ABBREVIATIONS

ADJ ADJUSTABLE	FIN FINISH	NO NUMBER	T.O.S. TOP OF SLAB
APPROX APPROXIMATE	FLR FLOOR	N.T.S. NOT TO SCALE	T.O.W. TOP OF WALL
B.C. BACK OF CURB	F.O.F. FACE OF FINISH	O.A. OVERALL	TYP TYPICAL
BD BOARD	F.O.D. FACE OF MASONRY	O.C. ON CENTER	U.O.N. UNLESS OTHERWISE NOTED
BLDG BUILDING	F.O.S. FACE OF STUD	O.D. OUTSIDE DIAMETER	W/ WITH
BOT BOTTOM	FT FOOT/FEET	OPNG OPENING	W/ O WITHOUT
C CASEMENT	FTG FOOTING	OPP OPPOSITE	WD WOOD
CAB CABINET	GA GAUGE	P.R. POWDER ROOM	W.H. WATER HEATER
CL CLOSET	GL GLASS	P.T. PRESSURE TREATED	WT WEIGHT
COL COLUMN	GYP GYPSUM	R RISER	
CONC CONCRETE	H.B. HOSE BIB	RAD RADIUS	SYMBOLS
DET DETAIL	HGT HEIGHT	REQ REQUIRED	& AND
DH DOUBLE HUNG	I.D. INSIDE DIAMETER	R.O. ROUGH OPENING	∠ ANGLE
DIA DIAMETER	INSUL INSULATION	SCH SCHEDULE	℄ CENTERLINE
DIM DIMENSION	INT INTERIOR	SIM SIMILAR	Δ DELTA
D.S. DOWNSPOUT	LOC LOCATION	STD STANDARD	Ø DIAMETER
DWG DRAWING	MAX MAXIMUM	SYM SYMMETRICAL	≠ NOT EQUAL
EA EACH	MECH MECHANICAL	SYN SYNTHETIC	⊥ PERPENDICULAR
EL ELEVATION	MET METAL	T.C. TOP OF CURB	± PLUS OR MINUS
ELEC ELECTRICAL	MFR MANUFACTURER	TEL TELEPHONE	
EXP EXPANSION	MIN MINIMUM	T&G TOUNGE AND GROOVE	
EXT EXTERIOR	MISC MISCELLANEOUS	THK THICK	
EXST EXISTING	M.O. MASONRY OPENING	T.O.C. TOP OF CHIMNEY	
EQ EQUAL	N.I.C. NOT IN CONTRACT	T.O.P. TOP OF PLATE	

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. IN THE EVENT OF DIMENSIONAL DISCREPANCY, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
2. DIMENSIONS ARE FROM CENTERLINE OF COLUMN OR BEAM TO FACE OF STUD OR FURRING; OR FROM FACE OF STUD OR FURRING, UNLESS NOTED OTHERWISE. DIMENSIONS ARE BASED ON NOMINAL SIZES OF MATERIAL. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
3. ON -SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR(S). CONTRACTOR SHALL INFORM ARCHITECT OF CONDITIONS WHICH MAY SUBSTANTIALLY AFFECT THE CONSTRUCTION AS SHOWN.
4. ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTICES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS SHOWN OR NOTED.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, AND SHALL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL FURNISH TO THE ARCHITECT SHOP DRAWINGS OF PREFABRICATED COMPONENTS WITH ONE SET BEING RETAINED BY THE ARCHITECT. ITEMS REQUIRING SHOP DRAWING REVIEW INCLUDE, BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES AND STAIRS. SHOULD THE DESIGN OR CONFIGURATION OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWINGS, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO THE FABRICATION, WITH THE REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES AND COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISEN FROM PREFABRICATED ITEMS.
7. THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THIS ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED AND CONSTRUCTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM. THESE DRAWINGS ARE NOT TO BE USED BY THE CLIENT OR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM THIS ARCHITECT.
8. EXTERIOR AND INTERIOR WALL OPENINGS (TRADE PENETRATIONS, WINDOWS, DOORS, LOUVERS, ETC.) SHALL BE SEALED AROUND THE ENTIRE OPENING.
9. PROVIDE SUPPLEMENTARY SUPPORT AND FRAMING FOR LIGHTING FIXTURES AND CEILING DIFFUSERS AS REQUIRED. COORDINATE LOCATION OF LIGHT FIXTURES, CEILING DIFFUSERS, ETC. WITH EACH OTHER.
10. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUES AND ORDINANCES.

DRAWING INDEX

2065 TRUMBULL TER NW HOUSE

2065 TRUMBULL TER NW

WASHINGTON, DC. 20011

BUILDING CODE

APPLICABLE CODE:

2018 IRC

APPLICABLE AMENDMENTS:

DC

SPRINKLERS:

NO

OCCUPANCY GROUP:

R-3 SINGLE FAMILY

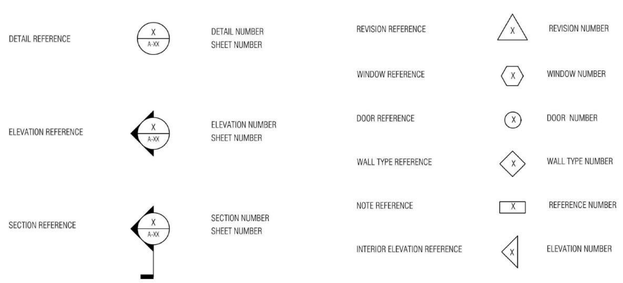
CONSTRUCTION TYPE:

VB

NUMBER OF STORIES:

2 STORY W/ BASEMENT

SYMBOLS



BUILDING DATA

NEW	BASEMENT FLOOR PLAN	**1,712.88 SF**
NEW	FIRST FLOOR PLAN	**1,694.82 SF**
NEW	SECOND FLOOR PLAN	**2,129.89 SF**
	TOTAL	**5,537.58 SF.**

BUILDING DATA

MID ROOF HEIGHT MEASURED FROM AVERAGE GRADE	MAXIMUM BUILDING HEIGHT PER ZONING ORDINANCE	EAVE HEIGHT MEASURED FROM FIRST FLOOR	MIDPOINT OF ROOF MESASURED FROM FIRT FLOOR	MAXIMUM ALLOWABLE DIMENSION FROM FIRST FLOOR TO GRADE
METHOD 1 34' 59"	35' - 0"	21'-6"	24.89'	--

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
COVER PAGE

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Stamp:

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Drawn by: **Author**
Chequed by: **Checker**
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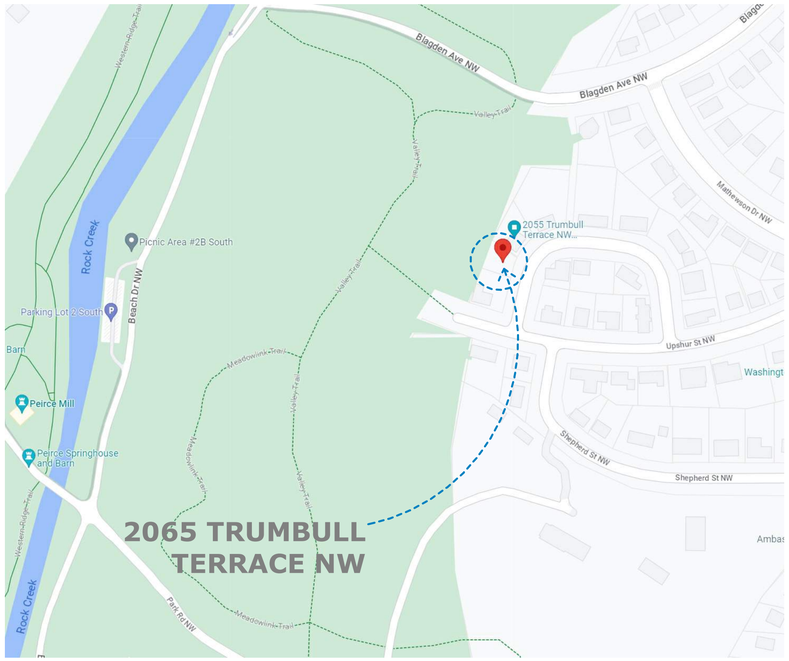

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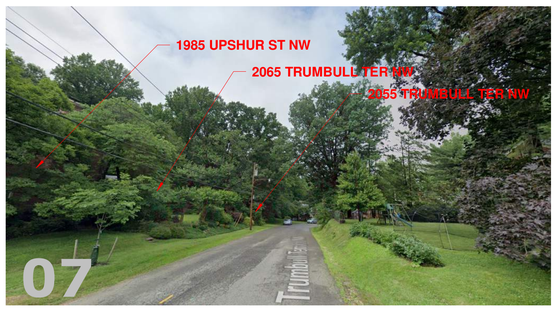

2 EXISTING PHOTOS
3" = 1'-0"

Architect:
ARIMSE ARCHITECTS
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703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
VICINITY MAP, EXISTING SITE AND SURROUNDINGAREA PHOTOGRAPHS

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Stamp:

Project No.: **0001**
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Chequed by: **Checker**
Scale: **As indicated**
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Drawing No.:
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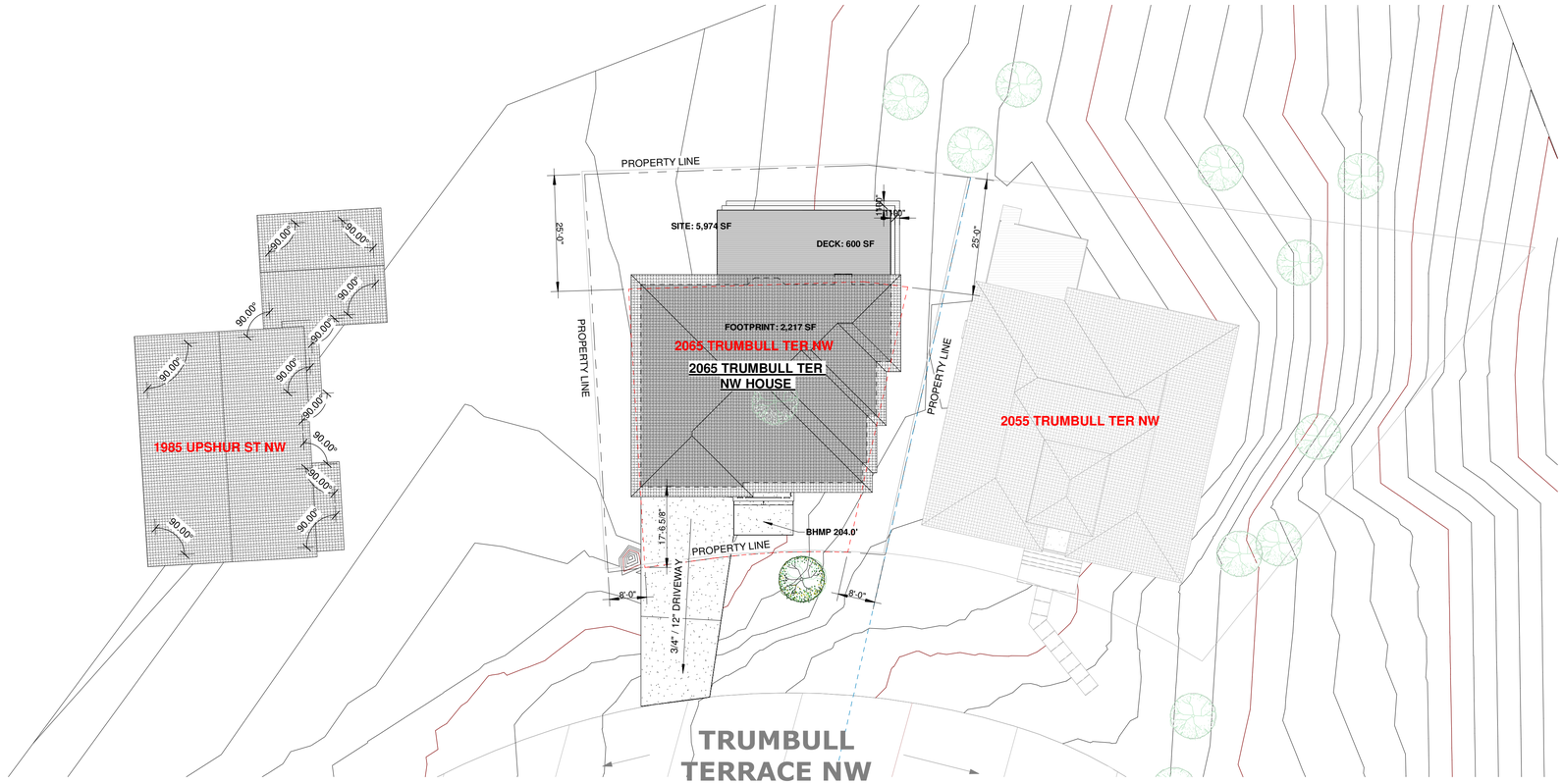

1 SITE PLAN HEIGHT COMPARISON
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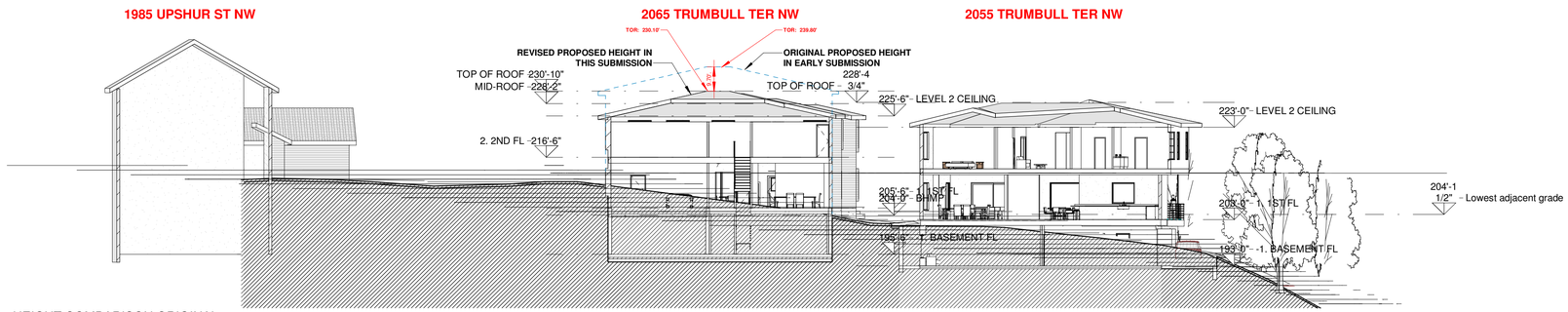

2 HEIGHT COMPARISON ORIGINAL SUBMISSION
1/16" = 1'-0"

Architect:
ARIMSE ARCHITECTS
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703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
BUILDING HEIGHT COMPARISON

North:

Stamp:

Project No.: **0001**
Drawn by: **Author**
Cheqed by: **Checker**
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Drawing No.:
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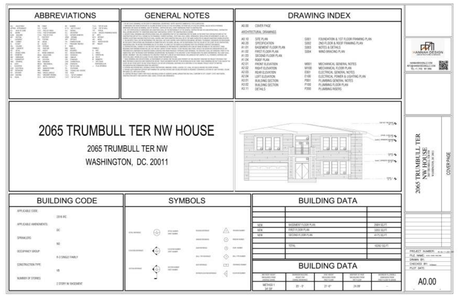

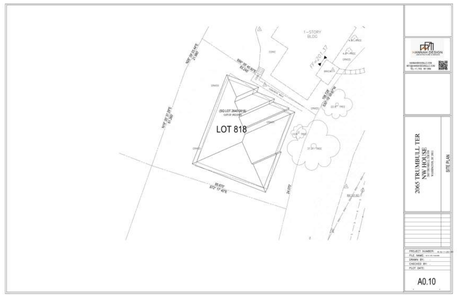

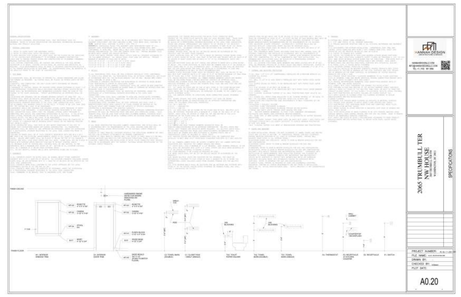

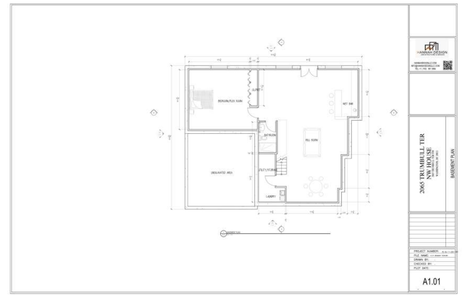

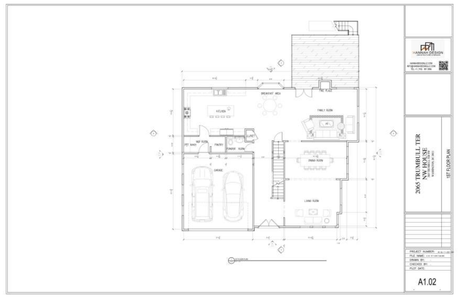

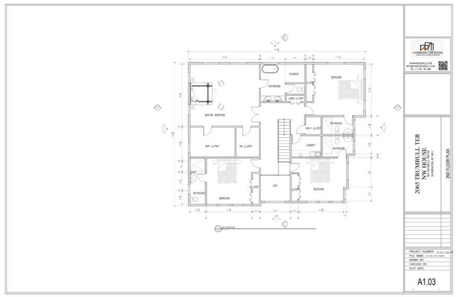

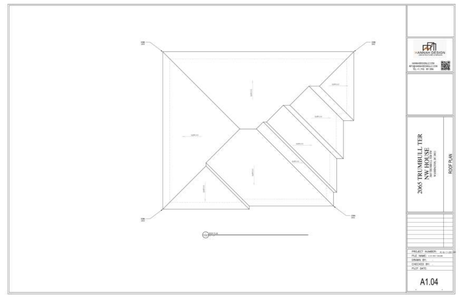

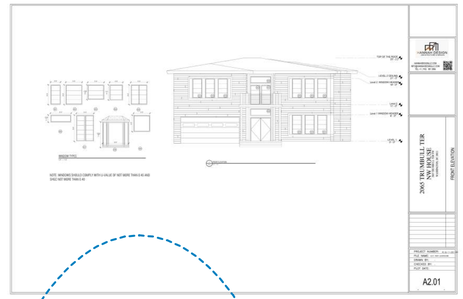

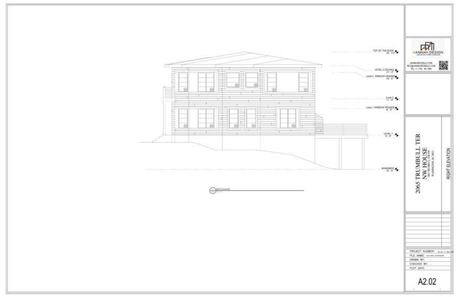

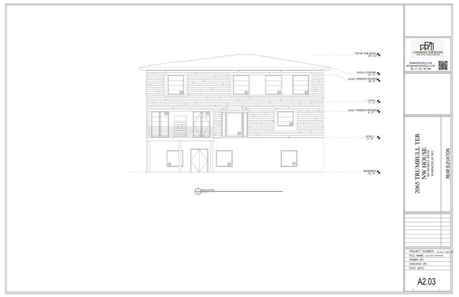

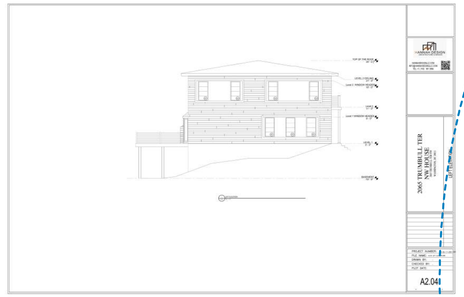

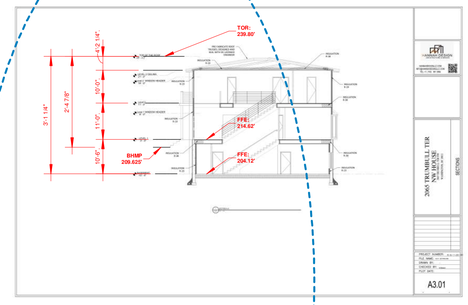

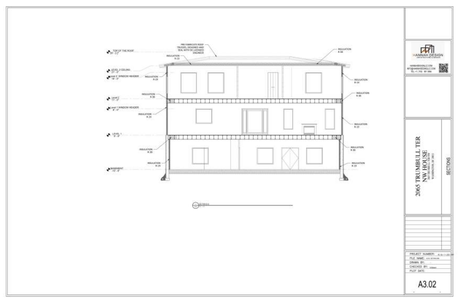

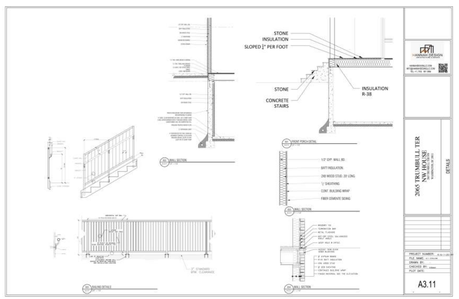

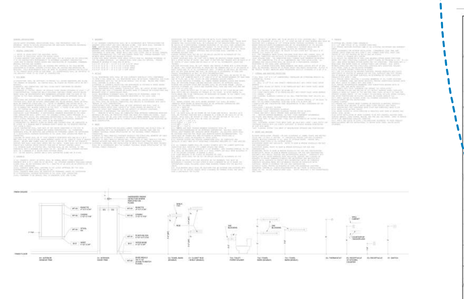

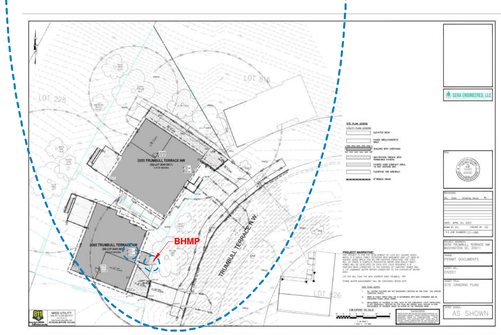

Architect:
ARIMSE ARCHITECTS
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Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
ORIGINAL SUBMISSION DRAWINGS

North:

Stamp:

Project No.: **0001**

Drawn by: **Author**

Chequed by: **Checker**

Scale: **1/2" = 1'-0"**

Date: **9/11/2023 8:01:13 PM**

Drawing No.:
A0.03

2 SITE PLAN Copy 1
1/8" = 1'-0"

Architect:
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ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
SITE PLAN

North:

Stamp:

Project No.: **0001**
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Chequed by: **Checker**
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Drawing No.:
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GENERAL SPECIFICATIONS

UNLESS NOTED OTHERWISE, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS. REFER TO OUTLINE SPECIFICATION FOR ADDITIONAL INFORMATION REGARDING MATERIAL AND PRODUCT SELECTIONS.

1. GENERAL CONDITIONS

1.1. REFER TO COVER SHEET FOR ADDITIONAL NOTES.
1.2. REFER TO STRUCTURAL NOTES FOR DESIGN LOADS.
1.3.LOADS GREATER THAN DESIGN LIVE LOADS SHALL NOT BE PLACED ON THE STRUCTURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, BRACING, SHEETING AND SHORING.
1.4.ALL EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE EXCAVATION IS TO BEGIN. EXISTING UTILITIES SHALL BE LOCATED AND PROTECTED AS REQUIRED. FIELD MEASUREMENTS SHALL BE MADE OF ADJOINING CONSTRUCTION RELATIVE TO THE PROPER INSTALLATION OF NEW WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

2. SITE WORK

2.1.EXCAVATION: SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS AND ALLOW FOR FORMING AS REQUIRED. NO FOOTING SHALL BE PLACED ON FROZEN EARTH OR SOFT MATERIAL.
2.2.BACKFILL AND COMPACTION: USE ONLY CLEAN EARTH CONTAINING NO ORGANIC MATTER, WELL GRADED.
2.3.DRAINAGE AT FOOTING: GRAVEL OR CRUSHED STONE DRAINS EXTENDING AT LEAST 1'-0". 2.4.WATERPROOFING: FOUNDATION WALLS ENCLOSING HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADELINE. "SPRAY" WATERPROOFING AS APPROVED SHALL BE USED.
2.5.FOOTINGS ARE DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 2000 PSF. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL BELOW ORIGINAL GRADE OR SHALL BEAR ON COMPACTED STRUCTURAL FILL. REFER TO DRAWINGS FOR FOOTING DEPTH. A GEOTECHNICAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION SHALL VERIFY THE ALLOWABLE SOIL BEARING CAPACITY IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTING WILL HAVE TO BE REDESIGNED.
2.6.BASEMENT WALLS ARE DESIGNED FOR ASSUMED LATERAL EARTH PRESSURE OF 60PCF (EQUIVALENT FLUID PRESSURE). A GEOTECHNICAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION SHALL VERIFY THAT THE ASSUMED LATERAL EARTH PRESSURE IS COMPATIBLE WITH ACTUAL SOIL CONDITIONS ENCOUNTERED IN THE FIELD. IF THE ACTUAL EARTH LATERAL PRESSURE (AS DETERMINED BY THE FIELD GEOTECHNICAL ENGINEER) EXCEEDS 60 PCF, THE WALLS WILL HAVE TO BE REDESIGNED.
2.7.ENGINEERED FILL BENEATH SLABS ON GRADE AND FOOTINGS SHALL BE COMPACTED IN 8" LAYERS TO A MINIMUM 95% OF MAXIMUM DENSITY BASED ON THE MODIFIED PROCTOR TEST (ASTM D-1557).
2.8.THE CONTRACTOR SHALL TAKE NOTE OF ANY WATER CONDITIONS AT THE SITE TO ENSURE THAT EXCAVATIONS REMAIN DRY DURING CONSTRUCTION. ALL FOUNDATION SUBGRADES SHALL BE INSPECTED AND APPROVED BY PERSONNEL UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION PRIOR TO CONCRETING.
2.9.SLABS ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6X6 W1.4 X W1.4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER LAPPED AT ALL EDGES 6" OVER 4" WASHED GRAVEL. WELDED WIRE FABRIC SHALL BE PLACED 2" BELOW THE TOP OF THE CONCRETE SURFACE AND SHALL HAVE ENDS LAPPED ONE FULL MESH. SLABS SHALL NOT BE PLACED IN PANELS WITH SURFACE AREAS GREATER THAN 600 SF WITHOUT CONTROL JOINTS.
2.10. MAXIMUM SLOPE OF STEPPED WALL FOOTINGS SHALL BE ONE VERTICAL TO TWO HORIZONTAL WITH A MAXIMUM STEP HEIGHT OF 16". BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2' BELOW FINISH EXTERIOR GRADE.
2.11. DO NOT BACKFILL AGAINST WALLS UNTIL SUPPORTING SLABS ARE IN PLACE.

3. CONCRETE

3.1.ALL CONCRETE, EXCEPT AS NOTED, SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE WITH A FC = 2500 PSI AT 28 DAYS. ALL EXTERIOR CONCRETE (INCLUDING GARAGE SLABS) SHALL BE AIR-ENTRAINED WITH FC = 3500 PSI AT 28 DAYS OR AS SPECIFIED BY THE LOCAL CODE JURISDICTION.
3.2.ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY THE LOCAL GOVERNMENT) EDITION OF ACI 318 AND ACI 301.
3.3.ALL CONCRETE WORK SHALL BE INSPECTED BY PERSONNEL UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION.
3.4.ALL FORMWORK TO BE BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.

4. MASONRY

4.1.ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-88/ASCE 6-88). FACE BRICK SHALL CONFORM TO ASTM. MORTAR SHALL CONFORM TO ASTM C 270, TYPE S.
4.2.PROVIDE CONTINUOUS TRUSS-TYPE MASONRY JOINT REINFORCING EVERY 16" O.C. MASONRY JOINT REINFORCING SHALL BE ZINC-COATED, COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82. WHERE WALLS ABUT EACH OTHER, AND AT OUTSIDE CORNERS, PROVIDE PREFABRICATED TEE-TYPE AND CORNER TRUSS TIES. PROVIDE MASONRY TILES BETWEEN BRICK VENEER AND BACKUP MATERIAL.
4.3.FOR FACE BRICK, PROVIDE LOOSE ANGLE LINTELS OVER ALL OPENINGS ACCORDING TO THE FOLLOWING SCHEDULE. ALL ANGLES SHALL HAVE LONG LEG VERTICAL. PROVIDE MINIMUM 8" BEARING AT EACH END OF METAL.
4.3.11. UP TO 4'-0" – 3 1/2" X 3 1/2" X 5/16" ANGLE
4.3.12. UP TO 5'-0" – 4" X 3 1/2" X 5/16" ANGLE
4.3.13. UP TO 6'-0" – 5" X 3 1/2" X 5/16" ANGLE
4.3.14. UP TO 8'-0" – 6" X 3 1/2" X 3/8" ANGLE

5. METALS

5.1.ALL REINFORCING STEEL SHALL BE HIGH-STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL" (ACI SP-66). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
5.2.PROVIDE 3" CONCRETE PROTECTION FOR REINFORCING IN FOOTINGS IN GRADE BEAMS. PLACE REINFORCING IN CENTER OF STRUCTURAL ELEMENTS.
5.3.ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND HAVE A STANDARD 90 DEGREE BAND AT CORNERS OR INTERSECTIONS AND STANDARD HOOK AT DISCONTINUOUS ENDS.
5.4.ALL REINFORCING PLACEMENT SHALL BE INSPECTED BY PERSONNEL UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION.
5.5.ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE. ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC'S "MANUAL OF STEEL CONSTRUCTION."
5.6.ADJUSTABLE STEEL COLUMNS SHALL BE CODE APPROVED AND SHALL HAVE A MANUFACTURER'S RATED AXIAL CAPACITY OF 15,000 POUNDS OR GREATER AT THE INSTALLED HEIGHT (SEE FRAMING PLAN FOR CAPACITY AT SPECIFIC LOCATIONS).
CONTRACTOR IS RESPONSIBLE FOR VERIFYING CAPACITY.
5.7 VENEERS OF METAL SHALL BE FABRICATED FROM APPROVED CORROSION-RESISTANT MATERIALS OR SHALL BE PROTECTED FRONT AND BACK WITH PORCELAIN ENAMEL. SUCH VENEERS SHALL NOT BE LESS THAN 0.0149-INCH (0.378MM) NOMINAL THICKNESS SHEET STEEL MOUNTED ON WOOD OR METAL FURRING STRIPS OR EXTERIOR GRADE SHEATHING ON WOOD CONSTRUCTION.

6. WOOD

6.1.ALL WOOD CONSTRUCTION INCLUDING LUMBER, CONNECTIONS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND THE CURRENT "NATIONAL DESIGN SPECIFICATION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
6.2.REFER TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS OR TABLE 602.3(2) FOR ALTERNATE ATTACHMENTS ON FRAMING COMPONENTS.
6.3.REFER TO TABLE R602.10.1 BRACED WALL LINE, REFER TO TABLE R602.10.3 FOR WALL BRACING METHODS AND R602.10.5 FOR CONTINUOUS STRUCTURAL PANEL SHEATHING.
6.4.DESIGN, FABRICATION, AND INSTALLATION OF METAL PLATE CONNECTED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE CURRENT "NATIONAL DESIGN SPECIFICATION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE, AND THE LOCAL BUILDING CODE. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE FURNISHED BY THE MANUFACTURER AND SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION. DESIGN AND GENERAL ARRANGEMENT ARE SUBJECT TO THE REVIEW OF THE ARCHITECT.
6.5.TRUSSES SHALL BE BRACED DURING ERECTION ACCORDING TO BWT-76 BY THE TRUSS PLATE INSTITUTE. ALLOWABLE STRESSES AND DEFLECTIONS SHALL CONFORM TO THE GOVERNING BUILDING CODE.
6.6.ROOF TRUSSES SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT AND THE ROOF TRUSS ENGINEER.
6.7.ROOF SHEATHING SHALL BE 7/16" CDX PLYWOOD OR ORIENTED STRAND BOARD (OSB) WITH A SPACE RATING OF 24/16. NAIL ROOF TO RAFTERS AND TRUSSES WITH 6D NAILS AT 6" ON CENTER AT SHEET EDGES AND 6D NAILS AT 12" AT ALL INTERMEDIATE JOISTS AND TRUSSES.
6.8.FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD WITH A SPAN RATING OF 48/24. NAIL FLOOR SHEATHING TO JOISTS WITH 8D COMMON NAILS AT 6" ON CENTER AT SHEET EDGES AND 10" AT ALL INTERMEDIATE JOIST. PLYWOOD & OSB SHALL BE IDENTIFIED WITH THE APA SPAN RATING AND SHALL BE INSTALLED IN ACCORDANCE TO CODE AND PROJECT REQUIREMENTS AS WELL AS APA'S RECOMMENDATIONS.
6.9.WOOD PLATES RECEIVING FLOOR JOISTS ON CONCRETE WALL SHALL BE BOLTED TO THE WALL WITH 5/8" DIAMETER BOLTS X 12" LONG AT 4'-0" ON CENTER MAXIMUM (12" MAX FROM END OF PLATE, MIN. 2 PER PLATE) OR CODE APPROVED ANCHOR STRAPS.
6.10. UNLESS INDICATED OTHERWISE, ALL TIMBER FRAMING MEMBERS (JOISTS AND BEAMS) SHALL BE SOUTHERN PINE#2 (19% MAX MOISTURE CONTENT) OR APPROVED EQUAL. INTERIOR AND EXTERIOR STUDS AND COLUMNS SHALL BE SOUTHERN PINE#2. UNLESS INDICATED OTHERWISE, ALL LINTELS AND HEADERS SHALL HAVE ONE KING STUD AND ONE JACK STUD AT EACH END.
6.11. ALL JACKS OR POSTS ARE TO LINE UP WITH THOSE AT THE FLOOR BELOW EVEN WHEN POSTS ARE NOT REQUIRED BY FRAMING OF THE FLOOR. IN OTHER WORDS, ALL POSTS ABOVE ARE TO BE CONTINUOUS, OR INCREASED AS SHOWN, TO THE LOWEST LEVEL UNLESS OTHERWISE NOTED.
6.12. USE SIMPSON STRONG TIE STRUCTURAL WOOD CONNECTORS UNLESS OTHERWISE NOTED.
6.13. BEAMS, HEADER, AND LINTEL BEAMS DESIGNED "LVL" SHALL BE MICRO-LAMINATED WOOD BEAMS AS MANUFACTURED BY AN APPROVED CORPORATION AND HAVING THE FOLLOWING STRUCTURAL PROPERTIES:
6.13.1. FB = 2600 PSI
6.13.2. E = 1,900,000 PSI
6.13.3. FV = 285 PSI.
6.14. LVL SIZES SHALL BE AS SHOWN ON THE PLANS AND DETAILS. MULTIPLE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 2 ROWS OF 16D NAILS AT 12" ON CENTER. NAILS SHALL BE SPACED 3" FROM THE TOP AND BOTTOM OF THE LVL'S DESIGNED WHERE THE PLANS SHALL BE SIZED AS FOLLOWS:
6.14.1. 9 1/4" = 1 3/4" X 9
6.14.2. 11 7/8" = 1 3/4" X 11
6.14.3. 14" = 1 3/4" X
6.14.4. 16" = 1 3/4" X
6.15. FLOORS AND ROOF FRAMING MEMBERS DESIGNATED SHALL BE MANUFACTURED/ENGINEERED BY AN APPROVED CORPORATION. MULTIPLE JOISTS AND SPECIAL JOIST FRAMING ARE INDICATED WHERE REQUIRED. ALL MULTIPLE JOISTS SHALL BE FASTENED TOGETHER PER TRUSS JOIST MANUFACTURER'S RECOMMENDATIONS. ALL JOISTS MUST BE FRAMED WITH WEB STIFFENERS AT BEARING POINTS AND AT CONCENTRATED LOADS, AS REQUIRED BY TRUSS JOISTS.
6.15.1 ROOFING SYSTEM AND ROOFING TERMINATIONS SHALL BE FABRICATED AND INSTALLED TO MEET WIND UPLIFT RESISTANCE STANDARDS ANSI/SPRI ES-1 AND ASCE/SEI 7.
6.16. ALL COMMON LUMBER SHALL BE CLEARLY STAMPED WITH THE LUMBER INSPECTION ASSOCIATION SEAL INDICATED THE LUMBER SPECIES AND GRADE.
6.17. JOISTS SHALL HAVE A MINIMUM OF 3 1/2" BEARING. JOIST RUNNING PARALLEL TO THE WALL SHALL BE ANCHORED WITH 3/16" X 2" STEEL STRAPS (OR SOLID WOOD BLOCKING) AT 4'-0" ON CENTER, EXTENDED TO ENGAGE 3 JOISTS.
6.18. FLOOR BRIDGING TO BE PLACED AS REQUIRED BY CODE.
6.19. WOOD JOISTS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT.
6.20. WHERE MULTIPLE JOISTS ARE INDICATED ON THE DRAWINGS, THEY MUST BE MECHANICALLY FASTENED TO EACH OTHER IN SUCH A MANNER SO AS TO SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS FRAMING INTO THE MULTIPLE JOISTS.
6.21. STUD BEARING WALLS SHALL BE SOUTHERN PINE #2 (INTERIOR AND EXTERIOR) WITH STUDS AT 16" ON CENTER, UNLESS NOTED OTHERWISE ON FRAMING PLANS, AND SHALL HAVE 2 CONTINUOUS TOP PLATES (SPRUCE-PINE-FIR #2) WHICH ARE TO BE SPLICED AT STUD LOCATIONS ONLY. SPLICES SHALL BE STAGGERED AT LEAST 4'-0". AT LEAST ON SIDE OF EACH BEARING WALL MUST BE SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD FASTENED ACCORDING TO G.W.B. BOARD MANUFACTURER'S RECOMMENDATIONS OR THE REQUIREMENTS OF THE BUILDING CODE, WHICHEVER IS MORE STRINGENT. ALTERNATIVELY, EXTERIOR WALLS MAY BE SHEATHED WITH1/2": STRUCTURAL GRADE CELOTEX OR APPROVED EQUAL.
6.22. ALL MULTIPLE STUDS SHALL BE NAILED TO EACH OTHER WITH 10D NAILS AT 8" SPACING, FULL HEIGHT OF STUD.
6.23. PRE-ASSEMBLED WOOD STAIRS, INCLUDING STAIR RAILS AND LANDING, SHALL BE DESIGNED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE. THE FABRICATOR SHALL FURNISH SHOP DRAWINGS DELINEATING SIZE, TYPE, COMPOSITION, ETC. OF ALL COMPONENTS, AND THEIR INSTALLATION. ALL DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION.
6.24. ALL EXTERIOR STRUCTURAL WOOD MEMBERS AND WOOD LOCATED WITH 8" OF SOIL SHALL BE PRESSURE-TREATED BY TO RESIST DECAY AND INSECT INFESTATION. PLATES TO BE TREATED TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD I-P-2 OR I-P-4.

7. THERMAL AND MOISTURE PROTECTION

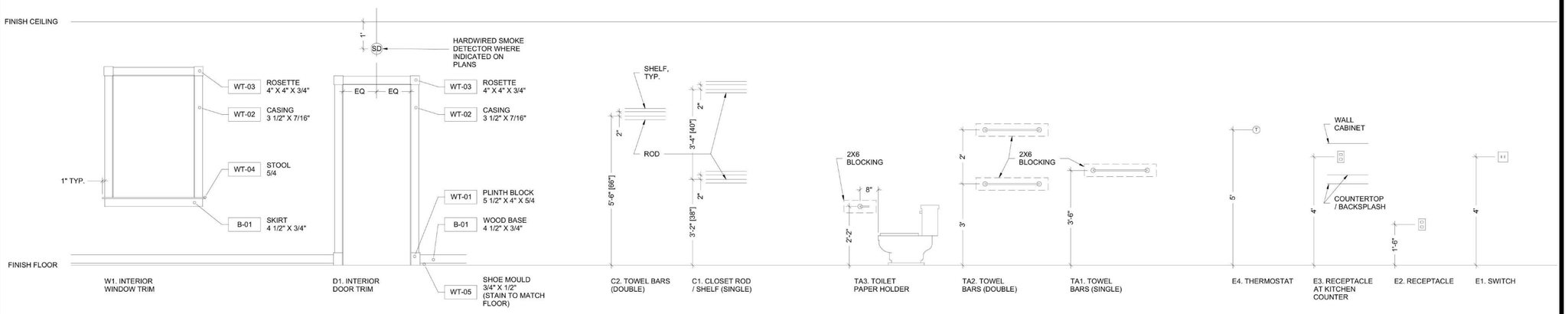
7.1.SILL SEAL: 1/2" X 5 1/2" COMPRESSIBLE FIBERGLASS OR STYROFOAM BENEATH ALL EXTERIOR SILL PLATES
7.2.INSULATION:
7.2.1. WALL: 5 1/2" R-21 HIGH DENSITY FIBERGLASS BATT WITH PAPER FACED VAPOR BARRIER
7.2.2. SLOPED CEILING (AT ROOF): R-49 FIBERGLASS BATT WITH PAPER FACED VAPOR BARRIER
7.2.3. FLAT CEILINGS: R-49 (BATT OR BLOWN IN)
7.2.4. FLOOR CANTILEVERS: R-30 FIBERGLASS BATT WITH PAPER FACED VAPOR BARRIER
7.2.5. CAVITIES ARE TO BE CONTINUOUS, OR INCREASED AS SHOWN, TO THE LOWEST LEVEL UNLESS OTHERWISE NOTED.
7.2.6. FLASHING: ALUMINUM FLASHING AT ALL WALL PENETRATIONS, ROOF VALLEYS, ALL CORNERS.
7.2.7. CLOSED CELL SPRAY FOAM INSULATION TO BE "ICYNENE PROSEAL LE" OR EQUAL TO MEET THE FOLLOWING STANDARDS: ASTM E84, ASTM E119, & NFPA 285
7.3.INSULATION AND FENESTRATION CODE REQUIREMENTS TO MEET STANDARDS SET ON SHEET A0.91
7.4.CAULKING / SEALANT: SILICONE
7.5.GUTTERS: 0.036" PREFINISHED ALUMINUM.
7.6.LEADERS: 0.024" PREFINISHED ALUMINUM. PROVIDE SPLASH BLOCKS.
7.7.RIDGE AND SOFFIT VENTS: PROVIDE ROOF VENTING PER CODE
7.8 WEATHER BARRIER MEMBRANE: DU PONT TYVEK HOMEWRAP (SPUNBONDED POLYOLEFIN, NON-WOVEN, NON-PERFORATED WEATHER BARRIER)
7.8.1. SEAM TAPE: 2" WIDE DUPONT TYVEK TAPE AS DISTRIBUTED BY DUPONT BUILDING INNOVATIONS.
7.8.2 FASTENERS: DUPONT TYVEK WRAP CAPS: #4 NAILS WITH LARGE 1-INCH PASTIC CAP FASTENERS STAPLES WITH LEG LEGNTH SUFFICIENT TO ACHIEVE MINIMUM PENETRATION OF 5/8" INTO WOOD.
7.8.3 FLASHING: DUPONT FLEX WRAP AT WINDOW/DOOR OPENINGS AND PENETRATIONS

8. DOORS AND WINDOWS

8.1.DOOR INSTALLATION: PROVIDE 1/8-INCH CLEARANCE AT JAMBS, HEADS, AND MEETING STILES AND 1/2 INCH AT BOTTOM. AT THRESHOLDS, PROVIDE 3/8-INCH CLEARANCE. PROVIDE WEATHER-STRIPPING AT ALL SIDES OF EXTERIOR DOORS. PROVIDE WALL MOUNTED DOOR STOPS AT ALL INTERIOR DOORS.
8.2.EXTERIOR DOORS AND SIDELIGHTS: REFER TO DOOR & WNDOW SCHEDULES FOR SIZE AND CONFIGURATION.
8.3.INTERIOR DOORS: REFER TO DOOR & WINDOW SCHEDULES FOR SIZE AND CONFIGURATION.
8.4.WINDOWS: REFER TO DOOR & WINDOW SCHEDULES FOR SIZE AND CONFIGURATION.
8.5.SKYLIGHTS: REFER TO DOOR & WINDOW SCHEDULES FOR SIZE AND CONFIGURATION.
8.6.COMPLY WITH NRCA'S "ROOFING AND WATERPROOFING MANUAL." COORDINATE WITH INSTALLATION OF VAPOR BARRIERS, ROOF INSULATION, ROOFING, AND FLASHING AS REQUIRED TO ENSURE COMBINED ELEMENTS ARE WATERPROOF AND WEATHERTIGHT. ISOLATE METAL SURFACES IN CONTACT WITH INCOMPATIBLE METAL OR CORROSIVE SUBSTRATE INCLUDING WOOD, WITH BITUMINOUS COATING ON CONCEALED METAL SURFACES. REFER TO DRAWINGS FOR SIZE AND CONFIGURATION.
8.7.SAFETY GLASS: PROVIDE AS REQUIRED BY CODE FOR HAZARDOUS LOCATIONS
8.8.EGRESS: CONFIRM ALL EGRESS REQUIREMENTS ARE MET PRIOR TO INSTALLATION BASED ON THE ACTUAL MANUFACTURER USED. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

9. FINISHES

9.1.GYPSUM WALL BOARD (GWB) ASSEMBLIES
9.1.1. 1/2" GWB TYPICAL AT ALL INTERIOR CONDITIONS
9.1.2. PROVIDE MOISTURE RESISTANT GWB AT ALL KITCHENS, BATHROOMS AND BASEMENT AREAS
9.1.3. ACCESSORIES FOR INTERIOR INSTALLATION: CORNERBEAD, EDGE TRIM, AND CONTROL JOINTS COMPLYING WITH ASTM C 1047, FORMED FROM STEEL SHEET ZINC COATED BY HOT-DIP PROCESS OR ROLLED ZINC OR PLASTIC
9.1.4. FASTEN TO FRAMING WITH SCREWS
9.1.5. ISOLATE THE PERIMETER OF NON-LOAD-BEARING GYPSUM BOARD PARTITIONS WHERE THEY ABUT STRUCTURAL ELEMENTS, EXCEPT FLOORS, BY PROVIDING A 1/4- TO 1/2-INCH- WIDE SPACE BETWEEN GYPSUM BOARD AND THE STRUCTURE. TRIM EDGES WITH U-BEAD EDGE TRIM WHERE EDGES OF GYPSUM PANELS ARE EXPOSED. SEAL JOINTS BETWEEN EDGES AND ABUTTING STRUCTURAL SURFACES WITH ACOUSTICAL SEALANT.
9.1.6. FINISH: LEVEL 4, UNLESS NOTED OTHERWISE
9.2.TILE (INTERIOR CERAMIC, PORCELAIN, & STONE)
9.2.1. FOR TILE INSTALLED ON WALKWAY SURFACES, PROVIDE PRODUCTS WITH STATIC COEFFICIENTS OF FRICTION OF MINIMUM 0.6 FOR LEVEL SURFACES AND STEP TREADS, AND OF MINIMUM 0.8 FOR RAMP SURFACES, AS DETERMINED BY TESTING IDENTICAL PRODUCTS PER ASTM C 1028.
9.2.2. PROVIDE CRACK ISOLATION / CLEAVAGE MEMBRANE AT ALL FLOOR LOCATIONS
9.2.3. AT SHOWERS, TUBS, AND WHERE INDICATED, PROVIDE CEMENTITIOUS BACKER UNITS AND TREAT JOINTS TO COMPLY WITH ANSI A108.11.
9.2.4. PROVIDE WATERPROOFING MEMBRANE OVER CEMENTITIOUS BACKER UNITS AT SHOWERS, TUBS, AND WHERE INDICATED.
9.2.5. COMPLY WITH TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION."
9.2.6. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH, OR BUILT-IN ITEMS FOR STRAIGHT, EVEN JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES, AND OTHER PENETRATIONS SO PLATES, COLLARS, OR COVERS OVERLAP TILE.
9.2.7. APPLY SEALER TO CLEANED STONE TILE FLOORING ACCORDING TO SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS.
9.3.WOOD FLOORING
9.3.1.PROVIDE SITE FINISHED WOOD FLOORING AS INDICATED IN MATERIAL SCHEDULE
9.3.2. PROVIDE SHOE MOLDING TO MATCH WOOD FLOOR (SPECIES AND FINISH)
9.3.3. PENETRATING-TYPE, NONFADING WOOD STAIN AND COMPATIBLE WOOD FILLER.
9.3.4. INSTALLATION METHOD: NAILED
9.3.5. WHERE CHANGE IN LAYING DIRECTION IS INDICATED, KERF ENDS OF BOARDS AND INSTALL STEEL SPLINE.
9.3.6. AFTER INSTALLATION OF WOOD FLOORING TO BE SITE-FINISHED, MACHINE-SAND SURFACE SMOOTH, USING COARSE, MEDIUM, AND FINE (NO. 00) PAPER. SAND TO REMOVE OFFSETS OR OBSERVABLE NONLEVEL CONDITION.
9.3.7. APPLY TWO COATS OF STAIN / POLYURETHANE ACCORDING TO FINISH PRODUCT MANUFACTURERS' WRITTEN INSTRUCTIONS, TO OBTAIN SATIN FINISH, UNLESS NOTED OTHERWISE.



Architect:
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703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
SPECIFICATIONS

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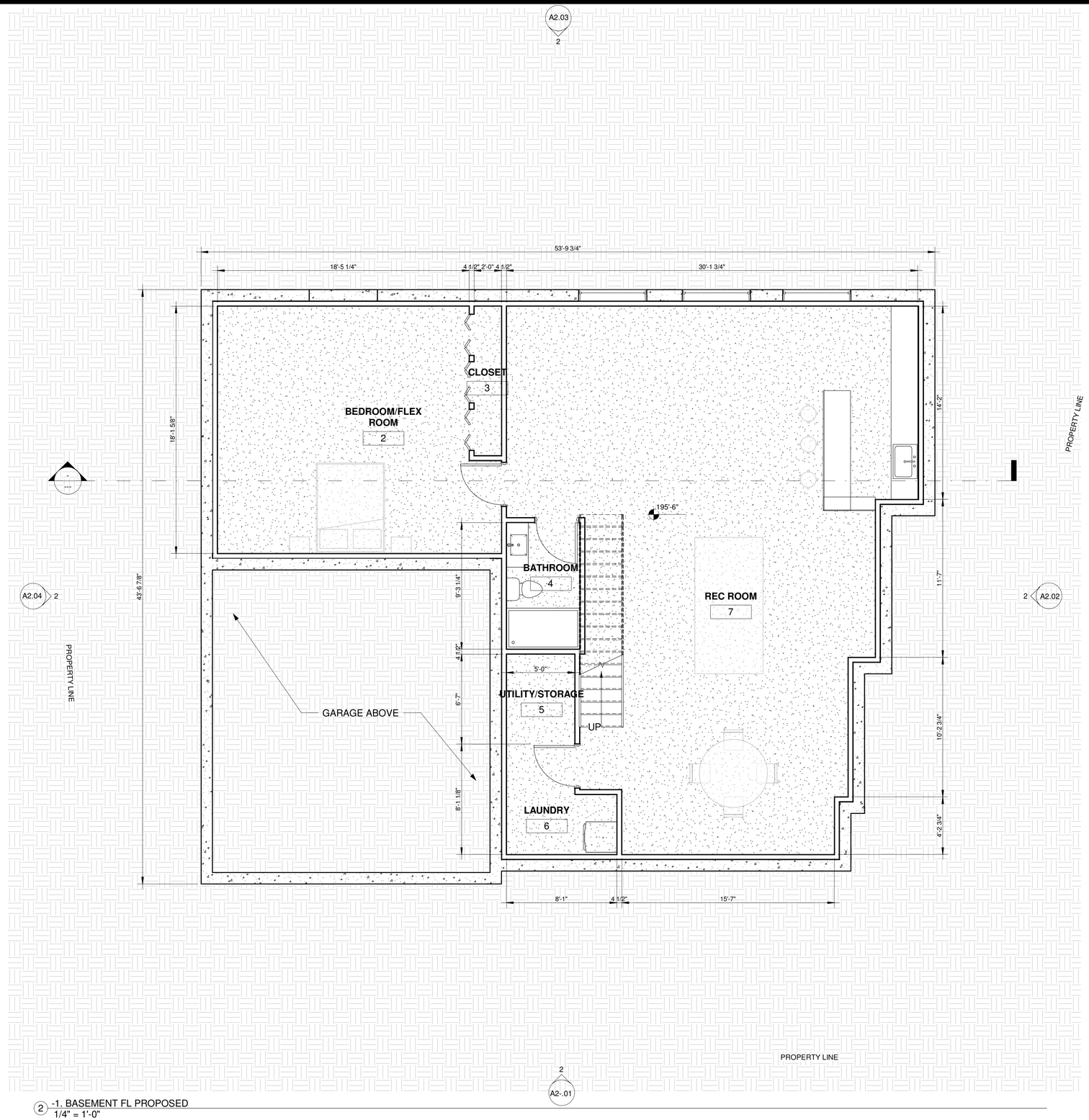

2 -1. BASEMENT FL PROPOSED
1/4" = 1'-0"

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BASEMENT PLAN

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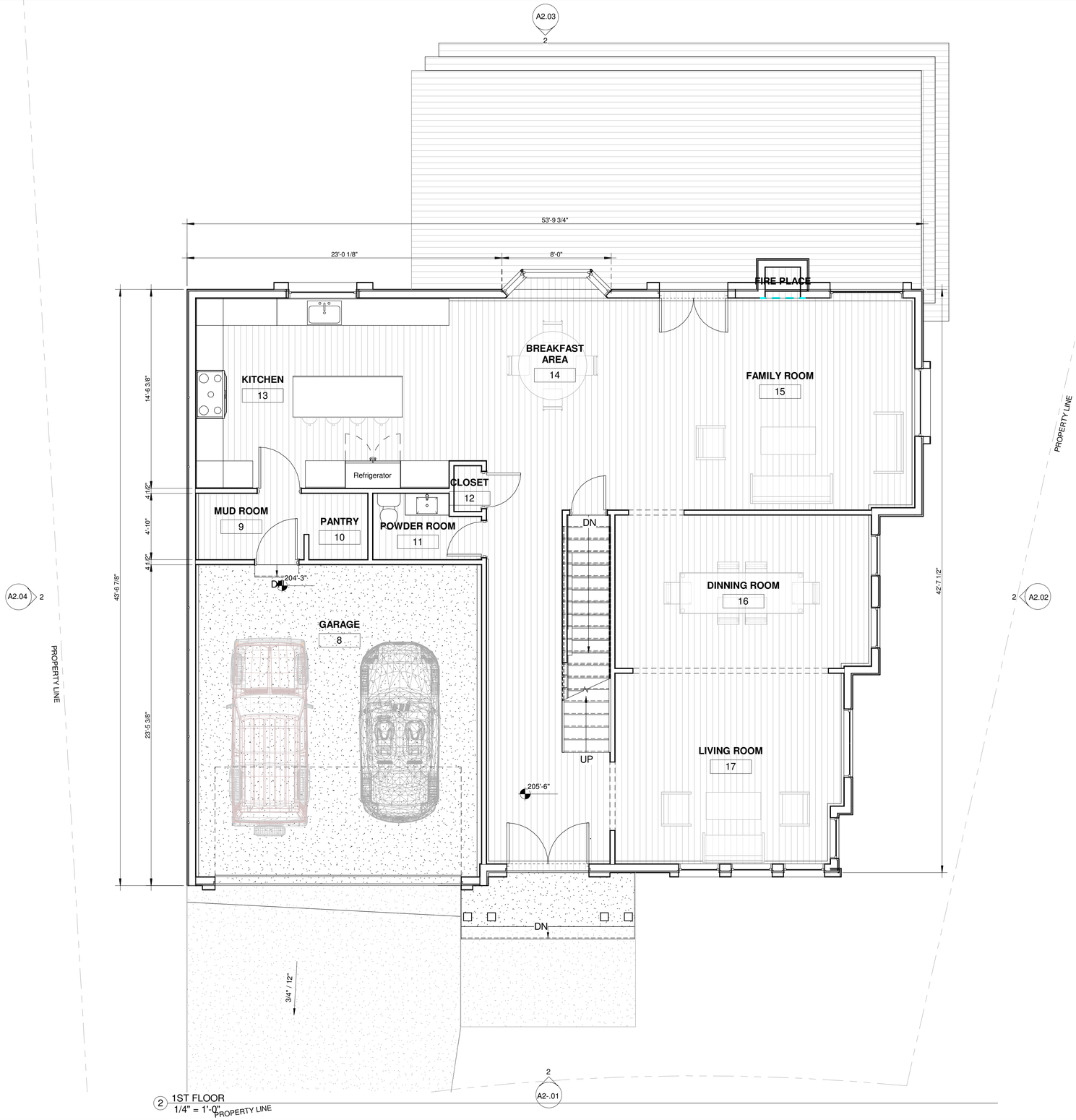

2 1ST FLOOR
1/4" = 1'-0"

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1ST FLOOR PLAN

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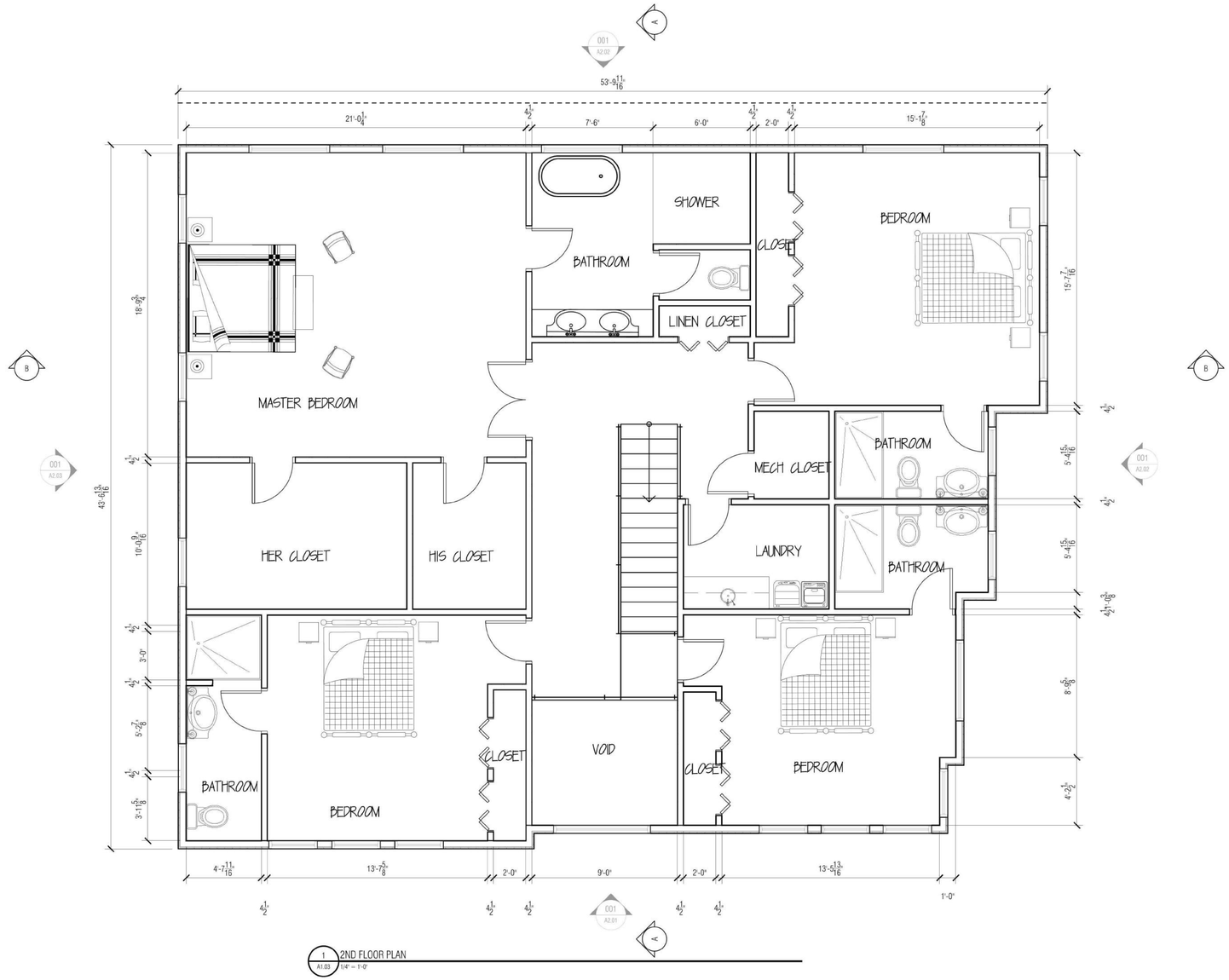

1 A1.03 2ND FLOOR PLAN
1/4" = 1'-0"

1 2ND FLOOR PLAN
A1.03 1/4" = 1'-0"

Architect:
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2ND FLOOR PLAN

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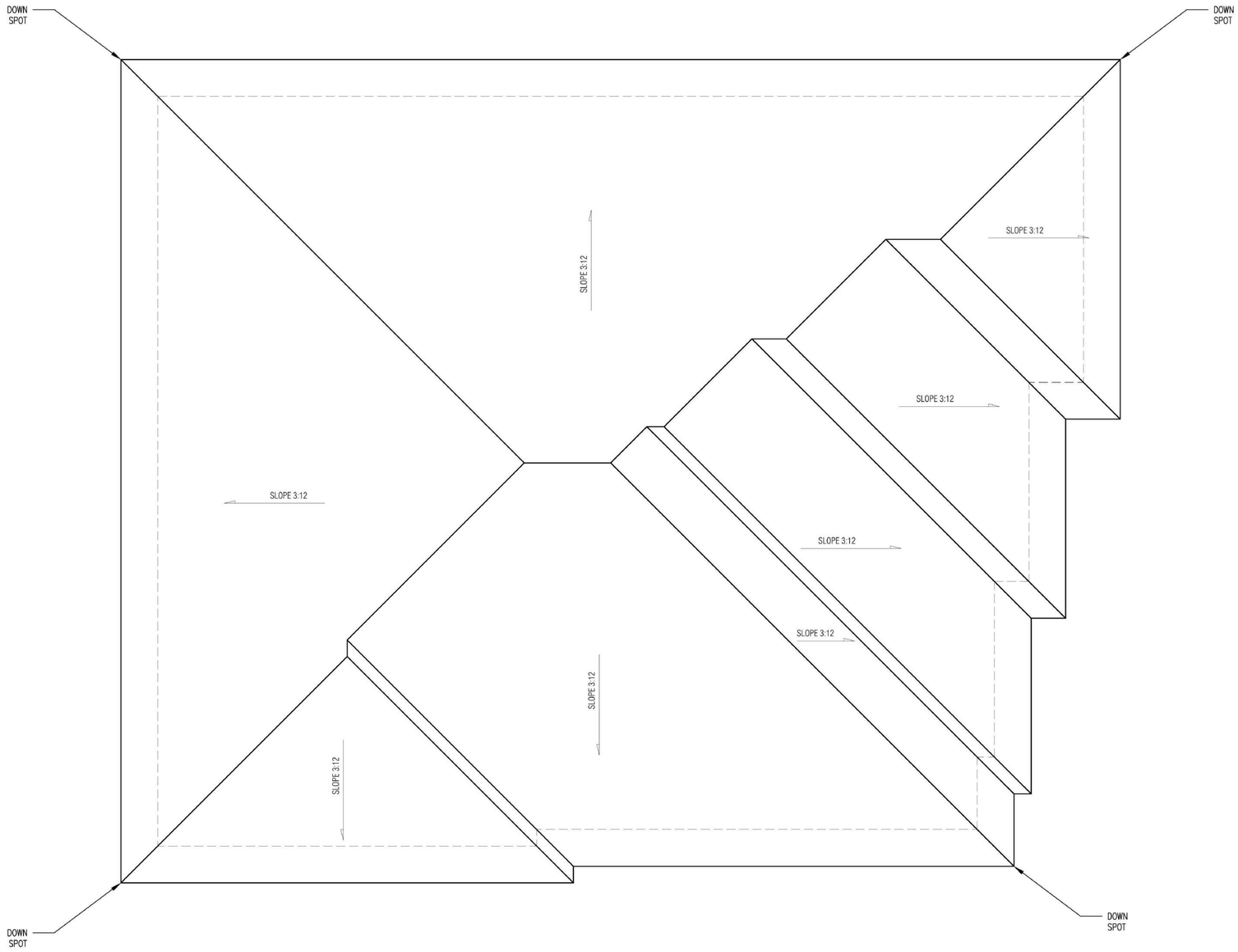

1 A1.04 ROOF PLAN
1/4" = 1'-0"

1 A1.04 ROOF PLAN 1/4" = 1'-0"

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Drawing Title:
ROOF PLAN

North:

Project No.: **0001**
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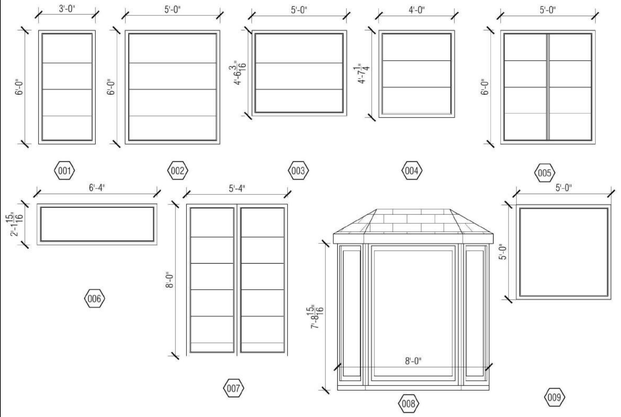

WINDOW TYPES
1/4" = 1'-0"

NOTE: WINDOWS SHOULD COMPLY WITH U-VALUE OF NOT MORE THAN 0.45 AND SHGC NOT MORE THAN 0.40

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

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FRONT ELEVATION

North:

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Drawing No.:
A2-.01

2 RIGHT ELEVATION
1/4" = 1'-0"

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Drawing Title:
RIGHT ELEVATION

North:

Stamp:

Project No.: **0001**
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Drawing No.:
A2.02

2 A2-03 REAR ELEVATION
1/4" = 1'-0"

Architect:
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REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
REAR ELEVATION

North:

Stamp:

Project No.: **0001**
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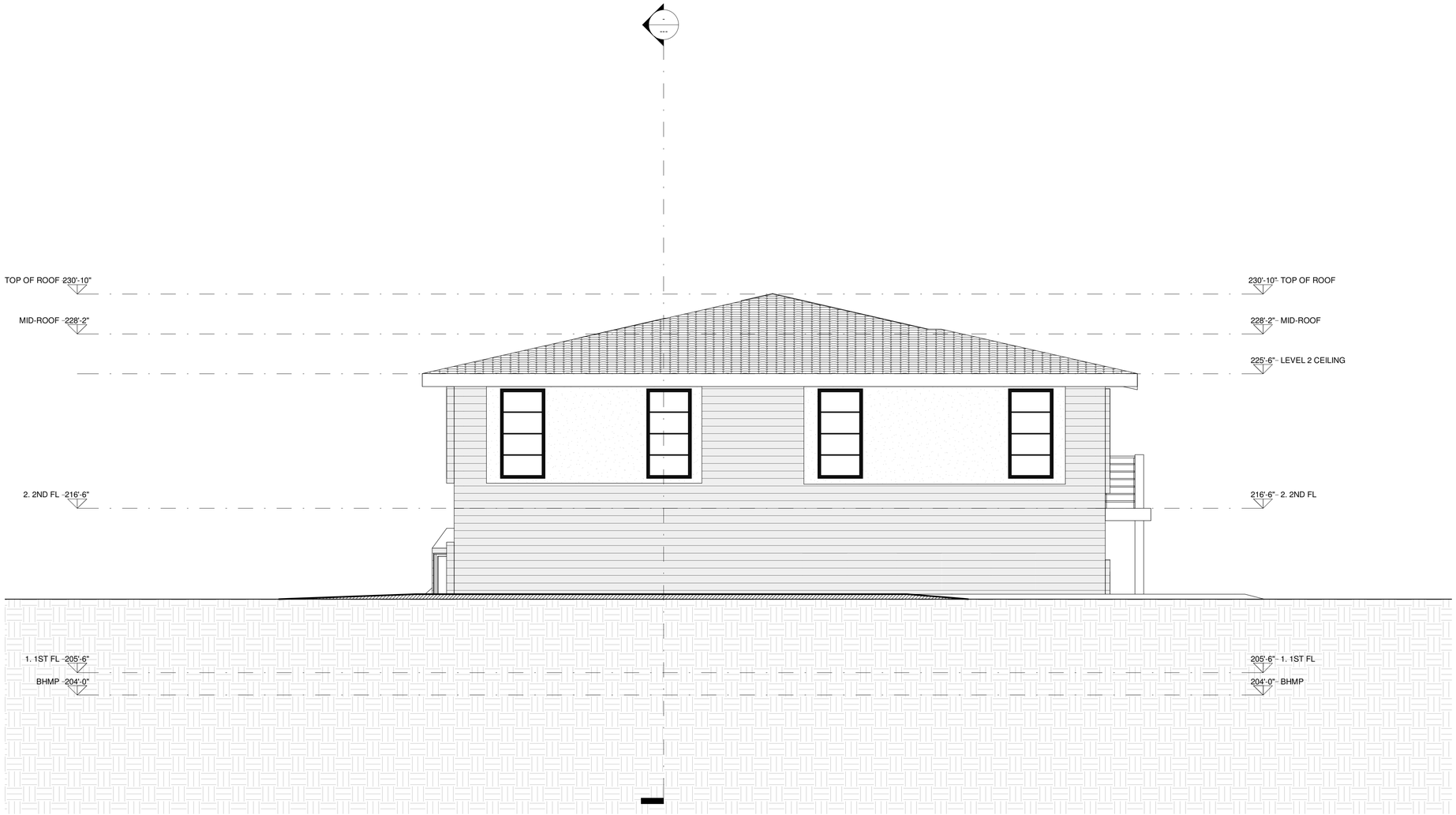

2 LEFT ELEVATION
1/4" = 1'-0"

Architect:
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ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

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Client:
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REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
LEFT ELEVATION

North:

Project No.: **0001**
Drawn by: **Author**
Chequed by: **Checker**
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Date: **9/11/2023 8:01:59 PM**

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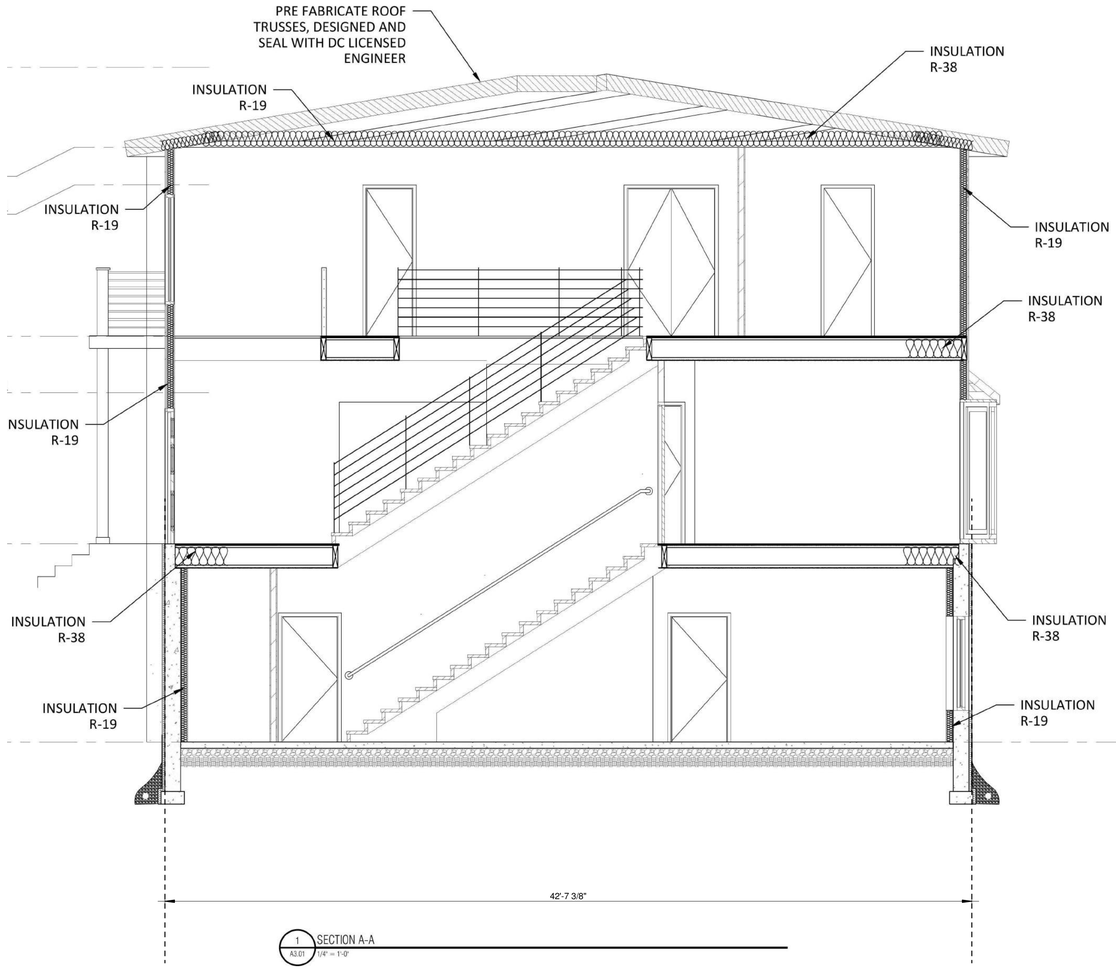

1 A3.01 SECTION A-A
1/4" = 1'-0"

Architect:
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Client:
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REV No	REVISION DATE	REVISION DESCRIPTION

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SECTIONS

North:

Stamp:

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Drawn by: **Author**
Chequed by: **Checker**
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Date: **9/11/2023 8:02:00 PM**

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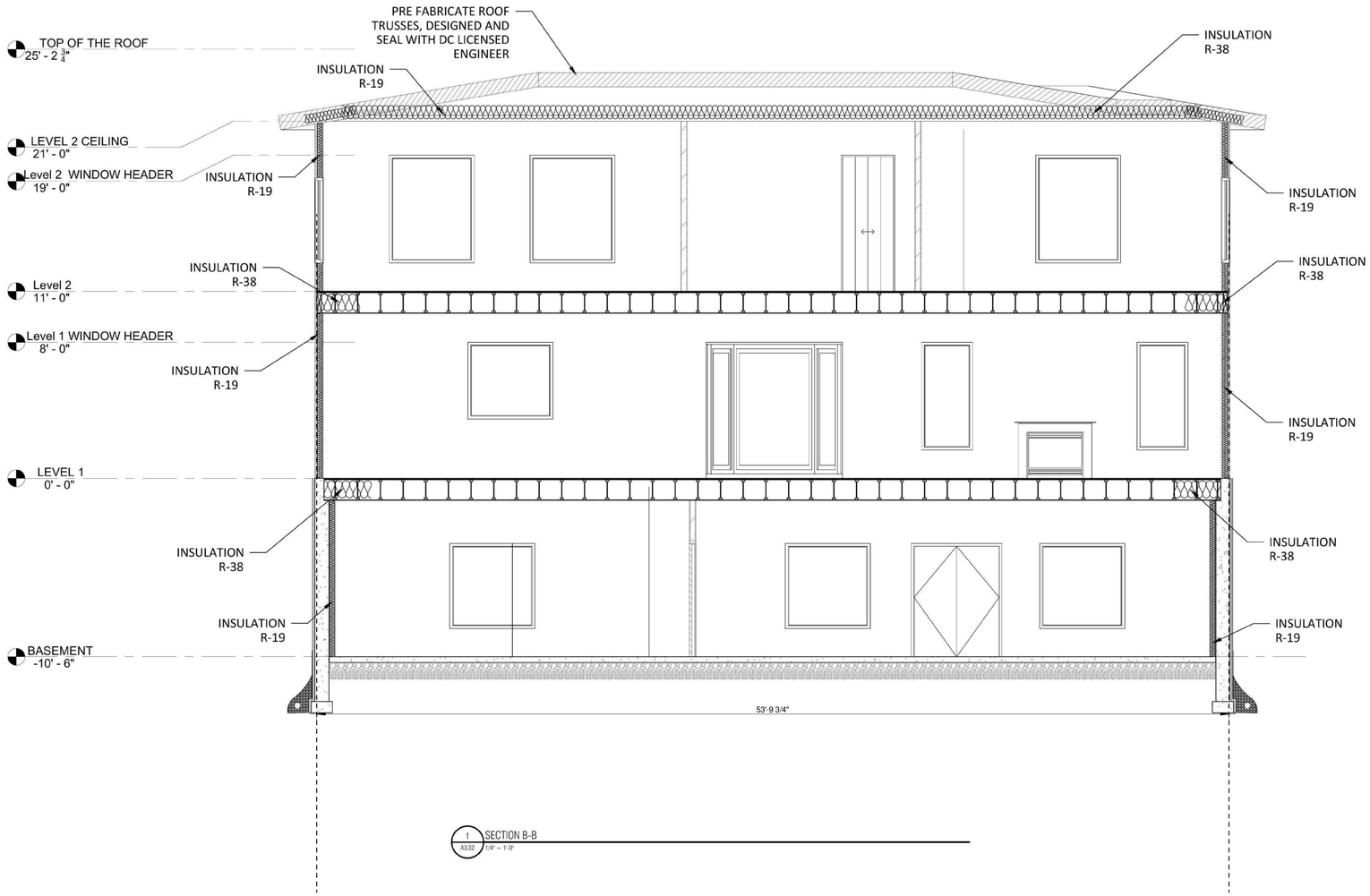


1 / A3.02 SECTION B-B
1/4" = 1'-0"

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

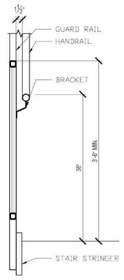
Drawing Title:
SECTIONS

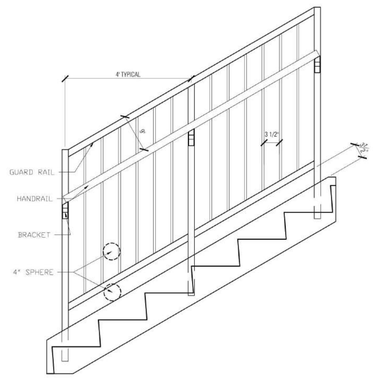
North:

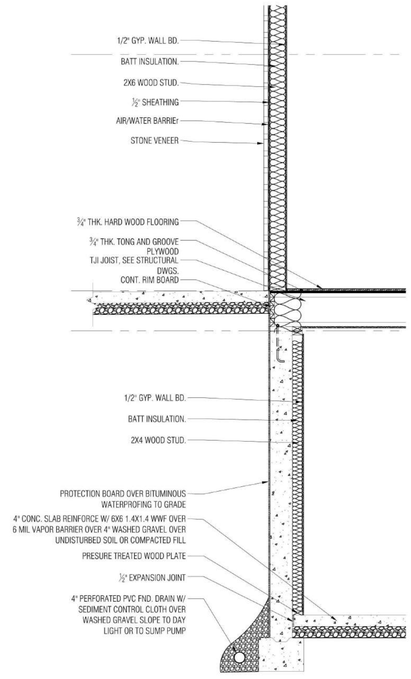
Stamp:

Project No.: **0001**
Drawn by: **Author**
Chequed by: **Checker**
Scale: **1/4" = 1'-0"**
Date: **9/11/2023 8:02:01 PM**

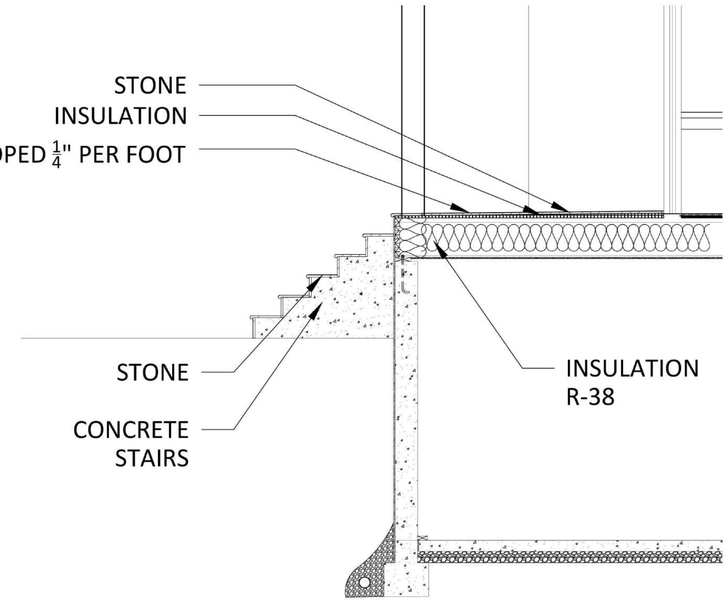
Drawing No.:
A3.02



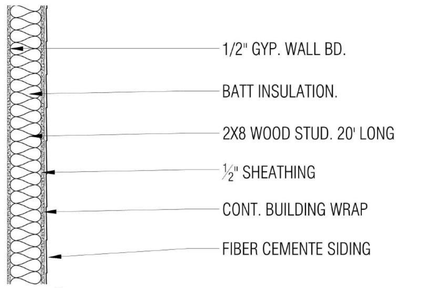




002 A-3.11 WALL SECTION
1/2" = 1'-0"



001 A-3.11 FRONT PORCH DETAIL
1/2" = 1'-0"



003 A-3.11 WALL SECTION
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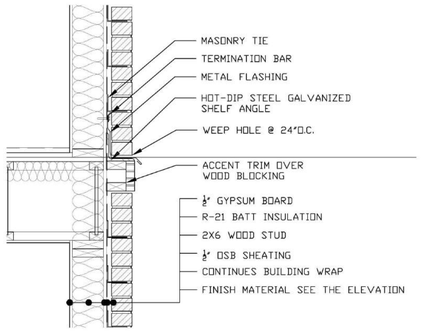

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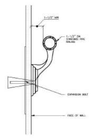
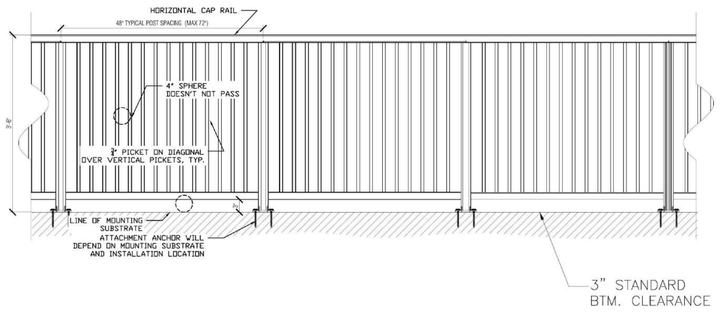




005 A-3.11 RAILING DETAILS
3/4" = 1'-0"

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
DETAILS

North:

Stamp:

Project No.: **0001**
Drawn by: **Author**
Chequed by: **Checker**
Scale: **1/2" = 1'-0"**
Date: **9/11/2023 8:02:02 PM**

Drawing No.:
A3.11

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
PERSPECTIVE VIEWS

North:

Stamp:

Project No.: **0001**

Drawn by: **Author**

Chequed by: **Checker**

Scale: **12" = 1'-0"**

Date: **9/11/2023 8:02:02 PM**

Drawing No.:
A5.00

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

Project Name:
2065 TRUMBULL TERRACE NW HOUSE REVISIONS

2065 TRUMBULL TERRACE NW, WASHINGTON DC 20011

Client:
HERNDON LLC

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
PERSPECTIVE VIEWS 2

North:

Stamp:

Project No.: **0001**

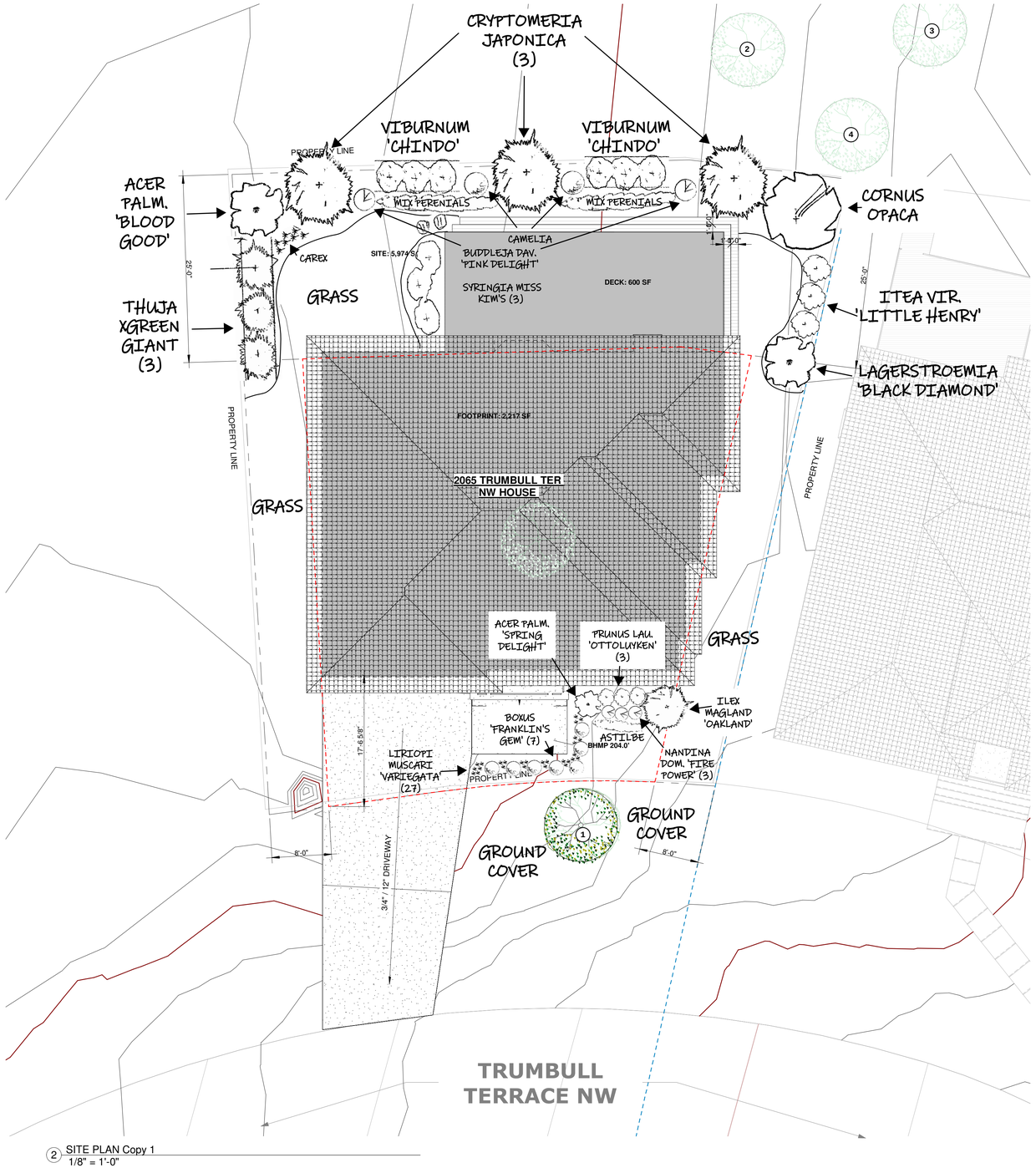
Drawn by: **Author**

Chequed by: **Checker**

Scale: **12" = 1'-0"**

Date: **9/11/2023 8:02:02 PM**

Drawing No.:
A5.01



2 SITE PLAN Copy 1
1/8" = 1'-0"

2065 TRUMBULL TERR. NW - Front and Side Yards September, 2023

Botanical	Common	Quantity	Size	Remarks	Plant Type
Ilex x. 'Magland' Oakland	Oakland Holly	2	6'	straight trunk	Broadleaf Evergreen
Carex oshimensis 'Everillo'	EverColor 'Everillo' Carex	7	1 gal.		Grass
Brunnera macrophylla	Siberian Bugloss	25	1 gal.		Ground cover
Geranium macrorrhizum 'Bevan's Variety'	Bevan's Variety Geranium	26	1 gal.		Ground cover
Amsonia hubrichtii	Arkansas Amsonia	12	3 gal		Perennial
Astilbe 'Rheinland'	Rheinland False Spirea	16	1 gal.		Perennial
Pulmonaria 'Trevi Fountain'	Trevi Fountain Lungwort	10	1 gal.		Perennial
Salvia nemorosa 'Blue Hill'	Blue Hill Sage	21	1 gal.		Perennial
Buxus 'Franklin's Gem'	Franklin's Gem Boxwood	7	5gal		Shrub
Camellia x 'Winter's Joy'	Winter's Joy Camellia	2	5 gal		Shrub
Itea virginica 'Little Henry'	Little Henry Sweetspire	5	3 gal.		Shrub
Nandina domestica 'Firepower'	Firepower Nandina	12	5 gal.		Shrub
Prunus laurocerasus 'Otto Luyken'	Otto Luykens Laurel	3	30"		Shrub
Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	3	5 gal.		Shrub
Viburnum awabuki 'Chindo'	Chindo Sweet Viburnum	6	3 gal.		Shrub
Buddleja davidii 'Pink Delight'	Pink Delight Butterfly Bush	2	3 gal.		Shrub
Acer palmatum 'Spring Delight'	Spring Delight Japanese Maple	1	5 gal.		Tree
Thuja X plicata 'Green Giant'	Green Giant Arborviate	3	6'	full	Tree
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	1	8'	nice trunk	Tree
Cornus florida 'Cherokee Brave'	Cherokee Brave Dogwood	1	2.5" cal		Tree
Cryptomeria japonica 'Yoshino'	Yoshino Japanese Cedar	3	8'		Tree
Iaagerstroemia 'Black Diamond'	Black Diamond Crape Myrtle	1	6'		

NOTES

Expand planting beds along the back property line.
Add stepping stones through planting bed along side yard walk
Existing woodland areas will be mulched with woodchips

EXISTING TREE INVENTORY

OID	SPECIES/ GENUS	DBH (INCHES)	CONDITION RATING	REGULATED ESTATUS
1	Quercus phellos	35	FAIR	HERITAGE
2	Liriodendron tulipifera	35	GOOD/FAIR	HERITAGE
3	Nyssa sylvatica	24.5	GOOD/FAIR	SPECIAL
4	Quercus alba	19.5	GOOD/FAIR	SPECIAL

ETREE EXPERTS LLC
Arborist Consulting & Tree Care Specialist
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www.etreeexperts.com

CERTIFIED ARBORIST
ISA #MA-5464A
MD Tree Expert #1967
EDGAR TRUJILLO

2065 TRUMBULL TERRACE NW WASHINGTON DC 20011

LANDSCAPING DESIGN

1 OF 1

SITE PLAN LEGEND

UTILITY PLAN LEGEND

- ELEVATED DECK
- PAVED AREA/CONCRETE WALK
- BUILDING WITH OVERHANG
- INFILTRATION TRENCH WITH PERMEABLE PAVERS
- PAVERS OVER COMPACT AREA, TO NOT DISTURB SRZ
- FLEXIPAVE FOR SIDEWALK
- 8"TRENCH DRAIN

PROJECT NARRATIVE:

THIS PROJECT IS FOR THE DEVELOPMENT OF LOTS 817 SQUARE 2640S WHICH IS A SINGLE FAMILY DETACHED WITH BASEMENT AND LOT 0818 OF SQUARE 2640S WHICH HAS NO PRE-EXISTING STRUCTURE. THE SITES WILL GO UNDER A COMPLETE RENOVATION WHERE NEW SINGLE FAMILY HOMES WILL BE DEVELOPED ON EACH SITE, EACH REQUIRING A 4" SANITARY MAIN CONNECTED TO THE EXISTING 10" SANITARY SEWER AND A 1.5" COMBINED WATER SERVED CONNECTED TO THE EXISTING 8" WATER MAIN.

LOT 818 WILL GAIN THE NEW ADDRESS 2065 TRUMBULL TER

STORM WATER MANAGEMENT WILL BE CONTAINED WITHIN SITE.

SITE PLAN NOTES

1. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. SEE EXISTING CONDITIONS SHEETS.
2. WORK IN PUBLIC SPACE SHALL BE IN ACCORDANCE WITH DDOT STANDARDS AND AN ASSOCIATED PUBLIC SPACE PERMIT.
3. REPLACEMENT OF PAVEMENT IN-KIND, SUCH AS FOR SUBSURFACE UTILITY INSTALLATION, IS NOT GRAPHICALLY DEPICTED ON THIS PLAN. BID PRICING SHALL INCLUDE IN-KIND REPLACEMENT OF PAVEMENT BASED ON EXTENT OF THE PROPOSED WORK.

GRAPHIC SCALE

10 5 0 5 10 20 30

(IN FEET)
1 inch = 10 feet

06/05/2023

THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION. FINAL APPROVED "FOR CONSTRUCTION" PLANS WILL BE ISSUED UPON COMPLETION OF THE REVIEW AND APPROVAL PROCESS BY ALL DISTRICT AGENCIES.

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4300 Georgia Ave, NW Washington, DC 20011 o. 202-518-4933 c. 202-417-9998

SEAL

DISTRICT OF COLUMBIA
GALATES SERA
PE908893
06/05/2023
CIVIL
PROFESSIONAL ENGINEER

REVISIONS

No.	Date	Drawing Issue	By

DATE: JUNE 05, 2023

DRAWN BY: PC CHECKED BY: GS

S.E. JOB NUMBER: 121-085

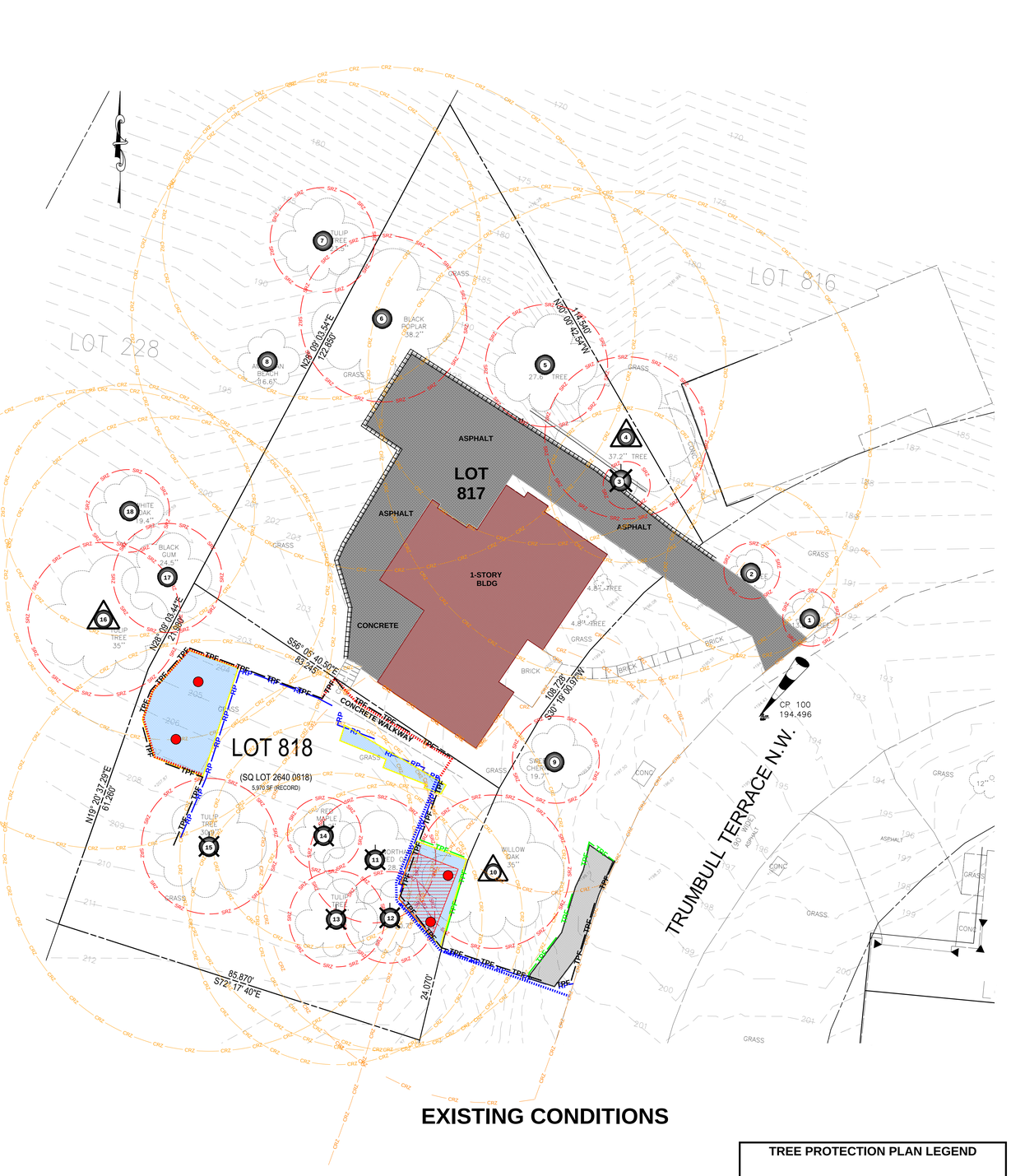
PROJECT ADDRESS:
2055 TRUMBULL TERRACE NW
WASHINGTON DC, 20011

PHASE:
PERMIT DOCUMENTS

SHEET NO.:
CIV201

SHEET TITLE:
SITE GRADING PLAN

SHEET SCALE.:
AS SHOWN



EXISTING CONDITIONS

PROPOSED CONSTRUCTION

TREE PROTECTION PLAN LEGEND

- STRUCTURAL ROOT ZONE
- CRITICAL ROOT ZONE
- TPF — TREE PROTECTION FENCE 1
- TPF — TREE PROTECTION FENCE 2
- RP — ROOT PRUNING
- ROOT EXPLORATORY WORK
- TRENCHLESS EROTION CONTROL
- HERITAGE TREE
- TREE TO BE PROTECTED
- TREE TO BE REMOVED
- ABANDONED FEATURES
- ROOT PROTECTION MATTING
- PROPOSED SIDEWALK
- LIMITED-SCOPE AREA
- SSAT EXPLORATION FOR PIERS

UTILITY PLAN LEGEND

- ELEVATED DECK
- PAVED AREA/CONCRETE WALK
- BUILDING WITH OVERHANG
- INFILTRATION TRENCH WITH PERMEABLE PAVERS
- POUR OVER CONCRETE, TO NOT DISTURB SRZ
- FLEXIPAVE FOR SIDEWALK
- 8"TRENCH DRAIN

SITE PLAN KEYNOTES

1. LIMITS OF BUILDING AND OVERHANG
2. DECK TO SECOND FLOOR
3. STORMWATER MANAGEMENT FACILITY, SEE STORMWATER MANAGEMENT PLANS
4. ASPHALT DRIVEWAY TO BE PRESERVED
5. PUBLIC SIDEWALK TO BE DEVELOPED
6. POUR OVER PAVEMENT AND STAIRS TO NOT DISTRUI SRZ OF NEARBY TREE
7. GARAGE, SLOPED TO MEET REQUIRED GRADING

GRAPHIC SCALE
10 5 0 5 10 20 30
(IN FEET)
1 inch = 10 feet

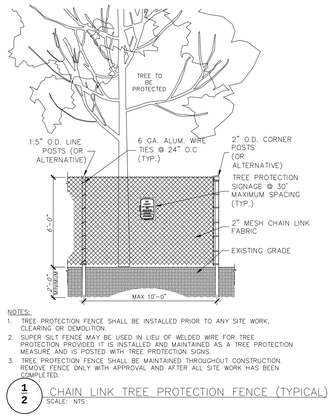
ETREE EXPERTS LLC
Arborist Consulting & Tree Care Specialist
3519 Olympic St.
Silver Spring, MD 20906
(240)483-9267
www.etreeexperts.com

CERTIFIED ARBORIST
ISA #MA-5464A
MD Tree Expert #1967
EDGAR TRUJILLO

2065 TRUMBULL TERR NW WASHINGTON DC 20011

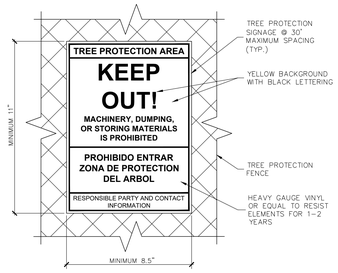
TREE PROTECTION PLAN

PLAN VIEW



NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. SUPER SILT FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

1/2 CHAIN LINK TREE PROTECTION FENCE (TYPICAL)
SCALE: NTS



NOTES:
1. SIGNS TO BE ATTACHED TO TREE PROTECTION FENCE OR POSTS AT READABLE LEVEL.
2. 30" MINIMUM SPACING AVERAGE ADJUSTED FOR MAXIMUM READABILITY.
3. MINIMUM ONE SIGN FOR SMALL TREE PROTECTION AREAS.
4. SIGNS MAY BE REMOVED FROM RESIDENTIAL LOTS UPON ISSUANCE OF USE AND OCCUPANCY.
5. SIGNS TO REMAIN ON NON RESIDENTIAL SITES FOR MAINTENANCE PERIOD.

2/2 TREE PROTECTION AREA SIGN (TYPICAL)
SCALE: NTS

NOTES:
1. TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, DEPTH AND METHODS OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY PROJECT ARBORIST.
2. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.
3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR INCORPORATED WITH SILT FENCE INSTALLATION.
4. ROOTS SHOULD BE SEVERED BY ROCK SAW, TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT.
5. ROOTS OVER 1.5" DIAMETER SHOULD BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.
6. COORDINATE WITH SILT FENCE INSTALLATION (IF REQUIRED) TO MINIMIZE ROOT IMPACTS FROM ADDITIONAL TRENCHING.

3/2 ROOT PRUNING (TYPICAL)
SCALE: NTS

NOTES:
1. TO BE USED FOR SEDIMENT CONTROL IN PROTECTED CRZ AREAS WHERE TRENCHING IS NOT ALLOWED.
2. TO BE ANCHORED WITH WOODEN STAKES DRIVEN AT LEAST 12" BELOW GRADE AND DRIVEN IN AT 45-DEGREE ANGLE UPSLOPE.
3. TO BE INSPECTED AND APROVED BY DOEE.
4. TO BE MAINTAIN TRHOUGHOUT CONSTRUCTION. REMOVE ONLY WITH APPROVAL AND ONLY ALL SITE WORK HAS BEEN COMPLETED.

4/2 TRENCHLESS EROSION CONTROL (TYPICAL)
SCALE: NTS

NOTES:
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. RPM SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. MATTING SHALL BE PLACED ON 12" WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, MATTING SHALL BE COVERED WITH 6-8" WELL GRADED CRUSHED AGGREGATE. ADDITIONAL LAYERS OF GEOTEXTILE, OR HARDENED SURFACE LAYER MAY BE NEEDED.

5/2 TEMPORARY ROOT PROTECTION MATTING (TYPICAL)
SCALE: NTS

COVER SHEET

DATE TPP SUBMITTED:

DATE TPP APPROVED:

DATE CONSTRUCTION STARTED:

DATE CONSTRUCTION COMPLETED:

NAME	COMPANY	ROLE	PHONE	EMAIL	RESPONSABILITIES
MATTEW SAMPSON	DDOT-UFD	ZONE ARBORIST	(202)365-9492	MATTEW.SAMPSON@DC.GOV	REVIEW OF TPP DURING DEVELOPMENT, OVERSIGHT OF TPP DURING IMPLEMENTATION
HERNDON I&D LLC	HERNDON I&D LLC	OWNER		HERNDONIDLLC@GMAIL.COM	OVERALL
MATT MADEIRA	ARBORIST CONSULTING & TREE PRESERVATION	CONSULTING ARBORIST	(301)832-2527	DCTREEPRESERVATION@GMAIL.COM	TPP DEVELOPMENT (NARRATIVE, PLACEMENT AND TYPE OF TREE PROPTECTION MEASURES)
EDGAR TRUJILLO	ETREE EXPERTS LLC	IMPLEMENTING ARBORIST	(240)483-9267	EDGAR_T@ETREEEXPERTS.COM	TPP IMPLEMENTATION, DOCUMENTATION, POST CONSTRUCTION MONITORING & CARE
GLADYS SERA	SERA ENGINEERED LLC	CIVIL ENGINEER /ARCHITECT	(202)417-6559	GLADYS@SERAENGINEERED.COM	TPP DEVELOPMENT (DRAWING)
BEHZAD JARRAHI		GENERAL CONTRACTOR		BEHZADJARRAHI@YAHOO.COM	TPP IMPLEMENTATION, ADHERENCE TO TPP MEASURES, DOCUMENTATION

TREE INVENTORY

OID	SPECIES/ GENUS	DBH (INCHES)	SRZ RADIUS (FT)	CRZ RADIUS (FT)	% CRZ IMPACTED	SRZ IMPACTED?	OWNERSHIP	TP MEASURES (ABBREV.)
1	Lagerstroemia	13	6.5	19.5	0	NO	NEIGHBORING PROPERTY	TPF, TEC
2	Ilex opaca	13	6.5	19.5	0	YES	NEIGHBORING PROPERTY	TPF, TEC
3	Cercis canadensis	11	5.5	16.5	0	NO	NEIGHBORING PROPERTY	TD
4	Liriodendron tulipifera	37	10	29	0	NO	NEIGHBORING PROPERTY	TPF, TEC, DUAS
5	Liriodendron tulipifera	27	6	18	0	NO	NEIGHBORING PROPERTY	TPF, TEC, DUAS
6	Liriodendron tulipifera	38	14	42	5	NO	NEIGHBORING PROPERTY	TPF, TEC, RPM+WC, DUAS, RP, REW
7	Liriodendron tulipifera	23.5	19	57	0	NO	ROCK CREEK PARK	
8	Fagus grandifolia	16.5	16.5	49.5	0	NO	ROCK CREEK PARK	
9	Prunus yodoensis	20	12	36	11	NO	NEIGHBORING PROPERTY	TPF, TEC, RPM+WC, DUAS, RP, REW
10	Quercus phellos	35	17.5	52.5	29	NO	PROPERTY ITSELF	TPF, TEC, RPM+WC, DUAS, RP, REW, GRT, SW, SI
11	Quercus rubra	29	14.5	43.5	0	NO	PROPERTY ITSELF	TD
12	Robinia pseudoacacia	21	10.5	31.5	0	NO	PROPERTY ITSELF	TD
13	Liriodendron tulipifera	22	11	33	0	NO	PROPERTY ITSELF	TD
14	Acer rubrum	17	8.5	25.5	0	NO	PROPERTY ITSELF	TD
15	Liriodendron tulipifera	31	15.5	46.5	0	NO	PROPERTY ITSELF	TD
16	Liriodendron tulipifera	35	17.5	52.5	11.5	NO	ROCK CREEK PARK	TPF, TEC, RPM+WC, RP, REW
17	Nyssa sylvatica	24.5	12.5	37	11.5	NO	ROCK CREEK PARK	TPF, TEC, RPM+WC, RP, REW
18	Quercus alba	19.5	10	29.5	2	NO	ROCK CREEK PARK	TPF, TEC, RPM+WC, RP,

TP MEASURE ABBREVIATIONS:

RP = ROOT PRUNING

TPF = TREE PROPTECTION FENCE

RPM = ROOT PROTECTION MATTING

WC = WOOD CHIPS

DUAS = DEMOLITION UNDER ARBORIST SUPERVISION

TEC = TRENCHLESS EROSION CONTROL

REW = ROOT EXPLORATORY WORK

TD = TAKE DOWN

GRT = GROWTH REGULATOR TREATMENT

SW= SUPPLEMENTARY WATERING

SI= SOIL IMPROVEMENTS

INSPECTION CHECKLIST

TASK #	TASK	RESPONSIBLE ENTITY
1	PRE-CONSTRUCTION MEETING	CONSULTING ARBORITS, IMPLEMENTING ARBORIST, GENERAL CONTRACTOR & WARD ARBORIST
2	TREE REMOVAL/PRUNING	IMPLEMENTING ARBORIST
3	TREE PROTECTION FENCING TREE SIGNAGE	IMPLEMENTING ARBORITS &/OR GC
3.1	RELOCATE TPF FOR THE CONSTRUCTION OF THE SIDEWALK	IMPLEMETNIGN ARBORIST
4	ROOT PRUNING FOR NEW CONSTRUCTION	IMPLEMENTING ARBORIST
	SSAT INVESTIGATION FOR PIERS PLACEMENT	IMPLEMENTING ARBORIST
5	TEMPORARY ROOT PROTECTION MATTING	IMPLEMENTING ARBORIST
6	SEDIMENT CONTROL MEASURES	IMPLEMENTING ARBORIST &/OR GC
7	ROMOVAL OF EXISTING WALKWAY	GC WITH IMPLEMENTING ARBORIST SUPERVISION
8	MONITORING INSPECTION # 1	IMPLEMENTING ARBORIST
9	MONITORING INSPECTION # 2	IMPLEMENTING ARBORIST
10	REMOVAL OF RETAINING WALL	GC WITH IMPLEMENTING ARBORIST SUPERVISION
9	REMOVAL OF PROTECTION MEASURES	IMPLEMENTING ARBORIST, GENERAL CONTRACTOR & WARD ARBORIST
10	1ST. YEAR POST-CONSTRUCTION INSPECTION	IMPLEMENTING ARBORIST
11	2ND. YEAR POST-CONSTRUCTION INSPECTION	IMPLEMENTING ARBORIST
12	3RD. YEAR POST-CONSTRUCTION INSPECTION	IMPLEMENTING ARBORIST

EACH CHECKLIST ITEM MUST BE SUBMITTED USING THE FOLLOWING LINK AND FILLED OUT BY THE GC OR IMPLEMENTING ARBORIST.

SURVEY123 LINK HTTPS://ARCG.IS/LMGLS

LETTER OF COMMITMENT

Dear DDOT Urban Forestry Division,

Let this letter confirm that I have engaged Matt Madeira with Arborist Consulting & Tree Preservation at 301 832 2527 dctreepreservation@gmail.com to prepare a tree preservation plan for the construction project at 2065 Trumbull Terr. NW.

I have also retained Edgar Trujillo with Etree Experts LLC at 240-483-9267 Edgar_T@etreeexperts.com for the pre-, during, and post-construction monitoring and tree care.

I have reviewed said Tree Preservation Plan and understand the measures that must be taken before, during, and after construction to ensure the survival of all retained trees, and have conveyed or will convey these to our contractors and subcontractors before construction commences.

I am responsible for ensuring that the tree preservation plan is implemented as long as I own the property. If the property is sold within three years from the date that construction is completed, I will provide the next owner with a full copy of the tree preservation plan which may include up to three years of post-construction tree care.

_____(OWNER NAME)

_____(SIGNATURE)

_____ (DATE)

TREE PROTECTION PLAN NARRATIVE

THIS NARRATIVE IS TO DESCRIBE THE PRESERVATION MEASURES TO BE USED TO PROTECT SEVERAL HERITAGE/SPECIAL TREES IN 2065 TRUMBULL TERR NW AND ADJACENT PROPERTIES.

ROOT EXPLORATORY WORK SHALL BE PERFORMED BY A CERTIFIED ARBORIST USING AN AIR SPADE. THE OBJECTIVE IS TO ASSESS THE PRESENCE AND CONDITION OF ROOTS IN THE PROPOSED CONSTRUCTION AREA AND DETERMINE THE FEASIBILITY OF IMPLEMENTING TREE PROTECTION MEASURES WHILE ACOMMODATING THE PLANNED CONSTRUCTION. BACKFILL WITH EXISTING SOIL.

REMOVE TREES #11, 12, 13, 14 AND 15 BEFORE THE IMPLEMENTATION OF TPP. TREE REMOVAL SHALL BE DONE BY A LICENSE TREE COMPANY.

ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST USING AN AIRTOOL. HANDPRUNE ROOTS UNDER 2" MAKING CLEAN CUTS AND USING HANDTOOLS ONLY. ANY ROOTS BIGGER THAN 2" SHALL BE PRUNED ONLY WITH DDOT UFD WARD ARBORIST APPROVAL.

INSTALL AND MAINTAIN TEMPORARY TREE PROTECTION FENCE. TPF SHALL BE 6' CHAIN LINKED FENCE MOUNTED ON 8' POST. TPF BY TREE #8 WILL HAVE TO BE REPOSITION IN ORDER TO MAKE SPACE FOR THE INSTALLATION OF THE PROPOSED SIDEWALK. THIS SHALL BE DONE TOWARDS THE END OF THE PROJECT.

TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TPF WITH A 50' SPACING AVERAGE.

TRENCHLESS EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE CRZ.

GENERAL CONTRACTOR SHALL FOLLOW THE EXCAVATION PROTOCOL WITHIN THE STRUCTURAL ROOT ZONE OF THE HERITAGE TREE. ARBORIST SUPPERVISION SHALL BE

ALL VEHICLE AND MACHINERY SHALL ONLY USE THE STABILIZED CONSTRUCTION ENTRANCE DRIVEWAY/ASPHALT.

CONCRETE WALKWAY IN AREA CLOSER TO TREE #10 TO BE ABANDONED.

ALL TREE PRESERVATION MEASURES SHALL REMAIN INTACT AND MAINTAINED UNTIL THE DDOT UFD WARD ARBORIST DEEMS THAT THEY MAY BE SAFELY REMOVED.

2065 TRUMBULL TERR NW LIMITED-SCOPE EXCAVATION ACTIVITIES WITHIN STRUCTURAL ROOT ZONE OF 35" HERITAGE WILLOW OAK

PROTOCOL:

1. The Tree Protection Plan (TPP) drawing provided outlines the specific sites where pneumatic soil excavation techniques, such as air spade, soil pick, or air knife, are to be employed within the SRZ and the Critical Root Zone (CRZ) for the pier system. A fence will be erected immediately beyond this area. The TPP drawing should also clearly indicate the SRZ area that will require activity related to the limited-scope excavation. A call-out box should specify the installation of root protection matting, a 6" layer of wood chips, a prohibition on the use of heavy equipment (narrative), and the subsequent installation of temporary root matting and a 6" layer of wood chips between pier locations.

2. Tree protection fencing must be installed along the designated line on the civil drawing once the tree protection measures are established. This fencing should remain in place for the entire duration of the project.

3. Limited-scoped excavation activities within the SRZ should not commence until the pier locations are surveyed and marked. The designated SRZ area on the drawing must be protected using root protection matting with a 6" layer of wood chips.

4. The construction crew is required to contact the retained arborist, Edgar Trujillo of ETree Experts LLC, at (240) 483-9267, when necessary. Adequate advance notice should be provided to allow for scheduling significant time on-site.

5. Prior to excavation for the installation of piers, the general contractor/architect should clearly mark the spots in the field using flags or surveying stakes. Any zones earmarked for excavation must be excavated with an air spade under the supervision of the arborist. The excavation depth should range from 24 to 36 inches. The implementing arborist shall photograph each excavation pit and assess whether any roots of at least 2" in diameter would be severed during the anticipated work. If such roots are at risk, the plan should be adjusted in collaboration with the architect/engineer/construction crew to avoid cutting any roots of at least 2" in diameter. Roots below 2" in diameter shall be cleanly cut, and their ends should not be painted or sealed.

6. After the completion and documentation of pneumatic soil excavation, any undisturbed soil within the SRZ that was not excavated using pneumatic techniques must be recovered with root protection matting and a 6" layer of wood chips. This should be done after the installation of sonotube pier forms to disperse any impact from the crew's work.

7. Once the crew carries out any work within the SRZ, the arborist, Edgar Trujillo, shall be present on-site to supervise and document the activities.By strictly adhering to this limited-scope excavation narrative, we can ensure the necessary protection of the structural root zone of the 35" Willow Oak, minimizing potential damage during the proposed construction activities.

8. Implementing arborist shall email DC Urban Forestry Division with photos, marked up plans and confirmation that this protocol was followed.

ETREE EXPERTS LLC
Arborist Consulting & Tree Care Specialist
3519 Olympic St.
Silver Spring, MD 20906
(240)483-9267
www.etreeexperts.com

CERTIFIED ARBORIST
ISA #MA-5464A
MD Tree Expert #1967
EDGAR TRUJILLO

2065 TRUMBULL TERR NW WASHINGTON DC 20011

TREE PROTECTION PLAN

DETAILS

ETREE EXPERTS, LLC

3519 Olympic St. Silver Spring, MD 20906

(240) 483-9267
edgar_t@etreeexperts.com

ROOT EXPLORATORY EXCAVATION REPORT

2065 Trumbull Terr NW

Washington, DC 20011

June 30th 2023

Prepared for: Raul Castellano

2065 Trumbull Terr NW

Washington DC 20011

Prepared by: Edgar Trujillo

ISA # MA-5464A

MDTE # 1967

This report was commissioned by Raul Castellano at Herndon I&D LLC a to provide a comprehensive assessment of the configuration of the root systems of the 35” Willow Oak (#10) located on the front right side of 2065 Trumbull Terr. NW Washington, DC 20011.

It is imperative that all planning and construction be coordinated with the General Contractor, Architect, Certified Arborist, and Subcontractors, and that they thoroughly read and understand this report. Tree preservation specifications should be followed and adhered to during the entire planning and construction process.

Objective:
The objective of this report is to document the findings of the exploratory root work conducted in accordance with ANSI 300 Root Management Standards and ISA Best Management Practices. The investigation aimed to assess the presence and condition of roots in the proposed construction area and determine the feasibility of implementing tree protection measures while accommodating the planned construction.

Methods:
Following the industry standards, we excavated (2) 20’ trenches using an Airspade, measuring 18”-24" deep and 6" wide. The marked-up plan provided served as a reference for the trench locations. These trenches were strategically placed to gather information about root presence and diameter, specifically focusing on tree #10.

Findings:

During the exploratory root work, it was observed that there were no roots larger than 2" in diameter present outside the SRZ of tree #10. Within these areas, we identified (7) roots (from the Willow Oak) measuring 0.5" in diameter to 1.5”. These roots were preserved during the excavation. Given the proximity of the trenches to other special tree trunks and stumps, there were (5) roots bigger than 2” coming from these trees. The soil profile in these areas appeared heavily compacted and very rocky. It became evident that soil aeration, bulk density, moisture holding capacity, and nutrient status influenced the limited growth of roots in these areas.

Although numerous roots were found in close proximity to tree #10, we determined that selective pruning could be implemented within 30" outside the Structural Root Zone (SRZ) to accommodate the proposed driveway and basement. To mitigate any potential harm to tree #10, special Tree Protection Measures must be implemented both during and after the construction process. Soil improvements around the tree will be necessary to encourage root growth deeper and wider during the construction phase, promoting fine root development. Additionally, growth regulator treatment should be applied to reduce foliage production and encourage the growth of fibrous root hairs. Adequate supplemental watering during periods of hot weather is also recommended.

Conclusion:

Based on the results of the exploratory root work, there is sufficient evidence to proceed with a plan that accommodates the existing heritage/ special trees on the property. A comprehensive Tree Protection Plan will be

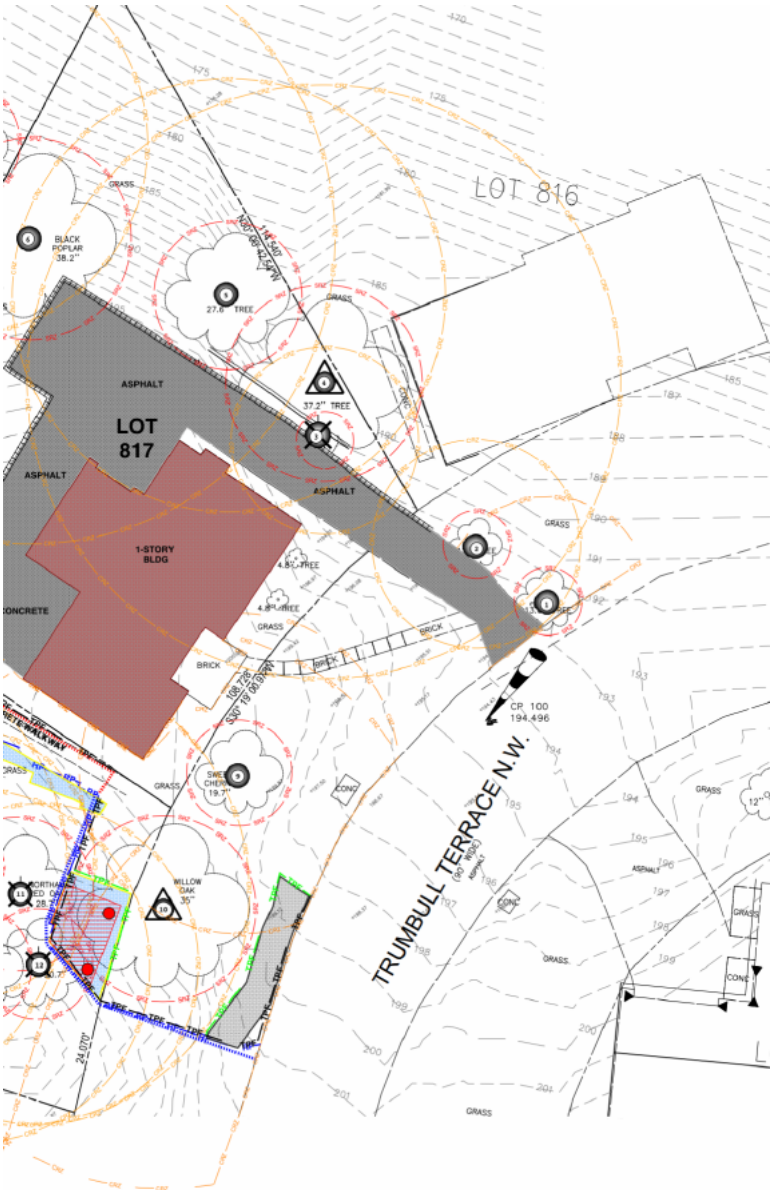
compiled, taking into consideration the findings provided by this root investigation. This plan will outline the necessary measures to ensure the survival and well-being of tree #10 and other trees affected by the construction process.

Edgar Trujillo

Consulting Arborist

ISA-Certified Arborist #MA-5464A

MD Tree Expert #1967



EXISTING CONDITIONS

TREE PROTECTION PLAN LEGEND

- STRUCTURAL ROOT ZONE
- CRITICAL ROOT ZONE
- TPF — TREE PROTECTION FENCE 1
- TPF — TREE PROTECTION FENCE 2
- RP — ROOT PRUNING
- ROOT EXPLORATORY WORK
- TRENCHLESS EROTION CONTROL
- HERITAGE TREE
- TREE TO BE PROTECTED
- TREE TO BE REMOVED
- ABANDONED FEATURES
- ROOT PROTECTION MATTING
- PROPOSED SIDEWALK
- LIMITED-SCOPE AREA
- SSAT EXPLORATION FOR PIERS

GOVERNMENT OF DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION
1100 4TH STREET SW / 2ND FLOOR, WASHINGTON, DC 20024

URBAN FORESTRY ADMINISTRATION SPECIAL/HERITAGE TREE PERMIT

		PERMIT NO:	TA91578
Location:	2065 TRUMBULL TERRACE NW		
Permission Granted To:	Herdon I&D LLC	Approved Circumference:	735.13 in
Number of Approved Trees:	9	Number of Denied Trees:	0
Tree Fund SOAR No:	301837198	Tree Fund Amount:	$17,106.65

Permission is hereby granted to the entity named above to remove/preserve tree(s) described herein at the address shown above in strict accordance with the requirements stated below.

Location Description:
trees located in side yard and backyard

Conditions:

The performance of any work associated with this permit shall be strictly in accordance with the conditions set forth herein authorizing such work.

* *The performance of any work associated with this permit shall be strictly in accordance with the conditions set forth herein authorizing such work.
* *The performance of any work authorized under the permit shall be in full compliance with all applicable laws and regulations of the District of Columbia.
* *The Urban Forestry Administration reserves the rights to grant or deny the permit based on expertise, experience, and judgment.
* *The applicant guarantees that if, in the opinion of the Director of the District Department of Transportation or his representative, any work performed in, or occupancy of, public space by him or on his behalf, in any manner becomes dangerous to, or interferes with, pedestrian or vehicular traffic, the applicant shall take such action as, in the opinion of said Director or his representative is necessary to remove such dangerous condition.
* *The applicant shall hold harmless the District of Columbia, its officers and employees from all claims, suits, charges, counsel fees, and judgments to which the District, its officers and employees may be subject on account of injury to persons or damage to property, including property of the District of Columbia, due to negligence of the applicant, Permittee, property owner and all other applicable persons or authorized agents, or occasioned by work not authorized by said permit, or resulting from failure to observe and comply with the terms and conditions of this application and permit.
* *The applicant, Permittee, property owner and all other applicable persons or authorized agents is prohibited from knowingly giving or submitting false information; to do so shall be considered a breach of conditions and be grounds for revocation.
* *Revocation - The permit may be terminated upon breach of any of the stated conditions or at the discretion of the Director of the District Department of Transportation.
* *The applicant, Permittee, property owner and all other applicable persons or authorized agents will not cut or injure trees, or pile earth or other material within 3 feet of trees in the public space unless such trees are properly protected in a manner approved by the Director of the District Department of Transportation or his representative.
* *The applicant, Permittee, property owner and all other applicable persons or authorized agents shall not interfere with existing underground construction.
* *Surface (lawns, grass, shrubs, sidewalks, etc.) will be restored upon completion of work.
* *All material, equipment, surplus material, debris, etc., will be removed from public space as soon as possible, consistent with working hours and conditions, within 3 working days following the completion of the work authorized by the permit.
* *In the event the District of Columbia, as a consequent of any failure of the applicant, Permittee, property owner and all other applicable persons or authorized agents to maintain the public space in a safe condition, is required to repair said public space, such repair by the District of Columbia shall be at the applicant's expense and the applicant agrees to reimburse the District of Columbia for all costs of such repair and shall not be relieved of responsibility for maintaining said public space in a safe condition, by reason of any such repair.
* *Any person or non-governmental entity that violates any provision of the Urban Forest Preservation Act of 2002, Chapter 37 of the D.C. Municipal Regulations, or any condition of this permit shall be subject to a civil infraction fine of one hundred dollars ($100) per inch of circumference of the tree or trees in question.

URBAN FORESTRY ADMINISTRATION SPECIAL/HERITAGE TREE PERMIT

PERMIT NO: TA91578

(Approved trees are listed on next page(s))

Permit Effective: 07/28/2023 | **Permit Expires: 01/28/2024**

System Auto Issued	**Everett Lott**
Public Space Permit Staff	**Director**

URBAN FORESTRY ADMINISTRATION SPECIAL/HERITAGE TREE PERMIT

PERMIT NO: TA91578

TREE(S) PERMITTED TO BE REMOVED:

Species	DBH	Circumference	HazardousStatus
Black Locust	21.00	65.97	Hazardous
Red Maple	17.00	53.41	Non-Hazardous
Red Oak	29.00	91.11	Non-Hazardous
tulip poplar	31.00	97.39	Non-Hazardous
Tulip Poplar	22.00	69.12	Non-Hazardous

TREE(S) PERMITTED TO BE PRESERVED:

Species	DBH	Circumference	HazardousStatus
Black Gum	24.50	76.97	Non-Hazardous
Tulip Poplar	35.00	109.96	Heritage Tree – Non Hazardous (over 100")
White Oak	19.50	61.26	Non-Hazardous
Willow Oak	35.00	109.96	Heritage Tree – Non Hazardous (over 100")

TREE(S) PERMITTED TO BE RELOCATED:

Species	DBH	Circumference	HazardousStatus

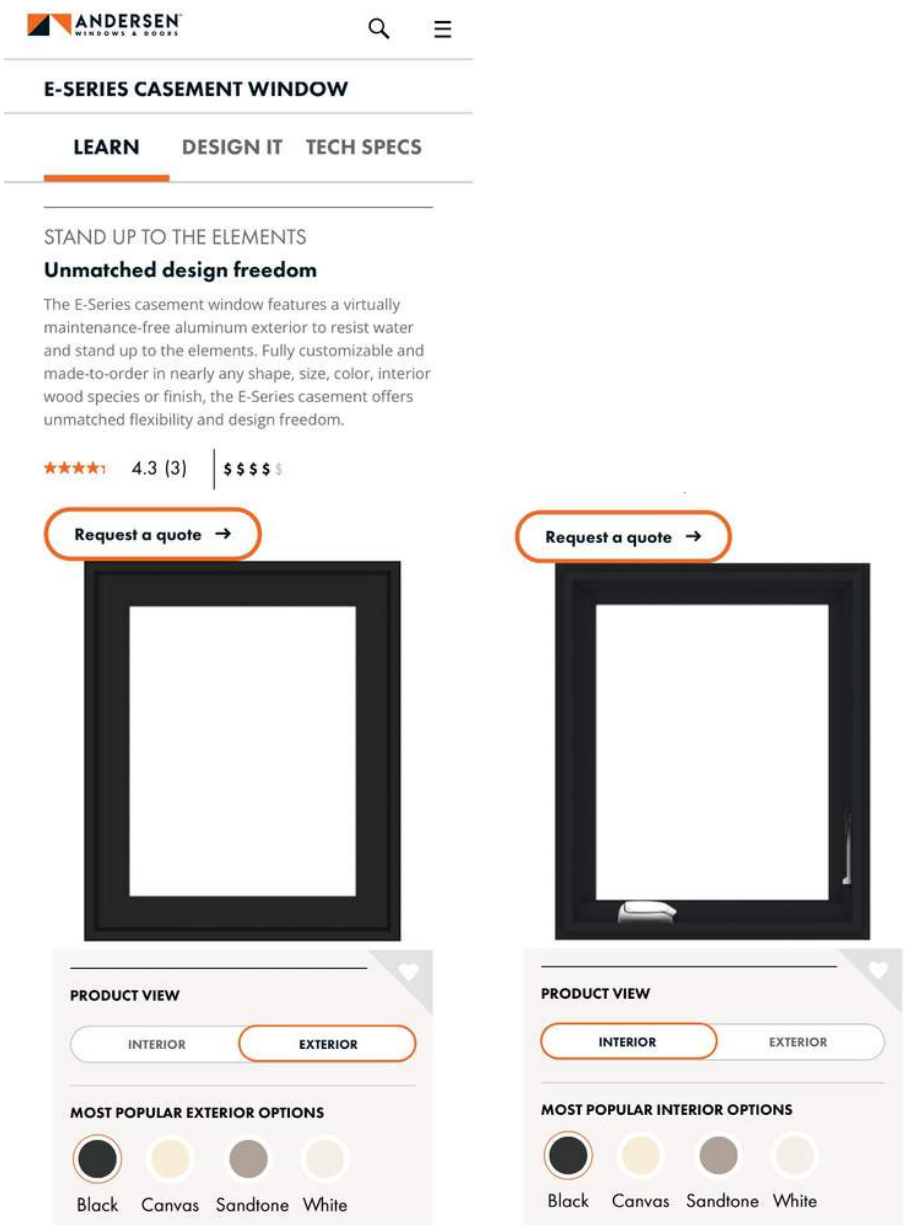
DESCRIPTION OF MATERIALS

A. EXTERIOR

Cedar siding material.
Shiplap siding standard pattern.
Painted.
Manufactured by Buffalo Lumber Co.

B. WINDOWS

Model:
E Series Casement Windows Aluminum Exterior Dark Bronze color
Manufactured by Andersen

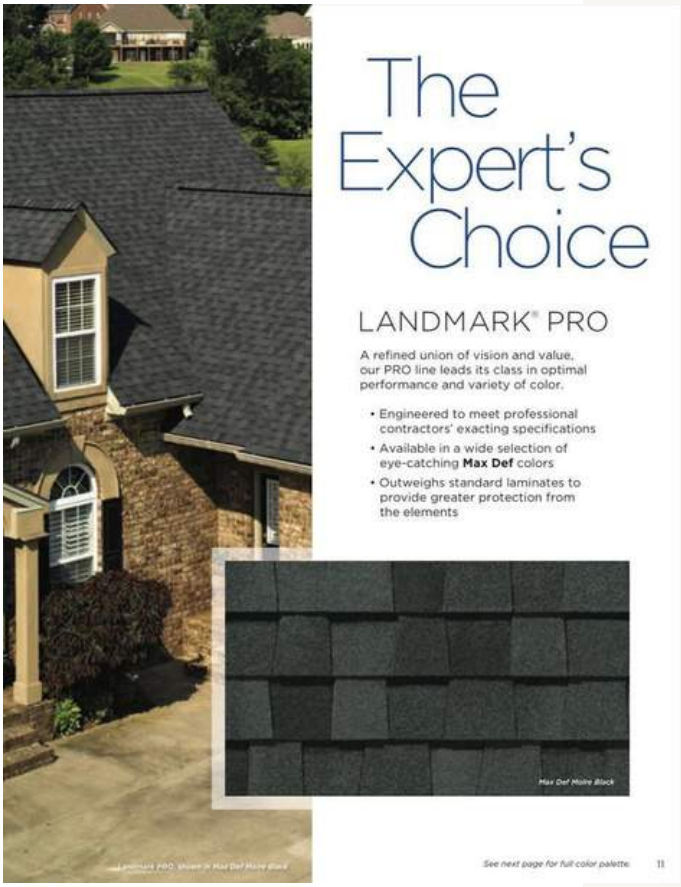


C. STONES

Facade cladding material gray and brown Natural Stone. Supplier Tri State stone.

D. ROOFING

Shingles Model Max Def Moire Black. Manufactured by Landmark.



E. DECK AND RAILING

Pressure treated lumber for structural and the Trex brown color for the decking and railing. Supplier Building First Source.

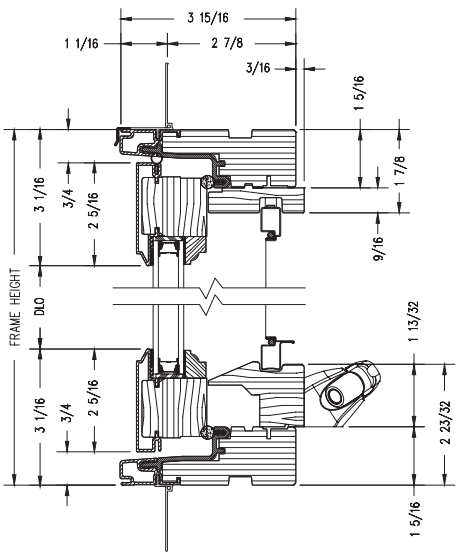
F. GARAGE DOOR

Long Raised Panel Model 4216 color gray. Supplier Academy Door & Control Corporation.

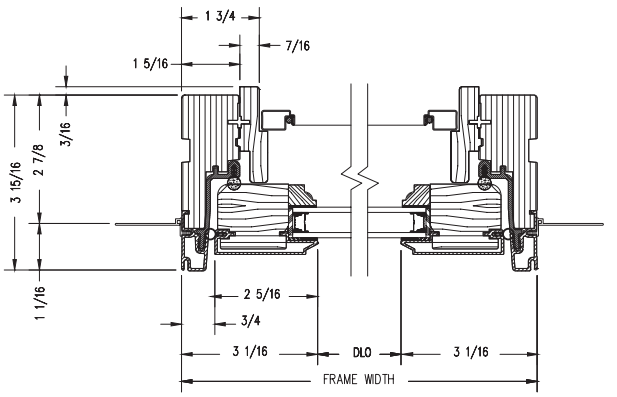
Long Raised Panel, Model 4216 shown in evergreen with optional cascade window inserts.

Casement Windows

Casement

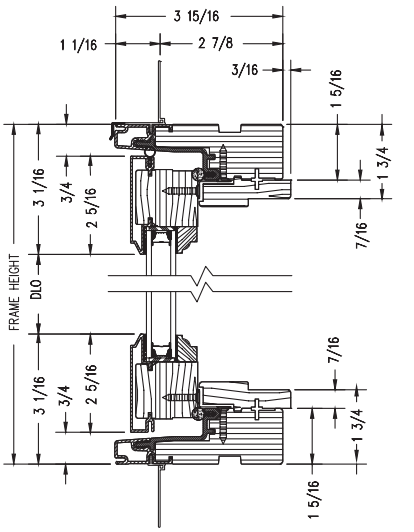


Vertical Section

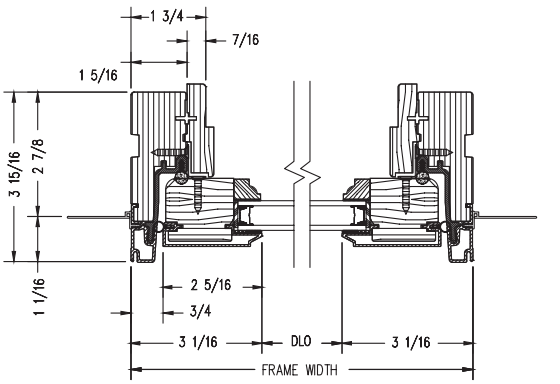


Horizontal Section

Sash-Set (2-Piece) Casement



Vertical Section



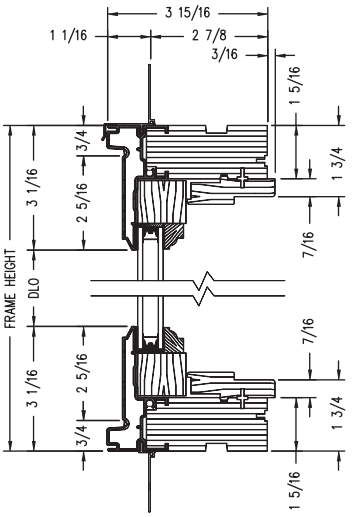
Horizontal Section

Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Casement Windows

Direct-Set (1-Piece) Casement



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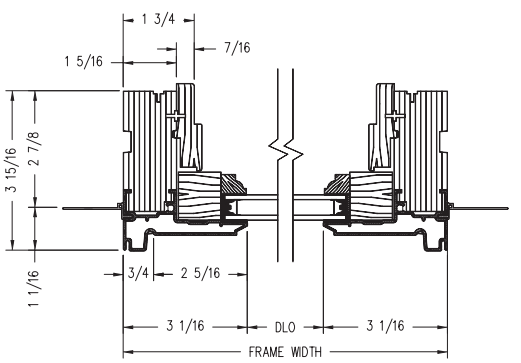
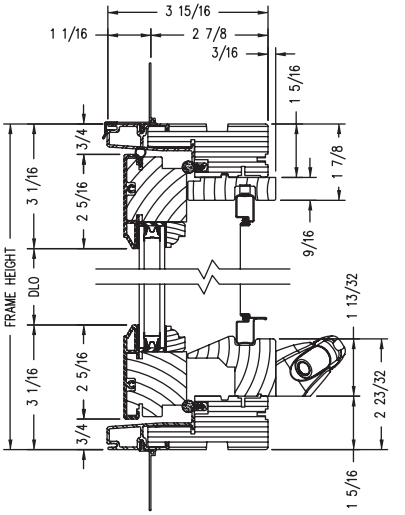
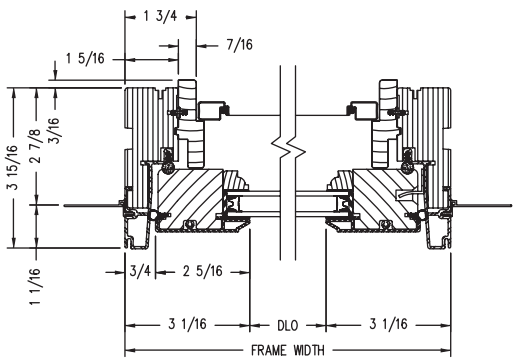


Horizontal Section

Arch Casement



Vertical Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

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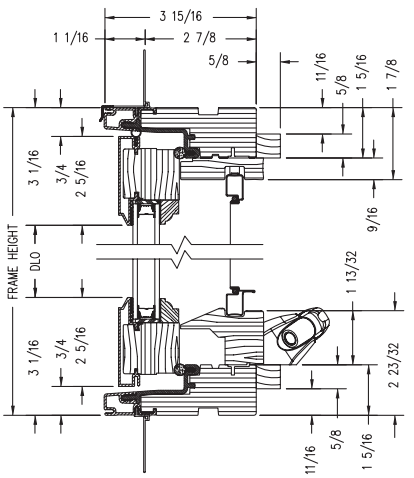
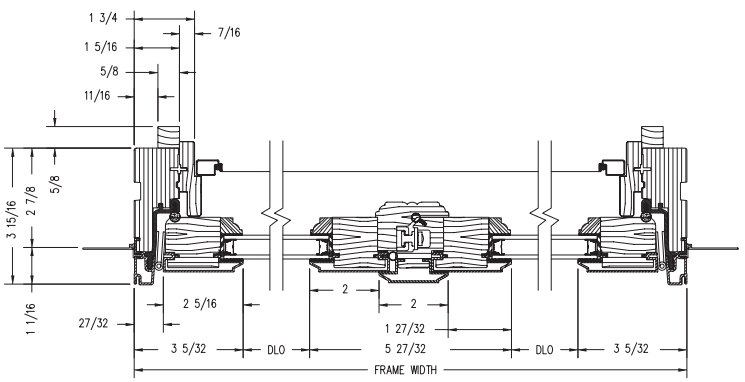
French Casement Windows



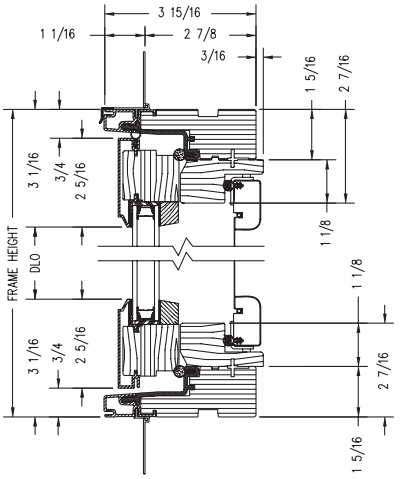
Vertical Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

Push Out Casement Windows



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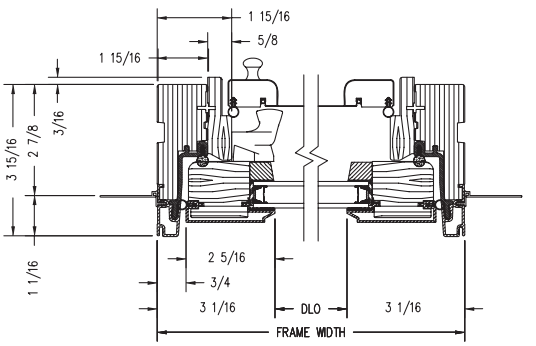

Horizontal Section

Shown with contemporary glass stops.

**PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION.
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