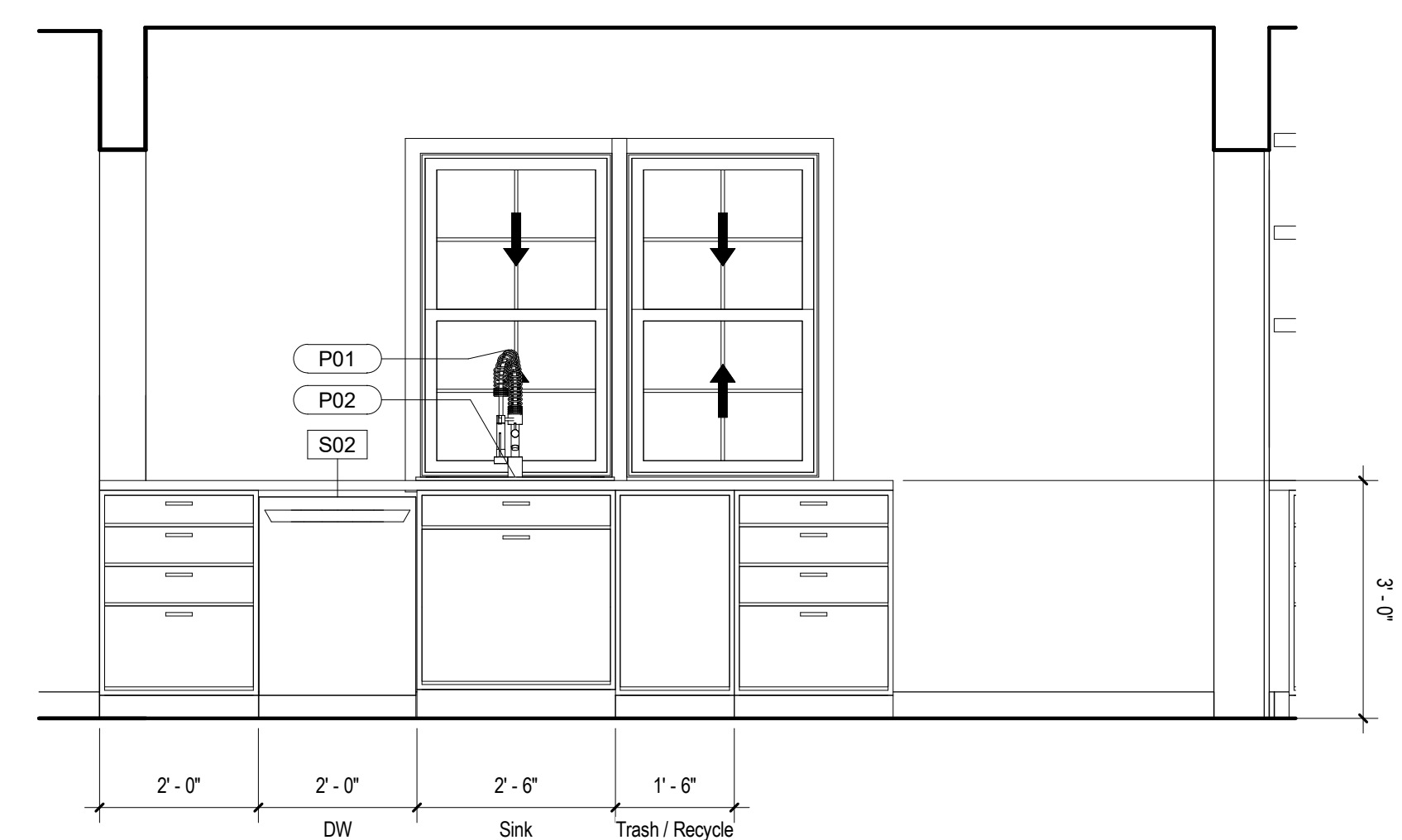
SPECIALTY EQUIPMENT SCHEDULE						
Level	Room: Name	Mark	Description	Manufacturer	Model	Comments
Level 1	Kitchen	S01	French Door Refrigerator			
Level 1	Kitchen	S03	Gas Cooktop			
Level 1	Kitchen	S05	Single Oven			
Level 1	Kitchen	S04	Electric Hood			
Level 1	Kitchen	S02	Dishwasher			



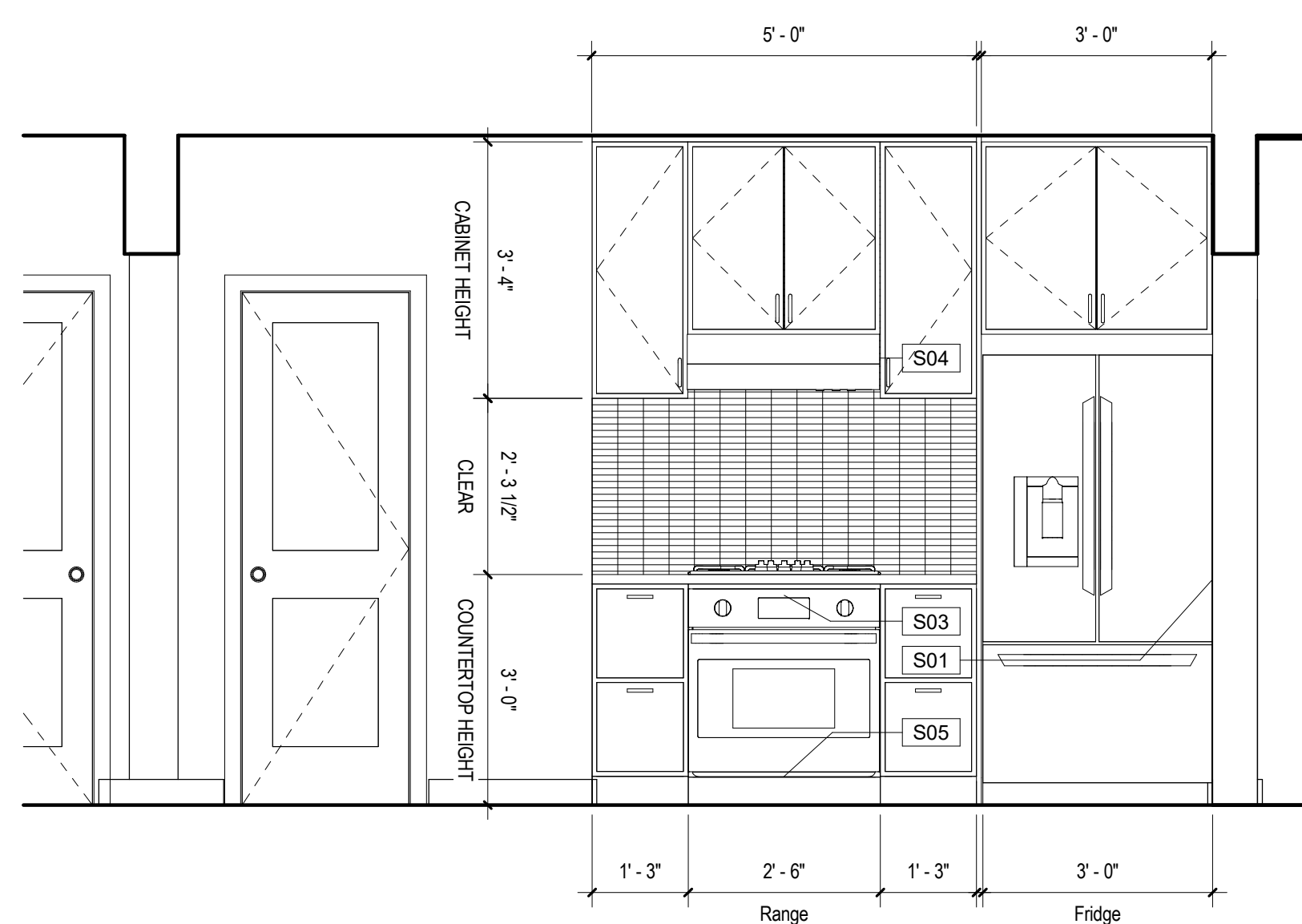
D3 Master Bath Elevation A
1/2" = 1'-0"



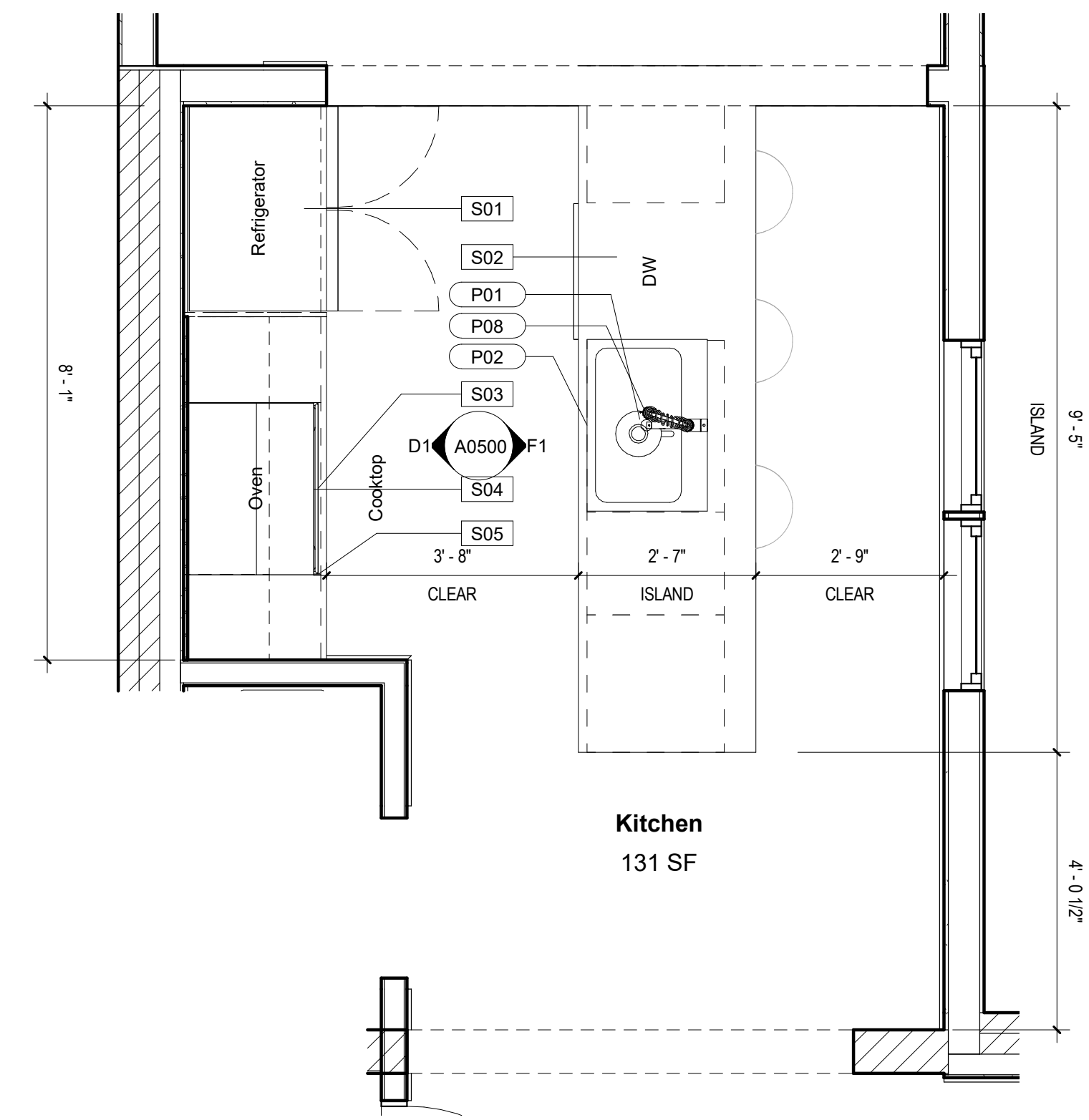
B3 2ND FLOOR - MASTER BATHROOM
1/2" = 1'-0"



F1 Kitchen Elevation B
1/2" = 1'-0"



D1 Kitchen Elevation A
1/2" = 1'-0"



B1 1ST FLOOR - KITCHEN
1/2" = 1'-0"



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INTERIOR RENOVATION & ADDITION
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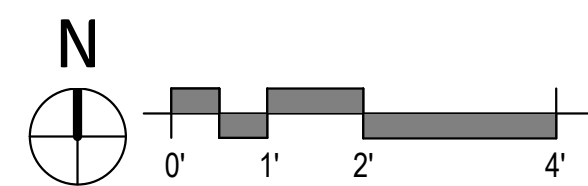
07/08/2021

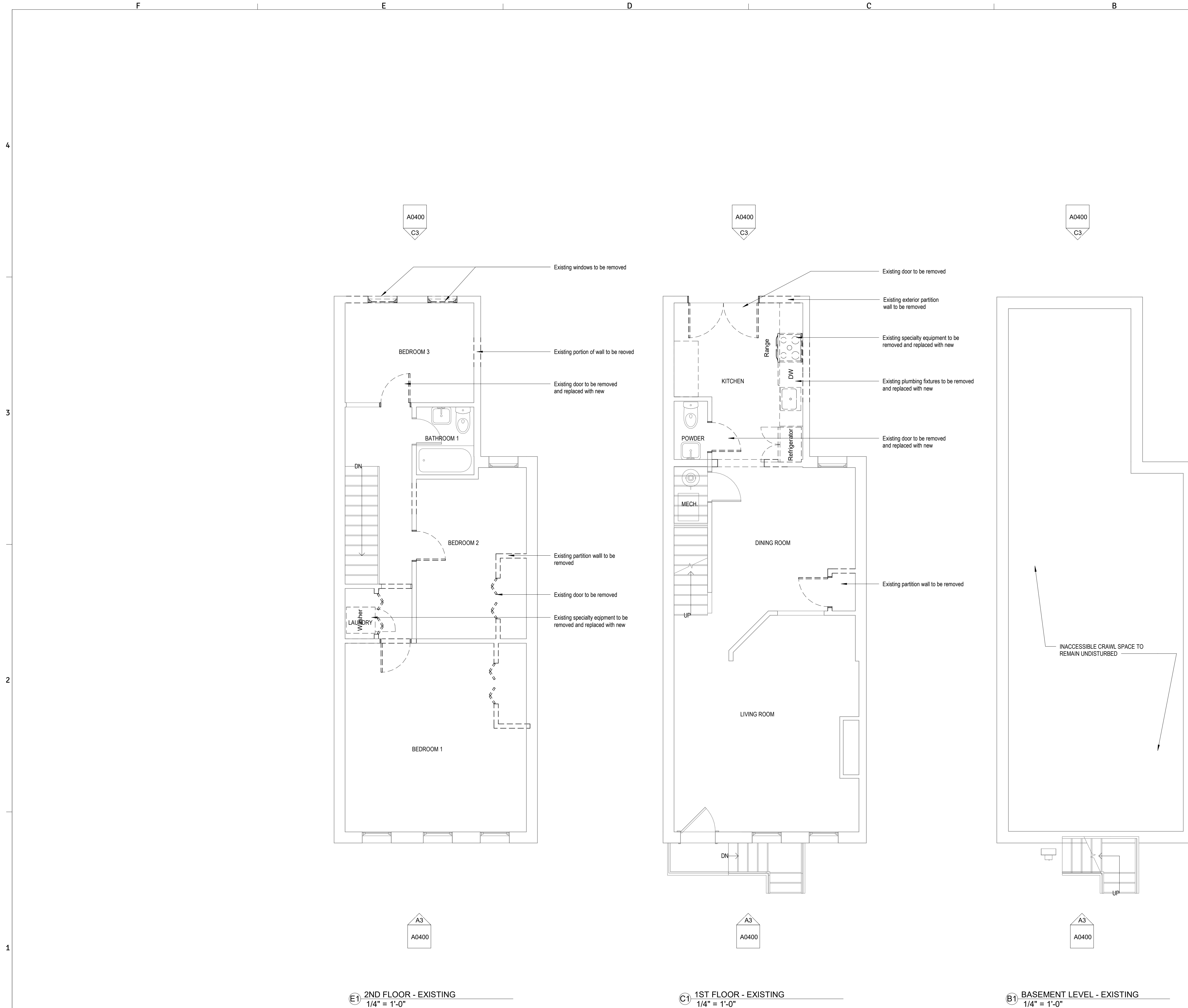
No.	Description	Date

ENLARGED FLOOR PLANS

Project number 201118
Date 07/08/2021
Scale 1/2" = 1'-0"

A0500





E1 2ND FLOOR - EXISTING
1/4" = 1'-0"

C1 1ST FLOOR - EXISTING
1/4" = 1'-0"

B1 BASEMENT LEVEL - EXISTING
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

CONTRACTOR TO VERIFY EXISTING CONDITIONS.

THE DEMOLITION PLANS ARE DERIVED FROM EXISTING BUILDING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION KEY NOTES IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.

REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS, AND RUBBISH. DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.

ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE.

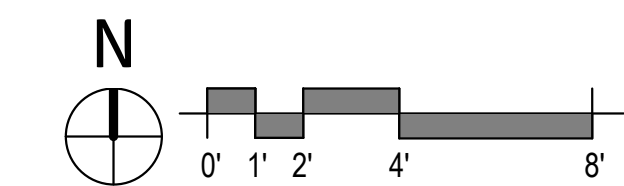
PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.

REMOVE AND REPLACE ELEMENTS, SURFACES AND EQUIPMENT DAMAGED FROM WALL DEMOLITION UNLESS NOTED OTHERWISE.

COORDINATE WITH OWNER FOR RELOCATION OF FURNITURE, EQUIPMENT AND MATERIALS DURING CONSTRUCTION.

LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	NEW PARTITIONS
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE DEMOLISHED
	NEW DOOR
	NOT IN THE SCOPE OF WORK
	WALL TYPE



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INTERIOR RENOVATION & ADDITION
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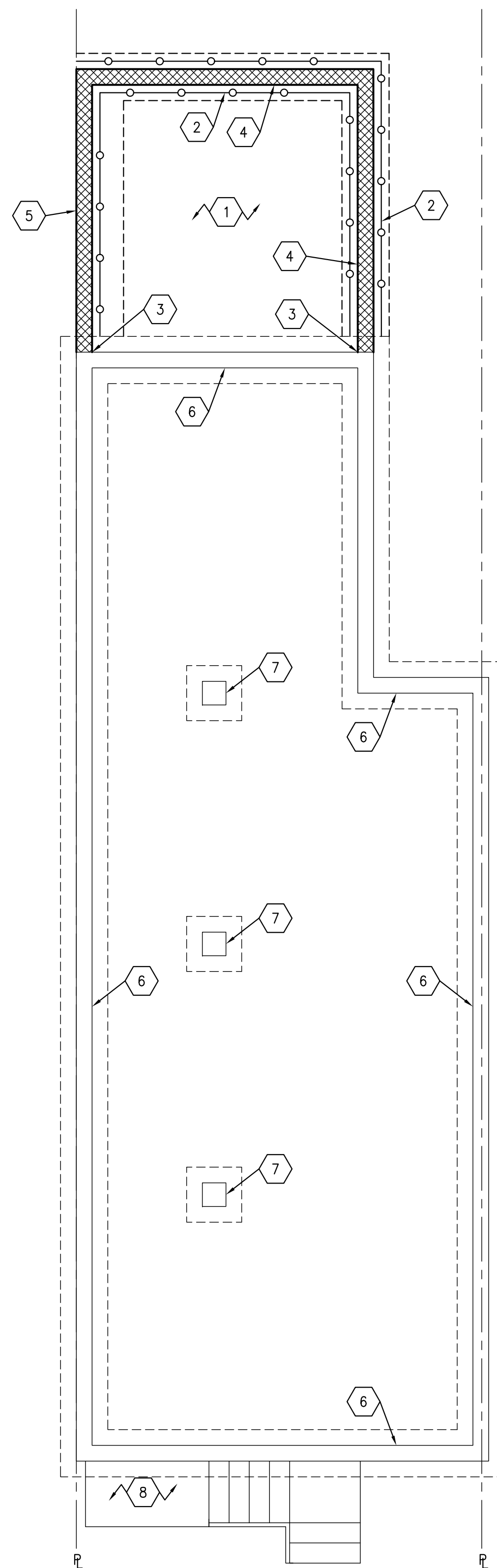
07/08/2021

No.	Description	Date

EXISTING DEMO FLOOR PLANS

Project number 201118
Date 07/08/2021
Scale 1/4" = 1'-0"

D0101

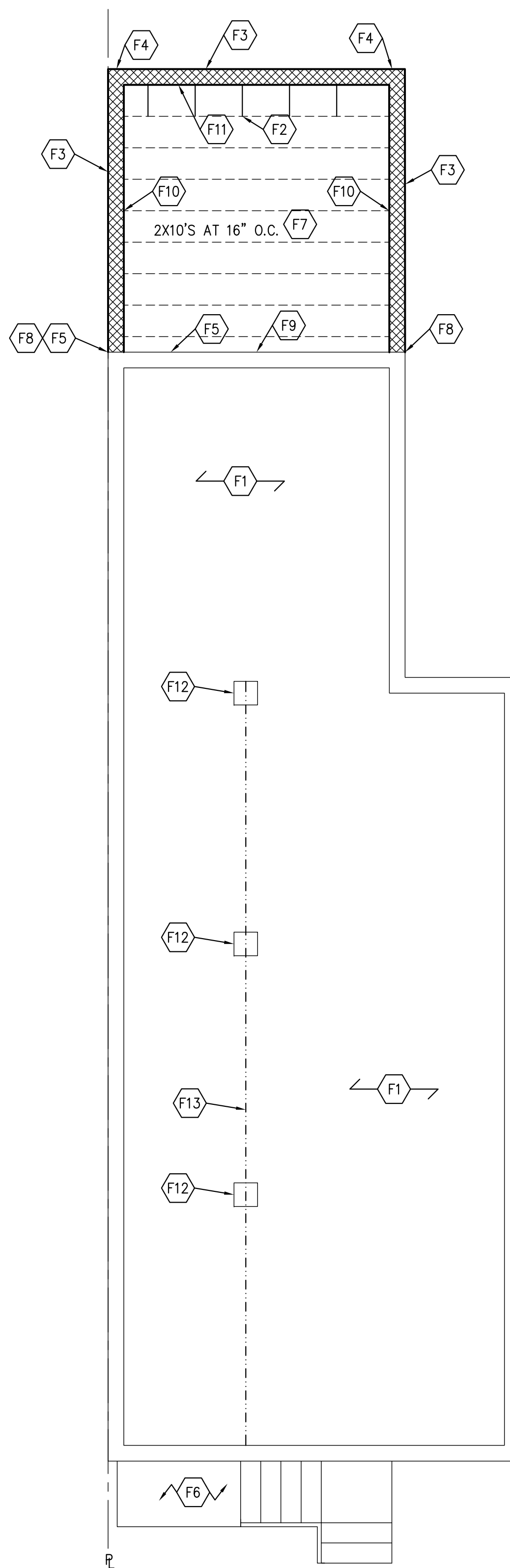


Foundation Plan

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

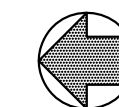


- 1 PLACE A 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL IN THE CRAWL SPACE. SEE THE ARCHITECTURAL DRAWINGS FOR INSULATION REQUIREMENTS.
- 2 NEW 4"Ø PERFORATED FOUNDATION DRAIN WRAPPED WITH FILTER FABRIC. PLACE THE EXTERIOR DRAIN IN GRAVEL COVERED WITH FILTER FABRIC. EXIT THE DRAIN TO THE EXISTING DRAINAGE SYSTEM OR TO A SUMP PUMP.
- 3 THE BOTTOM OF THE NEW FOOTING SHALL MATCH THE BOTTOM OF THE EXISTING FOOTING WITH SIMPSON SET-XP EPOXY AND 6" EMBEDMENT. ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE WALLS WITH WATERSTOP RX BY CETCO.
- 4 8" CMU WALL. REINFORCE THE WALL WITH #4 BARS AT 32" O.C. FILL ALL CELLS SOLID IN THE WALL. PLACE THE WALL ON A 24X10 FOOTING WITH (3)#4 BARS. DOWEL EACH REBAR INTO THE FOOTING. THE BOTTOM OF THE FOOTING BE 30" BELOW EXTERIOR GRADE.
- 5 8" CMU WALL. REINFORCE THE WALL WITH #4 BARS AT 16" O.C. FILL ALL CELLS SOLID IN THE WALL. PLACE THE WALL ON A 24X10 FOOTING WITH (3)#4 BARS. DOWEL EACH REBAR INTO THE FOOTING. THE BOTTOM OF THE NEW FOOTING SHALL MATCH THE ELEVATION OF THE BOTTOM OF THE EXISTING FOOTING ON THE NEIGHBORING PROPERTY.
- 6 EXISTING FOUNDATION WALL AND FOOTING.
- 7 EXISTING PIER AND FOOTING.
- 8 EXISTING FRONT STEPS AND PORCH.
- F1 EXISTING 1ST FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8. ADD JOIST HANGERS TO ALL CONNECTIONS THAT ARE FOUND TO MISS THEM SUCH AS FRAMING AROUND CHIMNEYS OR THE STAIRS.
- F2 PLACE SOLID BLOCKING AT 24" O.C. IN THE 1ST BAY.
- F3 2X8 SILL PLATE ON A PT2X8 SILL PLATE WITH 1/2"Ø ANCHOR BOLTS AT 48" O.C. WITH 7" EMBEDMENT.
- F4 SIMPSON DTT22 HOLD DOWN ANCHOR AT THE CORNER PER THE WIND BRACING PLAN.
- F5 ATTACH THE WALL TO THE EXISTING FOUNDATION WALL WITH A SIMPSON LSTA36. USE A 1/2"Ø EPOXY BOLT IN THE EXISTING EXISTING FOUNDATION WALL.
- F6 EXISTING FRONT PORCH AND STAIRS UNCHANGED.
- F7 PLACE BLOCKING BETWEEN THE JOISTS AT THE MID-SPAN.
- F8 ATTACH THE NEW WALL TO THE EXISTING WALL WITH METAL TIES AT 16" O.C. CAULK THE JOINT BETWEEN THE WALLS WITH WATERSTOP RX BY CETCO.
- F9 ATTACH THE 1ST JOIST TO THE EXISTING WALL WITH (2)#8 SCREWS AT 6" O.C.
- F10 PT2X10 LEDGER WITH 1/2"Ø EPOXY BOLTS AT 16" O.C. BOTTOM AND LEDGERLOK SCREWS AT 16" O.C. TOP. ATTACH EACH JOIST TO THE LEDGER WITH A SIMPSON LUS HANGER. PLACE BLOCKING BETWEEN THE LEDGER AND THE SILL PLATES.
- F11 PT2X10 CLEAT WITH 1/2"Ø EPOXY BOLTS AT 32" O.C. BOTTOM AND LEDGERLOK SCREWS AT 16" O.C. TOP. PLACE BLOCKING BETWEEN THE LEDGER AND THE SILL PLATES.
- F12 EXISTING PIER (ASSUMED)
- F13 EXISTING BEAM (ASSUMED)



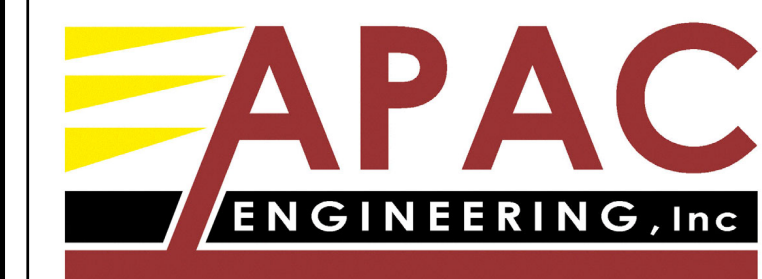
1st Floor Framing Plan

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



FRAMING NOTES:

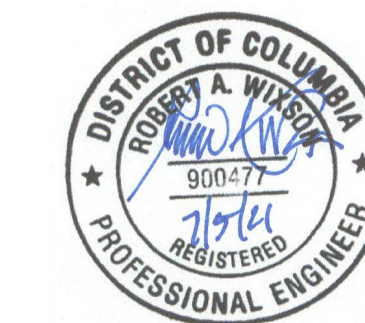
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2"Ø BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
13. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER.
14. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
15. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
16. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. USE TYPE "N" LIME BASED MORTAR FOR ALL WORK ON THE EXISTING MASONRY WALL. USE CLAY BRICKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
20. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.



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No.	Revision / Issue	Date
01	Revision 1	RDATE1
02	Revision 2	RDATE2



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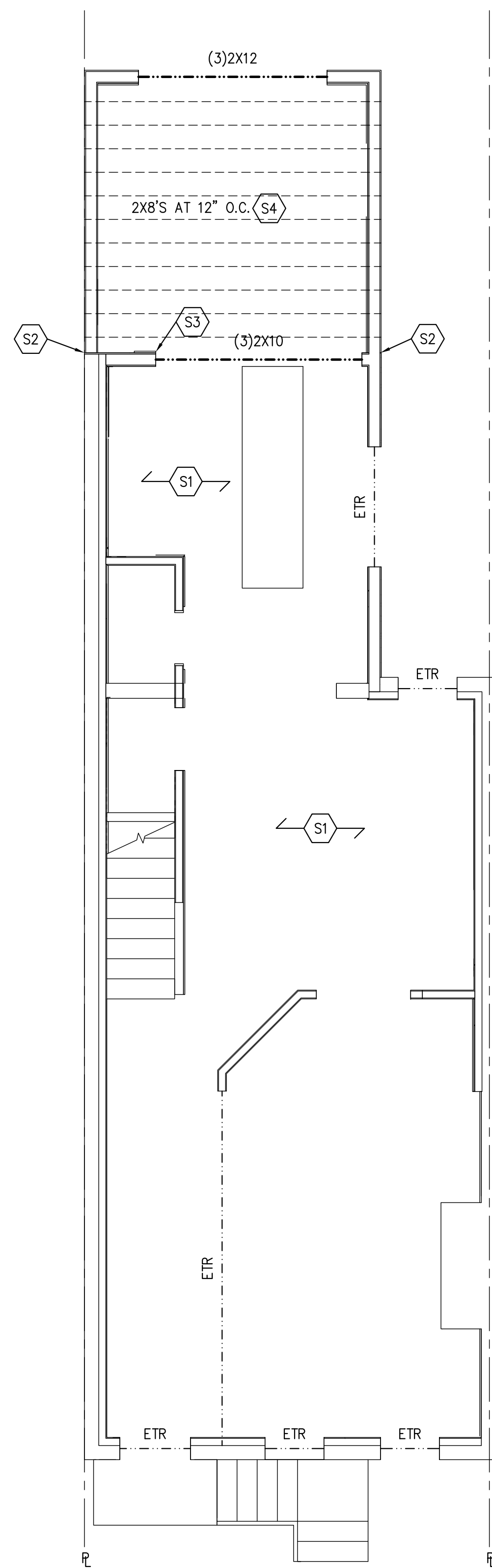
Structural Plans

Drawn By: RAW

Date: 7-5-21

Scale: As Noted

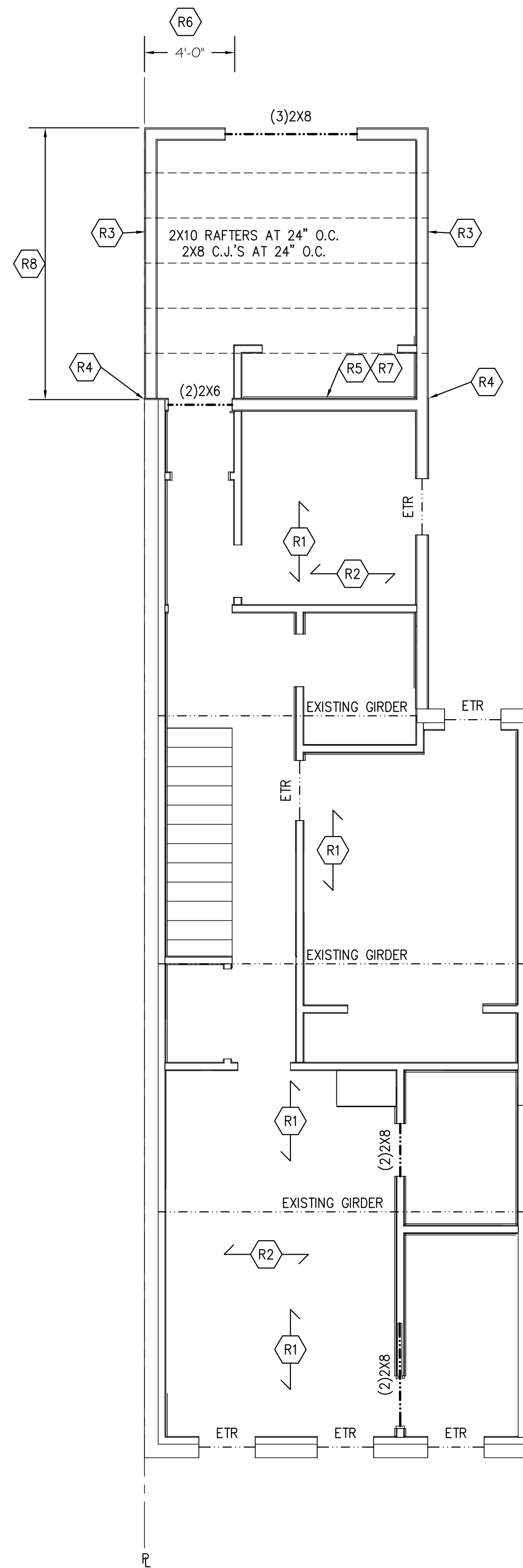
S001



2nd Floor Framing Plan

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

- (S1) EXISTING 2ND FLOOR FRAMING TO REMAIN. SISTER ANY DAMAGED JOIST THAT IS FOUND WITH A 2X10 OR A DOUBLE 2X8. ADD JOIST HANGERS TO ALL CONNECTIONS THAT ARE FOUND TO MISS THEM SUCH AS FRAMING AROUND CHIMNEYS OR THE STAIRS.
- (S2) ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 6" O.C.
- (S3) ATTACH THE 1ST JOIST TO THE EXISTING WALL WITH (2)#8 SCREWS AT 6" O.C.
- (S4) PLACE BLOCKING BETWEEN THE JOISTS AT THE MID SPAN.
- (R1) EXISTING RAFTERS. SISTER ANY DAMAGED RAFTER THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- (R2) EXISTING CEILING JOISTS. SISTER ANY DAMAGED CEILING JOIST THAT IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
- (R3) ATTACH EACH NEW RAFTER TO THE WALL WITH A SIMPSON H2.5A HURRICANE TIE.
- (R4) ATTACH THE 1ST STUD TO THE EXISTING WALL WITH (2)10d NAILS AT 12" O.C.
- (R5) ATTACH THE 1ST RAFTER AND THE 1ST CEILING JOIST TO THE 1ST EXISTING RAFTER AND THE 1ST EXISTING CEILING JOIST TO (2)10d NAILS AT 6" O.C.
- (R6) PLACE 5/8" TYPE X GYP BOARD BELOW THE ROOF DECKING WITHIN 48" OF THE PROPERTY LINE.
- (R7) INFILL THE WALL WHEN NEEDED WITH 2X STUDS AT 16" O.C. USE STUDS THAT MATCH THE SIZE OF THE EXISTING WALL STUDS.
- (R8) THE TOP OF THE NEW WALL/ROOF SHALL NOT EXCEED THE TOP OF THE NEIGHBORING WALL SO THAT THERE IS NO ADVERSE AFFECT ON THE NEIGHBOR'S ROOF FROM SNOW DRIFTING. SEE THE ARCHITECTURAL DRAWINGS FOR FLASHING REQUIREMENTS BETWEEN THE TWO HOMES.

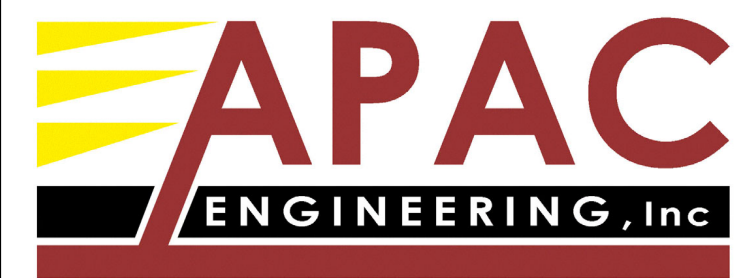


Roof Framing Plan

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

FRAMING NOTES:

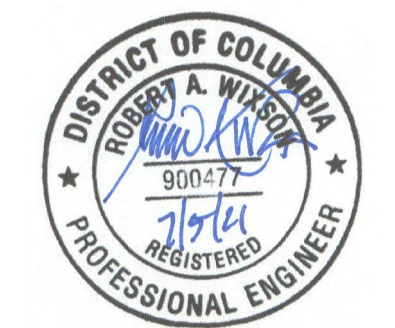
1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND MULTIPLE STUDS.
4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF 1/2" BOLTS AT 16" O.C. STAGGERED.
5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN HOLLOW MASONRY UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN PINE #2.
10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT.
11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE JOIST AND THE HANGER.
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR BLOCKS.
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15. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
16. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON EACH SIDE OF THE POST.
17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX.
18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS.
19. USE TYPE "N" LIME BASED MORTAR FOR ALL WORK ON THE EXISTING MASONRY WALL. USE CLAY BRICKS THAT MATCH THE STRENGTH AND POROSITY OF THE EXISTING WALL.
20. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE WALLS AT 16" O.C.



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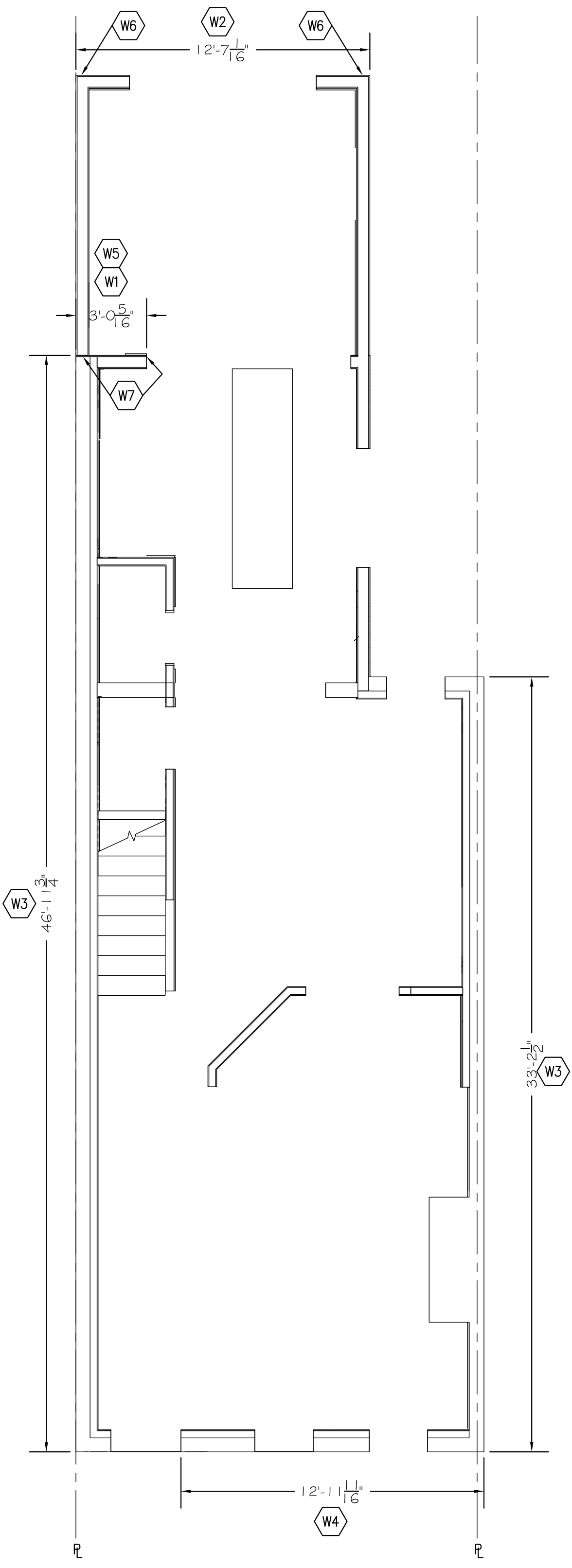
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Framing Plans

Drawn By: RAW
Date: 7-5-21
Scale: As Noted

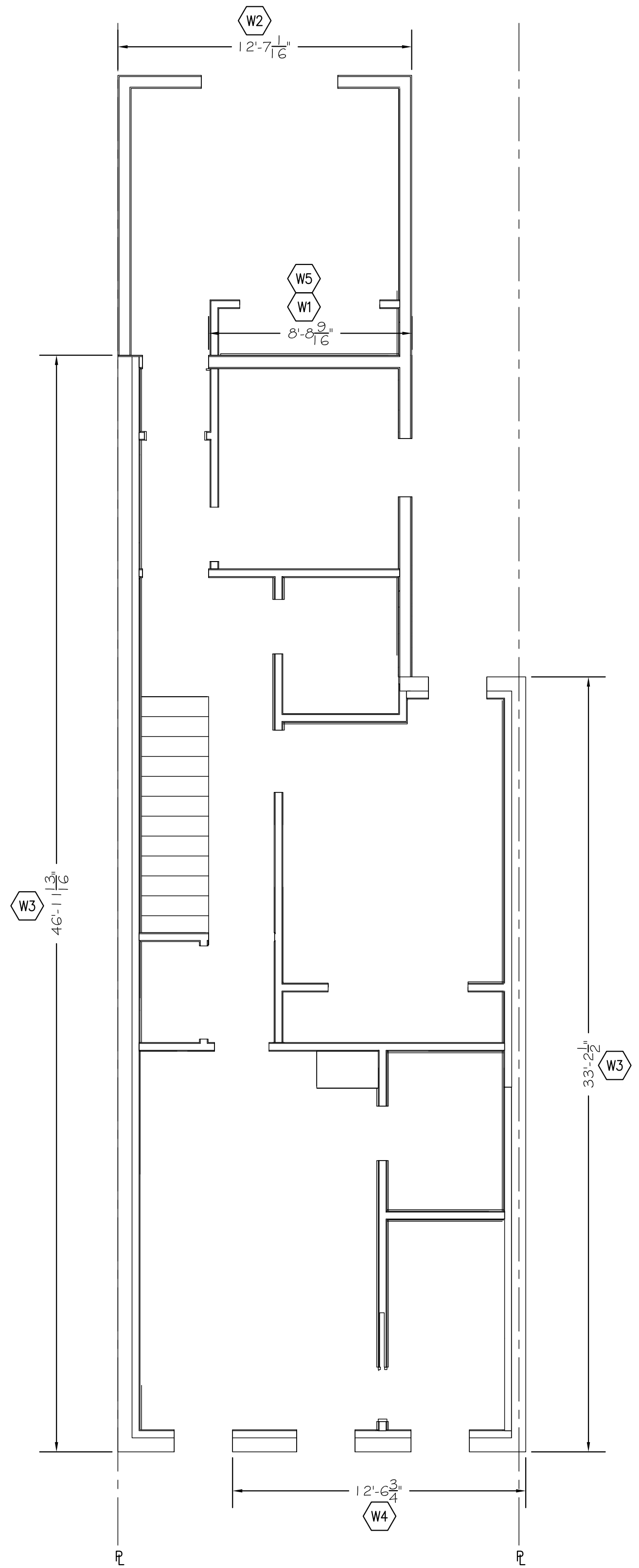
S002



1st Floor Wind Bracing Plan

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

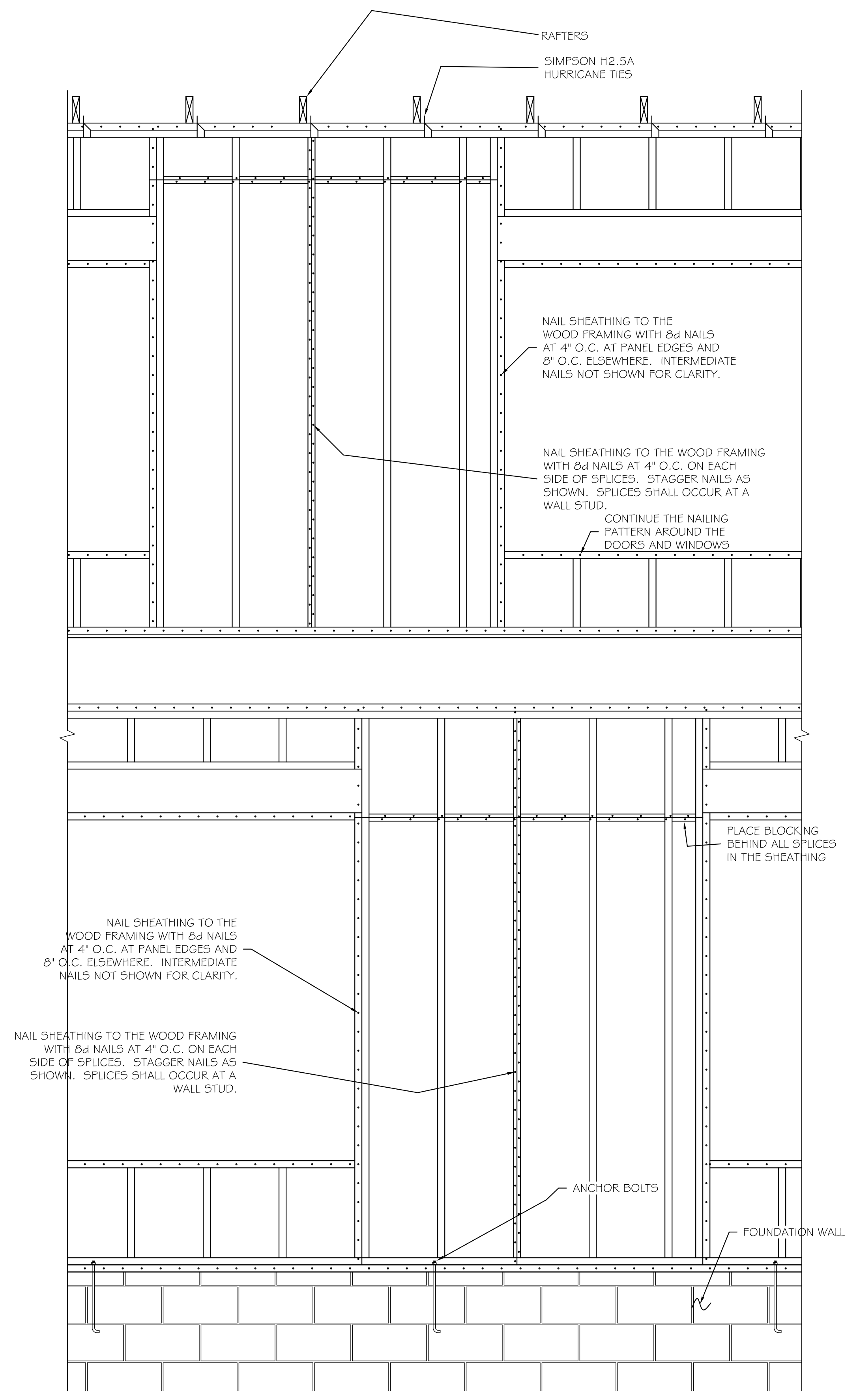
- W1 NEW WOOD SHEAR WALL.
- W2 NEW PERFORATED WOOD SHEAR WALL
- W3 EXISTING WOOD SHEAR
- W4 EXISTING PERFORATED WOOD SHEAR WALL.
- W5 REMOVE THE EXISTING WALL SHEATHING AND ADD 5/8" OSB SHEATHING TO THE EXISTING WALL PER THE FRAMING ELEVATION.
- W6 SIMPSON DTT2Z HOLD DOWN ANCHOR.
- W7 SIMSON LSTA36 HOLD DOWN ANCHOR ATTACHED TO THE EXISTING FOUNDATION WALL WITH A 3/8" EPOXY BOLT.



2nd Floor Wind Bracing Plan

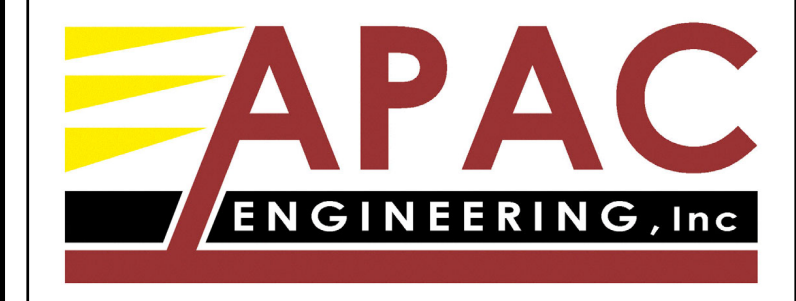
Scale: 1/4" = 1'-0"

- EXTERIOR WALL NAILING SCHEDULE:**
1. APPLY 5/8" OSB SHEATHING TO ALL PORTIONS OF EXTERIOR WALLS. ATTACH ALL OF THE SHEATHING TO THE EXTERIOR WALLS WITH 8d NAILS AT 4" O.C. AT PANEL EDGES AND 8" O.C. ELSEWHERE.
 2. ATTACH THE BOTTOM PLATE OF THE WALL TO THE JOISTS OR BLOCKING WITH 2-16d (0.135x3 1/2) NAILS WHEN THE WALL IS PERPENDICULAR TO THE JOISTS AND BLOCKING. ATTACH THE BOTTOM PLATE TO THE PARALLEL DOUBLE JOIST WITH (2)16d NAILS AT 16" O.C. ATTACH THE BOTTOM PLATE TO THE RIM BOARD WITH 16d NAILS AT 12" O.C.
 3. ATTACH EACH JOIST OR BLOCKING OR RAFTER TO THE TOP PLATE OF THE WALL WITH 4-16d (0.135x3 1/2) TOE NAILS WHEN PERPENDICULAR TO THE WALL. ATTACH PARALLEL DOUBLE JOISTS TO THE TOP PLATE OF THE WALL WITH (2)16d NAILS AT 16" O.C.
 4. ATTACH THE RIM BOARD TO THE TOP PLATE OF THE WALL WITH 16d (0.135x3 1/2) TOE NAILS AT 12" O.C.
 5. ATTACH THE FLOOR DECKING TO THE JOISTS WITH #6 SCREWS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE. GLUE THE DECKING TO THE FLOOR JOISTS. ATTACH THE ROOF DECKING TO THE RAFTERS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. ELSEWHERE.



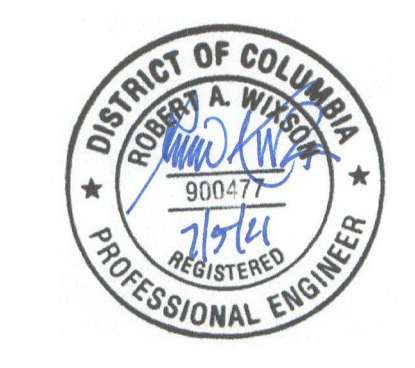
Typical Framing Elevation at Wood Shear Walls

Scale: 3/8" = 1'-0"±



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Wind Bracing Plans

Drawn By: RAW
Date: 7-5-21
Scale: As Noted

S100

Structural Notes

- All work and materials to comply with the requirements of the 2015 IRC with DCMR 12B-2017 modifications.
- Codes: the following design standards are applicable by reference:
ACI 530-13/ASCE 5-13 Building Code Requirements for Masonry Structures.
AISC - Timber Construction Manual - fifth Ed.
ACI 318-14 Building Code Requirements for Reinforced Concrete
AISC - 360-10 Specifications for Steel Buildings.
- Foundations: footings, underpinning and slab 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.
- Structural steel:
A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
B. All structural tubing shall conform to ASTM A500, grd 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.N.O. Where no reaction is provided, the beam shall be assumed to carry 120 % of the allowable uniform load in Kips for beams laterally supported, as given in the AISC steel construction manual. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included.
II. Lumber:
A. Lumber shall be SPF #2 with a min. Fb = 875psi Min, Fv = 135psi and min. E = 1,400,000psi.
B. LVL and PSL shall have a min. Fb = 2850psi; Fv = 285psi; E = 2,000,000psi.
C. Floor decking shall be 3/4" T&G decking. Roof decking shall be 1/2" APA rated decking. Wall sheathing shall be 5/8" OSB sheathing. Glue and screw the floor decking to the joists.
D. Interior wood walls shall be 2x4 studs at 16" O.C. and exterior walls shall be 2x6 studs at 16" O.C. with a double top plate and single bottom plate. Provide solid blocking at the midheight of each wall and at a minimum of 48" O.C. vertically.
E. Provide double joists under all walls that run parallel to floor framing. Alternate place solid blocking at 16" O.C. between the floor joists below the walls that are parallel to the floor joists.
F. Nail all multiple members together per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" O.C. stagger sides that nails are driven from.
G. All lumber shall be fastened per Table R602.3(1) unless noted otherwise.
H. Provide bridging at center of all joist spans Exceeding 8'-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.
I. Provide solid blocking below all wood posts.
J. All posts shall have Simpson Cap and Base Plates typ.
K. All joists shall have Simpson Hangers where applicable.
L. Glue all multiple studs together. Nail together with 2-10d nails at 3" O.C. Stagger the sides of the studs that the nails are driven from.
M. All lumber in contact with masonry or concrete or within 8" of soil shall be pressure treated. All lumber to conform to IRC R317 and R318 for protection against corrosion and termite damage.
N. All lumber shall be kiln dried. Store lumber on site in such a manner as to prevent the seepage of water into the wood.
O. Wood Lintels shall be as follows:
Opening < 3'-0" - 2-2x6
3'-0" < Opening < 5'-0" - 2-2x8
5'-0" < Opening < 8'-0" - 2-2x10
Greater than 8'-0" - See plans

- Fasteners:
A. All prefabricated angles, bearing plates, and joist hangers shall be installed per the manufacturer recommendations.
B. Follow the manufacturer recommendations for setting epoxy bolts.
C. Expansion bolts shall be rawl power studs.
- Masonry:
A. Masonry construction shall be in conformance with the applicable sections of ACI 530-13/ASCE5-13, "Specifications for Masonry Structures."
B. Concrete masonry units shall be hollow load bearing units (ASTM C90) grade n-1 with a net strength of 2000psi and F'm - 1500psi.
C. All joints to be filled solid with mortar.
D. Mortar to comply with ASTM C270 (type M or S).
E. Provide corrugated masonry ties between brick facia and wood walls or cmu walls at 16" O.C. in each direction.
F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertically.
G. Lintels shall be as follows:
Opening < 3'-0" - L4x3 1/2 LVL/ 4" of wall
3'-0" < Opening < 7'-0" - L6x3 1/2 LVL/ 4" of wall.
Opening > 7'-0" - See Plan
- Cast in place concrete:
A. Concrete construction shall be in conformance with the applicable sections of ACI 318-14, "Part 3 - Construction Requirements."
B. Concrete shall have a minimum compressive strength at 28 days as follows.
Footings: 3,000psi
Underpinning: 3,000psi
Walls: 4,500psi.
Slab on grade: 4,500psi.
Elevated Slab: 4,500psi.
Columns: 5,000psi.
C. All concrete shall be placed with a slump of 4" (+ 1/2")
D. All concrete shall be normal weight, UNO.
E. All concrete exposed to weather shall have 6% ± 1% entrained air.
F. Contractor shall pour extra 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 3/4"
Footings 3"
- Reinforcement:
A. Reinforcing bars shall be deformed bars conforming to ASTM A615, grade 60 (Fy = 60ksi)
B. Welded wire fabric (wvf) shall conform to ASTM A185. Lap edges of wire fabric at least 6" in each direction.
10. Dimensions: The contractor shall verify all dimensions prior to fabrication of structural components.
11. Coordination: The contractor shall coordinate all sleeves, duct openings and holes between trades. Any conduits or pipes embedded in concrete must be in accordance with ACI 318-14, chapter 26. Where sleeves are closely spaced in a group, the group shall be treated as an opening and reinforced accordingly. Submit drawings showing all opening sizes and locations for the approval by the structural engineer.

Dead Loads:

SPF #2 -	25 PCF
1/2" Decking -	1.7 PSF
3/4" Decking -	2.5 PSF
Asphalt Shingles -	2.5 PSF
Slate Shingles -	15 PSF
1/2" Drywall -	2.2 PSF
Insulation -	1.5 PSF
Siding -	2.0 PSF
CMU -	87 PCF
Brick -	130 PCF

LIVE LOADS:

DECK:	40PSF
ATTIC:	20PSF
FLOOR:	40PSF
BALCONY:	60PSF
BEDROOM:	40PSF
ROOF:	30PSF

WIND LOADS:

WIND SPEED:	Vult = 115mph; Vasd = 89mph
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE FACTOR:	B
WIND DESIGN PRESSURE:	20PSF

SNOW LOADS:

GROUND SNOW LOAD (PG):	30PSF
FLAT ROOF SNOW LOAD(PF):	30PSF
SNOW EXPOSURE FACTOR (CE):	0.9
SNOW IMPORTANCE FACTOR (I):	1.0

Deflection Limitations:

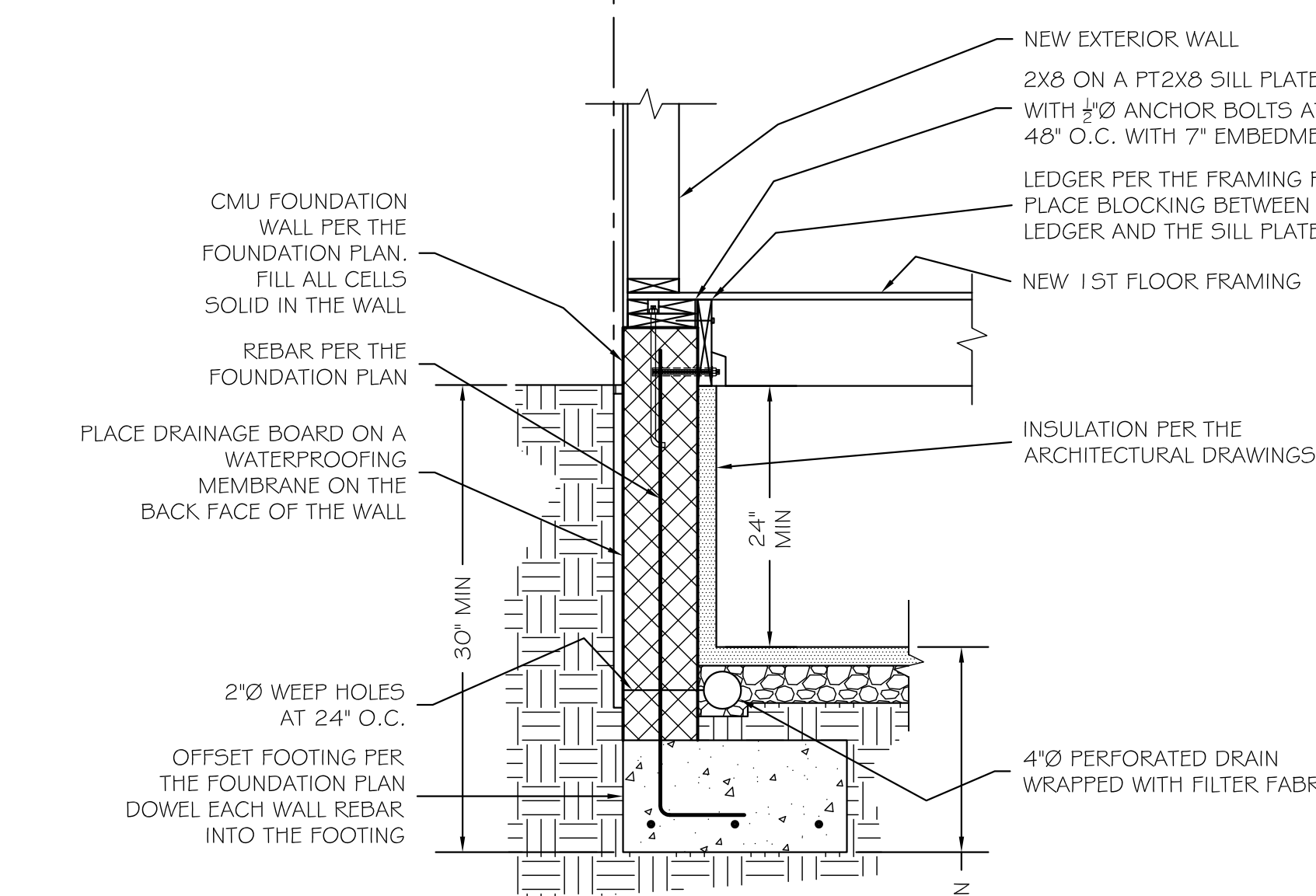
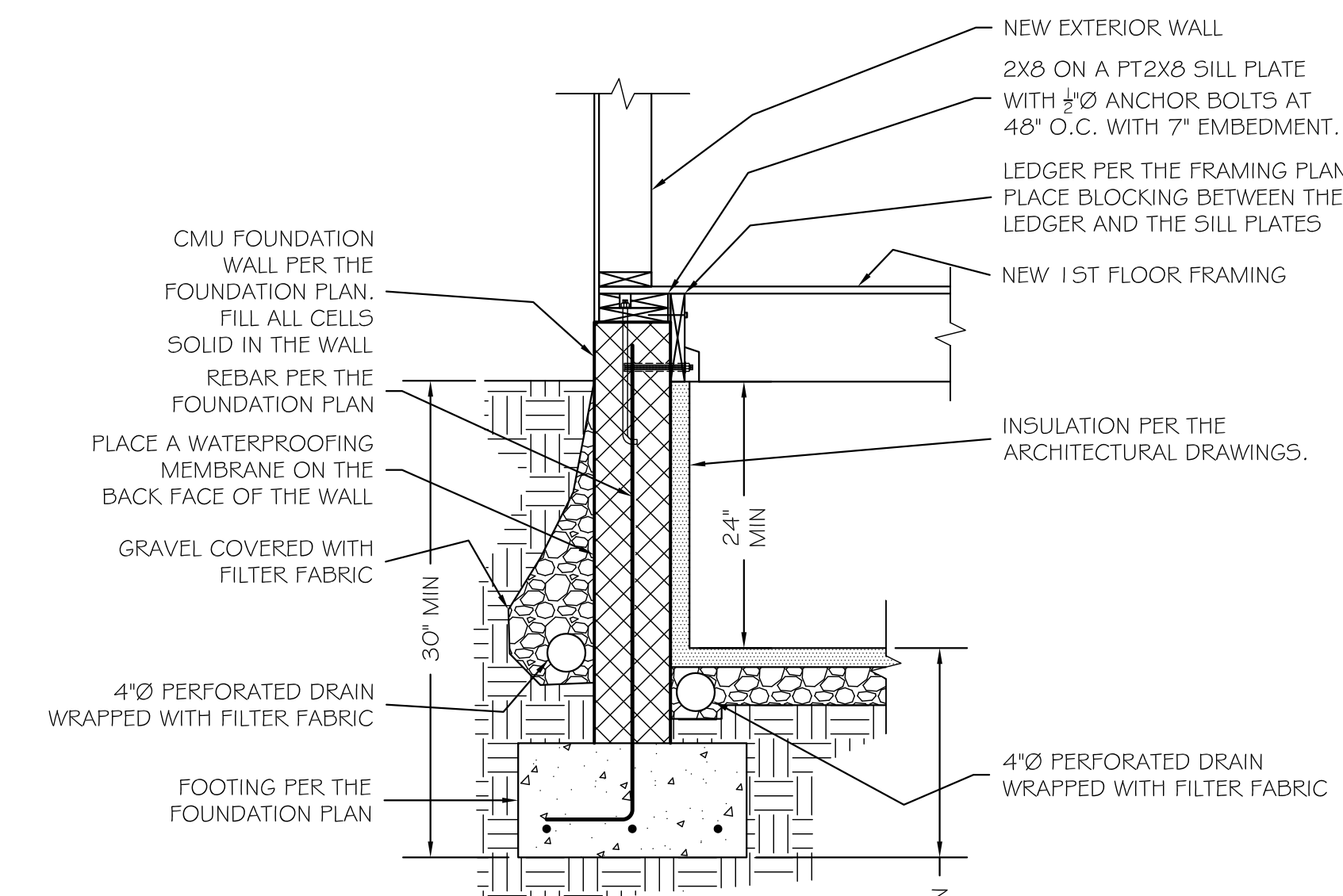
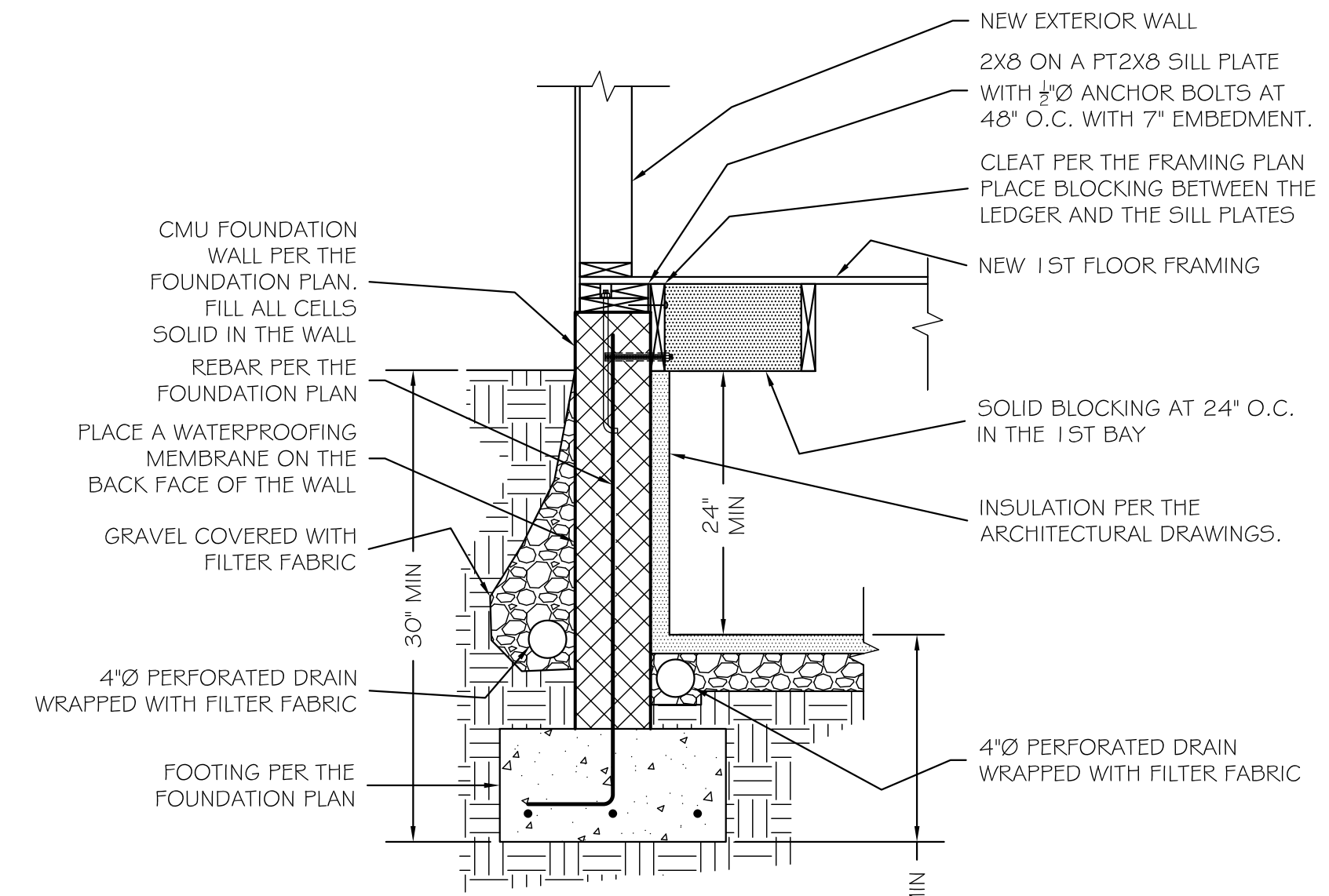
Roofers:	L/240
Interior Walls and Partitions:	H/180
Floors and Plastered Ceilings:	L/360
All Other Structural Members:	L/240
Ext. Walls with plaster or stucco finishes:	L/360
Ext. Walls - Wind Loads with Brittle Finishes:	L/240
Ext. walls - Wind Loads with Flexible Finishes:	L/120

SEISMIC DESIGN DATA:

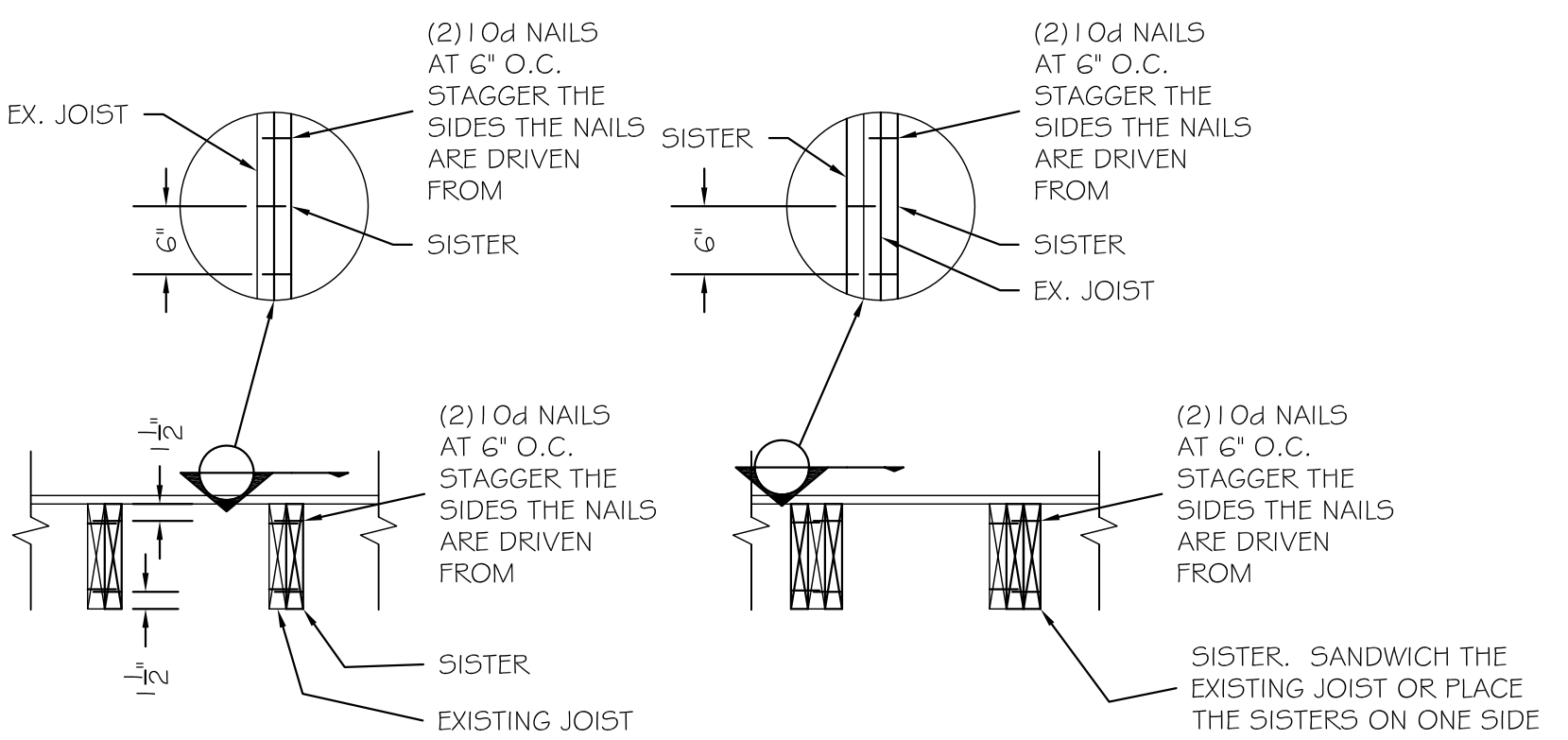
SEISMIC IMPORTANCE FACTOR (Ie):	1.0
SPECTRAL RESPONSE ACCELERATIONS:	
(Ss):	20.0%
(S1):	8.0%

SPECTRAL RESPONSE COEFFICIENTS:

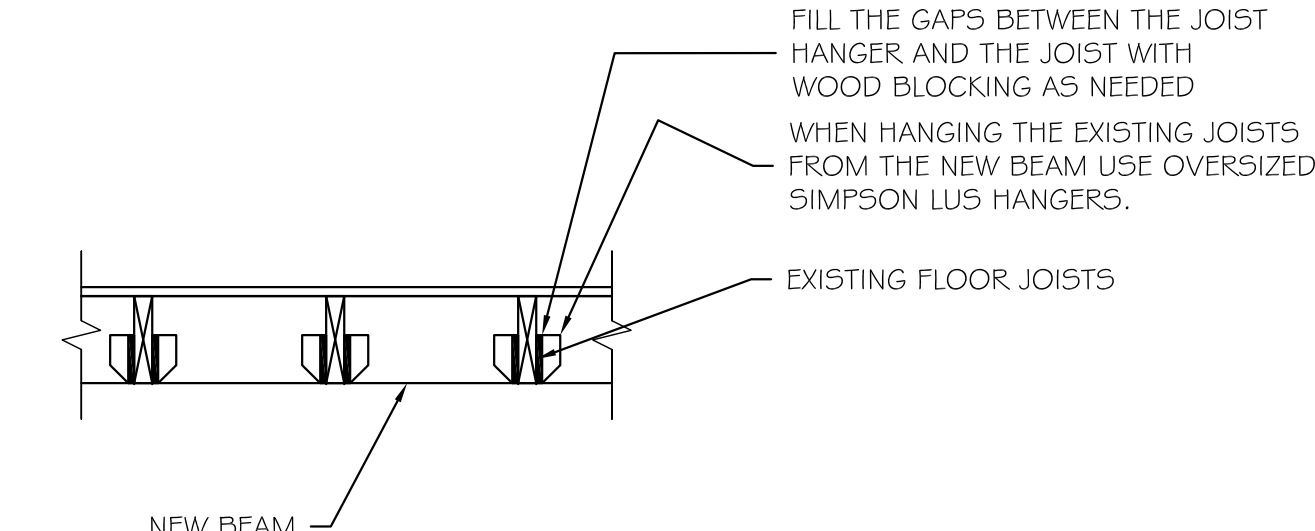
(Sds):	33%
(Sd1):	18.7%
D:	B
SEISMIC SITE CLASSIFICATION:	D
SEISMIC COEFFICIENT (Cs):	0.05
SEISMIC MODIFICATION FACTOR (R):	6.5
BASE SHEAR:	0.5k
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SFRS:	Light Framed Walls



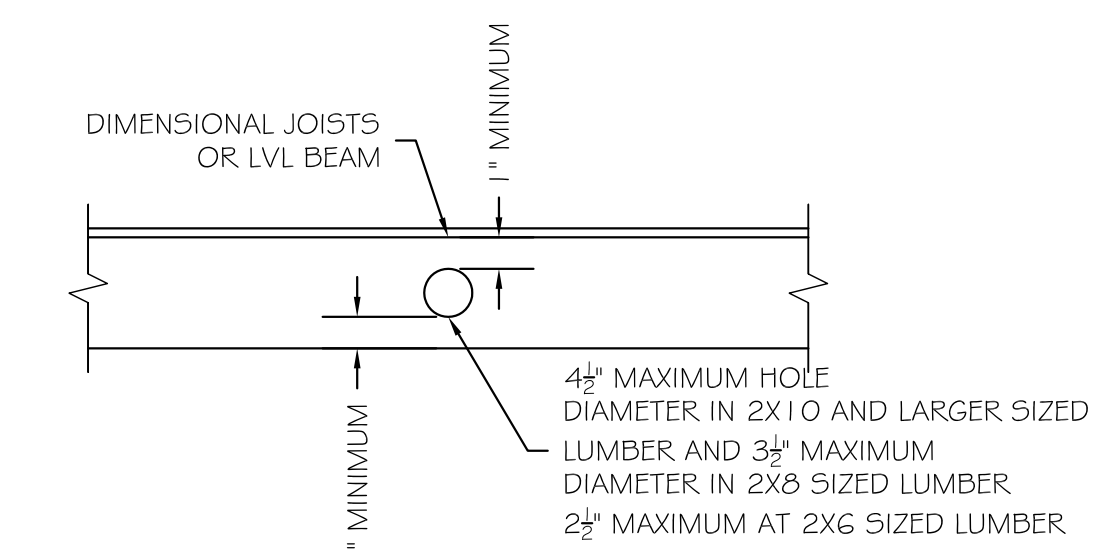
UNLESS NOTED OTHERWISE, ALL SISTERS CAN STOP 1" SHORT OF THE EXISTING SUPPORTING WALL OR BEAM.



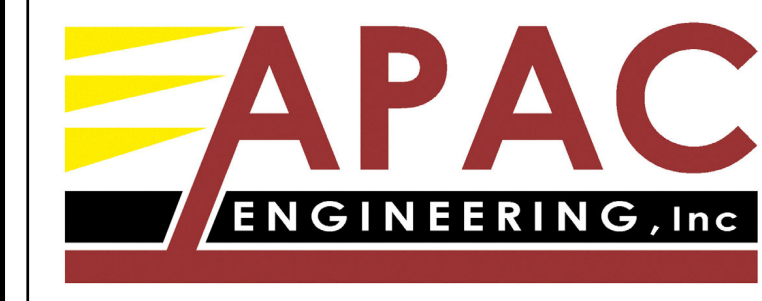
Typical Sistering Details
Scale: NTS



Typical Ex. Joist to New Beam Detail
Scale: 3/4" = 1'-0"

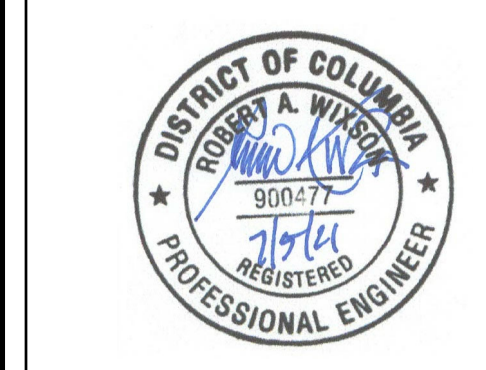


Typical Detail at Floor Joist/LVL Beam Holes
Scale: 3/4" = 1'-0"



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No.	Revision / Issue	Date
01	Revision 1	RDATE1
02	Revision 2	RDATE2



As an employee of APAC Engineering Inc. I am responsible for determining that the structural engineering designs included on this sheet are in compliance with the intent of all applicable laws and regulations of the District of Columbia. I have personally prepared or directly supervised the development of, the structural engineering designs included on this sheet.

428 11th Street, SE
Washington, DC

Structural Notes and Details

Drawn By: RAW
Date: 7-5-21
Scale: As Noted

S200

New Foundation Details
Scale: 3/4" = 1'-0"