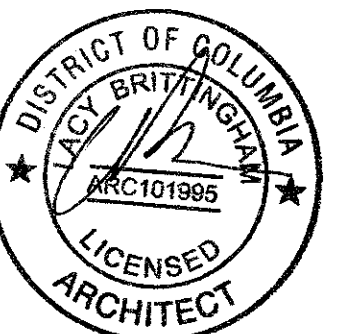


445 M Street NW Washington, DC 20001

PERMIT SET

June 16, 2014

MATERIAL SYMBOLS		DRAWING SYMBOLS	LOCATION MAP	LIST OF DRAWINGS
EARTH / COMPACTED FILL PRECAST CONCRETE BRICK ALUMINUM FINISHED BATT / LOOSE FILL METAL LATH & PLASTER CERAMIC TILE - SMALL SCALE BRICK POROUS FILL / GRAVEL CAST - IN - PLACE CONCRETE BLOCK STEEL / OTHER METALS ROUGH GLASS RIGID CERAMIC TILE GYPSUM WALLBOARD GLASS BRASS / BRONZE BLOCKING SPRAY / FOAM CONCRETE / PLASTER	DETAIL NUMBER DETAIL REFERENCE DRAWING NUMBER SECTION REFERENCE ELEVATION NUMBER BUILDING ELEVATION DRAWING NUMBER INTERIOR ELEVATION DRAWING NUMBER MULTIPLE INTERIOR ELEVATION ELEVATION NUMBER NEW COLUMN GRID DESIGNATION EXIST. COLUMN GRID DESIGNATION MATCH LINE HIDDEN CONSTRUCTION CENTER LINE PROPERTY LINE CONSTRUCTION ABOVE SPOT ELEVATION SECTION OR ELEVATION SPOT ELEVATION SECTION OR ELEVATION ELEVATION CHANGE DOOR NUMBER WINDOW TYPE CUSTOM MILLWORK REVISION NUMBER		A0 COVER CIVIL C-1 EXISTING CONDITION & BOUNDARY SURVEY C-2 SITE AND GRADING PLAN C-3 UTILITY CONNECTION PLAN C-4 UTILITY CONNECTION DETAILS C-5 EROSION & SEDIMENT CONTROL PLAN C-6 EROSION & SEDIMENT CONTROL STANDARD DETAILS C-7 EROSION & SEDIMENT CONTROL STANDARD DETAILS ARCHITECTURAL A1 ARCHITECTURAL SITE PLAN, BUILDING CODE INFORMATION AND FIRE-RATED DIAGRAMS A2 BASEMENT, FIRST FLOOR, AND SECOND FLOOR PLANS A3 THIRD FLOOR AND ROOF PLANS AND DOOR AND WINDOW SCHEDULES A4 EXTERIOR ELEVATIONS, BUILDING/STAIR SECTION AND EXTERIOR DETAILS A5 EXTERIOR ELEVATIONS AND WALL SECTIONS A6 WALL SECTIONS STRUCTURAL S0.1 STRUCTURAL NOTES S1.0 UNDERPINNING PLAN & DETAILS S1.1 BASEMENT & FOUNDATION PLAN / FIRST & SECOND FLOOR FRAMING PLAN S1.2 THIRD FLOOR, ROOF & ROOF DECK FRAMING PLANS S2.1 SCHEDULES S3.1 SECTIONS & DETAILS S3.2 SECTIONS & DETAILS S4.1 SECTIONS & DETAILS S5.1 MOMENT FRAME ELEVATION & DETAILS MECHANICAL M1 BASEMENT AND FIRST FLOOR MECHANICAL PLANS M2 SECOND AND THIRD FLOOR MECHANICAL PLANS M3 ROOF DECK MECHANICAL PLAN AND UP FLOW APPLICATION DETAIL M4 SCHEDULES PLUMBING P1 BASEMENT AND FIRST FLOOR PLUMBING PLANS P2 SECOND AND THIRD FLOOR PLUMBING PLANS P3 BASEMENT AND FIRST FLOOR PLUMBING PLANS P4 SECOND AND THIRD FLOOR PLUMBING PLANS P5 ROOF PLUMBING PLANS P6 WATER RISER DIAGRAM & SPRINKLER RISER DIAGRAM P7 SEWER RISER DIAGRAM ELECTRICAL E0 ELECTRICAL NOTES, SYMBOLS, PARTIAL POWER DIAGRAM & PANEL SCHEDULES E1 BASEMENT AND FIRST FLOOR ELECTRICAL PLANS E2 SECOND AND THIRD FLOOR ELECTRICAL PLANS E3 ROOF DECK ELECTRICAL PLAN	
ABBREVIATIONS ABV. ABOVE A.F.F. ABOVE FINISH FLOOR ALT. ALTERNATE ALUM. ALUMINUM A.D. AREA DRAIN @ AT BEL. BELOW BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING B.O.F. BOTTOM OF FOOTING CLG. CEILING C.L. CENTER LINE COL. COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS CMU. CONCRETE MASONRY UNIT D. DRAIN DET. DETAIL DIA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION D.S. DOWN SPOUT DN. DOWN DWG. DRAWING EL., ELEV. ELEVATION EX., EXIST. EXISTING EQ. EQUAL F.D. FLOOR DRAIN FIN. FINISH FL., FLR. FLOOR FTG. FOOTING GA. GAGE OR GAUGE GAL. GALVANIZED GSB. GYPSUM WALLBOARD H.M. HOLLOW METAL HT. HEIGHT HVAC. HEATING, VENTILATION & AIRCONDITIONING IN. INCH INSUL. INSULATED MFG. MANUFACTURER N.I.C. NOT IN CONTRACT NOM. NOMINAL NTS. NOT TO SCALE OFCI. OWNER FURNISHED CONTRACTOR INSTALLED O.C. ON CENTER O.H. OPPOSITE HAND OPG. OPENING PTD., PT. PAINTED, PAINT P.T. PRESSURE TREATED PVC. POLYVINYL CHLORIDE R. RISER REF. REFERENCE, REFER REQ'D. REQUIRED RFG. ROOFING R.D. ROOF DRAIN R.O. ROUGH OPENING RM. ROOM SIM. SIMILAR S/S. STAINLESS STEEL STD. STANDARD STL. STEEL SUSP. SUSPENDED T. TREAD TBD. TO BE DETERMINED T&B. TOP AND BOTTOM T&G. TONGUE AND GROOVE THK. THICK T.O.C. TOP OF CURB T.O.M. TOP OF MASONRY T.O.P. TOP OF PLATE T.O.W. TOP OF WALL TYP. TYPICAL UL. UNDERWRITERS LABORATORIES, INC. UNO. UNLESS NOTED OTHERWISE WD. WOOD W/P. WATERPROOF W.W.F. WOVEN WIRE FABRIC	GENERAL NOTES & CONSTRUCTION NOTES GENERAL NOTES 1. CONTRACTOR SHALL NOT SCALE DWGS. 2. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD TO FACE OF STUD U.N.O. OR SHOWN. 3. CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF WORKING DRAWINGS, CONSTRUCTION SKETCHES, AND SUB-CONTRACTOR SHOP DWGS. AT THE JOB SITE AT ALL TIMES. 4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, YET NECESSARY FOR PROPER CONSTRUCTION OF ANY PART TO THE WORK, SHALL BE INCLUDED IN THE WORK AND THE AGREED COST OF THE WORK AS IF THEY WERE INCLUDED IN THE DRAWINGS. 5. CONSTRUCTION WILL BE CONFINED TO 8AM TO 6PM, MONDAYS THROUGH FRIDAYS EXCEPT LEGAL HOLIDAYS AND DAYS REQUIRED BY THE OWNER UNLESS AUTHORIZED IN ADVANCE BY OWNER. 6. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS AND PROVIDE SUITABLE WASTE CONTAINERS AT THE WORK SITE. ALL REFUSE SHALL BE IMMEDIATELY PLACED IN THESE CONTAINERS AND PROPERLY REMOVED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS AND APPLICABLE LAWS AND REGULATIONS. 7. THE CONTRACTOR SHALL SECURE ALL BUILDING MATERIALS AND FIXTURES DURING THE CONSTRUCTION PERIOD. 8. ALL PRECAUTIONS SHALL BE TAKEN TO MAINTAIN FIRE SAFETY AND SECURITY FROM UNAUTHORIZED PERSONS ENTERING THE BUILDING. 9. THE STRUCTUAL INTEGRITY OF THE BUILDING IS TO BE MAINTAINED AT ALL TIMES. 10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA BUILDING DEPARTMENT AND ALL OTHER APPLICABLE LAWS AND LEGAL REQUIREMENTS. 11. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS DESIGNATED BY DRAWINGS AND SPECIFICATIONS AND TO TURN OVER A COMPLETED PROJECT TO THE OWNER. 12. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS AS REQUIRED BY STATE AND LOCAL LAWS PRIOR TO THE START OF WORK. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY BRACING AND PROTECTING ALL WORK AGAINST DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL WORK OF SUB-CONTRACTORS AND TRADES INVOLVED WITH THE JOB TO ENSURE SMOOTH AND CONTINUOUS ACCOMPLISHMENT OF THE WORK. 14. CONTRACTOR IS TO PROVIDE OWNER WITH ALL WARRANTIES, AND THE MANUALS FOR THE MAINTENANCE OF INSTALLED EQUIPMENT. 15. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP IN THE CONSTRUCTION FOR A PERIOD OF 2 YEARS FOLLOWING ITS SUBSTANTIAL COMPLETION AND SHALL REMEDY ANY DEFECTS IN SUCH WORK WHICH OCCURS DURING THAT PERIOD AT NO COST TO THE OWNER. 16. ALL WORK SHALL BE INSPECTED AND MUST BE APPROVED BY THE OWNER BEFORE PAYMENT WILL BE AUTHORIZED. CONSTRUCTION NOTES 1. TYP. INTERIOR PARTITION CONSTRUCTION: - 1/2" GWB - 2X4 WOOD STUD - 1/2" GWB TYP. FURRED-OUT WALL CONSTRUCTION: - EXISTING MASONRY WALL - 2X4 WOOD STUD WRAPPED IN ROOFING PAPER - 1/2" GWB (SEE WALLSECTIONS FOR LOCATIONS OF 5/8" GWB @ FIRE-RATED WALLS) 2. TONGUE AND GROOVE WOOD FLOORING ON ALL FLOORS TO BE FINISHED IN STAIN COLOR TO BE SELECTED BY OWNER. 3. CONTRACTOR SHALL SOUND INSULATE ACCORDING TO THE FOLLOWING: - HOMASOTE 440 AND FIBERGLASS BATT AT SECOND FLOOR ASSEMBLY - SEE WALLSECTIONS AND DRAWING 3/A1.0 FOR AMOUNTS AND LOCATIONS - FIBERGLASS BATT INSULATION @ COMMON STAIR ASSEMBLY - SEE 4/A1.0 - FIBERGLASS BATT INSULATION @ 1-HOUR COMMON AREA WALLS - SEE DIAGRAM 1/A1.0 AND DRAWING 5/A1.0 FOR AMOUNT - BATT FRAMING AT ALL WALLS ENCLOSING BATHROOMS, AIR HANDLING EQUIPMENT AND WASHER/DRYER - SEE PLANS FOR LOCATIONS 4. LOCATE INTERIOR DOORS ACCORDING TO THE FOLLOWING: - UNO DOORS IN THE CORNER OF A ROOM SHOULD BE LOCATED NO CLOSER THAN 6" FROM THE INSIDE CORNER OF THE ROOM WITH THE EXCEPTION THAT CENTERING A DOOR ON A HALLWAY SHALL HAVE PRIORITY. - UNO STRIP CLOSET DOORS SHALL BE CENTERED ON THE CLOSET - UNO DOORS IN HALLWAYS SHALL BE CENTERED ON HALLWAY 5. PROVIDE AND INSTALL BASE AND TRIM IN PROFILES AND FINISH TO BE SELECTED BY OWNER. 6. UNO FLOORING IN A ROOM SHALL CONTINUE INTO ALL CLOSETS IN ROOM. 7. CONTRACTOR SHALL USE GROUT MANUFACTURERS CAULK TO MATCH GROUT AT ALL BATHROOM SHOWERS UNLESS OTHERWISE APPROVED BY OWNER. 8. CONTRACTOR TO VERIFY ALL SINK SELECTIONS AND CABINET DESIGNS PRIOR TO INSTALLATION OF PLUMBING AT ALL BATH AND KITCHEN SINKS. 9. SEE MECHANICAL SHEETS FOR ADDITIONAL MECHNAICAL NOTES, PLUMBING SHEETS FOR ADDITIONAL PLUMBING NOTES, AND ELECTRICAL SHEETS FOR ADDITIONAL ELECTRICAL NOTES.	PROJECT TEAM OWNER: SK Asset Group, LLC 140 12th St NW Washington, DC 20003 T: 202.905.5627 Contact: Kanyl Masembwa ARCHITECT: Lacy Brittingham, AIA 1134 C St NE Washington, DC 20002 T: 202.422.7372 Contact: Lacy Brittingham, AIA Email: lacy.brittingham@gmail.com STRUCTURAL & MEP ENGINEER: 3D Structural Engineers, Inc. 4903 Auburn Ave. Suite 204 Bethesda, MD T: 301.986.8458 Contact: Om Sharma, PE Email: oms@3dengineers.com SURVEYOR / CIVIL ENGINEER: AAH Consultants, LLC 4200 Forbes Blvd., Suite 203 Lanham, MD 20706 T: 301.429.1750 PROJECT DATA LOT: SQUARE: 513 ZONE: R-4 LOT AREA: 1413.23 SF THREE STORY PLUS CELLAR - TWO-UNIT FLAT EXISTING LOT COVERAGE: 0% PROPOSED LOT COVERAGE: 62% PLUS FIRE EGRESS STAIR FROM ROOF TO GRADE EXISTING REAR YARD: N/A PROPOSED REAR YARD: 41.38' EXISTING SIDE YARD: N/A PROPOSED SIDE YARD: N/A EXISTING STORIES: N/A PROPOSED STORIES: THREE PLUS CELLAR MAXIMUM ALLOWED STORIES: 3 PLUS CELLAR HEIGHT FROM PRE-DEVELOPMENT GRADE TO CELLAR CEILING: 2.97' EXISTING HEIGHT: N/A PROPOSED HEIGHT: 36.52' MAXIMUM ALLOWED HEIGHT: 40' PROJECT DESCRIPTION: CONSTRUCTION OF A NEW THREE STORY PLUS CELLAR, TWO-FAMILY ROWHOUSE ON AN EXISTING VACANT LOT. THE ROWHOUSE WILL BE COMPRISED OF TWO, TWO-STORY UNITS. DOCUMENTATION THAT A ROWHOUSE EXISTED ON THE LOT PRIOR TO NOVEMBER 12, 1957 WAS FOUND AND IS INCLUDED IN THE PERMIT SUBMISSION DOCUMENTS. THE OWNER IS REQUESTING 62% LOT COVERAGE.	BUILDING CODE INFORMATION SEE SHEET A1	



UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DC BENCHMARK

TOP OF NORTHWEST CORNER
1ST CONCRETE STEP #470 K ST. NW
MAP NO. 9-26
ELEVATION: 52.62

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE, S.W.
WASHINGTON, D.C. 20032
202-645-7651

LEGEND

- ⊙ STORM DRAIN MANHOLE
⊙ SEWER MANHOLE
⊙ PEPCO MANHOLE
⊙ WATER MANHOLE
F/HYD ⊙ FIRE HYDRANT
WM ⊙ WATER METER
WV ⊙ WATER VALVE
GV ⊙ GAS VALVE
GM ⊙ GAS METER
EM ⊙ ELECTRIC METER
CO ⊙ CLEAN OUT
—E— ELECTRIC POWER LINE
—OW— OVERHEAD WIRE
—T— TELEPHONE LINE
—G— GAS LINE
—S— SEWER LINE
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—W— WATER LINE
PP ⊙ PEPCO POWER POLE
UP ⊙ UTILITY POLE
TP ⊙ TELEPHONE POLE
LP ⊙ PEPCO LIGHT POLE
PS= PARKING SIGN
TS= TRAFFIC SIGN
ST= STOP SIGN

- W— WOOD FENCE
—X— CHAINLINK FENCE
—O— IRON RAIL FENCE
—G— GATE
—X— EXISTING UTILITY LINE ABANDONED IN PLACE
—X— EXISTING UTILITY LINE TO BE ABANDONED IN PLACE
—X— EXCAVATE AND REMOVE EXISTING UTILITY LINE

Node #	North	East	Elev	Descrip
1	5000.0000	5000.0000	81.32	cc fd
2	5000.0000	4757.1200	81.32	cc fly
3	4999.9956	4758.2501	81.32	cc set
4	4999.9954	4755.2501	81.22	cc set
5	4997.7912	4732.1613	81.28	fly
6	5088.9252	4731.3434	86.37	fly

10 5 0 10 20
SCALE: 1"= 10'

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DRAWN	F.KOUROUMA
DESIGNED	
CHECKED	
SCALE	1"= 10'

AAH CONSULTANTS, LLC
ENGINEERS SURVEYORS CONSULTANTS
4200 FORBES BOULEVARD, SUITE 203
LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

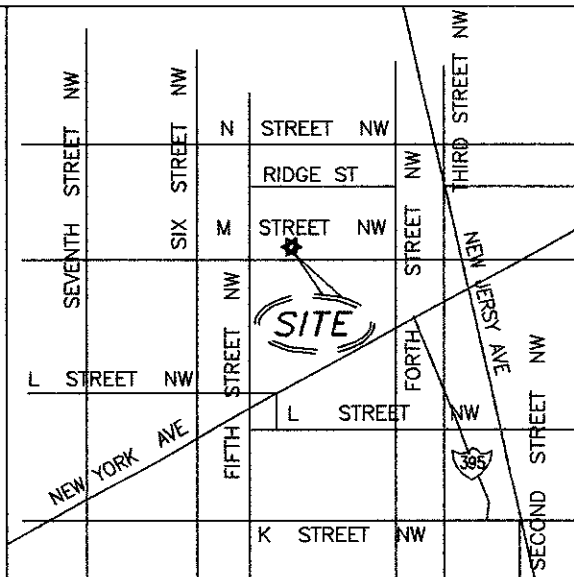
445 "M" STREET, N.W.
WASHINGTON, DC. 20001

EXISTING CONDITION & BOUNDARY SURVEY
LOT 161 SQUARE 513
WASHINGTON, DC.

DATE	06-20-14
SHEET	C - 1
JOB No.	13-187T

FILE NAME: 13-187T.dwg

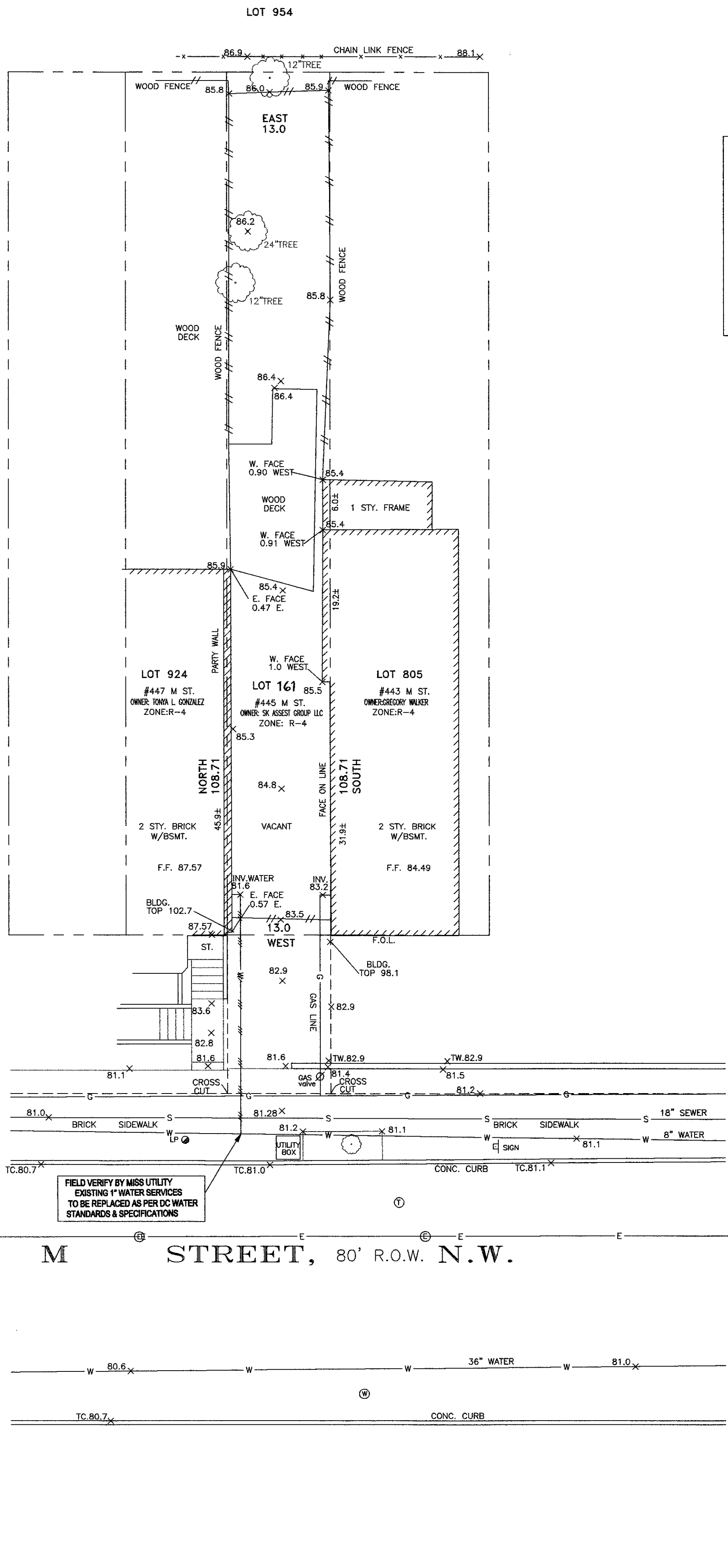
SCALE: 1"= 10'



VICINITY MAP
SCALE: 1"=2000'

SHEET LIST

- C1- EXISTING CONDITIONS AND BOUNDARY PLAN
C2- SITE AND GRADING PLAN
C3- UTILITY CONNECTION PLAN AND STD. DETAILS
C4- PROFILE AND DC WATER STANDARD FORMS
C5- EROSION AND SEDIMENT CONTROL PLAN
C6- EROSION AND SEDIMENT STANDARD DETAILS
C7- EROSION AND SEDIMENT STANDARD DETAILS



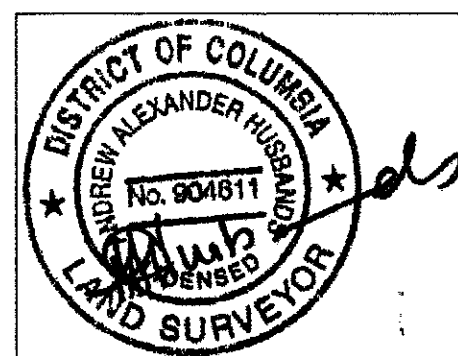
GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 1,413 S.F.
- APPROXIMATE AREA OF BUILDING FOOTPRINT -0- S.F.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD
FEMA INSURANCE MAP PANEL No. 110001 0020B
- PROPERTY IS ZONED R-4, A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE ZONING MAP OF THE DISTRICT OF COLUMBIA.
- TOTAL NUMBER OF PARKING SPACES ON SITE = 0
- PROPERTY MEASURED DIMENSIONS ARE SUBJECT TO THE MODIFICATIONS AND/ OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

ZONING REQUIREMENT:

HEIGHT OF BUILDING ALLOWED	40 FEET/ STORIES-3
FLOOR AREA RATIO MAXIMUM ALLOWED	NONE PRESCRIBED
PERCENTAGE OF LOT OCCUPANCY ALLOWED	60% FOR ROW DWELLING. FLAT, CHURCH
PERCENTAGE OF LOT OCCUPANCY ALLOWED	FOR CONVERSION TO MULTIPLE DWELLING- NONE PRESCRIBED
PERCENTAGE OF LOT OCCUPANCY ALLOWED	40% ALL STRUCTURE

FRONT YARD MINIMUM NONE REQUIRED
SIDE YARD MINIMUM NONE REQUIRED, IF PROVIDED, IT SHALL BE AT LEAST THREE INCHES (3 IN.) WIDE PER FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THEN EIGHT FEET (8 FT.) WIDE.
REAR YARD MINIMUM DEPTH 20 FEET
CHECK WITH CURRENT ZONING REQUIREMENT OF DISTRICT OF COLUMBIA.



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DC BENCHMARK

TOP OF NORTHWEST CORNER
1ST CONCRETE STEP #470 K ST. NW
MAP NO. 9-26
ELEVATION: 52.62

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON D.C. 20068
202-331-6237

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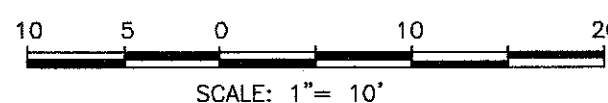
SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE, S.W.
WASHINGTON, D.C. 20032
202-645-7651

UTILITIES LEGEND

- ⊗ STORM DRAIN MANHOLE
⊙ SEWER MANHOLE
⊕ PEPO MANHOLE
⊖ WATER MANHOLE
F/HD ⊙ FIRE HYDRANT
WM ⊙ WATER METER
WV ⊙ WATER VALVE
GV ⊙ GAS VALVE
GM ⊙ GAS METER
EM ⊙ ELECTRIC METER
∞ ⊙ CLEAN OUT
—E— ELECTRIC POWER LINE
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PP ⊙ PEPCO POWER POLE
UP ⊙ UTILITY POLE
TP ⊙ TELEPHONE POLE
LP ⊙ PEPCO LIGHT POLE
□ PS=PARKING SIGN
□ TS=TRAFFIC SIGN
□ ST=STOP SIGN

LEGEND

- WOOD FENCE
— CHAINLINK FENCE
— IRON RAIL FENCE
— GATE



NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DRAWN	F.K.
DESIGNED	
CHECKED	AAH
SCALE	1"= 10'

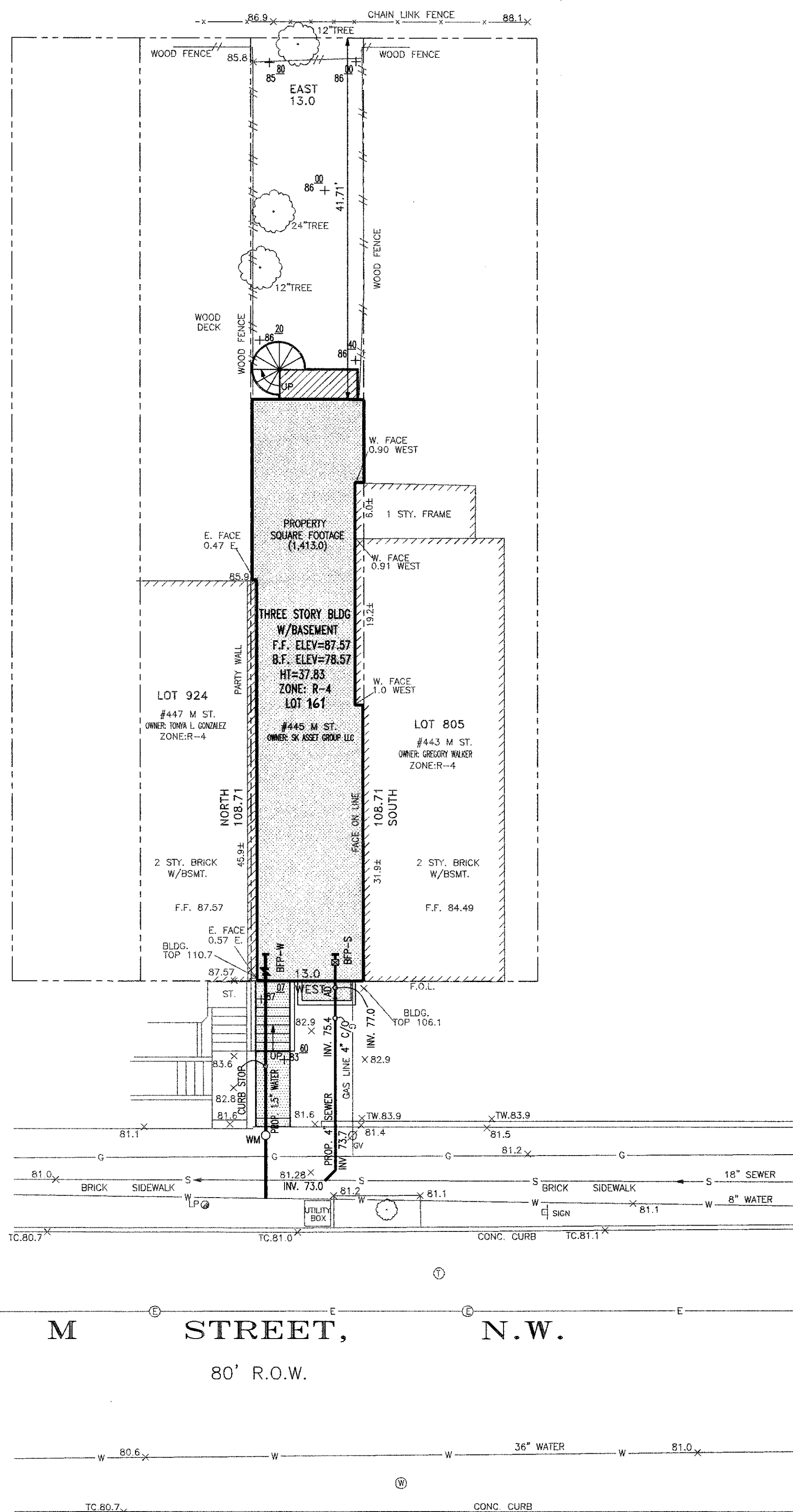
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LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

445 "M" STREET, N.W.
WASHINGTON, DC. 20001

SITE & GRADING PLAN
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE	06-20-14
SHEET	C - 2
JOB No.	13-187

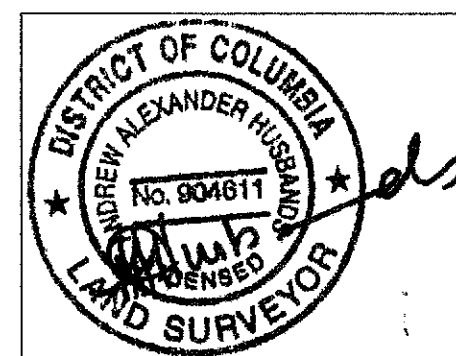
LOT 954



GENERAL NOTES:

- TOTAL AREA OF PROPERTY BY RECORD 1,413 S.F.
- TOTAL AREA OF PROPOSED BUILDING FOOTPRINT IS 805.30 S.F.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD
FEMA INSURANCE MAP PANEL No. 110001 0020B
- PROPERTY IS ZONED R-4, A RESIDENTIAL ZONE AS PER CURRENT AVAILABLE ZONING MAP OF THE DISTRICT OF COLUMBIA.
- EXISTING 3/4" WATER SERVICE TO SITE WILL BE UPGRADED TO 1 1/2".
- NEW 4" SEWER SERVICE CONNECTION WILL BE OFF M STREET.
- ZONING :
HEIGHT OF BUILDING ALLOWED 40 FEET/ STORIES-3
HEIGHT OF BUILDING PROVIDED 37.83 FEET/ STORIES-3
PERCENTAGE OF LOT OCCUPANCY ALLOWED 60%
PERCENTAGE OF LOT OCCUPANCY PROVIDED 57%
REAR YARD MINIMUM DEPTH ALLOWED 20 FEET
REAR YARD MINIMUM DEPTH PROVIDED 20 FEET

NOTE: TOTAL AREA OF LIMIT OF DISTURBANCE IS 1,632.2 SF LESS THAN 5,000.0 SF.
FOR THIS PROJECT, THE STORMWATER MANAGEMENT PLAN IS NOT REQUIRED.



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PROJECT NARRATIVE

THE PROJECT SITE IS LOCATED AT 445 M STREET NW IN THE DISTRICT OF COLUMBIA MORE PRECISELY IN SQUARE 0513. THE TOTAL AREA OF THE PROPERTY IS 1,413.0 SQUARE FEET. THE SITE IS ACTUALLY VACANT AND IT IS PROPOSED TO BUILD ONE BUILDING WITH 3 STORY FOR SINGLE FAMILY DWELLING IN R-4 ZONING AREA.

FOR THIS SITE, THE STORMWATER MANAGEMENT PLAN IS NOT REQUIRED DUE TO LESS LAND DISTURBANCES WHICH IS LESS THAN 5,000 SQUARE FEET. HOWEVER, ROOF RUNOFFS WILL DISCHARGE THROUGH ROOF DOWNSPOUTS AND SHEETFLOW TO PUBLIC STORM SYSTEMS.

PROPOSED WORKS FOR THIS PROJECT SITE WILL INCLUDE NEW BUILDING ERECTION, NEW SANITARY HOUSE CONNECTIONS, AND UPGRADING EXISTING WATER HOUSE CONNECTIONS. ALL CONNECTIONS WILL BE FROM M STREET NW WITH REQUIRED BACK FLOW PREVENTERS.

DC BENCHMARK

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ELEVATION: 52.62

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UTILITIES LEGEND

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- ⊗ SEWER MANHOLE
- ⊗ PEPCO MANHOLE
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- ⊗ FIRE HYDRANT
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LEGEND

- WOOD FENCE
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- IRON RAIL FENCE
- GATE

SCALE: 1"=10'

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

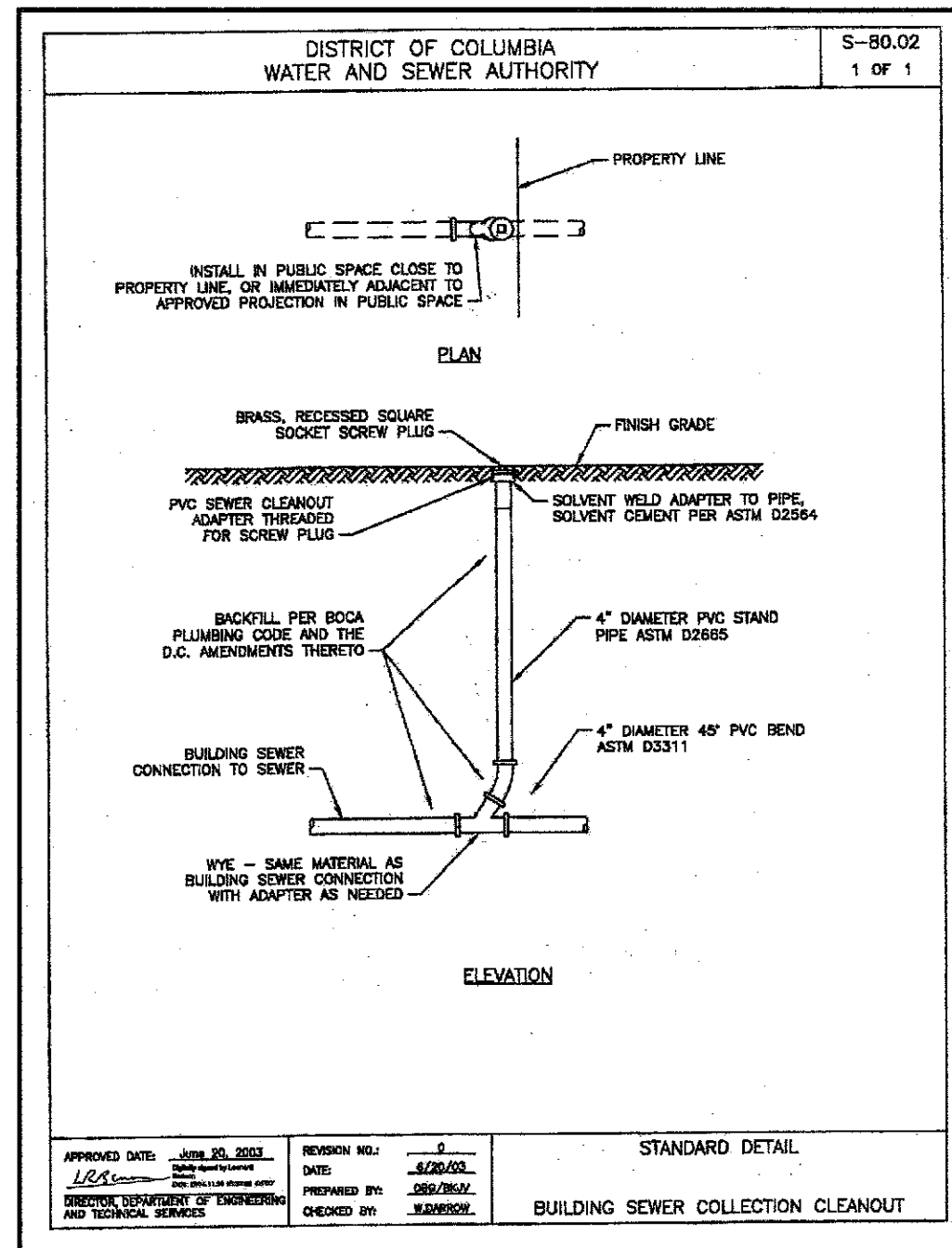
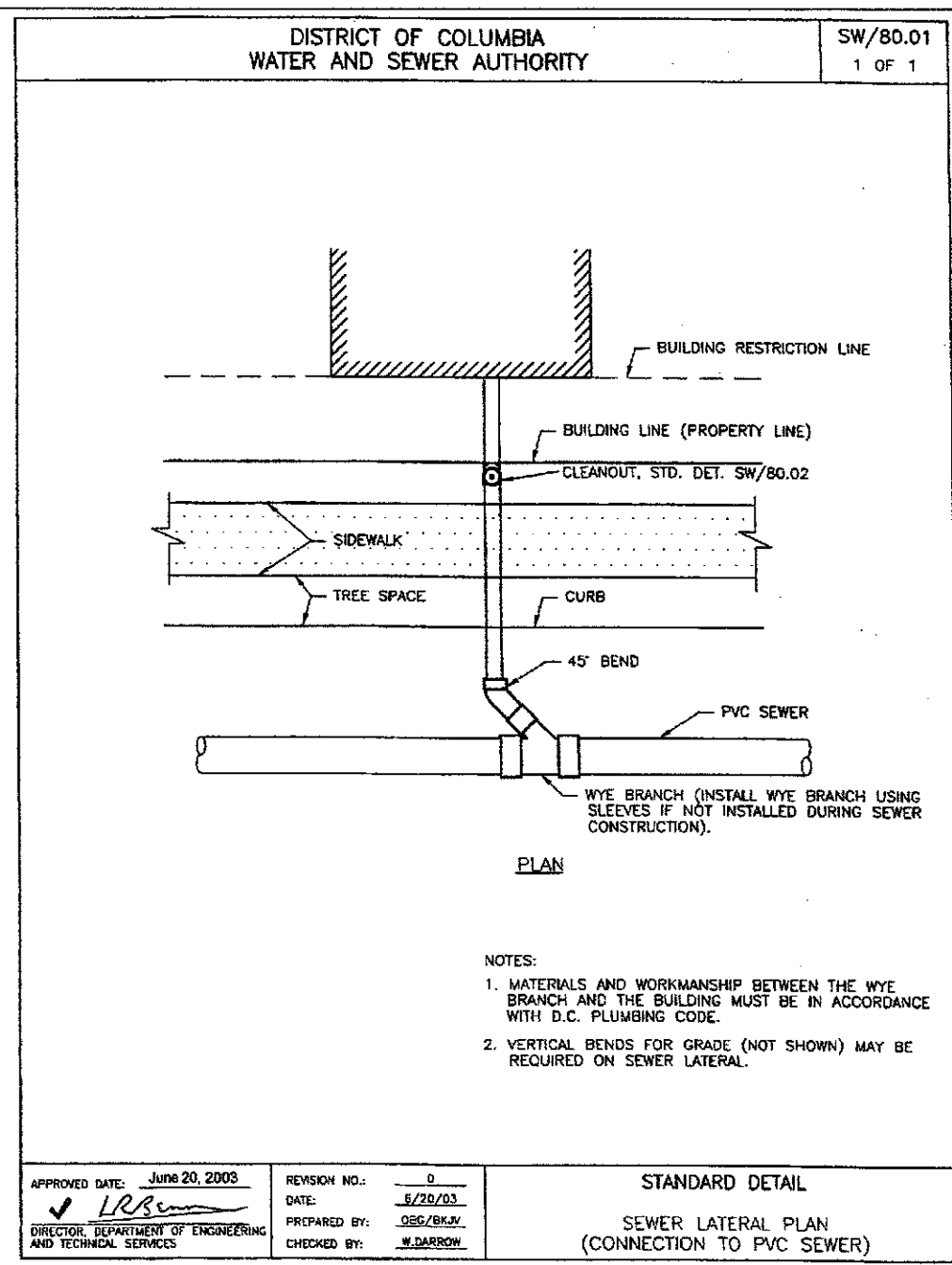
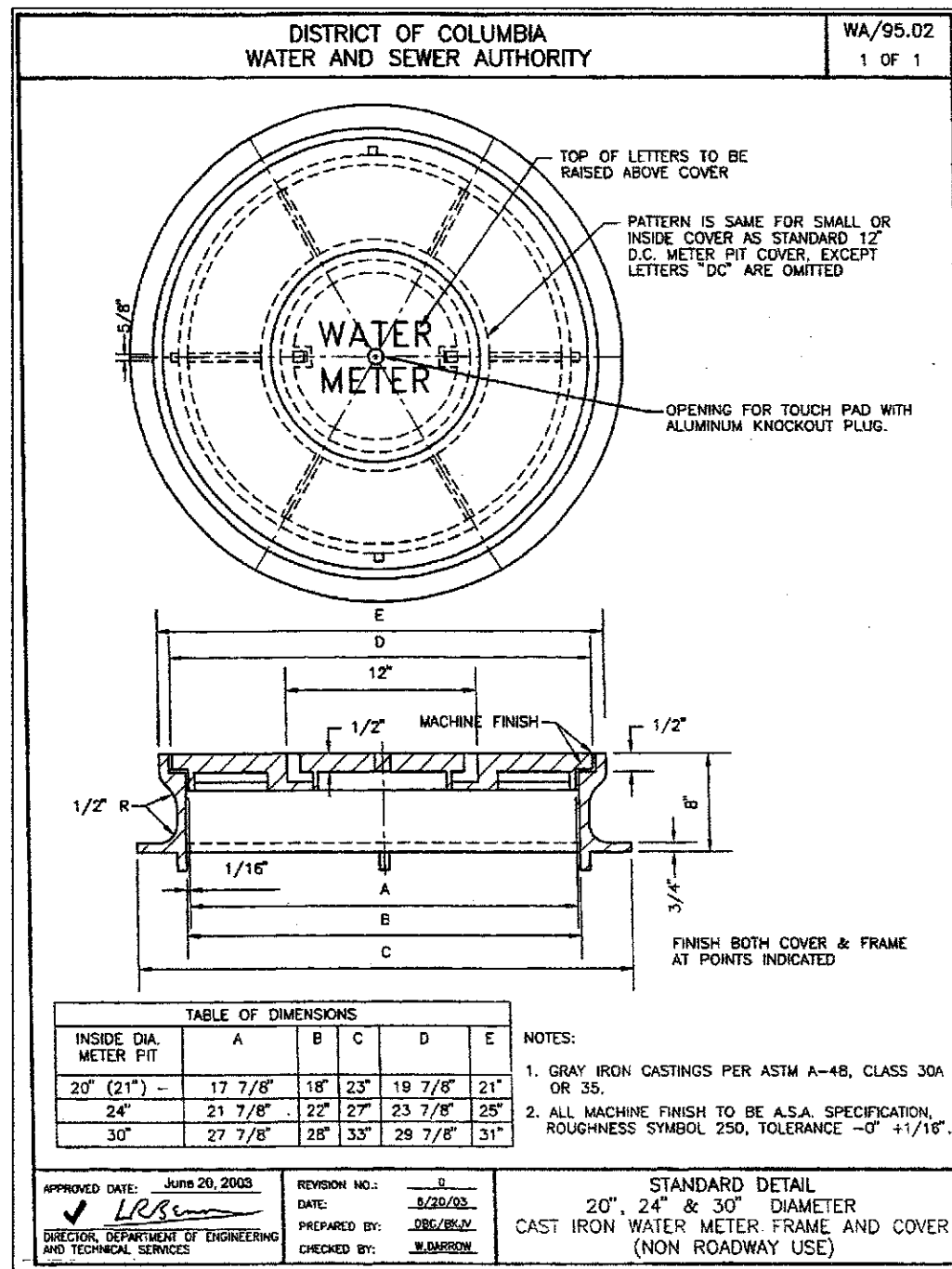
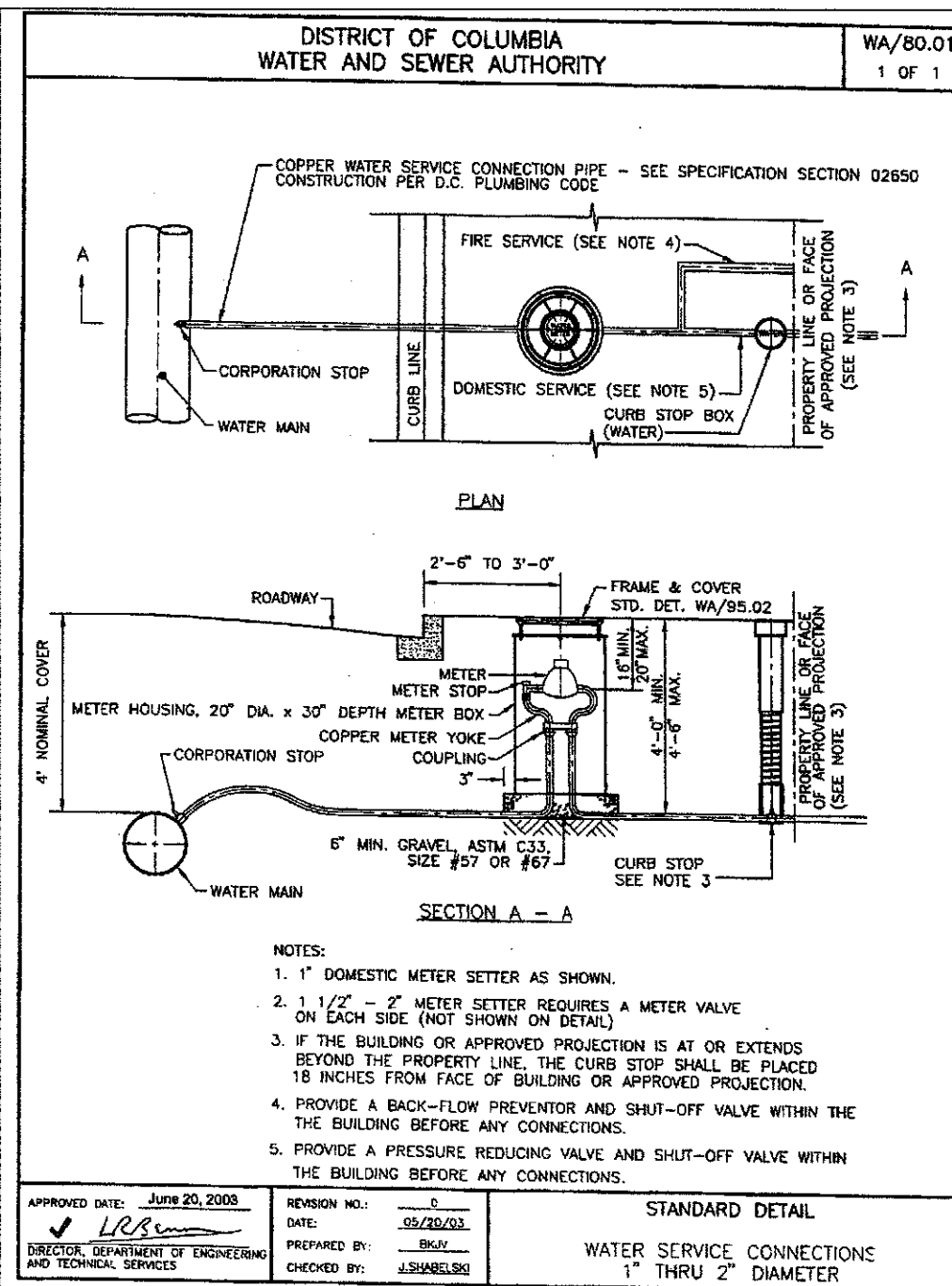
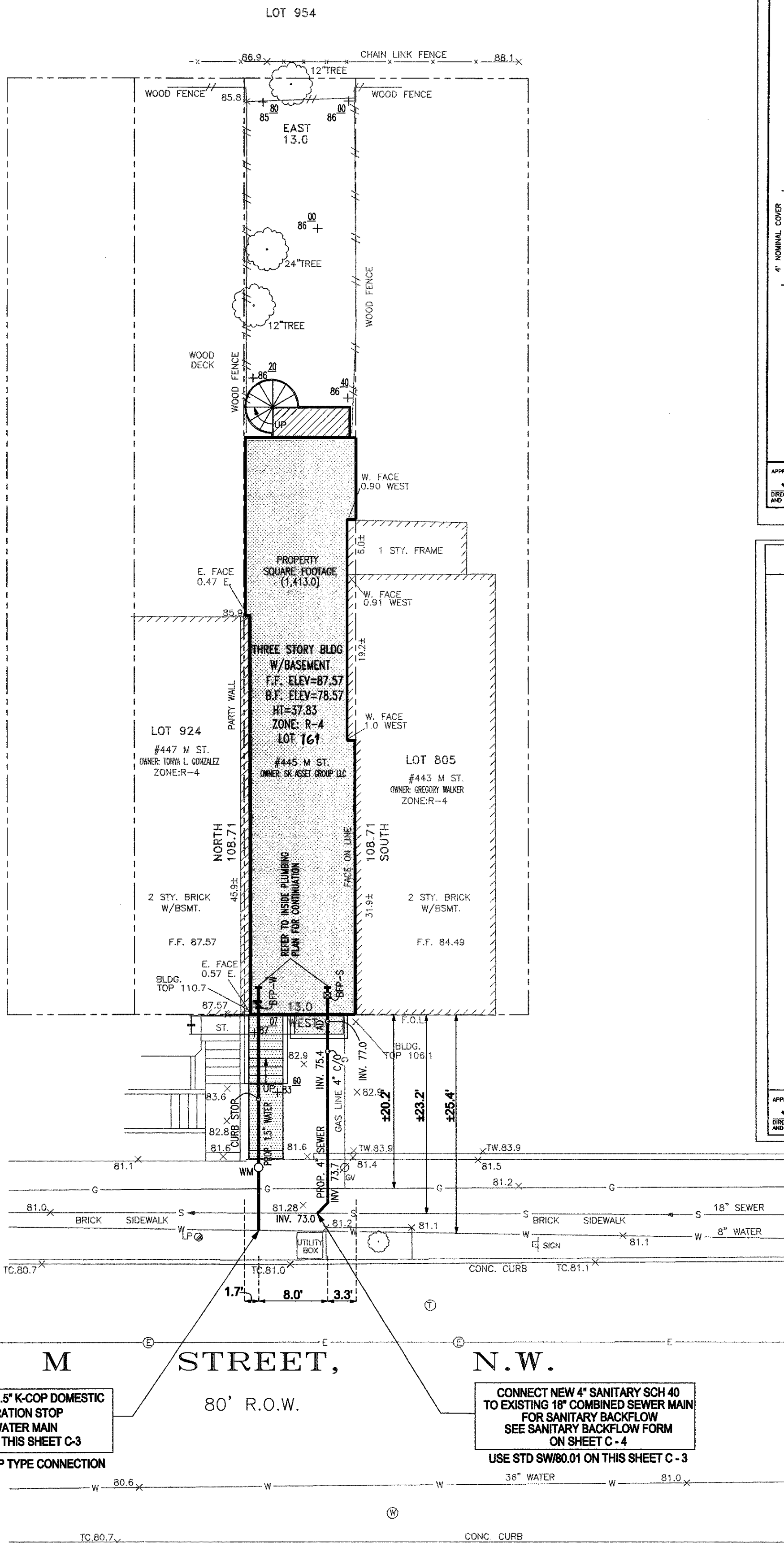
DRAWN F.K.
DESIGNED
CHECKED AAH
SCALE 1"=10'

AAH CONSULTANTS, LLC
ENGINEERS SURVEYORS CONSULTANTS
4200 FORBES BOULEVARD, SUITE 203
LANHAM, MARYLAND 20706
(301) 429-1790 429-1757 (FAX)

445 "M" STREET, N.W.
WASHINGTON, DC. 20001

UTILITY CONNECTION PLAN & STD. DETAILS
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE 06-20-14
SHEET C - 3
JOB No. 13-187



General Construction Notes

- Contact:** Notify the following DC Water departments prior to the commencement of utility construction:
 - Construction Inspection Section at 202-787-4024 at least two weeks prior to the commencement of utility construction to schedule pre-construction meeting.
 - Department of Water Services at 202-612-3400 or 3460 at least one week prior to the commencement of water utility construction.
 - Department of Sewer Services at 202-264-3824 or 3829 at least one week prior to the commencement of sewer utility construction.
- Standards:** All construction, materials, and appearances shall comply with the latest editions of the DC Water Project Design Manual, Standard Details & Design Guidelines, and Specifications.
- Lead Service Replacement:** If this project includes the replacement of a water main that has existing lead water service laterals, the Contractor is responsible for contacting the DC Water Construction Inspection Section at 202-787-4024 at least 90 days prior to construction to allow adequate time to initiate standard lead service replacement protocol. Lateral replacement includes the full length of pipe in public space.
- Owner Responsibility:** The Owner is responsible for all work and costs associated with excavation, installation, and restoration of public space to perform a water/sewer connection/landscaping. Once the Contractor has obtained a Public Space Permit he/she must then contact DC Water prior to performing the excavation to install/inspect the utility work. The Owner shall be held responsible for all damages to existing structures and utilities caused by construction activity.
- DC Water Responsibility:** DC Water is only responsible for installation of small water service taps (2" diameter and less) to the public main, small water service tap removals from the public main, furnishing & installing the meter in public space, and inspection of work performed on the public systems.
- Miss Utility:** Contact Miss Utility at 800-257-7777 48 hours before any digging.
- Plan Set:** A set of signed and sealed DC Water stamped Plans shall be kept at all times at the job site on which all changes or variations in the work, including all existing utilities, are to be recorded and/or corrected daily.
- Abandonments:** The Owner must physically disconnect existing water, sewer, and storm laterals that are to be abandoned at their connection to the public main.
- Unmetered Water:** There shall be no unmetered connections to the City's water system, including connections bypassing meters for testing on-site plumbing or for obtaining construction water.
- Pressure Testing Against Valves:** Pressure testing against valves will not be allowed.
- Water Meter Installation:** To schedule the installation of a domestic water meter contact Permit Operations at 202-646-8600. DC Water will furnish and install the meter after the connection to the main has been made and the meter pit/vault has been installed.

February 2013

Page 1

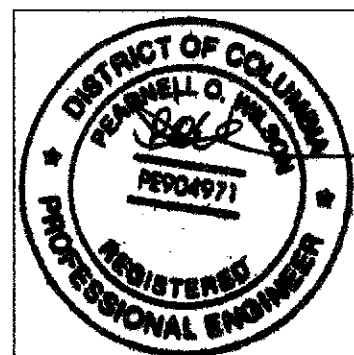


General Construction Notes

- Cross Contamination Control:** ASSE 1048 certified backflow prevention assemblies are required on all fire services and are to be located inside the building (unless an external location is necessary or required by DC Water) where it is supplied, owned, operated, and maintained by the Owner. DC Water does not furnish nor install fire double check detector fire protection backflow prevention assemblies.
- Utility Service Disruptions:** Phase all utility work to maintain utility services to the surrounding area during all phases of construction. Limit required utility shut-downs in number and duration. Coordinate these shut downs with DC Water Construction Inspection staff.
- Water Valve Operation:** The Contractor is required to coordinate with DC Water for all necessary water main shut downs with adequate advanced notice. Only DC Water employees may shut down a public water main. A certified plumber is only authorized to turn off valves inside meter pits.
- Water Gate Valve Location:** Locate gate valves for domestic and fire services as close to the public water main tee as possible. However, if necessary adjustments are required due to conflicts, coordinate with a DC Water inspector.
- Material:** The Contractor is responsible for submitting shop cuts to the appropriate DC Water office for approval or obtaining a DC Water approval stamp for all work in public space in advance of installation. Only approved materials may be used.
- Temporary Conditions Minimum Cover:** A nominal four feet of cover is required for all water mains at final grade. Cover of less than four feet requires DC Water approval.
- As-Built:** Developers, contractors and/or plumbers must submit final construction as-built information to the appropriate DC Water inspector(s) for review and approval, upon completion of installation of new services or abandonment of existing services. When the final as-built is approved all deposits will be returned to the applicant. See DC Water as-built requirements for additional information.
- Conflicts:** The Contractor shall field verify the location of existing underground utilities prior to installation of proposed utilities. A minimum of one foot vertical and five feet horizontal clearance shall be maintained from any utilities and public water and sewer mains.
- Fire Hydrant Use:** The use of a fire hydrant as a water source is prohibited unless a permit has been obtained from DC Water for use of a specific hydrant(s). Daily or extended use permits can be obtained from the DC Water Permit Operations Department 202-646-8600.
- Fire Hydrant Status:** The Contractor shall notify FEMS at 202-277-1889, prior to taking any fire hydrant out of service or rendering any hydrant inaccessible for any reason. FEMS is also to be provided with the location of any new installation of private fire hydrants.
- DC Water Safety Office:** The DC Water Safety Office can be contacted at 202-787-4350.
- Sewer Backwater Prevention:** The plumbing system must be in compliance with Section 715 of the 2006 International Plumbing Code which states a backwater is valve is required for all plumbing fixtures below the elevation of the manhole cover of the next upstream manhole in the public sewer.

February 2013

Page 2





Meter Sizing Worksheet

Project & Owner Information	
Project Name	445 M St NW CONDOMINIUM
Project Address	445 M St NW
Project Lot & Square	161, 513
Owner's Name	SK Asset Group, LLC
Owner's Address	140 12th St SE Washington, DC 20003
Owner's phone or email	202.905.5627
Designer Information	
Designer's Name	George I Worsley, Jr.
Designer's Company	George I Worsley, Jr. & Associates
Designer's Address	7304 Georgia Ave., NW, Washington DC-20012
Designer's phone and/or email	202-291-1666, GIW.ENGINEERS@VERIZON.NET
Type of Occupancy	
Hotel ☐ Shopping Center ☐ Restaurant ☐ School ☐ Public Building ☐ Office ☐ Mixed Use ☐ Hospital ☐ Apartment ☐ Condominiums ☒ Commercial ☐ Single Family Home ☐	
Hydrant Flow Test Results	
Static Pressure: _____ Residual Pressure: _____ A hydrant flow test is required for a water connection 3" diameter and larger. If your connection is 2" and smaller assume a working pressure at meter discharge of 60 psi and a pressure adjustment factor of 1.0. See page 2 of 5.	
Indoor Fire Detector Check Installation?	
No ☐ Yes ☐ Designer has confirmed that the drainage system has the capacity to handle flow test.	
Agreement and Signature	
The designer is responsible for determining required domestic, irrigation, mechanical, and fire flows in addition to the proper sizing of meters. By submitting this application, I affirm that the information provided is correct.	
Designer's Name (printed)	GEORGE I WORSLEY, JR.
Signature/Date	<i>George I Worsley, Jr.</i>
DC Water Use Only	
The information provided in this application has been reviewed and approved.	
Tracking No:	Reviewer _____ Date _____



Project Name: 445 M St NW CONDOMINIUM

Domestic Demand (Continuous)				
Fixture Type (standardized at 60 psi)	Fixture value (gpm)	Number of Fixtures	Total Fixture Value (gpm)	
Bathtub	8	x 3	=	24
Bedpan Washers	10	x	=	0
Bidet	2	x	=	0
Dental Unit	2	x	=	0
Drinking Fountain (public)	2	x	=	0
Faucet (kitchen sink)	2.2	x 2	=	4
Faucet (lavatory)	1.5	x 6	=	9
Shower Head (shower only)	2.5	x 2	=	5
Faucet (utility sink)	4	x	=	0
Urinal (flush valve)	35	x	=	0
Urinal (wall or stall)	16	x	=	0
Urinal Trough (2 ft. unit)	2	x	=	0
Toilet Flush Valve	35	x	=	0
Dishwasher	4	x 6	=	24
Clothes Washer	2	x 2	=	4
Hose (50 ft length wash down) 1/2" connection	6	x 2	=	12
Hose (50 ft length wash down) 5/8" connection	9	x	=	0
Hose (50 ft length wash down) 3/4" connection	12	x	=	0
other		x	=	0
Total Fixture Value				= 92
Water Flow Demand per fixture value (Figures 1 & 2 (see page 5 of 5)) gpm				= 25
Pressure adjustment factor (Table 1 (see page 4 of 5))				= 1.00
Water Flow Demand x Pressure Factor gpm				= 25.0
Total Domestic Demand gpm				= 25

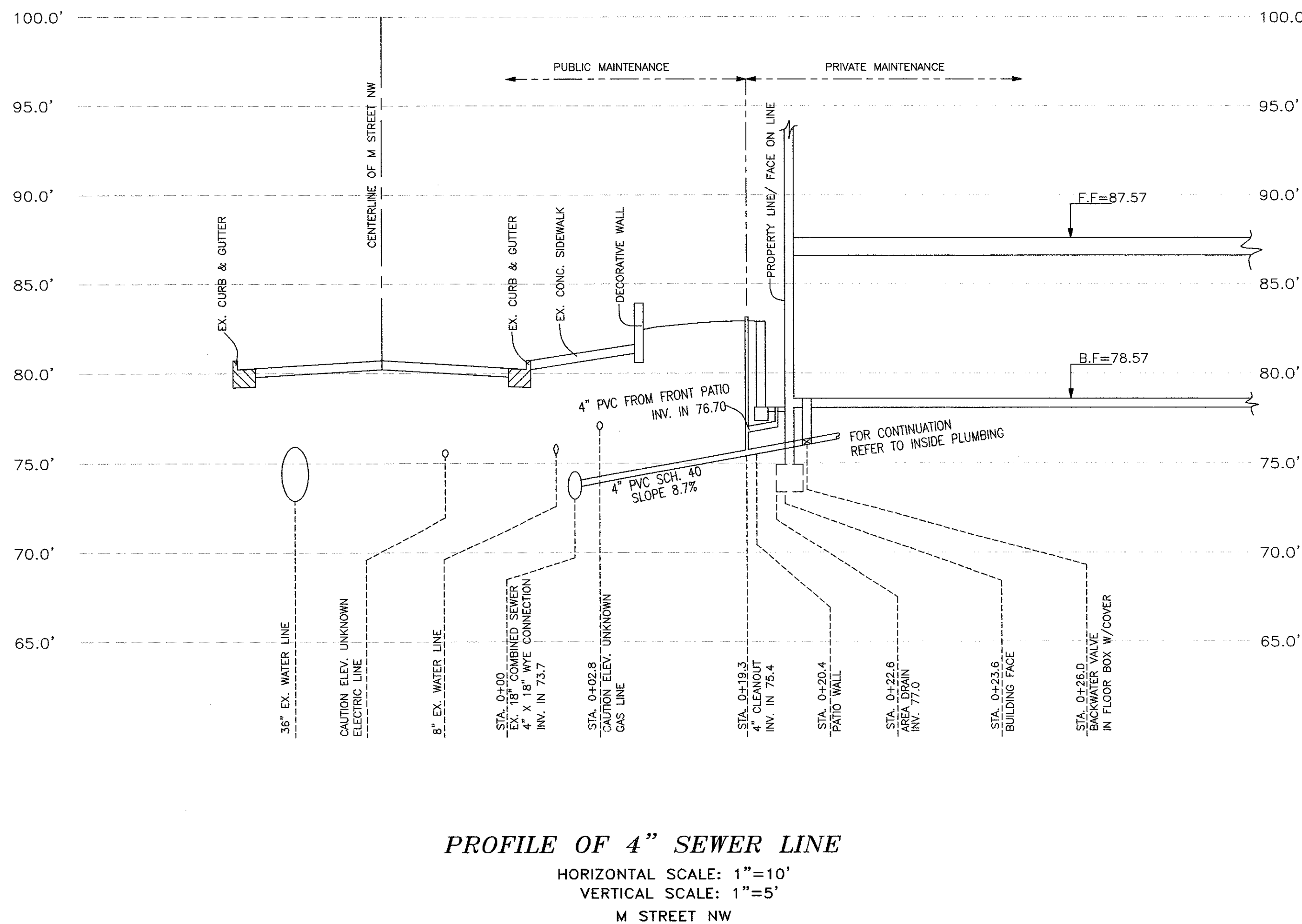
Information obtained from the American Water Works Association M22 2nd Ed.

page 2 of 5



Project Name: 445 M St NW CONDOMINIUM

Irrigation Demand (Intermittent)	
100 Sq. Ft.	Factor
Irrigated Area with SPRAY Systems x 1.16	=
Irrigated Area with ROTARY Systems x 0.40	=
Number of Hose Bibs x 6.6	=
Sub-Total Irrigation Demand (Irrigation + Hose Bib) gpm = 0	
Pressure adjustment factor (Table 1 (see page 4 of 5)) = 0	
Sub-Total Irrigation Demand x Pressure Factor gpm = 0	
Total Fixed Demands (if any) gpm = 0	
Total Irrigation Demand gpm = 0	
Mechanical Demand (Continuous and/or Intermittent)	
Total Continuous Mechanical Demand* gpm = 0	
Total Intermittent Mechanical Demand* gpm = 0	
*Mechanical water demand refers to the intermittent and/or continuous operation of process equipment, cooling towers, A/C systems, wash down systems, etc. It is the responsibility of the MEP to determine those demand values based on type of equipment and usage.	
Fire Demand, if required by code (Intermittent)	
Does the building require a fire pump? ☒ Yes ☐ No	
Actual Fire Flow Demand (Per NFPA requirements) gpm = 50	
Pump Test Demand (if required, 150% of actual demand) gpm = 0	
Fire Service Lateral Sizing N/A	
Fire Service Lateral Size (in) =	
See Table 4 on page 4 of 5. The velocity in the lateral must be ≤ 15 fps.	
Meter Selection**	
Combined Meter Size (in) 1.5 Domestic Meter Size(in) _____	
**You will have either a large (3" or more) separate domestic and fire services Or a small (2" or less) combined service	
Acceptance Criteria Verification (refer to Tables 2 & 3 on page 4 of 5)	
Dedicated Domestic Service Only	
Normal Operating Demand = Domestic + Mechanical (cont.) gpm 25 ≤ 50 gpm	☒ Is the flow rate within the Max Rate for Cont. Operation?
Total Flow Thru Meter = Domestic + Irrigation + Mechanical (cont.) + Mechanical (inter.) gpm 25 ≤ 100 gpm	☒ Is the flow rate within Safe Max Operating Capacity?
Combined Domestic & Fire Service (for 2" and small services)	
Total flow through meter = Domestic + Irrigation + Mechanical (cont.) + Inter. + Fire 75 ≤ 100 gpm	☒ Is the flow rate within Safe Max Operating Capacity?
If your meter is sized smaller or larger than recommended please provide an explanation.	



PROFILE OF 4" SEWER LINE

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=5'
M STREET NW



Permit Operations

Backwater Evaluation Form [per 2006 International Plumbing Code (IPC) Section 715]

Note: User must complete all cells shown blue highlighted.

Next Upstream Manhole Rim Elevation (ft) = 80.50		
Sewer Fixture Description	¹ Flood Level Rim Elevation (ft)	² Backwater Valve or Pump Required?
Bathtub	0.00	n/a
Bedpan Washer	0.00	n/a
Bidet	0.00	n/a
Dental Unit	0.00	n/a
Drinking Fountain	0.00	n/a
Kitchen Sink	0.00	n/a
Utility Sink	0.00	n/a
Toilet	80.00	Yes
Dishwasher	0.00	n/a
Clothes Washer	78.60	Yes
Floor Drain	78.57	Yes
Other - describe here	0.00	n/a
n/a: not applicable		

First Floor		
Bathtub	0.00	n/a
Bedpan Washer	0.00	n/a
Bidet	0.00	n/a
Dental Unit	0.00	n/a
Drinking Fountain	0.00	n/a
Kitchen Sink	0.00	n/a
Utility Sink	0.00	n/a
Toilet	80.10	No
Dishwasher	0.00	n/a
Clothes Washer	0.00	n/a
Floor Drain	0.00	n/a
Other - describe here	0.00	n/a

Sewer Lateral Information

Sewer Lateral Location / Project Address	Lateral Size (in)	Lateral Slope (ft/ft)	Lateral C/O Rim Elev (ft)	Lateral C/O Invert Elev (ft)	Public Sewer Size (in)	Next Upstream MH Rim Ele(ft)
445 M STREET	4	0.11	82.9	75.4	18	80.50

Notes:
¹ 2006 International Plumbing Code (IPC) defines Flood Level Rim as "The edge of the receptacle from which water overflows."
² If the elevation of the flood level rim is lower than the elevation of the next upstream manhole rim, a backwater valve for that fixture may need to be installed per IPC requirements, or the fixture may need to be pumped per IPC requirements.

Feb 2013

DCWASA Backflow Prevention Form

Information Requirement For Approval of Backflow Preventers for Water Services

Project Location:

A. Street Address: 445 M ST. NW Quadrant: _____
B. Lot(s): 161 Square: 513
C. Number of water services: 1 Size of water service(s): 1 1/2"
D. Closest cross street to the project: _____

E. Backflow Preventer Information:

Domestic Service	Fire Service
Backflow Preventer Type: DOUBLE CHECK	
Manufacturer: WATTS	
Size: 1 1/2 INCH	
Model: SERIES 007	
ASSE #: 1015	

Design Firm: GEORGE I. WORSLEY & ASSOCIATES

Address: 7304 GEORGIA AVE., N.W.

City: WASHINGTON DC State: _____ Zip Code: 20012

Tel: (202) 291-1666 Fax: () Date Requested: _____

Design Engineer (print) GEORGE WORSLEY Signature: *George I Worsley*

Tel: () Fax: () Date: _____

Notes: _____

WASA Approval: (Name) _____ Signature: _____

AAH CONSULTANTS, LLC
ENGINEERS SURVEYORS CONSULTANTS
4200 FORBES BOULEVARD, SUITE 203
LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

445 "M" STREET, N.W.
WASHINGTON, DC. 20001

PROFILE & DC WATER FORMS
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE 06-20-14
SHEET C - 4
JOB No. 13-187

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DC BENCHMARK

TOP OF NORTHWEST CORNER
1ST CONCRETE STEP #470 K ST. NW
MAP NO. 9-26
ELEVATION: 52.62

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9th STREET, N.W.
WASHINGTON, D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
8801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE. S.W.
WASHINGTON, D.C. 20032
202-645-7651

UTILITIES LEGEND

- ⊙ STORM DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ PEPCO MANHOLE
- ⊙ WATER MANHOLE
- ⊙ FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- EM ELECTRIC METER
- CO CLEAN OUT
- E— ELECTRIC POWER LINE
- OHW— OVERHEAD WIRE
- T— TELEPHONE LINE
- G— GAS LINE
- S— SEWER LINE
- SD— STORM DRAIN
- W— WATER LINE
- PP PEPCO POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- LP PEPCO LIGHT POLE
- PS PARKING SIGN
- TS TRAFFIC SIGN
- ST STOP SIGN

LEGEND

- WOOD FENCE
- CHAINLINK FENCE
- IRON RAIL FENCE
- GATE
- LIMITS OF DISTURBANCE (L.O.D.)
- SILT FENCE
- BS INLET PROTECTION

SCALE: 1"= 10'

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DRAWN	F.K.
DESIGNED	
CHECKED	AAH
SCALE	1"= 10'

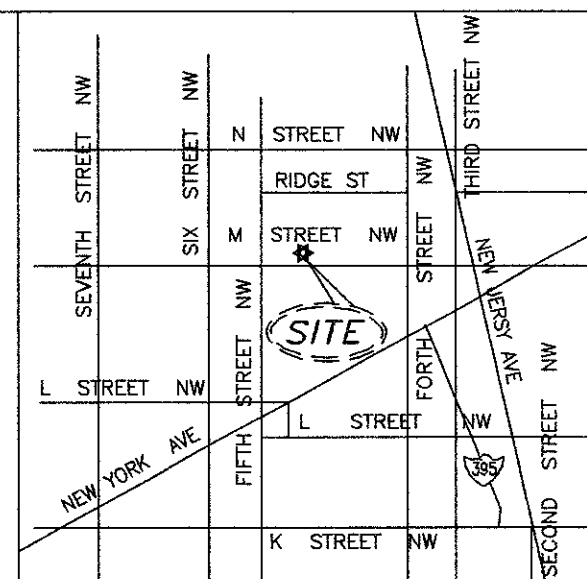
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LANHAM, MARYLAND 20706
(301) 429-1750 429-1757 (FAX)

445 "M" STREET, N.W.
WASHINGTON, DC. 20001

EROSION & SEDIMENT CONTROL PLAN
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE	06-20-14
SHEET	C - 5
JOB No.	13-187

SCALE: 1"= 10'



VICINITY MAP
SCALE: 1"=2000'

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY THE SAME SHALL
- ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
- STREETS AND SIDEWALKS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND STORM DRAINS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- IF ANY CATCH BASINS OR STORM DRAINS SHALL BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- ANY STOCKPILING, REGARDLESS OF LOCATION ON THE SIDE, SHALL BE STABILIZED WITHIN 20 DAYS AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- CONSTRUCTION IS NOT TO START ON STORMWATER MANAGEMENT FACILITIES UNTIL CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AND DISTURBED AREA HAS BEEN STABILIZED.

CONSTRUCTION NARRATIVE

- THIS IS THE DEVELOPMENT PROJECT OF LOT 925 LOCATED AT 445 M STREET, NW IN THE DISTRICT OF COLUMBIA.
- THE PROPERTY IS ZONED R-4. TOTAL AREA OF THE PROPERTY IS 1,413.0 SQUARE FEET.
- ALL SEDIMENT CONTROL MEASURE WILL BE IN PLACE PRIOR TO EXCAVATION. SOME SEDIMENT MEASURES WILL BE DURING THE CONSTRUCTION PHASE.
- CONNECTION OF ALL NEW UTILITIES WILL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WASHINGTON AREA SEWER AUTHORITY.
- TOTAL DISTURBED AREA = 1,632.2 SF, VOLUME OF EXCAVATION = 203.0 CY, VOLUME OF FILL = 4.0 CY

SEQUENCE OF CONSTRUCTION

- PRIOR TO CLEARING OF ANY TREES OR SHRUBS, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRECONSTRUCTION MEETING MUST BE CONDUCTED ON THE SITE WITH DISTRICT OF COLUMBIA SEDIMENT CONTROL INSPECTOR.
- THE LIMITS OF DISTURBANCE SHALL BE FIELD MARKED PRIOR TO CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, BUILDING DEMOLITION OR ANY OTHER LAND DISTURBING.
- CLEAR AND GRADE THE PROJECT SITE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- INSTALL SEDIMENT CONTROL DEVICES AS PER APPROVED PLAN.
- ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITEE MUST OBTAIN APPROVAL FROM THE DISTRICT OF COLUMBIA INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRADING OR DEMOLITION WORK.
- BEFORE COMMENCING EXCAVATION, NOTIFY MISS UTILITY AT LEAST 48 HOURS IN ADVANCE.
- EXCAVATE THE PROPOSED BUILDING FOOTPRINT, FRONT PATIO, AND REAR PATIO AT THE REQUIRED DEPTH.
- START NECESSARY UNDERPINNING OF EXISTING BUILDINGS AND FOUNDATION WORKS.
- START PRELIMINARY WATER AND SEWER CONNECTIONS WITHIN M STREET NW RIGHT OF WAY.
- FINALIZE THE FOUNDATION WORKS AND FRONT STAIRCASES UPON COMPLETION OF PRELIMINARY UTILITY CONNECTION.
- START REAR GRADING AND CONSTRUCTION OF STAIRCASE TO BASEMENT.
- START AND FINISH THE BUILDING CONSTRUCTION WITH INSTALLATION OF ROOF DOWNSPOUTS ALL SLOPING TOWARD REAR.
- AT THIS STAGE, COMPLETE ALL NECESSARY GRADING AND TEMPORARY STABILIZATION, SODDING AND SEEDING.
- COMPLETE ALL NECESSARY VEGETATIVE MEASURES, LANDSCAPING, STREETSCAPING, SEEDING, AND/OR SODDING.
- UPON COMPLETION OF PERMANENT STABILIZATION, OBTAIN APPROVAL FROM SEDIMENT CONTROL INSPECTOR OF THE DISTRICT OF COLUMBIA TO REMOVAL OF REMAINING SEDIMENT CONTROL DEVICES.

CERTIFICATION OF THE QUANTITIES

I HEREBY CERTIFY THAT THE ESTIMATED TOTAL AMOUNT OF THE EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE 203.0 CUBIC YARDS OF EXCAVATION, 4.0 CUBIC YARDS OF FILL AND THE TOTAL AREA TO BE DISTURBED ON THESE PLANS HAS BEEN DETERMINED TO BE 1,632.2 SQ. FT.

DATE: 06-20-14

SIGNATURE: [Signature]
PRINTED NAME: [Name]
REGISTRATION: [Registration Number]

NOTE: THE QUANTITIES SHOWN ON THIS CERTIFICATION ARE FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR USE IN ESTIMATING CONSTRUCTION QUANTITIES.

Silt Fence Design Criteria

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE 8 - 5 - 4	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH
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Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard 2" or 3" section weighing not less than 10 lbs. per foot.
2. Gateposts shall be fastened securely to each fence post with wire ties or staples at top and midsection and shall meet the following requirements for Tensile Class C

Tensile Strength	50 lbs/in (min.)	Test ASTM D-4959
Tensile Modulus	40 lbs/in (min.)	Test ASTM D-4959
Low Rate Creep	100 lbs/in (min/minute)	Test ASTM D-5141
Tensile Efficiency	75% (min)	Test ASTM D-5141

3. Where ends of gateposts/fabric come together, they shall be overlapped, folded and stapled to prevent animal bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained where bulges occur or when sediment accumulation reaches 300" of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE 8 - 5 - 3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH
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[illegible]

Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Department's for Chain Link Fencing. The specification for the fence shall be used, substituting 42" fabric and 4' length posts.

Chain link fence shall be fastened regularly to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the inside of the fence.

Fitter cloth shall be fastened regularly to the chain link fence with ties spaced every 4' at the top and mid section.

Filter cloth shall be installed a minimum of 6' into the ground.

When two sections of filter cloth adjoin each other, they shall be overlapped by 6' and folded.

Maintenance shall be performed as needed and soil buildups removed when 'bulges' develop in the silt fence, or when silt reaches 30% of fence height

Fitter cloth shall be fastened regularly to each fence post with wire ties on the top and mid section and shall meet the following requirements for Geotextile Class B:

Tensile Strength	50 lbs/in (min)	Test: ASTM D-4595
Tensile Modulus	100 lbs/in (min)	Test: ASTM D-4595
Flow Rate	3.0 gal/ft ² (min)	Test: ASTM D-5141
Filtration Efficiency	75% (min)	Test: ASTM D-5141

SEE APPENDIX OF ADDITIONAL REQUIREMENTS

B = 2 WATERPROOF PROTECTION VARIOUS

DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE 8 - 6 - 3	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH
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Diagram illustrating the cross-section of a soakaway structure. The structure consists of a vertical pipe (12" - 36" diameter) surrounded by a side slope (varies). The top of the pipe should extend at least 12" to 18" above the standing water level. The structure is surrounded by a 3" minimum layer of clean gravel or asphalt (M-43 # 57 aggregate fill). The top of the structure is covered with a water-tight cap or plate. The structure is surrounded by a 12" - 36" diameter perforated corrugated metal or PVC pipe. The structure is surrounded by a 12" - 36" diameter perforated corrugated metal or PVC pipe. The structure is surrounded by a 12" - 36" diameter perforated corrugated metal or PVC pipe.

CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORMING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATIONS SHALL BE 1/2" X 6" SPaced OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL, CONSISTING OF CLEAN GRAVEL OR #57 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12" AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE TOP OF THE PIT OR THE SURFACE OF THE WATERING ONLY, AND THE FILTER MATERIAL SURROUNDING THE STANDPIPE SHOULD EXTEND 25" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

A cross-sectional diagram of a vertical pile cap. The cap is a cylindrical structure composed of horizontal layers. The top layer is labeled "PERFORATED (REMOVABLE) 12\"-36\" PIPE WRAPPED W/ 1/2\" HARDWARE CLOTH AND GEOTEXTILE GLASS 6\"". A hook and chain for removal are attached to the top. Below this is a layer of "CLEAN GRAVEL" with a "3\" MIN." thickness. The main body of the cap is made of "PERFORATE 48\" PIPE WRAPPED WITH 1/2\" HARDWARE CLOTH". The bottom of the cap is labeled "8\" MIN. ELEVATION". The diagram also shows the "ANTICIPATED WATER SURFACE ELEV." and the "WEIGHT AS NECESSARY TO PREVENT FLOATATION OF CENTER PIPE".

CONSTRUCTION SPECIFICATIONS

THE OUTER PIPE SHOULD BE 48" DIA. AND SHALL, IN ANY CASE BE AT LEAST 4" GREATER IN DIA. THAN THE CENTER PIPE. THE OUTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH TO PREVENT THE CENTER PIPE MATERIAL FROM ENTERING THE PERFORATIONS.

AFTER INSTALLING THE OUTER PIPE, BACKFILL OUTER PIPE WITH 2" AGGREGATE OR CLEAN GRAVEL.

THE INSIDE STAND PIPE (CENTER PIPE) SHOULD BE CONSTRUCTED BY PERFORMING THE FOLLOWING: 1. THE INSIDE PIPE SHALL BE 12" OR 36" IN DIA. THE PERFORATIONS SHALL BE 1/2" X 28" SLITS OR 1" SQUARES 8" ON CENTER. THE CENTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH FIRST, THEN WRAPPED AGAIN WITH GEOTEXTILE CLASS C.

THE CENTER PIPE SHOULD EXTEND 12" TO 18" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION OR RISER CRIST ELEVATION WHEN DRAINING A BASIN.

12" (APPROX) CLEANOUT SLOT
CUT OUT (INTERIOR WALLS ONLY)
APPROX. 3/4" DIA. BARREL END TO ACT AS BAFFLE
SECTION
2" X 4" CRADLE

CONSTRUCTION NOTES

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUO TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS ARE MET AND THE APPROVAL IS FROM THE APPROVING AGENCY.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED IS 18 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY.
MULTIPLE TANKS MAY BE USED.

8" MAXIMUM SPACING OF 2" X 4" SPACERS

2" X 4" ANCHORS

3/4" - 1 1/2" STONE

2" X 4" WEIR

3/4" - 1 1/2" - STONE

FILTER CLOTH

2" X 4" SPACER

WIRE MESH

2" X 4" WEIR

2" X 4" SPACER

SANDBAG OR ALTERNATIVE WEIGHT

TO STORM DRAIN

STANDARD SYMBOL

CIP

MAX. DRAINAGE AREA = 1/4 ACRE

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" w/air (measuring throat length plus 2") as shown on the standard drawing.
2. Place a continuous piece of Gestealite Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" w/air.
3. Securely nail the 2" x 4" w/air to a 5" long vertical spacer to be located between the w/air and the inlet face (max. 4" apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the nail at spacer locations). These 2" x 4" anchors shall extend across the inlet face and be in place by secondary or alternate means.
5. The assembly shall be placed so that the end spacers are a minimum 1" beyond both ends of the throat opening.
6. Form the 1/2" x 1/2" w/air mesh and the gestealite fabric to the concrete gutter against the face of the curb on both sides of the inlet. Place clean 3/4" x 1/2" stone over the wire mesh and gestealite fabric in a manner to prevent water entering the inlet under or between the gestealite.

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Diagram illustrating the Plan/Cut Away View of the wall assembly. The assembly consists of a concrete wall (labeled GEOTEXTILE CLASS E) on the left, a 3/4" - 11/2" STONE layer in the middle, and a 6" layer on the right. The total thickness of the stone and the 6" layer is indicated as 6".

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE	PAGE 8 - 7 - 6	WATERSHED PROTECTION DIVISION DISTRICT OF COLUMBIA DEPARTMENT OF HEALTH
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The diagrams illustrate the components and assembly of the catch basin. The left diagram, labeled "INSTALLATION DETAIL", shows a cross-section of the catch basin with an "OUTFALL PIPE" at the bottom. The right diagram, labeled "BAG DETAIL", shows the internal structure of the bag, including "2 EACH DUMP STRAPS", an "EXPANSION RESTRAINT 2"x3/4" (51x19 mm)", a "RUBBER BLOCK 1/4" (6 mm)", and "NYLON ROPE".

CURB INLET PROTECTION NOTES

1. ATTACH A CONTINUOUS PIECE OF WIRE MESH 30" MIN. WIDTH BY THROAT LENGTH PLUS 4" TO THE 2"x4" WEIR (MEASURING THROAT LENGTH) PLUS 2' AS SHOWN ON THE STANDARD DRAWING
2. PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2"x4" WEIR.
3. SECURELY NAIL THE 2"x4" WEIR TO A 0' LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4' APART).
4. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MIN. 2' LENGTHS OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS) TO THE 2"x4" WEIR. THE ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MIN. 1' (0.31 m) BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE 1/2"x1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4"x1/2" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOOD DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT FLOW TO THE INLET.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	PAGE	WATERBOD PROTECTION DIVISION
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CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE, ON THE
CONTOUR, AND IN A ROW WITH THE ENDS OF EACH BALE TIGHTLY
ABUTTING THE ADJACENT BALES.

2. EACH BALE SHALL BE ENTRENCHED IN THE SOIL A MINIMUM OF 4"
AND PLACED SO THE BINDINGS ARE HORIZONTAL.

3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO
STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12" TO 18" INTO
THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN
TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES
TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE
BALE.

4. STRAW BALE DINKS SHALL BE INSPECTED FREQUENTLY AND AFTER
EACH RAIN EVENT AND MAINTENANCE PERFORMED AS NECESSARY.

5. ALL BALES SHALL BE REMOVED WHEN THE SITE HAS BEEN
STABILIZED. THE TRENCH WHERE THE BALES WERE LOCATED SHALL BE
GRADED FLUSH AND STABILIZED.

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

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EROSION & SEDIMENT CONTROL
STANDARD DETAILS
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE	06-20-14
SHEET	C - 6
JOB No.	13-187

STANDARD AND SPECIFICATIONS		
DUST CONTROL		
Definition		
Controlling dust blowing and movement on construction sites and roads.		
Purpose		
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.		
Conditions Where Practice Applies		
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.		
Specifications		
Temporary Methods:		
A. Mulches - See standards for critical area stabilization with mulches only. Chemical or wood cellulose fiber binders may be used instead of asphalt to bind mulch material.		
B. Vegetative Cover - See standards for temporary vegetative cover.		
C. Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.		
Water Dilution	Type of Nozzle	Apply Gallons/Ac.
Anionic asphalt emulsion	7:1	Coarse Spray 1,200
Latex emulsion	12:1	Fine Spray 235
Resin-to-water emulsion	4:1	Fine Spray 300
D. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.		
E. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.		
62.01		

STANDARD AND SPECIFICATIONS		
DUST CONTROL		
Definition		
Controlling dust blowing and movement on construction sites and roads.		
Purpose		
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.		
Conditions Where Practice Applies		
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Latex emulsion	12:1	Fine Spray 235
Resin-to-water emulsion	4:1	Fine Spray 300
D. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.		
E. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.		
62.02		

STANDARD AND SPECIFICATIONS		
VEGETATIVE STABILIZATION		
TEMPORARY SEEDING		
Definition		
Planting short-term vegetation on critical areas.		
Purpose		
To temporarily stabilize the soil; to reduce damages from sediment and runoff to downstream areas; improve wildlife habitat; enhance natural beauty.		
Conditions Where Practice Applies		
Graded or cleared areas which are subject to erosion for a period of 14 days or more.		
Specifications		
I. Site Preparation		
A. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.		
B. Final grading and shaping has usually not been completed for temporary seedings.		
II. Soil Amendments		
For temporary seedings, fertilizer shall be applied at the rate of 600 lbs/ac. or 15 lbs/1,000 sq. ft., using 10-10-10 or equivalent. Soils which are highly acid should be limed.		
III. Seeding Preparation		
When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is packed, crusted, and hard, the top layer of soil shall be loosened by disking, raking or other acceptable means before seeding.		
50.01		

STANDARD AND SPECIFICATIONS		
VEGETATIVE STABILIZATION		
TEMPORARY SEEDING		
Definition		
Planting short-term vegetation on critical areas.		
Purpose		
To temporarily stabilize the soil; to reduce damages from sediment and runoff to downstream areas; improve wildlife habitat; enhance natural beauty.		
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50.02		

STANDARD AND SPECIFICATIONS		
VEGETATIVE STABILIZATION		
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Definition		
Planting short-term vegetation on critical areas.		
Purpose		
To temporarily stabilize the soil; to reduce damages from sediment and runoff to downstream areas; improve wildlife habitat; enhance natural beauty.		
Conditions Where Practice Applies		
Graded or cleared areas which are subject to erosion for a period of 14 days or more.		
Specifications		
I. Site Preparation		
A. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.		
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III. Seeding Preparation		
When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is packed, crusted, and hard, the top layer of soil shall be loosened by disking, raking or other acceptable means before seeding.		
50.03		

STANDARD AND SPECIFICATIONS		
VEGETATIVE STABILIZATION		
TEMPORARY SEEDING		
Definition		
Planting short-term vegetation on critical areas.		
Purpose		
To temporarily stabilize the soil; to reduce damages from sediment and runoff to downstream areas; improve wildlife habitat; enhance natural beauty.		
Conditions Where Practice Applies		
Graded or cleared areas which are subject to erosion for a period of 14 days or more.		
Specifications		
I. Site Preparation		
A. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins.		
B. Final grading and shaping has usually not been completed for temporary seedings.		
II. Soil Amendments		
For temporary seedings, fertilizer shall be applied at the rate of 600 lbs/ac. or 15 lbs/1,000 sq. ft., using 10-10-10 or equivalent. Soils which are highly acid should be limed.		
III. Seeding Preparation		
When the area to be seeded has been recently loosened to the extent that an adequate seedbed exists, no additional treatment is required. However, when the area to be seeded is packed, crusted, and hard, the top layer of soil shall be loosened by disking, raking or other acceptable means before seeding.		
50.04		

STANDARD SYMBOLS		
EARTH DIKE		A-2/B-3
STRAW BALE DIKE		SPD
SILT FENCE		SF
TEMPORARY SWALE		A-2/B-3
STABILIZED CONSTRUCTION ENTRANCE		SC-2
GRADE STABILIZATION STRUCTURE		GS-2
PIPE SLOPE DRAIN		PSD-12
PERIMETER DIKE/SWALE		PD/S-1
CURB INLET PROTECTION		CIP
DIVERSION		
GRASSED WATERWAY		
LINED WATERWAY		
ROCK OUTLET PROTECTION		ROP
SUBSURFACE DRAIN		
JERSEY BARRIER		
TURBIDITY CURTAIN		TBC

STANDARD SYMBOLS		
STANDARD INLET PROTECTION		STIP
AT GRADE INLET PROTECTION		AGIP
CURB INLET PROTECTION		CIP
STANDARD INLET PROTECTION		STIP
GABION INFLOW PROTECTION		GIP
RIP-RAP INFLOW PROTECTION		RIP
SUMP PIT		SP
STABILIZED CONSTRUCTION ENTRANCE		SC-2
PORTABLE PUMPING STATION		PST
REMOVABLE PUMPING STATION		RPS

STANDARD SYMBOLS		
DIVERSION		
GRASSED SWALE		
LINED WATERWAY		
SUBSURFACE DRAIN		

BRICKBAT GROUND COVER		
DEFINITION: TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2 PIECE OR SMALL) PLACED OVER DENUDEED EARTH. PURPOSE: BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDEED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE. CONDITIONS WHEN PRACTICE APPLIES: BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER. DESIGN CRITERIA: THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE DENUDEED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.		

VEHICLE WASH DETAIL		

STABILIZED CONSTRUCTION ENTRANCE DETAIL		

STABILIZED CONSTRUCTION ENTRANCE DETAIL		

No.	DESCRIPTION	NAME	DATE
REVISIONS			

NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DRAWN	F.K.
DESIGNED	
CHECKED	AAH
SCALE	1" = 10'

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EROSION & SEDIMENT CONTROL
STANDARD DETAILS
LOT 161 SQUARE 513
WASHINGTON, DC. 20001

DATE 06-20-14
SHEET C - 7
JOB No. 13-187

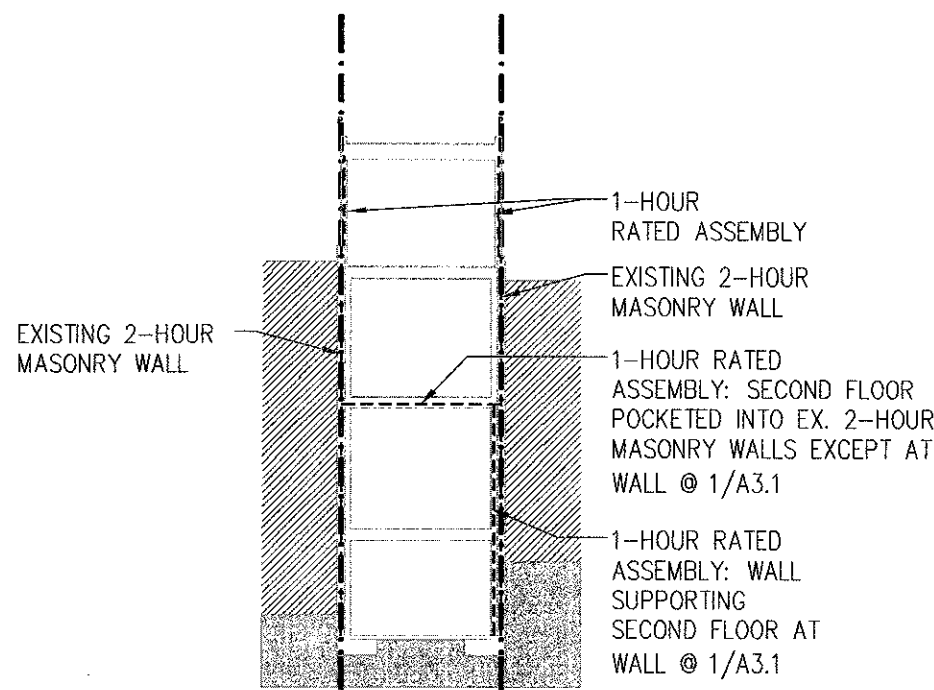
BUILDING CODE INFORMATION

Authority Having Jurisdiction: The District of Columbia
Project Address: 445 M St. NW Washington, DC 20007

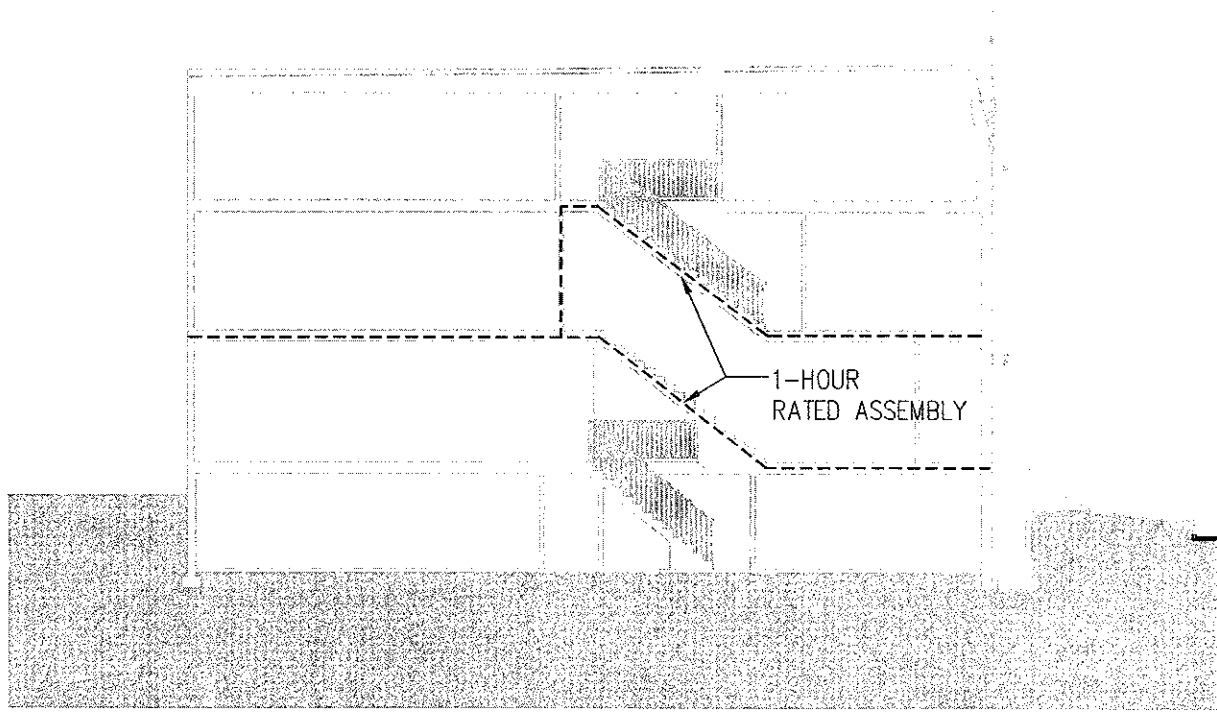
APPLICABLE CODES:
2006 ICC International Residential Code (IRC)
2005 National Electric Code
2006 ICC International Fire Prevention Code
2006 ICC International Fuel Gas Code
2006 ICC International Mechanical Code
2006 ICC International Plumbing Code
2006 ICC International Energy Conservation Code
All of the above as amended by The District of Columbia
DCMR 12 DC Construction Codes Supplement (2008)

SEE STRUCTURAL SHEETS FOR DESIGN LOADS INFORMATION
THIS BUILDING IS DESIGNED WITH A TYPE 13D SPRINKLER SYSTEM

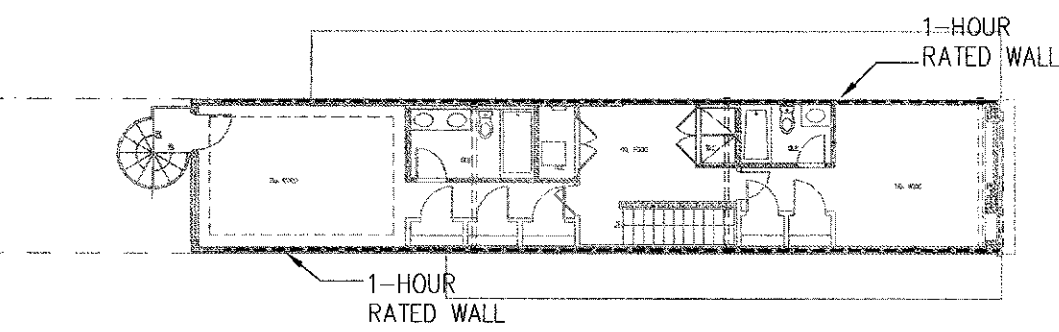
ENERGY CODE TABLE			
CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	BASEMENT WALL R-VALUE
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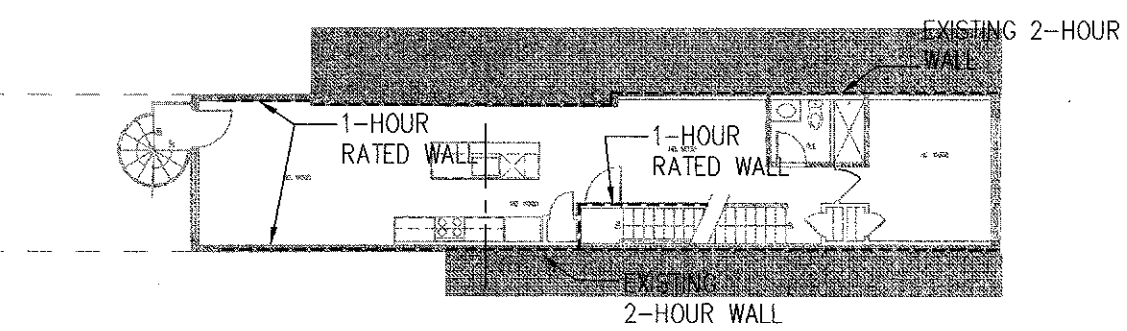
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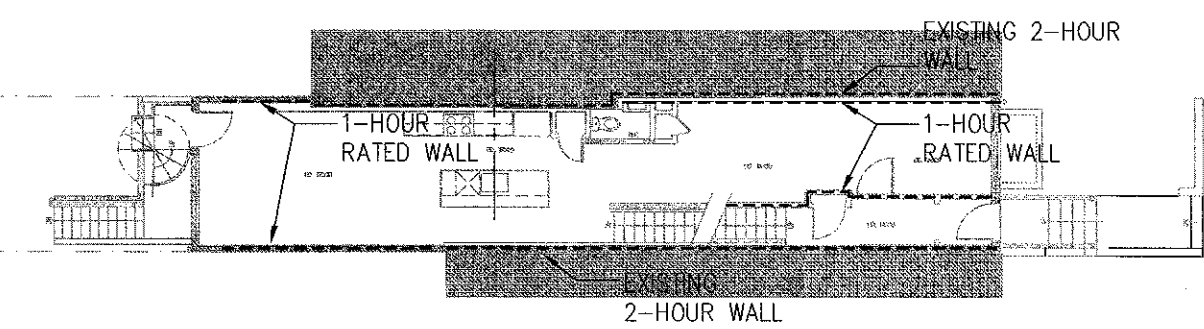
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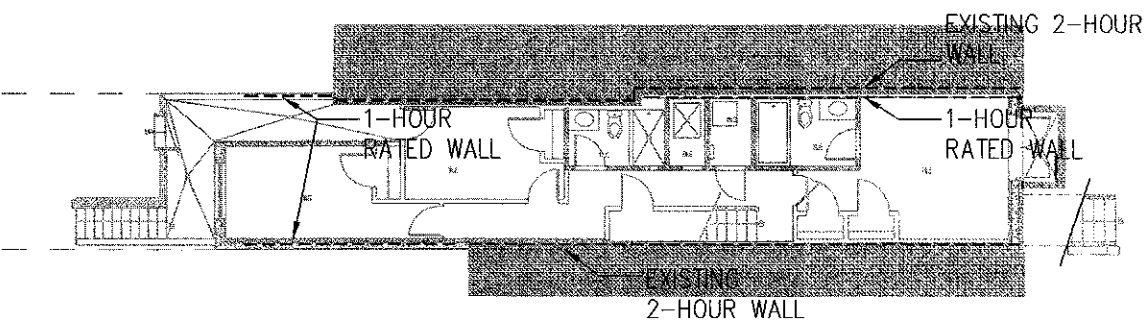
THIRD FLOOR



SECOND FLOOR

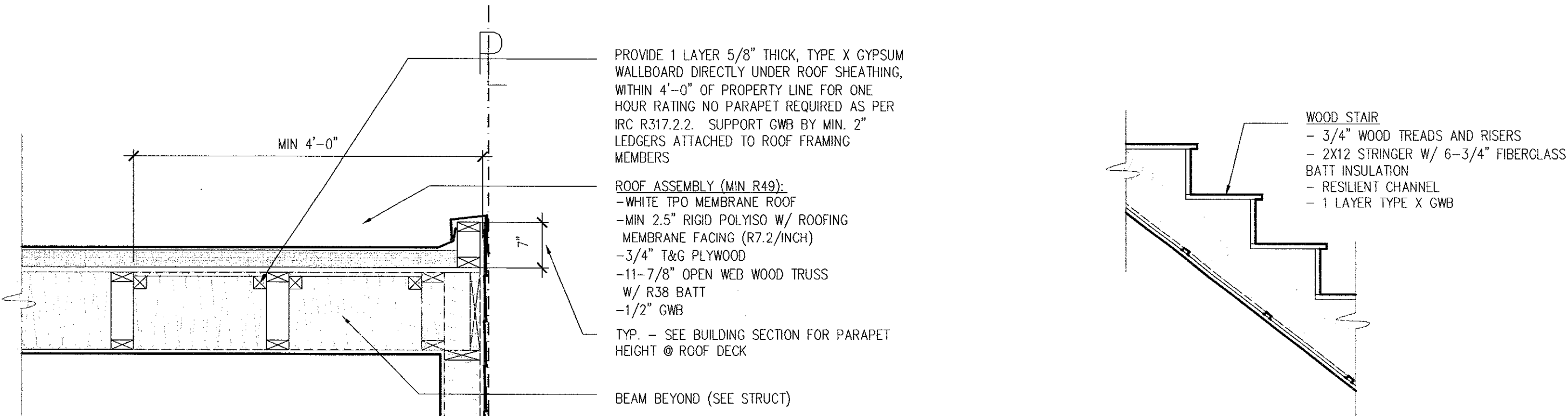


FIRST FLOOR

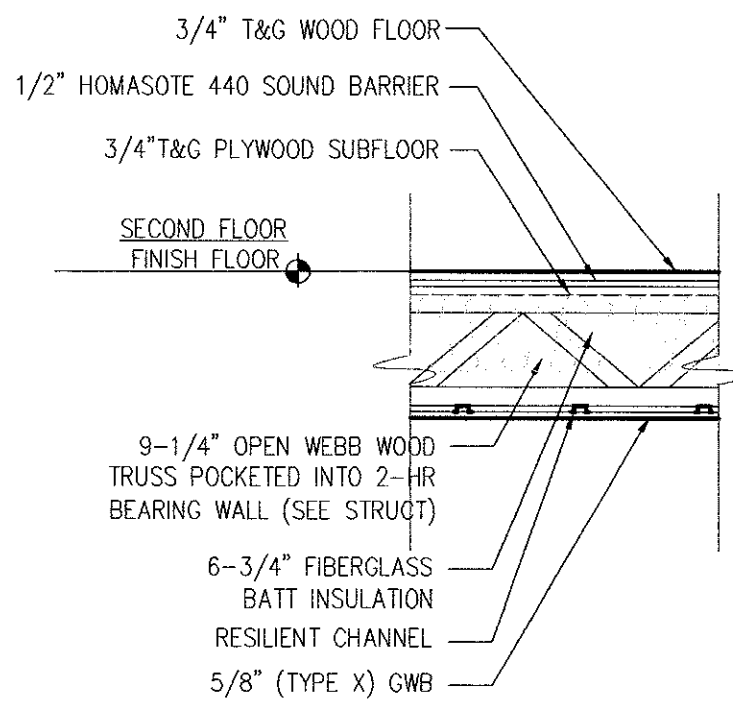


BASEMENT

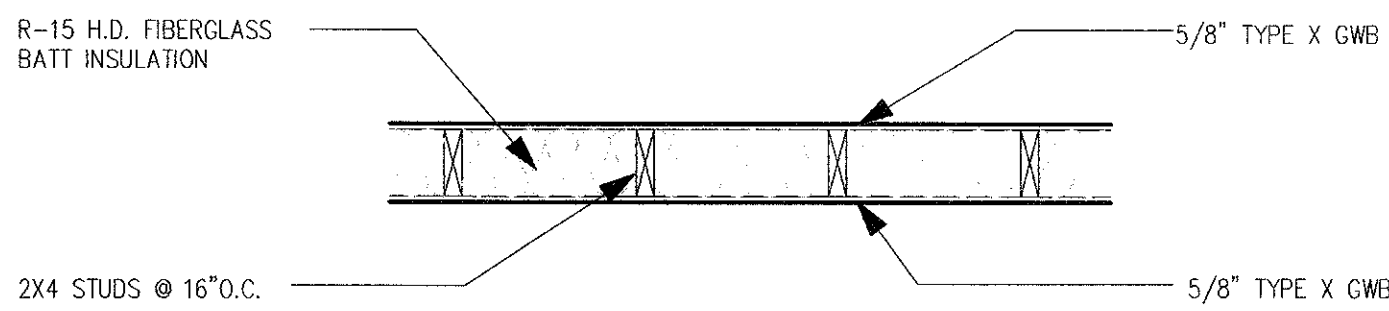
1 Fire-Rated Wall Diagrams
Scale: NTS



2 1 Hour Fire-Rated Assembly At Roof Parapet
Scale: 3/4" = 1'-0"

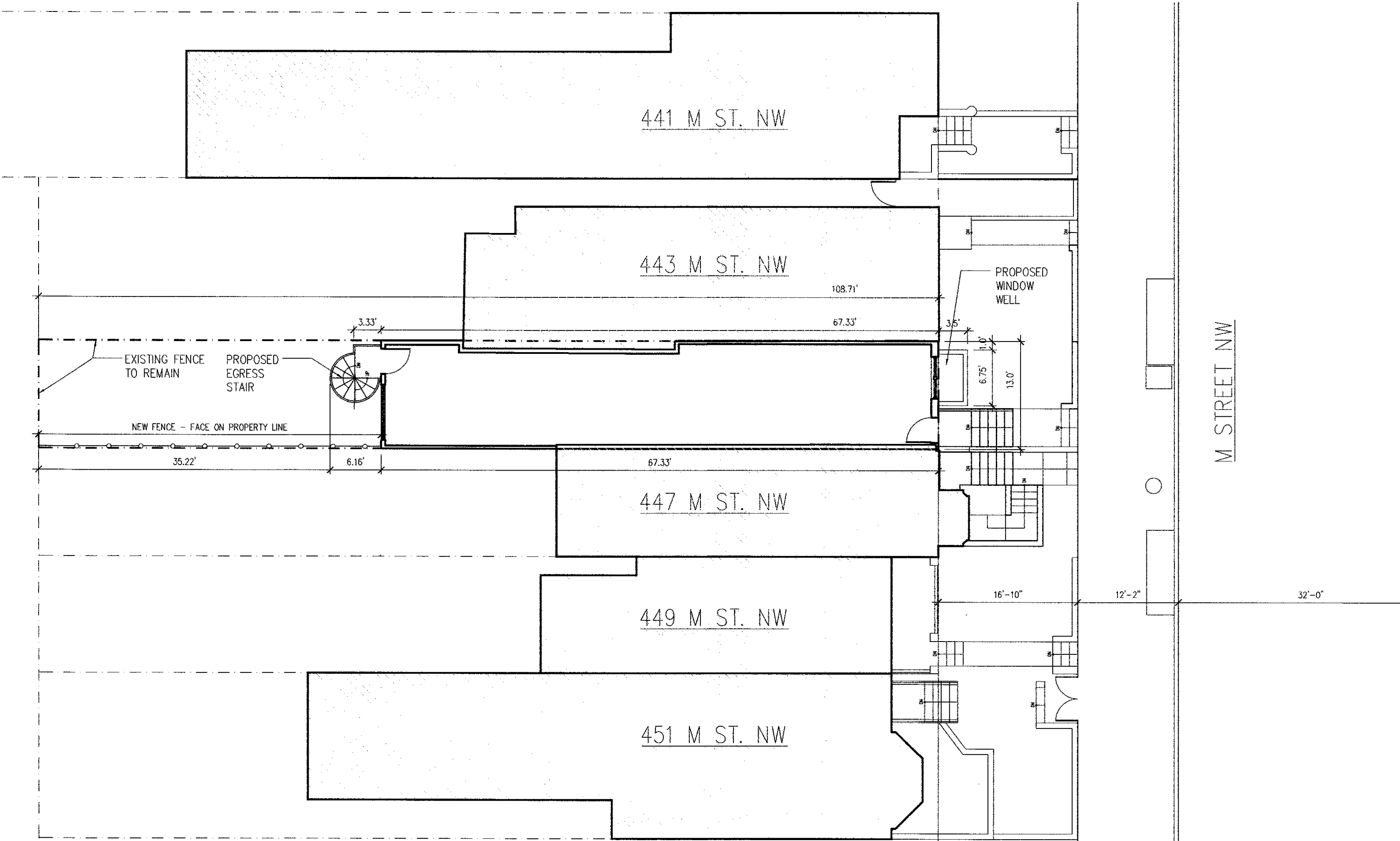


3 1 Hour Fire-Rated Assembly: Floor/Ceiling
Scale: 3/4" = 1'-0" UL: #L521

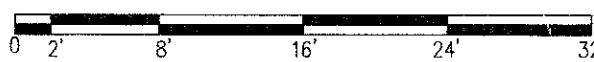


4 1 Hour Fire-Rated Assembly: Stair/Ceiling
Scale: 3/4" = 1'-0"

5 1 Hour Fire-Rated Assembly: Common Area Walls
Scale: 3/4" = 1'-0" UL: #U305



6 Architectural Site Plan
Scale: 3/32" = 1'-0"

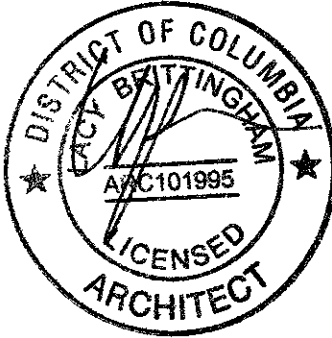


LACY
BRITTINGHAM

ARCHITECT

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202.422.7372

Seal



Owner

SK Asset Group LLC
140 12th St SE
Washington, DC 20003
Phone: 202.905.5627

ISSUED FOR
CONSTRUCTION

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ISSUES / REVISIONS

16 JUNE 14 | PERMIT SET

Project

445 M St. NW
WASHINGTON, DC 20001

Drawing Title

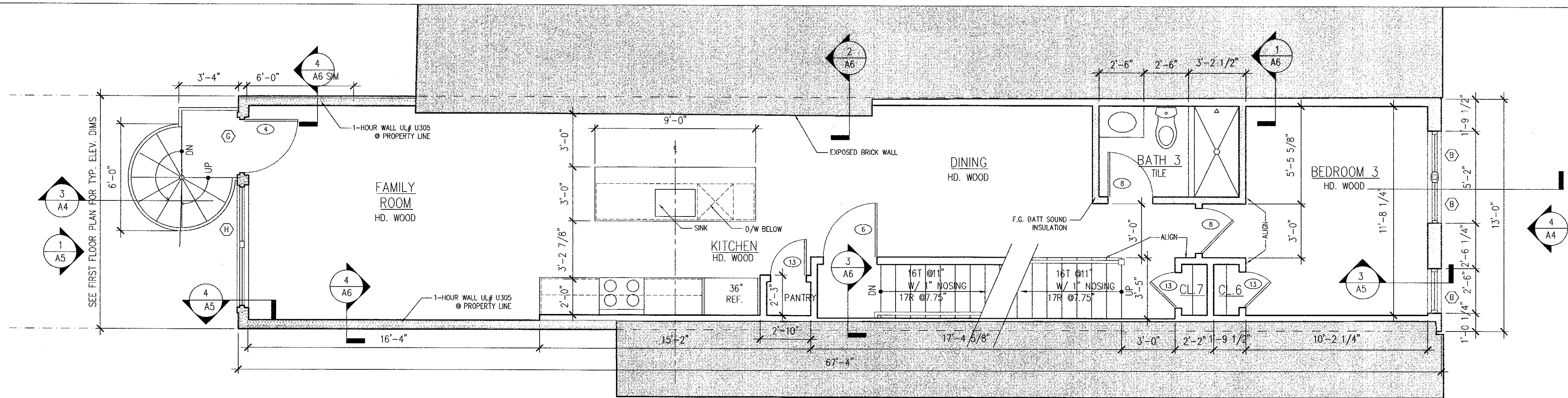
ARCHITECTURAL
SITE PLAN AND
BUILDING CODE
INFORMATION

Date | June 16, 2014

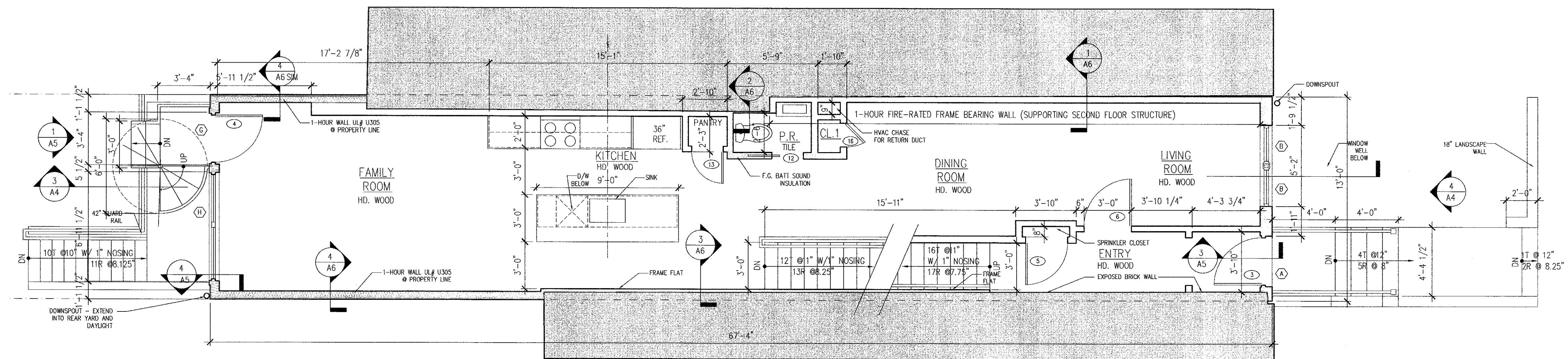
Scale | AS NOTED

Drawn By | LB

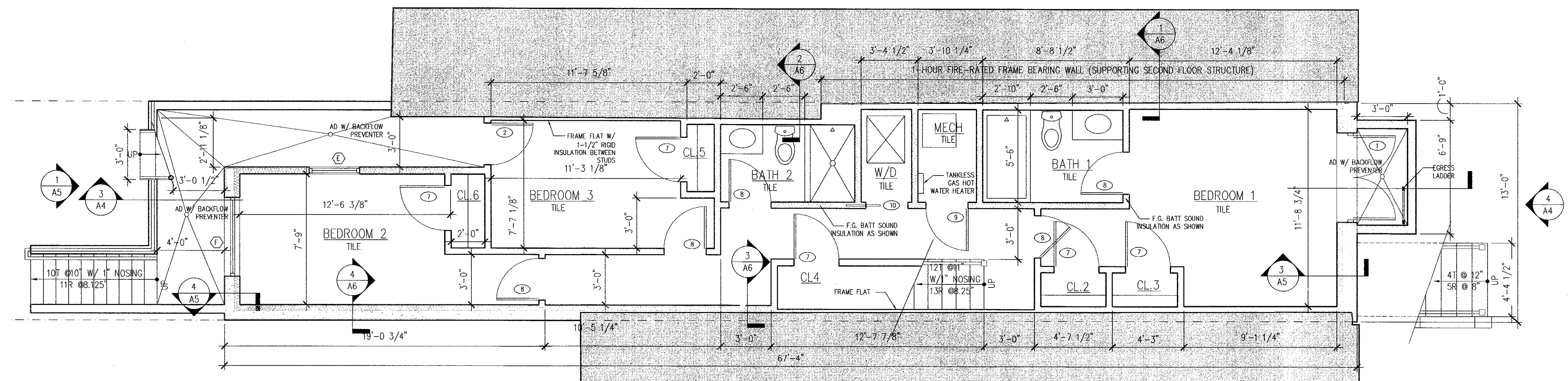
A1



1 Second Floor Plan
Scale: 1/4" = 1'-0"



2 First Floor Plan
Scale: 1/4" = 1'-0"

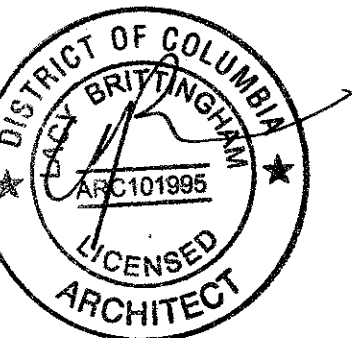


3 Basement Plan
Scale: 1/4" = 1'-0"

NOTE:
- SOLID HATCH INDICATES EXISTING WALLS TO REMAIN, TYP.

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WASHINGTON, DC 20002
202.422.7372

Seal



Owner

SK Asset Group LLC
140 12th St SE
Washington, DC 20003
Phone: 202.905.5627

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CONSTRUCTION

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Date	Description
16 JUNE 14	PERMIT SET

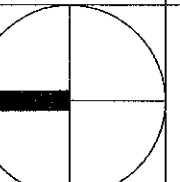
Project

445 M St. NW
WASHINGTON, DC 20001

Drawing Title

BASEMENT, FIRST
FLOOR, AND SECOND
FLOOR PLANS

Date	June 16, 2014
Scale	AS NOTED
Drawn By	LB

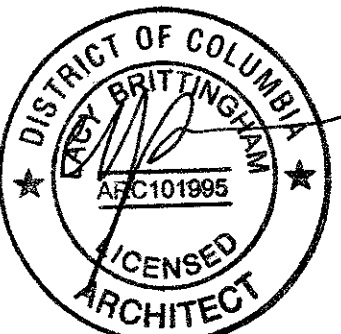


A2

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ARCHITECT
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WASHINGTON, DC 20002
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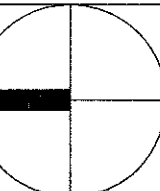
Project

445 M St. NW
WASHINGTON, DC 20001

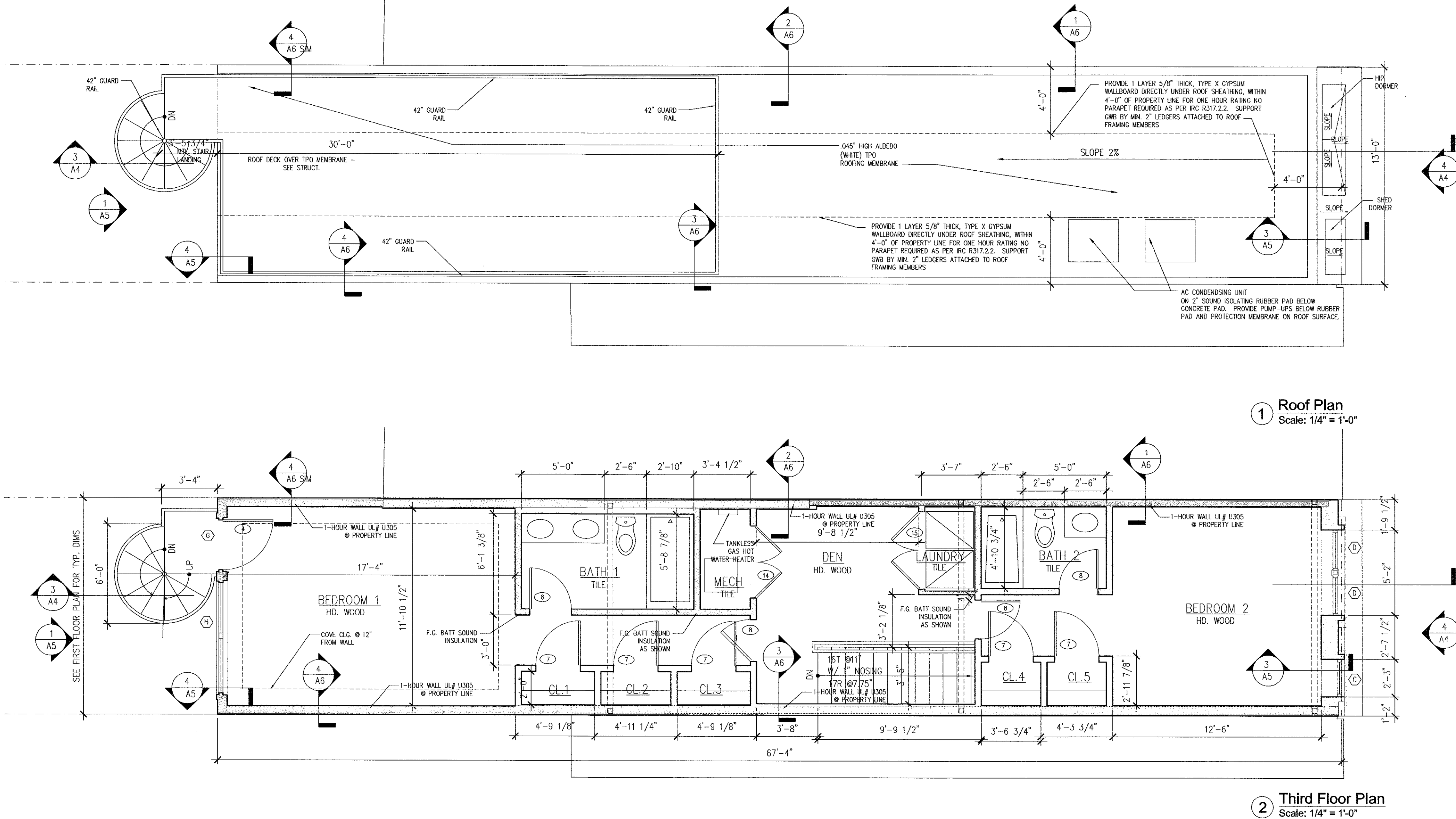
Drawing Title

THIRD FLOOR AND
ROOF PLANS
AND DOOR AND
WINDOW
SCHEDULES

Date: June 16, 2014
Scale: AS NOTED
Drawn By: LB



A3



WINDOW SCHEDULE											
Mark	Manufacturer	Line	Type	Frame Size (WxH)	Glazing	Exterior Finish	Interior Finish	Hardware	Screen	Egress	Notes
A	Jeldwen	SiteLine EX	Transom	40"x12"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	No	No	Coord. w/ Door #3
B	Jeldwen	SiteLine EX	Double Hung	29-3/8"x72"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	Yes	
C	Jeldwen	SiteLine EX	Double Hung	25-3/8"x56"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	No	
D	Jeldwen	SiteLine EX	Double Hung	29-3/8"x64"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	Yes	
E	Jeldwen	SiteLine EX	Casement	36"x36"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	Yes	
F	Jeldwen	SiteLine EX	Double Hung	82-3/4"x44"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	No	Mulled Unit
G	Jeldwen	SiteLine EX	Transom	35-7/16"x18"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	No	No	Coord. w/ Door #4
H	Jeldwen	SiteLine EX	Double Hung	82-3/4"x76"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	No	Mulled Unit
J	Jeldwen	SiteLine EX	Double Hung	82-3/4"x60"	Double Pane, Low-E	Clad	Ptd.	Brushed Nickel	Yes	No	Mulled Unit

WINDOW NOTES:
1. CONTRACTOR TO VERIFY IN FIELD ALL MASONRY OPENINGS PRIOR TO PLACING WINDOW ORDERS.
2. INSTALL WINDOWS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
3. NEW WINDOWS IN BEDROOM TO COMPLY WITH EGRESS WINDOW REQUIREMENTS OF THE IRC:
- MIN 20" CLEAR WIDTH
- MIN 24" CLEAR HEIGHT
- MIN 5.7 SF CLEAR OPENING
- MAXIMUM HEIGHT OF CLEAR OPENING ABOVE FLOOR IS 44"

DOOR SCHEDULE									
Mark	Door Name	Size (WxH)	Type	Material - Product	Finish	Hardware	Fire Rating	Notes	
1	Patio Door	60" x 80"	Hinged - Double Leaf	Glass French Door	Painted	Lockset	N/A	Provide Security Gate	
2	Patio Door	34" x 80"	Hinged - Single Leaf	Glass French Door	Painted	Lockset	N/A	Provide Security Gate	
3	Front Entrance Door	36" x 80"	Hinged - Single Leaf	Solid Wood - TBS by Owner	Stained	Lockset	N/A	Exterior Entrance Door - see building elevations	
4	Patio Door	34" x 80"	Hinged - Single Leaf	Glass French Door	Painted	Lockset	N/A	Provide Security Gate	
5	Sprinkler Closet Door	32" x 80"	Hinged - Single Leaf	Hollow Core Wood	Painted	Lockset	N/A		
6	Unit Entry Door	36" x 80"	Hinged - Single Leaf	Solid Wood - TBS by Owner	Painted	Lockset	1-Hour Door and Frame		
7	Interior Door	32" x 80"	Hinged - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Passage	N/A		
8	Interior Door	30" x 80"	Hinged - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Privacy	N/A		
9	Interior Door	30" x 80"	Hinged - Single Leaf	Louvered	Painted	Passage	N/A		
10	Interior Door	30" x 80"	Pocket - Single Leaf	Louvered	Painted	Pocket	N/A		
11	Interior Door	28" x 80"	Hinged - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Passage	N/A		
12	Interior Door	24" x 80"	Pocket - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Pocket/Privacy	N/A		
13	Interior Door	24" x 80"	Hinged - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Passage	N/A		
14	Interior Door	52" x 80"	Hinged - Double Leaf	Louvered	Painted	"Dummy"	N/A		
15	Interior Door	56" x 80"	Hinged - Double Leaf	Louvered	Painted	"Dummy"	N/A		
16	Interior Door	18" x 80"	Hinged - Single Leaf	Hollow Core Wood - 2 Panel	Painted	Passage	N/A		

DOOR NOTES:
1. HARDWARE TO BE SATIN NICKEL AND SHALL BE SELECTED WITH OWNER PRIOR TO ORDER.
2. PROVIDE PRIVACY LOCKS AT BATHROOMS AND BEDROOMS.

SECTION

ELEVATION

1 Front Door Cornice Detail
Scale: 1" = 1'-0"

MANSARD ROOF ASSEMBLY (MIN R49):
-FAUX SLATE SHINGLES
-MIN 2.5" RIGID POLYISO (R7.2/INCH)
-3/4" T&G PLYWOOD
-2X8 FRAMING @ 16" O.C. W/ R30 H.D. BATT
-1/2" GWB

SEE STRUCT. FOR
RAFTER CONNECTION DETAIL

CONTINUOUS GRACE ICE&WATER SHIELD
ON SHEATHING FROM GUTTER TO MIN 24"
UP MANSARD FACE - SEE 4/A4

PROVIDE RESILIENT CHANNEL AT EDGE
OF ROOFING MEMBRANE
METAL FLASHING & COUNTERFLASHING
W/ DDRIP EDGE TO GUTTER

SECTION

ELEVATION

2 Mansard / Eave / Cornice Detail
Scale: 1" = 1'-0"

ROOF ASSEMBLY:
-WHITE TPO MEMBRANE ROOF
-MIN 2.5" RIGID POLYISO W/
ROOFING MEMBRANE FACING
(R7.2/INCH)
-3/4" T&G PLYWOOD
-OPEN WEB WOOD TRUSS
W/ R38 BATT
-1/2" GWB

TYP. PARAPET HT
ABV. ROOF SURFACE

CLG. SLOPED
W/STRUCTURE

FUR DOWN FOR
LEVEL CEILING, TYP.
U.N.O.

UNIT #2
ENTRY DOOR

UNIT #1
ENTRY DOOR

SPRINKLER
CLOSET

PROPOSED
WINDOW
WELL

LINE OF
PREDEVELOPMENT
GRADE

PUBLIC SPACE

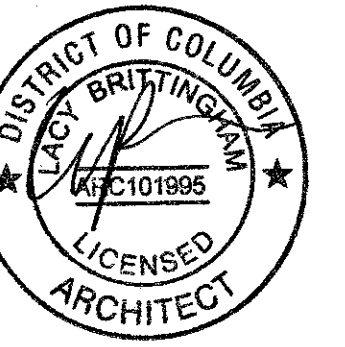
3 Building / Stair Section
Scale: 1/4" = 1'-0"

4 Street (South) Elevation
Scale: 1/4" = 1'-0"

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Seal



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ISSUES / REVISIONS

16 JUNE 14	PERMIT SET

Project

445 M St. NW
WASHINGTON, DC 20001

Drawing Title

EXTERIOR
ELEVATIONS AND
BUILDING SECTIONS

Date	June 16, 2014
Scale	AS NOTED
Drawn By	LB

A4

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BRITTINGHAM

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WASHINGTON, DC 20002
202.422.7372

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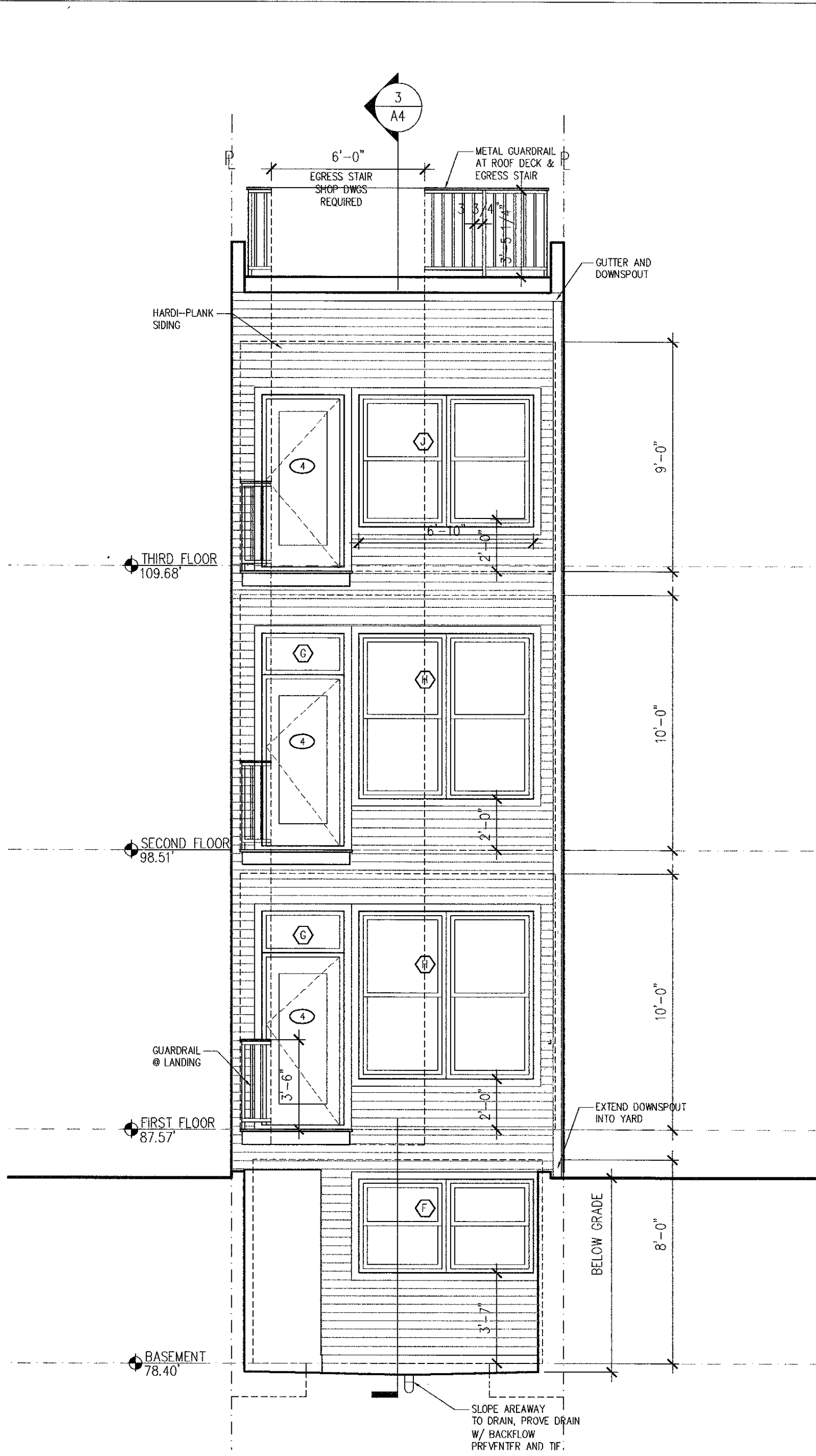
445 M St. NW
WASHINGTON, DC 20001

Drawing Title

EXTERIOR
ELEVATIONS
& WALL
SECTIONS

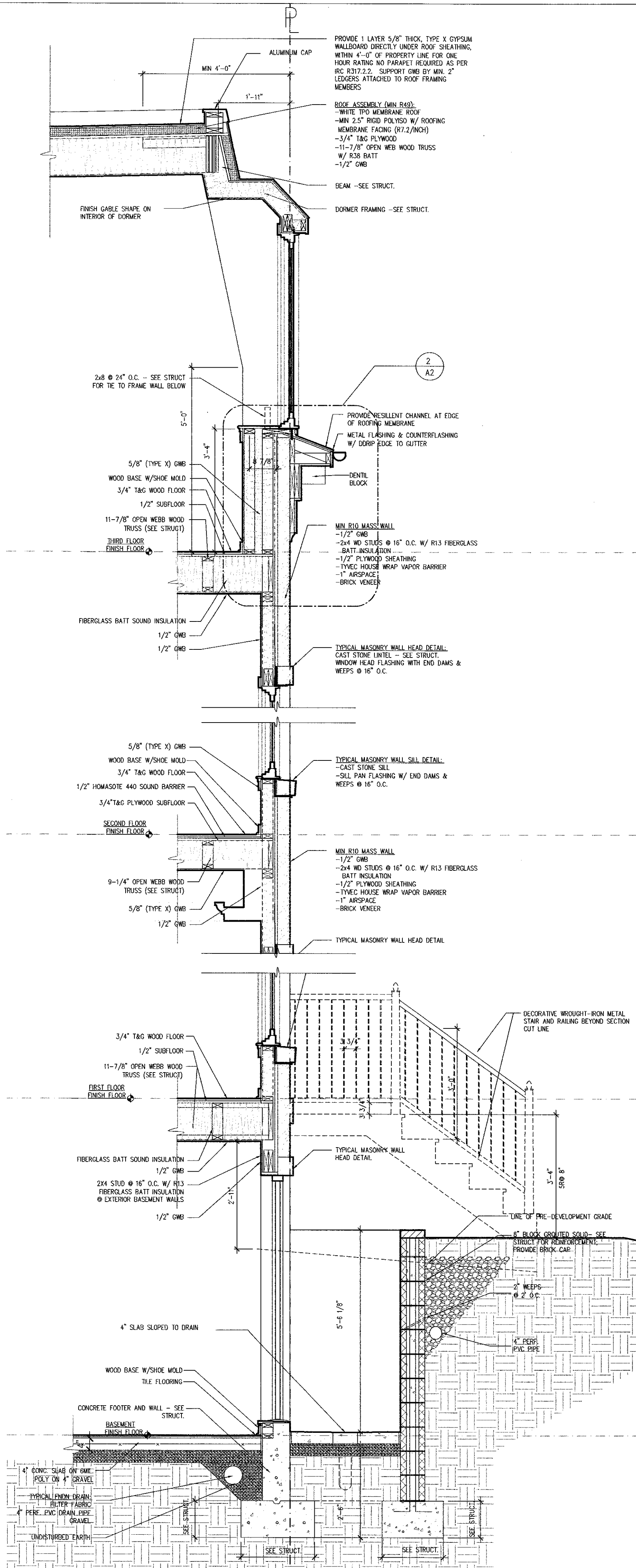
Date	June 16, 2014
Scale	AS NOTED
Drawn By	LB

A5



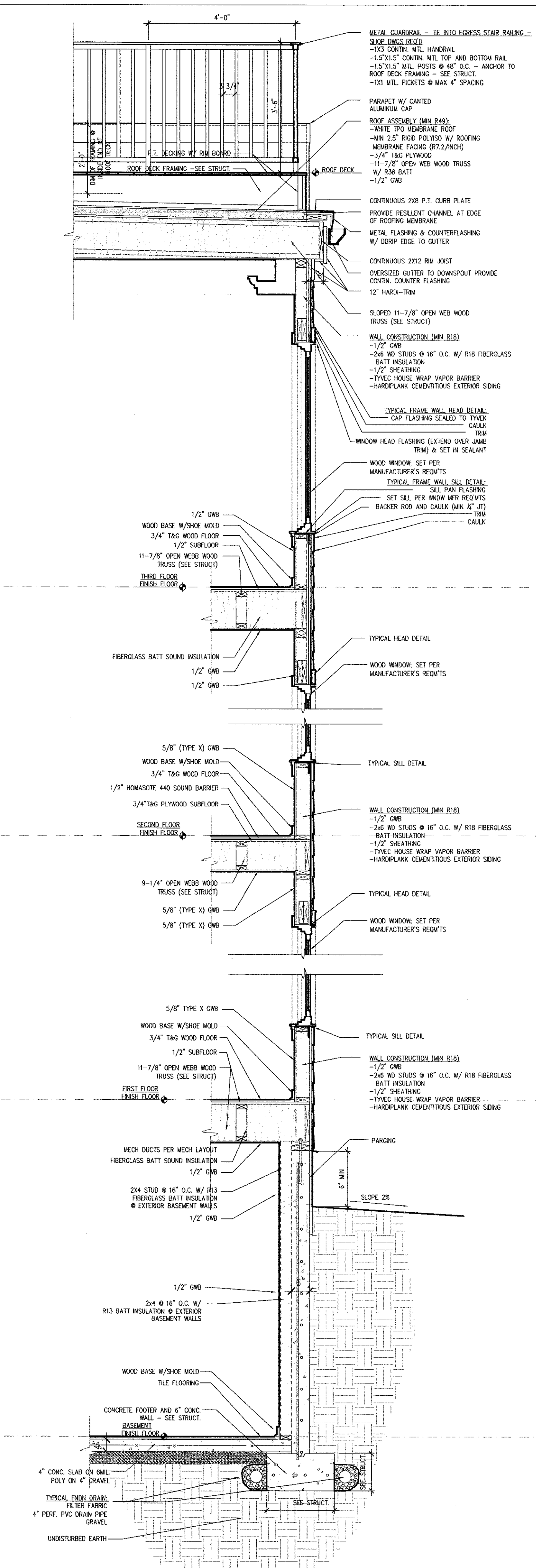
1 Rear (North) Elevation
Scale: 1/4" = 1'-0"

NOTE: EGRESS STAIR OMITTED FOR CLARITY - SEE SECTION 2/A4 FOR EGRESS STAIR



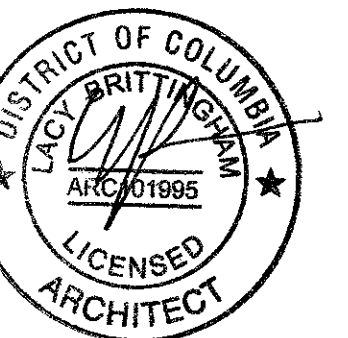
3 Wall Section @ Brick Veneer / Mansard
Scale: 1/2" = 1'-0"

NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP



4 Wall Section @ Exterior Back Wall
Scale: 1/2" = 1'-0"

NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP



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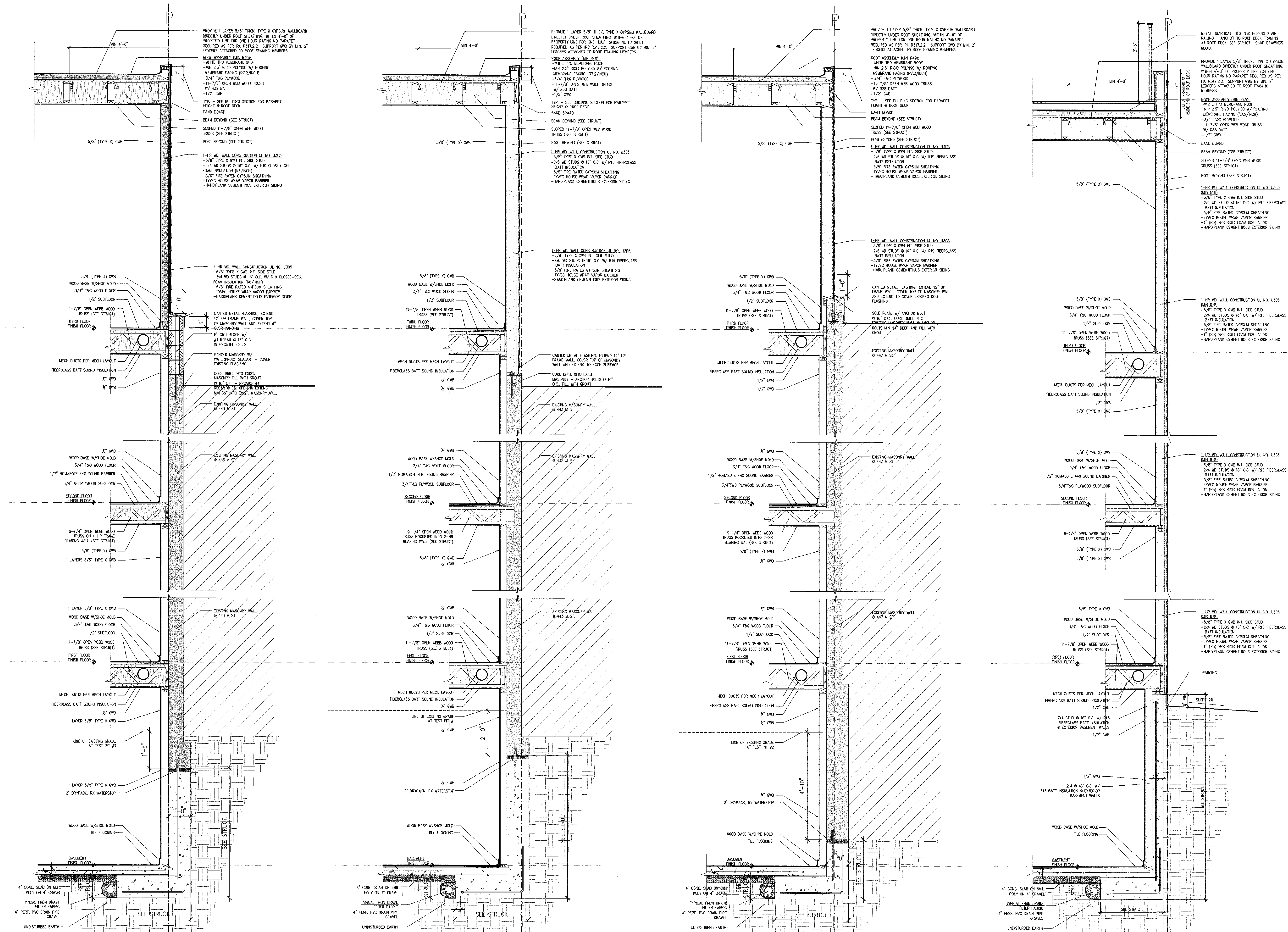
445 M St. NW
WASHINGTON, DC 20001

Drawing Title

**WALL
SECTIONS**

Date: June 16, 2014
Scale: AS NOTED
Drawn By: LB

A6

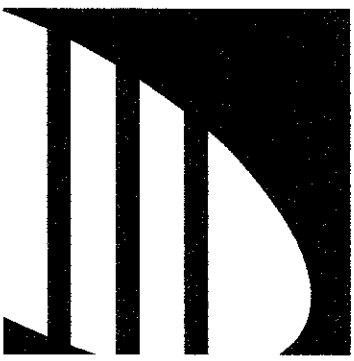
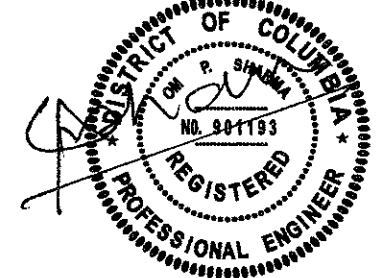


1 Wall Section @ Property Line w/ 443 M St. / Test Pit #3
Scale: 1/2" = 1'-0"
NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP

2 Wall Section @ Property Line w/ 443 M St. / Test Pit #1
Scale: 1/2" = 1'-0"
NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP

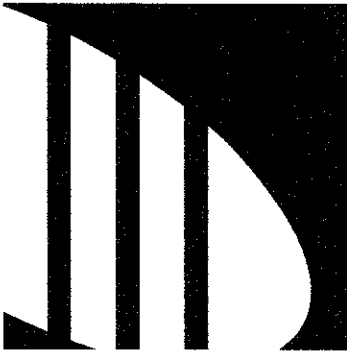
3 Wall Section @ Property Line w/ 447 M St. / Test Pit #2
Scale: 1/2" = 1'-0"
NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP

4 Wall Section @ Property Line Beyond Neighbor Houses
Scale: 1/2" = 1'-0"
NOTE: EXTEND FOUNDATION DRAIN TO DAYLIGHT OR SUMP PUMP

A S0.1		GENERAL NOTES		F S0.1		CONCRETE		I S0.1		WELDING		LACY BRITTINGHAM ARCHITECT 1134 C ST NE WASHINGTON, DC 20002 202.422.7372 CONSULTANT  3D STRUCTURAL ENGINEERS, INC. 4903 AUBURN AVE., SUITE # 204 BETHESDA, MD 20814 PH:301.986.8458 FAX:301.986.8459 Seal  Owner SK Asset Group LLC 140 12th St SE Washington, DC 20003 Phone: 202.905.5627 NOT FOR CONSTRUCTION Copyright © 2014 Lacy Brittingham ISSUES / REVISIONS <table><tr><td>6/16/14</td><td>PERMIT ISSUE</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> 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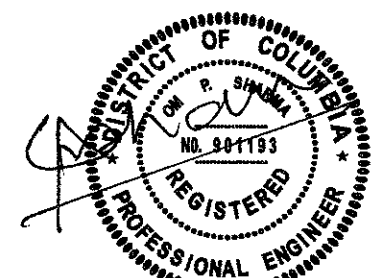
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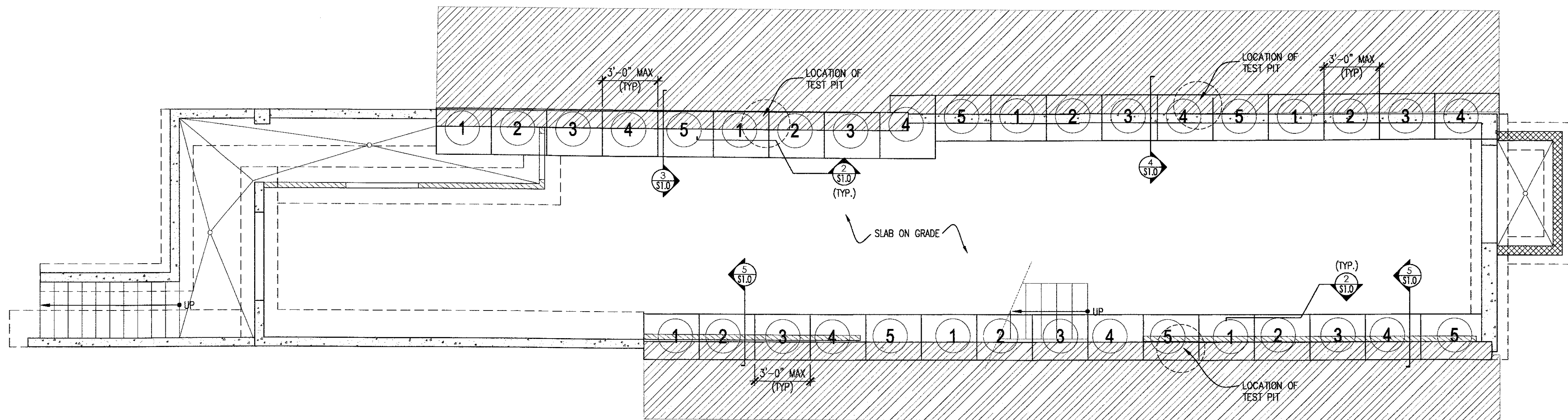
445 M St. NW
WASHINGTON, DC 20001

Drawing Title	
STRUCTURAL NOTES	
Date	March 2, 2014
Scale	AS NOTED
Drawn By	IW

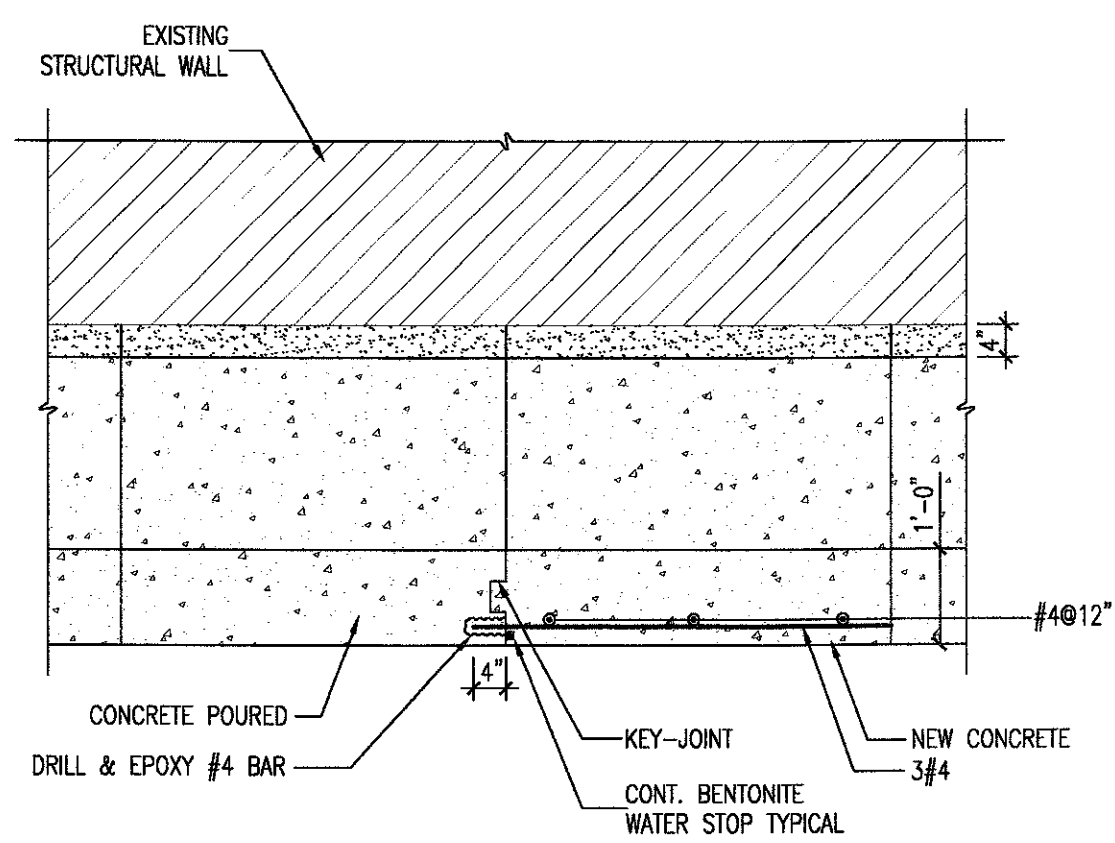
S0.1

PLAN NOTES

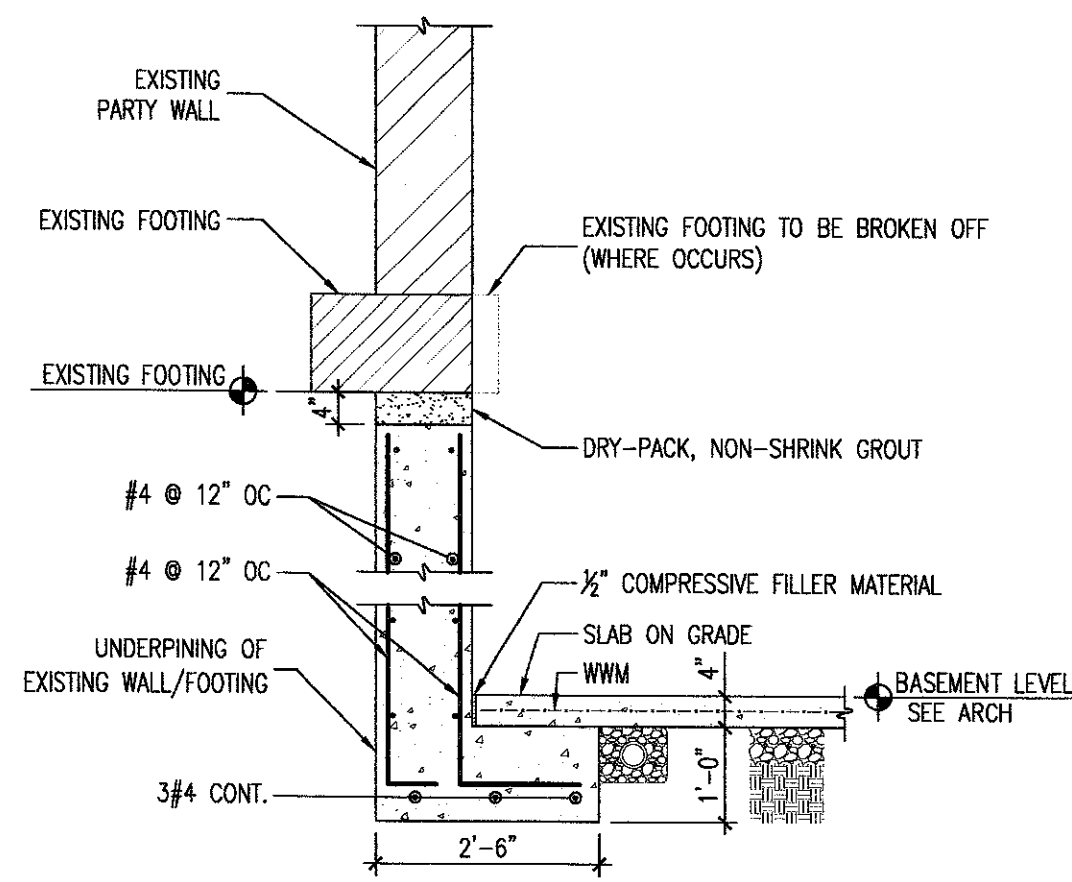
- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH IRC2006, IBC2006, AND DC CONSTRUCTION CODE DCMR12B-2008.
- UNDERPINNING SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR HAVING AT LEAST 5 YEARS OF CONTINUOUS EXPERIENCE.
- UNDERPINNING SHALL BE PERFORMED IN FIVE SERIES OF ALTERNATE CONCRETE POUR SECTIONS NOT EXCEEDING 3 FEET IN WIDTH AS SHOWN ON PLAN. SECTIONS SHALL ATTAIN THE DESIGN CONCRETE STRENGTH BEFORE PROCEEDING TO THE NEXT SERIES OF SECTIONS.
- COMPLETE UNDERPINNING OF ALL SEGMENTS MARKED AS 1'S (GROUP 1) FIRST, 3'S (GROUP 3) SECOND, 5'S (GROUP 5) THIRD, 2'S (GROUP 2) FOURTH, 4'S (GROUP 4) LAST.
- LIMIT TO A MAXIMUM OF THREE OPEN PITS IN EACH GROUP IN ANY WALL AT ANY TIME. DO NOT OPEN PITS IN THE GROUP UNTIL ALL SEGMENTS IN THE GROUP UNDERTAKEN HAVE BEEN COMPLETED, CURED AND ABLE TO SUPPORT THE EXISTING WALL AND LOADS CARRIED BY IT.
- THOROUGHLY CLEAN SURFACE OF EXISTING FOOTINGS AND WALLS TO BE IN CONTACT WITH NEW WORK OF LOOSE MATERIALS AND DIRT.
- UNDERPINNING SHALL BE TERMINATED MINIMUM 4 INCH BELOW THE UNDERSIDE OF EXISTING FOUNDATION. DRY-PACK THIS GAP WITH HIGH STRENGTH NON-SHRINK GROUT AFTER THE UNDERPINNING CONCRETE HAS HARDENED. MINIMUM CONCRETE STRENGTH @ 28 DAYS SHALL BE 3000 PSI FOR UNDERPINNING.
- THE DEPTH OF UNDERPINNING SHALL BE VERIFIED IN THE FIELD TO ACHIEVE MINIMUM SOIL BEARING PRESSURE OF 2,500 PSF.
- SLAB-ON-GRADE SHALL BE 4 INCH THICK REINFORCED WITH 6X6-W1.4XW1.4, PLACED ON 6 MIL. POLYETHYLENE SHEET OVER 4 INCH WASHED CRUSHED STONED U.N.O.
- THOROUGHLY CLEAN SURFACES OF EXISTING FOOTINGS AND WALLS TO BE IN CONTACT WITH NEW WORK (NEW CONCRETE, DRY PACK, ISOLATION JOINT MATERIALS ETC.) OF ALL LOOSE MATERIALS AND DIRT. FORM, PLACE REINFORCEMENT INCLUDING DOWELS,
- FOLLOW STRICTLY THE SEQUENCE OF UNDERPINNING IN THE DIRECTION SPECIFIED ON THE DRAWINGS FOR EACH SEQUENCE GROUP (NO HAPHAZARD UNDERPINNING). DO NOT MOVE TO THE NEXT SEQUENCE GROUP UNTIL ALL SEGMENTS IN THE SEQUENCE UNDERTAKEN ARE UNDERPINNED.



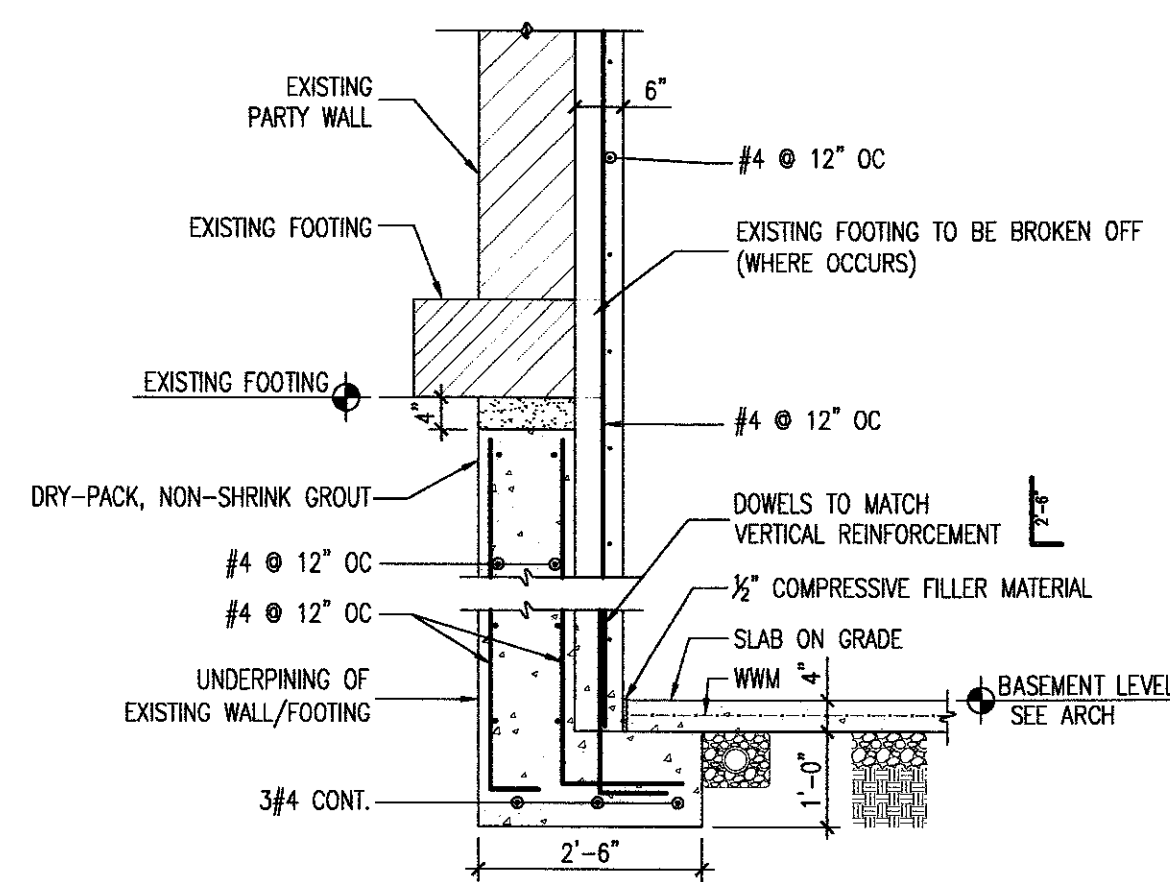
1 UNDERPINNING PLAN
SCALE: 1/4" = 1'-0"



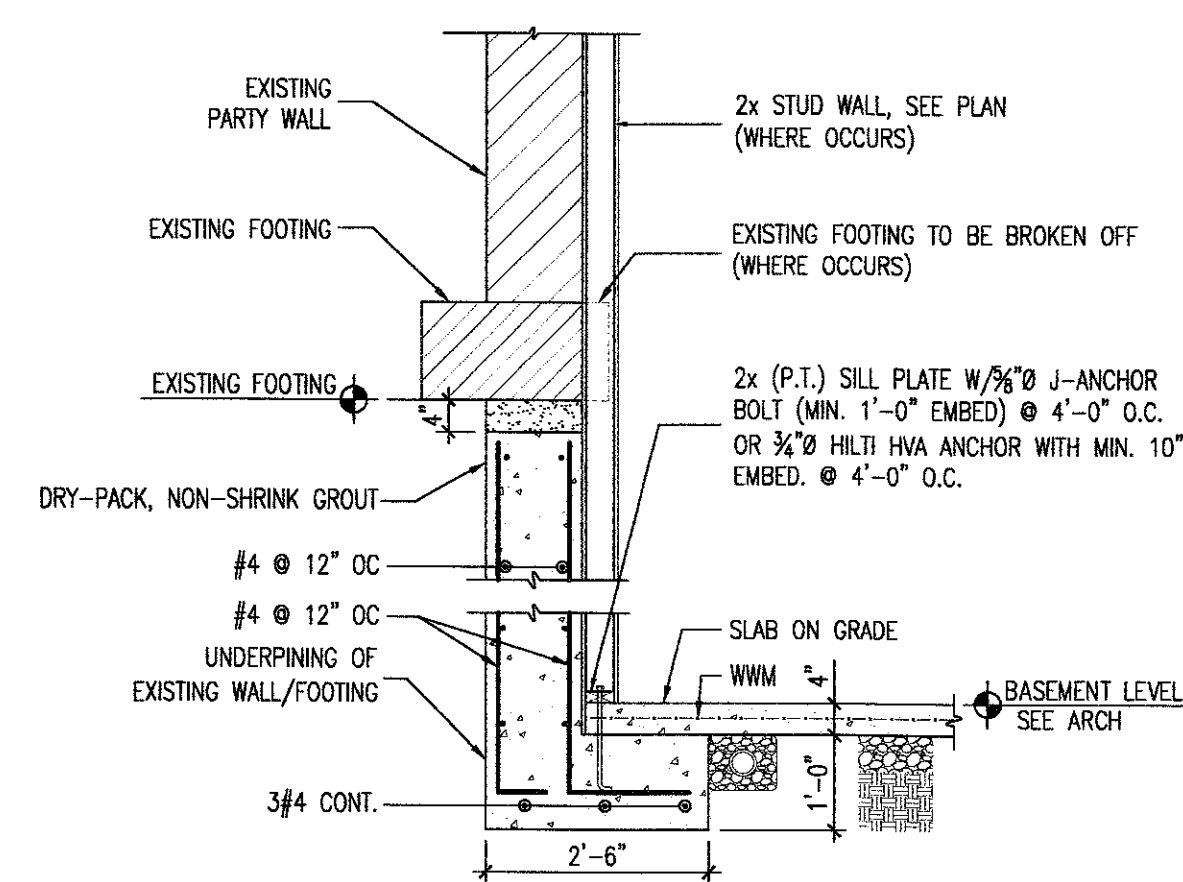
2 UNDERPINNING SECTION
SCALE: 1/2" = 1'-0"



3 UNDERPINNING SECTION
SCALE: 1/2" = 1'-0"



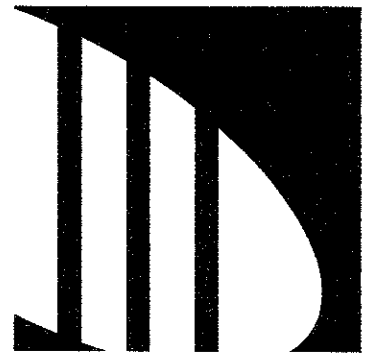
4 UNDERPINNING SECTION
SCALE: 1/2" = 1'-0"



5 UNDERPINNING SECTION
SCALE: 1/2" = 1'-0"

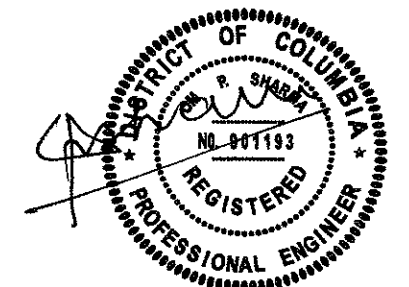
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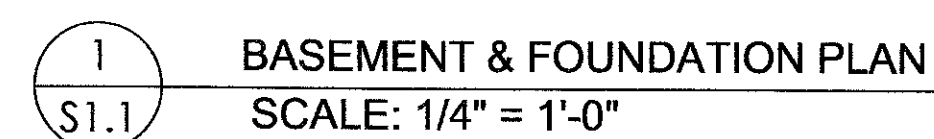
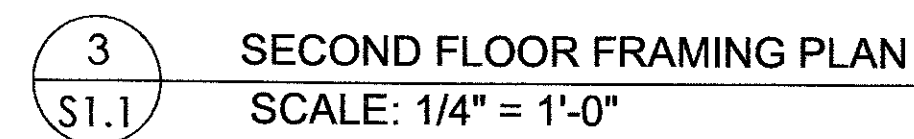
Drawing Title

UNDERPINNING
PLAN & DETAILS

Date: March 2, 2014
Scale: AS NOTED
Drawn By: IW

S1.0

1. SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB, SLOPE, SLAB PER ARCHITECTURAL DRAWINGS TO FLOOR DRAINS VERIFY DRAIN LOCATIONS AND SLAB ELEVATIONS WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
2. TOP OF FOUNDATION SHALL BE 1'-0" BELOW TOP OF SLAB UNLESS OTHERWISE NOTED.
3. SLAB SHALL BE 4" THICK , 3000 PSI NORMAL WEIGHT CONCRETE, REINFORCED WITH 6X6-W1.4XL1.4 WWM, ON 6 MIL. POLYETHYLENE SHEET OVER 4 INCH WASHED CRUSHED STONE.
4. COORDINATE EXACT SIZE AND LOCATION OF DEPRESSIONS, OPENINGS, FOLDS ETC. WITH ARCHITECTURAL AND MEP DRAWINGS.
5. COORDINATE EXACT LOCATION OF PLUMBING SLEEVES, FLOOR DRAINS, ELECTRICAL SLEEVES AND DUCT OPENINGS WITH ARCHITECTURAL AND MEP DRAWINGS.
6. SEE ARCH. FOR TOP OF SUBFLOOR ELEVATION.
7. TYPICAL SUBFLOOR DECK CONSTRUCTION SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD SHEATHING ATTACHED TO THE FLOOR FRAMING U.O.N. THE SHEATHING SHALL BE GLUED AND SCREWED (OR NAILED W/RING-SHANK NAILS AT 6" O.C.
8. FLOOR FRAMING AS SHOWN ON PLAN SHALL BE OPEN WEB JOISTS, LOCATIONS SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. GC SHALL BE RESPONSIBLE FOR COORDINATING ALL FRAMING LOCATIONS WITH THE W/E/P DRAWINGS SUCH THAT CONFLICTS WITH DUCTWORK AND PLUMBING ARE AVOIDED. ADDITIONAL POST SUPPORTS SHALL BE PROVIDED AS SHOWN OR AS DEEMED NECESSARY DURING THE SHOP DRAWING APPROVAL PROCESS.
9. ALL POST SUPPORTS AS SPECIFIED SHALL CONTINUE TO THE FOUNDATION U.O.N.
10. OPEN WEB JOISTS SHALL BE DESIGNED BY MANUFACTURER FOR DESIGN LOADS GIVEN IN STRUCTURAL NOTE SHEET SO.1 AND APPLICABLE CODES.
11. REFER TO SHEET S2.1 FOR FRAMING SCHEDULES ASSOCIATED WITH MARKS ON PLAN.
12. CONTRACTOR TO COORDINATE LAYOUT OF FLOOR FRAMING AND WALL STUDS SUCH THAT THESE ELEMENTS ALIGN WHERE REQUIRED. SEE WALL SCHEDULE FOR INFORMATION.
13. STRUCTURAL STEEL W-SHAPES CONFORM TO ASTM A-572 (GRADE 50). STEEL PLATES, ANGLES, CHANNELS, AND STEEL BEAMS SHALL CONFORM TO ASTM A36 OR ASTM A992. ALL PIPES SHALL CONFORM TO ASTM A53, GRADE B. ALL STRUCTURAL TUBES SHALL CONFORM TO ASTM A500 GRADE C.
14. STEEL BEAM CONNECTION SHALL BE DESIGNED FOR A MINIMUM OF 10 KIIPS U.N.O. ON PLAN.
15. REPRESENTS BUILT-UP AREA



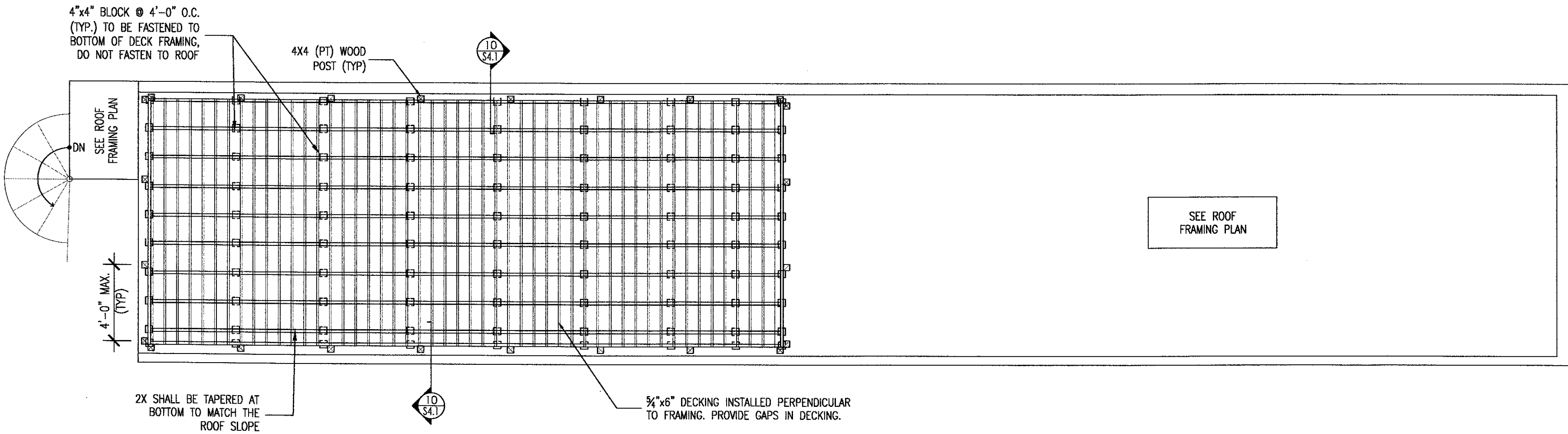
 INDICATES WALL TYPE
 INDICATES POST TYPE
 INDICATES HEADER TYPE
 INDICATES FOOTING TYPE

SS1

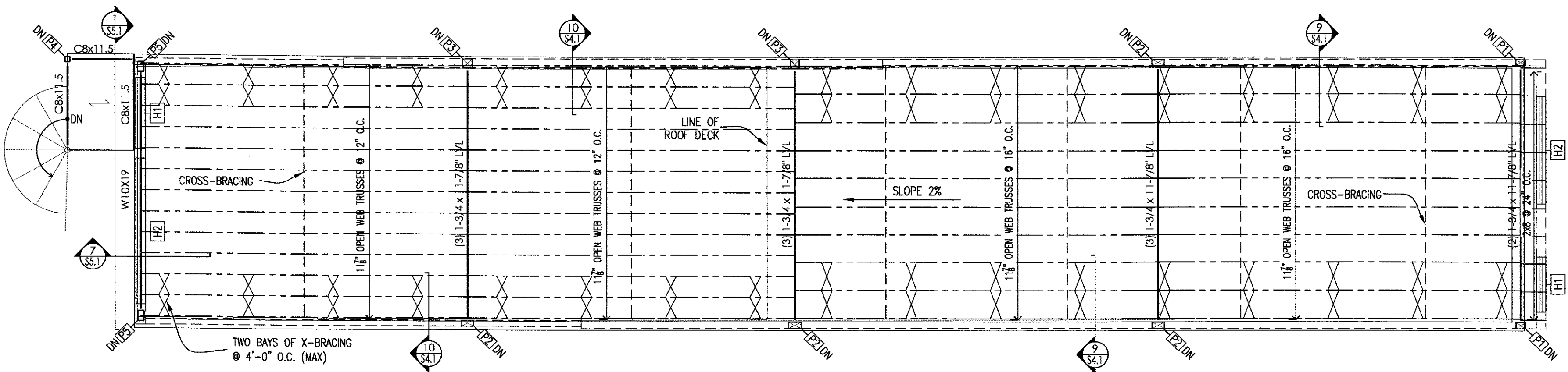
S1.1

PLAN NOTES

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- FLOOR & ROOF FRAMING AS SHOWN ON PLAN SHALL BE OPEN WEB JOISTS. LOCATIONS SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. GC SHALL BE RESPONSIBLE FOR COORDINATING ALL FRAMING LOCATIONS WITH THE M/E/P DRAWINGS SUCH THAT CONFLICTS WITH DUCTWORK AND PLUMBING ARE AVOIDED. ADDITIONAL POST SUPPORTS SHALL BE PROVIDED AS SHOWN OR AS DEEMED NECESSARY DURING THE SHOP DRAWING APPROVAL PROCESS.
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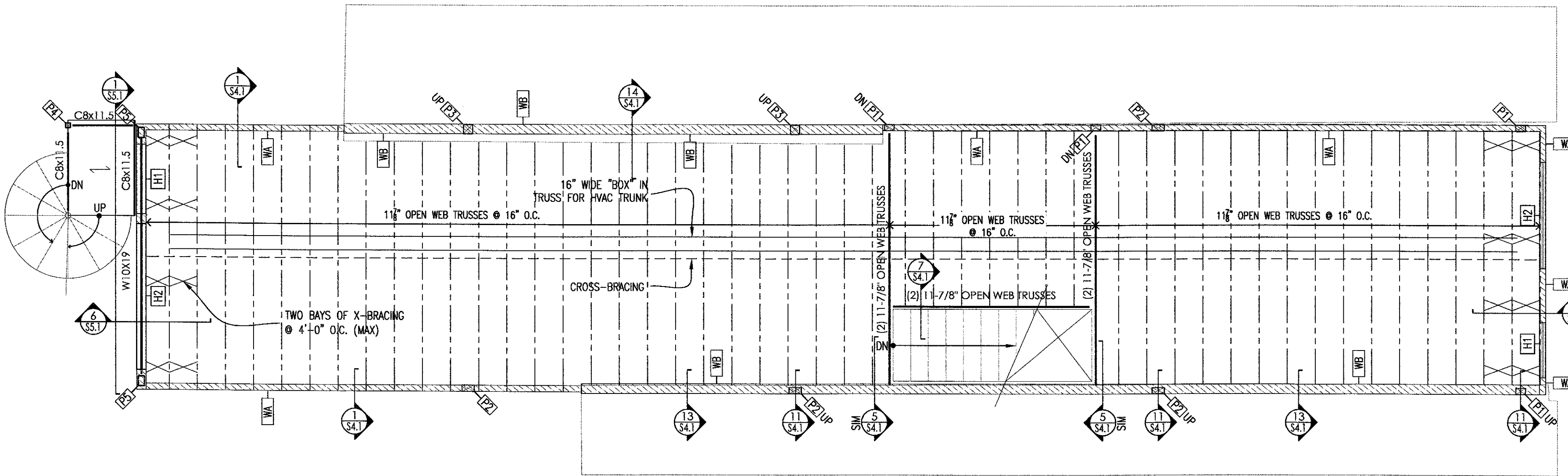
3 ROOF DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

FRAMING KEY

- [WX]- INDICATES WALL TYPE
[PX]- INDICATES POST TYPE
[HX]- INDICATES HEADER TYPE



WALL SCHEDULE	
MARK	WALL CONSTRUCTION
WA	2x4 @ 16" OC
WB	2x6 @ 16" OC

POST SCHEDULE	
MARK	POST CONSTRUCTION
P1	4x6 WOOD POST
P2	3½" x 7" PSL POST
P3	5½" x 5½" PSL POST
P4	HSS 3 x 3 x ⅜" WITH 8"x8"x¼" THK BASEPLATE & (4) ⅜"Ø x 12" LONG BOLTS
P5	HSS 6 x 4 x ⅝"

HEADER SCHEDULE		
MARK	HEADER SIZE	KING/JACK STUDS
H1	(2) 2 x 6	1K + 1J
H2	(2) 2 x 10	2K + 1J
NOTES: 1. JACK AND KING STUD PROPERTIES SHALL MATCH THOSE OF ADJACENT WALL STUDS. SEE STRUCTURAL NOTES FOR MINIMUM SILL PLATE PROPERTIES. 2. J - DENOTES NUMBER OF JACK STUDS (ALL JACK STUDS SHALL CONTINUE TO FOUNDATION). 3. K - DENOTES NUMBER OF FULL-HEIGHT KING STUDS. PROVIDE MIN. (2) 2x6 SILL AT ALL EXTERIOR WALLS, U.O.N. 4. SEE PLAN FOR LOCATIONS AT WHICH POSTS ARE SPECIFIED IN LIEU OF JACK STUDS AS NOTED IN SCHEDULE ABOVE.		

FOOTING SCHEDULE		
MARK	FOOTING SIZE	BOTTOM REINF.
F1	3'-0" x 3'-0" x 12"	#5 EACH WAY

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER (A,B,C,D)	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL		3-8d	-
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL		2-8d 2 STAPLES, 1½"	-
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL		2-16d	-
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL		16d	16" OC
TOP OR SOLE PLATE TO STUD, END NAIL		2-16d	-
STUD TO SOLE PLATE, TOE NAIL		3-8d OR 2-16d	-
DOUBLE STUDS, FACE NAIL		10d	24" OC
DOUBLE TOP PLATES, FACE NAIL		10d	24" OC
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS		3-16d	16" OC
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA		8-16d	-
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL		3-8d	-
RIM JOIST TO TOP PLATE, TOE NAIL		8d	6" OC
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL		2-10d	-
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER		16d	16" OC ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES		16d	16" OC ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL		3-8d	-
CONTINUOUS HEADER TO STUD, TOE NAIL		4-8d	-
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL		3-10d	-
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL		3-10d	-
RAFTER TO PLATE, TOE NAIL		2-16d	-
1" BRACE TO EACH STUD AND PLATE, FACE NAIL		2-8d 2 STAPLES, 1½"	-
1" x 6" SHEATHING TO EACH BEARING, FACE NAIL		2-8d 2 STAPLES, 1½"	-
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL		2-8d 3 STAPLES, 1½"	-
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL		3-8d 4 STAPLES, 1½"	-
BUILT-UP CORNER STUDS		10d	24" OC
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS		10d	NAIL EACH LAYER AS FOLLOWS: 32" OC AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE
2" PLANKS		2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL		4-16d 3-16d	-
RAFTER TIES TO RAFTER, FACE		3-8d	-
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER (B,C,D,E)	SPACING OF FASTENERS	
		EDGES (INCHES) (I)	INTERMEDIATE SUPPORTS (INCHES) (C,E)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
⅝" - ⅝"	6d COMMON NAIL(SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6	12
⅝" - 1	8d COMMON NAIL	6	12
⅝" - 1½"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
OTHER WALL SHEATHING (H)			
½" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL 6d COMMON NAIL STAPLE 16GA, 1½" LG	3	6
½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16GA, 1½" LG	3	6
⅝" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16GA, 1½" LG	3	6
½ GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; 6d COMMON NAIL; STAPLE GALVANIZED, 1½" LG; 1½" SCREWS, TYPE W OR S.	4	8
⅝ GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; 8d COMMON NAIL; STAPLE GALVANIZED, 1½" LG; 1½" SCREWS, TYPE W OR S.	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
⅝ AND LESS	8d DEFORMED NAIL OR 8d COMMON NAIL	6	12
⅝ - 1	8d DEFORMED NAIL OR 8d COMMON NAIL	6	12
1½ - 1½"	8d DEFORMED NAIL OR 10d COMMON NAIL	6	12
A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM ⅝-INCH ON DIAMETER CROWN WIDTH. C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. D. 4'-0"x8'-0" OR 4'-0"x9'-0" PANELS SHALL BE APPLIED VERTICALLY. E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM. G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 80 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING. H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AHA 194.1 OR ASTM C 208. I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.			

ALTERNATE ATTACHMENTS				
NOMIMAL MATERIAL THICKNESS (INCHES)	DESCRIPTION (A,B) OF FASTENER AND LENGTH (INCHES)	SPACING (C) OF FASTENERS		
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLE BOARD WALL SHEATHING TO FRAMING				
⅝	0.097 – 0.099 NAIL 1½	6	12	
	STAPLE 15 GA. 1½			
⅝	STAPLE 16 GA. 1½			
	STAPLE 15 GA. 1½	6	12	
	0.097 – 0.099 NAIL 1½	4	10	
	STAPLE 16 GA. 1½	6	12	
⅝ AND ⅝	STAPLE 15 GA. 1½	6	12	
	0.097 – 0.099 NAIL 1½	3	6	
⅝ AND ⅝	STAPLE 16 GA. 1½	6	12	
	0.113 NAIL 1½			
	STAPLE 15 AND 16 GA. 1½	6	12	
	0.097 – 0.099 NAIL 1½	3	6	
	STAPLE 14 GA. 1½	6	12	
	STAPLE 15 GA. 1½	5	10	
⅝ AND ⅝	0.097 – 0.099 NAIL 1½	3	6	
	STAPLE 16 GA. 2	4	8	
	STAPLE 14 GA. 2	5	10	
	0.113 NAIL 2½			
	STAPLE 15 GA. 2	4	8	
	0.097 – 0.099 NAIL 2½	3	6	
NOMIMAL MATERIAL THICKNESS (INCHES)	DESCRIPTION (A,B) OF FASTENER AND LENGTH (INCHES)	SPACING (C) OF FASTENERS		
		EDGES (INCHES)	BODY OF PANEL (INCHES)	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLE BOARD WALL SHEATHING TO FRAMING				
⅝ AND ⅝	1½ RING OR SCREW SHANK NAIL – MINIMUM 12½ GA. (0.099") SHANK DIAMETER	3	6	
	STAPLE 18 GA., ⅝ ⅝ CROWN WIDTH	2	5	
⅝, ⅝ AND ⅝	1½ RING OR SCREW SHANK NAIL – MINIMUM 12½ GA. (0.099") SHANK DIAMETER	6	8 (E)	
	1½ RING OR SCREW SHANK NAIL – MINIMUM 12½ GA. (0.099") SHANK DIAMETER	6	12	
⅝, ⅝ AND ⅝	STAPLE 18 GA., 1½	6	8	
HARDBOARD (F)				
0.200	1½ LONG RING-GROOVED UNDERLAYMENT NAIL	6	6	
	4d CEMENT-COATED SINKER NAIL	6	6	
	STAPLE 18 GA., ⅝ LONG (PLASTIC COATED)	3	6	
PARTICLEBOARD				
⅝	4d RING-GROOVED UNDERLAYMENT NAIL	3	6	
	STAPLE 18 GA., ⅝ LONG, ⅝ CROWN	3	6	
⅝	6d RING-GROOVED UNDERLAYMENT NAIL	6	10	
	STAPLE 16 GA., 1½ LONG, ⅝ CROWN	3	6	
⅝, ⅝	6d RING-GROOVED UNDERLAYMENT NAIL	6	10	
	STAPLE 18 GA., 1 ⅝ LONG, ⅝ CROWN	3	6	
A. NAIL IS A GENERAL DESCRIPTION AND MAY BE T-HEAD, MODIFIED ROUND HEAD OR ROUND HEAD. B. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF ⅝-INCH ON DIAMETER EXCEPT AS NOTED. C. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR FLOORS. D. FASTENERS SHALL BE PLACED IN A GRID PATTERN THROUGHOUT THE BODY OF THE PANEL. E. FOR 5-PLY PANELS, INTERMEDIATE NAILS SHALL BE SPACED NOT MORE THAN 12 INCHES ON CENTER EACH WAY. F. HARDBOARD UNDERLAYMENT SHALL CONFORM TO ANSI/AHA A135.4.				

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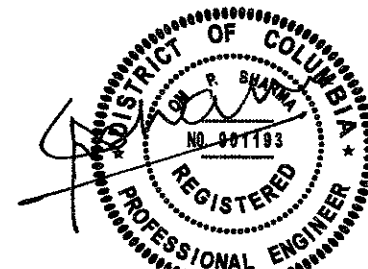
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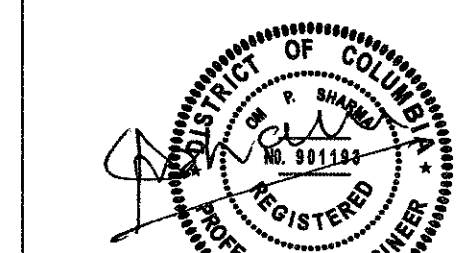
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Scale AS NOTED
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S2.1

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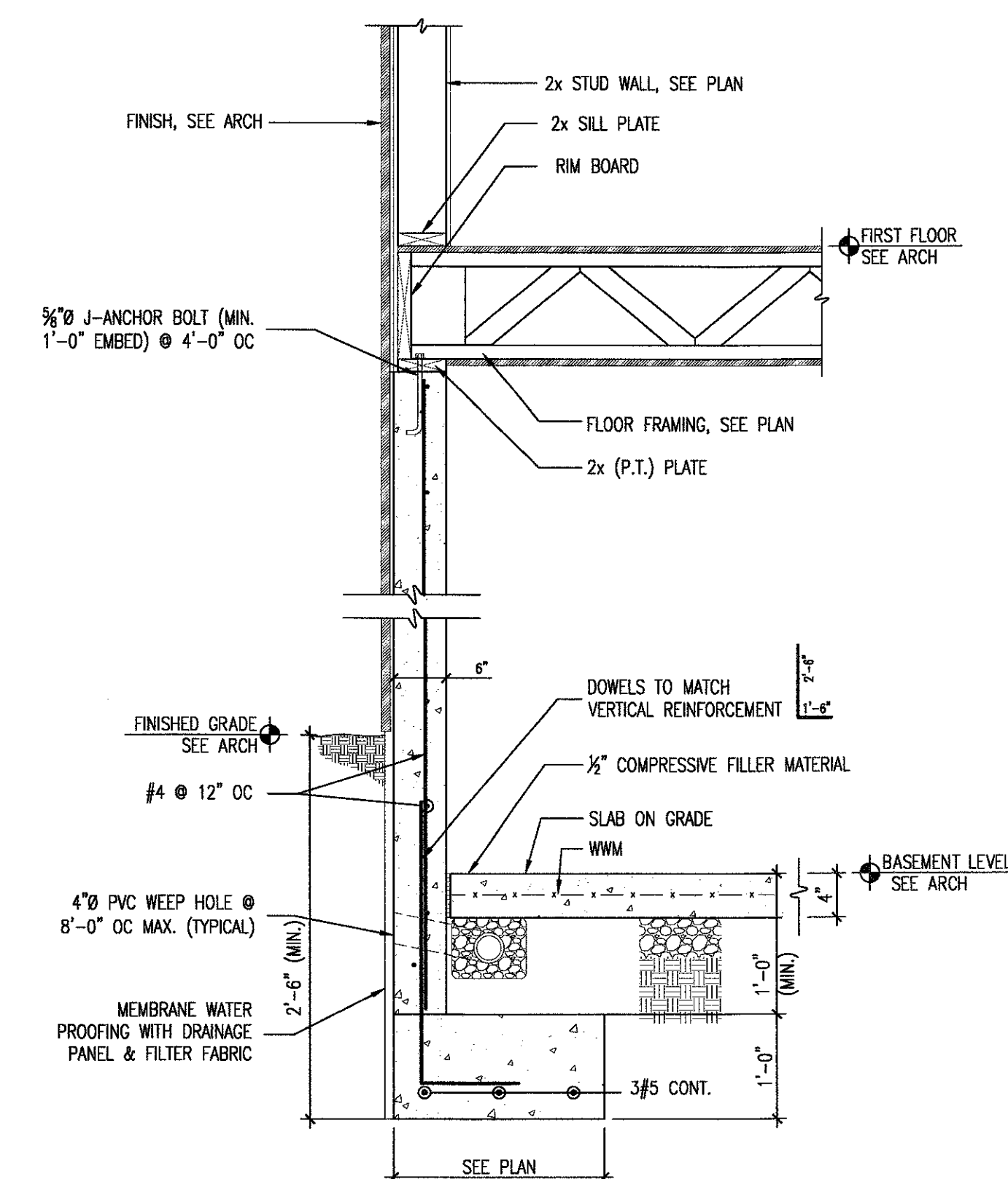
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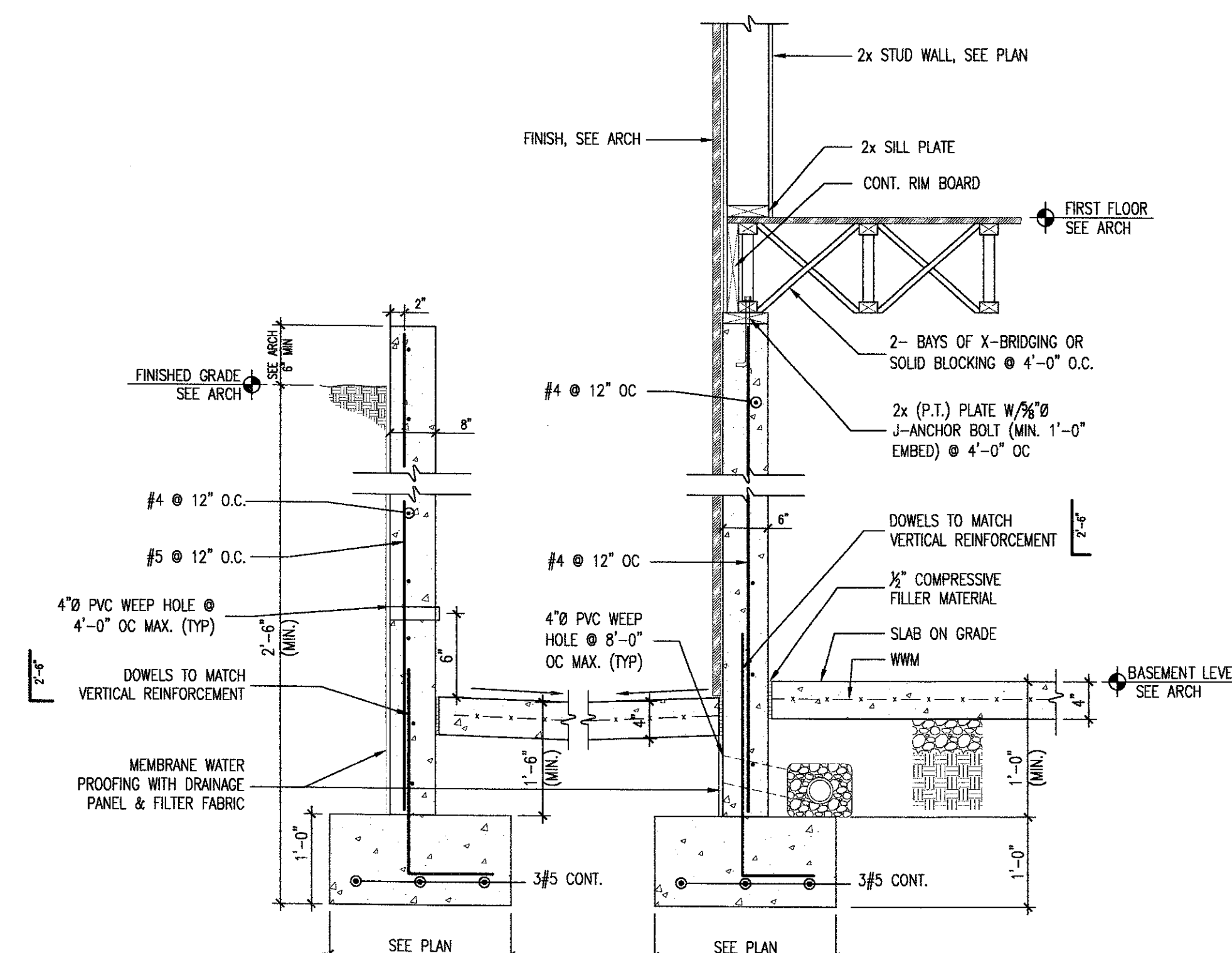
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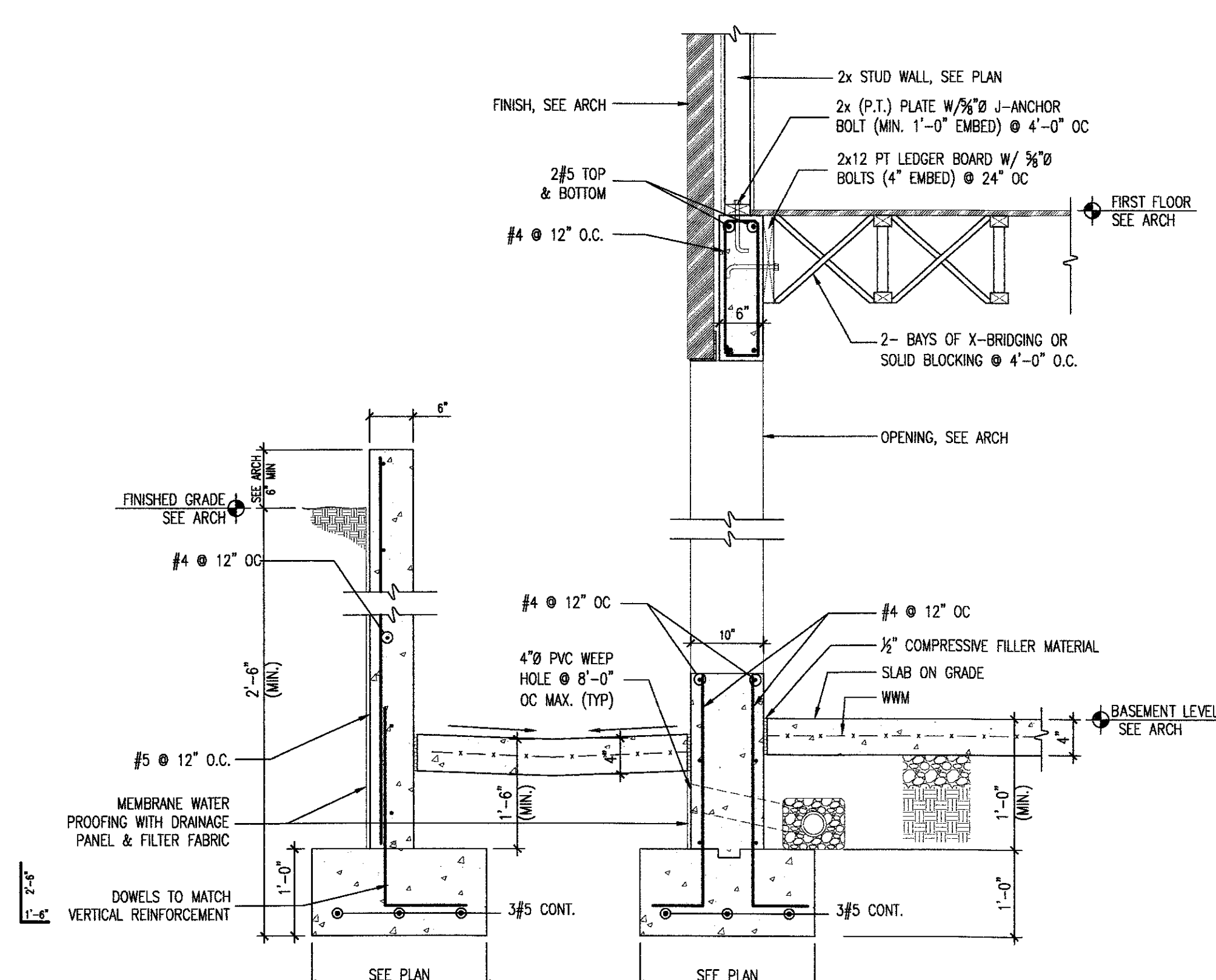
S3.1



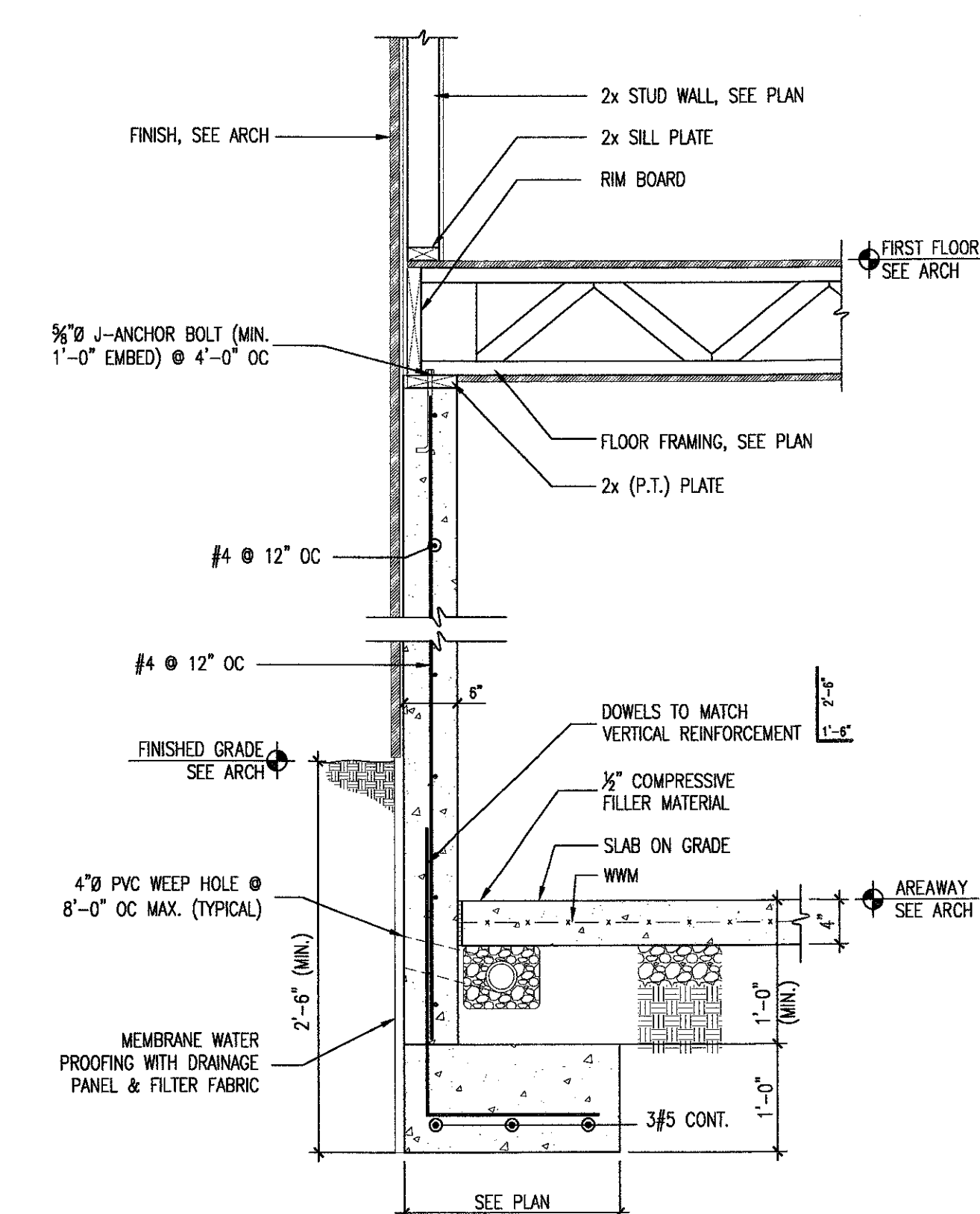
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\$3.1		$3/4" = 1'-0"$



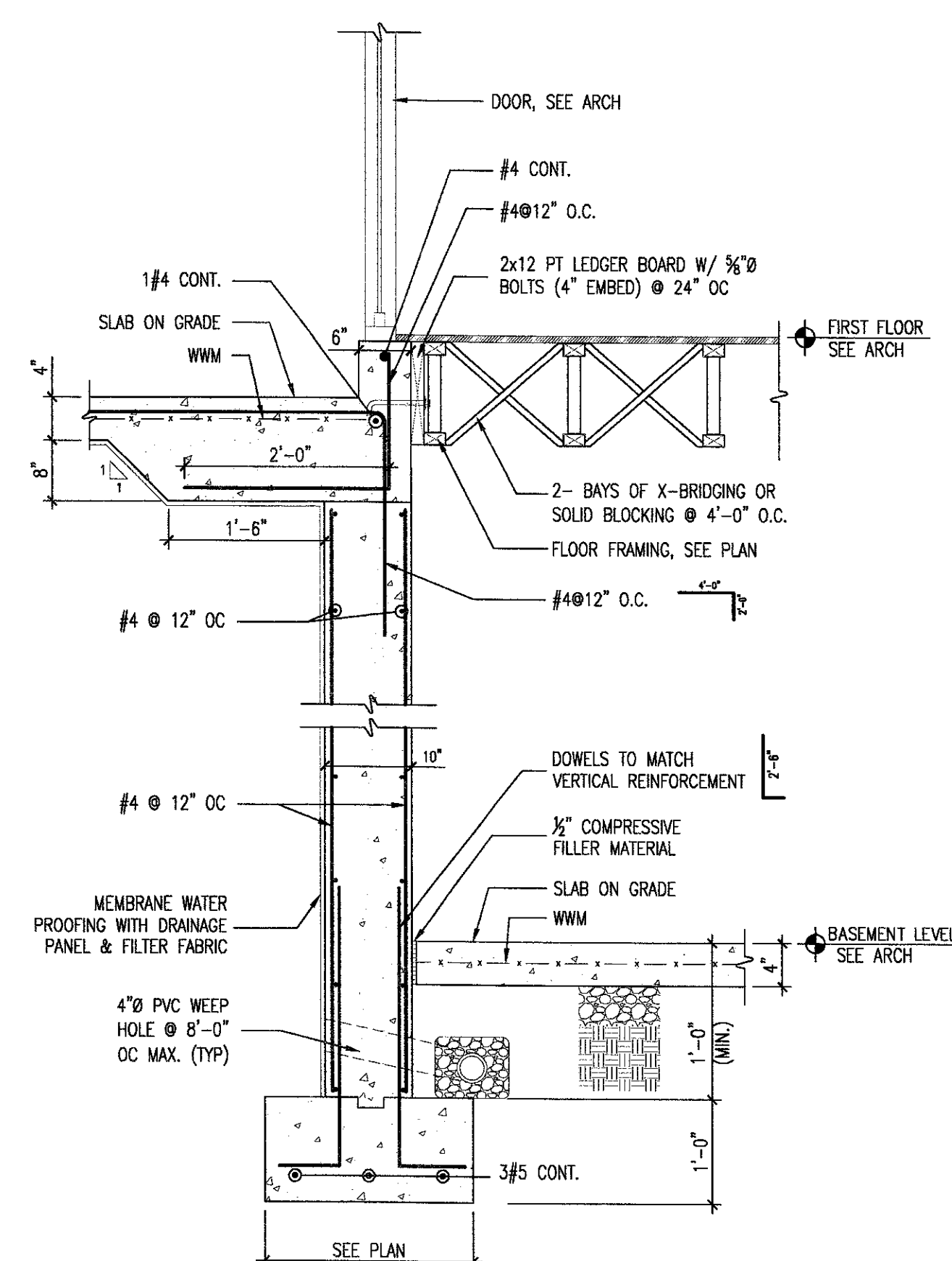
2	SECTION	SCALE
S3.1		3/4" = 1'-0"



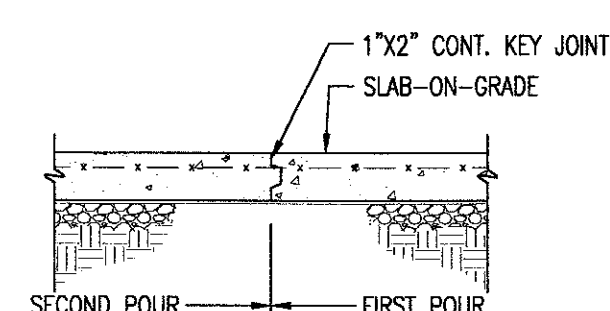
SCALE	3	SECTION	SCALE
3/4" = 1'-0"	S31		3/4" = 1'-0"



4	SECTION	SCALE
S3.1		3/4" = 1'-0"

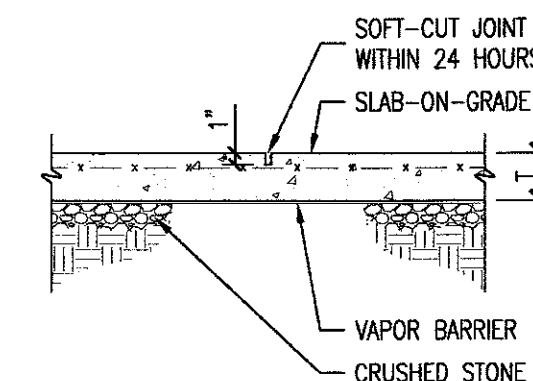


5	SECTION	SCALE
\$3.1		$\frac{3}{4}" = 1'-0"$

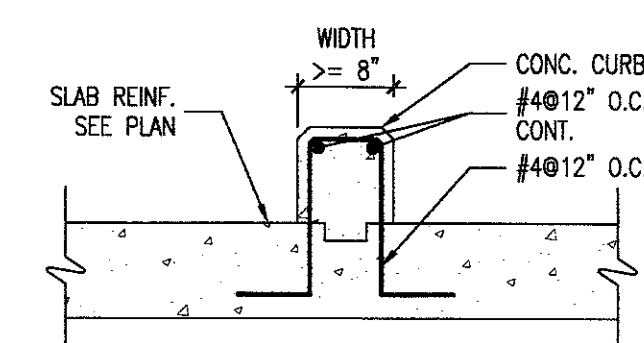


NOTE: CONSTRUCTION JOINTS SHALL BE SPACED AT INTERVALS OF 15'-0" TO 40'-0" POURING IN ALTERNATE PANELS, NOT EXCEEDING 600 SQ. FT.

TYPICAL CONSTRUCTION JOINT DETAIL

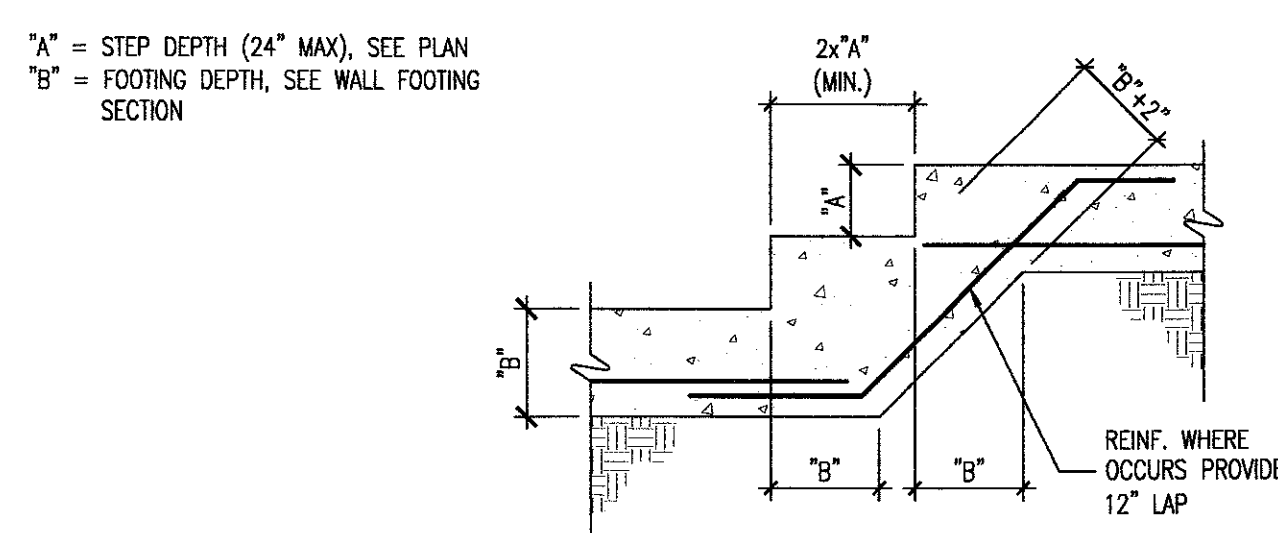
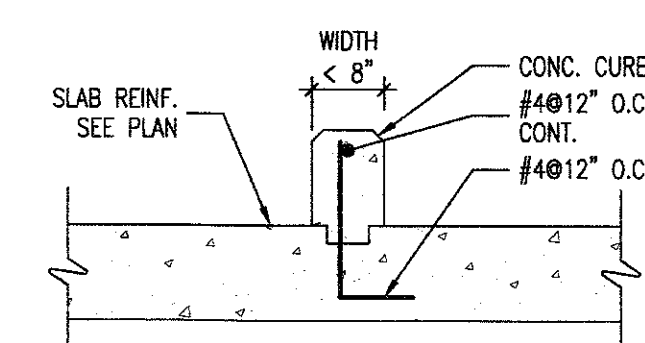


TYPICAL CONTROL JOINT DETAIL



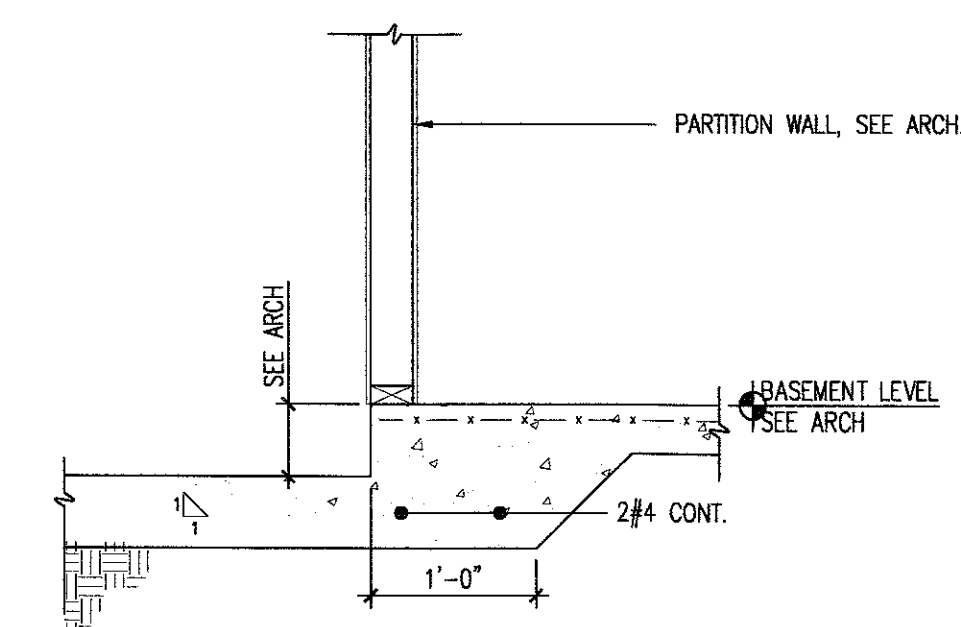
NOTE: FOR CURB DIMENSION & LOCATION, SEE ARCHITECTURAL DRAWINGS

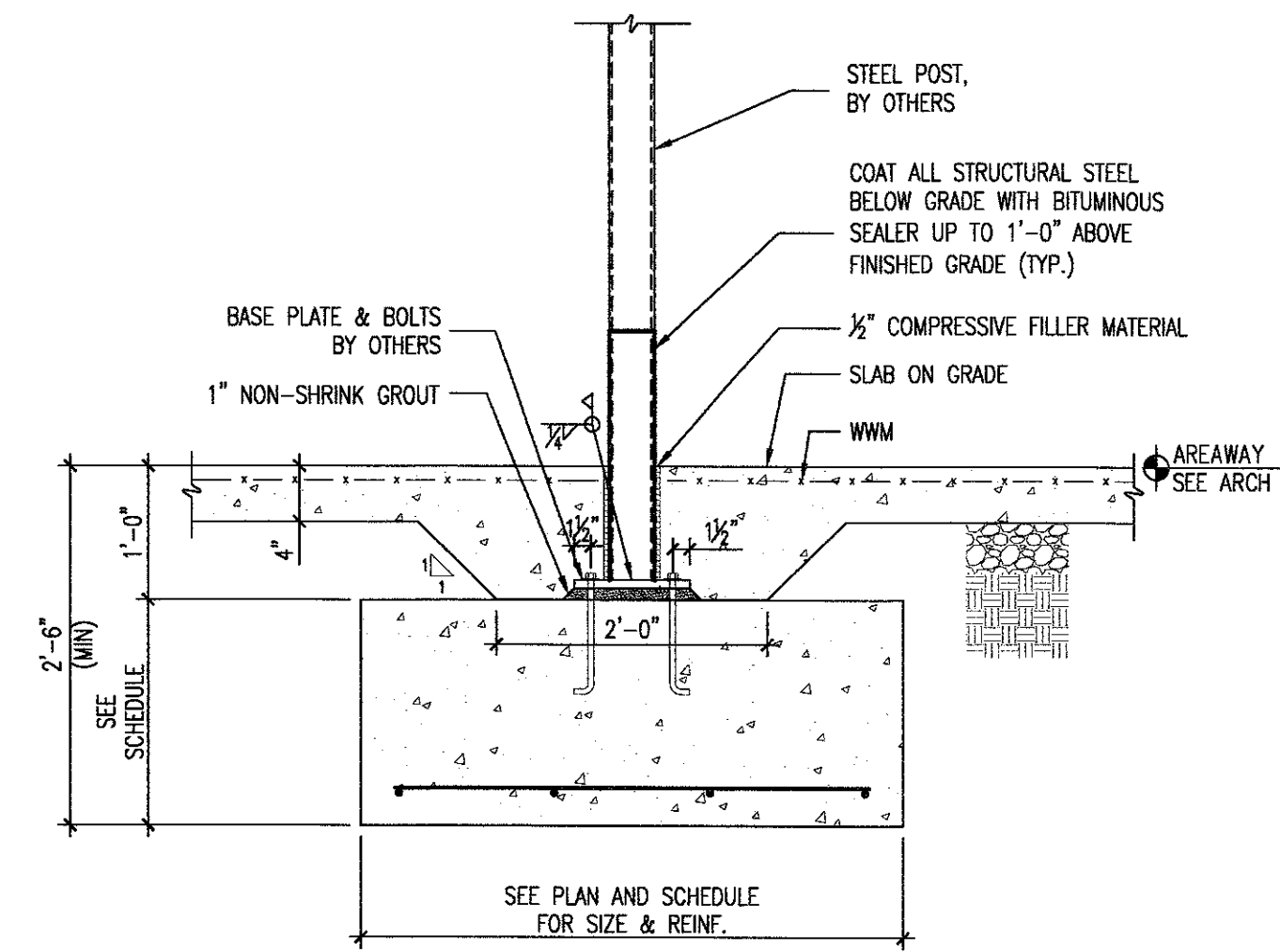
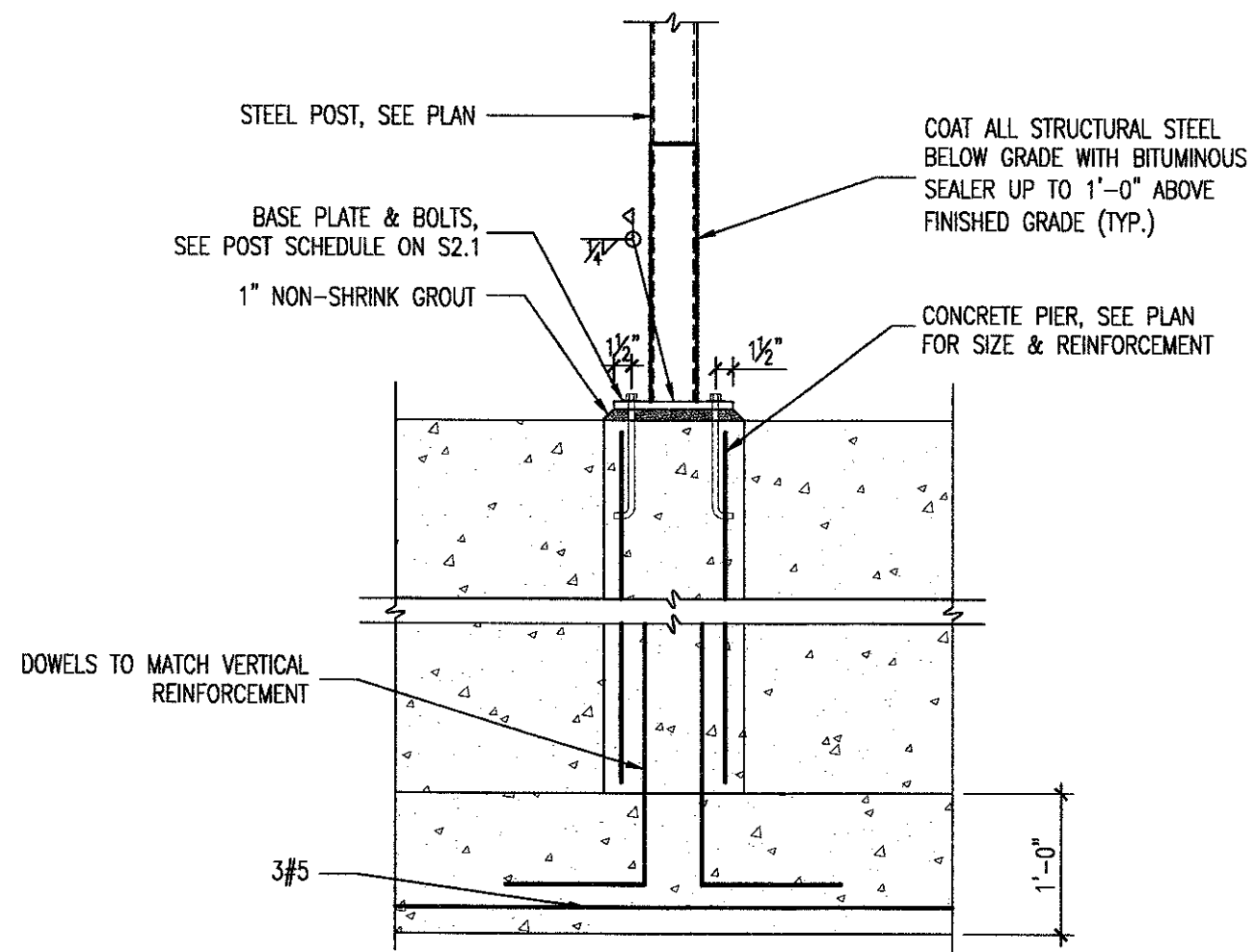
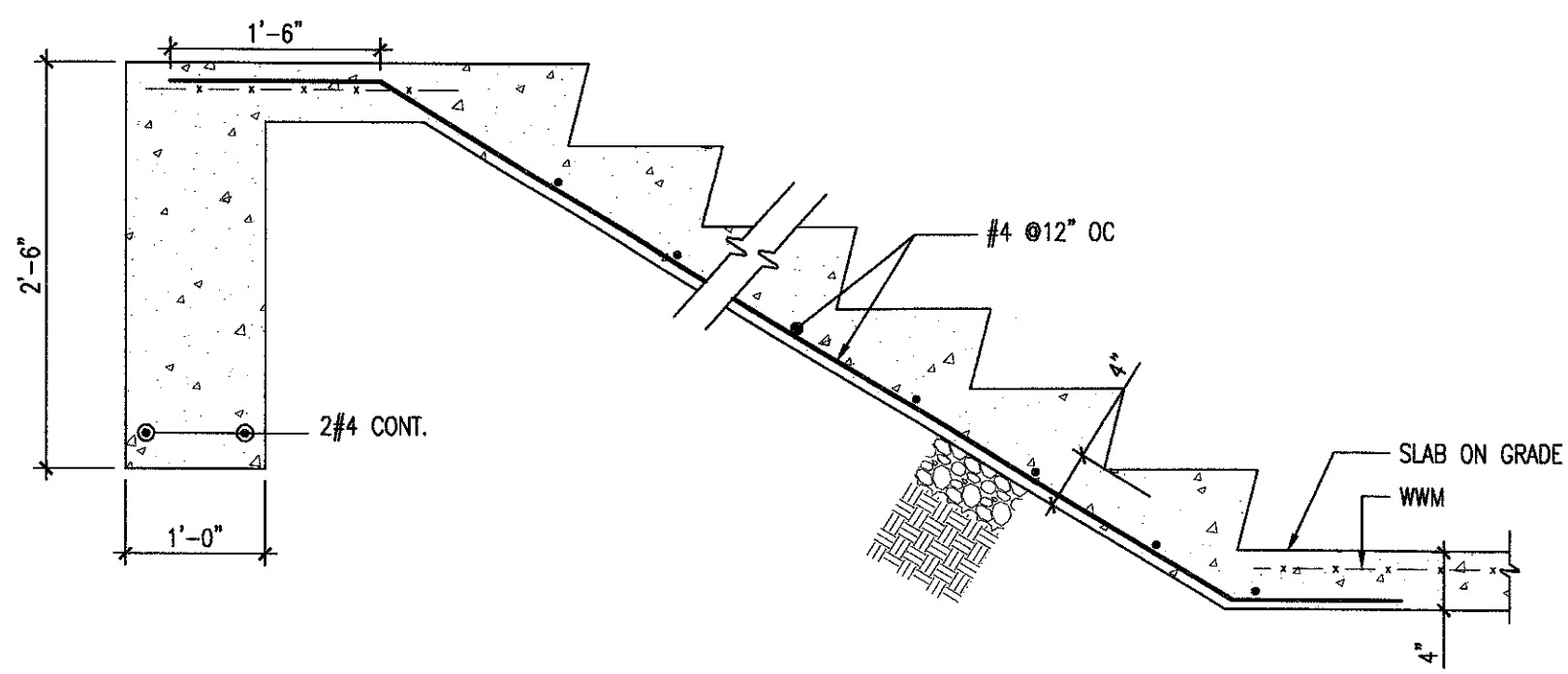
6	SLAB-ON-GRADE JOINT DETAILS	SCALE	7	TYPICAL CURB DETAIL	SCALE
S3.1		NOT TO SCALE	S3.1		NOT TO SCALE



"A" = STEP DEPTH (24" MAX), SEE PLAN
"B" = FOOTING DEPTH, SEE WALL FOOTING SECTION

8	TYPICAL STEPPED FOOTING DETAIL	SCALE	9	SECTION	SCALE
S3.1		NOT TO SCALE	S3.1		NOT TO SCALE

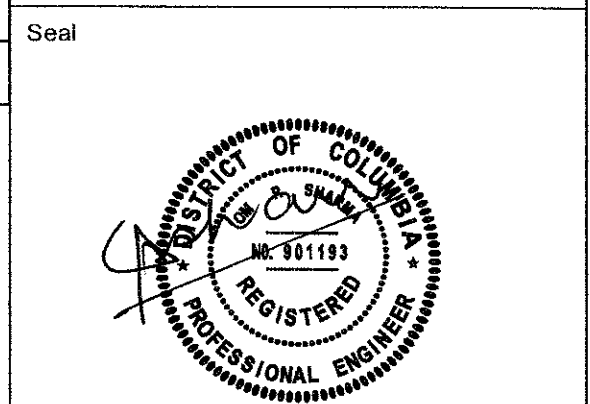




1	SECTION	SCALE	2	SECTION	SCALE	3	SECTION	SCALE
S3.2		3/4"=1'-0"	S3.2		3/4"=1'-0"	S3.2		3/4"=1'-0"

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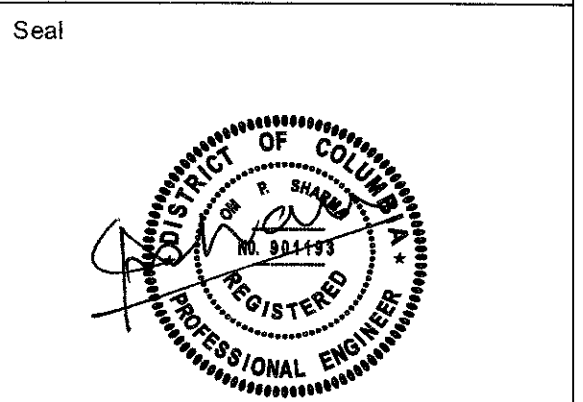
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S3.2

1	SECTION	SCALE	2	SECTION	SCALE	3	TYPICAL BEAM BOLTING PATTERN	SCALE
S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"
5	SECTION	SCALE	4	NON BEARING WALL PARALLEL WITH JOIST TYPICAL DETAIL	SCALE	7	SECTION	SCALE
S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"
8	SECTION	SCALE	9	SECTION	SCALE	10	SECTION	SCALE
S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"
11	SECTION	SCALE	12	SECTION	SCALE	13	SECTION	SCALE
S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"	S4.1		3/4" = 1'-0"

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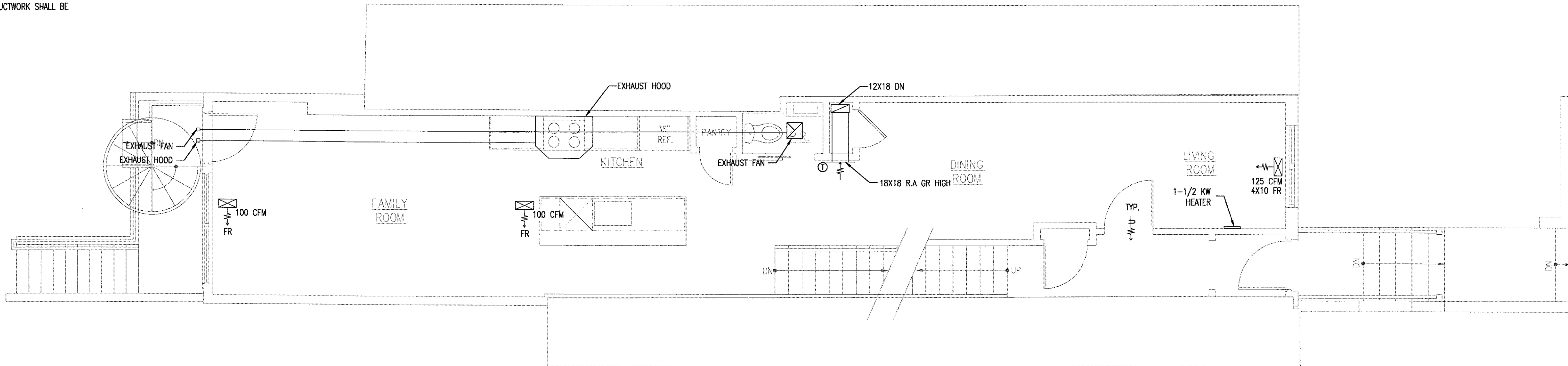
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PLAN NOTES

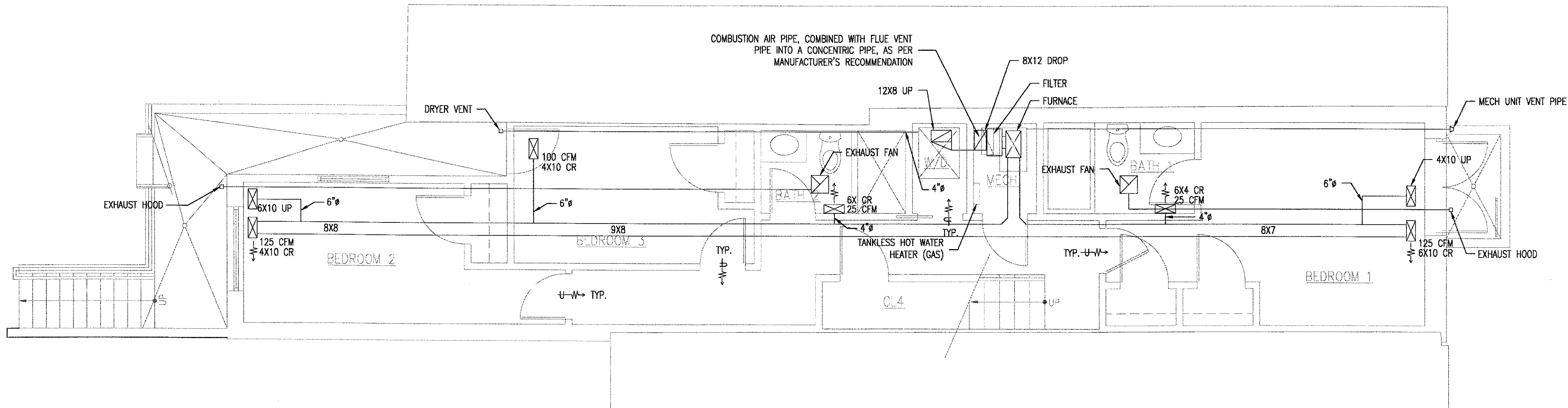
1. ALL WORK SHALL BE DONE ACCORDANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL MECHANICAL WORK SHALL BE DONE BY A LICENSE MECHANICAL IN THE DISTRICT OF COLUMBIA.
3. THE MECHANICAL CONTRACTOR SHALL OBTAIN A BUILDING PERMIT BEFORE CONSTRUCTION STARTS.
4. ALL METAL DUCTWORK SHALL BE CONSTRUCTED FROM G90 GALVANIZED STEEL. THE DUCTWORK SHALL BE CONSTRUCTED FOR A LOW PRESSURE CLASSIFICATION AS PER SMACNA.

MECHANICAL LEGEND:

- ☒ EXHAUST FAN
FR FLOOR SUPPLY REGISTER
CR CEILING SUPPLY REGISTER
WR WALL SUPPLY REGISTER
Ⓢ ROOM THERMOSTAT/SENSOR
TYP. U-W TYPICAL UNDERCUT DOOR



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



1 BASEMENT MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

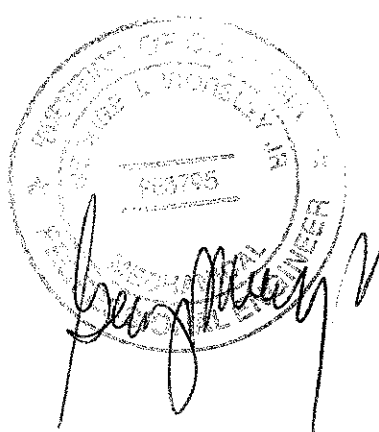
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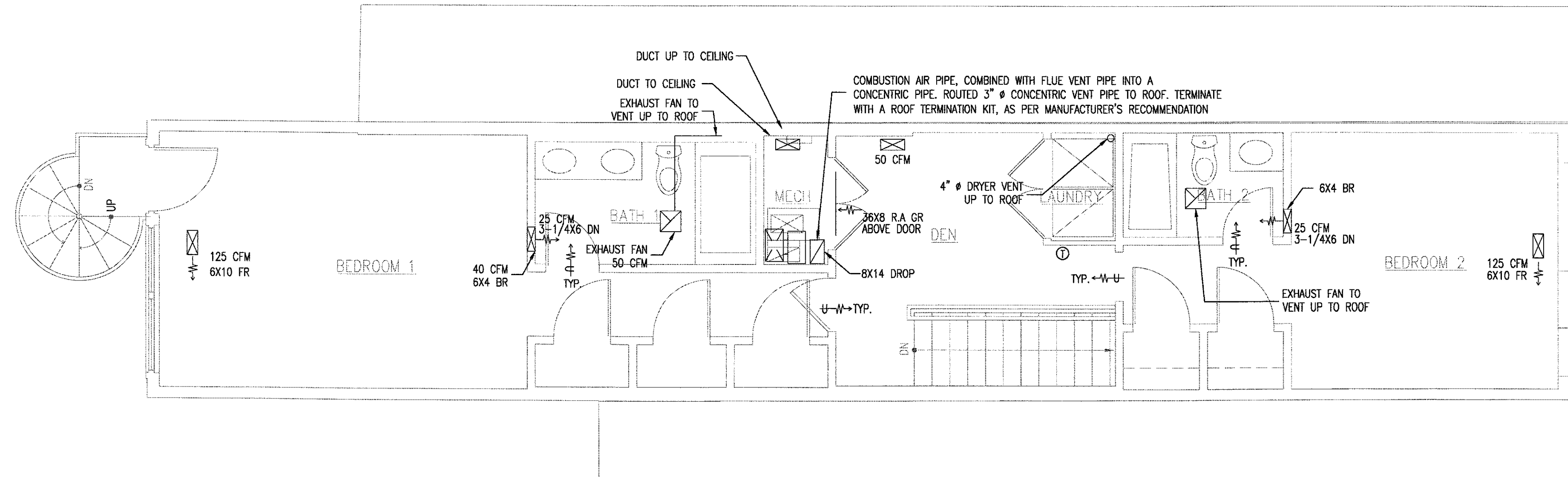
BASEMENT AND
FIRST FLOOR
MECHANICAL PLANS

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Scale AS NOTED
Drawn By JH

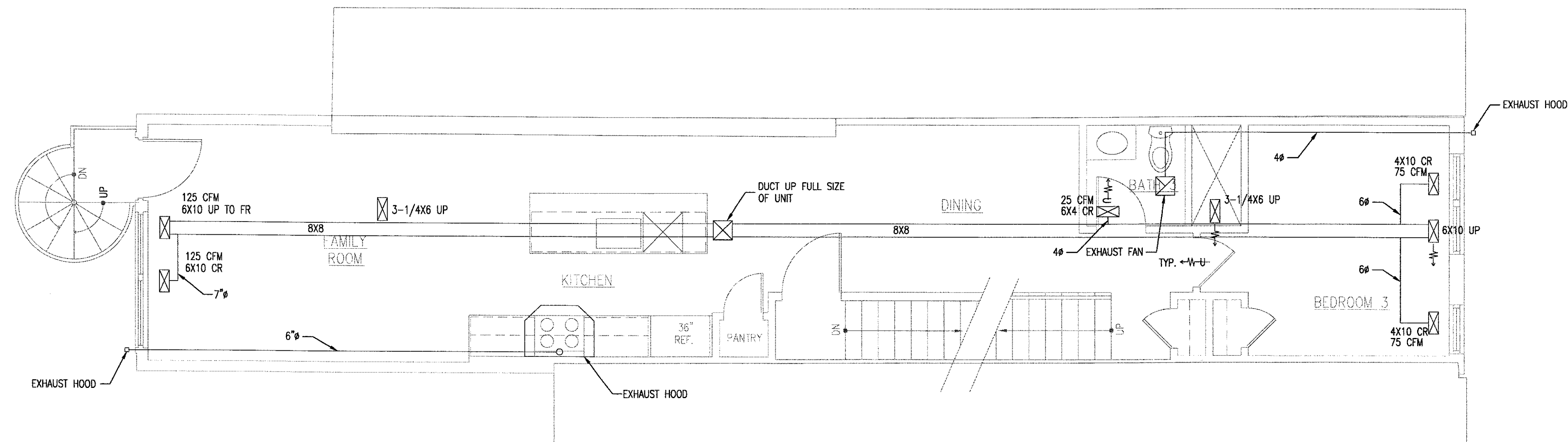
M1

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2. ALL MECHANICAL WORK SHALL BE DONE BY A LICENSE MECHANICAL IN THE DISTRICT OF COLUMBIA.
3. THE MECHANICAL CONTRACTOR SHALL OBTAIN A BUILDING PERMIT BEFORE CONSTRUCTION STARTS.
4. ALL METAL DUCTWORK SHALL BE CONSTRUCTED FROM G90 GALVANIZED STEEL. THE DUCTWORK SHALL BE CONSTRUCTED FOR A 0.5" W.C. PRESSURE CLASSIFICATION AS PER SMACNA.

	EXHAUST FAN
	FLOOR SUPPLY REGISTER
	CEILING SUPPLY REGISTER
	WALL SUPPLY REGISTER
	ROOM THERMOSTAT/SENSOR



2 THIRD FLOOR MECHANICAL PLAN
M2 SCALE: 1/4" = 1'-0"



1
M 2 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

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 GEORGE L. WORSLEY JR.
 CENTRE
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 GEORGE L. WORSLEY JR.

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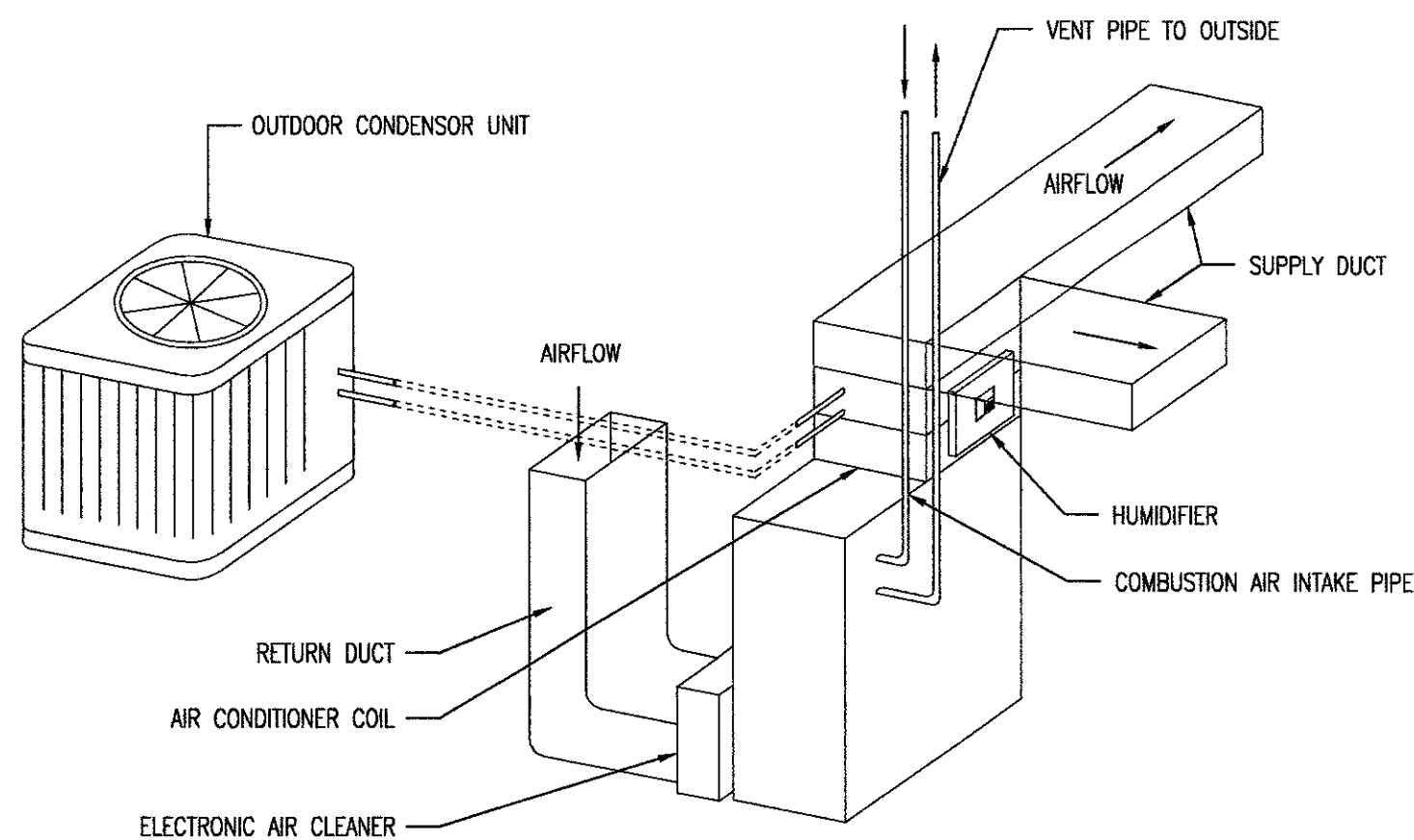
SECOND AND THIRD FLOOR MECHANICAL PLANS

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Drawn By	JH

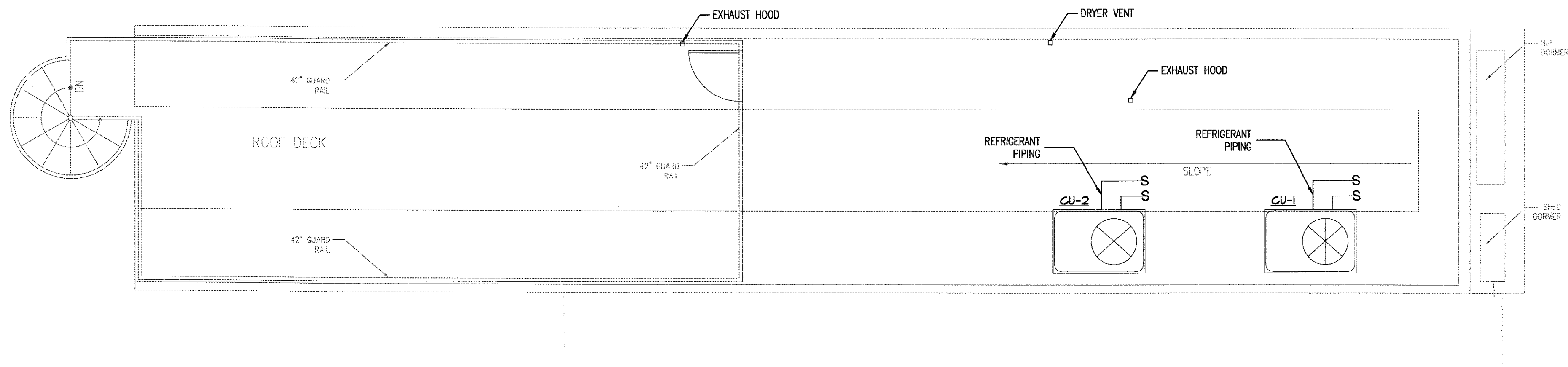
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PLAN NOTES

1. ALL WORK SHALL BE DONE ACCORDANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS OF THE DISTRICT OF COLUMBIA.
2. ALL MECHANICAL WORK SHALL BE DONE BY A LICENSE MECHANICAL IN THE DISTRICT OF COLUMBIA.
3. ALL NEW WORK SHALL BE SIZED BY THE MECHANICAL CONTRACTOR PRIOR TO OBTAINING THE BUILDING PERMIT.
4. THE MECHANICAL CONTRACTOR SHALL OBTAIN A BUILDING PERMIT BEFORE CONSTRUCTION STARTS.
5. ALL METAL DUCTWORK SHALL BE CONSTRUCTED FROM G90 GALVANIZED STEEL. THE DUCTWORK SHALL BE CONSTRUCTED FOR A 0.5" W.C. PRESSURE CLASSIFICATION AS PER SMACNA.



2 UP FLOW APPLICATION DETAIL
SCALE: NTS

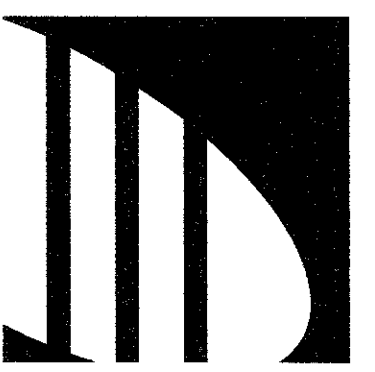


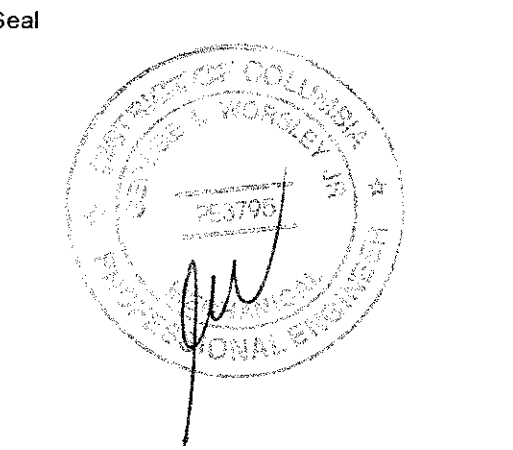
1 ROOF DECK MECHANICAL PLAN
SCALE: 1/4\"/>

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ROOF DECK
MECHANICAL PLAN
AND UP FLOW
APPLICATION

Date March 2, 2014
Scale AS NOTED
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M3

GAS NOTES

1. SIZING IS BASED ON LESS THAN 2 PSIG 0.5" W.C. MAX. PRESSURE DROP & 100FT LENGTH.

AIR CONDITIONING UNIT SCHEDULE													
ITEM	MANUFACTURER & MODEL #	NOMINAL TONS	COOLING CAPACITY (BTUH)	VOLTAGE	PHASE	SEER	IN. O.D. VAPOR	IN. O.D. LIQUID	REFRIDGERANT TYPE	UNIT WEIGHT (LB)	CFM	EXTERNAL STATIC PRESSURE (ESP)	AGA INPUT
CU-1	TRANE 4TR5018E	1½	18,000	208/230	10	13.0	5/8	3/8	R-410A	173	600	03 INCH	60 MBH
CU-2	*TRANE 4TR5018E	1½	18,000	208/230	10	13.0	5/8	3/8	R-410A	173	600	03 INCH	60 MBH

*FURNACE TO BE GAS-FIRED CONDENSING TYPE
FURNACE TO BE DOWN FLOW TYPE

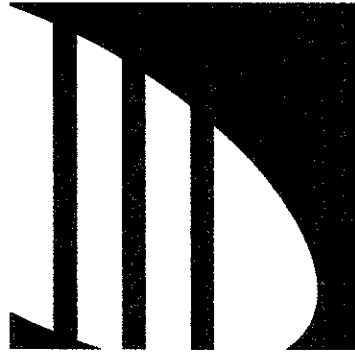
FAN SCHEDULE													
FAN NO.	SERVING AREA	TOTAL CFM	SP IN WG	RPM	HP (WATTS)	VOLTAGE	TYPE	SONES	WT IN LBS	CONTROL	DAMPER	SUP OR EXH.	MFG. MODEL NO.
A	BATHROOM	50	0.125	1050	(60)	115/1/60	(60)	(60)	20	LIGHT SWITCH	BDD	E	BROAN #584

REMARKS: 1.DIRECT DRIVE 2.BACK DRAFT DAMPER

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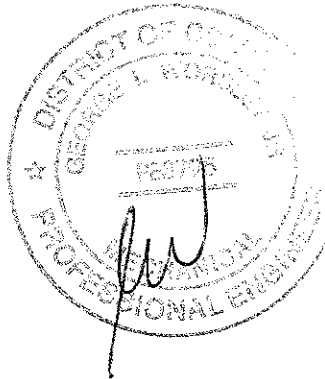
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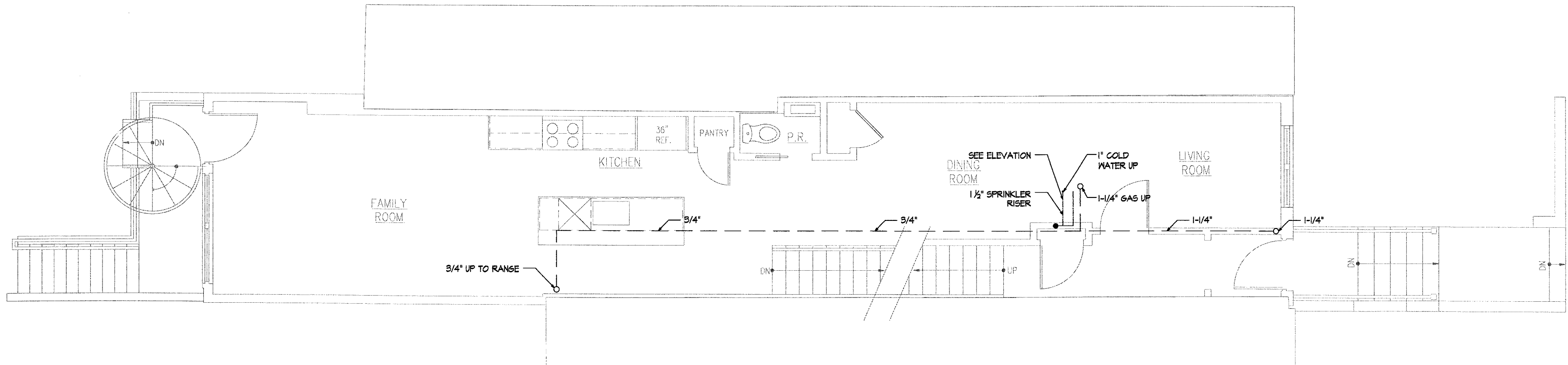
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SCHEDULES

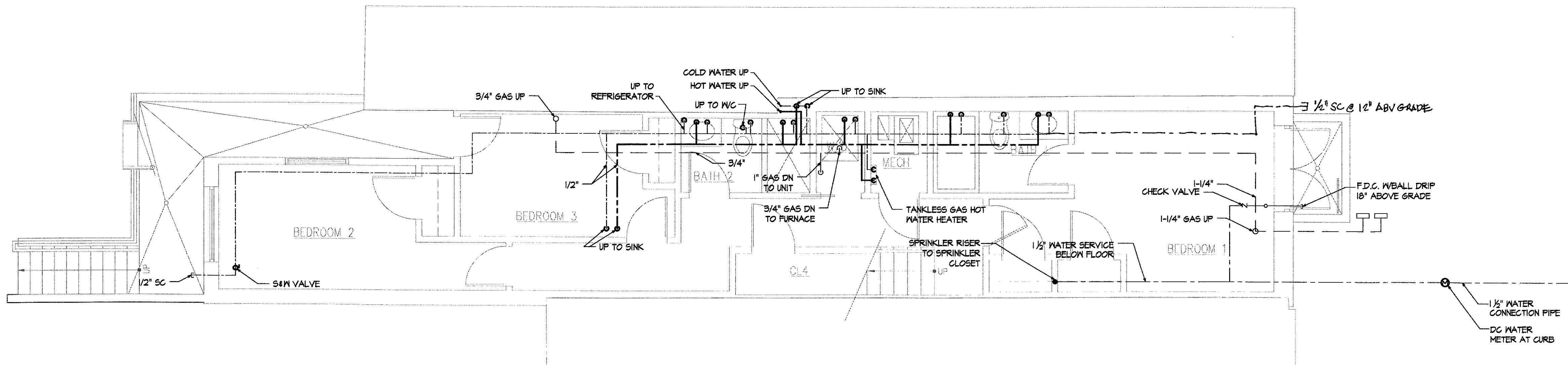
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Scale	AS NOTED
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M4

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2 FIRST FLOOR PLUMBING PLAN (WATER/GAS)
P1 SCALE: 1/4" = 1'-0"



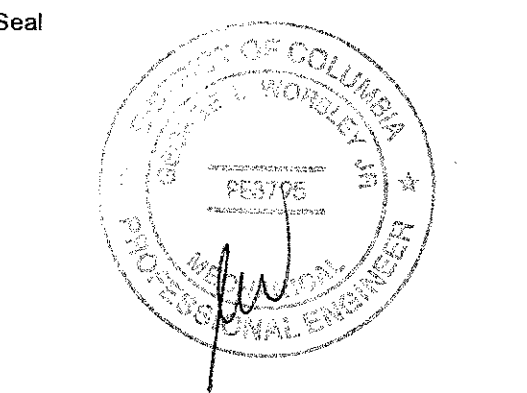
1 BASEMENT PLUMBING PLAN (WATER/GAS)
P1 SCALE: 1/4" = 1'-0"

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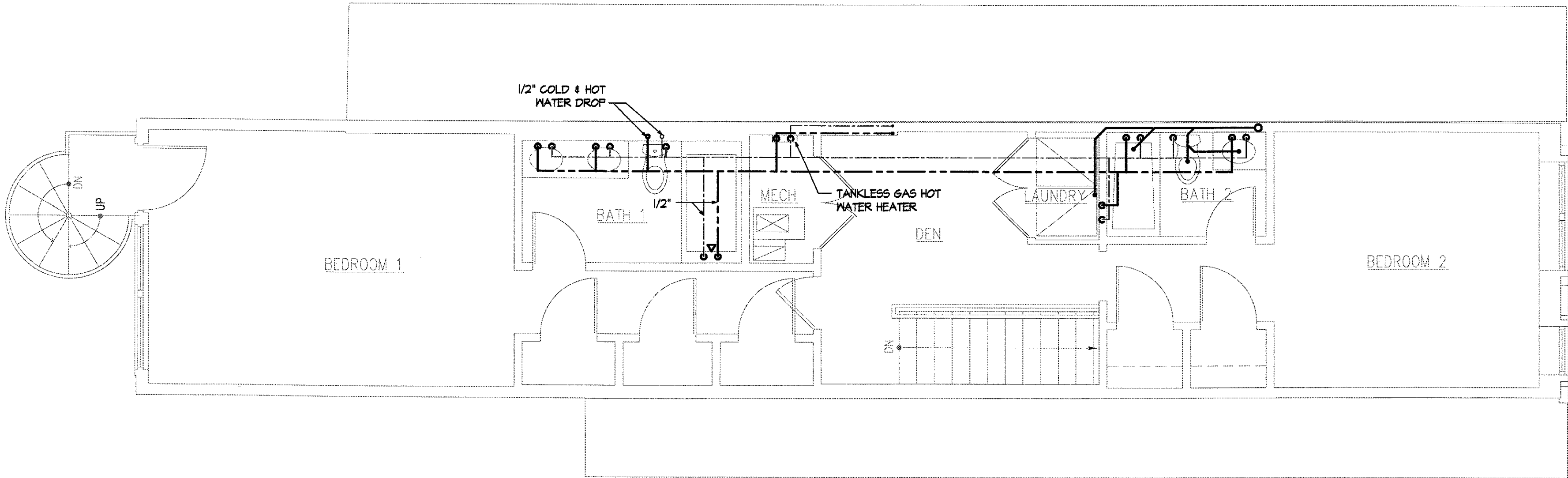
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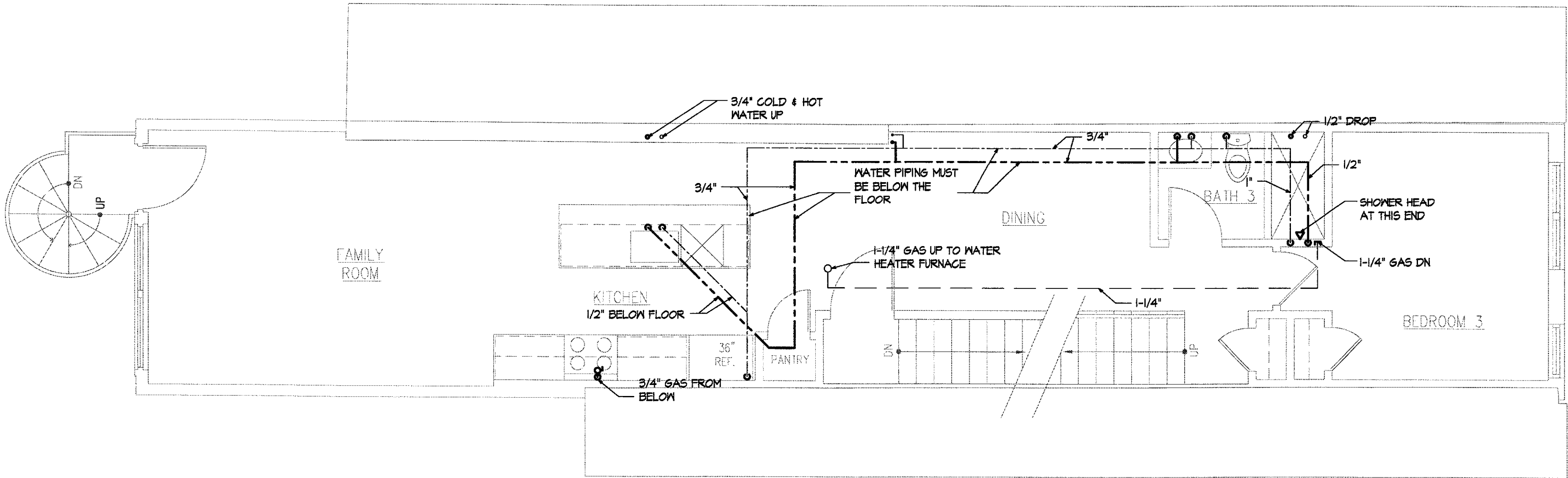
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**SECOND AND THIRD
FLOOR PLUMBING
PLANS**

Date	March 2, 2014
Scale	AS NOTED
Drawn By	JH

P2



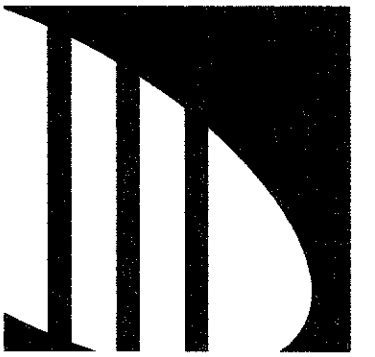
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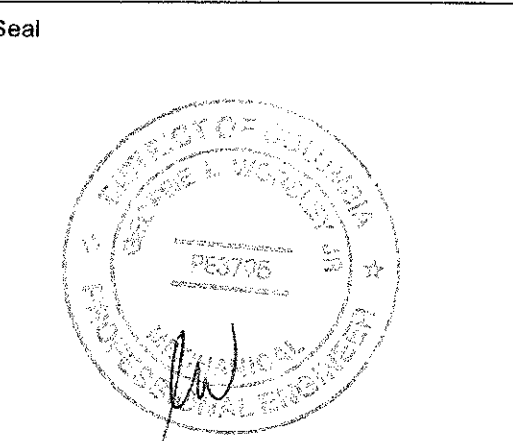


1 SECOND FLOOR PLUMBING PLAN (WATER/GAS)
SCALE: 1/4" = 1'-0"

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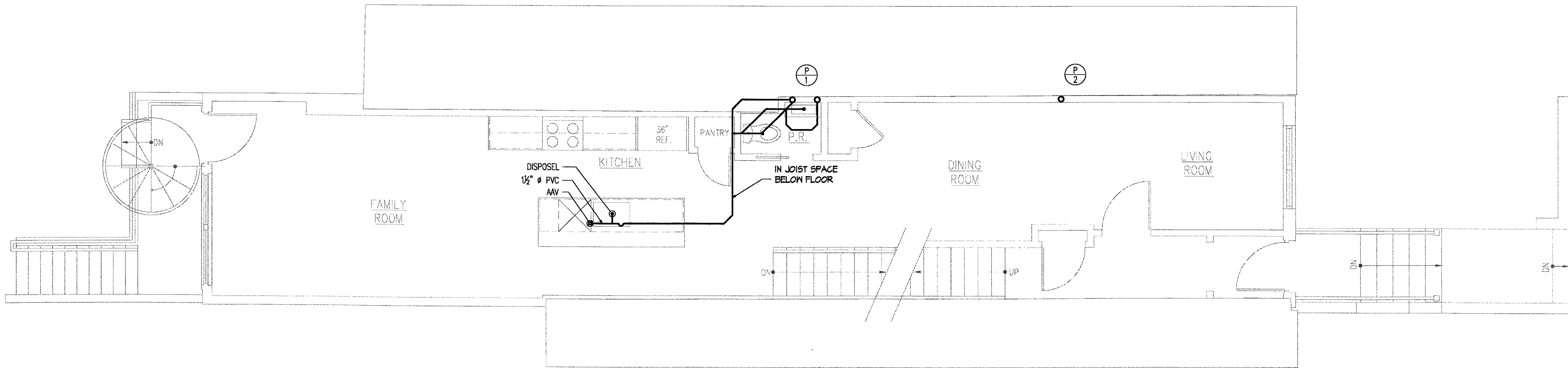
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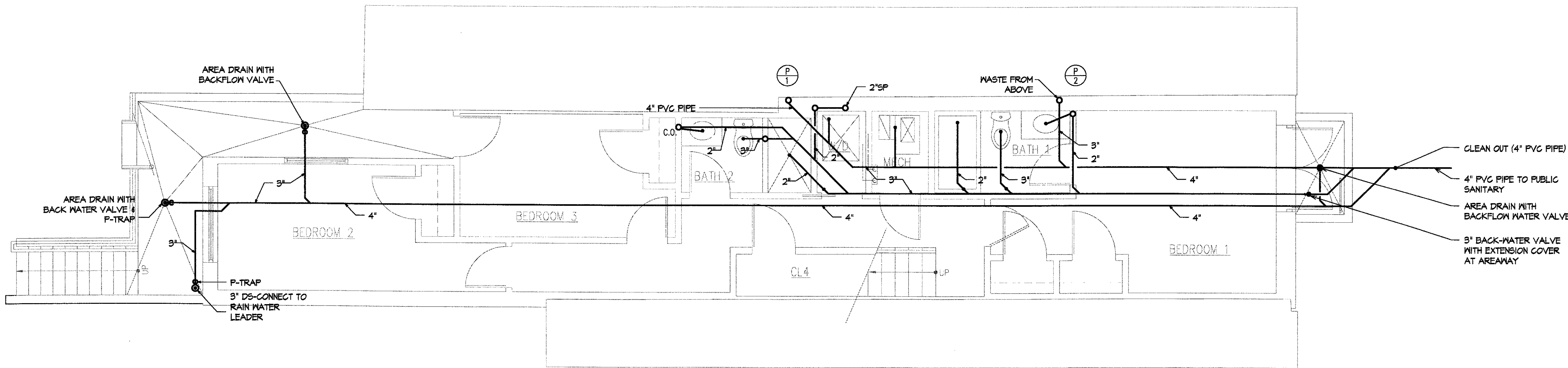
**BASEMENT AND
FIRST FLOOR
PLUMBING PLAN**

Date	March 2, 2014
Scale	AS NOTED
Drawn By	JH

P3



2 FIRST FLOOR PLUMBING PLAN (SEWER)
P3 SCALE: 1/4" = 1'-0"



1 BASEMENT PLUMBING PLAN (SEWER)
P3 SCALE: 1/4" = 1'-0"

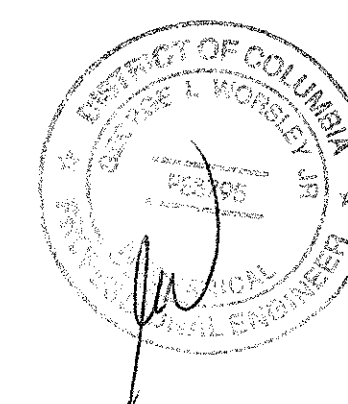
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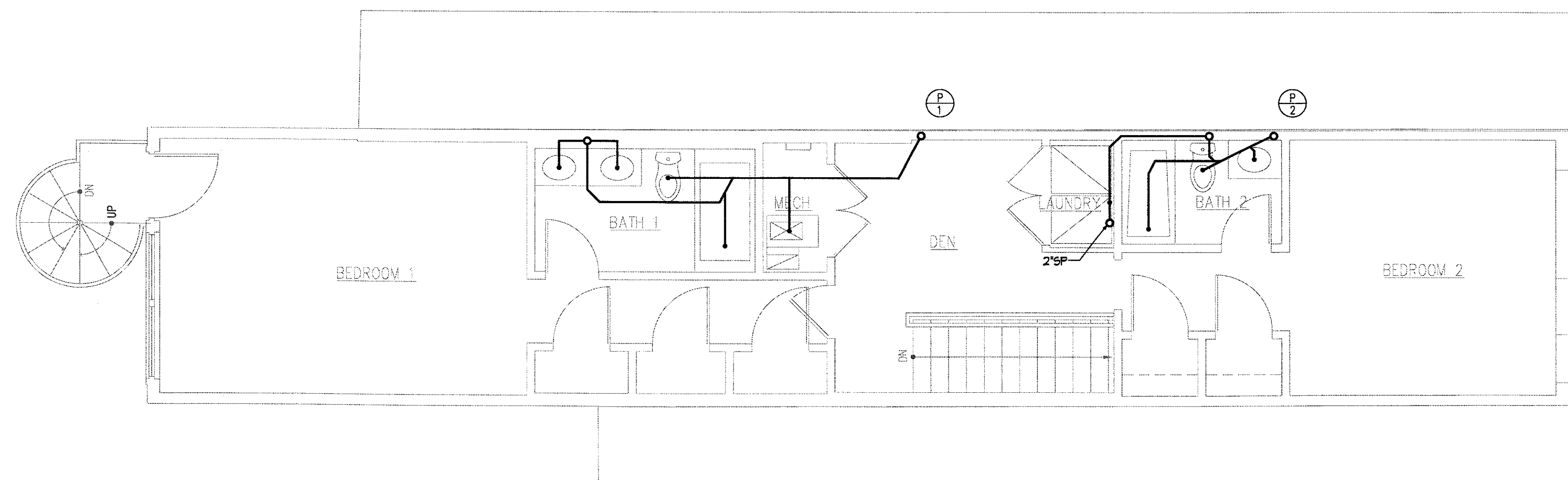
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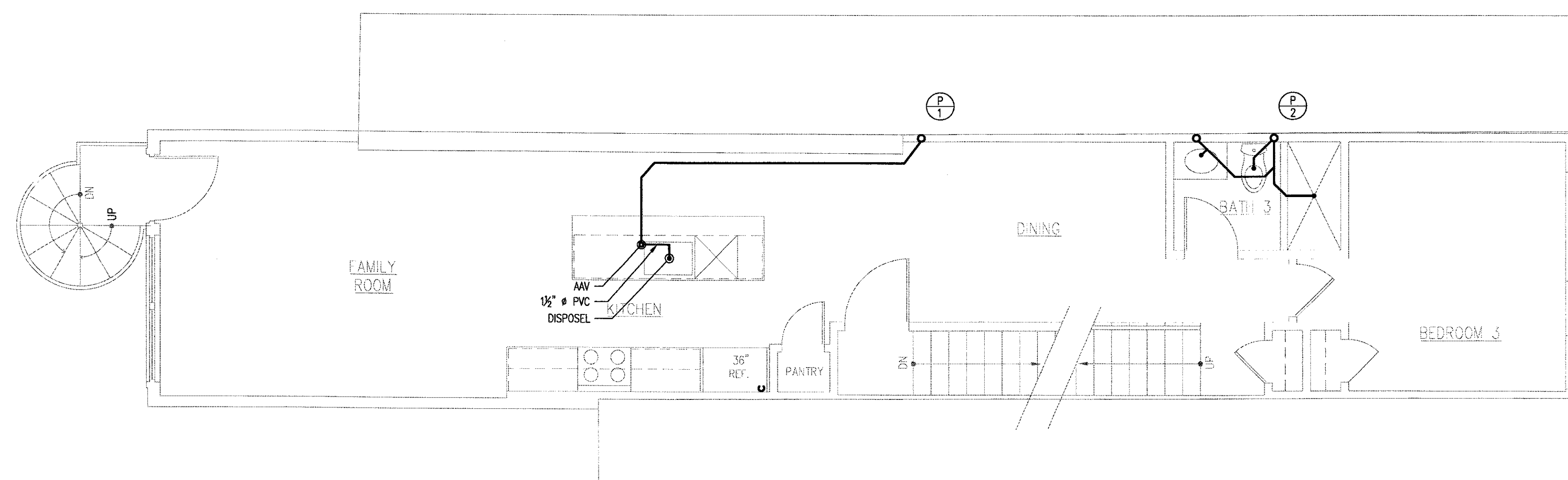
SECOND AND THIRD FLOOR PLUMBING PLANS

Date	March 2, 2014
Scale	AS NOTED
Drawn By	JH

P4



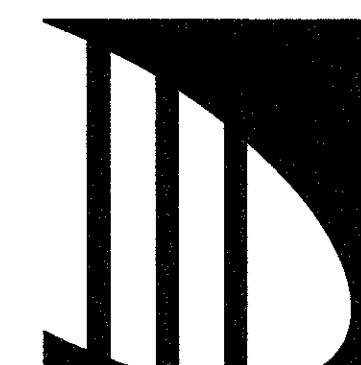
2 THIRD FLOOR PLUMBING PLAN (SEWER)
P 4 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLUMBING PLAN (SEWER)
P 4 SCALE: 1/4" = 1'-0"

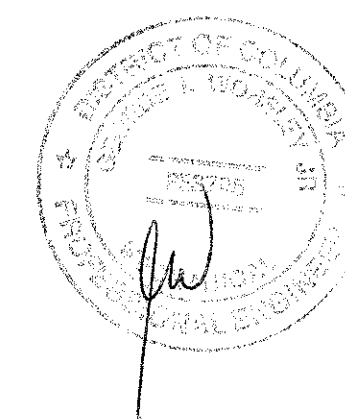
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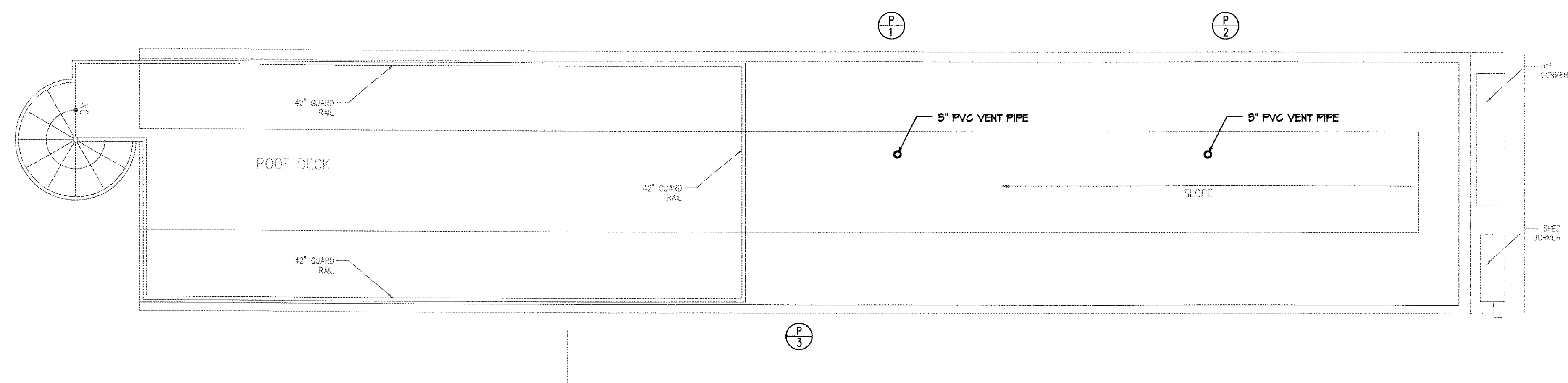
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Drawing Title

ROOF PLUMBING
PLAN

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P5



1 ROOF PLUMBING PLAN
P5 SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.
2. THE PLUMBER MUST OBTAIN A BUILDING PERMIT PRIOR TO STARTING CONSTRUCTION.
3. ALL ABOVE GROUND COPPER PIPING SHALL BE TYPE "L" COPPER TUBING. THE PIPING SHALL BE INSULATION WITH MOLDED FIBERGLASS INSULATED WITH REINFORCED KRAFT FOIL. PIPE SHALL BE CONCEALED IN WALL TO THE FULLEST EXTENT POSSIBLE.
4. ALL SANITARY PIPING SHALL BE HUB & SPIGOT SCHEDULE 40 PVC.
5. ALL BELOW GROUND DOMESTIC WATER PIPE SHALL BE TYPE "K" COPPER TUBING. THERE SHALL BE NO JOINTS IN UNDERGROUND DOMESTIC WATER.
6. ALL PIPING SHALL BE PROVIDED WITH SECTIONAL SHUT OFF VALVES FOR ALL PLUMBING FIXTURES.
7. ALL HORIZONTAL BRANCH VENTS TO BE SLOPED AT 8% MAX.

ROOF

ROOF

THIRD FLOOR

THIRD FLOOR

SECOND FLOOR

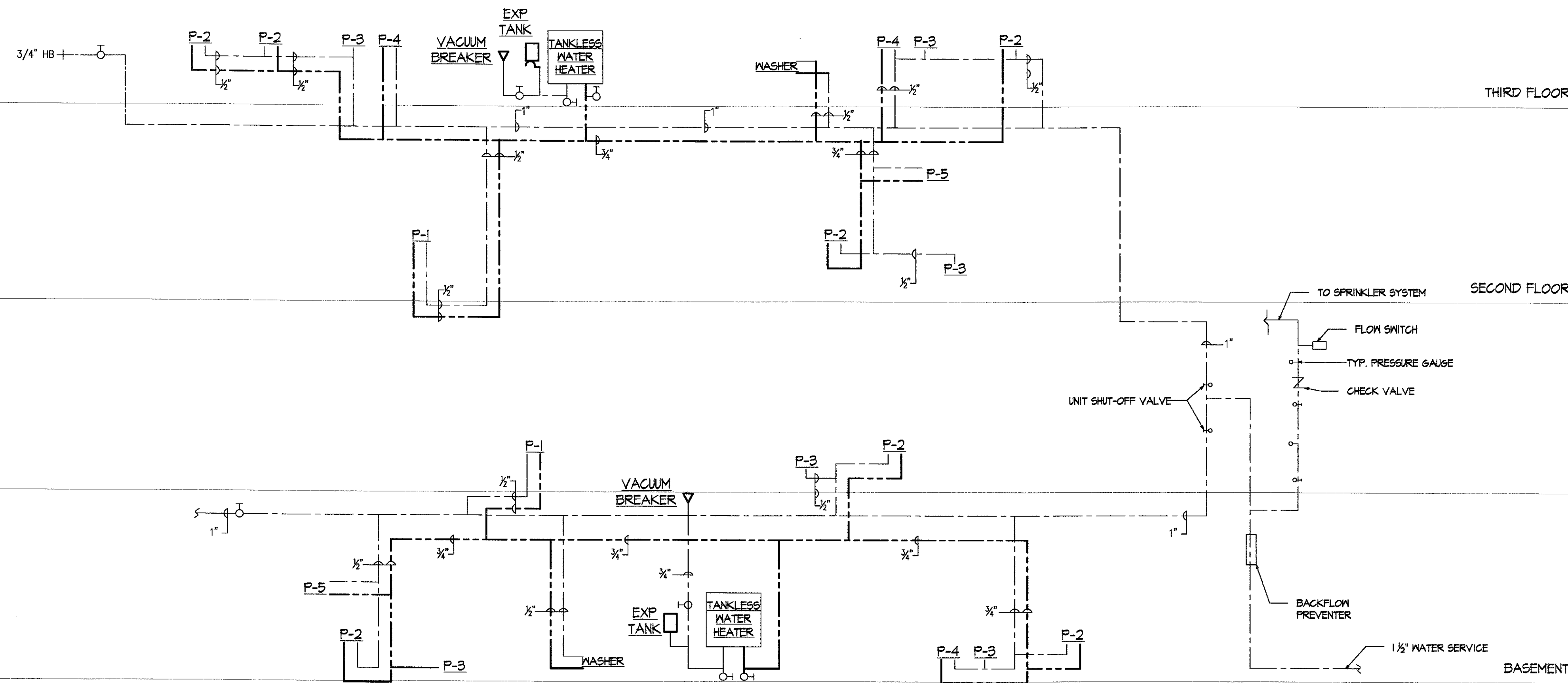
SECOND FLOOR

FIRST FLOOR

BASEMENT

BASEMENT

WATER RISER DIAGRAM
SCALE: 1/4"=1'-0"



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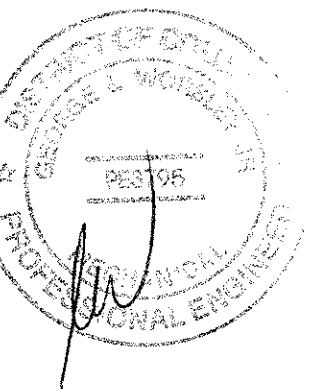
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Drawing Title

WATER RISER
DIAGRAM &
SPRINKLER RISER
DIAGRAM

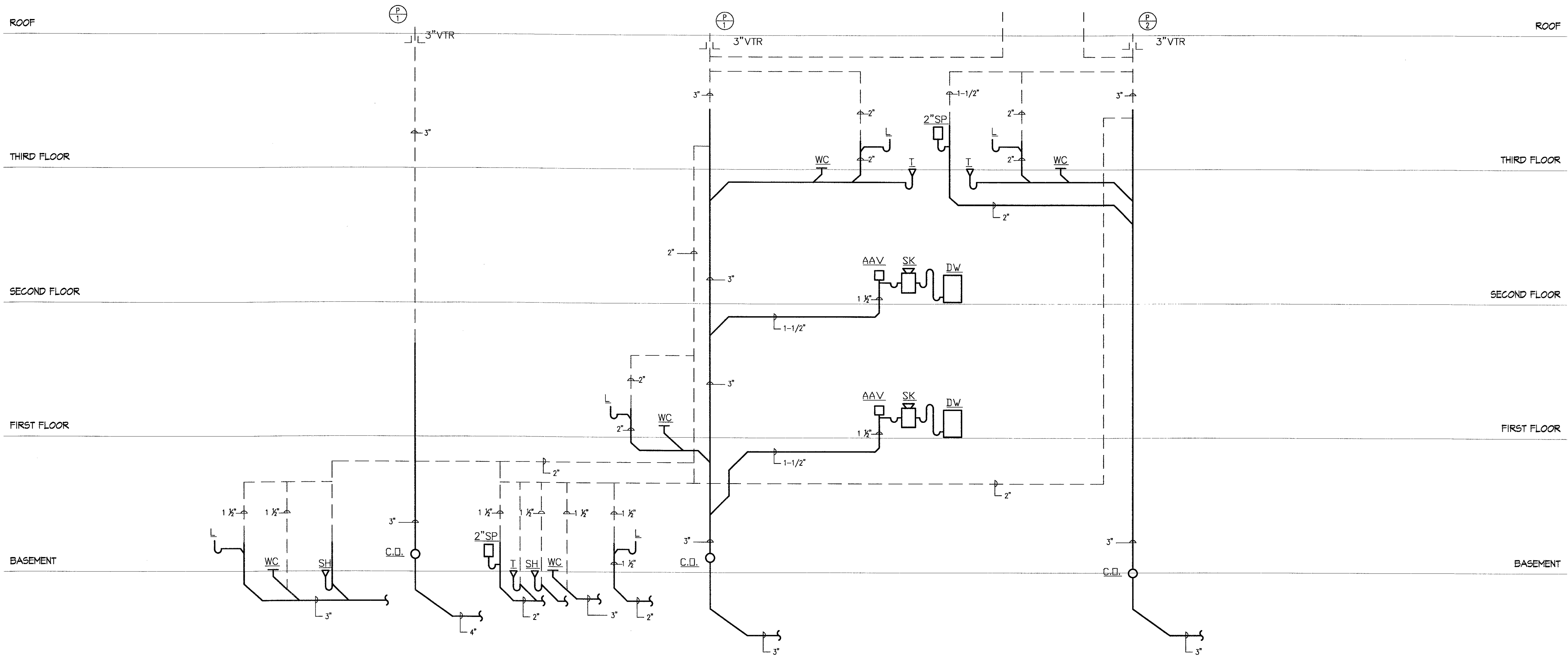
Date March 2, 2014
Scale AS NOTED
Drawn By JH

P6

PLUMBING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.
2. THE PLUMBER MUST OBTAIN A BUILDING PERMIT PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL REMOVE ALL EXISTING AND OR ABANDONED PLUMBING PIPING & FIXTURES WITHIN THE BUILDING.
4. MINIMUM SLOPE FOR DRAINAGE PIPING SHALL BE 6" OR LESS IN DIAMETER AND SHALL BE 1/8" PER FOOT.
5. ALL ABOVE GROUND COPPER PIPING SHALL BE TYPE "L" COPPER TUBING. THE PIPING SHALL BE INSULATION WITH MOLDED FIBERGLASS INSULATED WITH REINFORCED KRAFT FOIL. PIPE SHALL BE CONCEALED IN WALL TO THE FULLEST EXTENT POSSIBLE.
6. ALL UNDERGROUND SANITARY PIPING SHALL BE HUB & SPIGOT SCHEDULE 40 PVC.
7. ALL ABOVE GROUND SANITARY PIPING SHALL BE PVC PIPING.
8. ALL BELOW GROUND DOMESTIC WATER PIPE SHALL BE TYPE "K" COPPER TUBING. THERE SHALL BE NO JOINTS IN UNDERGROUND DOMESTIC WATER.
9. ALL PIPING SHALL BE PROVIDED WITH SECTIONAL SHUT OFF VALVES FOR ALL PLUMBING FIXTURES.
10. ALL HORIZONTAL BRANCH VENTS TO BE SLOPED AT 8% MAX.
11. ALL SANITARY VENT PIPING SHALL BE ROUTED ABOVE THE CEILING. PIPING SHALL BE SUPPORTED FROM ROOF MEMBERS WITH CEILING HANGERS AND BEAM CLAMPS.

PLUMBING FIXTURE SCHEDULE									
TYPE	MARK	WASTE	VENT	C.W.	H.W.	MANUFACTURER	MODEL #	COLOR	REMARKS
KITCHEN SINK	P1	1 1/2"	1 1/2"	1/2"	1/2"	PER OWNER	PER OWNER	PER OWNER	WITH DISPOSER. TYPE & COLOR BY OWNER
LAVATORY	P2	1 1/2"	1 1/2"	1/2"	1/2"	PER OWNER	PER OWNER	PER OWNER	TYPE & COLOR BY OWNER
WATER CLOSET	P3	3"	1 1/2"	1/2"	---	AMERICAN STANDARD	1000 EL. BON	1000 EL. BON	1.6 GALLONS PER FLUSH
BATHTUB	P4	1 1/2"	1 1/2"	1/2"	1/2"	AMERICAN STANDARD	PER OWNER	PER OWNER	TYPE & COLOR BY OWNER
SHOWER	P5	2"	1 1/2"	1/2"	1/2"	PER OWNER	PER OWNER	PER OWNER	---



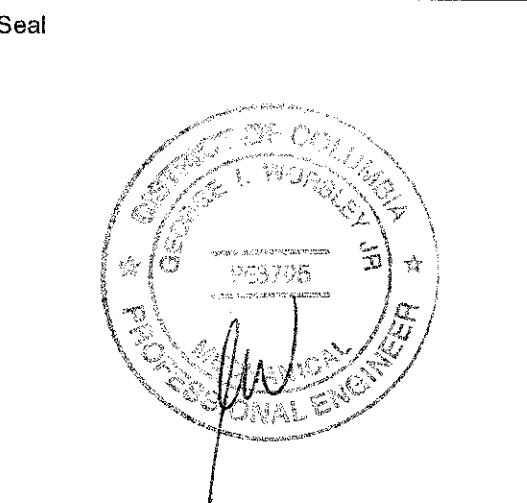
SEWER RISER DIAGRAM
SCALE: 1/4"=1'-0"

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Drawing Title
SEWER RISER
DIAGRAM

Date: March 2, 2014
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1. ALL WIRING IN BEDROOM AREA SHALL BE AFCI PROTECTED
2. ALL KITCHEN OUTLETS ABOVE A COUNTER SHALL BE GFCI.



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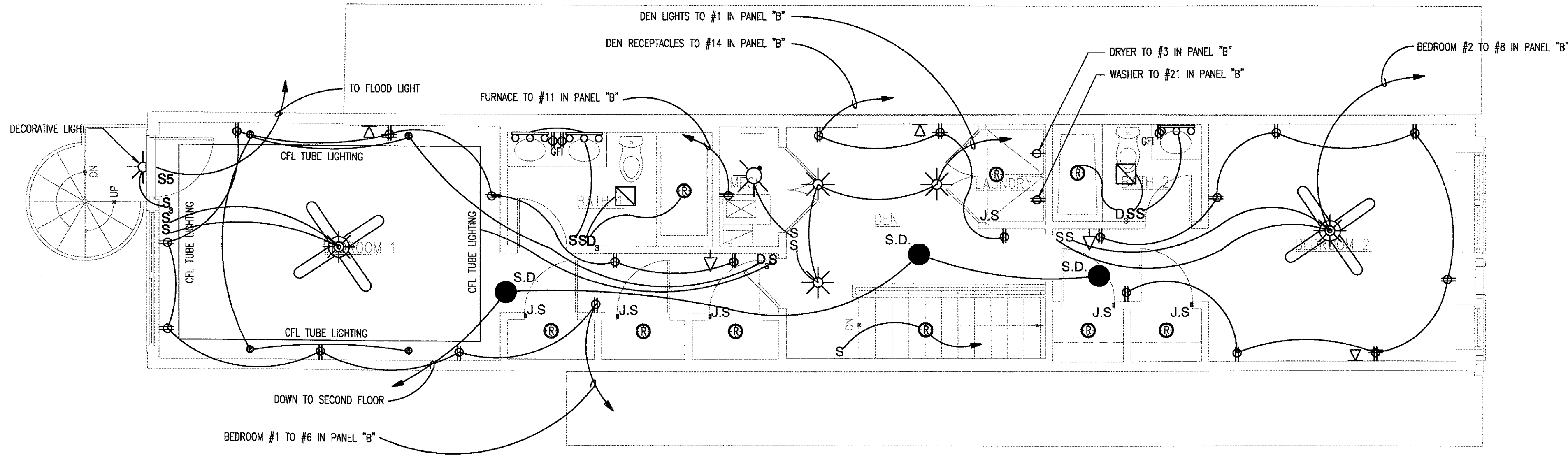
BASEMENT AND FIRST FLOOR ELECTRICAL PLANS

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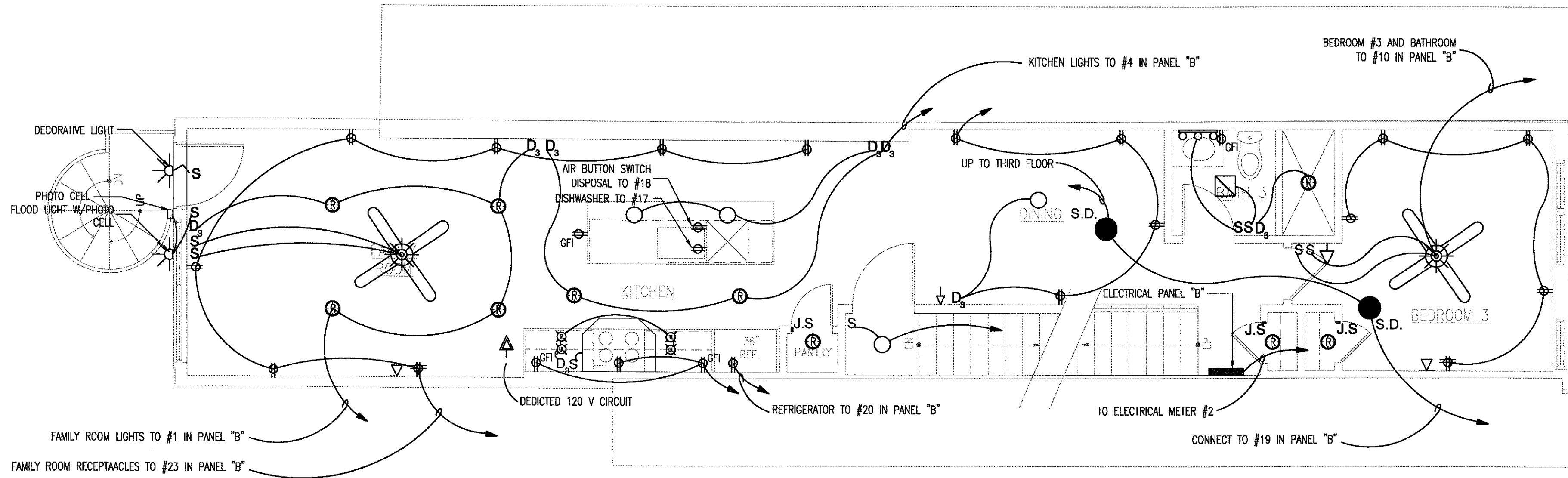
E1

PLAN NOTES

1. ALL WIRING IN AREA SHALL BE AFCI PROTECTED.
2. ALL KITCHEN OUTLETS ABOVE A COUNTER SHALL BE GFCI.



2 THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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

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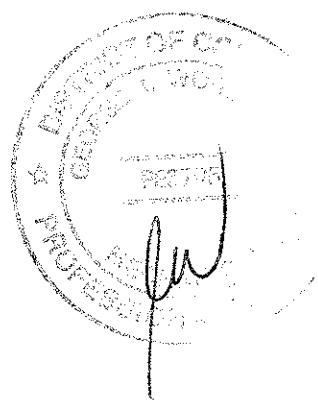
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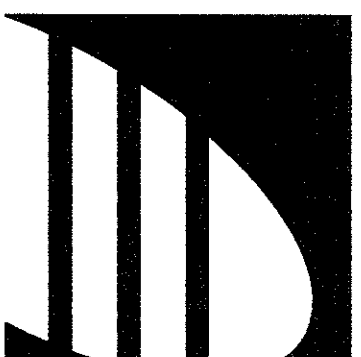
SECOND AND THIRD
FLOOR ELECTRICAL
PLANS

Date March 2, 2014
Scale AS NOTED
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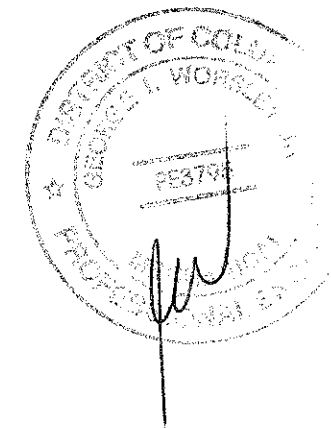
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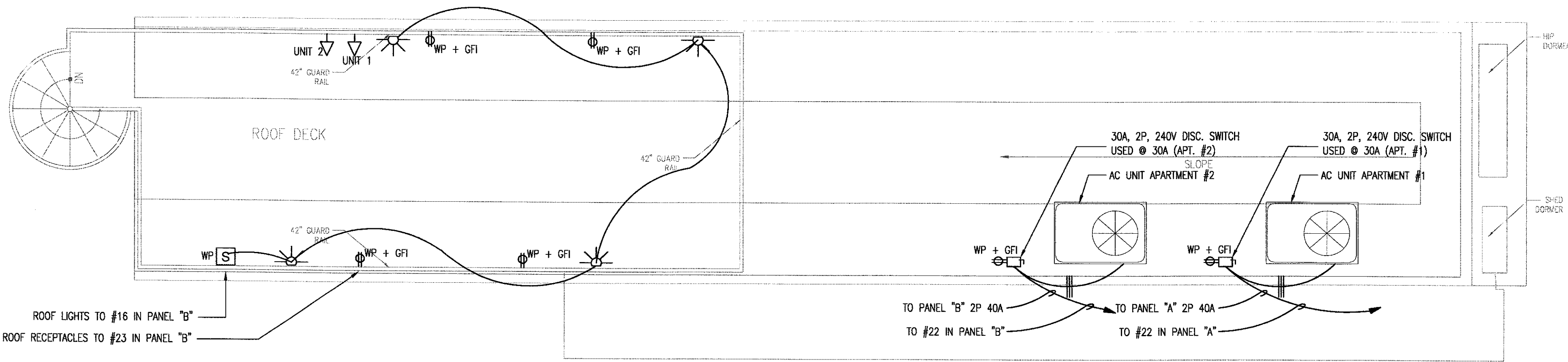
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ROOF DECK
ELECTRICAL PLAN

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E3



1 ROOF DECK ELECTRICAL PLAN
E3 SCALE: 1/4" = 1'-0"