

WAYNE PLACE APARTMENTS

113 Wayne Place SE.

CONSTRUCTION DOCUMENTS

Washington, DC
20032

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CODE INFORMATION

- I. PROJECT LOCATION

113 WAYNE PLACE SE
WASHINGTON, DC 20032
2. SCOPE OF WORK :

THE PROJECT SCOPE OF WORK IS TO BUILD AN ADDITION TO THE EXISTING BUILDING. THE BUILDING WILL INCLUDE 6 UNITS ON 3 LEVELS. EACH UNIT WILL BE 3 BEDROOMS AND 1 BATHROOM.
- II. DESCRIPTION & USER GROUP CLASSIFICATION OF BLDG

SQUARE: 6117

SUFFIX: 0052

ZONE: RA-1

FUTURE LAND USE: RMOD

GREEN AREA RATIO (GAR): .4

FLOOR AREA RATIO (FAR): .9

LAND AREA: 7984

BLDG HT: 36'-8"

NO. STORIES ABOVE GRADE: 3

BASEMENT: YES

BUILDING GROUP: R-2

CONSTRUCTION TYPE: V-A

FIRE RATING:

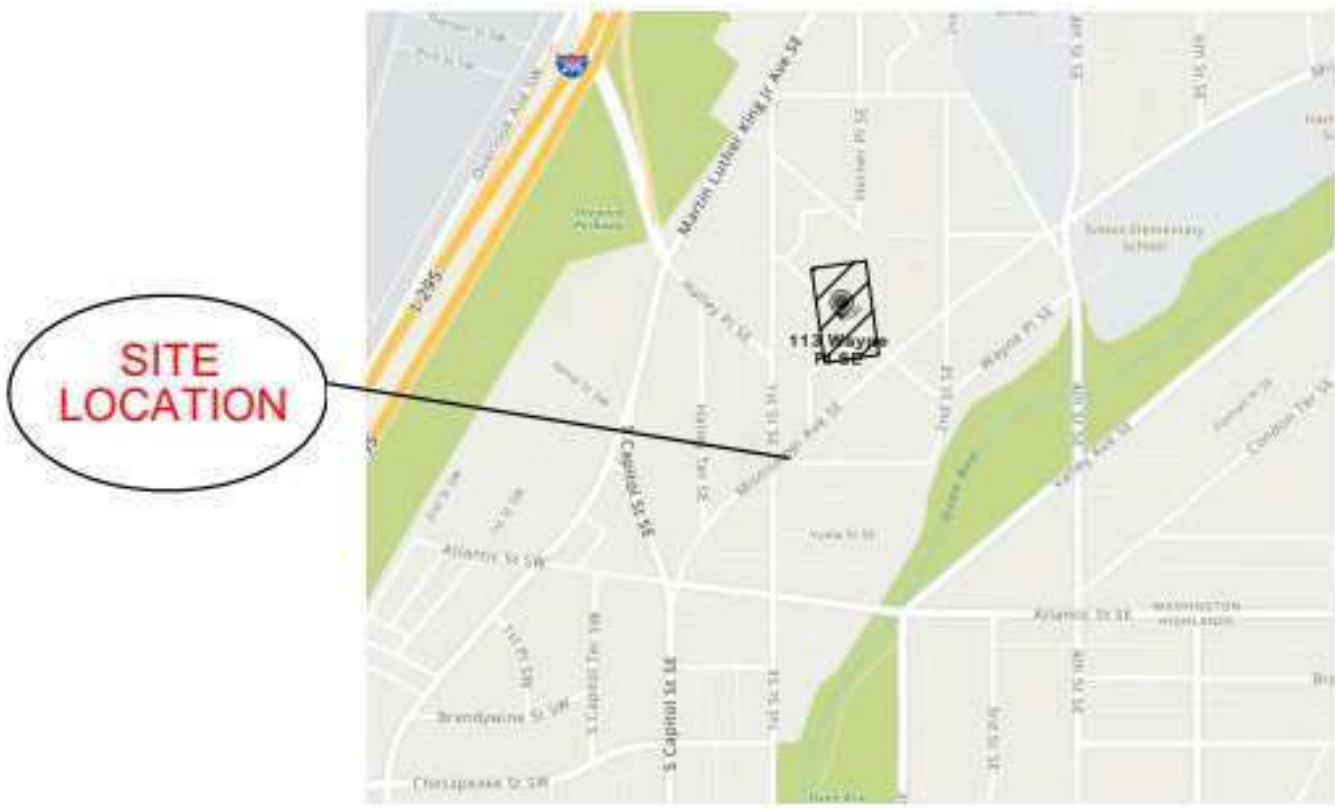
*Exterior wall only due to sprinkler sytem per substitution in note D, Table 602, 2013 DCFC

FULLY SPRINKLERED: YES

FIRE/CO2 ALARM: YES

REFERENCED CODES

BUILDING: 2017 DC CONSTRUCTION CODES
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

MATERIAL LEGEND	
SECTIONS	
	ACOUSTICAL TILE
	ALUMINUM (3/4 SCALE OR LARGER)
	BATT OR BLANKET INSULATION
	BRASS OR BRONZE (3/4 SCALE OR LARGER)
	CERAMIC OR QUARRY TILE
	CONCRETE
	CONCRETE MASONRY UNIT
	CRUSHED STONE OR GRAVEL
	EARTH
	E.I.F.S. (EXTERIOR INSULATION AND FINISH SYSTEM)
	FACE BRICK
	FINISHED WOOD (FOR LARGE SCALE DETAILS)
	FIRE SAFING
	MEDIUM DENSITY FIBERBOARD
	PLASTER, CEMENT, MORTAR OR G.W.B.
	PLYWOOD VENEER
	PRE-CAST CONCRETE
	RIGID INSULATION
	ROUGH WOOD (ALL BLOCKING AND FRAMING LUMBER)
	SHIM
	SPRAY-ON FIREPROOFING
	SPRAY-APPLIED INSULATION
	STEEL (3/4 SCALE OR LARGER)
	STONE: GRANITE OR MARBLE

ABBREVIATIONS	
@	AT
AB	ANCHOR BOLT
ACT	ACOUSTIC CEILING TILE
ADJ	ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BJ	BAR JOIST
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BRG	BEARING
BRK	BRICK
BTM	BOTTOM
BTWN	BETWEEN
C/C	CENTER TO CENTER
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CRS	COURSE
DBL	DOUBLE
DEM	DEMISING
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWGS	DRAWINGS
EF	EACH FACE
ELEC	ELECTRICAL
EW	EACH WAY
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
FM	FACTORY MUTUAL
FR	FIRE RATED
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FRX	WEATHER AND FIRE RETARDANT TREATED
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GYP BD	GYPSUM BOARD
GYP CLG BD	GYPSUM CEILING BOARD
HC	HANDICAPPED
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
INSUL	INSULATION
JB	JUNCTION BOX
LF	LINEAL FEET
LG	LONG
LLH	LONG LEG HORIZONTAL
LLR	LONG LEG VERTICAL
MASY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MOD	MODULAR
MTL	METAL
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O/C	ON CENTER
OPN	OPENING
PL	PLATE, PROPERTY LINE
PLYWD	PLYWOOD
POLY ISO	POLYISOCYANURATE
PR	PAIR
PRE-FAB	PRE-FABRICATED
PT	PRESERVATIVE TREATED
PTD	PAINTED
R	RESISTANCE VALUE
RAD	RADIUS
RCP	REFLECTED CEILING PLANS
REINF	REINFORCE (ED) (ING)
REP	REPRESENTATIVE
REQ'D	REQUIRED
SCH	SCHEDULED
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE & GROOVE
T/BM	TOP OF BEAM
T/UST	TOP OF JOIST
T/ST	TOP OF STEEL
TEMP	TEMPERED
TERM.	TERMINATION
TG	TRUSS GIRDER
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WITH
WO	WITHOUT
WD	WOOD

SYMBOL LEGEND	
ROOM INDICATION ROOM NAME 101 150 SF XX OCC POR 1 ROOM NUMBER SQUARE FOOTAGE OCCUPANCY LOAD POR	LINE TYPE SYMBOLS 1 1 EXISTING COLUMN GRID DENOTED WITH AN E/ PREFIX COLUMN GRID LIMIT OF WORK PROPERTY LINE CENTER LINE / ELEVATION LINE WORK ABOVE, BEYOND OR TO BE REMOVED BUMPER GUARD, CHAIR RAIL, HAND RAIL FOR LOCATION SEE PLANS BREAK LINE
NORTH ARROW N	KEYNOTE SYMBOL KEYNOTE INDICATOR
DOOR SYMBOL 101 ON ELEVATION WINDOW TYPE OR METAL FRAME IN PLAN	EXISTING DOOR DESIGNATION EXISTING DOOR
WINDOW SYMBOL W1 ON ELEVATION WINDOW TYPE OR METAL FRAME IN PLAN	NEW DOOR DESIGNATION NEW DOOR
BUILDING WALL SECTION INDICATION SECTION NUMBER 1 SIM A101 SHEET WHERE SHOWN	EMERGENCY DOOR DESIGNATION NEW DOOR EMERGENCY SWING
ELEVATION INDICATION 1 A101 EXTERIOR MULTIPLE INTERIOR	DOUBLE EGRESS DOOR DESIGNATION NEW DOOR
FIRE EXTINGUISHER CABINET F.E.C.	STARTING POINT STARTING POINT
DETAIL INDICATION AREA DETAILED 1 SIM A101 DETAIL NUMBER SHEET WHERE SHOWN	ELEVATION TAG
REVISION INDICATION 1 REVISION NUMBER	GENERAL DIMENSIONING 0'-0" COLUMN GRID CENTERLINE INDICATOR 0'-0" FACE OF SURFACE INDICATOR NOTE: DIMENSIONS ARE TAKEN FROM/TO FINISH SURFACE, UNLESS OTHERWISE NOTES. 0'-0" ± NOTE: THE ± INDICATES A DIMENSION THAT CAN VARY. (NOTIFY THE ARCHITECT OF ANY CHANGE IN THAT DIMENSION IF IT IS GREATER THAN 1") 0'-0" VIF NOTE: EXISTING DIMENSIONS INDICATED AS [0'-0"] OR WITH (VIF) ARE SUPPLIED TO THE ARCHITECT BY OTHERS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. (SEE "GENERAL CONTRACTOR RESPONSIBILITIES WITH RESPECT TO EXISTING CONDITION NOTES") 0'-0" CLEAR NOTE: CLEAR = THE ACTIVE DIMENSION MAY NEVER BE LESS THEN THE CLEAR DIMENSION, BUT MAY BE GREATER BY 1" MAX. 0'-0" HOLD NOTE: HOLD = THE ACTUAL DIMENSION IS THAT DIMENSION AND MUST BE MAINTAINED
ALIGN WITH EXISTING CONSTRUCTION A	
WALL TYPE SYMBOL xxx	
EQUIPMENT DESIGNATION (SEE EQUIPMENT MANUAL) 001 EQUIPMENT TYPE	
CEILING HEIGHT 10' - 0" CL1	
FINISH SYMBOLS CG DENOTES CORNER GUARD LOCATION	
MATCHLINE AREA A INDICATOR OF AREA SHOWN ON DRAWING A102 SHEET NUMBER OF ADJACENT DRAWING	
CODE REVIEW - OCCUPANCY LOAD W X Y Z UP ARROW UP ARROW UP ARROW	

GENERAL NOTES - ARCHITECTURAL	
APPLICABLE TO ALL CONTRACTORS	
1. DESIGN, CONSTRUCTION AND SAFETY SHALL CONFORM TO ALL LOCAL, STATE AND OWNER SPECIFIC CODES.	
2. DRAWINGS:	
a. DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS. DIMENSIONS GIVEN ON THE PLANS IN FIGURES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS; AND ALL DIMENSIONS, WHETHER FIGURED OR SCALED, SHALL BE VERIFIED IN THE FIELD.	
b. THE EXACT LOCATION OF WALLS, DOORS, WINDOWS, APPARATUS, EQUIPMENT, PIPING, CONDUIT AND ELECTRICAL EQUIPMENT, ETC., SHALL BE ASCERTAINED FROM THE ARCHITECT OR HIS REPRESENTATIVE IN THE FIELD, AND THE WORK SHALL BE LAID OUT ACCORDINGLY. SHOULD THE CONTRACTOR FAIL TO ASCERTAIN SUCH LOCATIONS THE WORK SHALL BE CHANGED AT HIS OWN EXPENSE WHEN REQUESTED BY THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN LOCATION UP TO THE TIME OF INSTALLING WITHOUT ADDITIONAL COST.	
c. THE DRAWINGS AND PROJECT MANUAL, WHERE APPLICABLE, ARE INTENDED TO COVER A COMPLETE PROJECT IN EVERY RESPECT. EACH AND EVERY ITEM, SYSTEM, ETC., IS TO BE COMPLETE UNLESS OTHERWISE DEFINITELY INDICATED	
d. THE DRAWINGS AND PROJECT MANUAL, WHERE APPLICABLE, ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.	
e. DEMOLITION AND/OR REMOVAL OF EXISTING FLOORS, WALLS, ROOFING, ETC. MAY NECESSITATE THE REMOVAL OR RELOCATION OF EXISTING PIPING, CONDUIT, SERVICES, ETC., SUCH REMOVAL AND RELOCATION SHALL BE CONSIDERED PART OF THE DEMOLITION WORK WITHOUT ADDITIONAL COST, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR LISTED IN THE SPECIFICATIONS.	
3. CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC. ARCHITECT TO SUBMIT DOCUMENTS FOR PERMIT PLAN REVIEW AND OWNER REVIEW, HOWEVER, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND ALL PERMIT AND INSPECTION COSTS.	
4. CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC. ARCHITECT TO SUBMIT DOCUMENTS FOR PERMIT PLAN REVIEW AND OWNER REVIEW, HOWEVER, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND ALL PERMIT AND INSPECTION COSTS.	
5. THE CONTRACTOR SHALL SCHEDULE HIS WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY OPERATIONS OF THE FACILITY.	
6. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.	
7. ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJACENT SPACES, STOREFRONTS, WALKS, ETC.	
8. THE CONTRACTOR SHALL PROVIDE THE NECESSARY ENCLOSURES OR BARRICADES TO ISOLATE THE WORK FROM THE REST OF THE FACILITY. AREAS ADJACENT TO THE CONSTRUCTION SHALL BE SWEEP CLEAN DAILY.	
9. DEMOLITION OF WALLS MEANS DEMOLITION OF ALL FINISHES, FRAMING, STRUCTURAL MEMBERS, ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS WHETHER KNOWN OR UNKNOWN AND WHETHER OR NOT INDICATED ON THESE DRAWINGS.	
10. PARKING AT THE SITE BY ALL CONSTRUCTION STAFF SHALL BE LIMITED TO ONLY THE AREAS DESIGNATED BY THE OWNER.	
12. THIS CONTRACT REQUIRES COMPLETE, FINISHED WORKABLE PROJECT OF THE AREAS INDICATED BY THE CONTRACT DOCUMENTS, AND SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE, REGARDLESS OF WHETHER OR NOT ALL WORK OR EACH ITEM IS SPECIFICALLY INDICATED ON ANY OTHER PORTION OF THE DRAWINGS AND/OR NOTES.	
13. WHERE MATERIALS REFERENCED ON DRAWINGS, OR NECESSARY TO COMPLETE THE WORK OF THIS CONTRACT ARE NOT SPECIFIED HEREIN, PROVIDE BEST QUALITY MATERIALS. ALL ITEMS AND WORK ON DRAWINGS ARE NEW. ALL WORK WHICH HAS BEEN DAMAGED SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER, WHERE ITEMS CAN NOT BE REPAIRED TO A 'NEW CONDITION', OR WHERE THE STRUCTURAL INTEGRITY HAS BEEN AFFECTED, ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.	
14. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE AND FIELD AND CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT / ENGINEER AND REQUEST CLARIFICATION.	
15. CONTRACTOR SHALL OBTAIN FROM OWNER ALL REQUIREMENTS FOR INSTALLATION OF OWNER PROVIDED EQUIPMENT INCLUDING ROUGHING DIAGRAMS, INSTALLATION INSTRUCTIONS, ELECTRICAL SCHEMATICS, TEMPLATES, LAYOUTS AND DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER, WELL COORDINATED INSTALLATION. PRIOR TO ROUGH-IN OF SERVICES, CONFER WITH OWNER EXACT LOCATION OF ALL ITEMS.	
16. ALL CONTRACTORS ARE TO COORDINATE THE WORK OF EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. SCHEDULE WORK PROGRESS THROUGHOUT THE ENTIRE PROJECT TO PREVENT CONFLICTS AND INTERFERENCES. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND WELL COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL ITEMS.	
17. ALL PENETRATIONS THROUGH FLOORS AND FULL HEIGHT WALLS TO BE FIRE STOPPED. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS AND WALLS TO BE FIRE & SMOKE STOPPED. GAPS AND JOINTS INCLUDE (BUT ARE NOT LIMITED TO) TOP OF WALL TO FLOOR OR ROOF DECK, WALL TO BEAMS, AND CONTROL OR EXPANSION JOINTS. FIRE STOPPING INCLUDES BOTH FORM OR PACKING MATERIAL AND THE FILL, VOID OR CAVITY MATERIAL.	
18. EXTERIOR PERIMETER OF ALL WINDOWS, DOOR FRAMES, LOUVERS OR OTHER ITEMS INSERTED IN AN EXTERIOR WALL SHALL BE SEALED WEATHER TIGHT WHETHER INDICATED ON DRAWINGS OR NOT.	
19. WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0" OF GRADE AND OTHER LOCATIONS OUTSIDE THE BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER, SHALL BE PRESSURE TREATED TYPE. ALL INTERIOR WOOD FOR BLOCKING OR OTHER PURPOSES SHALL BE FIRE RETARDANT TYPE.	
20. ON THE 'PULL' SIDE OF A FINISHED DOOR OPENING, THE STRIKE SIDE SHALL BE NOMINAL 18" FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE NOMINAL 12" FROM A PERPENDICULAR WALL.	
21. SUSPENDED GRID CEILINGS SHALL BE ARRANGED SO THAT A GRID IS SPACED EQUALLY FROM EACH MOST REMOTE WALL, IN EACH DIRECTION, WITH NO TILE LESS THAN 6" UNLESS OTHERWISE INDICATED. CEILING MOUNTED ITEMS TO BE CENTERLINE OF CEILING TILES, UNLESS OTHERWISE NOTED.	
22. INTERIOR AND EXTERIOR CONCRETE SLABS SHALL BE SEPARATED FROM ANY VERTICAL SURFACE WITH AN ISOLATION JOINT. ALL SLAB ON-GRADE (CONTROL, EXPANSION, CONSTRUCTION (COLD), ETC.) JOINTS TO RECEIVE SEALANT. ALL EXTERIOR SLABS TO SLOPE TO DRAIN AWAY FROM BUILDING AT 1/8" PER 1'-0" U.N.O.	
23. PROVIDE BUILDING EXPANSION JOINT AND CONTROL JOINTS AT INTERIOR AND EXTERIOR MASONRY WALLS PER LOCATIONS ON ARCHITECTURAL PLANS AND ELEVATIONS AND AS REQUIRED BY THE BRICK INSTITUTE OF AMERICA AND THE NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS AND RECOMMENDATIONS. AT RATED WALLS, EXPANSION JOINT OR CONTROL JOINT TO EQUAL WALL RATING.	
24. REMOVE DEBRIS AND OTHER MATERIALS FROM SITE AS WORK PROGRESSES. REMOVE RUBBISH FROM JOB SITE REGULARLY AND LEAVE PREMISES AND WORK IN CLEAN CONDITION. RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE APPROPRIATELY DISPOSED OF.	
25. PRIOR TO COMPLETION, CLEAN PREMISES FOR OCCUPANCY BY OWNER. CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:	
a. REMOVAL OF GREASE, MASTIC, ADHESIVE, DUST, DIRT, STAINS, LABELS AND OTHER FOREIGN MATERIALS FROM EXPOSED SURFACES.	
b. VENTILATING SYSTEMS: - CLEAN PERMANENT FILTERS AND REPLACE DISPOSABLE FILTERS IF UNITS WERE OPERATED DURING CONSTRUCTION. - CLEAN DUCTS, BLOWERS AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION.	
c. THE EXTERNAL SURFACE OF ALL EQUIPMENT SHALL BE CLEANED AT THE COMPLETION OF THE WORK TO REMOVE ALL CONCRETE, DUST AND DIRT, WELDING AND CUTTING SPLATTER, ETC.	
d. PRIOR TO FINAL COMPLETION, OR OWNER OCCUPANCY, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SIGHT-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN.	
(SQUARE FOOTAGES SHOWN ON PLANS ARE FOR BUILDING/OWNER USE ONLY. CONTRACTOR TO VERIFY ALL SQUARE FOOTAGES.)	

WAYNE PLACE APARTMENTS		
CHRISTOPHER MAK		
113 WAYNE PLACE SE, WASHINGTON, DC.		
CURE ARCHITECTS		
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job number: Project Number		

AIR BARRIER & INSULATION INSTALLATION:

SEE IECC 2012 TABLE R402.4.1.1

AIR & THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR SEALS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFT MATERIAL SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS, & DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EASETH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSULATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING & WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALL, OR INSULATION THAT ON INSULATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERES AND TUBS.
ELEC/PHONE BOX ON EXT. WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOT	HVAC REGISTER BOOT SHALL PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.

THERMAL ENVELOPE (TABLE : N1102.1.1 / R402.1.1)

ROOF:	R-49
EXTERIOR WALLS:	R-20 OR 13+5 6" DEEP CAVITY WITH BATT INSULATION
FENESTRATION:	.35/.40 (U-FACTOR / SHGC)
SKYLIGHT	.55 (U-FACTOR)
UNVENTED ATTIC:	R-15 AIR IMPERMEABLE INSULATION EITHER RIGID FOAM BOARD (R = 5) OR SPRAY FOAM INSULATION (R = 3.2 TO 3.8)
FLOOR:	R-19
CRAWL SPACE WALL:	R- 10/13
U-FACTOR - WINDOW:	0.35/ SHGC: 0.4
U-FACTOR - DOOR:	0.35/ SHGC:04
U-FACTOR - SKYLIGHT:	0.55
ROOF COVERING:	BUILT UP ROOF
BELOW GRADE:	R-10 CONTINUOUS
BASEMENT WALLS:	N/A
MIN. SOUND TRANSMISSION RATING:	

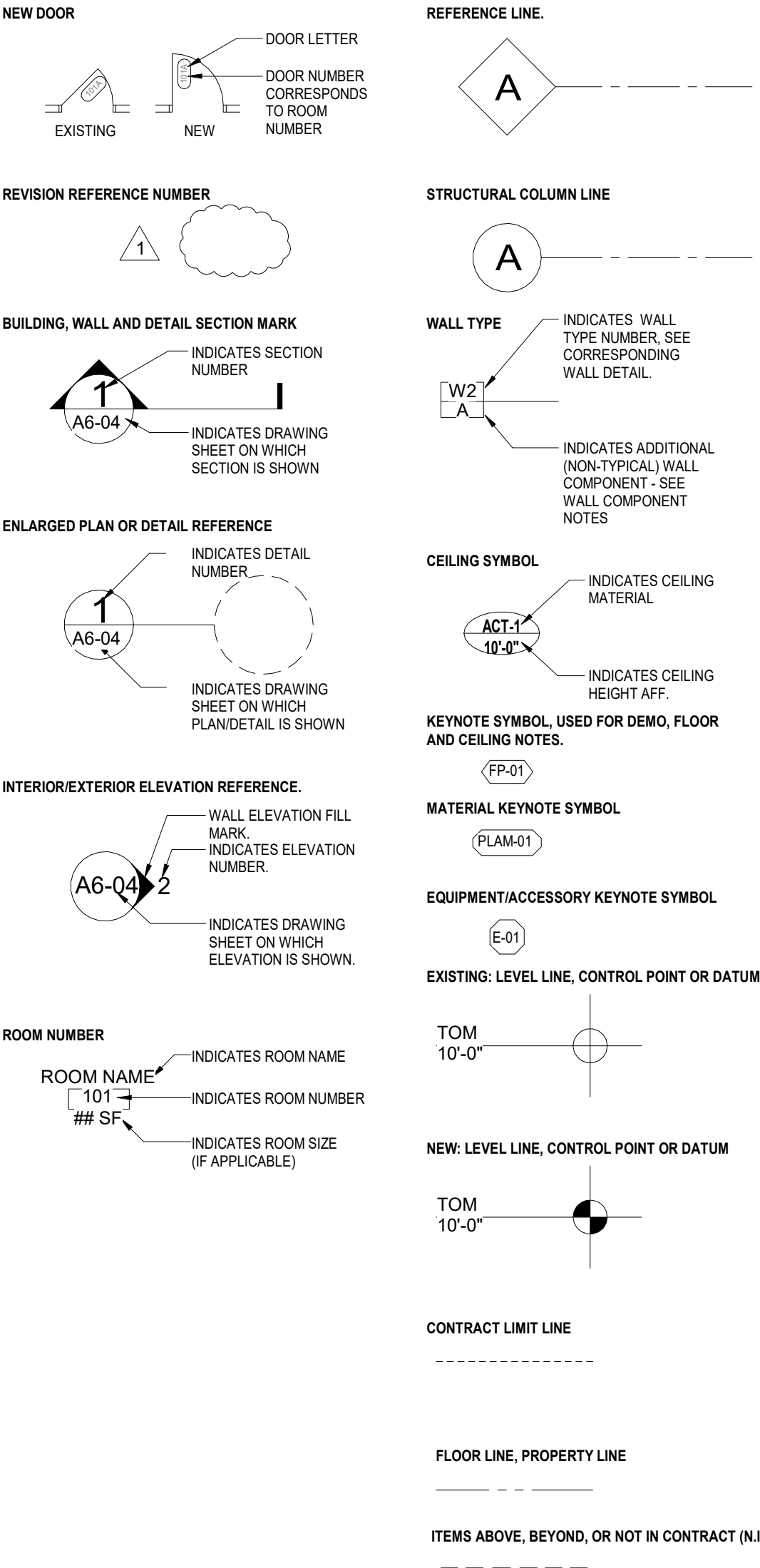
ENERGY NOTES: SEE N1101.8

- BUILDING LEAKAGE TEST TO BE PERFORMED TO ENSURE BUILDING LEAKAGE NOT EXCEED A 5% CHANGE PER HOUR
- TESTING TO BE PERFORMED BY LEAD PARTY CONTRACTOR
- THERE MUST BE PROGRAMMABLE THERMOSTATS INSTALLED THRU-OUT
- A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <8 CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 P.S.C.
- SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-8 ALL OTHER DUCTS UNCONDITIONED SPACES ARE TO BE INSULATED WITH BUILDING EQUIVALENT TO R-6.
- GRAVITY DAMPERS TO BE INSTALLED AT ALL INTAKES/EXHAUST.
- HVAC LINE SET PIPING TO BE INSTALLED WITH UP PROTECTANT AND WRAPPED IN MINIMUM R-3 INSULATION.
- ALL HOT WATER PIPING TO BE WRAPPED IN MINIMUM R-3 INSULATION.
- AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
- VENTILATION AND EFFICIACY FLOW REQUIREMENTS EXHAUST FANS MIN. 50 CFM AND 48 WATTS.
- 75% OF ALL PERMANENT FICTURES OR 75% LAMPS IN PERMANENT FICTURES USED ARE TO BE HIGH EFFICIENT LAMPS.
- U FACTORS = DOORS/WINDOWS = 0.35 - SKYLIGHTS = 0.55

DESIGN CRITERIA:

FLOOR LIVE LOAD (2nd/1st Floor):	30/40 psf
FLOOR DEAD LOAD (Wood/Tile)	18/32 psf
ROOF LIVE LOAD:	30 psf
ROOF DEAD LOAD:	32 psf
SNOW LOAD (ROOF)	30 psf
SNOW LOAD (GROUND)	25 psf
WIND LOAD:	20 psf, EXPOSURE CAT: B
CONCRETE STRENGTH:	3000 psi
DOUGLASS FIR NO. 1:	1600 psf
SOIL BEARING CAPACITY:	1500 psf (was used for calculations, soil is untested.)
BASIC WIND SPEED:	90 MPH, 3 second gust, seismic design category = B
FROST LINE:	30 inches
FOOTING DEPTH	30 inches (B.O.F.)
CLIMATE ZONE	4A

SYMBOLS:



CODE INFORMATION:

PROJECT DESCRIPTION: NEW 3-STORY APARTMENT					
GOVERNING CODES:		BUILDING: 2017 DC CONSTRUCTION CODES 2017 DCMR 12A, DC BUILDING CODE AMENDMENTS			
CHAPTER 3		USE AND OCCUPANCY CLASSIFICATION			
310.4		RESIDENTIAL GROUP R-2			
CHAPTER 5		GENERAL BUILDING HEIGHTS AND AREAS			
ACTUAL		3 STORIES CELLAR, 1ST, 2ND FLOOR GROUP R1 1,695 SF PER FLOOR TOTAL SF 5,085 SF			
TABLES 504.3, 504.4, 506.2		GROUP R-2, CONSTRUCTION TYPE V-A - ALLOWED = 48,000 SF. 3 STORIES. 70 FT WHEN EQUIPPED WITH A NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1			
CHAPTER 6		TYPES OF CONSTRUCTION			
T 601		BUILDING ELEMENT		TYPE V A	
		PRIMARY STRUCTURAL FRAME		1	
		BEARING WALLS			
		EXTERIOR		1	
		INTERIOR		0	
		NONBEARING WALLS AND PARTITIONS EXTERIOR		SEE T 602	
		NONBEARING WALLS AND PARTITIONS INTERIOR		0	
		FLOOR CONSTRUCTION AND SECONDARY MEMBERS		0	
		ROOF CONSTRUCTION AND SECONDARY MEMBERS		0	
TABLE 602		FIRE RATING FOR EXTERIOR WALL BASED ON DISTANCE. GROUP R, DISTANCE GREATER THAN 30 FEET = 0 HOUR			
CHAPTER 7		FIRE-RESISTANCE-RATED CONSTRUCTION			
TABLE 705.8		MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION			
		30' OR GREATER	UNPROTECTED, SPRINKLERED	NOT REQUIRED	
707.3.10		SEPARATED MIXED OCCUPANCIES. FIRE BARRIERS SEPARATING MIXED OCCUPANCIES SHALL NOT BE LESS THAN REQUIRED BY TABLE 707.3.10			
708.1		FIRE PARTITIONS: REQUIRED FOR WALLS SEPARATING SLEEPING UNITS PER SECTION 420.2			
708.3		FIRE-RESISTIVE RATING: FIRE PARTITIONS SHALL NOT BE LESS THAN 1 HOUR; EXCEPTION 1 - CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER 1020.1			
714.3.1.2		THROUGH PENETRATION FIRE STOP SYSTEM. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRE STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER ANS SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED RESISTANCE RATING			
718.3.2		DRAFTSTOPPING, GROUP R2; EXCEPTION 1 - NOT REQUIRED IN BUILDINGS SPRINKLERED PER NFPA 13			
718.4.2		DRAFTSTOPPING IN ATTIC GROUP R-2; EXCEPTION 2 - NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1			
CHAPTER 8		INTERIOR FINISHES			
TABLE 803.11		SPRINKLERED	EXIT ENCLOSURES AND PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
		USE GROUP R-2	C	C	C
		CLASS A FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450 CLASS B FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450 CLASS C FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450			
806.1		COMBUSTIBLE DECORATIVE MATERIALS, OTHER THAN DECORATIVE VEGETATION, SHALL COMPLY WITH SECTION 806.2 THROUGH 806.8			
CHAPTER 9		FIRE PROTECTION SYSTEMS			
903.2.8		SPRINKLER SYSTEM REQUIRED. USE GROUP R			
903.4		SPRINKLER SYSTEM SUPERVISION & ALARMS: REQUIRED			
906.1		IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATION SPECIFIED ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A: 10-B-C.			
907.2.9		GROUP R-2: MANUAL FIRE ALARM SYSTEM: REQUIRED			
907.2.9.3		GROUP R-2: AUTOMATIC SMOKE DETECTION SYSTEM: REQUIRED FOR ALL INTERIOR CORRIDORS SERVICING SLEEPING UNITS			
907.2.11.2		SINGLE AND MULTIPLE STATION SMOKE ALARMS: USE GROUP R-2; REGARDLESS OF OCCUPANT LOAD ON THE CEILING OR WALL OUTSIDE OF WACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.			
907.5.2		ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED, LOCATED, AND INSTALLED PER THIS SECTION			

CHAPTER 10	MEANS OF EGRESS
1004.3	POSTING OCCUPANT LOAD REQUIRE FOR ALL ASSEMBLY SPACES
TABLE 1004.2.1	<u>FUNCTION</u> <u>SF PER OCCUPANT</u> SLEEPING UNITS - CELLAR FLOOR (R2) 1,695 / 200 = 9 PPL SLEEPING UNITS - 1ST FLOOR (R2) 1,695 / 200 = 9 PPL SLEEPING UNITS - 2ND FLOOR (R2) 1,695 / 200 = 9 PPL TOTAL PER FLOOR (CELLAR+2ND) 27 PPL TOTAL OCCUPANTS 27 PPL
1005.1 & 1005.3.2	EGRESS WIDTH PER OCCUPANT SERVED STAIRWAYS: REQUIRED: 132 OCCUPANTS PER FLOOR x.3 = 39.6" PROVIDED: 44" PER STAIRWAY OTHER EGRESS COMPONENTS (DOORS): CELLAR - 2ND FLOORS REQUIRED: 132 OCCUPANTS PER FLOOR x.2 = 66.2" PROVIDED: 36" EXIT DOORS (32" CLR) X 2 = 64"
TABLE 1006.2.1	COMMON PATH OF EGRESS TRAVEL: SHALL NOT EXCEED 125 FT.
TABLE 1006.3.2	STORIES OF ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES.
1009.1	ACCESSIBLE MEANS OF EGRESS REQUIRED, NOT LESS THAN ONE. WHERE MORE THAN ONE MEANS IS REQUIRED FROM FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
1009.3	STAIRWAYS: EXIT STAIR MUST HAVE 48" MIN WIDTH BETWEEN HANDRAILS AND INCORPORATE EITHER AN AREA OF REFUGE OR SHALL BE ACCESSED FROM AN AREA OF REFUGE EXCEPTION 1: BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM EXCEPTION 8: AREAS OF REFUGE NOT REQUIRED IN GROUP R-2 OCCUPANCIES
1010.1.1	MINIMUM WIDTH OF EACH DOOR OPENING - CLEAR WIDTH = 32" EXCEPTION 1: SHALL NOT APPLY TO DOOR OPENINGS THAT NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUP R-2 OCCUPANCIES.
1011.2	STAIR WIDTH: AS DETERMINED BY SECTION 1005.1 BUT NOT LESS THAN 44 INCHES
1013.1	EXIT SIGNS ARE NOT REQUIRED IN GROUP R-2.
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM OCCUPANCY R-2 = 250 FT
TABLE 1020.1	OCCUPANT LOAD SERVED BY CORRIDOR WITH SPRINKLER SYSTEM R-2 GREATER THAN 10 = 1/2 HOUR
TABLE 1020.2	WITHING DWELLING UNIT 36 INCHES
1020.4	DEAD END CORRIDORS: GROUP R-2 = 50 FT MAX W/ SPRINKLER SYSTEM
CHAPTER 11	ACCESSIBILITY
1104.1	SITE ARRIVAL POINTS - ACCESSIBILITY PROVIDED
1104.3	CONNECTED SPACES - ACCESSIBLE PATH MUST BE PROVIDED TO EACH PORTION OF THE BUILDING
1104.4	MULTI LEVEL BUILDING: ONE ACCESSIBLE ROUTE CONNECTING STORIES REQUIRED
1105.1	AT LEAST 60% OF PUBLIC ENTRANCES SHALL BE ACCESSIBLE
TABLE 1106.2	ACCESSIBLE PARKING SPACES: ACCESSIBLE SPACES REQUIRED IN GROUP R-2. AT LEAST 2%, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.
TABLE 1107.6.2	ACCESSIBLE DWELLING UNITS: TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2.
1109.2	TOILET FACILITIES: AT LEAST ONE OF EACH TYPE OF FIXTURE AND ACCESSORIES SHALL BE ACCESSIBLE
1111.1	SIGNS NOT REQUIRED IN GROUP R-2.
CHAPTER 12	INTERIOR ENVIRONMENT
1210.2.2	FLOORS AND WALL BASE FINISH MATERIAL RESTROOMS: SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES
CHAPTER 13	ENERGY EFFICIENCY
1301.1.1	BUILDING IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH INTERNATIONAL ENERGY CONSERVATION CODE OR ASHRAE 90.1
CHAPTER 27	ELECTRICAL
2701	D.C. ELECTRICAL CODE 2017, SEE ELECTRICAL DRAWINGS FOR COMPLIANCE
CHAPTER 28	MECHANICAL
2801	D.C. MECHANICAL CODE 2017, SEE MECHANICAL DRAWINGS FOR COMPLIANCE
CHAPTER 29	PLUMBING
2901	D.C. PLUMBING CODE 2017, SEE PLUMBING DRAWINGS FOR COMPLIANCE

CURE ARCHITECTS

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1113 WAYNE PLACE SE, WASHINGTON, DC

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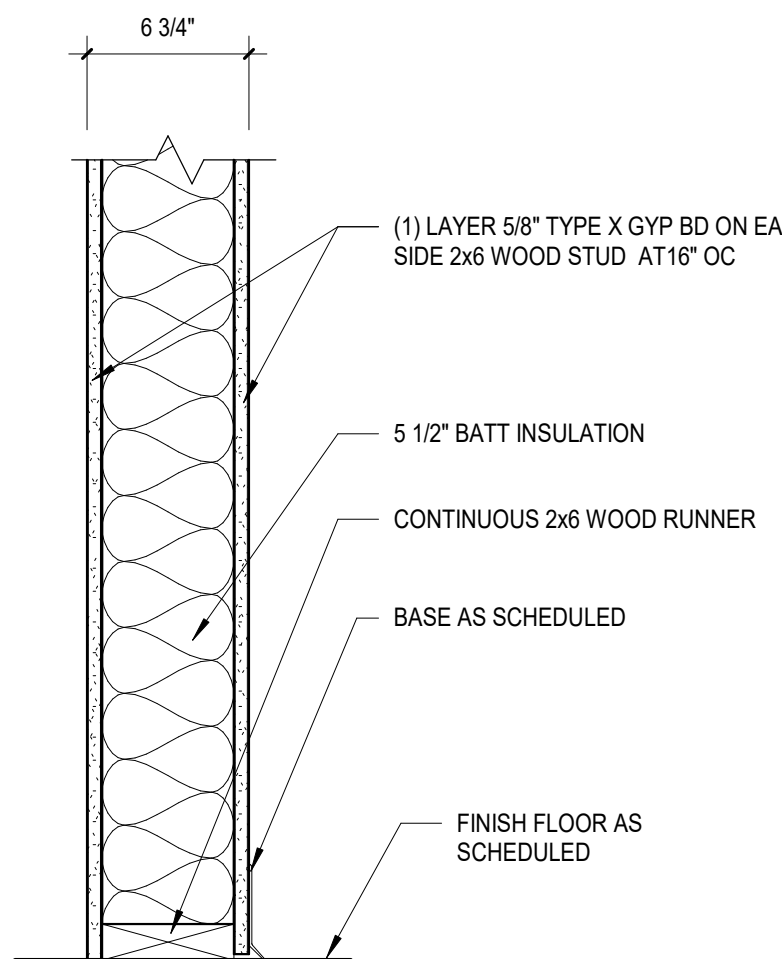
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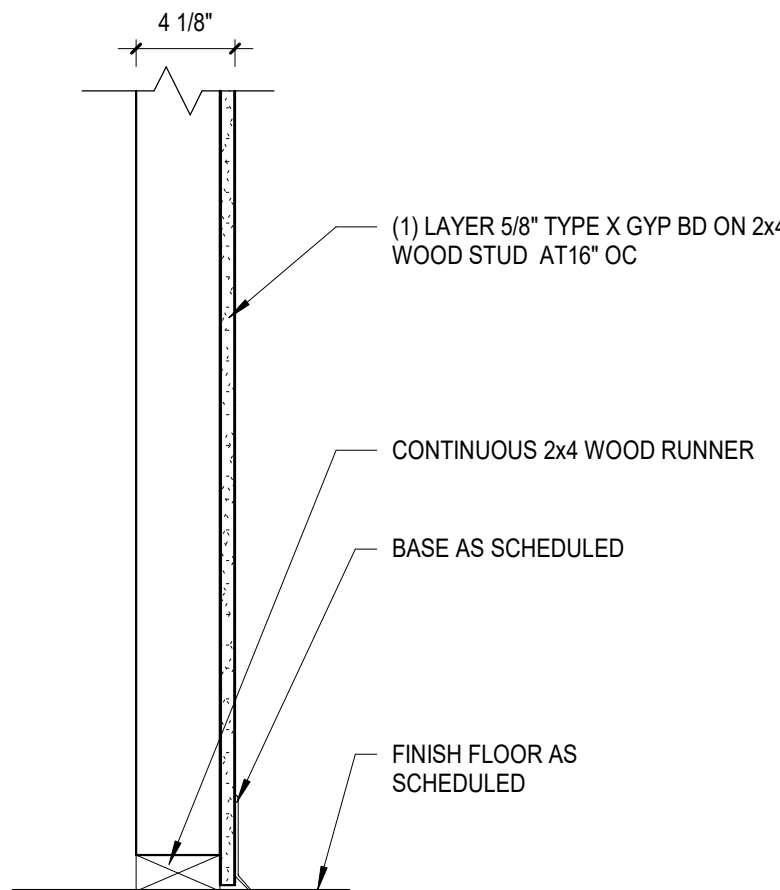
SHEET NOTES



NOTE: COORDINATE WALL TAG WITH WALL
COMPONENT NOTES FOR ADDITIONAL INFORMATION

W4

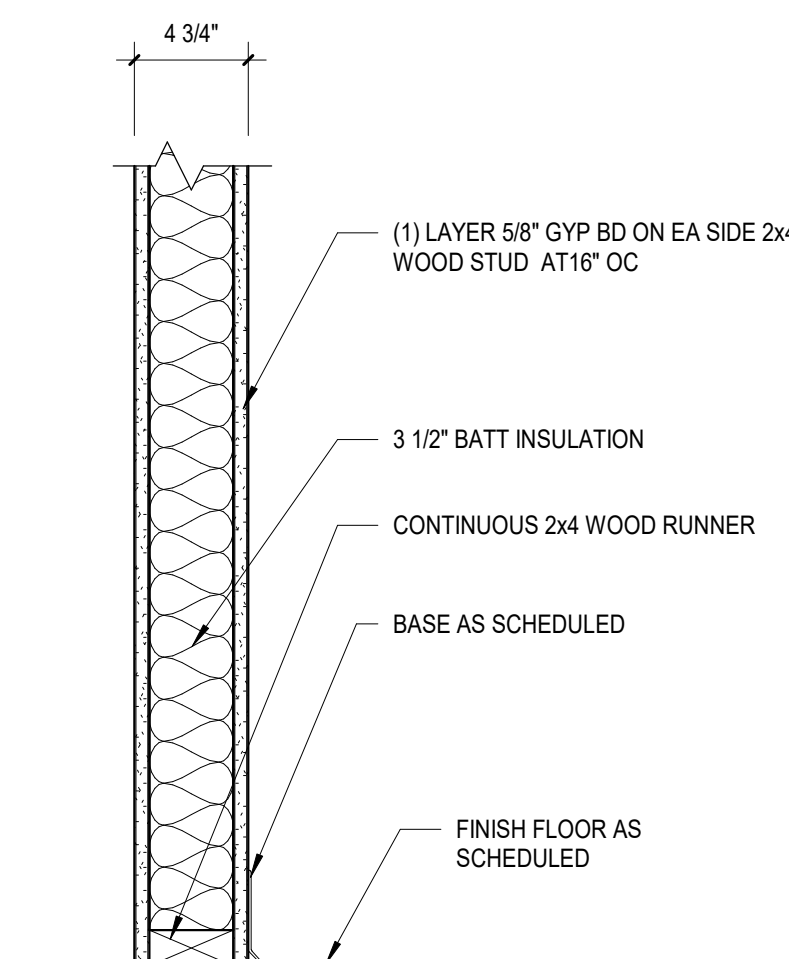
INTERIOR NON-LOAD BEARING WALL
FIRE RATING: N/A
STC:
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL
COMPONENT NOTES FOR ADDITIONAL INFORMATION

W3

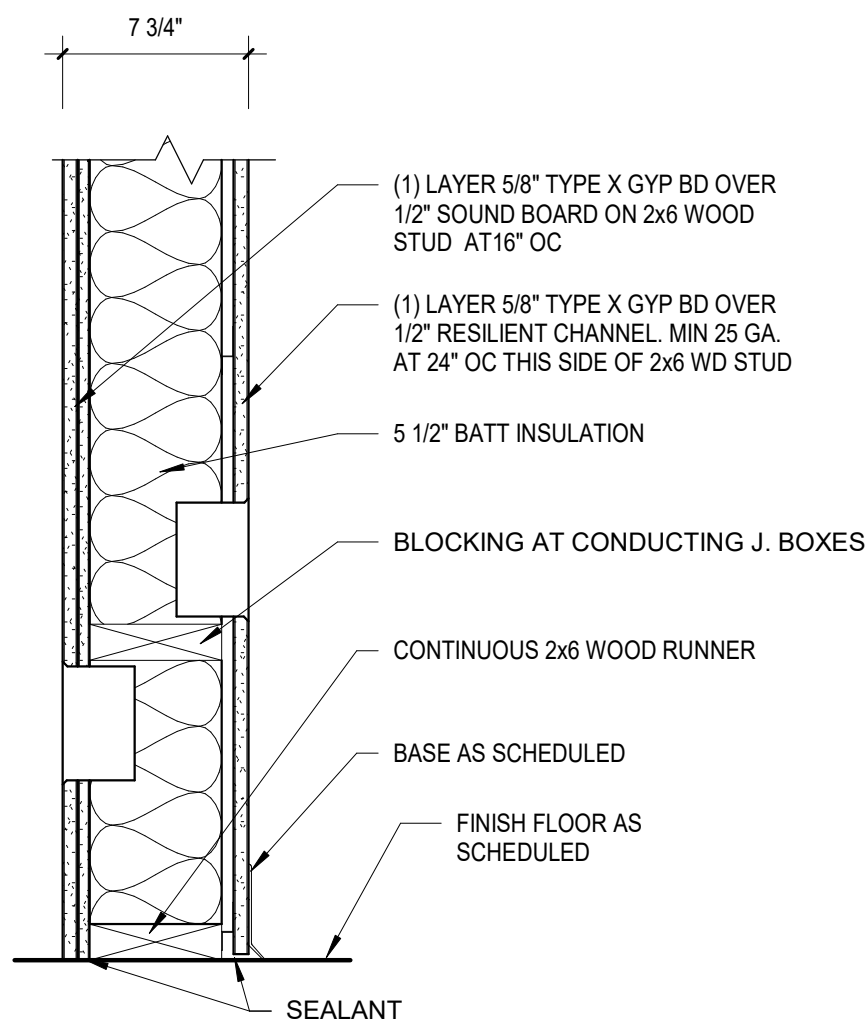
INTERIOR NON-LOAD BEARING WALL
FIRE RATING: N/A
STC:
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION

W2

INTERIOR NON LOAD-BEARING WALL
FIRE RATING: N/A
STC:
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL
COMPONENT NOTES FOR ADDITIONAL INFORMATION

W1

INTERIOR NON-LOAD BEARING WALL
FIRE RATING: 1 HOUR (UL U305)
STC: 58
NOTES: SCREWS FASTENING MATERIALS TO RESILIENT CHANNEL
MUST NOT TOUCH STUD

WALL TYPE GENERAL NOTES:

1. BRACE ALL INTERIOR PARTITIONS ABOVE CEILING TO STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
2. ALL FULL HEIGHT METAL STUD FRAMING SHALL BE BRACED TO THE ROOF STRUCTURE AND SHALL NOT BE FASTENED IN ANY WAY TO PANELS OR ROOF DECK (UNO).
3. FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED WITHIN WALLS AND ROUGH OPENINGS AS REQUIRED FOR MILLWORK SUPPORT, GRAB BARS, CLOSET SHELVING RODS, ETC. CONTRACTORS SHALL COORDINATE BLOCKING LOCATIONS AND REQUIREMENTS WITH PLANS AND G.C. PRIOR TO INSTALLATION OF GYP. BD.
4. CAULK PERIMETER OF ALL SOUND INSULATED WALLS WITH AN ACOUSTICAL SEALANT.
5. SEE FLOOR PLAN WALL TAG AND WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION.

WALL COMPONENT NOTES

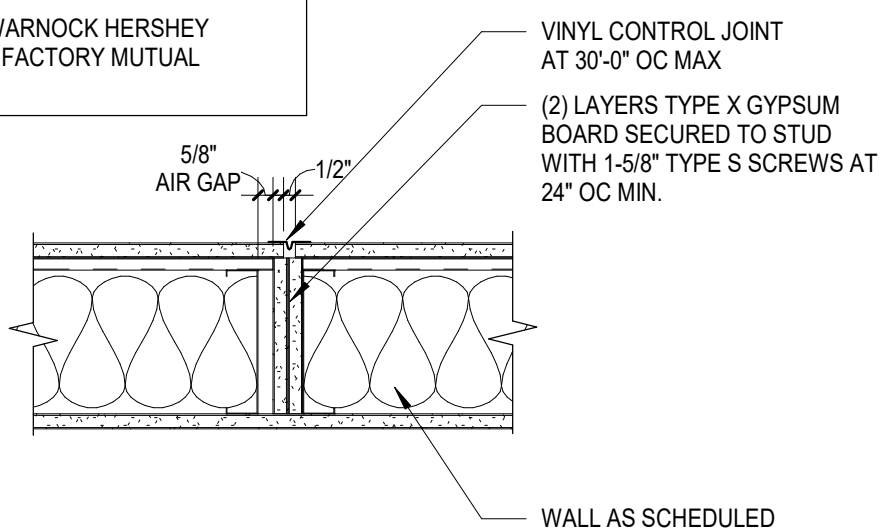
		ADDITIONAL WALL COMPONENT - SEE BELOW
COMPONENT LETTER	COMPONENT NOTE/DESCRIPTION	
A	INSULATION OCCURS FROM FLOOR SLAB TO MIN 6" ABOVE FINISHED CEILING.	
B	INSULATION OCCURS FROM FLOOR SLAB TO DECK ABOVE.	
C	MOLD/MOISTURE RESISTANT GP BD ON WET WALL SIDE.	
D	FACE APPLIED ACRYLIC COATING SYSTEM MOLD/MOISTURE RESISTANT GP BD.	

GENERAL NOTES

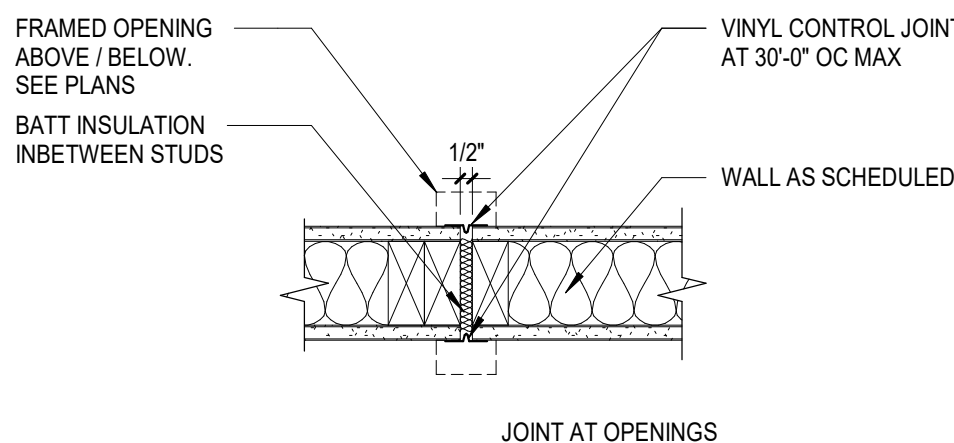
1. FOIL FACED HIGH DENSITY INSULATION TO BE USED AT ALL LEVELS ON EXTERIOR WALLS. FOIL FACED BATT INSULATION MEETING MINIMUM R VALUE IS ACCEPTABLE AT LEVELS 2 AND 3.
2. ALL CMU SHALL CONTAIN WATER REPELLANT ADMIXTURE (DOW-BLOCK SYSTEM). MORTAR SHALL HAVE SAME ADMIXTURE.
3. AT THE EXTERIOR FACE OF CMU, AND ONLY FOR THE EXTENT (HEIGHT AND WIDTH) OF THE BIORETENTION PONDS, APPLY PVC GEOMEMBRANE PER CIVIL DOCUMENTS.
4. EXTERIOR FACE OF CMU SHALL HAVE BREATHABLE ELASTOMERIC CLEAR COATING TO SPAN ALL EXTERIOR EXPOSED FACES OF CMU.
5. INTERIOR FINISHES TO BE SELECTED BY OWNER.
6. ONE SMOKE/CO ALARM SHALL BE INSTALLED IN EACH ROOM.
7. AT WALLS WITH RAILS OR GRAB BARS, PROVIDE REINFORCEMENT IN THE WALL AT THE LOCATION OF RAILING.

NOTE:

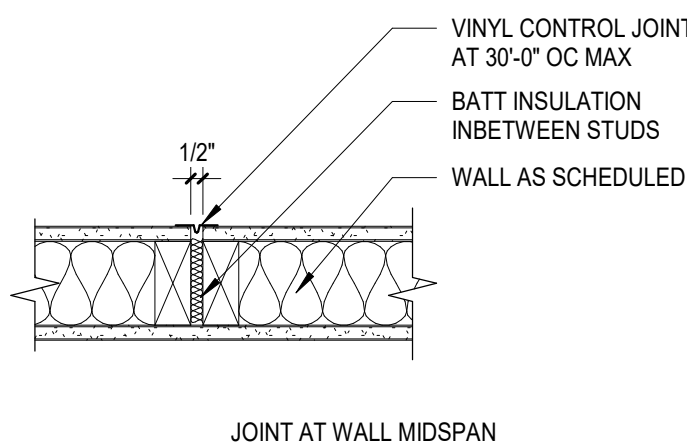
1. VINYL CONTROL JOINT MAY OCCUR ON BOTH SIDES OF WALL. SEE PLAN
2. WHERE OPENINGS OCCUR, PROVIDE DOUBLE STUD ON JAMB SIDE OF OPENING
3. THIS DETAIL IS BASED UPON WARNOCK HERSHEY REPORT NO. WH-651-0318.1 AND FACTORY MUTUAL DESIGN NO. WIB-1 HR.



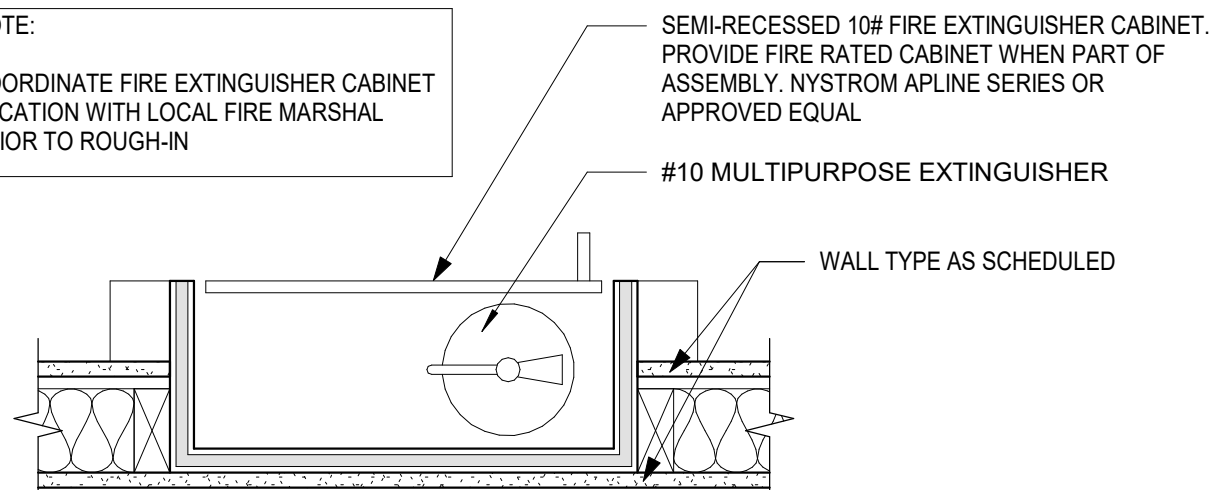
RATED GYP BD CONTROL JOINT DETAIL
1 1/2" = 1'-0"



GYP BD CONTROL JOINT DETAILS
1 1/2" = 1'-0"



NOTE:
COORDINATE FIRE EXTINGUISHER CABINET
LOCATION WITH LOCAL FIRE MARSHAL
PRIOR TO ROUGH-IN



FEC DETAIL

1 1/2" = 1'-0"

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G003

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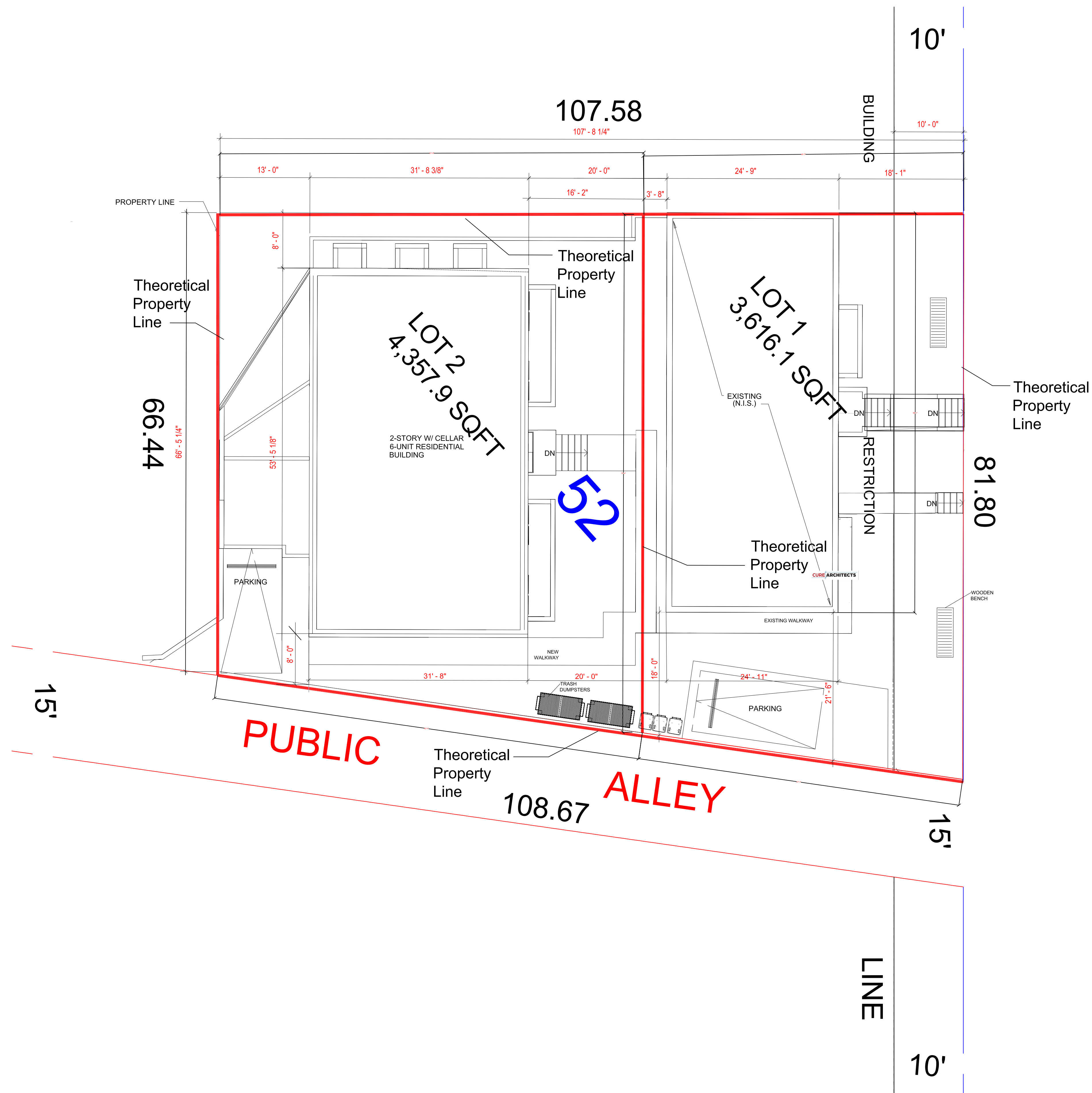
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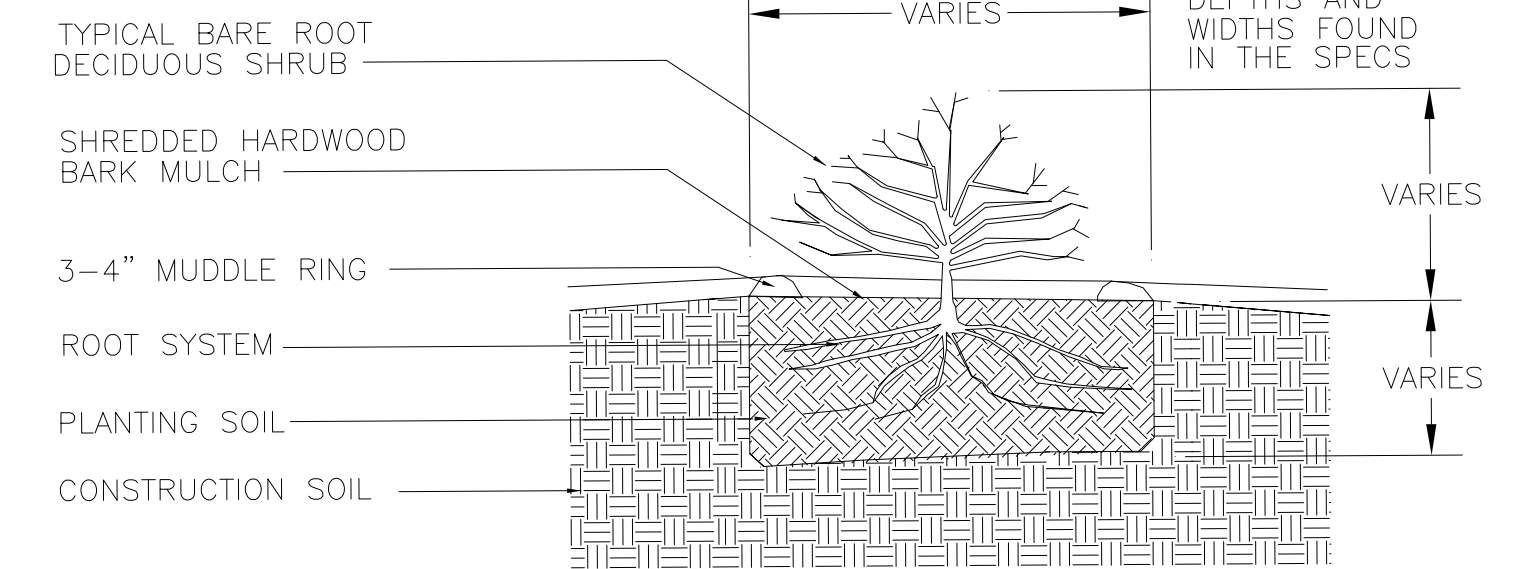
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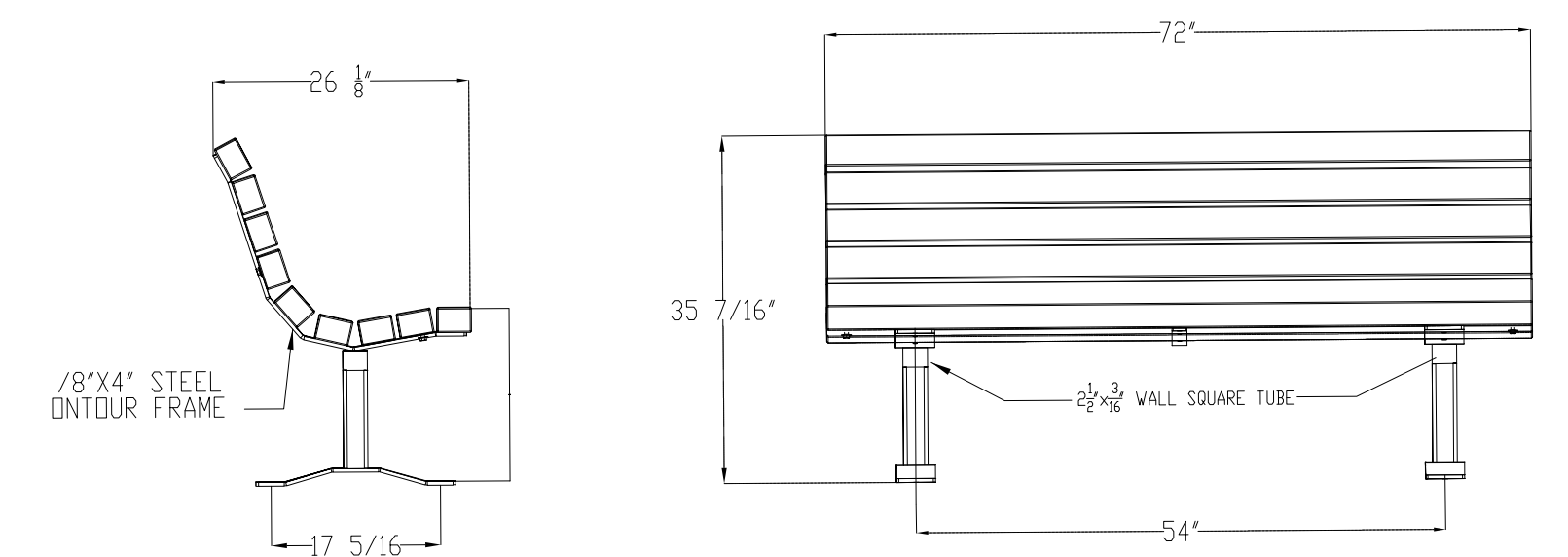
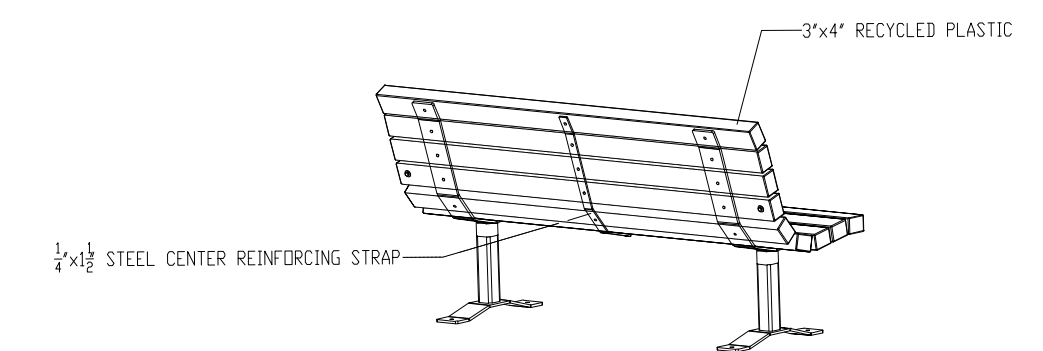


WAYNE PLACE, S.E.

NOTE: IN SOME CASES THE
MULCH IS ONLY A SPECIFIED
DIAMETER - SEE PLANS AND
SPECIFICATION FOR FURTHER
COORDINATION OF MULCHING



BARE ROOT PLANTING DETAIL
N.T.S.



BENCH DETAIL
N.T.S.

CONSTRUCTION KEYNOTES

Keynote Number	Description
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NEW WALL
CONSTRUCTION - SEE
PARTITION TYPES

NEW DOOR CONSTRUCTION - SEE DOOR AND FRAME TYPES, DOOR ELEVATIONS AND DOOR SCHEDULE KEYNOTE AS SHOWN (PLAN)

WAYNE PLACE APARTMENTS
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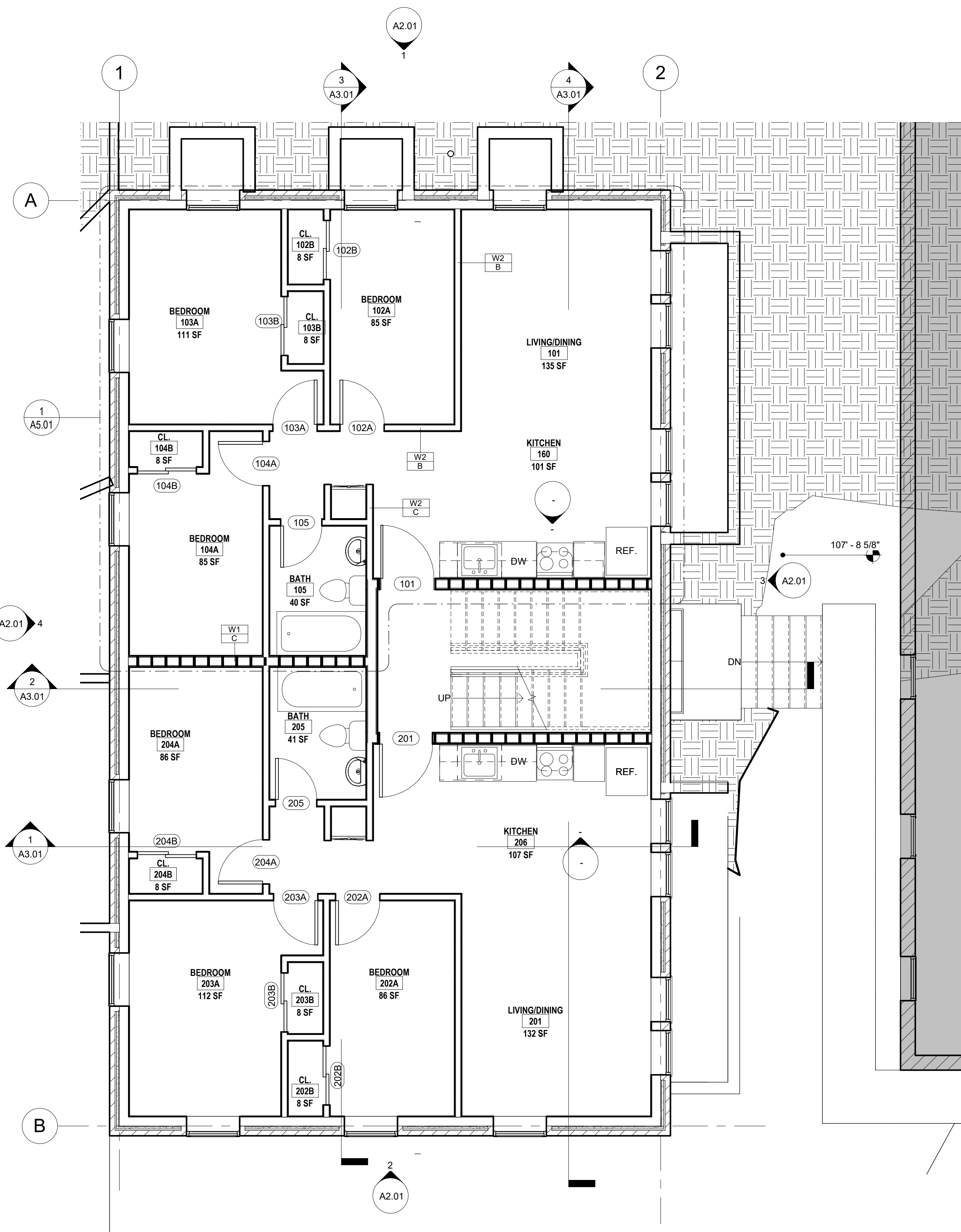
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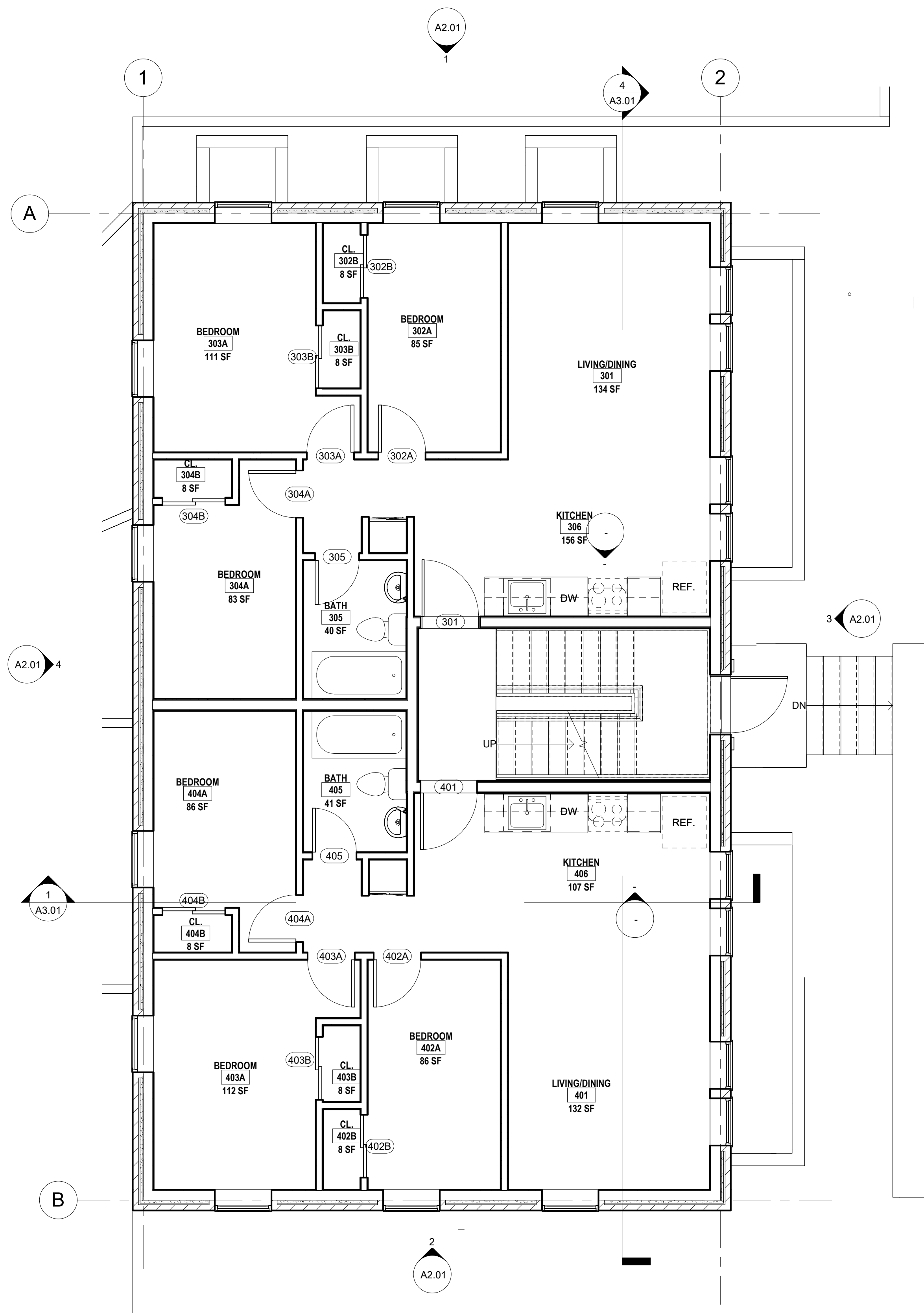
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A1.01

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Project Number



1 Cellar
A1.01 SCALE: 1/4" = 1'-0"



2 Level 1
A1.01 SCALE: 1/4" = 1'-0"

SHEET NOTES



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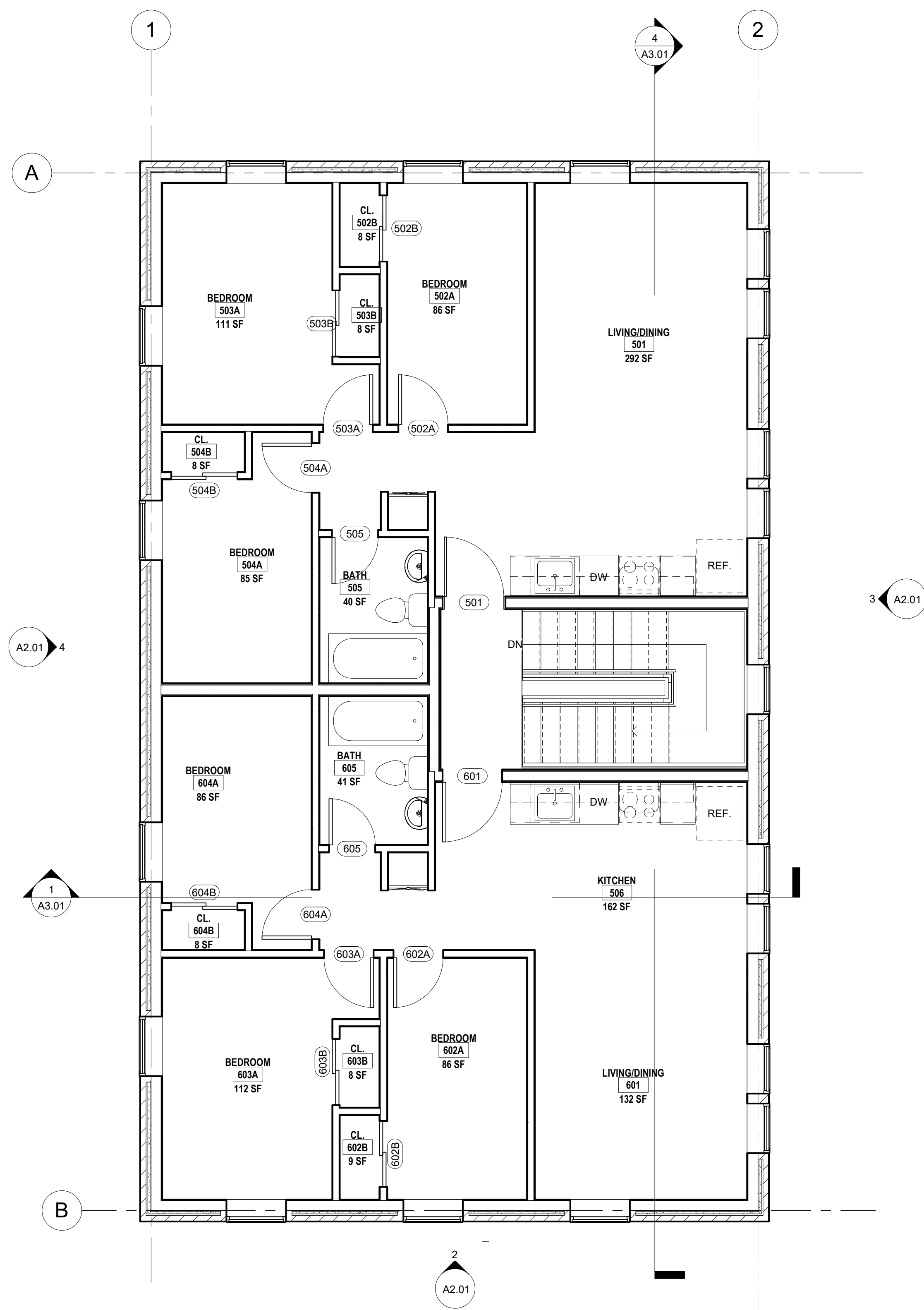
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Project Number

KEY PLAN



1 Level 2
A1.02 SCALE: 1/4" = 1'-0"

CEILING LEGEND:

		CEILING HEIGHT
	9'-6" A	CEILING FINISH
A.		PRIMED & PAINTED GYPSUM BOARD
B.		PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT
C.		PRIMED & PAINTED GYPSUM BOARD ON UNDERSIDE OF FLOOR/ROOF SYSTEM ABOVE ELEVATION LISTED IS APPROPRIATE.
D.		2x2 LAY-IN ACoustICAL CLG. TILE SUSPENDED FROM STRUCT.
E.		2x2 LAY-IN ACoustICAL CLG WITH VINYL FACING. TILE SUSPENDED FROM STRUCT.
F.		PRIMED AND PAINTED GYPSUM BOARD - MOISTURE RESISTANT - PAINTED WITH EPOXY PAINT
G.		WOOD LACE CEILING PANELS
H.		1/2" OR GREATER ACRYLIC COATING SYSTEM OVER 5/8" DENSGLASS

CEILING - FIXTURE LEGEND:

SYMBOLS ARE NOT TO SCALE

- | | |
|---|--|
|  | 2' x 2' RECESSED LIGHTING FIXTURE |
|  | 2' x 4' RECESSED LIGHTING FIXTURE |
|  | 1' x 4' RECESSED LIGHTING FIXTURE |
|  | 4' STRIP LIGHTING FIXTURE - SURFACE MOUNTED |
|  | WALL MOUNTED LIGHT FIXTURE |
|  | CEILING MOUNTED DECORATIVE LIGHTING FIXTURE |
|  | RECESSED LIGHTING FIXTURE |
|  | PENDANT LIGHT - SEE PLANS FOR CONFIGURATION & SIZE |
|  | TRACK W/ ADJUSTABLE TRACK HEADS |
|  | LED COVE LIGHTING STRIP FIXTURE |
|  | SPEAKER |
|  | SECURITY CAMERA |
|  | WIRELESS ACCESS POINT |
- * PROVIDE EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODE

1. FIELD VERIFY EXISTING CONDITIONS / DIMENSIONS PRIOR TO START OF WORK.
2. EXISTING FIRE DEPARTMENT VEHICLE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION.
3. REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO: SIGNAGE, SIDEWALKS, CURBS, SITE SIGNAGE, IRRIGATION, AND STORM WATER MANAGEMENT.
4. ALL DOOR OPENINGS ARE TO BE LOCATED 4' FROM THE INTERIOR CORNER OF THE WALL UNLESS INDICATED OTHERWISE.
5. PROVIDE ALL ROUGH OPENINGS OF ALL DOORS AND WINDOWS WITH THE MANUFACTURER'S REQUIREMENTS.
6. COORDINATE LOCATIONS OF FIRE EXTINGUISHERS AND SEMI-RECESSED WALL CABINETS (DESIGNATED AS FE OR FEC) WITH THE LOCAL FIRE MARSHAL. COORDINATE WALL DEPTH REQUIRED FOR CABINET W/MPFR REQUIREMENTS.
7. COORDINATE ALL FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.
8. ALL DIMENSIONS ARE FROM FACE OF FINISH UNO.

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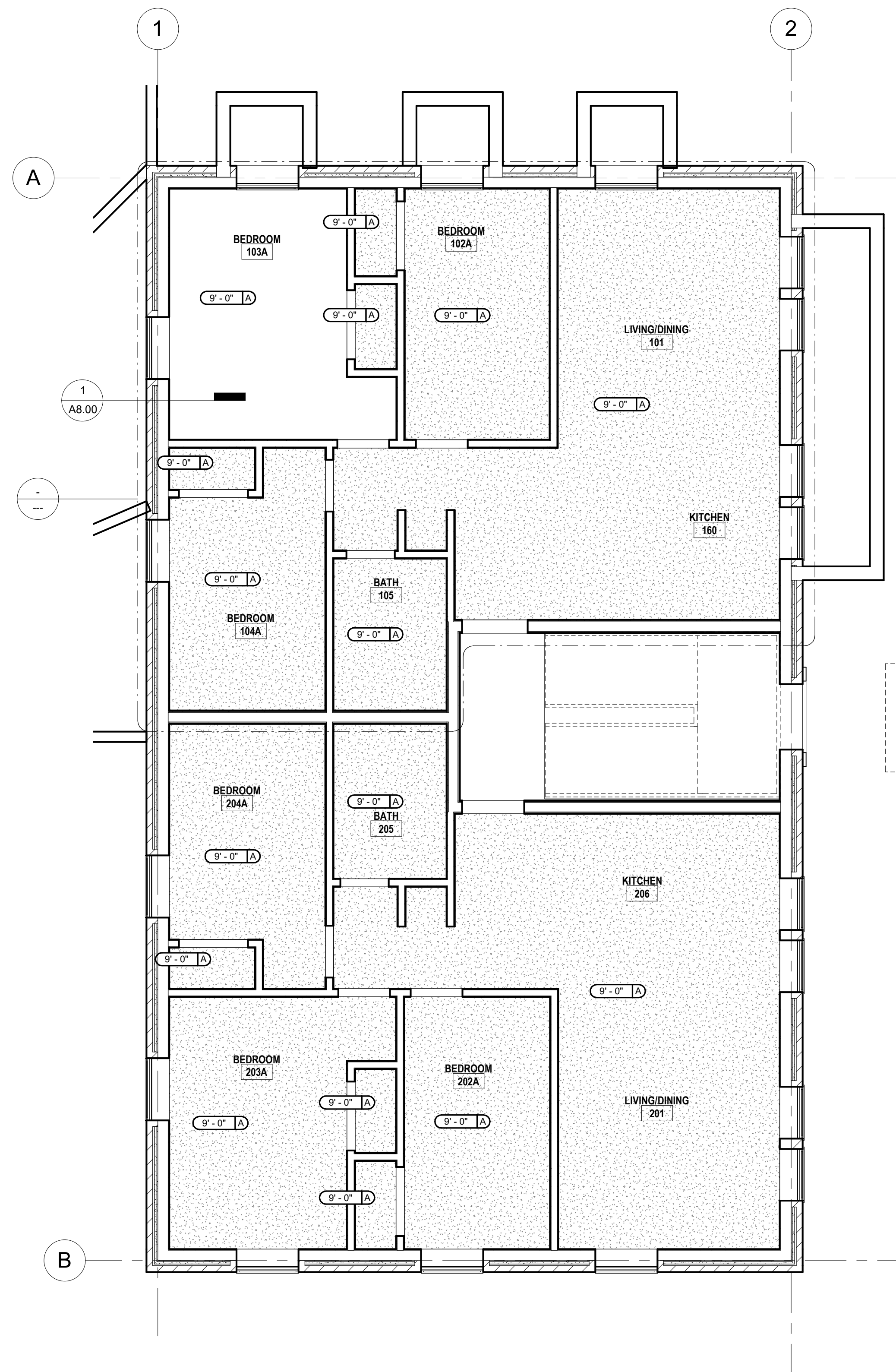
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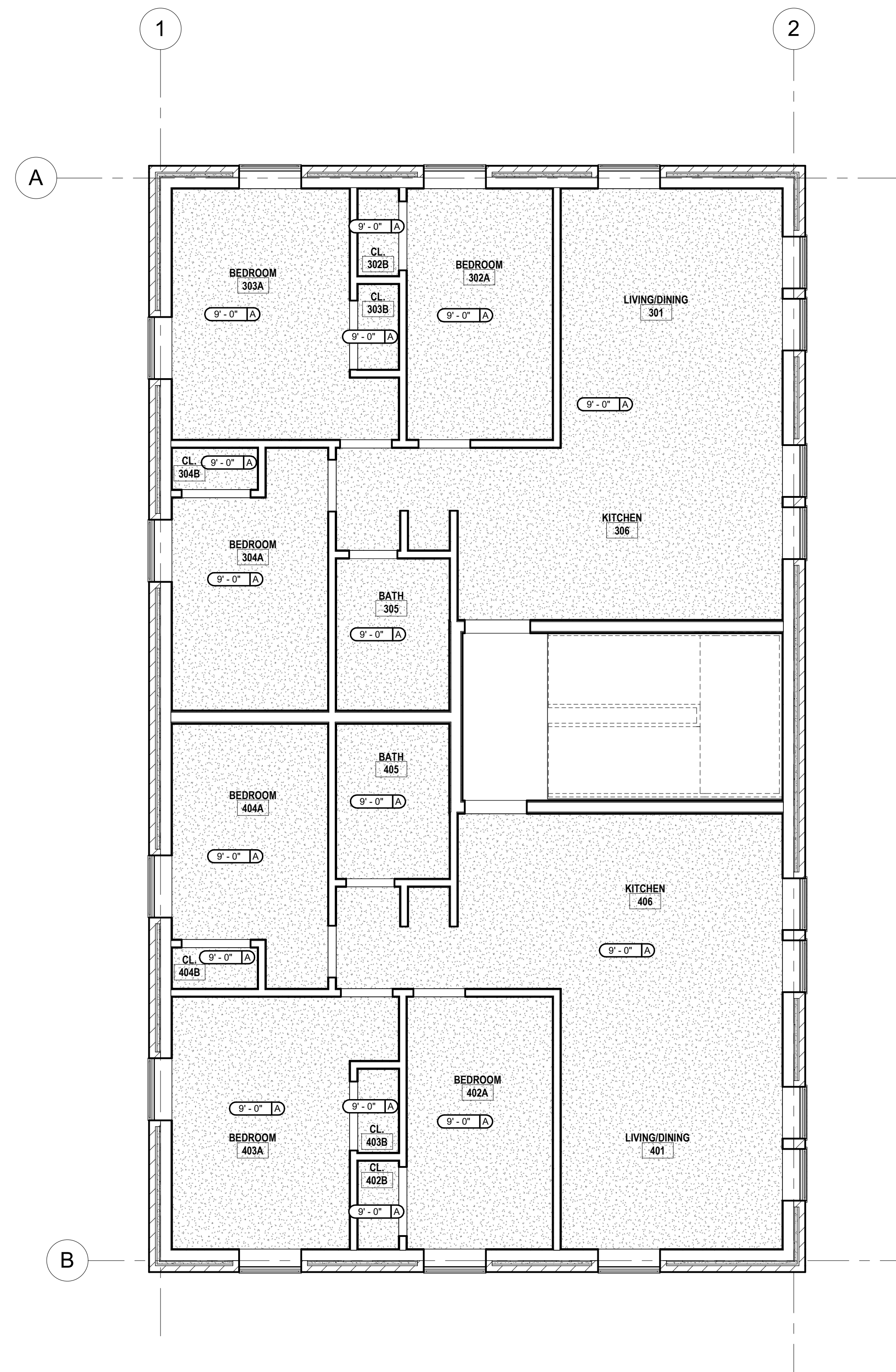
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CHRISTOPHER MAK

CURE ARCHITECTS

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2 Cellar
A1.03 SCALE: 1/4" = 1'-0"



1 Level 1
A1.03 SCALE: 1/4" = 1'-0"

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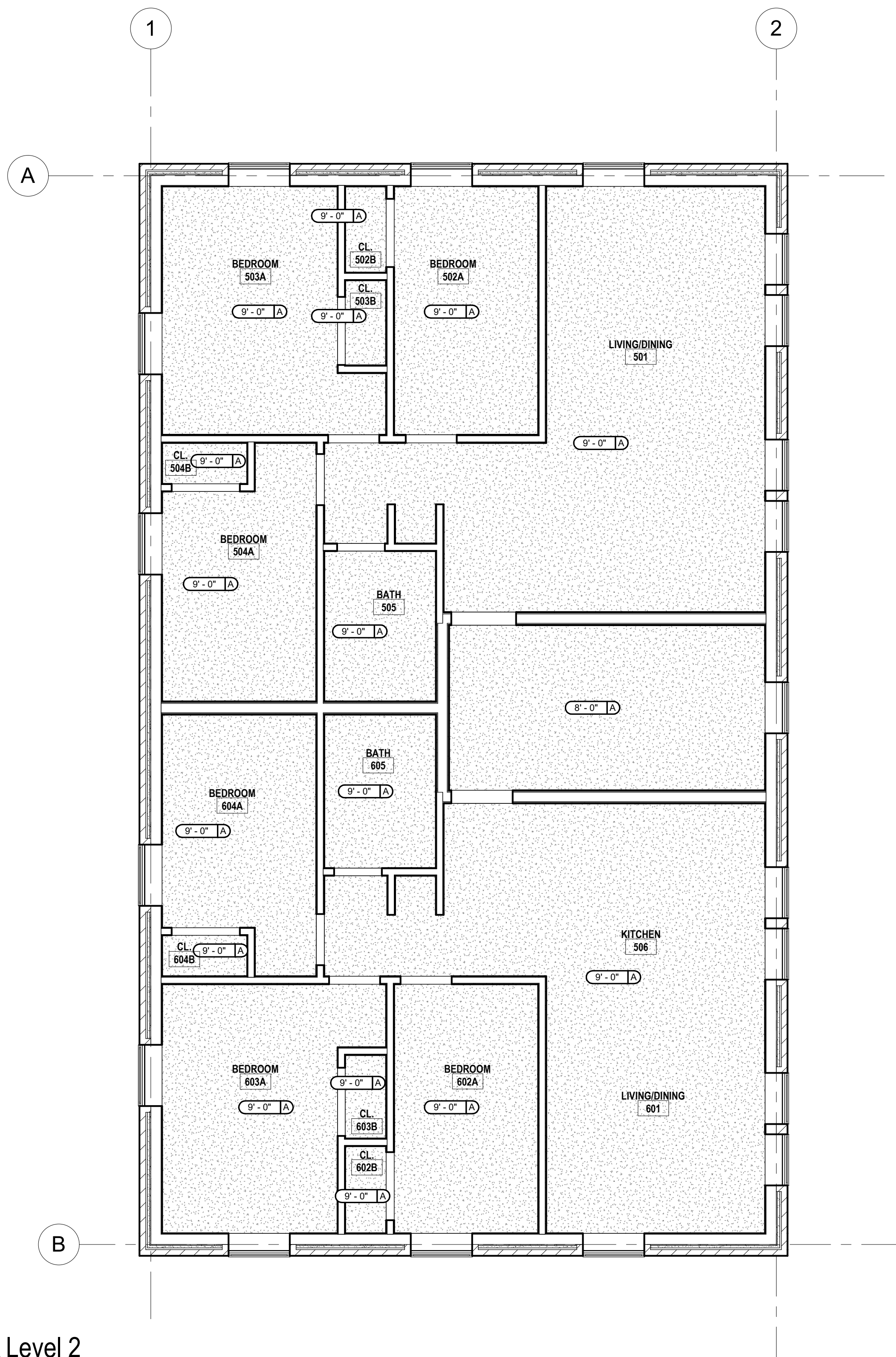


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GENERAL NOTES



1

Level 2

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

A1.04

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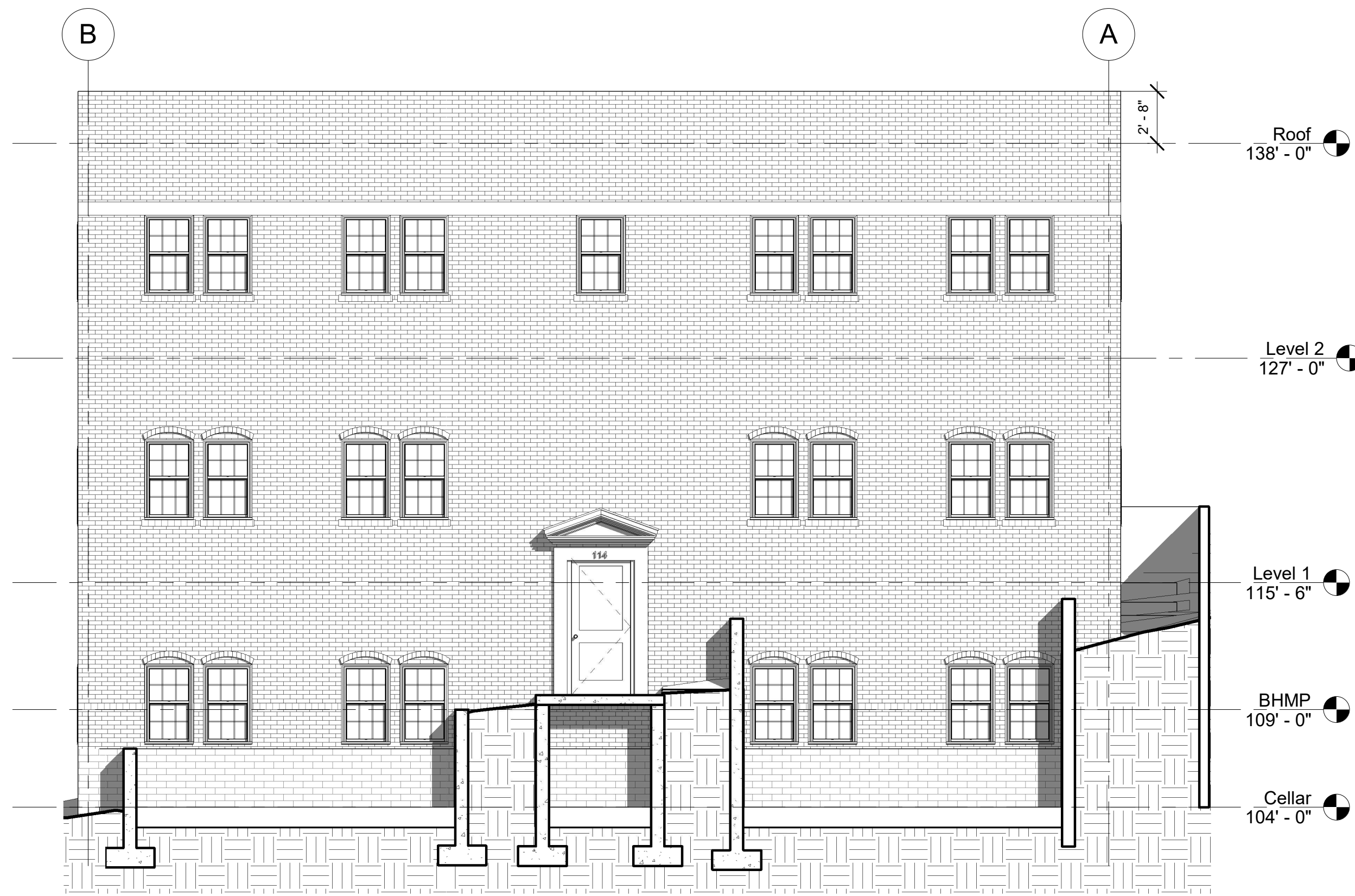
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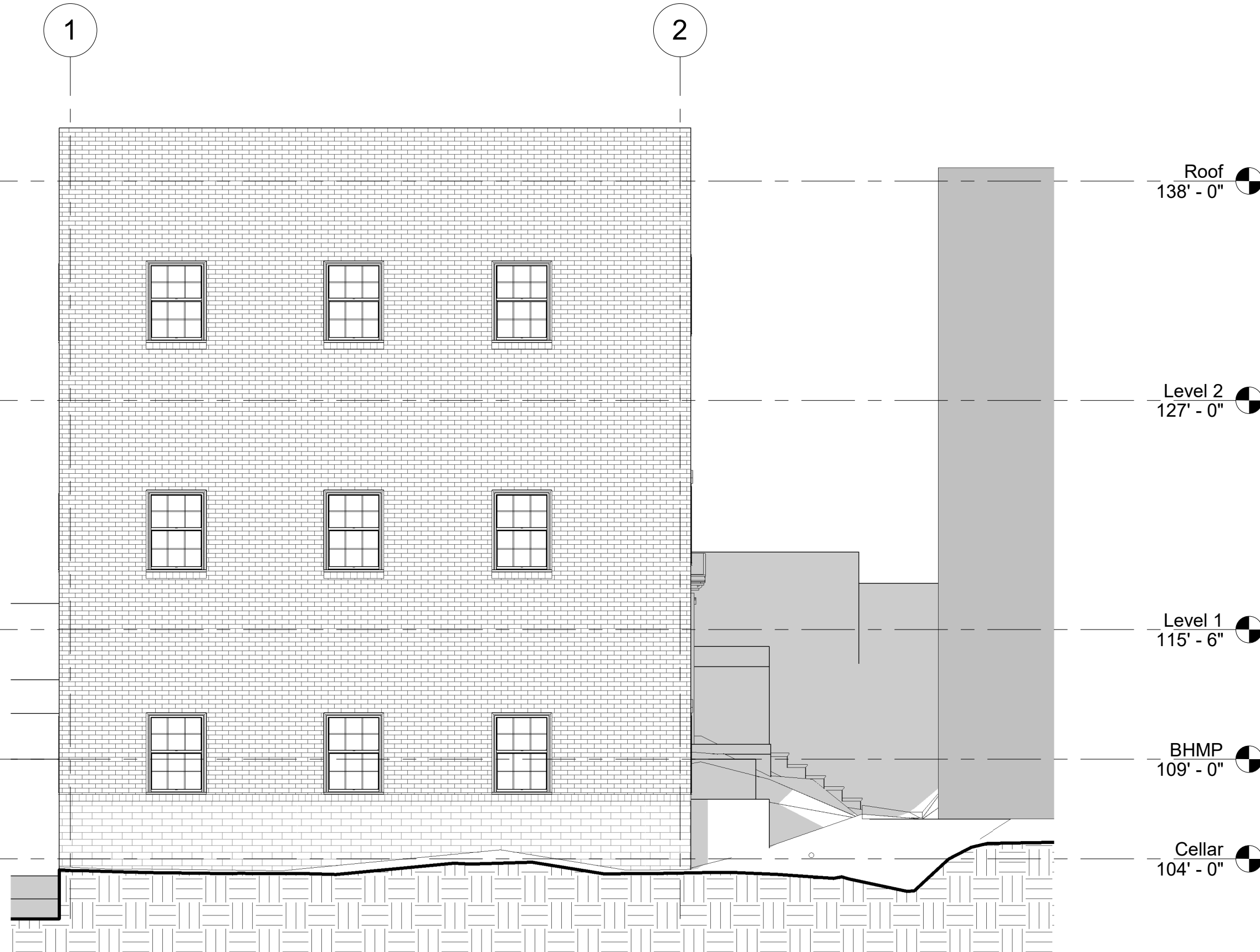
3 EAST ELEVATION
A2.01 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
A2.01 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A2.01 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
A2.01 SCALE: 3/16" = 1'-0"

SHEET NOTES

EXTERIOR KEYNOTES

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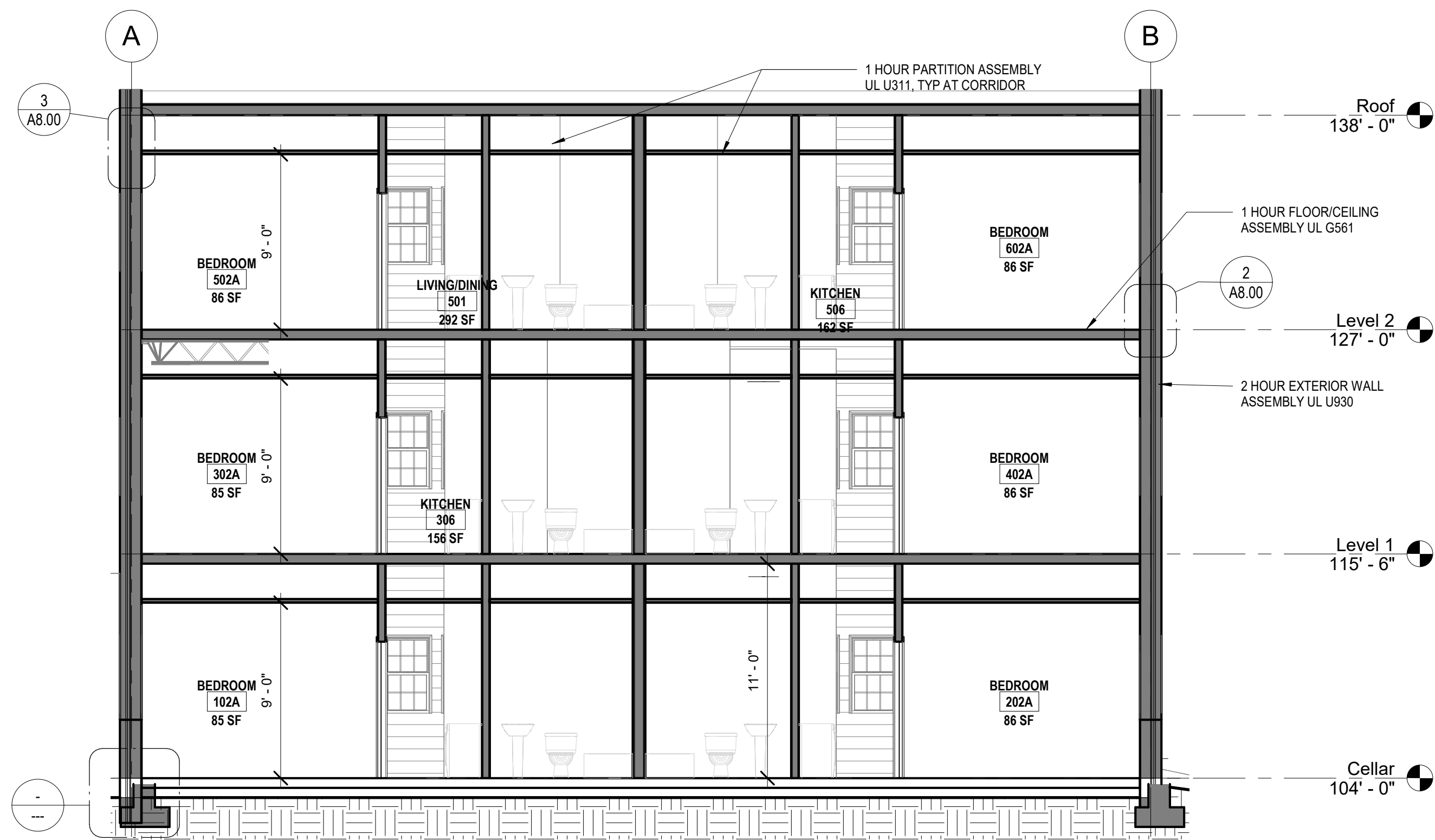
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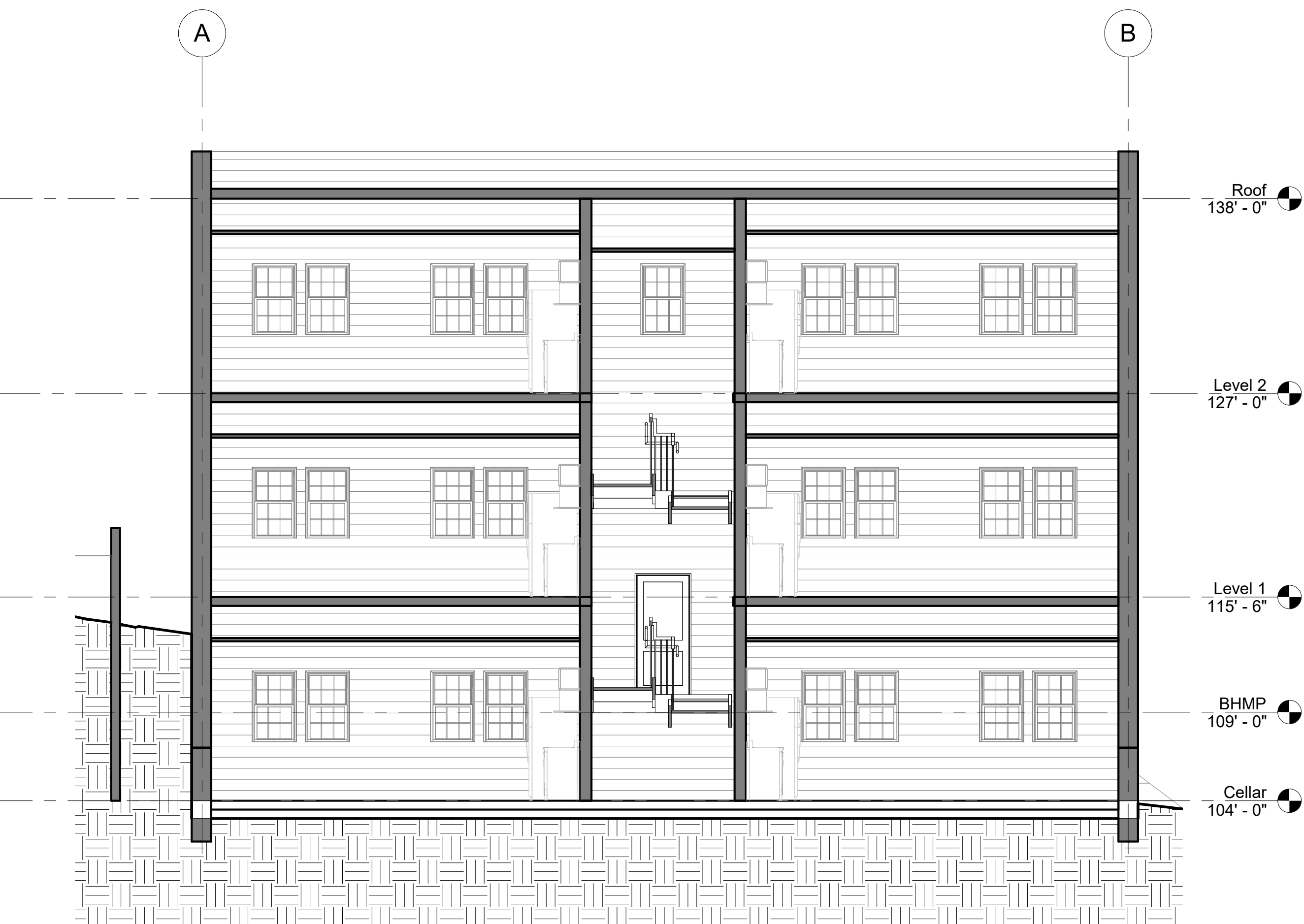
A2.01

job number:

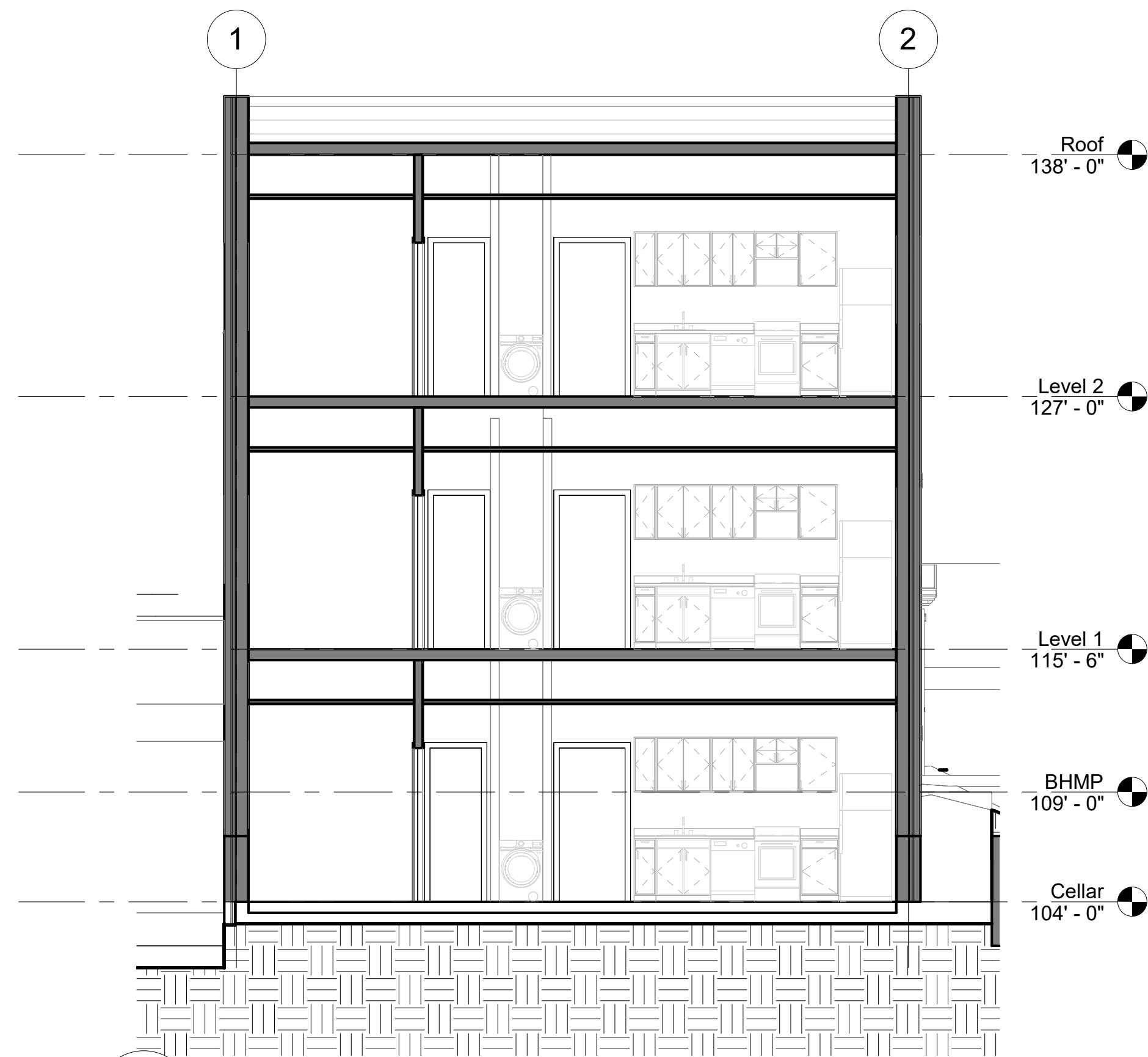
Project Number



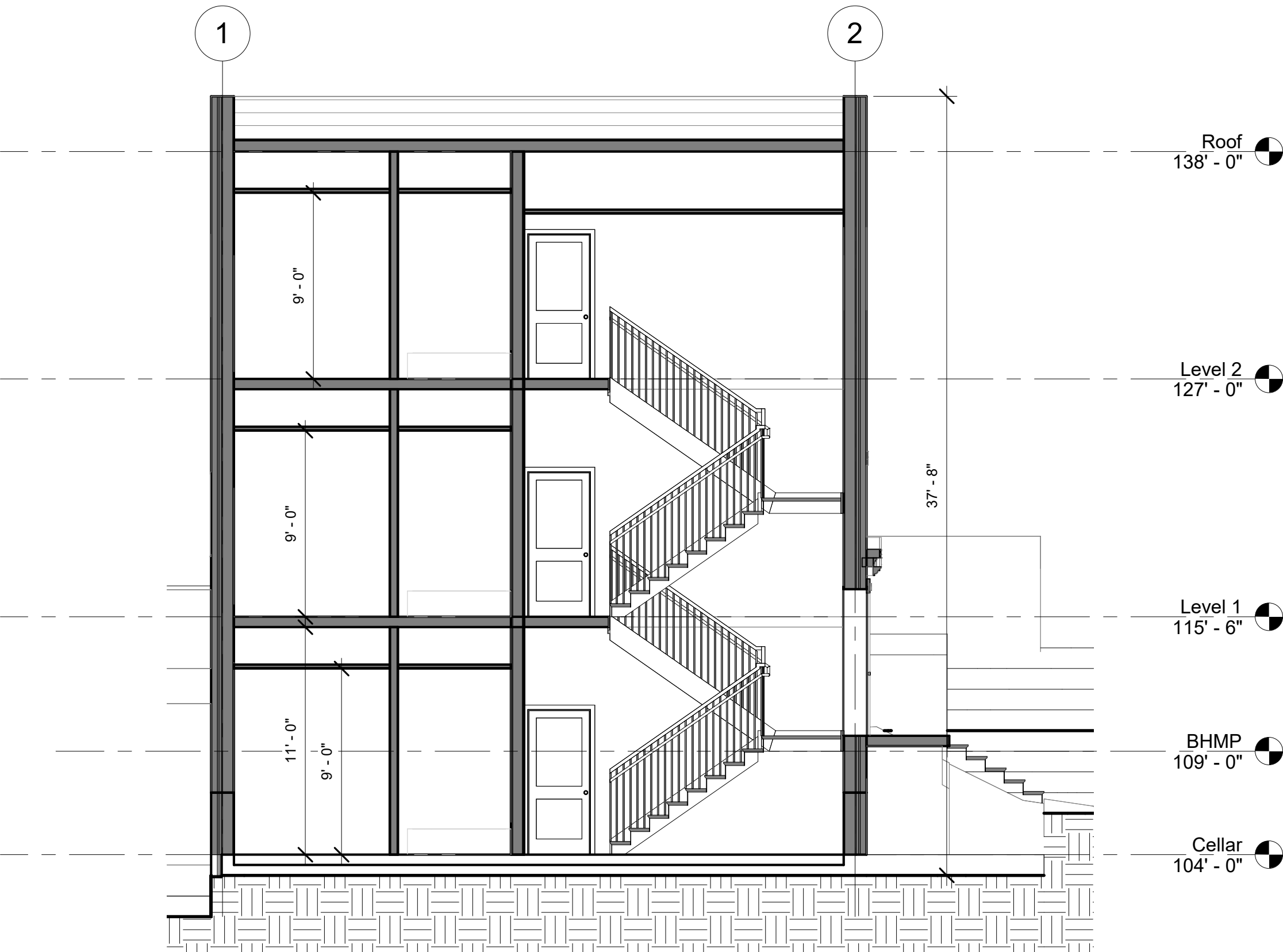
3 EAST SECTION A
SCALE: 3/16" = 1'-0"



4 EAST SECTION B
SCALE: 3/16" = 1'-0"



1 NORTH SECTION A
SCALE: 3/16" = 1'-0"



2 NORTH SECTION B
SCALE: 3/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

1	ISSUE FOR PERMIT	01/22/2021
no.	description	date
Sheet Revisions		

no.	description	date
Project Issues		

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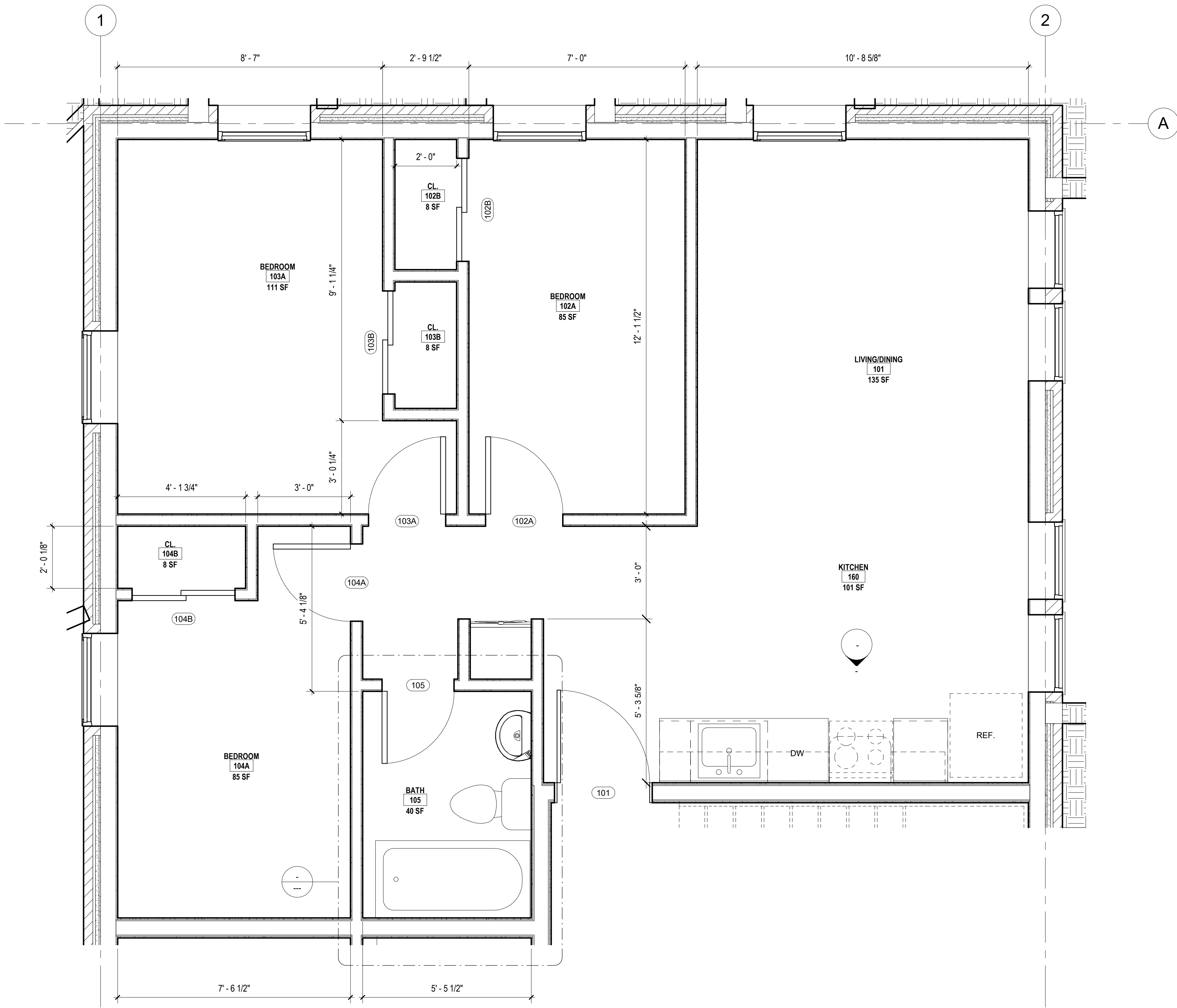
sheet name:
BUILDING SECTIONS

drawn by:
Author

checked by:
Checker

sheet number:
A3.01

job number:
Project Number



1
A5.01

TYPICAL UNIT LAYOUT
SCALE: 1/2" = 1'-0"

SHEET NOTES

GENERAL NOTES

WALL TYPE GENERAL NOTES:

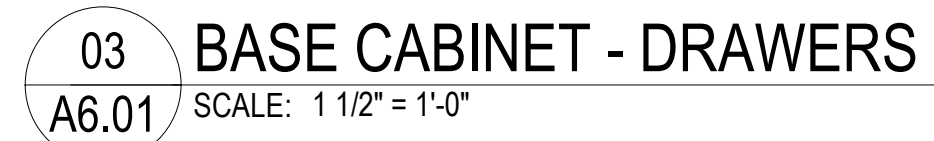
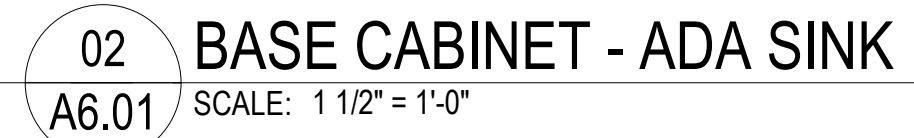
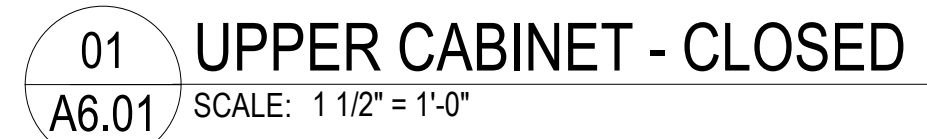
- BRACE ALL INTERIOR PARTITIONS ABOVE CEILING TO STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
- ALL FULL HEIGHT METAL STUD FRAMING SHALL BE BRACED TO THE ROOF STRUCTURE AND SHALL NOT BE FASTENED IN ANY WAY TO PANELS OR ROOF DECK (UNO).
- FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED WITHIN WALLS AND ROUGH OPENINGS AS REQUIRED FOR MILLWORK SUPPORT, GRAB BARS, CLOSET SHELVING/RODS, TOILET ACCESSORIES, ETC. COORDINATE BLOCKING LOCATIONS AND REQUIREMENTS WITH PLANS AND G.C. PRIOR TO INSTALLATION OF GYP. BD.
- CAULK PERIMETER OF ALL SOUND INSULATED WALLS WITH AN ACOUSTICAL SEALANT.
- SEE FLOOR PLAN WALL TAG AND WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION.

WALL COMPONENT NOTES

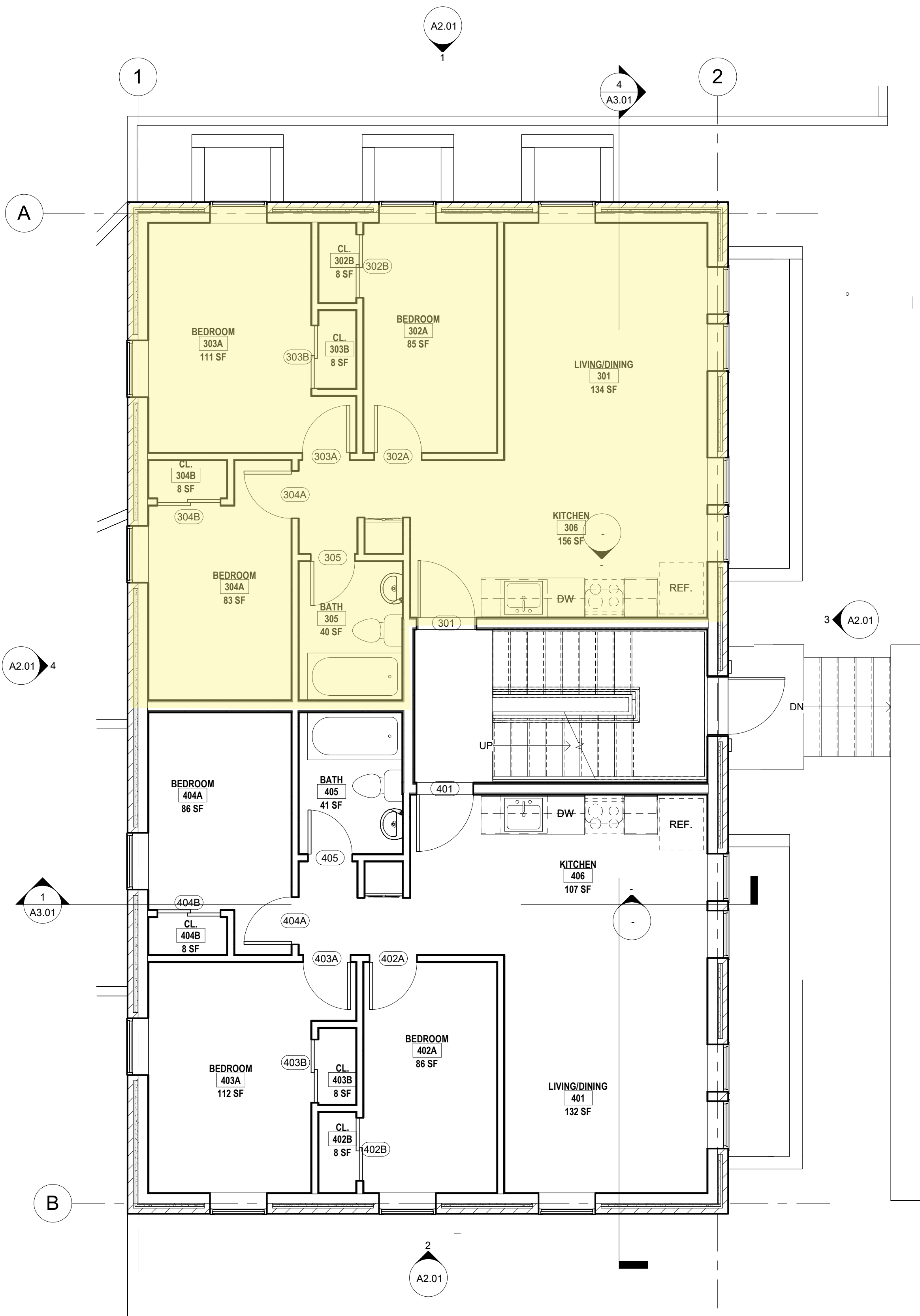
WALL TYPE TAG		ADDITIONAL WALL COMPONENT - SEE BELOW.
COMPONENT LETTER	COMPONENT NOTE/DESCRIPTION	
A	INSULATION OCCURS FROM FLOOR SLAB TO MIN 6" ABOVE FINISHED CEILING.	
B	INSULATION OCCURS FROM FLOOR SLAB TO DECK ABOVE.	
C	MOLD/MOISTURE RESISTANT GYP BD ON WET WALL SIDE.	
D	FACE APPLIED ACRYLIC COATING SYSTEM MOLD/MOISTURE RESISTANT GYP BD.	

no.	description	date
Sheet Revisions		

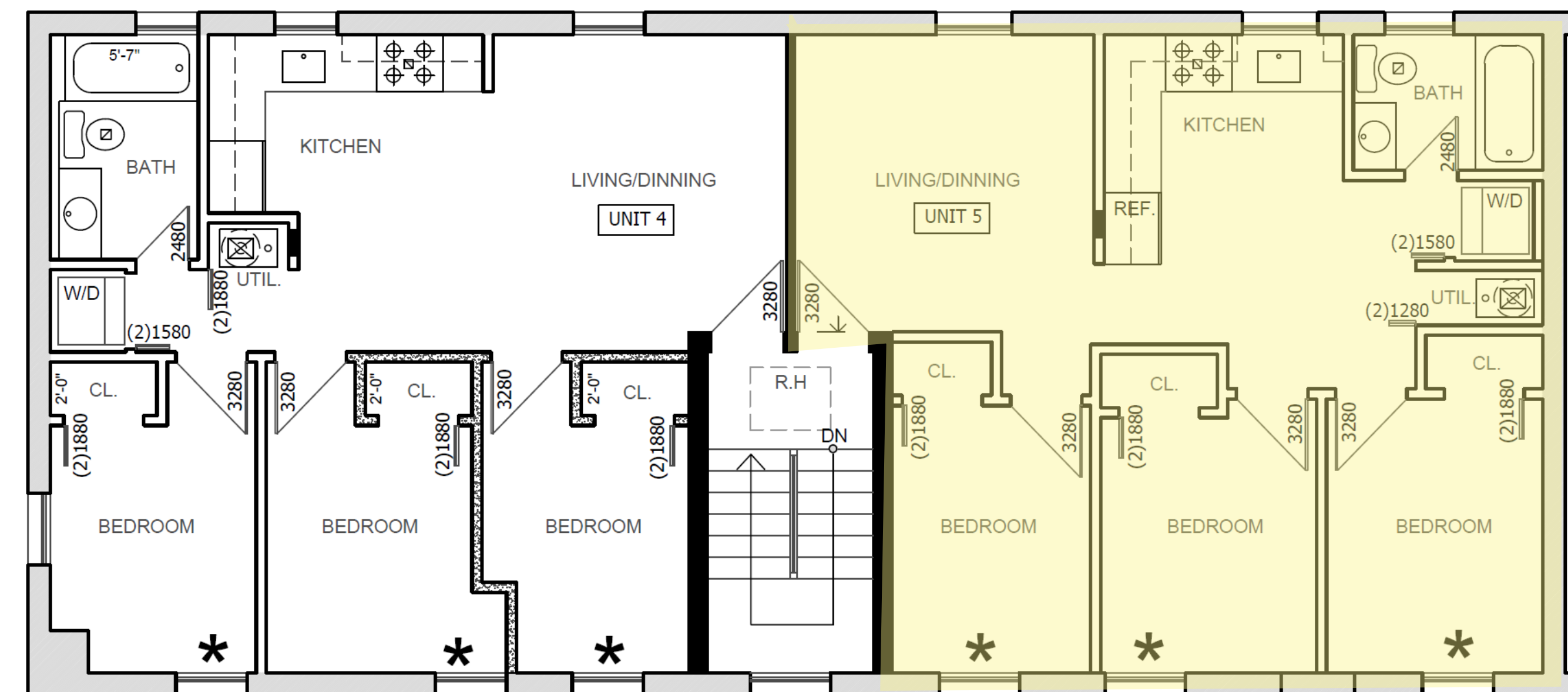
no.	description	date
Project Issues		



Highlighted units in each building are set aside for IZ inclusion



Proposed Building



Existing Building

2nd Floor

IZ Unit Identification

SHEET NOTES

CONSTRUCTION KEYNOTES	
Keynote Number	Description

CONSTRUCTION LEGEND

The legend defines three symbols used in the floor plan:

- NEW WALL**: Represented by a rectangle with diagonal hatching.
- CONSTRUCTION - SEE PARTITION TYPES**: Represented by a thin, solid black line.
- NEW DOOR CONSTRUCTION. SEE DOOR AND FRAME TYPES, DOOR ELEVATIONS AND DOOR SCHEDULE. (SEE KEYNOTE AS SHOWN ON PLAN)**: Represented by a door symbol consisting of a rectangular frame with a curved swing line and a small square handle.

GENERAL NOTES

[illegible]

KEY PLAN

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sheet name:
CONSTRUCTION PLANS

drawn by:
Author

checked by:
Checker

sheet number:

Z001

job number:

Project Number

WAYNE PLACE APARTMENTS
CHRISTOPHER MAK

113 WAYNE PLACE SE, WASHINGTON, DC.

NOTES AND COMPUTATIONS

Zone: RA-1
Existing Use:
Property Address: 113 Wayne PI SE
Square: 6117 Lot(s): 0052
Proposed Use: Construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, on the same lot as an existing apartment house in the RA-1 zone

Theoretical Lot 1 (Fronts Wayne PI SE)

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	7974	1800	N/A	3616.1	N/A	
Lot Occupancy	18.1%	N/A	40%	39.8%	N/A	
Floor Area	3611	N/A	N/A	3611.4	N/A	
Floor Area Ratio	.45	N/A	.9 (1.08 IZ)	1.00 (IZ)	N/A	
Parking Spaces	0	1	N/A	1	N/A	
Front yard	18 ft	N/A	N/A	18 ft	N/A	
Rear Yard	64 ft	20 ft	N/A	3.67 ft	16.33 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	0 ft/ 8 ft	8 ft	N/A	0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	

NOTES AND COMPUTATIONS

Zone: RA-1
Existing Use:
Property Address: 113 Wayne PI SE
Square: 6117 Lot(s): 0052
Proposed Use: Construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, on the same lot as an existing apartment house in the RA-1 zone

Theoretical Lot 2 (Rear lot abutting alley)

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	4357.9	N/A	
Lot Occupancy	N/A	N/A	40%	38.8%	N/A	
Floor Area	N/A	N/A	N/A	4398.3	N/A	
Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.01	N/A	
Parking Spaces	N/A	1	N/A	1	N/A	
Front yard	N/A	N/A	N/A	16.167 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	29 ft	N/A	

Please note that all dimensions on this chart are also noted on the following pages along with a highlighted drawing dhowing the ful lot areas for each.

NOTES AND COMPUTATIONS

Zone: RA-1
Existing Use:
Property Address: 113 Wayne PI SE
Square: 6117 Lot(s): 0052
Proposed Use: Construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, on the same lot as an ex apartment house in the RA-1 zone

Full Project

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	7974	N/A	
Lot Occupancy	N/A	N/A	40%	39.2%	N/A	
Floor Area	N/A	N/A	N/A	8009.7	N/A	
Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.00	N/A	
Parking Spaces	N/A	2	N/A	2	N/A	
Front yard	N/A	N/A	N/A	18 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft 0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	

WAYNE PLACE, S.E.



Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	7974	1800	N/A	3616.1	N/A	
Lot Occupancy	18.1%	N/A	40%	39.8%	N/A	
Floor Area	3611	N/A	N/A	3611.4	N/A	
Floor Area Ratio	.45	N/A	.9 (1.08 IZ)	1.00 (IZ)	N/A	
Parking Spaces	0	1	N/A	1	N/A	
Front yard	18 ft	N/A	N/A	18 ft	N/A	
Rear Yard	64 ft	20 ft	N/A	3.67 ft	16.33 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	0 ft / 8 ft	8 ft	N/A	0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	

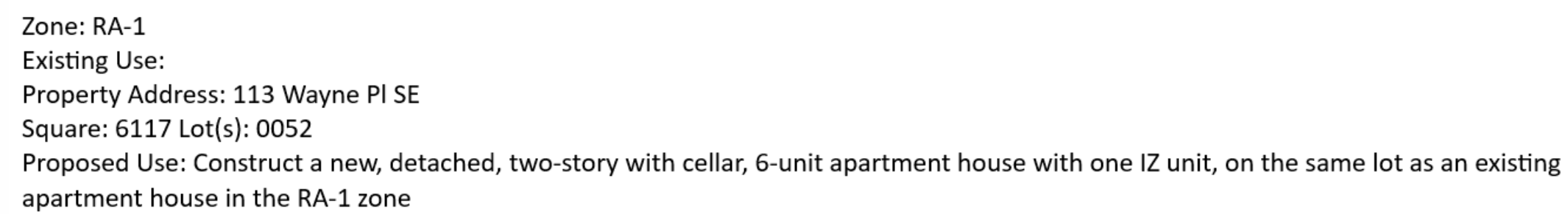
CURE ARCHITECTS

113 WATNE PLACE SE, WASHINGTON, DC:

[illegible]

Z100A

WAYNE PLACE, S.E.



Theoretical Lot 2 (Rear lot abutting alley)

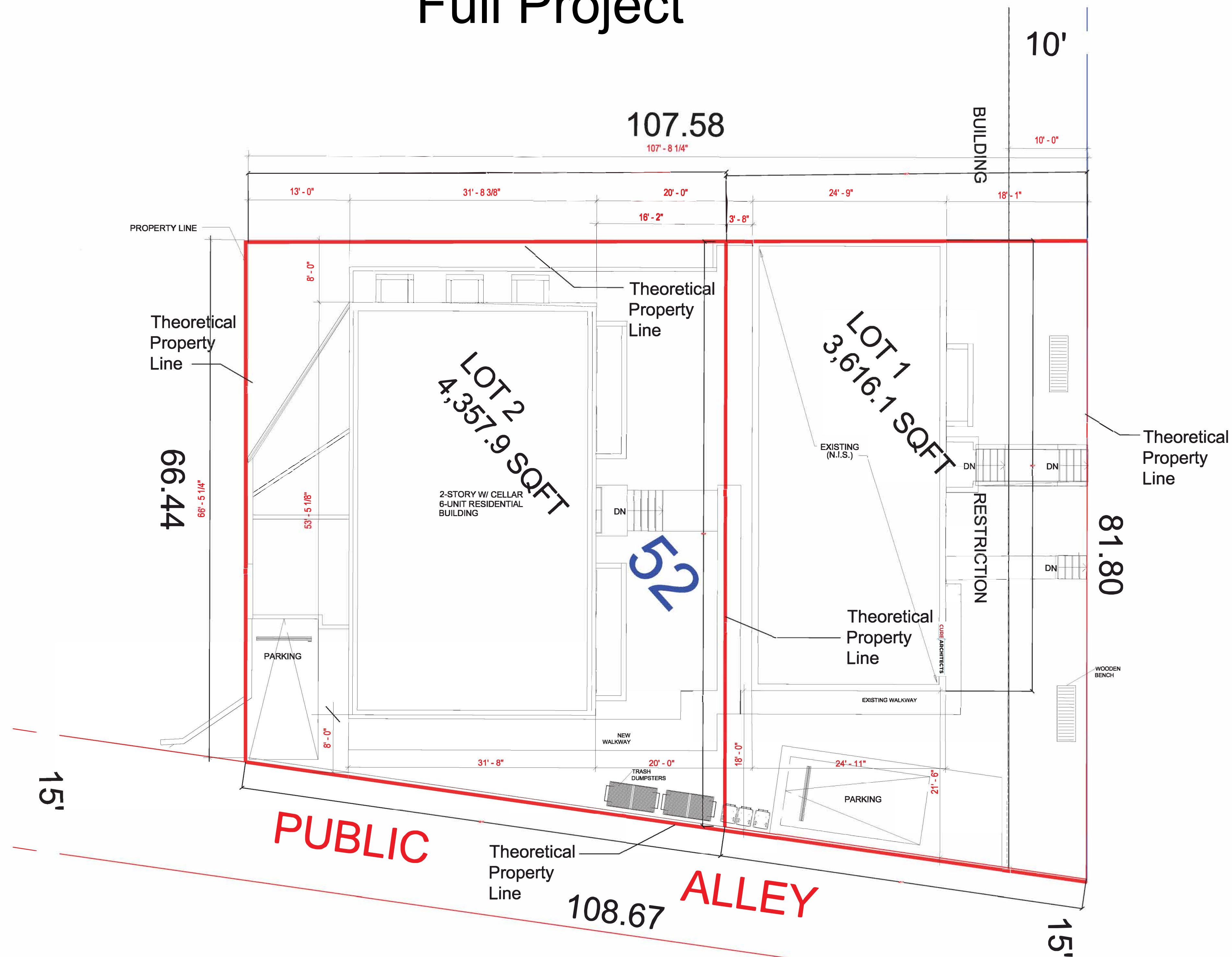
Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	4357.9	N/A	
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Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.01	N/A	
Parking Spaces	N/A	1	N/A	1	N/A	
Front yard	N/A	N/A	N/A	16.167 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	29 ft	N/A	

113 WAYNE PLACE SE, WASHINGTON, DC.

[illegible]

Z100B

Full Project



NOTES AND COMPUTATIONS

Zone: RA-1
Existing Use:
Property Address: 113 Wayne Pl SE
Square: 6117 Lot(s): 0052
Proposed Use: Construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, on the same lot as an existing apartment house in the RA-1 zone

Full Project

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation	Notes/Zoning Relief Required
Lot Area (sf)	N/A	1800	N/A	7974	N/A	
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Floor Area Ratio	N/A	N/A	.9 (1.08 IZ)	1.00	N/A	
Parking Spaces	N/A	2	N/A	2	N/A	
Front yard	N/A	N/A	N/A	18 ft	N/A	
Rear Yard	N/A	20 ft	N/A	13 ft	7 ft	The rear yard requirements of Subtitle F § 207.1
Side yard	N/A	8 ft	N/A	8 ft, 8 ft 0 ft, 8 ft	N/A	
Principal building height	37 ft	N/A	40 ft	37 ft	N/A	

1 SITE PLAN
A1.00 SCALE: 1/8" = 1'-0"

CURE ARCHITECTS

WAYNE PLACE APARTMENTS
CHRISTOPHER MAK

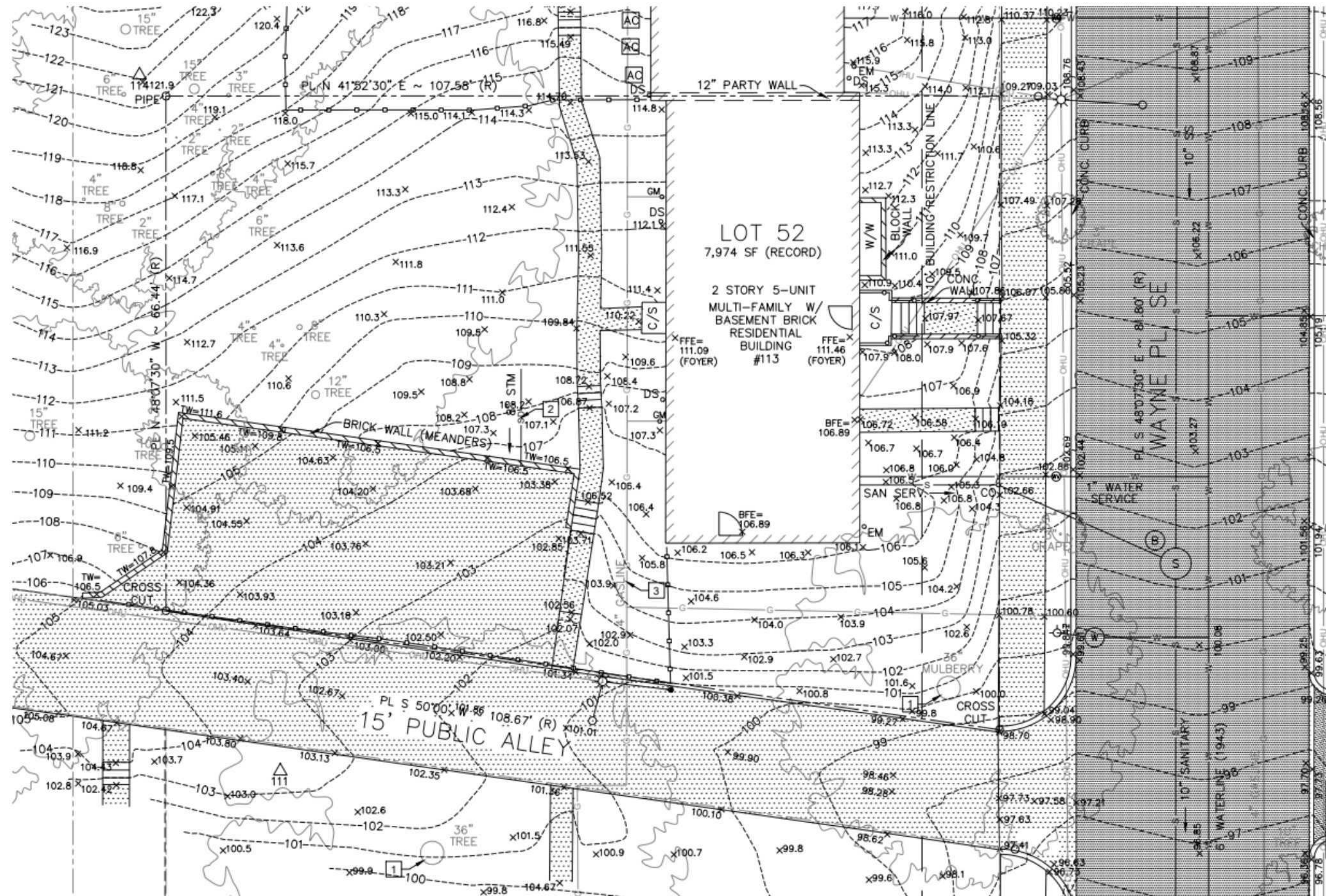
113 WAYNE PLACE SE, WASHINGTON, DC:

[illegible]

Full Project: Boundaries and Development Standards

Z100C





1 Existing Landscaping and Grading
A9.00

WAYNE PLACE APARTMENTS
CHRISTOPHER MAK

113 WAYNE PLACE SE, WASHINGTON, DC.

no.	description	date
Sheet Revisions		
Project Issues		

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Sheet name:
SITE PLAN

drawn by:

checked by:

sheet number:

A9.00

job number:

Project Number

