

REVISED BASEMENT FLOOR PLANS 1800 5TH STREET NW

BUILDING CODE DATA

2012 ICC BUILDING CODE
 2012 IRC RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
 2012 IMC MECHANICAL CODE
 2012 IPC PLUMBING CODE
 2012 IFC FIRE CODE
 2012 IECC ENERGY CODE
 2011 NATIONAL ELECTRICAL CODE
 TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013)

BUILDING DATA

ZONING DISTRICT: R-4
 BUILDING TYPE: MULTIFAMILY 6 UNITS
 CONSTRUCTION TYPE: 3A
 BUILDING IS FULLY SPRINKLED AS PER NFPA 13

DRAWING INDEX

NA0001 COVER SHEET
 A0001 REVISED BASEMENT FLOOR PLANS, ARCHITECTURAL, ELECTRICAL
 A0002 MECHANICAL AND PLUMBING PLANS.

NOTE:
THE APPROVED BUILDING PERMIT PLANS ARE UPLOADED IN THE SUPPORTING DOCUMENTS FILE.

SCOPE OF WORK

THIS SCOPE OF WORK CONSIST OF FINISHING THE BASEMENT AS TWO ADDITIONAL UNITS AS THE APPROVED UPPER FLOOR UNITS. THE BASE HAS A CLEAR 7' - 2" FINISH FLOOR TO FINISH CEILING HEIGHT.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2011 IEC AND 2012 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2012 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.
 FLOOR: 40 PSF LL.
 *10 PSF TOP CHORD DL.
 *5 PSF BOTTOM CHORD DL.
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
 FROST DEPTH: *2'-6"
 SEISMIC ZONE: C,
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

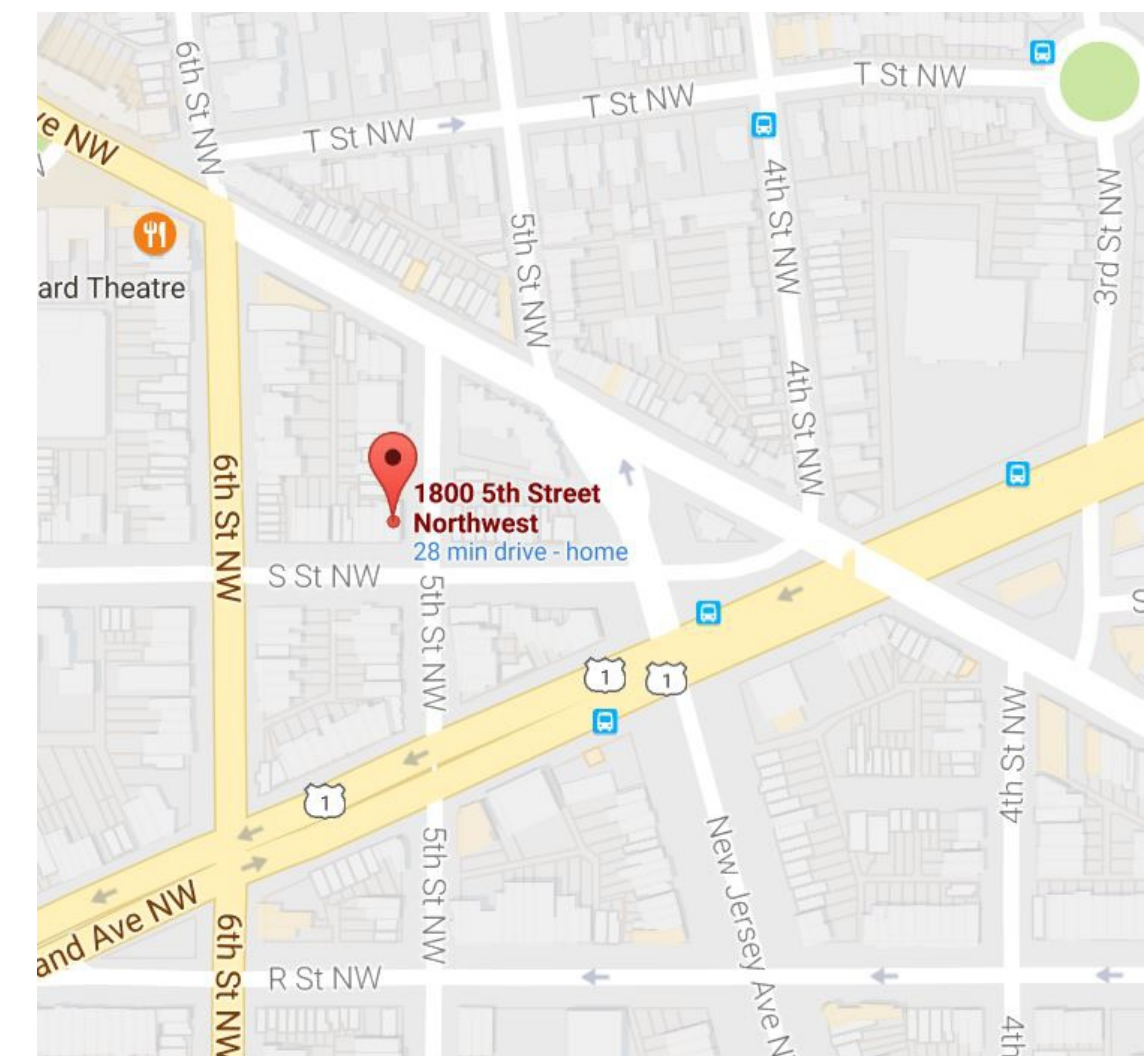
PROJECT STATISTICS:
 LOT SIZE: 1,425 SQ. FT.
 ANTICIPATED DISTURBED AREA: 0 SQ. FT.
 BUILDING ENVELOPE: 978 SQ. FT.
 ROOF AREA: 978 SQ. FT.
 FRONT HEIGHT AT RIDGE: 26 FT.
 REAR HEIGHT AT RIDGE: 24 FT.

SOIL TYPE: SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE MODERATE.

SOIL DENSITY: *2,000 PSF ALLOWABLE (ASSUMED). TO BE DETERMINED AT TIME OF EXCAVATION.

FROST DEPTH: *2'-6"
 SEISMIC ZONE: C,
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

SITE PLAN NOTES:
 1. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
 2. CALL BEFORE YOU DIG: 800.428.4950



SITE LOCATION PLAN

HOME OWNER: REVIE DOW, LLC

PROJECT: MULTI FAMILY DWELLING 6 UNITS
 ADDRESS: 1800 5TH STREET NW, WASHINGTON, DC 20001

LEGAL ADDRESS: SAME AS ADDRESS ABOVE

FIRE DISTRICT: 6

WATER DISTRICT: 6

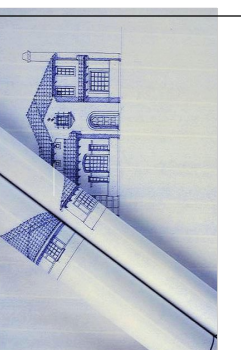
STORM WATER#:

BLDG PERMIT#: B1409739

BUILDING AREA: FLOOR 1: 978 SQ. FT.
 FLOOR 2: 978 SQ. FT.
 FOUNDATION: 978 SQ. FT.
 GARAGE: 0 SQ. FT.
 TOTAL: 2,934 SQ. FT.

DECKS 0 SQ. FT.

LIVABLE AREA: 2,934 SQ. FT.



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
REVISED BASEMENT FLOOR PLANS

PROJECT DESCRIPTION:
 1800 5TH STREET NW INTERIOR ALTERATIONS AND REPAIRS

DRAWINGS PROVIDED BY:
 TN THOMAS DESIGN SERVICES, INC.
 6319 WOOD POINTE DRIVE
 GLENN DALE, MARYLAND 20769
 301-717-0168 PHONE, tnt_architect@verizon.net

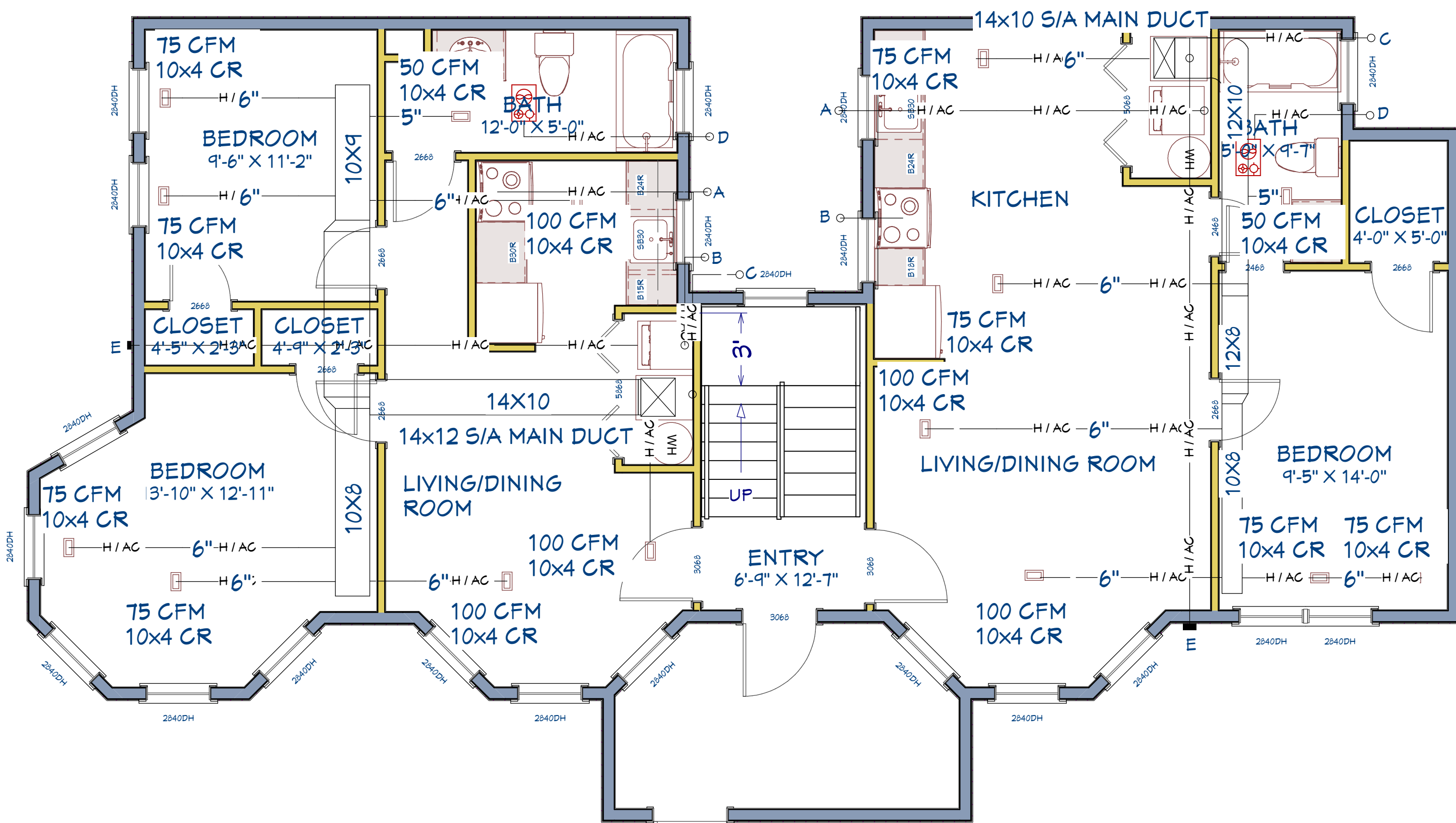
DATE:

1/16/2018

SCALE:

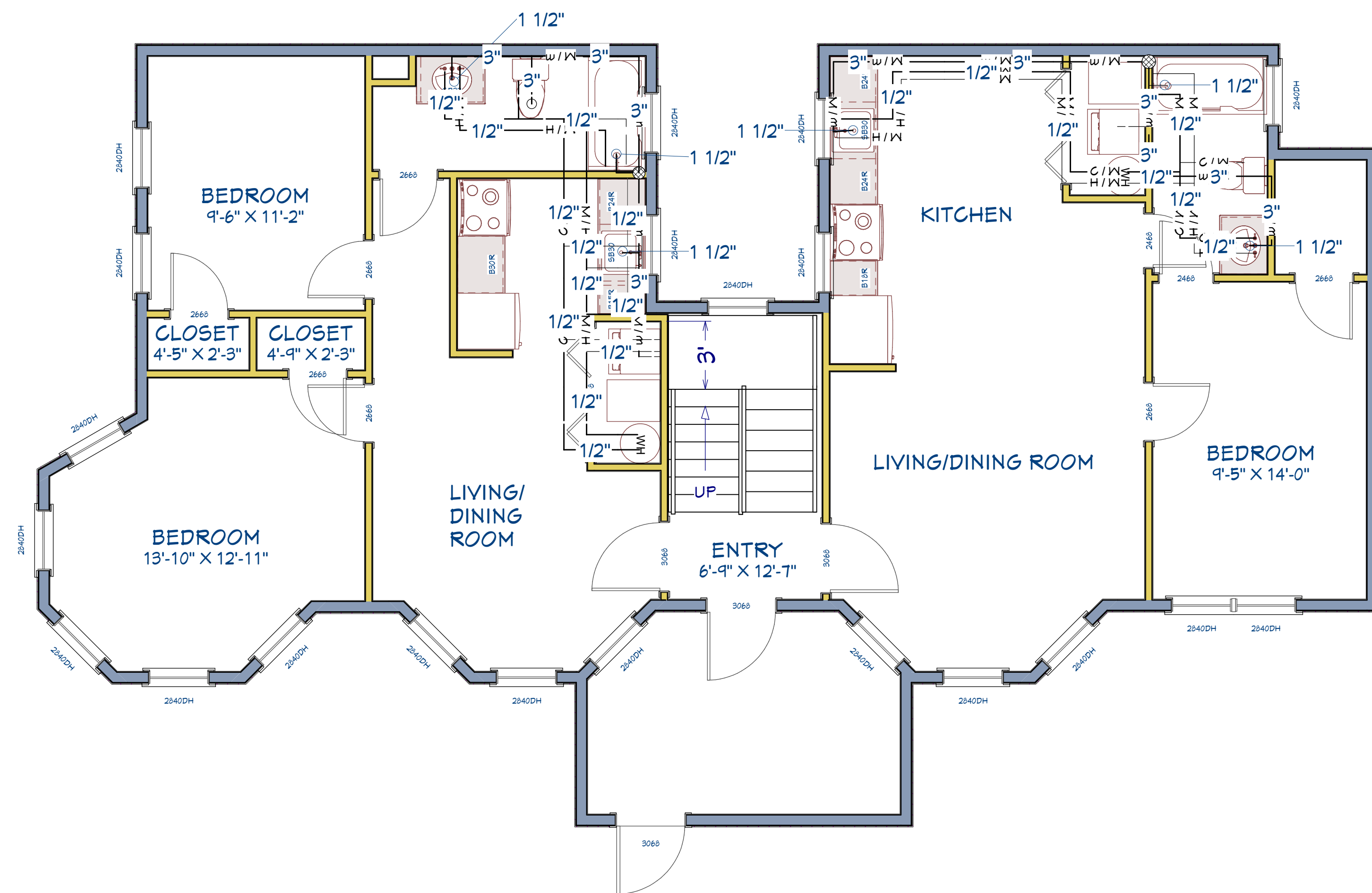
SHEET:

NA0001
 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19718
 EXHIBIT NO. 9



PROPOSED NEW BASEMENT FLOOR MECHANICAL FLOOR PLAN

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



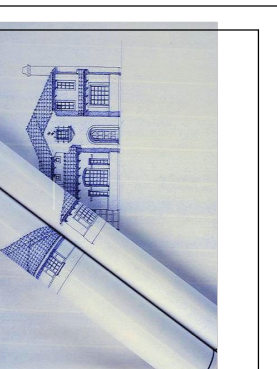
PROPOSED NEW BASEMENT FLOOR PLUMBING PLAN

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

PLUMBING SYMBOLS

Soil Or Waste Pipe	_____
Vent	-----
Storm Drain	_____ S _____
Cold Water	_____
Hot Water	_____
Fire Line	_____ F _____
Sprinkler	_____ O _____
Gas, Low Pressure	_____ G _____
Clay Tile	_____ CT _____
Flange gate Valve	_____
Flange Globe Valve	_____
Flange Connections	_____
Screwed Connections	_____
Welded Connections	_____
Compressed Air	_____ A _____

HVAC SYMBOLS		
EQUIPMENT SYMBOLS	DUCTWORK	HEATING PIPING
EXPOSED RADIATOR	DUCT (1ST FIGURE, WIDTH; 2ND FIGURE, DEPTH) 12 X 28	HIGH-PRESSURE STEAM --- HPS ---
RECESSED RADIATOR	DIRECTION OF FLOW	MEDIUM-PRESSURE STEAM --- MPS ---
FLUSH ENCLOSED RADIATOR	FLEXIBLE CONNECTION	LOW-PRESSURE STEAM --- LPS ---
PROJECTING ENCLOSED RADIATOR	DUCTWORK WITH ACOUSTICAL LINING	HIGH-PRESSURE RETURN --- HPR ---
UNIT HEATER (PROPELLER) - PLAN	FIRE DAMPER WITH ACCESS DOOR	MEDIUM-PRESSURE RETURN --- MPR ---
UNIT HEATER (CENTRIFUGAL) - PLAN	MANUAL VOLUME DAMPER	LOW-PRESSURE RETURN --- LPR ---
UNIT VENTILATOR - PLAN	AUTOMATIC VOLUME DAMPER	BOILER BLOW OFF --- BO ---
STEAM	EXHAUST, RETURN OR OUTSIDE AIR DUCT - SECTION	CONDENSATE OR VACUUM PUMP DISCHARGE --- VPD ---
DUPLEX STRAINER	SUPPLY DUCT - SECTION	FEEDWATER PUMP DISCHARGE --- FPD ---
PRESSURE-REDUCING VALVE	CEILING DIFFUSER SUPPLY OUTLET	MAKEUP WATER --- MU ---
AIR LINE VALVE	CEILING DIFFUSER SUPPLY OUTLET	AIR RELIEF LINE --- Y ---
STRAINER	LINEAR DIFFUSER	FUEL OIL SUCTION --- FOS ---
THERMOMETER	FLOOR REGISTER	FUEL OIL RETURN --- FOR ---
PRESSURE GAUGE AND COCK	TURNING VANES	FUEL OIL VENT --- FOV ---
RELIEF VALVE	FAN AND MOTOR WITH BELT GUARD	COMPRESSED AIR --- A ---
AUTOMATIC 3-WAY VALVE	LOUVER OPENING	HOT WATER HEATING SUPPLY --- HW ---
AUTOMATIC 2-WAY VALVE		HOT WATER HEATING RETURN --- HWR ---
SOLENOID VALVE		
		AIR CONDITIONING PIPING
		REFRIGERANT LIQUID --- RL ---
		REFRIGERANT DISCHARGE --- RD ---
		REFRIGERANT SUCTION --- RS ---
		CONDENSER WATER SUPPLY --- CWS ---
		CONDENSER WATER RETURN --- CWR ---
		CHILLED WATER SUPPLY --- CWS ---
		CHILLED WATER RETURN --- CWR ---
		MAKEUP WATER --- MU ---
		HUMIDIFICATION LINE --- H ---
		DRAIN --- D ---



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DATE:

1/16/2018

SCALE:

SHEET:

A0002