

2500RESIDENCES

2500 41ST STREET NW,
WASHINGTON, DC 20007

ISSUED FOR: **PERMIT**
ISSUED DATE: **1/26/2022**

ARCHITECT:



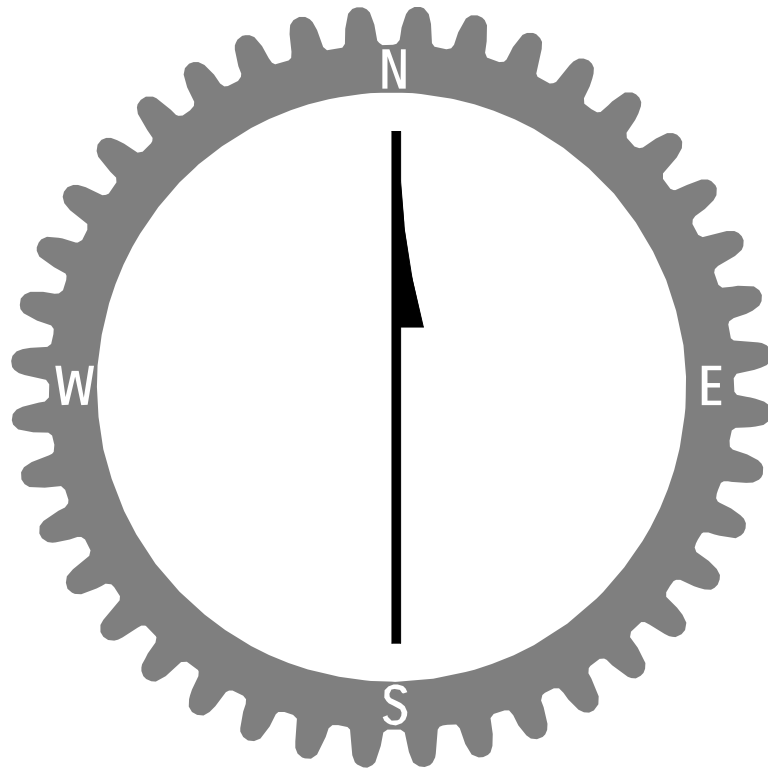
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ABBREVIATIONS

A.D.

AB.

ABV.

ACC.

ACOUS.

ACT.

ADJ.

AFF.

AHU.

ALT.

ALUM.

ANC.

APPROX.

ARCH.

AUTO.

AVG.

B.

B.O.

BD.

BIT.

BLDG.

BLK.

BLKG.

BEAM.

BOT.

BRD.

BRKT.

BSL.

BSMT.

BUT.

CAB., CABT.

CEM.

CF.

CI.

CL.

CLG.

CLL.

CLR.

CNU.

CNR.

CO.

COL.

CONC.

CONST.

CONT.

CPT.

CS.

CT.

CTR.

CTSK.

DBL.

DEPT.

DET.

DF.

DIA.

DIFF.

DIM.

DISP.

DIV.

DN.

DR.

DS.

DW.

DWG.

DWR.

E.

EA.

E.I.

EL.

ELEC.

ELEV.

ENCL.

ENT.

EQ.

EQUIP.

EW.

EX.

EXP.

EXT.

FD.

FE(C).

FF.

FIN.

FL.

FLEX.

FLSG.

FLUOR.

FR.

FRPF.

FRT.

FT.

FTG.

FVC.

G.C.

GA.

GALV.

GB.

GL.

GR.

GYP. BRD.

H.

HC.WD.

HD.

HDWD.

HDWR.

HGT.

HM.

HORIZ.

HP.

HR.

ID.

INCL.

INST.

INSUL.

AREA DRAIN

ANCHOR BOLT

ABOVE

ACCESS

ACOUSTICAL

ACOUSTICAL CEILING TILE

ADJUSTABLE

ABOVE FINISH FLOOR

AIR HANDLING UNIT

ALTERNATE

ALUMINUM

ANCHORS

APPROXIMATELY

ARCHITECT

AUTOMATIC

AVERAGE

BATHROOM

BY OWNER

BEAD

BITUMINOUS

BUILDING

BLOCK

BLOCKING

BEAM

BOTTOM

BOARD

BRACKET

BUILDING SETBACK LINE

BASEMENT

BUILT UP

CABINET

CEMENT (TIOUS)

CUBIC FEET (FOOT)

CAST IRON

CONTROL JOINT

CLOSET

CEILING

CONTRACT LIMIT LINE

CLEAR

CONCRETE MASONRY UNIT

CORNER

CLEAN OUT

COLUMN

CONCRETE

CONSTRUCTION

CONTINUOUS

CARPET

COURSES

CERAMIC TILE

CENTER

COUNTERSUNK

DOUBLE

DEPARTMENT

DETAIL

DRINKING FOUNTAIN

DIAMETER

DIFFUSER

DIMENSION

DISPENSER

DIVISION (DIVIDED)

DOWN

DOOR

DIVIDER STRIP

DISHWASHER

DRAWING

DRAWER

EAST

EACH

EXPANSION JOINT

ELEVATION

ELECTRICAL

ELEVATOR

ENCLOSURE

ENTRANCE

EQUAL

EQUIPMENT

ELECTRIC WATER COOLER

EXISTING

EXPANSION

EXTERIOR

FLOOR DRAIN

FIRE EXTINGUISHER (CABINET)

FINISHED FLOOR

FINISH

FLOOR

FLEXIBLE

FLASHING

FLUORESCENT

FRAME

FIREPROOFING

FIRE RETARDANT TREATED

FOOT (FEET)

FOOTING

FIRE VALVE CABINET

GENERAL CONTRACTOR

GAUGE

GALVANIZED

GYPSON BOARD

GLASS

GRADE

GYPSON BOARD

HOSE BIB

HOLLOW CORE WOOD

HEAVY DUTY

HARDWOOD

HARDWARE

HOLLOW METAL

HORIZONTAL

HIGH POINT

HOUR

HEAT VENTILATING AIR COND.

INSIDE DIAMETER

INCLUDE (ING)

INTERIOR

INT.

JAN.

JB.

JST.

JOINT

KD.

KITCHEN

KIT.

KO.

LAM.

LAVATORY

LIN.

LINEAR (LINEAL)

LP.

LOW POINT

LT.

LIGHT

LW.

LIGHTWEIGHT

MACH.

MAINT.

MATL.

MAXIMUM

MDF.

MECHANICAL

MEMB.

MEMBRANE

MET., MTL.

METALLIC OR METAL

MEZZ.

MEZZANINE

MFR.

MANUFACTURER

MIN.

MINIMUM

MISC.

MISCELLANEOUS

MLDG.

MOULDING

MO.

MASONRY OPENING

MOD.

MODIFIED

MTD.

MOUNTED (MOUNTING)

N.

NORTH

NIC.

NOT IN CONTRACT

NO.

NUMBER

NRC.

NOISE REDUCTION COEFFICIENT

NTS.

NOT TO SCALE

OA.

OVERALL

O.C.

ON CENTER

O.D.

OUTSIDE DIAMETER

OFCI.

OWNER FURNISHED CONTRACTOR INSTALLED

OFF.

OFFICE

OH.

OVERHEAD

OPG.

OPENING

OPP.

OPPOSITE

PAR.

PARTIAL

PED.

PEDESTAL

PLAS. LAM./ P.LAM.

PLASTIC LAMINATE

PLYWD.

PLYWOOD

PNL.

PANEL

POLISH (POLISHED)

PR.

PAIR

PREFAB.

PREFABRICATED

PRTN.

PARTITION

PSF.

POUNDS PER SQUARE FOOT

PSI.

POUNDS PER SQUARE INCH

PT.

POINT

PTD.

PAINTED

QT.

QUARRY TILE

QTY.

QUANTITY

R.

RISER

RAD.

RADIUS

RD.

ROOF DRAIN

REF.

REFRIGERATOR

REINF.

REINFORCED (ING)

REQ.

REQUIRED

RES.

RESILIENT

REV.

REVISE (REVISION)

RM.

ROOM

RO.

ROUGH OPENING

RTU.

ROOF TOP UNIT

S.

SOUTH

S.STL. OR S.S.

STAINLESS STEEL

SC. WD.

SOLID CORE WOOD

SCHED.

SCHEDULED

SECT.

SECTION

SF.

SQUARE FEET (FOOT)

SHR.

SHOWER

SHT.

SHEET

SIM.

SIMILAR

SL.

SLIDING

SO.

SQUARE

SSK.

SERVICE SINK

STA.

STATION

STC.

SOUND TRANSMISSION CLASS

STD.

STANDARD

STL.

STEEL

STOR.

STORAGE

STRUCT.

STRUCTURAL

SUSP.

SUSPENDED

SW.

SWITCH

SYS.

SYSTEM

T&G.

TONGUE AND GROOVE

TEL.

TELEPHONE

TEMP.

TEMPERED

THK.

THICK

THR.

THRESHOLD

TLT.

TILE

TR.

TREAD

TV.

TELEVISION

TYP.

TYPICAL

U.N.O.

UNLESS NOTED OTHERWISE

UL.

UNDERWRITER'S LABORATORIES INC.

UNF.

UNFINISHED

UR.

URINAL

UTL.

UTILITY

V.I.F.

VERIFY IN FIELD

VCT.

VINYL COMPOSITION TILE

VERT.

VERTICAL

VEST.

VESTIBULE

W.

WEST

WI.

WITH

W/O.

WITHOUT

WD.

WOOD

WH.

WATER HEATER

WP.

WATERPROOFING

WR.

WATER RESISTANT

WEIGHT

MATERIAL DESIGNATIONS

CONCRETE

CONCRETE

METAL

IRON / STEEL

ALUMINUM

BRASS / BRONZE

WOOD

FINISHED

ROUGH

PLYWOOD LARGE SCALE

PLYWOOD SMALL SCALE

DISCONTINUOUS BLOCKING

STONE

MARBLE

TRAVERTINE

LIMESTONE, SLATE

INSULATION

LOOSE FILL OR BATT

RIGID

FINISHES

ACOUSTIC TILE

PLASTER, GYP. BD.

ANNOTATION SYMBOLS

1

A1.1

DETAIL NUMBER

SHEET NUMBER

1

A1.1

DETAIL NUMBER

SHEET NUMBER

2

A1.1

4

DETAIL NUMBER

SHEET NUMBER

A1.1

SHEET NUMBERS

DISCIPLINE DESIGNATOR

X" - X"

ID: XXX

FACE DIMENSION

W.I. CABINET NUMBER

A

GRID LINE

1

REVISION CLOUD AND DELTA

T

TEMPERED GLAZING

ACCESSIBILITY SYMBOL

?

ROOM TAG 1

?

ROOM NAME

ROOM NUMBER

VIEW CALLOUT REFERENCE BUBBLE

1

AXX

DRAWING IDENTIFICATION #

SHEET NUMBER

?

KEYNOTES

NEW CONSTRUCTION

?

DEMOLITION

?

TAGS

WALL TYPE

?

DOOR NUMBER

?

WINDOW TAG

?

LOUVER TAG

?

EQUIPMENT TAG

?

ELECTRICAL FIXTURE

?

PLUMBING FIXTURE

?

FURNITURE TAG

PROJECT DIRECTORY

CLIENT:

DISTRICT LINE DEVELOPMENT

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ARCHITECT:

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MEP ENGINEER:

KK ENGINEERING

KHALID KHALIFA

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DRAWING SYMBOLS

SWING DOOR - DOOR SCHEDULE

FRAMED OPENING

24" x 24" ACOUSTIC CEILING TILE IN NEW GRID

24" x 24" ACOUSTIC CEILING TILE IN EXISTING GRID

GYPSON WALL BOARD CEILING ON METAL FRAMING

EXISTING CEILING - WOOD PLANK ON WOOD JOISTS

DUPLEX OUTLET

WEATHERPROOF DUPLEX OUTLET

GFCI OUTLET

TELEPHONE OUTLET

TELEVISION OUTLET

Cat6 RJ45 INTERNET OUTLET

HIGH SPEED INTERNET ACCESS

SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)

3 WAY SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)

DIMMER SWITCH (4'-0" MAX TO TOP OF OPERABLE SWITCH)

SCOPE OF WORK

CONVERSION OF EXISTING STORAGE AND LAUNDRY ROOM IN 5 UNIT MULTIFAMILY BUILDING INTO A 6TH UNIT. 6TH UNIT HAS ACCESS TO CENTRAL INTERNAL STAIR AND DIRECT REAR EGRESS FROM BEDROOM TO GRADE THROUGH EXISTING DOOR. PROPOSED UNIT WILL HAVE ITS OWN MECHANICAL SYSTEMS, NEW LIGHTING, FINISHES, FULL BATHROOM AND KITCHEN. ADDITION OF 7TH UNIT AT REAR OF PROPERTY INCLUDING EGRESS TO GRADE AS WELL AS INDEPENDANT MECHANICAL SYSTEMS, NEW LIGHTING, FINISHES, FULL BATHROOM AND KITCHEN.

SIDE YARD AND OPEN COURT ANALYSIS

6

0002

16' - 7"

SIDE YARD VARIES BTWN 14'-8" AND 17'-1"

13' - 2"

OPEN COURT

10' - 2 1/2"

BASEMENT FL.

PROPERTY LINE

CELLAR - BASEMENT FAR ANALYSIS

6' - 11"

BASEMENT - APPLIED TO FAR

16' - 10 1/2"

CELLAR - NOT APPLIED TO FAR

Level 1

0' - 0"

3' - 5 1/2"

GRADE

5' - 0 1/2"

3' - 10"

CELLAR/BASEMENT

-9' - 10 1/2"

DRAWING LIST

Sheet List

Sheet Number

Sheet Name

0001

COVER

0002

PROJECT INFORMATION

0003

DOORS, PARTITIONS, AND SCHEDULES

0004

ACCESSIBILITY - SANITARY FACILITIES

0005

ACCESSIBILITY - SANITARY FACILITIES

A0010

DEMOLITION FLOOR PLANS

A0011

ARCHITECTURAL FLOOR PLANS

A0021

ELEVATIONS

C001

EROSION & SEDIMENT CONTROL PLAN

C002

SEDIMENT & EROSION DETAILS

E000

ELECTRICAL COVERSHEET

E001

ELECTRICAL FLOOR PLAN

E002

ELECTRICAL PANELS

M000

MECHANICAL COVERSHEET

M001

MECHANICAL PLAN

M002

MECHANICAL DETAILS

P000

PLUMBING COVERSHEET

P001

PLUMBING FLOOR PLAN AND RISERS

PROJECT LOCATION (NTS)

2500 41ST STREET NW, WASHINGTON, DC 20007

DRAWING DATA

DRAWING NO.

0002

PROJECT:

2500 41ST STREET NW

ADDRESS:

2500 41ST STREET NW

WASHINGTON, DC 20007

NO.

ISSUE

DATE

0

FOR PERMIT

1/18/2022

1

COMMENT RESPONSE

3/30/2022

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SEAL & SIGNATURE:

DISTRICT OF COLUMBIA

DAVID SHOVE-BROWN

ARC101263

LICENSED

ARCHITECT

SHEET TITLE: PROJECT INFORMATION

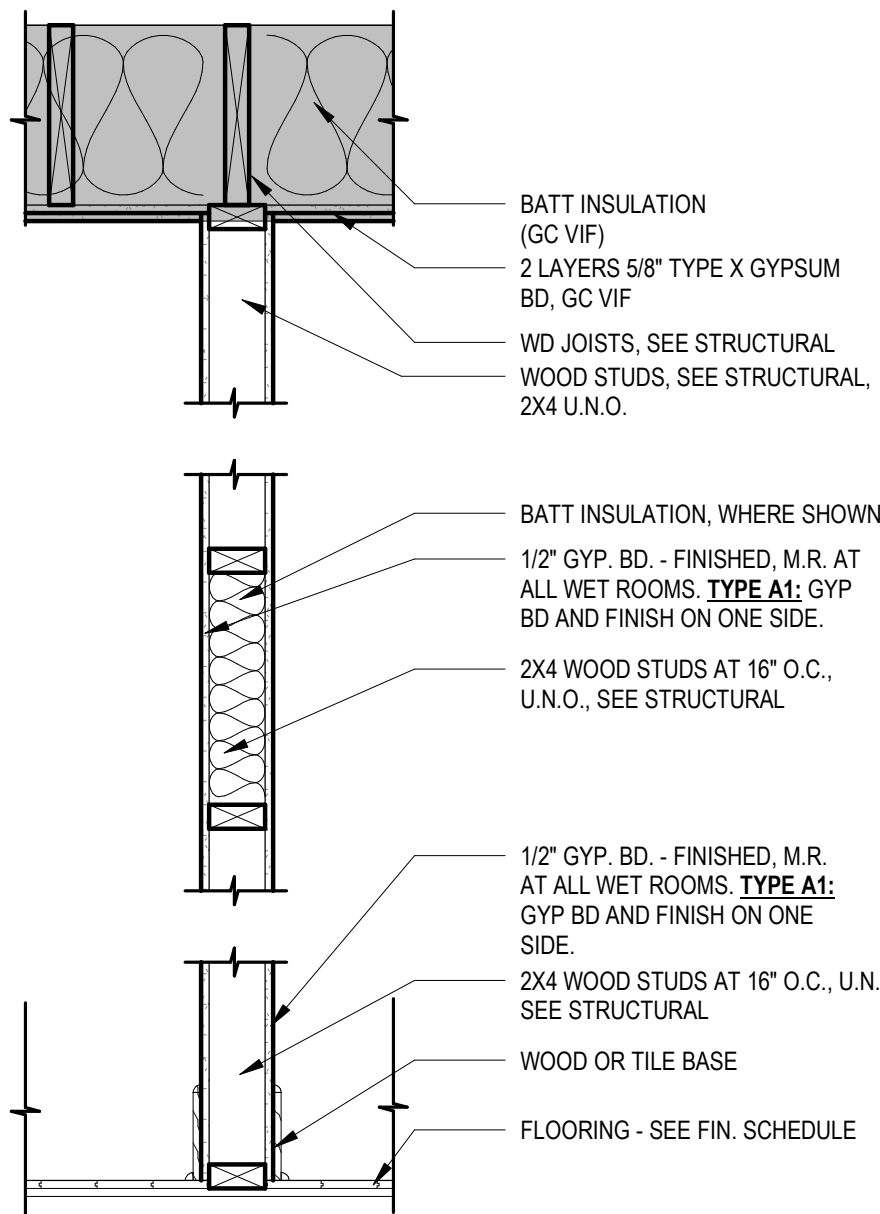
PROJECT NO: 2021.172

DATE: 04/08/16

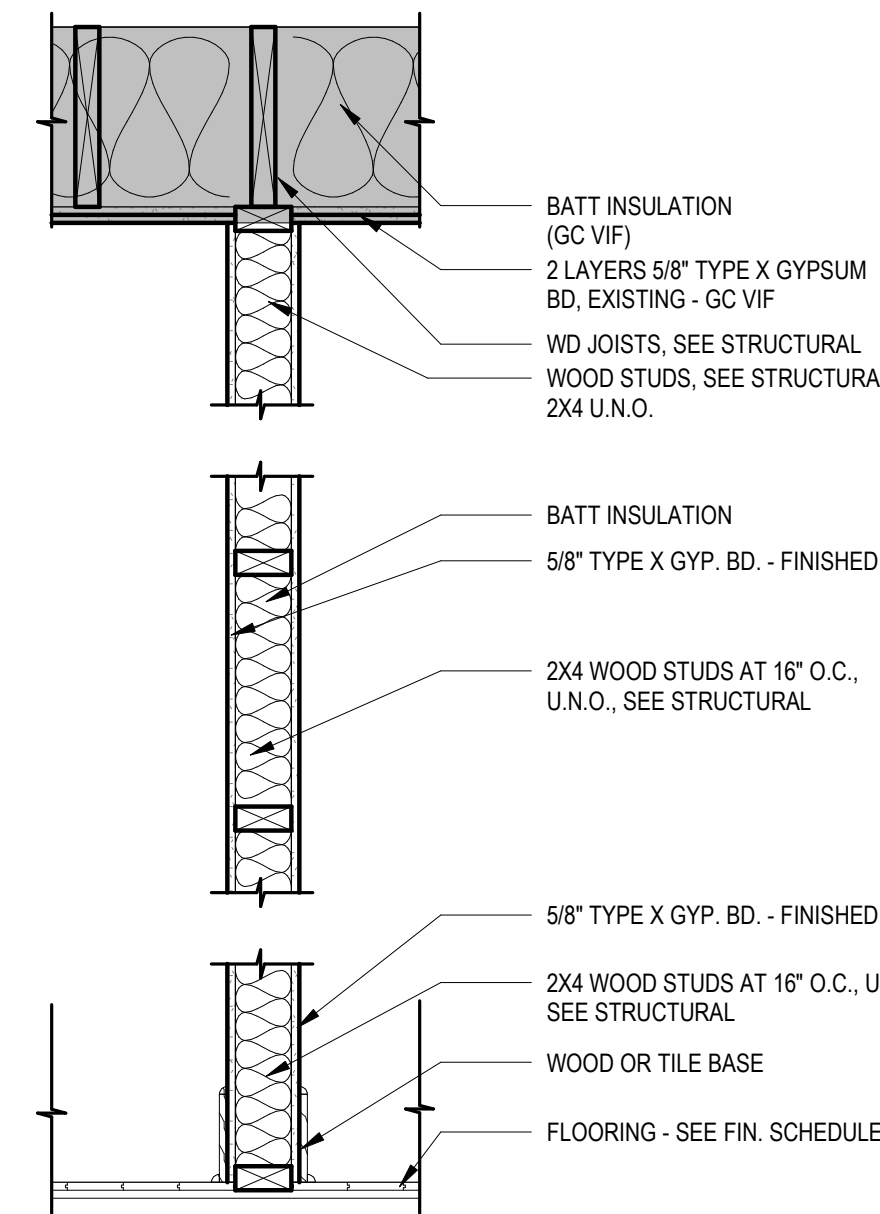
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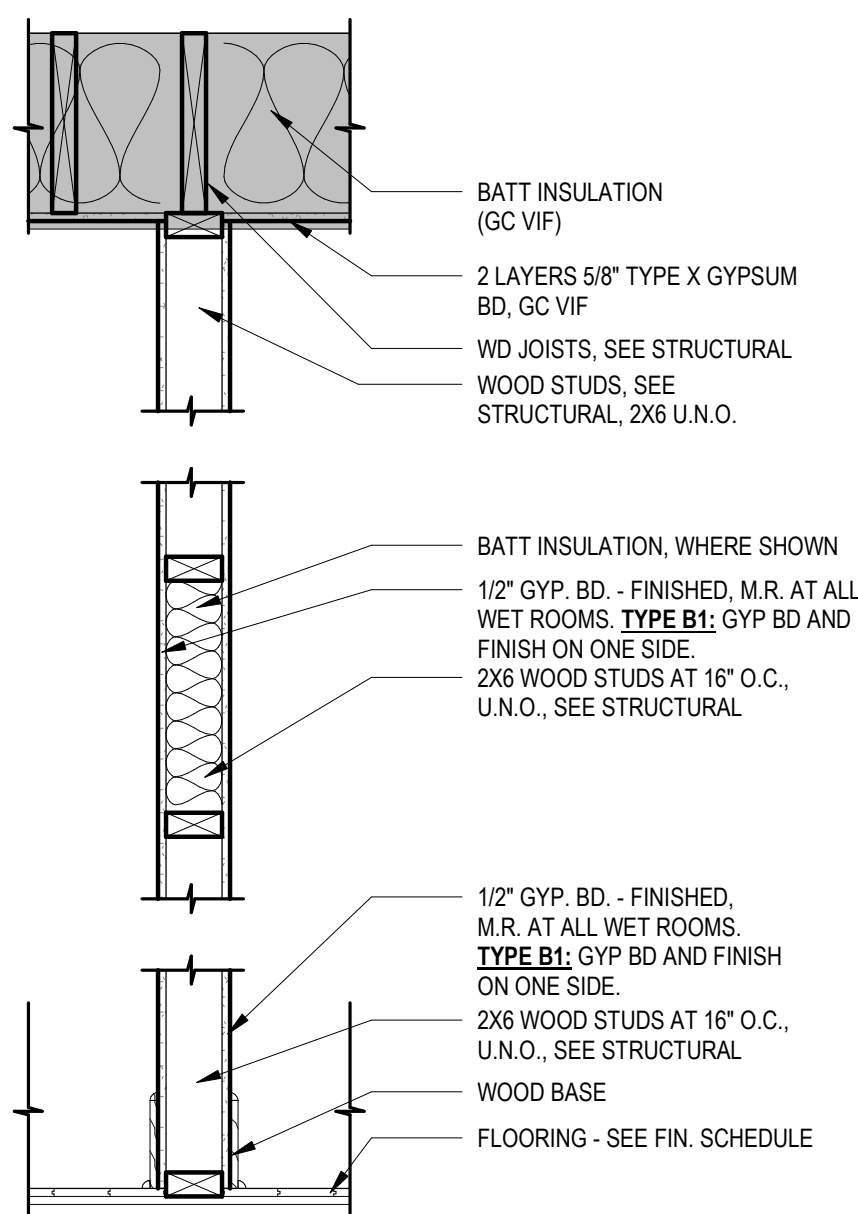
PARTITION TYPES



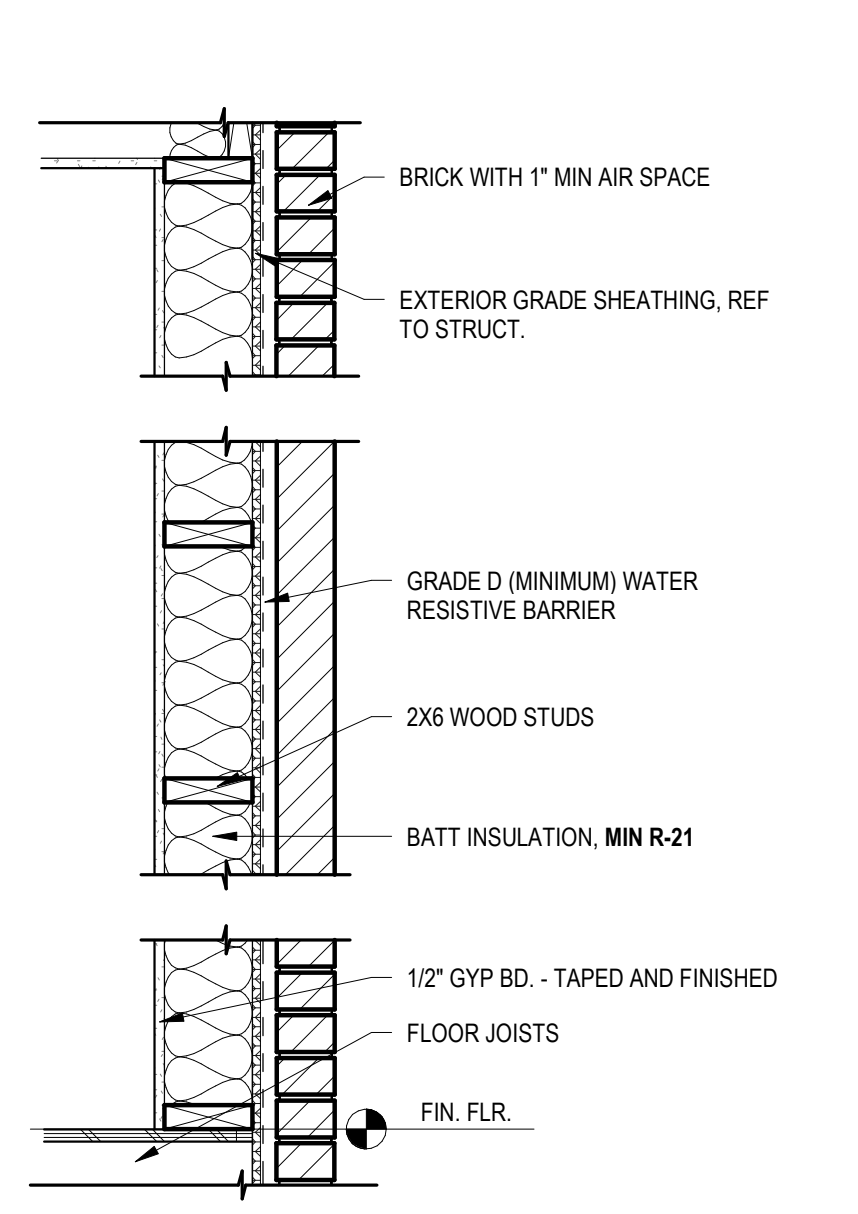
4 WALL TYPE A
1" = 1'-0"



2 WALL TYPE C - 1 HR (UL U305)
1" = 1'-0"



5 WALL TYPE B
1" = 1'-0"



6 WALL TYPE D1
1" = 1'-0"

DOOR INFORMATION

DOOR SCHEDULE

REF. No.	Width	SIZE		REMARKS
		HEIGHT	THK	
001	3' - 0"	6' - 8"	0' - 1 3/4"	45 MIN HM FRAME. 45 MIN HM DOOR W/ PEEP HOLE - PROVIDE CLOSER
002	2' - 6"	6' - 8"	0' - 1 3/4"	45 MIN HM FRAME. 45 MIN HM DOOR W/ PEEP HOLE - PROVIDE CLOSER
003	2' - 6"	6' - 8"	0' - 1 3/4"	SOLID CORE WOOD DOOR, WOOD FRAME
004	2' - 6"	6' - 8"	0' - 1 3/4"	SOLID CORE WOOD DOOR, WOOD FRAME
005	2' - 0"	6' - 8"	0' - 1 3/4"	
007	2' - 6"	6' - 8"	0' - 1 3/4"	
008	2' - 6"	6' - 8"	0' - 1 3/4"	
010	3' - 0"	6' - 8"	0' - 1 3/4"	
011	2' - 0"	6' - 8"	0' - 1 3/4"	
012	3' - 0"	6' - 8"	0' - 1 3/4"	
013	3' - 0"	6' - 8"	0' - 1 3/4"	
014	3' - 0"	6' - 8"	0' - 1 3/8"	
015	2' - 0"	6' - 8"	0' - 1 3/4"	

- NOTES:
- ALL DOORS TO BE 6'-8" TALL UNO. VIF
 - ALL EXTERIOR DOORS TO BE PELLA ARCHITECT SERIES OR SIM
 - ALL EXTERIOR DOORS TO HAVE INSULATED TEXTURED GLASS
 - ALL EXTERIOR DOORS U-FACTOR TO BE RATED AT 0.22 MIN
 - ALL EXTERIOR DOORS SHGC VALUE TO BE RATED AT 0.17 MIN
 - SEE ATTACHED SPEC FOR BALANCE OF NOTES AND VALUES

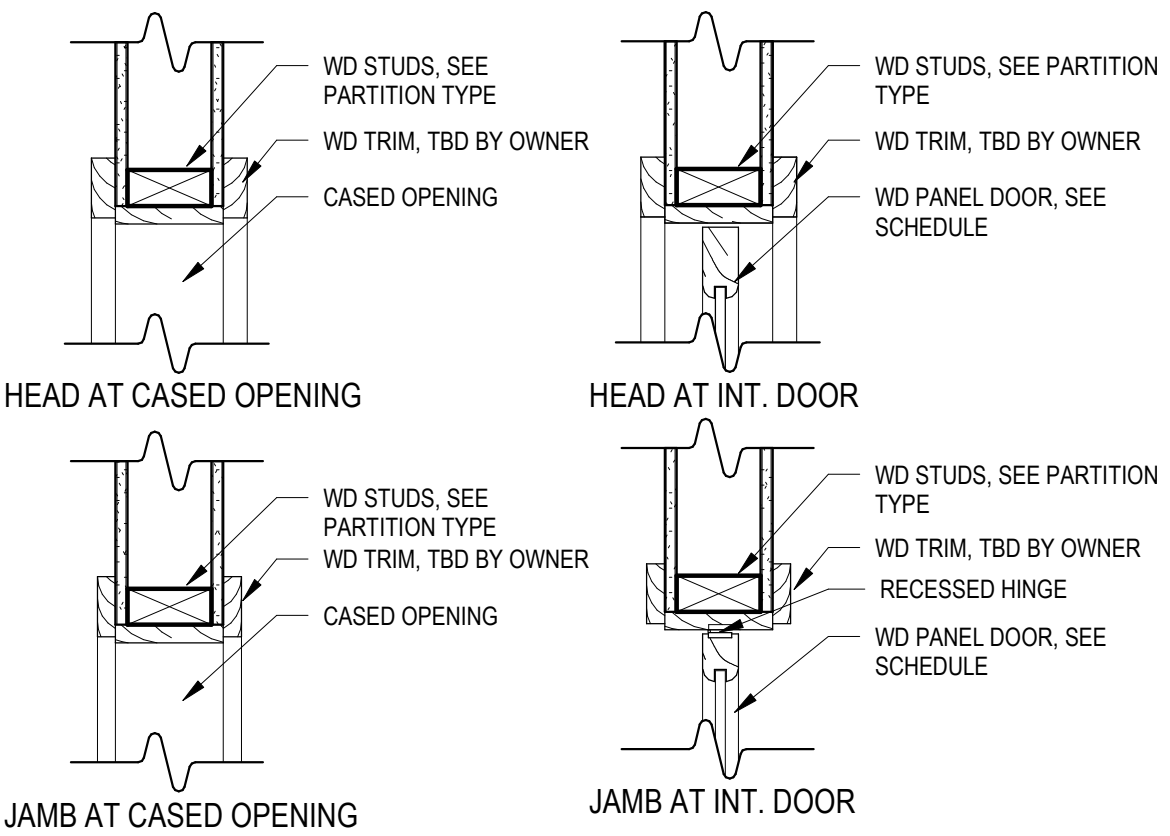
WINDOW SCHEDULE

Window Schedule				
Type Mark	Height	Width	Sill Height	Comments
2	4' - 0"	2' - 0"	3' - 6"	DOUBLE HUNG
2	4' - 0"	2' - 0"	3' - 6"	DOUBLE HUNG
2	4' - 0"	2' - 0"	3' - 6"	DOUBLE HUNG
2	5' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG
2	5' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG
2	5' - 0"	3' - 0"	2' - 0"	DOUBLE HUNG
3	3' - 0"	2' - 0"	4' - 0"	DOUBLE HUNG
1	3' - 0"	4' - 0"	3' - 8"	DOUBLE HUNG

- NOTES:
- ALL WINDOWS TO BE PELLA ARCHITECTURAL 250 SERIES OR SIM
 - ALL GLAZING TO BE INSULATED WITH LOW-E GLASS FILLED WITH ARGON GAS
 - ALL GLAZING U-FACTOR TO BE RATED AT 0.27 MIN
 - ALL GLAZING SHGC VALUE TO BE RATED AT 0.25 MIN
 - SEE ATTACHED SPEC FOR BALANCE OF NOTES AND VALUES

DOOR DETAILS

DOOR HARDWARE SCHEDULE



FUNCTION	EXTERIOR ENTRY	EXTERIOR PASSAGE	GARAGE DOOR	INTERIOR BEDROOM	INTERIOR BATHROOM	INTERIOR CLOSET
SET NUMBER	1	2	3	4	5	6
1 PR., 4-1/2" BUTT HINGES	X	X				
STONE THRESHOLD					X	
1 PR., 4-1/2" BUTT HINGES				X	X	X
DOOR MFGR. HINGES			X			
DOOR MFGR. HARDWARE		X				
DEADBOLT	X	X				
PULL LEVER						
ENTRANCE LATCHSET	X					
PRIVACY LATCHSET				X	X	
PASSAGE LATCHSET		X				X
DOOR STOP (HINGE)				X	X	
DOOR STOP (FLOOR)	X	X				
ALUMINUM THRESHOLD	X	X				
WEATHERSTRIPPING	X	X	X			

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CONSULTANTS

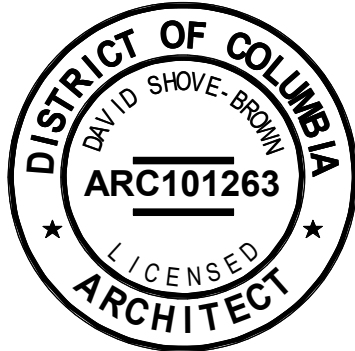
DRAWING DATA

PROJECT: 2500 41ST STREET NW
ADDRESS: 2500 41ST STREET NW
WASHINGTON, DC 20007

NO.	ISSUE	DATE
0	FOR PERMIT	1/18/2022
1	COMMENT RESPONSE	3/30/2022

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SEAL & SIGNATURE:



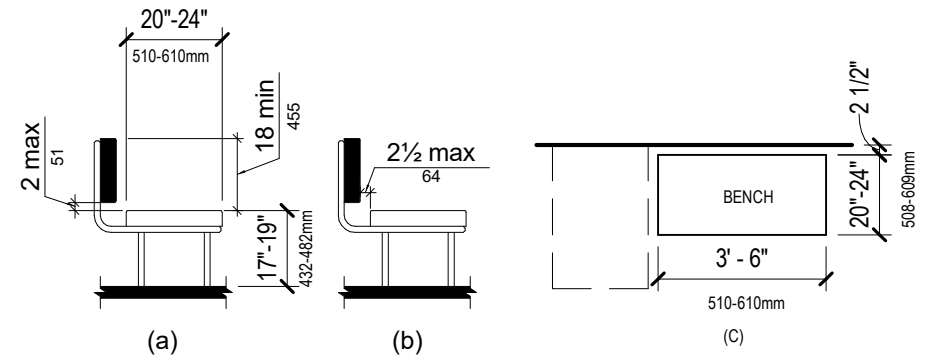
SHEET TITLE: DOORS, PARTITIONS, AND SCHEDULES

PROJECT NO: 2021.172

DATE: 04/08/16

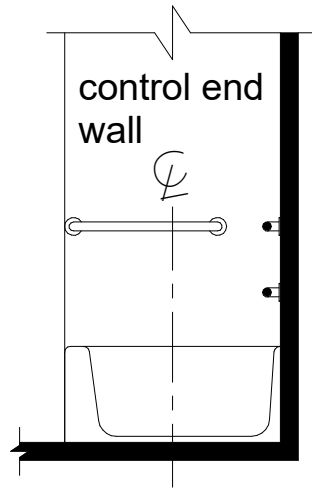
SCALE: As indicated

0003



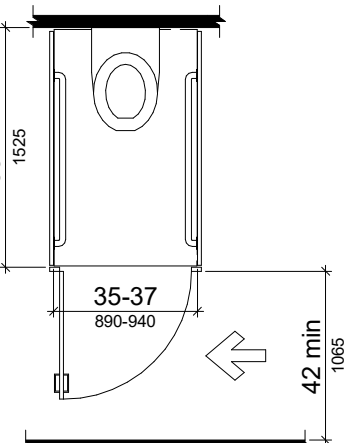
NOTE:
Figure (a) is an elevation drawing of a bench with a back. The bottom edge of the back is 2 inches (51 mm) maximum above the seat surface and the top edge of the back is 18 inches (455 mm) above the seat surface. Figure (b) shows the distance between the rear edge of the seat and the front face of the back support as 2 1/2 inches (64 mm) maximum.
* Figure (c) is a plan drawing reflected in ANSI 117.1 903 figure (a) which shows the bench seat shall 42 inches (1065 mm) minimum in length and 20 inches (510 mm) minimum and 24 inches (610mm) maximum
*This figure has been modified to include the information noted in ANSI 117.1 903

19 903.4 BENCH BACK SUPPORT
1/4" = 1'-0"



NOTE:
Elevation drawing shows the location of controls above the tub rim and below the grab bar and between the front edge of the tub and the tub centerline.

16 607.5 CONTROLS
3/8" = 1'-0"

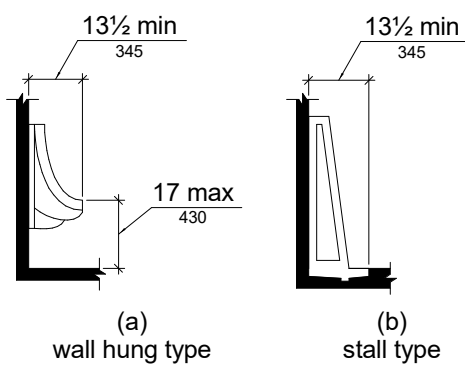


NOTE:
The compartment is 60 inches (1525 mm) deep minimum and 35 to 37 inches (890 to 940 mm) wide, with grab bars on both sides. The minimum clearance between the door side of the stall and any obstruction is 42 inches (1065 mm). To comply with ANSI 117.1 the door shall be self closing and with hardware that is easy to grasp and mounted 34 inches (864 mm) min and 48 inches (1219 mm) max above the floor

*At least (1) compartment shall comply with 604.8.2 where (6) or more toilet compartments are provided, or where the combination of urinals and water closets totals (6) or more fixtures.

**This figure has been modified to include the information noted in ANSI 117.1 figure 604.9

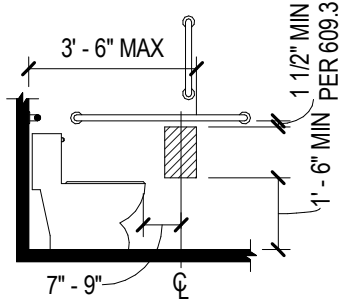
604.8.2 AMBULATORY ACCESSIBLE TOILET COMPARTMENT
1/4" = 1'-0"



NOTE:
Figure (a) is an elevation drawing of a wall hung type having the urinal rim 17 inches (430 mm) maximum above the floor with a minimum depth of 13 1/2 inches (350 mm) measured from the outer face of the rim to the back of the fixture. Figure (b) is an elevation drawing of a stall (floor) type having a minimum depth of 13 1/2 inches (350 mm) measured from the outer face of the rim to the back of the fixture.

*Where (2) or more urinals are provided, at least (1) must comply with ADAAG 605

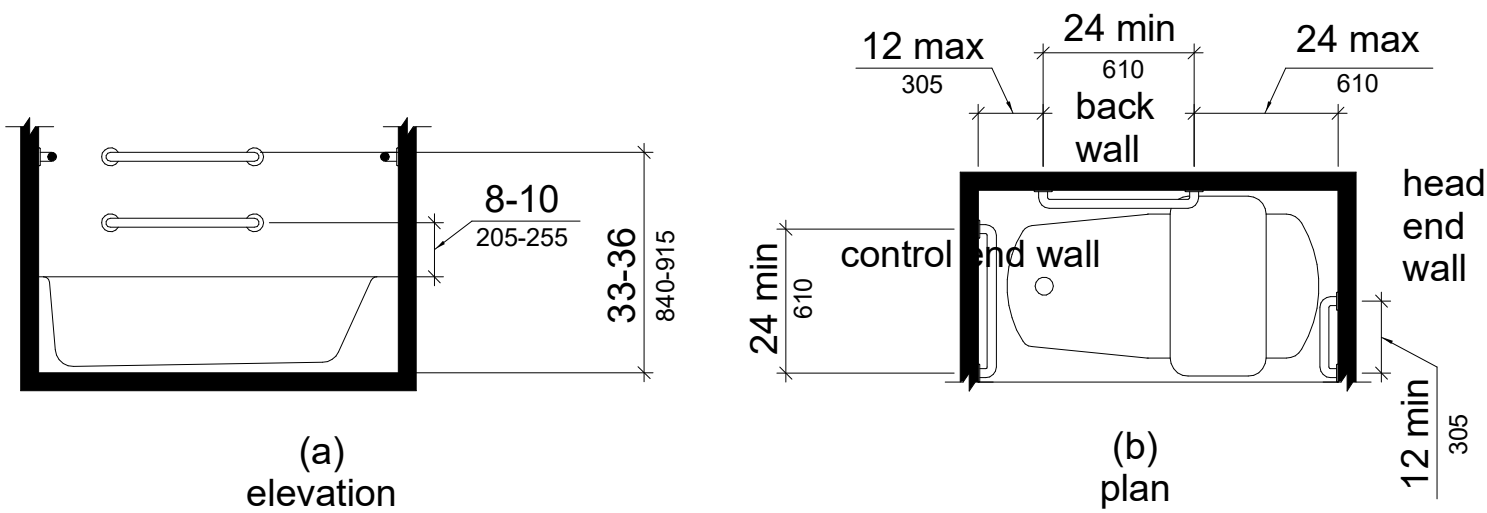
8 605.2 HEIGHT AND DEPTH OF URINALS
1/4" = 1'-0"



NOTE:
Elevation drawing shows the centerline of the toilet paper dispenser to be 7 to 9 inches (180 to 230 mm) in front of the water closet. The outlet of the dispenser is 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor.

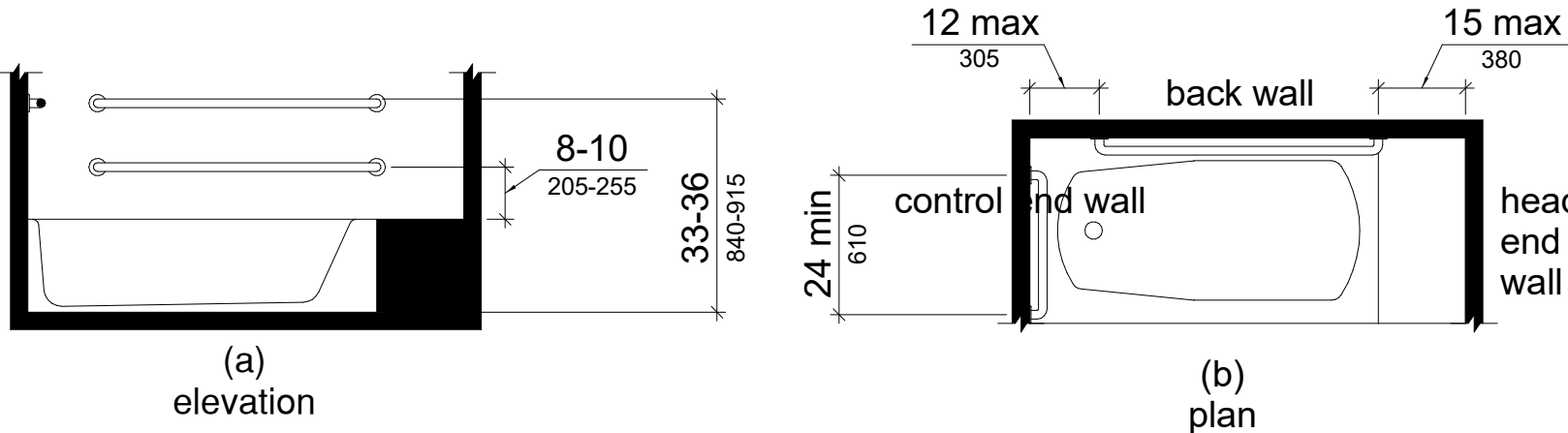
*This diagram has been modified to include information from ANSI 117.1 figure 604.7

3 604.7 DISPENSER OUTLET LOCATION
1/4" = 1'-0"



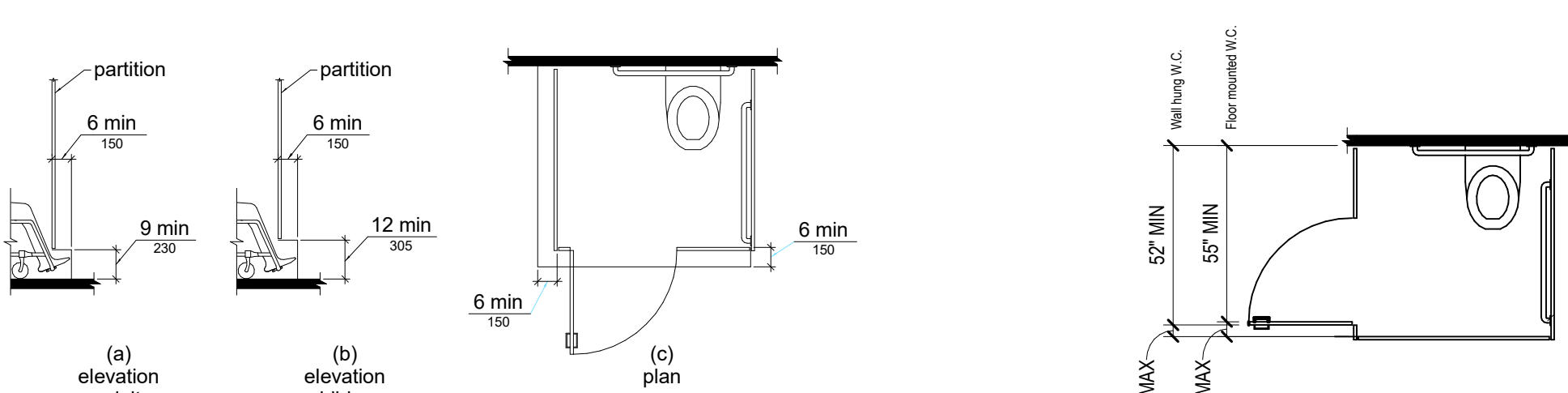
NOTE:
Figure (a) is an elevation drawing showing rear grab bars, one mounted 33 to 36 inches (840 to 915 mm) above the finish floor, and one mounted 8 to 10 inches (205 to 255 mm) above the tub rim.
Figure (b) is a plan view showing a grab bar on the foot (control) end wall 24 inches (610 mm) long minimum installed at the front edge of the tub. Rear grab bars are 24 inches (610 mm) long minimum and are mounted 12 inches (305 mm) maximum from the foot (control) end wall and 24 inches (610 mm) maximum from the head end wall. A grab bar 12 inches (305 mm) long minimum is installed on the head end wall at the front edge of the tub.

18 607.4.2 GRAB BARS BATHTUBS WITHOUT PERMANENT SEATS
3/8" = 1'-0"



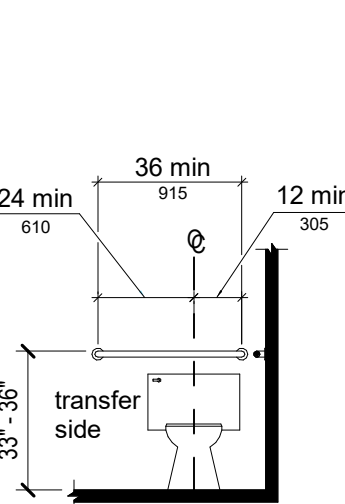
NOTE:
Figure (a) shows an elevation drawing of a tub with a permanent seat and two parallel grab bars on the back wall. The upper grab bar is mounted 33 to 36 inches (840 to 915 mm) above the finish floor. The lower grab bar is mounted 8 to 10 inches (205 to 255 mm) above the tub rim. Figure (b) is a plan view. A grab bar on the foot end wall is 24 inches (610 mm) long minimum and is installed at the front edge of the tub. The rear grab bars are mounted 12 inches (305 mm) maximum from the foot end wall and 15 inches (380 mm) maximum from the head end wall.

15 607.4.1 GRAB BARS BATHTUBS WITH PERMANENT SEATS
3/8" = 1'-0"



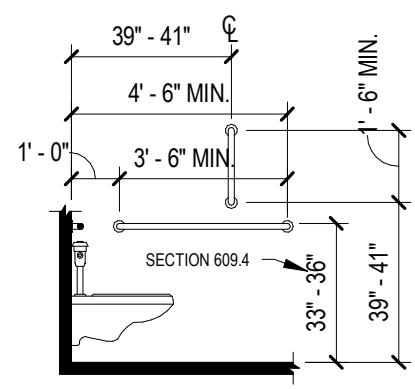
NOTE:
Figure (a) is an elevation drawing showing toe clearance under a toilet compartment partition. Toe clearance is 9 inches (230 mm) high minimum and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition. Figure (b) is an elevation drawing for a children's toilet compartment. Toe clearance is 12 inches (305 mm) high minimum and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition. Figure (c) is a plan view showing toe clearance under the front partition and one side partition, 6 inches (150 mm) deep minimum.

604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE
1/4" = 1'-0"



NOTE:
Elevation drawing shows the rear grab bar 36 inches (915 mm) long minimum, positioned so that 24 inches (610 mm) minimum extends toward the open transfer side and 12 inches (305 mm) minimum extends toward the side wall.

7 604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS
1/4" = 1'-0"

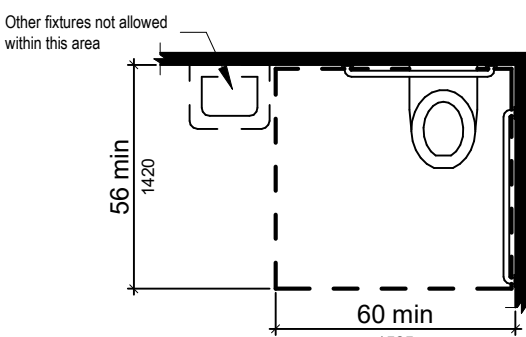


NOTE:
Elevation drawing shows the side wall grab bar to be 42 inches (1065) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

*This diagram has been modified to include information from

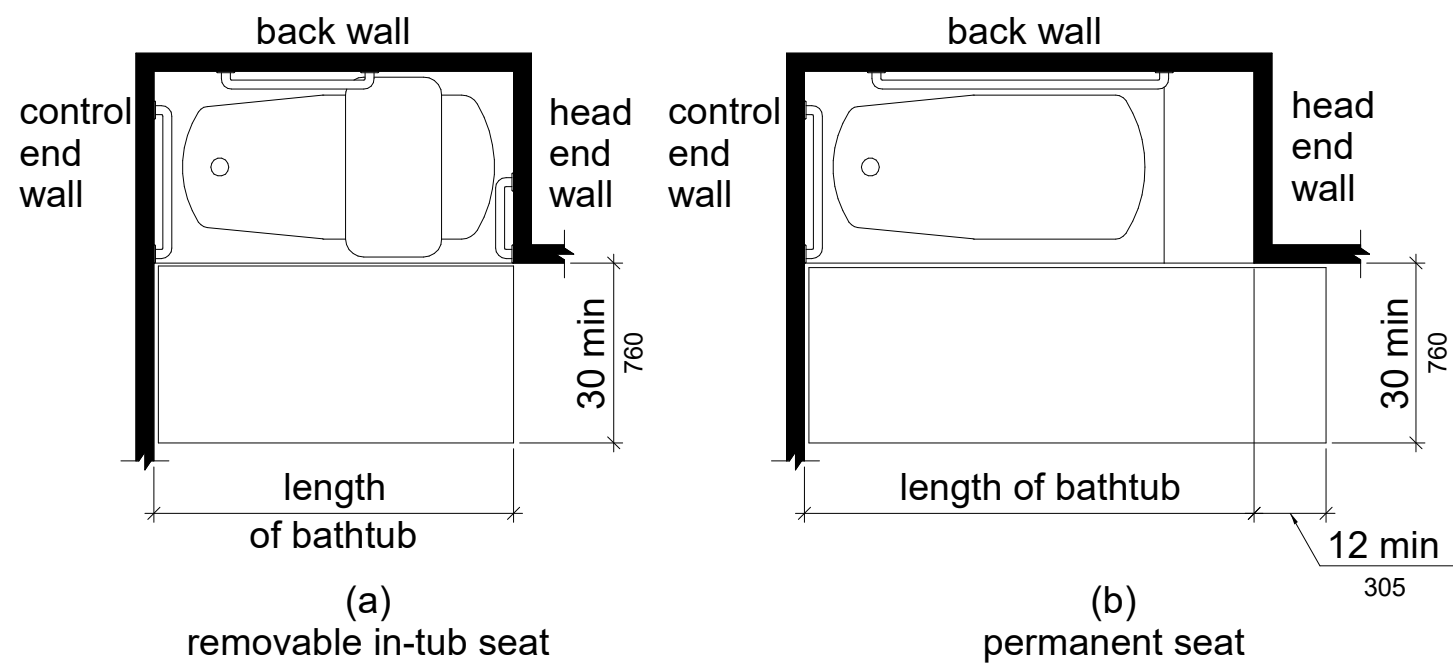
2 604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS
1/4" = 1'-0"

6 604.3.2 EXCEPTION OVERLAP OF WATER CLOSET CLEARANCE IN RESIDENTIAL DWELLING UNITS
1/4" = 1'-0"



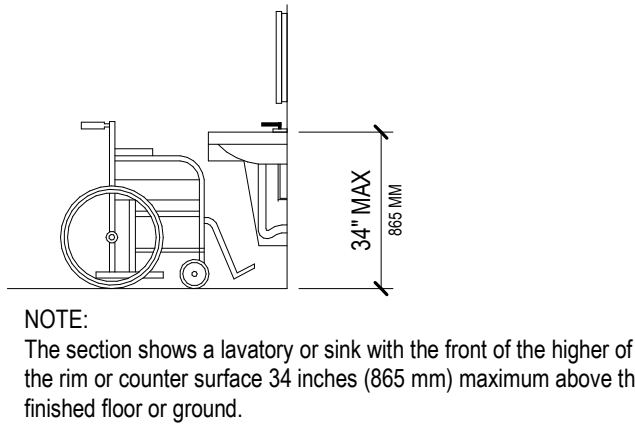
NOTE:
The clearance around a water closet is shown in plan view to be 60 inches (1525 mm) wide minimum and 66 inches (1675 mm) deep minimum with a lavatory permitted on the rear wall if the distance between the lavatory nearest edge and the water closet center line is 18 inches (455 mm) minimum.

1 604.3.1 SIZE OF CLEARANCE AT WATER CLOSETS
1/4" = 1'-0"



NOTE:
Figure (a) shows a bathtub with a removable in-tub seat. The bathtub has clearance in front 30 inches (760 mm) wide minimum that extends the length of the tub. Figure (b) shows a bathtub with a permanent seat at the head end (the end opposite the controls). The tub has clearance in front 30 inches (760 mm) wide minimum that extends the length of the tub plus 12 inches (305 mm) minimum beyond the seat. Both figures show that a lavatory can be located at the foot end of the tub clearance.

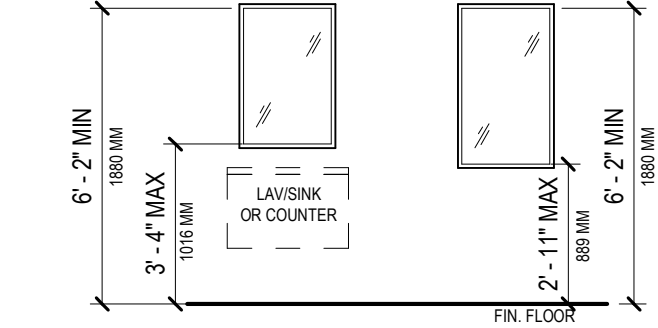
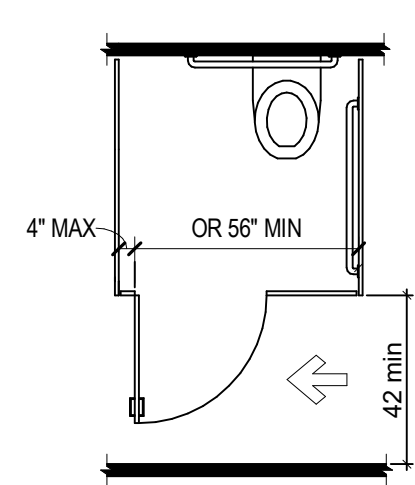
17 607.2 CLEARANCE
3/8" = 1'-0"



NOTE:
The section shows a lavatory or sink with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finished floor or ground.

*This figure noted in ANSI 117.1 606.3 has been included.

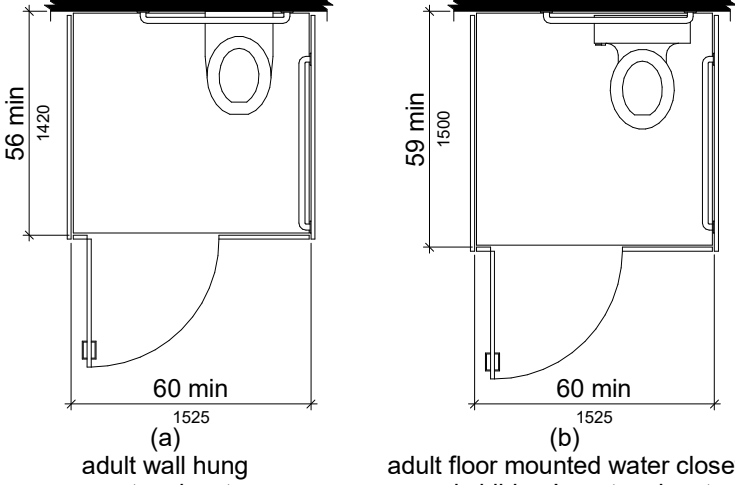
14 606.3 HEIGHT OF LAVATORIES/SINKS
1/4" = 1'-0"



NOTE:
The elevation shows a mirror's bottom edge of reflective surface (not frame) above a lavatory, sink or counter mounted a maximum of 40 inches (1016 mm) above finished floor. When a mirror is not above a lavatory, sink, or counter, the reflective surface bottom edge is to be mounted at 35" inches (889 mm) max above finished floor.

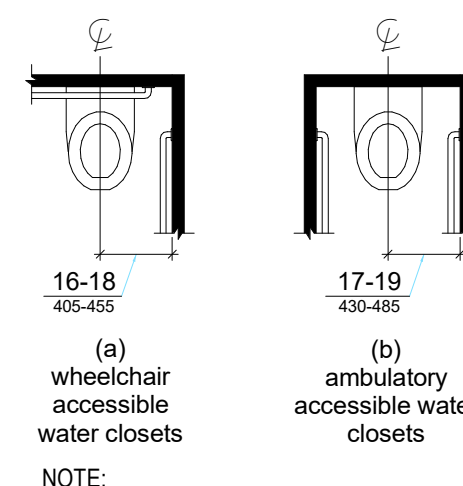
*This figure has been modified to include the information noted in ANSI 117.1 603.3

13 603.3 MIRRORS
1/4" = 1'-0"



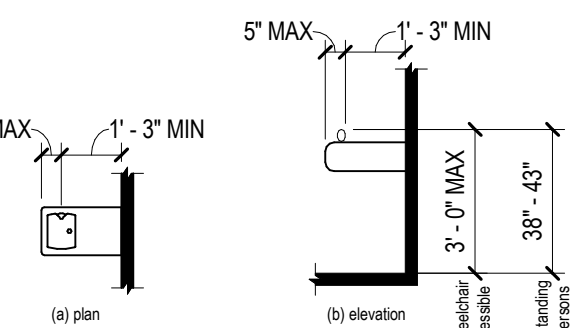
NOTE:
Figure (a) is a plan view of an adult wall hung water closet. The compartment is shown to be 60 inches (1525 mm) wide minimum and 56 inches (1420 mm) deep minimum. Figure (b) is a plan view of an adult floor mounted and a children's water closet. The compartment is shown to be 60 inches (1525 mm) wide minimum and 59 inches (1500 mm) deep minimum.

9 604.8.1.1 SIZE OF WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT
1/4" = 1'-0"



NOTE:
Figure (a) shows a wheelchair accessible water closet, with space on one side, and figure (b) shows an ambulatory accessible water closet, with stall walls and grab bars on both sides. The water closet centerline is shown to be 16 to 18 inches (405 to 455 mm) from the side wall.

5 604.2 WATER CLOSET LOCATION
1/4" = 1'-0"



NOTE:
In plan view, the spout is shown to be 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) from the front edge of the unit.

*This diagram has been modified to include information from ANSI 117.1 figure 602.5

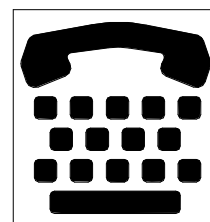
4 602.5 DRINKING FOUNTAIN SPOUT LOCATION
1/4" = 1'-0"



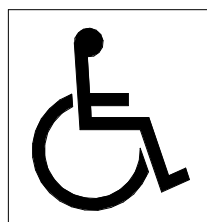
NOTE:
Pictogram with the shape of a hearing aid and a bar diagonally across the shape.



NOTE:
Pictogram of a telephone handset in profile with radiating sound waves.



NOTE:
Pictogram of a TTY showing the keyboard and space bar typical of most devices and the shape of a telephone handset at the top.



NOTE:
Pictogram that shows the simplified profile of a person seated in a wheelchair.



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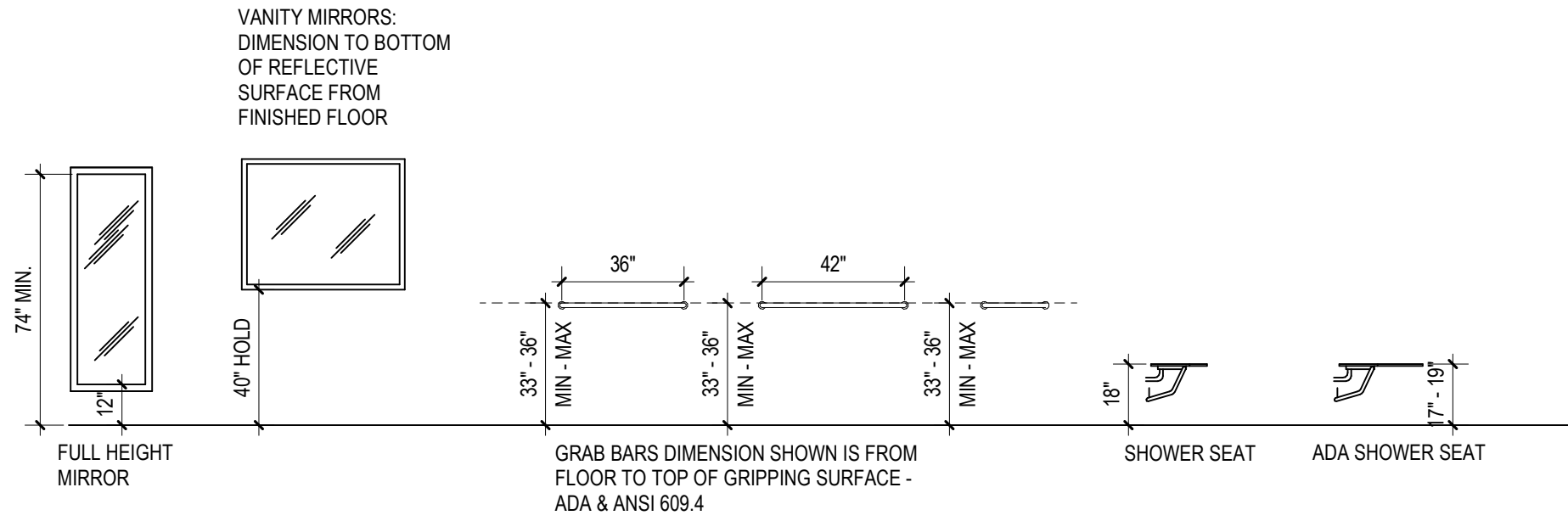
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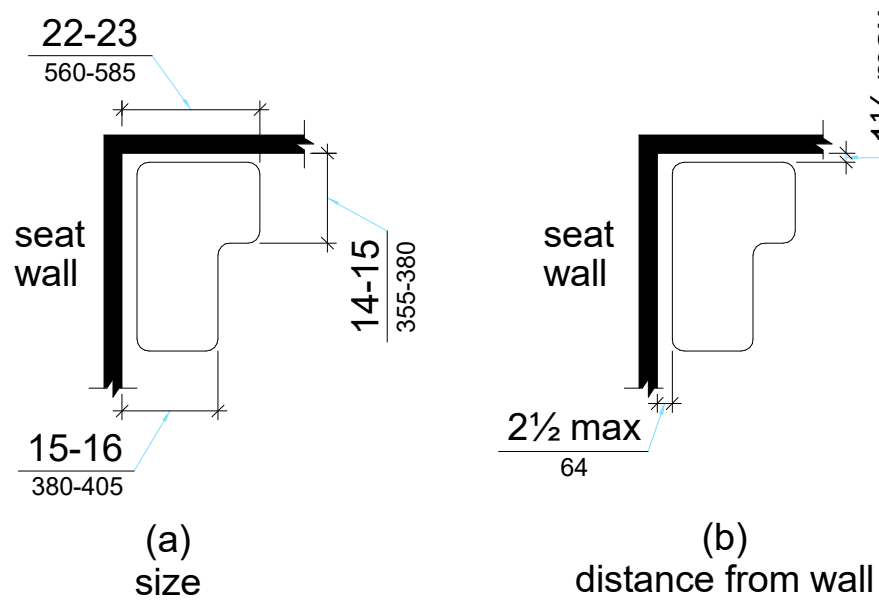
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PROJECT NO: 2021.172
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SCALE: As indicated

0004

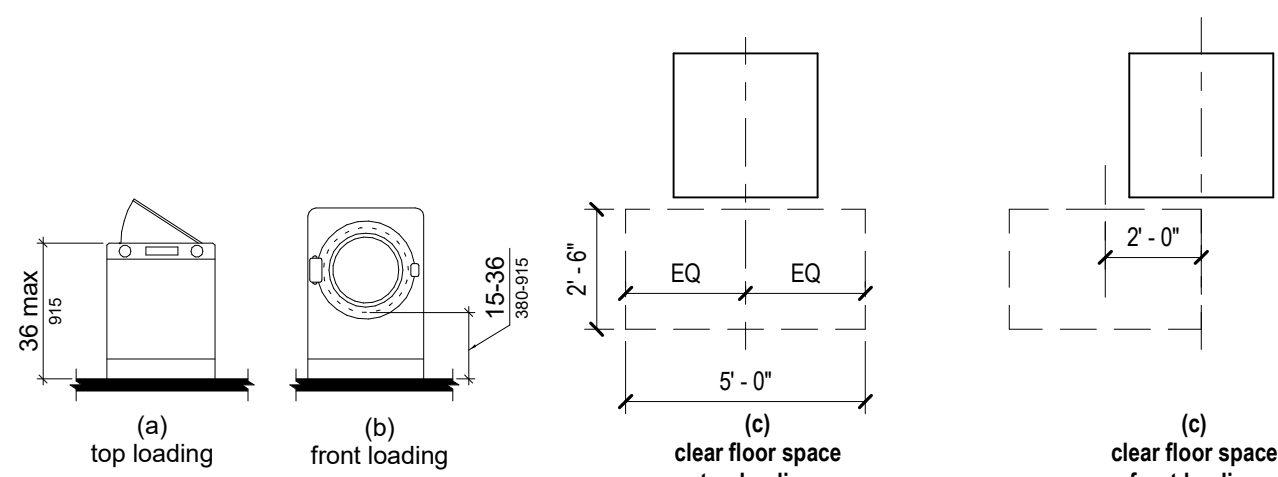


TOILET ACCESSORY MOUNTING HEIGHTS
1/4" = 1'-0"



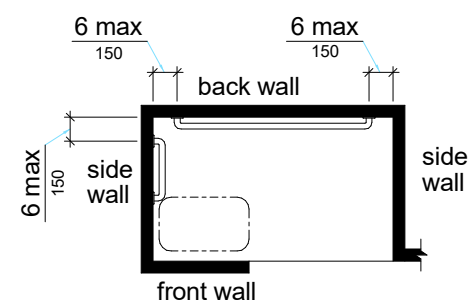
NOTE:
Figures (a) shows the "L" is oriented with the narrower portion toward the compartment opening and the base toward the back. The front edge of the narrow portion of the "L" is 15 to 16 inches (380 to 405 mm) from the seat wall and the base end is 22 to 23 inches (560 to 585 mm) from the seat wall. The base of the "L" is 14 to 15 inches (355 to 380 mm) from the adjacent wall. Figure (b) shows that the seat is 2 1/2 inches (64 mm) maximum from the seat wall and the rear edge of the AL@ portion is 1 1/2 inches (38 mm) maximum from the adjacent wall.

14 610.3.2 L-SHAPED SEATS
3/8" = 1'-0"



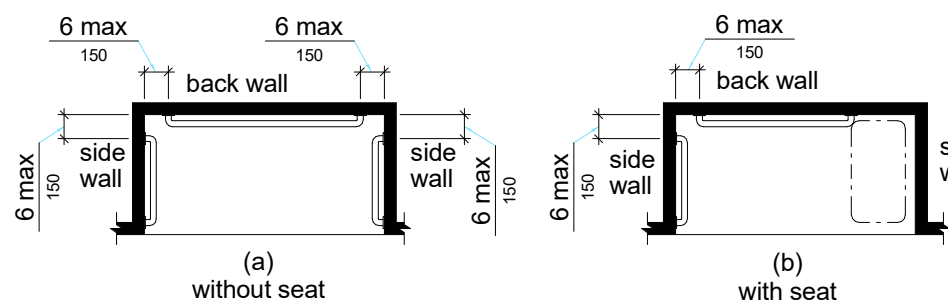
NOTE:
Figure (a) shows a top loading machine with the door to the laundry compartment 36 inches (915 mm) maximum above the floor. Figure (b) shows a front loading machine with the bottom of the opening to the laundry compartment 15 to 36 inches (380 to 915 mm) above the floor. Clear space positioned for parallel approach centered on the appliance shall be provided.
*This figure has been modified to include the information noted in ANSI 117.1 section 611.2

611.4 HEIGHT OF LAUNDRY COMPARTMENT OPENING
1/4" = 1'-0"



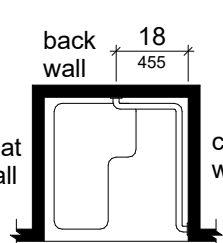
NOTE:
This figure shows an alternate roll-in shower with a seat. A grab bar extends on the wall opposite the seat and is 6 inches (150 mm) maximum from adjacent walls. Another grab bar is mounted on the side wall adjacent to the seat; this grab bar does not extend over the seat and is 6 inches (150 mm) maximum from the back wall.

608.3.3 GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS
1/4" = 1'-0"



NOTE:
Figure (a) is a plan view of a shower without a seat. Grab bars are provided on three walls that are 6 inches (150 mm) maximum from the adjacent wall. Figure (b) is a plan view of a shower with a seat on one side wall. Grab bars are provided on the opposite side wall and the back wall. The back wall grab bar does not extend over the seat. The grab bars are 6 inches (150 mm) maximum from the adjacent wall.

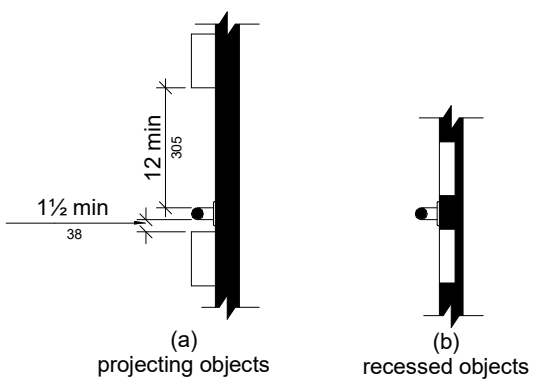
608.3.2 GRAB BARS FOR STANDARD ROLL-IN TYPE SHOWERS
1/4" = 1'-0"



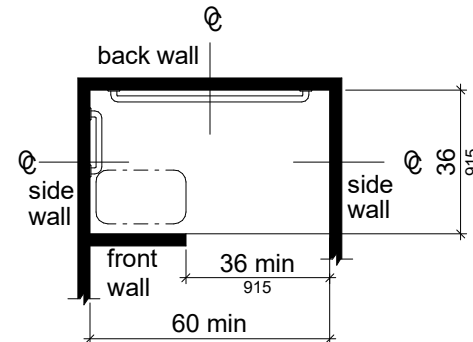
NOTE:
Plan view shows a grab bar that extends across the control wall and the back wall to a point 18 inches (455 mm) from the control wall.

608.3.1 GRAB BARS FOR TRANSFER TYPE SHOWERS
1/4" = 1'-0"

10 609.3 SPACING
1/2" = 1'-0"



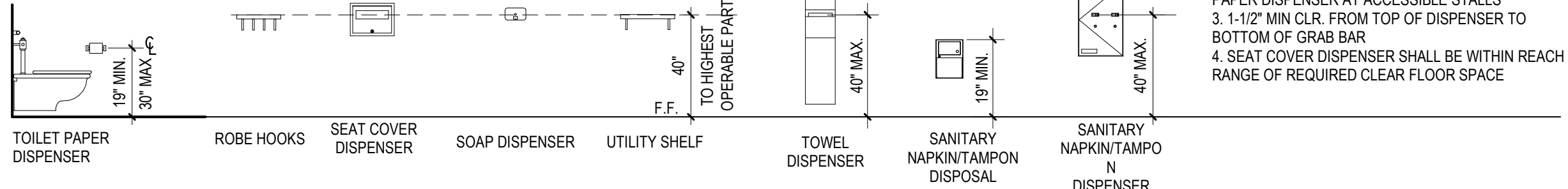
NOTE:
A grab bar is shown with a projecting object mounted above and below it. Projecting objects must spaced 1 1/2 inch (38 mm) minimum below and 12 inches (305 mm) minimum above the grab bar. Recessed objects can be spaced immediately above and below.



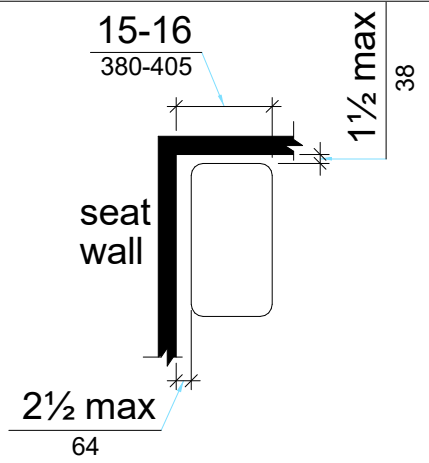
Note: inside finished dimensions measured at the center points of opposing sides

NOTE:
A plan view shows the shower compartment is 36 inches (915 mm) wide absolute and 60 inches (1525 mm) deep minimum. A 36 inch (915 mm) wide minimum entry is provided on one long wall. A seat is provided adjacent to the entry on the same wall.

608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
1/4" = 1'-0"

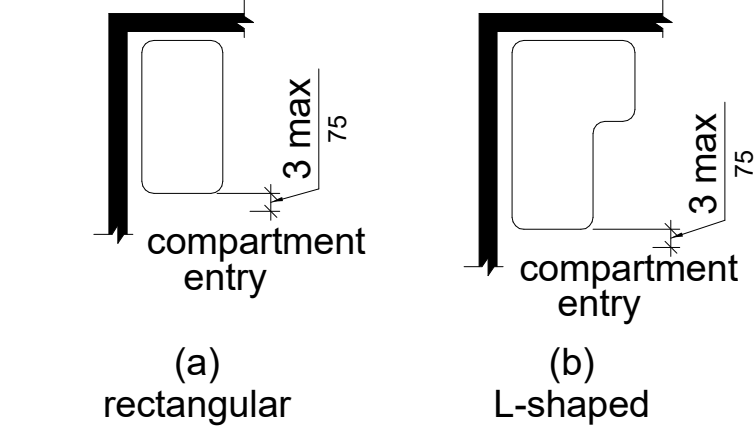


NOTES:
1. LIMITED TO 4" MAX WALL PROJECTIONS.
2. 3" MAX. PROJECTION FROM WALL FOR TOILET PAPER DISPENSER AT ACCESSIBLE STALLS
3. 1-1/2" MIN CLR. FROM TOP OF DISPENSER TO BOTTOM OF GRAB BAR
4. SEAT COVER DISPENSER SHALL BE WITHIN REACH RANGE OF REQUIRED CLEAR FLOOR SPACE



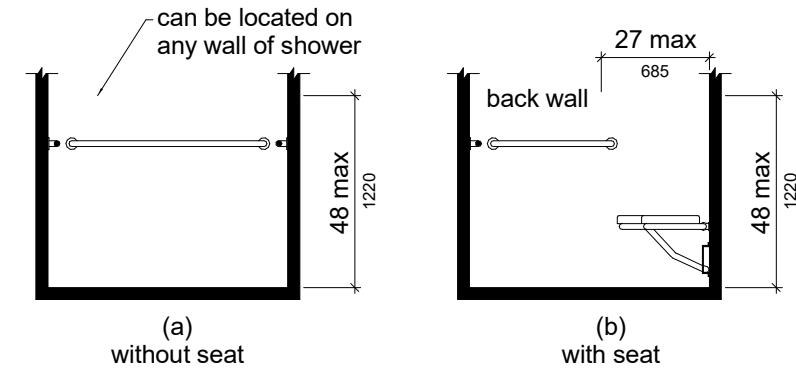
NOTE:
The rear edge is 2 1/2 inches (64 mm) maximum and the front edge 15 to 16 inches (380 to 405 mm) from the seat wall. The side edge is 1 1/2 inches (38 mm) maximum from the back wall.

13 610.3.1 RECTANGULAR SEATS
3/8" = 1'-0"



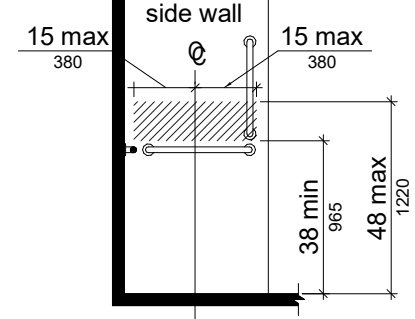
NOTE:
Figure (a) is a plan view of a rectangular seat and figure (b) is a plan view of an L-shaped seat. The front edge of each is 3 inches (75 mm) maximum from the compartment entry.

12 610.3 SHOWER COMPARTMENT SEATS
3/8" = 1'-0"



NOTE:
Figure (a) is an elevation drawing of a compartment without a seat. The area for controls, faucets and shower spray units is located on any wall of the shower above the grab bar but no higher than 48 inches (1220 mm) above the shower floor. Figure (b) is an elevation drawing of a compartment with a seat. The area for controls, faucets and shower spray units is located on the back wall 27 inches (685 mm) from the seat wall and above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor.

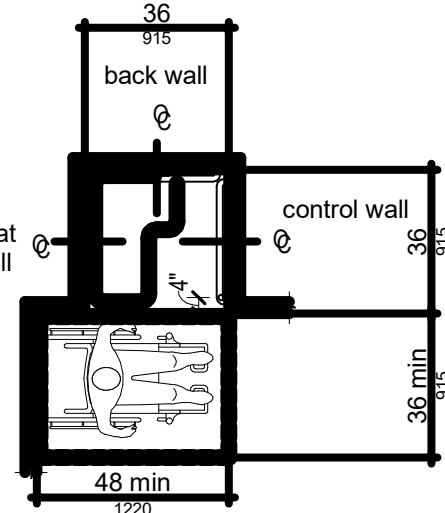
608.5.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT CONTROL LOCATION
1/4" = 1'-0"



NOTE:
The area for controls, faucets and shower spray units is located 38 inches (965 mm) minimum to 48 inches (1220 mm) maximum above the shower floor on the control wall 15 inches (380 mm) maximum from the centerline of the seat, toward the shower opening.

*This figure has been modified to include the vertical grab bar noted in ANSI 117.1 608.5.1

7 608.5.1 TRANSFER TYPE SHOWER COMPARTMENT CONTROL LOCATION
1/4" = 1'-0"

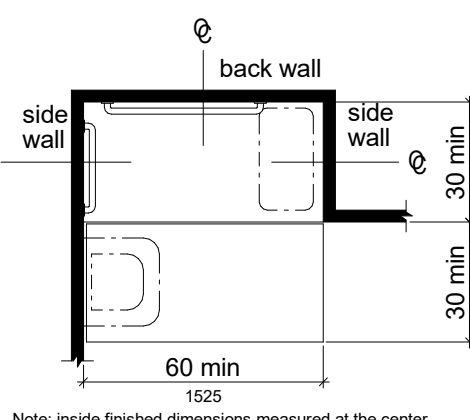


Note: inside finished dimensions measured at the center points of opposing sides

NOTE:
A transfer stall is shown in plan view to be 36 by 36 inches (915 by 915 mm). Clear floor space in front is 36 inches (915 mm) wide minimum and 48 inches (1220 mm) long minimum measured from the control wall.

*This figure has been modified to include vertical grab bar noted in ANSI 117.1 608.3.1.2

1 608.2.1 TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
1/4" = 1'-0"



Note: inside finished dimensions measured at the center points of opposing sides

NOTE:
A plan view shows the shower compartment is 30 inches (760 mm) minimum by 60 inches (1525 mm) minimum with a 60 inch (1525 mm) wide entry on the face of the compartment. A clear floor space 30 inches (760 mm) side is provided adjacent to the open face of the compartment. A seat is shown on one end. A lavatory is permitted within the clear floor space on the end opposite the seat.

2 608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE
1/4" = 1'-0"



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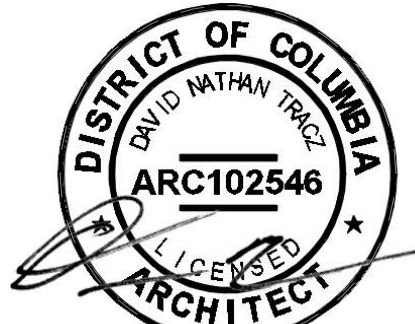
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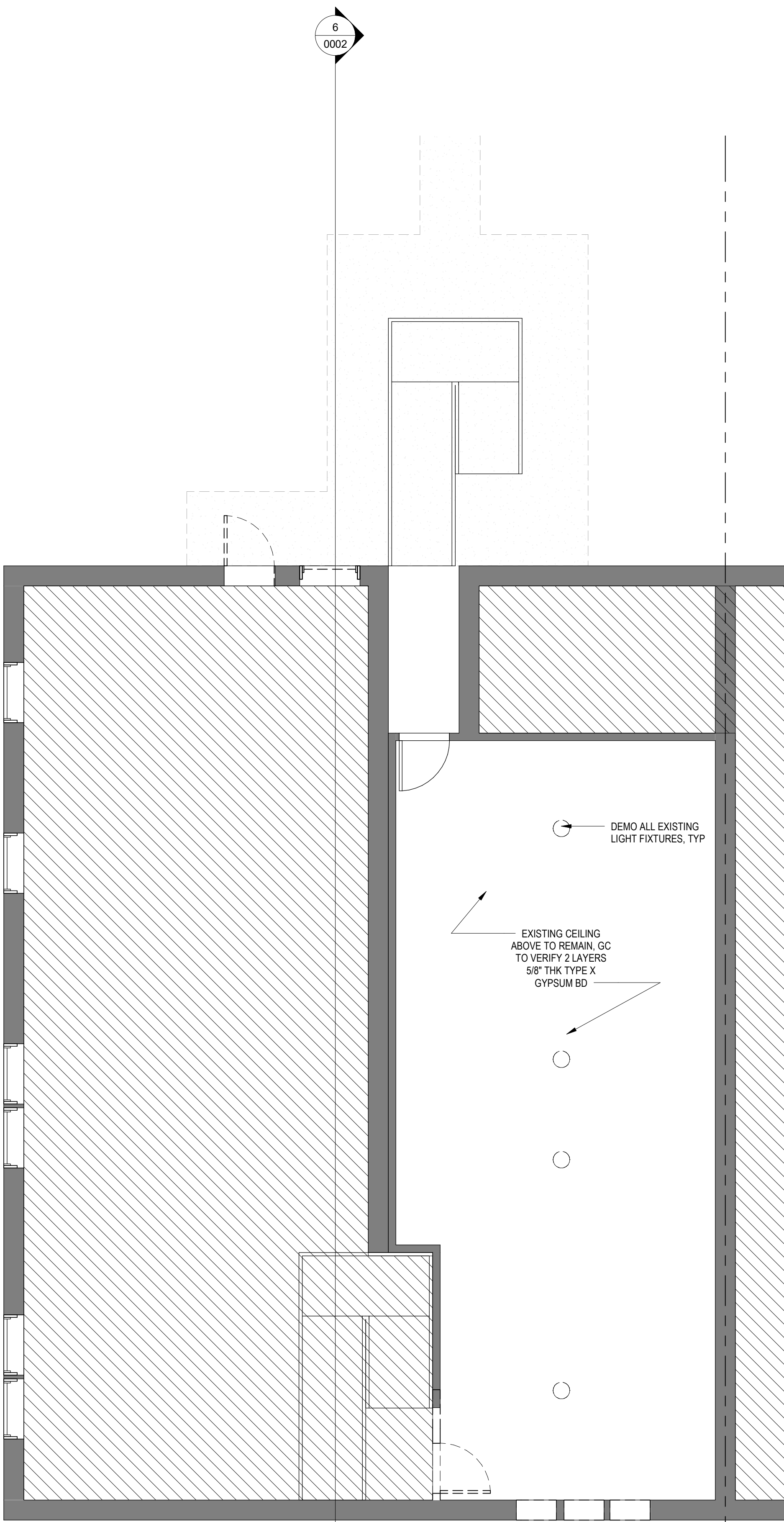
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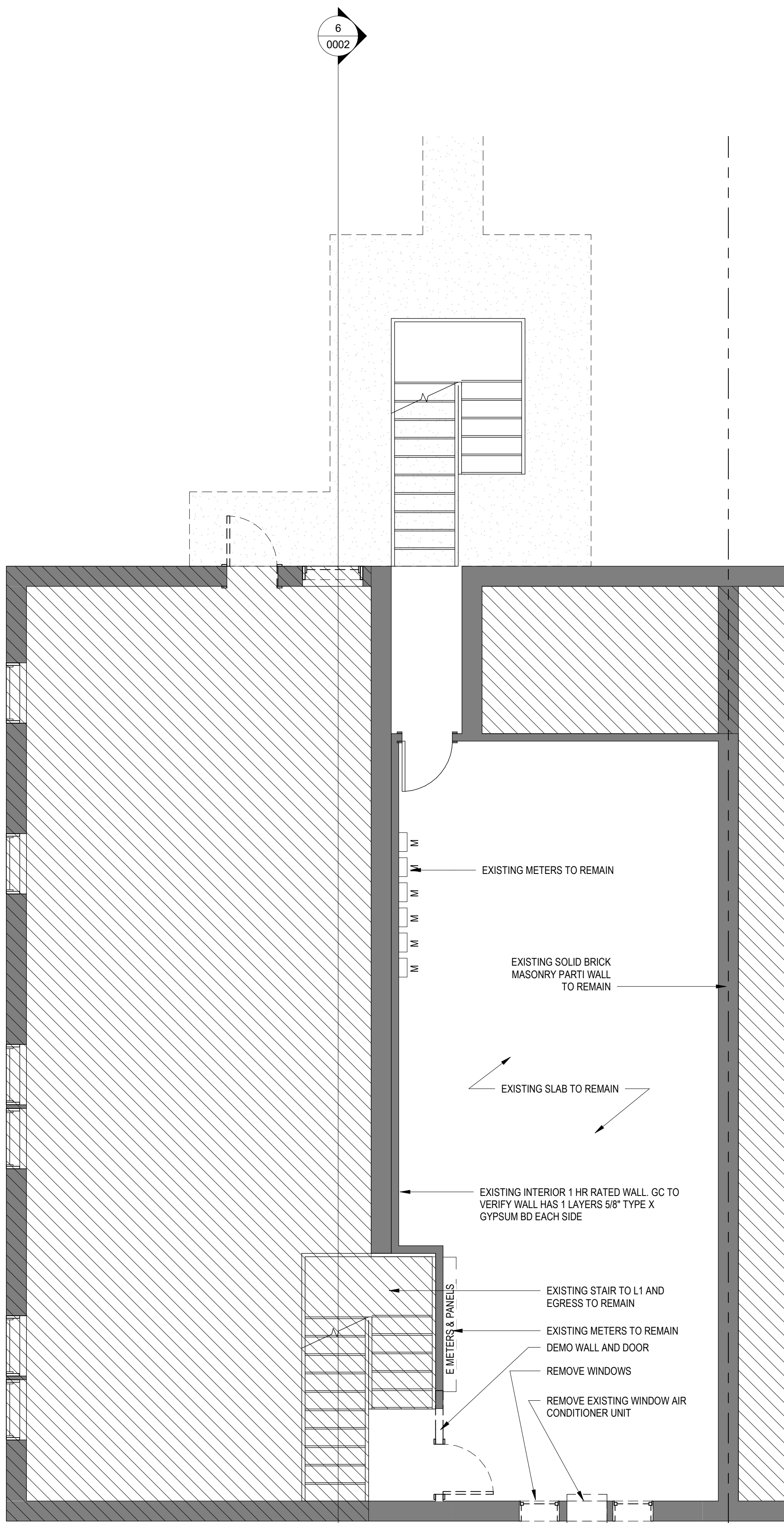
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0005



2 CELLAR - DEMO RCP
1/4" = 1'-0"



1 CELLAR DEMO PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS AS NOTED.
4. REMOVE DOORS, FRAMES AND HARDWARE AS NOTED.
5. REMOVE EXISTING WINDOWS
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT AS NOTED
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT AS NOTED
11. REMOVE ALL EXISTING PLASTER AND LATH CEILINGS TO JOISTS ABOVE AS SELECTIVE DEMOLITION REQUIRES
12. REMOVE ALL EXISTING FLOOR FINISHES. SUBFLOOR TO REMAIN.

EXISTING TO REMAIN

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 1/2" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY W/ IRC E3802 OR NEC210.12
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2012 IECC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2012 IECC 402.4.1.2
13. SEE GENERAL SHEETS FOR ADA COMPLIANCE REQUIREMENTS FOR BATHROOM FACILITIES.

EXISTING TO REMAIN

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1	COMMENT RESPONSE	3/30/2022

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SEAL &
SIGNATURE:

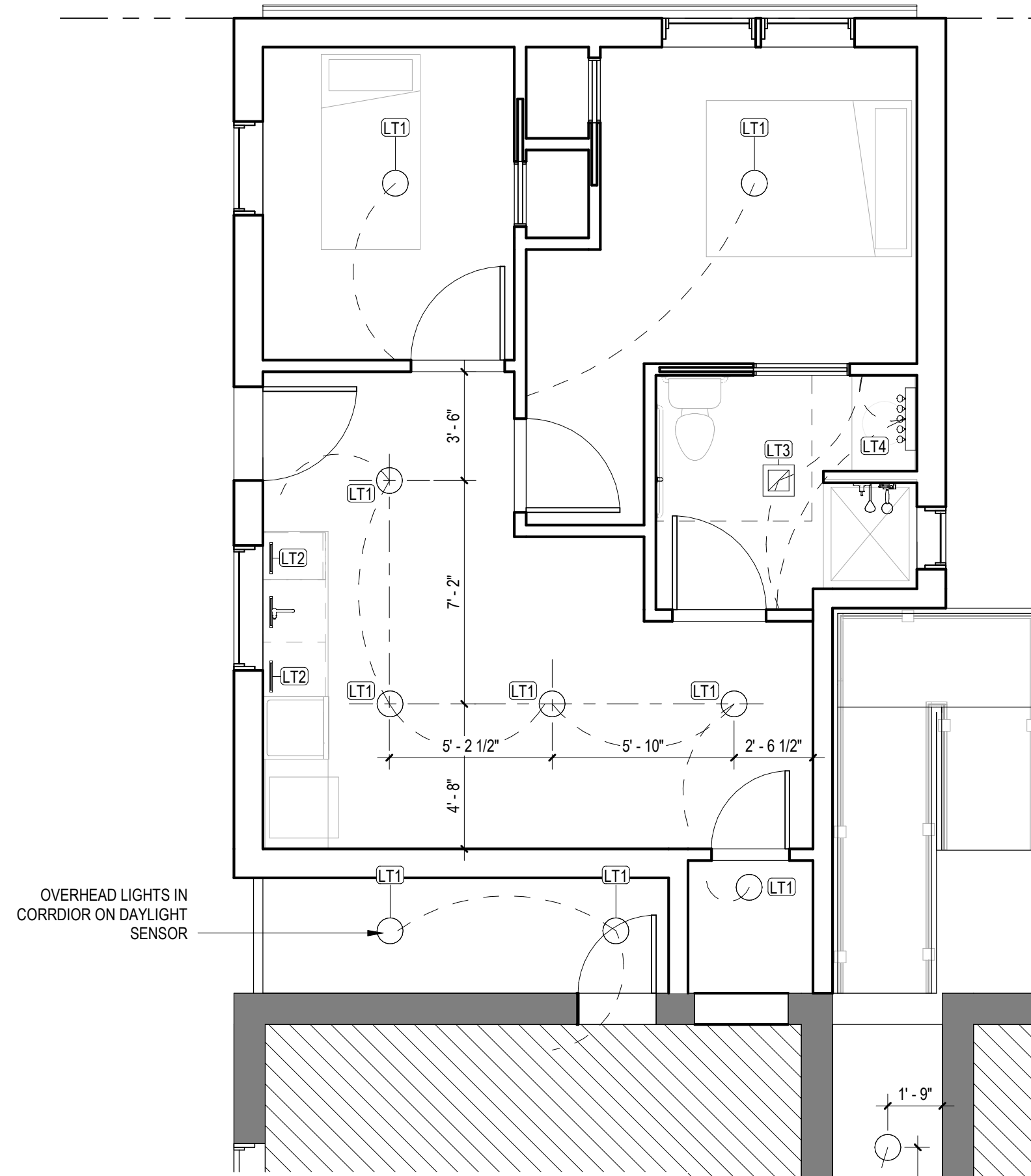
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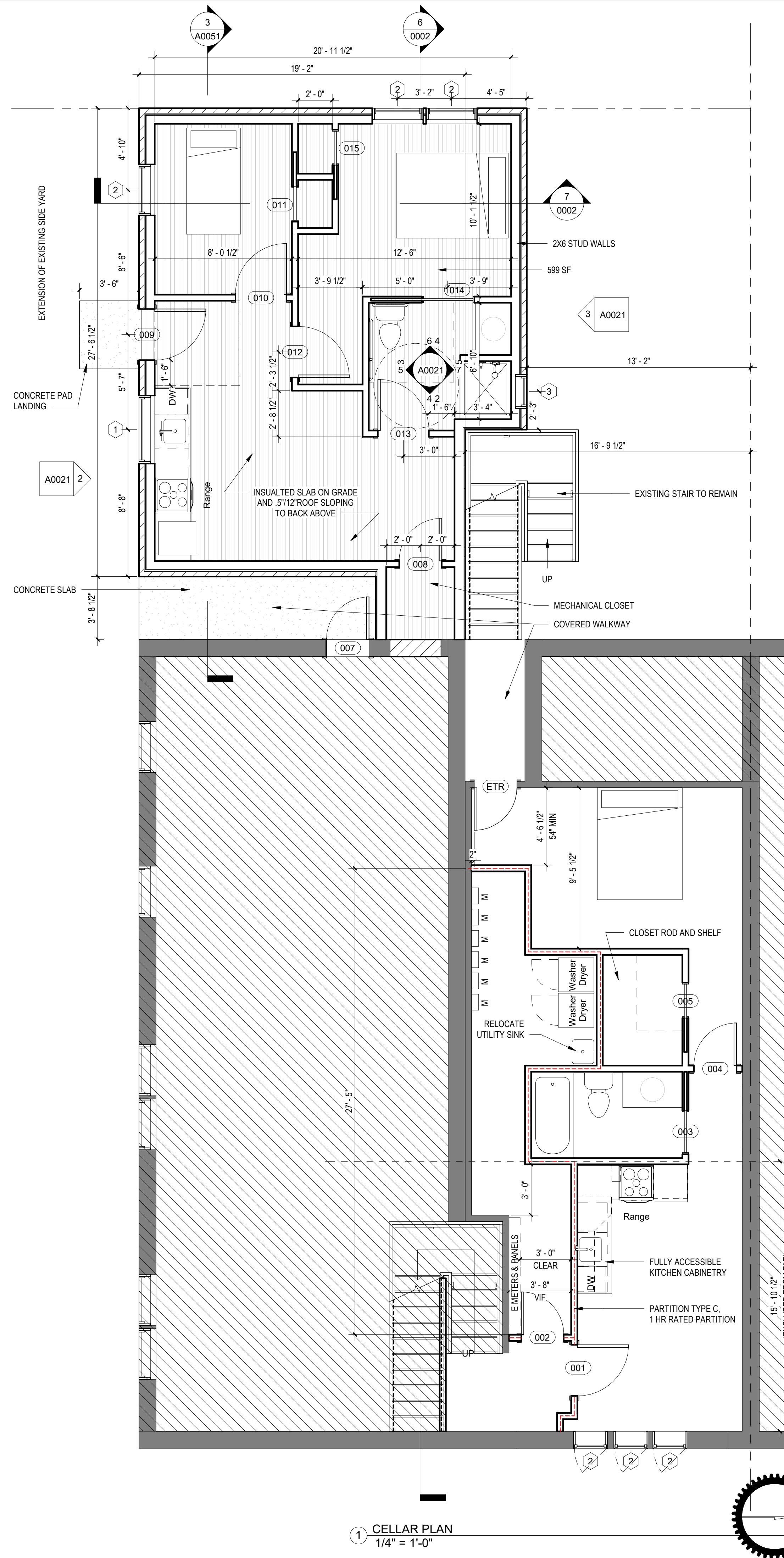
OVERHEAD LIGHTS IN
CORRIDOR ON DAYLIGHT
SENSOR

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 1/2" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY W/ IRC E3802 OR NEC210.12
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2012 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2012 IECC 402.4.1.2
- SEE GENERAL SHEETS FOR ADA COMPLIANCE REQUIREMENTS FOR BATHROOM FACILITIES.

EXISTING TO REMAIN

2 CELLAR - RCP
1/4" = 1'-0"



1 CELLAR PLAN
1/4" = 1'-0"

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ADDRESS: **2500 41ST STREET NW**
WASHINGTON, DC 20007

NO.	ISSUE	DATE
0	FOR PERMIT	1/18/2022
1	COMMENT RESPONSE	3/30/2022

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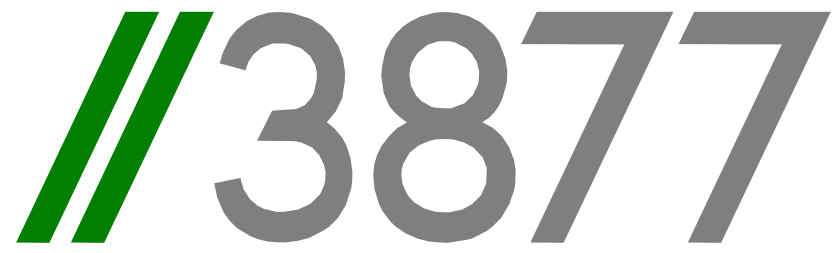
SHEET TITLE: ARCHITECTURAL FLOOR PLANS

PROJECT NO: 2021.172

DATE: 04/14/16

SCALE: As indicated

A0011



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PROJECT: 2500 41ST STREET NW
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SHEET SUBMISSION INDEX

REV NO.	REVISION	DATE
1	COMMENT RESPONSE	3/30/2022

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SHEET TITLE: ELEVATIONS

PROJECT NO: 2021.172

DATE ISSUED: 06/10/22

SCALE: As indicated

A0021

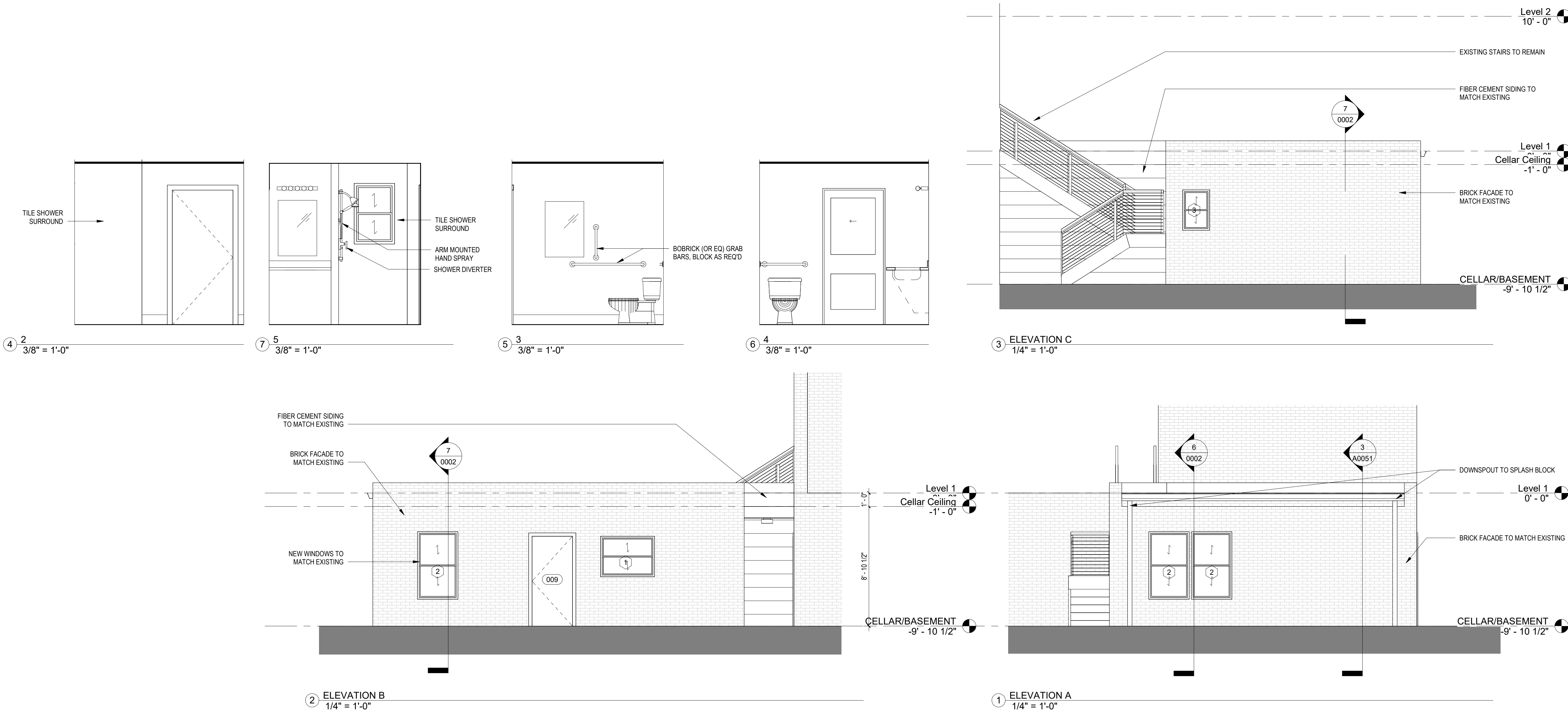
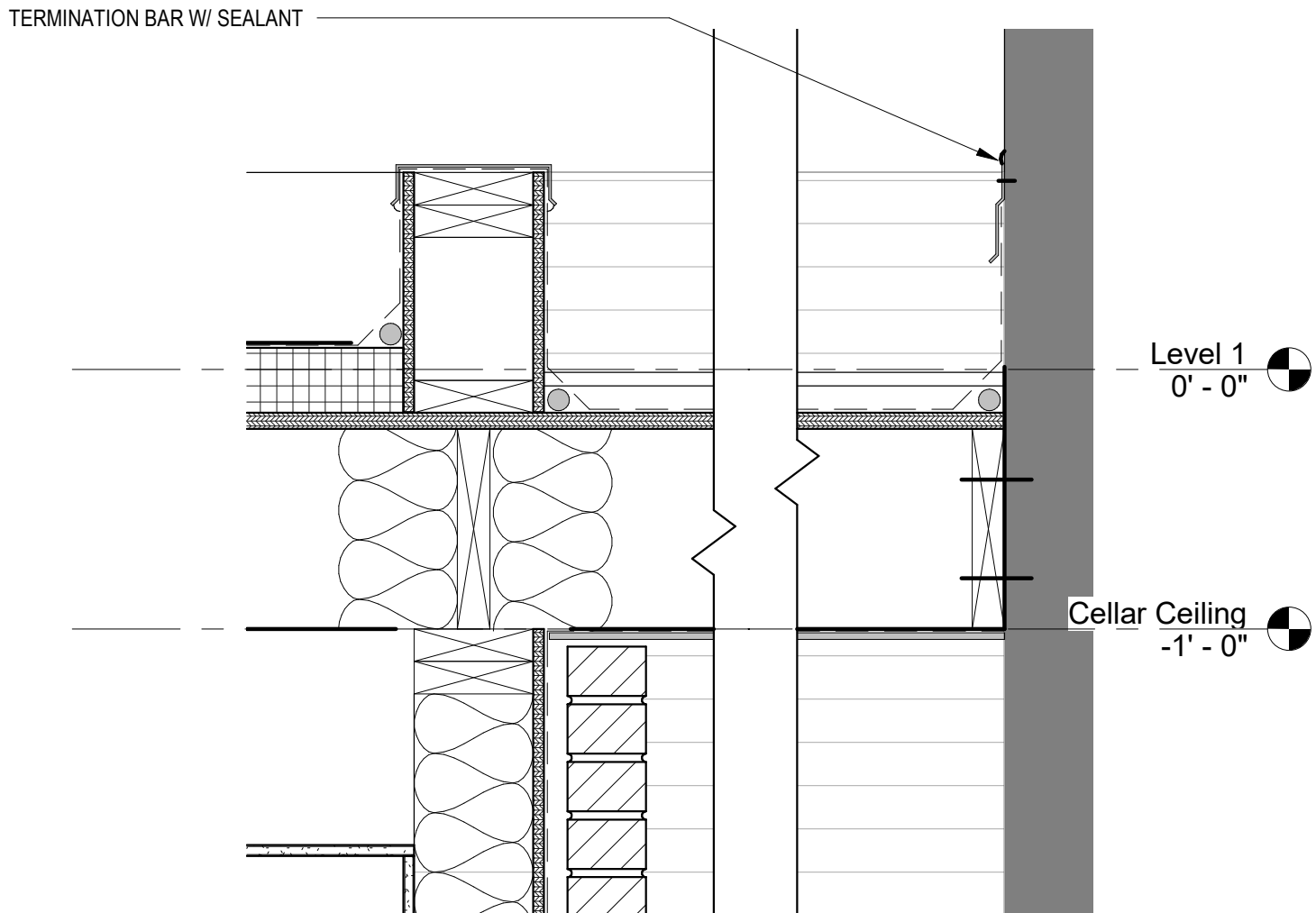
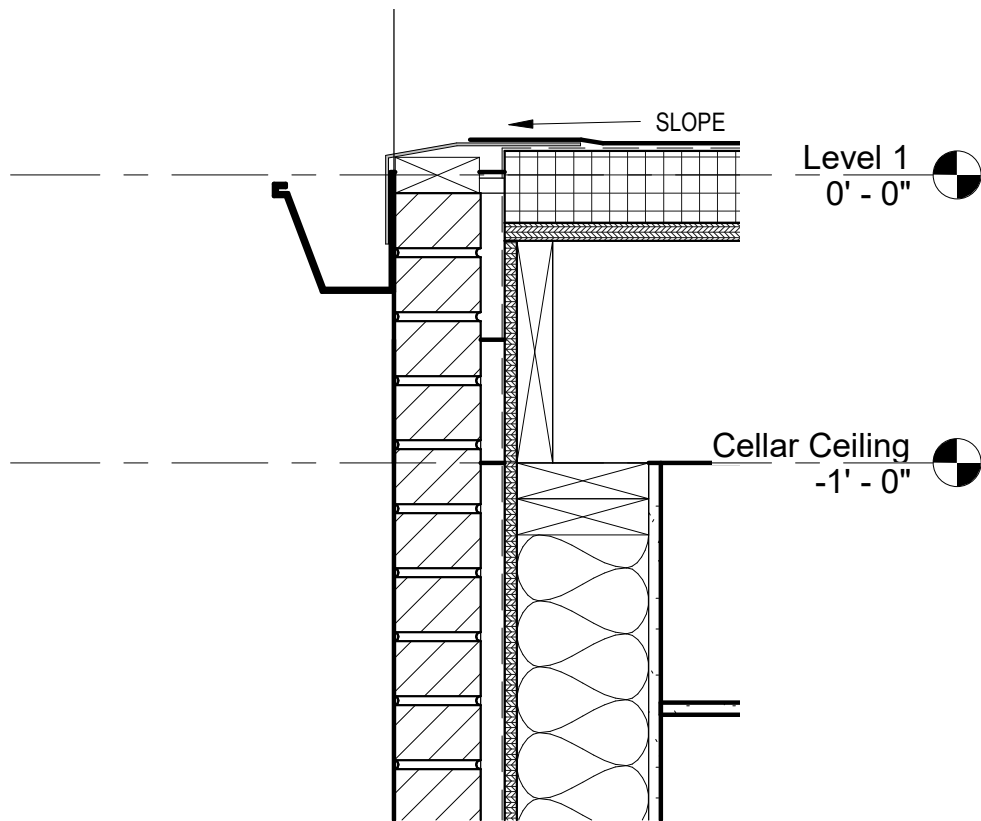


TABLE R402.4.1.1 AIR BARRIER and INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
	The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

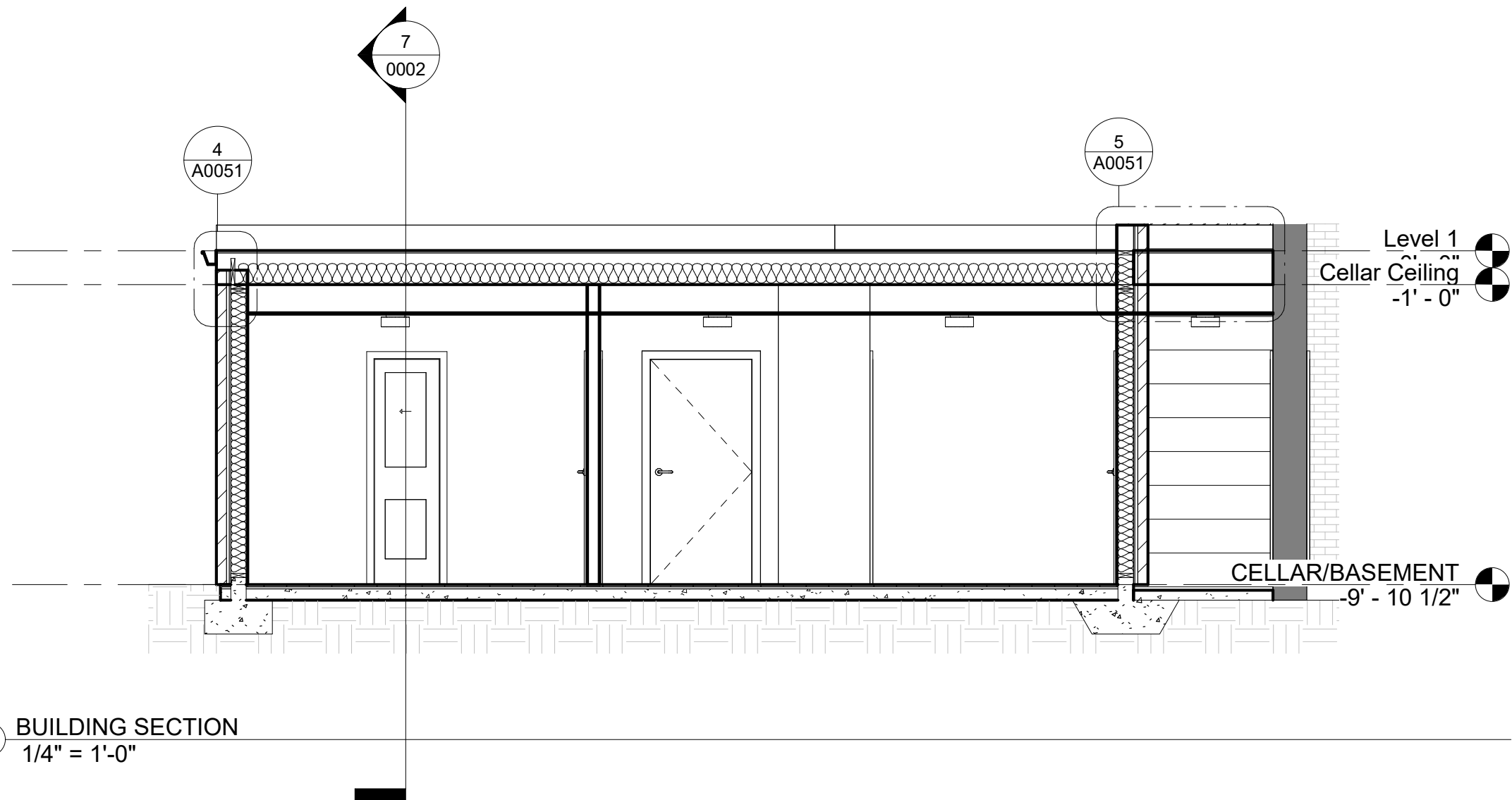
- a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



5 SECTION DETAIL @ EX BUILDING
1 1/2" = 1'-0"



4 SECTION DETAIL @ ROOF
1 1/2" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"

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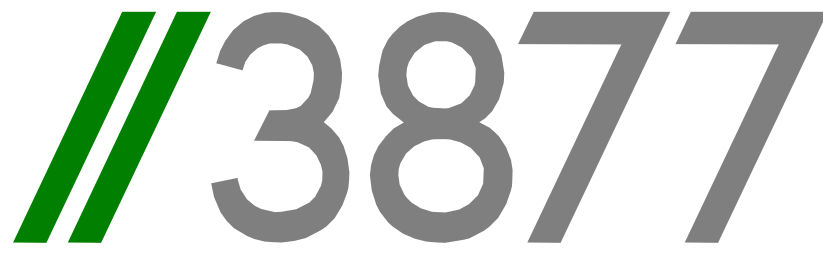
SHEET TITLE: SECTION & ENLARGED DETAILS

PROJECT NO: 2021.172

DATE: 02/17/17

SCALE: As indicated

A0051



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SHEET SUBMISSION INDEX

REV NO.	REVISION	DATE
1	COMMENT RESPONSE	3/30/2022

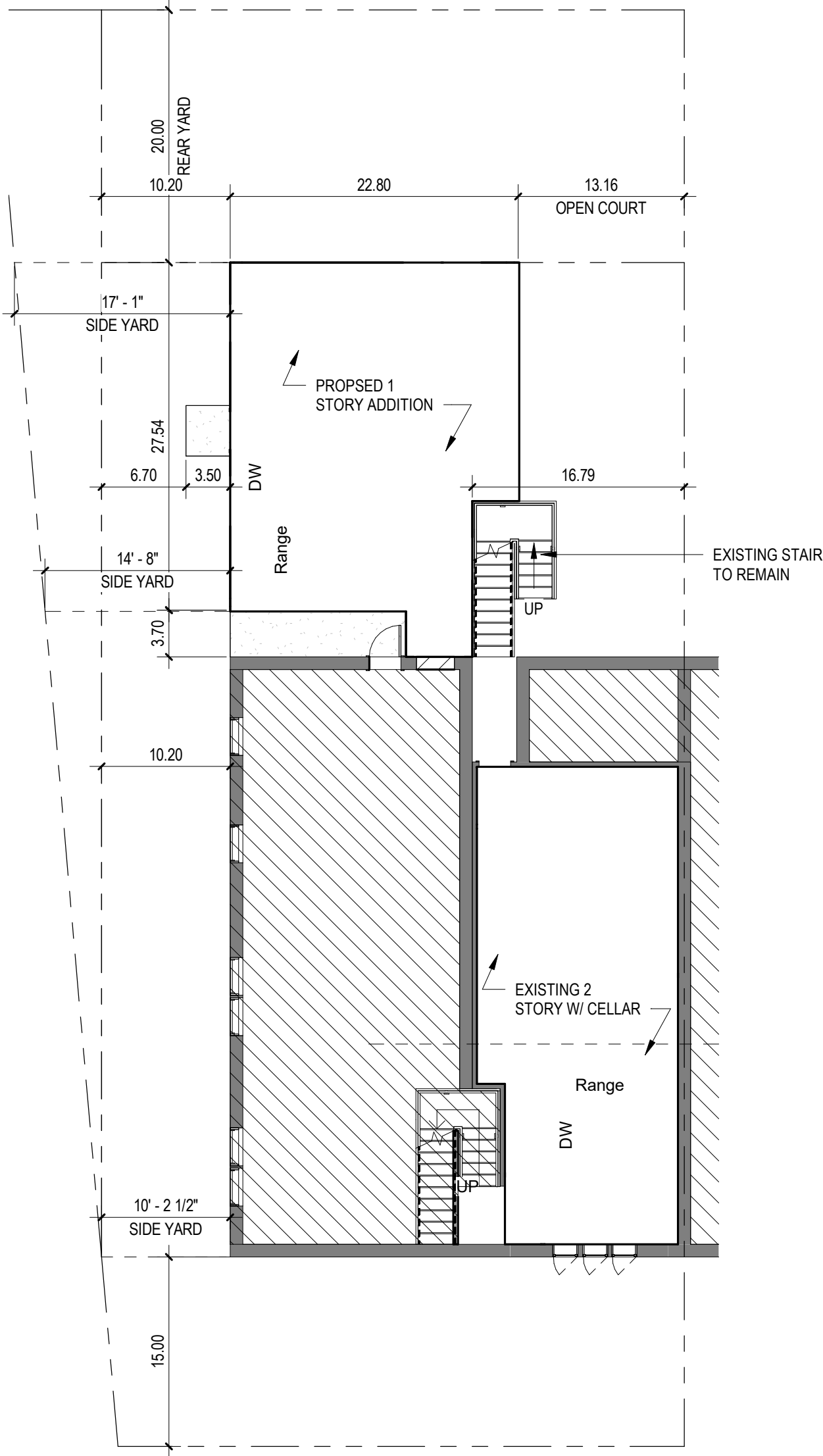
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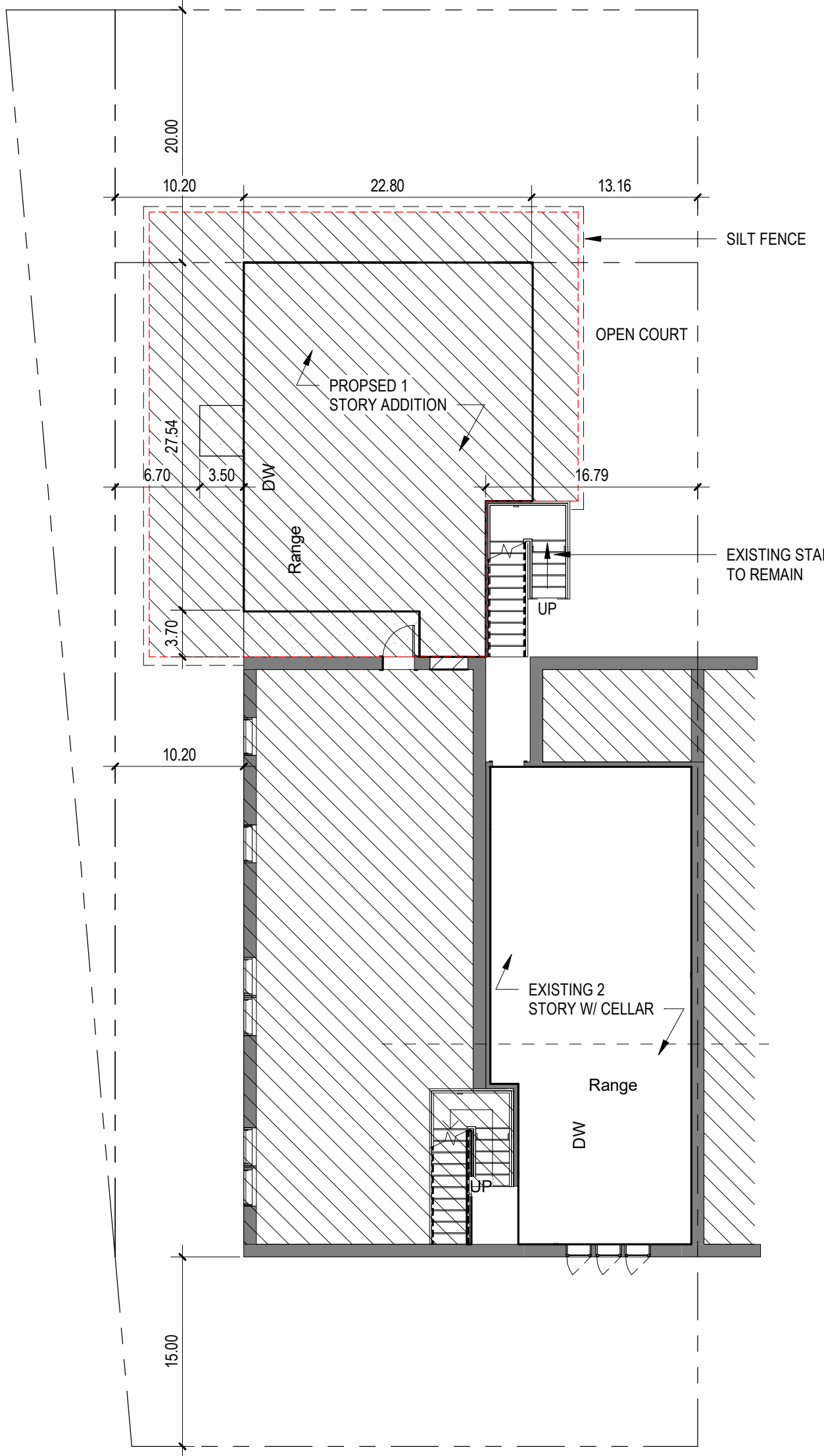
SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

PROJECT NO: 2021.172
DATE ISSUED: 06/09/22
SCALE: 1" = 10'-0"

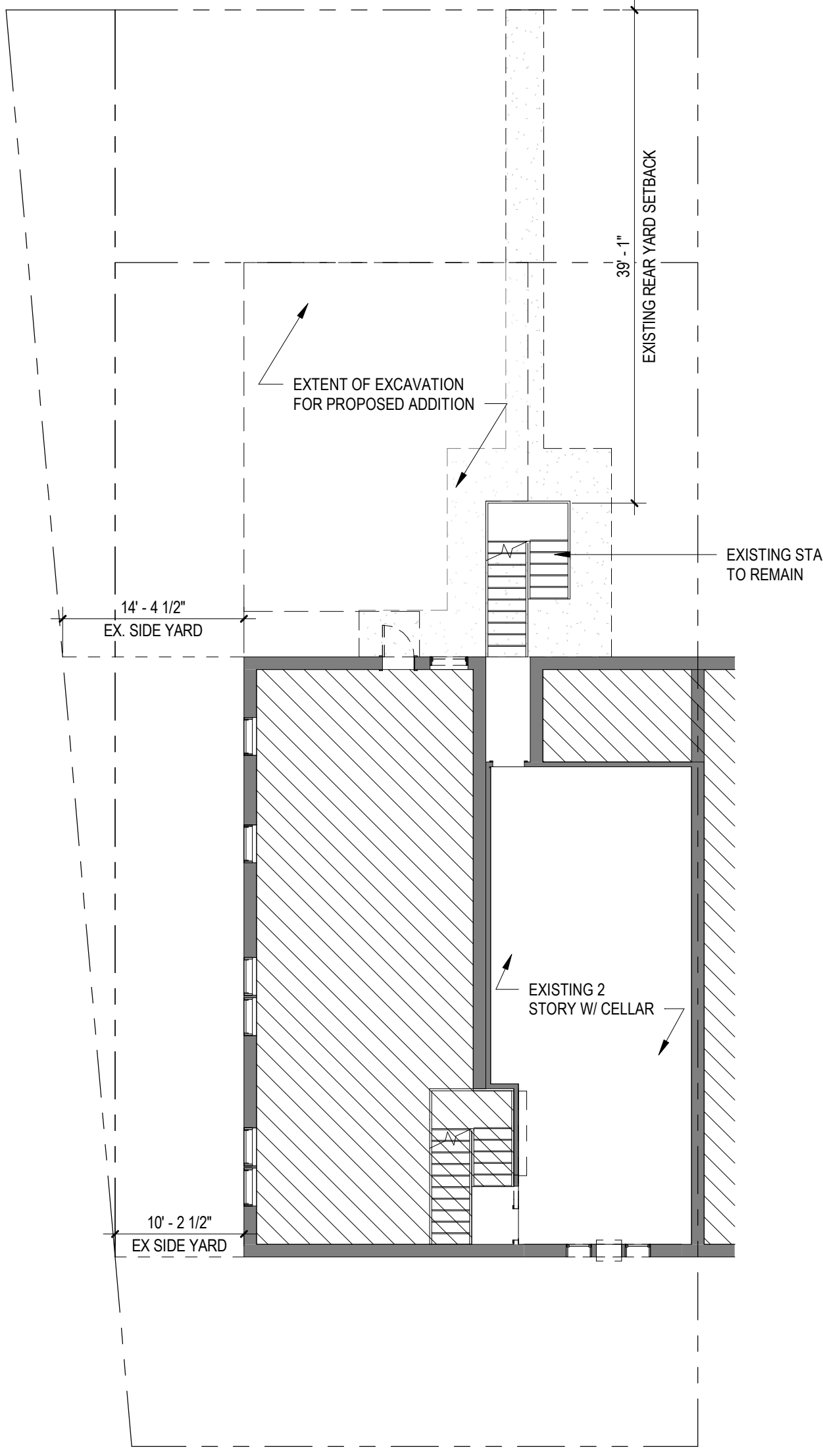
C001





③ SITE PLAN - NEW WORK
1" = 10'-0"



② EROSION & SEDIMENT CONTROL
1" = 10'-0"



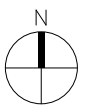
① SITE PLAN - DEMOLITION
1" = 10'-0"

SEQUENCE OF CONSTRUCTION		CIVIL CALCULATION TABLE:				CIVIL NARRATIVE & LEGEND:	
SEQUENCE OF CONSTRUCTION A. CLEARING AND GRUBBING REQUIRED FOR PERIMETER CONTROLS; B. CONSTRUCTION OF PERIMETER CONTROLS; C. REMAINING CLEARING AND GRUBBING; D. ROAD GRADING; NOT APPLICABLE; E. GRADING FOR THE REMAINDER OF THE SITE; F. UTILITY INSTALLATION, INCLUDING THE USE OR BLOCKING OF STORM DRAINS AFTER CONSTRUCTION IF APPLICABLE; G. FINAL GRADING, LANDSCAPING, OR STABILIZATION; AND H. REMOVAL OF CONTROLS.		DISTURBED AREA: INCLUDES 5' MIN BUFFER AROUND DISTURB.	EXISTING	PROPOSED		RENOVATION AND ADDITION OF EXISTING MULTI-FAMILY RESIDENCE. NEW HVAC, ELEC, PLUMBING AND FINISHES THROUGHOUT.  DISTURBED AREA  PAVED FOOTPRINT	
		EXCAVATION VOLUME:		7272 CU. FT.			
		TOTAL LOT AREA:	5242 SQ. FT	5938 SQ FT			
		TOTAL PERVIOUS SURFACE:	3529 SQ. FT	2854 SQ FT	48%		
		TOTAL BUILDING FOOTPRINT:	1709 SQ FT	2328 SQ FT	39%		
		TOTAL PAVED FOOTPRINT:	343 SQ FT	71 SQ FT	0.01%		

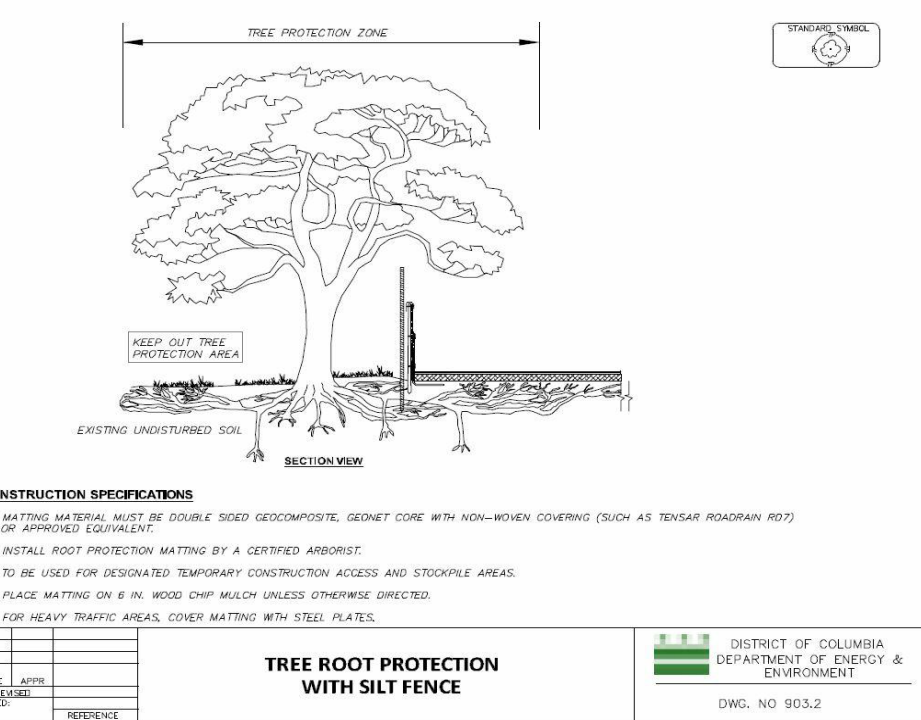
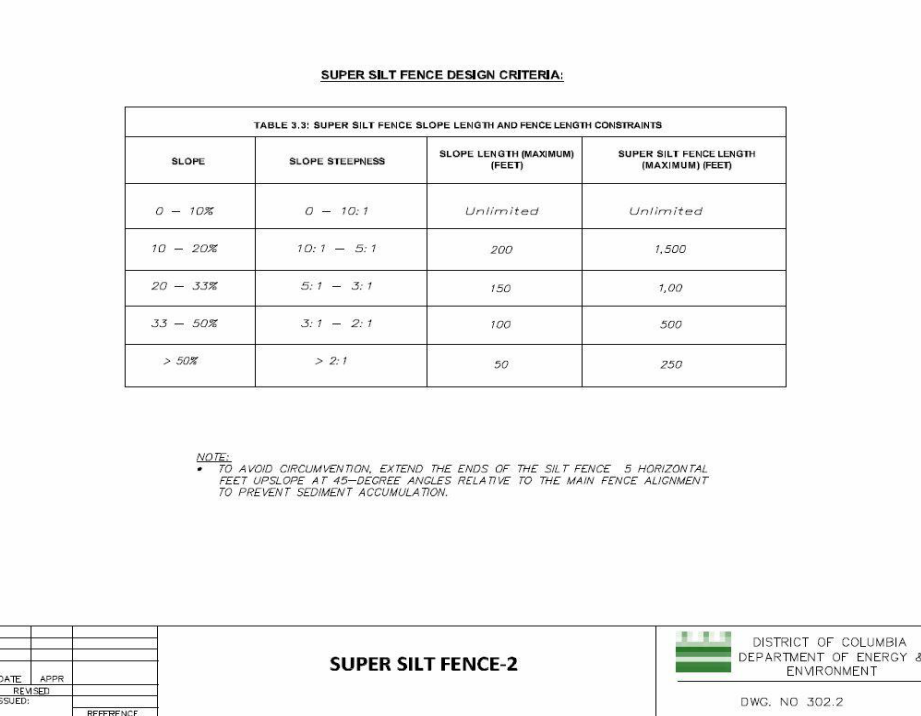
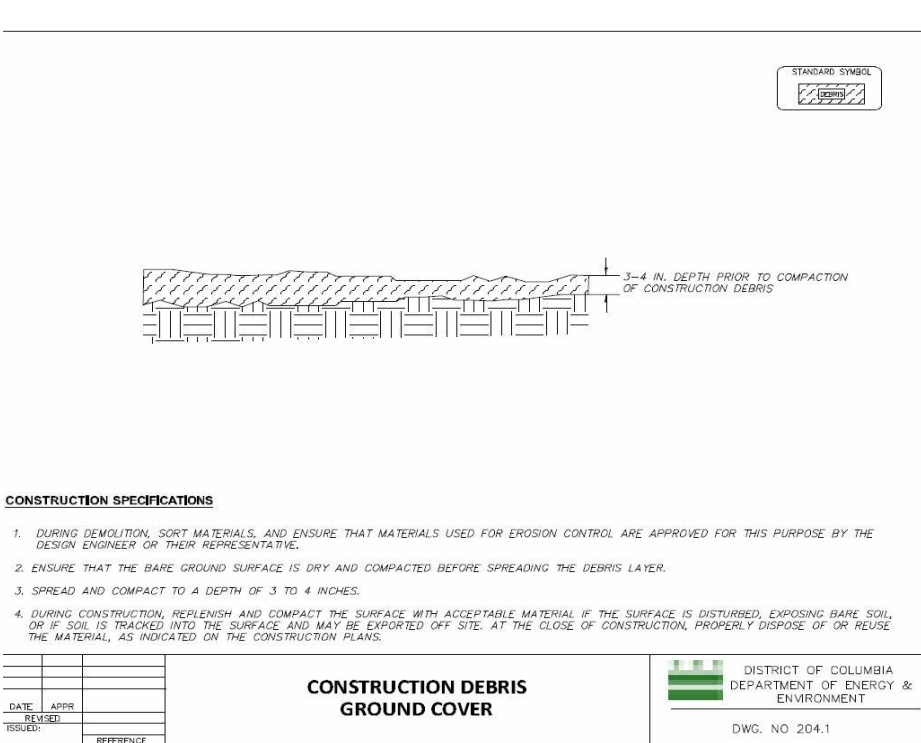
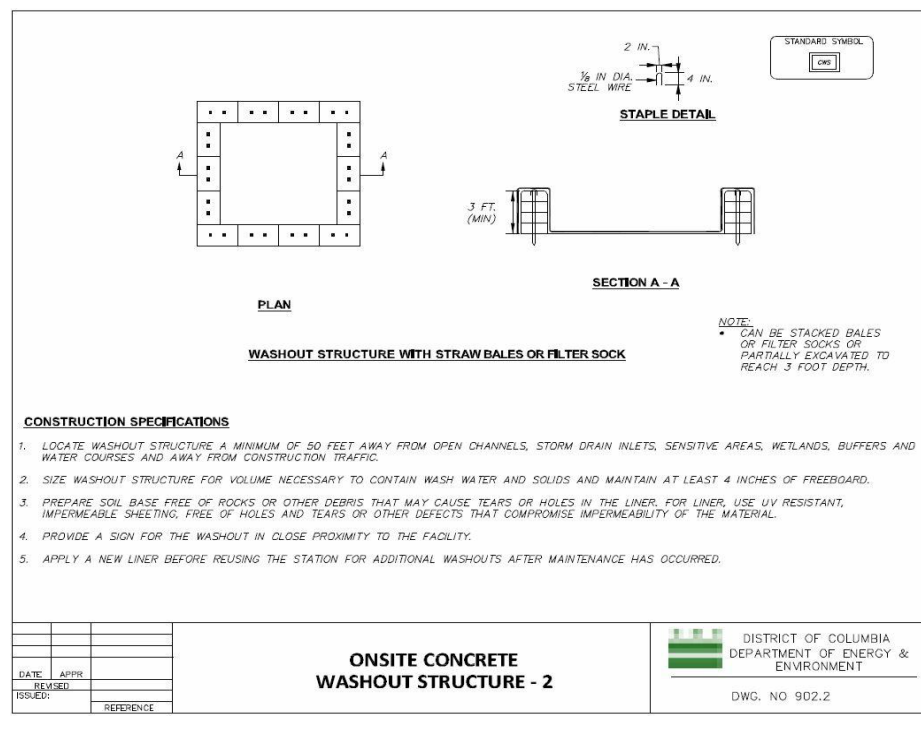
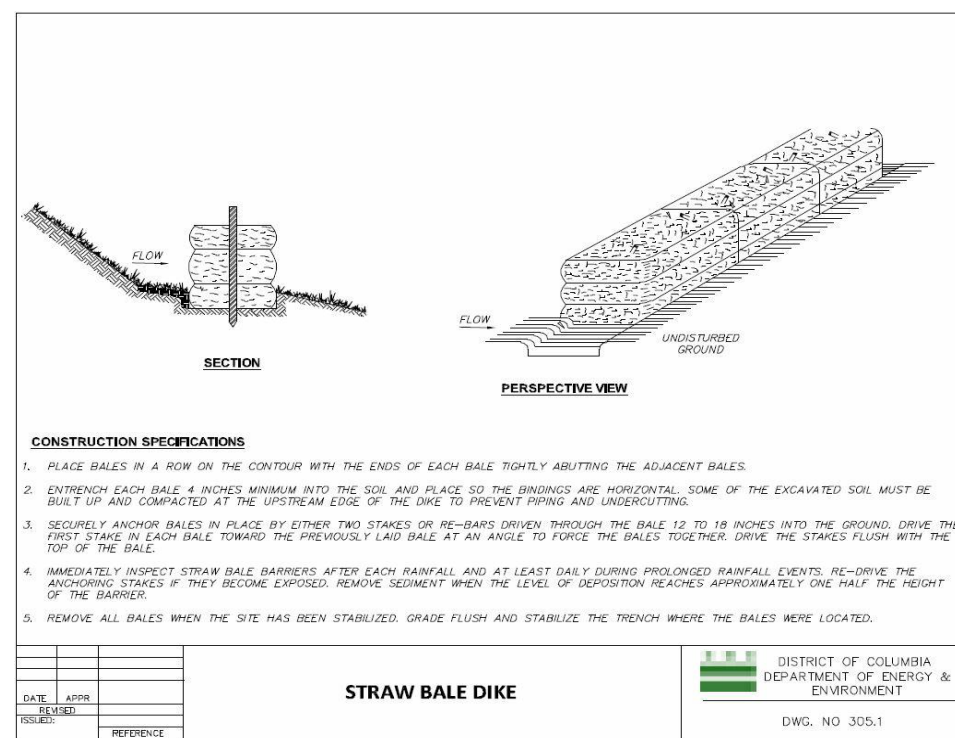
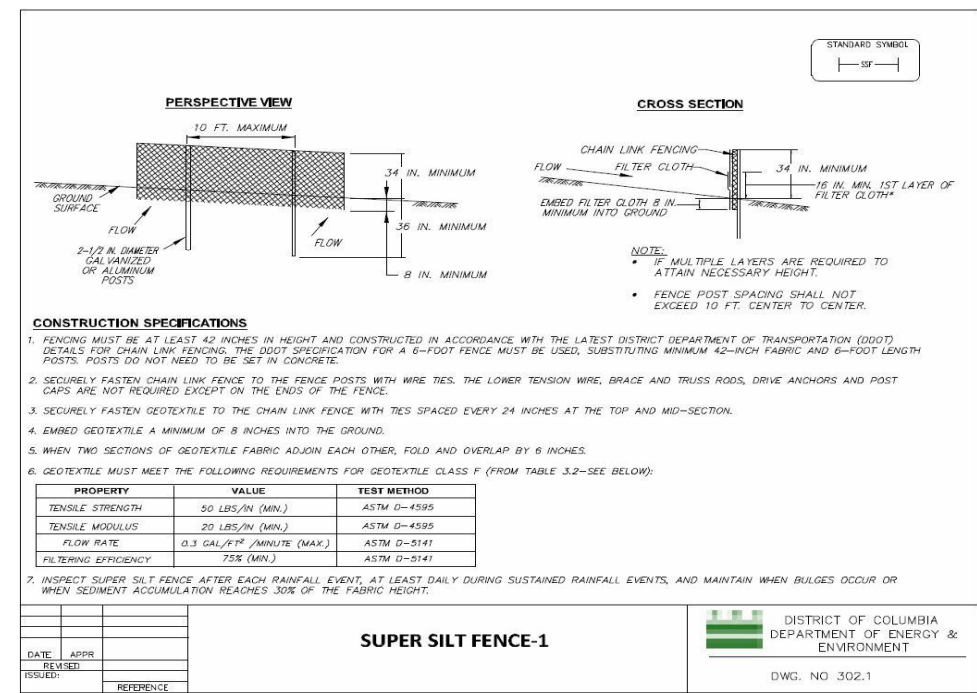
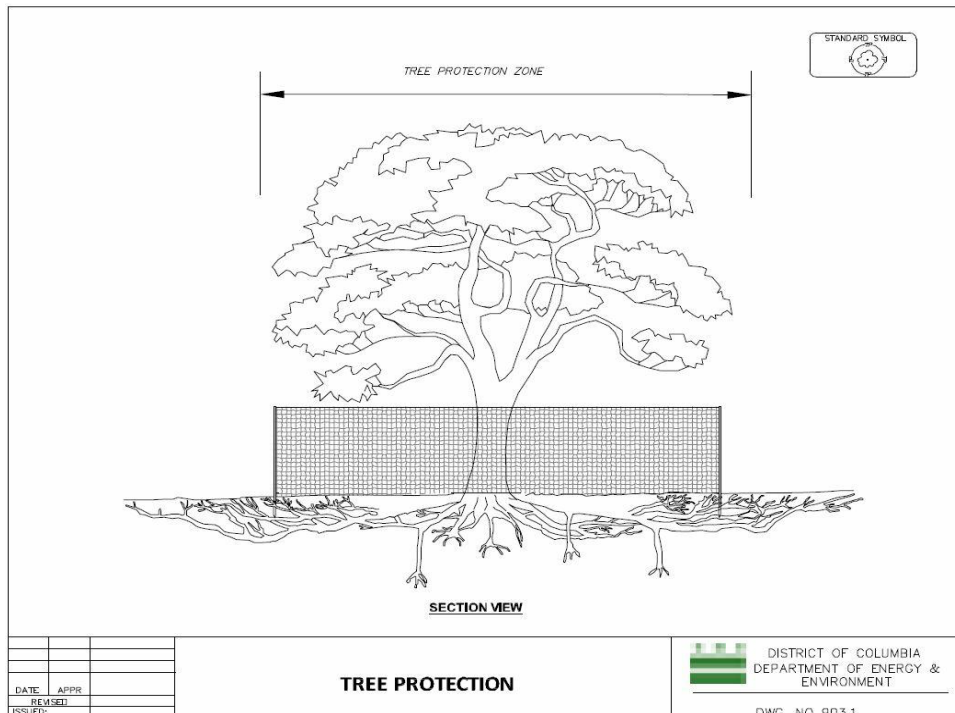
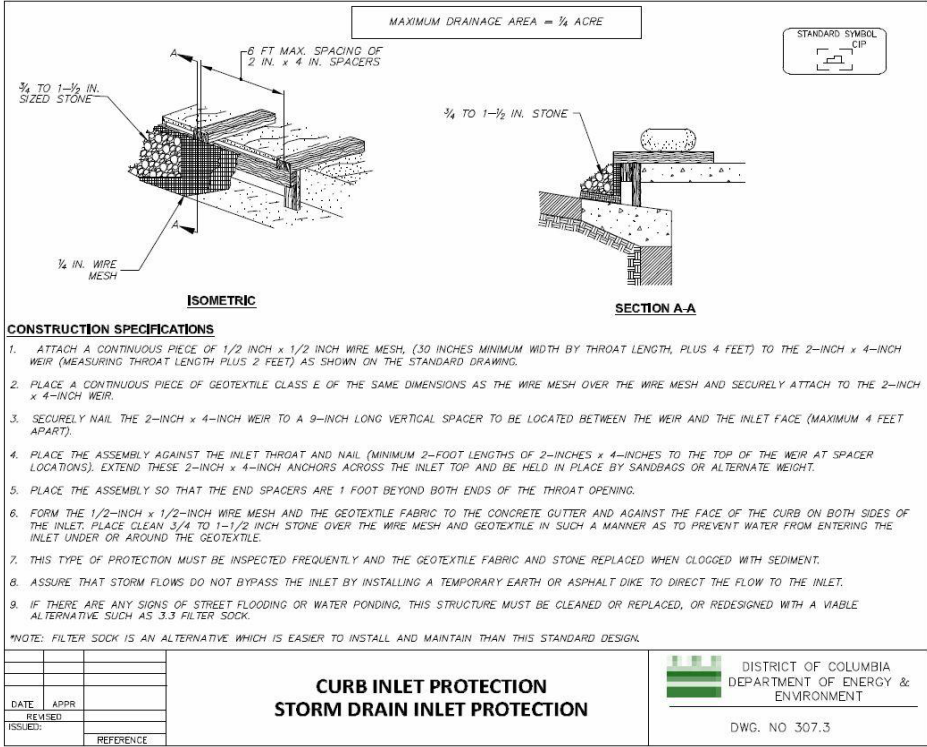
EXISTING FOOTPRINT AND EXTERIOR IMPROVEMENTS ACTIVITES ARE LESS THAN 5,000 SQUARE FEET, THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED.

EXISTING SITE CONTOURS REMAIN. NO CHANGE IN ELEVATION.

EROSION & SEDIMENT CONTROL DETAILS LOCATED ON SHEET C002.



2017 DOE EROSION AND SEDIMENT CONTROL DETAILS



Site Preparation and Earthwork

For cut or fill areas, excavations within limits of the proposed foundations shall consist of stripping topsoil containing sand and roots. Additional stripping may be required to remove deeper roots or stumps of mature trees or other unsuitable materials.

Following initial topsoil stripping, removal of unsuitable fill, and undercutting, the exposed subgrades shall be observed and tested to identify any areas requiring additional undercutting.

The Geotechnical Engineer shall approve fill materials placed within the limits of the proposed foundation areas. Based on our investigation we do not recommend using the any clayey materials encountered from this site as fill for the structure or pavements.

Any borrow material to be brought on site and used as structural fill and/or backfill shall be classified as sandy ML, SM, or more granular with a maximum of 65 percent material passing the No. 200 sieve. The maximum particle size in the borrow material shall not exceed four inches in any direction. The fines shall also have a Liquid Limit less than 40 and a Plasticity Index less than 15.

The limits of the structural engineered fill shall extend outside the foundation a distance equal to at least the depth of compacted fill, as measured below the bottom of the footing, but in no case less than 5 feet.

Table 2.4 Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate ¹		Seeding Depth (inches) ²	Recommended Seeding Dates Plant Hardiness Zone 7a and 7b ³
	lb/ac	lb/1,000 ft ²		
Cool-Season Grasses				
Annual Ryegrass	40	1.0	0.5	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Barley	96	2.2	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Oats	72	1.7	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Wheat	120	2.8	1.0	Feb. 15 to Apr. 30; Aug. 15 to Nov. 30
Cereal Rye	112	2.8	1.0	Feb. 15 to Apr. 30; Apr. 15 to Dec. 15
Warm-Season Grasses				
Foxtail Millet	30	0.7	0.5	May 1 to Aug. 14
Pearl Millet	20	0.5	0.5	May 1 to Aug. 14

Notes:

¹ Seeding rates for the warm-season grasses are in pounds of pure live seed (PLS). Actual planting rates must be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

² Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Generally, do not use cereal rye as a nurse crop unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

³ For sandy soils, plant seeds at twice the depth listed above.

⁴ The planting dates listed are averages and may require adjustment to reflect local conditions.

USDA Soil Survey

The project site is located within an area mapped as the Urban Land-Sassafras complex, 0 to 8 percent slope.

This soil complex consists of areas of Urban Land and well drained Sassafras soils. The soils of this complex have been severely altered by grading for housing developments, shopping centers, industrial areas, and similar uses. This complex is in upland areas of the Coastal Plain that have urbanized. Areas range from about 1 to 150 acres in size and are nearly level to gently sloping. Urban Land and Sassafras soils occur together in such an intricate pattern that is was not practical to separate them in mapping.

About 70 percent of this complex is Urban Land, where the soils are largely covered by concrete, asphalt, buildings or other impervious surfaces.

About 5 percent of this complex is areas of relatively undisturbed Sassafras soils. In these areas, a representative profile has a surface layer of very dark greyish brown sandy loam about 5 inches thick and a subsurface layer of brown sandy loam about 4 inches thick. The subsoil is about 22 inches thick. It is strong brown sandy loam in the upper 11 inches; yellowish red light sandy clay loam in the middle 7 inches and strong brown sandy loam in the lower 4 inches. The substratum, between depths of 31 and 60 inches is strong brown loamy coarse sand.

Permeability is moderate in areas of this complex where the soils are relatively undisturbed, and it is variable in areas dominated by cuts, fills, and Urban Land. Runoff is medium to rapid, and the hazard of erosion is moderate to severe. The available water capacity is moderate to high in the relatively undisturbed areas, and it is low to very low in areas dominated by cuts, fills and Urban Land. Most unlimed areas are very strongly acid.

Groundwater

Groundwater was not encountered during the course of this investigation. However, there is a high likelihood of water being trapped in the fill material.

The Contractor may encounter water from surface runoff and temporarily perched water at higher levels during excavation. Generally, the Contractor may expect seasonal and yearly fluctuations of the water table with variations in precipitation, surface runoff, evaporation, pumping, and other factors. The Contractor should determine the actual depth to groundwater at the time of construction.

Seismic Class Determination

Under the 2015 International Building Code (IBC), the effect of soil amplification on earthquake ground motions are taken into account by adjusting the earthquake spectral response accelerations for the soil or rock conditions at the site. The code groups soil or rock conditions into six Site Classes (A through F), as defined in Section 1613.3 of the IBC. The Site Class is based on a weighted average of known or estimated soil properties for the uppermost one hundred (100) feet of the surface profile.

IBC 2015 provides a methodology for interpretation of Standard Penetration Test resistance values (N-values) to determine a Site Class Definition. This method requires averaging N-values over the top 100 feet of the subsurface profile. We note that the test boring for this project was extended to a maximum depth of 50 feet below existing site grades.

The available subsurface data from our exploration indicates N-values of 9 to 25+ blows per foot (bpf). Based on our experience, the data from our testing and subsurface exploration, and the provisions given in Section 1613.5.2 of the 2015 IBC, we recommend that a Seismic Site Classification of "D" be used for structural design considerations.

ENGINEERING EVALUATIONS AND RECOMMENDATIONS

The soils that have been encountered are not considered appropriate for the support of a building foundation due to the presence of uncontrolled fill and deleterious material. Recommendations are given below for the support of the proposed structures. There is evidence of differential settlement throughout the structure particularly along the right foundation wall where TP-2 is located. This is evidence of differential settlement of the foundation. General comments and recommendations are also included for preparation of foundation subgrades and related earthwork for the project.

Foundation Walls & Subgrade

For design purposes, we recommend using a maximum net allowable soil bearing pressure of 1,500 pcf for the proposed underpinning bearing on the in-situ soils. The structural engineer should determine whether this is adequate to support the additional loading conditions from the planned remodel.

SSC recommends that the house foundation is stabilized with the installation of a deep foundation system such as helical or push piers to be able to bear on more appropriate natural material.

Slab-on-Grade

Concrete slabs will need to be designed as structural slabs to account for the fill material that has been encountered in all borings during the course of the investigation.

A minimum four (4) inch crushed stone layer with gradation similar to VDOT No. 57 stone shall be placed beneath floor slabs to permit lateral drainage. An impermeable membrane shall be placed between the gravel and slab-on-grade to prevent the infiltration of concrete into the gravel and to prevent moisture from seeping into the slab in conditioned areas.

The floor slab shall be suitably reinforced and proper joints shall be provided at the junctions of the slab and foundation system so that a small amount of independent movement can occur without causing damage.

Drainage and Waterproofing

Drains shall be provided around all concrete or masonry foundations that retain earth and enclosed habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials should be installed at or below the area to be protected and should discharge by gravity or mechanical means into an approved drainage system.

Table 2.5 Permanent Seeding Summary

Permanent Seeding Summary							
Seed Mixture				Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N	P ₂ O ₅	
					45 lb/ac (1.0 lb/ 1,000 ft ²)	90 lb/ac (2 lb/ 1,000 ft ²)	2 tons/ac (90 lb/ 1,000 ft ²)

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ISSUE FOR PERMIT

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PROJECT: 2500 41ST STREET NW
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SHEET SUBMISSION INDEX

REV. NO.	REVISION	DATE
1	COMMENT RESPONSE	3/30/2022

SEAL & SIGNATURE:



SHEET TITLE: SEDIMENT & EROSION DETAILS

PROJECT NO: 2021.172
DATE ISSUED: 06/09/2022
SCALE: 6" = 1'-0"

C002