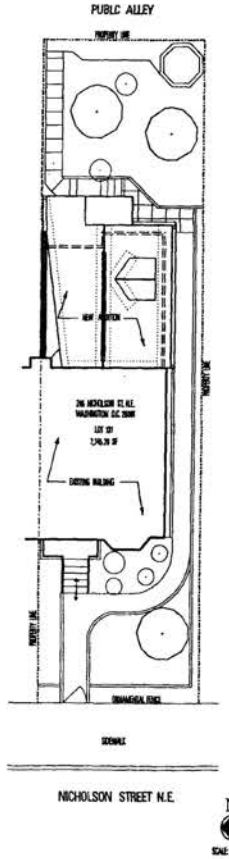
BROWN RESIDENCE

246 NICHOLSON STREET N.E.
WASHINGTON, D.C. 20001

SITE PLAN



WALL AND PARTITION TYPES





SHEET INDEX

CS01	COVER SHEET,GENERAL NOTES,SHEET TITLES, BUILDING DATA & WALL TYPES
A01	DEMOLITION AND LANSCAPE PLANS
A02	FOUNDATION AND FLOOR FRAMING PLANS
A03	WALL FRAMING PLANS
A04	BUILDING ELEVATIONS
A05	BUILDING SECTIONS
A06	WALL SECTION DETAILS
A07	INTERIOR ELEVATIONS AND SCHEDULES
A08	ROOM FINISH, DOOR AND WINDOW SCHEDULES
M01	MECHANICAL NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS
E01	ELECTRICAL NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS
P01	PLUMBING NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS

BZA
Case No. 17243
Exhibit No. 11

EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL NOTICE SHALL BE OBTAINED 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 THE SITE.
3. ALLEY AND/OR STREET/SIDEWALKS SHALL BE KEPT CLEAR 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 CLEANING.
6. WHEN SEDIMENT TRANSPORTMENT TANK HAS REACHED 50% CAPACITY CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING REGARDLESS OF EXCAVATION SHALL BE ESTABLISHED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF PROJECT.
8. AFTER BASE OR ESTABLISHED, THERE IS NEED FOR CONTRACTOR TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SAND, SOIL, PAVE, BRICKDAC, OR MASON, ETC.

GENERAL NOTES

ALL NEW MATERIALS SHALL BE OF SIZES AND MATERIALS INDICATED ON PLANS
PROVIDE DOUBLE FRAMING AROUND ALL FLOOR AND ROOF PENETRATIONS
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE AND DURING CONSTRUCTION
ALL NEW PARTITION FRAMING SHALL BE 2X4 WOOD STUDS AT 16" OC TYPICAL

SEDIMENT CONTROL APPROVAL

PLAN APPROVAL NUMBER _____

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITS/CONSTRUCTION IS REQUIRED TO CONSTRUCT DESIGN REVISE SHOWN HEREON.
WE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY AND THEREAFTER TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

DATE _____ FLOOD AND EROSION CONTROL SECTION

BUILDING DESIGN DATA

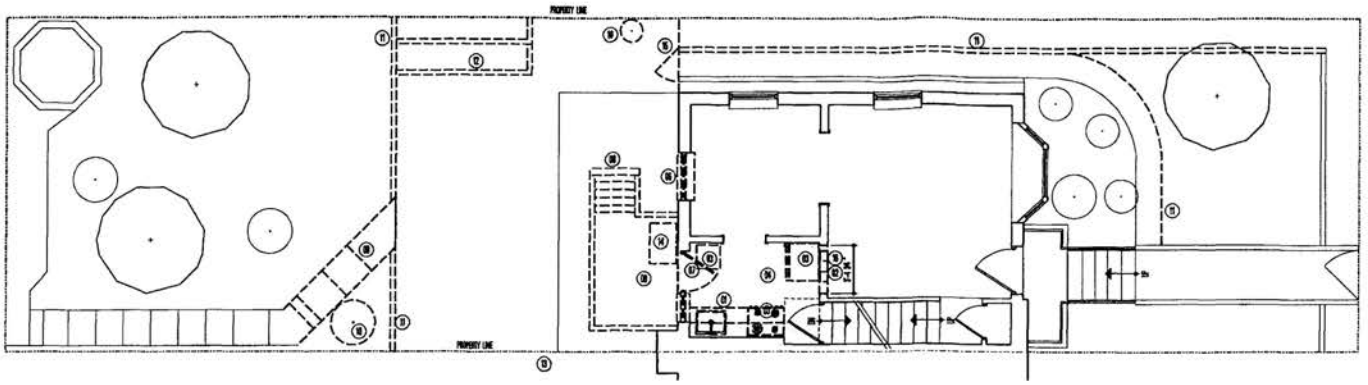
BUILDING CODE VERSION: 2006
TYPE OF CONSTRUCTION: TYPE VA
USE GROUP: R2
NUMBER OF STORIES: TWO (2) WITH BASEMENT
EXISTING USE: OCCUPIED
PROPOSED USE: SINGLE FAMILY
EXISTING GROSS FLOOR AREA: 1,200SF MAIN (F.F.) 1 FLOOR
PROPOSED GROSS FLOOR AREA: 1,700SF MAIN (F.F.) 1 FLOOR + 600SF 1 FLOOR

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: COVER SHEET, GENERAL NOTES, SHEET TITLES, BUILDING DATA WALL TYPES
SCALE: AS NOTED
DRAWN BY: M & CMH
REVISED:
DATE: JANUARY 31ST 2004
SHEET NO.
CS01

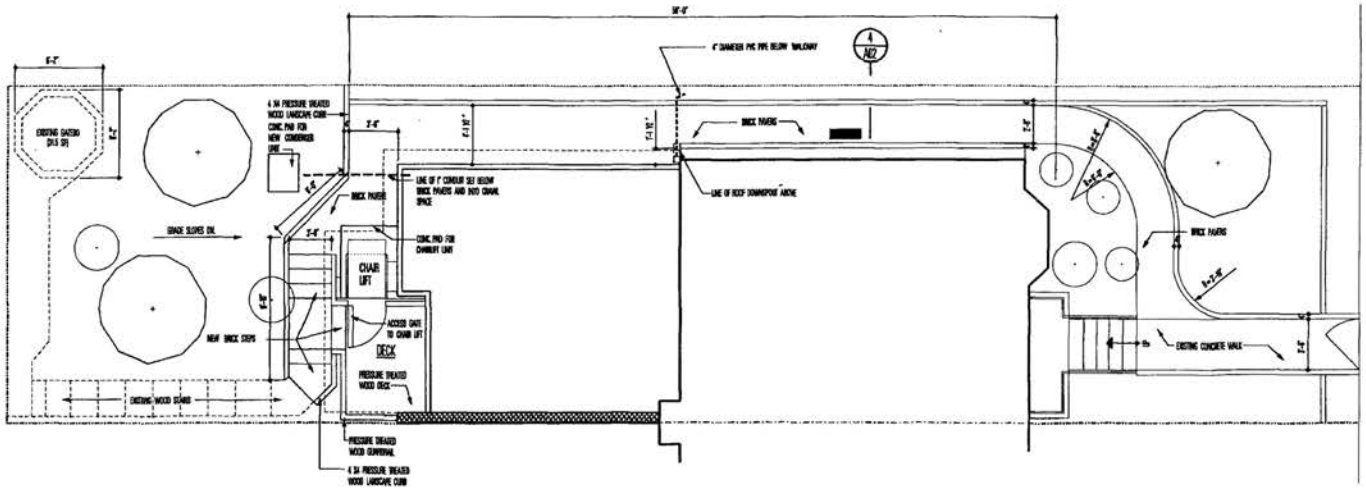
Board of Zoning Adjustment
District of Columbia
CASE NO. 17243
EXHIBIT NO. 11



DEMOLITION NOTES

(01) REMOVE AND DISPOSE OF ALL KITCHEN CABINETS AND COUNTERTOPS AS INDICATED.
(02) REMOVE EXISTING WALL AS DIMENSIONED AND RELOCATE EXISTING DUCTS AS INDICATED ON MECHANICAL DRAWINGS.
(03) REMOVE AND SALVAGE EXISTING APPLIANCES AS INDICATED.
(04) REMOVE AND DISPOSE OF EXISTING FLOOR FINISH.
(05) REMOVE AND SALVAGE EXISTING PLUMBING FIXTURES AS INDICATED
(06) REMOVE AND SALVAGE EXISTING WINDOW AND CASING.
(07) REMOVE AND SALVAGE EXISTING EXTERIOR DOOR, FRAME AND TRIM AS INDICATED.
(08) REMOVE EXISTING WOOD PORCH STRUCTURE WITH RAILINGS AND STAIRS.
(09) REMOVE EXISTING WOOD LANDSCAPE STAIRS.
(10) REMOVE EXISTING TREE AND SALVAGE FOR REUSE AND REPLANTING.
(11) REMOVE EXISTING 4X4 PRESSURE TREATED WOOD LANDSCAPE CURB.
(12) REMOVE AND DISPOSE EXISTING WOOD PLANTER BOXES.
(13) REMOVE AND SALVAGE EXISTING CHAINLINK FENCE AND INSTALL AFTER COMPLETION OF CONSTRUCTION.
(14) REMOVE EXISTING CONDENSER UNIT.
(15) REMOVE EXISTING CHAINLINK FENCE AND GATE.
(16) EXISTING SUPPLY DUCTS TO BE RELOCATED

2 / A01 DEMOLITION SITE AND FLOOR PLANS
SCALE: 1/4" = 1'-0"



1 / A01 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 36"

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

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: DEMOLITION, AND LANDSCAPE PLANS
SCALE: 1/4" = 1'-0"
DRAWN BY: H & CMH
DATE: JANUARY 31ST 2004
REVISED: DATE: 2/5/04

SHEET NO.
A01

Brown Residence

246 Nicholson Street, NE
Washington, DC 20011

Soil Excavation Calculations

Addition

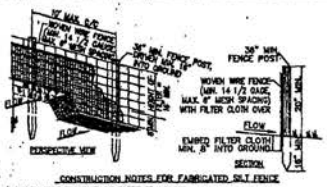
Total length of footing:	62 lf
Width of footing:	1.66 ft
Depth of excavation:	2.5 ft
Volume of excavation:	62 x 1.66 x 2.5 = **257 cuft**
Area of footing:	1 x 1.66 = 1.66 sf
Area of foundation wall:	1 x 1.33 = 1.33 sf
Total area of Ftg/Foundation	1.66 x 1.33 = 2.99~3.0 sf
Length of Ftg/Foundation	62 lf
Volume of Ftg/Foundation	62 x 3 = **186 cuft**
Volume of remaining spoils	257 cuft – 186 cuft = **71 cuft**

Step Foundation

Total length of footing:	23 lf
Width of footing:	1 ft
Depth of excavation:	2.5 ft
Volume of excavation:	23 x 1 x 2.5 = **58 cuft**
Area of footing:	1 x 1= 1sf
Area of foundation wall:	1 x 1.33 = 1.33 sf
Total area of Ftg/Foundation	1 x 1.33 = 1.33 sf
Length of Ftg/Foundation	23 lf
Volume of Ftg/Foundation	23 x1.33 = 30.6 **~31cuft**
Volume of remaining spoils	58 cuft – 31 cuft = **27 cuft**

Total Volume of Remaining Spoils 71 cuft + 27 cuft = **98 cuft~3.62 cuft**

DISTRICT OF COLUMBIA EROSION AND SEDIMENT CONTROL GUIDELINES



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 OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

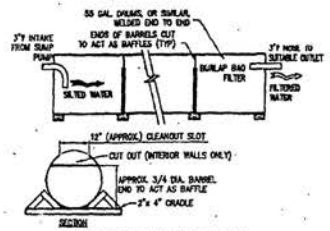
POSTS: STEEL, EITHER "T" OR "L" TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GAGE 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABUNIX T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

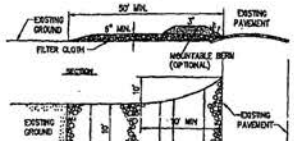
SILT FENCE
(NO SCALE)



PORTABLE SEDIMENT TANK
(NO SCALE)

CONSTRUCTION NOTES:

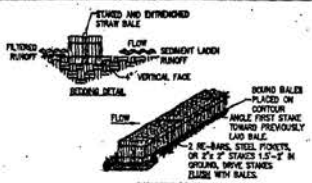
1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY, ANY TANKS MAY BE USED, PROVIDING THAT THE VOLUME REQUIREMENTS FROM PAGE 20.01 ARE MET.
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF IN A SEDIMENT TRAPPING DEVICE OR AS APPROVED BY THE INSPECTOR.
4. TANK STORAGE VOLUME REQUIRED = 10 CUBIC FOOT OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY. MULTIPLE TANKS MAY BE USED.



STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION

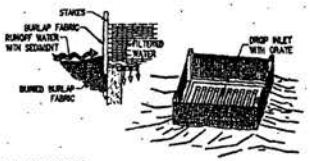
1. STONE SIZE– USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH– AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS– NOT LESS THEN SIX (6) INCHES.
4. WIDTH– TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF 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 ENTRANCE 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 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 RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



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 DIRECTED 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.

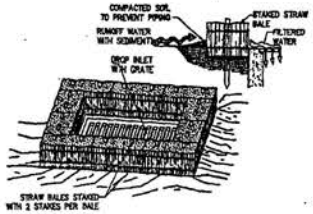
STRAW BALE DIKE
(NOT TO SCALE)



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.

BURLAP DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



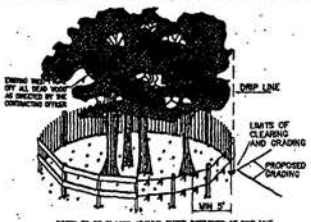
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THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET SEDIMENT FILTER
(NOT TO SCALE)



VEHICLE WASH DETAIL
(NOT TO SCALE)



POSTS TO BE PLACED AROUND OUTER PERIMETER OF DRIP LINE

TREE PROTECTION DETAIL
(NOT TO SCALE)

4ø" ORANGE PLASTIC MESH FENCE SHALL BE USED FOR TREE PROTECTION. FENCE POSTS TO BE # 5 REBAR @ 4.0 O.C. DRIVEN 1'–6" BELOW FINISH GRADE. (ORANGE FENCE SHALL BE ATTACHED TO REBARS WITH METAL TIE WIRE.)

1. DO NOT STORE OR STOCKPILE ANY EQUIPMENT AND OR MATERIALS WITHIN THE DRIP LINE OF ANY TREE.
2. DO NOT PARK VEHICLES WITHIN THE DRIP LINE OF ANY TREE. VEHICULAR TRAFFIC AND PARKING SHALL NOT BE PERMITTED WITHIN THE DRIP LINE.
3. FOOT TRAFFIC OVER TREE ROOTS SHALL BE RESTRICTED TO PREVENT COMPACTION OF SOIL OVER ROOT SYSTEM.
4. IN AREAS WHERE CONSTRUCTION FALL WITHIN THE DRIP LINE OF TREES, FENCING SHALL BE REMOVED AND REPLACED/ REINSTALLED AS EACH STAGE OF WORK NEAR THE TREES IS COMPLETED TO PREVENT EXCESS SOIL COMPACTION.
5. TREE ROOT SYSTEM SHALL BE PROTECTED FROM SMOTHERING CHEMICAL CONTAMINATION, FLOODING, EROSION, AND EXCESSIVE WETTING RESULTING FROM DE-WATERING OPERATIONS AND FROM RUNOFF, SPILLAGE AND DRAINAGE SOLUTIONS CONTAINING MATERIALS WHICH WOULD BE DELETERIOUS TO TREE ROOTS.



BRICKBAT DETAIL
(NOT TO SCALE)

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/4 PIECE OR SMALLER) PLACED OVER DENUDED EARTH.

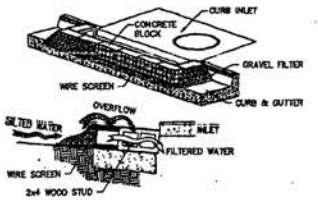
PURPOSE
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER DENUDED URBAN EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

CONDITIONS WHICH 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.



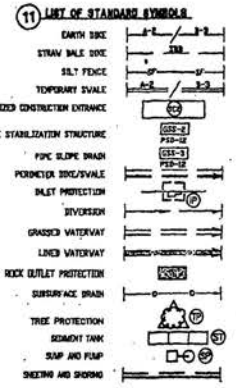
WASH RACK DETAIL
(NOT TO SCALE)



CURB INLET SEDIMENT FILTER
N.T.S.

1. TWO CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ABUTTING THE CURB AT EITHER SIDE OF THE INLET OPENING.
2. A 2 INCH BY 4 INCH STUD SHALL BE CUT AND PLACED THROUGH THE OUTER HOLES OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
3. CONCRETE BLOCKS SHALL BE PLACED ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS AS ILLUSTRATED.
4. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE OVERSIDE OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. CHICKEN WIRE OR HARDWARE CLOTH WITH 1/2-INCH OPENINGS SHALL BE USED.
5. TWO TO THREE INCH STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BARRIER AS SHOWN.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

(11) LIST OF STANDARD SYMBOLS

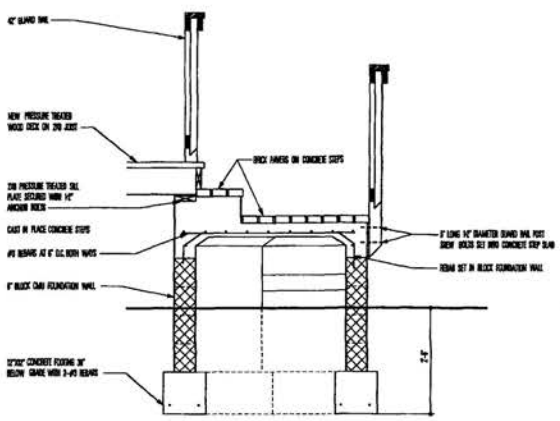


EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

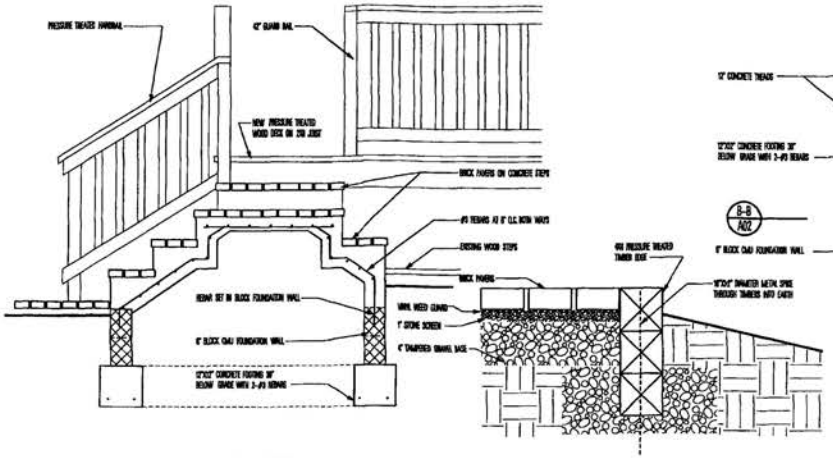
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AROUND PERIMETER OF SITE.
4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS WILL BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED.

SILTATION EROSION CONTROL NOTES

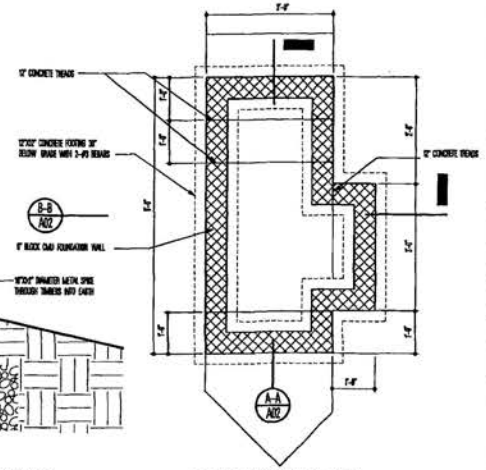
1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND/OR STREET SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND, SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SODDED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 50% CAPACITY, CLEAN OUT OF SAME IS REQUIRED
10. ANY STOCKPILING, REGARDLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOLISH, THERE IS NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOD, PAVING, BRICKBACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE ARCHITECT APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE PERMANENTLY STABILIZED.



6 / A02 STEP SECTION B-B
SCALE: 3/4" = 1'-0"

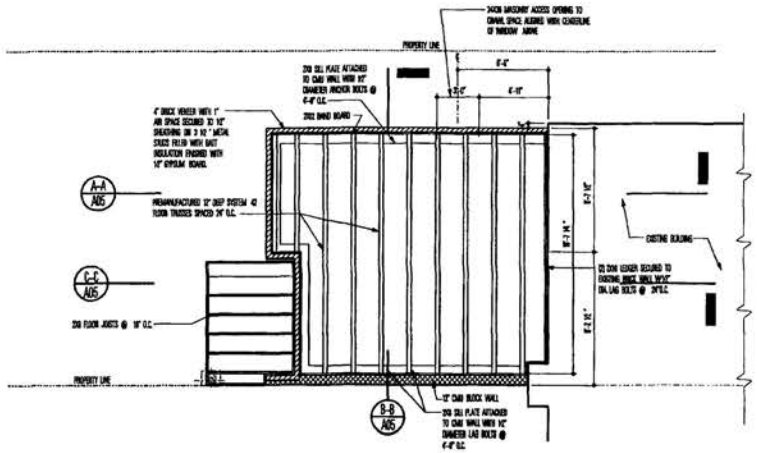


5 / A02 STEP SECTION A-A
SCALE: 3/4" = 1'-0"

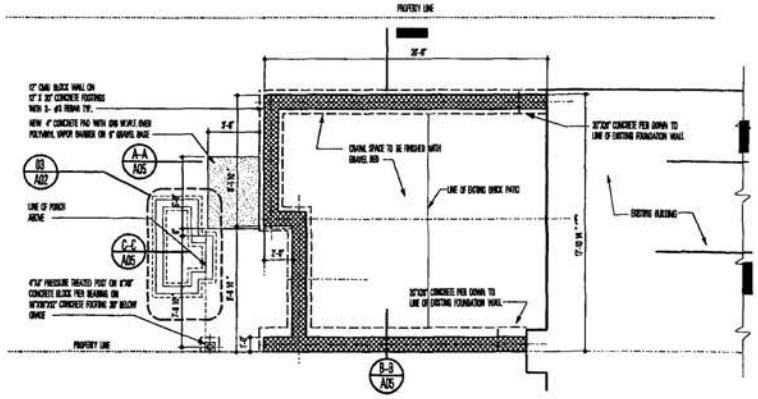


4 / A02 SECTION AT WALKWAY
SCALE: 1 1/4" = 1'-0"

3 / A02 STEP FOUNDATION PLAN
SCALE: 3/4" = 1'-0"



2 / A02 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 / A02 FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 36"

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

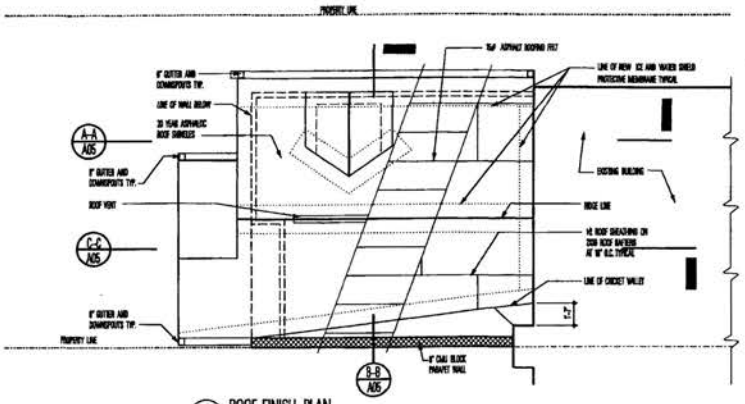
100% SUBMISSION

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WASHINGTON, D.C. 20001

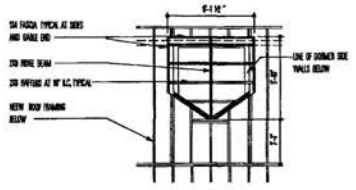
TITLE
FOUNDATION AND FLOOR FRAMING PLANS

SCALE: AS NOTED
DRAWN BY: M. A. CLARK
DATE: JANUARY 21ST 2004
REVISED: DATE: 2/9/04

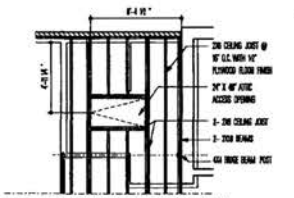
SHEET NO.
A02



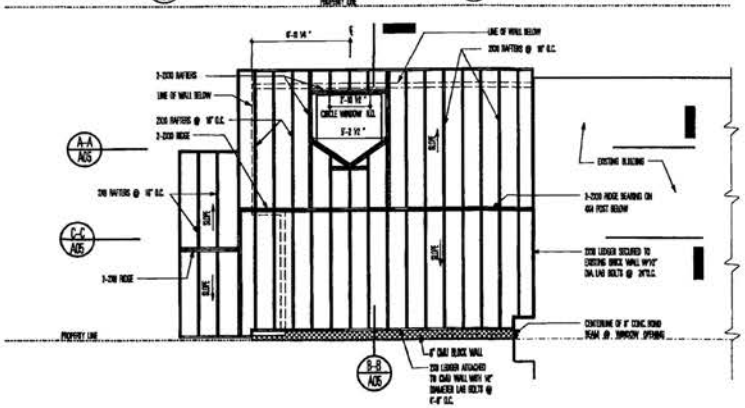
3 A03 ROOF FINISH PLAN
SCALE: 1/4"=1'-0"



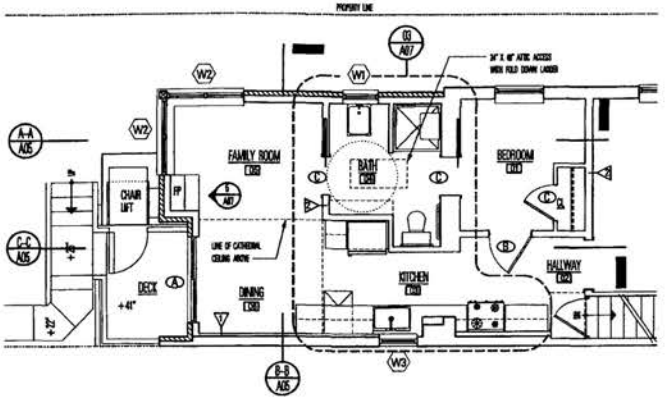
4 A03 DORMER FRAMING PLAN
SCALE: 1/4"=1'-0"



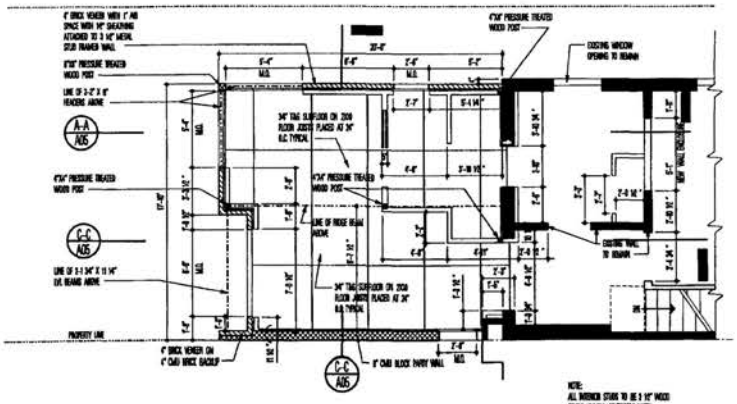
6 A03 PARTIAL CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"



5 A03 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



2 A02 FINISH FLOOR PLAN
SCALE: 1/4"=1'-0"



1 A03 WALL FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 36"

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

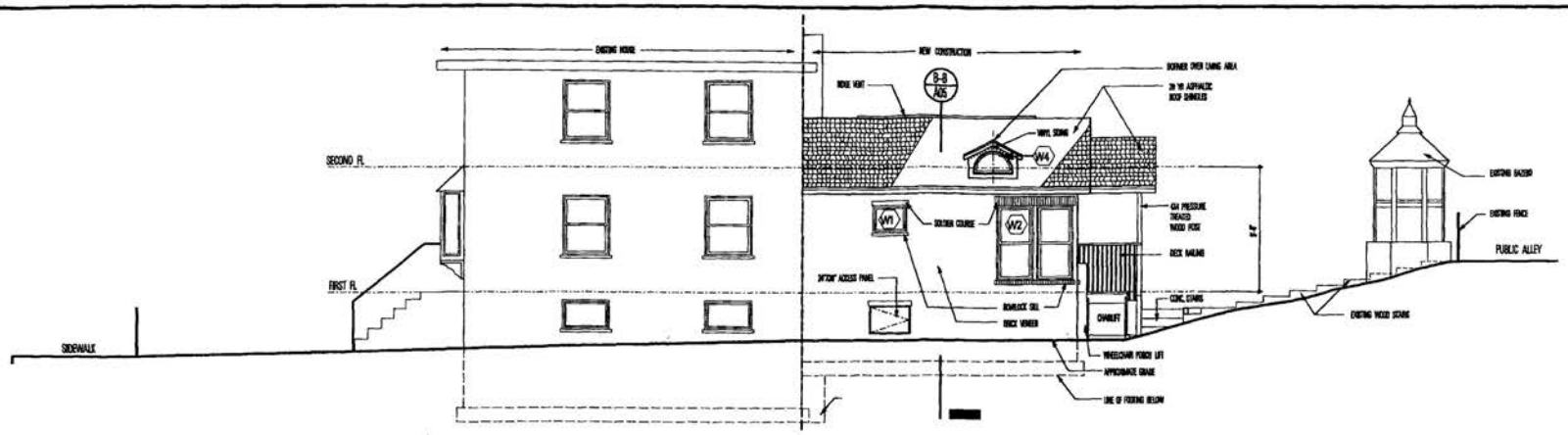
100% SUBMISSION

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WASHINGTON, D.C. 20001

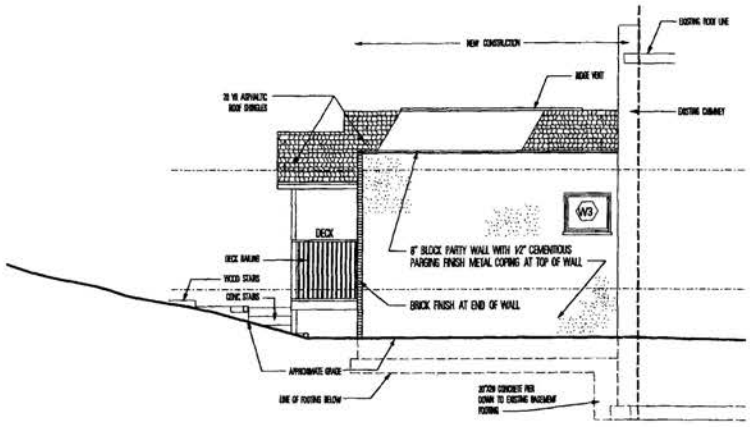
TITLE:
WALL FRAMING, FINISH FLOOR, ROOF FRAMING AND ROOF FINISH PLANS

SCALE: 1/4" =1'-0"
DRAWN BY: M & CMH
DATE: JANUARY 31ST 2004
REVISED: DATE: 2/5/04

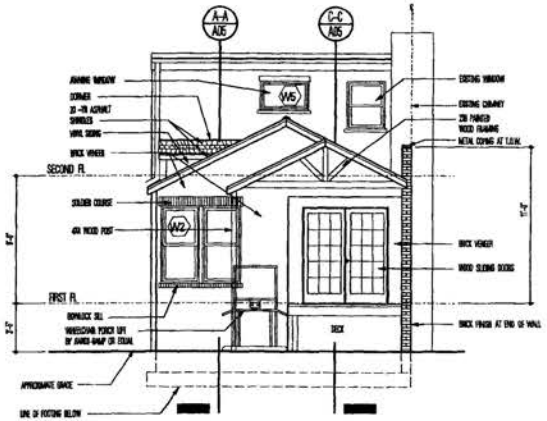
SHEET NO.
A03



1 / A04 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 / A04 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



2 / A04 REAR ELEVATION
SCALE: 1/4"=1'-0"

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 38"

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

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BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: ELEVATIONS AND SECTIONS

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

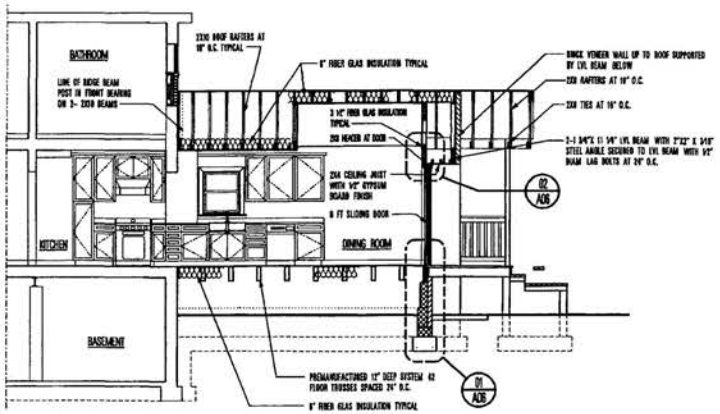
DRAWN BY: M. B. CAM

DATE: JANUARY 31ST 2004

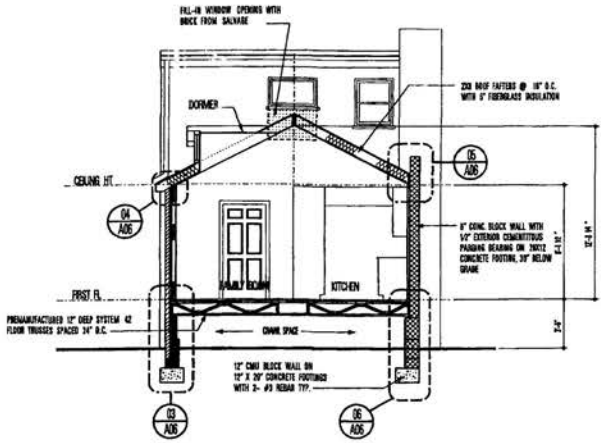
REVISED: DATE: 7/15/04

SHEET NO.

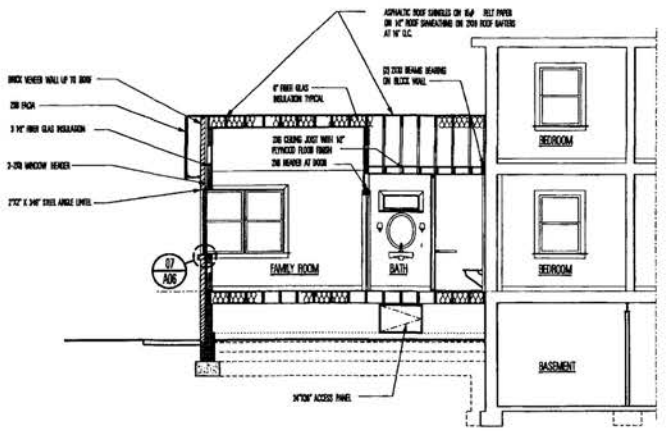
A04



C-C A05 BUILDING SECTION
SCALE: 1/4"=1'-0"



B-B A05 BUILDING SECTION
SCALE: 1/4"=1'-0"



A-A A05 BUILDING SECTION
SCALE: 1/4"=1'-0"

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 36"

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

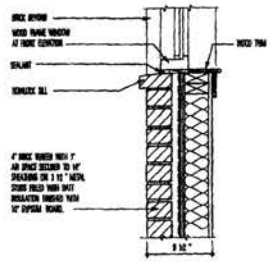
100% SUBMISSION

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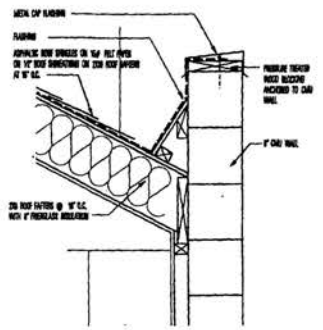
TITLE: BUILDING SECTIONS

SCALE: 1/4" =1'-0"
DRAWN BY: H & CMH
DATE: JANUARY 31ST 2004
REVISED: DATE: 7/5/04

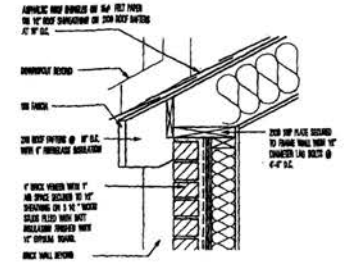
SHEET NO.
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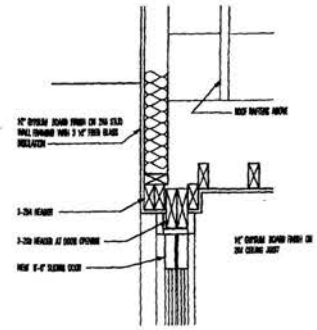
7 / A05 WALL SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



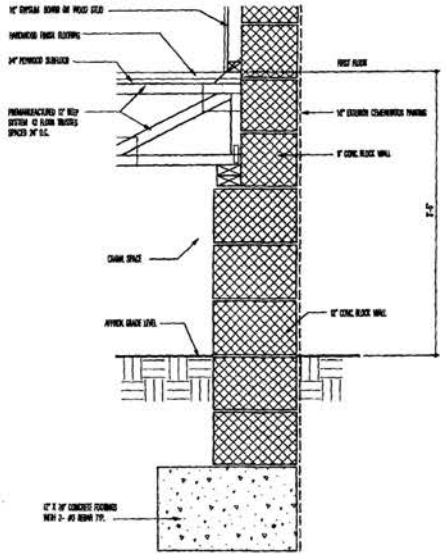
5 / A06 WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



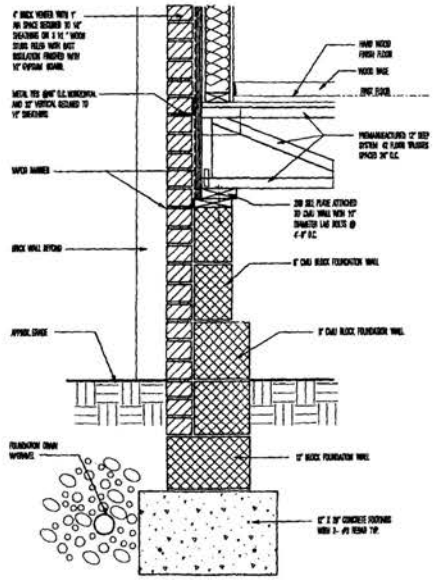
4 / A06 WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



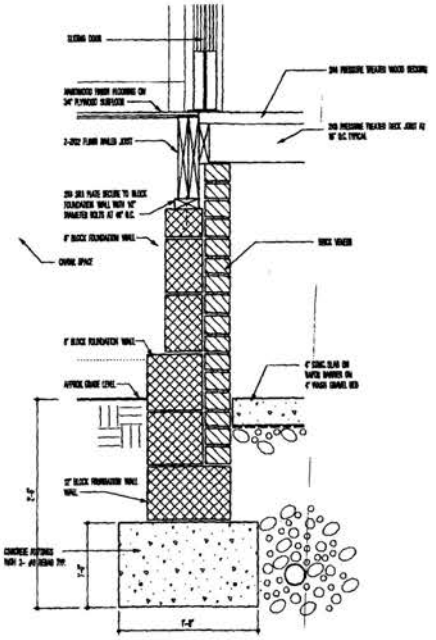
3 / A06 DOOR HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



6 / A06 WALL SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



3 / A06 WALL SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



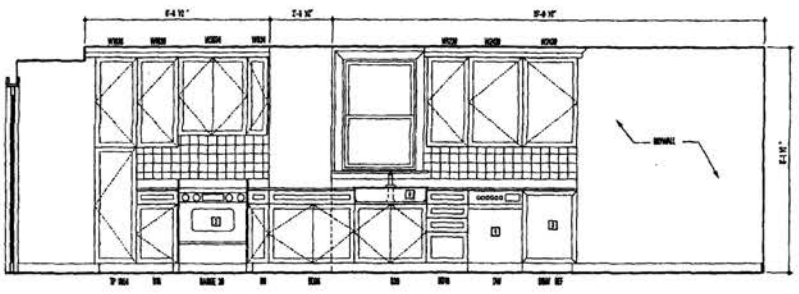
1 / A06 WALL SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

100% SUBMISSION

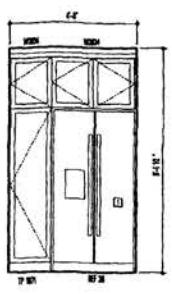
BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: WALL SECTION DETAILS
SCALE: 1 1/2" = 1'-0"
DRAWN BY: M. & CHK
DATE: JANUARY 31ST 2004
REVISED:

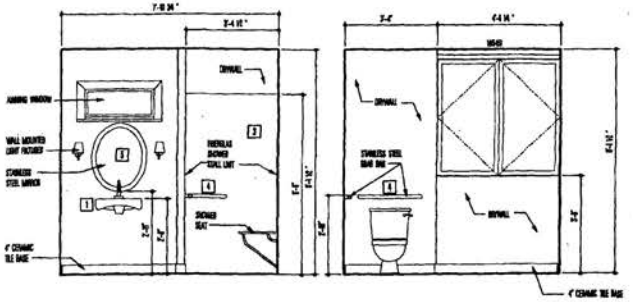
SHEET NO.
A06



5 / A07 INTERIOR ELVATION
SCALE: 1/2" = 1'-0

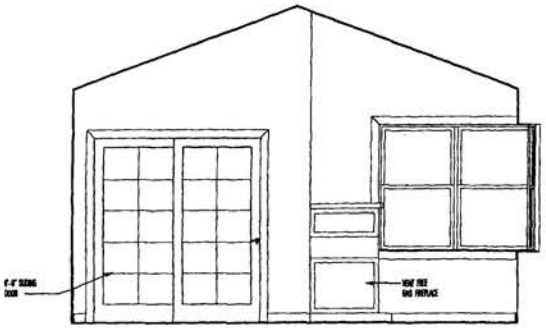


4 / A07 INTERIOR ELVATION
SCALE: 1/2" = 1'-0

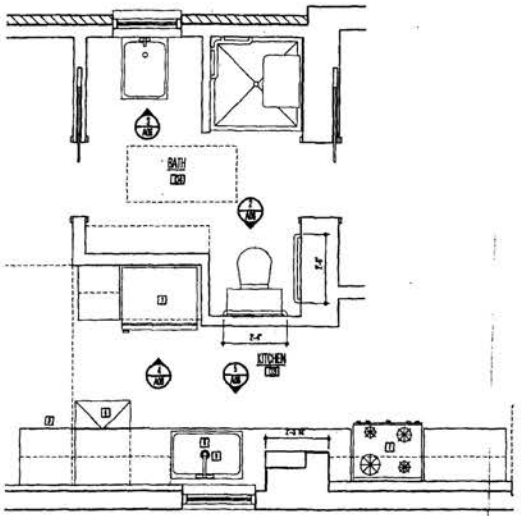


3 / A07 INTERIOR ELVATION
SCALE: 1/2" = 1'-0

2 / A07 INTERIOR ELVATION
SCALE: 1/2" = 1'-0



6 / A07 INTERIOR ELVATION
SCALE: 1/2" = 1'-0



1 / A07 PARTIAL FLOOR PLAN
SCALE: 1/2" = 1'-0

KITCHEN EQUIPMENT SCHEDULE

EQUIP. ID #	DESCRIPTION	SIZE	FINISH	MODEL #/MANUFACTURER
1	REFRIGERATOR		STAINLESS STEEL	
2	RANGE		STAINLESS STEEL	
3	BEVERAGE & WINE REFRIGERATOR		STAINLESS STEEL	
4	DISHWASHER		STAINLESS STEEL	
5	SINK		STAINLESS STEEL	
6	GARBAGE DISPOSAL			

BATHROOM EQUIPMENT SCHEDULE

EQUIP. ID #	DESCRIPTION	SIZE	FINISH	MODEL #/MANUFACTURER
1	HANDICAP LAVATORY SINK			
2	HANDICAP TOILET			
3	HANDICAP SHOWER STALL UNIT			
4	HANDICAP GRAB BAR		STAINLESS STEEL	
5	MIRROR		STAINLESS STEEL	

NOTE: REFER TO GRAPHIC SCALE IF ACTUAL DRAWING SIZE IS LESS THAN 24"X 36"

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

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: INTEREIOR ELEVATIONS AND SCHEDULES

SCALE: 1/2" = 1'-0"
DRAWN BY: M & CMH
DATE: JANUARY 31ST 2004
REVISED:

SHEET NO.
A07

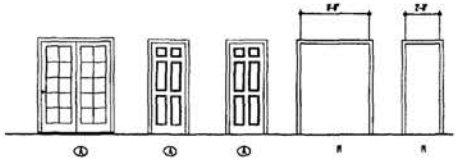
ROOM FINISH SCHEDULE

	NO.	FLOOR: WOOD	FLOOR: CARPET	FLOOR: CERAMIC TILE	BASE: WOOD	BASE: TILE	BASE: CERAMIC TILE	BASE: VINYL	WALLS: GYPSUM BD	WALLS: PAINT	WALLS: WOOD PANEL	WALLS: CERAMIC TILE	CEILING: GYPSUM BD	CEILING: PAINT	REMARKS
FIRST FLOOR															
BEDROOM	1		●			●				●				●	●	●	
CLOSET	2		●			●				●				●	●	●	
HALLWAY	3		●			●				●				●	●	●	
KITCHEN	4		●			●				●				●	●	●	TILE AT SHOWER WALLS
BATH	5			●			●				●	●		●	●	●	
FAMILY	6	●			●				●					●	●		
DINING	7	●			●				●					●	●		

DOOR SCHEDULE

	NO.	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	FRAME MAT	REMARKS
FIRST FLOOR								
ENTRY	A	6'-0"	7'-0"	1 3/4"	METAL	FP	METAL	ALUMINUM SIDING
BEDROOM	B	2'-6"	7'-0"	1 3/8"	HC WOOD	FP	WOOD	PRESSED 6 PANEL POCKET
BATH	C	2'-6"	7'-0"	1 3/8"	HC WOOD	FP	WOOD	PRESSED 6 PANEL POCKET
CLOSET	C	2'-6"	6'-8"	1 3/8"	HC WOOD	FP	WOOD	PREHUNG PRESSED 6 PANEL

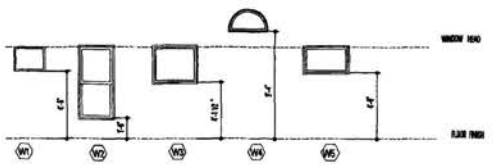
DOOR TYPES



WINDOW SCHEDULE

NO.	BASEMENT	FIRST FLOOR	SECOND FLOOR	SILL TYPE	WIDTH	SILL HT	HEAD HT	MATERIAL	TYPE	REMARKS
W1		NEW X 1		NOMINAL	2'-6"	6'-6 1/2"	8'-6"	INSULATED VINYL	AWNING	
W2		NEW X 4		NOMINAL	2'-0"	1'-0"	8'-6"	INSULATED VINYL	DBL HUNG	
W3		NEW X 1		NOMINAL	2'-6"	6'-1 1/2"	8'-6"	INSULATED VINYL	AWNING	
W4		NEW X 1		NOMINAL	2'-10"	0'-0"	10'-0"	INSULATED VINYL	FIXED	CIRCLE HEAD
W5			NEW	NOMINAL	2'-0"	6'-0"	8'-6"	INSULATED VINYL	AWNING	

WINDOW TYPES



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

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: ROOM FINISH, DOOR AND WINDOW SCHEDULES

SCALE: AS NOTED | DRAWN BY: H. & CMH

DATE: JANUARY 21ST 2004 | REVISED:

SHEET NO.

A08

PLUMBING NOTES

THE FOLLOWING NOTES ARE INTENDED TO HIGHLIGHT AND/OR SUPPLEMENT THE PROJECT DRAWINGS.

1. THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO CONVEY A FUNCTIONAL PLUMBING SYSTEM AND GENERAL LOCATION OF THE PLUMBING SYSTEM EQUIPMENT.

2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE PLUMBING WORK.

3. THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY FAULT IN THE CONSTRUCTION DOCUMENTS THAT THE WATER MAY BE RECEIVED PRIOR TO SUBMISSION FOR BIDS.

4. CONTRACTOR SHALL VERIFY ELEVATION AND LOCATION OF ALL UTILITIES COMING IN AND GOING OUT OF THE BUILDING.

5. ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR PROPER COORDINATION BEFORE ROUGH-IN PRIOR TO SUBMITTING EQUIPMENT SHOP DRAWING APPROVAL.

7. CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED.

8. USE BRAND "PREMIUM" LEADING TO PURPOSE AND MATERIAL.

9. PLUMBING WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR TO PRODUCE A COMPLETE OPERATING SYSTEM.

10. PLUMBING CONTRACTOR SHALL COORDINATE ALL PHASES OF THIS WORK WITH OTHER TRADES.

11. INSTALLATION SHALL INCLUDE ACCESSIBILITY FOR SERVICE AND/OR REPLACEMENT OF EQUIPMENT PROVIDED, AND TO MANUFACTURERS RECOMMENDATIONS.

12. GENERAL NOTES APPLIED TO ALL DRAWINGS OF THIS PROJECT.

13. WATER PIPING SHALL BE TYPE L COPPER WATER TUBE, HARD TEMPER WITH PLUMBERS/ASTM B-88 FITTINGS/SOLDER COPPER WITH SOCKET JOINTS FOR 304 SOLDER.

14. SANITARY, VENT PIPING SHALL BE SCHEDULE 40 PVC PIPING AND FITTINGS OVER PIPING.

15. ALL PIPING SHALL BE SUPPORTED FROM ADJACENT STRUCTURE AS RESIDENTIAL INDUSTRY STANDARD PRACTICE.

16. ALL EXTERIOR WALL, ROOF AND SLAB PENETRATIONS SHALL BE WATER AND AIR TIGHT.

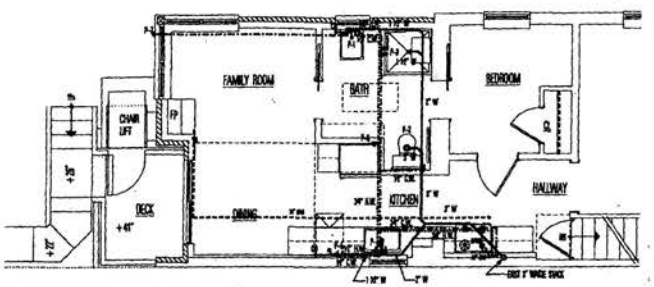
17. CONTRACTOR TO COORDINATE THE DUCT SHAFT PENETRATIONS THROUGH FLOOR WITH ARCHITECTURAL AND FRAMING DRAWINGS.

SYMBOLS & ABBREVIATIONS

	PIPING DOWN
	PIPING UP
	PIPE CLEAN OUT
	COLD WATER LINE (CW)
	HOT WATER LINE (HW)
	GATE VALVE
	CHECK VALVE
	BALL COCK
AFU	AIR HANDLING UNIT
AP	ACCESS PANEL
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONN	CONNECTION
CONT	CONTINUOUS
CW	COLD WATER
DN	DOWN
DWG	DRAWING
FLEX	FLEXIBLE
GAL	GALLON
HW	HOT WATER
HWH	HOT WATER HEAT
SAN	SANITARY WASTE
TEMP	TEMPERATURE
UG	UNDER GROUND
V	VOLTS
VTR	VENT THROUGH ROOF
WCO	WALL CLEAN OUT
WB	WATER BARRE
⊙	SPRINKLER HEAD

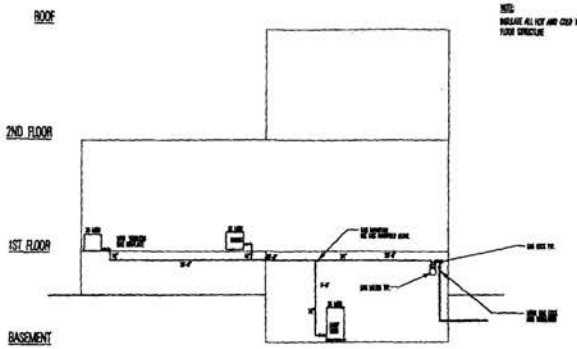
PLUMBING FIXTURE SCHEDULE

FIXTURE	DFU	HW	CW	TRAP	DWV	VENT	REMARKS
LAVATORY	P-1	1/2"	1/2"	1 1/2"	1 1/4"	1 1/4"	WALL MOUNTED TYPE SET FOR HANDICAP ACCESSIBLE WITH TRAP AND LAVATORY PIPE
WATER CLOSET	P-2		1/2"	INTEGRATED	3"	3"	FLOOR MOUNTED (TANK TYPE)
SHOWER	P-3	1/2"	1/2"	3/4"	1/4"	1 1/4"	WALL MOUNTED FIXTURE
KITCHEN SINK	P-4	1/2"	1/2"	1 1/2"	1 1/4"	1 1/4"	WITH DISPOSAL
DISH WASHER	P-5	1/2"	1/2"	1 1/2"	1 1/4"	1 1/4"	
REFRIGERATOR	P-6		1/2"				
HOSE BIB	P-7		1/2"				WITH VACUUM PROTECTION

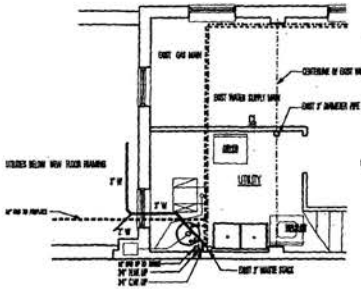


NOTE:
INSULATE ALL HOT AND COLD WATER LINES UNDER FLOOR STRUCTURE

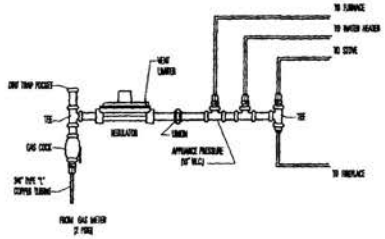
1 MDT — PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



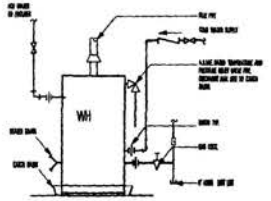
5 MDT — GAS RISER DIAGRAM
SCALE: NTS



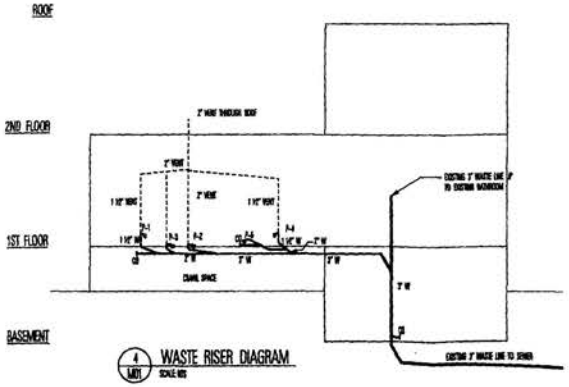
2 MDT — PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



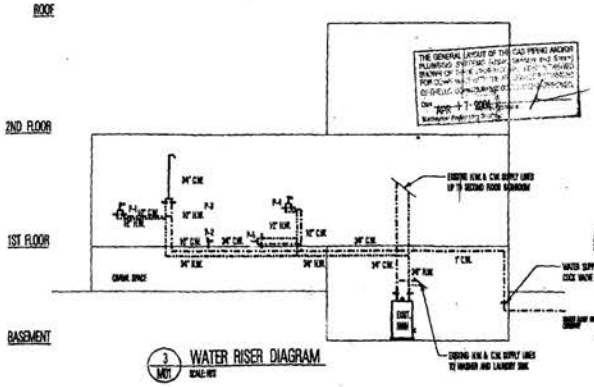
GAS MANIFOLD DETAIL (TYPICAL)
NO SCALE



GAS FIRED WATER HEATER PIPING DETAIL
NOT TO SCALE



4 MDT — WASTE RISER DIAGRAM
SCALE: NTS



3 MDT — WATER RISER DIAGRAM
SCALE: NTS

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE:
PLUMBING NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS

SCALE: 1/4" = 1'-0"
DRAWN BY: H & CHIN
DATE: JANUARY 31ST 2004
REVISED:

SHEET NO.
P01

MECHANICAL NOTES

THE FOLLOWING NOTES ARE INTENDED TO SUMMARIZE AND/OR SUPPLEMENT THE PROJECT DRAWINGS.

1. THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO CONVEY A FUNCTIONAL, MECHANICAL SYSTEM AND GENERAL LOCATION OF THE MECHANICAL SYSTEM EQUIPMENT.

2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE MECHANICAL WORK.

3. THE CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS SO THAT THE MATTER MAY BE RESOLVED PRIOR TO CONSTRUCTION FOR BIDS.

4. ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR PROPER EQUIPMENT/DUCTWORK INSTALLATION PRIOR TO SUBMITTING EQUIPMENT SHOP DRAWING APPROVAL.

6. CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED.

7. ALL DIMENSIONS (DIMENSIONS INDICATED ON THIS DRAWING SHALL BE IN INCHES, UNLESS STATED UNLESS OTHERWISE NOTED.

8. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL.

9. MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR TO PRODUCE A COMPLETE OPERATING SYSTEM.

10. MECHANICAL CONTRACTOR SHALL COORDINATE ALL PHASES OF THIS WORK WITH OTHER TRADES.

11. INSTALLATION SHALL PERMIT ACCESSIBILITY FOR REMOVAL AND/OR REPLACEMENT OF EQUIPMENT PROVIDED, AND TO MANUFACTURER'S RECOMMENDATIONS.

12. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS. CHECK SPACE AVAILABILITY PRIOR TO DUCT FABRICATION.

13. GENERAL NOTES APPLIED TO ALL DRAWINGS OF THIS PROJECT.

14. ALL FLUE VENTS ARE TYPE "B" VENT.

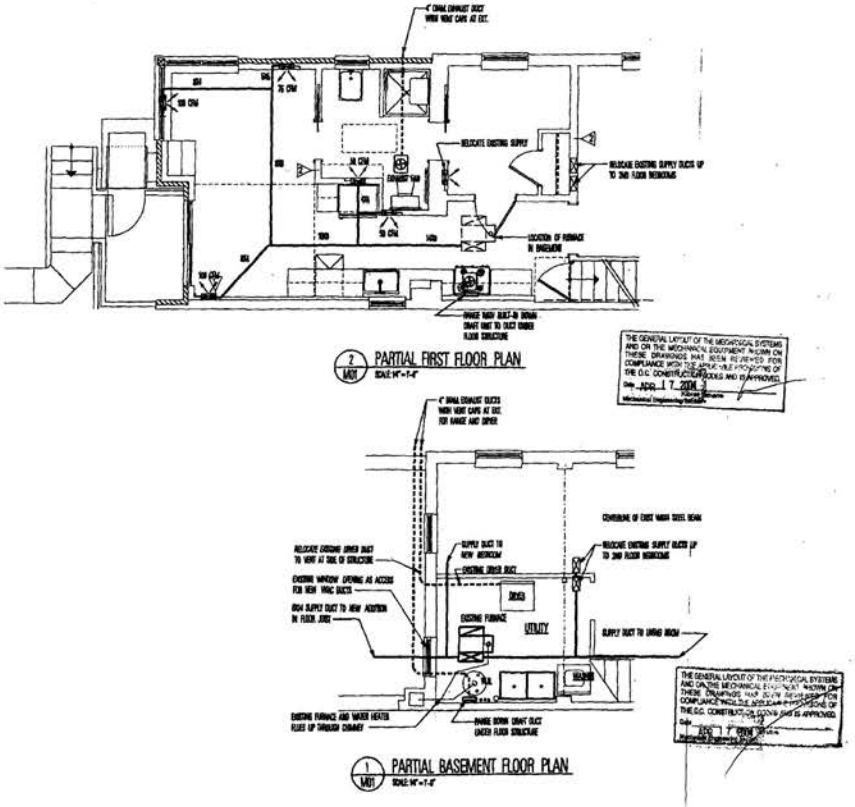
15. SANITARY VENT PIPING SHALL BE SCHEDULE 40 PVC PIPING AND FITTINGS DWV PIPING.

16. ALL DUCTWORK SHALL BE SUPPORTED FROM ADJACENT STRUCTURE AS PER/SMACNA, INDUSTRY STANDARD PRACTICE.

17. USE FLEXIBLE CONNECTION FOR SUPPLY AND RETURN AIR FOR CONNECTION TO THE AIR HANDLING UNIT.

SYMBOLS

	FLOOR MOUNTED SUPPLY REGISTER
	WALL MOUNTED RETURN GRILLE/REGISTER
	DUCT MOUNTED SUPPLY REGISTER
T	THERMOSTAT
	SA DUCT UP
	RA DUCT UP
AHU	AIR HANDLING UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONN	CONNECTION
CONT	CONTINUOUS
CFH	CUBIC FEET PER MINUTE
DN	DOWN
DWG	DRAWING
EF	EXHAUST FAN
FLEX	FLEXIBLE
GAL	GALLON
HWH	HOT WATER HEAT
HW	HOT WATER
LF	LINEAR FEET
PH	PHASE
RA	RETURN AIR
SA	SUPPLY AIR
TEMP	TEMPERATURE
UG	UNDER GROUND
V	VOLTS
WG	WATER GAUGE



2 M01 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

1 M01 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND ON THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.
Date: APR 17 2014
Mechanical Engineer

THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND ON THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.
Date: APR 17 2014
Mechanical Engineer

HEATING VENTILATION AIR CONDITIONING SCHEDULE

NO.	CAPACITY	SUPPLY CFM	OUT. A.P. (IN W.G.)	COOLING			HEATING			ELECTRICAL				REMARKS
				SENS. (MBH)	TOTAL (MBH)	EWT	OUTPUT (MBH)	INPUT (MBH)	EAT	FAN HP	VOLT	PHASE	HZ	
E-1	1	1200	.5	24.5	28	55	42	45		1/2	115	1	60	BASEMENT/RECESSED 2SD

AIR CONDITIONING UNIT SHALL BE 90% MINIMUM EFFICIENCY.

CONDENSER SCHEDULE

NO.	CAPACITY (MBH)	EER AT 95°F	FAN CFM	ELECTRICAL			COMPRESSOR HP	LOCATION
				Hz	VOLT	PHASE		
C-1	30	10	825	60	230	1	2.5	PAD ON GRADE

CONDENSING UNIT SHALL BE AN AIR-COOLED UNIT W/ CONDENSER FAN, SEMI-HERMETIC COMPRESSOR AND LOW AMBIENT OPERATION. SEER 13 RATING. USE TRANE, CARRIER OR APPROVED EQUAL.

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: MECHANICAL NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS

SCALE: 3/4" = 1'-0" | DRAWN BY: M. & CMH

DATE: JANUARY 31ST 2014 | REVISED:

SHEET NO.
M01

ELECTRICAL NOTES

THE FOLLOWING NOTES ARE INTENDED TO HIGHLIGHT AND/OR SUPPLEMENT THE PROJECT DRAWINGS.

THE ENTIRE ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST APPLICATION EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL JURISDICTION REQUIREMENTS.

THE CONTRACTOR SHALL ENDORSE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR THE ELECTRICAL WORK.

ALL CIRCUITRY, EQUIPMENT, DEVICES, ETC. SHALL BE NEW AND UL LISTED. PROVIDE ALL MATERIALS, ENGINEERING, HANGERS AND EQUIPMENT AS REQUIRED TO PROVIDE A COMPLETE OPERATIONAL ELECTRICAL SYSTEM. MINOR ITEMS SUCH AS CONFLUENCE, FITTINGS, BRACKETS, HANGERS, ETC. NOT SPECIFICALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE ELECTRICAL SYSTEM AND EQUIPMENT SHALL BE INCLUDED IN THE WORK AS IF FULLY SHOWN OR SPECIFIED.

IN PARAGRAPHS, "EQUIPPED SPACE" OR "SPACE" UNDER THIS CONTRACT IS DEFINED TO INCLUDE ALL NECESSARY BOX SPACE, SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE. "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS HIDDEN IN ARCHITECTURAL WALLS WHERE TO VIEW. "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW. "NECESSARY" UNDER THIS CONTRACT IS DEFINED ACCORDING TO THE CONTRACT DOCUMENTS.

DEVICES:

CONTRACTOR TO PROVIDE WIRE AND STRING FOR ALL PHONE WIRE.

THE LOCATION OF ALL TELEPHONE AND RECEPTACLE OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION BY THE CONTRACTOR WITH THE OWNER.

WHERE TWO OR MORE DEVICES OF THE SAME VOLTAGE ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED HORIZONTALLY BY 8 INCHES, BUT SHALL BE HORIZONTALLY AND VERTICAL ALIGNED.

ALL RECEPTACLE AND TELEPHONE OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6 INCHES HORIZONTALLY IN NON-FIRE RATED WALLS AND A MINIMUM 24 INCHES IN FIRE RATED WALLS.

WALL PLATES SHALL BE ALL NEW.

COORDINATE LIGHT SWITCHES AS SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR.

ALL RECEPTACLES SHALL BE INSTALLED WITH THE GROUND PIN ON THE BOTTOM SIDE OF THE DEVICE.

ALL MOUNTING HEIGHTS INDICATED ARE TO BE CENTERLINE OF THE DEVICE BOX UNLESS OTHERWISE NOTED.

LIGHTING FIXTURES:

CONFIRM THAT ALL LIGHTING FIXTURES WILL FIT IN LOCATIONS AND SPACES DESIGNATED AND NOTIFY OWNER PRIOR TO PLACING ORDER IF CONFLICTS ARE DISCOVERED. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION. LIGHTING FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE INDEPENDENTLY FROM CEILING SYSTEM. FOR STEM MOUNTED FIXTURE, CONTRACTOR SHALL PROVIDE TWO STEMS PER FIXTURE.

ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS.

BRANCH CIRCUITRY:

ALL CONDUITS SHALL BE COPPER.

ALL CIRCUITRY SHALL BE RUN CONCEALED IN FINISHED AREAS. CIRCUITRY SHALL NOT BE PERMITTED TO BE RUN EXPOSED EXCEPT FOR DIRECT VERTICAL DROPS TO ALL RECEPTACLE SURFACE MOUNTED PANELBOARD.

ALL CIRCUITRY RUNS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST FEASIBLE RUNS.

WIRE AND CABLE AND ALL OTHER CONDUCTORS:
ALL CONDUITS SHALL BE COPPER

ALL WIRING SHALL BE COLOR-CODED THROUGHOUT.

ALL RECEPTACLES, LIGHTING FIXTURES, MOTORS, ETC., SHALL BE GROUNDED PER N.E.C. ALL RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUND CONDUCTOR.

RUN MINIMUM HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS AS (1, 3, 5).

ALL EMPTY RACEWAYS SHALL CONTAIN A 200 LB. MIN.

FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE MADE FLEXIBLE CONDUIT.

EXPOSED AND CONCEALED CIRCUITRY SHALL BE RUN TIGHT TO FLOOR JOISTS IN A NEAT WORKMAN LIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND SECURED TO BUILDING STRUCTURE AND WALL ONLY.

ALL HOMERUNS THAT ARE OVER 100 CIRCUIT FEET SHALL BE A MINIMUM OF #10 CONDUCTORS OR AS SHOWN ON THE PLANS.

EXECUTION:

ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

AT THE COMPLETION OF INSTALLATION, ALL EQUIPMENT SHALL BE TESTED AND ADJUSTED AS NECESSARY AND DEFECTS, MALFUNCTIONS AND ABNORMAL EQUIPMENT OPERATIONS SHALL BE REPAIRED AT CONTRACTOR'S COST TO THE SATISFACTION OF THE OWNER.

CONTRACTOR SHALL SUBMIT FOR APPROVAL DETAILED SHOP DRAWINGS OF ALL ELECTRICAL EQUIPMENT AND MATERIAL. SHOP DRAWINGS SHALL INCLUDE EQUIPMENT CHARACTERISTICS AND ANY REQUIRED INFORMATION TO ENABLE THE OWNER TO INSURE COMPLIANCE WITH THE DRAWINGS.

FINAL TESTING AT THE TIME OF FINAL INSPECTION AND TESTING ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT AND ALL SPACES SHALL BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT SHALL BEAR PROOF FREE OF SHORT CIRCUITS. UPON COMPLETING OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ELECTRICAL ABBREVIATIONS

AMP	AMPERE
AFF	ABOVE FINISH FLOOR
ARCH	ARCHITECTURAL
BKR	BREAKER
C	CONDUIT
CKT	CIRCUIT
DS	DISCONNECT SWITCH
DWG	DRAWING
EC	EMPTY CONDUIT
ELEC	ELECTRICAL
EM	EMERGENCY
EQ	EQUIPMENT
EX	EXISTING
FA	FIRE ALARM
FIXT	FIXTURE
FLA	FULL LOAD AMPERES
FLUOR	FLUORESCENT
G	GROUND
GFI	GROUND FAULT INTERRUPTER
INCAN	INCANDESCENT
OA	OVERCURRENT AMPERES
QW	QUADRAPLEX
RGN	RECEPTACLE
W	METER
MECH	MECHANICAL
MTG	MOUNTING HEIGHT
MCB	MAIN CIRCUIT BREAKER
MTD	MOUNTED
NEMA	NUMBER
NTS	NOT TO SCALE
P	POLE
PNL	PANEL
RECEP	RECEPTACLE
RM	ROOM
TEL	TELEPHONE
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
V	VOLTS
W	WATTS
W	WIRE
WP	WEATHERPROOF

ELECTRICAL SYMBOLS

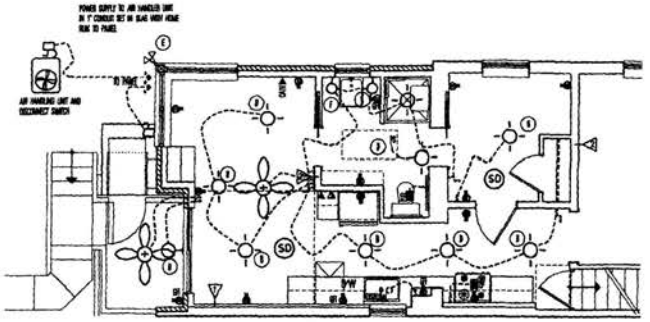
- # — INDICATES ROOM NUMBER; INDICATES FIXTURE TYPE
- LIGHTING
- CEILING MOUNTED 2X4 FLUORESCENT FIXTURE
- WALL OR CEILING MOUNTED INCANDESCENT FIXTURE
- EMERGENCY EXHAUST EMBLEM
- SINGLE POLE FLUORESCENT SWITCH, FLUSH MOUNTED AT 48" AFF OR AS NOTED
- THREE WAY SWITCH
- PULL SWITCH
- EXIT LIGHT
- POWER
- CONCEAL CONDUIT IN CEILING OR WALL
- JUNCTION BOX
- METER
- DUPLEX RECEPTACLE 2P, 3W 15A, 125V, GROUNDING TYPE, MOUNT 12"AFF OR AS NOTED
- DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER, 2P, 3W 20A, 125V, GROUNDING TYPE, MOUNT 6" ABOVE COUNTER OR BACKSPLASH OR AS NOTED
- SWITCHED DUPLEX RECEPTACLE 2P, 3W 15A, 125V, GROUNDING TYPE, MOUNT 12"AFF OR AS NOTED
- TELEPHONE
- TELEPHONE OUTLET WITH BLANK ROUND COVER PLATE, FLUSH MOUNTED ON WALL AT 18" AFF
- FIRE ALARM
- CEILING MOUNTED FIRE ALARM SMOKE DETECTOR
- CEILING MOUNTED SPKR
- DATA COMMUNICATIONS
- DATA OUTLET WITH BLANK ROUND COVER PLATE, FLUSH MOUNTED ON WALL AT 18" AFF

LIGHTING FIXTURE SCHEDULE

FIXT. ID #	DESCRIPTION	WATTS	TYPE	VOLTS	REMARKS
A	FULL CEILING SURFACE MOUNTED INCANDESCENT FIXTURE	75	INCANDESCENT	120	SURFACE MOUNTED FULL CEILING IN ATTIC SPACE
B	CEILING MOUNTED RECESSED INCANDESCENT FIXTURE, 6" DIAMETER TRIM RING	75	INCANDESCENT	120	SURFACE MOUNTED IN HALLWAY AND STAIR
C	VANITY SCONCE, WIDTH TO MATCH VANITY MIRROR	75	INCANDESCENT	120	SURFACE MOUNTED INCANDESCENT FIXTURE INSTALLED OVER MIRROR IN BATHROOM, POLISHED CHROME
D	OUTDOOR WALL MOUNTED BLACK LANTERN WITH CLEAR BEVELED GLASS	100	INCANDESCENT	120	SURFACE MOUNTED, HEIGHT AND WIDTH TO MATCH EXISTING FIXTURE, MIN. 7'-0" AFF
E	EXTERIOR MOUNTED DIRECTIONAL FLOOD LIGHTS	75	INCANDESCENT	120	SURFACE MOUNTED AT SOFFIT
F	WALL MOUNTED WITH GFCI OUTLET	75	INCANDESCENT	120	WALL MOUNTED

NOTE

ALL WIRING TO BE HOME RUN TO EXISTING 125 AMP CIRCUIT BREAKER PANEL IN BASEMENT



2 / E01 ELECTRICAL FLOOR PLAN
1/4"=1'-0"

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PURSUANT TO 12 DCMR D.C. CONSTRUCTION CODES SUPPLEMENT OF 2003, SUBTITLE IA, CHAPTER 1, SECTION 105.1, THIS PERMIT IS ISSUED ON THE BASIS OF CONSTRUCTION DOCUMENTS AND OTHER DATA FILED BY THE APPLICANT. THE ISSUANCE OF THIS PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION DOCUMENTS AND OTHER DATA. THE BUILDING OFFICIAL IS AUTHORIZED TO PREVENT OCCUPANCY OR STOP WORK ON ANY PORTION OF THE BUILDING FOUND TO BE IN VIOLATION OF THE REGULATIONS OR ANY OTHER LAW ENFORCED BY THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.
APR 15 2004
ELECTRICAL PLAN REVIEW SECTION

100% SUBMISSION

BROWN RESIDENCE
246 NICHOLSON STREET NE.
WASHINGTON, D.C. 20001

TITLE: ELECTRICAL NOTES, SYMBOLS, SCHEDULES AND RISER DIAGRAMS

SCALE: AS NOTED | DRAWN BY: M & CMH

DATE: JANUARY 31ST, 2004 | REVISED:

SHEET NO. E01