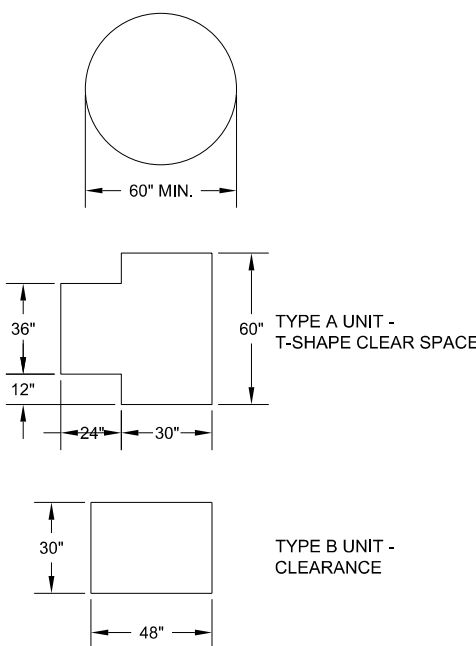


1636 ARGONNE PLACE, NW

LEGEND:

	GRID LINE
	SECTION TAG
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	DETAIL TAG
	ELEVATION TAG
	ELEVATION TAG
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	DRAWING TITLE

ADA TURNING SPACE



304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH (1525 MM) MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306.

304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITH A 60-INCH (1525 MM) MINIMUM SQUARE, WITH ARMS AND BASE 36 INCHES (915 MM) MINIMUM IN WIDTH. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION, AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

ABBREVIATIONS:

AB	ANCHOR BOLT	GR	GRADE	R	RISER
A/C	AIR CONDITIONING	GTR	GUTTER	RAD	RADIUS
ACT	ACOUSTICAL CEILING TILE	GWB	GYP SUM WALL BOARD	RD	ROOF DRAIN
ADJ	ADJUSTABLE	HB	HOSE BIB	REBAR	STEEL REINFORCING BAR
AFF	ABOVE FINISHED FLOOR	HC	HANDICAP	REC	RECESSED
BD	BOARD	HD	HEAD	REFG	REFRIGERATOR
BIT	BITUMINOUS	HDR	HEADER	REINF	REINFORCED
BKG	BLOCKING	HDW	HARDWARE	REQ	REQUIRED
BLDG	BUILDING	HGR	HANGER	REV	REVERSE
BM	BEAM	HOR	HORIZONTAL	RFG	ROOFING
BOF	BOTTOM OF FOOTING	HT	HEIGHT	RH	RIGHT HAND
BR	BRICK	HTG	HEATING	RM	ROOM
BRG	BEARING	HVAC	HEATING VENTILATING	RO	ROUGH OPENING
C	COURSE		AND AIR CONDITIONING	RTG	RATING
CAB	CABINET	HW	HOT WATER	SCHD	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HWD	HARDWOOD	SECT	SECTION
CI	CAST IRON	ID	INSIDE DIAMETER	SF	SQUARE FOOT
CLG	CEILING	INS	INSULATION	SHT	SHEET
CMU	CONC MASONRY UNIT	INT	INTERIOR	SIM	SIMILAR
COL	COLUMN	JB	JAMB	SM#	SMOOT LUMBER
CONC	CONCRETE	JST	JOIST		COMPANY DESIGNATION
CONT	CONTINUOUS	KIT	KITCHEN	SPEC	SPECIFICATION
CPT	CARPET	LAM	LAMINATED	SPKR	SPRINKLER
CT	CERAMIC TILE	LAV	LAVATORY	SQ	SQUARE
CTR	CENTER	LBS	POUNDS	S&R	SHELF AND ROD
DBL	DOUBLE	LH	LEFT HAND	STD	STANDARD
DEM	DEMOLISH/DEMOLITION	LT	LIGHT	STL	STEEL
DN	DOWN	MAS	MASONRY	STR	STRUCTURE
DR	DOOR	MAX	MAXIMUM	SUSP	SUSPENDED
DS	DOWNSPOUT	MECH	MECHANICAL	SYS	SYSTEM
DWG	DRAWING	MEMB	MEMBRANE	T	TREAD
EA	EACH	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
EL	ELEVATION	MIN	MINIMUM	TEL	TELEPHONE
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	TEMP	TEMPERED
EQ	EQUAL	MLDGM	MOLDING	THK	THICK
EQPT	EQUIPMENT	MO	MASONRY OPENING	TOF	TOP OF FOOTING
EX	EXISTING	MTD	MOUNTED	TOW	TOP OF WALL
EXP	EXPANSION	MTL	METAL	TV	TELEVISION
EXT	EXTERIOR	NO#	NUMBER	TYP	TYPICAL
FBRGL	FIBERGLASS	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
FD	FLOOR DRAIN	OC	ON CENTER	VB	VAPOR BARRIER
FDN	FOUNDATION	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
FF	FOIL FACE	OPG	OPENING	VERT	VERTICAL
FIN	FINISH	OPP	OPPOSITE	VT	VINYL TILE
FL	FLOOR	PC	PRECAST CONCRETE	W/	WITH
FLG	FLASHING	PL	PLATE	WD	WOOD
FOM	FACE OF MASONRY	PLAM	PLASTIC LAMINATE	WIN	WINDOW
FS	FULL SIZE	PLAS	PLASTER	W/O	WITHOUT
FT	FOOT OR FEET	PNL	PANEL	WP	WATERPROOFING
FTG	FOOTING	PNT	PAINT	WR	WATER RESISTANT
FUR	FURRING	PR	PAIR	WSCT	WAINSCOT
GA	GAUGE	PSF	POUNDS PER SQ FOOT	WT	WEIGHT
GAL	GALVANIZED	PSI	POUNDS PER SQ INCH	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE		
GL	GLASS	PLY	PLYWOOD		

GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS.

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE 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 WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER'S COMPENSATION AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/ PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW. SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.

CONSTRUCTION CODES AND REGULATIONS
DCMR 12 D.C. CONSTRUCTION CODE SUPPLEMENT (2008)
2006 IBC
ICC A117.1-2009: ACCESSIBLE AND USABLE BUILDINGS A FACILITIES
DCMR TITLE 11 - ZONING REGULATIONS

BUILDING DATA	EXISTING	PROPOSED
HEIGHT ABOVE GRADE	33'-7 1/4"	44'-0 1/4"
HEIGHT BELOW GRADE	3'-11"	3'-11"
GROSS SQ. FT. PER FLOOR - CALCULATED FROM EXTERIOR WALLS		
CELLAR	1,042 sq. ft.	1,042 sq. ft.
1st FLOOR	997 sq. ft.	997 sq. ft.
2nd FLOOR	819 sq. ft.	900 sq. ft.
3rd FLOOR	327 sq. ft.	855 sq. ft.
MEZZ	N/A	256 sq. ft.
USE GROUP	R-3	R-2
CONSTRUCTION TYPE	TYPE - IIIA	TYPE - IIIA
SPRINKLER SYSTEM	NO	YES
FIRE ALARM SYSTEM	NO	YES
FIRE EXTINGUISHERS	YES	YES
SMOKE DETECTION SYSTEM	YES	YES
ADA ACCESSIBILITY	NO	NO

FIRE -RESISTANCE RATING (IBC TABLE 601 & 602)		
STRUCTURAL FRAME	2	2
BEARING WALLS (EXT. INT)	2/2	2/2
NONBEARING WALLS (EXT)	1	1
NONBEARING WALLS (INT)	0	0
FLOOR CONSTRUCTION	2	2
ROOF CONSTRUCTION	1	1
FIRE RATING OF FLOOR -CEILING	2	2
FIRE RATING OF WALL ASSEMBLY	2	2
PARTY/FIRE WALL	3	3
FLOOR AREA (GFA) (INC. CELLAR)	3,185 sq. ft.	4,050 sq. ft.
HEIGHT OF BUILDING	33'-7 1/4"	44'-0 1/4"
NUMBER OF STORIES ABOVE GRADE	2	TYPE - IIIA
IBC/CHAPTER 5		11S / ULA
SOUND TRANSMISSION CLASS	50	50

ZONING DATA	EXISTING	PROPOSED
SQUARE:	2589	2589
LOT:	0460	0460
ZONE:	R-5-B	R-5-B
YEAR BUILT	1921	2013
LOT AREA	1,700 sq. ft.	1,700 sq. ft.
GFA (NIC. CELLAR FLOOR)	2,143 sq. ft.	3,008 sq. ft.
F.A.R.	1.26	1.77
BUILDING AREA	1,042 sq. ft.	1,042 sq. ft.
LOT OCCUPANCY	63%	63%
NO. STORIES ABOVE GRADE	2 + L	3 + L
BUILDING HEIGHT	33'-7 1/4"	44'-0 1/4"
NO. OF UNITS	1	4
SIDE YARD SET BACKS	N/A	N/A
REAR YARD SET BACK	15'-0"	15'-0"

FLOOR LEVEL	LOAD FACTOR	OCCUPANT LOAD	EGRESS STAIR WIDTH	EXIT'S PER FLOOR	EXIT SEPARATION
CELLAR - 1,033 sq. ft.	200 gross	5.165	8.57 x 0.2 inch = 1.714	1	27" 10 1/2" MIN. - 60'-8" PROPOSED
1st FLOOR - 1,033 sq. ft.	200 gross	5.165	9.10 x 0.2 inch = 1.82	1	WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTO. SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS SHALL NOT BE LESS THAN 1/3 OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
2nd FLOOR - 891 sq. ft.	200 gross	4.455	9.10 x 0.2 inch = 1.82	1	
3rd FLOOR - 891 sq. ft.	200 gross	4.455	4.65 x 0.2 inch = 0.93	1	
MEZZ - 256 sq. ft.	200 gross	1.28	3.70 x 0.2 inch = 0.74	1	
TOTAL		20.52	35.12 x 0.2 inch = 7.02	2	

NOTE: STAIR WIDTH 1009.1 - THE WIDTH OF STAIRWAY SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT SUCH WIDTH SHALL NOT BE LESS THAN 36"

TABLE EC-402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT:

CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 - EXCEPT MARINE	0.35	0.60	NR	49	18	5/10	19	10/13	10, 2FT	10/13

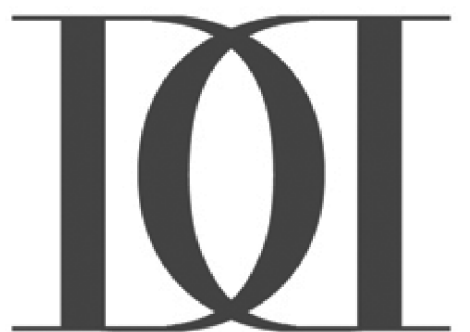
PROJECT NARRATIVE:

RENOVATION OF EXISTING SINGE FAMILY MASONRY VENEER STRUCTURE. 1 STORY WOOD FRAMED ADDITION WITH ROOF DECKS INCLUDING FULL MEPS. LOWER EXISTING SLAP TO FOOTING DEPTH - ENG TO VERIFY IN FIELD. CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT CONDO BUILDING.

DRAWING LIST:

C 000	COVER PAGE
AD0101	EXISTING/DEMOLITION FLOOR PLANS
AD0201	EXISTING/DEMOLITION ELEVATIONS
A0100	EXISTING PROPOSED SITE PLAN
A0101	PROPSOED FLOOR PLANS
A0102	PROPOSED FLOOR PLANS
AO201	WEST & SOUTH ELEVATIONS
AO202	EAST & NORTH ELEVATIONS
A0301	GENERAL BUILDING SECTIONS
A0401	DETAIL SECTIONS
A0501	TYPICAL DETAILS
M100	MECHANICAL NOTES
M101	CELLAR & 1ST FLOOR MECHANICAL
M102	2ND & 3RD FLOOR MECHANICAL
M103	MEZZANINE & ROOF MECHANICAL
E100	ELECTRICAL NOTES
E101	CELLAR & 1ST FLOOR ELECTRICAL
E102	2ND & 3RD FLOOR ELECTRICAL
E103	MEZZANINE & ROOF ELECTRICAL
E104	PANEL SCHEDULES
P100	PLUMBING NOTES
P101	CELLAR & 1ST FLOOR PLUMBING
P102	2ND & 3RD FLOOR PLUMBING
P103	MEZZANINE & ROOF PLUMBING
P104	RISER DIAGRAMS
S 0.1	GENERAL NOTES
S 0.2	GENERAL NOTES
S 1.1	FOUNDATION & DETAILS
S 1.2	1ST & 2ND FLOOR FRAMING
S 1.3	3RD & 4TH FLOOR FRAMING
S 1.4	UPPER ROOF FRAMING
S 2.1	TYPICAL DETAILS
S2.2	TYPICAL OPENING DETAILS

INTERIOR CEILING & WALL FINISH REQUIREMENTS FOR GROUP R-2		
ITEM	FINISH CLASS	
EXIT ENCLOSURES/PASSAGE		
CORRIDORS	C	
ROOMS/ENCLOSED SPACES		



WWW.DISTRICTDESIGN.COM

PROJECT:
1636 ARGONNE PLACE NW
WASHINGTON DC 20009
SQ: 2589 LOT: 460

CONSULTANT:

REVISION:

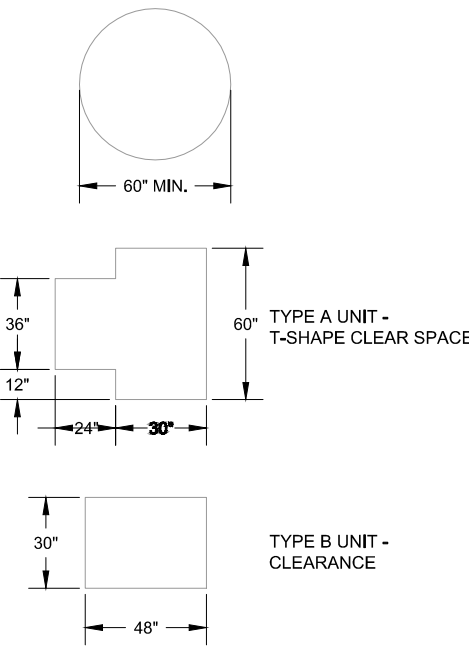
SHEET:

1636 ARGONNE PLACE, NW

LEGEND:

	GRID LINE
	SECTION TAG
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	DETAIL TAG
	ELEVATION TAG
	ELEVATION TAG
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	DRAWING TITLE

ADA TURNING SPACE



304.3.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH (1525 MM) MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306.

304.3.2 T-SHAPED SPACE. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITH A 60-INCH (1525 MM) MINIMUM SQUARE, WITH ARMS AND BASE 36 INCHES (915 MM) MINIMUM IN WIDTH. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES (305 MM) MINIMUM IN EACH DIRECTION, AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES (610 MM) MINIMUM. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.

ABBREVIATIONS:

AB	ANCHOR BOLT	GR	GRADE	R	RISER
A/C	AIR CONDITIONING	GTR	GUTTER	RAD	RADIUS
ACT	ACOUSTICAL CEILING TILE	GWB	GYPSUM WALL BOARD	RD	ROOF DRAIN
ADJ	ADJUSTABLE	HB	HOSE BIB	REBAR	STEEL REINFORCING BAR
AFF	ABOVE FINISHED FLOOR	HC	HANDICAP	REC	RECESSED
BD	BOARD	HD	HEAD	REFG	REFRIGERATOR
BIT	BITUMINOUS	HDR	HEADER	REINF	REINFORCED
BKG	BLOCKING	HDW	HARDWARE	REQ	REQUIRED
BLDG	BUILDING	HGR	HANGER	REV	REVERSE
BM	BEAM	HOR	HORIZONTAL	RFG	ROOFING
BOF	BOTTOM OF FOOTING	HT	HEIGHT	RH	RIGHT HAND
BR	BRICK	HTG	HEATING	RM	ROOM
BRG	BEARING	HVAC	HEATING VENTILATING	RO	ROUGH OPENING
C	COURSE		AND AIR CONDITIONING	RTG	RATING
CAB	CABINET	HW	HOT WATER	SCHD	SCHEDULE
CFM	CUBIC FEET PER MINUTE	HWD	HARDWOOD	SECT	SECTION
CI	CAST IRON	ID	INSIDE DIAMETER	SF	SQUARE FOOT
CLG	CEILING	INS	INSULATION	SHT	SHEET
CMU	CONC MASONRY UNIT	INT	INTERIOR	SIM	SIMILAR
COL	COLUMN	JB	JAMB	SM#	SMOOT LUMBER
CONC	CONCRETE	JST	JOIST		COMPANY DESIGNATION
CONT	CONTINUOUS	KIT	KITCHEN	SPEC	SPECIFICATION
CPT	CARPET	LAM	LAMINATED	SPKR	SPRINKLER
CT	CERAMIC TILE	LAV	LAVATORY	SQ	SQUARE
CTR	CENTER	LBS	POUNDS	S&R	SHELF AND ROD
DBL	DOUBLE	LH	LEFT HAND	STD	STANDARD
DEM	DEMOLISH/DEMOLITION	LT	LIGHT	STL	STEEL
DN	DOWN	MAS	MASONRY	STR	STRUCTURE
DR	DOOR	MAX	MAXIMUM	SUSP	SUSPENDED
DS	DOWNSPOUT	MECH	MECHANICAL	SYS	SYSTEM
DWG	DRAWING	MEMB	MEMBRANE	T	TREAD
EA	EACH	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
EL	ELEVATION	MIN	MINIMUM	TEL	TELEPHONE
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	TEMP	TEMPERED
EQ	EQUAL	MLDGM	MOLDING	THK	THICK
EQPT	EQUIPMENT	MO	MASONRY OPENING	TOF	TOP OF FOOTING
EX	EXISTING	MTD	MOUNTED	TOW	TOP OF WALL
EXP	EXPANSION	MTL	METAL	TV	TELEVISION
EXT	EXTERIOR	NO#	NUMBER	TYP	TYPICAL
FBRGL	FIBERGLASS	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
FD	FLOOR DRAIN	OC	ON CENTER	VB	VAPOR BARRIER
FDN	FOUNDATION	OD	OUTSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
FF	FOIL FACE	OPG	OPENING	VERT	VERTICAL
FIN	FINISH	OPP	OPPOSITE	VT	VINYL TILE
FL	FLOOR	PC	PRECAST CONCRETE	W/	WITH
FLG	FLASHING	PL	PLATE	WD	WOOD
FOM	FACE OF MASONRY	PLAM	PLASTIC LAMINATE	WIN	WINDOW
FS	FULL SIZE	PLAS	PLASTER	W/O	WITHOUT
FT	FOOT OR FEET	PNL	PANEL	WP	WATERPROOFING
FTG	FOOTING	PNT	PAINT	WR	WATER RESISTANT
FUR	FURRING	PR	PAIR	WSCT	WAINSCOT
GA	GAUGE	PSF	POUNDS PER SQ FOOT	WT	WEIGHT
GAL	GALVANIZED	PSI	POUNDS PER SQ INCH	WWF	WELDED WIRE FABRIC
GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE		
GL	GLASS	PLY	PLYWOOD		

APPLICABLE BUILDING CODES	
This project conforms to all applicable building codes and zoning regulations for the District of Columbia. All codes subject to the District of Columbia Construction Codes 2009 Supplement Amendments and all revisions	
BUILDING IBC 2006:	INTERNATIONAL BUILDING CODE - 2006, DCMR 12A
BUILDING IRC 2006:	INTERNATIONAL RESIDENTIAL CODE - 2006, DCMR 12A
MECHANICAL IMC 20006:	INTERNATIONAL MECHANICAL CODE - 2006, DCMR 12E
PLUMBING IPC 2006:	INTERNATIONAL PLUMBING CODE - 2006 DCMR 12F
ELECTRICAL:	2005 NEC/NFPA 70 - NATIONAL ELECTRICAL CODE, DCMR12C
FIRE IFC 2006:	INTERNATIONAL FIRE CODE - 2006, DCMR 12H
ENERGY IECC 2006:	INTERNATIONAL ENERGY CONSERVATION CODE - 2012 DCMR12I
FUEL IFGC 2006:	INTERNATIONAL FUEL GAS CODE - 2006, DCMR 12D
EXISTING BLDG IEBC 2006:	INTERNATIONAL EXISTING BLDG CODE - 2006, DCMR 12J
PROPERTY IPMC 2006:	INTERNATIONAL PROPERTY MAINTANCE CODE - 2006, DCMR 12G
AMENDMENTS:	DCMR12 BUILDING CODE REGULATIONS, 2009
ZONING:	DCMR TITLE 11 - ZONING REGULATIONS
ADA:	ICC/ANSI A117.1-2003: ACCESSIBLE AND USABLE BUILDINGS A FACILITIES

BUILDING CLASSIFICATIONS	
USE GROUP (IBC 2006 - 310)	R-2
TYPE OF CONSTRUCTION (IBC 2006 - 602)	TYPE VA
FULLY SUPPRESSED / SPRINKLERS	YES
(IBC 2006 - 903.3.1.2)	NFPA 13 R

FIRE RATING OF BUILDING ELEMENTS TYPE V A		
STRUCTURAL FRAME INCLUDING COLUMNS GIRDERS, & TRUSSES		1 HR
BEARING WALLS	EXTERIOR	1 HR
	INTERIOR	1 HR
NON-BEARING WALLS AND PARTITIONS	EXTERIOR	SEE TABLE 602
	INTERIOR	0 HR
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		1 HR
FIRE SEPARATION ASSEMBLIES (IBC 2006 / TABLE 601)	CORRIDOR (TABLE 1017.1) WITH AUTOMATIC SPRINKLER SYSTEM	1 HOUR (FULLY SPRINKLERED)
	STAIR ENCLOSURE (IBC 2006 SECTION 1020)	2 HR.
	SHAFT ENCLOSURE (IBC 2006 SECTION 707)	2 HR.
	SEPARATION BETWEEN DWELLING UNITS (IBC 2006 SECTION 708)	1 HOUR (FULLY SPRINKLED)
ROOF CONSTRUCTION	ROOF ASSEMBLY (IBC 2006 / 1505)	1 HR

BUILDING DATA	EXISTING	PROPOSED
HEIGHT ABOVE GRADE	33'-7 1/4"	44'-0 1/4"
HEIGHT BELOW GRADE	3'-11"	3'-11"
GROSS SQ. FT. PER FLOOR - CALCULATED FROM EXTERIOR WALLS		
CELLAR	1,042 sq. ft.	1,042 sq. ft.
1st FLOOR	997 sq. ft.	997 sq. ft.
2nd FLOOR	819 sq. ft.	900 sq. ft.
3rd FLOOR	327 sq. ft.	855 sq. ft.
MEZZ	N/A	256 sq. ft.
USE GROUP	R-3	R-2
CONSTRUCTION TYPE	TYPE - VA	TYPE -VA
SPRINKLER SYSTEM	NO	YES
FIRE ALARM SYSTEM	NO	YES
FIRE EXTINGUISHERS	YES	YES
SMOKE DETECTION SYSTEM	YES	YES
ADA ACCESSIBILITY	NO	NO
FLOOR AREA (GFA) (INC. CELLAR)	3,185 sq. ft.	4,050 sq. ft.
NUMBER OF STORIES ABOVE GRADE	2	TYPE -VA
IBC/CHAPTER 5		3S / 12,000
SOUND TRANSMISSION CLASS	50	50

FLOOR LEVEL	LOAD FACTOR	OCCUPANT LOAD	EGRESS STAIR WIDTH	EXIT'S PER FLOOR	EXIT SEPARATION
CELLAR - 1,033 sq. ft.	200 gross	5.165	8.57 x 0.2 inch = 1.714	1	27' 10½" MIN. - 60'-8" PROPOSED
1st FLOOR - 1,033 sq. ft.	200 gross	5.165	9.10 x 0.2 inch = 1.82	1	WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTO. SPRINKLER SYSTEM, THE SEPARATION DISTANCE OF THE EXIT DOORS SHALL NOT BE LESS THAN ½ OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
2nd FLOOR - 891 sq. ft.	200 gross	4.455	9.10 x 0.2 inch = 1.82	1	
3rd FLOOR - 891 sq. ft.	200 gross	4.455	4.65 x 0.2 inch = 0.93	1	
MEZZ - 256 sq. ft.	200 gross	1.28	3.70 x 0.2 inch = 0.74	1	
TOTAL		20.52	35.12 x 0.2 inch = 7.02	2	

PROJECT NARRATIVE:

RENOVATION OF EXISTING SINGE FAMILY MASONRY VENEER STRUCTURE. 1 STORY WOOD FRAMED EXPANSION/ADDITION WITH MEZZANINE ADDITION INCLUDING ROOF DECKS. FULL MEPS. LOWER EXISTING SLAB TO FOOTING DEPTH - ENG TO VERIFY IN FIELD. CHANGE OF USE FROM SINGLE FAMILY DWELLING TO 4 UNIT CONDO BUILDING. NOTE: THIRD PARTY PLAN REVIEW FOR MEP'S.

DRAWING LIST:

C 000	COVER PAGE	E100	ELECTRICAL NOTES
		E101	CELLAR & 1ST FLOOR ELECTRICAL
AD0101	EXISTING/DEMOLITION FLOOR PLANS	E102	2ND & 3RD FLOOR ELECTRICAL
AD0201	EXISTING/DEMOLITION ELEVATIONS	E103	MEZZANINE & ROOF ELECTRICAL
		E104	PANEL SCHEDULES
A0100	EXISTING PROPOSED SITE PLAN		
A0101	PROPSOED FLOOR PLANS	P100	PLUMBING NOTES
A0102	PROPOSED FLOOR PLANS	P101	CELLAR & 1ST FLOOR PLUMBING
		P102	2ND & 3RD FLOOR PLUMBING
A0201	WEST & SOUTH ELEVATIONS	P103	MEZZANINE & ROOF PLUMBING
A0202	EAST & NORTH ELEVATIONS	P104	RISER DIAGRAMS
A0301	GENERAL BUILDING SECTIONS	S 0.1	GENERAL NOTES
		S 0.2	GENERAL NOTES
A0401	DETAIL SECTIONS		
		S 1.1	FOUNDATION & DETAILS
A0501	TYPICAL DETAILS	S 1.2	1ST & 2ND FLOOR FRAMING
		S 1.3	3RD & 4TH FLOOR FRAMING
		S 1.4	UPPER ROOF FRAMING
M100	MECHANICAL NOTES		
M101	CELLAR & 1ST FLOOR MECHANICAL		
M102	2ND & 3RD FLOOR MECHANICAL	S 2.1	TYPICAL DETAILS
M103	MEZZANINE & ROOF MECHANICAL	S2.2	TYPICAL OPENING DETAILS

DC WATER PAGES

WS1	WATER & SEWER CONNECTION PLAN
WS2	WATER & SEWER CONNECTION DETAILS

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT:

CLIMATE ZONE: 4-EXCEPT MARINE	
FENESTRATION U-FACTOR	0.35
SKYLIGHT U-FACTOR	0.60
GLAZED FENESTRATION - SHGC	NR
CEILING R-VALUE	49
WOOD FRAME WALL	18
MASS WALL R-VALUE	5/10
FLOOR R-VALUE	19
BAEMENT WALL R-VALUE	10/13
SLAB R-VALUE & DEPTH	10, 2FT
CRAWL SPACE R-VALUE	10/13

INTERIOR CEILING & WALL FINISH REQUIREMENTS FOR GROUP R-2

ITEM	FINISH CLASS
EXIT ENCLOSURES/PASSAGE	C
CORRIDORS	C
ROOMS/ENCLOSED SPACES	C

GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS.

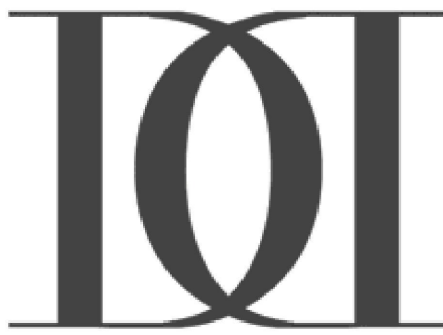
JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE 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 WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER'S COMPENSATION AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/ PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW. SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.



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CONSULTANT:

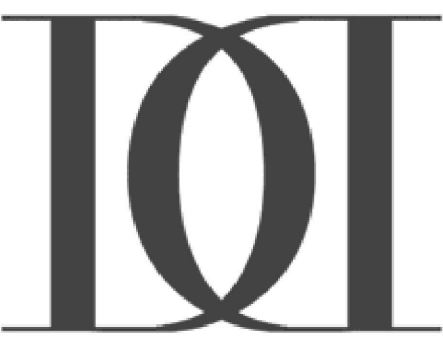
REVISION:
JUNE 24, 2014

SHEET: C0000

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CONSULTANT:

REVISION:
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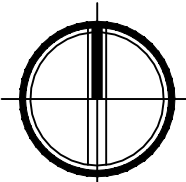
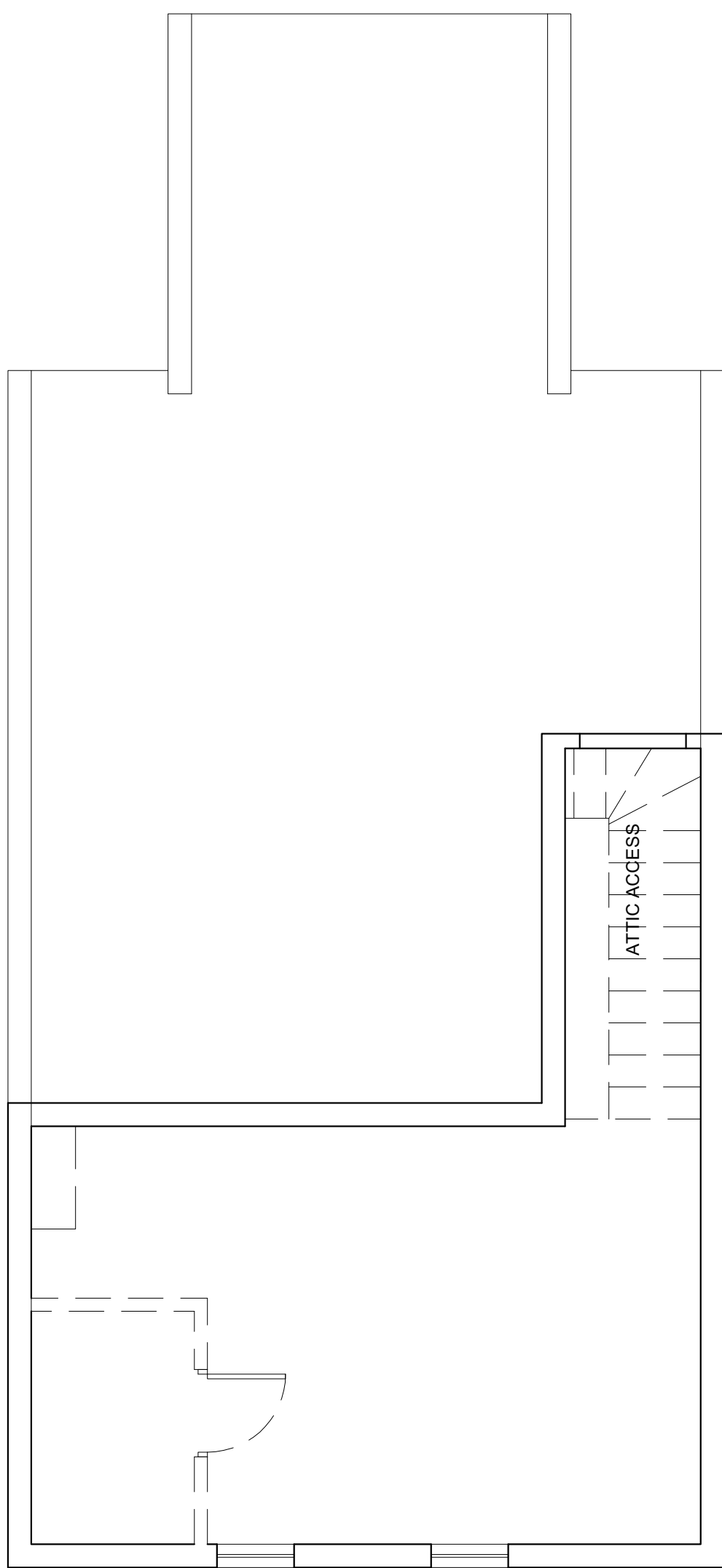
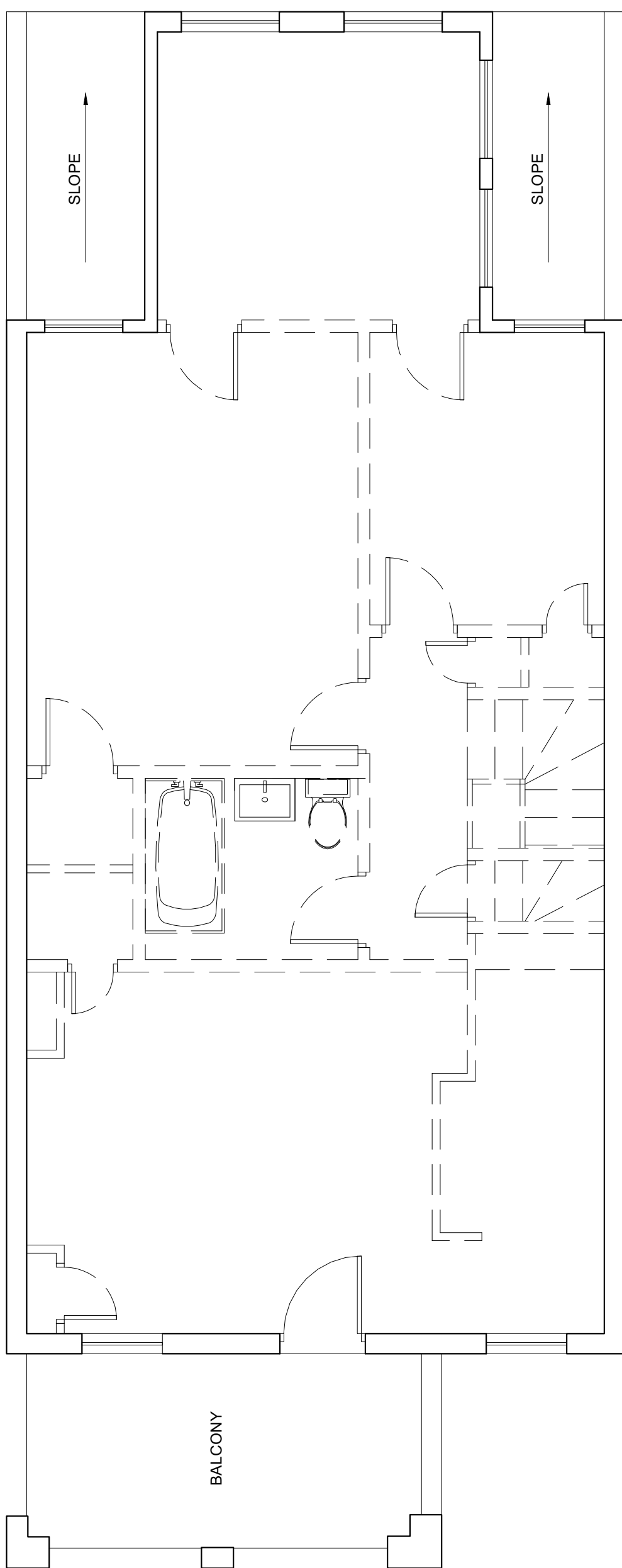
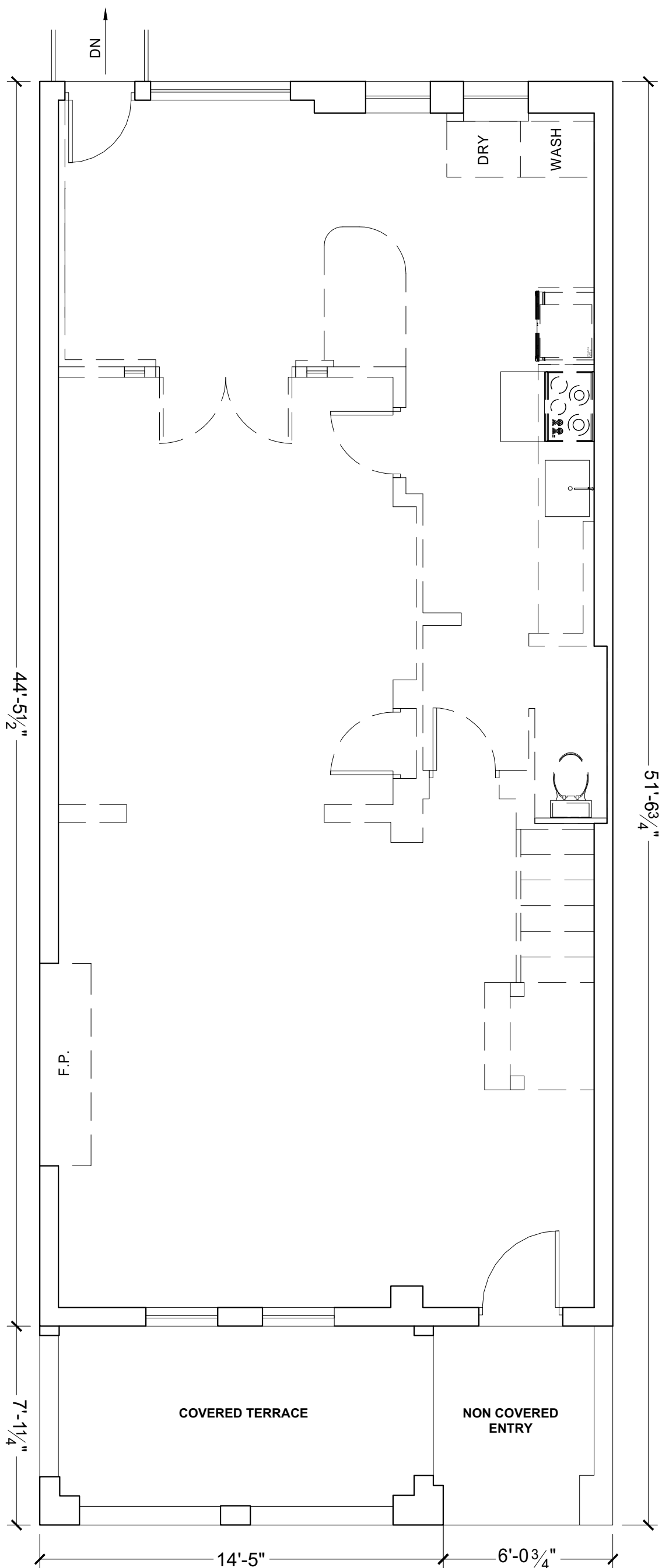
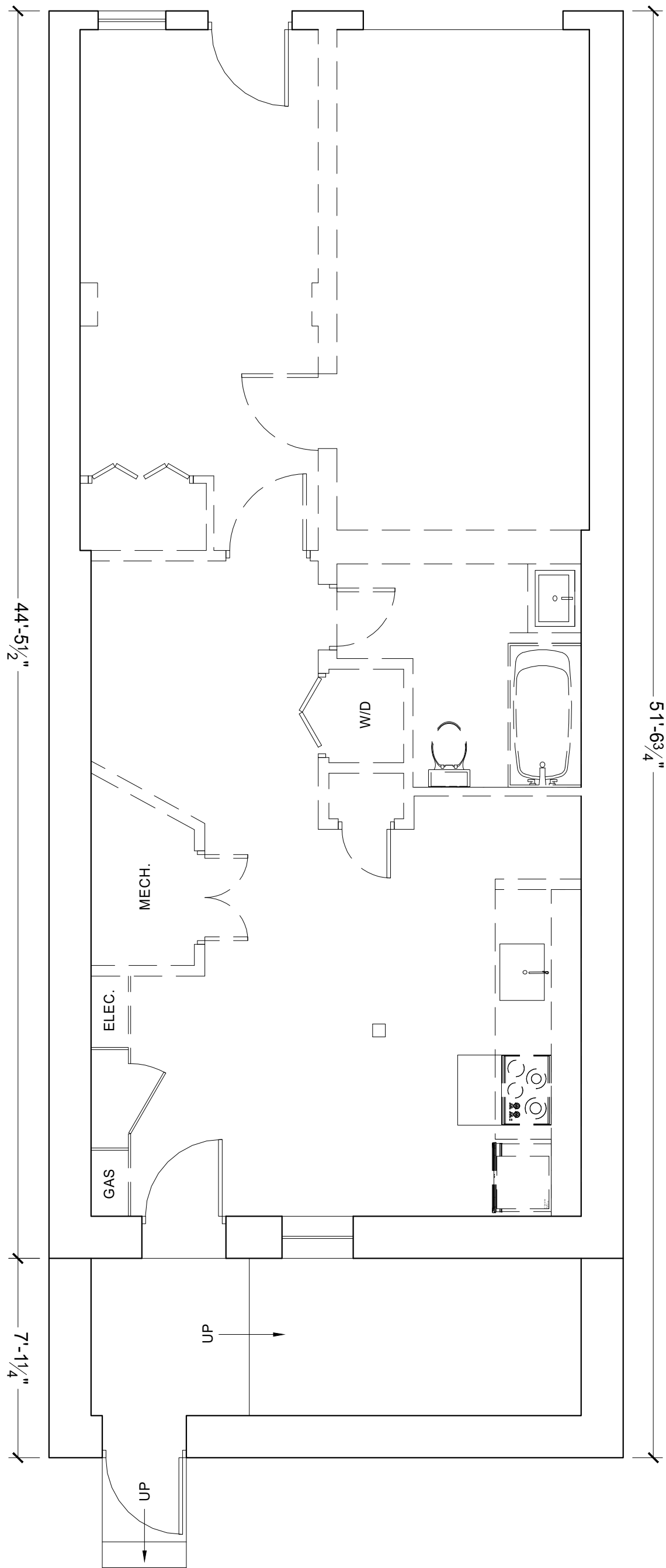
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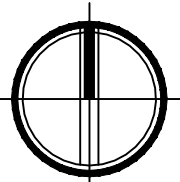
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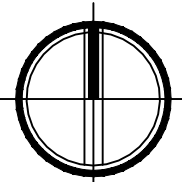
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EXISTING/DEMO CELLAR
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SCALE: 1/8" = 1'-0" 11X17 LAYOUT



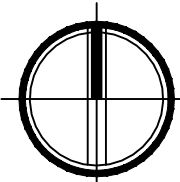
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SCALE: 1/8" = 1'-0" 11X17 LAYOUT



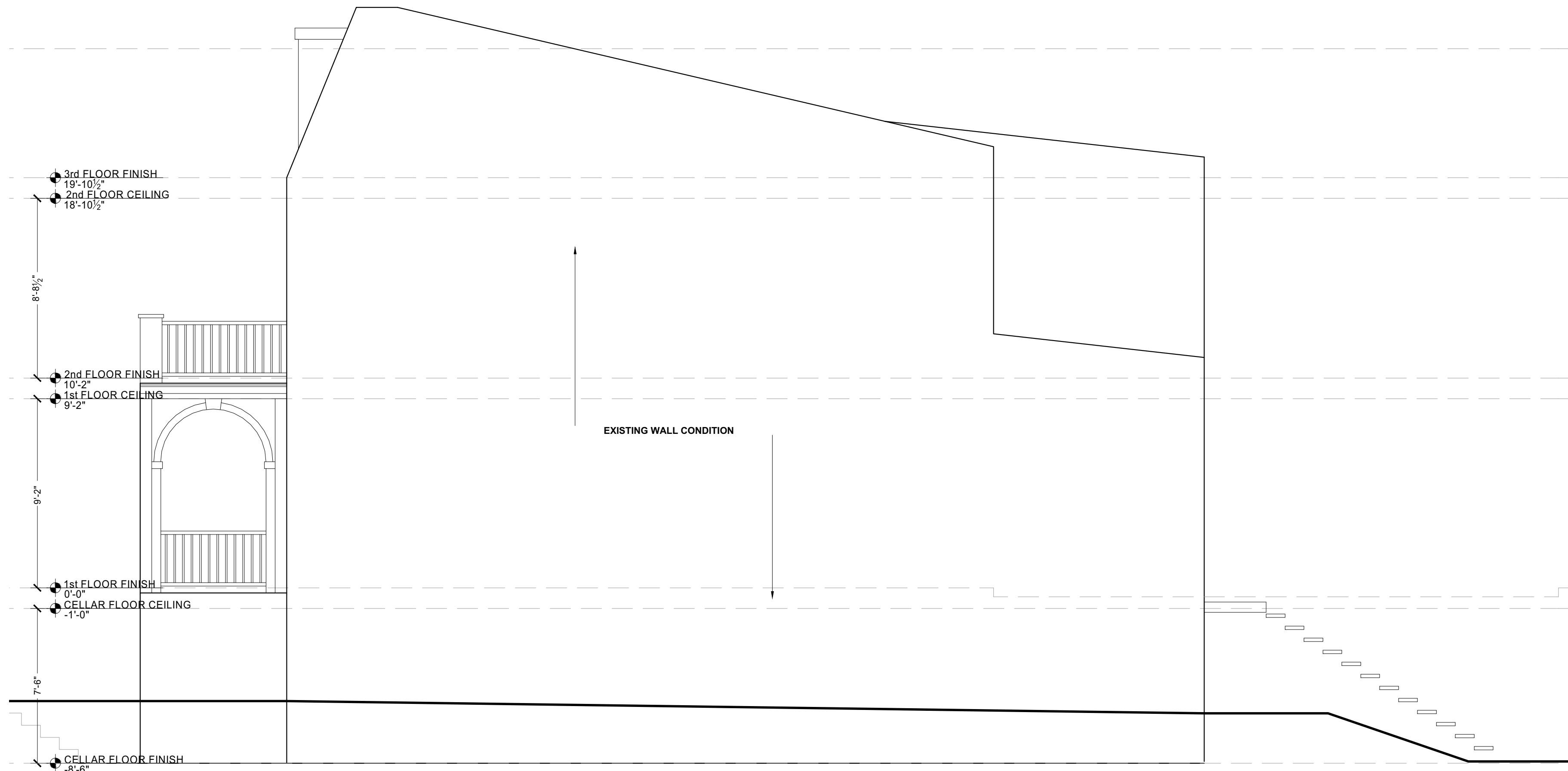
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EXISTING/DEMO 2nd FLOOR
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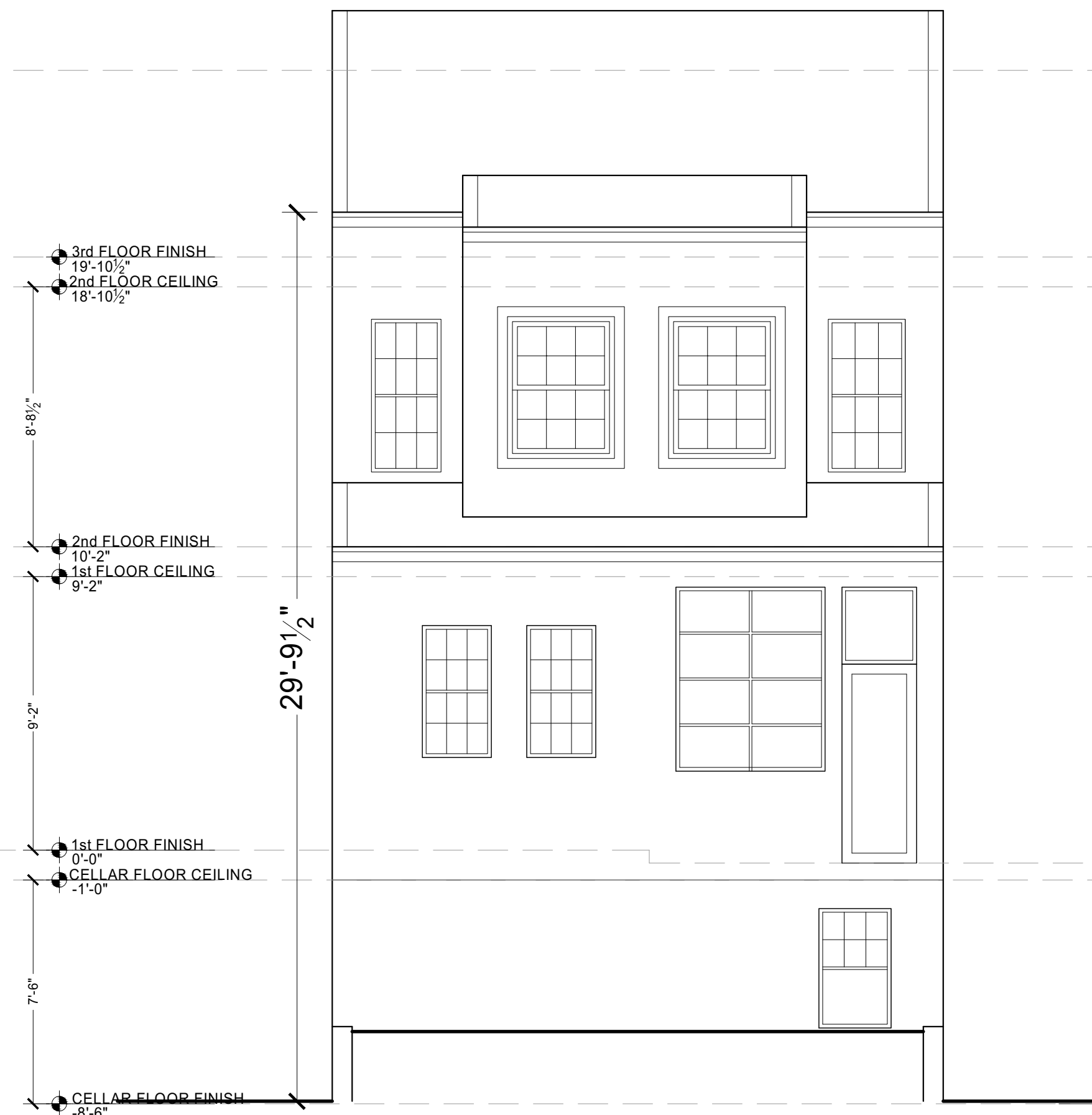


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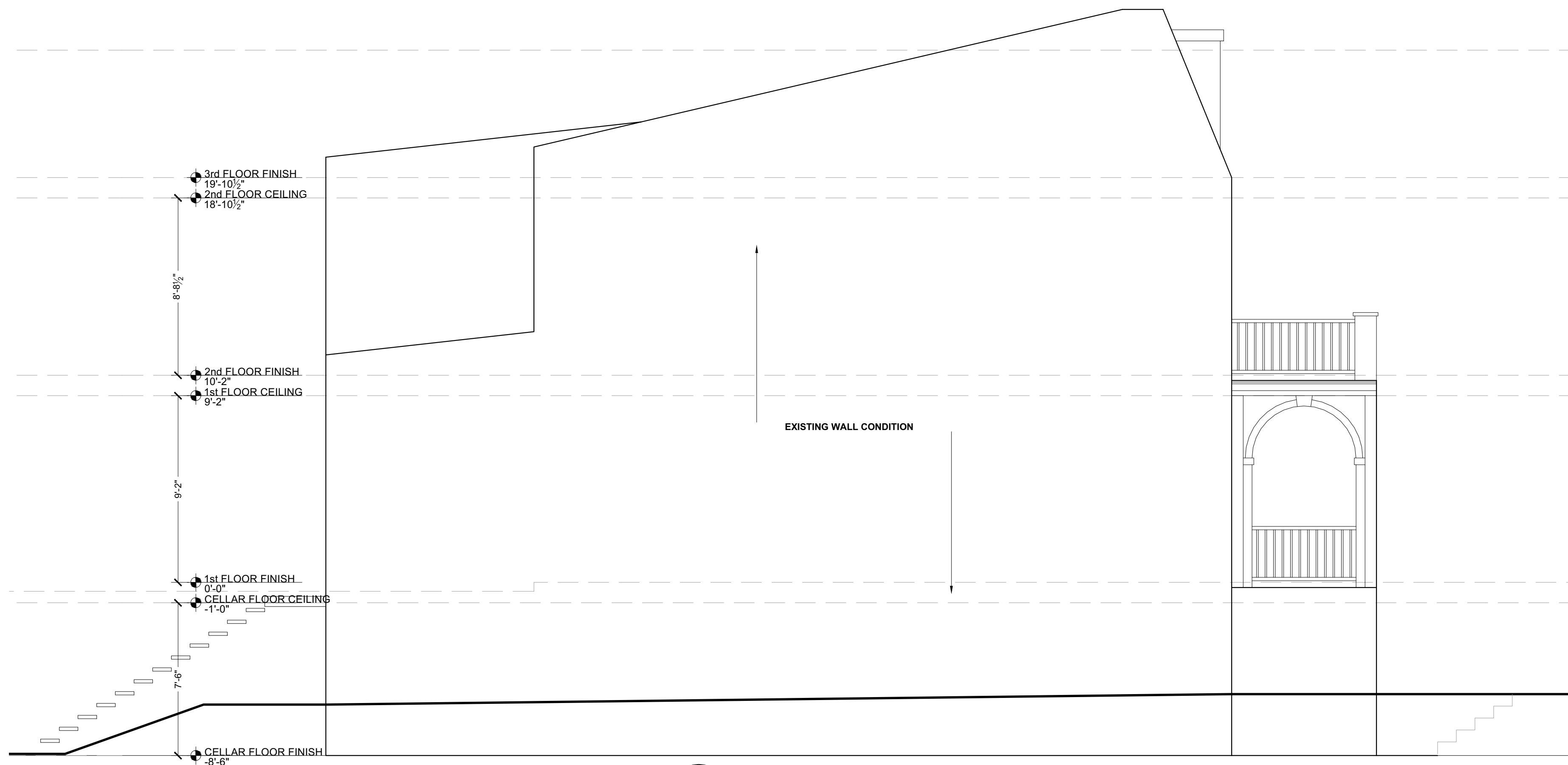
EXISTING/DEMO 3rd FLOOR
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



1 EXISTING/DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



1 EXISTING/DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



1 EXISTING/DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



1 EXISTING/DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



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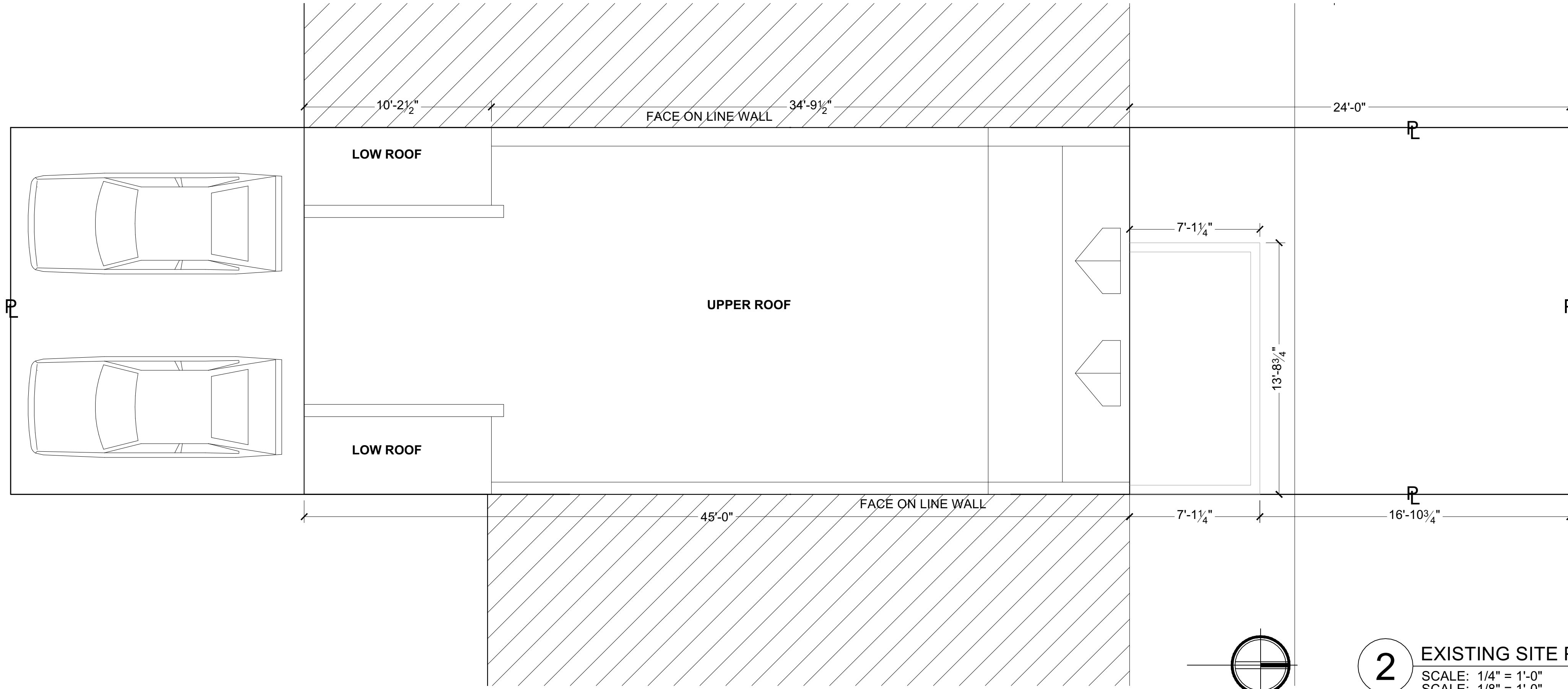
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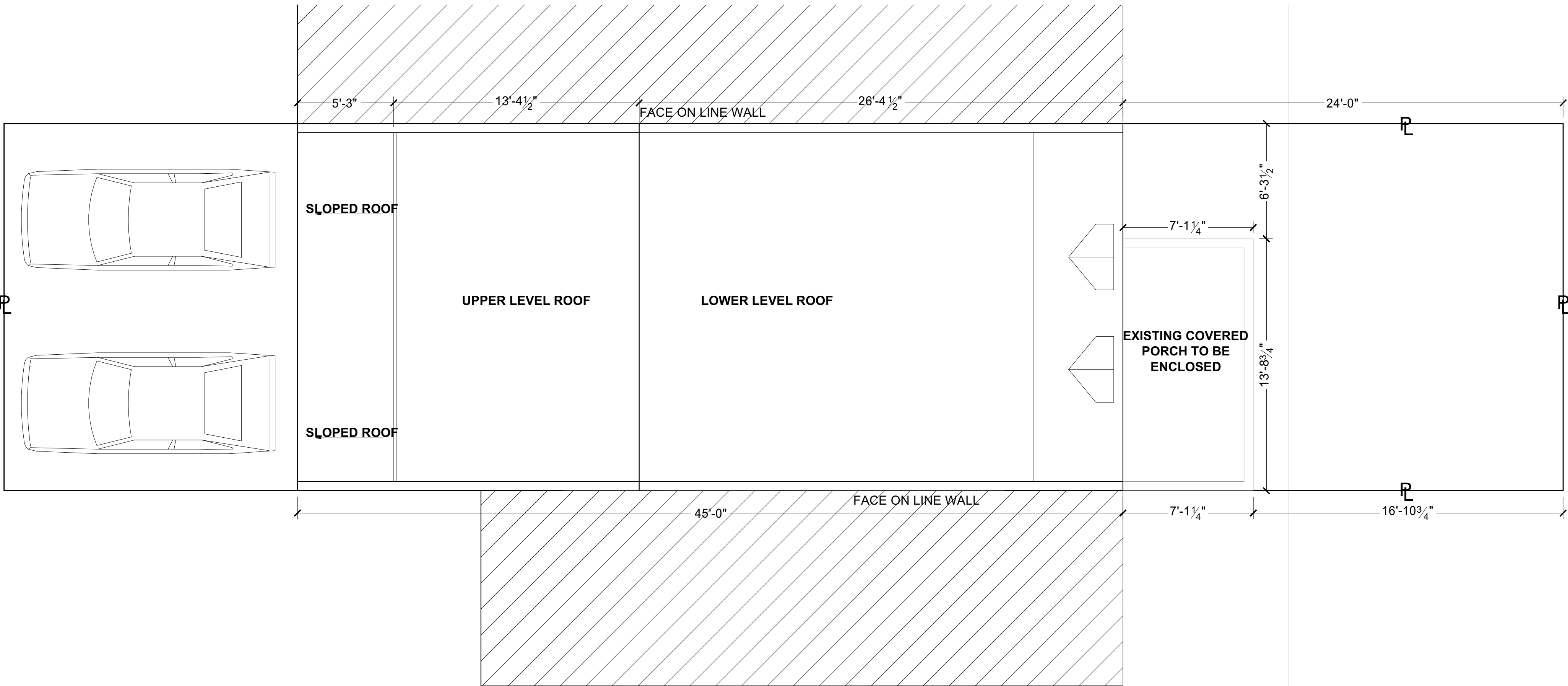
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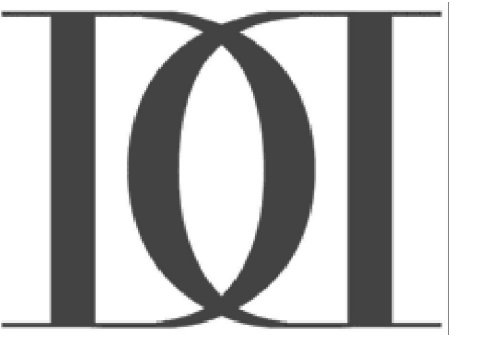
15' PUBLIC ALLEY



2 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



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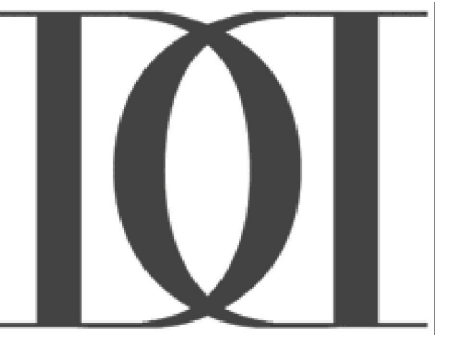
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KEY
NEW WALL

CONSULTANT:

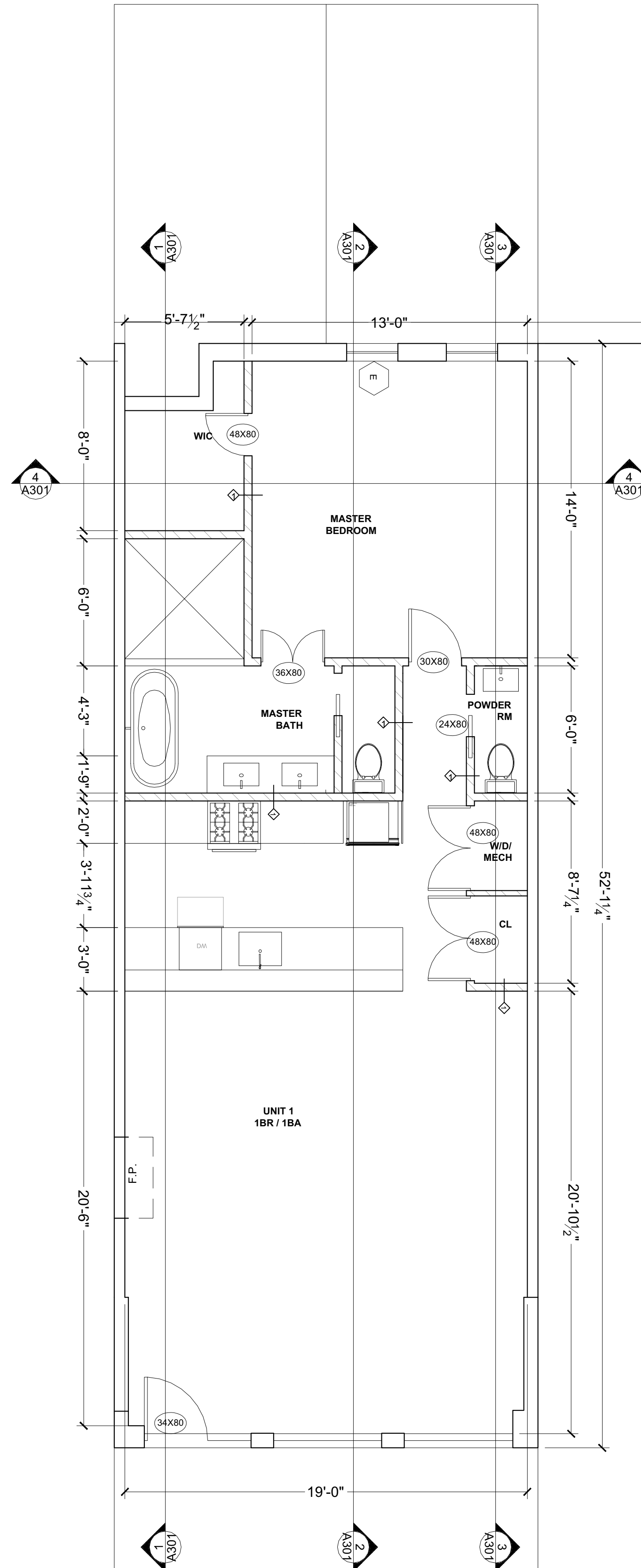
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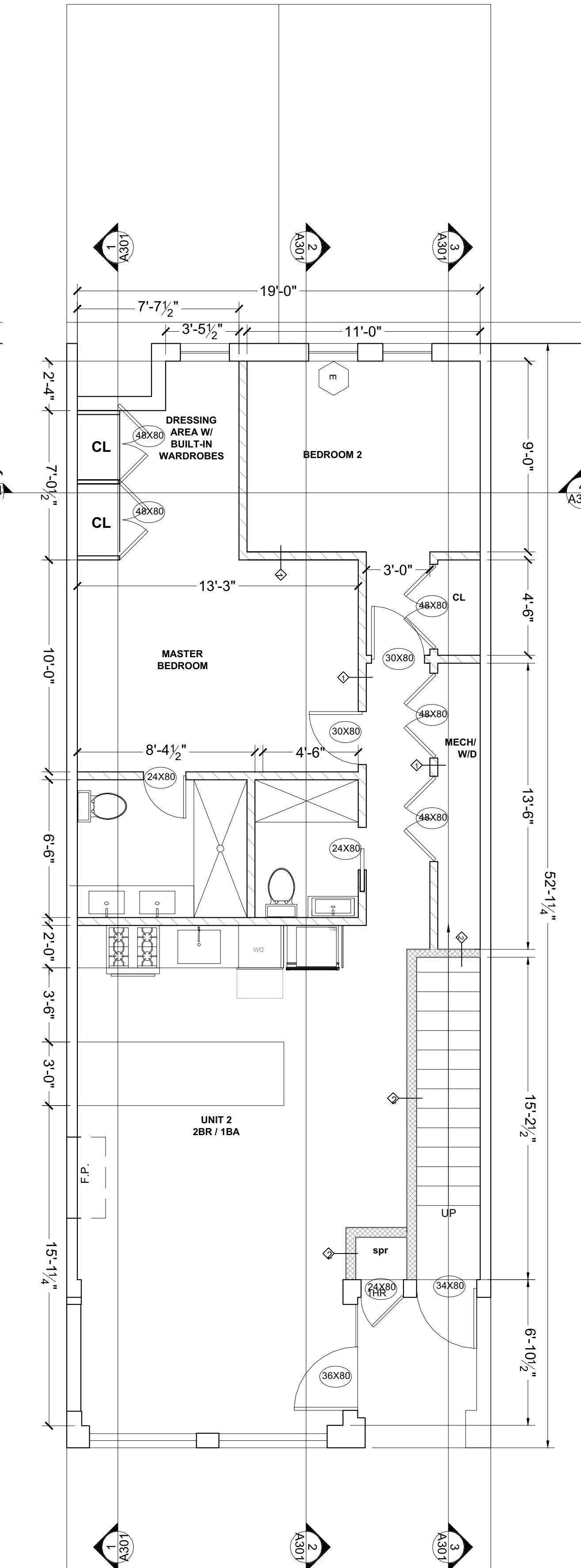
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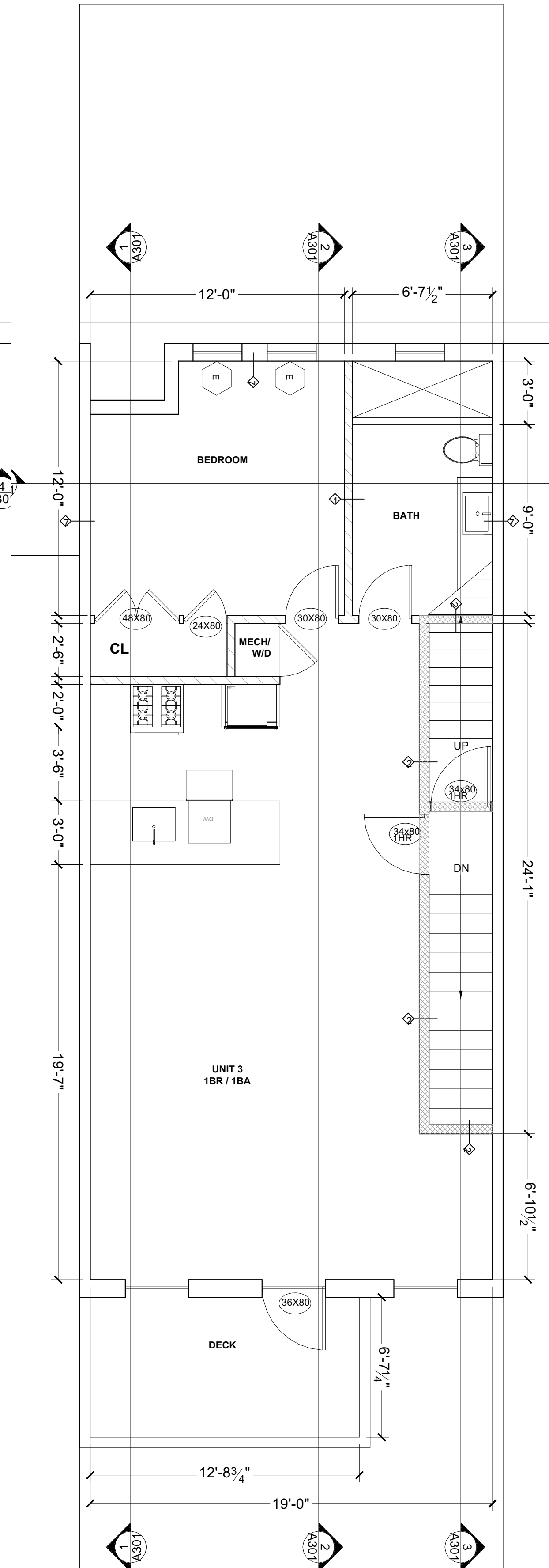
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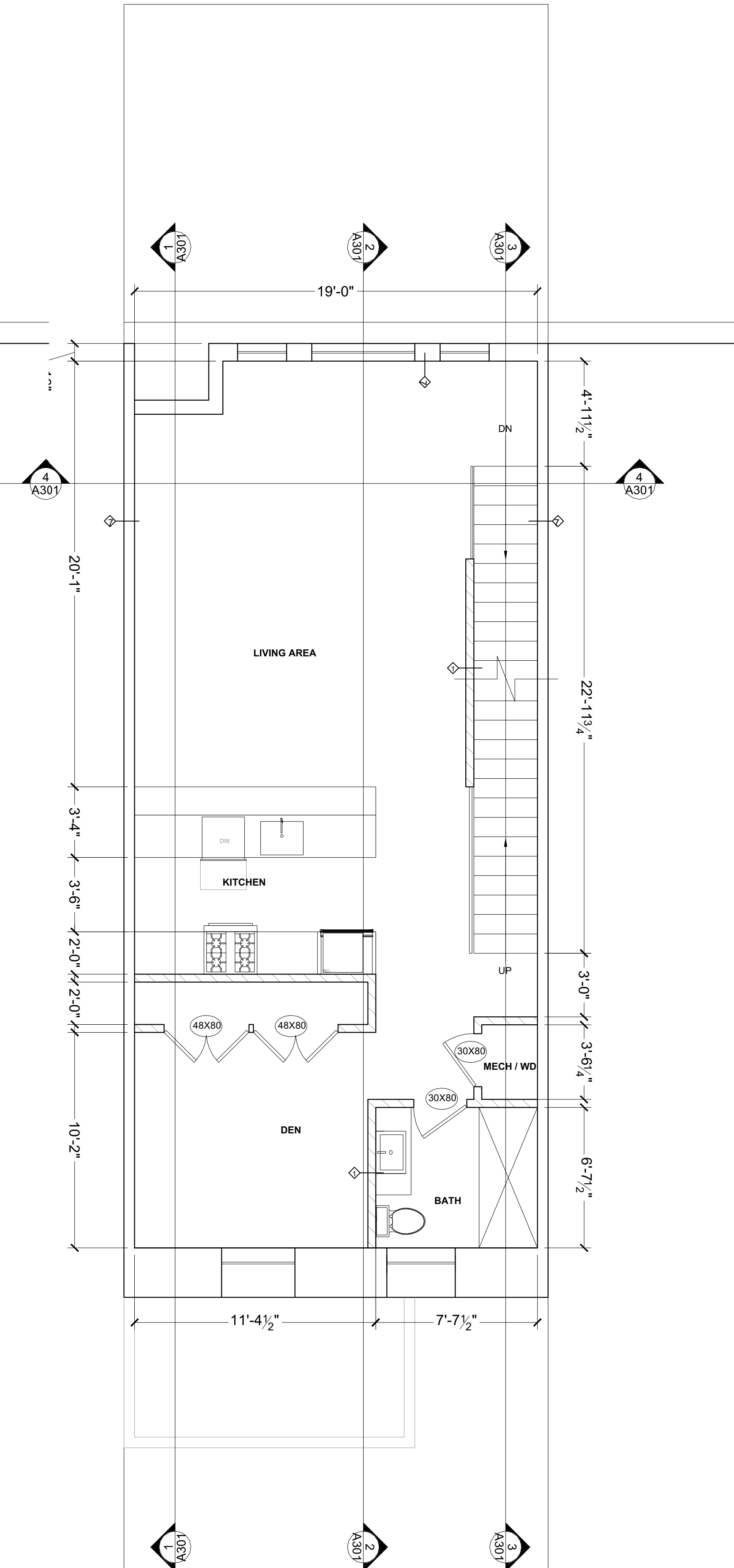
1 CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



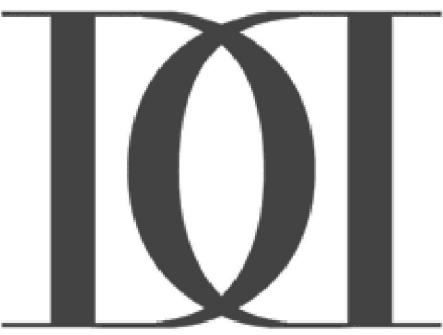
2 1st FLOOR PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



3 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



4 3rd FLOOR PLAN
SCALE: 1/4" = 1'-0" 24X36 LAYOUT
SCALE: 1/8" = 1'-0" 11X17 LAYOUT



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CONSULTANT:

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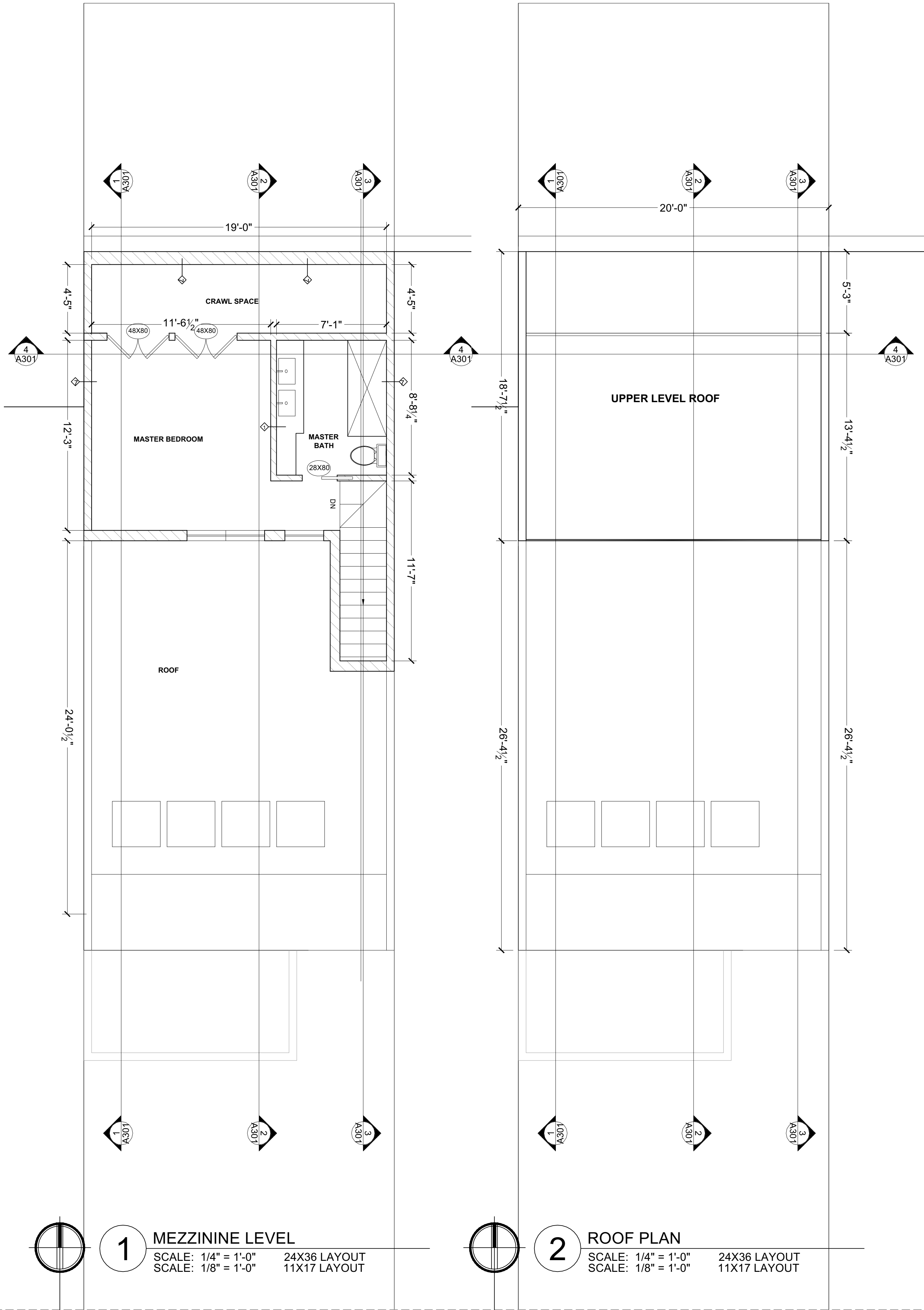
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DOOR SCHEDULE - CELLAR				
QUANTITY	SIZE	TYPE	MANF.	RATING
1	34X80	EXTERIOR FRENCH	MANF.	N/A
2	48X80	INTERIOR	MANF.	N/A
1	24X80	INTERIOR POCKET	MANF.	N/A
1	24X80	INTERIOR	MANF.	N/A
1	30X80	INTERIOR	MANF.	N/A
1	36X80	INTERIOR	MANF.	N/A

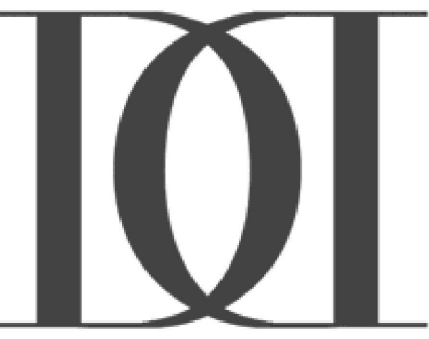
DOOR SCHEDULE - LEVEL 2				
QUANTITY	SIZE	TYPE	MANF.	RATING
2	34X80	INTERIOR	MANF.	60 min.
2	30X80	INTERIOR	MANF.	N/A
1	36X80		MANF.	N/A
2	48X80	INTERIOR	MANF.	N/A

DOOR SCHEDULE - LEVEL MEZZ.				
QUANTITY	SIZE	TYPE	MANF.	RATING
1	28x80	INTERIOR POCKET	MANF.	N/A
1	30X80	INTERIOR	MANF.	N/A
1	30X80	EXTERIOR FRENCH	MANF.	N/A
2	48X80	INTERIOR	MANF.	N/A
1	60X80	EXTERIOR FRENCH	MANF.	N/A

KEY
NEW WALL

DOOR SCHEDULE - LEVEL 1				
QUANTITY	SIZE	TYPE	MANF.	RATING
1	34X80	EXTERIOR FRENCH	MANF.	60 MIN
1	24X80	EXTERIOR	MANF.	60 MIN
1	24X80	INTERIOR POCKET	MANF.	N/A
2	24X80	INTERIOR	MANF.	N/A
2	30X80	INTERIOR	MANF.	N/A
2	36X80	EXTERIOR FRENCH	MANF.	N/A
4	48X80	INTERIOR	MANF.	N/A

DOOR SCHEDULE - LEVEL 3				
QUANTITY	SIZE	TYPE	MANF.	RATING
2	30X80	INTERIOR	MANF.	N/A
2	48X80	INTERIOR	MANF.	N/A



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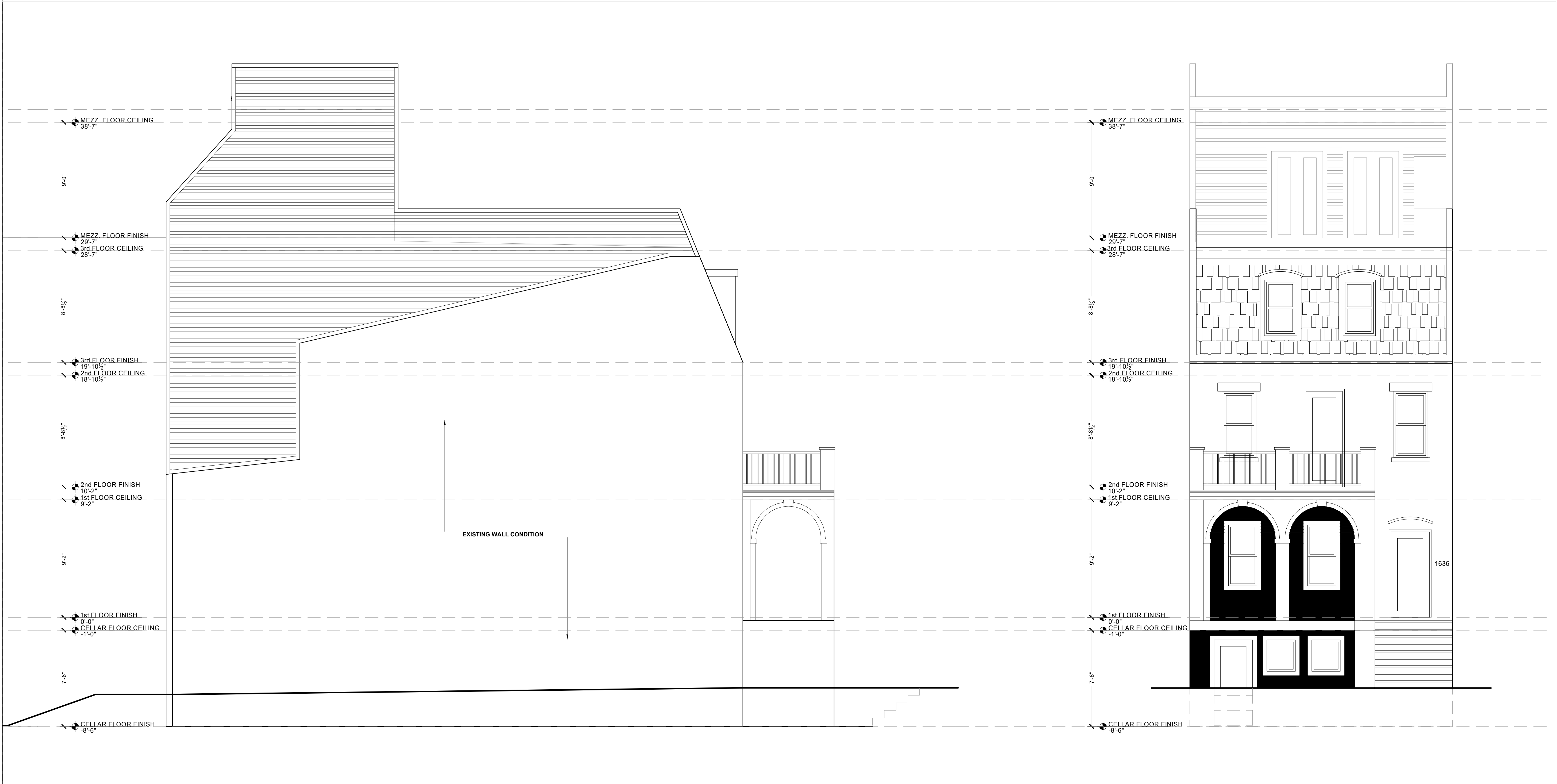
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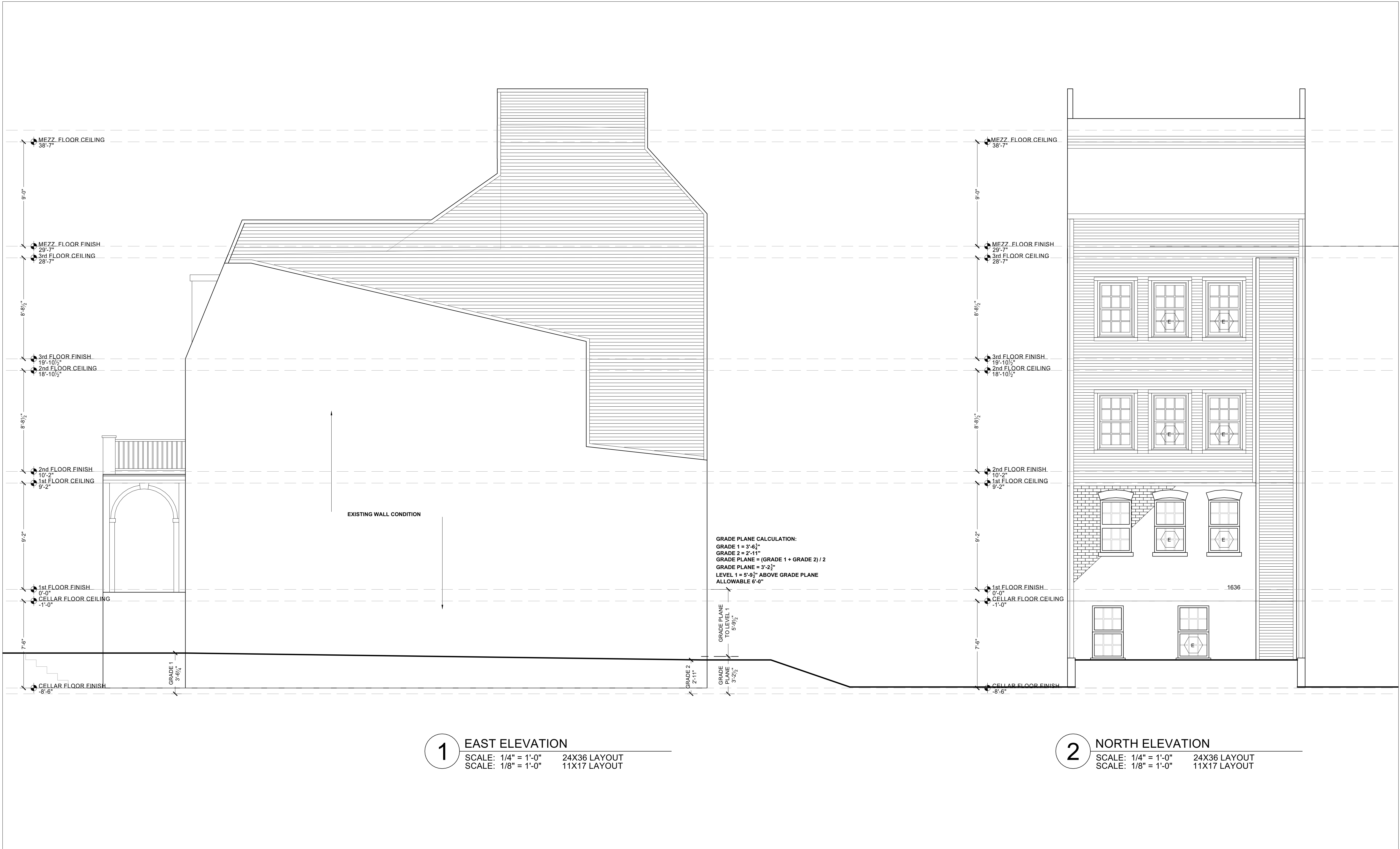
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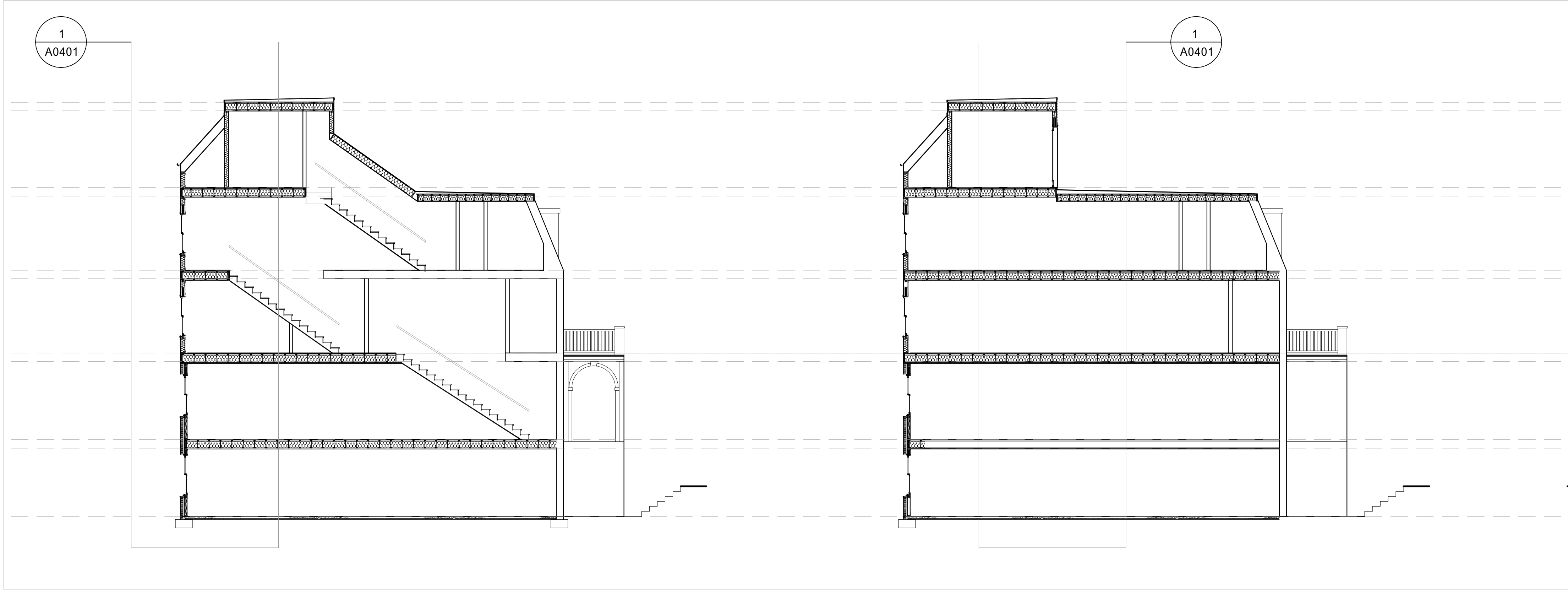
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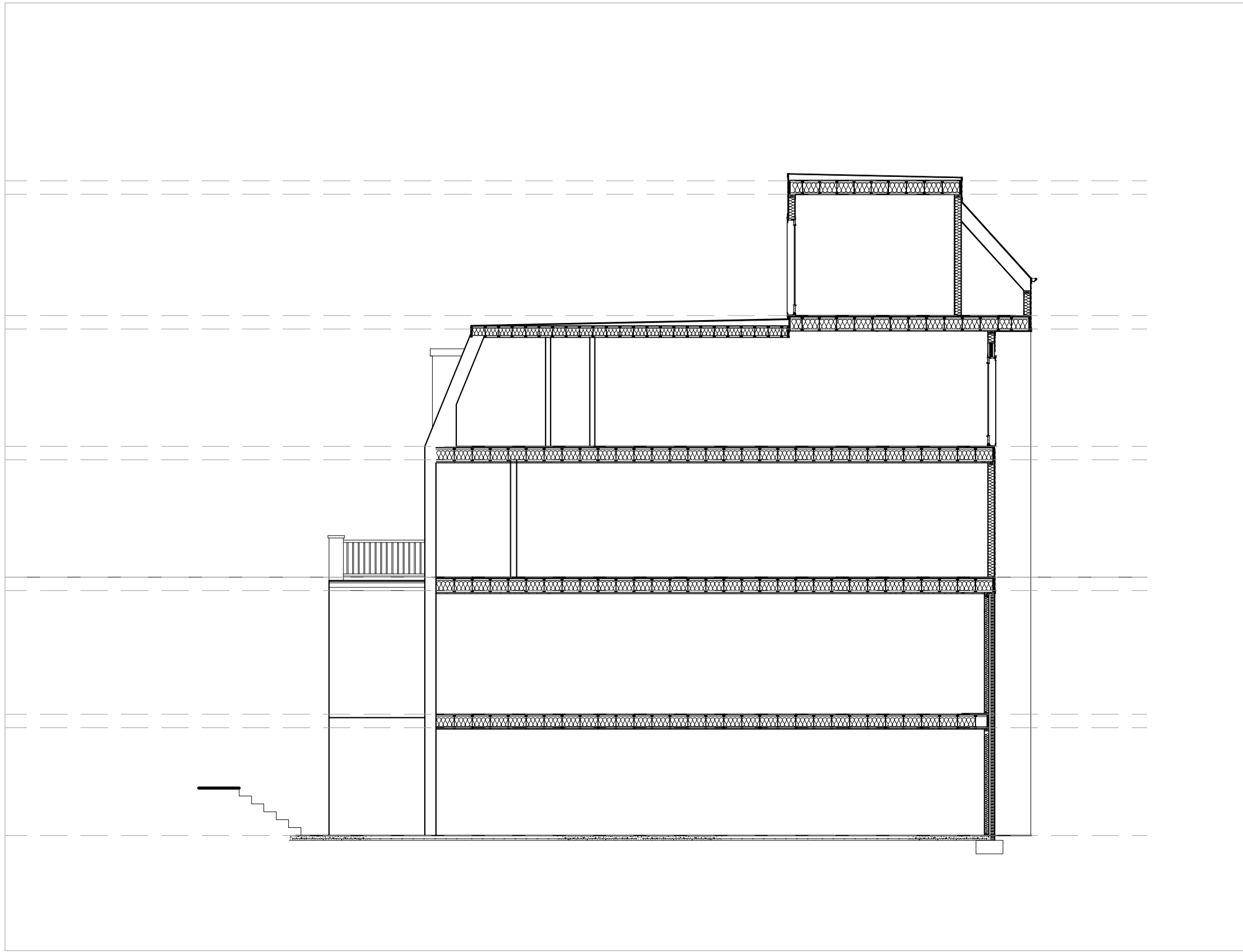
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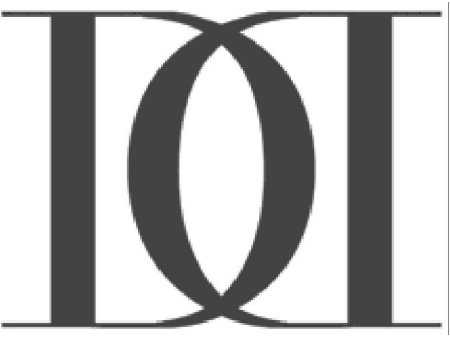


3 BUILDING SECTION 3
SCALE: 1/8" = 1'-0" 24X36 LAYOUT
SCALE: 1/16" = 1'-0" 11X17 LAYOUT

2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0" 24X36 LAYOUT
SCALE: 1/16" = 1'-0" 11X17 LAYOUT



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0" 24X36 LAYOUT
SCALE: 1/16" = 1'-0" 11X17 LAYOUT



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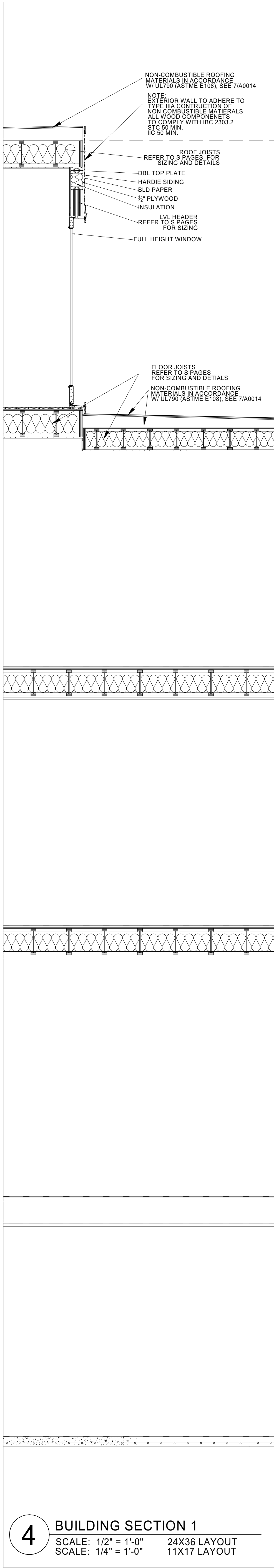
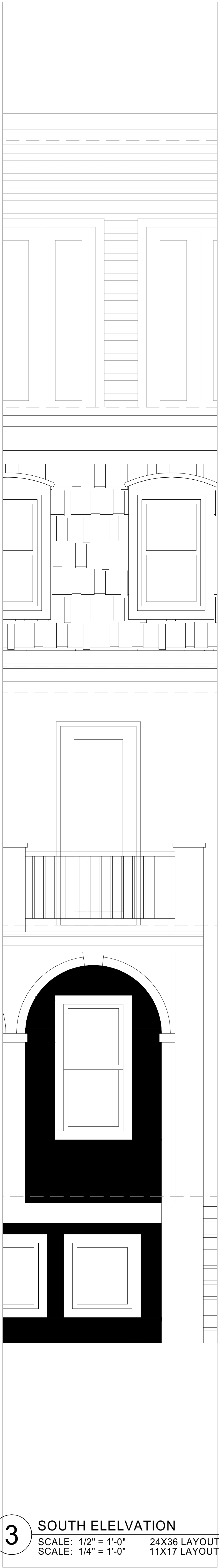
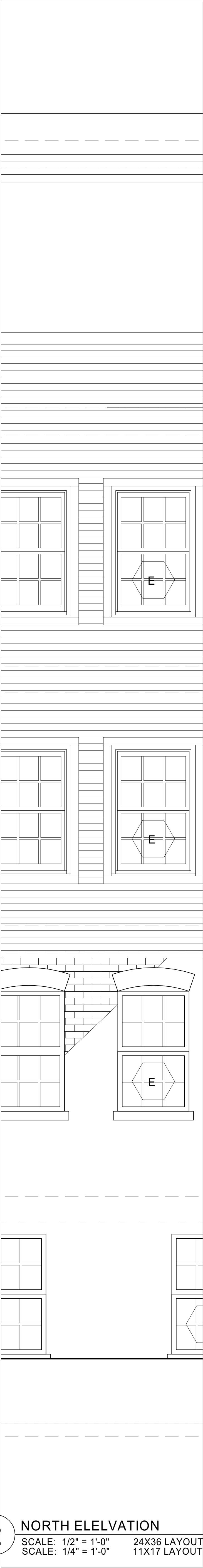
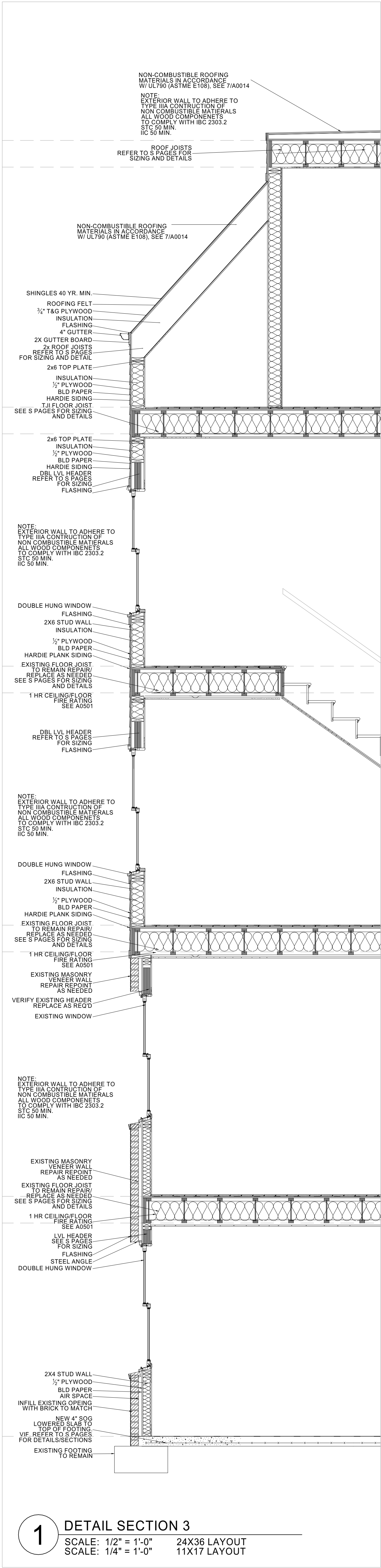
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A0401

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CONSULTANT:

PROJECT:
1636 ARGONNE PLACE, NW
WASHINGTON, DC 20009
SQ. 2589 LOT: 0460

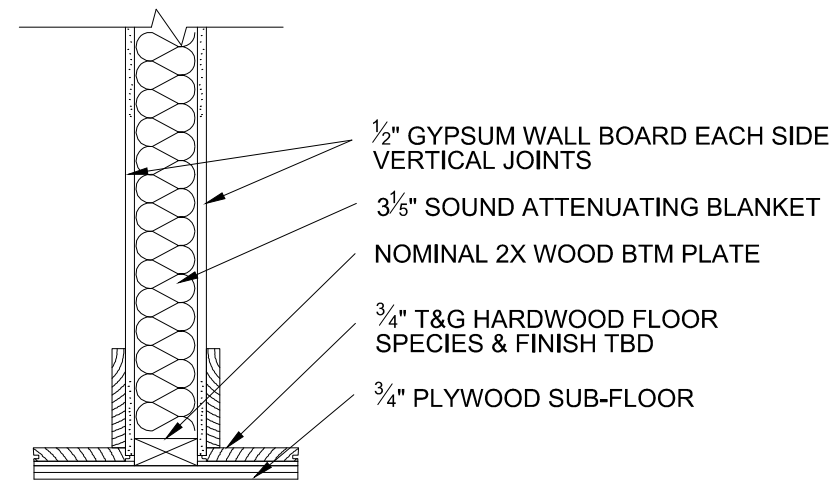


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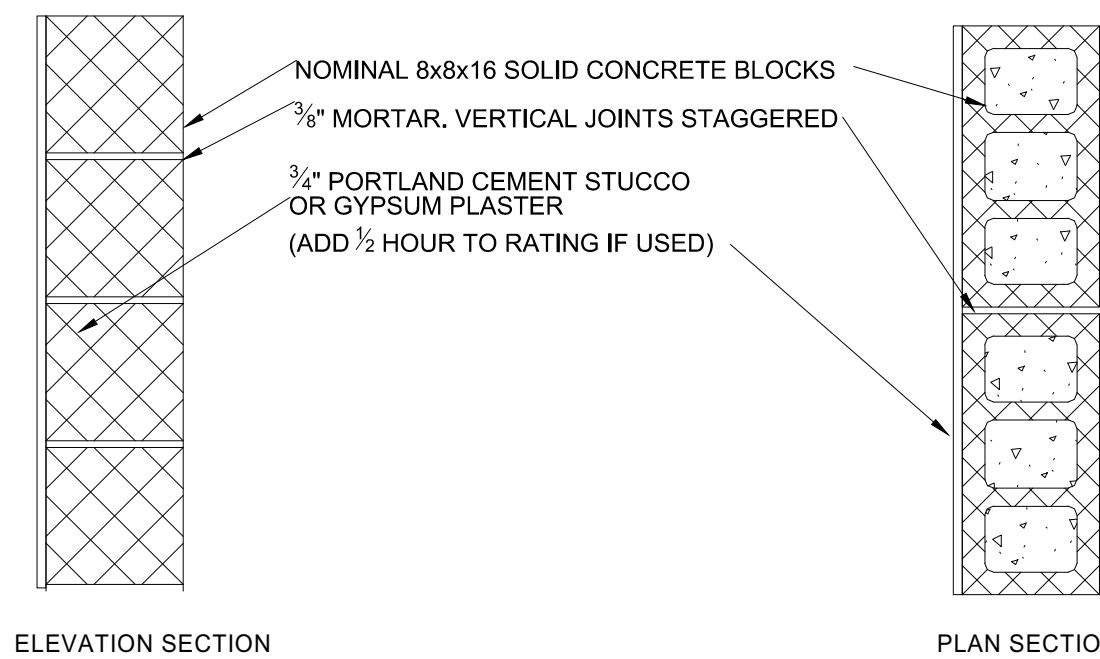
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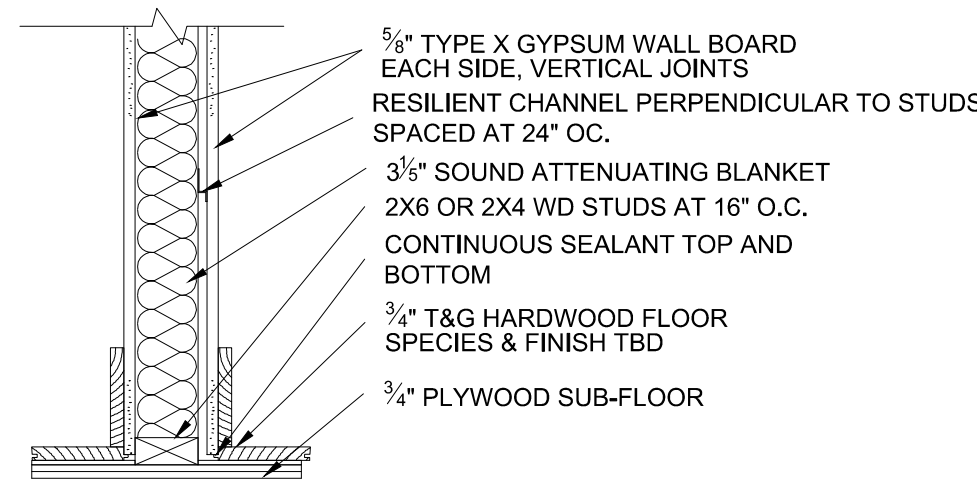
All work must be done strictly in accordance
herewith an approved plans must be kept on
site and available for inspection at all times.
Plans are on site.



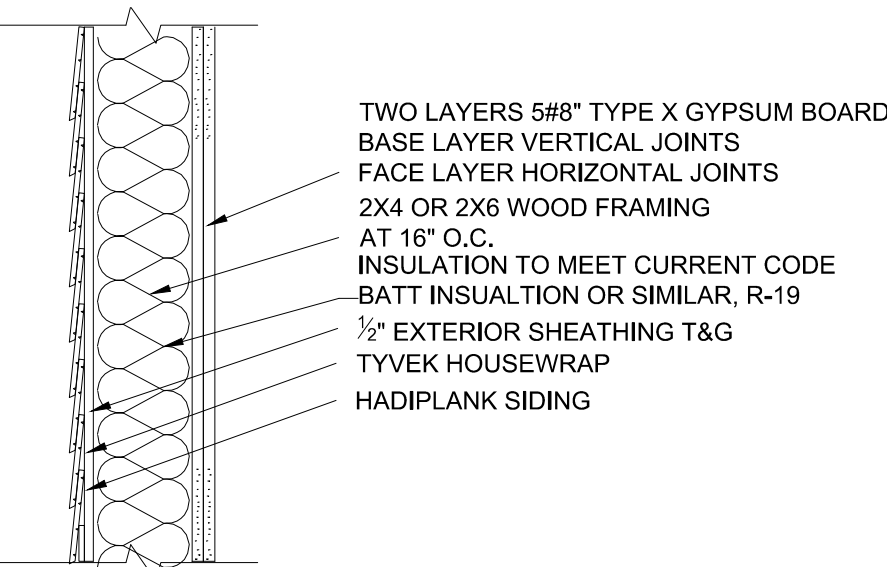
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ANSIUL 263 DESIGN #U419
STC RATING: 44



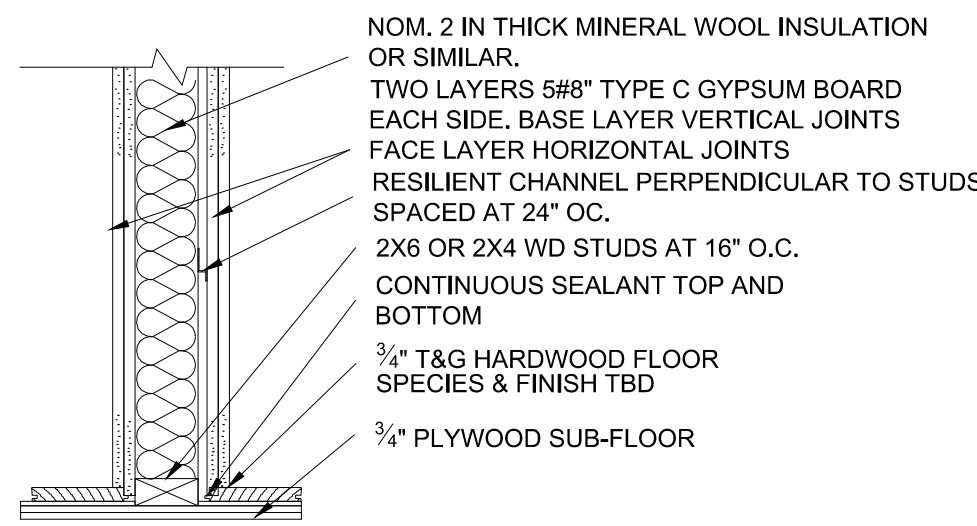
6 2 HR FIRE RATED MASONRY WALL- 8" CMU
ANSIUL 263 DESIGN # U905
STC RATING: 72



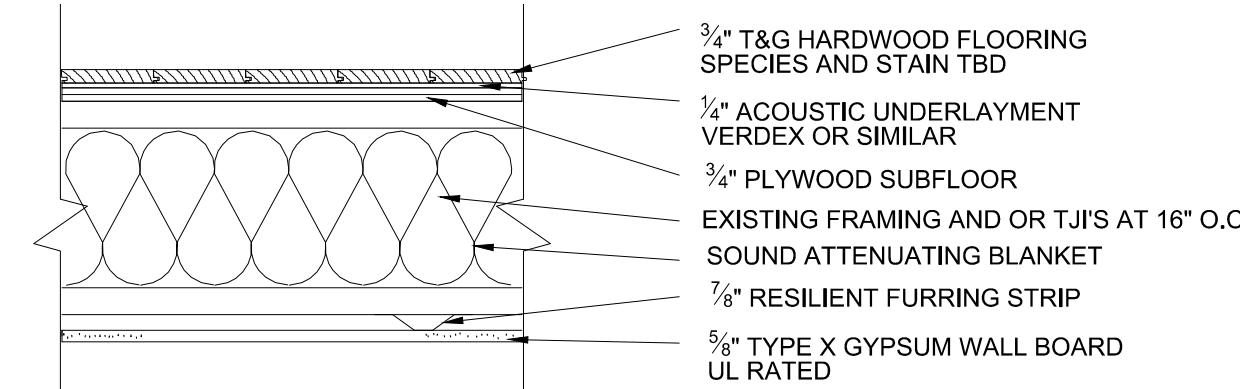
2 1 HR RATED INTERIOR PARTITION
ANSIUL 263 DESIGN #U419
STC RATING: 55



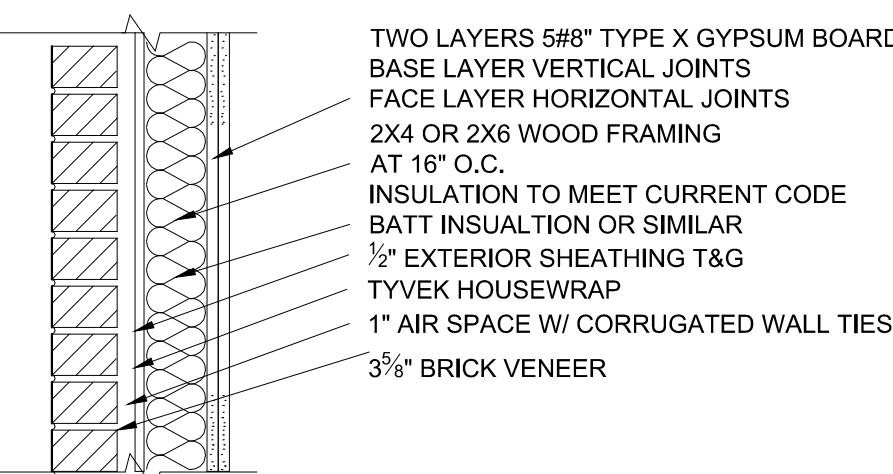
7 1 HR FIRE RATED WALL - CLABBOARD SIDING
ANSIUL 263 DESIGN # 418
STC RATING: 55



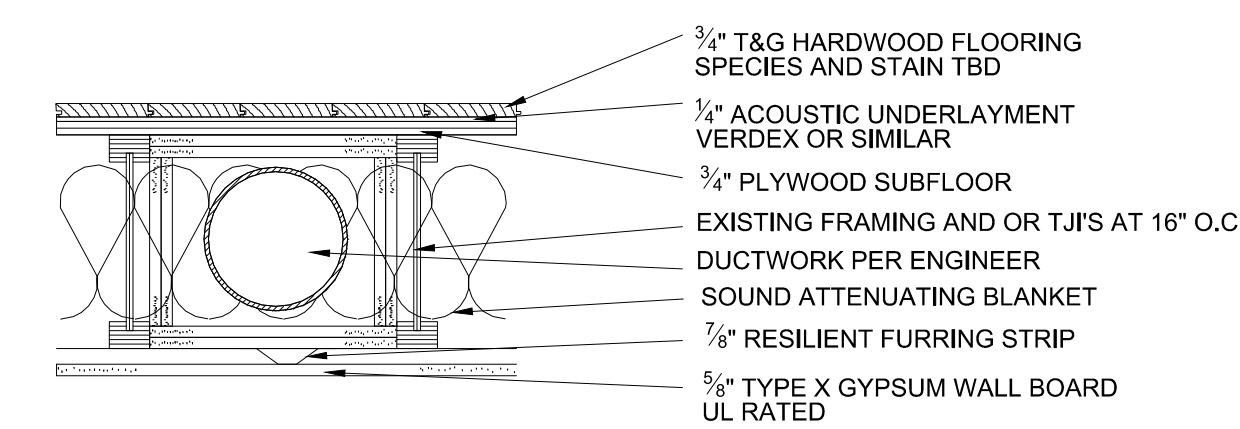
3 2 HR RATED INTERIOR PARTITION
ANSIUL 263 DESIGN #U334
STC RATING: 62



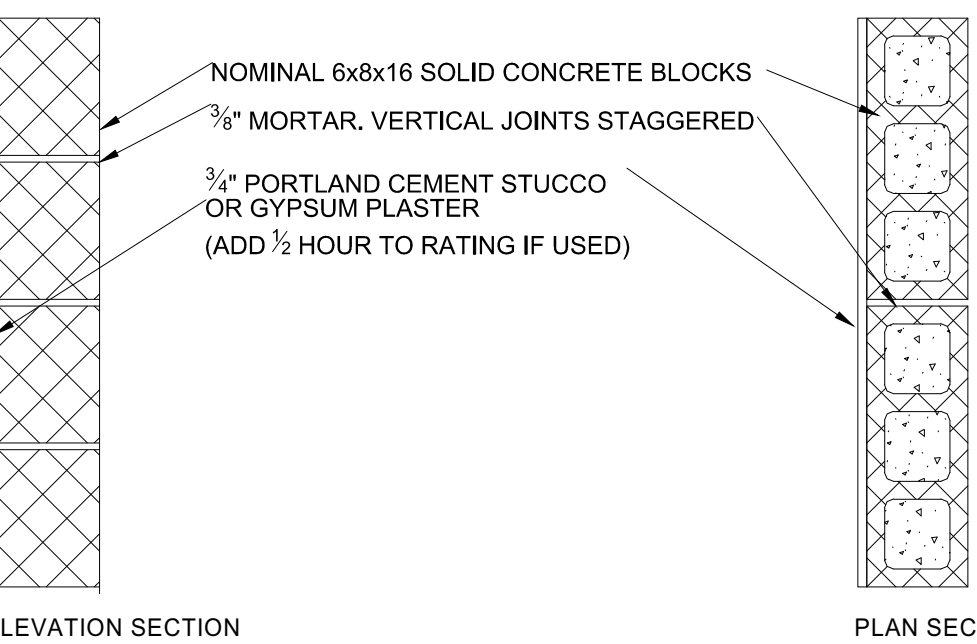
8 1 HR RATED FLOOR ASSEMBLY
ANSIUL 263 DESIGN # UL-L570
STC RATING: 60+



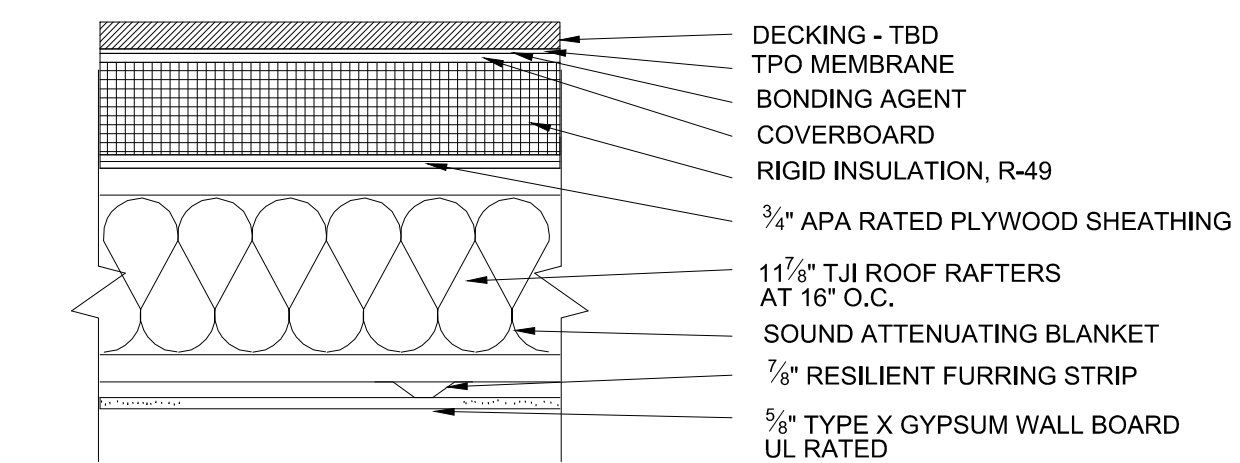
4 2 HR RATED WALL - MASONRY VENEER
ANSIUL 263 DESIGN #U302
STC RATING: 64



9 DUCT IN RATED CEILING
ANSIUL 263 DESIGN # UL-L570
STC RATING: 60+



5 2 HR FIRE RATED MASONRY WALL- 6" CMU
ANSIUL 263 DESIGN # U906
STC RATING: 55



10 1 HR RATED ROOF ASSEMBLY
ANSIUL 263 DESIGN # UL-L570
STC RATING: 60+

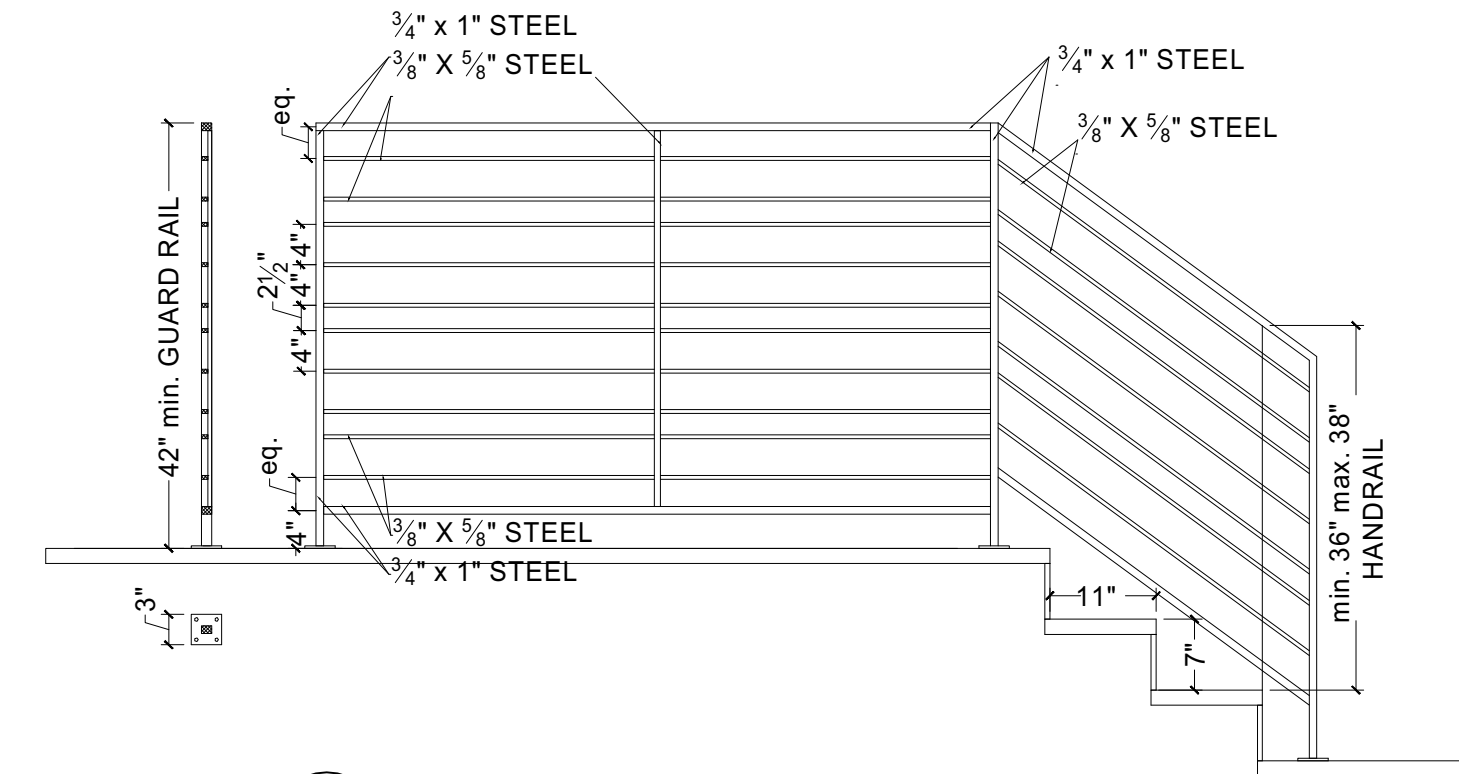
1012.2 Height.
Handrail height, measured above stair tread nosings, or finish surface of ramp slope shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

1013.2 Height.
Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

1013.3 Opening limitations.
Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

1607.7.1 Handrails and guards.
Handrail assemblies and guards shall be designed to resist a load of 50 plf (0.73 kN/m) applied in any direction at the top and to transfer this load through the supports to the structure.

1607.7.1.1 Concentrated load.
Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds (0.89 kN), applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. This load need not be assumed to act concurrently with the loads specified in the preceding paragraph.



1 HANDRAIL/ GUARD RAIL/ RISER / TREAD
N.T.S.

1026.2 Minimum size.
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).
Exception: The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m2).

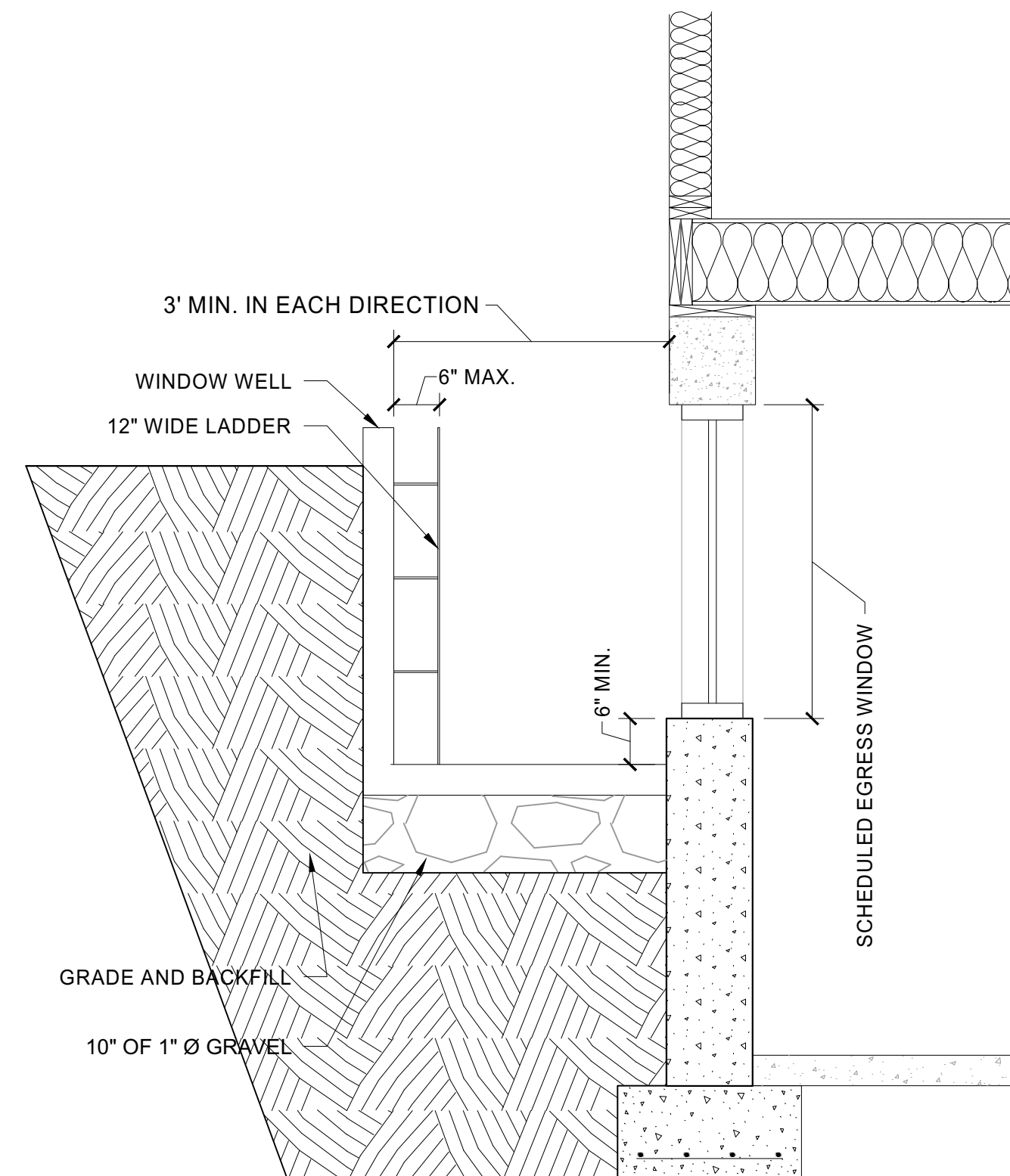
1026.2.1 Minimum dimensions.
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1026.3 Maximum height from floor.
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

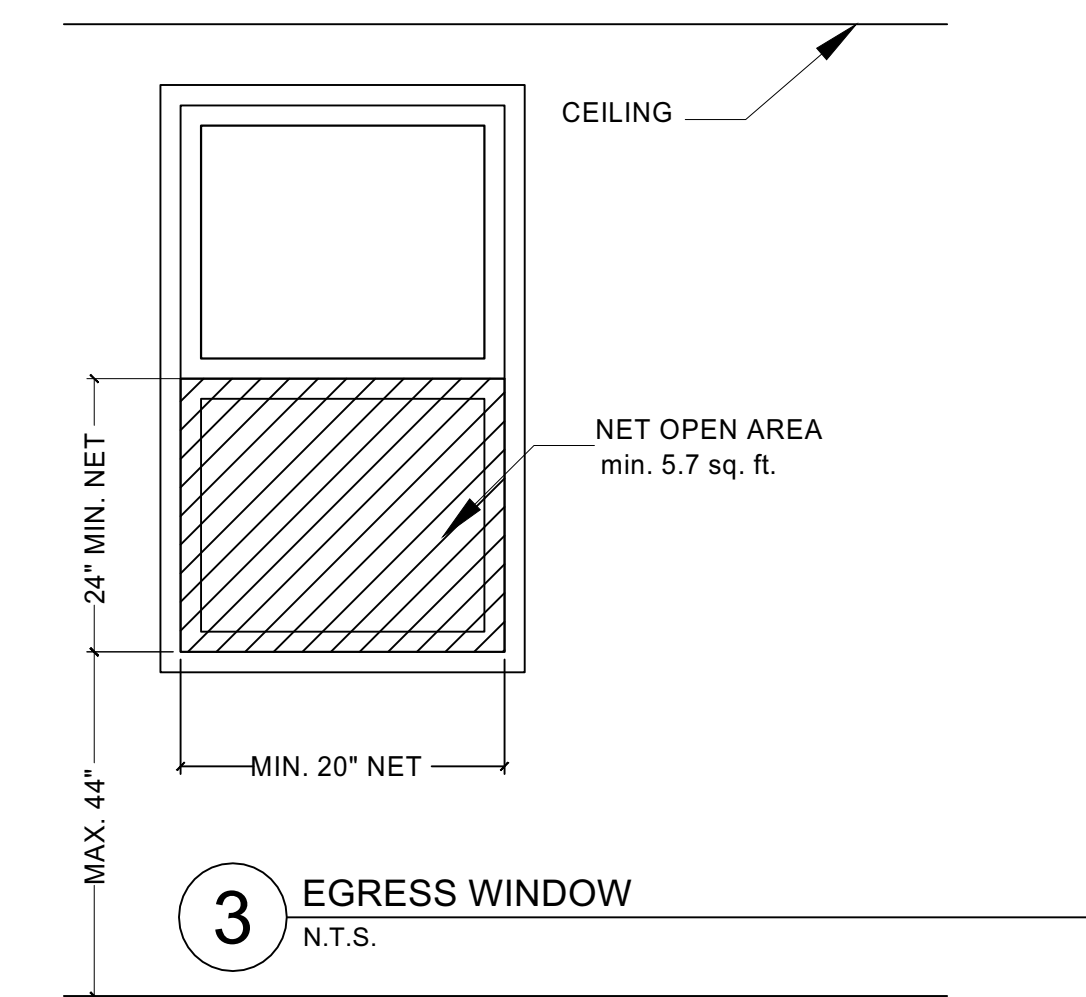
1026.5 Window wells.
An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Sections 1026.5.1 and 1026.5.2.

1026.5.1 Minimum size.
The minimum horizontal area of the window well shall be 9 square feet (0.84 m2), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

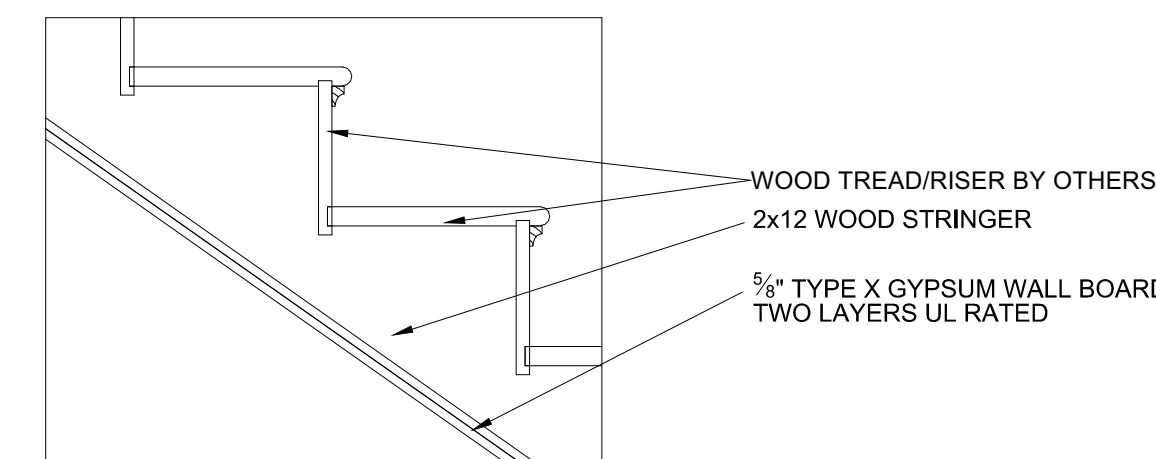
1026.5.2 Ladders or steps.
Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center (o.c.) vertically for the full height of the window well. The ladder or steps shall not be obstructed by the emergency escape and rescue opening. Ladders or steps required by this section are exempt from the stairway requirements of Section 1009.



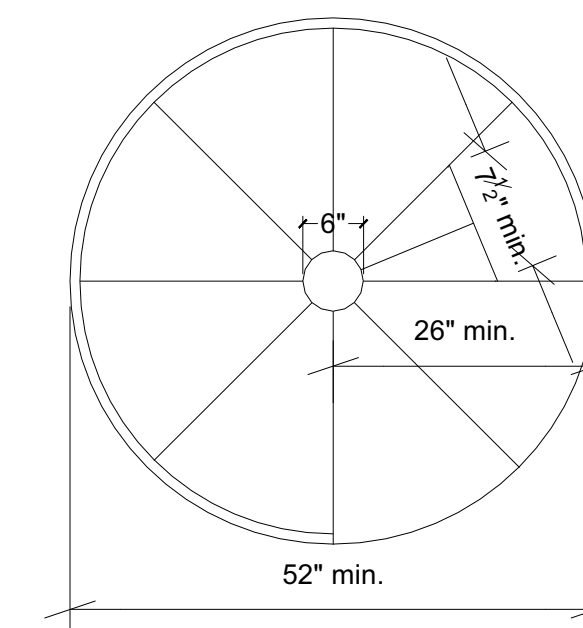
2 WINDOW WELL
N.T.S.



3 EGRESS WINDOW
N.T.S.



11 FIRE RATED CONSTRUCTION UNDER STAIRS



1009.8 Spiral stairways. Spiral stairways are permitted to be used as a component in the means of egress only within dwelling units or from a space not more than 250 square feet (23 m2) in area and serving not more than five occupants, or from galleries, catwalks and gridirons in accordance with Section 1015.6.

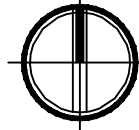
A spiral stairway shall have a 7.5 inch (191 mm) minimum clear tread depth at a point 12 inches (305 mm) from the narrow edge. The risers shall be sufficient to provide a headroom of 78 inches (1981 mm) minimum, but riser height shall not be more than 9.5 inches (241 mm). The minimum stairway width shall be 26 inches (660 mm).

4 SPIRAL STAIR
N.T.S.



LOT: 0460 Q: 2589

CONSULTANT



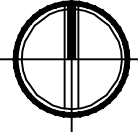
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SCALE: $\frac{1}{16}" = 1'-0"$ 11X17 LAYOUT



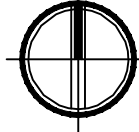
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SCALE: $\frac{1}{16}" = 1'-0"$ 11X17 LAYOUT



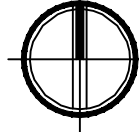
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SCALE: $\frac{3}{16}" = 1'-0"$ 24X36 LAYOUT
SCALE: $\frac{1}{16}" = 1'-0"$ 11X17 LAYOUT

SHEET 3

UNE 24, 2014

A0502

B1404813

Plans are on site
inspection will be made unless

Plans are on site