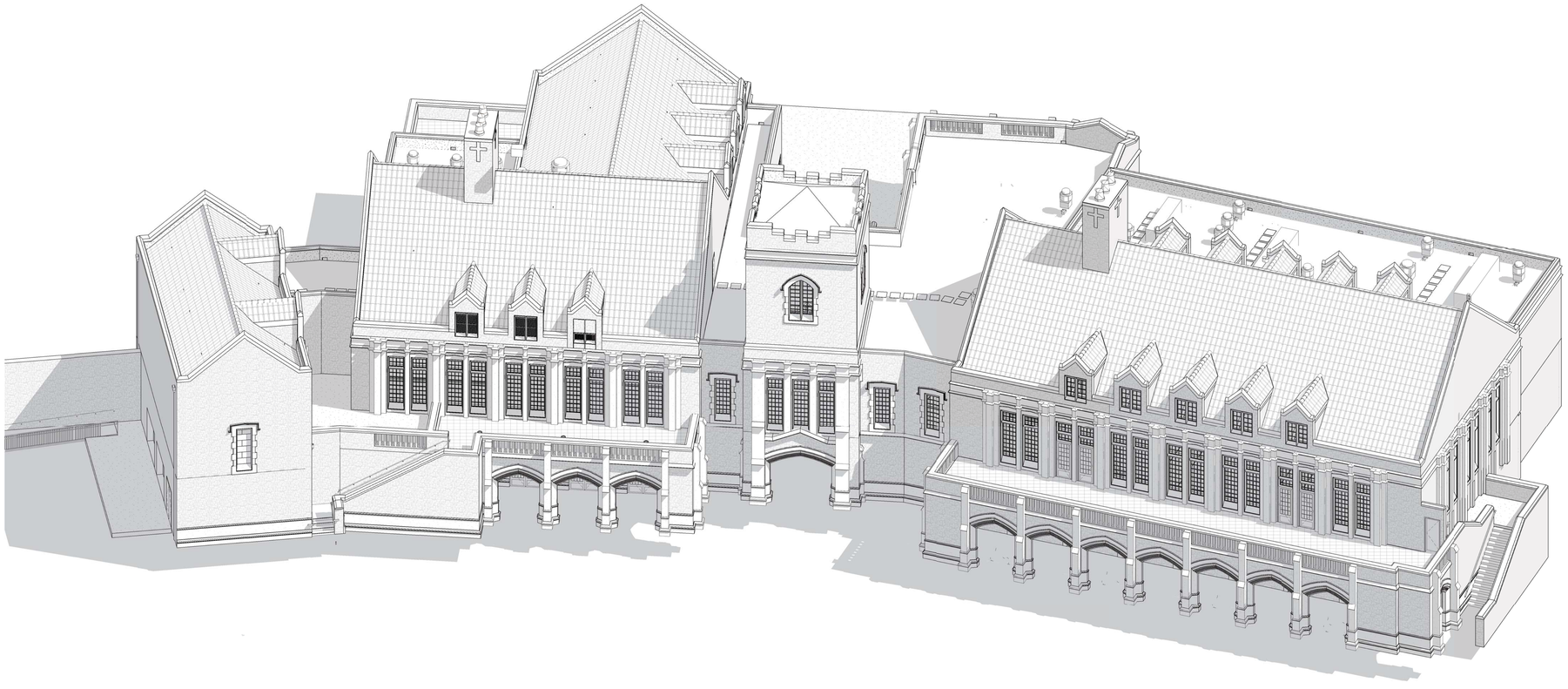
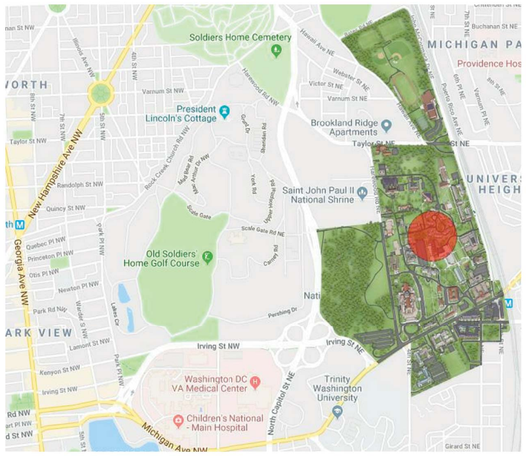
# THE CATHOLIC UNIVERSITY OF AMERICA
# DINING COMMONS

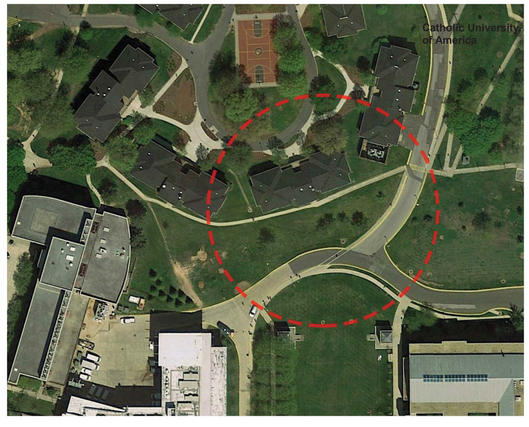
620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

| Owner: | Construction Manager: | Civil / Site: | Landscape: | Structural: | Mechanical & Plumbing: | Electrical: | Lighting Consultant: | Food Service: | AV/IT, Acoustical & Security Consultant: |
|---|---|---|---|---|---|---|---|---|---|
| **THE CATHOLIC UNIVERSITY OF AMERICA** | **TBD** | **RUMMEL KLEPPER & KAHL** | **SMITH GROUP** | **TADJER-CHOEN-EDELSON ASSOCIATES** | **MUELLER ASSOCIATES** | **MUELLER ASSOCIATES** | **STROIK LIGHTING DESIGN** | **RICCA DESIGN STUDIOS** | **SHEN MILSOM & WILKE** |
| 620 MICHIGAN AVE NE WASHINGTON, D.C. 20046 | TBD | 300 M STREET, SE SUITE 560 WASHINGTON, DC 2003 | 35 E. WACKER DRIVE, SUITE 900 CHICAGO, IL 60601 | 1109 SPRING ST, 5TH FLOOR, SILVER SPRINGS, MD 20910 | 1306 CONCOURSE DR, SUITE 100, LINTHICUM, MD 21090 | 1306 CONCOURSE DR, SUITE 100, LINTHICUM, MD 21090 | 1470 Waggaman Circle, McLean, VA 22101 | 515 WASHINGTON ST, NORWELL, MA 02061 | 1220 N FILLMORE ST SUITE 360 ARLINGTON, VA 22201 |






VICINITY MAP




SITE MAP


PERKINS — EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T. +1 202 861 1325
F. +1 202 861 1326


# DESIGN DEVELOPMENT

PROJECT No. 74490.00
NOVEMBER 2, 2018


ZONING COMMISSION
District of Columbia
CASE NO.12-01B
EXHIBIT NO.3H

# PROJECT SUMMARY

PROJECT NAME AND LOCATION:
PROJECT: THE CATHOLIC UNIVERSITY DINING COMMONS
ADDRESS: 620 MICHIGAN AVE NE
CITY, STATE, ZIP: WASHINGTON, D.C. 20064

PROJECT DESCRIPTION:
NEW 37, 698 SF DINING HALL. THIS NEW DINING FACILITY IS COMPRISED OF 2 LEVELS. THE LOWER LEVEL FEATURES THE LOADING DOCK, UTILITY SPACES, OFFICES, AND BACK OF HOUSE SPACES FOR THE DINING/KITCHEN ASPECT OF THE FACILITY. THE LOWER LEVEL ALSO INCLUDES SOME "SHELLED" SPACE AND SEVERAL OUTDOOR LOGGIAS AND AN OUTDOOR CENTRAL STAIR. THE UPPER LEVEL FEATURES THE MAIN USE OF THE BUILDING WITH SEVERAL KITCHEN VENUES AND 2 LARGE DINING/SEATING AREAS. THE UPPER LEVEL ALSO HAS SEVERAL OUTDOOR PATIOS.

OWNER:
THE CATHOLIC UNIVERSITY OF AMERICA
620 MICHIGAN AVE NE
WASHINGTON, D.C. 20064

ARCHITECT:
PERKINS EASTMAN ARCHITECTS
ONE THOMAS CIRCLE NW
SUITE 200
WASHINGTON, D.C. 20005

APPLICABLE CODES:
DISTRICT OF COLUMBIA BUILDING CODE SUPPLEMENT
DCMR 12 - 2013 BUILDING CODE SUPPLEMENT
ICC INTERNATIONAL BUILDING CODE (IBC) / 2012
ICC INTERNATIONAL FIRE CODE, AS AMENDED BY THE DCMR 12H / 2012
ICC INTERNATIONAL MECHANICAL CODE / 2012
ICC INTERNATIONAL ELECTRICAL CODE / 2012
ICC INTERNATIONAL PLUMBING CODE / 2012
ICC INTERNATIONAL FUEL GAS CODE, AS AMENDED BY THE DCMR 12D / 2012
ICC INTERNATIONAL ENERGY CONSERVATION CODE / 2012
ADA STANDARDS FOR ACCESSIBLE DESIGN / 2010
ASHRAE 62.1

APPLICABLE ZONING REQUIREMENTS:
ZONING: REFER TO CIVIL DRAWINGS FOR ZONING INFORMATION

BUILDING USE AND CONSTRUCTION CLASSIFICATION:
USE GROUP A-2 - ASSEMBLY (DINING HALL)

REFER TO PLUMBING DRAWINGS FOR FIXTURE SCHEDULE

# ENERGY SUMMARY

THIS ENERGY SUMMARY IS BASED ON THE 2015 IECC

CLIMATE ZONE:
THIS PROJECT IS LOCATED IN CLIMATE ZONE 4

ROOF ASSEMBLY:
FLAT ROOF - I 1/2" METAL DECK, 5" RIGID INSULATION, 3/4" COVER BOARD, SINGLE PLY ROOFING MEMBRANE

REQUIRED R-VALUE: R=30ci
PROVIDED R-VALUE: R=32.5ci

PITCHED ROOF - 1 1/2" METAL DECK SPRAYED UNDERNEATH WITH 5" INSULATION, 3/4" EXTERIOR SHEATHING, WATER PROOF MEMBRANE, CLAY TILE.

REQUIRED R-VALUE: R=30ci
PROVIDED R-VALUE: R=32.5ci

ATTIC -
REQUIRED R-VALUE: R=38
PROVIDED R-VALUE: N/A

WALL ASSEMBLY:
EXTERIOR WALL - 5/8" GYP BD, 8" METAL STUD, 2" SPRAY INSULATION, 2" RIGID INSULATION, AIR SPACE, STONE VENEER

METAL STUD FRAMED WALL REQUIRED R-VALUE: R=13 + 7.5ci
METAL STUD FRAMED WALL PROVIDED R-VALUE: R=13 + 13ci

RETAINING WALL - 12" THICK CONCRETE WITH 2" RIGID INSULATION BELOW GRADE. 12" THICK CONCRETE WITH 2" RIGID INSULATION AIRSPACE & STONE VENEER ABOVE GRADE

MASS WALL ABOVE GRADE REQUIRED R-VALUE: R=9.5ci
MASS WALL ABOVE GRADE PROVIDED R-VALUE: R=13ci

MASS WALL BELOW GRADE REQUIRED R-VALUE: R=7.5ci
MASS WALL BELOW GRADE PROVIDED R-VALUE: R=13ci

FLOOR ASSEMBLY:
SLAB ON GRADE - 6" THICK CONCRETE ON GRAVEL FILL WITH 1.5" RIGID PERIMETER INSULATION

SOG REQUIRED R-VALUE: R=10 TO 24" BELOW GRADE
SOG PROVIDED R-VALUE: R=10

JOIST FRAME FLOOR - COMPOSITE SLAB 3 1/4" METAL DECKING WITH 3" LIGHT WEIGHT CONCRETE. 6" MINIMUM SPRAY INSULATION PROVIDED AT AREAS OVER UNCONDITIONED SPACE.

REQUIRED R-VALUE: R=30
PROVIDED R-VALUE: R=30

GLAZING ASSEMBLY:
GLASS SYSTEM - 1" INSULATED GLAZING SYSTEM

REQUIRED U-VALUE: 0.42
SHADING COEFFICIENT: 0.46 (OR SGHC = 0.40)

# MODEL CODE - IBC 2012

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

| | |
|---|---|
| 303.3 | ASSEMBLY GROUP A-2 - DINING HALL |

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY

| | |
|---|---|
| N/A | NONE OF THE PROVISIONS OF THIS SECTION OF THE IBC ARE APPLICABLE FOR THIS PROJECT. |

CHAPTER 5 - GENERAL BUILDINGS HEIGHTS & AREAS

| | |
|---|---|
| 503 | PER TABLE 503 THE ALLOWABLE BUILDING HEIGHT FOR A-2 (SECTION 302) AND TYPE IIB CONSTRUCTION (SECTION 602) IS 55' AND THE ALLOWABLE AREA 9,500 PER STORY. TWO STORIES ARE ALLOWED |
| 504.2 | THIS BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM ALLOWING THE HEIGHT OF THE BUILDING TO BE INCREASED TO 75' AND THE NUMBER OF STORIES FOR THE BUILDING TO BE INCREASED TO 3. THIS BUILDING IS 55'-5" TALL TO THE TOP OF THE ROOF AND 2 STORIES |
| 504.3 | ROOF TOWER - THE TOWER IS ALSO BUILT FROM TYPE IIB CONSTRUCTION. THE ALLOWABLE HEIGHT OF THE TOWER IS 20' ABOVE THE ALLOWABLE BUILDING HEIGHT OR 95' FOR THIS PROJECT. REFER TO 1509.5 FOR TOWER CONSTRUCTION CODE. THE TOWER ON THIS PROJECT IS 66' - 8 3/4". |
| 506.2 | FRONTAGE INCREASE:<br>LOWER LEVEL: PERIMETER (P) = 819' PERIMETER THAT FRONTS A PUBLIC WAY (F) = 315' - 11". WIDTH OF PUBLIC WAY = 30'<br>I=[F/P-0.25]W/30 = 14%<br>UPPER LEVEL: PERIMETER (P) = 878'-7" PERIMETER THAT FRONTS A PUBLIC WAY (F) = 805' - 5". WIDTH OF PUBLIC WAY = 30'<br>I=[F/P-0.25]W/30 = 67%. |
| 506.3 | THIS BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. THIS ALLOWS A BUILDING FOOT PRINT INCREASE OF 200 PERCENT |
| 509 | FURNACE OVER 400,000 BTU? BOILER OVER 15 PSI? IS LESS THAN 10% OF THE BUILDING AREA AND HAS AN AUTOMATIC SPRINKLER SYSTEM. |

| | TABLE 503 AREA | AREA FOR FRONTAGE INCREASE | AREA FOR SPRINKLER INCREASE | ALLOWABLE AREA | MAX BUILDING AREAS | ACTUAL BUILDING AREA PER STORY |
|---|---|---|---|---|---|---|
| LOWER LEVEL | 9,500 SF | 1,330 SF | 19,000 SF | 30,830 SF | 65,695 SF | 20,100 SF |
| UPPER LEVEL | 9,500 SF | 6,365 SF | 19,000 SF | 34,865 SF | 65,695 SF | 20,303 SF |

CHAPTER 6 - TYPES OF CONSTRUCTION

| | |
|---|---|
| 602.2 | 602.2 THIS BUILDING WILL UTILIZE AT TYPE IIB CONSTRUCTION TYPE. |
| 603 | NON COMBUSTIBLE MATERIALS WILL BE USED WITH THE FOLLOWING EXCEPTIONS PER THE CODE<br><br>EXCEPTION 6 - MILLWORK<br>EXCEPTION 8 - TRIM<br>EXCEPTION 10 - FINISH FLOORING<br>EXCEPTION 14 - BLOCKING FOR HANDRAILS, MILLWORK, CABINETS, WINDOW 7 DOOR FRAMES<br>EXCEPTION 19 - HEAVY TIMBER |

# MODEL CODE - IBC 2012 (CONT)

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

| | |
|---|---|
| 705.2 | PROJECTIONS: BALCONIES WILL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS. ALSO REFER TO 1406, 1019, & 1026 |
| 705.8 | OPENINGS: THE MAXIMUM AREA OF OPENING PROTECTION REQUIRED IS NO LIMIT AS THIS BUILDING IS 30 FROM ADJACENT BUILDINGS AND HAS A SPRINKLER SYSTEM. |
| 706 | FIRE WALLS ARE NOT REQUIRED |
| 708 | FIRE PARTITION LOCATIONS ARE SHOWN ON THE PLANS AT EGRESS STAIRS, ELEVATORS AS REQUIRED BY CODE. |
| 713 | SHAFT ENCLOSURES |

CHAPTER 8 - INTERIOR FINISHES

| | |
|---|---|
| 803.9 | PER TABLE 803.9 INTERIOR FINISHES WILL BE CLASS B OR BETTER IN EGRESS STAIRWAYS AND CORRIDORS FOR EXIT ACCESS. INTERIOR FINISHES WILL BE CLASS C OR BETTER FOR ROOMS AND ENCLOSED AREAS. |

CHAPTER 9 - FIRE PROTECTION SYSTEMS

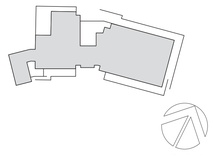
| | |
|---|---|
| 903 | PER 903.2.1.2 THE BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM |
| 907.2 | THIS BUILDING WILL BE PROVIDED WITH A FIRE ALARM SYSTEM PER THE IBC AND NFPA 72 |

CHAPTER 10 - MEANS OF EGRESS

| | |
|---|---|
| 1004 | OCCUPANT CALCULATIONS ARE SHOWN ON THE LIFE SAFETY PLANS PER TABLE 1004.1.3 |
| 1005.3.1 | MEANS OF EGRESS STAIRS WILL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAY BY A MEANS OF EGRESS CAPACITY FACTOR 0.2 INCH PER OCCUPANT |
| 1005.3.2 | MEANS OF EGRESS COMPONENTS OTHER THAN STAIRS WILL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR 0.15 INCH PER OCCUPANT |
| 1008 | ALL REQUIRED DOORS WILL BE PROVIDED WITH THE APPROPRIATE HARDWARE FOR EGRESS |
| 1014.2 | THE BACK OF HOUSE STAIR WILL EXIT THROUGH THE LOADING DOCK DOWN THE RAMP AND AWAY FROM THE BUILDING. |
| 1015.2.1 | PER EXCEPTION 2 OF THE BUILDING CODE SUPPLEMENT, THIS BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM. THE EXIT DOORS OR EXIT ACCESS DOORWAYS WILL NOT BE LESS THAN ONE-FOURTH OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION. |
| 1016 | THE EXIT TRAVEL DISTANCES ARE LESS THAN 250' PER CODE. DISTANCES ARE SHOWN ON THE LIFE SAFETY PLAN. |
| 1019 | EGRESS BALCONY, ADJACENT EXTERIOR WALL WILL BE PROTECTED |
| 1026 | EXTERIOR EXIT STAIRWAYS ARE OPEN ON AT LEAST ON SIDE. |

NO. DATE ISSUE

SEAL



KEY PLAN


PERKINS EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T: +1 202 861 1325
F: +1 202 861 1326


Owner:
**THE CATHOLIC UNIVERSITY OF AMERICA**
620 MICHIGAN AVE NE WASHINGTON, D.C. 20046

Construction Manager:
**TBD**
TBD

Civil / Site:
**RUMMEL KLEPPER & KAHL**
300 M STREET, SE SUITE 560 WASHINGTON, DC 2003

Landscape:
**SMITH GROUP**
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515 WASHINGTON ST, NORWELL, MA 02061

AV/IT, Acoustics, & Security Consultant:
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1220 N FILLMORE ST SUITE 360 ARLINGTON, VA 22201

PROJECT TITLE:

THE CATHOLIC UNIVERSITY OF AMERICA

DINING COMMONS

620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

PROJECT No: 74490.00

DRAWING TITLE:

CODE ANALYSIS

SCALE: 1/4" = 1'-0"

**G-003**

DESIGN DEVELOPMENT

NOVEMBER 2, 2018

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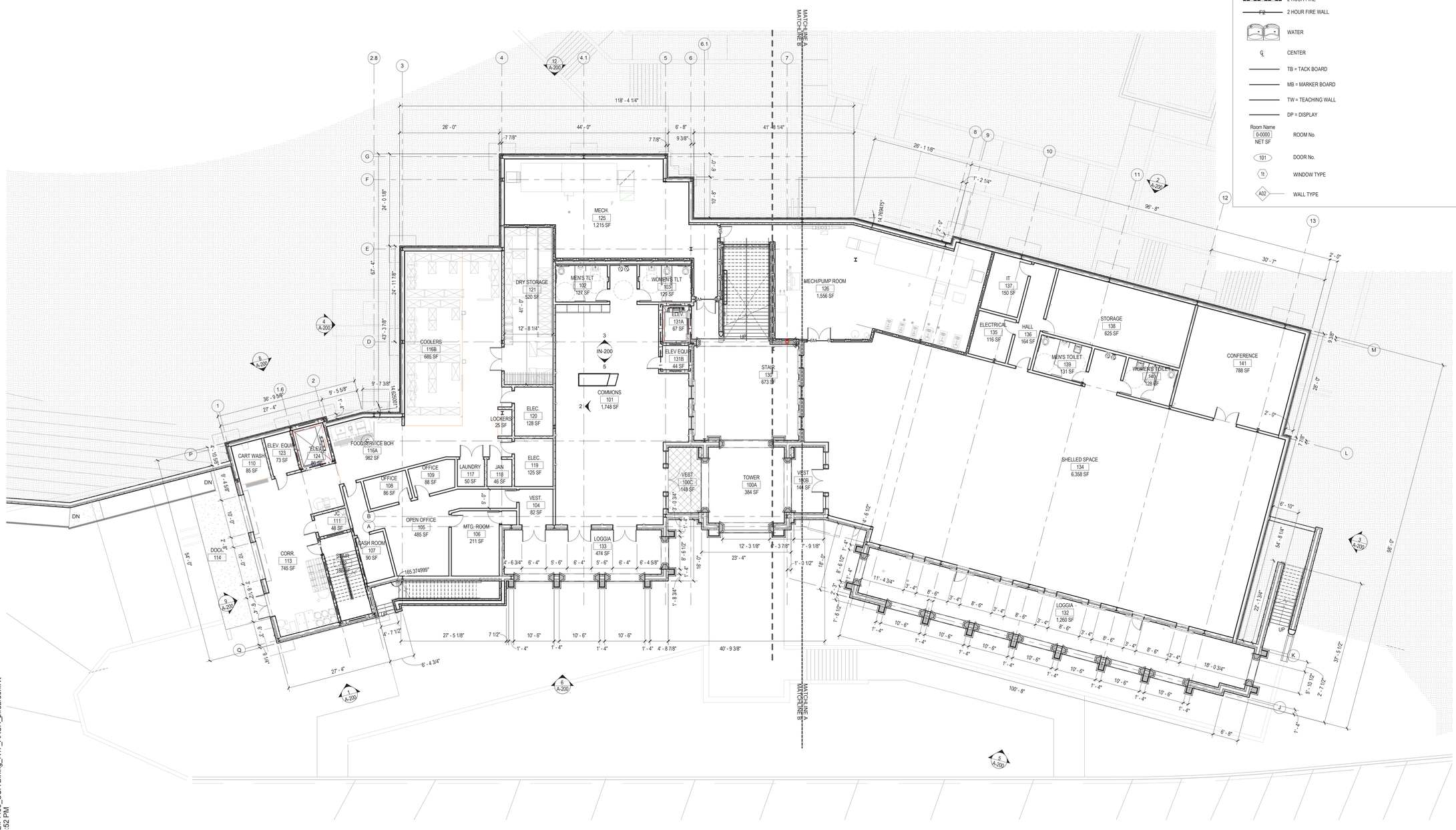
## FLOOR PLAN GENERAL NOTES

1. OFFSET ALL DOORS 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A-0101 FOR PARTITION TYPES.
3. ALL INTERIOR PARTITIONS TO BE TYPE A01 U.N.O.
4. ALL OUTSIDE CORNERS OF DRYWALL PARTITIONS TO BE PROTECTED WITH CONTINOUS 9 GUAGE S.S. GUARDS.
5. AT ALL ELECTRICAL & TELECOM ROOMS, PROVIDE PLYWOOD ON WALLS AS REQUIRED. REFER TO ELECTRICAL & TELECOM DRAWINGS.
6. ALL FLASHING TO BE STAINLESS STEEL
7. PROVIDE WALL MOUNTING BRACKET AT ALL DISPLAY LOCATIONS.
8. SEE FOOD SERVICE DRAWINGS FOR EQUIPMENT AND PLAN INFORMATION.

## FLOOR PLAN LEGEND

| | |
|---|---|
| 0 | STRUCTURAL GRID |
| | NEW |
| FEC | FIRE EXTINGUISHER AND |
| FE | FIRE EXTINGUISHER AND WALL MOUNTING |
| FE | FIRE EXTINGUISHER - CLEAN |
| FE | FIRE EXTINGUISHER - PURPLE |
| | 1 HOUR FIRE |
| | 2 HOUR FIRE |
| F2 | 2 HOUR FIRE WALL |
| | WATER |
| ℄ | CENTER |
| | TB = TACK BOARD |
| | MB = MARKER BOARD |
| | TW = TEACHING WALL |
| | DP = DISPLAY |
| Room Name / 0-0000 / NET SF | ROOM No. |
| 101 | DOOR No. |
| 11 | WINDOW TYPE |
| A02 | WALL TYPE |




1 **FLOOR PLAN - LOWER LEVEL OVERALL**

3/32" = 1'-0"

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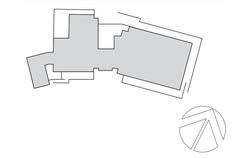

KEY PLAN


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PROJECT TITLE:

# THE CATHOLIC UNIVERSITY OF AMERICA

# DINING COMMONS

620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

PROJECT No: 74490.00

DRAWING TITLE:

## FLOOR PLAN - LOWER LEVEL OVERALL

SCALE: As indicated

# A-101

DESIGN DEVELOPMENT

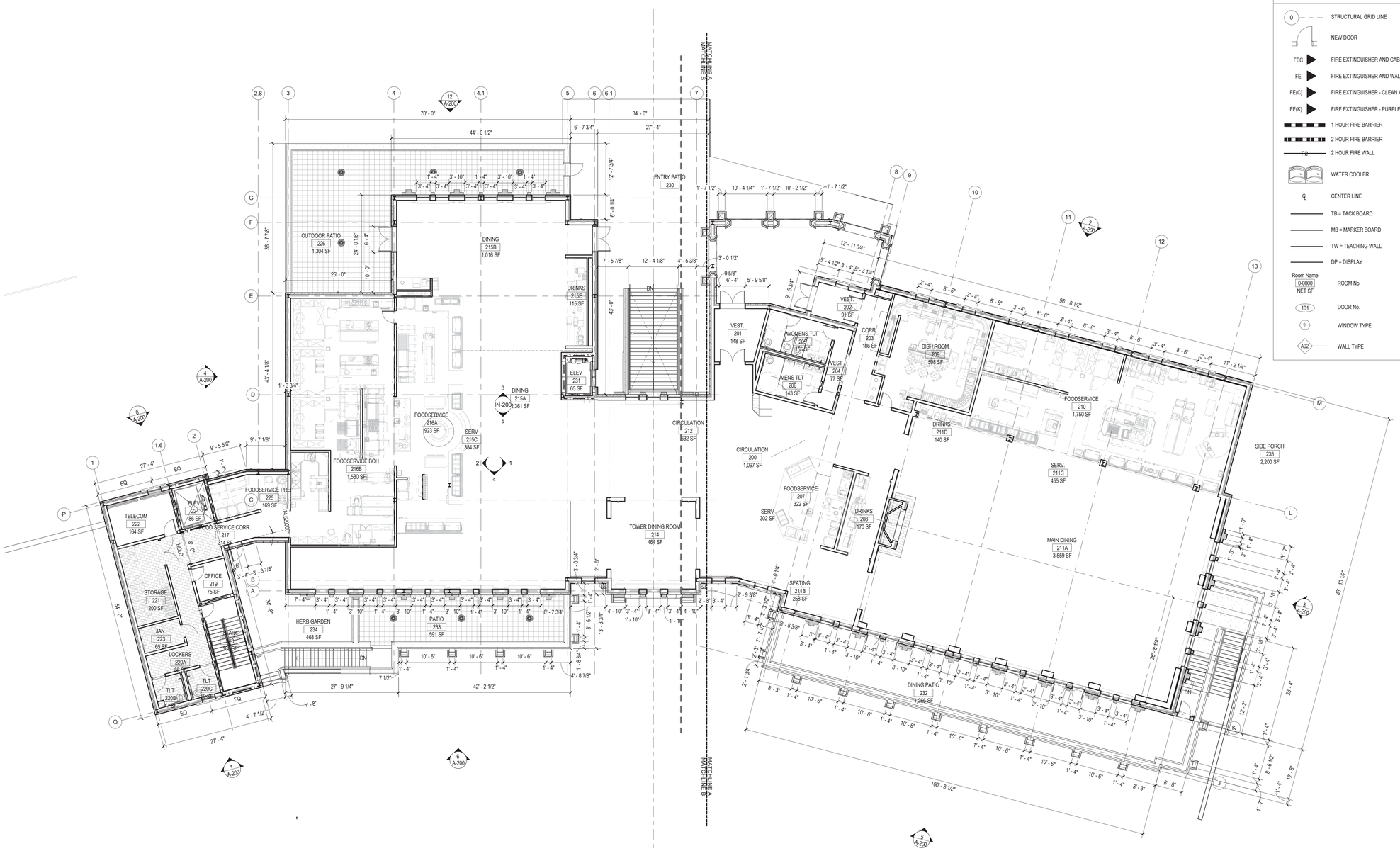
NOVEMBER 2, 2018

## FLOOR PLAN GENERAL NOTES

1. OFFSET ALL DOORS 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A-0101 FOR PARTITION TYPES.
3. ALL INTERIOR PARTITIONS TO BE TYPE A01 U.N.O.
4. ALL OUTSIDE CORNERS OF DRYWALL PARTITIONS TO BE PROTECTED WITH CONTINOUS 9 GUAGE S.S. GUARDS.
5. AT ALL ELECTRICAL & TELECOM ROOMS, PROVIDE PLYWOOD ON WALLS AS REQUIRED. REFER TO ELECTRICAL & TELECOM DRAWINGS.
6. ALL FLASHING TO BE STAINLESS STEEL
7. PROVIDE WALL MOUNTING BRACKET AT ALL DISPLAY LOCATIONS.
8. SEE FOOD SERVICE DRAWINGS FOR EQUIPMENT AND PLAN INFORMATION.

## FLOOR PLAN LEGEND

| | |
|---|---|
| 0 | STRUCTURAL GRID LINE |
| | NEW DOOR |
| FEC | FIRE EXTINGUISHER AND CABINET |
| FE | FIRE EXTINGUISHER AND WALL MOUNTING BRACKET |
| FE(C) | FIRE EXTINGUISHER - CLEAN AGENT |
| FE(K) | FIRE EXTINGUISHER - PURPLE K |
| | 1 HOUR FIRE BARRIER |
| | 2 HOUR FIRE BARRIER |
| FR | 2 HOUR FIRE WALL |
| | WATER COOLER |
| ℄ | CENTER LINE |
| | TB = TACK BOARD |
| | MB = MARKER BOARD |
| | TW = TEACHING WALL |
| | DP = DISPLAY |
| Room Name 0-0000 NET SF | ROOM No. |
| 101 | DOOR No. |
| 11 | WINDOW TYPE |
| A02 | WALL TYPE |




1 **FLOOR PLAN -- UPPER LEVEL OVERALL**
3/32" = 1'-0"

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| NO. | DATE | ISSUE |
|---|---|---|

SEAL

KEY PLAN


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PROJECT TITLE:

# THE CATHOLIC UNIVERSITY OF AMERICA

## DINING COMMONS

620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

PROJECT No: 74490.00

DRAWING TITLE:

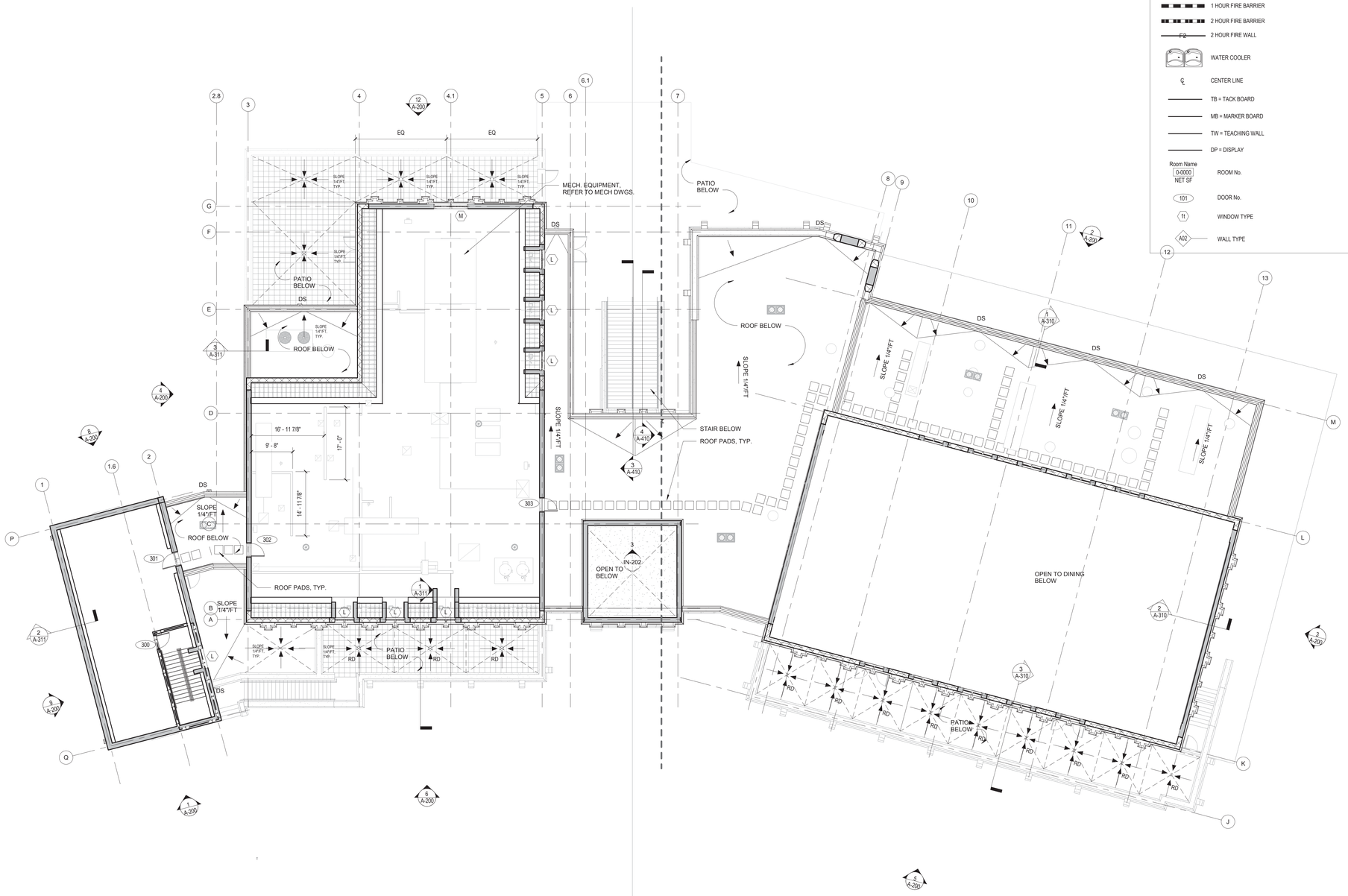
## FLOOR PLAN - UPPER LEVEL OVERALL

SCALE: As indicated

# A-102

DESIGN DEVELOPMENT

NOVEMBER 2, 2018




1 **MECHANICAL PENTHOUSE**
3/32" = 1'-0"

# FLOOR PLAN GENERAL NOTES

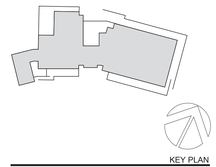
1. OFFSET ALL DOORS 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A-0101 FOR PARTITION TYPES.
3. ALL INTERIOR PARTITIONS TO BE TYPE A01 U.N.O.
4. ALL OUTSIDE CORNERS OF DRYWALL PARTITIONS TO BE PROTECTED WITH CONTINOUS 9 GUAGE S.S. GUARDS.
5. AT ALL ELECTRICAL & TELECOM ROOMS, PROVIDE PLYWOOD ON WALLS AS REQUIRED. REFER TO ELECTRICAL & TELECOM DRAWINGS.
6. ALL FLASHING TO BE STAINLESS STEEL
7. PROVIDE WALL MOUNTING BRACKET AT ALL DISPLAY LOCATIONS.
8. SEE FOOD SERVICE DRAWINGS FOR EQUIPMENT AND PLAN INFORMATION.

# FLOOR PLAN LEGEND

| | |
|---|---|
| 0 | STRUCTURAL GRID LINE |
| | NEW DOOR |
| FEC | FIRE EXTINGUISHER AND CABINET |
| FE | FIRE EXTINGUISHER AND WALL MOUNTING BRACKET |
| FE(C) | FIRE EXTINGUISHER - CLEAN AGENT |
| FE(K) | FIRE EXTINGUISHER - PURPLE K |
| | 1 HOUR FIRE BARRIER |
| | 2 HOUR FIRE BARRIER |
| F2 | 2 HOUR FIRE WALL |
| | WATER COOLER |
| ℄ | CENTER LINE |
| | TB = TACK BOARD |
| | MB = MARKER BOARD |
| | TW = TEACHING WALL |
| | DP = DISPLAY |
| Room Name 0-0000 NET SF | ROOM No. |
| 101 | DOOR No. |
| 1t | WINDOW TYPE |
| A02 | WALL TYPE |

| NO. | DATE | ISSUE |
|---|---|---|

SEAL



KEY PLAN


PERKINS EASTMAN
One Thomas Circle NW, Suite 200
Washington, DC 20005
T: +1 202 861 1325
F: +1 202 861 1326


Owner:
**THE CATHOLIC UNIVERSITY OF AMERICA**
620 MICHIGAN AVE NE WASHINGTON, D.C. 20046

Construction Manager:
**TBD**
TBD

Civil / Site:
**RUMMEL KLEPPER & KAHL**
300 M STREET, SE SUITE 560 WASHINGTON, DC 2003

Landscape:
**SMITH GROUP**
35 E. WACKER DRIVE, SUITE 900 CHICAGO, IL 60601

Structural:
**TADJER-CHOEN-EDELSON ASSOCIATES**
1109 SPRING ST, 5TH FLOOR, SILVER SPRINGS, MD 20910

Mechanical & Plumbing:
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Electrical:
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Lighting Consultant:
**STROIK LIGHTING DESIGN**
1470 Waggaman Circle, McLean, VA 22101

Food Service:
**RICCA DESIGN STUDIOS**
515 WASHINGTON ST, NORWELL, MA 02061

AV/IT, Acoustics, & Security Consultant:
**SHEN MILSOM & WILKE**
1220 N FILLMORE ST SUITE 360 ARLINGTON, VA 22201

PROJECT TITLE:

THE CATHOLIC UNIVERSITY OF AMERICA

DINING COMMONS

620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

PROJECT No: 74490.00

DRAWING TITLE:

FLOOR PLAN - MECHANICAL PENTHOUSE

SCALE: As indicated

**A-103**

DESIGN DEVELOPMENT

NOVEMBER 2, 2018

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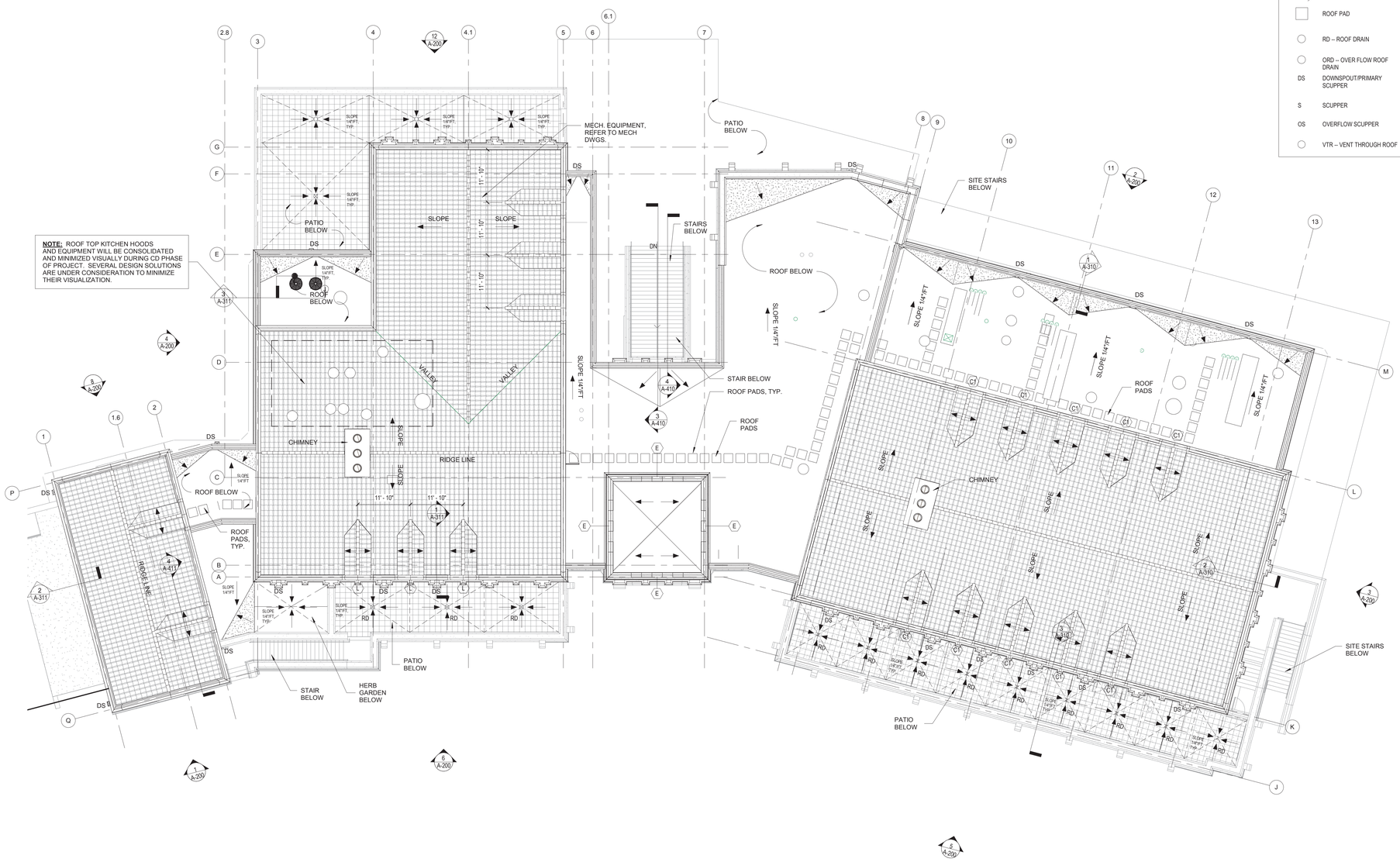
## ROOF PLAN GENERAL NOTES

1. SEE PROJECT SPECIFICATION MANUAL FOR ALL REQUIRED WARRANTY AND PRODUCT COMPLIANCE REQUIREMENTS
2. ALL SINGLE PLY ROOF MEMBRANE TERMINATION AND PENETRATION DETAILS SHAL COMPLY WITH MANUFACTURERS REQUIREMENTS AND PROVIDE PERFORMANCE LEVEL OUTLINES IN THE PROJECT SPECIFICATIONS.
3. ALL SINGLE PLY ROOF MEMBRANE TERMINATIONS AND PENETRATIONS SHALL BE COORDINATED WITH ALL ASSOCIATED TRADES (MEP, STRUCTURAL, ETC.)
4. ROOF REQUIRES R-30 INSULATION MINIMUM PER IECC 2015
5. WHERE INSULATION THICKNESS OF ANY TERMINATION OR PENETRATION CONDITION EXCEEDS MANUFACTURERS MAXIMUM ALLOWABLE FASTENER LENGTH (SEE MFG REQUIREMENTS), WOOD BLOCKING MAY BE SUBSTITUTED FOR UNSULATION TO REDUCE FASTENER LENGTH REQUIREMENT.
6. SEE ARCHITECTURAL WALL SECTION DRAWINGS FOR ADDITIONAL INFORMATION
7. COORDINATE ROOFING DETAILS WITH ARCHITECTURAL WALL SECTION DRAWINGS.
8. CONTRACTOR SHALL INSTALL CRICKETS AS REQUIRED ALLOWING THE UNOBSTRUCTED FLOW OF WATER TO ROOF DRAINS OR SCUPPERS.
9. COORDINATE SLOPED ROOF, CURB PLACEMENT, INSULATION, SOUND ATTENUATION, AND BLOCKING REQUIREMENTS.
10. INSTALL WALK PADS LEADNING TO ALL SERVICEABLE EQUIPMENT LOCATIONS AND ACCESS POINTS. COORDINATE WITH MEP AND FOOD SERVICE EQUIPMENT DRAWINGS.
11. REFER TO SHEET A-xxx FOR TYPICAL ROOF DETAILS.
12. ALL ROOFING SHAL MEET 2015 IBC WIND LOAD REQUIREMENTS.
13. CONTRACTOR TO PROVIDE ALL REQUIRED WOOD BLOCKING (PRESSURE TREATED, FIRE RETARDANT(AS REQUIRED)).
14. PROVIDE CRICKETS AS NECESSARY TO DIVERT WATER AROUND ROOF CURBS, AND OTHER OBSTRUCTIONS TO PROVIDE DRAINAGE IN DIRECTION OF ROOF SLOPE.
15. ALL PITCHED ROOFS TO BE PROVIDED WITH ICE SHIELDS AND SNOW GUARDS AT EAVE.

## ROOF PLAN LEGEND

| | |
|---|---|
| | INDICATES 1/2" PER 12" |
| | PAVER SYSTEM |
| | CLAY TILE ROOF |
| | WATER FLOW DIRECTION/ SLOPE |
| | ROOF PAD |
| | RD – ROOF DRAIN |
| | ORD – OVER FLOW ROOF DRAIN |
| DS | DOWNSPOUT/PRIMARY SCUPPER |
| S | SCUPPER |
| OS | OVERFLOW SCUPPER |
| | VTR – VENT THROUGH ROOF |




**NOTE:** ROOF TOP KITCHEN HOODS AND EQUIPMENT WILL BE CONSOLIDATED AND MINIMIZED VISUALLY DURING CD PHASE OF PROJECT. SEVERAL DESIGN SOLUTIONS ARE UNDER CONSIDERATION TO MINIMIZE THEIR VISUALIZATION.

1 **ROOF PLAN - OVERALL**
3/32" = 1'-0"

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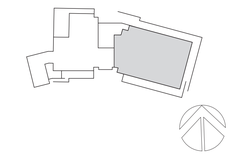

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620 MICHIGAN AVE NE WASHINGTON, D.C. 20064

PROJECT No: 74490.00

DRAWING TITLE:

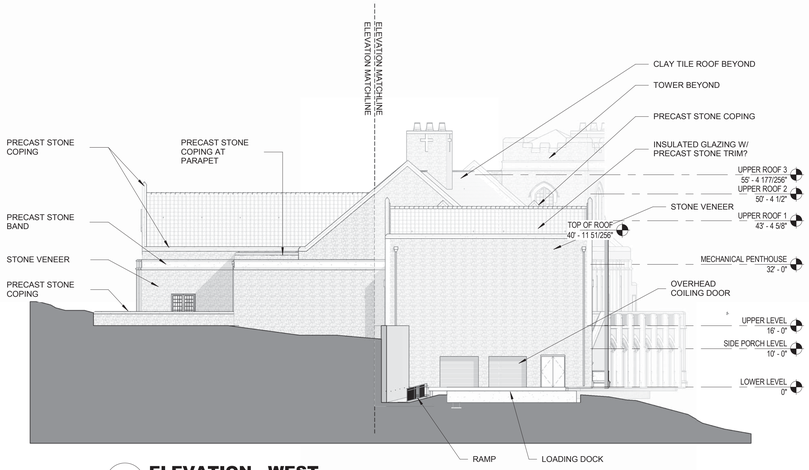
ROOF PLAN - OVERALL

SCALE: As indicated

**A-110**

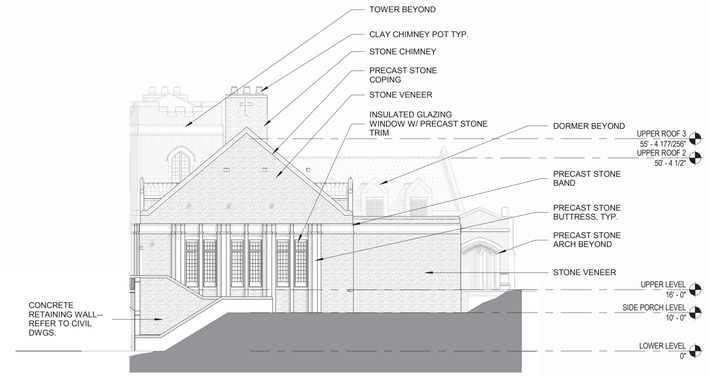
DESIGN DEVELOPMENT

NOVEMBER 2, 2018



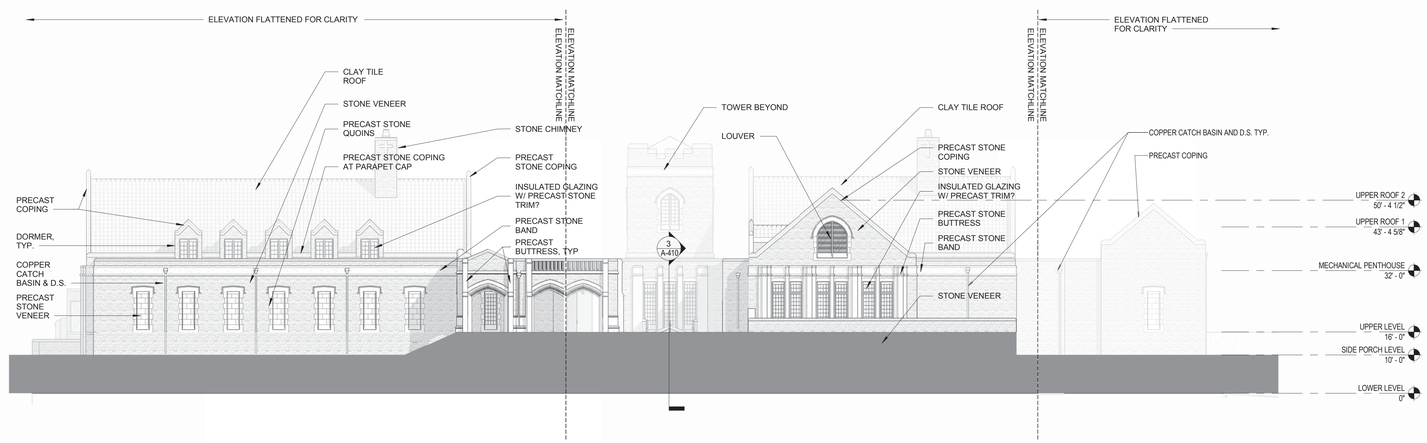

4 **ELEVATION - WEST**

1/16" = 1'-0"



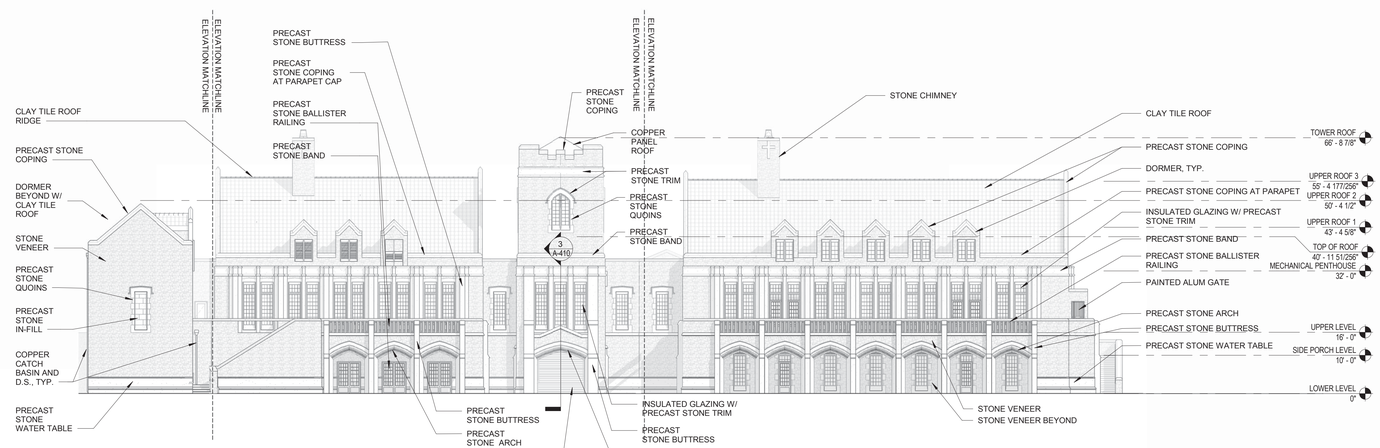

3 **ELEVATION - EAST**

1/16" = 1'-0"




2 **ENLARGED ELEVATION - NORTH**

1/16" = 1'-0"




1 **ENLARGED ELEVATION - SOUTH**

1/16" = 1'-0"

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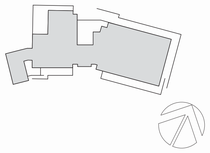

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PROJECT No: 74490.00

DRAWING TITLE:

# EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

# A-200

DESIGN DEVELOPMENT

NOVEMBER 2, 2018