

2026 NORTH CAPITOL STREET N.W. WASHINGTON DC 20002



AERIAL MAP

BUILDING CODE ANALYSIS	EXISTING BUILDING	PROPOSED ALTERATION	ACCEPTABLE
IBC OCCUPANCY CLASSIFICATION	R-4	R-4	TWO FAMILY FLAT
TYPE OF CONSTRUCTION	IIIB	IIIB	TREATED WOOD
NO. OF STORIES ABOVE GRADE	2-1/2	3	WITH / BSMT
HIGH RISE (Y/N)	N	N	N
COVERED MALL	N	N	N
FULLY SPRINKLED & MONITORED (Y/N)	N	N	
ZONE	R-4	R-4	RESIDENTIAL
FLOOR AREA OF RENOVATION IN SQ. FT.	4092		

CODE ANALYSIS SUMMARY
BUILDING: ICC/IBC2009 & /IEBC2009 (EXISTING BUILDING CODE) ICC-2009,
MECHANICAL: ICC/IMC2009
PLUMBING: ICC/IPC2009
ELECTRICAL: NEC2009, IEBC2009 & IEC2009
FIRE: ICC/IFC2009 & NFPA2009/ NFPA101 2009 LIFE SAFETY CODE
ENERGY: ICC/IECC2009
FUEL GAS: ICC/IFGC2009

SCOPE OF WORK
EXTENSION OF ATTIC TO THE REAR AS PER PLANS
ALL PLUMBING MECHANICAL AND ELECTRICAL- NEW WORK AS PER PLANS.

OFFICIAL
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMITS OPERATION
All work must be done in accordance with the applicable codes and standards of the District of Columbia. The applicant must obtain all necessary permits and approvals from the appropriate agencies before any work is begun.



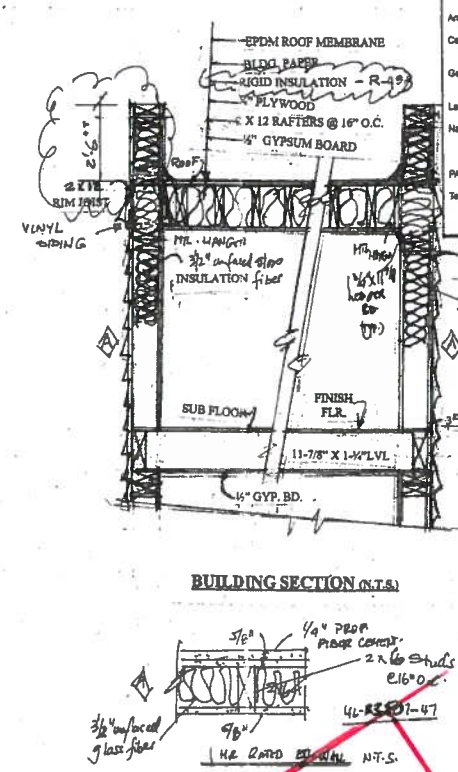
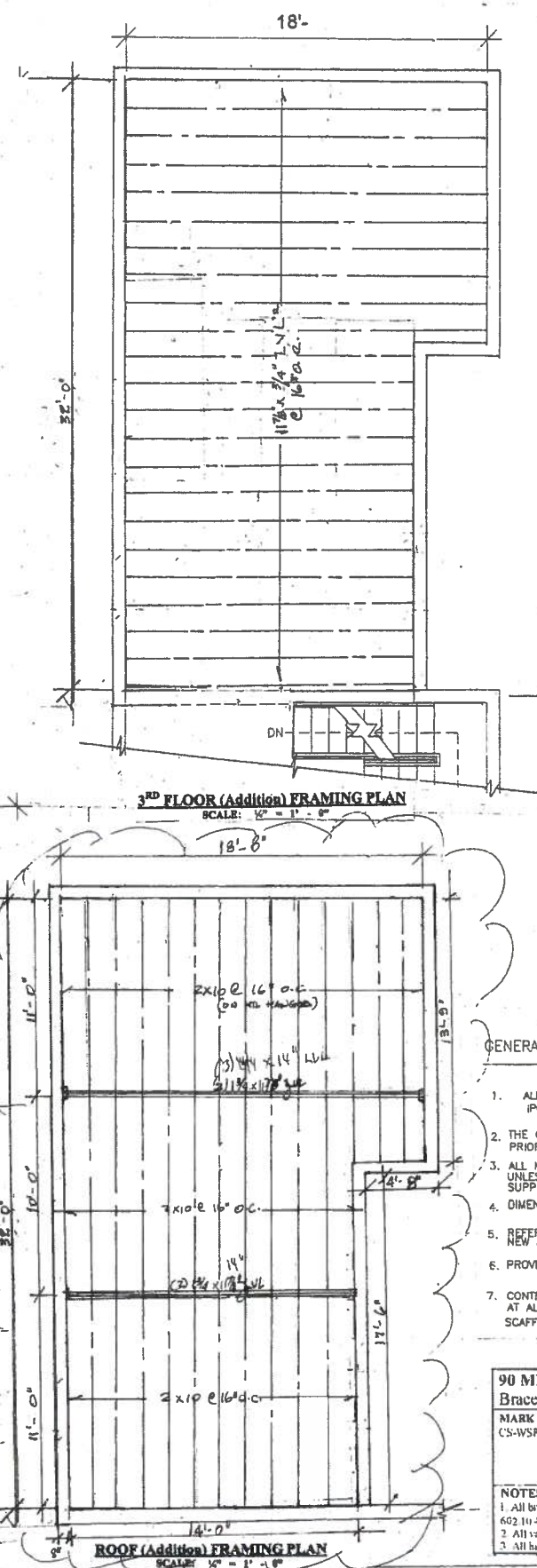
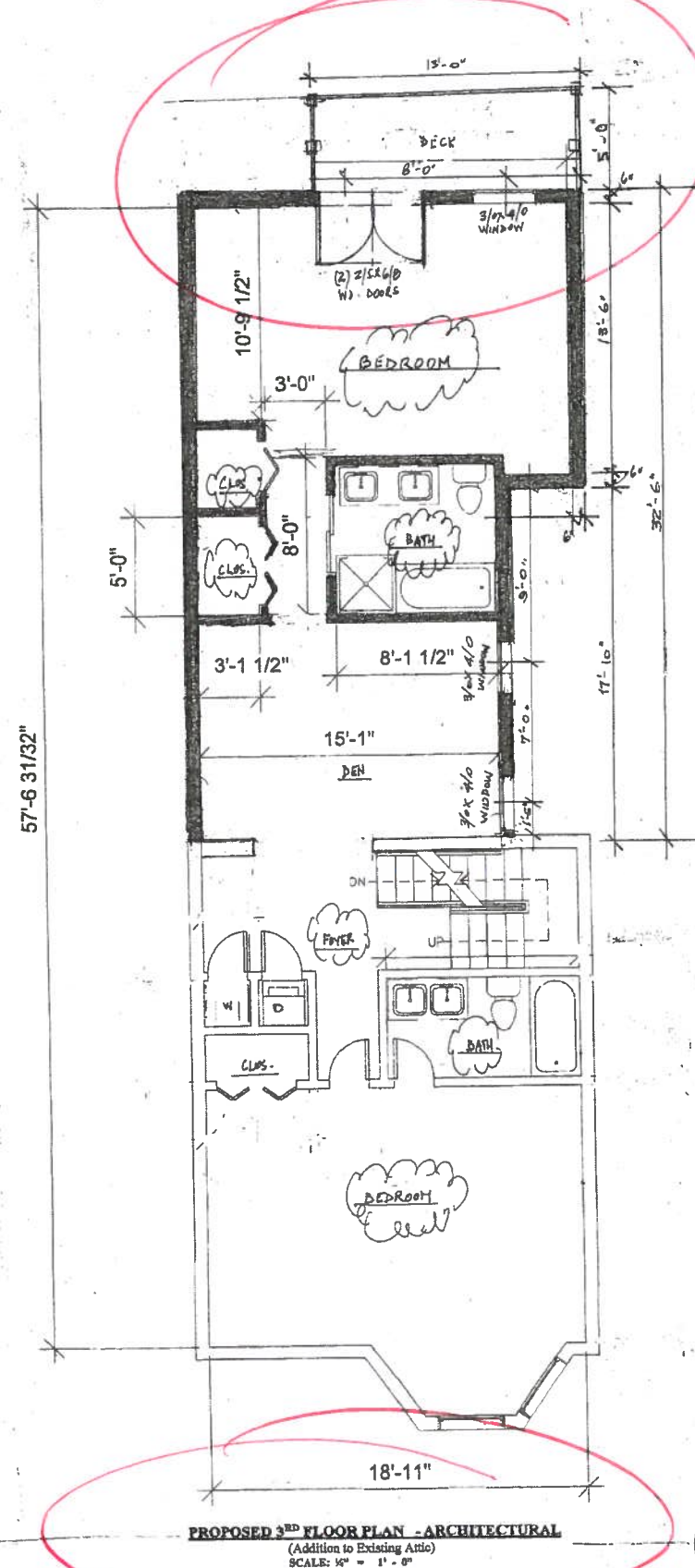
PREDDIEDESIGNS
4806 GEORGIA AVE NW WASHINGTON DC 20011
240-491-1488

2026 NORTH CAPITOL ST. N.W. WASH DC 20002
COVER SHEET

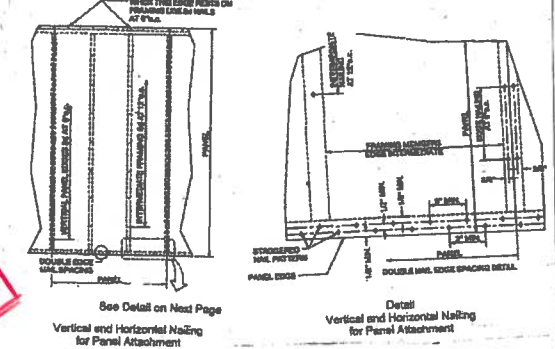
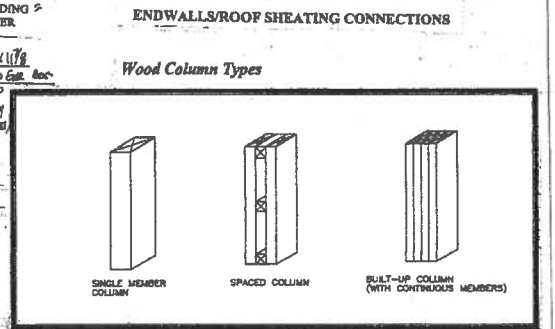
SCALE: 1/4" = 1'-0"



Board of Zoning Adjustment
District of Columbia
CASE NO.19018
EXHIBIT NO.32



 QA FILE NO. WP 8109	PROPRIETARY*	EXTERIOR WALLS
GYPSEUM PANEL PRODUCTS, FIBER-CEMENT SIDING, WOOD STUDS		1 HOUR FIRE
EXTERIOR SIDE: Base layer 1/4" proprietary type X gypsum sheathing or glass mat gypsum substrate applied parallel to 2 x 4 wood studs 16" oc, with 1/4" galvanized rod nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left unsealed. Face layer 1/4" proprietary R-board siding fastened through sheathing to studs. 3/16" uncoated glass fiber fabric in stud space.		
INTERIOR SIDE: One layer 1/4" proprietary type X gypsum wallboard, glass mat gypsum substrate, water-resistant gypsum backing boards, or gypsum veneer base applied parallel to or at right angles to studs with oil coated nails, 1/4" long, 8.0/19" shank, 1/4" heads, 7" o.c. (LOAD BEARING)		Thickness: 5/16" Approx. Weight: 9 psf Fire Test: See WP 30 10 (UL TCS501-47, -48, 9-1-05, UL Design U329; UL R-1518-126, 7-23-70, UL Design L814)
PROPRIETARY GYPSEUM PANEL PRODUCTS		
American Gypsum Company LLC	- 1/4" FireBlock® Type X	
CertainTeed Gypsum Inc.	- 1/4" Exterior Sheathing Type X - 1/4" ProBlock® Type X Gypsum Panels - 1/4" GlastRock® Sheathing Type X Gypsum Panels	
Georgia-Pacific Gypsum LLC	- 1/4" DuraArmor® Plaster Finings® Interior Guard - 1/4" DuraGlass Gold® Finings® 1/4" FireBlock® Type X	
Lafarge North America Inc.	- 1/4" FireBlock® Sheathing Type X	
National Gypsum Company	- 1/4" Gold Bond® Brand FIRE-SHIELD® Gypsum Board - 1/4" Gold Bond® Brand FIRE-SHIELD® Gypsum Sheathing	
PASCOC Gypsum	- 1/4" FLAME CLIP® Type X - 1/4" Exterior Gypsum Sheathing Type X	
Temple-Inland	- 1/4" Type X - 1/4" Type X Sheathing	



GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS
80 MPH EXPOSURE B WIND ZONE

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Table 2. General Building Schedule

Typical Descriptions	Number of Assemblies (ft ²)	Number of Steel Nails	Steel Spacing
Roof			
Shedding to Purlin (Toe-nailed)	3-5d	3-16d	each and
From Stud to Purlin (End-nailed)	2-16d	3-16d	each and
Wall Framing			
Two Plates at Intersections (Face-nailed)	4-16d	2-16d	at joints
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Floor Framing			
Joist to Sill, Top Plate or Girdle (Toe-nailed) (Fig. 14)	4-8d	4-10d	per joint
Shedding to Joist (Toe-nailed)	2-5d	2-10d	each end
Shedding to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam or Girder (Face-nailed)	3-16d	4-16d	each joint
Joist on Ledger to Joist (Toe-nailed)	3-5d	3-10d	per joint
Beam Joist to Joist (End-nailed) (Fig. 14)	3-16d	4-16d	per joint
Beam Joist to Sill or Top Plate (Toe-nailed) (Fig. 14)	2-16d	2-16d	per foot
Roof Structural Panels			
rafter or trusses spaced up to 16" o.c.	8d	10d	6" edge / 12" field
rafter or trusses spaced over 16" o.c.	8d	10d	6" edge / 6" field
gable endwall rafter or rafter truss into gable overhang	8d	10d	6" edge / 8" field
gable endwall rafter or rafter truss w/ structural	8d	10d	6" edge / 8" field
outlookers			
gable endwall rafter or rafter truss w/ lookout blocks	8d	10d	4" edge / 4" field
Roofing Sheathing			
Gypsum Weatherv	8d counters	-	7" edge / 15" field
Wall Framing			
Wood Structural Panels			
shear spaced up to 24" o.c.	8d	10d	6" edge / 12" field
1/2" and 5/8" Floorboard Panels	8d ¹	-	6" edge / 6" field
1/2" Gypsum Weatherv	8d counters	-	7" edge / 12" field
Wood Structural Panels			
1" or less	8d	10d	6" edge / 12" field
greater than 1"	10d	10d	6" edge / 6" field

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GENERAL PROVISIONS

GENERAL NOTES

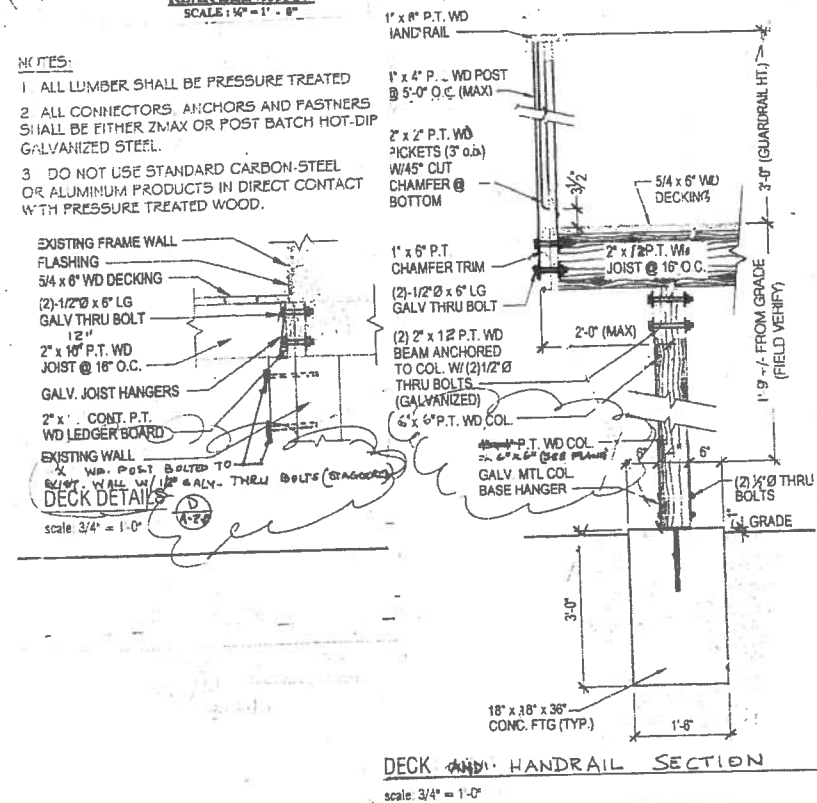
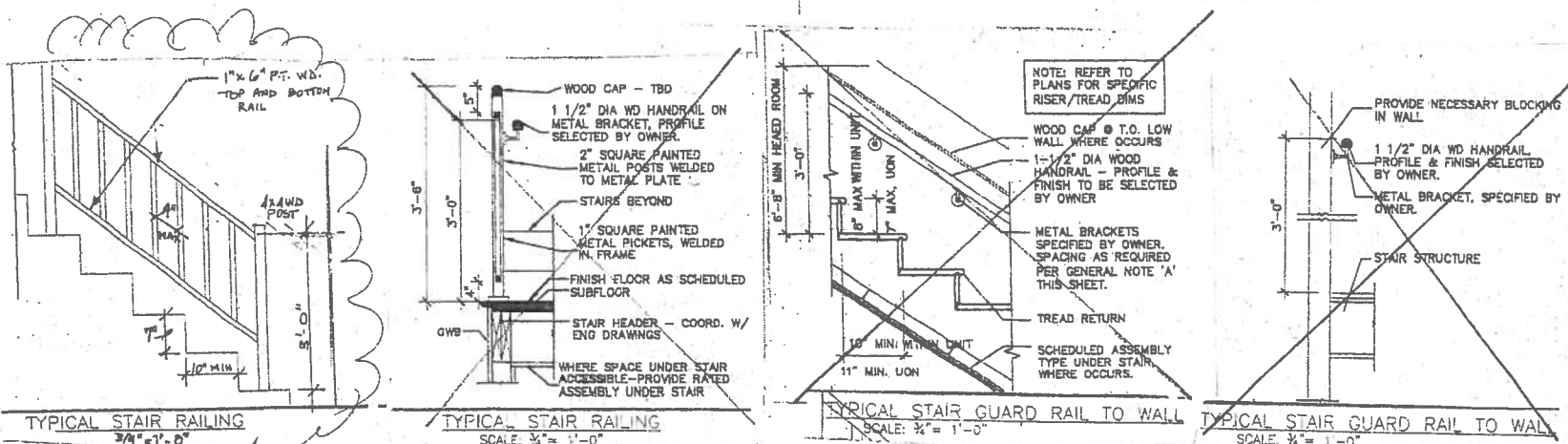
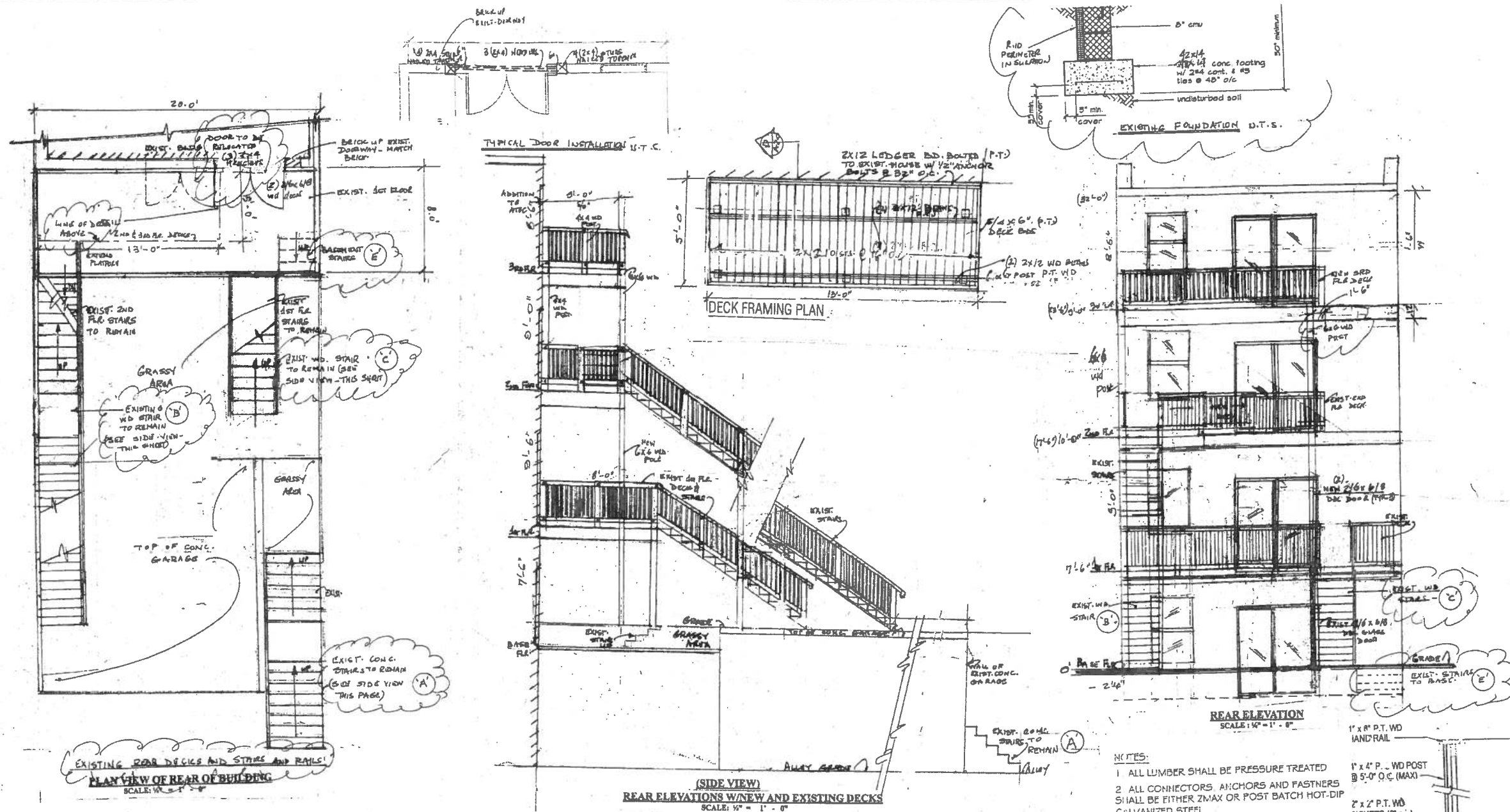
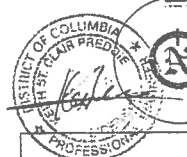
1. ALL MATERIALS AND WORK SHALL BE IN ACCORDANCE WITH IRC 2009, MBRC, IMC 2009, IPC 2009, NEC 2009, NFPA-101 2009, IECC 2009, CODE COMPLIANCE
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF THE WORK
3. ALL MATERIALS AND ITEMS INDICATED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED UNLESS NOTED "NIC" (NOT IN CONTRACT). THE WORDS "INSTALL" AND "PROVIDE" MEAN FURNISH AND INSTALL.
4. DIMENSIONS GIVEN ARE THE UNFINISHED FLOOR, WALL OR CEILING SURFACES.
5. REFER TO THE DEMOLITION RESTORATION PLAN AND THE STRUCTURAL DRAWINGS REGARDING NEW AND MODIFIED STRUCTURAL ELEMENTS.
6. PROVIDE ACCESS PANELS TO ALL WATER CUT-OFFS, SPRINKLER VALVES, ETC.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN PROPER, CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES, WHICH INCLUDES THE PROVISION OF APPROPRIATE EQUIPMENT, TOOLS, SCAFFOLDING, SHORING, BRACING, ETC.

90 MPH (3-Second Gust) - Braced Wall Schedule			
Braced Wall Schedule - 2006 International Residential Code			
MARK	TYPE	LENGTH	DESCRIPTION
CS-WSP	Perspective Braced Wall	Walls = 48"	7/16" OSB sheathing attached to studs (unblocked) with 0 131"x2-3/8" and 4" o/c into 2x4 SPF #2 framing members at all boundary edges. Equivalent to a Method 3 braced wall panel in accordance with IRC Section 602.10.3
NOTES: 1. All braced walls and shear walls assume a continuously sheathed structure in accordance with IRC Section 602.10.4 and Table R602.10.4-2 2. All values shown have been reduced to reflect a S G = 0.43 for stud framing. 3. All hardware shall be installed in accordance with the manufacturers' instructions.			

PREDDIEDESIGNS
4801 GEORGIA AVE NW WASHINGTON DC 20011

PROPOSED REAR PLANS,ELEVATIONS & DECKDETAILS
2026 NORTH CAPITOL ST. N.W. WASH DC 20002
PROPOSED FLOOR PLANS

SCALE: 1/4" = 1'-0"



PLUMBING NOTES

1. THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO CONVEY A FUNCTIONAL PLUMBING SYSTEM AND GENERAL LOCATION OF THE PLUMBING SYSTEMS EQUIPMENT.
2. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE PLUMBING WORK.
3. THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY FAULT IN THE CONSTRUCTION DOCUMENTS THAT THE MASTER MAY BE RESOLVED PRIOR TO SUBMISSION FOR BIDS.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
5. CONTRACTOR SHALL COORDINATE ALL PHASES OF HIS WORK WITH OTHERS.
6. PLUMBING WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
7. ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER.

PLUMBING SYMBOLS

- SANITARY DRAIN
- VENT PIPING
- HOT WATER
- COLD WATER
- BT BATH TUB
- WC WATER CLOSET
- K/S KITCHEN SINK
- LAV LAVATORY

MECHANICAL SYMBOLS

- RETURN AIR
- DUCT SIZE AS NOTED
- SUPPLY AIR REGISTER
- BATH ROOM EXH FAN
- WH WATER HEATER
- CFM CUBIC FEET PER MINUTE
- CR CEILING REGISTER
- FR FLOOR REGISTER
- CEILING DIFFUSER
- BATH ROOM EXHAUST FAN

MECHANICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST LOCAL AND INTERNATIONAL MECHANICAL CODES.
- MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS.
- MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE AIR DISTRIBUTION SYSTEM (S) AS REQUIRED BY SMACNA STANDARDS AND A COMPLETE INSTALLATION OF ALL EQUIPMENTS AS REQUIRED BY CODE AND THE UNIT MANUFACTURER AT NO ADDITIONAL COST TO THE OWNER (S) REGARDLESS WHETHER THE ITEMS ARE SHOWN ON THE PLAN OR COVERED IN THE SPECIFICATION SUCH ITEMS COULD BE BUT NOT LIMITED TO SUPPORT, VIBRATION DEMAINTORS, MOTOR CONTROLS, INSULATION, ELECTRICAL WIRING, LUBRICATION, REFRIGERANTS, START-UP AND SERVICE, ETC..
- SYSTEM SHALL BE BALANCED AND TESTED AT THE COMPLETION OF THE PROJECT AND SHALL BE CHECKED FOR VIBRATION AND EXCESSIVE NOISE. ALL SUCH CONDITIONS SHALL BE CORRECTED.
1. DUCT WORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS. FOR TO DUCT FABRICATION CEILING CLEARANCES SHALL VERIFIED WITH ELECTRICAL, PLUMBING D ARCHITECTURAL.
2. DUCT WORK SHALL BE SHEET METAL GALVANIZED CONSTRUCTION, BRACED AND SUPPORTED ACCORDANCE WITH SMACNA LOW PRESSURE GUIDES. SEAL ALL JOINTS TO BE AIR TIGHT.
3. SUPPLY AND RETURN DUCT LOCATED IN UNOCCUPIED SPACE SHALL BE INSULATED WITH 1/2" THK FIBERGLASS INSULATION W/VAPOUR BARRIER.

ELECTRICALS NOTES

1. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. CIRCUIT NUMBERS SHOWN ARE FOR IDENTIFICATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BALANCE ALL PHASES IN THE PANELBOARD. (BALANCE LOAD).
3. SEE MECHANICAL PLANS FOR EXACT LOCATION OF ALL MOTORS AND OTHER EQUIPMENT BEFORE ROUGH-IN.
4. WHERE WIRE SIZE ARE INDICATED ON THE PLANS FOR INDIVIDUAL CIRCUITS, THE INDICATED WIRE SIZE SHALL APPLY TO THE COMPLETE CIRCUIT UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOT FURNISHED UNDER THIS SECTION BEFORE ROUGH-IN.
6. SEE ARCHITECTURAL PLANS FOR LOCATION OF BUILDING EQUIPMENT BEFORE ROUGH-IN.
7. CONDUIT AND/OR CABLE RUNS ARE SHOWN SCHEMATICALLY. BUILDING CONDITION WILL DETERMINE ACTUAL RUNS.
8. ALL JUNCTION BOXES SHALL BE OF CODED GAUGE AND OF THE SIZE REQUIRED TO ACCOMMODATE CONSTRUCTION SHOWN.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION BEFORE ROUGH-IN.
10. THE CONTRACTOR SHALL VERIFY WITH MANUFACTURER THE LOCATION OF CONNECTION BOX TO MECHANICAL EQUIPMENT BEFORE ROUGH-IN.
11. THE CONTRACTOR SHALL EXTEND WIRING FROM THE JUNCTION BOX RECEIPTED IF ETC. AND MAKE FINAL CONNECTION TO ALL BUILDING ELECTRICAL CONNECTIONS.
12. ALL WORKMANSHIP, MATERIAL AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF CONSTRUCTION BY THE OWNER.
13. LOAD CENTER SHALL BE THE CIRCUIT BREAKER TYPE AS MANUFACTURED BY SQUARE D CO., CUTTLER HAMMER OR EQUAL. THE CONTRACTOR SHALL VISIT THE EXISTING SITE AND DETERMINE WHICH MATERIALS AFFECTS HIS BID.
- 14.

ELECTRICAL SYMBOLS

- INCANDESCENT LIGHT WALL MTD.
- WP OUTSIDE LIGHTING WEATHER PROOF MOTION SENSOR
- INCANDESCENT LIGHT FUTURE
- " " " " " "
- S SINGLE POLE TOGGLE SWITCH
- S₃ 3-WAY LIGHT SWITCH
- S₂ DIMMER SWITCH
- SPECIAL PURPOSE OUTLET

THE GENERAL LAYOUT OF THE GAS PIPING AND/OR PLUMBING SYSTEMS (Water, Sanitary and Storm) SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

DATE: 10/10/2011

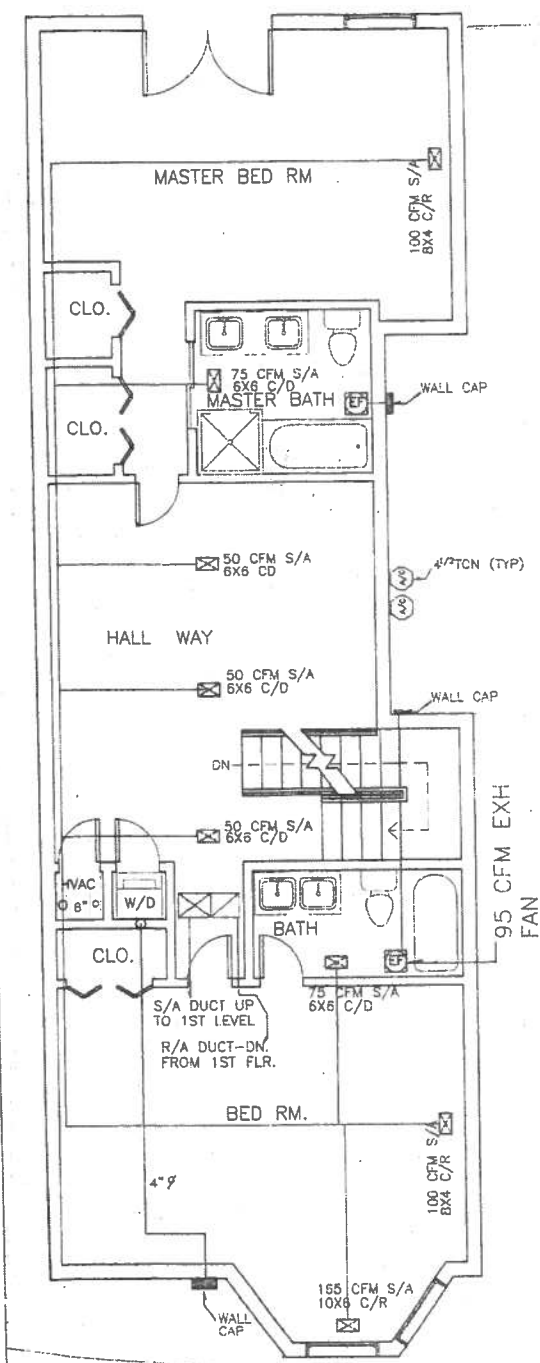
MECHANICAL ENGINEERING SECTION

THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND/OR THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

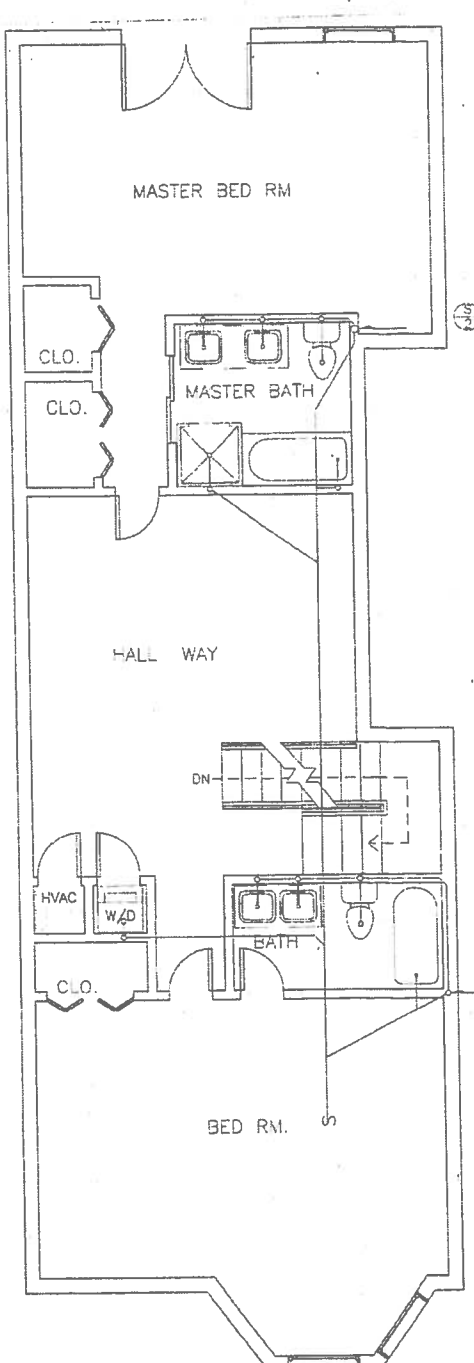
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MECHANICAL ENGINEERING SECTION

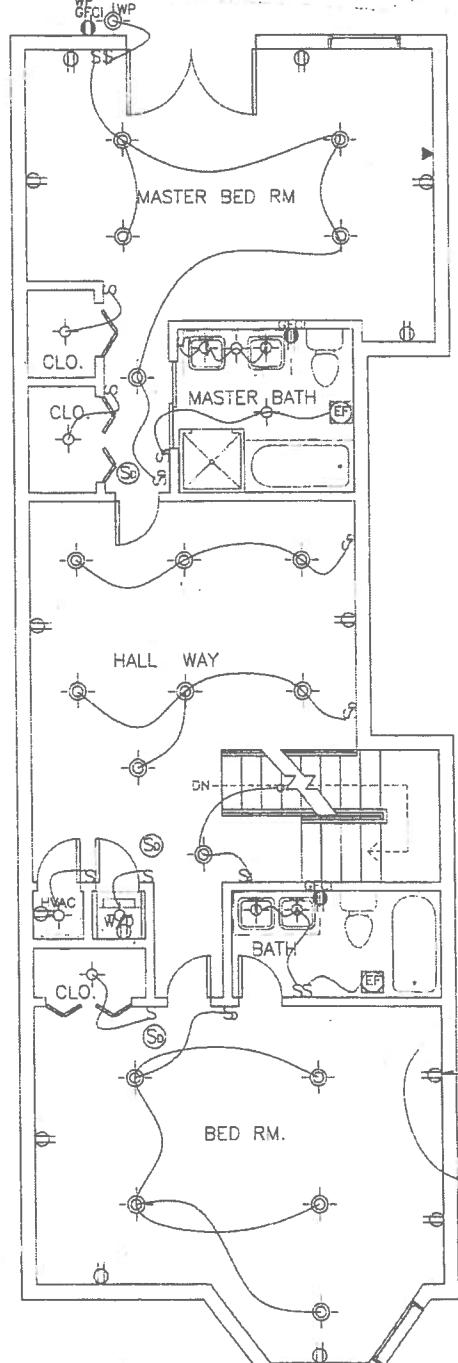
ELECTRICAL PANEL: 100/250V, 1 & 3 PH									
CIR NO	SERVING	CIRCUIT BREAKER	WIRE	WIRE SIZE	COND	WIRE	WIRE	WIRE	REMARKS
1,3,5,7	LIGHTS	100	20	2	#12	1/2"	4.80		(2 FLOORS)
3,4,6,8,10	CONNECTED OUTLETS	100	1	20	#12	1/2"	7.70		
9	SMOKE DET.	100	1	20	#12	1/2"	1.00		
11	REFRIGERATOR	100	1	20	#12	1/2"	0.35		
12	CARBIDE DEPT	100	1	20	#12	1/2"	0.80		
13	D/W	100	1	20	#12	1/2"	0.80		
1,7,16	SWITCHER / LAYER	100	2	30	#10	3/4"	5.50		
15,17,18	APPLIANCES	100	1	20	#12	1/2"	4.00		
19	STOVE	100	1	20					
20,22	A/C	100	2	40	1	#6	3/4"	7.00	
21,23-30	SWITCH	100	1	20			34.55		



MECHANICAL FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1' - 0"



PLUMBING FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1' - 0"



ELECTRICAL FLOOR PLAN - 3RD FLOOR
SCALE: 1/4" = 1' - 0"

PREDDIEDESIGNS

4806 GEORGIA AVE NW WASHINGTON DC 20011

240-491-1488

PROPOSED PLANS - MECHANICAL, PLUMBING/ELECTRICAL

2026 NORTH CAPITOL ST. N.W. WASH DC 20002

PROPOSED ELECTRICAL PLANS

MEP-001

SCALE: 1/4" = 1' - 0"