3RD FLOOR AS BUILT

711 LAWRENCE ST NE, Washington DC 20017

ZONING & BUILDING CODE DATA

BUILDING DATA:

PROJECT ADDRESS: 711 LAWRENCE ST NE, WASHINGTON DC 20017

ZONING DATA:

SQUARE NO.:	3653
LOT NO.:	0024
ZONE DISTRICT:	RF-1
CAMPUS PLAN:	N
HISTORICAL LANDMARK:	N
HISTORIC DISTRICT:	N
SITE AREA:	9,440 SF

APPLICABLE BUILDING CODES:

2016 DC ZONING REGULATIONS (DCMR 11)
2013 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WHICH AMENDS THE FOLLOWING:

- 2012 ICC INTERNATIONAL RESIDENTIAL CODE (DCMR 12B)

REGULATION (ZR)	EXISTING	ALLOWED / REQUIRED	PROVIDED
USE GROUP	SINGLE FAMILY		SINGLE FAMILY
BUILDING HEIGHT	32'-5" / 3 STORIES + CELLAR	35'-0" / 3 STORIES + CELLAR	32'-5" / 3 STORIES + CELLAR
FLOOR AREA RATIO	N/A		
LOT OCCUPANCY	17.02%	60%	NOT CHANGED
REAR YARD	58.9'	MIN. 20'	NOT CHANGED
SIDE YARD	16' / 31'	NONE	NOT CHANGED
PERVIOUS SURFACE	70%	50%	NOT CHANGED
TYPE OF CONSTRUCTION	TYPE V-B		TYPE V-B

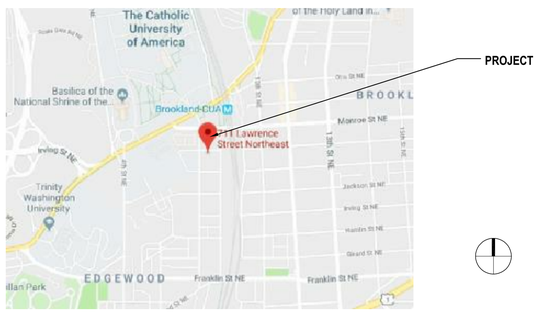
SCOPE OF WORK:

REVISION TO PERMIT# B1103410, THE THIRD FLOOR AS BUILT (ASSOCIATE WITH PERMIT B1103410 WHICH INCLUDED A HABITABLE ATTIC)

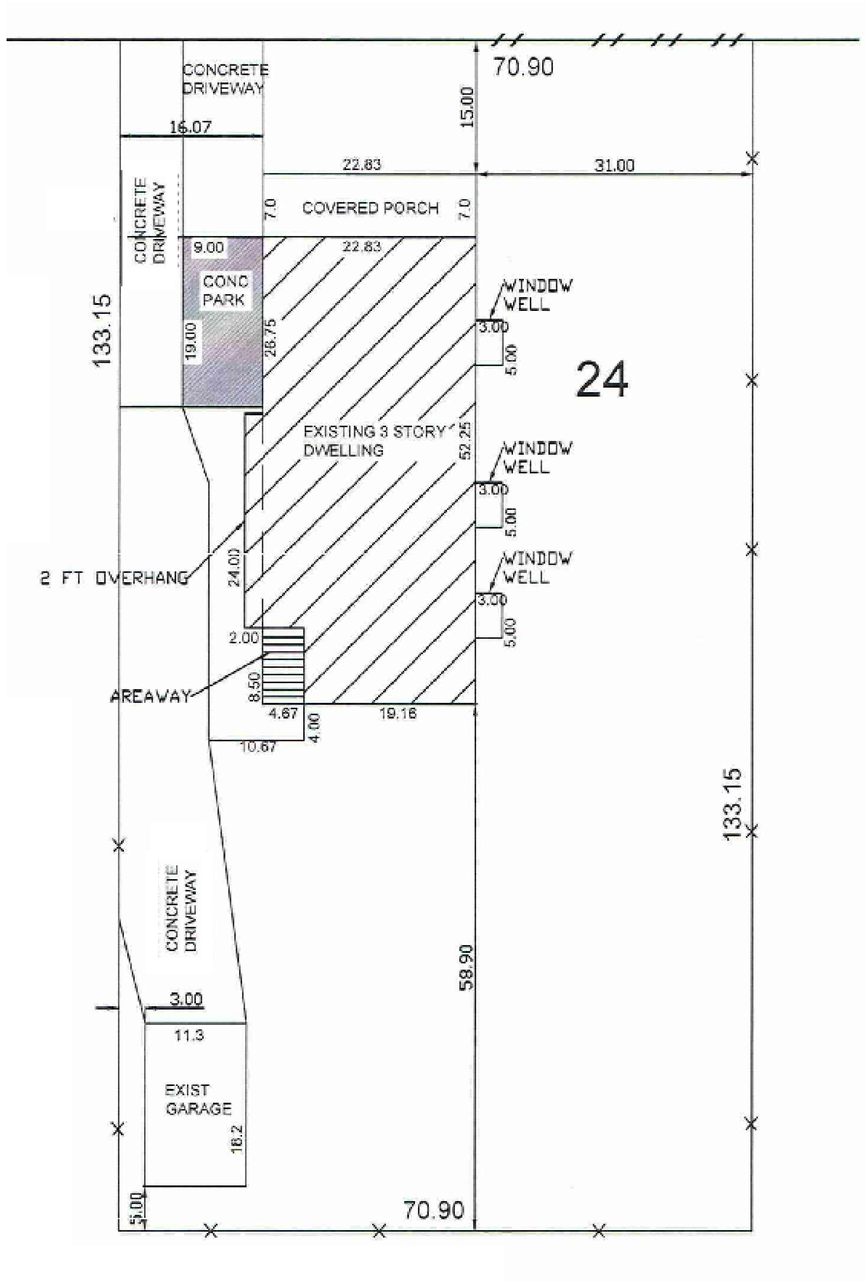
THERMAL ENVELOPE INSULATION SCHEDULE:

FENESTRATION	U-VALUE: 0.35	MASS WALLS - CONTINUOUS	R-8
SKYLIGHT	U-VALUE: 0.55	MASS WALLS - FRAMING CAVITY	R-13
FENESTRATION SHGC	SHGC: 0.40	BASEMENT WALLS - CONTINUOUS	R-10
ROOF	R-49	BASEMENT WALLS - FRAMING CAVITY	R-13
WOOD FRAME WALL	R-20	SLAB PERIMETER (DEPTH = 2'-0")	R-10
FLOOR	R-19	CRAWL SPACE WALL - CONTINUOUS	R-15
		CRAWL SPACE WALL - FRAMING CAVITY	R-19

DRAWING LIST



LAWRENCE STREET, N.E.



SITE PLAN

SCALE: 1/8" = 1'-0"

DONG ARCHITECTS
6846 McFall Place
McLean VA 22101
Tel: 703.828.5995
dong@dongarchitects.com

No.	Issued For	Date
	Permit Set	12.31.18

711 LAWRENCE ST NE - 3RD FLOOR AS BUILT
Washington DC 20017

Developer

Professional Seal

DISTRICT OF COLUMBIA · LIJUN DONG · ARC101216 · LICENSED ARCHITECT

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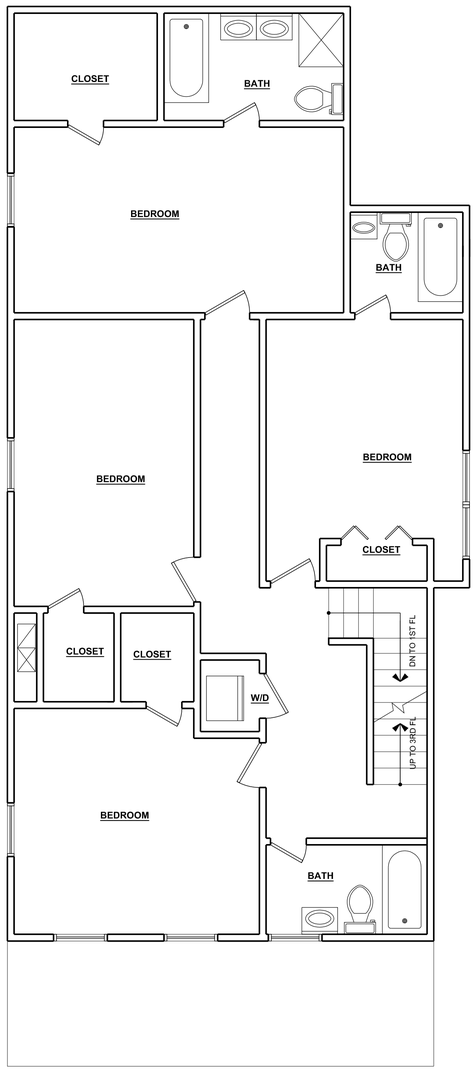
Sheet Title

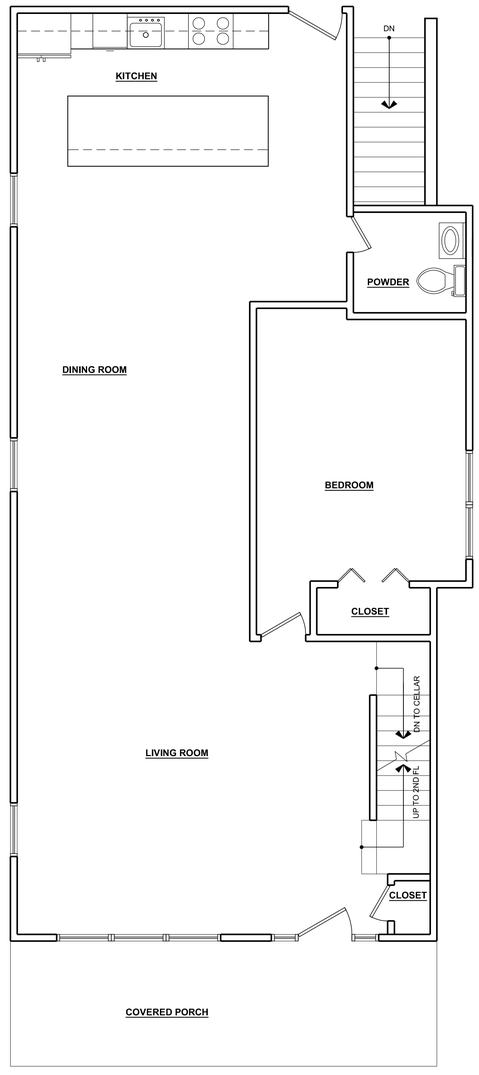
COVER SHEET

Sheet Number

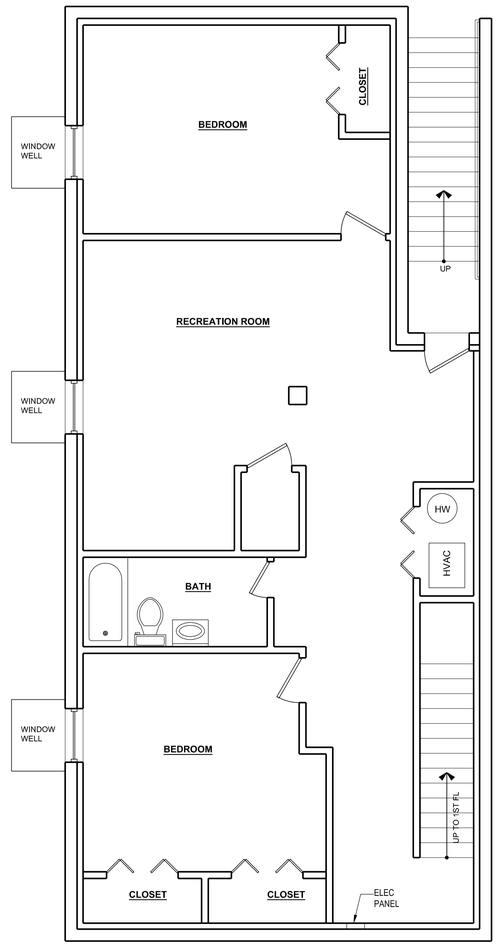
A001



3 **EXISTING 2ND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



2 **EXISTING 1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



1 **EXISTING CELLAR FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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No.	Issued For	Date
1	Permit Set	03.01.18

711 LAWRENCE ST NE - 3RD FLOOR AS BUILT

Washington DC 20017

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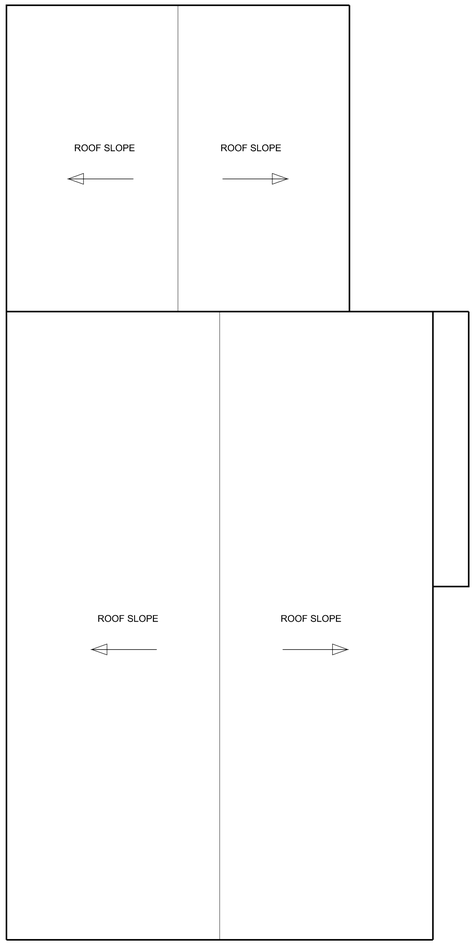
Sheet Title

EXISTING FLOOR PLANS

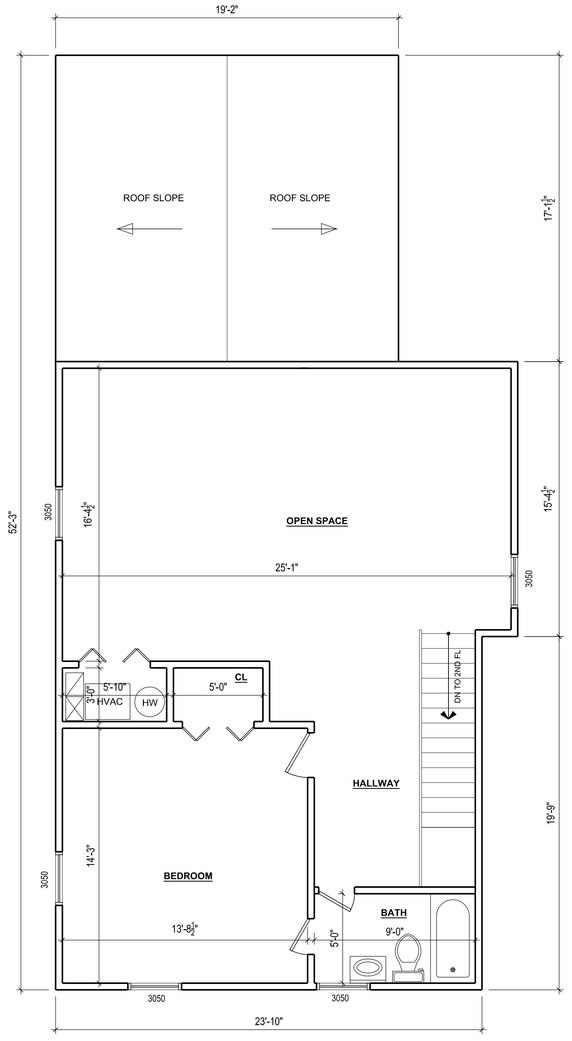
Sheet Number

A002



2 ROOF AS BUILT PLAN

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



1 3RD FLOOR AS BUILT PLAN

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

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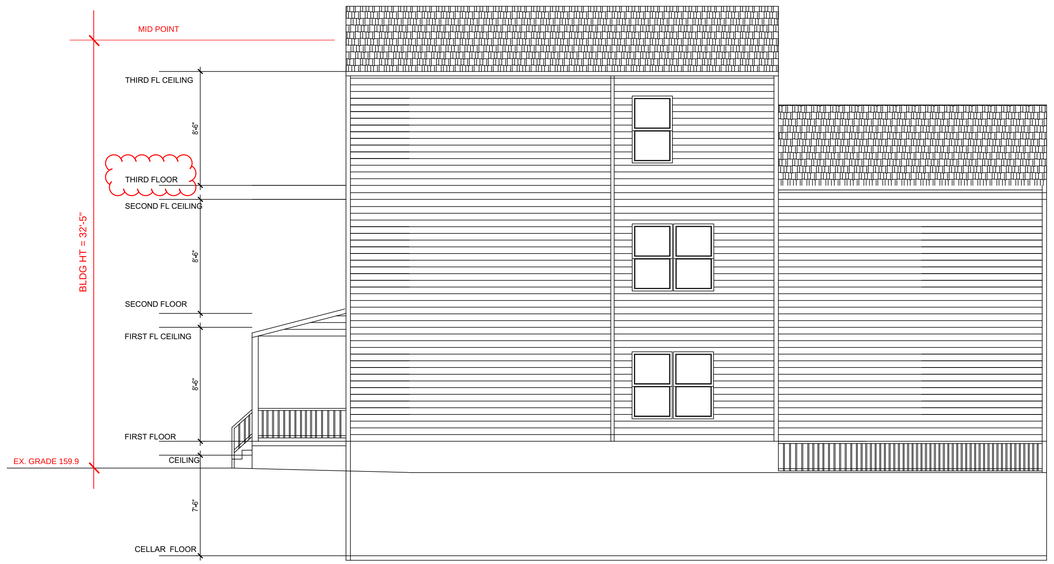
Sheet Title

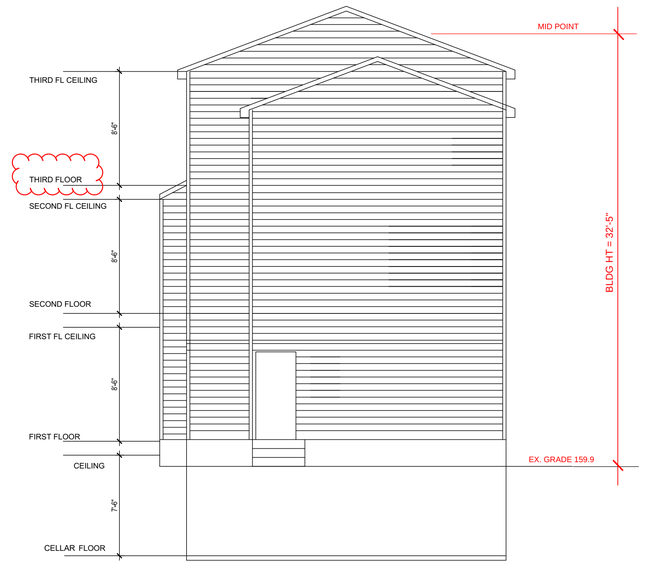
EXISTING FLOOR PLANS

Sheet Number

A003

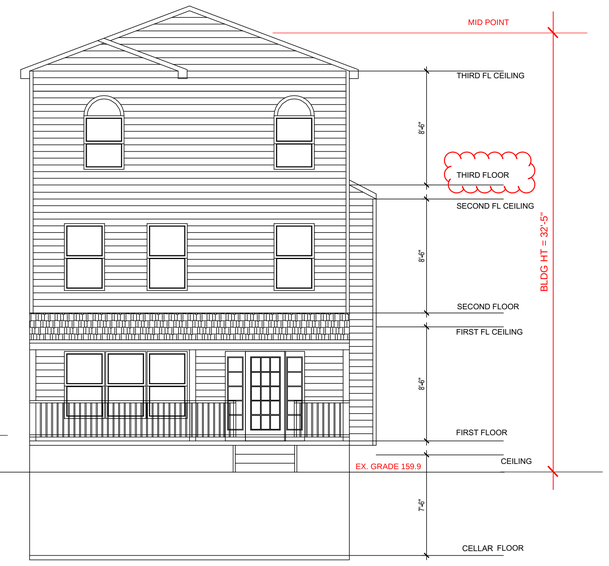


RIGHT SIDE ELEVATION
SCALE: 3/16" = 1' - 0"



REAR ELEVATION
SCALE: 3/16" = 1' - 0"

LEFT SIDE ELEVATION
SCALE: 3/16" = 1' - 0"



FRONT ELEVATION
SCALE: 3/16" = 1' - 0"

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711 LAWRENCE ST NE - 3RD FLOOR AS BUILT

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Sheet Title

EXISTING BUILDING ELEVATIONS

Sheet Number

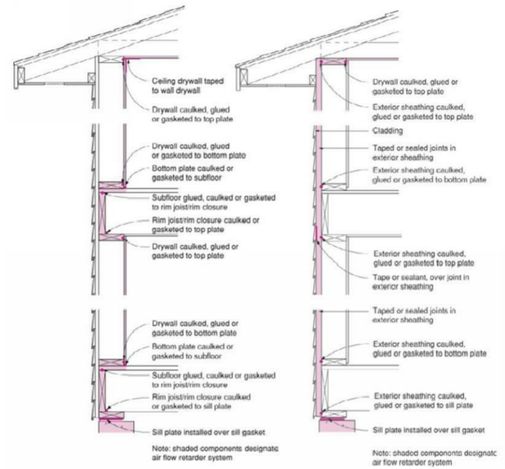
A004

Table R402.4.1.1 (2012 IECC). Air Barrier and Insulation Installation*

COMPONENT	CRITERIA*
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawl space walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetration	Duct shafts, utility penetrations and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	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.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	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 and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

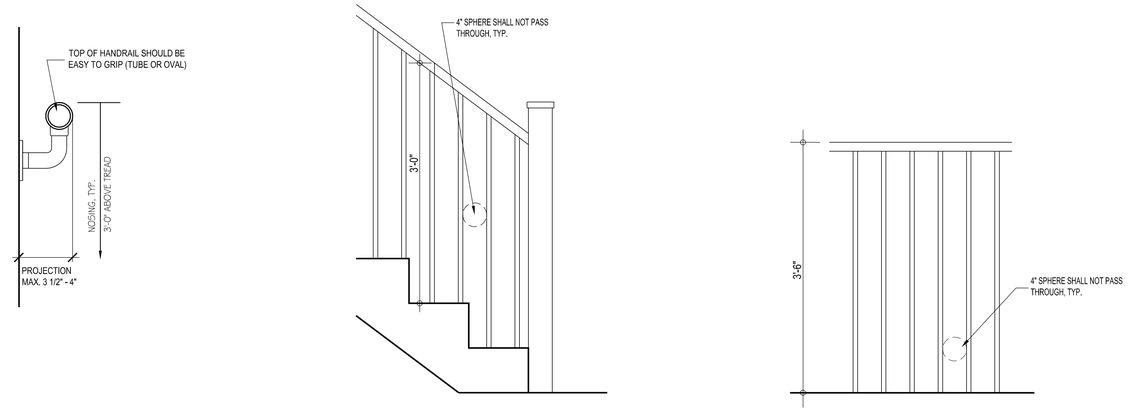
Air Barrier and Thermal Barrier Alignment

Envelope Air Sealing



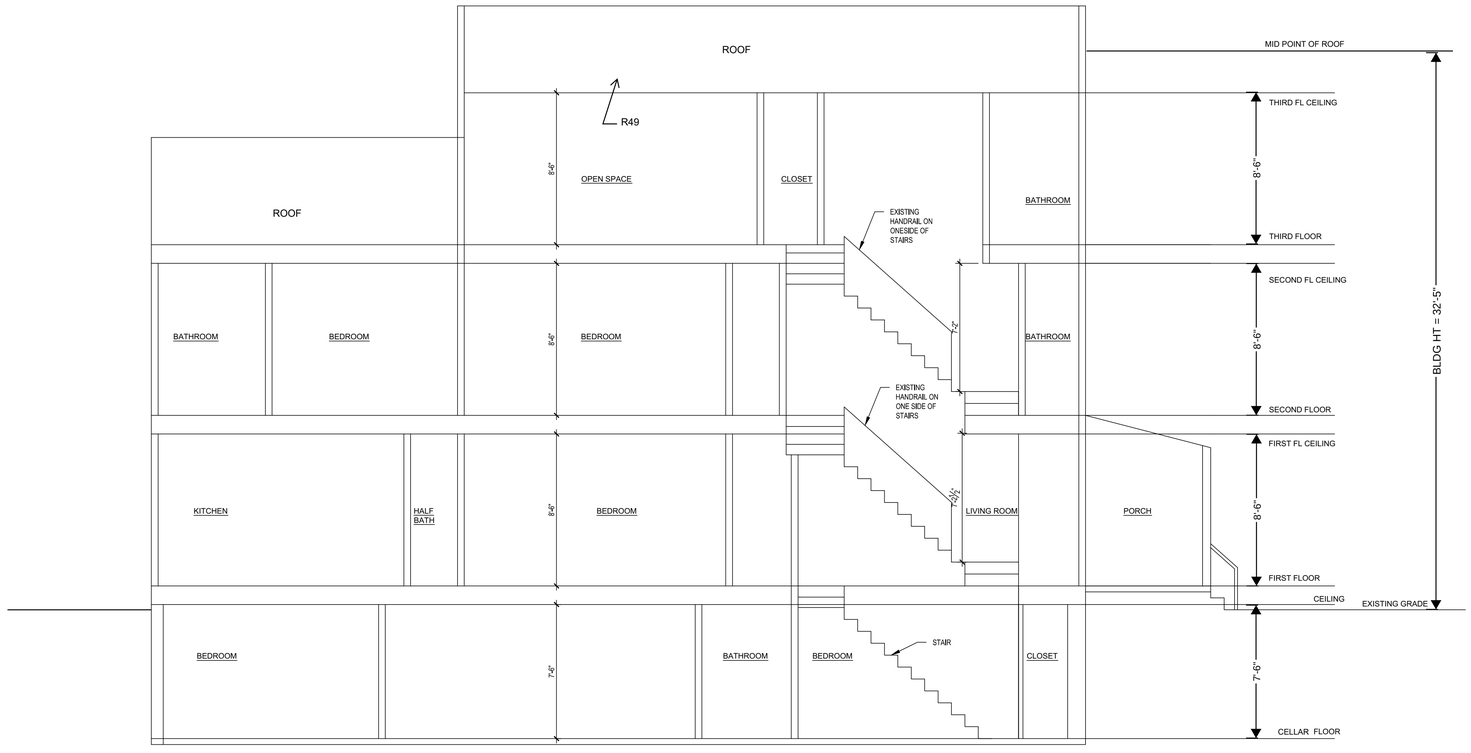
NOTE:

1. INSTALL A CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
2. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. THE WALL INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
3. THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
4. RIM JOISTS SHALL BE INSUALTED AND INCLUDE THE AIR BARRIER.



2 STAIR HANDRAIL DETAIL

SCALE: 1" = 1'-0"



1 BUILDING SECTION

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

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Washington DC 20017

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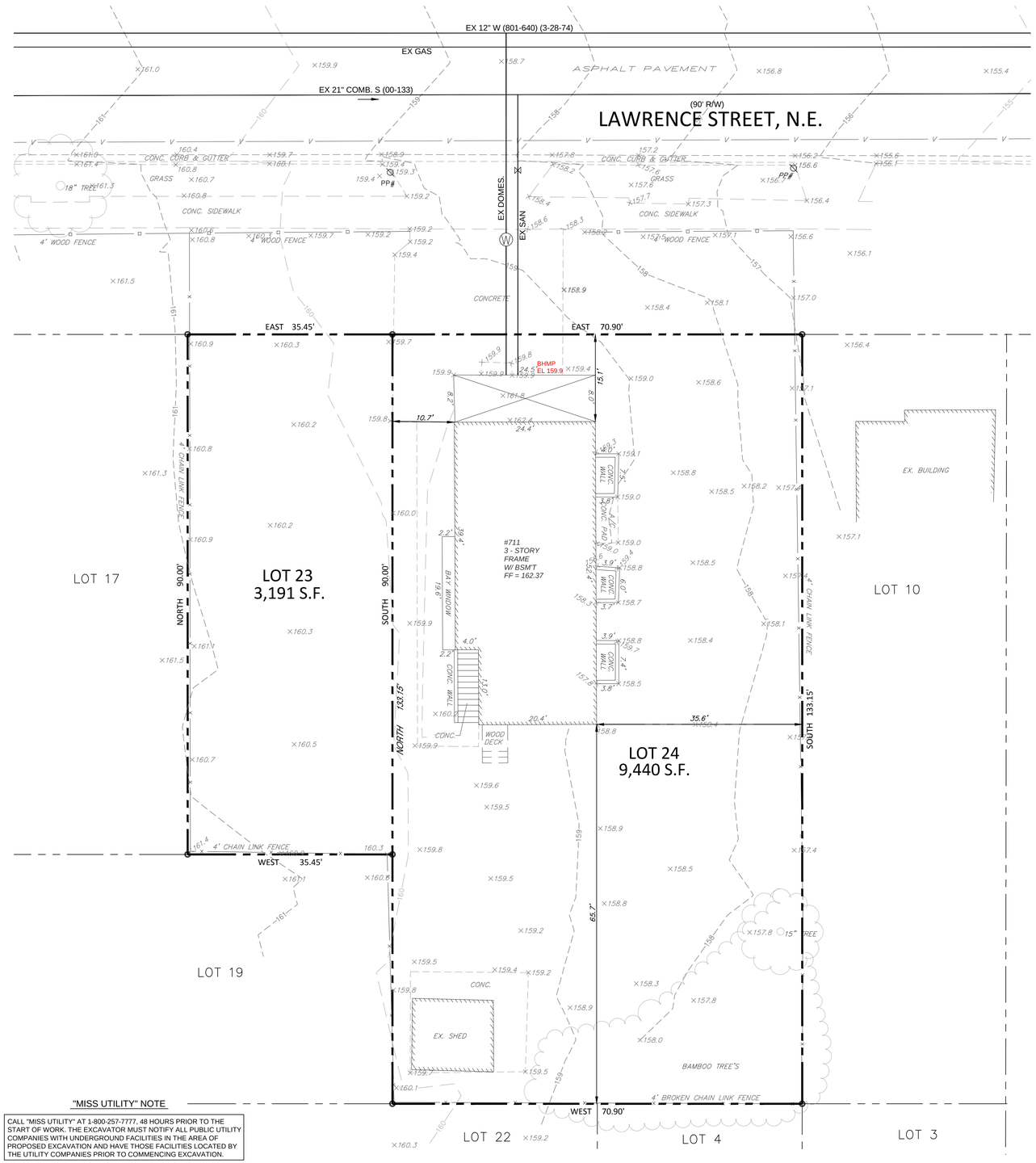
Sheet Title

EX. BUILDING SECTION & DETAILS

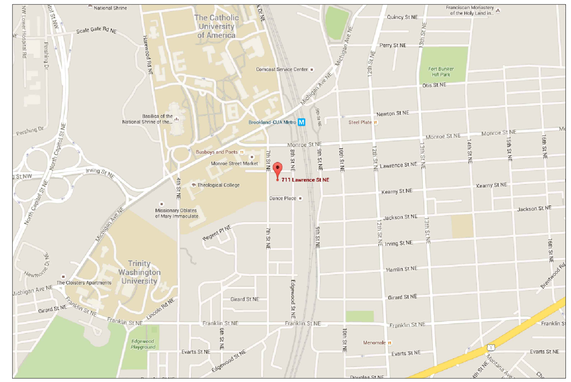
Sheet Number

A005



GENERAL NOTES

1. The measured horizontal datum is based on the land records of the office of the surveyor of the District of Columbia, subdivision plat book 207, page 41.
2. Vertical datum is based on DC WASA sheet CD 15-16 N.E., using a manhole located at 8th Street & Lawrence Street N.E., having an invert elevation of 150.00'.
3. Topography and planimetric locations shown hereon are field run 1-foot contour intervals by Deetec Engineers & Surveyors in January 2016.
4. Utility locations shown hereon are based on field observations and available records. Their locations are to be considered approximate and must be verified by the appropriate utility provider and located by test pitting prior to any construction.
5. No title report furnished.



VICINITY MAP
SCALE: 1"=1000'

"MISS UTILITY" NOTE

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.

DISTRICT OF COLUMBIA
JON A. SHIANCOE
PE901570
CIVIL
PROFESSIONAL ENGINEER

Utility locations shown hereon are based on field observations and available records. Their locations are to be considered approximate and must be verified by the appropriate utility provider and located by test pitting prior to any construction.

ENGINEERING JAS DESIGN LLC
5105 MOUNT OAKS SANCTUARY DRIVE
BOWIE, MD 20720
PHONE (301)-262-1630 WWW.JASEDLLC.COM FAX (301)-262-1680

DRAWN BY: JAS
DATE: FEBRUARY 25, 2016
SCALE: 1" = 10'
SHEET NO.: 1 OF 1
DWG FILE: 274-SITEPLAN.DWG

LOTS 23 & 24 - SQUARE 3653
PLAT BOOK 207, PAGE 41

711 LAWRENCE STREET

NORTHEAST
WASHINGTON, D.C.

CIV001 EXISTING CONDITIONS PLAN

NO.	DATE	REVISIONS

PANEL SCHEDULE

PANEL: P
POLE SPACES: 36

150 AMPS 150A MCB
MOUNTING: RECESSED
120 / 240 VOLTS

PHASE: 1
WIRE: 3
22KA LC

LOAD	KW/PHASE A	KW/PHASE B	CIR/BKR POLE	CIR/BKR TRIP	WIRE	CIR NO.	PHASE	CIR NO.	WIRE	CIR/BKR POLE	CIR/BKR TRIP	KW/PHASE A	KW/PHASE B	LOAD
BEDROOM RECEPTACLES	1		1	20		1	A	2		2	30	2.5		DRYER
BEDROOM RECEPTACLES		1	1	20		3	B	4		-	-		2.5	↓
BEDROOM RECEPTACLES	1		1	20		5	A	6		1	20	-		SPARE
BEDROOM RECEPTACLES		1	1	20		7	B	8		1	20		-	↓
BEDROOM RECEPTACLES	1		1	20		9	A	10		1	20	1.2		WASHER
BEDROOM RECEPTACLES		1	1	20		11	B	12		1	20		.3	LIGHTING - CELLAR
BEDROOM RECEPTACLES	1		1	20		13	A	14		1	15	1		AHU
BEDROOM RECEPTACLES		1	1	20		15	B	16		1	20		1	LIGHTING - 1ST FLOOR
BATH RECEPTACLES	1		1	20		17	A	18		1	15	.25		HWH
BATH RECEPTACLES		1	1	20		19	B	20		1	20		1	LIGHTING - 2ND FLOOR
BATH RECEPTACLES	1		1	20		21	A	22		2	25	2		CU
BATH RECEPTACLES		1	1	20		23	B	24		1	20		1	DISHWASHER
BATH RECEPTACLES	1		1	20		25	A	26		1	20	1		DISPOSAL
BATH RECEPTACLES		1	1	20		27	B	28		1	15		.1	SMOKE DETECTOR
LIVING ROOM RECEPTACLES	1		1	20		29	A	30						↓
DINING ROOM RECEPTACLES		1	1	20		31	B	32						↓
REFRIGERATOR	1		1	20		33	A	34						↓
MICROWAVE, HOOD FAN		1.2	1	20		35	B	36						↓
KITCHEN RECEPTACLE	1.5		1	20		37	A	36						
KITCHEN RECEPTACLE		1.5	1	20		39	B	36						
KITCHEN RECEPTACLE	1.5		1	20		41	A	36						

CONNECTED LOAD: 31.35 KVA 131 AMP
DEMAND LOAD: 20.2 KVA 84 AMP

ELECTRICAL SYMBOLS LIST

- CEILING FAN-LIGHT (OWNER SUPPLY)
- SMOKE DETECTOR BY CODE (HARD WIRE)
- DOWN LIGHT (RECESSED)
- PEDANT LIGHT (BY OWNER)
- WALL MOUNTED FIXTURE (BY OWNER)
- LENSED FLUORESCENT FIXTURE (SURFACE MOUNTED)
- TRACK LIGHT (BY OWNER)
- EXTERIOR FLOOD LIGHT W/ MOTION DETECTOR
- $ LIGHT / EQUIPMENT SWITCH
- $D LIGHT SWITCH (DIMMER)
- $3 THREE WAY SWITCH
- $FL FAN/ LIGHT SWITCH
- EXHAUST FAN/ LIGHT
- JUNCTION BOX
- RECEPTACLE (120V, STANDARD)
- RECEPTACLE (240V, STANDARD)
- DUPLEX RECEPTACLE OUTLET, WALL MOUNTED 240V - 20A
- GFI RECEPTACLE OUTLET, WALL MOUNTED 125V - 20A
- SWITCHED RECEPTACLE OUTLET, WALL MOUNTED 125V - 20A
- TELEPHONE OUTLET, VERIFY LOCATION
- CABLE OUTLET, VERIFY LOCATION

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL ELECTRICAL CODES UNDER THE AUSPICES OF A LICENSED MASTER ELECTRICIAN.

2. THE ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAIN AND PAY ELECTRIC PERMIT AND ALL INSPECTIONS.

3. THE ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE W/ ARCH. & MECHANICAL DRAWINGS FOR MOUNTING LOCATIONS.

4. ALL SWITCHES, RECEPTACLES AND FACE PLATES SHALL BE WHITE DECOR STYLE.

5. ALL SWITCHES SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR (A.F.F.) UNLESS OTHERWISE NOTED. GANG SWITCHES UNDER ONE PLATE WHEREVER MORE THAN ONE IS SHOWN TOGETHER.

6. DIMMER SWITCHES SHALL BE 'LUTRON' SKYLARK PRE-SET SLIDER, WATTAGE AS REQUIRED. ON-OFF SWITCHES SHALL BE ROCKER TYPE TO MATCH SKYLARK DIMMERS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ELECTRONIC OR MAGNETIC DIMMERS FOR LOW VOLTAGE FIXTURES AS REQUIRED PER FIXTURE MANUFACTURER.

7. ALL SURFACES DAMAGED IN THE COURSE OF THE WORK SHALL BE RESTORED TO THE ORIGINAL CONDITION.

8. THE ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, FIXTURES, HARDWARE, AND THE LIKE TO COMPLETE THE WORK DESCRIBED IN THE DRAWINGS.

9. THE ELECTRICAL SUB-CONTRACTOR SHALL INSPECT EXIST. ELECTRICAL SERVICE AND PROVIDE ALLOWANCE FOR ANY UPGRADE REQUIRED FOR THE NEW WORK.

10. ALL BATHROOM & KITCHEN COUNTER WIRING SHALL BE ON G.F.I. CIRCUITS.

11. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.

12. PROVIDE ADDITIONAL OUTLETS THROUGHOUT AS REQUIRED BY CODE.

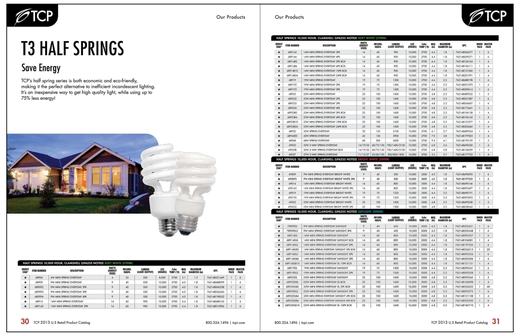
13. PROVIDE FLEXIBLE DEPTH BOX AT OUTLETS MOUNTED IN MILLWORK. COORDINATE W/ MILLWORK INSTALLATION.

14. EXIST. SURFACE MOUNTED OUTLETS TO BE UPGRADED TO WALL OUTLETS.

15. INDEPENDENT CIRCUITS IN THE KITCHEN AS REQUIRED BY CODE.

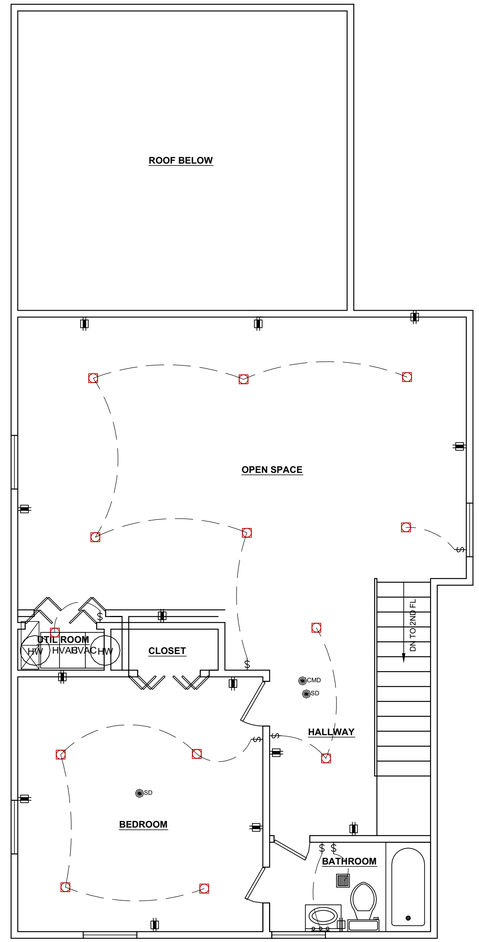
16. LIGHT FIXTURES, RECEPTACLES, SWITCHES & SOME OUTLETS EXACT LOCATIONS TBD IN FIELD.

17. PROVIDE TELEPHONE & DATA OUTLETS AS REQUIRED BY OWNER



NOTE:
75% OF ALL LIGHTS SHALL BE HIGH EFFICIENCY COMPACT FLORESCENT LIGHTS (CFL)

HIGH EFFICIENCEY LIGHT SPECIFICATIONS



1 **3RD FLOOR AS-BUILT ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"

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Sheet Title

ELECTRICAL PLAN

Sheet Number

E001

MECHANICAL NOTES

1. INSULATION CONTACT RECESSED LIGHTING SHALL BE CAULKED AIRTIGHT TO LIMIT AIR LEAKAGE ON BUILDING ENVELOPE.

2. SUPPLY DUCT IN ATTIC SPACE SHALL BE INSULATED WITH R-8 MINIMUM. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE SHALL BE INSULATED WITH R-6 MINIMUM.

3. DUCTWORK SHALL BE CONSTRUCTED OF BEST QUALITY GALVANIZED SHEET METAL AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE LATEST DUCT MANUAL OF THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA). ALL DUCTWORK SHALL BE CONSTRUCTED AND SEALED TO MEET 2" PRESSURE CLASSIFICATION.

4. SEAL DUCTS TRANSVERSE JOINTS WITH UL LISTED LIQUID OR MASTIC SEALANT IN ACCORDANCE WITH SMACNA DUCT SEALING REQUIREMENTS SEAL CLASS C. DUCT TAPE WILL NOT BE ACCEPTABLE.

5. CONTRACTOR SHALL PROVIDE THE CODE OFFICIAL UPON REQUEST A WRITTEN REPORT OF THE DUCT LEAKAGE TEST RESULTS SIGNED BY THE PARTY CONDUCTING THE TEST. THE TOTAL DUCT LEAKAGE SHALL BE MAXIMUM OF 8 CFM/ 100 SF WITH AIR HANDLER INSTALLED.

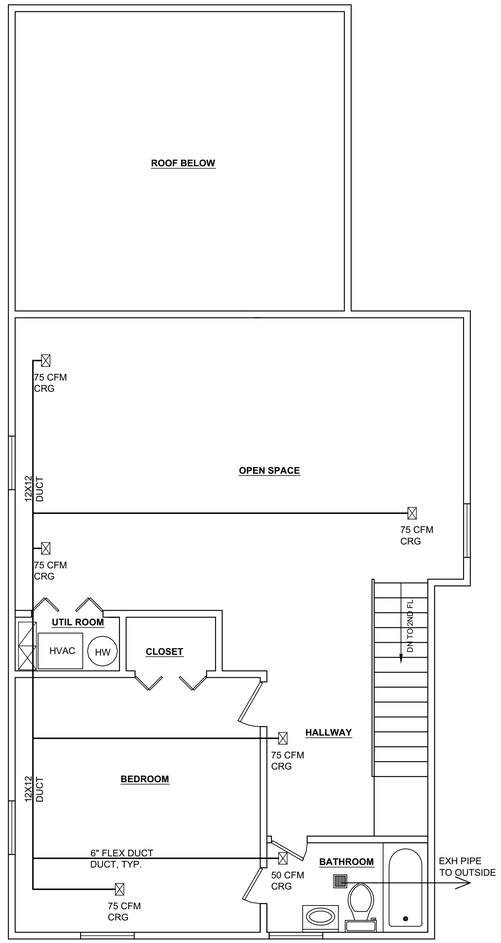
6. PROVIDE R-3 INSULATION FOR HOT WATER PIPE

7. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

8. REFRIGERANT PIPING INSULATION FLEXIBLE ELASTOMERIC THERMAL INSULATION WITH A MAXIMUM WATER VAPOR TRANSMISSION OF 0.17 PERM-IN WITH A "K" FACTOR OF 0.27 OR LESS AT 75F MEAN TEMPERATURE. AMSTRONG AEMAFLEX II. INSULATION LOCATED OUTDOORS SHALL BE COVERED WITH WEATHER RESISTANT PROTECTIVE FINISH, ARMAFLEX FINISH OR EQUAL.

9. DOMESTIC WATER PIPING: COVER ALL WITH R-3 FIBERGLASS INSULATION SECURED WITH ALL PURPOSE JACKET. PIPING IN EXTERIOR WALLS AND PLUMBING CHASES SHALL BE COVERED WITH 1" THICK INSULATION.

10. GENERAL CONTRACTOR SHALL DELIVERY AN AIR TIGHT BUILDING WHERE FINAL LEAKAGE TEST SHALL BE PERFORMED AND AIR LEAKAGE RATE SHALL NOT EXCEED 5 AIR CHANGES PER HOUR AS REQUIRED PER IECC 402.4.1.2



1 **3RD FLOOR AS-BUILT MECHANICAL PLAN**
SCALE: 1/4" = 1'-0"

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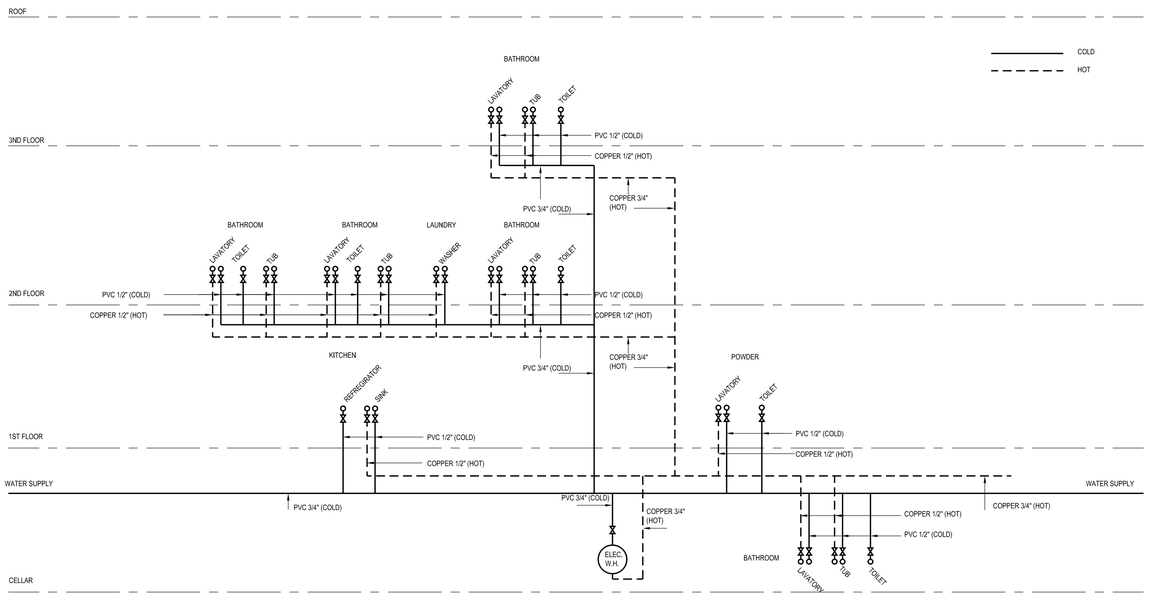
Sheet Title

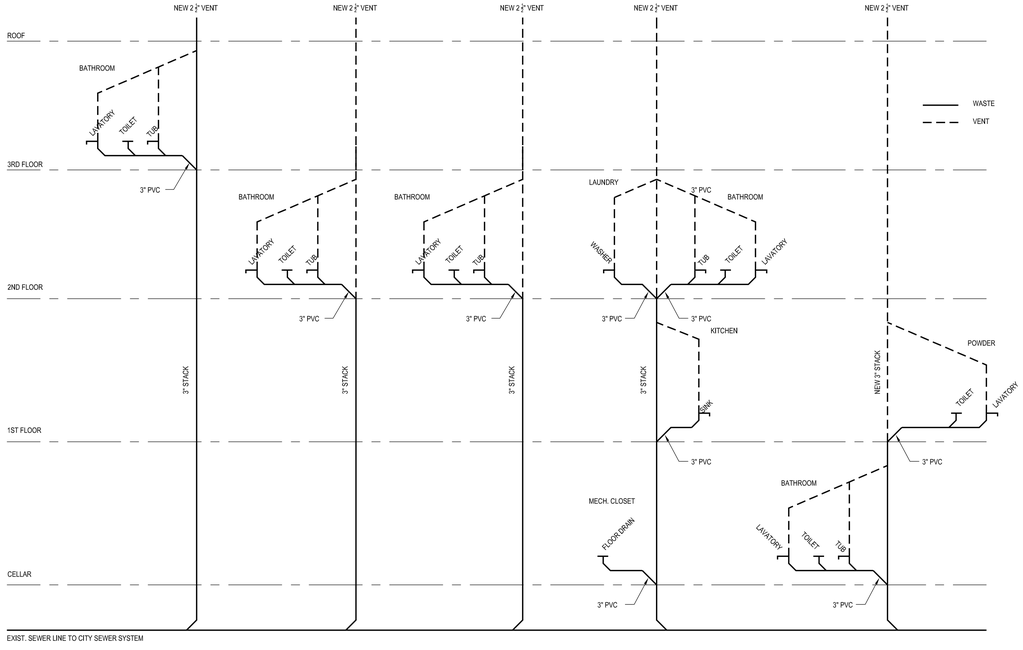
MECHANICAL PLAN

Sheet Number

M001



PLUMBING RISER DIAGRAM



SANITARY RISER DIAGRAM

GENERAL PLUMBING NOTES

1. ALL PLUMBING AND GAS FITTING WORK SHALL BE INSTALLED IN ACCORDANCE LOCAL PLUMBING CODES AND REGULATIONS, UNDER THE AUSPICES OF A LICENSED PLUMBER, GAS FITTER.

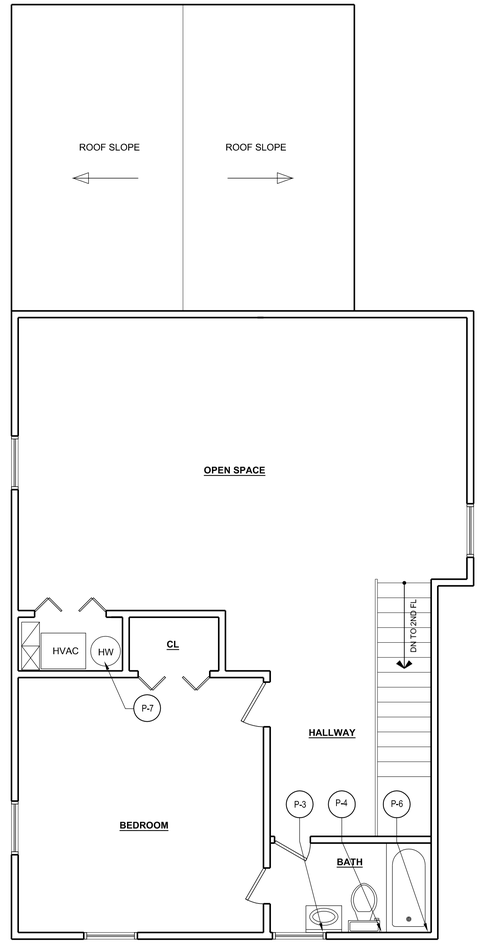
2. THE PLUMBING SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY ROUGH-IN, CLOSE-IN, FINAL INSPECTION AND TESTING IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY PLUMBING INSPECTION DIVISION, AS WELL AS FOR OBTAINING AND PAY THE NECESSARY PLUMBING PERMIT AND ALL FEES.

3. THE PLUMBING SUB-CONTRACTOR SHALL PROVIDE LABOR, EQUIPMENT, FIXTURES, PLUMBING BRASS, HARDWARE AND THE LIKE TO COMPLETE THE WORK DESCRIBED IN THE DRAWINGS, UNLESS OTHERWISE NOTED.

4. ALL SURFACES DAMAGED IN THE COURSE OF THE WORK SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE PLUMBING SUB-CONTRACTOR.

KEYED PLUMBING NOTES

- P-9 PROVIDE CONNECTION FOR GAS RANGE
- P-10 PROVIDE CONNECTION FOR DISH WASHER
- P-11 PROVIDE CONNECTION FOR FAUCET @ MOP SINK
- P-12 PROVIDE CONNECTION FOR FAUCET @ HOSE BIB
- P-5 PROVIDE CONNECTION FOR SHOWER FAUCET
- P-6 PROVIDE CONNECTION FOR BATH TUB
- P-7 PROVIDE CONNECTION FOR WATER HEATER
- P-8 PROVIDE CONNECTION FOR WASHER/DRYER
- P-1 PROVIDE CONNECTION FOR FAUCET & DISPOSAL @ KITCHEN SINK
- P-2 PROVIDE WATER SUPPLY FOR REFRIGERATOR
- P-3 PROVIDE CONNECTION FOR BATHROOM LAVATORY
- P-4 PROVIDE CONNECTION FOR TOILET



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Sheet Title

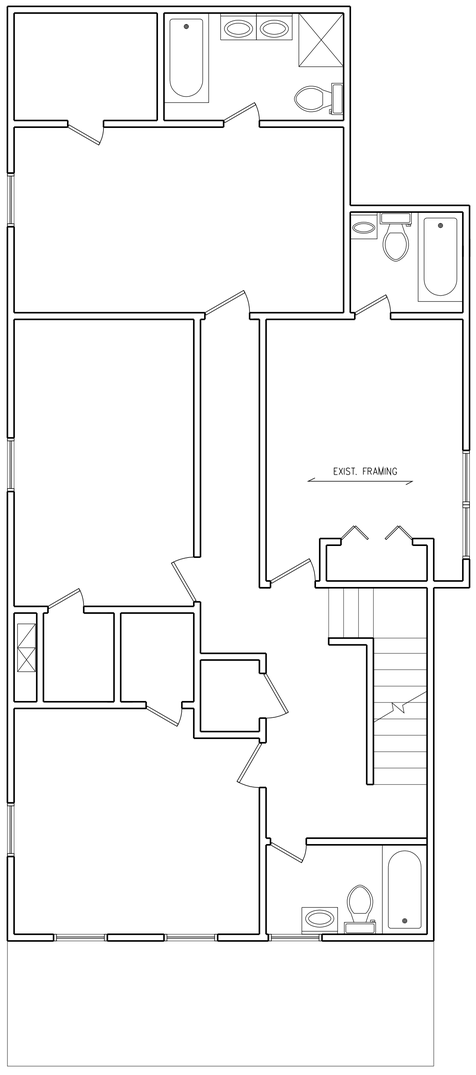
PLUMBING PLAN & RISER DIAGRAMS

Sheet Number

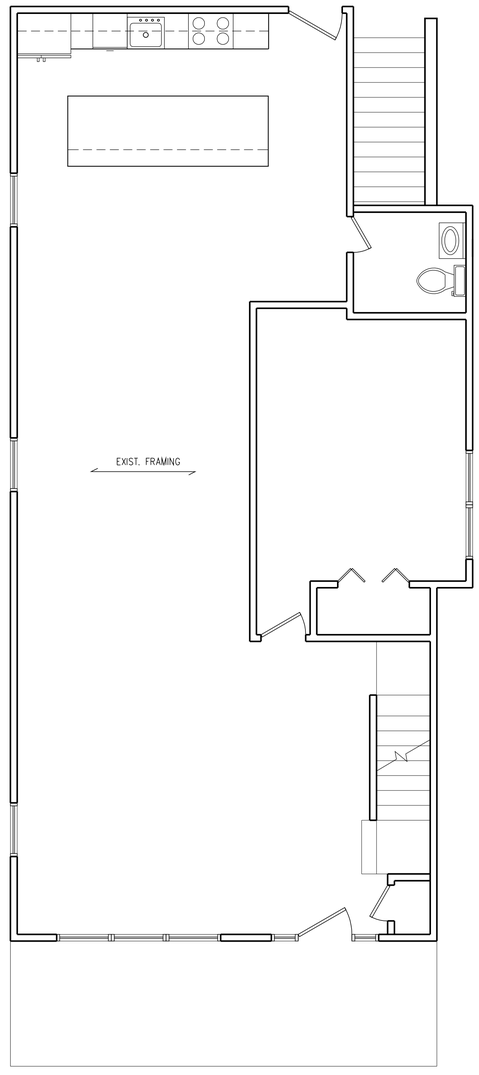
P001

2 RISER DIAGRAM AS-BUILT

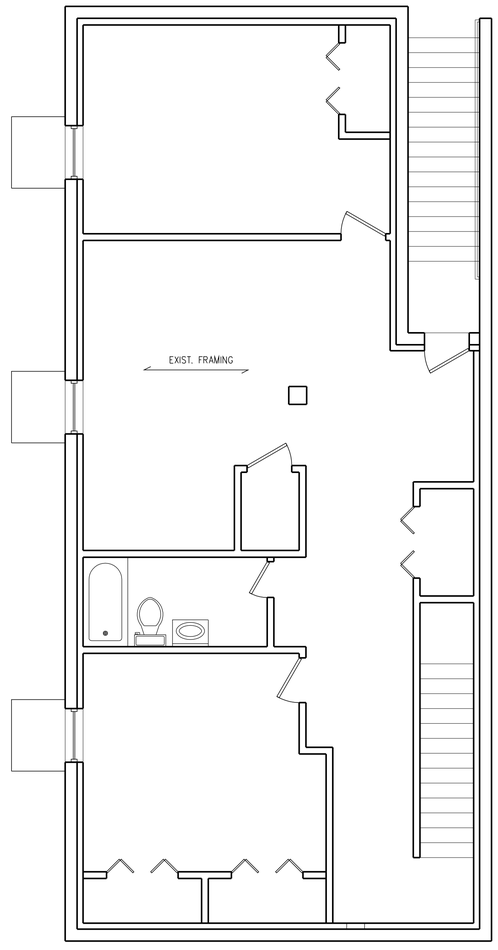
1 3RD FLOOR AS-BUILT PLUMBING PLAN
SCALE: 1/4" = 1'-0"



3 **EXISTING 2ND FLOOR PLAN - STRUCTURAL**
SCALE: 1/4" = 1'-0"



2 **EXISTING 1ST FLOOR PLAN - STRUCTURAL**
SCALE: 1/4" = 1'-0"



1 **EXISTING CELLAR FLOOR PLAN - STRUCTURAL**
SCALE: 1/4" = 1'-0"

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Sheet Title

STRUCTURAL PLANS

Sheet Number

S001

STRUCTURAL NOTES

1 GENERAL

A. THE BUILDING RENOVATION IS DESIGNED UNDER THE PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE

B. THE FOLLOWING LOADS WERE UTILIZED IN THE DESIGN:

ROOF	30 PSF
LIVING AREAS	40 PSF
SLEEPING ROOMS	30 PSF
ROOF SNOW LOAD	
GROUND SNOW LOAD (Pg)	25 PSF
WIND LOAD	
BASIC WIND SPEED (V3s)	90 MPH
IMPORTANCE FACTOR (Iw)	1.0
WIND EXPOSURE	B

DEAD LOAD ARE USED AS FOLLOWS UNLESS NOTED OTHERWISE:

ROOF	
TOP CHORD	10 PSF
BOTTOM CHORD	7 PSF
2ND FLOOR	10 PSF
1ST FLOOR	10 PSF

C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDE SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.

E. THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

2 EARTHWORK

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 1500 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED BACKFILL BELOW BUILDING SLABS – ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

3 CONCRETE

A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (F'c) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS SHALL HAVE A MINIMUM STRENGTH OF 3500 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.

B. ALL REINFORCING STEEL TO MEET ASTM-A-615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS: PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH

-- BEAMS EXPOSED TO WEATHER	2"
-- FOOTINGS (BOTTOM)	3"
-- WALLS	1-1/2"

D. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS.

5 DEMOLITION

A. PROVIDE ADEQUATE SHORING, BRACING AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. RETAIN THE SERVICE OF A QUALIFIED SPECIALTY ENGINEER TO DESIGN AND MONITOR THE TEMPORARY SUPPORT. SUBMIT DRAWINGS FOR RECORD ONLY.

B. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTRUAL MEMBER IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE WITH SUPERIMPOSED LOADS.

C. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION (I.E.SAWING AND GRINDING INSTEAD OF HAMMERING AND CHOPPING). DO NOT USE JACKHAMMERS ON STRUCTURALLY SUPPORTED MEMBERS.

D. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CORRESPONDS TO THAT SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

7 WOOD

A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR GRADE #2, OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
-BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 70 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,150 PSI
-MODULUS OF ELASTICITY "E" = 1,300,000 PSI

NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.

B. ALL EXTERIOR FRAMING SHALL BE PRESSURE-TREATED. FRAMING SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUAT (ACQ) OR COPPER AZOLE (CBA-A AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2X12 LUMBER):
-BENDING STRESS "Fb" = 750 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR "Fv" = 90 PSI
-COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 565 PSI
-COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,250 PSI
-MODULUS OF ELASTICITY "E" = 1,400,000 PSI

C. PLYWOOD LAMINATED (MICROLAM OR LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
-BENDING STRESS "Fb" = 2600 PSI
-HORIZONTAL SHEAR "Fv" = 250 PSI
-MODULUS OF ELASTICITY "E" = 1,900,000 PSI

D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
--COMPRESSION PARALLEL TO GRAIN "Fc11" = 625 PSI
--BENDING STRESS "F" = 725 PSI FOR SINGLE USE MEMBERS
--MODULUS OF ELASTICITY "E" = 1,200,000 PSI

E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE TABLE R602.3(1).

F. CUTTING AND NOTCHING OF CONVENTIONAL 2X FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
--NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).
--NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
--THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE BOTCHED, EXCEPT AT ENDS OF MEMBERS.
--HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

G. PROVIDE SOLID BLOCKING AT 4 FEET ON CENTER BETWEEN BAND JOIST AND FIRST INTERIOR PARALLEL JOIST, UNO.

H. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURERS RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 GALVANIZING.

I. ANCHOR BOLTS CONNECTING PRESSURE TREATED WOOD PLATES TO FOUNDATIONS, MASONRY WALLS, OR CONCRETE SLABS SHALL BE HOT-DIPPED GALVANIZED.

J. MULTIPLE STUDS SHALL BE NAILED WITH 10d NAILS AT 24" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.

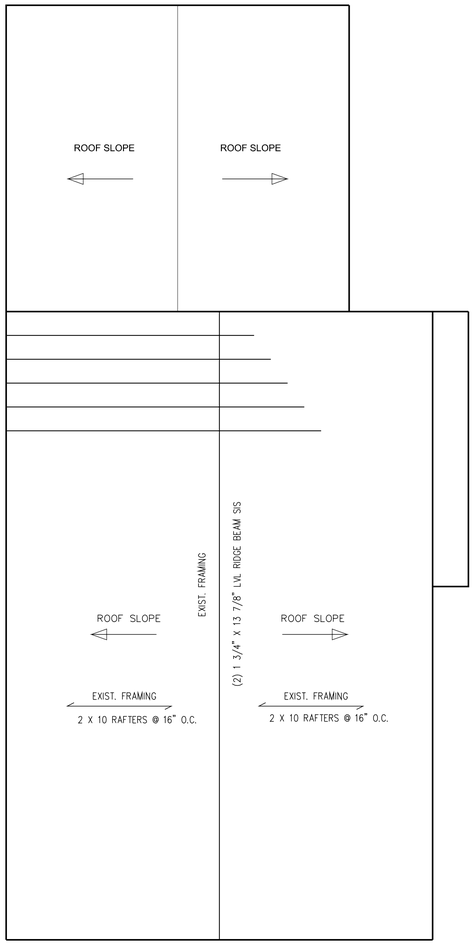
K. ALL FREESTANDING POSTS SHALL HAVE PREFAB POSTCAP AND BASE. POSTS WITHIN WALL SHALL HAVE PREFAB CAP ATTACHED TO BEAM. POSTS BEARING ON MASONRY OR CONCRETE SHALL HAVE PREFAB BASE.

L. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.

M. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF TWO FEET.

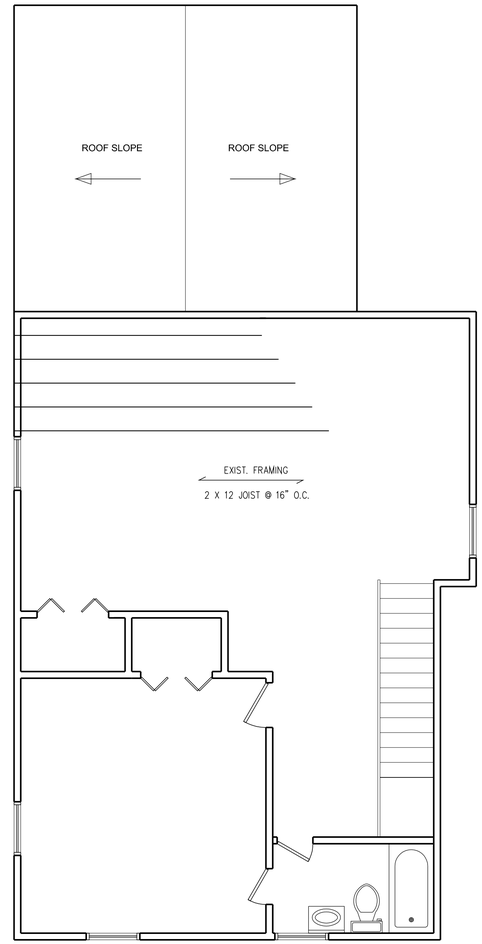
8 SHEATHING

A. FLOOR SHEATHING SHALL BE 23/32 (3/4) INCH APA RATED STURD-I-FLOOR, TONGUE AND GROOVE, PLYWOOD, OR EQUAL. PANELS SHALL HAVE LONG DIMENSION ORIENTED ACROSS THREE OR MORE JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 8d NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND AT 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.



2 AS BUILT ROOF PLAN - STRUCTURAL

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



1 AS BUILT 3RD FLOOR PLAN - STRUCTURAL

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STRUCTURAL PLANS

Sheet Number

S002