

SEGAL-MANDEL RENOVATION

3615 Cumberland Street NW, Washington, DC 20008 - Project # 2141

PROJECT DESCRIPTION

KITCHEN, BASEMENT AND ATTIC RENOVATION AT EXISTING SINGLE - FAMILY RESIDENCE. PROJECT SCOPE INCLUDES A MODEST ONE STORY REAR ADDITION.

PROJECT IS DESIGNED TO 2017 DCRA CODES PER PROJECT DATA BELOW.

ENERGY CODE COMPLIANCE PATH IS PRESCRIPTIVE.

SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

- 1.1.1 General Conditions: The general conditions of the Agreement Between the Owner and Contractor if not addressed here, shall be AIA Document A201 (most current edition).
- 1.1.2 Lien Waivers: At the time of final payment by the Owner, the Contractor shall provide lien waivers from his company as well as all major subcontractors (plumbing, electrical, mechanical, mason, roofer, etc.) and suppliers exceeding \$10,000 in value.
- 1.2.1 Contractor's Liability Insurance: The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims which may arise out of or result from the Contractor's or Subcontractors' operations under the Contract. The Architect shall be named as an additional insured on the General Contractor's policy.
- 1.2.2 Owner's Liability Insurance: The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.
- 1.2.3 Property Insurance: The Owner shall purchase and maintain property insurance in the amount of the initial Contract Sum (as well as subsequent modifications) on a replacement cost basis. The policy shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and loss or damage including theft, vandalism, malicious mischief, collapse and falsework. The Contractor shall be responsible for paying the deductible for losses attributable to an unsecured job-site.
- 1.3 Licensure: the Contractor and all Subcontractors shall be licensed and/or registered to perform their respective trades in the jurisdiction of the project property.
- 1.4 Permits: Owner shall obtain general building permit. General Contractor shall be responsible for all other permits including, but not limited to trade permits, right-of-way / public space permits, parking and dumpster permits, etc.
- 1.5 Warranty: All workmanship and materials shall be guaranteed for a minimum period of one year from the date of Substantial Completion.
- 1.6 Owners Manuals and Instructions: The General Contractor shall collect, consolidate and convey to the Owner all Owners Manuals, Instructions, Warranty registrations and all other pertinent information for new equipment and fixtures. The General Contractor or designated subcontractor(s) shall review with the Owner the proper operation and maintenance schedule as appropriate for all equipment and controls.
- 1.7 Interpretation: The Architect shall be the interpreter of the requirements of the Contract Documents. If the builder or subcontractor has any question about the meaning of the drawings or specifications for the Work, or should he find any discrepancy or omission therein, the Builder/subcontractor shall immediately so notify the Architect.
- 1.8 Dimensions: Verify all dimensions. All dimensions are to framing, except to existing construction or where otherwise noted. Window opening dimensions are to rough openings; add 2 1/2" to swinging interior door sizes for rough openings. Do **NOT** scale drawings.
- 1.9 Building Protection: All precautions shall be taken by subcontractors to protect existing hardwood floors, tile and other finishes to remain for the period of construction. Any damage shall be rectified by the responsible subcontractor(s) or general contractor prior to completion of work. See also section 2.2.
- 1.10 Debris: All subcontractors shall, at regular intervals, remove all their respective construction debris from site and shall not allow such debris to drift, be blown or otherwise transported onto adjacent property. Subcontractors shall place barricades or take such other precautions as necessary to prevent injury to the public.
- 1.11 Codes: All construction to be in accordance with DC 2017 Building Codes.
- 1.12 Quality: All work will be performed in a workmanlike fashion in conformance with rules of accepted good practice. All materials contemplated in these drawings shall be new and of good quality and shall be protected from weather when stored on the building site.
- 1.13 Changes in Work: The Owner without invalidating the Contract, may order extra work or make changes by altering, adding or deducting from the work, the contract sum being adjusted accordingly by a change order. All such work shall be executed under the conditions of the original contract except for claims for extension of time caused hereby which shall be adjusted at time of change order execution.
- 1.14 Claims for Extra Work: If a subcontractor claims that any instructions by drawings or other requests for changes in the work involve extra cost under the contract he shall give the Owner written notice thereof within a reasonable time after receipt of such instructions and in any event before proceeding to execute the work.

- 1.15 Allowances: All allowances and unit prices apply to materials, taxes and third party delivery fees only unless otherwise noted. The costs associated with ordering, installation, overhead and profit shall be included in the base bid, not in the allowance cost, unless noted otherwise in Allowance Summary. The Contractor shall be responsible for maintaining a running tally of allowance expenses for the purposes of reconciling the total expenses relative to the total allowances for the project to determine if a credit or add is due.
- 1.16 Punchlist: At the time of making the final contract payment, the owner may hold back 200% of the value of all Punch List work. The Architect and Contractor will place a fair and reasonable value on each Punch List item. This 200% hold back for Punch List work is intended to assure the Owner that all Punch List work will be completed in a timely manner.
- 1.17 MISS UTILITY: Prior to any excavation at the site the Contractor shall contact Miss Utility, 1-800-257-7777 to ascertain the location of all underground utilities. Avoid unnecessary disturbance, conflict or interruption of services with underground utilities to the fullest extent possible.
- 1.18 Definitions: The Contractor shall understand that the word "provide", as used in these documents, includes the purchase of the item specified, including taxes and any associated shipping and handling charges. Also included shall be the procurement and provision of all materials, equipment and labor associated with the complete installation of the item(s) specified in good working order.
- 1.19 Construction by Owner or By Separate Contractors: The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces. The Contractor shall provide the Owner and separate contractors reasonable opportunity for placement and storage of materials and equipment in the performance and completion of other activities. The Contractor shall cooperate and coordinate activities as provided within the agreement between the Owner and the Contractor.
- 1.20 Temporary Utilities: Electricity and water shall be provided to the General Contractor from the existing house. The General Contractor shall be responsible for providing and maintaining porta potty and propane fired heating as needed.
- 1.21 Coordination between Drawings and Specifications: Should a conflict exist between the drawings and specifications, the more restrictive or costly shall apply for pricing. The Owner and Architect shall be consulted to determine proper design alternative. If the less restrictive or costly item is selected the Contractor shall apply appropriate credit to the Owner under the contract.
- 1.22 Shop Drawings: Shop Drawings are required for, but not limited to, the following items:
 - Windows
 - Kitchen cabinets
- 1.23 Samples: provide samples for the following items:
 - Roof shingles
 - Hardwood floor stain and finish options
 - Paint colors, per Division 9
 - Gutter and downspout colors
 - Exterior flashing colors
- 1.24 Owner Supplied Items: see individual specification divisions for further information. Install the following Owner provided:
 - Bath accessories - see Division 10
 - Items salvaged for reuse as noted in Division 2 or on demolition drawings

DIVISION 2: SITEWORK AND DEMOLITION

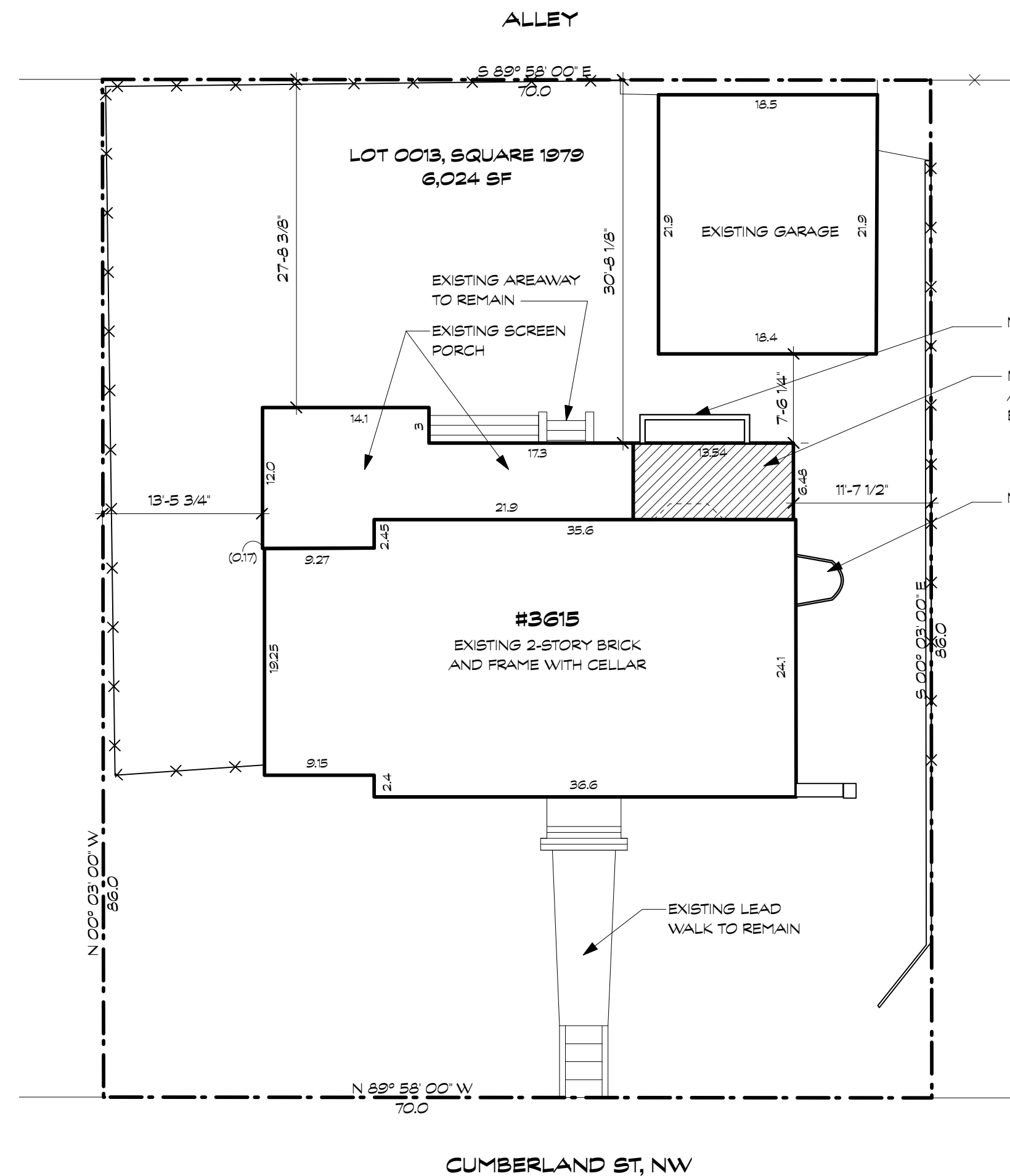
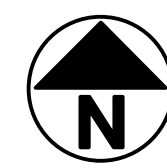
- 2.1 Utilities: Water, sewer, gas, electric, telephone and CATV utilities on site are to remain and be extended as required. Verify size and condition and remove, replace, upgrade as necessary. Locate all underground utilities. See note above regarding contact with Miss Utility.
- 2.2 Protection of Existing Landscaping: Protect from physical damage all paved / landscaped surfaces, existing trees, and vegetation that are to remain. Consult with Owner prior to removing any trees, vegetation or obstructions as indicated or which would interfere with new construction. Feeder root zones below all tree canopies shall be respected such that no heavy equipment storage/parking or regrading shall occur without the permission of the Owner. See also section 1.9. Damaged elements shall be replaced or restored as appropriate.
- 2.3 Landscape: Landscape work shall be limited to finish grading and seeding of disturbed areas. Redistribute available topsoil. Provide finish grade that slopes approximately 1/4" per foot away from perimeter of the building.
- 2.4 Erosion Control: Provide staked hay bales and/or siltation fence, or other means as necessary to provide erosion control in accordance with requirements of the local jurisdiction.
- 2.5 Demolition: Protect all adjacent finishes to remain. Protect sensitive equipment and surfaces from dust and debris. Provide and secure plastic sheeting to isolate the area of work from occupied portions of the residence. Provide adequate shoring and bracing as necessary before removing any load bearing components. Cap/block HVAC registers in affected areas to avoid the conveyance of dust into any central systems.

SPECIFICATIONS CONTINUED ON SHEET SP100.....

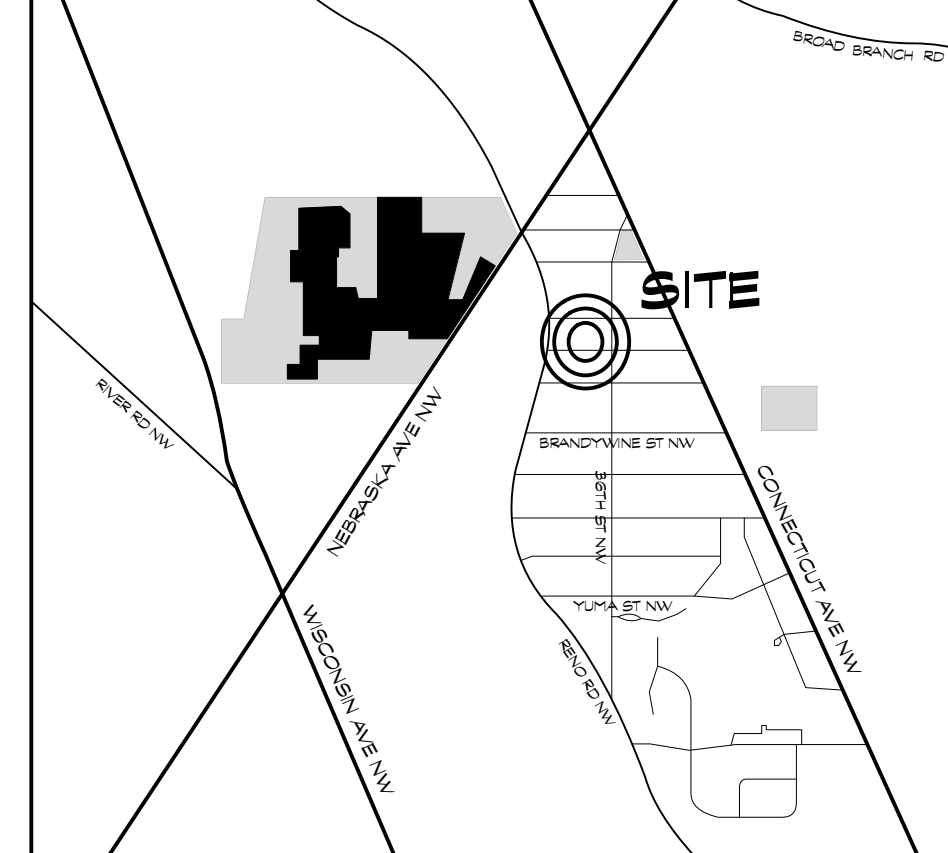
ZONING SITE PLAN

SCALE: 1/10" = 1'-0"

SITE PLAN BASED ON HORIZONTAL/BOUNDARY INFORMATION FROM HOUSE LOCATION PLAN BY LANDTECH ASSOCIATES, INC. DATED 7/9/2014 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.



VICINITY MAP



| LOT AREA (6,024 SF) | |
|---------------------|------------------|
| LOT AREA: BUILDING | 1,855 SF = 30.8% |
| LOT AREA: PAVING | 1,054 SF = 17.5% |
| LOT AREA: GREEN | 3,114 SF = 51.7% |

| BUILDING HEIGHT | | |
|-----------------|------------|-------------|
| | HEIGHT | ELEVATION |
| BHMP | 0' | 312'-5" |
| EAVE HT | 21'-6 1/2" | 333'-1 1/2" |
| MEAN | 26'-8 1/2" | 339'-2 1/2" |
| RIDGE | 32'-1" | 344'-6" |

| FLOOR | UNFINISHED | RENOVATED | NEW | TOTAL | DEMO |
|--------|------------|-----------|--------|---------|------|
| CELLAR | - | 882 | 88 | 970 | - |
| FIRST | - | 1058 | 88 | 1146 | - |
| SECOND | - | 882 | - | 882 | - |
| THIRD | - | 481 | 24 | 505 | - |
| TOTAL | - | 3303 SF | 200 SF | 3503 SF | - |

* TOTAL EXISTING G.S.F. = 3303 INCREASE = 200 = 6% < 50%

BENNETT FRANK MCCARTHY

architects, inc.

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OWNER

Misha Segal & Jenny Mandel
3615 Cumberland St. NW
Washington, DC 20008 (202) 716-2554

STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc
8555 16th St. Suite 200
Silver Spring, MD 20910 (301) 565-0543

DRAWING LIST

| REV. | SHEET | TITLE |
|------|---------|---------------------------------------|
| | 0000 | COVER SHEET |
| | SP100 | SPECIFICATIONS |
| | ESC 100 | EROSION & SEDIMENT CONTROL |
| | D100 | DEMOLITION PLANS |
| | D101 | DEMOLITION PLANS |
| | D200 | DEMOLITION ELEVATIONS |
| | A100 | CELLAR & FIRST FLOOR PLANS |
| | A101 | SECOND & ATTIC FLOOR PLANS |
| | A200 | ELEVATIONS |
| | A300 | BUILDING & WALL SECTIONS |
| | A400 | INTERIOR ELEVATIONS, SCHEDULE |
| | S100 | FOUNDATION & FIRST FLOOR FRAMING PLAN |
| | S101 | SECOND FLOOR & ROOF FRAMING PLANS |
| | S102 | WIND BRACING PLANS |
| | S200 | STRUCTURAL NOTES & DETAILS |
| | S201 | STRUCTURAL NOTES & DETAILS |
| | M100 | MECHANICAL PLANS |
| | M101 | MECHANICAL PLANS |
| | P100 | PLUMBING PLANS |
| | E100 | CELLAR & FIRST ELECTRICAL PLANS |
| | E101 | SECOND & ATTIC ELECTRICAL PLANS |

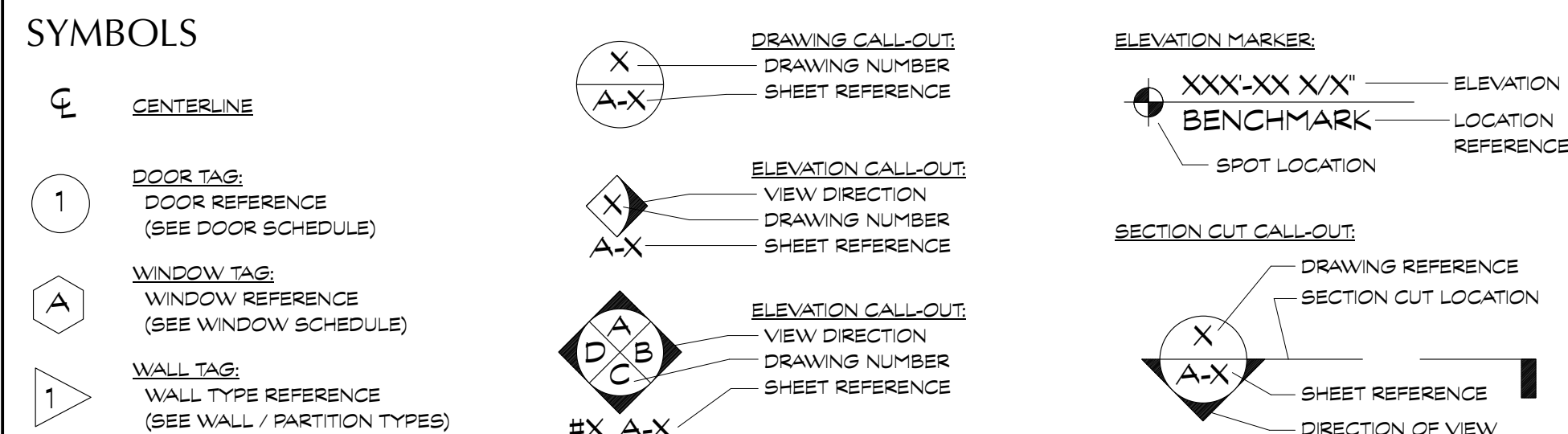
| DATE | ISSUE |
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| 28 SEPTEMBER 2022 | PERMIT SET |

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ABBREVIATIONS

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

SYMBOLS



PROJECT DATA

JURISDICTION: DISTRICT OF COLUMBIA
BUILDING CODE: 2017 DC CONSTRUCTION CODES INCLUDING 2015 IRC & ICC MODEL CODES 2014 NEC & 2013 ASHRAE 90.1 AS AMENDED BY DCMR TITLE 12
BUILDING USE GROUP: SINGLE-FAMILY, DETACHED
CONSTRUCTION TYPE: SB - COMBUSTIBLE, UNPROTECTED
FIRE SUPPRESSION SYSTEM: NA

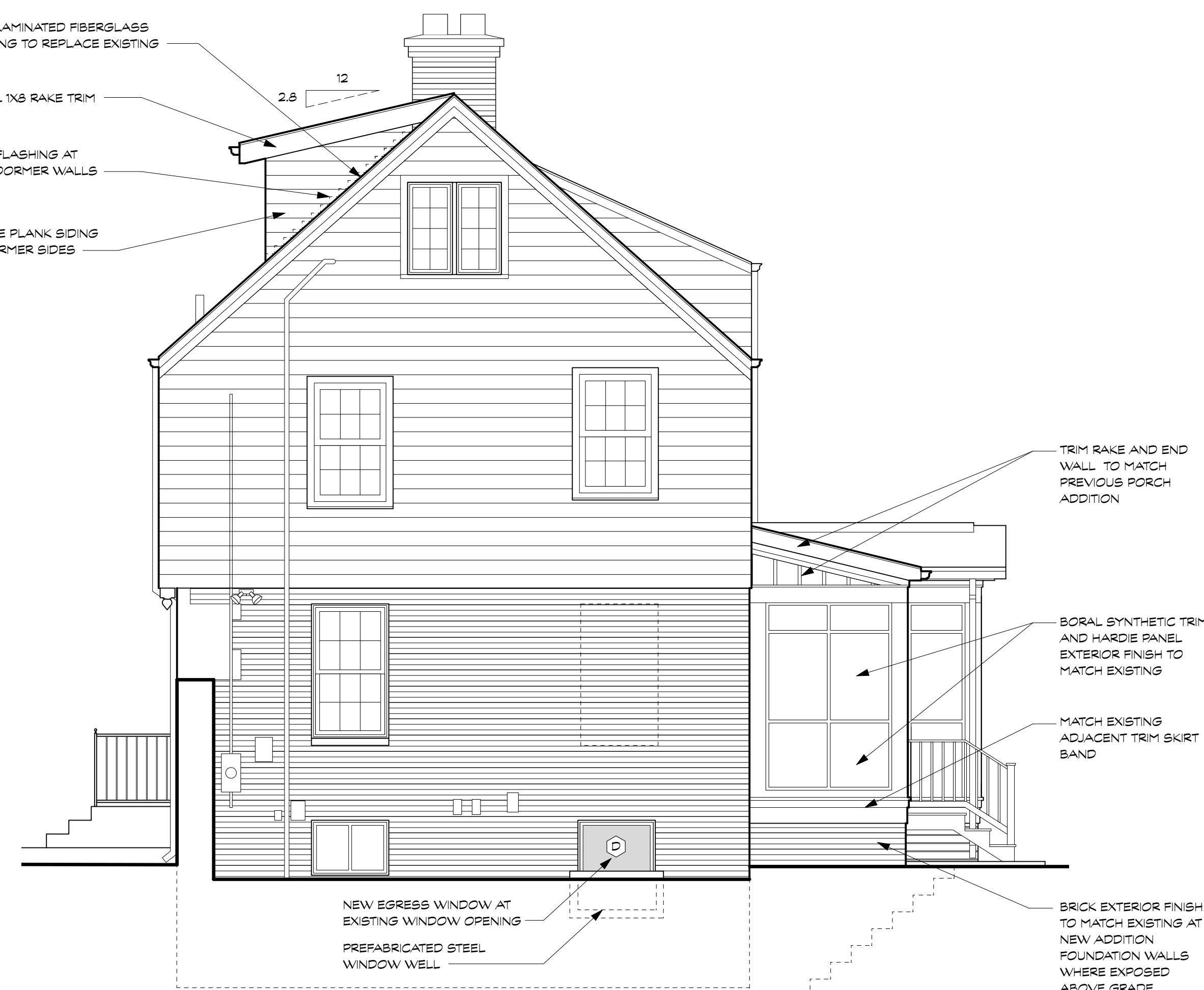
CERTIFICATION

LICENSE #: ARC 201264
EXPIRATION DATE: 4/30/2024
Board of Zoning Adjustment
District of Columbia
CASE NO. 21056
EXHIBIT NO. 6

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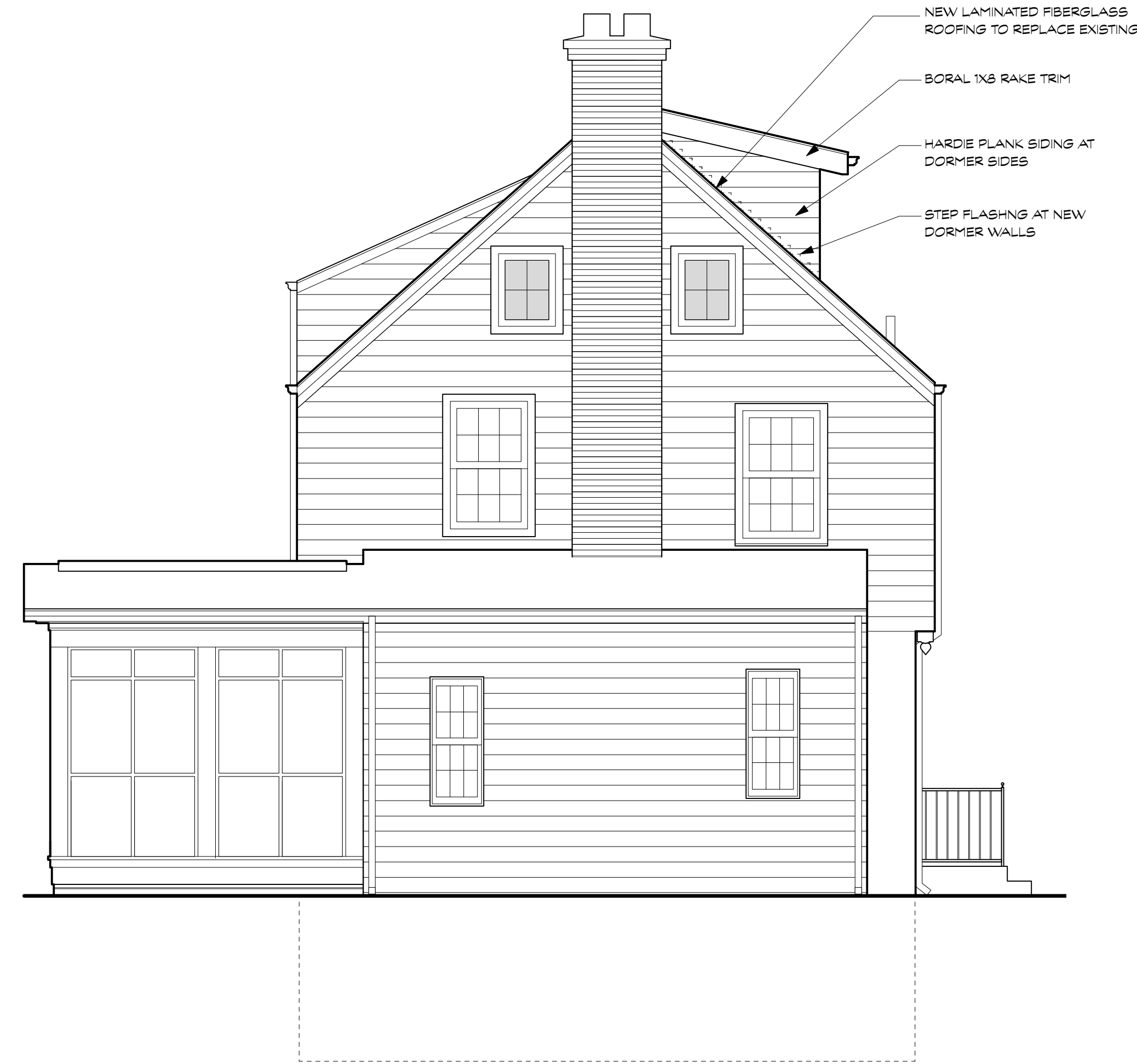
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"

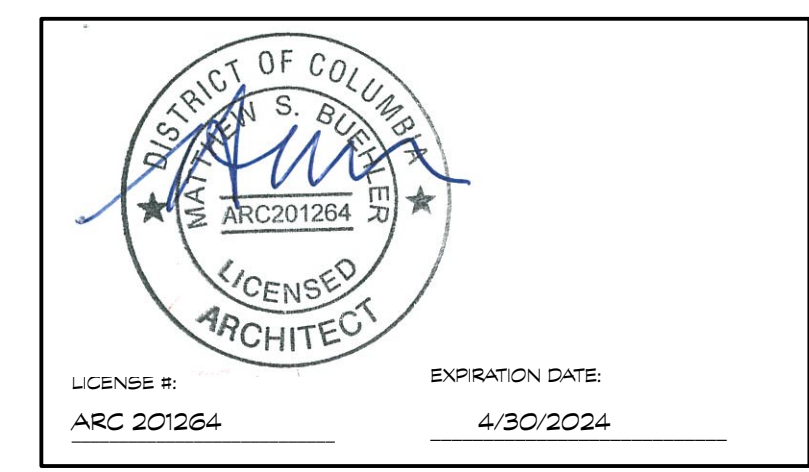


4 SIDE ELEVATION
Scale: 1/4" = 1'-0"

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| DATE | ISSUE - REMARKS |
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28 SEPTEMBER 2022 - PERMIT SET

ELEVATIONS
A200