

2026 NORTH CAPITOL STREET N.W. WASHINGTON DC 20002



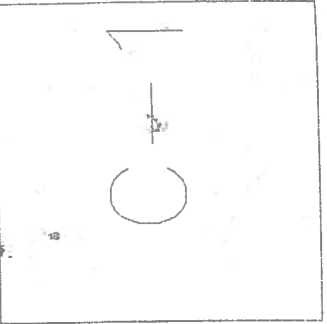
AERIAL MAP

R-4
7-28-14

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

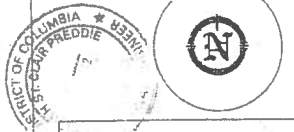
SCOPE OF WORK
EXTENSION OF ATTIC TO THE REAR AS PER PLANS
ALL PLUMBING MECHANICAL AND ELECTRICAL- NEW WORK AS PER PLANS.



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

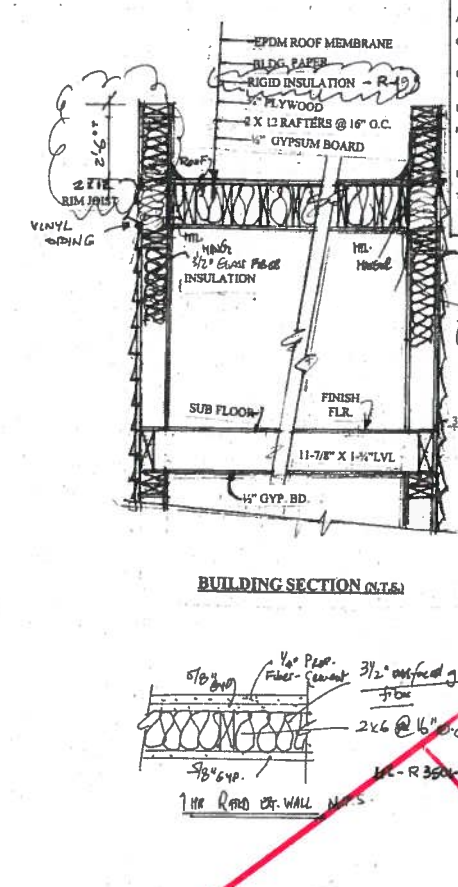
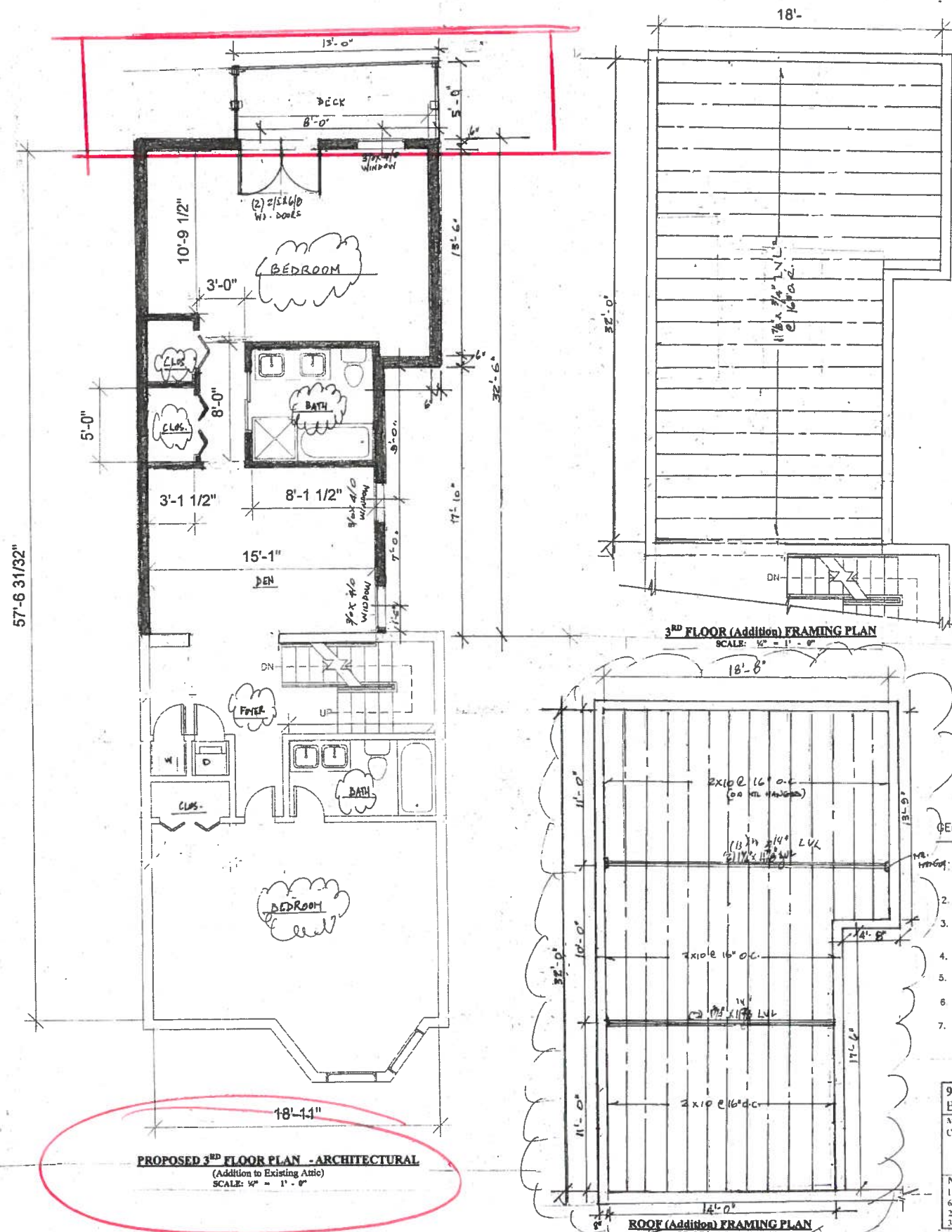
2026 NORTH CAPITOL ST. N.W. WASH DC 20002
COVER SHEET

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

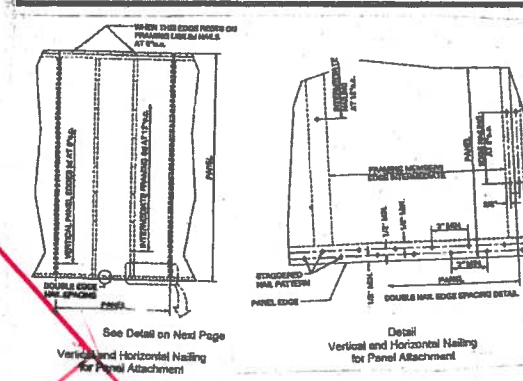
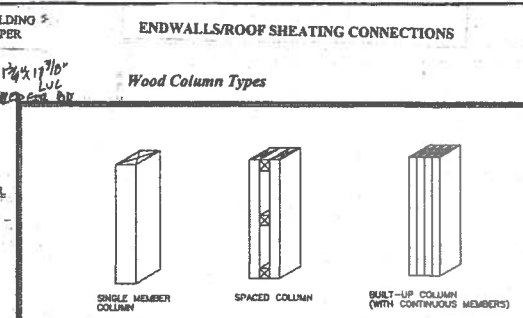


Board of Zoning Adjustment
District of Columbia
CASE NO.19018
EXHIBIT NO.33

57'-6 31/32"



GA FILE NO. WP 8109	PROPRIETARY*	1 HOUR FIRE
GYPSUM PANEL PRODUCTS FIBER-CEMENT BOARD, WOOD STUDS		
EXTERIOR SIDE: Base layer 1/4" proprietary type X gypsum sheathing or glass mat gypsum substrate applied parallel to 3 x 4 wood studs 16" o.c. with 1/4" galvanized roofing 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 untreated. Face layer 1/4" proprietary fiber-reinforced angled lathened from sheathing to studs. 7" x 24" uncoated glass fiber lathes 18 in. total length.		
INTERIOR SIDE: One layer 1/4" proprietary type X gypsum wallboard, glass mat gypsum substrate, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 60 coated nails, 1/4" type W, 6.091" shank, 1/4" heads. 7" o.c. (LOAD RESISTING)		
PROPRIETARY GYPSUM PANEL PRODUCTS		
American Gypsum Company LLC	- 1/4" FireBlock Type X - 1/4" Exterior Sheathing Type X	Thickness: 5/16" Approx. Weight: 9 psf See HP 2610 Fire Test: UL R559-07-47, 48, 49-17-65, UL Design 12308, UL R-1218-13, 7-22-70, UL Design 12314
CertainTeed Gypsum Inc.	- 1/4" ProBlock Type X Gypsum Panel - 1/4" GlasBlock Sheathing Type X	
Georgia-Pacific Gypsum LLC	- 1/4" Gypsum Panels - 1/4" DuraArmor Plaster - 1/4" FireBlock Type X - 1/4" DuraArmor Plaster - 1/4" Interior Guard	
Lafarge North America Inc.	- 1/4" DuraGlas Gable Fireguard - 1/4" FireBlock Type X	
National Gypsum Company	- 1/4" FireBlock Sheathing Type X - 1/4" Gold Bond® Brand FIRE-SHEILD	
PABCO Gypsum	- 1/4" Gold Bond® Brand FIRE-SHEILD - 1/4" Gypsum Sheathing	
Temple Island	- 1/4" FLAME CLURB® Type X - 1/4" Exterior Gypsum Sheathing Type X - 1/4" Type X Sheathing	



Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
First Floor			
Blocking to Filler (Toe-nailed)			
→ Nail Board to Filler (Toe-nailed)	3-5d	2-10d	each end
→ Filler to Filler (Toe-nailed)	3-5d		
Second Floor			
→ Top Plates on Intersections (Face-nailed)	4-10d	5-16d	at joints
→ Stud to Stud (Face-nailed)	2-16d	2-10d	24" e.c.
→ Header to Header (Face-nailed)	1-8d	1-8d	10" o.c. along edges
Roof Framing			
→ Joist to Sill, Top Plate or Girdler (Toe-nailed) (Fig. 14)	4-8d	4-10d	per joist
→ Nailing to Joist (Toe-nailed)	3-5d	3-16d	each end
→ Blocking 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 strip
→ Nail on Ledger to Joist (Toe-nailed)	3-16d	3-16d	per joist
→ Band Joist to Joist (Face-nailed) (Fig. 14)	3-16d	4-10d	per joist
→ Band Joist to Sill or Top Plate (Toe-nailed) (Fig. 14)	3-16d	3-16d	per foot
Roof Siding			
Wood Structural Panels			
rafters or trusses spaced up to 16" o.c.	8d	10d	6" edge / 12" field
rafters or trusses spaced over 16" o.c.	8d	8" edge / 6" field	
gable endwall rafter or rafter truss w/ gable overhang	8d	10d	8" edge / 6" field
gable endwall rafter or rafter truss w/ structural members	8d	10d	6" edge / 6" field
gable endwall rafter or rafter truss w/ lookout blocks	8d	10d	4" edge / 4" field
Steel Joist Siding			
System Wallboard	5d spacers	-	7" edge / 10" field
Wood Siding			
Wood Structural Panels			
stud spaced up to 24" o.c.	8d	10d	6" edge / 12" field
1/2" and 25/32" Fibreboard Panels	8d ¹	-	9" edge / 6" field
1/2" System Wallboard	5d spacers	-	7" edge / 10" field
Wood Siding			
→ 1" or less	8d	10d	6" edge / 12" field
→ greater than 1"	10d	16d	6" edge / 6" field

GENERAL PROVISIONS

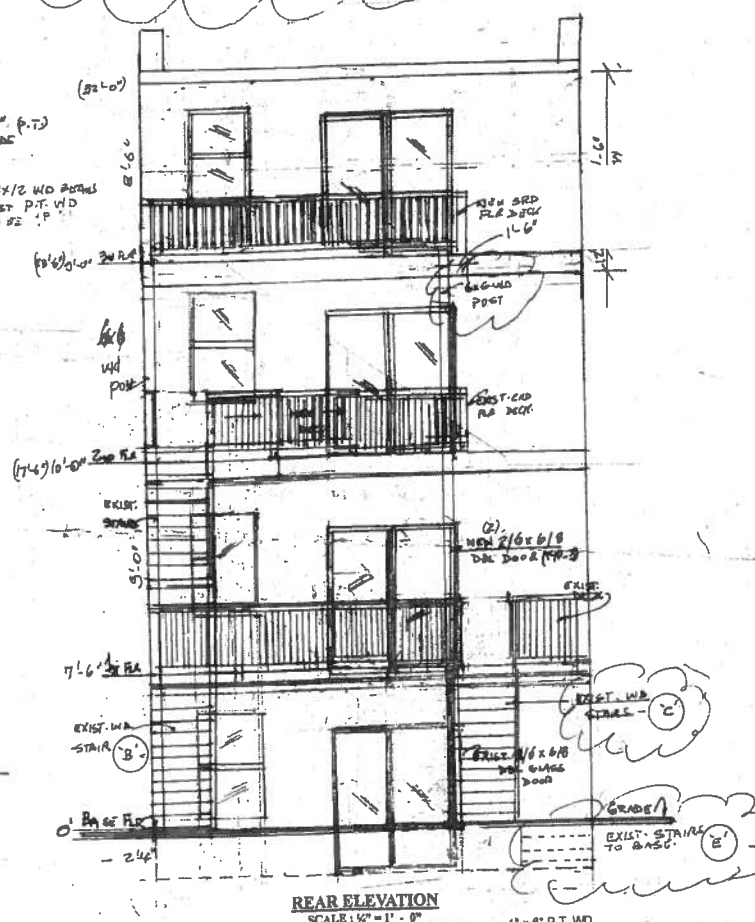
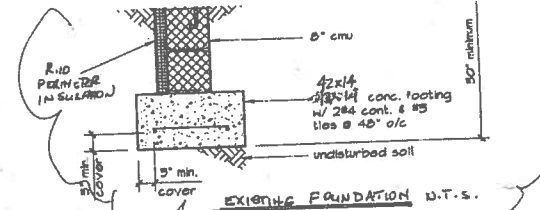
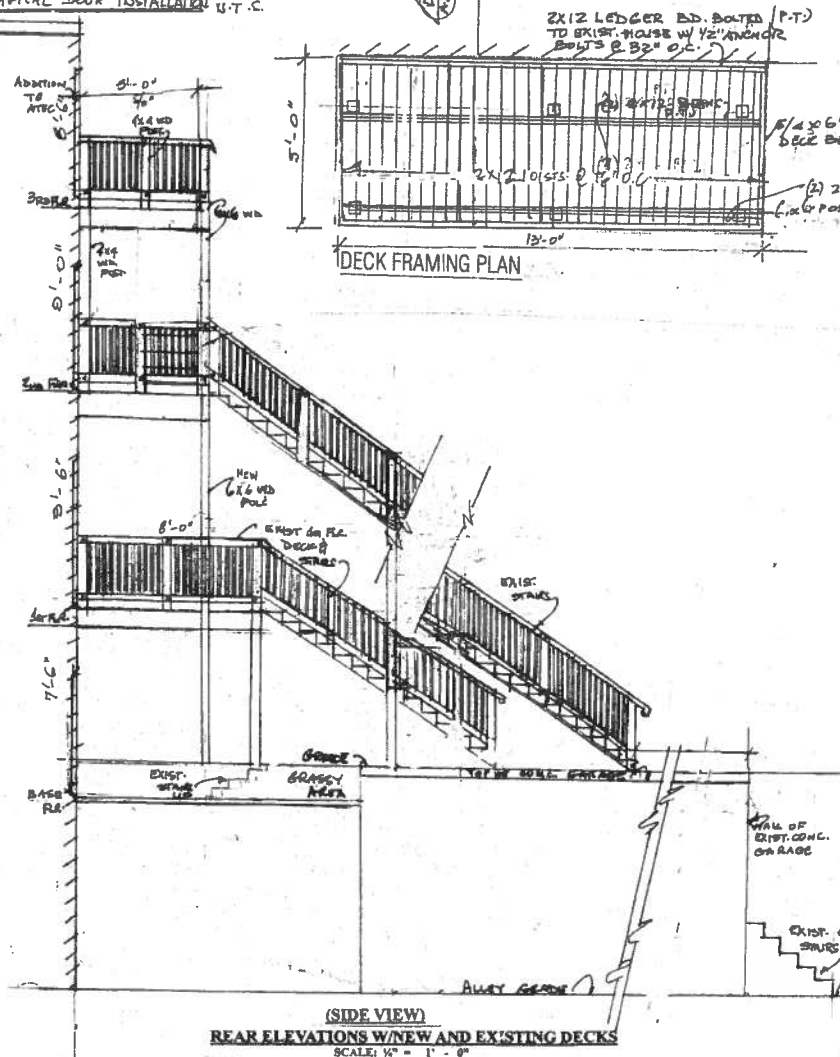
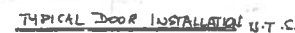
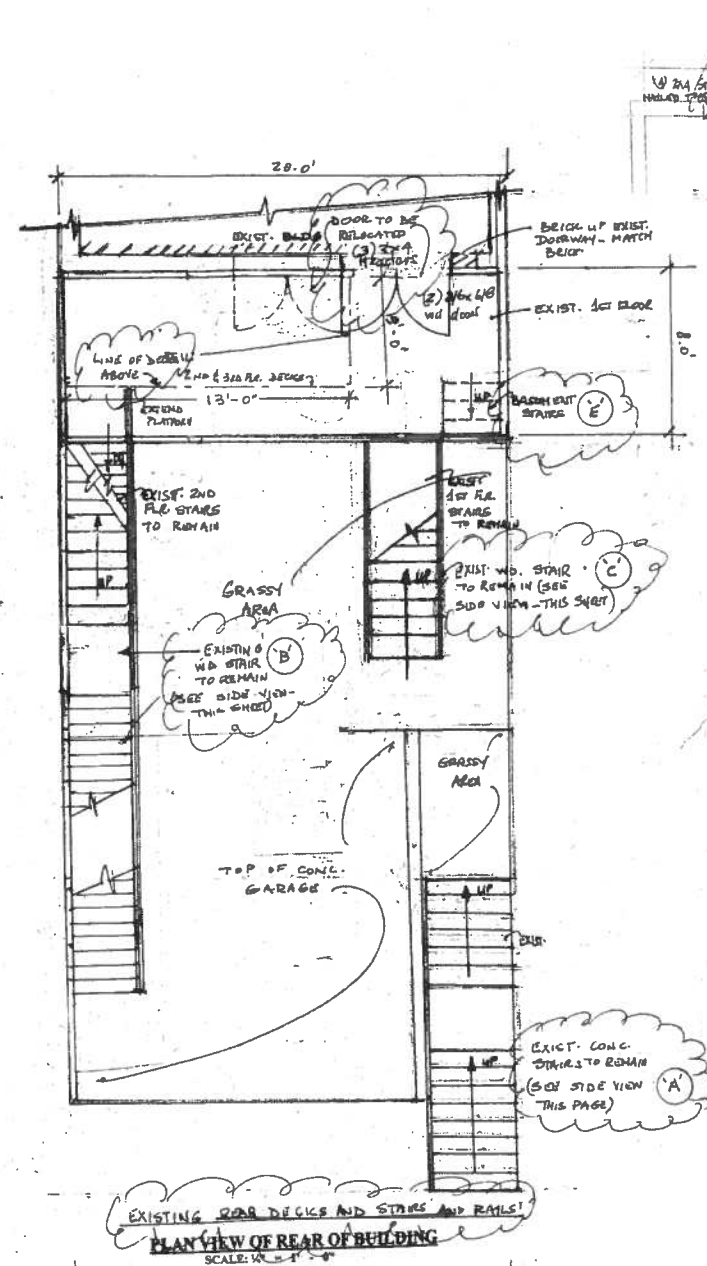
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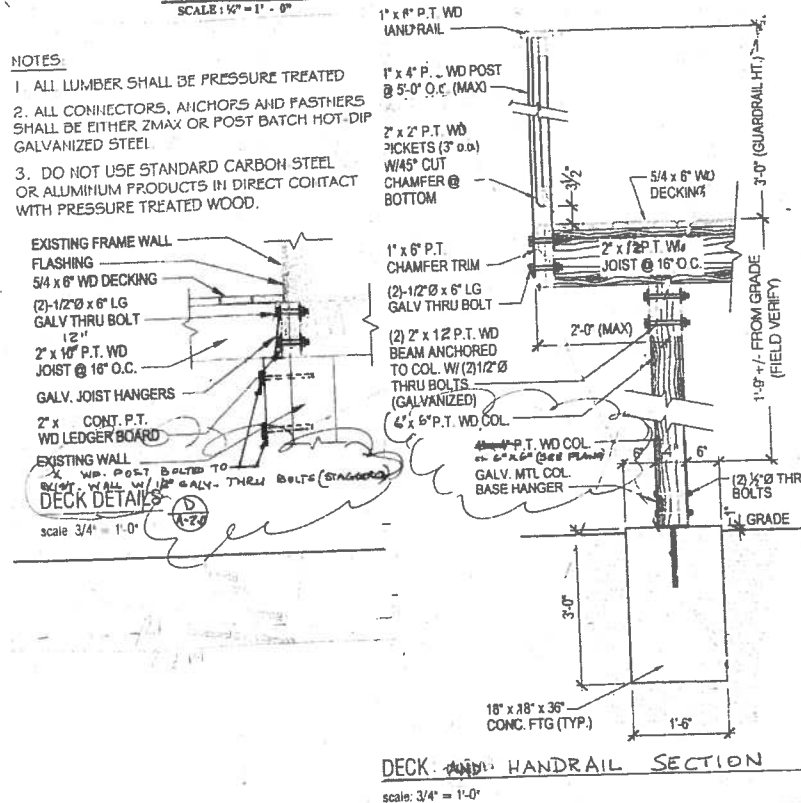
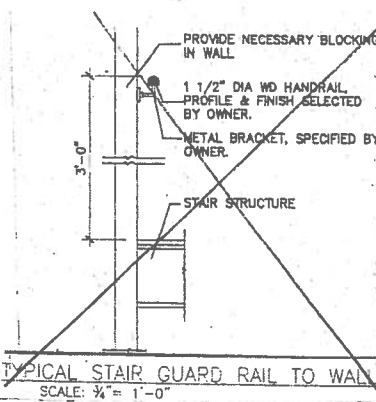
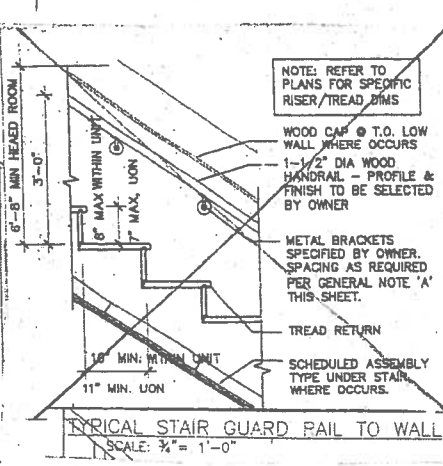
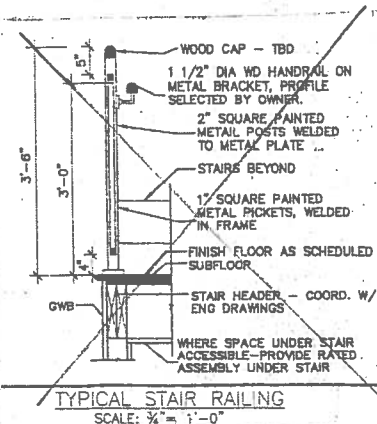
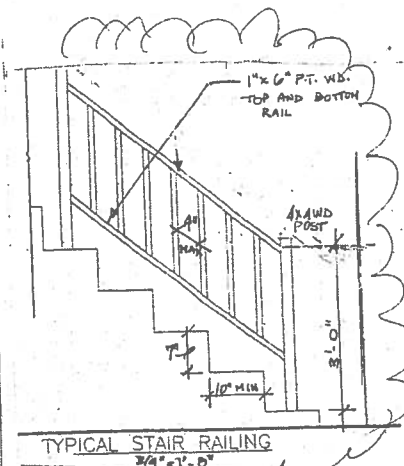
ARCHITECTURAL PLANS & DETAILS
2026 NORTH CAPITOL ST. N.W. WASH DC 20002
EXISTING/DEMO FLOOR PLANS

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

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



- NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED
 2. ALL CONNECTORS, ANCHORS AND FASTENERS SHALL BE EITHER ZMAX OR POST BATCH HOT-DIP GALVANIZED STEEL
 3. DO NOT USE STANDARD CARBON STEEL OR ALUMINUM PRODUCTS IN DIRECT CONTACT WITH PRESSURE TREATED WOOD.



PREDIEDESIGNS

480 PREDICTIONS GEORGIA AVE NW WASHINGTON DC 20011

240-491-1488

240-451-1188

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

PROPOSED FLOOR PLANS

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

A-2.0

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 WATER MAY BE REQUIRED 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

	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

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST LOCAL AND INTERNATIONAL

MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS.

MECHANICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE AIR DISTRIBUTION

SYSTEM (S) AS REQUIRED Y 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

ELIMINATORS, MOTOR CONTROLS, INSULATION, ELECTRICAL WIRING, LUBRICATION, REFRIGERANTS,

START-UP AND SERVICE, ETC...

YATEM SHALL BE BALANCED AND TESTED AT THE COMPLETION OF THE PROJECT AND SHALL

E 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.

CT WORK SHALL BE SHEET METAL GALVANIZED CONSTRUCTION, BRACED AND SUPPORTED

ACCORDANCE WITH SMACNA LOW PRESSURE GUIDES. SEAL ALL JOINTS TO BE AIR TIGHT.

5. SUPPLY AND RETURN DUCT LOCATED IN UNCONDITIONED SPACE SHALL BE INSULATED

+ 1/2" THK FIBERGLASS INSULATION W/VAPOR BARRIER.

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 JUNCTIONS BOXES SHALL BE OF CODED GAUGE AND OF THE SIZE REQUIRED TO ACCOMMODATE CONSTRUCTIONS 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 RECEIVING FROM THE MAIN AND MAKE FINAL CONNECTION TO ALL BUILDING ELECTRICAL CONNECTIONS.
12. ALL WORKMANSHIP, MATERIAL AND EQUIPMENT SHALL BE 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., CUTLER HAMMER OR EQUAL.
14. THE CONTRACTOR SHALL VISIT THE EXISTING SITE AND DETERMINE WHICH MATERIALS AFFECTS HIS BID.

1	INCANDESCENT LIGHT WALL MTD.
4 WP	OUTSIDE LIGHTING WEATHER PROOF MOTION SENSOR
5	INCANDESCENT LIGHT FIXTURE
6	" "
8	SINGLE POLE TOGGLE SWITCH
9	3-WAY LIGHT SWITCH
10	DIMMER SWITCH
11	SPECIAL PURPOSE OUTLET

MEDICAL PANEL VIAL 12/27/81 1 3 20 1920 WER							
CH. 192	SERVING	CHILDRN	ADULTS	ADULTS	ADULTS	ADULTS	REMARKS
13.8.2	LIGHTS	100	1	20	2	10.2	4.90
3.6.8.10	CONDUCTED OUTLIES	100	1	25	1	1/2"	7.20
5 "	1000 DET	100	1	20	1	1/2"	7.20
10	REPLENISH	100	1	20	1	1/2"	7.20
12	CHARGE DISP	100	1	20	1	1/2"	7.20
13	2000	100	1	20	1	1/2"	7.20
1.7.16	WASHER UNDER	100	1	20	1	1/2"	7.20
15.17.18	APPLICATOR	100	1	20	1	1/2"	7.20
16	ZONE	100	1	20	1	1/2"	7.20
20.22	A/C	100	1	20	1	1/2"	7.20
21.23-24	SPARE	100	1	20	1	1/2"	7.20

JUL 25 2014

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"

PREDDEDDESIGNS

4806 GEORGIA AVE NW WASHINGTON DC 20011

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PROPOSED PIPES - MECHANICAL, PLUMBING/ELECTRICAL

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

PROPOSED ELECTRICAL PLANS

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

MEP-001