2nd Floor - Interior

Partitions Wall

15' Public Alley

7'-11"
RESIDENCE
EVIOR ROAD, NW
GTON, DC 20007
OR PLANS
GENERAL DEMOLITION NOTES

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

ARCHITECTS, LLC
2521 Ross Street, Alexandria, VA 22306
P: 703-765-2780  Fx: 703-765-2747
mail@CRAVERARCHITECTS.com
WASHINGTON, DC 20007
3216 Reservoir Road, NW

© CRAVER Architects LLC 2020 - ALL RIGHTS RESERVED

BLAND RESIDENCE
D001

DESTRUCTION PLANS AND NOTES
1/4" = 1'-0" 1/4" = 1'-0" 1/4" = 1'-0"
BASEMENT SLABS: 3,000 PSI
SLAB EXPOSED TO WEATHER: 3,500 PSI

BASEMENT/FOUNDATION WALLS: 3,000 PSI

IMPORTANCE FACTOR (I) = 1.00

INDUSTRY STANDARD PRACTICES.

ROOF LIVE LOAD = 30 PSF

EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.

ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUNDED IN

E. REINFORCING STEEL SHALL BE CONFIRM TO ASTM A-615 GRADE 60.

PROVIDE 30xDIA SPLICE LENGTH

B. MASONRY UNIT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN
THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR

TEMPORARY BRACING, SHEATHING, SHORING ETC. REQUIRED TO INSURE THE STRUCTURAL

THE GOVERNING CODE IS INTERNATIONAL RESIDENTIAL CODE (IRC)-2015 EDITION AND/OR

ANY REVISION INITIATED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE SUBCONTRACTOR THAT

WHICH COULD AFFECT THEIR WORK.

ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL

AT 28 DAYS: 3,500 PSI & MAXIMUM WATER CEMENT RATIO OF 0.45.

CONCRETE

BUILDINGS CODES

MICROLLAM LVL GRADE = 1.9E

SP #2 (2" TO 4" WIDE)

SPF STUD GRADE

REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1.5"

INDUSTRIAL REPORT

REFERENCES TO CODES, GENERAL NOTES, SCOPE OF WORK, DRAWING INDEX

CONCRETE MASONRY UNIT

CONCRETE

CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM

WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL

OTHER BEAM AND COLUMNS: A572-GR50 (Fy = 50 KSI)

OTHER BEAM AND COLUMNS: A572-GR50 (Fy = 50 KSI)

ENGINEER. PROVIDE STANDARD ANGLE WALL ANCHORS FOR BEAMS RESTING ON MASONRY.

HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY THE STRUCTURAL

ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

TOTAL LOAD = L/360

WIND LOAD

ALLOWABLE DEFLECTION FACTOR FOR

ȭ (fm = 1500 PSI)

SCAPES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT
To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,
441 4th St NW, Suite 200 South, Washington, DC 20001
202-727-6311 | dcoz@dc.gov
0. Exterior: Front from Reservoir Road, NW
1. Exterior: Front and side view at corner of Reservoir Rd NW and Caton Place NW
2. Exterior: Existing Alley Gate

3. Exterior: Alley

4. Exterior: Entry Door from Caton Place, NW
13. Exterior: Slate Roof

14. Metal Roof, Slate Roof and Opening to Alley