

52 QUINCY PLACE NW, C-1 UNIT B
WASHINGTON, DC 20001

PETIT SCHOLARS @ QUINCY



MEP ENGINEERING

PermitZIP

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PROJECT
CONSULTANTS

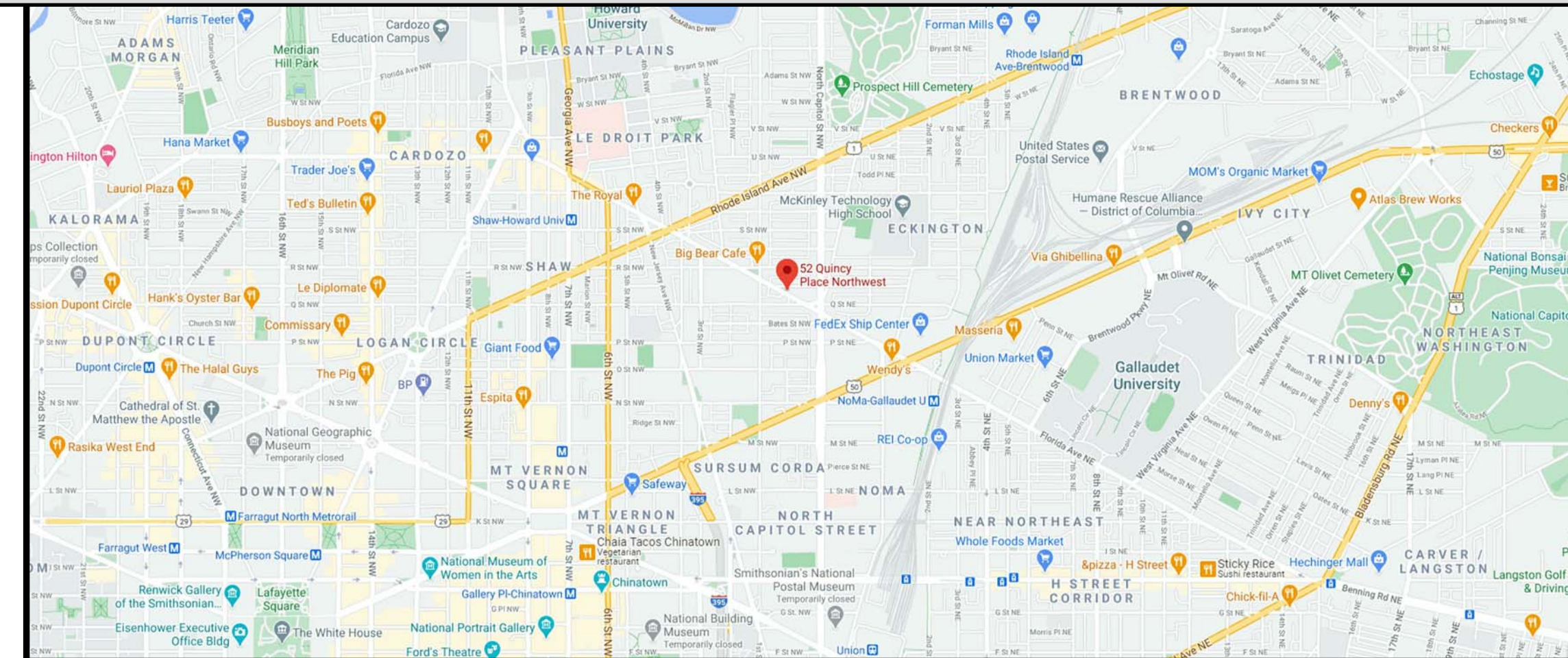
PERMIT SET

PROJECT INFO

SUBMISSION DATE 10.15.2020 PROJECT # #20-009 SOW: RENOVATION OF EXISTING GROUND LEVEL SPACE TO CONVERT INTO A CHILDCARE CENTER

CLIENT NAME
LASHADA HAM-CAMPBELL

LOCATION MAP



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E6.02	EGRESS PLAN
E6.11	SHEET SPECIFICATIONS

EGRESS PATH TRAVEL DISTANCES

PATH	TRAVEL DISTANCE
A	31' - 3 1/8"
B	35' - 0 13/16"
C	61' - 11 13/32"
D	70' - 8 5/16"
E	25' - 11 23/32"

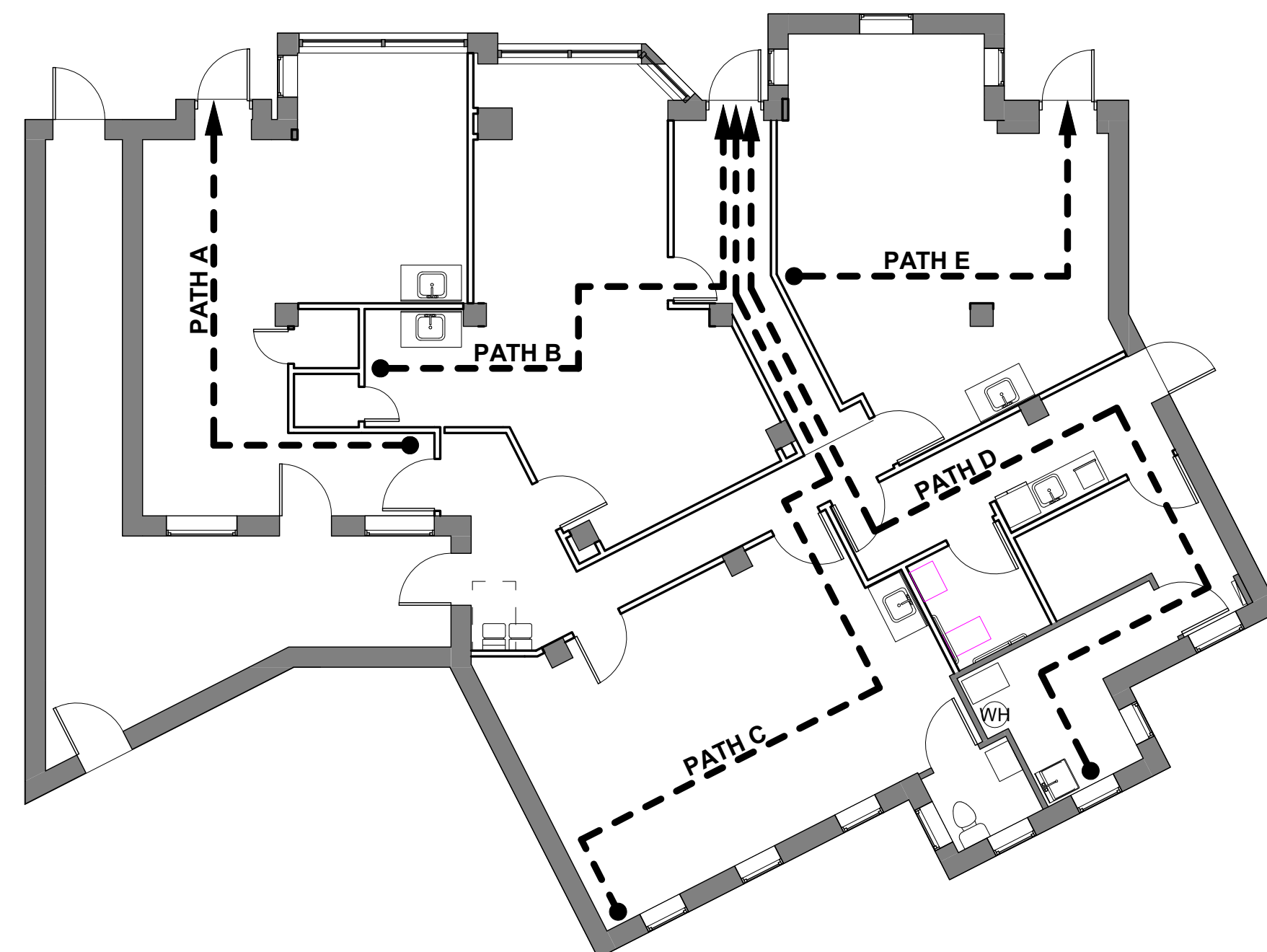
OCCUPANT LOAD SCHEDULE

NAME	AREA	OCC LOAD FACTOR	OCC. LOAD CALC'D
INFANT	374 SF	35 SF	11
INFANT	374 SF	35 SF	11
INFANT	360 SF	35 SF	11
TODDLER	382 SF	35 SF	11
OFFICE	75 SF	100 SF	1
STORAGE	13 SF		
STORAGE	12 SF		
MECHANICAL/ SPRINKLER RM	80 SF		
TOILET	26 SF		
TOILET	40 SF		
BREAK AREA	104 SF		
CORRIDOR 1	89 SF		
CORRIDOR 2	127 SF		
TOTAL OCCUPANT LOAD			46

BUILDING CODE ANALYSIS		
BUILDING CODE CATEGORY	EXISTING	PROPOSED ALTERATION
USE CLASSIFICATION	R-2 RESIDENTIAL / B - BUSINESS(MIXED USE)	R-2 RESIDENTIAL / E - EDUCATIONAL (MIXED USE)
CONSTRUCTION CLASSIFICATION	IIIB	NO CHANGE
NUMBER OF STORIES ABOVE GRADE	4 STORIES	NO CHANGE
FIRE PROTECTION SYSTEM	FULLY-SPRINKLERED	FULLY-SPRINKLERED
FIRE ALARM SYSTEM		
HIGH RISE		
COVERED MALL		
OCCUPANT LOAD (IBC 1004.1.1)	SEE OCCUPANT LOAD SCHEDULE ON COVER SHEET	
ZONING		
ZONE DISTRICT		MU-4
BUILDING HEIGHT	48' +/-	
BUILDING AREA	16,000SF	
WORK AREA	2,142SF	
LOT AREA	6,213SF	
LOT COVERAGE	100%	
PERVIOUS AREA	100%	
IMPERVIOUS AREA	0%	
SQUARE/LOT		SO 3100 / LOT 0004
FRONT YARD SETBACK	N/A	
REAR YARD SETBACK	N/A	
SIDE YARD SETBACK	N/A	
EXIT INFORMATION		
EXIT CAPACITY WIDTH STAIRS (IBC 1005.1)		0.3" PER PERSON - MINIMUM 44"
EXIT CAPACITY WIDTH DOORS, RAMPS & CORRIDORS (IBC 1005.2)		0.2" PER PERSON - MINIMUM 44"
EXIT DOOR HARDWARE		COMPLIES W/ 1008.1.8.3 & 1008.1.9
NUMBER OF EXITS (IBC 1019.2)		2 EXITS PER STORY
NUMBER OF REQ'D EXIT ACCESS ROUTES (IBC 1007.1)		0, EXCEPTION
REMOVEDNESS OF EXITS& EXIT ACCESS ROUTED (IBC 1015.2)		SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED
TRAVEL DISTANCES		
MAX TRAVEL DISTANCES (IBC 1016.1)		MAX 200'
DEAD END CORRIDORS (IBC 1017.3)		LESS THAN 20'
COMMON PATH OF TRAVEL (IBC 1025.8)		75'

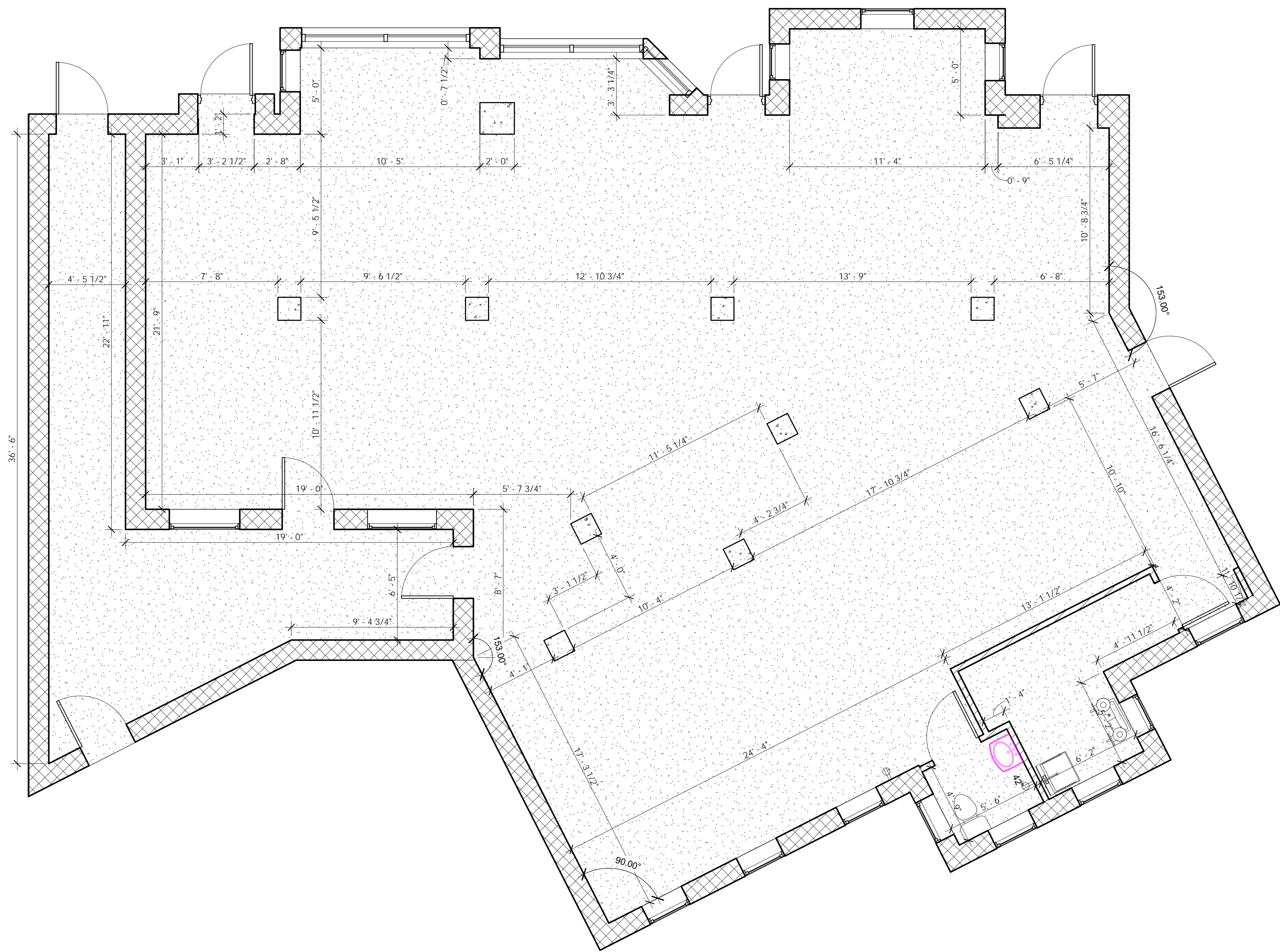
BUILDING CODES	
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS (2015 INTERNATIONAL BUILDING CODE)	
2017 DCMR 12C, DC ELECTRICAL CODE (2014 NATIONAL ELECTRICAL CODE NEC, NFPA 70)	
2017 DCMR 12D, DC FUEL GAS CODE (2015 INTERNATIONAL FUEL GAS CODE)	
2017 DCMR 12E, DC MECHANICAL CODE (2015 INTERNATIONAL MECHANICAL CODE)	
2017 DCMR 12F, DC PLUMBING CODE (2015 INTERNATIONAL PLUMBING CODE)	
2017 DCMR 12G, DC PROPERTY MAINTENANCE CODE (2015 INTERNATIONAL PROPERTY MAINTENANCE CODE)	
2017 DCMR 12H, DC FIRE CODE (2015 INTERNATIONAL FIRE CODE)	
2017 DCMR 12I, DC ENERGY CONSERVATION CODE (2013 ANSI/ASHRAE/IES 90.1)	
2017 DCMR 12J, DC EXISTING BUILDING CODE (2015 EXISTING BUILDING CODE)	
2017 DCMR 12K, DC GREEN CONSTRUCTION CODE (2012 INTERNATIONAL GREEN CONSTRUCTION CODE)	
2017 DCMR 12L, ENERGY CONSERVATION CODE SUPPLEMENT OF	

DCMR TITLE - ZONING REGULATIONS
(DISTRICT OF COLUMBIA CODES ARE BASED ON 2015 ICC CODES)



1 EGRESS PLAN
A000 SCALE: 1/8" = 1'-0"

F:\RDS\Projects\#20-009 Pettit Scholars @ Quincy\07 Drawings\21 Revit\01 Architectural\#20-009 Pettit Scholars Quincy.rvt



1 GROUND FLOOR PLAN (EXISTING)
A003 SCALE: 1/4" = 1'-0"

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06.17.2020



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REVISION SCHEDULE

NUMBER	DESC.	DATE

SUBMISSION

DESCRIPTION	DATE
SCHEMATIC LAYOUT	09.11.2020
DESIGN DEVELOPMENT	10.15.2020

GROUND FLOOR PLAN (EXISTING)

PROJECT NAME: **PETTIT SCHOLARS @ QUINCY**

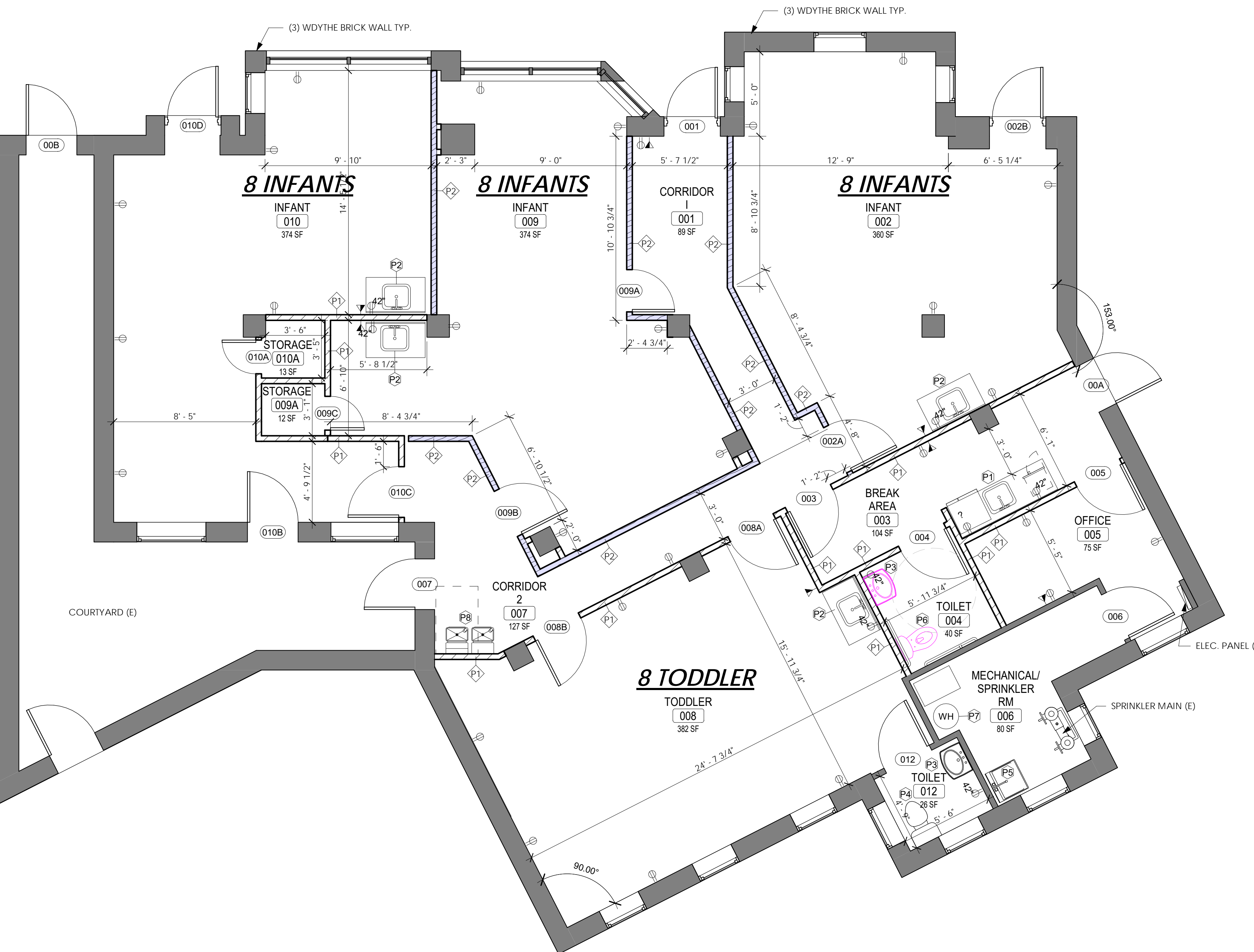
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CHECKED BY: Checker
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SHEET NUMBER
A003

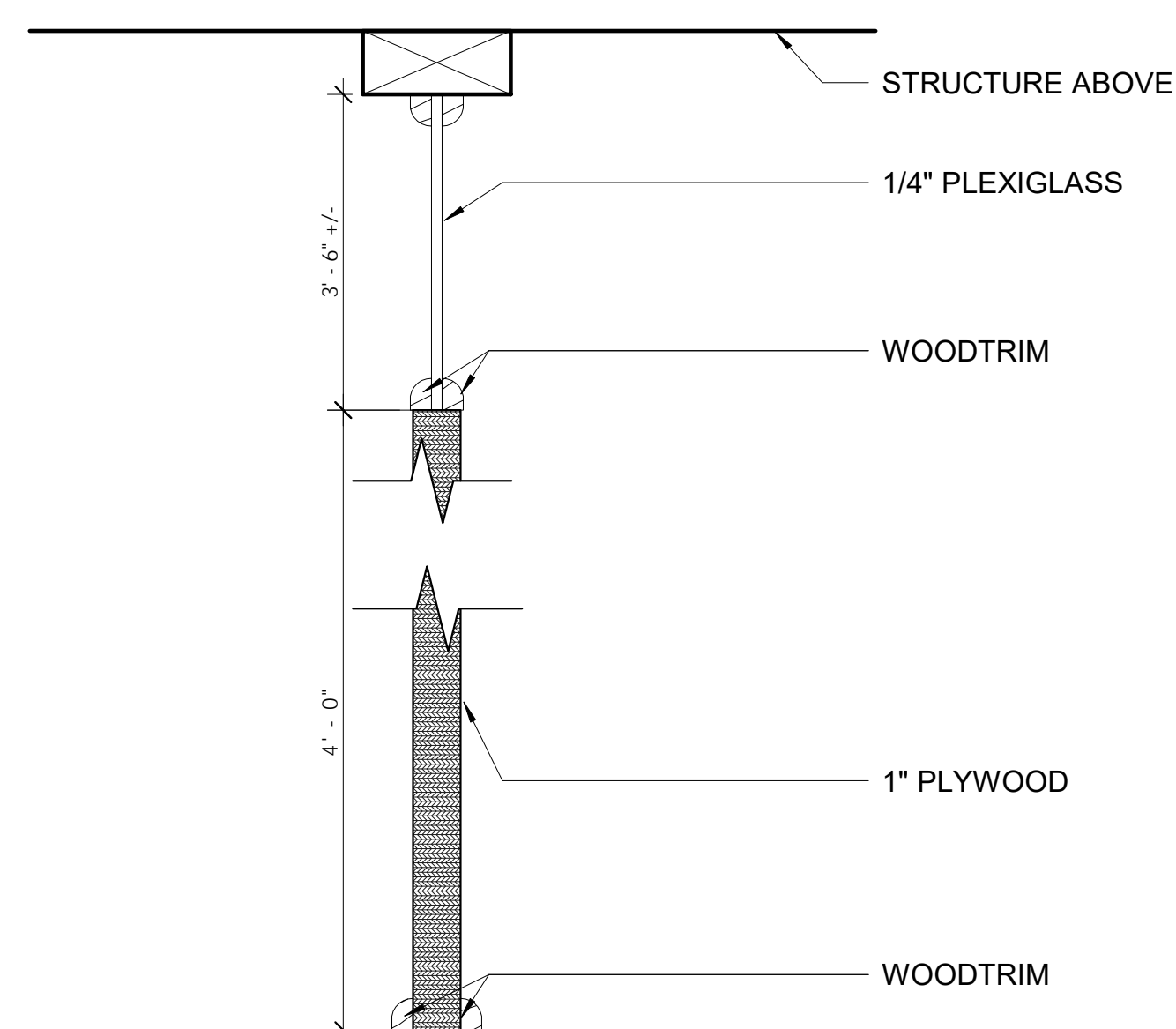
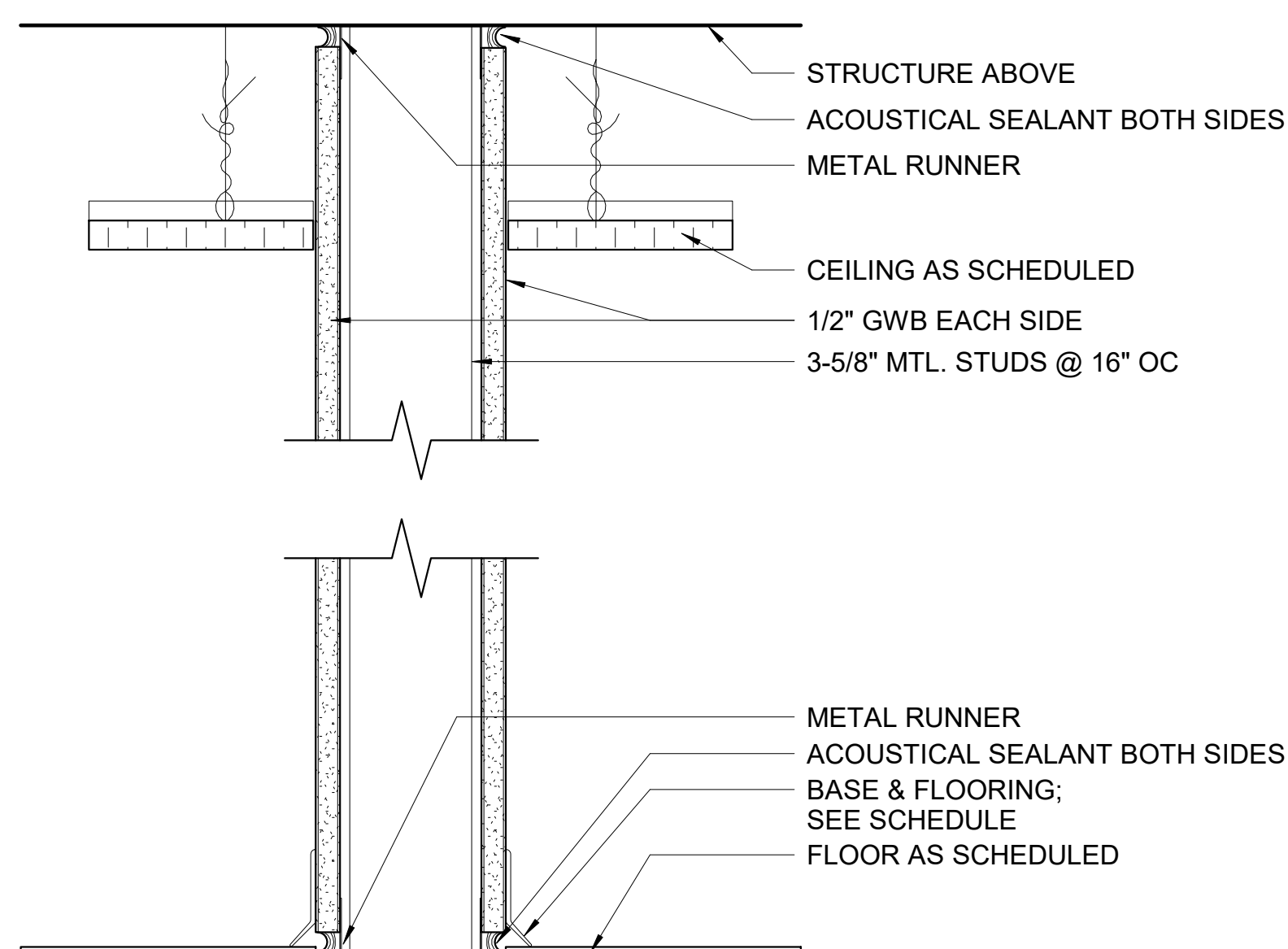
GENERAL FLOOR PLAN NOTES:

- SEE THE INDEX SHEET FOR ADDITIONAL NOTES WHICH ALSO APPLY TO THIS FLOOR PLAN.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- DIMENSIONS SHOWN ON THE FLOOR PLANS ARE TO FACE OF GYP. BD., MASONRY, CONCRETE, ETC., UNLESS OTHERWISE INDICATED OR DETAILED AND DO NOT INCLUDE ANY APPLIED FINISHES. DIMENSIONS TO MASONRY ARE NOMINAL. ROUND OFF FOR WALLS ARE TO THE NEAREST 1/8" UNLESS NOTED OTHERWISE.
- FOR FURTHER DIMENSIONING, SEE LARGE SCALE PLANS, SECTIONS, AND INTERIOR ELEVATIONS.
- CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
- LOCATE ALL DOORS 1'-6" ON THE PULL SIDE OF DOOR AND 1'-0" ON THE PUSH SIDE OF THE DOOR FROM THE NEAREST PROJECTION, UNLESS OTHERWISE DIMENSIONED ON PLANS.
- SEE SHEET A-701 FOR RATED WALL DESIGNATIONS, DETAILS, SECTION AND ADDITIONAL NOTES WHICH APPLY TO THIS FLOOR PLAN.
- ALL FIRE-RATED WALLS AND PARTITIONS SHALL EXTEND TO UNDERSIDE OF CONSTRUCTION ABOVE AND SHALL BE INSTALLED SO AS TO ALLOW 1/2" DEFLECTION IN STRUCTURE WHILE MAINTAINING THE INTEGRITY OF THE RATING.
- ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES SHALL NOT BE RECESSED IN A RATED AND/OR RATED SMOKE WALL.
- COORDINATE WITH THE OWNERS VENDORS TO INSURE THAT THERE ARE NO VENDOR FURNISHED ITEMS WITH A SURFACE AREA GREATER THAN 16 SQUARE INCHES RECESSED IN RATED WALL OR RATED SMOKE WALL.
- WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED. STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM.
- AT ALL DEVICES INSTALLED IN FIRE-RATED CONSTRUCTION, CONSTRUCT AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE-RATING.
- ALL CONCEALED SPACES IN WALLS, COLUMNS ENCLOSURES, BULKHEADS AND SIMILAR LOCATIONS, NOT COMPLETELY FILLED WITH INSULATION, ARE TO BE FIRE STOPPED AT THE CEILING LEVEL.
- SEE PARTITION TYPES FOR LOCATION OF SOUND ATTENUATION BATTS AND FOR ADDITIONAL NOTES WHICH APPLY TO THIS FLOOR PLAN.
- REFER TO MISCELLANEOUS DETAILS SHEET FOR TYPICAL DETAILS WHICH MAY APPLY TO THIS FLOOR PLAN BUT MAY NOT BE SPECIFICALLY KEYED IN ON THIS PLAN OR TO A SPECIFIC SECTION.
- ALL GYP. BD. SHALL BE 5/8" THICK. GYPSUM BOARD SHALL EXTEND TO ROOF DECK, UNLESS NOTED OTHERWISE.
- SEE REFLECTED CEILING PLAN FOR LOCATIONS OF CEILING FURR DOWNS AND CEILING MOUNTED ITEMS.
- SEE ENLARGED PLANS AND INTERIOR ELEVATIONS FOR TYPICAL HANDICAP ACCESSIBLE TOILETS AND HANDICAP ELECTRIC WATER COOLER (H.C.E.W.C.).
- HANDICAP ACCESSIBLE WATER CLOSETS SHALL BE MOUNTED SO THAT THERE IS EXACTLY 1'-6" BETWEEN FACE OF THE CLOSET ADJACENT SIDE WALL OR TOILET PARTITION AND THE CENTERLINE OF THE WATER CLOSET (SEE INTERIOR ELEVATIONS). NON-HANDICAP WATER CLOSETS SHALL BE MOUNTED SO THAT THERE IS 1'-3" MINIMUM BETWEEN FACE OF ADJACENT SIDE WALL AND CENTERLINE OF WATER CLOSET. (UNLESS DIMENSION IS INDICATED TO BE LARGER). (SEE INTERIOR ELEVATIONS). THE FLUSH VALVE FOR THE HANDICAP ACCESSIBLE WATER CLOSET SHALL BE MOUNTED ON THE "OPEN MOST" SIDE OF THE WATER CLOSET AT 44" MAXIMUM A.F.F. TO THE TOP.
- NON-HANDICAP ACCESSIBLE WALL MOUNTED SINKS AND LAVATORIES SHALL BE MOUNTED SO THAT THERE IS A 4" MINIMUM CLEARANCE BETWEEN THE SIDE OF THE SINK AND THE FACE OF ADJACENT WALL, FIXED EQUIPMENT, CASEWORK, ETC.
- VERIFY THAT CARRIERS TO BE USED FOR WALL MOUNTED SINKS AND LAVATORIES ARE THE TYPE THAT WILL FIT WITHIN 3-5/8" STUD.
- UNLESS OTHERWISE NOTED, ALL ANGLES ARE 45°, 90° OR 135°.
- ITEMS DENOTED ON THIS SHEET WITH DASHED LINE AND NOTED O.F.E. ARE BEING FURNISHED BY THE OWNER AND CONTRACTOR INSTALLED. COORDINATE WITH OWNER ON DELIVERY AND INSTALLATION.
- SEE WINDOW SCHEDULE FOR SIZE AND TYPE OF WINDOWS WHICH ARE DENOTED WITH A NUMBER INSIDE.
- SEE SHEET A-702 FOR INTERIOR FINISHES, ACCENT WALLS, AND LOCATIONS OF CORNER GUARDS, WALL BUMPER GUARDS, AND CORRIDOR HANDRAILS.
- ALL CORRIDORS AND PASSAGEWAYS SHALL BE 48" MINIMUM CLEAR WIDTH.



1 GROUND FLOOR PLAN (PROPOSED)

A101 SCALE: 1/4" = 1'-0"

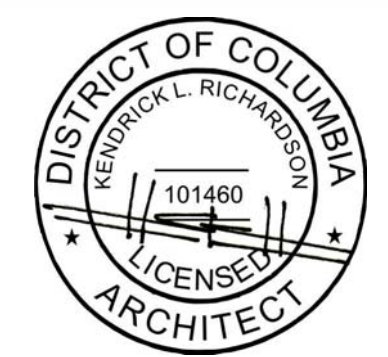


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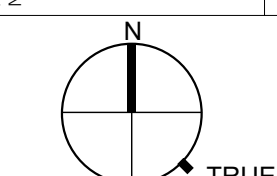
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FLOOR PLAN (PROPOSED)

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A101