

Plan Review Comments

Project Name: The Beacon Center
 Architect: [REDACTED]
 Project Address: 6100 Georgia Avenue, NW Washington DC 20011
 Use Group: A-3, A-5, M, B, S-2, R-2
 Construction Type: 1A FOR GARAGE, 2B FOR BLDGS B&C, 5A FOR BLDG A
 Applicable Codes: ICC 2006 w/ Local Amendments

Index	Drawing	Comment or Issue	Code Reference	Proposed Resolution or Next Step
	A001	Building Code Data is not Complete. Building Height and Area data are not completed. Fire Resistance Rated Construction table is not complete.	IBC 305.2, 308.3.1, 308.5.2, 508	Code Review should indicated multiple buildings w/ associated occupancy in lieu of single (R-2) occupancy.
	A001	Building is too tall as defined by 504.2 should NFPA 13R be used. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm) or four stories, respectively. Per A301, Building Height is identified as 63'-4".	IBC 503, 504.2, 509.2, and 903	Clearly identify and separate type I-A, II-B, and V-A construction so that heights and areas are indicated and can be evaluated independently. Indicate true building height for building. Confirm and indicate compliance with Table 503 and allotted exceptions with regards to building height requirements and sprinklering of the buildings
	A001	Two levels are allowed below the horizontal building separation assembly provided that one is considered a basement	IBC 509.2	Confirm grades to show that lowest level of garage is indeed a basement
	A001	Fellowship Hall is greater than 300 people and is below the horizontal building separation assembly.	IBC 509.2.4.2	Confirm that Fellowship Hall is allowable per code or clearly show separations in plan and section

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	A001	Fire Resistance Rated Construction Tabulation is not complete	IBC 509.2 Chapter 7	Complete Tabulation on A001. Rating between Garage Level and Buildings above must be 3 hours.
	A001	Egress Width required and provided are not referenced on table	IBC 1005	Complete Tabulation on A001
	A001	Number of exits are not identified on drawings	IBC Section 1019.1	Complete Tabulation on A001
	A001	In addition to the Accessible Units, 2% of the units must meet standards to support the Visual and Hearing Impaired (VHI) residents	HUD Title 24 8.22	Identify on Drawings and coordinate with electrical drawings
	A002, A003, and A004	Buildings A, B, and C are not identified on Egress Diagrams		Identify Building Separation lines on Egress Lines and Sections
	A002, A003, and A004	Exit Distances , Direction of Egress, and stair and exit discharges are not identified		Complete Egress Diagrams to a DD level
	A002, A003, and A004	Rated Partition Locations are not identified		Complete Egress Diagrams to a DD level
	C-2	Does DDOT require streetscape improvement along Georgia Avenue as part of construction?		Schedule meeting with DDOT
	C-2	Only Existing Topography is identified		Complete Site Plan to a DD level
	C-2	Show spot elevations at entry		Complete Site Plan to a DD level
	C-2	Show Dimensions		Complete Site Plan to a DD level
	C-4	Has WASA and DDOE approved the preliminary SWM concept		Schedule preliminary meeting with WASA and DDOE
	C-4	Storm water drains are not coordinated with plumbing drawings		Coordinate Storm water Drain within building with MEP drawings per note on C-4
	C-?	Show Details of Curbs, Paving Sections, etc.		DD Civil Drawings should include basic DC approved standard details
	L - General	There is overlap between the Landscape Drawings and Architectural. Coordinate who is showing what so that there are no conflicts		Coordinate Drawings
	L101	Hardscape Plan is not dimensioned		Dimension Plan
	L102	Hardscape Plan is not dimensioned		Dimension Plan

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	L103	Hardscape Plan is not dimensioned		Dimension Plan
	L201, Dtl 4	Masonry Planter wall on grade - No Weep holes are indicated in masonry		Modify Details
	L201, Dtl 5	Planter Drain, Piping is not coordinated with MEP plans. Waterproofing and Protection board is shown correctly but note indicates to coordinate with architectural drawings. Architectural Dwgs show detail incorrectly		Modify Architectural Detail or do not show on architectural drawings if Landscape drawings are covering the same information
	L201, Dtl 2 and 3	Coordinate with Architectural Dwgs.		Modify Architectural Detail or do not show on architectural drawings if Landscape drawings are covering the same information
	L202, Dtl 1	Consider using a pedestal paver system instead of a sand setting bed. The pedestal system allows for better drainage and is removable should there be problems with the concrete deck		
	L202, Dtl 3 and 4	How is trellis mounted to the deck?		Develop Detail
	L302	Plant schedule is not complete		Complete Schedule
	L303	Plant schedule is not complete		Complete Schedule
	A051	Spot Elevations at entry points are not identified		Identify spot elevations
	A051	Has transformer location been coordinated with PEPCO		If not, arrange for initial meeting with PEPCO. PEPCO bringing power to the site is a long lead item and needs to be coordinated early on in the design.
	A051	Ramp does not appear to have proper landing size.	ADA, ANSI & UFAS	Scaled, no dimensions provided.
	A051a	Details conflict with Landscape Architect's details. Additionally, Architectural details do not properly show how membrane and protection board transfers from horizontal to vertical surfaces		If Landscape drawings show courtyard details, architectural drawings should not. This just leads to conflicting information and opportunities for change orders.

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	A051a	Has weight of green roof systems been coordinated with Structural Engineer?		Coordinate with Structural Engineer - Note, per S001, this looks to have been coordinated.
	A091 notes 12 and 13	Why is existing fire alarm system and emergency and exit lighting being reused?		Confirm that note is accurate
	A101a - A107b	For all 1/8" scale floor plans, reference locations for 1/4" enlarged plans are not indicated on drawings		Indicate 1/8" scale floor plans on drawings
	A101a	A single elevation is shown for T.O Concrete Slab in parking garage (+302.33'). However, plan indicates that slab slopes to drains throughout garage.		Properly indicate elevations, coordinate with structural drawings. Also, drains are shown in different locations that plumbing (P201a). Coordinate with Plumbing
	A101a	Coordinate sprinkler room with plumbing drawings. Plumbing drawings show water lines entering the Fire Room.		Coordinate with Plumbing drawings.
	A101a	Parking space F25, indicated as handicapped, is not adjacent to entry and there is no accessible route to entry indicated	IBC 1106.6	Modify Handicapped parking locations.
	A101b	Direct Entry to the Gym is not Handicapped Accessible. Should Handicapped participants endeavor to use gymnasium, the main lobby of the church will have to be opened to allow for access.		Confirm with Owner that this is acceptable if this has not been confirmed already
	A101b	A single elevation is shown for T.O Concrete Slab in parking garage (+302.33'). However, plan indicates that slab slopes to drains throughout garage.		Properly indicate elevations, coordinate with structural drawings. Also, drains are shown in different locations that plumbing (P201b). Coordinate with Plumbing

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	A101a, A101b	Coordinate Fire Room with electrical drawings and plumbing drawings. Is this a water room or fire command center?	IBC 9111.1	On A101a, fire room is being used for incoming water service. Nothing is shown in room on A101b. Since this is not a high rise, a fire command center is not required, unless it was requested by DCRA during Preliminary Design Review. However, if being utilized, Fire command Center must be a minimum of 96 SF with a minimum dimension of 8'-0".
	A101c	This drawing is confusing. What is being shown?		Please clarify
	A101d	This drawing is confusing. What is being shown?		Please clarify
	A102a	See comments directed to A101a		See comments directed to A101a
	A102b	Meals on Wheels office is not Handicapped Accessible		Confirm with Owner that this is acceptable if this has not been confirmed already
	A102b	Handicapped parking space is located adjacent to "Direct Entry To Gym." However, this entry does not have any accessible access to the gym. The only accessible access is from Elevator Lobby 1	IBC 1106.6	Relocate the handicapped parking location closer to Elevator Lobby #1
	A102c	This drawing is confusing. What is being shown?		Please clarify
	A102d	This drawing is confusing. What is being shown?		Please clarify
	A103b	Gym occupancy is indicated as 15 sf/person.		Typically 7 sf/person ratio is used for gymnasiums. Consider revising or inclusion of a maximum occupancy signage based on the egress and HVAC capacity.
	A104b	Doors to Community Space #1 and #3 are swinging in the wrong direction.	IBC 1008.1.2	Reverse door swings so that they are in the direction of egress travel when serving an occupant load of more than 50 persons.

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	A106b	Door to Community Rm is swinging in the wrong direction.	IBC 1008.1.2	Reverse door swings so that they are in the direction of egress travel when serving an occupant load of more than 50 persons.
	A107a and A107b	Roof plan does not reflect standard tapered insulation installation.		If all slopes are 1/4" per foot, then all lines radiating from the drains would be at 45° angles.
	A107a and A107b	Roof Drains are not coordinated with plumbing drawings		Coordinate with Plumbing drawings.
	A107a and A107b	Verify that parapet height is tall enough for sloped insulation to achieve desired R value		Perform a cross section average of roof insulation
	A107a and A107b	Plans are not dimensioned		Properly dimension Roof Plans
	A111	Enlarged retail floor plan is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule unless it will be provided by retail tenant
	A112	Enlarged Lobbies Floor Plan is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A112	Do Mailboxes meet the USPS 4C standards for location, accessibility and configuration?	USPS Standards	Verify dimensions and show interior elevations
	A113	Enlarged EBOL Offices Floor Plan is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A114	Enlarged Fellowship Hall Floor Plan is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A114	Has design team met with the Department of Health to review commercial kitchen layouts. Confirm location with Grease Interceptor with Plumbing drawings		Set meeting with DOH if one has not already taken place. Confirm location with Grease Interceptor with Plumbing drawings
	A114, A114a, A114b, and A114c	Door interferes with clearance at water closet for 58 SF bathroom and door swing interferes with sink clearance at Staff Bathroom	ADA 603.2.3	Redesign Bathroom

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	A115	Enlarged Lobbies Floor Plan is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A115	Door swing in elevator lobby in detail 01 blocks the elevator		Reverse door swing
	A115	Landings for Stair at detail 01 and 02 do not appear to meet code for Landings. There is no dimension so we cannot verify	IBC 1009.5	Confirm Stair landings against IBC code.
	A116	Enlarged Plan Church Spaces is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A116	AHU on far right of closet off of Foyer does not have access for maintenance / repair. How can the filter be changed?		Review and modify AHU as necessary to allow for access.
	A116	Pastor's Powder Room is not Accessible. Also Bathroom in Pastor's Office is not accessible.	ADA 603	Confirm with Owner that this is acceptable if this has not been confirmed already
	A116	Confirm means of egress compliance at single door near Stair #1	IBC Ch. 10	Typically decreasing the egress width is not acceptable. Consider revising to be a double door.
	A116	Trash chute cannot open directly to corridor.	IBC 708.13	Provide a 1 hour rated chute access room.
	A117, A117b	Enlarged Plan Gymnasium / Multipurpose Room is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A117b	Where are banquet tables, DJ booth, buffet tables, etc. being stored when not in use		Provide adequate storage
	A118	Enlarged Plan Sanctuary is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A118	Accessible route to stage is not clearly indicated		Indicate elevation changes, stairs, ramps, etc. on drawings.
	A119	Enlarged Plan Community Spaces is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A120	Enlarged Plan Church Mezzanine is not DD level		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule

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	A121	Enlarged Plan Amenity Spaces Bldgs A & B are not DD Level. There may be ADA and / or other dimensional issues but one cannot evaluate		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A122	Enlarged Plan Amenity Spaces Bldgs A & B are not DD Level. There may be ADA and / or other dimensional issues but one cannot evaluate		Dimension Plan, Tag Doors and Windows, Provide Finish Schedule
	A131 - A138	Enlarged Unit Plans are not DD Level. We cannot fully evaluate whether fair housing is being met		Dimension Plan, Tag Doors and provided doors on door schedule, tag windows, Provide Finish Schedule
	A131 - A138	For dwelling units with only one bathroom, Fair Housing recommends that Specification B of the Guidelines be used. This is not a requirement, just a recommendation	Fair Housing Chapter 7b	Ownership and design team should consider whether they want to redesign bathrooms to allow for the greater accessibility of Specification B
	A131 - A138	Many of the unit types show the bathroom vanity adjacent to the bathtub. This is problematic since water will splash and sit against the vanity, causing premature breakdown of the vanity		Design Team should consider moving the vanity or using a pedestal or wall hung sink, while verifying that Fair Housing requirements are still being met in the units, and UFAS requirements are still being met in Barrier Free Units

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	A131 - A138	A pantry cabinet or closet in or near each kitchen must be provided. Each kitchen must have at the least the following minimum linear footage of countertop, excluding the sink space (only include countertops that are at or below 36 inches in height above finished floor): SRO 4.5 linear feet Studio 5.0 linear feet Efficiency 5.0 linear feet 1 Bedroom 10.0 linear feet 2 Bedroom 12.0 linear feet 3 Bedroom 13.0 linear feet 4 Bedroom 13.0 linear feet	DC DHCD Standards for any project that is awarded HOME CHDO Development Funds (07/23/2010)	Confirm that DHCD standards do apply per the funding requirements. If they do apply, modify units so that standards are met
	A131 - A138	All residential units must have an Energy Star rated dishwasher (excluding elderly properties).	DC DHCD Standards for any project that is awarded HOME CHDO Development Funds (07/23/2010)	Confirm that DHCD standards do apply per the funding requirements. If they do apply, modify units so that standards are met
	A131 - A138	ADA Unit Plans are not identified		Identify and provide 1/4" scale enlarged plans for all ADA unit plans
	A131 - A138	Adherence to Barrier Free and Fair housing Guidelines cannot be fully evaluated without interior elevations		Show interior Elevations for all kitchens and baths
	A132	Clear Floor Space is not provided in front of refrigerator in Unit Type 9	Fair Housing Chapter 7a	Redesign Kitchen
	A134	Clear Floor Space (30x48) may or may not be provided in front of refrigerator in Unit Type 20 depending on what refrigerator is specified	Fair Housing Chapter 7a	Verify Depth of the specified refrigerator allows for 48" of clear space between it and the closet beyond
	A137	Unit Type 28 has a powder room with floor to ceiling windows facing the toilet		Consider modifying windows

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	A151a - A170	Reflected Ceiling Plans are not DD Level		Show ceiling heights, Dimension light locations, Coordinate Light locations with those shown on the Electrical Drawings and with the Schedule shown on E102
	A201-A204	Provide Exterior Material Schedule for portions of the elevation that are not being enlarged in the 220 series of drawings		Provide material schedule
	A220-A227	Provide Floor to Floor Elevations on all Partial Elevations		Provide Floor to Floor Elevations on all Partial Elevations
	A220-A227	Elevations do not show penetrations for Bath and Kitchen Exhaust. This will alter the look and detailing of the elevations		Show exhaust on elevations and detail how vents will penetrate the different materials
	A321-A326	Wall Sections are not DD Level.		Wall Sections should be a minimum of 3/4" - Materials need to be identified. Flashing and insulation are not identified nor are they called out. Enlarged Section Details are not identified.
	A321-A326	Confirm parapet wall bracing details with structural engineers		Taller parapet walls will likely require some type of kicker bracing.
	A325	Curved concrete roofs appear to be difficult to erect and may be problematic. Also Green roof system needs to be developed to work with sloped roof		Confirm with Structural Engineer, GC, and Green Roof Manufacturer that proposed design works. There may be a more economic way to achieve a similar method.
	A326	Retail Spaces have no floor slabs. Per Structural drawings, this will be filled in as part of the tenant fit-out.		Confirm with Owner that this is acceptable if this has not been confirmed already
	A371	Plan Details are not DD Level		Identify and block out necessary details

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	A701 - A702	Door Schedule is incomplete. Not all doors are represented. For instance, apartment unit doors are not on schedule.		Complete Schedule
	A701 - A702	There are no hardware schedules		Complete Schedule
	A710	Specified ADA Wall Mount Sinks should be on mounting arms, and not just clips. Wall mounted sinks on clips cannot hold up to the weight bearing functions that bathroom sinks must endure		Specify only wall mounted sinks with carrier arms, not just mounting clips
	A710	Appliance sizes are not identified. They should be properly sized per the unit type. Per DHCD standards, 0-2 bedroom units should have a minimum of 14 cubic feet and 3 bedroom units should have a 16 cubic foot min. refrigerator	DC DHCD Standards for any project that is awarded HOME CHDO Development Funds (07/23/2010)	Confirm that DHCD standards do apply per the funding requirements. If they do apply, specify appliances that meet the requirements
	A710	New kitchen cabinets must include dual side tracks on drawers. Door fronts, styles, and drawer fronts must be made with solid wood or wood/plastic veneer products. Particle board or hardboard doors, stiles, and drawer fronts are prohibited.	DC DHCD Standards for any project that is awarded HOME CHDO Development Funds (07/23/2010)	Confirm that DHCD standards do apply per the funding requirements. If they do apply, specify appliances that meet the requirements and that Quality Cabinets meet this requirement
	S101A	T.O. Concrete slab needs to indicate slopes to drainage		Coordinate with A101a
	S101B	T.O. Concrete slab needs to indicate slopes to drainage		Coordinate with A101b
	S101A, S101B	Footing schedule does not indicate depth		Complete footing schedule
	S101B	Underpinning of existing church façade not indicated.		Underpinning is shown on A304, albeit incorrectly.
	S102A & S103A	Openings in vent shaft not shown.		Coordinate with Mechanical.
	S104B	DD drawings should include all size of framing members		Complete sizing framing for second floor, building C and D
	S205	Concrete column and beam schedules are incomplete		Complete Schedules

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	Plumbing General	Plumbing drawings are not DD level since there is no riser diagrams		Plumbing engineer needs to provide riser diagrams and coordinate riser locations with architect
	Plumbing General	Greywater system is not developed or explained sufficiently to be properly priced.		
	P101-P102	Need to specify a residential grade water heater.		Typically 30-40 gallon heaters suffice for one to two bedroom apartments. Residential WH should be set to 120 (not 140) without mixing valves as they can be maintenance issues over time.
	P104	Courtyard Drainage not indicated and coordinated		Coordinate with Landscape Drawings
	P101	Has a flow test been conducted yet? What are the results?		Coordinate flow test if it has not been performed yet.
	P201a	Drain locations differ from Architectural Drawings		Coordinate with A101a
	P201a	Coordinate Fire Room with electrical drawings and plumbing drawings. Is this a water room or fire command center? If it is a water room, confirm that both incoming water service as well as fire service backflow preventers will fit in room this size		Confirm use of space and dimensions necessary with architect. Can a vertical backflow preventer be used should space be a premium?
	P201b	Drain locations differ from Architectural Drawings		Coordinate with A101b
	P201b	Platform scissor lift at Loading Dock does not have sump pit or oil minder control system		Confirm requirements for scissor lift and provide as required.
	P201a	Civil Drawings show storm water piping outfall in different locations		Coordinate with Civil
	P202b	Drawing is missing		Insert Drawing
	P203b	Drawing is missing		Insert Drawing
	Mechanical General	All bulkheads will need to be coordinated with architectural RCPs once RCPs are developed fully		Coordinate with RCP
	Mechanical General	Dryers currently exhaust via a common shaft. Consider revising to exhaust directly to the outside for easier maintenance and elimination of a shaft assembly		

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	Mechanical General	Many of the common area mechanical closets appear extremely tight - confirm service clearances and access for routine maintenance.		
	M101	Notes reference "specified by builder" and "specified by Owner". Engineer should be specifying		
	M101	Notes indicate kitchen range hood is recirculating type. Unit plans show ventilated type - revise note.		
	M201a	Ductwork in trash chute		Near Col. Grid M-18
	M301 - M307	Wall cap exhausts need to be 3' clear from operable windows and intakes. Many of those shown do not appear to be in compliance with note		Coordinate with architect and elevations to provide exhausts
	M301 - M307	OAI is not shown consistently. Some units have it, some do not.		
	M301	Why are ducts laid out differently on the 4th floor, structure is the same as the floor below. This appears to be overly complex.		Please clarify
	Electrical General	The drawings provide no information about fire alarm system		Provide information on fire alarm system
	E102	Light fixture schedule is not coordinated with architectural reflected ceiling plan light locations		Coordinate with architect
	E104	Verify whether emergency generator requires a separate diesel fuel tank. If so, where is tank to be stored? Also, confirm with mechanical that required outside air and exhaust is being provided for the generator. Confirm clearances with architect		Coordinate with architect
	E105	Site Lighting is not identified		Site lighting concepts should be identified
	E105	Relationship between transformer, generator, and switch gear is not identified		Identify relationships on plan
	E202a	Building A electric room is far away from the transformer. All conduits from the transformer must be encased in concrete, which is expensive		Evaluate whether there is a more efficient location for the electric room.

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	E202a Dtl 02 and 03	Verify Clearances		Show Dimensions
	E202b Dtl 02 and 03	Verify Clearances		Show Dimensions
	E301 - E306	Visual Alarm locations are not indicated		Indicate Visual Alarms required in barrier free and VHI units
	General	Plans indicate 6 Laundry rooms with four W/D pairs each. Typically W/D pairs are provided at a ratio of 1 per 10 DU. Consider downsizing to two W/D pairs per Laundry Room.		Code requires only 1 W/D per 20 DU
	Specs	Design Development should have more than an Outline Specification		
	105513	Mailboxes should conform to USPS-STD-4C as new construction		All major renovations and new construction, effective as of 2006
	072700	Air Barriers - Tyvek does not typically constitute an air barrier.		Grace Const. Products does manufacture true air barriers.
	087100	Door Hardware Schedule is not included.		
	113100	Confirm compliance with accessibility codes for selected appliances		
	123530	Cabinets do not specify urea formaldehyde free wood.		Confirm that GC is carrying "Green" cabinets or sealing the edges per Green Communities standards.
	142123	Confirm capacity of elevator (3,000 or 3,500)		Consider incorporating controller into top floor of shaft per manufacturer and eliminating machine rooms on lower levels.