

EXHIBIT 12C 3 of 4 Architectural Plans - Pgs 14-18

Mechanical Review - Golnaz Bastani - 06-30-2023
Electrical Review - Golnaz Bastani - 06-30-2023
Plumbing Review - Golnaz Bastani - 06-30-2023
DC Water Review - Vahid Bilvardi - 06-30-2023
DOEE EV Review - Lara Seidensticker - 06-30-2023
Energy Review - Golnaz Bastani - 06-30-2023
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Neighbor Notification - Kolas Eliot - 06-30-2023
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CAD Services

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Oxon Hill, Maryland 20745

Marcel Cherfan

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ALTERATION / ADDITION
515 21 st STREET, NE
WASHINGTON DC

No.	Revision/Issue	Date

Sunday Ojigbo
(B.S. Arch/ M.S. Planning)
2409 Oxon Run Drive
Temple Hills, Md 20744

MECHANICAL COVER SHEET

Project No.	Sheet
Date 1-25-22	M-1
Drawn By RFM	
Scale AS SHOWN	

mechanical symbols

1. FURNISH ALL LABOR, MATERIALS, FIXTURES EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE AND PROPERLY FUNCTIONING HVAC, SYSTEM, PLUMBING SYSTEM, AND ELECTRICAL SYSTEM.
2. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, CONSIDERED AS MINIMUM REQUIREMENTS.
3. APPLY FOR AND PAY FOR ALL PERMITS AND CONNECTION FEES REQUIRED FOR THE WORK.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE AND SHALL EXAMINE THE SITE AND CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK, NO ALLOWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HEREBY ADVISED THAT HE WILL BE REQUIRED TO OBTAIN ALL NECESSARY RECOMMENDATIONS AND SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND CLARANCES AND COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO STARTING OF WORK.
5. FOR OTHER DETAILS, THE ARCHITECTURE, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL PLANS AND THE ELECTRICAL CONNECTION SHALL BE FOLLOWED AND ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE NEATLY FINISHED THERETO.
6. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWINGS, PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING AND ARCHITECTURAL WORKS.
7. SUBMIT SIX COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING:
 - HIGH EFFICIENCY FURNACE, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNIT, FLOOR DRAINS, BREAKER PANEL.
8. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PLOT OTHER DEVICES, AND SHALL DO ALL WIRING REQUIRED EXCEPT A.C.T.C. WIRING.
9. DUCTWORK SHALL BE SHEET METAL, GALVANIZED, CONSTRUCTED, BRACED AND SUPPORTED IN ACCORDANCE WITH SMACSSA AIR PRESSURE GUIDES, SEAL ALL JOINTS TO BE AIRTIGHT USING HARDCAST # AM-401 TAPE APPLIED OVER CLEAN, DRY DUCT.
10. ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2" FIBERGLASS INSULATION WITH ASPI VAPOR BARRIER OR EQUAL.
11. GRILLES, REGISTERS, AND DIFFUSERS SHALL BE OF CAPACITIES, INDICATED, SIZED IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS AND THROWS, MOUNT TIGHT TO CONSTRUCTION USING NEOPRENE GASKET TO PREVENT AIR LEAKAGE AND STEERING BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE BY USING AIR CONTROLLING AND SELECTOR PRECAUTIONS TO PROVIDE SPECIFIED AIR QUANTITIES. REGISTERS AND GRILLES SHALL BE MFD. BY LIMA OR EQUAL, AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE LOCATION OF CEILING REGISTER WITH LIGHT.
12. CUTTING OF FLOORS, WALLS, AND CEILINGS SHALL BE REQUIRED FOR THE INSTALLATIONS OF PIPES, CONDUITS, DUCTS, AIRWAYS, SLEEVES AND SEAL AS REQUIRED AND DIRECTED BY THE ARCHITECT.
13. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES NOTED OR AS DIRECTED. TOLERANCE SHALL BE FROM MINUS 5 PERCENT TO PLUS 25 PERCENT.
14. ALL EQUIPMENT SHALL BE CLEANED AND ADJUSTED AD REQUIRED TO GIVE SATISFACTORY OPERATION.
15. ASSEMBLE PRINTED INSTRUCTION FOR THE OPERATION AND MAINTENANCE OF EACH MAJOR ITEM.

16. FINAL INSPECTION AND TEST SHALL BE MADE BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, INSTRUMENTS AND MISCELLANEOUS EQUIPMENT REQUIRED FOR THE INSPECTION. THE CONTRACTOR SHALL FIELD PENDING SATISFACTORY OUTCOME OF THE FINAL INSPECTION. PROVIDE ALL INSPECTION REPORTS AND APPROVALS BY UTILITIES, GOVERNMENT, OR AUTHORITIES AS REQUIRED, INCLUDING OCCUPANCY PERMIT.
17. PROVIDE TURNING VANS, SPLITTER DAMPERS AND VOLUME DAMPERS AS NECESSARY TO BALANCE THE AIR SYSTEM. ALL SYSTEMS SHALL BE ADJUSTED AND BALANCED WITH AIR QUANTITIES AS SHOWN ON DRAWINGS BY INDEPENDENT BALANCING COMPANY OR PROFESSIONAL MECHANICAL ENGINEER.
18. THE MECHANICAL REFRIGERANT LINE PENETRATIONS OF FIRE-RESISTANCE RATED MEMBRANES MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE-RESISTANCE RATING IS NOT REDUCED. (2013 CBC 703.2)
19. CONDENSATION DISPOSAL IS REQUIRED FOR THE AIR HANDLERS. (2013 CBC 307.2)
20. KITCHENS IN RESIDENCES MUST BE VENTILATED. MECHANICAL EXHAUST IS REQUIRED. (2013 CBC 505.1)
21. PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST BE PROTECTED WITH FIRE DAMPERS, SMOKE DAMPERS, OR FIRE/SMOKE DAMPERS AS SHOWN ON DRAWINGS.
22. ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS SHALL BE CLASS A TYPE

GENERAL NOTES

1. ALL JOINTS AND SEAMS OF AIR DUCTS SHALL BE SEALED USING TAPE
2. OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC DAMPERS THAT CLOSES WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
3. AN APPROVED PARTY INDEPENDENT FROM THE INSTALLER OF THE SYSTEM SHALL INSPECT THE AIR BARRIER AND INSULATION.
4. DUCT WRAP IN ATTIC SHALL BE INSULATED WITH R-2 1/2" THICK FIBERGLASS INSULATION, ALL OTHER DUCTS IN UNCONDITIONED SHALL BE R-6.
5. DUCT INSULATION AND SEALING
INSULATION FOR DUCTS IN ATTICS:
2" FROTHPAK FOAM INSULATION KIT OR 1 1/2" STYROFOAM BRAND INSULATION
INSULATION FOR DUCTS IN CRAWL SPACE: INSULATION CAN MEET BARRIAGE INSULATION REQUIREMENTS, AN IGNITION BARRIER, SUCH AS 1/4" THICK MINERAL FIBER INSULATION, MUST COVER THE FROTHPAK FOAM INSULATION KIT OR STYROFOAM SPF.

EXHAUST FAN SCHEDULE					
NO	CFM	S.P.	MOTOR	RPM	MODEL
EF-1	50	0.1	5.1 W	800	BROAN XB50
KEF-1	130	0.25	360 W	700	BROAN RME 5030SS

NOTES:

1. ALL FANS TO HAVE VARIABLE SPEED CONTROL
2. HANG FAN FROM STRUCTURE ABOVE. PROVIDE VIBRATION ISOLATORS
3. PROVIDE FLEXIBLE CONNECTIONS ON DUCTS.
4. FANS TO BE MANUFACTURED BY LOREN COOK
5. COORDING WITH ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS
6. FANS TO BE INLINE CENTRIFUGAL, CABINET TYPE.

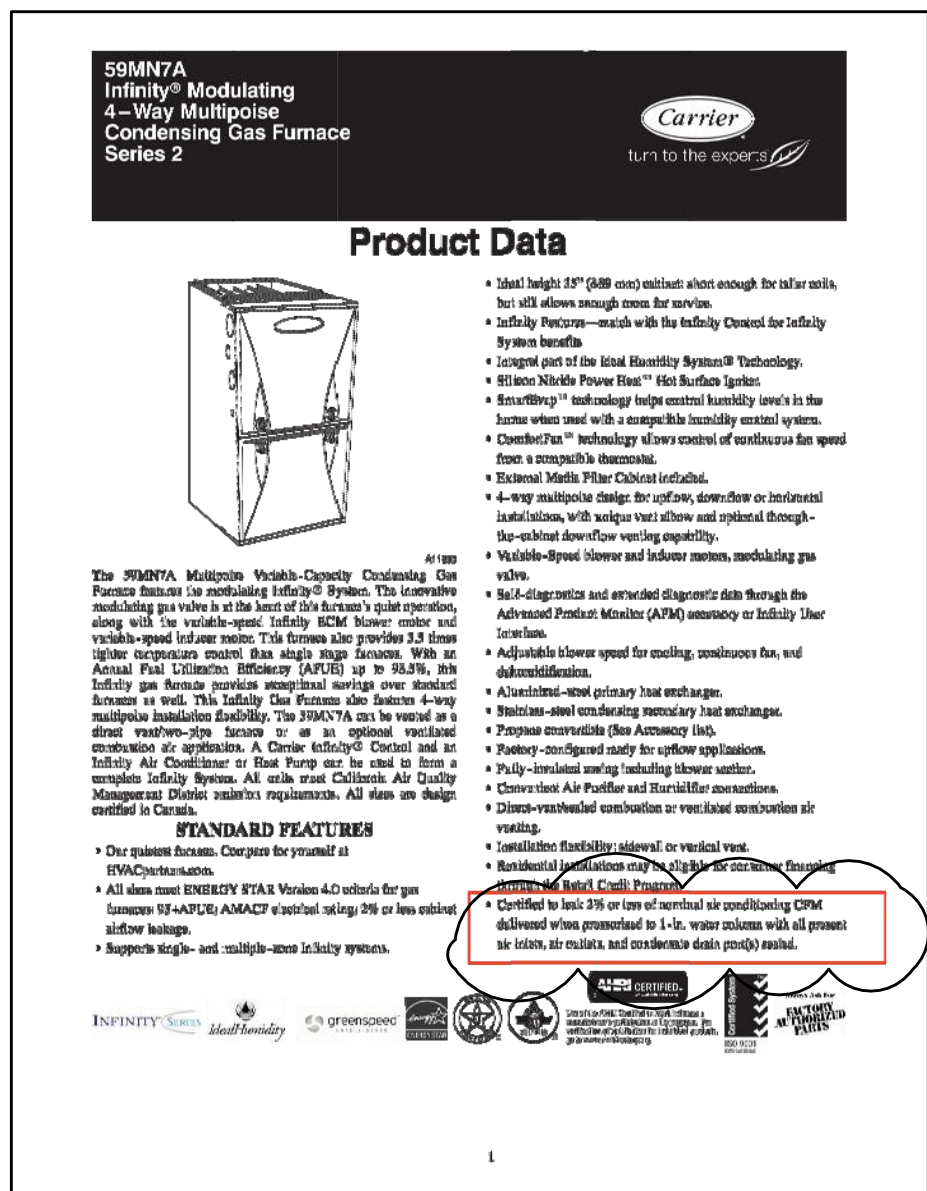
- SUBMIT AT FINAL INSPECTION A WHOLE-BUILDING BLOWER DOOR TEST SHOWING A PASSING RATING OF ≤ 3 AIR CHANGES PER HOUR AT A PRESSURE OF 50 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E 1827.
- THERE SHALL BE PROGRAMMABLE THERMOSTATS INSTALLED THRU-OUT.
- A QUOTE LEAKAGE TEST SHOWING A PASSING RATING OF ≤ 8 CFM PER 100 SF OF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL.
- SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-8 ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE R-6.
- GRAVITY DAMPERS TO BE INSTALLED AT ALL INTAKES
- EXHAUST DUCTS.
- HVAC LINE SET PIPING TO BE INSTALLED WITH UV PROTECTANT AND WRAPPED IN MINIMUM R-3 INSULATION.
- ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION.
- AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
- VENTILATION AND EFFICIENCY FLOW REQUIREMENTS TOILET EXHAUST FANS MIN 50 CFM AND 5.4 WATTS.

BASEMENT FLOOR: total area= 980 sf
outside air required= $\text{areaxheightof roomxair change per hr}/60$
outside air required= $980 \times 8 \text{ft} \times 0.35/60 = 46 \text{ cfm}$. use 75 cfm

FIRST FLOOR: total area= 2040 sf
outside air required= $\text{area} \times \text{height of room} \times \text{air change per hr} / 60$
outside air required= $2040 \times 8\text{ft} \times 0.35 / 60 = 95 \text{ cfm}$. use 150 cfm

PACKAGED SPLIT AC UNIT SCHEDULE			
DESIGNATION		AHU-1	
SYSTEM TOTAL CAP. MBH.		28	
SYSTEM SENSIBLE CAP. MBH.		23	
SYSTEM ENERGY BTUH/ WATTS (EER)		14.0	
AIR HANDLING SECTION	FAN	APPROXIMATE WEIGHT LBS.	176
		TOTAL AIR CFM	1005
		VENTILATION AIR CFM.	150
		FAN MOTOR H.P.	1/2
		ELEC. SERVICE	120 - 1 - 60
		EXTERNAL STATIC PRESSURE	0.85
	HEATING	ENTERING COIL CONDITIONS	80/67
		FILTER TYPE	THROWAWAY
		FILTER SIZE & THICKNESS	MERV 13
		CONDENSATE DRAIN SIZE	3/4"
		HEATING LOAD BTU/HR REQUIRED	17,000
		TYPE	NATURAL GAS
CONDENSING UNIT	GAS INPUT (MBH)		60
	EFFICIENCY (%)		97
	TEMP. ENTERING TO CONDENSER		95 F
	LOCATION		SEE PLAN
	APPROXIMATE WEIGHT LBS.		200
	CONDENSER FAN HP / FLA.		2.9 FLA
	MCA/MOCP		16.8/ 25
ELEC. SERVICE		240 - 1 - 60	
DESIGN MANUFACTURER		CARRIER OR EQUAL	
INDOOR UNIT MODEL NO.		59MN7A-060-14-V	
INDOOR UNIT TYPE		HORIZONTAL	
CONDENSING UNIT MODEL NO.		24ACC430	

PROVIDE PROGRAMMABLE THERMOSTAT. FUEL GAS LIGHTING SYSTEM SHALL NOT HAVE CONTINUOUS BURNING PILOT LIGHT.



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Project

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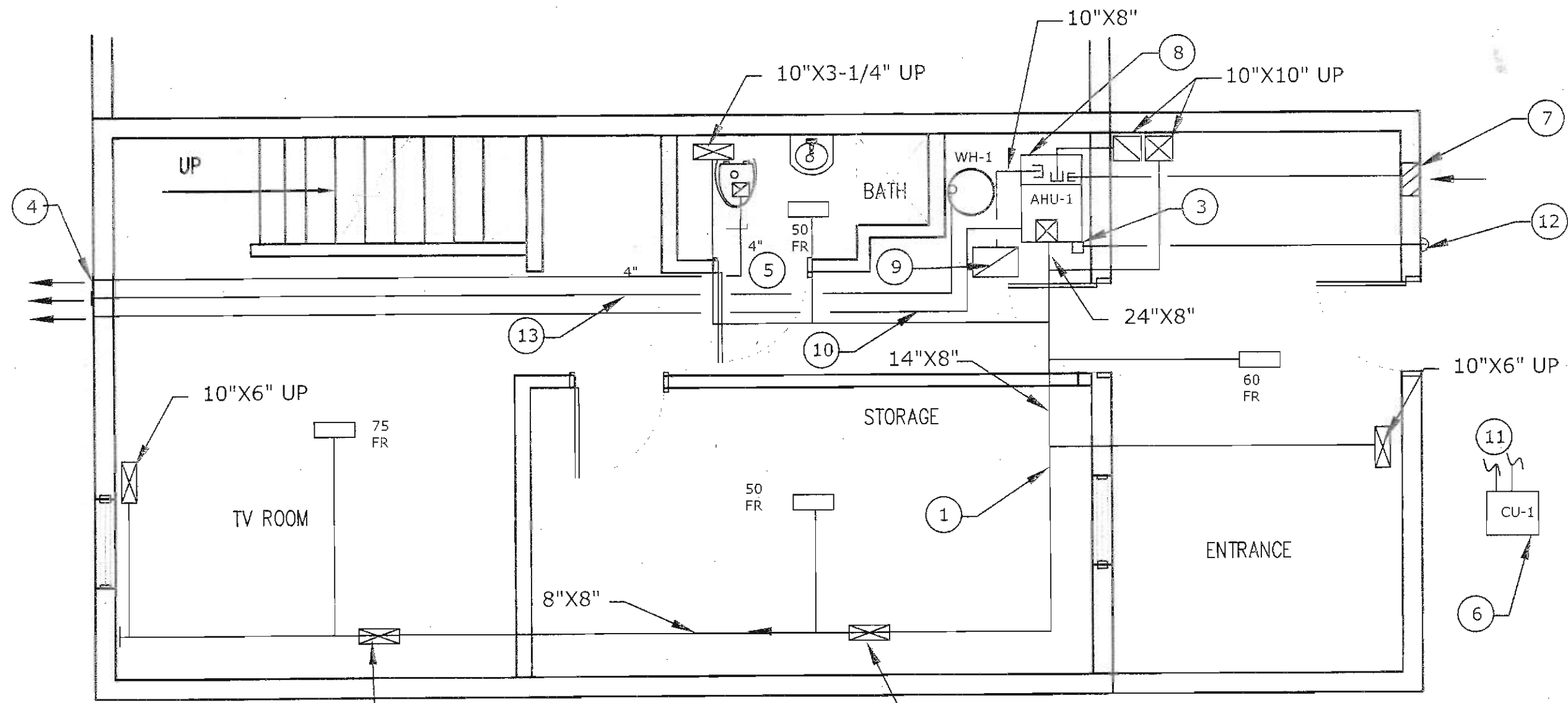
Sheet Title

FLOOR PLANS-MECHANICAL

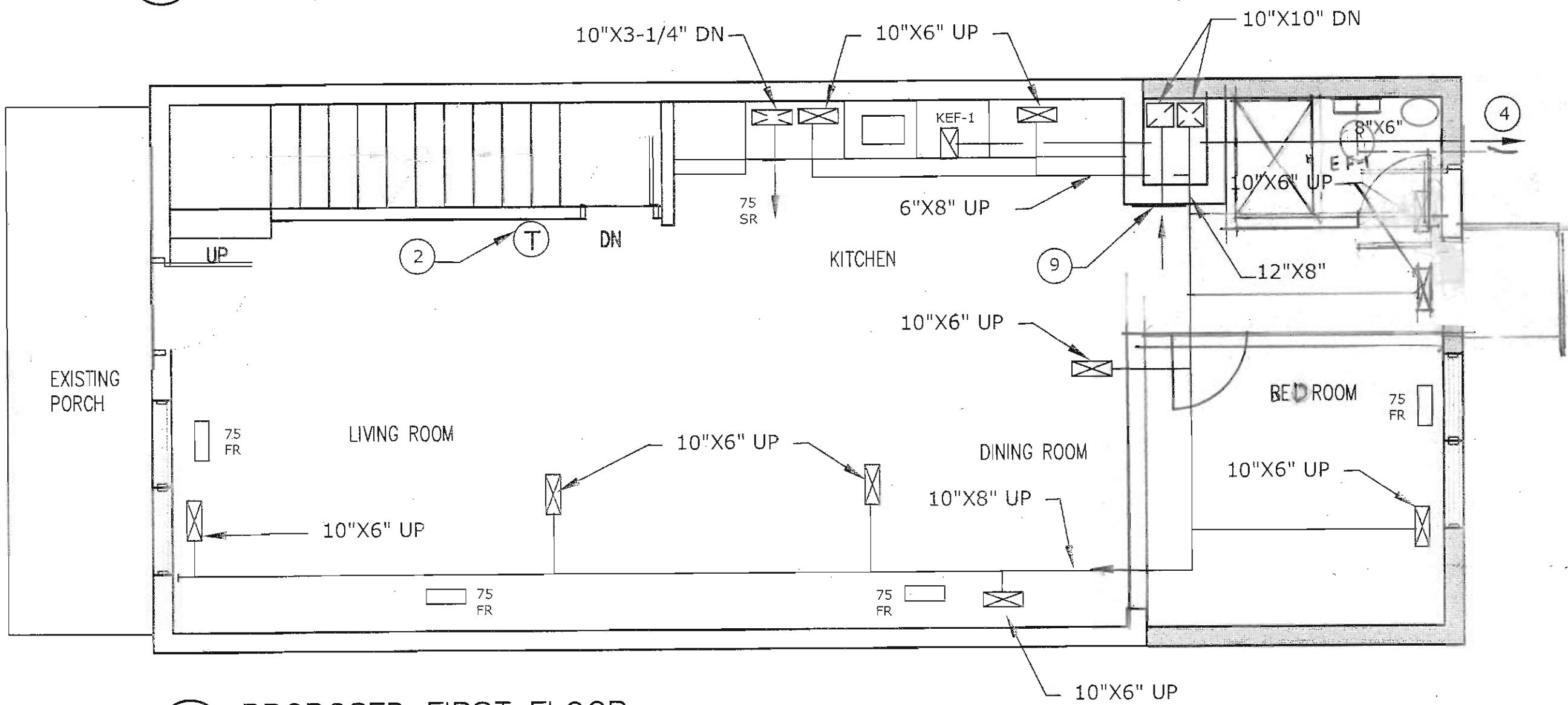
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PLAN NOTES

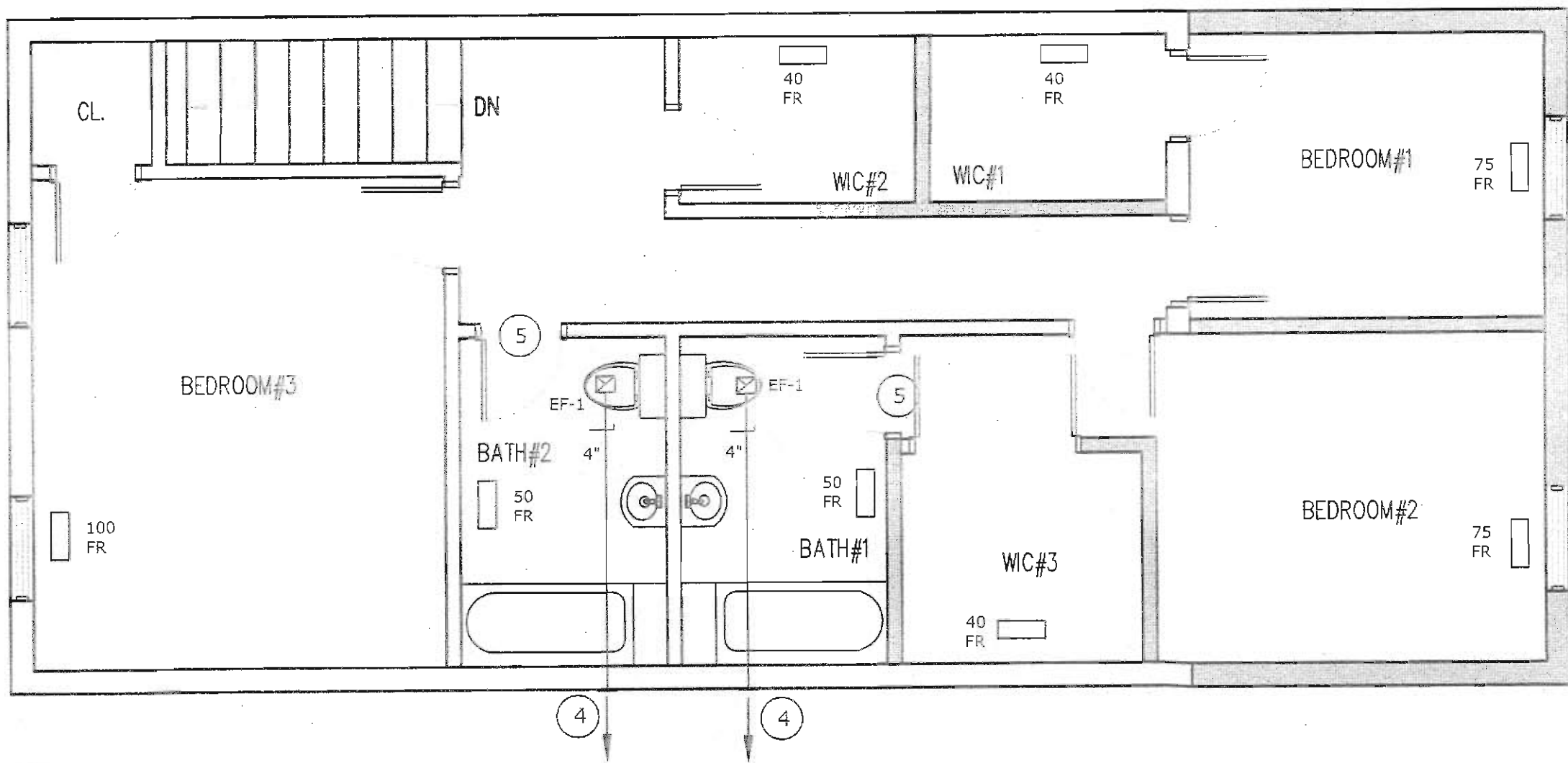
1. INSULATE ALL SUPPLY DUCT BELOW ATTIC WITH 1-1/2" THICK FIBERGLASS AND VAPOR BARRIER (R-6)
2. PROVIDE PROGRAMMABLE THERMOSTAT. (TYPICAL).
3. CONDENSATE PUMP EQUAL TO LITTLE GIANT VCM20ULST. EXTEND CONDENSATE PIPE TO OUTSIDE.
4. STAINLESS STEEL WALL CAP. .
5. UNDERCUT TOILET DOORS 3/4" ABOVE FINISHED FLOOR.
6. MOUNT CONDENSING UNIT ON 4" CONCRETE PAD.
7. 12"X10" OUTSIDE AIR LOUVER WITH VOLUME AND MOTORIZED DAMPERS.
8. BUILT UP PLENUM FULL SIZE OF RETURN AIR UNIT AND 12" LONG.
9. 18"X12" RETURN AIR GRILLE MOUNT AS HIGH AS POSSIBLE.
10. 3"DIAMETER CONCENTRIC VENT FOR AHU-1.
11. INSULATE REFRIGERANT PIPE WITH 2" PHENOLIC INSULATION AND COVER WITH 0.018 ALUMINUM SMOOTH THICK JACKET. (R-11).
12. RUN CONDENSATE DRAIN TO OUTSIDE.
13. 6" DIAMETER CONCENTRIC VENT FOR WH-1.



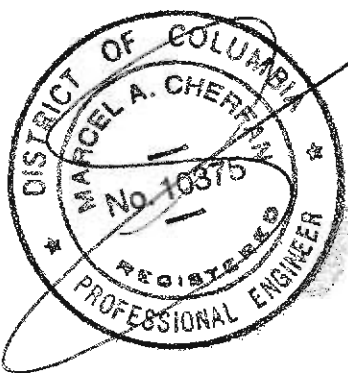
01 PROPOSED BASEMENT FLOOR
SCALE : 1/4" = 1'-0"



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



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



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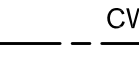


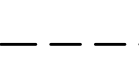
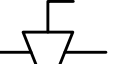




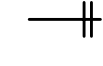
PLUMBING COVER SHEET

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plumbing notes

- ALL WORK SHALL BE DONE IN ACCORDANCE TO THE LOCAL PLUMBING CODE.
- THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY AND PUBLIC WELFARE BY REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, AND MAINTAINANCE OR USE OF PLUMBING EQUIPMENT AND SYSTEMS.
- ALL PLUMBING SYSTEMS, MATERIALS AND APPURTENANCES, BOTH EXISTING AND NEW, AND ALL PART THEREOF SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR OWNERS DESIGNATED AGENT SHALL BE RESPONSIBLE FOR MAINTAINANCE OF PLUMBING SYSTEMS TO DETERMINE COMPLIANCE WITH THIE PROVISION. THE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEM TO BE RE-INSPECTED.
- MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING PLUMBING SYSTEMS SHALL BE PERMITTED IN THE SAME MANNER AND ARRANGEMENT AS IN THE EXISTING SYSTEM, PROVIDED THAT SUCH REPAIRS OR REPLACEMENT ARE NOT HAZARDOUS AND ARE NOT APPROVED.
- FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE. ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.
- INSTALL ANTI-SCOLD DEVICES TO PREVENT SCALDING AT SHOWER/BATHS.
- PROTECT THE WATER SUPPLY SYSTEM FROM WATER HAMMER AT QUICK CLOSING VALVE LOCATIONS.
- THE WATER HEATER RELIEF VALVE SHALL MEET ALL THE REQUIREMENTS OF THE CODE.
- INDOOR UNIT WILL BE PROVIDED WITH A SECONDARY CONDENSATE DRAIN THAT WILL TERMINATE IN A CONSPICUOUS PLACE OR WILL BE PROVIDED WITH A WATER-LEVEL DETECTION DEVICE CONFORMING TO UL508 DCMC 307.2.3..

plumbing graphic symbols

AAV 	AIR ADMITTANCE VALVE	 CW	COLD WATER
V.T.R.	VENT THRU ROOF	 HW	HOT WATER
BT	BATH TUB		WASTE
LAV.	LAVATORY		VENT
WC	WATER CLOSET		GAS SHUT OFF VALVE
LAV.	LAVATORY		GAS SUPPLY LINE
SH	SHOWER		WATER METER
	WATER SHUT OFF VALVE		GAS METER
	HOSE BIBB		
WASH	WASHING MACHINE		

plumbing fixture schedule

FIXTURE #	DESCRIPTION	WASTE PIPE SIZE	VENT PIPE SIZE	COLD WATER PIPE SIZE	HOT WATER PIPE SIZE
WC	WATER CLOSET	3"	1 1/2"	1/2"	---
KS	KITCHEN SINK	2"	1 1/2"	1/2"	1/2"
BT	BATHTUB	3"	1 1/2"	1/2"	1/2"
LAV	LAVATORY	1-1/2"	1 1/2"	1/2"	1/2"
SH	SHOWER	3"	1 1/2"	1/2"	1/2"
DW	DISHWASHER	2"	1 1/2"	-	1/2"
HB	HOSE BIBB	-	-	1/2"	-

SPECIFIC NOTES

- INSULATE ALL HOT WATER PIPING WITH 1" THICK INSULATION HAVING CONDUCTIVITY NOT LESS THAN 0.27 BTU PER INCH/H X FT2 X °F.(R-3)
- PROVIDE HEAT TRAP ON WATER HEATING EQUIPMENT ON THE SUPPLY AND RETURN PIPING ASSOCIATED WITH THE EQUIPMENT AND SERVING NON-RECIRCULATING SYSTEM.

energy notes:

- ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION.

GAS WATER HEATER SCHEDULE

ID	LOCATION	STORAGE CAPACITY (GALLONS)	WEIGHT	GAS INPUT (MBH)	RECOVERY (GPH)	V/P/H	INLET TEMP (°F)	OUTLET TEMP (°F)	BASIS OF DESIGN (OR EQUAL)
WH-1	SEE PLAN	50	255	40	43	120/1/60	50	100	AO SMITH GDV-50

WATER EXPANSION TANK SCHEDULE

ID	WATER HEATER VOLUME (GALLONS)	MAX. TEMPERATURE (°F)	MAX. OPERATING PRESSURE (PSIG)	DESIGN FILL PRESSURE (PSIG)	TOTAL TANK VOLUME (GALLONS)	ACCEPTANC E VOLUME (GALLONS)	TANK DIMENSIONS		APPROX. OPERATING WEIGHT (LBS.)	BASIS OF DESIGN
							HEIGHT (IN.)	DIAMETER (IN.)		
EXP-1	50	120	150	50	4.5	1.5	15	12	28	WATTS DET-12



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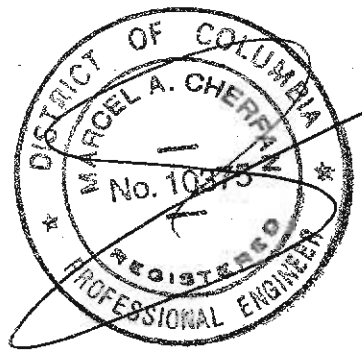
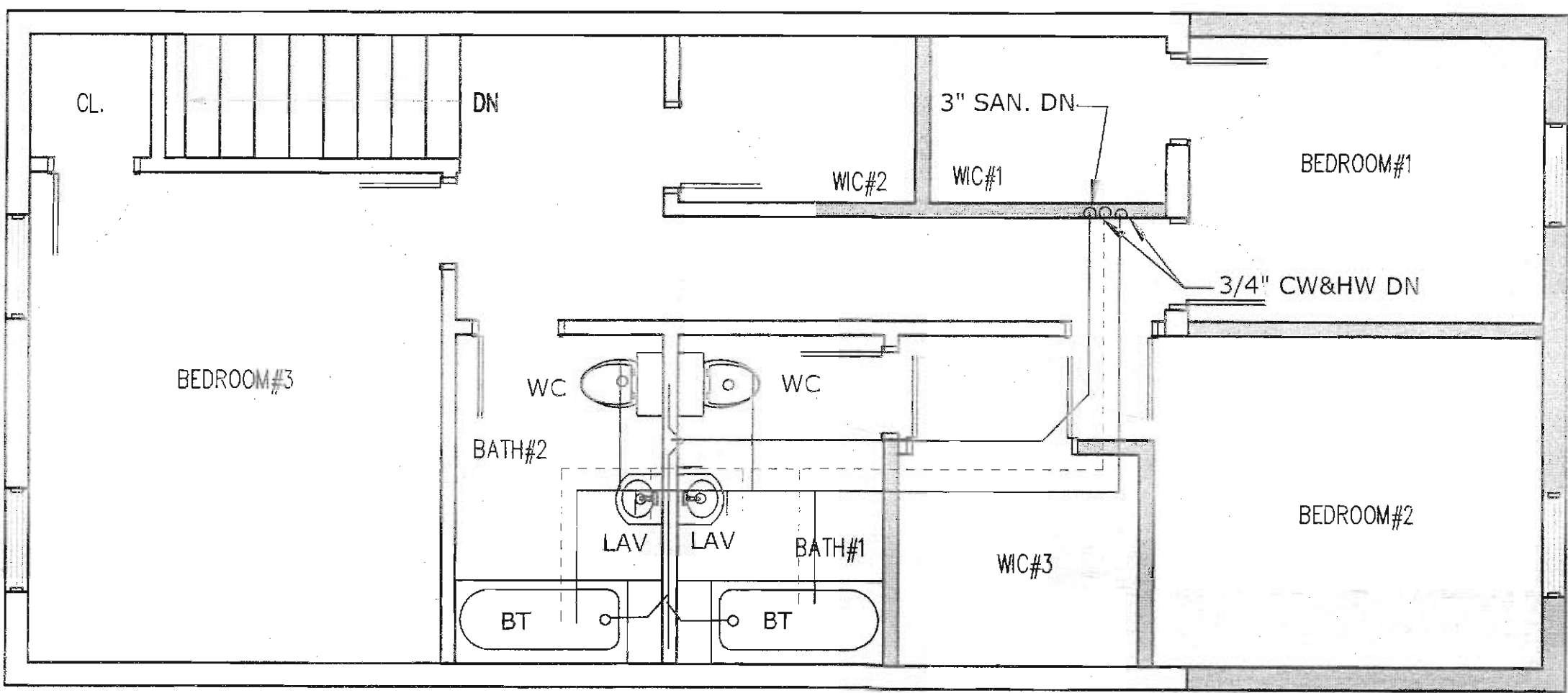
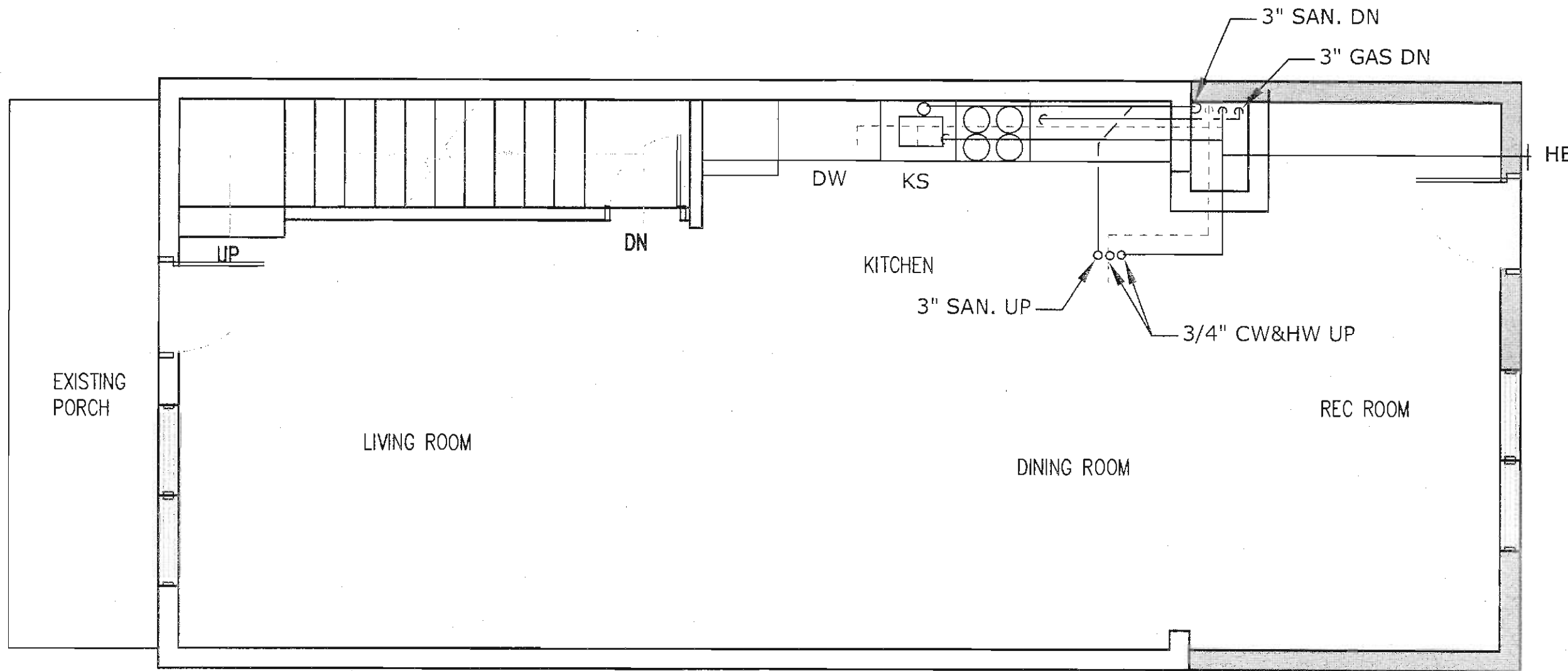
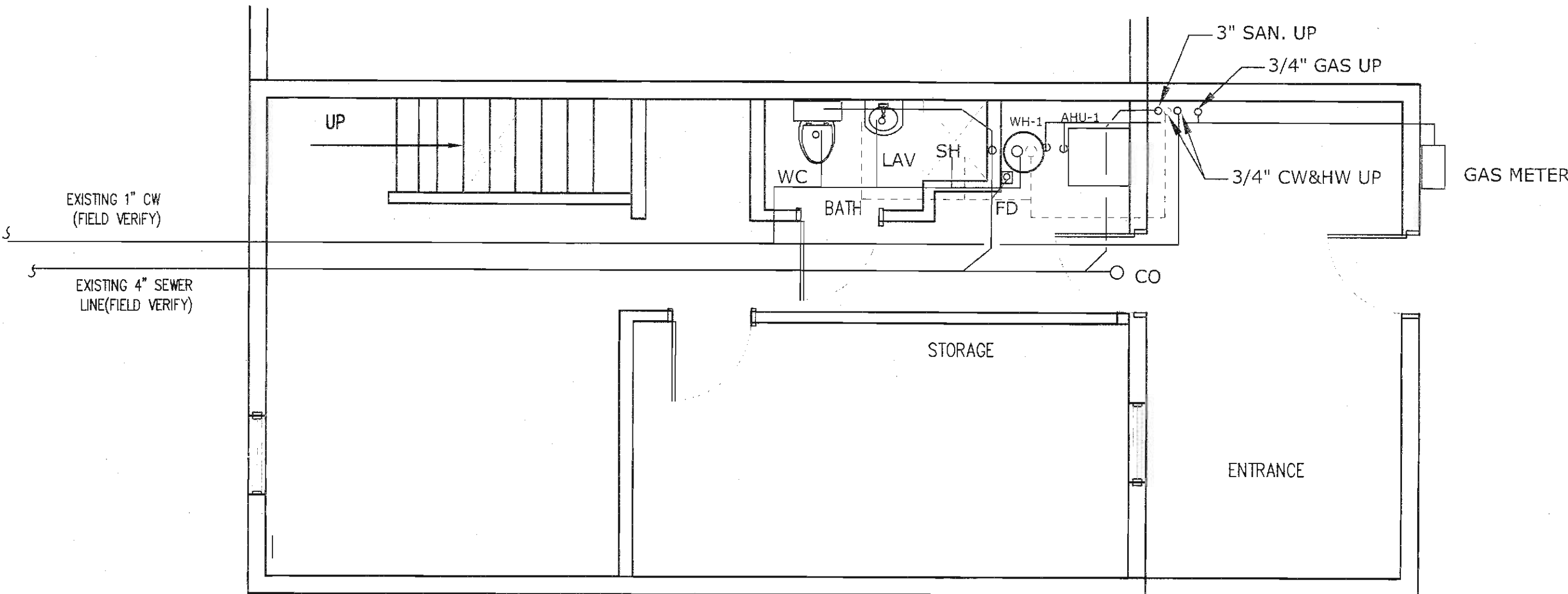
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FLOOR PLANS- PLUMBING

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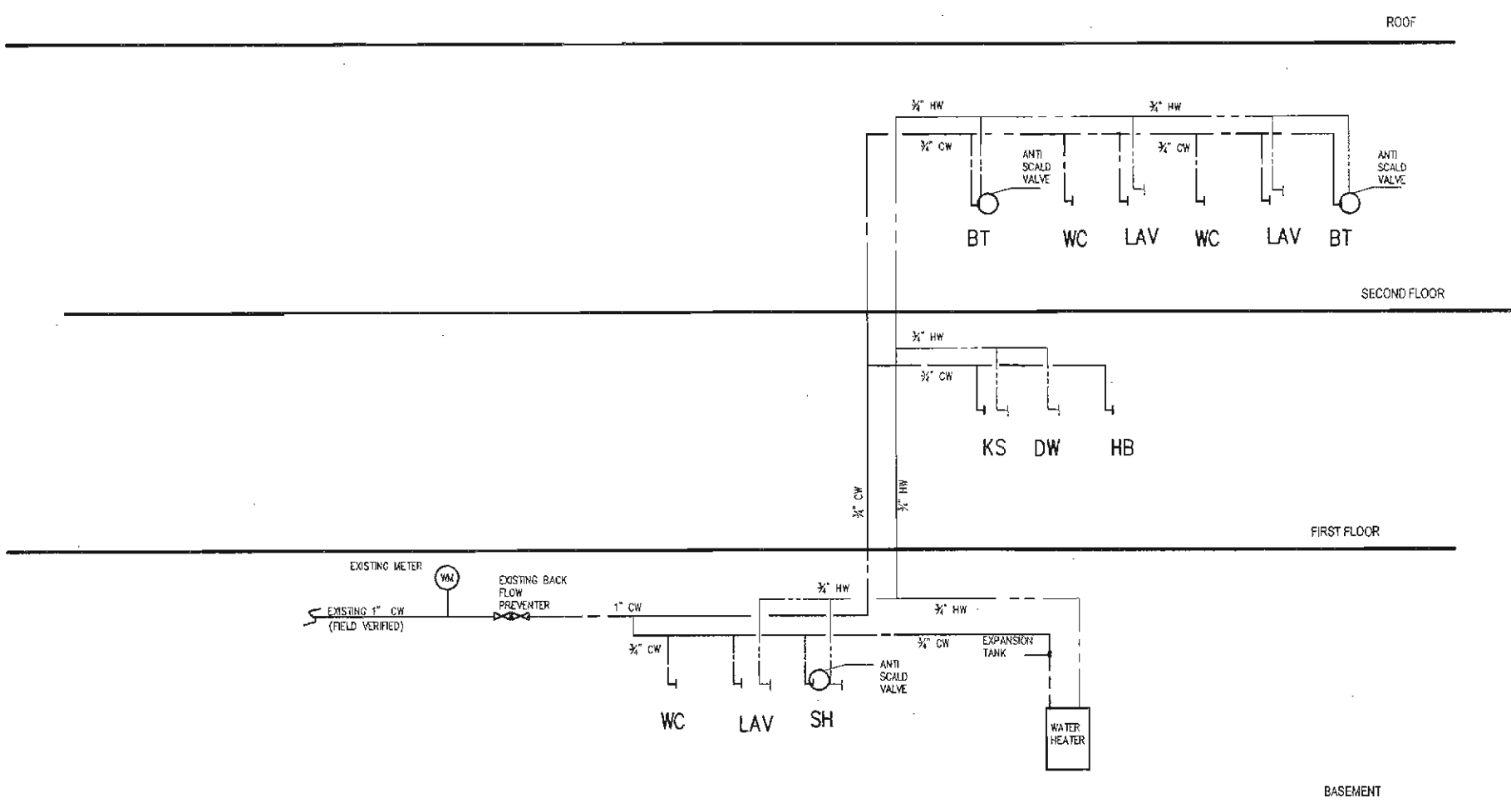
No.	Revision/Issue	Date

Consultants
Sunday Ojigbo
(B.S. Arch/ M.S. Planning)
2409 Oxon Run Drive
Temple Hills, Md 20744

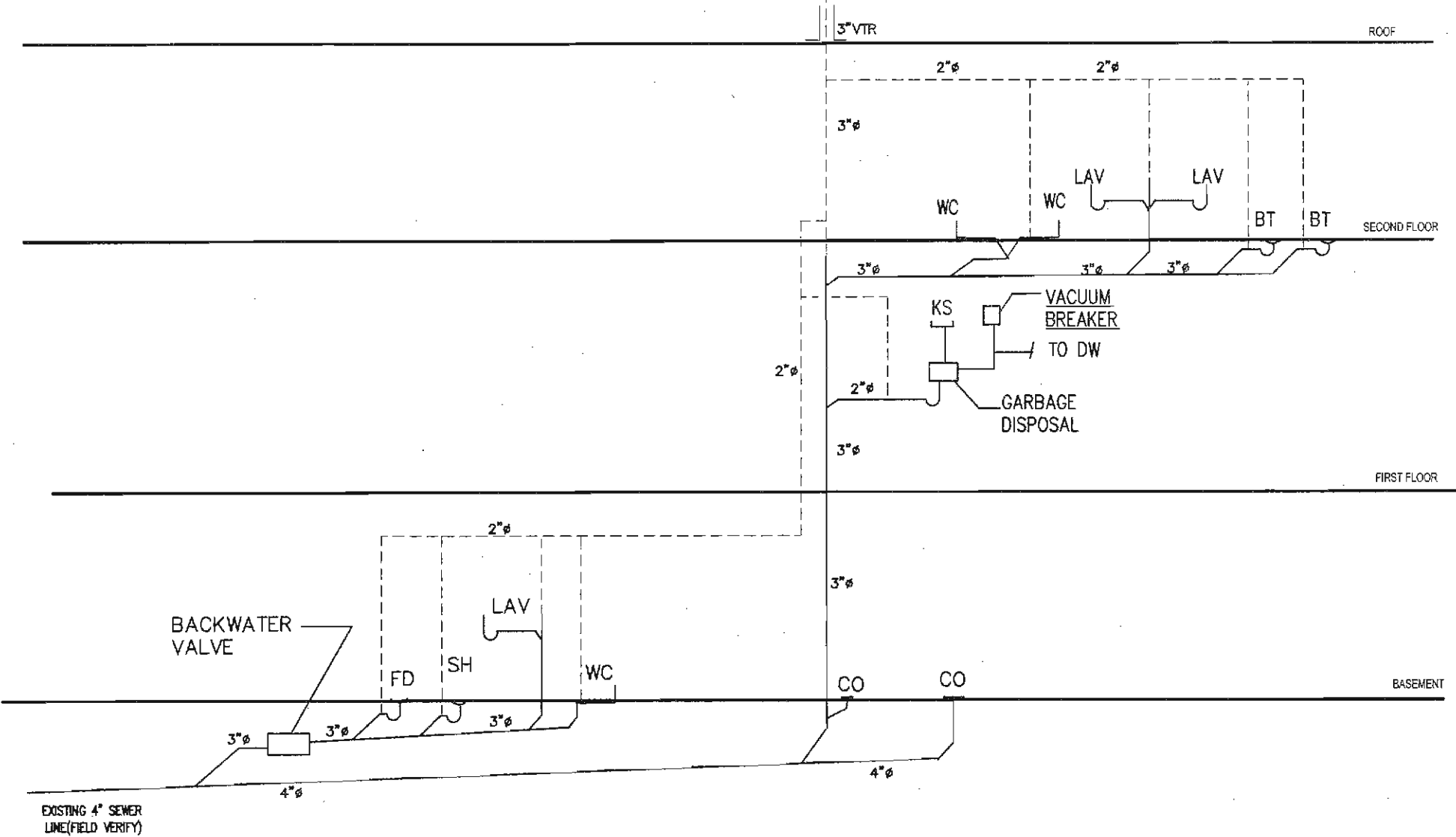
Sheet Title

PLUMBING RISER DIAGRAMS

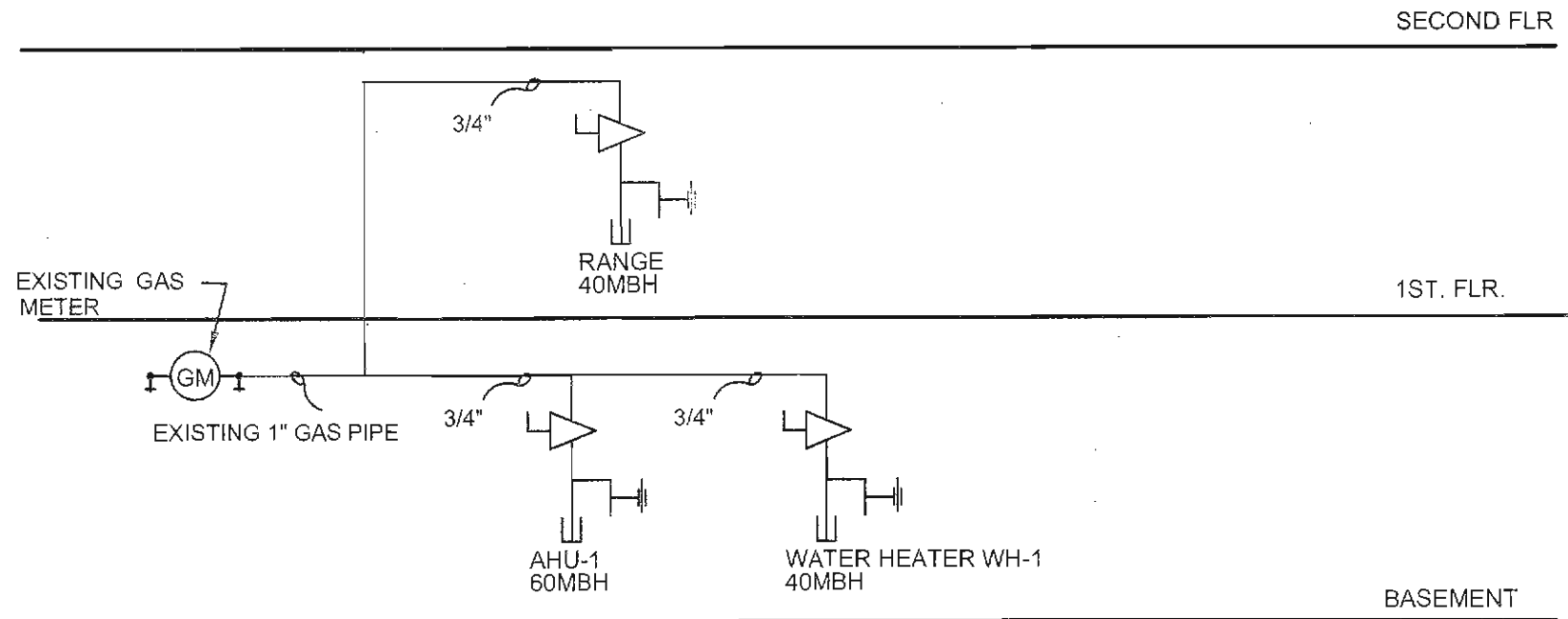
Project No.	Sheet
Date 1-25-22	P-3
Drawn By RFM	
Scale AS SHOWN	



WATER RISER DIAGRAM - NTS



SANITARY RISER DIAGRAM - NTS



GAS RISER DIAGRAM - NTS

BASED ON 0.5" PRESSURE GAS WITH A
PRESSURE DROP OF 0.5" WATER COLUMN
MAXIMUM DEVELOPED LENGTH: 60 FT.
PIPE MATERIAL SHALL BE STEEL SCHEDULE 40.
TOTAL CAPACITY 250MBH

