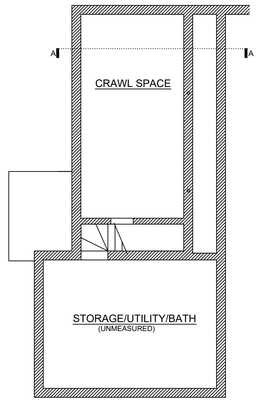
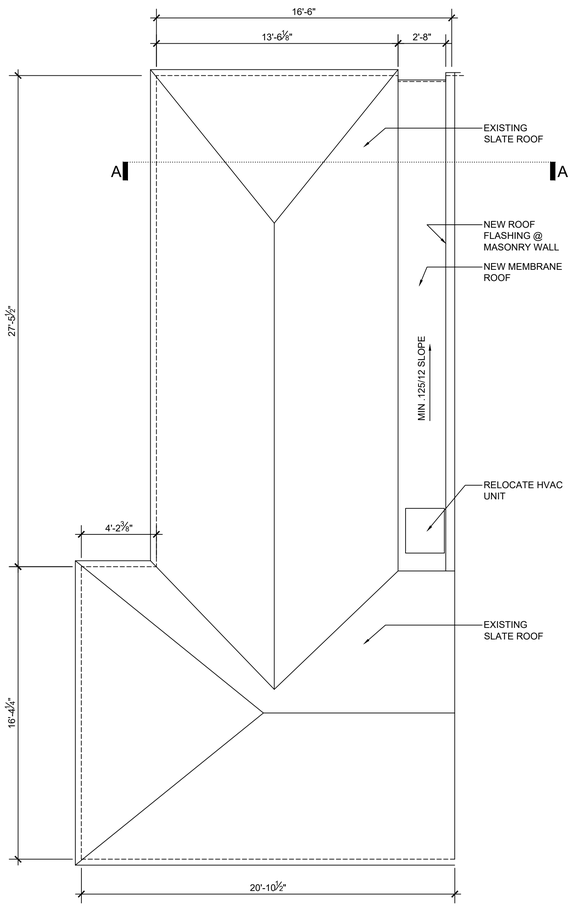
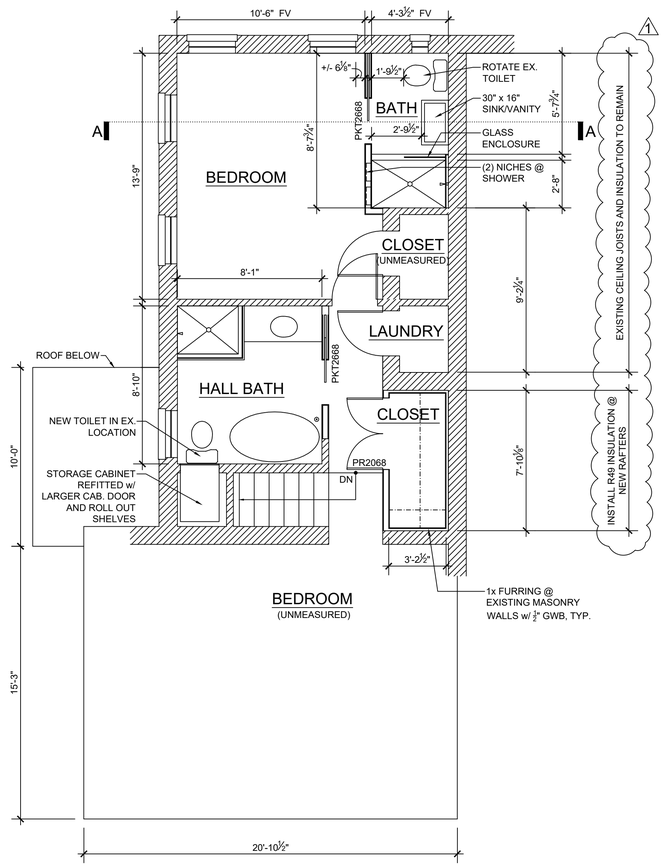


4 BASEMENT PLAN
1/8" = 1'-0"



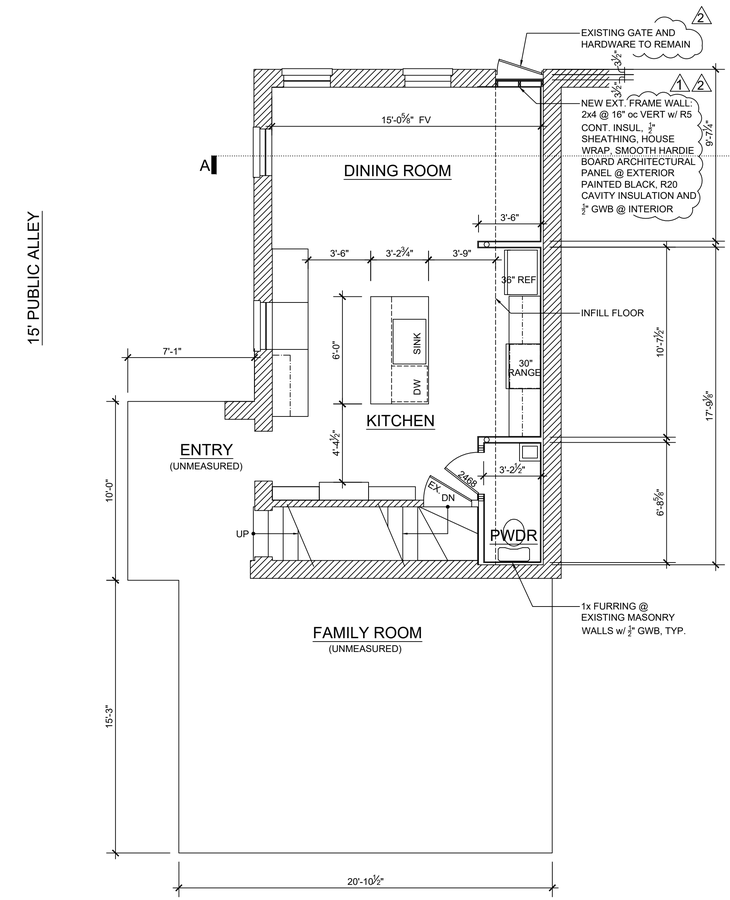
3 ROOF PLAN
1/4" = 1'-0"



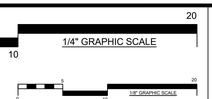
2 SECOND FLOOR PLAN
1/4" = 1'-0"

RESERVOIR ROAD, NW

15' PUBLIC ALLEY



1 FIRST FLOOR PLAN
1/4" = 1'-0"



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mail@CRAVERARCHITECTS.com

DISTRICT OF COLUMBIA
MARY ELIZABETH CRAVER
5275
LICENSED ARCHITECT

BLAND RESIDENCE
3216 RESEVIOR ROAD, NW
WASHINGTON, DC 20007

FLOOR PLANS

PERMIT 11.29.21
1 REV 1: 1.17.22
2 REV 2: 1.20.22

A001

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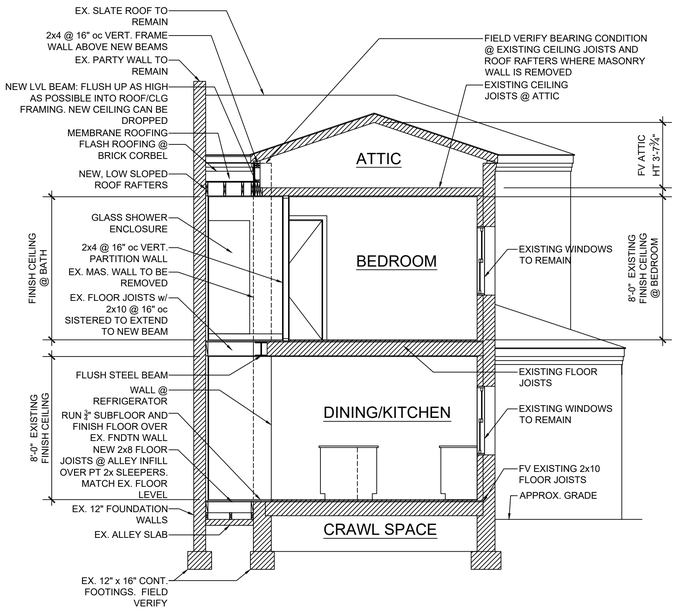


1 SECTION A-A
1/4" = 1'-0"

BLAND RESIDENCE
3216 RESEVIOR ROAD, NW
WASHINGTON, DC 20007

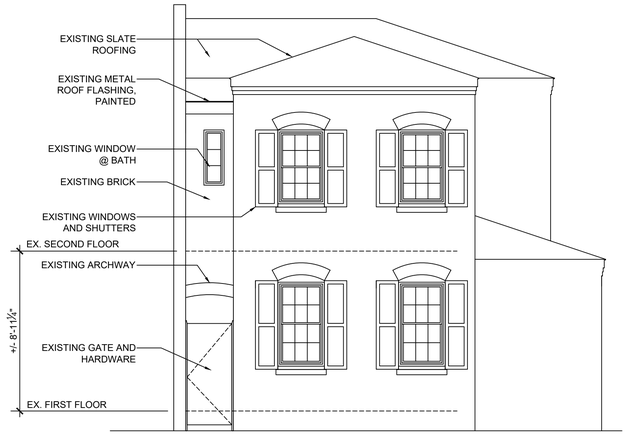
BUILDING SECTION

PERMIT 11.29.21

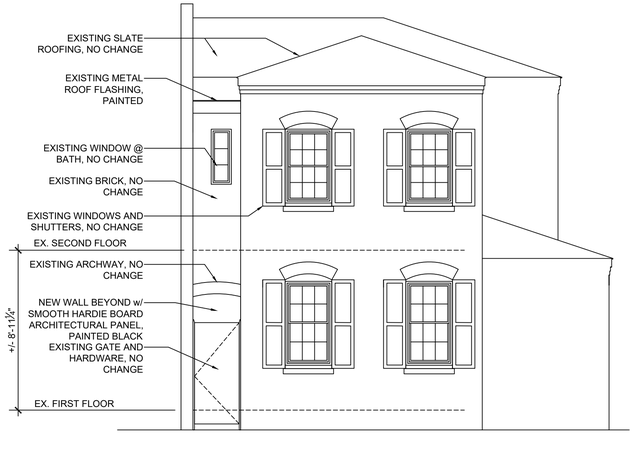
A002

0 5 10 20

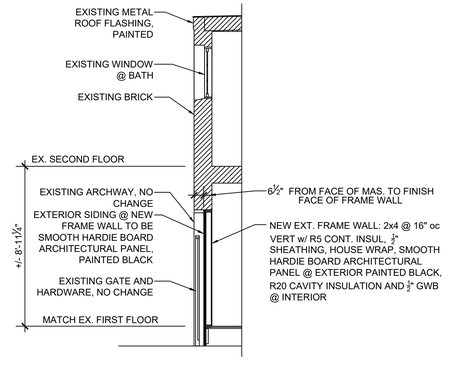
1/4" GRAPHIC SCALE



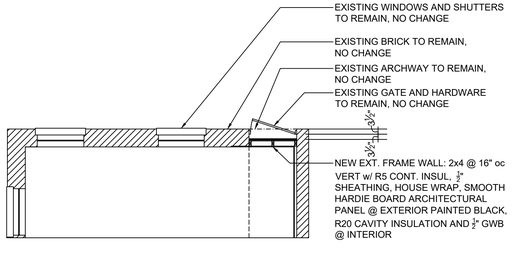
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 VERTICAL SECTION @ GATE
1/4" = 1'-0"



4 PLAN SECTION @ GATE, PROPOSED WALL
1/4" = 1'-0"

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BLAND RESIDENCE
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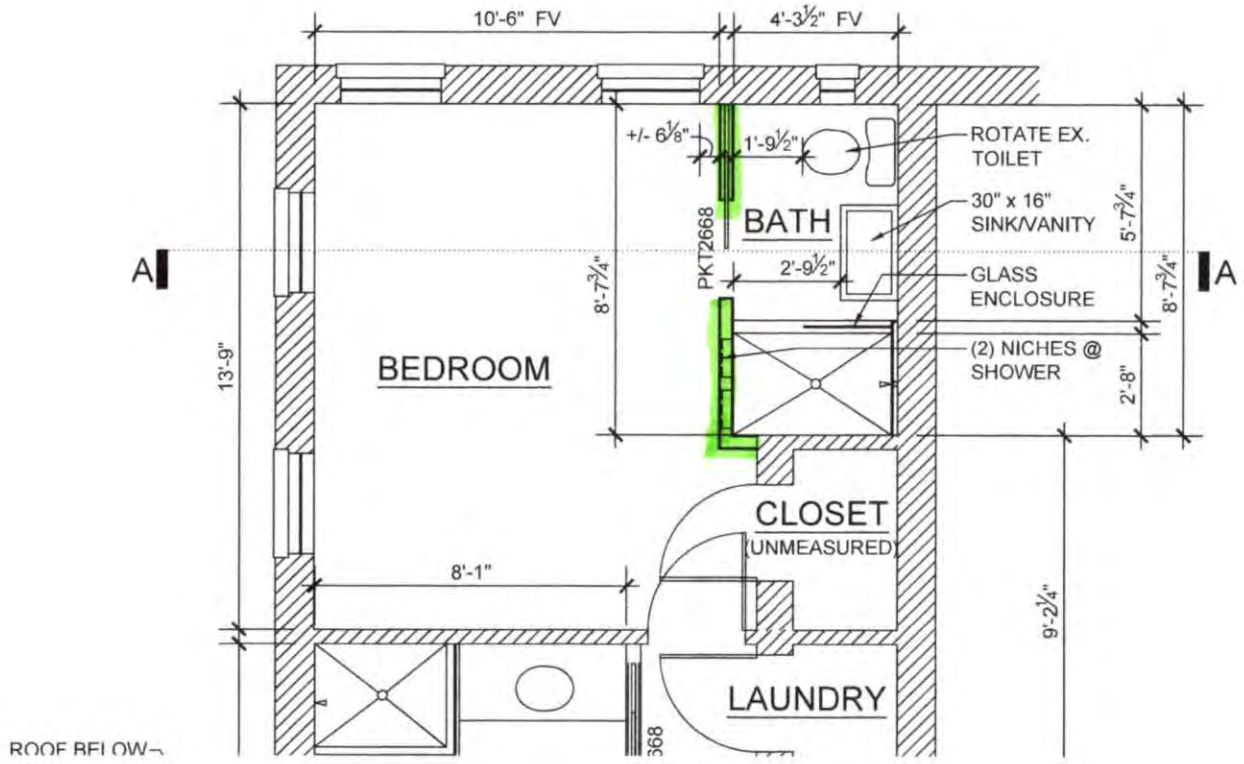
WASHINGTON, DC 20007

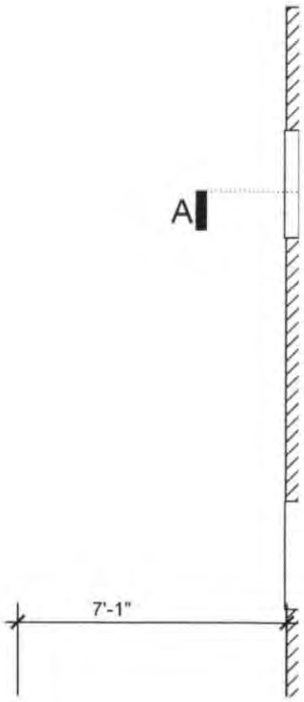
SUPPLEMENTAL EXTERIOR INFORMATION

20 JANUARY 2022

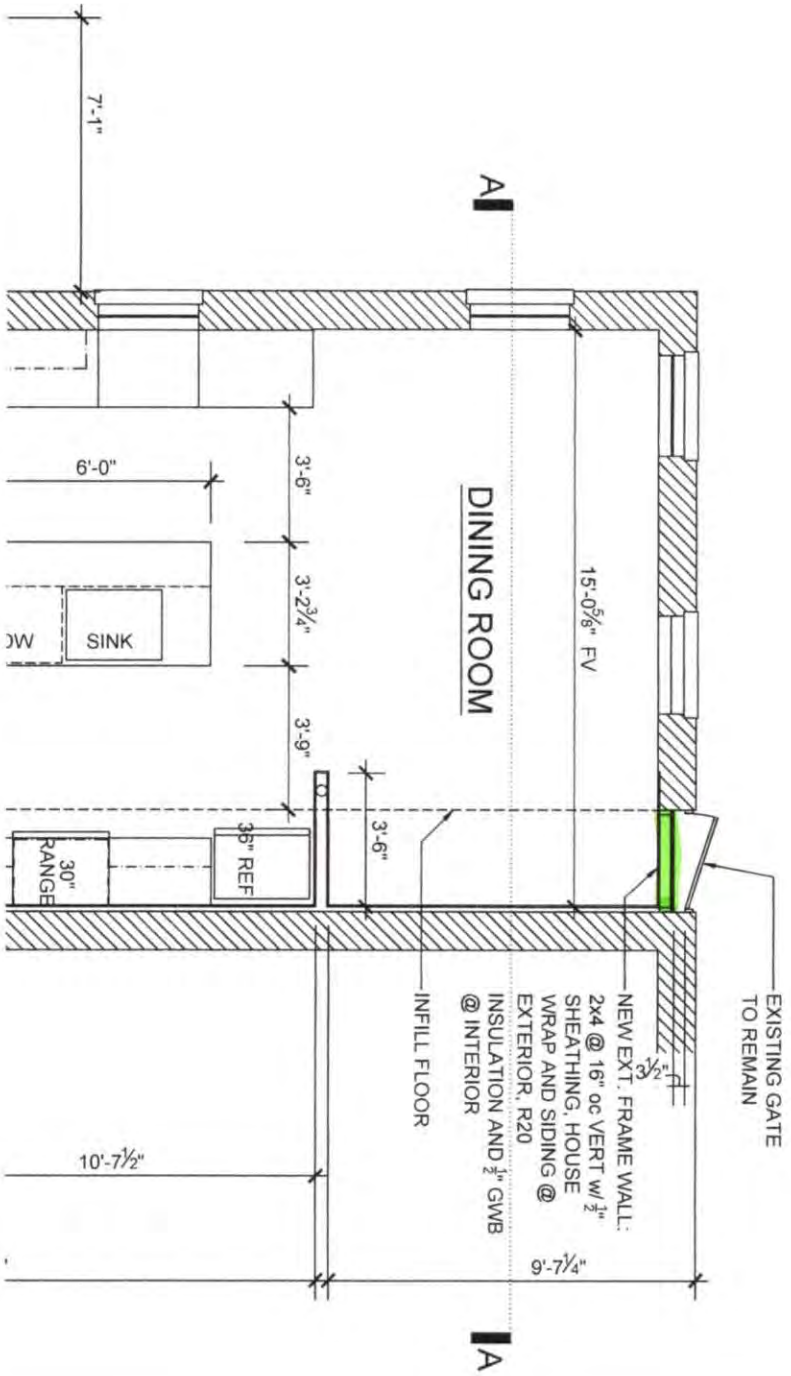
2ND FLR, INTERIOR PARTITION WALL



15' PUBLIC ALLEY



15' PUBLIC ALLEY



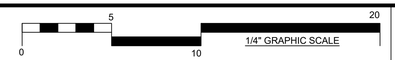
RESERVOIR ROAD, NW

First flr
30" frame wall

RESIDENCE

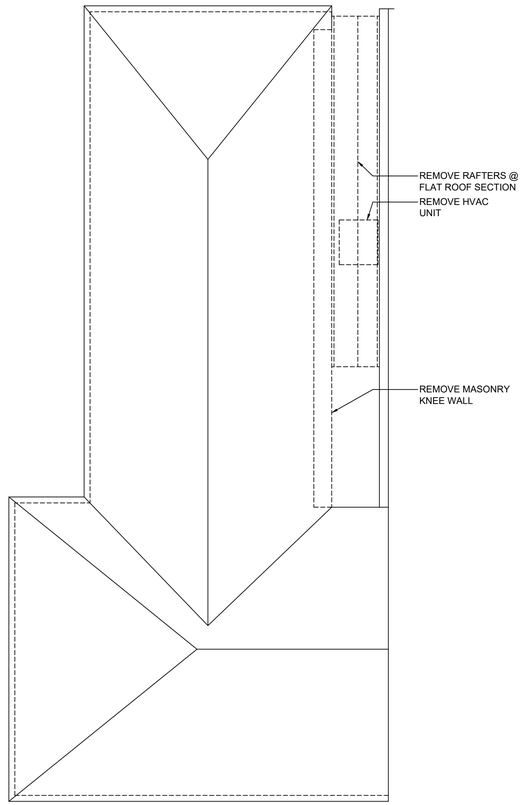
EVIOR ROAD, NW
GTON, DC 20007

OR PLANS

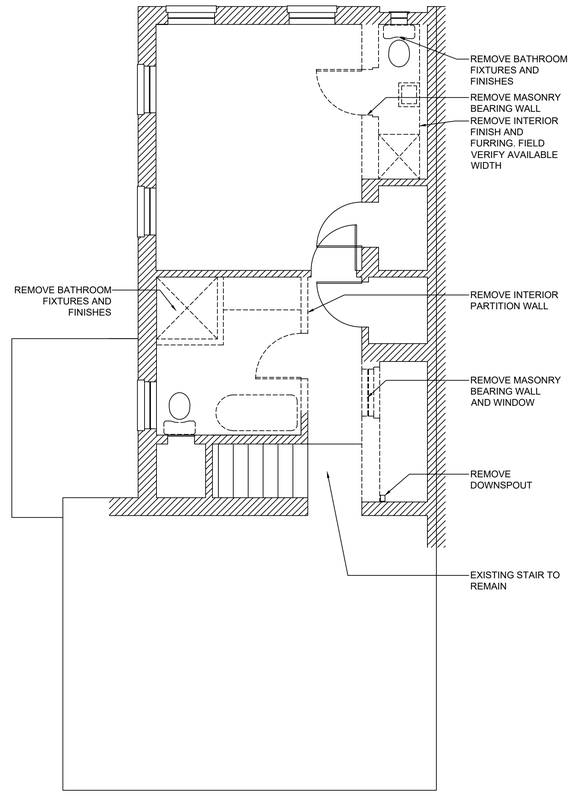


GENERAL DEMOLITION NOTES

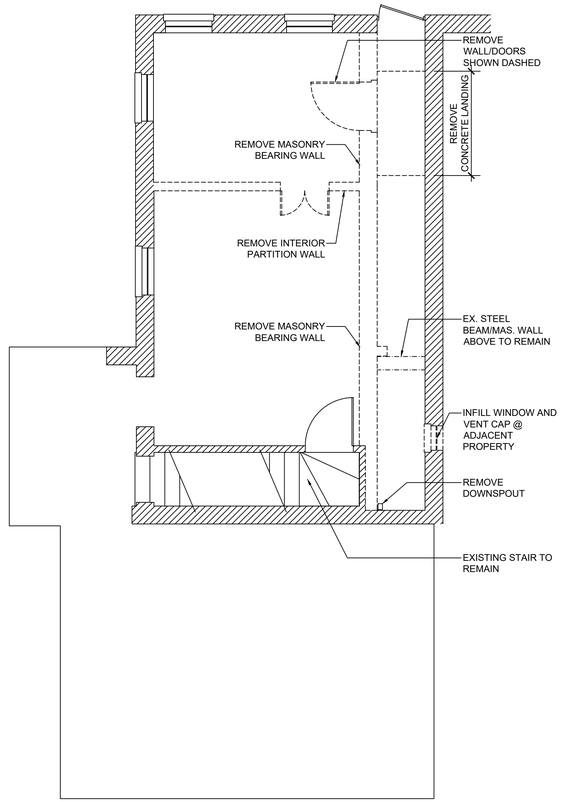
1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE PORTIONS OF THE BUILDING AS REQUIRED FOR THE NEW CONSTRUCTION OR AS MAY BECOME NECESSARY.
2. CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO DISPLACE OR DAMAGE THE EXISTING STRUCTURE OR FINISHES THAT ARE TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/REPLACE DAMAGED ITEMS WITH MATERIALS TO MATCH EXISTING.
3. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
4. AT THE COMPLETION OF THE DEMOLITION PHASE, THE CONTRACTOR SHALL CONFIRM ALL ASSUMED EXISTING CONDITIONS PRIOR TO COMMENCING NEW WORK.



3 ROOF DEMOLITION PLAN
1/4" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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1/4" = 1'-0"

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BLAND RESIDENCE
3216 RESEVIOR ROAD, NW
WASHINGTON, DC 20007

DEMOLITION PLANS AND NOTES

PERMIT 11.29.21

D001

5 20

0 10 1/4" GRAPHIC SCALE

ELECTRICAL SYMBOLS

- SWITCH, 3-WAY, DIMMER, AIR
- RECESSED LIGHT
- WALL MTD LIGHT
- CEILING FAN
- CEILING MTD LIGHT
- PENDANT LIGHT
- WALL WASHER
- STRIP LIGHT
- EXHAUST FAN
- EXHAUST FAN w/ LIGHT
- DUPLEX OUTLET, AFCI WHERE REQUIRED @ BEDROOMS
- FLOOR OUTLET
- GFCI OUTLET
- EXTERIOR OUTLET w/ COVER
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SPECIAL PURPOSE OUTLET

** PROVIDE IC RATED HOUSINGS WHERE REQUIRED.
** SMOKE ALARMS TO BE HARDWIRED AND INTERCONNECTED.
**PROVIDE POWER TO ALL EQUIPMENT.

Panel Schedule 3216 RESERVOIR ROAD NW - BLAND RESIDENCE — Planning Department

General Information

Panel ID:
Panel Location: BASEMENT
Fed From: 200 MCB

Breaker Details: (•) Main Breaker 200 Amps; ( ) Main Lugs Only; ( ) Fed-thru Lugs
Phase Type: (•) Single Phase; ( ) Three Phase
Voltage Type: (•) 120 / 240; ( ) 120 / 208; ( ) 277 / 480

Brkr	Pole	Wire (AWG)	Pipe Size	VA	Voltage	Description	Ckt	Ckt	Description	Voltage	VA	Pipe Size	Wire Size (AWG)	Pole	Brkr
20	1	12		1.6	120 / 240	RECEPT KITCHEN	1	2	REFRIG	120 / 240			#12	1	20
20	1	12		1.5	120 / 240	RECEPT KITCHEN	3	4	DISHWASHER	120 / 240			#12	1	20
20	1	12		1.5	120 / 240	GARBAGE DISPOSAL	5	6	RANGE	120 / 240			#6	2	50
15	1	14		1.2	120 / 240	FAMILY ROOM	7	8	RANGE	120 / 240			#6	2	50
15	1	14		1.2	120 / 240	EXTERIOR LIGHTS	9	10	(2ND) POWDER RM	120 / 240			#12	1	20
15	1	14		1.2	120 / 240	MASTER BEDRM	11	12	MASTER BATHRM	120 / 240			#12	1	20
15	1	14		1.2	120 / 240	OFFICE	13	14	GENERAL LIGHTS	120 / 240			#14	1	15
					120 / 240		15	16		120 / 240					
					120 / 240		17	18		120 / 240					
					120 / 240		19	20		120 / 240					
					120 / 240		21	22		120 / 240					
					120 / 240		23	24		120 / 240					
					120 / 240		25	26		120 / 240					
					120 / 240		27	28		120 / 240					
					120 / 240		29	30		120 / 240					
					120 / 240		31	32		120 / 240					
					120 / 240		33	34		120 / 240					
					120 / 240		35	36		120 / 240					
					120 / 240		37	38		120 / 240					
					120 / 240		39	40		120 / 240					
					120 / 240		41	42		120 / 240					

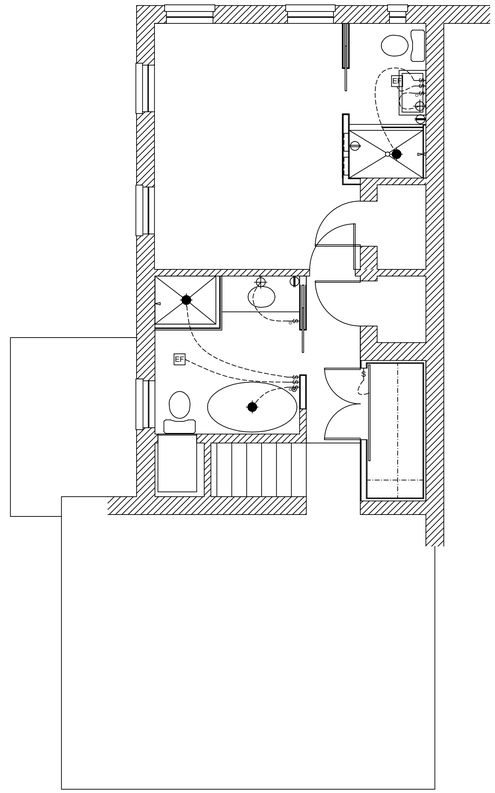
Notes
1) All Electrical Works Shall Be Done In Accordance With The Approved Drawings, The National Electrical Code And Current Local Electricity Laws And Regulations. Any Deviation From The Approved Drawings Shall First Be Approved By The Electrical Inspectorate. 2) All Electrical Works Is To Be Done In A Neat And Acceptable Manner. 3) Provide 4-Wire Branch Circuits For All Dryers, Ranges And Cook Tops. 4) All Switches / Receptacles Located In Bath Rooms To Have Ground Fault Protection. 5) No Mini- Breakers Are To Be Installed. 6) Provide Light And Receptacle In Attic For Servicing Equipment.

Questions or comments about this form? Contact charles.brown@dc.gov

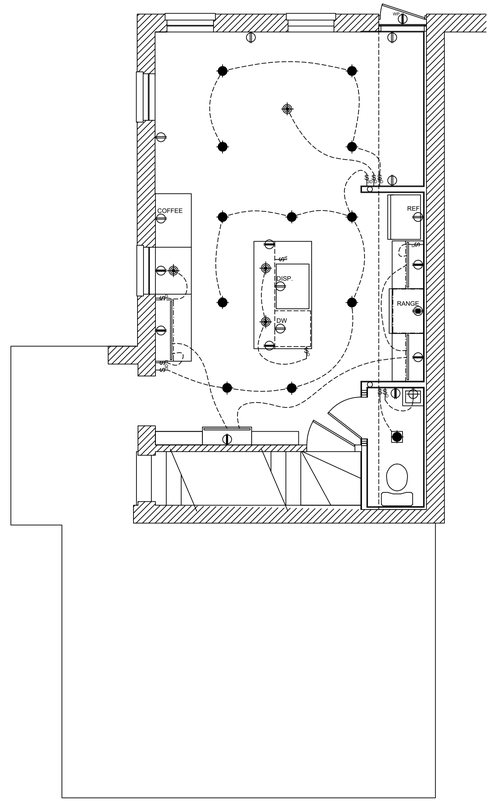
Print Form

3 PANEL SCHEDULE

NO SCALE



2 SECOND FLOOR LIGHTING LAYOUT PLAN
1/4" = 1'-0"



1 FIRST FLOOR LIGHTING LAYOUT PLAN
1/4" = 1'-0"

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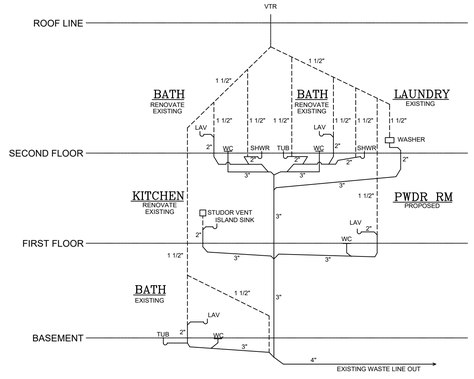
DISTRICT OF COLUMBIA
MARY ELIZABETH CRAVER
5275
LICENSED ARCHITECT

BLAND RESIDENCE
3216 RESEVIOR ROAD, NW
WASHINGTON, DC 20007

LIGHTING LAYOUT PLANS, PANEL SCHEDULE

PERMIT 11.29.21

E001



1 PLUMBING RISER DIAGRAM
NO SCALE

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WASHINGTON, DC 20007

PLUMBING RISER DIAGRAM

PERMIT 11.29.21

P001

Panel Schedule 3216 RESERVOIR ROAD NW - BLAND RESIDENCE

Planning Department

General Information

Panel ID:
Panel Location: BASEMENT
Fed From: 200 MCB

Breaker Details

(•) Main Breaker 200 Amps
( ) Main Lugs Only
(•) Fed-thru Lugs

Phase Type

(•) Single Phase
( ) Three Phase

Voltage Type

(•) 120 / 240 ( ) 120 / 208
( ) 277 / 480

Brkr	Pole	Wire (AWG)	Pipe Size	VA	Voltage	Description	Ckt	Ckt	Description	Voltage	VA	Pipe Size	Wire Size (AWG)	Pole	Brkr
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15	1	14		1.2	120 / 240	MASTER BEDRM	11	12	MASTER BATHRM	120 / 240			# 12	1	20
15	1	14		1.2	120 / 240	OFFICE	13	14	GENERAL LIGHTS	120 / 240			#14	1	15
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					120 / 240		19	20		120 / 240					
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					120 / 240		23	24		120 / 240					
					120 / 240		25	26		120 / 240					
					120 / 240		27	28		120 / 240					
					120 / 240		29	30		120 / 240					
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					120 / 240		33	34		120 / 240					
					120 / 240		35	36		120 / 240					
					120 / 240		37	38		120 / 240					
					120 / 240		39	40		120 / 240					
					120 / 240		41	42		120 / 240					

Notes

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Questions or comments about this form? Contact charles.brown@gov.ky

Print Form

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 14, 2021

Plat for Building Permit of :

SQUARE 1280 LOT 929

Scale: 1 inch = 20 feet

Recorded in Book A & T Page 3332 - G

Receipt No. 22-00233

Drawn by: A.S.

Furnished to: MARK J. CROSS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.

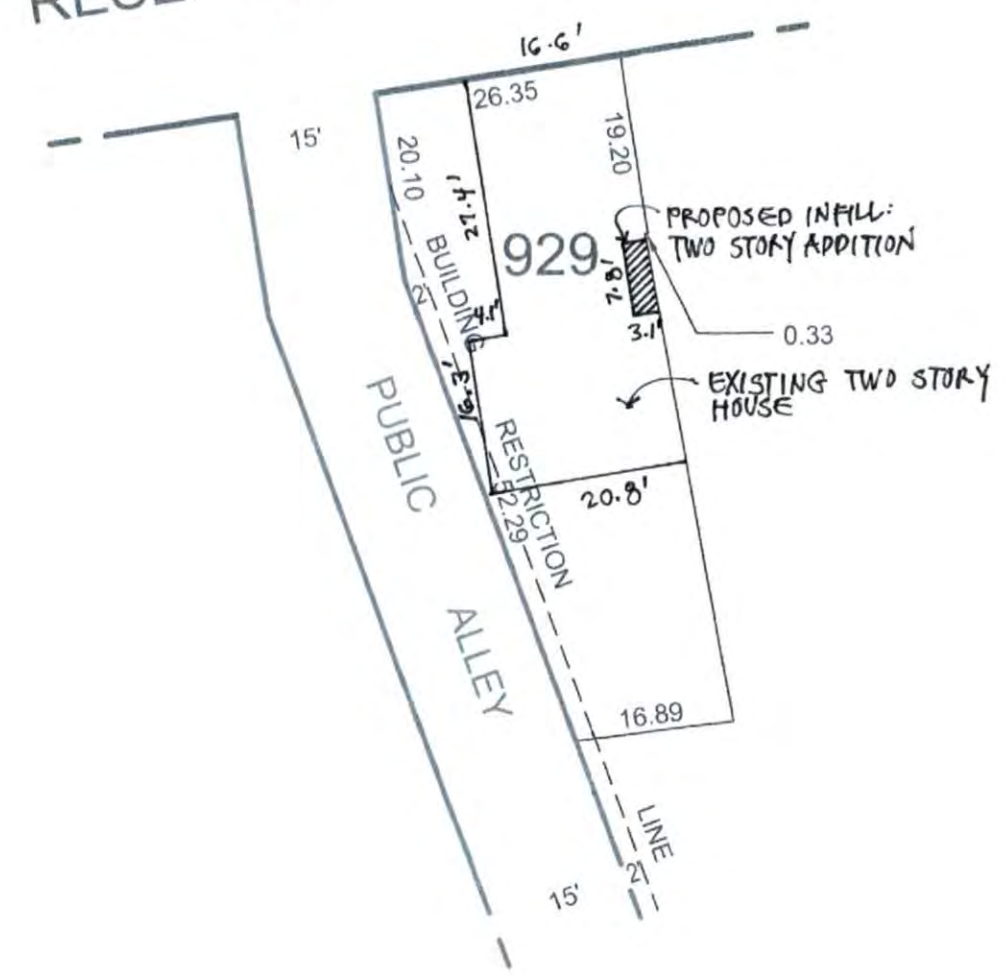
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B220213 ; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/~~have not~~ (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I ~~have~~/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

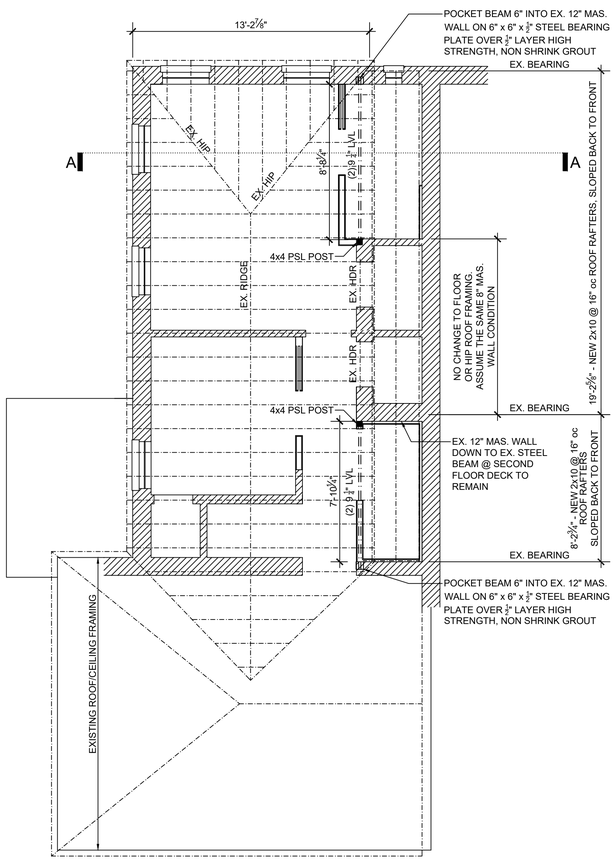
Signature: MJCI, INC
Date: 12/16/21
Printed Name: mark j. cross/mjci, inc Relationship to Lot Owner: contractor
If a registered design professional, provide license number _____ and include stamp below.

0 10 30 60 100

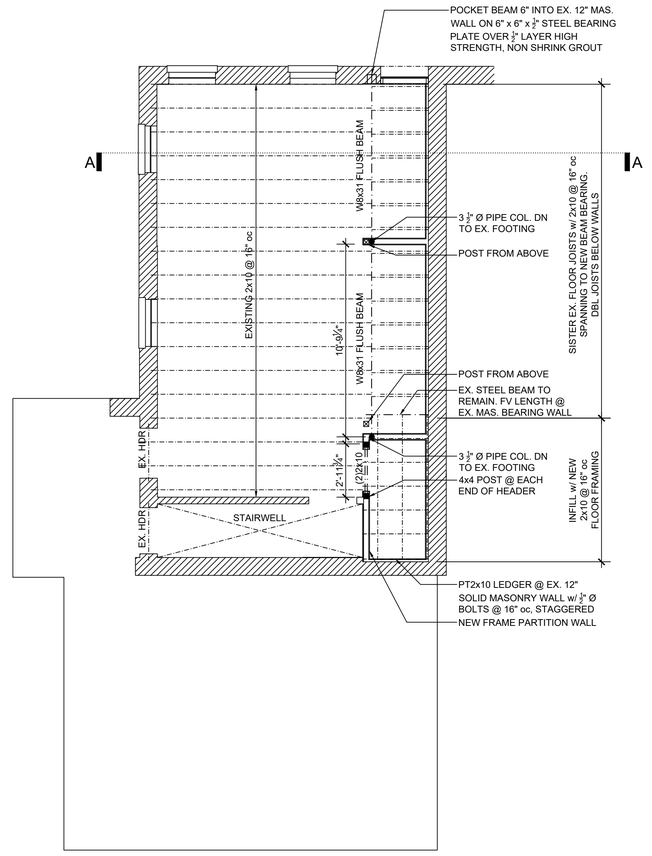
SCALE: 1:20

SQUARE 1280

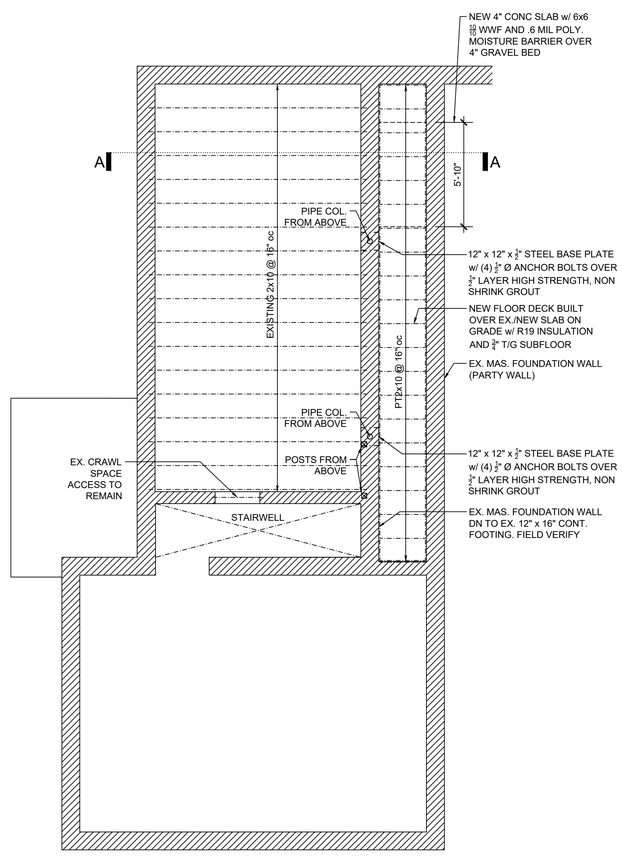




3 ROOF FRAMING PLAN
1/4" = 1'-0"



2 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION/FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

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FOUNDATION AND FRAMING PLANS

PERMIT 11.29.21

S001

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop downstairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by
		insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

BUILDING CODES

THE GOVERNING CODE IS INTERNATIONAL RESIDENTIAL CODE (IRC)-2015 EDITION AND/OR LOCAL CITY/COUNTY CODE AMENDMENTS AND/OR ORDINANCES.

ANY REVISION INITIATED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE SUBCONTRACTOR THAT DIRECTLY INFLUENCES OR CHANGES STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO FLOOR JOIST, BEAM OR HEADER SPANS, WALL HEIGHTS, BEAM OR HEADER SIZES, RELOCATION OF BEARING WALLS, FOOTING SIZES, ETC. AS INDICATED ON THESE DRAWINGS, THE ARCHITECT/ENGINEER. SHALL BE NOTIFIED IN WRITING INDICATING THE PROPOSED CHANGES FOR REVIEW.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE READ OR CALCULATED. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.

ALL DIMENSIONS AT EXISTING WORK ARE TO FINISH FACE (FF), AT NEW EXTERIOR WORK TO FACE OF SHEATING (FOSH), AND AT NEW INTERIOR WORK TO FACE OF STUD (FOS), UNLESS OTHERWISE NOTED. DIMENSIONAL ADJUSTMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: CENTER LINE (℄), FACE OF CONCRETE (FOC) AND FACE OF MASONRY (FOM)

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS WHICH COULD AFFECT THEIR WORK.
THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, CONSTRUCTION PROCEDURES, FABRICATION PROCESS, COORDINATION OF WORK WITH OTHER TRADES AND JOB SITE SAFETY.
TEMPORARY BRACING, SHEATHING, SHORING ETC. REQUIRED TO INSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDING, SIDEWALLS, UTILITIES ETC. DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

DESIGN LOADS

GRAVITY LOAD

ROOF LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 17 PSF
FLOOR DEAD LOAD = 10 PSF
FLOOR LIVE LOAD = 30 PSF (SLEEPING AREAS)
= 40 PSF (ALL OTHERS)
GROUND SNOW LOAD (Pg) = 30 PSF
EXPOSURE FACTOR (Ce) = 1.00
THERMAL FACTOR (Ct) = 1.00
IMPORTANCE FACTOR (I) = 1.00
FLAT ROOF SNOW LOAD (Pf) = 21 PSF
SNOW DRIFT CALCULATIONS PER ASCE7-05.

ALLOWABLE DEFLECTION FACTOR FOR

ROOF
LIVE LOAD = L/360
TOTAL LOAD = L/240

FLOORS & DECKS
LIVE LOAD = L/480
TOTAL LOAD = L/360

WIND LOAD
FASTEST MILE WIND SPEED = 76 MPH
WIND SPEED = 115 MPH
EXPOSURE = B

CONCRETE

ALL CONCRETE FOR FOOTINGS, FOUNDATION WALLS, RETAINING WALLS, AND FLOOR SLABS ON GRADE SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

BASEMENT/FOUNDATION WALLS : 3,000 PSI
FOOTINGS : 3,000 PSI
BASEMENT SLABS : 3,000 PSI SLAB EXPOSED TO WEATHER: 3,500 PSI

ALL CONCRETE EXPOSED TO THE WEATHER AND SUBJECT TO FREEZING AND THAWING IN A MOIST WET CONDITION OR DEICING CHEMICALS SHALL BE AIR ENTRAINED, THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT (5%) OR MORE THAN 7 PERCENT (7%) w/ fc AT 28 DAYS : 3,500 PSI & MAXIMUM WATER CEMENT RATIO OF 0.45.

ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM INDUSTRY STANDARD PRACTICES.
EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR ANY OTHER IRREGULARITIES WILL BE ACCEPTABLE.

FOUNDATIONS & FOUNDATION WALLS

STRUCTURAL CONCRETE FOOTINGS (INCLUDING RETAINING WALLS) ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUNDED IN GRANULAR FILL. FOOTINGS SHALL EXTEND MINIMUM 24" FROST DEPTH BELOW THE EXTERIOR FINISH GRADE OR TO BEARING SOIL WHICHEVER IS GREATER. ELEVATIONS AT THE TOP OF FOOTINGS SHALL NOT BE HIGHER THAN THOSE INDICATED ON THE CIVIL, ARCHITECTURAL OR STRUCTURAL DRAWINGS.

CONCRETE MASONRY UNIT

A. ALL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF IRC 2012 AND ACI 530/530.1-05
B. MASONRY UNIT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNIT" (fm =1500 PSI)
C. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-270, TYPE "M" OR "S"
D. GROUT FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-476 FOR COARSE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER.MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 5'-0". STAY EACH END OF EACH VERTICAL REBAR USING SINGLE WIRE AND LOOP TYPE TIES.
E. REINFORCING STEEL SHALL BE CONFIRM TO ASTM A-615 GRADE 60. PROVIDE 30xDIA SPLICE LENGTH FOR REBARS U.N.O.
F. PROVIDE VERTICAL EXPANSION JOINTS IN ALL MASONRY WALLS @ 30'-0" O.C.
G. BRICK VENEER INSTALLATION TO COMPLY W/ BRICK INDUSTRY ASSOCIATION (B.I.A.) LATEST TECHNICAL REPORT

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. ALL REINFORCING BAR DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF BARS, UNLESS OTHERWISE NOTED. ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES, (ACI 318-05). REINFORCED STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE CLEAR CONCRETE COVER PROVIDED FOR REINFORCEMENT SHALL BE:

A. CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH :3"
B. EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS :2"
#5 BARS AND SMALLER :1.5"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND (SLABS AND WALLS) :0.75"
D. BEAMS, GIRDERS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS :1.5"

STEEL REINFORCING REQUIREMENTS IN CONCRETE FLOOR SLABS SHALL BE AS REQUIRED BY CODE AND/OR LOCAL JURISDICTIONS, OR PER SITE CONDITIONS.

CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM 3,500 PSI, AIR ENTRAINED, 4" THICK WITH #4 BARS AT 12" O.C. EACH WAY WITH 6" x 6" - W1.4 x W1.4 WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL ENGINEER BASED ON SITE CONDITIONS.

STRUCTURAL STEEL

ALL STEEL SHALL BE ASTM, A-441 MINIMUM, Fy=50 KSI UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL CONNECTIONS SHALL BE WELDED OR BOLTED. SHOP AND FIELD FASTENERS SHALL BE ASTM A-325 HSB (HIGH STRENGTH BOLTS). IN FRICTION TYPE CONNECTIONS USE "TURN-OF-NUT" METHOD IN TIGHTENING ALL BOLTS.

HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE STANDARD ANGLE WALL ANCHORS FOR BEAMS RESTING ON MASONRY.

STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC MANUAL. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

W8 AND SMALLER BEAMS : A36 (Fy = 36 KSI)
OTHER BEAM AND COLUMNS : A572-GR50 (Fy = 50 KSI)
STEEL PLATE, CHANNELS AND ANGLES : A36 (Fy = 36 KSI)
STRUCTURAL PIPES AND TUBES : A500-GRADE "B" (Fy = 46 KSI)
ANCHOR BOLTS : A307
HIGH STRENGTH BOLTS : A325

BOLTED CONNECTIONS TO USE A32.5-TYPE N, HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS TIGHTENED TO A SNUG TIGHT CONDITION IN ACCORDANCE WITH RCSC SPECIFICATIONS.

BOLTS IN MOMENT CONNECTIONS AND WIND RESISTING FRAMES SHALL BE ASTM A325-TYPE SC (SLIP CRITICAL). SLIP CRITICAL CONNECTIONS SHALL HAVE CONTACT SURFACES MEETING CLASS A SURFACE CONDITIONS BOLTS SHALL BE TENSIONED.

SHOP CONNECTIONS TO BE WELDED OR BOLTED. FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SHOWN. BOLT HOLES TO BE STANDARD ROUND HOLES (d+1/16") UNLESS OTHERWISE NOTED. SHORT SLOTS SHALL BE PERMITTED NORMAL TO THE LOAD DIRECTION IN SLIP CRITICAL AND BEARING TYPE CONNECTIONS AS PER AISC REQUIREMENTS.

ALL WELDING WORK SHALL BE PERFORMED PER SPECIFICATIONS AND GUIDELINES OF AMERICAN WELDING SOCIETY.

STRUCTURAL LUMBER

STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2005 (OR MOST CURRENT) EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL STRUCTURAL FRAME MEMBERS SHALL BE ONE OF THE FOLLOWING MINIMUM VALUES. UNLESS OTHERWISE NOTED:

TYPE OF WOOD	Fb	Ft	Fv	$Fc_{\perp}$	$Fc_{\parallel}$	E	Emin.
HEM FIR #2	850	525	150	405	1300	1,300,000	470,000
SPF #1/#2	875	450	135	425	1150	1,400,000	510,000
SPF STUD GRADE	675	350	135	425	725	1,200,000	440,000
SP #2 (2" TO 4" WIDE)	1500	825	175	565	1650	1,600,000	580,000
SP #2 (5" TO 6" WIDE)	1250	725	175	565	1600	1,600,000	580,000
MICROLLAM LVL GRADE = 1.9E	2600	-	285	750	2510	1,900,000	-

NOTATIONS

Fb ALLOWABLE BENDING IN psi
Ft ALLOWABLE TENSION (parallel to grain) IN psi
Fv ALLOWABLE SHEAR (parallel to grain) IN psi
$Fc_{\perp}$ ALLOWABLE COMPRESSION (perpendicular to grain) IN psi
$Fc_{\parallel}$ ALLOWABLE COMPRESSION (parallel to grain) IN psi
E MODULUS OF ELASTICITY IN psi

PROVIDE 3/4" TONGUE AND GROOVE PLYWOOD (APA RATED STRUD-I-FLOOR) GLUED AND NAILED TO THE FLOOR JOISTS TO MEET THE AMERICAN PLYWOOD ASSOCIATION (APA) APPROVED GLUED FLOOR SYSTEM, UNLESS OTHERWISE SPECIFIED.

PROVIDE BLOCKING FOR HARDWOOD FLOORING @ ALL FLOOR JOISTS.

LUMBER EXPOSED TO THE ELEMENTS AND/OR IN CONTACT WITH MASONRY, INCLUDING BUT NOT LIMITED TO: POSTS, BEAMS, DECKING, DECK, FRAMING LEDGERS, ETC. SHALL BE PRESSURE TREATED PER IRC SECTION R319. ALL FASTENERS SHALL BE PER IRC SECTION R319.3.

REQUIRED POST SIZES FROM POINT LOADS AT GIRDER TRUSS BEAM AND/OR HEADER END LOCATIONS SHALL BE CONTINUOUS, BEARING ONTO BEAMS OR CONTINUOUS TO FOOTINGS AS INDICATED. PROVIDE SQUASH BLOCKS BETWEEN FLOOR FRAMING AS NECESSARY OR REQUIRED.

STRUCTURAL CONNECTORS INDICATED ON THESE DOCUMENTS SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY, INC., PROVIDE JOIST HANGERS AT EACH END OF ALL FLOOR JOISTS, AND/OR BEAMS FLUSH WITH ADJACENT BEAMS, HEADERS. PROVIDE COLUMN CAPS AND POST BASES AT ALL STRUCTURAL LOAD BEARING WOOD BEAMS, INCLUDING EXTERIOR DECKS.

STRUCTURAL LUMBER, CONT.

STRUCTURAL MEMBERS INDICATED ARE REQUIRED MINIMUM SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRAMING MEMBERS AS NECESSARY OR REQUIRED WITHOUT ADDITIONAL STRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

FLUSH BEAMS INDICATED MAY BE DROPPED AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION. VERIFY AND COORDINATE WITH ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR COMPATIBILITY PRIOR TO INSTALLATION.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) LEVEL BY WEYERHAEUSER. IF THE SPECIFIED MATERIAL IS SUBSTITUTED WITH ANOTHER PRODUCT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

NOTCHES IN THE TOP AND BOTTOM OF DIMENSIONAL LUMBER JOISTS SHALL NOT EXCEED 1/6 OF THE DEPTH OF THE JOIST, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD (1/3) OF THE SPAN. NOTCHES AT THE JOIST ENDS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES THROUGH THE JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE JOIST. THE HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE JOIST DEPTH.

ALL INTERIOR WALLS SHALL BE MINIMUM 2X4 (SPF STUD GRADE) @ 16" oc WITH ½" THICK GWB (UNBLOCKED) ON MIN. ONE FACE w/ 5d COOLER NAILS @ 4" oc TO STUDS, TOP AND BOTTOM PLATES.

INSTALL CROSS-BRIDGING OR SOLID BLOCKING BETWEEN FLOOR JOISTS @ 8'-0" O.C. MAXIMUM AS REQUIRED BY CODE OR THE FLOOR JOIST MANUFACTURER.

ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE, OR SHALL BE PRESSURE TREATED.

NAILING SCHEDULE

REFER IRC 2015, TABLE R602.3(1) FOR FASTENER SCHEDULE

INTERIOR WALL CONSTRUCTION

REFER TO WALL SCHEDULE ON DRAWINGS FOR WALL TYPE COMPONENTS AND INFORMATION. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

WALLS SCHEDULED TO RECEIVE CERAMIC TILE IN WET LOCATIONS (SHOWERS) SHALL BE PROVIDED WITH TILE BACKER BOARD (DUROC) IN LIEU OF STANDARD DRYWALL. WATER RESISTANT DRYWALL (GREENBOARD) SHALL NOT BE ACCEPTABLE FOR TILE BACKING.

PROVIDE WATER RESISTANT DRYWALL (GREENBOARD) AT ALL DAMP LOCATIONS. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

DRYWALL CEILINGS SHALL BE 1/2", GLUED AND SCREWED TO JOISTS/TRUSSES. SHIM AS REQUIRED TO ACHIEVE A LEVEL CEILING. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

AIR BARRIER AND INSULATION INSTALLATION

1 A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE PER THE MANUFACTURERS RECOMMENDATIONS AND PER TABLE 402.4.1.1, SHEET 001.
BREAKS AND JOINTS IN THE AIR BARRIER SHALL BE SEALED.
CORNERS AND HEADERS SHALL BE INSULATED. THE JUNCTION AT THE SILL PLATE AND FOUNDATION, AND THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.
EXTERIOR THERMAL ENVELOPE INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING SHALL BE SEALED.
RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
BATT INSULATION SHALL BE INSTALLED TO FIT NEATLY AROUND WIRING AND PLUMBING IN EXTERIOR WALLS AND SHALL EXTEND BEHIND PIPING AND WIRING.
THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
ALL WALL AND CEILING INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH LABELED R-VALUES VISIBLE.
PROVIDE BAFFLE OVER AIR PERMEABLE INSULATION ADJACENT TO SOFFIT AND EAVE VENTS.

WINDOWS

GLAZING SHALL MEET OR EXCEED U-FACTOR OF 0.35 AND SHGC VALUE OF 0.4. U-FACTORS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC.
FENESTRATION SHALL NOT EXCEED 0.3 CFM/ft2 PER NFRC 400.

ELECTRICAL

ELECTRICAL SUBCONTRACTOR TO PROVIDE ANY DRAWINGS REQUIRED FOR LOCATIONS AND TYPES OF ELECTRICAL, TELEPHONE, AND CABLE OUTLETS REQUIRED FOR THE PROJECT.
ALL SMOKE ALARMS SHALL BE INSTALLED, INTERCONNECTED AND HARDWIRED PER IRC SECTION R313.
RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED AND SEALED TO THE GYPSUM WALL BOARD.
IC RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT THE HOUSING/INTERIOR FINISH AND LABELED TO INDICATE < 2 CFM LEAKAGE AT 75 Pa.
INSTALL HIGH EFFICIENCY LAMPS IN ALL NEW, PERMANENT LIGHT FIXTURES.

MECHANICAL

HVAC SUBCONTRACTOR SHALL PROVIDE ANY ADDITIONAL REQUIRED CALCULATIONS AND/OR DRAWINGS REQUIRED BY BUILDING OFFICIALS HAVING JURISDICTION OVER THE PROJECT.
HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR GYPSUM WALL BOARD.
1 ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED.
ALL NEW EXHAUST VENTS TO HAVE AUTOMATIC DAMPERS.

PLUMBING

REFER TO DRAWINGS FOR THE TYPES AND LOCATION OF NEW PLUMBING FIXTURES REQUIRED.
THE PLUMBING SUBCONTRACTOR SHALL PROVIDE NEW DOMESTIC WATER SUPPLY, WASTE, AND VENT LINES AS REQUIRED FOR THE INSTALLATION OF NEW PLUMBING FIXTURES.
PLUMBING HOT WATER PIPES SHALL BE INSULATED MIN. R-3.

SCOPE OF WORK

1. FIRST/SECOND FLOOR: ADDITION/ENCLOSURE PORTIONS OF EXISTING OPEN SPACE @ INTERIOR - SEE ZONING APPROVAL.
2. INTERIOR ALTERATIONS.

DRAWING INDEX

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DISTRICT OF COLUMBIA
MARY ELIZABETH CRAVER
5275
LICENSED
ARCHITECT

BLAND RESIDENCE
3216 RESEVIOR ROAD, NW
WASHINGTON, DC 20007

CODE INFO, GENERAL NOTES, SCOPE OF WORK, DRAWING INDEX

PERMIT 11.29.21
1 REV 1: 1.17.22

001

Zoning Map of the District of Columbia

N

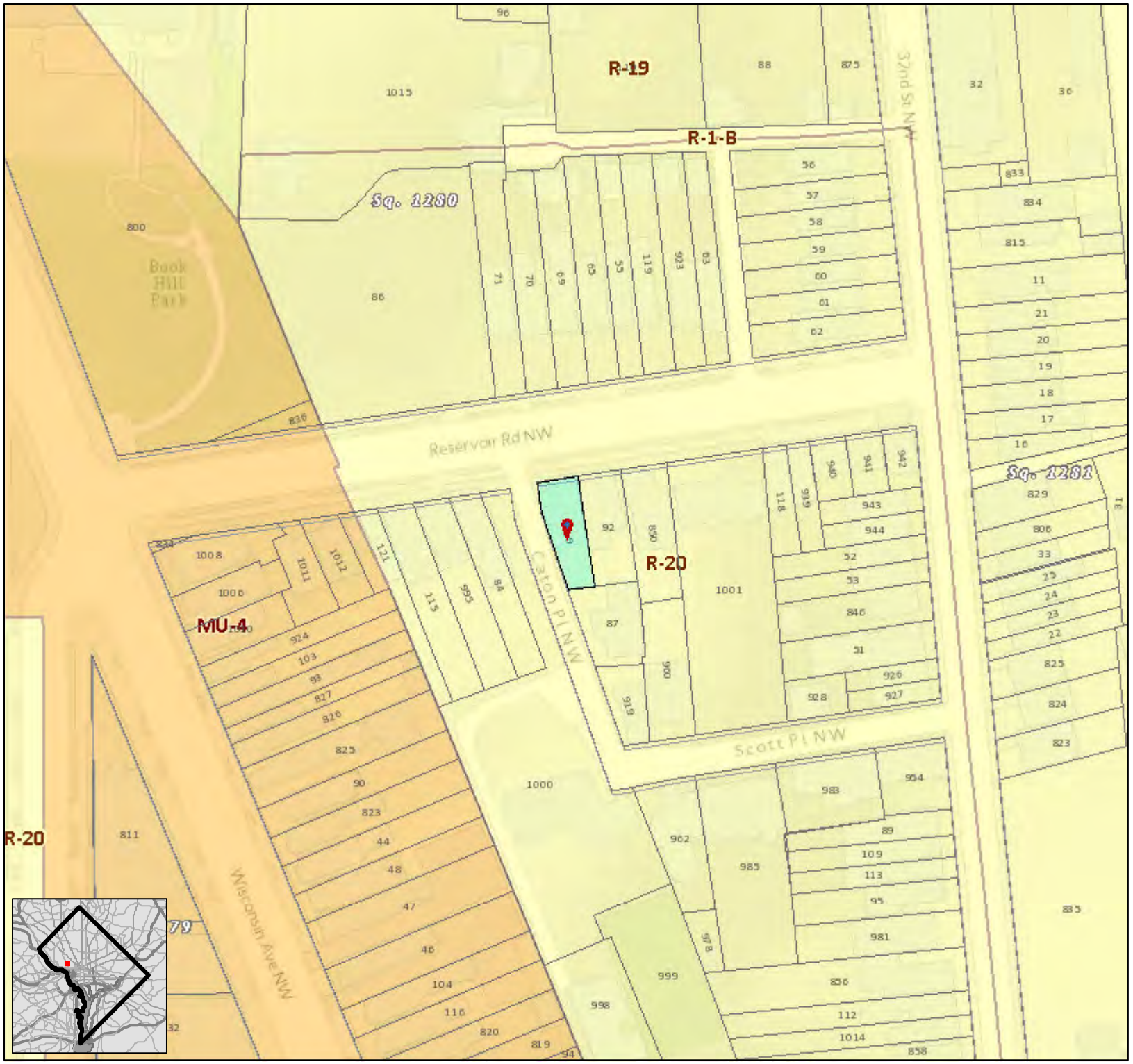
0 50 100

Feet

Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO)
Exported on: 4/22/2021

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,
441 4th St NW. Suite 200 South, Washington, DC 20001
202-727-6311 | dcoz@dc.gov



Zoning Map of the District of Columbia

N

0 50 100

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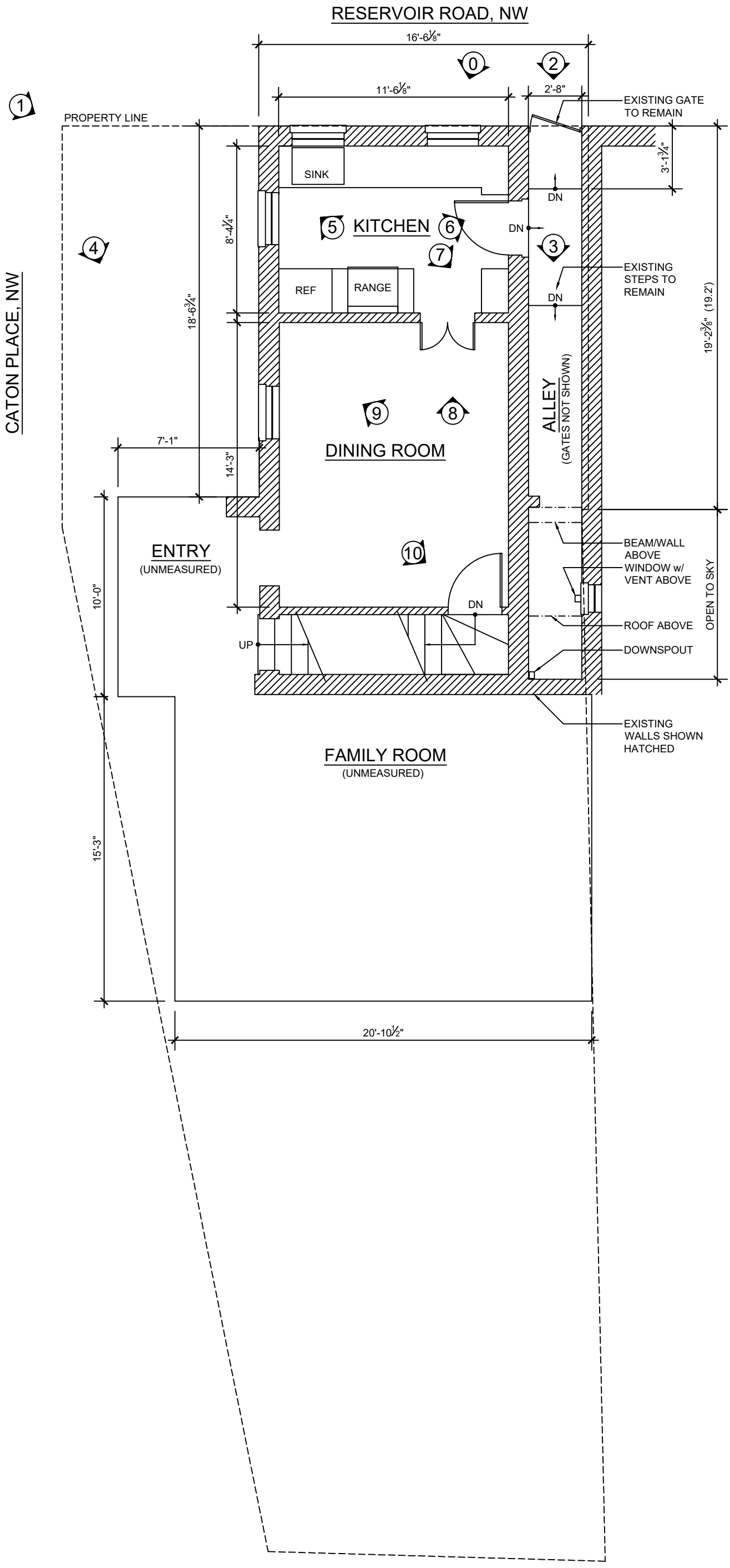
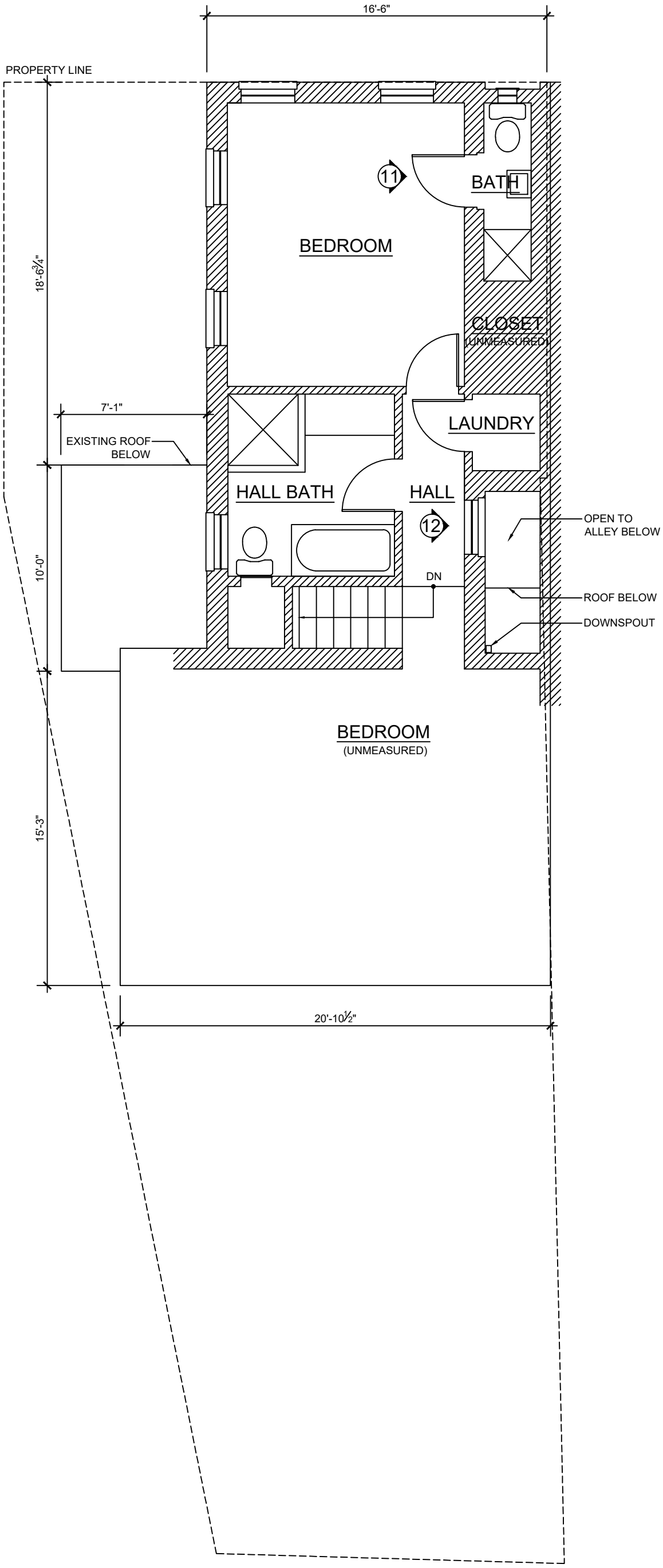


1 EXISTING FIRST FLOOR PLAN

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

BLAND RESIDENCE 3216 RESERVIOR RD NW, WASHINGTON DC 20007 4.21.2021

2 SEE PHOTOS FOR PLAN LOCATION AND VIEW ORIENTATION

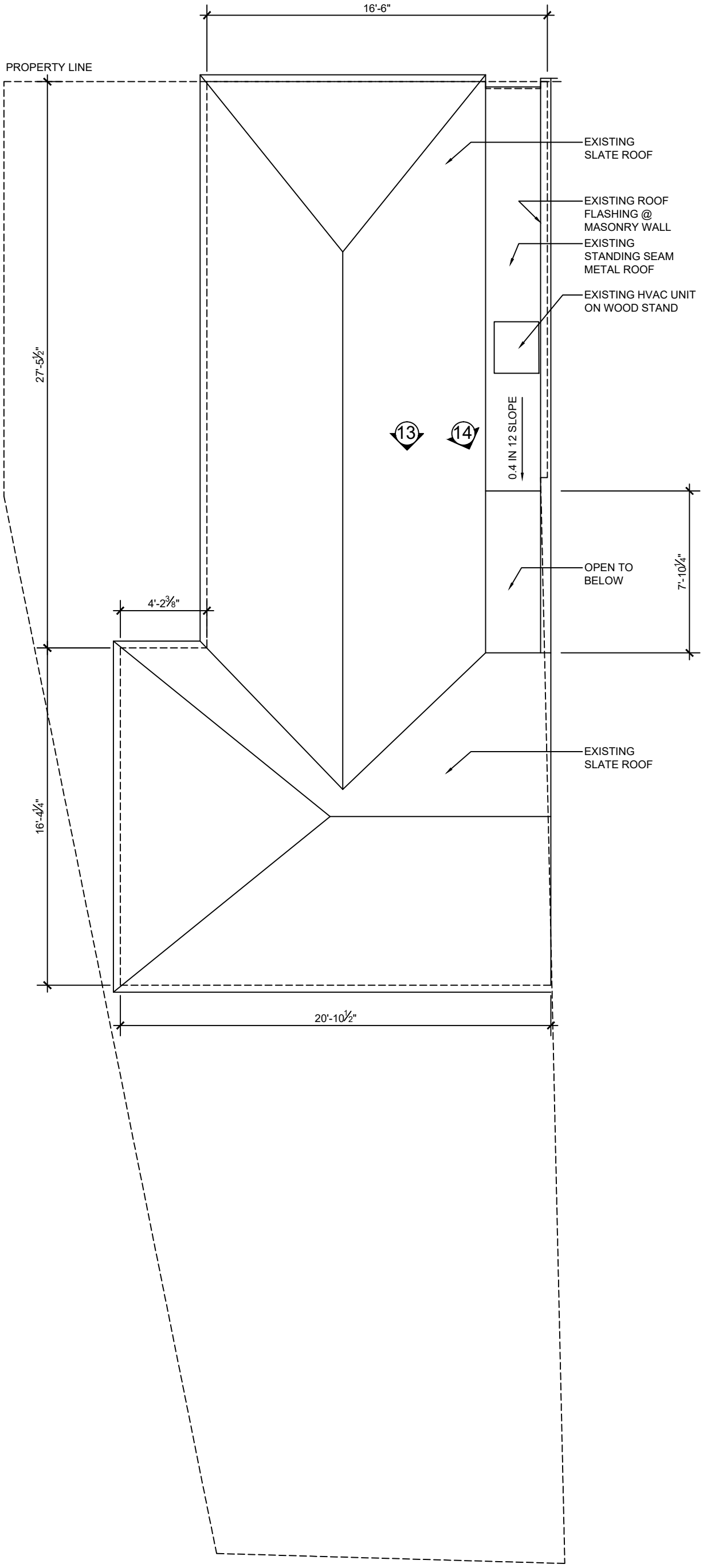


2 EXISTING SECOND FLOOR PLAN

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

BLAND RESIDENCE 3216 RESERVIOR RD NW, WASHINGTON DC 20007 4.21.2021

2 SEE PHOTOS FOR PLAN LOCATION AND VIEW ORIENTATION



3 EXISTING ROOF PLAN

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

BLAND RESIDENCE 3216 RESERVIOR RD NW, WASHINGTON DC 20007 4.21.2021

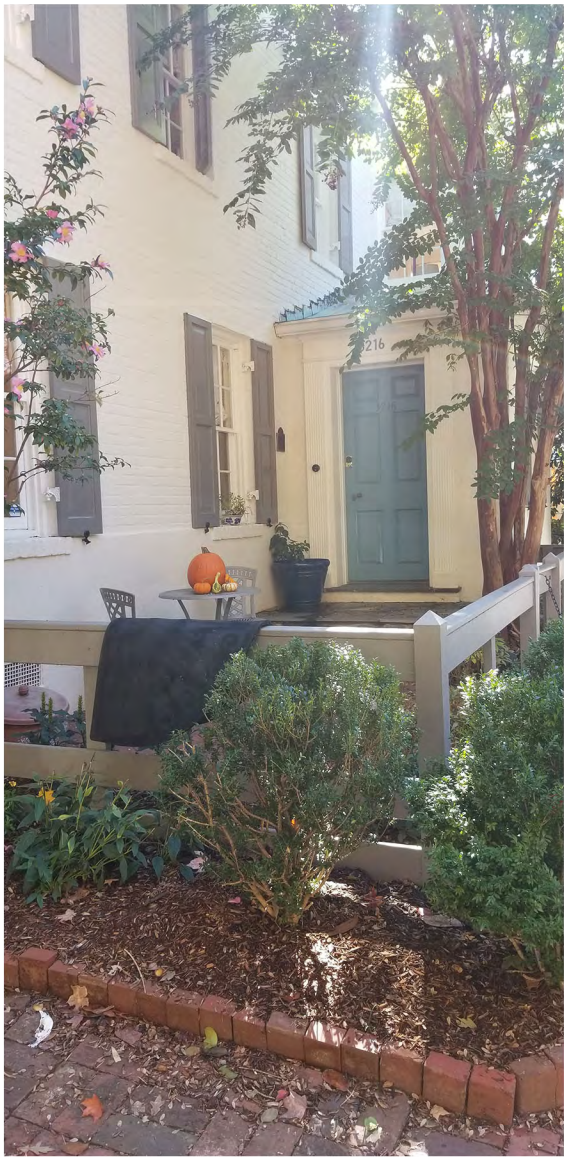
2 SEE PHOTOS FOR PLAN LOCATION AND VIEW ORIENTATION

0. Exterior: Front from Reservior Road, NW

1. Exterior: Front and side view at corner of Reservior Rd NW and Caton Place NW

2. Exterior: Existing Alley Gate

3. Exterior: Alley



4. Exterior: Entry Door from Caton Place, NW

5. Interior:Kitchen NW corner

6. Interior: Kitchen Alley Door

7. Interior: Kitchen door to Dining

8. Interior: Dining to Kitchen

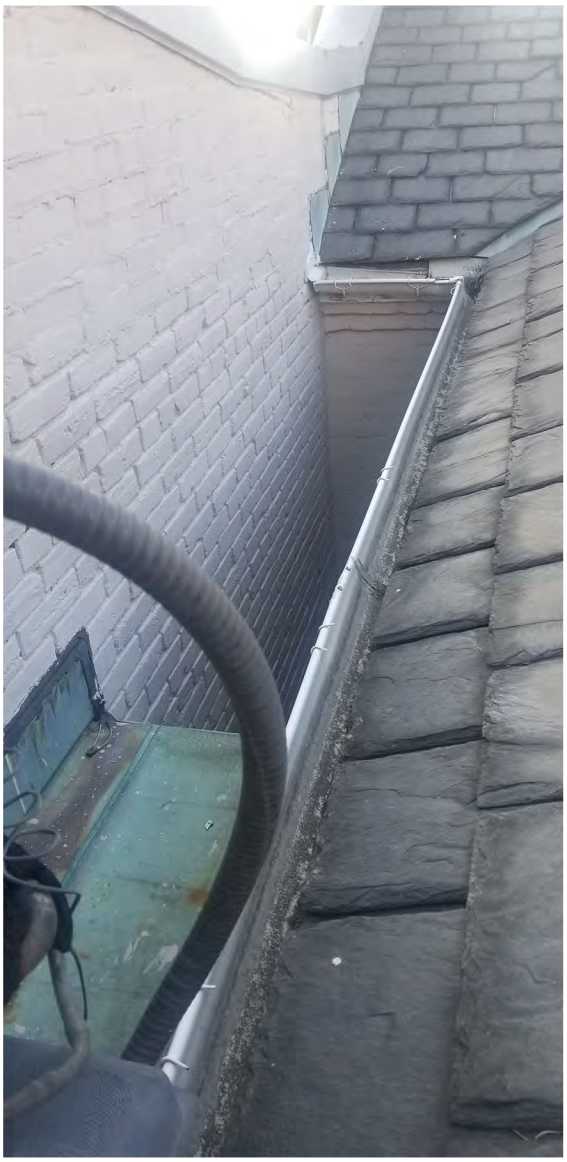
9. Interior: Dining Room

10. Interior: Dining Room

11. Interior: Second Floor Bath

12. Interior: Second Floor Hall

13. Exterior: Slate Roof



14. Metal Roof, Slate Roof and Opening to Alley