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SEDIMENT AND EROSION CONTROL PLAN

1542 1ST STREET, NW

1/16" = 1'-0"

STANDARD AND SPECIFICATIONS FOR DUST CONTROL

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

SPECIFICATIONS

Temporary Methods:

A. Mulches - See standards for critical area stabilization with mulches only. Chemical or wood cellulose fiber binders may be used instead of asphalt to bind mulch material.

B. Vegetative Cover - See standards for temporary vegetative cover.

C. Spray-on Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

	Water Dilution	Type of Nozzle	Apply Gallons/Ac.
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin-in-water emulsion	4:1	Fine Spray	300

D. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

E. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed.

F. Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.

G. Calcium Chloride - Apply at rate that will keep surface moist. May need retreatment.

Permanent Methods:

A. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.

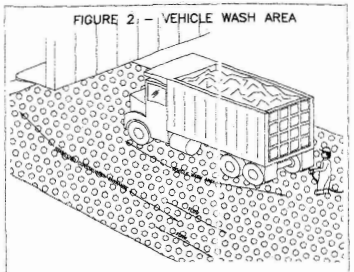
B. Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.

C. Stone - Cover surface with crushed stone or coarse gravel.

References:

1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their use in Predicting Soil Loss.
2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA-ARS.

FIGURE 2 - VEHICLE WASH AREA



STANDARDS AND SPECIFICATIONS FOR VEHICLE WASH AREA

DEFINITION
AN ON-SITE AREA WHERE THE TIRES AND UNDER-CARRIAGE OF A VEHICLE CAN BE WASHED.

PURPOSE
THE "VEHICLE WASH AREA" IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON PUBLIC SPACE BY VEHICLES LEAVING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES
THE "VEHICLE WASH AREA" WILL BE PROVIDED 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 RUBBER OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITY.

STANDARD AND SPECIFICATIONS FOR PORTABLE SEDIMENT TANK

Definition

A sediment tank is a compartmented tank container through which sediment laden water is pumped to trap and retain the sediment.

Purpose

To trap and retain sediment prior to pumping the water to drainageways, adjoining properties, and rights-of-way below sediment tank site.

Conditions Where Practice Applies

A sediment tank is to be used on sites where excavations are deep, and space is limited, such as urban construction, where direct discharge of sediment laden water to stream and storm drainage systems is to be avoided.

Design Criteria

Location

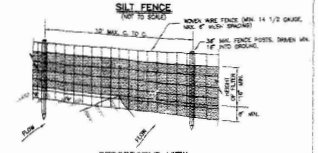
The sediment tank shall be located for ease of clean-out and disposal of the trapped sediment, and to minimize the interference with construction activities and pedestrian traffic.

Tank Size

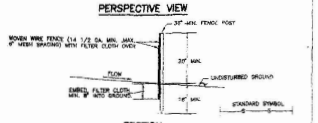
The following formula should be used in determining the storage volume of the sediment tank: Pump Discharge (Q_P_M) x 16 = Cubic Foot Storage.

SILT FENCE

(NOT TO SCALE)



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

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND | SILT FENCE DETAIL | STANDARD DRAWING SF-1

STANDARD AND SPECIFICATIONS FOR SILT FENCE

DEFINITION

A TEMPORARY BARRIER OF GEOTEXTILE FABRIC (FILTER CLOTH) USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM DRAINAGE AREAS OF DISTURBED SOIL.

PURPOSE

THE PURPOSE OF A SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD. LIMITS IMPOSED BY FLOW RATE, STABILITY OF THE FABRIC WILL DICTATE THE MAXIMUM PERIOD THE SILT FENCE MAY BE USED.

CONDITIONS WHERE PRACTICE APPLIES

A SILT FENCE MAY USED SUBJECT TO THE FOLLOWING CONDITIONS:

1.) MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO A SILT FENCE ARE LISTED IN TABLE BELOW:

SLOPE STEEPNESS	MAXIMUM SLOPE LENGTH (FEET)
2:1	50
3:1	75
4:1	125
5:1	175
FLATTER THAN 5:1	200

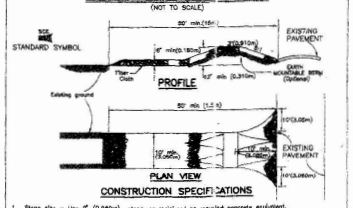
2.) MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/2 ACRE PER 100 FEET OF FENCE, AND

3.) EROSION WOULD OCCUR IN THE FORM OF SHEET EROSION; AND

4.) THERE IS NO CONCENTRATION OF WATER FLOWING TO BARRIER.

STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS

1. Stone size - Use 2" (0.060m) stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet(15m).
3. Thickness - Not less than six (6) inches(0.150m).
4. Width - Ten (10) foot(3.050m) 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.
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 into 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 provide after each rain.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND | STABILIZED CONSTRUCTION ENTRANCE | STANDARD DRAWING SCE-2

STANDARD AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE

Definition

A stabilized pad of aggregate underlain with filter cloth at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk or parking area.

Purpose

The purpose of a stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.

Conditions Where Practice Applies

A stabilized construction entrance shall be used at all points of construction ingress and egress.

Design Criteria

Aggregate Size - Use 2" stone or reclaimed or recycled concrete equivalent.

Thickness - Not less than six (6) inches.

Width - 10 foot minimum but no less than the full width of points where ingress or egress occure.

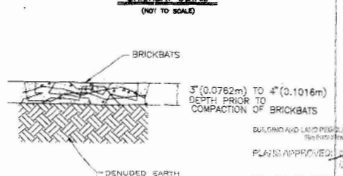
Length - As required, but no less than 50 feet (except on a single residence lot where a 30 foot minimum would apply).

Filter cloth - To be placed over the entire area to be covered with aggregate. Filter cloth will not be required on a single family resident lot (see 14.02 for criteria).

Piping of surface water under entrance shall be provided as required. If piping is impossible, a mountable berm with 5:1 slopes will be permitted.

BRICKBAT DETAIL

(NOT TO SCALE)



STANDARDS AND SPECIFICATIONS

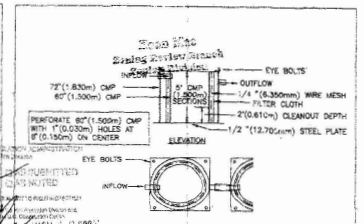
DEFINITION
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK 1 1/2 PIECE OR SMALLER) OVER DENUDED EARTH.

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

CONDITIONS WHERE 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" (0.0762m) TO 4" (0.1016m) COVERING THE DENUDED EARTH ON THE SITE, THEN COMPACTED AND LEVELED.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND | BRICKBAT DETAIL | STANDARD DRAWING BB-1



CONSTRUCTION SPECIFICATIONS

1. THE FOLLOWING FORMULA SHOULD BE USED IN DETERMINING THE STORAGE VOLUME OF THE SEDIMENT TANK: 16 CUBIC FOOT (30.313 Cu.m) OF STORAGE FOR EACH GALLON PER MINUTE OF PUMP DISCHARGE CAPACITY.
2. AN EXAMPLE OF A TYPICAL SEDIMENT TANK IS SHOWN ABOVE. OTHER CONTAINER DESIGNS CAN BE UCED IF THE STORAGE VOLUME IS ADEQUATE AND APPROVAL IS OBTAINED FROM THE LOCAL APPROVING AGENCY.
3. TANKS MAY BE CONNECTED IN SERIES. FILTER CLOTH MESH SIZES MAY VARY FROM TANK TO TANK.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND | PORTABLE SEDIMENT TANK | STANDARD DRAWING PST-1

BZA
Case No. 17287
Exhibit No. 8

#57

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STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE BOCA 1996 BUILDING CODE. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA 1996 BUILDING CODE.

2. THE DESIGN GRAVITY LIVE LOADS ARE AS FOLLOWS:

ROOF SNOW LOAD:	30 PSF
SLEEPING ROOMS:	30 PSF
RESIDENTIAL FLOORS:	40 PSF
RESIDENTIAL DECKS:	40 PSF
BALCONIES:	60 PSF
SLAB ON GRADE:	125 PSF

3. WIND LOAD IS BASED ON A WIND SPEED OF 80 MPH, EXPOSURE "B" PER ASCE-7.

4. METHODS, PROCEDURES, AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF THE CONSTRUCTION.

5. THE STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. REFERENCE MUST BE MADE TO ALL BID DOCUMENTS AS WELL AS THE GEOTECHNICAL REPORT. DISCREPANCIES SHALL BE RESOLVED BEFORE PROCEEDING WITH THE CONSTRUCTION AND SHOP FABRICATION. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY FIELD MEASUREMENTS.

B. FOUNDATIONS

1. THE CONTRACTOR SHALL PERFORM SITE STRIPPING, EXCAVATIONS, FOOTING CONSTRUCTION, PREPARATION OF THE SUBGRADE FOR THE SLAB ON GRADE, AND PLACEMENT OF BACKFILL MATERIALS IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, AND UNDER DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER REGISTERED IN THE DISTRICT OF COLUMBIA.

2. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF TO BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER.

3. BOTTOM OF ALL FOOTINGS SHALL BE AT LEAST 2'-6" BELOW FINISHED GRADE. FOOTINGS SHALL BE FURTHER LOWERED TO APPROVED BEARING ELEVATIONS AS REQUIRED BY THE FIELD GEOTECHNICAL ENGINEER. STEP DOWN FOOTINGS AS REQUIRED TO CLEAR UTILITY LINES.

4. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS WALL FOOTINGS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS TEMPORARILY LINED WITH 6 MIL VISQUEEN IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF THE FOOTING EXCAVATION.

5. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

6. SLAB ON GRADE SHALL BE UNDERLAID BY A MINIMUM OF 4 INCHES 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 MATERIAL.

C. CONCRETE

1. CONCRETE SHALL HAVE NATURAL SAND FINE AGGREGATES AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c):

WALL & COLUMNS:	3000 PSI
SLAB ON GRADE:	3500 PSI

ALL EXTERIOR CONCRETE AND CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 6% OF CONCRETE VOLUME. MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES.

2. GROUT SHALL BE NONSHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

3. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURE;" AND CRSI "MANUAL OF STANDARD PRACTICE".

4. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301.

5. UNLESS NOTED OTHERWISE, MIN CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS:

FOOTINGS:	3"
SLAB ON GRADE :	SEE DETAILS

PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

6. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS REVIEWED BY THE STRUCTURAL ENGINEER.

7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO MESH AT SPLICES.

8. WELDING OF REINFORCEMENT BARS, WHEN ACCEPTED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.

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 EXTENSION, OR CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.

11. PROVIDE 1 #4 x 3'-0" DIAGONAL BAR AT ALL RE-ENTRANT CORNERS AND AROUND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE . PLACE BAR AT MID DEPTH OF THE SLAB AND DIAGONAL TO THE CORNER WITH 1" CLEARANCE FROM THE CORNER.

D. STEEL

1. STRUCTURAL STEEL WIDE FLANGE SHAPES, PLATES AND ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S GRADE B, OR ASTM A501. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B (FY = 46 KSI). ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.

2. CONNECTION BOLTS FOR STRUCTURAL STEEL SHALL BE HIGH STRENGTH BOLTS WHICH MEET OR EXCEED THE REQUIREMENTS OF ASTM A325, TYPE N,X, OR F. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED.

3. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

4. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION" NINTH EDITION.

5. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN.

6. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

7. PROVIDE STRUCTURAL STEEL WITH ONE COAT OF RUST PREVENTIVE SHOP PRIMER. TOUCH UP PAINT WHERE WELDING OR ERECTION PROCEDURE DAMAGE PAINT.

8. ALL WEATHER EXPOSED STEEL SUPPORTING MASONRY, STONE, OR PRECAST CONCRETE SHALL BE HOT DIPPED GALVANIZED. ALL WEATHER EXPOSED STRUCTURAL STEEL SHALL BE BLASTED CLEAN, AND PAINTED WITH A WEATHER RESISTANT PAINT AS SELECTED BY THE OWNER OR ARCHITECT.

9. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL HAVE TOLERANCES, ALIGNMENT, AND LEVELNESS CONFORMING TO THE AISC REQUIREMENTS FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

E. MASONRY

1. MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 530 "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND ACI 530.1 "SPECIFICATIONS FOR MASONRY STRUCTURES".

2. CONCRETE MASONRY CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'm) OF 1500 PSI ON THE NET CROSS SECTIONAL AREA AT 28 DAYS.

3. MASONRY UNITS SHALL BE GRADE N, TYPE I MEDIUM WEIGHT HOLLOW CONCRETE UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C90. MASONRY UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET AREA AT 28 DAYS.

4. FACING BRICK SHALL CONFORM TO THE REQUIREMENTS OF ASTM C216 GRADE SW. FACING BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AS DETERMINED BY ASTM C67.

5. MORTAR SHALL CONFORM TO THE REQUIREMENTS OF ASTM C270, TYPE M OR S. TYPE M MORTAR SHALL BE USED IN BELOW GRADE APPLICATIONS AND SHALL OBTAIN AN AVERAGE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. TYPE S MORTAR MAY BE USED IN ABOVE GRADE APPLICATIONS AND SHALL OBTAIN AN AVERAGE COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

6. GROUT SHALL CONFORM TO ASTM C476 AND SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI ON THE NET AREA AT 28 DAYS.

7. REINFORCEMENT SHALL CONFORM TO THE STANDARDS SPECIFIED IN THE CONCRETE NOTES. REINFORCEMENT SHALL BE LAP SPLICED A MINIMUM OF 36 BAR DIAMETER UNLESS NOTED OTHERWISE.

8. HORIZONTAL JOINT REINFORCEMENT SHALL BE USED IN THE MASONRY CONSTRUCTION. SUCH JOINT REINFORCEMENT SHALL BE PLACED AT 8 INCHES ON CENTER VERTICALLY IN WALLS BELOW GRADE AND AT 16 INCHES ON CENTER VERTICALLY IN WALLS THAT ARE ABOVE GRADE. MASONRY JOINT REINFORCING SHALL BE TRUSS TYPE ZINC COATED, COLD DRAWN STEEL WIRE CONFORMING TO ASTM A82.

9. MASONRY VENEER ANCHORS SHALL BE CORRUGATED METAL 7/8 INCHES WIDE x 22 GAGE ZINC COATED SHEET METAL NOT LESS THAN 6 INCHES LONG. PROVIDE VENEER ANCHORS AT 16 INCHES ON CENTERS HORIZONTALLY AND 16 INCHES ON CENTERS VERTICALLY.

F. WOOD

1. ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION, BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. UNLESS OTHERWISE NOTED ON PLAN ALL DIMENSION LUMBER SHALL BE SOUTHERN PINE, SEASONED LUMBER WITH 19% MOISTURE CONTENT AT THE TIME OF DRESSING AND SHIPMENT, GRADE MARKED AS FOLLOWS:

JOISTS, & RAFTERS:	NO. 2
BEAMS, & HEADERS:	NO. 2
LEDGERS, & TOP PLATES:	NO. 2
POSTS:	NO. 1
STUDS:	STUD
BLOCKING:	CONSTRUCTION

CONTRACTORS OPTION TO PROVIDE OTHER WOOD SPECIES WITH VALUES EQUAL TO THE ABOVE MENTIONED VALUES.

3. ALL WEATHER EXPOSED DIMENSION LUMBER AND SILL PLATES BEARING ON MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. WEATHER EXPOSED ENDS OF MEMBERS SHALL BE TREATED WITH C.C.A.

4. PROVIDE SOLID WOOD BLOCKING WITH END GRAIN BEARING BETWEEN FLOOR LEVELS BELOW ALL SOLID WOOD POSTS AND MULTIPLE STUD COLUMN CONCENTRATED LOADS SHALL BE TRANSFERRED THROUGH FLOOR LEVELS DOWN TO TOP OF CONCRETE OR MASONRY. PROVIDE SOLID WOOD BLOCKING AT SUPPORTS, ENDS OF CANTILEVERS, AND AT 8'-0" O.C. MAXIMUM OF ANY HORIZONTAL SPAN, OR AS PER MANUFACTURED MEMBER INSTALLATION INSTRUCTIONS. PROVIDE INTERMEDIATE WOOD BLOCKING AT 6'-0" MAXIMUM IN ALL LOAD BEARING STUD WALLS.

5. FRAMING CONNECTORS FOR JOISTS, BEAMS, TRUSSES, COLUMNS, ETC., SHALL BE BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL. CONNECTORS SHALL BE PROPERLY SIZED ACCORDING TO MEMBER SIZES, AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND OR SHALL BE HOT DIP GALVANIZED.

6. PROVIDE SIMPSON H2.5 OR H3 UPLIFT CONNECTORS OR EQUAL AT ALL RAFTERS AND ROOF TRUSSES. PROVIDE SIMPSON ST292 STRAP OR EQUAL CONNECTING TOP OF WALL HEADERS TO TOP OF DOUBLE PLATES AT BEARING STUD WALLS. REFER TO THE BOCA BUILDING CODE FOR MINIMUM NAILING REQUIREMENTS FOR CONNECTING WOOD ELEMENTS. MULTIPLE BEAMS SHALL BE NAILED WITH 2 ROWS OF NAILS AT 12" O.C. MULTIPLE MEMBER POSTS SHALL BE NAILED AT 6" O.C. STAGGERED.

7. DOUBLE FLOOR JOISTS UNDER NON BEARING PARTITION WALLS AND UNDER BATH TUBS PARALLEL TO THE FLOOR JOISTS. DOUBLE FULL HEIGHT STUDS EACH SIDE OF WALL OPENINGS UP TO 4'-0" AND TRIPLE FULL HEIGHT STUDS EACH SIDE OF WALL OPENINGS UP TO 6'-0". MINIMUM END BEARING OF HEADERS IN BEARING WALLS SHALL BE 3" (TWO STUDS) UNLESS NOTED OTHERWISE ON PLAN.

8. WOOD JOIST AND STUDS SHALL NOT BE CUT OR NOTCHED UNLESS AUTHORIZED BY THE ENGINEER. DRILLED HOLES SHALL BE CENTERED AT MID DEPTH OF MEMBER AND THE HOLE DIA SHALL NOT EXCEED 1/3 ACTUAL DEPTH OF MEMBER. NO HOLES ARE TO BE LOCATED WITHIN 2' FROM THE ENDS OR WITHIN THE MIDDLE 1/3 OF THE SPAN. PROVIDE 4" CLEAR BETWEEN HOLES.

9. PLYWOOD WEB JOISTS (TJI), LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL BE AS MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL. REFER TO THE MANUFACTURER RECOMMENDATION FOR INSTALLATION, CONNECTION, AND REINFORCEMENT DETAILS REQUIRED FOR THESE PRODUCTS. PROVIDE 1 3/4" MINIMUM BEARING FOR TJI JOISTS AND 3 1/2" MINIMUM BEARING FOR LVL AND PSL BEAMS. PROVIDE 1 1/4" MINIMUM TIMBERSTRAND RIM BOARD AT ALL PERIMETER WALLS AND SILL PLATES. PROVIDE WEB STIFFENERS 2x 5"SQUASH BLOCKS AS SHOWN ON THE PROJECT DRAWINGS AND AS REQUIRED BY THE MANUFACTURER.

10. FASTEN MULTIPLE LVL MEMBERS TOGETHER AS FOLLOWS:
2 AND 3 MEMBERS 12" OR LESS: PROVIDE 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
2 AND 3 MEMBERS > 12" DEEP: PROVIDE 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
NAIL 3 MEMBER ASSEMBLY FROM BOTH SIDES.
FOR ONE SIDED LOADED ASSEMBLY AND 4 PIECE MEMBERS: PROVIDE 2 ROWS OF 1/2"ø THROUGH BOLTS @ 12" O.C.
PROVIDE HEAVY DUTY FRAMING CONNECTIONS BY SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL WHEN CONNECTING LVL AND PSL MEMBERS.

Reed Ware
Zoning Review Branch
Zoning Division

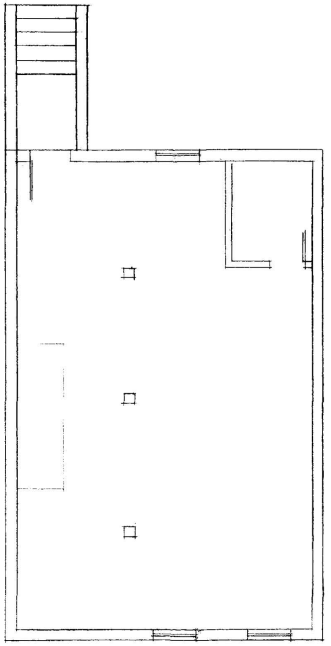
G. NOTES

1. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SLEEVES, ANCHORS, VENT OPENINGS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS THAT MAY BE REQUIRED.

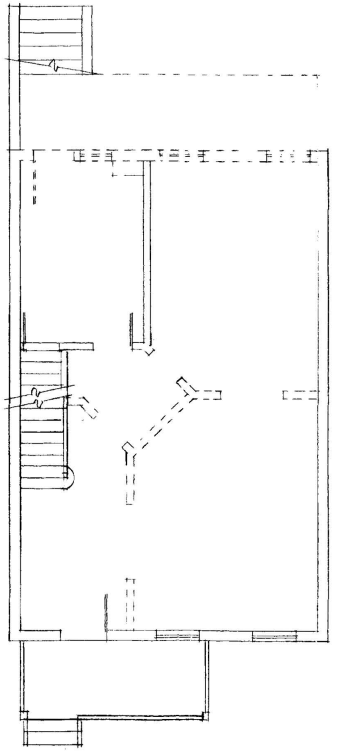
2. ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED BY A QUALIFIED INSPECTION AGENCY IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED INSPECTION AGENCY TO PERFORM ALL THE REQUIRED INSPECTION WORK AND PROVIDE ANY REQUIRED CERTIFICATIONS.

ADDITION & RENOVATION OF
SINGLE FAMILY DWELLING
1542 1ST STREET, NW
FOR: ROB EPSTEIN

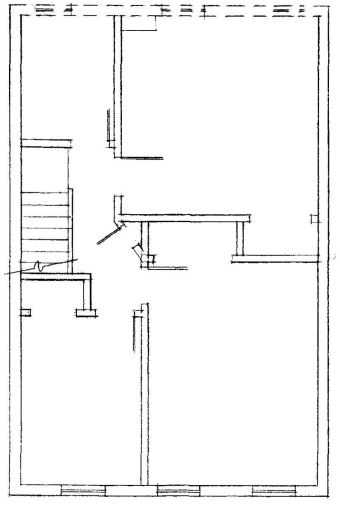
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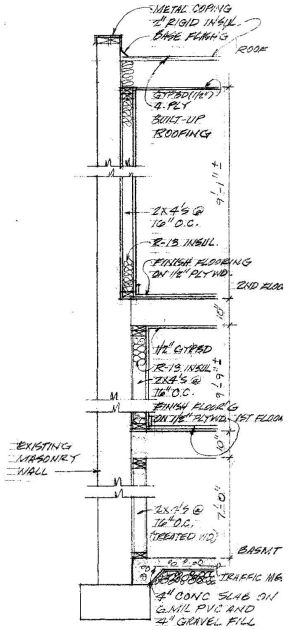
EXISTING
BASEMENT FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



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



SECTION B

Zoning Review Branch
Zoning Division

LEGEND

EXISTING WALLS

WALLS TO BE REMOVED

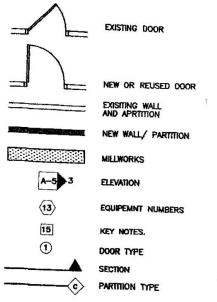
NEW WALLS

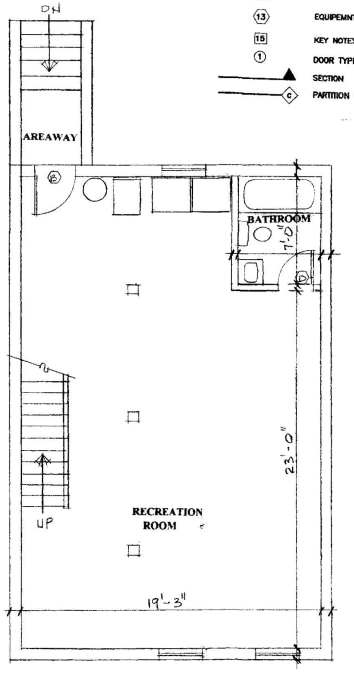
DEMOLITION PLAN

ADDITION & RENOVATION OF
SINGLE FAMILY DWELLING
1542 1ST STREET, NW
FOR: ROB EPSTEIN

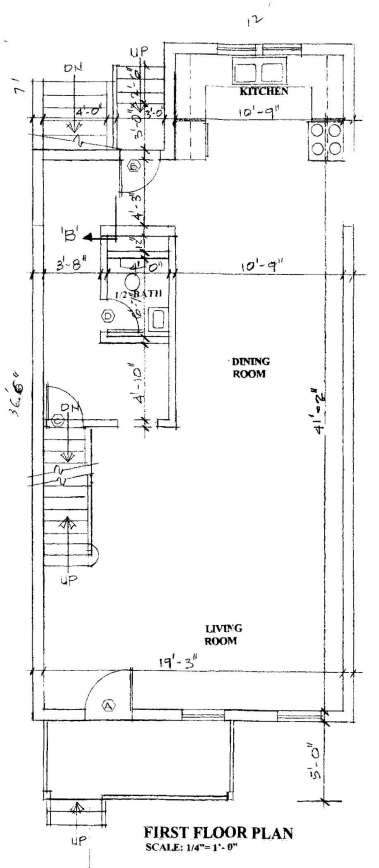
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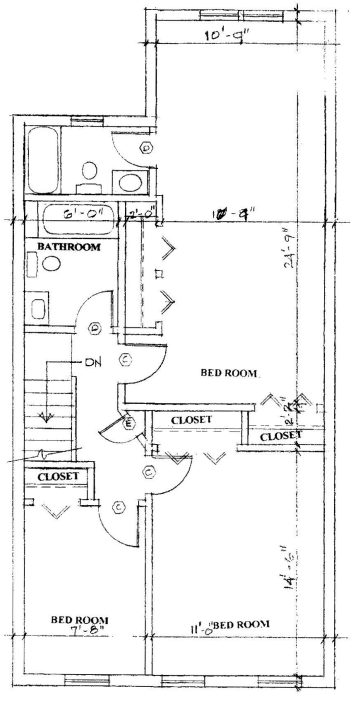




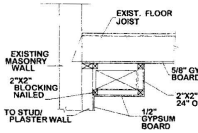
BASEMENT FLOOR PLAN
SCALE: 1/4"= 1'- 0"



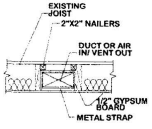
FIRST FLOOR PLAN
SCALE: 1/4"= 1'- 0"



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



BULKHEAD DETAIL



DUCT BETWEEN JOISTS

NOTE: HEIGHT AND WIDTH OF BULKHEAD SHALL DEPEND ON THE SIZE OF THE DUCT.

FINISH SCHEDULE

	FLOOR						BASE			WALLS				CEILING				REMARKS
	CARPET	CERAMIC TILE	VINYL TILE	COMPOSITE TILE	CONCRETE SLAB		4" WOOD	CERAMIC TILE	4" VINYL	COMPOSITE TILE	FLAT LATEX PAINT	SEMI GLOSS LATEX PAINT	CERAMIC TILE	GYPSUM BOARD	EXIST. PLASTER	CONCRETE	ACOUSTICAL TILE	FLAT LATEX PAINT	SEMI GLOSS LATEX PAINT	GWB PAINTED	
PUBLIC CORRIDOR																					
STAIR																					WROUGHT IRON
UNITS																					
LIVING / DINING RM																					
KITCHEN																					
HALL																					
UTILITY																					
DEN																					
BATHROOM																					
BEDROOM																					
CLOSET																					
LINEN CLOSET																					
LAUNDRY																					

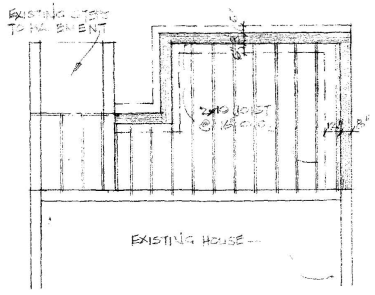
DOOR SCHEDULE

SYMBOL	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	QUAN.	REMARKS
A	3'-0"	6'-8"	1 3/8"	WOOD	SOLID CORE		ENTRY DOORS
B	2'-8"	6'-8"	1 3/8"	WOOD	SOLID CORE		6 PANEL
C	2'-6"	6'-8"	1 3/8"	WOOD	SOLID CORE		6 PANEL
D	2'-4"	6'-8"	1 3/8"	WOOD	SOLID CORE		6 PANEL
E	2'-0"	6'-8"	1 3/8"	WOOD	SOLID CORE		6 PANEL
F	4'-0"	6'-8"	1 3/8"	WOOD	SOLID CORE		6 PANEL
G	6'-0"	6'-8"	1 3/8"	WOOD	FRENCH		WITH GLASS
H	3'-0"	6'-8"	1 3/8"	METAL	FIRE		"B" LABEL 2HR RATED
I	2'-8"	6'-8"	1 3/8"	METAL	FIRE		"B" LABEL 2HR RATED

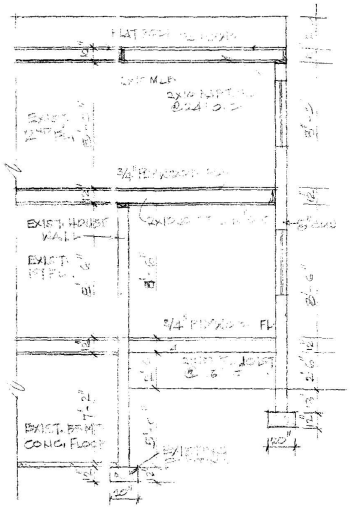
Lynn Mac
Zoning Review Branch I
Intake Division

ADDITION & RENOVATION OF SINGLE FAMILY DWELLING
1542 1ST STREET, NW
FOR: ROB EPSTEIN

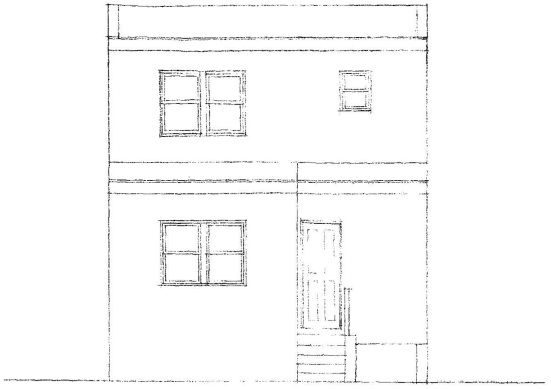
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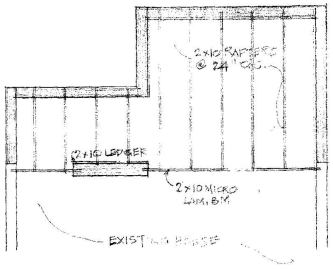
FOUNDATION/
FLOOR FRAMING PLAN
SCALE: 1/4" = 1'- 0"



CROSS-SECTION B-B
SCALE: 1/8" = 1'0"



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



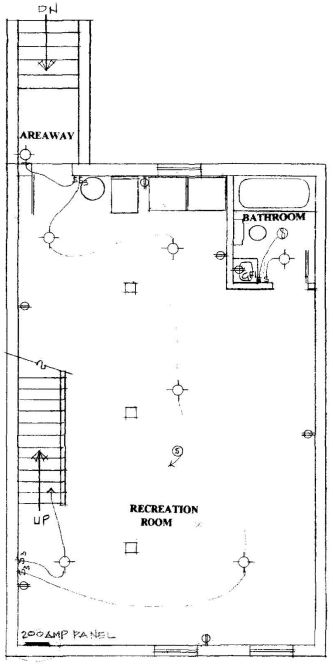
ROOF FRAMING PLAN
SCALE: 1/4" = 1'- 0"

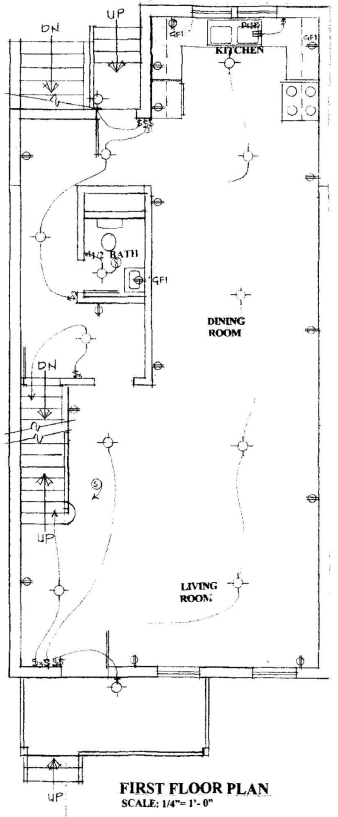
Steve Blair
Zoning Review Branch
Zoning Division

ADDITION & RENOVATION OF
SINGLE FAMILY DWELLING
1542 1ST STREET, NW

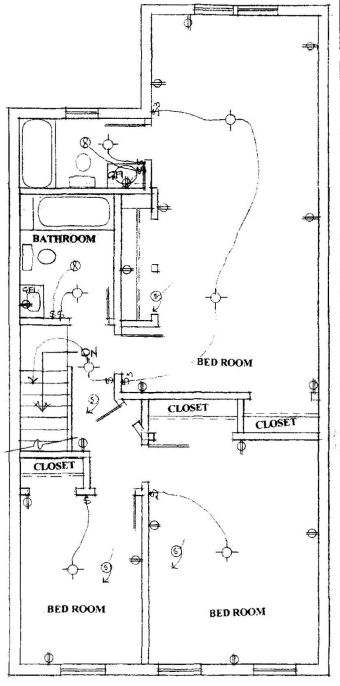
FOR: ROB EPSTEIN

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



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

GENERAL NOTES

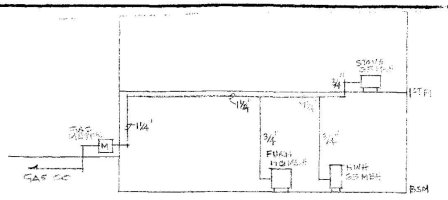
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE, THE LIFE SAFETY CODE AND ALL LOCAL CODE AUTHORITIES HAVING JURISDICTION.
2. ALL NEW ELECTRICAL EQUIPMENT SHALL BE LABELED BY U.L. OR OTHER ACCREDITED AUTHORITATIVE AGENCIES AND TESTING ORGANIZATIONS.
3. CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND RELATED ITEMS FOR TWELVE MONTHS AFTER FINAL COMPLETION OF WORK AND REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT AND RELATED ITEMS WITHIN THE GUARANTEE PERIOD.
4. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE CONDITIONS WHICH MAY AFFECT THE BID.
5. CONTRACTOR SHALL OBTAIN PERMITS AND PAY ALL FEES. PERMITS SHALL BE GIVEN TO THE OWNER WHEN THE PROJECT IS COMPLETED.
6. WIRE, CONNECT AND ENERGIZE ALL EQUIPMENT, DEVICES AND APPLIANCES INDICATED, INCLUDING THE MODULAR FURNITURE.
7. ALL NEW OUTLET BOXES SHALL BE LOCATED IN OR ON CLEAR WALL SPACES, NOT IN SHELVES, BEHIND DOORS, CABINETS, ETC. ITEMS IMPROPERLY LOCATED WILL BE RELOCATED AT CONTRACTOR'S EXPENSE.
8. ALL ELECTRICAL SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED. REPLACE ANY AND ALL DEFECTIVE DEVICES, ITEMS OR SYSTEMS BEFORE COMPLETION OF THE PROJECT.
9. EQUIPMENT, ITEMS AND APPLIANCES REQUIRING INSPECTION, MAINTENANCE, OR MANUAL OPERATION SHALL NOT BE INSTALLED IN INACCESSIBLE LOCATIONS.
10. VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR TO INSURE THAT ALL LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. DO NOT ORDER LIGHTING FIXTURES UNTIL CEILING TYPE HAS BEEN VERIFIED.
11. SUPPORT CEILING MOUNTED LIGHTING FIXTURES DIRECTLY FROM THE BUILDING STRUCTURES. DO NOT SUPPORT FIXTURES FROM PIPING, DUCTWORK OR ANY OTHER EQUIPMENT INSTALLED IN THE CEILING PLENUM.
12. ALL NEW BREAKERS IN EXISTING PANELBOARDS AS NECESSARY. NEW BREAKERS TO MATCH EXISTING CONDITIONS. REARRANGE EXISTING CIRCUITS WITHIN EXISTING PANELS AS NECESSARY. NEW PANELBOARD SHALL BE EQUIPPED WITH COPPER PHASE, NEUTRAL AND GROUND BUS WITH BOLT ON CIRCUIT BREAKERS AND TYPEWRITTEN DIRECTORY.
13. ALL WIRE/CABLE SHALL BE COPPER AND ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS UNLESS OTHERWISE INDICATED. PROVIDE INSULATION TYPE EQUAL TO OR EXCEEDING THE TEMPERATURE RATING OF THE FIXTURES TO WHICH IT CONNECTS.
14. MINIMUM SIZE FOR NEW RACEWAY SHALL BE 3/4" C.
15. ALL EMPTY CONDUITS SHALL BE EQUIPPED WITH PULL WIRES.
16. ALL CONDUITS SHALL BE CAREFULLY SECURED FROM THE BUILDING STRUCTURE.
17. EXCEPT AS OTHERWISE INDICATED, PANELBOARD CABINETS SHALL NOT BE USED FOR OTHER PURPOSES THAN CIRCUIT PROTECTION AND DISTRIBUTION POINTS AND SHALL NOT BE USED AS JUNCTION BOXES. PROVIDE JUNCTION BOXES OUTSIDE THE PANEL AS REQUIRED.
18. FOR ELECTRICAL HOMERUNS AND WIRING, CONDUITS SHALL BE EMT OR MC AS PERMITTED BY CODES. ALL CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE VIA A-R.F.P. FLEXIBLE METAL CONDUIT. MC MAY BE USED WHERE PERMITTED BY CODE.
19. PROVIDE AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF PROJECT.
20. PROVIDE 3 MAINTENANCE AND OPERATING MANUALS AND WARRANTIES FOR ALL EQUIPMENT TO THE OWNER UPON COMPLETION OF THE PROJECT.

ELECTRICAL LEGEND

- $ — SINGLE POLE SWITCH
- $3 — THREE-WAY SWITCH
- CEILING LIGHT
- EXHAUST FAN
- DUPLEX OUTLET
- SINGLE SERVICE OUTLET
- MOTION SENSOR LIGHT
- R — RECESS LIGHT
- EXIT LAMP
- S — SMOKE DETECTOR
- WALL LIGHT
- UNDER CABINET LIGHT
- J — JUNCTION BOX

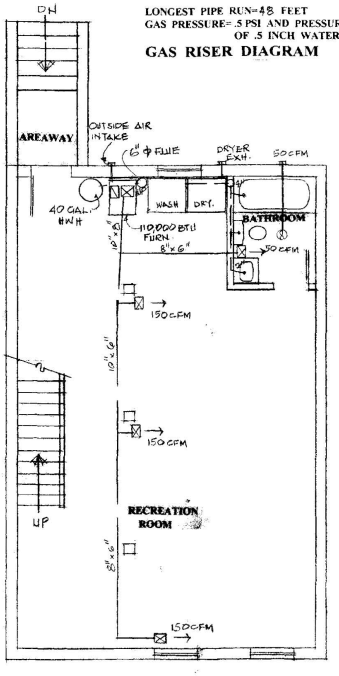
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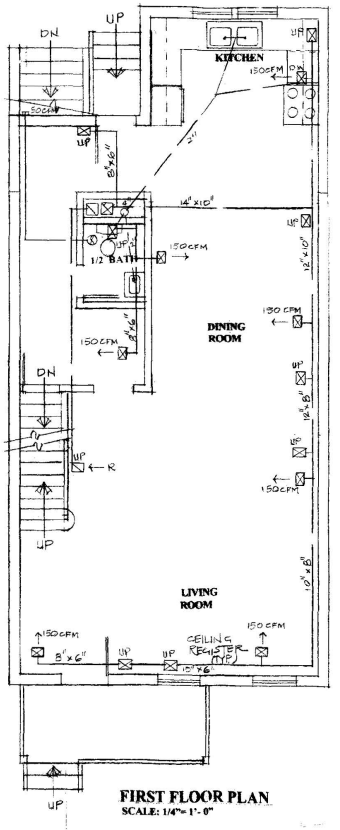


LONGEST PIPE RUN=48 FEET
GAS PRESSURE=.5 PSI AND PRESSURE DROP
OF .5 INCH WATER COLUMN

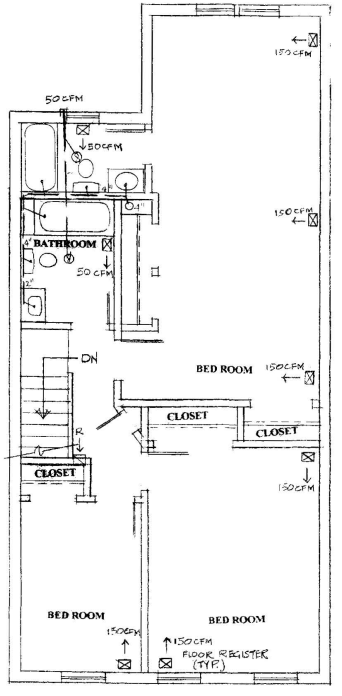
GAS RISER DIAGRAM



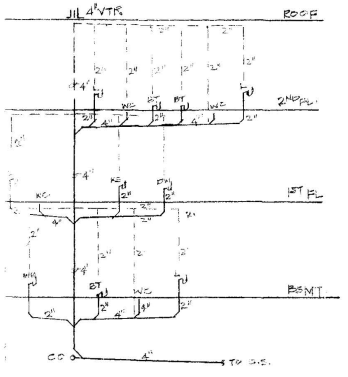
BASEMENT FLOOR PLAN
SCALE: 1/4"= 1'- 0"



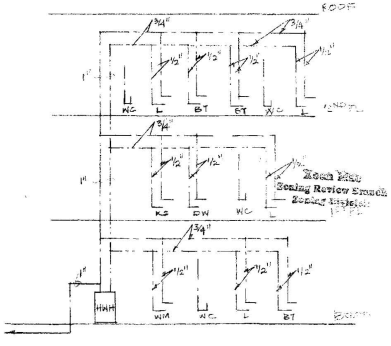
FIRST FLOOR PLAN
SCALE: 1/4"= 1'- 0"



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



PLUMBING RISER DIAGRAM

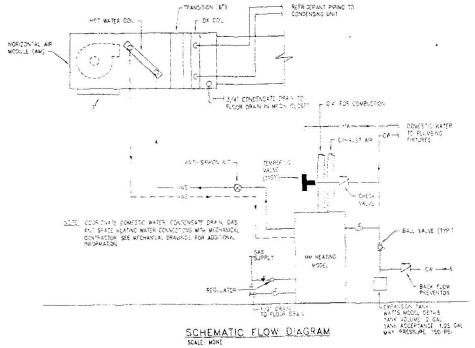


WATER RISER DIAGRAM

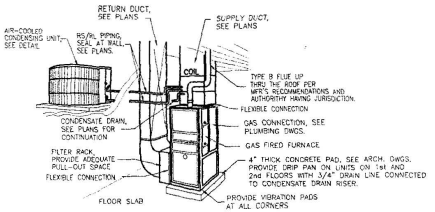
PROFESSIONAL ENGINEER

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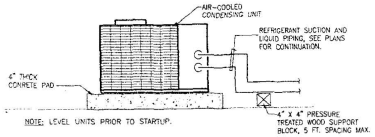
STAIR DETAIL



SCHEMATIC FLOW DIAGRAM
SCALE: NONE



GAS-FIRED CONDENSING FURNACE DETAIL
NO SCALE



AIR-COOLED CONDENSING UNIT DETAIL
NO SCALE

GENERAL NOTES - HVAC

ALL WORK SHALL BE IN ACCORDANCE WITH BOCA CODE & LOCAL CODES, CONSIDERED AS MINIMUM REQUIREMENTS.

ALL DUCTWORK SHALL BE GALVANIZED STEEL CONSTRUCTION, BRACED AND SUPPORTED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STD. & BOCA CODE REQUIREMENT. THE SUPPLY DUCT WORK SHALL BE OF 2" W.G. AND RETURN DUCT SHALL BE OF 1" W.G. THE MINIMUM GAUGES SHALL BE AS FOLLOWS

MAXIMUM SIZE	GAGES
0 - 12	26 GA.
13- 30	24 GA.
31- 54	22 GA.
55- 84	20 GA.

ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWING. CEILING CLEARANCE, PRIOR TO DUCT FABRICATION, SHALL VERIFIED WITH ALL ELECTRICAL, PLUMBING AND ARCHITECTURAL WORK. REVISIONS TO DUCTWORK WILL BE MADE AS REQUIRED PER ABOVE AT NO ADDITIONAL COST TO THE OWNER. COORDINATE WIT+ NEW REFLECTED CEILING.

VERIFY ALL DIMENSIONS, LOCATIONS AND CLEARANCES AND COORDINATE WORK WITH ALL TRADES PRIOR TO STARTING OF WORK.

PROVIDE TURNING VANES, SPLITTER DAMPERS AND VOLUME DAMPERS AS NECESSARY TO BALANCE THE AIR QUANTITIES AS SHOWN ON THE DRAWING BY INDEPENDENT BALANCING COMPANY OR PROFESSIONAL ENGINEER. PROVIDE VOLUME DAMPER AT ALL THE SUPPLY AND RETURN BRANCHES.

ALL DUCT OR PIPE PENETRATION THROUGH ROOF OR WALL SHALL BE CAULKED AND SEALED. THE CONTRACTOR SHALL NOT CUT STRUCTURAL COMPONENTS WITHOUT APPROVAL OF OWNER'S ARCHITECT.

CONTRACTOR SHALL VISIT SITE TO FIELD VERIFY POINTS OF CONNECTION TO EXISTING FACILITIES AND SYSTEMS PRIOR TO BID THE JOB.

ALL WORK SHALL BE COORDINATED WITH OWNER TO MAINTAIN PREMISES IN ORDER AND CLEAN FROM DEBRIS.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE AND SHALL EXAMINE THE SITE, AND CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK. SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART, THE CONTRACTOR IS HEREBY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE ALL RECOMMENDED PRACTICES FOR FIRE AND SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY.

DIFFUSERS, REGISTERS, AND GRILLES SHALL BE METAL AIRE OR EQUAL. ALL AIR OUTLETS SHALL BE OF COLOR TO MATCH ADJACENT CEILINGS OR WALLS AND OF ALUMINUM CONSTRUCTION. COORDINATE LOCATION OF CEILING DIFFUSERS WITH LIGHTS.

SUBMIT SIX (6) COPIES OF ALL HVAC EQUIPMENT FOR APPROVAL BY ARCHITECT.

MECHANICAL NOTES

THE CONTRACTOR SHALL LAY OUT HIS WORK AND COORDINATE HIS WORK WITH THAT OF OTHER TRADES AND BE RESPONSIBLE FOR ALL MEASUREMENTS.

THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY FOR ALL FEES, CHARGES, AND PERMITS REQUIRED, AND FOR ALL HAULING, RIGGING AND TRANSPORTATION CHARGES.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY THE ENGINEER IF A CONDITION EXIST WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DRAWINGS. ALL WORK SHALL BE FIELD VERIFIED FOR ACCURACY.

THE CONTRACTOR SHALL BE AWARE OF EXISTING BUILDING FINISHES, FURNITURE, AND EQUIPMENT AND BE RESPONSIBLE FOR, AND WILL PAY FOR ANY DAMAGES CAUSED BY OR RESULTING FROM HIS WORK.

THE CONTRACTOR SHALL GUARANTEE AND SERVICE ALL WORKMANSHIP AND MATERIALS TO BE AS REPRESENTED BY HIM AND SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY PART THEREOF WHICH MAY BECOME DEFECTIVE WITHIN THE PERIOD OF ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE ENGINEER.

INTERIOR DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL OF PROPER GAGE PER DUCT DIMENSION AS RECOMMENDED FOR LOW VELOCITY CONSTRUCTION BY THE ASHRAE GUIDE AND DATA BOOK, SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND NFPA PAMPHLET #90A.

TURNING VANES SHALL BE USED AT ALL SQUARE ELBOWS ON SUPPLY DUCTS. VANES SHALL BE TUTTLE AND BAILEY OR APPROVED EQUAL, INSTALLED AS RECOMMENDED BY MANUFACTURER.

INSTALL FLEXIBLE CONNECTIONS AT THE DUCT CONNECTIONS OF ALL FANS, AIR CONDITIONING UNITS AND AIR HANDLING UNITS. FLEXIBLE CONNECTIONS SHALL BE CONSTRUCTED OF NON-FLAMMABLE CANVAS APPROVED BY THE UNDERWRITERS LABORATORIES INC. INSTALLATION SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

INSULATE ALL SUPPLY DUCTWORK WITH A MINIMUM 1" FIBERGLASS INSULATION AS MANUFACTURED BY JOHN MANVILLE OR APPROVED EQUAL.

FIRE DAMPERS SHALL BE U.L. APPROVED AND LABELED.

CEILING DIFFUSERS SHALL BE CARNES OR EQUAL WITH VOLUME CONTROL DAMPERS, TURNING VANES AND EXTRACTORS, FURNISHED BY THE DIFFUSER MANUFACTURER, FITTED AT EACH DUCT TAKE-OFF (COLLAR) TO PROVIDE UNIFORM VELOCITY ACROSS THE DIFFUSER INLET.

THE CONTRACTOR SHALL BALANCE AND ADJUST SUPPLY RETURN AND EXHAUST SYSTEM TO PROVIDE THE DESIGN AIR FLOW, AS INDICATED ON THE SHEET.

PLUMBING NOTES & SPECIFICATIONS

1. ALL DRAWINGS, I.E. ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL ARE COMPLIMENTARY AND MUST BE USED IN COMBINATION TO OBTAIN COMPLETE CONSTRUCTION INFORMATION.
2. ANY INFORMATIONAL CONFLICTS WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL ALL CONFLICTS ARE RESOLVED AND THE CLARIFYING INFORMATION IS ISSUED TO THE CONTRACTOR BY THE ARCHITECT.
3. ALL SANITARY SEWER PIPING SHALL BE INSTALLED WITH A 1/4" PER FOOT GRADE UNLESS NOTED OR AS INDICATED OTHERWISE. PROVIDE CLEANOUTS ON ALL SEWER PIPING (HORIZONTAL AND VERTICAL) WHERE INDICATED AND/OR REQUIRED BY LOCAL PLUMBING CODE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEASUREMENT AND COORDINATE ALL PIPING TO BE INSTALLED WITH ALL OTHER TRADES, TO ASSURE THAT ALL PIPING SYSTEMS ARE INSTALLED ABOVE FINISHED CEILING OR IN A CONCEALED SPACE. ALL CEILING HEIGHTS INDICATED ON ARCHITECTURAL DRAWINGS AND MINIMUM CLEARANCES REQUIRED BY LOCAL CODES SHALL BE MAINTAINED THROUGHOUT THE BUILDING.
5. ALL CUTTING, DRILLING, AND PATCHING OF WALLS, FLOORS AND/OR STRUCTURAL MEMBERS OF THE INSTALLATION OF THE SYSTEMS SHALL BE COORDINATED WITH THE PROJECT STRUCTURAL ENGINEER STRUCTURAL COMPONENTS SHALL NOT BE CUT, DRILLED OR MODIFIED IN ANY WAY WITHOUT THE STRUCTURAL ENGINEER'S REVIEW AND PRIOR APPROVAL.
6. ALL PIPING SYSTEMS, VALVES, AND EQUIPMENT SHALL BE PROPERLY IDENTIFIED.
7. ALL PLUMBING EQUIPMENT SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL ENERGY CONSERVATION AND PLUMBING CODES.
8. THE PLUMBING CONTRACTOR SHALL VERIFY EXISTING BUILDING CONDITIONS AND COORDINATE HIS WORK WITH EXISTING CONDITIONS. ANY CONFLICTS BETWEEN HIS WORK AND EXISTING CONDITIONS THAT WILL NOT ALLOW HIM TO COMPLETE HIS WORK SHALL BE REFERRED IN WRITING TO THE ARCHITECT AND ENGINEER PRIOR TO STARTING.
9. PLUMBING CONTRACTOR SHALL VERIFY EXISTING INVERTS AND VERIFY THAT ALL FINAL CONNECTIONS CAN BE MADE BEFORE COMMENCING WORK.
10. THE PLUMBING CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY FOR ALL FEES, CHARGES AND PERMITS REQUIRED, AS WELL AS FOR HAULING, RIGGING AND TRANSPORTATION CHARGES.
11. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND OWNER.

SANITARY DRAIN

VENT PIPE

KITCHEN APPLIANCE SCHEDULE

SYM.	DESCRIPTION	NOTE
A	RANGE	30" GAS, SELF CLEANING
B	RANGE	24" GAS, SELF CLEANING
C	DISHWASHER	24" UNDERCOUNTER
D	RANGE HOOD	30" VENTED
E	RANGE HOOD	24" VENTED
F	GARBAGE DISPOSAL	1/2 HP
G	REFRIGERATOR	28"

NOTE:
KITCHEN CABINETS SHALL BE BUILDERS GRADE OR WOOD

ALL COUNTERTOPS SHALL BE PLASTIC LAMINATED.

BATH/ TOILET ACCESSORIES

SYM.	DESCRIPTION	MOUNTING HGT.
A	BATH TUB	FLOOR MOUNTED 30"x60"X16
B	WATER CLOSET	FLOOR MOUNTED
C	LAVATORY	19"X16"
D	MEDICINE CABINET	18 1/4"X24 1/4"X4 7/8, RECESSED W/MIRROR
E	TUMBLER / TOOTHBRUSH	WALL MOUNTED
F	TOILET PAPER HOLDER	SURFACE MOUNTED
G	SHOWER HEAD	78" ABOVE FIN. FLOOR
H	SHOWER ROD	78" ABOVE FIN. FLOOR
I	SOAP DISH	RECESSED, 13" ABOVE TOP OF TUB

MECHANICAL LEGEND

- SUPPLY TO ABOVE
- RISER / RETURN
- DUCT SIZE TRANSITION
- ROUND DUCT
- EXHST FAN TO EXTERIOR
- RETURN AIR INTAKE
- REFRIGERANT LINE

PLUMBING FIXTURE CONNECTION SCHEDULE

ITEM	DESIGNATION	W	V	CW	HW	ITEM
WC	WATER CLOSET	4"	2"	1/2"	-	FLOOR MOUNTED TANK
SK	KITCHEN SINK	2"	2"	1/2"	1/2"	SINGLE COMPARTMENT W/DISPOSER
L	BATHROOM LAV	2"	2"	1/2"	1/2"	
SH	SHOWER	2"	2"	1/2"	1/2"	
BT	BATH TUB	2"	2"	1/2"	1/2"	
LM	WASHING MACHINE	2"	2"	1/2"	1/2"	
DW	DISH WASHER	-	-	-	1/2"	

NOTES:
1. STOP VALVES ON EACH FIXTURE, TYPICAL.
2. FLOW CONTROL FITTINGS AT LAVS
3. AERATOR ON SINK
4. FOR DISHWASHER SUPPLY WITH VALVE AND DECK MOUNTED AIR GAP FITTING WITH INLET HOSE CONNECTED TO DISHWASHER DISCHARGE AND OUTLET HOSE CONNECTED TO DISPOSER
5. AT SHOWER (4 TUB/SHOWER), INSTALL 1/2" PIPING FROM FAUCET TO SHOWER HEAD.
6. AT WASHING MACHINE, PROVIDE RECESSED OUTLET BOX WITH WATER HOSE BIBBS AND DRAIN FITTING

ELECTRICAL LEGEND

- S — SINGLE POLE SWITCH
- S_3 — THREE-WAY SWITCH
- CEILING LIGHT
- EXHAUST FAN
- DUPLEX OUTLET
- SINGLE SERVICE OUTLET
- MOTION SENSOR LIGHT
- (R) — RECESS LIGHT
- EXIT LAMP
- (S) — SMOKE DETECTOR
- WALL LIGHT
- UNDER CABINET LIGHT
- (J) — JUNCTION BOX

TYPICAL PANEL SCHEDULE
120/ 240V, 1Ø, 3W, 200A

LOAD SERVING	CIRCUIT	POLE		CKT. #
LIGHTS	20	1		1
RECEPTACLES	20	1		2
DISPOSAL UNIT	20	1		3
DRYER	30	2		4
WASHER	20	1		5
SMOKE DETECTOR	20	1		6
KITCHEN RECEPTACLES	20	1		7
CONDENSING UNIT	30	2		8
H.V.A.C.	15	1		9
SPARE				
SPARE				
SPARE				

