

FOUNDATION NOTES

- 1. ALL CONCRETE SHALL BE 3,000 PSI (AT 28 DAYS) AIR ENTRAINED, U.N.O. (REF. DETAIL B/FND FOR WALL REINFORCEMENT SCHEDULE, TYP.)
2. CMU SHALL BE FILLED WITH 3,000 PSI GROUT WHERE INDICATED ON PLANS, MORTAR SHALL BE TYPE "S" FOR ALL BELOW GRADE APPLICATIONS.
3. BACKFILL WALLS IN EQUAL LIFTS, DO NOT BACKFILL WALLS UNTIL BASEMENT SLAB IS POURED AND 1ST FLOOR DECK IS INSTALLED AND FULLY SHEATHED.
4. WATERPROOFING AND DRAINAGE SYSTEM SHALL BE PROVIDED AS INDICATED AND DRAINAGE SHALL TERMINATE AT A SUITABLE SUMP OR DAYLIGHT CONDITION AS REQUIRED PER CODE.
5. DO NOT CUT DRILL OR NOTCH FOUNDATION WALLS WITHOUT APPROVED DETAILS FROM THE ENGINEER OF RECORD.
6. FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLOPE CUTS AND SOIL STABILIZATION IN ACCORDANCE WITH COUNTY REQUIREMENTS

FRAMING NOTES

- 1. FOLLOW MANUFACTURERS INSTRUCTIONS FOR CUTTING HOLES IN ANY 1-JOIST, LVL OR PSL PRODUCTS. DO NOT CUT HOLES OR NOTCH WITHOUT PROPER SIZING AND PLACEMENT.
2. ALL MULTI-PLY MEMBERS SHALL BE ATTACHED WITH 3-ROWS OF 16D NAILS AT 12" O/C (NAILED FROM BOTH SIDES OF BEAM ASSEMBLY FULL LENGTH)(ADD FILLER BETWEEN DOUBLE 1-JOISTS PER MANUF. SPECS.)
3. ALL HEADERS SHALL BE HEM FIR #2 & ALL STUDS SPF #2 U.N.O.
4. ALL LUMBER EXPOSED TO ELEMENTS OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (ACQ) SYP #2 OR EQUIVALENT TREATMENT APPROVED FOR GROUND CONTACT
5. USE ONLY APPROVED NON-CORROSIVE FASTENERS AND HARDWARE FOR ALL ATTACHMENTS IN PRESSURE TREATED LUMBER.
6. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLED HARDWARE (FILL ALL NAIL HOLES IN STRAPS AND HANGERS)
7. PROVIDE CRUSH BLOCKS UNDER ALL POSTS ABOVE (OF EQUAL WIDTH AND MATERIAL AS POST)
8. ALL INTERIOR 2X BEARING WALLS @ 16" O.C. (U.N.O.)
9. ALL EXTERIOR 2X4 WALLS @ 16" O.C. (U.N.O.)
ALL EXTERIOR 2X6 WALLS @ 24" O.C. (U.N.O.)

WINDBRACING SCHEDULE

Table with columns: MARK, TYPE, LENGTH, DESCRIPTION, DETAIL. Includes rows for CS-WSP, WSP, GB, LIB, CS-PF.

- 1. ALL BRACED WALLS AND SHEAR WALLS ASSUME A CONTINUOUSLY SHEATHED STRUCTURE IN ACCORDANCE WITH IRC SECTION 602.10.5
2. ALL VALUES SHOWN HAVE BEEN REDUCED TO REFLECT A S.G. = 0.43 FOR STUD FRAMING
3. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
4. REFERENCE ATTACHED DETAILS FOR PORTAL WALL FRAMING
5. FIELD NAILING SHALL BE AT 12" O/C, U.N.O.
6. BLOCK ALL EDGES AT BRACED WALL PANELS ONLY

HANGER SCHEDULE

ALL HANGERS SHALL BE AS SPECIFIED BY TRUSS OR JOIST MFG., U.N.O. (ALL HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE)

DESCRIPTION OF WORK/SITE INFORMATION

RENOVATION & 10' ADDITION TO EXISTING SINGLE FAMILY DWELLING INTO TWO UNIT DWELLING

FRONT ELEVATION

PAR001 MINOR ELECTRICAL CHANGES 05/13/19



BUILDING CODE SUMMARY

532 TAYLOR ST NW

Detailed building code summary form including project name, address, owner, lead designer information, and various code references like 2011 NATIONAL ELECTRICAL CODE and 2012 INTERNATIONAL FIRE PREVENTION CODE.

REVISION LOG

Table with columns: Revision Date, Description, Revision Date, Description. Includes entry for PAR001 05/13/19 MINOR ELECTRICAL CHANGES.

ABBREVIATIONS

Large table listing various abbreviations and their corresponding full names, such as A.B. ANCHOR BOLT, ELEV. ELEVATION, HGT. HEIGHT, etc.

COPYRIGHT STATEMENT

"THE OWNER OF THESE PLANS, MOMENT STRUCTURAL ENGINEERING GROUP, L.L.C. (MSEG, LLC), EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS CONTAINED IN THESE PLANS. THE PLANS MAY NOT BE COPIED, REPRODUCED OR CHANGED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF MSEG, LLC" COPYRIGHT © 2018

STRUCTURAL CERTIFICATION

"STRUCTURAL PLANS CERTIFIED AS PROVIDED IN SECTION 106.1.4.1 OF THE DC CONSTRUCTION CODES SUPPLEMENT AS AMENDED TO DATE"

GOVERNMENT OF THE DISTRICT OF COLUMBIA PERMIT OPERATIONS DIVISION PLANS APPROVED

Permit No. B1906226 Date 08/12/19
These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
Plumbing Review - Harrison Shelton - 08-12-2019
Electrical Review - David Nigam - 08-12-2019
Energy Review - Ashley DeLeonardis - 08-12-2019
DDOT Review - Courtney Williams - 08-12-2019
Structural Review - Fidelis Chems - 08-12-2019
WMAA Review - Robert Simons - 08-12-2019
DOESE Review - Robert Simons - 08-12-2019
DC Water Review - Robert Simons - 08-12-2019
1050 WARWICK AVENUE, SUITE #C5 FAIRFAX, VA 22030 Phone: 703.988.2350 • Email: info@msegllc.com

DRAWING INDEX

Table listing drawing titles and their corresponding sheet numbers, such as CS.01 GENERAL NOTES, CODE SUMMARY & INDEX, UL.01 FIRE RATED ASSEMBLIES, etc.

STRUCTURAL DESIGN DATA

Table containing structural design data including building loads, soil bearing pressure, roof loads, wind loads, and components cladding.

BUILDING SQUARE FOOTAGE

Table showing finished square feet for various units: UNIT #1 - CELLAR FLOOR = 1064 S.F., UNIT #2 - 1ST FLOOR = 1064 S.F., etc.

BUILDING ADDRESS

PROPERTY ADDRESS: CCRE 532 TAYLOR ST NW WASHINGTON, DC 20005

532 TAYLOR ST NW - CCRE
GENERAL NOTES
22x34 Plotted at 1/4" = 1'-0" - 11x17 Plotted at 1/8" = 1'-0"



DRAWN BY: MCR
DATE: 02/22/19
REV No. DATE
001 05/13/19

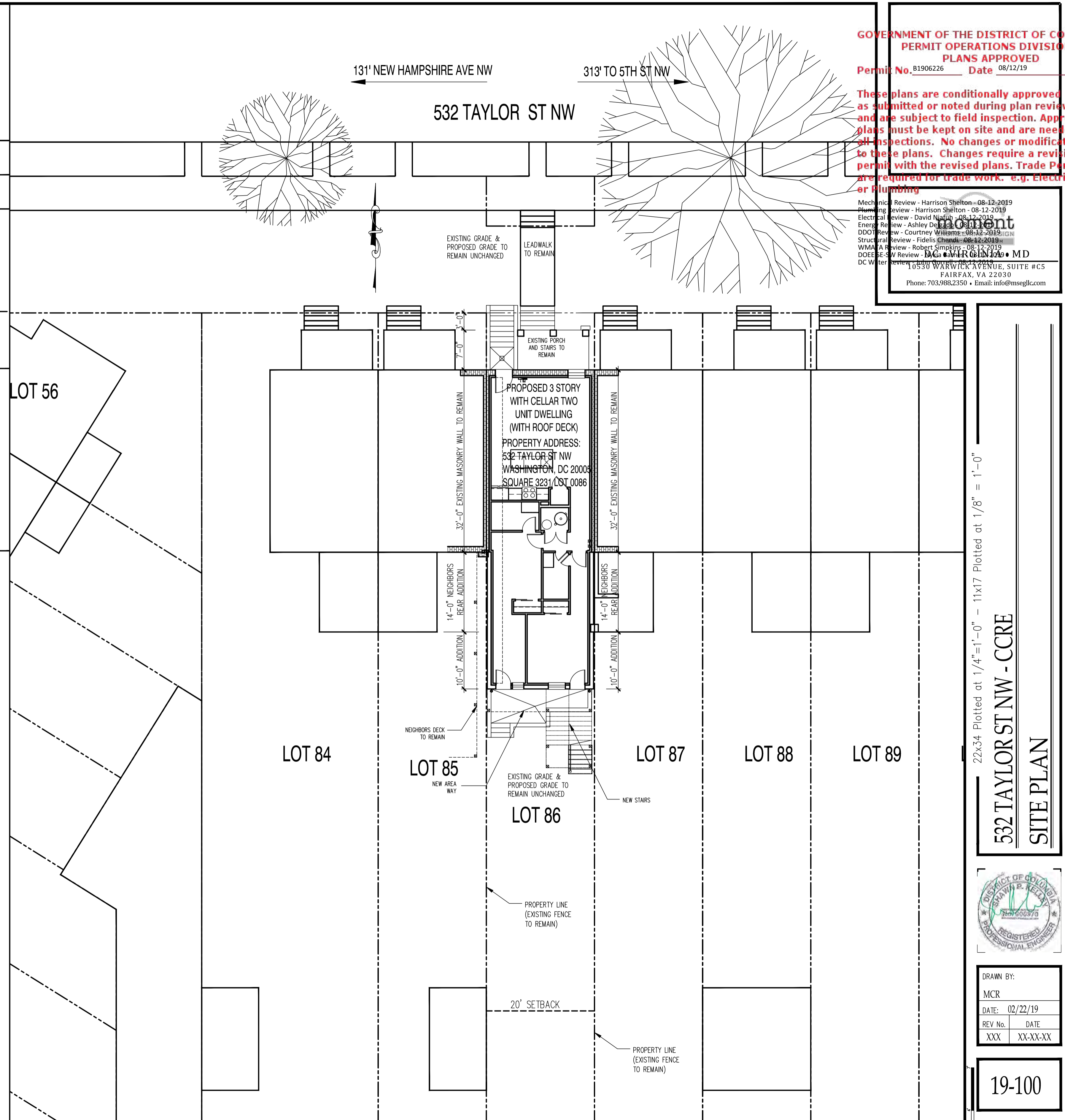
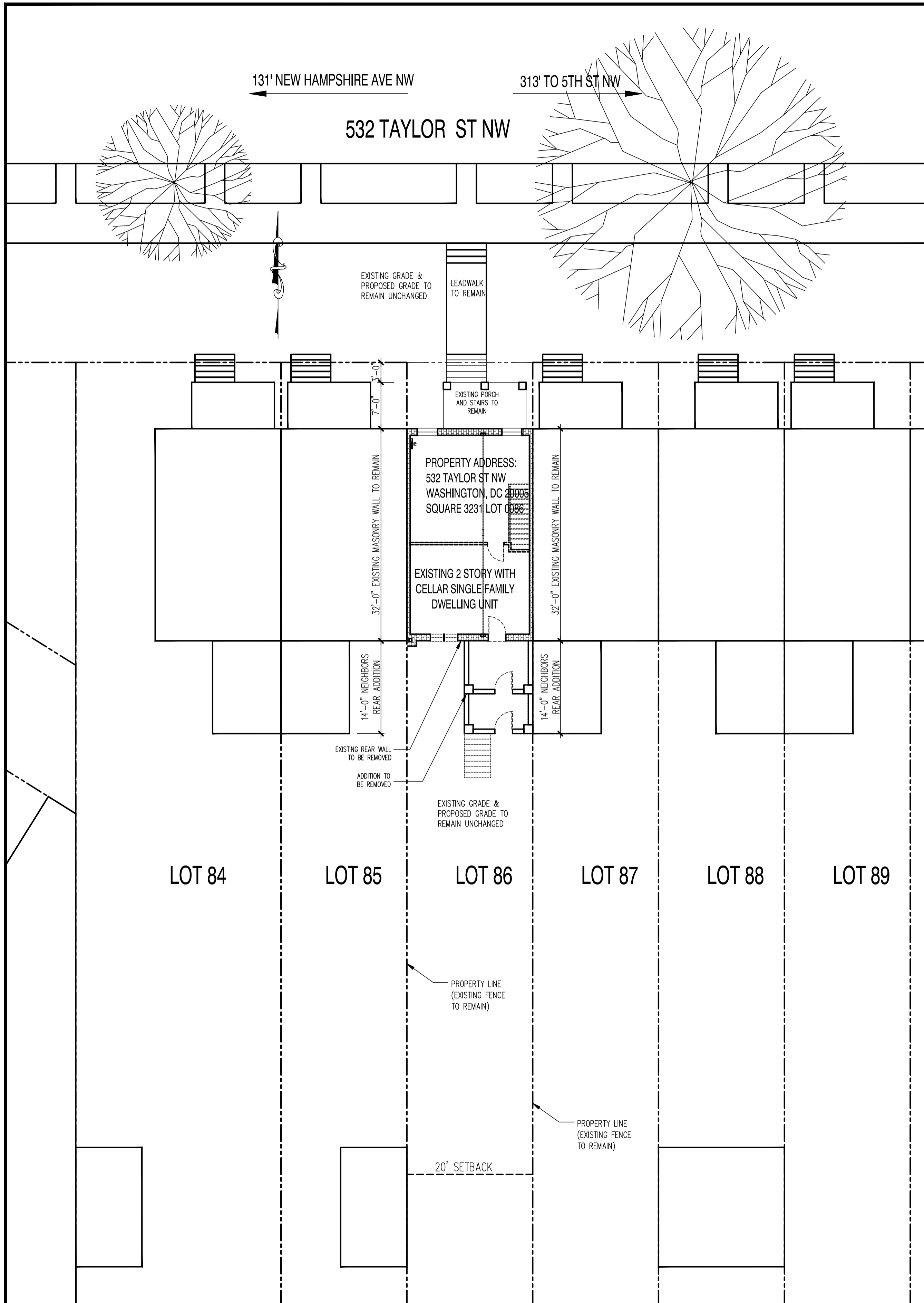
19-100

SHEET No. CS.01
Board of Zoning Adjustment
District of Columbia
CASE NO. 20243
EXHIBIT NO. 6A1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
 PERMIT OPERATIONS DIVISION
 PLANS APPROVED
 Permit No. 81906226 Date 08/12/19

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeGroot - 08-12-2019
 DDOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chandra - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOBESW Review - Robert Simons - 08-12-2019
 DC Water Review - Robert Simons - 08-12-2019
 MCA Engineering • MD
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@msegllc.com



22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

532 TAYLOR ST NW - CCRE
 SITE PLAN



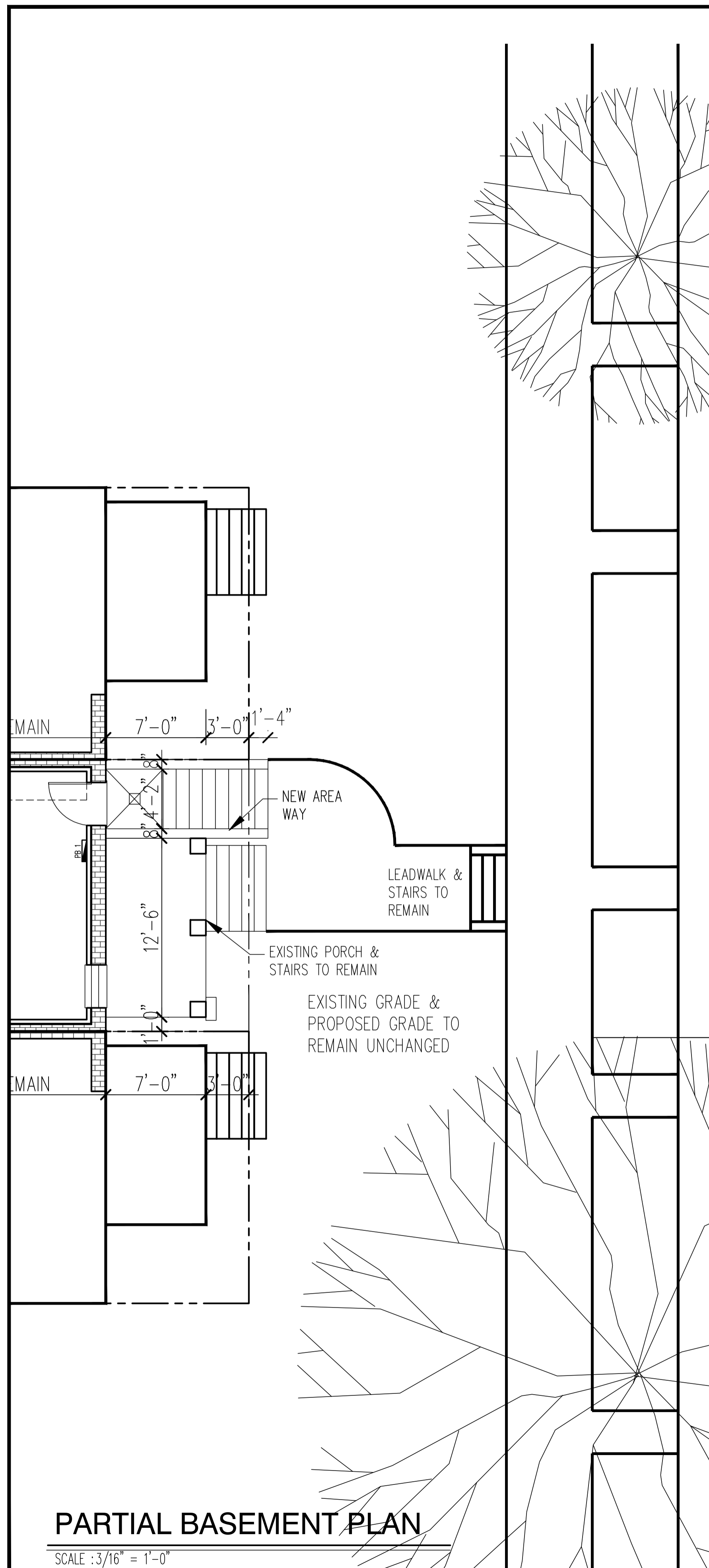
DRAWN BY:
 MCR
 DATE: 02/22/19
 REV No. DATE
 XXX XX-XX-XX

19-100

SHEET No.
 SP.01

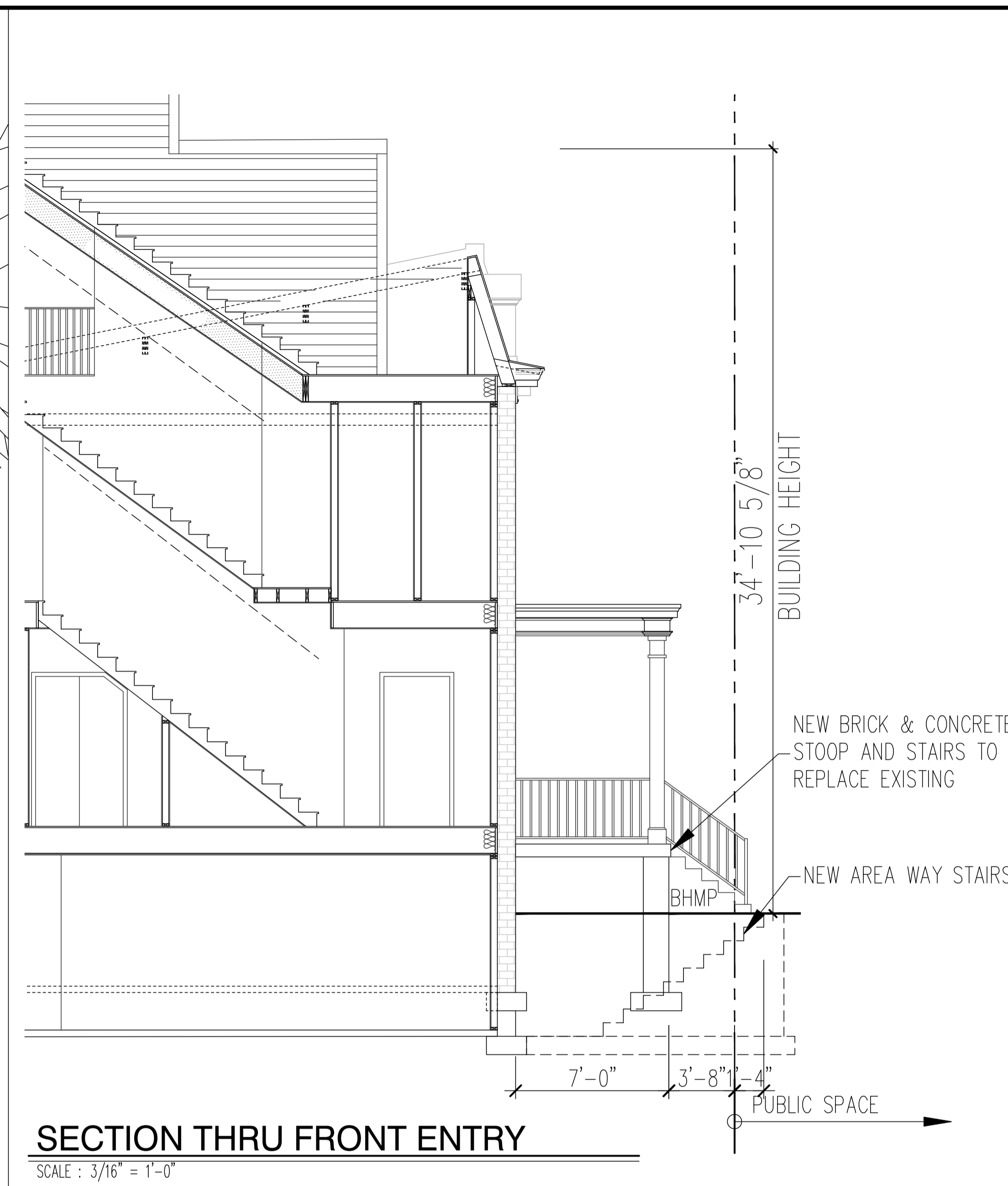
These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chennu - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE SW Review - David Williams - MD
 DC Water Review - [unreadable] - 08-12-2019
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@msegllc.com



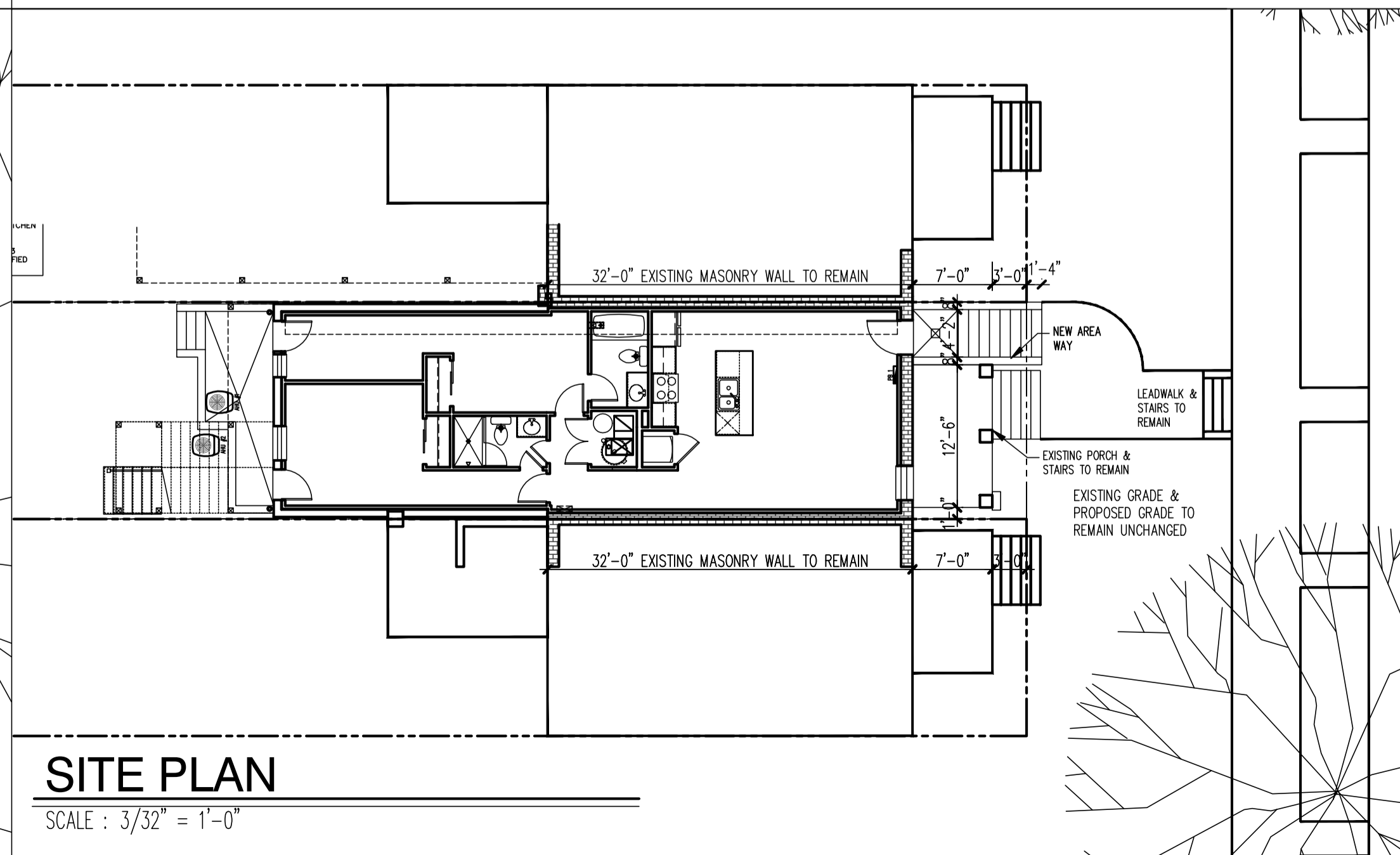
PARTIAL BASEMENT PLAN

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



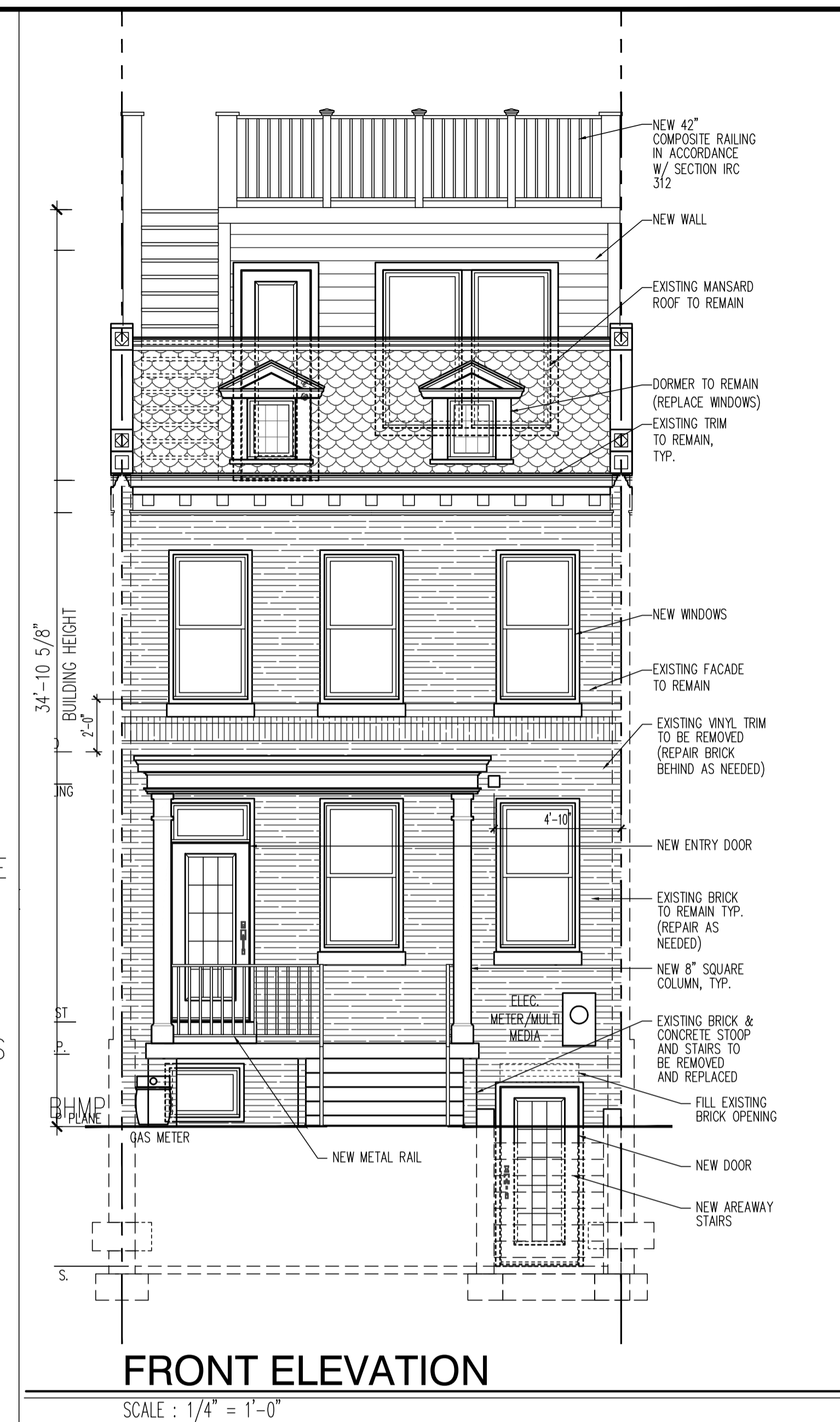
SECTION THRU FRONT ENTRY

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



SITE PLAN

SCALE : 3/32" = 1'-0"



FRONT ELEVATION

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



VICINITY MAP

SCALE : NTS

COPYRIGHT © 2019

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

532 TAYLOR ST NW - CCRE
 PUBLIC SPACE FOUNDATION PLAN



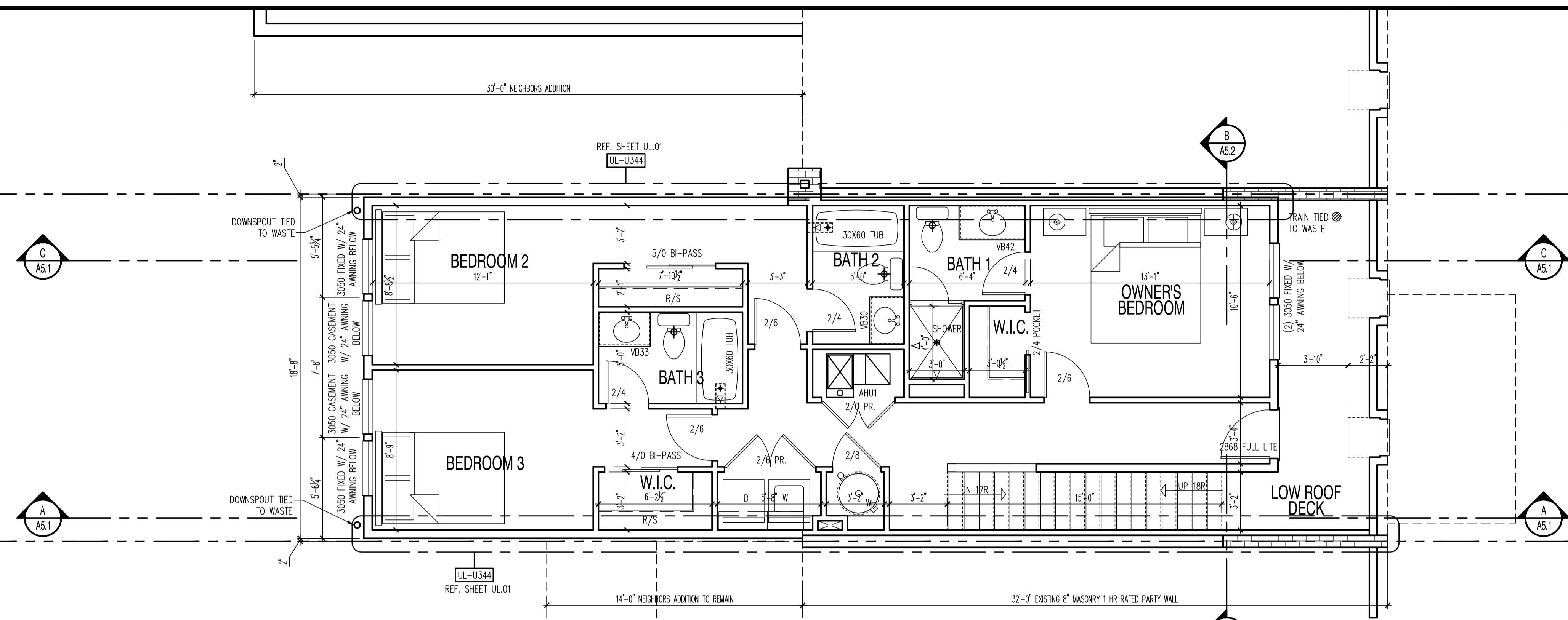
DRAWN BY:
 MCR
 DATE: 02/22/19
 REV No. DATE
 XXX XX-XX-XX

19-100

SHEET No.
 PS.01

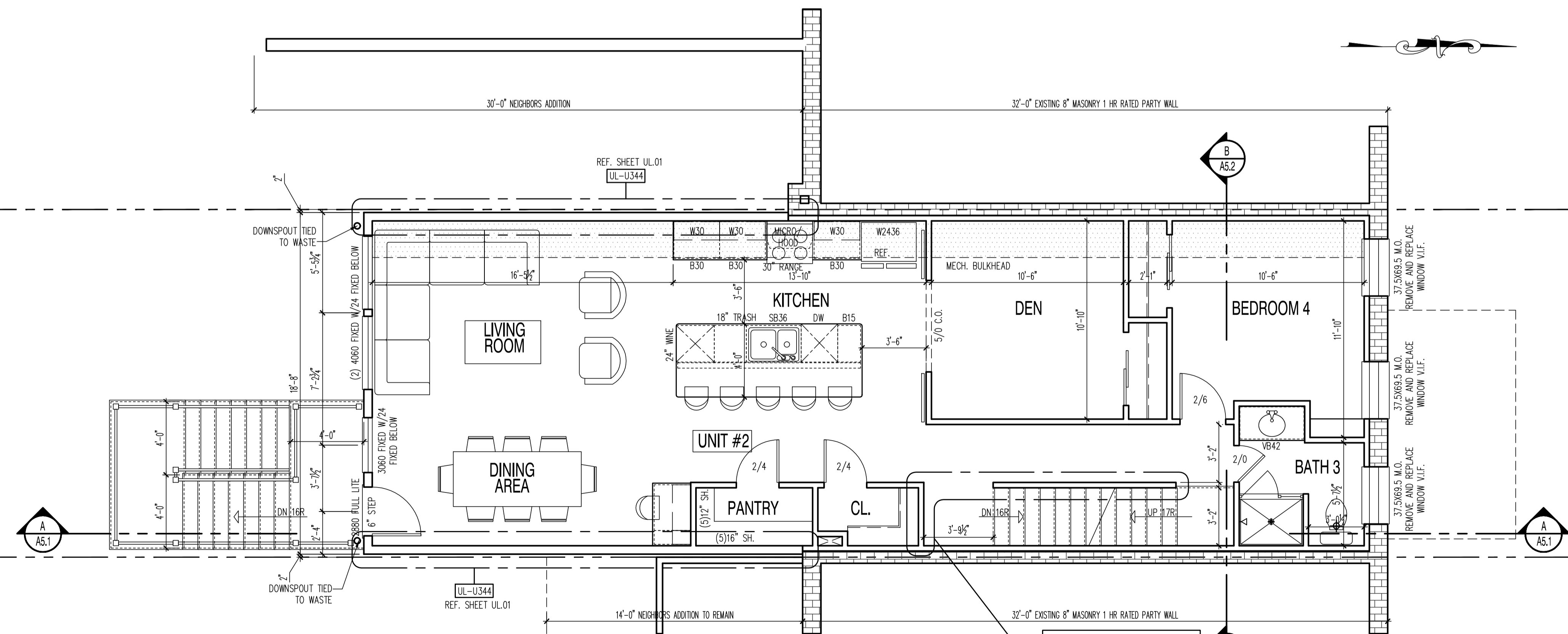
These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DDOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chandra - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/ESW Review - David Williams - 08-12-2019
 DC Water Review - David Williams - 08-12-2019
 MSEG LLC
 10530 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@msegllc.com



PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0" FINISHED: 939 SQ. FT.
 (UNIT #2)

- NOTES:
1. ALL DIMENSIONS TO FACE OF STUDS U.N.O.
 2. ALL WALLS 2X4 U.N.O.
 3. ALL EXTERIOR WALLS TO BE 2X6 U.N.O.
 4. CONTRACTOR TO PROVIDE FIRE EXTINGUISHER IN KITCHEN
 5. STANDARD DOOR TRIM RETURN IS 4" U.N.O.
 6. ALL DOORS TO BE 6'-8" TALL U.N.O.
 7. FOR ALL UL ASSEMBLIES REF. SHEETS UL.01-UL.03
 8. ALL EXISTING WINDOW OPENINGS TO BE FIELD VERIFIED PRIOR TO PURCHASE



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0" FINISHED: 1064 SQ. FT.
 (UNIT #2)

1-HOUR WALL ASSEMBLY AT HALL IBC2012 (TABLE 720.1(2) ITEM #14-1.3) REF. SHEET UL.01

532 TAYLOR ST NW - CCRE
 PROPOSED SECOND & THIRD FLOOR PLAN



DRAWN BY:
 MCR
 DATE: 02/22/19
 REV No. DATE
 XXX XX-XX-XX

19-100

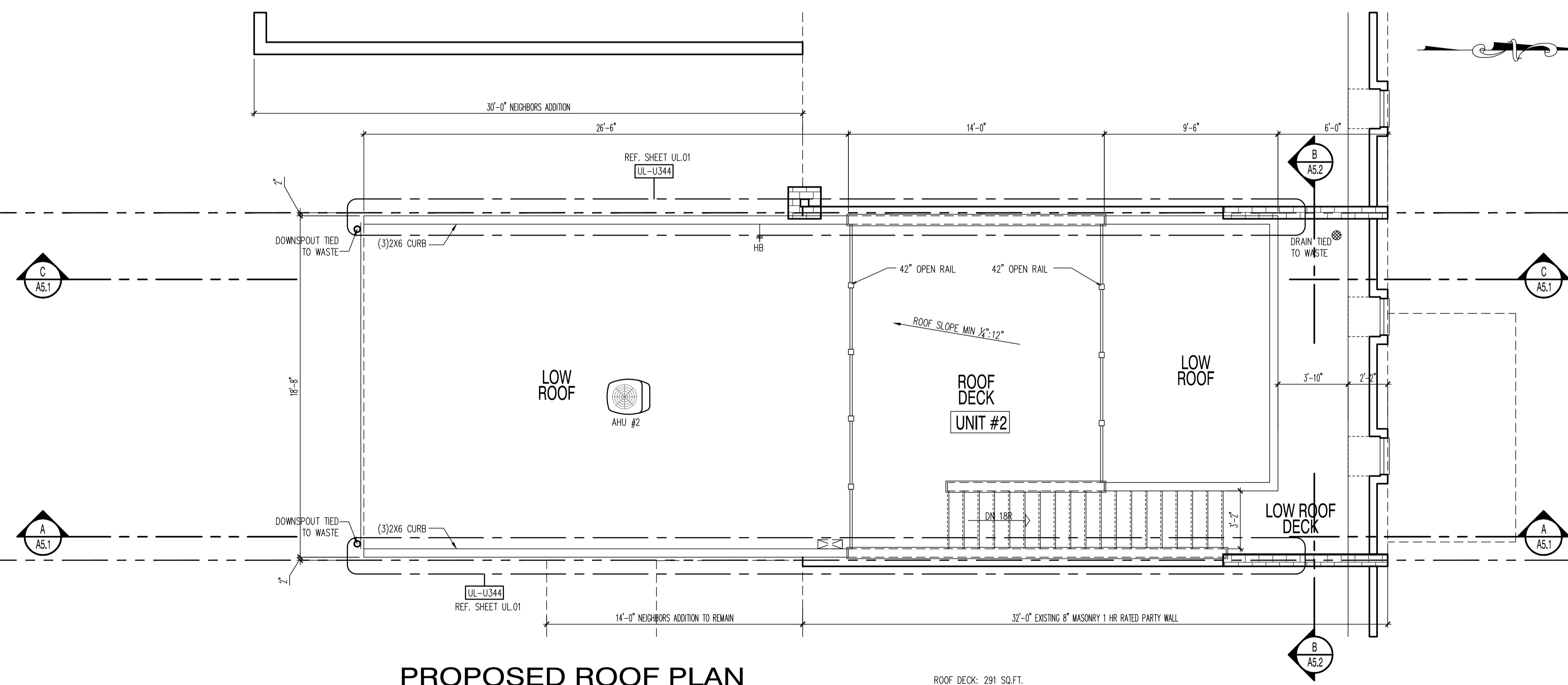
SHEET No.
 A2.1

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DDOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chennu - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/SW Review - David Williams - 08-12-2019
 DC Water Review - [Name] - 08-12-2019

mscgllc.com
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@mscgllc.com

- NOTES:
1. ALL DIMENSIONS TO FACE OF STUDS U.N.O.
 2. ALL WALLS 2X4 U.N.O.
 3. ALL EXTERIOR WALLS TO BE 2X6 U.N.O.
 4. CONTRACTOR TO PROVIDE FIRE EXTINGUISHER IN KITCHEN
 5. STANDARD DOOR TRIM RETURN IS 4" U.N.O.
 6. ALL DOORS TO BE 6'-8" TALL U.N.O.
 7. FOR ALL UL ASSEMBLIES REF. SHEETS UL.01-UL.03
 8. ALL EXISTING WINDOW OPENINGS TO BE FIELD VERIFIED PRIOR TO PURCHASE



PROPOSED ROOF PLAN
 (UNIT #2)
 ROOF DECK: 291 SQ.FT.
 SCALE: 1/4"=1'-0"

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

532 TAYLOR ST NW - CCRE
 PROPOSED ROOF PLAN



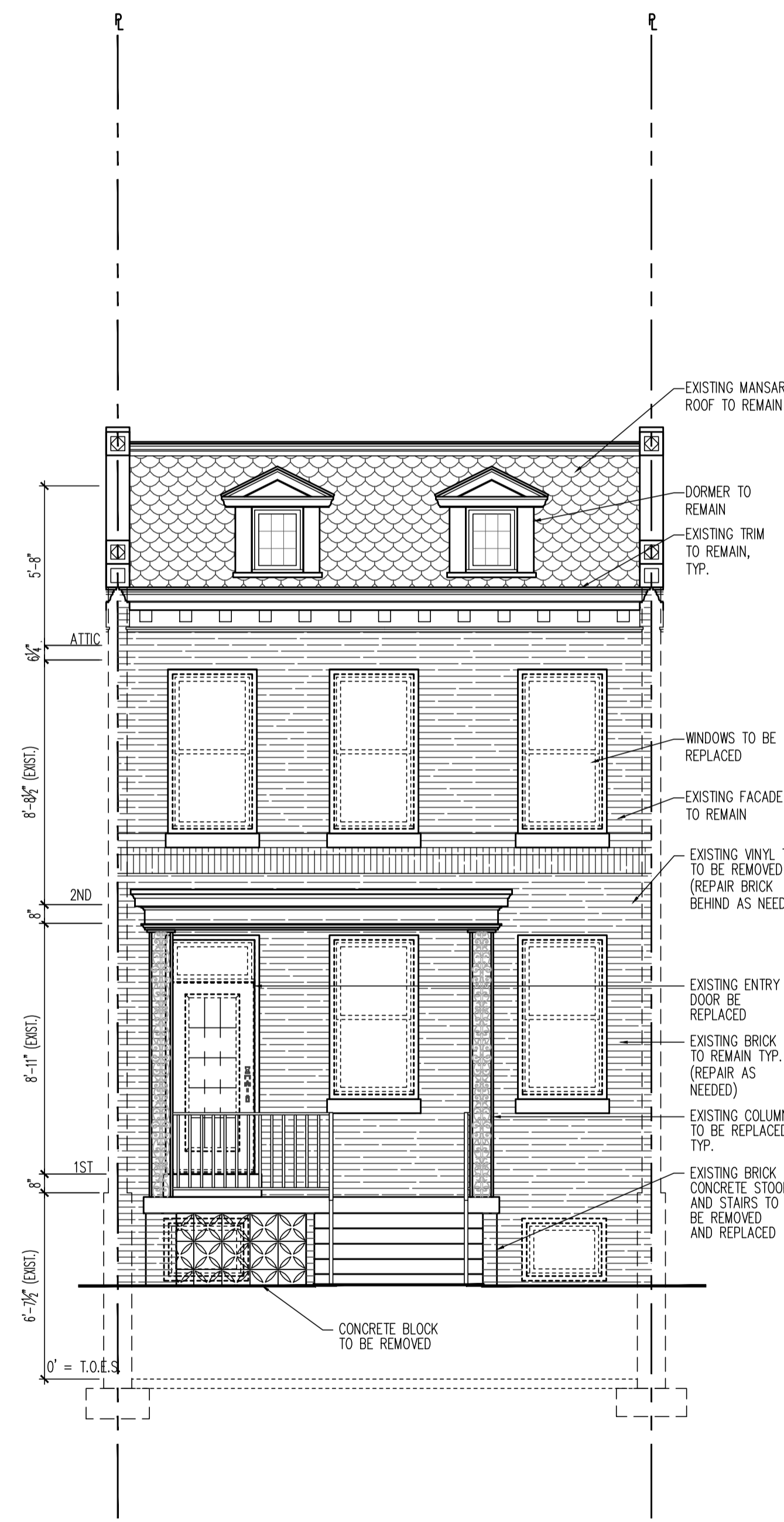
DRAWN BY:	MCR
DATE:	02/22/19
REV No.	DATE
XXX	XX-XX-XX

19-100

SHEET No.
 A3.1

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

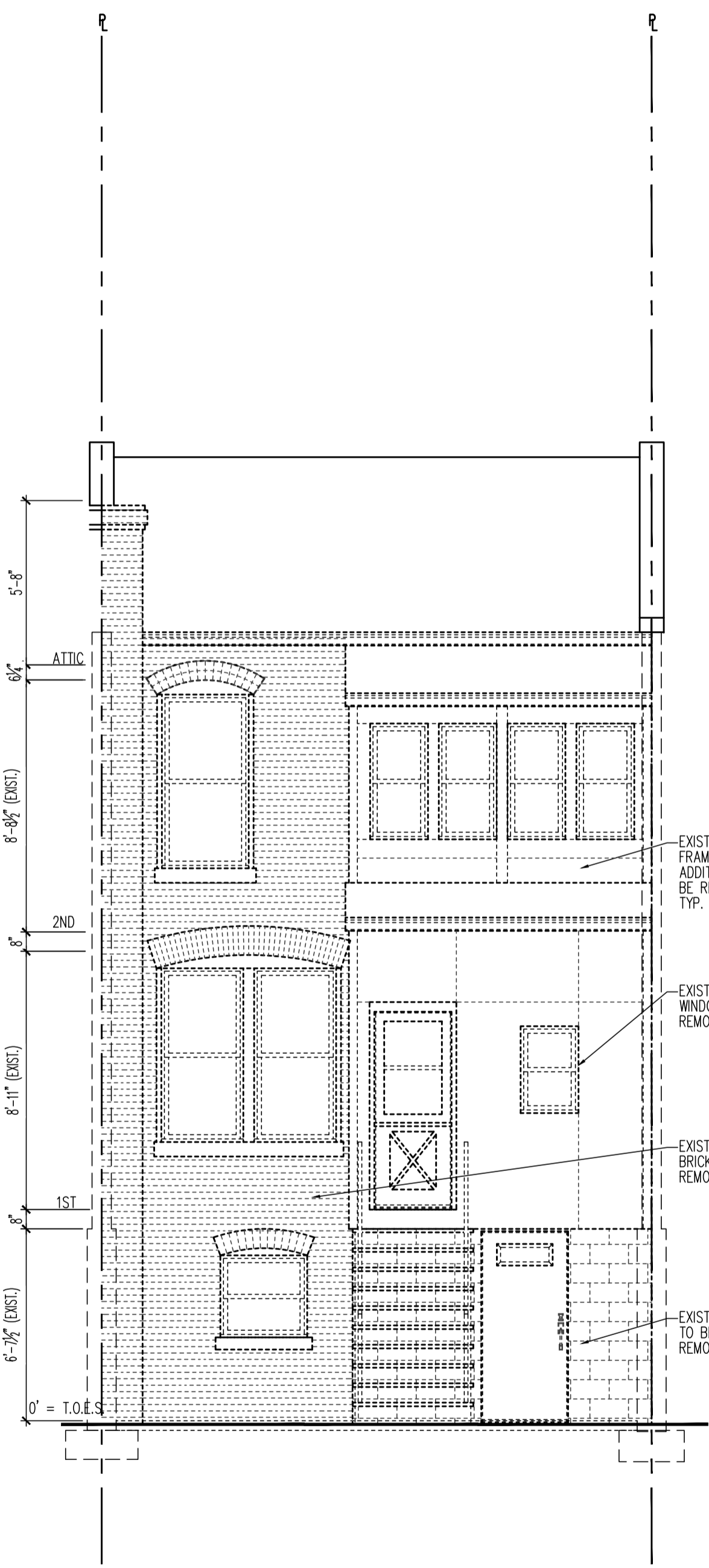
Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chenail - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/SW Review - David Williams - 08-12-2019
 DC Water Review - David Williams - 08-12-2019
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@mscgllc.com



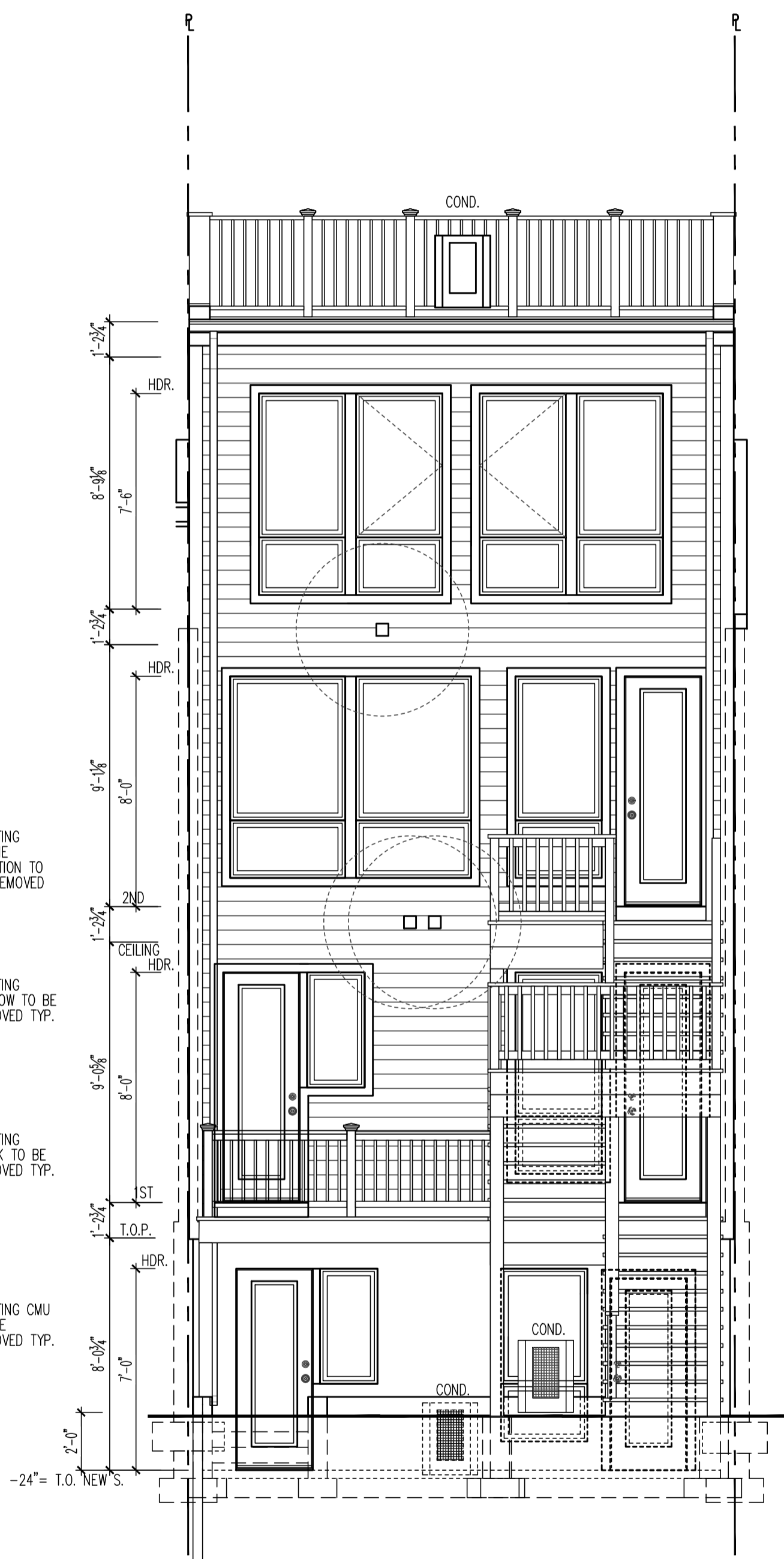
EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
 SCALE: 1/4"=1'-0"

532 TAYLOR ST NW - CCRE
 EXISTING & PROPOSED FRONT & REAR ELEVATIONS
 22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"



DRAWN BY:
 MCR
 DATE: 02/22/19
 REV No. DATE
 XXX XX-XX-XX

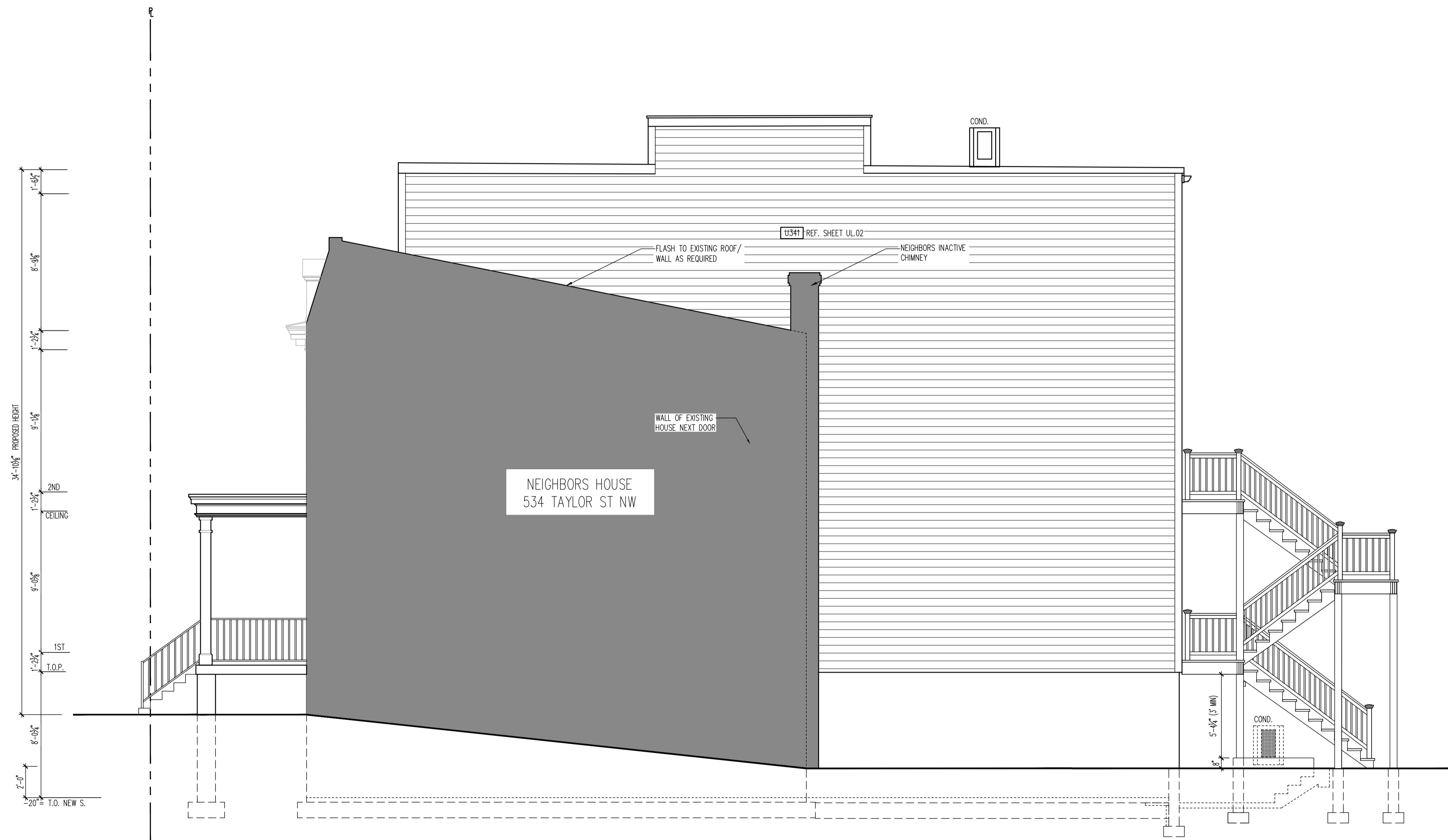
19-100

SHEET No.
 A4.1

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DDOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chennu - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/ESW Review - David Willard - 08-12-2019
 DC Water Review - [Name] - 08-12-2019

MSeg LLC
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@msgllc.com



RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

532 TAYLOR ST NW - CCRE
RIGHT SIDE ELEVATION



DRAWN BY:	
MCR	
DATE:	02/22/19
REV No.	DATE
XXX	XX-XX-XX

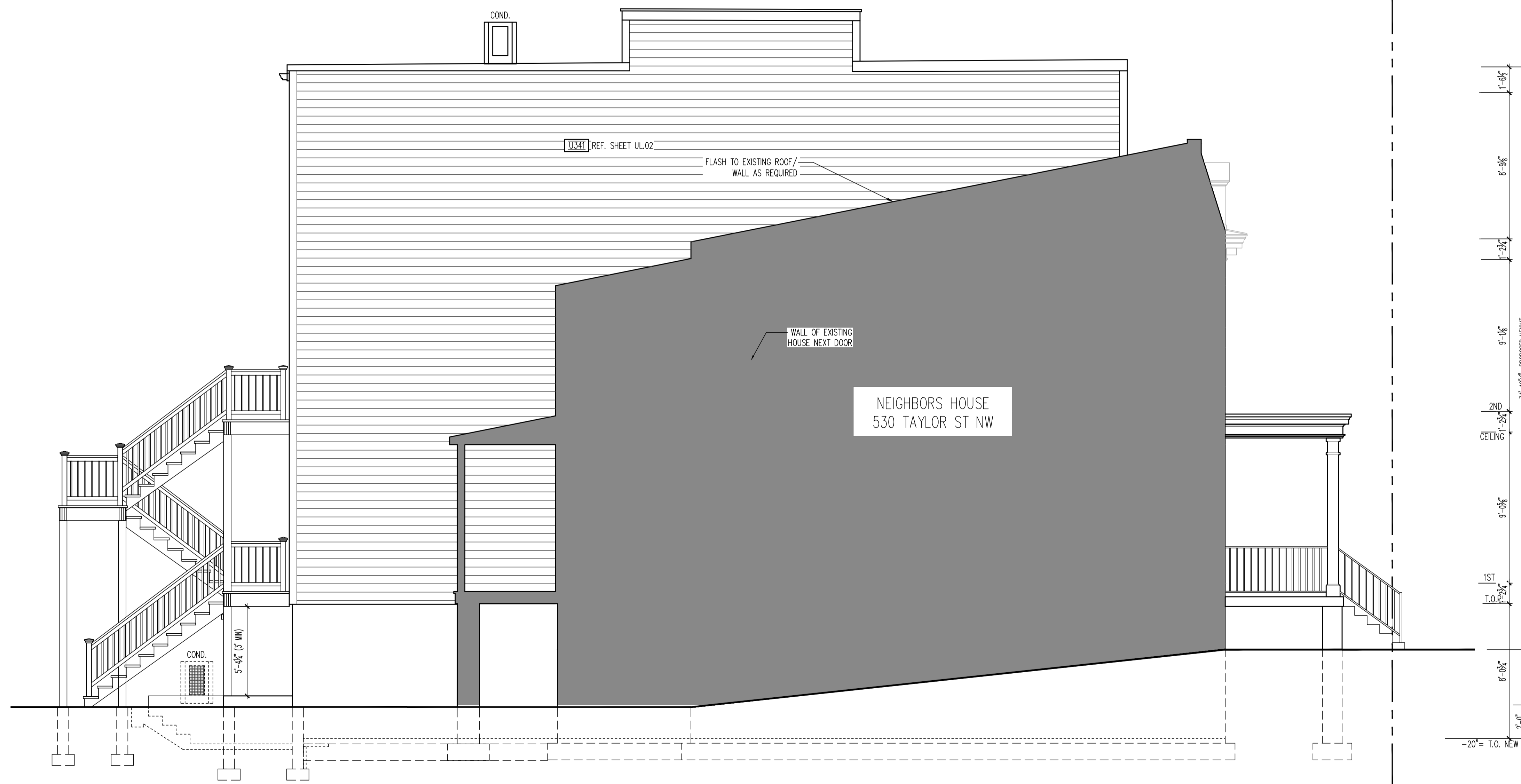
19-100

SHEET No.
A4.2

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley DeLoach - 08-12-2019
 DOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chennu - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/ESW Review - David Willard - 08-12-2019
 DC Water Review - [Name] - 08-12-2019

mscgllc.com
 10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@mscgllc.com



LEFT SIDE ELEVATION

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

532 TAYLOR ST NW - CCRE
LEFT SIDE ELEVATION



DRAWN BY:	
MCR	
DATE:	02/22/19
REV No.	DATE
XXX	XX-XX-XX

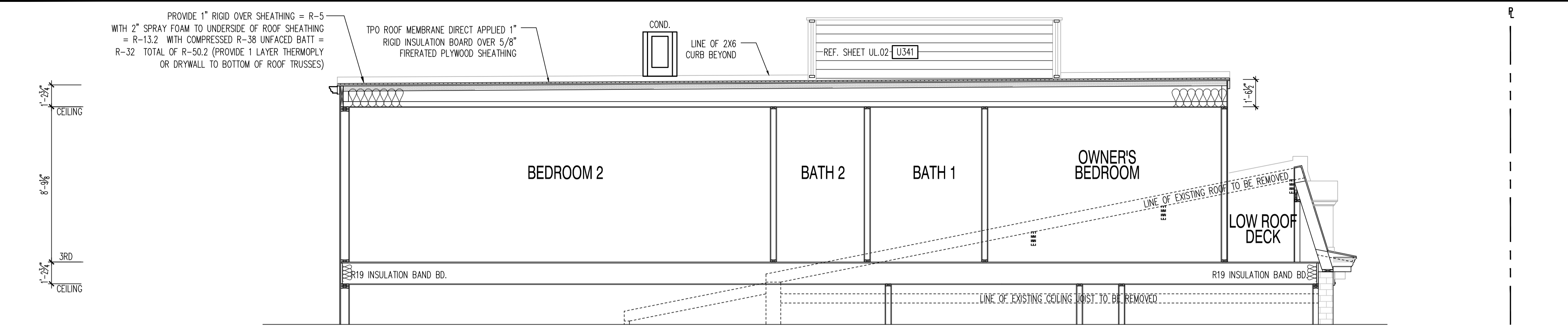
19-100

SHEET No.
A4.3

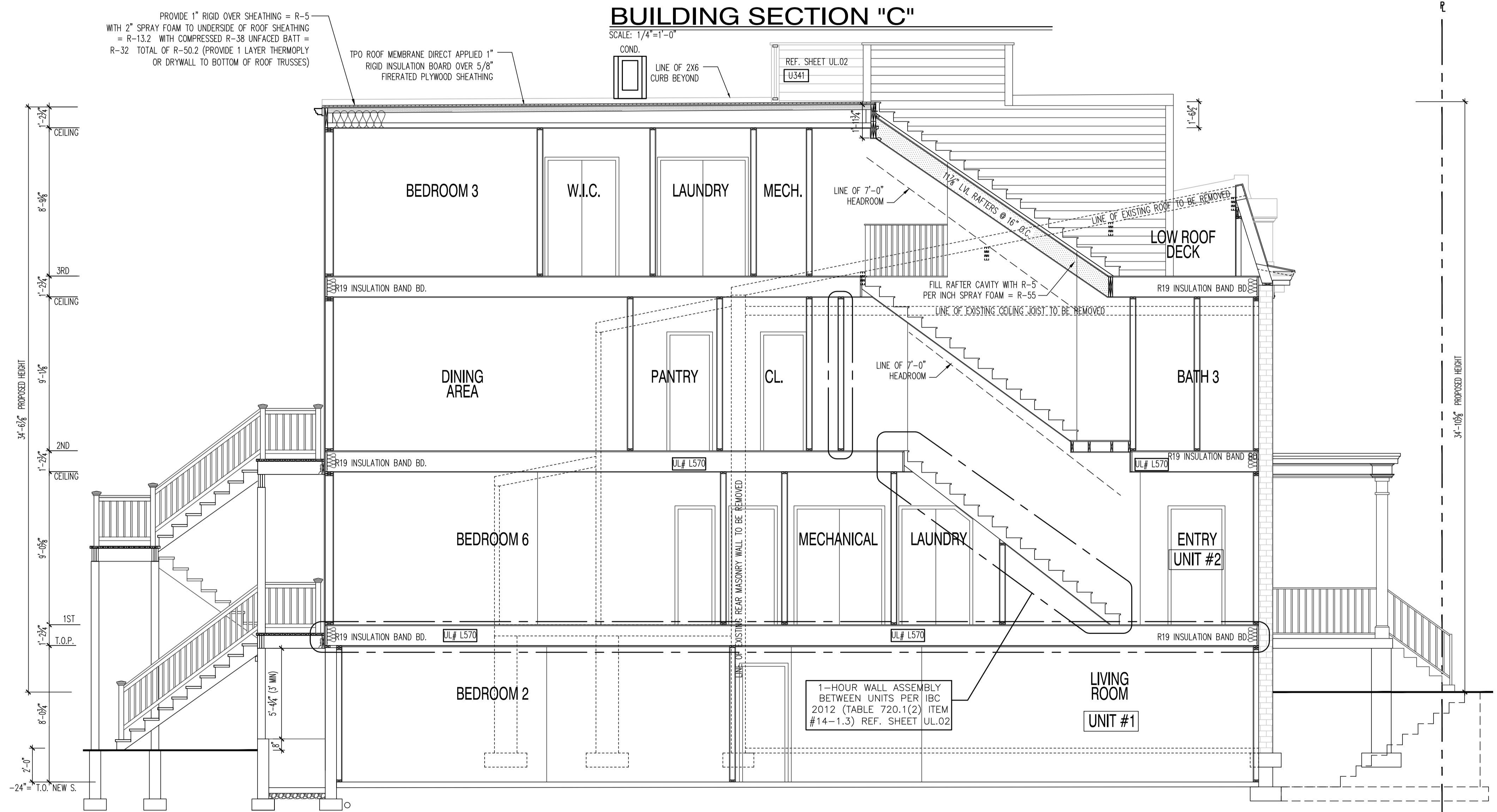
These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

Mechanical Review - Harrison Shelton - 08-12-2019
 Plumbing Review - Harrison Shelton - 08-12-2019
 Electrical Review - David Nigam - 08-12-2019
 Energy Review - Ashley Decker - 08-12-2019
 DDOT Review - Courtney Williams - 08-12-2019
 Structural Review - Fidelis Chennu - 08-12-2019
 WMAA Review - Robert Simons - 08-12-2019
 DOEE/ESW Review - David R. Giddens - MD
 DC Water Review - [Name] - [Date]

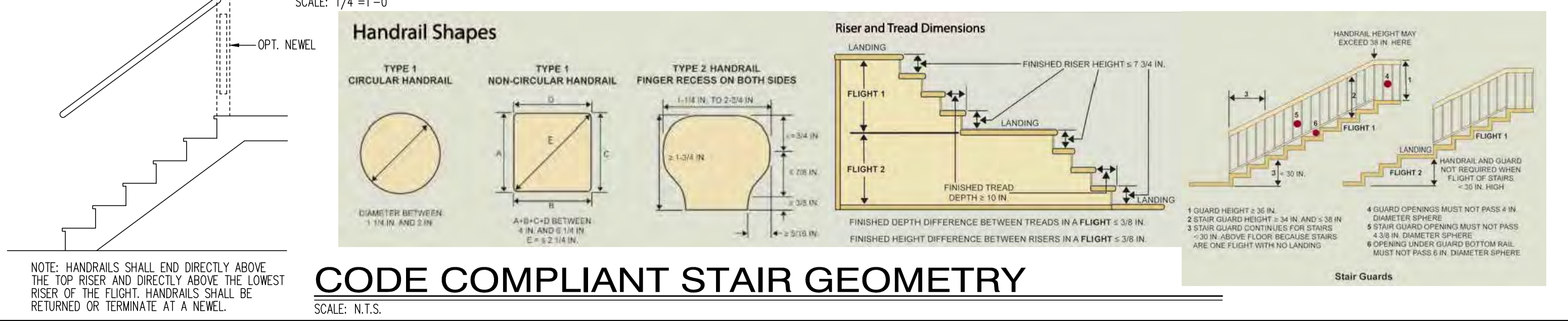
10550 WARWICK AVENUE, SUITE #C5
 FAIRFAX, VA 22030
 Phone: 703.988.2350 • Email: info@msegllc.com



BUILDING SECTION "C"
 SCALE: 1/4"=1'-0"



BUILDING SECTION "A"
 SCALE: 1/4"=1'-0"



22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8"=1'-0"
 532 TAYLOR ST NW - CCRE
 BUILDING SECTION



DRAWN BY:
 MCR
 DATE: 02/22/19
 REV No. DATE
 XXX XX-XX-XX

19-100

SHEET No.
 A5.1