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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)



C SHARE DWD...

# 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)

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# 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".

# 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 <u>Exhibit "B"</u>. These photos have been authenticated by the property owner who participated in that meeting, pursuant to the affidavit included as <u>Exhibit "B"</u>. It is my understanding that the photos as <u>Exhibit "B"</u> 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"). 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". 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". 3 Therefore, it is my understanding that the February 12, 2016 Site Meeting attendees

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

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 %".

<sup>&</sup>lt;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' –

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 <a href="Exhibit" B" and Exhibit" C"</a>, 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 <u>Exhibit "A"</u>. 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.

File: Det Let re 1514 Q St NW to Mazo 3-21-16

# Exhibit A

# 1514 Q STREET, NW

BUILDING CLASSIFICATIONS

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

LEGEND:		ABBE	REVIATIONS:				
— A	GRID LINE	AB	ANCHOR BOLT	GR	GRADE	R	RISER
		AIC	AIR CONDITIONING		GUTTER	RAD	RADIUS
L	SECTION TAG	ACT	ACOUSTICAL CEILING TILE	GWB		RD	RDDF DRAIN
	OLOTION ING		ADJUSTABLE	HB	HOSE BIB		R STEEL REINFORCING BAR
, ,,	INTERIOR ELEVATION	AFF	ABOVE FINISHED FLOOR	HC	HANDICAP		RECESSED
_	INTERNOTE ELECTRICATION	BD	BOARD	ΗD	HEAD		REFRIGERATOR
-		BIT	BITUMINOUS		HEADER		FREINFORCED
	EXTERIOR ELEVATION		BLDCKING		HARDWARE		REOUIRED
			BUILDING		HANGER		REVERSE
	DETAIL TAG	ВМ	BEAM		HORIZONTAL		ROOFING
_	51.51.0000.T.		BOTTOM OF FOOTING	HT	HEIGHT	RH	RIGHT HAND
ti_ v-r	ELEVATION TAG	BR	BRICK		HEATING	RM	ROOM
	ELEVATION TAG		BEARING	HVAC	HEATING VENTILATING	RO	ROUGH DPENING
	ELEVATION IAG	c	COURSE		AND AIR CONDITIONING		
œ	WINDOW TAG		CABINET	HW	HOT WATER		SCHEDULE
_	THE OTT ING		CUBIC FEET PER MINUTE		HARDWOOD		SECTION
•	DODR TAG	CI	CAST IRON	ID.	INSIDE DIAMETER	SF	SQUARE FOOT
			CEILING	INS	INSULATION		SHEET
	WALL TYPE		CONC MASONRY UNIT	INT	INTERIOR	SIM	SIMILAR SMOOT LUMBER
, DRAWNS DIVE	DRAWING TITLE		COLUMN	JB JST	JAMB	SMD	COMPANY DESIGNATION
12	DIOMINO TILLE		CONCRETE	KIT	KITCHEN	cnec	SPECIFICATION
			CONTINUOUS		LAMINATED		SPRINKLER
		CT	CARPET CERAMIC TILE	LAV	LAVATORY	SO	SQUARE
ADA TURNING SE	PACE	CTR	CENTER		POUNDS		SHELF AND ROD
		DBL	DOUBLE	LE3	LEFT HAND		STANDARD
( )			DEMOLISH/DEMOLITION	LT	LIGHT		STEEL
, , ,		DN	DOWN		MASONRY		STRUCTURE
		DR	DOOR		MAXIMUM		SUSPENDED
<u> </u>		DS	DOWNSPOUT		H MECHANICAL		SYSTEM
			DRAWING		MEMBRANE	T	TREAD
		EA	EACH		MANUFACTURER		TONGUE AND GROOVE
	MACHEN	EL	ELEVATION		MINIMUM		TELEPHONE
<del> </del>			ENCLOSURE	MISC	MISCELLANEOUS		TEMPERED
11-1-1-1		EQ	EOUAL	MLDO	MOLDING		THICK
. 111			EQUIPMENT	MO	MASONRY OPENING	TOF	TOP OF FOOTING
		EX	EXISTING	MTD	MOUNTED	TOW	TOP OF WALL
41 1 2	Hawr.	EXP	EXPANSION	MTL	METAL	TV	TELEVISION
	trans.	EXT	EXTERIOR	NO#	NUMBER	TYP	TYPICAL
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		GA	GAUGE	PSI	POUNDS PER SQ INCH		WEIGHT WELDED WIRE FABRIC
		GAL	GALVANIZED	PVC	POLYVINYL CHLORIDE	***	WELDED WIKE PARKIC
		GC.	GENERAL CONTRACTOR	PLY	PLYWOOD		
		GL	GLASS	C-1	FEITHOOD		

#### 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 A DESIGNER PRIOR TO BEGINNING WORK. ALL ADDITIONAL WORK NEEDED TO COMPLETE THE PROPOSED PROJECT WHICH IS NOT MOIGNATED 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 INDICATED ON DRAWINGS OR SPECIFICATIONS.

ALL MANUFACTURED / PREFABRICATED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE WRITTEN MANUFACTURES SPECIFICATIONS,

JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY FASHION AT THE END OF EACH DAYS WORK. ALL WARRANTIES, GUARANTIES AND MANUFACTURERS INSTRUCTIONS SHALL BE PRESENTED TO THE HOMEOWINER 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 PROCRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTIONS, SUBCONTRACTIONS OF 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 HOMEOWNERPROPERTY OWNER, HE AGREES TO KEEP CURRENT ALL INSURANCES, WORKER SOUNDENDATION AS REQUIRED, AND AGREES TO NEDEMINY-IN-DLD HARMLESS THE HOMEOWNERP BOPKERY OWNER FROM ANY ACQUEINED SOCIULIES, FROM THE SCORE OF WORK REQUIRED TO COUNTRIES.

CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING A DISPOSING OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM WORK AT THE JOB SITE, CONTRACTOR SHALL PROVIDE PROTECTION BETWEEN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND TAKE ADEQUATE MEASURES TO KEEP DUST TO A MINIMUM, UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL GAIN THE ENTIRE PREMISES AND TURN OVERALL KEYS USED DURING CONSTRUCTION, COLD 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.

This evolunt numbers	all applicable building codes and zoning regulations for the
	codes subject to the District of Columbia Construction Codes
	ndments and all revisions
BUILDING IRC 2012	INTERNATIONAL RESIDENTIAL CODE - 2012, DCMR 124
MECHANICAL IMC 2	2: INTERNATIONAL MECHANICAL CODE - 2012, DCMR 129
PLUMBING IPC 201	INTERNATIONAL PLUMBING CODE - 2012 DCMR 12F
ELECTRICAL: 2	5 NEC/NEPA 70 - NATIONAL ELECTRICAL CODE, DCMR12C
FIRE IFC 2012:	INTERNATIONAL FIRE CODE - 2012, DCMR 12H
ENERGY IECC 2012	INTERNATIONAL ENERGY CONSERVATION CODE - 201
	DCMR12I
FUEL IFGC 2012:	INTERNATIONAL FUEL GAS CODE - 2012, DCMR 12D
EXISTING BLDG IER	
	DCMR 12J
PROPERTY IPMC 2	
	DCMR 12G
AMENDMENTS: D	MR12 BUILDING CODE REGULATIONS, 2009
ZONING: E	MR TITLE 11 - ZONING REGULATIONS
	ANSI A117,1-2003;
	CESSIBLE AND USABLE BUILDINGS A FACILITIES

PROJECT MARRATURE.

CHANGE OF USE FROM SUNGLE FAMILY HOME TO 4

CHANGE OF USE FROM SUNGLE FAMILY HOME TO 4

CHANGE OF USE FROM SUNGLE FAMILY HOME TO 4

ELECTRICAL, PULLIBRING AND STRUCTURAL,

BUILDING TO BE FULLY SPRINKLED

DAWING LIST:

CS COVER PAGE
CS-1 EVS
CS-2 BUILDING DATA

AD0101 EXISTING/DEMO FLOOR PLANS DEMO PERMIT OBTAINED

AD0201 EXISTING/DEMO EXTERIOR ELEVATIONS DEMO PERMIT DBTAINED

A0101 FLOOR PLANS A0102 FLOOR PLANS A0201 ELEVATIONS

A0100

SITE PLANS

0202 ELEVATIONS 0203 ELEVATIONS

A0301 GENERAL BUILDING SECTION

A0501 BUILDING DETAILS

S0.0 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

STREET, NW

Ø

514

Q STREET, NW NGTON, DC 20009 7 SQUARE:0194

1514 Q SHING :0027



SCALE: AS NOTED

DATE: 02/29/2016

PROJECT NUMBER: 1514 Q

CS

Compliance Ap	proach Used: a Prescriptive	r: Trade Off		; Performar	nce	
Project Type:	New Building × A	ddition	:: Leve	i 3 Alteratio	Plan Raview	
2012 IECC Section #	Pre-Inspection Section Description	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page		Flek
302.1, 403.5 MR	Heating and Cooling equipment is stred 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		Field
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	Conditioned basement wall insulation installed per manufacturer instructions.	N/A				
402,2.8 SR	Conditioned basement wall insulation depth of burlal or distance from top of walls.	10 ft or to bsml. floor		N/A.		
402.2.10 SR	Unvented crawlspace wall insulation R-value	Continuous: R-10 Cavity: R-13		, N/A		
303.2	Unvented crawispace installed per manufacturer's instructions	N/A				
402.2.10 SR	Unvented crawispace continuous vapor retarder installed over exposed earth, joints ovarlapped by 6 in, and soaled, extending at lest 6 in, up and attached to the wall.	Continuous R-10 Cavity: R-13		NA		
402.2,10 SR	Unvented crawispace 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	Fiek
402.1.1, 402.3.4	Door U-factor	U-0.35		CS-2		

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Fiel
303.1,3	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 fool exemption)		N/A		
402.1,1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff, 15ft'exempt		N/A		
303.1,3 I	SHGC values were determined in accordance with the NFRC or the default lable values.			N/A		
402.1.1 SR	Mass wall exterior insulation R-value,	R-13 Interior R-8 Exterior		A0301		
303.2	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 \$R	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, afterations, renovations and replair shall be completed in accordance with Table 402,4.1.1.	Not isolated 0.55 isolated:0.7				
402.4.1.1 j	Air and Thermal Barrier installed per Manufacturer's instructions.					
402.4.3 I	Fenestration is listed and labeled as meeting AAMAV WDMA/CSA 101/I.S. 2/A440 or does not exceed code limits per NFRC 400.	0.3 CFM/III				
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 artic are insulated to ≥ R-8. 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 fifter boxes are sealed.			M1	1	
403.2.3 MR	Building cavities are not used as ducts or plenums.					
403.3 MR	HVAC pipling carrying ftuids > 105°F or fluids < 55°F are insulated to ≥ R-3.	HVAC Pipe ≥ R-3		м1		
403.3.1 MR	Protection of Insulation on HVAC piping.			М1		
403.4.2	Hot water pipes are insulated to ≥ R-3.			M1		

2012 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Flna) Reviev
303.1	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 mnfr 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 § Insulation on the wall exterior, ext insulation applies.	Wood;R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel:R19+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.	fsolated:R13		N/A		
302.2	Sunroom walls insulation installed per manufacturer's instructions.		·	N/A		
402.2.12 S	Cellings of thermally isolated sunrooms have mln, R-24, All other sunroom cellings must meet code requirements	Isolated; R-24		N/A		
302.2	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		
303,1.1.1 303,2	Ceiling insulation installed per mnfrs instructions, Blown ins, marked every 300ft <sup>2</sup>		-	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	Blower door test @ 50 Pa≤5 Air Changes per Hour, Applies to Level 3, Gut Rehab, New	ACH50≤5.0		A0101		
402.4.2 1	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.			N/A		
403,2.2	Total Duct leakage test ≤8 CFM/100 ft² with air-handler installed.	≤8 CFM/ 100 ft²		M1		
403.2.2.1	Air-handler teakage designed by mfr. at 52% of air-flow.			M1		
403.6 I	HVAC equipment type and capacity as per plans.			М1		
403,1,1 MR	Programmable thermostats installed on forced air furnace			М1		
403.1.2 MR	Heal pump thermostat installed on heat pumps.			M1		
403,4.1 MR	Circulating hot water systems have auto, or accessible manual controls.			М1		
404.1 ER	75% lamps in permanent fixtures or 75% permanent fixtures use high effic.			E1	-	

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

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

DCRA Energy Verification Sheet
Low-Rise Residential Version 1.0\_2014

CS-2

CS-2

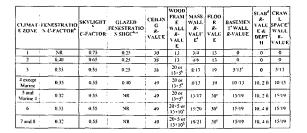
Glazing U-factor (Area weighted average, show proof of average if any u-value is less than 0.35)

Glazing SHGC value (Area weighted SHGC: 0.4 average)

402.1.1, 402.3.1, 402.3.3

402.1.1, 402.3.2, 402.3.3, 402.3.6, SR

This Energy Verification Sheat is based on DDE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Concervation Code. This verification sheet does not replace the 2013 DC ECC or 2012 ECC and is included for DCRA to verify significant requirements during permitting and knapedine. The project team shall design and installable buildings to the full energy code whose measures specific to the project may not be included in this sheet. The project team shall also included be the sheet. The project team shall also include the bed downward to the direct shall be downward to the first drawfags and It in for low-rise residential projects completing level 3 Abardanisos or new construction. Elements that are not applicable to the scope of work shall be marked "NA" in the "Designer Identified Drawfag Page 1" & "Plan Valve" columns. Elements that are applicable to the scope of work shall be marked "NA" in the "Designer Identified Drawfag Page 1" & "Plan Valve" columns. Elements that are applicable shall be marked "NA" in the "Designer Identified Drawfag Page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns. Elements that are applicable shall be marked to the page 1" & "Plan Valve" columns that are applicable shall be marked to the page 1" & "Plan Valve" columns that are applicable shall be marked to the page 1" and "Plan Valve" columns that are applicable shall be marked to the page 1" and "Plan Valve" columns that are applicable shall be marked to the page 2" and "Plan Valve" columns that are applicable shall be marked to the page



BUILDING DATA	EXISTING	PROPOSED
HEIGHT ABOVE GRADE	33'-1 1/2"	45'-3 3/4"
HEIGHT BELOW GRADE	3'-11"	3'-11"
GROSS SO, FT. PER FLOOR - CALCULATE	D FROM EXTERIO	WALLS
CELLAR	. 748 sq.ft.	1,320 sq.ft.
1st FLOOR	748.sc. R.	1.320 sq. ft
2nd FLOOR	748 sq. ft	1 320 sq. ft
3rd FLOOR	·	924 so ft
ME2Z.	•	396 sq. ft
USE GROUP	_R-3	R-2
CONSTRUCTION TYPE	TYPE - VA.	TYPE -VA
SPRINKLER SYSTEM	NO	YES
FIRE ALARM SYSTEM	NO	YES
FIRE EXTINGUISHERS	YES	YES
SMOKE DETECTION SYSTEM	YES	YES
ADA ACCESSIBILITY	NO	NO
FLOOR AREA (GFA) (INC. CELLAR)	2.244 sq. ft	5,280 sq. ft.
NUMBER OF STORIES ABOVE GRADE IBC/CHAPTER 5	2	TYPE -VA 3S / 12,000
SOUND TRANSMISSION CLASS	_ 50	50_

ZONING DATA	EXISTING	PROPOSED
SOUARE:	0194	0194
_ LQT:	0027	0027
ZONE:		R-5-B
YEAR BUILT	1885	2015
LOT AREA	2,200 sq.ft.	2 200 sq.ft
GFA (NIC. CELLAR FLOOR)	1.496 sq. ft.	3,960,sq.ft.
F.A.R.	1.47	1.8
BUILDING AREA	748 sq. ft.	_1,320.sq_ft_
LOT OCCUPANCY	34%	60%
NO. STORIES AROVE GRADE	2+C	3+C
BUILDING HEIGHT	33'-1 1/2"	45'-3 3/4"
NO OF UNITS		.4
SIDE YARD SET BACKS		0
REAR YARD SET BACK	35'-8"	25'-7"

INTERIOR CEILING & WALL FINISH REQUIREMENT FOR GROUP R-2					
ПЕМ	FINISH CLASS				
EXIT ENCLOSURES/PASSAGE	С				
CORRIDORS	C				
ROOMS/ENCLOSED SPACES	С				

TAG	SIZE	DESCRIPTION
24X80	2'-0" X 5'-8"	FLAT PANEL SOLID CORE MASONITE
30x80	Z-6" X 6"-8"	FLAT PANEL SOLID CORE MASONITE
RENCA	2-6- x 6-8-	WEATHERSHIELD LOW-E U ,30
36×80	3'-0" X 5'-8"	FLAT PANEL SOLID CORE MASONITE
(36XBD)	3-0- X 6-8-	EXTERIOR ENTRY DOOR / EXTERIOR ROOF DECK ENTRY
(36X80) 2.HB	3:-0" X 6:-8"	FLAT PANEL 60 MIN RATED FIRE DOOR
48X80	(2) Z-0" × 6"-6"	FLAT PANEL SOLID CORE MASONITE
60X80	(2) 2'-6" X 6'-8"	FLAT PANEL SOLID CORE MASONITE
60X80	(2) 2'-6' X 6'-6'	WEATHERSHIELD LOW-€ U .30

#### EXTERIOR DOOR SCHEDULE



WEATHERSHIELD PREMIUM LINE ENERGY STAR U FACTOR - ,30 STANDARD LOW-E

	SCHEDULE	
TAG	ELEVATION	DESCRIPTION
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<b>©</b>		WEATHERSHIELD PREMIUM LINE ENERGY STAR U FACTOR - 30 STANDARD LOW-E

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

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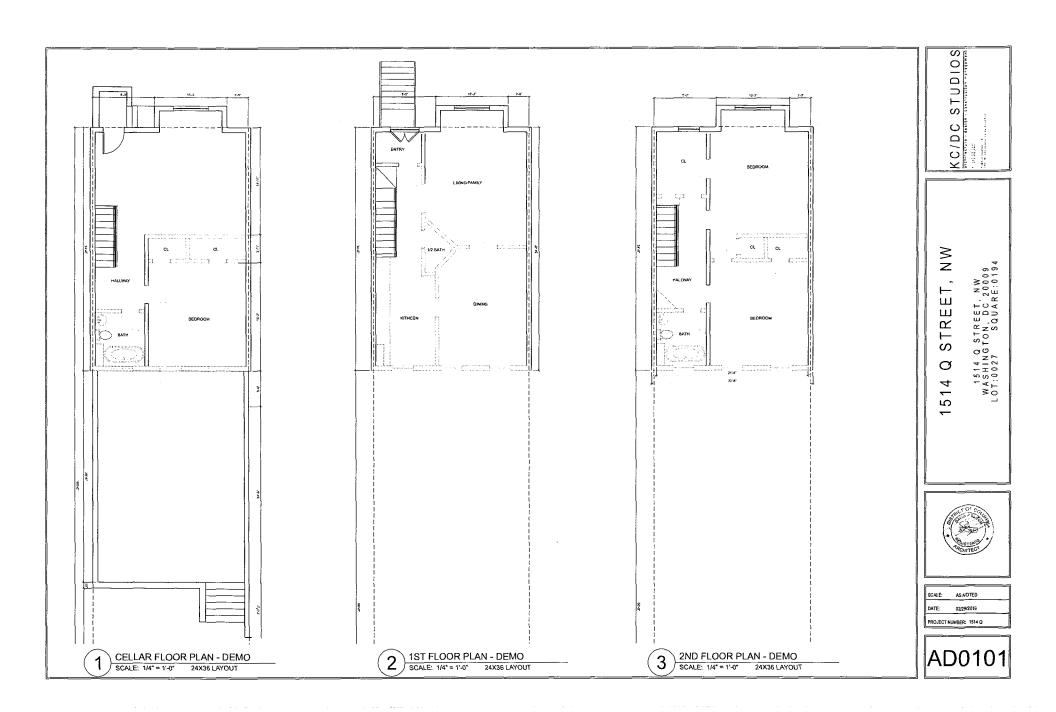
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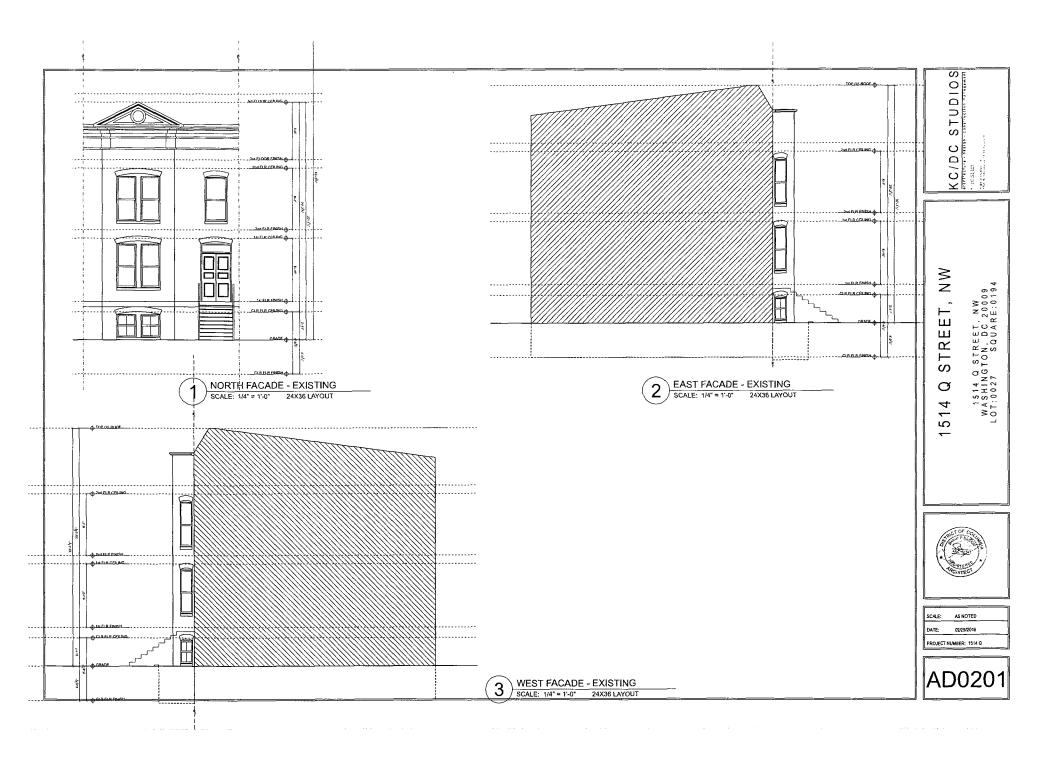
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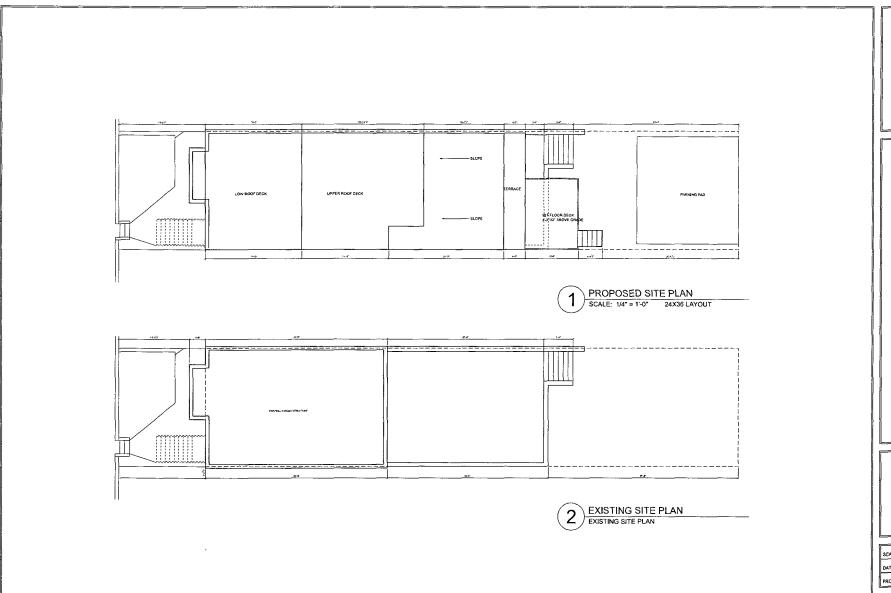
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PROJECT NUMBER: 1514 Q

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KC/DC STUDIOS

1514 Q STREET, NW

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

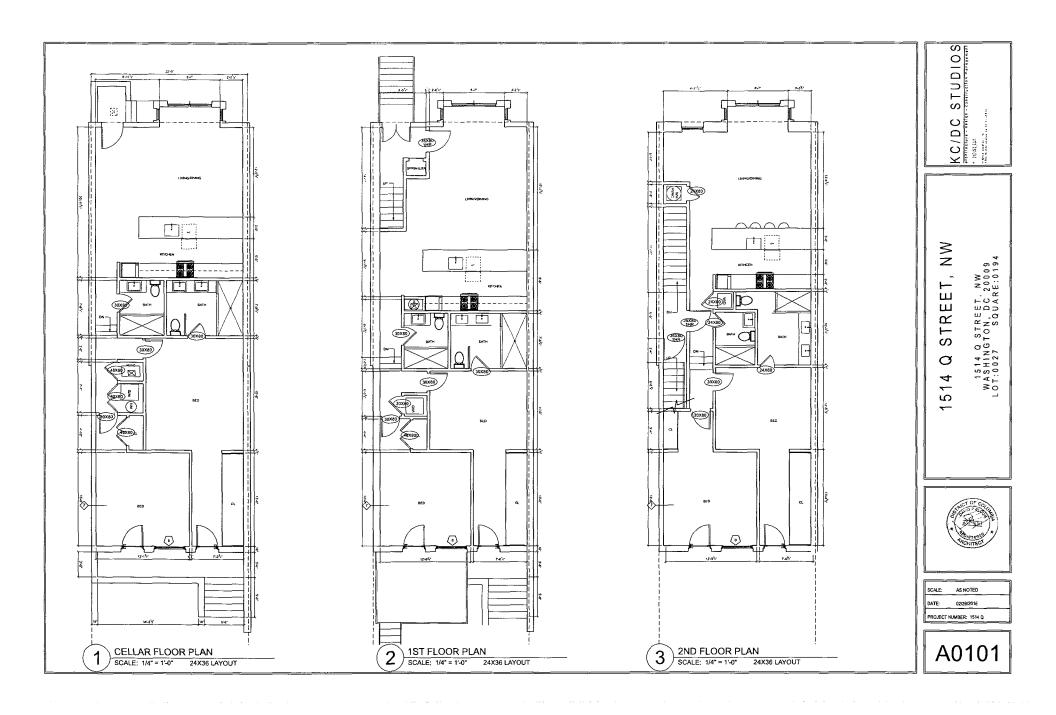


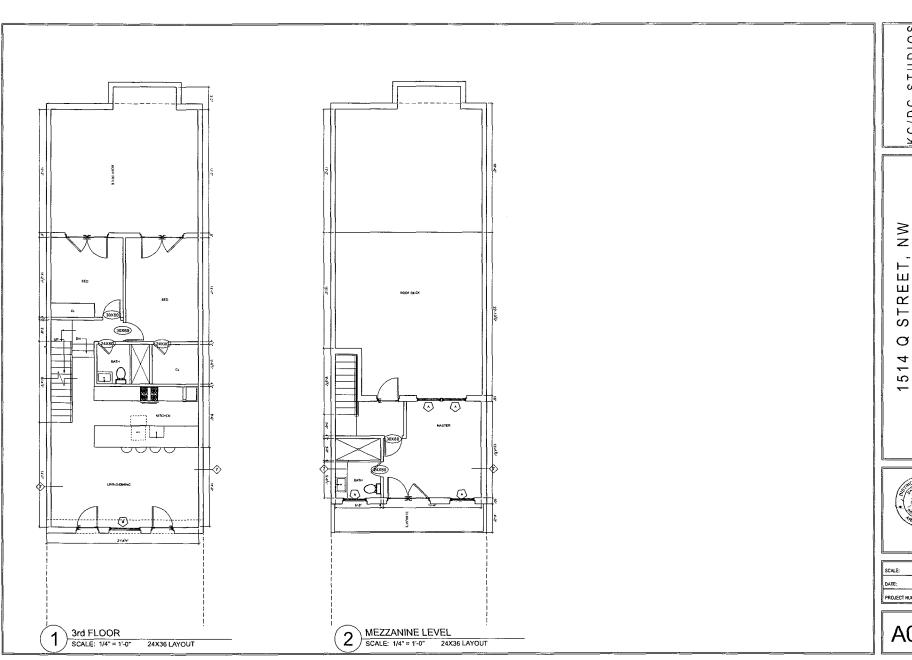
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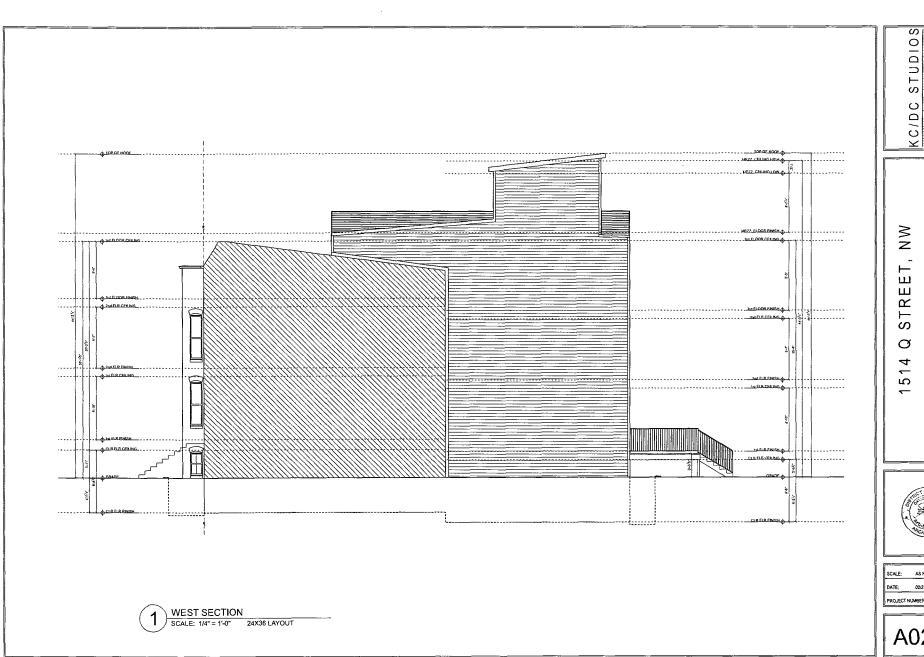
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1514 Q STREET, NW WASHINGTON, DC 20009 LOT:0027 SQUARE:0194



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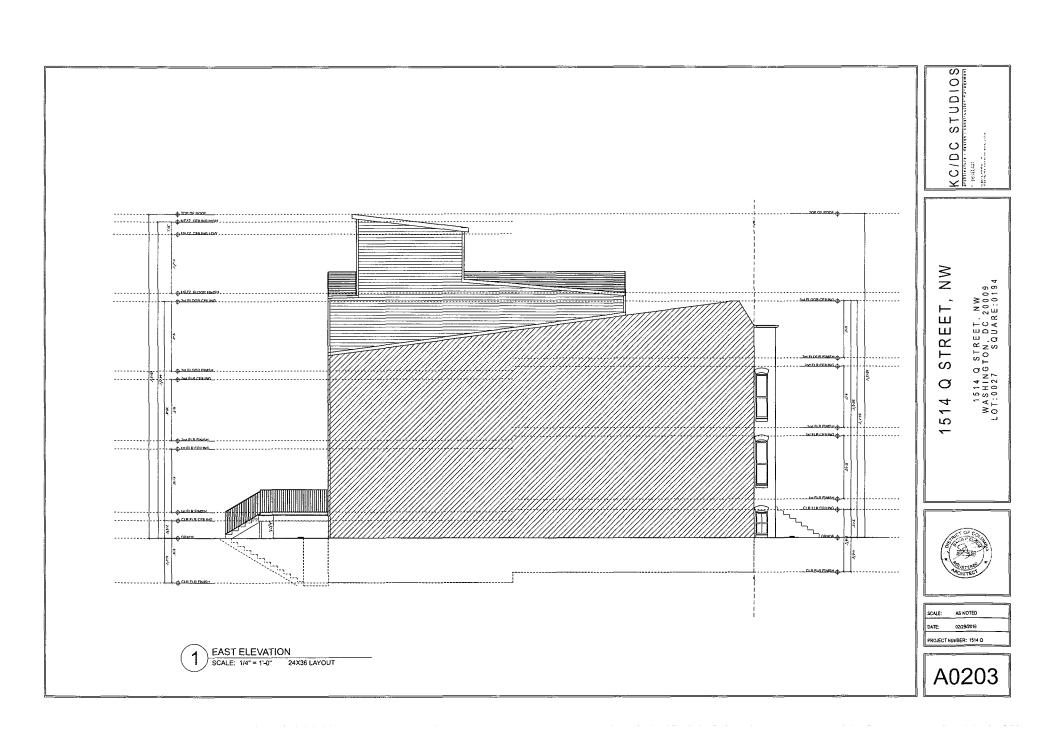


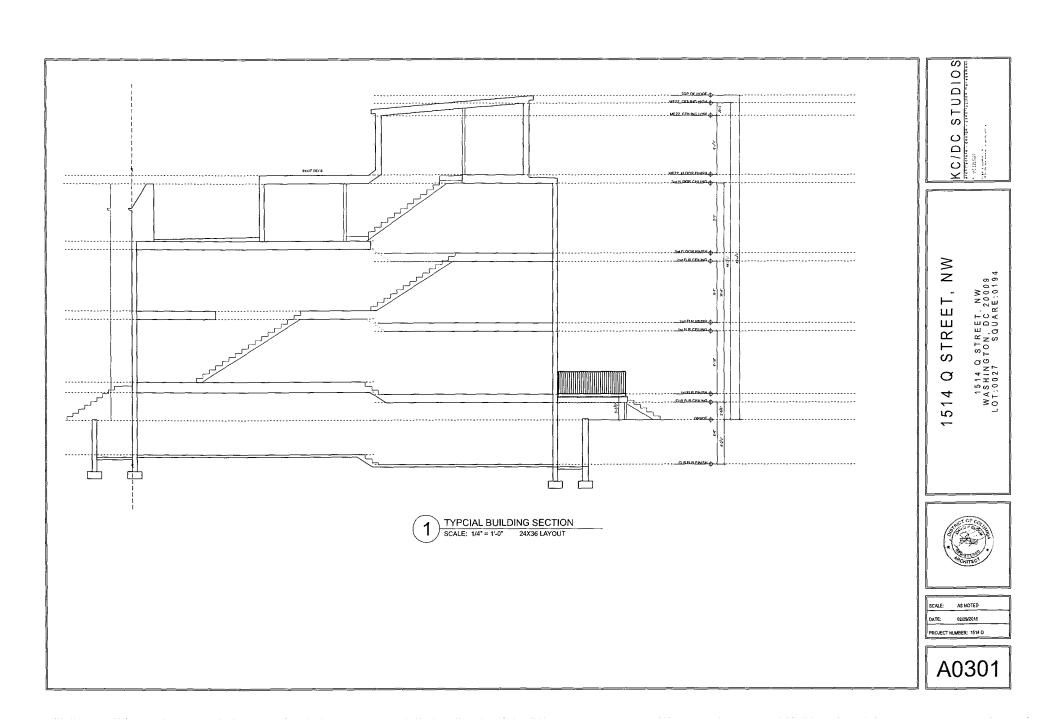
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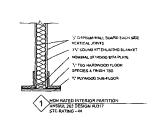
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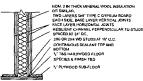




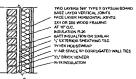




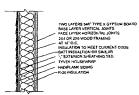
2 1 HR RATED INTERIOR PARTITION ANSWUL 263 DESIGN #327 STC RATING: 50



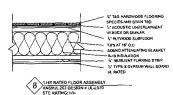
3 2 HR RATED INTERIOR PARTITION AMSWUL 263 DESIGN #U334 STC RATING: 62

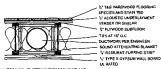


4 2 HR RATED WALL - MASONRY VENEER
ANSWIL 263 DESIGN #J302
STC RATING: 64

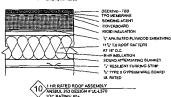


7 I HR FIRE RATED WALL - CLABBORD SIDING ANSUUL 263 DESIGN # 418 STC RATING: 55









1972.2 means. Amarida® Neight, measured above stalt tread nosings, or finish surface of ramp slope shall be uniform, not less than 34 Inches (664 mm) and not more than 36 Inches (965 mm).

1013.2 Houghs.
Goods shall form a protective border not less than 42 hours (1067 mm) High, measured vertically above the leading ofte of the trends adjacent walking sufface or adjacent soutboard.

1013.3 Opendry Emissipus.

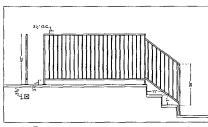
Open guants shall have balantes or ornamental patterns such that a 4-indr-discretor (102 mm) sphere cannot pass strongly any symming up to a height of 34 inction (864 mm), from a leegled of 34 inction (864 mm) in 42 inction (1067 mm) above the adjector's waking surface, a sphere a inches (200 mm) in dismeter shall not pass.

1607.7.1 Kundrulis and guints.
Handral assembles and guards shall be designed to resist a lead of 59 ptt (0.73 MN/m) applied in any direction at the top god to transfer this load groupshes supports to the structure.

3' MIN. IN EACH DIRECTION

WINDOW WELL -12" WIDE LADDER -

1607.7.3.1 Concentrated had handral assembles and gaves shall be able to resist a single concentrated lose of 200 bounds (0.99 kN), expliced in any direction at any point along the loop, and have assorbened selectes and outpointing storetime to aniset the biologic place appropriate storetime severals of the biologic, Title has been on the assemble to act concentrate with the bloods specified in the preceding storetime severals of the biologic Title has been on the assemble to act concentrate with the bloods specified in the preceding the several s



3 GUARDAHAND RAIL TREADVAISER DETAIL

1026.2 Minimum siza.
Emergancy escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m2).
Exception: The minimum net clear opening for emergency escape and rescue grade-floor openings shall be 5 square feet (0.46 m2). 1026 2.1 Minimum dimensions.
The minimum not close opening height alimention shall be 24 inches (610 mm), The minimum hat close opening height alimention shall be 20 inches (500 mm). The relicious opening offenerations shall be the result of normal operation of the opening.

1025.3 Maximum height from Boor.
Emergency escape and rescue openings shall have the boltom of the clear opening not greater than 44 inches (1118 mm) measured from the filter.

Consideration willia.

10.55.4 Microse wells.

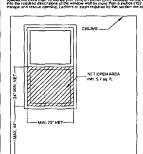
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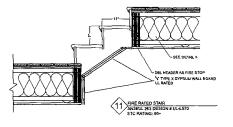
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2) EGRESS WINDOW DETAIL



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

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# STRUCTURAL NOTES

#### BUILDING CODES

ALL EDISTRUCTION SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CELE (REC.) LACESS CHERRISE METER, THE CONTRACTION SHALL BE ACCOMPLISED IN ACCORDANCE VIVIN THE PRESIDENTIAL PRODUCED BY THE TELLIBRICA SECRETARISES. LEFT CONTRACT

AMERICAN CONCERT INSTITUTE CATTLE CONCERT REPORTED STATE DATE TO CONCERT REPORTED STATE OF THE REPORT REPORTED STATE OF THE REPORT DATE OF THE REPORT REPORTED STATE OF THE REPORT REPORTED STATE OF THE REPORT SIFIL VODE ARCHITECTURAL COODWORK MANUAL (ACM)
AMERICAN SOCIETY OF TUSTING AND MAILRIA. (AS'M)

#### DESIGN LOADS

GRAVITY LOAD - 30 PSF (SLEEPING AREAS) GROUND SNOW LOAD (Pg) EXPUSURE FACTOR (Ce) THERMA\_ FACTOR (C) INDRYTANCE FACTOR (I) 1 30 PSF SNOW DRIFT CALCULATIONS PER ASCE7-05 AL DIVABLE BEFLECTION FACTOR FOR + 1/360 \* 1/240 + 40 PSF (AUL ETHERD) \* 1/480 ELGORE & DECKS TOTAL LOAD

MEMBERS SUPPERTING MASCHRY / BRICK

WIND LEAD FASTEST MILE VIND SPEED \* 76 MPH (PER IRC 2012-TABLE R30) 2.1 31 3 SECOND GUST VIND SPEED

THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON TIMELY COMPLETION THE STRUCTURE INTEGRITY OF THE BUILDING IS BEFORDED FOR THEIR COPPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS OF TO STRUCTURE DESIGNED AND LIABILITY FOR THE STRUCTURE DESIGNED. THE METHOD OF CONSTRUCTION AND EXCLUSIVE DESIGNED AND STRUCTURE DESIGNE

#### CONCRETE

REFER TO FOUNDATION PLAN SET FOR DETAILS.

#### FOUNDATION SILL PLATES

FOUNDATION THE FEATES TO BE BRITO TO FORMATION WITH THE TRANSFER A 15' COMMONEY STEEL PLATES TO BE BRITO TO FORMATION WITH THE TRANSFER A 15' COMMONEY STEEL BRITS A 72' WE MAKE, PLATED ON FORMATION THE REF FROM SAME. TOWN
MAY DEBEROTE ON THE SET ON THE TRANSFER AND THE TOWN THE TRANSFER AND 
#### FOUNDATION UNDERPINNING

REFER TO FOUNDATION PLAN SET FOR DETAILS

#### STRUCTURAL STEEL

ALL STEE SHAL, BE ASTA, AFAIL MINDHAM, F3-59 KST WALESS DIMERVISE NOTICE BY THE BRAVINGS ALL COMECTIONS SHALL BE VELKED BY BRITISH SHEW AND FIRED PASTERFS SHALL BE ASTA A-256 KSS GHOS STEEMEN BUTSON OF PRICTION TYPE COMM

MILES SHALE NOT BE OUT THROUGH BEAMS UNLESS ENDICATED OR APPROVED BY THE STRUCTURAL ENGINEER PROVIDE STANDARD ANGLE WALL ANGLORS FOR BEAMS RESTINS

ONIEG CONNECTIONS TO USE AGRICTORY IN HEART AND THE METAL OF BOARD THE CONNECTIONS TIGHTENED TO A SWIG TIGHT CONDITION IN ACCERDANCE WITH ROSE PRECIFICATIONS. BDLIS IN HOMENI CONNECTIONS AND WIND RESISTING FRANCS SHALL BE ASTM ARESTYPE SO ISLIP CRITICALS SLIP SHITTON, CONNECTIONS DANG, MAYOR CONTACT SUPPRIORS MECTING CLASS A SUPPRIOR CONDITIONS BDLIS SHALL BE FENSIONED.

SYOP CONNECTIONS TO BE VALUED OR BUILTED FIELD CONNECTIONS TO BE BUILTED UNLESS DIMENUES GOOMER BUILT-HOLES TO BE STANKARD ROUND HOLES GUIZING UNLESS DIMENUES MOTED SHORT SIDES SHALL BE PERMITTED MORNAL TO THE LOAD DIRECTION BY SUIP CRITICAL AND BEARING THE CONNECTIONS AS PER AIGS ROUNDERSHOULD.

ALL VELDING VORK SHALL 3E PERFORMED PER SPECIFICATIONS AND GLIDELINES CHARGENGAM VELDING SOCIETY.

STELL LINELS

STELL LINELS

STELL CHIEFE STELL ANGLE LINTELS UND, DN. THE TRAVINGS, STELL LINELS SHALL BE
STELLOWS UNDER 6-37.

4. X 2 TEV X TAVE LIDE LEG VENTICAL ANGLE FOR EACH 4" VALL TRICKNESS
SHARE 6-70 TO 3-40.

SAMS 6-09-113 9-09
30 6-33 213 25-35-112 / ANQLE FOR EACH AF DE VALL "HICKAESS

50 ENTER ANGLED UND SAML HAVE A HIMMAN REPRING US-57, BUT NOT

ECST THAN IT OF SUCH SEARING FOR EACH FOOL OF OPENING VITHE

CONTRIBUTE OF ARRACE EDER ANGLE LIMITERS SEE DRAMMOG.

STEEL CONSTRUCTION SHALL BE IN ACCERDANCE VITH THE LATEST AISE MANUAL STRUCTURAL
STEEL SHALL CONTROL TO THE FOLLOWING ASTH STAMPHORSOF 2 SEE STAMPHORS ASTH STAMPHORSOF 2 SEE SEE
STEEL FLATE, CHANGES AND ANGES ASTE STRUCTURAL ST 

#### REINFORCING STEEL

ALL REPORTED STEEL SMALL BE GATA A-MS. GAMES OR MALE REPORTED OR BENEFICIAL SCHOOL OF THE CHARGE MET OF CHARGE MET OF MEET, MALE STANDARD MET OF MEET OF MEET, MALE STANDARD MET OF MEET OF MEET, MALE STANDARD MET OF MEET, MALE STANDARD MET OF MEET, MALE MET OF MEET, MALE MET STANDARD MET OF MEET, MALE MET OF MEET, MALE MET STANDARD MET OF MEET, MALE MET OF MEET, MALE MET STANDARD MET OF METALING METHORSE CHARGEST STANDARD METALING METALING METALISM ME

THE STANDARD SET INDICATED ON THE DEVINES THE CLEAR COURSE STANDARD STANDAR

#### GENERAL WOOD FRAMING

ALL VALL FRONDS IS EXPT 15 EC UNIESS DIMERVISS NOTED BLL CHEASIDEAL LUMBES DALL BE SOF BE DE ESTISE VITH THE FOLLOWING EVALUATE PROPERTIES FOL 900 55 ST, 6 × 75 ST, 6 1 200 55 ST, and 4 VIDE IS CHEASING VALUE OF THE STANDARD IN CHEASING VALUE OF THE STANDARD VALUE

AND WIRE IN LIMITED WITE EXCEPT THE WASHINGT SHEET WHEN YEAR OF THE TOP OF THE STATE OF THE STAT

#### STRUCTURAL LUMBER

TRECTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN DECERTIONING FOR WOOD CONSTRUCTION WICES 2005 CONTION, PLBLISHED BY THE WAYDMAL FOREST PRODUCTS ASSOCIATION ALL STRUCTURAL FRAME WHEREYS CHALL BE DAY OF THE TILLLOVING MINIOUN VALUES WOLLDS DISCRAFISE NOTED.

TYPE OF VIDEO	Fo	Ft	Fv	FCL	Fq	, τ	Erin.
-€K LIS #5	650	525	150	405	1300	11,300,350	473,020
SH/14 192	675	450	135	425	INCO	1,400,000	510.000
SPF STUD GRADE	675	350	135	425	125	1,200,000	440,000
SP 42 (2" TG 4" VIDE)	1500	256	175	565	1650	1.600.000	590,000
SP #5 (5. 10 6. AIDE)	1250	725	175	565	1600	1,600,300	580,300
MICROLLAM LVL SRADE=1.9E	2602	- :	265	750	2510	1.900.000	-
DOS-30APO J29 MAJJARAS	2900		250	753	2910	2,000,000	-

NOTATIONS

ALLEWARE MERCHING IN PREALLEWARE TRISIDE (granter to green) In preALLEWARE TRISIDE (granter to green) IN preALLEWARE CONSTRUCTION of grant IN preZE ALLEWARE CONSTRUCTION of grant IN priZE ALLEWARE CONSTRUCTION of grant IN priZE ALLEWARE CONSTRUCTION of grant IN priZE MERCHING TO FLASTICITY IN part
ZE MERCHING TELESTICITY IN

WHERE INDICATED DX THE DRAVINGS ENGINEERED FLOOR "T' JOISS'S S-MALE SE MANAGEMENT DE L'OCCUPATIONS DE L'ANDICATES PARIS "TO CORDENCE THE SOURCE DE L'ANDICATES PARIS "TO CORDENCE DE L'ANDICATE DE L'A

FRO/JDC 3/4" TOKGIE AND GROOVE PLYMOOD CAPA RATED STRUB-I-FLOOR) GLUED AND MAILES TO THE FLOOR JOISTS TO MEET THE AMERICAN PLYMOOD ASSOCIATION (APA) APPROVED GLUED FLOOR SYSTEM, UNLESS OTHERWISE SPECIFIED.

LOMER EXPOSED TO THE CLEMENTS AND/OR IN CONTACT WITH MASCHEY, INCLUDING BUT NOT LIMITED TO PROSTS, BEANS, BECKING, BECK, FRANCH LEDGESS, ETC SEAL, R. PRESSURE TRATED PER INC. SECTION RISH, ALL PASSIFIANS SHALL BE PER 120 SECTION RISH.

KRIPS...
REQUIRED POST SIZES FROM POINT LOADS AT GIRBER TRUSS BEAM AND/UK "FADER END LOCATIONS SMALL EC CONTINUOUS, BEAMING ONTO BEAMS OR CONTINUOUS TO FOOTINGS AS INDICATED PROVIDE SOURCE BETWEEN FLOOR FRAMING AS INCCESSARY OR REQUIRED.

REQUIRED.
STRUCTUREN CONNECTORS INDICATED ON THESE EDGLMENTS SHALL BE PROVIDED BY CHIPCON STRENG-TIE COMPANY, INC. PROVIDE WILL HANGERS AT EACH END OF ALL FLORY JUSTIS, AND/OR BEAMS FLUSH MITH BOLACKET BEAMS, HALDRES PROVIDE COLUMN CAPS AND PUST BASIS AT ALL STRUCTURAL LOAD REARING WOOD EEANS, INCLUDING EXTERIOR DECKS

INCLUSION CYTERIOS COCKS.

TILUSI BELINK INDICATED HAY BE DROPPED AT THE QUIMERA, CONTRACTOR/JUNCE'S DISSOCIETION VEREY'S AND CORREDMEE WITH ABERLITECTURAL, ELECTRICAL AND WICH DRAWINGS TO REPORTABILITY PRINCE OF DISTINLATION LUMBER PSIL LEVEL BY WATCHING WITH A SECURITY OF A PRINCE CONTRACT VERSION OF A PRINCE CONTRACTOR CONTRA

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

PRODUCT STOUTHWALLY MEETS BY EXCELLED THE DRIGHMENT SHOUTH PRODUCT SHOUTHWALLY MEETS BY EXCELLED THE DRIFT SHOUTHWALLY MEETS BY EXCELLED THE DRIFT SHOW ADDITIONS AT THE DRIFT SHOW ADDITION AT THE DRIFT SHOW ADDITIONS AT THE DRIFT SHOUTHWAT CREED FAT OF THE DRIFT SHOW ADDITION AT THE DRIFT SHOW AND THE DRIFT SHOW AND THE DRIFT SHOW AND THE SHOW ADDITION SHOUTHWAT SHOUTHWAT SHOUTH SHOUTHWAT SHOUTH SH

DEPTH STRUCTURAL MEMBERS INDICATED ARE REQUIRED HINDRAY SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRANKING MEMBERS AS INCRESSARY OR REQUIRED WITHOUT ADDITIONAL CIRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/DWINER'S DISCRETION

ALL INTERIOR VALLS SHALL BE HINDHON EXA COPT STUD GRADO È 16° oc MITH & THICK GUB CONSCIENCED ON HIN ONE FACE W/ 50 CODIER MAILS E 4° oc 10 STUDS. IDP AND BOTTOM PLAILES.

NETALL CROSS-BRIDGING OR SQLID BLOCKING SETVERN FLOOR LOCITS & 9°-0° DC ALL WIDE SHALL SE MINIMUM BY ARRIVE FINISH GRADE, OR SHALL SE PRESSURE TREATED.

#### SHEATHING

ACTION AS ACTION OF THE TRANSPORT OF PRIVATE STATEMENT OF THE MALE ACTION OF THE MALE ACT

#### NAILING SCHEDULE

PARTIES FOR SUIT ART FRANCISCO STREET SOME RAIL

#### WOOD HEADERS

ELAS BLANING MALES.
ACT WORD MEADERS WITHIN STUD MALES SHALL BE INSTALLED WITH CONTINUOUS

PERVICED SPACERISS AS REQUIRED TO MATCH DEPTH OF MALL, GLUE & MAIL SPACERISS TO SPACESTO AS ROUGHED TO THE METHOD WITH ASSESSMENT OF SPACE OF SPACE OF THE METHOD OF T

CONCRETE MASONRY UNIT REFER TO FOUNDATION PLAN SET FOR DETAILS.

#### MASONRY

REFER TO FOUNDATION PLAN SET FOR DETAILS

#### BRICK VENEER

BRICK MEMCER INSTALLATION TO CHAMPLY WITH BRICK INDUSTRY ASSOCIATION (BIA), A "CST TECHNICAL REPORT

#### PLUMBING

REFER TO DRAVINGS FOR THE TYPES AND LUCATION OF NEW PLUMBING FIXTURES. REQUIRED FOR THE PROJECT

THE PLUMBING SUBCOMMACTOR SHALL PROVIDE HEM NOMESTIC MATER SUPPLY MASTE, AND MENT LINES AS REQUIRED FOR THE INSTALLATION OF NEW PLUMBING FIXTURES. PLUMBING SUBCONTRACTOR SHALL PROVICE ANY REPUIRED CALCULATIONS AND/OR DRAVINGS REQUIRED BY BUILDING BEFFICIALS HAVING JURISDICTION GIVER THE PROJECT

#### MECHANICAL

HAVE SUBCONTRACTOR SHALL PROVIDE ANY REQUIRED CALCULATIONS AND/OR DRAWINGS REQUIRED BY BUILDING DEFICIALS HAVING JURISDICTION OVER THE PROJECT.

# ELECTRICAL

SECTOR TO DRAWINGS FOR LIBERTIONS AND EXPESSION DIFFERENCE. THE EPHONE, AND CABLE DUTLETS REQUIRED FOR THE PROJECT

ELECTRICAL SUSCONTRACTOR SHALL PROVIDE ANY REQUIRED CALCULATIONS AND/OR DRAWINGS REQUIRED BY BUILDING OFFICIALS HAVING JURISDICTION GVER THE PROJECT. ALL SHOKE ALARHO SHALL BE INSTALLED, INTERCONNECTED AND HARDVIRED PER IRC SECTION 8213.

#### INTERIOR WALL CONSTRUCTION

REFER TO WALL SCHEDULE ON DRAWINGS FOR WALL TYPE COMPONENTS AND INFORMATION TAPE, COMPOUND AND SAMP ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO

WALLS SCHEDULED TO RECEIVE CERAMIC TILE IN MET LOCATIONS CHOMERS) SHALL BE PROVIDED WITH TILE BACKER BOARD (DURDE) IN LIEU DE STANDARD IRYMALL. MATER RESISTANT DRYVALL (GREENBOARD) SHALL NOT BE ACCEPTABLE FOR THE BACKING.

PROVIDE WATER RESISTANT DRYWALL (GREENBOARD) AT ALL DAMP LICATIONS. TAPE COMPOUND AND SAND ALL DRYWALL JOINTS TO A SHOOTH FINISH READY TO RECEIVE

PAIN: BRYVALL CEILINGS SMALL BE IVE', GLUED AND SCREWED TO JOISTS/RAFTERS. SHIM AS REQUIRED TO ACMEYE A LEVEL CEILING, THPE, COMPOUND AND SAND ALL DRIVALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

#### IMPORTANT NOTE:

CONTRACTOR TO FIELD MERIFY DIMENSIONS AND DECIGN BEFORE COMMENCEMENT OF

### WALL BRACING NOTE:

WALL BRACING TO BE IN ACCORDANCE WITH SECTION REGIZIO OF THE 2012 IRC

#### drafted by RetroSpec

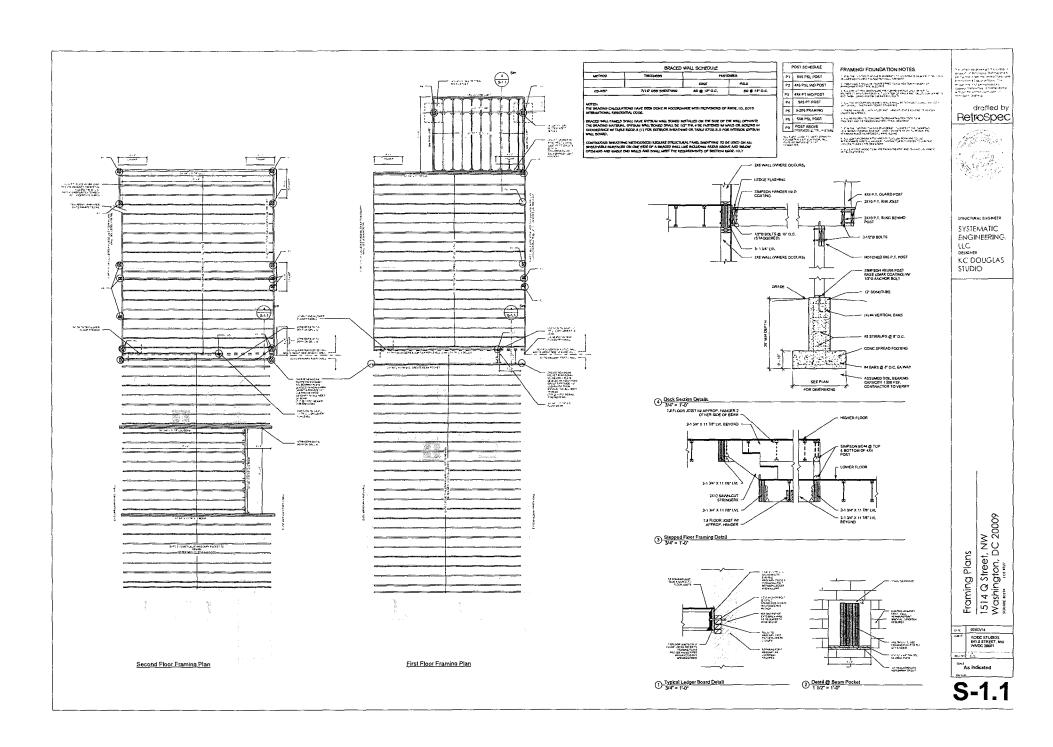


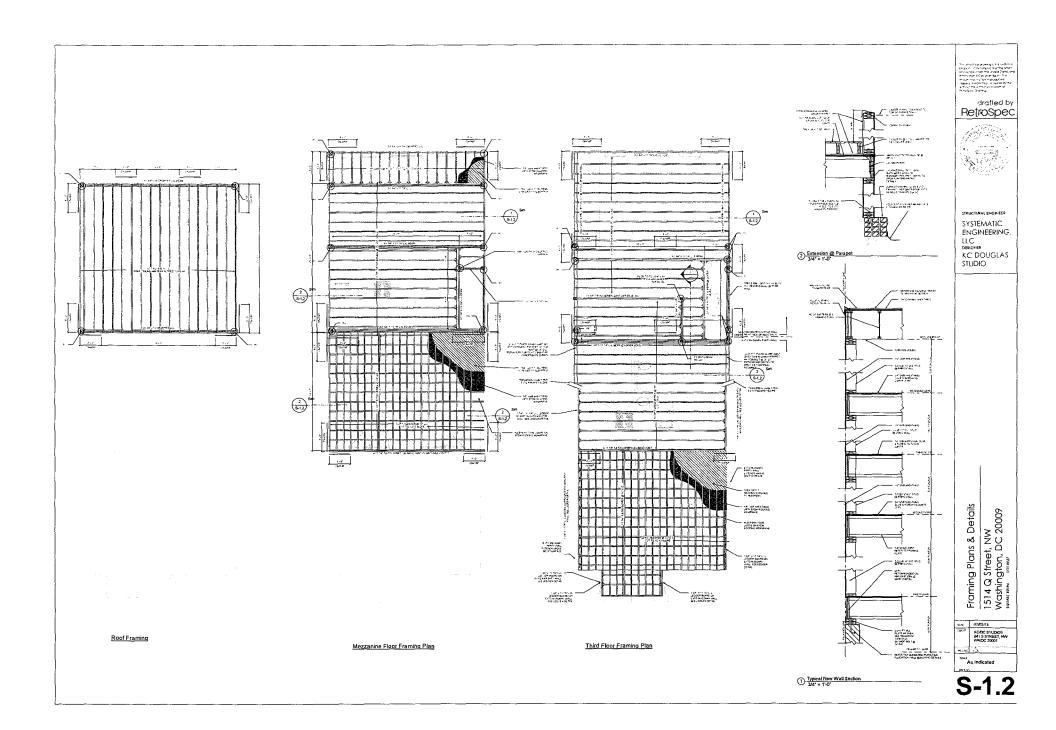
STRUCTURAL ENGINEER SYSTEMATIC ENGINEERING.

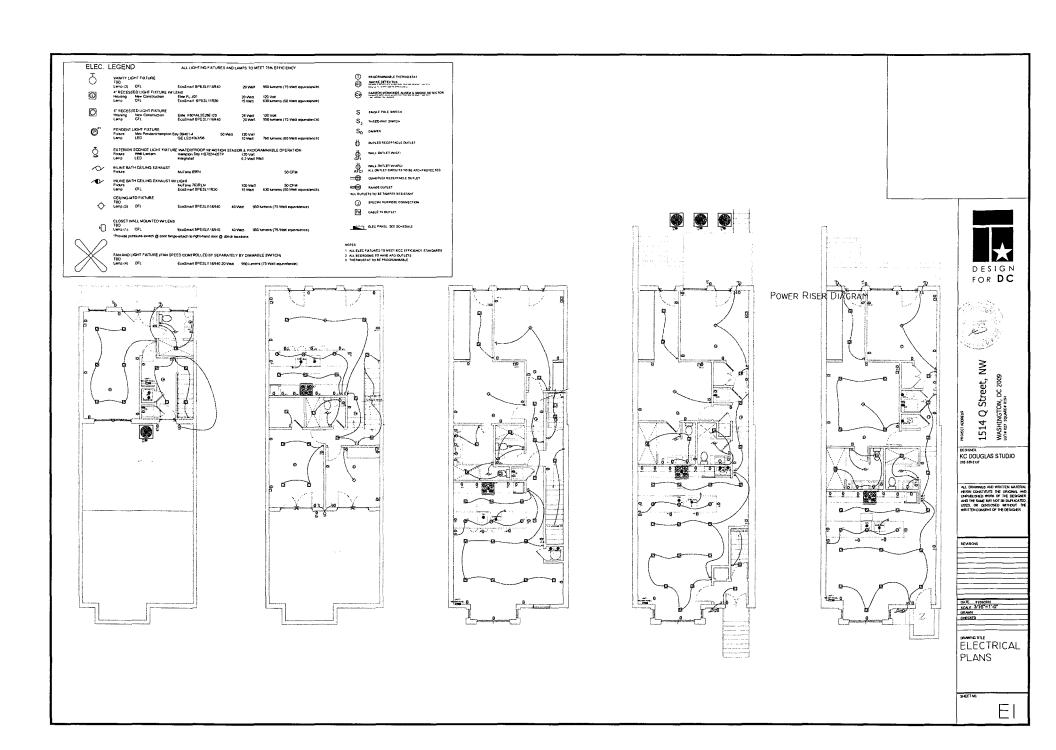
DESIGNER KC DOUGLAS STUDIO

Structral Notes 1514 & Street, NW Washington, DC 20009

00/19/15 KC/DC STUDIOS 641 S STREET, NAV WANDC 20001







## FLECTRICAL NOTES

- A ALL FLECTRICAL MORY SHALL BE HISTALL ED SHASTALL ED PEADLY A TICESHBLE FOR CHEDATING, SERVICION MANATAMONIN, AND CHEDATOR, SERVICES MAINTANNIN, AND REFLARRY, HAWRES SHAM, NOLICE A. M MSCLLUTERUS STEE, SUCH AS CHAMBLES POSE PTO INCOSESSAPI FOR THE MSTALLITION OF WIPP AND SHOLL, RE-FASTENED TO BY LICAN STEEL, CHAMBLES MSTALLITION OF WIPP AND PARKET OF MSCHOOL OF THE MSTALLITION OF WIPP AND PARKET OF THE MSTALLITION OF THE MSTALLITION OF THE MSCHOOL OF THE MSTALLITION OF THE MSTALLITI HARDWELL BY THE HARD HE LICE WHEN ALL CORNELS SHALL BE CHARGE LICE WHERE PRISSELS BEYING CHARL'S WALL BE IN SPEAR TO HAVE FAPALLED WITH OP AT RIGHT ANALES TO HOLLOW, INSI-THE BEARS AND SEPARATED IT LEAST S INCHES FOR MIXING LIMES WHEN SEPARATED LIMES. WHEREVER THEY PUN ALGNOSIDE OF ACROSS SIGH LINES. 400 TOTODOTTERS SHALO BE IN CORDUIT DUCTS OF OTHER CODE APPROVED. PASENANS
- B ALL LIE ME LON VOLTAGES POMED AND LIMITER, MERIND AND LIMIT SPEEDERANDS CANIED, ASSIGLATION OF FREENE STEEL MIED, ASTIGLATION OF FREENE STEEL IS SECRETALLY MOTED AS BEEN, BY TECHNALICALLY MOTED AS BEEN, BY TECHNALICALLY OF TEMPERATURE CONTROL CONTRACTORS, SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR
- C. THE ELECTRICAL CONTRACTORS SHALL PROVES ALL CUTTING CHASING OR CHANNELING AND PATCHINE REGIRED FOR ANY WORK LECEP THIS DIVISION ANY CUTTING SHALL HAVE PRIOR APPROVAL OF APOHITECT SLEERES SHALL EXTEND AT LEAST TWO (2") INCHES ABOVE FINISHED FLYOR AND ALL SUBEVES, OPENINGS, ETC. THPOWH FIPE PATED WALLS AND FLOSES SHALL BE FIRE SEALED WITH CALCRIM SILICATE, SILICONE TRIVI FCAN, 3MT FIRE PATER SEALANTS OF FOUR BY HIS TO AFTER CONDUIT METALLATION SO AS TO

- STORE FOR INVARIGNAL FRENT SHALL REST. SHALL REST. SHARL SHALL REST. 2004 CONTROL OF TAKEN SUMPRIATED AS THE MATERIAL OF ACTUR STEELERS OF DECCARES.

  FROM HER LINE BY ENDING THEORY BANG.

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- Ziver Vine . BE Vendoxima Let A. XX
- FIGURERAL CONTRACTIONS SHALL PERSON FLO FIGURERALES IN HIS WARK AS THE IDS REPORTESSES, DUTITION THIS ASSEMBLY ONLY FOR THE DIMER AT THE CHROLET IN, RETINERALIZED
- SAFEGUARDS OR PROTECTION

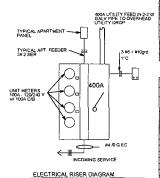
I PROTECTIAL FOUR RESIDENT MENT AGAINST CAMAGE FROM LEAVE SENSE ETC. NAD HAN COST OF SERVICE OF REPLACEMENT OF For TUBES OF ELEMENTS MADE RECESSAP-BY FANCINE TO FROM DE SIMINABLE

\*\* ÉLECTRICAL CONTRACTIONS SHALL MAINE ALL FINAL ELECTRICAL CONNECTIONS AFTER ALL ESPANSACIONS AFTER DO JUMPPILES THROUGH AND REPORT OF A UNITED THROUGH AND COMMUNICAL ELECTRICAL CONTRACTOR OF PROJECT ASSETT OF A CONTRACTOR OF PROJECT

TYPICAL APT L+R = 7 x 1500 = 10,500 VA APPLIANCE = 3,000 VA = 1 500 VA DW TOTAL = 16 000 W 1ST 10,000 @ 100% = 10,000 VA REMAINING @ .35% = 10,500 VA = 12,100VA A.C. UNIT = 4500 VA TOTAL = 16,600 VA DEMAND = 26,400 VA /230 V = 72 AMPS

ELECTRICAL CALCULATIONS

72 AMPS X 4 UNIT = 288 AMPS



VOLTS 1	RFACE MOUNTED 20/240, 1-PHASE, 3-WIRI AMPERES	E												PANEL" TYP UNIT"	
MAIN 100		E												PAREL TIP CIVIL	
	AMPERES					MA	IN CIRCL	JIT BREAK	ER					LOCATION LIVING R	MOG
								PERES VOLTS						LUGS STAND	
CIRCUIT		VOLTS	LIHHN	BREAKER		В	С	Α	В	¢				DESCRIPTION	CIRCUIT
1	SMOKE DETECTORS	120	14	20A	1500			1400			20A	12	120	AHU	2
3 .	KIT/DIN LIGHTING	120_	12	. 20A		1500								SPARE	4
5	KITCHEN RECEP	120_	12	20A			1500							SPARE	6
7	BEDROOM L+R	120	12	20A	1500						20A	12	120	SPARE	8
9	BEDROOM L+R	120	12	20A		1500				1500	20A	12	120	DISHWASHER	_10
11	BATH L+R	120	12	20A			1500	1000			15A	14		FOOD DISPOSER	12
13	BATH L+R	120	12	20A	1500					1000	15A	14	120	GAS DRYER	14
15	L+R	120	12	20A		1500			1000		15A	14	120	GAS WH	16
17	SPARE					I		1000			15A	14	120	DISPOSAL	18
19	AC	206	- 8	40A		1	L	1 1						SPARE	20
21		100_	_	704	4500									SPARE	22
UNIT 2												_			
MTD SUF	SURFACE MOUNTED PANEL" TYP UNIT"														
VOLTS 1	OLTS 120/240, 1-PHASE, 3-WIRE						IN CIDE	IT BREAK						LOCATION LIVING RO	ОСМ

JNH 2															
ATD SUF	RFACE MOUNTED						T							PANEL" TYP UNIT"	
OLTS 1	20/240, 1-PHASE, 3-WIR	E				МА	IN CIRCI	JIT BREAK	KER .					LOCATION LIVING R	ОСМ
MAIN 1D	AMPERES							PERES VOLTS						LUGS STAND	
CIRCUIT	DESCRIPTION	VOLTS	WIRE SIZE	CIRCUIT BREAKER	Α	В	С	Α.	8	¢	CIRCUIT	WIRE SIZE	VOLTS	DESCRIPTION	NUMBER
1	SMOKE DETECTORS	120	14	20A	1500		1	1400	Γ		. 20A	12	120	AHU	2
3	KIT/DIN LIGHTING	120_	12	20A		1500								SPARE	4
5	KITCHEN RECEP	120	12	20A			1500							SPARE	- 6
7	BEDROOM L+R	120	12	20A	1500					L	20A	12	120	SPARE	8
9	BEDROOM L+R	120	12	20A		1500		1		1500	20A	12	120	DISHWASHER	10
11	BATH L+R	120	12	20A			1500	1000			15A	14		FOOD DISPOSER	12
13	BATH L+R	120	12	20A	1500					1000	15A	14	120	GAS DRYER	14
15	L+R	120	12	20A		1500	1	11	1000	1	15A	14	120	GASWH	16
17	SPARE							1000			15A	14	120	DISPOSAL	18
19	AC	208		4DA		Ι.				-	1			SPARE	20
21	1 ~~	1 208	1 '	4UA	4500	Γ		1		T	T			SPARE	22

MTD SUR	RFACE MOUNTED					l								PANEL" TYP UNIT"	
VOLTS 1	20/240, 1-PHASE, 3-WIR	E				мА	IN CIRCL	JIT BREAK	ER				1	LOCATION LIVING RO	ром
MAIN 100	AMPERES						125 AM	PERES VOLTS						LUGS STANDA	ARD
CIRCUIT NUMBER	DESCRIPTION	VOLTS	WIRE SIZE	CIRCUIT BREAKER	A	В	С	A	В	С	CIRCUIT BREAKER	WIRE SIZE	VOLTS	DESCRIPTION	NUMBER
1	SMOKE DETECTORS	120_	14	20A	1500	_	-	1400		L	20A	12	120	AHU	2
3	KIT/DIN LIGHTING	120_	12	20A		1500	I							SPARÉ	4
5	KITCHEN RECEP	120	12	20A		I	1500							SPARE	6
7	BEDROOM L+R	120_	12	20A	1500			l			20A	12	120	SPARE	. 8
9	BEDROOM L+R	120	12	20A		1500				1500	20A	12	120	DISHWASHER	10
11	BATH L+R	120	12	20A			1500	1000			15A	14	120	FOOD DISPOSER	12
13	BATH L+R	120	12	20A	1500					1000	15A	14	120	GAS DRYER	14
15	L+R	120	12	20A		1500			1000		15A	14	120	GAS WH	16
17	SPARE							1000			15A	14	120	DISPOSAL	18
19	AC	208	A .	404										SPARE	20
21	1 ~~	1 ~~	ı		4500	1			Г —				I	SPARE	22

UNIT 3															
MTD SUF	RFACE MOUNTED						l							PANEL" TYP UNIT"	
VOLTS: 1	20/240, 1-PHASE, 3-W/R	E				мА	IN CIRCI	JIT BREAK	ER				1	LOCATION, LIVING R	ООМ
MAIN 100	AMPERES							PERES VOLTS						LUGS STAND	ARD
CIRCUIT NUMBER	DESCRIPTION	VOLTS	WIRE SIZE	CIRCUIT	A	8	С	A	В	С	BREAKER	WIRE SIZE	VOLTS	DESCRIPTION	CIRCUIT
1	SMOKE DETECTORS	120	14	20A	1500			1400	Γ.		20A	12	120	AHU	2
3	KIT/DIN LIGHTING	120	12	20A		1500	1				1			SPARE	4
5	KITCHEN RECEP	120	12	20A			1500							SPARE	6
7	BEDROOM L+R	120	12	20A	1500			1			20A	12	120	SPARE	8
9	SEDROOM L+R	120	12	20A		1500				1500	20A	12	120	DISHWASHER	10
11	BATH L+R	120	12	20A			1500	1000			15A	14	120	FOOD DISPOSER	12
13	BATH L+R	120	12	20A	1500					1000	15A	14	120	GAS DRYER	14
15	L+R	120_	12	20A		1500			1000		15A	14	120	GASWH	16
17	SPARE						1	1000	T		15A	14	120	DISPOSAL	18
19	AC	208	8	40A									-	SPARE	20
21	AC	1 200	ľ	404	4500 _	I	Ţ	(		I	1			SPARE	22





1514 Q Street, NW WASHINGTON, DC 2009 LOT# 027 SQLMRE# 0194

DESIGNER KC DOUGLAS STUDIO

ALL DRUMPICS AND WRITTEN MATERS
HERN CONSTITUTE THE ORIGINAL A
UNFUGLISHED WORK OF THE DESIGN
AND THE SALE MAY NOT BE DUPLICATE
USED OR DOSQUESED WITHOUT TO
WRITTEN CONSENT OF THE DESIGNER

REVISIONS DATE DUSHOOM SCALE 3/16"=1'-0" DRAWN CHECKED

ELECTRICAL NOTES & DIAGRAMS

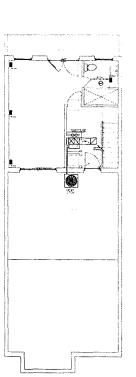
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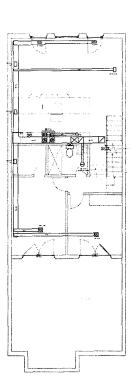
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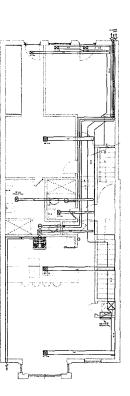
- THE INSTRUCTION MESSES ARE SHAPPARE AND ARE INTENDED TO CONVERT A FUNCTIONAL ASSEMBLED AND TO UP THE HIGHERSTERNED WITHER
- 2 Charles II Alway (Livanise The Observant Indicated Sand Shall Beamer Park (All Shall - \$ # K SUM SKINN OF HER THE CONTENT OF HEAD STAFFS STORET NATE OF THE CONTENT OF HEAD STAFFS AND EXPENDENT AND STAFFS STAF
- 4. A. LATER ON THE PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE LIGHTS AND PERCENTIONS.
- CONTRACTOR SHALL EXAMABLE DIFFERENCES WE CODATIONS FOR PROPER SOUPPIENT NOTALIATION FROM TO A WORLDWISSELD PREMIT

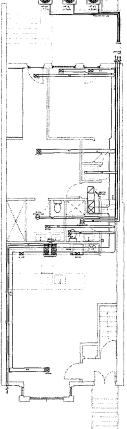
- A. Cirens, No. No. Challed in Control in 1995 Adding Sequel En Alberts. NOT CHARLOWER CHERRY NOTE.
- 8. THE MIND PUTYOR NEWSCOTT FUNKSHIAND INSTALL
- 9. William Dalias Seal Jes FERFLENET BY I TENSIO DINTEGET RETURNED FOR SELECTION SYSTEM.
- 10 PROPERTY OF THE STATE OF THE
- 11 HANN THE DITT WORK NEET MEN WHITE MUST NOW SITSHALL CLOSE COLDEONATED ON THE FOLD TOWNS IN THE TO SHARME ALL SALIKAMES FOR TOWN EDWALST HUMB AND TOWNS FERMALST HUMB AND TOWNS FERMALST HUMB AND TOWNS FOR THE ACT AT OLD NOW MAKE.
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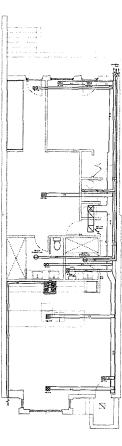
  ALC DUST WHAT SHIPL BY A BERNOTTED PROMETED TIMEN FUNCTIONS ONLY NOT SERVICE AND ACCURATE AN
- 15. GENERAL NOTES APPLIED TO A LICHARY TO STAFF ERQUED!
  THE STREDGE FOR REGISHMENT SET DWG M.
  16. ALL DUTTWICK SHALL BE SUPPLIED FROM A LIGHTEN STRUCT AS AS NEWSTER.
- 17, USE 1, EXECUTIONS 11 SERVE SCHOOL PLOT FOR CONFIDENCE.
- 18. ALL EXTERIOR PENETHATIONS SHALL BE COTHONATED WILAPOH DWG FOR ELEVATION
- 19. A COURT BURK MATERILL BRANCHE BAIL CANVIED AND FARRICATION. SHULL BE FER ISYMPNOTES EXCORD.













PLANS, NOTES & DIAGRAMS

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	Г		BLOWER	ATAO S				COOLING ED	IL.		E. HEAT	BASIS C	OF DESIGN		COMPRE	SSOR		CONDENSER F	AN	MCA	HEATING CAPACITY		
AG.	TON	EFM	ESP IN.		VOLT/ 208 ,	FUSE	100 000	LAT F DB/WB		MBH SENS.	KW	MAKE	MODEL	UNIT NO.	VDLT/PHASE	LRA EA	RLA EA	VOL1/PHASE	FLA		BTUHR & 24'F OA	BASIS OF DESIGN	REMARK
u 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	33,1	208-230-1	0.6	14,5	26,354	MANUAL J	SEE CALCULATION
IJ 2	2.0	1225	0.5	1/2	4,1	15A	72	22	36.6	25 6	10	CARRIER	2SH8C524C	1	208-230-1	58.3	11.1	208-230-1	0.6	14,5	26,354	MANUAL J	SEE CALCULATION
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3	2.0	1225	0.5	1/2	4,1	154	72	22	36.6	25 6	10	CARRIER	2SHBC524C	1	208-230-1	58.3	11,1	208-230-1	3.0	14.5	26,354	MANUAL J	SEE CALCULATION

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

- 5. DUTDOOR AND INDOOR UNIT SHALL BE MATCHING FROM ONE MANUFACTURER.
- 6. PROMOE PROGRAMMABLE 2 SPEED THERMOSTAT

## MECHANICAL NOTES, SCHEDULE AND RISER DIAGRAM

SYMBOLS	& ABBREVIATIONS
⊠	FLOOR MOUNTED SUPPLY REGISTER
+ 11	WALL MOUNTED RETURN GRILLE/REGISTER
<b>₹</b> ⊠}	OUCT MOUNTED SUPPLY REGISTER
Ø	THERWOSTAT
⋈	SA DUCT UP
	RA DUCT UP
⋈	SA DUCT DOWN
	RA DUCT DOWN
SR XX	SUPPLY REGISTER SHOWING CFM
RG XX	RETURN CRILLE SHOWING CFM
LAT	LEAVING AIR TEMP
EAT	ENTERING AIR TEMP
Er	EXHAUST FAN
нин	HOT WATER HEATER
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
RA	RETURN AIR
V CLG.	VOLT CEILING
PH	PHASE
TEMP	TEMPERATURE
KW	KILO WATTS
BTUH	BRITISH THERMAL UNIT PER HOUR
CONN	CONNECTION
FLEX	FLEXIBLE
DN. RPM	DOWN REVOLUTION PER MINUTE
HP	HDRSE POWER
ESP	EXTERNAL STATIC PRESSURE
w <sub>G</sub>	WATER GAUGE
CFM.	CUBIC FEET PER MINUTE
DWG	DRAWING CONTINUOUS
CONT	LUMINIOUS

#### GENERAL NOTES: (MECHANICAL)

- . THE CONTRACT DOCUMENTS ARE SCHEMATIC AND ARE INTENDED TO CONVEY A FUNCTIONAL GENERAL LOCATION OF THE HWAC SYSTEM EQUIPMENT.
- CONTRACTOR SHALL EXAMNE THE CONSTRUCTION DOCUMENTS AND SHALL RECOME FAULURE WITH ALL THE REQUIREMENTS OF THE PROJECT AND SHALL MOTIFY THE ARCHITECT OF ANY KIND FAULT IN THE CONSTRUCTION DOCUMENTS SO THAT THE MATTER MAY BE RESOLVED PRIOR TO SUBMISSION OF BIOS.
- BY SUBMISSION OF BIO THE CONTRACTOR SHALL AGREED ACCEPTANCE OF THE CONTACT DOCUMENTS AS AN ENDUGH INFORMATION OF THE SCOPE OF WORK, AND EXTRA CLAMS BASED ON INSUFFICIENT INFORMATION WILL NOT BE CONSIDERED.
- 4 ALL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FOR PROPER EQUIPMENT INSTALLATION PRIOR TO PURCHASING EQUIPMENT,
- CONTRACTOR SHALL VERIFY ALL VOLTAGE AND POWER REQUIREMENTS AND COORDINATE WITH ELECTRICAL CONTRACTOR AS REDUIRED.
- 7. ALL DIMENSIONS ON DUCTWORK INDICATED ON THIS DRAWING SHALL BE IN INCHES, (INSIDE CLEAR) UNLESS OTHERWISE NOTED.
- 8. THE WORD "PROVIDE" MEANS TO FURNISH AND INSTALL.
- 9. MECHANICAL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR TO PRODUCE COMPLETE OPERATING SYSTEM.
- D. MECHANICAL CONTRACTOR SHALL COORDINATE ALL PHASE OF WORK WITH OTHER TRADES.
- 17. RUNNING THE DUCT WORK IN BETWEEN JOIST AND IN JOIST SHALL CLOSELY COORDINATED DV THE FIELD CONTRICTOR TO ARRANGE ALL SA, WHY FLUE,KITCHEN EXHAUST HOOD AND TOLET EXHAUST DUCT IN CONSEASED PLACE AT CEILING OR WALL.
- 12. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES RELATED
- 12. CONTRACTOR SHALL DBTAIN AND HAT THE ALL FLORIDS
  TO THE INSTALLATION OF HIS WORK.

  13. INSTALLATION SHALL BE PERMIT ACCESSIBILITY FOR SERVICES AND/OR
  REPLACEMENT OF EQUIPMENT PROVIDED, ALSD AS PER THE MANUFACTURER
- REPUZZULIT DE QUINNEN PROVINCE, ALSO AS PUR 195, MANIMATINEN RECOMMENDATION.

  RECOMMENDATION.

  1.5. CONTROL DE RESEAUCRATIO FROM FIGUR DISSEAUCRA AND ON TRANSPORTED REPUBLICATION.

  1.5. CEMPRAN WORKS PAPILED TO ALL DISSEAUCRA OF THE PROMETER.

  1.5. CHAPRAN WORKS PAPILED TO ALL DISSEAUCRA OF THE PROMETER.

  1.6. ALL DICTIONS SHALL BE SUPPORTED THOM ADMICTATI 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 DWG FOR ELEVATION
- ALL DUCT WORK MATERIAL SHALL BE CALVANIZED AND FABRICATION SHALL BE PER "SMACHA" STANDARD

TAG	CFM	FACE SIZE	NECK SIZE	OUCT SIZE	BASES OF DESIGN DATA
SG-1	100	12X5	12X6	12X6	TITUS MODEL 300FS
5C-2	75	6×6	6X6	6×6	TITUS MODEL 300FS 3/4" SPACING
\$6-3	50	6x6	6×6	6x6	TITUS MODEL 300FS 3/4" SPACING
RG-1	600	18X12	18X12	18X12	TITUS WODEL 350FL
RG-2	500	12X12	12X12	12X12	THUS MODEL 350FL

NOTES:

Supply register (SR) and return grille (RG) Shall BE Wall and DUCT MOUNTED TYPE.

SR SHALL BE WITH OPPOSED BLADE DAMPER.

(3) USE STANDARD DUCT TRANSITION TO CONNECT SR AND RG AS REQUIRED.

TAG#	EXHAUST	1	FAN		ELECTRICAL
	CFM	WATTS	RP₩	E.S.P (WG)	DATA
EF~1	50-75	48	1500	0.40 -0.35	115 V, 10, 60 H

- SOULES

  (1) FAN SHALL HER ECHUNG MOUNTED CENTRIPUGAL TYPE CABINIT FAN.

  (2) FAN SHALL HARE ECHAUST GRILLE

  (3) PROVIDE WALL CAP (MODEL WISSP 5/6)

  (4) FAN SHALL BE UL LIFED

- 3 DESIGNE BASED ON GREEN HECK MODEL SP-6

(6)	FAN	SHALL	BE	CONTROLLED	Вч	SWITCH.
	_					

ELECTRIC WATER HEATER SCHEDULE	
TAGE	EWH-1
STORAGE CAPCITY	50 GALLONS
ELECTRIC ELEM.	15 KW
PDWER SUPPLY	208V-1PH-60 HZ
RECOVERY @100'F	50 GALLON PER HOUR
SHIPPING WT.	125 LB
DIMENSION	55° H, 21°0
MODEL	A.O.SWITH DSE-50





≷ Street, WASHINGTON, DC. 1514 Q

KC DOUGLAS STUDIO

ALL DRAWINGS AND WRITTEN MATERIA HERIN CONSTITUTE THE DRIGHAL AN UNFLEXISHED WORK OF THE DESIGNED AND THE SAME MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNED.

REVISIONS

DATE 01/30/2016 SCALE 3/16"=1"-0"

MECHANICAL NOTES & DIAGRAMS

#### PLUMBING NOTES

#### 1. WE TABLE TIMES

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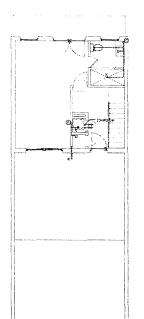
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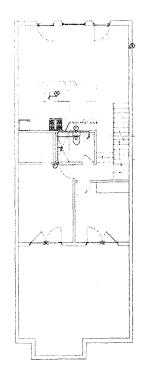
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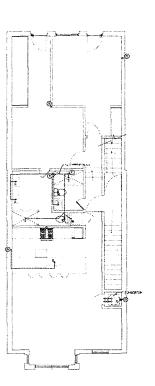
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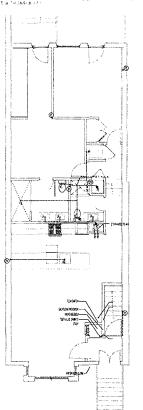
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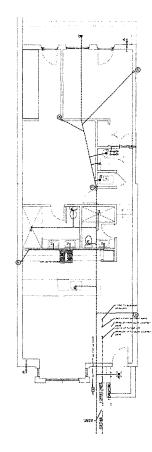














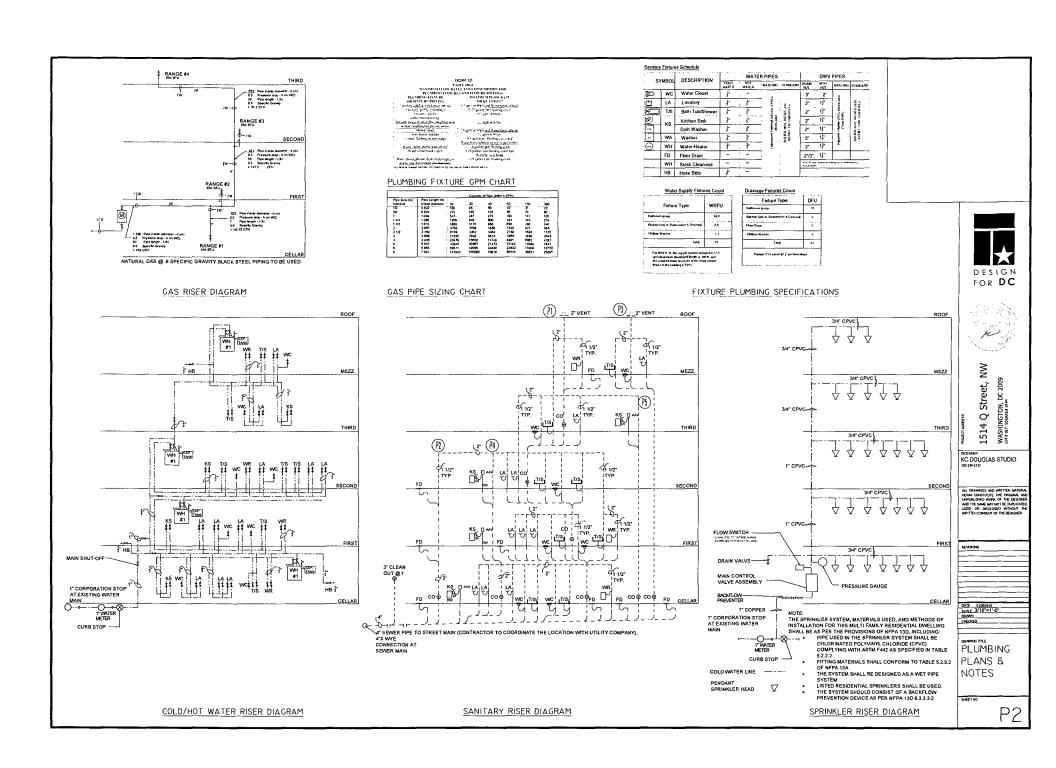
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REVISIONS

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SCALE 3/16"×1"-0"
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PLUMBING PLANS & NOTES



# 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 27/6

Signature:

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

(Signature)

My commission expires on: 10-10-2017

Seal:

EDWARD A. ARABIAN
Notary Public
Montgomery County
Maryland
My Commission Expires Oct 10, 2017





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# Exhibit C

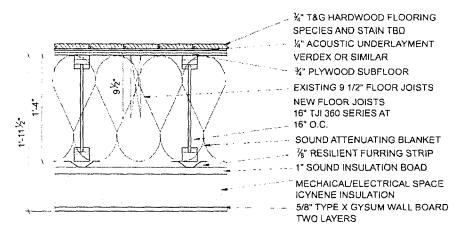
# Exhibit D

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 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.



The minimum requried insualtion between floors is R-19 and we must also provide an uninteruped 1 hour fire sepeartion between the cellar level and 1<sup>st</sup> floor. The above floor makeup provides this as well as provideding an electrical/mechanical area that allows for the continuos 1 hr fire rating to be maintined.

Should you require futher information or clarifiaiton pelase do not hesistate in contacting me.

Sincerely,

KC Phice



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 14" 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 PESOOO10

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