16928

16928

D.C. ZONING
2001 JUL -2 AM 10: 59

DOUGHERTY RESIDENCE

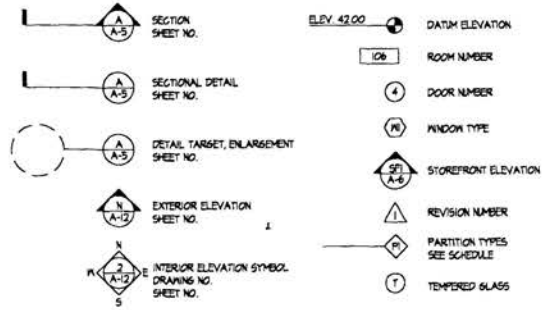
DETACHED GARAGE

GTM
ARCHITECTS
1045 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-4062
(301)942-3424 FAX

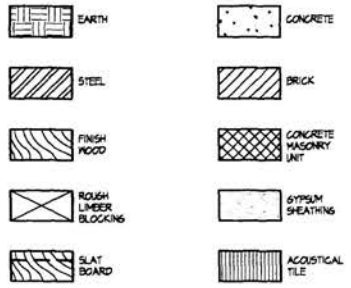
5115 ROCKWOOD PARKWAY, NW
WASHINGTON, DC 20016

COVER SHEET

GRAPHIC SYMBOLS



MATERIAL SYMBOLS



LIST OF DRAWINGS

CS	COVER SHEET
SP	SPECIFICATIONS
SC	SEDIMENTARY CONTROL
A-1	FLOOR PLANS
A-2	EXTERIOR ELEVATIONS.
A-3	SECTION & DETAILS.
E-1	ELECTRICAL & LIGHTING PLANS.
P-1	PLUMBING PLANS & RISER DIAGRAM
M-1	MECHANICAL PLANS

ABBREVIATIONS



BZA
Case No. 16928
Exhibit No. 9

BZA
Case No.
Exhibit No.

DOUGHERTY RESIDENCE

REVISIONS:

ARCHITECT SEAL:

DRAWN BY: RJV
CHECKED BY: GTM
SCALE: NO SCALE
DATE: 4-13-01
PROJECT NO. 9711B
DRAWING NO. CS

Board of Zoning Adjustment
District of Columbia
CASE NO.16928
EXHIBIT NO.9

SPECIFICATIONS FOR RESIDENT[redacted] CONSTRUCTION

The purpose of the following specifications is to establish the level of quality required for both materials and workmanship. These notes are intended as a general outline, specific and additional requirements are indicated on the drawings. The Contractor should also note that not all of the items mentioned below may apply to this project.

GENERAL REQUIREMENTS

1. All work shall conform to the applicable sections of the D.C. Construction code for single family construction and all applicable building codes.
2. The General Contractor shall stake off area of new construction and designate trees and shrubs for removal as required. Protect all landscaping beyond the areas of construction as required.
3. The General Contractor shall coordinate phasing and time limits for new construction with the owner so as to establish an acceptable payment schedule related to the status of the project.
4. Any permits required for the project shall be obtained by the General Contractor, unless informed otherwise by the Architect that the permit has been obtained.
5. The General Contractor shall store materials and equipment in a safe and suitable place during the construction process. The Owner is not responsible for any losses of material.
6. All debris shall be periodically removed from the site so as not to create a physical or visual hazard to the Owner.
7. The General Contractor shall be licensed in the District of Columbia, and shall guarantee the project, labor, and materials for a period of one year after the punch list is completed by the Architect and/or Owner, as per District laws.
8. The General Contractor shall provide competent daily supervision of the project.
9. The General Contractor shall notify the related authorities for inspection of the work as related to the specific areas required by the county.
10. The General Contractor shall carry Workmen's Compensation insurance for every person employed by him on the premises and shall maintain such insurance in full force during the entire time of this contract. The General Contractor shall carry Comprehensive General and Automotive Liability Insurance in $25,000 to $50,000 minimum. These requirements can be amended by the Owner if specified on the contract.
11. All drawings, specifications, and copies furnished by the Architect are the documents for the construction of this project only and shall not be used in any other circumstance.
12. The General Contractor shall carefully study the contract documents and report to the Architect any error, omission or inconsistency he may discover.
13. The General Contractor shall provide and pay for all labor, materials, equipment, tools, machinery and other facilities and services necessary for the proper execution and completion of the work, and shall guarantee no mechanic liens against the project at completion.
14. The Contract Sum is stated in the agreement and is the total amount payable by the Owner to the General Contractor for the performance of the work under the contract documents. A Change Order is a written order by the General Contractor, signed by the Owner, which designates the addition, deletion, or revision to the contract. The Change Order must also designate the change in the original contract sum
15. At least seven days before the date of each progress payment established by the agreement, the General Contractor shall submit to the Architect and Owner an itemized application designating which portion of the work has been completed.

DEMOLITION NOTES

1. Every care shall be taken during demolition to protect the house by means of temporary supports and braces as necessary to prevent any structural failure during removal and replacement of existing structural members.
2. Temporary walls and dust barriers shall be installed as necessary to prevent circulation of dirt and dust into portions of the house that are not part of the work.
3. All numbered doors are to be reused. Every care shall be taken prevent damage during demolition and removal.
4. All shaded walls, fixtures, windows, etc., are to be removed.
5. Contract all demolition operations in compliance with applicable codes and ordinances.
6. Coordinate demolition with work of subcontractors.
7. Maintain the existing structure in a watertight condition at all times.

FOUNDATIONS

1. The foundation for the structure has been designed for the assumed bearing pressure of 2000 PSF. This is to be verified by the contractor prior to footings being poured. It is also assumed that there is no water condition present.

2. Basement walls have been designed for an assumed equivalent fluid pressure of 55 PSF.
3. Excavations for spread footings and continuous footings shall be cleaned and hand tamped to a uniform surface.
4. Slabs on grade shall be underlaid by a minimum of 4" of granular material having a maximum aggregate size of 1.5 inches and no more than 2% fines. Prior to placing the granular material, the floor subgrade shall be properly compacted, proofrolled free of standing water, mud, and frozen soil. Before placement of concrete, a vapor barrier shall be placed on top of the granular fill.
5. Bottoms of all exterior footings shall be 2'-6" below finished grade. Footings shall project a minimum of 12" into undisturbed existing natural ground having allowable bearing capacity stated. Depths of footings subject to change if soil conditions are o
   Live Load Deflection Limitation for floors shall be L/360
   Live Load Deflection Limitation for roofs shall be L/240

MASONRY

1. Brick shall conform to ASTM C-62. Mortar shall conform to federal specifications SS-C-181, type II. Lay brick only when outside temperature is 45 degrees (7) and rising. Protect all work from cold and frost and insure that mortar will cure without freezing. Calcium Chloride and antifreeze admixture will not be acceptable.
2. Bearing steel and wood beams shall be supported on solid masonry piers as indicated. Other structural members (lintels etc.) shall be supported on 8" of solid masonry. All beams and lintels shall have minimum horizonal bearing of 4".
3. Anchor bolts. Set anchor bolts or approved anchor straps as required. Bolts for wood sill plates shall be 1/2" diameter and project 18" into masonry. Set bolts or straps 12" max from end of any plate.
4. Masonry walls shall have horizontal wire joints reinforcement at least 16" O.C. vertically.
5. Provide 4" solid masonry on all sides of joists or beams entering masonry party walls.
6. Brick Veneer:
   A. Secure brick veneer with wall ties 16 GA zinc coated wall ties at 16" O.C. horizontally and vertically.
   B. Provide and set flashing at lintels. Base courses, sills, spandrels, parapets and as noted on drawings. Provide weep holes at the bottom of veneer and flashings at 24" O.C.

CONCRETE

1. All concrete construction shall conform to the latest A.C.I. code 318.
2. Concrete shall have natural sand the aggregates and normal weight coarse aggregates conforming to ASTM C33, Type I Portland Cement conforming to ASTM 150, and shall have a minimum 28-day compressive strength(f'c) as follows:

   f'c = 2500 PSI for footings, interior slabs on grade and fill in concrete blocks.
   f'c = 3,000 PSI for foundation walls exposed to weather.
   f'c = 3500 PSI for drives, porches, walks, steps.
   f'c = 4,000 PSI for precast concrete units.

3. All poured in place concrete exposed to weather conditions, including the garage floor, shall be air entrained 6% of concrete volume. No calcium chloride or other admixtures shall be used except as approved in writing by the owner.
4. Slabs on grade: except where otherwise noted, shall be min. 4" thick, reinforced with 6x6, G/G welded wire mesh, lap mesh 6" in each direction. Slabs shall be laid on a layer of 6 mil polyethylene over a 4" layer of washed gravel. Refer to drawings for location of thermal insulation.
5. Concrete finish: All exposed steps, stoops and slabs shall first have a steel trowel finish and then a very light broom finish.
6. Expansion joints: Non-organic, owner approved, expansion joint material shall be cast in place where slabs abut masonry or concrete walls to prevent bonding between the two materials.
7. Curing: Exposed concrete surfaces shall be sealed with an approved chemical curing compound within one hour of the final troweling.
8. Reinforcing steel: Reinforcing steel for the tiles shall be intermediate grade deformed billet steel conforming to ASTM spec. A615-40. All other reinforcing steel shall conform to ASTM spec. A615-60. Welded wire fabric to conform to ASTM A-185. Fabric shall be supplied in flat sheets and lapped to mesh at splices. All reinforcing shall be detailed, fabricated and installed in accordance with the latest detailing manual A.C.I. 315.
9. Reinforcement designated as "continuous" shall lap 36 bar diameters at splices unless noted otherwise
10. Horizontal footing reinforcement shall be continuous and shall have 90 degree bends and extentions, or corner bars of equivalent size lapped 36 bar diameters, at corners and intersections.
11. Footings:
    A. Bottom of footings shall extend a minimum of 2'-6" below any surface subject to freezing; footings shall extend at least 12" into undisturbed soil or set on controlled compacted fill. Depth of footing subject to change if soil conditions are other than assumed. Bearing value of soil is assumed to be 2000 PSF with no water condition present. Minimum bearing value of controlled fill shall be certified by a licensed geotechnical engineer
12. Anchor bolts: set anchor bolts or approved straps as required. Bolts for wood sill plates shall be 1/2" in diameter and project 8" into concrete; set straps or bolts 12" max from end of any plate and 4'-0" max O.C. spacing

WOOD & CARPENTRY

1. Unless otherwise noted on drawings, all structural wood members shall be #2 Southern Pine or equal, with the following compression of unit stresses.

Extreme fiber stress in bending	1,200 psi
Compression parallel to the grain	1,000 psi
Compression perpendicular to the grain	565 psi
Modulus of Elasticity	1,500,000 psi
Shear Stress	90 psi

2. Manufactured roof and floor joists and trusses (if shown on drawings) must be designed and certified by a licensed engineer and submitted to the Architect and local building department for approval.
3. Roof rafters and/or trusses shall be connected at each bearing point with one prefabricated galvanized rafter tie (hurricane clip) by Simpson or equal. Similarly, floor joists and trusses shall be connected with one prefabricated joist hanger. Each anchor shall be 18 GA minimum thick.
4. Provide double joists under all parallel partitions, at joists that support headers, and at headers that support joists. Use joist hangers where applicable.
5. All joists and rafters shall be rigidly braced at intervals not exceeding 8'-0".
6. Double studs at header bearing, double joists and rafters at all openings according to schedule below (unless noted otherwise on drawings):

Double 2 x 4	Up to 3'-0"
Double 2 x 6	Up to 4'-0"
Double 2 x 8	Up to 5'-0"
Double 2 x 10	Up to 7'-0"
Double 2 x 12	Up to 8'-0"

   All double headers and joists shall be fastened together with a minimum of two rows of 16 d nails 12" on center
7. Provide blocking, banding, cross blocks, stiffeners, or rim joists, as required, at joist ends.
8. Floor joists shall have a minimum bearing of 2" on framed walls. All beams shall have minimum bearing of 4" bearing on all supports. Provide moisture protection to end of beams pocketed into masonry walls.
9. Wood joists, studs, and beams shall not be cut or notched unless authorized by the architect. Drilled holes shall be centered at mid-depth of the member and the hole diameter shall not exceed 1/3 the actual depth of the member. No holes shall be drilled within 2" from the ends or within the middle 1/3 of the span. Provide 4" clear between holes.
10. Existing conditions shall be verified by the contractor. Any existing damaged wood members shall be identified and replaced by the contractor.
11. Contractor shall be responsible for providing necessary bracing and shoring of existing members and walls while altering the structure.
12. Provide 2x4 intermediate blocking at all bearing and non-bearing partitions.
13. All plywood shall be APA span rated. Use exterior grade plywood wherever edge of face will be exposed to weather. Interior plywood exposed to weather during construction shall be Exposure 1 minimum.
    a. Exterior wall sheathing shall be 1/2" plywood unless noted otherwise.
    b. Subflooring shall be 3/4" tongue & groove plywood, glued and screwed to the floor joists as per APA recommendations.
    c. Roof sheathing shall be 1/2" plywood. Provide "H" clips at butt joints of roof sheathing.
14. MICRO-LAM L.V.L. (laminated veneer lumber) beams shall be manufactured by the Trus Joist Corporation or approved equal. Beams shall be installed according to manufacturer's recommendations. When fastening two or more beams together, provide a minimum of two rows of 16d nails 12" on center.
15. T-I Floor Joists are to be manufactured by the Trus Joist Corporation or approved equal. Install as per manufacturer's recommendations.
16. The following wood elements are to be pressure treated with preservative.
    a. Sill plates resting on concrete or masonry walls
    b. Sill plates resting on concrete slabs on grade
    c. Ends of joists which enter concrete or masonry walls and have less than 1/2" clearance on tops, sides, and ends.
    d. Sleepers resting directly on concrete slabs
    e. Exterior porch and deck framing, decking, and stairs.
17. Exterior Trim
    a. All exterior trim shall be clear pine or redwood, or approved Primetrim.
    b. All trim shall be primed on both sides prior to installation.
    c. All outside corners shall be mitered. No butt joints will be accepted.
18. Siding
    a. Refer to drawings for siding material.
    b. Prime siding front & back prior to installation.
19. Coordinate all floor and wall framing with dashwork. Refer to mechanical notes.

STEEL

1. Structural steel shall conform to ASTM A36.
2. All steel angles, lintels, beams, columns, etc. are to be shop primed with red lead or red oxide primer or approved equal. Structural steel at or below grade shall be painted with two coats of an asphaltic base paint and protected with a minimum of 2" solid masonry or concrete.
3. For all openings or recesses in brick or brick-faced masonry walls not specifically detailed, provide one steel angle for each 4" of wall thickness. Provide lintels according to the schedule below:

Lintel	Masonry Opening	Min. Bearing
L 3-1/2 x 3-1/2 x 1/4	Up to 3'-0"	4"
L 3-1/2 x 3-1/2 x 5/16	3'-1" to 4'-0"	6"
L 4 x 3-1/2 x 1/4	4'-1" to 5'-0"	6"
L 4 x 3-1/2 x 5/16	5'-1" to 6'-0"	6"
L 5 x 3-1/2 x 5/16	6'-1" to 7'-0"	8"
L 6 x 4 x 3/8	7'-1" to 8'-0"	8"

Note: For openings greater than 8'-0", consult with architect and engineer.

ENERGY CONSERVATION

1. The following provisions for thermal resistance meet or exceed the requirements stipulated by the BOCA Basic Energy Conservation Code.
2. Insulation:

	BOCA
Ceiling (at uppermost story)	R-38
Vaulted Ceiling	R-19
Frame Walls (with storm window or double glazing)	R-11
Rim Joists	Rim Joists
Floors over unheated spaces (including floor overhangs)	R-19
Masonry Walls (enclosed heated living areas)	R-7
Slab on grade (heated spaces) 24" perimeter insulation	R-5.5
Windows	Double-Glazed
Doors	Double-Glazed

3. Air Infiltration
   a. Windows: not exceeding five tenths (0.5) CFM of area crack.
   b. Sliding Glass Doors: not exceeding five tenths (0.5) CFM per foot of door area.
   c. Swinging Doors: not exceeding one and twenty-five hundredths (1.25) CFM per square foot of door area. Provide 1" fiberglass sill sealer between foundation wall and sill sill plates.
   d. Fill all construction (electrical and plumbing) holes, cracks, loose joints and spaces in rough framing and rough masonry with approved foam sealer or similar sealant.

RADON DETECTION AND TREATMENT

1. The contractor shall provide a venting system consisting of a minimum of 3" Schedule 40, or equivalent, PVC pipe inserted 1" into the sub-slab gravel base (at all new concrete slabs) and terminated at least 6" above the high side of the roof penetration, to serve as a sub-slab ventilation rough-in. Contractor shall coordinate location of pipe with architect prior to installing the pipe.
2. The contractor shall provide any other measures as required by local codes.

VENTILATION

1. Attic spaces are to be vented in one of the following ways (refer to drawings for specifics):
   a. Continuous ridge venting and continuous soffit venting. Ridge vent shall be by Correvent or approved equal. Continuous screened soffit vents shall be a minimum of 2" wide Cornice louver vents between each rafter may be used at the soffits if shown on the drawings.
   b. Screened louvers or vents with an open area equal to one square foot for every 300 square feet of attic space.
2. Provide foundation vents for all crawl spaces. Refer to drawings for location.
3. Venting for appliances and exhaust fans:
   a. Provide venting to the exterior as per manufacturer's recommendations for all appliances. Location of ductwork and vent on exterior shall be approved by architect prior to installation.
   b. Provide exhausts fans for bathrooms, etc., as shown on drawings. Location of ductwork and vent on exterior shall be approved by architect prior to installation.

DRAINAGE, SEALANTS, & MOISTUREPROOFING

1. Appropriate sealants shall be selected for each substrate depending upon location (interior or exterior), humidity, moisture conditions, and traffic conditions. Use primers as required.
2. Color of caulking shall be coordinated with adjacent materials.
3. Joint fillers shall be used:
   a. To control the depth of sealants in joints.
   b. To meet the requirements for resilient separations in horizontal joints in floor, pavements, patios, sidewalks and other light traffic areas.
4. Bond breakers shall be used to prevent adhesion to more than two surfaces
5. Masonry foundations shall be parged to a thickness of 3/4" minimum.
6. Apply a waterproof membrane to all foundation walls.
7. Footing drains shall be a min. 4" in diameter and installed on the exterior of all foundations.
8. All flashings shall be installed according to the building code. An eave flashing strip of mineral surfaced roll roofing shall be applied to extend from the edge of the roof to a point 12" min. inside the interior wall line of the structure.
9. All membrane roofing to be approved by architect prior to installation.
10. All roof shingles to be approved by architect prior to installation.

FINISHES

GYPSUM WALLBOARD:

1. Gypsum wallboard shall be ASTM C-36 as follows.
   a. Regular (1/2") - except where noted.
   b. Water resistant (1/2") - at bathroom ceilings and walls that are not tiled.
   c. Durock interior tile backer board (1/2") - at all surfaces that have tile.
2. Gypsum beams shall have tapered edges to accommodate joint reinforcement.
3. Provide edge corner beads, trim, taping, and joint compounds as required for the proper completion of the job. Materials shall be by U.S. Gypsum or approved equal.
4. Required finish:
   a. At all joints and interior angles, apply tape embedded in joint compound, and apply three separate coats of joint compound over all joints, angles, fastener heads, and accessories.
   b. Apply a thin skim coat of joint compound over the entire surface.
   c. Leave surfaces smooth and free of tool marks and ridges

HARDWOOD FLOORING:

1. Provide wood strip flooring where shown on the drawings.
2. Wood strip flooring to be oak to match existing in size and grain, and be "prime" graded in accordance with the National Oak Flooring Manufacturer's Association.
3. Install flooring in strict accordance with the recommendation of the National Oak Flooring Manufacturer's Association.
4. After the floors have been sanded, the flooring contractor shall apply a minimum of four stain and urethane samples in two foot by two foot areas on the floor for the owner to review. The owner shall have a minimum of two days to make a selection.

CERAMIC TILE:

1. Provide ceramic tile and accessories in accordance with the Tile Council of America Specifications (ST), in colors and patterns to be specified by the owner.
2. Setting materials: comply with pertinent recommendations contained in the Tile Council of America "Handbook for Ceramic Tile Installation"
3. Installation: comply with ANSI A108.1, ANSI A108.2, and the "Handbook for Ceramic Tile Installation" of the Tile Council of America
   a. Extend tile into recesses and under equipment and fixtures to form a complete covering without interruptions.
   b. Terminate tile neatly at obstruction, edges, and corners, without disruption of pattern or joint alignment.
   c. Align joints when adjoining tiles on floor, base, trim, and walls are the same size.
   d. Layout tile work and center the tile fields in both directions in each space or on each wall area.
4. Replacement Reserve: Contractor shall furnish owner with one unopened box of additional tile for future repairs and maintenance.

MARBLE TILE:

1. All marble shall be cut, polished, and set according to the Italian Marble Industry Standards.
2. Marble faces and all exposed edges shall be polished. All corners shall be fully mitered with eased edges to prevent edge failure. All mitered and butt joints shall fit tight and require no filling. Tiles shall be set with minimal grout joints max. 3/32"
3. Refer to finish schedule for marble type and style.
4. Tile shall be set according to the drawings with approved thin set method.
5. Replacement reserve. The contractor shall furnish to the Owner one unopened box of additional tiles for future repairs and maintenance work.

CARPET

1. Provide carpeting as shown on the drawings.
2. Contractor to provide an allowance of $35.00/SY for providing and installing all carpet and padding. Contractor's lump sum to be adjusted up or down to reflect actual installed cost of carpeting to contractor, supported by invoices from supplier.

VINYL TILE:

1. Installation of all vinyl composition tile (VCT) shall be done in a manner which conforms with the following standards:
   a. ASTM E 648
   b. ASTM E 84
   c. ASTM E 662
2. Replacement reserve. Contractor to furnish owner with one unopened box of additional tile for future repairs and maintenance

PAINT

1. All paint and primers to be Benjamin Moore or approved equal. Refer to schedule for colors and types
2. All surfaces to be painted shall receive one primer coat and two finish coats.
3. All paint shall be applied accordingly to manufacturer's recommendations.

ARCHITECTURAL WOODWORK AND TRIM:

1. All millwork, trim, and molding shall be installed accordingly to the quality standards of the Architectural Woodwork Institute
2. All interior trim and millwork shall conform to AWI "custom standards"
3. Plist trim shall be clear pine or approved equal.
4. All corners of trim and siding are to be mitered. Exposed end grains will not be accepted.
5. All millwork and trim shall be installed by craftsman with experience in work of this type. All work shall be first class in every regard and consistent with the best practices of the trade

MECHANICAL

1. All work shall be done in accordance with the CABO one and two Family Dwelling Code, 1989 Edition, as well as all local codes.

ELECTRICAL & LIGHTING NOTES

1. Electrical contractor shall size and arrange all circuits in acordance with the National Electric Code as well as all local codes.
2. Wall outlets are to be mounted 1'-6" above finished floor unless noted otherwise.
3. Switches are to be mounted 4'-0" above finished floor unless noted otherwise.
4. Mounting heights are to vertical center of equipment to the finished elevation of the floor.
5. All new switch & outlet styles are to be approved by owner prior to installation.

PLUMBING NOTES

1. All work shall be done in accordance with the CABO One and Two Family Dwelling Code, as well as all local codes.
2. Plumbing contractor shall provide riser diagrams as required for permit, and shall submit to the architect proposed locations of all waste and supply lines prior to the commencement.

No extras will be given for any modification to the framing due to plumbing lines.

GTM ARCHITECTS
1045 ARMORY AVENUE,
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(301)942-3424 FAX

5115 ROCKWOOD PARKWAY, NW
WASHINGTON, DC 20016

SPECIFICATIONS

DOUGHERTY RESIDENCE

REVISIONS:

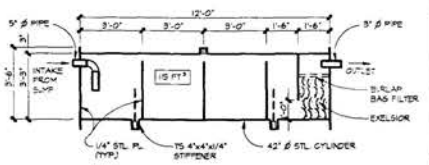
ARCHITECT SEAL:

DRAWN BY: RJV
CHECKED BY: GTM
SCALE: NONE
DATE: 4-13-01
PROJECT NO.: 9711B
DRAWING NO.: SP

LIST OF STANDARD SYMBOLS

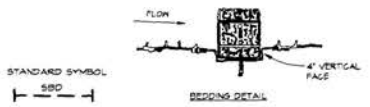
Earth Dike	A-2 / B-3
Straw Bale Dike	SBD
Silt Fence	S — S
Temporary Swale	A-2 / B-3
Stabilized Construction Entrance	SCE
Grade Stabilization Structure	GSS-2 PSD-12
Pipe Slope Drain	GSS-3 PSD-12
Perimeter Dike/Swale	
Inlet Protection	
Diversion	
Grassed Waterway	
Lined Waterway	
Rock Outlet Protection	
Subsurface Drain	

SECTION THRU SEDIMENT TANK

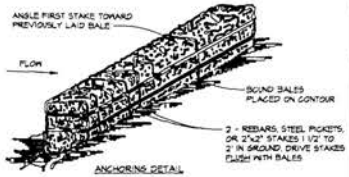


NOTES:
1. ALTERNATE CONFIGURATION. 36" Ø STEEL CYLINDER, 15'-4" LONG WITH 5 CHAMBERS.
2. WHEN SILT HAS ACCUMULATED IN TANK TO A DEPTH OF 67% OF CAPACITY OF TANK, CLEAN TANK OF ALL SILT

STRAW BALE DIKE



BEDDING DETAIL



ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

1. Bales shall be placed at the toe of a slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of (4) inches, 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. 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 bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

Definition

Temporary ground cover consisting of broken brick (1 piece or smaller) placed over denuded earth.

Purpose

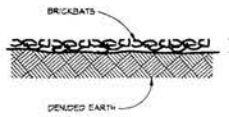
Brickbats provide a temporary ground cover over denuded urban earth to prevent the transportation of sediment from the site.

Conditions When Practice Applies

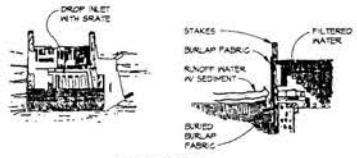
Brickbats may be used on any site in need of temporary ground cover.

Design Criteria

The brickbats shall be placed to a depth of 3 inches to 4 inches covering the denuded earth on the site, then compacted and leveled.



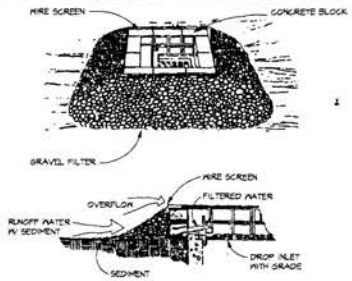
BURLAP DROP INLET SEDIMENT FILTER



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

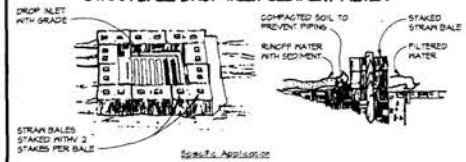
BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER



Specific Application

This method of inlet protection is applicable where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the structure.

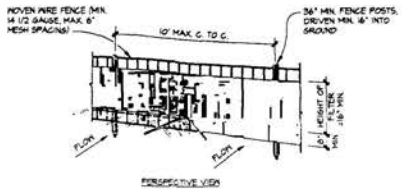
STRAW BALE DROP INLET SEDIMENT FILTER



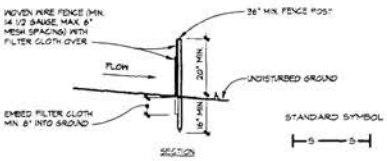
Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

SILT FENCE



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. Woven wire fence to be fastened securely to fence posts with wire ties or staples.
2. Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
3. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

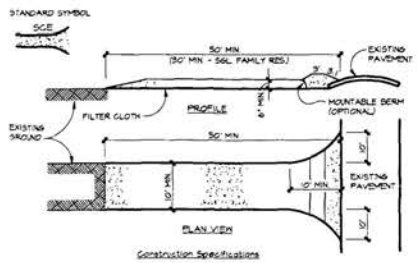
POSTS: Steel either T or U type or 2" hardwood.

FENCE: Woven wire, 14 Sa. 6" Max. Mesh Opening

FILTER CLOTH: Filter X, Mirafi 100X, Stabilinka T140N or Approved equal

PREFABRICATED UNIT: Geofab, Envirofence, or Approved equal

STABILIZED CONSTRUCTION ENTRANCE



Construction Specifications

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

Definition

An on site area where tires and under carriage of a vehicle can be washed.

Purpose

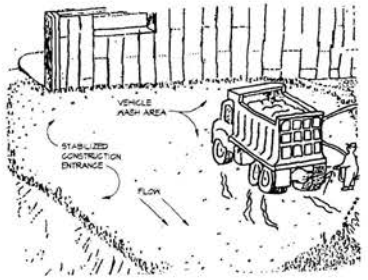
The "Vehicle Wash Area" is provided to minimize the quality of sediment deposited on public space by vehicles leaving the site.

Conditions Where Practice Applies

The "Vehicle Wash Area" will be required on any site where vehicles can enter onto unimproved surfaces.

Design Criteria

The Vehicle Wash Area shall be provided on-site and drained on-site. The area may be constructed of rubble, or other hard porous material. A working water hose must be located in the area during all construction activity.



EROSION CONTROL NOTES

1. A sediment and erosion control method 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 on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from site.
3. Alley and/or streets/sidewalks shall be swept clean at all times during excavation and construction.
4. All catch basins and drain areas shall be protected during excavation and construction.
5. If any catch basins or drains become clogged as a result of excavation or construction the contractor shall be responsible for its clearing.
6. When sediment trap/sediment tank has reached 67% capacity, clean out of same is required.
7. Any stockpiling, regardless of location shall be stabilized and covered with plastic or canvas after its establishment and for duration of the project.
8. After raze or demolition, there is the need for ground cover to prevent erosion and sediment runoff from occurring. Such as seed, sod, pave, brickbat or mulch, etc.

SEDIMENT CONTROL APPROVAL

Plan Number _____

This approval is for grading and sediment control only. Permittee/Contractor is required to construct design feature shown hereon.
He shall notify this office at number below at least 24 hours before start of grading activity, and within two weeks after completion of project for final inspection.

_____ Date

_____ Flooding and Erosion Control Section

GTM ARCHITECTS
1045 ARMORY AVENUE,
KENSINGTON, MD. 20895
(301)942-4062
(301)942-5924 FAX

5115 ROCKWOOD PARKWAY, NW
WASHINGTON, D.C. 20016

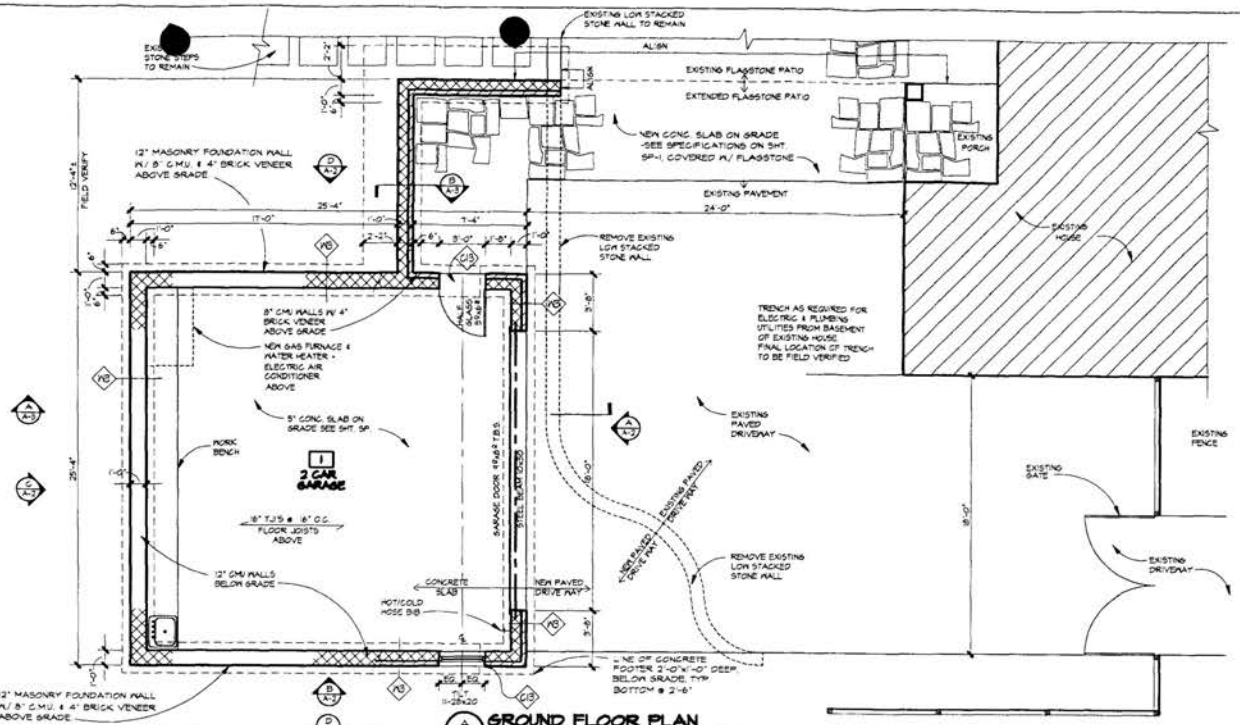
SEDIMENTARY CONTROL

DOUGHERTY RESIDENCE

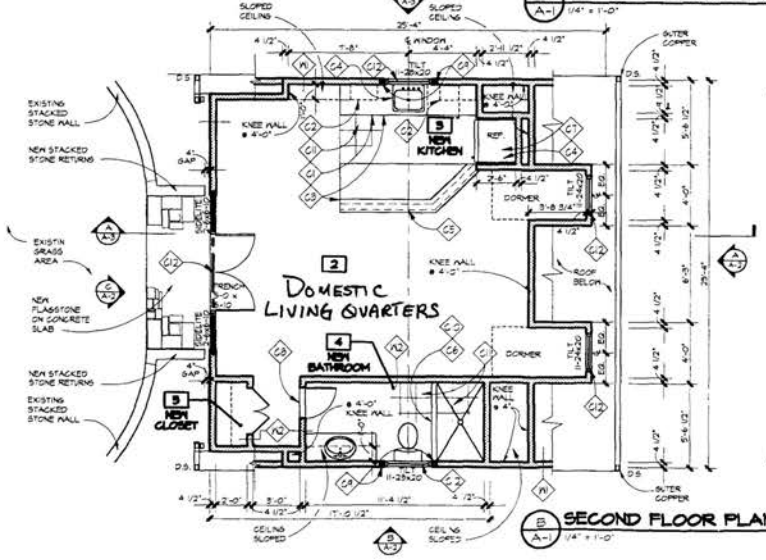
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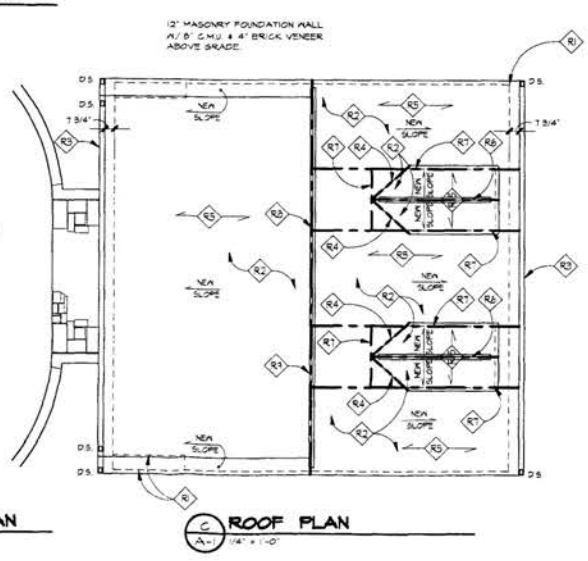
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CHECKED BY: GTM
SCALE: NO SCALE
DATE: 4-13-01
PROJECT NO. 97118
DRAWING NO. SC



A A-1 GROUND FLOOR PLAN 1/4" = 1'-0"



B A-1 SECOND FLOOR PLAN 1/4" = 1'-0"



C A-1 ROOF PLAN 1/4" = 1'-0"

NOTE:

ALL DIMENSIONS ARE TO FACE OF MASONRY AND FINISH INTERIOR WALLS, OR, CENTERLINES OF DOOR AND WINDOWS, UNLESS NOTED OTHERWISE.

GENERAL DOOR NOTES:

1. ALL PANEL INTERIOR DOORS TO MATCH EXISTING, MORGAN OR EQUIV.
2. ALL HARDWARE TO BE MATCH EXISTING HOUSE
3. FRENCH DOOR TO BE WEATHERSHIELD INSWING

CONSTRUCTION NOTES

- C1 NEW KITCHEN CABINETS, TO BE SELECTED
- C2 LINE OF NEW KITCHEN CABINETS ABOVE, TO BE SELECTED
- C3 NEW COUNTERTOP, TO BE SELECTED TYP.
- C4 NEW APPLIANCE OR FIXTURE, SUPPLIED & INSTALLED BY OWNER
- C5 NEW HALF WALL BELOW COUNTER TOP @ 3'-6" A.F.F.
- C6 NEW 4" WIDE CERAMIC TILE CURB, TO BE SELECTED
- C7 NEW COLD WATER LINE @ NEW REFRIGERATOR
- C8 NEW MARBLE THRESHOLD, TO BE SELECTED
- C9 4x4 POST IN WALL
- C10 FRAMELESS SHOWER GLASS DOOR T.B.S. BY OWNER
- C11 NEW TILE FLOOR, TO BE SELECTED BY OWNER
- C12 HEADER (2)2x12 ABOVE
- C13 STEEL ANGLE @ BRICK VENNER, SEE LINTEL SCHEDULE SHEET SP

ROOF NOTES

- R1 FACE OF BUILDING BELOW, TYP.
- R2 ASPHALT SHINGLES TO MATCH EXISTING, TYP.
- R3 ALUM OGEE GUTTER W/ DOWNSPOUTS TO MATCH EXISTING, TYP.
- R4 2x10 VALLEY RAFTER
- R5 2x10 RAFTERS @ 16" O.C. - SEE SECTIONS
- R6 (2)2x12 RIDGE BOARD
- R7 (2)2x10
- R8 (2) 11 3/4" x 9" L.V.L. RIDGE BEAM
- R9 RIDGE VENT ROLLVENT OR APPROVED EQUAL

WALL LEGEND

- W TYPICAL EXTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. W/ R-13 INSULATION & W/ VAPOR BARRIER, 1/2" PLYWOOD SHEATHING TYVEC BUILDING WRAP, & STUCCO (DRYVIT OR PAINTED WOOD SIDING - INTERIOR FINISH TO BE 1/2" SHT. RD.
- W2 TYPICAL INTERIOR PARTITION: 2x4 STUDS @ 16" O.C. W/ 1/2" GYP. BD EACH SIDE (USE GREENBOARD @ BATHROOM.
- W3 TYPICAL FOUNDATION WALL: 12" MASONRY WALL W/ 4" BRICK VENEER TO MATCH EXISTING HOUSE ABOVE GRADE. SEE SECT. DWG

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WASHINGTON, DC 20016

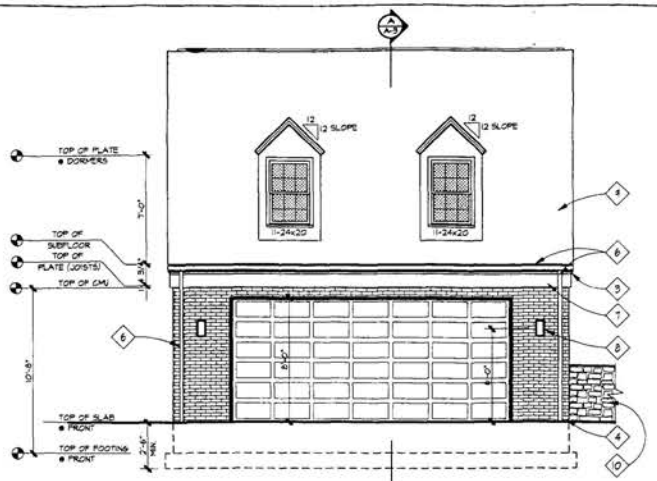
FLOOR PLANS

DOUGHERTY RESIDENCE

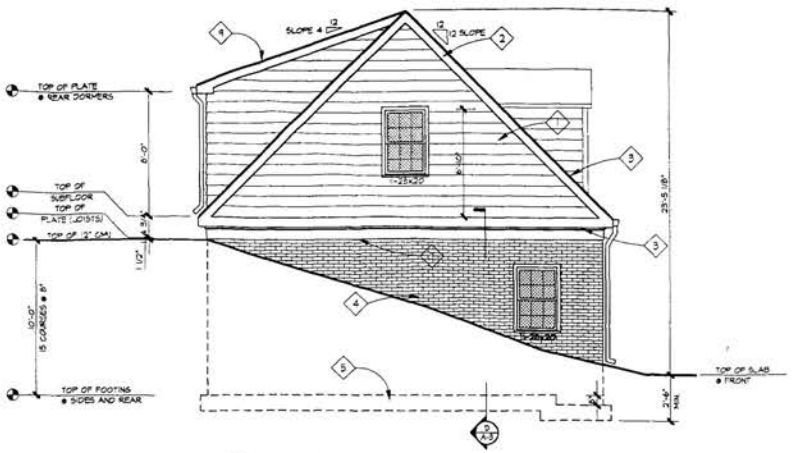
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ARCHITECT SEAL:

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CHECKED BY: GTM
SCALE: 1/4"=1'-0"
DATE: 4-13-01
PROJECT NO. 97118
DRAWING NO. A-1



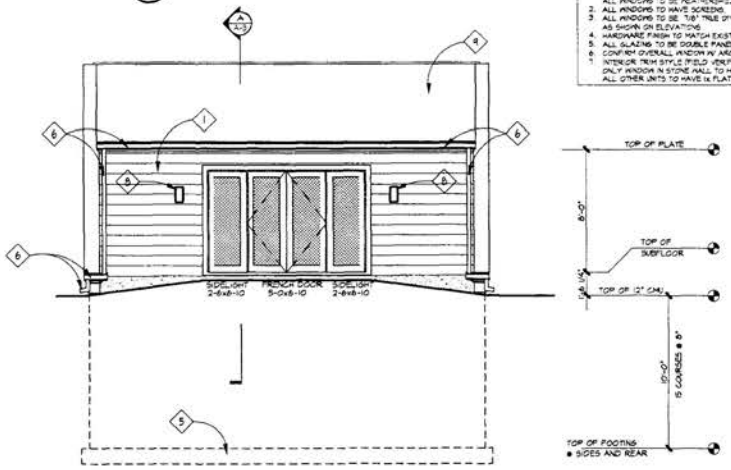
A FRONT ELEVATION



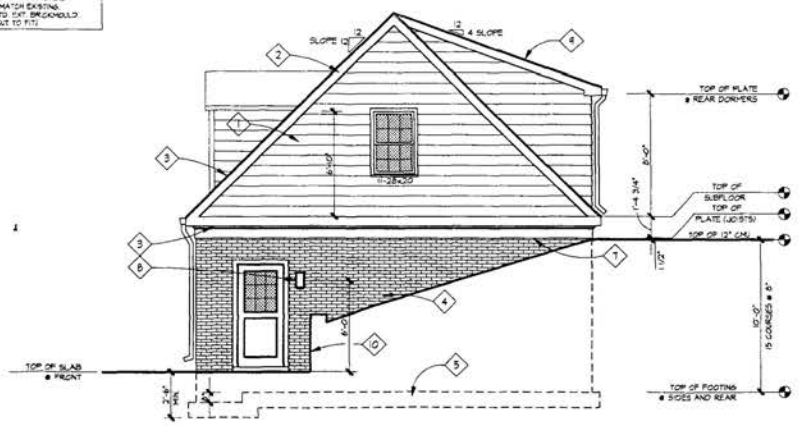
B LEFT SIDE ELEVATION

GENERAL WINDOW NOTES:

1. ALL WINDOWS TO BE WEATHERSHIELD TILT MATCH EXISTING
2. ALL WINDOWS TO HAVE SCREENS
3. ALL WINDOWS TO BE 7/8" TRUE DIVIDED LITE, AS SHOWN ON ELEVATIONS
4. HARDWARE FINISH TO MATCH EXISTING
5. ALL GLAZING TO BE DOUBLE PANED
6. CONFIRM OVERALL WINDOW W/ ARCHITECT PRIOR TO ORDER
7. INTERIOR TRIM STYLE (FIELD VERIFY) TO MATCH EXISTING. ONLY WINDOW IN STONE WALL TO HAVE STD. FLAT BRICKMOLD. ALL OTHER UNITS TO HAVE 1x FLAT MD. (CUT TO FIT)



C REAR ELEVATION



D RIGHT SIDE ELEVATION

ELEVATION NOTES

1. PAINTED CEDAR SIDING TO MATCH EXISTING
2. GABLE TRIM (MATCH EXISTING)
3. BED MOULDING TO MATCH EXISTING
4. BRICK TO MATCH EXISTING
5. LINE OF FOOTING BELOW
6. DOWNSPOUTS & GUTTERS TO MATCH EXISTING
7. 1X12 TRIM BAND
8. LIGHT FIXTURE TO BE SELECTED BY OWNER
9. SHINGLES TO MATCH EXISTING
10. NEW RETAINING WALL

GTM ARCHITECTS
10411 ARMORY AVENUE
KENSINGTON, MD 20895
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(301)942-8424 FAX

5115 ROCKWOOD PKWY, NW
WASHINGTON, DC 20016

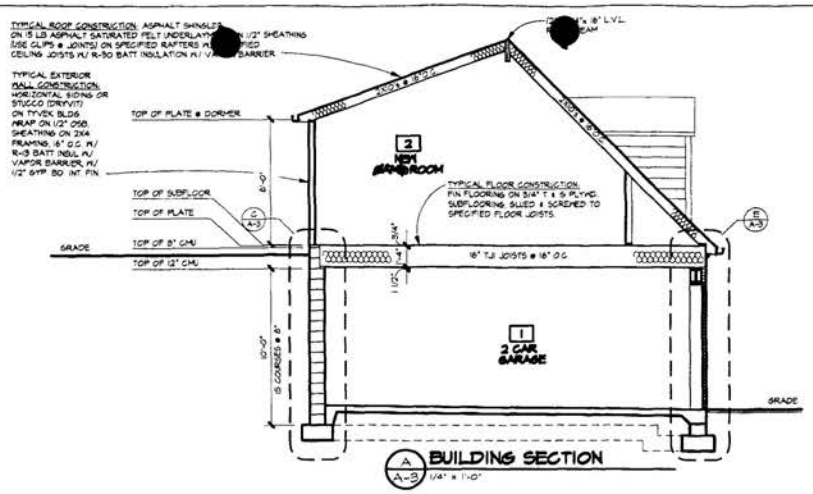
EXTERIOR ELEVATIONS

DOUGHERTY RESIDENCE

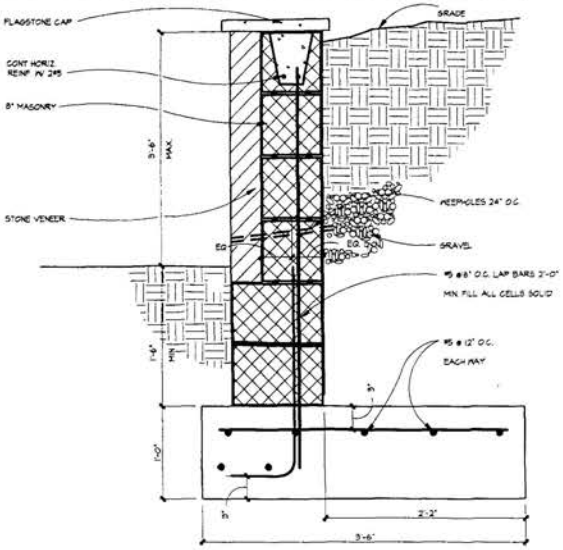
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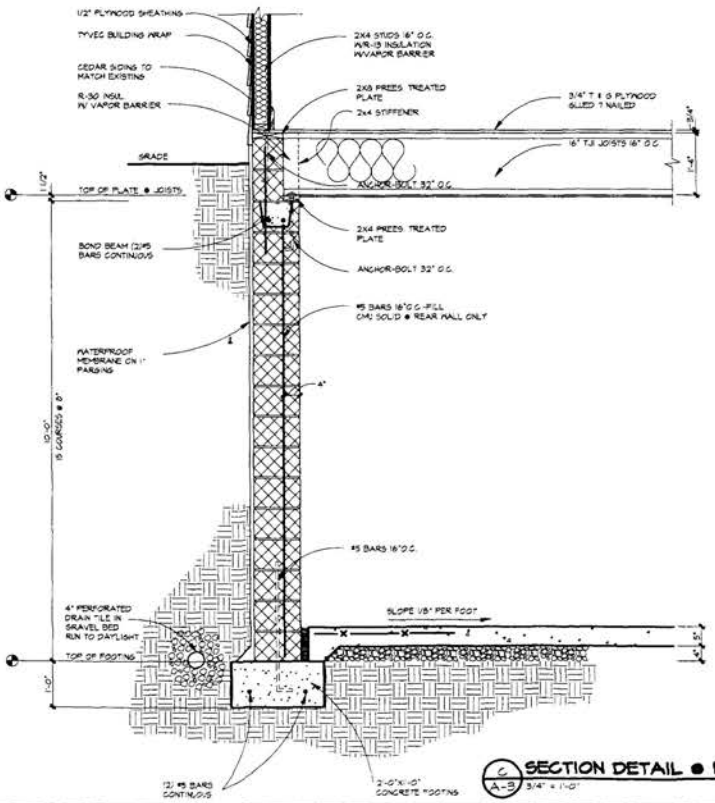
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PROJECT NO. 9711B
DRAWING NO. A-2



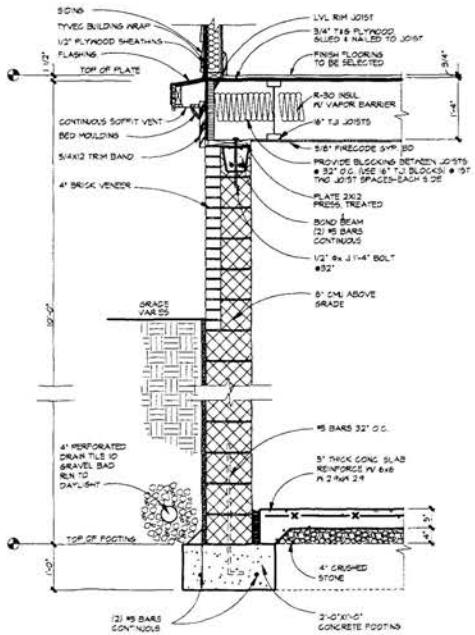
A A-3 BUILDING SECTION 1/4" = 1'-0"



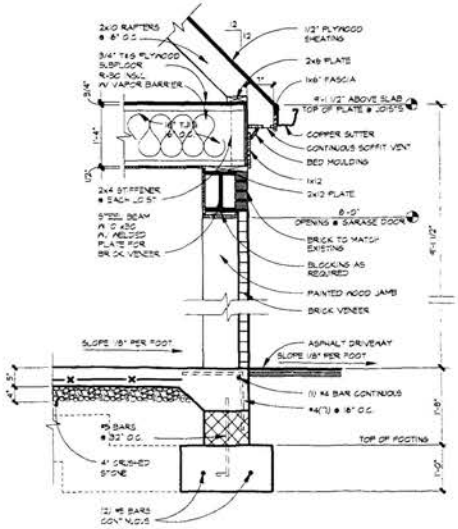
B A-3 SECTION DETAIL 3/4" = 1'-0"



C A-3 SECTION DETAIL @ REAR WALL 3/4" = 1'-0"



D A-3 SECTION @ SIDE WALL 3/4" = 1'-0"



E A-3 SECTION DETAIL 3/4" = 1'-0"

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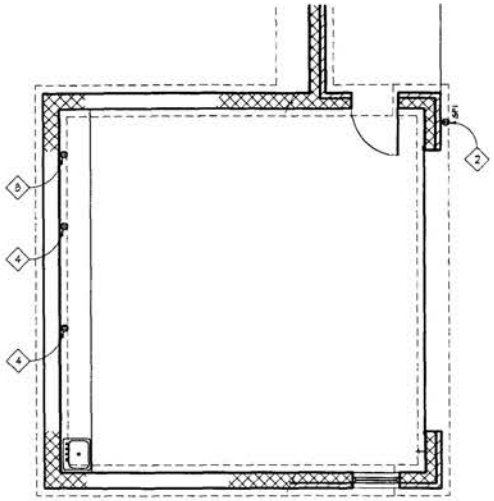
SECTION AND DETAILS

DOUGHERTY RESIDENCE

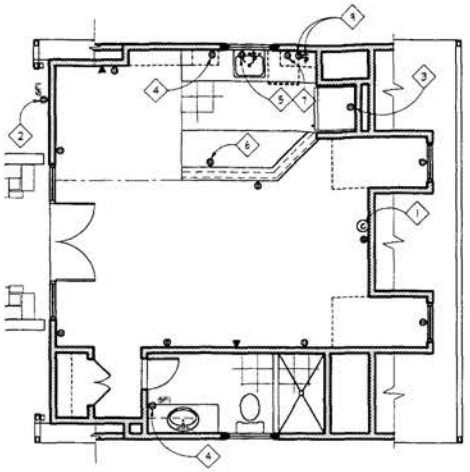
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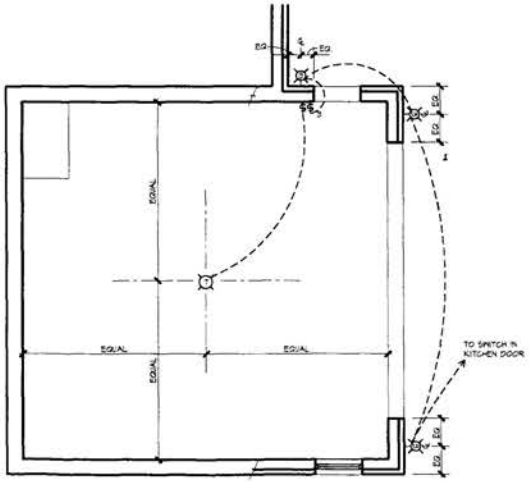
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DATE: 4-13-01
PROJECT NO. 9711B
DRAWING NO. A-3



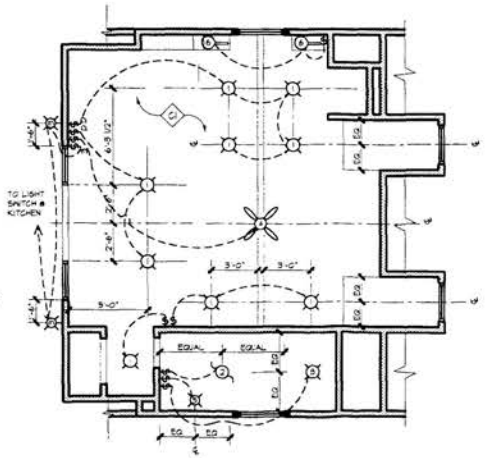
A/A-4 GROUND FLOOR POWER PLAN
1/4" = 1'-0"



B/A-4 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



C/A-4 GROUND FLOOR REFLECTED CEILING & LIGHTING PLAN
1/4" = 1'-0"



D/A-4 SECOND FLOOR REFLECTED CEILING & LIGHTING PLAN
1/4" = 1'-0"

ELECTRICAL NOTES

1. PROVIDE CABLE JACK & OUTLET FOR T.V. COORDINATE HEIGHT W/ OWNER.
2. OUTDOOR RECEPTACLE GFI
3. DEDICATED OUTLET FOR REFRIGERATOR
4. CENTERLINE OF OUTLET @ 4'-0" A.F.F. (GFI OUTLET)
5. DEDICATED OUTLET FOR DISPOSAL BELOW SINK
6. GFI OUTLET @ BACKS PLASH
7. DEDICATED OUTLET FOR DISHWASHER
8. DEDICATED OUTLET FOR A.C. UNIT
9. SWITCH FOR DISPOSAL + OUTLET @ 4'-0" AFF

ELECTRICAL & LIGHTING SYMBOLS

- TELEPHONE OUTLET, PROVIDE CAT 5/ TWISTED PAIR WIRE @ ALL LOCATIONS
- CABLE TV OUTLET
- LIGHT FIXTURE, CEILING MOUNTED (SEE SCHEDULE FOR TYPE)
- LIGHT/FAN FIXTURE, CEILING MOUNTED
- EXHAUST FAN
- LIGHT FIXTURE, WALL MOUNTED
- UNDER CABINET LIGHT FIXTURE, SURFACE MOUNTED
- DUPLEX RECEPTACLE @ 1'-6" A.F.F. (UNLESS NOTED OTHERWISE)
- DUPLEX RECEPTACLE MOUNTED AT FLOOR
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER
- DEDICATED RECEPTACLE (APPLIANCES, ETC.)
- QUADRUPLEX RECEPTACLE
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- EXISTING SWITCH
- SWITCHED DUPLEX RECEPTACLE
- SMOKE DETECTOR, 120V OPERATED HARDWIRE
- PULL CHAIN CEILING FIXTURE
- SPEAKER WIRES
- INTERCOM
- EXISTING LIGHT TO REMAIN
- EXISTING RECEPTACLE

GENERAL ELECTRIC NOTES

1. ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES.
2. WALL OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR, OR MATCH EXISTING.
3. SWITCHES ARE TO BE MOUNTED 4'-0" ABOVE FINISHED FLOOR, OR MATCH EXISTING.
4. MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR.
5. ALL NEW SWITCH & OUTLET STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
6. PROVIDE HARDWIRED SMOKE DETECTORS AS PER DISTRICT OF COLUMBIA CODE.

LIGHTING FIXTURE SCHEDULE

TYPE	QT.	MANUFACTURER	MOUNT
	7	LIGHTOLIER STEP BAFFLE 105	CEILING RECESSED TO MATCH EXISTING (PROVIDE INSUL. BOX, AS REQ'D.)
	1	BROAN CEILING FAN MODEL 679	CEILING RECESSED EXHAUST FAN
	5	TO BE SELECTED	EXTERIOR SURFACE MT. WALL MTD @ 8'-0" A.F.F.
	1	CASABLANCA OR EQUAL TO BE SELECTED	CEILING FAN LIGHT FIXTURE
	1	LIGHTOLIER OR EQUAL TO MATCH EXISTING	WALL SURFACE MT., VANITY LT.
	2	TO BE SELECTED	UNDER CABINET (VERIFY LENGTH)
	1	TO BE SELECTED	BARABE MOTOR / LIGHT COMBO
	1	TO BE SELECTED	RECESSED SHOWER LIGHT

CEILING/ LIGHTING NOTES

C1 5/12 CEILING FTD. SLOPING.

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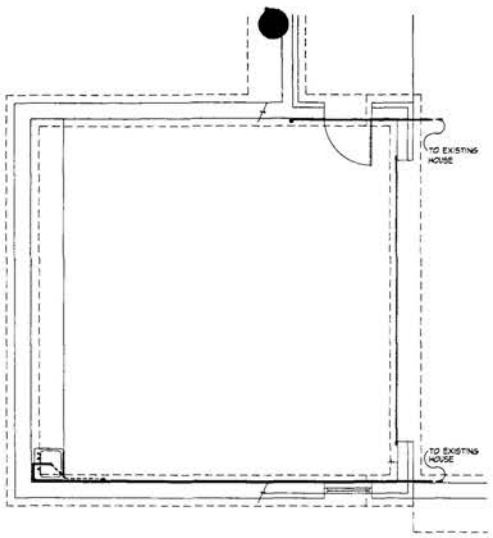
ELECTRICAL & LIGHTING PLANS

DOUGHERTY RESIDENCE

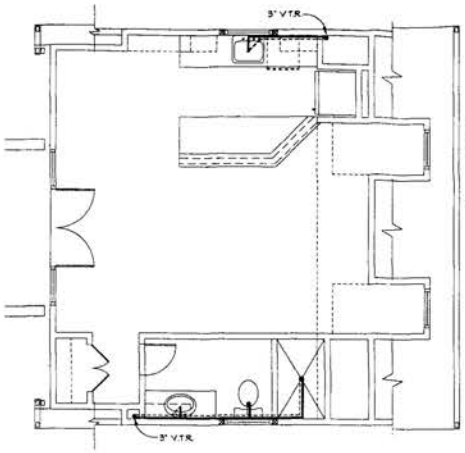
REVISIONS:

ARCHITECT SEAL:

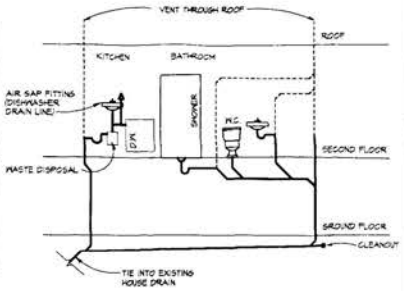
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SCALE: 1/4"=1'-0"
DATE: 4-13-01
PROJECT NO. 97118
DRAWING NO. E-1



1 P-1 GROUND FLOOR WASTE & VENTING PLAN
1/4" = 1'-0"



2 P-1 SECOND FLOOR WASTE & VENTING PLUMBING PLAN
1/4" = 1'-0"



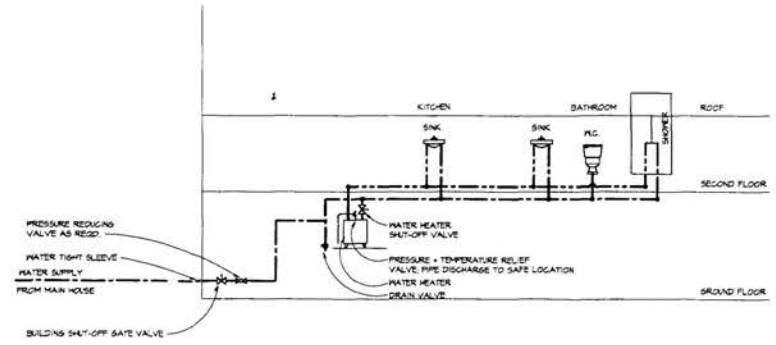
3 P1.0 WASTE & VENTING RISER DIAGRAM
SCALE: N.T.S.

PLUMBING NOTES:

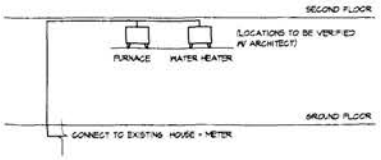
1. THE PLUMBING CONTRACTOR WILL BE RESPONSIBLE AS FOLLOWS:
   A. OBTAIN ALL PERMITS & PROVIDE, & PASS ALL INSPECTIONS AS REQUIRED BY D.C. CODES.
   B. PERFORM ALL EXCAVATION, SHORING & BACKFILLING OF TRENCHES REQUIRED FOR WATER & SANITARY LINES. THIS INCLUDES PROVIDING SAFETY BARRIERS & STEEL PLATES FOR THE STREET AS NEEDED.
   C. THE PLUMBING CONTRACTOR WILL MAKE ALL TEMPORARY STREET REPAIRS & PAY THE CITY FOR PERMANENT REPAIRS WHEN MADE.
   D. THE PLUMBING CONTRACTOR WILL SUPPLY ALL MATERIAL, LABOR, & INSURANCE REQUIRED TO PERFORM THE WORK AS DESCRIBED HERE & DEPICTED ON THE DRAWINGS.
2. PROVIDE & INSTALL THE ROUGH-IN AROUND WORK AS PER PLAN & THE TIE-INS TO EXIST'G. SANITARY & MAIN AS NEEDED. THIS WOULD INCLUDE WASTE PIPES, VENTS, & CONNECTIONS, AS WELL AS CLEAN OUTS AS PER PLAN & CODE.
3. PROVIDE & INSTALL GAS SERVICE FROM THE GAS METER TO 75-GALLON WATER HEATER (SUPPLIED BY PLUMBING CONTRACTOR) & HORIZONTALLY-MOUNTED FURNACE (PROVIDED BY OTHERS). THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ADEQUATE PRESSURE IN GAS LINES.
4. INSTALL ALL WATER PIPE CONNECTIONS NEEDED TO TIE-IN WATER PIPE (IN STREET) TO THOSE PIPES PROPOSED AS SHOWN IN DRAWINGS. THIS INCLUDES PROVIDING ALL PIPES, VALVES & HANGERS AS NEEDED. THE PLUMBING CONTRACTOR WILL FURNISH & INSTALL EXTERIOR HOSE BIBS W/ INSULATED INTERIOR SHUT-OFF VALVES AS INDICATED ON DRAWINGS.
5. INSULATE ALL COPPER PLUMBING EXPOSED TO EXTERIOR W/ BLACK FOAM PIPE INSULATION.
6. ONCE THERE IS GAS & WATER TO THE HOUSE, INSPECT ALL APPLIANCES & ADJUST AS TO INSURE PROPER OPERATION. IF ANY APPLIANCES REQUIRE MORE THAN MINOR ADJUSTMENT, PLUMBING CONTRACTOR WILL NOTIFY GEN. CONTRACTOR OR OWNER TO ARRANGE WARRANTY REPAIRS.
7. PLUMBING CONTRACTOR WILL REMOVE ALL DEBRIS FROM SITE RESULTING FROM WORK IN THIS CONTRACT.
8. SANITARY & VENT PIPING SCHEDULE 40 P.V.C.
9. WATER PIPING
   A. UNDER SLAB: TYPE 'K' SOFT TEMPER, NO JOINTS
   B. ABOVE SLAB: TYPE 'L'
10. PROVIDE SHUT-OFF VALVE @ EA. FIXTURE.
11. HOSE BIB: WOODFORD MODEL 25, FREEZE-PROOF, VACUUM BREAKER, SELF-DRAINING
12. PROVIDE 4" CLEAN-OUT OUTSIDE HOUSE @ PROPERTY LINE.
13. PLUMBING CONTRACTOR TO REVIEW & APPROVE SCHEMATIC LAYOUT & PROVIDE ALL REQUIRED SHOP DRAWINGS PRIOR TO INSTALLATION.
14. AS REQUIRED, SPRINKLER CONTRACTOR TO SUPPLY DETAILED SHOP DRAWINGS AND OBTAIN PERMIT.

* SEE ADDITIONAL NOTES ON SHEET SP *

HOT WATER SUPPLY
COLD WATER SUPPLY
WASTE
VENT



4 P1.0 WATER SUPPLY RISER DIAGRAM
SCALE: N.T.S.



3 P1.0 GAS RISER DIAGRAM
SCALE: N.T.S.

GAS NOTES:

1. PIPING SIZE BASED ON FINAL EQUIPMENT SELECTION/INSTALLATION BY PLUMBING CONTRACTOR.
2. PLUMBING CONTRACTOR TO SIZE ALL PIPING & SUBMIT ENGINEERED SHOP DRAWINGS TO OWNER PRIOR TO INSTALLATION.
3. PLUMBING CONTRACTOR TO PROVIDE BASIS OF GAS DESIGN BASED ON THE FOLLOWING: TOTAL LOAD, GAS PRESSURE, TOTAL DISTANCE OF PIPING.

SEE ADDITIONAL NOTES ON SHEET SP *

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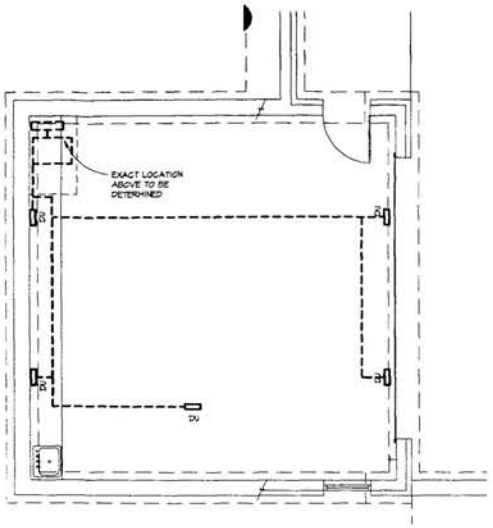
PLUMBING PLANS & RISER DIAGRAM

DOUGHERTY RESIDENCE

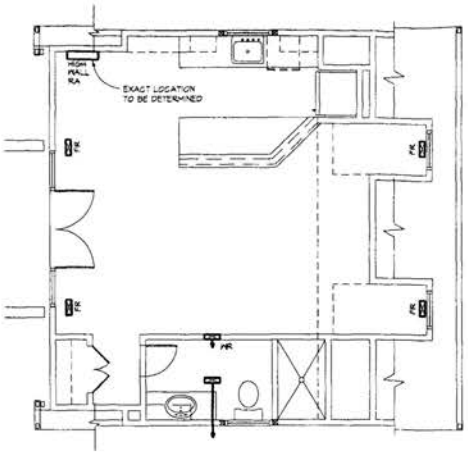
REVISIONS:

ARCHITECT SEAL:

DRAWN BY: RJV
CHECKED BY: GTM
SCALE: 1/4"=1'-0"
DATE: 4-13-01
PROJECT NO. 9711B
DRAWING NO. P-1



1 M-1 **GROUND DLOOR MECHANICAL PLAN**
SCALE: 1/4"=1'-0"



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

MECHANICAL/HVAC NOTES:

1. NEW DUCTS, REGISTERS, ETC. TO BE SIZED BY MECHANICAL CONTRACTOR.
2. CONTRACTOR TO REVIEW SCHEMATIC LAYOUT & PROVIDE ALL REQUIRED SHOP DRAWINGS PRIOR TO INSTALLATION.
3. REGISTERS & RETURNS SHALL BE INSTALLED WHERE INDICATED TO ENSURE ADEQUATE DISTRIBUTION OF HEAT THROUGHOUT THE GARAGE WITH NO VERIATION BETWEEN ROOMS OF MORE THEN 5 DEGREES FAHRENHEIT. ALL WORK TO BE PERFORMED ACCORDING TO D.C. CODES.
4. THE FURNACE AND DUCTWORK SHALL HAVE THE CAPACITY TO RECEIVE INSTALLATION OF A/C COIL AND CONDENSER UNIT.
5. ALL DUCTWORK TO RUN IN ATTIC SPACE WILL BE INSULATED. LOCATE FURNACE FILTER AT RETURN GRILL IN LIVING SPACE.
6. ALL MECHANICAL CHASES, PLUMBING PIPES, WIRE HOLES, OR ANY VOIDS BETWEEN FLOOR LEVELS TO BE DRAFTSTOPPED PER SEC. 712.1.2, 1990 BOCA.
7. PROVIDE NEW SPLIT SYSTEM. CONTRACTOR SHALL PERFORM LOAD CALCULATIONS AND SELECT UNIT AS APPROVED BY OWNER.
8. AIR CONDITIONING: COOLING UNIT & CONDENSING UNIT TO BE SET & BOLT CONDENSING UNIT ON CONCRETE SLAB.
9. FOR ADDITIONAL INFO. SEE MECHANICAL NOTES ON SHEET SP.

KEY

		SUPPLY AIR DUCT
		RETURN AIR (RA) DUCT
	DU	DUCT UP
	DD	DUCT DOWN
	RA	RETURN AIR, WALL MOUNTED
	RA	RETURN AIR, CEILING MOUNTED
		CEILING REGISTER
	FR	FLOOR REGISTER
	WR	WALL REGISTER
		CEILING EXHAUST FAN

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MECHANICAL PLANS

DOUGHERTY RESIDENCE

REVISIONS:

ARCHITECT SEAL:

DRAWN BY: RJV
CHECKED BY: GTM
SCALE: 1/4"=1'-0"
DATE: 4-13-01
PROJECT NO. 97118
DRAWING NO. **M-1**