ANDERSON RESIDENCE

318 SEATON PLACE NE, WASHINGTON, DC 20002

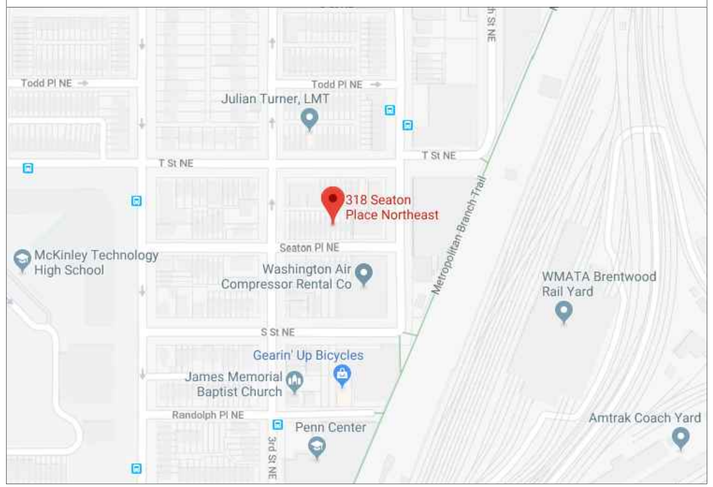
BUILDING DATA:

PROJECT ADDRESS:	318 SEATON PLACE NE, WASHINGTON, DC 20002
ZONING DISTRICT:	ECKINGTON
BLOCK	3567
LOT AREA	1292 SF
LOT NUMBER	0042
ZONING CODE	RD
USE OCCUPANCY	RESIDENTIAL SINGLE
NUMBER OF STORIES	2 PLUS BASEMENT
TYPE OF CONSTRUCTION	III B
SPRINKLER	NO
FIRE ALARM SYSTEM:	SMOKE DETECTOR (HARD WIRED, INTERCONNECTED, BATTERY BACK-UP)
STRUCTURAL FRAMING SYSTEM:	EXTERIOR AND INTERIOR LOAD BEARING WOOD STUD WALLS, WOOD FLOOR JOIST FLOOR FRAMING AND WOOD ROOF RAFTERS. ALL EXTERIOR AND INTERIOR WALLS
FLOOR & ROOF CONSTRUCTION:	0 HOURS
CEILING HEIGHT:	HABITABLE ROOMS OTHER THAN KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS MUST HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. KITCHEN, HALLWAYS, BATHROOMS, TOILET ROOMS AND HABITABLE BASEMENTS FOR USE AS A RECREATION ROOM ONLY MUST HAVE A HEIGHT OF NOT LESS THAN 7 FEET. THE MAXIMUM PROJECTION BELOW THE REQUIRED CEILING HEIGHT FOR BEAMS AND GIRDERS SPACES NOT LESS THAN 4 FEET ON CENTER SHALL BE 6 INCHES. FURRED CEILINGS OF NOT LESS THAN 7 FEET ARE PERMITTED AS LONG AS THE REQUIRED CEILING HEIGHT IS PROVIDED IN TWO THIRDS OF THE AREA.
INSULATION REQUIREMENTS:	ATTIC SPACE: R-49 EXTERIOR WALLS: R-19 FLOORS: 6" BATT INSULATION EXTERIOR DOORS: R-5

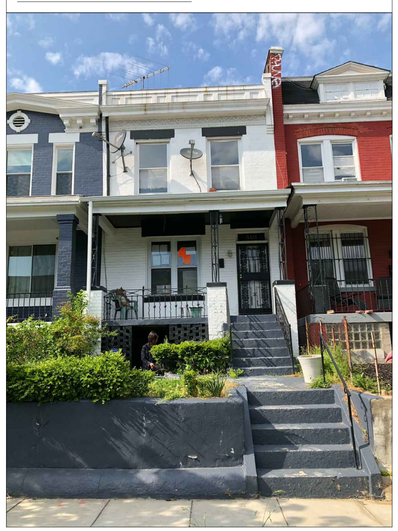
GOVERNING BUILDING CODES:

BUILDING:	2012 INTERNATIONAL BUILDING CODE
MECHANICAL:	2012 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2012 INTERNATIONAL PLUMBING CODE
ELECTRICAL:	2012 NATIONAL ELECTRICAL CODE
ENERGY CONSERVATION:	2012 ENERGY CONSERVATION CODE
FIRE:	2012 FIRE PREVENTION CODE
GAS:	2012 FUEL GAS CODE
LOCAL SUPPLEMENT:	DCMR 12 TITLE 11 ZONING REGULATIONS
LOCAL SUPPLEMENT:	DCMR 12 BUILDING CODE (2008)
LOCAL SUPPLEMENT:	GREEN BUILDING ACT 2009

VICINITY PLAN



BUILDING FRONT



SHEET INDEX:

CS:	COVER SHEET

ARCHITECTURAL SHEETS:

A1.0:	FLOOR PLANS & FRAMING PLANS
A1.1:	ROOF PLAN & BUILDING ELEVATIONS
A1.2:	BUILDING SECTIONS & DETAILS

MEP SHEETS:

M1.0:	MECHANICAL PLANS & NOTES
E1.0:	ELECTRICAL PLAN & NOTES
P1.0:	PLUMBING PLANS & NOTES
P1.1:	PLUMBING RISER DIAGRAMS

GENERAL NOTES AND SPECIFICATIONS

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE OWNER/BUILDER SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST VERIFY IN FIELD (VIF) OF ANY VARIATIONS FROM THESE DRAWINGS.
2. THE OWNER/BUILDER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE OWNER/BUILDER SHALL VERIFY IN FIELD (VIF) AND COORDINATE WITH CONTRACTORS WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
3. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE BUILDER/ OWNER, CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEED VERIFY IN FIELD (VIF)DING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
4. DESIGN CRITERIA: 2015 IRC AND IBC (SEE GOVERNING BUILDING CODES)
   ROOF: 30 PSF SNOW LOAD
   *8 PSF TOP CHORD DL.
   *7 PSF BOTTOM CHORD DL.
   *5 PSF NET WIND UPLIFT.
   FLOOR: 40 PSF LL.
   *10 PSF TOP CHORD DL.U
   *5 PSF BOTTOM CHORD DL.
   SOIL: *1,500 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION.
   TABLE R403.1(1) MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION
   FROST DEPTH: *2'-6"
   WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.
5. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
6. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
7. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
8. INSULATE WASTE LINES FOR SOUND CONTROL.
9. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
10. ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
11. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF:

1. NEW ADDITION AS FIRST AND SECOND FLOOR ON THE BACK OF THE EXISTING TOWN HOUSE.
2. TOW HOUSE REMODELING OF EXTENSIVE INTERIOR. NEW LAYOUT INCLUDES:

   FIRST FLOOR: LIVING-FAMILY & DINING ROOM, VANITY ROOM, KITCHEN (EXTENSION) & UTILITY ROOM.
   SECOND FLOOR: TWO BEDROOMS WITH BATH AND CLOSET, AND MASTER BEDROOM WITH BATH AND CLOSET.
   EXISTING BASEMENT: OPEN ROOM WITH LAUNDRY AND BATHROOM.

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OWNER: JAMES ANDERSON

REVISION DATE	REMARK
ISSUED:	

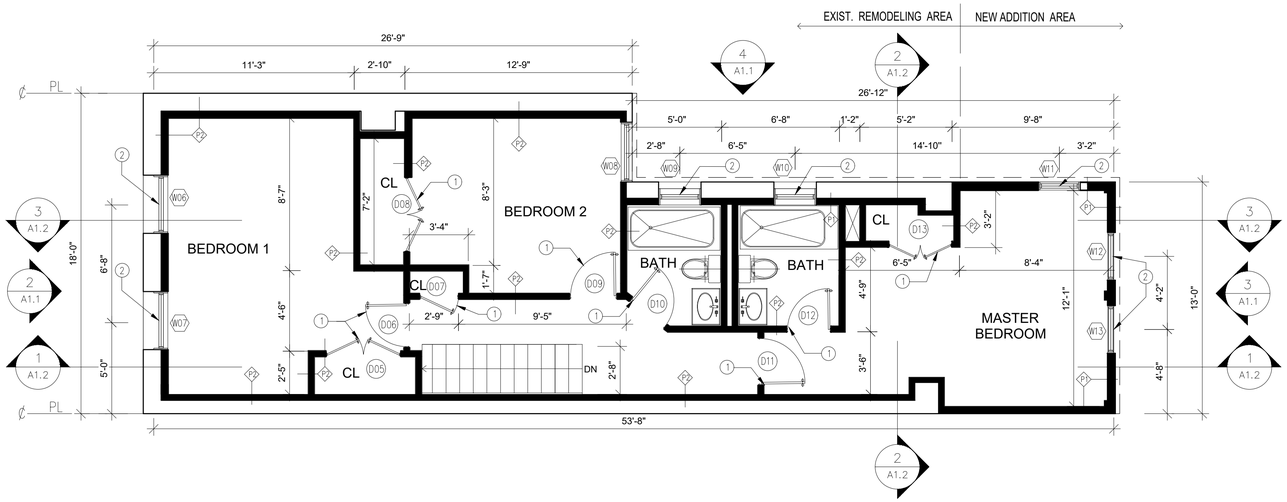
SCALE: AS NOTED

DRAWN BY | CHECKED BY

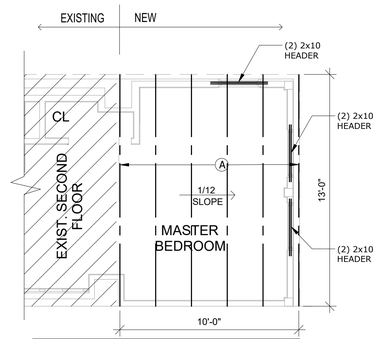
PROJECT NUMBER A 105 05 19

COVER SHEET

SHEET: CS

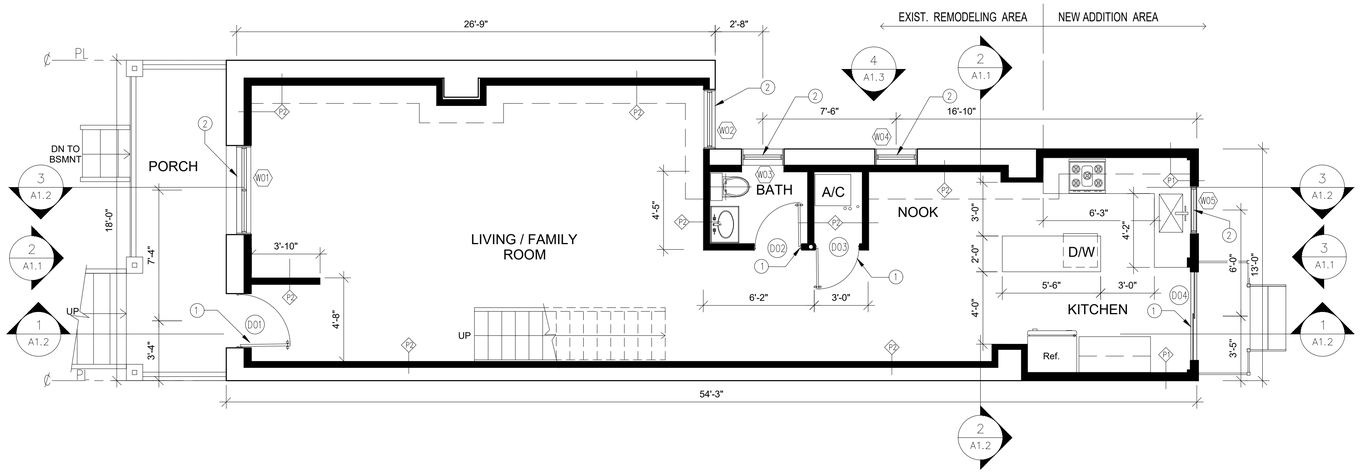


3 A1.0 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

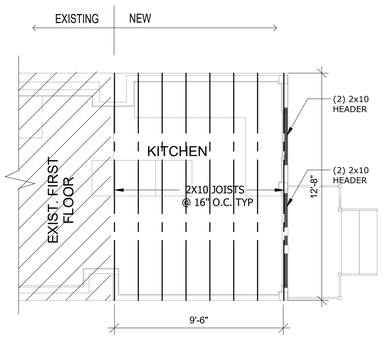


NOTE:
Ⓐ 2X6 ROOF RAFTERS @ 24" O.C. (TYP.) OVER 2X8 PERPENDICULAR RAFTERS @ 24" O.C.

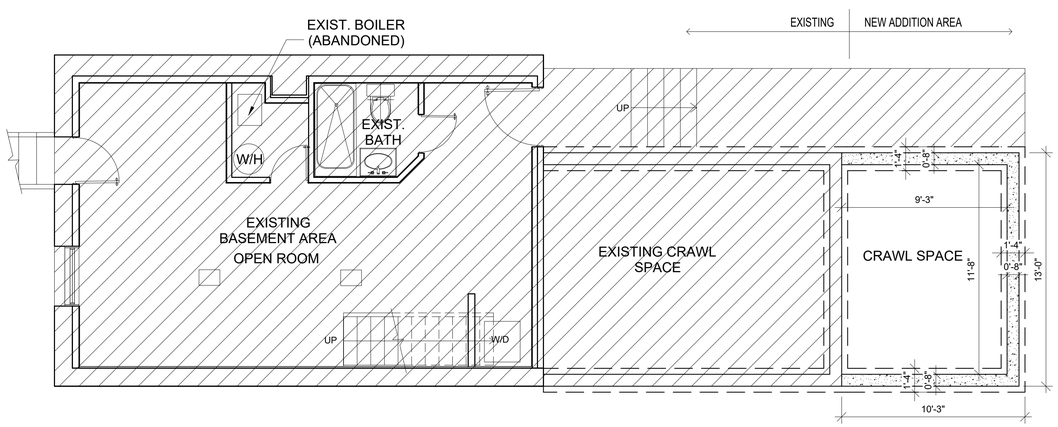
6 A1.0 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



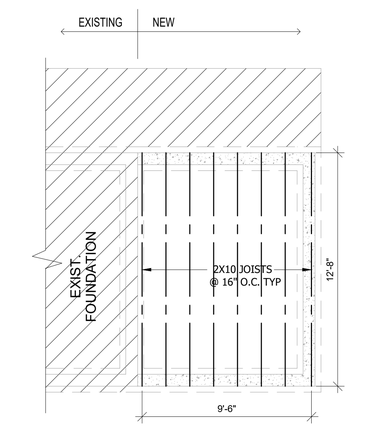
2 A1.0 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



5 A1.0 SECOND FL. FRAMING PLAN
SCALE: 1/4"=1'-0"



1 A1.0 EXIST. BASEMENT & FOUNDATION PLAN
SCALE: 1/4"=1'-0"



4 A1.0 FIRST FL. FRAMING PLAN
SCALE: 1/4"=1'-0"

N

CARPENTRY:

1. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IRC TABLE R602.3(1).
2. PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
3. ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).
4. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

COMBINATION DEPTH	SYMBOL	SPECIES	USE
ALL	24F – V4	DF/DF	(SIMPLE SPAN)
ALL	24F – V8	DF/DF	(CONT. OR CANTILEVER)

6. PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS.
7. LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
D. ALL STUDS TO BE DF#2 OR BETTER.
E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
F. ROOF TRUSSES SHALL BE MANUFACTURED BY TRUSS JOIST OR ENGINEER APPROVED EQUAL OR 2x10.
G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING NOTES:

1. PROVIDE POSITIVE VENTILATION AT EA. END OF TRUSS OR EA. RAFTER SPACE.
2. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.
3. PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL CORNERS TO RESIST LATERAL DISPLACEMENT.

FLOOR FRAMING NOTES:

FLOOR: 40 PSF LL
*10 PSF TOP CHORD DL.
*5 PSF BOTTOM CHORD DL.

1. SUB-FLOOR SHEATHING SHALL BE H 1.125". SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG) FORCES.
2. JOISTS SPACED AT 16.0" O/C.
3. JOISTS DRAWING IS FOR ILLUSTRATION ONLY. ALL JOISTS SHALL BE INSTALLED & BRACED
4. ALL PLATES ARE NOM. 2 x 6 UNO
5. DEFLECTION MEETS L/480 LIVE AND L/360 TOTAL LOAD.
6. FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.

NOTE:

1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
2. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE BUILDER/ OWNER, CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR ANY STRUCTURE DETAIL NOT CERTIFIED BY A STRUCTURAL PROFESSIONAL
3. GLU LAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS (IF APLICABLE).

ARCHITECTURAL GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS.
2. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF PARTITIONS AND FIXTURES AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS.
5. DO NOT SCALE DRAWINGS; ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED.
6. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS. ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK.
8. COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
9. SMOKE DETECTORS SHALL BE INSTALLED AT LOCATIONS REQUIRED BY IRC 2015 AND SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK UP.
10. GAS WATER HEATERS AND FURNACES SHALL BE LOCATED ON A RIGID RAISED PLATFORM MIN. 18" HIGH.
11. UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BOARD GREEN BOARD" AS BACKING FOR TILE OR WALL PANELS IN ANY POTENTIAL "WET AREA" TO BE USED. USE ONLY "FIBEROCK BRAND AQUA- TOUGH INTERIOR PANELS" RATED FOR MOISTURE & MOLD RESISTANCE. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON ABSORBENT MATERIAL TO A HEIGHT OF 70" ABOVE THE DRAIN INLET.

FLOOR PLAN NOTES

① PREPARE OPENING TO RECEIVE NEW DOOR. SEE DOOR SCHEDULE BELOW. TYPICAL OF ALL DOORS
② PREPARE OPENING TO RECEIVE NEW WINDOW. SEE WINDOW SCHEDULE BELOW. TYPICAL OF ALL WINDOWS EXCEPT AT BASEMENT

WALL LEGEND		
WALL TYPE		DESCRIPTION
	#1	NEW 6" WALL W/STUDS 2X4 @ 16" O.C. W/2LAYERS 1" BOARD DW
	#2	NEW 4" FURRING WALL W/STUDS 2X2 @ 16" O.C. & 1 LAYER BOARD DW
		EXISTING MASONRY WALL (EXTERIOR)

WINDOWS SCHEDULE		
ELEMENT	DESCRIPTION	MATERIAL
W01	5'-0"x4'-3"	VINYL
W02	3'-4"x4'-3"	VINYL
W03	2'-4"x4'-3"	VINYL
W04	5'-4"x4'-3"	VINYL
W05	2'-8"x4'-3"	VINYL
W06	3'-3"x4'-3"	VINYL
W07	3'-3"x4'-3"	VINYL
W08	2'-4"x4'-3"	VINYL
W09	2'-4"x4'-3"	VINYL
W10	2'-4"x4'-3"	VINYL
W11	2'-4"x4'-3"	VINYL
W12	2'-8"x4'-3"	VINYL
W13	2'-8"x4'-3"	VINYL

DOOR SCHEDULE		
ELEMENT	DESCRIPTION	MATERIAL
D01	SINGLE DOOR 3'-0"X6'-8"	VINYL/GLASS
D02	SINGLE DOOR 2'-8"X6'-8"	MDF
D03	SINGLE DOOR 2'-6"X6'-8"	MDF
D04	SLIDING DOOR 5'-0"X6'-8"	VINYL/GLASS
D05	DOUBLE DOOR 4'-2"X6'-8"	MDF
D06	SINGLE DOOR 2'-6"X6'-8"	MDF
D07	SINGLE DOOR 2'-2"X6'-8"	MDF
D08	DOUBLE DOOR 4'-2"X6'-8"	MDF
D09	SINGLE DOOR 2'-8"X6'-8"	MDF
D10	SINGLE DOOR 2'-0"X6'-8"	MDF
D11	SINGLE DOOR 2'-8"X6'-8"	MDF
D12	SINGLE DOOR 2'-8"X6'-8"	MDF
D13	DOUBLE DOOR 3'-6"X6'-8"	MDF

NOTE:
ALL FLOORS ON THE BUILDING EXCEPT BATHROOMS & KITCHEN WILL BE WOOD FLOOR.

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ISSUED:	

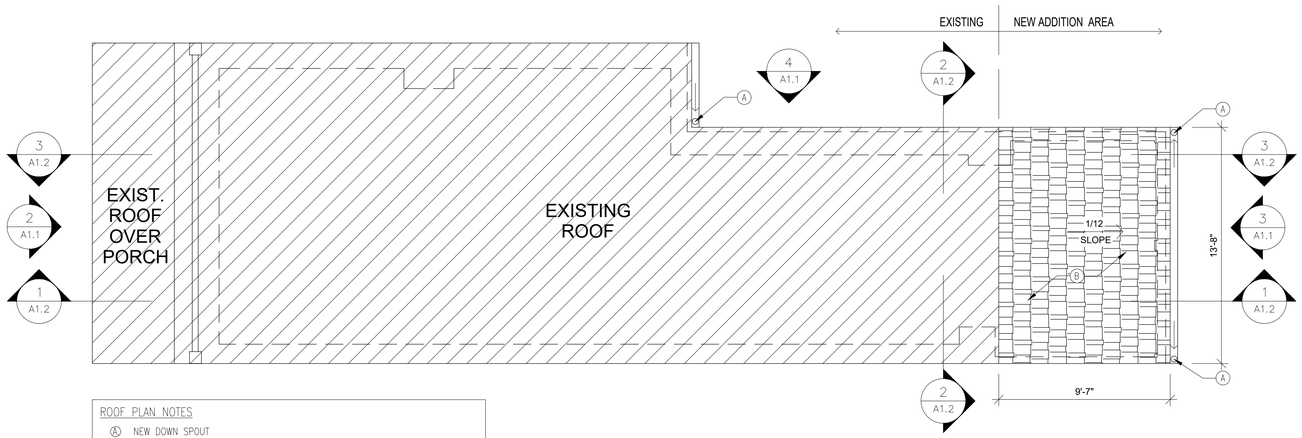
SCALE: AS NOTED

DRAWN BY | CHECKED BY

PROJECT NUMBER A 105 05 19

FLOOR & FRAMING PLANS

SHEET: A1.0

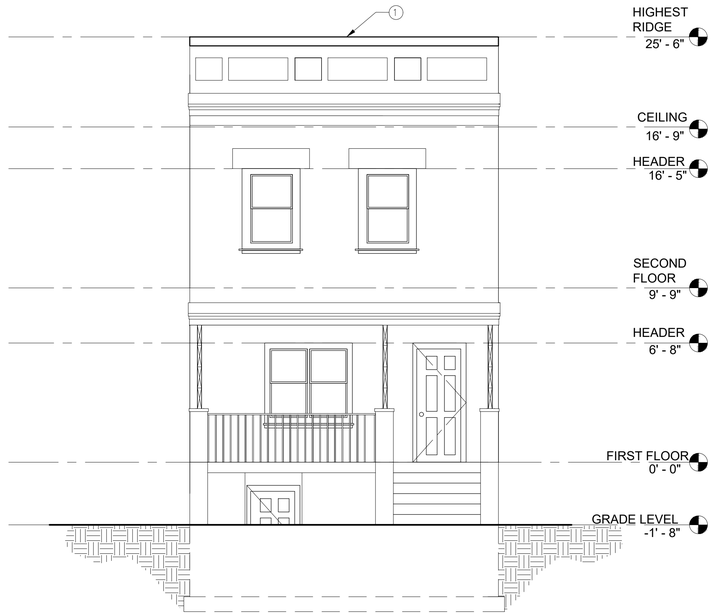


ROOF PLAN NOTES

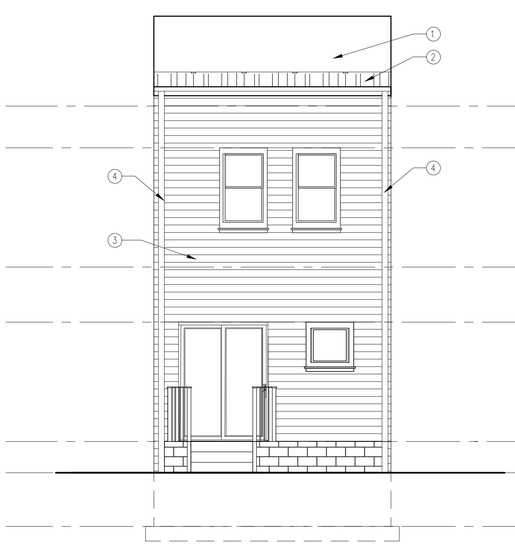
(A) NEW DOWN SPOUT

(B) NEW ROOF SHINGLES OVER FELT ASPHALT ON ½" PLYWOOD. MATCH EXISTING SLOPE

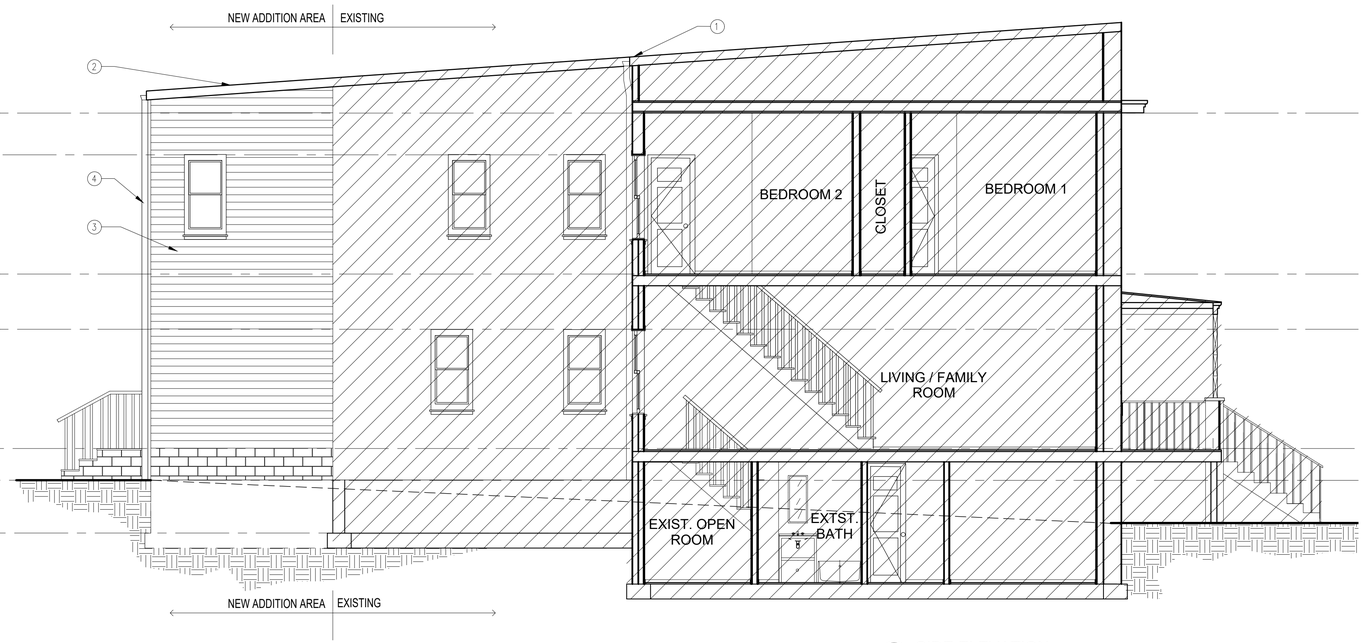
1 A1.1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



2 A1.1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 A1.1 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 A1.1 SIDE ELEVATION
SCALE: 1/4"=1'-0"

NOTE:

EXISTING AREA

ELEVATION NOTES

1. EXISTING ROOF TO REMAIN.
2. NEW 3/12 SHED ROOF OVER ROOM ADDITION, MATCH SHINGLES TO EXISTING ROOF. MATCH EXISTING SLOPE
3. PROVIDE NEW VYNIL SIDING AND REPLACE EXISTING SIDING WITH VYNIL SIDING.
4. NEW DOWN SPOUT

N

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REVISION DATE	REMARK
ISSUED:	

SCALE: AS NOTED

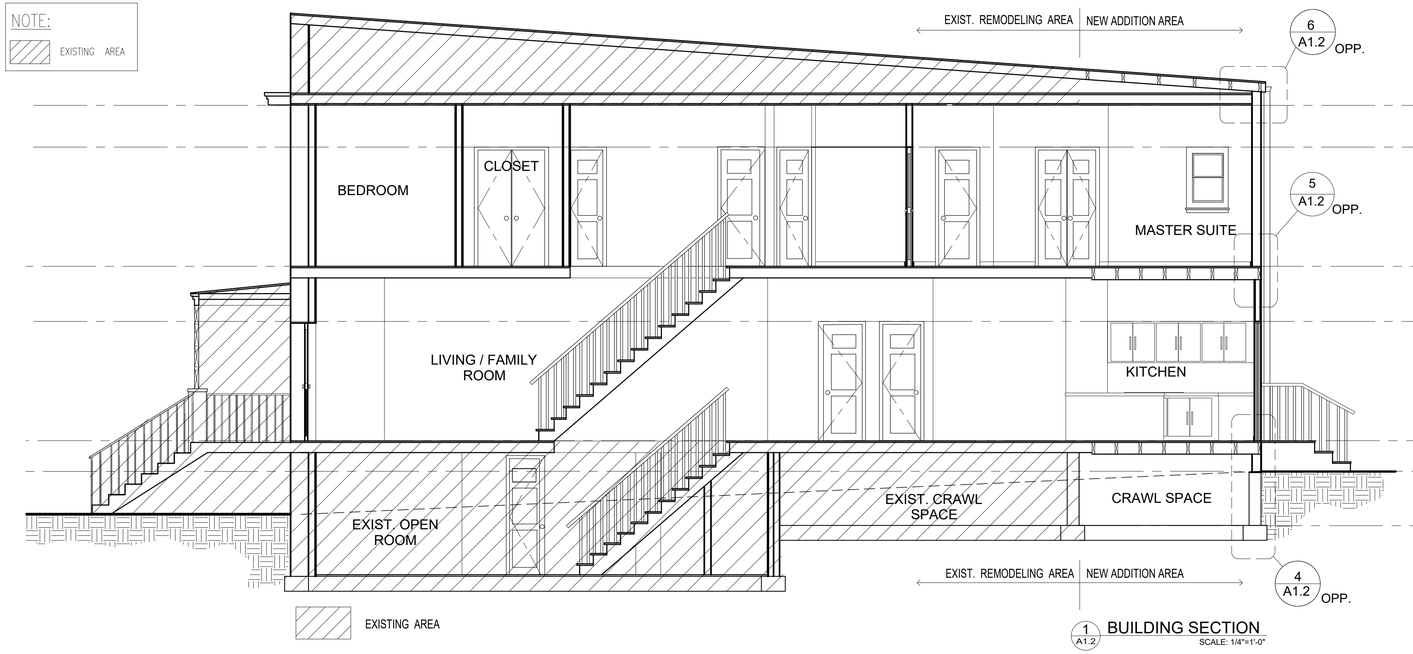
DRAWN BY	CHECKED BY

PROJECT NUMBER A 105 05 19

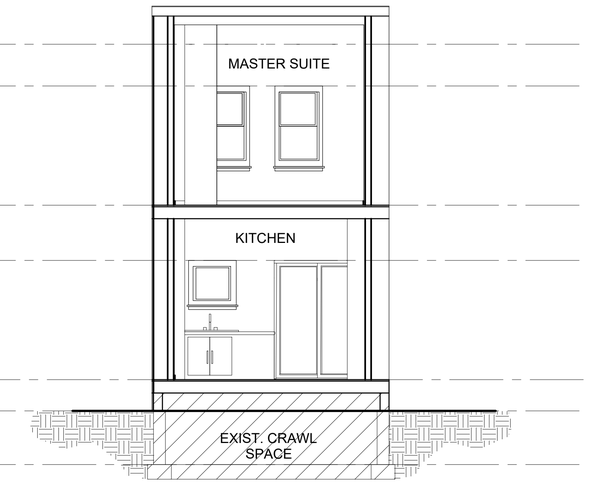
ROOF PLAN & BUILDING ELEVATIONS

SHEET: A1.1

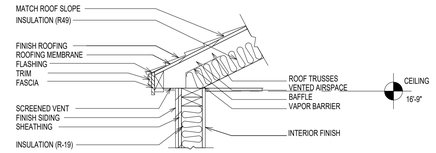
NOTE:
EXISTING AREA



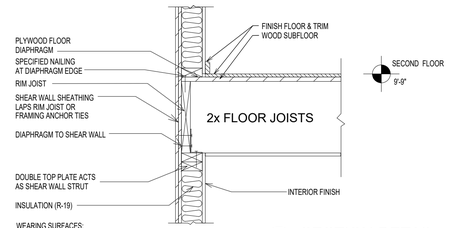
1 A1.2 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A1.2 BUILDING SECTION
SCALE: 1/4"=1'-0"



6 A1.2 SECTION DETAIL
SCALE: 1"=1'-0"



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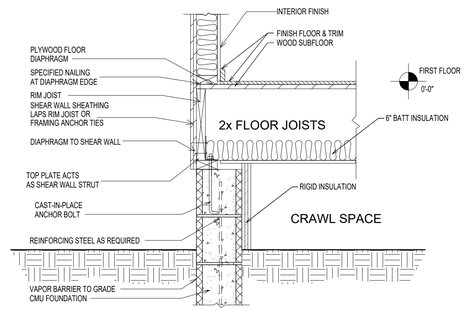

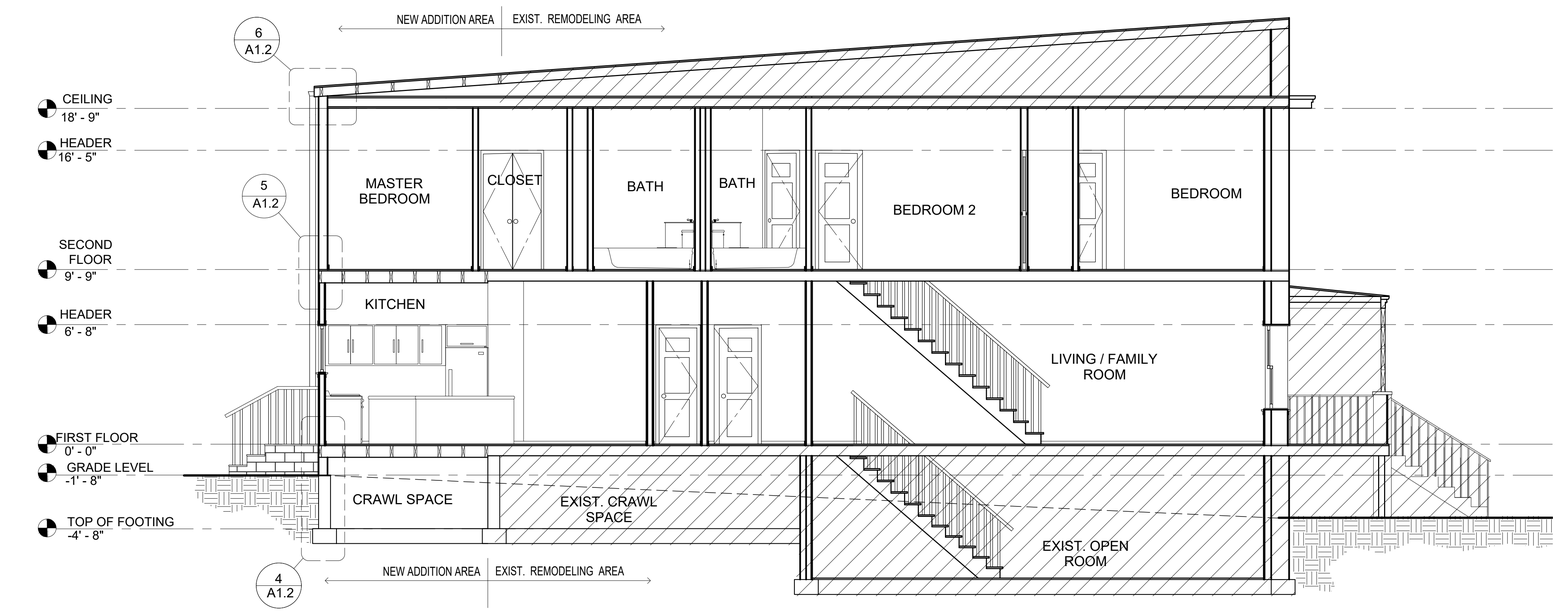

3 A1.2 BUILDING SECTION
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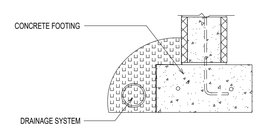

4 A1.2 SECTION DETAIL
SCALE: 1"=1'-0"

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ANDERSON RESIDENCE

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OWNER: JAMES ANDERSON

REVISION	DATE	REMARK
ISSUED:		

SCALE: AS NOTED

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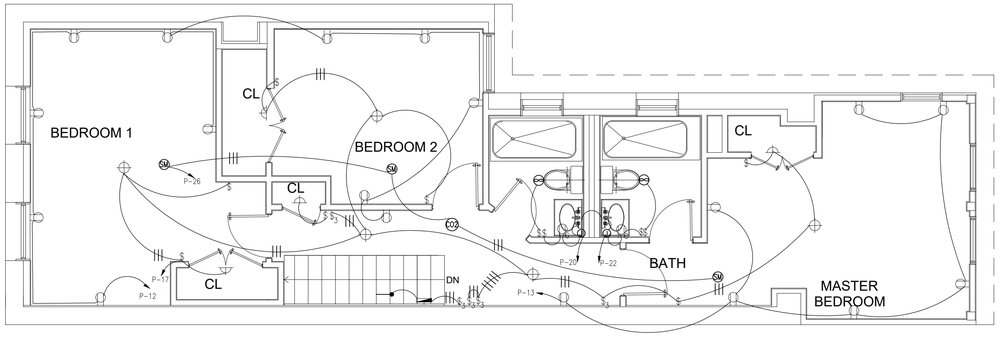
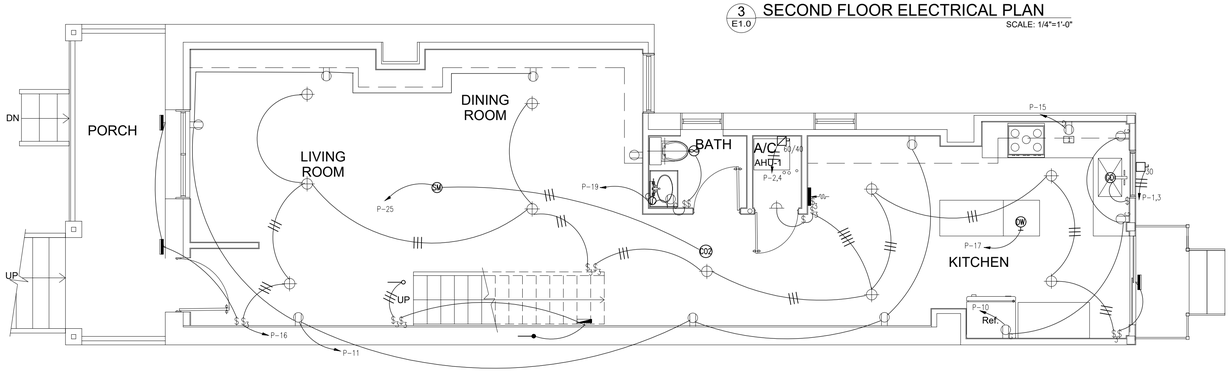
PROJECT NUMBER A 105 05 19

BUILDING SECTIONS

SHEET: A1.2



3 E1.0 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



2 E1.0 FIRST FLOOR ELECTRICAL PLAN
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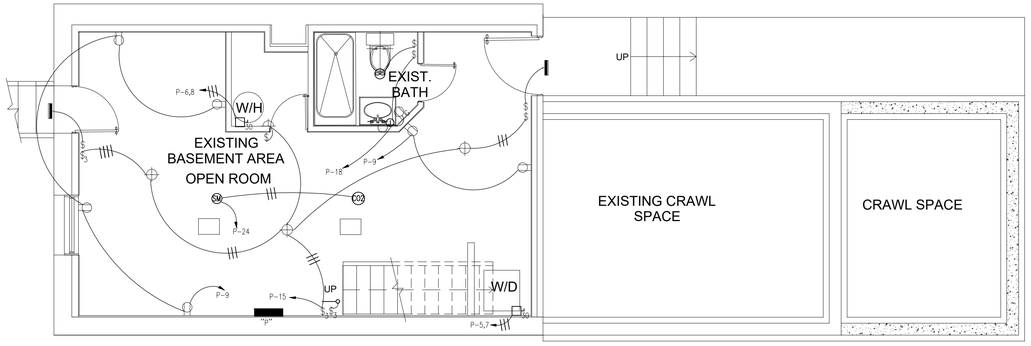


1 E1.0 EXIST. BASEMENT ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

I. WIRING

- CONDUIT & WIRING CONDEALED
- HOMERUN TO PANEL BOARD
- HASHMARK (S) DENOTES NO OF PHASE & NEUTRAL CONDUCTORS OR NO OF TRAVELLERS. SMOKE DETETOR HAS A THIRD INTERLINK WIRE. WIRING WITHOUT ANY HASHMARK IMPLY 2 # 12 THWN. ALL CIRCUITS HAVE A MINIMUM ONE # 12 CU WIRE.
- CONDUIT UP
- CONDUIT DOWN

N

II. EQUIPMENT & DEVICES

- STAIRWAY LIGHT
- OUTDOOR WALL PACK LIGHT/WP
- BATH-SINGLE SINK LIGHTING FIXTURE
- BATH-DOUBLE SINK LIGHTING FIXTURE
- BEDROOM DOWN LIGHT
- CLOSET LIGHT
- $ ROOMS-SINGLE SWITCH
- $3 HALLWAY-3 WAY SWITCH
- JUNCTION BOX
- DW DISHWASHER
- CO2 CARBON DIOXIDE DETECTOR
- SM SMOKE DETECTOR
- GD GARBAGE DISPOSAL
- BATHROOM FAN
- 30 NON-FUSED SAFETY DISCONNECTING MEANS-UPPER NUMERAL DENOTES SWITCH SIZE
- 30/15 FUSED SAFETY DISCONNECTING MEANS-LOWER NUMERAL DENOTES FUSE SIZE
- G GFCI RECEPTACLE, 2P, 3W, 125V, 20A
- RECEPTACLE, 2P, 3W, 125V, 20A
- FLOOR MOUNTED, 2P, 3W, 125V, 20A
- SURFACE MOUNTED PANEL BOARD
- EXIT SIGN
- $M FRACTIONAL HP STARTER
- CONNECTION TO EQUIPMENT
- CONNECTION TO MOTOR

PANEL SCHEDULE NOTES:
1-For demand calculation refer to the "Optional Calculations" on this drawing set.
2-All electrical outlet are arc fault protected; see floor drawing for the GFCI protected outlet.
3-Provide lock-on device for the detector branch circuit #18
4-The calculations are based on NEC 220.82

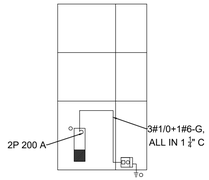
KEY NOTES:

1 RECEPTACLE FOR STOVE, MICROWAVE, MONTAING HEIGHT PER MANUFACTURER INSTRUCTION.

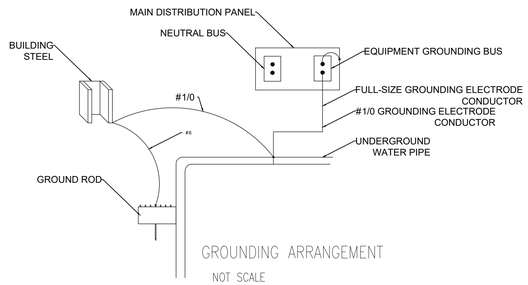
LOCATION: 'PANEL SCHDULE""P"
MOUNTING: (SEE NOTES BELOW)
FED:
System: 120/240v, 2P,3W
Bus Amp: 200 A
Neutral: 100%
AIC: 10 000
MLO
Lugs: STANDARD

CKT	BREAKER/POLE	CICRCUIT DESCRIPTION	LOAD, VA A	LOAD, VA B	CICRCUIT DESCRIPTION	BREAKER/POLE	CKT
1	15/2	Compressor-Outdoor	2496.0		AHU-Ceiling Space	40/2	2
3	---------	---------		2496.0	---------	---------	4
5	30/2	Washer/dryer	4750.0		Electric Water Header	30/2	6
7	---------	---------		4750.0	---------	---------	8
9	20/1	Small Apliance (basament)	3000.0		Small Apliance (1er floor)	20/1	10
11	20/1	Small Apliance (1er floor)		3000.0	Small Apliance (second floor)	20/1	12
13	20/1	Small Apliance (2do floor)	2328.0		Garbage Disposal	20/1	14
15	20/1	Liting circuit (basament)		3090.0	Liting circuit (first floor)	20/1	16
17	20/1	Liting circuit (second floor)	3770.0		Bathroom (basament)	20/1	18
19	20/1	Bathroom (first floor)		3400.0	Bathroom 1 (second floor)	20/1	20
21	20/1	Microwave Oven	2700.0		Bathroom 2 (second floor)	20/1	22
23	20/1	Diswasher		2500.0	Detector smoke&CO2 (basament)	20/1	24
25	20/1	Detector smoke&CO2 (firs floor)	3000.0		Detector smoke&CO2 (second floor)	20/1	26
27	20/1	Spare			Spare	20/1	28
29	20/1	Spare			Space		30

Connected Load per Phase	22044.0	19236.0
Calculated Load, Watt	25507.2	
Calculated Load, Amp	106.3	



RISER DIAGRAM
NOT SCALE



GROUNDING ARRANGEMENT
NOT SCALE

Loads (less HVAC)		
1720	sq. ft. @ 3 VA sq. ft	5160 watts
5	Small Appliance Circuit @ 1500 watts ea. (minimum 2)	7500 watts
4	Bathroom circit(s) @ 1500 watts	6000 watts
3	Detector smoke and CO2 circuit @ 1500 watts	4500 watts
0	Range (Name plate Rating)	0 watts
0	Cooktop (Name plate Rating)	0 watts
0	Oven (Name plate Rating)	0 watts
4500	Electric Water Header	4500 watts
5000	Washer/dryer (Enter larger: 5000 watts or Nameplate Rating)	5000 watts
1000	Dishwasher	1000 watts
828	Garbage Disposal	828 watts
0	Sump Pump	0 watts
0	Sewage Pump	0 watts
0	Water Pump	0 watts
1000	Microwave Oven	1000 watts
0	Garage Door Opener	0 watts
200	Exaust Fan (4 unit)	800 watts
	Total Calculed Load (less HVAC)	**36288 watts**

Service Demand		
General Load		
First 10kW Total Calculate Load @ 100%	10000	watts
Remainder of Total Calculated Load @ 40%	10515.2	watts
Total General Load	20515.2	watts

Splits Load		
	Nameplate heat pump compresor load @100%	0 watts
7680	Nameplate Electric Space Heatineg Load @ 65% (Nameplate Rating in watts X.65)(NEC220.82(C))	4992 watts
	Total Split Load	4992 watts

Total General Load for unit	+	Total Split Load		=	calculed service load
20515.2	watts	+ 4992	watts	=	25507.2 watts

calculed service load for unit		/	service Voltage		=	Minimum Service Amp.	
25507.2	watts	/	240	volts	=	106.3	amps

GENERAL NOTES:

1. COMBINE NO MORE THAN 6 CURRENT CARRYING CONDUCTORS IN ANY SINGLE HOME RUN FROM PANEL.
2. PROVIDE CIRCUIT BREAKER FILLER, BLANK COVER PLATE, FOR ALL THE EMPTY SPACES WITH IN THE PANEL BOARD.
3. PROVIDE BLANK COVER PLATE FOR ALL THE UNUSED JUNCTION OR DEVICE BOXES.
4. EACH SINGLE PHASE BRANCH SHALL BE PROVIDE WITH PHASE, DEDICATED NEUTRAL AND GROUND CONDUCTOR.
5. ALL MOUNTING HEIGHTS INDICATED ARE TO BE CENTER LINE OF THE DEVICE BOX UNLESS OTHER WISE INDICATED.
6. COORDINATE WITH ARCHITECTURAL ELEVATION FOR EXACT MOUNTING HEIGTH.
7. ADJUST AS NECESSARY TO BALANCE PANELBOARD CONNECTED LOADS 10%.
8. VERIFY ALL EXISTING PANELS TO BE USED. TRACE ALL THE CIRCUIT TO BE RE-USED AND CONFIRM THAT THESE CIRCUITS ARE NOT FEEDING ANY OTHER DEVICES OR EQUIPMENT'S, MAINTAINED ALL ACTIVE CIRCUITS THAT ARE CONNECTED TO EXISTING DEVICES AND OR EQUIPMENT BEYOND THE SCOPE RENOVATED AREA UPON OR DIRECTED.
9. FINAL CONNECTION TO ALL MOTORS OR VIBRANTING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT.
10. CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY AS-BUILT CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF WORK.
11. CONSULT LIGHTING FIXTURE TYPE WITH ARCHITECT OR THE INTERIOR DESIGNER BEFORE ANY INSTALLATION.
12. ALL SWITCHING TO BE CONVENTIONAL UNLESS OTHER WISE NOTED.
13. ANY EXTERIOR OUTLET LOCATION TO BE CONFIRMED WITH ARCHITECT OR LANDSCAPE CONTRACTOR.
14. DIMENSIONS ARE TAKEN FROM THE CENTER OF OUTLET UNLESS OTHER WISE NOTED.

LIGHTING FIXTURE SCHEDULE

Type	Description	Manufacturer	Voltage	Lamp	Wattage	Lumens	Color Temp	Mounting	Remarks
A	Recessed Down Lights	Nora Lighting NC-6RR Series (new construction)	120	LED	25	1665 Lumens	3500K	Recessed	Rated for use in Type IC, airtight LED housings. Energy Star.
B1	Three-light bath	Progress Lighting P2092-820WB	120	LED	27	1400 Lumens	3500K	Surface	Brushed nickel-installed horizontally.
B2	Four-light bath	Progress Lighting P2064-820WB	120	LED	36	1400 Lumens	3500K	Surface	Brushed nickel-installed horizontally.
CE	Stairway Emergency Fixture	Lithonia Lighting ELO LED 2-Light High Output	MVOLT	LED	20	900 Lumens	5000K	Wall Mounted	Equipped with 90 Minute Battery Back Up
D	Building Wall Pack	Lithonia Lighting TWR1 LED 3 SCW MVOLT PE M2	MVOLT	LED	54	5559 Lumens	5000K	Wall Mounted	Small Bronze Wall Pack with Glass Lens. Photo cell control.
XE	Exit Sign	LFI Lights ELRTG	MVOLT	LED	5		3500K	Ceiling	Hardwired Edge Light Green LED with battery backup
F	LED Closet Light	Lithonia Lighting FMLWL 24 840	120V	LED	15	1300 Lumens	4000K	Wall/Surface	Narrow Wings Light

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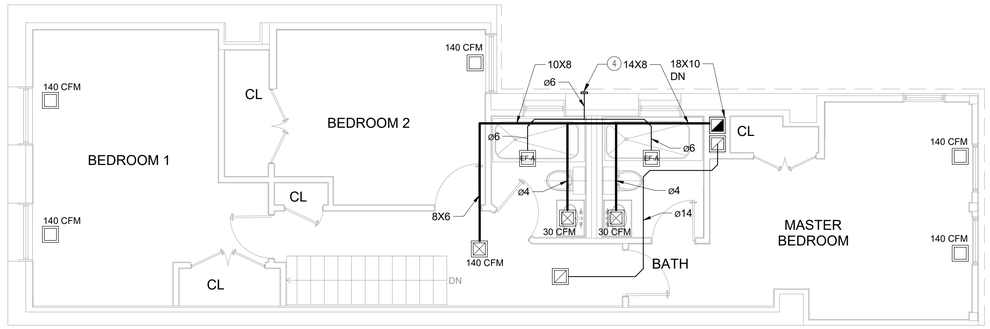
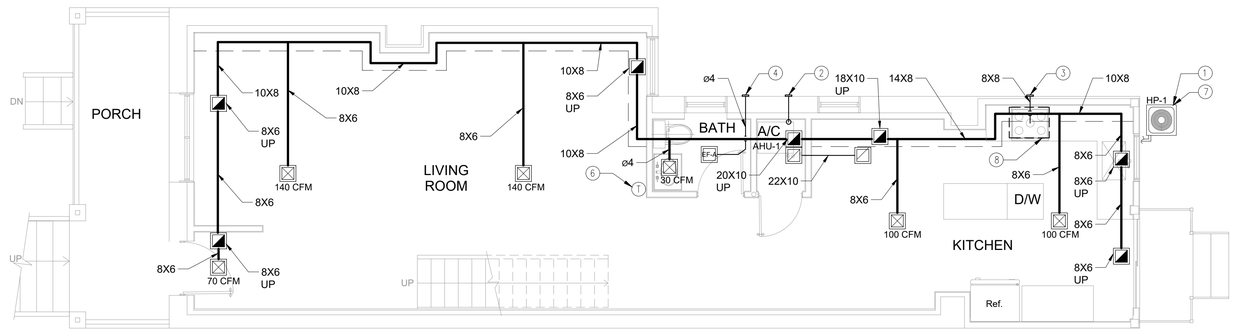
ELECTRICAL PLANS

SHEET: E1.0



3 M1.0 SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"



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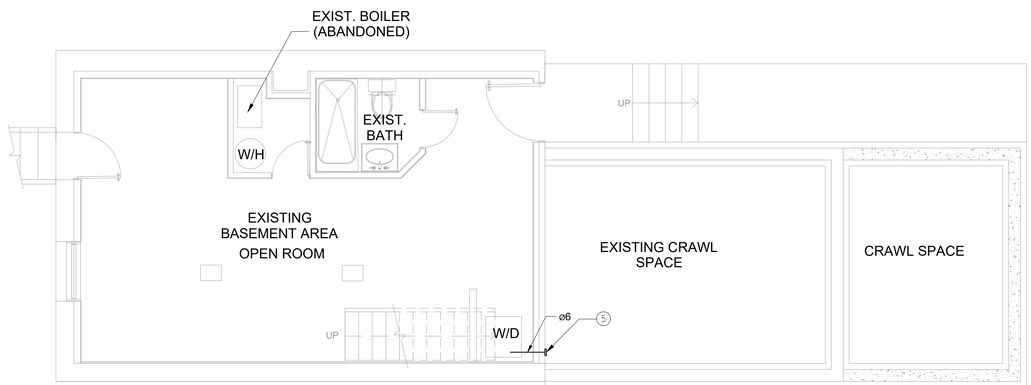

1 M1.0 EXIST. BASEMENT MECHANICAL PLAN
SCALE: 1/4"=1'-0"

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MECHANICAL PLAN GENERAL NOTES:

1. ALL S.A DUCTWORK SHALL BE SIZED FOR MAX. AIR VELOCITY OF 600 FPM, DUCTWORK SHALL FOLLOW LATEST EDITION OF SMACNA.
2. ALL DUCTWORK AND PIPING SHALL BE COORDINATED WITH ALL OTHER DISCIPLINES.
3. PROVIDE ALL REQUIRED TRANSITIONS FOR ALL NEW S.A AND E.A DUCTWORK.
4. CONTRACTOR SHALL PROVIDE ALL REQUIRED CLEARANCE FOR AHU AND WATER HEATER, MOTORIZED AND MANUAL DAMPER ON O.A SHALL BE ACCESSIBLE.
5. DUCT WORK FOR DRYER EXHAUST : SHALL BE GALVANIZED MATERIAL DUCT SHALL HAVE SMOOTH INTERIOR FINISH MIN. 0.016 " (INCH) THICKNESS, MIN. 4" (INCH) DIAMETER, DUCT SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE INTO THE INSIDE OF THE DUCT. PROVIDE DUCT SUPPORT AT 4' INTERVALS, CONTRACTOR SHALL PROVIDE PROTECTIVE SHIELD (MIN. 0.062" (INCH) THICK) PLATE WHERE NAILS OR OTHER WORK LIKELY TO PENETRATE THE DRYER DUCT WORK. PROVIDE BACK DRAFT DAMPER, CONTRACTOR SHALL VERIFY WITH MANUFACTURER THAT THE DRYER EXHAUST IS NOT MORE THAN 200 CFM, DRYER CLOSET DOOR SHALL HAVE MIN. 100 in2 FREE AREA, TRANSIT DUCT (CONNECTION OF DRYER TO EXHAUST AIR DUCTWORK) SHALL BE A SINGLE LENGTH UL 2158A, MAX LENGTH 8' (FEET), CONTRACTOR SHALL VERIFY WITH DRYER MANUFACTURER THAT TOTAL EQUIVALENT LENGTH OF DRYER DOES NOT EXCEED THE MAX. ACCEPTABLE LENGTH, EQUIVALENT LENGTH OF E.A DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG WITHIN 6' (FEET) OF DRYER E.A CONNECTION.
6. PROVIDE 1" R-3 INSULATION FOR 6" O.A DUCTWORK.
7. CONTRACTOR SHALL VERIFY WITH KITCHEN HOOD MANUFACTURER VERIFY THAT THE HOOD EXHAUST IS LESS THAN 400 CFM.
8. ALL REFRIGERANT PIPE SIZES AND MATERIAL SHALL FOLLOW HEAT PUMP MANUFACTURER, PROVIDE INSULATION AND SUPPORT FOR ALL PIPING ALL MATERIAL USED SHALL FOLLOW MANUFACTURER GUIDELINE, CONTRACTOR SHALL VERIFY WITH MANUFACTURER TO MAKE SURE THAT MAX. LENGTH OF REFRIGERANT PIPE DOES NOT EXCEED THE MAX. ACCEPTABLE LENGTH, REFRIGERANT PIPE TESTING SHALL FOLLOW COMPLETELY MANUFACTURER INSTRUCTIONS.
9. ROOF EMERGENCY DRAIN (ROOF SCUPPERS) WHEN ACTIVATED SHALL NOT POUR WATER ON HEAT PUMPS LOCATED ON THE GROUND.
10. PROVIDE SUPPORT FOR ALL DUCTWORK, SUPPORT SHALL BE ONLY CONNECTED TO BUILDING STRUCTURE NOT TO ANY EQUIPMENT , DUCTWORK OR PIPING.
11. ALL E.A OUTLETS/LOUVERS SHALL BE MIN. 3 FEET AWAY FROM ANY OPERABLE WINDOW.
12. PROVIDE REQUIRED ALARMS AND CONTROLS, IF CLOSET TEMPERATURE REACHES BELOW 42 F SOUND AN ALARM, COORDINATE WITH THE OWNER FOR SOUND ALARM LOCATION.

HVAC NOTES

1. PROVIDE 4" CONCRETE PAD (TYP.) EXTEND CONC. PAD MIN. 2" ALL SIDES OF HP FOOT PRINT
2. OUTDOOR AIR INTAKE (VENTILATION AIR)
3. KITCHEN HOOD EXHAUST AIR LOUVER
4. TOILET EXHAUST AIR LOUVER
5. DRYER EXHAUST AIR LOUVER
6. PROGRAMMABLE THERMOSTAT
7. HEAT PUMP. SEE ELECTRICAL PLANS
8. HOOD OVER COOK STOVE

HVAC LEGEND

- RETURN AIR
- VERTICAL DUCT UP/DOWN
- 4" X 8" DIFFUSER ON CEILING
- 4" X 8" DIFFUSER ON FLOOR
- EF-A EXHAUST FAN (SEE SCHEDULE)

DIFFUSERS, REGISTERS, AND GRILLES

MARK	SERVICE	RANCE (CFM)	NECK SIZE (IN)	FACE SIZE (IN)	NC	PRESSURE DROP (IN.W.C.)	BASIS OF DESIGN
SD-1	SUPPLY	0-150	8X6	10X8	<14	0,02	TITUS LOUVERED SUPPLY REGISTER, DOUBLE DEFLECTION, 112RL
SD-2	SUPPLY	0-114	6X6	8X8	<14	0,02	TITUS LOUVERED SUPPLY REGISTER, DOUBLE DEFLECTION, 112RL
RG	RETURN GRILLE (AHUs)	0-950	18X18	20X20	<12	0,03	TITUS RETURN GRILLE, 350 ZR

EXHAUST FAN SCHEDULE

TAG NAME	CFM	ESP (IN)	MOTOR POWER (WATT)	TYPE	MOUNTING	VOLTS	PHASE	BASIS OF DESIGN	REMARKS
EF-A	80	0,25	15	DIRECT DRIVE, ECM MOTOR	CEILING MOUNTED	120	1	PANASONIC WHISPER GREEN SELECT FV-05-11VK1	CAPABLE OF CONNECTIVITY TO VENTILATION DAMPER, ENERGY STAR RATED

HEAT PUMP UNIT SCHEDULE

	INDOOR AIR HANDLING UNIT															OUTDOOR CONDENSING UNIT						
							MOTOR				EAT											
LOCATION	SERVE	QTTY	TAG NAME	CFM	OUTSIDE AIR (CFM)	ESP. (IN WC)	HP	PH	VOLT	FLA (AMPS)	(DB/WB °F)	TOTAL (MBH)	SENSIBLE (MBH)	ELECTRIC HEAT	BASIS OF DESIGN	TAG NAME	PH	VOLT	AMB. TEMP. (°F)	WEIGHT (LB)	SEER	BASIS OF DESIGN
MECHANICAL CLOSET	1ST & 2ND FL	1	AHU-1	800	100	0,5	1/4	1	240	1,3	79/65,5	36	19,8	7,68	TRANE MODEL# TEM4A0B36	HP-1	1	240	92	174	14	TRANE MODEL# 4TWR4036

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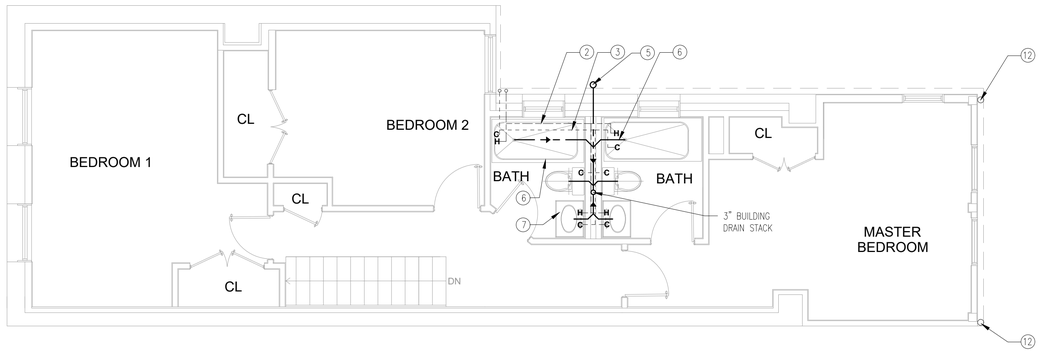
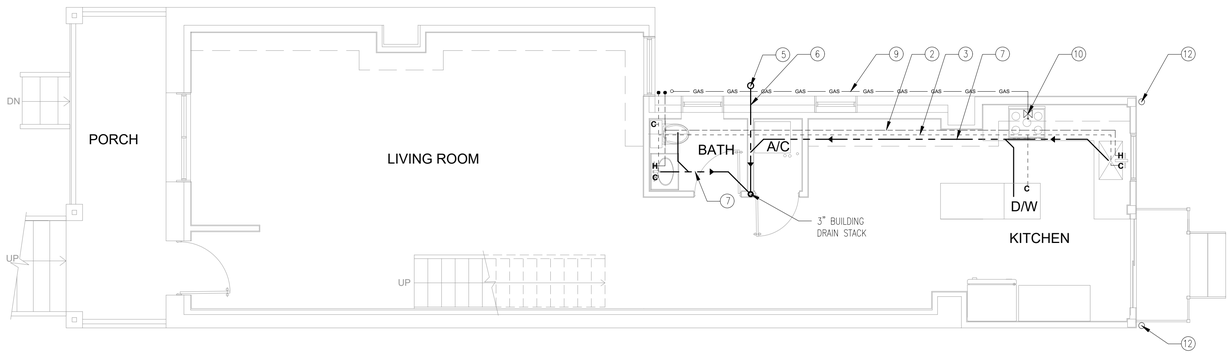
MECHANICAL PLANS

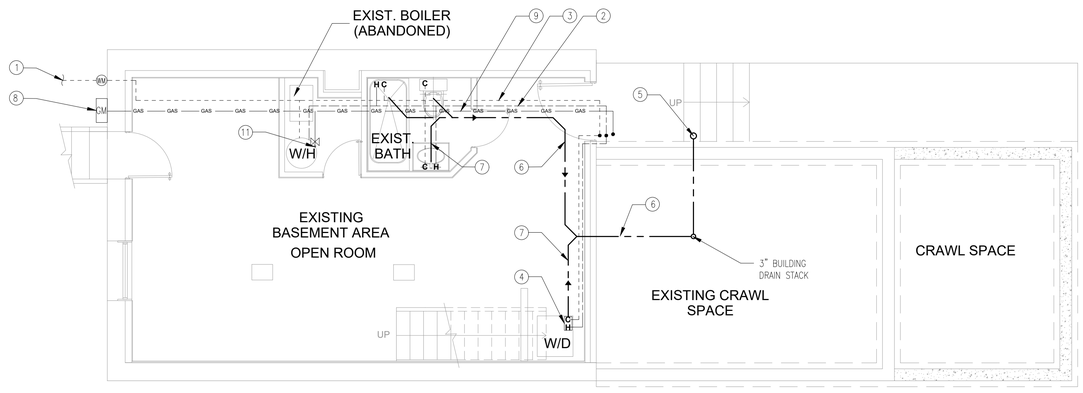
SHEET: M1.0



3 P1.0 SECOND FLOOR PLUMBING PLAN
SCALE: 1/4"=1'-0"



2 P1.0 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4"=1'-0"



1 P1.0 EXIST. BASEMENT PLUMBING PLAN
SCALE: 1/4"=1'-0"

N

GENERAL SANITARY/PLUMBING NOTES:

1. UTILITIES SHOWN ON PLAN MAY NOT MATCH WITH WHAT IS IN THE FIELD. CONTRACTOR TO CONDUCT A SITE VISIT AND FIELD VERIFY EXACT LOCATION PRIOR TO START OF WORK.
2. LOCATE AND PROTECT ALL SLAB UTILITIES, CONDUITS, PIPES ETC. IN THE CONSTRUCTION AREA.
3. MAINTAIN ALL REQUIRED PIPE SLOPES CONFORMING TO APPLICABLE CODES.
4. ALL PIPES SHALL BE INSTALLED CONCEALED IN WALLS OR CEILING, TYPICAL. FLOOR PIPES LOCATIONS ON FLOOR PLAN ARE ONLY FOR REFERENCE.
5. REMOVE ALL ABANDONED PIPEWORKS NOT TO BE USED.
6. ALL PIPES SHALL BE TESTED FOR FILTRATIONS PRIOR TO FINISH THE FLOOR.
7. MAIN WATER SUPPLY SHUT OFF VALVE TO THE DWELLING UNIT SHALL BE ACCESSIBLE, IF NEEDED PROVIDE REQUIRED ACCESS PANEL COORDINATE WITH ARCHITECT.
8. LOCATION OF FIR CONTROL VALVE, PROVIDE REQUIRED ACCESS AND CLEARANCE SPACE FOR THE VALVE AND REQUIRED ACCESSORIES, COORDINATE THE LOCATION OF THE ALARM BELL WITH ARCHITECT/OWNER.
9. CONNECT TO GAS PIPE COMING TO THE BUILDING, EXACT ROUT/LOCATION SHALL BE FIELD COORDINATED.
10. MAIN GAS SHUT OFF VALVE TO THE DWELLING UNIT SHALL BE ACCESSIBLE, VALVE SHALL BE AS CLOSE AS POSSIBLE TO THE MAIN LINE OR RISER.
11. SEE PLUMBING RISER DIAGRAM FOR PIPE SIZES.
12. PROVIDE RESIDENTIAL TYPE GAS LEAK DETECTION SENSOR WITH ALARM, FOLLOW MANUFACTURER INSTRUCTION FOR INSTALLATION.
13. PROVIDE GARBAGE DISPOSER WITH DRAIN CONNECTION FOR DISH WASHER.
14. COORDINATE WITH DISHWASHER REQUIREMENT, IF HOT WATER CONNECTION IS NEEDED PROVIDE REQUIRED CONNECTIONS WITH ACCESSORIES.

LEGEND

- ¾" HOT WATER PEX PIPE (HW)
- ¾" COLD WATER PEX PIPE (CW)
- ¾" GAS PIPE
- PIPE UP
- PIPE DOWN
- H HOT WATER VALVE
- C COLD WATER VALVE
- PVC WASTE LINE
- FLOW DIRECTION

SANITARY/PLUMBING PLAN NOTES:

① CONNECT TO EXIST. WATER SUPPLY LINE
② ¾" PIPE HOT WATER
③ ¾" PIPE COLD WATER
④ CLOTHES WASHER DRAINAGE FIXTURE UNIT (DFU)
⑤ 3" DRAIN STACK ALIGNING W/ ABOVE OR BELOW FLOOR TO ROOF DRAIN VENT. CONNECTS TO EXIST. BUILDING WASTE PIPE
⑥ 3" WASTE PIPE (PVC)
⑦ 2" WASTE PIPE (PVC)
⑧ GAS METER
⑨ ¾" GAS PIPE
⑩ COOKING RANGE (ASSUMED 80,000 BTU/hr INPUT RATING, 80CFH OF GAS)
⑪ NEW DOWN SPOUT

PLUMBING FIXTURE CONNECTION SCHEDULE

NO.	FIXTURETYPE	CW	HW	W	V	REMARKS
LAV	LAVETORY	1/2"	1/2"	1 1/2"	1 1/2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES
WC	WATER CLOSET	1/2"		2 1/2"	2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES
SH	SHOWER/BATH	1/2"	1/2"	1 1/2"	2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES
W/D	WASHER/DRYER	1/2"	1/2"	2'	1 1/2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES
D/W	DISH WASHER	1/2"		2"	1 1/2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES
SINK	KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"	CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT MODEL NUMBER OF FIXTURES

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ANDERSON RESIDENCE

318 SEATON PLACE NE,
WASHINGTON, DC 20002
OWNER: JAMES ANDERSON

REVISION DATE	REMARK
ISSUED:	

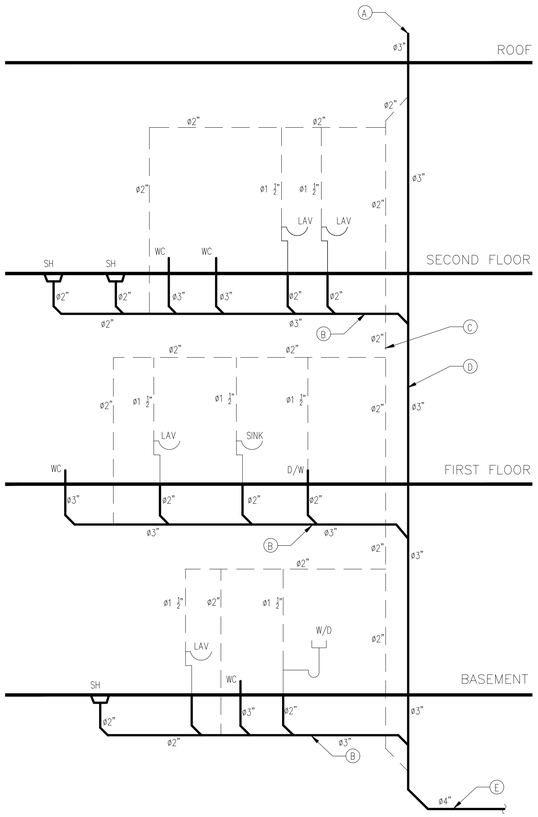
SCALE: AS NOTED

DRAWN BY | CHECKED BY

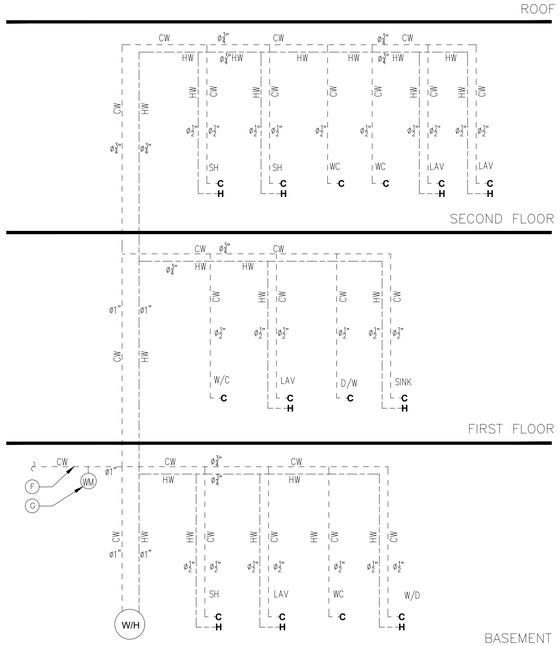
PROJECT NUMBER A 105 05 19

PLUMBING PLANS

SHEET: P1.0



1 P1.1 DOMESTIC WASTE AND VENT RISER DIAGRAM
NOT TO SCALE



2 P1.1 DOMESTIC WATER RISER DIAGRAM
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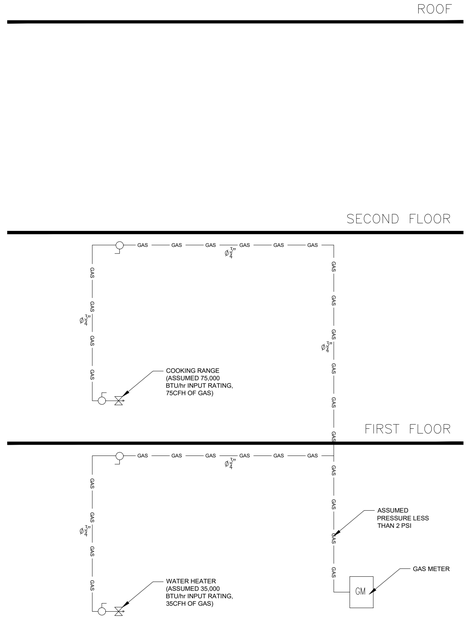
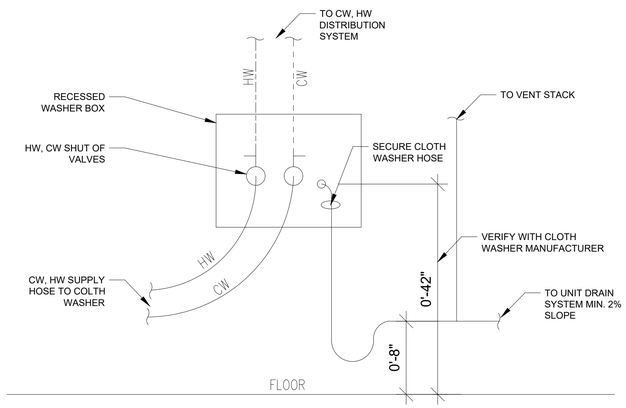
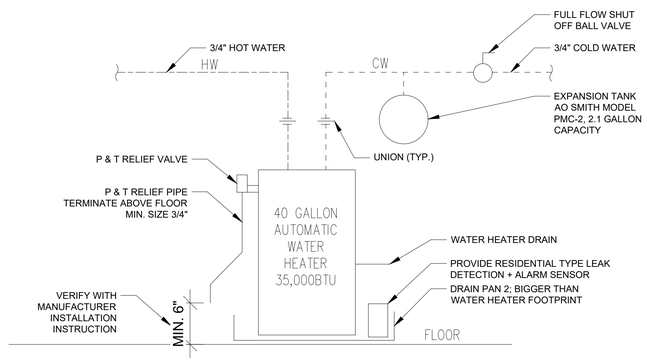


3 P1.1 GAS PIPE RISER DIAGRAM
NOT TO SCALE



4 P1.1 CLOTH WASHER PIPING CONNECTION DETAILS
NOT TO SCALE



5 P1.1 HOT WATER HEATER PIPING DIAGRAM
NOT TO SCALE

RISER DIAGRAM GENERAL NOTES:

1. PROVIDE EASY ACCESS GAS SHUT OFF VALVE CLOSE TO COOKING RANGE, CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH OTHER APPLIANCES.
2. CONTRACTOR TO VERIFY THAT EXISTING METER IS WORKING PROPERLY AND OPERATIONAL, COORDINATE WITH OWNER UPGRADE AS NEEDED METER SHALL MATCH THE REQUIRED LOAD, IF OWNER DECIDES TO USE JUST ONE METER FOR ALL 8 UNITS SUPPLY LINE SHALL BE SIZED ACCORDINGLY BY A PROFESSIONAL ENGINEER, CURRENT DESIGN ASSUMED ONE METER FOR ODD UNITS AND ONE METER FOR EVEN UNITS.
3. CONTRACTOR TO VERIFY WITH COOKING RANGE MANUFACTURER/APPLIANCE INSTALLATION GUIDE TO PROVIDE REQUIRED PRESSURE REGULATOR.
4. CONCEALED GAS PIPE RISER SHALL NOT BE INSTALLED INSIDE SOLID WALLS OR PARTITIONS.
5. PIPE JOINTS CONNECTION FOR THE GAS RISER SHALL BE ONLY WELDED OR BRAZED.
6. BACK WATER VALVE TO REMAIN, CONTRACTOR TO VERIFY THE LOCATION, BACK WATER VALVE SHALL BE OPERATIONAL AND WORK PROPERLY, OWNER SHALL BE INFORMED IF THE EXISTING VALVE IS NOT OPERATIONAL, VALVE SHALL BE ACCESSIBLE FOR ANY FUTURE REPLACEMENT/REPAIR.
7. CLEAN OUTS SHALL BE ACCESSIBLE. COORDINATE AT THE FIELD AND COORDINATE WITH ARCHITECTURAL PLANS PROVIDE REQUIRED ACCESS PANELS WHERE APPLICABLE.

SANITARY/PLUMBING RISER DIAGRAM NOTES:

- (A) 3" VENT PIPE ABOVE ROOF
- (B) 3" WASTE PIPE (PVC)
- (C) 2" VENT STACK ALIGNING W/ ABOVE OR BELOW FLOOR TO ROOF DRAIN VENT
- (D) 3" DRAIN STACK ALIGNING W/ ABOVE OR BELOW FLOOR TO ROOF DRAIN VENT
- (E) EXISTING 4" WASTE PIPE BUILDING DRAIN.
- (F) CONNECT TO EXISTING WATER LINE
- (G) WATER METER

RISER DIAGRAMS LEGEND

- HOT WATER PEX PIPE (HW). SIZE SPECIFIED IN DIAGRAM
- COLD WATER PEX PIPE (CW). SIZE SPECIFIED IN DIAGRAM
- GAS — GAS PIPE. SIZE SPECIFIED IN DIAGRAM
- H — HOT WATER VALVE
- C — COLD WATER VALVE
- PVC WASTE LINE. SIZE SPECIFIED IN DIAGRAM
- PVC VENT PIPE. SIZE SPECIFIED IN DIAGRAM
- WM — WATER METER
- GM — GAS METER
- GAS OUTPUT

GAS INSTALLATION NOTES:

GAS TYPE:	NATURAL
TOTAL DEVELOPED LENGTH	60'-0" ⟶ 137 MBH (4" PIPE)
TOTAL GAS LOAD	110MBH
INLET PRESSURE	LESS THAN 2 PSI
PRESSURE DROP	0.5 in WG
SPECIFIC GRAVITY	0.60

NOTES:

WC	WATER CLOSET / TOILET
SH	SHOWER / BATHTUB
LAV	LAVATORY
SINK	KITCHEN SINK
W/D	WASHER / DRYER
D/W	DISH WASHER

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PLUMBING RISER DIAGRAMS

SHEET: P1.1