

Exhibit 3: Sheets Excerpted from the Permit Drawings

NOTE: The complete set of Permit Drawings is not provided here, as they are public documents available through DCRA. This Exhibit represents specific drawings of relevance to these proceedings, some of which have been highlighted by Appellants for specific reference.

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The Carlyle Suites Hotel Renovation

1731 New Hampshire Ave NW, Washington, DC 20009

FEBRUARY 25, 2014 - ROOF PERMIT SUBMISSION (C)

PERMANENT FILE

PERMANENT FILE

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
DATE: 5/27/14
Signature: [Signature] Date: 5/27/14

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (DDCMR)
m22 6-4-15

Historic Preservation Clearance for Exterior
Work. Scope of approved exterior work is
restricted only to drawings with this stamp.
Signature and date: [Signature] 4/11/14

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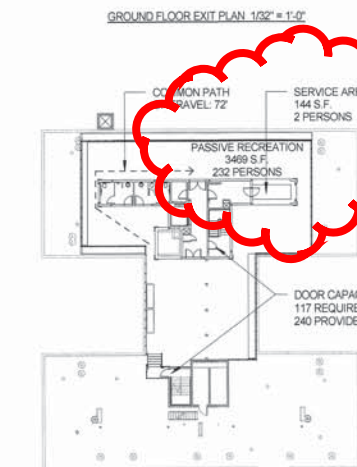
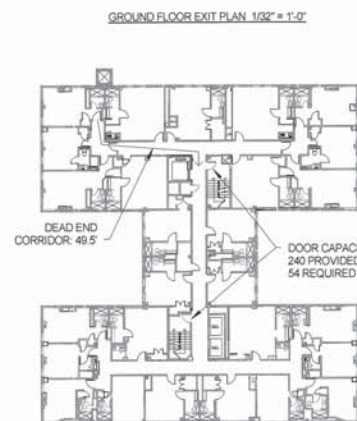
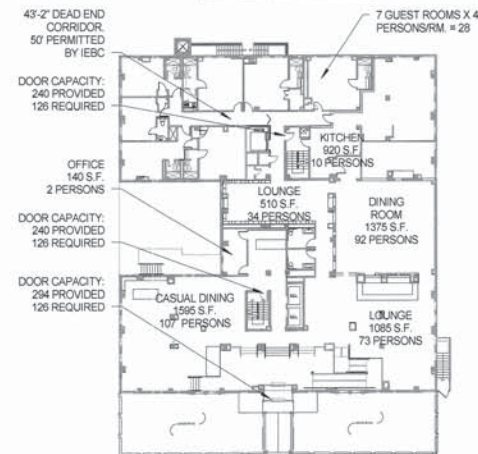
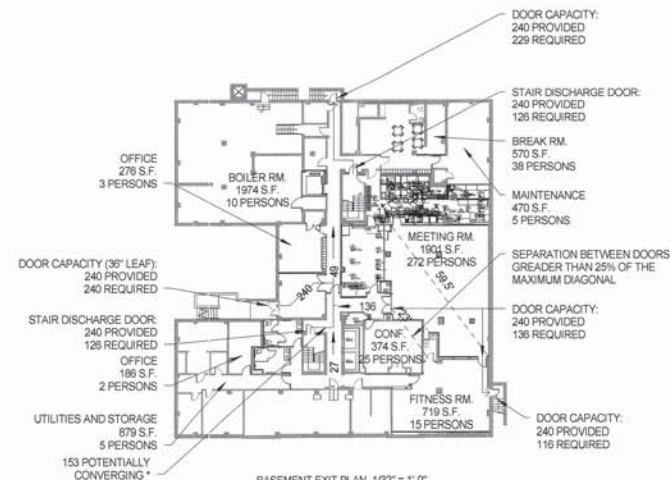
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PROJECT No.: 9909.00
DWG No.:
CVR.0C



ROOF LEVEL EXIT PLAN 1/32" = 1'-0"

CODE ANALYSIS

CARLYLE HOTEL ELEVATOR REPLACEMENT AND ROOF DECK
-Location: 1731 New Hampshire Avenue N.W., Washington, DC

No change to site area. Use, rear yard, side yard, lot occupancy, loading, or parking
 Square/ Suffix/ Lot: 0154 / n/a / 0829
 PUD: none
 Zone District: DC/R-5-D
 Overlay: NC (Dupont Circle)
 TDR Zone: none
 Historic District: Dupont Circle HD
 Historic Landmark: none

FLOOR AREA RATIO: No change
 Roof structure does not contribute to the FAR. Roof structures are 12.5% of the roof footprint.
 Site area: 21,341 SF
 FAR: 3.5 maximum
 Square footage permitted by FAR: 74,694 SF

BUILDING HEIGHT: 90' maximum

Existing and proposed: 82'-7" from the measuring point to the existing parapet
 BUILDING STORIES: maximum number not indicated, 8 existing, 8 proposed
 Ground floor ceiling height (to underside of structure):
 Side Yard: 8 minimum, per §405.6, if a side yard is provided, it must be 3" per foot of height of the building, but not less than 8 feet, 10' existing
 Rear yard: n/a

The hotel has been in existence on the subject property since before May 16, 1980.

Pursuant to §350.4(e) of the Zoning Regulations, among the uses permitted as a matter-of-right is a:

Hotel, only in R-5-B, R-5-C, R-5-D, or R-5-E Districts, in existence as of May 16, 1980, with a valid Certificate of Occupancy or a valid application for a building permit; provided, that the gross floor area of the hotel may not be increased and the total area within the hotel devoted to function rooms, exhibit space, and commercial adjuncts may not be increased. An existing hotel may be repaired, renovated, remodeled, or structurally altered;

The proposed area fits within the allowances of §350.4. The existing hotel occupies the entire building, 94,931 square feet of gross floor area, which excludes the rooftop passive recreation area. There will be no expansion of the existing building, so the gross floor area will not be increased.

PARKING SPACES: no change

BUILDING CODE

Applicable Codes and Regulations

District of Columbia Codes Supplements:

- Subtitle 12 A, Building Code Supplement of 2008.
- Subtitle 12 C, Electrical Code Supplement of 2008.
- Subtitle 12 D, Fuel Gas Code Supplement of 2008.
- Subtitle 12 E, Mechanical Code Supplement of 2008.
- Subtitle 12 F, Plumbing Code Supplement of 2008.
- Subtitle 12 H, Code Supplement of 2008.
- Subtitle 12 I, Energy Conservation Code Supplement of 2008.
- Subtitle 12 M, Fees.
- Subtitle 12 K, Green Building Act of 2006.

Building Code: International Existing Building Code (IEBC) 2006
 (making reference to the International Building Code (IBC) 2006)
 Structural Code: International Building Code (IBC) 2006
 Plumbing Code: International Plumbing Code (IPC) 2006
 Mechanical Code: International Mechanical Code (IMC) 2006
 Electrical Code: National Electrical Code 2011 (NFPA 70)
 Fire/Life Safety Code: International Fire Code (IFC) 2006
 Accessibility Code: International Building Code (IBC) 2006
 Energy Code: International Energy Conservation Code (IECC) 2006
 Fuel Gas Code: International Fuel Gas Code (IFGC) 2006

Project Description

The work includes the addition of a rooftop deck for passive recreation and its' supporting areas (toilet rooms and lobby), reroofing, the extension of a second stair to the roof level, an open trellis, planter boxes, and glass railings. The roof is to be replaced.
 Elevator work includes the renewing of finishes of two elevators, and the addition of one elevator. The added elevator will serve the terrace level.

Area of work by floor:

Roof level: 11, 194 sq. ft.
 Basement elevator control room: 96 sq. ft.

Total area of work: 11,291 sq. ft.

BUILDING HEIGHT AND FIRE AREA LIMITATIONS:
Code source: Table 503 (IBC)

Use Group

R-1 Hotel

Building Use Group (IBC Chapter 3):

R-1 Hotel with Assembly, Business, and Storage accessory use spaces in support of the Hotel's operation

Occupancies:

- B Office and Office Support: Business (304.1)
- S-2 Mechanical, Electrical, Telecom Rm: Low Hazard Storage (311.3)
- A-3 Outdoor Deck: Assembly (303.1)
- B Elevator Lobby, Corridors: Business (304.1)
- S-2 Gen Storage: Moderate/Low-hazard Storage (311.2/ 311.3)

Const. Classification

I-A existing

Allowable Area (Aa): Unlimited SF
 Existing Area: 95,297 GSF (includes existing penthouse)
 Proposed Area: 93,330 GSF (includes existing and new penthouse)

Construction Type (IBC 602)

The construction is IBC Construction Type IA, Protected Non-combustible
 Construction (Unlimited Area)

Fire Resistance Rating Requirements for Building Elements (Hours)
(IBC Table 601 and as noted)

BUILDING DATA

Building Height (feet) (IBC 503, 504)
 Allowable: 180' (Automatic Sprinkler System), 11 stories + 1 (Automatic Sprinkler System)
 Proposed: 79' 3" (existing), 8 stories (existing) + 18'-6" penthouse matching existing penthouse in height

Building Area (square feet)
(IBC 503, 506, 507)

Roof level: 3 631 SF (decking)
 Roof level: 1 430 SF (roofed area)
 8th Floor: 11 413 SF
 7th Floor: 11 413 SF
 6th Floor: 11 413 SF
 5th Floor: 11 413 SF
 4th Floor: 11 413 SF
 3rd Floor: 11 413 SF
 2nd Floor: 11 413 SF
 1st Floor: 12 697 SF

SUBTOTAL: 97 649 SF

Basement: 12 697 SF

TOTAL: 110 346 SF

Structural Frame, including columns, girders, trusses: 2 hours, 2 hours provided.
 Structural Frame supporting a roof: 1-hour, 2 hours provided.
 Bearing Walls – Exterior: 2 hours, 2 hours provided.
 Bearing Walls – Interior: 2 hours, 2 hours provided.
 Nonbearing Walls - Exterior with Fire Separation Distance<30 feet (Table 602): 1 hr.
 Nonbearing Walls - Exterior with Fire Separation Distance>30 feet (Table 602): 0 hours.
 Nonbearing Walls – Interior: 0 hours.
 Floor Construction, including supporting beams and joists: 2 hours, 2 hours provided.
 Shaft Enclosures (707.4): 2 hours, 2 hours provided.
 Laundry Chutes shaftways (713.4): 2 hours, 2 hours provided.
 Laundry Chute Enclosures (707.13.1): 1 hour, 1 hours provided.
 Laundry Chute Collection Rooms > 100 SF (Table 509): 1 hour, 1 hours provided.
 Exit passageway (1023): no less than stair enclosure, 2 hours, 2 hours provided.
 Exit Access Corridors (fully sprinklered), Use R (Table 1018.1): ½-hour, 1-hour provided.
 Laundry over 100 sf (Table 509): 1 hour, 1 hours provided.

This building design includes penetrations through fire-resistive rated assemblies. All penetrations to be sealed with fire-resistance rated materials installed as prescribed by National Testing Services and as outlined in ASTM E119.

OPENING PROTECTIVE RATINGS (hours) (IBC Table 715.4)

Feature	Required	Opening
Protective		
Fire Barriers greater than 1 hr	2	1 ½ hours
Fire Barriers: Shaft, exit enclosures, exit passageways	1	1 hours
Other Fire Barriers	1	45 minutes
Fire partitions: Corridor walls	1	20 minutes
Firewalls	2	1 ½ hours

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
(Table 508.3.3) for building equipped w/ an automatic sprinkler system)

Between A & R: 1hr
 Between F & B (Sprinkler): 1hr
 Between S-2 & B (Sprinkler): 1hr (See Note Below)

Note: Occupancy separation need not be provided for storage areas within Group B if the:
 1. Area is less than 10 percent of the floor area.
 2. Area is equipped with an automatic fire-extinguishing system and is less than 3,000 square feet; or
 3. Area is less than 1,000 square feet

EXIT REQUIREMENT (Feet) (Fully sprinklered building)
(IBC 1014)

Feature	Use: A	B
Travel Distance (1016.1)	250	300
Common Path of Egress Travel Limit (1014.3)	75	100
Dead Ends of Corridor Limit (1017.3)	20	50

See Egress/Occupancy Diagrams for Maximum Travel Distances

GENERAL MEANS OF EGRESS (IBC 1003)

Egress Width per Occupant (Fully sprinklered) (IBC Table 1005.1)

Stairways (inches/occ for A,B, R-1 & S-2): 0.2"/PERSON
 Other egress components (inches/occ for A,B,R-1 & S-2): 0.15"/PERSON

44" Stair provides a capacity of 220 persons
 36" door provides a capacity of 240 persons

Egress Convergence (1004.5)
 Where means of egress from floors above and below converge at an intermediate level, the capacity of the means of egress from the point of convergence shall not be less than the sum of the two floors.

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Date	Description
01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

No.	Date	Description



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PROJECT

The Carlyle Suites Hotel Renovation
 1731 New Hampshire Ave NW,
 Washington, DC 20009

CODE SHEET - ROOF PERMIT
SUBMISSION

PROJECT No.: 9909.00
 DWG No.:



CVR.2C

DRAWING SET - ROOF PERMIT SUBMISSION

Drawing List - Roof Permit Set			
Sheet Number	Sheet Name	70% GUESTRM./ 35% GEN. SUBMISSION	PERMIT SUBMISSION
COVER SHEETS			
CVR.0C	ROOF PERMIT COVER SHEET		X
CVR.1	ABBREVIATION, SYMBOLS & LEGENDS	X	X
CVR.2C	CODE SHEET - ROOF PERMIT SUBMISSION		X
CVR.3C	INDEX & GENERAL NOTES - ROOF PERMIT SUBMISSION		X
CIVIL			
C1.00	COVER SHEET		X
C2.00	NOTES, ABBREVIATIONS AND LEGEND		X
C3.00	EXISTING CONDITIONS PLAN		X
C4.00	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1		X
C4.10	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS		X
ARCHITECTURAL			
DM1.04	ROOF DEMOLITION	X	X
A1.05	ROOF LEVEL FLOOR PLAN	X	X
A1.06	PENTHOUSE ROOF PLAN		X
A2.01	EXTERIOR BUILDING ELEVATIONS - NORTH & EAST		X
A2.02	EXTERIOR BUILDING ELEVATIONS - SOUTH & WEST		X
A2.03	EXTERIOR BUILDING ELEVATIONS - ROOF		X
A2.04	EXTERIOR BUILDING ELEVATIONS - ROOF		X
A4.06	ROOF LEVEL - REFLECTED CEILING PLAN	X	X
A5.01C	ENLARGED FLOOR PLANS - ROOF		X
A6.01	EXTERIOR WALL SECTIONS AND ELEVATION DETAILS	X	X
A6.02	ROOF WALL SECTION DETAILS & EXTERIOR DETAILS	X	X
A6.02A	ROOF EXTERIOR DETAILS		X
A7.01C	STAIR DETAILS - ROOF		X
A7.02	ENLARGED ELEVATOR PLANS, SECTIONS, AND DETAILS	X	X
A9.01	DOOR & HARDWARE SCHEDULE, DOOR & FRAME TYPES	X	X
A9.02	ROOM FINISH SCHEDULE		X
A9.02A	ROOM FINISH SCHEDULE & ROOM MATRIX		X
A9.03	PLUMBING & BATH ACCESSORY SCHEDULES	X	X
A9.04	FINISH SCHEDULE	X	X
A9.05	NOTES AND DETAILS	X	X
A9.07	WALL PARTITION SCHEDULE	X	X
INTERIORS			
ID2.04	FINISH PLAN - ROOF		X
ID3.05	FURNITURE PLAN - ROOF		X
ID6.04	ELEVATIONS - PUBLIC SPACE	X	X
ID6.06	ELEVATIONS - ROOF		X
ID8.03	INTERIOR DETAILS - PUBLIC SPACE		X
STRUCTURAL			
S1.01	PENTHOUSE FLOOR FRAMING PLAN	X	X
S1.02	P.H. FLOOR AND ROOF FRAMING PLANS	X	X
S2.01	DETAILS	X	X
S2.02	STRUCTURAL NOTES AND DETAILS	X	X
S3.01	SECTIONS	X	X
MECHANICAL			
M0.01	GENERAL NOTES, ABBREVIATIONS & SYMBOLS	X	X
M0.02	SPECIFICATIONS	X	X
M1.04	ROOF DEMOLITION PLAN	X	X
M1.14	TYPICAL ROOF NEW WORK PLAN	X	X
M5.01	DETAILS	X	X
M5.02	DETAILS	X	X
M6.01	EXHAUST RISER DIAGRAM	X	X
M7.01	SCHEDULES	X	X
PLUMBING			
P0.01	GENERAL NOTES, ABBREVIATIONS & SYMBOLS	X	X
P1.02	GROUND FLOOR DEMOLITION PLAN	X	X
P1.04	ROOF DEMOLITION PLAN	X	X
P1.11C	BASEMENT NEW WORK PLAN - SANITARY/VENT	X	X
P1.12	GROUND FLOOR NEW WORK	X	X

Drawing List - Roof Permit Set			
Sheet Number	Sheet Name	70% GUESTRM./ 35% GEN. SUBMISSION	PERMIT SUBMISSION
P1.13	TYPICAL 2ND - 8TH FLOOR NEW WORK PLAN	X	X
P1.14	ROOF NEW WORK PLAN	X	X
P4.04	ROOF LEVEL ENLARGED PLANS		X
P5.01	DETAILS		X
P5.02	DETAILS		X
P5.03	DETAILS		X
P6.01	SANITARY & VENT RISER DIAGRAM	X	X
P6.01A	SANITARY AND VENT RISER DIAGRAM		X
P6.02	DOMESTIC WATER RISER DIAGRAM	X	
P6.02A	DOMESTIC WATER RISER DIAGRAM		X
P6.03	FIRE PROTECTION RISER DIAGRAM	X	X
P6.04	NATURAL GAS RISER DIAGRAM	X	X
P7.01	SCHEDULES	X	X
ELECTRICAL			
E0.01	GENERAL NOTES, ABBREVIATION & SYMBOLS	X	X
E0.02	SPECIFICATIONS		X
E1.01	BASEMENT DEMOLITION PLAN	X	X
E1.04	ROOF DEMOLITION PLAN	X	X
E1.11L	BASEMENT NEW WORK - REFLECTED CEILING PLAN	X	X
E1.11P	BASEMENT NEW WORK - POWER & DATA	X	X
E1.14L	ROOF PLAN NEW RCP		X
E1.14P	ROOF PLAN NEW WORK		X
E4.03	ENLARGED PLANS	X	X
E5.01	POWER RISER DIAGRAM	X	X
E7.01	LIGHTING FIXTURE SCHEDULES	X	X
E7.02	LIGHTING FIXTURE SCHEDULES	X	X
E7.03	PANEL SCHEDULES		X
E7.04	PANEL SCHEDULES		X
E7.05	PANEL SCHEDULES		X
E7.06	PANEL SCHEDULES		X
VERTICAL TRANSPORTATION			
VT.01	GENERAL ELEVATOR INFORMATION	X	X
VT.02	RELATED WORK	X	X
VT.03	PLANS AND ROOSTWAT SECTION ELEVATORS	X	X
FOOD SERVICE			
K2.1	ROOFTOP KITCHEN EQUIPMENT PLAN & SCHEDULE		X
K2.2	ROOFTOP KITCHEN EQUIPMENT MECH/PLUMBING SPOT CONNECTIONS		X
K2.3	ROOFTOP KITCHEN EQUIPMENT MECH/PLUMBING UTILITY SCHEDULE		X
K2.4	ROOFTOP KITCHEN EQUIPMENT ELECTRICAL SPOT CONNECTIONS		X
K2.5	ROOFTOP KITCHEN EQUIPMENT ELECTRICAL UTILITY SCHEDULE		X
K2.6	ROOFTOP KITCHEN EQUIPMENT SPECIAL CONDITIONS PLAN		X

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PROJECT

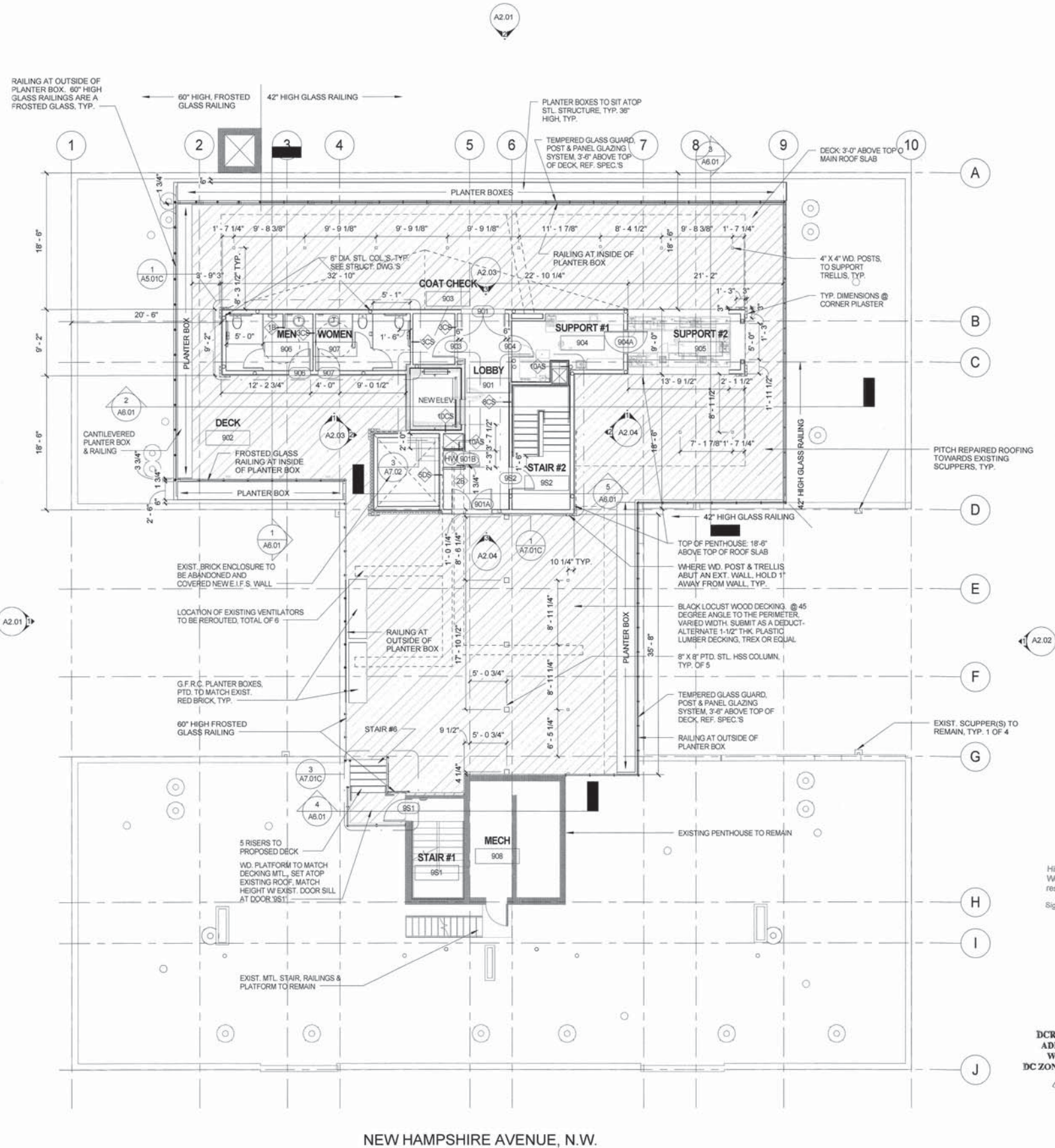
 The Carlyle Suites Hotel Renovation
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 Washington, DC 20009

INDEX & GENERAL NOTES - ROOF PERMIT SUBMISSION

SEAL & SIGNATURE OF ARCHITECT PROJECT No.: 9909.00

DWG No.:


CVR.3C



1 ROOF LEVEL PLAN
1/8" = 1'-0"

NEW HAMPSHIRE AVENUE, N.W.

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.
Signature and date: *[Signature]* 4/11/14

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m22 6-4-15

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Date	Description
11.11.13	70% GUESTROOM/35% GENERAL SUBMISSION
01.07.14	PERMIT SUBMISSION
02.26.14	PERMIT SET

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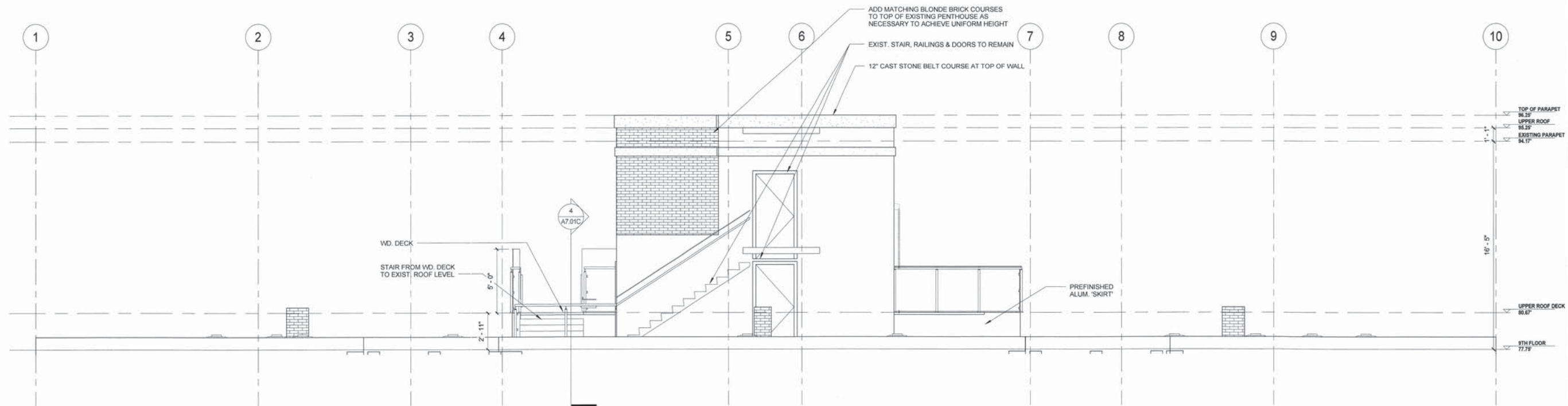
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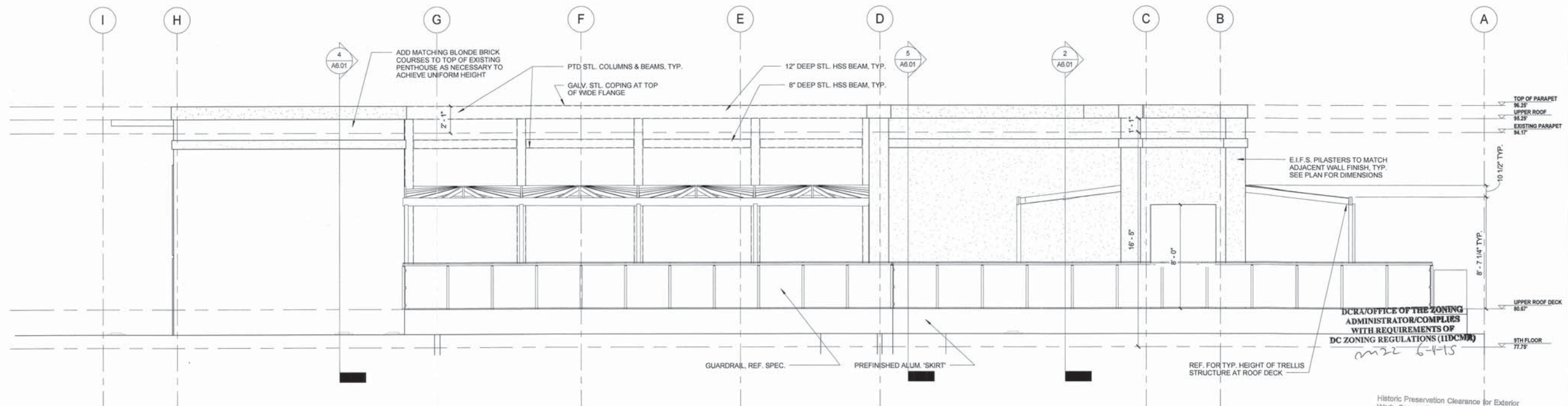
PROJECT
The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

ROOF LEVEL FLOOR PLAN

SEAL & SIGNATURE
DISTRICT OF COLUMBIA
RECORDING DIVISION
No. 4236
REGISTERED
ARCHITECT
PROJECT No.: 9909.00
DWG No.:
A1.05



2 BUILDING ELEVATION - W
1/4" = 1'-0"



1 BUILDING ELEVATION - S
1/4" = 1'-0"

OWNER
CS Bond St C Properties, LLC c/o
Foxhall Partners
2120 L Street N.W., Suite 215
Washington, DC 20037
Tel: 202.391.0700 Fax: 202.211.3261

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Tel: 301.805.7944

Lighting Consultant
CM King & Associates Inc.
1411 King Street Alexandria, VA 22314
Tel: 703.684.6270 Fax: 703.684.6273

SUBMISSIONS

Date	Description
01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

No.	Date	Description



BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS
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PROJECT

The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

EXTERIOR BUILDING ELEVATIONS
- SOUTH & WEST

SEAL & SIGNATURE

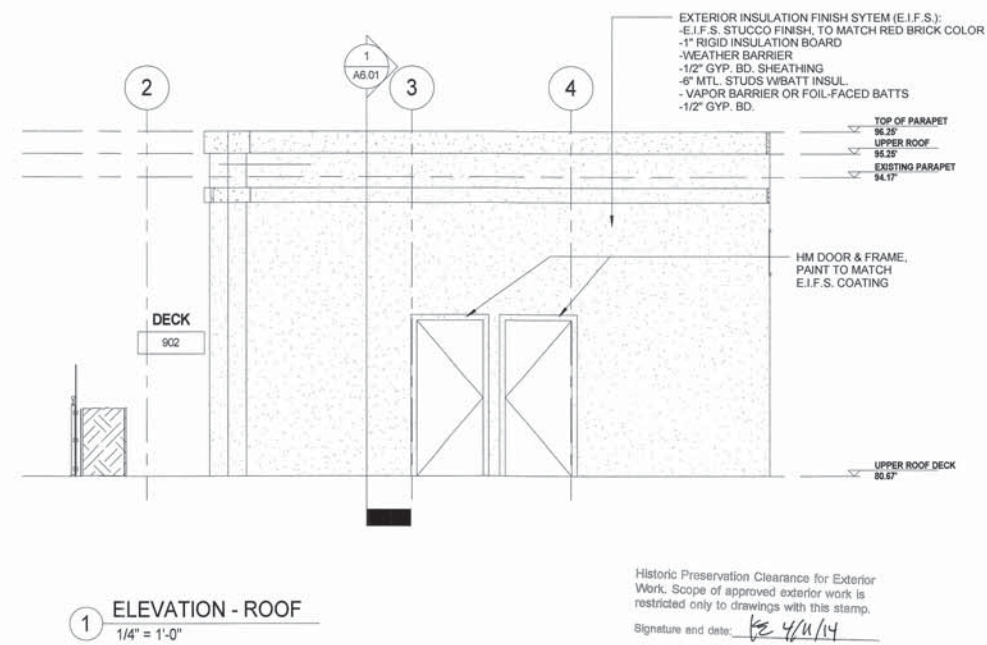
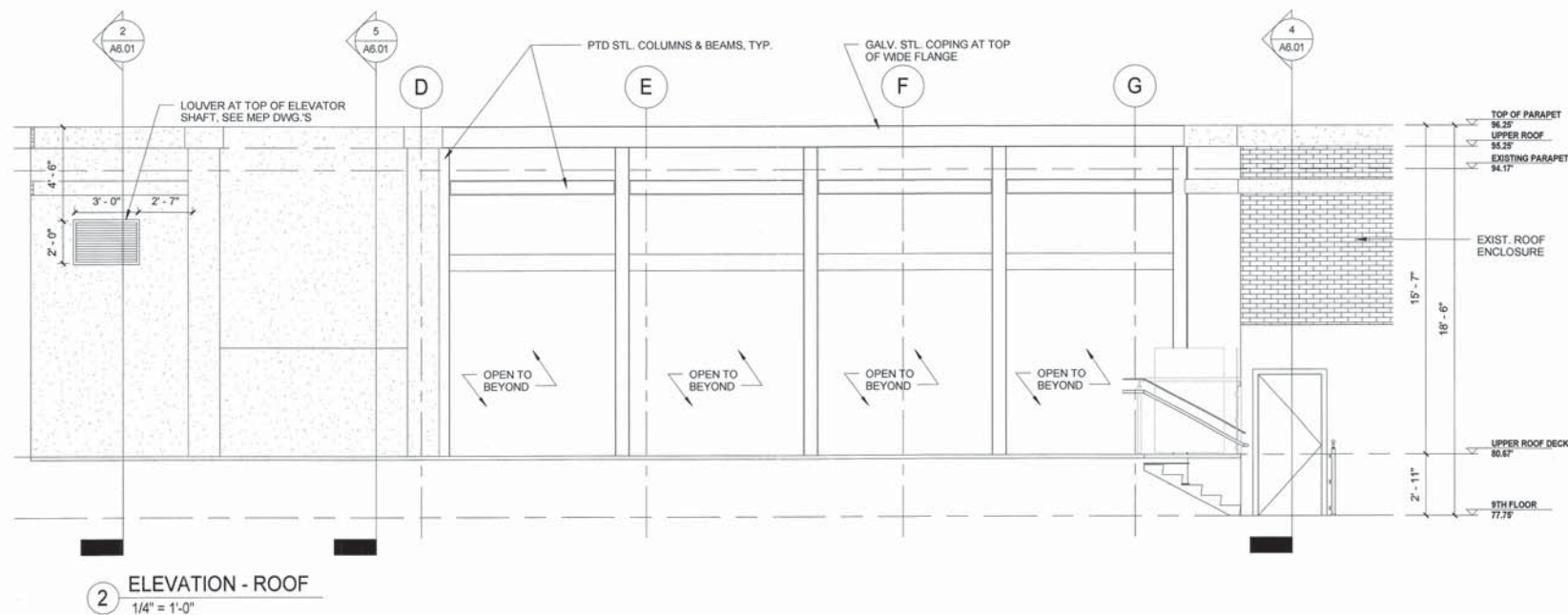
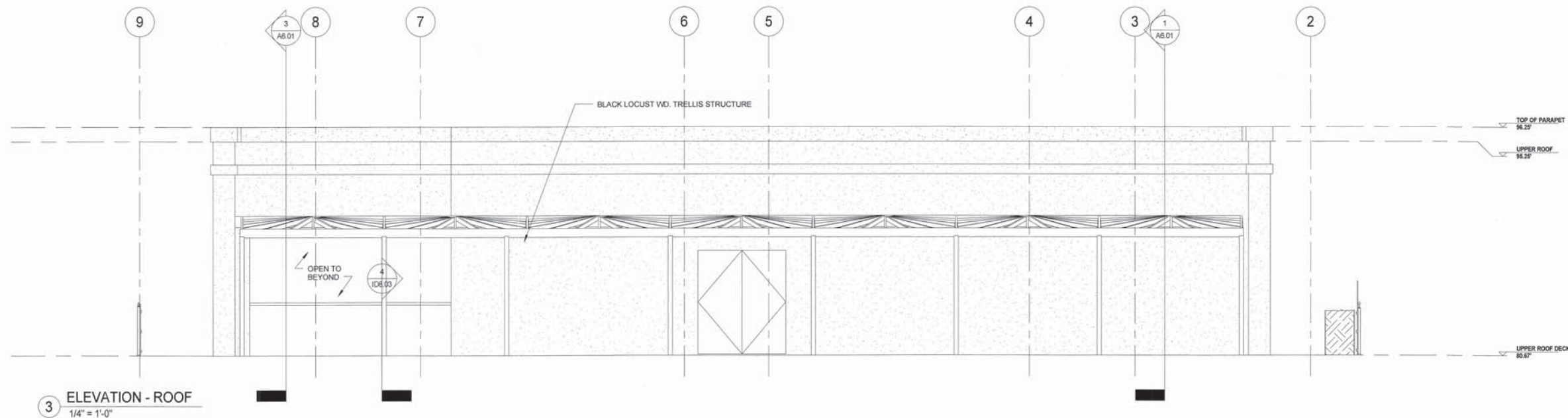


PROJECT No.: 9909.00

DWG No:

A2.02

Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.
Signature and date: *[Signature]* 4/11/14



Historic Preservation Clearance for Exterior Work. Scope of approved exterior work is restricted only to drawings with this stamp.
Signature and date: *[Signature]* 4/11/14

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01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

No.	Date	Description



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PROJECT
The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

EXTERIOR BUILDING ELEVATIONS - ROOF

SEAL & SIGNATURE
DISTRICT OF COLUMBIA
BRENNAN BEER GORMAN
No. 4236
REGISTERED
ARCHITECT

PROJECT No.: 9909.00
DWG No.:
A2.03

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SUBMISSIONS

Date	Description
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02.25.14	PERMIT SET

REVISIONS

No.	Date	Description



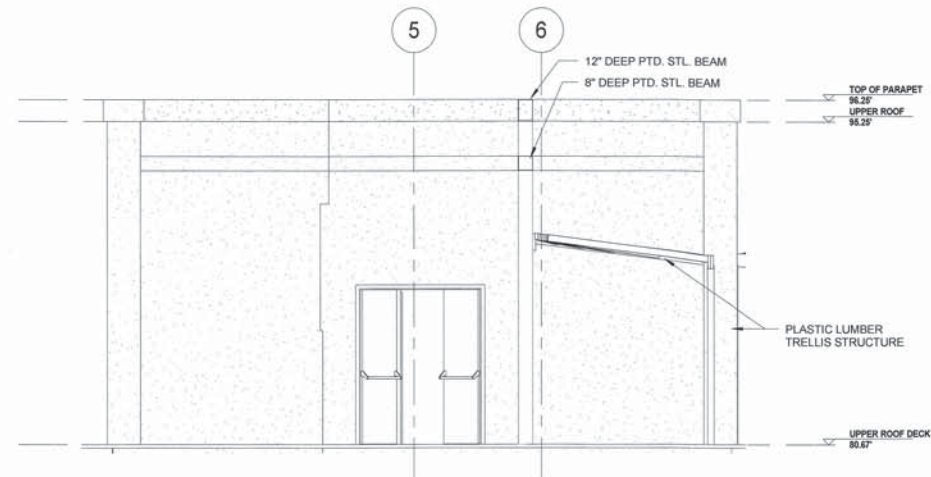
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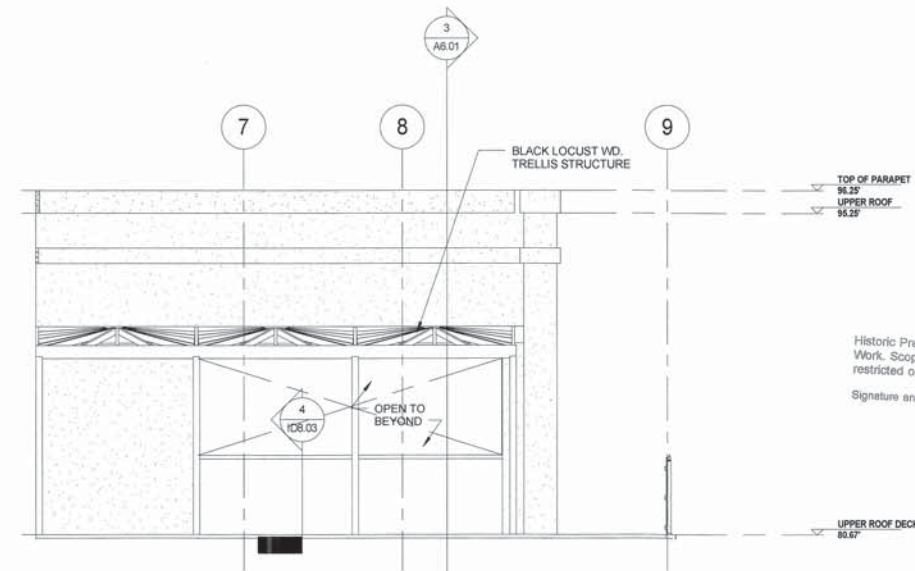
PROJECT
 The Carlyle Suites Hotel Renovation
 1731 New Hampshire Ave NW,
 Washington, DC 20009

EXTERIOR BUILDING ELEVATIONS
- ROOF

PROJECT No.: 9909.00
 DWG No.: A2.04



3 ELEVATION - ROOF
 1/4" = 1'-0"



1 ELEVATION - ROOF
 1/4" = 1'-0"



2 ELEVATION - ROOF
 1/4" = 1'-0"

NOTE: U.O.N. SEE ARCHITECTURAL
EXTERIOR ELEVATIONS FOR
FINISHES



1 ROOF LEVEL PLAN
1/8" = 1'-0"

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (11DCMR)
m22 6-4-15

OWNER

CS Bond St C Properties, LLC c/o
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■ CONSULTANTS

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SUBMISSIONS

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01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

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PROJECT

The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

FURNITURE PLAN - ROOF

PROJECT No.: 9909.00
DWG No:

ID3.05

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SUBMISSIONS

Date	Description
11.11.13	70% GUESTROOM/35% GENERAL SUBMISSION
01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

No.	Date	Description

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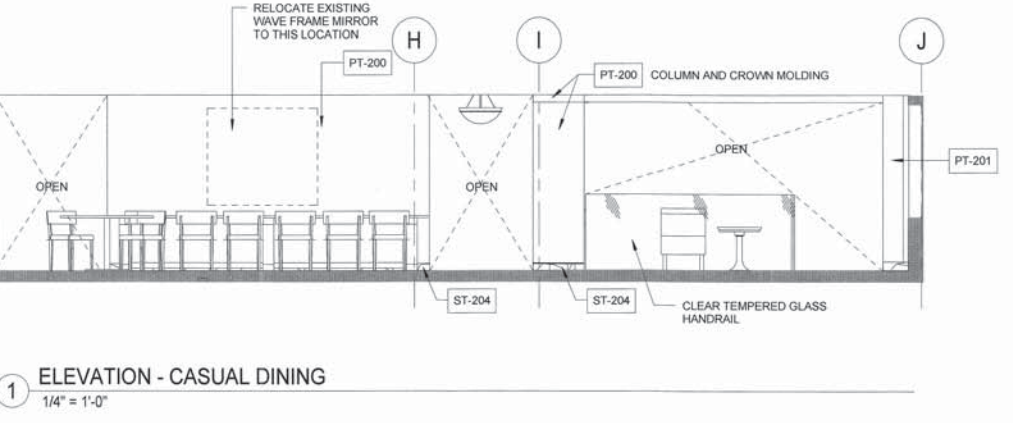
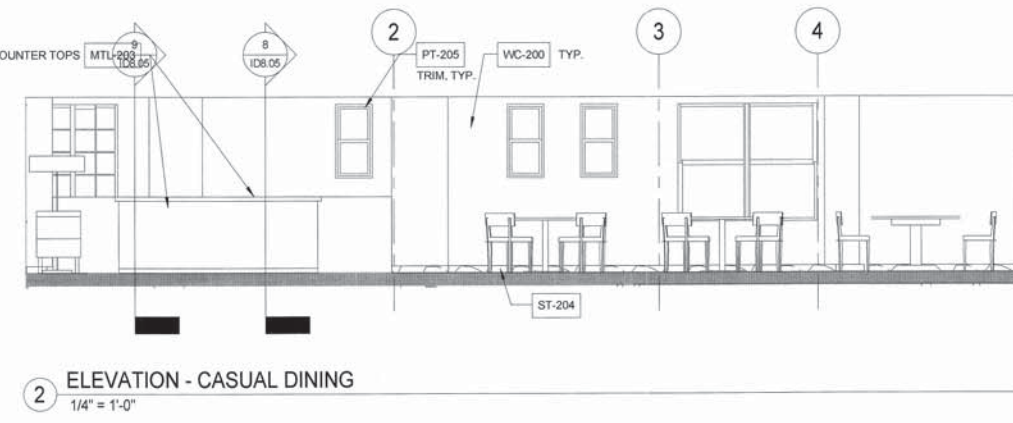
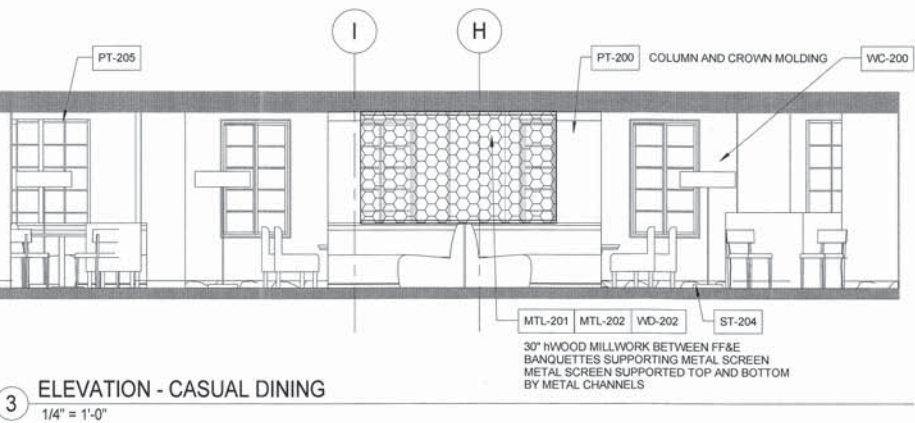
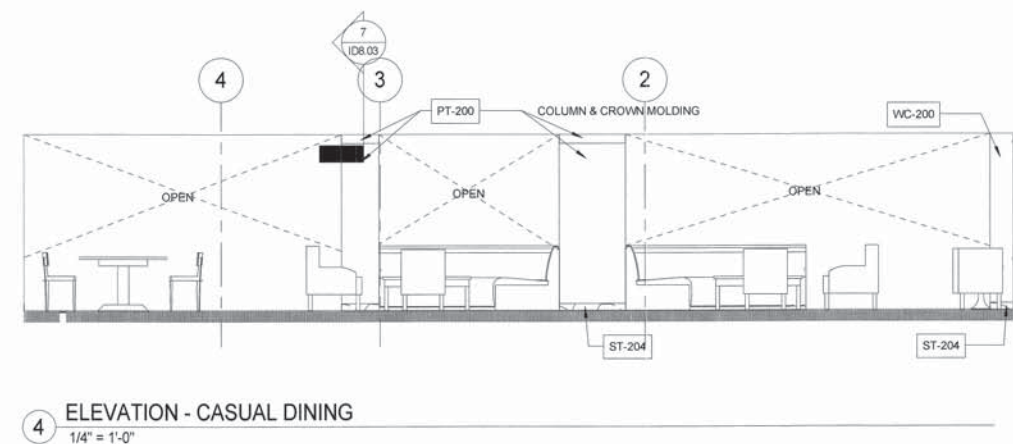
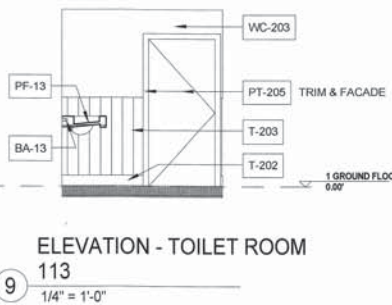
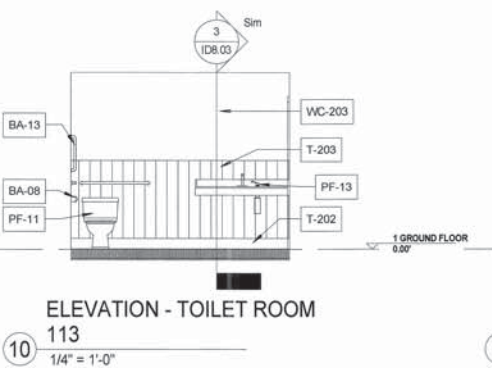
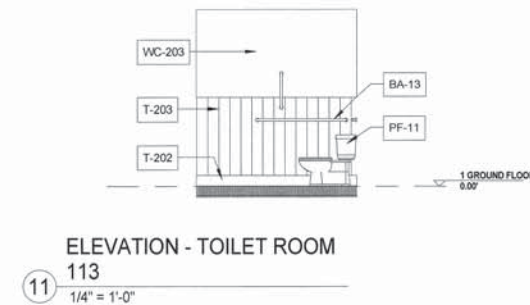
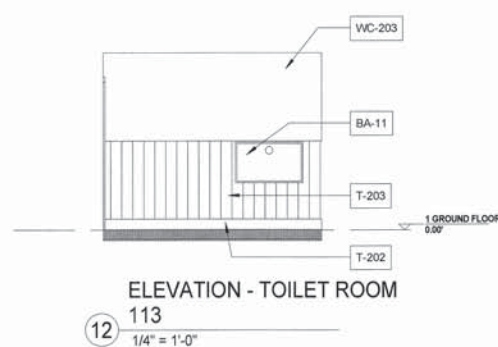
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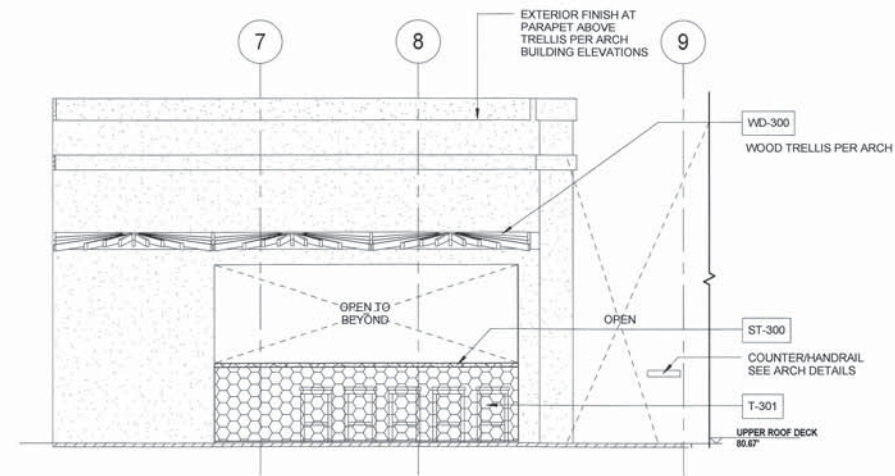
PROJECT
 The Carlyle Suites Hotel Renovation
 1731 New Hampshire Ave NW,
 Washington, DC 20009

ELEVATIONS - PUBLIC SPACE

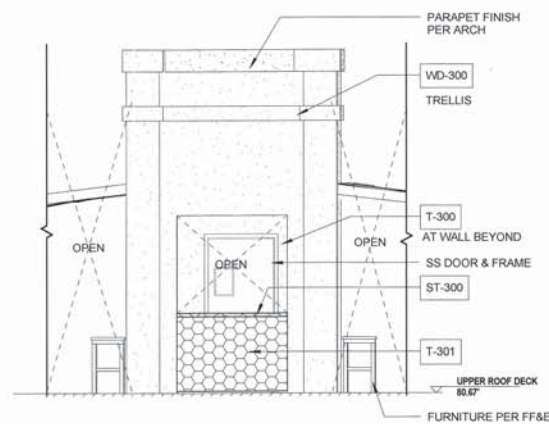
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PROJECT No.: 9909.00
 DWG No.: ID6.04

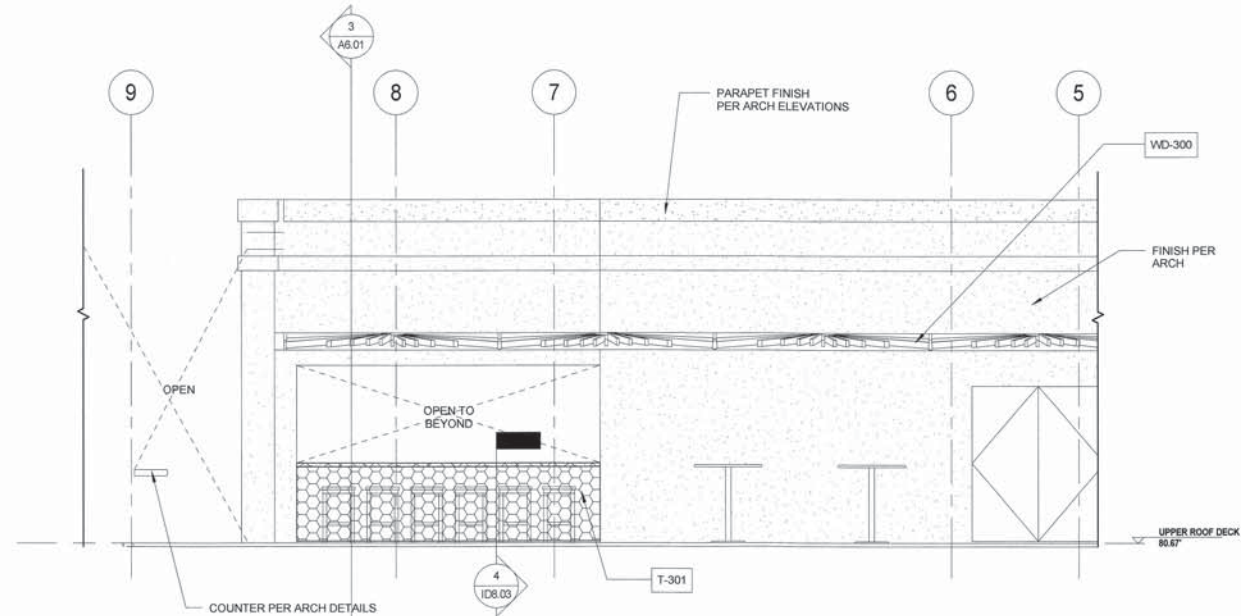




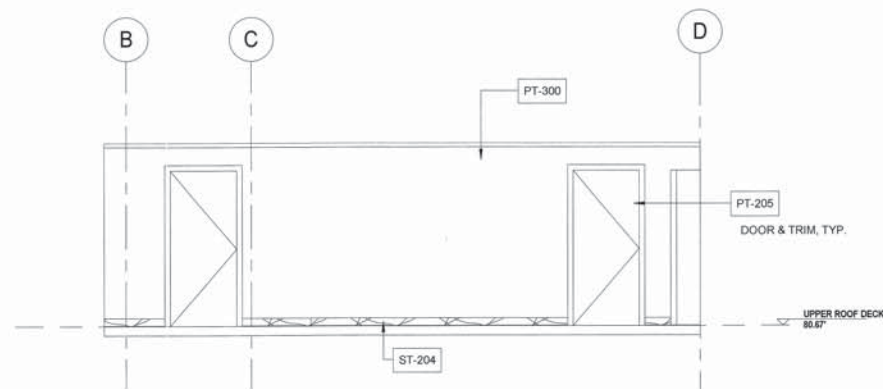
5 ELEVATION - ROOF
1/4" = 1'-0"



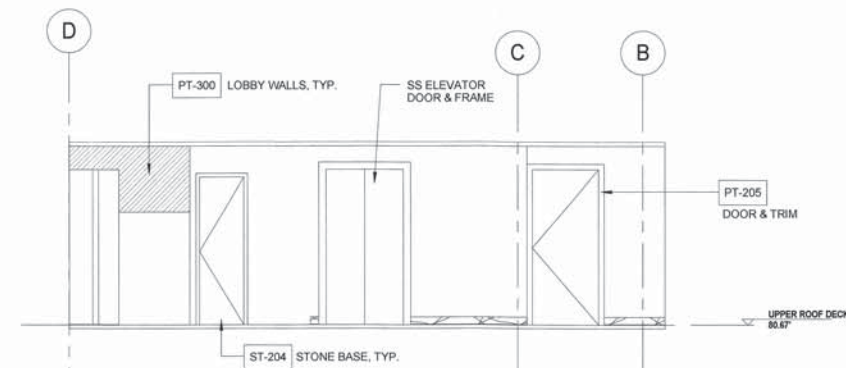
4 ELEVATION - ROOF
1/4" = 1'-0"



3 ELEVATION - ROOF
1/4" = 1'-0"



2 ELEVATION - ROOF LOBBY
1/4" = 1'-0"



1 ELEVATION - ROOF LOBBY
1/4" = 1'-0"

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SUBMISSIONS

Date	Description
01.07.14	PERMIT SUBMISSION
02.25.14	PERMIT SET

REVISIONS

No.	Date	Description



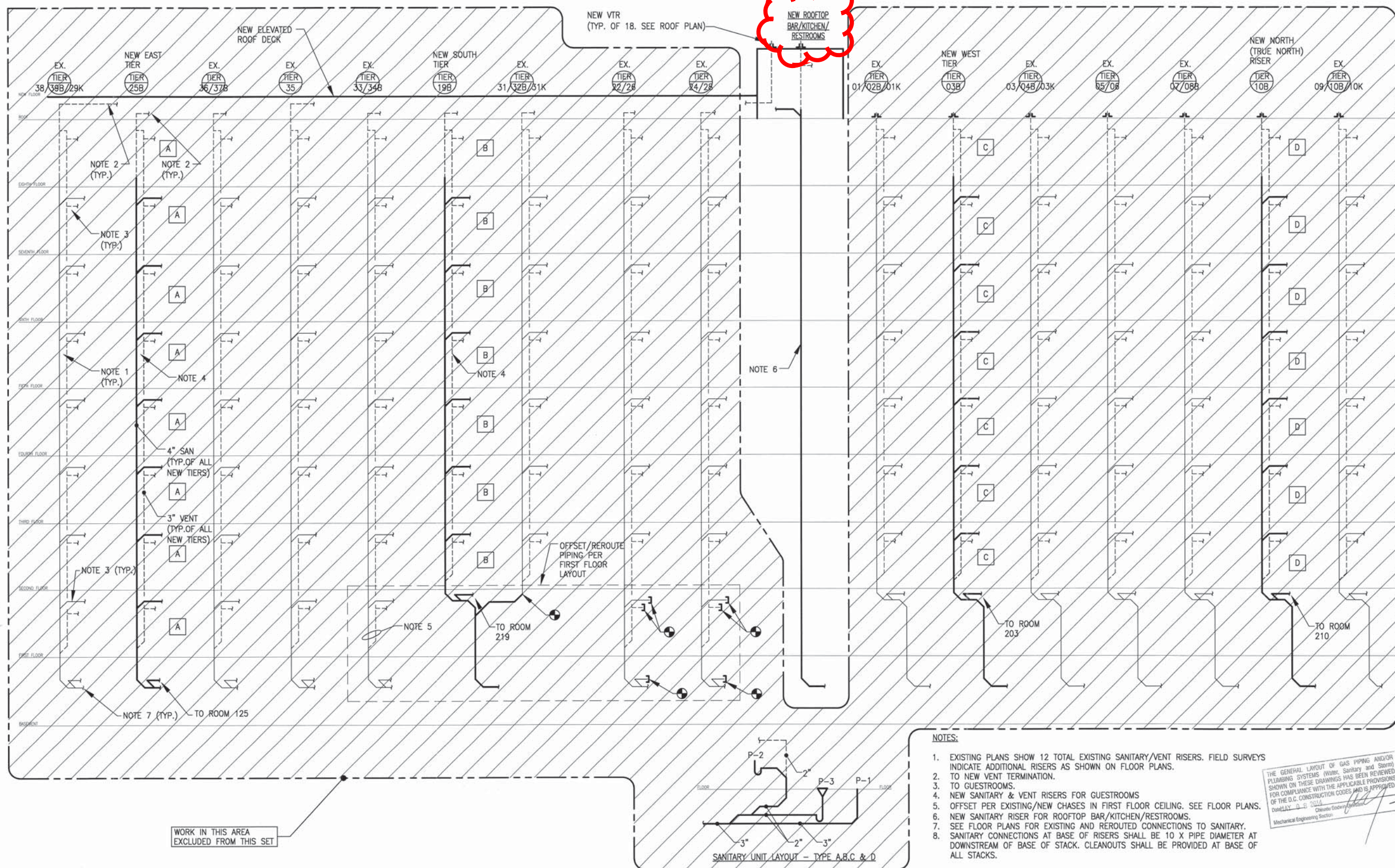
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PROJECT
The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

ELEVATIONS - ROOF





OWNER
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SUBMISSIONS

Date	Description
11.11.13	70% GUESTROOM/35% GENERAL SUBMISSION
02.26.14	PERMIT SET

REVISIONS

No.	Date	Description

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PROJECT
The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

SANITARY & VENT RISER DIAGRAM

PROJECT No: 2013-025-00
DWG No:

P6.01

SEAL & SIGNATURE
[Signature]
No. 9481
3-20-14
REGISTERED PROFESSIONAL ENGINEER



NEW ROOFTOP
BAR/KITCHEN/RESTROOMS

EX. 1

NOTE 6

-NOTE 5 (TYP

NOTES:

1. EXISTING PLANS SHOW 12 TOTAL EXISTING WATER RISERS. FIELD SURVEYS INDICATE ADDITIONAL RISERS AS SHOWN ON FLOOR PLANS.
2. TO EXISTING HOT WATER CIRCULATING LOOP.
3. TO GUESTROOMS.
4. NEW COLD WATER RISER FOR GUESTROOMS. PROVIDE SHUT OFF VALVES AND DRAIN VALVES AT THE BASE OF NEW RISERS.
5. OFFSET PER EXISTING/NEW CHASES IN FIRST FLOOR CEILING (SEE FLOOR PLANS).
6. NEW COLD WATER RISER FOR ROOFTOP BAR/KITCHEN/RESTROOMS. PROVIDE SHUT OFF VALVES AND DRAIN VALVES AT THE BASE OF RISER. EWH NOT SHOWN.
7. SEE FLOOR PLANS FOR EXISTING AND REROUTED CONNECTIONS TO COLD AND HOT WATER RISERS.

THE GENERAL LAYOUT OF 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

DAILY 08/20/14

Chinedu Godwin Okoro
Mechanical Engineering Section

OWNER

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SUBMISSIONS

Date	Description
11.11.13	70% GUESTROOM/35% GENERAL SUBMISSION
02.25.14	PERMIT SET

REVISIONS

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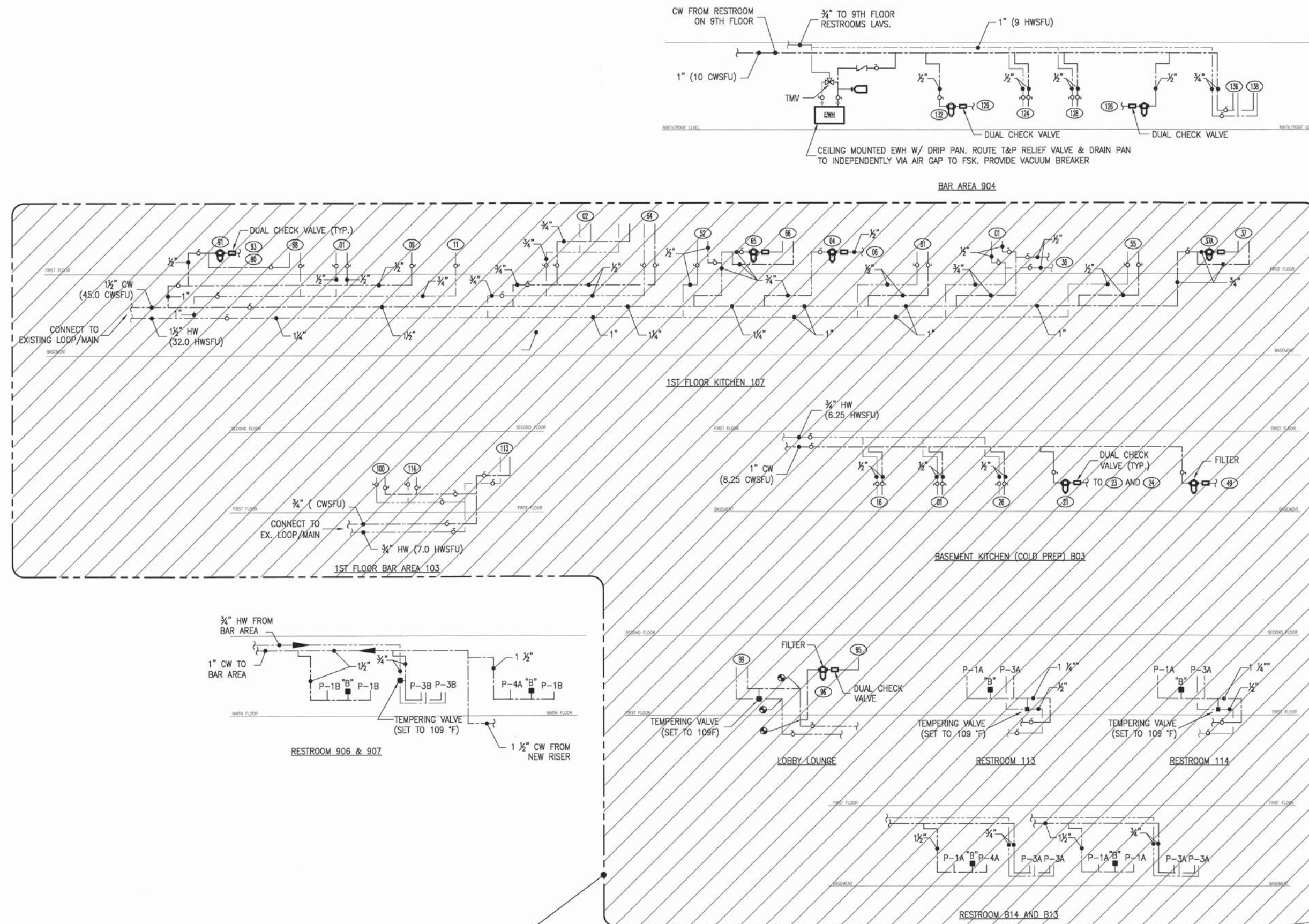
PROJECT

The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

**DOMESTIC WATER
RISER DIAGRAM**

REAL & SIGNATURE	PROJECT No - 2013-025.00
	DWG No:

P6.02



NOTES:

1. ALL CW AND HW PIPING TO BE INSULATED & JACKET PROVIDED IF SUBJECT TO DAMAGE.
2. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE FOR ADDITIONAL PIPE SIZES NOT SHOWN.
3. PROVIDE ACCESS PANELS, AS REQUIRED, FOR BRANCH SHUT OFF VALVES.
4. SEE KITCHEN CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.

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SUBMISSIONS

Date	Description
11.11.13	70% GUESTROOM/30% GENERAL SUBMISSION
02.28.14	PERMIT SET

REVISIONS

No.	Date	Description

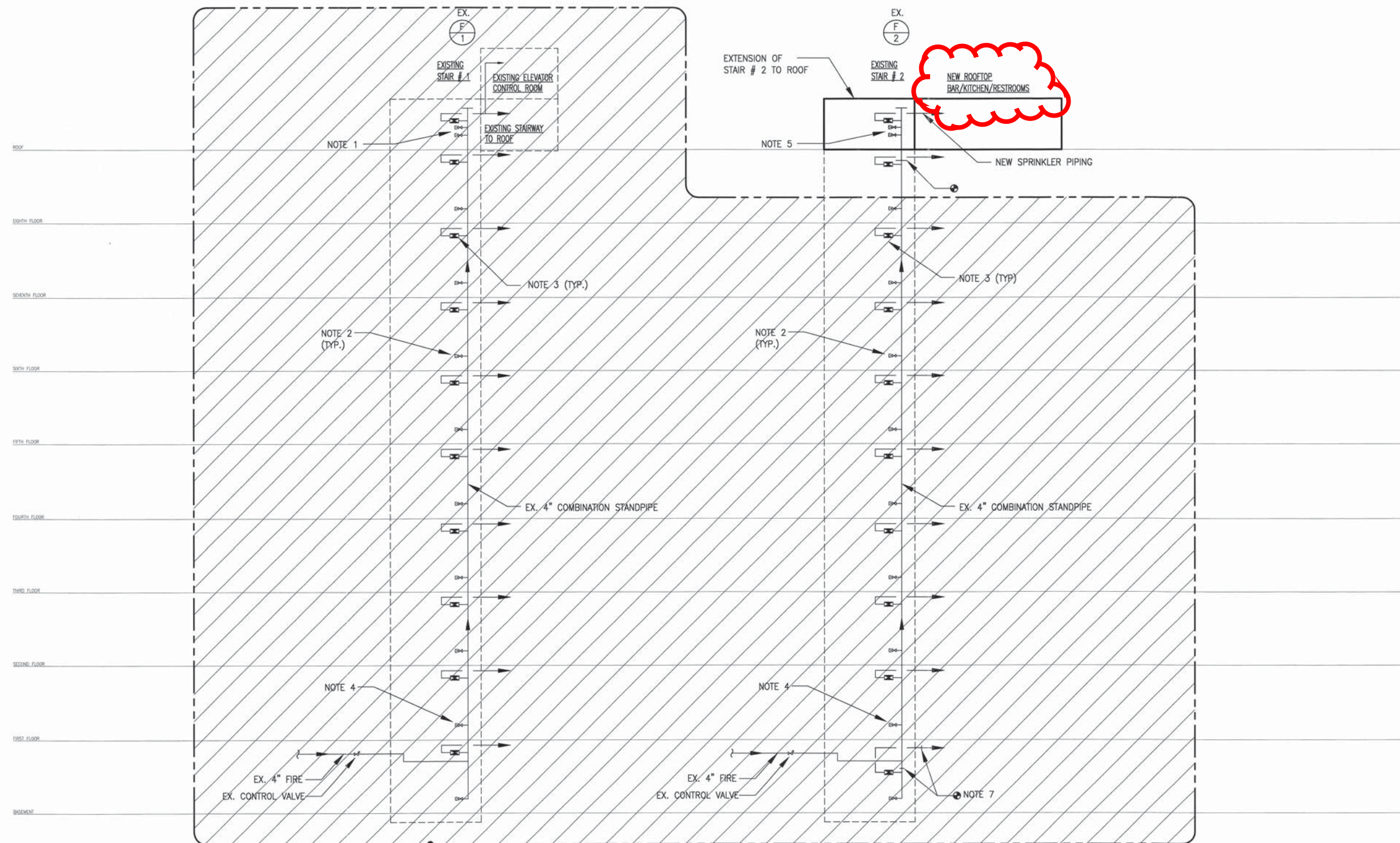
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PROJECT
The Carlyle Suites Hotel Renovation
1731 New Hampshire Ave NW,
Washington, DC 20009

DOMESTIC WATER RISER DIAGRAM

PROJECT No.: 2013-025.00
DWG No.:
P6.02A



NOTES:

1. EXISTING TEST CONNECTION FOR HYDRAULICALLY MOST REMOTE FDV.
2. EXISTING 2 1/2" FIRE DEPT VALVE IN STAIRWAY.
3. EXISTING SPRINKLER FLOOR CONTROL VALVE ASSEMBLY.
4. EXISTING 2 1/2" FIRE DEPT VALVE IN STAIRWAY.
5. NEW TEST CONNECTION FOR HYDRAULICALLY MOST REMOTE FDV. CONFIRM EXCLUSION OF EXPRESS DRAIN RISER WITH AHJ. DRAIN TO STAIRWAY # 1 EXPRESS DRAIN RISER WITHIN 8TH FLOOR CEILING.
6. EXISTING SPRINKLER SHOP DRAWINGS BY LIVINGSTON FIRE (1991) & FIREGUARD (1993) WERE FURNISHED FOR REFERENCE.
7. EXISTING SPRINKLER FLOOR CONTROL VALVE ASSEMBLY & 2 1/2" FIRE DEPT VALVE TO BE RELOCATED WITHIN NEW STAIRWAY LAYOUT (BASEMENT LEVEL ONLY).

THE GENERAL LAYOUT OF 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: 0-5-2014
 DESIGNER: [Signature]
 MECHANICAL ENGINEERING SECTION

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SUBMISSIONS

Date	Description
11.11.13	70% QUEST/ROOM/30% GENERAL SUBMISSION
02.28.14	PERMIT SET

REVISIONS

No.	Date	Description



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PROJECT

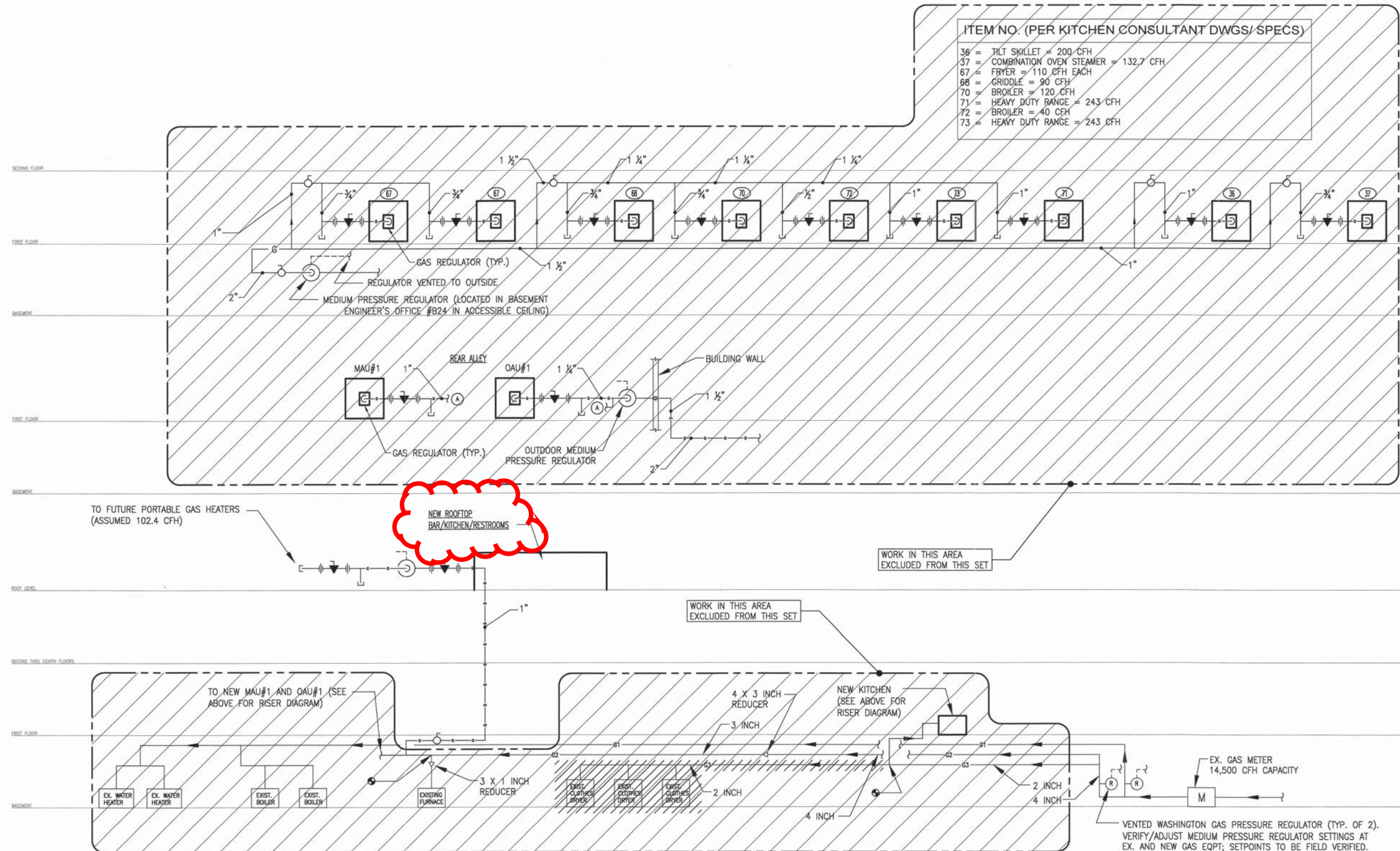
The Carlyle Suites Hotel Renovation
 1731 New Hampshire Ave NW,
 Washington, DC 20009

FIRE PROTECTION
 RISER DIAGRAM

SEAL & SIGNATURE

PROJECT No.: 2013-025.00
 DWG No.: P6.03

REGISTERED PROFESSIONAL ENGINEER
 No. 9481
 3-20-14



GAS LOADS (G1) IN BOILER ROOM:

1. WATER HEATER (2) AT 950 CFH EACH.
2. BOILERS (2) AT 3103 CFH EACH (2.5 INCH MIN., 9 INCH MAX MANIFOLD PRESSURE).

GAS LOADS (G2):

1. FURNACE (1) IN BOILER ROOM AT 90 CFH.
2. DEMOLISHED BASEMENT KITCHEN - SAY 200 CFH TOTAL, LOADS AS PER ASPE VOLUME 2, TABLE 7-3, PAGE 128.
3. NEW OUTDOOR MAU#1 (225 CFH) & OAU#1 (540 CFH) AT 765 CFH TOTAL.
4. PORTABLE HEATERS FOR ROOF AT 102.4 CFH TOTAL.

GAS LOADS (G3) IN LAUNDRY ROOM:

1. DEMOLISHED CLOTHES DRYERS (3) AT 165 CFH EACH (MIN. 3.5 INCH W.COL.).
2. NEW 1ST FLOOR KITCHEN AT 1289 CFH.

UPDATED GAS LOADS (TOTAL):

1. 10,352.4 CFH

EXISTING GAS LOADS (TOTAL):

1. 8,891 CFH

NOTES:

1. INCOMING EXISTING GAS SERVICE LATERAL OUTSIDE OF BUILDING IS 2 INCH WRAPPED STEEL. CAPACITY = 10,000 CFH (NOTE THAT THIS IS NOW EXCEEDED; WASH GAS TO UPSIZE LATERAL AS REQUIRED).
2. INCOMING HIGH PRESSURE UPSTREAM OF METER. TEST LINE PRESSURE BEFORE & AFTER BOTH REGULATORS, AS WELL AS AT ALL EX. GAS EQUIPMENT. PROVIDE RESULTS TO ENGINEER FOR REVIEW.
3. WASHINGTON GAS METER INFO: 11M WITH BPI, MAX. = 11,000 CFH. MODEL 11H175 B/M ###-996 S/N = 0947782 242370

DESIGN NOTES:

1. PLUMBING GAS WORK BEGINS AFTER THE WASHINGTON GAS METER.
2. BASIS OF DESIGN IS SCHEDULE 40 BLACK STEEL.
3. BASIS OF DESIGN IS LONGEST LENGTH METHOD FROM 2012 IFGC.
4. PORTION AFTER EXISTING WASHINGTON GAS REGULATOR (FOR G2 & G3 LINES) IS SET AT 1.5 PSI BY WASH GAS. PIPING AND EXISTING MEDIUM PRESSURE REGULATORS TO EXISTING ACTIVE EQUIPMENT IS TO REMAIN. DESIGN BASIS = 2012 IFGC TABLE 402.4(4). INLET PRESSURE = LESS THAN 2.0 PSI. PRESSURE DROP = 6.0 INCH W. COL. SPECIFIC GRAVITY = 0.60. GAS PIPE EQUIVALENT LENGTH = 300 FT (2863.7 CFH).
5. ALL GAS SHUT OFF VALVES ON OUTLET SIDE OF MEDIUM PRESSURE REGULATOR AND ON $\leq 1/2$ PSI SYSTEM, SHALL COMPLY WITH IFGC TABLE 409.1.1 AND SHALL COMPLY WITH ANSI Z21.15, CSA RQT. 3-88, ASME B16.44, OR ASME B16.33.
6. REGULATORS AND SHUT OFF VALVES SHALL BE ACCESSIBLE. PROVIDE ACCESS PANELS AS REQUIRED.

THE GENERAL LAYOUT OF 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: MAY 10 2014
 Charles Gormon, Designer
 Mechanical Engineering Section

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SUBMISSIONS	
Date	Description
11.11.13	70% GUESTROOM/25% GENERAL SUBMISSION
02.26.14	PERMIT SET

REVISIONS		
No.	Date	Description

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PROJECT
 The Carlyle Suites Hotel Renovation
 1731 New Hampshire Ave NW,
 Washington, DC 20009

NATURAL GAS RISER DIAGRAM

PROJECT No: 2013-025-00
 DWG No:
P6.04

WORK IN THIS AREA
EXCLUDED FROM THIS SET

EXPANSION TANK SCHEDULE										
ID	M.W.P. p.s.i.g.	CAPACITY GALLONS		SYSTEM CONNECTION INCHES	DIMENSIONS		WEIGHT, LBS.		REFERENCE	REMARKS
		TANK VOLUME	ACCEPT. VOLUME		DIAMETER INCHES	HEIGHT INCHES	TARE	OPERATING		
ET 1	150	5	3.1	3/4	12	14	28	54	WATTS DETA-12	1. NSF 61 COMPLIANCE CERTIFICATE. 2. COMPLETE DRAIN PAN, AIR ELIMINATOR & AIR VENT.

MARK	FIXTURE (LOCATION)	PIPE DIAMETER (INCH.)				
		C.W.	H.W.	T.W.	DRAIN	VENT
P-1	WATER CLOSET (GUEST ROOMS)	1/2	-	-	3	SEE NOTE 2
P-1A	WATER CLOSET (ADA & NON-ADA) (BASEMENT & 1ST FLR RESTROOMS)	1	-	-	4	2
P-1B	WATER CLOSET (ADA & NON-ADA) (ROOF LEVEL RESTROOMS)	1	-	-	4	2
P-2	SHOWER (GUEST ROOMS)	1/2	1/2	-	2	SEE NOTE 2
P-3	LAVATORY (GUEST ROOMS)	1/2	1/2	-	2	2
P-3A	LAVATORY (BASEMENT & 1ST FLR RESTROOMS)	1/2	-	1/2	2	1 1/2
P-3B	LAVATORY (ROOF LEVEL RESTROOMS)	1/2	-	1/2	2	1 1/2
P-4	URINAL (BASEMENT, 1ST FLR, ROOF LEVEL RESTROOMS)	3/4	-	-	2	1 1/2
FD-1	FLOOR DRAIN (BASEMENT & 1ST & ROOF RESTRMS)				3	2

- NOTES:
- ADA ACT COMPLIANCE FOR FIXTURES P-1A: EXPOSED PIPES & SURFACES, AND ALL WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED, OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
 - FIXTURE IS WET VENTED THROUGH LAVATORY.
 - SEE ARCH DWGS FOR ADDITIONAL/RELATED INFO PERTAINING TO SELECTIONS CONSISTENT WITH BLDG STANDARD FIXTURES.

DOMESTIC WATER HEATER SCHEDULE

MARK	LOCATION	TYPE	STORAGE GALLONS	RECOVERY (GPH)	MANUFACTURER	MODEL NUMBER	REMARKS
				40°-140°F			
EW	ROOFTOP BAR SUPPORT AREA (CEILING/WALL MOUNTED)	ELECTRIC	30	20 GPH	A.O. SMITH	DEL-30	WITH 208 V, 60 HZ, (2) 5.0 KW ELEMENTS; WITH WATTS WALL MOUNTED THERMAL EXPANSION TANK. PROVIDE T&P RELIEF VALVE AND DRAIN VALVE. ROUTE BOTH VALVES TO FSK VIA AIR GAP AS PER DETAIL. PROVIDE THERMOSTATIC MIXING VALVE, TMV-1.

THERMOSTATIC MIXING VALVE SCHEDULE

ID	LOCATION	SERVICE	DELIVERY (gpm)	PRESSURE DROP (psi)	LEAVING WATER TEMP. °F	SIZE	REMARKS
TMV-1	ROOF LEVEL NEAR BAR (WALL MOUNTED)	EW	11	25	120	INLET: 3/4" OUTLET: 3/4"	SYMMONS MODEL # 5-230-CK-M. MEETS ASSE 1017.
TMV-2	RESTROOMS & KITCHEN (UNDER SINK)	LAVATORIES, HAND SINKS, & RINSE SINK	-	-	109	INLET: 3/8" OUTLET: 3/8"	SLOAN MODEL # MIX-135-A. MEETS ASSE 1070.

WATER HAMMER ARRESTOR SCHEDULE

MARK	FIXTURE UNIT	ZURN	WADE	SMITH	JOSAM
PDI-A	1-11	100	W-5	5005	75001
PDI-B	12-32	200	W-10	5010	75002
PDI-C	33-60	300	W-20	5020	75003
PDI-D	61-113	400	W-50	5030	75004

DRAIN SCHEDULE

ID	MANUFACTURER	MODEL NO.	STRAINER SIZE	NECK SIZE	LOCATION	REMARKS
FD	JAY R SMITH	2005L-A06NB-U	6"	SEE PLUMBING DWGS FOR PIPE SIZES	KITCHEN AREAS	CAST IRON BODY AND FLASHING COLLAR WITH NICKEL BRONZE STRAINER. PROVIDE VANDAL PROOF GRATE
FSK	JAY R SMITH	3141-C-12	12"	SEE PLUMBING DWGS FOR PIPE SIZES	KITCHEN AREAS	WITH SEDIMENT BUCKET, FLASHING CLAMP -'C' AND NICKEL BRONZE RIM AND 1/2" GRATE - '12'.
RD	JAY R SMITH	1015-R-C-CID	15"	4"	PENTHOUSE ROOF	DUCO CAST IRON BODY WITH ADJUSTABLE EXTENSION SLEEVE, REVERSIBLE COLLAR, COMBINED FLASHING CLAMP AND GRAVEL STOP, WITH CAST IRON DOME, SUMP RECEIVER & UNDER DECK CLAMP.
ORD	JAY R SMITH	1074-E-R-C-CID	15"	4"	PENTHOUSE ROOF	DUCO CAST IRON BODY WITH ADJUSTABLE EXTENSION SLEEVE, REVERSIBLE COLLAR, PVC STANDPIPE, COMBINED FLASHING CLAMP AND GRAVEL STOP, WITH CAST IRON DOME, SUMP RECEIVER & UNDER DECK CLAMP.
AD	JAY R SMITH		8"	4"	UNDER LIFT TO BSMT	

PUMP SCHEDULE

MARK	SERVICE	LOCATION	FLOW GPM	TDH ft	TYPE	MOTOR			REMARKS
						POWER	VOLTS/PHASE	RPM	
ESP-1	WASTE	ELEVATOR PIT	50	18	SUBMERSIBLE WITH OIL-MINDER CONTROL	1/2 HP	115/1Ø	3600	STANCOR MODEL SE50 (W/ OIL MINDER - MULTI PIN OPTION, WITH TWIST LOCK CONNECTION CABLE AND JUNCTION BOX) W/ ALARM & CONTACTS.

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SUBMISSIONS	
Date	Description
11.11.13	TOTAL GUESTROOM/35% GENERAL SUBMISSION
02.28.14	PERMIT SET

REVISIONS		
No.	Date	Description

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PROJECT
The Carlyle Suites Hotel Renovation
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SCHEDULES

SEAL & SIGNATURE
DISTRICT OF COLUMBIA
No. 9481
3-20-14
REGISTERED
PROFESSIONAL ENGINEER
PROJECT No: 2013-025-00
DWG No:
P7.01