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 EXPOSURE, 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 OWNER AND/ OR 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 REQUIRED FOR A COMPLETE INSTALLATION. 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 PRODUCTS SELECTED BY OTHER CONTRACTORS. 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 8 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 COMPETENCE IN 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 NCLUDING 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

CUTTING 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 DELINIATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER

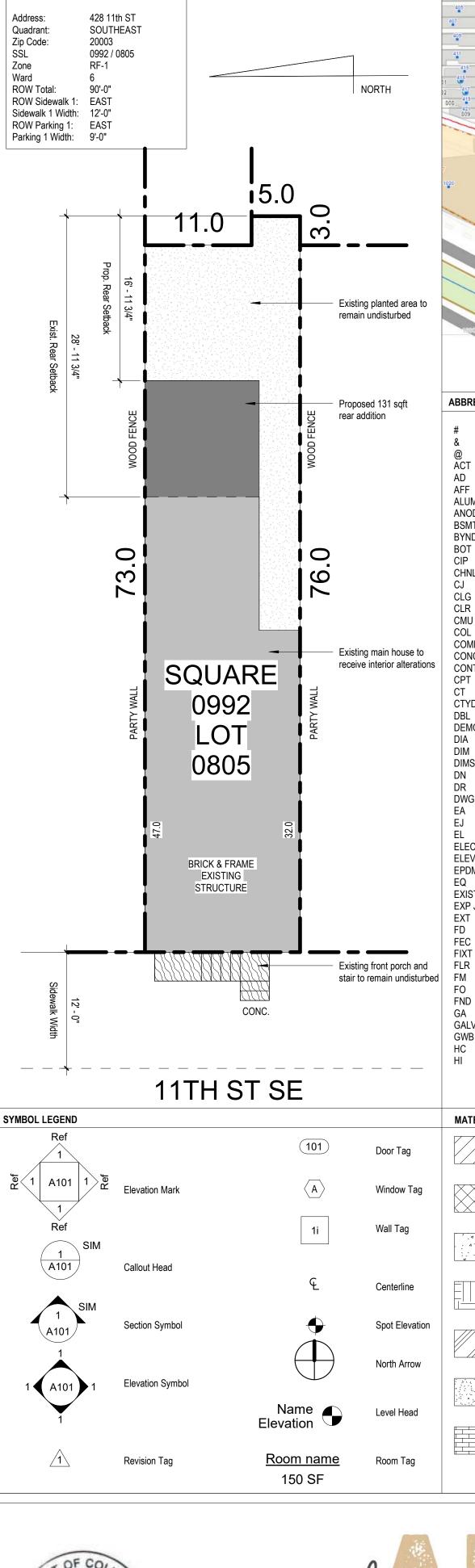
INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT SUBSTANTIAL COMPLETION: CONTRACTOR SHALL PROCURE FINAL CERTIFICATE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

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

SITE

DDOT Tops - Permit Location Information









PROJECT DESCRIPTION

receive a new full bathroom.

vent in the 2nd floor laundry area.

accommodate new design layout

of existing plumbing fixtures in the kitchen

new design layout.

ABBREVIATIONS

Pound OR Number & And @ ACT Acoustic Ceiling Tile AD Area Drain AFF Above Finished Floor ALUM Aluminum ANOD Anodized BSMT Basement BYND Beyond BOT Bottom CIP Cast In Place CHNL Channel CJ Control Joint CLG CLR Ceiling Clear CMU Concrete Masonry Unit COL Column COMPR Compressible CONC Concrete CONT Continuous CPT Carpet СТ Ceramic Tile CTYD Courtyard DBL Double DEMO Demolish or Demolition DIA Diameter DIM Dimension DIMS Dimensions DN Down DR Door DWG Drawing EA Each EJ Expansion Joint EL Elevation ELEC Electrical ELEV Elevator or Elevation EPDM Ethylene Propylene Diene M-Class (Roofing) EXIST Existing EXP JT Expansion Joint EXT Exterior FD Floor Drain or Fire Department FEC Fire Extinguisher Cabinet FIXT Fixture FLR Floor Filled Metal FO Face Of FND Foundation GA Gauge GALV Galvanized GWB Gypsum Wall Board HC Hollow Core HI High

HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
МО	Masonry Opening
MECH	Mechanical
	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
-	
NOM	Nominal
00	On Center
OH	Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
	Rubber
RBR	
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
-	
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
	•
VP	Vision Panel
W/	With
	Mood

MATERIAL LEGEND

STONE CLADDING CONCRETE BLOCK

CONCRETE

GYPSUM WALLBOARD

BRICK

TLT TO TOC TOS TPD T/D TYP UNO U/S VIF VP W/ WD	Toilet Top Of Top Of Concrete Top Of Steel Toilet Paper Dispe Telephone/Data Typical Unless Noted Othe Underside Verify In Field Vision Panel With Wood		EXISTING CONSTRUCTION CL PROPOSED CONSTRUCTION C EXISTING BUILDING OCCUPAN PROPOSED BUILDING OCCUPA
			<u>GENERAL INFORMATION</u> : GRO LEVEL
		WOOD	BASEMENT 1ST FLOOR 2ND FLOOR TOTAL
		PLYWOOD	FLOOR AREA RATIO
		WOOD ROUGH FRAMING	BUILDING USE: # OF STORIES: STORIES PLUS: # OF DWELLING UNITS:
		STONE / GRAVEL	AREA COVERAGE: TOTAL LOT AREA (SQFT): SIDE YARD SETBACK (LEFT) SIDE YARD SETBACK (RIGHT) REAR YARD SETBACK
		BATT INSULATION	BUILDING AREA: LOT OCCUPANCY:
		RIGID INSULATION	PERVIOUS SURFACE: GREEN AREA RATIO (GAR):
		FIRE SAFING	EXISTING FOOTPRINT AREA C PROPOSED FOOTPRINT AREA FLOORS INVOLVED IN THIS PF **TAXABLE ASSESSMENT (202

Building Footprint: Alterations include the residence having a rear extension of 131 sqft BUILDING CODE AND ZONING SUMMARY **OWNER INFORMATION** NAME: 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 Constructoin Code (IGCC) 2017 DCMR 12I, Energy Conservation Code Supplement of 2017 - Residential Provisions 2015 International Existing Building Code (IEBC) LASSIFICATION III-B III-B CLASSIFICATION NCY USE GROUP RF-1 (SINGLE FAMILY ROW) PANCY USE GROUP RF-1 (SINGLE FAMILY ROW) ROSS FLOOR AREA (GFA) EXISTING AREA(SF) PROPOSED AREA(SF) 612 Powder 694 694 Family Room 131 2,000 262 (13%) Family Room Family Room EXISTING PROPOSED Bedroom #3 Bedroom #3 SINGLE FAMILY SINGLE FAMILY BASEMENT BASEMENT Closet #2 l l aundrv 1,183 SQFT EXISTING TO REMAIN N/A N/A N/A N/A 28'-11" FT 16'-11" FT EXISTING PROPOSED 58% 69% 1% 2% 41% 29% OF BUILDING: 694 SQFT A OF BUILDING: 825 SQFT PROJECT: 1ST FLOOR + 2ND FLOOR

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

Structure: Alterations are limited to the rear addition and rearranging interior partition walls to accommodate

Mechanical: Alterations are limited to the addition of an exhust fan in the new master bathroom and exhaust

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

Electrical: Alterations are limited to the addition and rearrangement of electrical switches and outlets to

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

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

\$530.666.00

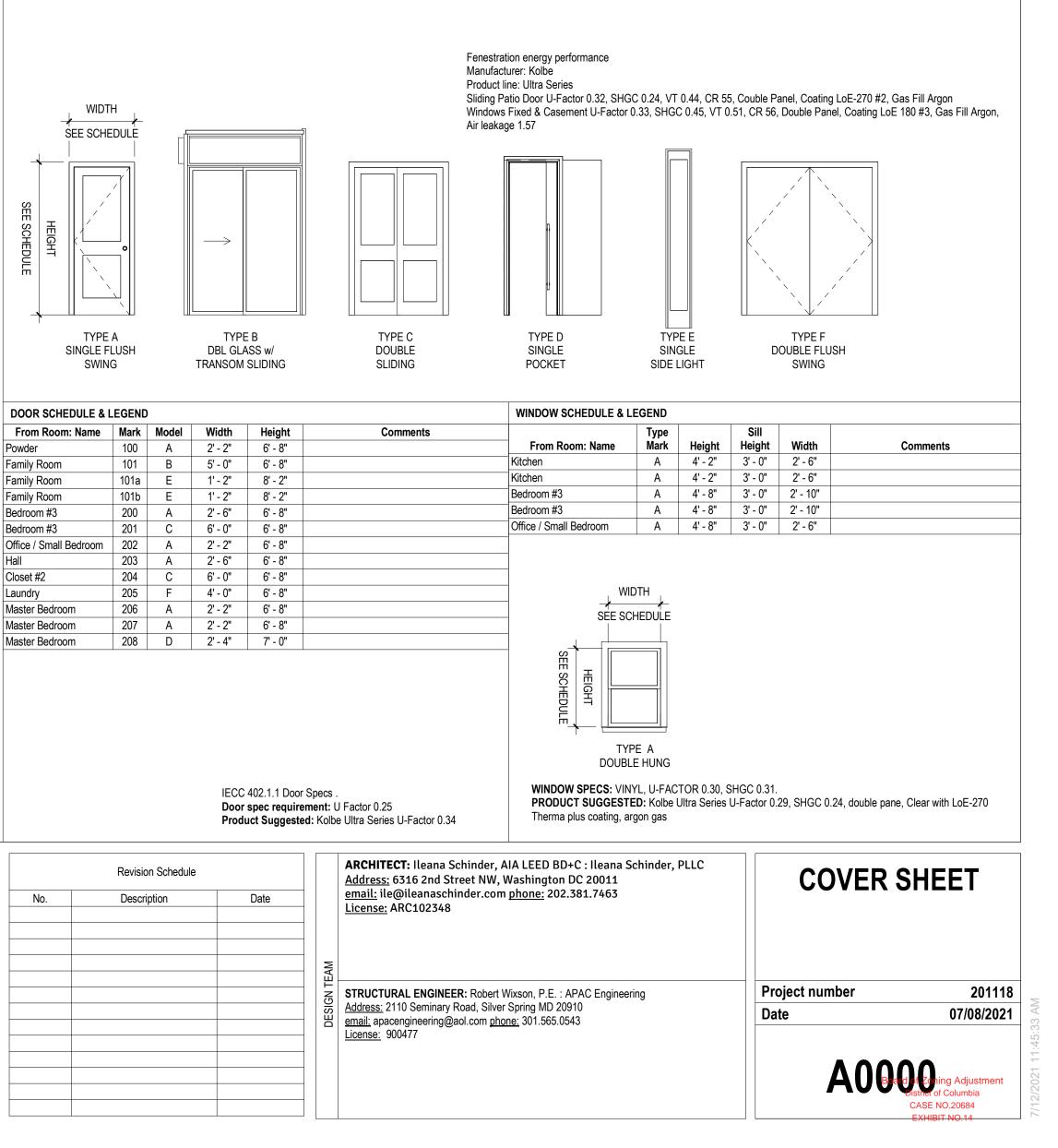
INTERIOR RENOVATION & ADDITION

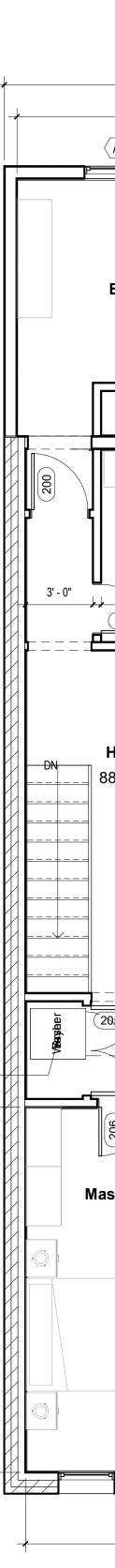
Ileana Schinder, Architect Ileana Schinder, PLLC ile@ileanaschinder.com - 202.381.7463 6316 2nd Street NW - Washington DC 20011

428 11TH ST SE WASHINGTON DC 20003

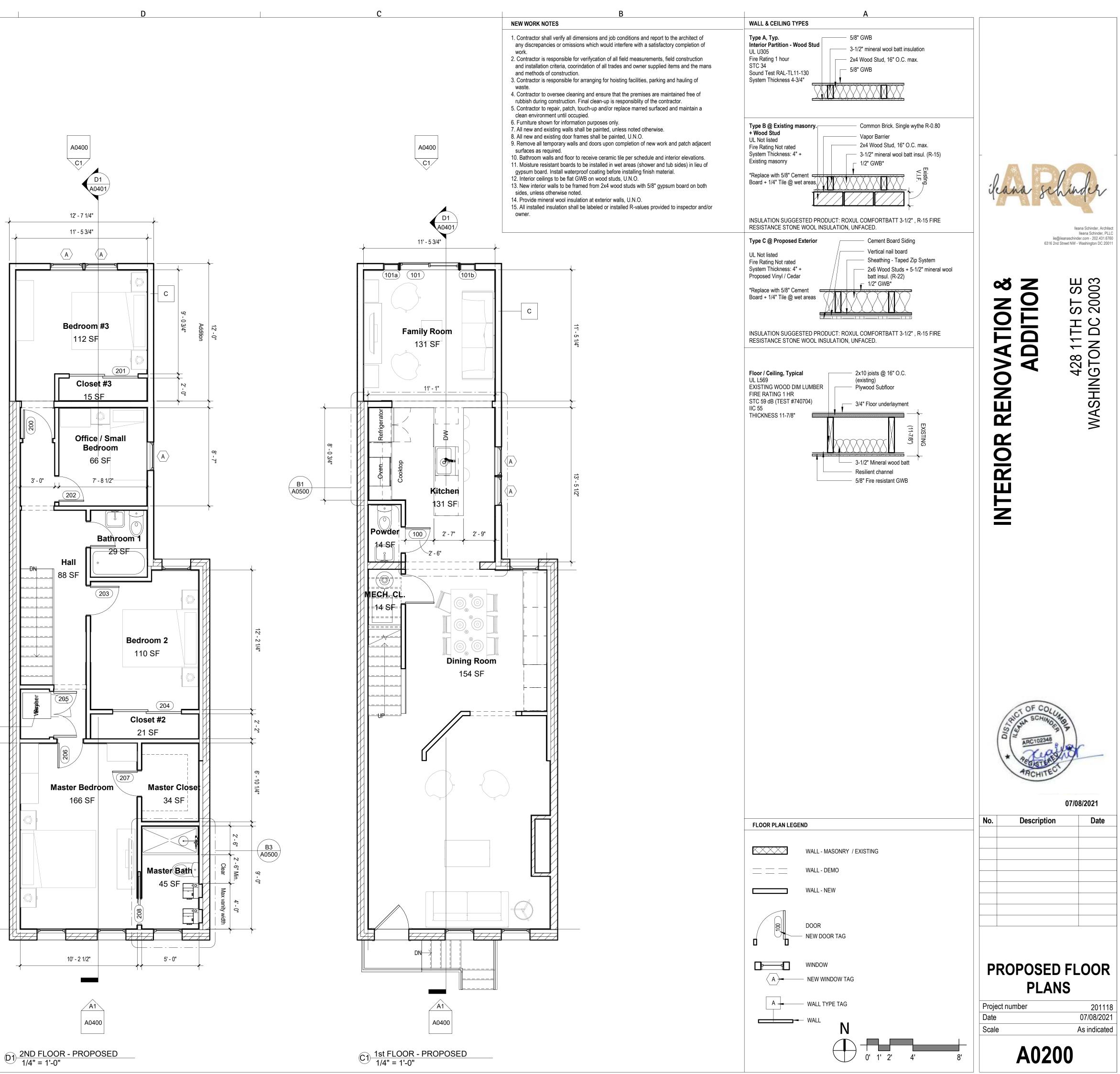
ADDITION and RENOVATION at CARR Residence

JULY 2021 100% SET

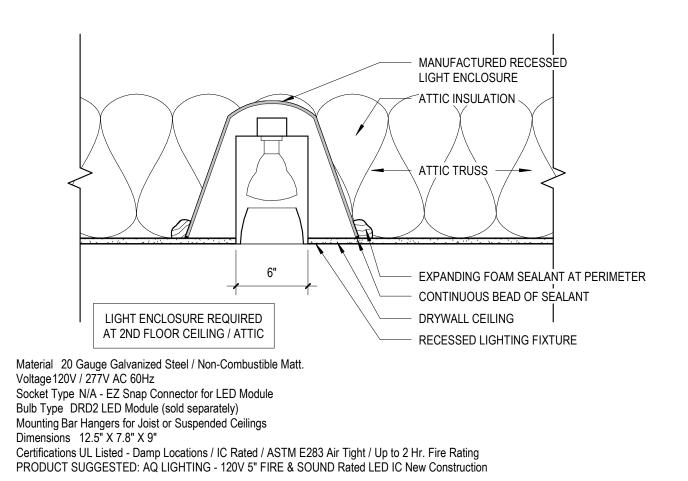




Laundry 11 SF 16' - 2 3/4'

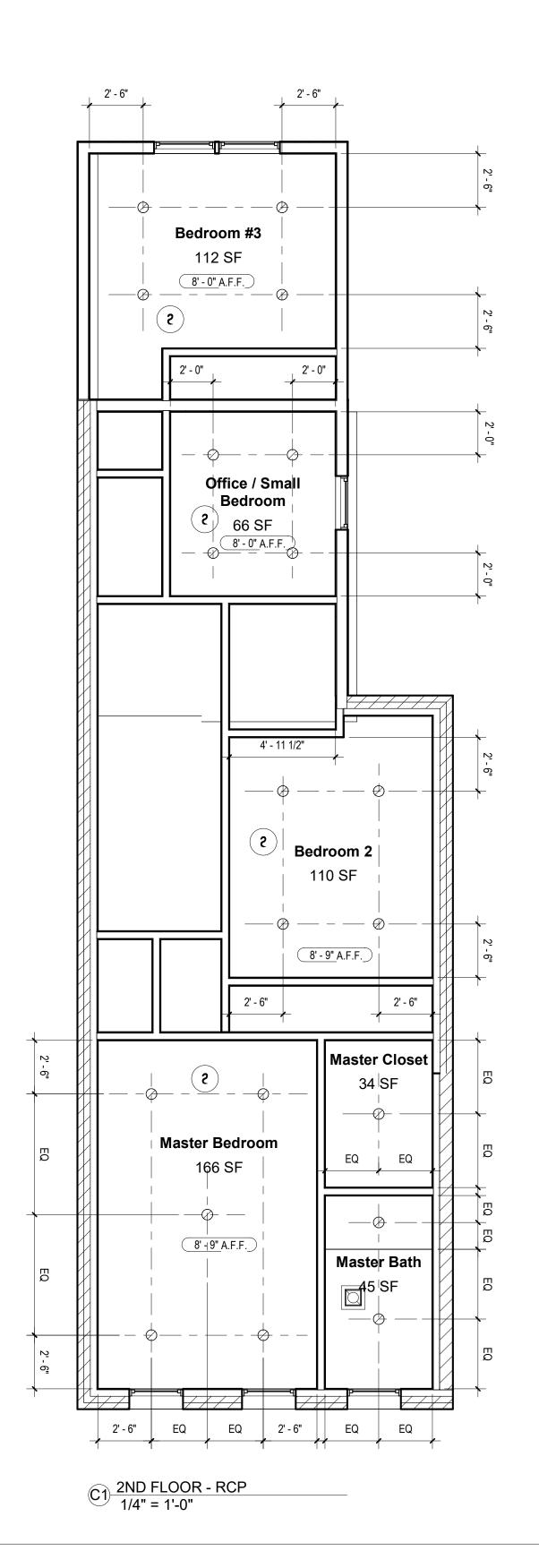


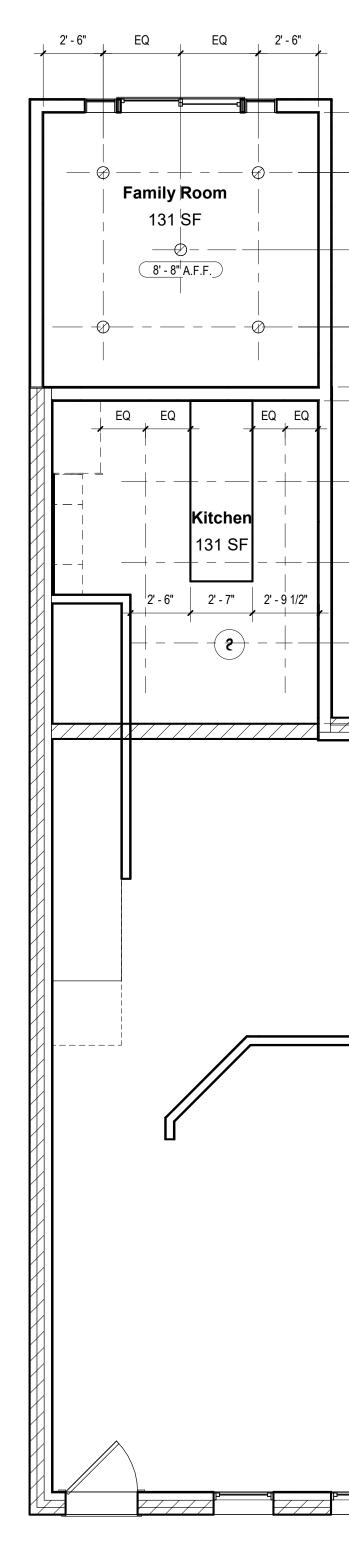
RECESSED LIGHTING THROUGH FIRE RATED ASSEMBLY SPECIFICATIONS



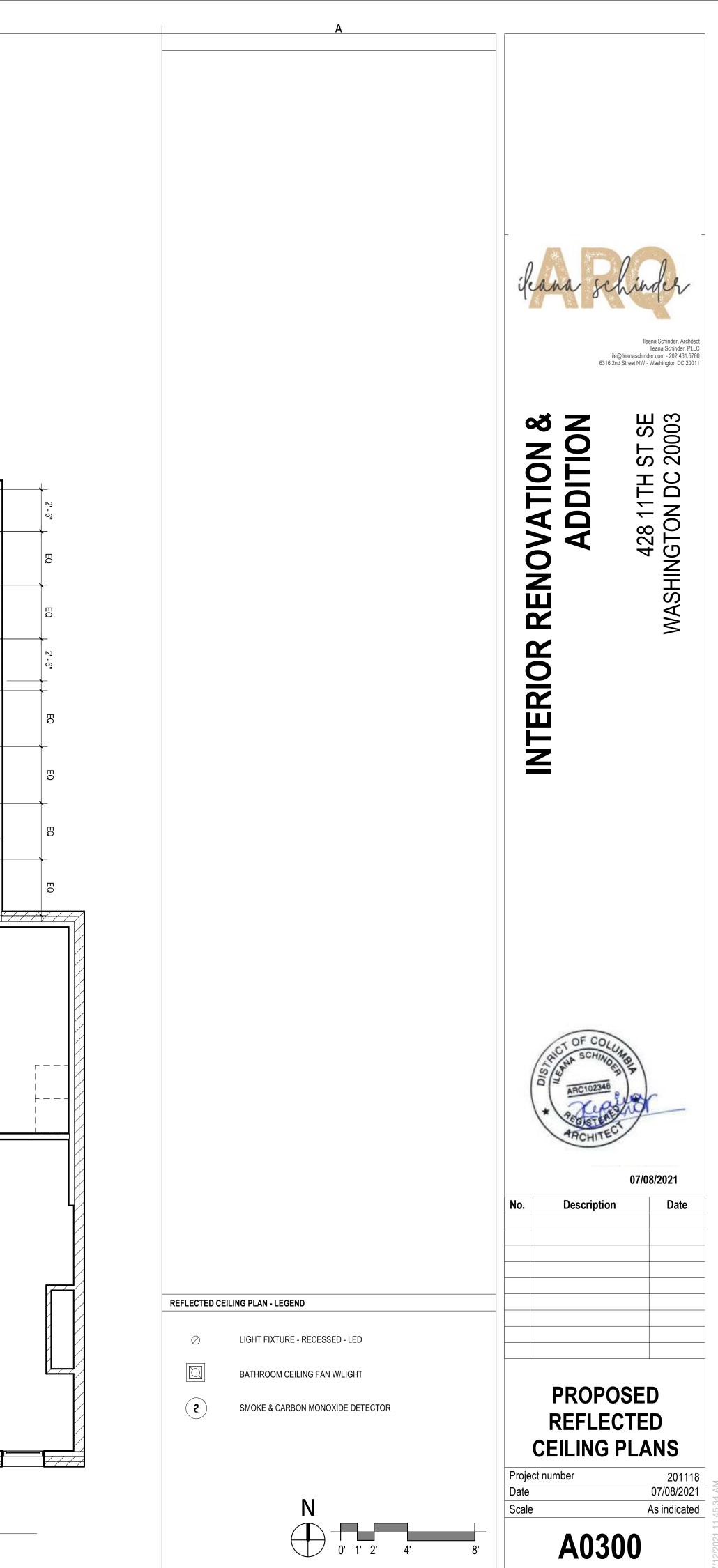
RECESSED LIGHT PENETRATION

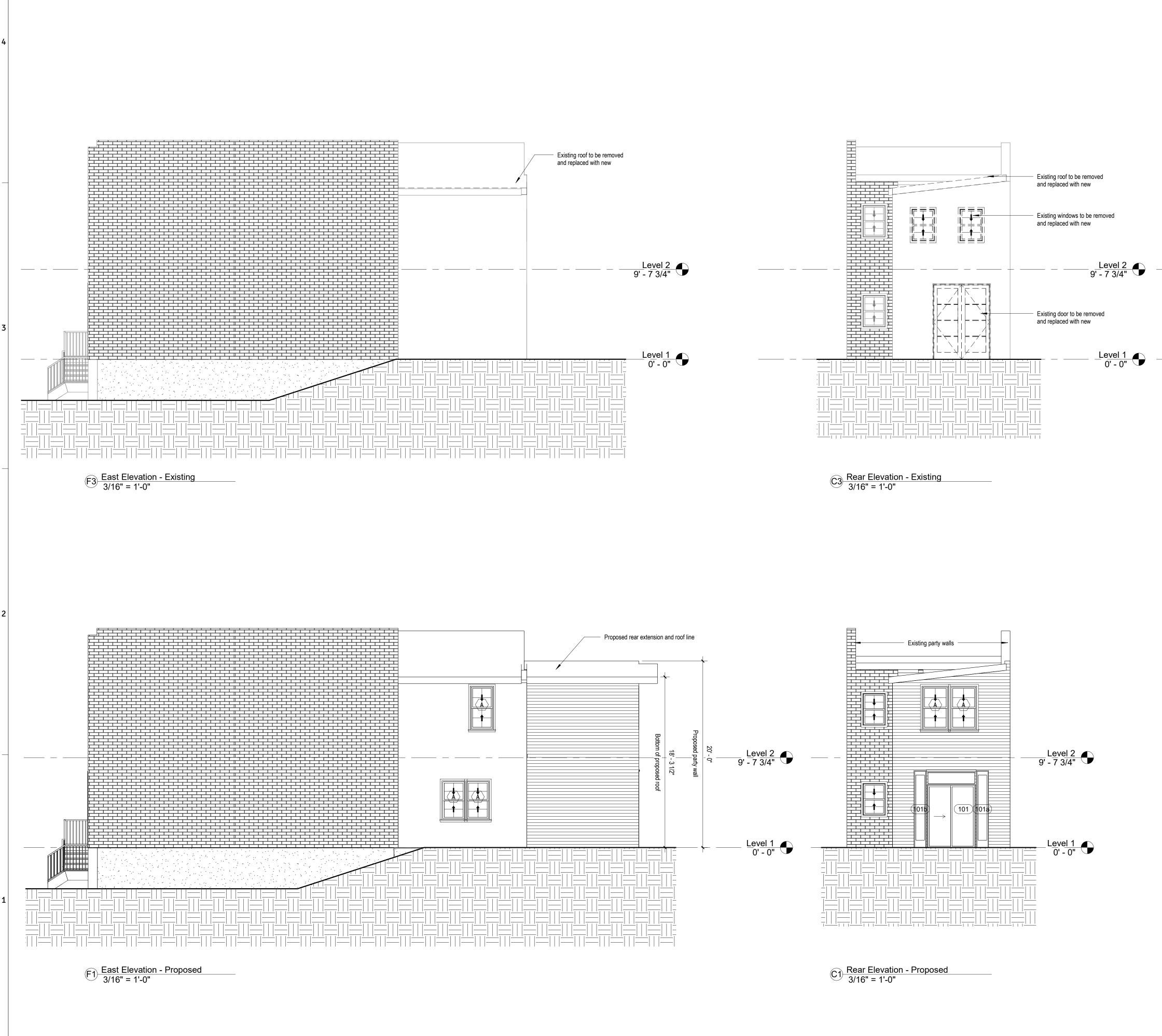
 $1 \frac{\text{DETAIL}}{1 \frac{1}{2} = 1'-0"}$

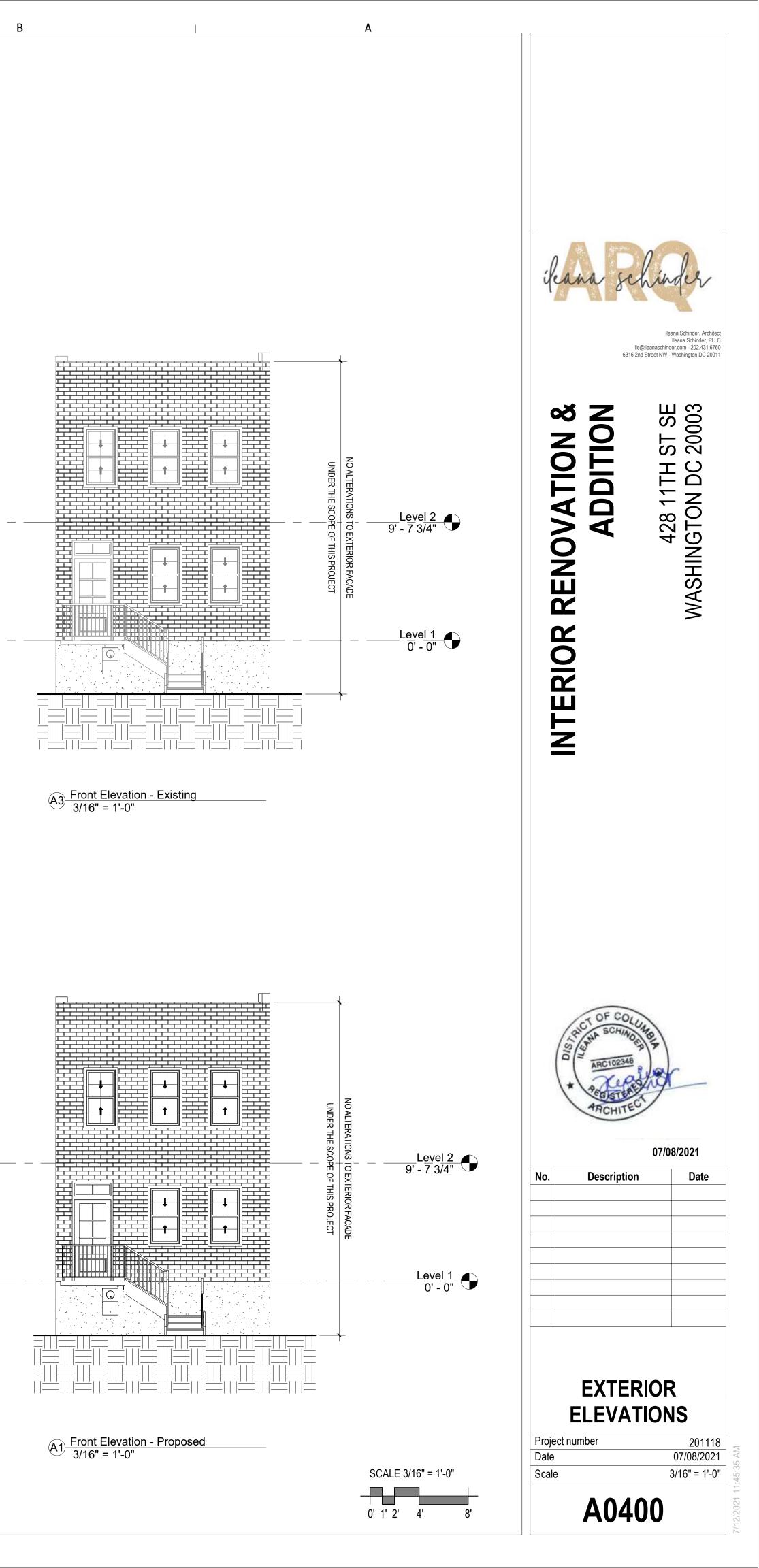


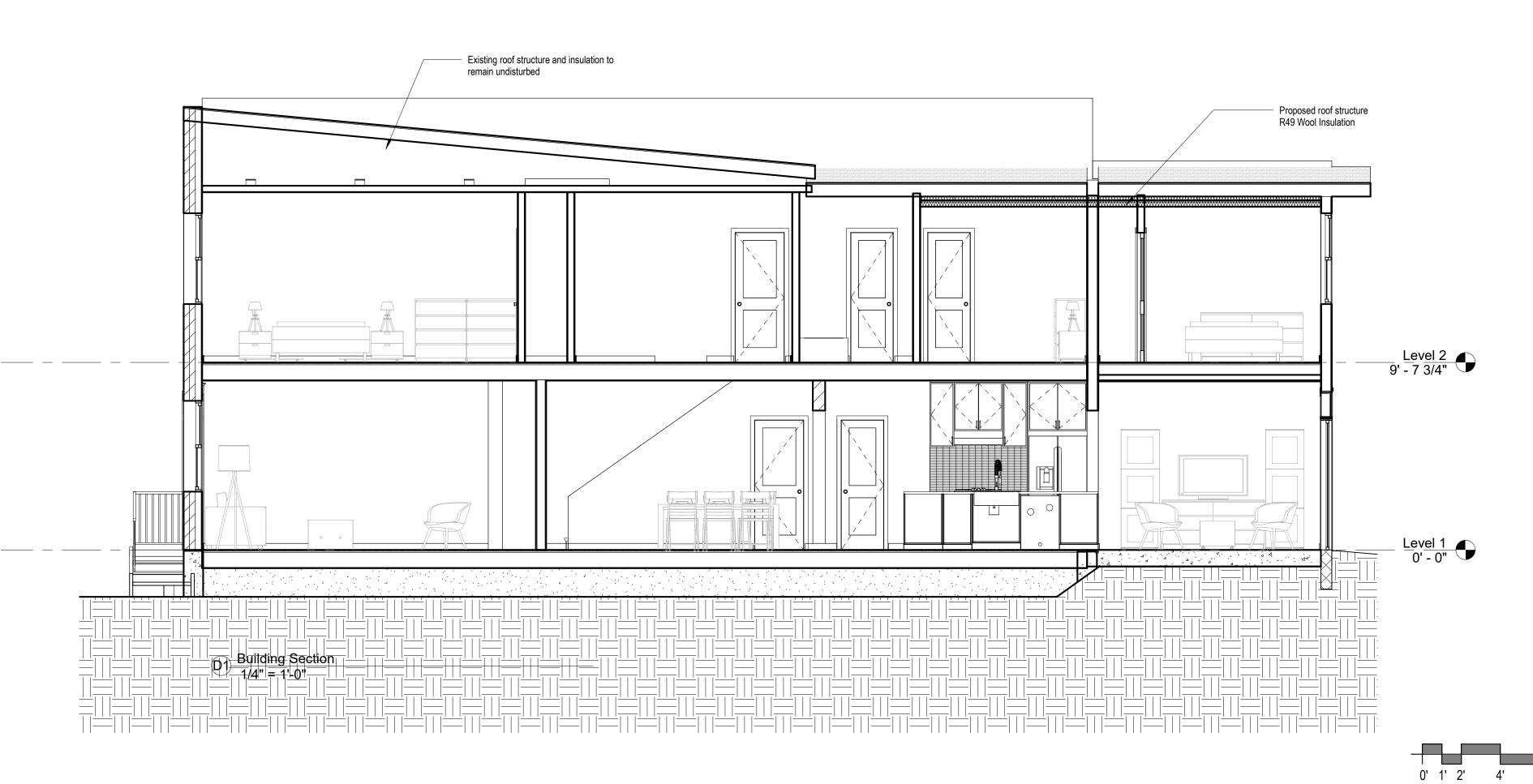


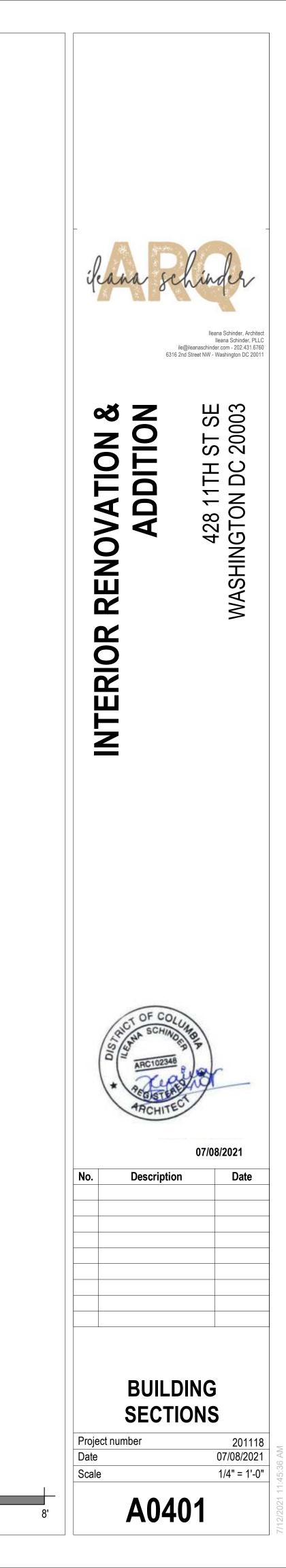
B1 1ST FLOOR - RCP 1/4" = 1'-0"









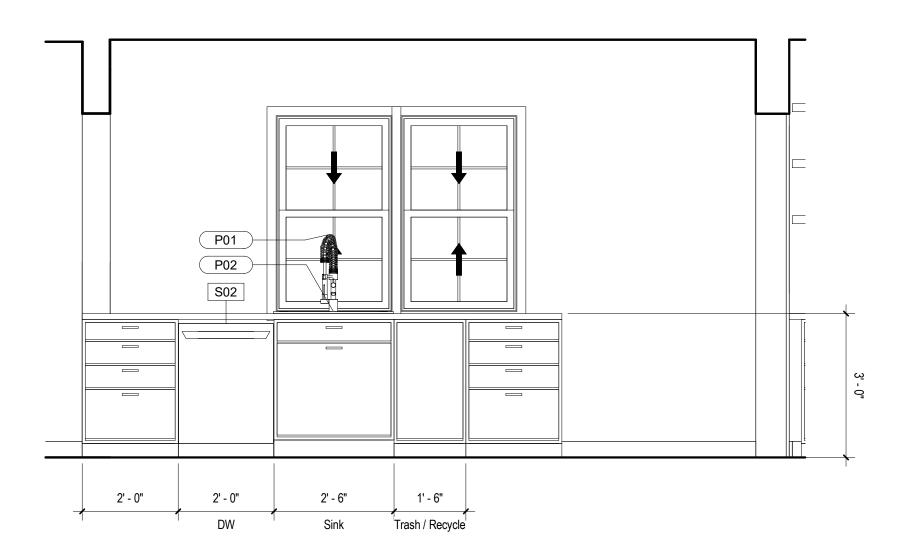


	Plumbing Fixture Schedule							
Level	Room: Name Type Mark		Description	Manufacturer	Model	Comments		
	Master Bath	P04	Faucet	Moen	84774			
	Master Bath	P04	Faucet	Moen	84774			
Level 1	Kitchen	P01	Kitchen Faucet	Kohler	K-22973-CP			
Level 1	Kitchen	P02	Kitchen Sink		Undermount			
Level 1	Kitchen	P08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

4

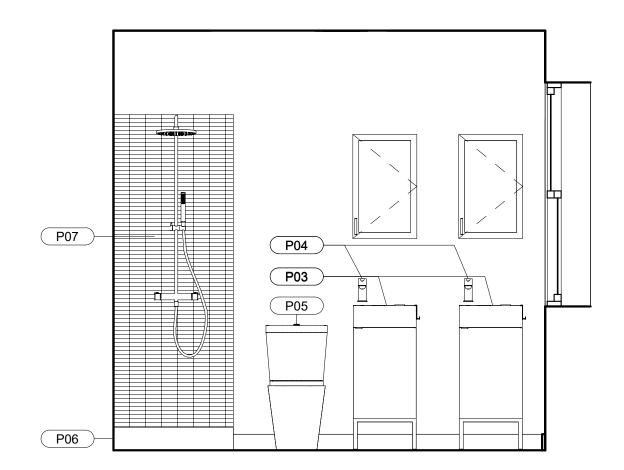
	SPECIALTY EQUIPMENT SCHEDULE							
Level	Room: Name	Mark	Description	Manufacturer	Model	Comments		
Level 1	Kitchen	S01	French Door Refrigerator					
Level 1	Kitchen	S03	Gas Cooktop					
Level 1	Kitchen	S05	Single Oven					
_evel 1	Kitchen	S04	Electric Hood					
Level 1	Kitchen	S02	Dishwasher					

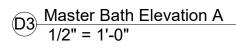


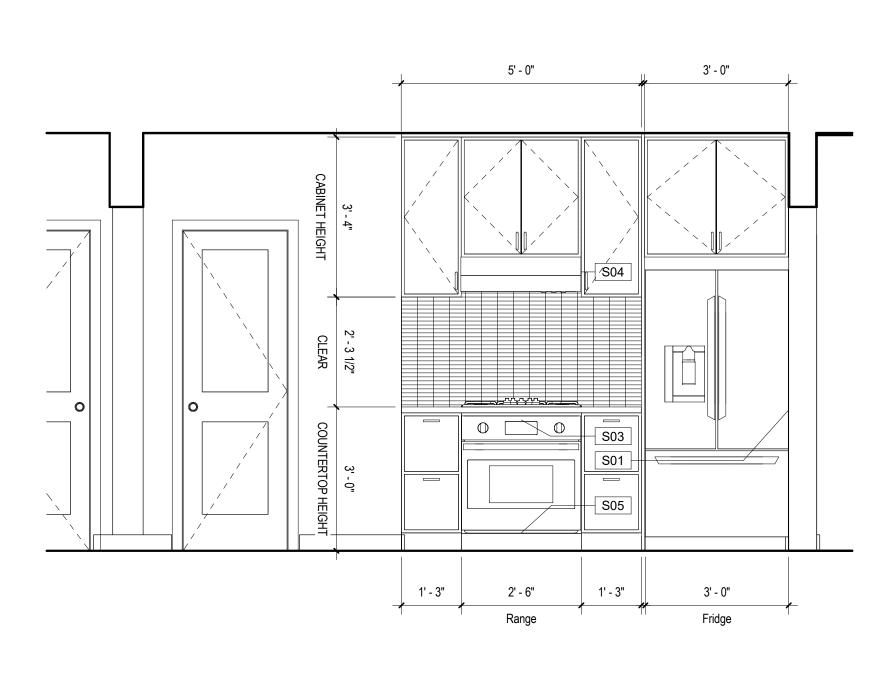


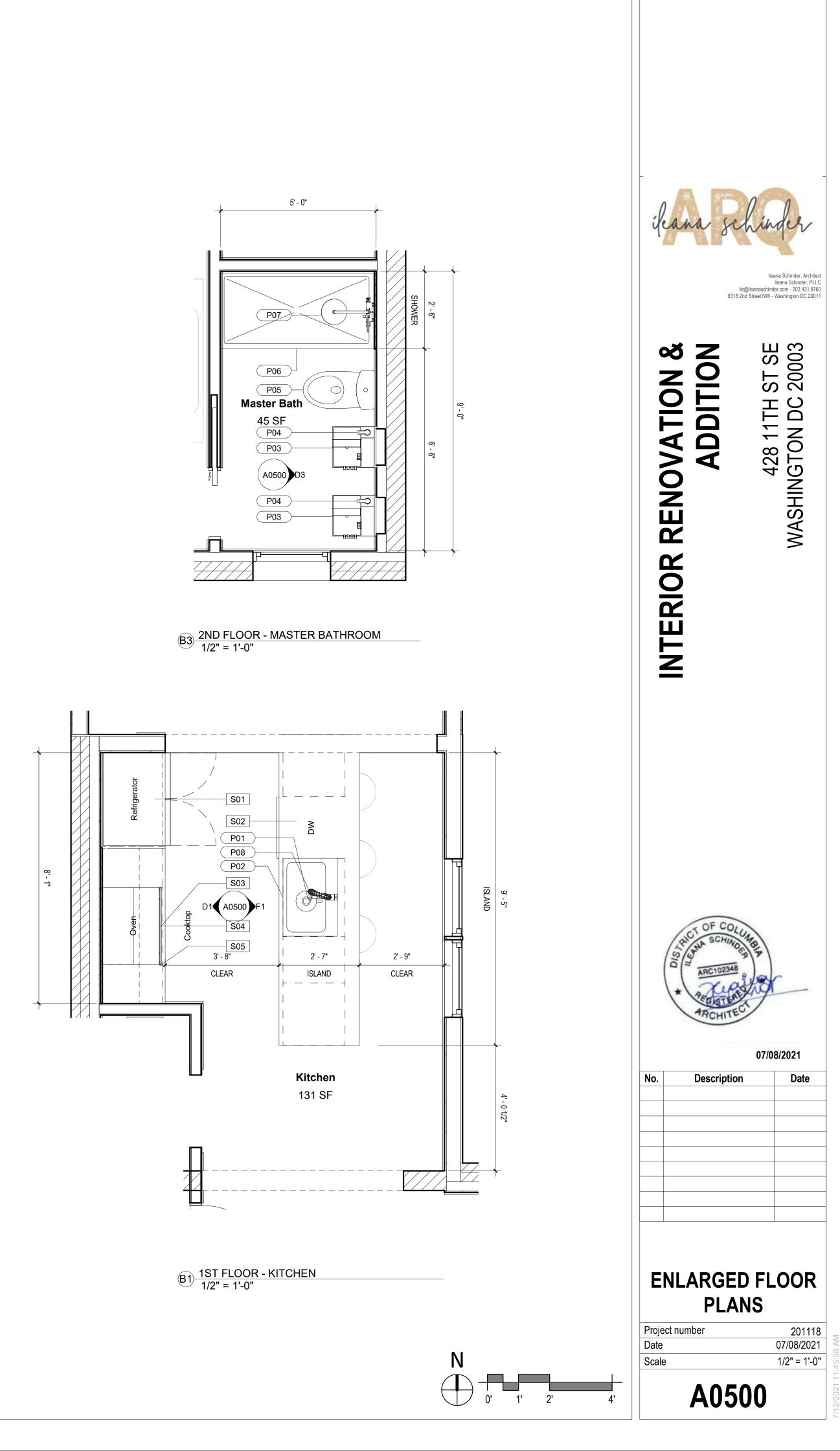
(F1) Kitchen Elevation B 1/2" = 1'-0"

1

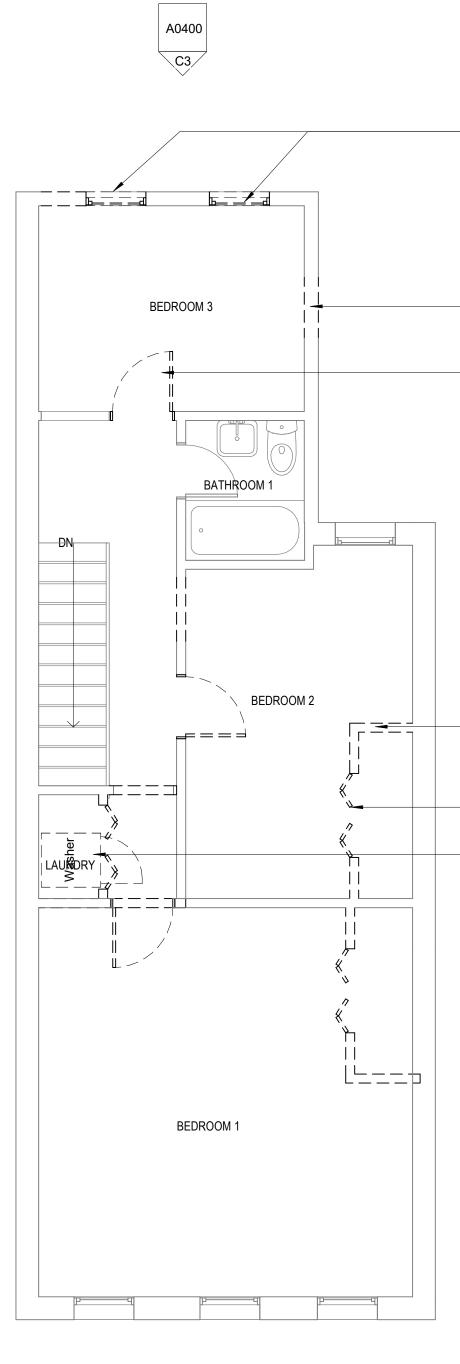








D1 Kitchen Elevation A 1/2" = 1'-0"

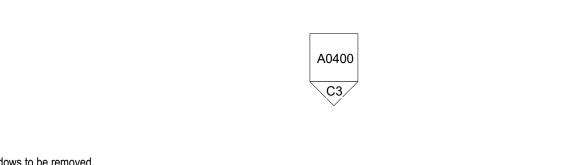




E1 2ND FLOOR - EXISTING 1/4" = 1'-0"

E

1



Existing windows to be removed

D

1

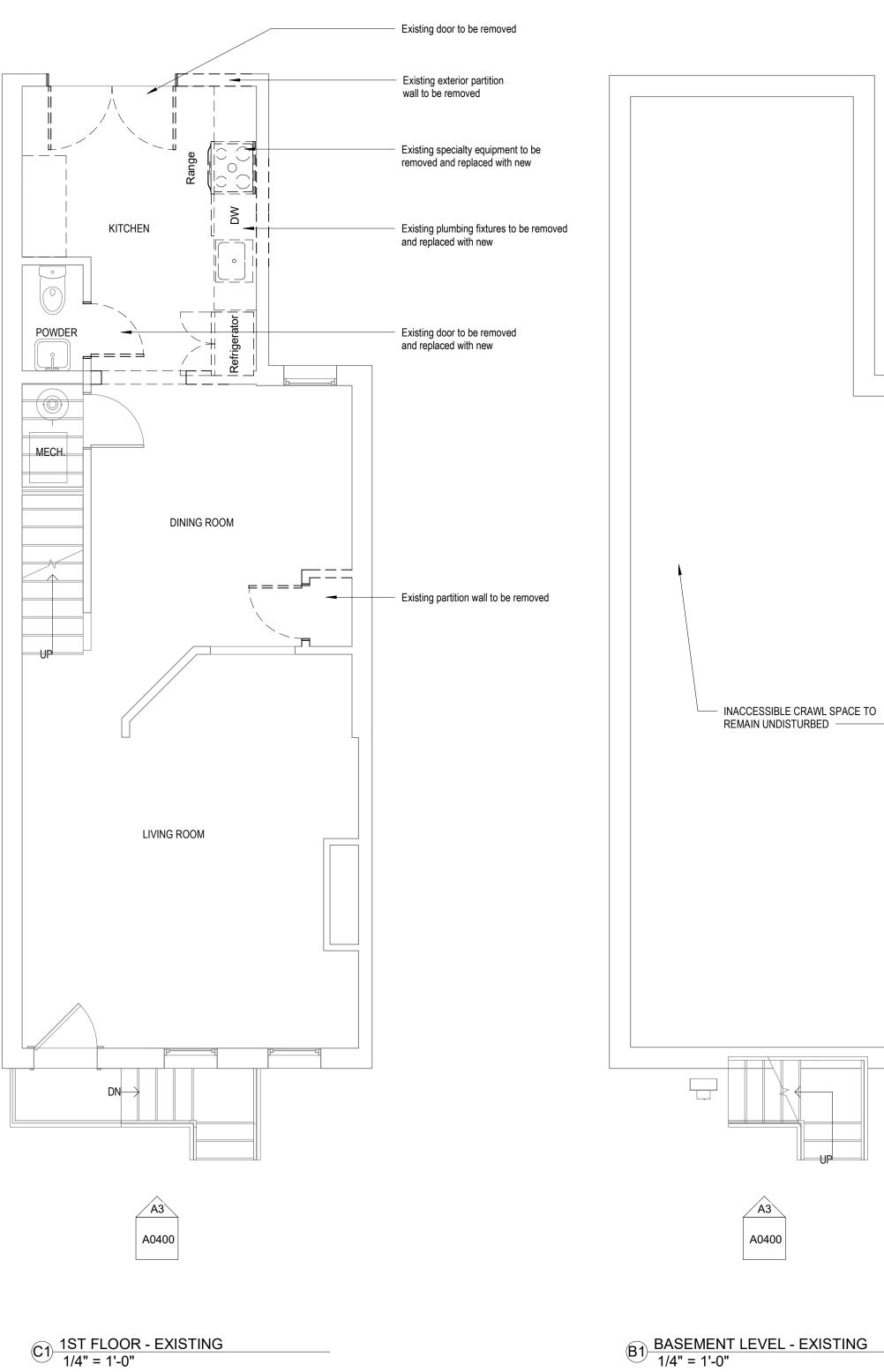
Existing portion of wall to be reoved

Existing door to be removed and replaced with new

Existing partition wall to be

Existing door to be removed

Existing specialty eqipment to be removed and replaced with new



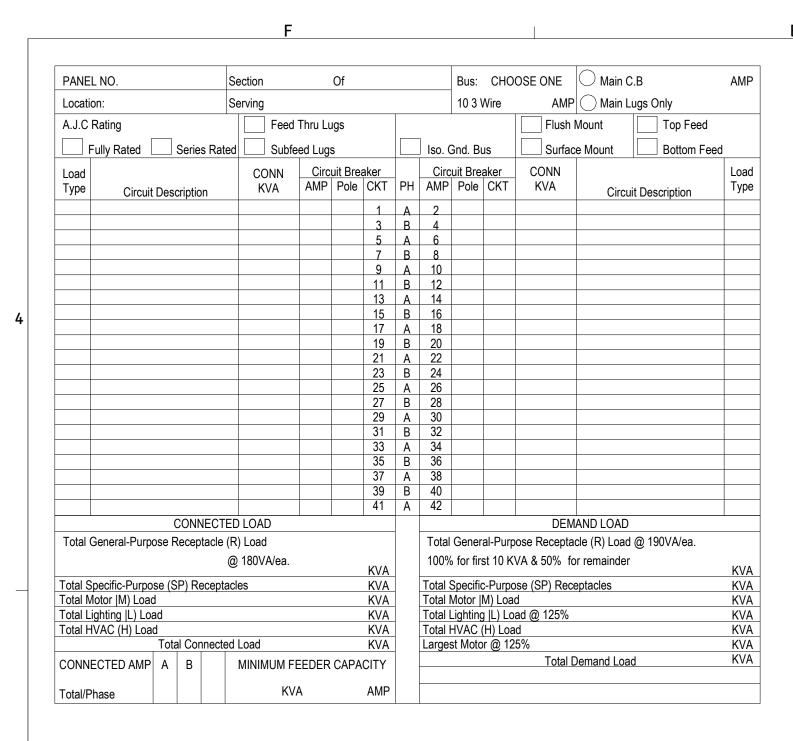
С

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

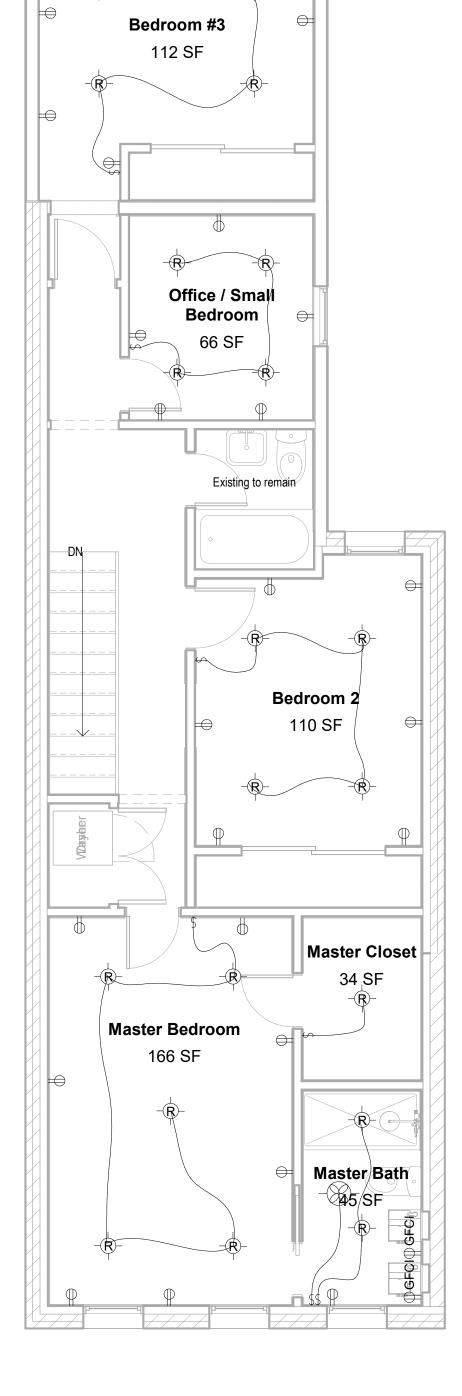
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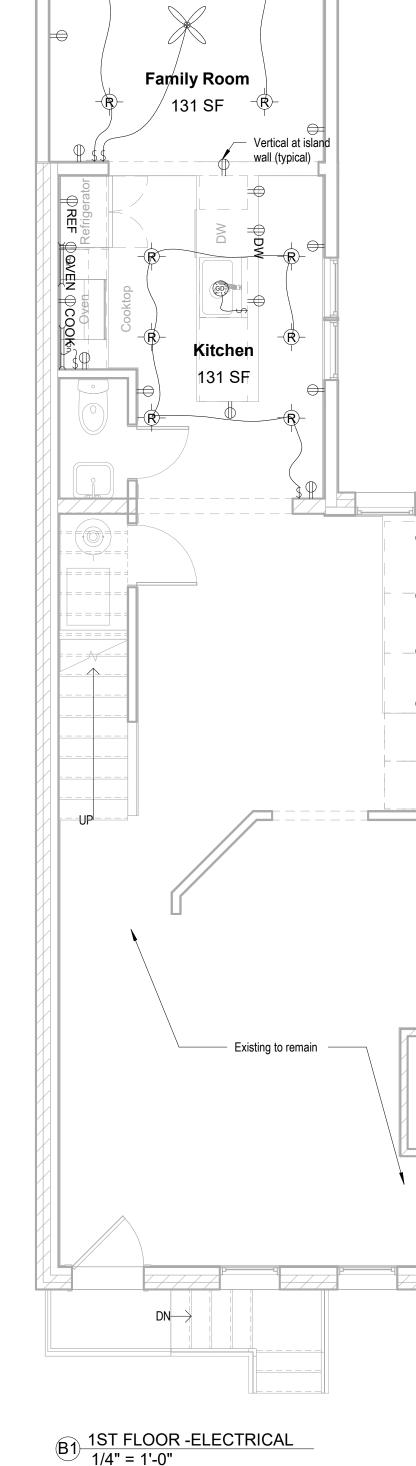
A0400

A 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 INDENTIFICATION 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.	<image/>
	INTERIOR RENOVATION & ADDITION ADDITION RABINGTON DC 20003
LEGEND EXISTING WALLS TO REMAIN EXISTING WALL TO BE DEMOLISHED NEW PARTITIONS EXISTING DOOR TO REMAIN EXISTING DOOR TO REMAIN EXISTING DOOR TO BE DEMOLISHED NEW DOOR NEW DOOR NOT IN THE SCOPE OF WORK 1 WALL TYPE	No. Description Date Image: Description Image: Description Image: Description Bescription Image: Description Image: Description
N 0' 1' 2' 4' 8'	EXISTING DEIVIO FLOOR PLANS Project number 201118 Date 07/08/2021 Scale 1/4" = 1'-0" D0101



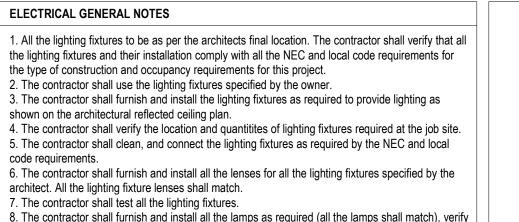
F4 ELECTRICAL PANEL 1/2" = 1'-0"





1/4" = 1'-0"

ALL RECEPTACLES NOT PROTECTED BY GFCI OR DEDICATED TO APPLIANCES TO BE AFCI PROTECTED. TYPICAL ALL.



Ileana Schinder, Architect

ile@ileanaschinder.com - 202.431.6760 6316 2nd Street NW - Washington DC 20011

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REN

RIOR

INTE

No.

ST SE 20003

TH DC

428 111 WASHINGTON E

07/08/2021

Description

ELECTRICAL

SHEET

E0100

Project number

Date Scale Date

201118 07/08/2021

As indicated

Ileana Schinder, PLLC

manufacturer and model with manufacturer's installation instructions and specifications. 9. Do not scale dimensions from these drawings. Refer to the architectural drawings for details and dimensions. 10. The final location of switches, outlets and other devices whall meet all local code requirements

(including all ADA requirements) 11. The contractor shall connect all the lighting fixtures, receptacles, equipment and other devices to their corresponding

12. The contractor shall furnish and install new panels and circuit breakers as required by code. 13. The contractor shall test all circuit breakers and shall replace all defective circuit breakers, as required.

14. The contractor shall be responsible for testing all circuits, lighting fixtures, outlets and all other devices for their proper operation (including all grounding). 15. The contractor shall be responsible for scheduling and performing all the tests and inspections required by the local codes and regulations.

16. The contractor shall provide new typewritten panel schedule labels in the panels indicating the circuit numbers, room, area and use designations. 17. The contractor shall upgrade the wiring and conduit sizes and their installation as required by

the NEC where required by the actual distance at job site. 18. The contractor shall refer to the manufacturers installation instructions for all the lighting

fixtures, receptacles, devices and equipment. The contractor shall furnish and install all the hardware parts and accessories required for their proper installation and operation (including all the parts, accessories and safety devices required by code).

19. The contractor shall provide all the grounding conductors and grounding connectors as required by the NEC and local code requirements. 20. The contractor shall provide engraved plastic identification labels with 1/2" high lettering white

on black background for the panel, fused disconnect switches and meter. 21. All the wires shall be copper with 600 volt insulation type "THHN" or "THWN", unless otherwise noted

22. All the lighting fixtures, receptacles, devices, wiring, equipment and their installation shall meet all the NEC and local code requirements. 23. The contractor shall refer to all the drawings, details and specifications related to this project for

additional requirements (includeing the base building design drawings, the owner's specifications and installation requirements) 24. The contractor shall install all the wiring concealed in the partitions and above the ceiling, unless

otherwise specified. 25. The contractor shall coordinate all the electrical work with all the field conditions at the job site

and the other trades involved. 26. The contractor shall restore II areas affected by his work to their original condition as required

by the building owner's representative. 27. The contracto shall balance all the loads at the panels. 28. All wiring (including conduit and junction boxe) shall be color coded and labeled as required by NEC and local code requirements. 29. All work and installation shown on these drawings shall be done by a licensed contractor with

experience in the type of work required for this project. 30. The contractor shall submit cut sheets and specifications for all the lighting fixtures (and lamps)

for approval by the architect or owner before purchasing and/or installing them. 31. The contractor shall submit cut-sheets and specifications for all the power, telephone and data

receptcles, outlets for approval by the architect before purchasing or installing them. 32. The contractor shall coordinate the manufacturer model, color and finish for all receptacles, outlets and cover plates with the architer or owner (unless a specific color coding is required by code).

33. All the panel nd circuit breaker capacity ratings and their construction shall meet all the NEC and local code requirements.

34. The contractor shall upgrade the wiring sizes, conduit sizes, junction boxes and their installation according to the type of construction and occupancy classification requirements for this project. 35. The contractor shall coordinate all work shown on these drawings with the base building design and building owner's representative.

36. The contractor shall trace, identify, and label all circuits. 37. The contractor shall include in his scope of work furnishing and installing the meter and the necessary documents, applications for service for the electric utility comany to provide an operating electric service before the space is occupied.

38. The contractor shall identify all the circuit breakers not being used as spares. 39. The contractor shall modify and rearrange the circuits at the panel as required to accomodate all the circuits and loads.

40. Coordinate the location and installation of the exit signs lighting fixtures at the job site, where required by code

41. The contractor shall include in his scope of work providing temporary power and lighting during construction. 42. The emergency lights and exit sign lighting fixtures equipped with battery back up systems shall

be connected per NEC and local code requirements. 43. Disconnect and remove temporary lighting, power and temporary HVAC power connections when work is completed. 44. Refer to HVAC equipment installation instructions and specifications for power voltage and

wiring instructions before insttallation. provide power feeders and overcurrent protection as required by the manufacturer, NEC and local codes. 45. Telephone/Data systems design are not part of this design. Coordinate with Telephone/Data

systems installer as required. 46. Provide plaster ring and pull string for all telephone/data outlets. 47. Security system design is not part of this sytem. Coordinate with security system installer as required.

48. Use #10 wiring for emergency lighting circuits.

ELECTRICAL SYMBOL LEGEND

- SWITCH 3 WAY
- \$ BASIC SWITCH
- DUPLEX OUTLET
- QUADUPLEX OUTLET
- EXHAUST FAN
- -W- LIGHT FIXTURE WALL MOUNTED
- LIGHT FIXTURE RECESSED CEILING

- LIGHT FIXTURE PENDANT

SM – LIGHT FIXTURE - SURFACE MOUNT

CEILING FAN

G GARBAGE DISPOSAL

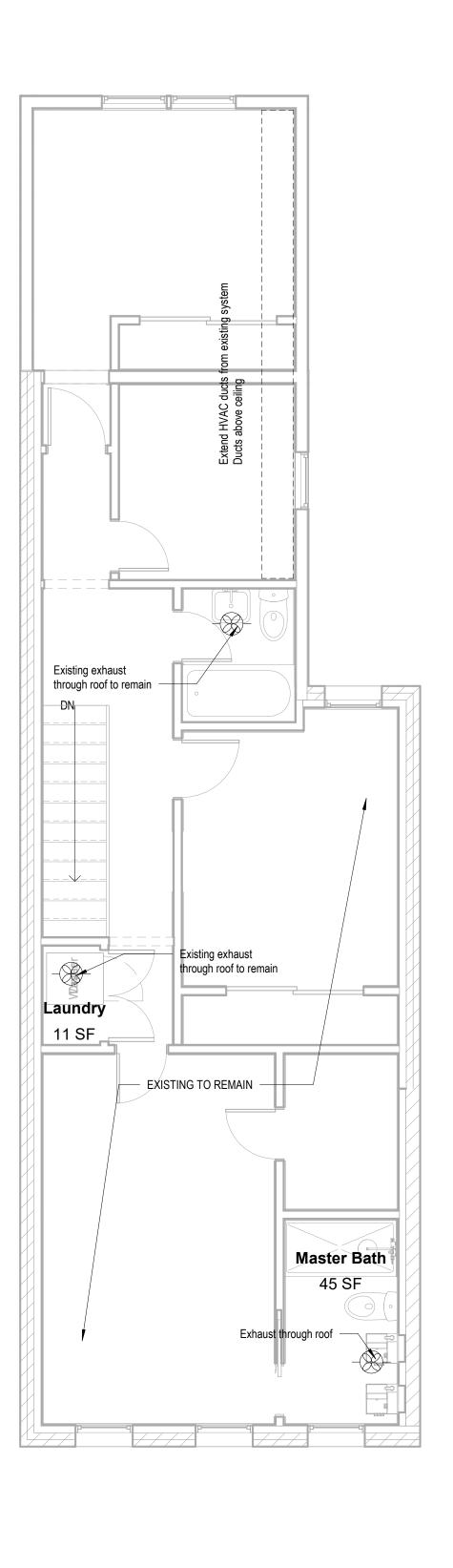
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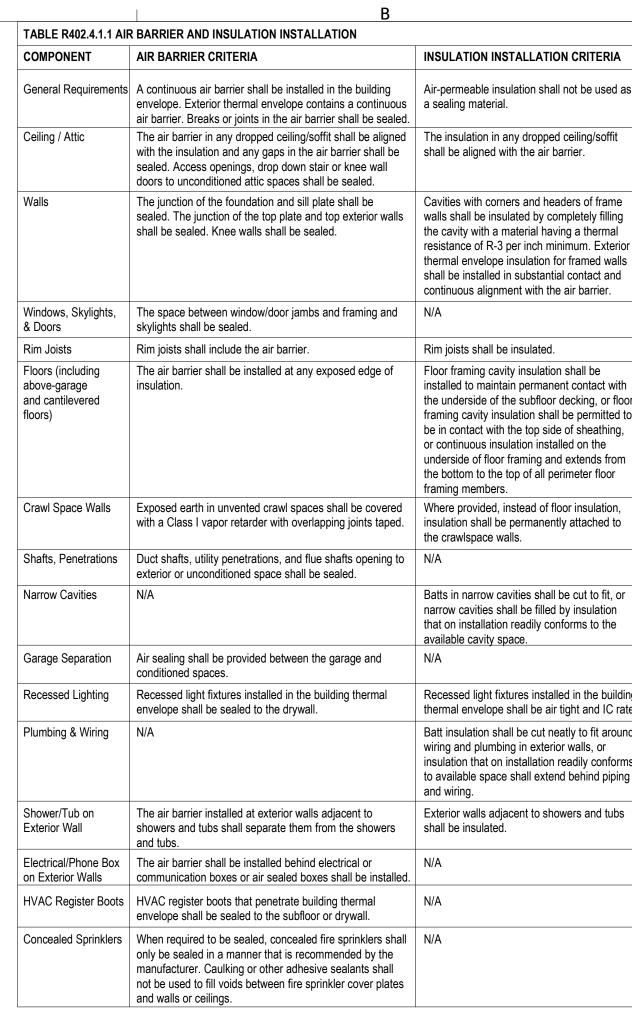
LIGHT FIXTURE W/MOTION SENSOR - EXTERIOR

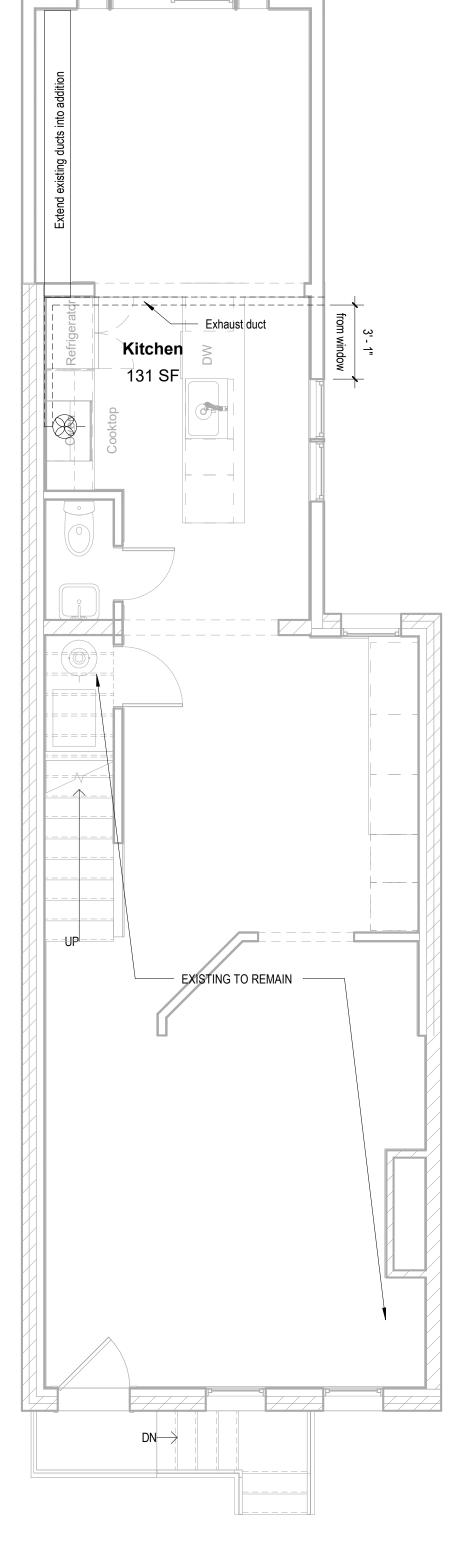
(2) SMOKE & CARBON MONOXIDE DETECTOR ALARM

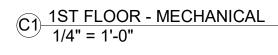
- -(PC)- LIGHT FIXTURE PULL CHAIN



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







INSULATION INSTALLATION CRITERIA

Cavities with corners and headers of frame the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.

Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.

insulation shall be permanently attached to the crawlspace walls.

Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space. N/A

Recessed light fixtures installed in the building Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping

Exterior walls adjacent to showers and tubs shall be insulated.

N/A

N/A

MECHANICAL GENERAL NOTES

1. Contractor shall plan installation of new work and connections to existing work to insure minimum interfere with regular operation of existing facilities. All system shutdowns affecting other areas shall be coordinated with building owner. 2. Install work so as to be readily accessible for operation, maintenance and repair. Minor

deviations from drawings may be made to accomplish this but changes which involve extra cost shall not be made without approval. 3. Disconnect, remove and/or relocate existing material, equipment and other work as noted or

required for proper installation of new system. 4. All systems shall be clean of foreign material and rough spots prior to being placed in service and before operational tests are performed.

5. Installation of all equipment and their accessories shall be per manufacturer's published recommendations. 6. Contractor shall verify all field dimensions and existing equipment locations prior to fabrication

and purchase of new equipment. 7. Contractor shall verify voltages and power requirements for all equipment and shall coordinate with the electrical contract drawings and existing conditions prior to submission of shop drawings

and purchase of equipment. 8. Provide all required labor, materials, equipment, and services necessary for a complete and safe installation of HVAC systems in full conformity with requirements of all authorities having jurisdiction; all as indicated on drawings and/or herein specified for the systems included. Work shall be installed in a neat, workmanlike manner. Include all costs for permits, licenses,

certificates, filing and inspections required by authorities having jurisdiction. 9. The contractor shall furnish a written guarantee to replace or repair promptly and assume responsibility for all expenses incurred for any workmanship and equipment in which defects develop within one year from the date of acceptance by owner. This work shall be done as directed by the owner. This guarantee shall also provide that where defects occur, the contractor will assume responsibility for all expenses incurred in repairing and replacing work of other trades affected by defects, repairs or replacement in equipment supplied by the contractor. 10. All material and equipment to be new unless otherwise noted.

11. Connect all new work to existing work in neat and approved manner. Restore existing work disturbed while installed new work to acceptable condition as determined by engineer. 12. Contractor shall submit copies of complete air balance reports (for all heat pumps and fan coil units where the renovations are taking place) to the owners for final approval. Balance report should show methods and results of performed testing and balancing. 13. Calibrate all thermostats within the work scope area.

14. Upon completion of construction, thoroughly clean all perimeter fan coil units and replace filters 15. The contractor shall thoroughly clean his work area daily. Contractor shall remove all trash

after completion of work. Work done under this contract shall be accomplished with minimum impact on the operation of the building and its tenants.

IECC 403.2.1 - SUPPLY DUCT INSULATION

thermal envelope shall be air tight and IC rated. Install duct blanket insulation that is covered with a foil or plastic vapor barrier over the ducts. Overlap blanket by 2 inches and staple. Seal insulation blanket seams with mastic or UL-181 metal tape and mastic

> Insulate all supply and return ducts located in unconditioned space. The insulation should be a minimum of R-8 for all supply ducts and at least R-6 for all return ducts. Metal ducts to receive a "duct wrap," such as fiberglass blanket insulation with a foil-faced vapor barrier

R403.3 PIPING INSULATION

Section R403.3 Mechanical system piping insulation (Mandatory) Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3. Product Suggested: Armaflex 1" rubber self sealing pipe insulation. R-Value 3.2

R403.3.1 PROTECTION OF PIPING INSULATION

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted. Product Suggested: Armaflex 1" rubber self sealing pipe insulation. R-Value 3.2

DRYER EXHAUST - IRC M1502

Material: galvanized steel Thickness: 30 Gauge round pipe Size: 5"

TYPICAL ALL BUILDING

Length: see plan Angles: none Duct exhaust joints: mastic tape and/or fire resistance tape with foil backing and long lasting adhesive. No screws. Duct support: 2 (max 4'-0") Vent: 5" in galvanized steel with back draft flapper. A permant tag to be installed inside the laundry closet to indicate: length, material, thickness, size and location of exhaust duct. KITCHEN EXHAUST - IRC M1503.3 Requirements

Kitchen exhaust to comply with 100 cfm intermittent or 25 cfm continuous See Specialty equipment schedule for manufacturer and models to be installed in Basement and 1st Floor kitchen. Exhaust duct to receive a 5" wall vent in galvanized steel with back draft flapper.

BATHROOM EXHAUST - IRC M1507.4 Requirements

Bathrooms: mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continous

IECC 403.2.2 - BUILDING LEAKAGE TEST

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures; 2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed,

- but not sealed beyond intended infiltration control measures; 3. Interior doors, if installed at the time of the test, shall be open;
- 4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be
- closed and sealed;
- 5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and 6. Supply and return registers, if installed at the time of the test, shall be fully open.

R401.2 Certificate (Mandatory)

A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall list the results from any required duct system and building envelope air leakage testing done on the building.



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Ileana Schinder, Architect Ileana Schinder, PLLC ile@ileanaschinder.com - 202.431.6760 6316 2nd Street NW - Washington DC 20011

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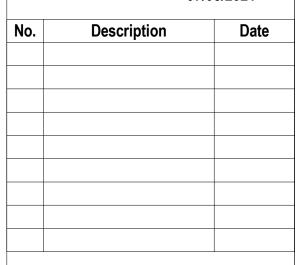
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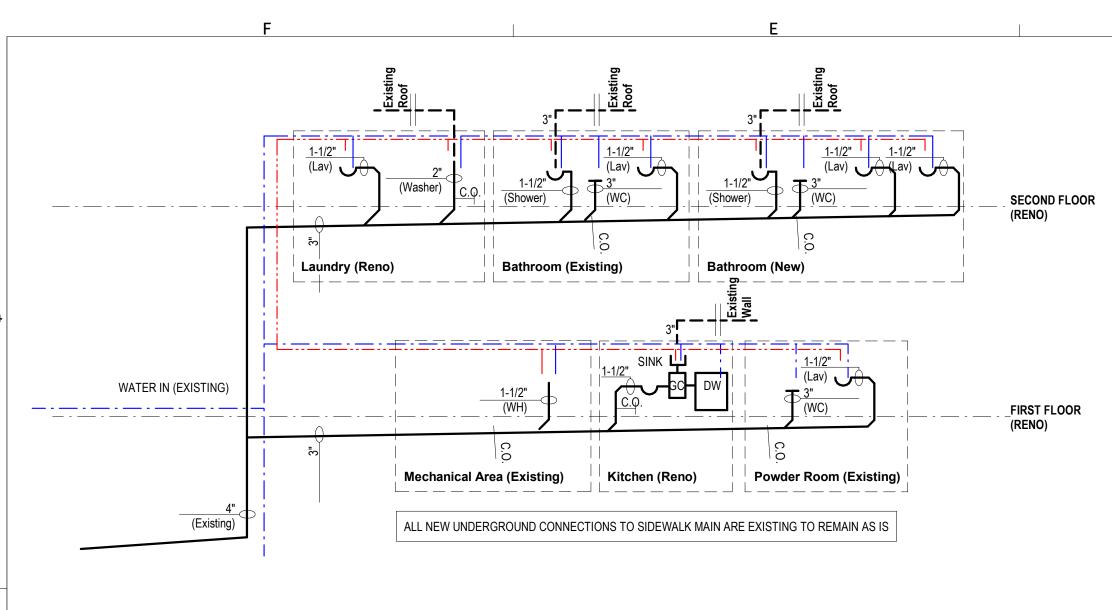


MECHANICAL SHEET

Project number Date Scale

201118 07/08/2021 1/4" = 1'-0"

M0100

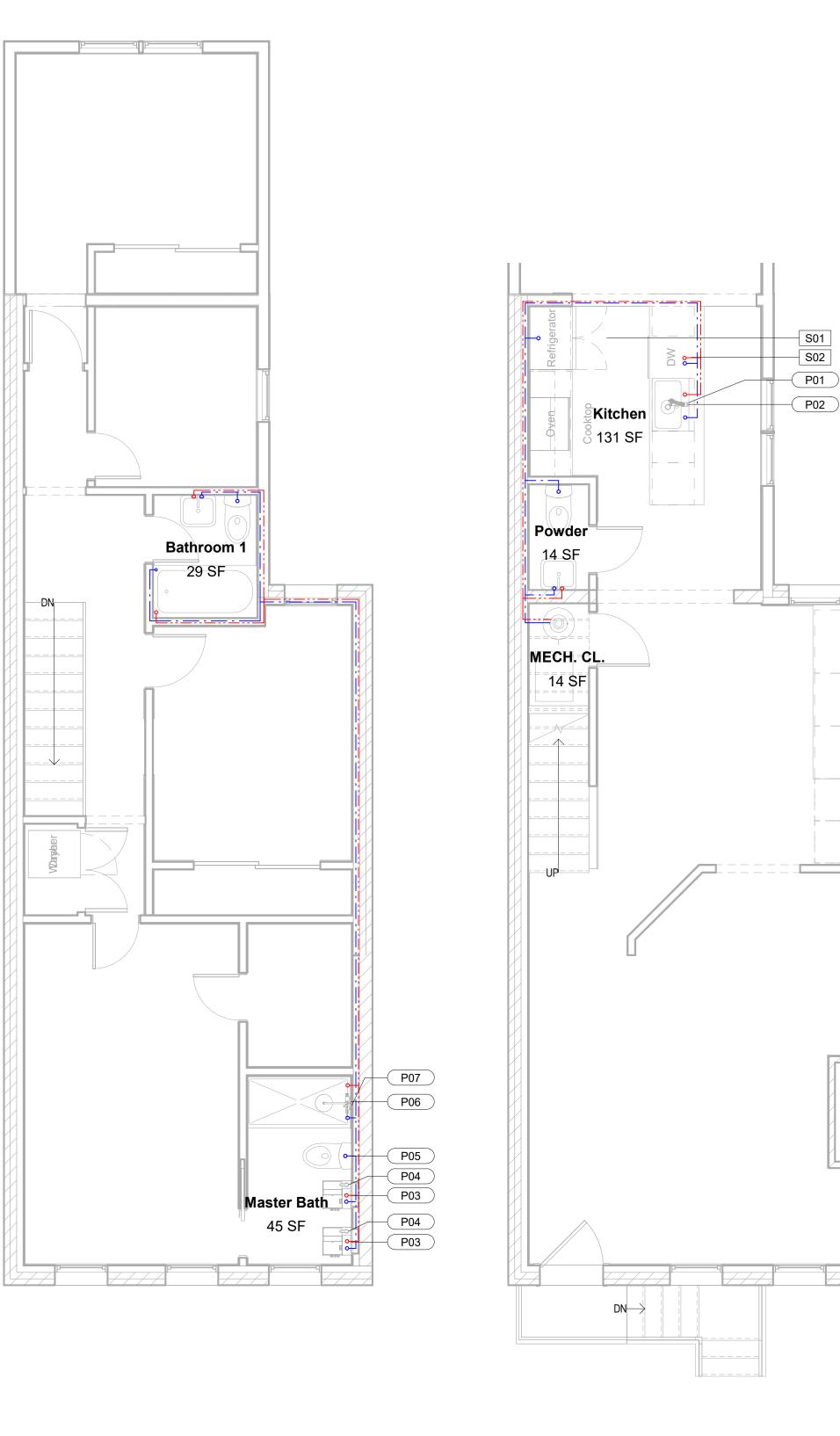


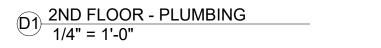
PLUMBING LINE DIAGRAM 1/2" = 1'-0"

Plumbing Fixture Schedule

Level	Room: Name	Type Mark	Description	Manufacturer	Model	
			1			
	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	Lillilagen	
Level 2	Master Bath	P03	Sink / Vanity	Ikea	Lillilagen	
Level 2	Master Bath	P05	Toilet	Kohler	Saile, 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 valv

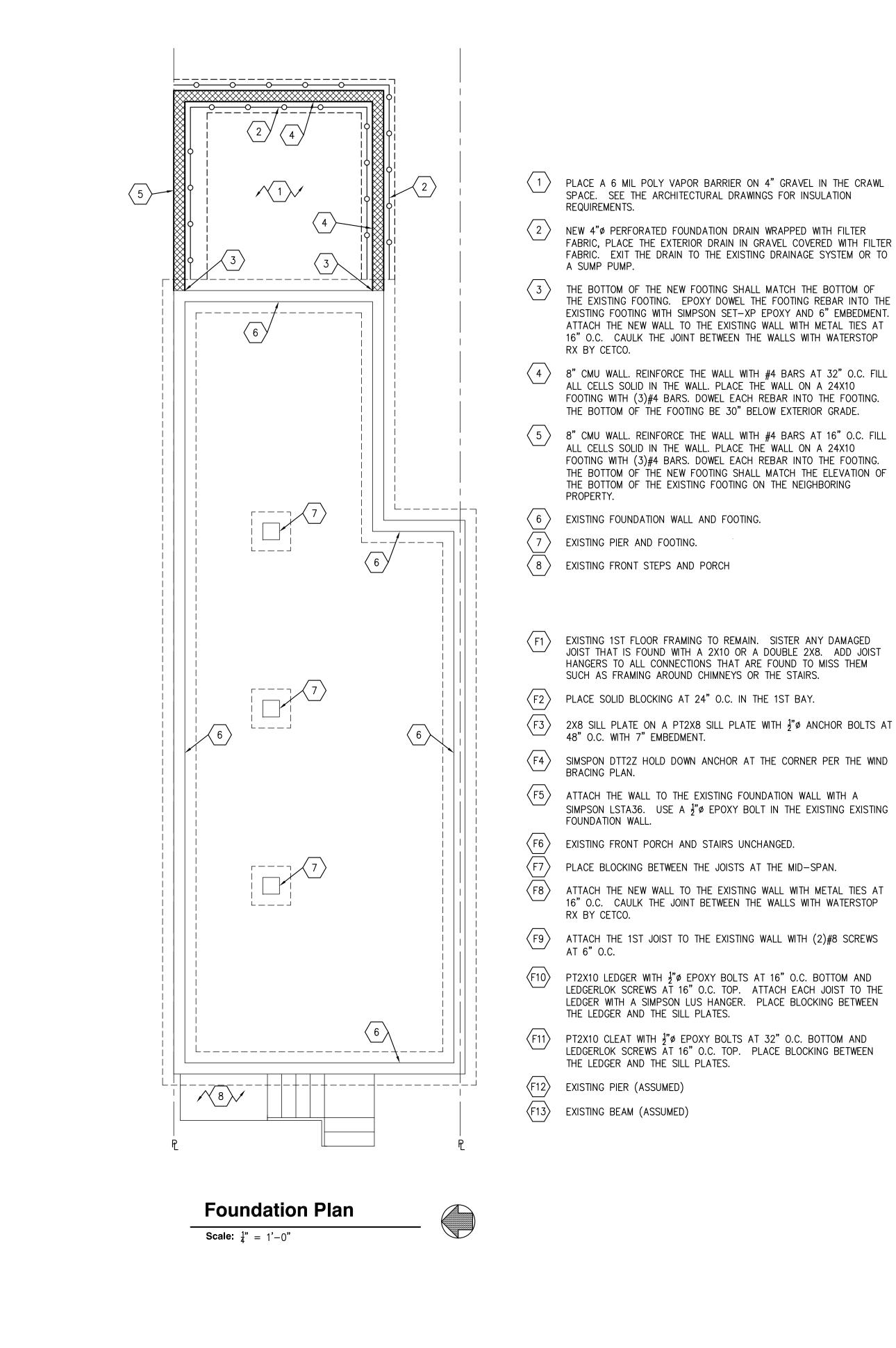
	SPECIALTY EQUIPMENT SCHEDULE						
Level	Room: Name	Mark	Description	Manufacturer	Model		
Level 1	Kitchen	S01	French Door Refrigerator				
Level 1	Kitchen	S03	Gas Cooktop				
Level 1	Kitchen	S05	Single Oven				
Level 1	Kitchen	S04	Electric Hood				
Level 1	Kitchen	S02	Dishwasher				

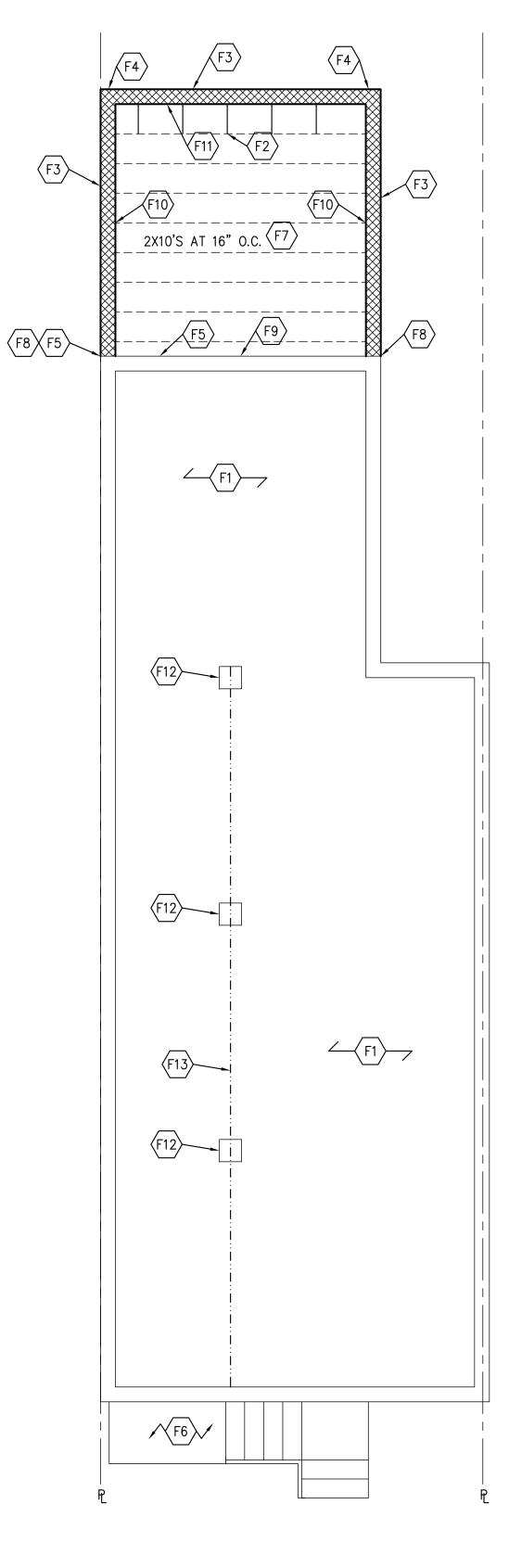




B1 1ST FLOOR - PLUMBING 1/4" = 1'-0"

	Α	[]
Comments	A PLUMBING GENERAL NOTES 1. GC to coordinate plumbing and piping with existing conditions and other equipment. 2. GC shall be responsible for wrifing the existence and location of all underground or concealed utilities in advance of any construction. It is the GC responsibility to inspect the job site to become familiar with all existing conditions that could affect the installation of any work, set forth in these plans. 3. GC shall install all materials in accordance with manufacturers' recommendations. 4. See architectural drawings for exact location and installation height of all plumbing fixtures and exact building dimensions. 5. GC to coordinate and verify service connections on all fixtures. 6. Hot and Cold water runs are 1/2" unless otherwise specified. 7. All water runs are or 2" unless otherwise specified. 10. Hot and cold water piping is to be installed according to UPC. Insulate hot water and cold water runs are 0." unless otherwise specified. 10. Hot and cold water piping to be installed according to UPC. Insulate hot water and cold water supply piping under 2" with R-4 fiberglass insulation and R-6 for pipes above 2". 11. Pipe Material: Type L Copper pipe for domestic water. 12. Provide air chamber above domestic hot and cold water liavatory stops. 13. Provide mechanical water hammer arrestors at water closets. FUEC 403.4.2 - PIPE INSULATION PRODUCT SUGGESTED FOAM SELF SEAL PIPE INSULATION. MANUFACTURER EVERBIL TMODEL # 0ROX707012 Pupin subustion (Prescriptive) Insul	Abelian State Abelian State Number of the state Abelian State Abelian State Abelian State Machine
	PLUMEING LEGEND VENT LINE COLD WATER COLD WATER WASTE LINE C.O. J. CLEAN OUT N O' 11 2' 4' 8'	Contraction of the second



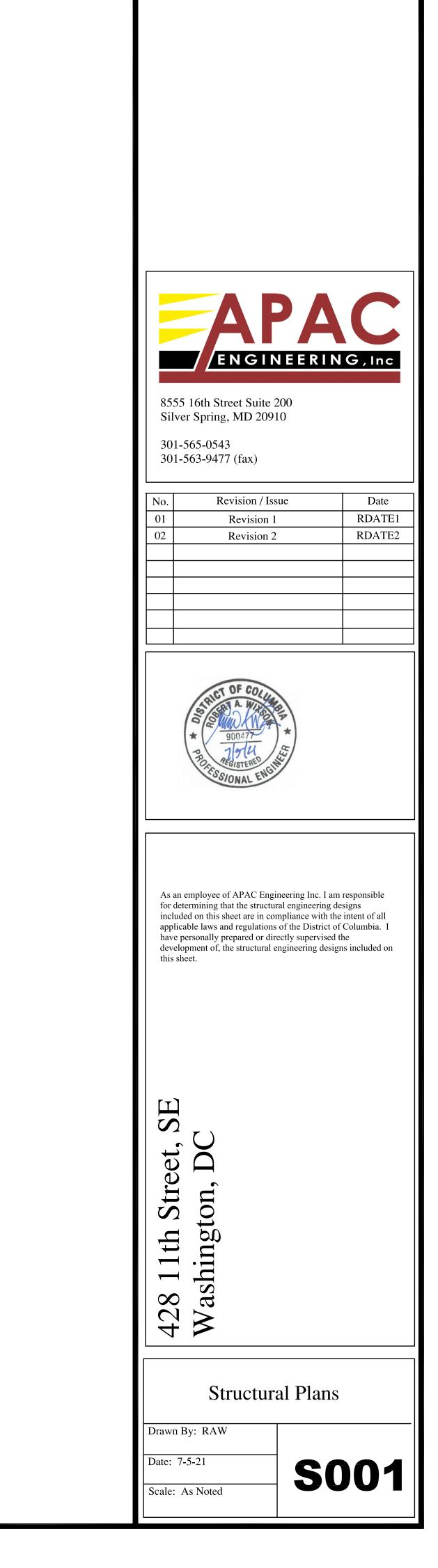


FRAMING NOTES:

- 1. THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
- SINGLE KING STUD, UNLESS NOTED OTHERWISE. 3. PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND
- MULTIPLE STUDS.
- ¹/₂"ø BOLTS AT 16" O.C. STAGGERED.
- 5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES
- HOLLOW MASONRY UNLESS NOTED OTHERWISE. 6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS
- 8. ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
- PINE #2.
- 4500PSI AND HAVE 6%±1% AIR ENTRAINMENT. 11. WHEN ATTACHING EXISTING JOISTS TO FLUSH BEAMS USE OVERSIZED SIMPSON
- JOIST AND THE HANGER. DETERIORATED BRICKS OR BLOCKS.
- 13. TYPICAL JOIST HANGER SHALL BE A SIMPSON LUS HANGER. SIDE OF THE RAFTER.
- EACH SIDE OF THE POST.
- 18. TYPICAL LVL TO LVL BEAM HANGER SHALL BE A SIMPSON HHUS. EXISTING WALL.
- WALLS AT 16" O.C.

1st Floor Framing Plan Scale: $\frac{1}{4}$ " = 1'-0"





2. ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND

4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF

INSTRUCTIONS FOR INSTALLATION AND THE INSTRUCTIONS OF ESR 1772. EPOXY

BOLTS SHALL HAVE 6" EMBEDMENT WITH SCREEN TUBES WHEN PLACED IN

NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN. 7. ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.

9. ALL LUMBER EXPOSED TO EXTERIOR CONDITIONS SHALL BE TREATED SOUTHERN

10. ALL SLAB CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF

LUS HANGERS. ADD BLOCKING AS NEEDED TO FILL THE GAPS BETWEEN THE

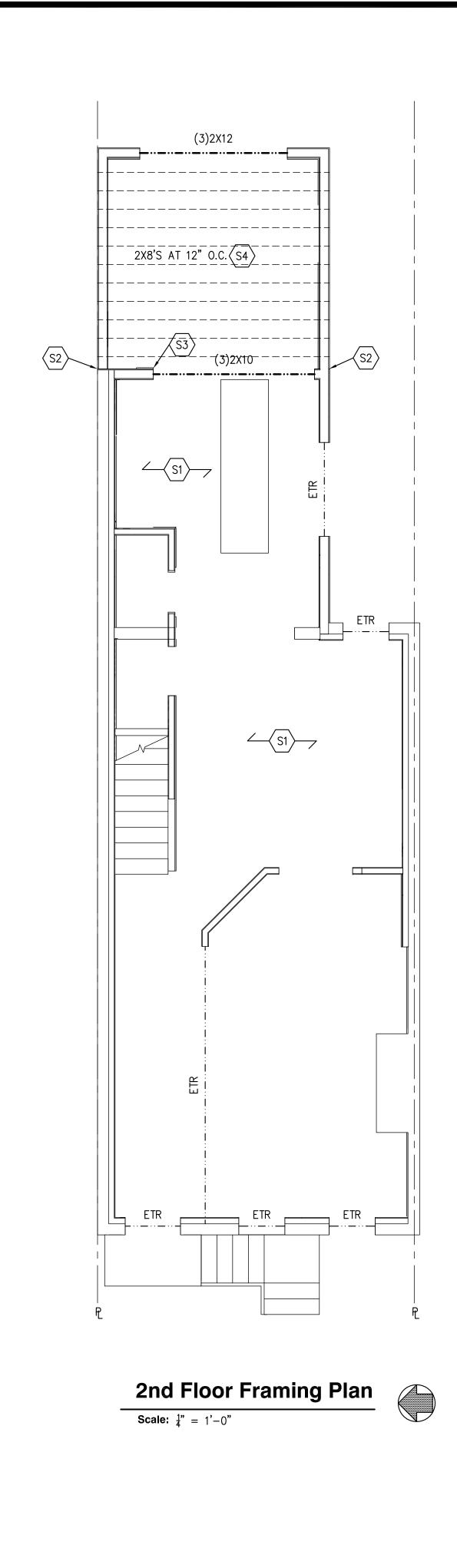
12. THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY

14. TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH

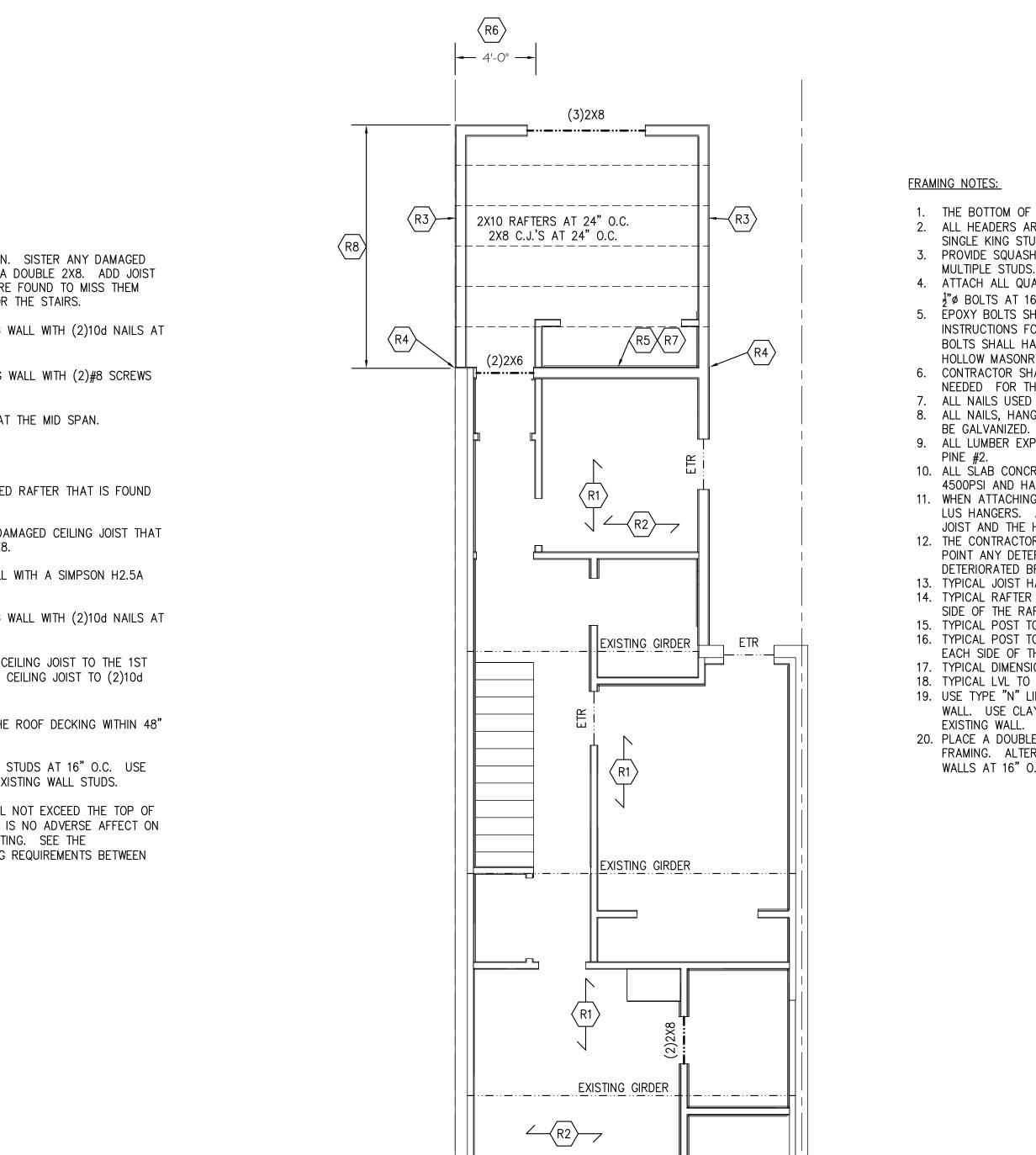
15. TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE. 16. TYPICAL POST TO FLOOR PLATE CONNECTOR SHALL BE A SIMPSON L30 ON

17. TYPICAL DIMENSIONAL BEAM TO BEAM HANGER SHALL BE A SIMPSON HU MAX. 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

20. PLACE A DOUBLE JOIST BELOW ALL WALLS THAT ARE PARALLEL TO THE FLOOR FRAMING. ALTERNATE: PLACE BLOCKING BETWEEN THE JOISTS BELOW THE



S1	EXISTING 2ND FLOOR FRAMING TO REMAIN. SIS JOIST THAT IS FOUND WITH A 2X10 OR A DOU HANGERS TO ALL CONNECTIONS THAT ARE FOU SUCH AS FRAMING AROUND CHIMNEYS OR THE
$\langle S2 \rangle$	ATTACH THE 1ST STUD TO THE EXISTING WALL 6" O.C.
$\langle S3 \rangle$	ATTACH THE 1ST JOIST TO THE EXISTING WALL AT 6" O.C.
$\langle S4 \rangle$	PLACE BLOCKING BETWEEN THE JOISTS AT THE
R1	EXISTING RAFTERS. SISTER ANY DAMAGED RAF WITH A DOUBLE 2X6 OR A 2X8.
$\langle R2 \rangle$	EXISTING CEILING JOISTS. SISTER ANY DAMAGE IS FOUND WITH A DOUBLE 2X6 OR A 2X8.
$\langle R3 \rangle$	ATTACH EACH NEW RAFTER TO THE WALL WITH HURRICANE TIE.
$\langle R4 \rangle$	ATTACH THE 1ST STUD TO THE EXISTING WALL 12" O.C.
$\left< R5 \right>$	ATTACH THE 1ST RAFTER AND THE 1ST CEILING EXISTING RAFTER AND THE 1ST EXISTING CEILIN NAILS AT 6" O.C.
$\left< R6 \right>$	PLACE § TYPE X GYP BOARD BELOW THE ROC OF THE PROPERTY LINE.
$\langle R7 \rangle$	INFILL THE WALL WHEN NEEDED WITH 2X STUDS STUDS THAT MATCH THE SIZE OF THE EXISTING
R8	THE TOP OF THE NEW WALL/ROOF SHALL NOT THE NEIGHBORING WALL SO THAT THERE IS NO THE NEIGHBOR'S ROOF FROM SNOW DRIFTING. ARCHITECTURAL DRAWINGS FOR FLASHING REQU THE TWO HOMES.



Roof Framing Plan

Scale: $\frac{1}{4}$ " = 1'-0"

ETR

 $\langle R1 \rangle$



ETR

 THE BOTTOM OF ALL FOOTINGS SHALL BE 30" MINIMUM BELOW GRADE.
 ALL HEADERS ARE ASSUMED TO BE SUPPORTED BY A DOUBLE JACK AND SINGLE KING STUD, UNLESS NOTED OTHERWISE.
 PROVIDE SQUASH BLOCKING AS NEEDED BELOW ALL POSTS, COLUMNS, AND

MULTIPLE STUDS. 4. ATTACH ALL QUADRUPLE AND QUINTUPLE BEAMS TOGETHER WITH 2 ROWS OF $\frac{1}{2}$ " Ø BOLTS AT 16" O.C. STAGGERED.

5. EPOXY BOLTS SHALL BE SIMPSON "SET". FOLLOW MANUFACTURES 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.

 CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION AS NEEDED FOR THE EXISTING STRUCTURAL ELEMENTS THAT WILL REMAIN.
 ALL NAILS USED FOR EXTERIOR APPLICATIONS SHALL BE RING SHANK NAILS.
 ALL NAILS, HANGERS, BOLTS, AND SCREWS EXPOSED TO THE EXTERIOR SHALL BE CALVANIZED

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.

 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.
 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.

 TYPICAL RAFTER TO FLUSH BEAM HANGER SHALL BE A SIMPSON L70 ON EACH SIDE OF THE RAFTER.
 TYPICAL POST TO BEAM CONNECTOR SHALL BE A SIMPSON LPC ON EACH SIDE.
 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

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.



8555 16th Street Suite 200 Silver Spring, MD 20910

301-565-0543 301-563-9477 (fax)

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

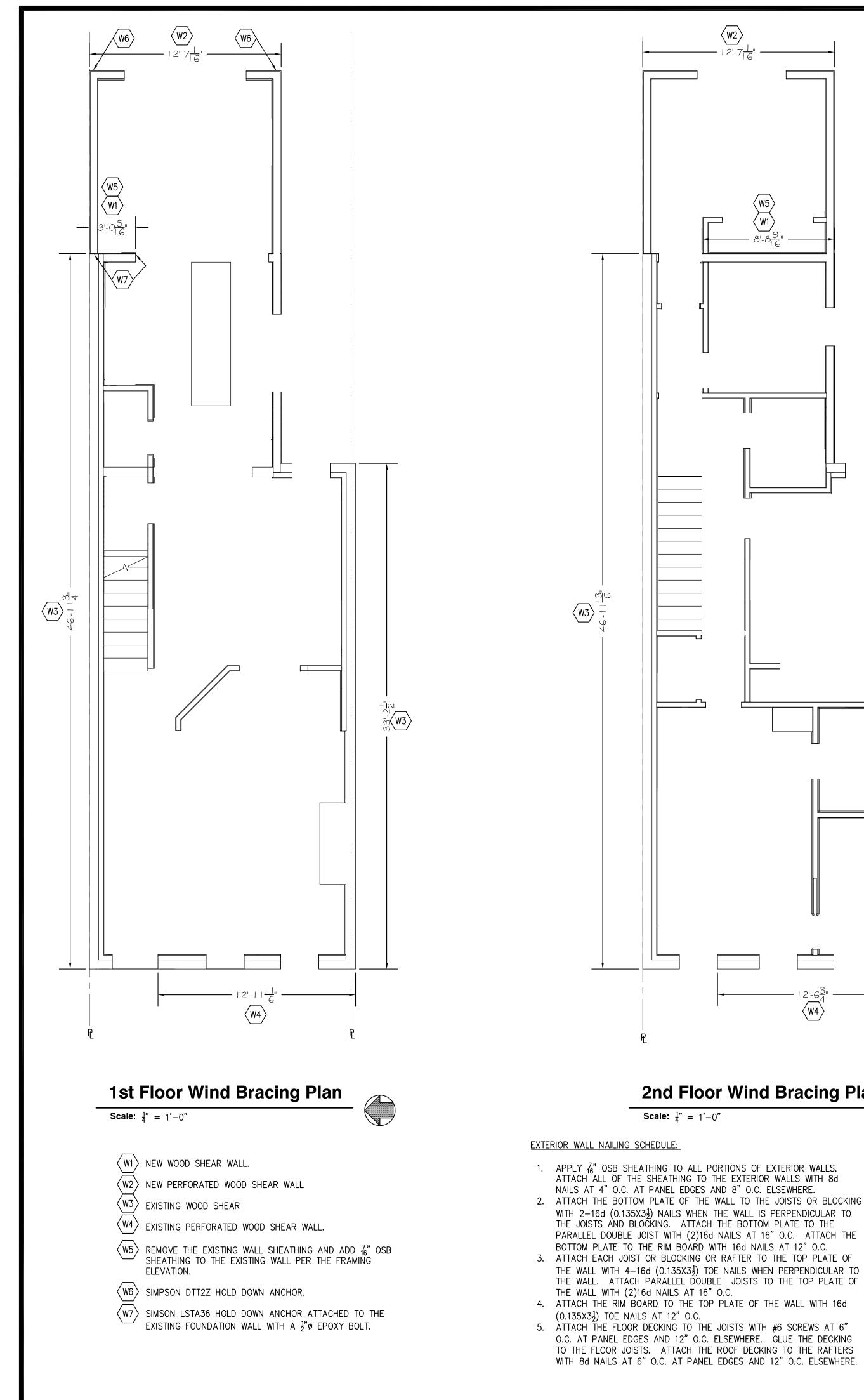
Framing Plans

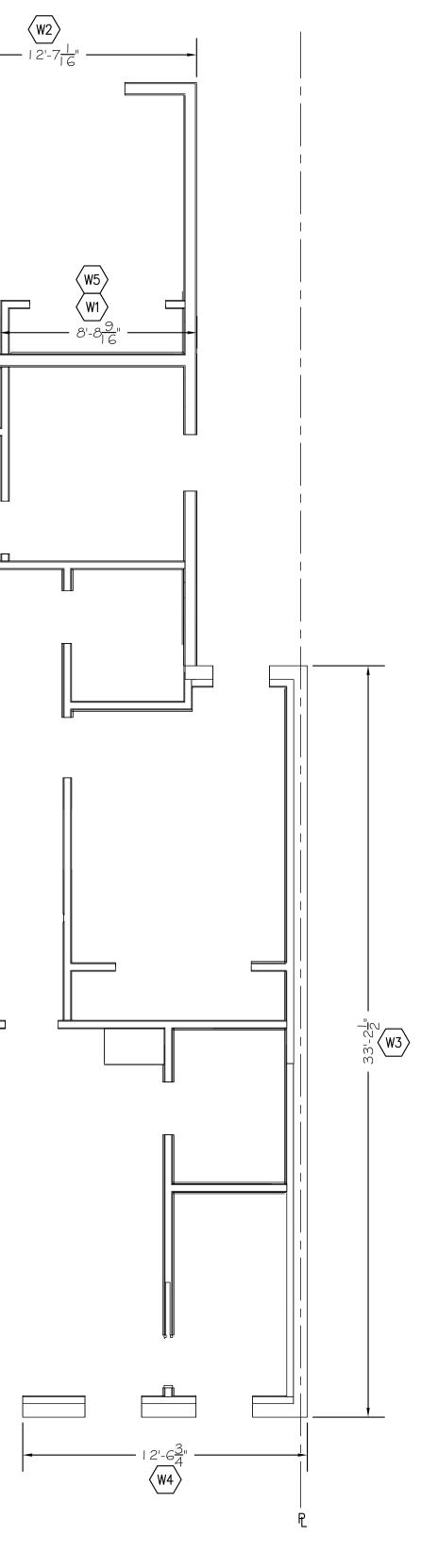
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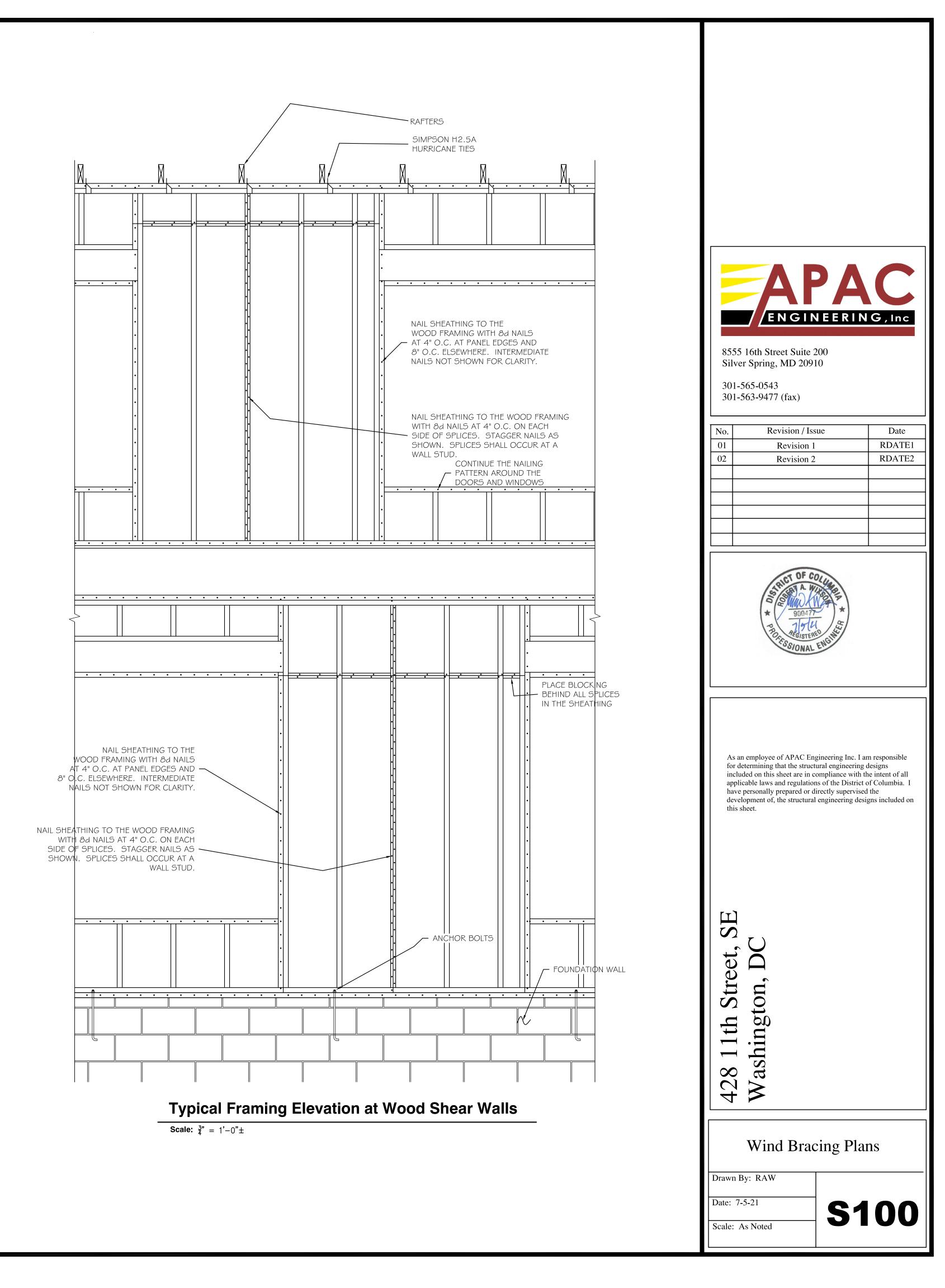






2nd Floor Wind Bracing Plan

PARALLEL DOUBLE JOIST WITH (2)16d NAILS AT 16" O.C. ATTACH THE THE WALL WITH 4–16d $(0.135 \times 3\frac{1}{2})$ TOE NAILS WHEN PERPENDICULAR TO THE WALL. ATTACH PARALLEL DOUBLE JOISTS TO THE TOP PLATE OF



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.

- AITC 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 Notes

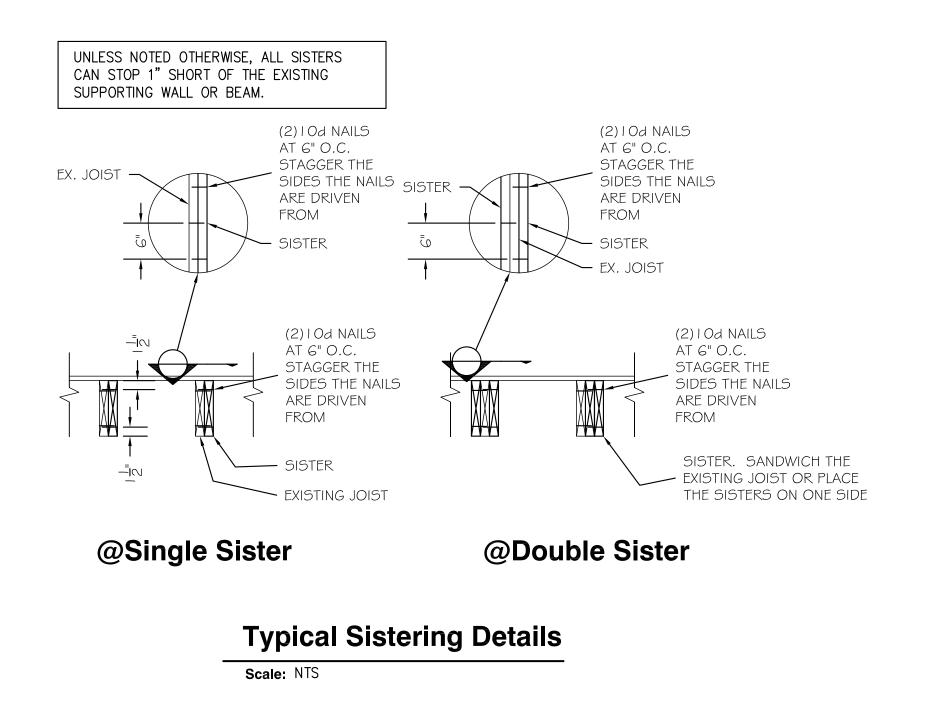
- Structural steel: A. All structural steel, including detail material shall conform to ASTM A572 Fy = 50ksi, U.N.O.
- B. All structural tubing shall conform to ASTM A500, grd.B
- C. All steel pipe shall be ASTM A53, type E or S, grade B D. All welders shop and field, shall be certified. Use E70xx electrodes 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.
- II. Except as noted, all fasteners shall be 3/4" diameter ASTM A325 bolts, designed to act in bearing type connections with threads included. 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 $\frac{3}{4}$ " T&G decking. Roof decking shall be $\frac{1}{2}$ " APA rated decking. Wall sheathing shall be $\frac{7}{16}$ " OSB sheathing. Glue and screw the floor decking to the ioists.
- 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.
- 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 in 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

- 6. Fasteners:
- A. All prefabricated angles, bearing plates, and joist hangers sh per the manufacturer recommendations.
- B. Follow the manufacturer recommendations for setting epoxy C. Expansion bolts shall be rawl power studs.
- 7. Masonry:
- A. Masonry construction shall be in conformance with the applic ACI 530-13/ASCE5-13, "Specifications for Masonry Structure
- B. Concrete masonry units shall be hollow load bearing units (A
- 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 wo walls at 16" O.C. in each direction.
- F. Provide 9ga truss style joint reinforcement @ 16" O.C. vertic G. Lintels shall be as follows:
- Opening < 3'-0" L4x3¹/₂ x¹/₄ LLV/ 4" of wall $3'-0" < Opening < 7'-0" - L6x3\frac{1}{2}x\frac{5}{16}$ LLV/ 4" of wall.
- Opening > 7'-0" See Plan
- 8. Cast in place concrete: A. Concrete construction shall be in conformance with the appli ACI 318-14, "Part 3 - Construction Requirements."
- B. Concrete shall have a minimum compressive strength at 28 Footings: 3.000psi
- Underpinning: 3,000psi. 4,500psi. Walls: Slab on grade: 4,500psi. Elevated Slab: 4,500psi.
- Columns: 5,000psi.
- C. All concrete shall be placed with a slump of 4" $(+\frac{1}{2})$ D. All concrete shall be normal weight, UNO.
- E. All concrete exposed to weather shall have 6% +1% entrained
- F. Contractor shall pour extra concrete to account for the deflect
- formwork to provide a flat finished surface. G. Cond

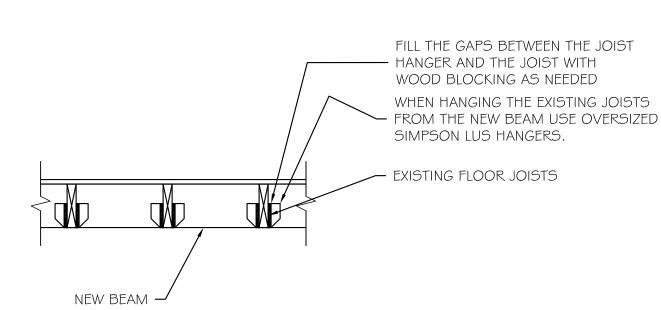
ncrete cover for reinforcement	shall be:
Columns and beams	1 <u>1</u> "
Slabs	<u>3</u> " 4
Footings	

Footings 9. Reinforcement:

- A. Reinforcing bars shall be deformed bars conforming to ASTM (Fy = 60ksi)
- B. Welded wire fabric (wwf) shall conform to ASTM a185. Lap fabric at least 6" in each direction.
- 10. Dimensions: The contractor shall field verify all dimensions pristructural components.
- 11. Coordination: The contractor shall coordinate all sleeves, duct holes between trades. Any conduits or pipes embedded in cor accordance with ACI 318-14, chapter 26. Where sleeves are d group, the group shall be treated as an opening and reinforced Submit drawings showing all opening sizes and locations for th structural engineer.

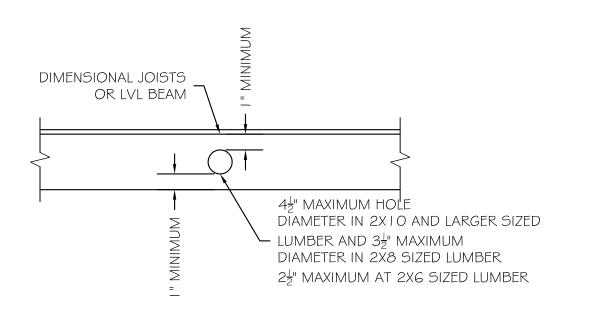


	Dead Loads:		
shall be installed	SPF #2 -	25 PCF	
	¹ / ₂ Decking -	1.7 PSF	
xy bolts.	³ / ² Decking -	2.5 PSF	
	Asphalt Shingles -	2.5 PSF	
	Slate Shingles -	15 PSF	
plicable sections of			
tures."	½" Drywall -	2.2 PSF	
	Insulation -	1.5 PSF	CMU FOUNDATION
s (ASTM C90) grade	Siding -	2.0 PSF	WALL PER THE
	CMU -	87 PCF	FOUNDATION PLAN.
	Brick -	130 PCF	
	LIVE LOADS:		FILL ALL CELLS
wood walls or cmu	DECK:	40PSF	SOLID IN THE WALL
	ATTIC:	20PSF	REBAR PER THE
rtically.	FLOOR:	40PSF	FOUNDATION PLAN
	BALCONY	60PSF	PLACE A WATERPROOFING
	BEDROOM	40PSF	MEMBRANE ON THE -
	ROOF:	30PSF	
	WIND LOADS		BACK FACE OF THE WALL
	WIND SPEED:	Vult = 115mph; Vasd = 89mph	
	WIND LOAD IMPORTANCE FACTOR:	1.0	GRAVEL COVERED WITH
oplicable sections of	WIND EXPOSURE FACTOR:	В	FILTER FABRIC
	WIND DESIGN PRESSURE:	20PSF	
28 days as follows.	SNOW LOADS:		
	GROUND SNOW LOAD (PG):	30PSF	∽ <u> </u>
	. ,		4"Ø PERFORATED DRAIN
	FLAT ROOF SNOW LOAD(PF):	30PSF	WRAPPED WITH FILTER FABRIC
	SNOW EXPOSURE FACTOR (CE):	0.9	
	SNOW IMPORTANCE FACTOR (I):	1.0	
	Deflection Limitations:		FOOTING PER THE
	Rafters:	L/240	FOUNDATION PLAN
	Interior Walls and Partitions:	H/180	
ained air.	Floors and Plastered Ceilings:	L/360	
flection of the	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%	
STM A615, grade 60	(S1):	8.0%	
	SPECTRAL RESPONSE COEFFICIENTS:	0.078	
ap edges of wire		33%	
	(Sds):	18.7%	
prior to fabrication of	(Sd1):		
	SEISMIC DESIGN CATEGORY:	В	
uct openings and	SEISMIC SITE CLASSIFICATION:	D	
uct openings and concrete must be in	SEISMIC COEFFICIENT (Cs):	0.05	CMU FOUNDATION
	SEISMIC MODIFICATION FACTOR (R):	6.5	WALL PER THE
e closely spaced in a	BASE SHEAR:	0.5k	FOUNDATION PLAN.
ced accordingly.	ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE	FILL ALL CELLS
r the approval by the	BASIC SFRS:	Light Framed Walls	
			SOLID IN THE WALL
			REBAR PER THE



Typical Ex. Joist to New Beam Detail

Scale: $\frac{3}{4}$ = 1'-0"



Typical Detail at Floor Joist/LVL Beam Holes

Scale: $\frac{3^{"}}{4} = 1' - 0"$

CMU FOUNDATION WALL PER THE FOUNDATION PLAN. -FILL ALL CELLS SOLID IN THE WALL

FOUNDATION PLAN

MEMBRANE ON THE -

FILTER FABRIC

PLACE A WATERPROOFING

BACK FACE OF THE WALL

GRAVEL COVERED WITH

4"Ø PERFORATED DRAIN

FOOTING PER THE

FOUNDATION PLAN

WRAPPED WITH FILTER FABRIC

REBAR PER THE FOUNDATION PLAN

PLACE DRAINAGE BOARD ON A WATERPROOFING MEMBRANE ON THE BACK FACE OF THE WALL

> 2"Ø WEEP HOLES AT 24" O.C. OFFSET FOOTING PER THE FOUNDATION PLAN DOWEL EACH WALL REBAR INTO THE FOOTING

