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Mayor Muriel Bowser

## Department of Consumer and Regulatory Affairs

DCRA will be conducting systems maintenance this evening from 7 pm Wednesday, November 30, 2016 until 5 am on Thursday, December 1, 2016. Online application services related to **permits & licensing** will be unavailable during this time period.

### Department of Consumer and Regulatory Affairs



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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19374  
EXHIBIT NO.43A-T

Korean (한국어)



## 1514 Q Street, NW - Determination Letter

Tuesday, March 22, 2016

Letter of Determination

### 1514 Q Street, NW - Letter of Determination

The Zoning Administrator issues determination letters resulting from requests by property owners, developers, architects, and land use attorneys inquiring about the applicable zoning regulations applicable to specific development proposals. These letters offer guidance to requesting parties as to whether a proposed project, such as a new building, an addition to an existing building, or a use change, conform to the District's Zoning regulations as set forth in in DCMR Title.

#### Attachment(s):

- 1514 Q Street, NW - Determination Letter - 2.1 MB (pdf)
- 1514 Q Street, NW - Letter - 497.1 KB (pdf)
- 1514 Q Street, NW - Photos of Cellar Area measurements - 2.2 MB (pdf)
- 1514 Q Street, NW - Plan showing Cellar Area measurements - 125.7 KB (pdf)
- 1514 Q Street, NW - Proposed Plans - 9.5 MB (pdf)

#### Resources

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Accessibility

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

March 21, 2016



Samantha Mazo  
Griffin, Murphy, Moldenhauer & Wiggins, LLP  
1912 Sunderland Place, NW  
Washington DC, 20036

**Re: 1514 Q Street NW- Square 194, Lot 27 (the "Property")**

Dear Ms. Mazo,

The purpose of this letter is to confirm the matters discussed at our PDRM on November 4, 2015 and subsequent meeting on January 22, 2016 concerning the above-referenced property. Further, I am aware that on February 12, 2016, there was a meeting on the Property with Ruben Legaspi, DCRA building inspector, Abigail Nichols, SMD 2B05, the property owner and the property owner's architect during which the measurements discussed below were taken and observed (the "February 12, 2016 Site Meeting").

I would like to memorialize our discussions and the observations of the February 12, 2016 Site Meeting regarding your client's proposed redevelopment of the Property. As explained more fully below, based on the evidence provided to me and attached hereto, the project proposed for the Property satisfies the requirements of Title 11 of the District of Columbia Municipal Regulations in effect as of the date of this letter (the "Zoning Regulations") and can be constructed as a matter of right.

Property Background

The Property is currently an existing row dwelling in the R-5-B Zone/Dupont Circle overlay. The Property is also a contributing building in the Greater 14<sup>th</sup> Street Historic District. The Property has approximately 2,200 s.f. of lot area. The property owner proposes to redevelop the Property into a four-unit apartment house with two parking spaces (the "Project"). The plans for the Project are included herein as Exhibit "A".

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1100 4<sup>th</sup> Street, SW 3<sup>rd</sup> Floor Washington, D.C. 20024  
Phone: (202) 442-4576 Fax: (202) 442-4871

## The Proposed Project complies with the Zoning Regulations

### Uses

An “apartment house” is defined in 11 DCMR § 199.1 as “any building or part of a building in which there are three (3) or more apartments, or three (3) or more apartments and one (1) or more bachelor apartments, providing accommodation on a monthly or longer basis.” Because the Project proposes a four-unit building, it is considered to be an “apartment house”.

The apartment house use on the Property is permitted as a matter of right in the R-5-B Zone District pursuant to 11 DCMR § 350.4(f), which states “Multiple dwellings... provided, that in an apartment house, accommodations may be provided only to residents who stay at the premises a minimum of one (1) month” is “permitted as a matter of right.”

### Cellar

A “cellar” is defined in 11 DCMR § 199.1 as “that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.” This definition has been interpreted to find that a cellar condition exists when the bottom of the ceiling of the lowest level is not more than four feet above the adjacent, finished grade, as measured in the middle of the front of a building. (See December 6, 2011 Zoning Determination Letter for 1155 21<sup>st</sup> Street NW, and October 31, 2012 Zoning Determination Letter for 1725 C Street SE).

I was provided with photos of the Property taken during the February 12, 2016 Site Meeting, which are attached as Exhibit “B”. These photos have been authenticated by the property owner who participated in that meeting, pursuant to the affidavit included as Exhibit “B”. It is my understanding that the photos as Exhibit “B” accurately reflect the observations and conclusions made by the February 12, 2016 Site Meeting’s attendees.

These photos depict the measurements from the adjacent, finished grade at the middle of the front of the building to the top of the mock-up of the proposed lower level ceiling (the “Cellar Area”).<sup>1</sup> The photos as Exhibit “B”, which were taken in the presence of a DCRA inspector and the Property’s SMD Commissioner, document that the distance between the adjacent, finished grade and the ceiling of the lower-level story is 3’ -11”.<sup>2</sup> In addition, I have been provided evidence, in the form of an elevation plan attached here as Exhibit “C”, that depicts the ceiling location vis-a-vis the window, further confirming that the distance between the adjacent, finished grade and the ceiling of the lower-level story is 3’ -11”.

It is my understanding that the attendees at the February 12, 2016 Site Meeting observed the measurement between the adjacent, finished grade and the bottom of the ceiling of the lower-level story to be 3’ -11”, which is consistent with the photographs and plans as Exhibit “B” and “C”.<sup>3</sup> Therefore, it is my understanding that the February 12, 2016 Site Meeting attendees

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<sup>1</sup> The mock up is necessary because the property owner does not yet have the building permits to construct the proposed ceiling.

<sup>2</sup> The photos also show that the distance between the concrete turn up at the adjacent grade and the ceiling of the lower-level story is 3’ -9 ½ ”.

<sup>3</sup> I note that Exhibit “C” also demonstrates that the floor to ceiling height of the Cellar Area is proposed to be 7’ - 10”.

concluded that the Cellar Area is a “cellar” as defined by the Zoning Regulations, based on these observations.

I also note that you propose to lower the existing ceiling of this lowest level of the building. The measurement of the 3' 11" cellar dimension would then be from this lowered ceiling level. This is permissible as there is no limitation in the Zoning Regulations from altering the ceiling level, and it has been this office's long standing practice to allow changes to the bottom of the ceiling level to measure the cellar minimum dimension. I also note that the reason for lowering the ceiling level is documented in two letters dated March 18, 2016 that you submitted to me from the project's architect KC Price and structural engineer Alex Sallah, P. E. as Exhibit "D". In the letter from Mr. Price, he states:

“The existing floor joists that span the length of the structure are 2x10's (9 ½" in depth) that do not meet current code or load limits to support the proposed use and are required to be maintained by the HPO office. This requires the new floor joists be placed 16" o.c. between the existing floor joist to maintain their integrity.[Also] The minimum required insulation between floors is R-19 and we must also provide an uninterrupted 1 hour fire separation between the cellar level and 1st floor....”

The effect of the larger joists is to lower the ceiling by 7 ¼ inches.

I also note that a concern was expressed by a neighboring resident over a possible change in the window sill height for the window that is at the front of the building that leads into the cellar area. Such a change to the window sill height does not have any effect on the cellar dimension measurement.

Based on the evidence provided to me, I concur with the observations and conclusions made at the February 12, 2016 Site Meeting. Accordingly, I have determined that the Cellar Area satisfies the Zoning Regulations' definition of a “cellar”, because this evidence included as Exhibit "B" and Exhibit "C", as authenticated, demonstrates that the ceiling of the Cellar Area “is less than four feet (4 ft.) above the adjacent finished grade” in satisfaction of the definition of “cellar” at 11 DCMR § 199.1 referenced above.

#### Floor Area Ratio (“FAR”)

The Zoning Regulations define FAR as, “a figure that expresses the total gross floor area as a multiple of the area of the lot. This figure is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.” 11 DCMR § 199.1. The term “gross floor area”, is then defined as, “the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two (2) buildings.” 11 DCMR § 199.1. The term “gross floor area” further expressly states:

The term “gross floor area” **shall not** include **cellars** and outside balconies that do not exceed a projection of six feet (6 ft.) beyond the exterior walls of the building. 11 DCMR § 199.1 (**emphasis added**).

Accordingly, as I have determined that the evidence provided to me demonstrates that the Cellar Area satisfies the definition of a "cellar" in the Zoning Regulations, I hereby confirm that the Cellar Area will not be counted against the FAR permitted in this zone.

In the R-5-B Zone District, the maximum FAR is 1.8. *See* 11 DCMR § 402.4. As shown on the plans as Exhibit "A", the proposed Project will have an FAR of 1.8. Accordingly, the Project's FAR satisfies the requirements of the R-5-B Zone District.

#### Height

The R-5-B Zone District permits a maximum height of 50 feet and no limit on stories. *See* 11 DCMR § 400.1. Pursuant to 11 DCMR § 400.18, the height of the Project will be measured as follows:

From the [established at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line – known as the BHMP] to the average level between the highest eave, not including the eave of a dormer and the highest point of the roof; and

Where there are no eaves, the average level shall be measured between the top of the highest wall plate and the highest point of the roof.

As shown on the plans as Exhibit "A", the Project's proposed height is 45'- 3 ¾ " measured in accordance with 11 DCMR § 400.18. Therefore, because the proposed height is lower than the 50-foot maximum height in the Zone, the Project's height satisfies the requirements of the R-5-B Zone District.

#### Lot Occupancy

The R-5-B Zone District permits a maximum of 60% lot occupancy. *See* 11 DCMR § 403.2. As shown on the plans as Exhibit "A", the Project's proposed lot occupancy is 60%. Accordingly, the Project's lot occupancy satisfies the requirements of the R-5-B Zone District.

#### Rear Yard

Pursuant to 11 DCMR § 404.1, properties in the R-5-B zone must satisfy the following rear yard requirements:

4 inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet.

Based on the 45'- 3 ¾ " height, the Project requires a rear yard 11' 4" in size, which would be increased to 15 feet pursuant to 11 DCMR § 404.1, referenced above. The Project satisfies this requirement, because a 25'-7" is proposed as shown on the plans at Exhibit "A". Accordingly, the Project's rear yard satisfies the requirements of the R-5-B Zone District.

### Side Yard

Pursuant to 11 DCMR § 405.9, no side yard is required for an apartment house in the R-5-B Zone. Accordingly, this Project does not provide a side yard, which satisfies the requirements of the R-5-B Zone District.

### Parking

Pursuant to 11 DCMR § 2120.3, no parking spaces are required for this Project because the Property is a contributing building to the Greater 14<sup>th</sup> Street Historic District that does not trigger the parking requirement set forth in 11 DCMR § 2120.3 (a-b). However, the Project proposes two (2) parking spaces on a 418 s.f. parking pad in the rear. Accordingly, the number of parking spaces provided by this project exceeds the required number, and the Zoning Regulations' parking requirements have been satisfied.


### Conclusion

After consideration of the representations made at the November 4, 2015 PDRM, January 22, 2016 meeting, my understanding of the observations and conclusions made at the February 12, 2016 Site Meeting, the plans and photos included herein at Exhibits A-C, including the applicable provisions of the Zoning Regulations discussed above, I have determined that there is sufficient evidence to determine the Cellar Area satisfies the definition of a "cellar" under 11 DCMR § 199.1. Therefore, the Project satisfies the requirements of the R-5-B Zone District.

Accordingly, it is my determination that the Project may be constructed as a matter of right, provided that the project plans filed with the applicable building permit do not substantially deviate from the plans attached here as Exhibit "A". My approval does not obviate the need to obtain all of the other approval required for a building permit.

I finally note that since the project is in the Greater 14<sup>th</sup> Street Historic District, and is subject to all applicable requirements administered by the Historic Preservation Office of the Office of Planning. No building permit can be issued without HPO's approval. Any authorized construction must also adhere to HPO's requirements.

Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

### Exhibits:

- A) Proposed plans
- B) Photos of Cellar Area measurements
- C) Plan showing Cellar Area measurements
- D) Letters dated 3-18-16 from KC Price and Alex Sallah, P. E.

# Exhibit A

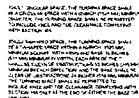
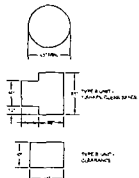


# 1514 Q STREET, NW

## LEGEND:

	GRID LINE
	SECTION TAG
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	DETAIL TAG
	ELEVATION TAG
	ELEVATION TAG
	WINDOW TAG
	DOOR TAG
	WALL TYPE
	DRAWING TITLE

## ADA TURNING SPACE



## GENERAL NOTES:

CONTRACTOR SHALL VERIFY AND FAMILIARIZE HIMSELF WITH ALL FIELD CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT INDICATED ON DRAWINGS SHALL RECEIVE PRIOR AUTHORIZATION FROM THE HOMEOWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS PRECATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURERS SPECIFICATIONS.

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAY'S WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWNER IN A COMPLETE AND ORDERLY MANNER AT THE CONCLUSION OF CONSTRUCTION. ALL WORK PERFORMED SHALL BE EXECUTED TO GREATER THAN STANDARD BUILDING QUALITY AND SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODES, REGULATIONS, AND CONTRACT DOCUMENTS.

BY A LICENSED GENERAL CONTRACTOR ENTERING INTO AGREEMENT WITH THE HOMEOWNER/PROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCE COVERAGE AS REQUIRED, AND AGREES TO INDEMNIFY/HOLD HARMLESS THE HOMEOWNER/PROPERTY OWNER FROM ANY ACCIDENTS OCCURRING FROM THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROPOSED PROJECT.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING & DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE. CONTRACTOR SHALL PROVIDE PROTECTION DURING THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES AND TURN OVER ALL KEYS USED DURING CONSTRUCTION, OLD AND NEW, SEE NOTE ABOVE.

ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED INCLUDING DIMENSIONS AND STRUCTURE. SOME VARIATIONS COULD EXIST AND IT IS THE RESPONSIBILITY OF OTHERS TO CONFIRM THE INFORMATION HEREIN.

## ABBREVIATIONS:

AB ANCHOR BOLT	GR GRADE	R RISER
A/C AIR CONDITIONING	GTR GUTTER	RAD RADIUS
ACT ACOUSTICAL CEILING TILE	GWBS GYPSUM WALL BOARD	RD ROOF DRAIN
ADJ ADJUSTABLE	HB HOSE BIB	REBAR STEEL REINFORCING BAR
AFF ABOVE FINISHED FLOOR	HC HANDICAP	REC RECESSED
BD BOARD	HD HEAD	REFG REFRIGERATOR
BIT BITUMINOUS	HDR HEADER	REIN REINFORCED
BKG BLOCKING	HDW HARDWARE	REQ REQUIRED
B/DG BUILDING	HGR HANGER	REV REVERSE
BM BM	HOR HORIZONTAL	RFG ROOFING
BOF BOTTOM OF FOOTING	HT HEIGHT	RH RIGHT HAND
BR BRICK	HTG HEATING	RM ROOM
BRG BEARING	HVAC HEATING VENTILATING	RO ROUGH OPENING
C COURSE	AND AIR CONDITIONING	RTG RATING
CAB CABINET	HW HOT WATER	SCHD SCHEDULE
CFM CUBIC FEET PER MINUTE	HWd HARDWOOD	SECT SECTION
CI CAST IRON	ID INSIDE DIAMETER	SF SQUARE FOOT
CLG CEILING	INS INSULATION	SHT SHEET
CMJ CONC MASONRY UNIT	INT INTERIOR	SIM SIMILAR
COL COLUMN	JB JAMB	SM SMOOT LUMBER
CONC CONCRETE	JST JOIST	COMP COMPANY DESIGNATION
CONT CONTINUOUS	KIT KITCHEN	SPEC SPECIFICATION
CPT CARPET	LAM LAMINATED	SPKR SPRINKLER
CT CERAMIC TILE	LAV LAVATORY	SQ SQUARE
CTR CENTER	LBS POUNDS	SAR SHELF AND ROD
DBL DOUBLE	LH LEFT HAND	STD STANDARD
DEM DEMOLISH/DEMOLITION	LT LIGHT	STL STEEL
DN DOWN	MAS MASONRY	STR STRUCTURE
DR DOOR	MAX MAXIMUM	SUSP SUSPENDED
DS DOWNSPOUT	MECH MECHANICAL	SYS SYSTEM
DWG DRAWING	MEMB MEMBRANE	T TREAD
EA EACH	MFR MANUFACTURER	T&G TONGUE AND GROOVE
EL ELEVATION	MIN MINIMUM	TEL TELEPHONE
ENCL ENCLOSURE	MISC MISCELLANEOUS	TEMP TEMPERED
EQ EQUAL	M/DG MOLDING	THK THICK
EQPT EQUIPMENT	MO MASONRY OPENING	TOP TOP OF FOOTING
EX EXISTING	MTD MOUNTED	TOW TOP OF WALL
EXP EXPANSION	MTL METAL	TV TELEVISION
EXT EXTERIOR	NO# NUMBER	TVF TYPICAL
FBRGL FIBERGLASS	NTS NOT TO SCALE	UON UNLESS OTHERWISE NOTED
FD FLOOR DRAIN	OC ON CENTER	VB VAPOR BARRIER
FDN FOUNDATION	OD OUTSIDE DIAMETER	VCT VINYL COMPOSITION TILE
FF FOIL FACE	OP OPENING	VERT VERTICAL
FIN FINISH	OPP OPPOSITE	VT VINYL TILE
FL FLOOR	PC PRECAST CONCRETE	W WITH
FLG FLASHING	PL PLATE	WO WOOD
FOM FACE OF MASONRY	PLM PLASTIC LAMINATE	WN WINDOW
FS FULL SIZE	PLAS PLASTER	WQ WITHOUT
FT FOOT OR FEET	PNL PANEL	WP WATERPROOFING
FTG FOOTING	PNT PAINT	WR WATER RESISTANT
FUR FURRING	PR PAIR	WSC WAINSCOT
GA GAUGE	PSF POUNDS PER SQ FOOT	WT WEIGHT
GAL GALVANIZED	PSI POUNDS PER SQ INCH	WWF WELDED WIRE FABRIC
GC GENERAL CONTRACTOR	PVC POLYVINYL CHLORIDE	
GL GLASS	PLY PLYWOOD	

## APPLICABLE BUILDING CODES

This project conforms to all applicable building codes and zoning regulations for the District of Columbia. All codes subject to the District of Columbia Construction Codes 2012 Supplement Amendments and all revisions.
BUILDING IRC 2012 INTERNATIONAL RESIDENTIAL CODE - 2012, DCMR 12A
MECHANICAL IMC 2012 INTERNATIONAL MECHANICAL CODE - 2012, DCMR 12E
PLUMBING IPC 2012 INTERNATIONAL PLUMBING CODE - 2012, DCMR 12F
ELECTRICAL: 2009 NEC/NEPA 70 - NATIONAL ELECTRICAL CODE, DCMR 12C
FIRE IFC 2012 INTERNATIONAL FIRE CODE - 2012, DCMR 12H
ENERGY EEC 2012 INTERNATIONAL ENERGY CONSERVATION CODE - 2012, DCMR 12I
FUEL IFGC 2012 INTERNATIONAL FUEL GAS CODE - 2012, DCMR 12D
EXISTING BLDG IERC 2012 INTERNATIONAL EXISTING BLDG CODE - 2012, DCMR 12J
PROPERTY IMPC 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE - 2012, DCMR 12G
AMENDMENTS: DCMR 12 BUILDING CODE REGULATIONS, 2009
ZONING: DCMR TITLE 11 - ZONING REGULATIONS
ADA: ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

## BUILDING CLASSIFICATIONS

USE GROUP (IBC 2012 - 310)	R-2
TYPE OF CONSTRUCTION (IBC 2012 - 602)	TYPE VA

## PROJECT NARRATIVE:

CHANGE OF USE FROM SINGLE FAMILY HOME TO 4 UNIT APARTMENT BUILDING, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL, BUILDING TO BE FULLY SPRINKLED

## DRAWING LIST:

CS-1	COVER PAGE
CS-2	EVS BUILDING DATA
AD0101	EXISTING/DEMO FLOOR PLANS DEMO PERMIT OBTAINED
AD0201	EXISTING/DEMO EXTERIOR ELEVATIONS DEMO PERMIT OBTAINED
AD100	SITE PLANS
AD101	FLOOR PLANS
AD102	FLOOR PLANS
AD201	ELEVATIONS
AD202	ELEVATIONS
AD203	ELEVATIONS
AD301	GENERAL BUILDING SECTION
AD501	BUILDING DETAILS
SD.0	STRUCTURAL NOTES
S1.1	FRAMING PLANS
S1.2	FRAMING PLANS & DETAILS
E1	ELECTRICAL PLANS
E2	ELECTRICAL PLANS
M1	MECHANICAL PLANS
M2	MECHANICAL PLANS
P1	PLUMBING PLANS
P2	PLUMBING PLANS

KC/DC STUDIOS

1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED  
DATE: 02/29/2016  
PROJECT NUMBER: 1514 Q

CS

Permit #: \_\_\_\_\_  
 Compliance Approach Used: ☐ Prescriptive ☒ Trade Off ☐ Performance  
 Project Type: ☒ New Building ☐ Addition ☐ Level 3 Alteration

2012 IECC Section #	Pre-Inspection Section Description	Prescriptive Code Value	Plan Value	Identified Dwg Page	Plan Review	Field Insp.
302.1, 403.6 MR	Heating and Cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J	N/A				
2012 IECC Section #	Foundation Inspections	Prescriptive Code Value	Plan Value	Identified Dwg Page	Plan Review	Field Insp.
402.1.1 SR	Slab Insulation R-value. Perimeter Insulation extending downward from the top of the slab surface	Unheated R-10 Heated R-15		A0301		
402.1.1 SR	Slab Insulation depth.	2 feet		A0301		
402.1.1 SR	Conditioned basement wall Insulation R-value. Where Internal Insulation is used, verification to occur during Insulation Inspection	Continuous R-10 Cavity: R-13		A0301		
303.2 I	Conditioned basement wall Insulation installed per manufacturer instructions.	N/A				
402.2.8 SR	Conditioned basement wall Insulation depth of burial or distance from top of wall.	10 ft or to bsmt. floor		N/A		
402.2.10 SR	Unvented crawlspace wall Insulation R-value	Continuous R-10 Cavity: R-13		N/A		
303.2 I	Unvented crawlspace installed per manufacturer's instructions	N/A				
402.2.10 SR	Unvented crawlspace continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at least 6 in. up and attached to the wall.	Continuous R-10 Cavity: R-13		N/A		
402.2.10 SR	Unvented crawlspace wall Insulation depth of burial or distance from top of wall	To finished grade +24 in. vert. & / or horiz.		N/A		
303.2.1 S	A protective covering is installed to protect exposed exterior Insulation and extends a minimum of 6 in. below grade.	N/A		N/A		
403.8 ER	Snow and ice-melting system controls installed.			N/A		

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Identified Dwg Page	Plan Review	Field Insp.
402.1.1, 402.3.4 SR	Door U-factor	U-0.35		CS-2		
402.1.1, 402.3.1, 402.3.3 SR	Glazing U-factor (Area weighted average, show proof of average if any u-value is less than 0.35)	U-0.35		CS-2		
402.1.1, 402.3.2, 402.3.3, 402.3.6 SR	Glazing SHGC value (Area weighted average)	SHGC: 0.4		CS-2		

Key: Mandatory for all Compliance Approaches as Relevant to the Scope of Work

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1.3 I	U-factors of fenestration products are determined in accordance with the NFRC or the default table values.			CS-2		
402.1.1, 402.3.3, 402.3.6 SR	Skylight U-factor	U-0.55 (15 square foot exemption)		N/A		
402.1.1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff, 15% exempt)		N/A		
303.1.3 I	SHGC values were determined in accordance with the NFRC or the default table values.			N/A		
402.1.1 SR	Mass wall exterior Insulation R-value.	R-13 Interior R-8 Exterior		A0301		
303.2 I	Mass wall exterior Insulation installed per manufacturer's instructions.	N/A		N/A		
402.3.5 SR	Fenestration in thermally isolated sunrooms has a max. U-factor of 0.45. All other sunroom fenestration must meet code requirements.	Not Isolated 0.35 Isolated: 0.45		N/A		
402.3.5 SR	Skylights in thermally isolated sunrooms has a max. U-factor of 0.7. All other sunroom skylights must meet code requirements.	Not Isolated 0.55 Isolated: 0.7		N/A		
402.4.1.2 SR	Additions, alterations, renovations and repair shall be completed in accordance with Table 402.4.1.1.	Not Isolated 0.55 Isolated: 0.7				
402.4.1.1 I	Air and Thermal Barrier installed per Manufacturer's instructions.					
402.4.3 I	Fenestration is listed and labeled as meeting AAMA/WDMA/CSA 1011.5, 2A/440 or does not exceed code limits per NFRC 400.	0.3 CFM/ft²				
402.4.4 E	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤ 2.0 CFM leakage at 75 Pa.			E1		
403.2.1 MR	Supply Ducts in attic are insulated to ≥ R-6. All other ducts in unconditioned spaces or outside the building envelope are ≥ R-6.	Attic: R-6 Other: R-6		M1		
403.2.2 MR	All joints and seams of air ducts, air-handlers, and filter boxes are sealed.			M1		
403.2.3 MR	Building cavities are not used as ducts or plenums.					
403.3 MR	HVAC piping carrying fluids > 105°F or fluids < 55°F are insulated to ≥ R-3.	HVAC Pipe ≥ R-3		M1		
403.3.1 MR	Protection of Insulation on HVAC piping.			M1		
403.4.2 MR	Hot water pipes are insulated to ≥ R-3.			M1		
403.5 MR	Auto/ gravity dampers install on all intakes/ exhausts.			M1		

2012 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1 I	All installed insulation labeled or installed R-values provided.			A0301		
402.1.1, 402.2.6 SR	Floor Insulation R-value	Wood: R-19 Steel: R-19+6		A0301		
303.2, 402.2.7 SR	Floor Insulation installed per mfr instructions, and substantial contact with underside of floor.			A0301		
402.1.1, 402.2.5, 402.2.6 SR	Wall Insulation R-value. If a mass wall with 1/2" Insulation on the wall exterior, ext Insulation applies.	Wood: R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel: R-19+8		A0301		
402.1.1 SR	Mass wall exterior Insulation R-value.	R-13 Interior R-8 Exterior		A0301		
402.2.12 S	Walls of thermally isolated sunrooms have a min. R-13. All other sunrooms must meet code requirements.	Isolated: R13		N/A		
302.2 I	Sunroom walls Insulation installed per manufacturer's instructions.			N/A		
402.2.12 S	Ceilings of thermally isolated sunrooms have min. R-24. All other sunroom ceilings must meet code requirements	Isolated: R-24		N/A		
302.2 I	Sunroom ceiling Insulation installed per manufacturer's instructions.			N/A		
2012 IECC Section #	Final Inspections	Prescriptive Code Value		Identified Dwg Page	Plan Review	Field Insp.
402.2.1, 402.2.6 SR	Ceiling Insulation R-value	Wood: R-49 Steel: U-0.026		A0301		
303.1.1, 303.2 I	Ceiling Insulation installed per mfrs instructions. Blown ins. marked every 300lb			A0301		
402.2.3 SR	Baffle over air permeable Insulation adjacent to soffit and eave vents.			N/A		
402.2.4 SR	Attic access hatch and door Insulation ≥ R-value of adjacent assembly.	≥ R-value of adjacent assembly		N/A		
402.4.1.2 I	Blower door test @ 50 Pa/5 Air Changes per Hour. Applies to Level 3, Gut Rehab, New	ACH50≤5.0		A0101		
402.4.2 I	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.			N/A		
403.2.2 I	Total Duct leakage test ≤ 8 CFM/100 ft² with air-handler installed.	≤ 8 CFM/100 ft²		M1		
403.2.2.1 I	Air-handler leakage designed by mfr. at ≤ 2% of air-flow.			M1		
403.6 I	HVAC equipment type and capacity as per plans.			M1		
403.1.1 MR	Programmable thermostats installed on forced air furnace			M1		
403.1.2 MR	Heat pump thermostat installed on heat pumps.			M1		
403.4.1 MR	Circulating hot water systems have auto. or accessible manual controls.			M1		
404.1 ER	75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps			E1		

# DCRA Energy Verification Sheet

Low-Rise Residential

Version 1.0\_2014

This Energy Verification Sheet is based on DOE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Conservation Code. This verification sheet does not replace the 2013 DC ECC or 2012 IECC and is included for DCRA to verify significant requirements during permitting and inspection. The project team shall design and install the building to the full energy code whose measures specific to the project may not be included in this sheet. The project team shall also include this document into their drawings and fill in for low-rise residential projects completing Level 3 Alterations or new construction. Elements that are not applicable to the scope of work shall be marked "N/A" in the "Designer Identified Drawing Page #", "Plan Value" columns. Elements that are applicable shall be marked with the relevant page number where the item is specified in the drawings. Exemptions to items on this sheet shall be indicated so that plan reviewers and inspectors may verify compliance by code section number references and brief description. Projects using the Performance Path need to fill in only the highlighted, mandatory rows. Other Compliance Approaches require filling in all rows. Completion of this page does not absolve project teams from providing other energy verification documentation.

KC/DC STUDIOS  
 ARCHITECTS  
 1514 Q STREET, NW  
 WASHINGTON, DC 20009  
 LOT:0027 SQUARE:0194

1514 Q STREET, NW  
 WASHINGTON, DC 20009  
 LOT:0027 SQUARE:0194



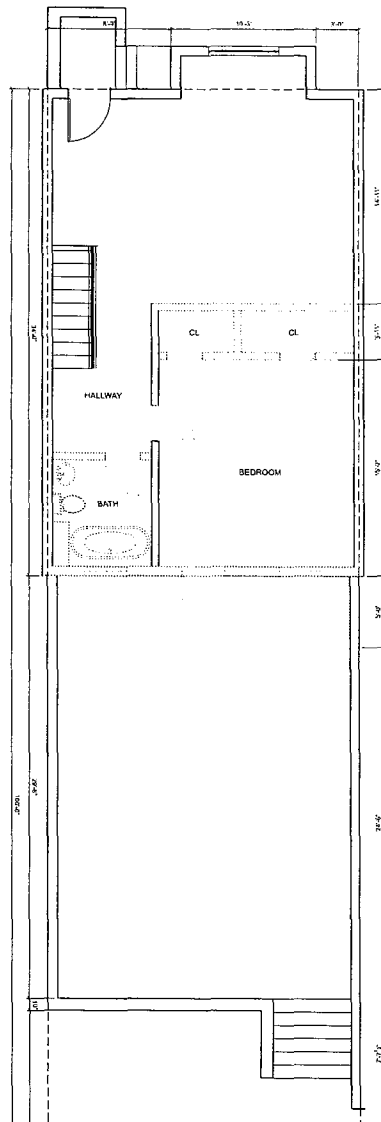
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DATE: 02/29/2016

PROJECT NUMBER: 1514 Q

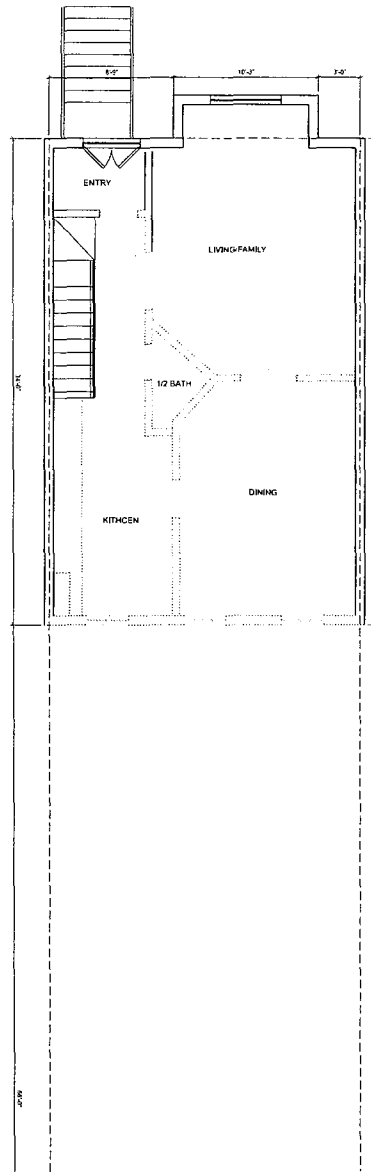
CS-1

CS-2



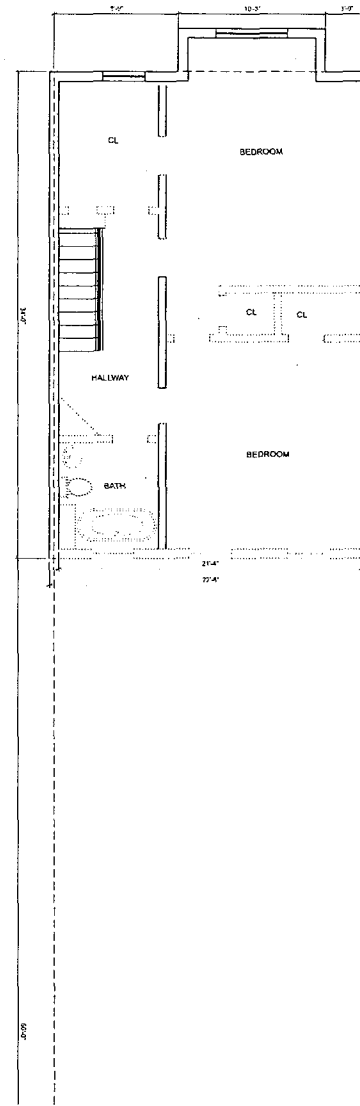
1 CELLAR FLOOR PLAN - DEMO

SCALE: 1/4" = 1'-0" 24X36 LAYOUT



2 1ST FLOOR PLAN - DEMO

SCALE: 1/4" = 1'-0" 24X36 LAYOUT



3 2ND FLOOR PLAN - DEMO

SCALE: 1/4" = 1'-0" 24X36 LAYOUT

KC/DC STUDIOS

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

1514 Q STREET, NW

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WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

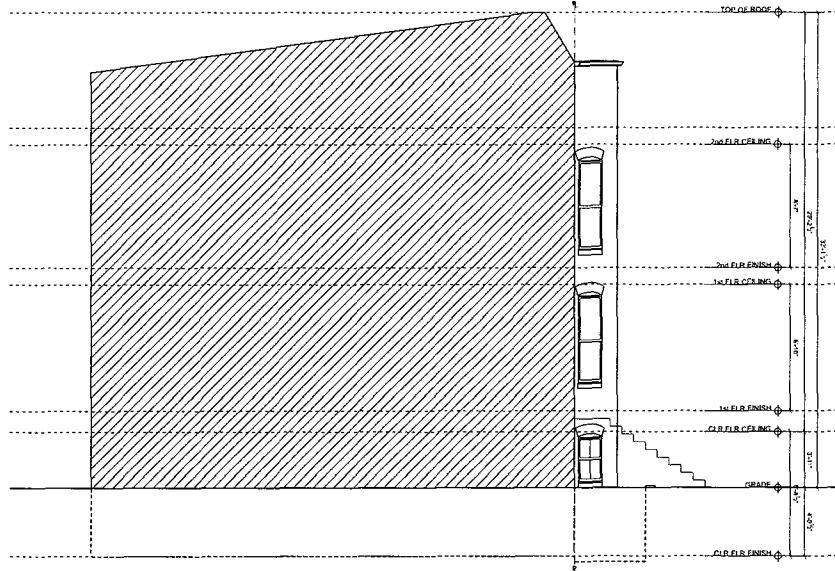


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PROJECT NUMBER: 1514 Q

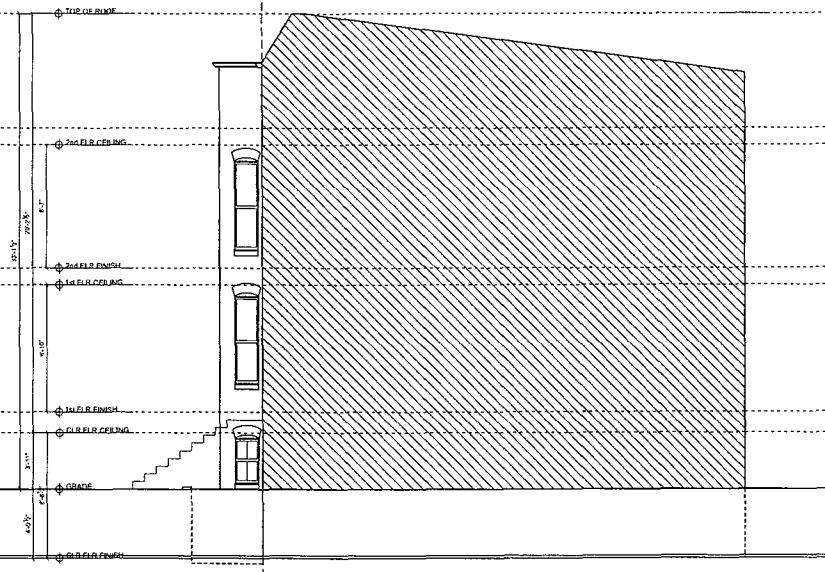
AD0101



**1** NORTH FACADE - EXISTING  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**2** EAST FACADE - EXISTING  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**3** WEST FACADE - EXISTING  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

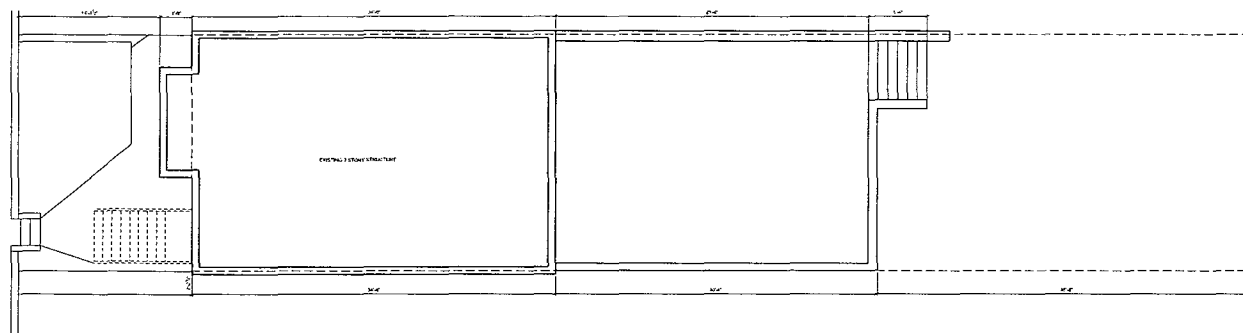
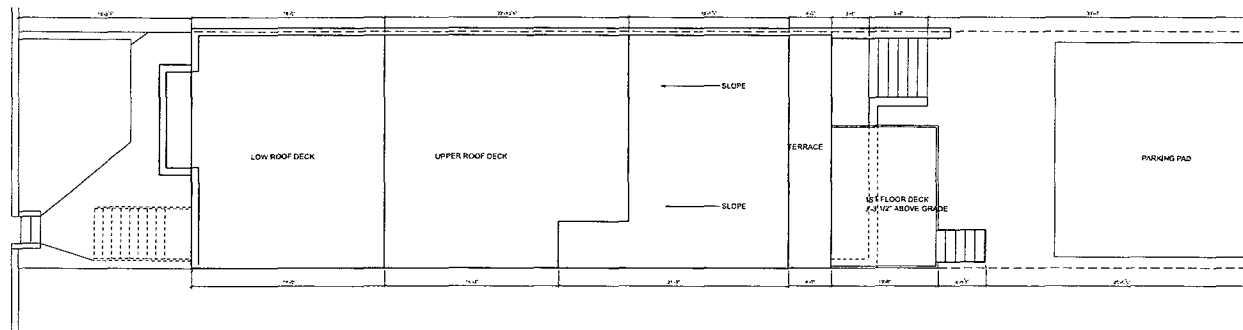
KC/DC STUDIOS  
ARCHITECTS  
1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED  
DATE: 02/29/2018  
PROJECT NUMBER: 1514 Q

AD0201



**KC/DC STUDIOS**  
architecture • design • construction management

[illegible]

100

[illegible][illegible][illegible][illegible]

**BIOGRAPHICAL SKETCH**

[illegible][illegible][illegible][illegible]

1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

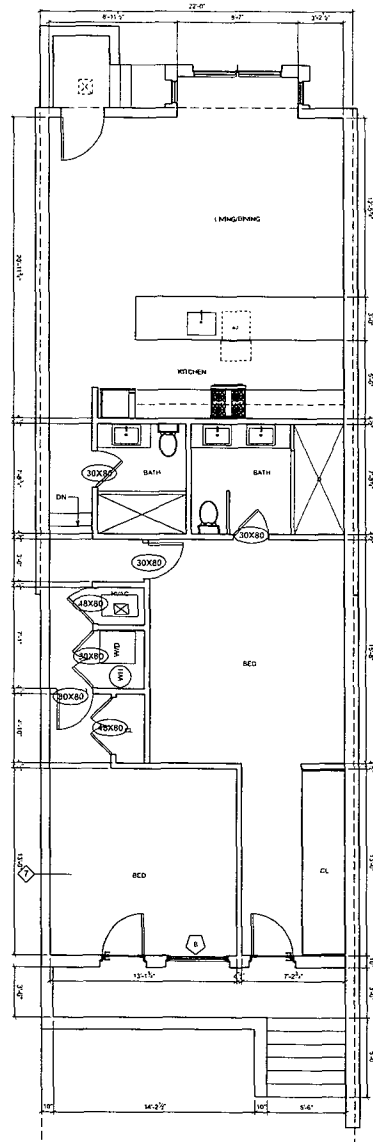


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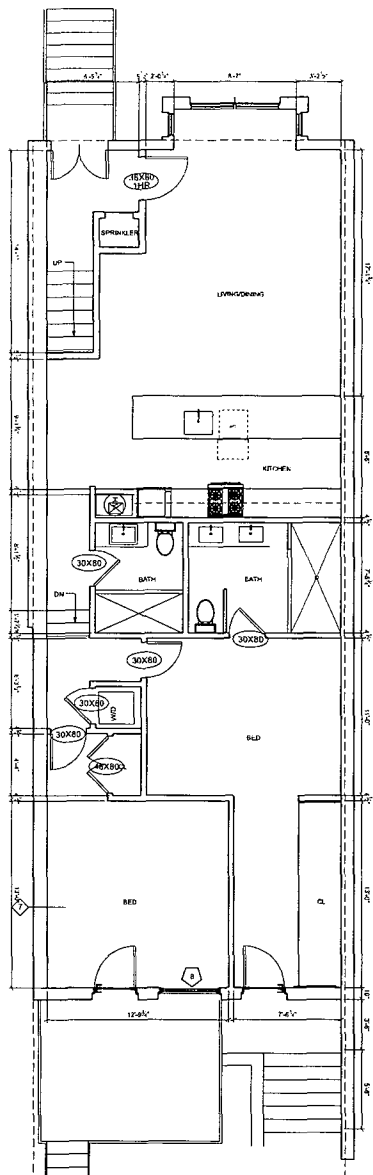
DATE: 02/29/2016

PROJECT NUMBER: 1514 Q

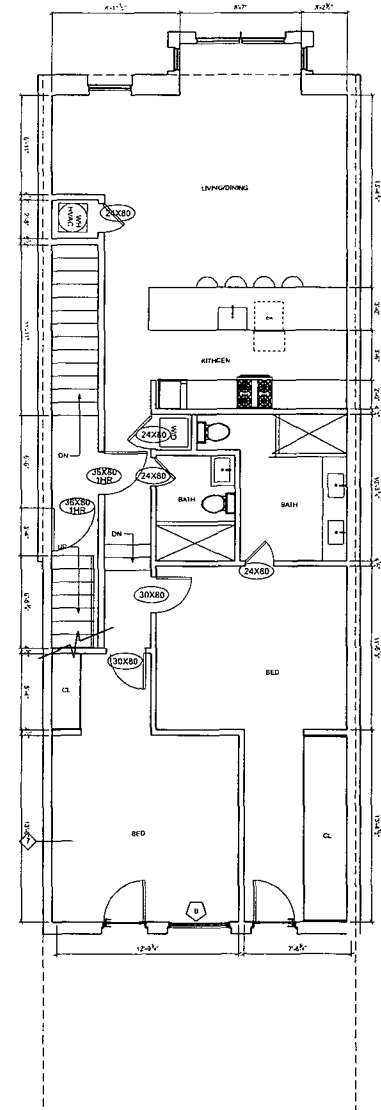
A0100



**1 CELLAR FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**2 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



**3 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

KC/DC STUDIOS

ARCHITECTURE - INTERIOR - CONSTRUCTION MANAGEMENT  
# 2028122  
1000 15TH STREET, NW  
WASHINGTON, DC 20004

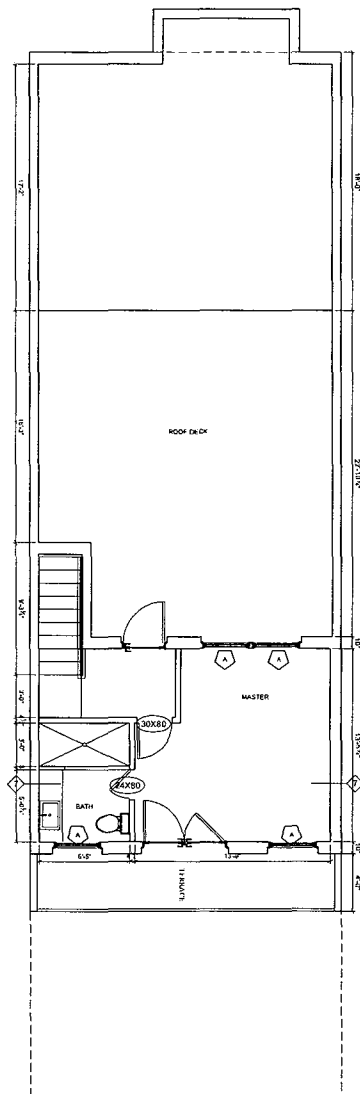
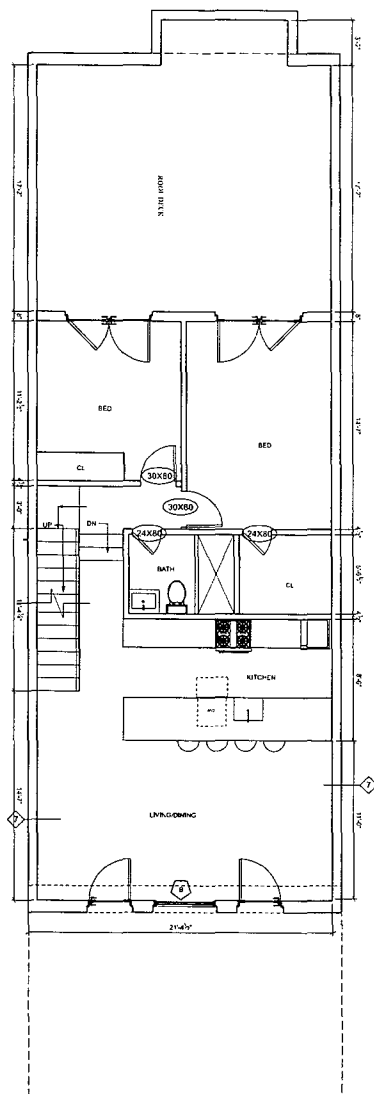
1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED  
DATE: 02/29/2016  
PROJECT NUMBER: 1514 Q

A0101



KC/DC STUDIOS  
ARCHITECTS  
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WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED

DATE: 02/29/2016

PROJECT NUMBER: 1514 Q

A0102



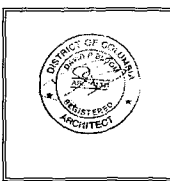


**1 NORTH FACADE**  
SCALE: 3/4" = 1'-0" 24X36 LAYOUT

**2 CELLAR FACADE**  
SCALE: 3/4" = 1'-0" 24X36 LAYOUT

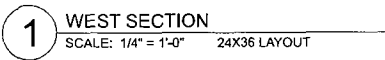
**KC/DC STUDIOS**  
ARCHITECTS  
1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

**1514 Q STREET, NW**  
1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED  
DATE: 02/29/2016  
PROJECT NUMBER: 1514 Q

**A0201**



KC/DC STUDIOS  
architecture - design - construction - management

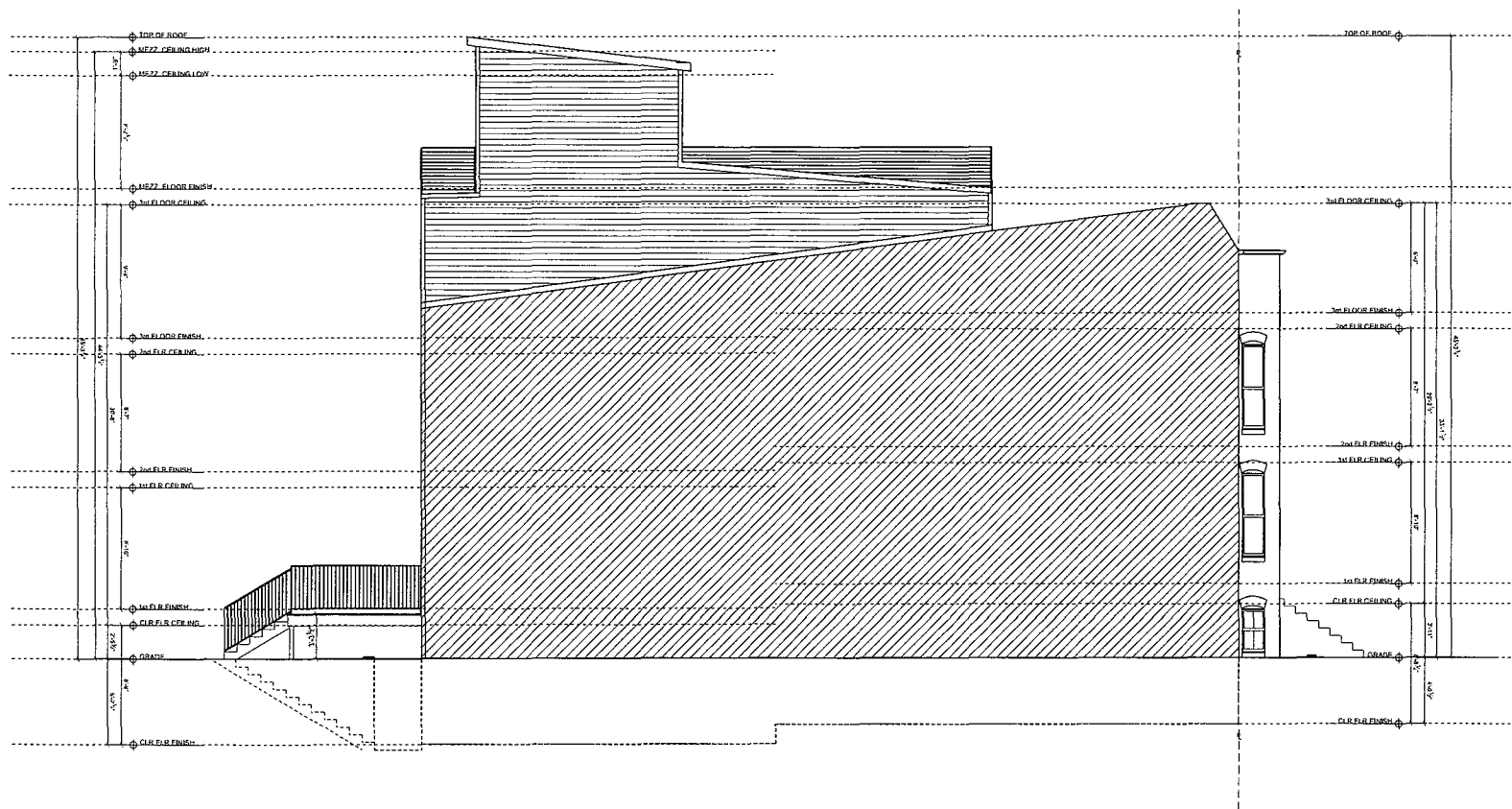
1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



PROJECT NUMBER: 1514 Q

A0202



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

KC/DC STUDIOS

ARCHITECTS  
1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194

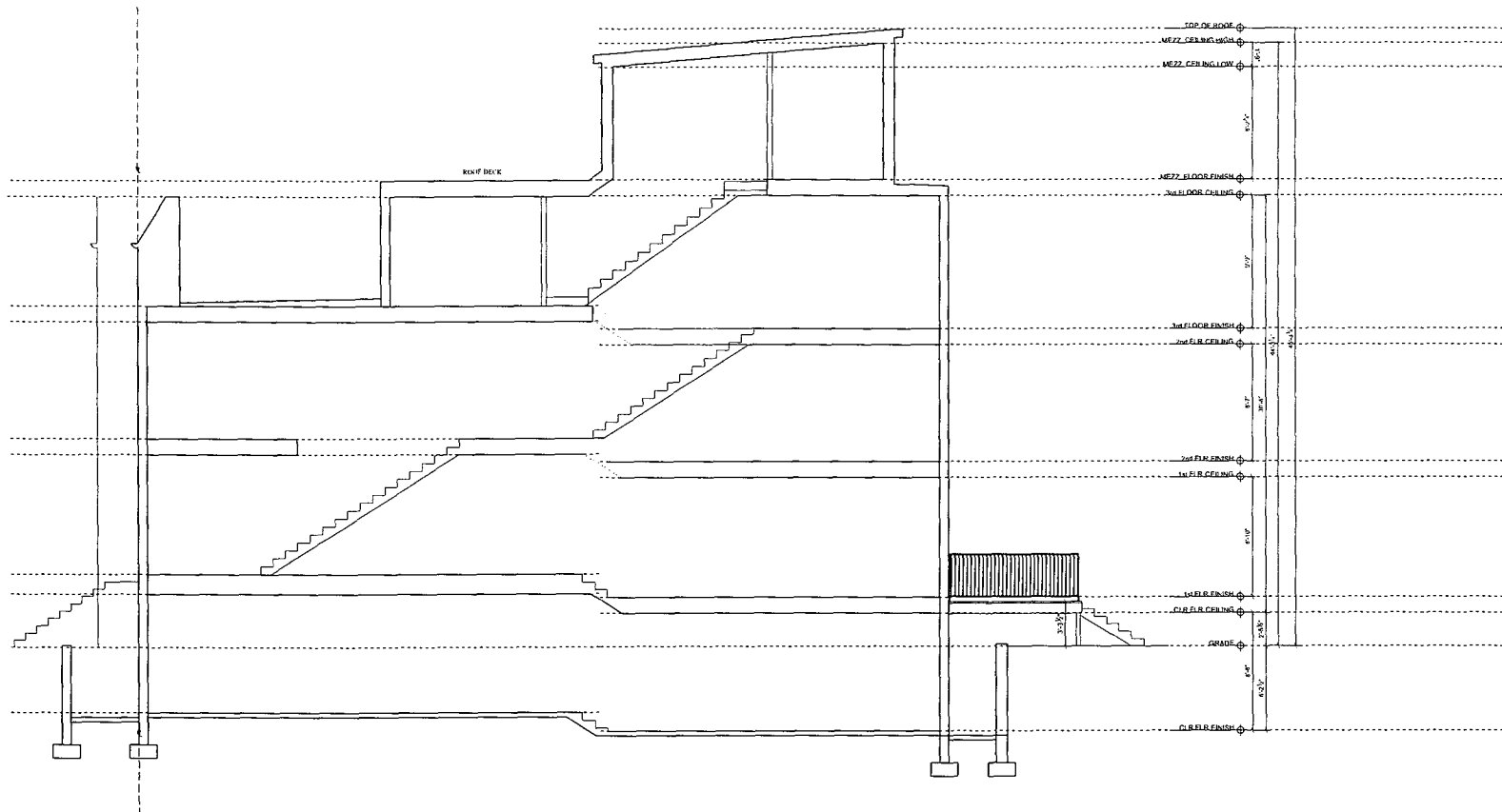
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1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT:0027 SQUARE:0194



SCALE: AS NOTED  
DATE: 02/29/2016  
PROJECT NUMBER: 1514 Q

A0203



**1** TYPICAL BUILDING SECTION  
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

**KC/DC STUDIOS**

PROFESSIONAL ARCHITECTS  
1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT: 0027 SQUARE: 0194

**1514 Q STREET, NW**

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT: 0027 SQUARE: 0194

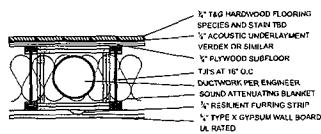
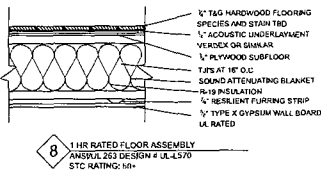
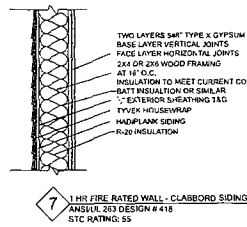
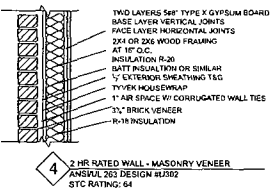
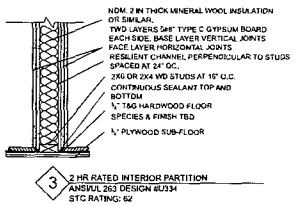
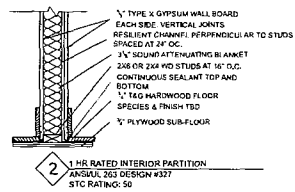
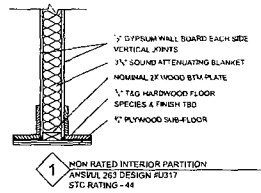


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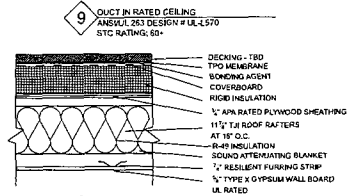
DATE: 02/28/2018

PROJECT NUMBER: 1514 Q

**A0301**



WHERE MECH DUCTS ARE SHOWN ON PLANS BETWEEN JOISTS, PROVIDE ONE SURROUND ON 3 SIDES OF SPACE CONTAINING DUCT IN THICKNESS 6 LAYERS (6" EQUAL TO SCHEDULED ASSEMBLY LAYERS



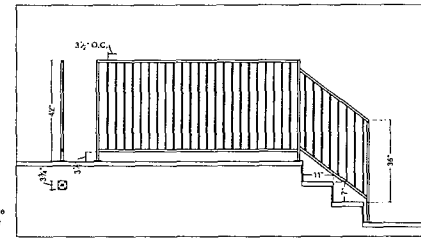
1012.2 Height.  
Handrail height, measured above stair tread nosings, or finish surface of ramp slope shall be uniform, not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

1013.2 Height.  
Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the rail, adjacent walking surface or adjacent building.

1013.3 Opening Endurance.  
Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 6 inches (152 mm) in diameter shall not pass.

1607.7.1 Handrails and guards.  
Handrail assemblies and guards shall be designed to resist a load of 50 plf (0.73 kN/m) applied in any direction at the top and to transfer this load through the supports to the structure.

1607.7.1.1 Concentrated load.  
Handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds (89 kN), applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building. This load need not be assumed to act concurrently with the loads specified in the preceding paragraph.



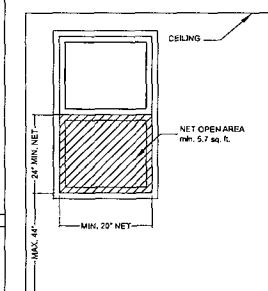
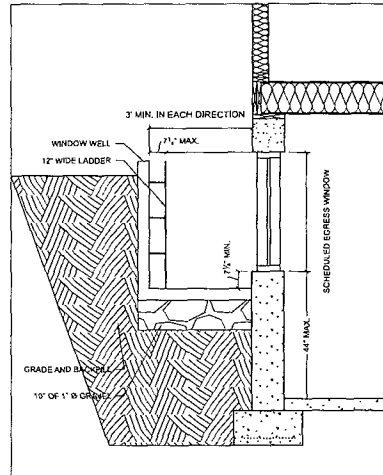
1026.2 Minimum size.  
Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m<sup>2</sup>).  
Exception: The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m<sup>2</sup>).  
1026.2.1 Minimum dimensions.  
The minimum net clear opening height dimension shall be 20 inches (508 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1026.3 Minimum height from floor.  
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

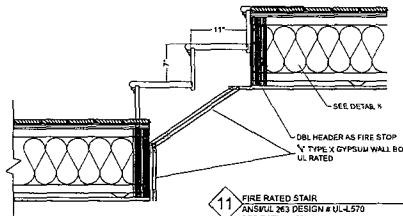
1026.5 Window wells.  
An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Sections 1026.5.1 and 1026.5.2.

1026.5.1 Minimum size.  
The minimum horizontal area of the window well shall be 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

1026.5.2 Ladders or steps.  
Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or steps. Ladders or steps shall have a width of at least 12 inches (305 mm), shall project at least 2 inches (51 mm) from the wall and shall be labeled not more than 18 inches (457 mm) on either side of the well height of the window well. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm). The ladder or steps shall not be obstructed by the emergency escape and rescue opening. Ladders or steps required by this section are exempt from the egress requirements of Section 1009.



**2** EGRESS WINDOW DETAIL  
SCALE: 1/4" = 1'-0"



KC/DC STUDIOS

1514 Q STREET, NW

1514 Q STREET, NW  
WASHINGTON, DC 20009  
LOT: 0027 SQUARE: 0194



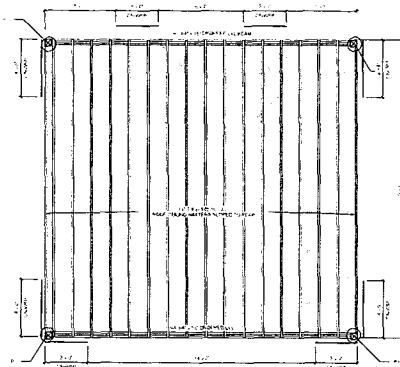
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DATE: 03/29/2016  
PROJECT NUMBER: 1514 Q

A0501

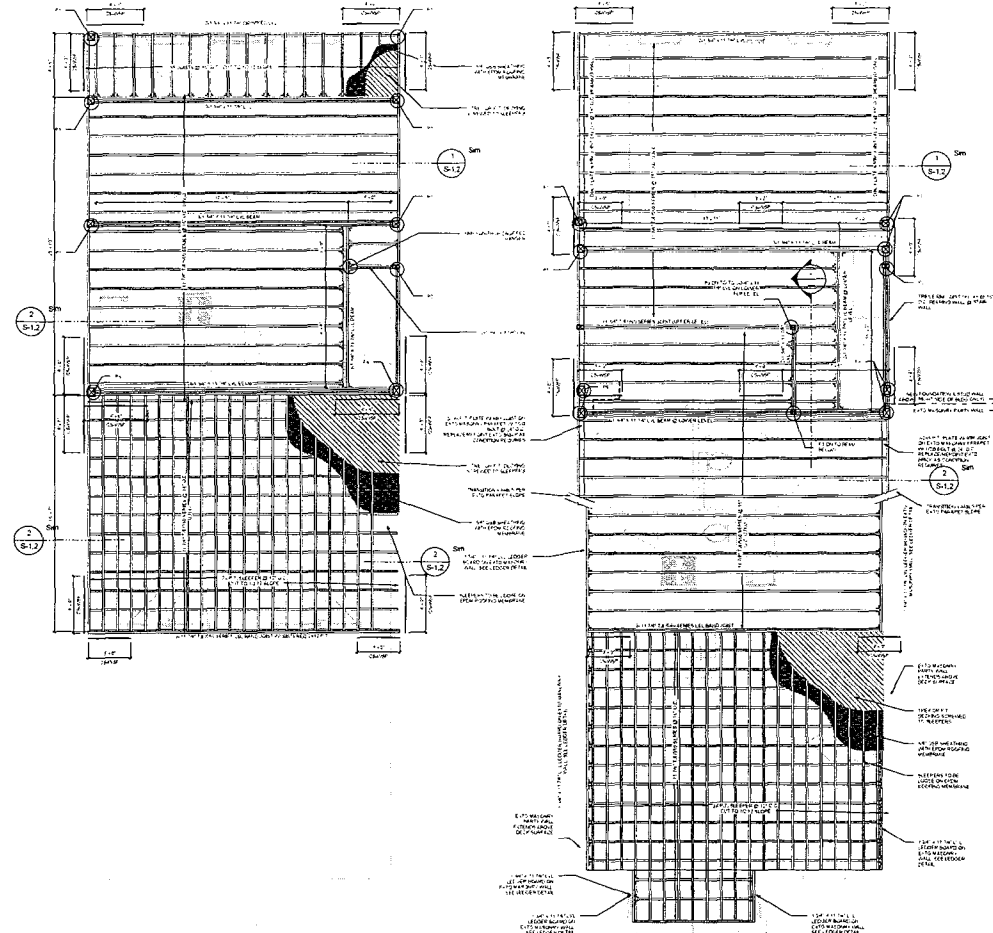




② Detail @ Beam Pocket  
1 1/2" = 1'-0"

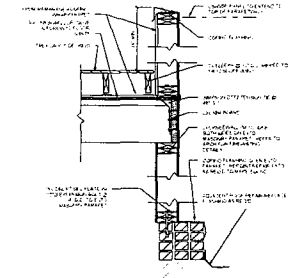


Roof Framing

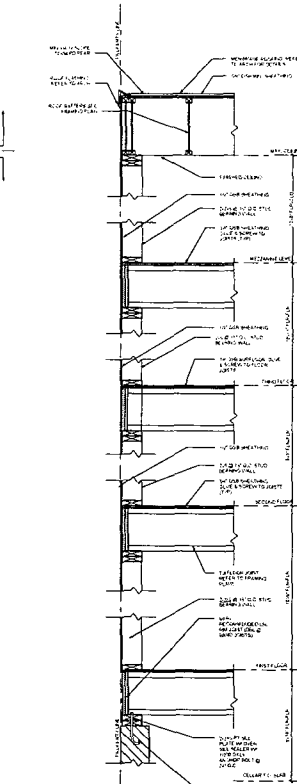


Mezzanine Floor Framing Plan

Third Floor Framing Plan



② Extension @ Parapet  
3/4" = 1'-0"



① Typical New Wall Section  
3/4" = 1'-0"

The structural engineer is not responsible for the design of the building's exterior, including the building's exterior walls, roof, and foundation. The engineer is responsible for the design of the building's interior structure, including the building's floor slabs, beams, and columns.

drafted by  
**RetroSpec**



STRUCTURAL ENGINEER  
**SYSTEMATIC  
ENGINEERING,  
LLC**  
DESIGNER  
**KC DOUGLAS  
STUDIO**

Framing Plans & Details  
1514 Q Street, NW  
Washington, DC 20009  
1/1/2009

DATE	07/02/2008
PROJECT	KCPC STUDIOS 4015 STREET, NW WASHINGTON, DC 20009
REVISION	1.0
SCALE	As Indicated
DR. SIZE	

**S-1.2**



# ELEC. LEGEND

ALL LIGHTING FIXTURES AND LAMPS TO MEET 75% EFFICIENCY

	VANITY LIGHT FIXTURE				
T8C	Lamp (2) CFL	EcoSmart BPESL118R40	20 Watt	950 lumens (75 Watt equivalence)	
	4" RECESSED LIGHT FIXTURE W/ LENS				
Housing	New Construction	Elite FL401	20 Watt	120 Volt	
Lamp	CFL	EcoSmart BPESL118R20	15 Watt	630 lumens (50 Watt equivalence)	
	6" RECESSED LIGHT FIXTURE				
Housing	New Construction	Elite PROVALZE20	20 Watt	120 Volt	
Lamp	CFL	EcoSmart BPESL118R40	20 Watt	950 lumens (75 Watt equivalence)	
	PENDANT LIGHT FIXTURE				
Fixture	Mini Pendant Hampton Bay 06401-J		50 Watt	120 Volt	
Lamp	LED	GE LED10x3/86	10 Watt	760 lumens (60 Watt equivalence)	
	EXTERIOR SCONCE LIGHT FIXTURE WATERPROOF W/ MOTION SENSOR & PROGRAMMABLE OPERATION				
Fixture	1 Watt Lumen	Hampton Bay H37024-2575	120 Volt		
Lamp	LED	Integrated	6.2 Watt		
	INLINE BATH CEILING EXHAUST				
Fixture	NuTone B95N		50 CFM		
	INLINE BATH CEILING EXHAUST W/ LIGHT				
Fixture	NuTone 760RLN		100 Watt	50 CFM	
Lamp	CFL	EcoSmart BPESL118R20	15 Watt	630 lumens (50 Watt equivalence)	
	CEILING-MTD FIXTURE				
T8C	Lamp (2) CFL	EcoSmart BPESL118R40	40 Watt	950 lumens (75 Watt equivalence)	
	CLOSET WALL MOUNTED W/ LENS				
T8C	Lamp (1) CFL	EcoSmart BPESL118R40	40 Watt	950 lumens (75 Watt equivalence)	

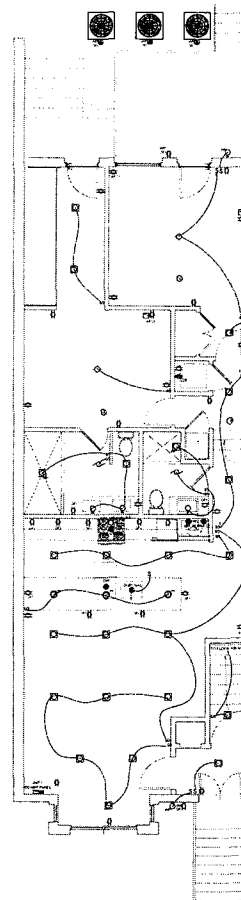
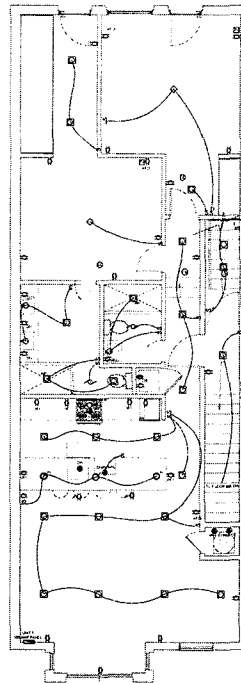
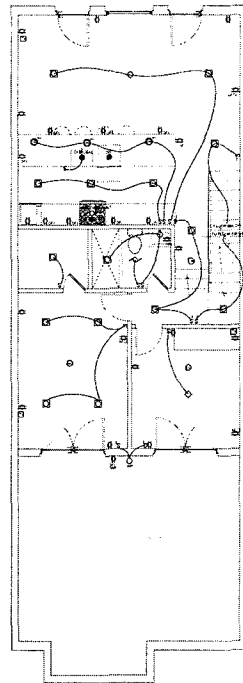
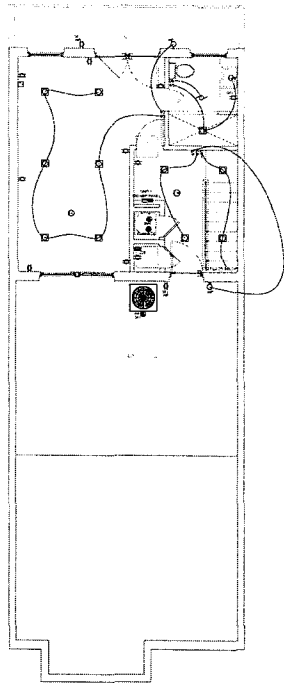
\*Provide pressure-switch @ door hinge/each in right-hand door @ 2nd-3 sections

FAN AND LIGHT FIXTURE (FAN SPEED CONTROLLED BY SEPARATELY BY DIMMABLE SWITCH)  
T8C  
Lamp (4) CFL EcoSmart BPESL118R40 20 Watt 950 lumens (75 Watt equivalence)

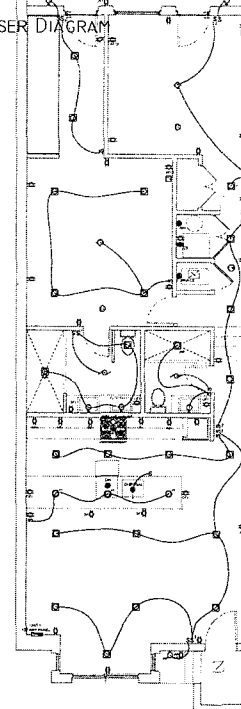
	PROGRAMMABLE THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM & SMOKE DETECTOR
	S SINGLE POLE SWITCH
	S <sub>3</sub> THREE-WAY SWITCH
	S <sub>D</sub> DIMMER
	OUTLET RECEPTACLE OUTLET
	WALL OUTLET INSET
	WALL OUTLET W/AFCI
	ALL OUTLET CIRCUITS TO BE AFCI-PROTECTED
	QUADPLEX RECEPTACLE OUTLET
	RANGE OUTLET
	ALL OUTLETS TO BE TAMPER RESISTANT
	SPECIAL PURPOSE CONNECTION
	CABLE TV OUTLET
	ELEG PANEL SEE SCHEDULE

## NOTES

- 1 ALL ELEC. FIXTURES TO MEET EEC EFFICIENCY STANDARDS
- 2 ALL BEDROOMS TO HAVE AFD-OUTLETS
- 3 THERMOSTAT TO BE PROGRAMMABLE



POWER RISER DIAGRAM



DESIGN  
FOR DC

PROJECT ADDRESS

1514 Q Street, NW  
WASHINGTON, DC 20009  
LOT # 027 SQUARE CITY

DESIGNER  
KC DOUGLAS STUDIO  
310 3RD ST NW

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REVISIONS

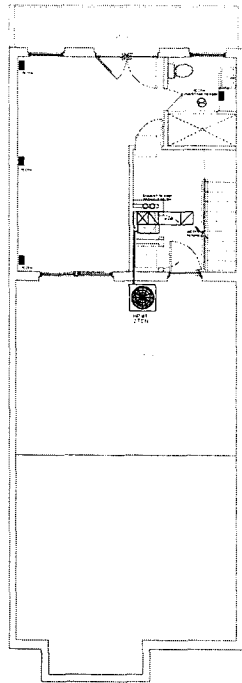
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SCALE: 3/16" = 1'-0"  
DRAWN: JAC  
CHECKED:

DRAWING TITLE  
ELECTRICAL  
PLANS

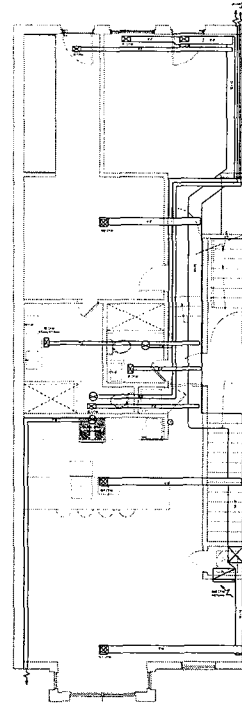
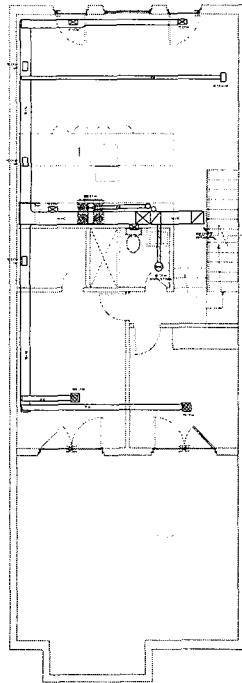
SHEET NO.

EI

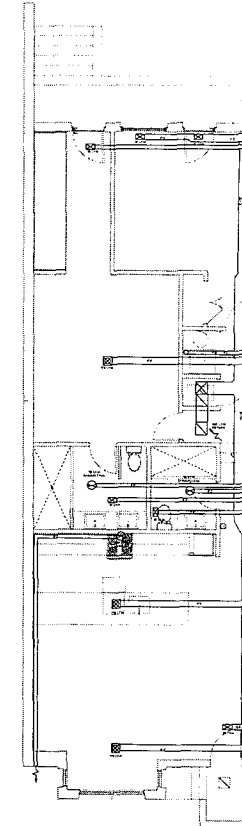
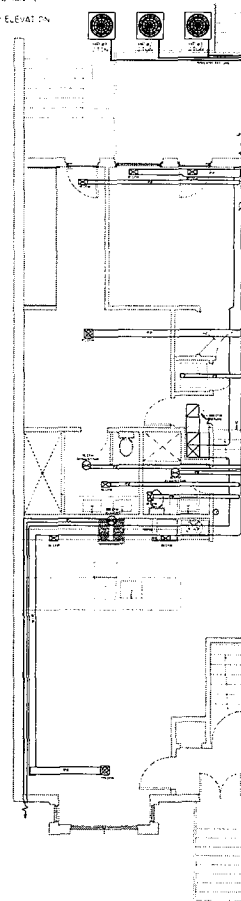


[illegible]

1. THE CONTRACT DOCUMENTS ARE STATUTORY AND ARE INTENDED TO COMPLY WITH NATIONAL LEGAL OBLIGATIONS OF THE LOCAL EXISTING DOCUMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.
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- [illegible]



DESIGNER  
KC DOUGLAS STUDIO  
202-370-2137

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[illegible]

DRAWING TITLE  
MECHANICAL  
PLANS,  
NOTES &  
DIAGRAMS

SHEET NO

MI

SPLIT SYSTEM HEAT PUMP SCHEDULE																							
INDOOR SECTION												OUTDOOR SECTION											
TAG	TON	BLOWER DATA				COOLING COIL				E HEAT	BASIS OF DESIGN		COMPRESSOR		CONDENSER FAN		WCA	HEATING CAPACITY BTU/H 24T DA	E HEAT	REMARK			
		CFM	ESP IN	HP	VOLTS/PHASE 208 / 1 FLA FLUSE	EAT DB/MB	LAT DB/MB	MBH TOTAL	MBH SENS		MAKE	MODEL	UNIT NO.	VOLTS/PHASE	LRA EA	RLA EA					VOLTS/PHASE	FLA	
AHU 1	2.0	1225	0.5	1/2	4.1	15A	72	22	36.6	25.6	10	CARRIER	25HBC524C	1	208-230-1	58.3	11.1	208-230-1	0.6	14.5	26,354	MANUAL J	SEE CALCULATIONS
AHU 2	2.0	1225	0.5	1/2	4.1	15A	72	22	36.6	25.6	10	CARRIER	25HBC524C	1	208-230-1	58.3	11.1	208-230-1	0.6	14.5	26,354	MANUAL J	SEE CALCULATIONS
AHU 3	2.0	1225	0.5	1/2	4.1	15A	72	22	36.6	25.6	10	CARRIER	25HBC524C	1	208-230-1	58.3	11.1	208-230-1	0.6	14.5	26,354	MANUAL J	SEE CALCULATIONS
AHU 3	2.0	1225	0.5	1/2	4.1	15A	72	22	36.6	25.6	10	CARRIER	25HBC524C	1	208-230-1	58.3	11.1	208-230-1	0.6	14.5	26,354	MANUAL J	SEE CALCULATIONS

#### NOTES:

1. UNIT SHALL BE FREE STANDING ON 4" THICK CONCRETE PAD EXTENDED 4" ALL AROUND FOR OUTSIDE UNIT HP-1.
2. ONE POINT ELECTRICAL CONNECTION.
3. COOLING COIL CASED WITH DRAIN PAN.

5. OUTDOOR AND INDOOR UNIT SHALL BE MATCHING FROM ONE MANUFACTURER.
6. PROVIDE PROGRAMMABLE 2 SPEED THERMOSTAT.

### MECHANICAL NOTES, SCHEDULE AND RISER DIAGRAM

#### SYMBOLS & ABBREVIATIONS

	FLOOR MOUNTED SUPPLY REGISTER
	WALL MOUNTED RETURN GRILLE/REGISTER
	DUCT MOUNTED SUPPLY REGISTER
	THERMOSTAT
	SA DUCT UP
	RA DUCT UP
	SA DUCT DOWN
	RA DUCT DOWN
SR	SUPPLY REGISTER SHOWING CFM
RR	RETURN GRILLE SHOWING CFM
EAT	ENTERING AIR TEMP
EF	EXHAUST FAN
HWH	HOT WATER HEATER
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
RA	RETURN AIR
V	VOLT
CLG	CEILING
PH	PHASE
TEMP	TEMPERATURE
KW	KILO WATTS
BTUH	BRITISH THERMAL UNIT PER HOUR
CONV	CONNECTION
FLEX	FLEXIBLE
DN	DOWN
RPM	REVOLUTION PER MINUTE
HP	HORSE POWER
ESP	EXTERNAL STATIC PRESSURE
WG	WATER GAUGE
CFM	CUBIC FEET PER MINUTE
DMG	DRAWING
CONT	CONTINUOUS

#### GENERAL NOTES: (MECHANICAL)

1. THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO CONVEY A FUNCTIONAL GENERAL LOCATION OF THE HVAC SYSTEM EQUIPMENT.
2. CONTRACTOR SHALL EXAMINE THE CONSTRUCTION DOCUMENTS AND SHALL BECOME FAMILIAR WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY KIND FAULT IN THE CONSTRUCTION DOCUMENTS SO THAT THE MATTER MAY BE RESOLVED PRIOR TO SUBMISSION OF BIDS.
3. BY SUBMISSION OF BID THE CONTRACTOR SHALL AGREE ACCEPTANCE OF THE CONTACT DOCUMENTS AS AN ENOUGH INFORMATION OF THE SCOPE OF WORK, AND EXTRA CLAIMS BASED ON INSUFFICIENT INFORMATION WILL NOT BE CONSIDERED.
4. ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR PROPER EQUIPMENT INSTALLATION PRIOR TO PURCHASING EQUIPMENT.
6. CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR AS REQUIRED.
7. ALL DIMENSIONS ON DUCTWORK INDICATED ON THIS DRAWING SHALL BE IN INCHES. (INSIDE CLEAR) UNLESS OTHERWISE NOTED.
8. THE WORD "PROVIDE" MEANS TO TURNISH AND INSTALL.
9. MECHANICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR TO PRODUCE COMPLETE OPERATING SYSTEM.
10. MECHANICAL CONTRACTOR SHALL COORDINATE ALL PHASE OF WORK WITH OTHER TRADES.
11. RUNNING THE DUCT WORK IN BETWEEN JOIST AND IN JOIST SHALL CLOSELY COORDINATED ON THE FIELD. CONTRACTOR TO ARRANGE ALL SA, HWH, PLUMB, KITCHEN EXHAUST HOOD AND TOILET EXHAUST DUCT IN CONCEALED PLACE AT CEILING OR WALL.
12. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES RELATED TO THE INSTALLATION OF HIS WORK.
13. INSTALLATION SHALL BE PERMIT ACCESSIBILITY FOR SERVICES AND/OR REPLACEMENT OF EQUIPMENT PROVIDED, ALSO AS PER THE MANUFACTURER RECOMMENDATIONS.
14. ALL DUCTWORK SHALL BE FABRICATED FROM FIELD TAKEN DIMENSIONS AND NOT FROM DRAWING. CHECK SPACE AVAILABILITY PRIOR TO DUCT FABRICATION.
15. GENERAL NOTES APPLIED TO ALL DRAWINGS OF THIS PROJECT, FOR SCHEDULE OF EQUIPMENT SEE DMG M-1.
16. ALL DUCTWORK SHALL BE SUPPORTED FROM ADJACENT STRUCTURE AS INDUSTRIAL.
17. USE FLEXIBLE CONNECTOR FOR SUPPLY AND RETURN AIR DUCT FOR CONNECTION TO
18. ALL EXTERIOR PENETRATIONS SHALL BE COORDINATED W/ ARCH DMG FOR ELEVATION
19. ALL DUCT WORK MATERIAL SHALL BE GALVANIZED AND FABRICATION SHALL BE PER "SMACNA" STANDARD

#### AIR DEVICE SCHEDULE

TAG#	CFM	FACE SIZE	NECK SIZE	DUCT SIZE	BASIS OF DESIGN DATA
SG-1	100	12X6	12X6	12X6	TITUS MODEL 300FS, 3/4" SPACING
SG-2	75	6X6	6X6	6X6	TITUS MODEL 300FS, 3/4" SPACING
SG-3	50	6X6	6X6	6X6	TITUS MODEL 300FS, 3/4" SPACING
RG-1	600	18X12	18X12	18X12	TITUS MODEL 350FL
RG-2	500	12X12	12X12	12X12	TITUS MODEL 350FL

#### NOTES:

1. SUPPLY REGISTER (SR) AND RETURN GRILLE (RG) SHALL BE WALL AND DUCT MOUNTED TYPE.
2. SR SHALL BE WITH OPPOSED BLADE DAMPER.
3. USE STANDARD DUCT TRANSITION TO CONNECT SR AND RG AS REQUIRED.

#### TOILET EXHAUST FAN

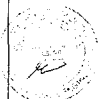
TAG#	EXHAUST CFM	WATTS	RPM	FAN E.S.P. (WG)	ELECTRICAL DATA
EF-1	50-75	48	1500	0.40 -0.35	115 V, 1R, 60 HZ

#### NOTES:

1. FAN SHALL BE CEILING MOUNTED CENTRIFUGAL TYPE CABINET FAN.
2. FAN SHALL HAVE EXHAUST GRILLE
3. PROVIDE WALL CAP (MODEL WESP S/5)
4. FAN SHALL BE UL LISTED
5. DESKTOP BASED ON GREEN HOOK MODEL SP-6
6. FAN SHALL BE CONTROLLED BY SWITCH.

#### ELECTRIC WATER HEATER SCHEDULE

TAG#	ENH-1
STORAGE CAPACITY	50 GALLONS
ELECTRIC ELEM	15 KW
POWER SUPPLY	208V-1PH-60 HZ
RECOVERY @100T	60 GALLON PER HOUR
SHIPPING WT	125 LB
DIMENSION	55" H, 21" x
MODEL	A.O.SMITH DSE-50



PROJECT ADDRESS  
1514 Q Street, NW  
WASHINGTON, DC 20009  
1074 827 SQUARE FT

DESIGNER  
KC DOUGLAS STUDIO  
320-293137

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#### REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/08/2014	LD	ISSUE 01/08/2014
2	01/08/2014	LD	ISSUE 01/08/2014
3	01/08/2014	LD	ISSUE 01/08/2014
4	01/08/2014	LD	ISSUE 01/08/2014
5	01/08/2014	LD	ISSUE 01/08/2014
6	01/08/2014	LD	ISSUE 01/08/2014
7	01/08/2014	LD	ISSUE 01/08/2014
8	01/08/2014	LD	ISSUE 01/08/2014
9	01/08/2014	LD	ISSUE 01/08/2014
10	01/08/2014	LD	ISSUE 01/08/2014

DRAWING TITLE  
MECHANICAL  
NOTES &  
DIAGRAMS

SHEET NO

M2

# PLUMBING NOTES

## 1. GENERAL NOTES

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

## 2. MATERIALS

2.1 ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

3. IN GENERAL, DRAWINGS FOR THE WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

## 4. INSTALLATION

4.1 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

5. PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

6. PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

## 7. FINISHES

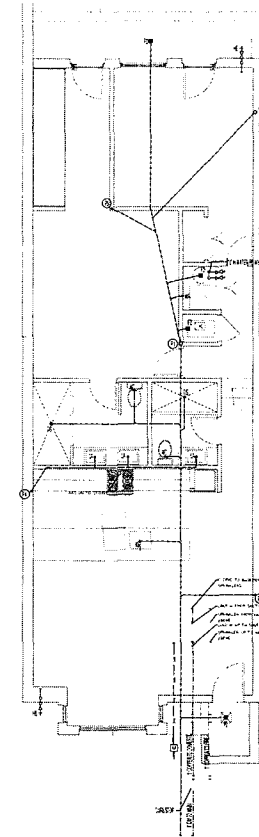
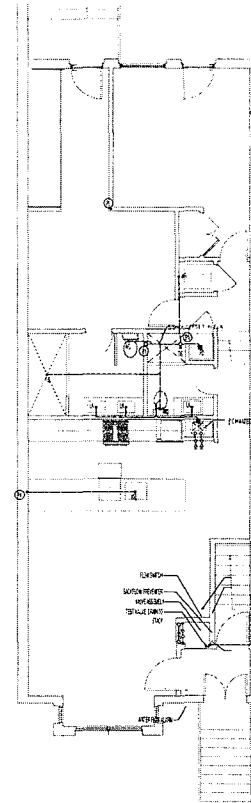
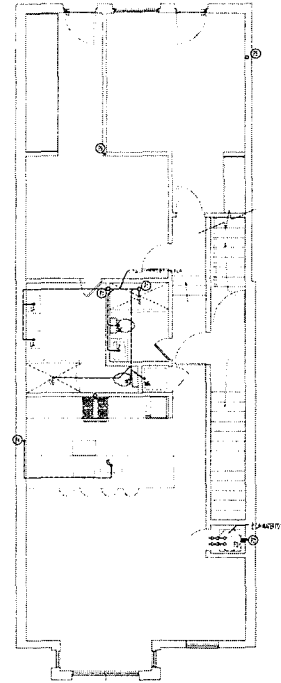
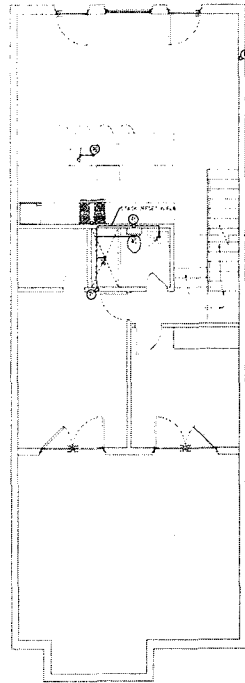
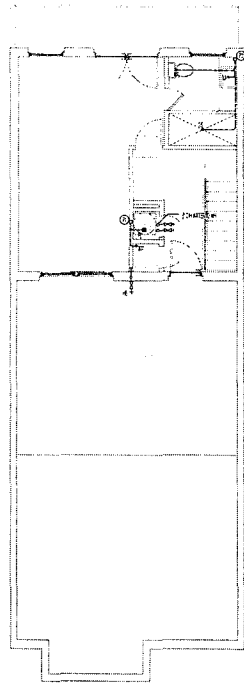
7.1 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

## 8. TESTING METHODS AND RECORDS

8.1 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

8.2 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.

8.3 PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY THE DISTRICT OF COLUMBIA PLUMBING AND MECHANICAL CODES.



1514 Q Street, NW  
WASHINGTON, DC 20009  
LOT 14 807 SQUARE FEET

DESIGNER  
KC DOUGLAS STUDIO  
302 320-1117

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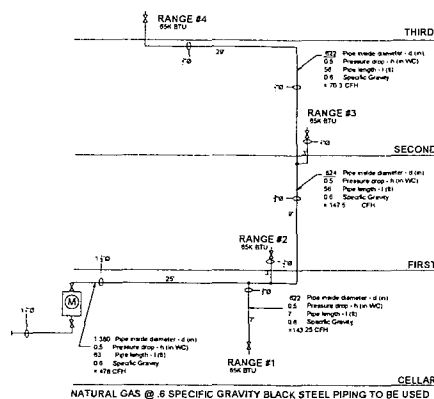
## REVISIONS

NO.	DATE	DESCRIPTION
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2	10/20/2018	DATE
3	10/20/2018	CHECKED

DRAWING TITLE  
PLUMBING  
PLANS &  
NOTES

SHEET NO.

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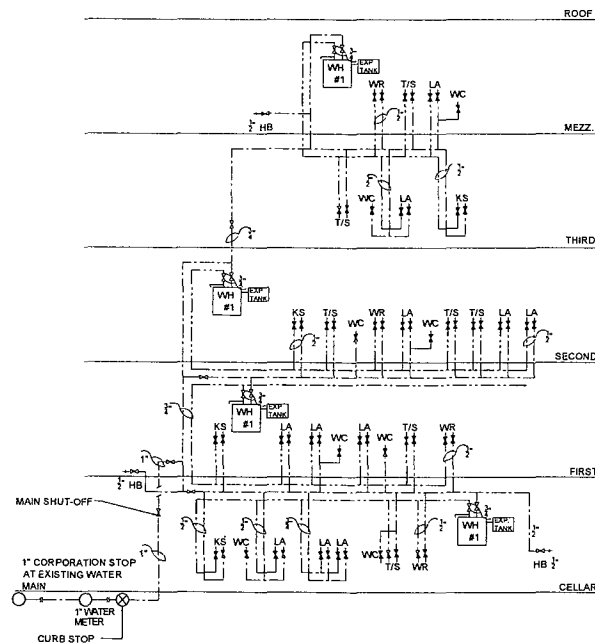
### GAS RISER DIAGRAM

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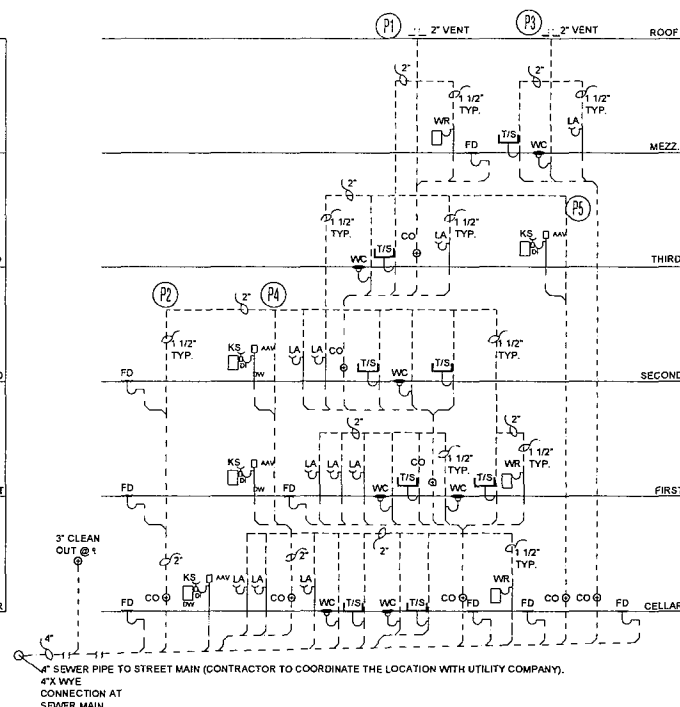
### PLUMBING FIXTURE GPM CHART

Pipe Size (in)	Pipe Length (ft)	Capacity of Pipe (inches = 100 ft)									
		nominal	actual	10	20	40	60	80	100	150	300
1/2	1	0.62	0.76	65	65	80	80	80	80	80	80
3/4	1	0.824	1.02	128	128	158	158	158	158	158	158
1	1	1.040	1.26	187	187	230	230	230	230	230	230
1 1/4	1	1.36	1.60	249	249	305	305	305	305	305	305
1 1/2	1	1.640	1.90	319	319	393	393	393	393	393	393
2	1	2.05	2.46	400	400	494	494	494	494	494	494
2 1/2	1	2.48	2.98	482	482	594	594	594	594	594	594
3	1	2.98	3.58	561	561	693	693	693	693	693	693
3 1/2	1	3.49	4.19	640	640	793	793	793	793	793	793
4	1	4.01	4.82	719	719	893	893	893	893	893	893
5	1	4.65	5.56	807	807	1000	1000	1000	1000	1000	1000
6	1	5.31	6.33	904	904	1116	1116	1116	1116	1116	1116
8	1	6.43	7.66	1078	1078	1329	1329	1329	1329	1329	1329











## GAS PIPE SIZING CHART



COLD/HOT WATER RISER DIAGRAM



### SANITARY RISER DIAGRAM

Sanitary Fixtures Schedule		WATER PIPES				DRAIN PIPES			
SYMBOL	DESCRIPTION	COLD WATER	HOT WATER	MAX. FLOW	STANDARD	10MM TEST	VENT TEST	MAX. FLOW	STANDARD
	WC Water Closet	3"	—			3"	2"		
	LA Lavatory	3"	—			2"	1 1/2"		
	TAS Bath Tub/Shower	3"	—			2"	1 1/2"		
	KS Kitchen Sink	3"	—			2"	1 1/2"		
	DW Dish Washer	3"	—			2"	1 1/2"		
	WA Washer	3"	—			2"	1 1/2"		
	WH Water Heater	3"	—			2"	1 1/2"		
	FD Floor Drain	—	—			2" x 3"	1"		
	WH Stack Clean-out	—	—			2"	1 1/2"		
	HB Hose Bibb	3"	—						

1/2" minimum diameter for all water pipes.  
 1/2" minimum diameter for all drain pipes.  
 1/2" minimum diameter for all vent pipes.  
 1/2" minimum diameter for all stack clean-outs.  
 1/2" minimum diameter for all hose bibbs.

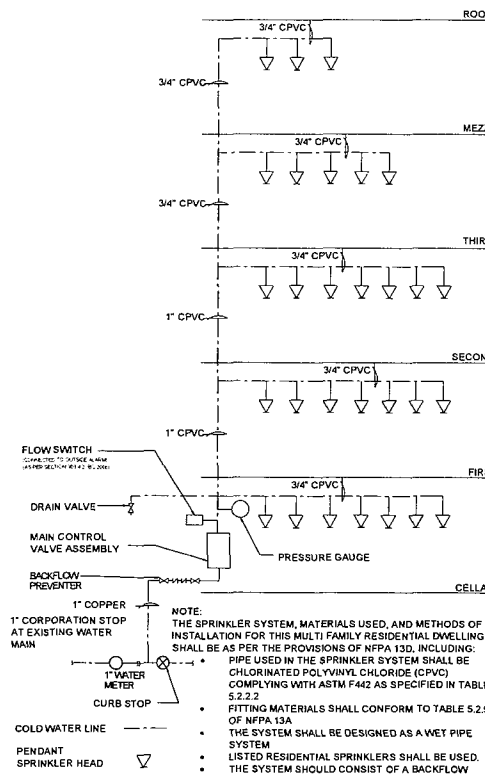
Water Supply Fixtures Count	
Fixture Type	WSFU
Bathroom group	18.0
Kitchen Sink or Dishwasher & Trayrack	2.0
Clothes Washer	1.0
<b>Total</b>	<b>21</b>

For WSFU 15, the supply pressure demand is 3.5 gpm. Maximum developed length is 100 ft, at the required static pressure at the riser main branch line in the building is 80 psi.

Fixture Type	DF
Bathroom group	10
Kitchen Sink w/ Dishwasher & Garapool	2
Chim. Drain	2
Clothes Washer	2
TOTAL	16

Provide 1" (3) vent @ 1" per line above

## FIXTURE PLUMBING SPECIFICATIONS



SPRINKLER RISER DIAGRAM



PROJECT ADDRESS

1514 Q Street, NW  
WASHINGTON, DC 2009  
OTA# 027 SQUARE# 0194

DESIGNER  
KC DOUGLAS STUDIO  
202-370-2137

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REVISIONS

DATE	01/30/2018
SCALE	3/16"=1'-0"
DRAWN	
CHECKED	

DRAWING TITLE  
PLUMBING  
PLANS &  
NOTES

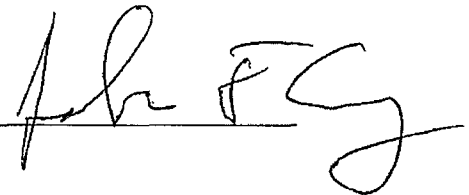
SHEET NO

# Exhibit B

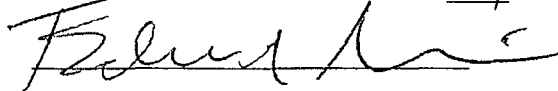
**AFFIDAVIT OF JOHN CASEY**  
**AUTHENTICATING ATTACHED PHOTOS**

I, John Casey, being duly sworn, do hereby attest that the attached photos are authentic and were taken of 1514 Q Street NW during the February 12, 2016 meeting I attended on the property with DCRA Inspector Ruben Legaspi, SMD 2B05 Abigail Nichols, and project architect KC Price. The attached photos accurately document that the ceiling of the lower level is less than four feet (4 ft.) above the adjacent finished grade.

Date: 2/27/16

Signature: 

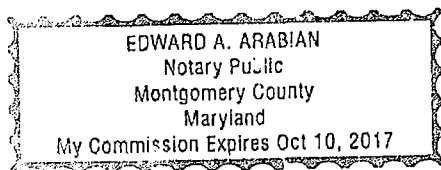
Subscribed and sworn to me this 27 date of February 2016.



(Signature)

My commission expires on: 10-10-2017

Seal:





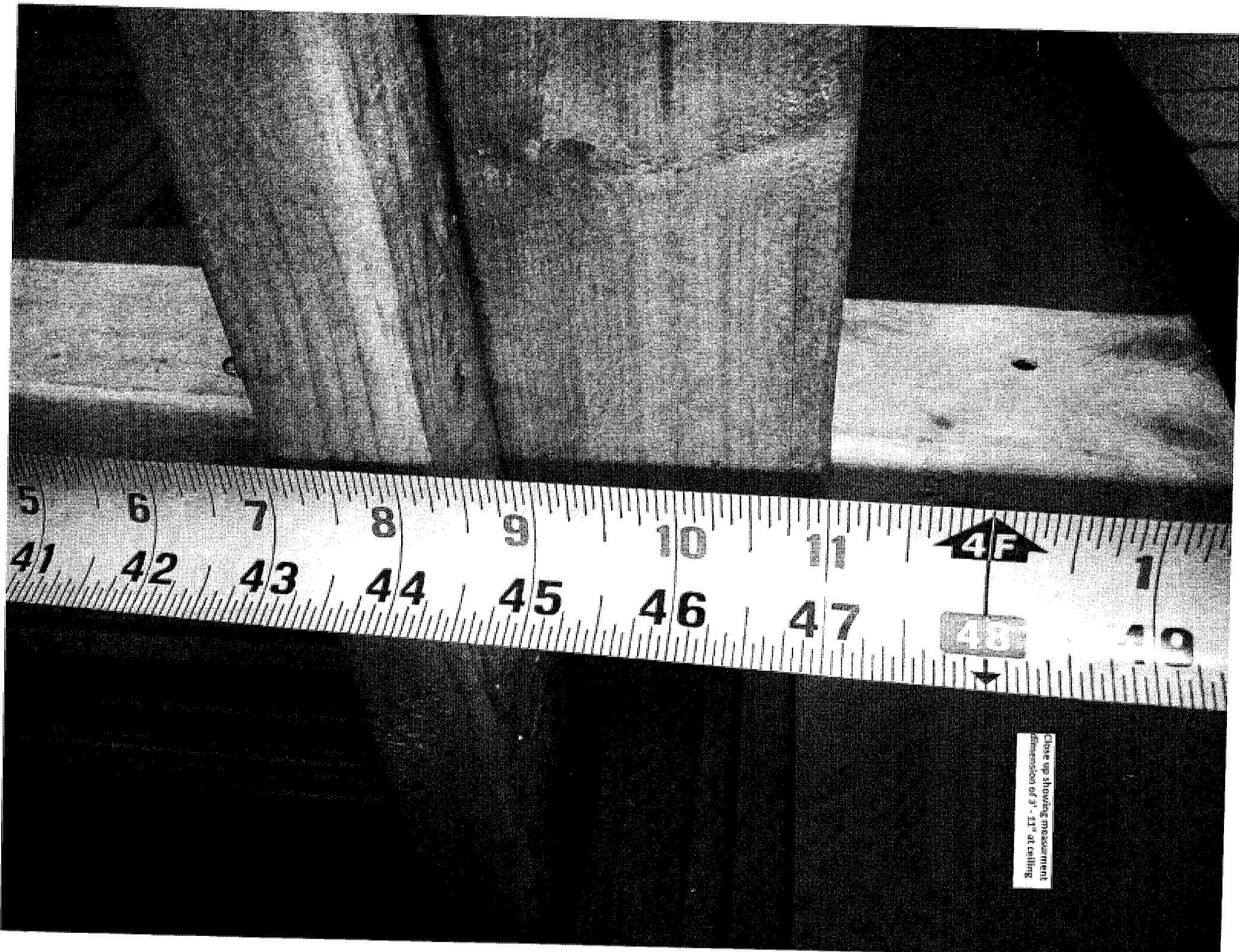
Mock-up of Ceiling

Measurement between the adjacent finished grade  
and the ceiling is 3' - 11"

JELD-WEN  
WINDOWS & DOORS

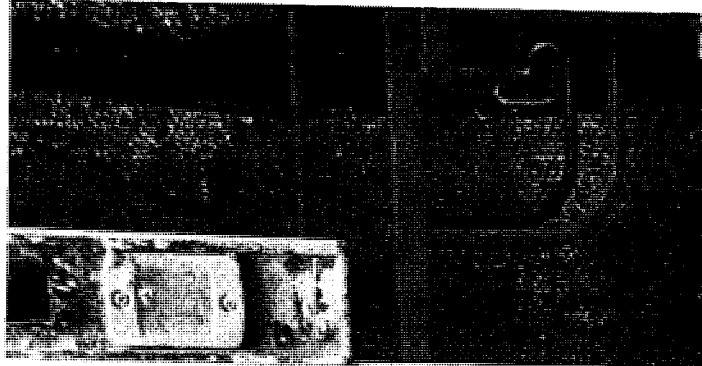
JW  
JELD-WEN  
WINDOWS & DOORS

Adjacent Finished Grade



Close up showing measurement  
dimension of 9' - 11" at ceiling





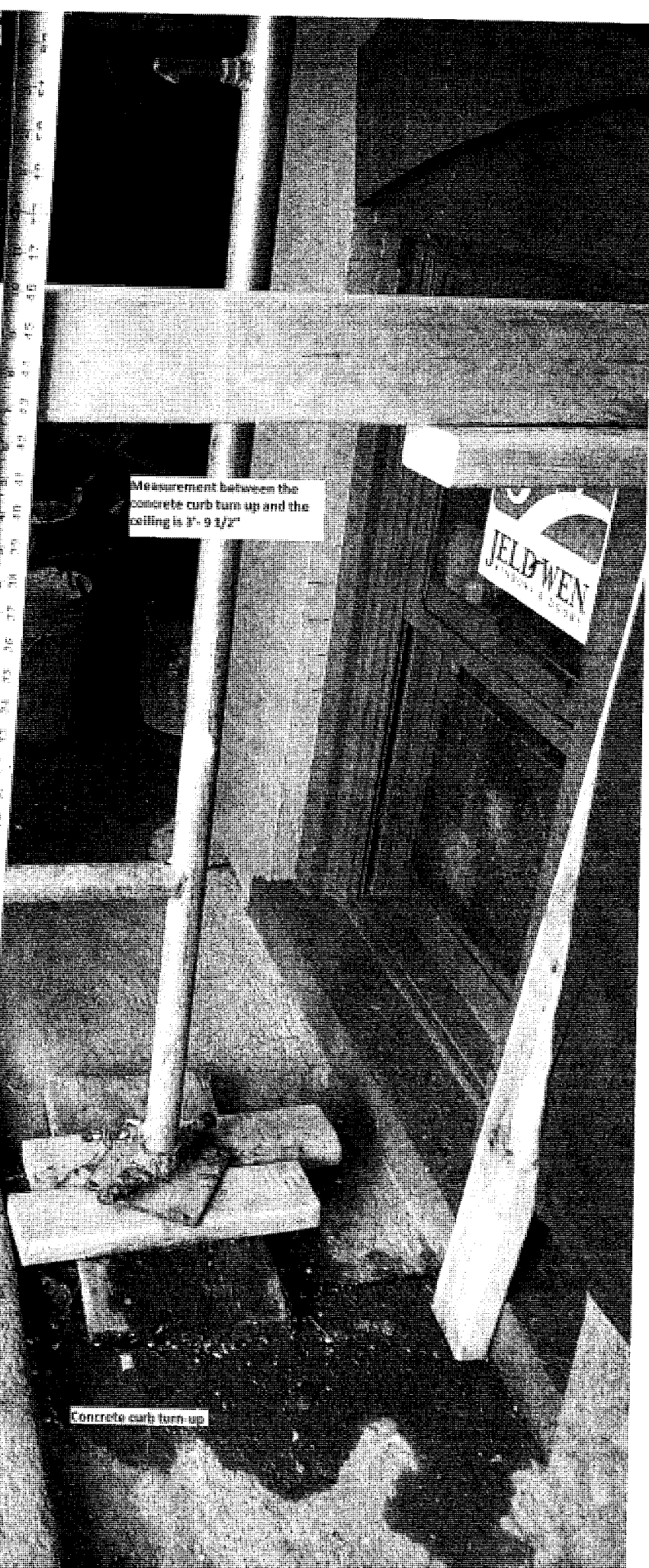
Mock-up of ceiling

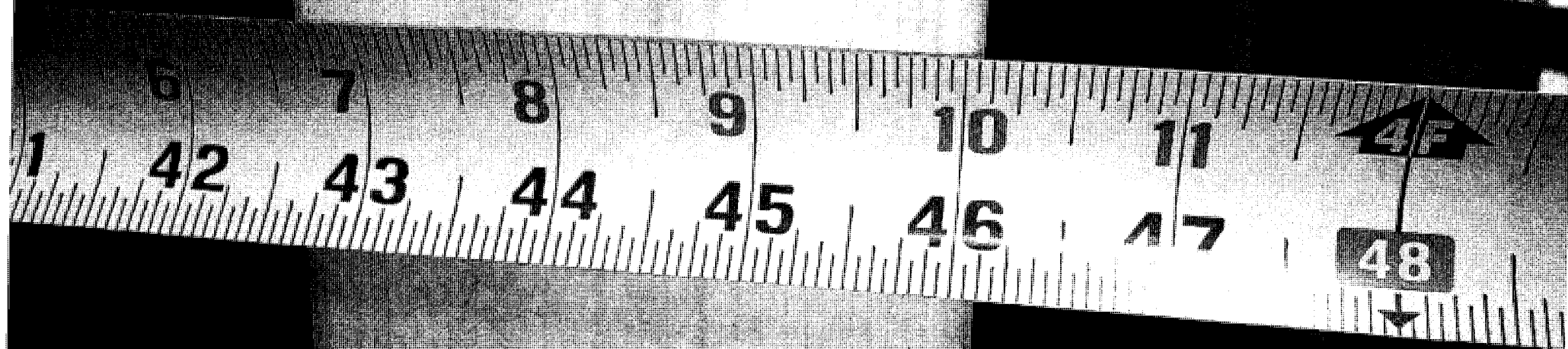


Measurement between the concrete curb turn up and the ceiling is 8'-9 1/2"



Concrete curb turn-up





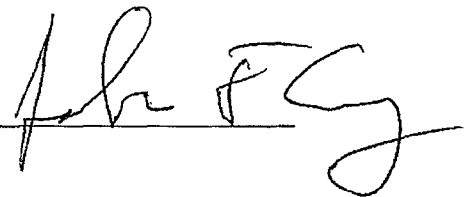
Start up showing measurement  
dimension of 31 - 9 1/2"

# Exhibit B

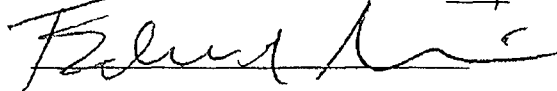
**AFFIDAVIT OF JOHN CASEY**  
**AUTHENTICATING ATTACHED PHOTOS**

I, John Casey, being duly sworn, do hereby attest that the attached photos are authentic and were taken of 1514 Q Street NW during the February 12, 2016 meeting I attended on the property with DCRA Inspector Ruben Legaspi, SMD 2B05 Abigail Nichols, and project architect KC Price. The attached photos accurately document that the ceiling of the lower level is less than four feet (4 ft.) above the adjacent finished grade.

Date: 2/27/16

Signature: 

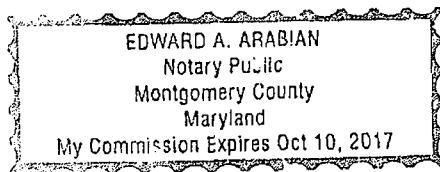
Subscribed and sworn to me this 27 date of FEBRUARY 2016.



(Signature)

My commission expires on: 10-10-2017

Seal:







Mark-up of Ceiling

Measurement between the adjacent finished grade and the ceiling is 8' - 11"

JELD-WEN  
WINDOWS & DOORS

JW  
JELD-WEN  
WINDOWS & DOORS

Adjacent Finished Grade



Close up showing measurement  
dimension of 3" - 12" at ceiling





Mock-up of ceiling

Measurement between the  
concrete curb turn up and the  
ceiling is 5'-9 1/2"

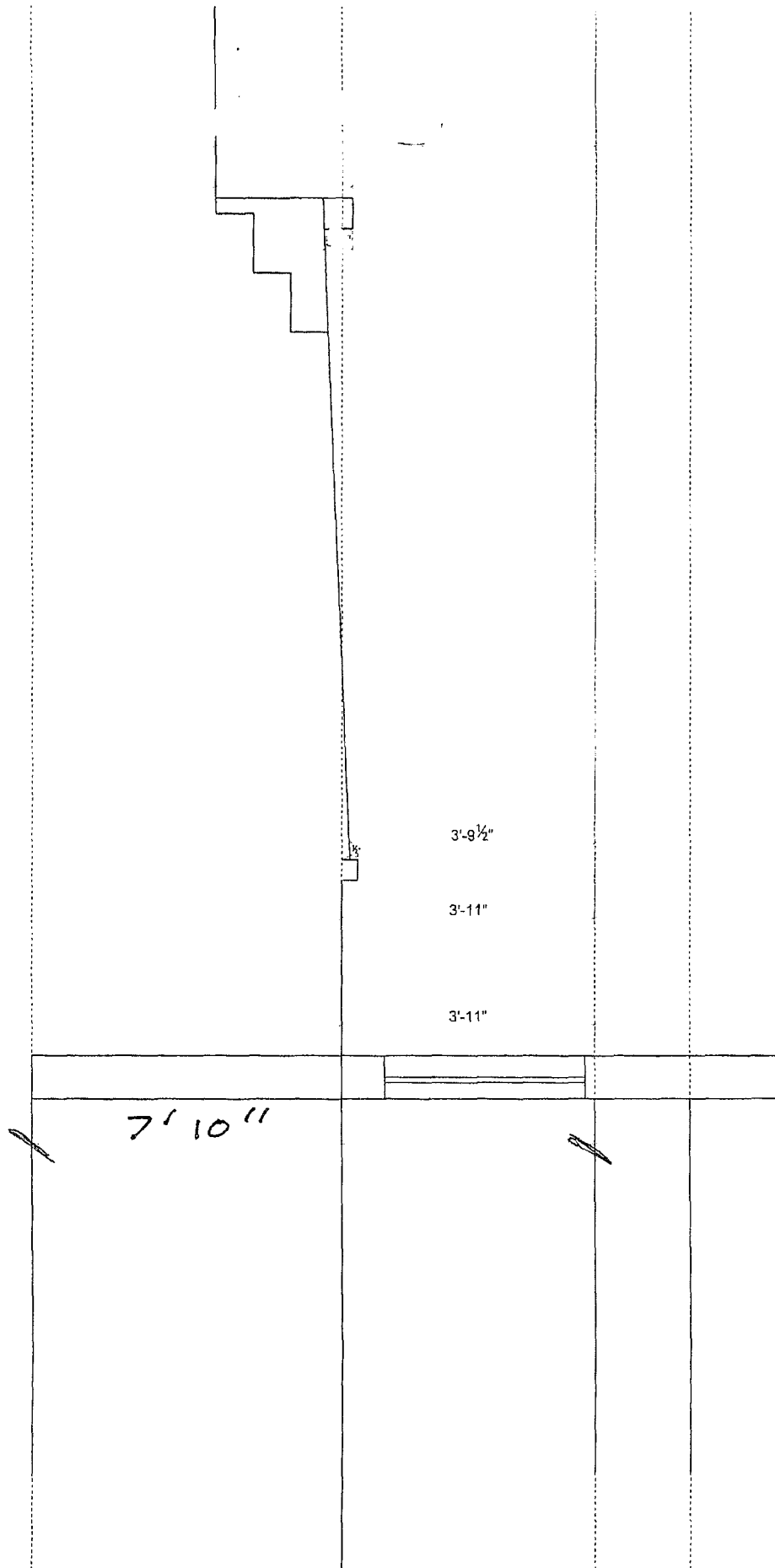
Concrete curb turn-up



These up showing measurement  
difference of 3" - 9 1/2"

# Exhibit C

1514 Q ST NW



# Exhibit D

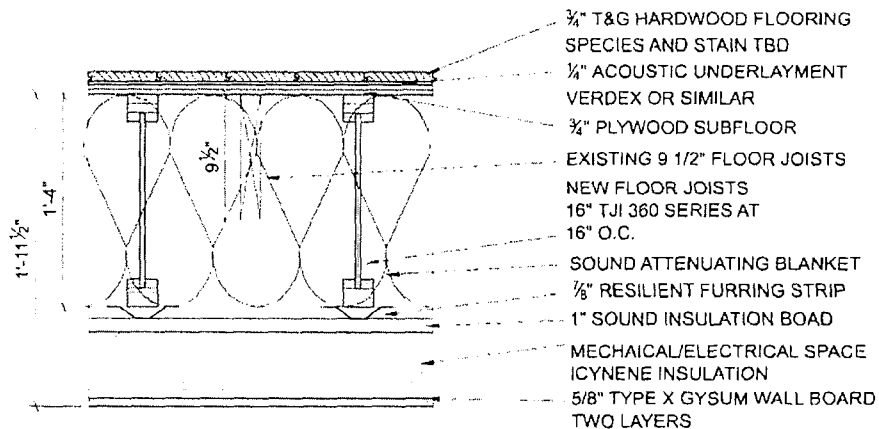
## ATTACHED FILES

March 18, 2016

Mr. Matthew Le Grant – Zoning Administrator  
Department of Consumer and Regulatory Affairs  
1100 4th Street, SW  
Washington, DC 20024

Dear Mr. Le Grant –

Thank you for reviewing the concerns at 1514 Q Street, NW. The below image is the detail section that provides the makeup of the floor system at the area in question. The existing floor joists that span the length of the structure are 2x10's (9 1/2" in depth) that do not meet current code or load limits to support the proposed use and are required to be maintained by the HPO office. This requires the new floor joists be placed 16" o.c. between the existing floor joist to maintain their integrity.



The minimum required insulation between floors is R-19 and we must also provide an uninterrupted 1 hour fire separation between the cellar level and 1<sup>st</sup> floor. The above floor makeup provides this as well as providing an electrical/mechanical area that allows for the continuous 1 hr fire rating to be maintained.

Should you require further information or clarification please do not hesitate in contacting me.

Sincerely,

KC Pllice

# AYS ENGINEERS, PLC

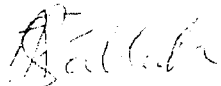
8837 Western Hemlock Way, Lorton, VA 22079  
Tel: 301-906-5601 Fax: 703-646-5779  
Email: a.sallah@aysengineers.com

March 18, 2016

Re: Floor Framing  
1514 Q St NW

The renovation of the building at the address referenced above required a clear floor space of 22 feet from bearing to bearing wall. The minimum joist size that is structurally adequate and that will not provide excessive floor deflection is a 16" depth floor member. As such I recommended a 16" deep wood TJI joist at 16" on center to be used. A floor joist depth of 9 1/2" will not be structurally adequate to span the 22 feet clear floor space.

Please call me at 301-906-5601 if you have any questions.

  
Alex Sallah, P.E.  
Structural Engineer

