

ROSENBAUM RENOVATION

6117 32nd PI NW, Washington, D.C. 20015 Project #2401

DC DOB PERMIT# B2504679

PROJECT DESCRIPTION

COMPLETE INTERIOR REMODEL & ADDITION TO EXISTING SINGLE FAMILY HOME. ALL NEW BUILDING SYSTEMS & FINISHES. HOME WILL BE UNOCCUPIED DURING CONSTRUCTION. (ENERGY COMPLIANCE PATH IS PRESCRIPTIVE)

SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licensure: the Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do NOT scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
- 1.11 Codes: All construction to be in accordance with DC Construction Code 2017 edition, and in accordance with all local and Federal rules and regulations (including local amendments to model code).
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.
- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.
- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities: The General Contractor shall reimburse the Owner for gas, electricity and water used in the course of construction while the house is unoccupied. Contractor shall turn the water service off at the main shut-off whenever the house is unoccupied and no work is underway (overnight, weekends, holidays, etc.). As a precaution in anticipation of cold weather, the Contractor shall thoroughly drain any idle components holding or conveying water (hot water heater, boiler, radiators, distribution system, etc.).
- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
- 1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
- Windows and exterior doors
 - Kitchen cabinets
 - Prefabricated stairs
 - Prefabricated floor or roof trusses
- 1.23 Samples: provide samples for the following items:
- Flagstone
 - Brick veneer, including mortar
 - Roof shingles
 - Hardwood floor stain and finish options
 - Paint colors, per Division 9
 - Gutter and downspout colors
 - Exterior flashing colors
- 1.23.1 Energy Code Certificate: Owner shall provide an Energy Code Certificate Label, per DC Energy Code 401.3. Label shall include all energy code requirements and features identified by 401.3
- 1.24 Owner Supplied Items: see individual specification divisions for further information. Install the following Owner provided:
- Bath accessories – see Division 10
 - Primary closet shelving / rod / built-ins
 - Items salvaged for reuse as noted in Division 2 or on demolition drawings

DIVISION 2: SITEWORK AND DEMOLITION

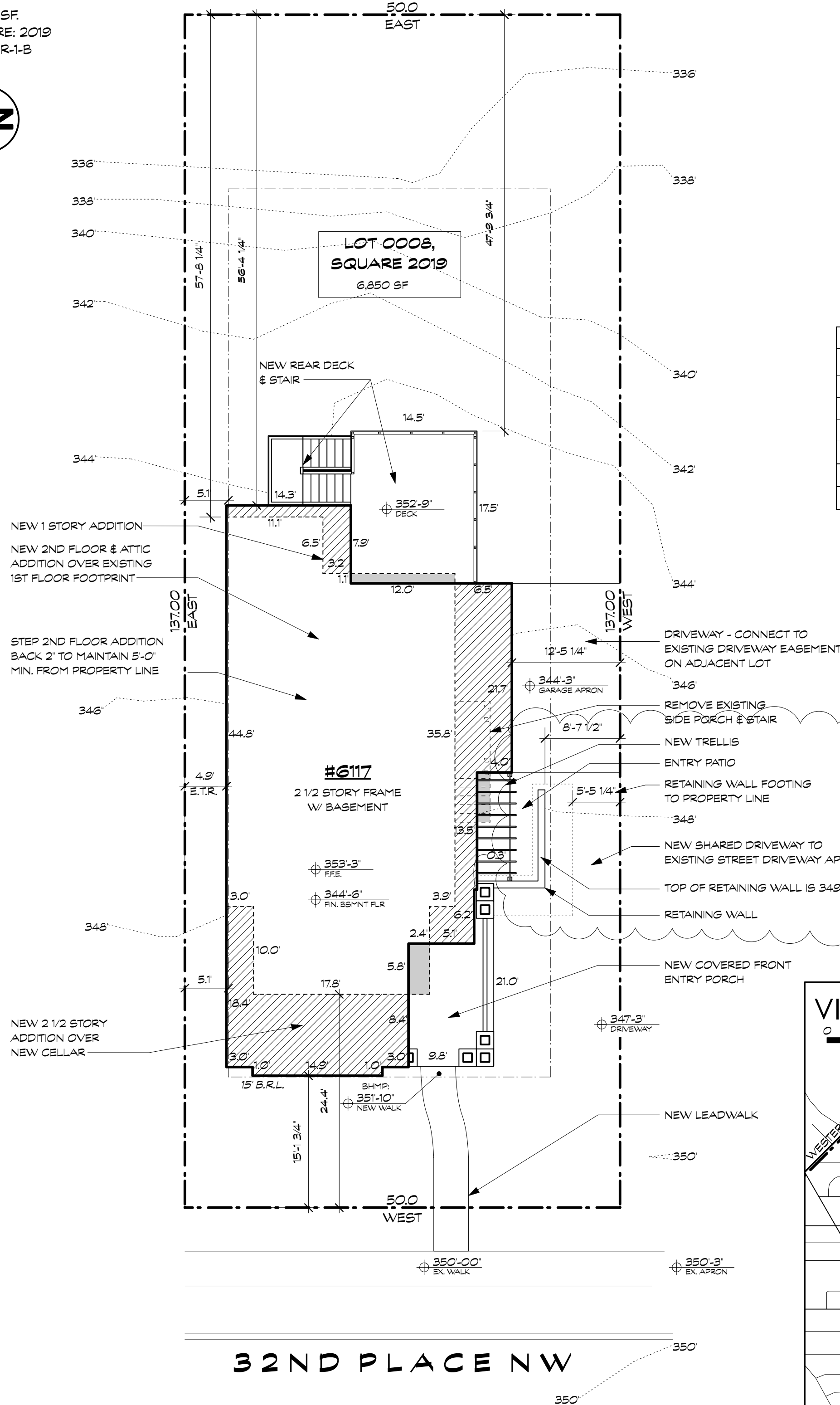
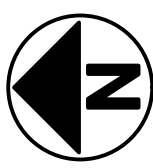
- 2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility. See MEP plans for utility requirements.
- 2.2 Protection of Existing Landscaping: Protect from physical damage all paved / landscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate. See Tree Protection Plan (TPP) as approved by DDOT Urban Forester.
- 2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
- 2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction. See sheet ESC 100 for Limit Of Disturbance, as approved by DOEE.
- 2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

ZONING SITE PLAN

SCALE: 1/10" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY SNIDER SURVEYS, DATED 2ND OCTOBER 2024, AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

LOT: B
6,850 SF
SQUARE: 2019
ZONE: R-1-B



LOT AREA	6,850 SF	100%
BUILDING	1,869 SF	27%
PAVING/IMPERVIOUS	691 SF	10%
GREEN/PERVIOUS	4,280 SF	63%
LOT OCCUPANCY	1,869 SF	27%

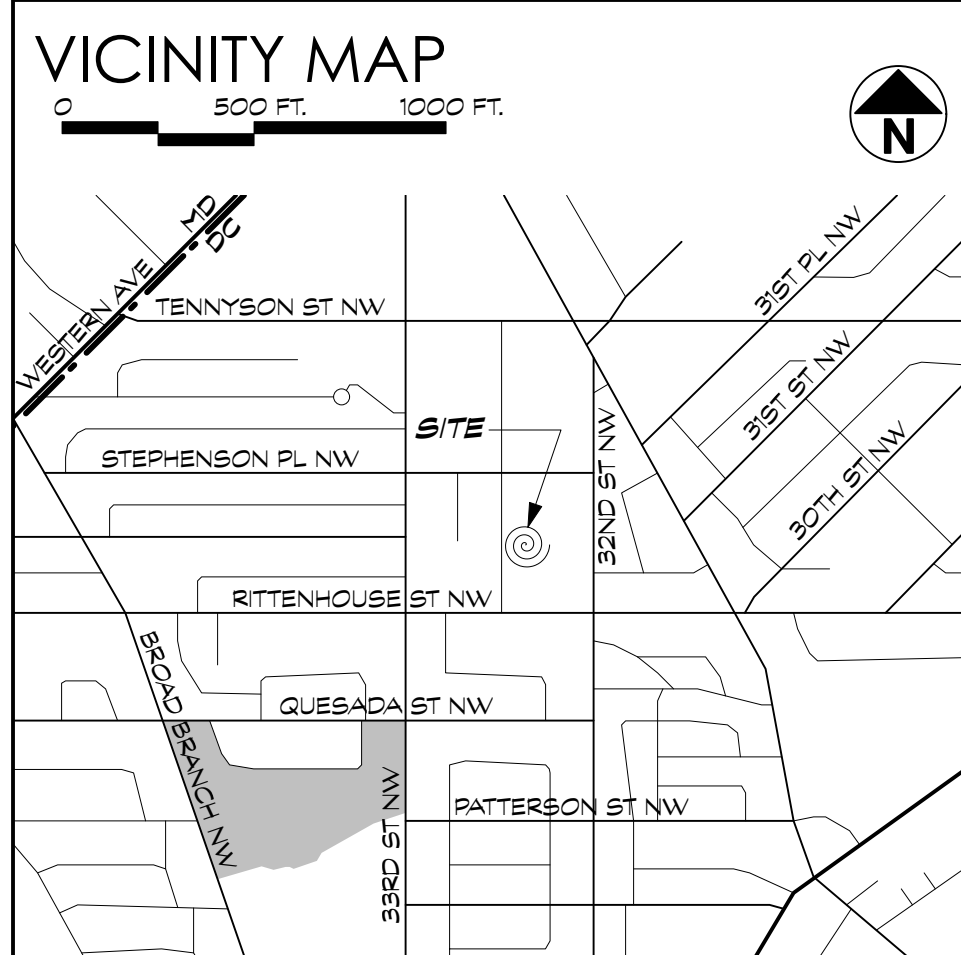
BUILDING HEIGHT	ELEVATION	HEIGHT
BHMP	351'-0"	0'-0"
ROGE	384'-8"	32'-11"

BUILDING FLOOR AREA	FLOOR	EXISTING	PROPOSED
CELLAR	0 SF	1,069 SF	1,609 SF
FIRST	0 SF	1,277 SF	1,695 SF
SECOND	0 SF	0 SF	1,413 SF
ATTIC	0 SF	0 SF	996 SF
TOTAL	0 SF	2,346 SF	5,713 SF

GROSS PROJECT AREA	FLOOR	EXISTING TO REMAIN	EXISTING (RENOVATED)	NEW (ADDITION)
CELLAR	0 SF	0 SF	1,069 SF	540 SF
FIRST	0 SF	0 SF	1,277 SF	418 SF
SECOND	0 SF	0 SF	0 SF	1,413 SF
ATTIC	0 SF	0 SF	0 SF	996 SF
TOTALS	0 SF	0 SF	2,346 SF	3,367 SF
TOTAL PROJECT AREA			5,713 SF	

ZONING SITE PLAN LEGEND

EXISTING HOUSE FOOTPRINT TO REMAIN	[Symbol]
PROPOSED ADDITIONAL FOOTPRINT (SF)	[Symbol]
EXISTING FOOTPRINT TO BE REMOVED	[Symbol]
PROPERTY LINE	[Symbol]
SETBACKS	[Symbol]



CONTINUED ON SP-100

ABBREVIATIONS

COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OBS	ORIENTED STRAND BOARD	SPRK	SPRINKLER
CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER LUMBER	PLAM	PLASTIC LAMINATE	STL	STEEL
AT	AT	EQ	EQUAL	MARB	MARBLE	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
ABOVE	ABOVE	ETRA	EXISTING TO REMAIN	MATL	MATERIAL	PT	PRESSURE TREATED	TOS	TONGUE AND GROOVE
FINISHED FLOOR	DIA	FF	FINISH FLOOR	MAX	MAXIMUM	PTD	PAINTED	TYP	TYPICAL
APT	APARTMENT	FIN	FINISH	MDX	MEDIUM DENSITY OVERLAY	R	RISER	UNO	UNLESS NOTED OTHERWISE
BLDG	BUILDING	FLR	FLOOR	REF	REFRIGERATOR	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
BSMT	BASEMENT	GA	GAUGE	RGD	REQUIRED	RM	ROOM	W	WASHER
CJ	CONTROL JOINT	HB	HOSE BIB	W	WITH	SC	SOLID CORE	WC	W/CLOSET
CAB	CABINET	HT	HOLLOW CORE	WD	WOOD	SHVR	SHOWER	WO	WITHOUT
CL	CENTER LINE	HW	HARDWARE	SH	SHEET	SM	SIMILAR	WWW	WELDED WIRE MESH
CLG	CEILING	JB	JUNCTION BOX	CH	CHOP	SPEC	SPECIFICATION		
CLR	CLEAR	LB	LOAD BEARING						
CMU	CONCRETE MASONRY UNIT	ELEV	ELEVATION						

SYMBOLS

CL	CENTERLINE	X	DRAWING CALL-OUT: DRAWING NUMBER SHEET REFERENCE
1	DOOR TAG: DOOR REFERENCE (SEE DOOR SCHEDULE)	X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
A	WINDOW TAG: WINDOW REFERENCE (SEE WINDOW SCHEDULE)	X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE
1	WALL TAG: WALL TYPE REFERENCE (SEE WALL / PARTITION TYPES)	X	ELEVATION CALL-OUT: VIEW DIRECTION DRAWING NUMBER SHEET REFERENCE

ELEVATION MARKER

XXX-XX X/X"	ELEVATION
BENCHMARK	LOCATION REFERENCE
	SPOT LOCATION

SECTION CUT CALL-OUT

X	DRAWING REFERENCE
A---	SECTION CUT LOCATION
	SHEET REFERENCE
	DIRECTION OF VIEW

PROJECT CODES & USES

JURISDICTION: DISTRICT OF COLUMBIA
ZONE: R-1-B
BUILDING CODE: 2017 DC CONSTRUCTION CODES INCLUDING: 2018 IRC & ICC MODEL CODES 2018 NEC & 2018 ASHRAE 90.1 AS AMENDED BY DCMR TITLE 12
BUILDING USE GROUP: SINGLE-FAMILY, DETACHED
ENERGY COMPLIANCE PATH: PRESCRIPTIVE
CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM: NA

CERTIFICATION

LICENSE #:	ARC 201264	EXPIRATION DATE:	4/30/2026
BENNETT FRANK MCCARTHY ARCHITECTS, INC.			

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

BENNETT FRANK MCCARTHY

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www.bfmarch.com
(301) 585-2222

OWNER

Paul & Kathy Rosenbaum
6117 32nd PI NW
Washington, D.C. 20015

STRUCTURAL ENGINEER

Robert Wikson, APAC Engineering, Inc.
8555 16th St. Suite 200
Silver Spring, MD 20910
(301) 565-0543

MECHANICAL CONSULTANT

Rachel Gallant, Gallant Mechanical Services
13001 Cleveland Drive
Rockville, MD 20850
(240) 750-4988

BUILDER

Josephino Homes
DC License # 410516000236
(240) 444-2709

DRAWING LIST

REV.	SHEET	TITLE
	A000	COVERSHEET
	SP100	SPECIFICATIONS
	SP101	SPECIFICATIONS
	ESC100	EROSION & SEDIMENT CONTROL
	ESC101	EROSION & SEDIMENT CONTROL
	D100	DEMOLITION PLANS
	D200	DEMOLITION ELEVATIONS
	A100	PROPOSED CELLAR PLAN
	A101	PROPOSED 1ST FLOOR PLAN
	A102	2ND FLOOR PLAN & SCHEDULES
	A103	PROPOSED ATTIC & ROOF PLANS
	A200	ELEVATIONS
	A201	ELEVATIONS
	A300	BUILDING SECTIONS
	A301	BUILDING SECTIONS
	A302	WALL SECTIONS
	A303	WALL SECTIONS
	A304	WALL SECTIONS
	A400	INTERIOR ELEVATIONS
	A401	INTERIOR ELEVATIONS
	S001	FOUNDATION PLAN
	S002	FIRST FLOOR FRAMING PLAN
	S003	SECOND FLOOR FRAMING PLAN
	S004	ATTIC FRAMING PLAN
	S005	ROOF FRAMING PLAN
	S100	WIND BRACING PLAN
	S101	WIND BRACING PLAN
	S200	STRUCTURAL NOTES AND DETAILS
	S201	STRUCTURAL DETAILS
	S202	STRUCTURAL DETAILS
	S203	STRUCTURAL DETAILS
	S204	STRUCTURAL DETAILS
	M100	MECHANICAL PLANS
	M101	MECHANICAL PLANS
	M102	MECHANICAL LOAD CALC.
	M103	MECHANICAL LOAD CALC.
	P100	PLUMBING PLANS & DIAGRAMS
	P101	ELECTRICAL PLANS
	P102	ELECTRICAL DIAGRAMS & LOAD CALC.

DATE

3/25/2025

ISSUE

PERMIT SET

7/09/2025

HFC #1 COMMENTS

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ROSENBAUM RENOVATION

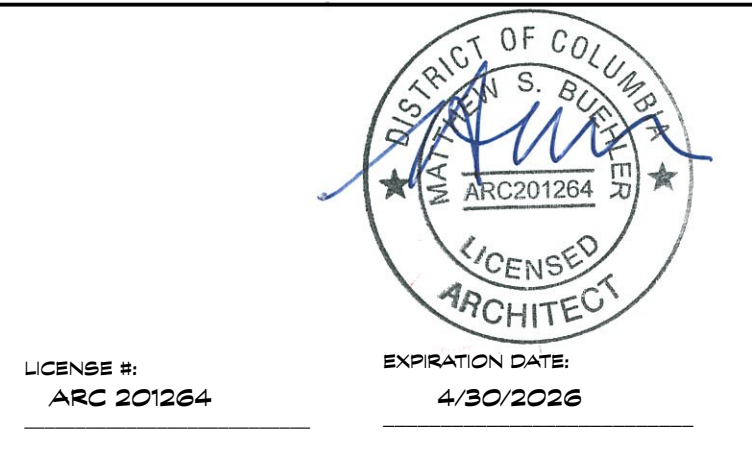
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CINDER BLOCK WALLS LOCATED

BENNETT FRANK MCCARTHY

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Silver Spring, Maryland 20910-2755 (301)-585-2222

DATE	ISSUE - REMARKS
3/25/2025	PERMIT SET



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ROSENBAUM RENOVATION

6117 32nd PI NW, Washington, D.C. 20015

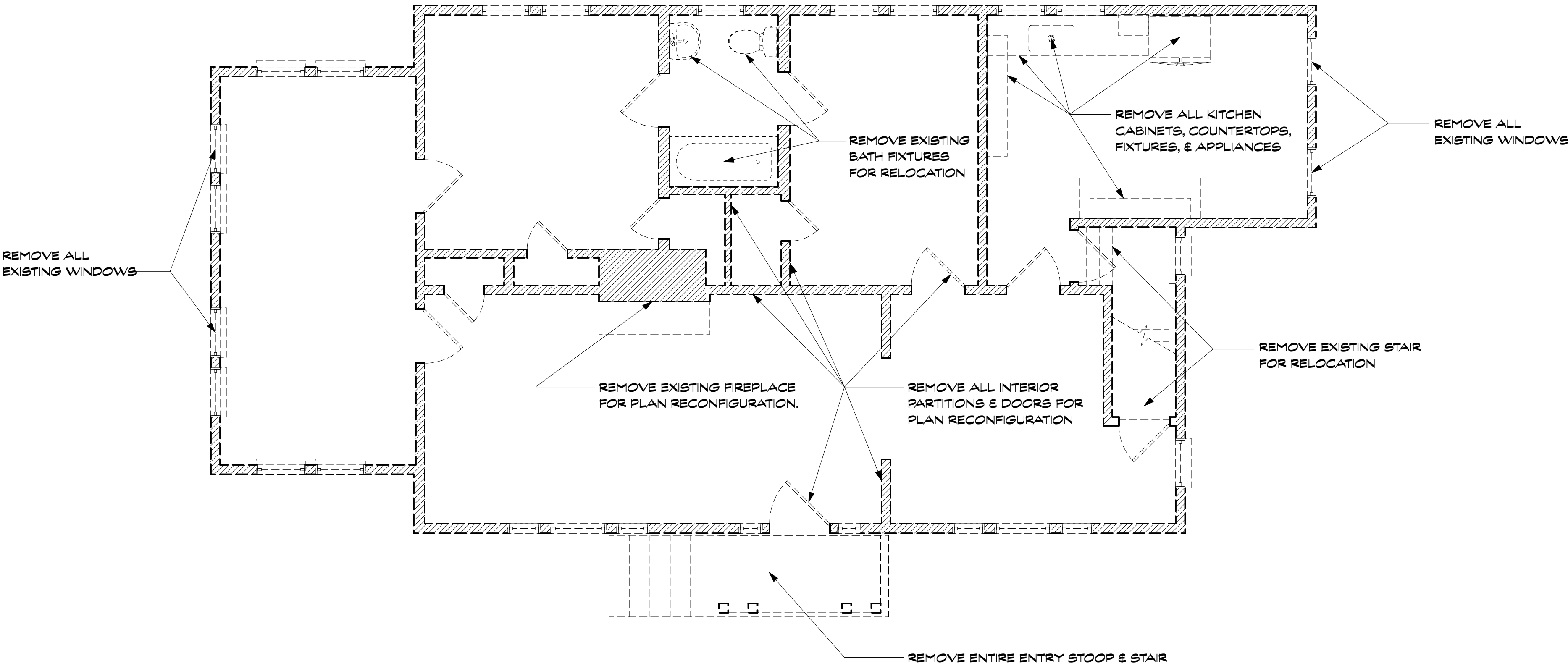
Project #2401

PERMIT SET

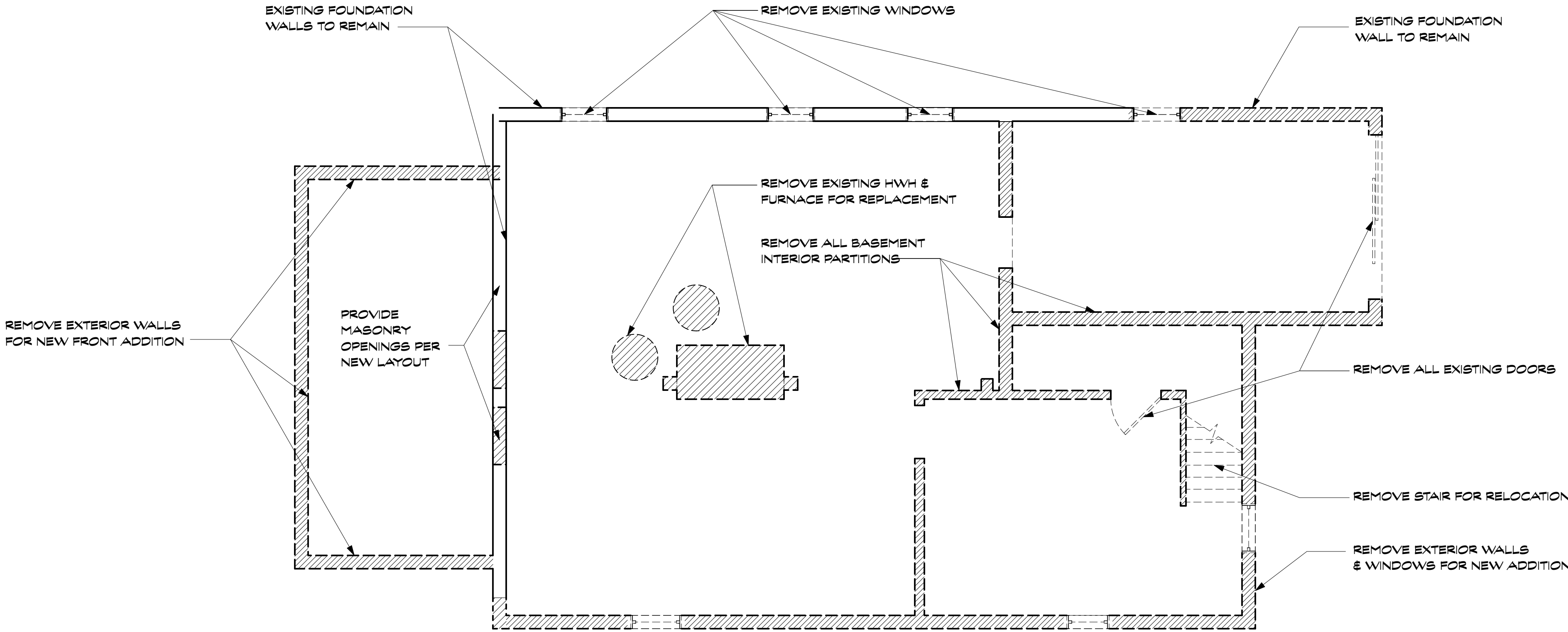
25 March 2025

DEMOLITION PLANS

D100



2 FIRST FLOOR DEMO PLAN
Scale:1/4" = 1'-0"



1 CELLAR DEMO PLAN
Scale:1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)