

ROSENBAUM RENOVATION

117 32nd Pl NW, Washington, D.C. 20015 Project #2401

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).	1.16	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.
1.1.2	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.	1.17	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.
1.2.1	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.	1.18	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.
1.2.2	Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.	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.
1.2.3	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.	1.20	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.).
1.3	Licensure: the Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.	1.21	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.
1.4	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.	1.22	Shop Drawings: Shop Drawings are required for, but not limited to, the following items: <ul style="list-style-type: none"> Windows and exterior doors Kitchen cabinets Prefabricated stairs Prefabricated floor or roof trusses
1.5	Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.	1.23	Samples: provide samples for the following items: <ul style="list-style-type: none"> 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
1.6	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.	1.23.1	Energy Code Certificate: Owner shall provide an Energy Coder Certificate Label, per DC Energy Code 401.3. Label shall include all energy code requirements and features identified by 401.3
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.	1.24	Owner Supplied Items: see individual specification divisions for further information. Install the following Owner provided: <ul style="list-style-type: none"> Bath accessories – see Division 10 Primary closet shelving / rod / built-ins Items salvaged for reuse as noted in Division 2 or on demolition drawings
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 <u>NOT</u> scale drawings.		DIVISION 2: SITWORK AND DEMOLITION
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.	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.
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.	2.2	Protection of Existing Landscaping: Protect from physical damage all paved / hardscaped 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 Forrester.
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).	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.
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.	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.
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.	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.
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, <u>not</u> 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.		

CONTINUED ON SP-100

NING SITE PLAN

E: 1/10" = 1' 0"

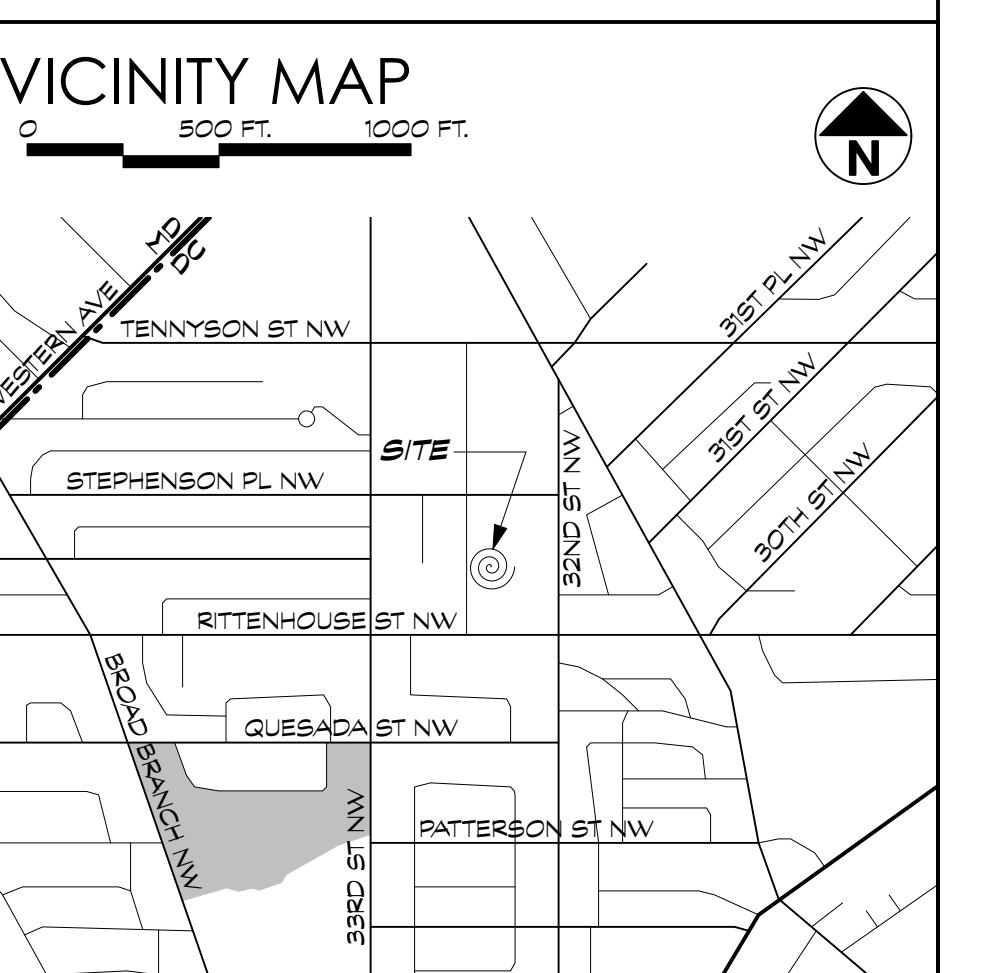
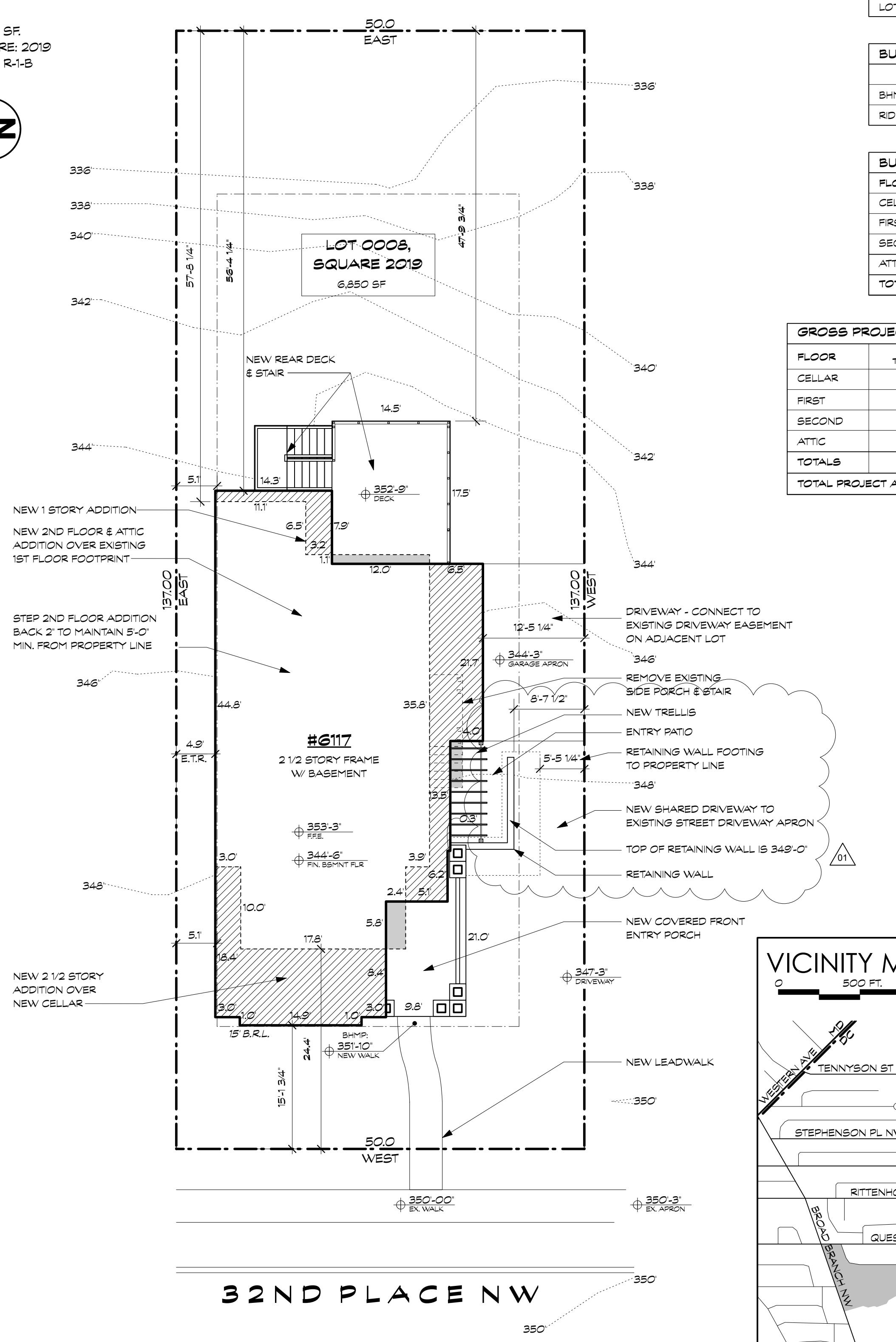
AN BASED ON BOUNDARY SURVEY BY SNIDER SURVEYS, DATED
OCTOBER 2024, AND FIELD OBSERVATIONS BY BENNETT FRANK
THY ARCHITECTS, INC.

LAND AREA	6,850 SF	100%
BUILDING	1,869 SF	27%
WATER/IMPERVIOUS	691 SF	10%
GREEN/PERVIOUS	4,290 SF	63%
NET OCCUPANCY	1,869 SF	27%

BUILDING HEIGHT		
	ELEVATION	HEIGHT
MP	351'-10"	0'-0"
GE	384'-9"	32'-11"

BUILDING FLOOR AREA		
DOOR	EXISTING	PROPOSED
LLAR	1,069 SF	1,609 SF
ST	1,277 SF	1,695 SF
COND	0 SF	1,413 SF
IC	0 SF	996 SF
TAL	2,346 SF	5,713 SF

ROSS PROJECT AREA			
LOOR	EXISTING TO REMAIN	EXISTING (RENOVATED)	NEW (ADDITION)
LLAR	0 SF	1,069 SF	540 SF
ST	0 SF	1,277 SF	418 SF
COND	0 SF	0 SF	1,413 SF
TIC	0 SF	0 SF	996 SF
TALS	0 SF	2,346 SF	3,367 SF
TOTAL PROJECT AREA			5,713 SF



ABBREVIATIONS

ABBREVIATIONS		COND	CONDITION	ELEC	ELECTRICAL	LBW	LOAD BEARING WALL	OSB	ORIENTED STRAND	SPRK	SPRINKLER
		CONC	CONCRETE	EXP	EXPANSION	LVL	LAMINATED VENEER	PLAM	BOARD	STL	STEEL
\$	AND	CONT	CONTINUOUS	EQ	EQUAL		LUMBER	PLAM	PLASTIC LAMINATE	TBD	TO BE DETERMINED
@	AT	D	DRYER	ETR	EXISTING TO REMAIN	MARB	MARBLE	PLYWD	PLYWOOD	T&G	TONGUE AND GROOVE
AFF	ABOVE	DH	DOUBLE HUNG	EX	EXISTING	MATL	MATERIAL	PT	PRESSURE TREATED	TOS	TOP OF SLAB
	FINISHED FLOOR	DIA	DIAMETER	FF	FINISH FLOOR	MAX	MAXIMUM	PTD	PAINTED	TYP	TYPICAL
APT	APARTMENT	DIM	DIMENSION	FIN	FINISH	MDO	MEDIUM DENSITY	R	RISER	UNO	UNLESS NOTED
BLDG	BUILDING	DN	DOWN	FLR	FLOOR		OVERLAY	REF	REFRIGERATOR		OTHERWISE
BSMT	BASEMENT	DR	DOOR	GA	GAUGE	MIN	MINIMUM	RO	ROUGH OPENING	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	DS	DOWNSPOUT	GWB	GYPSUM WALL BOARD	MANU	MANUFACTURER	RQD	REQUIRED	W	WASHER
CAB	CABINET	DTL	DETAIL	HB	HOSE BIB	MTL	METAL	RM	ROOM	W/	WITH
CL	CENTER LINE	DW	DISHWASHER	HC	HOLLOW CORE	MECH	MECHANICAL	SC	SOLID CORE	WC	TOILET /
CLG	CEILING	DWG	DRAWING	HT	HEIGHT	NIC	NOT IN CONTRACT	SHT	SHEET		WATER CLOSET
CLR	CLEAR	EIFS	EXTERIOR INSULATION	HDWR	HARDWARE	NTS	NOT TO SCALE	SHWR	SHOWER	WD	WOOD
CMU	CONCRETE		FINISHING SYSTEM	JB	JUNCTION BOX	OC	ON CENTER	SIM	SIMILAR	W/O	WITHOUT
	MASONRY UNIT	ELEV	ELEVATION	LB	POUND	OH	OPPOSITE HAND	SPEC	SPECIFICATION	WWM	WELDED WIRE MESH

BOIS

- CENTERLINE**
- DOOR TAG:**
DOOR REFERENCE
(SEE DOOR SCHEDULE)
- WINDOW TAG:**
WINDOW REFERENCE
(SEE WINDOW SCHEDULE)
- WALL TAG:**
WALL TYPE REFERENCE
(SEE WALL / PARTITION TYPES)

ECT CODES & USES

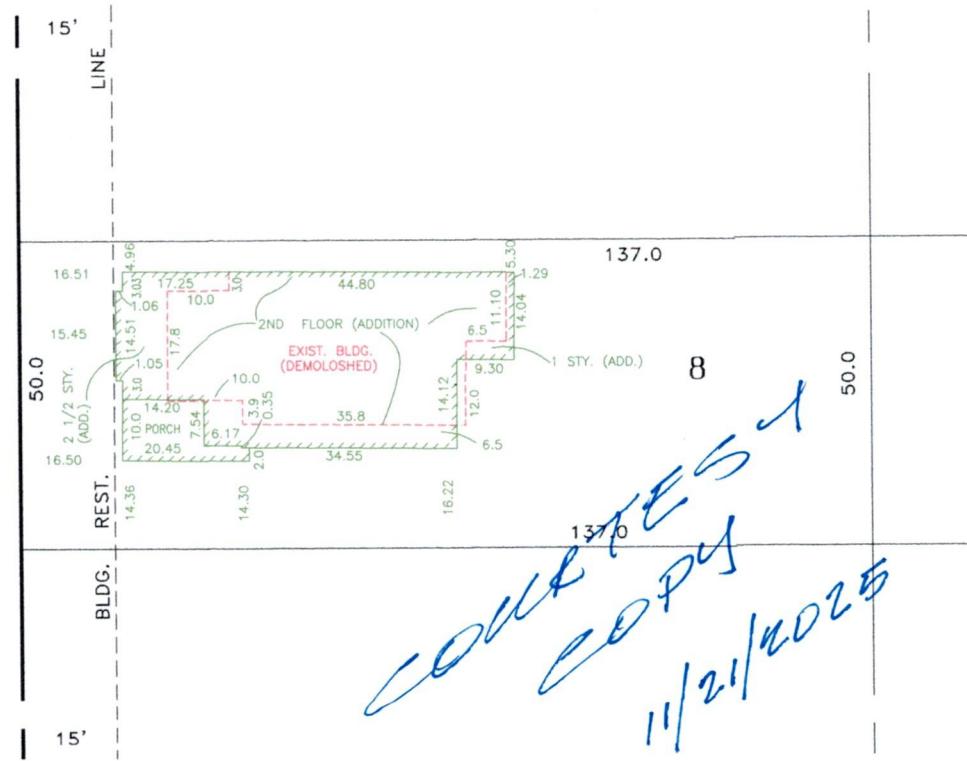
ON:
DISTRICT OF COLUMBIA
-1-B
CODE:
2017 DC CONSTRUCTION CODES INCLUDING,
2015 IRC & ICC MODEL CODES
2014 NEC & 2013 ASHRAE 90.1
IS AMENDED BY DCMR TITLE 12
USE GROUP:
SINGLE-FAMILY, DETACHED
COMPLIANCE PATH:
RESCRIPTIVE
CTION TYPE:
3 - COMBUSTIBLE, UNPROTECTED
ESSION SYSTEM: NA

DEFINITION



ARC 201264 EXPIRATION DATE: 4/30/2026 Board of Zoning Adjustment
District of Columbia 2401

32ND PLACE, N.W.



CINDER BLOCK WALLS LOCATED

