

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

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Mechanical Review - Golnaz Bastani - 06-30-2023  
 Electrical Review - Golnaz Bastani - 06-30-2023  
 Plumbing Review - Golnaz Bastani - 06-30-2023  
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 Energy Review - Golnaz Bastani - 06-30-2023  
 Structural Review - Golnaz Bastani - 06-30-2023  
 Neighbor Notification - Kolas Elion - 06-30-2023  
 DOEE SE-SW Review - Amanze Williams - 06-30-2023

- FURNISH ALL LABOR, MATERIALS, FIXTURES EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE AND PROPERLY FUNCTIONING H.V.A.C. SYSTEM, PLUMBING SYSTEM, AND ELECTRICAL SYSTEM.
- ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, CONSIDERED AS MINIMUM REQUIREMENTS.
- APPLY FOR AND PAY FOR ALL PERMITS AND CONNECTION FEES REQUIRED FOR THE WORK.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE BE DONE AND SHALL EXAMINE THE SITE AND CONDUCT INSPECTIONS DURING WHICH HE SHALL BE ON CALL AND REFERRED 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 HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE ALL RECOMMENDED PRACTICES FOR FIRE AND SAFETY PRECAUTIONS FOR THE PROTECTION OF PERSONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS AND CLEARANCES AND COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO STARTING OF WORK.
- FOR OTHER DETAILS, THE ARCHITECTURE, STRUCTURAL, HVAC, PLUMBING, ELECTRICAL PLANS AND EXISTING CONSTRUCTION SHALL BE FOLLOWED AND ALL WORK PERFORMED UNDER THIS SPECIFICATION SHALL BE NEATLY FITTED THERETO.
- 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.
- 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.

- ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, AND SHALL DO ALL WIRING REQUIRED EXCEPT A.T.C. WIRING.
- DUCTWORK SHALL BE SHEET METAL, GALVANIZED, CONSTRUCTED, BRAZED AND SUPPORTED IN ACCORDANCE WITH SMACNA LOW PRESSURE GUIDE, SECTION 10.1.1.1. DUCTWORK SHALL BE COATED USING HARCAST # AM-1 TAPE APPLIED OVER CLEAN, DRY DUCT.
- ALL SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2" FIBERGLASS INSULATION WITH AS1 VAPOR BARRIER, OR EQUAL.
- 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 STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED AND SECURED 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.
- CUTTING OF FLOORS, WALLS, AND CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES AND SEAL AS REQUIRED AND DIRECTED BY THE ARCHITECT.
- 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.
- ALL EQUIPMENT SHALL BE CLEANED AND ADJUSTED AS REQUIRED TO GIVE SATISFACTORY OPERATION.
- ASSEMBLE PRINTED INSTRUCTION FOR THE OPERATION AND MAINTENANCE OF EACH MAJOR ITEM.

### mechanical notes

- 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 TEST. FINAL PAYMENT SHALL HELD PENDING A SATISFACTORY OUTCOME OF THE FINAL INSPECTION. PROVIDE ALL INSPECTION REPORTS AND APPROVALS BY UTILITIES, GOVERNMENT, OR AUTHORITIES AS REQUIRED, INCLUDING OCCUPANCY PERMIT.
- PROVIDE TURNING VANES, 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 ENGINEER.
- ALL MECHANICAL REFRIGERANT LINE PENETRATIONS OF FIRE-RESISTANCE RATED MECHANICALS MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE-RESISTANCE RATING IS NOT REDUCED. (2010 DCBC 703.2)
- CONDENSATION DISPOSAL IS REQUIRED FOR THE AIR HANDLERS. (2010 DCMC 307.2)
- KITCHENS IN THE RESIDENCES MUST BE VENTILATED. MECHANICAL EXHAUST IS REQUIRED. (2010 DCMC 505.1)
- PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST BE PROTECTED WITH FIRE DAMPERS, SMOKE DAMPERS, OR FIRESMOKE DAMPERS AS NECESSARY.
- ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS SHALL BE CLASS A TYPE

### mechanical symbols

AFF	ABOVE FINISH FLOOR	<input checked="" type="checkbox"/> SUPPLY DUCT
CR	CEILING REGISTER	<input checked="" type="checkbox"/> RETURN DUCT
CG	CEILING GRILLE	<input type="checkbox"/> WALL SUPPLY REGISTER
<input checked="" type="checkbox"/> HWR	EXHAUST FAN	<input type="checkbox"/> TURNING VANES
LWR	HIGH WALL REGISTER	<input type="checkbox"/> CFM CUBIC FEET PER MINUTE
HRAR	LOW WALL REGISTER	<input type="checkbox"/> LRAR HIGH RETURN AIR REGISTER
LRAR	LOW RETURN AIR REGISTER	<input type="checkbox"/> THERMOSTAT HWRA - HIGH WALL RETURN AIR
<input type="checkbox"/> FR	FLOOR REGISTER	<input type="checkbox"/> CO CARBON MONOXIDE
		<input type="checkbox"/> SR SUPPLY REGISTER
		<input type="checkbox"/> SD SMOKE DETECTOR
		<input type="checkbox"/> AGD AUTO GRAVITY DAMPER

### energy notes:

- 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 THERMOSTATE INSTALLED THRU-OUT. ADULT LEAKAGE TEST SHOWING A PASSING RATING OF <= 0.01 CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL.
- SUPPLY DUCTS IN ATTIC AREA TO BE INSULATED WITH R-8 ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE R-6. GRAVITY DRAINED TO BE INSULATED 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 EFFICACY FLOW REQUIREMENTS TOILET EXHAUST FANS MIN. 50 CFM AND 5.4 WATTS.

### required ventilation:

BASEMENT FLOOR: total area= 980 sf  
 outside air required= area x height x room x air change per hr/60  
 outside air required= 980x8ft x0.35/60= 46 cfm. use 75 cfm

FIRST FLOOR: total area= 2040 sf  
 outside air required= area x height x room x air change per hr/60  
 outside air required= 2040x8ft x0.35/60= 95 cfm. use 150 cfm

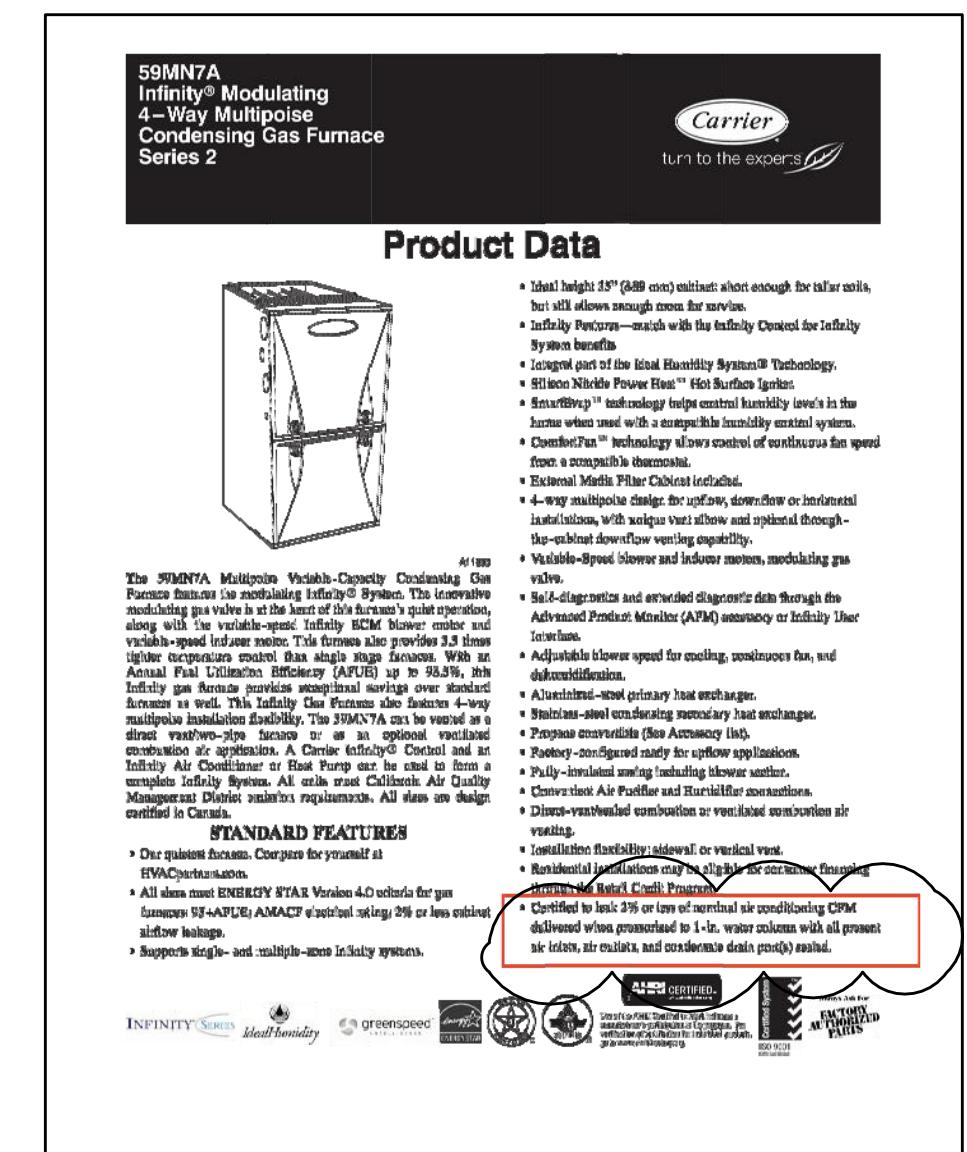
PACKAGED SPLIT AC UNIT SCHEDULE	
DESIGNATION	AHU-1
SYSTEM TOTAL CAP. MBH.	28
SYSTEM SENSIBLE CAP. MBH.	23
SYSTEM ENERGY BTUH/ WATTS (EER)	14.0
	APPROXIMATE WEIGHT LBS.
	176
FAN	TOTAL AIR CFM
	1005
	VENTILATION AIR CFM.
	150
	FAN MOTOR H.P.
	1/2
	ELEC. SERVICE
	120 - 1 - 60
	EXTERNAL STATIC PRESSURE
	0.85
	ENTERING COIL CONDITIONS
	80/67
	FILTER TYPE
	THROWAWAY
	FILTER SIZE & THICKNESS
	MERV 13
	CONDENSATE DRAIN SIZE
	3/4"
HEATING	HEATING LOAD BTUHR REQUIRED
	17,000
	TYPE
	NATURAL GAS
	GAS INPUT (MBH)
	60
	EFFICIENCY (%)
	97
CONDENSING UNIT	TEMP. ENTERING TO CONDENSER
	95 F
	LOCATION
	SEE PLAN
	APPROXIMATE WEIGHT LBS.
	200
	CONDENSER FAN HP/ FLA.
	2.9 FLA
	MCA/MOPC
	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.

EXHAUST FAN SCHEDULE				
NO	CFM	S.P.	MOTOR	RPM
EF-1	50	0.1	5.1W	800
KEF-1	130	0.25	360 W	700

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. COORDINATE WITH ELECTRICAL DRAWINGS FOR ELECTRICAL CHARACTERISTICS
6. FANS TO BE INLINE CENTRIFUGAL, CABINET TYPE.



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WASHINGTON DC

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Sunday Ojigbo  
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2409 Oxon Run Drive  
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### Sheet Title

MECHANICAL COVER SHEET

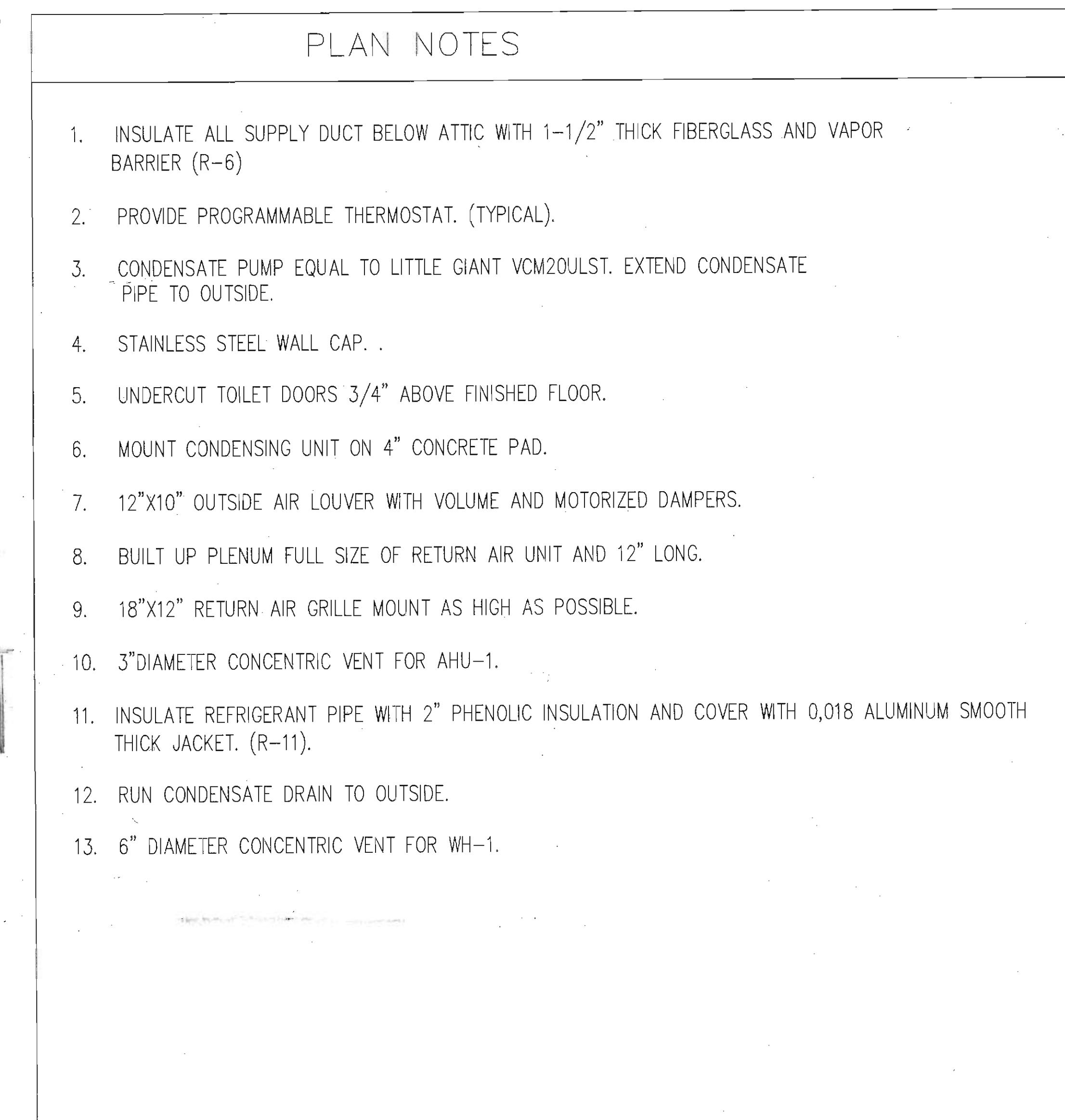
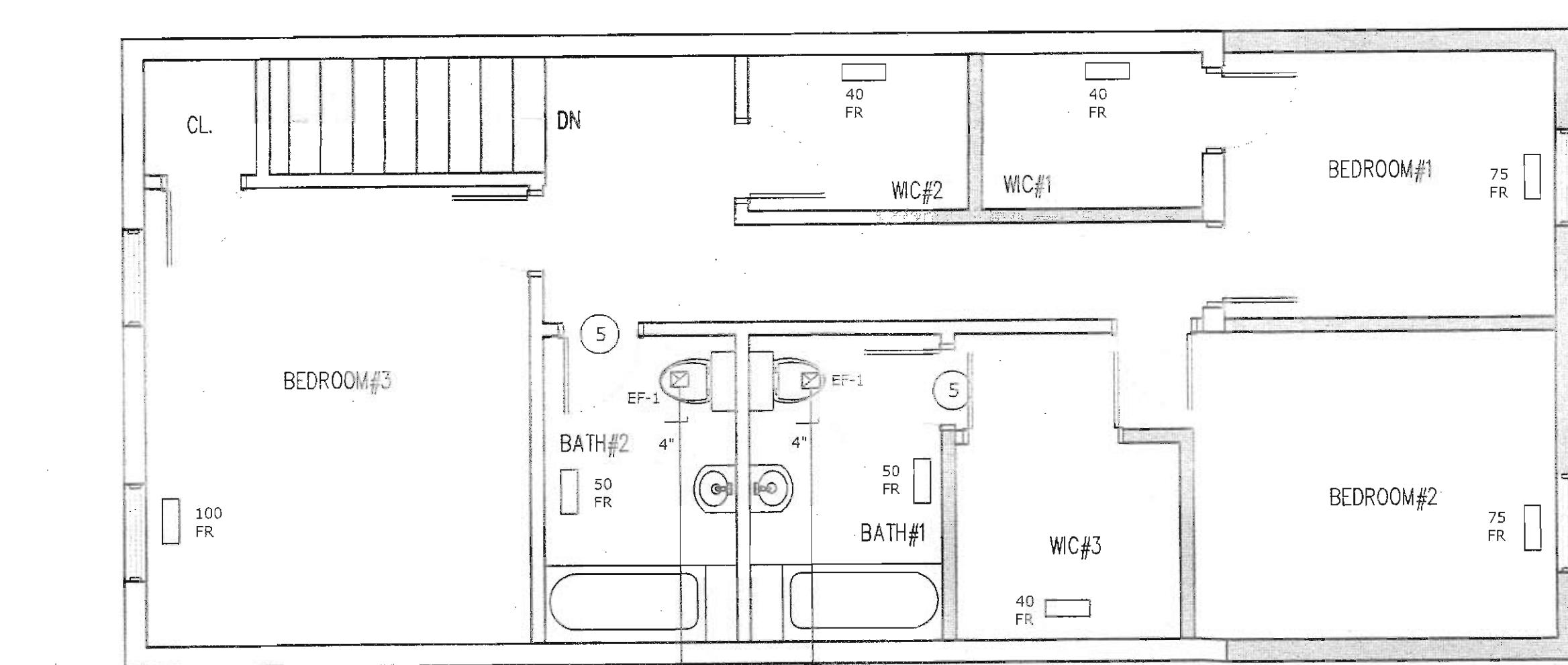
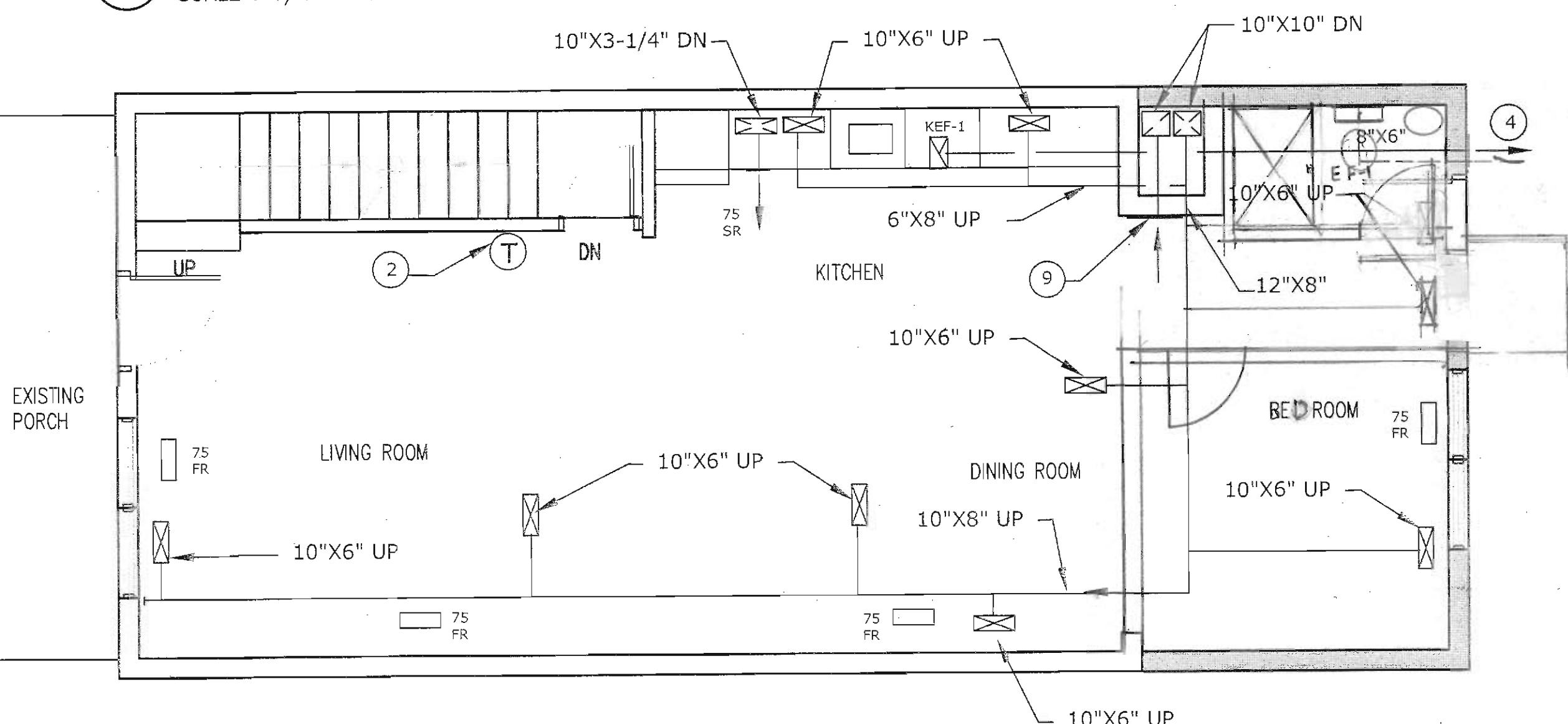
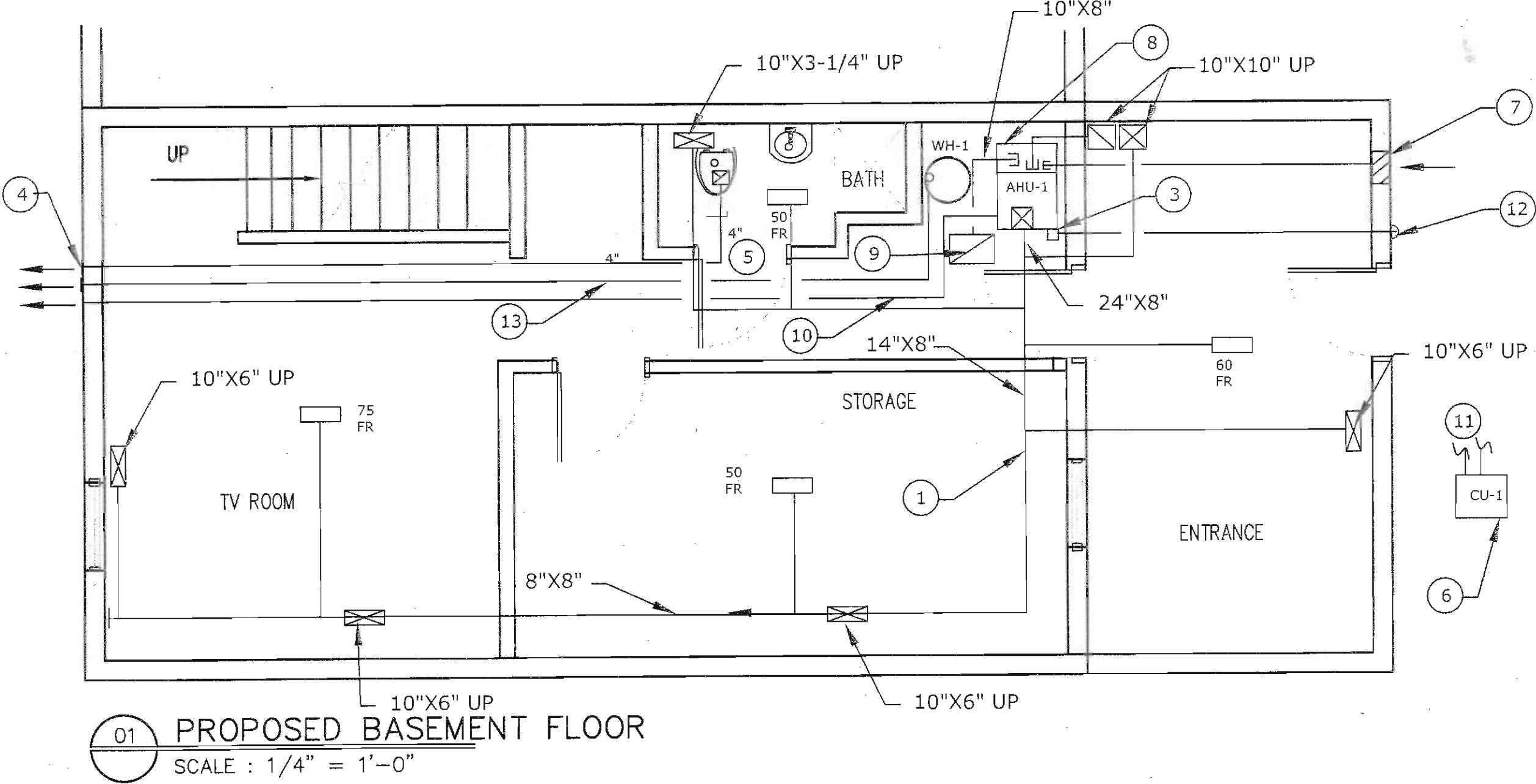


Project No.	Sheet
Date 1-25-22	
Drawn By RFM	
Scale AS SHOWN	

M-1

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Structural Review - Golnaz Bastani - 06-30-2023  
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DOEE SE-SW Review - Amanze Williams - 06-30-2023



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Project

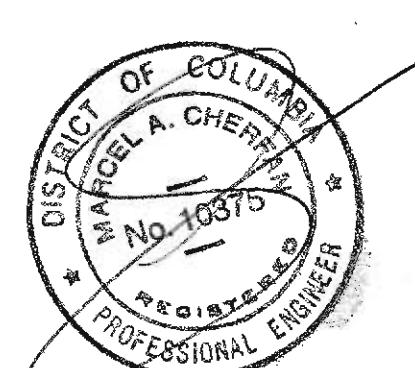
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Sheet Title

FLOOR PLANS- MECHANICAL.



Project No.	Sheet
Date 1-25-22	
Drawn By RFM	
Scale AS SHOWN	M-2

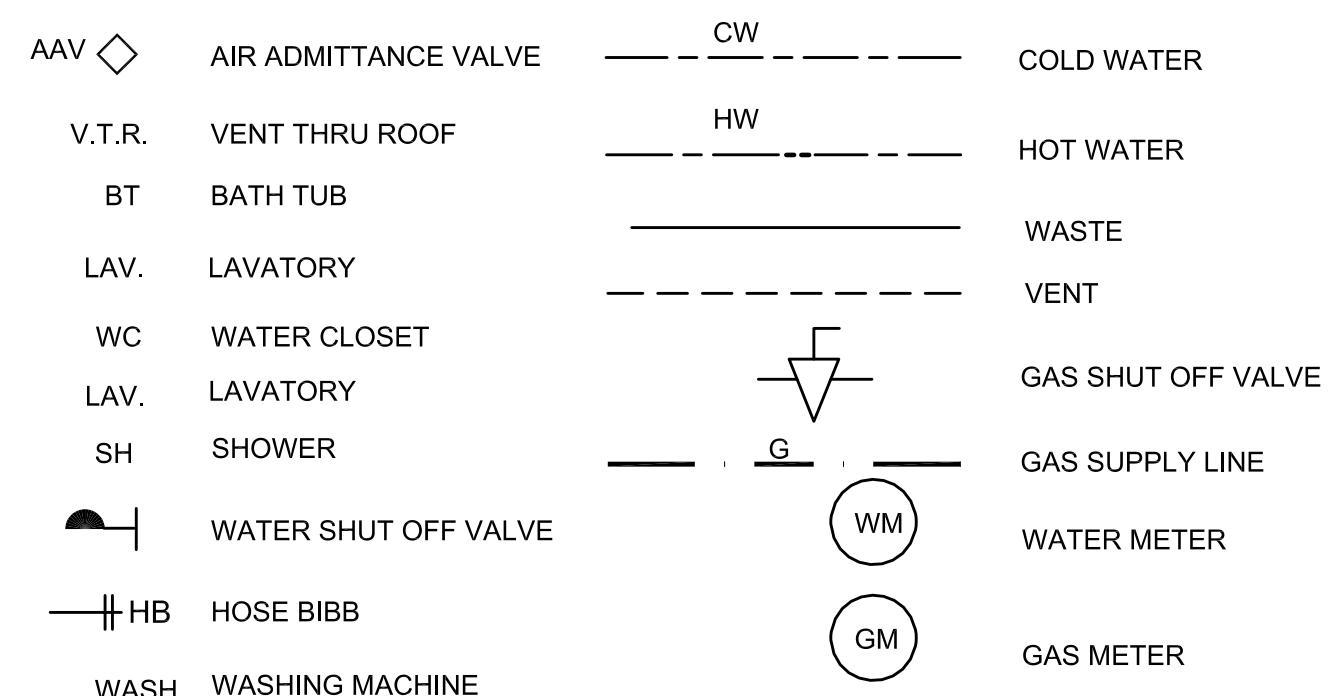
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## plumbing notes

- 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 MAINTENANCE 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 THE 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



## 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"	-

## energy notes:

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

## SPECIFIC NOTES

1. 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)
2. PROVIDE HEAT TRAP ON WATER HEATING EQUIPMENT ON THE SUPPLY AND RETURN PIPING ASSOCIATED WITH THE EQUIPMENT AND SERVING NON-RECIRCULATING SYSTEM.

## 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)	ACCEPTANCE 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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No. Revision/Issue Date

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Sheet Title  
 PLUMBING COVER SHEET

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

P-1

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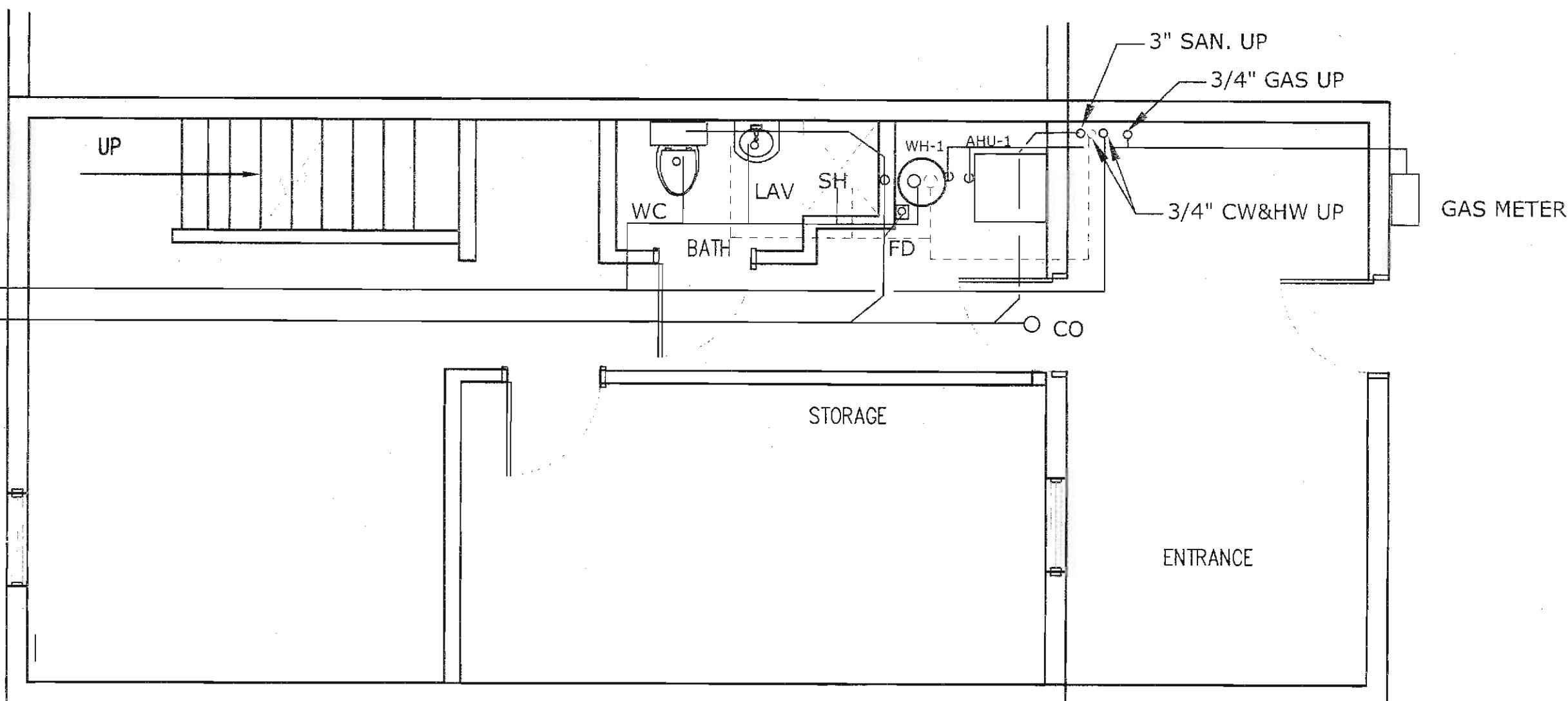
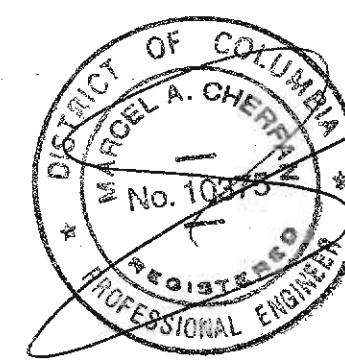
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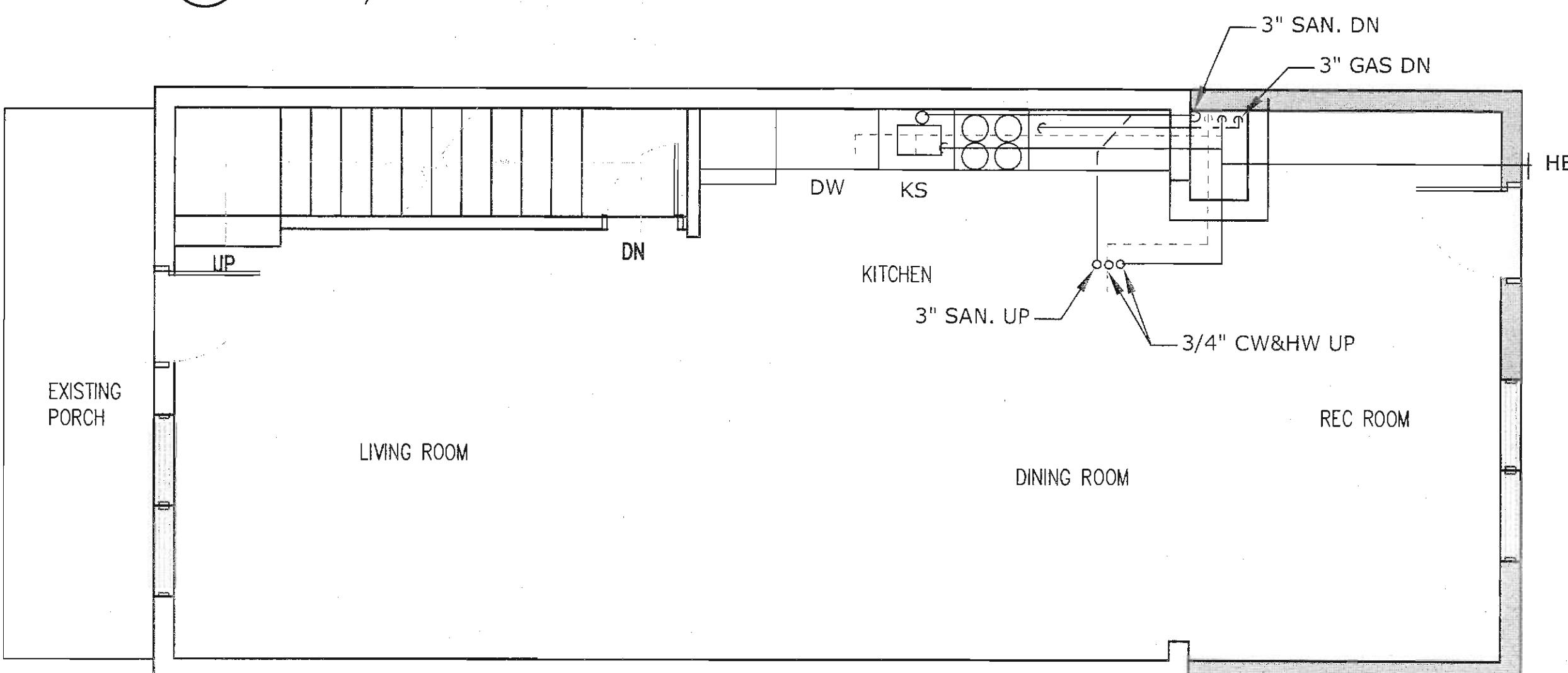
Sheet Title  
FLOOR PLANS- PLUMBING

Project No.	Sheet
Date 1-25-22	
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Scale AS SHOWN	

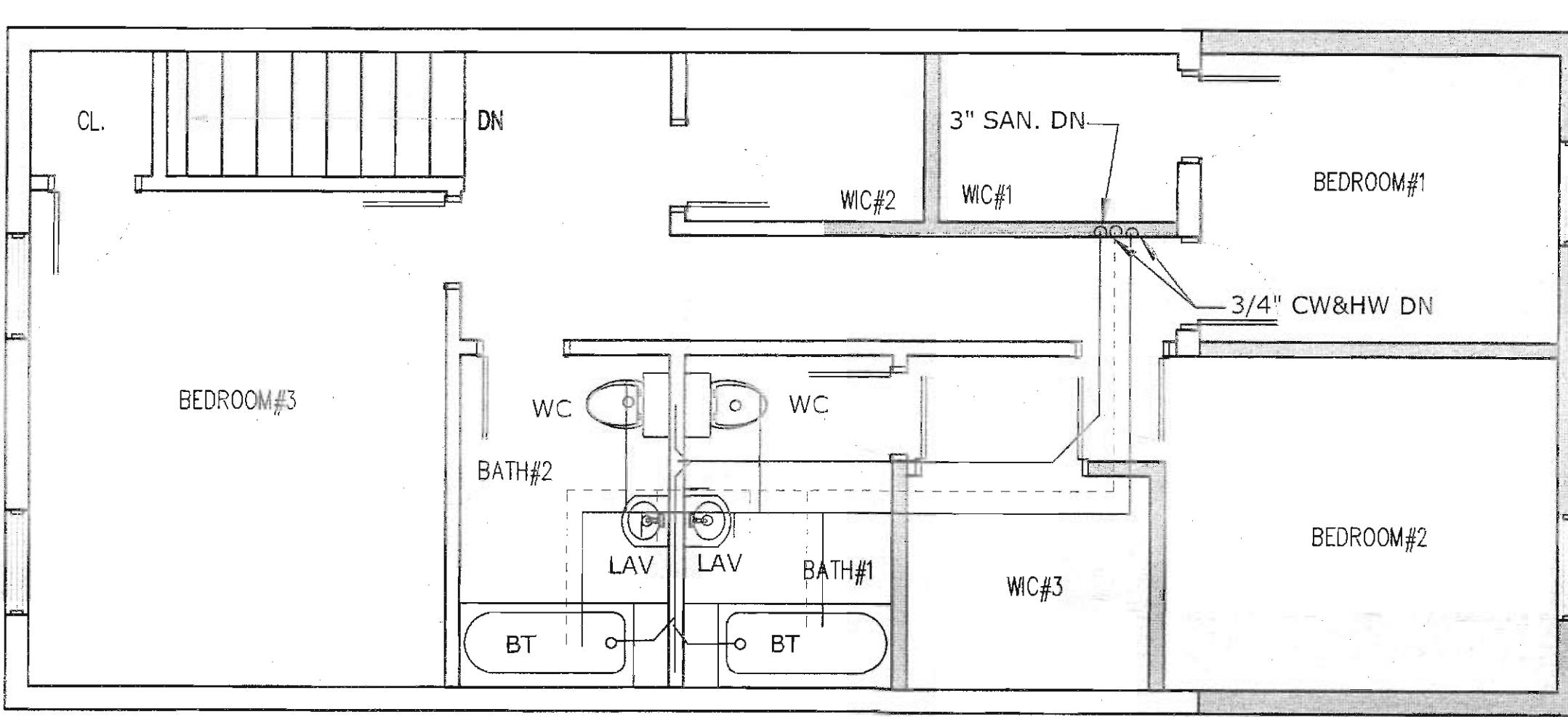
P-2



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



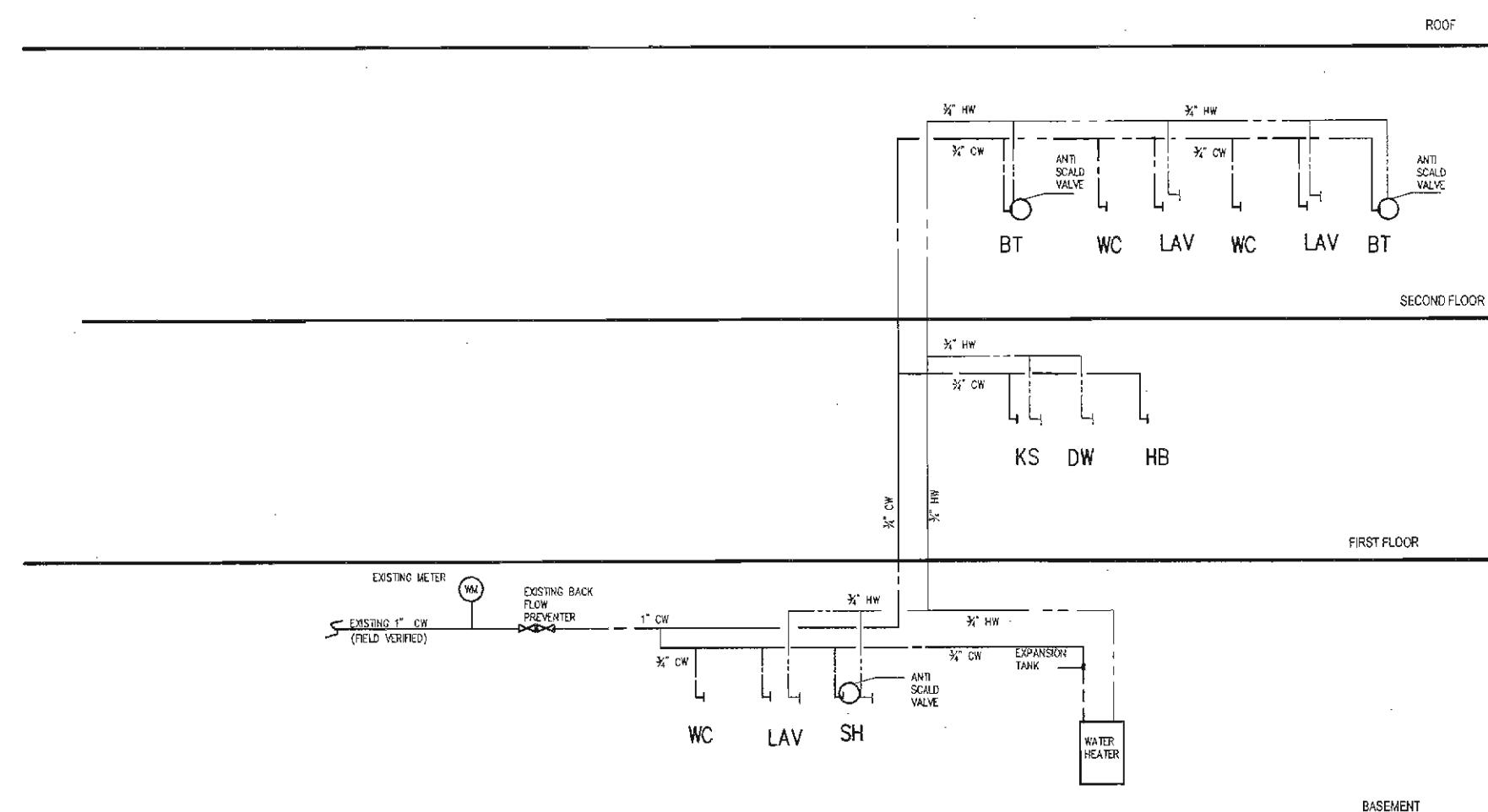
02 PROPOSED FIRST FLOOR  
SCALE : 1/4" = 1'-0"



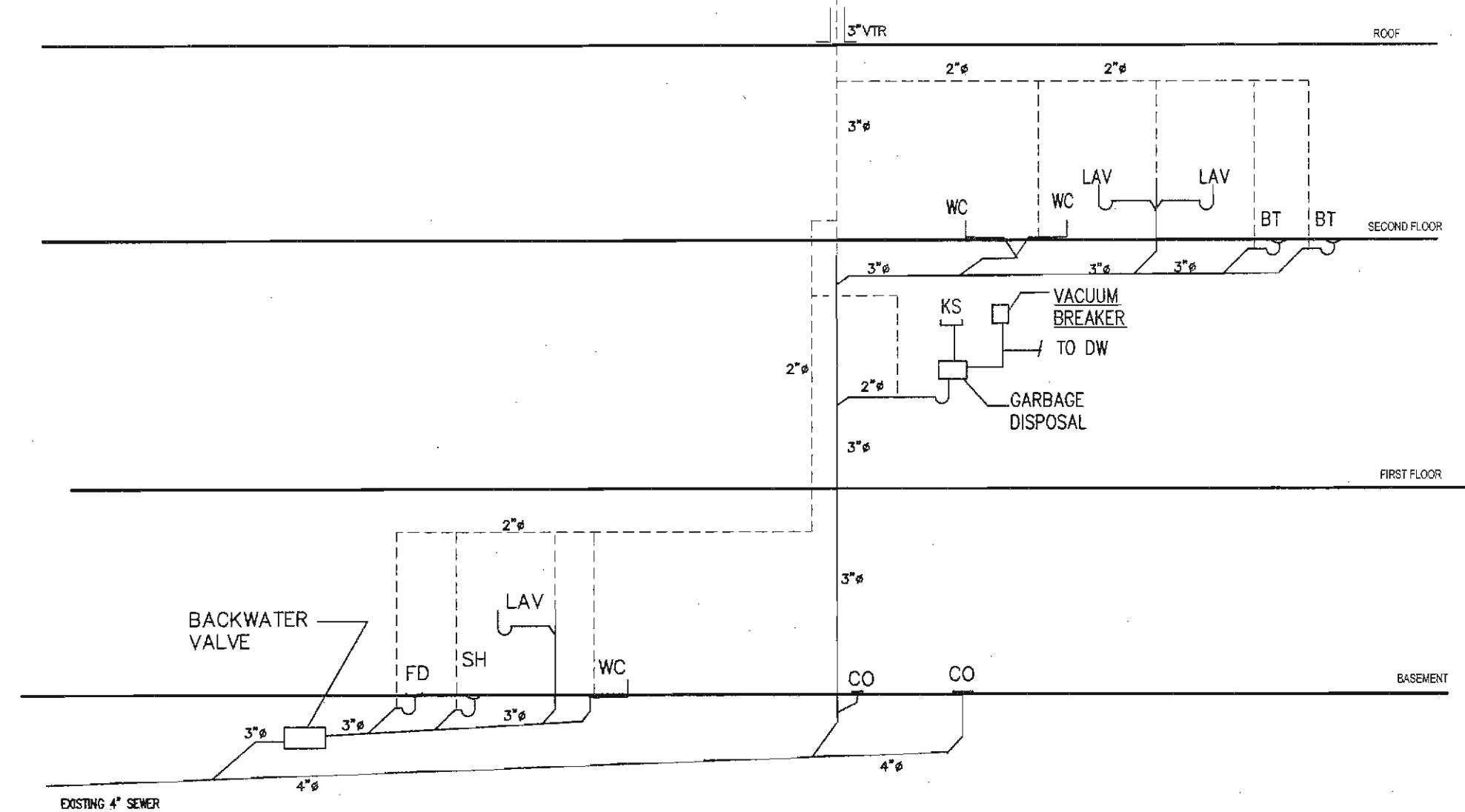
03 PROPOSED SECOND FLOOR  
SCALE : 1/4" = 1'-0"

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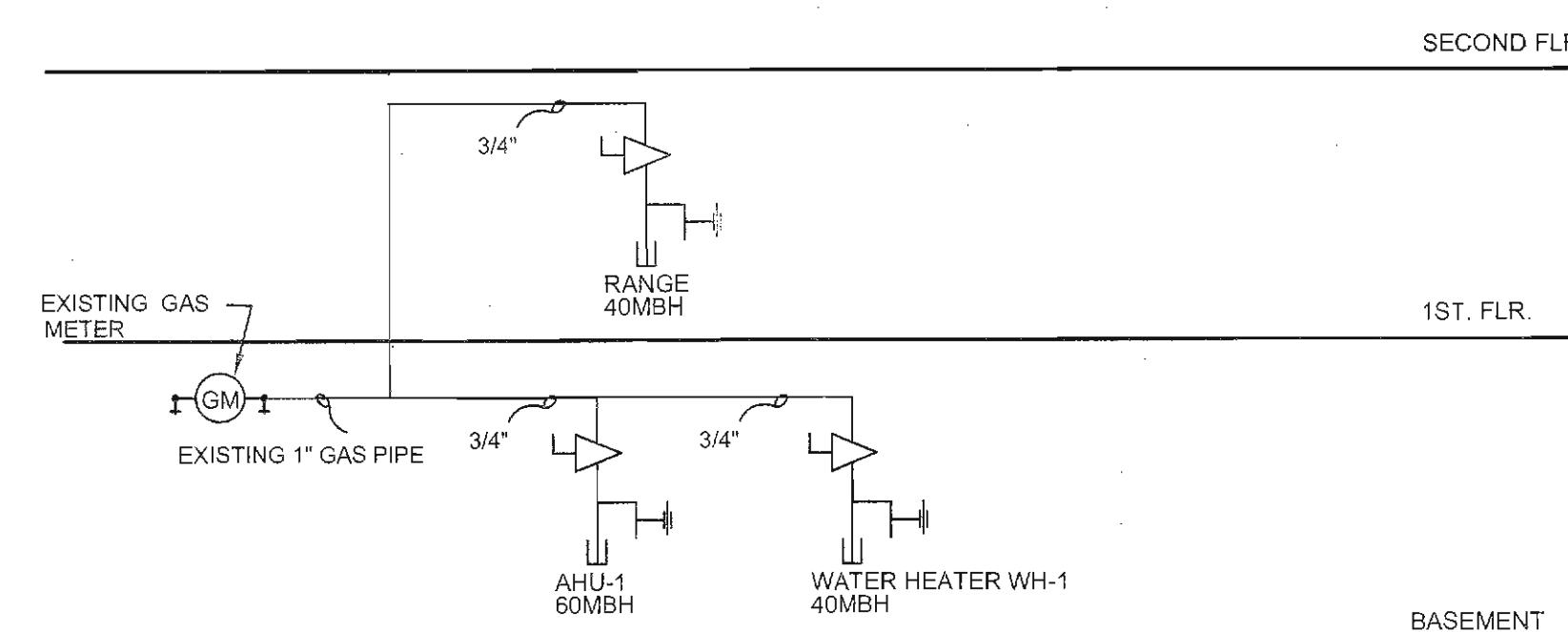
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WATER RISER DIAGRAM - NTS



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

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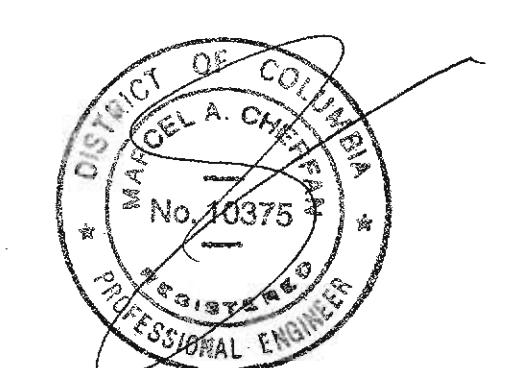
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### Sheet Title

PLUMBING RISER DIAGRAMS



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