

FILE
RUIZ HOUSE ALTERATIONS
22113 BANCROFT PL, NW WASHINGTON DC 20008

DESIGN CODES:	CURRENT	BASED ON IBC 2009 PER VSUBC 2009
DESCRIPTION OF PROJECT:	CONVERT UNFINISHED BASEMENT TO APARTMENT IN EXIST SINGLE FAMILY ATTACHED DWELLING	
USE GROUP:	R-3	
CONSTRUCTION TYPE:	VB	
HEIGHT & AREA:		
STORIES PERMITTED	3 STORIES	
STORIES PROVIDED	3 STORIES PLUS BASEMENT	
AREA OF BASEMENT	1,150 SF	
AREA OF NEW APARTMENT	921 SF	
FIRE RATED ASSEMBLIES:	REQ'D	EXISTING / PROVIDED
EXISTING PARTY WALLS	0 HR	PER 2006 IBC TAB. 720.1(2) 1-1.1
INTERIOR LOAD-BEARING WALLS	0 HR	
EXTERIOR NON-LOAD-BEARING WALLS	0 HR	
EXT STAIR ENCLOSURE	0 HR	
ELEVATOR SHAFTS	0 HR	
OTHER VERTICAL SHAFTS	0 HR	
EXIT ACCESS CORRIDORS	0 HR	
DWELLING SEPARATION WALL	1 HR	PER TABLE 720.1(2) 14-1.4
INTERIOR LOAD-BEARING WALLS/COLUMNS	1 HR	
OTHER NON-LOAD-BEARING PARTITIONS	0 HR	
PRIMARY STRUCTURAL FRAME	2 HR	
FLOOR BETWEEN UNITS	2 HR	PER 2006 IBC TAB 720.1(2) 1-1.1
FLOOR WITHIN UNITS	0 HR	
ROOF	0 HR	
EGRESS/EMERGENCY EGRESS:	2'-8" APARTMENT FRONT DOOR TO STREET	
	2'-8" DOOR FROM BEDROOM TO WELLED EXIT	
	2'-8" DOOR FROM REAR BASEMENT TO WELLED EXIT	

EXISTING WALL TO REMAIN

NEW PARTITION - 1/2" GWB ON 2X4 @ 24" O.C.

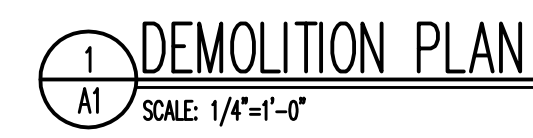
1 HR RATED PARTITION - PER TABLE 720.1(2) 14-1.4

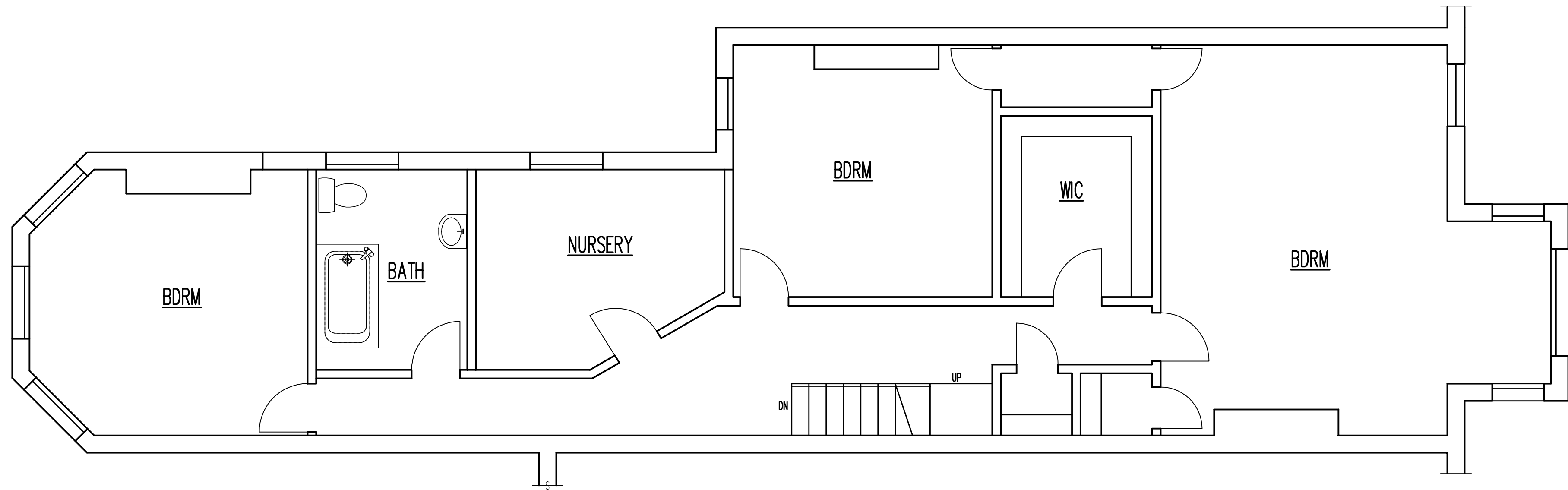
5/8" TYPE X GWB ON EA SIDE OF 2X4 @ 24" O.C.

A0	DRAWING INDEX, CODE DATA, NOTES
A1	FLOOR PLAN, DEMOLITION PLAN, BUILDING SECTION, WALL SECTION
A2	REFERENCE FLOOR PLANS
S1	FOUNDATION PLAN, FRAMING PLAN, DETAILS
M1	MECHANICAL PLAN, NOTES, SCHEDULES
E1	ELECTRICAL PLANS
E2	ELECTRICAL NOTES, SCHEDULES, RISER DIAGRAM
P1	PLUMBING PLAN, RISER DIAGRAM

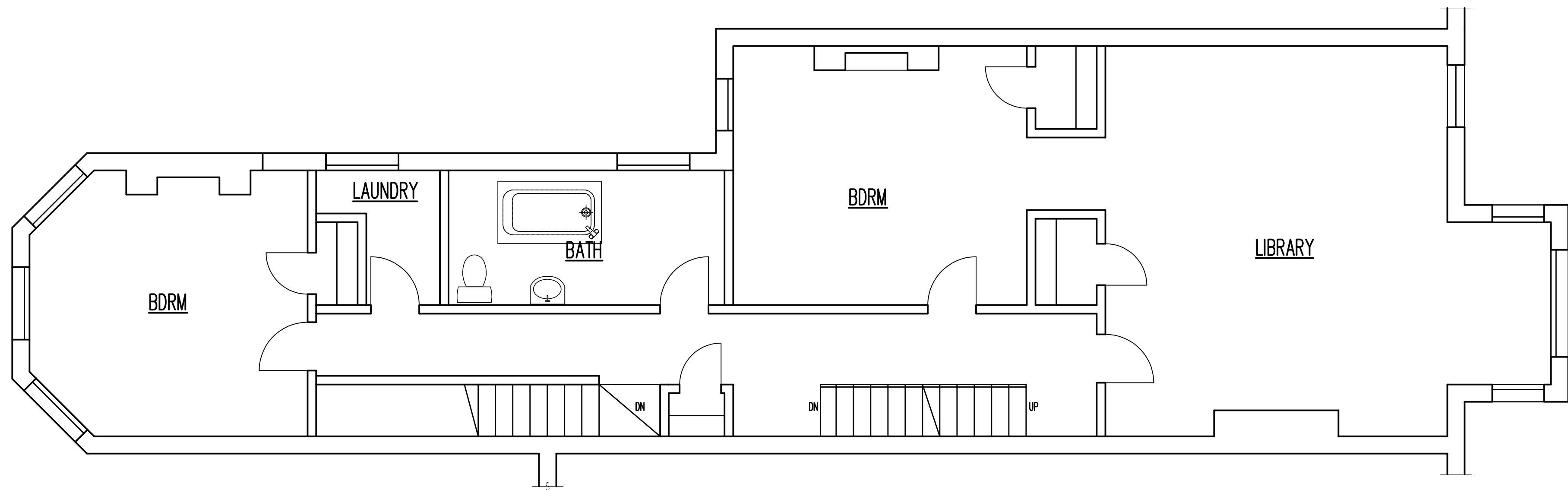
FRANCISCO RUIZ
2113 BANCROFT PLACE, NW
WASHINGTON, DC 20008

KENNETH REED
RK ARCHITECTS, P.C.
9401 LEE HIGHWAY, SUITE 208
FAIRFAX, VA 22031
703-383-8340

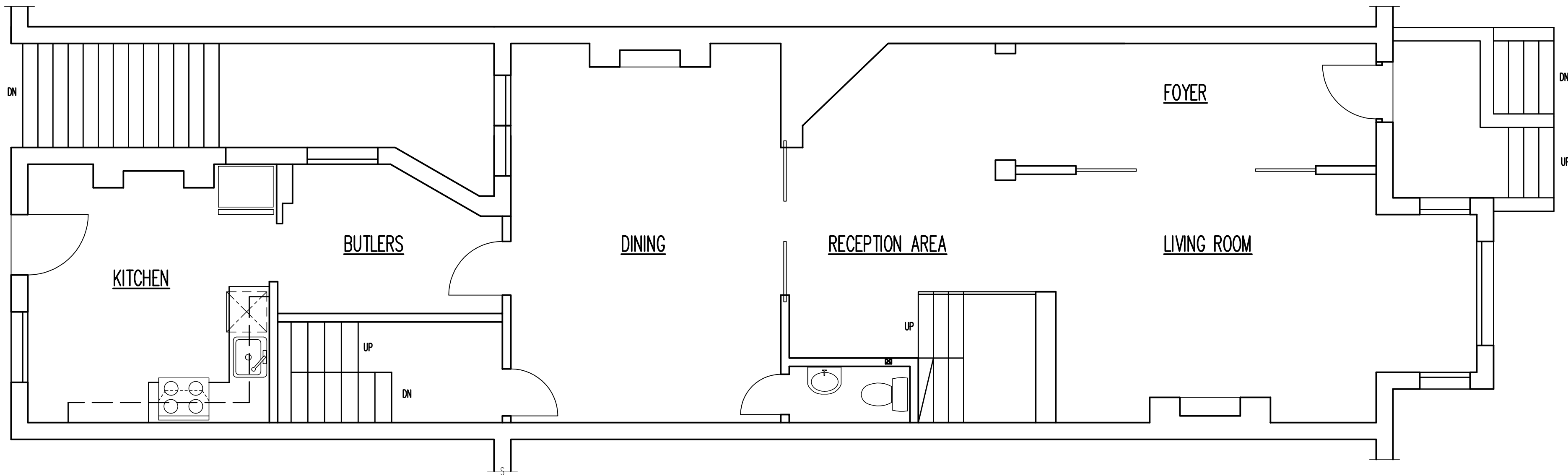




1 THIRD FLOOR PLAN
 A2 SCALE: 1/4"=1'-0"
 PROVIDED FOR REFERENCE ONLY



2 SECOND FLOOR PLAN
 A2 SCALE: 1/4"=1'-0"
 PROVIDED FOR REFERENCE ONLY



3 FIRST FLOOR PLAN
 A2 SCALE: 1/4"=1'-0"
 PROVIDED FOR REFERENCE ONLY

DRAWN BY: RK	
DATE: 06/19/13	
REV No.	DATE

LIGHTING FIXTURE SCHEDULE

- TYPE "A"

RECESSED LIGHTING FIXTURE, 6" APERTURE WITH 26 WATT COMPACT FLUORESCENT LAMPS, 120V BALLAST
- TYPE "B"

RECESSED SHOWER LIGHT, LENSED, RATED FOR WET LOCATION, 26 WATT COMPACT FLUORESCENT LAMP, 120 BALLAST
- TYPE "C"

WALL BRACKET VANITY LIGHT OVER MIRROR
- TYPE "D"

WALL BRACKET AREA LIGHT, WET LOCATION LABELED, COMPACT FLUORESCENT LAMP, 120V BALLAST
- TYPE "E"

SUSPENDED ACCENT LIGHT. 50 LAMP
- TYPE "F"

ENCLOSED SURFACE MOUNTED FIXTURE WITH COMPACT FLUORESCENT LAMP
- TYPE "G"

FLUORESCENT STRIP LIGHT WITH NOMINAL 48" T-5 LAMP, 120V ELECTRONIC BALLAST

EQUIPMENT SCHEDULE

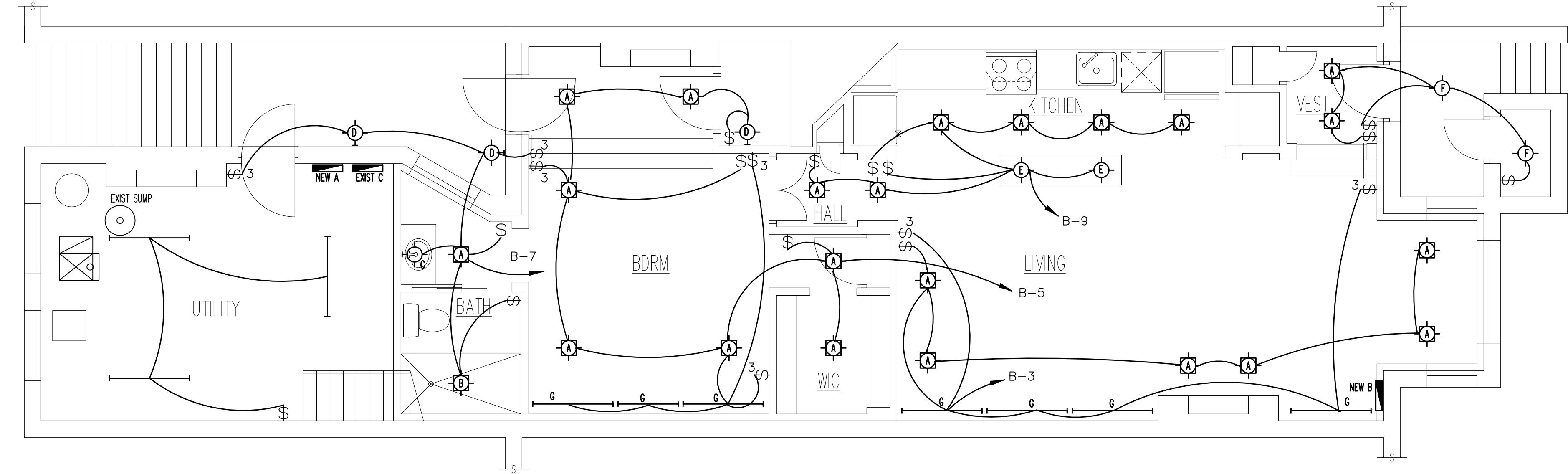
- EF-1

TOILET EXHAUST FAN, 120V, AC, 75 WATTS, CONTROLLED WITH WALL SWITCH
- HP-1

HEAT PUMP, OUTDOOR UNIT, 208 V, 1Ø, 18.0 MCA, ROOF MOUNTED
- AHU-1

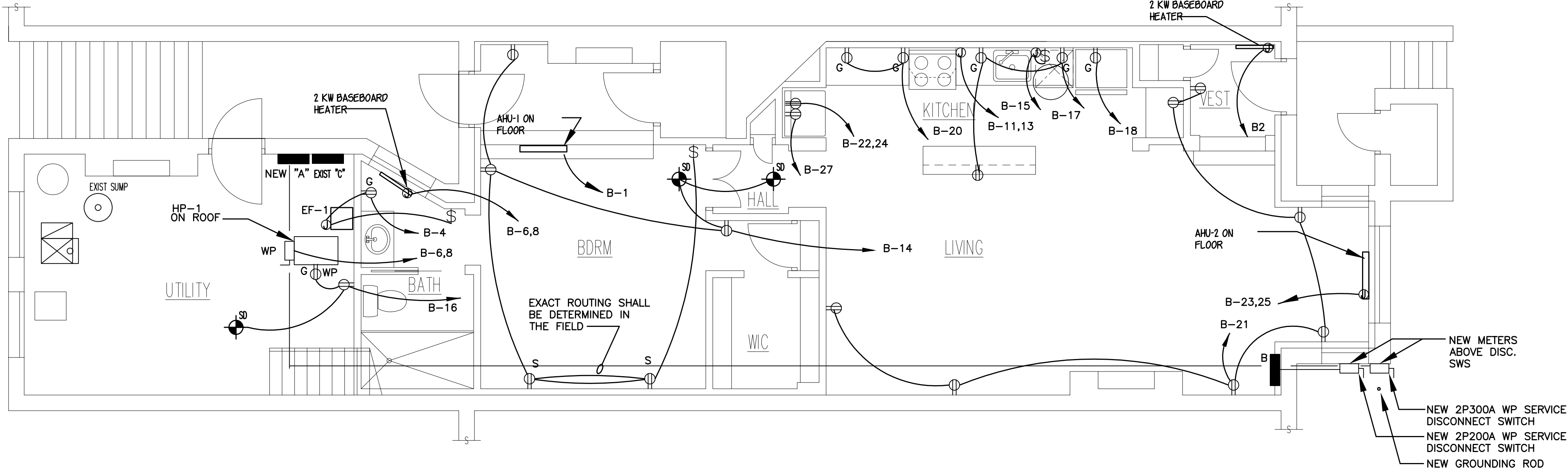
AIR HANDLING UNIT, INDOOR WITH 2.0 KW ELECTRIC HEAT AND 1/4 HP BLOWER FAN 208V, 1Ø, 3 WIRE
- AHU-2

AIR HANDLING UNIT, INDOOR WITH 4.0 KW ELECTRIC HEAT AND 1/4 HP BLOWER FAN 208V, 1Ø, 3 WIRE



ELECTRICAL LIGHTING PLAN

SCALE 1/4" = 1'-0"



ELECTRICAL POWER PLAN

SCALE 1/4" = 1'-0"

RK

ARCHITECTS, PC

Circle Towers

9401 Lee Highway

Suite 208

Fairfax VA 22031

Phone: 703-383-8340

Fax: 703-383-6339

rkarch@patriot.net

RUIZ HOUSE ALTERATIONS

2113 BANCROFT PL, NW WASHINGTON DC 20008

ELECTRICAL PLAN

DRAWN BY:	
RK	
DATE:	06/19/13
REV No.	DATE

JOB No.

12546

546E1

SHEET No.

E1

OF

SPECIFICATIONS

GENERAL

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO INSTALL A COMPLETE SYSTEM OF ELECTRICAL WORK AS INDICATED ON THE ELECTRICAL, MECHANICAL, PLUMBING, ARCHITECTURAL AND OTHER DRAWINGS
2. ALL EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW AND OF RECENT MANUFACTURE AND SHALL BE UL LISTED AND LABELED APPROPRIATE FOR THE AREA IN WHICH IT IS USED
3. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND ORDINANCES OF THE JURISDICTION IN WHICH THE PROJECT IS LOCATED
4. THE ELECTRICAL CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL THE PERMITS REQUIRED FOR THE ELECTRICAL WORK
5. THE ELECTRICAL CONTRACTOR AT HIS EXPENSE, SHALL HAVE AN INSPECTION MADE BY THE LOCAL ELECTRICAL INSPECTION DEPARTMENT OF THE ELECTRICAL INSTALLATION UNDER THIS CONTRACT AND SHALL DELIVER THE CERTIFICATE OF APPROVAL TO THE OWNER BEFORE RECEIVING THE FINAL PAYMENT
6. THE OWNER RESERVES THE RIGHT TO INSPECT AND TEST ANY PORTION OF THE EQUIPMENT OR INSTALLATION DURING THE PROGRESS OF ITS ERECTION. ANY DEVICE OR SYSTEM OR COMPONENT THAT FAILS THE TEST(S) OR PERFORMS BELOW SPECIFICATIONS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE ELECTRICAL CONTRACTOR SHALL TEST THE ENTIRE SYSTEM IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE WHEN THE WORK IS FINALLY COMPLETED TO INSURE THAT ALL PORTIONS ARE FREE FROM SHORT CIRCUITS OR GROUNDS AND ARE IN GOOD AND INTENDED WORKING CONDITIONS
7. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE THE ENTIRE ELECTRICAL INSTALLATION UNDER THIS CONTRACT FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER
8. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BID
9. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND THE DEVICE LOCATIONS MAY BE MOVED UP TO 20 FEET IN EITHER DIRECTION TO COORDINATE WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL OR PLUMBING REQUIREMENTS AT NO ADDITIONAL COST TO OWNER
10. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO THE OWNER A SET OF "AS-BUILT" MARK-UP DRAWINGS, HARD COPY PRINTS AND AUTOCAD FILES IN VERSION 2000

SUBMITTALS: THE CONTRACTOR SHALL SUBMIT TO THE OWNER/ARCHITECT, SIX (6) COPIES OF THE MANUFACTURERS CATALOG CUT SHEETS, IDENTIFYING THE SPECIFIC EQUIPMENT TO BE FURNISHED TO THE PROJECT

A. CONDUIT AND OUTLET BOXES
B. WIRE
C. SWITCHES
D. LIGHTING FIXTURES
D. PANELBOARDS

PRODUCTS:

- A. CONVENIENCE OUTLETS SHALL BE UL LISTED AND MEET THE REQUIREMENTS OF THE APPLICABLE FEDERAL SPECIFICATIONS

DUPLEX RECEPTACLE: NEMA 5-20R, IVORY

- B. WALL SWITCHES SHALL BE 120/277V, 20A, QUICK MAKE QUICK BREAK, UL LISTED AND MEETING THE REQUIREMENTS APPLICABLE FEDERAL STANDARDS

- C. DEVICE PLATES SHALL BE PLASTIC, COLOR TO MATCH EXISTING COVER PLATES. MULTIPLE DEVICES IN MULTI GANG INSTALLATIONS SHALL HAVE SINGLE COVER PLATE
- D. CONDUIT: INDOOR DRY LOCATIONS, GALVANIZED STEEL ELECTRICAL METALLIC TUBE (EMT), MINIMUM 1/2" TRADE SIZE INSTALLED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

TYPE AC, MANUFACTURED CABLE WITH INTEGRAL SEPARATE GROUNDING CONDUCTOR WHEN INSTALLED CONCEALED IN FINISHED SPACES. TYPE AC CABLE MAY BE INSTALLED EXPOSED IN MECHANICAL/ELECTRICAL ROOMS AND IN UNFINISHED SPACES

"ROMEX" IF APPROVED BY AUTHORITIES HAVING JURISDICTION IS PERMITTED WHEN INSTALLED CONCEALED IN WALLS AND CEILING SPACES AND INSTALLED IN ACCORDANCE WITH NEC

- E. WIRE: ANNEALED COPPER CONDUCTORS, #12 AWG MINIMUM, WITH THW PVC INSULATION AND JACKET RATED FOR 75 DEGREES C, WET OR DRY. THE WIRE SHALL BE UL LISTED AND LABELED

#12 AWG #10 AWG - SOLID CONDUCTOR UNLESS OTHERWISE NOTED ON PLANS
#8 AWG AND LARGER - STRANDED CONDUCTOR
#2 AWG GROUNDING CONDUCTOR - SOLID OR STRANDED

- F. BOXES: OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL, MINIMUM 3 1/3 INCHES DEEP WITH INTERNAL VOLUME TO SUIT THE SIZE AND QUANTITY OF CONDUCTORS PER NATIONAL ELECTRICAL CODE

PULL BOXES SHALL BE GALVANIZED STEEL OR ALUMINUM WITH SCREW ATTACHED COVER PLATES

- G. LIGHTING FIXTURES: REFER TO LIGHTING FIXTURE SCHEDULE ON DRAWINGS. CONTRACTOR SHALL COORDINATE THE VOLTAGE RATINGS OF THE FIXTURES TO MATCH THE CIRCUIT VOLTAGES TO WHICH THEY ARE CONNECTED PRIOR OR ORDERING THE MATERIAL

- H. PANEL BOARDS: CIRCUIT BREAKER TYPE, WITH PLUG-IN BREAKERS RATED AS INDICATED IN THE PANEL BOARD SCHEDULES ON THE DRAWINGS. BREAKERS SERVING HVAC EQUIPMENT SHALL BE "HACR" RATED

EXECUTION

- A. ALL WIRING SHALL BE INSTALLED CONCEALED IN WALL OR CEILING SPACES IN FINISHED AREAS

ALL WIRING IN EXPOSED AREAS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO THE BUILDING LINES, SECURELY ATTACHED TO BUILDING SURFACES

SYMBOLS LIST:

- \$ WALL SWITCH, 120/277V, 20A, 48" AFF
- \$ 3 WALL SWITCH, THREE WAY
- ⌚ DUPLEX NEMA 5-20R RECEPTACLES. 18" AFF UNLESS NOTED OTHERWISE ON THE PLANS
- ⌚ S DUPLEX NEMA 5-20R RECEPTACLES. WITH TOP RECEPTACLE SWITCHED WITH WALL SWITCH
- ⌚ G DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER, 48" AFF
- ⌚ DISCONNECT SWITCH - FUSED
- ⌚ WIRING RUN CONCEALED IN WALL OR CEILING SPACE
- ⌚ 120V, 20A CIRCUIT HOME RUN TO BREAKER IN PANEL BOARD. 2-#12 AWG + 1-#12 AWG GRD IN 1/2" CONDUIT IS INDICATED
- ⌚ 30 CEILING MOUNTED SMOKE DETECTOR WITH INTEGRAL ALARM HORN AND BACK UP BATTERY
- ⌚ SUSPENDED LIGHTING FIXTURE
- ⌚ WALL MOUNTED LIGHTING FIXTURE
- ⌚ RECESSED LIGHTING FIXTURE
- ⌚ FLUORESCENT LIGHTING FIXTURE

NEW PANEL "B", 120/240V, 1Ø, 3 W, SQUARE D, TYPE QO LOAD CENTER PANEL BOARD WITH 2P200A MAIN BREAKER AND 1P AND 2P BRANCH CIRCUIT BREAKERS																	
PANEL BOARD AND BREAKERS RATED FOR 10,000 AIC IN FLUSH MOUNTED BACK BOX																	
CKT. NO.	LOAD	TRIP	WIRE PH	COND. SIZE	VA		VA	VA	TRIP	WIRE PH	COND. SIZE	LOAD	CKT. NO.				
					OA	OB	OA	OB									
1	ELEC. BASEBOARD HTR	1	25	#10	1/2"	2000	2000	1000	1	25	#10	1/2"	ELEC. BASEBOARD HTR	2			
3	LTG. LIVING, VEST	1	20	#12	1/2"	800	2200	1000	1	20	#12	1/2"	REC. TOILET, EF-1	4			
5	LTG. BDRM	1	20	#12	1/2"	800	2200	1000	2	25	#10	1/2"	HP-1	6			
7	LTG. BATH, EXTERIOR	1	20	#12	1/2"	500	2200	2200	1	↓	#10	↓	↑	8			
9	LTG. KITCHEN	1	20	#12	1/2"	800	1100	1100	2	20	#12	1/2"	AHU-1	10			
11	RANGE	2	60	#6	1"	2500	1100	1100	1	↓	#12	↓	↑	12			
13	↑	↑	↑	#6	2500	800	800	360	1	20	#12	1/2"	REC. BDRM, SMOKE DETECTORS	14			
15	J. BOX DISPOSAL	1	20	#12	1/2"	800	360	360	1	20	#12	1/2"	REC. UTILITY, ROOF	16			
17	REC. KITCHEN	1	20	#12	1/2"	360	800	800	1	20	#12	1/2"	REC. REF	18			
19	REC. DISH WASH	1	20	#12	1/2"	1000	180	180	2	20	#12	1/2"	REC. KITCHEN	20			
21	REC. LIVING	1	20	#12	1/2"	900	2000	2000	2	30	#10	1/2"	REC. DRYER	22			
23	AHU-2	2	25	#10	1/2"	2100	2000	2000	1	↓	#10	↓	↑	24			
25	↑	↑	↑	#10	2100	800	800	800	1	↓	↓	↓	SPACE	26			
27	REC. WASHER	1	20	#12	1/2"	800	800	800	1	↓	↓	↓	SPACE	28			
TOTAL					9460	8500	8900	6840	TOTAL								
THE TOTAL CONNECTED LOAD IS 33,700 VA, WHICH IS 140 AMPS PER PHASE																	

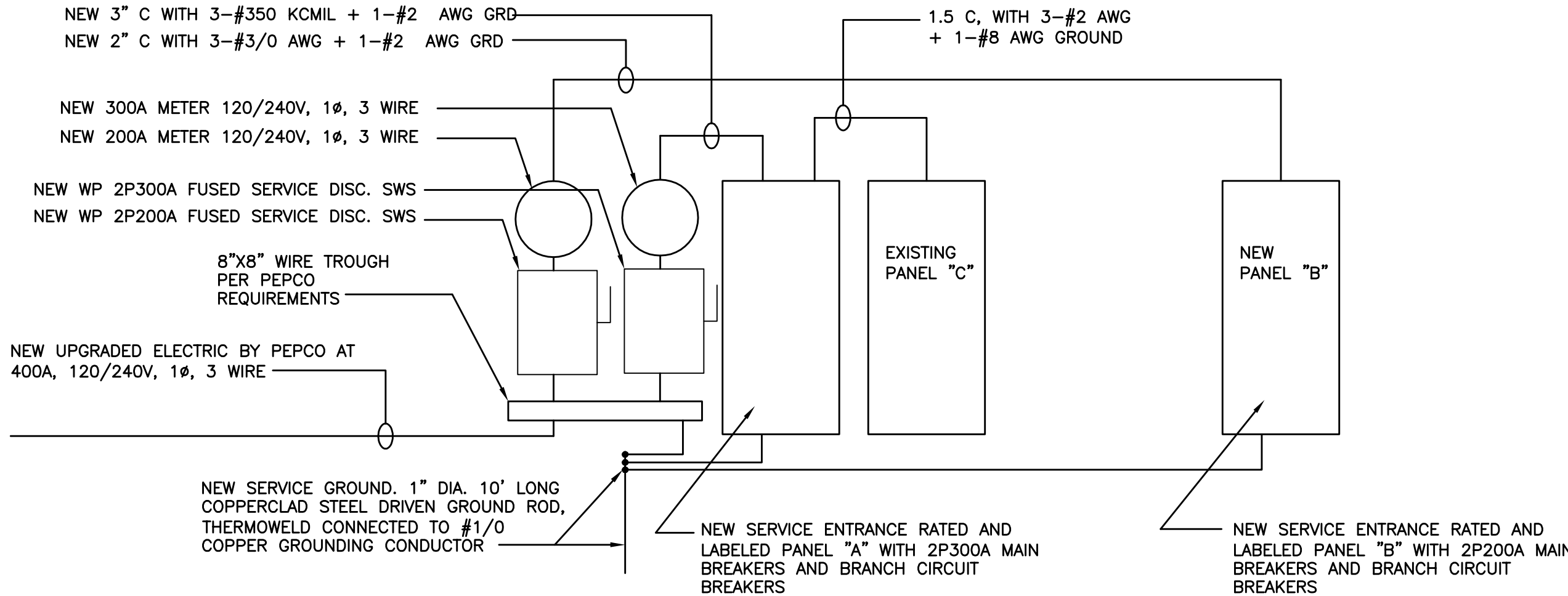
THE TOTAL CONNECTED LOAD IS 33,700 VA, WHICH IS 140 AMPS PER PHASE

NEW PANEL "A", 120/240V, 1Ø, 3 W, SQUARE D, TYPE QO LOAD CENTER PANEL BOARD WITH 2P300A MAIN BREAKER AND 1P AND 2P BRANCH CIRCUIT BREAKERS																
PANEL BOARD AND BREAKERS RATED FOR 10,000 AIC IN FLUSH MOUNTED BACK BOX																
CKT. NO.	LOAD	POL	TRIP	WIRE PH	COND. SIZE	VA		VA		TRIP	WIRE PH	COND. SIZE	LOAD	CKT. NO.		
						OA	OB	OA	OB							
1	SPACE	↑	—	—	—	—	—	500	500	1	20	#12	EX	EXISTING LIGHTING	2	
3	↓	↑	—	—	—	—	—	500	500	1	20	#12	EX	EXISTING LIGHTING	4	
5	EXISTING PANEL "C"	2	100	#2	EX	5340	—	500	—	1	20	#12	EX	EXISTING LIGHTING	6	
7	↓	↑	—	—	—	—	4440	—	—	1	20	#12	EX	EXISTING LIGHTING	8	
9	EXISTING DRYER	2	30	#10	EX	2000	—	540	—	1	20	#12	EX	EXISTING RECEPTACLES	10	
11	↓	↑	—	—	—	—	2000	—	—	1	20	#12	EX	EXISTING RECEPTACLES	12	
13	EXISTING WATER HEATER	2	45	#8	EX	4000	—	900	—	1	20	#12	EX	EXISTING RECEPTACLES	14	
15	↓	↑	—	—	—	—	4000	—	—	1	20	#12	EX	EXISTING RECEPTACLE	16	
17	EXISTING RANGE	2	40	#8	EX	4000	—	540	—	1	20	#12	EX	EXISTING RECEPTACLES	18	
19	↓	↑	—	—	—	—	4000	—	540	1	20	#12	EX	EXISTING RECEPTACLES	20	
21	EXISTING AC UNIT	2	30	#10	EX	2000	—	540	—	1	20	#12	EX	EXISTING RECEPTACLES	22	
23	↓	↑	—	—	—	—	2000	—	—	1	20	—	—	SPARE	24	
25	EXISTING ACCU	2	60	#6	EX	4000	—	—	—	1	20	—	—	SPARE	26	
27	↓	↑	—	—	—	—	4000	—	—	1	20	—	—	SPARE	28	
29	EXISTING AC UNIT	2	30	#10	EX	2000	—	—	—	—	—	—	—	SPACES	30	
31	↓	↑	—	—	—	—	2000	—	—	—	—	—	—	—	32	
33	EXISTING ACCU	2	60	#6	EX	4000	—	—	—	—	—	—	—	—	34	
35	↓	↑	—	—	—	—	4000	—	—	—	—	—	—	—	36	
37	EXISTING ELEC. HTR	2	20	#6	EX	1000	—	—	—	—	—	—	—	—	38	
39	↓	↑	—	—	—	—	1000	—	—	—	—	—	—	—	40	
41	SPACE	↑	—	—	—	—	—	—	—	—	—	—	—	—	42	
TOTAL						28340	27440	3520	2540	TOTAL						
THE TOTAL CONNECTED LOA,840 VA, WHICH IS 258 AMPS PER PHASE																

THE TOTAL CONNECTED LOAD IS 258 AMPS PER PHASE

EXISTING PANEL "C", 120/240V, 1Ø, 3 W, SQUARE D, TYPE QO LOAD CENTER PANEL BOARD WITH 2P100A MAIN BREAKER AND 1P AND 2P BRANCH CIRCUIT BREAKERS																
PANEL BOARD AND BREAKERS RATED FOR 10,000 AIC IN FLUSH MOUNTED BACK BOX																
CKT. NO.	LOAD	P.O.L.	TRIP	WIRE PH	COND. SIZE	VA		P.O.L.	TRIP	WIRE PH	COND. SIZE	LOAD	CKT. NO.			
						OA	OB							OA	OB	
1	EXISTING LTG		1	15	#12	EX	500		1	15	#12	EX	EXISTING LTG	2		
3	EXISTING LTG		1	15	#12	EX	500		1	15	#12	EX	EXISTING LTG	4		
5	EXISTING LTG		1	15	#12	EX	500		1	15	#12	EX	EXISTING LTG	6		
7	EXISTING LTG		1	15	#12	EX	500		1	15	#12	EX	EXISTING LTG	8		
9	EXISTING RECEPTACLES		1	20	#12	EX	360		1	20	#12	EX	EXISTING RECEPTACLES	10		
11	EXISTING RECEPTACLES		1	20	#12	EX	360		1	20	#12	EX	EXISTING RECEPTACLES	12		
13	EXISTING RECEPTACLES		1	20	#12	EX	540		1	20	#12	EX	EXISTING RECEPTACLES	14		
15	EXISTING RECEPTACLES		1	20	#12	EX	540		1	20	#12	EX	EXISTING RECEPTACLES	16		
17	SPACES		1	20	#12	1/2"	180		1	20	#12	EX	EXISTING RECEPTACLES	18		
19			1	20	#12	EX	360		1	20	#12	EX	EXISTING RECEPTACLES	20		
21			1	20	#12	EX	1000		1	20	#12	EX	EXISTING ELEC. HTR	22		
23			1	20	#12	EX	1000		1	20	#12	EX	SPACES	24		
25			1	20	#12	EX	1000		1	20	#12	EX		26		
27			1	20	#12	EX	1000		1	20	#12	EX		28		
TOTAL						1900	1540		3440	2900	TOTAL					
THE TOTAL CONNECTED LOAD IS 9,780 VA, WHICH IS 41 AMPS PER PHASE																

THE TOTAL CONNECTED LOAD IS 9,780 VA, WHICH IS 41 AMPS PER PHASE



POWER RISER DIAGRAM
NOT TO SCALE

---	EXISTING DUCTWORK OR EQUIPMENT TO REMAIN
---	EXISTING DUCTWORK OR EQUIPMENT TO BE REMOVED
⊠	DUCTWORK OR EQUIPMENT
⊠	SUPPLY AIR DUCT SECTION
⊠	RETURN OR EXHAUST AIR DUCT SECTION
→	AIR FLOW OUT
↗	AIR FLOW IN
—	VOLUME DAMPER
—	MOTORIZED LOUVER
—	FIRE DAMPER
⊖	UNDERCUT DOOR
⊖	LOUVERED DOOR
⊖	THERMOSTAT
○	ROUND
●	END OF DEMOLITION
●	CONNECT TO EXISTING
BTUH	BRITISH THERMAL UNIT PER HOUR
MBH	THOUSAND BTUH
DB	DRY BULB
WB	WET BULB
EXIST.	EXISTING
EXH.	EXHAUST
EF	EXHAUST FAN
CFM	CUBIC FEET PER MINUTE
EAT	ENTERING AIR TEMPERATURE
LAT	LEAVING AIR TEMPERATURE
HP	HEAT PUMP/HORSE POWER
OA	OUT SIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
ESP	EXTERNAL STATIC PRESSURE
DN	DOWN
FD	FLOOR DRAIN
AHU	AIR HANDLING UNIT
HP	HEATPUMP
E	EXISTING
RL	RELOCATED
N	NEW

FAN #	CFM	IN.
EF-1	150	

① PROVIDE BACK

UNIT #	CAPACITY BTUH	EAT DB/W
HP-1	25,000	95/61

① PROVIDE WITH WINTER S
② MOUNTED ON A CONCRE
③ SERVES AHU-1 & AHU-2

UNIT #	TOTAL CFM	ESP IN.WC.	M
AHU-1	400	0.2	
AHU-1	300	0.3	

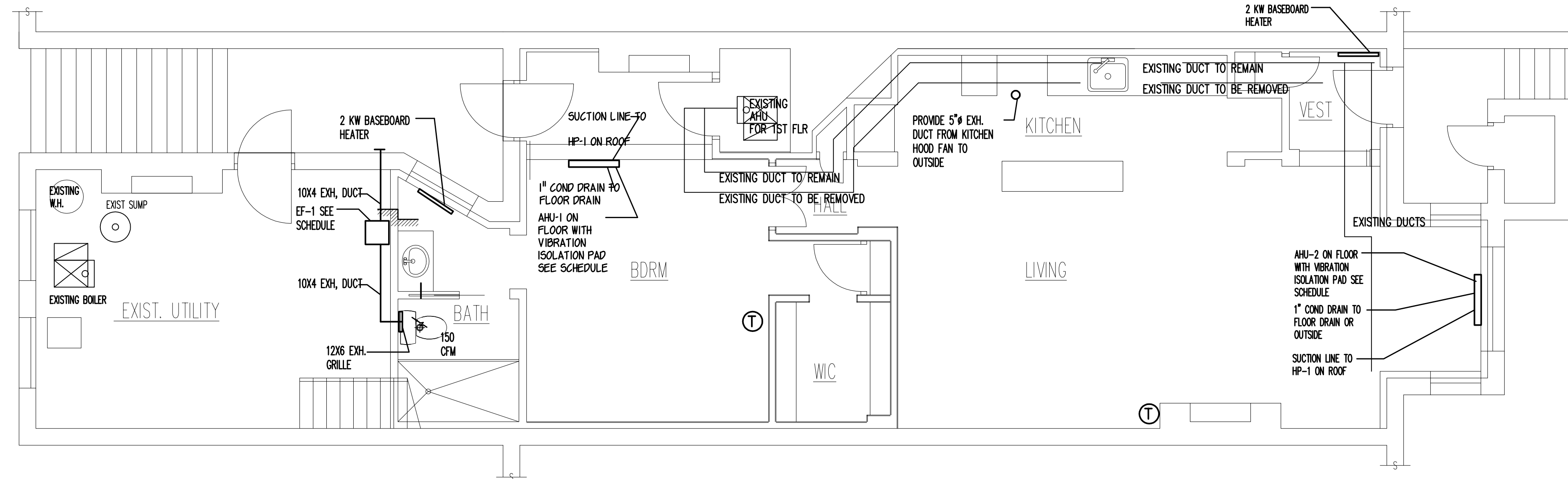
FAN SCHEDULE										
FAN #	CFM	SP. IN. WC.	MOTOR			ELECT. V / ϕ / HZ	TYPE	SERVING AREA	MANUFACTURER MODEL OR APPROVED EQUAL	REMARKS
			WATTS	RPM	DRIVE					
EF-1	150	0.5	75	1050	DIRECT	115/1/60	CEILING INLINE	TOILET	PENN.MODEL Z-8 - TDA	① ②

OUTDOOR CONDENSING UNIT (HEAT PUMP) SCHEDULE											
UNIT #	CAPACITY BTUH	CONDENSER			COMPRESSOR		ELECT. POWER	MCA	SEER	MANUFACTURER MODEL OR APPROVED EQUAL	REMARKS
		EAT ° F DB/WB	FAN NO.	HP	RLA	LRA	V / ϕ / HZ				
HP-1	25,000	95/67	1	1/12	-	-	208/1/60	18 A	17	MITSUBISHI MXZ-3B24NA	① ② ③

③ SERVES AHU-1 & AHU-2

MATCHING INDOOR AIR HANDLING UNIT SCHEDULE												
UNIT #	TOTAL CFM	ESP IN.W.C.	FAN DATA		COOLING COIL				ELECTRIC HEAT	MANUFACTURER MODEL OR APPROVED EQUAL	APPROX. WEIGHT LBS.	REMARKS
			MOTOR HP	ELECT. V/O/HZ	EAT °F DB/WB	LAT °F DB/WB	COOL. BTU/H	CAP. HEAT. CAP. BTU/H				
AHU-1	400	0.2	1/4	208/1/60	77	58	9,000	10,000	2 KW	MITSUBISHI MODEL MFZ-KA09NA	① ② ③	
AHU-1	300	0.3	1/4	208/1/60	77	58	18,000	21,000	4 KW	MITSUBISHI MODEL MFZ-KA18NA	① ② ③ ④	

⑥ PROVIDE 4 KW ELECTRIC HEATER



SCALE 1/4" = 1'-0"

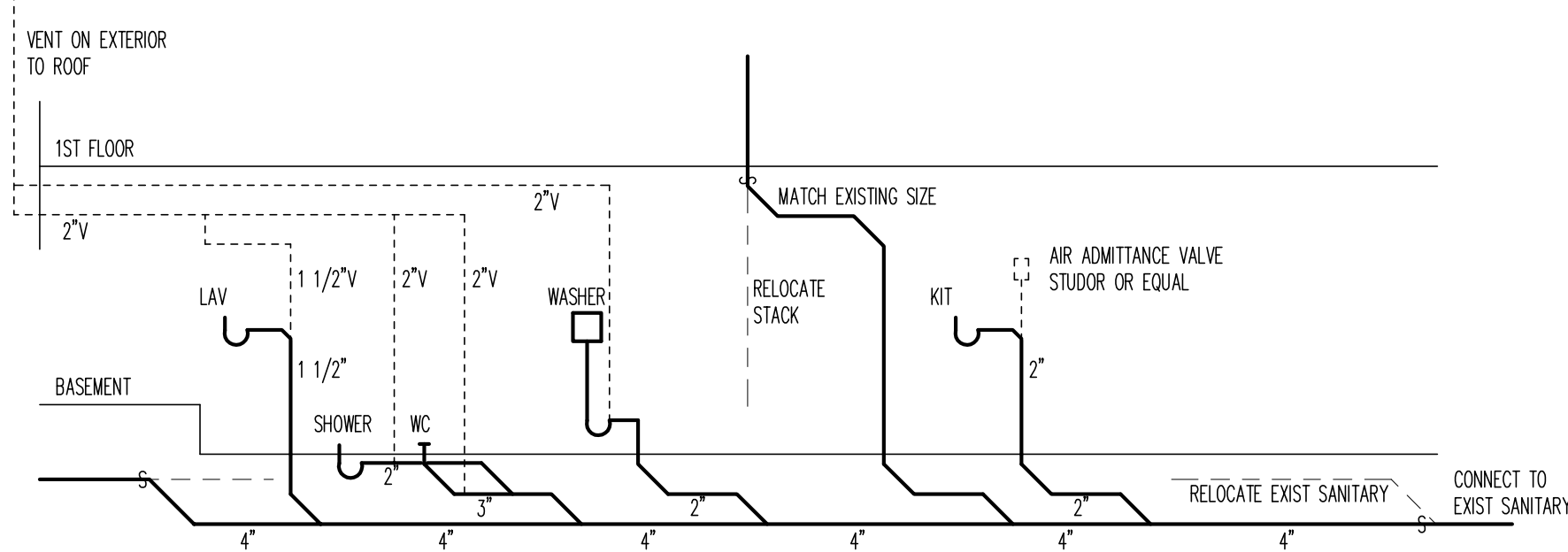
1. ALL WORK SHALL BE INSTALLED TO COMPLY WITH ALL CODES AND REGULATIONS OF THE DISTRICT OF COLUMBIA. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES AND COORDINATE UTILITY CONNECTIONS WITH THE PROPER AUTHORITIES.
2. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS AND BE RESPONSIBLE FOR COORDINATION OF WORK WITH OTHER TRADES, (ARCHITECTURAL, ELECTRICAL, STRUCTURAL AND PLUMBING) EXISTING CONDITIONS, AND PHASING OF WORK WITH THE OPERATION OF SYSTEMS AND BUILDING OCCUPANCY.
3. THE MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND EXACT MEASUREMENTS SHALL BE ESTABLISHED AT THE JOB SITE.
4. PROVIDE SLEEVES AND SEALANTS FOR ALL PIPING, CONDUITS AND DUCT WORK PASSING THROUGH CONCRETE SLABS OR WALLS.
5. DUCTWORK SHALL BE FABRICATED OF GALVANIZED SHEET METAL WITH CONSTRUCTION, GAUGES AND INSTALLATION IN ACCORDANCE WITH THE LATEST ASHRAE GUIDE AND SMACNA LOW PRESSURE DUCT. ALL DUCTWORK SHALL BE INSULATED 1 1/2" THICK FIBER GLASS INSULATION AND PROVIDE DUCT LINING FOR THE FIRST 15 FEET OF SUPPLY AIR AND RETURN AIR DUCTWORK FROM UNIT.
6. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING OF AIR SYSTEMS AS REQUIRED TO OBTAIN INDICATED AIR FLOW AT EACH CEILING DIFFUSERS AND REGISTERS. SUBMIT BALANCING REPORT AFTER FINAL COMPLETION FOR APPROVAL.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE
8. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE.
9. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, ARTICLES, ITEMS, FOR COMPLETE AND OPERABLE SYSTEMS.

2113 BANCROFT PL, NW WASHINGTON, DC 20008

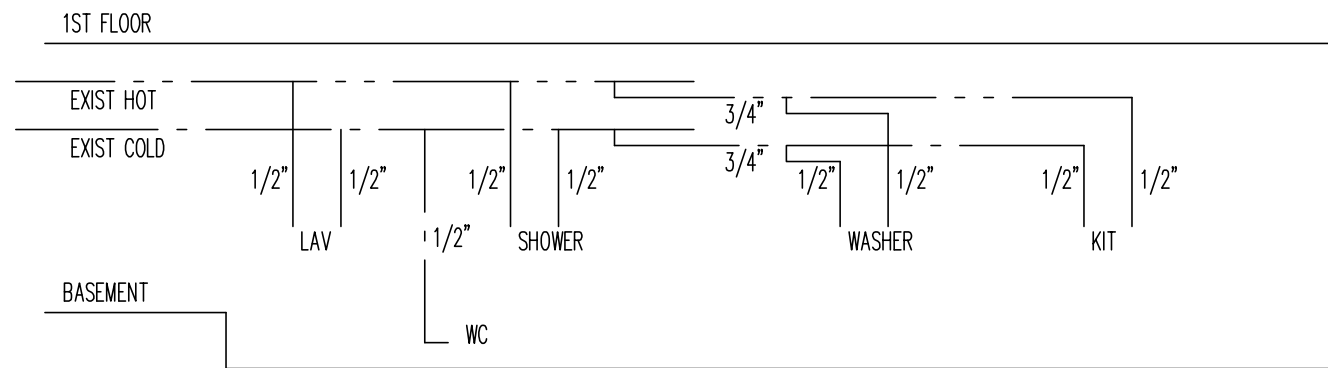
[illegible]

2546

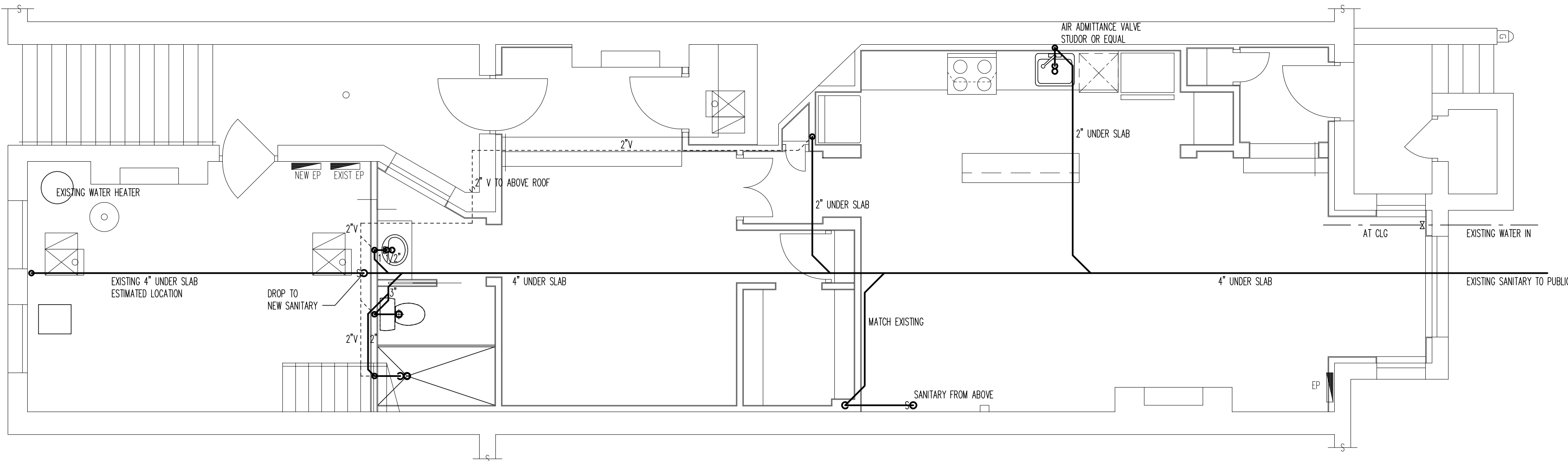
11



SANITARY RISER DIAGRAM
NO SCALE



WATER SUPPLY RISER DIAGRAM
NO SCALE



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

R♦K
ARCHITECTS, PC

Circle Towers
9401 Lee Highway
Suite 208
Fairfax VA 22031
Phone: 703-383-8340
Fax: 703-383-8339
rkarch@patriot.net

TITLE

RUIZ HOUSE ALTERATIONS

2113 BANCROFT PL, NW WASHINGTON DC 20008



DRAWN BY:	
RK	
DATE: 06/19/13	
REV No.	DATE

JOB No.

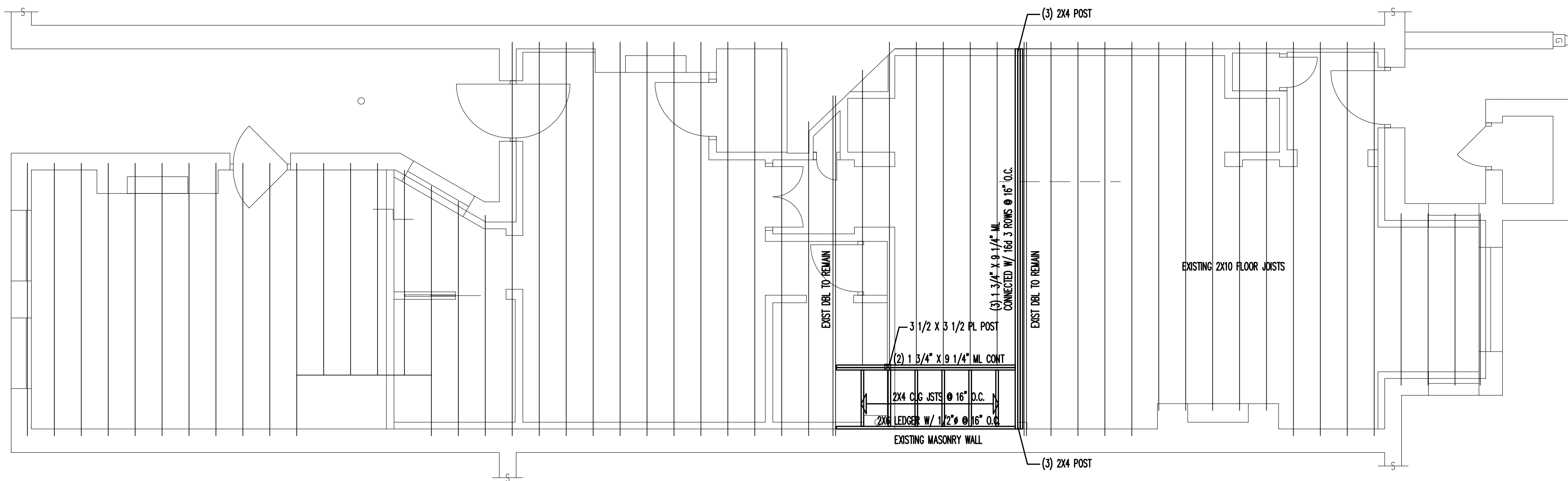
12546

542A

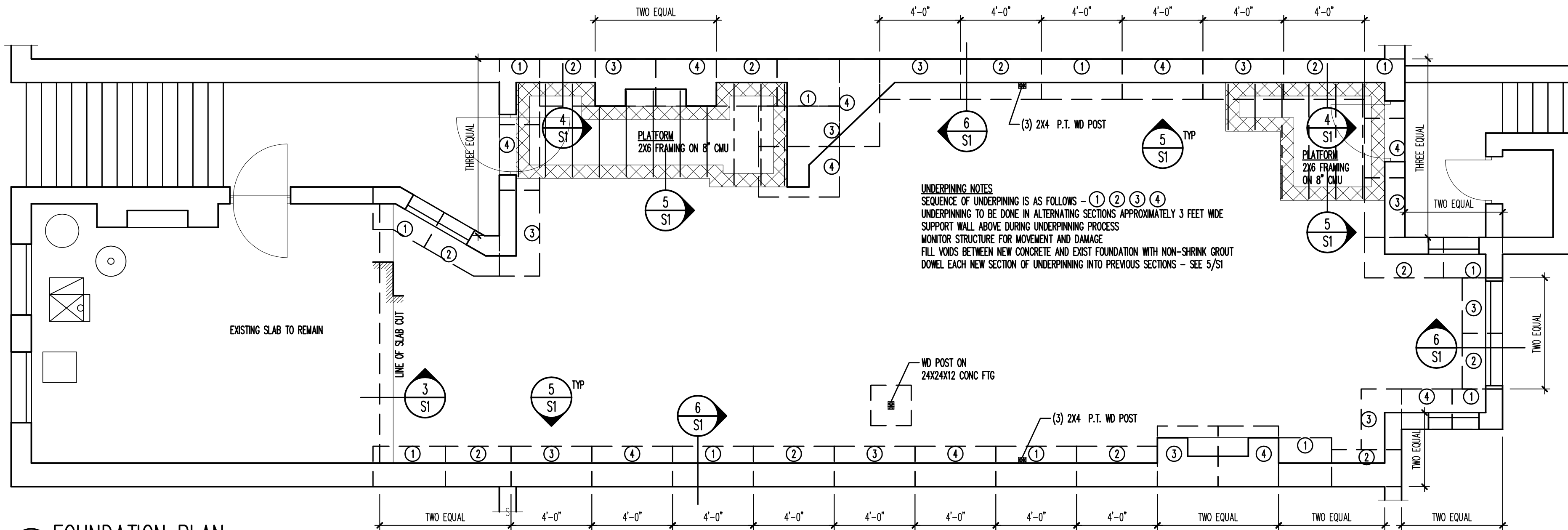
SHEET No.

P1

OF



1 FRAMING PLAN
SCALE: 1/4\"=1'-0"



2 FOUNDATION PLAN
SCALE: 1/4\"=1'-0"

NOTES

UNDERPINNING:

UNDERPINNING SHALL BE PERFORMED IN ALTERNATE CONCRETE POUR SECTIONS NOT EXCEEDING FOUR FEET IN WIDTH. ALLOW A MINIMUM OF 72 HOURS FOR HARDENING OF SECTIONS. TERMINATE UNDERPINNING 2 INCHES MINIMUM BELOW THE UNDERSIDE OF EXISTING FOUNDATIONS, AND DRY-PACK THIS GAP WITH HIGH STRENGTH NON-SHRINK GROUT AFTER UNDERPINNING CONCRETE HAS SET. CONCRETE FOR UNDERPINNING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITY SERVICES AND STRUCTURES SHALL BE LOCATED BY THE CONTRACTOR AND PROTECTED AT ALL TIMES.

CIRCLED NUMBERS IN PARTIAL FOUNDATION PLAN INDICATE STAGES OF UNDERPINNING SEQUENCE. EXTENT OF EACH STAGE IS INDICATED BY SOLID LINES. ALL SEGMENTS MARKED (1) SHALL BE UNPINNED FIRST (2)'S SECOND (3)'S THIRD AND (4)'S LAST. SHORE ALL JOIST S BEARING ON SEGMENT BEING UNDERPINNED. SHORES SHALL STAY IN PLACE UNTIL UNDERPINNING OF SEGMENT IS COMPLETE INCLUDING DRY-PACKING THE FOOTING PROTECTING INTO THE EXCAVATED AREA SHALL BE SAW CUT AT THIS STAGE. THE EXCAVATION OF EXISTING SLAB AND THE EARTH TO THE REQUIRED ELEVATION SHALL BE PERFORMED AFTER ALL THE INTENDED UNDERPINNING HAS BEEN COMPLETED. THE EXCAVATED EARTH IF STORED ON SITE SHALL NOT PREVENT FREE SURFACE DRAINAGE OF WATER DUE TO RAIN STORM.

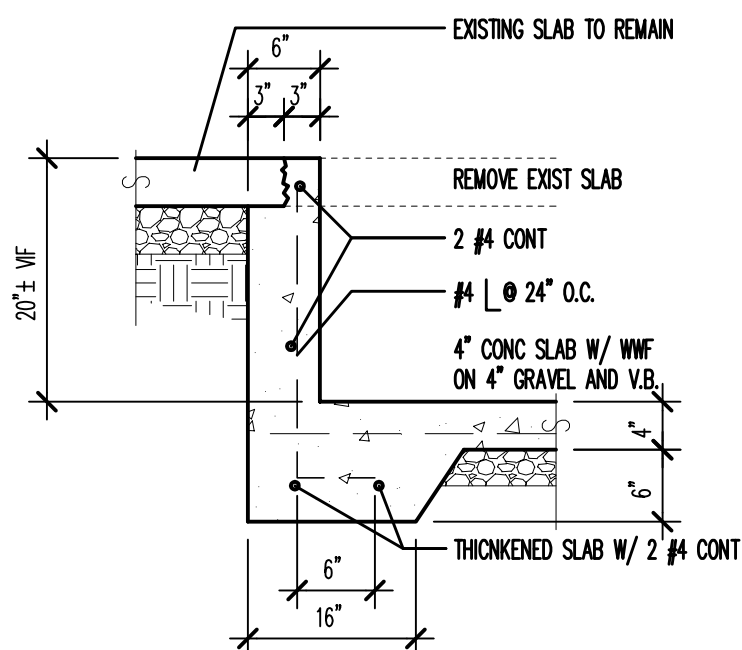
CONCRETE (CAST-IN-PLACE):

CONCRETE DESIGN AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF LATEST ACI. MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 3000 PSI. ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED. SLABS POURED ON GRADE SHALL BE MINIMUM 4 INCHES THICK, PLACED OVER VAPOR BARRIER AND 4 INCHES OF WASHED GRAVEL. SLAB ON GRADE SHALL BE REINFORCED WITH 6X6-W/4X10.4 WELDED WIRE FABRIC PLACED AT THE MID DEPTH OF THE SLAB. LAP WELDED WIRE FABRIC ONE FULL MESH AT ENDS AND SIDES.

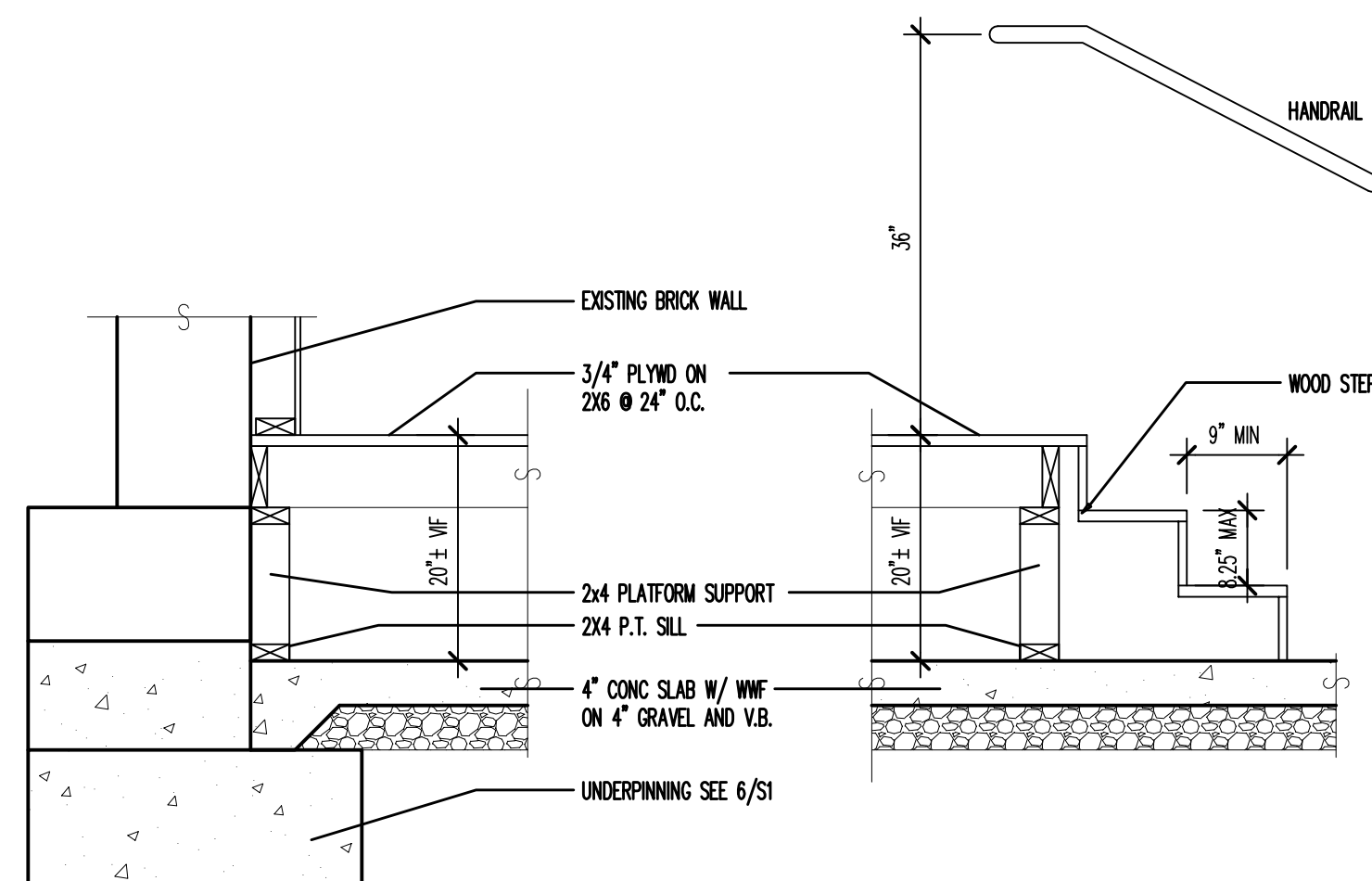
FOOTINGS:

A GEOTECHNICAL ENGINEERING REPORT HAS NOT BEEN PREPARED. ALLOWABLE SOIL BEARING CAPACITY UTILIZED FOR FOOTINGS IS 1000 PSF, ON NATURAL SOIL.

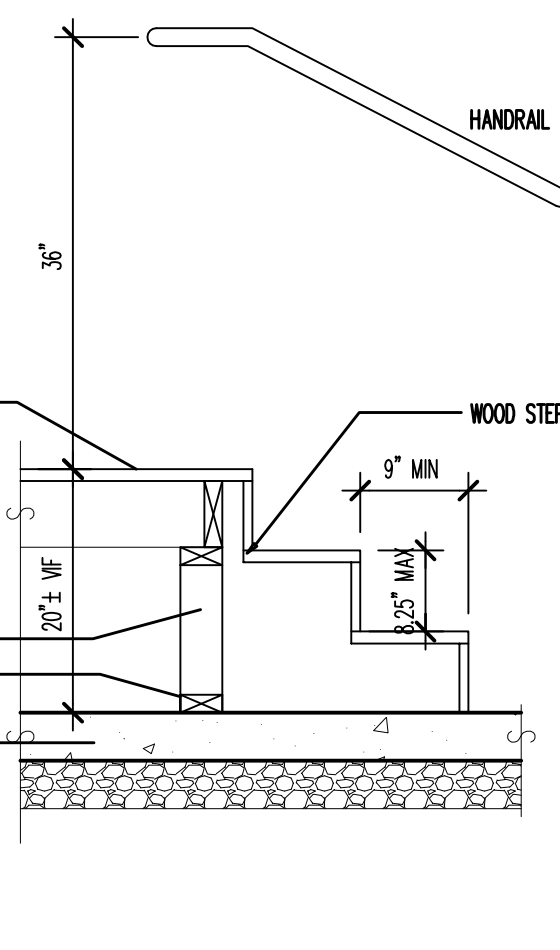
ALL FOUNDATION SUBGRADES SHALL BE INSPECTED AND APPROVED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER PRIOR TO BEING CONCRETED. FOOTINGS MAY BE LOWERED TO ACHIEVE BEARING CAPACITY, IF REQUIRED, SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER.



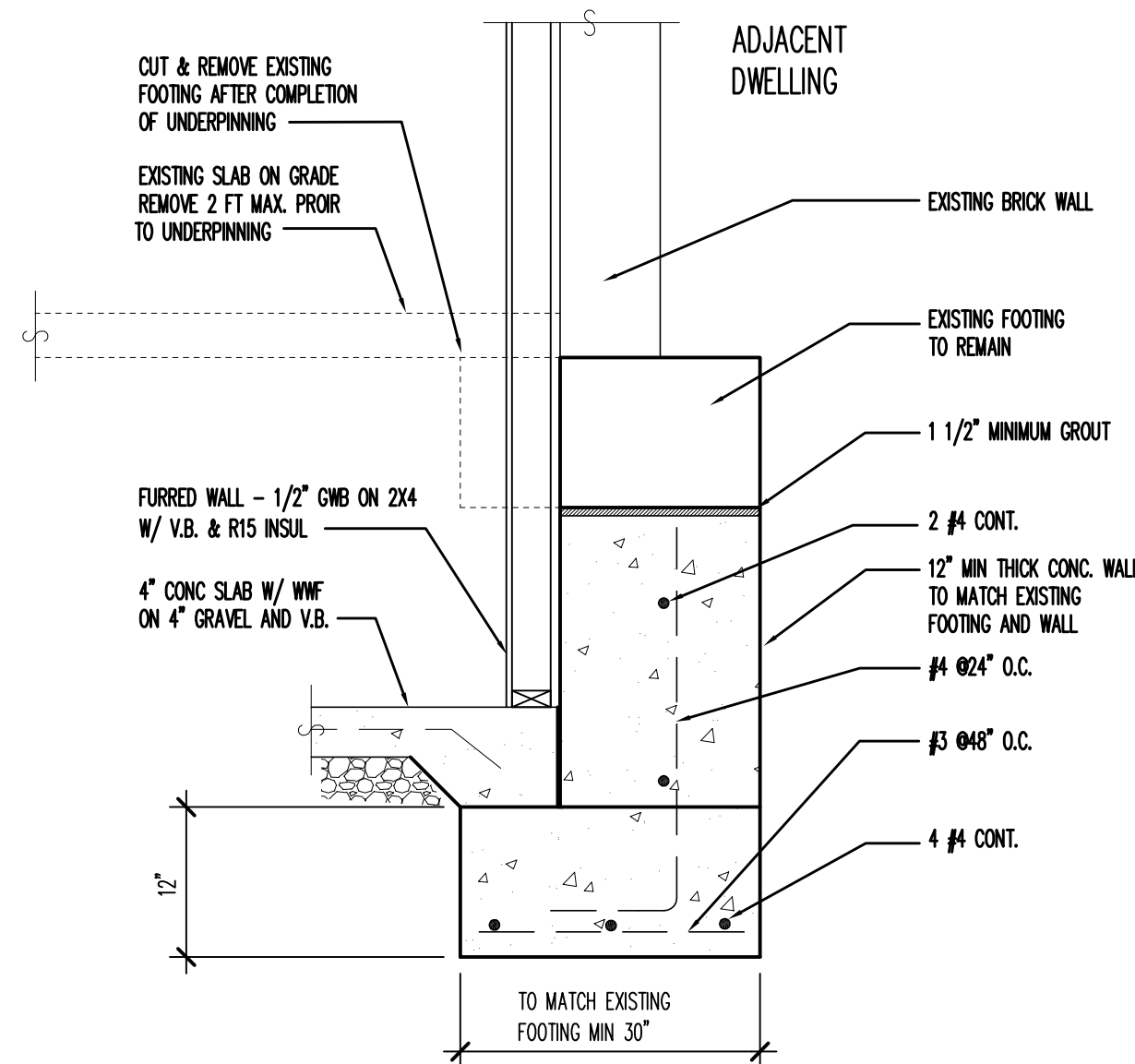
3 DETAIL
SCALE: 3/4\"=1'-0"



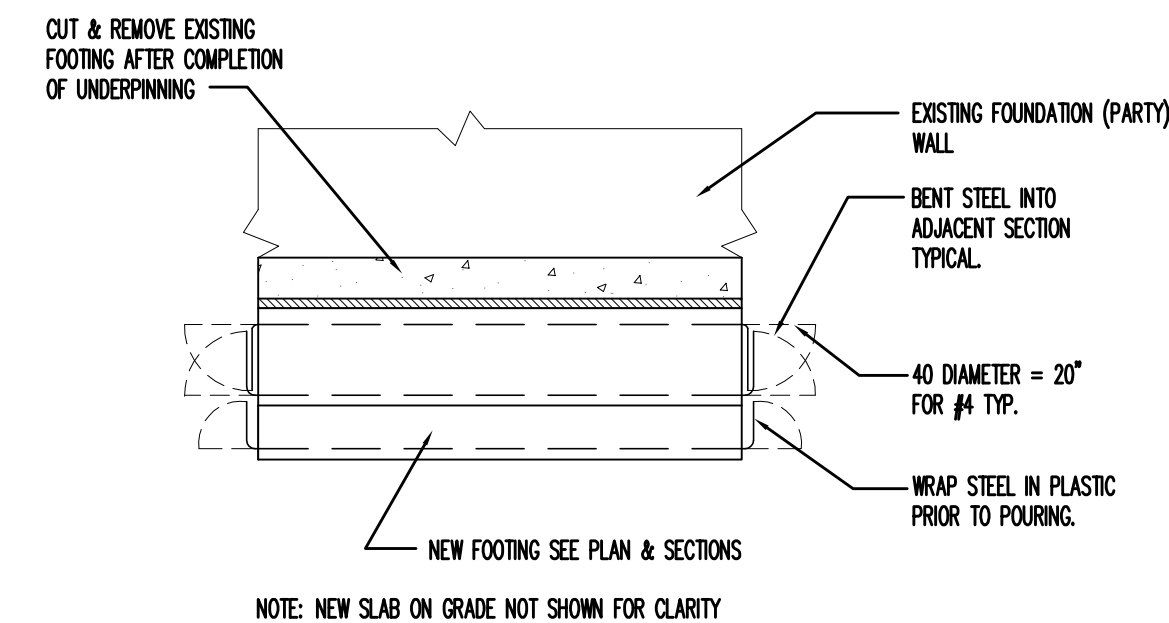
4 DETAIL
SCALE: 3/4\"=1'-0"



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



6 UNDERPINNING SECTION
SCALE: 3/4\"=1'-0"



6 UNDERPINNING ELEVATION
SCALE: 1/2\"=1'-0"