1203 GOOD HOPE ROAD

1203 Good Hope Road, SE
Anacostia
Washington, D.C. 20020

STABILIZATION

ISSUE FOR CONSTRUCTION

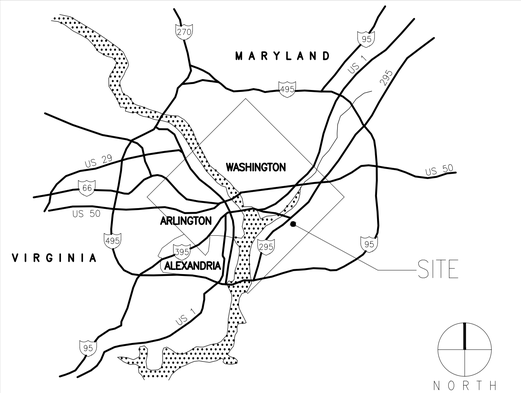
MAY 04, 2016

PREPARED FOR:
THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ARCHITECTS
SORG ARCHITECTS
918 U Street, NW
Washington, DC 20001

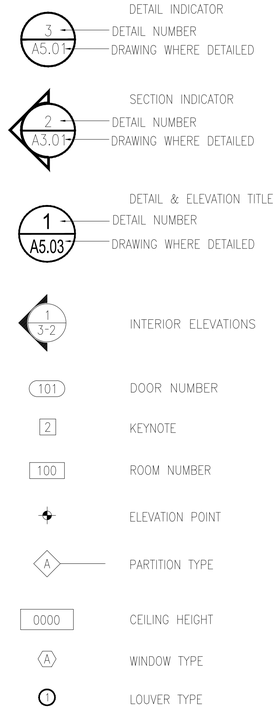
Silman Structural Engineers.
1053 31st Street, NW
Washington, DC 20007

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND



ABBREVIATIONS

AC	ACOUSTIC
ALUM	ALUMINUM
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
&	AND
@	AT
BD	BOARD
BLKG	BLOCKING
CAB	CABINET
CER	CERAMIC
℄	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL
ø	DIAMETER
DIM/DIMS	DIMENSION(S)
DN	DOWN
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL
EXIST	EXISTING
EXPS	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH(ED)
FL	FLOOR(ING)
FLUOR	FLUORESCENT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS/GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HVAC UNIT
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KD	KNOCKDOWN
LAV	LAVATORY
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NAT	NATURAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
PVC	POLYVINYL CHLORIDE
PLY	PLYWOOD
QT	QUARRY TILE
R	RISER/RADIUS
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RD	ROOF DRAIN
RO	ROUGH OPENING
SAFB	SOUND ATTENUATION FIRE BATT
SEC	SECTION
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VB	VINYL BASE
W	WIDE / WIDTH
WD	WOOD

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION ARE TO BE NEW UNLESS OTHERWISE INDICATED.

2. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FINISHED FACE.

3. GENERAL CONTRACTOR TO VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION, FABRICATION OF ANY ITEM. ANY DISCREPANCY FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION. THIS WORK TO BE COORDINATED WITH THE BUILDING MANAGER. THE GENERAL CONTRACTOR SHALL NOTIFY THE C.O.R. OF ANY INTERRUPTION TO THE BUILDING SERVICE AT LEAST 48 HOURS PRIOR TO THE BREAK IN SERVICE.

5. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL AND STRUCTURAL TRADES.

6. THE FABRICATION AND/OR CONSTRUCTION OF ANY ITEM WITHOUT THE APPROPRIATE APPROVED SHOP DRAWING(S) AS CALLED FOR IN THE SPECIFICATIONS IS AT THE GENERAL CONTRACTOR'S RISK.

7. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS. DO NOT PROCEED WITH ANY WORK WITHOUT REFERRING TO ALL DOCUMENTS AFFECTING WORK IN ALL DISCIPLINES.

8. CONFLICTS BETWEEN WORK IN ANY AREA FOR LACK OF COORDINATION ARE UNACCEPTABLE.

9. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE INSTALLATION SHALL BE IN SUCH A MANNER THAT ALL WARRANTIES, GUARANTEES AND OTHER PERFORMANCE CRITERIA EXPRESSED OR IMPLIED ARE VALID AND NOT COMPROMISED BY THE WORK.

10. SECTIONS AND DETAILS ARE DRAWN TO SHOW TYPICAL CONDITIONS; SEE THE PLANS AND THE ELEVATIONS FOR THE EXTENT OF THE WORK. THE SECTION OR DETAIL REFERENCES SHOWN ON THE DRAWINGS IS ONLY WHERE THE SECTION OR DETAIL WAS TAKEN AND DOES NOT INDICATE THE EXTENT OF THE WORK.

11. FOR NOTES WHERE INFORMATION IS NOT SPECIFICALLY CALLED OUT IN DETAIL OR SECTION, REFER TO SIMILIAR SECTIONS AND DETAILS FOR APPROPRIATE NOTES.

12. THE OWNER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS AS SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

13. TESTING HAS BEEN CONDUCTED FOR ASBESTOS, LEAD CONTAINING MATERIALS, AND OTHER HAZARDOUS ITEMS. REMEDIATION PROCEDURES AND SCOPE OF WORK FOR THIS WORK IS UNDER SEPERATE COVER, IF ANY ADDITIONAL HAZARDOUS MATERIALS NOT SHOWN IN THE REPORT ARE ENCOUNTERED PRIOR TO OR DURING THE DEMOLITION PROCESS THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVANCE, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION PERTAINING TO THE HAZARDOUS MATERIALS ENCOUNTERED.

INDEX OF DRAWINGS

GENERAL
G0.01 COVER SHEET & PROJECT INFORMATION

ARCHITECTURAL
A1.01 PLANS
A2.01 ELEVATIONS

STRUCTURAL
S0.00 GEN. STRUCT. NOTES & ABBREVIATIONS
S1.00 GROUND LVL AND ROOF FRAMING PLAN
S2.00 DETAILS

CODE ANALYSIS

APPLICABLE CODES

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCBC), WHICH ADOPTS AND AMENDS (12 DCMR A) THE 2102 INTERNATIONAL BUILDING CODE (IBC)

2013 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCEBC) WHICH ADOPTS AND AMENDS (12 DCMR J)THE 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2013 DISTRICT OF COLUMBIA FIRE CODE (DCFC), WHICH ADOPTS AND AMENDS (12 DCMR H) THE 2012 INTERNATIONAL FIRE CODE (IFC).

2013 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMC), WHICH ADOPTS AND AMENDS (12 DCMR E) THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)

BUILDING ADDRESS
1203 GOOD HOPE ROAD, SE
ANACOSTIA
WASHINGTON, DC 20020

LOT SIZE	1754 SF
BUILDING AREA	583 SF
NUMBER OF STORIES	1 STORY

THIS PROJECT IS FOR THE STABILIZATION OF THE EXISTING STRUCTURES ONLY, THEY WILL NOT BE OCCUPIED AT THE COMPLETION OF CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY WILL NOT BE APPLIED FOR. NO CHANGE TO EXISTING USE, OCCUPANCY OR EGRESS. THE EXISTING BUILDING IS UNOCCUPIED.

REVISIONS

DATE	DESCRIPTION
10.02.2015	PERMIT SET
02.05.2016	REVISED PERMIT SET
05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

SEAL

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1203 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

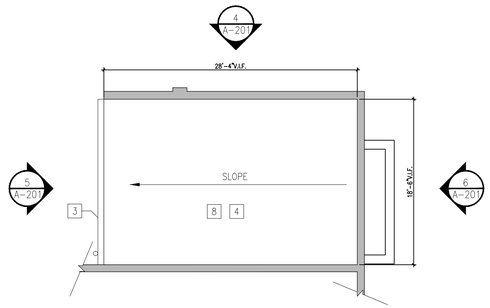
DRAWING TITLE

COVER SHEET & PROJECT INFORMATION

DISCIPLINE	ARCH
SCALE	NTS
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	RC
SORG PROJECT #	1506

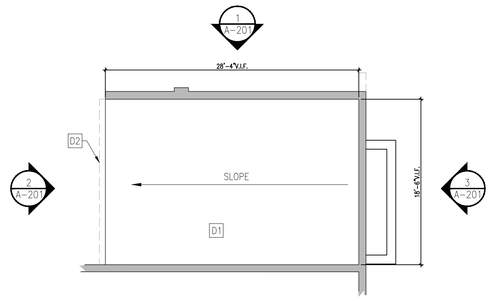
DRAWING NUMBER

G0.01



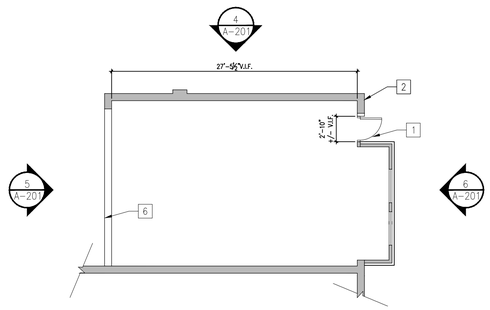
3 A1.01 PROPOSED ROOF PLAN

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



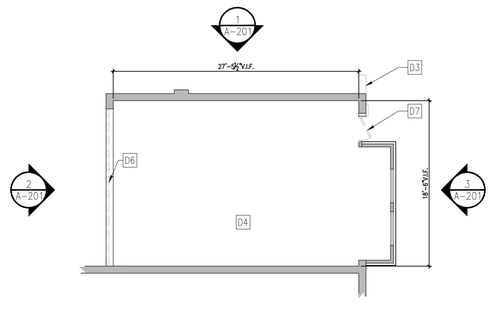
1 A1.01 DEMOLITION ROOF PLAN

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



4 A1.01 PROPOSED FIRST FLOOR PLAN

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



2 A1.01 DEMOLITION FIRST FLOOR PLAN

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

N

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
2. DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF LAYOUT OR DEMOLITION. CALCULATE DISTANCES USING DIMENSIONED ARCHITECTURAL AND STRUCTURAL DRAWINGS
3. SHORE AND BRACE THE STRUCTURE AS REQUIRED PRIOR TO THE DEMOLITION OR REMOVAL OF ANY LOADBEARING STRUCTURAL ELEMENTS. INSTALL TEMPORARY LATERAL BRACING AS REQUIRED. SUBMIT SHORING DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA
4. IF ANY HAZARDOUS MATERIALS ARE ENCOUTERED PRIOR TO OR DURING DEMOLITION, GENERAL CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
5. ALL STRUCTURAL DEMOLITION TO BE COORDINATED PRIOR TO EXECUTION WITH STRUCTURAL DEMOLITION DRAWINGS AND STRUCTURAL ENGINEER TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
7. SALVAGE REMOVED EXTERIOR BRICKS FOR REUSE.
8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
10. GENERAL CONTRACTOR SHALL NOT DISPOSE OF ANY ITEMS WITHOUT PRIOR CONSENT FROM THE OWNER.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESSES DURING CONSTRUCTION.
12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

- D1 DEMOLISH EXISTING ROOF AND ROOF STRUCTURE (JOISTS/ BEAMS). SEE STRUCTURAL
- D2 DEMOLISH GUTTER AND DRAINAGE SYSTEM.
- D3 DEMOLISH PORTION OF MASONRY WALL BEYOND FACE OF WEST EXTERIOR WALL. SEE STRUCTURAL FOR MASONRY DEMOLITION.
- D4 DEMOLISH EXISTING TIN CEILING.
- D5 NOT USED
- D6 DEMOLISH EXIST. WOOD FRAME WALL. SEE STRUCTURAL
- D7 DEMOLISH DOOR AND FRAME.

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
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	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
2. CLEAN, PATCH AND FINISH DEMOLISHED CONDITIONS TO MATCH ADJACENT NEW WORK.
3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
4. REMOVE AND CAP ALL PIPES OR CONDUIT THAT ARE DEMOLISHED.
5. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXISTING INTERIORS.
6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

- 1 NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
- 2 REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 10% OF EXIST. WALL TO BE REPAIRED. NEW MORTAR AND BRICK TO MATCH EXISTING IN COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.
- 3 INSTALL NEW GUTTER, DOWNSPOUT AND FASCIA AS REQUIRED.
- 4 REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON ¾" PLYWOOD. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. SLOPE OF ROOF TO MATCH EXISTING.
- 5 NOT USED
- 6 CMU WALL TO 3'-0" ABOVE GRADE 2X6 FRAME WALL WITH HARDIE PANELS ABOVE. SEE STRUCTURAL. PAINT EXPOSED CMU W/:
  PRIME COAT : BLOCK FILLER, LATEX – MPI#4
  TOP COAT : LATEX, EXTERIOR SEMI-GLOSS– MPI#11
- 7 NOT USED
- 8 NEW ROOF STRUCTURE AND SUBSTRATE – SEE STRUCTURAL.

SEAL

DISTRICT OF COLUMBIA · SIMON A. SORG · NO. 401 · REGISTERED · ARCHITECT

Sorg Architects
918 U Street NW, Washington DC 20001
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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1203 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

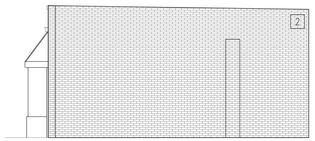
DRAWING TITLE

PLANS

DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

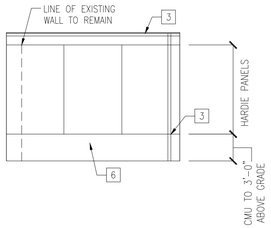
DRAWING NUMBER

A1.01

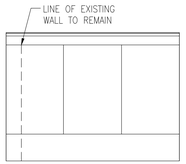


4 A2.01 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

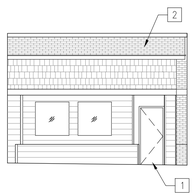
1 A2.01 DEMOLITION WEST ELEVATION
SCALE: 1/8" = 1'-0"



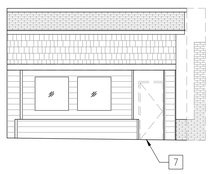
5 A2.01 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.01 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A2.01 DEMOLITION NORTH ELEVATION
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6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

1. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
2. REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 10% OF EXIST. WALL TO BE REPAIRED. NEW MORTAR AND BRICK TO MATCH EXISTING IN COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.
3. INSTALL NEW GUTTER, DOWNSPOUT AND FASCIA AS REQUIRED.
4. REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON ½" PLYWOOD. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. SLOPE OF ROOF TO MATCH EXISTING.
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   PRIME COAT : BLOCK FILLER, LATEX – MPI#4
   TOP COAT : LATEX, EXTERIOR SEMI-GLOSS– MPI#11
7. NOT USED
8. NEW ROOF STRUCTURE AND SUBSTRATE – SEE STRUCTURAL.

SEAL

DISTRICT OF COLUMBIA SUMAN A. SORG REG. NO. 401 REGISTERED ARCHITECT

Sorg Architects
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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

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WASHINGTON, DC 20020

DRAWING TITLE

ELEVATIONS

DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER

A2.01

GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2013 DCMR 12A (IBC 2012 & IEBC 2012).
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN DOCUMENTS PROVIDED BY THE ARCHITECT, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. THESE NOTES HIGHLIGHT RATHER THAN REPLACE THE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 2000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED PRIOR TO PLACING CONCRETE. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
2. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.
3. CONCRETE SHALL BE POURED IN DRY EXCAVATIONS. CONTRACTOR SHALL NOTE SOIL AND WATER CONDITIONS.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS.
   A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), LATEST EDITION PER GOVERNING BUILDING CODE.
   B. ACI "MANUAL OF CONCRETE PRACTICE" LATEST EDITION
   C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" LATEST EDITION
2. ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR A775 EPOXY COATED WHEN CALLED OUT ON PLAN. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
4. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI.
5. REINFORCING STEEL TO BE WELDED TO CONFORM TO ASTM A706 GRADE 60.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ALL OTHER DISCIPLINES. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS" ¾"
   BEAMS, COLUMNS: 1 ½"
   FOOTINGS: 3"
   EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 ½" FOR #5 OF SMALLER
   INTERIOR WALLS: ¾"
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
10. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.
11. SEE OTHER DRAWINGS IN THIS PROJECT FOR SIZE AND LOCATIONS OF EQUIPMENT PADS, INSERT AND EMBED ITEMS.
12. REINFORCING DOWELS, WATERSTOPS AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECURED PRIOR TO CONCRETE PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.

CONCRETE BLOCK

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION TEK MANUAL FOR DESIGN AND CONSTRUCTION OF CONCRETE MASONRY," LATEST EDITION AND "ACI 530-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", LATEST EDITION PER GOVERNING CODE.
2. CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS: SOLID/HOLLOW BLOCK: ASTM C90.

NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNIT, PSI	NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'm, PSI USING TYPE S MORTAR
1900	1500
2800	2000
3750	2500
4800	3000

UNLESS OTHERWISE NOTED ON PLANS AND/ OR ELEVATIONS, CONCRETE BLOCK UNIT STRENGTH SHALL BE 1900 PSI MIN.
NOTE: CONCRETE BLOCK WITH UNIT STRENGTH HIGHER THAN 1900 PSI REQUIRE LONGER DELIVERY LEAD TIMES.

3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL GROUT FOR FILLING CELLS SHALL BE ASTM C 476 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI BUT NOT LESS THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, F'M". WHERE GROUT CELLS DO NOT EXCEED 4" IN DIAMETER FINE GROUT SHALL BE USED.
5. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.
6. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
7. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM OF TWO COURSES IN DEPTH AND A MINIMUM OF 32" IN WIDTH, U.O.N.
8. INSTALL STANDARD WEIGHT LADDER JOINT REINFORCEMENT AT 16" O/C (SPACED VERTICALLY).
9. UNLESS NOTED OTHERWISE ALL MASONRY WALLS SHALL BE REINFORCED WITH #4@48" O/C VERTICAL. GROUT ALL REINFORCED CELLS SOLID. PROVIDE DOWELS TO MATCH VERTICAL REINFORCING AT FOUNDATION.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS "AND AISC 303" CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
   B. AMERICAN WELDING SOCIETY (AWS D1.1) "STRUCTURAL WELDING CODE – STEEL".
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B.
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GIRDERS ARE TO BE DESIGNED AS FOLLOWS:
      a. STANDARD BEAM TO BEAM/GIRDER: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN BEARING TYPE CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS).
      b. BEAM/GIRDER TO COLUMN CONNECTIONS: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN SLIP CRITICAL CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS). FAYING SURFACE SHALL BE CLASS A UNLESS OTHERWISE NOTED.
   G. ANCHOR BOLTS: ASTM F1554, GRADE 36.
   H. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   I. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   J. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
3. STEEL CONNECTION SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, AND SHALL BE

   – SELECTED OR COMPLETED BY AN EXPERIENCED STEEL DETAILER, UTILIZING ASD OR LRFD LOADS AND PROCEDURES.

   A. FOR NON-COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   B. FOR COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON 1.5 x REACTION FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   C. REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
   D. CONNECTIONS SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
4. MINIMUM WELD SIZE IS ¼" FILLET UNLESS NOTED OTHERWISE.
5. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
6. FIELD CUTTING OR BURNING OF STEEL IS PROHIBITED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD (IN WHICH CASE ALL BURNING OF STEEL MUST CONFORM TO THE THERMAL CUTTING REQUIREMENTS OF AISC AND AWS)
7. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED, AWS-QUALIFIED WELDERS. ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL). WELDING ELECTRODES FOR ASTM A276-97 STAINLESS STEEL, GRADE 304, SHALL CONFORM TO AWS A5.4 FOR SHIELDED METAL ARC WELDING, ELECTRODE CLASS E304; OR AWS A5.9 FOR GAS METAL ARC WELDING, ELECTRODE CLASS ER304, Ft=70 ksi.
8. HOT DIP GALVANIZING SHALL CONFORM TO ASTM A123, REPAIR SCRATCHES OR ABRADED GALVANIZED SURFACE WITH ZINC RICH PAINT. ALL EXTERIOR EXPOSED STEEL AND STEEL SUPPORTING EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
9. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L 4" x 3 ½" x 5/16" L.L.V.
4'-1" TO 7'-0"	L 6" x 3 ½" x 5/16" L.L.V.

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L 5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS WITH OPENINGS UP TO 6'-0".
   D. PROVIDE MINIMUM 6" BEARING AT EACH END.
   E. LINTELS OVER 6'-0" SHALL BE FIREPROOFED.
10. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
11. PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.

POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS

1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL DATA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY200 INTO CONCRETE OR HILTI-HIT HY70 INTO BRICK MASONRY, GROUT FILLED CMU, AND UNGROUTED CMU BASE MATERIAL.
4. EXISTING REINFORCING BARS IN THE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE EXISTING REBARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS BY A MEANS APPROVED BY THE ENGINEER OF RECORD.

SPECIAL INSPECTIONS

1. INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
   A. STEEL CONSTRUCTION (BC 1704.3, TABLE 1704.3)
      i. WELDING (BC 1704.3.1)
      ii. DETAILS (BC 1704.3.2)
      iii. HIGH-STRENGTH BOLTING (BC 1704.3.3)
   B. CONCRETE CONSTRUCTION (BC 1704.4, TABLE 1704.4)
      i. MATERIALS (BC 1704.4.1)
   C. MASONRY CONSTRUCTION (BC 1704.5)
      i. LEVEL 1 SPECIAL INSPECTIONS (TABLE 1704.5.1)
      ii. LEVEL 2 SPECIAL INSPECTIONS (TABLE 1704.5.3)
   D. SOILS (BC 1704.7, TABLE 1704.7)

THE TESTING AGENCY FOR THE INSPECTIONS SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDING DEPARTMENT.

COLD FORMED METAL FRAMING

1. ALL COLD FORMED METAL FRAMING WORK SHALL COMPLY WITH THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION PER GOVERNING CODE AS WELL AS ANSI A42.4 "SPECIFICATIONS FOR INTERIOR LATHING AND FURRING".
2. ALL PLYWOOD APPLIED TO METAL JOISTS SHALL BE SCREWED AND GLUED TO THE JOISTS. THE ADHESIVE SHALL BE AN APA APPROVED ELASTOMERIC ADHESIVE.
3. INSTALL METAL FRAMING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE GALVANIZED.
4. ALL LOAD BEARING STUDS , JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS AND PROVEN IN THE CALCULATIONS.
5. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL LOAD BEARING COLD FORMED METAL FRAMING (JOISTS, STUDS, ETC.) PRIOR TO FABRICATION SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAGE, NUMBER, LOCATION AND SPACING. SHOP DRAWINGS SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION. SEE SPECIFICATIONS, LOADING DIAGRAMS AND SCHEDULE FOR STRUCTURAL PERFORMANCE CRITERIA.
6. SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER DATA GIVING STRENGTH VALUES FOR ALL FASTENERS USED. WELDED CONNECTIONS SHALL BE WIRE BRUSHED AND COATED WITH A ZINC RICH PAINT.
7. ALL GALVANIZED STUDS AND/ OR JOISTS, 10, 12, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE D, WITH A MINIMUM YIELD OF 50,000 PSI.
8. ALL GALVANIZED 18 AND 20 GAGE STUDS AND/ OR JOISTS, AND ALL GALVANIZED TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD OF 33,000 PSI.
9. ALL STUDS, JOIST AND ACCESSORIES SHALL BE PRIMED WITH RUST – INHIBITIVE PAINT MEETING THE PERFORMANCE REQUIREMENTS OF TT-P-636C, OR SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING.
10. FRAMING COMPONENTS MAY BE PRE-ASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
11. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THE ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.
12. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.
13. WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'-0" HEIGHT: ONE ROW AT MID-HEIGHT. WALLS EXCEEDING 10'-0" HEIGHT; BRIDGING ROWS SPACED NOT TO EXCEED 5'-0" ON-CENTER.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL ERECTION IS COMPLETED AND ALL ATTACHED ADJACENT FRAMING IS COMPLETE.
15. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
16. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR LOAD DISTRIBUTION MEMBER TO BE PROVIDED AT THE TOP TRACK.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. ¾" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. ⅝" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING).
5. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
7. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PANEL EDGE JOINTS.
8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
5. ROOF TRUSSES: PROVIDE PRE-ENGINEERED ROOF TRUSSES, AS SHOWN ON THE DOCUMENTS, TO RESIST LOADS TABULATED ON THIS SHEET (INCLUDING NET UPLIFT). INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS. FABRICATOR SHALL SUBMIT LAYOUT PLANS AND ENGINEERING DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE UNLESS NOTED OTHERWISE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2 OR SOUTHERN YELLOW PINE #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1 OR SOUTHERN YELLOW PINE #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:
   POST AND TIMBER: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF WOOD UNLESS OTHERWISE NOTED ON PLAN.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2 x 4 @ 16"o/c. AT THE INTERIOR AND 2 x 6 @ 16"o/c. AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS UNLESS OTHERWISE NOTED.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
17. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 – 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 – 16D NAILS @16"o/c.
18. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 – 10D NAILS.)
19. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH ½" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS
20. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER 2 x 4 WALL	HEADER 2 x 6 WALL
LESS THAN 3'-0"	(2) 2 x 6	(3) 2 x 8
3'-1 TO 4'-0"	(2) 2 x 8	(3) 2 x 8
4'-1" TO 6'-0"	(2) 2 x 10	(3) 2 x 10
6'-1" TO 8'-0"	(2) 2 x 12	(3) 2 x 12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE: PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0' WIDE,
(2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
(3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

23. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
24. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
25. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN, 7" EMBED.)

RSA STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL	I.J.	ISOLATION JOINT
ADJ.	ADJACENT	INFO	INFORMATION
A/E	DESIGN TEAM OF RECORD	INT	INTERIOR
ALT.	ALTERNATE	JT.	JOINT
ANCH.	ANCHOR	K	KIPS
APPROX.	APPROXIMATE/APPROXIMATLEY	LB.	POUND
ARCH.	ARCHITECTURAL/ARCHITECT	L.L.	LIVE LOAD
B.O.	BOTTOM OF	LLH	LONG LEG HORIZONTAL
BLDG.	BUILDING	LLV	LONG LEG VERTICAL
BM.	BEAM	L.P.	LOW POINT
BOT.	BOTTOM	L.W.	LIGHTWEIGHT
BRG.	BEARING	MAS	MASONRY
BSMT.	BASEMENT	MAX	MAXIMUM
CANT.	CANTILEVER	MECH	MECHANICAL
CFS.	COLD FORMED STEEL	MEP	MECH., ELECT., PLUMBING, & F.P.
C.I.P.	CAST IN PLACE	MFR	MANUFACTURER
C.J.	CONTRACTION JOINT	MIN	MINIMUM
CLG.	CEILING	MISC	MISCELLANEOUS
CLR.	CLEAR	M.O.	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	N.F.	NEAR FACE
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
COMPS.	COMPOSITE	NO.	NUMBER
CONC.	CONCRETE	N.S.	NEAR SIDE
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONTINUOUS	CONTINUOUS	N.W.	N.W. NORMAL WEIGHT
COORD.	COORDINATE/COORDINATION	O/C.	ON CENTER
CONTR.	CONTRACTOR	O.D.	OUTSIDE DIAMETER
COTR.	CONTRACT OFFICER'S TECHNICAL REP.	O.F.	OUTSIDE FACE
CTR.	CENTER	OPNG	OPENING
DBL.	DOUBLE	OPP	OPPOSITE
DEMO	DEMOLITION/DEMOLISH	PC.	PIECE
DTL.	DETAIL	PED	PEDESTAL
DIA.	DIAMETER	PERP	PERPENDICULAR
DIAG.	DIAGONAL	PL.	PLATE
DIM.	DIMENSION	PLF	POUNDS PER LINEAR FOOT
D.L.	DEAD LOAD	PREFAB	PREFABRICATED
DN.	DOWN	PSF	POUNDS PER SQUARE FOOT
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
DWL.	DOWEL	REINF	REINFORCE(D), REINFORCEMENT
EA.	EACH	REQ'D	REQUIRED
E.O.	EDGE OF	REV	REVISION
E.F.	EACH FACE	SCHED	SCHEDULE
EXIST.	EXISTING	SECT	SECTION
EXP. JT.	EXPANSION JOINT	SIM	SIMILAR
EL.	ELEVATION	S.O.G.	SLAB ON GRADE
ELEC.	ELECTRICAL	SPEC	SPECIFICATION
ELEV.	ELEVATOR	SQ.	SQUARE
EMBED.	EMBEDMENT	S.S.	STAINLESS STEEL
ENGR.	ENGINEER	STD	STANDARD
E.O.R.	ENGINEER OF RECORD	STIFF	STIFFENER
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	S-W	SHORT WAY
EXT.	EXTERIOR	SYM.	SYMMETRIC
E.W.	EACH WAY	T.O.	TOP OF
FDN.	FOUNDATION	T & B	TOP & BOTTOM
FIN.	FINISH	TEMP.	TEMPORARY/TEMPERATURE
FLR.	FLOOR	TYPICAL	TYPICAL
FRMG.	FRAMING	U.N.O.	UNLESS NOTED OTHERWISE
F.S.	FAR SIDE	VERT.	VERTICAL
FT.	FEET	W/	WITH
FTG.	FOOTING	W.P.	WORK POINT
GA.	GAGE	W.W.R.	WELDED WIRE REINFORCEMENT
GALV.	GALVANIZED	#	NUMBER/SIZE
G.B.	GRADE BEAM	℄	CENTERLINE
HDR.	HEADER	ø	DIAMETER
HGR.	HANGER	℘	PLATE/PROPERTY LINE
HORIZ.	HORIZONTAL		
H.P.	HIGH POINT		
HT.	HEIGHT		
HVAC	HEATING, VENTILATION, & AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
I.F.	INSIDE FACE		

RSA STANDARD ABBREVIATIONS FOR EXISTING STRUCTURES

C.I.	CAST IRON	T.C.	TERRACOTTA
(E)	EXISTING MEMBER OR DIMENSION	V.I.F.	VERIFY IN FIELD
EXIST.	EXISTING		

RSA STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

ACT.	ACTUAL		
G-LAM	GLUELAMINATED LUMBER	P.T.	PRESERVATIVE TREATED
LSL	LAMINATED STRAND LUMBER	R.O.	ROUGH OPENING
LVL	LAMINATED VENEER LUMBER	SQ.	SQUARE
NOM.	NOMINAL	T & G	TONGUE AND GROOVE
PSL	PARALLEL STRAND LUMBER		

DESIGN LOADS AND FACTORS

DESIGN CODE: 2013 DCMR 12A (IBC 2012 & IEBC 2012)

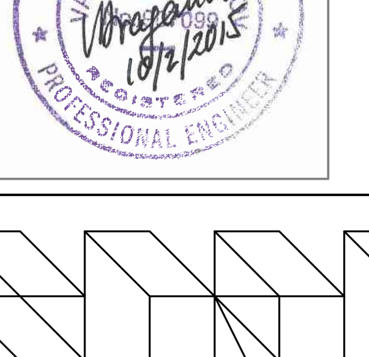
LIVE LOADS		SNOW LOADS		WIND DESIGN PARAMETERS		SEISMIC DESIGN PARAMETERS	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	LOAD (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR	100	SNOW	30	BASIC WIND SPEED	115 MPH	SEISMIC DESIGN CATEGORY	A
		DRIFT	VARIES	WIND EXPOSURE	B	OCCUPANCY CATEGORY	II
				IMPORTANCE FACTOR	1.0	SITE CLASS (ASSUMED)	D
						SHORT PERIOD MAP VALUE (S_{DS})	0.118g
						1.0 SEC. PERIOD MAP VALUE (S_{D1})	0.051g
		PARAMETER	VALUE			RESPONSE MODIFICATION (R)	3
		GROUND SNOW LOAD (P_g)	30				
		SNOW EXPOSURE FACTOR (C_e)	1.0				
		SNOW LOAD IMPORTANCE FACTOR (I)	1.1				
		TERRAIN EXPOSURE	B				
SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:	

REVISIONS DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015	PERMIT SUBMISSION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

Silman
1053 31st Street NW, Washington, DC 20007
202 333 6230

SEAL



Sorg Architects
918 U Street NW, Washington DC 20001
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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

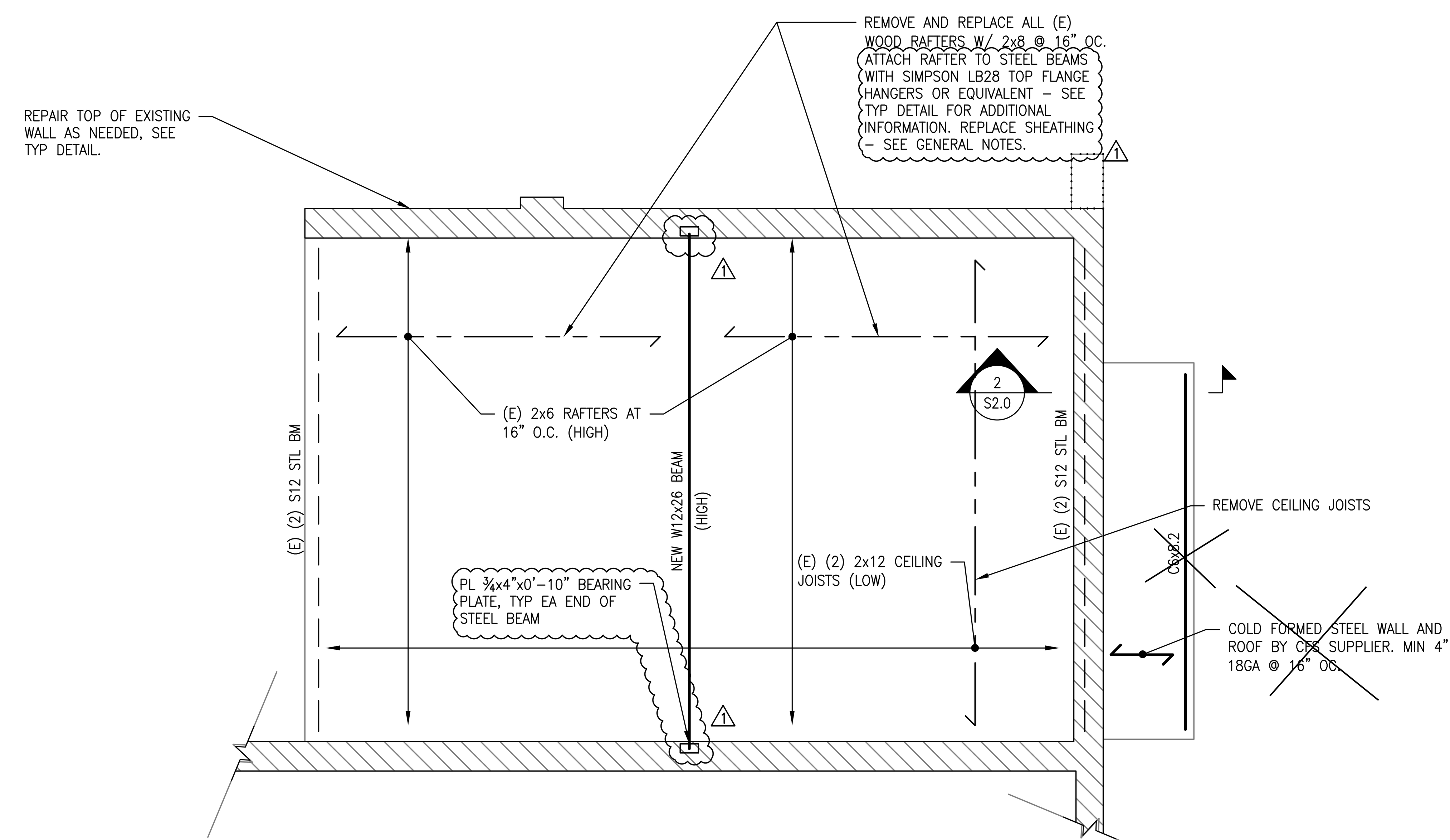
DRAWING TITLE
1203 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GENERAL STRUCTURAL NOTES AND ABBREVIATIONS

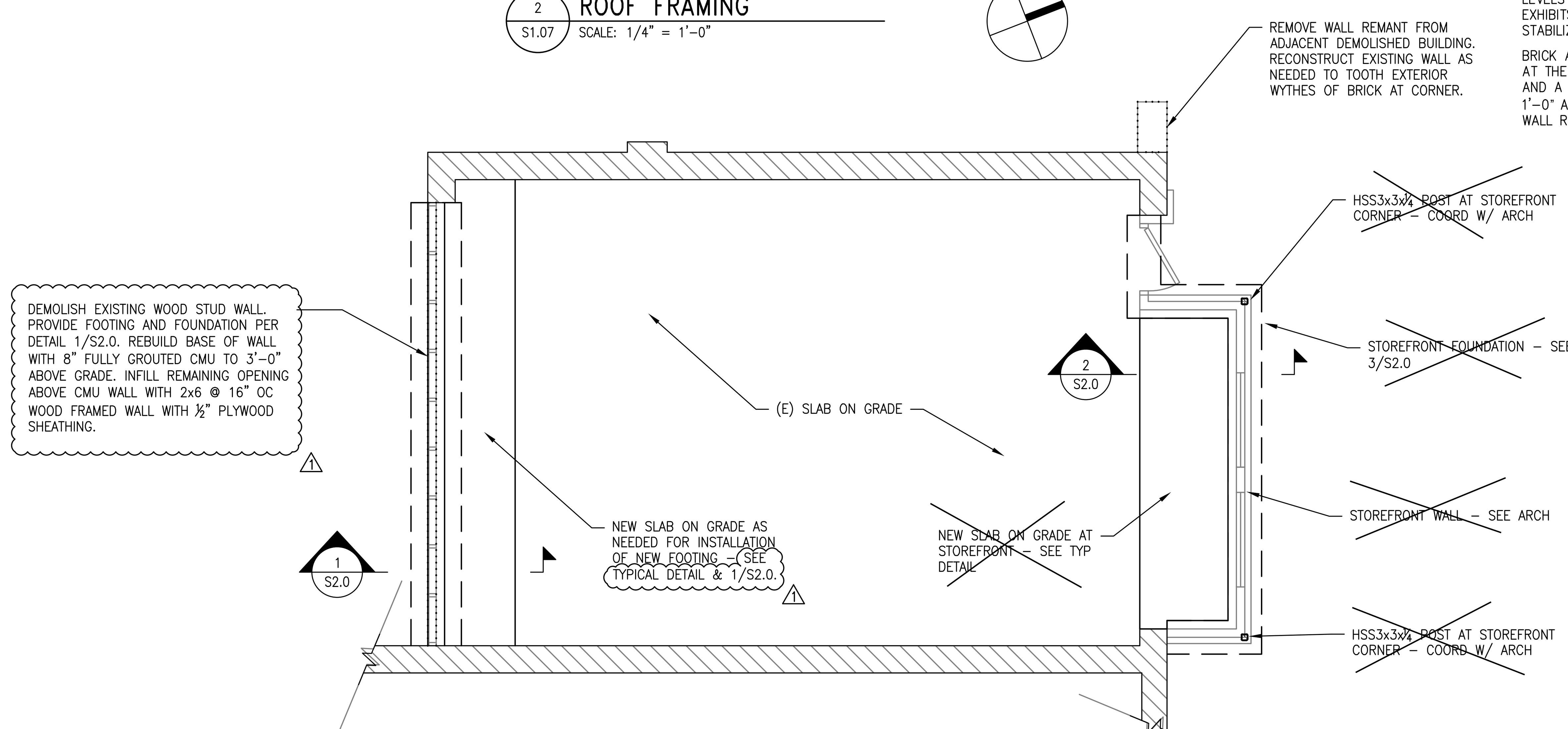
DISCIPLINE STRUCT
SCALE
DATE 02 OCTOBER 2015
DRAWN BY RES
CHECKED BY
SORG PROJECT # 1506

DRAWING NUMBER
S0.00

	DATE	DESCRIPTION
REVISIONS		
	08.13.2015	PRICING SUBMISSION
	10.02.2015 1	PERMIT SUBMISSION



2 S1.07 ROOF FRAMING
SCALE: 1/4" = 1'–0"



1 S1.07 GROUND FLOOR FRAMING
SCALE: 1/4" = 1'–0"

DESCRIPTION:

1203 GOOD HOPE ROAD IS A ONE–STORY RETAIL BUILDING WITH NO BASEMENT. THE MAJORITY OF THE STRUCTURAL FRAMING IS READILY VISIBLE.

THE NORTH, EAST AND WEST EXTERIOR WALLS CONSIST OF LOAD BEARING BRICK MASONRY. THE EAST EXTERIOR WALL IS A PARTY WALL SHARED BY 1205 GOOD HOPE ROAD. THE SOUTH WALL HAS BEEN REPLACED WITH WOOD STUDS CLAD IN WOOD SHEATHING.

ROOF FRAMING CONSISTS OF WOOD RAFTERS WHICH BEAR ON STEEL BEAMS AND CEILING JOISTS BELOW. THE STEEL BEAMS SPAN ACROSS THE LENGTH OF THE NORTH AND SOUTH WALLS OF THE BUILDING. CEILING FRAMING CONSISTS OF WOOD JOISTS SPANNING BETWEEN THE EAST AND WEST EXTERIOR WALLS.

AN APPROXIMATELY 1'–6" LENGTH OF WALL THAT IS THE REMNANTS OF AN ADJACENT DEMOLISHED BUILDING IS ATTACHED TO THE NORTHWEST CORNER OF THE BUILDING.

CONDITONS/STABILIZATION:

THE EAST AND WEST BRICK WALLS APPEAR TO BE IN FAIR CONDITION. LIMITED AREAS AT THE TOP OF THE WALL THAT HAVE BEEN SUBJECTED TO EXCESSIVE MOISTURE MAY REQUIRE REPAIR DUE TO DETERIORATED BRICK AND/OR MORTAR.

LARGE HOLES IN THE ROOF OF THE BUILDING HAVE RESULTED IN SIGNIFICANT DETERIORATION OF THE EXISTING WOOD FRAMING. THE ROOF RAFTERS AND BOARDS EXHIBIT SIGNIFICANT DECAY. COMPLETE REPLACEMENT OF THE ROOF FRAMING AND DECKING IS REQUIRED FOR STABILIZATION.

APPROXIMATELY 30% OF THE CEILING JOISTS EXHIBIT SIGNIFICANT DECAY. REMOVAL OF CEILING JOISTS IS RECOMMENDED FOR STABILIZATION.

THE WOOD STUD WALL AT THE REAR (SOUTH) OF THE BUILDING BEARS DIRECTLY ON THE SLAB ON GRADE. THE WALL APPEARS TO BE RELATIVELY NEW. THE LACK OF A MASONRY FOUNDATION WALL TO ELEVATE THE WOOD WALL ABOVE GRADE SUBJECTS IT TO HIGH LEVELS OF MOISTURE. AS A RESULT, THE BASE OF THE WOOD WALL EXHIBITS DECAY. REPLACEMENT OF THE WALL IS REQUIRED FOR STABILIZATION.

BRICK AND MORTAR AT THE BASE OF THE SHORT LENGTH OF WALL AT THE NORTHWEST CORNER OF THE BUILDING IS DETERIORATING, AND A LARGE VOID IS PRESENT AT THE CORNER, APPROXIMATELY 1'–0" ABOVE GRADE. WE RECOMMEND THE DEMOLITION OF THIS WALL REMNANT.

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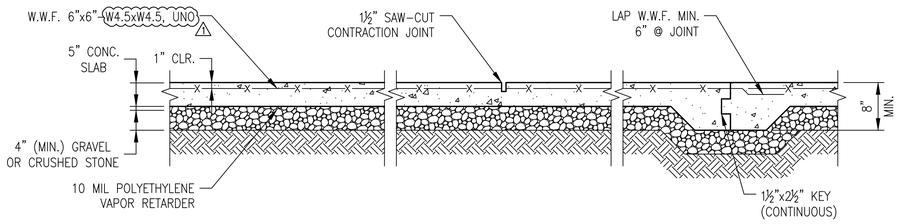
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1203 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GROUND LEVEL AND ROOF FRAMING PLAN

DISCIPLINE	STRUCT	DRAWING NUMBER
SCALE		S1.00
DATE	02 OCTOBER 2015	
DRAWN BY	RES	
CHECKED BY		
SORG PROJECT #	1506	



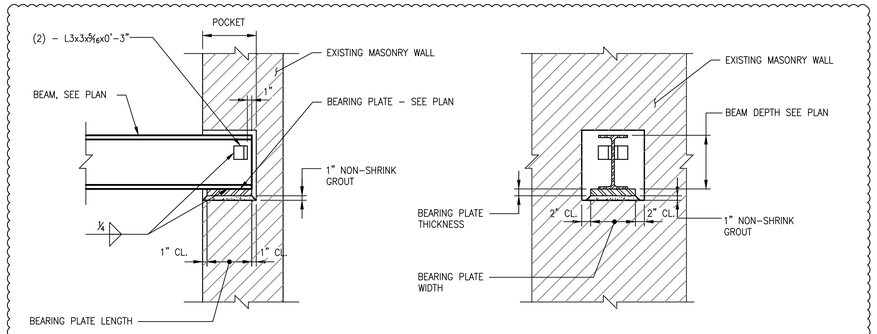
TYPICAL SLAB | CONTRACTION JOINT | CONSTRUCTION JOINT

NOTES:

1. PROVIDE CONTRACTION JOINTS @ 10'-0" MAXIMUM SPACING. PANEL AREAS SHALL NOT EXCEED 100 SQUARE FEET BETWEEN CONTRACTION JOINTS.
2. GRAVEL OR CRUSHED STONE SHALL BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. SEE CONC. NOTES FOR REQUIRED STRENGTH, AIR ENTRAINMENT, AND W/C RATIO.

TYPICAL SLAB ON GRADE

SCALE: N.T.S.



NOTE
FILL HOLLOWS IN WALL UNDER BEARING PLATE SOLID WITH MORTARED BRICK BEFORE PLACING PLATE. (MINIMUM 2 COURSES)

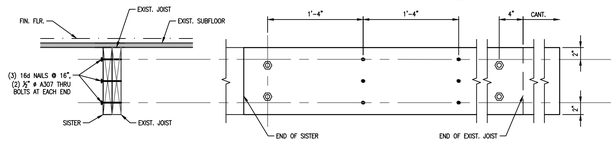
SECTION

NOTE
CUT POCKET IN WALL AS SHOWN. AFTER BEAM IS INSTALLED BRICK UP POCKET SOLID. FULL MORTAR BEDDING IN ALL H & V BRICK JOINTS, TO POCKET FACES AND TO BEAM. (ALTERNATE: GROUT SOLID)

ELEVATION

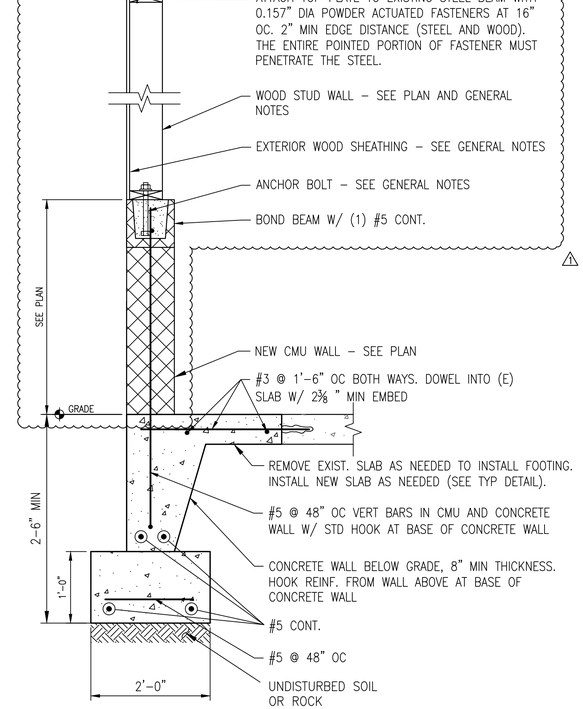
TYPICAL DETAIL BEAM BEARING ON EXISTING WALL

SCALE: N.T.S.

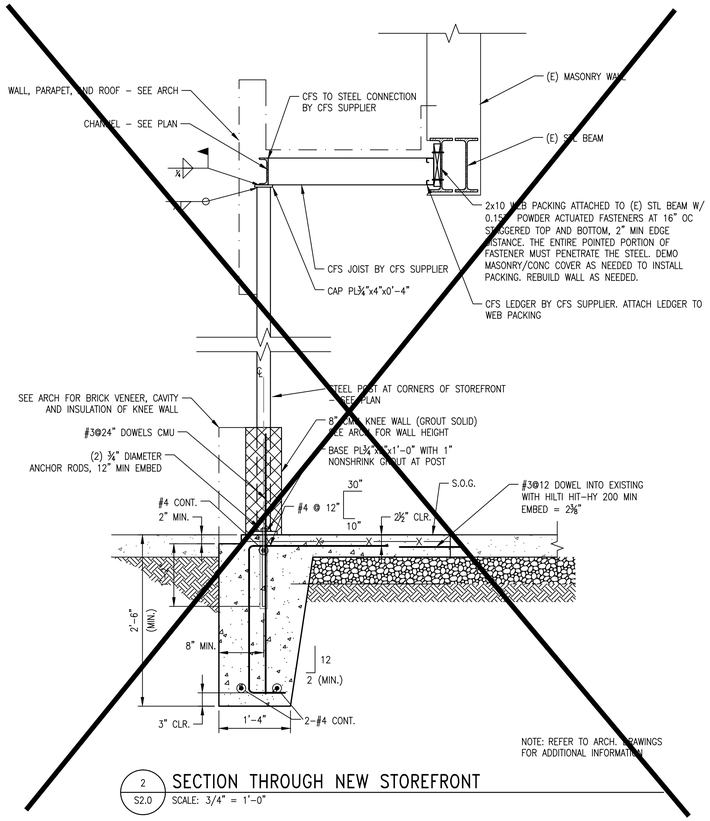


TYPICAL JOIST SISTERING DETAIL

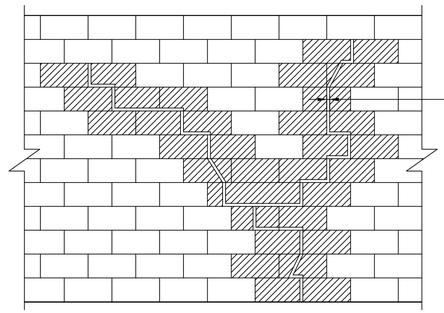
SCALE: N.T.S.



1 S2.0 WALL REPLACEMENT DETAIL
SCALE: SCALE: 1" = 1'-0"



2 S2.0 SECTION THROUGH NEW STOREFRONT
SCALE: 3/4" = 1'-0"

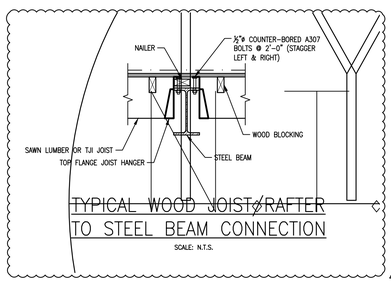


NOTES:

1. DENOTES BRICK TO BE REPLACED. WHERE CRACK IS THRU WALL, REPLACE ALL WYTHES OF BRICK ON EACH SIDE OF CRACK TO 1st MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS. REPLACE LOOSE AND CRACKED BRICKS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE.
2. WHERE CRACK IS OPEN AND ¼" OR LESS AND IS PRESENT ONLY IN THE OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

TYPICAL DETAIL REPAIR IN BRICK MASONRY

SCALE: N.T.S.



TYPICAL WOOD JOIST@RAFTER TO STEEL BEAM CONNECTION

SCALE: N.T.S.

REVISIONS	DATE	DESCRIPTION
	08.13.2015	PRICING SUBMISSION
	10.02.2015 ⚠1	PERMIT SUBMISSION

dhcd Department of Housing and Community Development BUILDING ENDURING COMMUNITIES

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

Silman
1053 31st Street NW, Washington, DC 20007
202 333 6230

SEAL

DISTRICT OF COLUMBIA · JESSICA A. DRAGAVON · REGISTERED PROFESSIONAL ENGINEER · 10/2/2015

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1203 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
DETAILS

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S2.00
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	

1205 GOOD HOPE ROAD

1205 Good Hope Road, SE
Anacostia
Washington, D.C. 20020

STABILIZATION

ISSUE FOR CONSTRUCTION

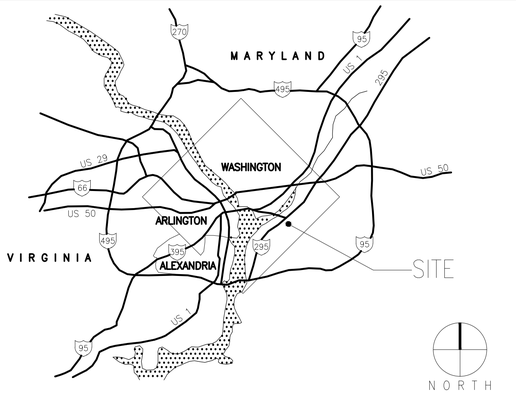
MAY 04, 2016

PREPARED FOR:
THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ARCHITECTS
SORG ARCHITECTS
918 U Street, NW
Washington, DC 20001

Silman Structural Engineers.
1053 31st Street, NW
Washington, DC 20007

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND

3 / A5.01 — DETAIL INDICATOR: DETAIL NUMBER; DRAWING WHERE DETAILED

2 / A3.01 — SECTION INDICATOR: DETAIL NUMBER; DRAWING WHERE DETAILED

1 / A5.03 — DETAIL & ELEVATION TITLE: DETAIL NUMBER; DRAWING WHERE DETAILED

1 / 3-2 — INTERIOR ELEVATIONS

101 — DOOR NUMBER

2 — KEYNOTE

100 — ROOM NUMBER

ELEVATION POINT

A — PARTITION TYPE

0000 — CEILING HEIGHT

A — WINDOW TYPE

1 — LOUVER TYPE

ABBREVIATIONS

AC	ACOUSTIC
ALUM	ALUMINUM
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
&	AND
@	AT
BD	BOARD
BLKG	BLOCKING
CAB	CABINET
CER	CERAMIC
℄	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL
ø	DIAMETER
DIM/DIMS	DIMENSION(S)
DN	DOWN
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL
EXIST	EXISTING
EXPS	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH(ED)
FL	FLOOR(ING)
FLUOR	FLUORESCENT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS/GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HVAC UNIT
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KD	KNOCKDOWN
LAV	LAVATORY
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NAT	NATURAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
PVC	POLYVINYL CHLORIDE
PLY	PLYWOOD
QT	QUARRY TILE
R	RISER/RADIUS
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RD	ROOF DRAIN
RO	ROUGH OPENING
SAFB	SOUND ATTENUATION FIRE BATT
SEC	SECTION
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VB	VINYL BASE
W	WIDE / WIDTH
WD	WOOD

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION ARE TO BE NEW UNLESS OTHERWISE INDICATED.

2. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FINISHED FACE.

3. GENERAL CONTRACTOR TO VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION, FABRICATION OF ANY ITEM. ANY DISCREPANCY FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION. THIS WORK TO BE COORDINATED WITH THE BUILDING MANAGER. THE GENERAL CONTRACTOR SHALL NOTIFY THE C.O.R. OF ANY INTERRUPTION TO THE BUILDING SERVICE AT LEAST 48 HOURS PRIOR TO THE BREAK IN SERVICE.

5. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL AND STRUCTURAL TRADES.

6. THE FABRICATION AND/OR CONSTRUCTION OF ANY ITEM WITHOUT THE APPROPRIATE APPROVED SHOP DRAWING(S) AS CALLED FOR IN THE SPECIFICATIONS IS AT THE GENERAL CONTRACTOR'S RISK.

7. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS. DO NOT PROCEED WITH ANY WORK WITHOUT REFERRING TO ALL DOCUMENTS AFFECTING WORK IN ALL DISCIPLINES.

8. CONFLICTS BETWEEN WORK IN ANY AREA FOR LACK OF COORDINATION ARE UNACCEPTABLE.

9. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE INSTALLATION SHALL BE IN SUCH A MANNER THAT ALL WARRANTIES, GUARANTEES AND OTHER PERFORMANCE CRITERIA EXPRESSED OR IMPLIED ARE VALID AND NOT COMPROMISED BY THE WORK.

10. SECTIONS AND DETAILS ARE DRAWN TO SHOW TYPICAL CONDITIONS; SEE THE PLANS AND THE ELEVATIONS FOR THE EXTENT OF THE WORK. THE SECTION OR DETAIL REFERENCES SHOWN ON THE DRAWINGS IS ONLY WHERE THE SECTION OR DETAIL WAS TAKEN AND DOES NOT INDICATE THE EXTENT OF THE WORK.

11. FOR NOTES WHERE INFORMATION IS NOT SPECIFICALLY CALLED OUT IN DETAIL OR SECTION, REFER TO SIMILIAR SECTIONS AND DETAILS FOR APPROPRIATE NOTES.

12. THE OWNER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS AS SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

13. TESTING HAS BEEN CONDUCTED FOR ASBESTOS, LEAD CONTAINING MATERIALS, AND OTHER HAZARDOUS ITEMS. REMEDIATION PROCEDURES AND SCOPE OF WORK FOR THIS WORK IS UNDER SEPERATE COVER, IF ANY ADDITIONAL HAZARDOUS MATERIALS NOT SHOWN IN THE REPORT ARE ENCOUNTERED PRIOR TO OR DURING THE DEMOLITION PROCESS THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVANCE, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION PERTAINING TO THE HAZARDOUS MATERIALS ENCOUNTERED.

INDEX OF DRAWINGS

GENERAL

G0.01	COVER SHEET & PROJECT INFORMATION

ARCHITECTURAL

A1.01	PLANS
A2.01	ELEVATIONS

STRUCTURAL

S0.00	GEN. STRUCT. NOTES AND ABBREVIATIONS
S1.00	GROUND LEVEL AND ROOF FRAMING PLAN
S2.00	DETAILS

CODE ANALYSIS

APPLICABLE CODES

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCBC), WHICH ADOPTS AND AMENDS (12 DCMR A) THE 2102 INTERNATIONAL BUILDING CODE (IBC)

2013 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCEBC) WHICH ADOPTS AND AMENDS (12 DCMR J)THE 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2013 DISTRICT OF COLUMBIA FIRE CODE (DCFC), WHICH ADOPTS AND AMENDS (12 DCMR H) THE 2012 INTERNATIONAL FIRE CODE (IFC).

2013 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMC), WHICH ADOPTS AND AMENDS (12 DCMR E) THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)

BUILDING ADDRESS
1205 GOOD HOPE ROAD, SE
ANACOSTIA
WASHINGTON, DC 20020

LOT SIZE	2183 SF
BUILDING AREA	2010 SF
NUMBER OF STORIES	1 STORY

THIS PROJECT IS FOR THE STABILIZATION OF THE EXISTING STRUCTURES ONLY, THEY WILL NOT BE OCCUPIED AT THE COMPLETION OF CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY WILL NOT BE APPLIED FOR. NO CHANGE TO EXISTING USE, OCCUPANCY OR EGRESS. THE EXISTING BUILDING IS UNOCCUPIED.

REVISIONS

DATE	DESCRIPTION
10.02.2015	PERMIT SET
05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

SEAL

DISTRICT OF COLUMBIA · SUSAN A. SORG · No. · REGISTERED · ARCHITECT

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

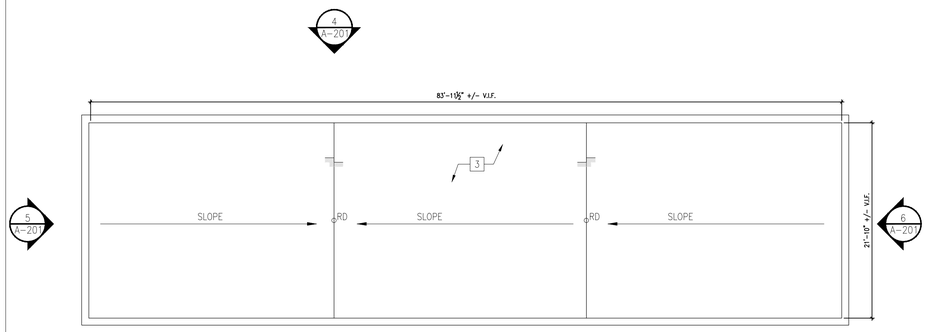
DRAWING TITLE

COVER SHEET & PROJECT INFORMATION

DISCIPLINE	ARCH
SCALE	NTS
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	RC
SORG PROJECT #	1506

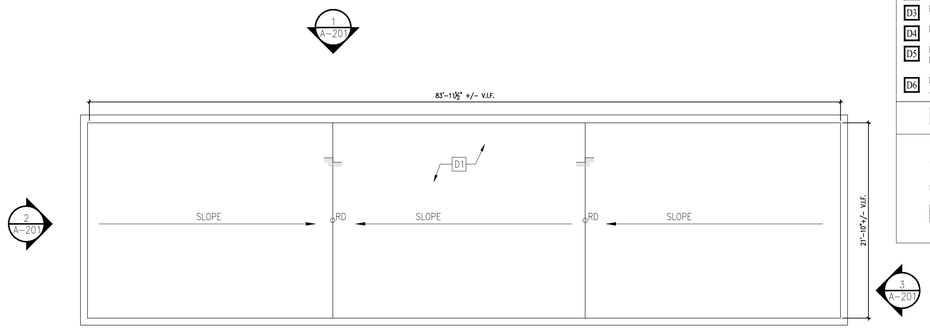
DRAWING NUMBER

G0.01



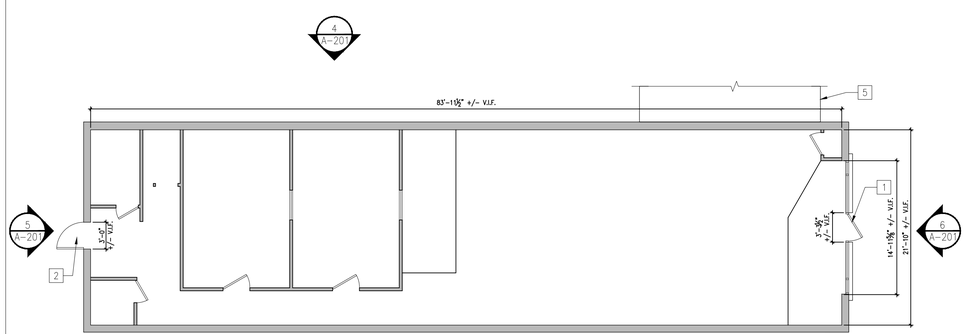
3 PROPOSED ROOF PLAN

A1.01 SCALE: 1/8" = 1'-0"



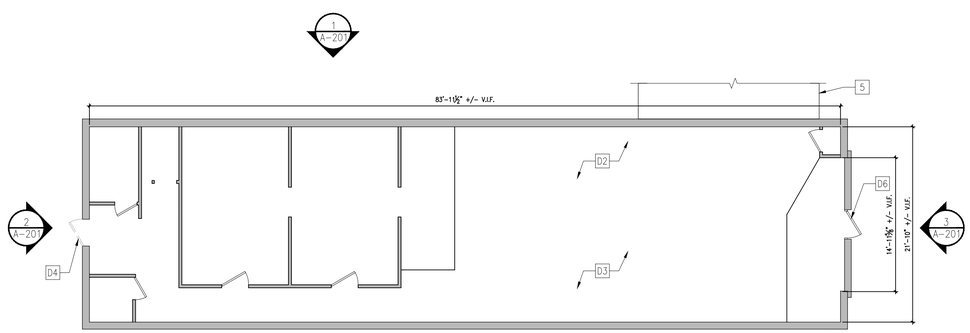
1 DEMOLITION ROOF PLAN

A1.01 SCALE: 1/8" = 1'-0"



4 PROPOSED FLOOR PLAN

A1.01 SCALE: 1/8" = 1'-0"



2 DEMOLITION FLOOR PLAN

A1.01 SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
2. DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF LAYOUT OR DEMOLITION. CALCULATE DISTANCES USING DIMENSIONED ARCHITECTURAL AND STRUCTURAL DRAWINGS
3. SHORE AND BRACE THE STRUCTURE AS REQUIRED PRIOR TO THE DEMOLITION OR REMOVAL OF ANY LOADBEARING STRUCTURAL ELEMENTS. INSTALL TEMPORARY LATERAL BRACING AS REQUIRED. SUBMIT SHORING DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA
4. IF ANY HAZARDOUS MATERIALS ARE ENCOUTERED PRIOR TO OR DURING DEMOLITION, GENERAL CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
5. ALL STRUCTURAL DEMOLITION TO BE COORDINATED PRIOR TO EXECUTION WITH STRUCTURAL DEMOLITION DRAWINGS AND STRUCTURAL ENGINEER TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
7. SALVAGE REMOVED EXTERIOR BRICKS FOR REUSE.
8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
10. GENERAL CONTRACTOR SHALL NOT DISPOSE OF ANY ITEMS WITHOUT PRIOR CONSENT FROM THE OWNER.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESSES DURING CONSTRUCTION.
12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

- D1 REMOVE EXIST. ROOF MEMBRANE AND COPING/ FLASHING, RESTORE EXISTING ROOF DRAIN TO BE FULLY FUNCTIONAL.
- D2 DEMOLISH EXISTING ACT AND SUPPORT FRAME.
- D3 REMOVE ALL CARPET & PADDING TO TOP OF SLAB ON GRADE.
- D4 REMOVE EXISTING DOOR AND FRAME.
- D5 REMOVE PORTION OF EXISTING DURASTONE TO ALLOW FOR INSPECTION OF EXISTING MASONRY WALL.
- D6 DEMOLISH EXISTING DOOR, REPAIR FRAME AS NEEDED TO ACCEPT NEW DOOR

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

N

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
2. CLEAN, PATCH AND FINISH DEMOLISHED CONDITIONS TO MATCH ADJACENT NEW WORK.
3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
4. REMOVE AND CAP ALL PIPES OR CONDUIT THAT ARE DEMOLISHED.
5. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXISTING INTERIORS.
6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

1. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. DOORS TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
2. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
3. REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON EXISTING SUBSTRATE. VERIFY INTEGRITY OF EXIST. SUBSTRATE. REPLACE ROOF DRAINS AND COPING AS NEEDED. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. SLOPE OF ROOF TO MATCH EXISTING. EXISTING ROOF SLOPE TO REMAIN AS-IS.
4. REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 5% OF EXIST. WALL TO BE REPAIRED. NEW MORTAR AND BRICK TO MATCH EXISTING IN COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.
5. EXISTING ADJACENT BUILDING 1203 GOOD HOPE ROAD
6. MAKE SECURE AREA OF REMOVED DURASTONE

SEAL

DISTRICT OF COLUMBIA · SUMAN A. SORG · No. 21001 · REGISTERED · ARCHITECT

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
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PURCHASE ORDER NUMBER: 521003
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1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

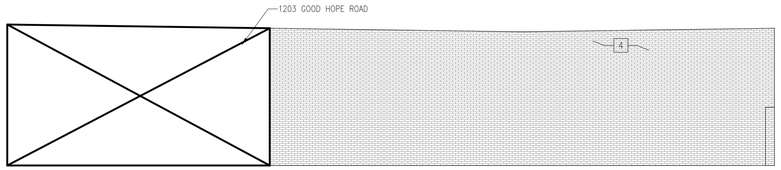
DRAWING TITLE

PLANS

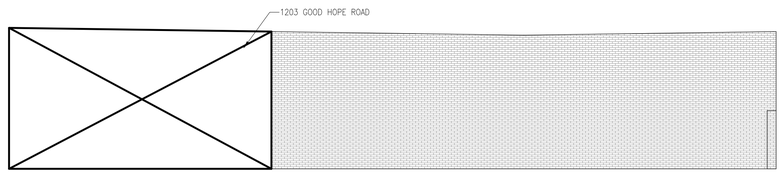
DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER

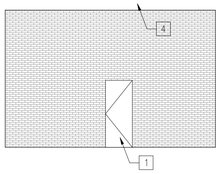
A1.01



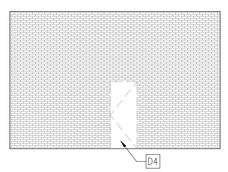
4 A2.01 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



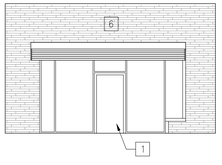
1 A2.01 DEMOLITION WEST ELEVATION
SCALE: 1/8" = 1'-0"



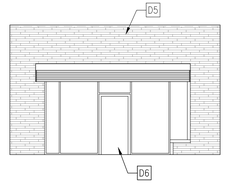
5 A2.01 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.01 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
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1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DRAWING TITLE

ELEVATIONS

DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER

A2.01

DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015	PERMIT SUBMISSION

REVISIONS

NOT USED

GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2013 DCMR 12A (IBC 2012 & IEBC 2012).
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN DOCUMENTS PROVIDED BY THE ARCHITECT, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. THESE NOTES HIGHLIGHT RATHER THAN REPLACE THE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 2000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED PRIOR TO PLACING CONCRETE. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
2. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'–6" BELOW FINAL GRADE.
3. CONCRETE SHALL BE POURED IN DRY EXCAVATIONS. CONTRACTOR SHALL NOTE SOIL AND WATER CONDITIONS.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS.
   A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), LATEST EDITION PER GOVERNING BUILDING CODE.
   B. ACI "MANUAL OF CONCRETE PRACTICE" LATEST EDITION
   C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" LATEST EDITION
2. ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR A775 EPOXY COATED WHEN CALLED OUT ON PLAN. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
4. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI.
5. REINFORCING STEEL TO BE WELDED TO CONFORM TO ASTM A706 GRADE 60.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ALL OTHER DISCIPLINES. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS" ¾"
   BEAMS, COLUMNS: 1 ½"
   FOOTINGS: 3"
   EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 ½" FOR #5 OF SMALLER
   INTERIOR WALLS: ¾"
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
10. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CO… E PRIOR TO PLAC… NT.
11. SEE OTHER DRAWINGS IN THIS PROJECT FOR SIZE AND LOCATIONS OF EQUIPMENT PADS, INSERT… ED ITEMS.
12. REINFORCING DOWELS, WATERSTOPS AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECURE… RIO… CONCRETE PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.

CONCRETE BLOCK

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATIO… K MANUAL FO… AND CONSTRUCTION OF CONCRETE MASONRY," LATEST EDITION AND "ACI 530-BUILDING CODE REQUIRE… S FOR MASONRY STRUCTURES", LATEST EDITION PER GOVERNING CODE.
2. CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS: SOLID/HOLLOW BLOCK: ASTM C90.

NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNIT, PSI	NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'm, PSI USING TYPE S MORTAR
1900	1500
2800	2000
3750	2500
4800	3000

UNLESS OTHERWISE NOTED ON PLANS AND/ OR ELEVATIONS, CONCRETE BLOCK UNIT STRENGTH … L BE 1900 PSI MI…
NOTE: CONCRETE BLOCK WITH UNIT STRENGTH HIGHER THAN 1900 PSI REQUIRE LONGER DELIVE… EAD TIMES.

3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL GROUT FOR FILLING CELLS SHALL BE ASTM C 476 WITH MINIMUM COMPRESSIVE STRENGTH O… 00 PSI BUT NOT L… THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, F'M". WHERE GROUT CELLS DO NOT E… D 4" IN DIAMETER … GROUT SHALL BE USED.
5. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.
6. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
7. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MINIMUM O… IN DEPTH AND A MINIMUM OF 32" IN WIDTH, U.O.N.
8. INSTALL STANDARD WEIGHT LADDER JOINT REINFORCEMENT AT 16" O/C (SPACED VERTICALLY).
9. UNLESS NOTED OTHERWISE ALL MASONRY WALLS SHALL BE REINFORCED WITH #4@48" O/C VERTICAL. GROUT ALL REINFORCED CELLS SOLID. PROVIDE DOWELS TO MATCH VERTICAL REINFORCING AT FOUNDATION.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS "AND AISC 303" CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
   B. AMERICAN WELDING SOCIETY (AWS D1.1) "STRUCTURAL WELDING CODE – STEEL".
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B.
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GIRDERS ARE TO BE DESIGNED AS FOLLOWS:
      a. STANDARD BEAM TO BEAM/GIRDER: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN BEARING TYPE CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS).
      b. BEAM/GIRDER TO COLUMN CONNECTIONS: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN SLIP CRITICAL CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS). FAYING SURFACE SHALL BE CLASS A UNLESS OTHERWISE NOTED.
   G. ANCHOR BOLTS: ASTM F1554, GRADE 36.
   H. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   I. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   J. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
3. STEEL CONNECTION SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, AND SHALL BE
   – SELECTED OR COMPLETED BY AN EXPERIENCED STEEL DETAILER, UTILIZING ASD OR LRFD LOADS AND PROCEDURES.
   A. FOR NON-COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   B. FOR COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON 1.5 x REACTION FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   C. REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
   D. CONNECTIONS SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
4. MINIMUM WELD SIZE IS ¼" FILLET UNLESS NOTED OTHERWISE.
5. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
6. FIELD CUTTING OR BURNING OF STEEL IS PROHIBITED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD (IN WHICH CASE ALL BURNING OF STEEL MUST CONFORM TO THE THERMAL CUTTING REQUIREMENTS OF AISC AND AWS)
7. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED, AWS-QUALIFIED WELDERS. ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL). WELDING ELECTRODES FOR ASTM A276-97 STAINLESS STEEL, GRADE 304, SHALL CONFORM TO AWS A5.4 FOR SHIELDED METAL ARC WELDING, ELECTRODE CLASS E304; OR AWS A5.9 FOR GAS METAL ARC WELDING, ELECTRODE CLASS ER304, Ft=70 ksi.
8. HOT DIP GALVANIZING SHALL CONFORM TO ASTM A123, REPAIR SCRATCHES OR ABRADED GALVANIZED SURFACE WITH ZINC RICH PAINT. ALL EXTERIOR EXPOSED STEEL AND STEEL SUPPORTING EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
9. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'–0" OR LESS	L 4" x 3 ½" x 5/16" L.L.V.
4'–1" TO 7'–0"	L 6" x 3 ½" x 5/16" L.L.V.

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L 5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS WITH OPENINGS UP TO 6'–0".
   D. PROVIDE MINIMUM 6" BEARING AT EACH END.
   E. LI… FIREPROOFED.
10. …P AND ERECTION DR… S SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION …TEEL SHALL COMME… WITHOUT APPROVED SHOP DRAWINGS.
11. PR… MECHANICALLY …ANIZED BOLTS FOR EXTERIOR APPLICATIONS.

POST …ALLED ADHES… AND MECHANICAL ANCHORS

1. … INSTALLED ANCHORA… SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY …NEER OF RECORD PR… TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR …NUFACTURER TECHNICA… TA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY200 INTO CONCRETE OR HILTI-HIT HY70 INTO BRICK MASONRY, GROUT FILLED CMU, AND UNGROUTED CMU BASE MATERIAL.
4. EXISTING REINFORCING BARS IN THE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE EXISTING REBARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS BY A MEANS APPROVED BY THE ENGINEER OF RECORD.

…PECIAL INS…

…NSPECTIONS …QUIRED BY THE LOCAL JURISDICT… SHALL BE PERFO… Y A TESTING AGENCY PROVIDED BY THE OWNER FOR THE …LLOWING …:
…EEL CONSTRUCTION (BC 1704.3… BLE 1704.3)
WELDING (BC 1704.3.1)
DETAILS (BC 1704.3.2)
…TING (BC … .3.3)
…N (BC 17… TABLE 1704.4)
MATERIALS (BC 1704.4.1)
…ASONRY CONSTRUCTION (BC 17…
LEVEL 1 SPECIAL INSPECTIONS… BLE 1704.5.1)
LEVEL 2 SPECIAL INSPECTIONS… BLE 1704.5.3)
…OILS (BC 1704.7, TABLE 1704.7…
TESTING AG… SHALL F… ORMS WITH THE BUILDING DEPARTMENT.

COLD FORMED METAL FRAMING

1. ALL COLD FORMED METAL FRAMING WORK SHALL COMPLY WITH THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION PER GOVERNING CODE AS WELL AS ANSI A42.4 "SPECIFICATIONS FOR INTERIOR LATHING AND FURRING".
2. ALL PLYWOOD APPLIED TO METAL JOISTS SHALL BE SCREWED AND GLUED TO THE JOISTS. THE ADHESIVE SHALL BE AN APA APPROVED ELASTOMERIC ADHESIVE.
3. INSTALL METAL FRAMING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE GALVANIZED.
4. ALL LOAD BEARING STUDS , JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS AND PROVEN IN THE CALCULATIONS.
5. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL LOAD BEARING COLD FORMED METAL FRAMING (JOISTS, STUDS, ETC.) PRIOR TO FABRICATION SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAGE, NUMBER, LOCATION AND SPACING. SHOP DRAWINGS SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION. SEE SPECIFICATIONS, LOADING DIAGRAMS AND SCHEDULE FOR STRUCTURAL PERFORMANCE CRITERIA.
6. SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER DATA GIVING STRENGTH VALUES FOR ALL FASTENERS USED. WELDED CONNECTIONS SHALL BE WIRE BRUSHED AND COATED WITH A ZINC RICH PAINT.
7. ALL GALVANIZED STUDS AND/ OR JOISTS, 10, 12, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE D, WITH A MINIMUM YIELD OF 50,000 PSI.
8. ALL GALVANIZED 18 AND 20 GAGE STUDS AND/ OR JOISTS, AND ALL GALVANIZED TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD OF 33,000 PSI.
9. ALL STUDS, JOIST AND ACCESSORIES SHALL BE PRIMED WITH RUST – INHIBITIVE PAINT MEETING THE PERFORMANCE REQUIREMENTS OF TT-P-636C, OR SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING.
10. FRAMING COMPONENTS MAY BE PRE-ASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
11. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THE ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.
12. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.
13. WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'–0" HEIGHT: ONE ROW AT MID-HEIGHT. WALLS EXCEEDING 10'–0" HEIGHT; BRIDGING ROWS SPACED NOT TO EXCEED 5'–0" ON-CENTER.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL ERECTION IS COMPLETED AND ALL ATTACHED ADJACENT FRAMING IS COMPLETE.
15. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
16. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR LOAD DISTRIBUTION MEMBER TO BE PROVIDED AT THE TOP TRACK.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. ¾" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. ⅝" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING).
5. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
7. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PANEL EDGE JOINTS.
8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
5. ROOF TRUSSES: PROVIDE PRE-ENGINEERED ROOF TRUSSES, AS SHOWN ON THE DOCUMENTS, TO RESIST LOADS TABULATED ON THIS SHEET (INCLUDING NET UPLIFT). INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS. FABRICATOR SHALL SUBMIT LAYOUT PLANS AND ENGINEERING DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE UNLESS NOTED OTHERWISE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2 OR SOUTHERN YELLOW PINE #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1 OR SOUTHERN YELLOW PINE #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:
   POST AND TIMBER: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF WOOD UNLESS OTHERWISE NOTED ON PLAN.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2 x 4 @ 16"o/c. AT THE INTERIOR AND 2 x 6 @ 16"o/c. AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS UNLESS OTHERWISE NOTED.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
17. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 – 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 – 16D NAILS @16"o/c.
18. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 – 10D NAILS.)
19. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH ½" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'–0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS
20. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER 2 x 4 WALL	HEADER 2 x 6 WALL
LESS THAN 3'–0"	(2) 2 x 6	(3) 2 x 8
3'–1 TO 4'–0"	(2) 2 x 8	(3) 2 x 8
4'–1" TO 6'–0"	(2) 2 x 10	(3) 2 x 10
6'–1" TO 8'–0"	(2) 2 x 12	(3) 2 x 12
OVER 8'–0"	SEE PLANS	SEE PLANS

NOTE: PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'–0' WIDE,
(2) JACK STUDS FOR SPANS LESS THAN 8'–0" WIDE,
(3) JACK STUDS FOR SPANS OVER 8'–0" WIDE.

23. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
24. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'–0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1–1/2" x 1'–0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
25. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'–0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN, 7" EMBED.)

RSA STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL	I.J.	ISOLATION JOINT
ADJ.	ADJACENT	INFO	INFORMATION
A/E	DESIGN TEAM OF RECORD	INT	INTERIOR
ALT.	ALTERNATE	JT.	JOINT
ANCH.	ANCHOR	K	KIPS
APPROX.	APPROXIMATE/APPROXIMATLEY	LB.	POUND
ARCH.	ARCHITECTURAL/ARCHITECT	L.L.	LIVE LOAD
B.O.	BOTTOM OF	LLH	LONG LEG HORIZONTAL
BLDG.	BUILDING	LLV	LONG LEG VERTICAL
BM.	BEAM	L.P.	LOW POINT
BOT.	BOTTOM	L.W.	LIGHTWEIGHT
BRG.	BEARING	MAS	MASONRY
BSMT.	BASEMENT	MAX	MAXIMUM
CANT.	CANTILEVER	MECH	MECHANICAL
CFS.	COLD FORMED STEEL	MEP	MECH., ELECT., PLUMBING, & F.P.
C.I.P.	CAST IN PLACE	MFR	MANUFACTURER
C.J.	CONTRACTION JOINT	MIN	MINIMUM
CLG.	CEILING	MISC	MISCELLANEOUS
CLR.	CLEAR	M.O.	MASONRY OPENING
CMU	CONCRETE MASONRY UNIT	N.F.	NEAR FACE
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
COMPS.	COMPOSITE	NO.	NUMBER
CONC.	CONCRETE	N.S.	NEAR SIDE
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE
CONTINUOUS	CONTINUOUS	N.W.	N.W. NORMAL WEIGHT
COORD.	COORDINATE/COORDINATION	O/C.	ON CENTER
CONTR.	CONTRACTOR	O.D.	OUTSIDE DIAMETER
COTR.	CONTRACT OFFICER'S TECHNICAL REP.	O.F.	OUTSIDE FACE
CTR.	CENTER	OPNG	OPENING
DBL.	DOUBLE	OPP	OPPOSITE
DEMO	DEMOLITION/DEMOLISH	PC.	PIECE
DTL.	DETAIL	PED	PEDESTAL
DIA.	DIAMETER	PERP	PERPENDICULAR
DIAG.	DIAGONAL	PL.	PLATE
DIM.	DIMENSION	PLF	POUNDS PER LINEAR FOOT
D.L.	DEAD LOAD	PREFAB	PREFABRICATED
DN.	DOWN	PSF	POUNDS PER SQUARE FOOT
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
DWL.	DOWEL	REINF	REINFORCE(D), REINFORCEMENT
EA.	EACH	REQ'D	REQUIRED
E.O.	EDGE OF	REV	REVISION
E.F.	EACH FACE	SCHED	SCHEDULE
EXIST.	EXISTING	SECT	SECTION
EXP. JT.	EXPANSION JOINT	SIM	SIMILAR
EL.	ELEVATION	S.O.G.	SLAB ON GRADE
ELEC.	ELECTRICAL	SPEC	SPECIFICATION
ELEV.	ELEVATOR	SQ.	SQUARE
EMBED.	EMBEDMENT	S.S.	STAINLESS STEEL
ENGR.	ENGINEER	STD	STANDARD
E.O.R.	ENGINEER OF RECORD	STIFF	STIFFENER
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	S-W	SHORT WAY
EXT.	EXTERIOR	SYM.	SYMMETRIC
E.W.	EACH WAY	T.O.	TOP OF
FDN.	FOUNDATION	T & B	TOP & BOTTOM
FIN.	FINISH	TEMP.	TEMPORARY/TEMPERATURE
FLR.	FLOOR	TYPICAL	TYPICAL
FRMG.	FRAMING	U.N.O.	UNLESS NOTED OTHERWISE
F.S.	FAR SIDE	VERT.	VERTICAL
FT.	FEET	W/	WITH
FTG.	FOOTING	W.P.	WORK POINT
GA.	GAGE	W.W.R.	WELDED WIRE REINFORCEMENT
GALV.	GALVANIZED	#	NUMBER/SIZE
G.B.	GRADE BEAM	℄	CENTERLINE
HDR.	HEADER	ø	DIAMETER
HGR.	HANGER	℘	PLATE/PROPERTY LINE
HORIZ.	HORIZONTAL		
H.P.	HIGH POINT		
HT.	HEIGHT		
HVAC	HEATING, VENTILATION, & AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
I.F.	INSIDE FACE		

RSA STANDARD ABBREVIATIONS FOR EXISTING STRUCTURES

C.I.	CAST IRON	T.C.	TERRACOTTA
(E)	EXISTING MEMBER OR DIMENSION	V.I.F.	VERIFY IN FIELD
EXIST.	EXISTING		

RSA STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

ACT.	ACTUAL		
G-LAM	GLUELAMINATED LUMBER	P.T.	PRESERVATIVE TREATED
LSL	LAMINATED STRAND LUMBER	R.O.	ROUGH OPENING
LVL	LAMINATED VENEER LUMBER	SQ.	SQUARE
NOM.	NOMINAL	T & G	TONGUE AND GROOVE
PSL	PARALLEL STRAND LUMBER		

DESIGN LOADS AND FACTORS

DESIGN CODE: 2013 DCMR 12A (IBC 2012 & IEBC 2012)

LIVE LOADS		SNOW LOADS		WIND DESIGN PARAMETERS		SEISMIC DESIGN PARAMETERS	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	LOAD (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR	100	SNOW	30	BASIC WIND SPEED	115 MPH	SEISMIC DESIGN CATEGORY	A
		DRIFT	VARIES	WIND EXPOSURE	B	OCCUPANCY CATEGORY	II
				IMPORTANCE FACTOR	1.0	SITE CLASS (ASSUMED)	D
						SHORT PERIOD MAP VALUE (S_{DS})	0.118g
						1.0 SEC. PERIOD MAP VALUE (S_{D1})	0.051g
		PARAMETER	VALUE			RESPONSE MODIFICATION (R)	3
		GROUND SNOW LOAD (P_g)	30				
		SNOW EXPOSURE FACTOR (C_e)	1.0				
		SNOW LOAD IMPORTANCE FACTOR (I)	1.1				
		TERRAIN EXPOSURE	B				
SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:	

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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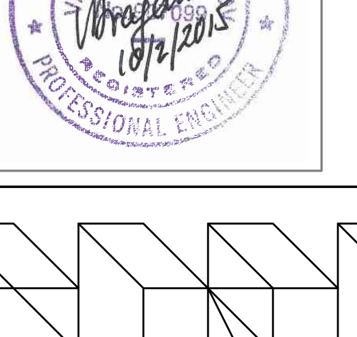
SEAL



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GOOD HOPE ROAD

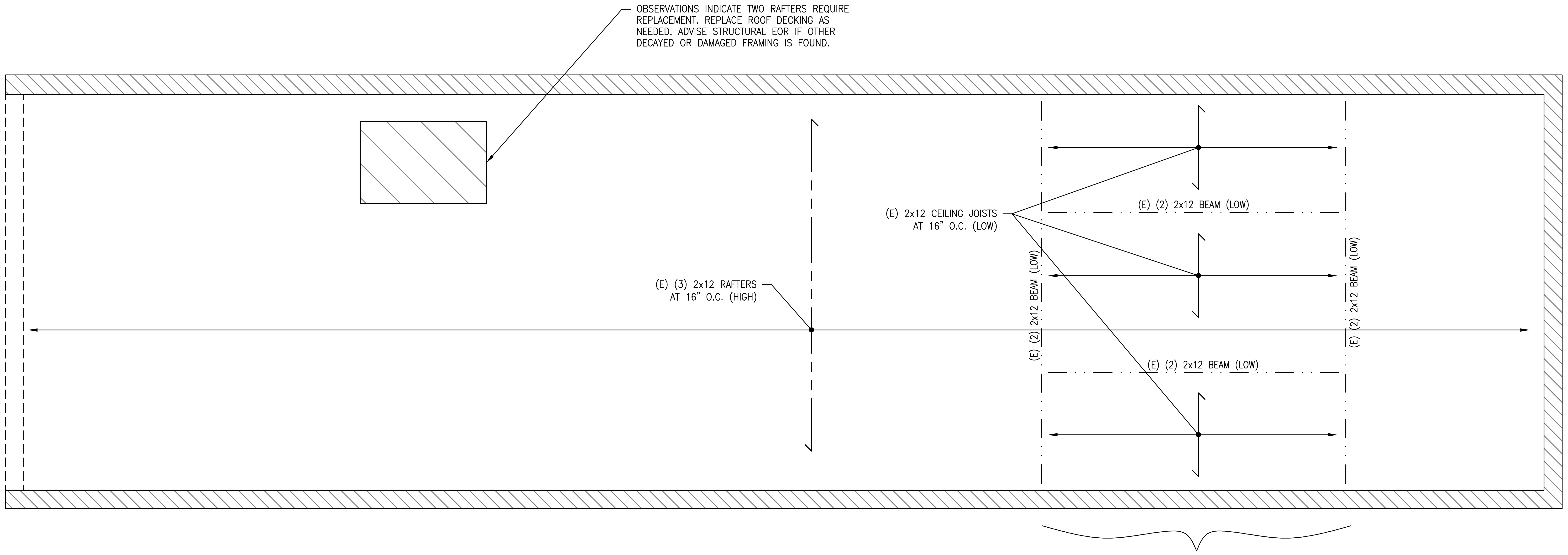
STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GENERAL STRUCTURAL NOTES AND ABBREVIATIONS

DISCIPLINE	STRUCT
SCALE	
DATE	02 OCTOBER 2015
DRAWN BY	RES
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER
S0.00



1 / S1.06 **ROOF FRAMING**
SCALE: N.T.S.

DESCRIPTION:

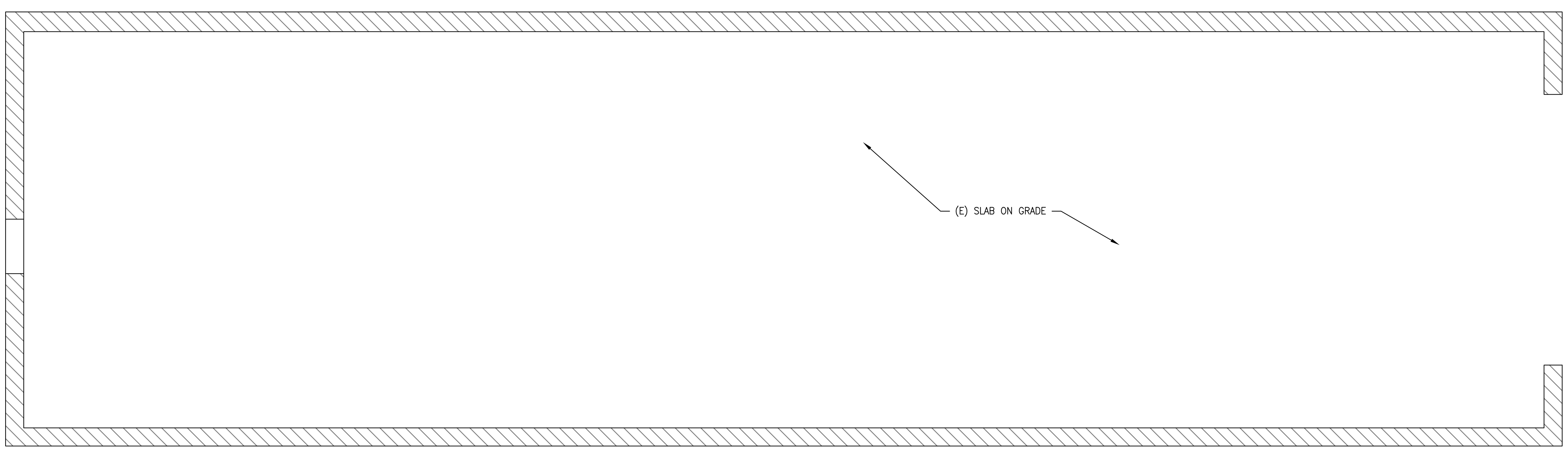
1205 GOOD HOPE ROAD IS A ONE–STORY RETAIL AND OFFICE BUILDING. NO BASEMENT IS PRESENT. A DROPPED CEILING PARTIALLY OBSCURES VISIBILITY OF THE BUILDING'S ROOF FRAMING AND ITS CONDITION; HOWEVER, MISSING CEILING PANELS ALLOW FOR VISIBILITY OF REPRESENTATIVE AREAS TO DETERMINE ITS CONFIGURATION. STRUCTURAL MASONRY WALLS ARE COVERED BY FINISHES IN THE MAJORITY OF THE INTERIOR.

ALL EXTERIOR WALLS CONSIST OF LOAD BEARING BRICK MASONRY. THE EAST AND WEST WALLS ARE PARTY WALLS: 1203 GOOD HOPE ROAD TO THE WEST, AND 1209 GOOD HOPE ROAD TO THE EAST. THE EXTERIOR OF THE NORTH WALL SURROUNDING THE STOREFRONT HAS BEEN CLAD IN A STONE OR IMITATION STONE VENEER.

ROOF FRAMING CONSISTS OF WOOD RAFTERS AND BEAMS, WHICH BEAR ON THE BRICK WALLS. DROPPED CEILING FRAMING IS PRESENT BETWEEN THE CEILING PANELS AND THE WOOD RAFTERS. THE LUMBER, DECKING, AND FRAMING CONNECTIONS USED IN THE ROOF ARE CONTEMPORARY MATERIALS, INDICATING THE ROOF HAS BEEN REMOVED AND REPLACED SINCE THE STRUCTURE WAS ORIGINALLY BUILT.

CONDITIONS/STABILIZATION:

THE MAJORITY OF OBSERVED AREAS ARE IN GOOD STRUCTURAL CONDITION. ROOF LEAKS HAVE RESULTED IN DECAY OF THE ROOF DECKING AND RAFTERS IN SOME SMALL AREAS. REPAIR OR REPLACEMENT OF THE ROOF FRAMING AND DECKING WHERE DETERIORATED IS RECOMMENDED.



1 / S1.06 **GROUND LEVEL FRAMING**
SCALE: N.T.S.

REVISIONS

DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015	PERMIT SUBMISSION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

Silman
1053 31st Street NW, Washington, DC 20007
202 333 6230

SEAL

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

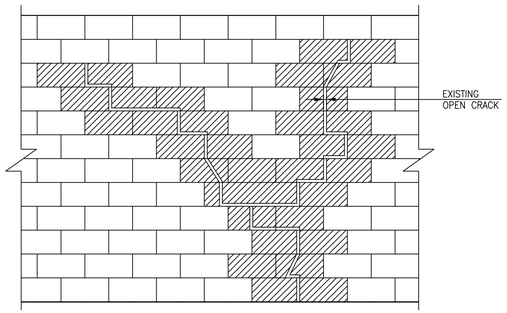
STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GROUND LEVEL AND ROOF FRAMING PLAN

DISCIPLINE	STRUCT
SCALE	
DATE	02 OCTOBER 2015
DRAWN BY	RES
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER
S1.00

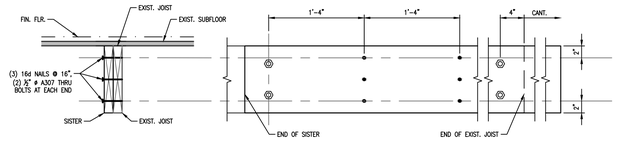


NOTES:

1. DENOTES BRICK TO BE REPLACED. WHERE CRACK IS THRU WALL, REPLACE ALL WYTHES OF BRICK ON EACH SIDE OF CRACK TO 1st MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS. REPLACE LOOSE AND CRACKED BRICKS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE.

2. WHERE CRACK IS OPEN AND ¼" OR LESS AND IS PRESENT ONLY IN THE OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

TYPICAL DETAIL
REPAIR IN BRICK MASONRY
SCALE: N.T.S.



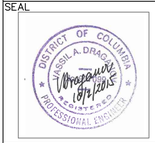
TYPICAL JOIST
SISTERING DETAIL
SCALE: N.T.S.

REVISIONS	DATE	DESCRIPTION
	08.13.2015	PRICING SUBMISSION
	10.02.2015	PERMIT SUBMISSION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

Silman
1053 31st Street NW, Washington, DC 20007
202 333 6230

SEAL



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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1205 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DETAILS

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S2.00
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	

1209 GOOD HOPE ROAD

1209 Good Hope Road, SE
Anacostia
Washington, D.C. 20020

STABILIZATION

ISSUE FOR CONSTRUCTION

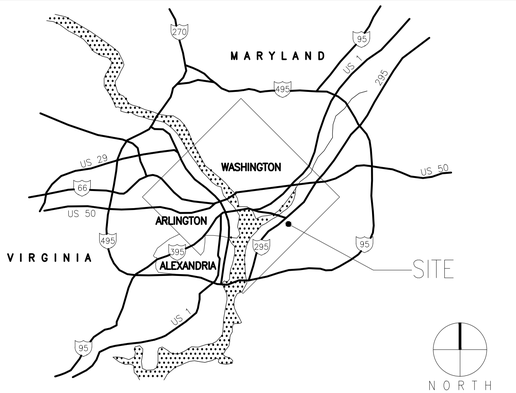
MAY 04, 2016

PREPARED FOR:
THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ARCHITECTS
SORG ARCHITECTS
918 U Street, NW
Washington, DC 20001

Silman Structural Engineers.
1053 31st Street, NW
Washington, DC 20007

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND

- 3 / A5.01 — DETAIL INDICATOR: DETAIL NUMBER; DRAWING WHERE DETAILED
- 2 / A3.01 — SECTION INDICATOR: DETAIL NUMBER; DRAWING WHERE DETAILED
- 1 / A5.03 — DETAIL & ELEVATION TITLE: DETAIL NUMBER; DRAWING WHERE DETAILED
- 1 / 3-2 — INTERIOR ELEVATIONS
- 101 — DOOR NUMBER
- 2 — KEYNOTE
- 100 — ROOM NUMBER
- ELEVATION POINT
- A — PARTITION TYPE
- 0000 — CEILING HEIGHT
- A — WINDOW TYPE
- 1 — LOUVER TYPE

ABBREVIATIONS

AC	ACOUSTIC
ALUM	ALUMINUM
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
&	AND
@	AT
BD	BOARD
BLKG	BLOCKING
CAB	CABINET
CER	CERAMIC
℄	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL
ø	DIAMETER
DIM/DIMS	DIMENSION(S)
DN	DOWN
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL
EXIST	EXISTING
EXPS	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH(ED)
FL	FLOOR(ING)
FLUOR	FLUORESCENT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS/GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HVAC UNIT
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KD	KNOCKDOWN
LAV	LAVATORY
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NAT	NATURAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
PVC	POLYVINYL CHLORIDE
PLY	PLYWOOD
QT	QUARRY TILE
R	RISER/RADIUS
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RD	ROOF DRAIN
RO	ROUGH OPENING
SAFB	SOUND ATTENUATION FIRE BATT
SEC	SECTION
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VB	VINYL BASE
W	WIDE / WIDTH
WD	WOOD

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION ARE TO BE NEW UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FINISHED FACE.
3. GENERAL CONTRACTOR TO VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION, FABRICATION OF ANY ITEM. ANY DISCREPANCY FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION. THIS WORK TO BE COORDINATED WITH THE BUILDING MANAGER. THE GENERAL CONTRACTOR SHALL NOTIFY THE C.O.R. OF ANY INTERRUPTION TO THE BUILDING SERVICE AT LEAST 48 HOURS PRIOR TO THE BREAK IN SERVICE.
5. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL AND STRUCTURAL TRADES.
6. THE FABRICATION AND/OR CONSTRUCTION OF ANY ITEM WITHOUT THE APPROPRIATE APPROVED SHOP DRAWING(S) AS CALLED FOR IN THE SPECIFICATIONS IS AT THE GENERAL CONTRACTOR'S RISK.
7. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS. DO NOT PROCEED WITH ANY WORK WITHOUT REFERRING TO ALL DOCUMENTS AFFECTING WORK IN ALL DISCIPLINES.
8. CONFLICTS BETWEEN WORK IN ANY AREA FOR LACK OF COORDINATION ARE UNACCEPTABLE.
9. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE INSTALLATION SHALL BE IN SUCH A MANNER THAT ALL WARRANTIES, GUARANTEES AND OTHER PERFORMANCE CRITERIA EXPRESSED OR IMPLIED ARE VALID AND NOT COMPROMISED BY THE WORK.
10. SECTIONS AND DETAILS ARE DRAWN TO SHOW TYPICAL CONDITIONS; SEE THE PLANS AND THE ELEVATIONS FOR THE EXTENT OF THE WORK. THE SECTION OR DETAIL REFERENCES SHOWN ON THE DRAWINGS IS ONLY WHERE THE SECTION OR DETAIL WAS TAKEN AND DOES NOT INDICATE THE EXTENT OF THE WORK.
11. FOR NOTES WHERE INFORMATION IS NOT SPECIFICALLY CALLED OUT IN DETAIL OR SECTION, REFER TO SIMILIAR SECTIONS AND DETAILS FOR APPROPRIATE NOTES.
12. THE OWNER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS AS SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
13. TESTING HAS BEEN CONDUCTED FOR ASBESTOS, LEAD CONTAINING MATERIALS, AND OTHER HAZARDOUS ITEMS. REMEDIATION PROCEDURES AND SCOPE OF WORK FOR THIS WORK IS UNDER SEPERATE COVER, IF ANY ADDITIONAL HAZARDOUS MATERIALS NOT SHOWN IN THE REPORT ARE ENCOUNTERED PRIOR TO OR DURING THE DEMOLITION PROCESS THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVANCE, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION PERTAINING TO THE HAZARDOUS MATERIALS ENCOUNTERED.

INDEX OF DRAWINGS

GENERAL
G0.01 COVER SHEET & PROJECT INFORMATION

ARCHITECTURAL
A1.01 PLANS
A2.01 ELEVATIONS

STRUCTURAL
S0.00 GEN. STRUCT. NOTES AND ABBREVIATIONS
S1.00 BASEMENT FRAMING PLAN
S1.01 GROUND FLOOR FRAMING PLAN
S1.02 ROOF PLAN
S2.00 DETAILS

CODE ANALYSIS

APPLICABLE CODES

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCBC), WHICH ADOPTS AND AMENDS (12 DCMR A) THE 2102 INTERNATIONAL BUILDING CODE (IBC)

2013 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCEBC) WHICH ADOPTS AND AMENDS (12 DCMR J)THE 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2013 DISTRICT OF COLUMBIA FIRE CODE (DCFC), WHICH ADOPTS AND AMENDS (12 DCMR H) THE 2012 INTERNATIONAL FIRE CODE (IFC).

2013 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMC), WHICH ADOPTS AND AMENDS (12 DCMR E) THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)

BUILDING ADDRESS
1209 GOOD HOPE ROAD, SE
ANACOSTIA
WASHINGTON, DC 20020

LOT SIZE	4036
BUILDING AREA	5784 SF
NUMBER OF STORIES	1 ST. W/ BSMNT

THIS PROJECT IS FOR THE STABILIZATION OF THE EXISTING STRUCTURES ONLY, THEY WILL NOT BE OCCUPIED AT THE COMPLETION OF CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY WILL NOT BE APPLIED FOR. NO CHANGE TO EXISTING USE, OCCUPANCY OR EGRESS. THE EXISTING BUILDING IS UNOCCUPIED.

REVISIONS

DATE	DESCRIPTION
10.02.2015	PERMIT SET
05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

SEAL

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

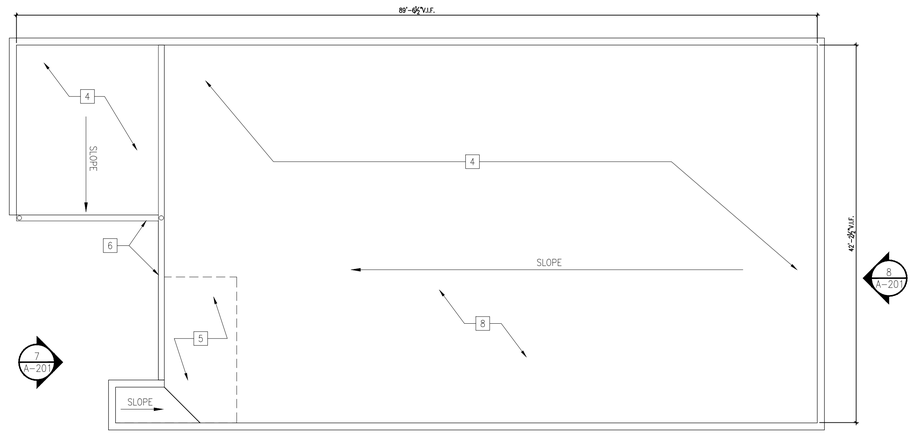
DRAWING TITLE

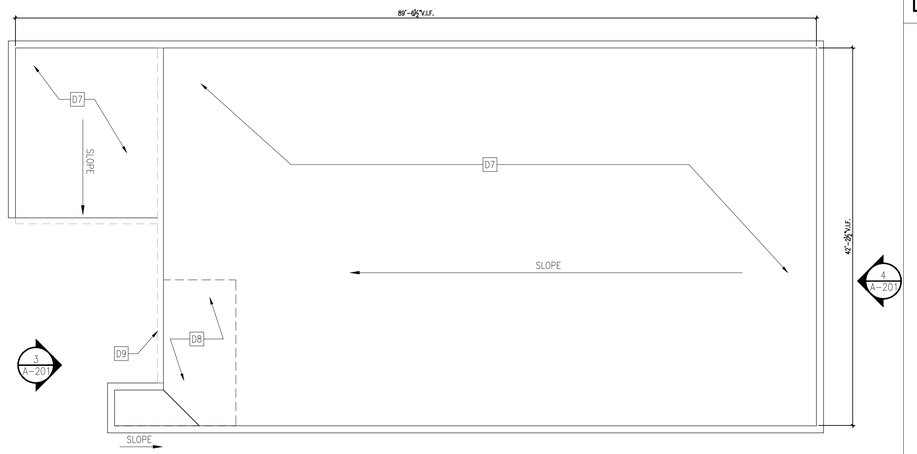
COVER SHEET & PROJECT INFORMATION

DISCIPLINE	ARCH
SCALE	NTS
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	RC
SORG PROJECT #	1506

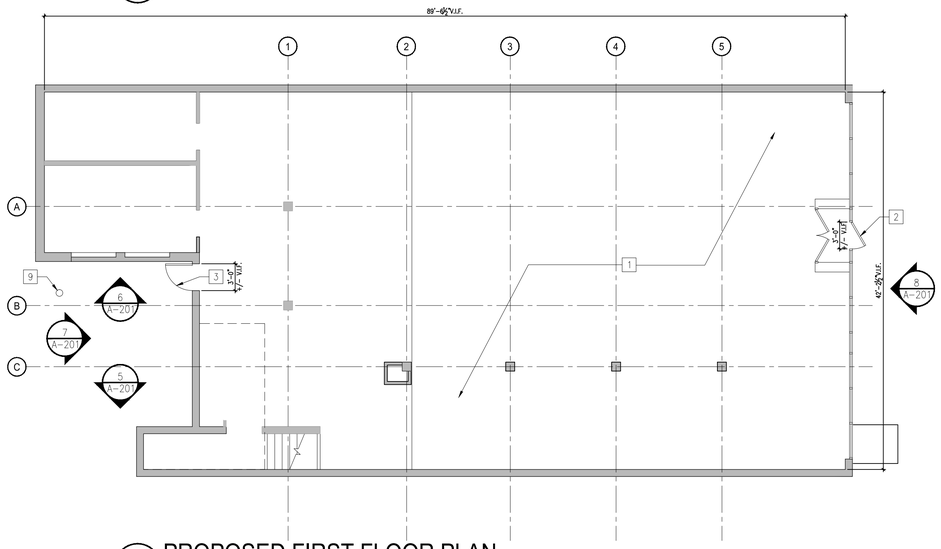
DRAWING NUMBER

G0.01





4 A1.01 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



1 A1.01 DEMOLITION ROOF PLAN
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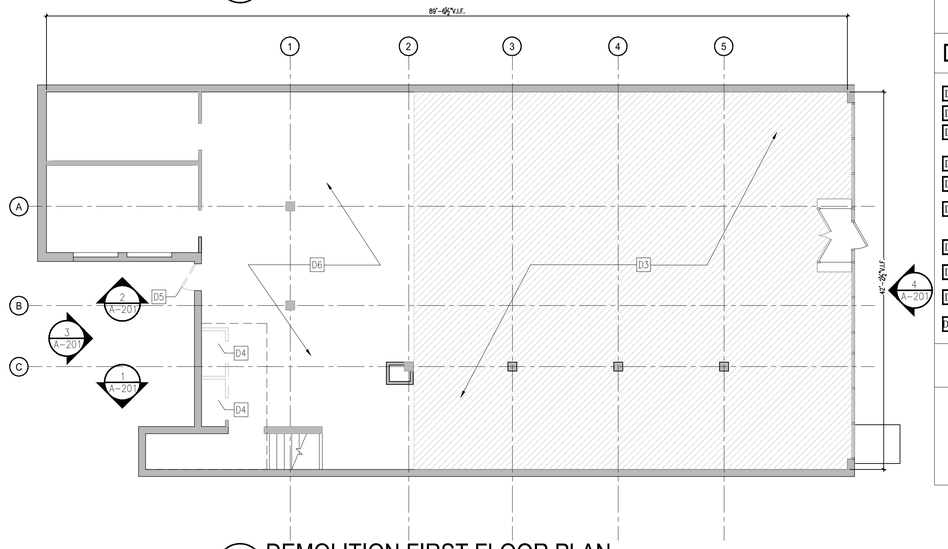
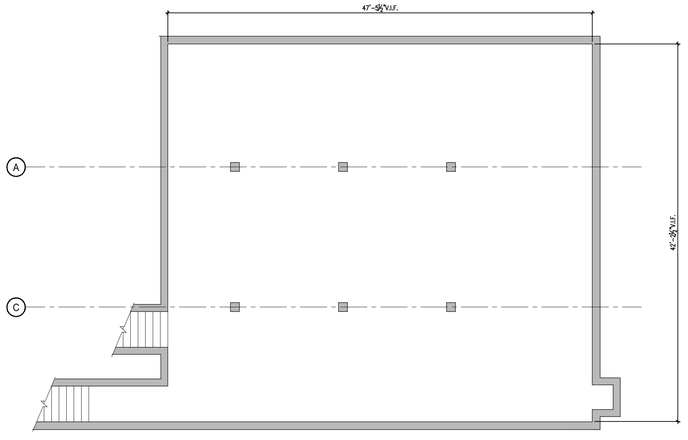


5 A1.01 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A1.01 DEMOLITION FIRST FLOOR PLAN
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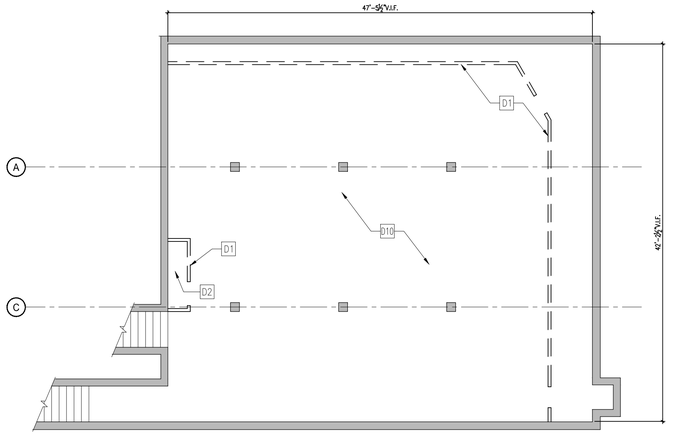


6 A1.01 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 A1.01 DEMOLITION BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
2. DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF LAYOUT OR DEMOLITION. CALCULATE DISTANCES USING DIMENSIONED ARCHITECTURAL AND STRUCTURAL DRAWINGS
3. SHORE AND BRACE THE STRUCTURE AS REQUIRED PRIOR TO THE DEMOLITION OR REMOVAL OF ANY LOADBEARING STRUCTURAL ELEMENTS. INSTALL TEMPORARY LATERAL BRACING AS REQUIRED. SUBMIT SHORING DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA
4. IF ANY HAZARDOUS MATERIALS ARE ENCOUTERED PRIOR TO OR DURING DEMOLITION, GENERAL CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
5. ALL STRUCTURAL DEMOLITION TO BE COORDINATED PRIOR TO EXECUTION WITH STRUCTURAL DEMOLITION DRAWINGS AND STRUCTURAL ENGINEER TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
7. SALVAGE REMOVED EXTERIOR BRICKS FOR REUSE.
8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
10. GENERAL CONTRACTOR SHALL NOT DISPOSE OF ANY ITEMS WITHOUT PRIOR CONSENT FROM THE OWNER.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESSES DURING CONSTRUCTION.
12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

- D1 DEMOLISH BASEMENT PARTITION WALLS.
- D2 REMOVE EXISTING TOILET, CAP PLUMBING.
- D3 DEMOLISH FLOOR FINISH, SUBSTRATE AND JOISTS. VERIFY STRUCTURAL INTEGRITY OF METAL BEAMS.
- D4 DEMOLISH WALLS TOILET, TOILETS, SINKS AND CAP PLUMBING.
- D5 REMOVE EXISTING DOOR AND FRAME.
- D6 REMOVE PORTION OF TIN CEILING WITHOUT CAUSING DAMAGE, IF POSSIBLE TO REUSE, REMOVE CEILING AND STORE IN SECURE LOCATION FOR RE-INSTALLATION.
- D7 REMOVE EXIST. ROOF MEMBRANE AND COPING/ FLASHING.
- D8 REMOVE BEAMS AND JOISTS ASS NECESSARY - SEE STRUCTURAL.
- D9 REMOVE EXISTING GUTTER
- D10 REMOVE ALL STANDING WATER FROM BASEMENT. REPAIR/REPLACE FLOOR DRAIN IF DRAIN IS PRESENT

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
2. CLEAN, PATCH AND FINISH DEMOLISHED CONDITIONS TO MATCH ADJACENT NEW WORK.
3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
4. REMOVE AND CAP ALL PIPES OR CONDUIT THAT ARE DEMOLISHED.
5. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXISTING INTERIORS.
6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

1. NEW FLOOR STRUCTURE AND SUBSTRATE, SEE STRUCTURAL
2. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. DOORS TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
3. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
4. REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON EXISTING SUBSTRATE. VERIFY INTEGRITY OF EXIST. SUBSTRATE. REPLACE COPING AS NEEDED. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. EXISTING SLOPE TO REMAIN AS-IS.
5. NEW ROOF STRUCTURE AND SUBSTRATE - SEE STRUCTURAL.
6. INSTALL NEW GUTTER AND DOWNSPOUT.
7. REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 15% OF EXIST. WALL TO BE REPAIRED.
8. VERIFY INTEGRITY OF EXISTING STONE COPING TYP THROUGHOUT. REPAIR OR REPLACE COPING AS NECESSARY. REPAIR OR REPLACE FLASHING AS NECESSARY.
9. REPAIR EXISTING SITE DRAIN.

SEAL

DISTRICT OF COLUMBIA · SUMAN A. SORG · NO. · REGISTERED · ARCHITECT

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DRAWING TITLE

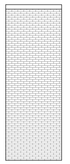
PLANS

DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

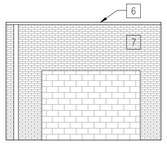
DRAWING NUMBER

A1.01

5 A2.01 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A2.01 DEMOLITION WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.01 PROPOSED EAST ELEVATION
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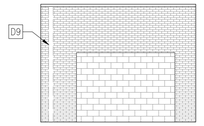
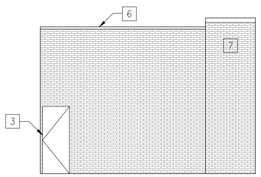
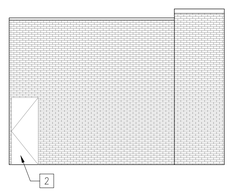


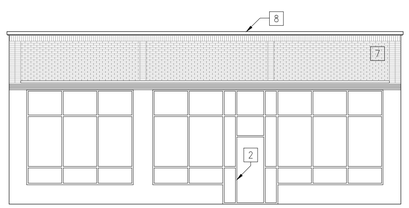
2 A2.01 DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"



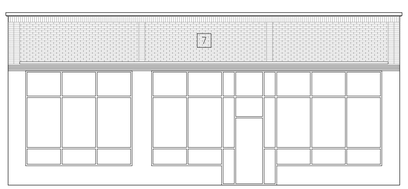
7 A2.01 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A2.01 DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



8 A2.01 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A2.01 DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
2. DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF LAYOUT OR DEMOLITION. CALCULATE DISTANCES USING DIMENSIONED ARCHITECTURAL AND STRUCTURAL DRAWINGS
3. SHORE AND BRACE THE STRUCTURE AS REQUIRED PRIOR TO THE DEMOLITION OR REMOVAL OF ANY LOADBEARING STRUCTURAL ELEMENTS. INSTALL TEMPORARY LATERAL BRACING AS REQUIRED. SUBMIT SHORING DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA
4. IF ANY HAZARDOUS MATERIALS ARE ENCOUTERED PRIOR TO OR DURING DEMOLITION, GENERAL CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
5. ALL STRUCTURAL DEMOLITION TO BE COORDINATED PRIOR TO EXECUTION WITH STRUCTURAL DEMOLITION DRAWINGS AND STRUCTURAL ENGINEER TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
7. SALVAGE REMOVED EXTERIOR BRICKS FOR REUSE.
8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
10. GENERAL CONTRACTOR SHALL NOT DISPOSE OF ANY ITEMS WITHOUT PRIOR CONSENT FROM THE OWNER.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESSES DURING CONSTRUCTION.
12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

- D1 DEMOLISH BASEMENT PARTITION WALLS.
- D2 REMOVE EXISTING TOILET, CAP PLUMBING.
- D3 DEMOLISH FLOOR FINISH, SUBSTRATE AND JOISTS. VERIFY STRUCTURAL INTEGRITY OF METAL BEAMS.
- D4 DEMOLISH WALLS TOILET, TOILETS, SINKS AND CAP PLUMBING.
- D5 REMOVE EXISTING DOOR AND FRAME.
- D6 REMOVE PORTION OF TIN CEILING WITHOUT CAUSING DAMAGE, IF POSSIBLE TO REUSE. REMOVE CEILING AND STORE IN SECURE LOCATION FOR RE-INSTALLATION.
- D7 REMOVE EXIST. ROOF MEMBRANE AND COPING/ FLASHING.
- D8 REMOVE BEAMS AND JOISTS ASS NECESSARY – SEE STRUCTURAL.
- D9 REMOVE EXISTING GUTTER
- D10 REMOVE ALL STANDING WATER FROM BASEMENT REPAIR/REPLACE FLOOR DRAIN IF DRAIN IS PRESENT

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
2. CLEAN, PATCH AND FINISH DEMOLISHED CONDITIONS TO MATCH ADJACENT NEW WORK.
3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
4. REMOVE AND CAP ALL PIPES OR CONDUIT THAT ARE DEMOLISHED.
5. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXISTING INTERIORS.
6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

1. NEW FLOOR STRUCTURE AND SUBSTRATE, SEE STRUCTURAL
2. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. DOORS TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
3. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
4. REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON EXISTING SUBSTRATE. VERIFY INTEGRITY OF EXIST. SUBSTRATE. REPLACE COPING AS NEEDED. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. EXISTING SLOPE TO REMAIN AS-IS.
5. NEW ROOF STRUCTURE AND SUBSTRATE – SEE STRUCTURAL.
6. INSTALL NEW GUTTER AND DOWNSPOUT.
7. REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 15% OF EXIST. WALL TO BE REPAIRED.
8. VERIFY INTEGRITY OF EXISTING STONE COPING TYP THROUGHOUT. REPAIR OR REPLACE COPING AS NECESSARY. REPAIR OR REPLACE FLASHING AS NECESSARY.
9. REPAIR EXISTING SITE DRAIN.

SEAL

DISTRICT OF COLUMBIA · SUMAN A. SORG · NO. 401 · REGISTERED · ARCHITECT

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DRAWING TITLE

ELEVATIONS

DISCIPLINE	ARCH
SCALE	
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER

A2.01

GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2013 DCMR 12A (IBC 2012 & IEBC 2012).
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN DOCUMENTS PROVIDED BY THE ARCHITECT, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. THESE NOTES HIGHLIGHT RATHER THAN REPLACE THE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 2000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED PRIOR TO PLACING CONCRETE. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
2. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.
3. CONCRETE SHALL BE POURED IN DRY EXCAVATIONS. CONTRACTOR SHALL NOTE SOIL AND WATER CONDITIONS.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS.
   A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), LATEST EDITION PER GOVERNING BUILDING CODE.
   B. ACI "MANUAL OF CONCRETE PRACTICE" LATEST EDITION
   C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" LATEST EDITION
2. ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR A775 EPOXY COATED WHEN CALLED OUT ON PLAN. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
4. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI.
5. REINFORCING STEEL TO BE WELDED TO CONFORM TO ASTM A706 GRADE 60.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ALL OTHER DISCIPLINES. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS" ¾"
   BEAMS, COLUMNS: 1 ½"
   FOOTINGS: 3"
   EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 ½" FOR #5 OF SMALLER
   INTERIOR WALLS: ¾"
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
10. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.
11. SEE OTHER DRAWINGS IN THIS PROJECT FOR SIZE AND LOCATIONS OF EQUIPMENT PADS, INSERT AND EMBED ITEMS.
12. REINFORCING DOWELS, WATERSTOPS AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECURED PRIOR TO CONCRETE PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.

CONCRETE BLOCK

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIATION TEK MANUAL FOR DESIGN AND CONSTRUCTION OF CONCRETE MASONRY," LATEST EDITION AND "ACI 530-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", LATEST EDITION PER GOVERNING CODE.
2. CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING STANDARDS: SOLID/HOLLOW BLOCK: ASTM C90.

NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNIT, PSI	NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'm, PSI USING TYPE S MORTAR
1900	1500
2800	2000
3750	2500
4800	3000

UNLESS OTHERWISE NOTED ON PLANS AND/ OR ELEVATIONS, CONCRETE BLOCK UNIT STRENGTH SHALL BE 1900 PSI MIN.
NOTE: CONCRETE BLOCK WITH UNIT STRENGTH HIGHER THAN 1900 PSI REQUIRE LONGER DELIVERY LEAD TIMES.

3. ALL MORTAR S... BE ASTM C270, TY...S.
4. ALL GROUT FO... G CELLS SHALL ... ASTM C 47... MINIMUM CO... SSIVE STRENGTH OF ... PSI BUT NOT LESS THAN THE COMPRESS... NGTH OF THE ... ONRY ASS... , F'M". WHERE GR... CELLS DO NOT EXC... 4" IN DIAMETER FINE GROUT SHALL ... US...
5. ALL BLOCK DIM... IONS ... CATED ON ... UCTURA... ANS ARE NOMINAL DIMEN... S.
6. ALL CONCRETE ... OCK BEL... GRADE S... L BE F... SOLID WITH GROUT.
7. CONCRETE BLO... BELOW BE... R TR... BEARIN... OINTS SHALL BE FILLED S... FOR A MINIMUM ... TWO COURSES IN DEPTH AND A MINIMU... T 32" IN WI... U.O...
8. INSTALL STAND... WEIGHT LADDER... REINFORCE... AT 16" O/C (SPA... VERTICALLY).
9. UNLESS NOTED ... HERWISE ALL MAS... WALLS SHALL ... #4@48" O/C VERTICA... ROUT ALL REINFORCED CELLS SOLID. ... VIDE DOWELS TO MA... VERTICAL REINFOR... NDATION.

NOT USED

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS "AND AISC 303" CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
   B. AMERICAN WELDING SOCIETY (AWS D1.1) "STRUCTURAL WELDING CODE – STEEL".
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B.
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GIRDERS ARE TO BE DESIGNED AS FOLLOWS:
      a. STANDARD BEAM TO BEAM/GIRDER: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN BEARING TYPE CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS).
      b. BEAM/GIRDER TO COLUMN CONNECTIONS: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN SLIP CRITICAL CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS). FAYING SURFACE SHALL BE CLASS A UNLESS OTHERWISE NOTED.
   G. ANCHOR BOLTS: ASTM F1554, GRADE 36.
   H. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   I. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   J. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
3. STEEL CONNECTION SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, AND SHALL BE
   – SELECTED OR COMPLETED BY AN EXPERIENCED STEEL DETAILER, UTILIZING ASD OR LRFD LOADS AND PROCEDURES.
   A. FOR NON-COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   B. FOR COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON 1.5 x REACTION FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   C. REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
   D. CONNECTIONS SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
4. MINIMUM WELD SIZE IS ¼" FILLET UNLESS NOTED OTHERWISE.
5. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
6. FIELD CUTTING OR BURNING OF STEEL IS PROHIBITED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD (IN WHICH CASE ALL BURNING OF STEEL MUST CONFORM TO THE THERMAL CUTTING REQUIREMENTS OF AISC AND AWS)
7. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED, AWS-QUALIFIED WELDERS. ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL). WELDING ELECTRODES FOR ASTM A276-97 STAINLESS STEEL, GRADE 304, SHALL CONFORM TO AWS A5.4 FOR SHIELDED METAL ARC WELDING, ELECTRODE CLASS E304; OR AWS A5.9 FOR GAS METAL ARC WELDING, ELECTRODE CLASS ER304, Ft=70 ksi.
8. HOT DIP GALVANIZING SHALL CONFORM TO ASTM A123, REPAIR SCRATCHES OR ABRADED GALVANIZED SURFACE WITH ZINC RICH PAINT. ALL EXTERIOR EXPOSED STEEL AND STEEL SUPPORTING EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
9. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L 4" x 3 ½" x 5/16" L.L.V.
4'-1" TO 7'-0"	L 6" x 3 ½" x 5/16" L.L.V.

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L 5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS WITH OPENINGS UP TO 6'-0".
   D. PROVIDE MINIMUM 6" BEARING AT EACH END.
   E. LINTELS OVER 6'-0" SHALL BE FIREPROOFED.
10. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
11. PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.

POST INSTALLED ADHESIVE AND MECHANICAL ANCHORS

1. POST INSTALLED ANCHORAGE SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR MANUFACTURER TECHNICAL DATA.
2. MANUFACTURER DATA FOR ALTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL. SUBMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY OF ANCHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY200 INTO CONCRETE OR HILTI-HIT HY70 INTO BRICK MASONRY, GROUT FILLED CMU, AND UNGROUTED CMU BASE MATERIAL.
4. EXISTING REINFORCING BARS IN THE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE EXISTING REBARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS BY A MEANS APPROVED BY THE ENGINEER OF RECORD.

SPECIAL INSPECTIONS

1. INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
   A. STEEL CONSTRUCTION (BC 1704.3, TABLE 1704.3)
      i. WELDING (BC 1704.3.1)
      ii. DETAILS (BC 1704.3.2)
      iii. HIGH-STRENGTH BOLTING (BC 1704.3.3)
   B. CONCRETE CONSTRUCTION (BC 1704.4, TABLE 1704.4)
      i. MATERIALS (BC 1704.4.1)
   C. MASONRY CONSTRUCTION (BC 1704.5)
      i. LEVEL 1 SPECIAL INSPECTIONS (TABLE 1704.5.1)
      ii. LEVEL 2 SPECIAL INSPECTIONS (TABLE 1704.5.3)
   D. SOILS (BC 1704.7, TABLE 1704.7)

THE TESTING AGENCY FOR THE INSPECTIONS SHALL FILE ALL APPROPRIATE FORMS WITH THE BUILDING DEPARTMENT.

COLD FORMED METAL FRAMING

1. ALL COLD FORMED METAL FRAMING WORK SHALL COMPLY WITH THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION PER GOVERNING CODE AS WELL AS ANSI A42.4 "SPECIFICATIONS FOR INTERIOR LATHING AND FURRING".
2. ALL PLYWOOD APPLIED TO METAL JOISTS SHALL BE SCREWED AND GLUED TO THE JOISTS. THE ADHESIVE SHALL BE AN APA APPROVED ELASTOMERIC ADHESIVE.
3. INSTALL METAL FRAMING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE GALVANIZED.
4. ALL LOAD BEARING STUDS , JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS AND PROVEN IN THE CALCULATIONS.
5. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL LOAD BEARING COLD FORMED METAL FRAMING (JOISTS, STUDS, ETC.) PRIOR TO FABRICATION SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAGE, NUMBER, LOCATION AND SPACING. SHOP DRAWINGS SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION. SEE SPECIFICATIONS, LOADING DIAGRAMS AND SCHEDULE FOR STRUCTURAL PERFORMANCE CRITERIA.
6. SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER DATA GIVING STRENGTH VALUES FOR ALL FASTENERS USED. WELDED CONNECTIONS SHALL BE WIRE BRUSHED AND COATED WITH A ZINC RICH PAINT.
7. ALL GALVANIZED STUDS AND/ OR JOISTS, 10, 12, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE D, WITH A MINIMUM YIELD OF 50,000 PSI.
8. ALL GALVANIZED 18 AND 20 GAGE STUDS AND/ OR JOISTS, AND ALL GALVANIZED TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD OF 33,000 PSI.
9. ALL STUDS, JOIST AND ACCESSORIES SHALL BE PRIMED WITH RUST – INHIBITIVE PAINT MEETING THE PERFORMANCE REQUIREMENTS OF TT-P-636C, OR SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING.
10. FRAMING COMPONENTS MAY BE PRE-ASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
11. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THE ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.
12. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.
13. WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'-0" HEIGHT: ONE ROW AT MID-HEIGHT. WALLS EXCEEDING 10'-0" HEIGHT; BRIDGING ROWS SPACED NOT TO EXCEED 5'-0" ON-CENTER.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL ERECTION IS COMPLETED AND ALL ATTACHED ADJACENT FRAMING IS COMPLETE.
15. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
16. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR LOAD DISTRIBUTION MEMBER TO BE PROVIDED AT THE TOP TRACK.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. ¾" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. ⅝" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING).
5. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
7. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PANEL EDGE JOINTS.
8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
5. ROOF TRUSSES: PROVIDE PRE-ENGINEERED ROOF TRUSSES, AS SHOWN ON THE DOCUMENTS, TO RESIST LOADS TABULATED ON THIS SHEET (INCLUDING NET UPLIFT). INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS. FABRICATOR SHALL SUBMIT LAYOUT PLANS AND ENGINEERING DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE UNLESS NOTED OTHERWISE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2 OR SOUTHERN YELLOW PINE #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1 OR SOUTHERN YELLOW PINE #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:
   POST AND TIMBER: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF WOOD UNLESS OTHERWISE NOTED ON PLAN.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2 x 4 @ 16"o/c. AT THE INTERIOR AND 2 x 6 @ 16"o/c. AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS UNLESS OTHERWISE NOTED.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
17. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 – 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 – 16D NAILS @16"o/c.
18. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 – 10D NAILS.)
19. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH ½" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS
20. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER 2 x 4 WALL	HEADER 2 x 6 WALL
LESS THAN 3'-0"	(2) 2 x 6	(3) 2 x 8
3'-1 TO 4'-0"	(2) 2 x 8	(3) 2 x 8
4'-1" TO 6'-0"	(2) 2 x 10	(3) 2 x 10
6'-1" TO 8'-0"	(2) 2 x 12	(3) 2 x 12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE: PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0' WIDE,
(2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
(3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

23. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
24. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
25. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN, 7" EMBED.)

RSA STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATE
ANCH.	ANCHOR
APPROX.	APPROXIMATE/APPROXIMATLEY
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
CANT.	CANTILEVER
CFS.	COLD FORMED STEEL
C.I.P.	CAST IN PLACE
C.J.	CONTRACTION JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMPS.	COMPOSITE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONTINUOUS	CONTINUOUS
COORD.	COORDINATE/COORDINATION
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
DBL.	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DTL.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN.	DOWN
DWG(S)	DRAWING(S)
DWL.	DOWEL
EA.	EACH
E.O.	EDGE OF
E.F.	EACH FACE
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMBED.	EMBEDMENT
ENGR.	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EXP.	EXPANSION
EXT.	EXTERIOR
E.W.	EACH WAY
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG.	FRAMING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
HDR.	HEADER
HGR.	HANGER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO	INFORMATION
INT	INTERIOR
JT.	JOINT
K	KIPS
LB.	POUND
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
L.P.	LOW POINT
L.W.	LIGHTWEIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECH., ELECT., PLUMBING, & F.P.
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.	NORMAL WEIGHT
O/C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
PC.	PIECE
PED	PEDESTAL
PERP	PERPENDICULAR
PL.	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCE(D), REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL.	STEEL
S-W	SHORT WAY
SYM.	SYMMETRIC
T.O.	TOP OF
T & B	TOP & BOTTOM
TEMP.	TEMPORARY/TEMPERATURE
TYPICAL	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.P.	WORK POINT
W.W.R.	WELDED WIRE REINFORCEMENT
#	NUMBER/SIZE
℄	CENTERLINE
ø	DIAMETER
ℙ	PLATE/PROPERTY LINE

RSA STANDARD ABBREVIATIONS FOR EXISTING STRUCTURES

C.I.	CAST IRON	T.C.	TERRACOTTA
(E)	EXISTING MEMBER OR DIMENSION	V.I.F.	VERIFY IN FIELD
EXIST.	EXISTING		

RSA STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

ACT.	ACTUAL		
G-LAM	GLUELAMINATED LUMBER	P.T.	PRESERVATIVE TREATED
LSL	LAMINATED STRAND LUMBER	R.O.	ROUGH OPENING
LVL	LAMINATED VENEER LUMBER	SQ.	SQUARE
NOM.	NOMINAL	T & G	TONGUE AND GROOVE
PSL	PARALLEL STRAND LUMBER		

DESIGN LOADS AND FACTORS

DESIGN CODE: 2013 DCMR 12A (IBC 2012 & IEBC 2012)

LIVE LOADS		SNOW LOADS		WIND DESIGN PARAMETERS		SEISMIC DESIGN PARAMETERS	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	LOAD (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR	100	SNOW	30	BASIC WIND SPEED	115 MPH	SEISMIC DESIGN CATEGORY	A
		DRIFT	VARIES	WIND EXPOSURE	B	OCCUPANCY CATEGORY	II
				IMPORTANCE FACTOR	1.0	SITE CLASS (ASSUMED)	D
						SHORT PERIOD MAP VALUE (S_{DS})	0.118g
						1.0 SEC. PERIOD MAP VALUE (S_{D1})	0.051g
		PARAMETER	VALUE			RESPONSE MODIFICATION (R)	3
		GROUND SNOW LOAD (P_g)	30				
		SNOW EXPOSURE FACTOR (C_e)	1.0				
		SNOW LOAD IMPORTANCE FACTOR (I)	1.1				
		TERRAIN EXPOSURE	B				
SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:	

REVISIONS

DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015	PERMIT SUBMISSION

Department of Housing and Community Development
BUILDING ENDURING COMMUNITIES

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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GOOD HOPE ROAD

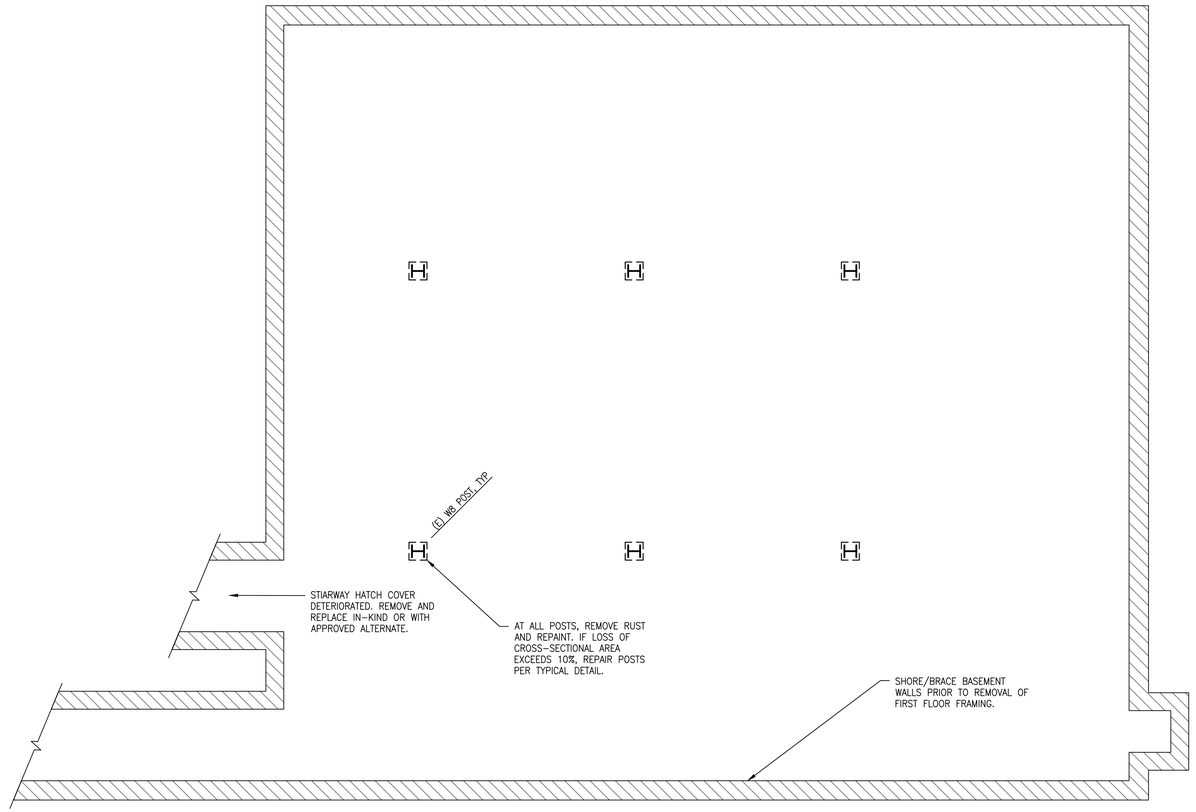
STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GENERAL STRUCTURAL NOTES AND ABBREVIATIONS

DISCIPLINE	STRUCT
SCALE	
DATE	02 OCTOBER 2015
DRAWN BY	RES
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER
S0.00



1 / S1.03 BASEMENT FRAMING PLAN

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

DESCRIPTION:

1209 GOOD HOPE ROAD IS A ONE STORY RETAIL AND OFFICE BUILDING WITH A PARTIAL BASEMENT.

EXTERIOR WALLS ARE LOAD BEARING BRICK MASONRY. THE EAST AND WEST WALLS ARE PARTY WALLS: 1205 GOOD HOPE ROAD TO THE WEST, AND 1213/15 GOOD HOPE ROAD TO THE EAST. THE MAJORITY THE INTERIOR FACES OF THE WALLS ARE COVERED BY FINISHES. THE NORTH (FRONT) WALL IS EXPOSED BRICK ABOVE THE STOREFRONT; CLADDING OBSCURES THE STRUCTURAL PIERS BEHIND THE STOREFRONT.

GROUND FLOOR FRAMING ABOVE THE BASEMENT CONSISTS OF DIAGONAL FLOOR BOARDS SUPPORTED BY WOOD JOISTS. THE JOISTS SPAN BETWEEN EXTERIOR WALLS AND STEEL BEAMS. THE STEEL BEAMS ARE SUPPORTED BY STEEL POSTS IN THE BASEMENT.

A TIN CEILING OBSCURED VISIBILITY OF THE ROOF AND CEILING FRAMING IN THE MAJORITY OF THE FIRST FLOOR SPACE. A SINGLE TIN PANEL WAS REMOVED TO OBSERVE THE CONFIGURATION OF THE ROOF FRAMING. SEE THE DRAWINGS FOR THE FRAMING CONFIGURATION. ROOF TRUSSES SPANNING BETWEEN POSTS AND WALLS SUPPORT THE RAFTERS AND CEILING JOISTS. VAULTED SPACES IN THE CEILING CREATE OPENINGS FOR TWO SKYLIGHTS. THE FRAMING OF THE VAULTS WAS NOT OBSERVED.

CONDITIONS AND STABILIZATION:

AT THE SOUTH (REAR) OF THE BUILDING, THE ROOF HAS PARTIALLY COLLAPSED DUE TO DECAY OF THE WOOD FRAMING. THIS HAS ALLOWED AN EXTENSIVE AMOUNT OF WATER INTO THE BUILDING, RESULTING IN A CONSIDERABLE AMOUNT OF DAMAGE TO WOOD STRUCTURAL COMPONENTS THROUGHOUT THE BUILDING, AND SOME DETERIORATION OF THE MORTAR IN THE BRICK WALLS.

THE VISIBLE AREAS OF THE NORTH BRICK WALL ABOVE THE STOREFRONT APPEAR TO BE IN GOOD CONDITION. MORTAR IN THE WALLS ADJACENT TO AND BELOW THE ROOF COLLAPSE AT THE SOUTH END OF THE BUILDING IS SOFTENING IN SOME AREAS AND JOINTS EXHIBIT SOME MORTAR LOSS; HOWEVER, THE DETERIORATION HAS NOT REACHED A LEVEL THAT REQUIRES REPOINTING TO STABILIZE THE BUILDING. AT THE TOP OF THE WALL ADJACENT TO THE ROOF COLLAPSE, SOME MASONRY REPAIRS TO THE SEVERELY EXPOSED BRICK MAY BE REQUIRED IN CONJUNCTION WITH ROOF REPAIRS.

AS A RESULT OF THE WATER INFILTRATION, THE GROUND FLOOR FRAMING ABOVE THE BASEMENT IS IN VERY POOR CONDITION. MANY OF THE DIAGONAL FLOOR BOARDS HAVE BUCKLED OR RUPTURED. NUMEROUS JOISTS EXHIBIT EXTENSIVE DECAY. COMPLETE DEMOLITION AND REPLACEMENT OF THE JOISTS AND SUBFLOOR DECKING IS REQUIRED FOR STABILIZATION OF THE BUILDING.

ONLY LIMITED ASSESSMENT OF THE CONDITION OF THE STEEL BEAMS AND POSTS THAT SUPPORT THE GROUND FLOOR COULD BE MADE DUE TO ACCESS ISSUES (SEVERAL INCHES OF STANDING WATER IN THE BASEMENT PREVENTED ACCESS TO OBSERVE THE MAJORITY OF FRAMING IN THE BASEMENT). IF STEEL MEMBERS ARE SEVERELY CORRODED, REPAIRS WILL BE REQUIRED FOR STABILIZATION.

AS NOTED ABOVE, THE MAJORITY OF THE ROOF FRAMING IS NOT VISIBLE DUE TO THE TIN CEILING. AT THE AREA OF THE COLLAPSE, THE ROOF FRAMING AND DECKING EXHIBITS AN EXTENSIVE AMOUNT OF DECAY. REPLACEMENT OF ROOF FRAMING AND DECKING AT THE SOUTH END OF THE BUILDING WILL BE REQUIRED FOR STABILIZATION.

REVISIONS	DATE	DESCRIPTION
	08.13.2015	PRICING SUBMISSION
	10.02.2015	PERMIT SUBMISSION

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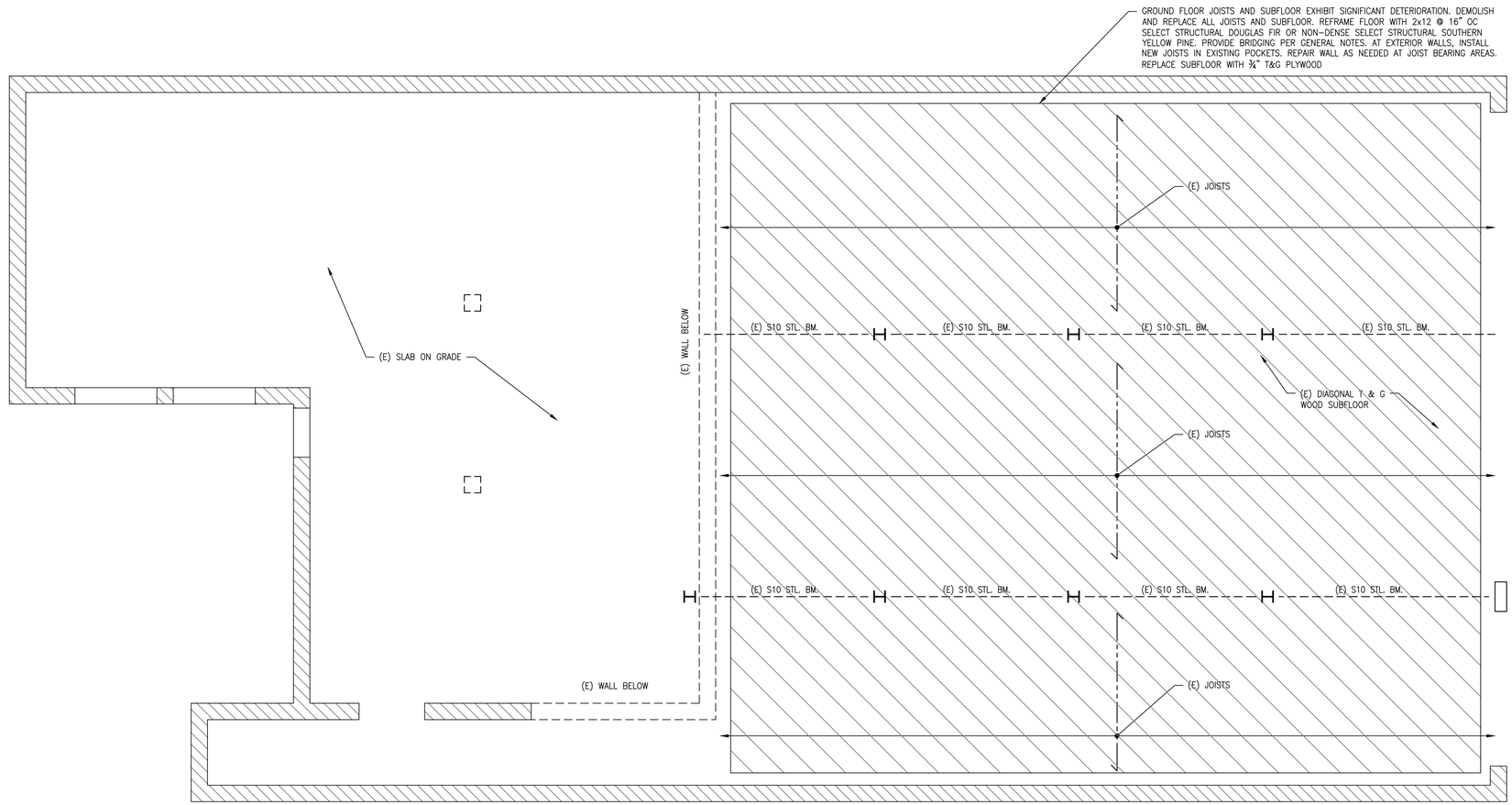
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

BASEMENT FRAMING PLAN

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S1.00
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	



1 / S1.04 GROUND FLOOR FRAMING PLAN

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

REVISIONS	DATE	DESCRIPTION
	08.13.2015	PRICING SUBMISSION
	10.02.2015	PERMIT SUBMISSION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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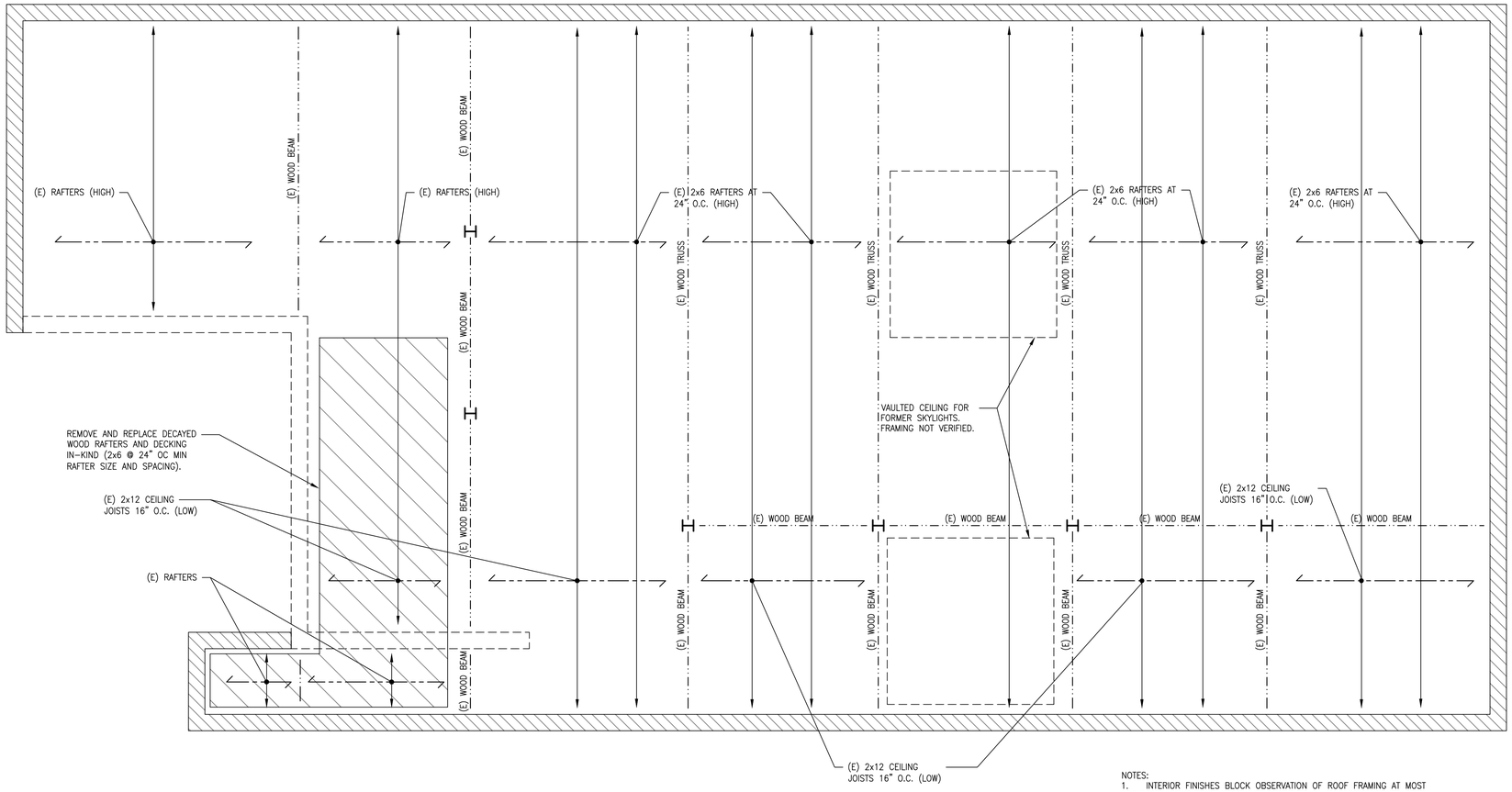
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

GROUND FLOOR FRAMING PLAN

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S1.01
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	



NOTES:
1. INTERIOR FINISHES BLOCK OBSERVATION OF ROOF FRAMING AT MOST LOCATIONS. CONDITIONS WERE NOT OBSERVED IN ALL AREAS. CONTRACTOR TO REMOVE CEILING FINISHES AS NEEDED TO OBSERVE ALL ROOF FRAMING, AND ANY OTHER AREAS WITH SIGNS OF WATER DAMAGE. REPORT ANY DAMAGED OR DECAYED WOOD TO STRUCTURAL ENGINEER OF RECORD. REPAIR OR REPLACE FRAMING AND DECKING IN-KIND WHERE DETERIORATED.

1 / S1.05 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION
	08.13.2015	PRICING SUBMISSION
	10.02.2015	PERMIT SUBMISSION

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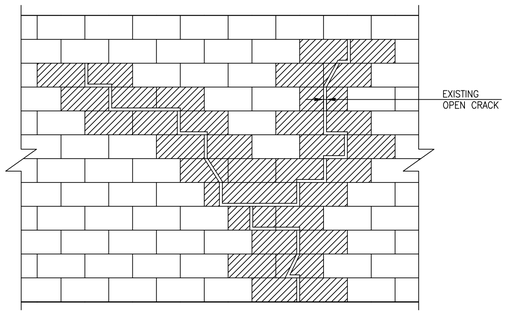
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
ROOF PLAN

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S1.02
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	

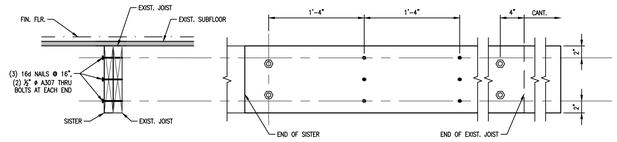


NOTES:

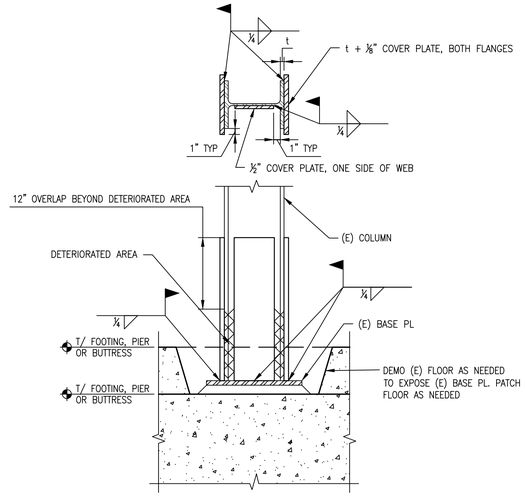
1. DENOTES BRICK TO BE REPLACED. WHERE CRACK IS THRU WALL, REPLACE ALL WYTHES OF BRICK ON EACH SIDE OF CRACK TO 1st MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS. REPLACE LOOSE AND CRACKED BRICKS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE.

2. WHERE CRACK IS OPEN AND ¼" OR LESS AND IS PRESENT ONLY IN THE OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

TYPICAL DETAIL
REPAIR IN BRICK MASONRY
SCALE: N.T.S.



TYPICAL JOIST
SISTERING DETAIL
SCALE: N.T.S.



TYPICAL STEEL
COLUMN REPAIR DETAIL
SCALE: N.T.S.

NOTES:
1. SHORE ALL BEAMS FRAMING INTO COLUMN PRIOR TO WELDING.
2. REMOVE ALL RUST, PAINT, AND FOREIGN MATERIAL PRIOR TO WELDING.

1

REVISIONS

DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015 1	PERMIT SUBMISSION

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

Silman
1053 31st Street NW, Washington, DC 20007
202 333 6230

SEAL

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1209 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DETAILS

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S2.00
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	

1213 & 1215 GOOD HOPE ROAD

1213 and 1215 Good Hope Road, SE
Anacostia
Washington, D.C. 20020

STABILIZATION

ISSUE FOR CONSTRUCTION

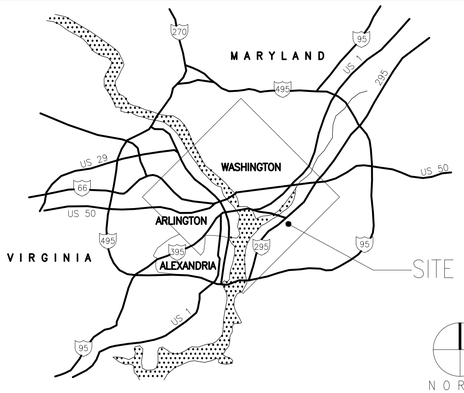
MAY 04, 2016

PREPARED FOR:
THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ARCHITECTS
SORG ARCHITECTS
918 U Street, NW
Washington, DC 20001

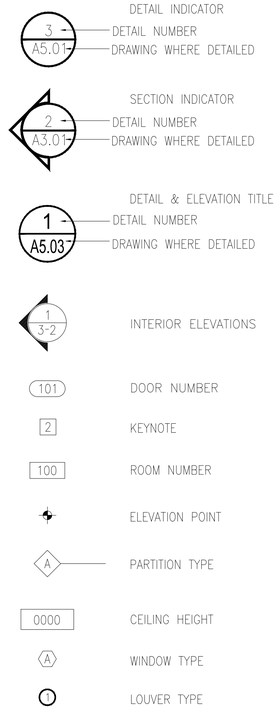
Silman Structural Engineers.
1053 31st Street, NW
Washington, DC 20007

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND



ABBREVIATIONS

AC	ACOUSTIC
ALUM	ALUMINUM
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
&	AND
@	AT
BD	BOARD
BLKG	BLOCKING
CAB	CABINET
CER	CERAMIC
℄	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL
ø	DIAMETER
DIM/DIMS	DIMENSION(S)
DN	DOWN
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL
EXIST	EXISTING
EXPS	EXPOSED STRUCTURE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH(ED)
FL	FLOOR(ING)
FLUOR	FLUORESCENT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS/GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HVAC UNIT
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KD	KNOCKDOWN
LAV	LAVATORY
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NAT	NATURAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
PVC	POLYVINYL CHLORIDE
PLY	PLYWOOD
QT	QUARRY TILE
R	RISER/RADIUS
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RD	ROOF DRAIN
RO	ROUGH OPENING
SAFB	SOUND ATTENUATION FIRE BATT
SEC	SECTION
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
STOR	STORAGE
SUSP	SUSPENDED
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VB	VINYL BASE
W	WIDE / WIDTH
WD	WOOD

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION ARE TO BE NEW UNLESS OTHERWISE INDICATED.

2. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE TO FINISHED FACE.

3. GENERAL CONTRACTOR TO VISIT THE SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION, FABRICATION OF ANY ITEM. ANY DISCREPANCY FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. THE CONTRACTOR SHALL PRESERVE, TAKE CARE OF AND COORDINATE ALL EXISTING UTILITIES DURING DEMOLITION AND CONSTRUCTION. THIS WORK TO BE COORDINATED WITH THE BUILDING MANAGER. THE GENERAL CONTRACTOR SHALL NOTIFY THE C.O.R. OF ANY INTERRUPTION TO THE BUILDING SERVICE AT LEAST 48 HOURS PRIOR TO THE BREAK IN SERVICE.

5. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL AND STRUCTURAL TRADES.

6. THE FABRICATION AND/OR CONSTRUCTION OF ANY ITEM WITHOUT THE APPROPRIATE APPROVED SHOP DRAWING(S) AS CALLED FOR IN THE SPECIFICATIONS IS AT THE GENERAL CONTRACTOR'S RISK.

7. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND SPECIFICATIONS. DO NOT PROCEED WITH ANY WORK WITHOUT REFERRING TO ALL DOCUMENTS AFFECTING WORK IN ALL DISCIPLINES.

8. CONFLICTS BETWEEN WORK IN ANY AREA FOR LACK OF COORDINATION ARE UNACCEPTABLE.

9. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. THE INSTALLATION SHALL BE IN SUCH A MANNER THAT ALL WARRANTIES, GUARANTEES AND OTHER PERFORMANCE CRITERIA EXPRESSED OR IMPLIED ARE VALID AND NOT COMPROMISED BY THE WORK.

10. SECTIONS AND DETAILS ARE DRAWN TO SHOW TYPICAL CONDITIONS; SEE THE PLANS AND THE ELEVATIONS FOR THE EXTENT OF THE WORK. THE SECTION OR DETAIL REFERENCES SHOWN ON THE DRAWINGS IS ONLY WHERE THE SECTION OR DETAIL WAS TAKEN AND DOES NOT INDICATE THE EXTENT OF THE WORK.

11. FOR NOTES WHERE INFORMATION IS NOT SPECIFICALLY CALLED OUT IN DETAIL OR SECTION, REFER TO SIMILIAR SECTIONS AND DETAILS FOR APPROPRIATE NOTES.

12. THE OWNER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS AS SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

13. TESTING HAS BEEN CONDUCTED FOR ASBESTOS, LEAD CONTAINING MATERIALS, AND OTHER HAZARDOUS ITEMS. REMEDIATION PROCEDURES AND SCOPE OF WORK FOR THIS WORK IS UNDER SEPERATE COVER, IF ANY ADDITIONAL HAZARDOUS MATERIALS NOT SHOWN IN THE REPORT ARE ENCOUNTERED PRIOR TO OR DURING THE DEMOLITION PROCESS THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER IMMEDIATELY. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVANCE, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION PERTAINING TO THE HAZARDOUS MATERIALS ENCOUNTERED.

INDEX OF DRAWINGS

GENERAL

G0.01	COVER SHEET & PROJECT INFORMATION
G0.02	CODE AND ZONING ANALYSIS

ARCHITECTURAL

A1.01	PLANS
A2.01	ELEVATIONS

STRUCTURAL

S0.00	GENERAL STRUCTURAL NOTES
S1.00	GROUND AND 2ND FLOOR FRAMING PLAN
S1.01	ROOF FRAMING PLAN
S2.00	DETAILS

CODE ANALYSIS

APPLICABLE CODES

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCBC), WHICH ADOPTS AND AMENDS (12 DCMR A) THE 2102 INTERNATIONAL BUILDING CODE (IBC)

2013 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCEBC) WHICH ADOPTS AND AMENDS (12 DCMR J) THE 2012 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2013 DISTRICT OF COLUMBIA FIRE CODE (DCFC), WHICH ADOPTS AND AMENDS (12 DCMR H) THE 2012 INTERNATIONAL FIRE CODE (IFC).

2013 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMC), WHICH ADOPTS AND AMENDS (12 DCMR E) THE 2012 INTERNATIONAL MECHANICAL CODE (IMC)

BUILDING ADDRESS
1213-1215 GOOD HOPE ROAD, SE
ANACOSTIA
WASHINGTON, DC 20020

LOT SIZE	2630 SF
BUILDING AREA	5256 SF
NUMBER OF STORIES	2 STORIES

THIS PROJECT IS FOR THE STABILIZATION OF THE EXISTING STRUCTURES ONLY, THEY WILL NOT BE OCCUPIED AT THE COMPLETION OF CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY WILL NOT BE APPLIED FOR. NO CHANGE TO EXISTING USE, OCCUPANCY OR EGRESS. THE EXISTING BUILDING IS UNOCCUPIED.

REVISIONS

DATE	DESCRIPTION
10.02.2015	PERMIT SET
05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

SEAL

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918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

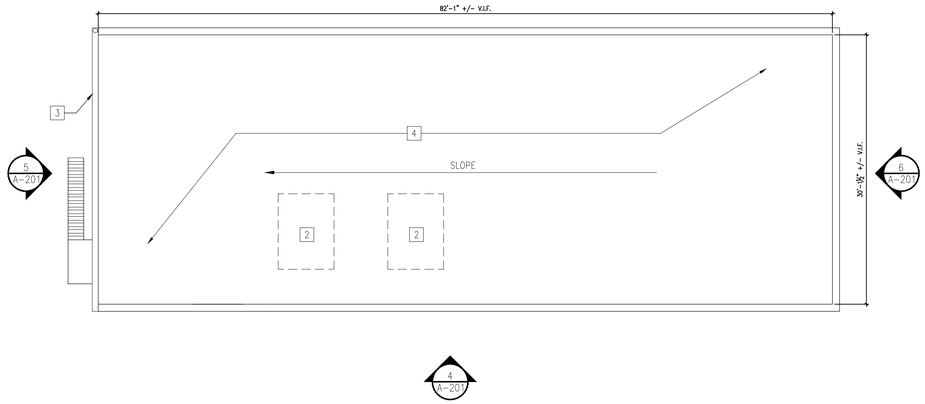
DRAWING TITLE

COVER SHEET & PROJECT INFORMATION

DISCIPLINE	ARCH
SCALE	NTS
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	RC
SORG PROJECT #	1506

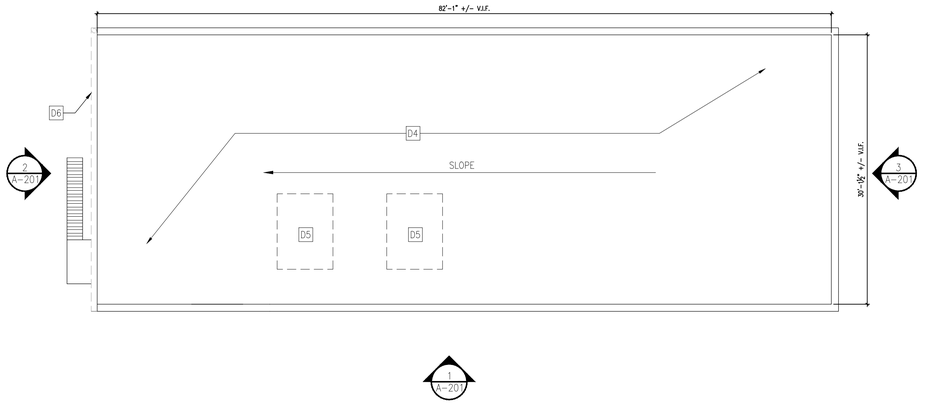
DRAWING NUMBER

G0.01



4 A1.01 PROPROSED ROOF PLAN

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



1 A1.01 DEMOLTION ROOF PLAN

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

2 A1.01 PROPOSED SECOND FLOOR PLAN

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

2 A1.01 DEMOLITION SECOND FLOOR PLAN

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

3 A1.01 PROPOSED FIRST FLOOR PLAN

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

3 A1.01 DEMOLITION FIRST FLOOR PLAN

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

N

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
2. DRAWINGS SHALL NOT BE SCALED FOR PURPOSES OF LAYOUT OR DEMOLITION; CALCULATE DISTANCES USING DIMENSIONED ARCHITECTURAL AND STRUCTURAL DRAWINGS
3. SHORE AND BRACE THE STRUCTURE AS REQUIRED PRIOR TO THE DEMOLITION OR REMOVAL OF ANY LOADBEARING STRUCTURAL ELEMENTS. INSTALL TEMPORARY LATERAL BRACING AS REQUIRED. SUBMIT SHORING DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA
4. IF ANY HAZARDOUS MATERIALS ARE ENCOUTERED PRIOR TO OR DURING DEMOLITION, GENERAL CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY OWNER.
5. ALL STRUCTURAL DEMOLITION TO BE COORDINATED PRIOR TO EXECUTION WITH STRUCTURAL DEMOLITION DRAWINGS AND STRUCTURAL ENGINEER TO PRESERVE STRUCTURAL INTEGRITY OF EXISTING BUILDING.
6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
7. SALVAGE REMOVED EXTERIOR BRICKS FOR REUSE.
8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
10. GENERAL CONTRACTOR SHALL NOT DISPOSE OF ANY ITEMS WITHOUT PRIOR CONSENT FROM THE OWNER.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESSES DURING CONSTRUCTION.
12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING DOOR AND FRAME.
- D2 REMOVE ALL CARPET & PADDING ON SUBSTRATE.
- D3 REMOVE DRYWALL CEILING TO ACCESS STRUCTURE ABOVE.
- D4 REMOVE EXIST. ROOF MEMBRANE AND COPING/ FLASHING.
- D5 REMOVE DAMAGED STRUCTURAL MEMBERS - SEE STRUCTURAL.
- D6 REMOVE EXISTING GUTTER AND DOWNSPOUT.

LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
2. CLEAN, PATCH AND FINISH DEMOLISHED CONDITIONS TO MATCH ADJACENT NEW WORK.
3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
4. REMOVE AND CAP ALL PIPES OR CONDUIT THAT ARE DEMOLISHED.
5. CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXISTING INTERIORS.
6. VERIFY INTEGRITY OF ALL WINDOWS TO REMAIN

PROPOSED WORK NOTES

1. NEW HOLLOW METAL DOOR TO BE 1-3/4" THICK WITH A MIN. THICKNESS OF 0.042 INCH WITH MIN. A40 COATING. NEW HOLLOW METAL FRAME TO BE MIN. 0.053 INCH WITH MIN. A40 COATING. DOORS AND FRAMES TO BE FACTORY PRIMED AND FIELD PAINTED. PROVIDE HARDWARE INCLUDING LOCKSET AND DEADBOLT.
2. NEW ROOF STRUCTURE AND SUBSTRATE AS REQUIRED - SEE STRUCTURAL.
3. INSTALL NEW GUTTER AND DOWNSPOUT.
4. REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON EXISTING SUBSTRATE. VERIFY INTEGRITY OF EXIST. SUBSTRATE TO REMAIN. REPLACE COPING AS NEEDED. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. EXISTING ROOF SLOPE TO REMAIN AS-IS.
5. REPOINT OR REPLACE EXIST. BRICK AS NEEDED TO MATCH ADJACENT MASONRY, ASSUME 15% OF EXIST. WALL TO BE REPAIRED. NEW MORTAR AND BRICK TO MATCH EXISTING IN COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.

SEAL

DISTRICT OF COLUMBIA · SUMAN A. SORG · 010 · REGISTERED · ARCHITECT

Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

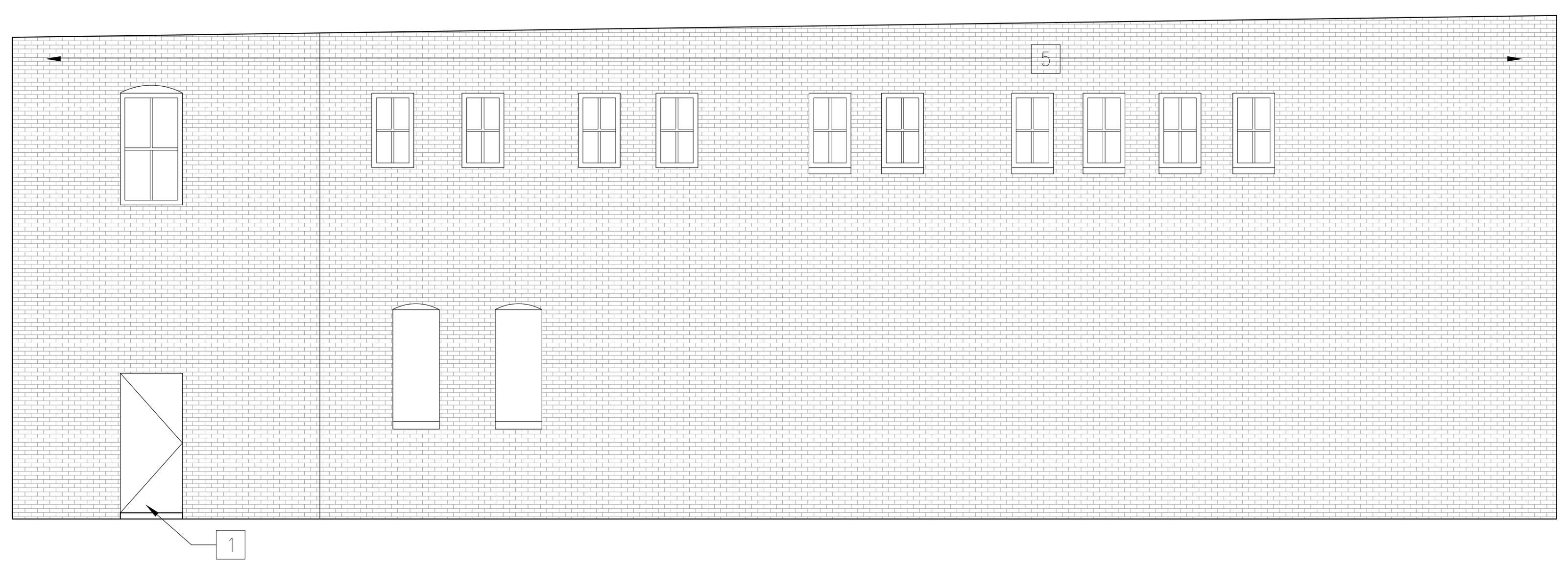
DRAWING TITLE

PLANS

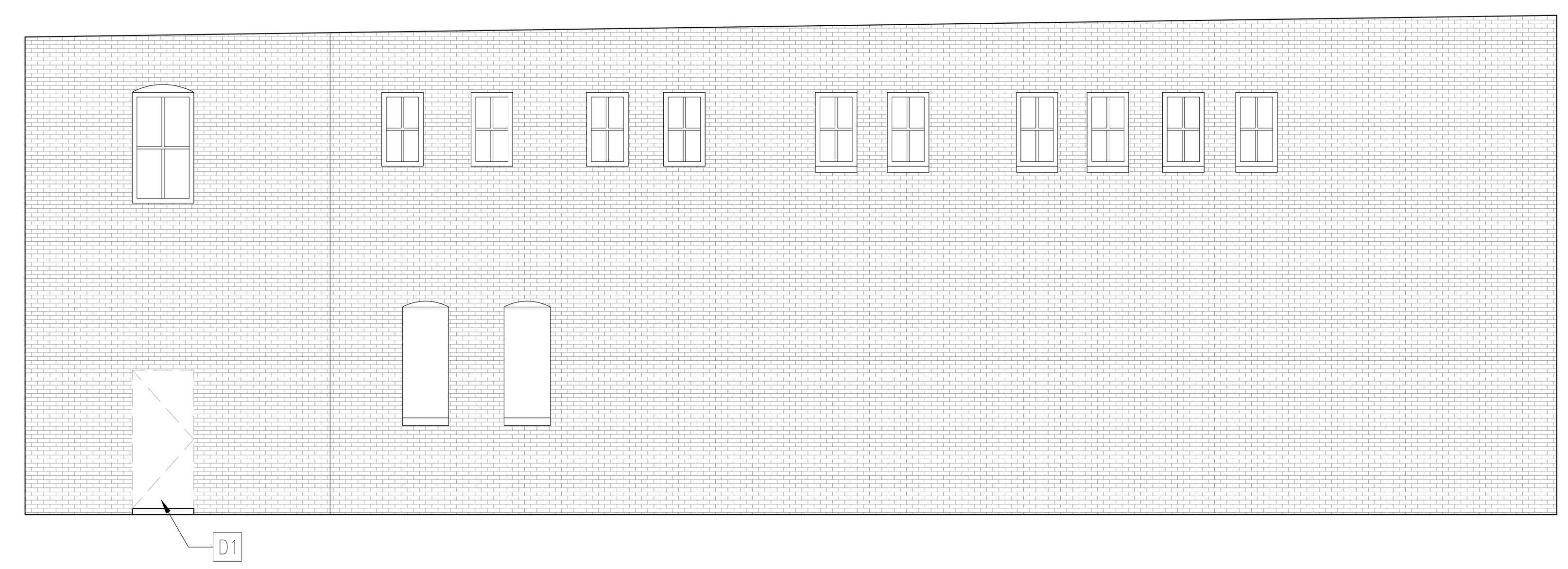
DISCIPLINE	ARCH
SCALE	1/8" = 1'-0"
DATE	04 MAY 2016
DRAWN BY	AGVL
CHECKED BY	
SORG PROJECT #	1506

DRAWING NUMBER

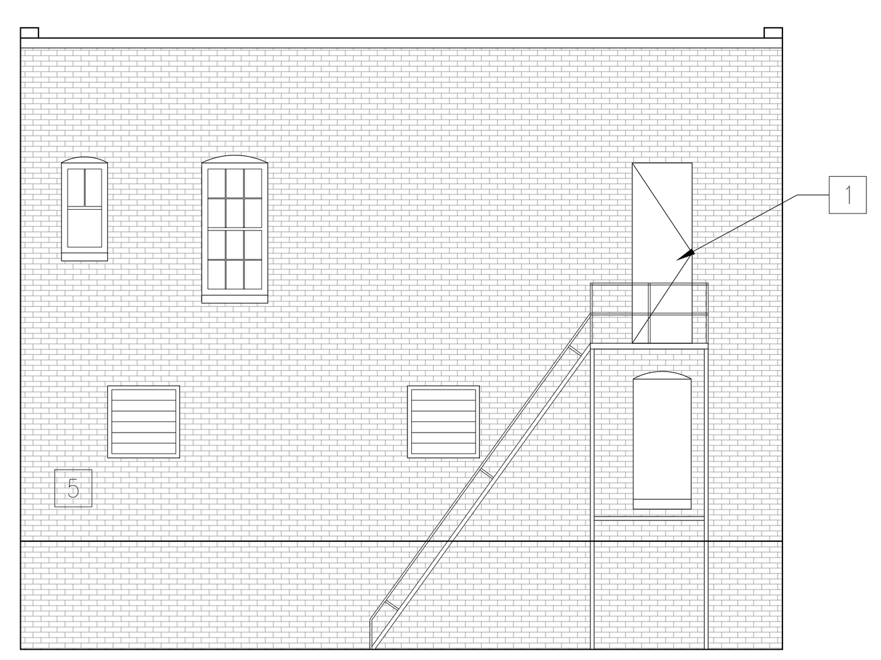
A1.01



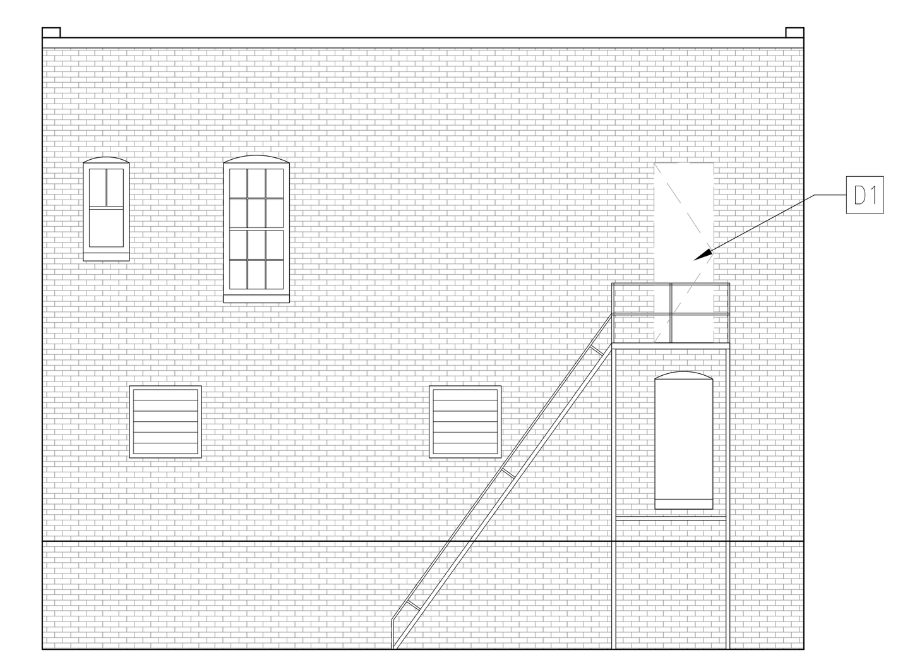
4 A2.01 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 A2.01 DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 A2.01 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

6 A2.01 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 A2.01 DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY THE ARCHITECT IF CONDITIONS DIFFER FROM THOSE IN THE FIELD.
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6. DO NOT DISTURB EXISTING BRICK JAMBS, SILLS OR HEADERS.
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8. REMOVE AND DISPOSE OF PLANT MATERIALS ON BUILDING FACADES ROOF AND GUTTERS.
9. ARCHITECT AND STRUCTURAL ENGINEER WILL FIELD INSPECT THE BUILDING AFTER DEMOLITION IS COMPLETE & PRIOR TO EXECUTION OF NEW WORK TO DETERMINE IF EXISTING CONDITIONS ARE CONSISTENT WITH EXISTING CONDITION DRAWINGS.
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12. REMOVE ALL ACOUSTIC TILE, GYPSUM BOARD & PLASTER CEILING ASSEMBLIES, INCLUDING SUSPENSION SYSTEMS, FRAMING AND ANCHORING DEVICES.

DEMOLITION KEY NOTES

D1 REMOVE EXISTING DOOR AND FRAME.
D2 REMOVE ALL CARPET & PADDING ON SUBSTRATE.
D3 REMOVE DRYWALL CEILING TO ACCESS STRUCTURE ABOVE.
D4 REMOVE EXIST. ROOF MEMBRANE AND COPING/ FLASHING.
D5 REMOVE DAMAGED STRUCTURAL MEMBERS – SEE STRUCTURAL.
D6 REMOVE EXISTING GUTTER AND DOWNSPOUT.

LEGEND

EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN
EXISTING TO BE DEMOLISHED

REVISIONS	DATE	DESCRIPTION
	10.02.2015	PERMIT SET
	05.04.2016	IFC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
1800 MARTIN LUTHER KING JUNIOR AVENUE, SE
WASHINGTON, DC 20020

GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
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3. PATCH ALL OPENINGS IN EXISTING WALLS & CEILINGS WHERE UTILITIES SUCH AS PIPES OR CONDUIT ARE REMOVED.
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PROPOSED WORK NOTES

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4 REPLACE EXISTING ROOFING WITH UV STABLE MEMBRANE ROOFING ASSEMBLY ON EXISTING SUBSTRATE. VERIFY INTEGRITY OF EXIST. SUBSTRATE TO REMAIN. REPLACE COPING AS NEEDED. PROVIDE ALL REQUIRED FLASHING AND ACCESSORIES PER MFGR'S INSTRUCTIONS. EXISTING ROOF SLOPE TO REMAIN AS–IS.

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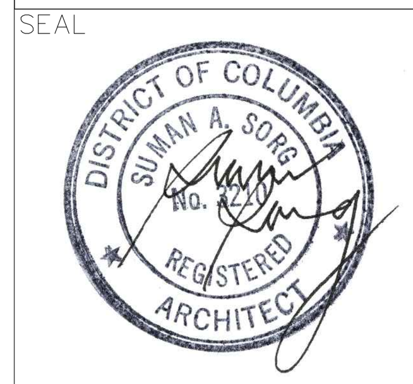
SEAL



Sorg Architects
918 U Street NW, Washington DC 20001
T202.393.6445 F202.393.6497 sorgarchitects.com

GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020

DRAWING TITLE
ELEVATIONS

DISCIPLINE	ARCH	DRAWING NUMBER
SCALE	1/8" = 1'-0"	A2.01
DATE	04 MAY 2016	
DRAWN BY	AGVL	
CHECKED BY		
SORG PROJECT #	1506	

GENERAL NOTES

1. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE DISTRICT OF COLUMBIA CONSTRUCTION CODES 2013 DCMR 12A (IBC 2012 & IEBC 2012).
2. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN DOCUMENTS PROVIDED BY THE ARCHITECT, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
4. THE CONTRACT DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. THESE NOTES HIGHLIGHT RATHER THAN REPLACE THE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 2000 PSF. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED PRIOR TO PLACING CONCRETE. ALL NECESSARY ADJUSTMENTS TO THE BOTTOM OF FOOTINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
2. ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW FINAL GRADE.
3. CONCRETE SHALL BE POURED IN DRY EXCAVATIONS. CONTRACTOR SHALL NOTE SOIL AND WATER CONDITIONS.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS.
   A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318), LATEST EDITION PER GOVERNING BUILDING CODE.
   B. ACI "MANUAL OF CONCRETE PRACTICE" LATEST EDITION
   C. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" LATEST EDITION
2. ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR A775 EPOXY COATED WHEN CALLED OUT ON PLAN. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI "DETAILS AND DETAILING OF REINFORCEMENT", (ACI 315), LATEST EDITION.
4. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A1064, WITH A MINIMUM YIELD STRENGTH OF 65,000 PSI.
5. REINFORCING STEEL TO BE WELDED TO CONFORM TO ASTM A706 GRADE 60.
6. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ALL OTHER DISCIPLINES. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
7. ALL GROUT SHALL BE NONSHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS" ¾"
   BEAMS, COLUMNS: 1 ½"
   FOOTINGS: 3"
   EXTERIOR WALLS: 2" FOR #6 OR LARGER, 1 ½" FOR #5 OF SMALLER
   INTERIOR WALLS: ¾"
9. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO CONCRETE WORK SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
10. CLEAN AND ROUGHEN TO ¼" AMPLITUDE ALL EXISTING CONCRETE SURFACES TO RECEIVE NEW CONCRETE PRIOR TO PLACEMENT.
11. SEE OTHER DRAWINGS IN THIS PROJECT FOR SIZE AND LOCATIONS OF EQUIPMENT PADS, INSERT AND EMBED ITEMS.
12. REINFORCING DOWELS, WATERSTOPS AND OTHER EMBED ITEMS SHALL BE INSTALLED AND SECU... RIOR TO CONCRET... PLACEMENT. "WET-SETTING" OF EMBEDDED ITEMS IS NOT PERMITTED.

CONCRETE BLOCK

1. ALL CONCRETE BLOCK WORK SHALL CONFORM TO THE "NATIONAL CONCRETE MASONRY ASSOCIAT... TEK MA... FOR D... N AND CONSTRUCTION OF CONCRETE MASONRY," LATEST EDITION AND "ACI 530-BUILDING CODE REQUIR... NTS FOR ...RY STRUCTURES", LATEST EDITION PER GOVERNING CODE.
2. CONCRETE BLOCK SHALL BE OF LIGHTWEIGHT AGGREGATE AND CONFORM TO THE FOLLOWING ST... RDS: SOLID/HO... OCK: ASTM C90.

NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNIT, PSI	NET AREA COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'm, PSI USING TYPE S MORTAR
1900	1500
2800	2000
3750	2500
4800	3000

UNLESS OTHERWISE NOTED ON PLANS AND/ OR ELEVATIONS, CONCRETE BLOCK UNIT STRENGTH SHALL BE 1900 PSI MIN. NOTE: CONCRETE BLOCK WITH UNIT STRENGTH HIGHER THAN 1900 PSI REQUIRE LONGER DELI... LEAD TIMES.

3. ALL MORTAR SHALL BE ASTM C270, TYPE S.
4. ALL GROUT FOR FILLING CELLS SHALL BE ASTM C 476 WITH MINIMUM COMPRESSIVE STRENGTH ... 2000 PSI BUT NOT ... S THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY, F'M". WHERE GROUT CELLS DO NOT ... EED 4" IN DIAMETE... NE GROUT SHALL BE USED.
5. ALL BLOCK DIMENSIONS INDICATED ON STRUCTURAL PLANS ARE NOMINAL DIMENSIONS.
6. ALL CONCRETE BLOCK BELOW GRADE SHALL BE FILLED SOLID WITH GROUT.
7. CONCRETE BLOCK BELOW BEAM OR TRUSS BEARING POINTS SHALL BE FILLED SOLID FOR A MIN... OF TWO COURSES ... DEPTH AND A MINIMUM OF 32" IN WIDTH, U.O.N.
8. INSTALL STANDARD WEIGHT LADDER JOINT REINFORCEMENT AT 16" O/C (SPACED VERTICALLY).
9. UNLESS NOTED OTHERWISE ALL MASONRY WALLS SHALL BE REINFORCED WITH #4@48" O/C VERTICAL. GROUT ALL REINFORCED CELLS SOLID. PROVIDE DOWELS TO MATCH VERTICAL REINFORCING AT FOUNDATION.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS "AND AISC 303" CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
   B. AMERICAN WELDING SOCIETY (AWS D1.1) "STRUCTURAL WELDING CODE – STEEL".
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B.
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GIRDERS ARE TO BE DESIGNED AS FOLLOWS:
      a. STANDARD BEAM TO BEAM/GIRDER: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN BEARING TYPE CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS).
      b. BEAM/GIRDER TO COLUMN CONNECTIONS: ASTM A325, ASTM F1852, ASTM A490 OR ASTM F2280 BOLTS IN SLIP CRITICAL CONNECTIONS (¾" DIAMETER MINIMUM WITH HARDENED WASHERS). FAYING SURFACE SHALL BE CLASS A UNLESS OTHERWISE NOTED.
   G. ANCHOR BOLTS: ASTM F1554, GRADE 36.
   H. STRUCTURAL STEEL NOTED TO BE STAINLESS STEEL SHALL BE ASTM A276 STAINLESS STEEL GRADE 304.
   I. ALL STAINLESS STEEL BOLTS SHALL CONFORM TO ASTM F593 ALLOY 304.
   J. ALL STAINLESS STEEL NUTS SHALL CONFORM TO ASTM F594 ALLOY 304.
3. STEEL CONNECTION SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, AND SHALL BE
   – SELECTED OR COMPLETED BY AN EXPERIENCED STEEL DETAILER, UTILIZING ASD OR LRFD LOADS AND PROCEDURES.
   A. FOR NON-COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON REACTION AS DETERMINED FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   B. FOR COMPOSITE MEMBERS. PROVIDE CONNECTIONS BASED ON 1.5 x REACTION FROM AISC UNIFORM LOAD TABLE. (UNLESS OTHERWISE NOTED ON PLANS.)
   C. REINFORCING IS TO BE PROVIDED AT CONNECTIONS WHERE CUTS REDUCE THE SHEAR OR MOMENT CAPACITY BELOW THAT REQUIRED TO SUSTAIN THE REACTION. FLANGES AND WEB ARE TO BE REINFORCED WHERE THE LOCAL CAPACITY TO SUSTAIN CONNECTION LOAD IS INADEQUATE.
   D. CONNECTIONS SHALL BE DESIGNED FOR SHEAR AND ECCENTRICITY, CONSIDERING THAT THE CONNECTION IS AN EXTENSION OF THE BEAM AND GIRDERS.
4. MINIMUM WELD SIZE IS ¼" FILLET UNLESS NOTED OTHERWISE.
5. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
6. FIELD CUTTING OR BURNING OF STEEL IS PROHIBITED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD (IN WHICH CASE ALL BURNING OF STEEL MUST CONFORM TO THE THERMAL CUTTING REQUIREMENTS OF AISC AND AWS)
7. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED, AWS-QUALIFIED WELDERS. ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL). WELDING ELECTRODES FOR ASTM A276-97 STAINLESS STEEL, GRADE 304, SHALL CONFORM TO AWS A5.4 FOR SHIELDED METAL ARC WELDING, ELECTRODE CLASS E304; OR AWS A5.9 FOR GAS METAL ARC WELDING, ELECTRODE CLASS ER304, Ft=70 ksi.
8. HOT DIP GALVANIZING SHALL CONFORM TO ASTM A123, REPAIR SCRATCHES OR ABRADED GALVANIZED SURFACE WITH ZINC RICH PAINT. ALL EXTERIOR EXPOSED STEEL AND STEEL SUPPORTING EXTERIOR SHALL BE HOT DIPPED GALVANIZED.
9. LINTELS SHALL BE INSTALLED OVER ALL OPENINGS IN MASONRY WALLS AS FOLLOWS:

MASONRY OPENING	LINTEL
4'-0" OR LESS	L 4" x 3 ½" x 5/16" L.L.V.
4'-1" TO 7'-0"	L 6" x 3 ½" x 5/16" L.L.V.

   A. 3 1/2" LEGS ARE HORIZONTAL.
   B. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS.
   C. PROVIDE L 5" x 5" x 5/16" ANGLES FOR 6" THICK WALLS AND PARTITIONS WITH OPENINGS UP TO 6'-0".
   D. PROVIDE MINIMUM 6" BEARING AT EACH END.
   E. LINTELS OVER 6'-0" SHALL BE FIREPROOFED.
10. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
11. PROVIDE ... LTS FOR EXTERIOR APPLICATIONS.

NOT USED

POST ... STALLED ADH... VE AND MECHANICAL ANCHORS

1. PO... NSTALLED ANCHO... E SHALL BE INSTALLED PER MANUFACTURER TECHNICAL DATA TO INTACT BASE MATERIAL. NOTIFY EN... ER OF RECORD ... R TO INSTALLATION IF BASE MATERIAL CONDITION DEVIATES FROM STRUCTURAL DRAWINGS OR M... FACTURER TECHNI... DATA.
2. ...UFACTURER DATA F... LTERNATE ANCHORAGE PROPOSED BY CONTRACTOR SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR ...VIEW AND APPROVAL. ...BMITTAL SHALL INCLUDE THE ICC EVALUATION SERVICE REPORT WITH ICC TESTED CAPACITY MEETING OR EXCEEDING CAPACITY O... CHORAGE SPECIFIED IN CONTRACT DOCUMENTS.
3. UNLESS OTHERWISE INDICATED, POST INSTALLED ANCHORAGE SHALL BE ADHESIVE TYPE HILTI HIT-HY200 INTO CONCRETE OR HILTI-HIT HY70 INTO BRICK MASONRY, GROUT FILLED CMU, AND UNGROUTED CMU BASE MATERIAL.
4. EXISTING REINFORCING BARS IN THE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE EXISTING REBARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS BY A MEANS APPROVED BY THE ENGINEER OF RECORD.

SPECIAL INSPECTIONS

1. INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION SHALL BE PERFORMED BY A TESTING AGENCY PROVIDED BY THE OWNER FOR THE FOLLOWING ITEMS:
   ... (BC 170...
   i. WELDING (BC 17...3.1)
   ii. DETAILS (BC 1704.3.2)
   iii. HIGH-STRENGTH BOLTING (B... 704.3.3)
   CONCRETE CONSTRUCTION (BC ....4, TABLE 1704.4)
   i. MATERIALS (BC 1704.4.1)
   MASONRY CONSTRUCTION (BC ...5)
   ... INSPECTIO... TABLE 1704.5.1)
   ii. LEVEL 2 SPECIAL INSPECTIO... TABLE 1704.5.3)
   SOILS (BC 1704.7, TABLE 170...

T... ESTING ...CY FOR THE INSPECTIONS SHALL ... ALL APPROPRIATE F... WITH THE BUILDING DEPARTMENT.

...D FOR... D METAL FRAMING

1. ALL COLD FORMED METAL FRAMING WORK SHALL COMPLY WITH THE AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION PER GOVERNING CODE AS WELL AS ANSI A42.4 "SPECIFICATIONS FOR INTERIOR LATHING AND FURRING".
2. ALL PLYWOOD APPLIED TO METAL JOISTS SHALL BE SCREWED AND GLUED TO THE JOISTS. THE ADHESIVE SHALL BE AN APA APPROVED ELASTOMERIC ADHESIVE.
3. INSTALL METAL FRAMING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE GALVANIZED.
4. ALL LOAD BEARING STUDS , JOISTS, AND ACCESSORIES SHALL BE MADE OF THE MINIMUM TYPE, SIZE, GAUGE, AND SPACING SHOWN ON DRAWINGS AND PROVEN IN THE CALCULATIONS.
5. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL LOAD BEARING COLD FORMED METAL FRAMING (JOISTS, STUDS, ETC.) PRIOR TO FABRICATION SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAGE, NUMBER, LOCATION AND SPACING. SHOP DRAWINGS SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION. SEE SPECIFICATIONS, LOADING DIAGRAMS AND SCHEDULE FOR STRUCTURAL PERFORMANCE CRITERIA.
6. SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER DATA GIVING STRENGTH VALUES FOR ALL FASTENERS USED. WELDED CONNECTIONS SHALL BE WIRE BRUSHED AND COATED WITH A ZINC RICH PAINT.
7. ALL GALVANIZED STUDS AND/ OR JOISTS, 10, 12, 14 AND 16 GAGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE D, WITH A MINIMUM YIELD OF 50,000 PSI.
8. ALL GALVANIZED 18 AND 20 GAGE STUDS AND/ OR JOISTS, AND ALL GALVANIZED TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD OF 33,000 PSI.
9. ALL STUDS, JOIST AND ACCESSORIES SHALL BE PRIMED WITH RUST – INHIBITIVE PAINT MEETING THE PERFORMANCE REQUIREMENTS OF TT-P-636C, OR SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING.
10. FRAMING COMPONENTS MAY BE PRE-ASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
11. AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THE ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.
12. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.
13. WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROWS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'-0" HEIGHT: ONE ROW AT MID-HEIGHT. WALLS EXCEEDING 10'-0" HEIGHT; BRIDGING ROWS SPACED NOT TO EXCEED 5'-0" ON-CENTER.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY BRACING AND SHORING AS REQUIRED UNTIL ERECTION IS COMPLETED AND ALL ATTACHED ADJACENT FRAMING IS COMPLETE.
15. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
16. JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR LOAD DISTRIBUTION MEMBER TO BE PROVIDED AT THE TOP TRACK.

WOOD STRUCTURAL PANEL SHEATHING

1. PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
2. FLOOR SHEATHING: NOM. ¾" THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
3. ROOF SHEATHING (STANDARD): NOM. ⅝" THICK T&G PLYWOOD (48/24 SPAN RATING).
4. WALL SHEATHING (STANDARD: NOM. ½" THICK PLYWOOD (32/16 SPAN RATING).
5. WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. ¾" THICK PLYWOOD (48/24 SPAN RATING).
6. USE PLY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR PLYWOOD SHEATHING.
7. LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND ⅛" SPACE AT ALL PANEL EDGE JOINTS.
8. UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BLOCKING AT ALL FREE EDGES.
9. UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
10. ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

ENGINEERED WOOD PRODUCTS

1. WOOD I-JOISTS: PROVIDE ENGINEERED WOOD I-JOISTS, SIZES AND SERIES AS SHOWN, AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS, INCLUDING CONSTRUCTION BRACING, MINIMUM BEARING LENGTHS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING, KNOCK-OUTS AND HOLES, ETC.
2. RIM BOARDS: PROVIDE CONTINUOUS 1 ¼" THICK RIM BOARDS, TIMBERSTRAND LSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AT THE PERIMETER OF ALL FLOOR PLATFORMS.
3. MICRO-LAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL OR PARALLAM PSL AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
4. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-84 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
5. ROOF TRUSSES: PROVIDE PRE-ENGINEERED ROOF TRUSSES, AS SHOWN ON THE DOCUMENTS, TO RESIST LOADS TABULATED ON THIS SHEET (INCLUDING NET UPLIFT). INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS. FABRICATOR SHALL SUBMIT LAYOUT PLANS AND ENGINEERING DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE UNLESS NOTED OTHERWISE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2 OR SOUTHERN YELLOW PINE #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1 OR SOUTHERN YELLOW PINE #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:
   POST AND TIMBER: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACQ-D (CARBONATE). COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF WOOD UNLESS OTHERWISE NOTED ON PLAN.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS 1/2" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
9. STUD BEARING WALLS ARE TO BE 2 x 4 @ 16"o/c. AT THE INTERIOR AND 2 x 6 @ 16"o/c. AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
11. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
12. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
13. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
14. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS UNLESS OTHERWISE NOTED.
15. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
16. PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' o/c.
17. BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 – 16D NAILS @16"o/c. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 – 16D NAILS @16"o/c.
18. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 – 10D NAILS.)
19. CHIMNEYS: ALL STUDS FOR CHIMNEY FRAMING TO BE CONTINUOUS FROM ATTIC FLOOR LEVEL UP. CHIMNEY SHALL BE FACED WITH ½" APA GRADED FIRE-RETARDANT PLYWOOD GLUED & SCREWED TO STUDS. WHERE WALLS EXCEED 4'-0" IN WIDTH, INSTALL DIAGONAL METAL BRACING AT INSIDE FACE OF CHIMNEY AT ALL FOUR WALLS
20. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
21. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
22. WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER 2 x 4 WALL	HEADER 2 x 6 WALL
LESS THAN 3'-0"	(2) 2 x 6	(3) 2 x 8
3'-1 TO 4'-0"	(2) 2 x 8	(3) 2 x 8
4'-1" TO 6'-0"	(2) 2 x 10	(3) 2 x 10
6'-1" TO 8'-0"	(2) 2 x 12	(3) 2 x 12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE: PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0' WIDE,
(2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
(3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

23. ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.
24. WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST. PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.
25. ALL SILL PLATES SHALL BE PRESSURE TREATED AND ANCHORED TO FOUNDATION WALLS WITH ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. AND WITHIN 12" OF ALL SILL PLATES SPLICES. (MIN, 7" EMBED.)

RSA STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
ADJ.	ADJACENT
A/E	DESIGN TEAM OF RECORD
ALT.	ALTERNATE
ANCH.	ANCHOR
APPROX.	APPROXIMATE/APPROXIMATLEY
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
CANT.	CANTILEVER
CFS.	COLD FORMED STEEL
C.I.P.	CAST IN PLACE
C.J.	CONTRACTION JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMPS.	COMPOSITE
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONTINUOUS	CONTINUOUS
COORD.	COORDINATE/COORDINATION
CONTR.	CONTRACTOR
COTR.	CONTRACT OFFICER'S TECHNICAL REP.
CTR.	CENTER
DBL.	DOUBLE
DEMO	DEMOLITION/DEMOLISH
DTL.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
D.L.	DEAD LOAD
DN.	DOWN
DWG(S)	DRAWING(S)
DWL.	DOWEL
EA.	EACH
E.O.	EDGE OF
E.F.	EACH FACE
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMBED.	EMBEDMENT
ENGR.	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EXP.	EXPANSION
EXT.	EXTERIOR
E.W.	EACH WAY
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FRMG.	FRAMING
F.S.	FAR SIDE
FT.	FEET
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
HDR.	HEADER
HGR.	HANGER
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
I.J.	ISOLATION JOINT
INFO	INFORMATION
INT	INTERIOR
JT.	JOINT
K	KIPS
LB.	POUND
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
L.P.	LOW POINT
L.W.	LIGHTWEIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECH., ELECT., PLUMBING, & F.P.
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.	NEAR SIDE
N.T.S.	NOT TO SCALE
N.W.	N.W. NORMAL WEIGHT
O/C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
PC.	PIECE
PED	PEDESTAL
PERP	PERPENDICULAR
PL.	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCE(D), REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL.	STEEL
S-W	SHORT WAY
SYM.	SYMMETRIC
T.O.	TOP OF
T & B	TOP & BOTTOM
TEMP.	TEMPORARY/TEMPERATURE
TYPICAL	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
W.P.	WORK POINT
W.W.R.	WELDED WIRE REINFORCEMENT
#	NUMBER/SIZE
℄	CENTERLINE
ø	DIAMETER
ℙ	PLATE/PROPERTY LINE

RSA STANDARD ABBREVIATIONS FOR EXISTING STRUCTURES

C.I.	CAST IRON
(E)	EXISTING MEMBER OR DIMENSION
EXIST.	EXISTING
T.C.	TERRACOTTA
V.I.F.	VERIFY IN FIELD

RSA STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

ACT.	ACTUAL
G-LAM	GLUELAMINATED LUMBER
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
NOM.	NOMINAL
PSL	PARALLEL STRAND LUMBER
P.T.	PRESERVATIVE TREATED
R.O.	ROUGH OPENING
SQ.	SQUARE
T & G	TONGUE AND GROOVE

DESIGN LOADS AND FACTORS

DESIGN CODE: 2013 DCMR 12A (IBC 2012 & IEBC 2012)

LIVE LOADS		SNOW LOADS		WIND DESIGN PARAMETERS		SEISMIC DESIGN PARAMETERS	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	LOAD (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
RETAIL	100	SNOW	30	BASIC WIND SPEED	115 MPH	SEISMIC DESIGN CATEGORY	A
OFFICE	50 + 15 (PARTITION)	DRIFT	VARIES	WIND EXPOSURE	B	OCCUPANCY CATEGORY	II
				IMPORTANCE FACTOR	1.0	SITE CLASS (ASSUMED)	D
						SHORT PERIOD MAP VALUE (S_{DS})	0.118g
						1.0 SEC. PERIOD MAP VALUE (S_{D1})	0.051g
		PARAMETER	VALUE			RESPONSE MODIFICATION (R)	3
		GROUND SNOW LOAD (P_g)	30				
		SNOW EXPOSURE FACTOR (C_e)	1.0				
		SNOW LOAD IMPORTANCE FACTOR (I)	1.1				
		TERRAIN EXPOSURE	B				
SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:		SPECIAL CONSIDERATIONS:	

DATE	DESCRIPTION
08.13.2015	PRICING SUBMISSION
10.02.2015	PERMIT SUBMISSION

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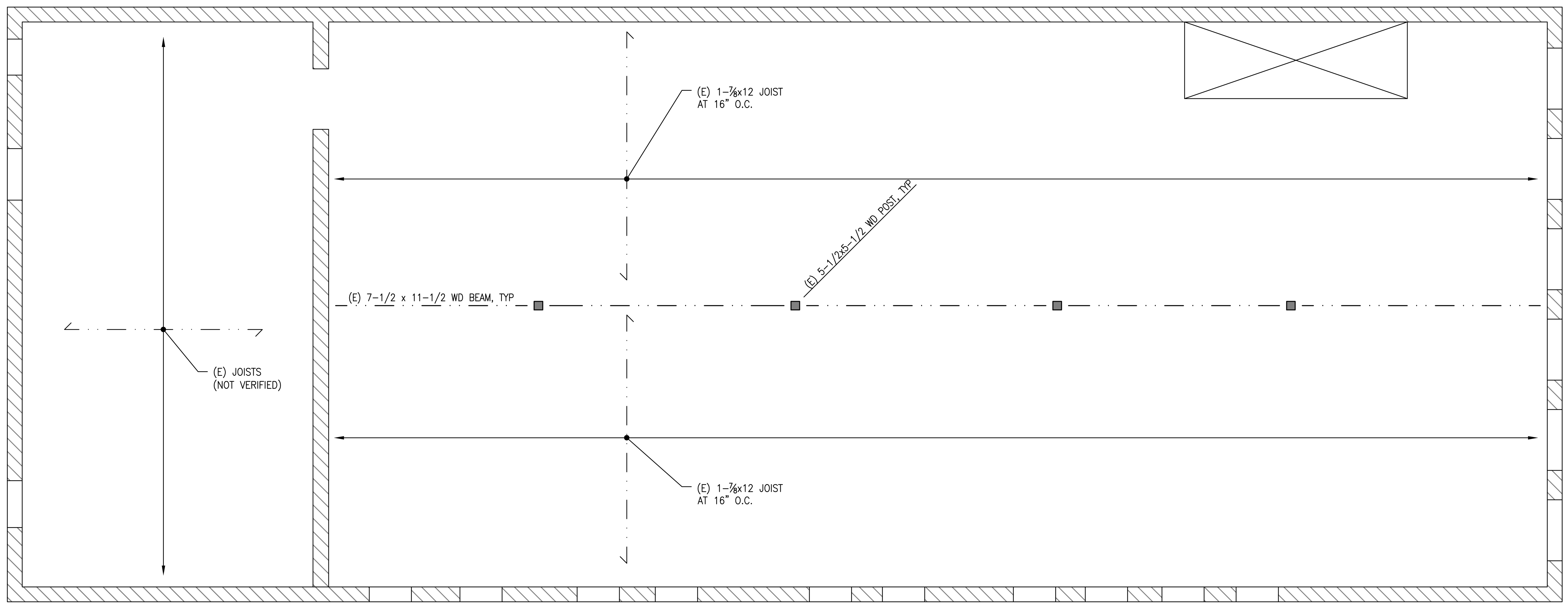
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

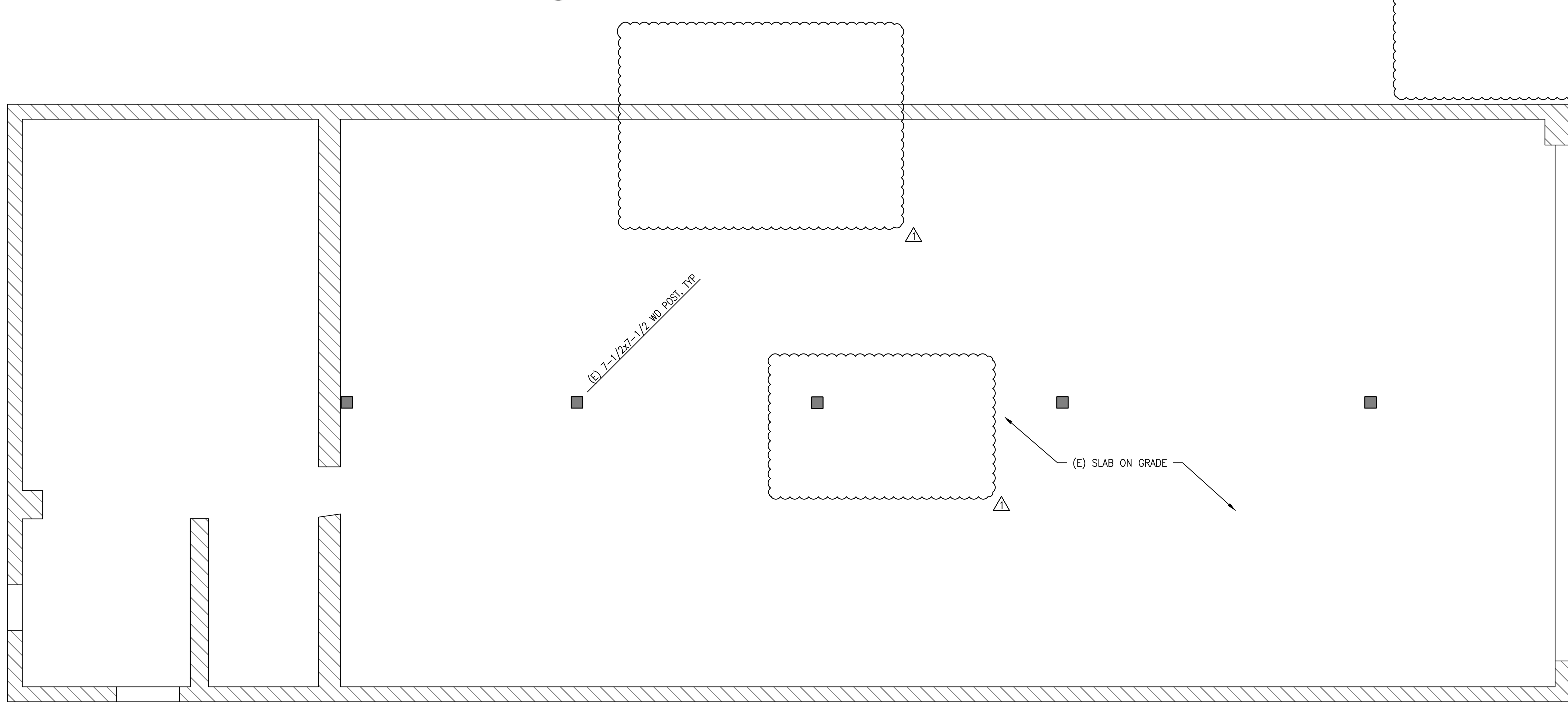
DRAWING TITLE
1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
GENERAL STRUCTURAL NOTES AND ABBREVIATIONS

DISCIPLINE STRUCT
SCALE
DATE 02 OCTOBER 2015
DRAWN BY RES
CHECKED BY
SORG PROJECT # 1506

DRAWING NUMBER
S0.00



2 S1.01 SECOND FLOOR FRAMNG PLAN
SCALE: 1/4" = 1'-0"



1 S1.01 GROUND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTES:

1. INTERIOR FINISHES BLOCK OBSERVATION OF STRUCTURAL FRAMING IN SOME LOCATIONS. CONDITIONS WERE NOT OBSERVED IN ALL AREAS. CONTRACTOR TO REMOVE CEILING FINISHES ON SECOND FLOOR TO OBSERVE ROOF FRAMING, AND ANY OTHER AREAS WITH SIGNS OF WATER DAMAGE. REPORT ANY DAMAGED OR DECAYED WOOD TO STRUCTURAL ENGINEER OF RECORD. REPAIR OR REPLACE FRAMING IN-KIND WHERE DETERIORATED.

DESCRIPTION:

1213/15 GOOD HOPE ROAD IS A TWO STORY RETAIL AND OFFICE BUILDING WITH NO BASEMENT.

EXTERIOR WALLS ARE LOAD BEARING BRICK MASONRY. THE WEST WALL IS A PARTY WALL SHARED WITH 1209 GOOD HOPE ROAD. THE NORTH, SOUTH AND WEST WALLS ARE EXPOSED BRICK.

VISIBILITY OF THE MAJORITY OF THE INTERIOR FRAMING IS OBSCURED BY FINISHES, WITH THE EXCEPTION OF TWO AREAS ON THE SECOND FLOOR WHERE ROOF LEAKS HAVE COLLAPSED THE CEILING FINISHES. THE ROOF AND CEILING FRAMING IS VISIBLE AT THE LOCATION OF THE CEILING COLLAPSES. POSTS IN THE CENTER OF THE BUILDING SUPPORT BEAMS, WHICH IN TURN SUPPORT JOISTS FOR THE SECOND FLOOR AND RAFTERS AND BEAMS FOR THE ROOF.

CONDITIONS AND STABILIZATION:

THE MAJORITY OF THE EXTERIOR BRICK WALLS APPEAR TO BE IN GOOD CONDITION. BRICK JOINTS EXHIBIT SOME LOSS OF MORTAR ON THE EXTERIOR; HOWEVER, REPOINTING IS NOT REQUIRED FOR STABILIZATION OF THE BUILDING.

INTERIOR FINISHES PREVENTED DIRECT OBSERVATION OF THE MAJORITY OF THE ROOF FRAMING AND ALL OF THE FIRST FLOOR FRAMING; THEREFORE, CONDITIONS COULD NOT BE DIRECTLY ASSESSED. SMALL ROOF LEAKS RESULTED IN THE PARTIAL COLLAPSE OF THE CEILING IN TWO LOCATIONS ON THE SECOND FLOOR. REPAIR OR REPLACEMENT OF ROOF FRAMING IN THE VICINITY OF THE ROOF LEAKS MAY BE REQUIRED IF DECAY IS PRESENT.

REVISIONS

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08.13.2015	PRICING SUBMISSION
10.02.2015 △1	PERMIT SUBMISSION

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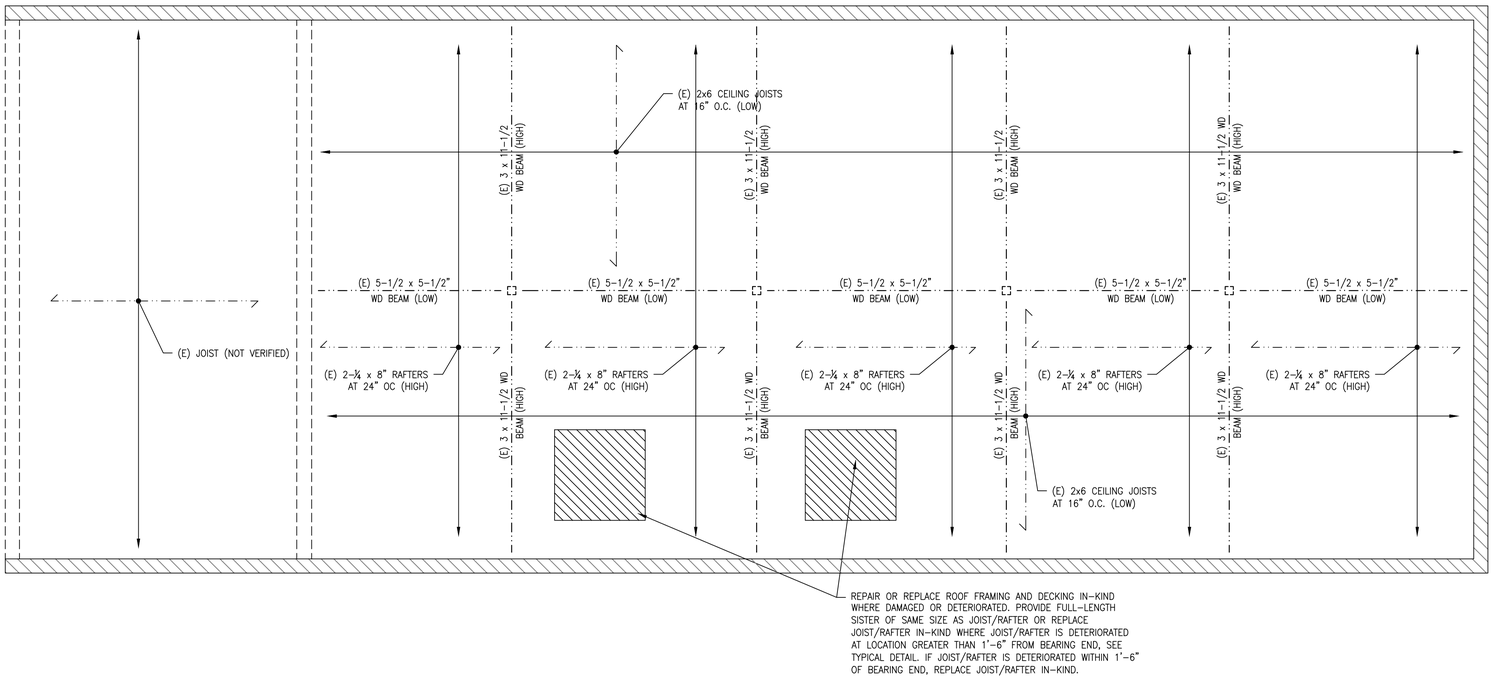
GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
GROUND AND SECOND FLOOR FRAMING PLAN

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S1.00
DATE 02 OCTOBER 2015	
DRAWN BY RES	
CHECKED BY	
SORG PROJECT # 1506	



1 / S1.01 ROOF FRAMNG PLAN

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

NOTES:
1. INTERIOR FINISHES BLOCK OBSERVATION OF STRUCTURAL FRAMING IN SOME LOCATIONS. CONDITIONS WERE NOT OBSERVED IN ALL AREAS. CONTRACTOR TO REMOVE CEILING FINISHES ON SECOND FLOOR TO OBSERVE ROOF FRAMING, AND ANY OTHER AREAS WITH SIGNS OF WATER DAMAGE. REPORT ANY DAMAGED OR DECAYED WOOD TO STRUCTURAL ENGINEER OF RECORD. REPAIR OR REPLACE FRAMING IN-KIND WHERE DETERIORATED.

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
ROOF FRAMING PLAN

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S1.01
DATE 02 OCTOBER 2015	
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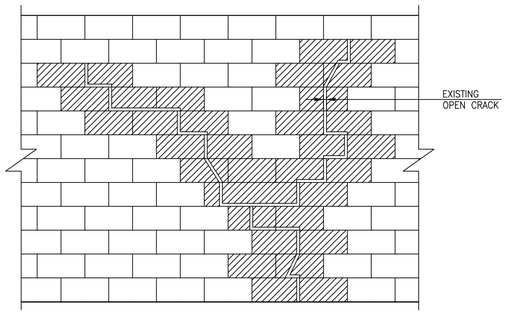
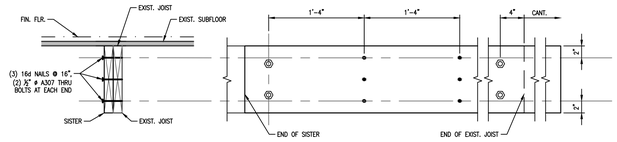


NOTES:

1. DENOTES BRICK TO BE REPLACED. WHERE CRACK IS THRU WALL, REPLACE ALL WYTHES OF BRICK ON EACH SIDE OF CRACK TO 1st MORTAR JOINT. REPLACE EXISTING HEADERS WITH NEW HEADERS. REPLACE LOOSE AND CRACKED BRICKS. WHERE CRACK IS ONLY IN OUTER WYTHE, REPLACE ONLY OUTER WYTHE.

2. WHERE CRACK IS OPEN AND ¼" OR LESS AND IS PRESENT ONLY IN THE OUTER WYTHE AND ONLY IN JOINTS, RAKE AND REPOINT JOINTS ONLY.

TYPICAL DETAIL
REPAIR IN BRICK MASONRY
SCALE: N.T.S.



TYPICAL JOIST
SISTERING DETAIL
SCALE: N.T.S.

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GOOD HOPE ROAD

STABILIZATION
PREPARED FOR DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PURCHASE ORDER NUMBER: 521003
CONTRACT NUMBER: DCAM-2010-D-006-D22

DRAWING TITLE
1213 AND 1215 GOOD HOPE ROAD
ANACOSTIA
WASHINGTON, DC 20020
DETAILS

DISCIPLINE STRUCT	DRAWING NUMBER
SCALE	S2.00
DATE 02 OCTOBER 2015	
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