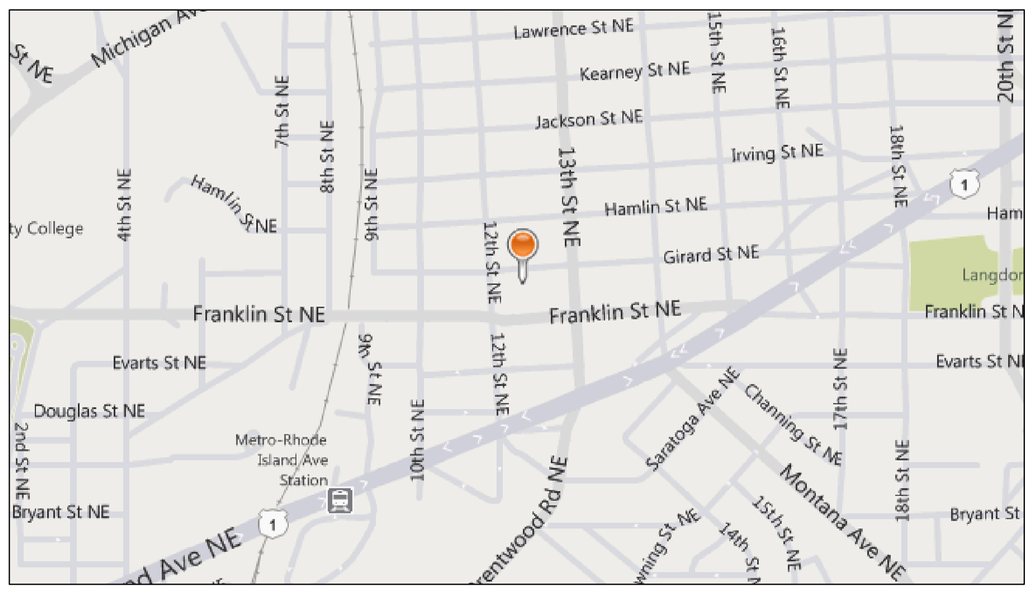
REAR ADDITION
TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE WASHINGTON, DC 20017

CLIENT:

MR. & MRS. BRIAN FLETCHER
1225 GIRARD STREET, NE
WASHINGTON, DC 20017

ARCHITECTS/ PLANNERS/ INTERIOR DESIGNERS

EDWARD M. JOHNSON & ASSOCIATES, PC
3612 12TH STREET, NE, WASHINGTON, D.C. 20017
(202) 526- 3610



VICINITY MAP:

CODE INFORMATION:

APPLICABLE BUILDING CODES:	INTERNATIONAL RESIDENTIAL CODE 2006 DCMR 12-2003 SUPPLEMENT
ZONING CLASSIFICATION	R-1-B
SQUARE	3935
LOT #	10
LOT SIZE	9,525 SQ. FT.
EXISTING BLDG. FOOTPRINT	754 SQ. FT.
EXISTING GROSS BUILDING FLOOR AREA	1,938 SQ. FT.
NUMBER OF STORIES	2 STORIES PLUS BASEMENT
SPRINKLERED:	NO

ZONING ANALYSIS:

	ALLOWED:	PROVIDED:
HEIGHT LIMIT	40'-0"	± 30'-0" (VIF)
LOT OCCUPANCY ALLOWED	40% x 9,525 = 3,810 SQ. FT.	2,819 SQ. FT.
F.A.R. ALLOWED	NONE PRESCRIBED	N/A
REAR YARD SETBACK	25'-0"	89'-11"
SIDE YARD SETBACK	8'-0" MINIMUM	8'-8" AND 12'-7 1/2"

SQUARE FOOTAGE ANALYSIS:

FLOOR	EXISTING	NEW	
BASEMENT	657 SQ. FT.	0 SQ. FT.	
FIRST FLOOR	657 SQ. FT.	427 SQ. FT.	(INCLUDES COVERED PORCH = 104 SQ. FT.)
SECOND FLOOR	624 SQ. FT.	427 SQ. FT.	
EXISTING AREA:	1,938 SQ. FT.		
NEW ADDITION AREA:		854 SQ. FT.	
NEW TOTAL BUILDING AREA		2,792 SQ. FT.	

PROJECT DESCRIPTION:

PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 2-STORY REAR ADDITION TO AN EXISTING RESIDENCE. WORK WILL INCLUDE THE DEMOLITION OF AN EXISTING 1-STORY 100 SQ. FT. REAR ADDITION AND CONSTRUCTION OF NEW INTERIOR LIVING SPACE ON 2-FLOORS, ALONG WITH A 100 SQ. FT EXTERIOR COVERED PORCH ON THE FIRST FLOOR. THE PROJECT WILL ALSO INCLUDE THE INSTALLATION OF (2) NEW BEDROOMS AND A BATHROOM IN THE ADDITION, THE RENOVATION OF THE EXISTING KITCHEN, ALONG WITH THE CONSTRUCTION OF A NEW PRESSURE TREATED DECK AT THE REAR OF THE NEW ADDITION, ALONG WITH ALL ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING WORK REQUIRED TO COMPLETE THE PROJECT.

EDWARD M. JOHNSON, AIA

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ARCHITECTURE • INTERIORS • PLANNING • GRAPHICS

NOVEMBER 9, 2010

GENERAL PROJECT NOTES:

WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

A. PROJECT SPECIFICATIONS

B. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS

C. INTERNATIONAL BUILDING CODE (IBC) 2006

D. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS

E. IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY THE CONTRACTOR IS REQUIRED TO PERFORM IN STRICT COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS AND/OR RECOMMENDATIONS

A CONSTRUCTION SCHEDULE MUST BE PREPARED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT AND THE OWNER

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

ALL WORK IS TO BE DONE IN A WORKMANLIKE MANNER, EMPLOYING THE BEST PRACTICES OF EACH TRADE.

CONTRACTOR WILL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND MACHINERY TO COMPLETE ALL PHASES OF THE SITE AND BUILDING RELATED WORK.

PROVIDE ALL APPROPRIATE BLOCKING, SHIMS, BRACES, BOLTS AND ASSOCIATED CONNECTORS AS REQUIRED TO COMPLETE THE ENTIRE PROJECT WHETHER SHOWN ON THE DRAWINGS OR NOT

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL IN PLACE CONDITIONS AND ALL MEASUREMENTS PRIOR TO ORDERING ANY PRODUCTS OR EQUIPMENT FOR THE PROJECT.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.

IT IS INTENDED THAT THE CONTRACTOR COMPLETE THE PROJECT IN ITS ENTIRETY, AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

EXECUTE WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS INCLUDING BUT NOT LIMITED TO: UBC, SEISMIC CODES, NEC, NFPA, ASMC, UMC, LATEST ENFORCED EDITIONS.

DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.

THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.

UPON NOTIFICATION OF COMPLETION OF THE WORK AND DELIVERY OF THE CONTRACTOR'S PUNCHLIST, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS, UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.

THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE OWNERS SPACE. THE CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE CAUSED BY HIMSELF OR HIS SUBCONTRACTORS. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECT THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD. PATCH AND REPAIR SURFACES MATCH ADJACENT, ADJOINING SURFACES.

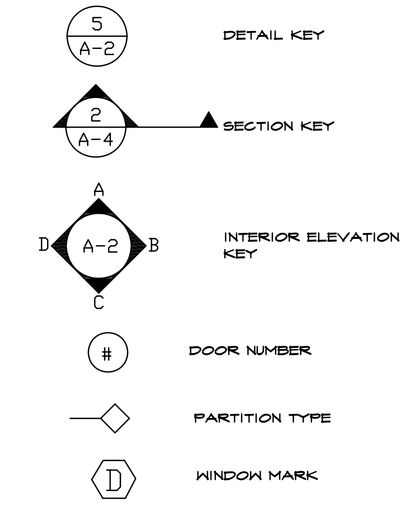
PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.

CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS.

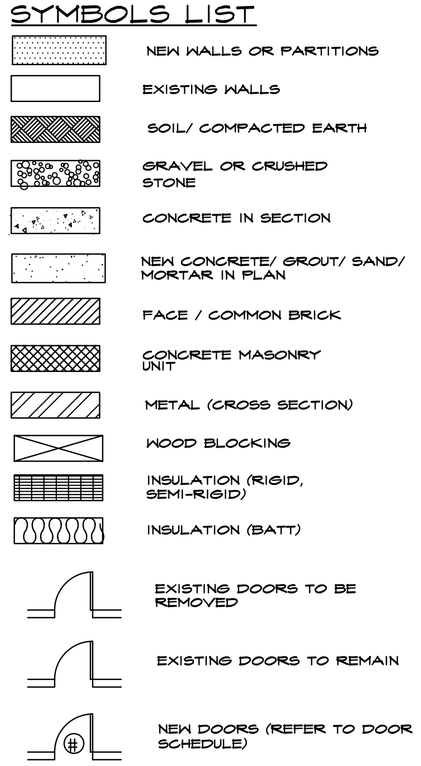
SHOP DRAWING REQUIREMENTS:

THE CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS AND/ OR APPROPRIATE SAMPLES FOR APPROVAL BY THE ARCHITECT FOR THE FOLLOWING ITEMS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT:
METAL RAILINGS, MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT, LIGHTING, STUCCO, FLASHING CONDITIONS, BATHROOM COUNTERTOPS, BATHROOM COUNTERTOPS, WINDOWS, AND DOORS.

GRAPHIC SYMBOLS



SYMBOLS LIST



ABBREVIATIONS:

ASSOC.	ASSOCIATED	MAT.	MATERIAL
@	AT	MAN.	MANUFACTURER
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MDF	MEDIUM DENSITY FIBERBOARD
A.F.F.	ABOVE FINISHED FLOOR	M.R.	MOISTURE RESISTANT
BLDG.	BUILDING	NTS	NOT TO SCALE
CONC.	CONCRETE	NO.	NUMBER
CONT.	CONTINUOUS	LVL	LAMINATED VENEER LUMBER
CLG.	CEILING	O.C.	ON CENTER
CL.	CLOSET	OPNG	OPENING
DRWG.	DRAWING	P. LAM	PLASTIC LAMINATE
DIA.	DIAMETER	PSL	PARALLEL STRAND LUMBER
D.S.	DOWNSPOUT	S.S.	STAINLESS STEEL
EL.	ELEVATION	SCWD	SOLID CORE WOOD DOOR
ELEC.	ELECTRIC/ ELECTRICAL	STRUC.	STRUCTURAL
EX.	EXISTING	THK	THICKNESS
EQ.	EQUAL	THR.	THRESHOLD
FIN.	FINISHED	TYP.	TYPICAL
H.	HIGH	T.V.	TELEVISION
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
HRS.	HOURS	U.O.N.	UNLESS OTHERWISE NOTED
LB.	POUND	WD.	WOOD
MIN.	MINIMUM	W.W.M.	WELDED WIRE MESH
MTL	METAL	W.W.F.	WELDED WIRE FABRIC
MAX.	MAXIMUM	W.	WIDTH
MIL.	MILLIMETER	W	WITH

REVISIONS:

PROJECT NO:

DRAWN BY: R. RAY, JR.

CHECKED BY: E.J.

DATE: NOVEMBER 9, 2010

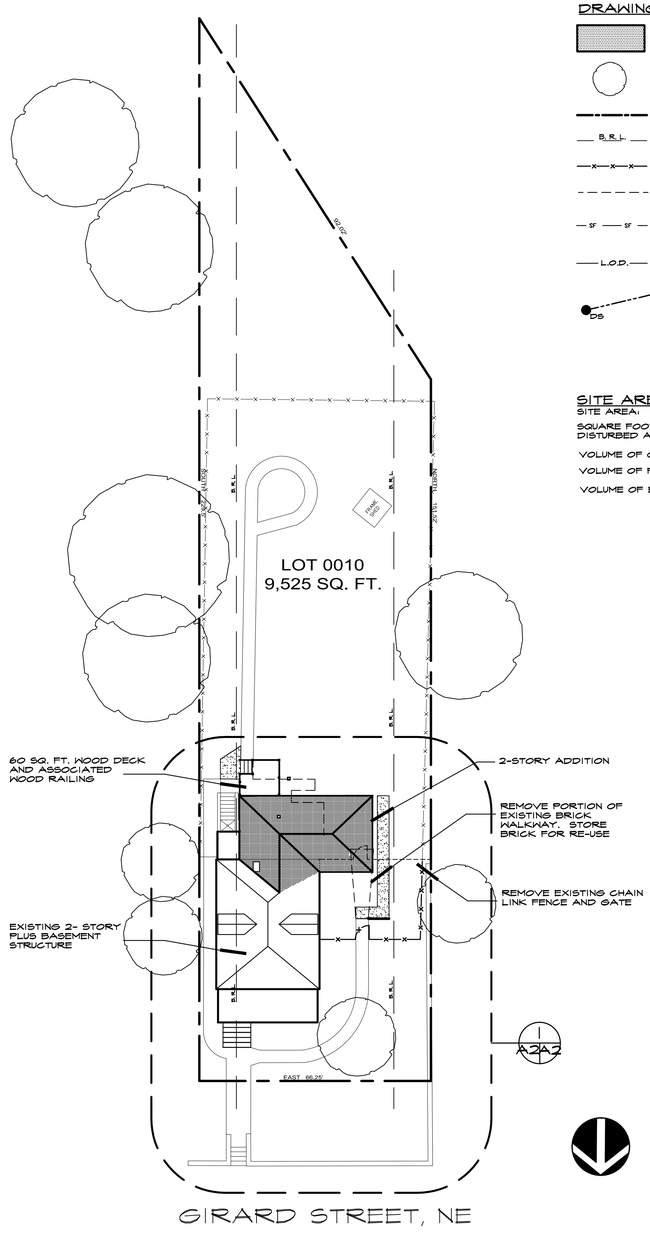
REAR ADDITION TO PRIVATE RESIDENCE

1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

SHEET TITLE: PROJECT NOTES/ SYMBOLS LEGENDS, ABBEREVIATIONS

emJ
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO:
A-1



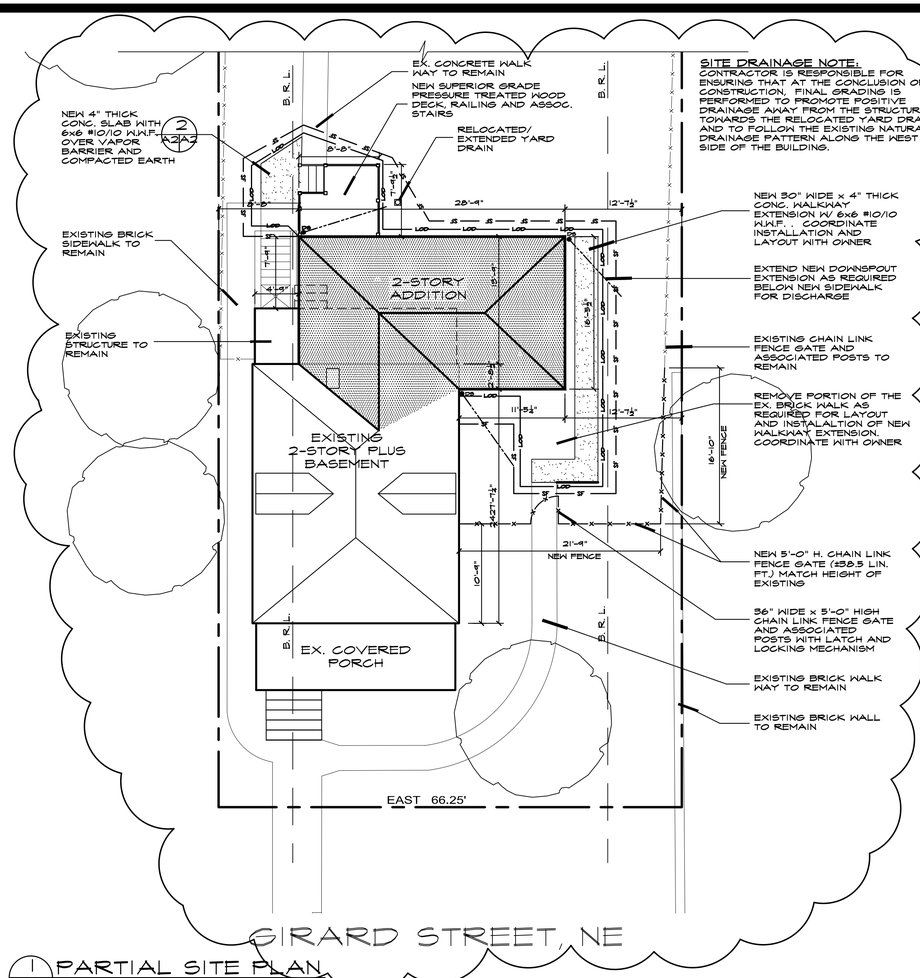
SITE PLAN
SCALE: 1/16"=1'-0"

DRAWING LEGEND:

- AREA OF NEW 2-STORY ADDITION
- EXISTING TREES TO REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- PROPERTY LINE
- B.R.L. — B.R.L. (BUILDING RESTRICTION LINE)
- —x—x—x— CHAIN LINK FENCE
- LINE OF EXISTING STRUCTURE TO BE REMOVED
- —SF—SF— SILT FENCE INSTALLED PER D.C. EROSION AND SEDIMENT CONTROL GUIDELINES
- —L.O.D.— LIMIT OF DISTURBANCE (L.O.D.)
- DS — NEW DOWNSPOUT WITH 4'-0" MIN. LONG DRAIN PIPE CONNECTED TO END EXTENDING AWAY FROM THE ADDITION AS SHOWN. REFER TO SITE PLAN AND SITE DRAINAGE NOTES ON THIS SHEET

SITE AREA CALCULATIONS:

SITE AREA:	9,525 SQUARE FEET
SQUARE FOOTAGE OF DISTURBED AREA	±750 SQUARE FEET
VOLUME OF CUT	NOT APPLICABLE
VOLUME OF FILL	NOT APPLICABLE
VOLUME OF EXCAVATION	10 CUBIC YARDS (PIER FOOTINGS BEING PRIMARILY USED TO SUPPORT NEW STRUCTURE)



SITE DRAINAGE NOTE:
CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AT THE CONCLUSION OF CONSTRUCTION, FINAL GRADING IS PERFORMED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE, TOWARDS THE RELOCATED YARD DRAIN, AND TO FOLLOW THE EXISTING NATURAL DRAINAGE PATTERN ALONG THE WEST SIDE OF THE BUILDING.

1 A2A2 PARTIAL SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
INSTALL 1/2" EXPANSION JOINTS WHERE NEW SIDEWALK ABUTS STEPS, SIDEWALKS, CURBS OR OTHER EXISTING CONCRETE SURFACES. SCORE WALK TO A DEPTH OF 1" @ 4'-0" O.C.

2 A2A2 CONC. SIDEWALK SECTION
SCALE: 1"=1'-0"

SOIL EROSION AND SIDEMENT CONTROL GUIDELINES

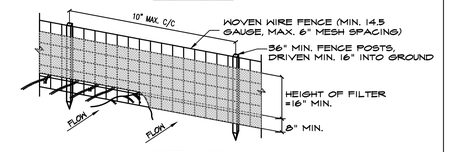
EROSION CONTROL NOTES :

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND /OR STREETS/ SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS OR DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 33% OF CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF PROJECT.
8. AFTER RAZE OR DEMOLITION, THERE IS NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, PAVERS9, BRICKBAT, MULCH, ETC.

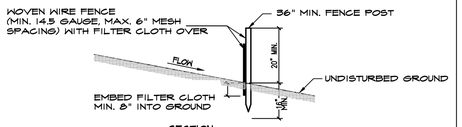
EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO AND AS THE FIRST STEP IN GRADING.
2. INSTALL SILT FENCE AS SHOWN ON PLAN.
3. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
4. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
5. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
6. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILT FENCE



ISOMETRIC VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUGLES" DEVELOP IN THE SILT FENCE.

POSTS:
STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE:
WOVEN WIRE, 14.5 GAUGE, 6" MAX. MESH OPENING
FILTER CLOTH:
FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT:
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND.	SILT FENCE	STANDARD DRAWING SF-1

REVISIONS:
FEBRUARY 28, 2011

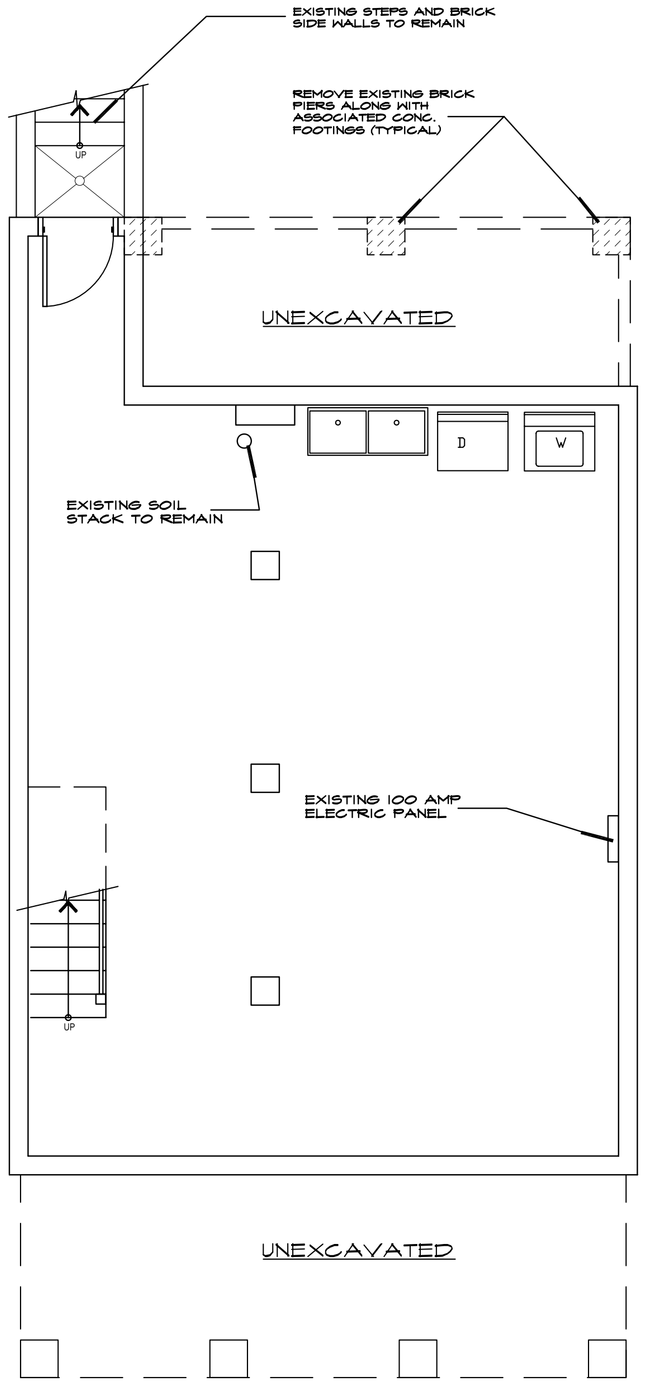
PROJECT NO:
DRAWN BY: R. RAY, JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

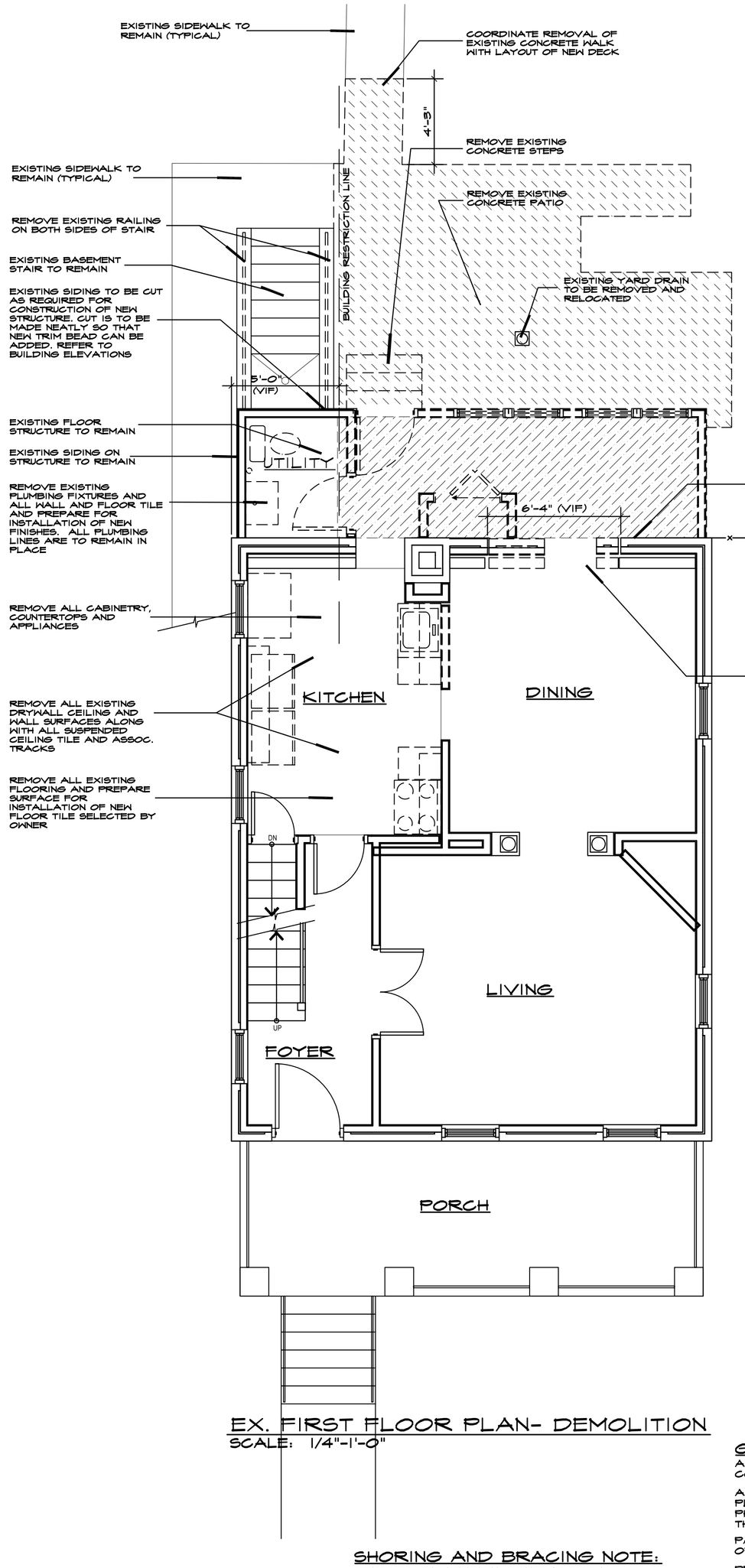
SHEET TITLE: **SITE PLAN**

emj
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO: A-2



EX. BASEMENT PLAN- DEMOLITION
SCALE: 1/4"-1'-0"



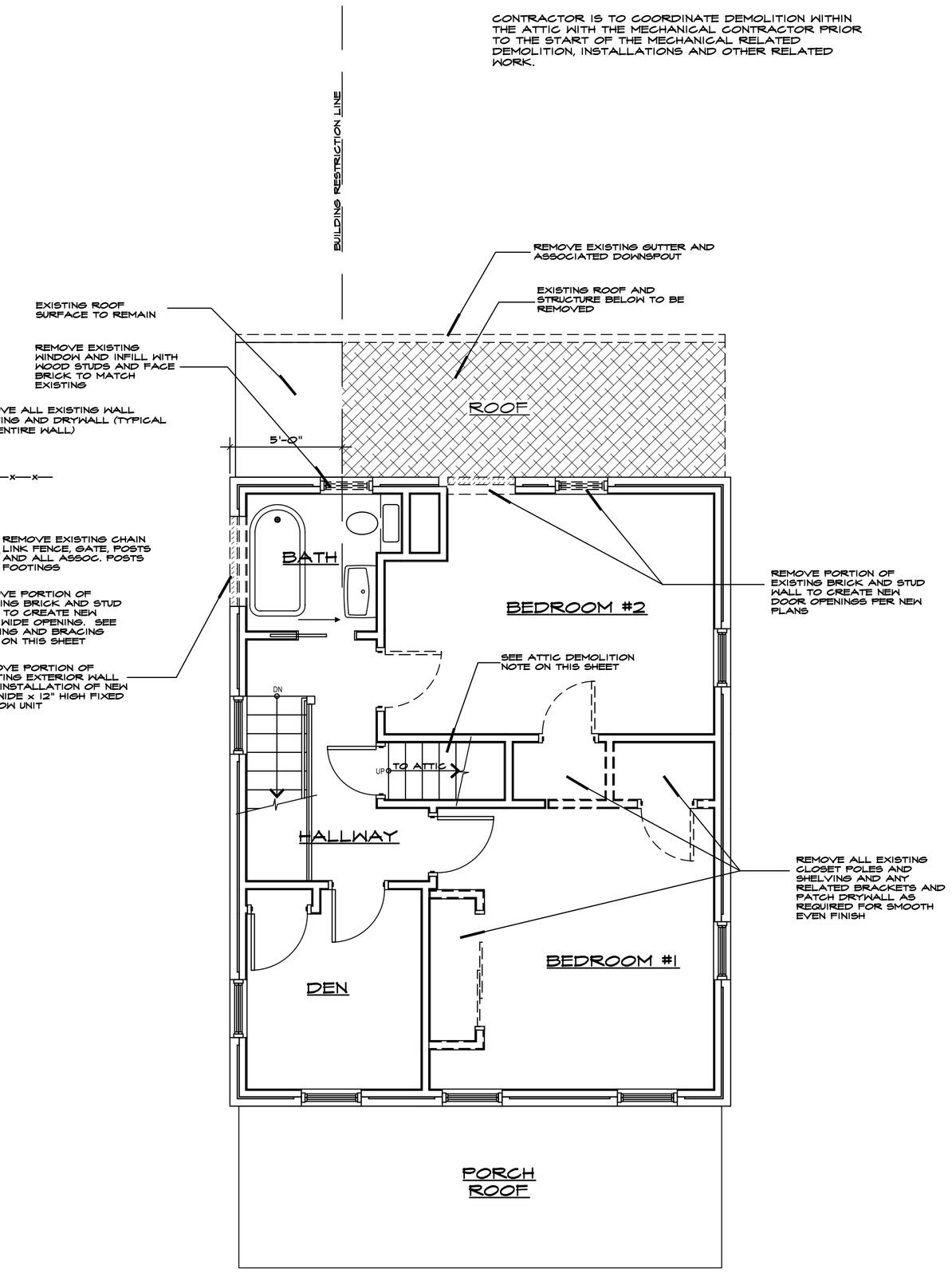
EX. FIRST FLOOR PLAN- DEMOLITION
SCALE: 1/4"-1'-0"

SHORING AND BRACING NOTE:
PRIOR TO DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR THE SELECTION PLACEMENT AND EXECUTION OF ALL TEMPORARY SHORING, BRACING, AND SUPPORTS FOR COMPLETING ALL PHASES OF THE PROJECT.

FOR ALL NEW OPENINGS SPECIFIED IN EXISTING BEARING WALLS, TEMPORARY BRACING IS TO EXTEND ALL THE WAY TO THE BASEMENT FLOOR

ATTIC DEMOLITION NOTES:
CONTRACTOR IS TO DEMOLISH A PORTION OF THE EXISTING ATTIC SOUTH WALL FRAMING AS REQUIRED FOR ACCESS TO, AND INSTALLATION OF THE NEW FAN COIL UNIT AND ASSOCIATED DUCTWORK SPECIFIED IN THE MECHANICAL DRAWINGS.

CONTRACTOR IS TO COORDINATE DEMOLITION WITHIN THE ATTIC WITH THE MECHANICAL CONTRACTOR PRIOR TO THE START OF THE MECHANICAL RELATED DEMOLITION, INSTALLATIONS AND OTHER RELATED WORK.



EX. SECOND FLOOR PLAN- DEMOLITION
SCALE: 1/4"-1'-0"

GENERAL DEMOLITION NOTES:
ALL DEMOLITION AND NEW CONSTRUCTION WORK IS TO BE COORDINATED WITH THE OWNER.

ALL EXISTING DOORS & WINDOWS ARE TO REMAIN IN PLACE AND BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION UNLESS OTHERWISE NOTED ON THE PLANS.

PATCH AND REPAIR ALL WALLS AND FLOORS AT POINT OF DEMOLITION TO LIKE NEW CONDITIONS.

PERFORM ALL DEMOLITION WORK (WHETHER SHOWN OR NOT) TO ACCOMMODATE NEW WORK AS REQUIRED TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL IMMEDIATELY CLEAN, REMOVE AND LEGALLY DISPOSE OF DEBRIS AFTER ANY DEMOLITION OPERATION BEFORE THE COMMENCEMENT OF THE NEXT NORMAL WORKING DAY ON FLOORS WHERE THERE ARE OCCUPANTS. REMOVALS, RUBBISH AND DEBRIS SHALL BE CLEARED FROM THE PREMISE PRIOR TO THE COMMENCEMENT OF NORMAL WORKING HOURS.

CONTRACTOR IS TO PROTECT ALL EXISTING FINISHES SPECIFIED TO BE LEFT IN PLACE FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION AND PROMPTLY REPAIR ALL DAMAGED AREAS TO MATCH EXISTING ADJACENT AREAS.

DEMOLITION LEGEND:
- PARTITIONS WALLS TO REMAIN
- PARTITIONS, WALLS AND OTHER ITEMS TO BE REMOVED
- EXISTING FLOOR STRUCTURE TO BE REMOVED.
- ROOF SURFACE AND ASSOCIATED FRAMING TO BE REMOVED
- AREA OF EXISTING CONCRETE OR MASONRY SURFACE TO BE REMOVED
- EXISTING DOORS TO BE REMOVED
- EXISTING DOORS TO REMAIN

REVISIONS:

PROJECT NO:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

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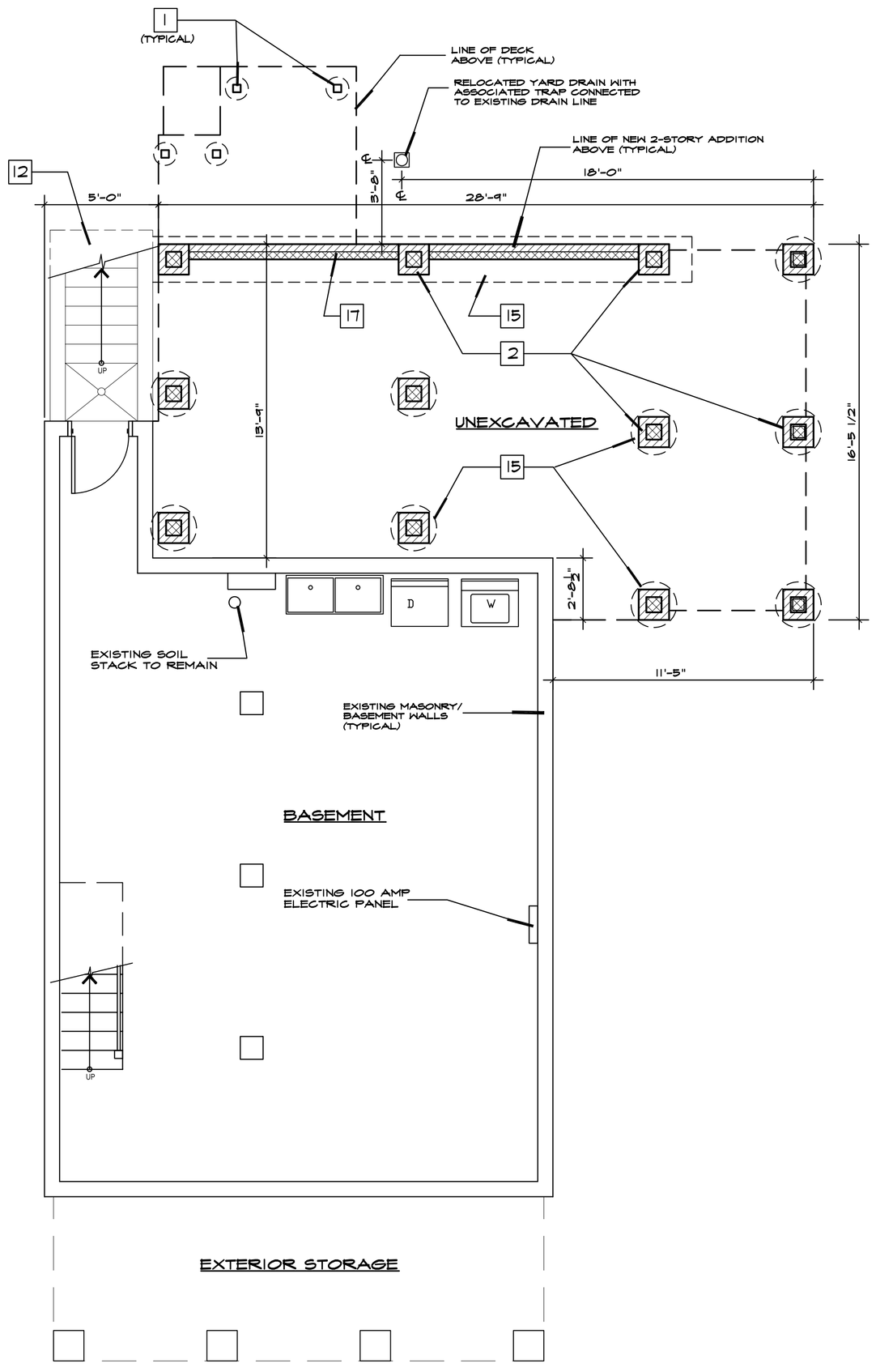
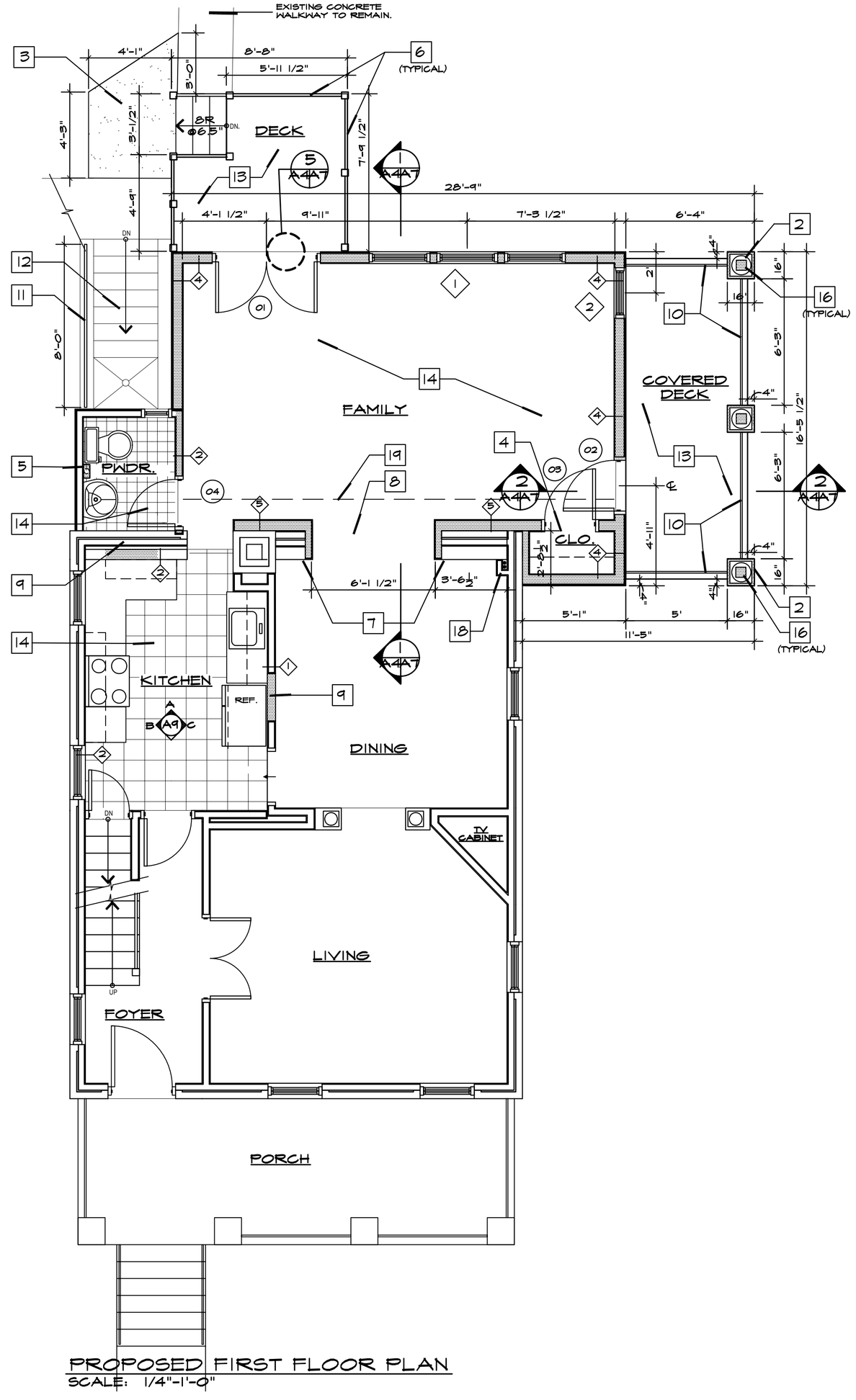
SHEET TITLE: DEMOLITION PLANS

emj
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO: A-3



PROPOSED BASEMENT PLAN
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

DRAWING LEGEND:

- EXISTING PARTITIONS/ WALLS TO REMAIN
- NEW PARTITIONS. SEE WALL TYPES ON SHEET A-8
- 4" FACE BRICK
- 8" MASONRY WALL WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
- 4 — WALL TYPE SYMBOL. REFER TO PARTITION TYPES ON SHEET A-8
- B — WINDOW SYMBOL. SEE SHEET A-8
- NEW 4" THICK CONC. W/ 6x6 #10 W.M. OVER 6 MIL POLY VAPOR BARRIER & WASHED GRAVEL IN PLAN
- # — NEW DOOR WITH ASSOCIATED DOOR NUMBER. REFER TO DOOR SCHEDULE
- EXISTING DOORS TO REMAIN

PLAN SPECIFIC KEY NOTES:

1. NEW 4" P.T. WOOD POSTS AND ASSOCIATED CONCRETE FOOTINGS. REFER TO STRUCTURAL DRAWINGS
2. NEW 16"x16" SOLID BRICK PIER WITH ASSOCIATED CONCRETE FOOTING. REFER TO STRUCTURAL PLANS (TYPICAL)
3. ADD NEW 4" THICK CONCRETE SLAB WITH 6x6 #10/10 W.M.F. OVER 6 MIL. POLY VAPOR BARRIER AND COMPACTED EARTH, EXTEND TO EX. SIDEWALK. REFER TO DETAIL 2/ SHT. A-2
4. ADD NEW 3/4"x 15" DEEP FINISHED BIRCH PLYWOOD SHELF AND 1 1/2" DIA. STEEL POLE WITH HEAVY DUTY BRACKETS. REFER TO CLOSET NOTES ON SHEET A-5 AND DETAILS 4&5 ON SHEET A-9.
5. FURR EXISTING EXPOSED PIPE WITH WOOD STUDS AND MOISTURE RESISTANT DRYWALL
6. NEW 36" HIGH WOOD RAILING WITH INTERMEDIATE POSTS SET 4" O.C. (MAX)
7. REPAIR EXISTING DRYWALL SURFACE WHERE EXISTING WALL HAS BEEN REMOVED AS REQUIRED TO CREATE SMOOTH EVEN FINISHED SURFACE
8. REPAIR EXISTING FLOOR AND CEILING SURFACES WHERE EXISTING WALL(S) HAS BEEN REMOVED AS REQUIRED WITH MATERIALS TO MATCH EXISTING AND TO ENSURE A SMOOTH FINISHED FLOOR SURFACE LEVEL WITH ADJACENT FLOOR SURFACE(S)
9. INFILL EXISTING OPENING WITH NEW WOOD STUDS FINISHED WITH ½" DRYWALL SET FLUSH WITH ADJACENT WALL SURFACES
10. NEW 42" HIGH METAL RAILING WITH INTERMEDIATE POSTS SET 3" O.C. MAX. (TYPICAL) SEE DETAILS 7&8 ON SHEET A-4 PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION AND/OR INSTALLATION.
11. NEW 36" HIGH x 8'-0" LONG (VIF) METAL RAILING WITH INTERMEDIATE POSTS SET 3" O.C. MAX. (TYPICAL) SEE DETAILS 7&8 ON SHEET A-9
12. EXISTING CONCRETE STEPS AND ASSOCIATED BRICK SIDE WALLS TO REMAIN
13. 1x6 P.T. WOOD DECK BOARD ATTACHED WITH GALVANIZED DECK SCREWS. PRE-DRILL HOLES TO AVOID SPLITTING OF WOOD
14. NEW FLOORING SELECTED BY OWNER
15. NEW CONCRETE FOOTING. REFER TO STRUCTURAL DRAWINGS
16. 6x6 P.T. POST SET IN CENTER OF BRICK PIER. REFER TO STRUCTURAL DRWGS.
17. NEW 8" THICK MASONRY/ BRICK WALL WITH HORIZONTAL REINFORCING @ 16" O.C. TOP OF WALL IS TO ALIGN WITH THE TOP OF THE ADJACENT NEW MASONRY PIERS (TYPICAL)
18. FURR ALL NEW PLUMBING LINES AS REQUIRED TO CONCEAL LINES WITH WOOD STUDS AND 1/2" DRYWALL (TYPICAL)
19. NEW 12"Wx9 1/2"HIGH DRYWALL BULKHEAD OVER NEW PLUMBING DRAIN LINES. SEE DETAIL 9, SHEET A-7

GENERAL NOTES:

ALL FINISHED FLOORING SURFACES ARE TO SELECTED BY OWNER AND INSTALLED BY THE CONTRACTOR

ALL APPLIANCES, COUNTERTOPS, AND CABINETS ARE TO SELECTED BY THE OWNER

ALL PLUMBING FIXTURES ARE TO BE SELECTED BY OWNER AND INSTALLED BY THE CONTRACTOR

SQUARE FOOTAGE ANALYSIS

EXISTING BUILDING AREA: 1,938 SQUARE FEET (DOES NOT INCLUDE EXISTING ADDITION TO BE REMOVED OR FRONT PORCH)

AREA OF NEW ADDITION(S):

BASEMENT	0 SQUARE FEET
FIRST	427 SQUARE FEET
SECOND	427 SQUARE FEET
TOTAL NEW:	854 SQUARE FEET

TOTAL NEW BUILDING AREA: 2,792 SQUARE FEET

COVERED PORCH AREA: 104 SQUARE FEET (INCLUDED IN THE FIRST FLOOR SQUARE FOOTAGE)

DECK AREA: 60 SQUARE FEET

REVISIONS:

PROJECT NO:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

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SHEET TITLE: BASEMENT AND FIRST FLOOR PLANS

emj
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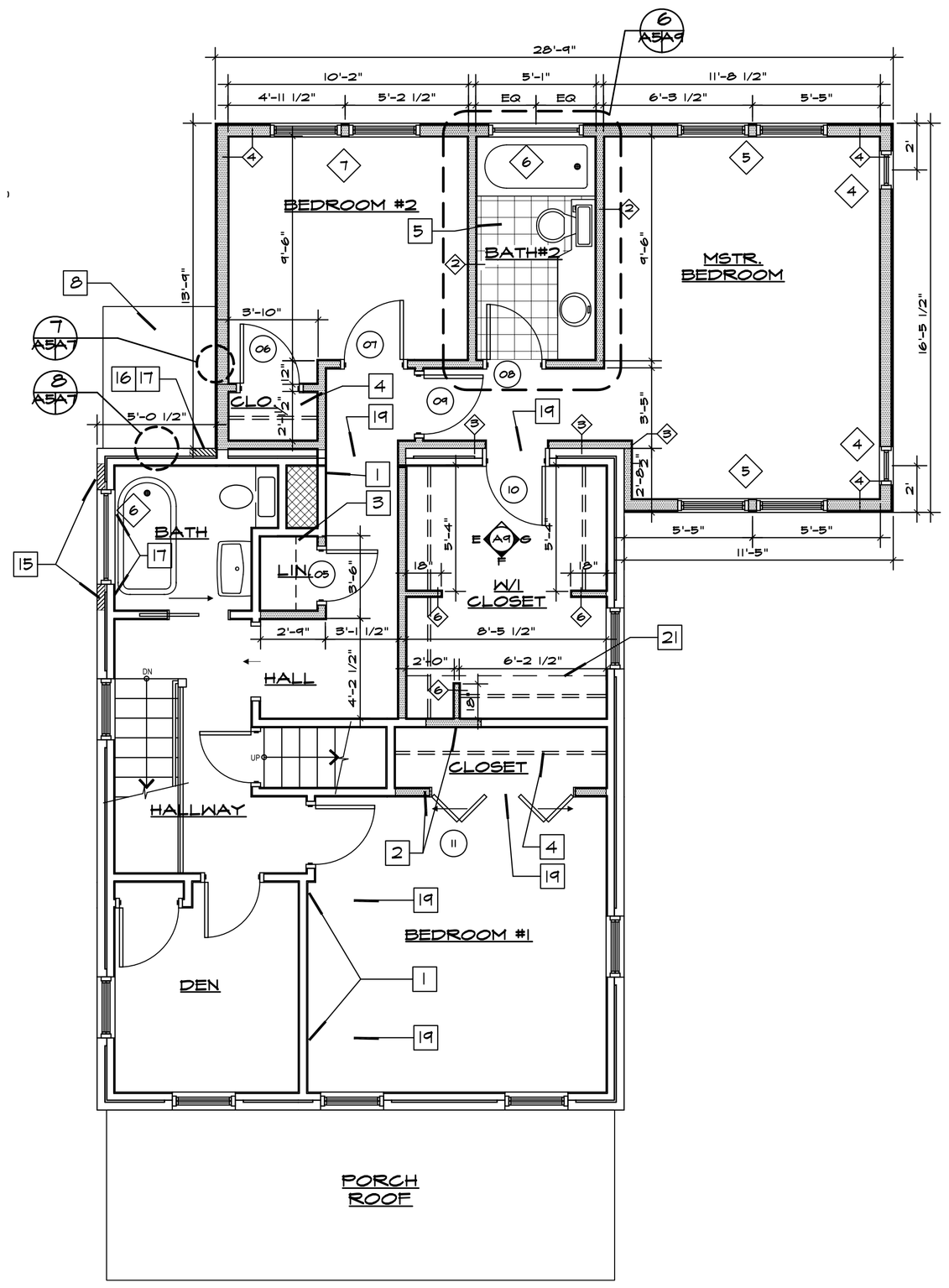
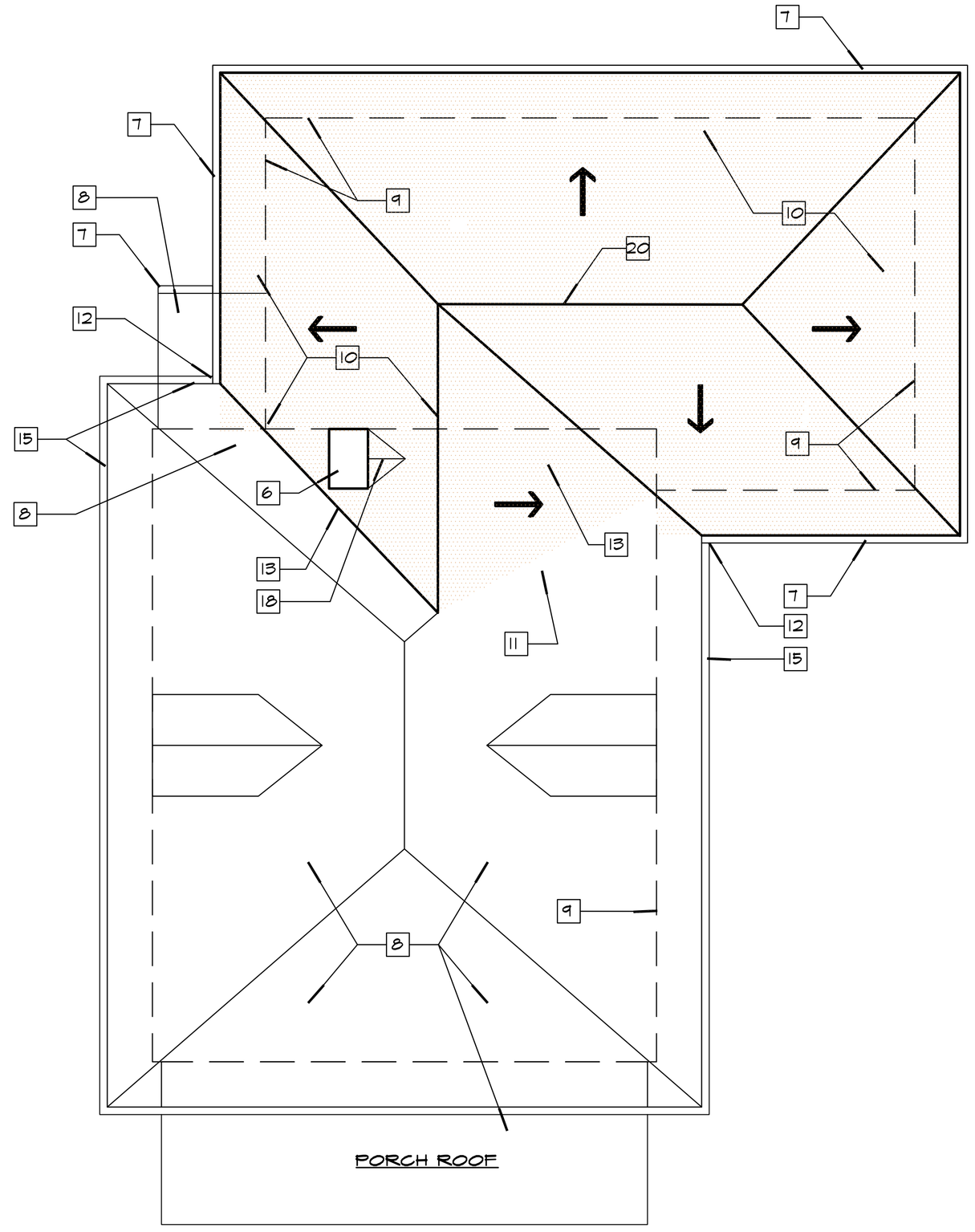
Architecture, Landscape Design, Interior Planning

SHEET NO: A-4



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

DRAWING LEGEND:
- EXISTING PARTITIONS/ WALLS TO REMAIN
- NEW PARTITIONS. SEE WALL TYPES ON SHEET A-8
- 4" FACE BRICK
- 8" MASONRY WALL WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
- WALL TYPE SYMBOL. REFER TO PARTITION TYPES ON SHEET A-8
- WINDOW SYMBOL. SEE SHEET A-8
- NEW 4" THICK CONC. W/ 6x6 #10 W.W.M. OVER 6 MIL POLY VAPOR BARRIER & WASHED GRAVEL IN PLAN
- NEW DOOR WITH ASSOCIATED DOOR NUMBER. REFER TO DOOR SCHEDULE
- EXISTING DOORS TO REMAIN
- DENOTES ROOF SLOPE

PLAN SPECIFIC KEY NOTES:
1. REPAIR EXISTING DRYWALL SURFACE WHERE EXISTING WALL HAS BEEN REMOVED AS REQUIRED TO CREATE SMOOTH EVEN FINISHED SURFACE
2. INFILL EXISTING OPENING WITH NEW WOOD STUDS FINISHED WITH ½" DRYWALL, FLUSH WITH EXISTING ADJACENT WALL SURFACES
3. SEE LINEN CLOSET NOTES ON THIS SHEET
4. ADD NEW 3/4"x 15" DEEP FINISHED POPLAR PLYWOOD SHELF AND 1 ½" DIA. STEEL POLE WITH HEAVY DUTY BRACKETS. REFER TO CLOSET NOTES ON SHEET A-5 AND DETAILS 4&5 ON SHEET A-9.
5. NEW STONE FLOOR TILE AND ASSOCIATED 4" HIGH WALL BASE SELECTED BY OWNER
6. EXISTING CHIMNEY TO REMAIN. PROVIDE NEW STEPPED FLASHING AS REQUIRED AT INTERSECTION OF NEW ROOF
7. NEW ALUMINUM GUTTER CONNECTED TO NEW ALUMINUM DOWNSPOUT. REFER TO BUILDING ELEVATIONS
8. EXISTING ROOF SURFACE TO REMAIN
9. LINE OF STRUCTURE BELOW (TYPICAL)
10. NEW ROOF SHINGLES TO MATCH EXISTING SHINGLES
11. NEW ROOF SHINGLES ARE TO BE TOOTHED INTO EXISTING SHINGLES. NEW BUILDING PAPER IS TO BE OVERLAPPED 18" MIN. OVER EXISTING BUILDING PAPER
12. CUT EXISTING ALUMINUM GUTTER AS REQUIRED AND INSTALL ALUMINUM CORNER ELBOW AND ATTACH TO NEW GUTTER
13. AT ALL ROOF VALLEY INTERSECTIONS, PROVIDE ALUMINUM VALLEY FLASHING EXTENDING 12" ALONG FACES OF BOTH ROOF PLANES
14. EXISTING ALUMINUM GUTTER TO REMAIN
15. REPAIR ALL EXISTING BRICKWORK AROUND NEW WINDOW INSTALLATIONS. MORTAR AND BRICK TO MATCH EXISTING. REFER TO BRICK SPECIFICATIONS ON A-6
16. INFILL EXISTING OPENING WITH NEW 2x4 WOOD STUDS, 1/2" O.S.B. SHEATHING, R-13 BATT INSULATION, VAPOR BARRIER 1/2" DRYWALL, 1" AIR SPACE AND 4" FACE BRICK
17. REPAIR ALL INTERIOR DRYWALL, CEILING, TILE, ETC, DAMAGED DURING INSTALLATION OF NEW WINDOW TO MATCH EXISTING ADJACENT SURFACES
18. ADD NEW ROOF CRICKET WITH FINISHED W/ 1/2" SHEATHING, BUILDING FELT AND SHINGLES. PROVIDE VALLEY FLASHING AS REQUIRED TO PREVENT MOISTURE PENETRATION
19. REPAIR EXISTING FLOOR AND CEILING AREAS WHERE EX. WALLS HAVE BEEN REMOVED. FLOOR INFILL IS TO MATCH COLOR, SIZE, AND ORIENTATION OF EXISTING FLOORING AND IS TO BE SET FLUSH WITH EXISTING ADJACENT FLOOR SURFACES.
20. CONTINUOUS RIDGE VENT
21. NEW 12"W.x9 1/2"HIGH DRYWALL BULKHEAD OVER NEW DUCTWORK. SEE DETAIL 9, SHEET A-7

GENERAL NOTES:
CONTRACTOR IS TO REPAIR ALL EXISTING WALL AND CEILING DRYWALL SURFACES DAMAGED DURING INSTALLATION OF NEW ELECTRICAL WIRING, OUTLETS OR LIGHTING, NEW PLUMBING LINES, AND ALL MECHANICAL RELATED DUCTWORK, REGISTERS, WIRING, CHASES, ETC ASSOCIATED WITH THE CONSTRUCTION PROJECT.

ALL REPAIRS TO DAMAGED AREAS IS TO BE MADE WITH 1/2" DRYWALL AS APPROPRIATE, AND IS TO BE SET FLUSH WITH EXISTING ADJACENT SURFACES

CLOSET NOTES:
CONTRACTOR IS TO PROVIDE A POLE AND SHELF FOR ALL CLOSETS . CLOSET POLES ARE TO BE 1 1/2" DIA. STEEL POLES SET 5'-6" A.F.F.. POLES ARE TO BE ATTACHED TO SIDE WALL(S) WITH THE APPROPRIATE STEEL BRACKETS AND SCREWS. BLOCKING IS TO BE SET BEHIND THE DRYWALL FOR ADEQUATE BRACING OF POLES. PROVIDE 3/4"x 1'-3" NO. 2 POPLAR WOOD SHELF FINISHED ON ALL SIDES, SET ON 1x3 POPLAR ON ALL SIDES. SET 5'-10" A.F.F.

LINEN CLOSET NOTE:
AT LINEN CLOSET, CONTRACTOR IS TO PROVIDE 4 SECTIONS OF SHELVING USING 1" x 12" NO. 2 POPLAR SUPPORTED @ THE WALLS BY 1x2 NO. 2 POPLAR ON 4 SIDES. SHELVING IS TO BEGIN 1'-6" A.F.F. AND IS TO BE SPACED 1'-7" O.C. THEREAFTER.

BATHROOM NOTES:
FOR ALL NEW BATHROOM SUBFLOORS AND WALLS, INSTALL 5/8" CEMENTITIOUS BACKER BOARD PRIOR TO INSTALLATION OF FLOOR TILE. FOR BATHROOM FLOORS, TUB PLATFORM, AND HALF WALL, ALL FINISHED TILE WORK IS TO BE INSTALLED OVER 1/2" UNDERLAYMENT SET OVER THE 5/8" CEMENTITIOUS BACKER BOARD

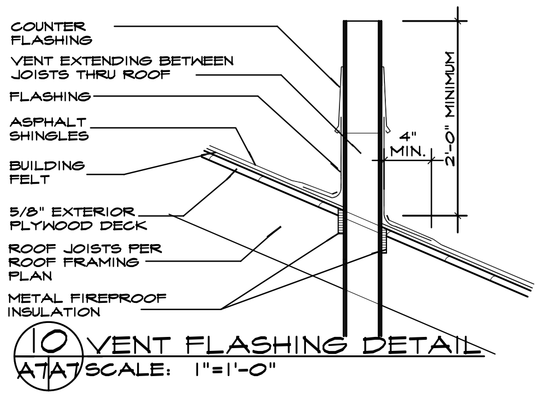
IN ALL BATHROOMS, CONTRACTOR IS TO INSTALL TOILET PAPER HOLDERS, TOWEL BARS, SELECTED AND PROVIDED BY OWNER, WHETHER OR NOT SHOWN ON THE CONSTRUCTION DOCUMENTS

ALL BATHROOM FIXTURES AND ACCESSORIES ARE TO BE INSTALLED PER INDUSTRY STANDARDS AND HEIGHTS UNLESS OTHERWISE NOTED ON DRAWINGS.

ROOFING NOTES:
SHINGLE TO BE SELF SEALING FIBERGLASS, 215# "GLASSGUARD" BY CERTAINTEED WITH 20-YEAR WARRANTY

ROOF UNDERLAYMENT NOTE:
CONTRACTOR TO INSTALL 15# ASPHALT ROOFING PAPER TO ROOF SHEATING PRIOR TO SHINGLE INSTALLATION. ALL ROOFING PAPER IS TO HAVE 2" EDGE LAPS AND 6" END LAPS.

AT ROOF EAVES, CONTRACTOR TO INSTALL A WATERPROOF UNDERLAYMENT, "BITUTHENE ICE AND WATER SHIELD" BY GRACE. TO BE INSTALLED FULL LENGTH ALONG THE EAVES AND EXTENDING BACK 24" PAST THE OUTSIDE FACE OF THE EXTERIOR WALL.



10 VENT FLASHING DETAIL
A7A7 SCALE: 1"=1'-0"

ATTIC NOTES:
CONTRACTOR IS REQUIRED TO REPAIR ALL DAMAGES TO THE EXISTING SECOND FLOOR DRYWALL CEILING SURFACES CAUSED BY THE INSTALLATION OF NEW DUCTWORK

CONTRACTOR IS TO FRAME AND INSTALL A NEW WOOD ACCESS DOOR WITH HINGES IN THE EXISTING SOUTH WALL OF THE ATTIC FOR ACCESS TO THE NEW MECHANICAL EQUIPMENT.

REPLACE ANY AND ALL DAMAGES CAUSED BY INSTALLATION OF NEW MECHANICAL EQUIPMENT, DUCTWORK, ELECTRICAL, ETC., ALL REPLACEMENT MATERIAL ARE TO MATCH EXISTING.

REVISIONS:

PROJECT NO:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

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WASHINGTON, D.C. 20017

SHEET TITLE: SECOND FLOOR AND ROOF PLANS

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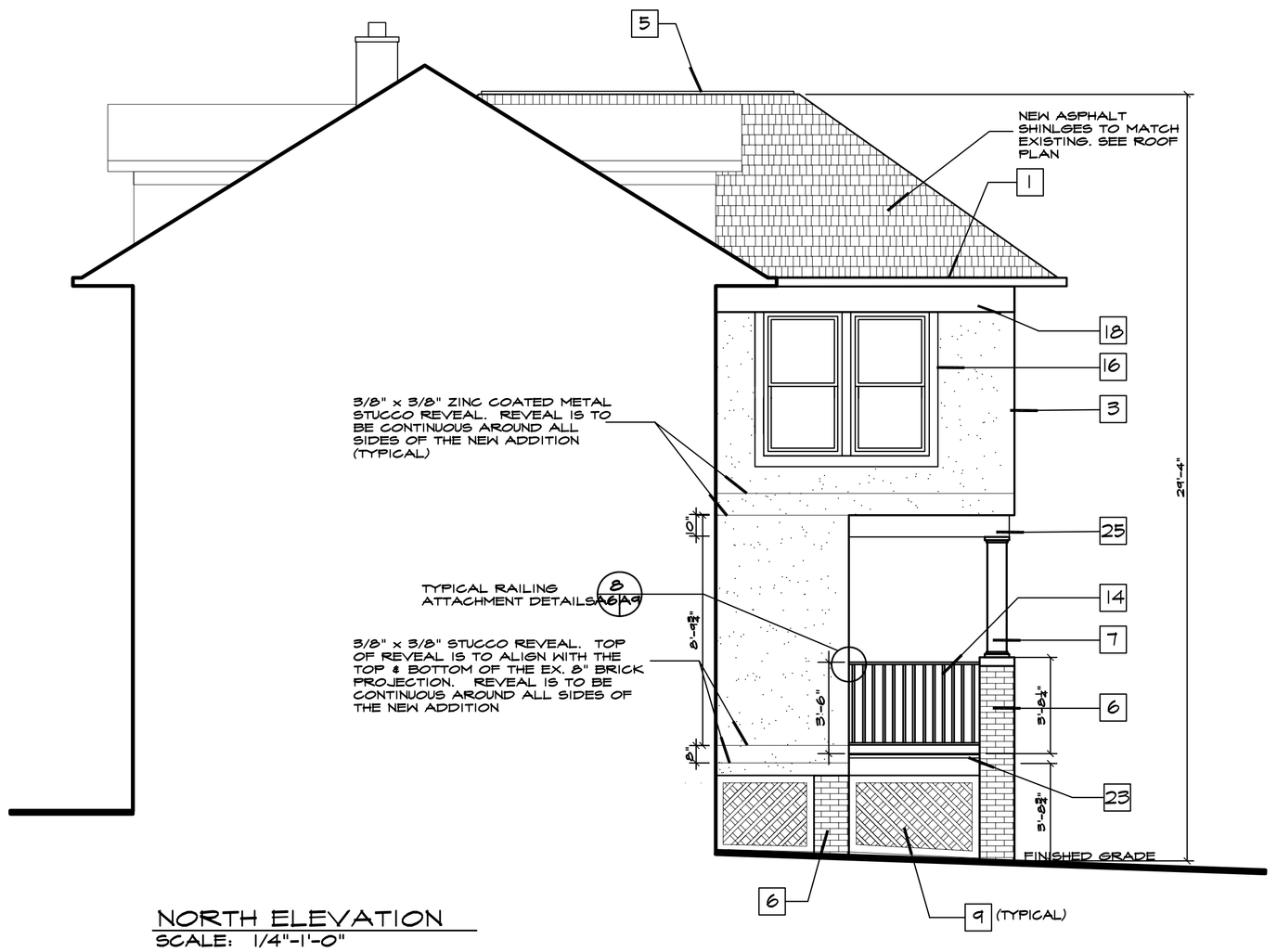
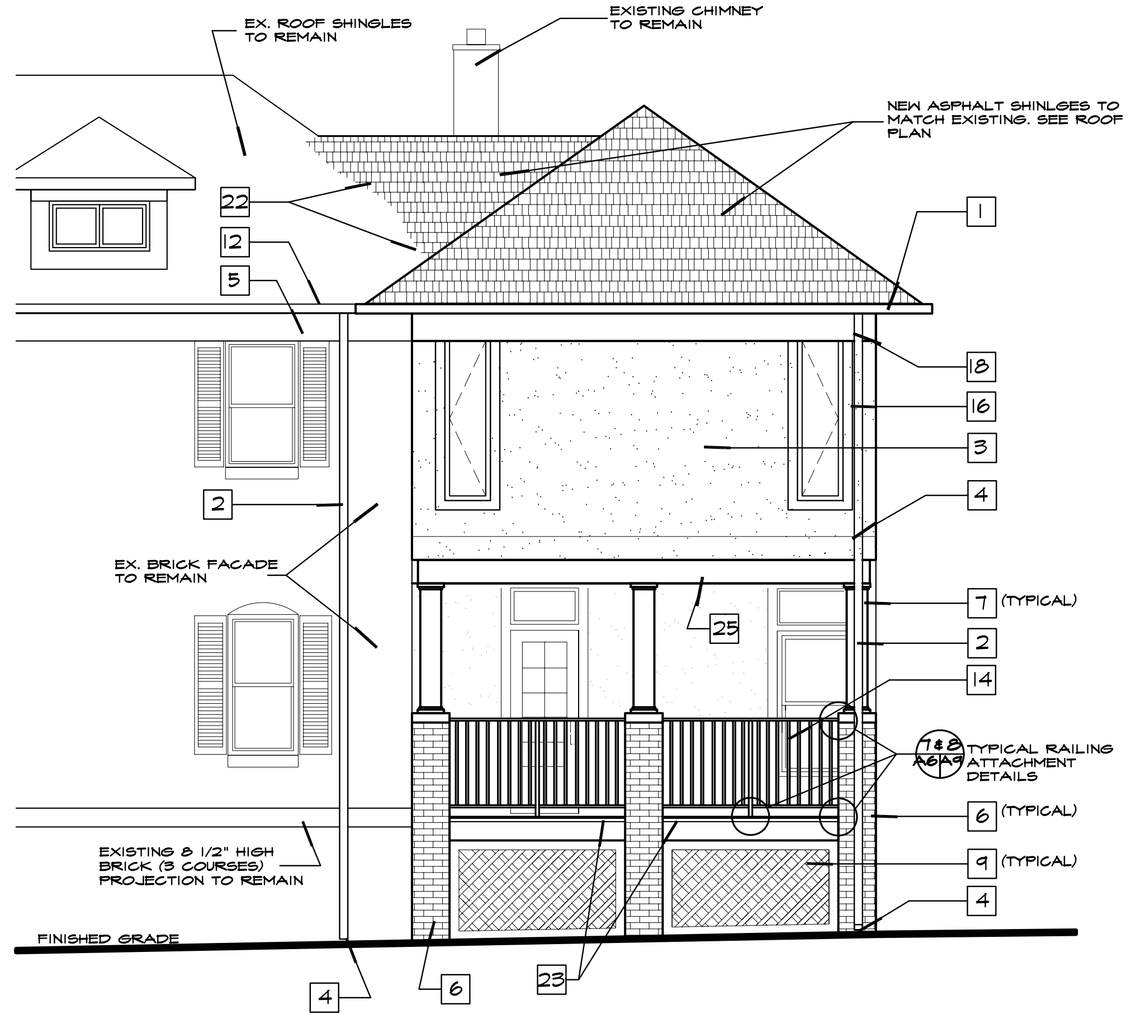
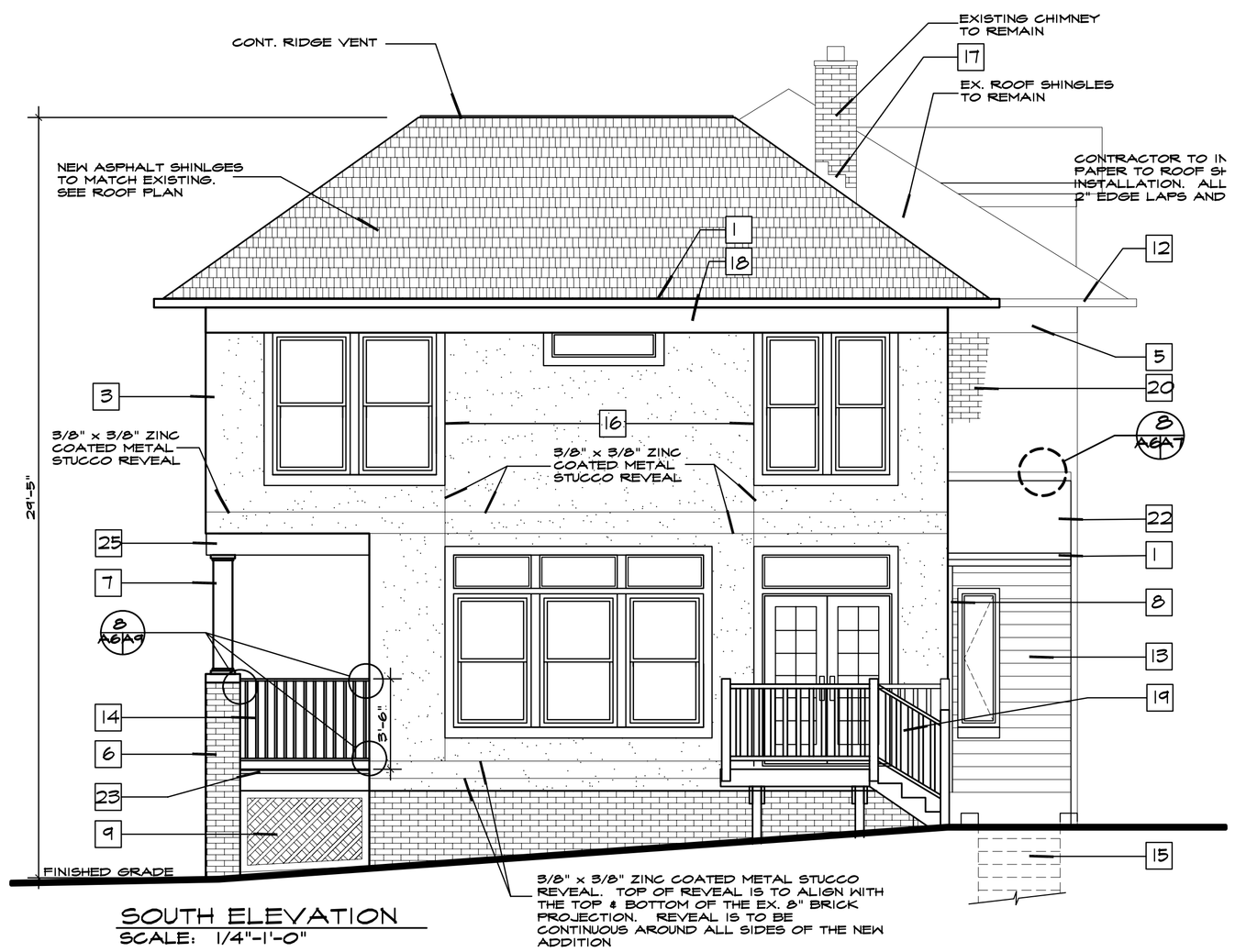
SHEET NO: A-5



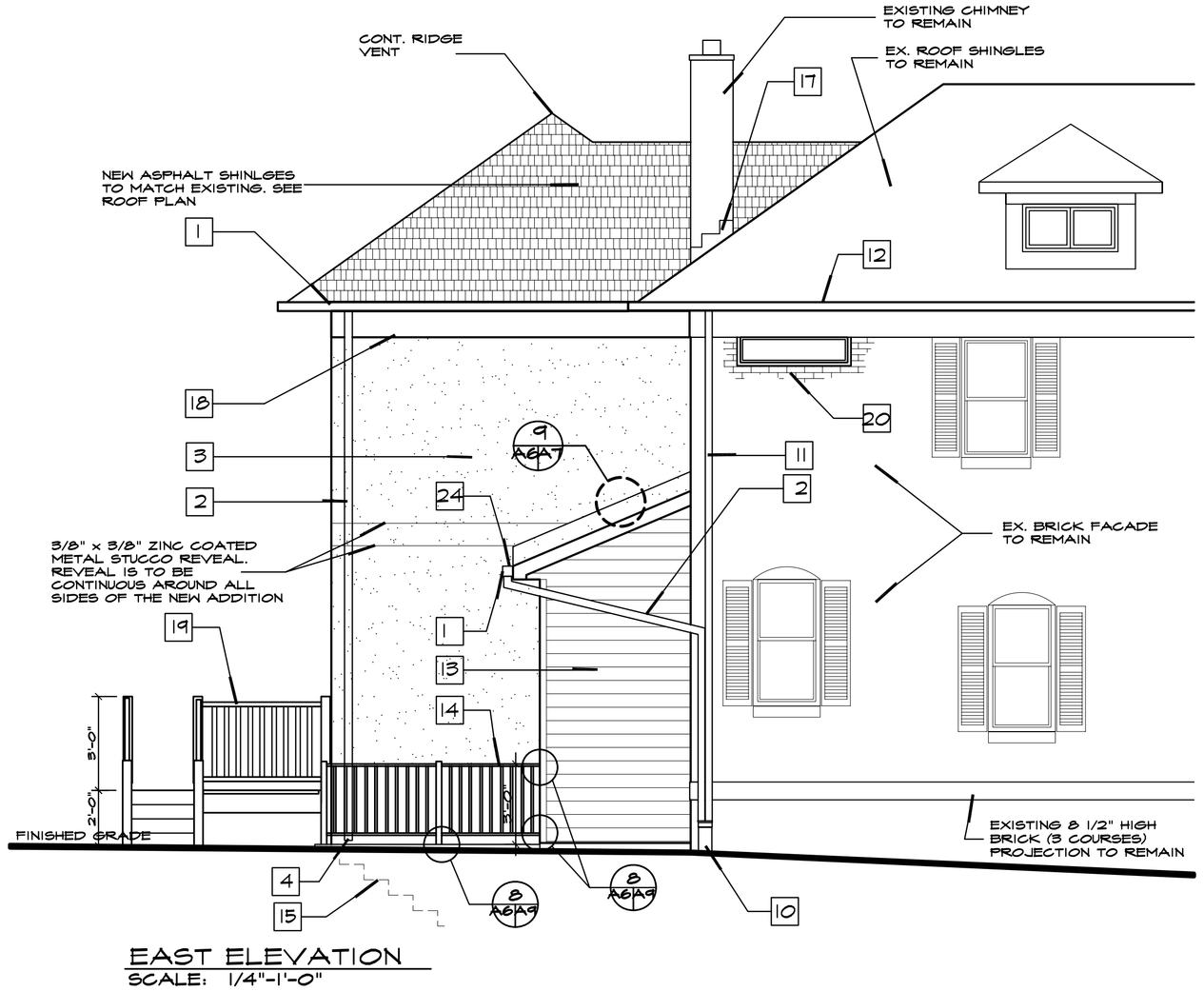
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

GENERAL NOTES:

ALL EXTERIOR WOOD TRIM ALONG FACE OF ADDITION IS TO BE PAINTED WHITE WITH THE APPROPRIATE EXTERIOR GRADE PAINT

ALL FASCIA TO BE PRIMED WITH DURON EXTERIOR WOOD PRIMER AND FINISHED WITH 2 COATS OF DURON SEMI-GLOSS EXTERIOR PAINT. COLOR TO MATCH EXISTING FASCIA

LATTICE INSTALLATION NOTES:

FOR ATTACHMENT OF NEW 1/4" PRESSURE TREATED LATTICE, CONTRACTOR IS TO ATTACH 2x4'S TO BOTH SIDES AND TOP OF OPENING IN WHICH LATTICE IS TO BE INSTALLED. ATTACH LATTICE TO 2x4'S WITH GALVANIZED SCREWS

WHERE OPENINGS EXCEED 5'-0" IN LENGTH, AT THE MID-SPAN OF THE OPENING, INSTALL PRESSURE TREATED 2x4 EXTENDING 30" BELOW FINISHED GRADE TO UNDERSIDE OF STRUCTURE

FLASHING NOTES:

ALL BASE ALUMINUM WALL FLASHING IS TO EXTEND MIN. 4" ALONG FACE OF ROOF, THEN TURNED UP 8" VERTICALLY AGAINST FACE OF WALL AND ANCHORED BY CLEATS AT 12" O.C..

WALL CAP FLASHING SHOULD EXTEND 4" INTO EXISTING BRICK WALL AND VERTICALLY A MINIMUM OF 8" ALONG FACE OF WALL. OVERLAPPING BASE FLASHING MIN. 4". INSTALL NON HARDENING CAULKING TO SEAL FLASHING AT WALL.

ALL SHEET METAL FLASHING CONSTRUCTION DETAILS SHALL COMPLY WITH SMACNA'S ARCHITECTURAL SHEET METAL MANUAL, INCLUDING GUTTERS AND DOWNSPOUTS AS MODIFIED FOR THE HOODED DESIGN FEATURES. STEPPED FLASHINGS SHALL COMPLY WITH SMACNA'S DETAIL 4-7.

PROVIDE ALUMINUM FLASHING FOR ALL MECHANICAL AND PLUMBING PENETRATIONS THROUGH ROOF TO EXTEND MIN. 4" ALONG FACE OF ROOF AND 12" ALONG VERTICAL PLANE OF PENETRATION

STEPPED FLASHING NOTES:

ALL ALUMINUM STEPPED FLASHING INSTALLATIONS ARE TO BE SET PERMANENTLY IN BRICK JOINTS AND SEALED WITH WATERPROOF, FLEXIBLE CAULKING

GUTTER & DOWNSPOUT NOTES:

CONTRACTOR IS TO INSTALL ADEQUATE PRESSURE TREATED BLOCKING AND/OR TRIM AS REQUIRED TO PROVIDE SUPPORT FOR GUTTERS

BRICK SPECIFICATIONS & NOTES:

FACE BRICK TO BE "BURGUNDY BLEND" BY BELDEN BRICK COMPANY, DISTRIBUTED BY POTOMAC VALLEY BRICK AND SUPPLY CO. CONTACT MR. TOM MITCHELL (301) 309-9600

CONTRACTOR IS TO USE GALVANIZED BRICK TIES FOR ALL BRICK INSTALLATIONS

PLAN SPECIFIC KEY NOTES:

1. NEW ALUMINUM GUTTER
2. NEW ALUMINUM DOWNSPOUT. PROVIDE ALL APPROPRIATE ALUMINUM STRAPS/ BRACKETS REQUIRED TO PERMANENTLY ATTACH D.S. TO STRUCTURE. SEE NOTE #4
3. NEW 3-COAT STUCCO FINISH. TEXTURE:FINE, COLOR TO BE SELECTED BY OWNER. SEE DETAILS ON SHEET A-7
4. CONNECT A 4'-0" MIN. LONG DRAIN PIPE TO END OF ALL NEW DOWNSPOUTS AND EXTEND AWAY FROM THE ADDITION. REFER TO SITE PLAN
5. EXISTING TRIM WRAPPED IN VINYL TO REMAIN
6. 16"x16" SOLID BRICK PIER WITH 16"x16" STONE CAP TO MATCH EX. CAPS AT FRONT PORCH
7. 10" DIA. DORIC FIBERGLASS COLUMN COVER SET OVER 6" WOOD POST
8. NEW SIDING "J" TRIM AS REQUIRED
9. NEW LATTICE. REFER TO LATTICE INSTALLATION NOTES ON THIS SHEET
10. EXISTING CAST IRON BOOT TO REMAIN
11. EXISTING ALUMINUM DOWNSPOUT TO REMAIN
12. EXISTING ALUMINUM GUTTER TO REMAIN
13. EX. VINYL SIDING TO REMAIN. REMOVE AND CUT AS REQUIRED TO ACCOMMADATE WORK ASSOC. WITH THE NEW ADDITION
14. NEW 36" OR 42" HIGH METAL RAILING WITH INTERMEDIATE METAL POSTS SET 3' O.C. MAX. (TYPICAL) REFER TO DETAILS 7 &8 ON SHEET A-9
15. LINE OF EXISTING BASEMENT STAIRS TO REMAIN
16. 4"x3/4" EXTERIOR GRADE WOOD TRIM. TYPICAL AROUND ALL DOOR AND WINDOW INSTALLATION
17. ALUMINUM STEPPED FLASHING. REFER TO STEPPED FLASHING NOTE ON THIS SHEET.
18. NEW EXTERIOR GRADE WOOD TRIM TO MATCH HEIGHT OF EXISTING
19. P.T. WOOD DECK WITH ASSOCIATED 36" HIGH P.T. WOOD RAILING
20. REPAIR EXISTING BRICK WORK WITH NEW BRICKWORK TO MATCH THE EXISTING, AFTER INSTALLATION OF NEW WINDOW
21. REPAIR EXISTING BRICK WORK AS REQUIRED AFTER INSTALLATION OF NEW WINDOW. ALL NEW BRICKWORK AND MORTAR IS TO MATCH THE EXISTING BRICK WALL SURFACES
22. WHERE NEW ROOF SURFACE ABUTS EXISTING ROOF, REMOVE EXISTING SHINGLES, AND ADD 15LB BUILDING FELT (UNDERLAYMENT). NEW SHINGLES, AND APPROPRIATE FLASHING TO ROOF SURFACE. NEW SHINGLES ARE TO BE TOOTHED INTO EXISTING SHINGLE AREAS (TYPICAL)
23. 1X2 P.T. WOOD TRIM (TYPICAL ALL SIDES OF DECK)
24. INSTALL ALUMINUM KICKOUT DIVERTER FLASHING BY DRYFLEKT PRODUCTS, INC., INSTALLED PER MANUFACTURERS SPECIFICATIONS
25. (2) 1 3/4"x9 1/2" LVL WRAPPED IN 1x10 EXTERIOR GRADE TRIM "PAINTED"

REVISIONS:

PROJECT NO:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET NE
WASHINGTON, D.C. 20017

SHEET TITLE: BUILDING ELEVATIONS

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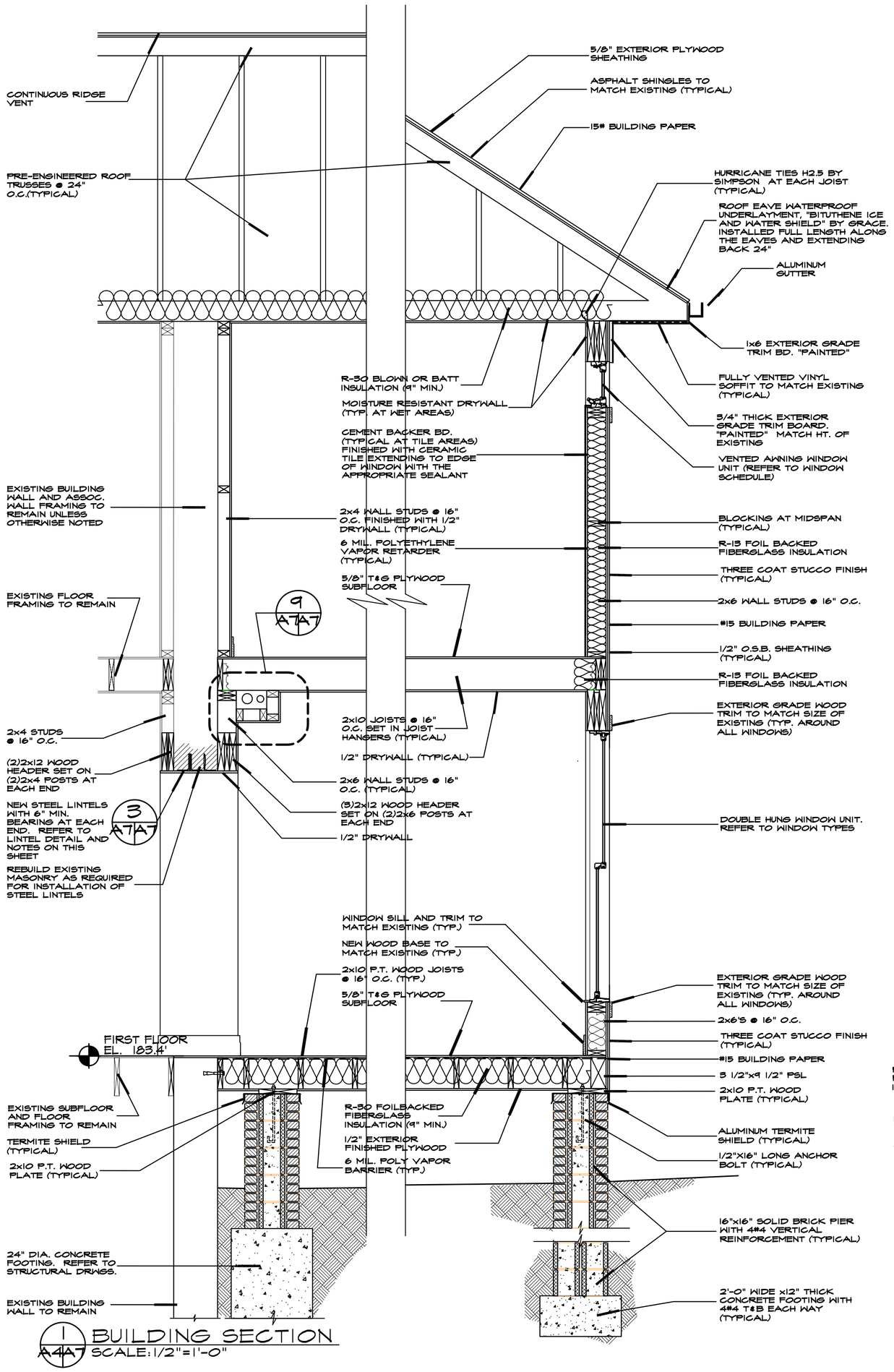
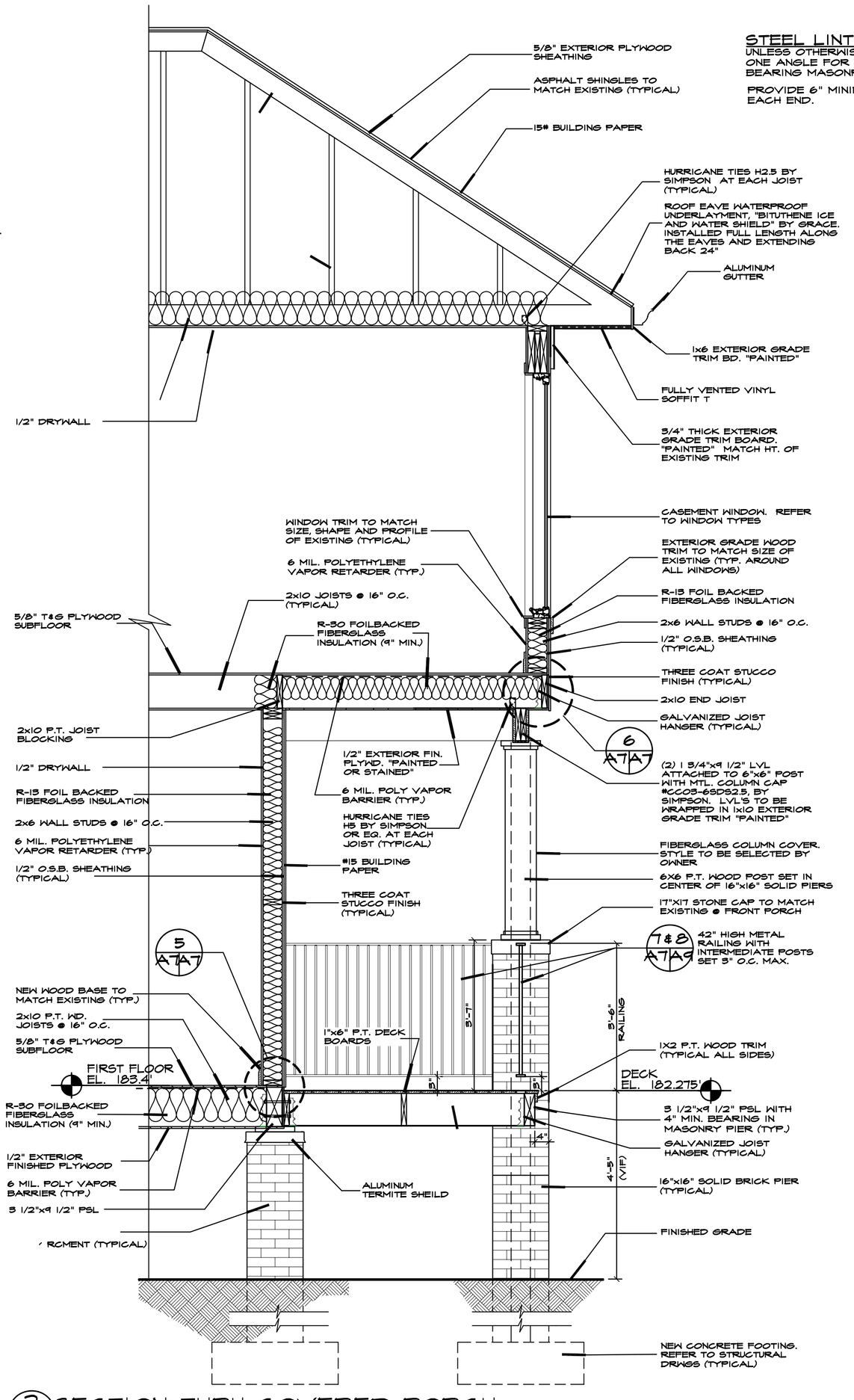
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO: A-6



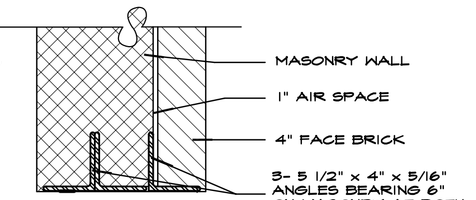
1 A4 A7 BUILDING SECTION
SCALE: 1/2"=1'-0"



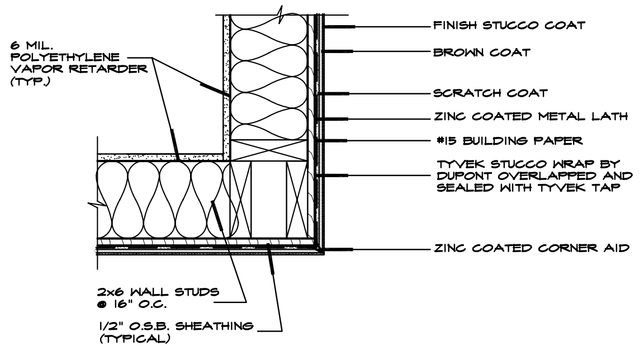
2 A4 A7 SECTION THRU COVERED PORCH
SCALE: 1/2"=1'-0"

STEEL LINTEL NOTES:
UNLESS OTHERWISE NOTED, PROVIDE ONE ANGLE FOR EACH 4" OF NON-LOAD BEARING MASONRY WALL AS FOLLOWS:

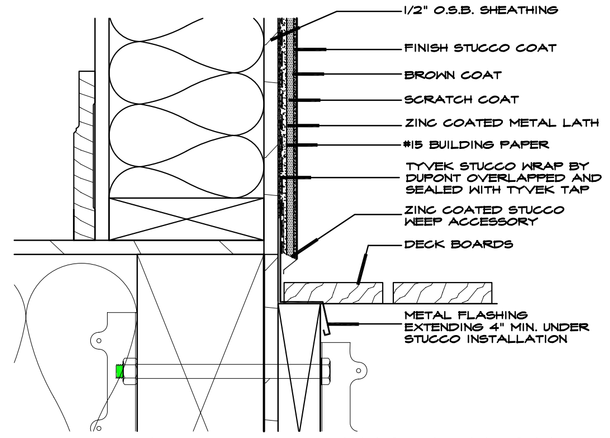
PROVIDE 6" MINIMUM BEARING AT EACH END.



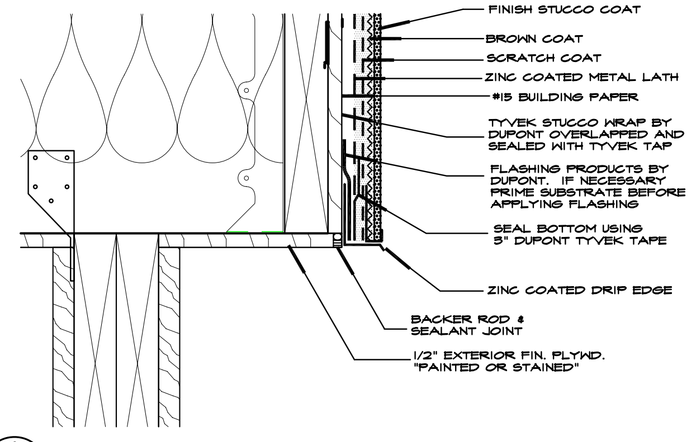
3 A7 A7 TYPICAL LINTEL DETAIL
SCALE: 1 1/2"=1'-0"



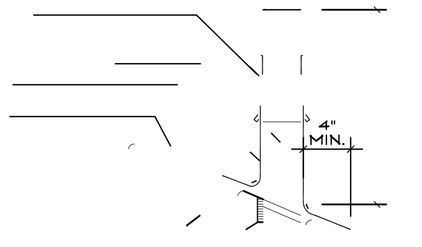
4 A6A STUCCO CORNER DETAIL
SCALE: 1 1/2"=1'-0"



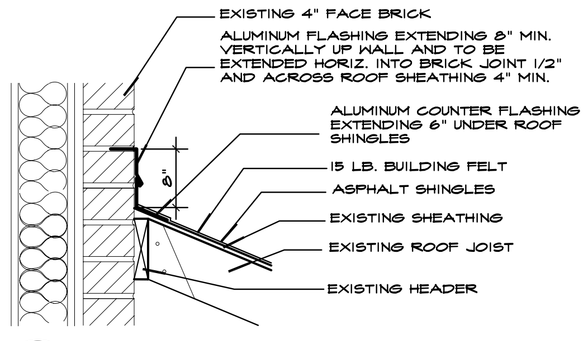
STUCCO TERMINATION AND DECK FLASHING DETAIL
5 A4 A7 5 A7 A7
SCALE: 3"=1'-0"



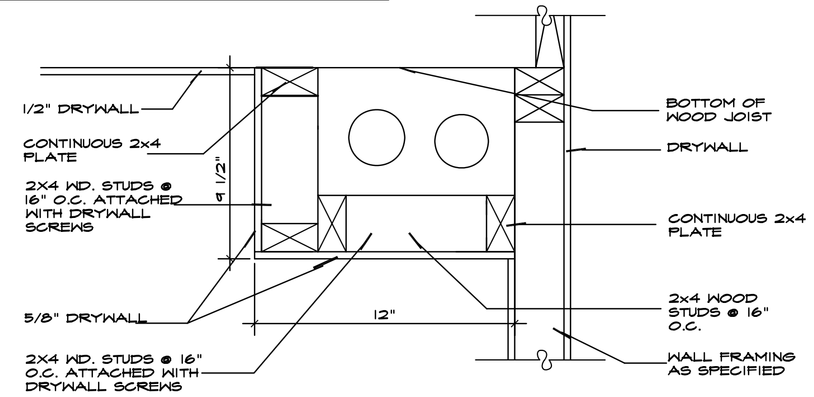
6 A7 A7 STUCCO DETAIL @ PORCH CEILING
SCALE: 3"=1'-0"



10 A7 A7 VENT FLASHING DETAIL
SCALE: 1"=1'-0"

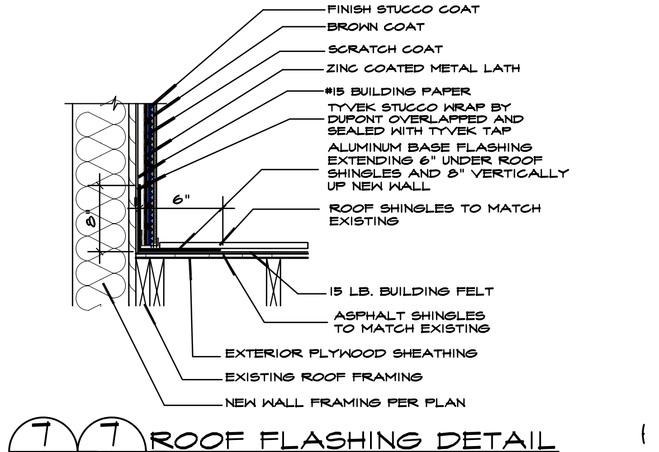


8 A5 A7 8 A6 A7 ROOF FLASHING DETAIL
SCALE: 1 1/2"=1'-0"



9 A7 A7 TYPICAL BULKHEAD DETAIL
SCALE: 1 1/2"=1'-0"

PROVIDE ADEQUATE SUPPORT FOR CEILING TO REMAIN AS REQUIRED TO MAINTAIN INTEGRITY OF THE CEILING.



7 A5 A7 7 A6 A7 ROOF FLASHING DETAIL
SCALE: 1 1/2"=1'-0"

PROJECT NO:
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SHEET TITLE: BUILDING SECTIONS AND DETAILS

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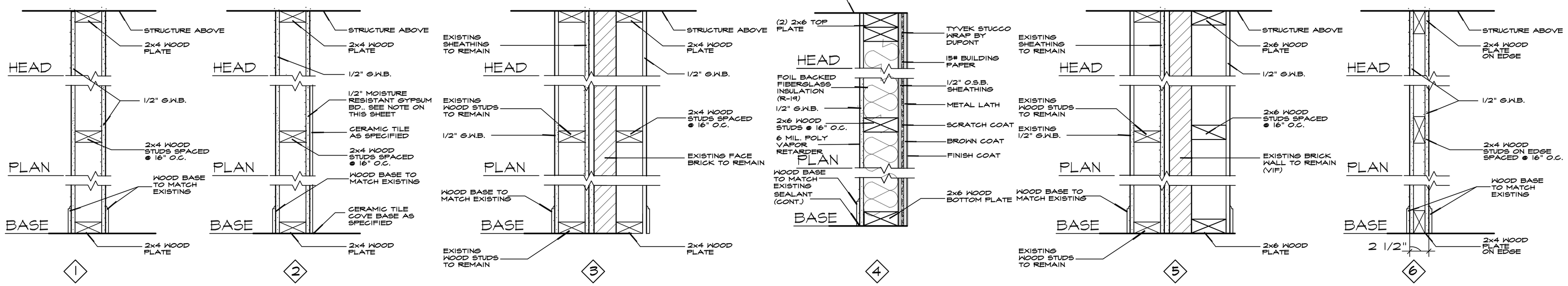
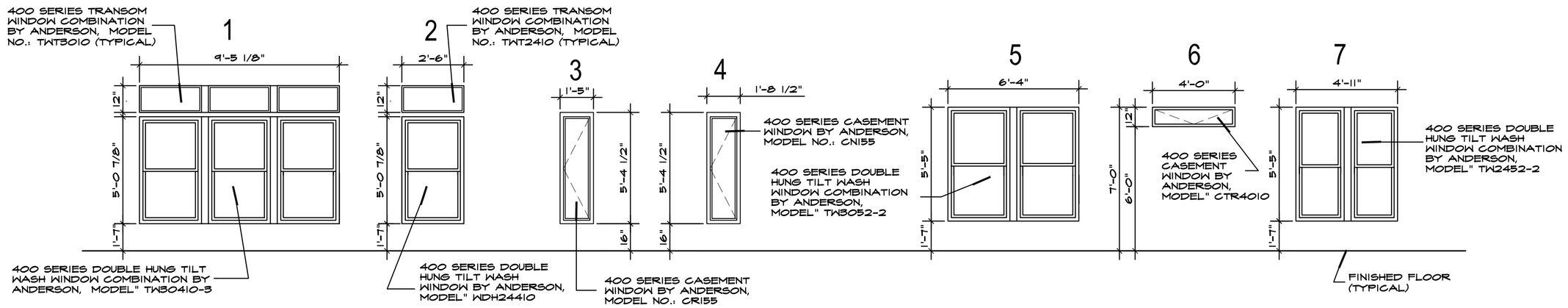
SHEET NO: A-7



WALL TYPES
SCALE: NOT TO SCALE



WINDOW TYPES
SCALE: 1/4"-1'-0"

WINDOW NOTES & SPECIFICATIONS:
ALL WINDOWS TO BE MANUFACTURED BY ANDERSON WINDOWS UNLESS OTHERWISE NOTED AND ARE TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND TYPICAL WINDOW INSTALLATION PRACTICES.

NEW WINDOWS TO BE LOW-E CLEAR INSULATED GLASS EXCEPT WHERE OTHERWISE NOTED.

WINDOW COLOR: MATCH EXISTING

HARDWARE FINISH : MATCH EXISTING

GENERAL WALL TYPE NOTES:
ALL PARTITIONS ARE TO BE TYPE I PARTITIONS UNLESS OTHERWISE NOTED

CONTRACTOR IS TO PROVIDE SOUND ABSORBING INSULATION AROUND ALL VERTICAL PLUMBING PIPING LOCATED IN STUD WALLS

WHERE FINISH MATERIAL CHANGES OCCUR, CONTRACTOR IS TO ENSURE THAT FINISHES ARE ALIGNED FLUSH WITH EACH OTHER AND THAT ALL APPROPRIATE EDGE, AND CORNER BEADS ARE USED AS APPLICABLE TO EACH CONDITION

FOR ALL CERAMIC WALL TILE INSTALLATIONS, THE TOP OF ALL CERAMIC TILE WALLS ARE TO HAVE CERAMIC WALL CAP TO MATCH COLOR OF WALL TILE UNLESS OTHERWISE SPECIFIED.

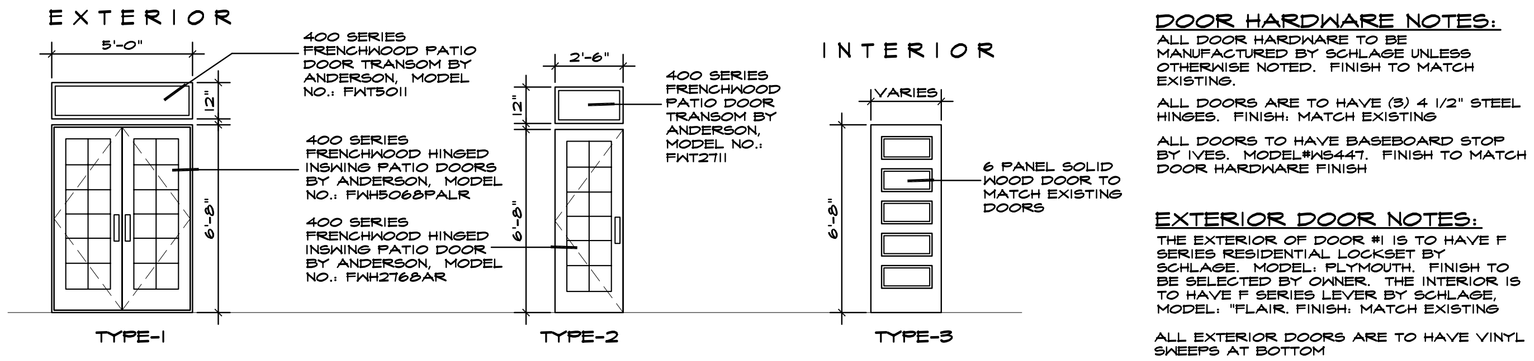
FOR ALL CERAMIC WALL TILE INSTALLATIONS, ALL WALLS ARE TO HAVE CERAMIC TILE COVE BASE TO MATCH COLOR OF WALL TILES UNLESS OTHERWISE SPECIFIED.

PROVIDE THE APPROPRIATE METAL CORNER BEADS FOR ALL DRYWALL INTERSECTING EDGES

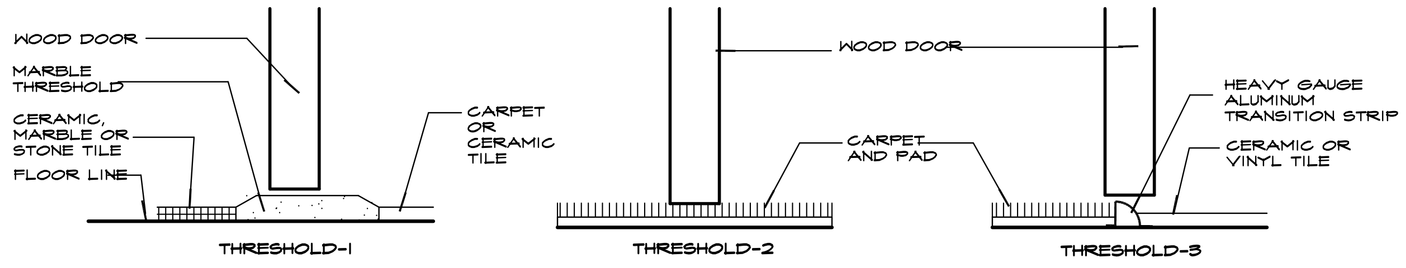
MOISTURE RESISTANT DRYWALL NOTE:
AT ALL RESTROOMS, JANITOR CLOSETS AND THE KITCHEN, CONTRACTOR IS TO INSTALL 1/2" GOLD BOND, BRAND XP, MOISTURE RESISTANT GYPSUM BOARD PANELS BY NATIONAL GYPSUM

DOOR SCHEDULE

MARK	DOOR SIZE WD	SIZE HGT	SIZE THK	TYPE	LOUVER WD	LOUVER HGT	FRAME MATL	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	NOTES/ REMARKS
1	5'-0"	6'-8"	1 3/4"	1	0	0"	WOOD	--	--	--	--
2	2'-6"	6'-8"	1 3/4"	2	0	0"	WOOD	--	--	--	--
3		N O T	U S E D				N O T	U S E D			--
4	2'-4"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
5	2'-2"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
6	2'-6"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
7	2'-6"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
8	2'-6"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
9	2'-4"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
10	2'-6"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--
11	6'-0"	6'-8"	1 3/4"	3	0	0"	WOOD	--	--	--	--



DOOR TYPES
SCALE: 1/4"-1'-0"



INTERIOR THRESHOLD TYPES
SCALE: 3" = 1'-0"

DOOR HARDWARE NOTES:
ALL DOOR HARDWARE TO BE MANUFACTURED BY SCHLAGE UNLESS OTHERWISE NOTED. FINISH TO MATCH EXISTING.

ALL DOORS ARE TO HAVE (3) 4 1/2" STEEL HINGES. FINISH: MATCH EXISTING

ALL DOORS TO HAVE BASEBOARD STOP BY IVES, MODEL#WS447, FINISH TO MATCH DOOR HARDWARE FINISH

EXTERIOR DOOR NOTES:
THE EXTERIOR OF DOOR #1 IS TO HAVE F SERIES RESIDENTIAL LOCKSET BY SCHLAGE, MODEL: PLYMOUTH. FINISH TO BE SELECTED BY OWNER. THE INTERIOR IS TO HAVE F SERIES LEVER BY SCHLAGE, MODEL: "FLAIR. FINISH: MATCH EXISTING

ALL EXTERIOR DOORS ARE TO HAVE VINYL SWEEPS AT BOTTOM

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

SHEET TITLE: DOOR SCHEDULE, WALL TYPES, WINDOW TYPES

PROJECT NO:
REVISIONS:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

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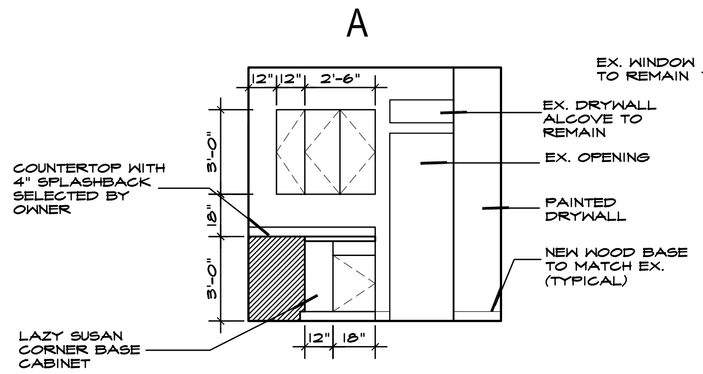
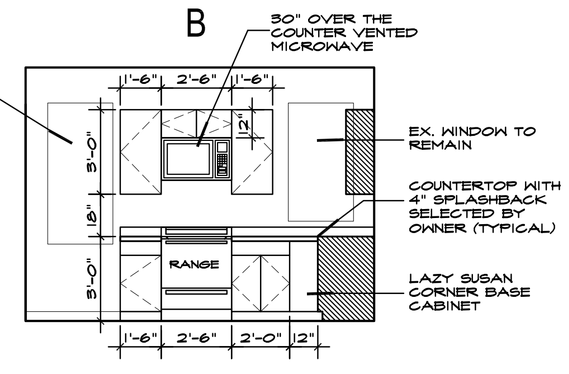
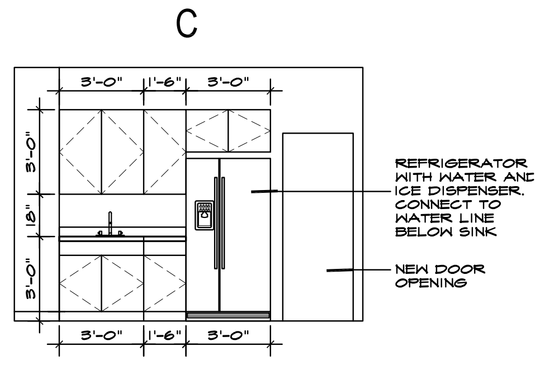
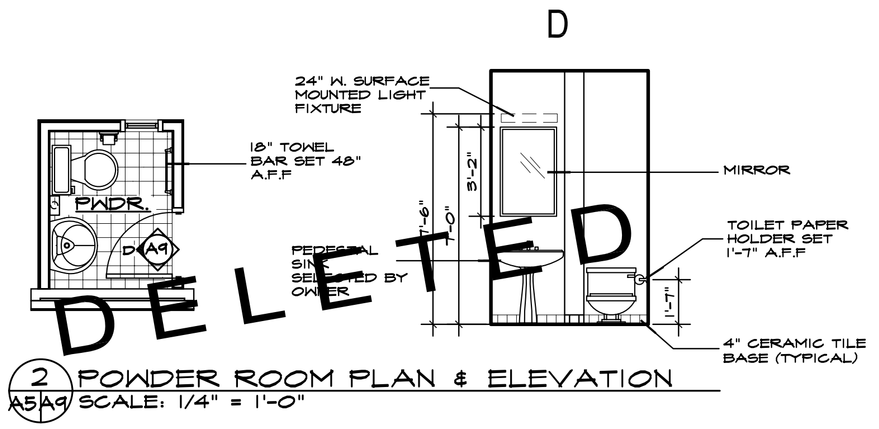
SHEET NO: A-8



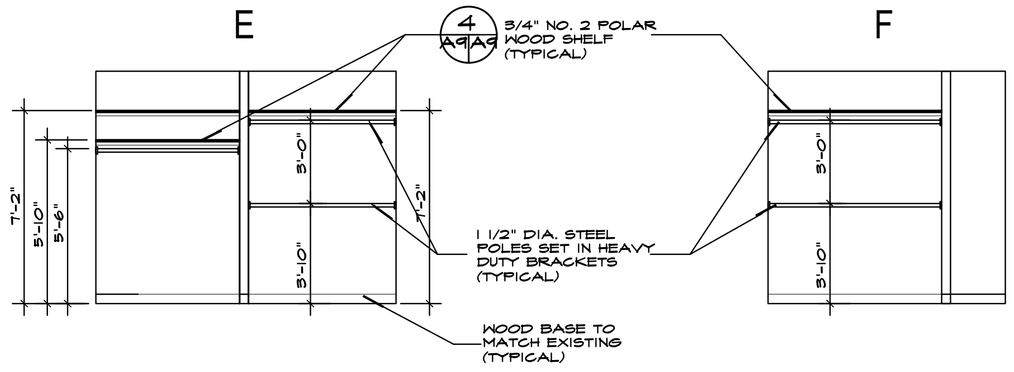




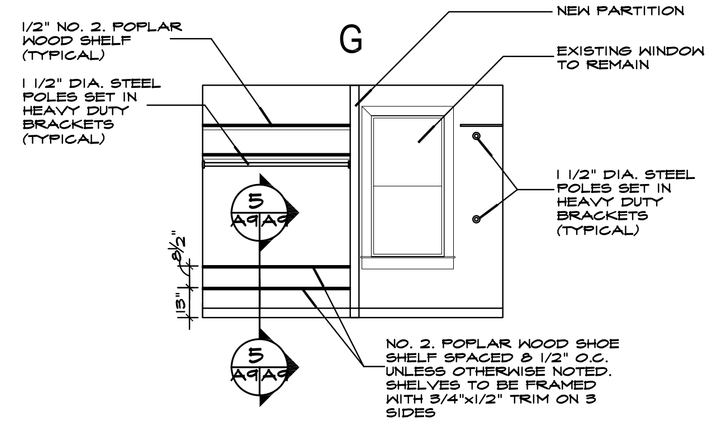
1 KITCHEN ELEVATIONS
A4/A9 SCALE: 1/4" = 1'-0"



2 POWDER ROOM PLAN & ELEVATION
A5/A9 SCALE: 1/4" = 1'-0"

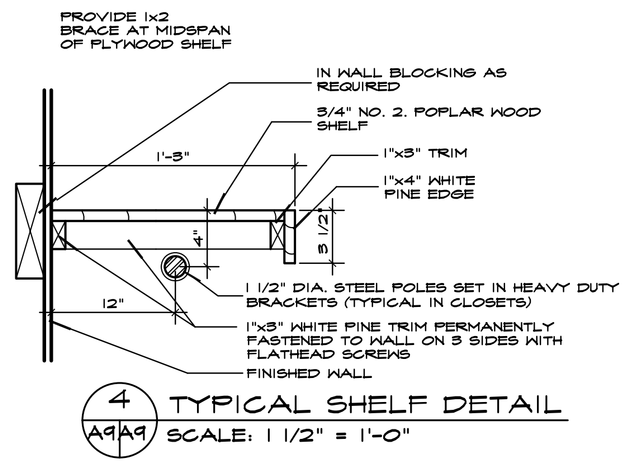


3 WALK-IN CLOSET ELEVATIONS
A5/A9 SCALE: 1/4" = 1'-0"

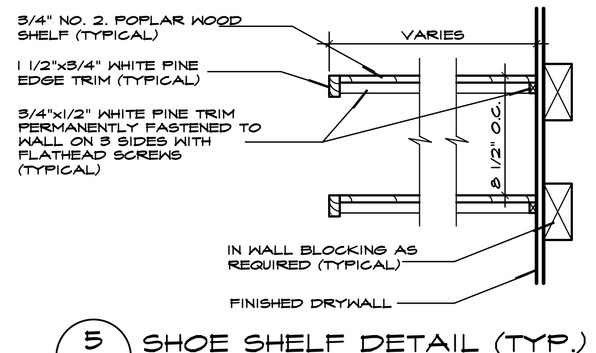


GENERAL NOTE:
PROVIDE IN WALL BLOCKING AS REQUIRED FOR SUPPORT OF ALL POLES AND SHELVING INSTALLATIONS

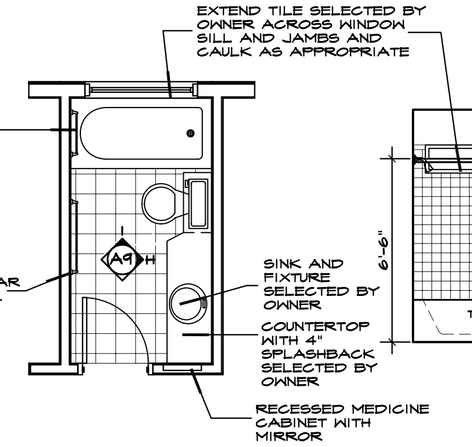
ALL CLOSET SHELVING IS TO BE FINISHED WITH 1 COAT OF CLEAR SATIN POLYURETHANE. TYPICAL FOR ALL CLOSET SHELVING.

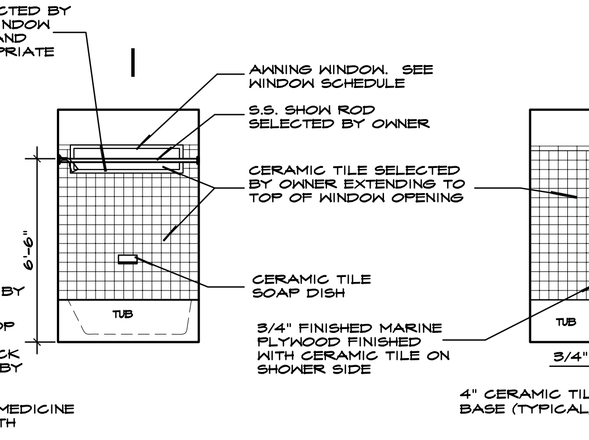


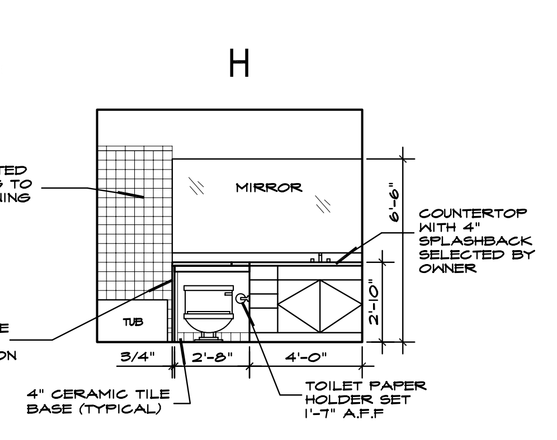
4 TYPICAL SHELF DETAIL
A9/A9 SCALE: 1 1/2" = 1'-0"



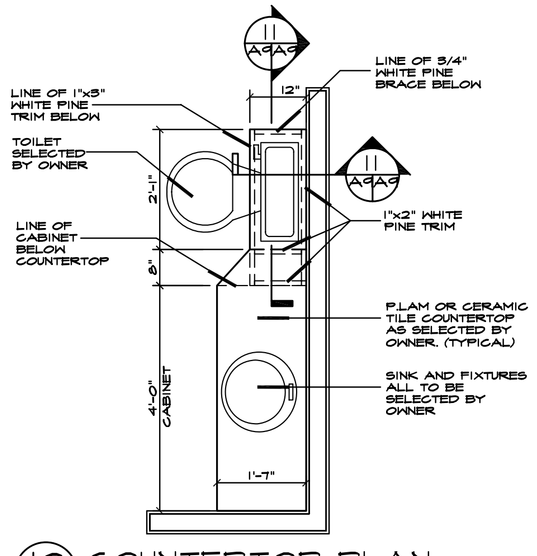
5 SHOE SHELF DETAIL (TYP.)
A9/A9 SCALE: 1 1/2" = 1'-0"



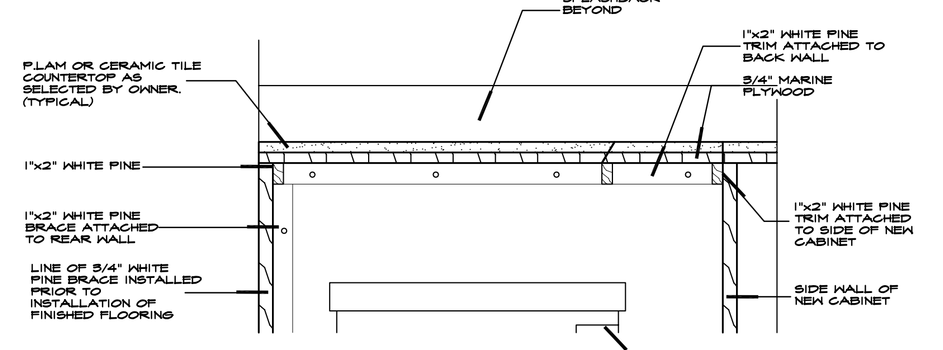




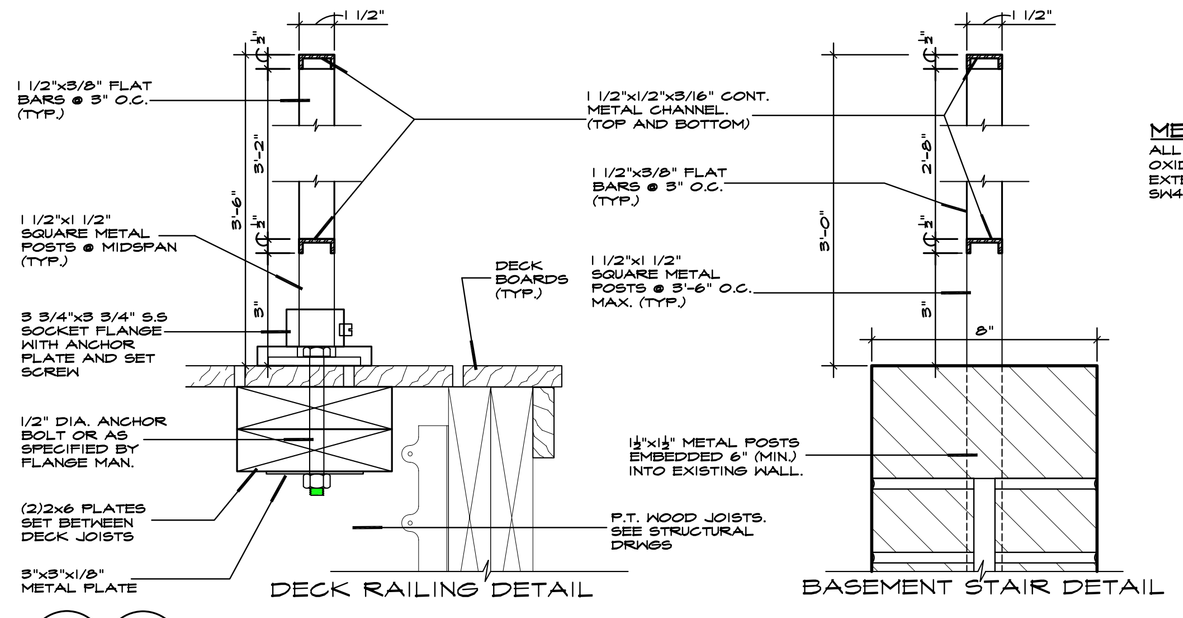
6 BATHROOM #2 PLAN & ELEVATIONS
A5/A9 SCALE: 1/4" = 1'-0"



10 COUNTERTOP PLAN
A9/A9 SCALE: 1/2"=1'-0"

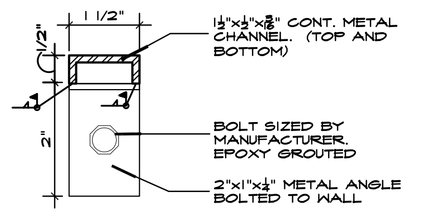


11 COUNTERTOP SECTION
A9/A9 SCALE:3/4"=1'-0"



7 7 TYPICAL METAL RAILING DETAILS
A6/A9 A7/A9 SCALE: 3"=1'-0"

METAL RAILING COLOR SPECIFICTAION:
ALL NEW METAL RAILINGS ARE TO BE PRIMED WITH (1) COAT OF RED OXIDE METAL PRIMER BY DURON, AND PAINTED (2) COATS OF EXTERIOR ACRYLIC PAINT (SEMI-GLOSS). COLOR: "BLUEPRINT, SW4056", FROM DURON DURA-CLAD INDUSTRIAL COATINGS .

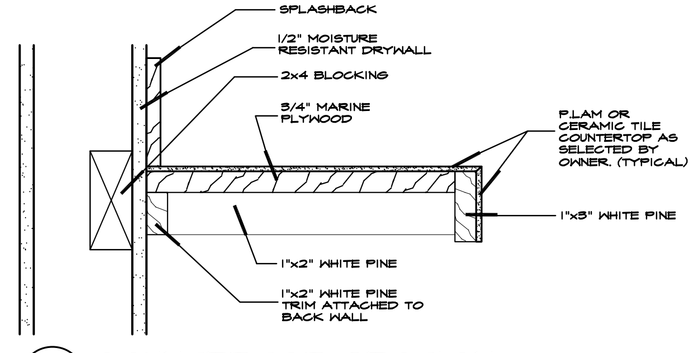


8 8 RAIL ATTACHMENT DETAIL AT WALL
A6/A9 A7/A9 SCALE: 6"=1'-0"

BATHROOM NOTES:
FOR ALL NEW BATHROOM SUBFLOORS AND WALLS, INSTALL 5/8" CEMENTITIOUS BACKER BOARD PRIOR TO INSTALLATION OF FLOOR TILE. FOR BATHROOM FLOORS, TUB PLATFORM, AND HALF WALL. ALL FINISHED TILE WORK IS TO BE INSTALLED OVER 1/2" UNDERLAYMENT SET OVER THE 5/8" CEMENTITIOUS BACKER BOARD

IN ALL BATHROOMS, CONTRACTOR IS TO INSTALL TOILET PAPER HOLDERS, TOWEL BARS, SELECTED BY OWNER, WHETHER OR NOT SHOWN ON THE CONSTRUCTION DOCUMENTS

ALL BATHROOM FIXTURES AND ACCESSORIES ARE TO BE INSTALLED PER INDUSTRY STANDARDS AND HEIGHTS UNLESS OTHERWISE NOTED ON DRAWINGS.



12 COUNTERTOP SECTION
A9/A9 SCALE:3"=1'-0"

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 2017

SHEET TITLE: INTERIOR ELEVATIONS AND DETAILS

REVISIONS:

PROJECT NO:
DRAWN BY: R. RAY JR.
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

emj
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO: A-9

STRUCTURAL NOTES

DESIGN LOADS

1. LIVE LOADS
   - ROOF =30 PSF
   - FLOOR =40 PSF

2. SNOW LOADS
   - GROUND SNOW LOAD PG =30 PSF
   - SNOW EXPOSURE FACTOR CE = 1.0
   - SNOW IMPORTANCE FACTOR I = 1.0
   - FLAT ROOF SNOW LOAD PF = 21 PSF

3. LATERAL LOADS

WIND LOADS PER IBC 2006

1.	BASIC WIND SPEED	90 MPH
2.	WIND LOAD IMPORTANCE FACTOR	1.0
3.	WIND EXPOSURE	B
4.	INTERNAL PRESSURE COEFFICIENT	±18
5.	WIND PRESSURE FOR COMPONENTS & CLADDING	18 PSF

SEISMIC LOADS PER IBC 2006

1.	SEISMIC IMPORTANCE FACTOR	IE = 1.0
2.	MAPPED SPECTRAL RESPONSE ACCELERATIONS;	SS =.16 & SI =.051
3.	SITE CLASS;	D
4.	MAPPED SPECTRAL RESPONSE COEFFICIENTS;	SDS =.171 & SDI = .081
5.	SEISMIC DESIGN CATEGORY	B
6.	BASIC SEISMIC-FORCE-RESISTANCE SYSTEM	ORDINARY SHEAR WALLS PANELS
7.	DESIGN BASE SHEAR	0.1W
8.	SEISMIC RESPONSE COEFFICIENTS	Cs = .03
9.	RESPONSE MODIFICATION FACTORS	R = 6
10.	ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE

SOIL BEARING

1. ASSUMED 3,000 PSF, SHALL BE VERIFIED IN THE FIELD.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE ACI CODE 318-2008.
2. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS; STONE CONCRETE; COURSE AGGREGATE SHALL CONFORM TO ASTM C33, F 'C = 3,500 PSI.
3. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH 6%+ 1%.

FOUNDATION

1. ALL FOOTING SHALL BE PROJECT AT LEAST 1'- 0" INTO UNDISTURBED NATURAL SOIL OR THE COMPACTED CONTROLLED FILL HAVING A BEARING VALUE AT LEAST EQUAL TO THAT SPECIFIED ABOVE.
2. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 2' - 6" BELOW FINISHED GRADE.
3. WALL FOOTINGS SHALL BE 12" DEEP AND PROJECT 6" BEYOND EACH OF WALL, UNLESS NOTED.
4. ELEVATION OF BOTTOMS FOOTING HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND SHALL BE CONSTRUED AS WAIVING ANY OF THE MINIMUM REQUIREMENTS STATED.
5. ALL MASONRY WALLS FOOTING IN CONTROLLED FILL ARE TO BE REINFORCED WITH 3 # 5 LONGITUDINAL CONTINUOUS TOP AND BOTTOM BARS, UNLESS NOTED.
6. ALL DISTURBED EARTH UNDER FOOTING SHALL BE REPLACED WITH CONCRETE F'C=2000 PSI.
7. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
8. NO EXCAVATION SHALL BE CLOSER THAN AT A SLOPE OF 2:1 (2 HORIZONTAL TO ONE VERTICAL) TO A FOOTING.
9. DO NOT PLACE CONCRETE OVER FROZEN SOIL.
10. THE OWNER SHALL RETAIN THE SERVICES OF A SOIL CONSULTANT APPROVED BY THE ARCHITECT TO CHECK AND VERIFY THE REQUIRED SOIL BEARING PRESSURE OF EACH FOOTING.

REINFORCEMENT STEEL

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM- A615, GRADE 60.
2. WELDED WIRE MESH TO CONFORM TO ASTM-A185.
3. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI 315-LATEST ADDITION.
4. ALL CONTINUOUS REINFORCING SHALL BE SPLICED WITH TYPE ' B ' SPLICE STAGGERED, UNLESS NOTED OTHERWISE.
5. IN THE GARAGE SLABS, ALL REINFORCING BARS LOCATED IN THE TOP 2" OF THE SLABS.
6. SUBMIT FOR APPROVAL SHOP DRAWING SHOWING ALL REINFORCING STEEL AND LOCATIONS OF COLD JOINTS FOR EXTENT OF THE CONCRETE POUR.

CONCRETE PROTECTION FOR REINFORCEMENT

1. FOOTING AND OTHER CONCRETE POURED AGAINST EARTH - 3"
2. FORMED CONCRETE EXPOSED TO EARTH - 2" FOR BARS LARGER THAN #5, 1 1/2" FOR #5 AND SMALLER BARS.
3. BEAMS, COLUMNS AND TOP REINFORCING IN THE GARAGE SLAB - 1 1/2".
4. INTERIOR SLABS - 3/4".
5. INTERIOR FACES OF WALLS - 1", EXTERIOR FACES EXPOSED TO WEATHER - 1 1/2"
6. SLABS ON GROUND, UNLESS OTHERWISE NOTED, TO HAVE REINFORCEMENT AT MID-DEPTH.

SLAB ON GRADE

1. EXCEPT WHERE OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED WITH 4 X 4 - W2.9 X W2.9 W.W.F.
2. LAP MESH 6" IN EACH DIRECTION.
3. FOR ALL EXTERIOR SLABS ON GRADE AIR ENTRAINED CEMENT WITH ENTRAINED AIR OF 6% OR EQUIVALENT, AIR ENTRAINING AGENT SHALL BE USED.
4. PROVIDE CONTROL JOINTS AT 20'-0" O.C. EACH WAY IN ALL SLABS ON GRADE.
5. INTERIOR SLAB SHALL BE LAID ON A LAYER OF 6 MIL. POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL.
6. SEE SOIL CONSULTING RECOMMENDATIONS FOR PREPARATION OF SUB-GRADE.

MASONRY:

1. SOLID MASONRY SHALL BE GRADE N1 IN ACCORDANCE WITH ASTM C-90 AND MAY BE 75% SOLID U.O.N.. HOLLOW MASONRY UNITS SHALL BE GRADE N1 CONFORMING TO ASTM C-90. ALL MORTAR SHALL CONFORM TO ASTM C2/0. AND SHALL BE PORTLAND CEMENT/ LIME MORTAR. MASONRY CEMENT SHALL NO BE ACCEPTABLE.
2. MORTAR IN BEARING WALLS TO BE TYPE 'S'. MORTAR IN NONBEARING WALLS MAY BE TYPE 'N'. MORTAR BELOW GRADE SHALL BE TYPE 'M'. ALL MORTAR JOINTS IN MASONRY WALLS (HORIZONTALLY AND VERTICALLY) SHALL BE FILLED 100% WITH MORTAR. PROVIDE CARE TO ELIMINATED EXCESSIVE MORTAR IN AIR SPACE OF CAVITY WALLS.
3. PROVIDE DAMP-PROOFING ON EXTERIOR FACE OF MASONRY WALL BELOW GRADE.
4. PROVIDE A MINIMUM OF 3 COURSES OF SOLID BRICK, ONE COURSE OF 100% SOLID BRICK, OR A CONTINUOUS BOND BEAM AT BEARING OF JOISTS, BEARING WALLS OR SUPPORTED SLABS.
5. PROVIDE CONTROL JOINTS IN MASONRY WALLS AT 30'-0" MAXIMUM OR AS SHOWN ON ARCHITECTURAL DRAWINGS.
6. ALL PARTITIONS OF BEARING WALLS HAVING HORIZONTAL CROSS SECTION OF 4 SQUARE FEET OR LESS SHALL BE OF SAND MASONRY DOWN TO FOOTINGS.
7. PROVIDE HORIZONTAL MASONRY REINFORCING (DURO-WALL) AT 16" O.C. IN ALL MASONRY WALLS U.O.N.
8. USE BUCKETS TO MEASURE MATERIALS FOR MIXING MORTAR. GROUT SHALL BE SAND AND CEMENT, 8" BAGS OF CEMENT PER CUBIC YARD.
9. PROVIDE 12 GAUGE GALVANIZED MASONRY STRAPS WITH 3/16" DIAMETER TIES AT 24" O.C. HORIZONTALLY AND 16" VERTICALLY BETWEEN VENEER WALLS AND BACK-UP. MASONRY TIE ASSEMBLIES SHALL BE SCREWED (NOT NAILED) TO WOOD AND LIGHT GAUGE STUD BACKUP. PROVIDE DOVETAIL ANCHOR SLOTS AT 24" O.C. WHERE MASONRY ABUTS CONCRETE.

TRUSS JOISTS AND TRUSSED RAFTERS

1. SHALL BE DESIGNED TO SUPPORT THE REQUIRED DEAD AND LIVE LOADS AND MECHANICAL EQUIPMENT.
2. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. DESIGN SHALL CONFORM TO TRUSS PLATE INSTITUTE SPECIFICATIONS.
3. SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING, LATEST EDITION.
4. WOOD TRUSSED RAFTERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED METAL PLATES OR NAILED STEEL GUSSET PLATES.
5. PROVIDE CROSS-BRACING AT 8'-0" O.C. FOR JOISTS.
6. USE SHEAR PANELS BETWEEN JOISTS AT BEARING WALLS AND SOLID BLOCKING AT ALL POST SUPPORTS.
7. JOISTS SHALL HAVE 4" MINIMUM BEARING ON MASONRY. EVERY 2ND JOIST TO HAVE 'T' SHAPED STEEL ANCHORS WHEN BEARING ON MASONRY.
8. JOISTS RUNNING PARALLEL TO MASONRY WALLS TO BE ANCHORED WITH 3/16" X 2" STEEL STRAP ANCHORS AT 4'-0" O.C. AND EXTENDED TO ENGAGE 2 JOISTS.
9. WOOD PLATES RECEIVING TRUSS JOISTS ON MASONRY WALL TO BE BOLTED TO WALL WITH 5/8" BOLTS, 18" LONG & AT 2'-0" O.C.
10. JOISTS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ENGINEER.
11. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER AND CATALOGUES FOR APPROVAL PRIOR TO FABRICATION.

WOOD FRAMING

1. FRAMING LUMBER FOR BEAMS AND JOISTS SHALL HAVE FB= 1400 PSI, E=1,600,000 PSI, AND FOR STUDS AND POSTS, FC=500 PSI, E=1,200,000 PSI.
2. PROVIDE CROSS-BRIDGING FOR JOISTS AT 8'-0" INTERVALS.
3. WOOD JOISTS AND BEAMS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT.
4. PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS.
5. USE BALLOON CONSTRUCTION FOR STUD PARTITIONS AND POSTS.
6. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST DECAY.
7. PROVIDE DOUBLE JOISTS BELOW NON-BEARING PARTITIONS PARALLEL TO JOISTS.
8. FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
9. BRUSH PRESERVATIVE SOLUTION ON ALL EDGES THAT ARE CUT IN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY.
10. PROVIDE MANUFACTURERS' STANDARD JOIST OR STANDARD BEAM HANGERS AT ALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING INTO THE SIDE OR FACE OF THE SUPPORTING MEMBER. THE CAPACITY OF THE HANGER SHALL BE FOR THE REACTION SHOWN ON PLANS. IF NO REACTION IS SHOWN, THE CAPACITY OF THE HANGER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOIST OR BEAM.

LAMINATED VENEER LUMBER (LVL)

1. MACRO-LAM OR LVL SHALL HAVE FB= 2800 PSI, E= 2,000,000 PSI.
2. LVL SHALL HAVE MIN. 3" BEARING AND LATERAL SUPPORT AT BEARING POINT.
3. LVL SHALL BE PROTECTED FROM WEATHER DURING JOB SITE STORAGE AND AFTER INSTALLATION.

SHEATHING

1. ALL SHEATHING SHALL BE CD-GRADE, UNLESS OTHERWISE SHOWN, WITH EXTERIOR GLUE MANUFACTURED IN ACCORDANCE WITH PRODUCT STANDARD PS183, LATEST EDITION.
   - ROOF AND FLOORS SHEATHING.....5/8" INDEX 32/16
   - WALLS.....1/2" INDEX 24/0
2. SHEATHING SHALL BE LAID WITH END JOINT STAGGERED.
3. BLOCK ALL WALL SHEATHING WITH 2X4 FLAT BLOCKING AT ALL EDGES.
4. LAYOUT SHEATHING TO ELIMINATE ANY WIDTH LESS THAN 1'-0".

SOIL FILL COMPACTION

1. COMPACT FILL TO 95% IN ACCORDANCE WITH ASTM D-1557
2. LABORATORY TESTS ARE TO BE PERFORMED ON THE FILL MATERIAL PRIOR TO PLACING TO DETERMINE IF THE MATERIAL IS SUITABLE TO ACHIEVE 95% COMPACTION.
3. PR

I AND APPROVAL RECEIVED FROM THE ENGINEER.

2. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY.
3. WHERE BACKFILL IS REQUIRED ON ONE SIDE OF WALL AND THE FRAMED FLOOR IS NOT IN PLACE, SHORE THE WALL BEFORE BACKFILL IS PLACED.

SUMP PUMPS

1. ARE TO BE PROVIDED DURING CONSTRUCTION, AND AFTER CONSTRUCTION LEFT AS PERMANENT PUMPS AS REQUIRED BY FIELD CONDITIONS.
2. THE SIZE AND LOCATION OF THE SUMP PUMPS ARE TO BE DETERMINED IN THE FIELD BASED ON THE AMOUNT OF WATER ENCOUNTERED DURING CONSTRUCTION.

SHORING AND BRACING

1. SHALL BE DESIGNED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL. SHOP DRAWINGS AND CALCULATION MUST SHOW INSTALLATION DETAILS AND SEQUENCE OF OPERATION.

SHOP DRAWINGS

1. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE ENGINEER. IF CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS,MGV WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT.
2. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS BEFORE SUBMITTING TO ENGINEER, MAKE ALL CORRECTIONS AS HE DEEMS NECESSARY AND SHALL CERTIFY ON EACH DRAWING AS FOLLOWS.
3. REPRODUCTION OF STRUCTURAL DRAWINGS FOR USE AS SHOP DRAWINGS SHALL NOT BE PERMITTED.

TESTING AND INSPECTION

1. INSPECTION FOR ALL STRUCTURAL PORTIONS OF THE PROJECT SHALL BE PROVED AS REQUIRED BY THE APPLICABLE BUILDING CODE.
2. THE OWNER'S TESTING AGENCY SHALL PERFORM ALL INSPECTIONS AND TESTING.
3. ALL CONCRETE WORK SHOWN ON THESE DRAWINGS AND SPECIFIED IN THE SPECIFICATIONS SHALL BE INSPECTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION). COPIES OF FIELD REPORTS, CONCRETE MIXES, CYLINDER TESTS, AND OTHER DATA SHALL BE SENT TO THE ARCHITECT, ENGINEER, AND OWNER.
4. ALL FIELD AND LAB TESTING OF CONCRETE SHALL CONFORM TO THE LATEST APPROVED EDITIONS OF ASTM APPLICABLE SPECIFICATIONS.

GENERAL

1. ALL DETAIL, SECTION, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED.
2. DO NOT SCALE DRAWINGS.
3. REFER TO ARCHITECTURAL, MECHANICAL DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, SLEEVES, DRIPS, REVEALS, FINISHES, DEPRESSIONS, DOOR AND OTHER SUCH PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.
4. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO PROPERLY CONSTRUCT THE BUILDING.
5. ALL HANGERS FOR MECHANICAL PIPING, DUCTWORK, AND EQUIPMENT SHALL BE CONNECTED TO THE STRUCTURAL MEMBERS. THE HANGERS SHALL BE LOCATED SUCH THAT DO NOT PRODUCE EQUIVALENT UNIFORM LOAD OF MORE THAN 3 PSF. SUBMIT SHOP DRAWINGS FOR HANGER TYPE AND LAYOUT FOR APPROVAL.
6. PROVIDE ALL CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS AND OTHER FASTENERS AS REQUIRED.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. NO PART OF THE BUILDING SHALL BE USED AS A STAGING AREA RESULTING IN A LOAD (UNDER THE LIMITED LOADED AREA) THAT EXCEEDS 75% OF THE DESIGN LIVE LOAD.
9. ALL FORMWORK AND SHORING DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS:

PROJECT NO:

DRAWN BY: R. RAY JR.

CHECKED BY: E.J.

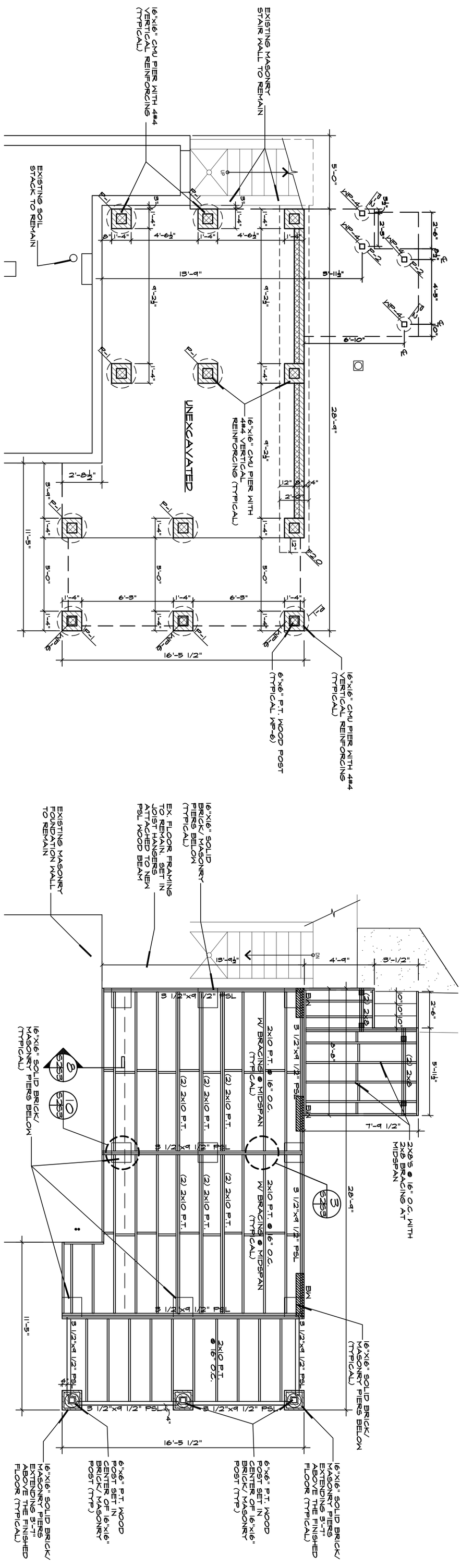
DATE: NOVEMBER 4, 2010

REAR ADDITION TO
PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 2017

SHEET TITLE: STRUCTURAL NOTES

emj
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO: S-1



SHEET NO: S-2

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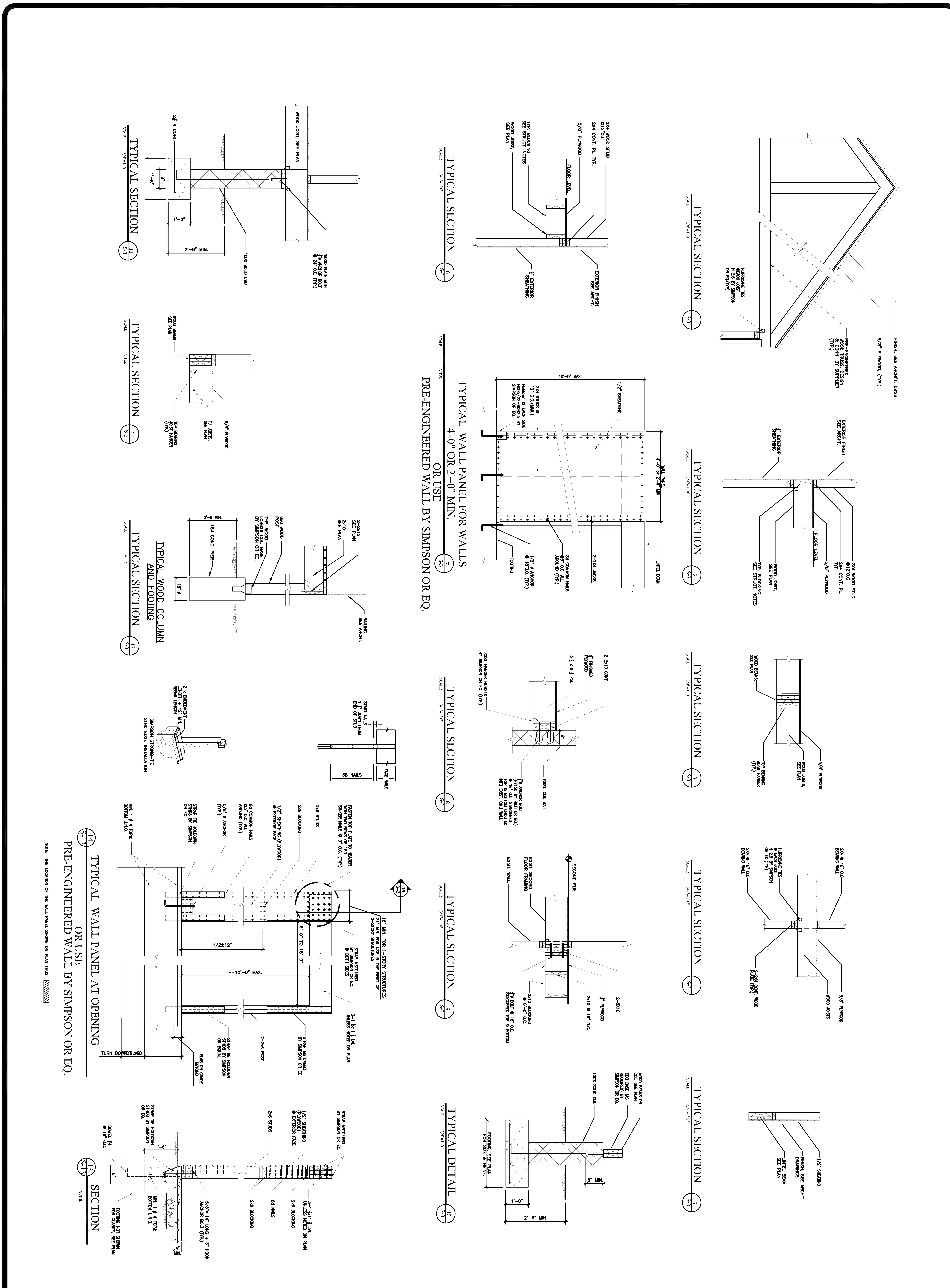
Architecture, Landscape Design, Interior Planning

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

SHEET TITLE: STRUCTURAL FRAMING PLANS

PROJECT NO:	REVISIONS:
DRAWN BY: R. RAY JR.	
CHECKED BY: E.J.	
DATE: NOVEMBER 9, 2010	



SHEET NO.
S-3

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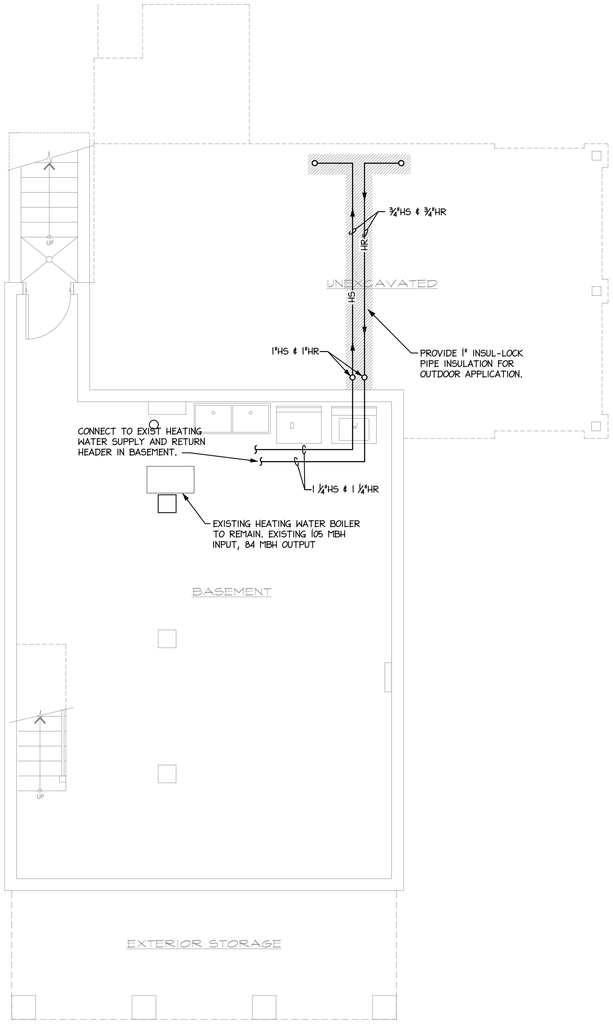
Architecture, Landscape Design, Interior Planning

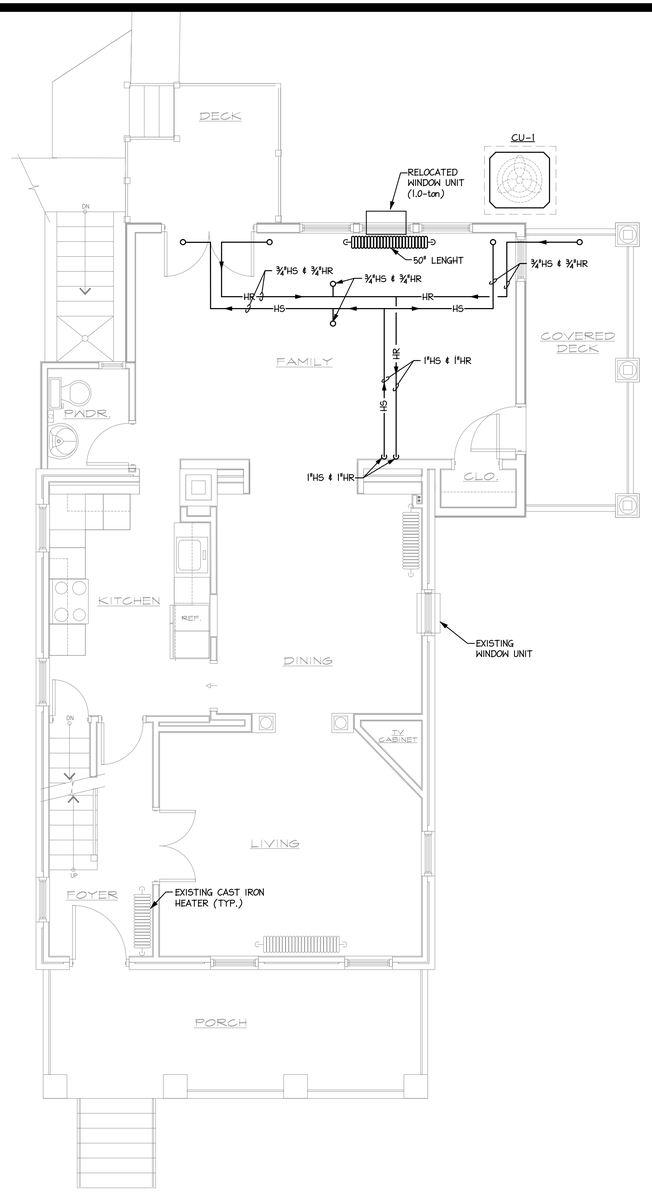
REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET , NE
WASHINGTON, D.C. 20017

SHEET TITLE: STRUCTURAL DETAILS

PROJECT NO:	REVISIONS:
DRAWN BY: R. RAY JR.	
CHECKED BY: E.J.	
DATE: NOVEMBER 9, 2010	



PROPOSED BASEMENT PLAN
SCALE: 1/4"-1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"-1'-0"

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COCKEYSVILLE , MARYLAND 21030
PHONE: 301-938-4111
FAX: 410-741-3881

DISTRICT OF COLUMBIA · PETER O'NEIL · PE 901775 · REGISTERED · PROFESSIONAL ENGINEER

REVISIONS:

PROJECT NO:
DRAWN BY: D. W. O'NEIL
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

REAR ADDITION TO
PRIVATE RESIDENCE
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WASHINGTON, D.C. 20017

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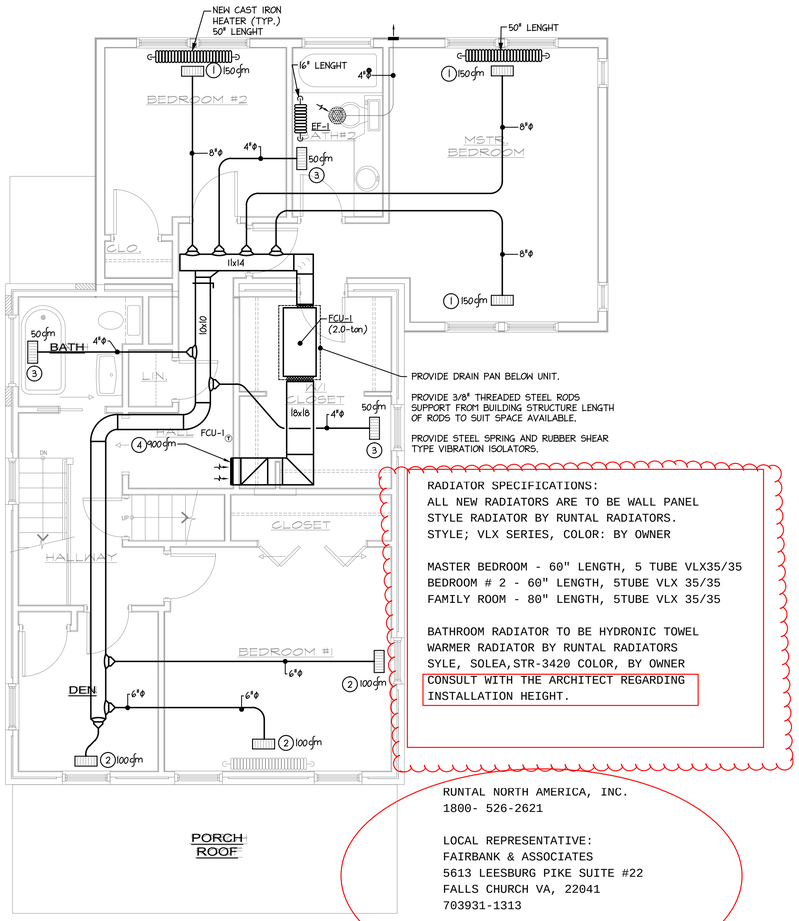
SHEET NO:
M-1



RADIATOR SPECIFICATIONS:
ALL NEW RADIATORS ARE TO BE WALL PANEL STYLE RADIATOR BY RUNTAL RADIATORS.
STYLE; VLX SERIES, COLOR: BY OWNER

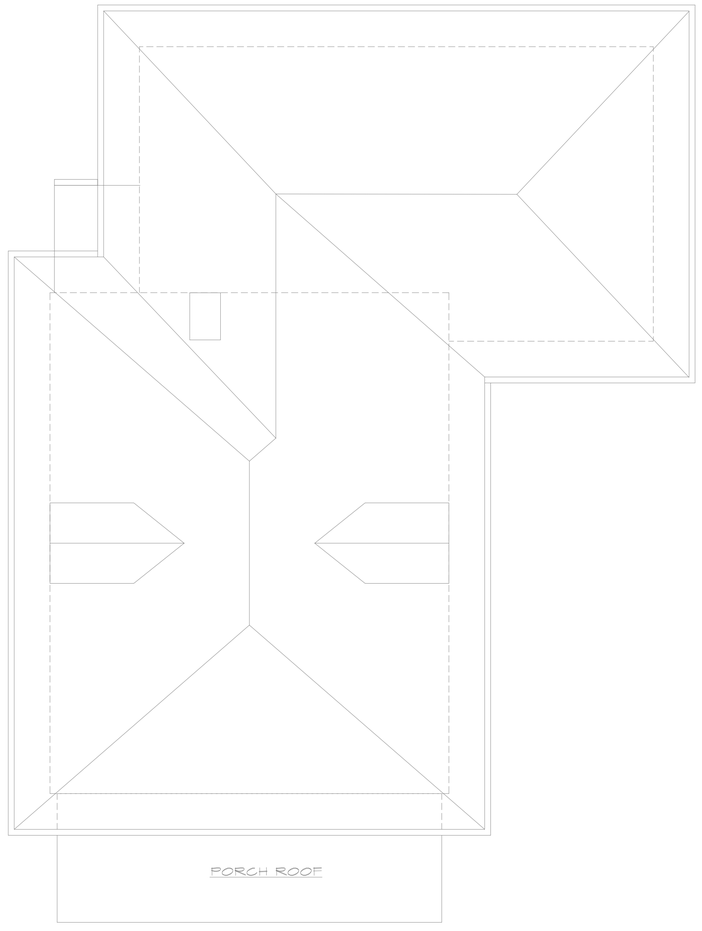
MASTER BEDROOM - 60" LENGTH, 5 TUBE VLX35/35
BEDROOM # 2 - 60" LENGTH, 5TUBE VLX 35/35
FAMILY ROOM - 80" LENGTH, 5TUBE VLX 35/35

BATHROOM RADIATOR TO BE HYDRONIC TOWEL WARMER RADIATOR BY RUNTAL RADIATORS
SYLE, SOLEA,STR-3420 COLOR, BY OWNER
CONSULT WITH THE ARCHITECT REGARDING INSTALLATION HEIGHT.

RUNTAL NORTH AMERICA, INC.
1800- 526-2621

LOCAL REPRESENTATIVE:
FAIRBANK & ASSOCIATES
5613 LEESBURG PIKE SUITE #22
FALLS CHURCH VA, 22041
703931-1313

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"-1'-0"



ROOF PLAN
SCALE: 1/4"-1'-0"

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WASHINGTON, D.C. 20017

REVISIONS:

PROJECT NO:
DRAWN BY: D. W. O'NEIL
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

emj
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SHEET NO:
M-2

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FAX: 410-741-3881

FAN COIL UNIT SCHEDULES

UNIT NO.	SUPPLY (CFM)	O.A. (CFM)	EXT. S.P. (IN. W.G.)	COOLING			ELECTRICAL						LOCATION	WEIGHT (LBS)
				TOTAL (MBH)	SENS. (MBH)	EWB	VOLT	PHASE	HZ	HP	F.L.A.	M.O.C.P.		
FCU-1	900	0	0.40	23.6	19.6	67	208	1	60	1/4	2.9	15	BUILDING ATTIC	116

NOTE:

① AIR HANDLING UNITS SHALL BE A PACKAGED FACTORY FABRICATED UNIT COMPLETE WITH DX COOLING, CENTRIFUGAL FAN DISCHARGE SECTION, WITH DISPOSABLE FILTER. USE AMANA ARUF SERIES 183016 OR APPROVED EQUAL.

AIR DEVICES

DESIG ◯	SERVICE	INLET/NECK SIZE (INCH)	NOMINAL SIZE/ DESCRIPTION (INCH)	REMARKS
1	SUPPLY	8"	14 x 8	-
2	SUPPLY	6"	14 x 8	-
2	SUPPLY	4"	14 x 8	-
3	RETURN	18 x 18	20 x 20	-

NOTES:

CONDENSER UNIT SCHEDULE

NO	CAPACITY (MBH)	ENT. AIR °F	LOW TEMP. °F	FAN (CFM)	ELECTRICAL			COMPRESSOR kW	SERVING
					HP	VOLT	PHASE		
CU-1	24	95	0	840	1/8	208	1	0.09	FCU-1

CONDENSING UNIT SHALL BE AN AIR-COOLED UNIT W/ CONDENSER FAN, SEMI-HERMETIC COMPRESSOR AND LOW AMBIENT OPERATION. USE AMANA, GOODMAN OR APPROVED EQUAL.

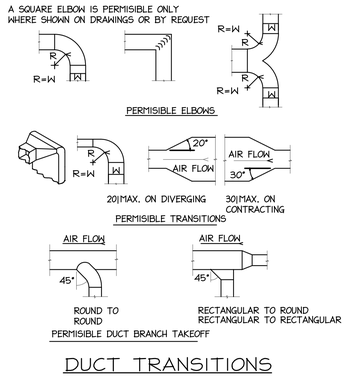
EXHAUST FAN SCHEDULE

FAN NO.	SERVING	MOTOR HP	CFM	S.P.	RPM	TIP SPEED	TYPE & DRIVE	CONTROL	ELECT. CHAR.	REMARKS
EF-1	MASTER BATHROOM	---	100	.10	---	---	CEILING FAN; DIRECT	MANUAL	120V/1PH/60Hz	①②

NOTES:

① FAN AS MANUFACTURED BY AIR KING #AK863FL OR APPROVED EQUAL.

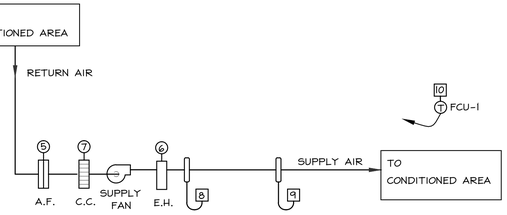
② FAN SHALL BE INDIVIDUALLY SWITCHED.



DUCT TRANSITIONS

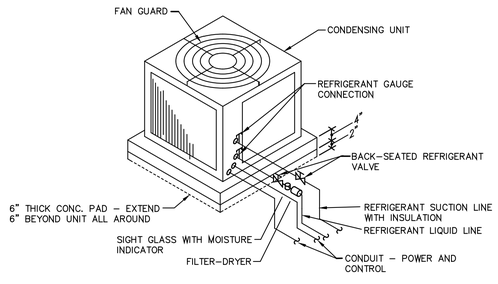
SCALE: NONE

1 - OUTSIDE AIR DAMPER
2 - RETURN AIR DAMPER
3 - EXHAUST AIR DAMPER
4 - O.A. THERMOSTAT
5 - AIR FILTER
6 - ELECTRIC HEATER
7 - DX COOLING COIL
8 - LOW LIMIT THERMOSTAT
9 - HIGH LIMIT THERMOSTAT
10 - FCU-1 THERMOSTAT



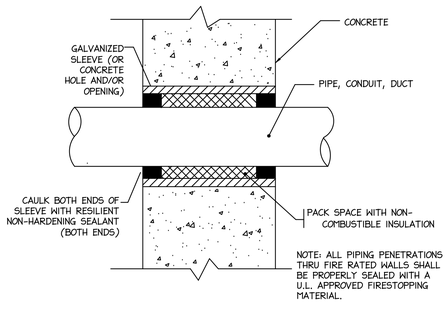
FLOW DIAGRAM (FCU-1)

SCALE: NONE



AIR-COOLED CONDENSING UNIT - SLAB MOUNTED AT GRADE

N.T.S.



WALL PIPING AND DUCT PENETRATION

SCALE: NONE

REVISIONS:

PROJECT NO:

DRAWN BY: D. W. O'NEIL

CHECKED BY: E.J.

DATE: NOVEMBER 9, 2010

REAR ADDITION TO PRIVATE RESIDENCE

1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

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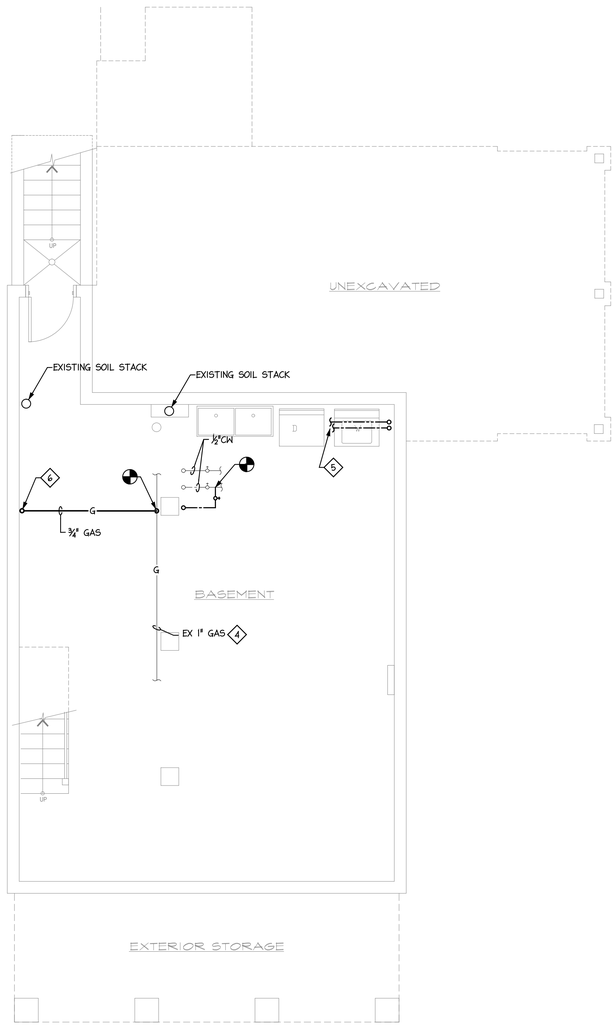
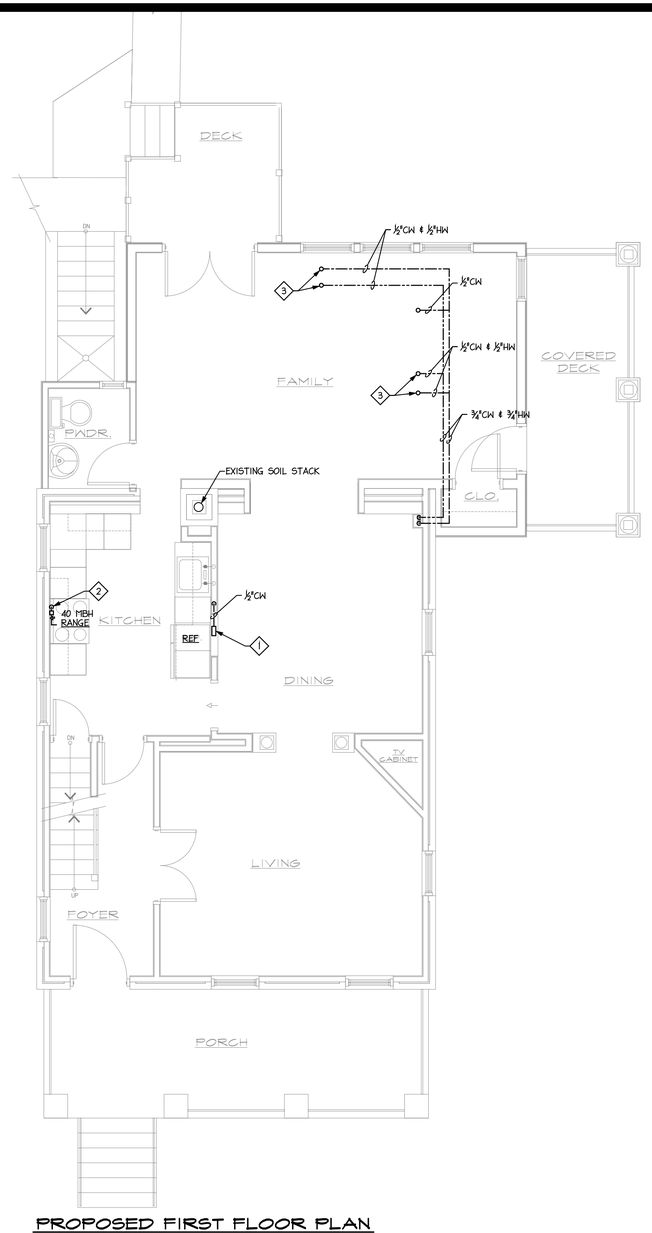
SHEET NO:

M-3



PROPOSED BASEMENT PLAN
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

◇ **DRAWING NOTES:**

1. INSTALL RECESSED TYPE ICE MAKER OUTLET BOX 48" AFF. PROVIDE BOX WITH WATER HAMMER ARRESTER. BOX COLOR SHALL MATCH COLOR OF WALL IT IS INSTALLED.
2. INSTALL NEW GAS PIPING WITH REGULATOR AND GAS COCK VALVE.
3. ½CW & ½HW UP TO FIXTURE.
4. EXISTING 1" GAS LINE IN BASEMENT CEILING.
5. CONNECT TO EXISTING HW AND CW MAIN IN BASEMENT CEILING.
6. NEW ¾" GAS UP. PROVIDE DIRT LEG IN BASEMENT CEILING.

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DRAWN BY: D. W. O'NEIL
CHECKED BY: E.J.
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WASHINGTON, D.C. 20017

emj
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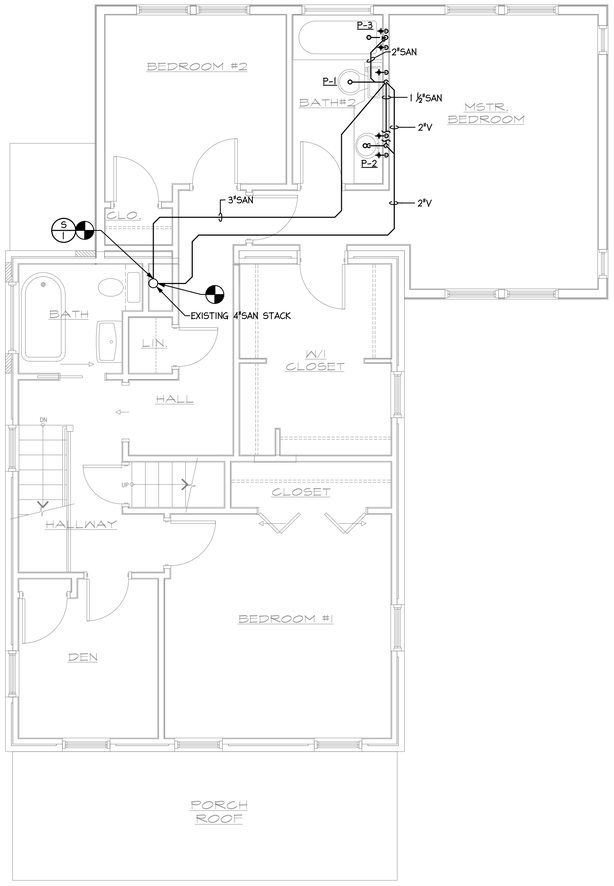
Architecture, Landscape Design, Interior Planning

SHEET NO:
P-1



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"-1'-0"

PLUMBING SPECIFICATIONS

GENERAL:

A. THE CONTRACTOR BEFORE COMMENCING ANY WORK, SHALL VERIFY ALL GOVERNING DIMENSIONS AT THE SITEAND EXAMINE ADJOINING WORK ON WHICH ITS WORK WILL BE DEPENDANT REPORT ANY CONFLICTS ORDISCREPANCIES TO THE ARCHITECT.

B. COORDINATE SHUTDOWN OF EXISTING SYSTEMS WITH THE OWNER AT LEAST 48 HOURS IN ADVANCE. SHUTDOWN TIME WILL BE KEPT TO A MINIMUM, AND PERFORMED WHEN CONVENIENT TO THE OWNER.

C. FURNISH THE OWNER'S REPRESENTATIVE WITH A WRITTEN GUARANTEE, STATING THAT ALL MATERIALS ANDINSTALLATION ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ARE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, AND THAT ALL WORK WHICH PROVES DEFECTIVE DURING THAT TIME SHALL BE REPLACED AT NOT COST TO THE OWNER.

D. WITHIN THIRTY (30) DAYS OF CONTRACT AWARD, THE CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE ARCHITECT ALL DEVICES TO BE USED IN THE WORK. SUBMITTALS SHALL INCLUDE PIPE, FITTINGS, HANGERS AND SUPPORTS, INSULATION, FIXTURES AND RELATED EQUIPMENT.

PRODUCTS:

A. PIPE AND FITTINGS:

1. DOMESTIC COLD AND HOT WATER PIPING: SHALL BE TYPE-L HARD DRAWN COPPER TUBING PER ASTM B-88 AND FEDERAL SPECIFICATION WWT-799. FITTINGS SHALL BE SOLDER JOINT COPPER FITTINGS PER ANSI B16.18 OR B16.22. JOINTS SHALL BE MADE WITH LEAD FREE SOLDER. 95/5 SOLDER OR SILVER SOLDER.

2. WASTE PIPING: SHALL BE TYPE DWV COPPER PER ASTM B306 AND ANSI H23.6 OR NO-HUB CAST IRON PER CISPI 301 AND 310. FITTINGS SHALL BE TYPE DWV SOLDER JOINT PER ANSI B16.29 OR B16.23 OR NO-HUB CAST IRON FITTINGS PER CISPI 301 AND 310.

3. DIELECTRIC FITTINGS: SHALL BE EQUAL TO EPCO SALES, INC.

B. VALVES:

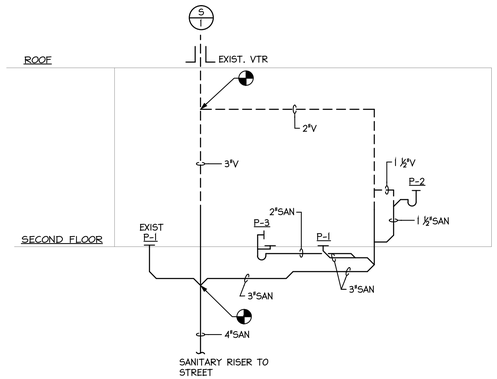
1. GATE VALVES SHALL BE MILWAUKEE FIGURE 1149, 125 PSI, SWEAT CONNECTION.

2. BALL VALVE 125 LB. AS MANUFACTURED BY JOMAR, MILWAUKEE OR NIBCO.

C. PIPE INSULATION: SHALL BE 1/2" THICK, 1-1/2 LB DENSITY FIBERGLASS PER ASTM C335 WITH ALL-SERVICE JACKET. INSULATION SHALL COMPLY WITH NFPA 255 AND ASTM E84 WITH A MAXIMUM FLAME SPREAD OF 25 AND MAXIMUM SMOKE DEVELOPED OF 50. PROVIDE PRE-MOLDED FITTING COVERS EQUAL TO STARR DAVIS. INSULATION MANUFACTURER SHALL BE MANVILLE, CERTAINTEED OR OWENS-CORNING.

PLUMBING LEGEND

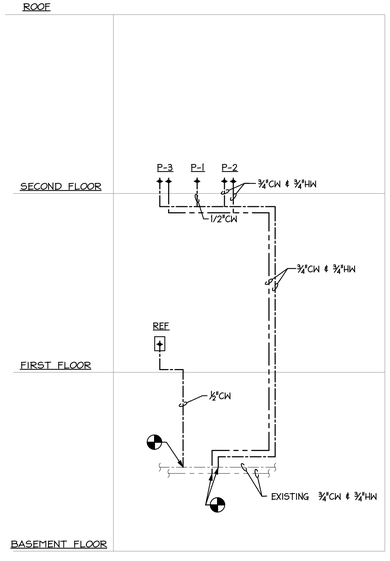
SYMBOL	ABBRV.	DESCRIPTION
— - —	CW	COLD WATER LINE
———	HW	HOT WATER LINE
—o—o—	UP-DN.	PIPE UP-PIPE DOWN
———	SAN	SOIL OR WASTE LINE
- - -	V	VENT LINE
—G—	G	GAS LINE
	V.P.T.R.	VENT PIPE THRU ROOF
	O.S.D.	OPEN SITE DRAIN
		POINT OF CONNECTION NEW TO EXISTING



SANITARY RISER DIAGRAM
NO SCALE

PLUMBING NOTES

1. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL BE NEAT AND MECHANICALLY CORRECT AND SHALL SHOW THE HIGHEST STANDARDS OF TRADE SKILLS IN IT'S APPEARANCE UPON COMPLETION AND IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODES AND APPLICABLE MUNICIPAL PLUMBING CODES.
2. ALL WORK SHALL BE PROTECTED FROM DAMAGE. ALL PIPES SHALL BE PROPERLY CLOSED WITH TEST PLUGS OR SCREW CAPS TO PREVENT STOPPAGE. ALL FIXTURES SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION.
3. SLOPE DRAINAGE PIPING WITH A FALL OF 1/4" PER FOOT, WHERE POSSIBLE.
4. ALL PIPING SHALL BE PROPERLY SUPPORTED AND ANCHORED WITH METAL SLEEVE WHERE PIPING PENETRATES WALLS, PROVIDE BRASS ESCUTCHEONS IN FINISHED AREAS.
5. PATCH AND SMOOTH ALL HOLES IN EXISTING FLOOR, CEILING, AND WALL SURFACES CAUSED BY ALTERATIONS OR INSTALLATION OF EQUIPMENT.
6. THE INTENT OF THESE DRAWINGS IS TO PROVIDE COMPLETE AND FUNCTIONING PIPING SYSTEMS. PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO ACHIEVE SUCH ENDS. FIELD VERIFY ALL EXISTING CONDITIONS AND PROPER DIMENSIONS OF PIPING AND EQUIPMENT. THESE DRAWINGS ARE SCHEMATIC IN NATURE, AND INTEND TO DEPICT THE GENERAL LOCATION OF EXISTING PIPING SYSTEMS ETC. BY SUBMISSION OF BID, THE PLUMBING CONTRACTOR SHALL ACKNOWLEDGE ACCEPTANCE OF THIS PLAN AND EXTRA COST CLAIMS BASED ON INADEQUACY OF PLANS WILL NOT BE CONSIDERED.
7. PLUMBING CONTRACTOR IS RESPONSIBLE FOR AND SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND INSPECTIONS FOR ALL THEIR WORK.
8. PLUMBING CONTRACTOR SHALL COORDINATE THE PLUMBING INSTALLATION WITH ARCHITECTURAL DRAWINGS AND DETAILS. NOTIFY DESIGNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BIDDING.
9. PROVIDE INSULATION ON HOT AND COLD WATER PIPING BELOW HANDICAPPED LAVATORIES, OR WHEN IN CONTACT WITH EARTH. INSULATION SHALL BE 1/2" FIBERGLASS WITH FACTORY APPLIED JACKET AND SELF SEALING LAP.
10. PLUMBING CONTRACTOR SHALL COORDINATE ALL BUILDING PENETRATIONS THROUGH WALLS, ROOFS, FLOORS, ETC. WITH BUILDING OWNER.
11. ALL PIPE SHALL BE INSTALLED ABOVE CEILINGS, INSIDE WALLS OR IN CONCEALED SPACES.
12. ALL NEW PIPING SHALL BE APPROVED BY THE BUILDING OWNER PRIOR TO INSTALLATION. NEW PIPING SHALL BE COMPATIBLE WITH EXISTING PIPING SYSTEMS. UNLESS OTHERWISE NOTED, DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER.
13. DISINFECTION OF POTABLE WATER SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
14. TEST WASTE AND WATER UNDER ACTUAL OPERATING CONDITIONS. REPAIR LEADS AND RETURN TO SERVICE. TEST WASTE PIPING AT 15 FEET OF HEAD FOR 24 HOURS. TEST WATER PIPING AT 125 PSI FOR 2 HOURS. MAKE REPAIRS WITH NEW MATERIALS. REPLACE LEAKING MATERIALS, DO NOT REPAIR BY PATCHING.
15. PROVIDE DOMESTIC WATER BACK FLOW PREVENTERS AT ICE MAKER, AND OR ANY OTHER DEVICE REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION. BACK FLOW PREVENTERS SHALL BE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
16. PROVIDE DIELECTRIC COUPLINGS AT ALL FERROUS TO NONFERROUS PIPE CONNECTIONS AND FLANGE UNION ISOLATING JOINTS TO PREVENT ANY ELECTROLYTIC ACTION BETWEEN DISSIMILAR METALS.



DOMESTIC WATER RISER DIAGRAM
NO SCALE

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DISTRICT OF COLUMBIA — PETER O'NEIL — PE 901775 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

PROJECT NO:

DRAWN BY: D. W. O'NEIL

CHECKED BY: E.J.

DATE: NOVEMBER 9, 2010

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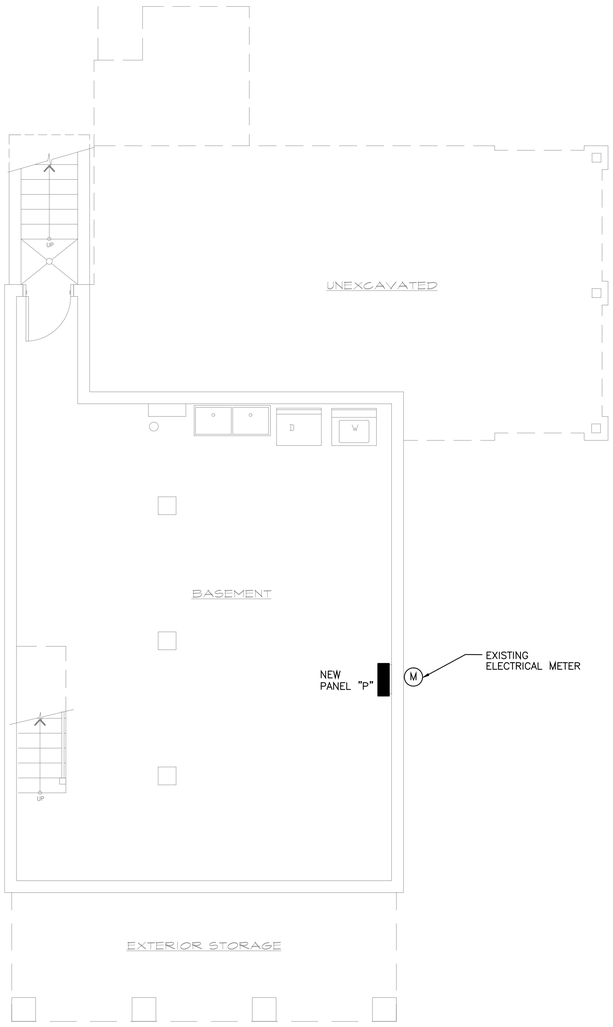
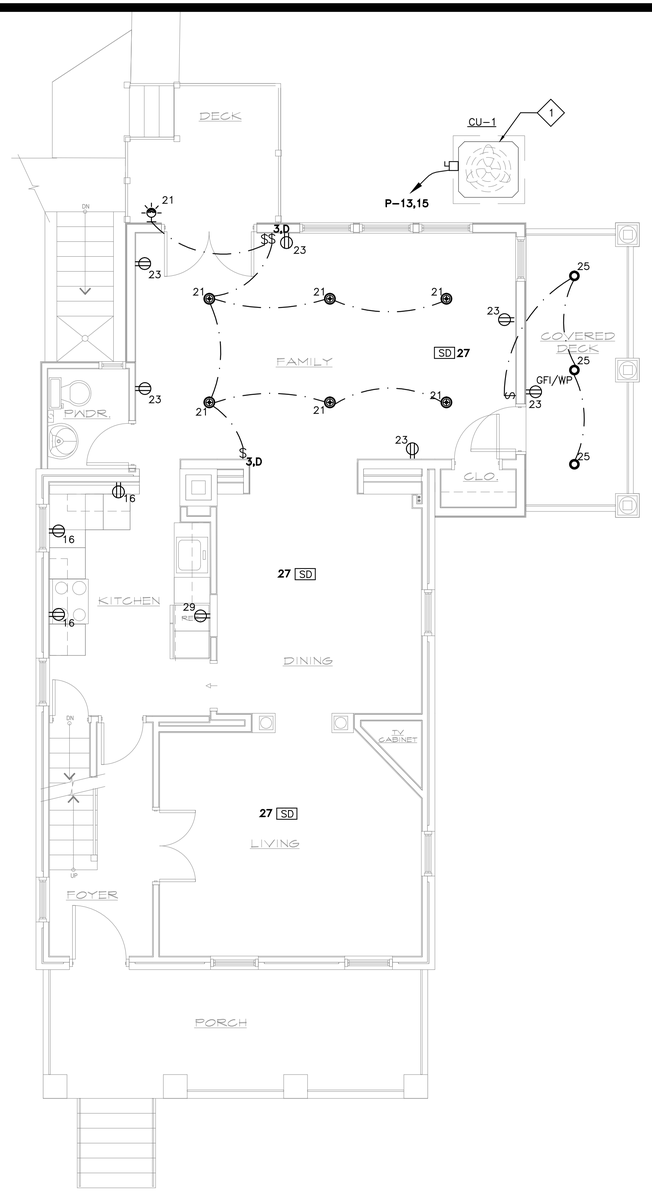
Edward M. Johnson & Associates, P.C.
Architecture, Landscape Design, Interior Planning

SHEET NO:
P-2



PROPOSED BASEMENT PLAN
SCALE: 1/4"-1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"-1'-0"

REFERENCED NOTES:

1. PROVIDE 240V,2P,30A FSS IN NEMA 3R ENCLOSURE FOR CONNECTION TO CONDENSING UNIT (CU-1). FUSE PER SUPPLIER'S RECOMMENDATIONS. HOME RUN TO TENANT PANEL USING 2#10 & 1#10GRD IN 3/4" CONDUIT. THE CU-1 AND ASSOCIATED DISCONNECT SWITCH ARE SHOWN STRICTLY FOR CIRCUITING INFORMATION. REFER TO MECHANICAL AND SITE PLANS FOR UNIT LOCATION. MAKE ALL FINAL CONNECTIONS.
2. UNLESS NOTED OTHERWISE, ALL DEVICES AND EQUIPMENT ON THIS PLAN SHALL BE POWERED BY CIRCUIT INDICATED IN TENANT PANEL.
3. PROVIDE 240V,1P,20A FSS FOR CONNECTION TO FANCOIL UNIT. FUSE PER SUPPLIER'S RECOMMENDATIONS. HOME RUN TO TENANT PANEL USING 2#6 & 1#10GRD IN 3/4" C.

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DISTRICT OF COLUMBIA · PETER O'NEIL · PE 901775 · REGISTERED · PROFESSIONAL ENGINEER

REVISIONS:

PROJECT NO:
DRAWN BY: D. W. O'NEIL
CHECKED BY: E.J.
DATE: NOVEMBER 9, 2010

REAR ADDITION TO PRIVATE RESIDENCE
1225 GIRARD STREET, NE
WASHINGTON, D.C. 20017

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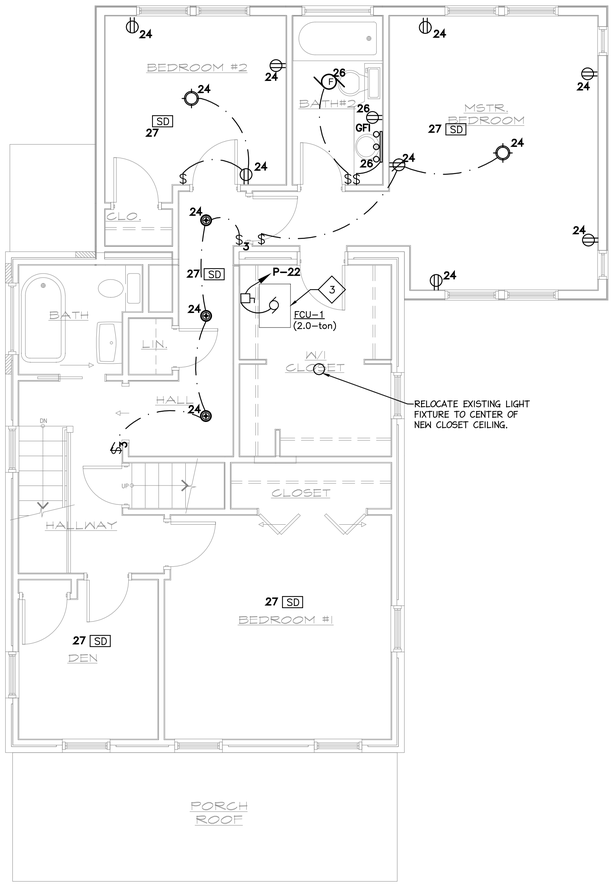
SHEET NO:
E-1



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"-1'-0"

ELECTRICAL NOTES

1. SCOPE: THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.
2. WORKMANSHIP: ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. ALL EXPOSED CONDUITS SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS. JUNCTION BOXES SHALL BE SECURELY FASTENED, SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.
3. LOCATION OF OUTLETS: THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET, SWITCH ARRANGEMENTS AND EQUIPMENT PRIOR TO ROUGH-IN. THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 10ft PRIOR TO ROUGH-IN, WITHOUT ANY CHARGE BY THE CONTRACTOR.
4. CODES: ELECTRICAL INSTALLATION IS TO BE IN ACCORDNCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL CODES AND UTILITY COMPANY'S REQUIREMENTS.
5. MATERIALS: ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APROPRIATE LABEL OF UNDERWRITERS LABORATORIES, INC., OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE SPECIFIC PURPOSE. THE MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.
6. WIRING METHOD: WIRING, UNLESS OTHERWISE SPECIFIED, SHALL BE NONMETALLIC-SHEATHED CABLE, ARMORED CABLE, OR ELECTRICAL METALLIC TUBING (EMT), ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.
7. PERMITS AND INSPECTION FEES: CONTRACTOR SHALL PAY FOR ALL PERMIT, PLAN REVIEW, LICENSE, INSPECTION FEES AND TAXES APPLICABLE TO THE ELECTRICAL INSTALLATION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THIS CONTRACT.
8. LOAD BALANCING: CONTRACTOR SHALL CONNECT ALL LOADS, BRANCH CIRCUITS, AND FEEDERS PER PANEL SCHEDULE, BUT SHALL VERIFY AND MODIFY THESE CONNECTIONS AS REQUIRED TO BALANCE CONNECTED AND COMPUTED LOADS TO WITHIN 10ø VARIATION.
9. APPLIANCES: CONTRACTOR SHALL FURNISH ALL WIRING MATERIALS AND MAKE ALL FINAL CONNECTIONS TO ALL PERMANENTLY INSTALLED APPLIANCES SUCH AS, BUT NOT LIMITED TO AIR HANDLING UNITS, WATER HEATER,RANGES, FOOD WASTE DISPOSER, DISHWASHER AND CLOTHES WASHER/DRYER. THESE APPLIANCES ARE TO BE FURNISHED BY THE OWNER.
10. BONDING AND GROUNDING: BOND AND GROUND SERVICE-ENTRANCE EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF N.E.C., LOCAL AND UTILITY CODE REQUIREMENTS.
11. PANELBOARD DIRECTORY: PANELBOARD SHALL BE FURNISHED WITH TYPED-CARD DIRECTORIES WITH PROPER DESIGNATION OF THE BRANCH-CIRCUIT LOADS, FEEDER LOADS AND EQUIPMENT SERVED. THE DIRECTORIES SHALL BE LOCATED IN THE PANEL IN A HOLDER FOR CLEAR VIEWING.
12. SMOKE ALARMS: FURNISH AND INSTALL SMOKE ALARMS AND CARBON DIOXIDE DETECTOR AND ASSOCIATED WIRING PER MANUFACTURER'S INSTRUCTIONS AND ALL CODES. DETECTORS TO BE HARD-WIRED AND OF BATERY POWERED AC/DC TYPE. INTERCONNECT DETECTORS TO EXISTING SMOKE ALARMS.
13. SEALING PENETRATIONS: CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS AND ROOFS.
14. FINAL CLEAN-UP: UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL REVIEW AND CHECK THE ENTIRE INSTALLATION, CLEAN EQUIPMENT AND DEVICES, REMOVE SURPLUS MATERIALS AND RUBBISH FROM OWNER,S PROPERTY, LEAVING WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION.
15. GUARANTEE OF INSTALLATIION: CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE FULL YEAR AFTER FINAL ACCEPTANCE BY THE ARCHITECT/ENGINEER, ELECTRICAL INSPECTOR AND OWNER.

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ELECTRICAL LEGEND

- LIGHTING FIXTURE
- LIGHTING FIXTURE, WALL MOUNTED
- TRACK LIGHT, TRIANGLES INDICATE TRACK FIXTURES
- EMERGENCY LIGHTING FIXTURE, AS ABOVE, ON NIGHT LIGHT CIRCUIT
- EMERGENCY BATTERY TYPE LIGHTING FIXTURE, WALL MOUNT AT 7'–6" A.F.F. UNLESS NOTED OTHERWISE
- EXIT SIGN, SINGLE FACE: CEILING MOUNTED; WALL MOUNT AT 7'–6" A.F.F. UNLESS NOTED OTHERWISE
- EXIT SIGN, DOUBLE FACE: CEILING MOUNTED; WALL MOUNT AT 7'–6" A.F.F. UNLESS NOTED OTHERWISE
- EXIT SIGN, AS ABOVE, WITH DIRECTIONAL ARROWS
- $ SINGLE POLE SWITCH, MOUNT AT 48" A.F.F. U.N.O.
- $3 THREE WAY SWITCH, MOUNT AT 48" A.F.F. U.N.O.
- $D DIMMER SWITCH, MOUNT AT 48" A.F.F U.N.O.
- CONTACTOR, AS NOTED
- 125V.–20A. DUPLEX RECEPTACLE, NEMA CONFIGURATION 5–20R, MOUNT AT 18" A.F.F. UNLESS NOTED OTHERWISE
- 125V.–20A. DUPLEX RECEPTACLE, NEMA CONFIGURATION 5–20R, MOUNT AT 9" ABOVE COUNTER OR AS NOTED ON PLANS. COORDINATE EXACT MOUNTING HEIGHT AND LOCATION WITH ANY CABINETWORK, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- WP RECEPTACLE, MOUNT AS ABOVE, WITH WEATHERPROOF COVERPLATE
- GF RECEPTACLE, MOUNT AS ABOVE, GROUND FAULT CIRCUIT INTERRUPTER TYPE
- 125V–20A DUPLEX RECEPTACLE, SPLIT WIRED, TOP SECTION OF RECEPTACLE SHALL BE SWITCHED, BOTTOM SHALL ALWAYS BE HOT.
- 125V.–20A. DOUBLE DUPLEX (QUAD) RECEPTACLE NEMA CONFIGURATION 5–20R, MOUNT AT 18" A.F.F.
- SPECIAL PURPOSE OUTLET AS NOTED ON DRAWINGS
- PANELBOARD, AS NOTED, MOUNT AT 6'–6" A.F.F. TO TOP
- EQUIPMENT CABINET, AS NOTED, MOUNT AT 6'–6" A.F.F. TO TOP
- JUNCTION BOX
- JUNCTION BOX – WALL MOUNTED
- SAFETY DISCONNECT SWITCH
- MOTOR STARTER
- COMBINATION TYPE MOTOR STARTER
- ENCLOSED CIRCUIT BREAKER
- MOTOR CONNECTION
- CONDUIT AND WIRE, CONCEALED IN WALLS OR ABOVE CEILINGS
- CONDUIT AND WIRE, MINIMUM 36" BELOW GRADE
- CONDUIT WITH BUSHED OR CAPPED END
- A–1,3 HOMERUN TO PANELBOARD:
  ARROWS INDICATE QUANTITY OF CIRCUITS
  CROSSLINES INDICATE QUANTITY OF CONDUCTORS
  CONDUITS SHOWN WITHOUT CROSSLINES SHALL BE 2#12 AND 1#12 GROUND IN 3/4" CONDUIT UNLESS NOTED OTHERWISE
  NOTATION INDICATES PANELBOARD AND CIRCUIT NUMBER TO WHICH CIRCUITS ARE TO BE EXTENDED
  REFER TO BRANCH CIRCUIT WIRE SIZING CHART FOR SIZING OF CONDUCTORS FOR LONG DISTANCE CIRCUITS

FIRE ALARM SYSTEM

- H HORN/FLASHING LIGHT COMBINATION, MOUNT AT 6'–8" A.F.F.
- H HORN, MOUNT AT 6'–8" A.F.F.
- FH FLASHING LIGHT, MOUNT AT 6'–8" A.F.F.
- F MANUAL PULL STATION, MOUNT AT 48" A.F.F.
- HD HEAT DETECTOR, 135F. RATE OF RISE TYPE
- SD SMOKE DETECTOR, CEILING MOUNTED
- FS SPRINKLER FLOW SWITCH
- VTS SPRINKLER VALVE TAMPER SWITCH

COMMUNICATIONS SYSTEM

- TELEPHONE OUTLET, WALL MOUNT AT 18" A.F.F. UNLESS NOTED OTHERWISE
- TW TELEPHONE OUTLET, WALL MOUNT AT 48" A.F.F., 9" ABOVE COUNTER OR AS NOTED
- COMBINATION TELEPHONE/DATA OUTLET, WALL MOUNT AT 18" A.F.F. UNLESS NOTED OTHERWISE
- TW COMBINATION TELEPHONE/DATA OUTLET, WALL MOUNT AT 48" A.F.F., 9" ABOVE COUNTER OR AS NOTED
- TV CATV/MATV SYSTEM OUTLET, WALL MOUNT AT 18" A.F.F. UNLESS NOTED OTHERWISE

ELECTRICAL ABBREVIATIONS

A	AMPERE(S)
ADA	AMERICAN DISABLITY ACT
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CATV	CABLE TELEVISION
C/B	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CT	CURRENT TRANSFORMER
Δ	DELTA CONNECTED
DISC	DISCONNECT
DWG	DRAWING
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FSS	FUSED SAFETY SWITCH
GF	GROUND FAULT CIRCUIT INTERRUPTER
GRD	GROUND
HP	HORSEPOWER
HZ,~	HERTZ
Isc	SHORT CIRCUIT INTERRUPING CAPACITY (RMS SYMMETRICAL AMPERES)
JB	JUNCTION BOX
Kcmil	THOUSAND CIRCULAR MILLS
KVA	KILO–VOLT–AMPERES
KW	KILOWATTS
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MH	MOUNTING HEIGHT
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
NEC	NATIONAL ELECTRICAL CODE
NFSS	NON–FUSED SAFETY SWITCH
NTS	NOT TO SCALE
ø	PHASE
P	POLE
RLA	RUNNING LOAD AMPERES
RMS	ROOT MEAN SQUARE
SEC	SECONDARY
SYM	SYMMETRICAL
TELE	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT–AMPERE
W	WIRE, WATTS
WP	WEATHERPROOF
Y	WYE CONNECTED
XFMR	TRANSFORMER
1P	SINGLE POLE
2P	DOUBLE POLE
3P	THREE POLE
4P	FOUR POLE

BRANCH CIRCUIT WIRE SIZING
(20 AMPERE SINGLE PHASE CIRCUITS) ◇

LENGTH OF RUN	HOMERUN SIZE ◇	CIRCUIT WIRE SIZE ◇
120 VOLT SYSTEM		
0' – 100'	#12	#12
100' – 150'	#10	#12
150' – 250'	#8	#10
208 OR 240 VOLT SYSTEM		
0' – 175'	#12	#12
175' – 250'	#10	#12
250' – 400'	#8	#10

NOTES

1. WIRING FOR BRANCH CIRCUITS PROTECTED BY 20 AMPERE OVERCURRENT PROTECTIVE DEVICES SHALL BE SIZED IN ACCORDANCE WITH THE ABOVE TABLE. WIRING FOR OTHER BRANCH CIRCUITS SHALL BE SIZED AS SHOWN ON DRAWINGS. EQUIPMENT GROUNDING CONDUCTOR SHALL BE SIZED THE SAME AS THE HOMERUN/CIRCUIT CONDUCTOR.
2. HOMERUN LENGTH SHALL BE FROM THE PANELBOARD TO THE CLOSEST OUTLET, DEVICE OR FIXTURE ON THE CIRCUIT.
3. CIRCUIT LENGTH SHALL BE FROM THE CLOSEST TO THE FARTHEST OUTLET, DEVICE OR FIXTURE.

GENERAL NOTES – ELECTRICAL WORK

A. DRAWINGS SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES AND DEVICES.

A. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF ALL OTHER TRADES. THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ALL OTHER DRAWINGS AND SPECIFICATIONS SHALL BE CONSULTED AND COORDINATED WITH PRIOR TO ROUGH–IN.

B. WHEREVER POSSIBLE, THE CONTRACTOR SHALL OBTAIN ACTUAL ROUGH–IN DRAWINGS FOR THE ACTUAL ITEM OF EQUIPMENT TO BE INSTALLED PRIOR TO ROUGH–IN. THIS SHALL APPLY TO ALL EQUIPMENT, WHETHER IT IS TO BE INSTALLED BY THE CONTRACTOR OR BY THE OWNER.

C. IT IS THE INTENT OF THESE DRAWINGS THAT ALL NEW ELECTRICAL WORK TO BE INSTALLED IN FINISHED AREAS, BE INSTALLED CONCEALED WITHIN NEW OR EXISTING WALLS, FLOORS OR CEILINGS. ANY AND ALL CUTTING AND PATCHING OF SURFACES SHALL BE PROVIDED BY THE CONTRACTOR. SURFACE METAL RACEWAYS SHALL BE PERMITTED IN FINISHED AREAS ONLY WHERE SPECIFICALLY APPROVED IN THE FIELD BY THE ARCHITECT.

D. PRIOR TO PURCHASE AND INSTALLATION OF ANY MOTOR CONTROL EQUIPMENT (STARTERS, ETC.), THE CONTRACTOR SHALL VERIFY THE ACTUAL MOTOR ELECTRICAL CHARACTERISTICS. STARTER OVERLOADS SHALL BE SIZED IN ACCORDANCE WITH THE ACTUAL MOTOR RUNNING LOAD AMPERES.

E. PROVIDE EQUIPMENT GROUNDING CONDUCTORS FOR ALL FEEDERS AND CIRCUITS.

F. WHERE CIRCUIT AND HOMERUN LINES ARE NOT SHOWN, PROVIDE MINIMUM 2#12+1#12 GROUND IN 3/4" CONDUIT. FOR CIRCUITS WITH SHARED NEUTRAL, PROVIDE NO MORE THAN 3#12 (PHASE), 1#12 (NEUTRAL) AND 1#12 GROUND IN 3/4" CONDUIT. PROVIDE ADDITIONAL CONDUCTORS FOR LIGHTING CIRCUITS FOR SWITCHLEGS, TRAVELLERS, FLUORESCENT DIMMING BALLASTS, ETC. REFER TO BRANCH CIRCUIT WIRE SIZING CHART FOR SIZING OF CONDUCTORS FOR LONG CIRCUITS.

G. FOR RECEPTACLE CIRCUITS, PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR. SHARING OF NEUTRAL CONDUCTOR SHALL NOT BE PERMITTED.

H. FOR INTERIOR AND EXTERIOR LIGHTING FIXTURES WITH EMERGENCY BALLASTS, PROVIDE HOT CONDUCTOR IN ADDITION TO SWITCHLEG FROM WALL SWITCH, TIME CLOCK, CONTACTOR, ETC.

I. UNLESS NOTED OTHERWISE, NM AND SE CABLE MAY BE USED IN LIEU OF MC CABLE OR CONDUIT WHERE CONCEALED AND AS ALLOWED BY CODE (INCLUDING LOCAL CODES). THE CONTRACTOR IS RESPONSIBLE FOR THIS DETERMINATION.

J. WHERE LIGHT SWITCHES ARE SHOWN GROUPED TOGETHER, THEY SHALL BE UNDER MULTIGANG PLATE. WHERE DIMMER SWITCHES ARE USED, SELECTION OF CAPACITY SHALL BE BASED ON LOAD SERVED AND ANY DERATING REQUIRED DUE TO GANGING OF SWITCHES.

K. REFER TO ARCHITECTURAL DRAWINGS FOR COLORS AND FINISHES FOR WIRING DEVICES AND COVERPLATES.

L. PROVIDE TYPED CIRCUIT DIRECTORIES FOR ALL PANELBOARDS TO INDICATE TYPE OF LOAD SERVED AND AREA SERVED (E.G. RECEPTACLES–OFFICE 201).

M. SUBMIT EQUIPMENT CUTS AND SHOP DRAWINGS FOR APPROVAL FOR PANELBOARDS, LIGHTING FIXTURES AND FIRE ALARM SYSTEM.

N. ALL CIRCUITS HAVE BEEN SIZED BASED ON COPPER WITH 75° C INSULATION TYPE. IF DIFFERENT CABLE TYPES ARE USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING THE PROPER AMPACITY PER CODE.

LIGHTING FIXTURE SCHEDULE
ALL FLUORESCENT LIGHT FIXTURES SHALL HAVE ELECTRONIC BALLASTS

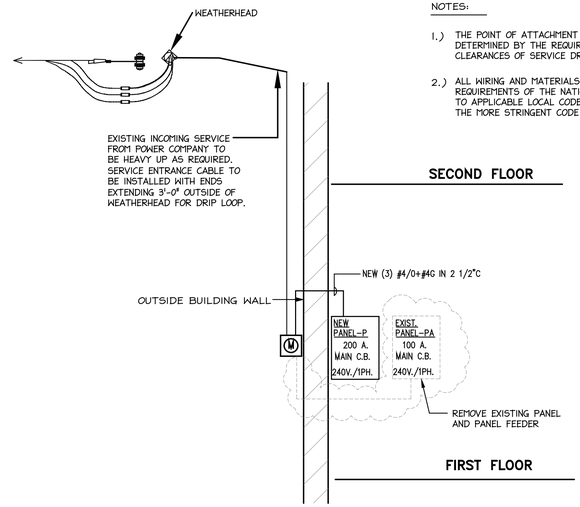
Type	Description	Lamps	Volts	Mounting	Manufacturer/Catalog Number	Remarks
	FLUORESCENT DOWNLIGHT, 8" APPERATURE AND CLEAR SPECULAR ALZAK REFLECTOR	CFL BULB	120	SURFACE	TO BE SELECTED BY OWNER	
	FLUORESCENT CLOUD FIXTURE WITH WHITE LENS	CFL BULB	120	SURFACE	TO BE SELECTED BY OWNER	PROVIDE FROSTED BULBS
	4' FLUORESCENT STRIP WITH WIRE GUARD	CFL BULB	120	WALL MOUNT @ 6'–6" A.F.F.	TO BE SELECTED BY OWNER	UL LISTED FOR WET LOCATION
	WEATHERPROOF FLUORESCENT WALL FIXTURE WITH WHITE FINISH	2–26W PLT	120	WALL MOUNT @ 8'–0" A.F.F. COORD./W ARCH.	DESIGN PLAN MQY–8–J5–1–01–1–120–X–00	U.L. LISTED FOR WET LOCATION
	WEATHERPROOF FLUORESCENT CEILING FIXTURE W/ WHITE FINISH	CFL BULB	120	SURFACE	TO BE SELECTED BY OWNER	U.L. LISTED FOR WET LOCATION

2

NEW PANEL P
Isc=10,000 A.I.C.,SYM.

240/120 VOLT–1 PHASE–3 WIRE
200 AMPERE, MAIN LUGS ONLY
FLUSH MOUNTED ENCLOSURE

CKT. NO.	SERVING	BREAKERS POLE	BREAKERS AMP	CKT. NO.	SERVING	BREAKERS POLE	BREAKERS AMP
1	LVING ROOM RECEPTACLES	1	15	2	WASHER	1	15
3	2ND FLOOR	1	15	4	1ST FLOOR REAR	1	15
5	K17 PLUG	1	15	6	FURNACE	1	15
7	AIR CONDITIONER	1	15	8	OUTLET	1	15
9	3 OUTLET PORCH	1	15	10	TV COLUMN	1	15
11	1/2 BATHROOM RECEPTACLES	1	15	12	DINING ROOM	1	15
13	CONDENSER	2	30	14	KITCHEN LIGHTS	1	15
15	–	–	–	16	KITCHEN RECEPTICLE	1	15
17	WASHING MACHINE	1	15	18	HEATER BASE BOARD	1	15
19	1/2 BATHROOM ELEC. HEATER	1	15	20	FLOOD LIGHTS OUT SIDE	1	15
21	FAMILY ROOM LIGHTS	1	15	22	AHU #1 (FAN)	1	20
23	FAMILY ROOM RECEPTICLES	1	15	24	BED ROOM 2&3 RECEP./LIGHT	1	15
25	COVERED DECK LIGHTS	1	15	26	MASTER BATHROOM	1	15
27	SMOKE DETECTORS	1	15	28	COVERED DECK OUTLET	1	15
29	REFRIGERATOR	1	15	30	SPACE	–	–



POWER RISER DIAGRAM
NOT TO SCALE

NOTES:

1.) THE POINT OF ATTACHMENT ON THE BUILDING TO BE DETERMINED BY THE REQUIRED MINIMUM GROUND CLEARANCES OF SERVICE DROP CONDUCTORS.

2.) ALL WIRING AND MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND TO APPLICABLE LOCAL CODES. WHERE CONFLICT EXISTS, THE MORE STRINGENT CODE WILL APPLY.

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