GENERAL NOTES

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
THE ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK, BY MUTUAL CONSENT IS NOT PART OF THIS AGREEMENT. THE OWNER AND/ OR GENERAL CONTRACTOR SHALL APPOINT A PERSON TO BE IN CHARGE OF THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/ OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
PROJECT COMPLETION: UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A FINAL APPROVED INSPECTION APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER.
ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT.
INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/ CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS/ STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APPROPRIATE ENVIRONMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY, MAINTAIN PROPER PROTECTION DURING DRYING/CURING.
THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
PRODUCT OPTIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.
SUBSTITUTIONS: SUBMISSION OF A SUBSTITUTION REQUEST BY THE CONTRACTOR, WHERE PERMITTED ON THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE/ SHE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/ SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A 'BUILDER'S PLAN'. THE TERM BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSSESSES COMPETENCE IN RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSSESSES SUCH SKILL, COMPETENCE & KNOWLEDGE OF APPLICABLE CODES & REGULATIONS.
THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED.
NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESSARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIRONMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING BE LOCATED WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APPROVAL OF THE ARCHITECT.
SELECTION OF APPROVED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT. STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.
DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APPROPRIATE TO THE USE INTENDED.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN. CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESSARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

CUTTING AND PATCHING: INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.

UNFORSEEN CONDITIONS: SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT. PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.
RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINIATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

INSURANCE: ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.

SUBSTANTIAL COMPLETION: CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.

WARRANTIES: UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.
- ROOFING - 2 YEAR WARRANTY BY INSTALLER
- ROOFING - 25 YEAR STANDARD WARRANTY BY MANUFACTURER
- HOME OWNERS WARRANTY (HOW) - WHERE APPLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.

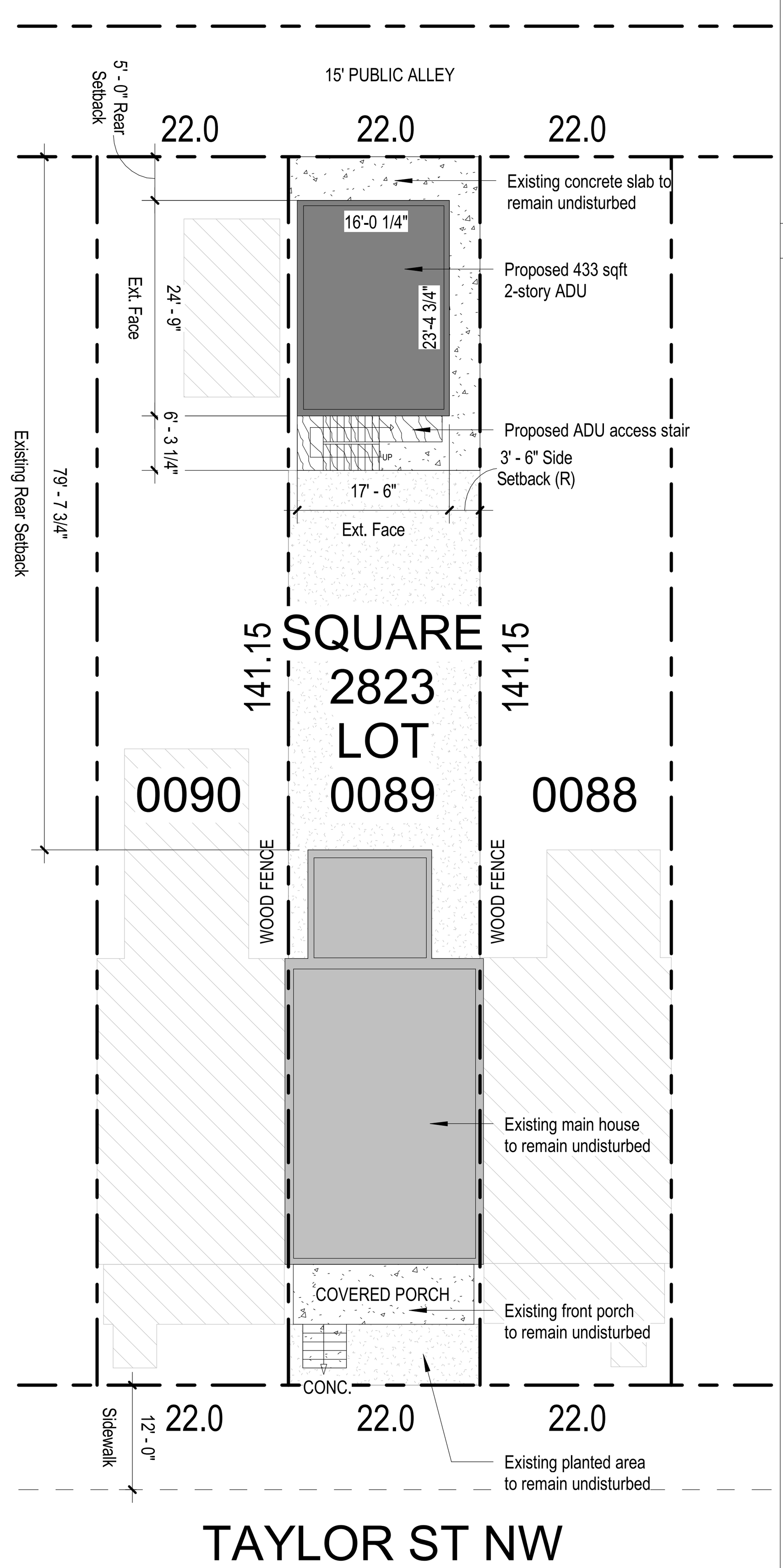
ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION.

SITE PLAN

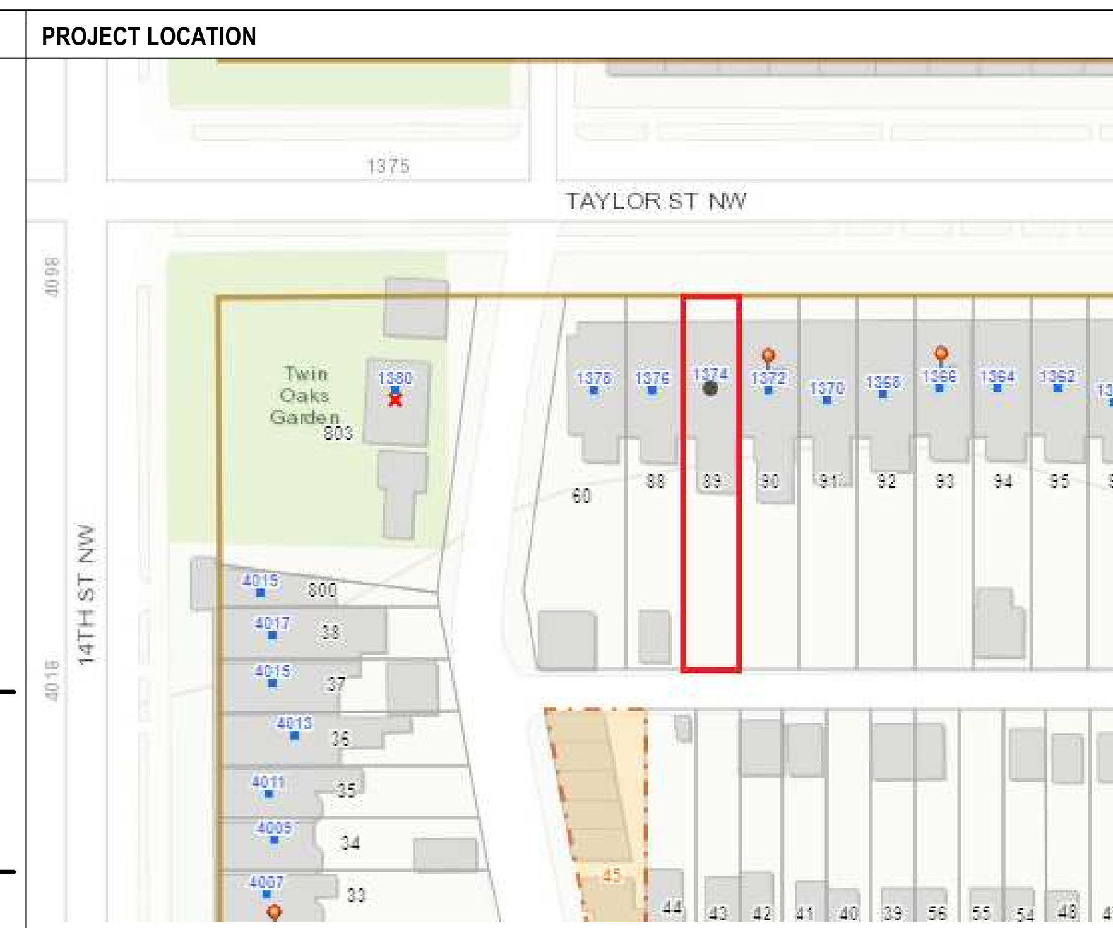
DDOT Tops - Permit Location Information

Address:	1374 TAYLOR ST
Quadrant:	NORTHWEST
Zip Code:	20011
SSL	2823 / 0089
Zone	RF-1
Ward	4
ROW Total:	90'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	12'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	18'-0"

PROPOSED AREA
EXISTING AREA
NEIGHBORING AREA
IMPERVIOUS AREA
LANDSCAPE AREA



PROJECT LOCATION



SHEET INDEX

ACCESSORY APARTMENT
Reich Residence

JUNE, 2023
PERMIT DRAWINGS

ABBREVIATIONS

Pound OR Number
& And
@ At
ACT Acoustic Ceiling Tile
AD Area Drain
AFF Above Finished Floor
ALUM Aluminum
ANOD Anodized
BSMT Basement
BYND Beyond
BOT Bottom
CIPCast In Place
CHNL Channel
CJ Control Joint
CLG Ceiling
CLR Clear
CMU Concrete Masonry Unit
COL Column
COMPR Compressible
CONC Concrete
CONT Continuous
CPT Carpet
CT Ceramic Tile
CTYD Courtyard
DBL Double
DEMO Demolish or Demolition
DIADiameter
DIM Dimension
DIMSDimensions
DN Down
DR Door
DWGDrawing
EA Each
EJ Expansion Joint
EL Elevation
ELEC Electrical
ELEVElevator or Elevation
EPDM Ethylene Propylene Diene M-Class (Roofing)
EQ Equal
EXIST Existing
EXP JTExpansion Joint
EXT Exterior
FD Floor Drain or Fire Department
FEC Fire Extinguisher Cabinet
FIXT Fixture
FLR Floor
FM Filled Metal
FO Face Of
FND Foundation
GA Gauge
GALV Galvanized
GWB Gypsum Wall Board
HC Hollow Core
HI High
HM Hollow Metal
HP High Point
HR Hour
HVAC Heating, Ventilating, And Air Conditioning
IRGWBImpact Resistant Gypsum Wall Board
ILOIn Lieu Of
INSUL Insulated or Insulation
INTInterior
LO Low
MAX Maximum
MOMasonry Opening
MECH Mechanical
MEMBR Membrane
MIN Minimum
MRGWB Moisture-Resistant Gypsum Wall Board
MTL Metal
NIC Not In Contract
NO Number
NOM Nominal
OC On Center
OH Opposite Hand
OZ Ounce
PCC Pre-Cast Concrete
PLUMB Plumbing
PLYD Plywood
PT Pressure Treated
PNT Paint or Painted
PVC Polyvinyl Chloride
RBR Rubber
RCP Reflected Ceiling Plan
RD Roof Drain
REQD Required
RMRoom
SIM Similar
SPEC Specified OR Specification
SPK Sprinkler or Speaker
SSTLStainless Steel
STC Sound Transmission Coefficient
STL Steel
STRUCT Structure or Structural
T&G Tongue And Groove
TELETelephone
TLT Toilet
TO Top Of
TOC Top Of Concrete
TOS Top Of Steel
TPD Toilet Paper Dispenser
T/DTelephone/Data
TYP Typical
UNO Unless Noted Otherwise
U/SUnderside
VIFVerify In Field
VP Vision Panel
W/ With
WDWood

PROJECT DESCRIPTION

The project at the Reich residence involves an addition of a 433 sqft Acessory Structure at the rear of the property. The accessory structure will include a garage at the main level and a singular dwelling at the secondary level.

Structure: New 433 sqft, 2-story accessory structure
Plumbing: New kitchen, full bath, and wet bar
Mechanical: Exterior and interior mini-split unit
Electrical: New switches and outlets to accommodate new layout
Exterior Envelope: 433 Sqft Accessory Structure
Building Footprint: 433 sqft Accessory structure
Change of Use: Single Family + Accessory Structure

BUILDING CODE AND ZONING SUMMARY

OWNER INFORMATION
NAME: ZEKE REICH
ADDRESS: 1374 TAYLOR ST NW, WASHINGTON DC 20011
EMAIL: ZEKEREICH@GMAIL.COM
PHONE NUMBER: N/A

AUTHORITY HAVING JURISDICTION DISTRICT OF COLUMBIA - DCMR

APPLICABLE BUILDING CODES
All DCMR Title 12 Amendments -
2017 DCMR 12A, DC Building Code Amendments
2015 International Building Code (IBC) -
2017 DCMR 12B, DC Residential Code Amendments
2015 International Residential Code (IRC) -
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 (IFGC) -
2017 DCMR 12E, DC Mechanical Code
2015 International Mechanical Code (IMC) -
2017 DCMR 12F, DC Plumbing Code
2015 International Plumbing Code (IPC) -
2017 DCMR 12G, DC Property Maintenance Code
2015 International Property Maintenance Code (IPMC) -
2017 DCMR 12H, DC Fire Code
2015 International Fire Code (IFC) -
2017 DCMR 12I, DC Energy Conservation Code
2015 International Energy Conservation Code - Residential Provisions -
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 Constructoin Code (IGCC)
2017 DCMR 12I, Energy Conservation Code Supplement of
2017 - Residential Provisions
2015 International Existing Building Code (IEBC)

EXISTING CONSTRUCTION CLASSIFICATION III-B
PROPOSED CONSTRUCTION CLASSIFICATION III-B

EXISTING BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY DETACHED)
PROPOSED BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY + ACCESSORY STRUCTURE)

GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	803	0
1ST FLOOR	848	0
2ND FLOOR	848	0
ADU GARAGE	0	378
ADU 2ND FLR	0	378
TOTAL	2,499	756

FLOOR AREA RATIO	EXISTING	PROPOSED
	0.80	1.04
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU & GARAGE
# OF STORIES:	2	2
STORIES PLUS:	BASEMENT	2 + BASEMENT
# OF DWELLING UNITS:	1	2

AREA COVERAGE:	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	3,105 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	N/A
SIDE YARD SETBACK (RIGHT)	N/A	3'- 6" FT (ADU)
REAR YARD SETBACK	79'- 7" FT	5'- 0" FT (ADU)

BUILDING AREA:	EXISTING	PROPOSED
LOT OCCUPANCY:	31%	45%
PERVIOUS SURFACE:	24%	17%
GREEN AREA RATIO (GAR):	45%	38%

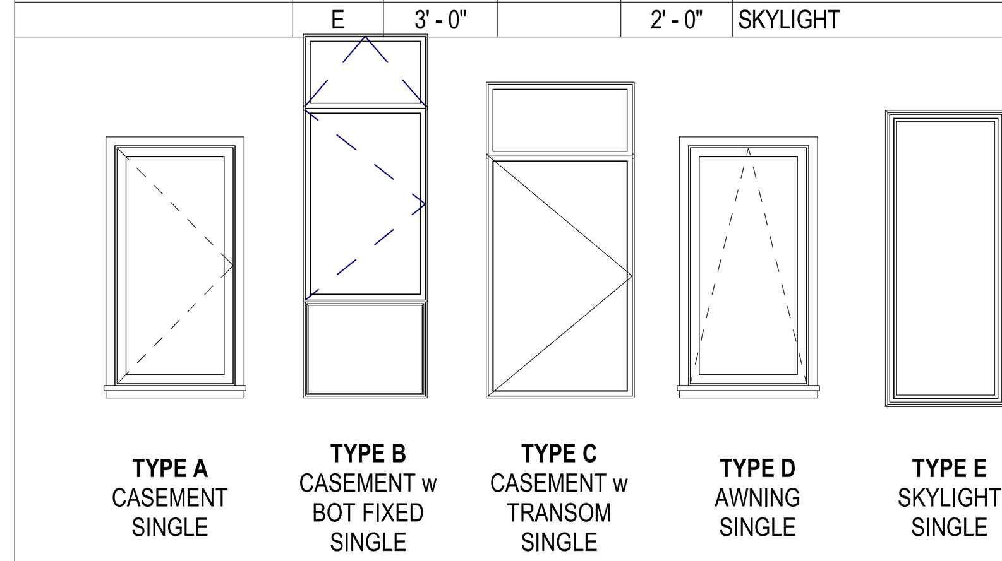
EXISTING FOOTPRINT AREA OF BUILDING: 979 SQFT
PROPOSED FOOTPRINT AREA OF BUILDING: 979 + 433 SQFT
FLOORS INVOLVED IN THIS PROJECT: ADDITIONAL DWELLING UNIT (433 SQFT)

**TAXABLE ASSESSMENT (2022) $1,064,960.00

BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

WINDOW SCHEDULE

From Room: Name	Type Mark	Height	Sill Height	Width	Comments
Garage	A	3' - 0"	3' - 2"	2' - 0"	
Garage	B	6' - 6"	0' - 4 11/16"	2' - 6"	
Garage	B	6' - 6"	0' - 4 11/16"	2' - 6"	
Living & Dining	B	6' - 6"	0' - 6"	2' - 6"	
Living & Dining	B	6' - 6"	0' - 6"	2' - 6"	
Living & Dining	B	6' - 6"	0' - 6"	2' - 6"	
Bedroom	C	5' - 0"	2' - 0"	2' - 6"	
Bedroom	C	5' - 0"	2' - 0"	2' - 6"	
Bedroom	C	5' - 0"	1' - 0"	2' - 6"	
Living & Dining	C	5' - 0"	1' - 0"	2' - 6"	
Living & Dining	C	5' - 0"	1' - 0"	2' - 6"	
Bathroom	D	2' - 6"	0' - 1"	1' - 6"	
	E	3' - 0"		2' - 0"	SKYLIGHT
	E	3' - 0"		2' - 0"	SKYLIGHT



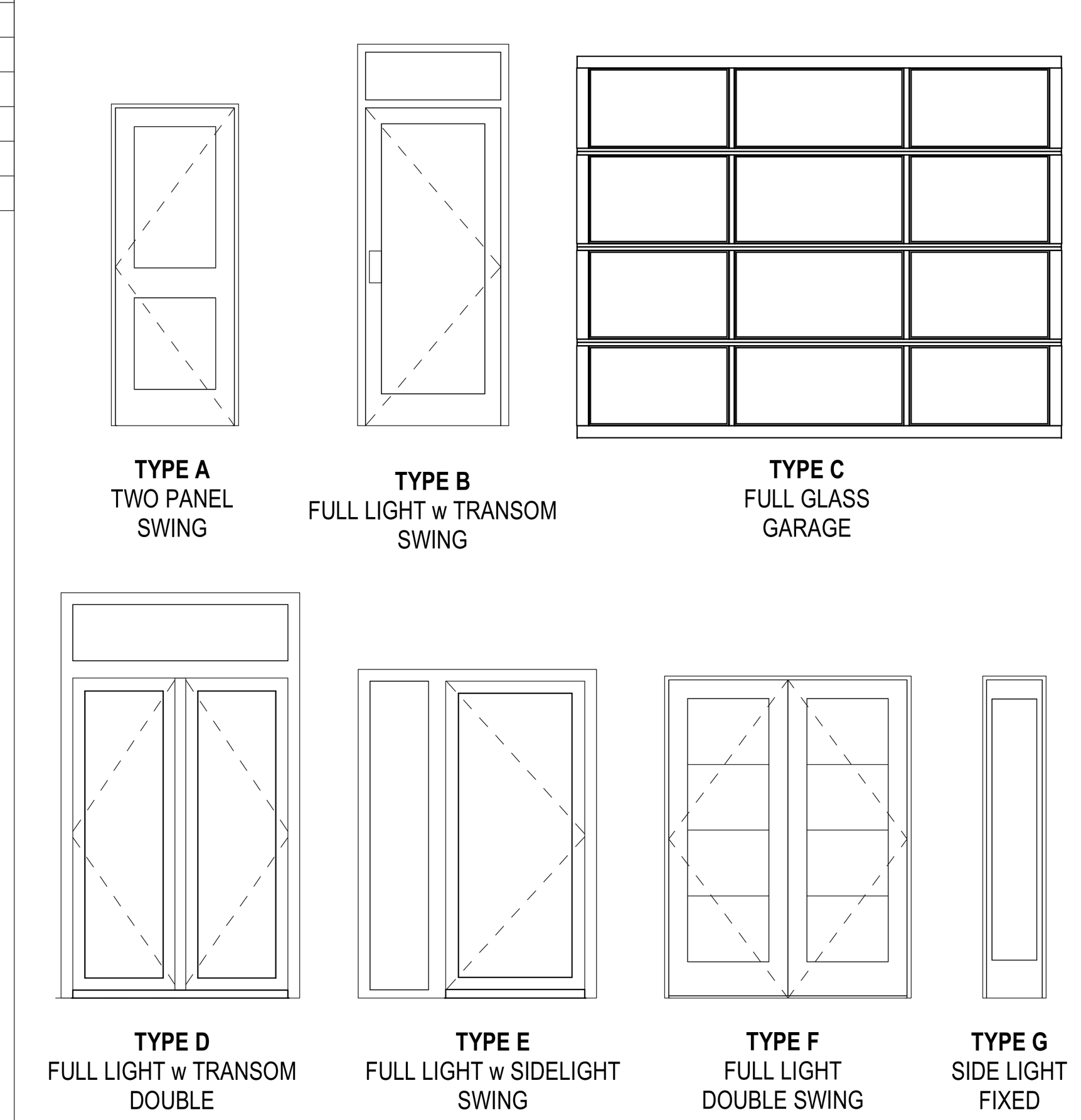
IECC 402.1.1 DOOR & WINDOWS SPECS
Door spec requirement: U Factor 0.25
Product Suggested: Kolbe Ultra Series U-Factor 0.30, SHGC 0.40, VT 0.46, CR 54 Double Pane

Window energy performance specifiction
Manufacturer Kolbe, Product line: Ultra Series
U Factor 0.30, SHGC 0.40, VT 0.61, CR 16, Double Panel, Coating LoE, NFRC Air leakage 1.57

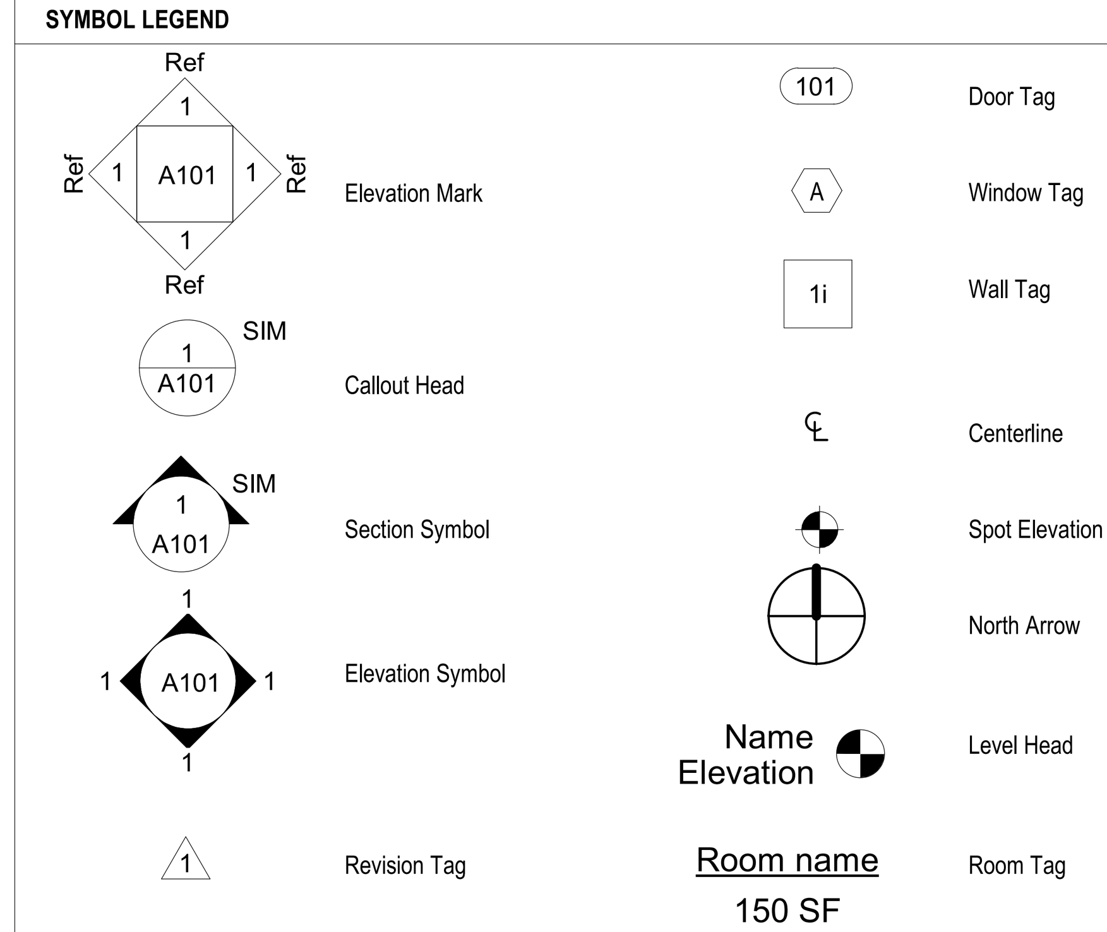
Skylight - Operable
Manufacturer: Velux
U Factor 0.37, SHGC 0.50, VT 0.67, CR 54, LowE

DOOR SCHEDULE

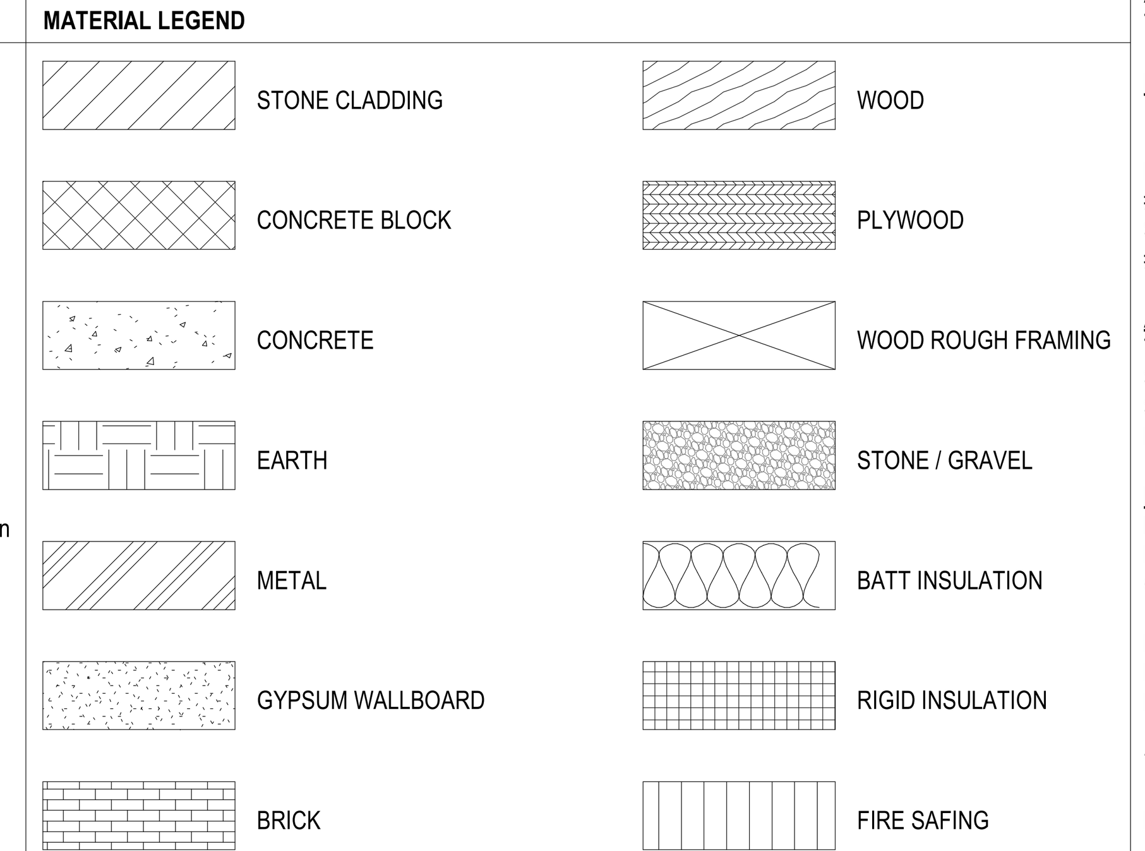
From Room: Name	Mark	Model	Width	Height	Comments
Garage	001	C	12' - 0"	8' - 0"	
Garage	002	D	3' - 0"	7' - 0"	
Garage	002b	G	1' - 2"	8' - 5"	
Garage	003	B	6' - 0"	8' - 6"	
Living & Dining	100	D	3' - 0"	7' - 0"	
Bedroom	101	F	5' - 0"	6' - 8"	
Bathroom	102	A	2' - 6"	6' - 8"	



SYMBOL LEGEND



MATERIAL LEGEND



CERTIFICATE OF ATTESTATION

I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application.

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2024

DISTRICT OF COLUMBIA ILEANA SCHINDER ARC102348 REGISTERED ARCHITECT

06/16/2023

Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.381.7463
6316 2nd Street NW - Washington DC 20011

ACCESSORY APARTMENT

1374 Taylor St NW
Washington DC 20011

Revision Schedule

No.	Description	Date

DESIGN TEAM

ARCHITECT: Ileana Schinder, AIA LEED BD+C : Ileana Schinder, PLLC
Address: 6316 2nd Street NW, Washington DC 20011
email: ile@ileanaschinder.com phone: 202.381.7463
License: ARC102348

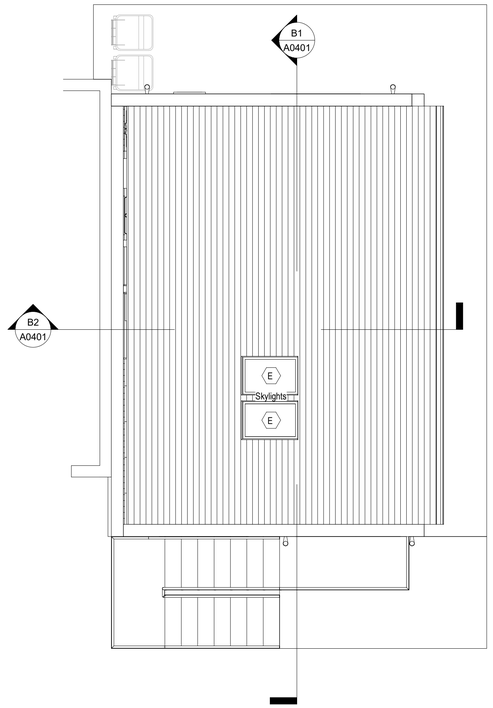
ELECTRICAL ENGINEER: Albert Malats, P.E. : ANBAE Consulting Services
Address: 7479 Zanuck Ct, Annandale VA 22003
email: amalats@anbaeconsulting.com phone: 571.314.0868
License: PE907818

STRUCTURAL ENGINEER: Valentin Iordache -ICI Structuresneering
Address: 4395 Embassy Park Dr NW, Washington DC 20016
email: valentin@icistructures.com phone: 202.459.3439
License: PE 906692

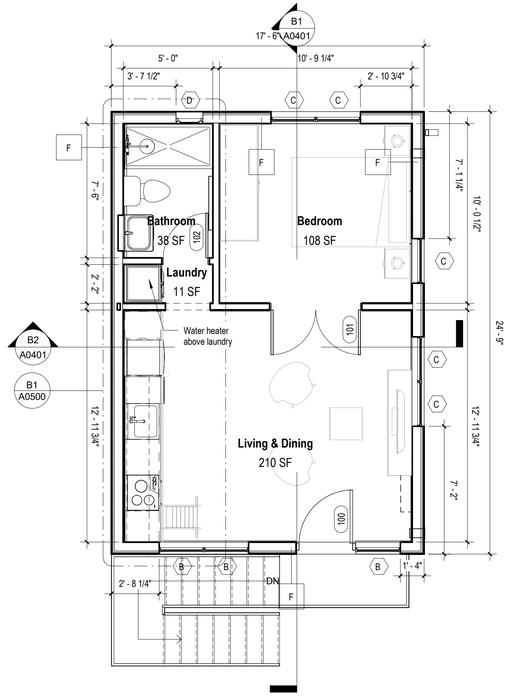
COVER SHEET

Project number	220309
Date	06/16/2023

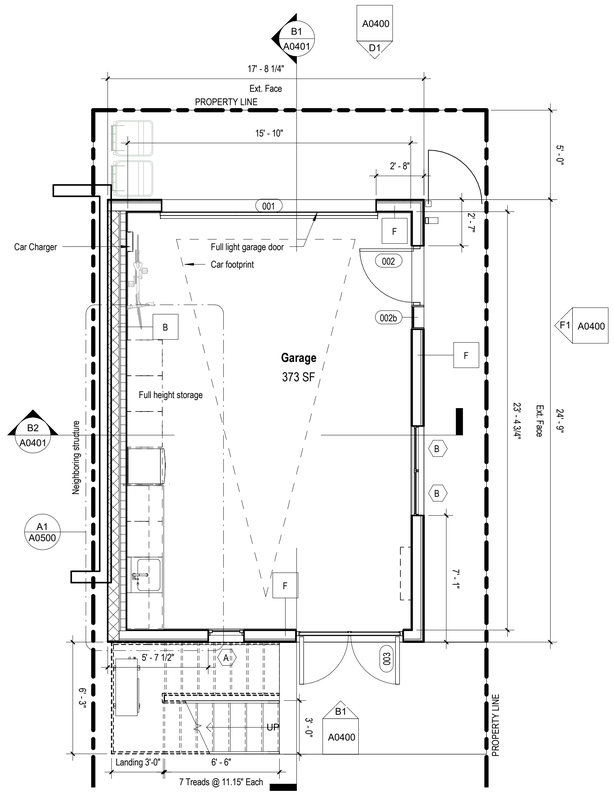
A0000



E3 ADU - ROOF
1/4" = 1'-0"



E1 ADU - Level 2
1/4" = 1'-0"

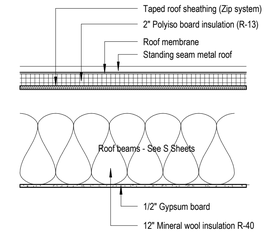


C1 ADU - Level 1
1/4" = 1'-0"

NEW WORK NOTES

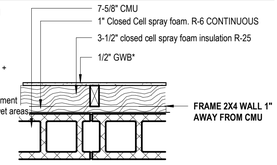
1. Contractor shall verify all dimensions and job conditions and report to the architect of any discrepancies or omissions which would interfere with a satisfactory completion of work.
2. Contractor is responsible for verifycation of all field measurements, field construction and installation criteria, coorindation of all trades and owner supplied items and the mans and methods of construction.
3. Contractor is responsible for arranging for hoisting facilities, parking and hauling of waste.
4. Contractor to oversee cleaning and ensure that the premises are maintained free of rubbish during construction. Final clean-up is responsiblity of the contractor.
5. Contractor to repair, patch, touch-up and/or replace marred surfaced and maintain a clean environment until occupied.
6. Furniture shown for information purposes only.
7. All new and existing walls shall be painted, unless noted otherwise.
8. All new and existing door frames shall be painted, U.N.O.
9. Remove all temporary walls and doors upon completion of new work and patch adjacent surfaces as required.
10. Bathroom walls and floor to receive ceramic tile per schedule and interior elevations.
11. Moisture resistant boards to be installed in wet areas (shower and tub sides) in lieu of gypsum board. Install waterproof coating before installing finish material.
12. Interior ceilings to be flat GWB on wood studs, U.N.O.
13. New interior walls to be framed from 2x4 wood studs with 5/8" gypsum board on both sides, unless otherwise noted.
14. Provide mineral wool insulation at exterior walls, U.N.O.
15. All installed insulation shall be labeled or installed R-values provided to inspector and/or owner.

ROOF - SECTION DETAIL

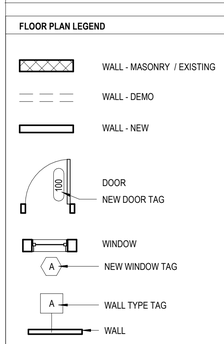


Vented Roof: Location and Size of Vents TBD. Requirement Vent Area / 2 Vents to match siding color
Standing seam metal roof: Color Solar White. Initial SRI 0.71, 3 years+ 0.70, Initial emissivity 0.83. Energy Star Certified.
Total roof R value R-53

Type B @ Proposed masonry.
+ Wood Stud
UL Not listed
Fire Rating Not rated
System Thickness: 4" + masonry

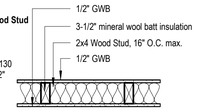


FLOOR PLAN LEGEND

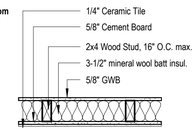


WALL & CEILING TYPES

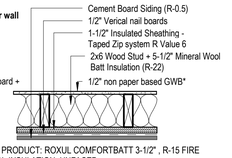
Type A, Typ.
Interior Partition - Wood Stud
UL U305
Fire Rating 1 hour
STC 34
Sound Test RAL-TL11-130
System Thickness 4-1/2"



Type C @ Wet Area of bathroom
Interior Partition - Wood Stud
UL U329
Fire Rating 1 hour
System Thickness 4-7/8"

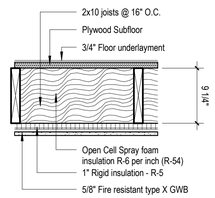


Type F @ Proposed exterior wall
UL Not listed
Fire Rating Not rated
System Thickness: 8-1/8"
*Replace with 5/8" Cement Board + 1/4" Tile @ wet areas



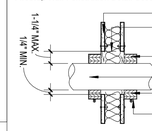
INSULATION SUGGESTED PRODUCT: ROXUL COMFORTBATT 3-1/2" , R-15 FIRE RESISTANCE STONE WOOL INSULATION, UNFACED.
CEMENT BOARD SIDING: HARDIEPLANK, VERTICAL SIDING, SELECT CEDARMILL IN DEEP OCEAN

Floor / Ceiling
UL L569
FIRE RATING 1 HR
STC 59 dB (TEST #740704)
IIC 55
THICKNESS 11-7/8"

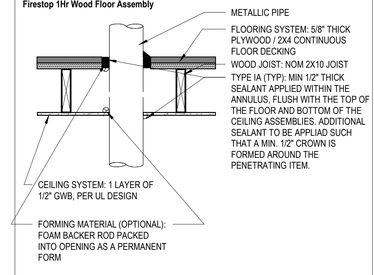


FIRESTOP PENETRATIONS

Firestop Wall Penetration Detail U605



Firestop 1Hr Wood Floor Assembly



N
0' 1' 2' 4' 8'

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DISTRICT OF COLUMBIA
ILEANA SCHINDER
ARC102348
REGISTERED
ARCHITECT

05/09/2023

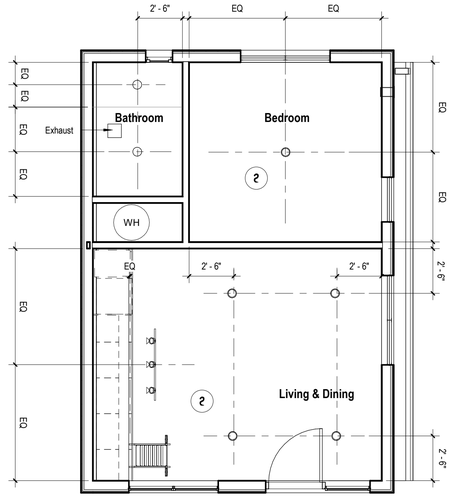
No.	Description	Date

PROPOSED FLOOR PLANS

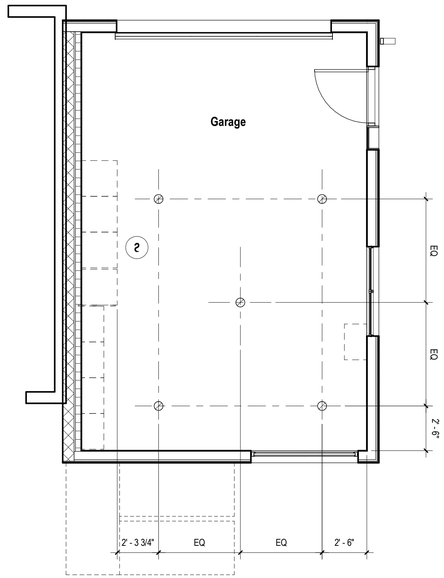
Project number	220309
Date	06/16/2023
Scale	As indicated

A0200

6/16/2023 9:21:30 AM

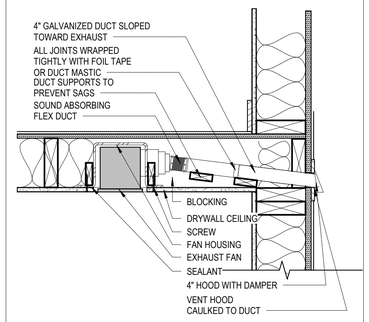


D1 ADU LEVEL 2 - RCP
1/4" = 1'-0"



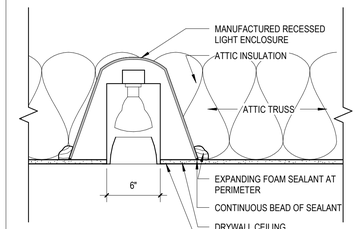
B1 ADU LEVEL 1 - RCP
1/4" = 1'-0"

BATHROOM EXHAUST FAN PENETRATION THROUGH FIRE RATED ASSEMBLY



A. FLOOR / CEILING ASSEMBLY PER PLAN. DESIGNED TO MEET 1HR / STC 50 MIN.
B. 26 GAGE GALVANIZED DUCT
C. EXISTING FLOOR JOISTS @ 16" O.C.
D. RESILIENT FURRING CHANNELS
E. 5/8" TYPE X DRYWALL
F. NEW 2X BLOCKING @ FAN
G. NEW NON-RATED FAN
H. 5/8" TYPE X DRYWALL. APPLY TO ALL EXPOSED FACES WITHIN THE FLOOR JOIST BAY, INCLUDE NEW BLOCK AND EXPOSED RIM JOIST AND UNDER SUB FLOOR. ALL JOINTS AND PENETRATIONS TO BE SEALED WITH FIRE-CAULK.
I. INSULATION PER FLOOR / CEILING ASSEMBLY

RECESSED LIGHTING THROUGH FIRE RATED ASSEMBLY



Material 20 Gauge Galvanized Steel / Non-Combustible Matt.
Voltage 120V / 277V AC 60Hz
Socket Type N/A - EZ Snap Connector for LED Module
Bulb Type DRD2 LED Module (sold separately)
Mounting Bar Hangers for Joist or Suspended Ceilings
Dimensions 12.5" X 7.8" X 9"
Certifications UL Listed - Damp Locations / IC Rated / ASTM E283 Air Tight / Up to 2 Hr. Fire Rating
PRODUCT SUGGESTED: AQ LIGHTING - 120V 5" FIRE & SOUND Rated LED IC New Construction

IN ORDER TO COMPLY WITH R404.1 100% OF PERMANTENTLY INSTALLED FIXTURES TO RECEIVE HIGH EFFICACY LAMPS. SEE SPECIFICATIONS FOR MANUFACTURER AND MODEL OF LED BULBS TO BE INSTALLED ON THE PROJECT.

REFLECTED CEILING PLAN - LEGEND

- LIGHT FIXTURE - RECESSED - LED
- BATHROOM CEILING FAN W/LIGHT
- SMOKE & CARBON MONOXIDE DETECTOR

N 0' 1' 2' 4' 8'

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05/09/2023

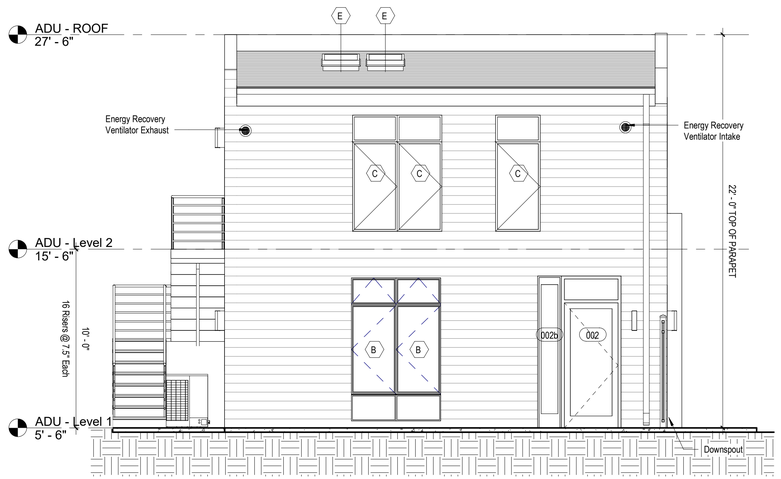
No.	Description	Date

PROPOSED REFLECTED CEILING PLANS

Project number	220309
Date	06/16/2023
Scale	As indicated

A0300

6/16/2023 9:21:31 AM



F1 Elevation @ West
1/4" = 1'-0"

D1 Elevation @ Alley
1/4" = 1'-0"

B1 Elevation @ Yard
1/4" = 1'-0"

0' 1' 2' 4' 8'

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ARCHITECT

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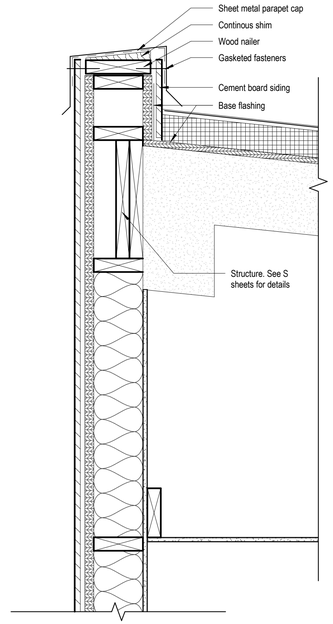
No.	Description	Date

EXTERIOR ELEVATIONS

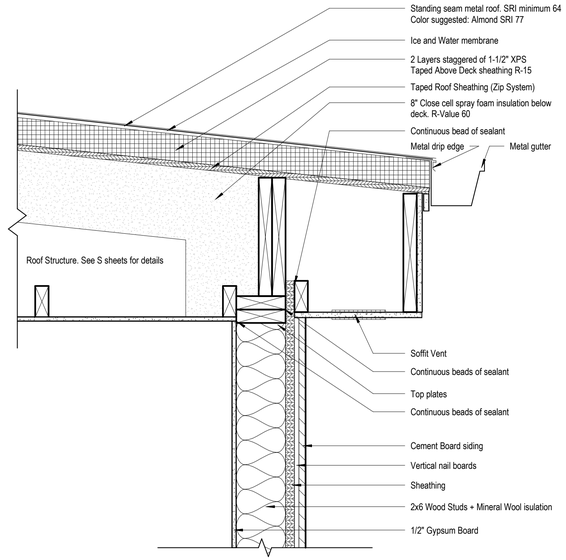
Project number	220309
Date	06/16/2023
Scale	1/4" = 1'-0"

A0400

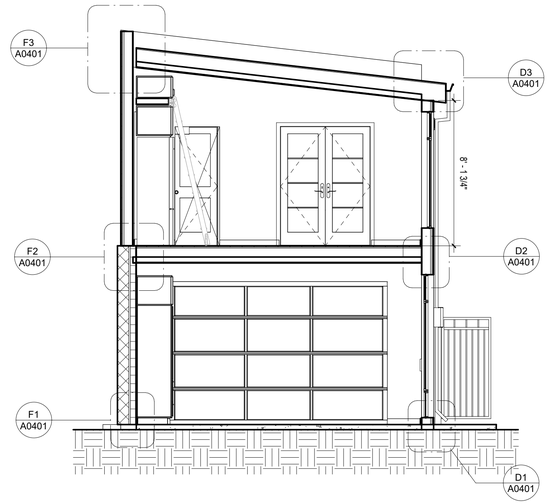
6/16/2023 9:21:32 AM



F3 A0600 - Exterior Wall at Parapet
1 1/2" = 1'-0"

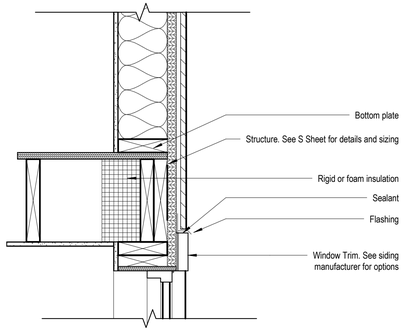


D3 A0600 - Exterior Wall at Roof Edge
1 1/2" = 1'-0"



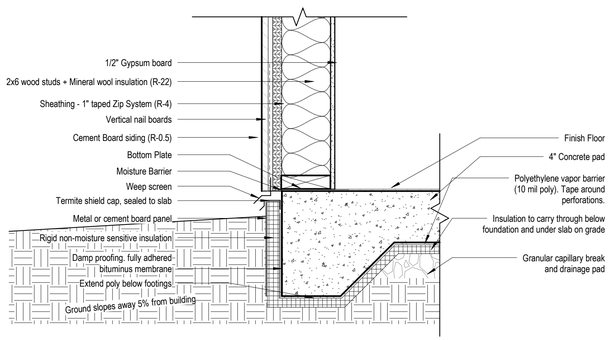
B2 Section 2
1/4" = 1'-0"

F2 A0600 - Exterior Wall at Joint
1 1/2" = 1'-0"

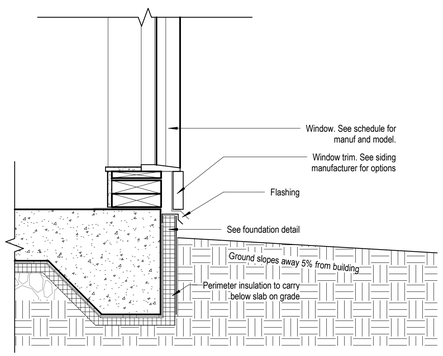


D2 A0600 - Exterior Wall at Floor
1 1/2" = 1'-0"

B1 Section A-A
1/4" = 1'-0"



F1 A0600 - Exterior Wall at Main Floor
1 1/2" = 1'-0"



D1 A0600 - Exterior Wall at Foundation
1 1/2" = 1'-0"

0' 1' 2' 4' 8'

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ARCHITECT

05/09/2023

No.	Description	Date

BUILDING SECTIONS AND DETAILS

Project number	220309
Date	06/16/2023
Scale	As indicated

A0401

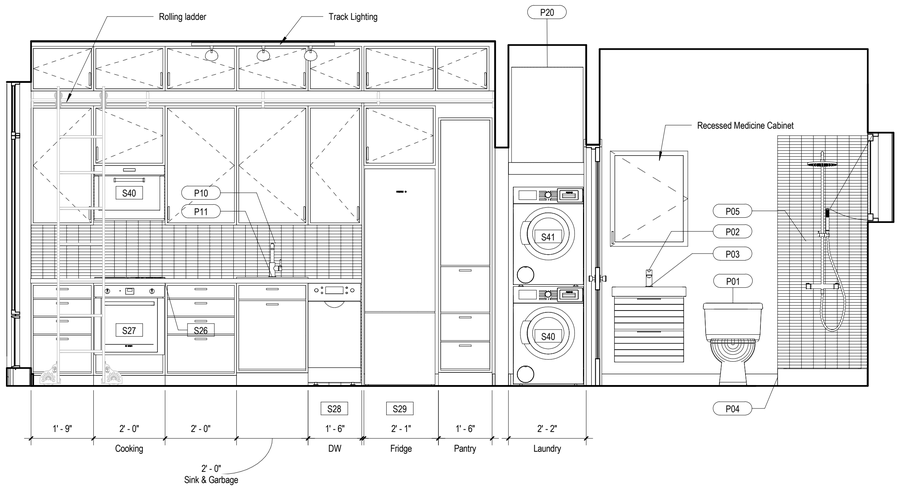
6/16/2023 9:21:33 AM

Plumbing Fixture Schedule

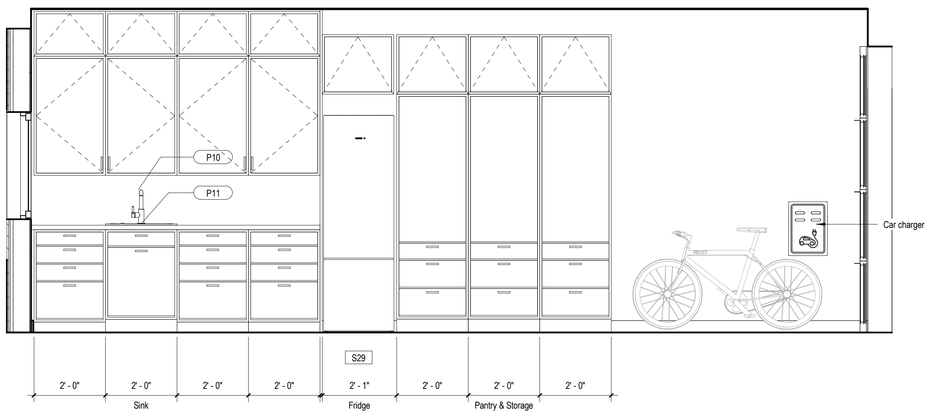
Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
ADU - Level 1	Garage	P10	Kitchen Faucet	Kohler	Purist K-7505	
ADU - Level 1	Garage	P11	Sink	Kohler	Prolific K-5540	
ADU - Level 1	Garage	P40	Water Heater - Point of Use	Bosch	GE02P05BAR	
ADU - Level 2	Bathroom	P01	Toilet	Kohler	Persuade K-6355	
ADU - Level 2	Bathroom	P02	Faucet	Kohler	K-73167	
ADU - Level 2	Bathroom	P03	Vanity	Ikea	Godmoron	
ADU - Level 2	Bathroom	P04	Shower Base	Kohler	Ballast K-1937	
ADU - Level 2	Bathroom	P05	Shower Trim	Kohler	Hydrorail K-45210	
ADU - Level 2	Living & Dining	P10	Kitchen Faucet	Kohler	Purist K-7505	
ADU - Level 2	Living & Dining	P11	Sink	Kohler	Prolific K-5540	
ADU - Level 2	Laundry	P20	Water Heater	Rheem	XE47S06ST45U1	

SPECIALTY EQUIPMENT SCHEDULE

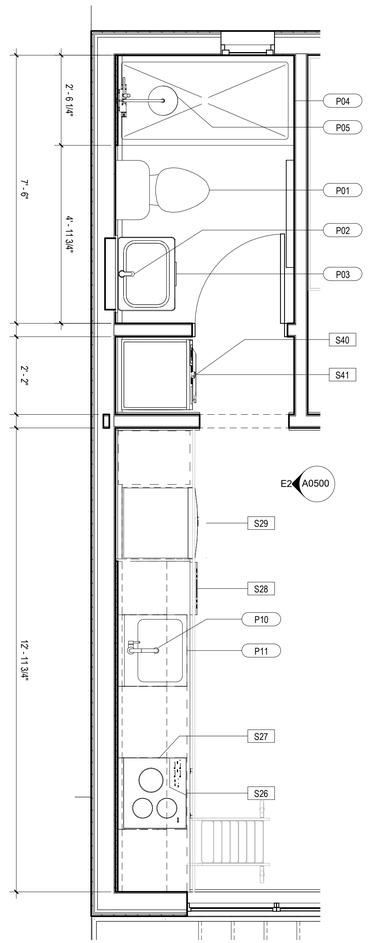
Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Level 1	Kitchen	S20	Refrigerator	Bosch	36" Wide	
Level 1	Kitchen	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
Level 2	Laundry	S31	Front Load Washer	LG	30 Wide - DLEX4000W	
Level 1	Kitchen	S32	Dishwasher	Bosch	24" Wide - SHPM65Z55N	
ADU - Level 2	Living & Dining	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
ADU - Level 2	Laundry	S40	Clothes Washer	Bosch	24" Wide - WAT28400UC	
ADU - Level 2	Laundry	S41	Clothes Dryer	Bosch	24" Wide - WTG86403UC	
ADU - Level 2	Living & Dining	S28	Dishwasher	Bosch	18" - SPE68B55UC	
ADU - Level 2	Living & Dining	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
ADU - Level 2	Living & Dining	S27	Oven	Bosch	HBE5451UC	
ADU - Level 1	Garage	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
Level 3	Living & Dining	S40	Built-in Microwave Oven	Sharp	Drawer - SMD3070ASY	



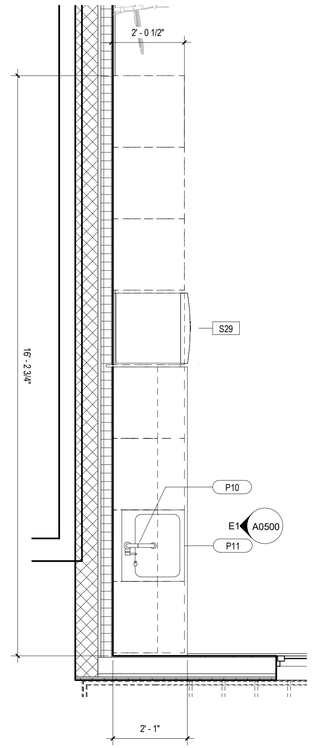
E2 Kitchen ADU
1/2" = 1'-0"



E1 Wet Bar & Storage
1/2" = 1'-0"



B1 ADU - Level 2 - Callout 1
1/2" = 1'-0"



A1 ADU - Level 1 - Callout 1
1/2" = 1'-0"

N
0' 1' 2' 4'

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DISTRICT OF COLUMBIA ILEANA SCHINDER ARC102348 REGISTERED ARCHITECT

05/09/2023

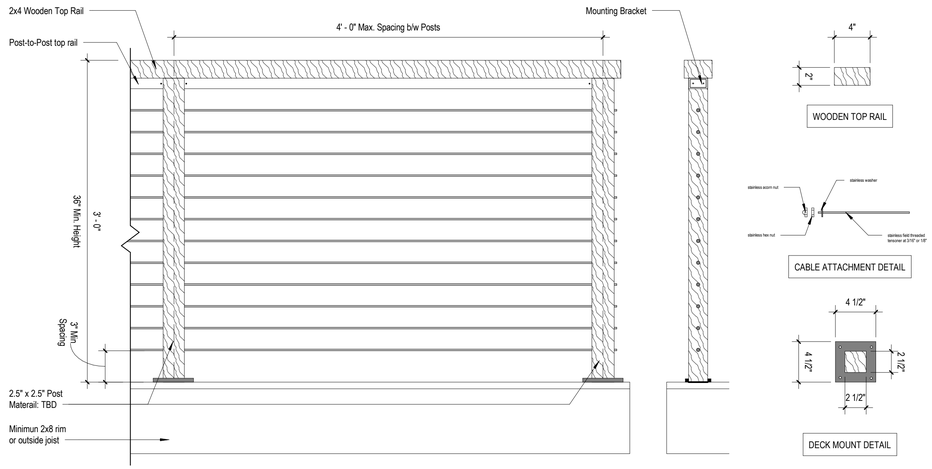
No.	Description	Date

ENLARGED FLOOR PLANS

Project number	220309
Date	06/16/2023
Scale	1/2" = 1'-0"

A0500

6/16/2023 9:21:34 AM



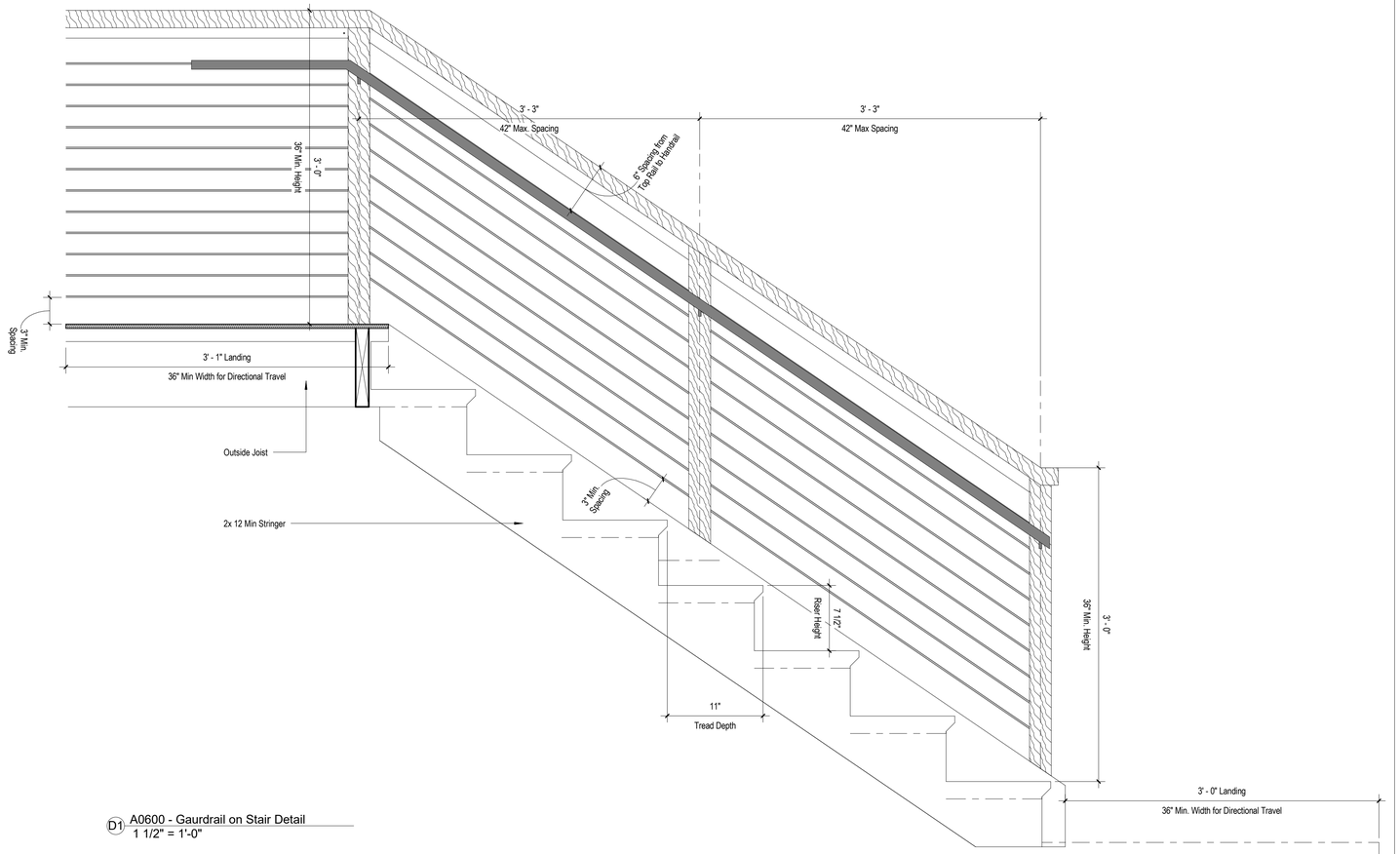
WOODEN TOP RAIL

CABLE ATTACHMENT DETAIL

DECK MOUNT DETAIL

ELEVATION VIEW **SECTION VIEW** **TOP VIEWS**

D3 A0600 - Guardrail Detail - Metal Rod
1 1/2" = 1'-0"



D1 A0600 - Gaurdrail on Stair Detail
1 1/2" = 1'-0"

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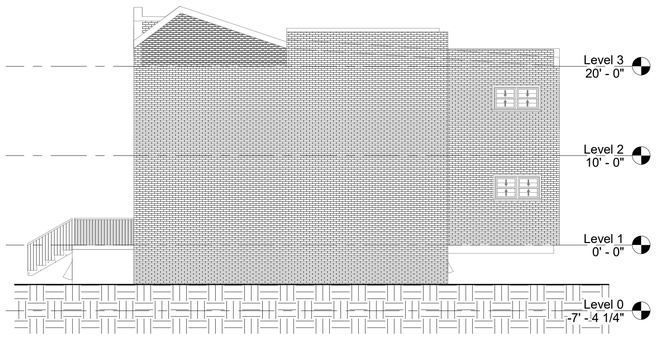
No.	Description	Date

DETAILS

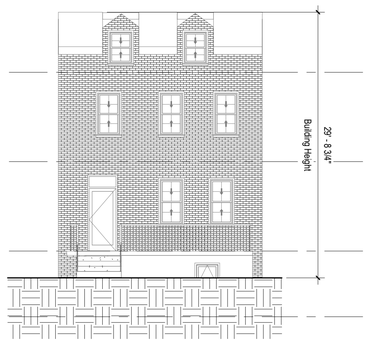
Project number	220309
Date	06/16/2023
Scale	1 1/2" = 1'-0"

A0600

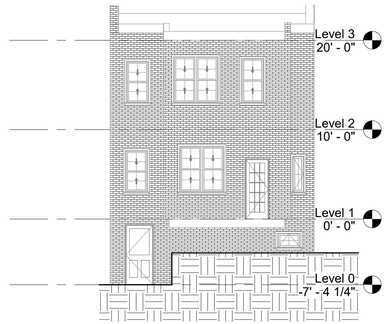
6/16/2023 9:21:35 AM



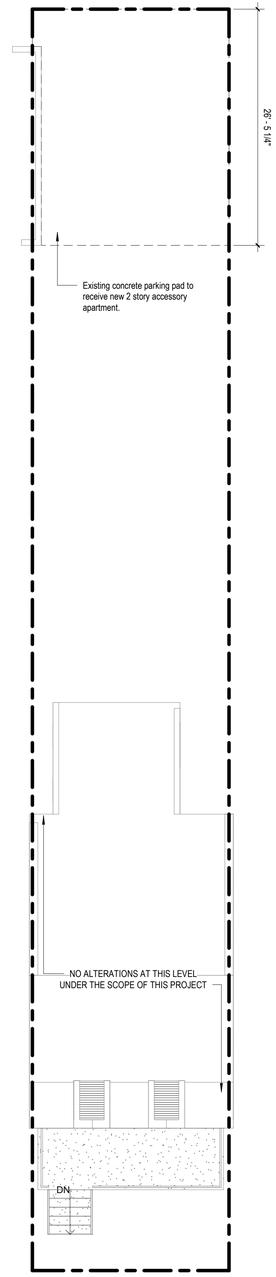
F3 East - Existing
1/8" = 1'-0"



D3 South - Existing
1/8" = 1'-0"

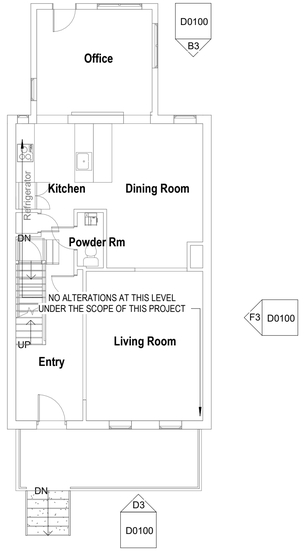


B3 North - Existing
1/8" = 1'-0"

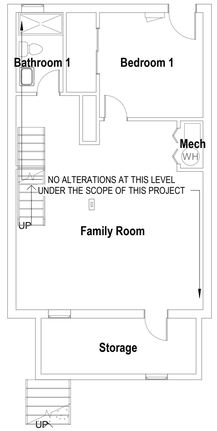


A1 Site - Existing
1/8" = 1'-0"

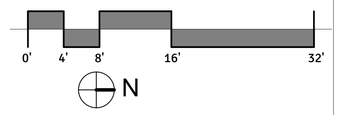
E1 Level 2
1/8" = 1'-0"



D1 Level 1
1/8" = 1'-0"



B1 Level 0
1/8" = 1'-0"



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05/09/2023

No.	Description	Date

EXISTING AND DEMO FLOOR PLANS

Project number	220309
Date	06/16/2023
Scale	1/8" = 1'-0"

D0100

6/16/2023 9:21:36 AM

GENERAL NOTES

GENERAL CIRCUITRY:
1. NEC 210.11 and 422.12 In addition to the branch circuits installed to supply generally illumination and receptacle outlets in dwelling units, the following minimum requirements apply:
• Two 20-amp circuits for the kitchen receptacles
• One 20-amp circuit for the laundry receptacles
• One 20-amp circuit for the bathroom receptacles
• One separate, individual branch circuit for central heating equipment
2. NEC 210.52 Receptacles installed in the kitchen to serve countertop surfaces shall be supplied by not less than two separate 20 amp small appliance branch circuits.
3. NEC 300.3 All conductors of the same circuit, including grounding and bonding conductors, shall be contained in the same raceway, cable, or trench.
4. NEC 408.4 All circuits and circuit modifications shall be legibly identified as to purpose or use on a directory located on the face or inside of the electrical panel doors.
5. NEC 210.52 Receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet (less than 12 foot spacing). A receptacle shall be installed in each wall space 2 feet or more in width.
6. NEC 210.52 At kitchen countertops, receptacle outlets shall be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle.
7. NEC 240.4 The minimum size of the circuit conductors shall be rated according to the rating of fuse or circuit breakers according to NEC Table 310.15(B)(16). All derating and other conductor size factors shall comply with NEC.
Note: Conductors that supply motors, air-conditioning units and other special equipment may have overcurrent protection that exceeds the general limitations. Conductors shall be sized according the manufacturer minimum circuit ampacity (MCA).
8. NEC 406.3 Receptacle outlets shall be of the grounding type, be effectively grounded, and have proper polarity.
9. NEC 406.4 Receptacles shall not be installed in the face-up position in countertops or similar work surfaces.
10. NEC 210.52 A receptacle outlet shall be installed at each counter space 12 inches or wider, and at each island counter or peninsular space 24 inches by 12 inches or larger. Countertop spaces separated by range tops, sinks or refrigerators are separate spaces.
11. NEC 210.52 Outdoor receptacles, accessible at grade level and no more than 6.5 feet above grade, shall be installed at the front and back of a dwelling.
12. NEC 210.12 All 120-volt, single phase, 15 and20-ampere branch circuits supplying outlets installed indwelling unit family rooms, dining rooms, living rooms,parlors, libraries, dens, bedrooms, sunrooms, recreationrooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

GROUND-FAULT PROTECTION:
13. NEC 210.8 At dwellings, ground-fault circuit-interrupter (GFCI) protection shall be provided for all receptacle outlets installed in bathrooms, garages, grade-level portions of unfinished accessory buildings, crawl spaces, unfinished basements, kitchen countertops, wet-bar sinks, boathouses and outdoors. Receptacles that are not readily accessible may be exempt from the GFCI requirement.
14. NEC 680.71 A hydro-massage bathtub that has a re-circulating piping system designed to discharge water upon each use, and its associated components shall be GFCI protection. Clamp #8 ground wire to the cold water pipe then connect to the ground lug on the tub in order to bond metal parts of the tub.
15. NEC 680.71 All 125 volt receptacles not exceeding 30 amperes installed within 5 feet of the inside walls of the hydro-massage bathtub shall be GFCI protected.
16. NEC 406.8 15 and 20 amp, 125 and 250 volt receptacles installed outdoors in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug is inserted.
17. NEC 680.71 All equipment associated with a hydro-massage bathtub shall be accessible without damaging the building structure or finish.

WIRING METHODS:
18. NEC 314.23 All electrical boxes shall be securely supported by the building structure.
19. NEC 314.27 Boxes used as the sole support for a ceiling paddle fan shall be listed and labeled for such use.
20. NEC 334 NM cable listing, installation, and construction specifications shall comply with all requirements.
20a. NEC 334.30 and 334.17 Type NM (nonmetallic) cable shall be secured at intervals not exceeding 4.5 feet and within 12 inches of each box. When a single gang box 2-1/4" x 4" or smaller is used without a cable clamp, the cable shall be secured within 8" measured along the sheath.
21. NEC 314.17 The outer jacket of NM cable shall extend into the box a minimum of 1/4 inch.
22. NEC 300.14 The minimum length of conductors, including grounding conductors, at all boxes shall be 6" with at least 3" outside the box.
23. NEC 300.4 Where cables are installed through bored holes in joists, rafters, or wood framing members; the holes shall be bored so that the edge of the hole is not less than 1-1/4" from the nearest edge of the wood member. Where this distance cannot be maintained, or where screws or nails are likely to penetrate the cable, it shall be protected by a steel plate at least 1/16" thick and of appropriate length and width.
24. NEC 300.22 Type NM cable shall not be installed in spaces used for environmental air, however NM is permitted to pass through perpendicular to the long dimension of such spaces.
25. NEC 250.134; 314.4; 404.9 All electrical equipment, metal boxes, cover plates, and plaster rings shall be grounded. All switches, including dimmer switches, shall be grounded.
26. NEC 110.12 & 314.17 Unused openings in boxes shall be effectively closed. When openings in non-metallic boxes are broken out and not used, the entire box must be replaced.
27. NEC 110.14 Only one conductor shall be installed under a terminal screw. In boxes with more than one ground wire, the ground wires shall be spliced with a "wire tail" or "pig tail" attached to the grounding terminal screw.
28. NEC 110.14 & 300.15 Splices shall be made with an approved splice cap or "wire nut" and shall be made in approved electrical boxes or enclosures. Wire splicing means for direct burial shall be identified for such use.
29. NEC 314.25 & 410.12 In a completed installation, all outlet boxes shall have a cover, lamp holder, canopy for a luminaire, or device with an appropriate cover plate.
30. NEC 314.19 Junction boxes shall be installed so that the wiring contained in them can be rendered accessible without removing any part of the building
31. NEC 314.16 The volume of electrical boxes shall be sufficient for the number of conductors, devices, and cable clamps contained within the box. Nonmetallic boxes are marked with their cubic inch capacity. Use the following table to properly calculate box size
32. NEC 410.8 Luminaires (lighting fixtures) installed in clothes closets shall have the following minimum clearances from the defined storage area (see the definition below):
• 12" for surface incandescent fixtures
• 6" for recessed incandescent fixtures
• 6" for fluorescent fixtures
33. NEC 410.8 Storage space, as applied to an electrical installation in a closet, is the volume bounded by the sides and back closet walls and planes extending from the closet floor vertically to a height of 6 ft or the highest clothes-hanging rod and parallel to the walls at a horizontal distance of 24" from the sides and back of the closet walls respectively, and continuing vertically to the closet ceiling parallel to the walls at a horizontal distance of 12" or the width of the shelf, whichever is greater.
34. NEC 410.8 Incandescent luminaries with open or partially enclosed lamps and pendant fixtures or lamp holders are not permitted in clothes closets.
35. NEC 410.116 Recessed lighting fixtures installed in insulated ceilings or installed within 1/2" of combustible material shall be approved for insulation contact and labeled Type IC.
36. Effective March 28, 2014, the District of Columbia adopted 11 of the 2012 International Codes (I-Codes) published by the International Code Council (ICC), and the 2011 edition of the National Electrical Code (NEC) published by the National Fire Protection Association (NFPA), subject to changes, deletions and/or additions to the I-Codes or the NEC as set forth in Title 12 of the District of Columbia Municipal Regulations (DCMR) (the DC Construction Codes Supplement).
37. One combination smoke/carbon monoxide detector in every sleeping room and in halls outside sleeping rooms, one on each floor including basements and habitable attics. In split levels not divided by a door the upper level alarm serves as the lower level alarm. All the alarms have to be hardwired with battery backup, and they have to be interconnected so that if one goes off they all go off. The smoke alarm circuit cannot be on a switch other than the circuit breaker.
38. Appliances shall comply with NEC 422 and fixed electric space heating equipment shall comply with NEC 424.
39. Permanently connected appliances rated Not over 300 VA or 1/8HP, the branch circuit overcurrent device shall be permitted to serve as the disconnecting means. Permanently connected appliances rated over 300VA, the branch circuit switch of circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from the appliance or is lockable in accordance with NEC 110.25. Motor operated appliances rated over 1/8HP, the disconnecting means shall comply with 430.109 and 430.110 and the disconnecting means shall meet the following:

(1) The branch circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from appliance.
(2) The disconnecting means shall be installed within sight of the appliance

Exception: If an appliance of more than 1/8HP is provided with a unit switch that complies with 422.34, a unit switch(es) with a marked-off position that is part of an appliance and disconnects all unground conductors shall be permitted as the disconnecting means, the switch or circuit breaker serving as the other disconnecting means shall be permitted to be out of sight from the appliance.
40.NEC 406.12 Tamper-resistant receptacles shall be installed in all dwelling unit outlets. All nonlocking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. Only those receptacles installed at a height below 1.7 meters (5 1⁄2 feet) can meet the requirements in 210.52 for wall spacing. Receptacles installed above 1.7 meters (5 1⁄2 feet) are not accessible and well out of reach of small children. Allowing the exception for a single receptacle or duplex receptacle located within dedicated space eliminates the need for tamper-resistant receptacles to be
installed behind dishwashers, refrigerators, washing machines, and so forth. Nongrounding-type receptacles were exempted because there are no known 125-volt, 15- or 20-ampere nongrounding-type receptacles listed as tamper-resistant receptacles.
41. Size of equipment grounding shall comply with NEC 250.122
42. All electrical equipment, devices, and wiring shall be rated at a minimum of 75C.
43. Kitchen dishwasher and garbage disposal branch circuit shall be provided with GFCI protection.

POWER SYMBOLS

- FUSED (FFS) NON-FUSED (NFSS) DISCONNECT SWITCH. XP-YYA-F* X INDICATES NO. OF POLES, YY INDICATES AMPERAGE SIZE, *** INDICATES FUSE ACCORDING TO MFR
- PANEL BOARD
- MOTOR
- $_{M}$ 20A, 120V MOTOR RATED SWITCH. GENERALLY CONCEALED WITHIN PLAIN VIEW AND WITHIN SIGHT OF MOTOR.
- (J)$_{X}$ JUNCTION BOX. SUBSCRIPT "X" DESIGNATES SPECIFIC LOAD. SEE JUNCTION SUFFIXES BELOW

JUNCTION SUFFIXES

CF	=	CEILING FAN
EF	=	EXHAUST FAN
ERV	=	ENERGY RECOVERY VENTILATOR
EH	=	EXHAUST HOOD
FC	=	FAN COIL
HTR	=	HEATER
OU	=	OUTSIDE UNIT
UL	=	UNDERCABINET LIGHT
WH	=	WATER HEATER

RECEPTACLE SYMBOLS

- 125V, DUPLEX RECEPTACLE, NEMA 5-20R, WALL RECESSED MOUNTED 18" AFF, UON
- 220V, DUPLEX RECEPTACLE, WALL RECESSED MOUNTED 18" AFF, UON. NEMA TYPE PER APPLIANCE PLUG.
- 125V, SINGLEPLEX RECEPTACLE, NEMA 5-20R, WALL RECESSED MOUNTED 18" AFF, UON
- 125V, DUPLEX RECEPTACLE, NEMA 5-20R, WALL RECESSED. HEIGHT MOUNTED ACCORDING TO ARCHITECT OR EQUIPMENT REQUIREMENTS, UON
- 125V, GFCI DUPLEX RECEPTACLE, NEMA 5-20R, WALL RECESSED MOUNTED 18" AFF, UON

RECEPTACLES SUFFIXES

CK	=	COOKTOP
DW	=	DISHWASHER
D	=	DRYER
GD	=	GARBAGE DISPOSAL
IG	=	IGNITER/GAS CONTROL
LC	=	LAUNDRY CIRCUIT
MW	=	MICROWAVE
OV	=	OVEN
R	=	RANGE
REF	=	REFRIGERATOR
RH	=	RANGE HOOD
SA	=	SMALL APPLIANCE
W/D	=	WASHER/DRYER
W	=	WASHER
WC	=	WINE COOLER
WP	=	WEATHERPROOF COVER
+42"	=	MOUNT DEVICE AT DESIGNATED HEIGHT AFF TO CENTER.

LIGHTING FIXTURE SYMBOLS

- RECESSED MOUNTED FIXTURE
- SURFACE SCONCE MOUNTED FIXTURE
- SURFACE BATHROOM FIXTURE
- ID LIGHT FIXTURE IDENTIFICATION USED IN DRAWINGS AND LIGHTING SCHEDULE
- $ 15A, REGULAR VOLTAGE - 120V SINGLE POLE SWITCH. WALL MOUNT MATCH EXISTING HEIGHT. NUMBER INDICATES "#"-WAY SWITCH. LOWERCASE LETTER SUBSCRIPT INDICATES SWITCH CONTROL DESIGNATION WITH FIXTURE. COORDINATE WITH OWNER WITH SWITCHES TO BE PROVIDED WITH DIMMING.

LIGHTING NOTES:
1. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATION OF LIGHT FIXTURES.

ABBREVIATIONS

A	AMPERES
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERES INTERRUPTING CAPACITY
BC	BARE COPPER
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
C	CONDUIT
CKT	CIRCUIT
CLG	CEILING
CU	COPPER
DEMO	DEMOLITION
DS	DISCONNECT SWITCH
DWG	DRAWING(S)
EF	EXHAUST FAN
EQUIP	EQUIPMENT
EWH	ELECTRIC WATER HEATER
ETR	EXISTING TO REMAIN
EX	EXISTING
FLA	FULL LOAD AMPERES
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
GYP	GYPSUM
HGT	HEIGHT
HP	HORSEPOWER
INC	INCANDESCENT
JB	JUNCTION BOX
KV	KILO-VOLTS
KVA	KILO-VOLTS-AMPERES
KVAR	KILO-VOLTS-AMPERES REACTIVE
KW	KILO-WATTS.
KWH	KILO-WATT-HOURS
LTG	LIGHTING
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTR	MOTOR
MTD	MOUNTED
MTG	MOUNTING
NEC	NATIONAL ELECTRICAL CODE
PVC	POLYVINYL CHLORIDE
PNL	PANEL
REC	RECEPTACLE
TEL	TELEPHONE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT-AMPERES
W	WATTS
WP	WEATHER PROOF

COMMUNICATION

- T_V CABLE OUTLET. PROVIDE OUTLET WITH DUAL COAX WIRING BACK TO SOURCE. COORDINATE WITH OWNER ON LOCATION AND QUANTITY.
- DATA OUTLET. PROVIDE OUTLET WITH RJ45 (ETHERNET) WIRING BACK TO SOURCE. COORDINATE WITH OWNER ON LOCATION AND QUANTITY.

FIRE ALARM SYMBOL

- SD 120V HARDWIRE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR OR HEAT DETECTOR WITH BATTERY BACKUP. INTERCONNECT ALL DETECTORS TO SET ALL ALARMS.

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ADDITIONAL DWELLING UNIT

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DISTRICT OF COLUMBIA
ALBERTO M. MALATS
PE907818
6/9/2023
ELECTRICAL
PROFESSIONAL ENGINEER

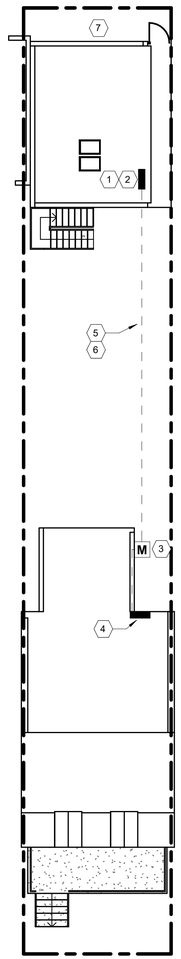
No.	Description	Date

ELECTRICAL SYMBOLS AND LEGEND

Project number	23-005-000
Date	6/9/2023
Scale	As indicated

E0001

6/9/2023 3:17:56 PM



GENERAL NOTES:

1. CONTRACTOR SHALL CUT OR BORE THROUGH ANY EXISTING CONCRETE OR PAVERS AND EXCAVATE GRADE AS REQUIRED TO INSTALL NEW UNDERGROUND FEEDERS. MARK AREA FOR EXISTING UTILITY AND ANY UNDERGROUND SYSTEMS PRIOR TO DIGGING.

KEYNOTES

1. LOCATION OF NEW PANELBOARD SERVING NEW ADU.
2. COORDINATE EXACT STUB UP LOCATION TO NEW PANEL ADU
3. LOCATION OF EXISTING METER. NEW COMBINATION METER/DISCONNECT WITH SINGLE METER AND DUAL DISCONNECT SERVING ADU AND EXISTING MAIN HOME. EXTEND EXISTING MAIN HOME FEEDERS AS REQUIRED. REFER TO ELECTRICAL RISER FOR DETAILS.
4. EXISTING PANEL MH TO BE REPLACED WITH NEW 42 SPACE ELECTRICAL PANEL. ALL EXISTING ELECTRICAL CHARACTERISTICS SHALL REMAIN. EXTEND/MODIFY EXISTING WIRING AS REQUIRED.
5. PROVIDE 2" UNDERGROUND CONDUIT FOR DATA AND COMMUNICATION. COORDINATE WITH OWNER AND COMMUNICATION COMPANY ON EXACT LOCATION OF CONDUIT STUB UPS. PROVIDE PULL BOX AFTER EVERY (2) 90 DEGREE TURNS.
6. NEW 2" PVC CONDUIT OR DIRECT BURIAL RATED CONDUCTOR. SEE ELECTRICAL RISER ON SHEET E1200 FOR DETAILS.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND RELOCATED OVERHEAD LINES THAT RUN OVER OR WITHIN CLEARANCE REQUIREMENTS OF THE NEW ADU.

N

0' 1' .1' 2' 4"

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DISTRICT OF COLUMBIA
ALBERTO M. MALATS
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6/9/2023
ELECTRICAL
PROFESSIONAL ENGINEER

No.	Description	Date

SITE PLAN

Project number	23-005-000
Date	6/9/2023
Scale	3/32" = 1'-0"

E0100

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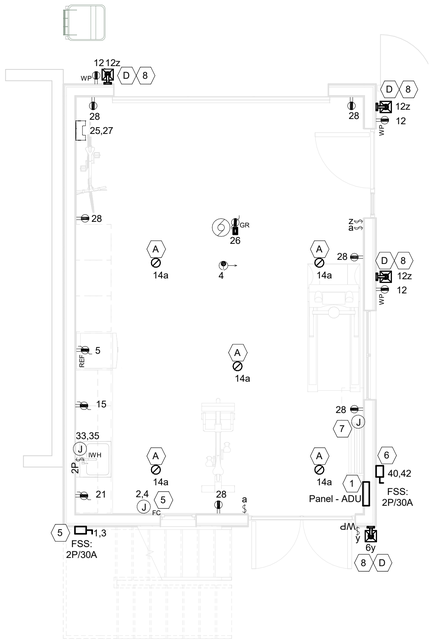
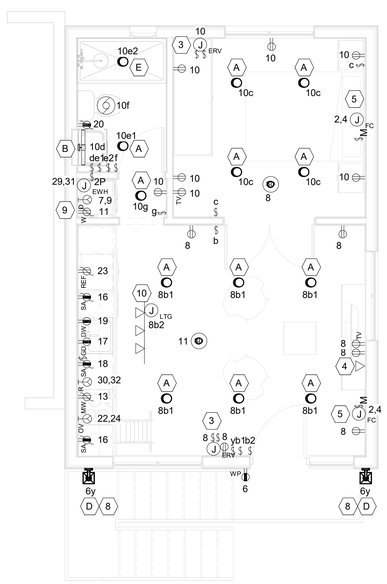


1 ADU - Level 1
1/4" = 1'-0"



2 ADU - Level 2
1/4" = 1'-0"

GENERAL NOTES

1. NEW WORK SHOWN AS SOLID AND DARK.

2. ALL SMOKE DETECTORS SHALL BE 120V HARDWIRE COMBINATION SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP. INTERCONNECT ALL DETECTORS TO SET ALL ALARMS.

3. ALL 124/240V CIRCUITS LOCATED IN THE NEW ADU SHALL BE HOMERUN TO PANEL 'ADU' U.O.N. NUMERIC VALUE NEXT TO DEVICE/FIXTURE/EQUIPMENT INDICATE CIRCUIT NUMBER.

4. COORDINATE LIGHT FIXTURES TYPES AND LOCATION WITH ARCHITECT AND OWNER.

5. ALL EXISTING ELECTRICAL EQUIPMENT AND DEVICES SHALL BE COMPLETELY DEMOLISHED BACK TO SOURCE.

6. COORDINATE ALL APPLIANCE ELECTRICAL REQUIREMENTS WITH FINAL PURCHASED EQUIPMENT PRIOR TO ROUGH-IN, TO INCLUDE DISCONNECT/CIRCUIT BREAKER, PLUG TYPE, AND CONDUCTOR CAPACITY AND QUANTITY.

7. APPLIANCES AND EQUIPMENT RATED MORE THAN 300VA OR 1/8HP SHALL BE PROVIDED WITH A LOCAL DISCONNECTING MEANS OR PERMANENT MEANS TO LOCK THE CIRCUIT BREAKER IN THE OFF POSITION.

8. MOUNT TV POWER RECEPTACLE, DATA, AND CABLE CONNECTION BEHIND WALL MOUNTED TV WITH WALL PASSTHROUGH TO 18" AFF. COORDINATE WITH FINAL SELECTION AND LOCATION OF TV.

KEYNOTES

1. NEW PANELBOARD 'ADU' TO SERVE ADU SPACE.
2. COORDINATE ELECTRICAL INSTALLATION WITH PLUMBING MANUFACTURER REQUIREMENTS TO INCLUDE DISCONNECT/CIRCUIT BREAKER, AND CONDUCTOR CAPACITY AND QUANTITY.
3. ENERGY RECOVERY VENTILATOR AND TWO (2) LOCAL CONTROL DEVICES, REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION AND DETAILS.
4. COORDINATE WITH OWNER ON LOCATION AND QUANTITY OF TV COAX AND DATA ETHERNET OUTLETS. REFER TO LEGEND FOR DETAILS.
5. COORDINATE ELECTRICAL INSTALLATION WITH FINAL HVAC SELECTION AND MANUFACTURER REQUIREMENTS TO INCLUDE DISCONNECT/CIRCUIT BREAKER AND CONDUCTOR CAPACITY AND QUANTITY. BASIS OF DESIGN ACCORDING TO MECHANICAL DRAWINGS:
INDOOR UNIT DAIKIN FTXS (240V, 1PH, 3.7A FLA, 15.0A MOCP)
OUTDOOR UNIT DAIKIN 2MXS (240V, 1PH, 14.0A RLA, 20.0 MOCP)
6. PROVIDE 2P-30A LOCKABLE DISCONNECT SERVING FUTURE PV SYSTEM. 2" CONDUIT TO PANEL ADU FOR LOAD CONNECTION AND 2" CONDUIT TO STUB IN ACCESSIBLE ATTIC SPACE LOCATION FOR PV CONNECTION. COORDINATE WITH PV INSTALLER AND OWNER PRIOR TO INSTALLATION FOR FINAL LOCATIONS. REFER TO ELECTRICAL RISER FOR DETAILS.
7. JUNCTION BOX FOR INCOMING COMMUNICATION SERVICE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY AND OWNER ON FINAL LOCATION. PROVIDE A 2" CONDUIT BACK TO MAIN HOUSE FOR LOW VOLTAGE WIRING. REFER TO SITE PLAN FOR DETAILS
8. COORDINATE WITH OWNER AND ARCHITECT ON FINAL LOCATIONS AND QUATITY OF EXTERIOR LIGHT FIXTURES
9. COORDINATE ELECTRICAL RATING, VOLTAGE, AMPERAGE,CIRCUIT BREAKER, PLUG TYPE, WIRING ETC. WITH FINAL WASHER SELECTION.
10. PROVIDE CURRENT LIMITER FOR TRACK FIXTURE AS REQUIRED.

0' 1' 2' 4' 8'

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DISTRICT OF COLUMBIA
ALBERTO M. MALATS
PE907818
6/9/2023
ELECTRICAL
PROFESSIONAL ENGINEER

No.	Description	Date

ELECTRICAL - ADU NEW WORK

Project number	23-005-000
Date	6/9/2023
Scale	1/4" = 1'-0"

E1100

6/9/2023 3:17:57 PM

EQUAL TO: EXISTING

TYPE: LOAD CENTER

MOUNTING: RECESSED, NEMA 1

LOCATION: Main house

MH PANEL

VOLTAGE: 120/ 240 V, 1 Ø3W

MAIN BUS RATING: 200 AMPS

TYPE MAINS: 200 AMPS MCB

COPPER BUS,LUGS,BOLTED GND BAR

IDENTIFICATION			AMPS. TRIP C.B.	POLES	CIR. NO.	WIRE	LOAD TYPE	LOAD TYPE	WIRE	CIR. NO.	POLES	AMPS. TRIP C.B.			IDENTIFICATION
UPSTAIRS DRYER			30	2	1		D	D		2	2	30			BASEMENT DRYER
					3		D	D		4					
BASEMENT HEATER			30	2	5		EQ	AC		6					AIR CONDITIONING
					7		EQ	AC		8					
STOVE + FRIDGE + KITCHEN GFI			20	1	9		R	SA		10					KITCHEN GFI
HOT TUB			20	1	11		EQ	EQ		12	1	20			DISPOSAL
MICROWAVE			20	1	13		EQ	EQ		14	1	20			FURNACE
GEN. LTG & REC - 2ND BEDROOM			15	1	15		G	EQ		16	1	20			DISHWASHER
GEN. LTG & REC - MASTER BEDROOM			15	1	17		G	GR		18	1	20			GARAGE
GEN. LTG & REC - LIVING ROOM			15	1	19		G	G		20	1	15			GEN. LTG & REC - BASEMENT
GEN. LTG & REC - KITCHEN			15	1	21		G	EQ		22	1	15			WASHING MACHINE
SURGE			40	2	23		EQ			24					SPACE
					25		EQ			26					SPACE
SPACE					27					28					SPACE
SPACE					...					...					SPACE
SPACE					39					40					SPACE

EQUAL TO: NEW

TYPE: LOAD CENTER

MOUNTING: RECESSED, NEMA 1

LOCATION: ADU

ADU PANEL

VOLTAGE: 120/ 240 V, 1 Ø3W

MAIN BUS RATING: 200 AMPS

TYPE MAINS: 150 AMPS MCB

COPPER BUS,LUGS,BOLTED GND BAR

IDENTIFICATION	"A" VA LOAD	"B" VA LOAD	AMPS. TRIP C.B.	POLES	CIR. NO.	WIRE	LOAD TYPE	LOAD TYPE	WIRE	CIR. NO.	POLES	AMPS. TRIP C.B.	"A" VA LOAD	"B" VA LOAD	IDENTIFICATION
OUTDOOR AC UNIT	2100		20	2	1	12	AC	AC	12	2	2	15	1332		INDOOR AC UNIT
		2100			3		AC	AC		4				1332	
REFRIGERATOR 1ST FLOOR GFI BRK	750		20	1	5	12	EQ	G	14	6	1	15	584		GEN. LTG & REC - STAIRS EXTERIOR LIGHTS
DRYER		2500	30	2	7	10	D	G	14	8	1	15		584	GEN. LTG & REC - LIVING ROOM
	2500				9		D	G	14	10	1	15	584		GEN. LTG & REC - BEDROOM + BATHROOM
WASHER		1200	15	1	11	14	EQ	EXT	12	12	1	15		840	EXT. LTG & REC
MICROWAVE	750		20	1	13	12	EQ	G	14	14	1	15	584		GEN. LTG - GARAGE & GYM LIGHTS
1ST FLOOR - SINK		180	20	1	15	12	GFI	SA	12	16	1	20		1500	SMALL APPLIANCE - KITCHEN
DISPOSAL	750		20	1	17	12	EQ	SA	12	18	1	20	1500		SMALL APPLIANCE - KITCHEN
DISHWASHER		750	20	1	19	12	EQ	B	12	20	1	20		180	BATHROOM GFI
1ST FLOOR - SINK	180		20	1	21	12	GFI	R	12	22	2	20	1650		OVEN
REFRIGERATOR 2ND FLOOR		750	20	1	23	12	EQ	R		24				1650	
EV CHARGING STATION (FUTURE)	2500		30	2	25	10	EQ	GR	12	26	1	20	180		DED. REC - GARAGE OUTLET - CEILING DOOR OPENER
		2500			27		EQ	GR	12	28	1	20		1080	GARAGE OUTLETS
ELECTRIC WATER HEATER	2500		30	2	25	10	EQ	R	10	30	1	30	3120		COOKTOP
		2500			27		EQ	R		32	1			3120	
INSTANTWATER HEATER	2000		30	2	25	10	EQ			34	1				SPACE
		2000			27		EQ			36	1				SPACE
SPACE				1	37					38	1				SPACE
SPACE				1	39					40	2	40			FUTURE PV SOLAR PANEL
SPACE				1	41					42					

TOTAL VA "A" PHASE 23564 TOTAL VA "B" PHASE 24766

TOTAL CONNECTED VA: 48330 (201 AMPS) TOTAL DEMANDED VA: 28106 (117 AMPS)

DWELLING UNIT CALCULATION SHALL COMPLY WITH NEC 220.82(NEW)/220.83(EX.)

GENERAL LOADS			
778 SQ. FT. X	3 VA	=	2334 VA
4 GENERAL CIRCUITS		=	584 VA/CKT
TWO SMALL APPLIANCE AND LAUNDRY CIRCUIT		=	3000 VA
RANGE(R)		=	9540 VA
DRYER (D)		=	5000 VA
BATH GFI (B)		=	180 VA
EXTERIOR GFI (EXT)		=	840 VA
GARAGE (GR)		=	1260 VA
OTHER EQUIPMENT (EQ)		=	18950 VA
TOTAL		=	41104 VA
DEMAND 8000 + (0.40 X	33104)	=	21241.6 VA
HVAC LOADS		=	6864 VA
TOTAL CONNECTED LOAD (HVAC LOADS + DEMAND)		=	28105.6 VA
			117 AMPS @240V

TABLE 250.66 GROUNDING ELECTRODE FOR ALTERNATING SYSTEMS

SIZE OF LARGEST UNDERGROUNDED SERVICE-ENTRACE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS (AWG/KCMIL)		SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	
COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2/0 OR 3/0	4/0 OR 250	4	2
OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	2	1/0
OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
OVER 1100	OVER 1750	3/0	250

GENERAL NOTES

1. NEW WORK SHOWN AS SOLID AND DARK. DEMOLITION WORK SHOWN AS DASHED AND DARK. EXISTING TO REMAIN WORK SHOWN AS SOLID AND LIGHT.

2. ALL NEW 120V, SINGLE PHASE, 15A AND 20A BREAKERS SERVING INTERIOR SPACES EXCLUDING BATHROOMS SHALL BE AFCI TYPE BREAKERS AS REQUIRED BY NEC 210.12.

3. ALL CONDUCTORS SHALL BE COPPER RATED AT A MINIMUM 75C, UON.

4. BEFORE PURCHASE OF EQUIPMENT AND APPLIANCES, CONTRACTOR SHALL CONFIRM FINAL EQUIPMENT SELECTION COMPLIES WITH ELECTRICAL DRAWINGS AND INCOMING VOLTAGE FROM UTILITY IS ACCORDING TO ELECTRICAL RISER, OTHERWISE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY.

5. ELECTRICAL CONTRACTOR SHALL MEASURE AVERAGE POWER DEMAND OVER A 15 MINUTE PERIOD, COMPLYING WITH NEC 220.87, WITH THE BUILDING ELECTRICAL SYSTEM COMPLETELY ON (INCLUDING LARGER LOAD OF HVAC UNITS, COOLING OR HEATING). ELECTRICAL CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER IF MEASURED VALUES EXCEED 34kW (141AMPS) AT 240V PRIOR TO COMMENCING WORK.

KEYNOTES

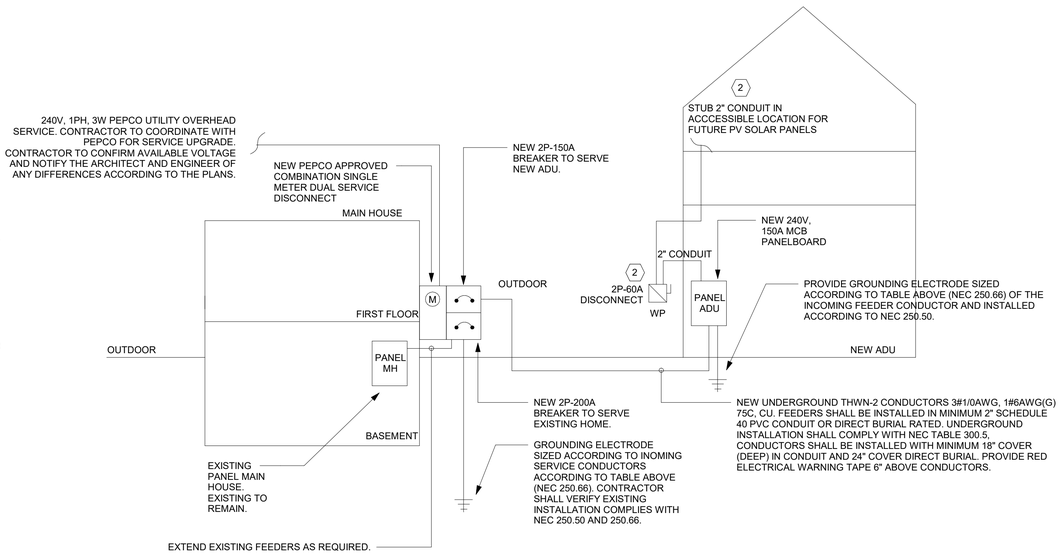
1. PROVIDE DRYER WITH NEUTRAL
2. FINAL PHOTOVOLTAIC (PV) SYSTEM DESIGN SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL PROVIDE INFRASTRUCTURE SHOWN ON DRAWINGS.
3. PROVIDE PANELBOARD WITH 200A RATED BUS TO ALLOW FOR FUTURE SOLAR PV SYSTEM INSTALLATION.

LUMINAIRE SCHEDULE			
TYPE	FIXTURE TYPE	MOUNTING	BULB TYPE
A	RECESSED FIXTURE	CEILING MOUNTED	LED
B	BATHROOM FIXTURE	WALL MOUNTED	LED
C	SURFACE FIXTURE	CEILING MOUNTED	LED
D	EXTERIOR FIXTURE	WALL MOUNTED	LED
E	RECESSED FIXTURE (VAPOR PROOF)	CEILING MOUNTED	LED

LUMINAIRE GENERAL NOTES

1. CONFIRM MOUNTING HEIGHTS WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.
2 OWNER TO SELECT LIGHT FIXTURES. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHT FIXTURES.
3. RECESSED LUMINAIRES SHALL COMPLY WITH IECC 2012 R402.4.4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE THE HOUSING AND INTERIOR WALL OR CEILING COVER.
TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
5. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.
6. HIGH EFFICIACY LAMPS SHALL CONSIST OF COMPACT FLUORESCENT LAMPS, T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, OR LAMPS WITH A MINIMUM EFFICACY OF:

A. 60 LUMENS PER WATT FOR LAMPS OVER 40 WATTS
B. 50 LUMENS PER WATT FOR LAMPS OVER 15 WATTS TO 40 WATTS
C. 40 LUMENS PER WATT FOR LAMPS 15 WATTS OF LESS



AB&E ANNANDALE BUILDING & ENERGY ENGINEERING
AB&E Engineering
7479 Zanuck Ct.
Annandale, VA 22003
571.314.0868
amalats@abeeng.com
Alberto Malats, P.E.

ADDITIONAL DWELLING UNIT

1374 Taylor St NW
Washington DC 20011

DISTRICT OF COLUMBIA
ALBERTO M. MALATS
PE907818
6/9/2023
ELECTRICAL
PROFESSIONAL ENGINEER

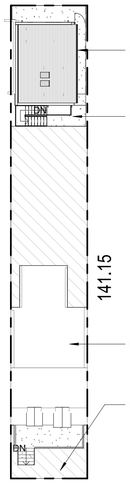
No.	Description	Date

ELECTRICAL SCHEDULES AND RISER

Project number	23-005-000
Date	6/9/2023
Scale	As indicated

E1200

6/9/2023 3:17:57 PM



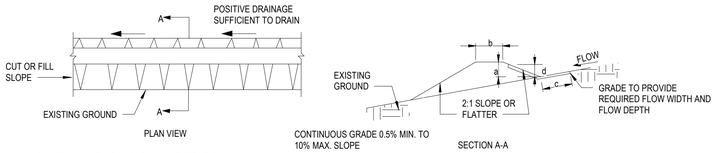
NATURAL AREA
IMPERVIOUS AREA
COMPACTED AREA
BMP

There will be no excavation at any level inside the residence.

EXCAVATION DETAILS	LAND COVER (SQUARE FEET)				VOLUME (CUBIC YARDS)	
	NATURAL	COMPCATED	IMPERVIOUS	BMP	EXCAVATED	FILLED
TOTAL POST PROJECT AREA	0 SQFT	1,251 SQFT	990 SQFT	0 SQFT	0.0	0.0
TOTAL PRE PROJECT AREA	0 SQFT	1,470 SQFT	771 SQFT	0 SQFT	0.0	0.0

22.0

E3 Site ESC
3/64" = 1'-0"



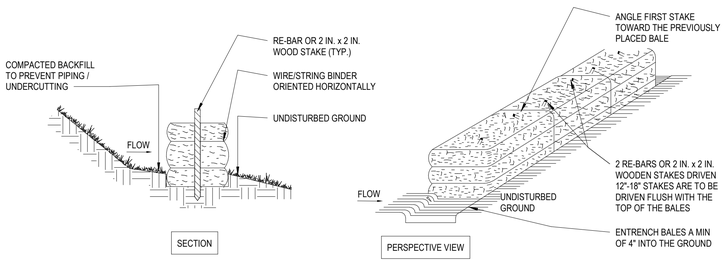
FLOW CHANNEL STABILIZATION LINING OPTIONS
GRADE 0.5% MIN. 10% MAX

1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING, OR LINE WITH SOD.
3. 4 TO 7-INCH STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO SOIL USING CONSTRUCTION EQUIPMENT IN A MINIMUM 7-INCH LAYER.

	DIKE TYPE A	DIKE TYPE B
a - DIKE HEIGHT	18 IN MIN.	30 IN MIN.
b - DIKE WIDTH	24 IN MIN.	36 IN MIN.
c - FLOW WIDTH	4 FT MIN.	6 FT MIN.
d - FLOW DEPTH	12 IN MIN.	24 IN MIN.

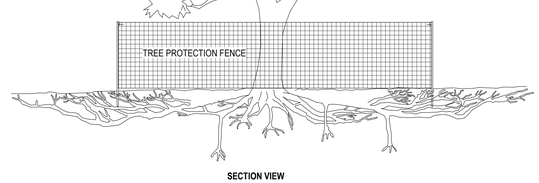
CONSTRUCTION SPECIFICATIONS
1. ALL TEMPORARY EARTH DIKES MUST HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. EARTH DIKES HAVING LONGITUDINAL SLOPES FLATTER THAN 1% SHOULD HAVE SPOT ELEVATIONS ALONG THE FLOW LINE.
2. DIRECT DIVERTED RUNOFF FROM DISTURBED AREAS TO A SEDIMENT TRAPPING DEVICE.
3. OUTLET DIVERTED RUNOFF FROM UNDISTURBED AREAS DIRECTLY ONTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY (4 FEET PER SECOND FOR WELL-ESTABLISED TURFGRASS).
4. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE EARTH DIKE BERM AND FLOW CHANNEL.
5. EXCAVATE OR SHAPE THE DIKE TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. COMPACT THE FILL BY EARTH MOVING EQUIPMENT IN MAXIMUM 12-INCH LIFTS.
7. PLACE ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE EARTH DIKE BERM AND FLOW CHANNEL.
8. STABILIZE FLOW CHANNEL AS REQUIRED BY DESIGN SELECTION USING TABLE 4.3 OR TABLE 4.4. STONE LINING MUST HAVE GEOTEXTILE UNDERLAYMENT OF CLASS SD TYPE I NON-WOVEN OR PE TYPE I NON-WOVEN FABRIC.
9. PROVIDE INSPECTION AND MAINTENANCE PERIODICALLY, AFTER EACH RAIN EVENT, AND DAILY DURING A PROLONGED RAIN EVENT.

EARTH DIKE



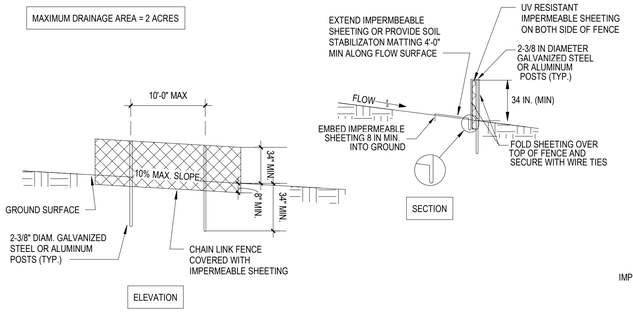
CONSTRUCTION SPECIFICATIONS
1. PLACE BALES IN A ROW ON THE CONTOUR WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES
2. ENTRENCH EACH BALE 4 INCHES MINIMUM INTO THE SOIL AND PLACE SO THE BINDINGS ARE HORIZONTAL. SOME OF THE EXCAVATED SOIL MUST BEBUILT UP AND COMPACTED AT THE UPSTREAM EDGE OF THE DIKE TO PREVENT PIPING AND UNDERCUTTING
3. SECURELY ANCHOR BALES IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12 TO 18 INCHES INTO THE GROUND. DRIVE THE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. DRIVE THE STAKES FLUSH WITH THE TOP OF THE BALE.
4. IMMEDIATELY INSPECT STRAW BALE BARRIERS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS. RE-DRIVE THE ANCHORING STAKES IF THEY BECOME EXPOSED. REMOVE SEDIMENT WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER
5. REMOVE ALL BALES WHEN THE SITE HAS BEEN STABILIZED. GRADE FLUSH AND STABILIZE THE TRENCH WHERE THE BALES WERE LOCATED.

STRAW BALE DIKE



SECTION VIEW

TREE PROTECTION



CONSTRUCTION SPECIFICATIONS
1. USE 42 INCH HIGH, 9 GAUGE OR THICKER CHAIN LINK FENCING (2-3/8 INCH MAXIMUM OPENING).
2. USE USE 2-3/8 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO THE FENCE POSTS WITH WIRE TIES.
4. SECURE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING TO CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP, MID SECTION, AND BELOW GROUND SURFACE.
5. EXTEND SHEETING A MINIMUM OF 4 FEET ALONG FLOW SURFACE AND EMBED END A MINIMUM OF 8 INCHES INTO GROUND. SOIL STABILIZATION MATTING MAY BE USED IN LIEU OF IMPERMEABLE SHEETING ALONG FLOW SURFACE.
6. WHEN TWO SECTIONS OF SHEETING ADJOIN EACH OTHER, OVERLAP BY 6 INCHES AND FOLD WITH SEAM FACING DOWNGRADE.
7. KEEP FLOW SURFACE ALONG DIVERSION FENCE AND POINT OF DISCHARGE FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE. REPLACE IMPERMEABLE SHEETING IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

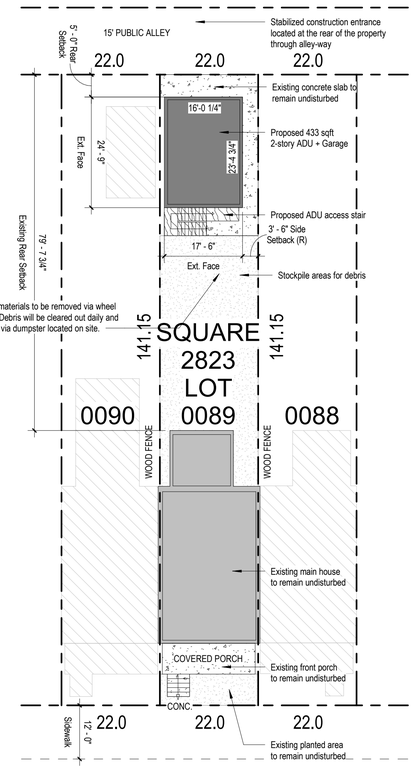
DIVERSION FENCE

DDOT Tops - Permit Location Information

Address:	1374 TAYLOR ST
Quadrant:	NORTHWEST
Zip Code:	20011
SSL	2823 / 0089
Zone	RF-1
Ward	4
ROW Total:	90'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	12'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	18'-0"

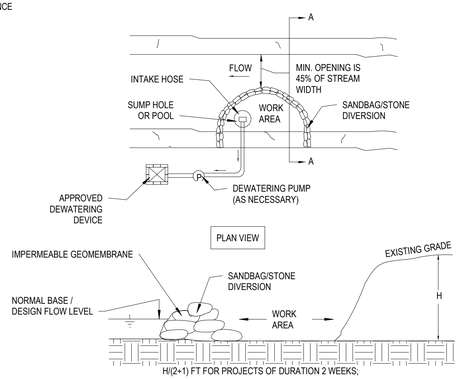
NORTH

PROPOSED AREA
EXISTING AREA
NEIGHBORING AREA
IMPERVIOUS AREA
LANDSCAPE AREA



TAYLOR ST NW

ESC0100 - SITE PLAN
1/16" = 1'-0"



SANDBAG / STONE CHANNEL DIVERSION

DOEE SOIL EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES

1. Following initial land disturbance or re-disturbance, permanent or interim stabilization must be completed within seven (7) calendar days for the surfaces of all perimeter controls, dikes, swales, ditches, perimeter slopes, and slopes greater than three (3) horizontal to one (1) vertical (3:1); and fourteen (14) days for all other disturbed or graded areas on the project site. These requirements do not apply to areas shown on the plan that are used for material storage other than stockpiling, or for those areas on the plan where actual construction activities are being performed. Maintenance shall be performed as necessary so that stabilized areas continuously meet the appropriate requirements of the District of Columbia Standards and Specifications for Soil Erosion and Sediment Control (ESC). [21 DCMR § 542.9 (o)]

2. ESC measures shall be in place before and during land disturbance. [21 DCMR § 543.6]

3. Contact DOEE Inspection (202) 535-2977 to schedule a preconstruction meeting at least three (3) business days before the commencement of a land-disturbing activity. [21 DCMR § 503.7 (a)]

4. A copy of the approved plan set will be maintained at the construction site from the date that construction activities begin to the date of final stabilization and will be available for DOEE inspectors. [21 DCMR § 542.15]

5. ESC measures shall be in place to stabilize an exposed area as soon as practicable after construction activity has temporarily or permanently ceased but no later than fourteen (14) days following cessation, except that temporary or permanent stabilization shall be in place at the end of each day of underground utility work that is not contained within a larger development site. [21 DCMR § 543.7]

6. Stockpiled material being actively used during a phase of construction shall be protected against erosion by establishing and maintaining perimeter controls around the stockpile. [21 DCMR § 543.16 (a)]

7. Stockpiled material not being actively used or added to shall be stabilized with mulch, temporary vegetation, hydroseed or plastic within fifteen (15) calendar days after its last use or addition. [21 DCMR § 543.16 (b)]

8. Fill material must be free of contamination levels of any pollutant that is, or may be considered to represent, a possible health hazard to the public or may be detrimental to surface or ground water quality, or which may cause damage to property or the drainage system. All fill material must be free of hazardous materials and comply with all applicable District and federal regulations.

9. Protect best management practices from sedimentation and other damage during construction for proper post construction operation. [21 DCMR § 543.5]

10. Request a DOEE inspector's approval after the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. [21 DCMR § 542.12 (a)]

11. Request a DOEE inspector's approval after final stabilization of the site and before the removal of erosion and sediment controls. [21 DCMR § 542.12 (b)]

12. Final stabilization means that all land-disturbing activities at the site have been completed and either of the following two criteria have been met: (1) a uniform (for example, evenly distributed, without large bare areas) perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or (2) equivalent permanent stabilization measures have been employed (such as the use of riprap, gabions, or geotextiles). [21 DCMR § 542.12 (b.1, b.2)]

13. Follow the requirements of the United States Environmental Protection Agency approved Stormwater Pollution Prevention Plan (SWPPP) and maintain a legible copy of this SWPPP on site. [21 DCMR § 543.10 (b)]

14. Post a sign that notifies the public to contact DOEE in the event of erosion or other pollution. The sign will be placed at each entrance to the site or as directed by the DOEE inspector. Each sign will be no less than 18 x 24 inches in size and made of materials that will withstand weather for the duration of the project. Lettering will be at least 1 inch in height and easily readable by the public from a distance of twelve feet (12 ft). The sign must direct the public, in substantially the following form: "To Report Erosion, Runoff, or Stormwater Pollution' and will provide the construction site address, DOEE's telephone number (202-535-2977), DOEE's e-mail address (IEB.scheduling@dc.gov), and the 311 mobile app heading ("Construction-Erosion Runoff"). [21 DCMR § 543.22]

IF A SITE DISTURBS 5,000 SQFT OF LAND OR GREATER, THE ESC PLAN MUST CONTAIN THE FOLLOWING STATEMENT:

15. A Responsible Person must be present or available while the site is in a land-disturbing phase. The Responsible Person is charged with being available to (a) inspect the site and its ESC measures at least once biweekly and after a rainfall event to identify and remedy each potential or actual erosion problem, (b) respond to each potential or actual erosion problem identified by construction personnel, and (c) speak on site with DOEE to remedy each potential or actual erosion problem. A Responsible Person shall be (a) licensed in the District of Columbia as a civil or geotechnical engineer, a land surveyor, or architect; or (b) certified through a training program that DOEE approves, including a course on erosion control provided by another jurisdiction or professional association. During construction, the Responsible Person shall keep on site proof of professional licensing or of successful completion of a DOEE-approved training program. [21 DCMR § 547]

CONSTRUCTION SPECIFICATIONS - PIPE SLOPE DRAIN

1. THE PIPE SLOPE DRAIN (PSD) SHALL HAVE A SLOPE OF 3 PERCENT OR STEEPER.
2. THE TOP OF THE EARTH DIKE OVER THE INLET PIPE SHALL BE AT LEAST TWICE THE PIPE DIAMETER MEASURED AT THE INVERT OF THE PIPE
3. FLEXIBLE TUBING IS PREFERRED. HOWEVER, CORRUGATED METAL PIPE OR EQUIVALENT PVC PIPE CAN BE USED.
4. A FLARED AND SECTION SHALL BE ATTACHED TO THE INLET END OF PIPE WITH A WATERTIGHT CONNECTION. GEOTEXTILE CLASS E OR BETTER SHALL BE PLACED UNDER THE INLET OF THE PIPE SLOPE DRAIN AND SHALL EXTEND OUT 5 FEET FROM THE INLET. THE GEOTEXTLE FABRIC SHALL BE KEYED IN ON ALL SIDES.
5. THE PIPE SLOPE DRAIN SHALL BE SECURELY ANCHORED TO THE SLOPE. SPACING FOR ANCHORS SHALL BE AS PROVIDED BY MANUFACTURER'S SPECIFICATION. IN NO CASE SHALL LESS THAN TWO (2) ANCHORS BE PROVIDED. EQUALLY SPACED ALONG THE LENGTH OF PIPE. THESE DETAILS SHOULD BE PROVIDED BY PIPE SUPPLIERS
6. THE SOIL AROUND AND UNDER THE PIPE AND END SECTION SHALL BE HAND TAMPED IN 4-INCH LIFTS TO THE TOP OF THE EARTH DIKE.
7. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT.
8. WHENEVER POSSIBLE WHERE A PSD DRAINS AN UNSTABILIZED AREA, IT SHALL OUTLET INTO A SEDIMENT TRAP OR BASIN. IF THIS IS NOT POSSIBLE THEN THE SLOPE DRAIN WILL DISCHARGE INTO A STABLE CONVEYANCE THAT LEADS TO A SEDIMENT TRAP OR BASIN. WHEN DISCHARGING INTO A TRAP OR BASIN THE PSD SHALL DISCHARGE AT THE SAME ELEVATION AS THE WET POOL ELEVATION. THE DISCHARGE FROM THE PSD MUST BE AS FAR AWAY FROM THE SEDIMENT CONTROL OUTLET AS POSSIBLE.
9. WHEN THE DRAINAGE AREA IS STABILIZED, THE PSD SHALL DISCHARGE ONTO A STABILIZED AREA AT A NON-EROSIVE VELOCITY. 4-INCH TO 7-INCH STONE UNDERLAIN WITH GEOTEXTILE CLASS SE SHALL BE EMPLOYED AS NECESSARY. SEE 5.1 ROCK OUTLET PROTECTION.
10. INSPECTION AND ANY REQUIRED MAINTENANCE SHALL BE PERFORMED PERIODICALLY AND AFTER EACH RAIN EVENT.
11. THE INLET MUST BE KEPT OPEN AT ALL TIMES

SEQUENCE OF CONSTRUCTION

1. DISTURBED AREA (SQFT): **433 SQFT**
2. VOLUME OF EXCAVATION: **ADU to be placed on existing concrete slab.**
3. METHOD OF REMOVAL: EXCAVATION SPOILS SHALL BE REMOVED VIA WHEELBARROW THROUGH EXISTING PEDESTRIAN PAD TO DUMPSTER IN PARKING PAD WITHIN LIMITS OF PROJECT PROPERTY. PATHWAYS SHALL BE SWEPT DAILY. OTHER DEBRIS SHALL BE BAGGED AS APPROPRIATE AND CARRIED TO TRUCKS FOR REMOVAL ON A DAILY BASIS.
4. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST.
5. DUST CONTROL SHALL AND ALL OTHER EROSION AND SEDIMENTION CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.

ileana schinder ARQ

Ileana Schinder, Architect
Ileana Schinder, PLLC
ile@ileanaschinder.com - 202.431.6760
6316 2nd Street NW - Washington DC 20011

ACCESSORY APARTMENT

1374 Taylor St NW
Washington DC 20011

CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2024

DISTRICT OF COLUMBIA
ILEANA SCHINDER
ARC102348
REGISTERED
ARCHITECT

05/09/2023

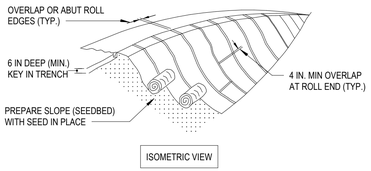
No.	Description	Date

EROSION AND SEDIMENT CONTROL

Project number	220309
Date	06/16/2023
Scale	As indicated

ESC0100

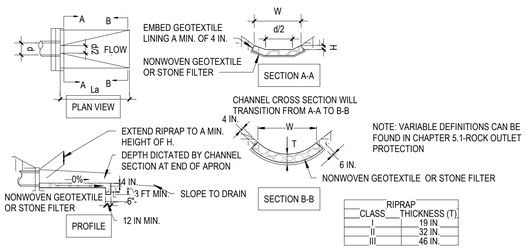
06/16/2023 9:21:37 AM



CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE INSTALLING MATTING, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. FOR SOIL-FILLED RECPs, THE PLANTING BED MAY BE INSTALLED AFTER THE PRODUCT IS INSTALLED.
2. START LAYING THE PROTECTIVE COVERING FROM THE TOP OF SLOPE AND UNROLL DOWN-GRADE.
3. BURY THE UP-SLOPE ENDS OF THE PROTECTIVE COVERING IN AN ANCHOR SLOT NO LESS THAN 6 INCHES DEEP. TAMP EARTH FIRMLY OVER THE MATERIAL. STAPLE THE MATERIAL AT A MINIMUM OF EVERY 12 INCHES ACROSS THE TOP END.
4. INSTALL EDGES OF PARALLEL MATS WITH A MINIMUM OF 2-INCH OVERLAP.
5. WHEN MATS NEED TO BE SPLICED DOWN THE SLOPE, INSTALL THEM END OVER END, WITH A MINIMUM 4-INCH OVERLAP, AND STAPLE EVERY 12 INCHES. THE MANUFACTURER'S SPECIFICATIONS WILL INDICATE THE DENSITY OF STAPLES.

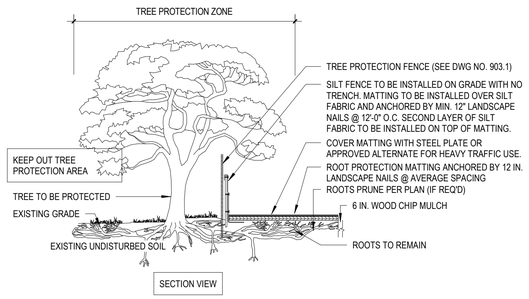
ROLLED EROSION CONTROL PRODUCTS SLOPE STABILIZATION



CONSTRUCTION SPECIFICATIONS

1. PREPARE THE SUBGRADE FOR THE RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
2. CONFORM THE ROCK OR GRAVEL TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED IN THE RIPRAP.
3. USE FILTER STONE OR NONWOVEN GEOTEXTILE AS SPECIFIED AND PROTECT FROM PUNCHING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE FABRIC MUST BE A MINIMUM OF 1 FOOT. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP
4. STONE FOR THE RIPRAP OUTLETS MAY BE PLACED BY EQUIPMENT. CONSTRUCT THE OUTLETS TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. DELIVER AND PLACE THE STONE FOR RIPRAP IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER THAT PREVENTS DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
5. PLACE THE STONE SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

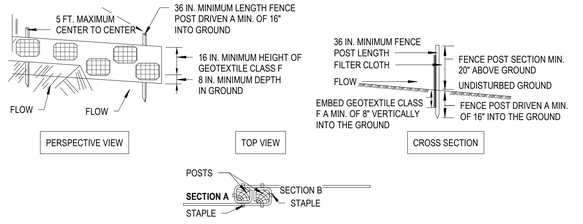
ROCK OUTLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. MATTING MATERIAL MUST BE DOUBLE SIDED GEOCOMPOSITE, GEONET CORE WITH NON-WOVEN COVERING (SUCH AS TENSAR ROADRAIN RD7) OR APPROVED EQUIVALENT.
2. INSTALL ROOT PROTECTION MATTING BY A CERTIFIED ARBORIST.
3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
4. PLACE MATTING ON 6 IN. WOOD CHIP MULCH UNLESS OTHERWISE DIRECTED.
5. FOR HEAVY TRAFFIC AREAS, COVER MATTING WITH STEEL PLATES.

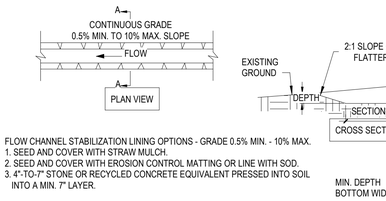
TREE ROOT PROTECTION WITH SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 16 IN. MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM WIDTH WHEN SQUARE CUT, OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS MUST BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. FASTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION. GEOTEXTILE MUST MEET THE FOLLOWING REQUIREMENTS (GEOTEXTILE CLASS F).
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.
4. INSPECT SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 30% OF THE FABRIC HEIGHT.

SILT FENCE



FLOW CHANNEL STABILIZATION LINING OPTIONS - GRADE 0.5% MIN. - 10% MAX.
1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING OR LINE WITH SOD.
3. 4"-TO-7" STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO SOIL INTO A MIN. 7" LAYER.

SWALE TYPE	A	B
MIN. DEPTH	1 FT MIN.	1 FT MIN.
BOTTOM WIDTH	4 FT MIN,	6 FT MIN.

CONSTRUCTION SPECIFICATIONS

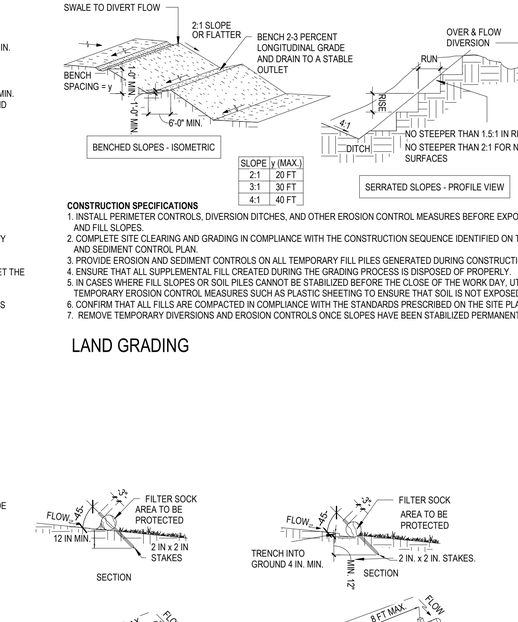
1. ALL TEMPORARY SWALES MUST HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SWALES HAVING LONGITUDINAL SLOPES FLATTER THAN 1% SHOULD HAVE SPOT ELEVATIONS ALONG THE FLOW LINE.
2. CONVEY DIVERTED RUNOFF FROM DISTURBED AREAS TO A SEDIMENT TRAPPING DEVICE.
3. OUTLET DIVERTED RUNOFF FROM AN UNDISTURBED AREA DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT A NON-EROSIVE VELOCITY (4'-0" PER SECOND FOR WELL-ESTABLISHED TURFGRASS)
4. REMOVE AND DISPOSE OF ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE FLOW CHANNEL.
5. EXCAVATE OR SHAPE THE SWALE TO LINE, GRADE AND CROSS-SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULATIRIES THAT WILL IMPEDE NORMAL FLOW.
6. COMPACT FILL, IF NECESSARY, BY EARTH MOVING EQUIPMENT IN MAX 12" LIFTS.
7. PLACE ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE FLOW CHANNEL.
8. FOR VEHICLE OR MACHINE CROSSINGS REDUCE THE SIDE SLOPES OF THE SWALE TO 5:1 HORIZONTAL TO VERTIAL AND TO 2"-TO-3" STONE MUST BE PLACED AT LEAST 6" DEEP OVER A LAYER OF CLASS SD TYPE I OR PE TYPE I NON-WOVEN GEOTEXTILE. IF THE FLOW CHANNEL LINING MATERIAL IS TYPE 3 (4"-TO-8" STONE) THE GEOTEXTILE IS NOT REQUIRED. AND THE 2"-TO-3" STONE MUST BE LAID DIRECTLY ON TOP OF THE 4"-TO-7" STONE LINING. FLOR CHANNEL DEPTH OF 1'-0" MIN. MUST BE MAINTAINED THROUGH CROSS SECTION.

TEMPORARY SWALES

CONSTRUCTION SPECIFICATIONS

1. WRAP THE PIPE WITH 1/4" GALVANIZED HARDWARE CLOTH AND THEN GEOTEXTILE OVER THE HARDWARE CLTOH.
2. EXCAVATE THE PIT TO 3 TIMES THE PIPE DIAMETER AND 4'-0" IN DEPTH. PLACE CLEAN 3/4" TO 1-1/2" STONE OR EQUIVALENT RECYCLED CONCRETE, 6" IN DEPTH PRIOR TO PIPE PLACEMENT.
3. SET THE TOP OF PIPE A MIN. OF 12" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION.
4. BACKFILL PIT AROUND THE OUTER PIPE WITH 3/4" TO 1-1/2" CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MIN. OF 6" ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. PLACE THE SUCTION HOUSE FROM THE PUMP INSIDE THE PIPE TO BEGIN DEWATERTING. PLACE THE DISCHARGE HOUSE IN A STABILIZED AREA DOWNSLOPE OF UNSTABILIZED AREAS TO PREVENT EROSION. MEADOW OR WOODED AREAS ARE PREFERRED DISCHARGE LOCATIONS BUT STORM DRAINS AND PAVED AREAS ARE ACCEPTABLE.

SUMP PIT

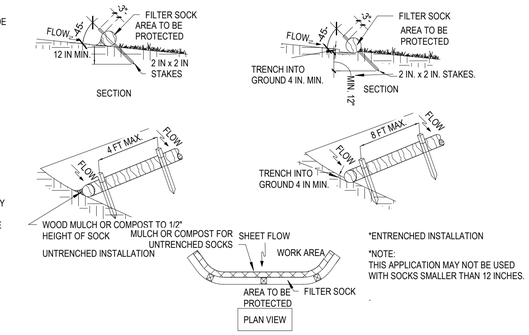


SLOPE	y (MAX.)
2:1	20 FT
3:1	30 FT
4:1	40 FT

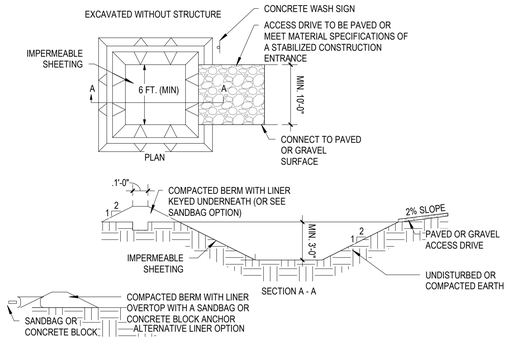
CONSTRUCTION SPECIFICATIONS

1. INSTALL PERIMETER CONTROLS, DIVERSION DITCHES, AND OTHER EROSION CONTROL MEASURES BEFORE EXPOSING CUT AND FILL SLOPES.
2. COMPLETE SITE CLEARING AND GRADING IN COMPLIANCE WITH THE CONSTRUCTION SEQUENCE IDENTIFIED ON THE EROSION AND SEDIMENT CONTROL PLAN.
3. PROVIDE EROSION AND SEDIMENT CONTROLS ON ALL TEMPORARY FILL PILES GENERATED DURING CONSTRUCTION.
4. ENSURE THAT ALL SUPPLEMENTAL FILL CREATED DURING THE GRADING PROCESS IS DISPOSED OF PROPERLY.
5. IN CASES WHERE FILL SLOPES OR SOIL PILES CANNOT BE STABILIZED BEFORE THE CLOSE OF THE WORK DAY, UTILIZE TEMPORARY EROSION CONTROL MEASURES SUCH AS PLASTIC SHEETING TO ENSURE THAT SOIL IS NOT EXPOSED.
6. CONFIRM THAT ALL FILLS ARE COMPACTED IN COMPLIANCE WITH THE STANDARDS PRESCRIBED ON THE SITE PLAN,
7. REMOVE TEMPORARY DIVERSIONS AND EROSION CONTROLS ONCE SLOPES HAVE BEEN STABILIZED PERMANENTLY.

LAND GRADING



FILTER SOCK



ONSITE CONCRETE WASH OUT STRUCTURE

ileana schinder ARQ

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ACCESSORY APARTMENT

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CERTIFICATE OF ATTESTATION
I am responsible for determining that the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the development of, the architectural designs included in this application

Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2024

DISTRICT OF COLUMBIA · ILEANA SCHINDER · ARC102348 · REGISTERED · ARCHITECT

05/09/2023

No.	Description	Date

EROSION AND SEDIMENT CONTROL

Project number	220309
Date	06/16/2023
Scale	3/4" = 1'-0"

ESC0101

6/16/2023 9:21:38 AM

F E D C B A

MECHANICAL SPECS - MULTI HEAD MINI SPLIT SYSTEM

In compliance with IRC-M1411, information on heating and cooling equipment. The additional dwelling unit is served by a multi-head split system. There are 3 indoor units and one outdoor unit. Specs for indoor units:
Indoor unit: DAIKIN, 0.75-Ton Wall Mounted Unit - FTXS09LVJURXS09LVJU
(240V, 1, PH - RLA-3.7A, MCA-8.0A, MOCP-15A)
Indoor Unit System Performance:
Indoor Unit Model No. FTXS09, 12LVJU
Indoor Unit Name: FTXS09LVJU
Outdoor Unit Model No. RXS09LVJU
Outdoor Unit Name: RXS09LVJU
Rated Cooling Capacity (Btu/hr): 9,000
Rated Cooling Conditions: Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75
Sensible Capacity (Btu/hr): 8,100
Max/Min Cooling Capacity (Btu/hr): 10,600 / 4,400
Rated Height Difference (ft): 49.20
Cooling Input Power (kW): 0.590
Rated Heating Conditions: Indoor (°F DB/WB): 70 / 70 Ambient (°F DB/WB): 47 / 43
SEER (Non-Ducted): 24.50
HSPF (Non-Ducted): 12.5
EER (Non-Ducted): 15.30 /
Heating COP (Non-Ducted): 4.5
Rated Heating Capacity (Btu/hr): 12,000
Max/Min Heating Capacity (Btu/hr): 15,600 / 4,400
Heating Input Power (kW): 0.79
Indoor Unit System Details:
Refrigerant Type: R-410A
Cooling Operation Range (°F DB): 14 - 115
Holding Refrigerant Charge (lbs): 2.4
Heating Operation Range (°F WB): 5 - 64
Additional Charge (lb/ft): 0.21
Cooling Range w/Baffle (°F DB): 0 - 115
Max. Pipe Length (Total) (ft): 66
Heating Range w/Baffle (°F WB): 0 – 77
Max Height Separation (Ind to Ind ft): 49
Indoor Unit Details
Power Supply (V/Hz/Ph): 208-230 / 60 / 1
Airflow Rate (H/M/L/SL) (CFM): 381/279/194/145
Power Supply Connections: L1, L2, Ground
Moisture Removal (Gal/hr): 2.4 Min.
Gas Pipe Connection (inch): 3/8
Liquid Pipe Connection (inch): 1/4
Dimensions (HxWxD) (in): 11-5/8 x 31-1/2 x 8-7/16
Condensate Connection (inch): 5/8
Sound Pressure (H/M) (dBA): 41/22
Net Weight (lb): 20
Ext. Static Pressure (Rated/Max) (inWg): 0.00/0.00

4

Outdoor unit: DAIKIN 2 PORT HP, DUCTLESS OD - 1.5 TON - 2MXS18NMVJU
OUTDOOR UNIT
Outdoor unit Performance
Outdoor Unit Model No. 2MXS18NMVJU
Outdoor Unit Name: 2 PORT HP, DUCTLESS OD 1.5 TON
Type: Heat Pump
Rated Cooling Conditions: Indoor (°F DB/DB): 80 / 67 Ambient (°FDB/WB): 95 / 75
Rated Cooling Capacity (Btu/hr): 18,000
Max/Min Cooling Capacity (Btu/hr): 21,000 /
Rated Piping Length(ft): 25
Rated Height Difference (ft): 49.00
Rated Heating Capacity (Btu/hr): 18,900
SEER (Non-Ducted/Ducted): 18.90 / 14.00
Max/Min Heating Capacity (Btu/hr): 25,000 /
HSPF (Non-Ducted/Ducted): 10.7 / 8.2
Heating COP (Non-Ducted/Ducted): 4.1 / 4.1
Outdoor unit Details
Power Supply (V/Hz/Ph): 208-230 / 60 / 1
Compressor Type: Inverter
Power Supply Connections: L1, L2, Ground
Capacity Control Range (%): -
Min. Circuit Amps MCA (A): 15.80
Airflow Rate (H) (CFM): 2,150
Max Overcurrent Protection (MOP) (A): 20.00
Gas Pipe Connection (inch): 3/8
Max Starting Current MSC(A): 14.00
Liquid Pipe Connection (inch): 1/4
Rated Load Amps RLA(A): 14.0
Sound Pressure (H) (dBA): 50
Dimensions (HxWxD) (in): 29 x 34-1/4 x 12-5/8
Sound Power Level (dBA): Net Weight (lb): 123
Outdoor unit System Details
Refrigerant Type: R-410A
Cooling Operation Range (°F DB): 14 - 115
Holding Refrigerant Charge (lbs): 3.9
Heating Operation Range (°F WB): 5 - 72
Additional Charge (lb/ft): 0.01
Cooling Range w/Baffle (°F DB): -
Max. Pipe Length (Total) (ft): 164
Heating Range w/Baffle (°F WB): -
Max Height Separation (Ind to Ind ft): 49

3

ENERGY RECOVERY VENTILATOR - Lunos E2

Operating and wired in groups of 2 or 4, these fans provide continuous ventilation without the need for ductwork - installed directly in the exterior wall. The regenerative core is charged every 70 seconds for a standard fan (250mm) and 50 seconds for a short fan (173mm), afterwhich the fan reverses and the incoming air absorbs the stored heat on its way in. Creates a very quiet heat recovery ventilation system without the need for ducts and balancing, with specific fan efficiency that is second to none.

PRODUCT SPECIFICATIONS
The basic unit is a through wall fan, with a ceramic regenerative heat exchanger behind it. Operating and wired in pairs, these fans provide continuous ventilation without the need for duct-work and are installed directly in the exterior wall.
The fan's heat recovery is possible thanks to a ceramic core that is charged in a 70 second cycle for a standard fan (250mm) and 50 seconds for a short fan (173mm).
Includes one transformer (110V-12V) and controller. Maximum four fans (two pairs) can be wired to one controller. Installation sleeve included – can be preinstalled in wall before insulating/during construction

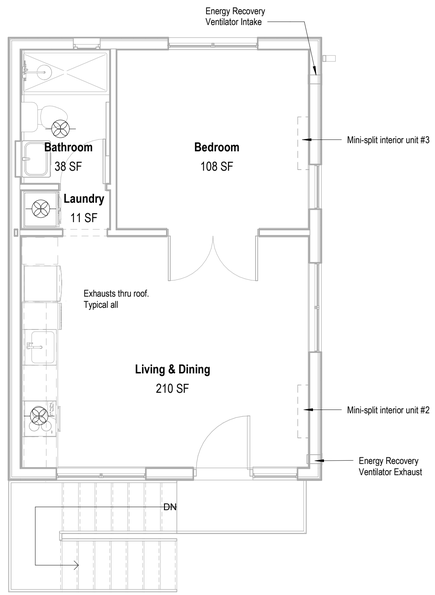
Technical Specs
Ventilation Rates 10/15/20 CFM or 9/18/22CFM
Heat Recovery Efficiency 90.6% (tested with DIN 308 / DIBt protocol)
Humidity Recovery 20-30%
Specific Fan Efficiency 0.07-0.09 Wh/m3 (0.11-0.14 W/cfm)
Ventilation System Efficiency 0.30 Wh/m3
Filter G3 (MERV 5) or optional pollen F5 (MERV 9-10)
Sound Levels 16.5db/19.5 dB /26.0 dB
Dimensions
Diameter Unit 5 7/8" (150mm)
Exterior Diameter Tube 6 3/8" (163mm)
Minimum Wall Thickness 12" (300 mm); 7.5" (190mm) if short version
Installation Tube (can be cut) 12' to 19.5" (300 to 500 mm)
Optional 27" (700mm) tube
Fan Length standard: 9.8" (248mm) short: 6.8" (173mm)
Inside Cover 7 1/16" x 7 1/16" (180 x 180 mm)
Outside Grill Diameter 7 1/16" (180mm)

2

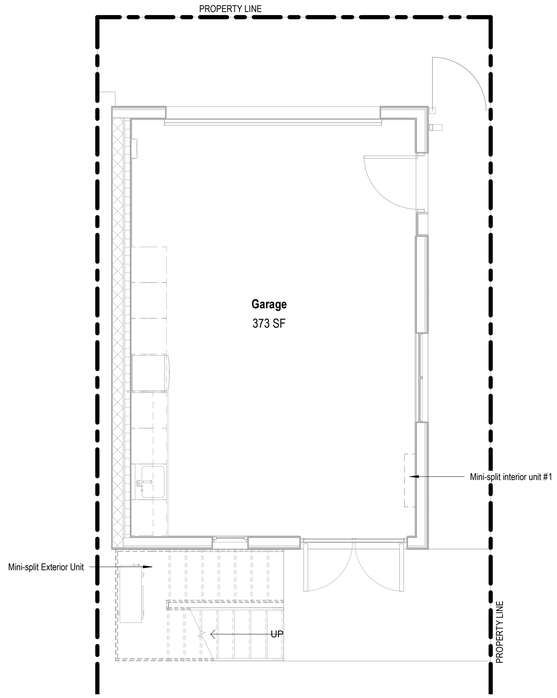
1

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints 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/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top exterior walls shall be sealed. Knee walls shall be sealed.	Cavities with corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, Skylights, & Doors	The space between window/door jambs and framing and skylights shall be sealed.	N/A
Rim Joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space Walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, Penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	N/A
Narrow Cavities	N/A	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage Separation	Air sealing shall be provided between the garage and conditioned spaces.	N/A
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing & Wiring	N/A	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/Tub on Exterior Wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/Phone Box on Exterior Walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	N/A
HVAC Register Boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	N/A
Concealed Sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	N/A



D1 ADU - Level 2 - Mechanical
1/4" = 1'-0"



B1 ADU - Level 1 - Mechanical
1/4" = 1'-0"

MECHANICAL GENERAL NOTES

1. Contractor shall plan installation of new work and connections to existing work to insure minimum interfere with regular operation of existing facilities. All system shutdowns affecting other areas shall be coordinated with building owner.
2. Install work so as to be readily accessible for operation, maintenance and repair. Minor deviations from drawings may be made to accomplish this but changes which involve extra cost shall not be made without approval.
3. Disconnect, remove and/or relocate existing material, equipment and other work as noted or required for proper installation of new system.
4. All systems shall be clean of foreign material and rough spots prior to being placed in service and before operational tests are performed.
5. Installation of all equipment and their accessories shall be per manufacturer's published recommendations.
6. Contractor shall verify all field dimensions and existing equipment locations prior to fabrication and purchase of new equipment.
7. Contractor shall verify voltages and power requirements for all equipment and shall coordinate with the electrical contract drawings and existing conditions prior to submission of shop drawings and purchase of equipment.
8. Provide all required labor, materials, equipment, and services necessary for a complete and safe installation of HVAC systems in full conformity with requirements of all authorities having jurisdiction; all as indicated on drawings and/or herein specified for the systems included. Work shall be installed in a neat, workmanlike manner. Include all costs for permits, licenses, certificates, filing and inspections required by authorities having jurisdiction.
9. The contractor shall furnish a written guarantee to replace or repair promptly and assume responsibility for all expenses incurred for any workmanship and equipment in which defects develop within one year from the date of acceptance by owner. This work shall be done as directed by the owner. This guarantee shall also provide that where defects occur, the contractor will assume responsibility for all expenses incurred in repairing and replacing work of other trades affected by defects, repairs or replacement in equipment supplied by the contractor.
10. All material and equipment to be new unless otherwise noted.
11. Connect all new work to existing work in neat and approved manner. Restore existing work disturbed while installed new work to acceptable condition as determined by engineer.
12. Contractor shall submit copies of complete air balance reports (for all heat pumps and fan coil units where the renovations are taking place) to the owners for final approval. Balance report should show methods and results of performed testing and balancing.
13. Calibrate all thermostats within the work scope area.
14. Upon completion of construction, thoroughly clean all perimeter fan coil units and replace filters.
15. The contractor shall thoroughly clean his work area daily. Contractor shall remove all trash after completion of work. Work done under this contract shall be accomplished with minimum impact on the operation of the building and its tenants.

IECC 403.2.1 - SUPPLY DUCT INSULATION

Install duct blanket insulation that is covered with a foil or plastic vapor barrier over the ducts. Overlap blanket by 2 inches and staple. Seal insulation blanket seams with mastic or UL-181 metal tape and mastic.
Insulate all supply and return ducts located in unconditioned space. The insulation should be a minimum of R-8 for all supply ducts and at least R-6 for all return ducts.
Metal ducts to receive a "duct wrap," such as fiberglass blanket insulation with a foil-faced vapor barrier

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Metal ducts to receive a "duct wrap," such as fiberglass blanket insulation with a foil-faced vapor barrier

R403.3.1 PROTECTION OF PIPING INSULATION

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.
Product Suggested: Armaflex 1" rubber self sealing pipe insulation. R-Value 3.2

IRC M1502 - DRYER EXHAUST

Material: galvanized steel
Thickness: 30 Gauge round pipe
Size: 5"
Length: see plan
Angles: none
Duct exhaust joints: mastic tape and/or fire resistance tape with foil backing and long lasting adhesive. No screws.
Duct support: 2 (max 4'-0")
Vent: 5" in galvanized steel with back draft flapper.
A permant tag to be installed inside the laundry closet to indicate: length, material, thickness, size and location of exhaust duct.

IRC M1503.3 - KITCHEN EXHAUST

Kitchen exhaust to comply with 100 cfm intermittent or 25 cfm continuous
See Specialty equipment schedule for manufacturer and models to be installed in Basement and 1st Floor kitchen.
Exhaust duct to receive a 5" wall vent in galvanized steel with back draft flapper.

IRC M1507.4 - BATHROOM EXHAUST

Bathrooms: mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continous

IECC 403.2.2 - BUILDING LEAKAGE TEST

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour in Climate Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

R401.2 Certificate (Mandatory)
A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional. The certificate shall list the results from any required duct system and building envelope air leakage testing done on the building.

N
0' 1' 2' 4' 8'

ACCESSORY APARTMENT

1374 Taylor St NW
Washington DC 20011

ileana schinder ARQ
Ileana Schinder, Architect
Ileana Schinder, PLLC
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CERTIFICATE OF ATTESTATION
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Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2024

DISTRICT OF COLUMBIA
ILEANA SCHINDER
ARC102348
REGISTERED
ARCHITECT

05/09/2023

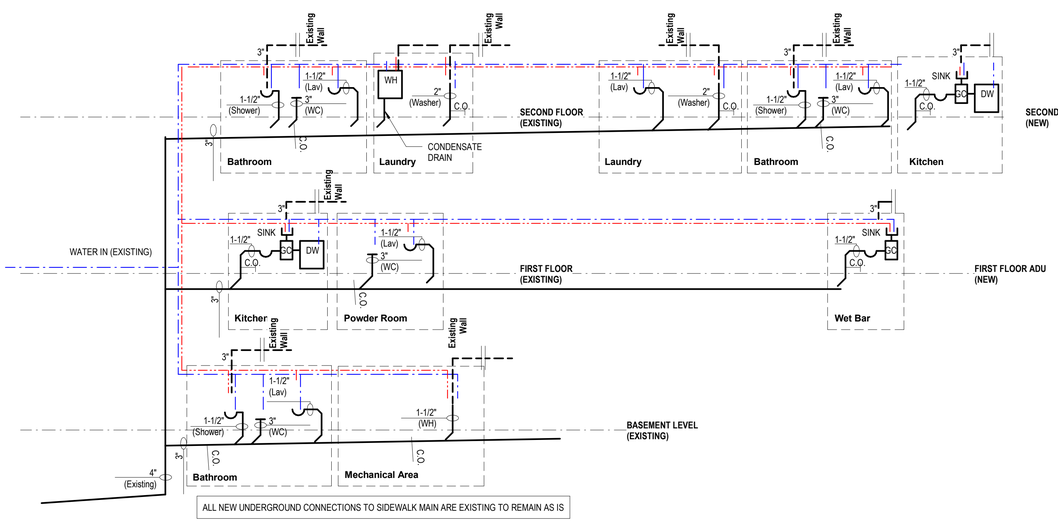
No.	Description	Date

MECHANICAL SHEET

Project number	220309
Date	06/16/2023
Scale	1/4" = 1'-0"

M0100

6/16/2023 9:28:40 AM



F3 P0100 - LINE DIAGRAM
1/2" = 1'-0"

Plumbing Fixture Schedule

Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
ADU - Level 1	Garage	P10	Kitchen Faucet	Kohler	Purist K-7505	
ADU - Level 1	Garage	P11	Sink	Kohler	Prolific K-5540	
ADU - Level 1	Garage	P40	Water Heater - Point of Use	Bosch	GE02P08BAR	
ADU - Level 2	Bathroom	P01	Toilet	Kohler	Persuade K-6355	
ADU - Level 2	Bathroom	P02	Faucet	Kohler	K-73167	
ADU - Level 2	Bathroom	P03	Vanity	Ikea	Godmoron	
ADU - Level 2	Bathroom	P04	Shower Base	Kohler	Ballast K-1937	
ADU - Level 2	Bathroom	P05	Shower Trim	Kohler	Hydrorail K-45210	
ADU - Level 2	Living & Dining	P10	Kitchen Faucet	Kohler	Purist K-7505	
ADU - Level 2	Living & Dining	P11	Sink	Kohler	Prolific K-5540	
ADU - Level 2	Laundry	P20	Water Heater	Rheem	XE47S06ST45U1	

SPECIALTY EQUIPMENT SCHEDULE

Level	Room: Name	Type Mark	Description	Manufacturer	Model	Comments
Level 1	Kitchen	S20	Refrigerator	Bosch	36" Wide	
Level 1	Kitchen	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
Level 2	Laundry	S31	Front Load Washer	LG	30 Wide - DLEX4000W	
Level 1	Kitchen	S32	Dishwasher	Bosch	24" Wide - SHPM65Z55N	
ADU - Level 2	Living & Dining	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
ADU - Level 2	Laundry	S40	Clothes Washer	Bosch	24" Wide - WAT28400UC	
ADU - Level 2	Laundry	S41	Clothes Dryer	Bosch	24" Wide - WTG86403UC	
ADU - Level 2	Living & Dining	S28	Dishwasher	Bosch	18" - SPE68B55UC	
ADU - Level 2	Living & Dining	S26	Cooktop	Bosch	24" Wide - NIT5469UC	
ADU - Level 2	Living & Dining	S27	Oven	Bosch	HBE5451UC	
ADU - Level 1	Garage	S29	Refrigerator	Bosch	24" Wide - B11CB50SSS	
Level 3	Living & Dining	S40	Built-in Microwave Oven	Sharp	Drawer - SMD3070ASY	

PLUMBING GENERAL NOTES

1. GC to coordinate plumbing and piping with existing conditions and other equipment.
2. GC shall be responsible for verifying the existence and location of all underground or concealed utilities in advance of any construction. It is the GC responsibility to inspect the job site to become familiar with all existing conditions that could affect the installation of any work set forth in these plans.
3. GC shall install all materials in accordance with manufacturers' recommendations.
4. See architectural drawings for exact location and installation height of all plumbing fixtures and exact building dimensions.
5. GC to coordinate and verify service connections on all fixtures.
6. Hot and Cold water runs are 1/2" unless otherwise specified.
7. All water runs are overhead and shall be concealed wherever possible.
8. Any exposed piping shall be coordinated with architect prior to installation. Slope to drain.
9. Sewer and vent runs are 3" unless otherwise specified.
10. Hot and cold water piping is to be installed according to UPC. Insulate hot water and cold water supply piping under 2" with R-4 fiberglass insulation and R-6 for pipes above 2".
11. Pipe Material: Type L Copper pipe for domestic water.
12. Provide air chamber above domestic hot and cold water lavatory stops.
13. Provide mechanical water hammer arrestors at water closets.

R403.5.3 Hot water pipe insulation (Prescriptive)

Insulation for hot water piping with a therman resistance, R-value, of not less than R-3 shall be applied to the following:

1. Piping serving more than one dwelling unit
2. Piping located outside the conditioned space
3. Piping located under a floor slab
4. Buried piping
5. Supply and return piping in reciculation systems other than demand recirculation systems.

Product suggested: Owens Corning 1.5" Thick self sealing lap fiberglass pipe insulation R-4

PLUMBING IRC COMPLIANCE — **TYP. WHOLE BUILDING**

IRC - P2903.5 Water hammer arrestors will be installed in compliance with manufacturer manuals for the following equipment of quick closing valves: Clothes Washer, Dishwasher, Water Heater (if required) Suggested manufacturer and product: Watts, Residential System Models: 05-C & 05H-M1 (Washing Machine)

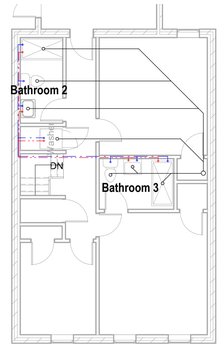
IRC P2903.7 Size of water mains, branch and risers.Typical U.N.O.

Fixture or Appliance	Cold Water Pipe	Hot Water Pipe
Toilet	3/8"	-
Bathtub	½"	½"
Bathroom Sink	3/8"	3/8"
Shower	½"	½"
Kitchen Sink	½"	½"
Dishwasher	3/8" to ½"	3/8" to ½"
Washing Machine	½"	½"
Laundry Sink	½"	½"
Water Heater	¾"	-

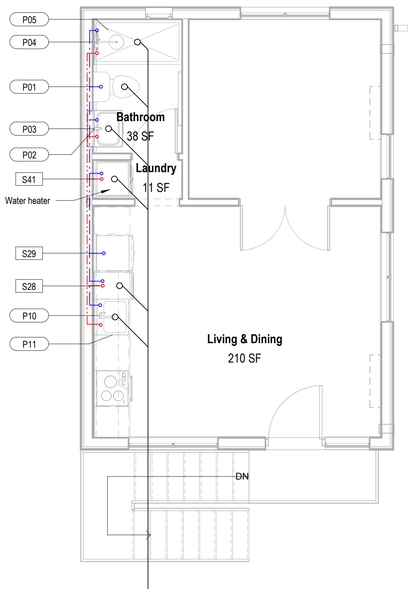
IRC - P2713.3 Shower Trim complies with the temperature requirements outlined by P2713.3 and P2708.3 (ASSE 1016) with a valve that high limits the temperature to no greater than 120F.Information provided by manufacturer.

IRC - P2905.4 Water service pipe or tubing installed underground and outside of the structure shall have a working pressure rating if not less than 160 pounds per sq in at 73F

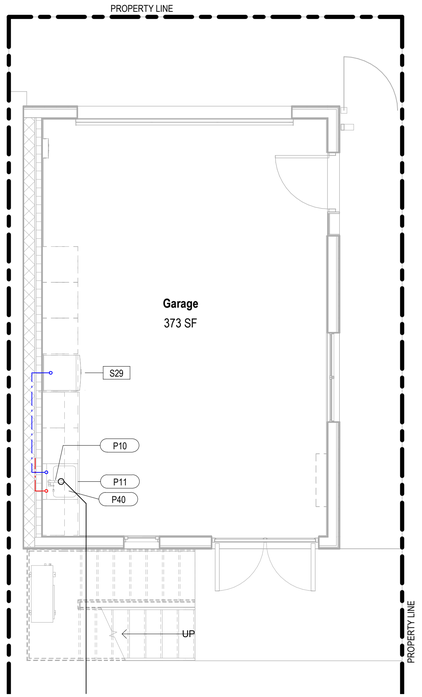
IRC - P2905.5 Water distribution piping within dwelling units shall have a pressure rating of not less than 100 psi at 180FProducts and materials to be installed in the project will comply with **Table 2905.4** Water Service standards.



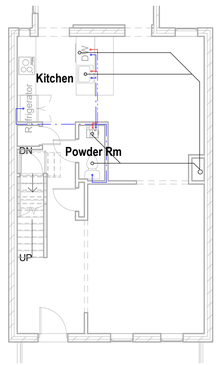
B2 Level 2 - Plumbing
1/8" = 1'-0"



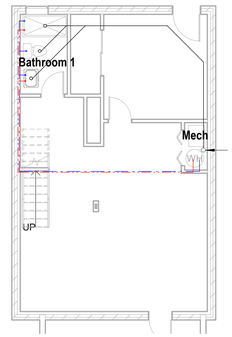
F1 ADU - Level 2 - Plumbing
1/4" = 1'-0"



E1 ADU - Level 1 - Plumbing
1/4" = 1'-0"



C1 Level 1 - Plumbing
1/8" = 1'-0"



B1 Level 0 - Plumbing
1/8" = 1'-0"

PLUMBING LEGEND

- VENT LINE
- COLD WATER
- HOT WATER
- WASTE LINE
- C.O. CLEAN OUT

N
0' 1' 2' 4' 8'

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Ileana Schinder, Architect

DC Architecture License #ARC102348 Expiration 04/30/2024

DISTRICT OF COLUMBIA · ILEANA SCHINDER · ARC102348 · REGISTERED · ARCHITECT

05/09/2023

No.	Description	Date

PLUMBING SHEET

Project number	220309
Date	06/16/2023
Scale	As indicated

P0100

6/16/2023 9:21:40 AM

A. APPLICABLE CODES:
1. GENERAL DESIGN CODE: IRC 2015
2. CONCRETE WORK SHALL FOLLOW ACI 318, ACI 301 AND ACI 308
3. MASONRY WORK SHALL BE IN ACCORDANCE WITH 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/08/ACI530/ASCE5-08) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/ACI 530.1/ ASCE 6)
4. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS' LATEST EDITION, EXCEPT CHAPTER 4.2.1 CODE OF STANDARD PRACTICE.
5. WOOD FRAMING SHALL FOLLOW THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" LATEST EDITION, PROVIDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
6. ALL CONSTRUCTIONS AND MATERIALS SHALL MEET THE APPLICABLE PROVISIONS OF THE FOLLOWING STANDARDS AND CODES:
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTCM)
- AMERICAN CONCRETE INSTITUTE (ACI)
- NATIONAL CONCRETE MASONRY ASSOCIATION(NCMA)
- AMERICAN FOREST AND PAPER ASSOCIATION
- NATIONAL FOREST PRODUCTS ASSOCIATION (NFoPA)

B. DESIGN LOADS:

1. GRAVITY LOADS:
1.1 FLOORS

a. ROOMS OTHER THAN SLEEPING ROOMS	40 PSF (LIVE LOAD)
b. SLEEPING ROOMS	30 PSF (LIVE LOAD)
c. FLOOR ASSEMBLY	12 PSF (DEAD LOAD)

1.2 SNOW LOADS

a. GROUND SNOW LOADS	30 PSF (LIVE LOAD)
b. FLAT ROOF SNOW LOAD	21 PSF (LIVE LOAD)
c. SNOW DRIFT DESIGNED PER CODE.	

2. LATERAL LOADS
2.1 WIND LOADS

a. WIND SPEED (Vasd)	90 MPH
b. ULTIMATE DESIGN WIND SPEED	115 MPH(/3 SEC GUST)
c. WIND IMPORTANCE FACTOR	1.0
d. WIND EXPOSURE	B
e. RISK CATEGORY	II
f. INTERNAL PRESSURE COEFFICIENT, GCpi =+/-0.18	
g. COMPONENTS & CLADDING LOAD 115 MPH, EXP B, H=30', ZONE 5,ULT. LOAD =23.8/-31.9 PSF	

3. FOUNDATION
3.1 FOUNDATION DESIGN ASSUMED SOIL BEARING VALUE OF 1,500 PSF FOR NEW FOOTINGS.
3.2 THE SOIL BEARING VALUE TO BE VERIFIED IN FIELD BY THE GEOTECHNICAL ENGINEER.
3.3 EQUIVALENT FLUID PRESSURE (H IS THE HEIGHT OF THE WALL):

a) FOR BASEMENT WALLS	60 (PSF)
b) FOR RETAINING WALLS	45 (PSF)

3.3 ALL FOUNDATION AND SOIL WORK SHALL FOLLOW THE SPECIFICATIONS OF THE GEOTECHNICALENGINEER AND OSHA REGULATIONS.

4. DEFLECTION LIMITS

4.1 FLOOR JOISTS (LIVE LOAD)	SPAN/480
4.2 FLOOR JOISTS (TOTAL LOAD)	SPAN/240
4.3 ROOF RAFTERS (LIVE LOAD)	SPAN/240
4.4 ROOF RAFTERS (TOTAL LOAD)	SPAN/180

C. GENERAL :

1. THE METHOD OF CONSTRUCTION AND THE SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT ON COMPLETION OF WORK ACCORDING TO THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SHORING AND LATERAL STABILITY OF THE BUILDING AND PORTIONS THEREOF DURING CONSTRUCTION.
3. CONTRACTOR TO FOLLOW OSHA REGULATIONS DURING CONSTRUCTION.
4. CONTRACTOR TO VERIFY IN FIELD ALL ASSUMED BEARING WALLS AND FRAMING DIRECTIONS ARE CORRECT AND NOTIFY ENGINEER OF ANY DISCREPANCY.

D. CONCRETE :

1. ALL REINFORCING SHALL BE DEFORMED BILLET STEEL GRADE 60 CONFORMING TO A615 AND DETAILED, FABRICATED AND PLACED CONFORMING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES. ALL WELDED WIRE FABRIC SHALL CONFORM WITH TO ASTM 185. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES.
2. NEW SLAB ON GRADE VAPOR BARRIER SHALL BE 6 MIL POLYETHYLENE.
3. CONCRETE STRENGTH AT 28 DAYS:
a. 3000 PSI – SLAB ON GRADE, FOOTINGS AND FOUNDATION WALLS
b. 5000 PSI – COLUMNS
c. 3500 PSI – GARAGE SLABS AND OTHER HORIZONTAL SURFACES EXPOSED TO WEATHER.
4. SLUMP : 4" +/– 1" AT POINT OF DISCHARGE INTO FORMS AT VERTICAL ELEMENTS; 6"+/– 1" AT POINT OF DISCHARGE INTO FORMS FOR HORIZONTAL ELEMENTS.
5. A CONCRETE TESTING LABORATORY SHOULD PERFORM TESTS ON SITE (ALL TESTS SHOULD BE PERFORMED AFTER THE ADDITION OF WATER TO THE MIX):
a. CYLINDER STRENGTH TEST PER ASTM C39 (ONE SET OF 5 CYLINDERS/50 CUBIC YARDS AND PORTIONS OF THEREOF). TEST TWO CYLINDERS AT 7 DAYS AND TWO CYLINDERS AT 28 DAYS. KEEP THE FINAL CYLINDER IN RESERVE.
b. SLUMP TEST PER ATCM C143.
6. CONCRETE COVER BETWEEN FACE OF REBAR AND FACE OF CONCRETE ELEMENT SHALL BE:
a. 3" CONCRETE CAST AGAINST EXPOSED EARTH
b. FOR FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH PROVIDE 1.5" COVER.
c. FOR FORMED CONCRETE EXPOSED TO WEATHER AND EARTH PROVIDE 1.5" COVER FOR BARS #5 AND SMALLER AND 2" FOR BARS #6 THRU #18.
7. PROVIDE 6% AIR ENTRAINMENT +/– 1% FOR ALL CONCRETE EXPOSED TO WEATHER.
8. PROVIDE PROPERLY TIED BOLSTERS, CHAIRS, SPACERS AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCEMENT IN PLACE.
9. MINIMUM REINFORCEMENT LAP SPLICES PER ACI 318 WITH MINIMUM 36 BAR DIAMETERS.
10. PROVIDE CORNER BARS AT ALL WALL, BEAM AND FOOTING INTERSECTIONS. UNLESS NOTED OTHERWISE, MATCH CONTINUOUS REINFORCEMENT.
11. DO NOT ADD WATER TO THE MIX ON SITE WITHOUT THE APPROVAL OF THE INSPECTION ENGINEERAND DO NOT EXCEED SLUMP LIMITATIONS.
12. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
13. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
14. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.
15. ALL GROUT FOR REPAIRING DEFECTIVE AREAS SHALL BE PREMIXED NON SHRINKABLE, NON–METALLIC FORMULA CONFORMING WITH ASTM C827 AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI WITHIN 24 HOURS AND 6,000 PSI WITHIN 28 DAYS.
16. PROVIDE KEYED JOINTS BETWEEN ALL NON–MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS.
17. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES AND SLAB RECESSES AS REQUIRED BY OTHER TRADES PRIOR TO POURING THE CONCRETE.
NO SLEEVE OPENINGS OR INSERTS ARE ALLOWED IN THE BEAMS, COLUMNS OR JOISTS UNLESS APPROVED BY THE ENGINEER.
18. CONTRACTOR SHOULD VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC. BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH THE REBAR.
19. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING.
20. PROVIDE SAW CUT SLAB CONTROL JOINTS AT 15'–0" ON CENTER EACH WAY.
21. ALL KEY WAYS SHALL BE 1.5"x3.5".

E. WOOD:

1. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED.
2. HEADERS SHALL BE MINIMUM HEM FIR #2 WITH THE FOLLOWING DESIGN VALUES:
Fb = 850 PSI
Fc perpendicular = 405 PSI
Fv = 150 PSI
E = 1,300,000 PSI
3. ALL BEARING WALLS TO BE SPRUCE PINE FIR #2 WITH THE FOLLOWING DESIGN VALUES:
Fb = 875 PSI
Fc parallel = 1,150 PSI
E = 1,400,000 PSI
4. WALL TOP AND BOTTOM PLATES TO BE 2x6 SOUTHERN PINE #2 WITH THE FOLLOWING DESIGN VALUES:
Fb = 1,250 PSI
Fv = 175 PSI
Fc perpendicular = 565 PSI
E = 1,600,000 PSI
5. ALL 6X6 PRESERVATIVE TREATED POSTS TO BE SOUTHERN PINE #2 WITH THE FOLLOWING DESIGN VALUES FOR WET SERVICE CONDITION:
Fb = 850 PSI
Fc parallel = 525 PSI
Fc perpendicular = 375 PSI
E = 1,200,000 PSI
6. THE MULTIPLE PLIES OF LVL BEAMS TO BE CONNECTED TOGETHER PER MANUFACTURER'S RECOMMENDATIONS AND HAVE THE FOLLOWING DESIGN VALUES FOR 100% LOAD DURATION:
Fb = 2,600 PSI (12" DEPTH)
Fc perpendicular = 750 PSI
Fv = 285 PSI
E = 2,000,000 PSI
7. PARALLAM PSL COLUMNS 1.8E TO HAVE THE FOLLOWING DESIGN VALUES FOR 100% LOAD DURATION:
Fb = 2,400 PSI (12" DEPTH)
Fc parallel = 2,500 PSI
E = 1,800,000 PSI
8. PRESERVATIVE TREATED LUMBER REQUIREMENTS:
a. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH AN EXTERIOR WALL TO BE ACQ (ALKALINE COPPER QUATERNARY) OR MCA (MICRONIZED COPPER AZOLE) TREATED.
b. ALL STEEL (FASTENERS, HANGERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE HOT DIP GALVANIZED WITH MINIMUM 185 COATING OR STAINLESS STEEL.
c. ALL INTERIOR WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE SODIUM BORATE TREATED WOOD.
9. LAYOUTS ARE FOR REFERENCE ONLY. DO NOT USE THESE DRAWINGS AS SHOP DRAWINGS.

F. CARPENTRY:

1. PROVIDE SOLID BLOCK UNDER ALL BEARING WALLS AND POSTS CONTINUOUSLY TO THE FOUNDATIONS.
2. PROVIDE SOLID BLOCKING BETWEEN THE JOISTS AND RAFTERS AT ALL BEARING POINTS.
3. PROVIDE SOLID BLOCKING AT MAXIMUM 8'–0" O.C. ALONG THE JOISTS AND RAFTERS SPANS.
4. LUMBER SHALL BEAR THE STAMP OF THE MANUFACTURER'S ASSOCIATION AND BE FULLY SURFACED ON ALL FOUR SIDES (S4S).
5. LUMBER TO BE SOUND, SEASONED AND FREE OF WARP.
6. ALL WOOD MEMBERS SHALL COMPLY WITH THE AMERICAN SOFT WOOD LUMBER STANDARD PS20 LATEST EDITION.
7. THE MAXIMUM MOISTURE CONTENT OF WOOD MEMBERS SHALL BE 19%.
8.ROOF SHEATHING TO BE 5/8" APA RATED SHEATHING EXPOSURE I OR EXTERIOR, NAILED TO ROOF MEMBERS WITH 8d COMMON NAILS AT 6" ON CENTER AND 12" ON CENTER IN FIELD. USE PLYWOOD CLIPS IF EDGES OF THE PANELS ARE BETWEEN THE FRAMING MEMBERS UNLESS NOTED OTHERWISE.
9. PLYWOOD OR OSB SUBFLOOR SHALL BE 3/4" THICK TONGUE AND GROOVE APA RATED 48/24. NAIL PLYWOOD/OSB TO FRAMING MEMBERS WITH 8d COMMON NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD UNLESS NOTED OTHERWISE ON PLANS. INSTALL 100% GLUE LINE OF PANELS TO FRAMING MEMBERS.
10. EXTERIOR STUD WALL SHEATHING TO BE 7/16" APA RATED EXPOSURE 1 NAILED AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER IN FIELD UNLESS NOTED OTHERWISE ON PLANS.
11. ALL WOOD TOP PLATE SPLICES SHALL BE MINIMUM 4'–0" STAGGERED.
12. ALL WALL SHEATHING TO BE CONTINUOUS BETWEEN THE TOP PLATES AND THE BOTTOM PLATE OF THE WALL ABOVE.
13. FASTEN ALL MULTIPLE PLY MEMBERS TOGETHER WITH MINIMUM 2 ROWS OF 10d NAILS AT 12" ON CENTER (FOR BEAMS UP TO 12" DEEP) AND 3 ROWS FOR DEEPER BEAMS. NAILS TO BE STAGGERED.
14. DOUBLE STUDS TO BE NAILED TOGETHER WITH 12d NAILS AT 8" ON CENTER.
15. STUDS TO BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS WITH TRIPLE STUDS AT CORNERS.
16. PROVIDE MID HEIGHT BLOCKING WHERE WALL SHEATHING IS REQUIRED TO HAVE PANEL EDGE NAILING.
17. EXTERIOR WALL SILL PLATES ANCHORAGE SHALL BE DONE WITH 1/2" DIAMETER ANCHOR BOLTS PLACED AT 4'–0" ON CENTER WITH MINIMUM 7" EMBEDMENT IN CONCRETE AND 12" MAXIMUM FROM THE SILL PLATE END.
18. 1/2" DIAMETER EXPANSION ANCHOR BOLTS WITH MINIMUM 3 1/2" EMBEDMENT IN CONCRETE AT 30" ON CENTER AND 12" MAXIMUM FROM THE SILL PLATE END SHALL BE USED AT THE INTERIOR BEARING OR SHEAR WALLS.
19. ENGINEERED WOOD LUMBER SHALL CONFORM WITH THE PRODUCT SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF WEYERHAEUSER/iLEVEL MANUFACTURED PRODUCTS.

G. ABBREVIATIONS:

ADD'L	= ADDITIONAL
ARCH	= ARCHITECTURAL
B.E.W.	= BOTTOM EACH WAY
BM.	= BEAM
BOTT.	= BOTTOM
BRG.	= BEARING
CANT	= CANTILEVERED
CLR.	= CLEAR
CONC.	= CONCRETE
CONT.	= CONTINUOUS
DWGS.	= DRAWINGS
EA.	= EACH
ELEV.	= ELEVATION
EQ.	= EQUIVALENT
EXP.	= EXPANSION
EXT.	= EXTERIOR
E.W.	= EACH WAY
FL.	= FLOOR
FTG.	= FOOTING
INFO.	= INFORMATION
LLV	= LONG L VERTICAL
LLH	= LONG L HORIZONTAL
MIN	= MINIMUM
MAX	= MAXIMUM
MFR.	= MANUFACTURER
N.T.S.	= NOT TO SCALE
O.C.	= ON CENTER
PL.	= PLATE
PLYWD.	= PLYWOOD
SIM	= SIMILAR
STL.	= STEEL
SUBFL.	= SUBFLOOR
T.O.A.	= TOP OF
TYP.	= TYPICAL
UNO	= UNLESS NOTED OTHERWISE
VIF	= VERIFY IN FIELD
W/	= WITH
WD.	= WOOD

DRAWING INDEX

DWG. NAME	DESCRIPTION
S-000	GENERAL NOTES
S-110	FOUNDATIONS, FRAMING PLANS & DETAILS

DISTRICT OF COLUMBIA
VALENTIN IORDACHE
No. PE906692
LICENSED
PROFESSIONAL ENGINEER
11/10/23

DATE: 05/11/2023
SCALE: SEE DRAWINGS
DRAWING: S-000

DRAWING: GENERAL NOTES
PROJECT: 1374 TAYLOR ST, NW WASHINGTON DC 20011
CLIENT: ZEKE REICH

STRUCTURES

NOTES:
1. PROVIDE 4" BEAM POCKETS TO SUPPORT ALL BEAMS ON THE EXISTING BRICK WALLS UNLESS NOTED OTHERWISE. COVER ALL BEAMS AS REQUIRED TO PROVIDE 100% WATER AND MOISTURE PROTECTION.(TYP.)
2. ALL NEW INTERIOR BEARING WALLS TO BE 2x4 @ 16" O.C. SPF #2 OR BETTER UNLESS NOTED OTHERWISE. ALL 2x6 INTERIOR BEARING WALLS TO BE 2x6 @ 16" O.C. SPF #2 OR BETTER.
P.A.=POST FROM ABOVE
▨ –BEARING WALL (SEE NOTES FOR SIZE & SPACING)

BEAM & HEADER SCHEDULE	
MARK	SIZE
BM0	2–1 3/4"x7 1/4"LVL
BM0A	3–1 3/4"x7 1/4"LVL
BM1	2–1 3/4"x9 1/4"LVL
BM1A	3–1 3/4"x9 1/4"LVL
BM1B	4–1 3/4"x9 1/4"LVL
BM2	2 PLY 1 3/4"x 11 7/8" LVL
BM2A	3 PLY 1 3/4"x 11 7/8" LVL
BM2B	4 PLY 1 3/4"x 11 7/8" LVL
BM3	2 PLY 1 3/4"x 14" LVL
BM3A	3 PLY 1 3/4"x 14" LVL
BM4	2 PLY 1 3/4"x 16" LVL
BM4A	3 PLY 1 3/4"x 16" LVL
BM5	2 PLY 1 3/4"x 18" LVL
BM5A	3 PLY 1 3/4"x 18" LVL
HDR1	2–2x6 HEM FIR #2 OR BETTER
HDR1A	3–2x6 HEM FIR #2 OR BETTER
HDR2	2–2x8 HEM FIR #2 OR BETTER
HDR2A	3–2x8 HEM FIR #2 OR BETTER
HDR3	2–2x10 HEM FIR #2 OR BETTER
HDR3A	3–2x10 HEM FIR #2 OR BETTER
HDR4	2–2x12 HEM FIR #2 OR BETTER
HDR4A	3–2x12 HEM FIR #2 OR BETTER

NOTE: NUMBER OF JACKS AND KING STUDS IS SHOWN ON PLAN NEXT TO THE HEADER TYPE (HDRx–11 =HDRx WITH 1J+1S, BMy–23 = BMy WITH 2 JACKS+3 STUDS, ETC.)

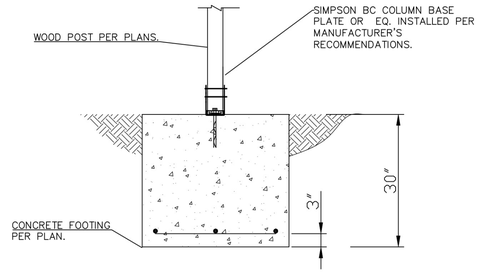
POST SCHEDULE		
MARK	SIZE	COLUMN CAPS OR EQ.
P1	2–2x4 SPF#2 OR BETTER	
P1A	2–2x6 SPF#2 OR BETTER	
P2	3–2x4 SPF#2 OR BETTER	
P2A	3–2x6 SPF#2 OR BETTER	
P3	4–2x4 SPF#2 OR BETTER	
P3A	4–2x6 SPF#2 OR BETTER	
P4	3 1/2"x3 1/2" PSL POST	SIMPSON ACE
P5	3 1/2"x5 1/2" PSL POST	SIMPSON CCQ
P6	3 1/2"x7" PSL POST	SIMPSON CCQ
P7	3 1/2"x9 1/4" PSL POST	SIMPSON CCQ
P8	5 1/4"x5 1/4" PSL POST	SIMPSON CCQ
P8A	5 1/2"x7" PSL POST	SIMPSON CCQ
P9	PT 6x6	SIMPSON ACE
P10	3 1/2" DIA. SCH. 40 STEEL COLUMN	STL. PLATE

NOTE: PROVIDE COLUMN CAPS AS SPECIFIED IN THE TABLE ABOVE TO ALL POST TO BEAM CONNECTIONS.

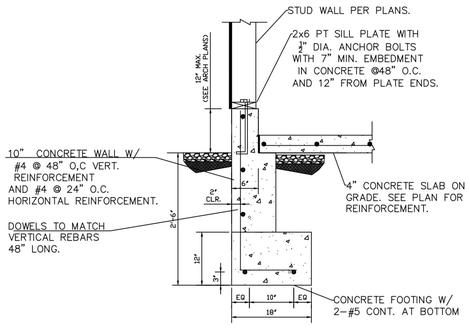
FOUNDATION NOTES:
1. BOTTOM OF ALL EXTERIOR CONCRETE FOOTINGS TO BE MINIMUM 30" UNDER THE GRADE.
2. PROVIDE A SLOPE OF 1 TO 1 BETWEEN ALL EXISTING AND NEW FOOTINGS.
3. ALL NEW FOOTINGS ASSUMED TO BE WITHIN PROPERTY LINES. CONTRACTOR TO VERIFY IN FIELD PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF OTHERWISE.
4. FILL 100% ALL CMU CELLS LOCATED UNDER THE CONCENTRATED LOADS FROM ABOVE AND THEIR ADJACENT CELLS WITH 2,500 PSI NON SHRINKAGE GROUT.

▣ –4,200 LBS STRAP EMBEDDED IN CONCRETE
⊗ –SIMPSON HDU8–SDS2.5 HOLD DOWN ANCHOR OR EQ., SCREWED TO THE FACE OF 3–2x4 STUDS

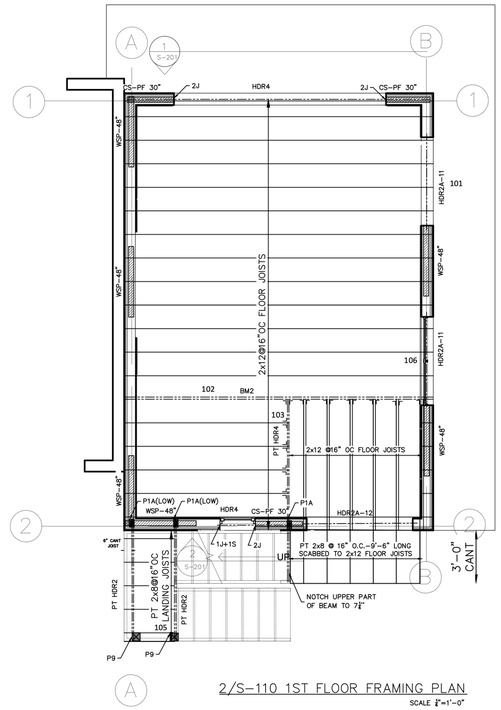
FOOTING SCHEDULE	
MARK	SIZE
C1	16" DIA. CONCRETE FOOTING EXTENDED TO FROST DEPTH



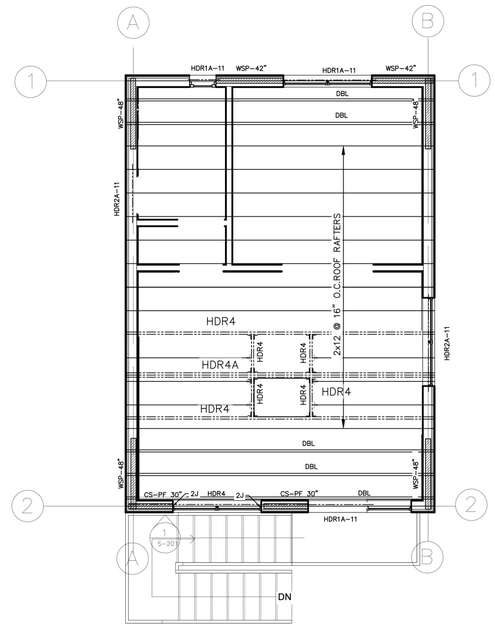
5/S–110 SECTION
SCALE 1"=1'–0"



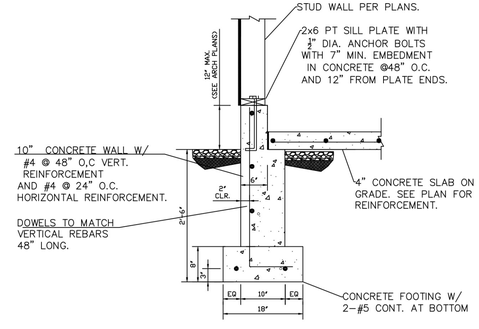
6/S–110 SECTION
SCALE 1"=1'–0"



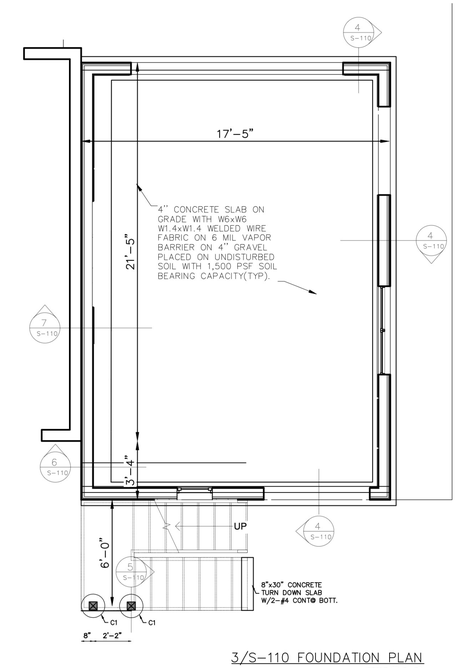
2/S–110 1ST FLOOR FRAMING PLAN
SCALE 1"=1'–0"



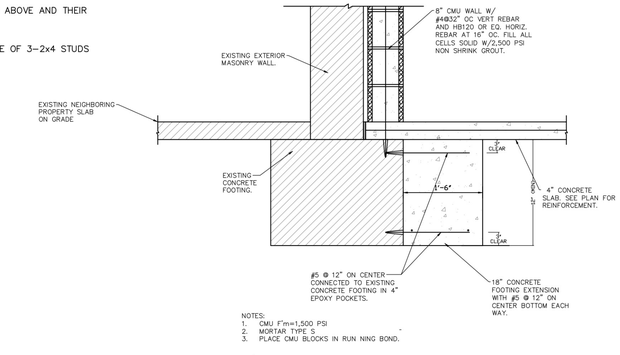
1/S–110 ROOF FRAMING PLAN
SCALE 1"=1'–0"



4/S–110 SECTION
SCALE 1"=1'–0"



3/S–110 FOUNDATION PLAN
SCALE 1"=1'–0"



NOTES:
1. CMU F'm=1,500 PSI
2. MORTAR TYPE S
3. PLACE CMU BLOCKS IN RUN NING BOND.

7/S–110 SECTION
SCALE 1"=1'–0"

DATE: 05/11/2023
SCALE: SEE DRAWINGS
DRAWING: S–110

DRAWING: FOUNDATION AND FRAMING PLANS

PROJECT: 1374 TAYLOR ST, NW WASHINGTON DC 20011

CLIENT: ZEKE REICH

STRUCTURES