

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMING ALL WORK CALLED FOR IN THE COMPLETION OF THE REHABILITATION OF 1511 28TH ST., SE. INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, AND ELECTRICAL AND THE ACCOMPANYING WRITTEN SPECIFICATIONS BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ATTACHED DRAWINGS AND THE SCOPE OF WORK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.
2. TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, FEPCO, WASHINGTON GAS COMPANY, BELL ATLANTIC AND OTHER AFFECTED UTILITY COMPANIES.
3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.
4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATOR AFFAIRS (DCRA). WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA GOVERNED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SCOPE OF WORK INDICATE LESSER REQUIREMENTS.
5. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL
6. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS ON THE NEW ROOF. ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUESTED IN THE BODY OF THE SCOPE OF WORK. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE MANUALS OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER THIS CONTRACT.
9. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.

TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, ELECTRICAL, AND BUILDING SECURITY SYSTEMS FULLY OPERATIONAL. PROVIDE LIGHTING FIXTURES, ELECTRICAL OUTLETS AND SWITCHES, AND PLUMBING AS SHOWN ON THE DRAWINGS OR AS IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE INTENDED OCCUPANCY.
15. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS BETWEEN SMALL AND DETAIL DRAWINGS DIFFER, DETAIL DIMENSIONS SHALL GOVERN.
16. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
17. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT, OR MANUFACTURER'S NAME, THE PHRASE "OR APPROVED EQUAL." TRADE, PRODUCT OR MANUFACTURER'S NAMES OR CATALOG NUMBERS, AND INDICATIONS OF PRODUCT TYPES, SUCH AS "GLASS FIBER INSULATION," SHOWN ON THE DRAWINGS FOR EXISTING PRODUCTS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED INACCURATE, NOTIFY ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS. DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.
20. THE WORK WILL REQUIRE ALL NEW INTERIOR FINISHES INCLUDING VINYL COMPOSITION TILE, SHEET VINYL TILE AND CARPETING.
21. ALL FLOOR AREAS MUST BE MADE LEVEL.
22. INTERIOR SURFACES OF ALL EXTERIOR WALLS SHALL RECEIVE NEW 4" FURRING WITH BATT INSULATION. PROVIDE NEW WOOD BASES THROUGHOUT.
23. DOORS SHALL CONSIST OF NEW PREHUNG, HOLLOW CORE METAL PANEL DOORS AND FRAMES AT ALL DOORS OPENING OUT TO EXTERIOR. ALL WINDOWS SHALL BE REPLACED WITH DOUBLE HUNG DOUBLE GLAZED THERMAL BREAK WINDOWS WITH SCREENS.
24. THE BUILDING INCLUDES EXISTING GAS FIRED HEATING AND ELECTRICAL COOLING SYSTEMS, VENTILATION AND PLUMBING SUPPLY/ DRAINAGE AND ELECTRICAL POWER AND WIRING SYSTEMS THROUGHOUT

ABBREVIATION LIST

ABV	ABOVE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
APPROX.	APPROXIMATE
BKR	BREAKER
BULDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CORR.	CORRIDOR
DN.	DOWN
DWG.	DRAINING
E	EAST
ELE.	ELEVATION
ELEG.	ELECTRIC, ELECTRICITY
EM.	EMERGENCY
EQUIP.	EQUIPMENT
EX. OR EXIT.	EXISTING
FA.	FIRE ALARM
FR.	FRAME
FT.	FEET
FURN.	FURNACE
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER

BUILDING : 2006 ICC INTERNATIONAL BUILDING CODE (IBC)
 & DCMR 12A-2008 BUILDING CODE SUPPLEMENT.

2006 ICC INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 & DCMR 12J-2002 EXISTING BUILDING CODE SUPPLEMENT.

MECHANICAL : 2006 ICC INTERNATIONAL MECHANICAL CODE (IMC),
 & DCMR 12E-2008 MECHANICAL CODE SUPPLEMENT.

PLUMBING : 2006 ICC INTERNATIONAL PLUMBING CODE (IPC)
 & DCMR 12F-2008 PLUMBING CODE SUPPLEMENT.

ELECTRICAL : 2006 ICC INTERNATIONAL ELECTRICAL CODE
 NFPA NEC 2005
 & DCMR 12C-2008 ELECTRIC CODE SUPPLEMENT.

FIRE : 2006 ICC INTERNATIONAL FIRE CODE (IFC)
 & DCMR 12H-2008 FIRE CODE SUPPLEMENT.

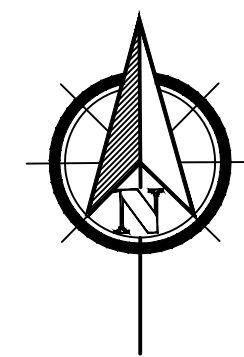
ENERGY : 2006 ICC INTERNATIONAL ENERGY CONSERVATION
 CODE (IECC)
 & DCMR 12I-2008 ENERGY CONSERVATION CODE SUPPLEMENT.

FUEL GAS : 2006 ICC INTERNATIONAL FUEL GAS CODE (IFUGC)
 & DCMR 12D-2008 FUEL GAS CODE SUPPLEMENT.

ACCESSIBILITY : 2006 ICC INTERNATIONAL BUILDING
 CODE (IBC)/CHAPTER 11/ANSI A 117.1

2003 & DCMR 12A-2008 SUPPLEMENT/CHAPTER 11A

BUILDING TO BE SPRINKLED ACCORDING TO NFPA 13D



	EARTH		METAL
	CONCRETE MASONRY UNIT		ROUGH LUMBER
	BRICK		FINISHED WOOD
	POURED CONCRETE		PLYWOOD (LARGE SCALE)
	GRAVEL FILL		PLYWOOD (SMALL SCALE)
	MARBLE		RIGID INSULATION
	SAND PLASTER, GYPSUM WALL BOARD		BATT INSULATION

CS-1	COVER SHEET
C-1	EXISTING SITE PLAN AND PROPOSED SITE PLAN
A-1	EXISTING AND PROPOSED FLOOR PLANS
A-2	EXISTING ELEVATIONS AND BUILDING SECTIONS
A-3	INTERIOR ELEVATIONS AND SECTIONS
A-4,1	PROPOSED ELEVATIONS
A-5,2	BUILDING SECTION
M-1	MECHANICAL NOTES AND DETAILS
M-2	EQUIPMENT SPECIFICATIONS AND DETAILS
M-3	MECHANICAL PLANS
P-1	PLUMBING NOTES AND DETAILS
P-2	EQUIPMENT SPECIFICATIONS AND DETAILS
P-3	WATER SUPPLY PLANS
P-4	SANITARY PLANS
P-5	PLUMBING RISER DIAGRAMS
E-1	ELECTRICAL NOTES, RISER DIAGRAM
E-2	ELECTRICAL PLANS

ZONING
LOT : 27
SQUARE: 5581
ZONING :

BUILDING DESCRIPTION: RESIDENTIAL
JURISDICTION: WASHINGTON, DC.

CELLAR= 808.3 SF.
1ST FLOOR= 717.6 SF.
2ND FLOOR= 695.3 SF.

NUMBER OF STORIES: 2

USE GROUP: R-3
CONSTRUCTION TYPE: IIIB

ROOF LIVE LOAD=30PSF AND 17PSF FOR DEAD LOAD
SLEEPING ROOM 30PSF AND 10PSF FOR DEAD LOAD
WIND LOAD=20PSF, SNOW LOAD 25PSF PLUS DRIFTING OR
30PSF EQUIVALENT UNIFORM LOAD, WHICH IS GREATER.

2626 TUNLAW RD., #304
WASHINGTON, DC. 20007

TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

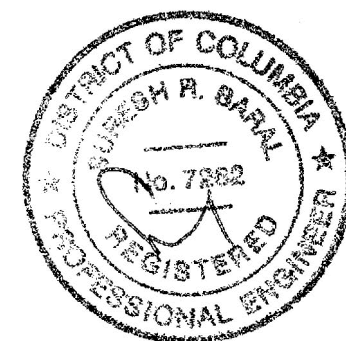
1511 28TH ST., SE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

COVER SHEET



DRAWN BY

APPROVED BY _____

REVISION		
NO.	DATE	DESCRIPTION

[illegible]

SCALE: AS INDICATED

CS-1

DATE: JUNE 10, 2014

JUNE 10, 2014
Board of Zoning Adjustment
District of Columbia
CASE NO.19046
EXHIBIT NO.8



TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

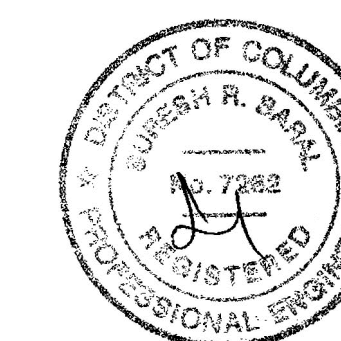
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PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

SITE PLANS



DRAWN BY

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REVISION		
NO.	DATE	DESCRIPTION

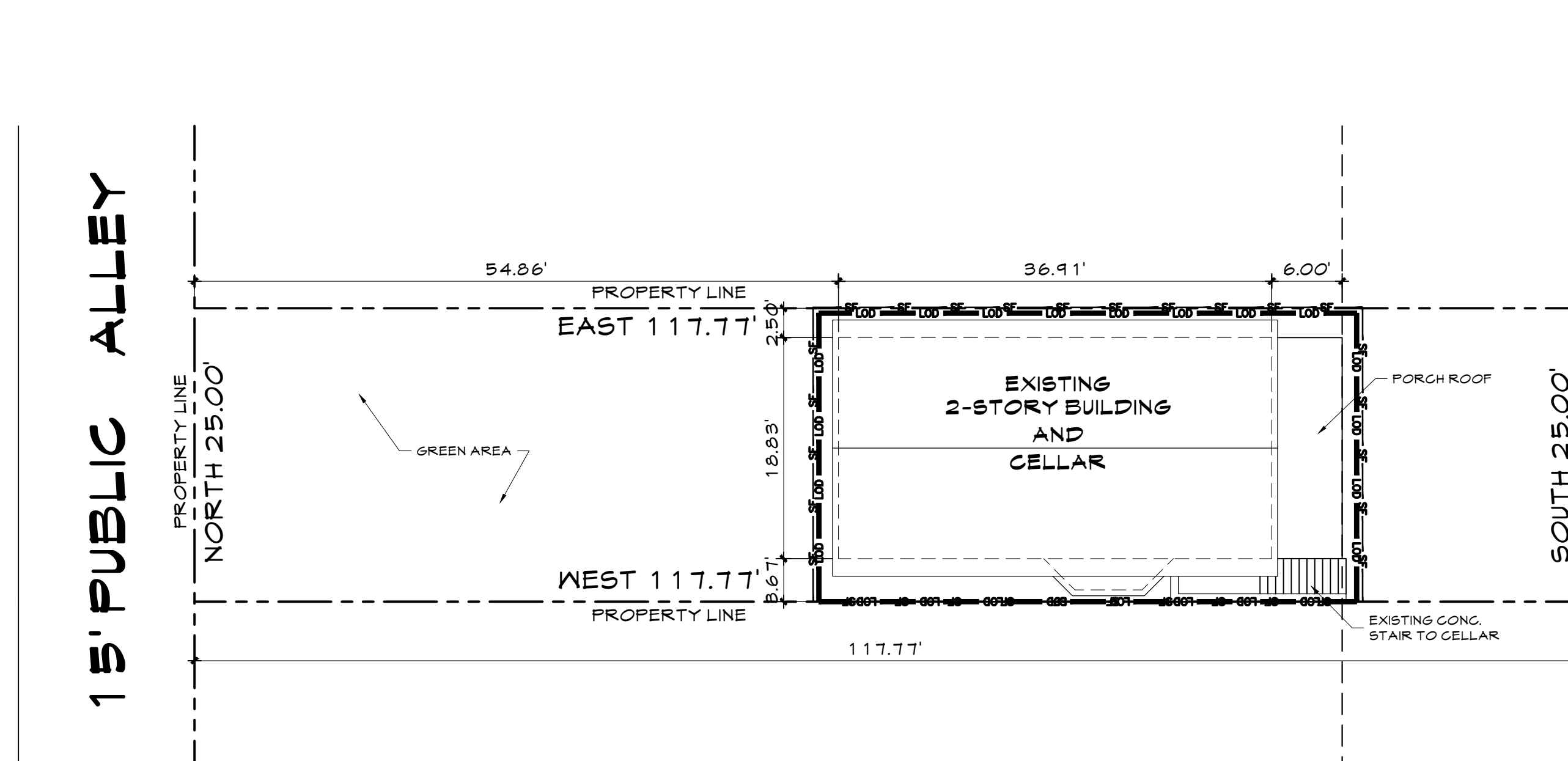
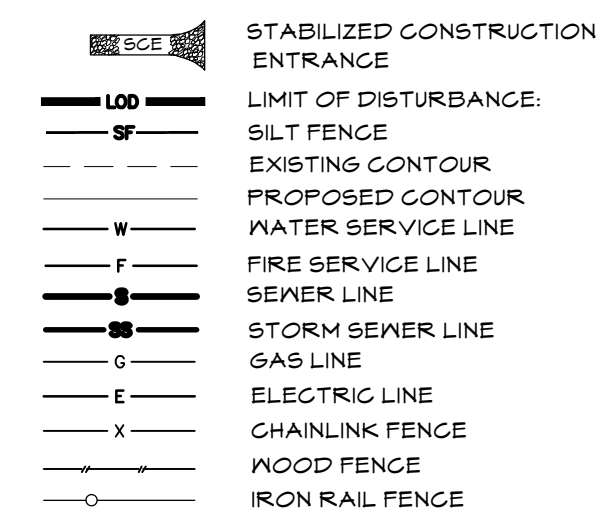
[illegible]

SCALE: 1" = 10'-0"

C-

DATE: JUNE 10, 2014

LEGEND



EXISTING
SITE PLAN
SCALE: 1" = 10'-0"

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO RENOVATE INTERIOR ONLY.

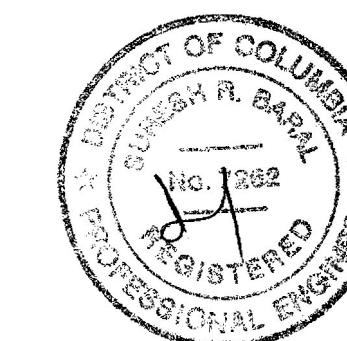
THE CONSTRUCTION PRIMARILY USES WOOD FRAMING FOR ALL OF INTERIOR WALLS

THE TOTAL BUILDING AREA IS 1,200 SF.
AND THE LAND AREA IS 2,000 SF

PROJECT INFORMATION

LOT : 27
SQUARE : 5581
WATER : 8"
SEWER :
LOT SIZE : 2,000.00 SF.

EXISTING AND
PROPOSED
FLOOR PLANS



DRAWN BY

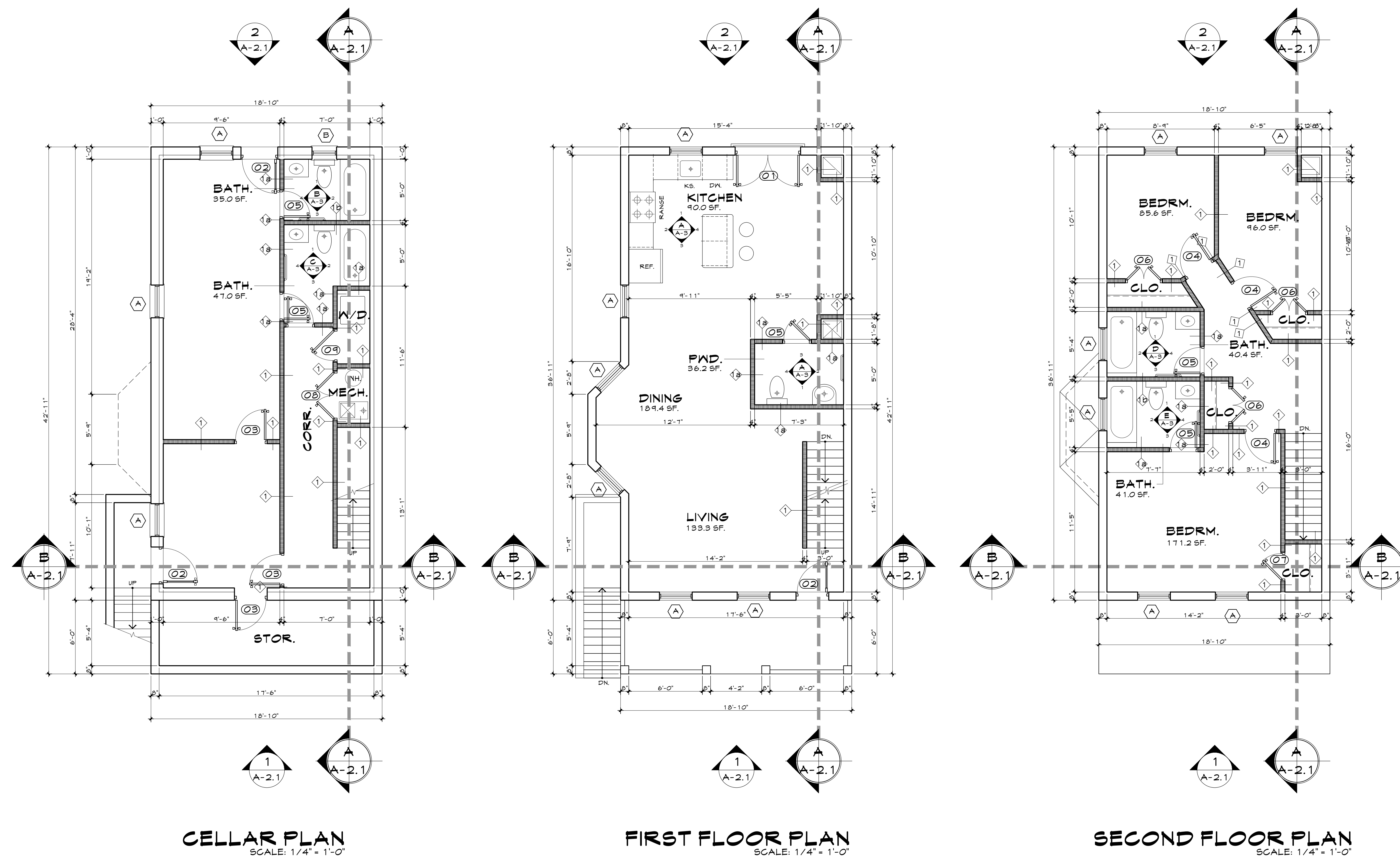
APPROVED BY

REVISION		
NO.	DATE	DESCRIPTION

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

A-1

DATE: JUNE 10, 2014





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PROJECT TITLE

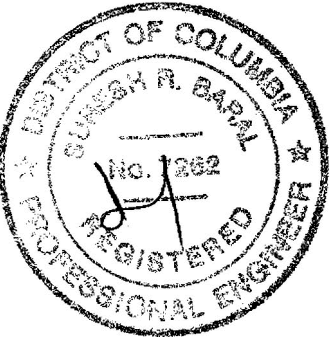
1511 28TH ST., S.W.
WASHINGTON, D.C.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

ELEVATIONS AND BUILDING SECTIONS



DRAWN BY

APPROVED BY

REVISION		
NO.	DATE	DESCRIPTION

[illegible]

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

A-2

DATE: JUNE 10, 2014



A-3



2626 TUNLAW RD., #304
WASHINGTON, DC. 20007

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PROJECT TITLE

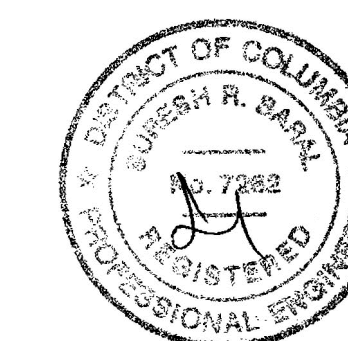
1511 28TH ST., SE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

DETAILS



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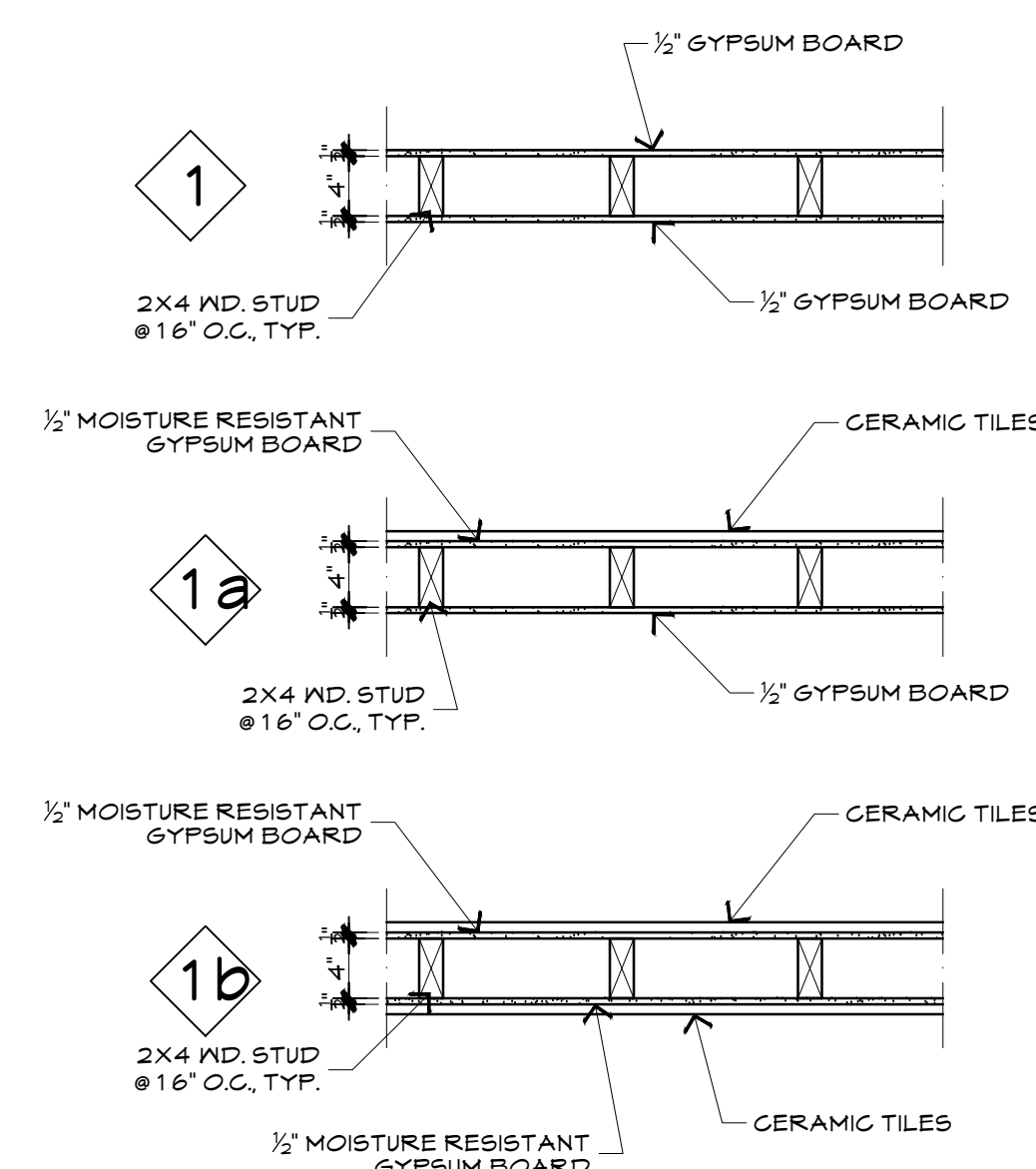
REVISION		
NO.	DATE	DESCRIPTION

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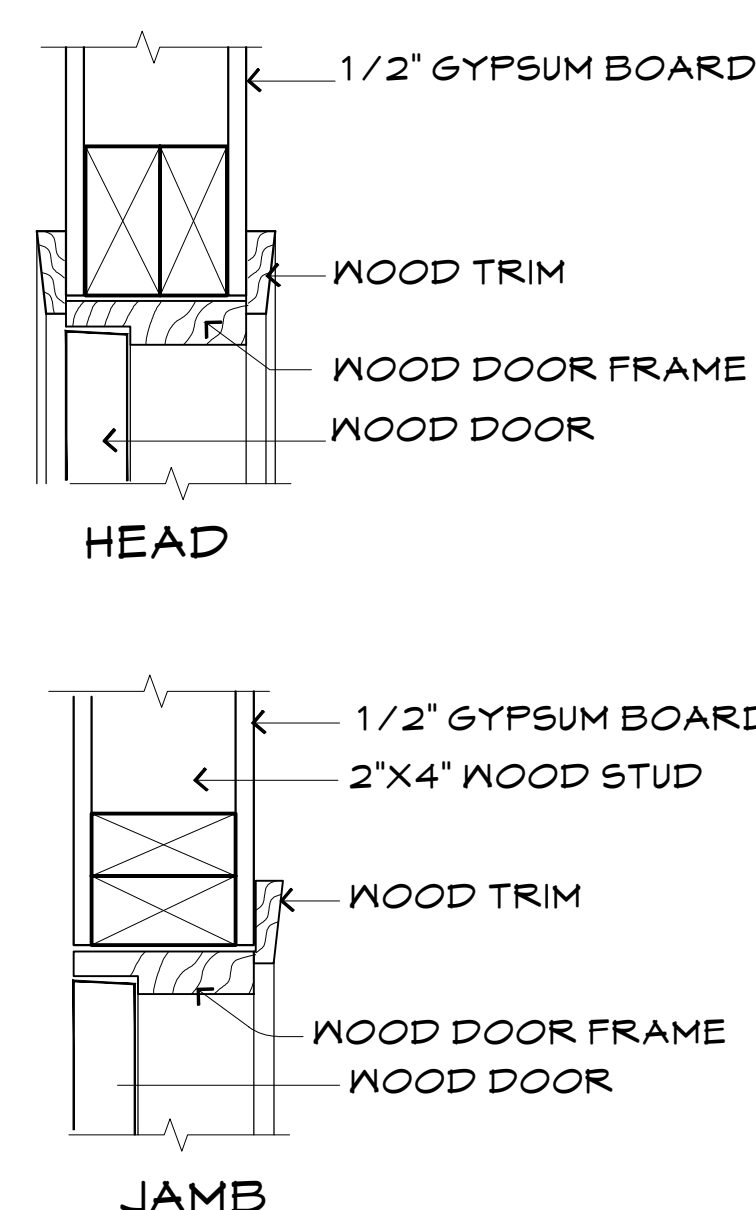
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A-4.

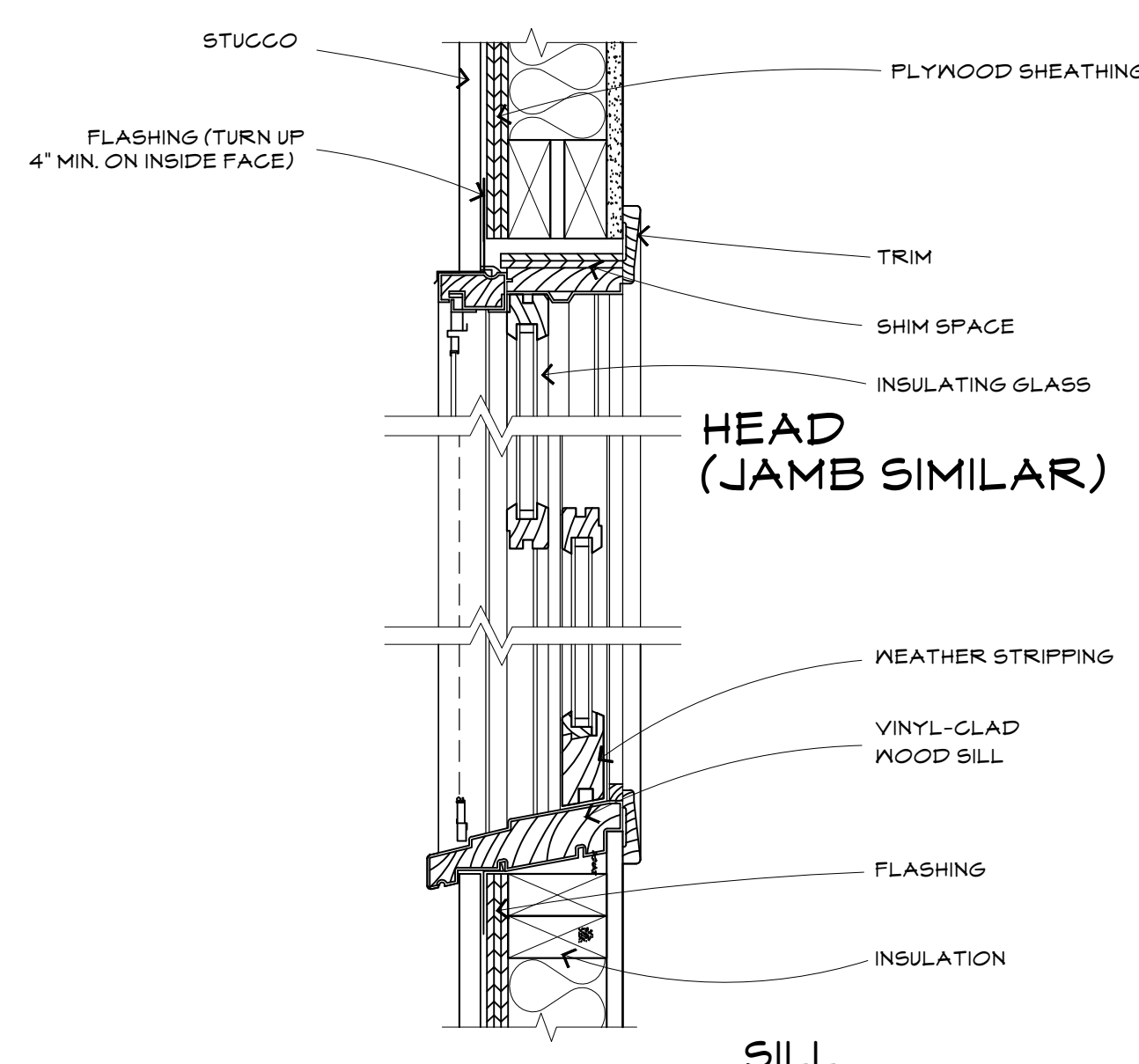
DATE: JUNE 10, 2014



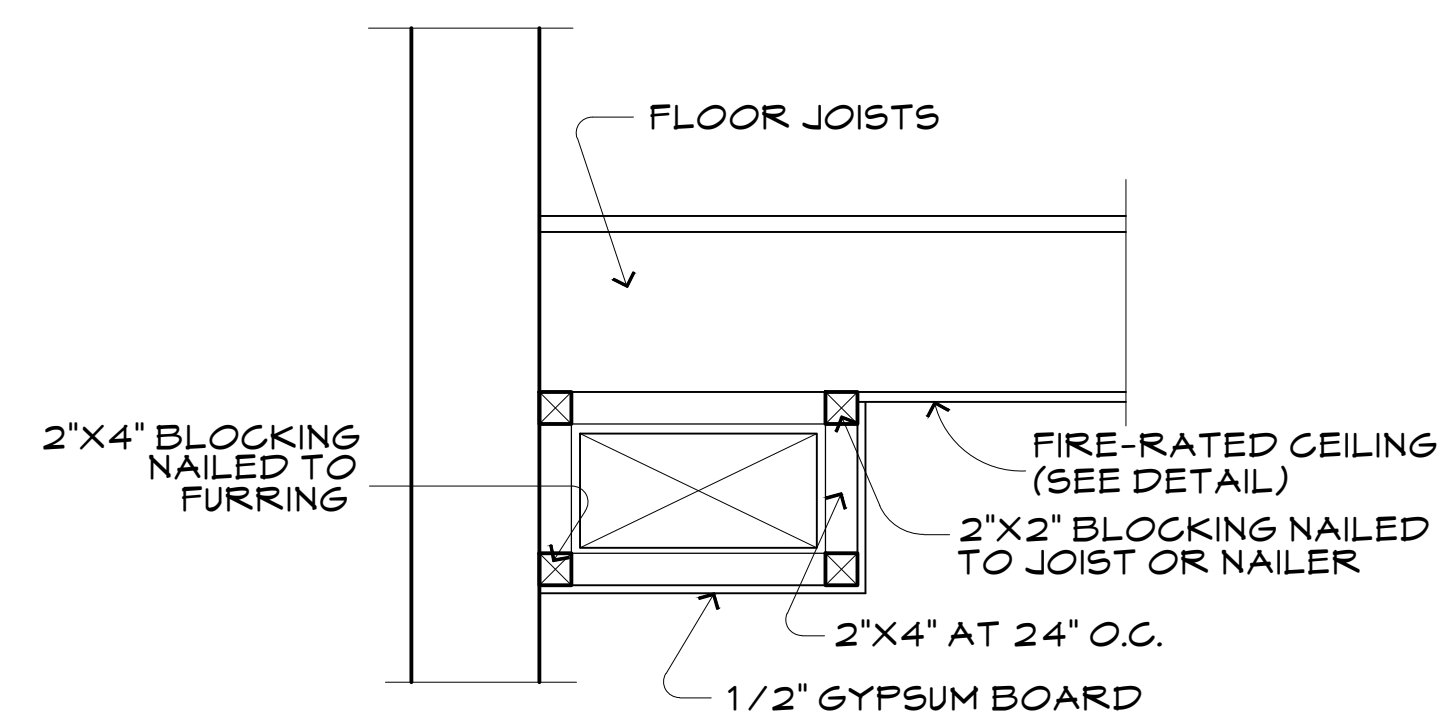
TYPICAL WALL DETAILS



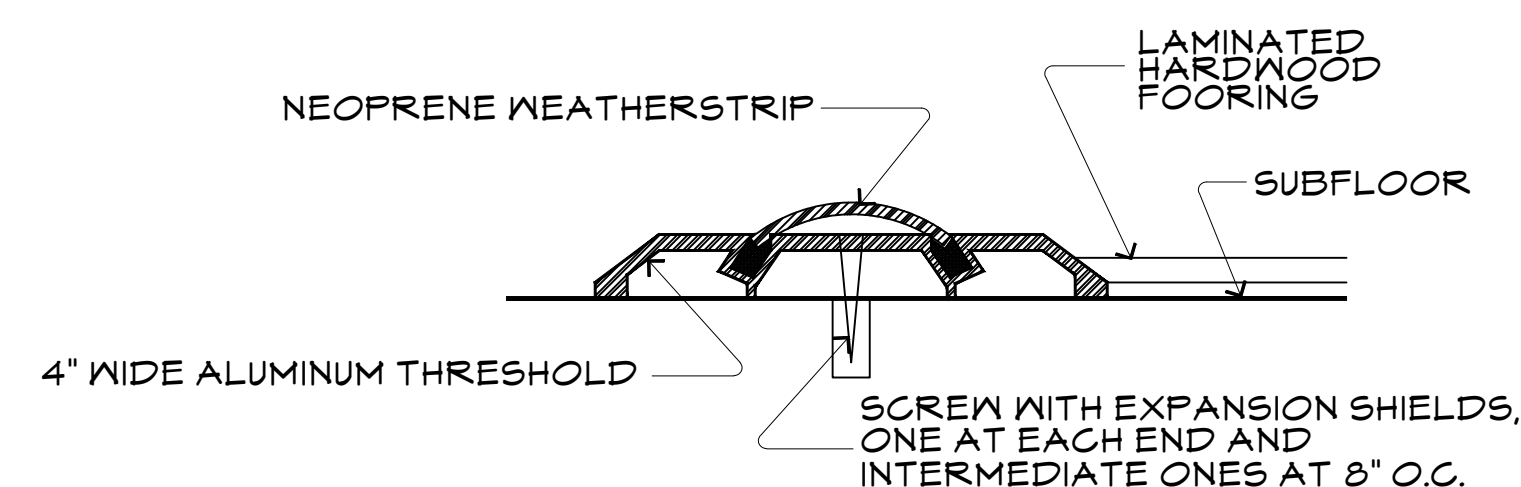
INTERIOR DOOR



TYPICAL "TYPE A"
WINDOW DETAIL



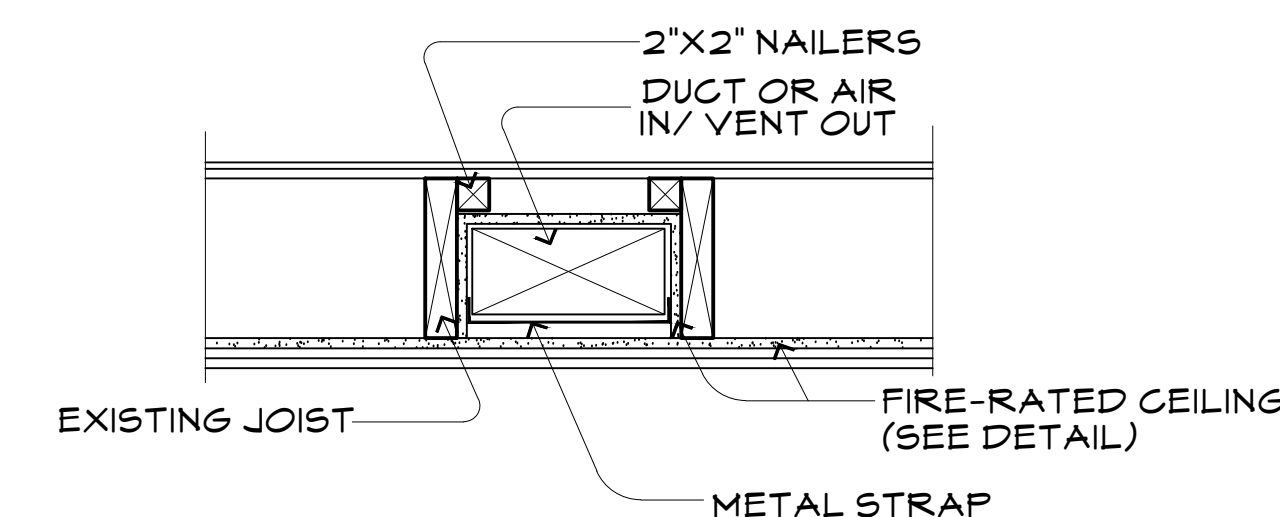
BULKHEAD DETAIL
SCALE: 3/4" = 1'-0"



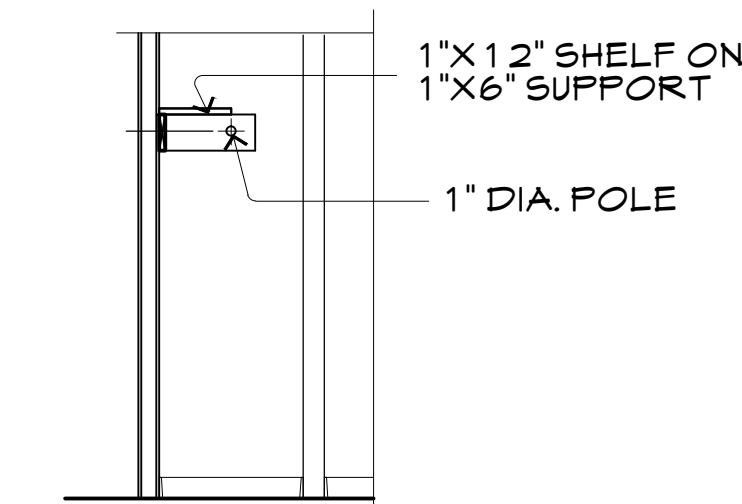
EXTERIOR DOOR SILL
(TYPICAL) NOT TO SCALE



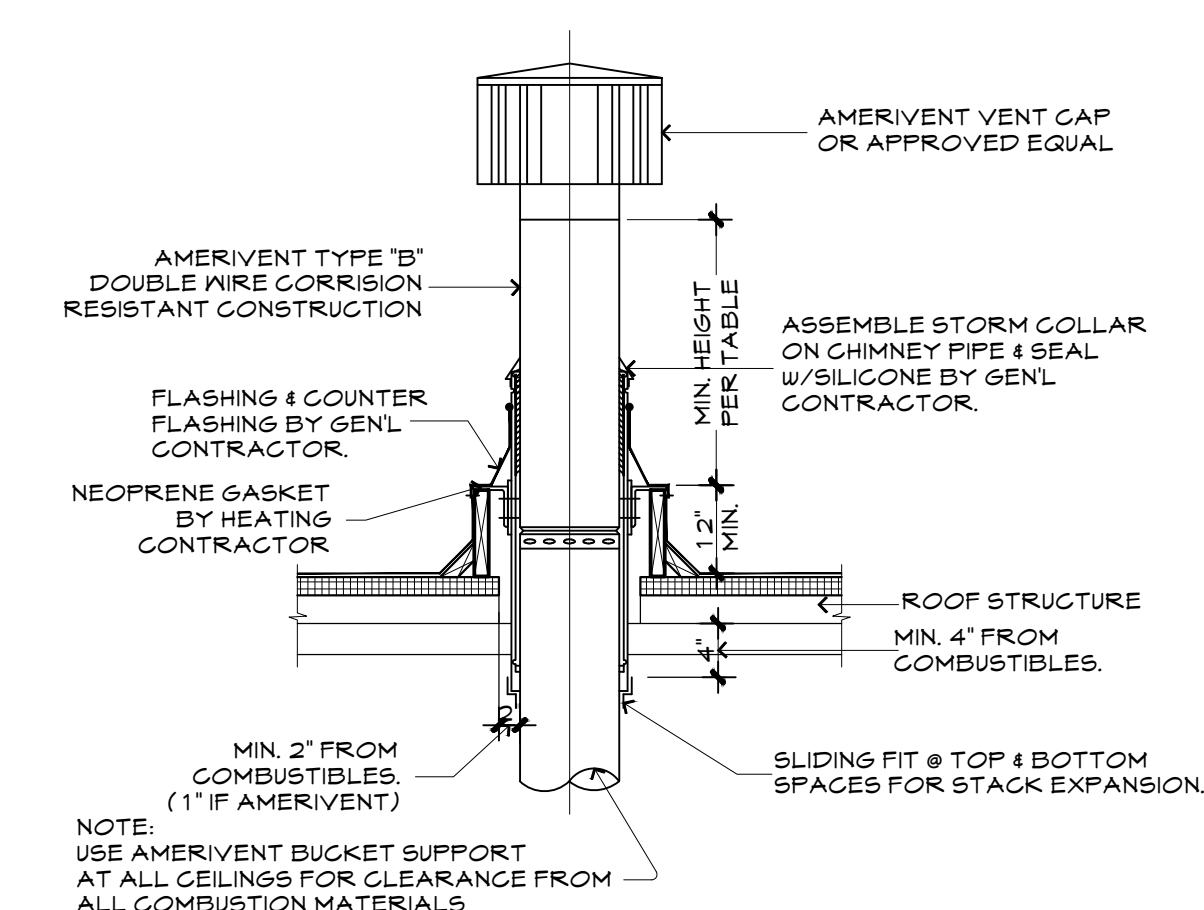
BATHROOM DOOR SILL
(TYPICAL) NOT TO SCALE



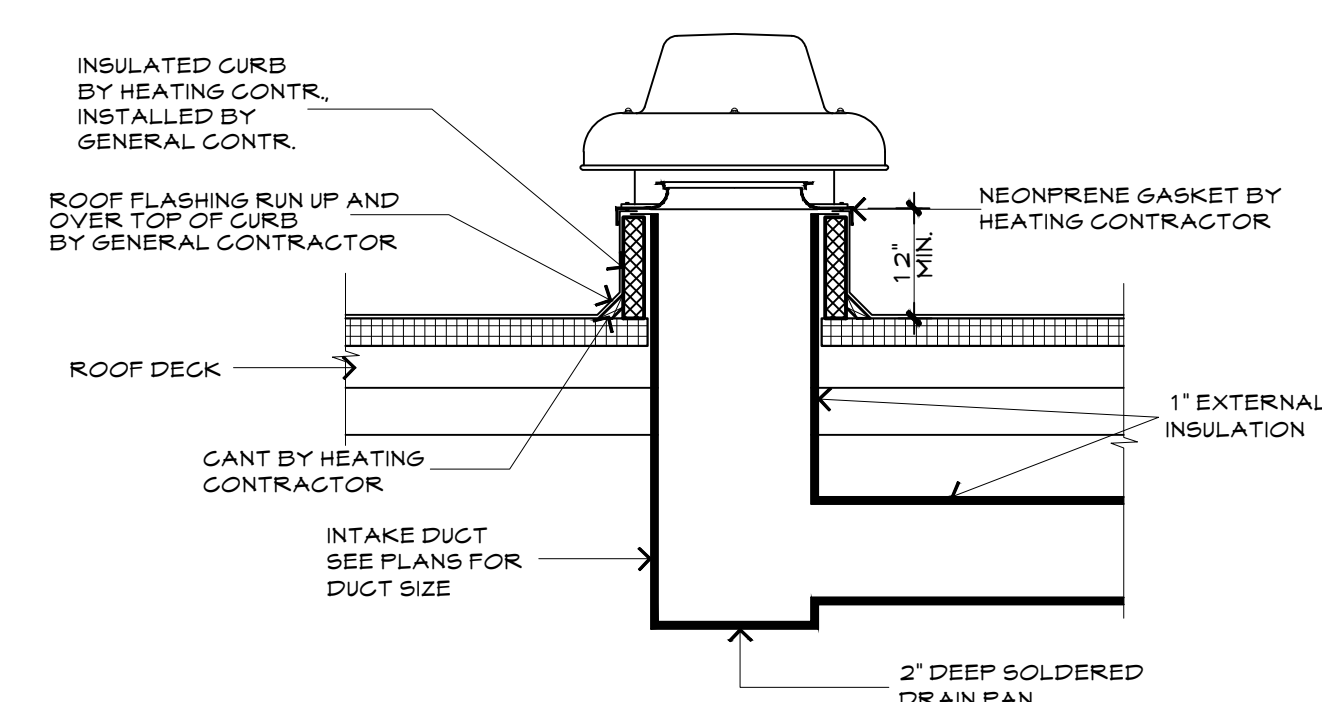
DUCT BETWEEN JOISTS



CLOSET DETAIL



VENT THRU ROOF DETAIL

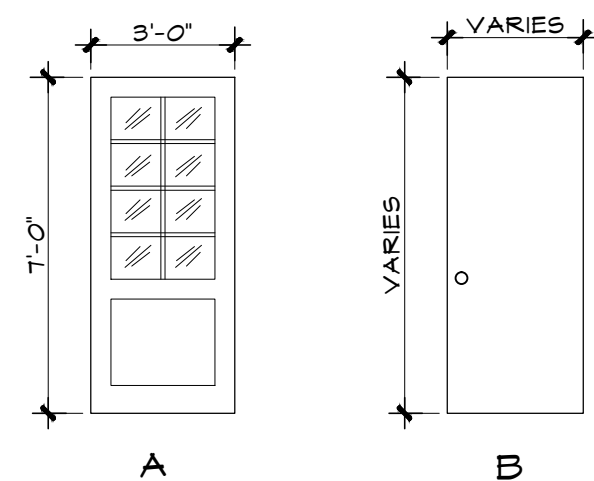


ROOF EXHAUST FAN DETAIL

NO SCALE

MARK	SIZE			MAT.	TYPE	REMARKS
	W	HT	TH			
01	5'-4"	7'-0"	3/8"	WD.	A	FIRE-RATED, INSULATED GLASS DOOR
02	3'-0"	7'-0"	3/8"	WD.	A	FIRE-RATED, INSULATED DOOR
03	2'-8"	6'-8"		WD.	B	
04	2'-8"	6'-8"		WD.	B	
05	2'-4"	6'-8"	3/8"	WD.	B	
06	3'-0"	6'-8"		WD.	B	
07	2'-4"	6'-8"		WD.	B	
08	4'-0"	6'-8"		WD.	B	
09	2'-6"	6'-8"		WD.	B	

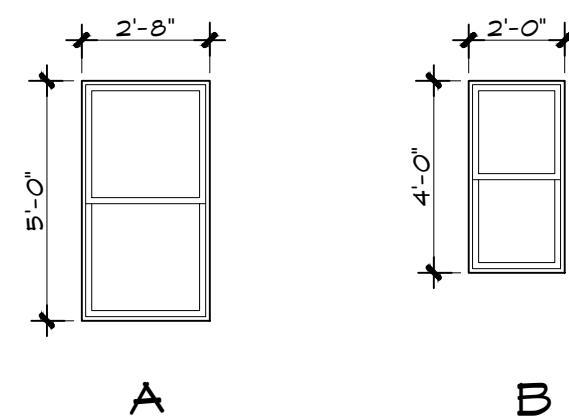
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE

[illegible]

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



	FLOOR	BASE	WALLS	CEILING	REMARKS
	CONCRETE				
	COMPOSITE TILE				
	CARPET				
	LAMINATED WD.				
	MARBLE				
	CERAMIC TILE				
	MARBLE				
	4" WOOD				
	4" VINYL				
	CERAMIC TILE				
	FLAT LATEX PAINT				
	SEMI GLOSS LATEX PAINT				
	CERAMIC TILE				
	GYPSUM BOARD				
	MARBLE				
	CONCRETE				
	ACOUSTICAL TILE				
	FLAT LATEX PAINT				
	SEMI GLOSS LATEX PAINT				
	GWB PAINTED				

[illegible][illegible][illegible]

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PROJECT TITLE

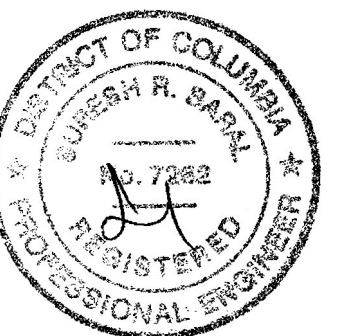
1511 28TH ST., SE.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

SCHEDULES



DRAWN BY

APPROVED BY

REVISION		
NO.	DATE	DESCRIPTION

[illegible]

SCALE: NOT TO SCALE

A-4.2

DATE:

JUNE 10, 2014

FURNISH ALL LABOR, MATERIALS, FIXTURES EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE AND PROPERLY FUNCTIONING H.V.A.C. SYSTEM, PLUMBING SYSTEM, AND ELECTRICAL SYSTEM.

1. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, CONSIDERED AS MINIMUM REQUIREMENTS.

2. APPLY FOR AND PAY FOR ALL PERMITS AND CONNECTION FEES REQUIRED FOR THE WORK.

3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE AND SHALL EXAMINE THE SITE AND CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK. NO ALLOWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE ALL RECOMMENDED PRACTICES FOR FIRE AND SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND CLARENCES AND COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO STARTING OF WORK.

4. FOR OTHER DETAILS, THE ARCHITECTURE, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL PLANS AND EXISTING CONSTRUCTION SHALL BE FOLLOWED AND ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE NEATLY FITTED THERETO.

5. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS, PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING AND ARCHITECTURAL

6. SUBMIT SIX COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING:
HIGH EFFICIENCY FURNACE, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNIT, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINAIRES, MOTION DETECTORS, DISCONNECT SWITCHES AND OUTLETS.

7. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, AND SHALL DO ALL WIRING REQUIRED EXCEPT A.T.C. WIRING.

8. DUCTWORK SHALL BE SHEET METAL, GALVANIZED, CONSTRUCTED, BRAGED AND SUPPORTED IN ACCORDANCE WITH SMACNA LOW PRESSURE GUIDES, SEAL ALL JOINTS TO BE AIRTIGHT USING HARDCAST # AM-401 TAPE APPLIED OVER CLEAN, DRY DUCT.

9. ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE BE INSULATED WITH 1/2" FIBERGLASS INSULATION WITH ASI VAPOR BARRIER, OR EQUAL.

10. 1. GRILLES, REGISTERS, AND DIFFUSERS SHALL BE OF CAPACITIES, INDICATED, SIZED IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS AND THROWS. MOUNT TIGHT TO CONSTRUCTION USING NEOPRENE GASKET TO PREVENT AIR LEAKAGE AND STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED AND SECURED TO PROVIDE SPECIFIED AIR QUANTITIES. REGISTERS AND GRILLES SHALL BE MFD. BY LIMA OR EQUAL, AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE LOCATION OF CEILING REGISTER WITH LIGHT.

11. 2. CUTTING OF FLOORS, WALLS, AND CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES AND SEAL AS REQUIRED AND DIRECTED BY THE ARCHITECT.

12. 3. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES NOTED OR AS DIRECTED. TOLERANCE SHALL BE FROM MINUS 5 PERCENT TO PLUS 25 PERCENT.

13. 4. ALL EQUIPMENT SHALL BE CLEANED AND ADJUSTED AND REQUIRED TO GIVE SATISFACTORY OPERATION.

14. 5. ASSEMBLE PRINTED INSTRUCTION FOR THE OPERATION AND MAINTENANCE OF EACH MAJOR ITEM. BIND TOGETHER WITH EQUIPMENT CUTS AND CONTROL WIRING DIAGRAMS, DELIVER THREE COPIES TO ARCHITECT.

15. 6. FINAL INSPECTION AND TEST SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, INSTRUMENTS AND MISCELLANEOUS EQUIPMENT REQUIRED FOR THE TESTS. FINAL PAYMENT SHALL BE HELD PENDING SATISFACTORY OUTCOME OF THE FINAL INSPECTION. PROVIDE ALL INSPECTION REPORTS AND APPROVALS BY UTILITIES, GOVERNMENT, OR AUTHORITIES AS REQUIRED, INCLUDING OCCUPANCY PERMIT.

16. 7. PROVIDE TURNING VANES, SPLITTER DAMPERS AND VOLUME DAMPERS AS NECESSARY TO BALANCE THE AIR SYSTEM. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES AS SHOWN ON DRAWINGS BY INDEPENDENT BALANCING COMPANY OR PROFESSIONAL ENGINEER.

	RETURN AIR		SUPPLY DUCT
AFF	ABOVE FINISH FLOOR		RETURN DUCT
CR	CEILING REGISTER		WALL SUPPLY REGISTER
	EXHAUST FAN		THERMOSTAT
BS	BIRD SCREEN	UC	UNDERCUT DOOR
HWR	HIGH WALL REGISTER	CFM	CUBIC FEET PER MINUTE
LWR	LOW WALL REGISTER		AIR COOLED CONDENSING UNIT
HRAR	HIGH RETURN AIR REGISTER		
LRAR	LOW RETURN AIR REGISTER		



1. ALL DUCTWORK AND EQUIPMENT SUPPORT TO BUILDING STRUCTURE SHALL COMPLY WITH THE LATEST EDITION OF THE SMACNA STANDARDS FOR UPPER ATTACHMENT DEVICES.

2. CONTRACTOR SHALL COORDINATE TYPE HANGERS AND ANCHORING SYSTEM WITH THE BUILDING STRUCTURE.



RECTANGULAR DUCT TAP
WITH VOLUME DAMPER
NOT TO SCALE





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FAX: 202 333 5301

PROJECT TITLE

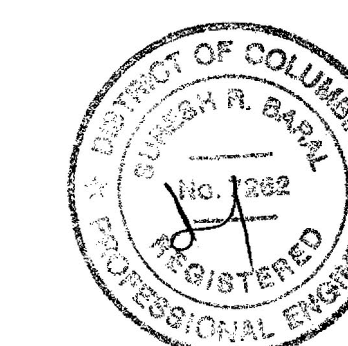
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PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

MECHANICAL PLAN



DRAWN BY

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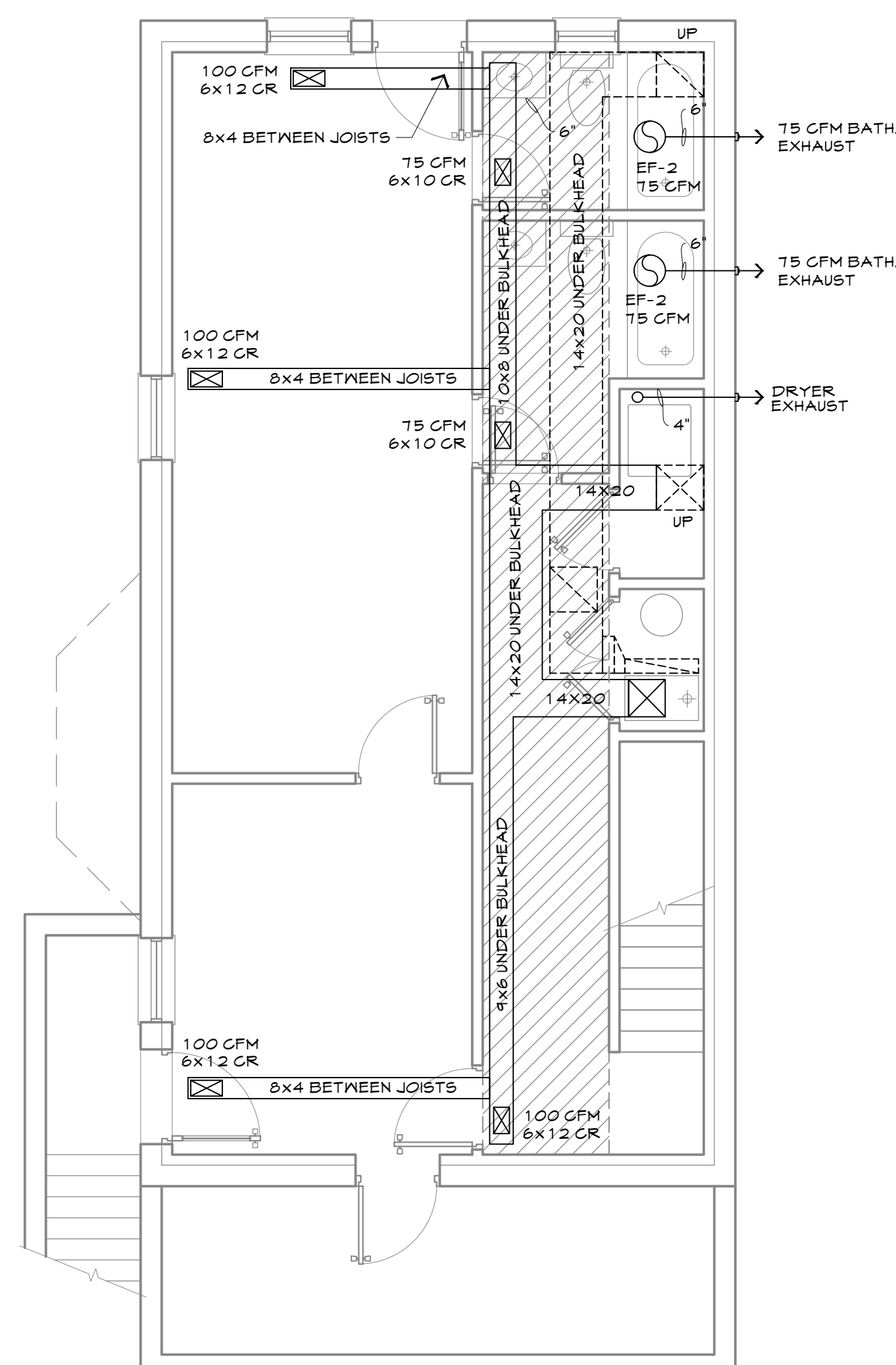
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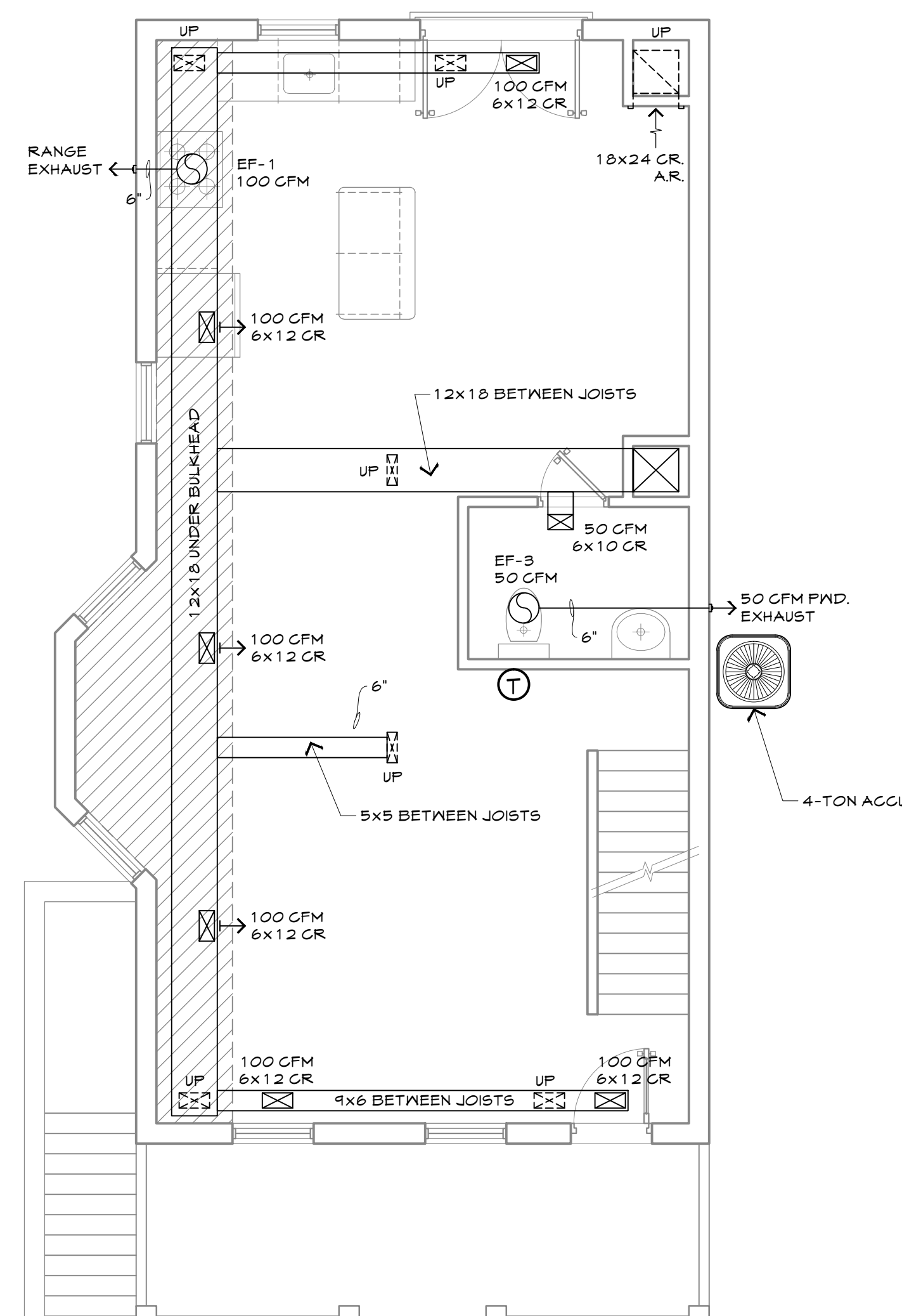
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M-3

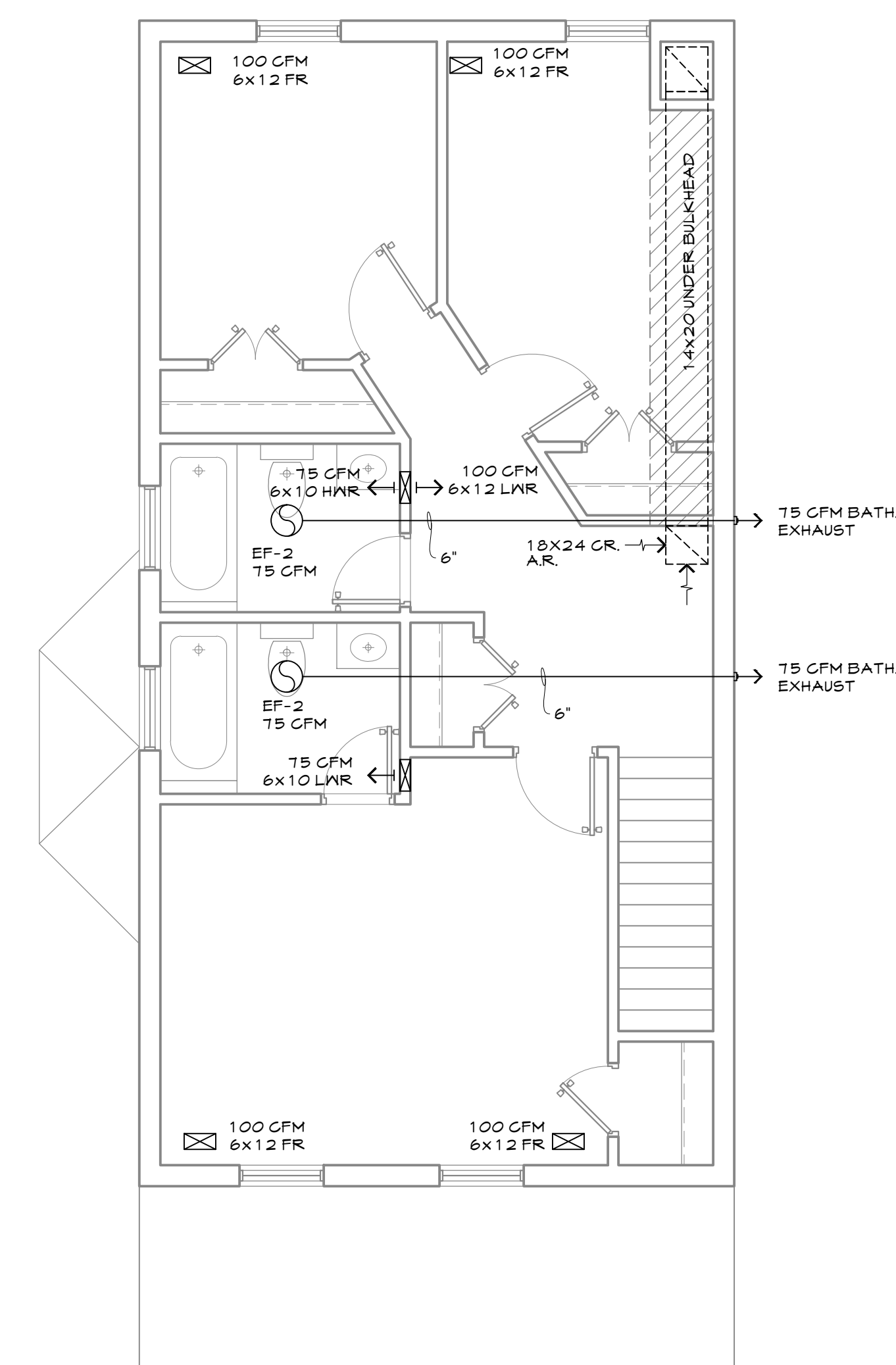
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CELLAR
SCALE: 1/4" = 1'-0"



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



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

GENERAL

B. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS, LEAKS, LACK OF PROPER SYSTEM PERFORMANCE OR NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.

D. IN GENERAL, DRAWINGS FOR THE WORK ARE DIAGRAMMATIC AND SHOW THE LOCATION, TYPE AND SIZE OF PIPING, EQUIPMENT, AND ACCESSORY EQUIPMENT. THE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE WORK, WHETHER CALLED FOR OR NOT. THE CONTRACTOR SHALL VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK AND SHALL CHECK HIS LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING AND INSTALLING COMPLETE PLUMBING AND GAS SYSTEMS AND FINAL TESTING OF ALL SYSTEMS AND EQUIPMENT AS REQUIRED.

A. PLUMBING FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER. PROVIDE ALL FIXTURES WITH TRIM, CARRIER SUPPLIES, AND TRAPS AS REQUIRED FOR COMPLETE INSTALLATION.

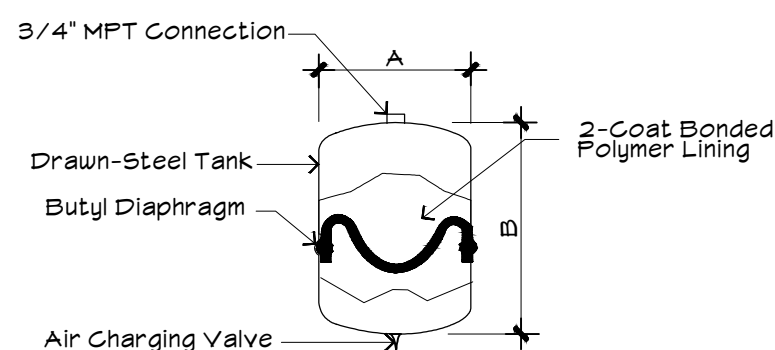
3. NATURAL GAS:
SHALL BE SCHEDULE 40 BLACK STEEL 40 PIPE, WITH MALLEABLE
SCREWED 150 PSI FITTINGS.

C. FURNISH AND INSTALL JOSAM 75000 SERIES SHOCK ARRESTERS AT THE ENDS OF ALL HOT AND COLD WATER BRANCHES TO FIXTURES. SIZES SHALL BE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.1

CO	CLEANOUT
CW	COLD WATER
DN	DOWN
FD	FLOOR DRAIN
GAL	GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HW	HOT WATER
LAV	LAVATORY
PSI	POUND PER SQUARE INCH
OSD	OPEN SITE DRAIN
SAN	SANITARY
TYP	TYPICAL
V	VENT
VTR	VENT THRU ROOF
WC	WATER CLOSET
BT	BATH TUB
LAV.	LAVATORY
WASH.	WASHER
NFWH	NON-FREEZE WATER HYDRANT
SH	SHOWER
BS	BAS SINK
WHD.	WATER HEATER DRAIN
TW	TEMPERED WATER



EXPANSION TANK SPECIFICATIONS



WaterGuard Water Heater Expansion Tanks						
Model Number	Capacity Gallon	Maximum Acceptable Dimensions Volume(Gallons)			Inches Shipping Weight (Lbs.)	
		40PSI	60PSI	A	B	
TC-100-10X	10	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-15X	15	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-20X	20	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-30X	30	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-40X	40	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-50X	50	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-60X	60	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-75X	75	14 1/2	15 1/2	8 1/2	14 1/2	24
TC-100-100X	100	14 1/2	15 1/2	8 1/2	14 1/2	24

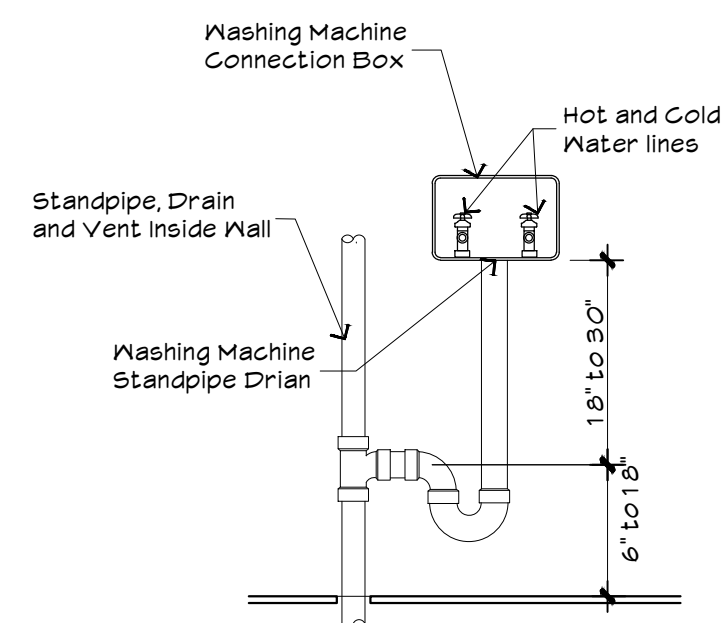
Expansion tanks are pre-charged with 40PSI aircharge. If the inlet water pressure is higher than 40PSI, the expansion tank pressure must be adjusted to match that pressure but must not be higher than 80PSI.

Technical drawing of the front view of the oven. Dimensions are as follows:

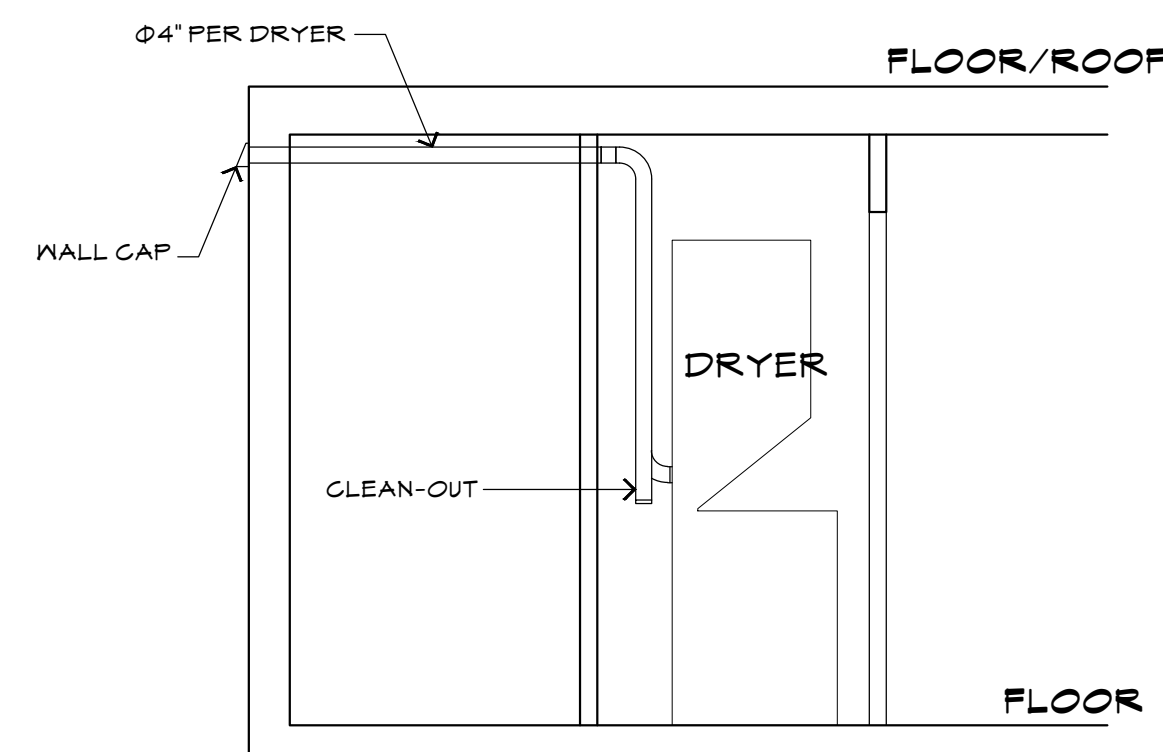
- Overall height: 71"
- Top panel width: 15 3/8"
- Top panel depth: 23 7/8"
- Base width: 27 1/4"
- Base depth: 23 7/8"
- Lower section height: 32"

PRODUCT DIMENSIONS

- Most installations require a minimum 5" (12.7 cm) clearance behind the dryer for the exhaust vent with elbow.

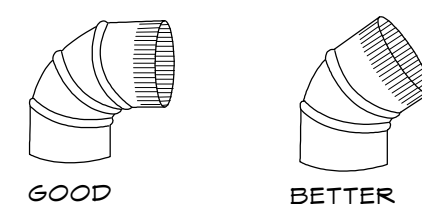


WASHING MACHINE
CONNECTION DETAILS
NOT TO SCALE

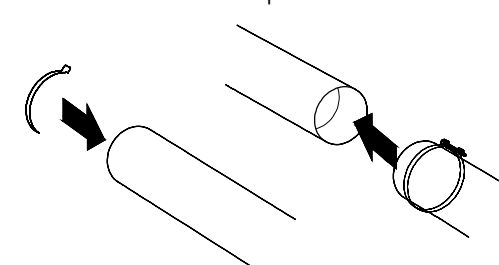


DRYER VENT DUCT CONNECTION DETAILS NOT TO SCALE

Elbows:
45° elbows provide better airflow than 90° elbows.



Clamps:
Use clamps to seal all joints.
Exhaust vent must not be connected or secured with screws or other fastening devices that extend into interior of duct and catch lint. Do not use duct tape.

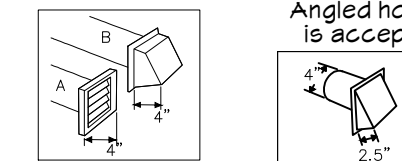


EXHAUST VENTING

Select the route that will provide the straightest and most direct path outdoors. Plan the installation to use the fewest number of elbows and turns. Use the fewest 90° turns possible. Do not use vent runs longer than specified in vent length chart.

Determine the number of elbows you will need.
Recommended hood styles

Angle



A. Louvered hood style
B. Box hood style

Vent Length Chart			
No. of 90° turns or elbows	Type of Vent	Box or Louvered Hoods	Angled Hoods
0	Rigid metal	43 ft	36 ft
1	Rigid metal	33 ft	26 ft
2	Rigid metal	23 ft	16 ft

NOTE:
Side exhaust adds a 90° turn inside the washer/dryer. To determine maximum exhaust length, add one 90° turn to the chart.

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SCALE: NOT TO SCALE



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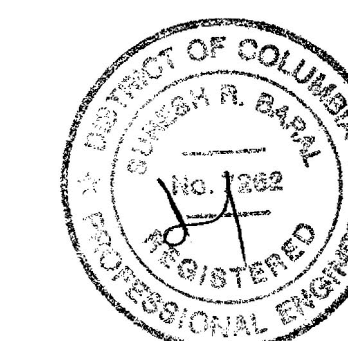
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WATER SUPPLY PLANS



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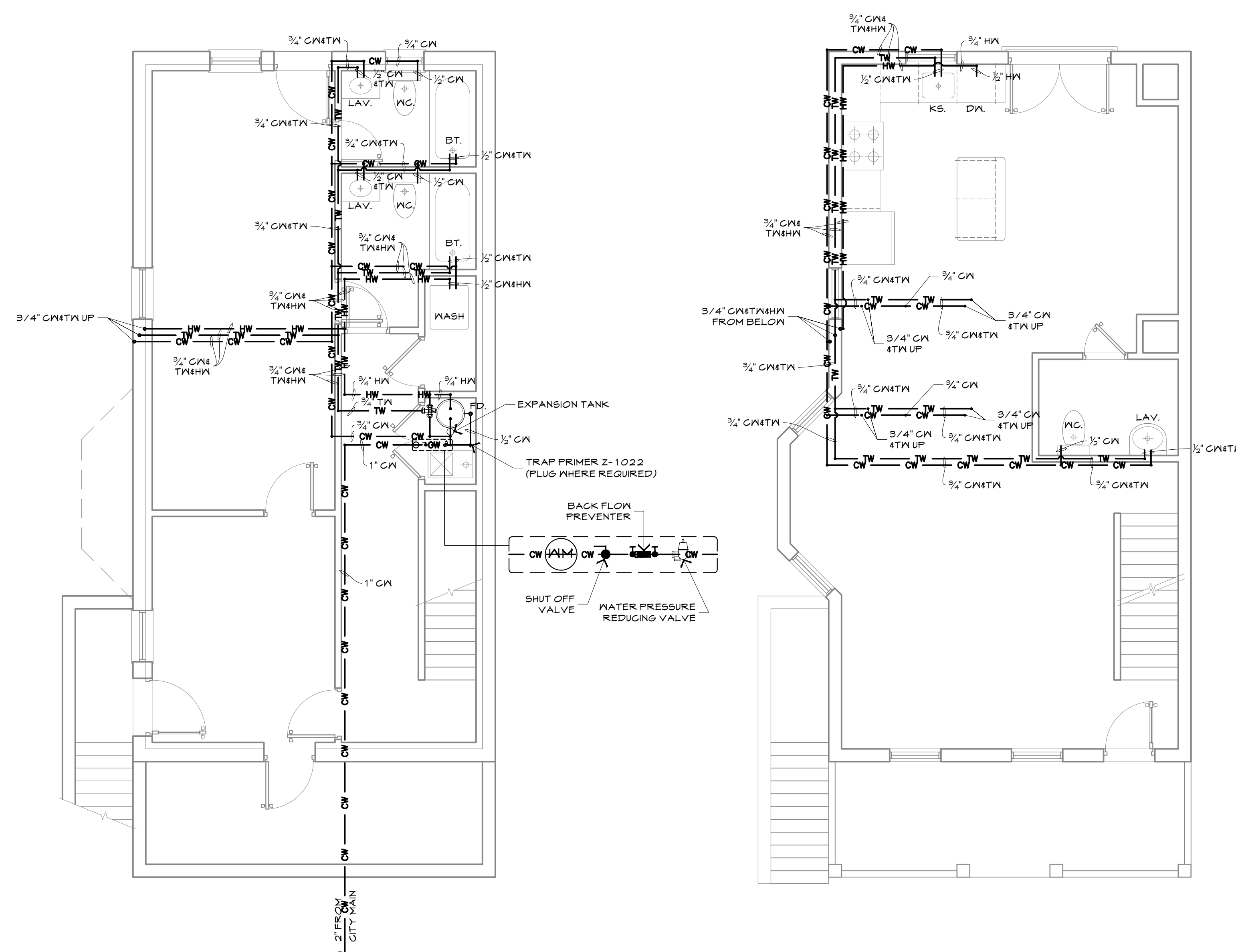
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SCALE: 1/4" = 1'-0"

P-2

DATE: JUNE 10, 2014



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

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

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



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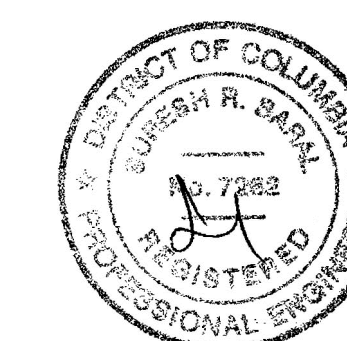
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SANITARY PLANS



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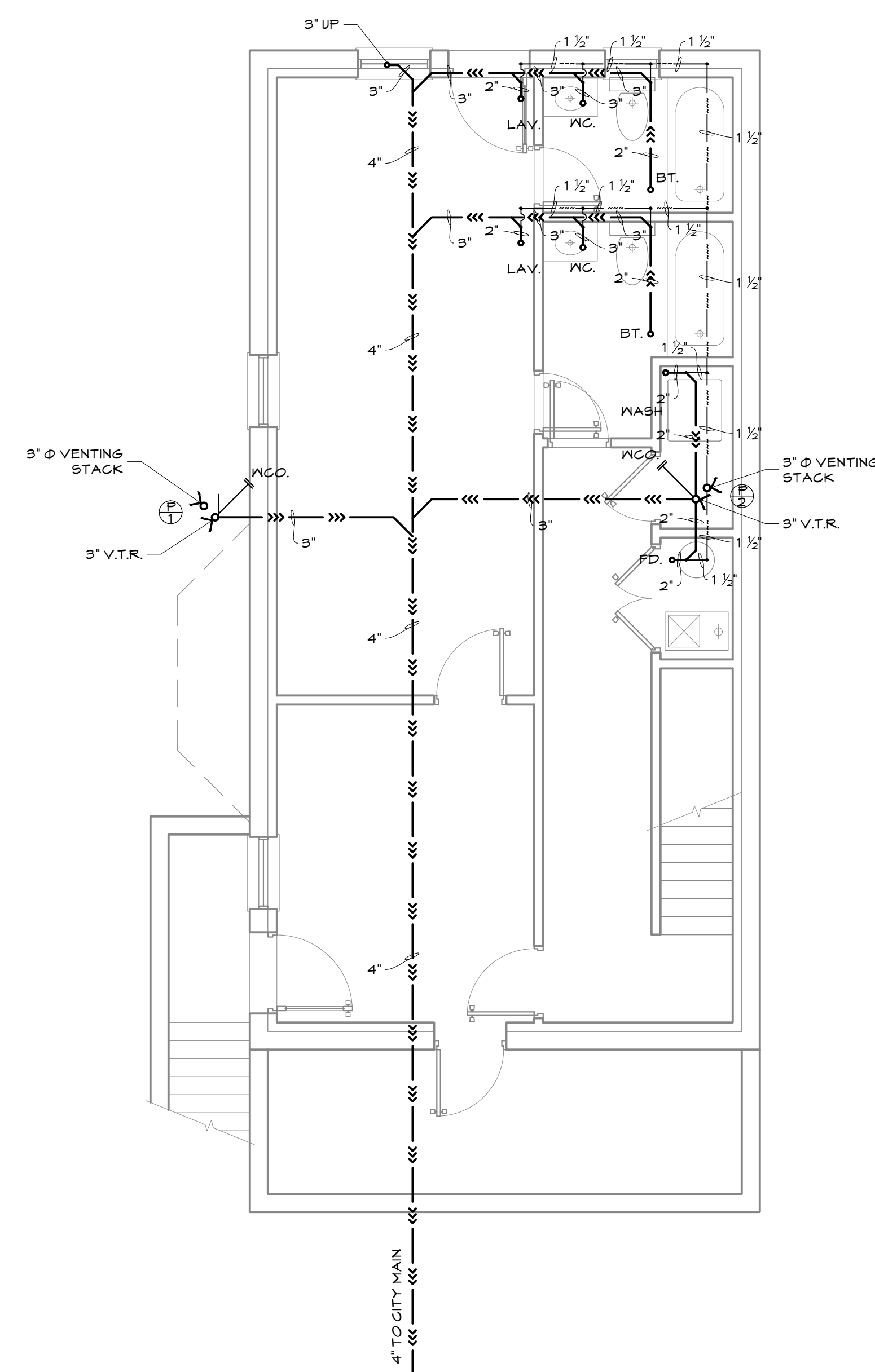
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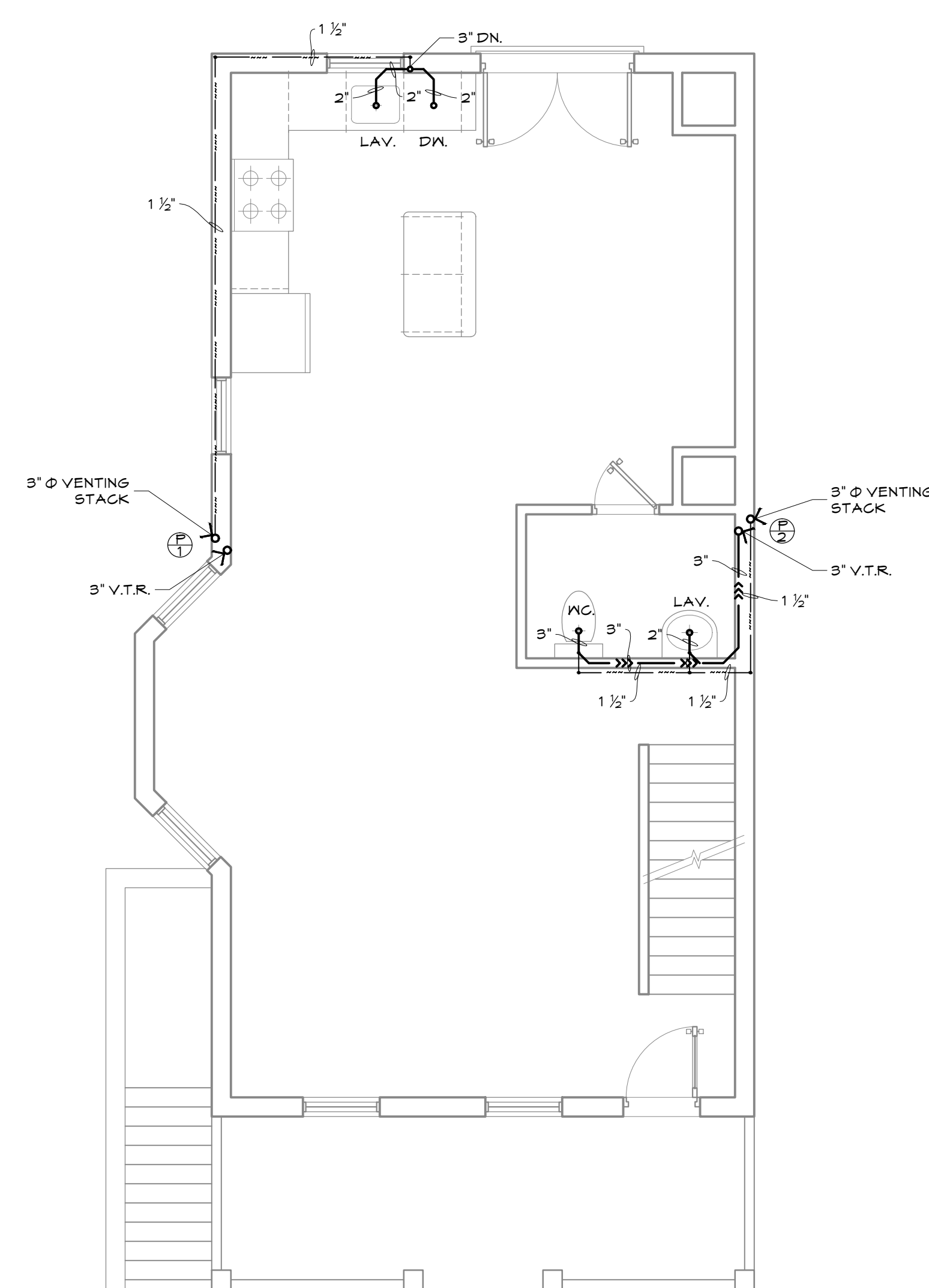
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P-4

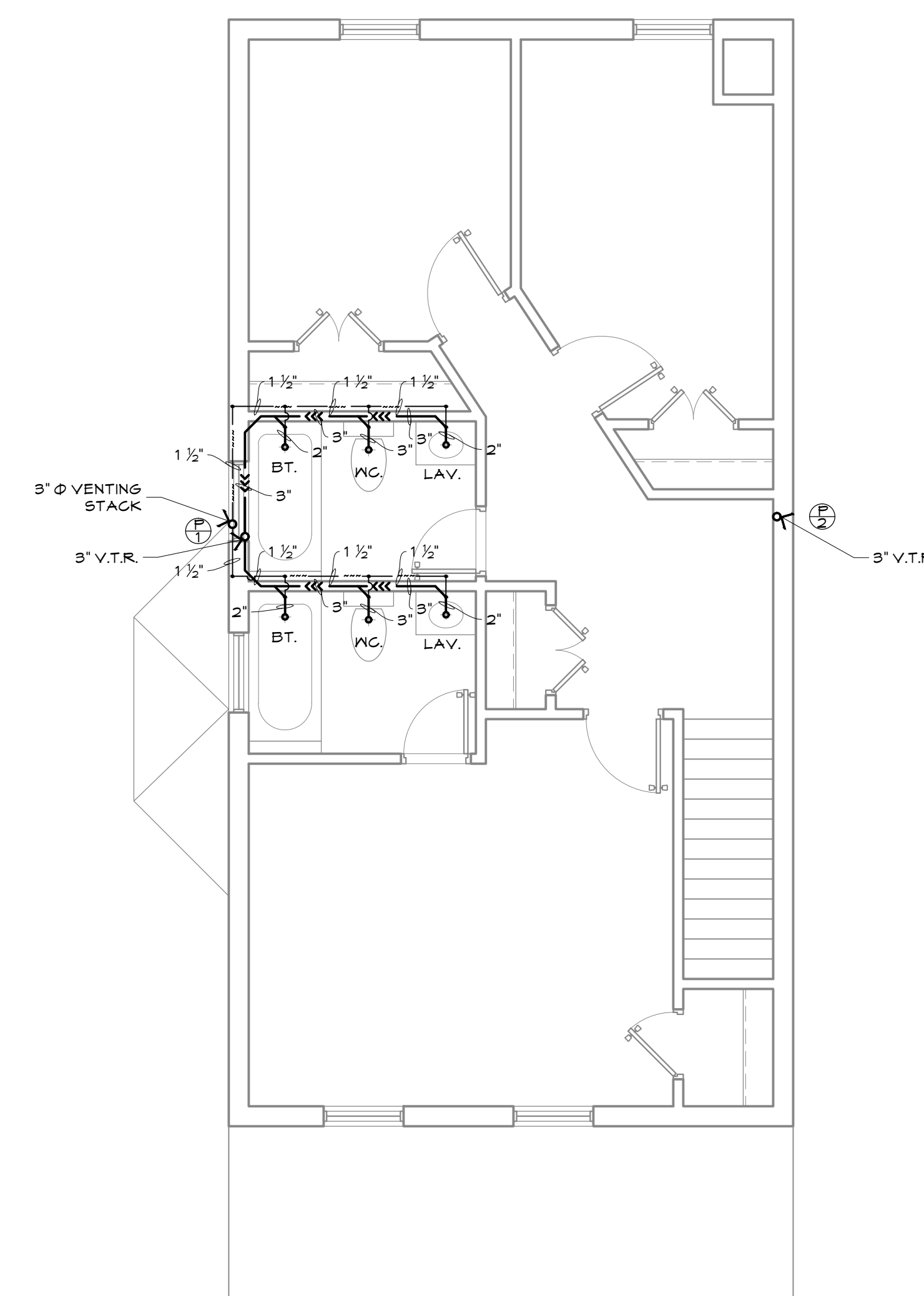
DATE: JUNE 10, 2014



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



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



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



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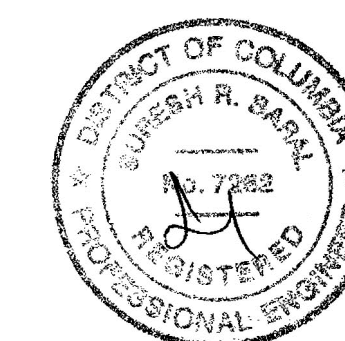
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PLUMBING RISER DIAGRAMS



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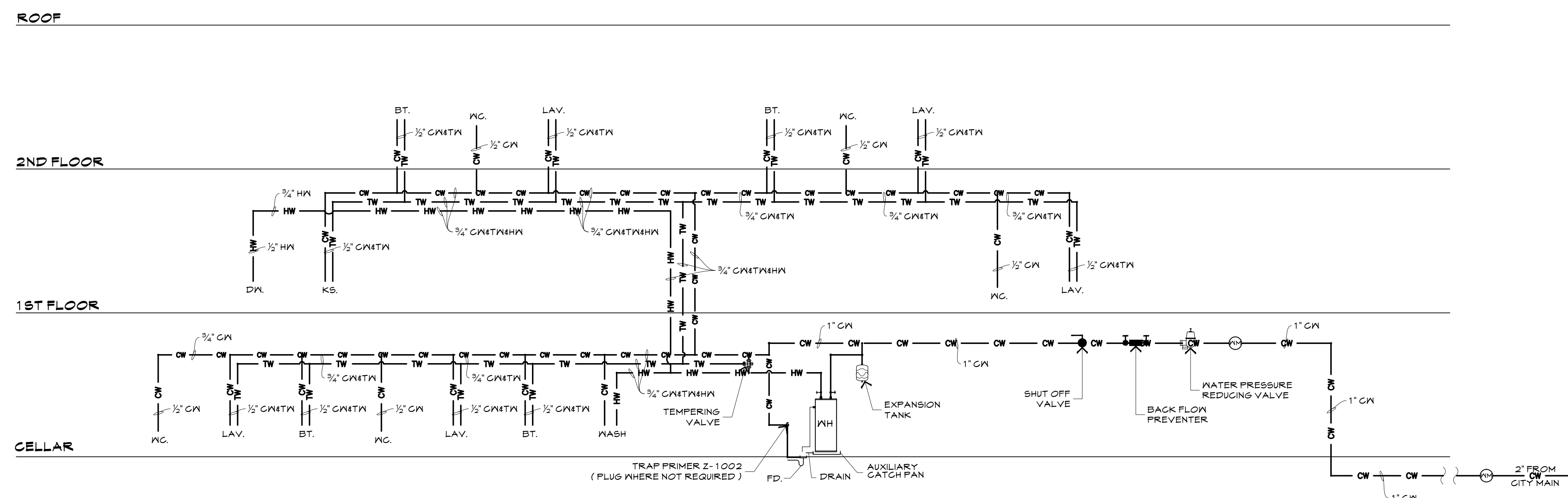
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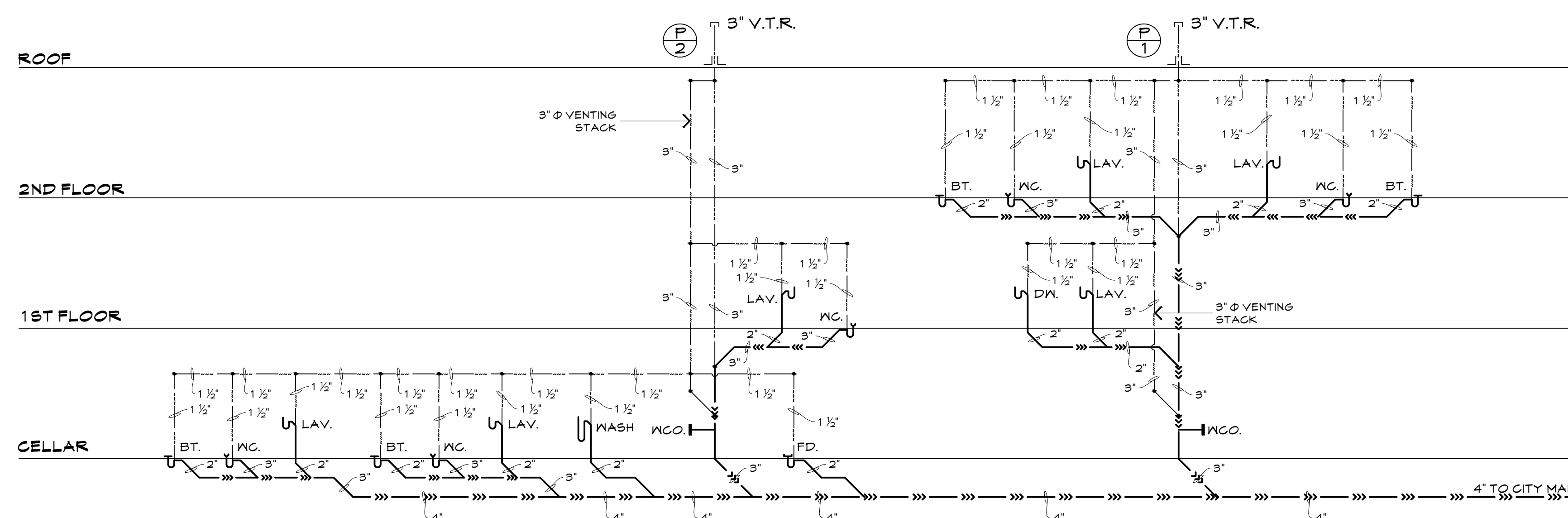
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P-11

DATE: JUNE 10, 2014



WATER SUPPLY RISER DIAGRAM



SANITARY RISER DIAGRAM
NOT TO SCALE

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 LOCATIONS OF ALL MOTORS AND OTHER EQUIPMENT BEFORE ROUGH-IN.
4. WHERE WIRE SIZES 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 EXACT LOCATION OF BUILDING EQUIPMENT BEFORE ROUGH-IN.
7. CONDUIT AND/OR CABLE RUNS ARE SHOWN SCHEMATICALLY. BUILDING CONDITION WILL DETERMINE ACTUAL RUNS.
8. MODULAR METERING EQUIPMENT WHEN USED IN CONJUNCTION WITH STANDARD 10K CIRCUIT BREAKER IN BUILDING LOAD CENTERS, SHALL BE SERIES RATED FOR MINIMUM 22K RMS SYMMETRICAL AMPERES.
9. ALL JUNCTION BOXES SHALL BE OF CODE GAUGE AND OF THE SIZE, REQUIRED TO ACCOMMODATE CONSTRUCTION SHOWN.
10. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION BEFORE ROUGH-IN.
11. THE CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER THE EXACT LOCATION OF CONNECTION BOX TO MECHANICAL EQUIPMENT BEFORE
12. THE CONTRACTOR SHALL EXTEND WIRING FROM THE JUNCTION BOX, RECEPTACLE, ETC., AND MAKE FINAL CONNECTION TO ALL BUILDING ELECTRICAL CONNECTIONS.
13. ALL WORKMANSHIP, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF CONSTRUCTION BY THE OWNER.
14. LOAD CENTER SHALL BE THE CIRCUIT BREAKER TYPE AS MANUFACTURED BY SQUARE D CO, CUTLER HAMMER OR EQUAL.
15. THE CONTRACTOR SHALL VISIT EXISTING SITE AND DETERMINE WHICH MATERIALS EFFECT HIS BID.
16. THE CONTRACTOR SHALL RESTORE ALL SYSTEMS AND AREAS DISTURBED BY HIS WORK TO THE SATISFACTION OF THE OWNER AND DEVELOPER.
17. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND CERTIFICATIONS OF INSPECTIONS INCLUDING THE COST OF SAME IN HIS CONTRACT.
18. ALL NEW MATERIALS FURNISHED FOR THIS PROJECT SHALL BE LISTED BY THE UNDERWRITER'S LAVORATORIES, INC.
19. ALL PHOTOCELLS SHALL BE WEATHERPROOFED, SURFACED MOUNTED WITH CORROSION PROOF PLATE AND SHALL BE MANUFACTURED BY TORK OR SIMILAR.
20. THE CONTRACTOR MUST ASSURE EQUIPMENT GROUNDING SYSTEM CONTINUITY.
21. THERMOSTAT WIRING SHALL BE AS PER DIAGRAM BY UNIT MANUFACTURER, SEE MECHANICAL PLANS FOR EXACT LOCATION.
22. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND OTHER RULES AND REGULATIONS OF THE LOCAL ELECTRICAL AND BUILDING CODES.
23. ALL WIRING SHALL BE "BX" WITH COPPER GROUND. ALL SMOKE DETECTORS SHALL BE HOT WIRED.
24. OUTLETS MONTED ON COMMON WALL SHALL NOT BE MONTED BACK TO BACK. THEY SHALL BE STAGGERED TO PREVENT SOUND TRANSMISSION.
25. NUMBER AND SIZE OF CONNECTORS, CONDUIT, CONTROL PANEL AND MANUFACTURER TO PERFORM WORK AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
26. UNIT SHALL BE PREWIRED WITH A MINIMUM OF 2 PAIR OF 24 AWG TELEPHONE CABLES USING MODULRAS JACKS, TERMINATING IN STANDARD NETWORK INTERFACE AS REQUIRED BY C & P TELEPHONE COMPANY.
27. THE CONTRACTOR SHALL COORDINATE DOOR ENTRY SYSTEM REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN AND PROVIDE ALL NECESSARY COMPONENTS TO ENSURE THAT A COMPLETE OPERATING SYSTEM IS PROVIDED.
28. BRANCH CIRCUIT CONNECTORS SHALL BE MINIMUM NO. 12 AWG, HOMERUNS SHALL BE NO. 10 AWG - TW INSULATION +/- LARGER - FEEDERS - THWN INSULATION.
29. ALL KITCHENS AND BATHROOMS RECEPTACLES SHALL BE GFCI. ALL BEDROOMS RECEPTACLES SHALL BE AFCI.

	2'x4' FLUORESCENT FIXTURE
	INCANDESCENT LIGHT FIXTURE
	SUN LAMP SURFACE MOUNTED
	WALL MOUNTED FIXTURE
	MOTOR
	BUZZER
	SINGLE POLE LIGHT SWITCH
	THREE WAY LIGHT SWITCH
	WATER PROOF
	TELEPHONE JACK
	PULL CHAIN SWITCH
	THERMOSTAT
	120V HARDWIRED SMOKE DETECTOR
	W/ BACKED UP BATTERY AND INTERCONNECTED
	OUTLET 110V
	GROUND FAULT INTERRUPT
	OUTLET 220V
	ELECTRICAL PANEL
	CHIMES/BELL
	RECESS LIGHT
	CABLE
	CHANDELIER
	GARBAGE DISPOSAL
	EXIT SIGN
	EMERGENCY LIGHT



PANEL MPB				LOCATION				EACH UNIT						
FEED FROM CITY UNIT 208/120V SERVICE														
FEEDER 4 #4/0-21/2" G				FEED BOTTOM				AIG 10K						
MAIN 150 AMPS CB				MOUNTING SURFACE				VOLTS 215 AMPS						
								208/120V 3 PH 4-WIRE						
								GROUND BUS 225 A						
LOAD DESCRIPTION		KVA			CIR		BRK		KVA			LOAD DESCRIPTION		
A	B	C							A	B	C			
LTG / LR, BR, HALL	.92			1	15			15	2	.935			LTG / KT, BR, OUTSIDE	
OUTLETS / BEDROOMS		1.62		3	15			20	4	1.44			OUTLETS / LR, KT, OUTSIDE, HALL	
OUTLET / LND RM			1.65	5	20			20	6		1.20		OUTLETS / LND WASHING M/C	
OUTLETS / KITCHEN FRIG.	1.93			7	20			40	8	2.5			OUTLETS / LND DRYER	
OUTLETS / KITCHEN RANGE	3.00			9	40			40	10	2.5			OUTLETS / LND DRYER	
OUTLETS / KITCHEN RANGE		3.00		11	40			15	12		.30		OUTLETS / KITCHEN DISPOSAL	
OUTLETS / KITCHEN OVEN	2.25			13	30			30	14	2.25			OUTLETS / WATER HEATER	
OUTLETS / KITCHEN OVEN	2.25			15	30			30	16	2.25			OUTLETS / WATER HEATER	
OUTLETS / CONDENSER UNIT			2.7	17	40			40	18		2.7		OUTLETS / AIR COND. UNIT	
OUTLETS / CONDENSER UNIT	2.7			19	40			40	20	2.7			OUTLETS / AIR COND. UNIT	
OUTLETS / KITCHEN DW		1.20		21	20			20	22	1.52			EMEGENCY	
				23	20			20	24					
				25	20			15	26					
				7.80 KVA	8.07 KVA	7.35 KVA	PHASE SUB-TOTALS			8.39 KVA	7.71 KVA	6.90 KVA		
PHASE TOTALS - (A)				16.19	(B)				15.78	(C)				14.25
TOTAL LOAD 46.22														
HIGHEST FEEDER LOAD AMPS 25														
NOTE: CONTRACTOR SHALL IDENTIFY AND VERIFY ACTUAL VA DEMANDED BY THE CIRCUIT BASED ON THE ACTUAL LOAD INSTALLED														





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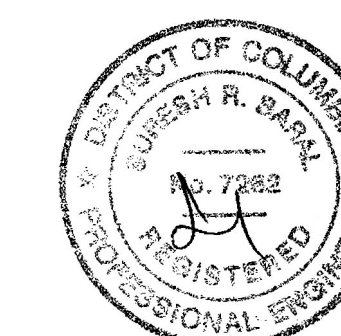
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PROJECT STATUS

SHEET TITLE

ELECTRICAL PLANS



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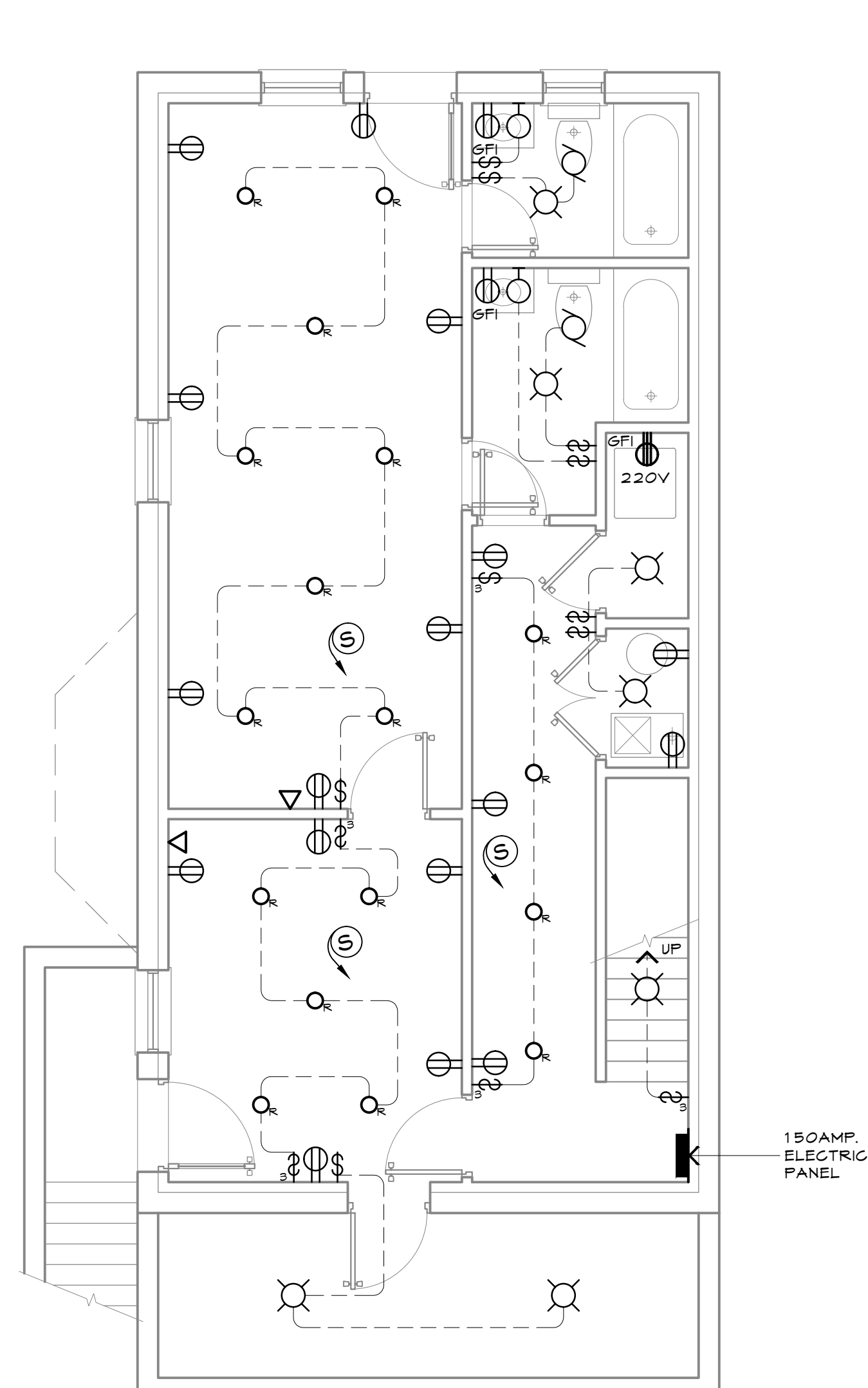
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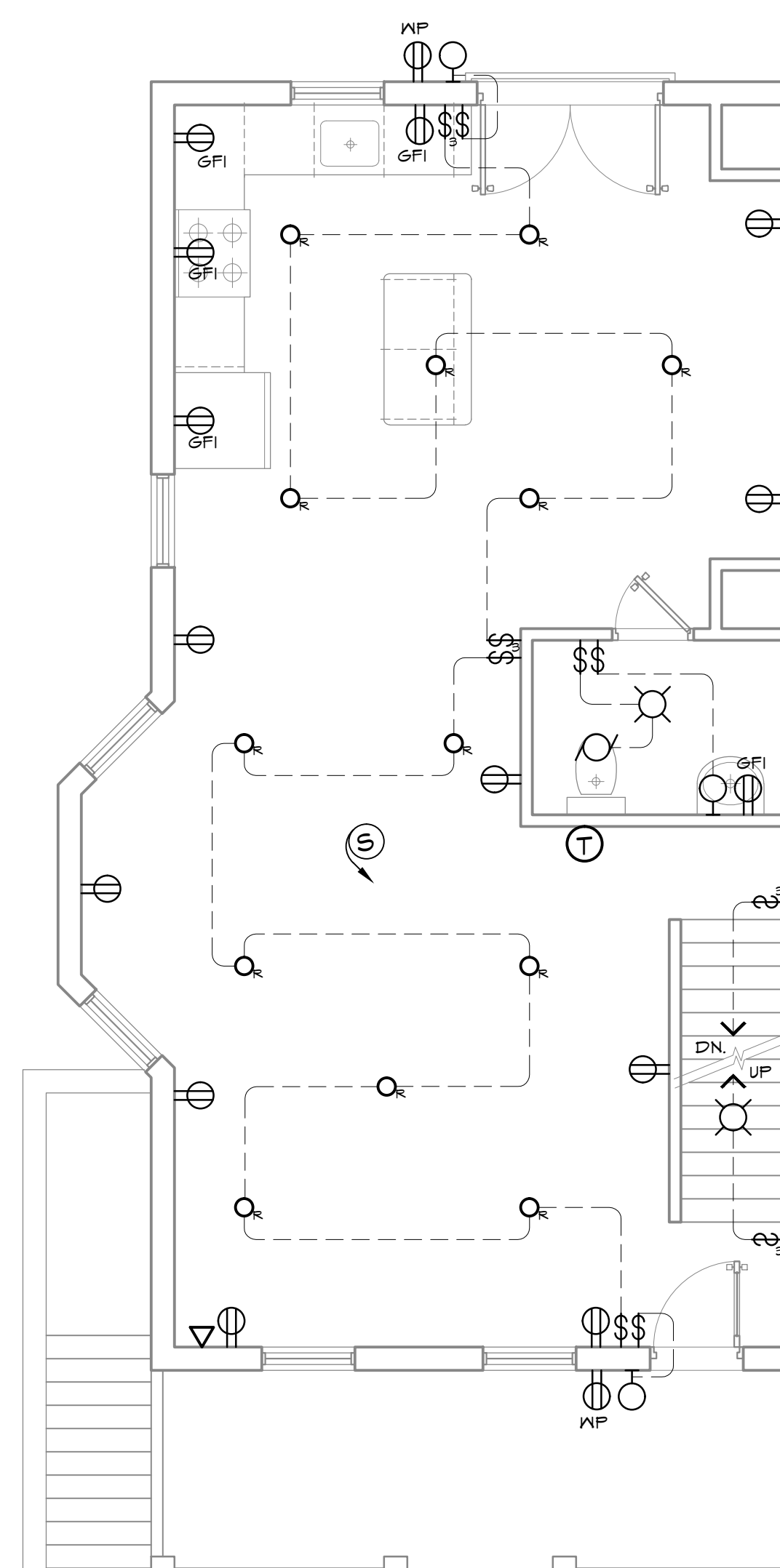
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DATE: _____

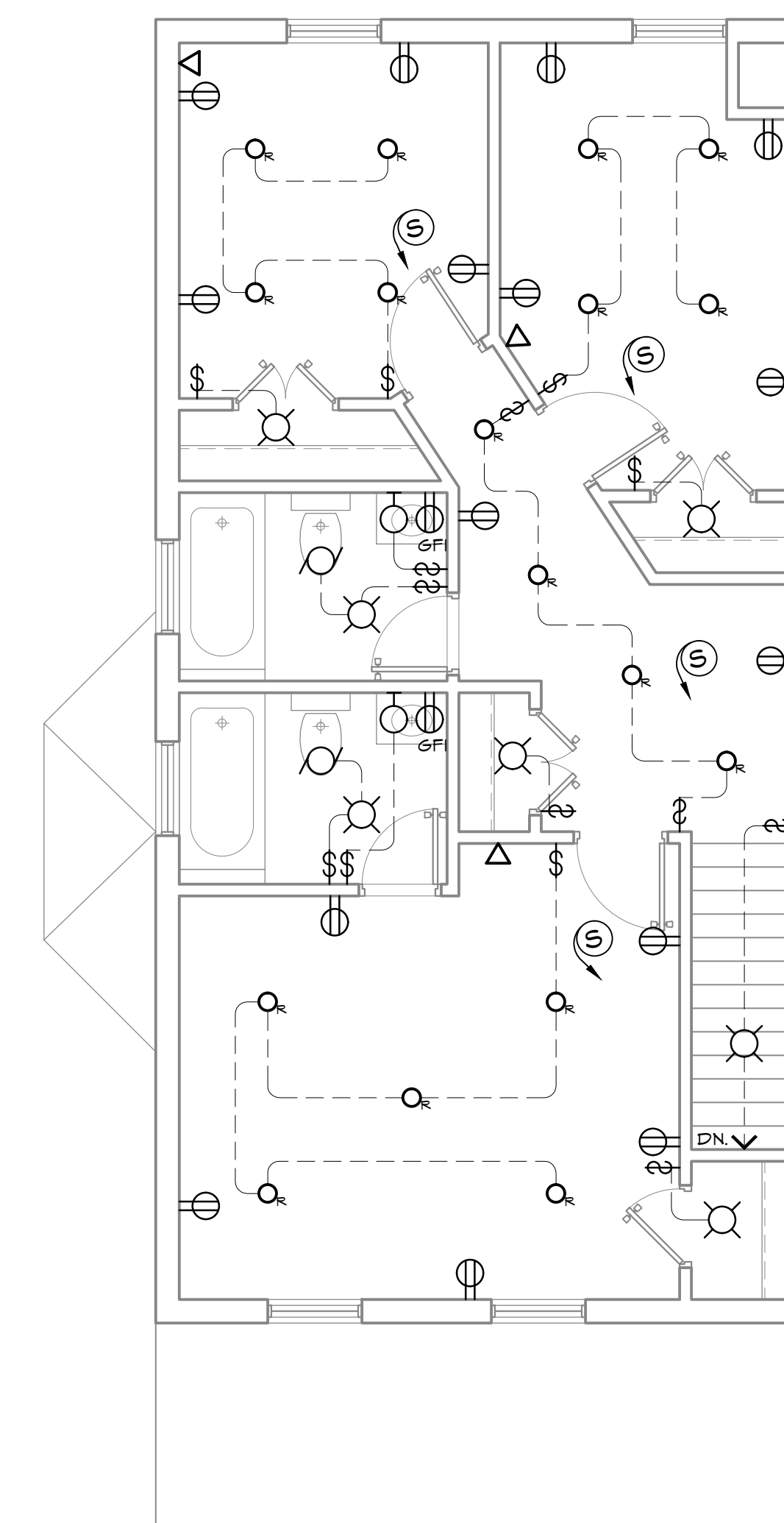
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