

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., January 25, 2021

Plat for Building Permit of:

SQUARE 2154; LOT 47

Scale: 1 inch = 40 feet

Recorded in Book 161 Page 156

Receipt No. 21-02303

Drawn by: A. S.

Furnished to: NICHOLAS A. ATLEN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Nicholas A. Atlen
Surveyor, D.C.



1/31/21



SCALE: 1"=40'

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2103636 and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *Nicholas A. Atlen*
Date: 30 Jan 2021
Printed Name: Nicholas A. Atlen Relationship
to Lot Owner: Agent
If a registered design professional, provide license number and include stamp below.

SQUARE 2154

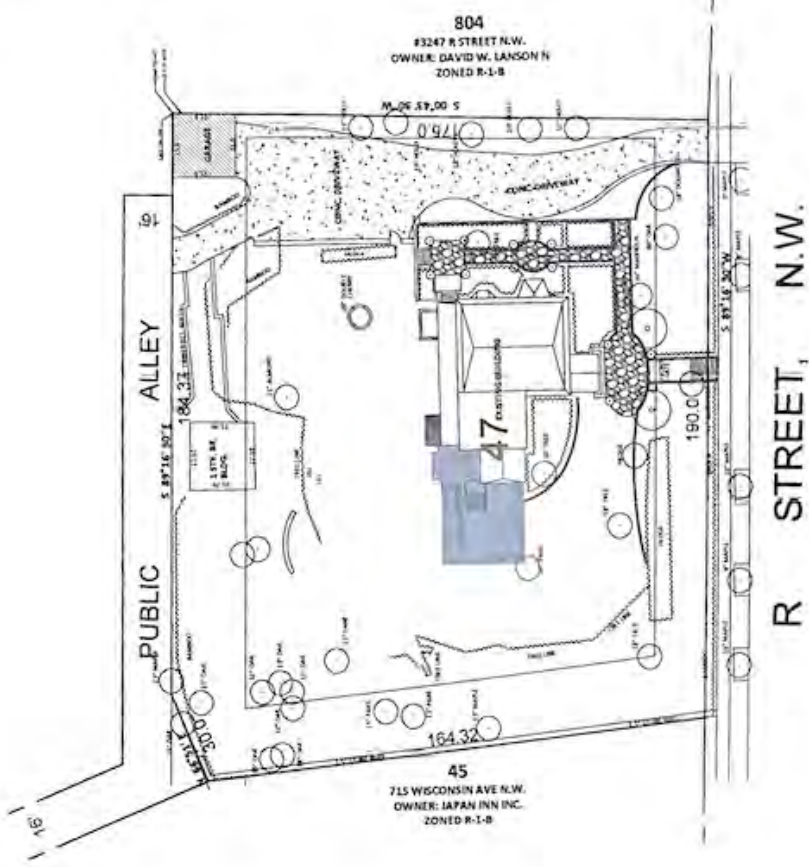


Photo location map

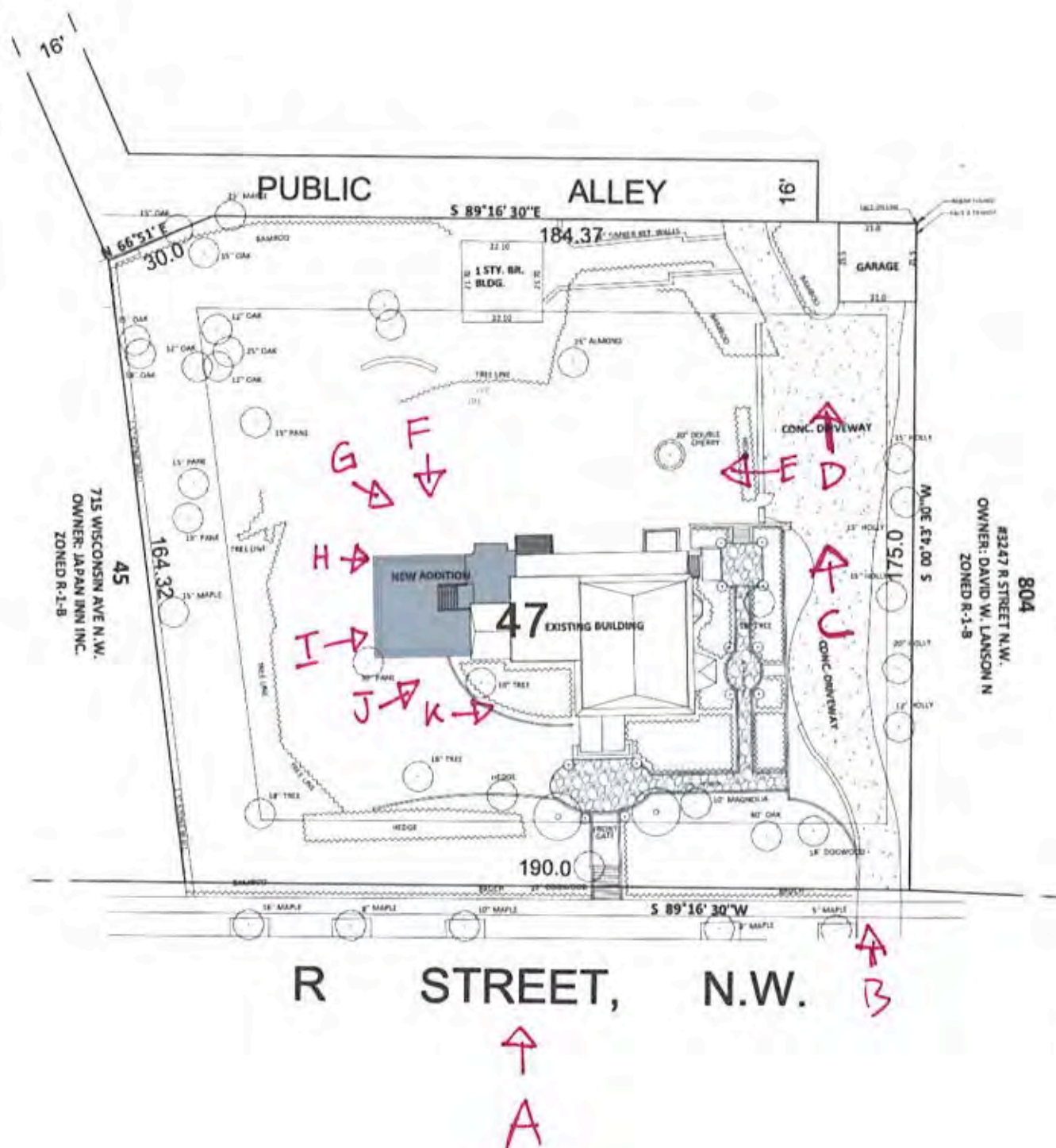




Photo A



Photo B



Photo C

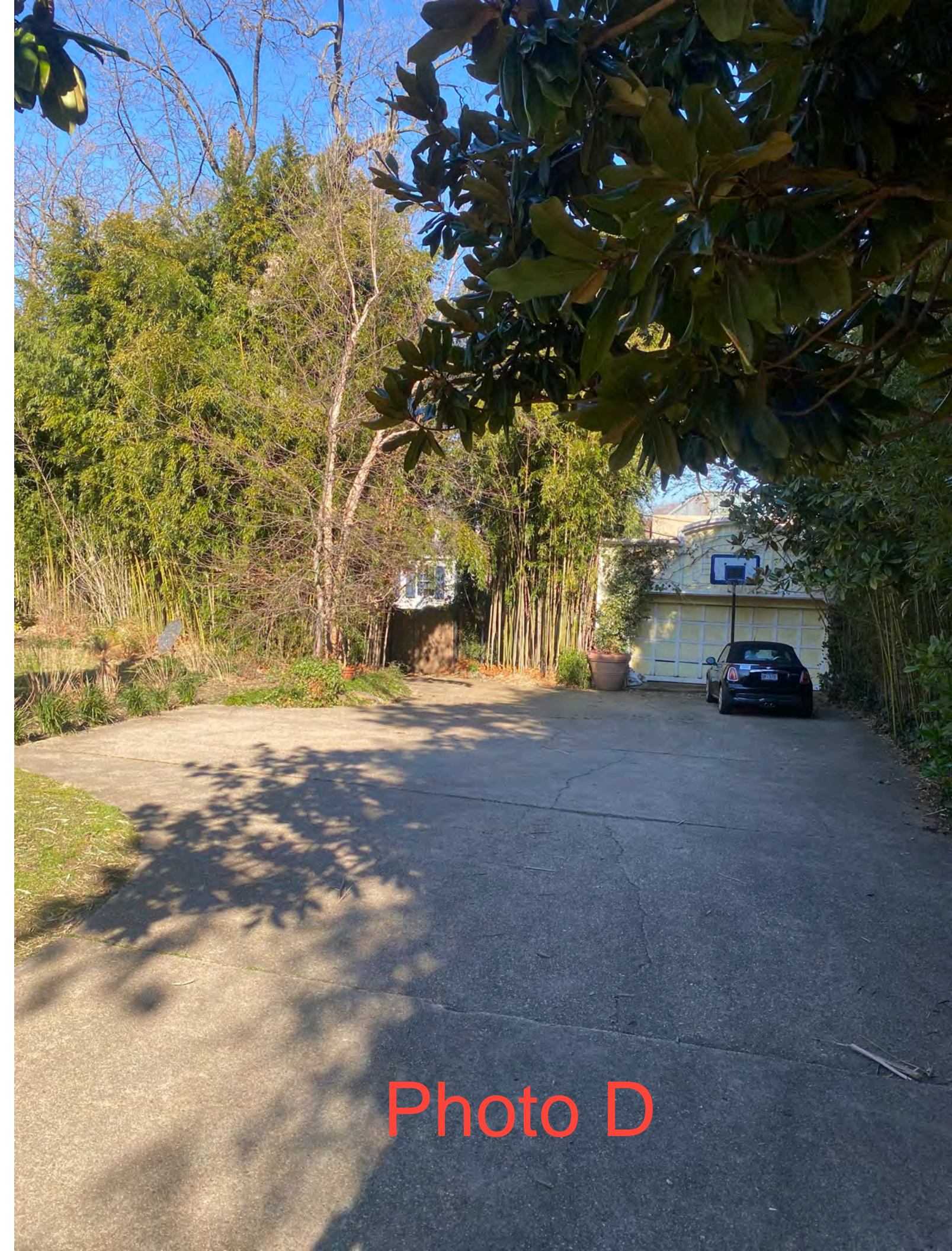


Photo D



Photo E



Photo F



Photo G

Photo H



Photo 1



Photo J



Photo K



DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE REQUIREMENTS:

INSULATION AND FENESTRATION REQUIREMENTS

ALL ADDITIONS, ALTERNATIONS, RENOVATIONS AND REPAIRS SHALL BE COMPLETED IN ACCORDANCE WITH IECC 2012 TABLE 402.1.1:

BY COMPONENT (SEE A):

CLIMATE ZONE	4A
FENESTRATION U-FACTOR SKYLIGHT U-FACTOR (SEE B)	.35
GLAZED FENESTRATION SHGC	.40
CEILING R-VALUE WOOD FRAME WALL R-VALUE (SEE H)	R49 R20 OR R13+R5
MASS WALL R-VALUE (SEE I)	R8R13 R19
FLOOR R-VALUE	R10R13
BASEMENT WALL R-VALUE (SEE C)	R10, 2 FT
SLAB R-VALUE AND DEPTH (SEE D)	R10R13
CRAWL SPACE WALL R-VALUE (SEE C)	

- A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
- C. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.
- E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
- G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- H. FIRST VALUE IS CAVITY INSULATION. SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED. TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

INSULATION INSTALLATION REQUIREMENTS

- CONDITIONED BASEMENT WALL INSULATION TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- IF APPLICABLE, UN-VENTED CRAWLSPACE INSULATION TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- IF APPLICABLE, MASS WALL EXTERIOR INSULATION TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR TO LABEL ALL INSTALLED INSULATION AND PROVIDE R-VALUES.
- FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR.
- IF APPLICABLE, SUNROOM WALL AND CEILING INSULATION TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- CEILING INSULATION TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
- BLOWN INSULATION TO BE MARKED EVERY 300 SF.
- ATTIC ACCESS HATCH AND DOOR INSULATION TO HAVE AN R-VALUE GREATER THAN OR EQUAL TO ADJACENT ASSEMBLY.

AIR BARRIER INSTALLATION AND INFILTRATION REQUIREMENTS

- AIR AND THERMAL BARRIER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- FOR ALL LEVEL 3 INTERIOR RENOVATIONS AND NEW CONSTRUCTION, BUILDING THERMAL ENVELOPES SHALL BE TESTED PER IECC R402.4.1.2.
- 2.1. BLOWER DOOR TEST MUST BE CONDUCTED AT 50 Pa AND WILL VERIFY THAT THE AIR LEAKAGE RATE DOES NOT TO EXCEED 5 CHANGES PER HOUR.
3. ALL ADDITIONAL ALTERNATIONS, RENOVATIONS AND REPAIRS SHALL BE COMPLETED IN ACCORDANCE WITH IECC 2012 TABLE 402.4.1.1
- 3.1. GENERAL: A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 3.2. WALLS: JUNCTIONS OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. JUNCTIONS OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED. CORNERS AND HEADERS SHALL BE INSULATED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
- 3.2.1. PROVIDE 14" X 5-12" COMPRESSIBLE SILL SEALER BETWEEN FOUNDATION AND WALL AND ALL SILL PLATES.
- 3.3. WINDOWS, SKYLIGHTS AND DOORS: THE SPACE BETWEEN WINDOWDOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- 3.3.1. WINDOWS: NOT TO EXCEED 0.3 CFM OF SASH CRACK.
- 3.3.2. SLIDING GLASS DOORS: NOT TO EXCEED 0.3 CFMSF OF DOOR AREA.
- 3.3.3. SWINGING DOORS: NOT TO EXCEED 0.5 CFMSF OF DOOR AREA.
- 3.4. SHAFTSPENETRATIONS: DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
- 3.5. FILL CONSTRUCTION PENETRATIONS, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED SEALER OR SIMILAR SEALANT.
- 3.6. PLUMBING AND WIRING: BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.

MECHANICAL REQUIREMENTS

- INSULATION
 - 1.1. SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED GREATER THAN OR EQUAL TO R-8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE GREATER THAN OR EQUAL TO R-6.
 - 1.2. HOT WATER PIPES TO BE INSULATED GREATER THAN OR EQUAL TO R-3.
 - 1.3. HVAC PIPING CARRYING FLUIDS GREATER THAN 105 F OR FLUIDS LESS THAN 55 F TO BE INSULATED GREATER THAN OR EQUAL TO R-5.
 - 1.3.1. ALL INSULATION ON HVAC PIPING TO BE PROTECTED.
- AIR INFILTRATION
 - 2.1. ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS AND FILTER BOXES TO BE SEALED WITH MASTIC CONFORMING WITH UL181B.
 - 2.1.1. JOINTS AND SEAMS TO COMPLY WITH 2012 IRC, SECTION M1601.4.1.
 - 2.2. AIR HANDLER LEAKAGE MUST BE DESIGNED BY MANUFACTURER AT LESS THAN OR EQUAL TO 2 OF AIR FLOW.
 - 2.3. TOTAL DUCT LEAKAGE TEST MUST BE CONDUCTED, RESULT LESS THAN OR EQUAL TO 8 CFM100 SF WITH AIR HANDLER INSTALLED.
- BUILDING CAVITIES ARE NOT TO BE USED AS DUCTS OR PLENUMS.
- AUTOMATIC GRAVITY DAMPERS TO BE INSTALLED ON ALL INTAKESEXHAUSTS.
- WOOD BURNING FIREPLACES MUST HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION.
- HVAC EQUIPMENT TYPE AND CAPACITY MUST BE INSTALLED AS PER PLANS.
- THERMOSTATS
 - 7.1. PROGRAMMABLE THERMOSTATS MUST BE INSTALLED ON ALL FORCED AIR FURNACES.
 - 7.2. HEAT PUMP THERMOSTAT MUST BE INSTALLED ON ALL HEAT PUMPS.
- CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- EQUIPMENT SIZING - HEATING AND COOLING EQUIPMENT MUST BE SIZED PER ACCA MANUAL-S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL-J. THE MANUAL-J CALCULATIONS SHALL BE SUBMITTED UPON APPLICATION FOR THE SUPPLEMENTAL MECHANICAL PERMIT.
- 2012 IECC, SECTION 302.1 SPECIFIES THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS AS MAXIMUM OF 72°F FOR HEATING AND MINIMUM 75°F FOR COOLING.

ELECTRICAL REQUIREMENTS

- RECESSED LIGHTING: RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
- HIGH-EFFICACY LAMPS SHALL BE INSTALLED IN A MINIMUM OF 75 OF PERMANENTLY INSTALLED LIGHT FIXTURES.

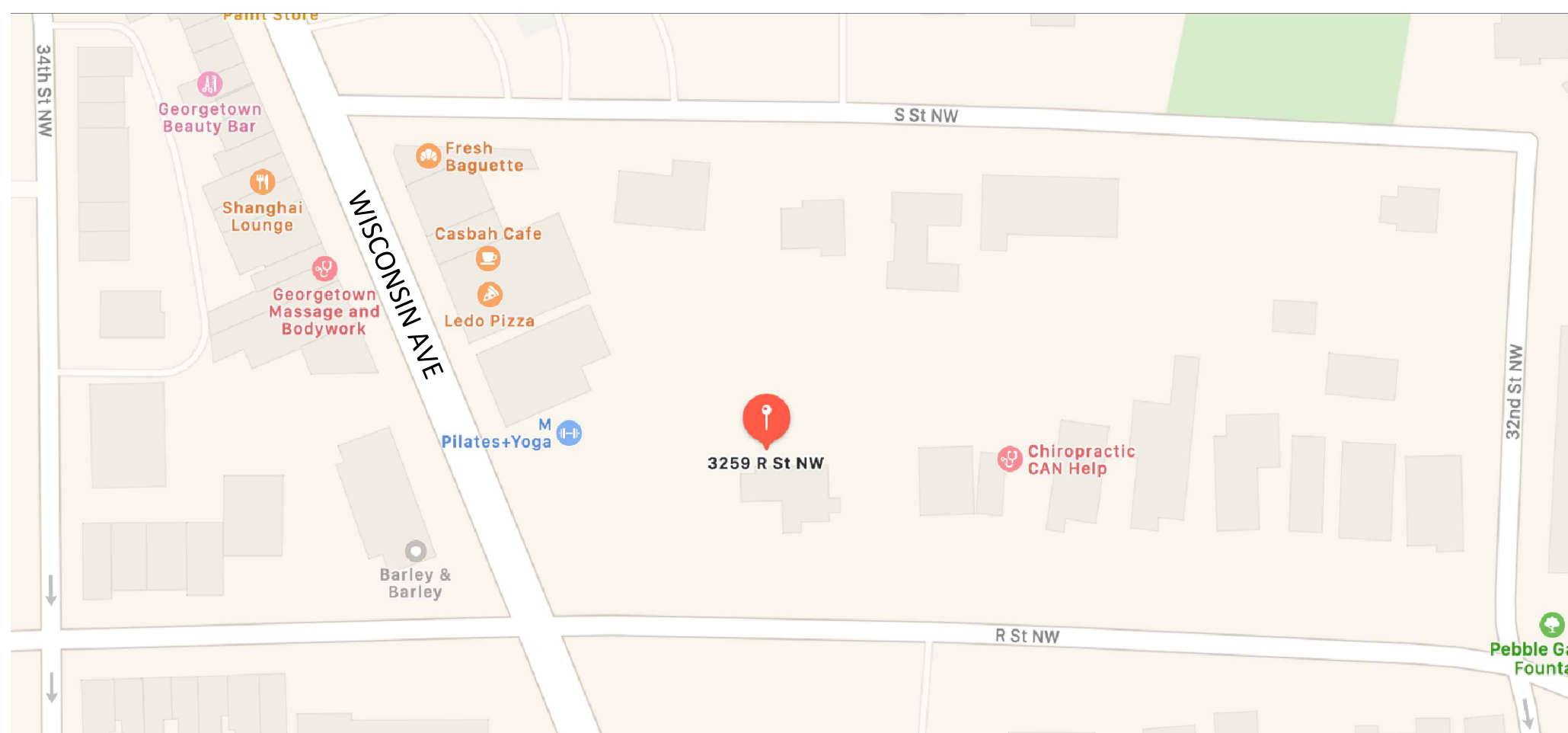
APPLICABLE CODES:

- BUILDING: ICCIRC-2012 & DCMR 12B-2013 BUILDING CODE SUPPLEMENT
- DCMR 11 ZONING REGULATION
- MECHANICAL: ICCIMC-2012 & DCMR 12E-2013 MECHANICAL CODE SUPPLEMENT
- PLUMBING: ICCIPC-2012 & DCMR 12F-2013 PLUMBING CODE SUPPLEMENT
- ELECTRICAL: ICCNPA NEC-2011 & DCMR 12C-2012 ELECTRICAL CODE SUPPLEMENT
- FIRE: ICCIFC-2012 & DCMR 12H-2013 FIRE PREVENTION CODE SUPPLEMENT
- ENERGY: ICCIECC-2012 & DCMR 12I-2013 ENERGY CODE SUPPLEMENT
- FUEL GAS: ICCIFGC-2012 & DCMR 12D-2013 FUEL GAS CODE SUPPLEMENT
- ACCESSIBILITY: ICCANSI A117.1-2006 & DCMR12A-2013 SUPPLEMENTALCHAPTER 11

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK. INFORMATION PROVIDED ON THESE DRAWINGS RELATED TO EXISTING IS BASED ON AVAILABLE DESIGN DOCUMENTS AND FIELD OBSERVATION. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER UPON DISCOVERY OF ANY DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL EXISTING CONDITIONS.
- WORK BY TRADES SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, UNO.

VICINITY MAP:



ZONING INFORMATION:

SQUARE:	2154	OWNER:
LOT:	0047	
WARD:	2	The Seblollo Revocable Trust
ZONE DISTRICT:	R1-B	3259 R Street, NW
USE GROUP:	12	Washington, DC 20007
CONSTRUCTION TYPE:	3B	

EXISTING: 3 story plus cellars dwelling

PROPOSED: 3 story plus cellars dwelling

FIRE ALARM: NO
SPRINKLERS: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO

	Existing	Proposed	Max Allowed
Lot Area	35124	35124	5000
Building Area	1812	1922	
Percentage of Lot Coverage	5.16%	5.47%	40.0%
Rear Yard	49' +/-	49' +/-	25'
Side Yard	49' +/-	49' +/-	8'
Open Court	N/A	N/A	6' minimum
Driveway/Sidewalk	2800	2800	
Buildings	2743	2853	
Patio	0	750	
Pervious Surface	5543	6403	
	15.78%	18.23%	50.0%
Height	40'	40'	40'
Stories	3+Cellar	3+Cellar	3+Cellar
F.A.R.	N/A	N/A	None Prescribed
Cellar	1233	1540	
1st Floor	1812	1922	
2nd Floor	1254	1254	
3rd Floor	602	602	
Total	4901	5318	

SCOPE OF WORK:

ADDITION ON AN EXISTING MASONRY SINGLE FAMILY DWELLING. ADDITION OF BASEMENT STORAGE, CREATE DINING ROOM, EXPAND KITCHEN AND CREATE A ROOFTOP TERRACE. ADD A SLATE PATIO

DRAWINGS LIST:

001	COVER SHEET, ENERGY CONSERVATION NOTES
GB001 DD0E1	ENERGY VERIFICATION SHEET EROSION AND SEDIMENT CONTROL PLAN AND NOTES
A001 A A001 B A101 A A102 A A102 B A102 C A103	DEMOLITION PLANS AND NOTES DEMOLITION ELEVATIONS AND NOTES FLOOR PLANS ELEVATIONS ELEVATIONS SECTIONS AND INTERIOR ELEVATIONS ARCHITECTURAL DETAILS, SCHEDULES, NOTES
S001 S002 S101 S301 S401 S500B	GENERAL NOTES GENERAL NOTES FLOOR FOUNDATION AND FRAMING PLANS FOUNDATION SECTION AND DETAILS WOOD FRAMING SECTION AND DETAILS VERTICAL SUPPORTS SCHEDULES AND NOTES
MP000 M001	MECHANICAL LEGEND AND SPECIFICATIONS MECHANICAL DEMOLITION PLANS
P001	PLUMBING PLANS, PLUMBING SCHEDULES, DETAILS AND DIAGRAMS
E000 E001	ELECTRICAL LEGEND AND SPECIFICATIONS ELECTRICAL POWER/DATA LAYOUTS

DESIGN TEAM:

ARCHITECT/BUILDER:

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

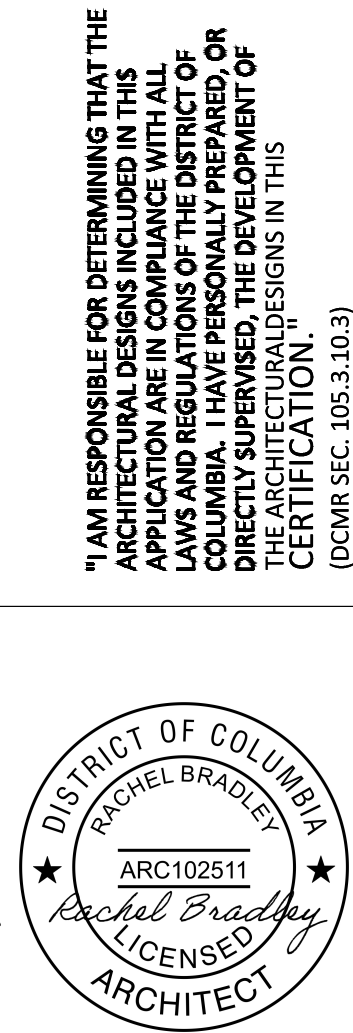
ADDITION AND INTERIOR RENOVATION

001

COVER SHEET, ENERGY CONSERVATION NOTES

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

DCRA Energy Verification Sheet

Single Family & Low-Rise Residential

Version 1.2_2015

The Energy Verification Sheet (EVS) is a communication tool between the code official and the project team. It was developed by the District Department of Consumer and Regulatory Affairs (DCRA) based on the Department of Energy's Score and Store spreadsheets and adapted to the 2013 DC Energy Conservation Code (ECC). In design, it serves as an Energy Code checklist, during plan review it points the reviewer to the location in the drawings where the ECC is addressed, and in the field it is used by the inspector to understand what is required of the project. Please note, this Energy Verification Sheet does not replace the ECC, but references to where the ECC is being complied with in the drawings, specifications or other documents that have been submitted to DCRA. If you have questions about how to fill out the EVS, please visit our website at www.buildgreendc.org or email us at green.building@dc.gov.

Address:

Compliance Approach Used: ☐ Prescriptive ☐ Performance

Project Type: ☐ New Building ☐ Addition ☐ Level 3 Alteration

2013 DC Energy Code	Final Inspections	Prescriptive Code Value	DWG Page	Additional Notes
302.1, 403.6 MR	Heating and Cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J	N/A		
2013 DC Energy Code	Foundation Inspections	Prescriptive Code Value	DWG Page	Additional Notes
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	A101	
402.1.1 SR	Slab Insulation depth.	2 feet	A101	
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	A101	
303.2 I	Conditioned basement wall insulation installed per manufacturer instructions.	-	A101	
402.2.8 SR	Conditioned basement wall insulation depth of burial or distance from top of wall.	10 ft or to bsmt. floor	A101	
402.2.10 SR	Unvented crawlspace wall insulation R-value	Continuous: R-10 Cavity: R-13	N/A	Not in project scope
303.2 I	Unvented crawlspace installed per manufacturer's instructions	-	N/A	Not in project scope
402.2.10 SR	Unvented crawlspace continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at least 6 in. up and attached to the wall.	Continuous R-10 Cavity: R-13	N/A	Not in project scope
402.2.10 SR	Unvented crawlspace wall insulation depth of burial or distance from top of wall	To finished grade +24 in. vert. & / or horiz.	N/A	Not in project scope
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	Not in project scope
403.8 ER	Snow and Ice-melting system controls installed.	N/A	N/A	

2013 DC Energy Code	Framing/ Rough-In Inspection	Prescriptive Code Value	DWG Page	Additional Notes
402.1.1, 402.3.4 SR	Door U-factor	U-0.35	A101	Reference also on schedule
402.1.1, 402.3.1, 402.3.3 SR	Glazing U-factor (Area weighted average, show proof of average if any u-value is less than 0.35)	U-0.35	A101	Reference also on schedule
402.1.1, 402.3.2, 402.3.3, 402.3.6, SR	Glazing SHGC value (Area weighted average)	SHGC: 0.4	A101	Reference also on schedule

2013 DC Energy Code	Framing/ Rough-In Inspection	Prescriptive Code Value	DWG Page	Additional Notes
303.1.3 I	U-factors of fenestration products are determined in accordance with the NFRC or the default table values.	-	A101	Reference also on schedule
402.1.1, 402.3.3, 402.3.6 SR	Skylight U-factor	U-0.55 (15 square foot exemption)	N/A	Not in project scope
402.1.1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff, 15ft²exempt	N/A	Not in project scope
303.1.3 I	SHGC values were determined in accordance with the NFRC or the default table values.	-	101	Reference also on schedule
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior	N/A	Not in project scope
303.2 I	Mass wall exterior insulation installed per manufacturer's instructions.	-	N/A	Not in project scope
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	Not in project scope
402.3.5 SR	Skylights in thermally isolated sunrooms has a max. U-factor of 0.7. All other sunroom skylights must meet code requirements.	Not Isolated 0.55 Isolated:0.7	N/A	Not in project scope
402.4.1.2 SR	Additions, alterations, renovations and replair shall be completed in accordance with Table 402.4.1.1.	Not Isolated 0.55 Isolated:0.7	A101	
402.4.1.1 I	Air and Thermal Barrier installed per Manufacturer's instructions.	-	A101	
402.4.3 I	Fenestration is listed and labeled as meeting AAMA/ WDMA/CSA 101/I.S. 2/A440 or does not exceed code limits per NFRC 400.	0.3 CFM/ft²	A101	Reference also on schedule
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.	N/A	N/A	
403.2.1 MR	Supply Ducts in attic are insulated to ≥ R-8. All other ducts in unconditioned spaces or outside the building envelope are ≥ R-6.	Attic: R-8 Other: R-6	N/A	
403.2.2 MR	All joints and seams of air ducts, air-handlers, and filter boxes are sealed.	-	MP001	
403.2.3 MR	Building cavities are not used as ducts or plenums.	YES	N/A	
403.3 MR	HVAC piping carrying fluids > 105°F or fluids < 55°F are insulated to ≥ R-3.	HVAC Pipe ≥ R-3	N/A	
403.3.1 MR	Protection of insulation on HVAC piping.	N/A	MP001	Not in project scope
403.4.2 MR	Hot water pipes are insulated to ≥ R-3.	YES	P001	
403.5 MR	Auto./ gravity dampers install on all intakes/ exhausts.	YES	MP001	

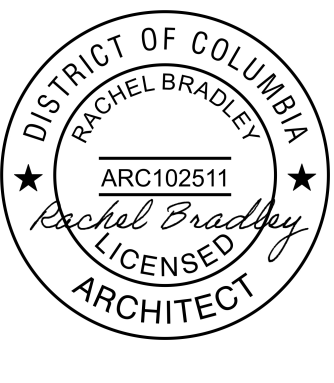
2013 DC Energy Code	Insulation Inspections	Prescriptive Code Value	DWG Page	Additional Notes
303.1 I	All installed insulation labeled or installed R-values provided.	-	A101	
402.1.1, 402.2.6 SR	Floor Insulation R-value	Wood: R-19 Steel: R-19+6	A101	
303.2, 402.2.7 SR	Floor insulation installed per mnfr instructions, and substantial contact with underside of floor.	-	A101	
402.1.1, 402.2.5 402.2.6 SR	Wall insulation R-value. If a mass wall with 1/2 insulation on the wall exterior, ext insulation applies.	Wood:R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel:R19+8	A101	Also at wall/roof types on A102
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior		Not in project scope
402.2.12 S	Walls of thermally isolated sunrooms have a min. R-13. All other sunrooms must meet code requirements.	Isolated:R13	N/A	Not in project scope
302.2 I	Sunroom walls insulation installed per manufacturer's instructions.	-	N/A	Not in project scope
402.2.12 S	Ceilings of thermally isolated sunrooms have min. R-24. All other sunroom ceilings must meet code requirements	Isolated: R-24	N/A	Not in project scope
302.2 I	Sunroom ceiling insulation installed per manufacturer's instructions.	-	N/A	Not in project scope
2013 DC Energy Code	Final Inspections	Prescriptive Code Value	DWG Page	Additional Notes
402.2.1 402.2.6 SR	Ceiling insulation R-value	Wood: R-49 Steel: U-0.026	A101	Also at wall/roof types on A103
303.1.1.1 303.2 I	Ceiling insulation installed per mnfrs instructions. Blown ins. marked every 300ft²	-	A101	Also at wall/roof types on A103
402.2.3 SR	Baffle over air permeable insulation adjacent to soffit and eave vents.	-	A101	Also at wall/roof types on A103
402.2.4 SR	Attic access hatch and door insulation ≥ R-value of adjacent assembly.	≤R-value of adjacent assembly		Not in project scope
402.4.1.2 I	Blower door test @ 50 Pas±5 Air Changes per Hour. Applies to Level 3, Gut Rehab, New	ACH50≤5.0		Not in project scope
402.4.1.2 I	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.	-	N/A	
403.2.2 I	Total Duct leakage test ≤8 CFM/100 ft² with air-handler installed.	≤8 CFM/ 100 ft²		Not in project scope
403.2.2.1 I	Air-handler leakage designed by mfr. at ≤2% of air-flow.	-		Not in project scope
403.6 I	HVAC equipment type and capacity as per plans.	-		Not in project scope
403.1.1 MR	Programmable thermostats installed on forced air furnace	-		Not in project scope
403.1.2 MR	Heat pump thermostat installed on heat pumps.	-		Not in project scope
403.4.1 MR	Circulating hot water systems have auto. or accessible manual controls.	N/A	N/A	
404.1 ER	75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps	YES	E001	

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS PERMIT SUBMISSION SET COMPLIES WITH THE DC ENERGY VERIFICATION SHEET, THE DC ENERGY CODE, AND THE DC BUILDING CODE. I HAVE DIRECTLY SUPERVISED THE DEVELOPMENT OF THIS DESIGN AND I HAVE OBTAINED THE NECESSARY CERTIFICATION DESIGNER IN THIS CAPACITY.
(DCMHC SEC. 105.3.3.03)

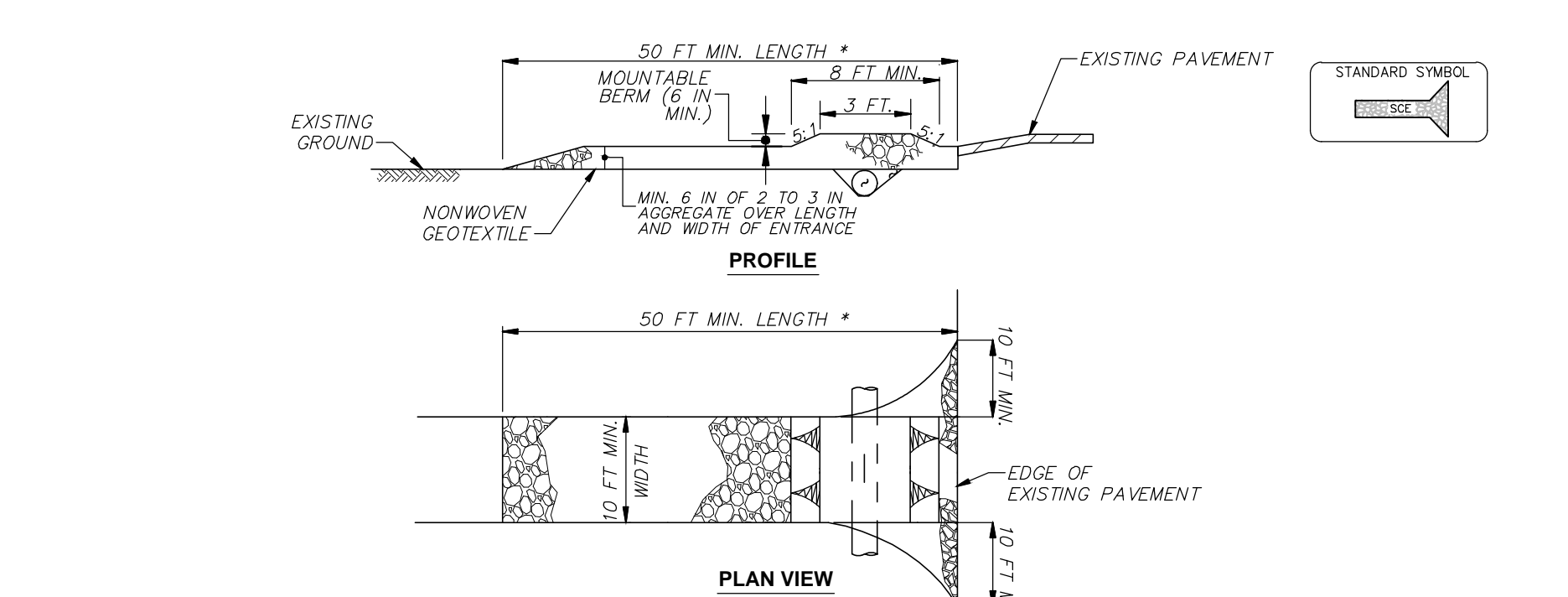


ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

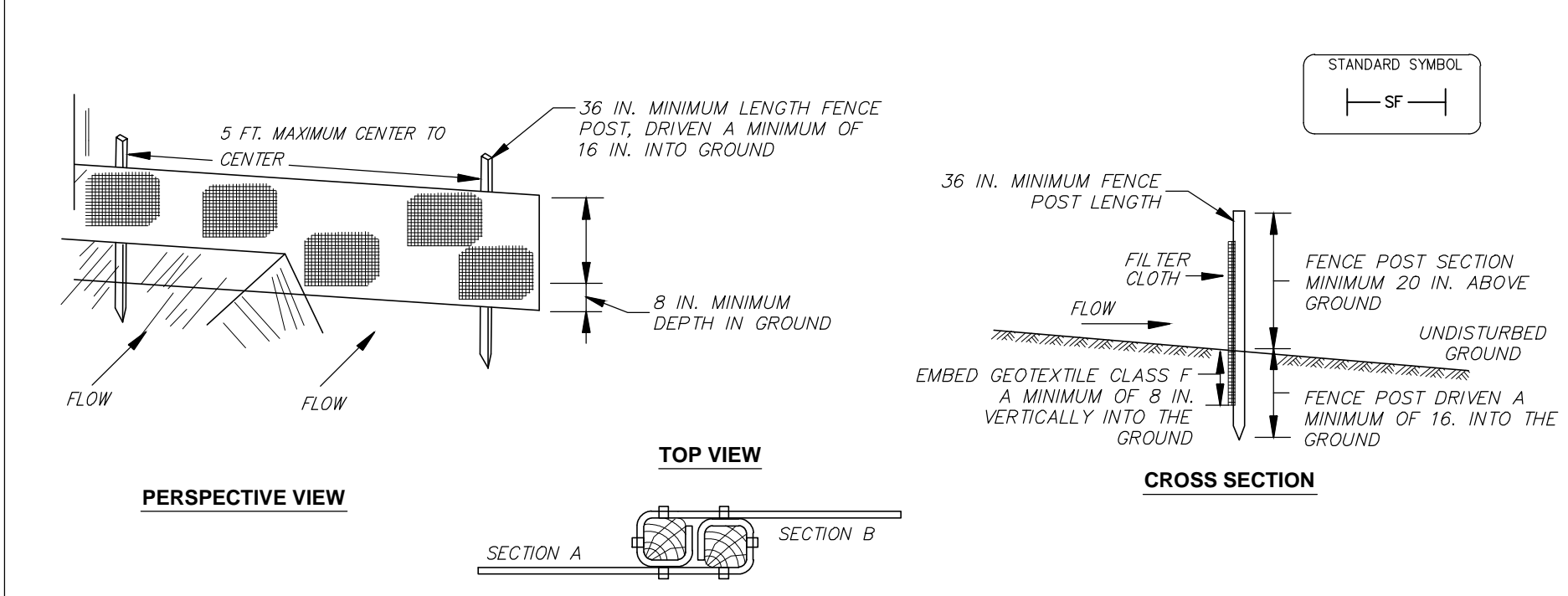
GB 001

ENERGY VERIFICATION SHEET



CONSTRUCTION SPECIFICATIONS			
1. PLACE THE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SIDE. USE A MINIMUM LENGTH OF 50 FEET (45 FEET FOR SINGLE-FAMILY RESIDENCE LOTS) AND A MINIMUM WIDTH OF 10 FEET. LEAVE THE SIDE AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.			
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SIDE UNDER THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. PROVIDE PIPE INSTALLED THROUGH THE SIDE WITH A MOUNTAIN BERM WITH 8:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. WHEN THE SIDE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTAIN BERM IS REQUIRED WHEN THE SIDE IS NOT LOCATED AT A HIGH SPOT.			
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE.			
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SIDE.			
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTAIN BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.			
STABILIZED CONSTRUCTION ENTRANCE		DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT DWG. NO. 201.1	

DESIGN: DIST. HANFORD STANDARDS & SPECIFICATIONS



CONSTRUCTION SPECIFICATIONS			
1. FENCE POSTS MUST BE A MINIMUM OF 36 IN. LONG DRIVEN 16 IN. MINIMUM INTO THE GROUND. WOOD POSTS MUST BE OF SOUND QUALITY HARDWOOD WITH 1-1/2 IN. MINIMUM WIDTH WHEN SQUARE CUT, OR 1-3/4 IN. MINIMUM DIAMETER WHEN ROUND. STEEL POSTS MUST BE STANDARD T OR U SECTION BEARING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.			
2. FASTEN GEOTEXTILE SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION. GEOTEXTILE MUST MEET THE FOLLOWING REQUIREMENTS (GEOTEXTILE CLASS F):			
PROPERTY	VALUE	TEST METHOD	
TENSILE STRENGTH	50 LBS/IN (MIN.)	ASTM D-4595	
TENSILE MODULUS	20 LBS/IN (MIN.)	ASTM D-4595	
FLOW RATE	0.3 GALLONS PER MINUTE (MAX.)	ASTM D-5141	
FILTERING EFFICIENCY	75% (MIN.)	ASTM D-5141	
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, OVERLAP, FOLD, AND STAPLE THEM TO PREVENT SEDIMENT BYPASS.			
4. INSPECT SILT FENCE AFTER EACH RAINFALL EVENT, AT LEAST DAILY DURING SUSTAINED RAINFALL EVENTS, AND MAINTAIN WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES SIZE OF THE FABRIC HEIGHT.			
SILT FENCE-1		DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT DWG. NO. 301.1	

SILT FENCE DESIGN CRITERIA:		
TABLE 3.1: SILT FENCE SLOPE LENGTH AND FENCE LENGTH CONSTRAINTS		
SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM) (FEET)	SILT FENCE LENGTH (MAXIMUM) (FEET)
FLATTER THAN 50:1 (2%)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (2% TO 10%)	125	1,000
> 10:1 TO 5:1 (10% TO 20%)	100	750
> 5:1 TO 3:1 (20% TO 33%)	60	500
> 3:1 TO 2:1 (33% TO 50%)	40	250
> 2:1 (> 50%)	20	125
NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A), MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED. TO AVOID OVERWATERING, EXTEND THE ENDS OF THE SILT FENCE UP-SLOPE TO PREVENT WATER AND SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.		
SILT FENCE-2		DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT DWG. NO. 301.2

- SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES:**
- FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACES OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THESE REQUIREMENTS DO NOT APPLY TO AREAS SHOWN ON THE PLAN THAT ARE USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON THE PLAN WHERE ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (ESC). [21 DCMR § 542.9 (O)]
 - ESC MEASURES SHALL BE IN PLACE BEFORE AND DURING LAND DISTURBANCE. [21 DCMR § 543.6]
 - CONTACT DOEE INSPECTION (202) 535-2977 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST THREE (3) BUSINESS DAYS BEFORE THE COMMENCEMENT OF A LAND-DISTURBING ACTIVITY. [21 DCMR § 503.7 (A)]
 - A COPY OF THE APPROVED PLAN SET WILL BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE THAT CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION AND WILL BE AVAILABLE FOR DOEE INSPECTORS. [21 DCMR § 542.15]
 - ESC MEASURES SHALL BE IN PLACE TO STABILIZE AN EXPOSED AREA AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED BUT NOT LATER THAN FOURTEEN (14) DAYS FOLLOWING CESSATION, EXCEPT THAT TEMPORARY OR PERMANENT STABILIZATION SHALL BE IN PLACE AT THE END OF EACH DAY OF UNDERGROUND UTILITY WORK THAT IS NOT CONTAINED WITHIN A LARGER DEVELOPMENT SITE. [21 DCMR § 543.7]
 - STOCKPILED MATERIAL BEING ACTIVELY USED DURING A PHASE OF CONSTRUCTION SHALL BE PROTECTED AGAINST EROSION BY ESTABLISHING AND MAINTAINING PERIMETER CONTROLS AROUND THE STOCKPILE. [21 DCMR § 543.16 (A)]
 - STOCKPILED MATERIAL NOT BEING ACTIVELY USED OR ADDED TO SHALL BE STABILIZED WITH MULCH, TEMPORARY VEGETATION, HYDRO-SEED OR PLASTIC WITHIN FIFTEEN (15) CALENDAR DAYS AFTER ITS LAST USE OR ADDITION. [21 DCMR § 543.16 (B)]
 - FILL MATERIAL MUST BE FREE OF CONTAMINATION LEVELS OF ANY POLLUTANT THAT IS, OR MAY BE CONSIDERED TO REPRESENT, A POSSIBLE HEALTH HAZARD TO THE PUBLIC OR MAY BE DETRIMENTAL TO SURFACE OR GROUND WATER QUALITY, OR WHICH MAY CAUSE DAMAGE TO PROPERTY OR THE DRAINAGE SYSTEM. ALL FILL MATERIAL MUST BE FREE OF HAZARDOUS MATERIALS AND COMPLY WITH ALL APPLICABLE DISTRICT AND FEDERAL REGULATIONS.
 - PROTECT BEST MANAGEMENT PRACTICES FROM SEDIMENTATION AND OTHER DAMAGE DURING CONSTRUCTION FOR PROPER POST CONSTRUCTION OPERATION. [21 DCMR § 543.5]
 - REQUEST A DOEE INSPECTOR'S APPROVAL AFTER THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. [21 DCMR § 542.12 (A)]
 - REQUEST A DOEE INSPECTOR'S APPROVAL AFTER FINAL STABILIZATION OF THE SITE AND BEFORE THE REMOVAL OF EROSION AND SEDIMENT CONTROLS. [21 DCMR § 542.12 (B)]
 - FINAL STABILIZATION MEANS THAT ALL LAND-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND EITHER OF THE FOLLOWING TWO CRITERIA HAVE BEEN MET: (1) A UNIFORM (FOR LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF SEVENTY PERCENT (70%) OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR (2) EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES). [21 DCMR § 542.12 (B.1, B.2)]
 - FOLLOW THE REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MAINTAIN A LEGIBLE COPY OF THIS SWPPP ON SITE. [21 DCMR § 543.10 (B)]
 - POST A SIGN THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION. THE SIGN WILL BE PLACED AT EACH ENTRANCE TO THE SITE OR AS DIRECTED BY THE DOEE INSPECTOR. EACH SIGN WILL BE NO LESS THAN 18 X 24 INCHES IN SIZE AND MADE OF MATERIALS THAT WILL WITHSTAND WEATHER FOR THE DURATION OF THE PROJECT. LETTERING WILL BE AT LEAST 1 INCH IN HEIGHT AND EASILY READABLE BY THE PUBLIC FROM A DISTANCE OF TWELVE FEET (12 FT). THE SIGN MUST DIRECT THE PUBLIC IN SUBSTANTIALLY THE FOLLOWING FORM: "TO REPORT EROSION, RUNOFF, OR STORMWATER POLLUTION" AND WILL PROVIDE THE CONSTRUCTION SITE ADDRESS, DOEE'S TELEPHONE NUMBER (202-535-2977), DOEE'S E-MAIL ADDRESS (EB.SCHEDULING@DC.GOV), AND THE 311 MOBILE APP HEADING
 - ("CONSTRUCTION-EROSION RUNOFF"). [21 DCMR § 543.22]

DDOT EXCAVATION NOTES:

NO WORK SHALL BE UNDERTAKEN IF THE APPLICANT, OR THE PERSON ON WHOSE BEHALF THE APPLICANT IS MADE, HAS A TEMPORARY REPAIR IN PUBLIC SPACE OLDER THAN 45 DAYS, OR TEMPORARY REPAIRS THAT HAVE FAILED AND THOSE REPAIRS HAVE NOT BEEN UNDERTAKEN WITHIN 24 HOURS. PERSONS REGULARLY PERFORMING PUBLIC SPACE EXCAVATION AND MANHOLE WORK REQUESTED TO PROVIDE, ON A BIWEEKLY BASIS, PLANS SHOWING THEIR ANTICIPATED ACTIVITIES IN THE PUBLIC SPACE WITHIN THE TWO WEEK PERIOD. SINCE THESE PLANS ASSIST THE DEPARTMENT IN COORDINATING ACTIVITIES IN THE PUBLIC SPACE, THE FAILURE TO PROVIDE SUCH PLANS MAY RESULT IN DELAYS IN THE PERMIT REVIEW PROCESS.

- NOTIFY THE DEPARTMENT OF TRANSPORTATION, OFFICE OF INFRASTRUCTURE OVERSIGHT AT 202-645-7050, 48 HOURS IN ADVANCE OF STARTING WORK.
- ALL FAILED CUTS MUST BE REPAIRED WITHIN 24 HOURS OF NOTIFICATIONS.
- D.C. LAW 3129, UNDERGROUND FACILITIES PROTECTION ACT OF 1980, REQUIRES THAT "MISS UTILITY" (1-800-257-7777) BE CONTACTED AT LEAST 48 HOURS AND NOT MORE THAN 10 DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAY PRIOR TO START OF EXCAVATION, SO NOTIFICATION CAN BE MADE TO PARTICIPATING PRIVATE UTILITY COMPANIES OF THE PROPOSED WORK.
- 48 HOURS PRIOR TO EXCAVATING, PLEASE CALL THE WATER OPERATIONS BRANCH AT 202-673-6600 FOR LOCATIONS OF SEWER AND WATER MAIN LINES.
- IMPROPER HOUSEKEEPING VIOLATIONS ON JOB SITE REUTING TO DIRT AND DEBRIS IN THE PUBLIC SPACE, CATCH BASINS, SEWERS, ETC. SHALL BE GROUNDS FOR A FINE AND/OR REVOCATION OF THE PERMIT.
- WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH THE SAFETY REQUIREMENTS FOR EXCAVATIONS AS OUTLINED IN THE D.C. INDUSTRIAL SAFETY BOARD MANUAL "SARTY STANDARDS, RULES AND REGULATIONS CONSTRUCTION".
- WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- MAINTAIN ACCESS TO ALL ALLEY AND DRIVEWAYS AT ALL TIMES.
- PLATE ALL INTERSECTION, WHERE APPLICABLE.
- MAINTAIN A 6 TO 10 FOOT SIDEWALK AT ALL TIMES FOR PEDESTRIANS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL COBBLESTONE PAVERS AND OTHER SPECIAL PAVERS REMOVED IN CONNECTION WITH EXCAVATION. THE PAVERS ARE TO BE DELIVERED TO THE DEPARTMENT OF PUBLIC WORKS MAINTENANCE YARD AT 201 FLORIDA AVENUE, N.E. TELEPHONE NUMBER IS 202-727-5809.
- CAUTION STREET LIGHT CABLE BEHIND CURB.
- CONTRACTOR TO LOCATE ALL WATER AND SEWER LINES PRIOR TO START OF CONSTRUCTION.

- DUST CONTROL NOTES:**
- THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
 - THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
 - THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREA.
 - THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
 - FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
 - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
 - DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES;
 - LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES
 - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES

PROJECT NARRATIVE:

PROJECT IS LOCATED AT: 3259 R ST NW

PROJECT DESCRIPTION: ADDITION ON AN EXISTING MASONRY SINGLE FAMILY DWELLING. ADDITION OF BASEMENT STORAGE, CREATE DINING ROOM, EXPAND KITCHEN AND CREATE A ROOFTOP TERRACE. ADD A SLATE PATIO

EROSION & SEDIMENT CONTROL MEASURES: SILT FENCE, SEE SITE PLAN

METHOD OF REMOVING CONSTRUCTION DEBRIS: PICK UP TRUCK

CHANGE IN ELEVATION AND CHANGE IN ELEVATION EXISTING STORM FLOW AND DRAINAGE PATTERNS WILL BE MINIMALLY AFFECTED BY THE NEW CONSTRUCTION. NO UTILITY WORK IS IN PROPOSED SCOPE OF WORK.

THE NEIGHBORING PROPERTY LINE AREAS OF THE SITE WILL BE THE MOST CRITICAL EROSION AREA. BARRIERS WILL BE INSTALLED ALONG THIS PERIMETER OF THE ENTIRE PROJECT TO PREVENT ANY SEDIMENTS FROM LEAVING THE SITE AND ENTERING PUBLIC SPACE AND THE ADJACENT PROPERTY.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL FIRST INSTALL PERIMETER SEDIMENT FENCE AS INDICATED ON THIS SHEET. CHECK ALL SEDIMENT CONTROLS TO ENSURE THEY ARE WORKING PROPERLY PRIOR TO COMMENCING WITH CONSTRUCTION ACTIVITIES. CONTRACTOR MUST INSPECT ALL CONTROLS TO BE SURE THEY ARE IN WORKING ORDER. ANY REPAIRS NEEDED ON CONTROLS WILL BE PERFORMED BEFORE PROCEEDING. CARE WILL TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR CONSTRUCTION WILL BE DISTURBED. ONSITE SOILS WILL BE USED TO THE GREATEST EXTENT POSSIBLE TO PREVENT THE NEED TO HAUL EXCESS MATERIAL ON OR OFF THE PROJECT SITE.

TOTAL SITE AREA: 35 124 SF

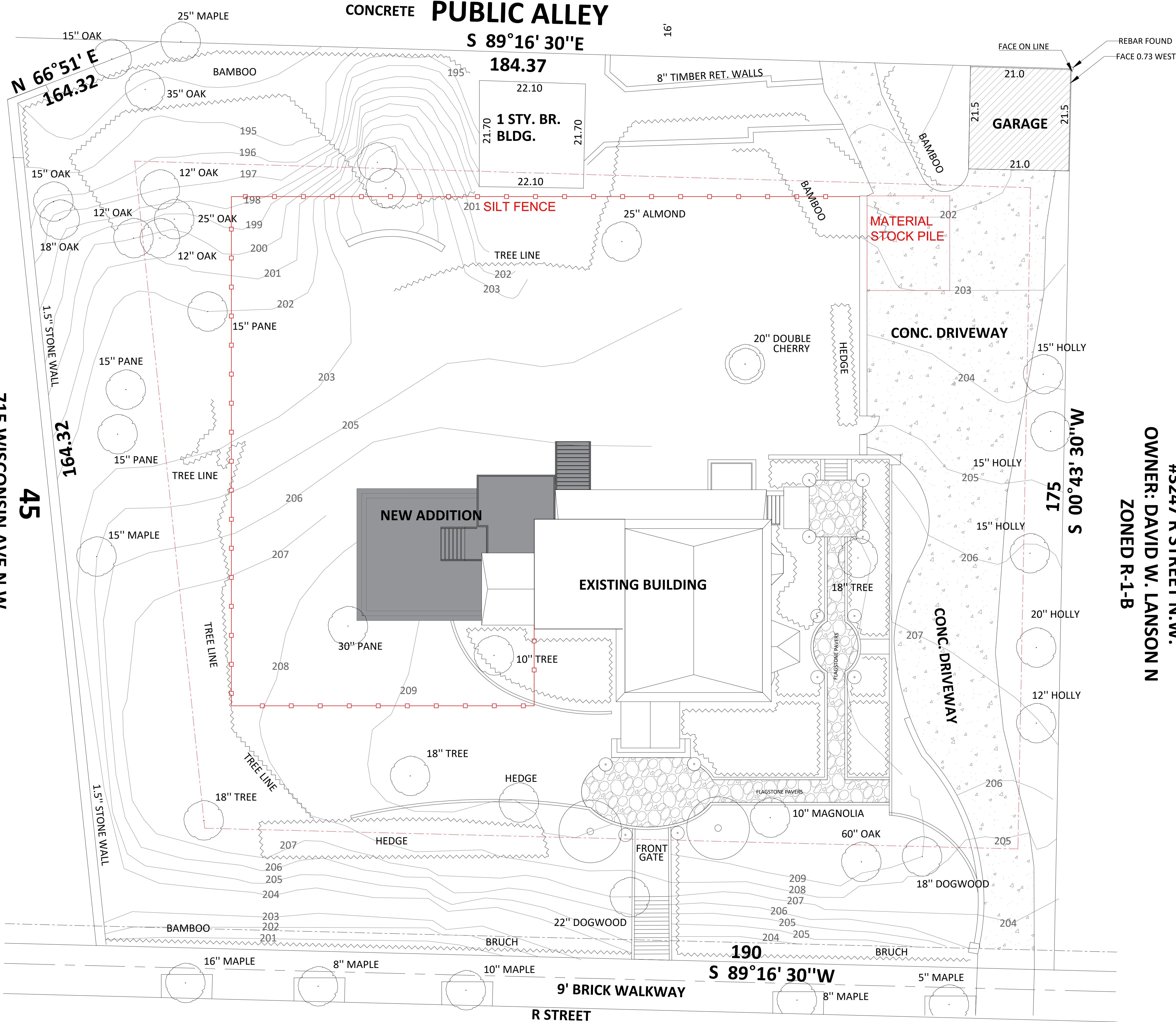
TOTAL AREA OF DISTURBANCE: 1 000 SF

VOLUME OF CUT OF BELOW GRADE EXCAVATION: 15 CU YARDS

FILL 15 CU YARDS

- CONSTRUCTION AND STABILIZATION SEQUENCE:**
- INSTALL SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON PLAN AND NOTES. SEE SHEETS FOR EROSION AND SEDIMENT CONTROL DETAILS.
 - SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
 - REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
 - AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED

- EROSION AND SEDIMENT CONTROL NOTES:**
- THE APPLICANT MUST NOTIFY THE DISTRICT DEPARTMENT OF ENVIRONMENT BY PHONE (202-535-2977) AT LEAST 72 HOURS PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND WITHIN 10 WEEKS AFTER COMPLETION OF PROJECT TO REQUEST REVIEW. IF THERE IS NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN, DISTRICT DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.
 - REMOVAL OF ANY EROSION AND SEDIMENT CONTROL MEASURES REQUIRES APPROVAL FROM DD0E INSPECTOR
 - PROVIDE SILT FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN UNLESS OTHERWISE APPROVED BY THE INSPECTOR.
 - CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL DRAWINGS BY DEPARTMENT OF ENVIRONMENT, WATERSHED PROTECTION DIVISION.
 - REMOVE OFF-SITE ACCUMULATION OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF DD0E INSPECTOR.
 - PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DE-STABILIZATION AREAS



EROSION & SEDIMENT CONTROL SITE PLAN

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

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS PLAN SET COMPLIES WITH ALL CITY, STATE, AND FEDERAL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THIS PROJECT. I HAVE OBTAINED ALL NECESSARY PROFESSIONAL CERTIFICATION AND DESIGN IN THIS PROJECT.

(DCMR SEC. 105.3.10.3)

PERMIT SUBMISSION REVIEW SET:
February 11, 2021

DISTRICT OF COLUMBIA
MICHEL BRADY
ARCHITECT
ARCHITECT
LICENSED

ADDITION AND INTERIOR RENOVATION

DDOE1

EROSION AND SEDIMENT CONTROL PLAN AND NOTES

STEPHANE CARNOT RESIDENCE
3259 R ST NW
WASHINGTON, DC 20007

DEMOLITION - GENERAL NOTES

1.

THESE DRAWINGS ARE ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO PROPERLY COMPLETE ALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
2.

NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT PRIOR TO SUBMITTING A BID IN ORDER TO IDENTIFY POSSIBLE CRITICAL ITEMS WHICH ARE NOT OR INCORRECTLY ADDRESSED, REQUIRING CLARIFICATION.
3.

FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS AND/OR INVESTIGATIONS TO INFORM THEMSELVES FULLY OF EXISTING CONDITIONS, AND TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL POSSIBLE FIELD CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.
4.

CONTRACTOR SHALL PROVIDE DURING DEMOLITION OPERATIONS ALL SAFETY MEASURES AND FEATURES AS REQUIRED BY THE APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.
5.

CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES, AND SHALL INSPECT CEILINGS AND CHASES TO ASSURE PROPER IDENTIFICATION OF EXISTING UTILITIES PRIOR TO CUTTING, PATCHING, CAPPING, ETC., AS REQUIRED AND INDICATED ON THE CONSTRUCTION DOCUMENTS.
6.

THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET LANDLORD'S APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
7.

PRIOR TO COMMENCING DEMOLITION WORK IN ANY DESIGNATED AREA, CONTRACTOR SHALL VISIT THE DESIGNATED AREA AND BECOME FAMILIARIZED WITH THE CONDITIONS OF THE SPACE. CONTRACTOR SHALL REVIEW THE SCOPE OF WORK TO BE PERFORMED AND SHALL IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONDITIONS WHICH IN THE CONTRACTOR'S OPINION MAY AFFECT THE EXECUTION OF THE WORK.
8.

CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING FINISHES AND CONSTRUCTION NOT SCHEDULED FOR DEMOLITION.
9.

CONTRACTOR SHALL VERIFY WITH THE COMPLETE SET OF CONSTRUCTION DRAWINGS ALL ITEMS TO BE REMOVED AND/OR RELOCATED.
10.

PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.
11.

CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
12.

ANY UTILITY LINES THAT ARE BROKEN OR DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE CONTRACT PRICE OR SHALL BE REPAIRED BY THE LANDLORD AT THE CONTRACTOR'S EXPENSE.
13.

EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
14.

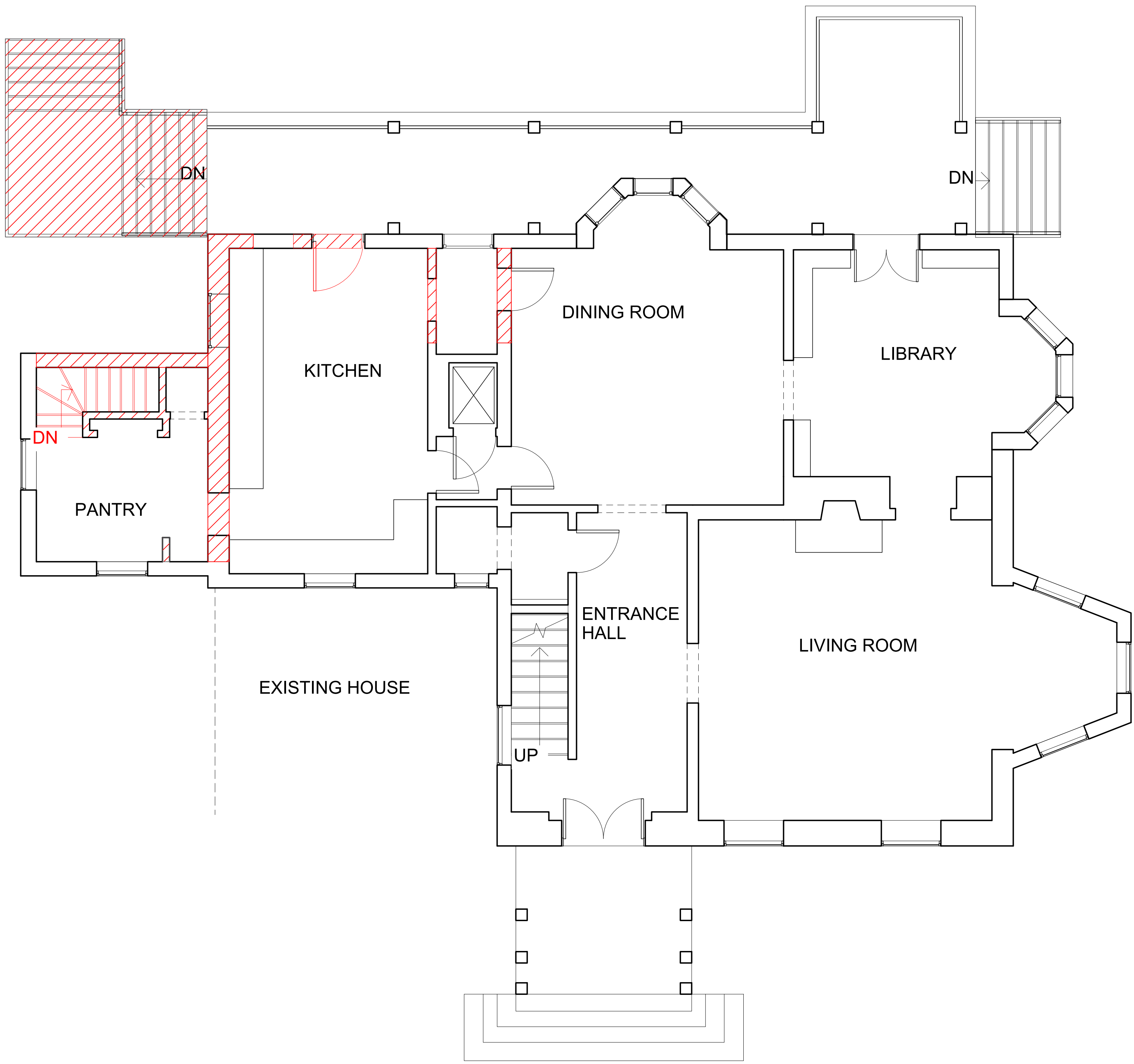
ALL FINISHES ON EXISTING WALLS SCHEDULED TO REMAIN SHALL BE REMOVED. ALL REMAINING ADHESIVES SHALL BE REMOVED AND THE WALL SURFACES SHALL BE THOROUGHLY CLEANED OF CONTAMINANTS. WALL SURFACES SCHEDULED TO RECEIVE NEW FINISHES SHALL BE PREPARED AS REQUIRED.
15.

ALL PLUMBING FIXTURES INDICATED TO BE REMOVED ARE TO HAVE THEIR PLUMBING LINES CAPPED OFF BELOW THE FLOOR LEVEL IN A MANNER SUITABLE FOR FUTURE USE.
16.

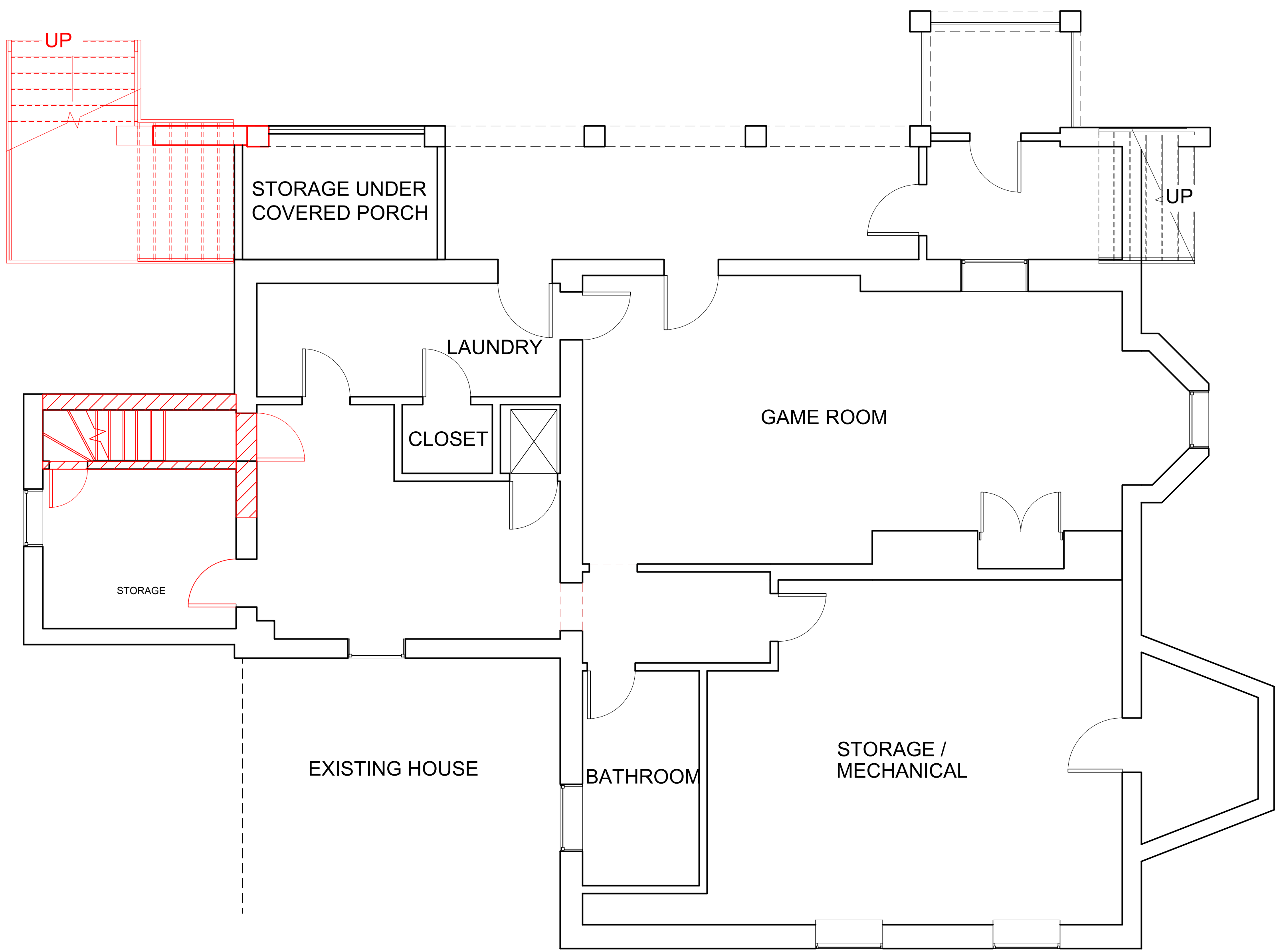
CONTRACT DOCUMENTS FOR THE DEMOLITION WORK ARE BASED ON AS-BUILT OR RECORD DRAWINGS PROVIDED BY LANDLORD. ANY DISCREPANCIES BETWEEN THE WORK DEPICTED IN THE DOCUMENTS AND THE ACTUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT PROMPTLY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION.

LEGEND:

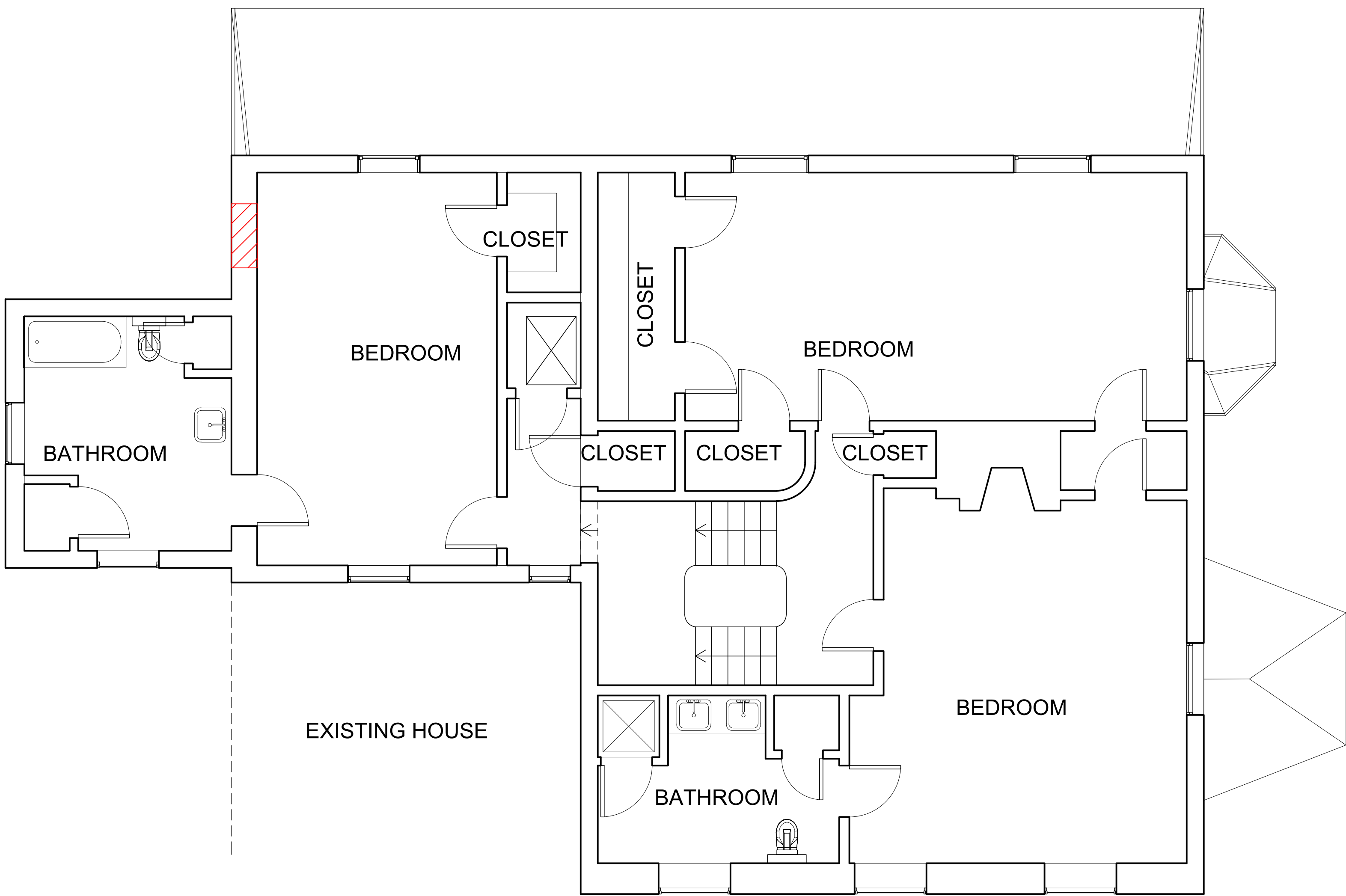
EXISTING ITEM TO BE REMOVED



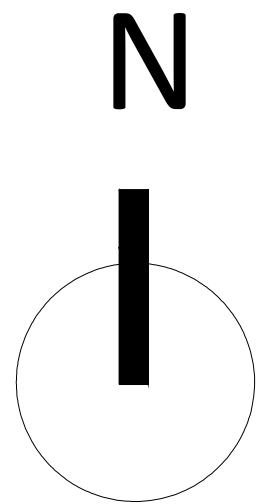
2 DEMOLITION PLAN LEVEL 1
SCALE 1/4" = 1'-0"



1 DEMOLITION PLAN BASEMENT
SCALE 1/4" = 1'-0"



3 DEMOLITION PLAN LEVEL 2
SCALE 1/4" = 1'-0"

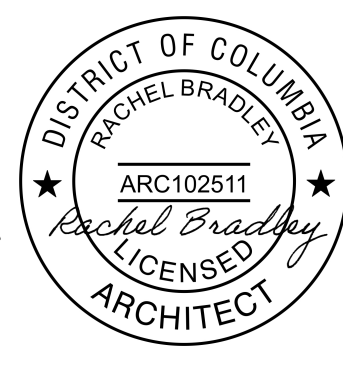


A001 A ADDITION AND INTERIOR RENOVATION

DEMOLITION PLANS

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



"I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS DOCUMENT SET COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE REVIEWED THE DESIGN AND I AM CERTAIN THAT THE DESIGN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA. I HAVE REVIEWED THE DESIGN AND I AM CERTAIN THAT THE DESIGN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA. I HAVE REVIEWED THE DESIGN AND I AM CERTAIN THAT THE DESIGN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA."

STEPHANE CARNOT RESIDENCE
3259 R ST NW
WASHINGTON, DC 20007

DCRA STAMP

1. THESE DRAWINGS ARE ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO PROPERLY COMPLETE ALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE PROJECT PRIOR TO SUBMITTING A BID IN ORDER TO IDENTIFY POSSIBLE CRITICAL ITEMS WHICH ARE NOT OR INCORRECTLY ADDRESSED, REQUIRING CLARIFICATION.
3. FAILURE OF BIDDERS TO MAKE REQUIRED VISITATIONS AND/OR INVESTIGATIONS TO INFORM THEMSELVES FULLY OF EXISTING CONDITIONS, AND TO INCLUDE IN THEIR PROPOSALS A SUM SUFFICIENT TO COVER ALL POSSIBLE FIELD CONDITIONS, WILL NOT IN ANY WAY ENTITLE THEM TO ANY EXTRA CHARGES OVER AND ABOVE THEIR ORIGINAL PROPOSALS.
4. CONTRACTOR SHALL PROVIDE DURING DEMOLITION OPERATIONS ALL SAFETY MEASURES AND FEATURES AS REQUIRED BY THE APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES, AND SHALL INSPECT CEILINGS AND CHASES TO ASSURE PROPER IDENTIFICATION OF EXISTING UTILITIES PRIOR TO CUTTING, PATCHING, CAPPING, ETC., AS REQUIRED AND INDICATED ON THE CONSTRUCTION DOCUMENTS.
6. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING REMOTE UTILITY LINES (FIRE SPRINKLERS, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ETC.). ANY SUCH WORK SHALL BE INCLUSIVE OF ALL STRUCTURES, UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET LANDLORD'S APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
7. PRIOR TO COMMENCING DEMOLITION WORK IN ANY DESIGNATED AREA, CONTRACTOR SHALL VISIT THE DESIGNATED AREA AND BECOME FAMILIARIZED WITH THE CONDITIONS OF THE SPACE. CONTRACTOR SHALL REVIEW THE SCOPE OF WORK TO BE PERFORMED AND SHALL IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONDITIONS WHICH IN THE CONTRACTOR'S OPINION MAY AFFECT THE EXECUTION OF THE WORK.
8. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING FINISHES AND CONSTRUCTION NOT SCHEDULED FOR DEMOLITION.
9. CONTRACTOR SHALL VERIFY WITH THE COMPLETE SET OF CONSTRUCTION DRAWINGS ALL ITEMS TO BE REMOVED AND/OR RELOCATED.
10. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.
11. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY SCOPE OF WORK. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
12. ANY UTILITY LINES THAT ARE BROKEN OR DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE CONTRACT PRICE OR SHALL BE REPAIRED BY THE LANDLORD AT THE CONTRACTOR'S EXPENSE.
13. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
14. ALL FINISHES ON EXISTING WALLS SCHEDULED TO REMAIN SHALL BE REMOVED. ALL REMAINING ADHESIVES SHALL BE REMOVED AND THE WALL SURFACES SHALL BE THOROUGHLY CLEANED OF CONTAMINANTS. WALL SURFACES SCHEDULED TO RECEIVE NEW FINISHES SHALL BE PREPARED AS REQUIRED.
15. ALL PLUMBING FIXTURES INDICATED TO BE REMOVED ARE TO HAVE THEIR PLUMBING LINES CAPPED OFF BELOW THE FLOOR LEVEL IN A MANNER SUITABLE FOR FUTURE USE.
16. CONTRACT DOCUMENTS FOR THE DEMOLITION WORK ARE BASED ON AS-BUILT OR RECORD DRAWINGS PROVIDED BY LANDLORD. ANY DISCREPANCIES BETWEEN THE WORK DEPICTED IN THE DOCUMENTS AND THE ACTUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT PROMPTLY TO THE ARCHITECT FOR REVIEW AND CLARIFICATION.

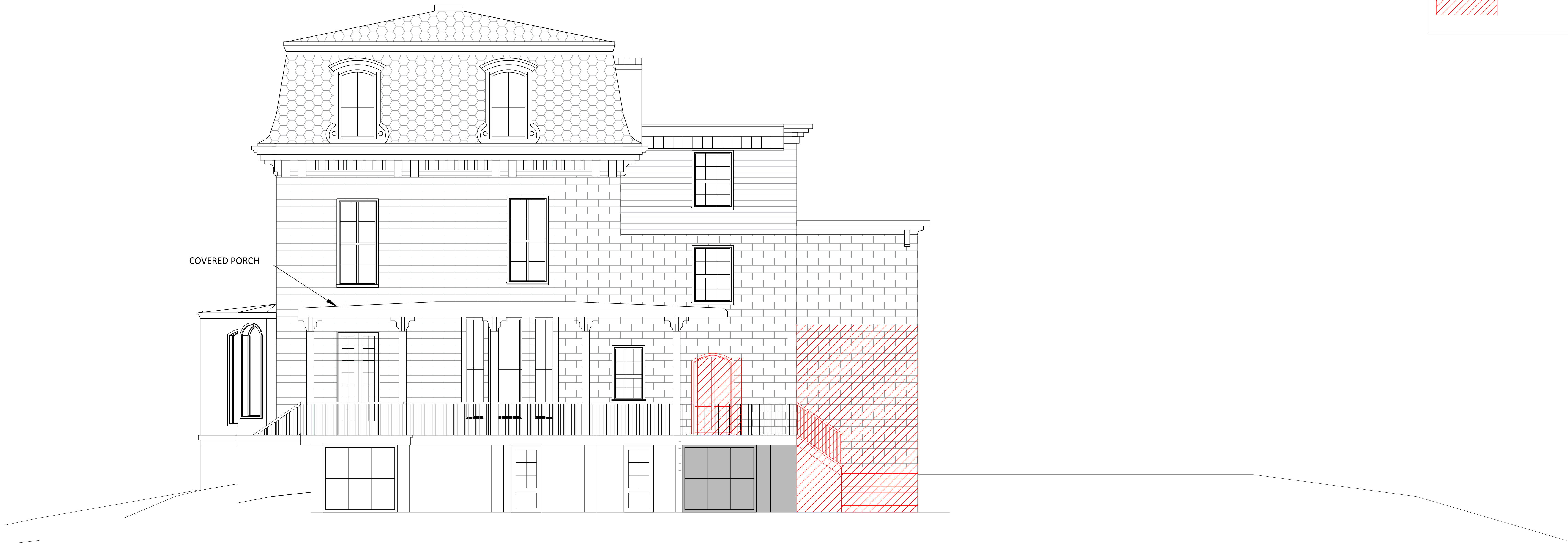
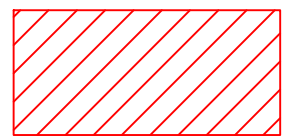


1

SCALE 1/4" = 1'-0"

LEGEND:

EXISTING ITEM TO BE REMOVED



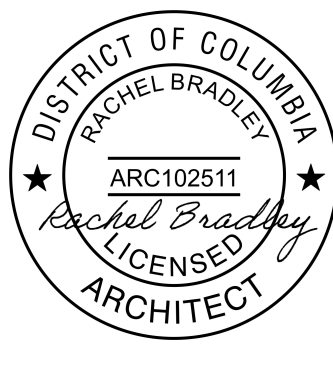
2

SCALE 1/4" = 1'-0"

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11 2021



ADDITION AND INTERIOR RENOVATION

A001B

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

"I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED, THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS IN THIS CERTIFICATION."¹

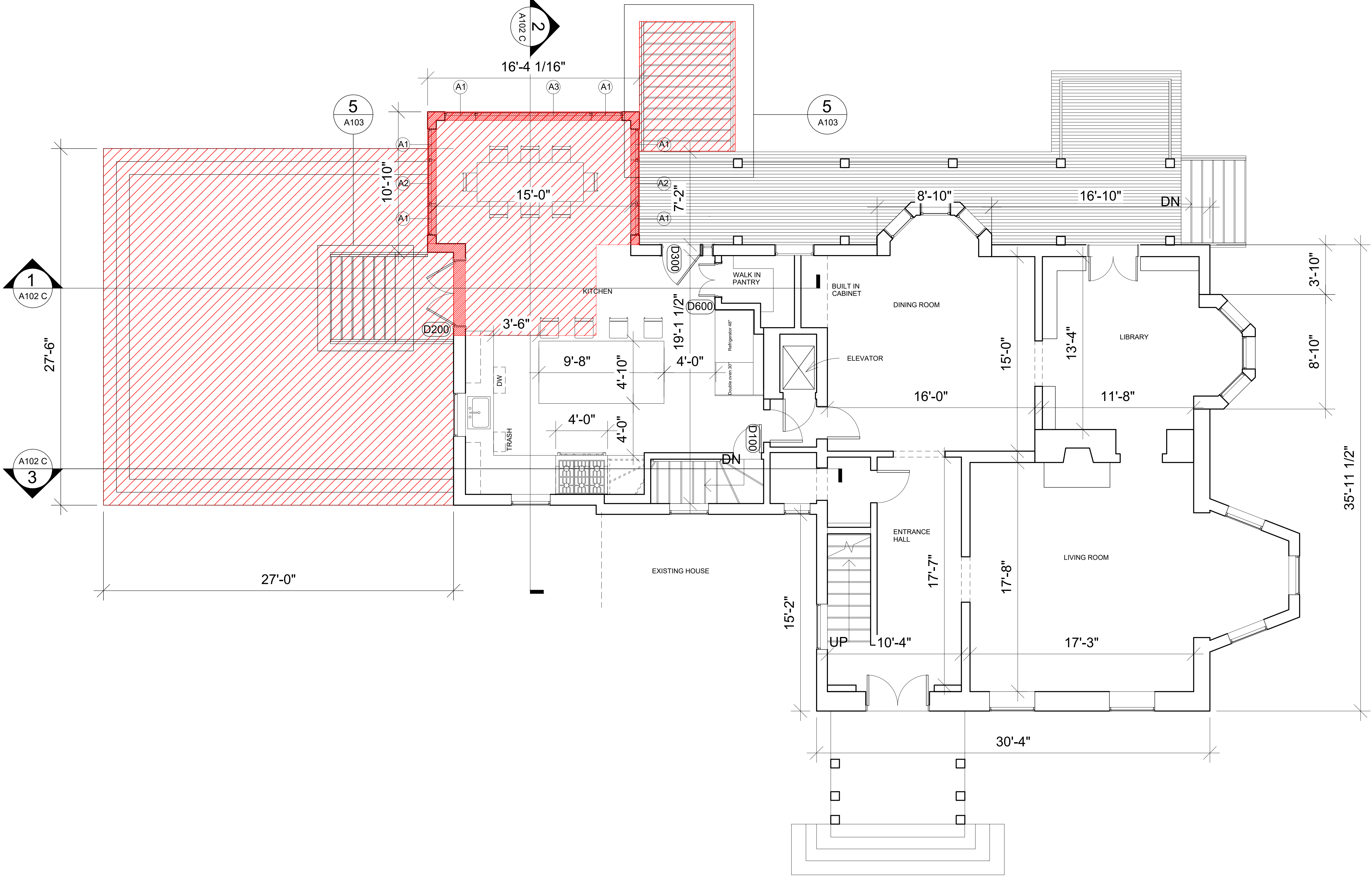
NOTES THIS SHEET

1. INSTALL WOOD FLOORING ON PLYWOOD SUBFLOOR. MATCH EXISTING.
2. INSTALL PRESSURE TREATED WOOD FRAME STAIRS AND RAILING.
3. INSTALL TPO ROOF OVER DINING EXTENSION ON RIGID INSULATION, SLOPED 1/4" PER FOOT PER MANUFACTURES RECOMMENDATION. FLOATING DECKING ON TOP.
4. INSTALL ALUMINUM GUTTER TO MATCH EXISTING. ATTACH DOWNSPOUT.
5. INSTALL 42" GUARDRAIL AROUND ROOF TERRACE.
6. INSTALL GWB ON ALL INTERIOR WALLS.
7. INSTALL KITCHEN EQUIPMENT/CABINETS/FIXTURES AND ASSOCIATED ITEMS. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

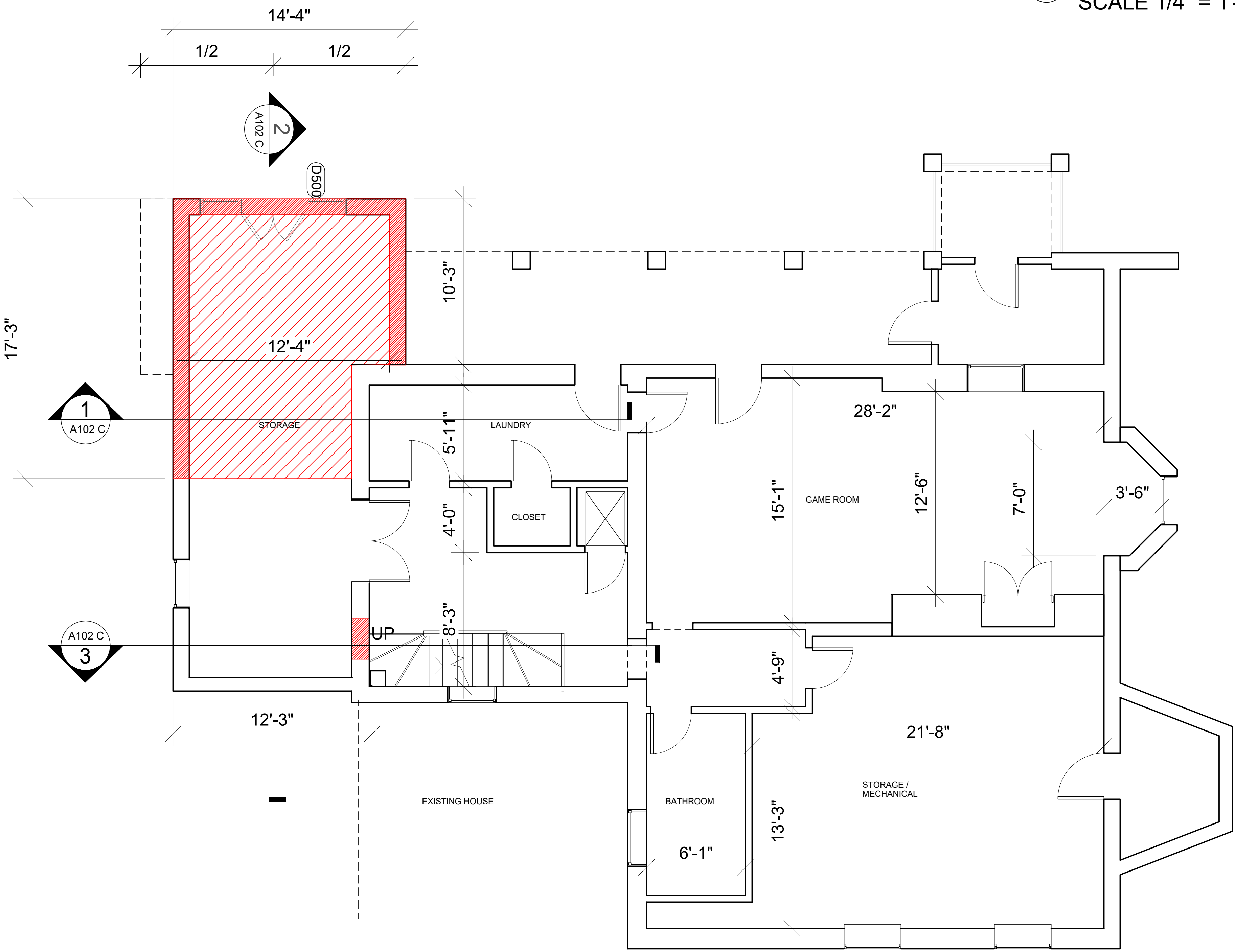
LEGEND:

EXISTING STRICTURE TO REMAIN

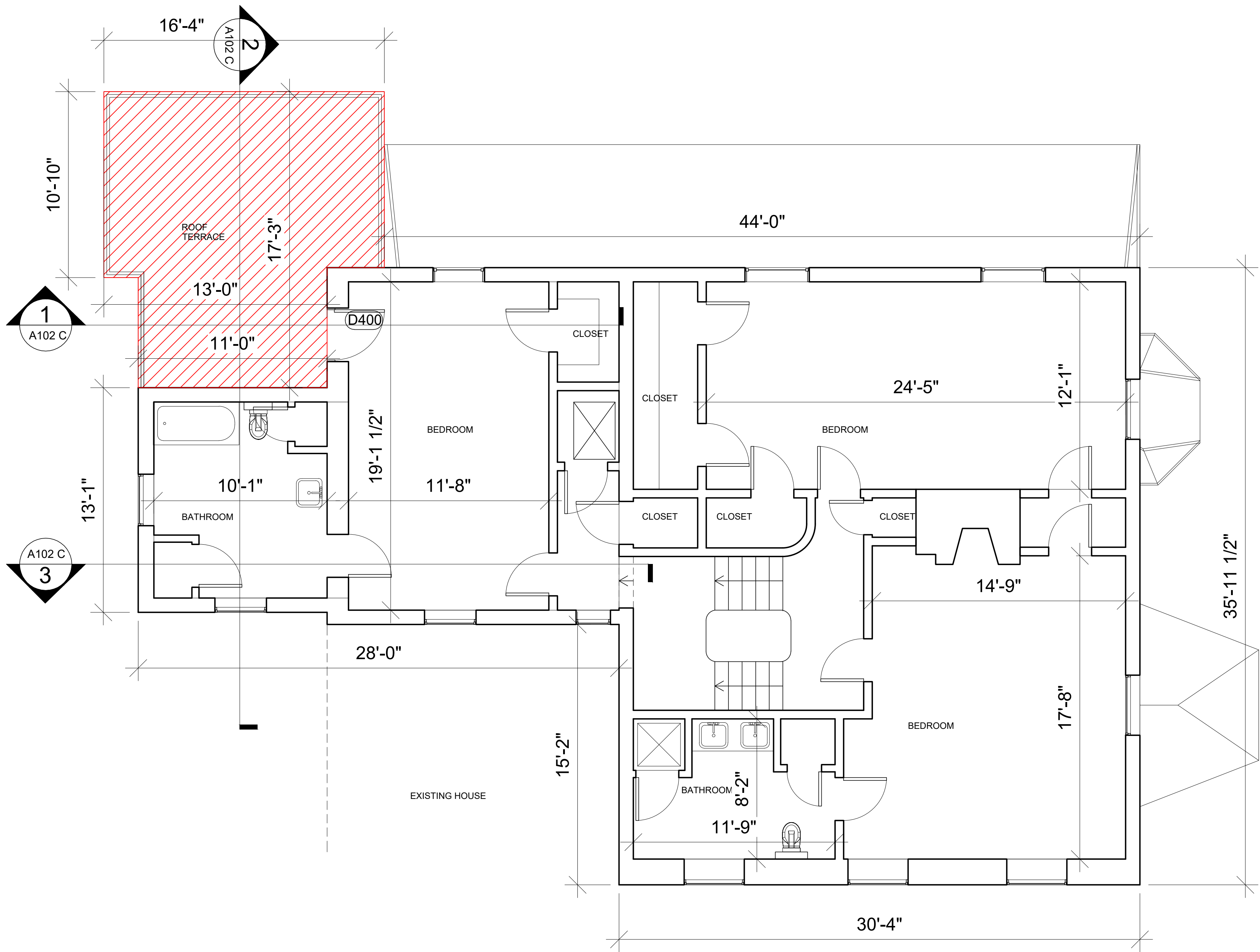
NEW PARTITION



2 PROPOSED LEVEL 1
SCALE 1/4" = 1'-0"



1 PROPOSED BASEMENT
SCALE 1/4" = 1'-0"

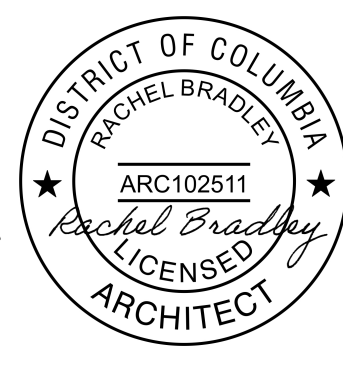


3 PROPOSED LEVEL 2
SCALE 1/4" = 1'-0"

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



ADDITION AND INTERIOR RENOVATION

A101 A

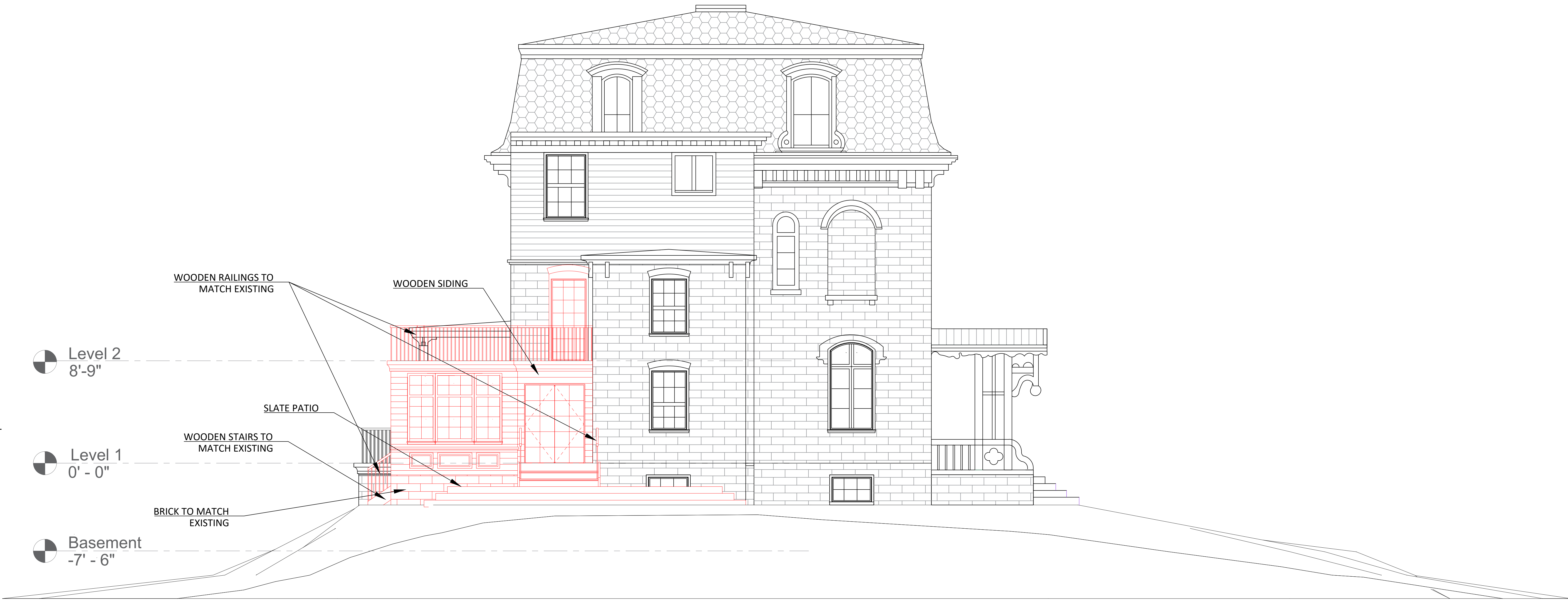
FLOOR PLANS

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS PERMIT SUBMISSION COMplies WITH ALL CITY, STATE, AND FEDERAL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE REVIEWED THE DESIGN AND I CERTIFY THAT IT IS IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA DEPARTMENT OF COMMERCE, DCRA, SEC. 105.3.10.31

NEW CONSTRUCTION PLANS - GENERAL NOTES

1. REVIEW GENERAL NOTES BEFORE COMMENCING WORK.
2. VERIFY PARTITION AND OPENING LAYOUTS WITH ARCHITECT IN FIELD PRIOR TO PROCEEDING WITH INSTALLATION OF PARTITION FRAMING. THE RESPONSIBILITY FOR MEETING THE DESIGN INTENT EXPRESSED IN THESE DOCUMENTS REMAINS WITH THE CONTRACTOR.
3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE ABSOLUTE.
4. VERIFY PARTITION THICKNESS FOR CORRECT INSTALLATION OF JUNCTION BOXES, PLUMBING FIXTURES, TOILET ACCESSORIES, ETC., AND FOR INTERNAL INCLUSIONS SUCH AS PLUMBING PIPES AND CARRIERS, AND ELECTRICAL CONDUITS.
5. PARTITIONS ARE LAID OUT IN 90 DEGREES, UNLESS OTHERWISE NOTED.
6. TYPICAL DOOR LOCATION TO THE NEAREST RETURNING PARTITION TO BE 6" MEASURED FROM THE FACE OF THE PARTITION TO THE OUTER EDGE OF JAMB AT HINGE SIDE, ALLOWING THE DOOR FOR A 90 DEGREE SWING, UNLESS OTHER WISE NOTED. PROVIDE A CLEAR SPACE STARTING AT LEAST 1'-6" FROM THE FACE OF FRAME STOP TO THE NEAREST OBSTRUCTION AT THE LATCH/PULL SIDE OF DOOR, AND 1'-0" AT THE LATCH/PUSH SIDE.
7. CONTRACTOR SHALL PROVIDE APPROPRIATE INSULATION AS REQUIRED TO METALS IN CONTACT WITH DISSIMILAR METALS OR IN CONTACT WITH CEMENT BASED MATERIALS TO AVOID GALVANIC ACTION OR CORROSION.
8. CONTRACTOR TO EVALUATE EXISTING DOOR FRAMES, DOORS AND HARDWARE AND ELECTRICAL DEVICES INDICATED TO BE REUSED AND COORDINATE WITH OWNER, ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH INSTALLATION.
9. CONTRACTOR SHALL PROVIDE MSDS SHEETS FOR ALL MATERIALS BEFORE COMMENCING WORK. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE TO LANDLORD AN ASBESTOS-FREE CERTIFICATION. CONTRACTOR SHALL ABIDE BY THE LANDLORD'S RULES OF THE SITE AT ALL TIMES.
10. ALL FIELD APPLIED PAINTS AND PRIMERS USED SHALL NOT HAVE ANY OF THE CHEMICAL COMPONENTS PROHIBITED BY GREEN SEAL (GS) STANDARD GS-11.
11. PROVIDE CONTINUOUS WATERPROOFING MEMBRANE TO FULL EXTENSION OF RESTROOM FLOORS AND TO ALL SURROUNDING WALLS UP TO 12" HIGH.
12. CONTRACTOR TO CONCEAL ROUGH MATERIALS (BLOCKING, SCREWS, LIGHT BULBS IN COVES, ETC) SO THAT IT IS NOT VISIBLE OR MIRROR REFLECTIONS.
13. ALIGN ALL DEVICES, OUTLETS, FIXTURES, ETC. ON THE TILE AND ARE COORDINATED WITH GROUT LINES. CONTRACTOR TO LAY-IN TILE PRIOR TO INSTALLATION FOR APPROVAL BY ARCHITECT & OWNER.
14. SLAB PENETRATIONS LESS THAN 2" AROUND NEW AND EXISTING PIPING, CONDUIT, DUCTWORK, ETC. SHALL BE FILLED WITH FIRE RATED ACOUSTICAL FOAM AND/OR SEALANT. ANY PENETRATIONS GREATER THAN 2" SHALL BE FILLED WITH A LANDLORD APPROVED FIRE-RATED, WATERTIGHT, AND SAFE SYSTEM.
15. NO EXPOSED SCREWS.
16. NO LOGOS ON FIXTURES, DEVICES, AND EQUIPMENT.
17. REMOVE STICKER/PEELER LOGOS OR OTHER MANUFACTURER'S INSIGNIA VENDOR OR OTHER SOURCE(S) FROM WHICH THE PRODUCT WAS OBTAINED. THE INSTALLATION OF ANY ARTICLE, WHICH BEARS VISIBLE EVIDENCE THAT AN INSIGNIA, NAME OR LABEL, HAS BEEN REMOVED IS PROHIBITED. REQUIRED LABELS FOR UNDERWRITERS LABORATORIES, ETL, FM, OR ANY OTHER REQUIRED TESTING LABORATORY SHALL NOT BE REMOVED NOR SHALL IDENTIFICATIONS SPECIFICALLY REQUIRED UNDER THE VARIOUS TECHNICAL SECTIONS OF THE SPECIFICATIONS BE REMOVED. LABELS OR LOGO'S REQUIRED BY THE AUTHORITIES HAVING JURISDICTION SHALL NOT BE REMOVED.
18. TYPICAL GROUT TILE JOINTS TO BE 1/8".



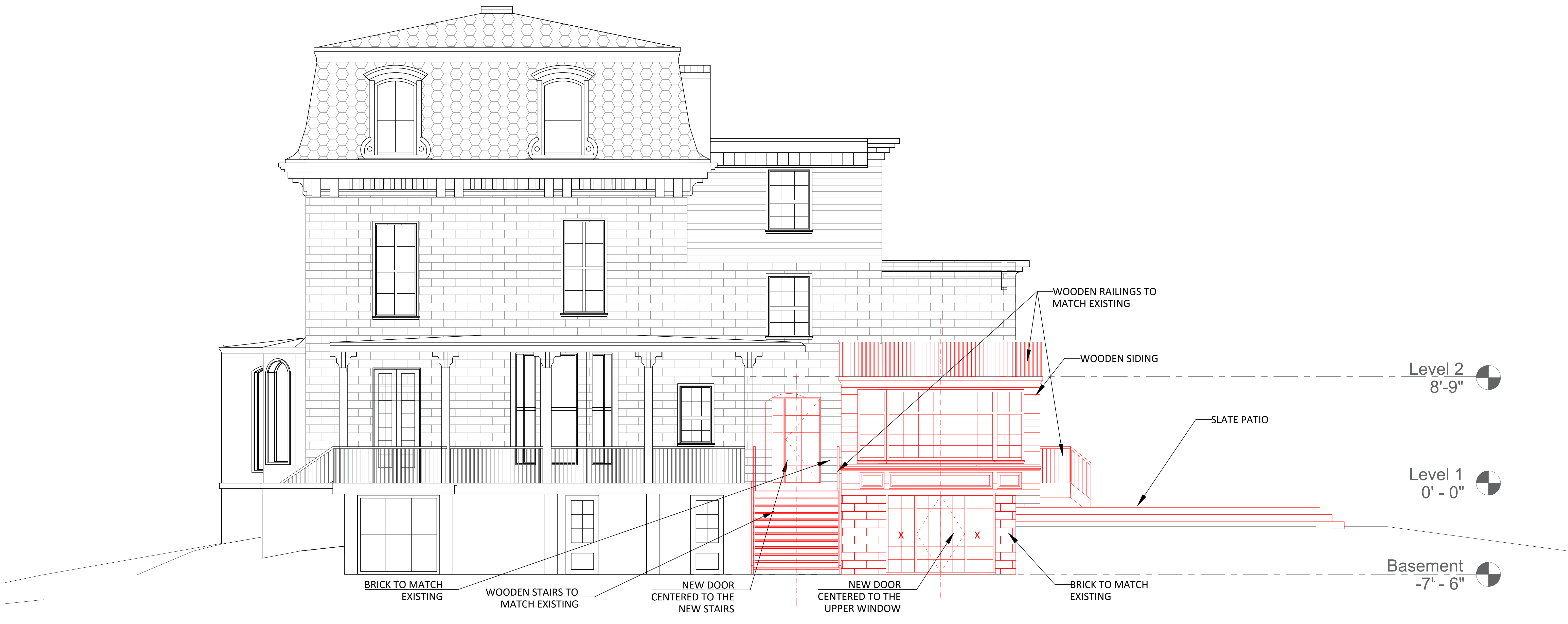
1

PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

LEGEND:

- EXISTING STRICTURE TO REMAIN
- NEW PARTITION



2

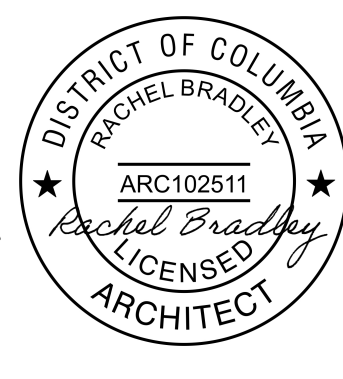
PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



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ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

A102
A
ELEVATIONS

NEW CONSTRUCTION PLANS - GENERAL NOTES

- REVIEW GENERAL NOTES BEFORE COMMENCING WORK.
- VERIFY PARTITION AND OPENING LAYOUTS WITH ARCHITECT IN FIELD PRIOR TO PROCEEDING WITH INSTALLATION OF PARTITION FRAMING. THE RESPONSIBILITY FOR MEETING THE DESIGN INTENT EXPRESSED IN THESE DOCUMENTS REMAINS WITH THE CONTRACTOR.
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- PARTITIONS ARE LAID OUT IN 90 DEGREES, UNLESS OTHERWISE NOTED.
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- CONTRACTOR SHALL PROVIDE APPROPRIATE INSULATION AS REQUIRED TO METALS IN CONTACT WITH DISSIMILAR METALS OR IN CONTACT WITH CEMENT BASED MATERIALS TO AVOID GALVANIC ACTION OR CORROSION.
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- CONTRACTOR SHALL PROVIDE MSDS SHEETS FOR ALL MATERIALS BEFORE COMMENCING WORK. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE TO LANDLORD AN ASBESTOS-FREE CERTIFICATION. CONTRACTOR SHALL ABIDE BY THE LANDLORD'S RULES OF THE SITE AT ALL TIMES.
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- CONTRACTOR TO CONCEAL ROUGH MATERIALS (BLOCKING, SCREWS, LIGHT BULBS IN COVES, ETC) SO THAT IT IS NOT VISIBLE OR MIRROR REFLECTIONS.
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- TYPICAL GROUT TILE JOINTS TO BE 1/8".



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

LEGEND:

- EXISTING STRICTURE TO REMAIN
- NEW PARTITION



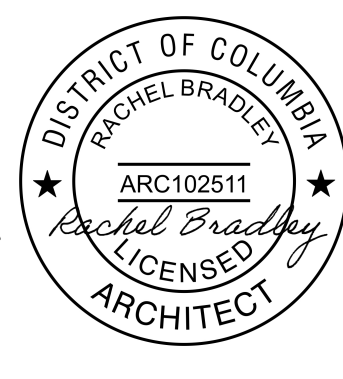
PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



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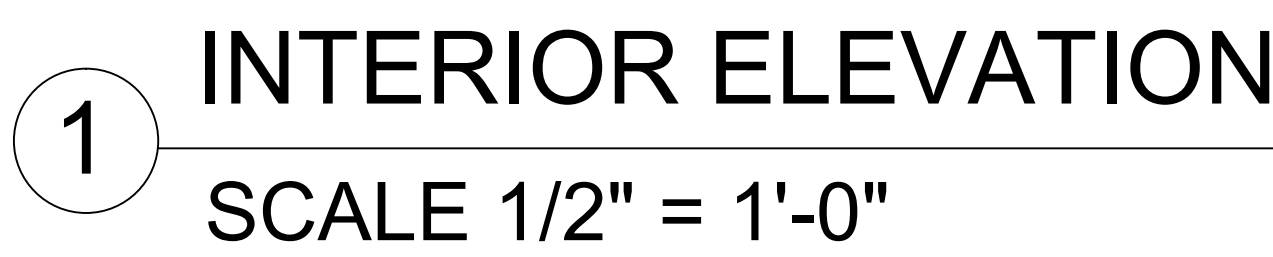
ADDITION AND INTERIOR RENOVATION

A102 B

ELEVATIONS

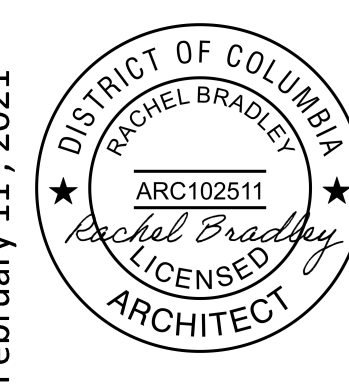
STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

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7. CONTRACTOR SHALL PROVIDE APPROPRIATE INSULATION AS REQUIRED TO METALS IN CONTACT WITH DISSIMILAR METALS OR IN CONTACT WITH CEMENT BASED MATERIALS TO AVOID GALVANIC ACTION OR CORROSION.
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9. CONTRACTOR SHALL PROVIDE MSDS SHEETS FOR ALL MATERIALS BEFORE COMMENCING WORK. UPON REQUEST, CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATE TO LANDLORD AN ASBESTOS-FREE CERTIFICATION. CONTRACTOR SHALL ABIDE BY THE LANDLORD'S RULES OF THE SITE AT ALL TIMES.
10. ALL FIELD APPLIED PAINTS AND PRIMERS USED SHALL NOT HAVE ANY OF THE CHEMICAL COMPONENTS PROHIBITED BY GREEN SEAL (G3) STANDARD GS-11.
11. PROVIDE CONTINUOUS WATERPROOFING MEMBRANE TO FULL EXTENSION OF RESTROOM FLOORS AND TO ALL SURROUNDING WALLS UP TO 12" HIGH.
12. CONTRACTOR TO CONCEAL ROUGH MATERIALS (BLOCKING, SCREWS, LIGHT BULBS IN COVES, ETC) SO THAT IT IS NOT VISIBLE OR MIRROR REFLECTIONS.
13. ALIGN ALL DEVICES, OUTLETS, FIXTURES, ETC. ON THE TILE AND ARE COORDINATED WITH GROUT LINES. CONTRACTOR TO LAY-IN TILE PRIOR TO INSTALLATION FOR APPROVAL BY ARCHITECT & OWNER.
14. SLAB PENETRATIONS LESS THAN 2" AROUND NEW AND EXISTING PIPING, CONDUIT, DUCTWORK, ETC. SHALL BE FILLED WITH FIRE RATED ACOUSTICAL FOAM AND/OR SEALANT. ANY PENETRATIONS GREATER THAN 2" SHALL BE FILLED WITH A LANDLORD APPROVED FIRE-RATED, WATERTIGHT, AND SAFE SYSTEM.
15. NO EXPOSED SCREWS.
16. NO LOGOS ON FIXTURES, DEVICES, AND EQUIPMENT.
17. REMOVE STICKER/PEELER LOGOS OR OTHER MANUFACTURER'S INSIGNIA VENDOR OR OTHER SOURCE(S) FROM WHICH THE PRODUCT WAS OBTAINED. THE INSTALLATION OF ANY ARTICLE, WHICH BEARS VISIBLE EVIDENCE THAT AN INSIGNIA, NAME OR LABEL, HAS BEEN REMOVED IS PROHIBITED. REQUIRED LABELS FOR UNDERWRITERS LABORATORIES, ETL, FM, OR ANY OTHER REQUIRED TESTING LABORATORY SHALL NOT BE REMOVED NOR SHALL IDENTIFICATIONS SPECIFICALLY REQUIRED UNDER THE VARIOUS TECHNICAL SECTIONS OF THE SPECIFICATIONS BE REMOVED. LABELS OR LOGO'S REQUIRED BY THE AUTHORITIES HAVING JURISDICTION SHALL NOT BE REMOVED.
18. TYPICAL GROUT TILE JOINTS TO BE 1/8".



Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



"I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED, THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS IN THIS CERTIFICATION."¹

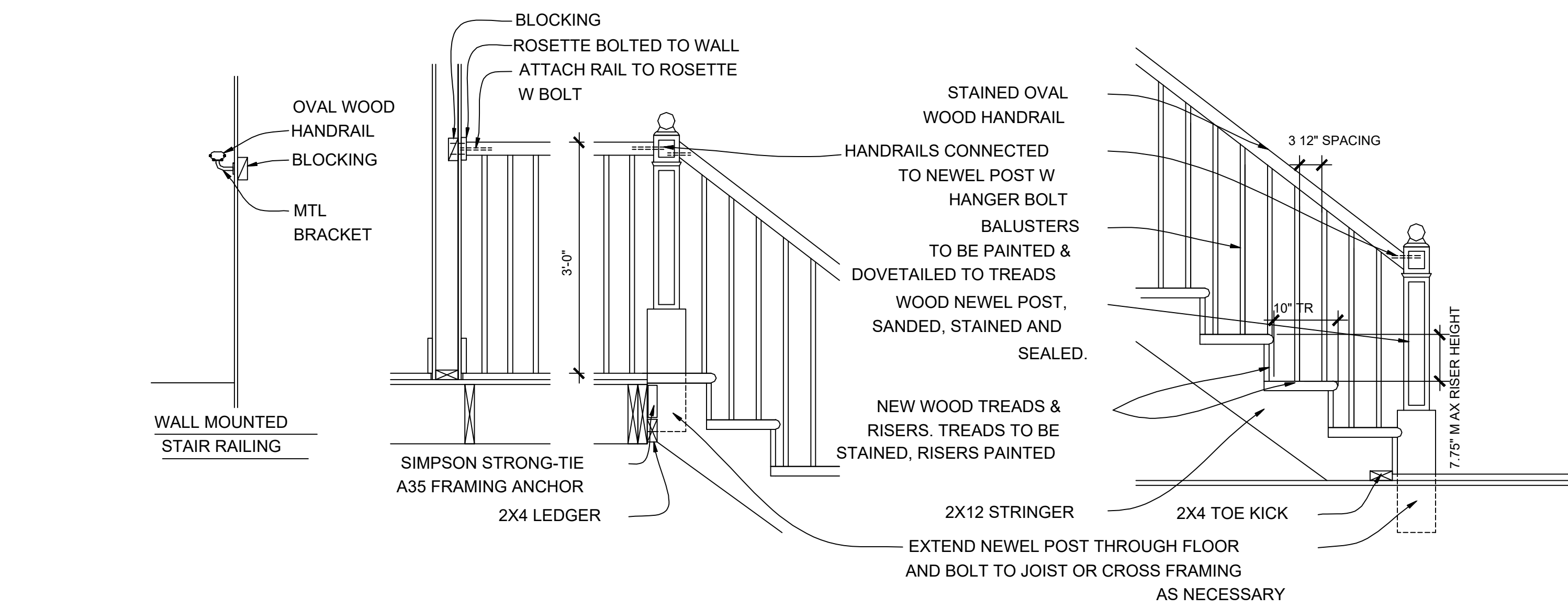
STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

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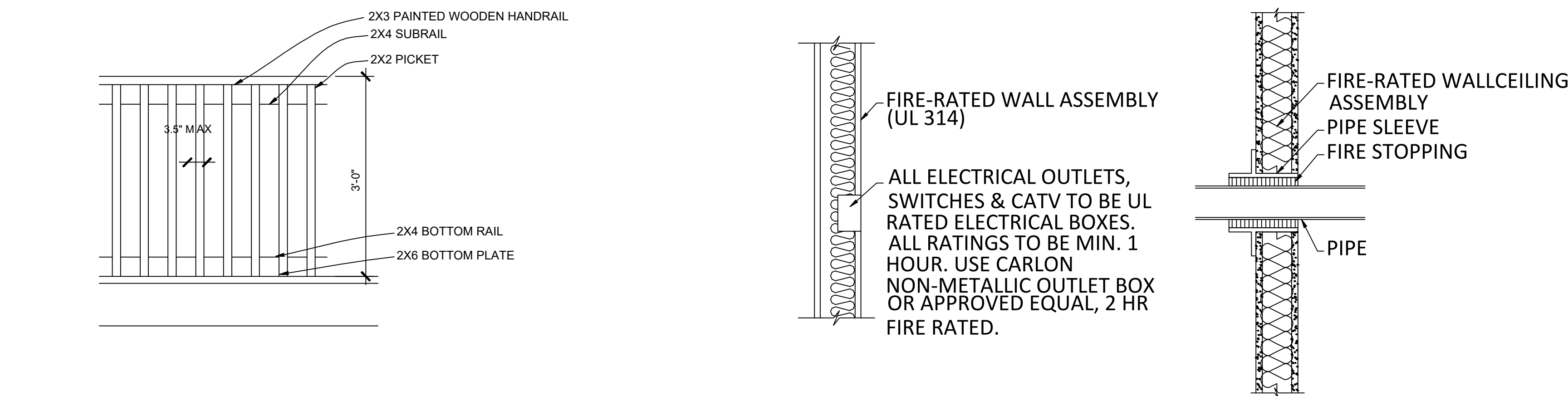
SECTIONS
INTERIOR ELEVATIONS

8 ROOF GUARDRAIL DETAILS

7 WINDOW OPENING DETAILS



5 STAIR AND RAILING DETAILS

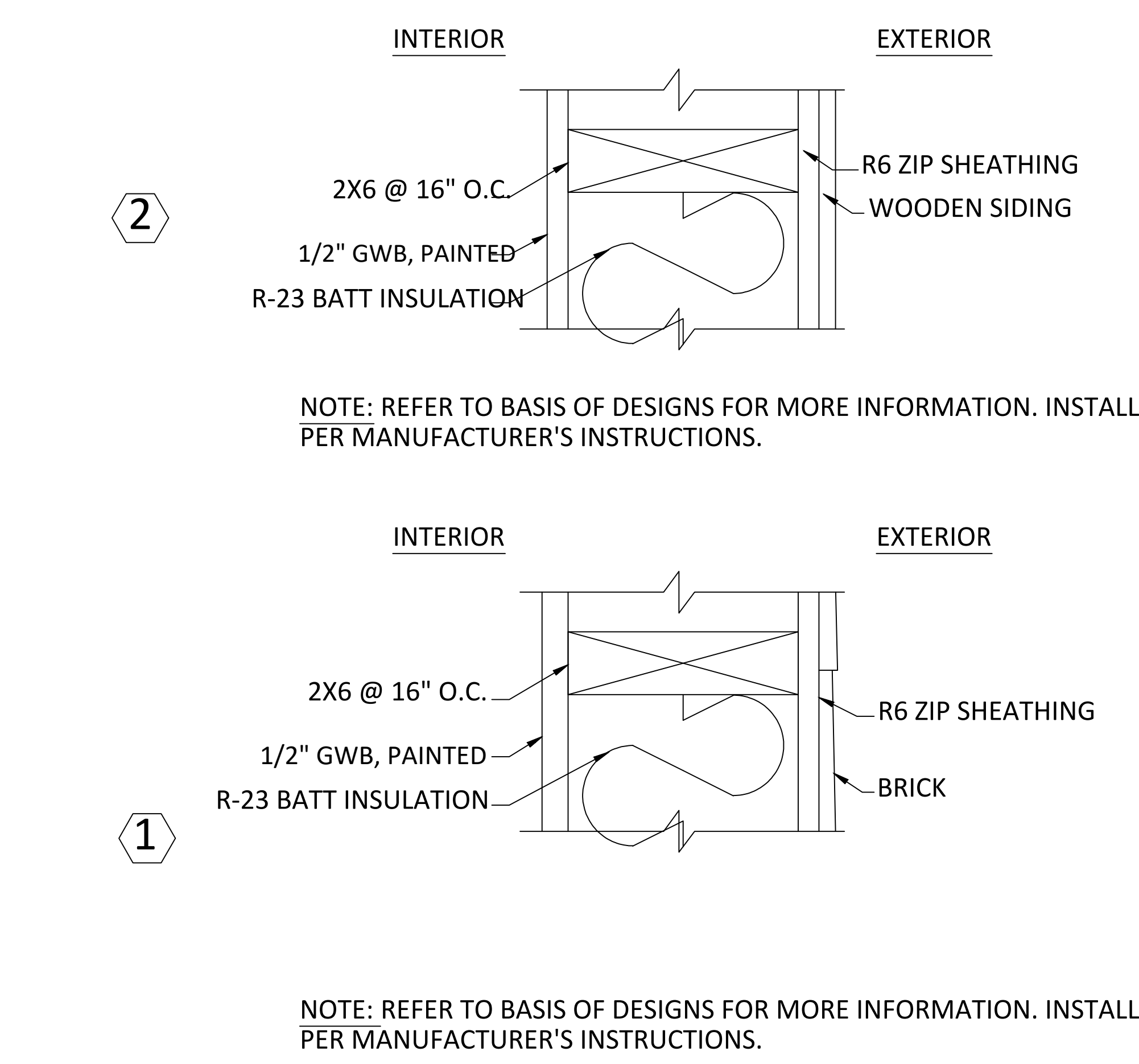


6 EXTERIOR DECK DETAILS

4 FIRE RATED CONSTRUCTION DETAILS

Window Schedule				
Mark	Type	Height	Width	Notes
A1	Fixed	5' 10"	2' 5"	2/3 Mullions
A2	Fixed	5' 10"	3' 4"	2/3 Mullions
A3	Fixed	5' 10"	8' 11"	2/3 Mullions
<p>A. CONTRACTOR SHALL COORDINATE AND VERIFY IN FIELD ALL QUANTITIES AND WALL OPENING DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF UNITS.</p> <p>B. BASIS OF DESIGN:</p> <p>B.A. NEW UNITS - MARVIN ULTIMATE SERIES WITH BUG SCREENS (NON-CORROSIVE).</p> <p>B.B. GLAZING: DOUBLE-PANE, ARGON FILLED, LOW E2 COATING.</p> <p>B.B.A. IMPACT RESISTANCE - GLAZING SHALL BE TEMPERED GLASS AND PASS THE TEST REQUIREMENTS OF CPSC 16-CFR, PART 1201</p> <p>B.B.B. ENERGY NOTES - REFER TO INSULATION AND FENESTRATION REQUIREMENTS TABLE ON ENERGY SHEET FOR MORE INFORMATION.</p> <p>B.C. HARDWARE - PROVIDE HARDWARE WITH FUNCTION FOR SPECIFIED USE. DESIGN AND FINISH SELECTED BY OWNER.</p> <p>B.D. CASEWORK - TO MATCH EXISTING STYLE AND DIMENSIONS FOUND IN RESIDENCE.</p> <p>B.E. WEATHERPROOFING - REFER TO AIR INFILTRATION NOTES ON ENERGY SHEET.</p> <p>C. EMERGENCY EGRESS OR RESCUE - BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES FROM TOP OF FLOOR TO THE BOTTOM OF THE CLEAR OPENING. WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MIN. OPENING: HEIGHT SHALL BE 24"; WIDTH SHALL BE 20".</p> <p>C.A. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. WINDOW WELLS SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE EGRESS DOOR OR WINDOW TO BE FULLY OPENED.</p> <p>D. FALL HAZARD - OPERABLE WINDOWS WITH OPENINGS LOCATED MORE THAN 72" ABOVE FINISHED GRADE MUST HAVE THE LOWEST PART OF THEIR OPENING LOCATED 24" MIN. ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.</p> <p>D.A. EXCEPTIONS: WINDOW OPENINGS PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090 AND 2) WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.</p>				

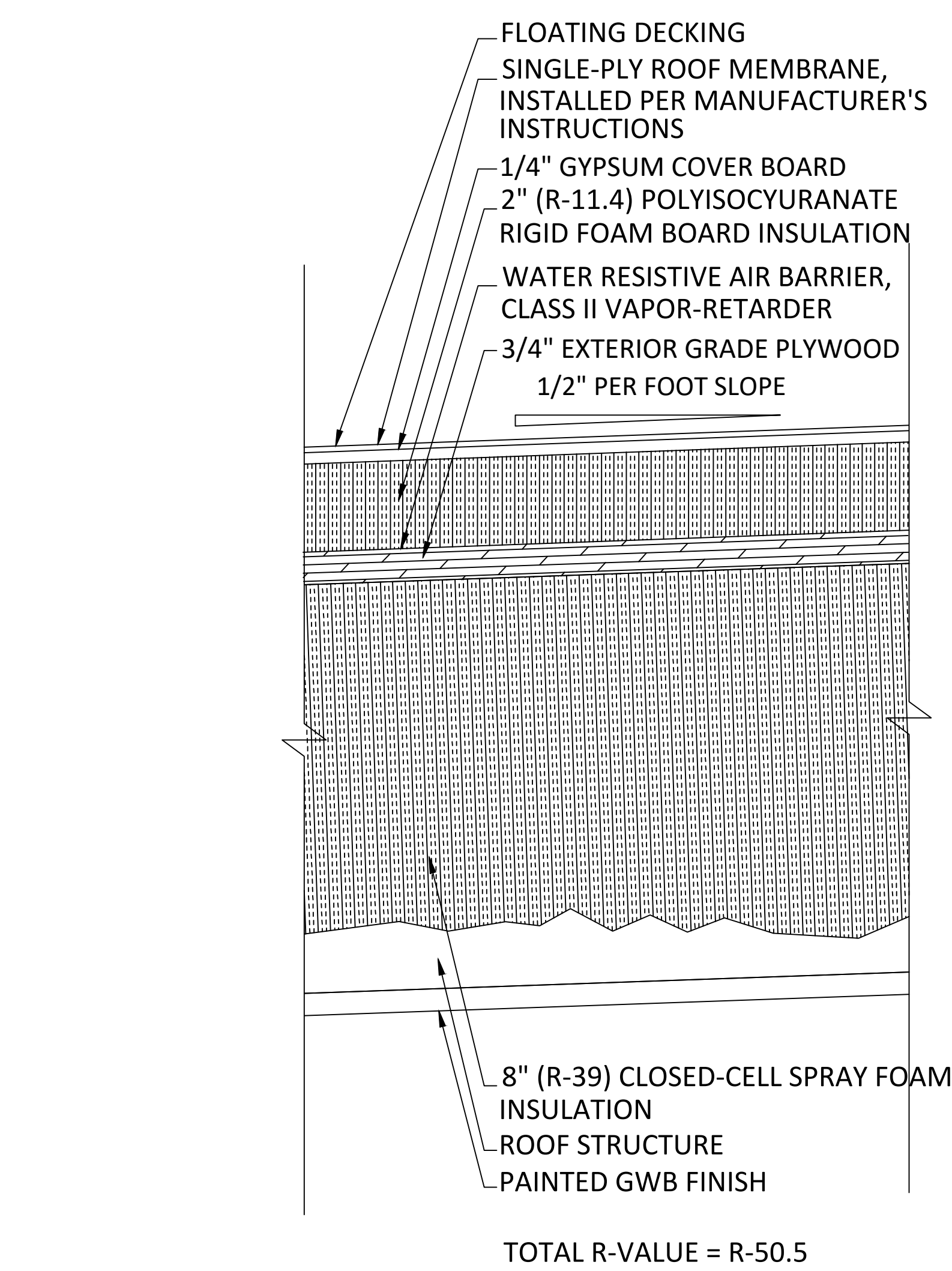
3 WINDOWDOOR SCHEDULE



2 EXTERIOR WALL TYPES

SCALE: 3" = 1' - 0"	
BASIS OF DESIGN FOR EXTERIOR WALL TYPES:	
EXTERIOR TRIM:	EXTERIOR WOOD
SOFFIT:	WOODEN
EXTERIOR SHEATHING: PLYWOOD:	R6 ZIP SHEATHING
BATT INSULATION:	COMFORTBATT BY ROXUL

Door Schedule					
Mark	Type	Material	Heighth	Width	Notes
100	Swing	Wood	6'8"	2'6"	match existing
200	French	Wood	7'0"	5'0"	10 Lite french doors glass
300	Swing with	Wood	7'0"	4'0"	10 lite to match existing
400	Swing	Wood	7'0"	2'6"	10 lite to match existing
500	French with panels	Wood	6'8"	9'0"	10 lite to match existing
600	French	Wood	6'8"	4'0"	match existing style
<p>A. CONTRACTOR SHALL COORDINATE AND VERIFY IN FIELD ALL QUANTITIES AND WALL OPENING DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF UNITS.</p> <p>A.A. INTERIOR DOOR DIMENSIONS ARE FOR THE DOOR ONLY.</p> <p>A.B. SEE PLANS FOR DIRECTION OF DOOR SWING.</p> <p>B. BASIS OF DESIGN: MARVIN ULTIMATE SERIES WITH BUG SCREENS (NON-CORROSIVE).</p> <p>B.A. EXTERIOR - MARVIN ULTIMATE SWINGING FRENCH DOOR SERIES.</p> <p>B.A.A. STYLE - CONFIRM WITH OWNER.</p> <p>B.A.B. WEATHERPROOFING - REFER TO AIR INFILTRATION NOTES ON ENERGY SHEET.</p> <p>B.B. GLAZING: DOUBLE-PANE, ARGON FILLED, LOW E2 COATING.</p> <p>B.B.A. IMPACT RESISTANCE - REFER TO SPECIFICATIONS</p> <p>B.B.B. ENERGY NOTES - REFER TO INSULATION AND FENESTRATION REQUIREMENTS TABLE ON ENERGY SHEET FOR MORE INFORMATION.</p> <p>B.A. INTERIOR - JELD-WEN AUTHENTIC WOOD SERIES.</p> <p>B.A.A. STYLE - MATCH EXISTING, CONFIRM WITH OWNER.</p> <p>B.B. HARDWARE - PROVIDE DOOR HARDWARE WITH FUNCTION FOR SPECIFIED USE.</p> <p>B.B.A. DESIGN AND FINISH SELECTED BY OWNER.</p> <p>B.B.A. PROVIDE PRIVACY LOCKS AT BATHROOMS AND BEDROOMS.</p> <p>B.C. CASEWORK - SOLID WOOD, PROFILES AND FINISH TO MATCH EXISTING, CONFIRM STYLE WITH OWNER.</p>					



1 ROOF TYPES

SCALE: 3" = 1' - 0"	
BASIS OF DESIGN FOR ROOF TYPES:	
SINGLE-PLY MEMBRANE:	.45 MM RUBBERGARD ECOWHITE EPDM ROOFING SYSTEM BY FIRESTONE OR .5 MM FIBERTITE ROOFING SYSTEM BY SEAMAN CORP
COVERBOARD:	DENS-DECK BY GEORGIA-PACIFIC
RIGID INSULATION:	RESISTA POLYISO INSULATION BOARD BY FIRESTONE (R-5.7 PER INCH)
WATER RESISTIVE BARRIER:	DELTA-VENT S BY COSELLA-DORKEN
PLYWOOD:	PLYTANIUM PLYWOOD SHEATHING BY GEORGIA-PACIFIC
SPAY FOAM:	PROSEAL ECO BY ICYNENE (R-4.9 PER INCH) (MEDIUM DENSITYCLOSED-CELL)

1. DESIGN CRITERIA

A.	GENERAL BUILDING CODE THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE AND THE DCMR 12A - 2013 SUPPLEMENT.	
B.	DEAD LOADS: 1. ACTUAL WEIGHT OF PARTITIONS HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED SUPERIMPOSED DEAD LOAD. (15 PSF) 2. AN ALLOWANCE OF 5 PSF HAS BEEN APPLIED AS A UNIFORMLY-DISTRIBUTED SUPERIMPOSED DEAD LOAD FOR HANGING CEILING AND MECHANICAL LOADS, SUCH AS DUCTWORK, SPRINKLER PIPES, AND MECHANICAL EQUIPMENT LOADS. 3. THE ACTUAL WEIGHT OF THE EXTERIOR CLADDING OR CURTAIN WALL HAS BEEN APPLIED TO THE STRUCTURE 4. DEAD LOADS HAVE BEEN ASSUMED IN THE DESIGN AS FOLLOWS	
		UNIFORM LOAD (PSF) 20 30 30 30 35
C.	LIVE LOADS 1. LIVE LOADS PRODUCED BY THE USE OR OCCUPANCY OF THE STRUCTURE HAVE BEEN INCLUDED IN THE DESIGN, BASED ON THE FOLLOWING OCCUPANCIES: OCCUPANCY OR USE ROOF (UNREDUCIBLE) UNIT FLOOR PRIVATE BALCONY (<100 SQ. FT) (>100 SQ. FT)	
		UNIFORM LOAD (PSF) CONCENTRATED LOAD (LB) 32 40 60 100 -- --
	THE STRUCTURAL DESIGN IS BASED ON THE GREATER OF THE EFFECTS OF THE UNIFORM LOADS NOTED ABOVE OR THE CONCENTRATED LOADS NOTED ABOVE (ASSUMED TO BE DISTRIBUTED OVER AN AREA 2.5 FEET SQUARE UNLESS SPECIFICALLY NOTED BELOW).	
	2. BALCONY RAILINGS AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT (PLF) APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL. INTERMEDIATE RAILS, PANEL FILLERS, AND THEIR CONNECTIONS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED HORIZONTALLY OVER THE ENTIRE TRIBUTARY AREA, INCLUDING OPENINGS AND SPACES BETWEEN RAILS.	
	3. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED TO WITHSTAND A LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL.	
	4. VEHICLE BARRIERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL FORCE OF 10,000 POUNDS (ULTIMATE) APPLIED AT A RIGHT ANGLE TO THE VEHICLE BARRIER AT A HEIGHT OF 27 INCHES ABOVE THE PARKING SURFACE. THE FORCE MAY BE DISTRIBUTED OVER A 1-FOOT-SQUARE AREA.	
	5. DESIGN LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE, SECTION 1607.9.1 AND 1607.11.2.	
D.	WIND LOADS 1. WIND LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE, USING THE FOLLOWING PARAMETERS: WIND DESIGN CRITERIA: NOMINAL WIND SPEED WIND IMPORTANCE FACTOR OCCUPANCY CATEGORY INTERNAL PRESSURE COEFFICIENT BASE WIND PRESSURE, (qh) COMPONENTS AND CLADDING PRESSURES	
		115 MPH, EXP "B" II 40.18 15.0 PSF SEE TABLE ON S0-20
E.	SEISMIC LOADS 1. SEISMIC LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE BUILDING CODE REFERENCED ABOVE USING THE FOLLOWING PARAMETERS: BUILDING OCCUPANCY CATEGORY SEISMIC IMPORTANCE FACTOR, I MAPPED SPECTRAL RESPONSE ACCELERATIONS, S/S MAPPED SPECTRAL RESPONSE ACCELERATION, S/I	
		II 0.118g 0.051g
	SITE CLASS SHORT PERIOD SITE COEFFICIENT, F/a LONG PERIOD SITE COEFFICIENT, F/v SPECTRAL RESPONSE COEFFICIENTS, SHORT PERIOD, SD/S SPECTRAL RESPONSE COEFFICIENTS, 1 SEC. PERIOD, SD/1 SEISMIC DESIGN CATEGORY, S/DC	
		D 1.6 2.4 0.126g 0.081g B
	BASIC STRUCTURAL AND SEISMIC RESISTING SYSTEM: BEARING WALL SYSTEM W/ LIGHT FRAMED WALLS W/ SHEAR PANELS	
	ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7-05 SECTION 12.8	
	RESPONSE MODIFICATION FACTOR, R (LIGHT FRAME - WOOD STRUCTURAL PANELS) DEFLECTION AMPLIFICATION FACTOR, Cd (LIGHT FRAME - WOOD STRUCTURAL PANELS) SEISMIC RESPONSE COEFFICIENT, C/S(R=6.5)	
		6.5 4.0 --
F.	SNOW LOADS SNOW LOADS HAVE BEEN DETERMINED IN ACCORDANCE WITH THE GENERAL BUILDING CODE NOTED ABOVE, WITH THE FOLLOWING PARAMETERS: GROUND SNOW LOAD, P/g FLAT ROOF SNOW LOAD, P/f SNOW EXPOSURE COEFFICIENT, C/e IMPORTANCE FACTOR, I DRIFT CONDITIONS CONSIDERED PER ASCE 7-10, §7.7	
		25 PSF 19 PSF 0.8 0.8 --
G.	DESIGN LOAD COMBINATIONS 1. BASIC LOAD COMBINATIONS PER SECTION 1605.2.1 FOR LOAD AND RESISTANCE FACTOR DESIGN (LRFD) ARE USED. 2. BASIC LOAD COMBINATIONS PER SECTION 1605.3.1 FOR ALLOWABLE STRESS DESIGN (ASD) ARE USED.	
H.	STRUCTURAL STABILITY OF BUILDING FRAME THE STABILITY OF THE STRUCTURAL FRAME IS DEPENDENT UPON THE FOLLOWING FRAMING COMPONENTS AND SYSTEMS: 1. STICK-FRAME RESIDENTIAL: a. LATERAL BUILDING FRAMES (LIGHT-FRAME SHEAR WALLS) b. VERTICAL LOAD-BEARING ELEMENTS (WOOD STUD WALLS, WOOD COLUMNS, STEEL COLUMNS) c. HORIZONTAL DIAPHRAGM (FLOOR SHEATHING)	
I.	CONSTRUCTION SEQUENCING THE CONTRACTOR SHALL COORDINATE THE SEQUENCE AND SCHEDULE OF CONSTRUCTION WITH THE ENGINEER.	

2. GENERAL

A.	THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATION AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND SUBMIT ALL SHOP DRAWINGS AND REPORT ALL DOCUMENT DISCREPANCIES TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION OR ERECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL. NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICT AND/OR OMISSION.	
B.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION, AND THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.	
C.	ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.	
D.	NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.	
E.	WHERE A SECTION IS CUT ON THE DRAWINGS, IT SHALL APPLY AT ALL LIKE OR SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.	
F.	SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: a. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS b. SIZE AND LOCATION OF ALL ROOF OPENINGS c. FLOOR AND ROOF FINISHES d. DETAILS OF VENEER ATTACHMENT e. LOCATION AND EXTENT OF INSULATION f. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. g. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS h. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES i. UNDERGROUND CONCRETE DUCTS, TRENCHES, PITS OR MANHOLES j. CONCRETE AND ASPHALT PAVEMENT	

G.	THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES, ETC. MODIFICATION OR SUBSTITUTION MUST BE PPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.	
H.	FIELD VERIFY ALL EXISTING ABOVE AND BELOW GROUND CONDITIONS PRIOR TO FABRICATION AND CONSTRUCTION. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE STARTING WORK.	
I.	REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.	
J.	STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF THE FOLLOWING ITEMS: a. POST-TENSIONED SLABS ON GRADE b. SITE RETAINING WALLS (RETAINING WALLS THAT OCCUR OUTSIDE OF BUILDING FOOTPRINT, EXCEPT WHERE SPECIFICALLY SHOWN/DETAILED IN THESE DRAWINGS) c. SPECIALTY FOUNDATION SYSTEMS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: d. HANDRAILS (REGARDLESS OF MATERIAL(S) USED) e. STRUCTURAL STEEL MEMBER END CONNECTIONS (UNLESS SPECIFICALLY SHOWN AND FULLY DETAILED IN THE STRUCTURAL DRAWINGS) f. COLD-FORMED STEEL TRUSS FRAMING g. WOOD FLOOR TRUSSES h. WOOD ROOF TRUSSES i. STAND-ALONE STRUCTURES SHOWN ON THE LANDSCAPE ARCHITECTURE DRAWINGS (EXCEPT WHERE SPECIFICALLY SHOWN/DETAILED IN THESE DRAWINGS) j. ALL OTHER SYSTEMS NOT SPECIFICALLY SHOWN IN THE STRUCTURAL DOCUMENTS	

THE ITEMS ABOVE SHALL BE CONSIDERED TO BE DELEGATED DESIGN ITEMS, WHICH REQUIRE DESIGN TO BE COMPLETED BY A SPECIALTY ENGINEER. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THIS DESIGN WILL BE PROVIDED.

DELEGATED DESIGN ITEMS MUST BE SUBMITTED FOR REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD. SEAL AND SIGNATURE BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA MAY BE REQUIRED.

3. FOUNDATION

A.	FOUNDATION DESIGN IS BASED ON THE ALLOWABLE CRITERIA BY IBC BASED ON A SITE CLASS "D" AND MAXIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF.	
B.	SLAB ON GRADE SHALL BE 4" THICK ON PREPARED SUBGRADE W/WWW 6x6-W2.9xW2.9.	
C.	CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANKS.	
D.	CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING.	
E.	ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED, BUT NOT BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. NO BACKFILL SHALL BE PLACED AGAINST CONCRETE WALLS UNTIL CONCRETE HAS ATTAINED FULL 28-DAY STRENGTH.	
F.	UNDER SLAB DRAINAGE SYSTEMS, IF REQUIRED, ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. DRAINAGE SYSTEMS SHALL BE PROVIDED AS DETERMINED AND RECOMMENDED BY THE GEOTECHNICAL ENGINEER OF RECORD. CONTRACTOR TO PROVIDE FOR DE-WATERING IN EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.	
G.	SOIL BELOW INTERIOR CONCRETE SLABS ON GRADE AND ANY FILL WITHIN 10'-0" OF BUILDING LIMIT SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR (ASTM D698) IN FINAL TWO (2) FEET OF FILL AND 95% OF STANDARD PROCTOR BELOW. ALL FOOTINGS SHOULD BEAR ON ORIGINAL UNDISTURBED SOIL OR CONTROLLED FILL.	
H.	SIDES OF FOUNDATIONS SHALL BE FORMED UNLESS CONDITIONS PERMIT EARTH FORMING. FOUNDATIONS POURED AGAINST THE EARTH REQUIRE THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER AND CLEAN UP SLOUGHING BEFORE AND DURING CONCRETE PLACEMENT.	
I.	WHERE FOOTING STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN ONE VERTICAL TO TWO HORIZONTAL.	

4. REINFORCED CONCRETE

A.	THE DESIGN OF ALL REINFORCED CONCRETE SHALL CONFORM TO ACI 318-05, IN ACCORDANCE WITH THE GENERAL BUILDING CODE. ALL REINFORCED CONSTRUCTION SHALL CONFORM TO ACI 318, ACI 318.1 AND ACI 301. CONCRETE TEST REPORTS SHALL BE AVAILABLE AT JOB SITE.	
B.	CONCRETE MIX DESIGNS SHALL BE ESTABLISHED BY THE SUPPLIER IN ACCORDANCE WITH THE ACI 318-05. MIX DESIGNS SHALL BE SUBMITTED WITH BACK-UP DATA PER ACI 318-05 TO THE ARCHITECT FOR REVIEW PRIOR TO CONCRETE PLACEMENT. THE PROPOSED MATERIALS AND MIX SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.	
C.	CLASSES OF CONCRETE ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN THE TABLE BELOW UNLESS NOTED OTHERWISE ON THESE DRAWINGS:	
		COMPRESSIVE MAXIMUM STRENGTH (PSI) AGGREGATE SIZE (IN.) 3,000 1 3,000 1 1/2 4,000 1 4,000 1 3,000 1
	USAGE SPREAD FOOTINGS CONTINUOUS FOOTINGS BASEMENT WALLS RETAINING WALLS SLAB-ON-GRADE	
	1. COMPRESSIVE STRENGTH NOTED ABOVE SHALL BE THE 56-DAY COMPRESSIVE STRENGTH FOR ALL OTHER CONCRETE. 2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, UNLESS OTHERWISE NOTED. 3. CONCRETE SLUMP SHALL BE 4", ±1", AT TIME OF PLACEMENT, UNLESS OTHERWISE NOTED. 4. IN ADDITION TO THE MINIMUM COMPRESSIVE STRENGTH REQUIREMENT, CONCRETE MIX DESIGNS FOR FLOORS, COLUMNS, AND WALLS SHALL BE PROPORTIONED FOR A MAXIMUM WATER-CEMENT RATIO OF 0.45 ALL CONCRETE MIX DESIGNS SHALL BE PROPORTIONED FOR A MAXIMUM ALLOWABLE UNIT SHRINKAGE OF 0.03% AS DETERMINED BY ASTM C157 (MEASURED AT 28 DAYS AFTER CURING IN LIME WATER WITH AIR STORAGE). 5. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN 4.5% - 6.0% ENTRAINED AIR, AS REQUIRED PER TABLE 4.4.1 IN ACI 318-08. 6. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED. 7. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I.	
D.	THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN THE PLACEMENT OF ELEVATED CONCRETE FRAMING, UNLESS SPECIFICALLY SHOWN ON THESE DRAWINGS. ANY DEVIATIONS SHALL BE SUBMITTED TO, AND APPROVED IN WRITING BY, THE ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL NOT PROCEED UNTIL WRITTEN APPROVAL BY THE ARCHITECT AND ENGINEER HAS BEEN PROVIDED.	
E.	THE LOCATION OF VERTICAL CONSTRUCTION JOINTS IN CONCRETE SHEAR WALLS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE STRUCTURAL ENGINEER.	
F.	VERTICAL CONSTRUCTION JOINT LOCATIONS IN CONCRETE RETAINING WALLS AND BASEMENT WALLS SHALL BE DETERMINED BY THE GENERAL CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH DETAILS IN THE STRUCTURAL DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS AND CLEANED.	
G.	REINFORCING STEEL 1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS NOTED OTHERWISE ON THESE DRAWINGS OR IN THE NOTES BELOW. 2. PROVIDE REINFORCING STEEL CONFORMING TO ASTM A706 FOR ALL REINFORCING STEEL REQUIRED TO BE WELDED AND WHERE NOTED ON THESE DRAWINGS. 3. PROVIDE GALVANIZED REINFORCING STEEL, IN ACCORDANCE WITH ASTM A767 CLASS II (2.0 OZ ZINC PER SQUARE FOOT), WHERE NOTED ON THESE DRAWINGS. 4. PROVIDE EPOXY-COATED REINFORCING STEEL CONFORMING TO ASTM A775 WHERE NOTED ON THESE DRAWINGS. 5. PROVIDE DEFORMED BAR ANCHORS CONFORMING TO ASTM A496 (75,000 PSI YIELD STRENGTH) WHERE NOTED ON THESE DRAWINGS. REINFORCING BARS SHALL NOT BE SUBSTITUTED FOR DEFORMED BAR ANCHORS. 6. ALL REINFORCING BAR BENDS TO BE MADE COLD. 7. PROVIDE WELDED SMOOTH WIRE REINFORCEMENT CONFORMING TO ASTM A1064 (65,000 PSI YIELD STRENGTH) AND SHALL BE PROVIDED IN FLAT SHEETS WHERE NOTED ON THESE DRAWINGS. 8. PROVIDE WELDED DEFORMED WIRE REINFORCEMENT CONFORMING TO ASTM A497 (70,000 PSI YIELD STRENGTH) WHERE NOTED ON THESE DRAWINGS.	
H.	WHERE WELDED WIRE REINFORCEMENT IS SPECIFIED, IT SHALL BE CONTINUOUS ACROSS THE ENTIRE CONCRETE SURFACE WITHOUT INTERRUPTION BY BEAMS, GIRDERS, OR COLUMNS. SPLICES SHALL BE LAPPED ONE CROSS WIRE SPACING PLUS 2 INCHES.	

I.	CONCRETE PROTECTION FOR REINFORCEMENT OF CAST-IN-PLACE MEMBERS SHALL BE IN ACCORDANCE WITH ACI 318-08, §7.7. UNLESS NOTED OTHERWISE, MINIMUM CLEAR COVER OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS.	
1.	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	
		3"
2.	CONCRETE EXPOSED TO EARTH OR WEATHER NO. 6 THROUGH NO. 11 BARS NO. 5 BAR AND SMALLER	
		2" 1.5"
3.	CONCRETE NOT EXPOSED TO WEATHER NOT IN CONTACT WITH GROUND SLABS, WALLS, JOISTS W/ NO. 10, 11 BAR AND SMALLER BEAMS AND COLUMNS (VERTICALS, TIES, SPIRALS, STIRRUPS)	
		0.75" 1.5"
J.	THE FOLLOWING NOTATION IS USED ON THESE DRAWINGS TO DENOTE REINFORCING STEEL DEVELOPMENT LENGTHS AND SPLICE TYPES:	
		CD - COMPRESSION DEVELOPMENT LENGTH TD - TENSION DEVELOPMENT LENGTH CS - COMPRESSION LAP SPLICE ED - END-BEARING COMPRESSION SPLICE M - MECHANICAL SPLICE (MINIMUM 125% YIELD STRENGTH) A - CLASS A TENSION LAP SPLICE B - CLASS B TENSION LAP SPLICE
	REFER TO TABLES ON THESE DRAWINGS FOR MINIMUM DEVELOPMENT AND SPLICE LENGTHS.	
K.	UNSCHEDULED BEAMS AND SLABS, INCLUDING GRADE BEAMS, SHALL HAVE CONTINUOUS TOP BARS LAPPED AT MIDSPAN BETWEEN SUPPORTS WITH A CLASS "A" TENSION SPLICE. BOTTOM BARS SHALL BE LAPPED AT THE SUPPORTS WITH A CLASS "A" TENSION SPLICE.	
L.	BARS SHALL BE IN CONTACT WHEN FORMING A LAP SPLICE, UNLESS NOTED OTHERWISE.	
M.	PROVIDE CORNER BARS AT ALL TURN-DOWN SLAB CORNERS AND C.I.P. CONCRETE WALL CORNERS. PROVIDE 30" LAP BETWEEN CORNER BARS AND MAIN REINFORCING.	
N.	REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED WITH A CLASS "B" LAP SPLICE, UNLESS SPECIFICALLY DETAILED OTHERWISE. PROVIDE CONTINUOUS REINFORCEMENT WHERE EVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED; STAGGER SPLICES WHERE POSSIBLE; USE TENSION SPLICE (CLASS "B"), UNLESS NOTED OTHERWISE.	
O.	DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED WALL OR COLUMN REINFORCEMENT AND SHALL BE LAPPED WITH TENSION SPLICES (CLASS "B"), UNLESS NOTED OTHERWISE.	
P.	HORIZONTAL REINFORCEMENT IN FOOTINGS, TURNDOWN SLABS AND WALLS SHALL BE CONTINUOUS AROUND CORNERS. HORIZONTAL REINFORCEMENT SHALL CONTINUE AT BENDS AND CORNERS WITH BEND TO FAR FACE OF INTERSECTING ELEMENT IN EACH DIRECTION. ADDITIONAL HORIZONTAL CORNER BARS OF SAME SIZE AND SPACING MAY BE PROVIDED. PROVIDE CORNER BARS AT ALL TURN-DOWN SLAB CORNERS AND CAST-IN-PLACE CONCRETE WALL CORNERS. PROVIDE CLASS "B" LAP BETWEEN CORNER BARS AND MAIN REINFORCING.	
Q.	DETAILING, FABRICATION AND PLACING REINFORCING STEEL AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" DETAILING MANUAL. SUBMIT SHOP DRAWINGS FOR APPROVAL, SHOWING ALL FABRICATION DIMENSIONS AND LOCATIONS FOR PLACING REINFORCING STEEL AND ACCESSORIES. DO NOT BEGIN FABRICATION UNTIL SHOP DRAWINGS ARE COMPLETED AND REVIEWED.	
R.	CONTRACTORS SHALL NOT PLACE ANY REINFORCING UNTIL APPROVED SHOP DRAWINGS ARE RECEIVED ON THE JOB. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS, AND DETAILS IS NOT ACCEPTABLE.	
S.	ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE. TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES.	
T.	DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.	
U.	ALL CONCRETE CONSTRUCTION SHALL BE INSPECTED BY OR BE UNDER SUPERVISION OF A LICENSED DESIGN PROFESSIONAL OR BY A QUALIFIED SPECIAL INSPECTOR.	
V.	WHERE INDICATED ON THE PLANS, REINFORCING BAR STANDARD HOOKS MAY BE REPLACED WITH LENTON TERMINATORS PER ICC ER 3967.	
W.	WHERE INDICATED ON THE PLANS, CLASS "B" TENSION LAP SPLICES MAY BE REPLACED WITH TYPE 2 MECHANICAL SPLICES PER ICC ER 5064 OR ICC ER 5461.	

5. EXPANSION ANCHORS, ADHESIVE ANCHORS AND POWDER ACTUATED FASTENERS

A.	SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED BELOW MAY BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD (EOR) FOR REVIEW AND APPROVAL.	
		1. SUBSTITUTIONS WILL ONLY BE CONSIDERED FOR PRODUCTS HAVING A CODE REPORT RECOGNIZING THE PRODUCT FOR THE APPROPRIATE APPLICATION. 2. SUBSTITUTION REQUESTS SHALL INCLUDE CALCULATIONS OR TABLE(S) OF PUBLISHED, TABULATED VALUES OBTAINED THROUGH EMPIRICAL TEST PROCEDURES THAT DEMONSTRATE THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE EQUIVALENT PERFORMANCE VALUES OF THE DESIGN BASIS PRODUCT.
B.	CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR PRODUCT INSTALLATION TRAINING AND A LETTER SHALL BE SUBMITTED TO THE ENGINEER OF RECORD (EOR) INDICATING TRAINING HAS TAKEN PLACE.	
C.	SPECIAL INSPECTIONS ARE REQUIRED PER THE 2012 INTERNATIONAL BUILDING CODE AND PRODUCT EVALUATION REPORTS.	
D.	THE BELOW PRODUCTS ARE THE DESIGN BASIS FOR THIS PROJECT.	
		1. FOR ANCHORING INTO SOLID-GROUTED CONCRETE MASONRY: a. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR ICC-ES AC106. PRE-APPROVED ANCHORS INCLUDE: -- SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056) b. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH CC-ES AC58. PRE-APPROVED ANCHORS INCLUDE: -- SIMPSON STRONG-TIE "AT-XP" (IAPMO UES ER-281)
	2. FOR ANCHORING INTO HOLLOW CONCRETE MASONRY: a. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC106. PRE-APPROVED ANCHORS INCLUDE: -- SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056) b. ADHESIVE ANCHORS WITH SCREEN TUBES SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH CC-ES AC58. THE APPROPRIATE PRE-APPROVED ANCHORS INCLUDE: -- SIMPSON STRONG-TIE "SET" (ICC-ES ESR-1772)	
E.	WHERE REQUIRED FOR ANCHORAGE TO STEEL, CONCRETE AND/OR CONCRETE MASONRY, POWER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70. a. PRE-APPROVED FASTENERS INCLUDE: -- SIMPSON STRONG-TIE "GAS ACTUATED PINS" (ICC-ES ESR-2811) -- SIMPSON STRONG-TIE "POWDER ACTUATED PINS" (ICC-ES ESR-2138)	

6. SOLID SAWN & LAMINATED LUMBER

A.	ALL LUMBER SHALL BE VISUALLY GRADED, SOUTHERN PINE DIMENSION LUMBER, SEASONED AND WITH 19 % MAX. MOISTURE CONTENT, U.N.O., AND IN ACCORDANCE WITH THE FOLLOWING MINIMUM GRADE REQUIREMENTS:	
		STUDS SEE STUD SCHEDULE JOISTS STRUCT. GRADE NO. 2 BEAMS (2'-4" THICK) STRUCT. GRADE NO. 2 POSTS STRUCT. GRADE NO. 2 PLATE STOCK STRUCT. GRADE NO. 3
B.	GRADES SHALL BE DETERMINED IN ACCORDANCE WITH SPIB GRADING RULES AGENCY.	
C.	MATERIALS FOR LAMINATED BEAMS (LVL AND PSL) SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSES AND MATERIAL PROPERTIES.	
		MICROLAM 2.0E (LVL) BEAM: Fb* 2,600 PSI Fv 285 PSI E 2.0x106/ PSI Ft 1,555 PSI Fc-perpendicular 425 PSI Fc-parallel 2,510 PSI * FOR 12-INCH DEPTH FOR ALL OTHER DEPTHS MULTIPLY BY (12/d) 0.136 PARALLAM 1.8E (PSL) COLUMN: Fb* 2,400 PSI Fv 190 PSI E 1.8x106/ PSI Ft 1,755 PSI Fc-perpendicular 425 PSI Fc-parallel 2,500 PSI * FOR 12-INCH DEPTH FOR ALL OTHER DEPTHS MULTIPLY BY (12/d) 0.111
D.	ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS. ANY CHANGE, MODIFICATION OR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.	

9. LIGHT-FRAMED LATERAL LOAD RESISTING SYTEM

- A. ALL ROOF DECK AND SUBFLOORS HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTIONS 2305 AND 2306 OF THE 2012 INTERNATIONAL BUILDING CODE, AND, UNLESS NOTED OTHERWISE ON PLAN, SHALL BE CONSIDERED UNLOCKED DIAPHRAGMS. SHEATHING PROVIDED FOR ROOF AND SUBFLOORS SHALL MEET THE FOLLOWING CRITERIA:
1. ROOF SHEATHING SHALL BE 23/32" THICK EXPOSURE 1 RATED ORIENTED STRAND BOARD (O.S.B.) OR PLYWOOD WITH 48/24 PANEL SPAN INDEX (U.S.) BEARING THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA), UNLESS NOTED OTHERWISE ON PLAN, PANELS SHALL BE NAILED WITH 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT ALL INTERIOR SUPPORTS AND INSTALLED W/ GALVANIZED STEEL PANEL EDGE CLIPS PER MANUFACTURER RECOMMENDATIONS AND CODE REQUIREMENTS. AT SLOPED ROOFS ONLY, CONTRACTOR SHALL HAVE THE OPTION TO PROVIDE 19/32" THICK EXPOSURE 1 RATED O.S.B. OR PLYWOOD WITH 48/24 PANEL SPAN INDEX (U.S.) BEARING THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL BE APPLIED W/ STRENGTH AXIS PERPENDICULAR TO SUPPORT OVER A MINIMUM OF THREE (3) SUPPORTS.
 2. FLOOR SHEATHING SHALL BE GRADE 23/32" THICK (TONGUE AND GROOVE) EXPOSURE 1 RATED O.S.B. OR PLYWOOD WITH A 48/24 PANEL SPAN INDEX (U.S.) BEARING THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA), UNLESS NOTED OTHERWISE ON PLAN, PANELS SHALL BE NAILED WITH 10d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT ALL INTERIOR SUPPORTS.
- B. ALL SHEAR WALLS HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTIONS 2305 AND 2306 OF THE 2012 INTERNATIONAL BUILDING CODE. ALL SHEAR WALL SHEATHING SHALL BE APPLIED, AND FASTENED, DIRECTLY TO THE STUDS, WHICH SHALL NOT BE SPACED GREATER THAN 16" O.C. ALL SHEAR WALLS SHALL BE SHEATHED WITH THE FOLLOWING MATERIALS ONLY:
1. STRUCTURAL PANEL SHEAR WALLS SHALL BE SHEATHED WITH 15/32" THICK EXPOSURE 1 RATED O.S.B. OR PLYWOOD WITH A 48/24 PANEL SPAN INDEX (U.S.) BEARING THE TRADEMARK STAMP OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PANELS SHALL BE NAILED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE ON S6-00A. IN TYPE IIIA CONSTRUCTION, WHERE STRUCTURAL PANEL SHEAR WALLS FALL WITHIN AN EXTERIOR WALL, 15/32" THICK EXPOSURE 1 RATED, FIRE-RETARDANT TREATED, O.S.B. OR PLYWOOD SHALL BE PROVIDED.
 2. GYPSUM BOARD (DRYWALL) SHEAR WALLS SHALL BE SHEATHED WITH 5/8" THICK DRYWALL. ALL DRYWALL SHALL BE NAILED IN ACCORDANCE WITH THE SHEAR WALL SCHEDULE ON S6-00A.
- C. REFER TO BRACING PLANS FOR TYPE AND LOCATION OF ALL SHEAR WALLS AND HOLD DOWN ANCHORS. REFER TO SHEET S6-00A FOR EXPLANATION OF, AND MINIMUM FASTENER REQUIREMENTS FOR, ALL SHEAR WALL TYPES AND HOLD DOWN ANCHORS.
- D. FRAMING DETAILS INCORPORATE MINIMUM REQUIREMENTS FOR MATERIALS FOR LATERAL LOAD TRANSFER, ANY CHANGE, MODIFICATION OR SUBSTITUTION OF MATERIALS (INCLUDING GRADE OR SPECIES) OR FASTENERS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ALL CONNECTOR TYPES REFER TO SIMPSON STRONG-TIE SPECIFICATIONS, ANY CHANGE, MODIFICATION OR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

A. TYPICAL DETAILS

1. DETAILS LABELED AS TYPICAL DETAILS ON THESE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE PLANS CAN BE DETERMINED BY THE TITLE OF THE DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE KEYPED AT EACH LOCATION. DECISIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER.

A. REFER TO CHAPTER 17 OF INTERNATIONAL BUILDING CODE (2012 INTERNATIONAL BUILDING CODE) AND SHEET S0-10 FOR SPECIAL INSPECTION REQUIREMENTS.

B. REPORTS OF INSPECTIONS, VERIFICATIONS AND/OR TESTING SHALL BE SUBMITTED EVERY TWO WEEKS OR LESS AS REQUIRED TO ALLOW FOR TIMELY REVIEW AND FIELD MODIFICATIONS IF ANY ARE REQUIRED.

C. REFER TO 'QUALITY ASSURANCE PLAN' BELOW FOR INSPECTION FREQUENCY AS TO CONTINUOUS INSPECTION VS PERIODIC INSPECTION.

ADD'L, ADD'L	ADDITIONAL	LLV	LONG LEG VERTICAL	LLV	LONG LEG VERTICAL
AB, ABOLT	ANCHOR BOLT	LOC,N	LOCATION	LOC,N	LOCATION
ARCH	ARCHITECTURAL	M	MOMENT	M	MOMENT
@	AT		MANUFACTURER	MFG, MFG'R	MANUFACTURER
BM	BEAM	MECH	MECHANICAL	MECH	MECHANICAL
BRG	BEARING	MPH	MILES PER HOUR	MPH	MILES PER HOUR
BLK	BLOCK	MATL	MATERIAL	MATL	MATERIAL
B, BOTTM, BOTTOM	BOTTOM, BOTTOM BAR	MAX	MAXIMUM	MAX	MAXIMUM
BLDG	BUILDING	MFR	MANUFACTURER	MFR	MANUFACTURER
CL	CENTER LINEL	MTL	METAL	MTL	METAL
CLR	CLEAR	MIN	MINIMUM	MIN	MINIMUM
COL	COLUMN	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS
CONC	CONCRETE	NIC	NOT IN CONTRACT	NIC	NOT IN CONTRACT
CONN	CONNECTION	N	NUMBER	N	NUMBER
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE	NTS	NOT TO SCALE
CONST	CONSTRUCTION	O,C	ON CENTER	O,C	ON CENTER
CONTN	CONTINUOUS	OPNG	OPENING	OPNG	OPENING
CONTR	CONTRACTOR	O,H	OPPOSITE HAND	O,H	OPPOSITE HAND
D	DEEP	P	PAN	P	PAN
DSN	DESIGN	PAF	POWDER ACTUATED	PAF	POWDER ACTUATED
			FASTENER		FASTENER
FTG	FOOTING	P/C	PRECAST	P/C	PRECAST
DET, DTL	DETAIL	PL	PLATE	PL	PLATE
DIA, Ø	DIAMETER	PT	POST TENSIONED	PT	POST TENSIONED
DIA	DIAGRAM	PTS	POINTS	PTS	POINTS
DIM	DIMENSION	PHSE	PENTHOUSE	PHSE	PENTHOUSE
DWG	DRAWING	PSF	POUNDS PER SQ. FOOT	PSF	POUNDS PER SQ. FOOT
DWL	DOWEL	PSI	POUNDS PER SQ. INCH	PSI	POUNDS PER SQ. INCH
EE	EACH END	REF	REFERENCE	REF	REFERENCE
EF	EACH FACE	REV	REVISION	REV	REVISION
EW	EACH WAY	REINF	REINFORCING	REINF	REINFORCING
ELEV, EL	ELEVATION	REQ'D	REQUIRED	REQ'D	REQUIRED
ET	ELEVATION TOP OF FOOTING	REBAR	REINFORCING BAR	REBAR	REINFORCING BAR
ETC	ETCETERA	SCHD, SCHED	SCHEDULE		SCHEDULE
EQ	EQUAL	SECT	SECTION	SECT	SECTION
	EXISTING	SLH	SHORT LEG HORIZONTAL	SLH	SHORT LEG HORIZONTAL
EXP	EXPANSION	SLV	SHORT LEG VERTICAL	SLV	SHORT LEG VERTICAL
EXP JT, EJ	EXPANSION JOINT	SLO	SHORT LEG OUT	SLO	SHORT LEG OUT
EXT	EXTERIOR	SIM	SIMILAR	SIM	SIMILAR
F	FACE OF	SOG	SLAB ON GRADE	SOG	SLAB ON GRADE
FIN FL, FFE	FINISHED FLOOR	SPECS	SPECIFICATIONS	SPECS	SPECIFICATIONS
FFE	FINISHED FLOOR ELEVATION	SQ	SQUARE	SQ	SQUARE
FL, FLR	FLOOR	STD	STANDARD	STD	STANDARD
FR	FIRE RETARDANT	STIRR	STIRRUPS	STIRR	STIRRUPS
	TREATED WOOD	STL,ST'L	STEEL	STL,ST'L	STEEL
FTG	FOOTING	STRUCT	STRUCTURAL	STRUCT	STRUCTURAL
FT	FEET, FOOT	T	TOP	T	TOP
FLG	FLANGE	THK	THICK	THK	THICK
GA, ga	GAUGE	THRD	THREADED	THRD	THREADED
GALV	GALVANIZED	THRU	THROUGH	THRU	THROUGH
H	HEAD	T/S, T/STL	TOP OF STEEL	T/S, T/STL	TOP OF STEEL
HK	HOOK	T/B, T/BM	TOP OF BEAM	T/B, T/BM	TOP OF BEAM
HUR	HORIZONTAL	T/CONC	TOP OF CONCRETE	T/CONC	TOP OF CONCRETE
HORIZ	HORIZONTAL	T/SLAB	TOP OF SLAB	T/SLAB	TOP OF SLAB
INFO	INFORMATION	T/FTG	TOP OF FOOTING	T/FTG	TOP OF FOOTING
INT	INTERIOR	TYP	TYPICAL	TYP	TYPICAL
JST	JOIST	UNO	UNLESS NOTED	UNO	UNLESS NOTED OTHERWISE
JT	JOINT		OTHERWISE	VERT	VERTICAL
				W	WIDE
K-FT	KIP-FEET	VERT	VERTICAL	W	WITH
K/FT	KIPS PER FOOT	W	WIDE	WP	WORKING POINT
K	KIPS	W	WITH	WT	WEIGHT
L	ANGLE	WP	WORKING POINT	WWF	WELDED WIRE FABRIC
2L	DOUBLE ANGLE	WT	WEIGHT		
LG	LONG	WWF	WELDED WIRE FABRIC		
LLH	LONG LEG HORIZONTAL				
LLO	LONG LEG OUT				

ALL JOIST CONNECTOR PLATES SHALL BE MANUFACTURED FROM ASTM A446-72 GRADE A GALVANIZED STEEL OF NO LESS THAN 20 GAUGE THICKNESS WITH A MINIMUM YIELD OF 33,000 PSI AND AN ULTIMATE TENSILE STRENGTH OF 45,000 PSI. CONNECTOR PLATE GAUGES SHALL BE AS REQUIRED BY MANUFACTURERS DESIGN CALCULATIONS.

B. JOIST SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ARCHITECTS REVIEW PRIOR TO FABRICATION AND SHALL INCLUDE THE FOLLOWING:

1. STRESS REDUCTION FACTORS USED FOR PLATES.
2. TOP AND BOTTOM CHORD DESIGN LOADS IN P.L.F.
3. SIZE, GAUGE, AND EXACT LOCATION BY DIMENSION OF PLATES.
4. LUMBER SPECIES AND GRADES USED.
5. SEAL AND SIGNATURE OF JOIST COMPANY ENGINEER OF RESPONSIBLE CHARGE ON ALL JOIST ENGINEERED SHEETS OR DRAWINGS.
6. NAME AND TRADEMARK OF PLATE MANUFACTURER AND JOIST FABRICATOR AS WELL AS PROJECT NAME AND LOCATION.
7. UNIFORM, LATERAL AND CONCENTRATED LOAD REQUIREMENTS AND NOTED ON PLANS AND/OR CORRESPONDING DETAILS.
8. ALL JOIST CONNECTION HARDWARE REQUIREMENTS.
9. ALLOWABLE LOADS FOR STRESS GRADE LUMBER AND PLATES AS ALLOWED BY AND I.C.B.O. INCLUDING I.C.B.O. REPORT NUMBER.

C. FIELD REPAIR OF DAMAGED JOISTS MUST BE APPROVED IN WRITING BY THE JOIST ENGINEER AND ENGINEER OF RECORD.

D. ALL ROOF JOIST BEARING WALLS SHALL HAVE METAL FASTENERS TO RESIST UPLIFT FORCES AS NOTED ON ROOF GROSS UPLIFT PRESSURE DIAGRAM ON SHEET S0-20.

E. JOIST SUPPLIER IS TO PROVIDE PLAN AND PROCEDURES FOR INSTALLING, SECURING AND BRACING OF ALL JOISTS. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR THE JOISTS DURING ERECTION.

F. JOIST SUPPLIER SHALL PROVIDE JOIST BLOCKS CAPABLE OF TRANSFERRING LATERAL LOADS AS NOTED ON PLANS AND/OR DETAILS.

G. APPROVED JOIST PLANS SHALL BE AVAILABLE ON JOB SITE DURING TIMES OF INSPECTION.

H. JOIST MANUFACTURER TO PROVIDE OR ALIGN JOIST ABOVE ALL SHEAR WALLS AS DETAILED.

I. JOIST MANUFACTURER TO COORDINATE WITH MECHANICAL / PLUMBING DRAWINGS FOR ADDITIONAL CONCENTRATED LOADS DUE TO DOMESTIC WATER AND SPRINKLER PIPE SUPPORTS.

J. JOIST MANUFACTURER SHALL COORDINATE JOIST LAYOUT WITH MECH/PLUMBING DRAWINGS TO ALLOW ALL PIPES AND DUCTS ADEQUATE SPACE FOR PROPER INSTALLATION. THE MANUFACTURER SHALL COORDINATE THE WEB MEMBER CONFIGURATION WITH THE MECHANICAL DRAWINGS AND ARCHITECTURAL DRAWINGS SUCH THAT ADEQUATE OPENING IS PROVIDED FOR ANY MECHANICAL UNITS AND DUCTS AND ACCESS CATWALKS.

K. JOISTS SHALL BE SPACED AS SHOWN ON THE PLANS. LESSER SPACING MAY BE USED IF REQUIRED BY THE JOIST DESIGNER. ACTUAL JOIST SPACING SHALL BE USED TO DETERMINE UNIFORM LOADS PER FOOT. ROOF JOISTS SHALL BE DESIGNED FOR APPLICABLE WIND LOAD AT THE PROJECT SITE WITH THE WIND LOAD SHOWN ABOVE, IN ACCORDANCE WITH THE COMBINATIONS AND PRESSURE AND SUCTION FACTORS INDICATED IN THE APPLICABLE BUILDING CODE. UPLIFT INDICATED IS ONLY A MINIMUM.

L. SEE PLANS FOR JOIST LOCATIONS AND SPANS.

M. JOIST DESIGN LOADS SHALL BE AS FOLLOWS:

	TYP ROOF	UNIT FLOOR	PRIVATE BALCONY	STORAGE AREA
TOP CHORD LIVE LOAD	32/52 PSF	40	60	125 PSF
TOP CHORD DEAD LOAD	15 PSF	25	30	25 PSF
BOTTOM CHORD LIVE LOAD	0 PSF	0	0	0 PSF
BOTTOM CHORD DEAD LOAD	5 PSF	5	5	5 PSF
TOP CHORD UPLIFT LOAD*	10 PSF	0	0	0 PSF

THE ABOVE NOTED VALUES ARE MINIMUM REQUIREMENTS FOR DEAD AND LIVE LOADS. SEE SHEET S0-20 FOR WIND ROOF PRESSURE REQUIREMENTS.

N. TOP CHORD DEAD LOAD SHOWN ABOVE INCLUDES 3 PSF FOR JOIST SELF-WEIGHT. JOIST DESIGNER SHALL INCREASE DEAD LOAD, AS REQUIRED.

O. MEMBERS OF THE GABLE END WALL JOISTS SHALL BE DESIGNED FOR COMPONENT WIND FORCES AGAINST THE EXPOSED FACE OF THE JOIST.

P. MAXIMUM LIVE LOAD DEFLECTION FOR FLOOR JOISTS = $L/480$.

Q. MAXIMUM LIVE LOAD DEFLECTION FOR ROOF JOISTS = $L/240$.

R. MAXIMUM LIVE LOAD DEFLECTION FOR ALL CANTILEVERED JOISTS = CANTILEVER LENGTH/180.

S. ALL JOIST FRAMING CONNECTIONS TO WALLS, GIRDER JOISTS, LEDGERS, BEAMS OR OTHER SUPPORTS SHALL BE MADE WITH JOIST HANGERS, TIE DOWNS, FRAMING ANCHORS, POST CAPS, ETC., AND SHALL BE DESIGNED BY AND SPECIFIED BY THE JOIST DESIGNER/MANUFACTURER AND SHOWN ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW TO THE ARCHITECT AND STRUCTURAL ENGINEER.

T. ALL HEADERS, BEARING WALLS AND POSTS SHOWN ON THE PLANS SHALL BE USED FOR BEARING IN DESIGN OF THE FLOOR AND ROOF JOISTS. MODIFICATION BY THE JOIST DESIGNER/MANUFACTURER OF JOIST FRAMING DIRECTION OR BEARING ELEMENT LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE PERMITTED UNLESS PREVIOUSLY APPROVED IN WRITING BY THE ENGINEER OF RECORD. SUCH CHANGES MAY RESULT IN ADDITIONAL MODIFICATIONS TO THE STRUCTURAL DRAWINGS THAT MAY HAVE A SCHEDULE OR COST IMPACT ON THE PROJECT.

U. WHERE DRAFT STOPS ARE REQUIRED BY THE ARCHITECTURAL DRAWING, PROVIDE A MINIMUM OF 2x4 VERTICALS AT 24" ON CENTER BETWEEN JOIST TOP AND BOTTOM CHORDS AND WEB MEMBERS, AS REQUIRED, FOR DRAFT STOP NAILING.

V. ALL JOIST TO JOIST AND JOIST TO BEAM CONNECTIONS SHALL BE DESIGNED BY JOIST MANUFACTURER.

W. LOADS INDICATED HEREIN SHALL BE UTILIZED IN THE DESIGN OF ROOF GIRDER, HIP AND JACK JOISTS, AS REQUIRED.

ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

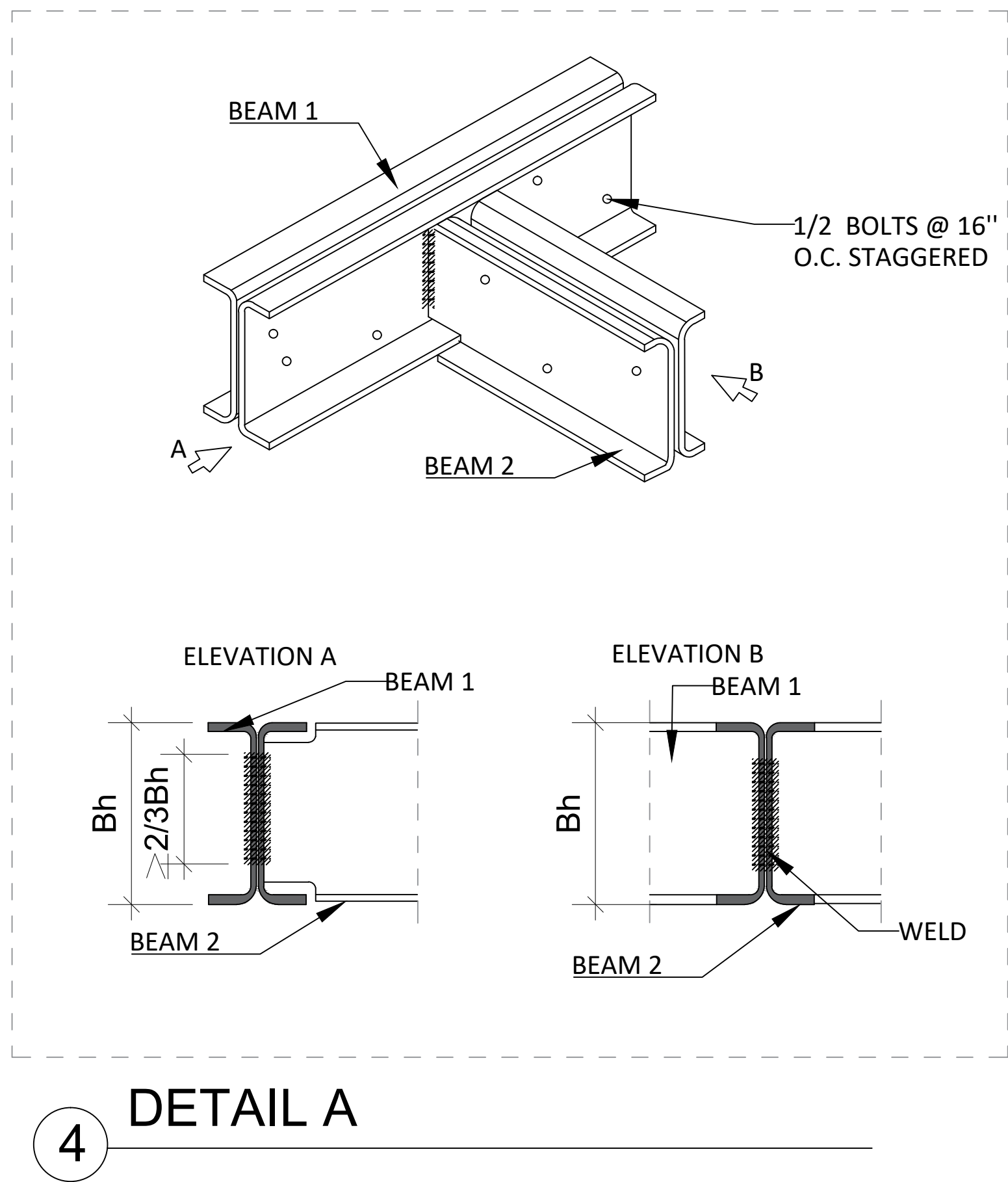
"I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED, THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS IN THIS CERTIFICATION."

[DCMR SEC. 105.3-10.3]

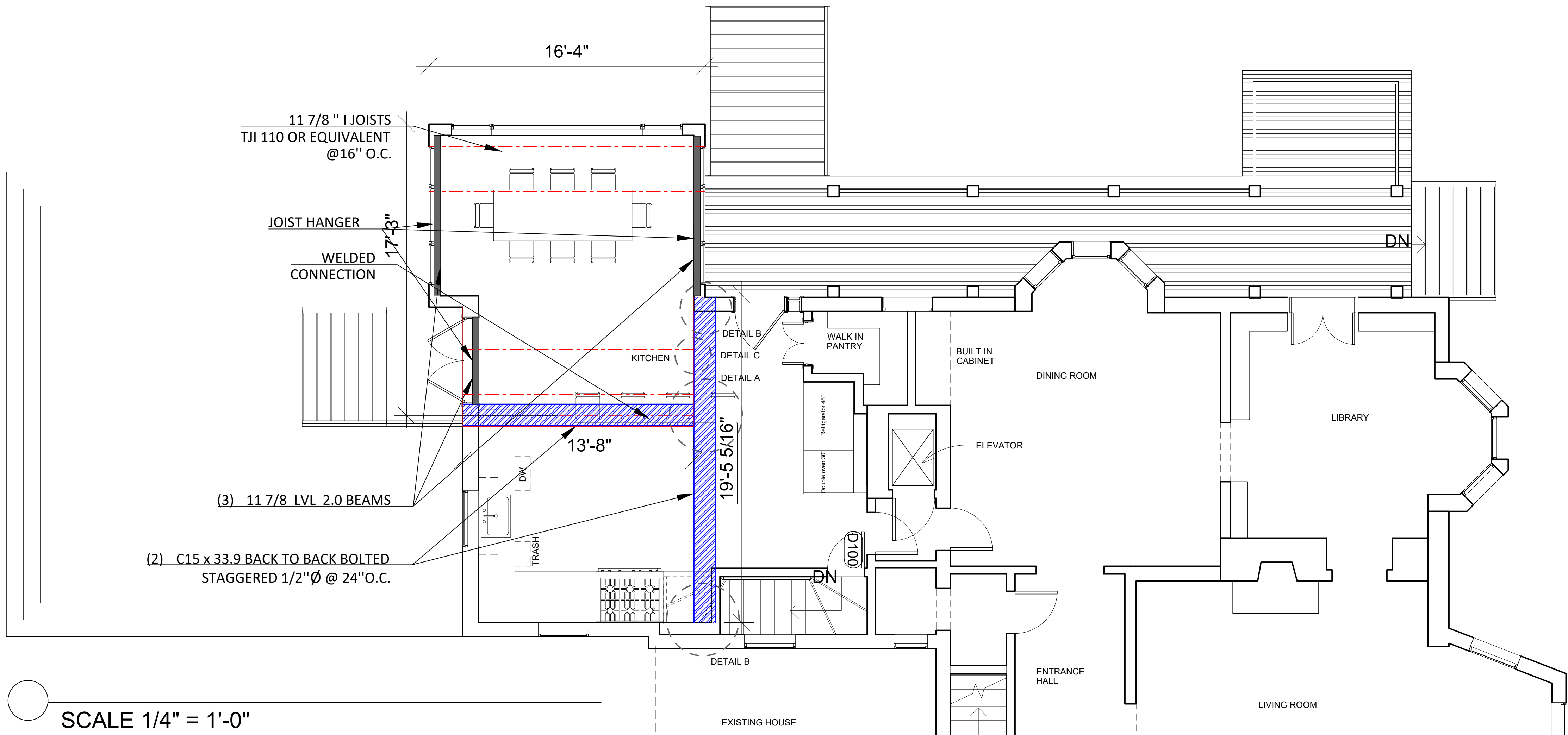
FLOOR FRAMING PLAN NOTES:

- FLOOR FRAMING SHALL BE AS FOLLOWS:
 - FLOOR DENOTES UNIT FRAMING, 9 1/2" DEEP TJI 230 @ 16" O.C.
 - DECK UNLESS NOTED OTHERWISE ON BUILDING FRAMING PLANS DENOTES DECK FRAMING, P.T. 2x10 @ 12" O.C., UNLESS NOTED OTHERWISE
- SHADE WALLS INDICATE LOAD BEARING WALLS BELOW.
- USE PRESSURE TREATED SAWN LUMBER AND WOLMANIZED ENGINEERED LUMBER AT ALL WOOD FRAMING EXPOSED TO WEATHER.
- SEE KING & JAMB SCHEDULE (DETAIL 12/S-00A) FOR TYPICAL NUMBER OF STUDS REQUIRED AT HEADER BEAMS.
- SEE S4-0# SERIES DRAWINGS FOR TYPICAL FLOOR FRAMING DETAILS AND INFORMATION.
- WOOD BEAM TAG LEGEND:

"F"	DENOTES FLUSH BEAM. SEE DETAILS.
"B##"	DENOTES BEAM SIZE. SEE BEAM SCHEDULE, 16/S5-00A.
"CA"	DENOTES BEAM TO CANTILEVER OVER SUPPORT.
"CO"	DENOTES BEAM TO SPAN CONTINUOUS OVER INTERMEDIATE SUPPORT.
- DENOTES COLUMN/BUILT-UP STUD AT DESIGNATED BY THE SYMBOL . SEE SCHEDULE 10/S5-00A FOR SIZE AND LAMINATION REQUIREMENT. IF THE SYMBOL IS NOT PRESENT, REQUIRED STUD PACK AT BEAM END SHALL BE FOUND IN THE KING & JAMB SCHEDULE (DETAIL 12/S5-00A).
- DENOTES BEAM HANGER AT END(S) DESIGNATED BY THE SYMBOL . PER FOLLOWING SCHEDULE. ALL HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. WHERE APPLICABLE, PROVIDE MAXIMUM FASTENER (BOTH SIZE AND QUANTITY).
H1 - HU410

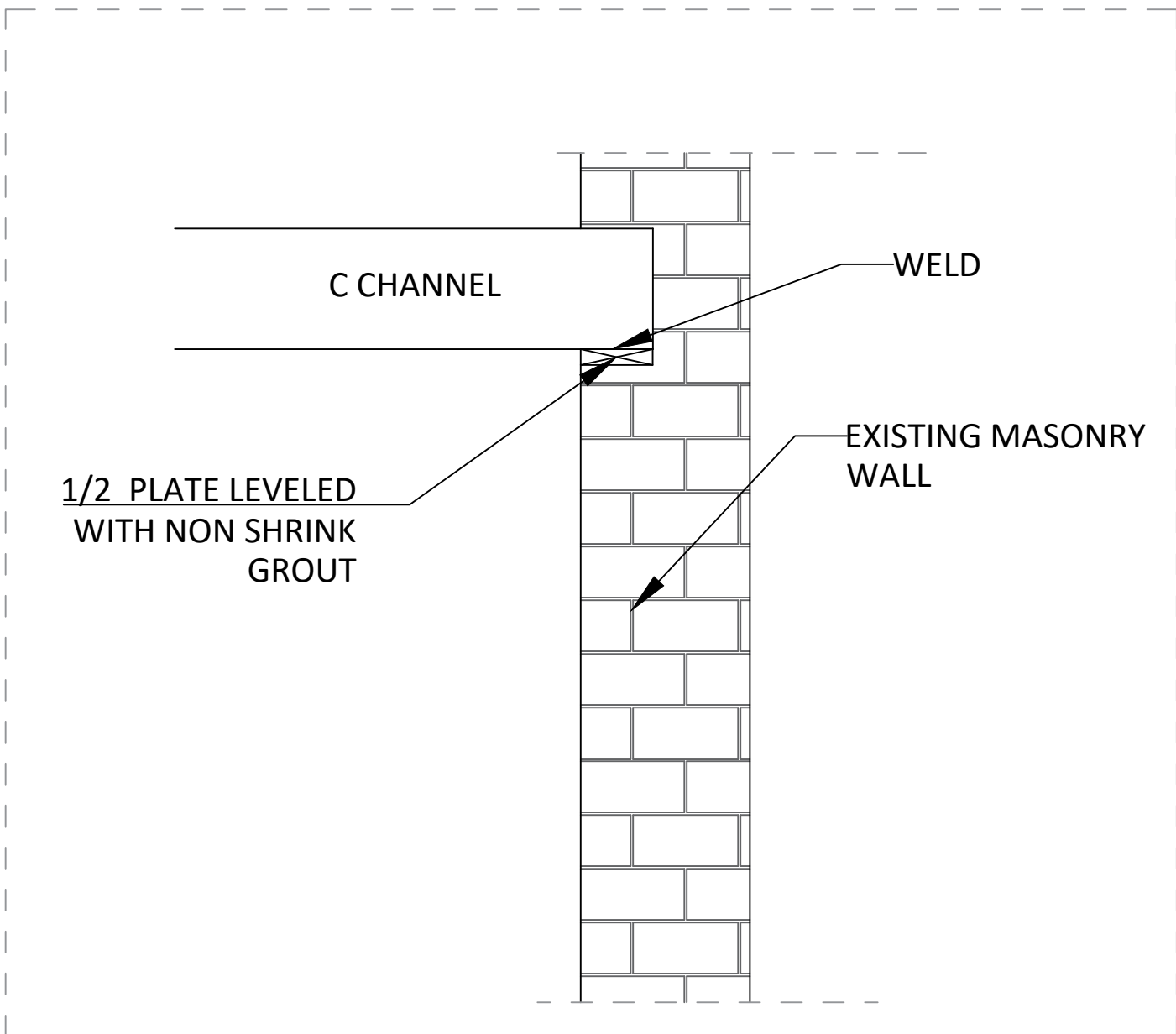


4 DETAIL A

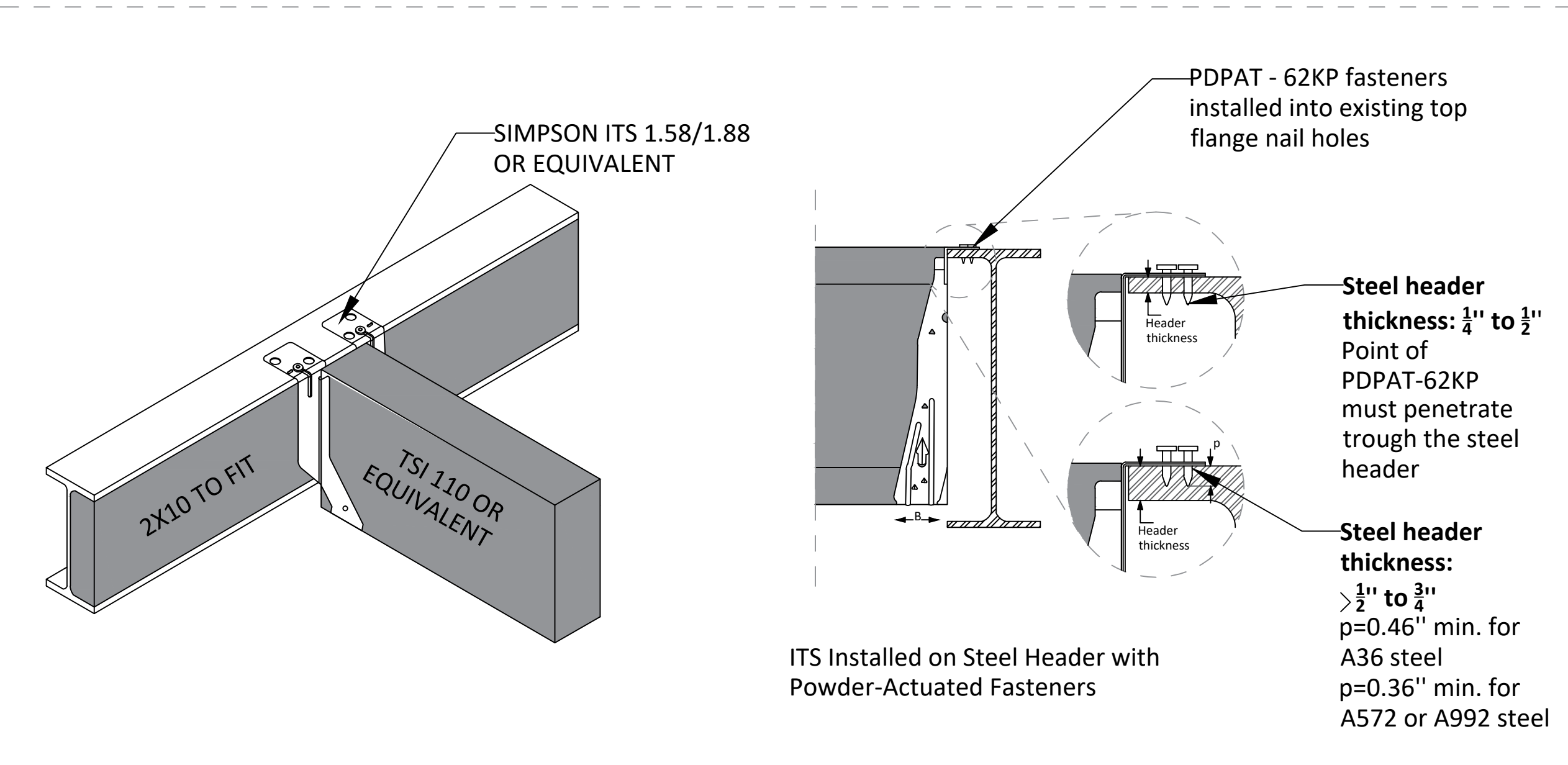


ROOF FRAMING PLAN NOTES:

- SEE S4-9# SERIES FOR ROOF FRAMING SECTIONS AND DETAILS.
- ROOF DENOTES SO. PINE NO. 2 2x12 SLOPED ROOF JOISTS @ 16" O.C.
- FRG FROM WALL TO WALL. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ROOF* DENOTES SO. PINE NO. 2 2x12 ROOF JOISTS @ 12" O.C.
- FRG PROVIDE OVERBUILD AS NECESSARY TO OUTFIT THE TOP OF ROOF. G.C. TO MAINTAIN AS MUCH OF THE EXISTING ROOF PARAPETS AS POSSIBLE.
- "FB" DENOTES A FLUSH BEAM, TYP.
- PORTIONS OF THE ROOF SUPPORTING MECHANICAL EQUIPMENT SHALL BE DESIGNED FOR AN ALTERNATE ROOF LIVE LOAD EQUAL TO 40 PSF. TRUSS DESIGNER/ MANUFACTURER TO COORDINATE WITH MECHANICAL DWGS.
- ALL ROOF JOISTS TO BE MECHANICALLY FASTENED AT ALL BEARING POINTS AND STUD FRAMING BELOW ACCORDING TO ROOF ANCHORAGE AND TIE-DOWN NOTES - SEE DETAIL 20/S4-02.
- PROVIDE TIE-DOWN ANCHORS FOR ALL GIRDERS ACCORDING TO ROOF ANCHORAGE AND TIE-DOWN NOTES - SEE DETAIL 20/S4-02.
- PROVIDE POSTS/STUDPACKS BELOW ENDS OF ALL GIRDERS AND CONTINUOUS TO FOUNDATION, ACCORDING TO THE FOLLOWING CRITERIA:
 - FOR SPANS < 20'-0", PROVIDE 2-2x4
 - FOR SPANS < 35'-0", PROVIDE 4-2x4
- PROVIDE POSTS/STUDPACKS BELOW ENDS OF ALL 2x DIMENSION LUMBER BEAMS CONTINUOUS TO FOUNDATION, ACCORDING TO THE FOLLOWING CRITERIA:
 - FOR 2-208 & 2-210, PROVIDE 2-2x4
 - FOR 2-212 & 2-210, PROVIDE 3-2x4
 - FOR 2-212 LVL, PROVIDE 4-2x4
 - FOR 2-214 LVL & 216 LVL, PROVIDE 5-2x4



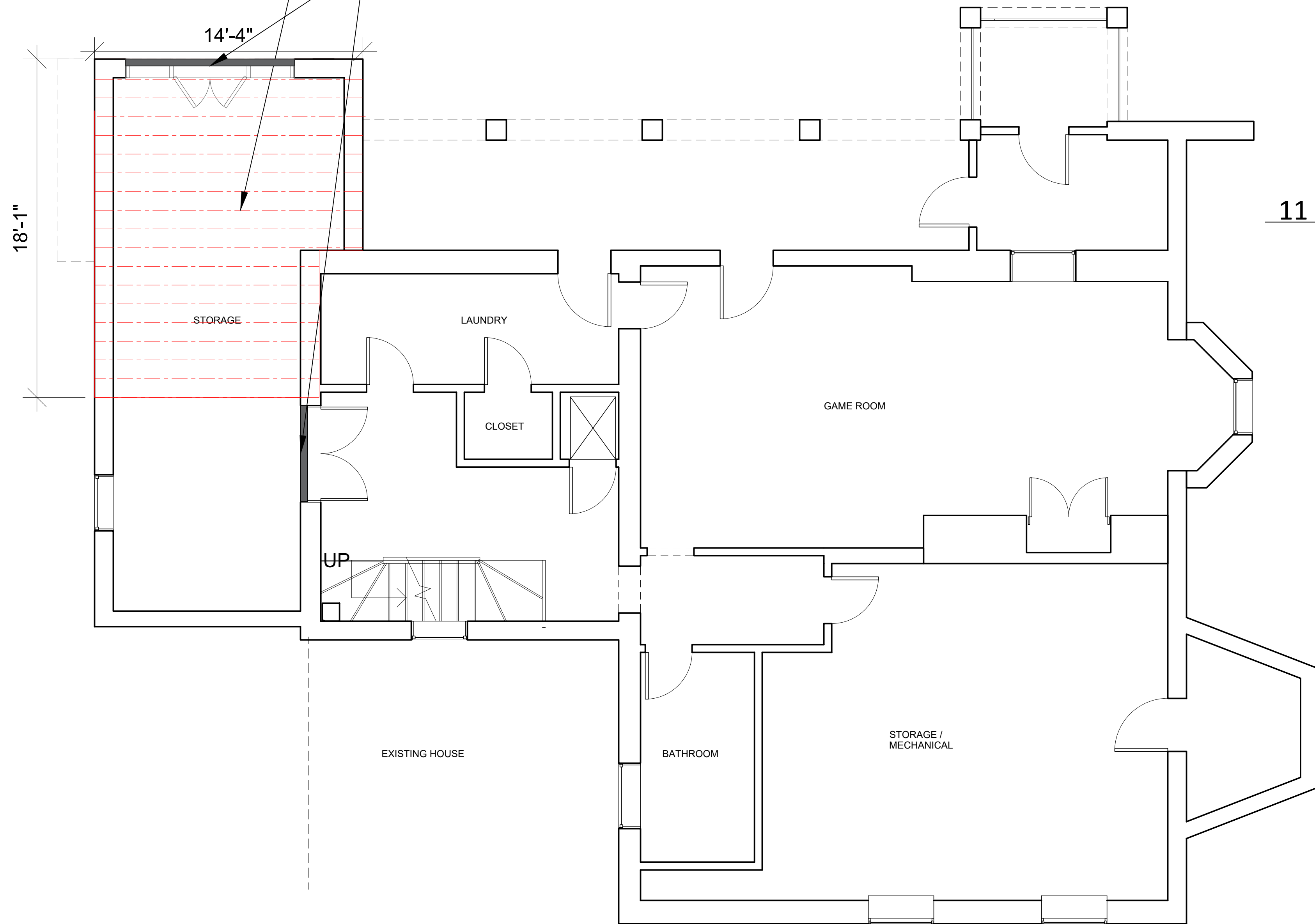
5 DETAIL B



6 DETAIL C

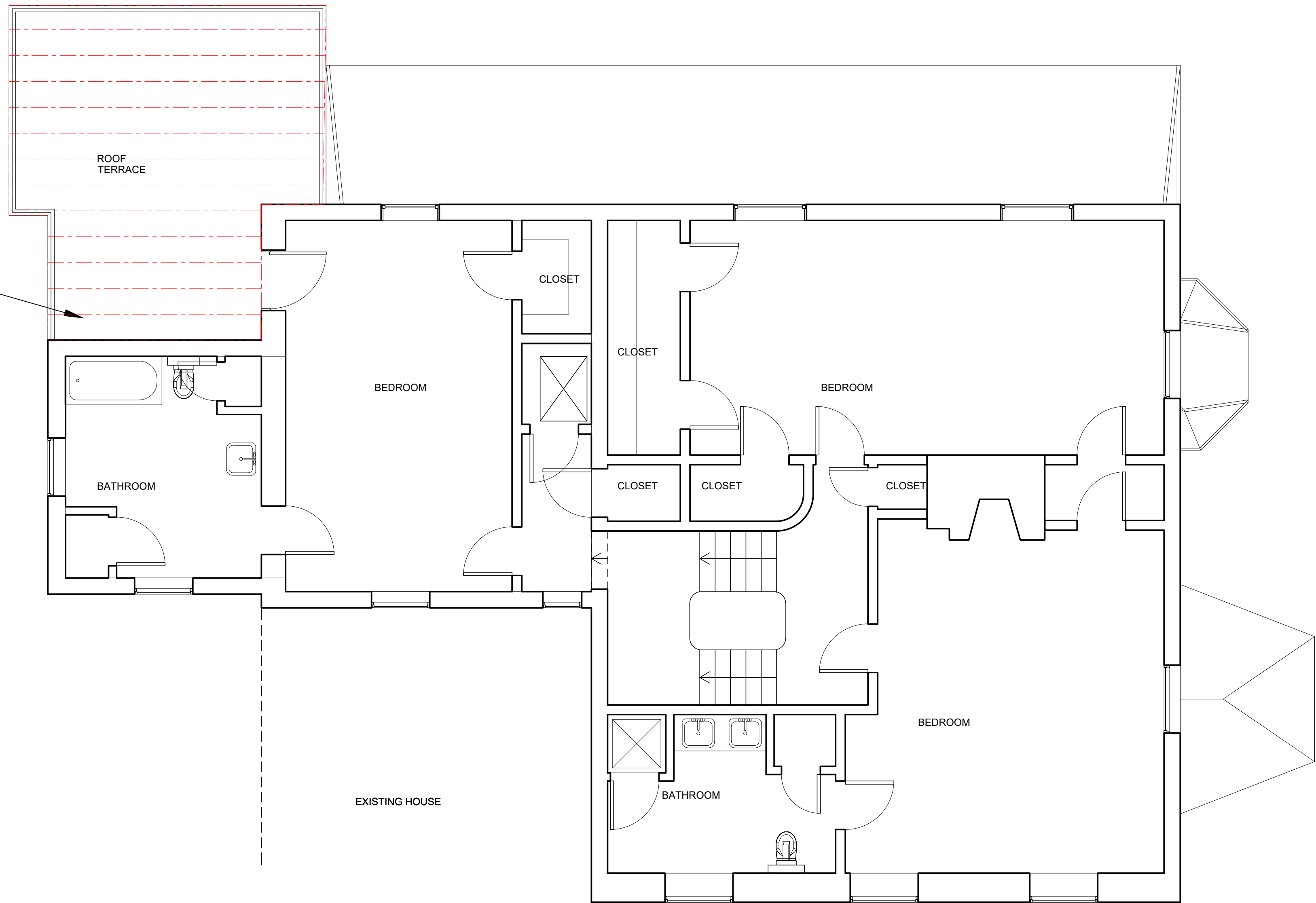
11 7/8 " TJI 110 OR EQUIVALENT @ 16" O.C.

(3) 11 7/8 LVL 2.0



1 PROPOSED BASEMENT
SCALE 1/4" = 1'-0"

11 7/8 "TJI 110 OR EQUIVALENT @16" O.C.

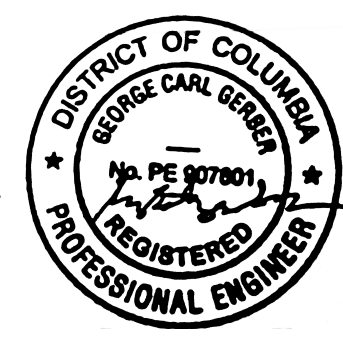


3 PROPOSED LEVEL 2
SCALE 1/4" = 1'-0"

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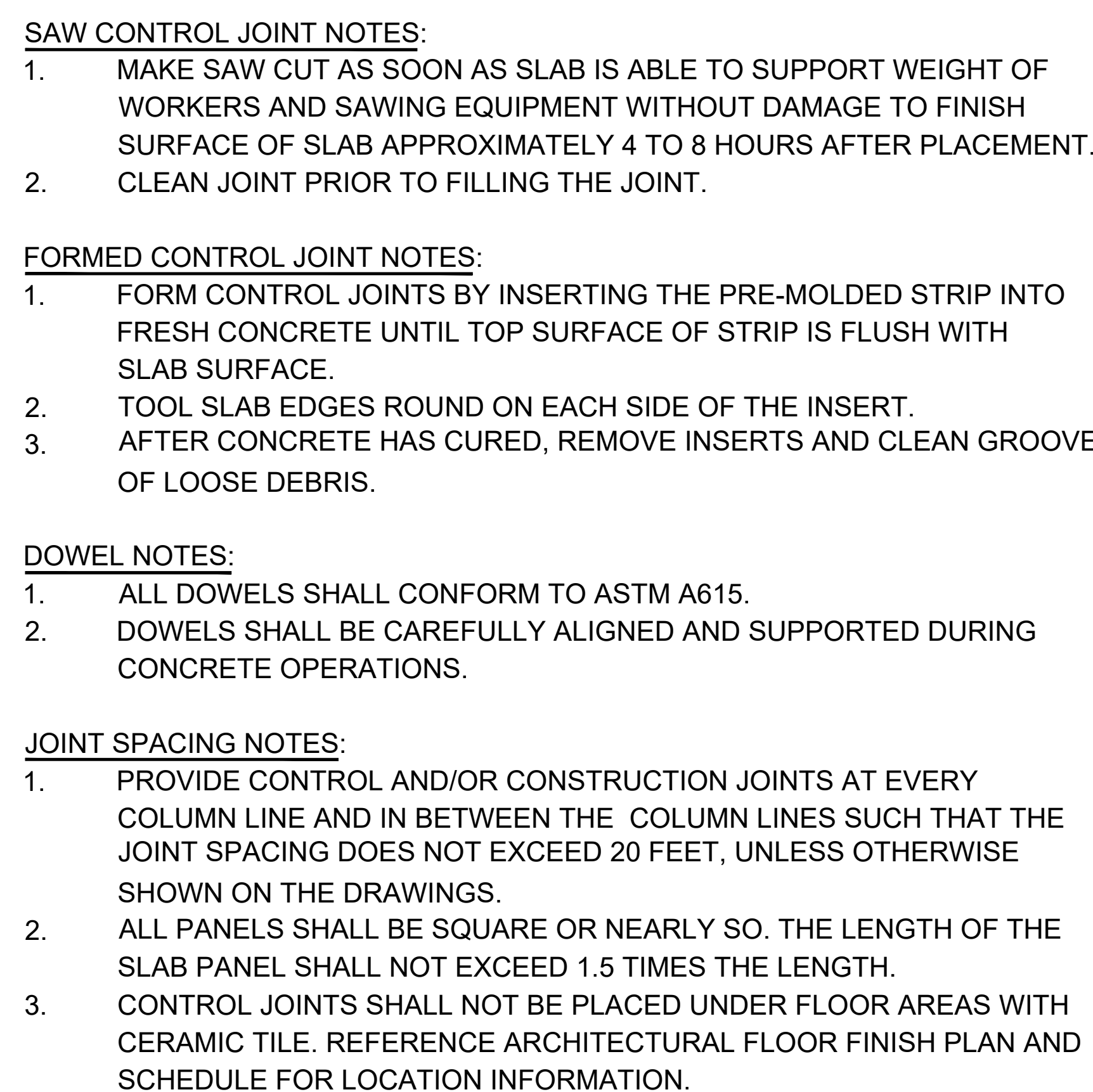
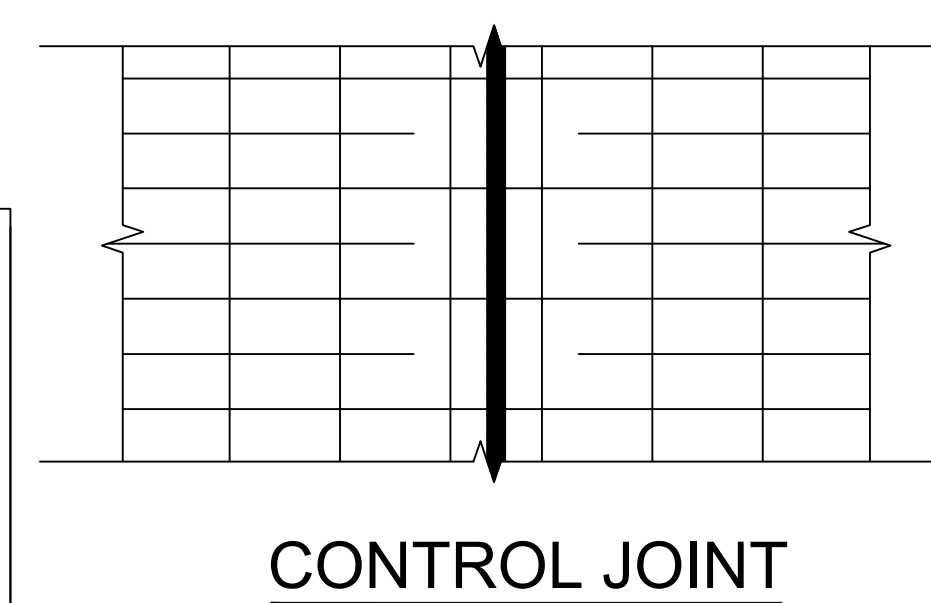
ADDITION AND INTERIOR RENOVATION

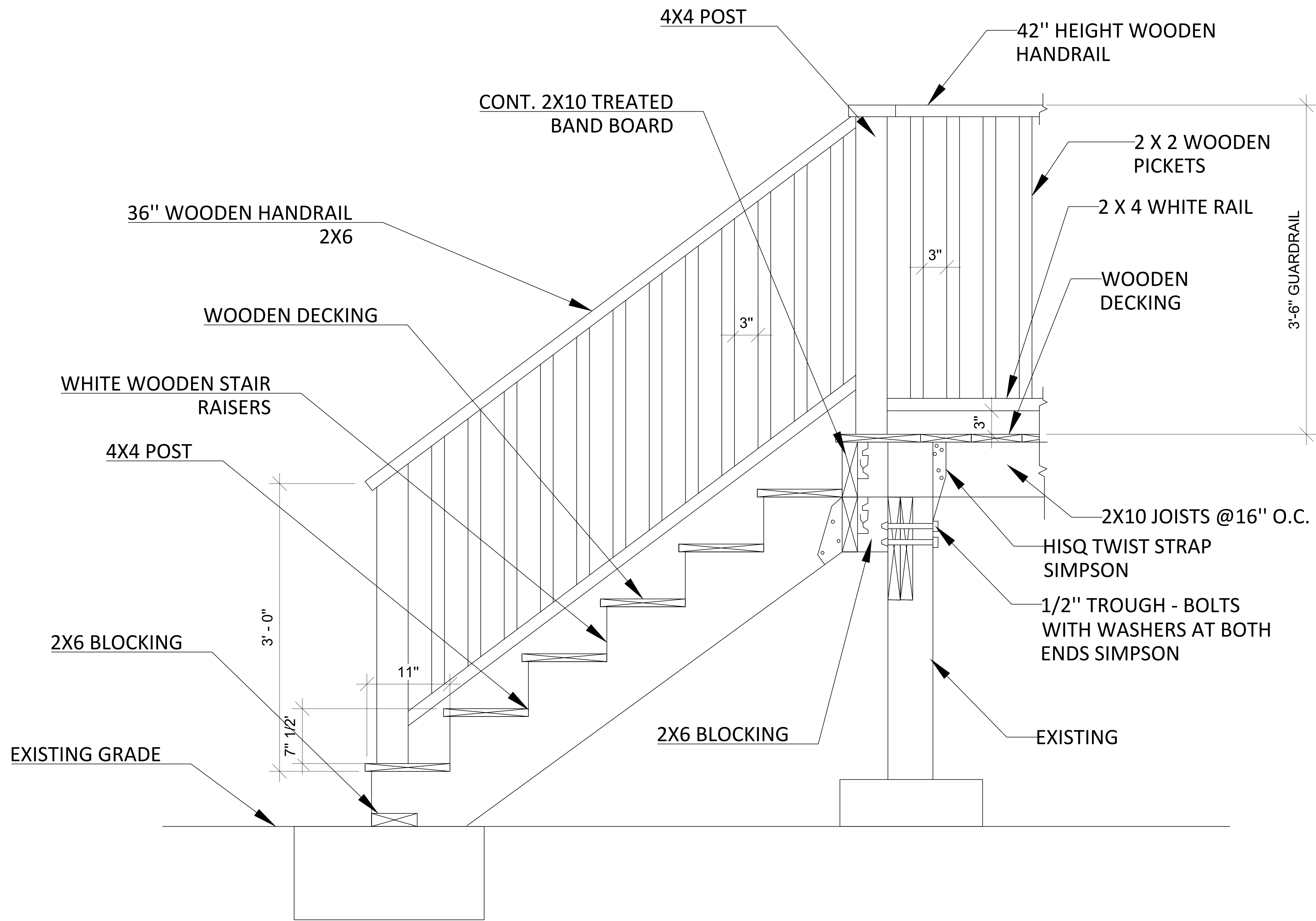
S101

FOUNDATION AND
FRAMING PLANS

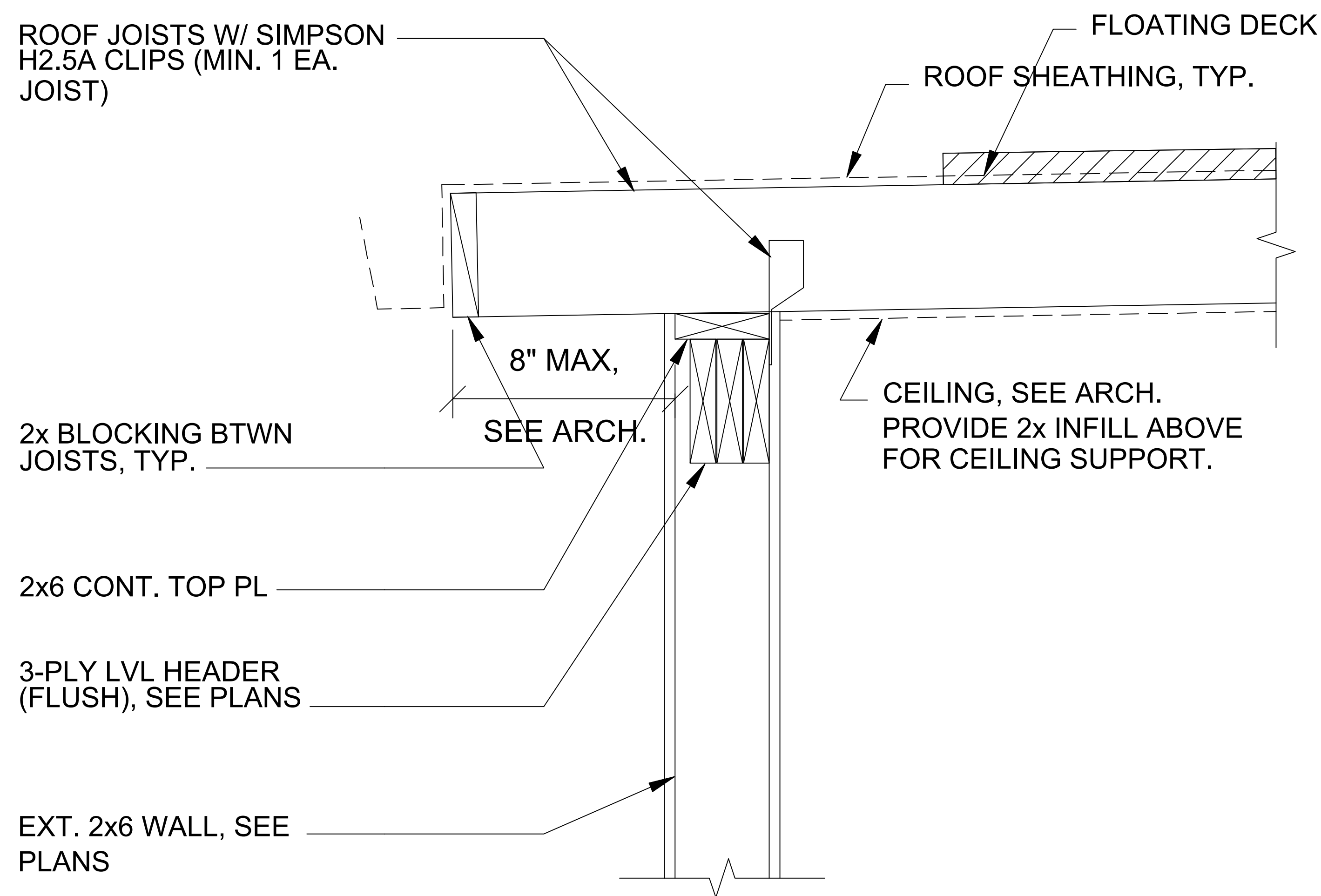
STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

"I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGN INCLUDED IN THIS PERMIT SUBMISSION SET COMPLIES WITH THE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA AND THAT THE DESIGNER HAS THE NECESSARY QUALIFICATIONS AND EXPERIENCE TO DESIGN AND SUPERVISE THE DEVELOPMENT OF THE PROJECT."
CERTIFICATION DESIGNER IN THIS PROJECT
(DCM 301.103.3.10.3)

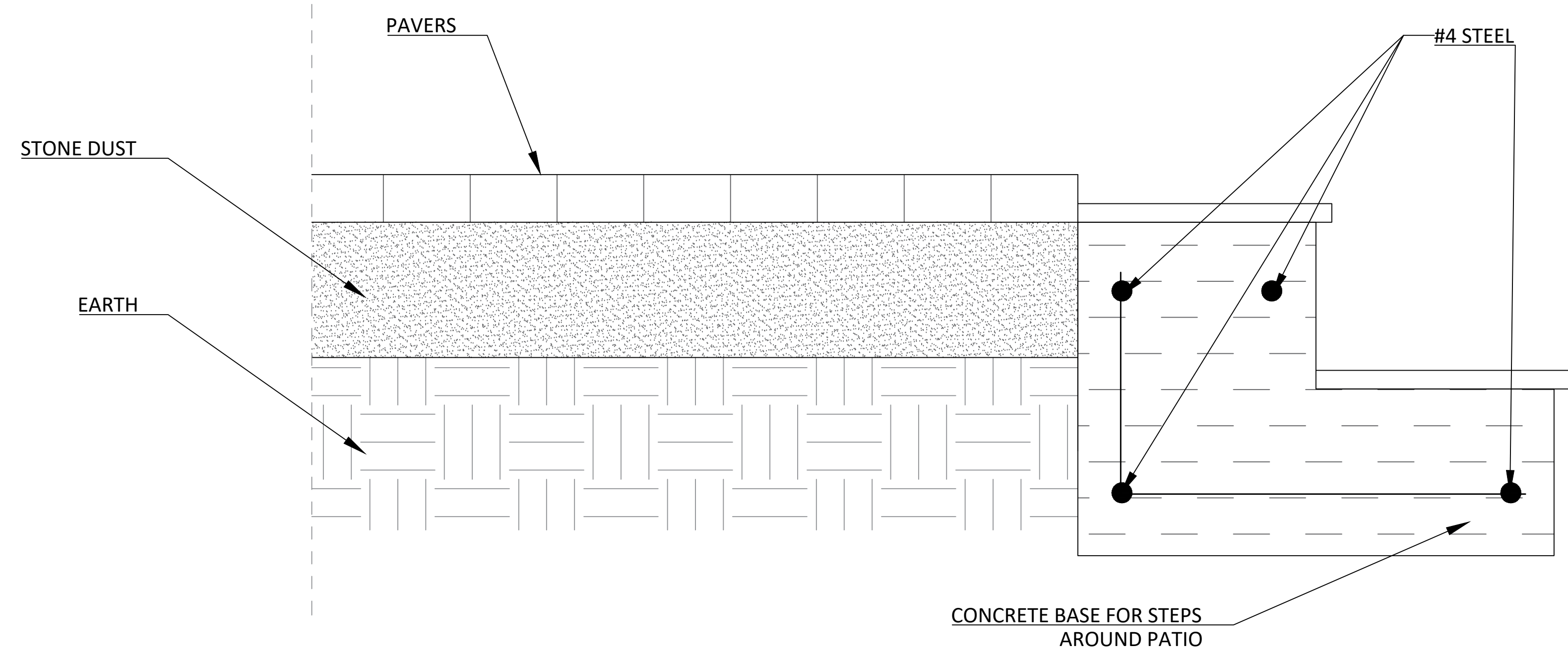




1 DECK FRAMING DETAILS



2 SECTION THRU ROOF FRG



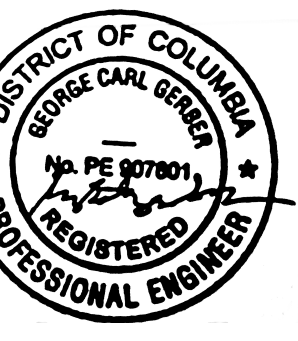
3 SECTION THROUGH PATIO

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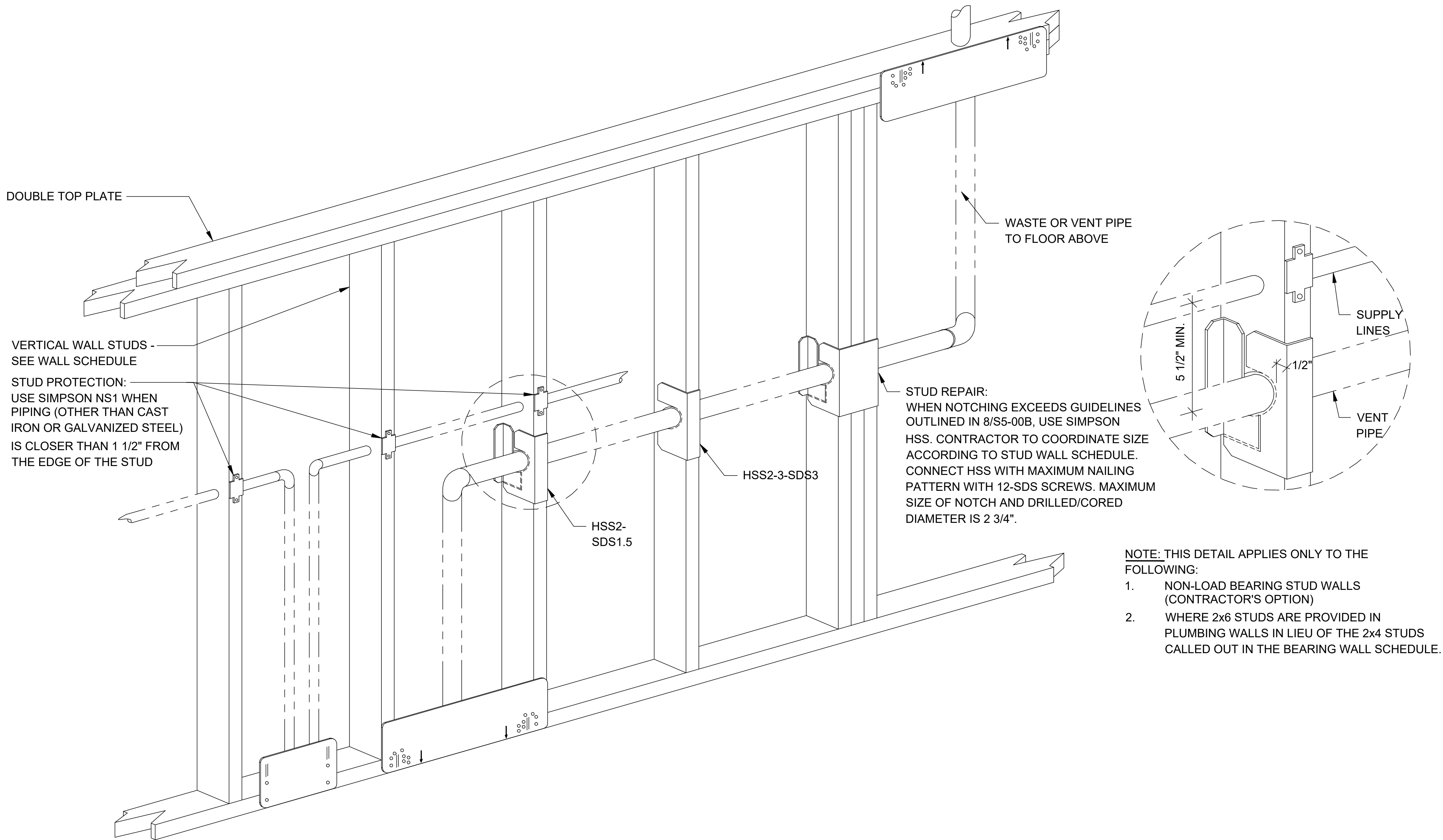
"I AM RESPONSIBLE FOR DETERMINING THAT THE
ENGINEERING DESIGN INCLUDED IN THIS
SUBMITTAL COMPLIES WITH ALL CITY, STATE,
AND FEDERAL LAWS AND REGULATIONS OF THE DISTRICT OF
COLUMBIA AND THE DEPARTMENT OF THE DISTRICT OF
COLUMBIA. I HAVE REVIEWED THE DESIGN AND
CERTIFICATION. THE DEVELOPMENT OF
THIS DESIGN IS THE PROPERTY OF BETTER SPACE, LLC.
(DCAM SEC. 105.3.10.3)



ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

S401
WOOD FRAMING
SECTIONS AND DETAILS



NOTE: THIS DETAIL APPLIES ONLY TO THE FOLLOWING:

1. NON-LOAD BEARING STUD WALLS (CONTRACTOR'S OPTION)
2. WHERE 2x6 STUDS ARE PROVIDED IN PLUMBING WALLS IN LIEU OF THE 2x4 STUDS CALLED OUT IN THE BEARING WALL SCHEDULE.

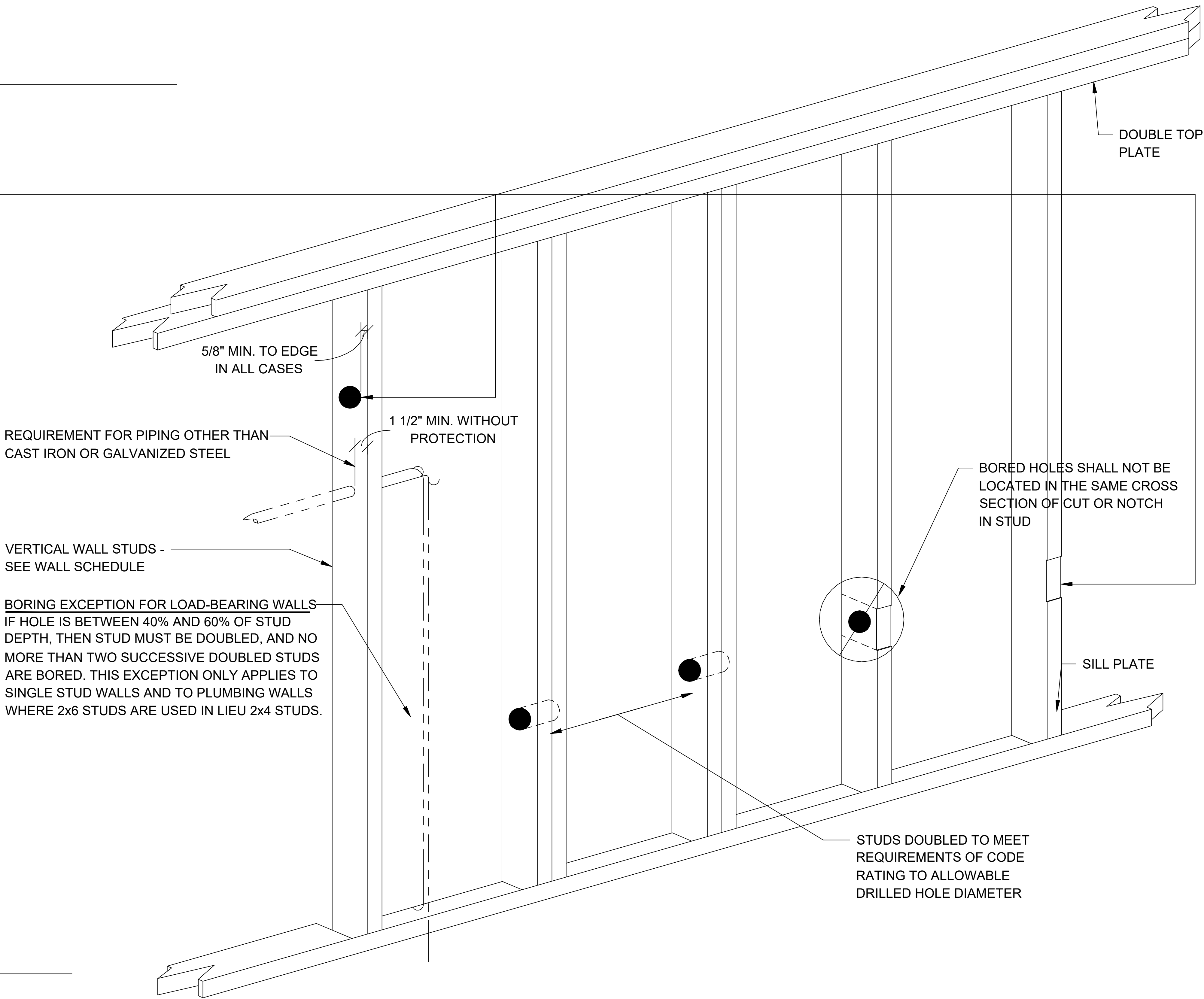
1 PLUMBING WALL PENETRATIONS WITH REPAIRS
S500B SCALE: 1 1/2" = 1'-0"

MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH WITH NO REPAIR/PROTECTION			
STUD SIZE (IN)	APPLICATION	MAXIMUM HOLE DIAMETER (IN)	MAXIMUM NOTCH DEPTH (IN)
2x4	NON LOAD-BEARING STUDS (INTERIOR ONLY)	2	1 3/8
	ALL EXTERIOR STUDS & LOAD-BEARING STUDS	1 3/8 *	7/8
2x4	NON LOAD-BEARING STUDS (INTERIOR ONLY)	3 1/4	2 3/16
	ALL EXTERIOR STUDS & LOAD-BEARING STUDS	2 3/16 *	1 3/8

* DENOTES BORED HOLE DIAMETER EXCEPTION FOR INTERIOR LOAD-BEARING STUDS ONLY. SEE TYPICAL NOTE 1 FOR INFORMATION.

TYPICAL NOTES:

1. EXCEPTION FOR HOLE BORING IN INTERIOR LOAD-BEARING STUDS:
 - IF REQUIRED BORED HOLE DIAMETER EXCEEDS VALUE GIVEN ABOVE, BUT IS LESS THAN 60% OF THE STUD WIDTH, THEN BORED STUDS SHALL BE DOUBLED, PROVIDED NO MORE THAN TWO SUCCESSIVE DOUBLED STUD GROUPS ARE BORED.
 - WHERE MULTIPLE STUDS ARE SPECIFIED IN STUD WALL SCHEDULE ON SHEET S5-00A, DOUBLE STUD GROUPS SHALL EQUAL TWICE THE PRESCRIBED STUDS.
2. WHERE NOTCHES AND/OR BORED HOLES DO NOT COMPLY WITH THIS DETAIL, THE CONTRACTOR SHALL REPORT THE CONDITION(S) TO THE STRUCTURAL ENGINEER OF RECORD (E.O.R.) CONTRACTOR SHALL NOT CONTINUE BORING AND/OR NOTCHING ACTIVITIES UNTIL ALTERNATIVE SOLUTION IS PROVIDED BY E.O.R.



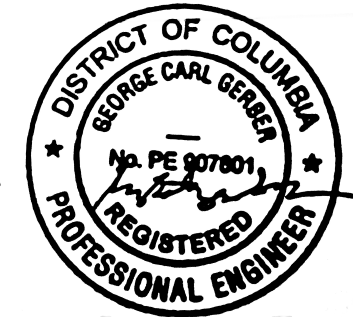
2 ALLOWABLE STUD WALL PENETRATIONS
S500B SCALE: 1 1/2" = 1'-0"

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ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

S500B
VERTICAL SUPPORTS
SCHEDULES AND
NOTES

MECHANICAL SPECIFICATIONS

MECHANICAL LEGEND

GENERAL: THE CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND SHALL INDICATE TO OWNER ALL ITEMS EXCLUDED FROM BID. CONTRACTOR SHALL PROVIDE ALL ITEMS, MATERIALS, OPERATIONS OR METHODS LISTED, MENTIONED OR SCHEDULED ON THE DRAWINGS AND/OR SPECIFIED HEREIN, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY AND REQUIRED FOR THEIR COMPLETION. THE COMPLETE INSTALLATION AS A WHOLE SHALL BE LEFT READY FOR SATISFACTORY OPERATION.

THE CONTRACTOR SHALL LAYOUT HIS OWN WORK AND SHALL ASSUME RESPONSIBILITY FOR ALL LINES, ELEVATIONS, INVERTS AND MEASUREMENTS OF WORK EXECUTED BY HIM. CONTRACTOR SHALL EXERCISE EVERY PRECAUTION TO VERIFY FIGURES SHOWN ON THE DRAWINGS BEFORE LAYING OUT WORK AND SHALL BE RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS.

ELECTRICAL FOR MECHANICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ELECTRICAL DRAWINGS.

PAINTING OF MECHANICAL EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE PAINTING SECTIONS OF THE ARCHITECTURAL SPECIFICATIONS. REFER TO ARCHITECT FOR COLOR OF PAINT FOR VISIBLE DUCTWORK.

ITEMS REMOVED: COORDINATE WITH OWNER FOR ITEMS TO BE TURNED OVER TO THE OWNER/ LANDLORD. OTHER ITEMS INDICATED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A SAFE AND LEGAL MANNER, IF NOT INDICATED TO BE RE-USED.

SHOP DRAWINGS SHALL BE SUBMITTED ON THE FOLLOWING ITEMS, IF THE MANUFACTURER AND MODEL NUMBERS INDICATED ARE NOT PROVIDED:

AIR BALANCE REPORT	AC'S/HP'S	-
DIFFUSERS, REGISTERS, AND GRILLES	WATER HEATERS	-
FANS	PLUMBING FIXTURES	-

WARRANTY FOR ALL EQUIPMENT FURNISHED UNDER THESE SPECIFICATIONS SHALL BE ONE (1) YEAR FROM DATE OF OCCUPANCY, UNLESS A LONGER PERIOD IS SPECIFIED HEREINAFTER OR LONGER PERIOD IS STANDARD WITH MANUFACTURER.

START-UP AIR CONDITIONING UNITS, IN ACCORDANCE WITH THE MANUFACTURER'S START-UP INSTRUCTIONS. TEST CONTROLS AND DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. PROVIDE DEMONSTRATION OF SYSTEM TO OWNER, LASTING UP TO TWO HOURS.

IF AIR CONDITIONING UNITS ARE OPERATED DURING CONSTRUCTION, THE FILTERS SHALL BE REPLACED JUST BEFORE ACCEPTANCE.

DUCTWORK FOR AIR CONDITIONING AND HEATING SHALL CONFORM TO THE REQUIREMENTS OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD" AND LOCAL CODES. ALL DUCTWORK SHALL BE GALVANIZED SHEET STEEL. FABRICATE DUCT FITTINGS TO MATCH ADJOINING DUCTS AND FABRICATE ELBOWS WITH CENTERLINE RADIUS EQUAL TO ASSOCIATED DUCT WIDTH; AND FABRICATE TO INCLUDE TURNING VANES IN ELBOWS WHERE SHORTER RADIUS IS NECESSARY, LIMIT ANGULAR TAPERS TO 30 DEGREES FOR CONTRACTING TAPERS AND 20 DEGREES FOR EXPANDING TAPERS.

DUCT INSULATION FOR AIR CONDITIONING SUPPLY DUCTS SHALL BE FLEXIBLE OR RIGID FIBERGLASS INSULATION WITH VAPOR BARRIER CONFORMING WITH FED. SPEC. HH-1-558, FORM A OR B, TYPE RIGID OR L. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THICKNESS SHALL BE TWO INCHES. INSULATION NEED NOT BE INSTALLED ON DUCTS WITH DUCT LINING. ALL OUTSIDE AIR DUCTWORK SHALL BE INSULATED UNLESS LINED. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6. EXCEPTIONS; DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

ALL OFFSETS REQUIRED IN THE DUCTWORK ARE NOT SHOWN ON THE DRAWINGS. PROVIDE ADDITIONAL OFFSETS REQUIRED TO INSTALL DUCTWORK AS HIGH AS POSSIBLE BY AVOIDING BEAMS, CONDUIT AND PIPES. SEE ARCHITECTURAL DRAWINGS FOR MINIMUM CEILING HEIGHTS.

DUCTWORK AIR LEAKAGE SHALL NOT EXCEED FIVE (5) PERCENT AND SHALL NOT BE NOTICEABLE BY FEEL OR SOUND. DUCT SEALANTS, IF USED, SHALL BE NON-HARDENING, NON-MIGRATING MASTIC OR LIQUID ELASTIC SEALANT AND RECOMMENDED FOR THIS APPLICATION BY THE MANUFACTURER.

FLEXIBLE CONNECTIONS SHALL BE INSTALLED BETWEEN EQUIPMENT WITH FANS AND THE DUCTWORK. CONNECTIONS SHALL BE FIREPROOF AND SUITABLE FOR TEMPERATURES AND PRESSURES INVOLVED. AT LEAST 1-INCH SLACK SHALL BE ALLOWED IN THESE CONNECTIONS TO ENSURE THAT NO VIBRATION IS TRANSMITTED TO DUCTWORK.

CONNECTIONS TO EXISTING WORK: THE LOCATION AND SIZE OF EXISTING DUCTS AND PIPES COULD NOT BE READILY DETERMINED DURING DESIGN. THE APPROXIMATE SIZE AND LOCATION ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO PROVIDE DUCT TRANSITIONS AND OFFSETS AND REDUCERS OR INCREASERS IN PIPING AS NECESSARY TO PERMIT CONNECTION OF NEW DUCTS AND PIPING TO EXISTING, AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND BALANCING OF ALL SUPPLY, RETURN AND EXHAUST AIR SYSTEMS SHALL BE PERFORMED BY A FIRM CERTIFIED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) IN COMPLIANCE WITH NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING AND BALANCING OF ENVIRONMENTAL SYSTEMS." SUBMIT CERTIFIED TEST REPORTS SIGNED BY TEST AND BALANCING SUPERVISOR WHO PERFORMED TAB WORK. INCLUDE IN REPORT IDENTIFICATION AND TYPES OF INSTRUMENTS USED AND THEIR MOST RECENT CALIBRATION DATE. TAB FIRM SHALL INSPECT SYSTEMS BEFORE STARTING TESTING AND BALANCING TO ENSURE THAT ALL WORK ON THE SYSTEMS IS COMPLETED AND SHALL INFORM THE CONTRACTOR AND CONSTRUCTION MANAGER OF ANY PROBLEMS. THE REPORT SHALL ALSO INCLUDE THE RESULTS OF THE TEST OF EXHAUST SYSTEMS.

THE REPORT SHALL ALSO INCLUDE DRAWINGS IDENTIFYING DIFFUSERS, REGISTERS, GRILLES AND OTHER EQUIPMENT WITH A NUMBER OR LETTER WHICH PERMITS CROSS-REFERENCING WITH THE TABULATED REPORT. IDENTIFY IN THE REPORT, ANY PROBLEMS WHICH AFFECT THE PERFORMANCE OF THE SYSTEM TESTED.

OPERATION AND MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED IN TWO (2) BOUND COPIES FOR THE FOLLOWING EQUIPMENT:

AC'S/HP'S	FANS
PLUMBING FIXTURES	WATER HEATERS

DUCT LEAKAGE TEST CONTRACTOR SHALL SUBMIT AT FINAL INSPECTION A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <=8 CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST PER IECC SECTION 402.4.2.

DUCT SEALING PER IECC SECTION 403.2.2: ALL LONGITUDINAL AND TRANSVERSE JOINTS, SEAMS AND CONNECTIONS IN METALLIC AND NONOMETALLIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. DUCT SEALING SHALL COMPLY WITH SECTION 603.9 OF THE 2012 IMC AND SMACNA REQUIREMENTS.

PIPES AND FITTINGS:

PIPING SHALL BE STORED AND INSTALLED IN SUCH A MANNER THAT DIRT AND RAINWATER CANNOT FLUSH WASTE AND DOMESTIC WATER PIPING BEFORE TESTING. DISINFECT DOMESTIC WATER PIPE IN ACCORDANCE WITH AWWA C601 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. CONTRACTOR IS TO CONFIRM ALL EXISTING PIPE SIZES INDICATED ON DRAWINGS.

ABOVE GROUND DOMESTIC WATER - COPPER TUBE, HARD-DRAWN TEMPER, TYPE L, WROUGHT COPPER FITTINGS, TIN-ANTIMONY SOLDER.

ABOVE GROUND WASTE AND VENT - CAST-IRON SOIL PIPE; COPPER TUBE, D.W.V. TYPE OR GALVANIZED STEEL, SCHEDULE 40, DRAINAGE PATTERN FITTINGS. COPPER MAY BE USED ON VENT PIPES 2 INCHES OR SMALLER. (NO PVC PIPING IN RETURN AIR PLENUM)

UNDERGROUND DOMESTIC WATER - TYPE K OR L COPPER TUBING, SOFT/ANNEALED (ASTM B88) OR DUCTILE IRON (ASTM A377 OR AWWA C151).

UNDERGROUND SANITARY/WASTE AND VENT - CAST-IRON HUB-AND-SPIGOT SOIL PIPE, SERVICE WEIGHT.

REFRIGERANT - COPPER TUBE, HARD-DRAWN TEMPER, TYPE K, WROUGHT-COPPER SOLDER JOINT

CONDENSATE DRAINS - COPPER TUBE, HARD-DRAWN TEMPER.

PIPE INSULATION: FOR DOMESTIC COLD, HOT, RECIRCULATION AND CONDENSATE PIPING SHALL BE FIBERGLASS INSULATION, FED. SPEC. HH-1-558, FORM D, TYPE III, CLASS 12, WITH FITTING INSULATION OF FORM E, CLASS 16. THICKNESS OF INSULATION SHALL BE ONE INCH. INSULATION SHALL HAVE A MAXIMUM THERMAL K VALUE OF 0.21 BTU-IN/HR-FT2-F" AND MINIMU R-VALUE OF 3. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSULATION FOR REFRIGERANT SUCTION SHALL A BE CLOSED-CELL ELASTOMERIC THERMAL INSTALLATION WITH A FLAME SPREAD OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF 50 OR LESS. INSULATION FOR REFRIGERANT PIPING SHALL HAVE A MAXIMUM THERMAL K VALUE OF 0.25 BTU-IN/HR-FT2-F". PIPING SHALL HAVE A MINIMUM PIPE INSULATION THICKNESS PER TABLE C403.2.8 OF THE 2012 IECC. PROVIDE ALL PIPING EXPOSED TO THE WEATHER TO BE PROVIDED IN A ALUMINUM JACKET SLEEVE.

ESCUTCHEONS SHALL BE PROVIDED WHERE PIPING ENTERS WALLS OR PARTITIONS IN EXPOSED AREAS. THEY ARE TO BE CHROME PLATED.

SLEEVES SHALL BE INSTALLED FOR ALL PIPING PENETRATIONS OF WALLS AND PARTITIONS.

OTHER SLEEVES SHALL BE SHEET METAL. SEAL BETWEEN SLEEVES AND PIPE WITH LEAD AND OAKUM ON BOTH SIDES, MECHANICAL SLEEVE SEALS, OR A FIRE-RESISTANT FOAM MATERIAL INTENDED FOR THIS PURPOSE.

PIPE SUPPORTS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MSS SP-69 OR LOCAL CODES, WHICHEVER IS MORE STRINGENT. UTILIZE TRAPEZE HANGERS FOR PARALLEL RUNS OR PIPING, OTHER THAN SPRINKLER AND WASTE PIPING. COPPER PIPING SYSTEMS SHALL BE SUPPORTED ON COPPER OR COPPER-PLATED SUPPORTS. HANG PIPE FROM SUBSTANTIAL BUILDING STRUCTURE. PIPING SHALL NOT BE HUNG FROM OTHER PIPING. ALL RIGID HANGERS SHALL PROVIDE A MEANS OF VERTICAL ADJUSTMENT AFTER ERECTION. SHIELD SHALL BE PROVIDED BETWEEN HANGERS AND INSULATION.

SUPPORT OF EQUIPMENT, INCLUDING PLUMBING FIXTURES, FROM PARTITIONS SHALL REQUIRE THAT THE PARTITIONS BE REINFORCED BY PROVIDING BACK-TO-BACK STUDS OR A WOOD STUD WITHIN THE METAL STUD AT EACH SUPPORT POINT. THE REINFORCEMENT SHALL EXTEND FROM THE FLOOR TO THE TOP OF THE PARTITION.

VALVES:

DOMESTIC WATER - SOLDER END, CLASS 125, BRONZE BODY, SCREWED BONNET, RISING STEM, SOLID WEDGE FOR GATE VALVES AND COMPOSITION DISC FOR GLOBE VALVES.

TEST WATER, WASTE AND NATURAL GAS PIPING IN ACCORDANCE WITH LOCAL CODES OR UTILITY COMPANY REQUIREMENTS. DOMESTIC WATER PIPING IS TO BE PRESSURE TESTED AT 150% OF OPERATING PRESSURE FOR TWO HOURS.

IDENTIFICATION SHALL BE PROVIDED FOR ALL PIPING AND EQUIPMENT. USE STENCILS OR PRESSURE SENSITIVE LABELS TO CLEARLY IDENTIFY MATERIALS WITHIN PIPE AND DIRECTION OF FLOW. PRESSURE SENSITIVE LABELS SHALL ALSO BE FASTENED TO PIPES WITH TAPE AROUND THE PIPE. USE STENCILS TO LABEL EQUIPMENT WITH THE NAME OF THE EQUIPMENT INDICATED ON THE PLANS. LETTER SIZE, COLOR, AND LOCATION SHALL BE SUCH THAT MARKER IS CLEARLY VISIBLE FROM THE FLOOR.

PLUMBING FIXTURES:

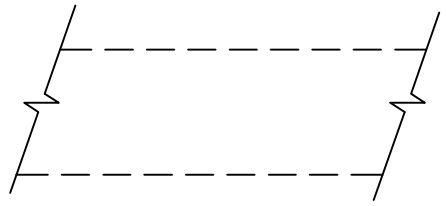
PLUMBING FIXTURES SPECIFICATIONS TO BE PROVIDED BY TENANT/ARCHITECT.

SEQUENCE OF OPERATIONS:

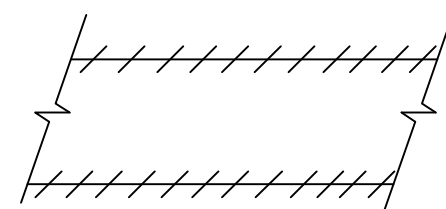
AC-1, HP-1, AC-2, HP-2, AC-3, HP-3.
PROVIDE WITH 7-DAY PROGRAMMABLE THERMOSTAT.

BLOWER TEST:

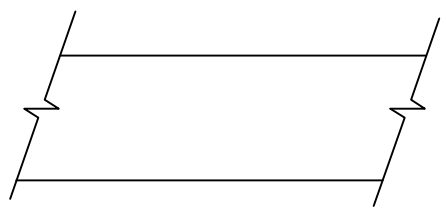
CONTRACTOR TO PROVIDE BLOWER TEST.



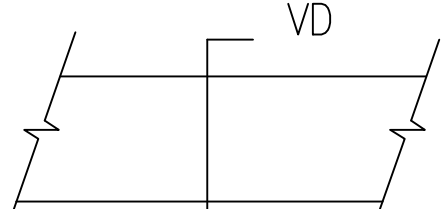
EXISTING DUCT AND ACCESSORIES TO REMAIN



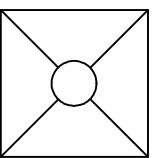
EXISTING DUCT OR EQUIPMENT AND ACCESSORIES TO BE REMOVED



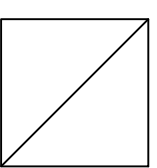
NEW OR RELOCATED DUCTWORK



MANUAL VOLUME DAMPER



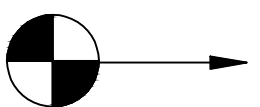
NEW OR RELOCATED SUPPLY AIR DIFFUSER



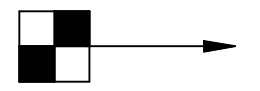
RETURN/EXHAUST AIR



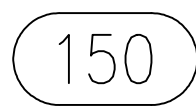
FLEXIBLE ROUND DUCT



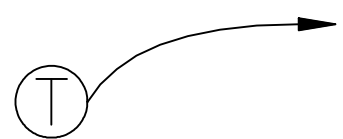
POINT OF CONNECTION, NEW TO EXISTING



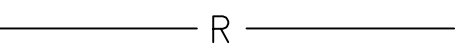
POINT OF DEMOLITION



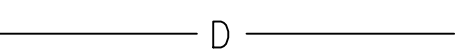
AIR QUANTITY IN CUBIC FEET PER MINUTE (CFM)



THERMOSTAT



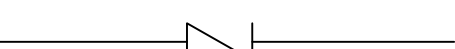
REFRIGERANT PIPE



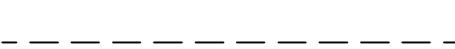
CONDENSATE DRAIN



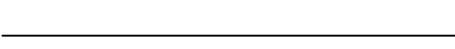
GATE VALVE



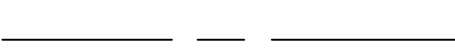
CHECK VALVE



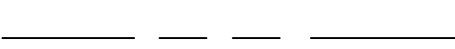
VENT PIPE



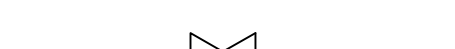
WASTE PIPE



COLD WATER PIPE



HOT WATER PIPE



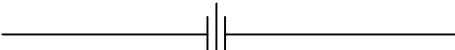
GATE VALVE



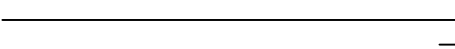
BACKFLOW PREVENTER



FIXTURE STOP



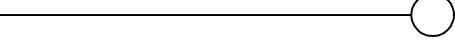
UNION



CAPPED PIPING



PIPE DOWN



PIPE UP

BTUH
GPM
KW
O.A.
S.F.
S.P.

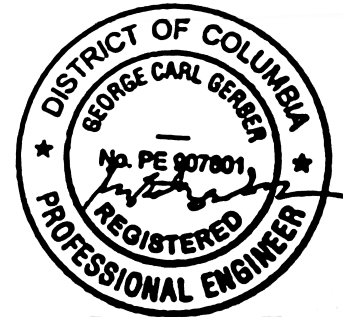
BRITISH THERMAL UNITS PER HOUR
GALLONS PER MINUTE
KILOWATTS
OUTSIDE AIR
SQUARE FOOT
STATIC PRESSURE

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

"I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGN INCLUDED IN THIS PERMIT SUBMISSION MEETS ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA AND THE STATE OF MARYLAND. I HAVE DIRECTLY SUPERVISED THE DEVELOPMENT OF THIS DESIGN AND I AM A LICENSED PROFESSIONAL ENGINEER IN THIS JURISDICTION." (DCM&E SEC. 105.3.10.3)

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



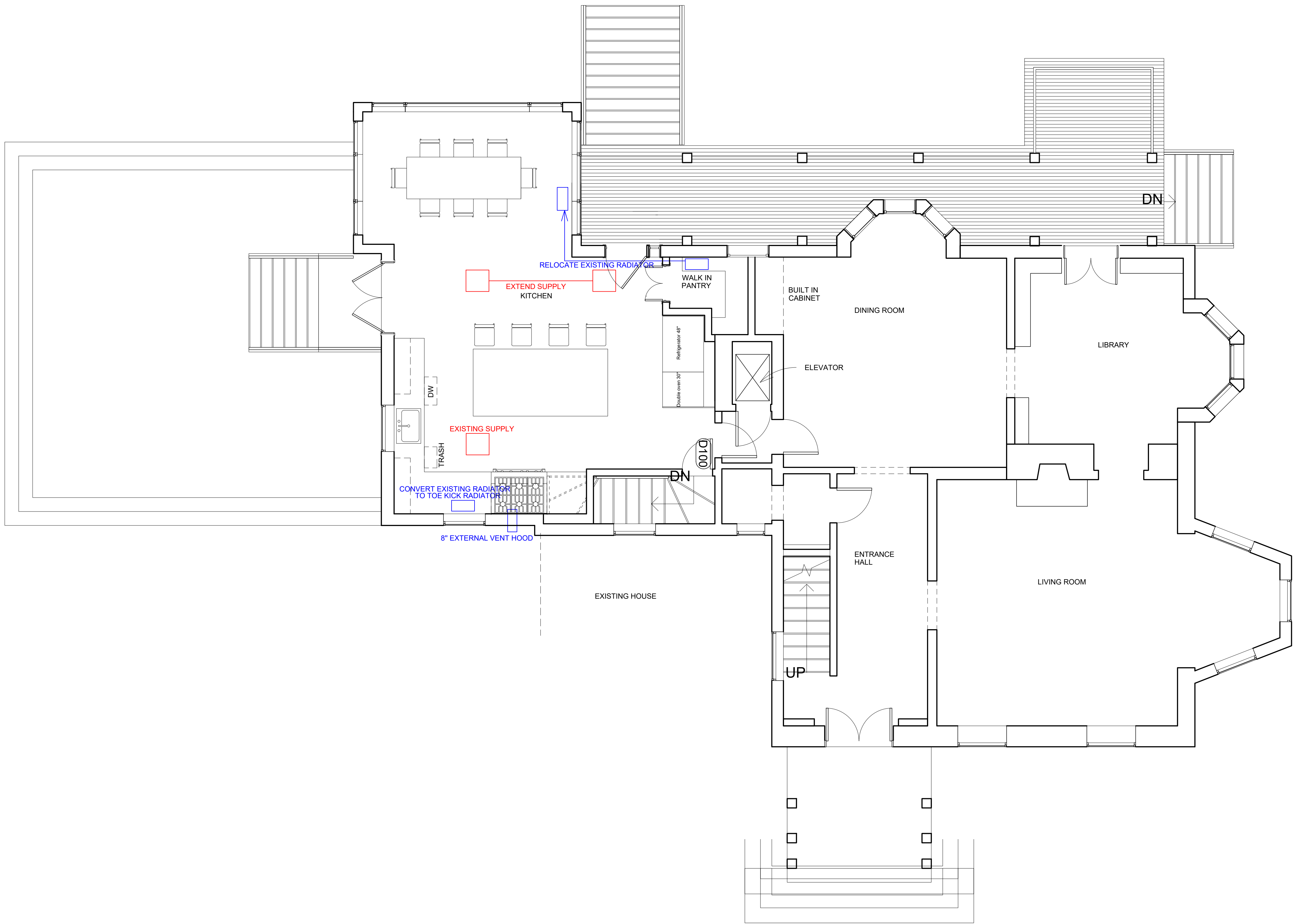
ADDITION AND INTERIOR RENOVATION

MP 000
MECHANICAL
LEGEND & SPEC.'S

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

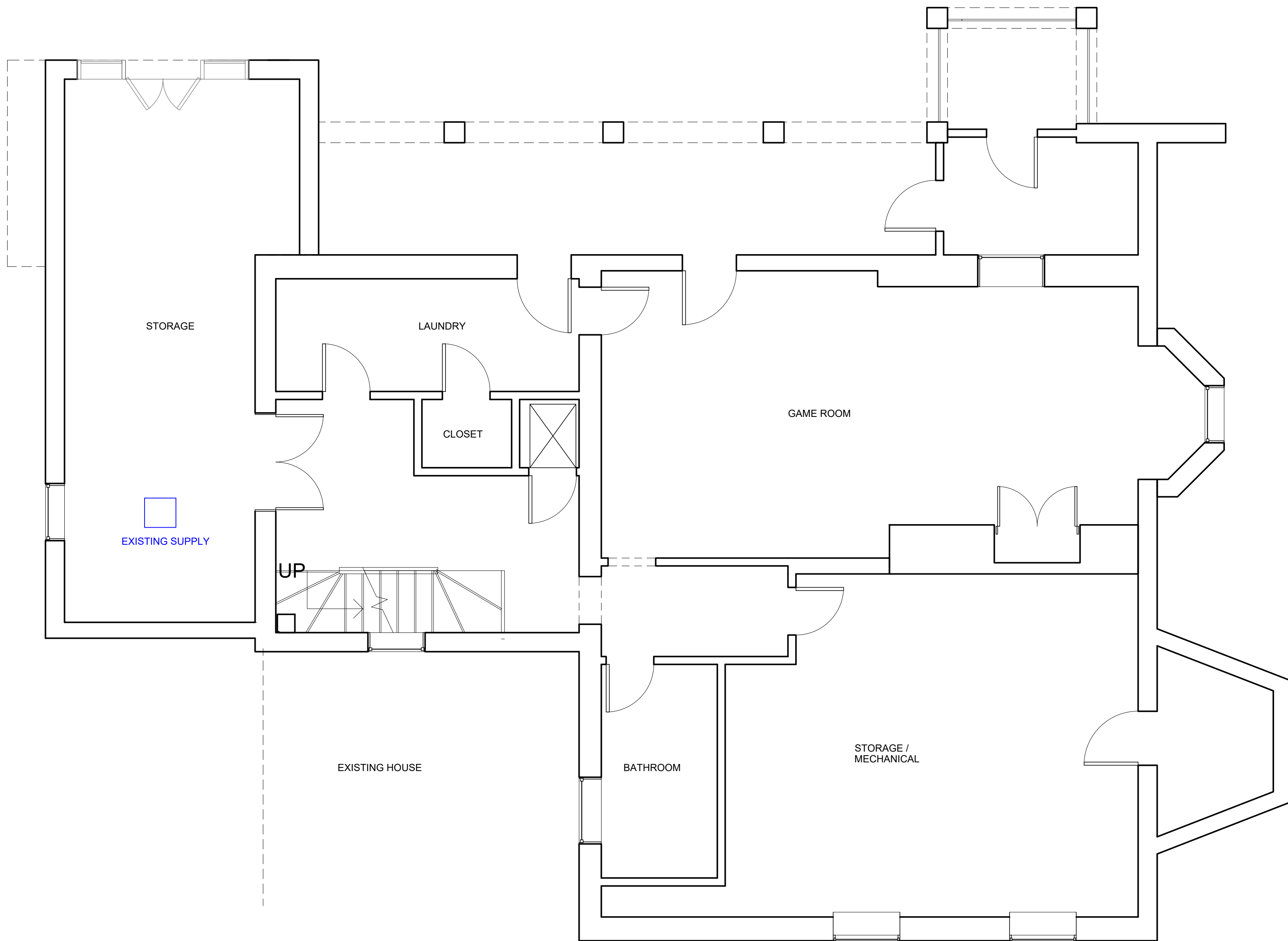
NOTES THIS SHEET

1. EXTENT EXISTING KITCHEN SUPPLY TO NEAR DINING ROOM.
2. RELOCATE RADIATOR FROM PANTRY AREA TO DINING ROOM.
3. CONVERT EXISTING RADIATOR TO TOE KICK RADIATOR.
4. EXHAUST VENT FOR STOVE TO VENT THROUGH SIDE WALL. AUTOMATIC AIR INTAKE TO EXISTING SYSTEM.

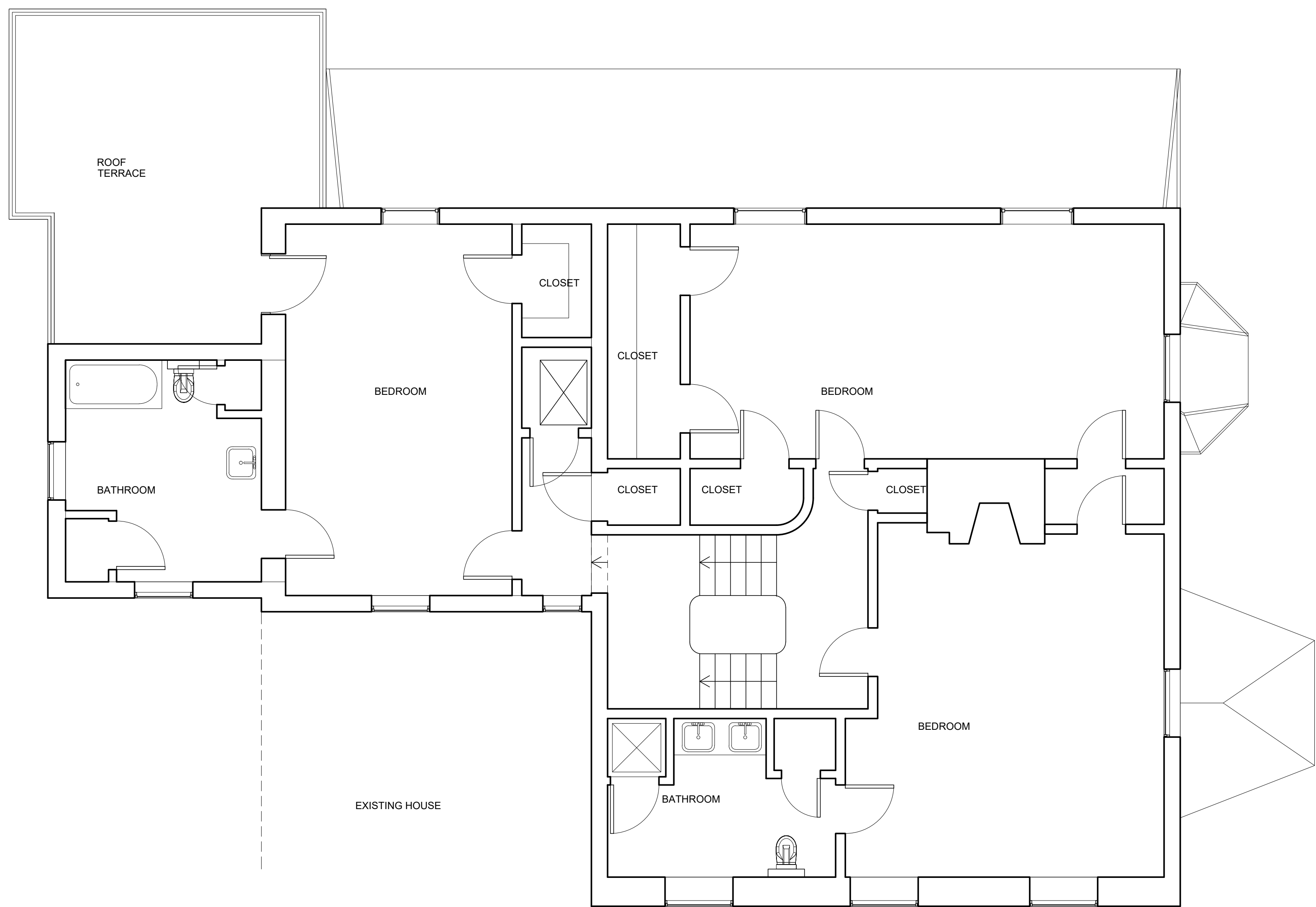


2 PROPOSED LEVEL 1
SCALE 1/4" = 1'-0"

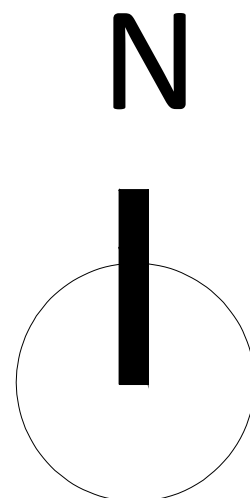
ENGINEERING



1 PROPOSED BASEMENT
SCALE 1/4" = 1'-0"



3 PROPOSED LEVEL 2
SCALE 1/4" = 1'-0"

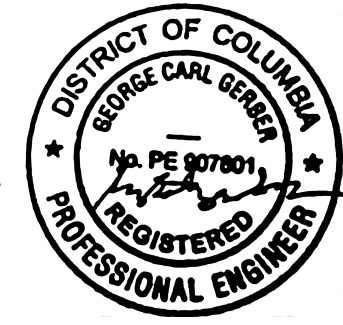


ADDITION AND INTERIOR RENOVATION

M 001
MECHANICAL PLANS

STEPHANE CARNOT RESIDENCE
3259 R ST NW
WASHINGTON, DC 20007

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



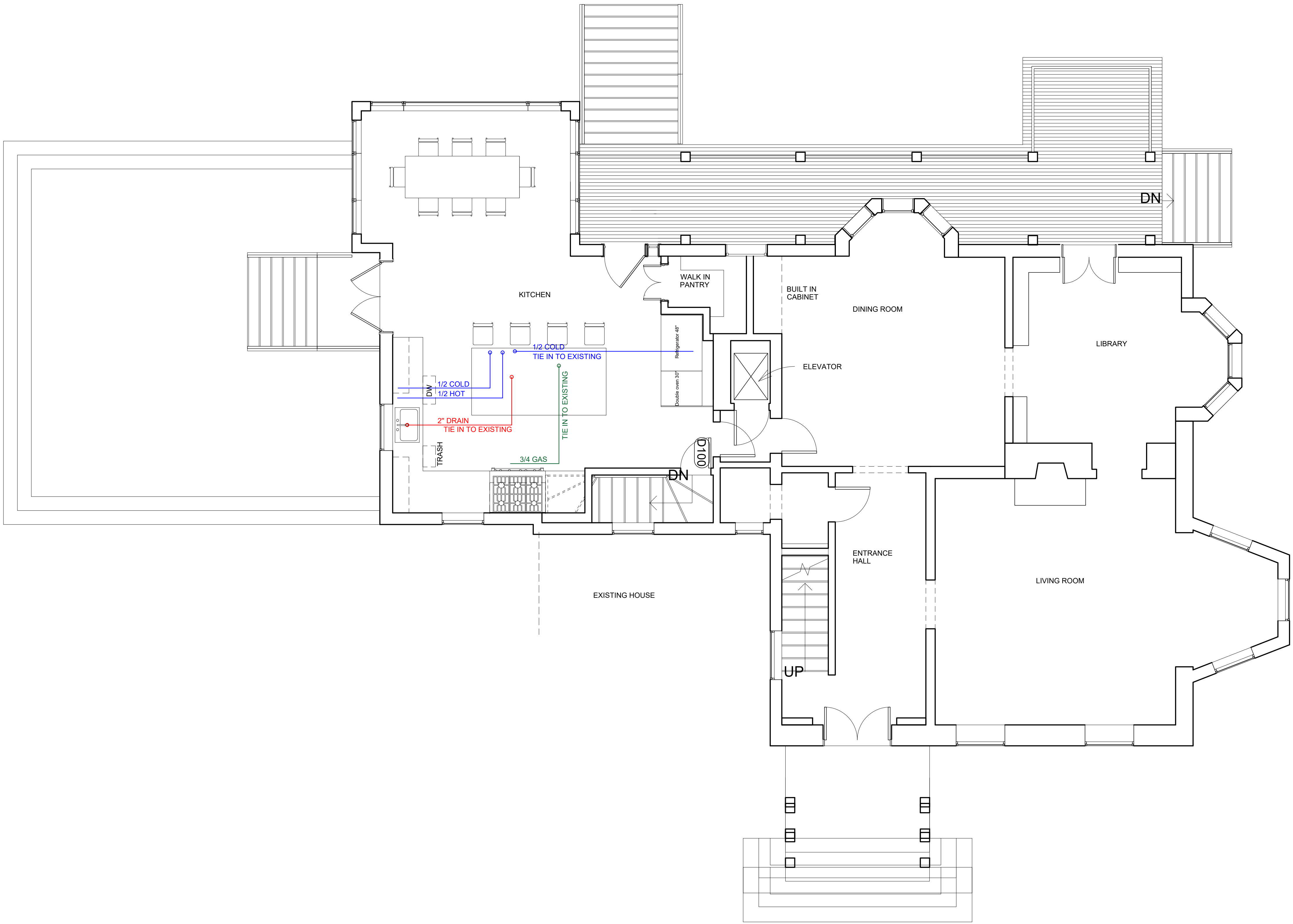
Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

"I AM RESPONSIBLE FOR DETERMINING THAT THE
ENGINEERING DESIGNS INCLUDED IN THIS
SUBMISSION COMPLY WITH ALL APPLICABLE
LAWS AND REGULATIONS OF THE DISTRICT OF
COLUMBIA AND THE STATE OF MARYLAND.
I HAVE REVIEWED THE SUBMISSION FOR
DIRECT SUPPLY, THE DEVELOPMENT OF
CERTIFICATION.
(DCMAR SEC. 105.3.1.03.3)

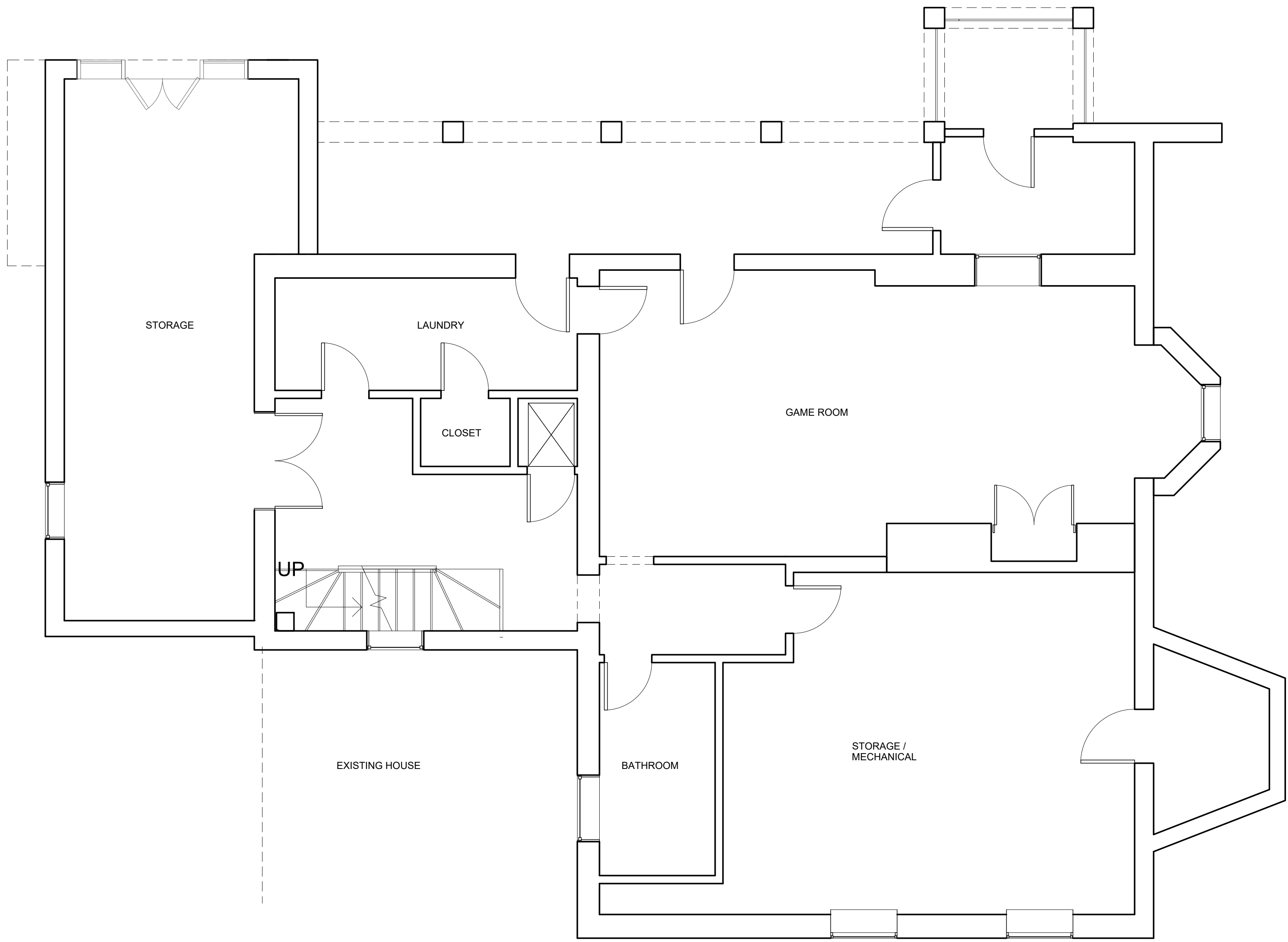
DCRA STAMP

NOTES THIS SHEET

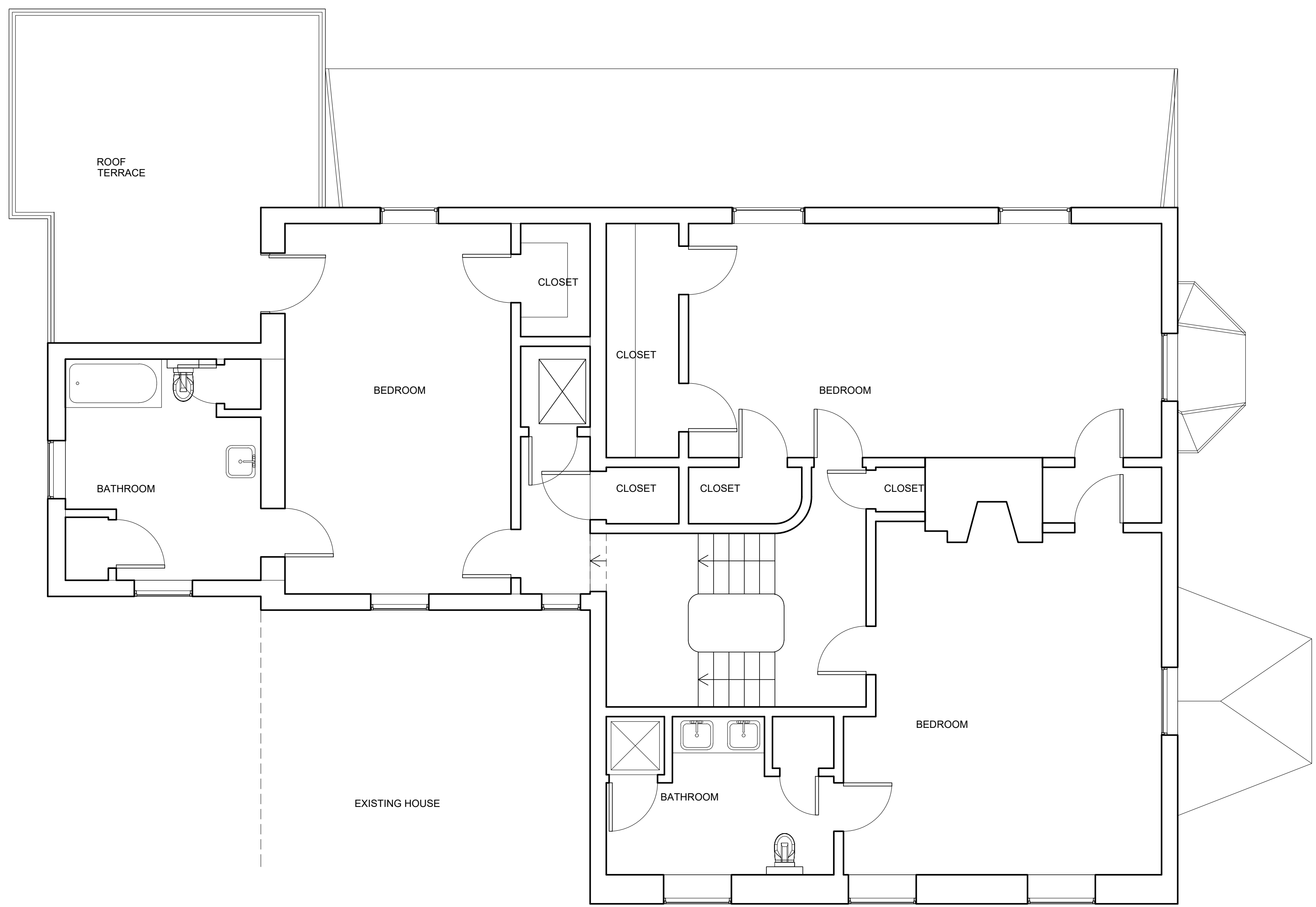
1. EXTEND WATER AND DRAIN LINES FROM EXISTING KITCHEN SINK TO NEW LOCATION.



2 PROPOSED LEVEL 1
SCALE 1/4" = 1'-0"



1 PROPOSED BASEMENT
SCALE 1/4" = 1'-0"



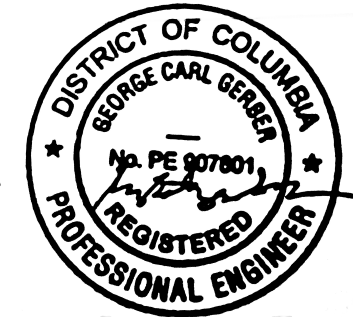
3 PROPOSED LEVEL 2
SCALE 1/4" = 1'-0"

DCRA STAMP

Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021

I AM RESPONSIBLE FOR DETERMINING THAT THE
ENGINEERING DESIGNS INCLUDED IN THIS
SUBMISSION COMPLY WITH ALL APPLICABLE
LAW AND REGULATIONS OF THE DISTRICT OF
COLUMBIA AND THE STATE OF MARYLAND.
I AM NOT PROVIDING ANY GUARANTEE OR
WARRANTY FOR THE DEVELOPMENT OF
THESE DESIGNS.
CERTIFICATION
(DCMR SEC. 105.3.10.3)

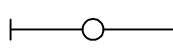




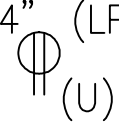





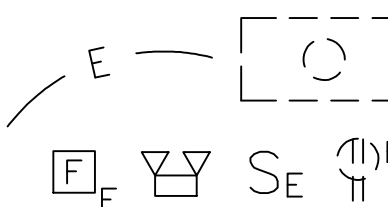


001 ADDITION AND INTERIOR RENOVATION

P 001

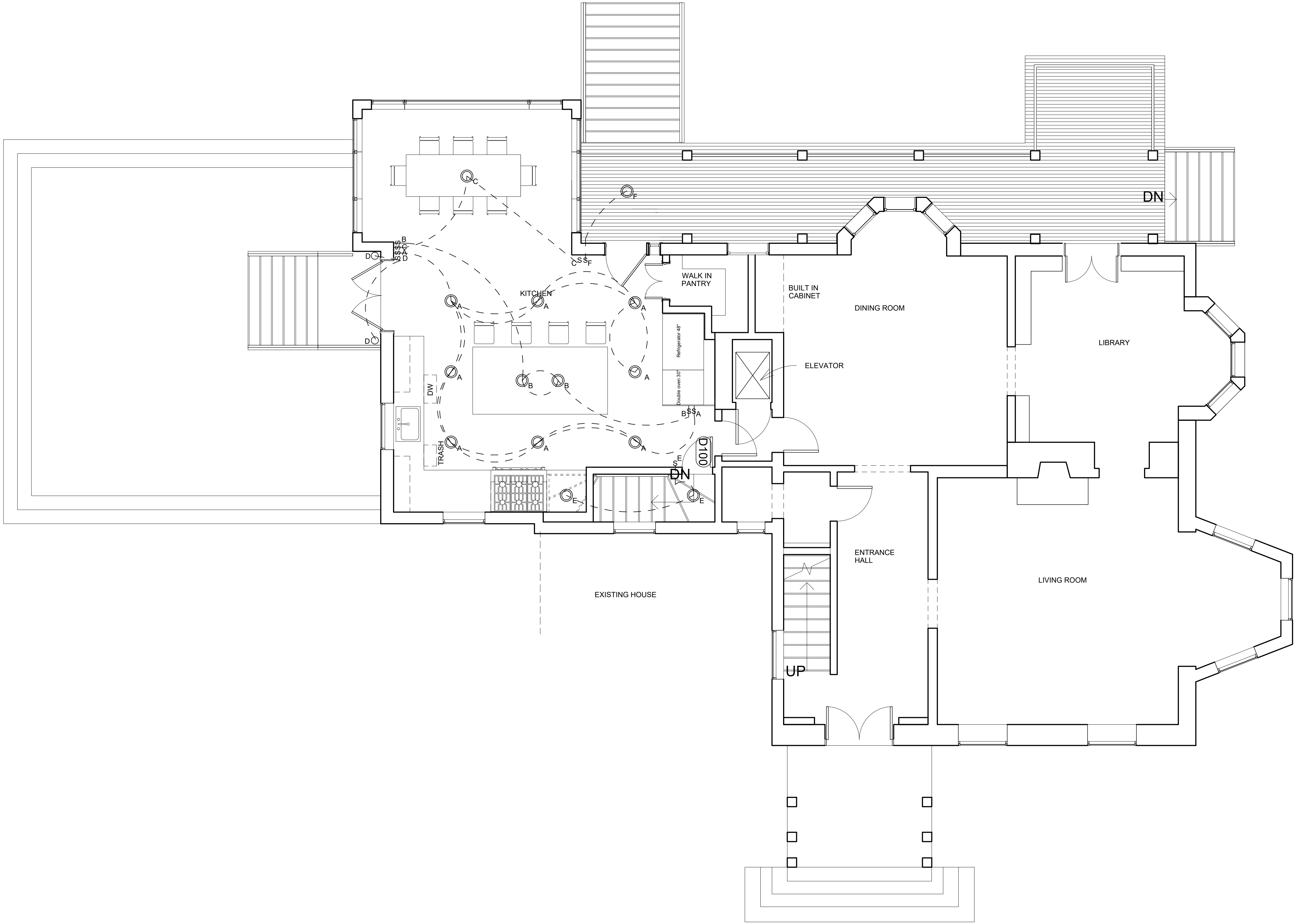
PLUMBING PLANS
SCHEDULES
AND DETAILS

STEPHANE CARNOT RESIDENCE
3259 R St NW
WASHINGTON, DC 20007

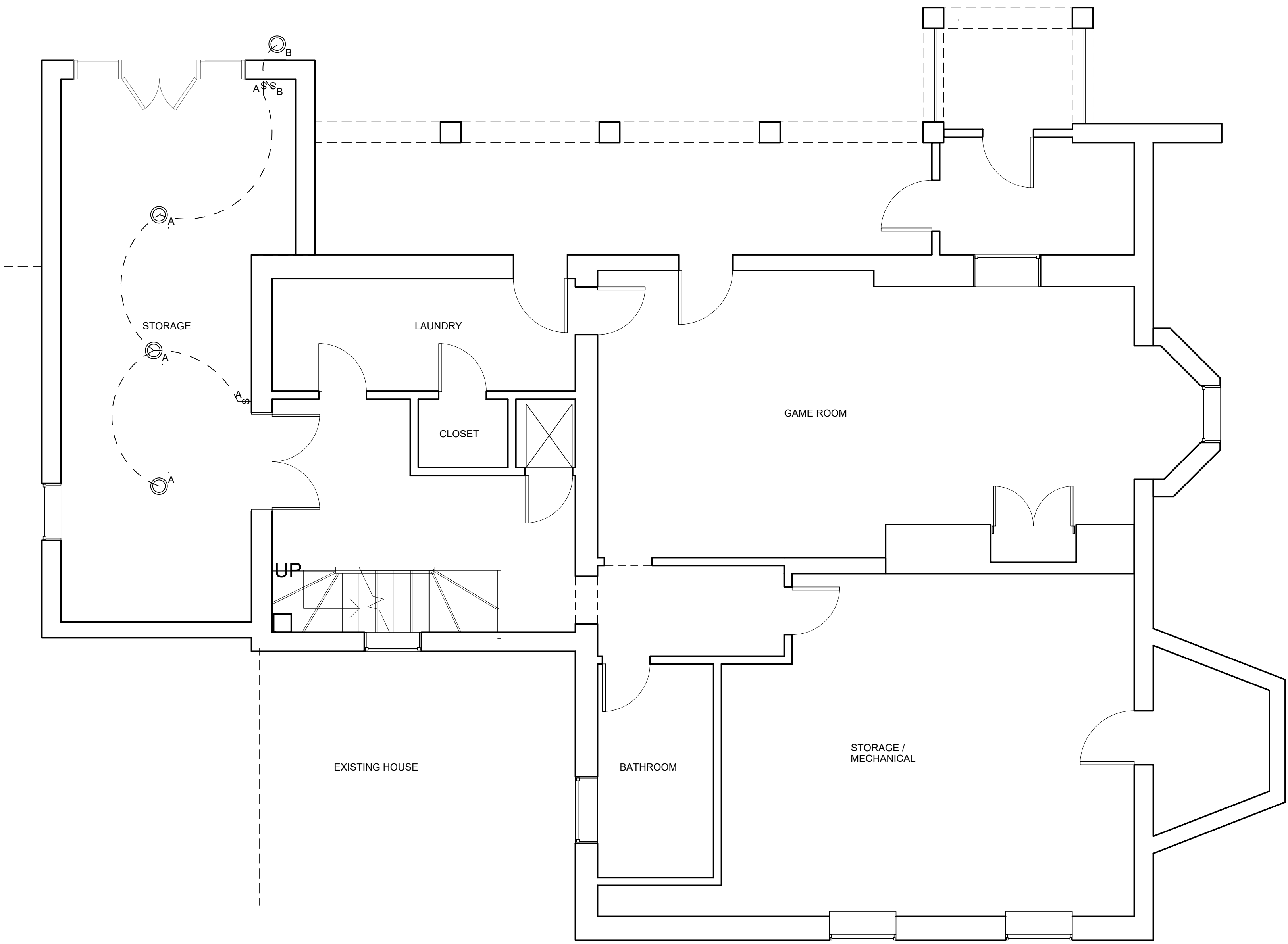
		ELECTRICAL SPECIFICATIONS		ELECTRICAL LEGEND		DCRA STAMP		
1. SCOPE OF WORK INCLUDES FURNISHING AND INSTALLING FIRST-CLASS WORKING SYSTEMS, TESTED READY FOR OPERATION, COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE INSTALLATION IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS.		19. THERMAL INSULATION SHALL BE INSTALLED NEAR FLUSH OR RECESSED LIGHTING FIXTURES IN ACCORDANCE WITH NEC 410-66.		LIGHTING				
2. COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.		THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR TO INSURE THAT ALL RECESSED LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. LIGHTING FIXTURES SHALL NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.						
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE (NEC), 2012 IBC & UL AND ALL LOCAL CODES HAVING JURISDICTIONAL AUTHORITY.		LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILINGS SHALL BE SUPPORTED BETWEEN MAIN CHANNELS OR TEES OF CEILING SUSPENSION SYSTEM AND SUPPORTED INDEPENDENTLY OF CEILING MATERIALS.				INCANDESCENT, COMPACT FLUORESCENT OR H.I.D. LIGHTING FIXTURE, CEILING-MOUNTED.		
3. SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.		ALL LIGHT FIXTURES INSTALLED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.		(LPS-5) 		LED LIGHTING FIXTURE, WALL-MOUNTED. A - SUBLETTER DENOTES FIXTURE TYPE LPS-5 - NUMBER DENOTES CIRCUIT #		
4. SUBMIT SIX COPIES OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW.		MAJOR ITEMS OF ELECTRICAL EQUIPMENT AND MAJOR COMPONENTS SHALL BE PROVIDED WITH AN IDENTIFICATION NAMEPLATE AS INDICATED. ALL NAMEPLATES SHALL BE MADE OF LAMINATED PLASTIC WITH BLACK OUTER LAYERS AND A WHITE CORE. EDGES SHALL BE CHAMFERED. PLATES SHALL BE FASTENED WITH SCREWS OR APPROVED NON-ADHESIVE METAL FASTENERS.				INCANDESCENT OR COMPACT FLUORESCENT LIGHTING FIXTURE, WALL WASHER.		
a. SUBMITTAL DATA MUST SHOW MANUFACTURER'S NAME, PUBLISHED RATINGS OR CAPACITY DATA AND OTHER PERTINENT DATA. SUBMITTALS ARE REQUIRED FOR BUT ARE NOT LIMITED TO THE FOLLOWING ITEMS:		a. THE FOLLOWING EQUIPMENT, AS A MINIMUM, SHALL BE PROVIDED WITH IDENTIFICATION NAMEPLATES:		LIGHTING FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE.				
1) PANELBOARDS AND SERVICE EQUIPMENT		MINIMUM 1/4 INCH LETTERS		SWITCHES *				
2) CIRCUIT BREAKERS		1) PANELBOARDS		S ₀		SINGLE-POLE SWITCH, 48" A.F.F. SUBLETTER DENOTES ITEM CONTROLLED WHEN INDICATED.		
3) LIGHTING FIXTURES		2) SAFETY SWITCHES		S ₂		TWO-POLE SWITCH, 48" A.F.F.		
4) SAFETY SWITCHES & WIRING DEVICES				S ₃		THREE-WAY SWITCH, 48" A.F.F.		
5) COMBINATION SMOKE/CARBON MONOXIDE ALARMS				S ₄		FOUR-WAY SWITCH, 48" A.F.F.		
5. PROVIDE AS BUILT DRAWINGS TO OWNER AT END OF PROJECT.				S _M		FRACTIONAL OR INTEGRAL HORSEPOWER MANUAL MOTOR STARTER WITH OVERLOAD PROTECTION. MOUNT IN NEMA 1 ENCLOSURE, AS REQUIRED U.O.N.		
6. CONTRACTOR SHALL GUARANTEE ALL ELECTRICAL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.						DIMMER SWITCH, 48" A.F.F. PROVIDE SWITCH COMPATIBLE WITH LIGHT FIXTURE AND LAMP SPECIFIED.		
7. COORDINATE WORK CLOSELY WITH ALL TRADES.				RECEPTACLES *				
CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.		21. SUBMIT MANUFACTURER CERTIFICATION THAT PRODUCT CONFORMS WITH NEMA, ANSI AND FEDERAL SPECIFICATIONS. FAILURE TO SUBMIT THIS CERTIFICATION VOIDS THIS APPROVAL.		24" (LP-5) 		DUPLEX RECEPTACLE, 18" A.F.F. 24" - DENOTES MOUNTING HEIGHT IF OTHER THAN 18" LP-5 - NUMBER DENOTES CIRCUIT # (U) - SUBNOTE DENOTES USB/DUPLEX COMBO		
REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT.		22. PROVIDE ALL ELECTRICAL DEMOLITION WORK NECESSARY TO INSTALL NEW WORK. ELECTRICAL CONTRACTOR SHALL REROUTE AND RECONNECT ANY CIRCUITS THAT REMAIN IN USE BUT INTERFERE WITH NEW CONSTRUCTION.				GROUND FAULT INTERRUPTER RECEPTACLE, 46" A.F.F.		
REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING EQUIPMENT.		23. ALL EXISTING CONDUITS, THAT WILL NOT BE REUSED, SHALL BE REMOVED WHERE THEY WILL BE EXPOSED AFTER COMPLETION OF CONSTRUCTION. ALL OTHERS MAY BE ABANDONED IN CEILING, WALLS OR BELOW FLOORS. CONTRACTOR SHALL REMOVE ALL WIRING FROM ABANDONED CONDUITS, DISCONNECT FROM ALL POWER SOURCES, AND PROVIDE BLANK PLATES ON ALL ABANDONED OUTLETS. CUT OFF ALL ABANDONED CONDUITS 2 INCHES BELOW FINISHED FLOOR AND GROUT FLUSH.				DUPLEX RECEPTACLE, WEATHERPROOF, 18" A.F.F. OR 6" ABOVE ROOF DECK.		
8. KEEP ALL WORK AREAS CLEAN. CLEAN ALL EQUIPMENT, ETC., PRIOR TO FINAL PAINTING AND AT COMPLETION OF PROJECT.		24. MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN OR PORTIONS THEREOF AFFECTED BY NEW WORK.				DUPLEX RECEPTACLE, MOUNT ON FLUSH FLOOR BOX AS INDICATED.		
9. ALL CUTTING AND PATCHING FOR ELECTRICAL WORK SHALL BE PAID FOR BY THE ELECTRICAL CONTRACTOR BUT PERFORMED BY THE CONTRACTOR WHOSE WORK IS CUT OR PATCHED.		25. ALL MATERIALS REMOVED UNDER DEMOLITION (AND NOT TO BE RELOCATED) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE.				DOUBLE DUPLEX RECEPTACLE IN TWO GANG BOX, 18" A.F.F.		
10. PROVIDE CONDUIT AND WIRING UP TO AND INCLUDING STARTERS, CONTROLLERS, DISCONNECT SWITCHES OR JUNCTION BOXES FOR MECHANICAL EQUIPMENT, UNLESS OTHERWISE INDICATED. STARTERS, CONTROLLERS, CONTROL WIRING AND FINAL CONNECTION TO EQUIPMENT SHALL BE BY ELECTRICAL CONTRACTOR, EXCEPT FOR STARTERS, FACTORY INSTALLED AS AN INTEGRAL COMPONENT OF THE EQUIPMENT.		26. CONTRACTOR SHALL EXERCISE CARE IN REMOVING DEMOLITION ITEMS AND SHALL REPAIR OR REPLACE, AT HIS COST, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND EQUIPMENT TO REMAIN.				SWITCHED RECEPTACLE, DUPLEX IN TWO GANG BOX, 18" A.F.F. TOP RECEPTACLE SWITCHED WITH WALL SWITCH. BOTTOM RECEPTACLE CONNECTED TO UNSWITCHED HOT LEG OF CIRCUIT.		
11. WIRE SHALL BE COPPER, 600 VOLT INSULATION, MINIMUM AWG. #12, TYPE THW, THWN, THHN, OR XHHW, AS APPLICABLE. SIZES SHALL NOT BE LESS THAN INDICATED. BRANCH CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG.. CONDUCTOR FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 100 FEET LONG FROM PANEL TO LOAD, SHALL NOT BE SMALLER THAN #10 AWG. CLASS 1 REMOTE CONTROL AND SIGNAL CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #14 AWG. CLASS 2 REMOTE CONTROL AND SIGNAL CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #16 AWG.		27. DRAWINGS ARE BASED ON EXISTING PLANS AND FIELD INVESTIGATION WITHOUT DEMOLITION. CONTRACTOR SHALL VISIT THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND SHALL EXAMINE ALL RELATED DRAWINGS TO AVOID CONFLICTS.		RAYCEWAY WIRING				
12. ALL WIRING SHALL BE IN CONDUIT, MINIMUM SIZE 1/2 INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC. ALL CONDUITS IN WET OR DAMP LOCATIONS SHALL BE RIGID GALVANIZED STEEL OR SCHEDULE 40 PVC. ALL OTHERS MAY BE EMT UNLESS OTHERWISE INDICATED.		28. SCHEDULE WORK IN EXISTING BUILDING AT TIMES CONVENIENT TO OWNER.		PANELBOARD. 240V, 1Ø, 3W, SURFACE MOUNTED.				
a. AT THE OPTION OF THE CONTRACTOR, AND IF LOCAL AUTHORITY HAVING JURISDICTION ALLOWS THE USE OF FLEXIBLE METAL CONDUIT, ARMORED CABLE, OR METAL-CLAD CABLE, THEN THE CONTRACTOR MAY USE THIS WIRING METHOD IN COMPLIANCE WITH APPLICABLE CODES.		29. OWNER FURNISHED EQUIPMENT: THE CONTRACTOR SHALL ROUGH-IN THIS EQUIPMENT AND SHALL MAKE CONNECTIONS TO THIS EQUIPMENT TO MAKE IT OPERATE AS INTENDED, INCLUDING PROVIDING MISCELLANEOUS ITEMS SUCH AS PLUGS, RECEPTACLES, WIRE, CABLE, CONDUIT, FLEXIBLE CONDUIT, AND OUTLET BOXES OR FITTINGS.		PANELBOARD. 240V, 1Ø, 3W, FLUSH MOUNTED.				
b. USE MAXIMUM 6 FOOT LENGTHS OF FLEXIBLE CONDUIT FOR FINAL CONNECTIONS TO LUMINAIRES, FOR EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT, AND FOR ALL MOTORS. USE LIQUIDTIGHT TYPE IN WET OR DAMP LOCATIONS. INSTALL SEPARATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.		30. BALANCE LOADS: WITHIN 30 DAYS AFTER FINAL ACCEPTANCE, CONDUCT LOAD-BALANCING MEASUREMENTS AND CIRCUIT CHANGES AS FOLLOWS:		BRANCH CIRCUIT WRING RUN CONCEALED IN WALLS AND/OR ABOVE CEILINGS EXCEPT IN EXPOSED CONSTRUCTION AREAS. ARROWHEADS INDICATE NUMBER OF CIRCUITS IN RUN. CROSSMARKS INDICATE NUMBER OF CONDUCTORS IF OTHER THAN TWO. FLAGGED CROSSMARK INDICATES GROUNDING CONDUCTOR. RUNS WITHOUT CROSSMARKS INDICATE MINIMUM 2 #12 + #12G., IN 1/2" CONDUIT.				
13. ALUMINUM WIRE OF EQUAL AMPACITY MAY BE USED FOR CONDUCTORS #2 AND LARGER AT THE OPTION OF THE CONTRACTOR		a. PERFORM MEASUREMENTS DURING PERIOD OF NORMAL WORKING LOADS AS ADVISED BY THE OWNER.		TELEPHONE WIRING TO TELEPHONE BACKBOARD.				
a. SHOULD THE CONTRACTOR ELECT TO USE THE ALUMINUM OPTION, ALL ALUMINUM TERMINATORS SHALL BE MADE WITH COMPRESSION TYPE CONNECTORS.		b. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.		BRANCH CIRCUIT WRING OR CONDUIT TURNED UP.				
b. TERMINATIONS UNDER SET SCREW LUGS IN PANELBOARDS, DISCONNECT SWITCHES, ETC. SHALL BE MADE WITH BURUNDY "HY-PLUG" PLUG TYPE COMPRESSION SLEEVE CONNECTORS.		c. TOLERANCE: DIFFERENCE BETWEEN PHASE LOADS SHALL NOT EXCEED 20 PERCENT AT ANY ONE PANELBOARD. RE-BALANCE AND RE-CHECK AS REQUIRED, TO MEET THIS MINIMUM REQUIREMENT.		BRANCH CIRCUIT WRING OR CONDUIT TURNED DOWN.				
c. ALL COMPRESSION CONNECTIONS SHALL BE MADE WITH A TOOL SPECIFICALLY APPROVED FOR THE USE AND CONNECTOR BEING USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.		31. THESE SPECIFICATIONS AND ASSOCIATED DRAWINGS COMPLIMENT THE EXISTING BASE BUILDING SPECIFICATIONS AND STANDARDS. ANY DISCREPANCY BETWEEN THEM, THE MOST CONSTRAINING DETAIL OR SPECIFICATION WILL RULE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, REQUESTING A RULING. THE ENGINEER SHALL HAVE THE FINAL WORD.		PANEL AND CIRCUIT NUMBER. PROVIDE BRANCH CIRCUIT WRING AND CONNECT TO PANEL INDICATED.				
14. ALL CONDUITS SHALL BE RUN CONCEALED ABOVE CEILINGS, IN WALLS, AND IN OR BELOW FLOORS. EXPOSED CONDUITS SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING CONSTRUCTION. FINISH SHALL MATCH EXPOSED SURFACES.		32. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.		MISCELLANEOUS				
15. PROVIDE UPDATED PRINTED PANEL DIRECTORY IN EACH PANEL AFTER COMPLETION OF WORK.		33. CONSULT ARCHITECTURAL AND STRUCTURAL PLANS FOR CONSTRUCTION DETAILS, HEADROOM, ROOM FINISHES, CEILINGS, ETC.		DISCONNECT SWITCH, VOLTS, AMPS AND POLES AS NOTED. FSS = FUSIBLE, NFSS = NON-FUSIBLE.				
16. DISCONNECT SWITCHES SHALL BE G.E., TYPE TH.		34. SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.		TELEPHONE OUTLET, 18" A.F.F., U.O.N. 4" SQUARE BOX WITH SINGLE GANG RING AND PULL STRING TO CEILING SPACE. (VERIFY EXACT LOCATION WITH OWNER.)				
17. WIRING DEVICE PLATES IN FINISHED AREAS SHALL BE TYPE 430 STAINLESS STEEL. SATIN FINISH, .035 GAUGE FOR DEVICES INDICATED. PLATES SHALL BE ZINC-COATED SHEET STEEL IN UNFINISHED AREAS.		35. CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANEL AND BALANCE THE LOAD ON THE PHASES UNDER NORMAL OPERATING CONDITIONS.		TELEPHONE BACKBOARD, DIMENSIONS ON DRAWING. 3/4" PLYWOOD PAINTED DARK GREY.				
a. RECEPTACLES AND SWITCHES: GENERAL - ALL DEVICES SHALL BE SPECIFICATION GRADE OR BETTER - COLOR TO MATCH EXISTING OR TO SUIT ARCHITECT/OWNER.		36. CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT, AND BRING TO THE ATTENTION OF THE ARCHITECT ONLY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.		DATA OUTLET, 18" A.F.F., U.O.N. 4" SQUARE BOX WITH SINGLE GANG RING AND PULL STRING TO CEILING SPACE. (VERIFY EXACT LOCATION WITH OWNER.)				
DUPLEX RECEPTACLES SHALL BE 2P, 3W, GROUNDED 20A, 120 VOLT (NEMA 5-20R) P & S #5350-SI (IVORY).		37. CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.		MOTOR.				
GFI RECEPTACLES SHALL BE 2P, 3W, GROUNDED, 20A, 120 VOLT (NEMA 5-20R) P & S #2091-SI (IVORY).		38. HORSEPOWER RATINGS INDICATED ON DRAWING MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.		JUNCTION BOX, CEILING MOUNTED.				
SPECIAL RECEPTACLES SHALL BE SPECIFICATION GRADE, NEMA CONFIGURATION AS INDICATED.		39. CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGED TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT TO ACTUALLY BE INSTALLED CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS AT NO ADDITIONAL CHARGE TO THE OWNER.		JUNCTION BOX, WALL MOUNTED.				
SINGLE RECEPTACLES SHALL BE 2P, 3W, GROUNDED, 20A, 125V (NEMA 5-20R) P & S #5351-I (IVORY).		40. CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.		EQUIPMENT CONNECTION.				
SWITCHES SHALL BE 120/277 VOLT, SINGLE POLE TOGGLE #521-I (IVORY); THREE WAY TOGGLE P & S #521-I (IVORY).		41. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL WIRE OR FISH TAPE/CORD.		UNIT MULTI-STATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR WITH AUDIBLE ALARM MINIMUM SOUND PRESSURE LEVELS OF 70 dBA AT SLEEPING AREA PILLOW. PROVIDE TWO SEPARATE ALARM/VOICE MESSAGE WARNING SYSTEMS FOR "FIRE" AND FOR "CARBON MONOXIDE" DETECTION. POWERED BY 120V AC WIRE-IN CONNECTOR AND 9V BATTERY BACK-UP. ALL ALARMS SHALL BE WIRED INTERCONNECTED TO ALL ALARM DEVICE IN UNIT.				
SINGLE POLE MANUAL MOTOR CONTROLLER EQUAL TO P & S #20AC2-HP.				DEMOLITION				
18. LIGHTING FIXTURES AND OTHER EQUIPMENT SPECIFIED SHALL BE AS INDICATED ON THE DRAWINGS OR BUILDING STANDARD.						TYPICAL EXISTING EQUIPMENT TO REMAIN (U.O.N. ON DRAWING) SHOWN FOR REFERENCE ONLY, SHALL BE INDICATED WITH DASHED LINES, AND/OR THE SUBSCRIPT LETTER 'E' U.O.N. SYMBOL SUBSCRIPT DESCRIPTIONS NOTED BELOW ARE APPLICABLE TO ALL DEVICES AND/OR EQUIPMENT.		
				R		RELOCATED		
				N		NEW		
				X 'OR' ///		TO BE REMOVED		
E	000	ADDITION AND INTERIOR RENOVATION						
ELECTRICAL LEGEND & SPEC.'S								
		Better Space, LLC 4511 Chesapeake St NW Washington DC 20016						
		PERMIT SUBMISSION REVIEWSET: February 11, 2021						
		DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES REGISTERED PROFESSIONAL ENGINEER						
		*I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGN INCLUDED IN THIS DOCUMENT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA AND THE STATE OF MARYLAND. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE DESIGN OR THE DEVELOPMENT OF THE PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, FOR THE DESIGN OR THE DEVELOPMENT OF THE PROJECT. (DCM& SEC. 105.3.10.3)						
		STEPHANE CARNOT RESIDENCE 3259 R St NW WASHINGTON, DC 20007						

NOTES THIS SHEET

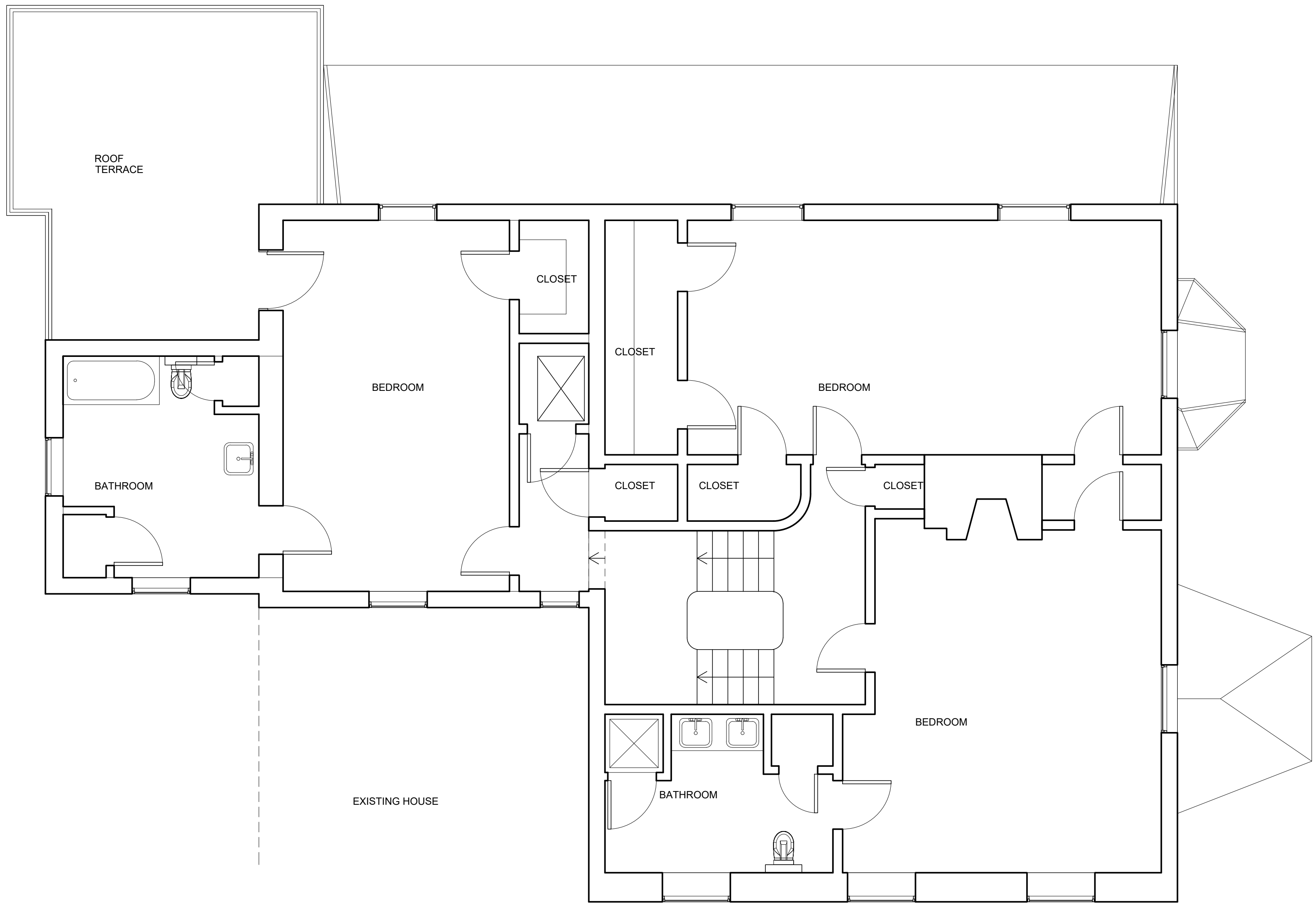
1. DISCONNECT AND REMOVE ALL LIGHTING FIXTURES.
2. REMOVE ALL BRANCH CIRCUITS BACK TO NEAREST TERMINATION POINT OR PANEL. COORDINATE NEW FIXTURE/DEVICE LOCATIONS.
3. REMOVE ALL SWITCHES AND PLUGS AS INDICATED. REMOVE ALL ASSOCIATED WIRING BACK TO NEAREST TERMINATION POINT OR PANEL. COORDINATE NEW FIXTURE/DEVICE LOCATIONS.
4. REMOVE ALL EQUIPMENT AS INDICATED. REMOVE ALL ASSOCIATED WIRING BACK TO NEAREST TERMINATION POINT OR PANEL. COORDINATE NEW FIXTURE/DEVICE LOCATIONS.



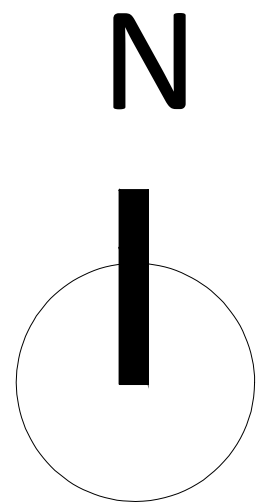
2 PROPOSED LEVEL 1
SCALE 1/4" = 1'-0"



1 PROPOSED BASEMENT
SCALE 1/4" = 1'-0"



3 PROPOSED LEVEL 2
SCALE 1/4" = 1'-0"



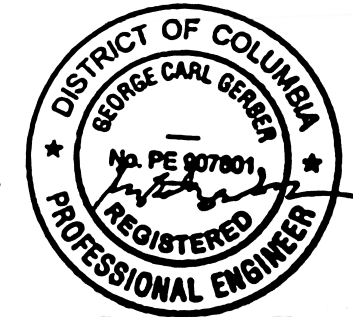
E001

ELECTRICAL
POWER/DATA LAYOUTS

ADDITION AND INTERIOR RENOVATION

STEPHANE CARNOT RESIDENCE
3259 R ST NW
WASHINGTON, DC 20007

PERMIT SUBMISSION
REVIEWSET:
February 11, 2021



Better Space, LLC
4511 Chesapeake St NW
Washington DC 20016

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ENGINEERING DESIGN INCLUDED IN THIS
SUBMISSION COMPLIES WITH ALL APPLICABLE
LAWS AND REGULATIONS OF THE DISTRICT OF
COLUMBIA AND THE STATE OF MARYLAND, AND
DIRECTLY SUPERVISED THE DEVELOPMENT OF
THE DESIGN. I AM NOT PROVIDING ANY
CERTIFICATION OF DESIGN IN THIS
SUBMISSION."
(DCMAR SEC. 105.3.3.10.3)

DCRA STAMP