

24"X24"X30" CONC. FTG.  
W/ #4 @ 12" O.C. B.E. WAY.  
NOTE: SMOOTH SAW CUT EXIST.  
SLAB TO PROVIDE NEW FOOTING  
AS REQ'D. TYP.

2'-0"X1'-2'-0"X30" CONC. FTG.  
W/ #4 @ 12" O.C. B.E. WAY.  
NOTE: SMOOTH SAW CUT EXIST.  
SLAB TO PROVIDE NEW FOOTING  
AS REQ'D. TYP.

8" SOLID BRICK MASONRY WALL  
W/ 16"X26" CONC. FOOTING  
W/ 2 #4 BOTTOM BARS.

24"X24"X30" DEEP CONC. FTG.  
W/ #5 @ 12" O.C. B.E. WAY.

8" SOLID BRICK MASONRY WALL  
W/ 16"X26" CONC. FOOTING  
W/ 2 #4 BOTTOM BARS.

8"X24" CONC. GRADE BEAM  
W/ 2 #4 BOTT. BARS.

EXIST. FND. WALL &  
FOOTING, FIELD VERIFY.

- NOTES:
1. ASSUMED SOIL BEARING VALUE: 1500 PSF.
  2. CONCRETE COMPRESSIVE STRENGTH  $f'_c = 3000$  PSI @ 28 DAYS.
  3. STEEL YIELD STRENGTH  $F_y = 60,000$  PSI.
  4. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 2'-6" BELOW EXTERIOR GRADE.
  5. GENERAL CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY IN FIELD.

# FOUNDATION PLAN

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

1  
S-100



**UNITED  
STRUCTURAL  
ENGINEERS, INC.**

2495 RIDGETOP CIRCLE Board of Zoning Adjustment  
SUITE 104 District of Columbia  
STERLING, VA 20166 CASE NO. 200706  
TEL: 703-226 3730 EXHIBIT NO. 10A2  
FAX: 703-226 3731 PROJECT NO: 238-18

DESIGNED: AP. DATE: 01-25-19  
SCALE: 1/4" = 1'-0" DRAWN: USE, INC.

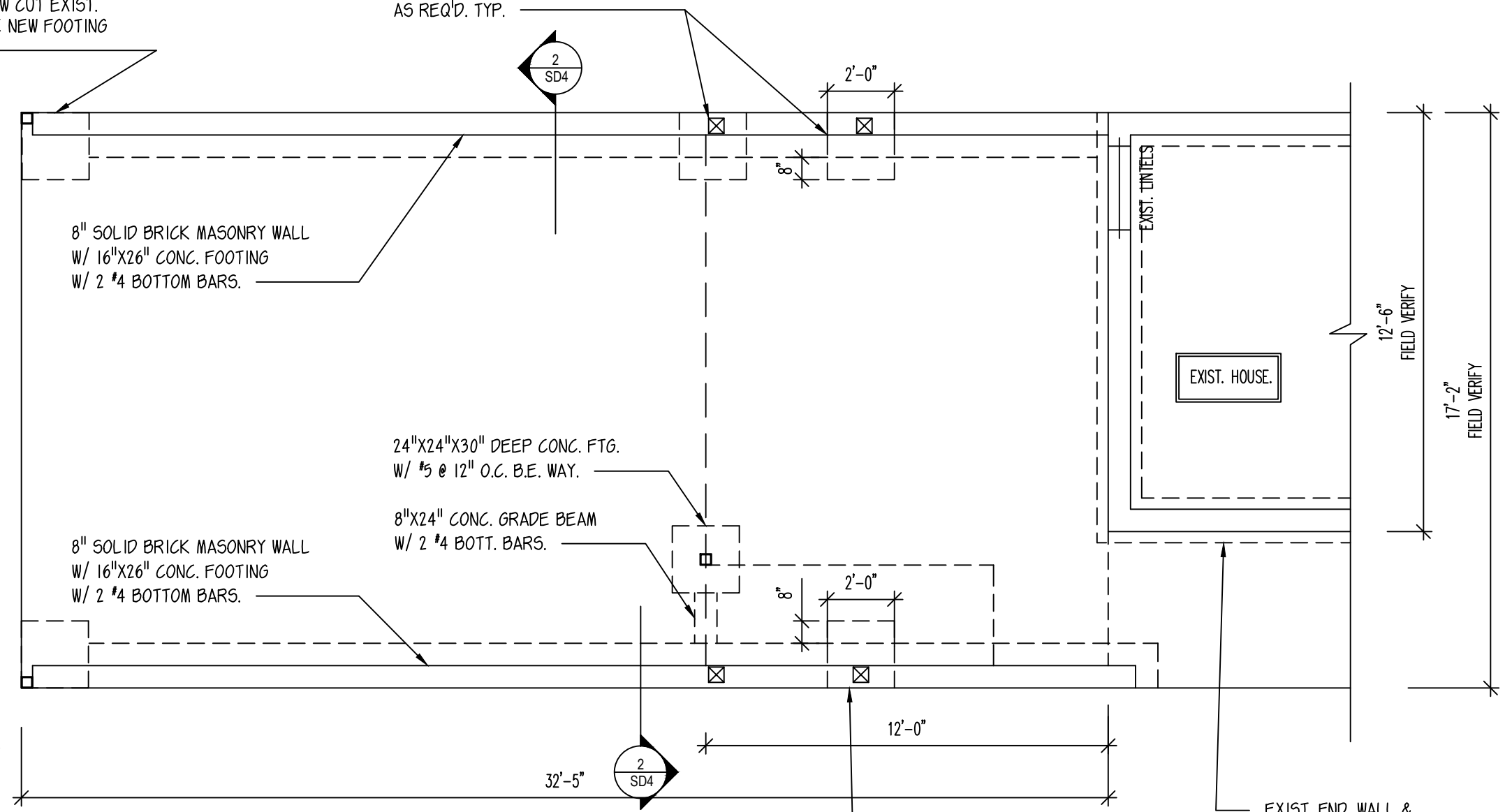
FOUNDATION PLAN

122 V STREET

WASHINGTON DC

ATHOS PASHIARDIS

DRAWING: PROJECT: CLIENT:  
SHEET NO: 100



P.T. 2X8 LEDGER CONNECTED TO EXIST.  
 BRICK WALL W/ 2 ROWS 1/2" THRU. BOLTS  
 @ 12" O.C. STAGGERED W/ 1 1/4" X 3/8" STL. PL. WASHERS

BEAM POCKET W/ MIN. 6" BEARING.  
 PROVIDE (2) 3" HOLES TO PROVIDE  
 2-1/2" A. BOLTS. W/ MIN. 7" EMBEDMENT  
 INTO BRICK WALL AND FILL HOLES W/ CONC.

EXIST. 8" BRICK MASONRY  
 WALL, FIELD VERIFY.  
 TYP.

HSS 4X4X3/8  
 STL. TUBE

8" SOLID BRICK MASONRY  
 WALL BELOW.

EXIST. CONC. DRIVE  
 WAY BELOW.  
 FIELD VERIFY.

ROLLING DOOR &  
 CONNECTION BY OTHER.

8" SOLID BRICK MASONRY  
 WALL BELOW.

W 8 X 13 (FLUSH)  
 STEEL MOMENT FRAME

P.T. 2X8 JOISTS @ 12" O.C.

EXIST. LINTELS

EXIST. HOUSE.

FACE MOUNT HANGER,  
 USE SIMPSON LUS28-3  
 OR EQ.

P.T. 3-2X8

HSS 4X4X3/8  
 STL. TUBE  
 (4.86 KIPS)

P.T. 2-2X8

P.T. 2-2X8

BEAM POCKET W/  
 MIN. 4" BRG. TYP.

P.T. 2-2X12 @ 16" O.C.  
 STAIR STRINGERS.

12'-6"  
 FIELD VERIFY

17'-2"  
 FIELD VERIFY

12'-0"

32'-5"

NOTES:

1. ALL FLOOR JOIST TO BE SPACED @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL STEEL COLUMNS MUST BE DIRECTLY SUPPORTED BY THE STEEL BEAM, OR CONTINUED/SPLICED TO CONCRETE FOUNDATION WALL OR CONCRETE FOOTING U.N.O. ON PLAN.
3. ALL POST AND MULTIPLE STUD SHALL RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALL OR BEAMS. PROVIDE SOLID BLOCKING AT FLOOR DIAPHRAGM @ COLUMN ABOVE AND BELOW.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY IN FIELD.
5. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO STRUCTURAL MEMBERS AS REQUIRED.



**UNITED  
 STRUCTURAL  
 ENGINEERS, INC.**

2495 RIDGETOP CIRCLE  
 SUITE 104  
 STERLING, VA 20166  
 TEL: 703-226 3730  
 FAX: 703-226 3731

DESIGNED: AP.	DATE: 01-25-19
SCALE: 1/4" = 1'-0"	DRAWN: USE, INC.

DRAWING: <b>FIRST FLOOR FRAMING PLAN</b>	PROJECT: WASHINGTON DC
	CLIENT: ATHOS PASHIARDIS

PROJECT: 122 V STREET
--------------------------

SHEET NO: <b>S-101</b>
PROJECT NO: 238-18

**FIRST FLOOR FRAMING PLAN**

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

1  
 S-101

P.T. 2X8 LEDGER CONNECTED TO EXIST. BRICK WALL W/  
2 ROWS 1/2" THRU. BOLTS @ 12" O.C. STAGGERED W/  
1 1/4" X 3/8" STL. PL. WASHERS @ DECK & LOWER ROOF.

PROVIDE 800 LBS HOLD  
DOWN STRAP, USE SIMPSON  
MSTAM 36 OR EQ.

P.T. 2-2X12 BM. (12'-6" LONG)  
TOP FLUSH @ DECK LEVEL  
W/ P.T. 6X6 POSTS DOWN AT  
EACH END TO BEAM BELOW.

PROVIDE 800 LBS HOLD  
DOWN STRAP, USE SIMPSON  
MSTAM 36 OR EQ.

FACE MOUNT HANGER,  
USE SIMPSON LUS 26 OR EQ. TYP.

6" STUD WALL W/  
2X6 SPF#2 STUDS  
@ 16" O.C. TYP.

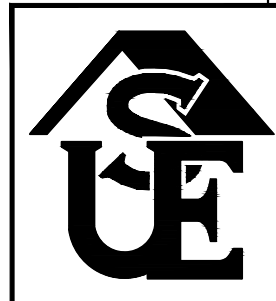
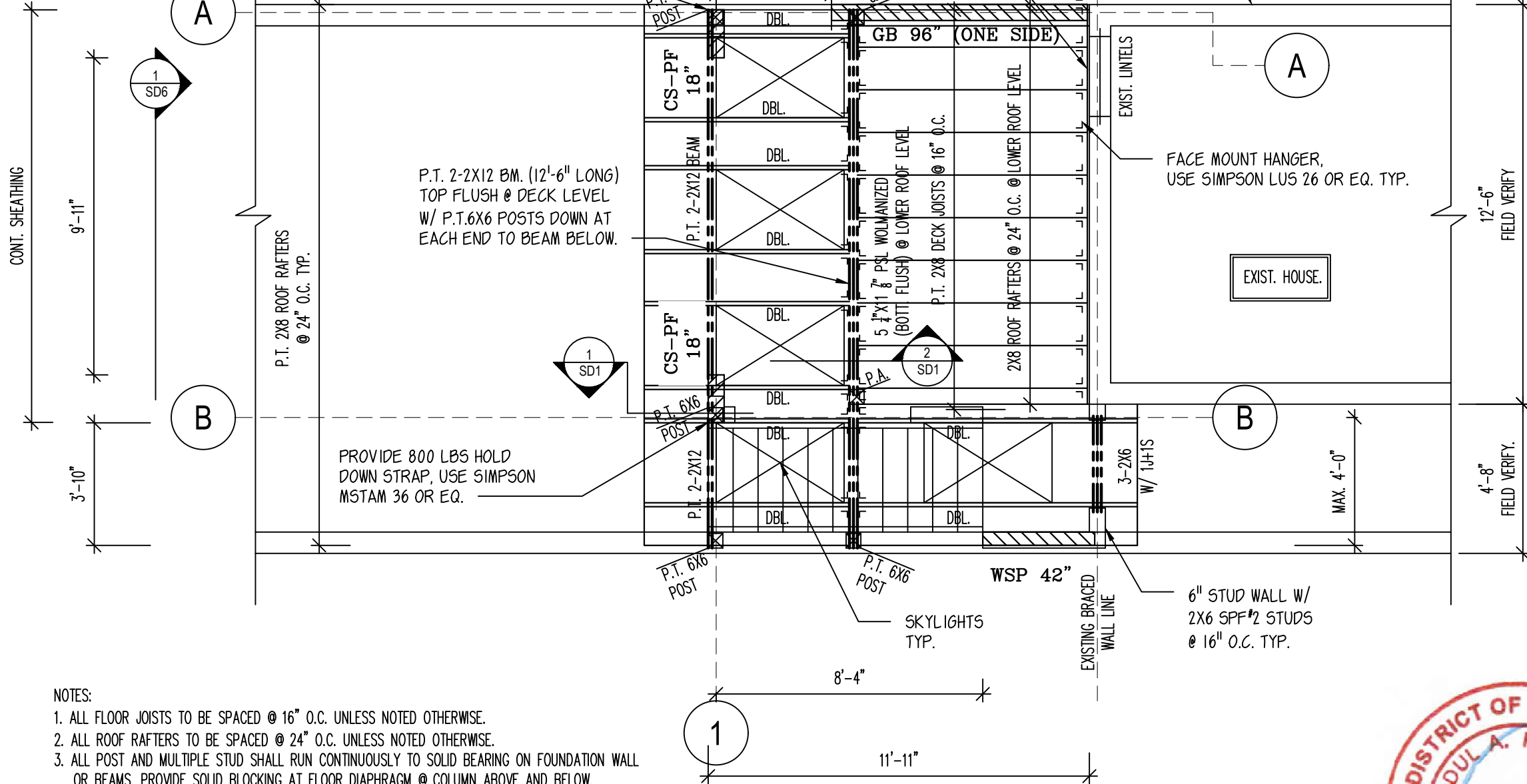
NOTES:

1. ALL FLOOR JOISTS TO BE SPACED @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL ROOF RAFTERS TO BE SPACED @ 24" O.C. UNLESS NOTED OTHERWISE.
3. ALL POST AND MULTIPLE STUD SHALL RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALL OR BEAMS. PROVIDE SOLID BLOCKING AT FLOOR DIAPHRAGM @ COLUMN ABOVE AND BELOW.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY IN FIELD.
5. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO STRUCTURAL MEMBERS AS REQUIRED.

# SECOND FLOOR FRAMING PLAN

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

1  
S-102



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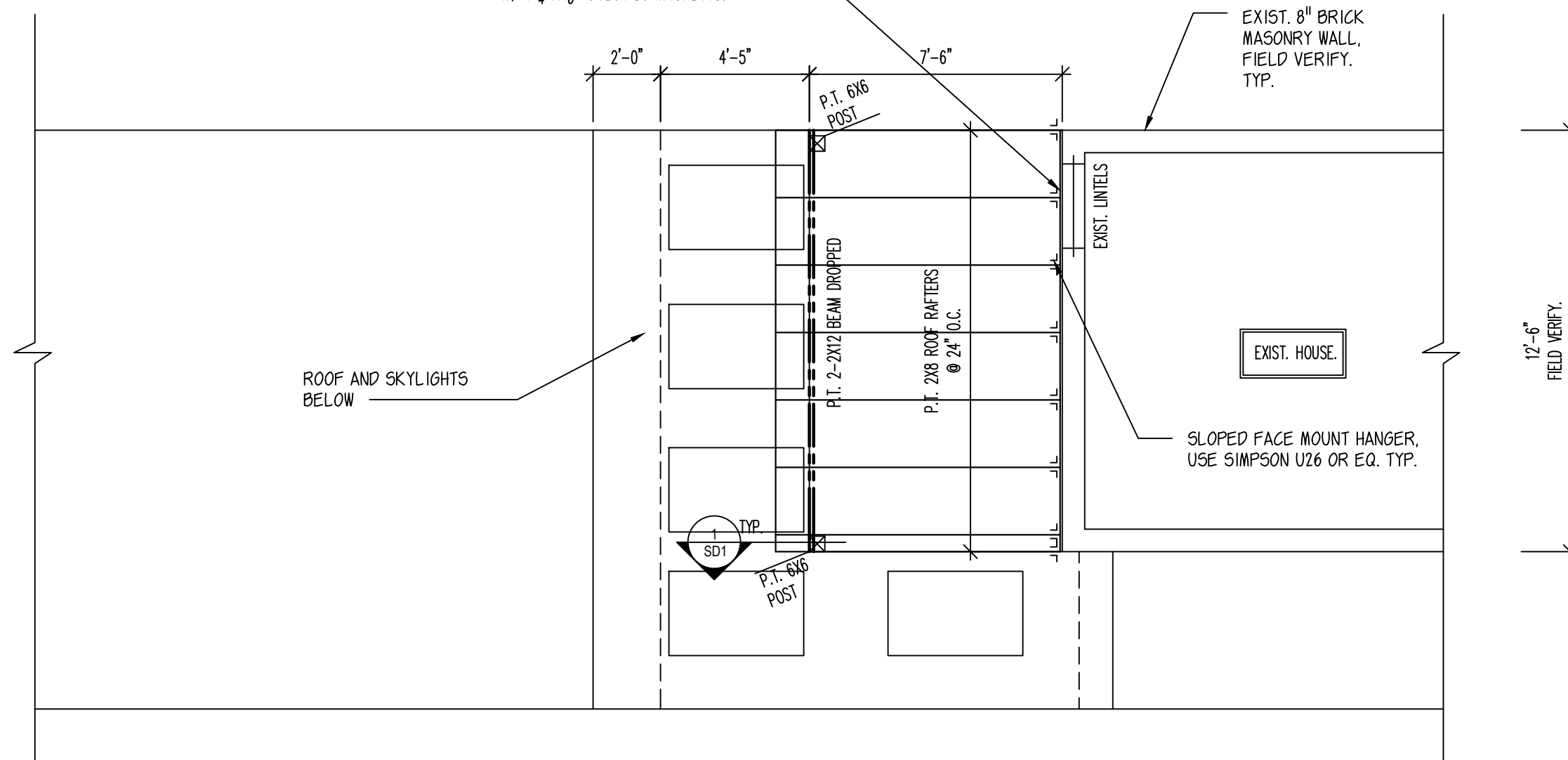
DESIGNED: AP.	DATE: 01-25-19
SCALE: 1/4" = 1'-0"	DRAWN: USE, INC.

DRAWING	SECOND FLOOR FRAMING PLAN
	122 V STREET
PROJECT:	WASHINGTON DC
CLIENT:	ATHOS PASHARDIS

SHEET NO:	S-102
PROJECT NO:	238-18

P.T. 2X10 LEDGER CONNECTED  
TO EXIST. BRICK WALL W/ 2 ROWS  
 $\frac{1}{2}$ " THRU. BOLTS @ 12" O.C. STAGGERED  
W/ 1  $\frac{1}{4}$ "  $\times$   $\frac{1}{8}$ " STL. PL. WASHERS.

EXIST. 8" BRICK  
MASONRY WALL,  
FIELD VERIFY.  
TYP.



ROOF AND SKYLIGHTS  
BELOW

12'-6"  
FIELD VERIFY.

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ROOF FRAMING PLAN

122 V STREET

WASHINGTON DC

ATHOS PASHIARDIS

NOTES:

- DESIGN LOADS:  
ROOF SNOW LOAD = 30 PSF      ROOF DEAD LOAD = 15 PSF  
FLOOR LIVE LOAD = 40 PSF      FLOOR DEAD LOAD = 10 PSF.
- ALL ROOF RAFTERS TO BE SPACED @ 24" O.C. UNLESS NOTED OTHERWISE.
- PROVIDE HURRICANE TIES, USE SIMPSON H2.5T OR EQ AT EACH END OF ROOF RAFTER.
- ALL POST AND MULTIPLE STUD SHALL RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALL OR BEAMS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY IN FIELD.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO STRUCTURAL MEMBERS AS REQUIRED.

ROOF FRAMING PLAN

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

1  
S-103



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ENGINEERS, INC.

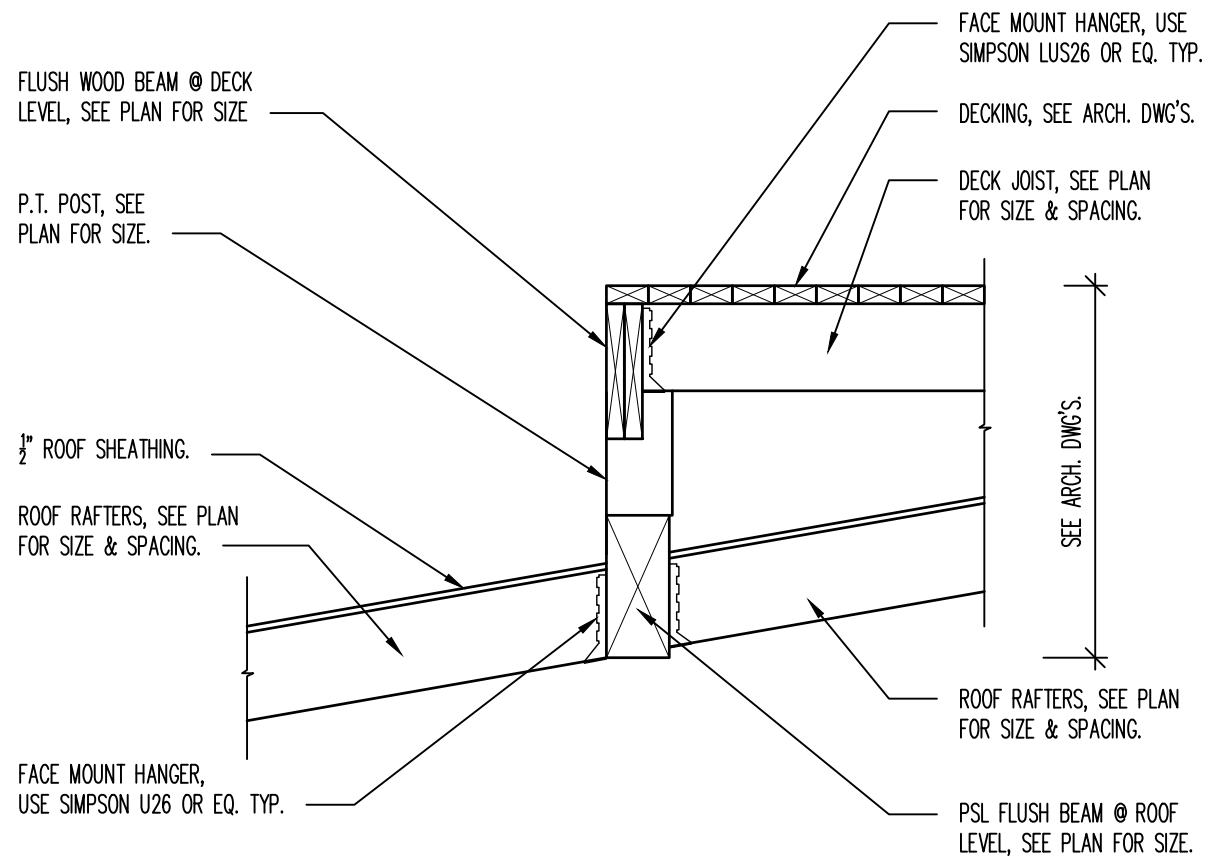
2495 RIDGETOP CIRCLE  
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TEL: 703-226 3730  
FAX: 703-226 3731

DRAWING: PROJECT: CLIENT:

SHEET NO:

S-103

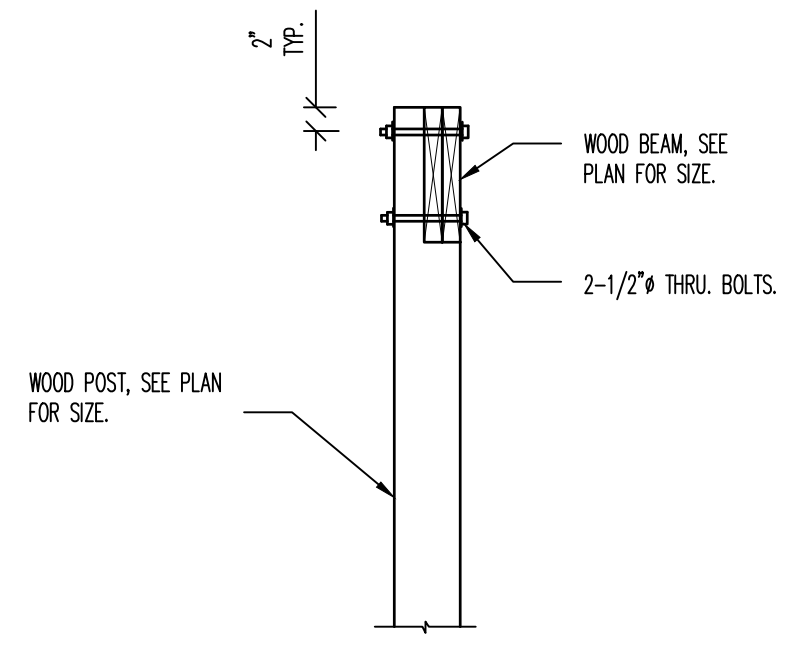
PROJECT NO: 238-18



**SECTION**

2  
SD1

SCALE: 3/4" = 1'-0"



**SECTION**

1  
SD1

SCALE: 3/4" = 1'-0"

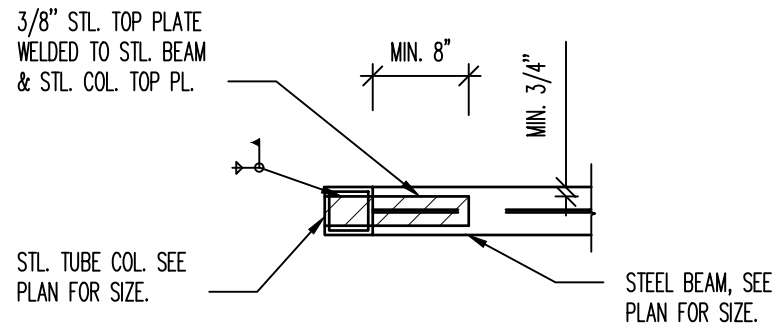


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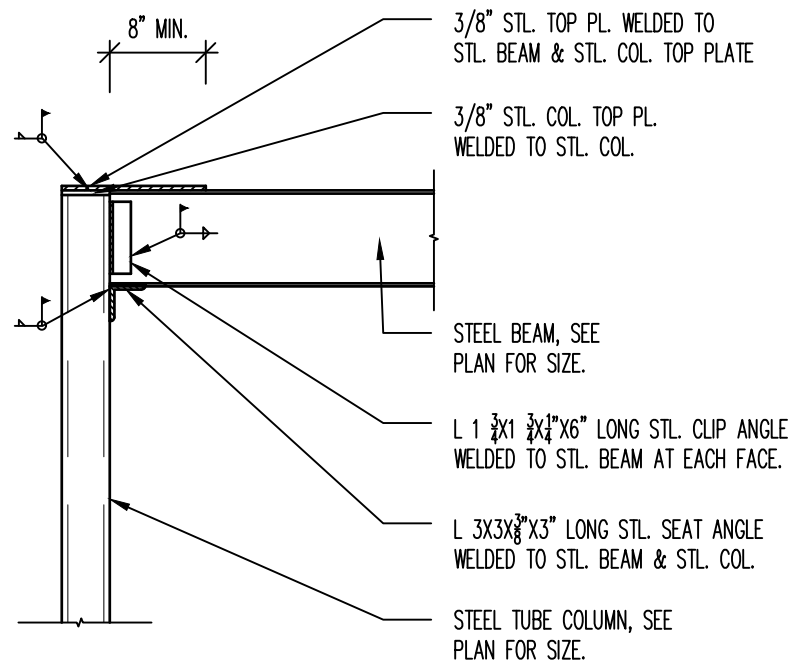
DESIGNED: AP.	DATE: 01-25-19
SCALE: 3/4" = 1'-0"	DRAWN: USE, INC.

DRAWING	DETAILS	WASHINGTON DC
	122 V STREET	
	ATHOS PASHARDIS	
PROJECT:		
CLIENT:		

SHEET NO:	SDI
PROJECT NO:	



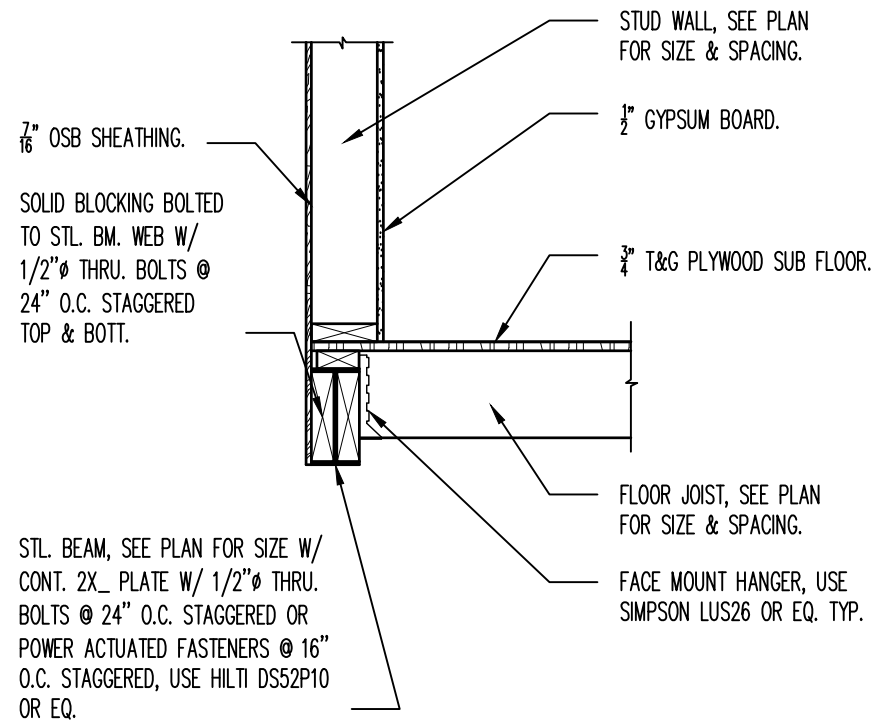
SECTION AA



SECTION 2

SCALE: 3/4" = 1'-0"

2  
SD2



SECTION 1

SCALE: 3/4" = 1'-0"

1  
SD2



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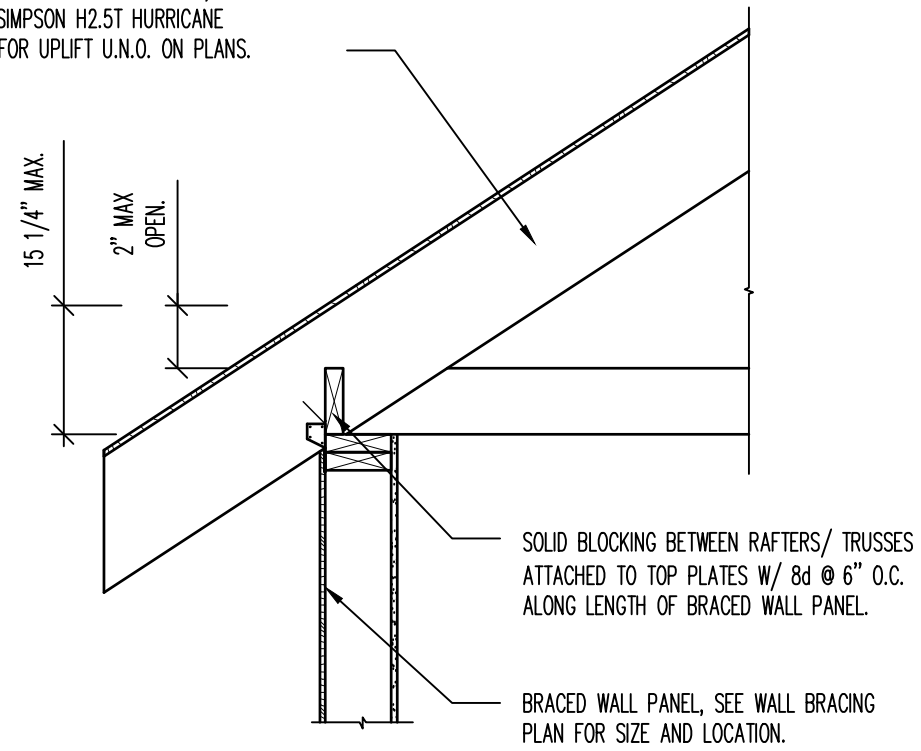
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SCALE: 3/4" = 1'-0"	DRAWN: USE, INC.

DETAILS	WASHINGTON DC
	122 V STREET
	ATHOS PASHARDIS

DRAWING:	PROJECT:	CLIENT:

SHEET NO: <b>SD2</b>
PROJECT NO: 238-18

ROOF RAFTERS/TRUSSES, SEE PLAN FOR SIZE AND SPACING, USE SIMPSON H2.5T HURRICANE TIES FOR UPLIFT U.N.O. ON PLANS.

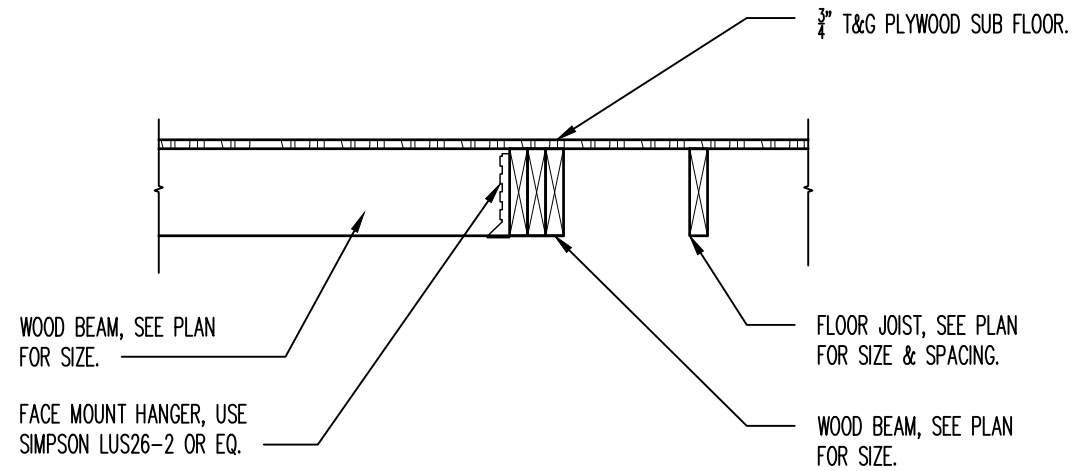


### TYP. BRACED WALL PANEL CONNECT.

SCALE: 3/4" = 1'-0"

TO PERPENDICULAR RAFTERS/ TRUSSES

2  
SD3



### SECTION

SCALE: 3/4" = 1'-0"

1  
SD3



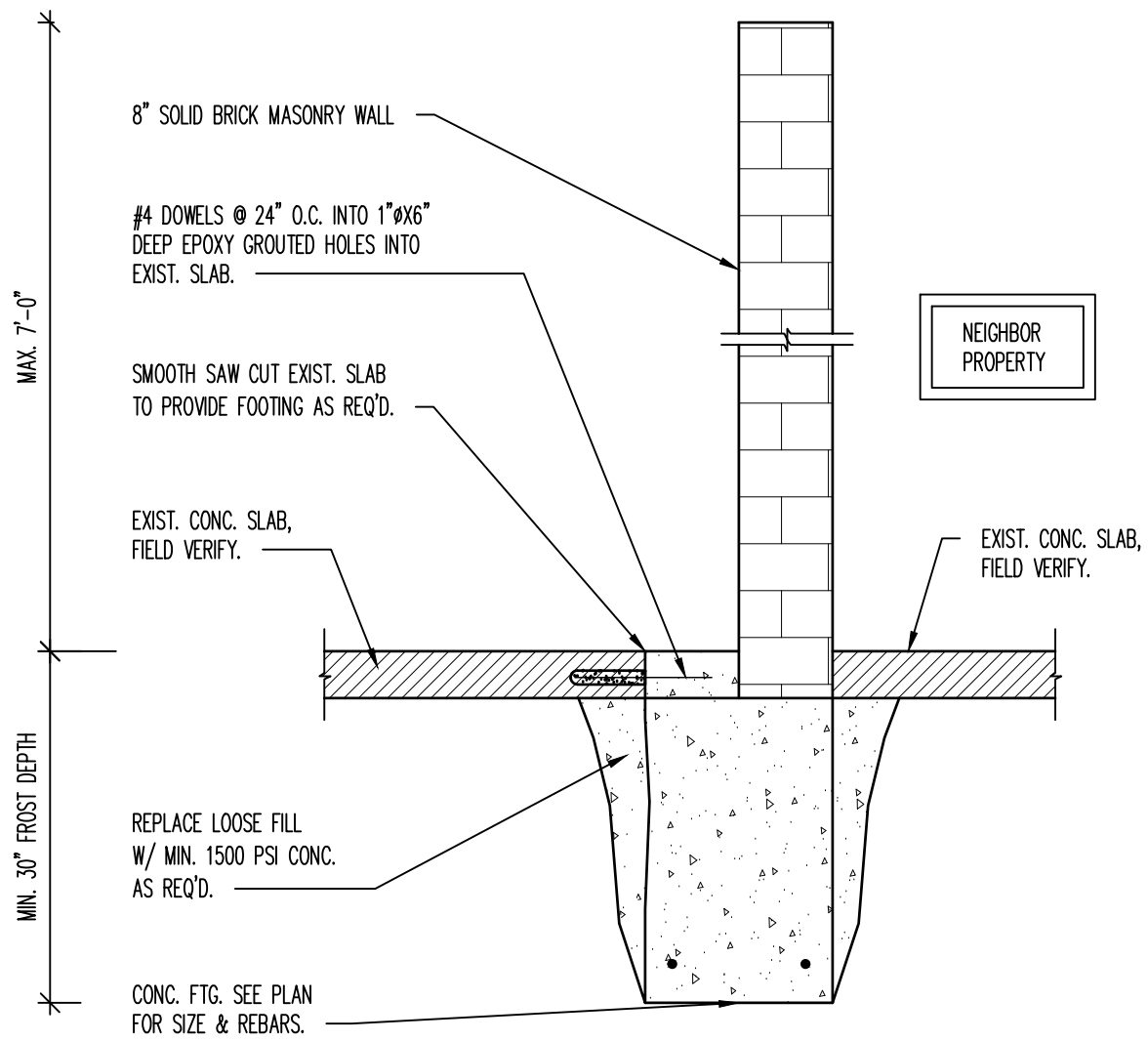
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	122 V STREET	
PROJECT:		CLIENT:
		ATHOS PASHARDIS

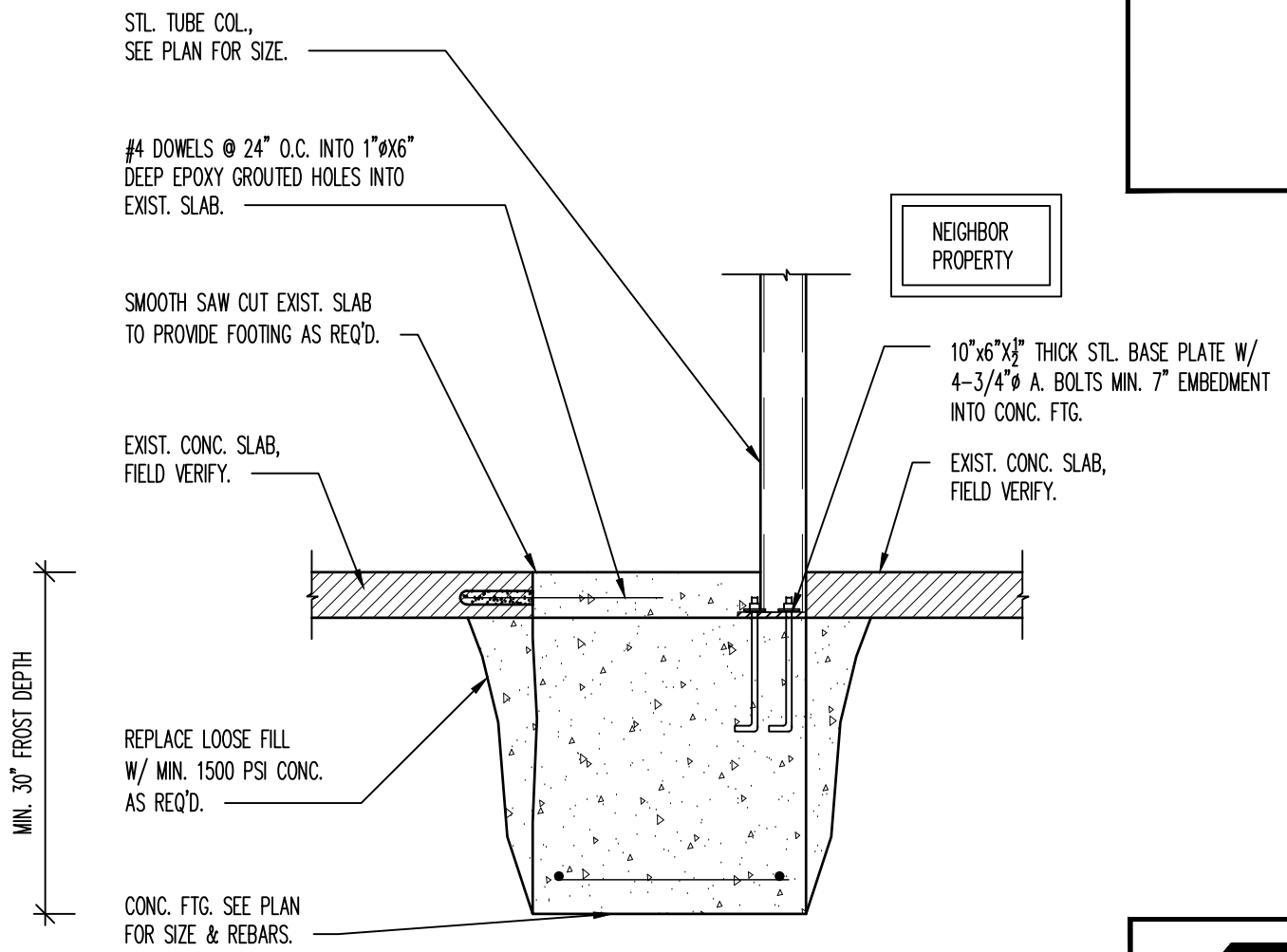
SHEET NO:	SD3
PROJECT NO:	238-18



**SECTION**

2  
SD4

SCALE: 3/4" = 1'-0"



**SECTION**

1  
SD4

SCALE: 3/4" = 1'-0"



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FAX: 703-226 3731

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SCALE: 3/4" = 1'-0"	DRAWN: USE, INC.
DRAWING: DETAILS	PROJECT: WASHINGTON DC
	CLIENT: ATHOS PASHARDIS
SHEET NO: <b>SD4</b>	
PROJECT NO:	238-18



FIRST FLOOR WALL BRACING SCHEDULE

BRACED WALL LINE	BRACE WALL LINE SPACING	TYPE	METHOD	BRACED WALL LENGTH	
				REQUIRED	PROVIDED
1-1	12'-0"	CS-PF	CONT. SHEATHING	1.49'	3.00'
A-A	13'-0"	GB	INTERMITTENT	2.95'	4.00'
B-B	13'-0"	WSP	INTERMITTENT	1.68'	3.00'

NOTES:

1. DESIGN CODE: IRC 2012
2. BASIC WIND SPEED: 90 MPH/ 3 SEC GUST.
3. ULTIMATE WIND SPEED: 115 MPH.
4. WIND EXPOSURE CATEGORY: "B"
5. SEISMIC DESIGN CATEGORY: "B"
6. ADJUSTMENT FACTOR FOR ROOF EAVE TO RIDGE HEIGHT FOR ADDITION: 0.70
7. ADJUSTMENT FACTOR FOR 2 BRACED WALL LINES: 1.00
8. ADJUSTMENT FACTOR 8'-6" HIGH STUD WALLS: 0.925
9. CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME.
10. WSP: WOOD STRUCTURAL PANEL.
11. GB: GYPSUM BOARD.
12. WALL PANEL LEGEND:

WSP-XX

WSP ----- EXTERIOR FACE: WOOD STRUCTURAL PANEL W/ 7/16" OSB WALL SHEATHING W/ 6d COMMON (2" X 0.113") NAILS AT 6" O.C. (PANEL EDGES) AND AT 12" O.C. (INTERMEDIATE SUPPORTS)  
 INTERIOR FACE: 1/2" GYPSUM SHEATHING W/ 1 1/2" GALVANIZED ROOFING NAILS; STAPLES GALVANIZED, 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S, AT 7" AT PANEL EDGES AND INTERMEDIATE SUPPORTS.  
 XX ----- LENGTH OF WALL PANEL IN INCHES.

GB-XX

GB ----- 1/2" GYPSUM SHEATHING W/13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIA. 1-1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, 0.086" DIA., 1 5/8" LONG, 15/64" HEAD OR GYPSUM BOARD NAIL, 0.086" DIA., 1 5/8" LONG, 9/32" HEAD @ 7" O.C. AT EDGES AND INTERMEDIATE SUPPORTS OR 1 1/4" SCREWS TYPE S OR W @ 12" O.C. SPACING AT EDGES AND INT. SUPPORTS W/ MIN. 7/16" PENETRATION TO WOOD FRAMING AND 3/8" FOR METAL FRAMING.  
 XX ----- LENGTH OF WALL PANEL IN INCHES.



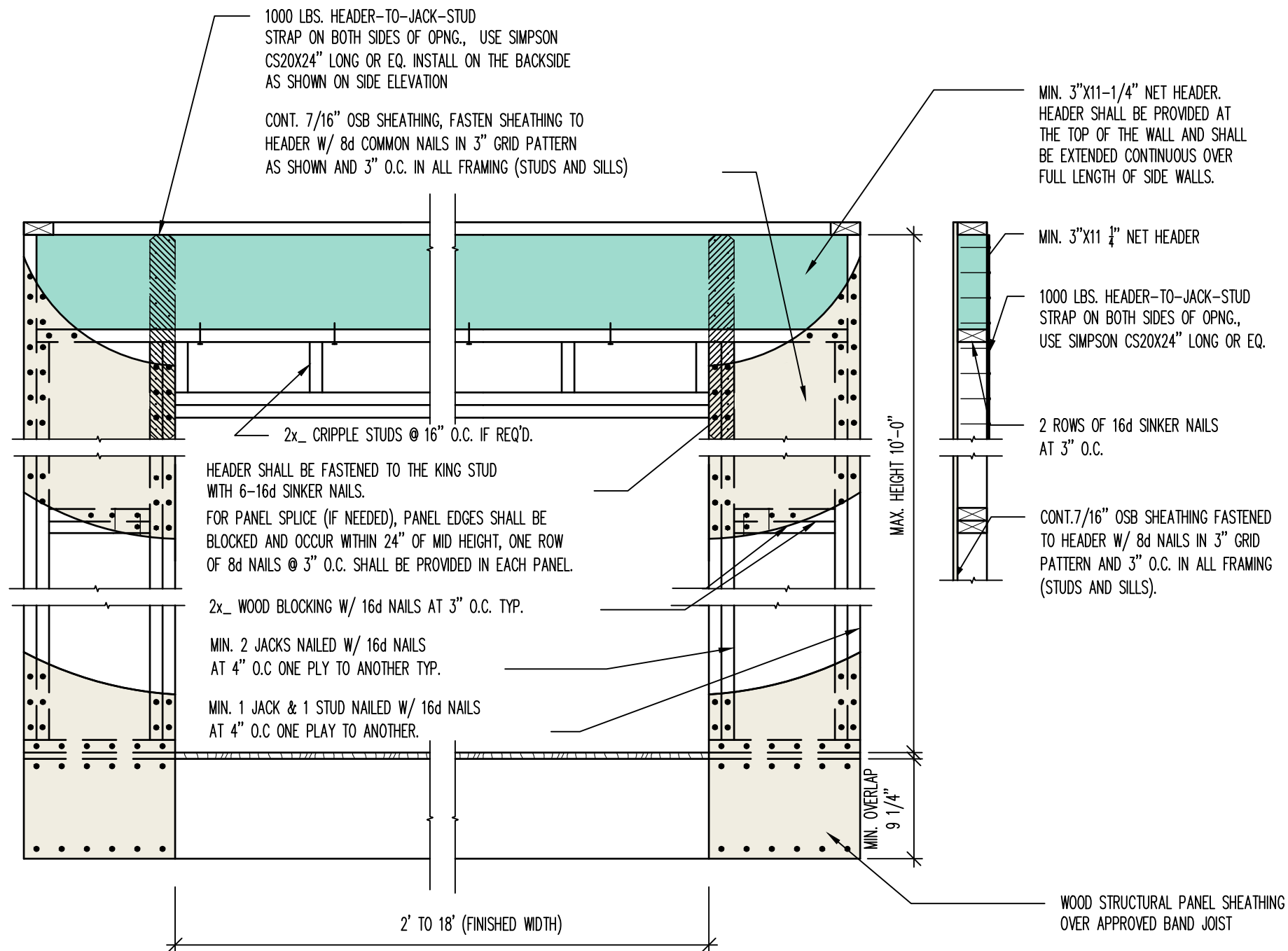
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DESIGNED: AP. DATE: 01-25-19  
 SCALE: 3/4" = 1'-0" DRAWN: USE, INC.

DRAWING: DETAILS  
 PROJECT: 122 V STREET WASHINGTON DC  
 CLIENT: ATHOS PASHARDIS

SHEET NO: SD5  
 PROJECT NO: 238-18



# RAISED WOOD FLOOR/ SECOND FLOOR CONTINUOUS PORTAL FRAME PANEL (CS-PF)

SCALE: 3/4" = 1'-0"

DOUBLE PORTAL @ RAISED FLOOR

1  
SD6



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DETAILS	WASHINGTON DC
	122 V STREET
	ATHOS PASHARDIS

DRAWING	PROJECT	CLIENT

SHEET NO:	SD6
PROJECT NO:	238-18