



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR

September 5, 2019

Via Emailed PDF and US Mail

Norman Smith, AIA
1341 H Street, NE
Washington, DC 20002
nsmith@normansmitharchitecture.com
OBO the property Owner Dilan Investments, LLC

Re: 5314 1/2 29th Street N.W. - Square 2290, Lot 31

Dear Mr. Smith:

This letter confirms my determination of the zoning matters discussed between you and my staff at your meeting of 5/31/19. You have asked for our determination regarding the construction of a new detached Single Family Dwelling [SFD] to be located at 5314 1/2 29th Street, N.W. (Square 2290, Lot 31) as part of the Velocity review process that DCRA provides, and a Plan Set reviewed at the meeting is attached.

I have made the following determinations:

1. Automobile Parking Requirement:

No automobile parking is required for the proposed SFD in the subject R-1-A residence zone because it does not have access to an open, improved, and public alley with a right of way of 10 ft. minimum, as per C-702.3 (a).

2. Building Height Measurement:

Building height is measured at the natural grade at the middle of the front of the building façade. The BHMP is located at the intersection of the vertical plane at the middle of the building and the natural grade as demonstrated in the building Front Elevation A501 in the drawings. The proposed building height will be 33.96 ft. as shown on Sheet A501 as measured from the BHMP at elevation 250.63 ft. to the building height at 285.59 ft (See Sheet A501).

3. Building Stories:

As shown on Sheet A601 the building will comply with 3 stories allowable in the R-1-A residence zone. This is demonstrated in section 1/A601.1 which shows the dimension from the BHMP to the top of the 1st floor will be 4 ft. – 11 ¾ in. below 5 ft.

4. Front Yard Setback:

The project will comply with the applicable required front yard setback requirement, set forth in 11 DCMR D-305.1.

5. Rear Yard Setback:

The project will comply with the required Rear Yard Setback. The setback provided will be 38.91 ft. (13.91 ft. greater than the minimum requirement of 25 ft.) as shown on the Site Plan.

6. Side Yard Setback:

The project will provide two conforming side yards of 8 ft. (north) and 32.16 ft. south, both greater than the 8 ft. minimum requirement as shown on the Site Plan.

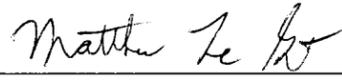
7. Penthouse Setback.

A roof hatch located upon the primary roof will provide a required 1 to 1 setback from all exterior walls as shown on A10 – A601.

8. Pervious Surfaces:

The project will provide greater than the minimum requirement of 50% pervious surfaces.

Based on the above, this project is compliant with the applicable zoning regulations for the subject R-1-A zone. Please feel free to contact me if you have any questions.

Sincerely, 

Matthew Le Grant
Zoning Administrator

Attachment: Plan set dated 7/18/19



**TREE INVENTORY - 29TH STREET
LOT 31, SQ. 2290 - 9/21/18**

Tree #	Common name	Scientific name	Diameter (in.)	Root plate dimension (ft.)	CRZ dimension (ft.)	Condition	Comments
1	Chestnut oak	<i>Quercus montana</i>	34.5	17	51.75	Good/Fair	Heritage tree, two stems with slight bark inclusion
2	Chestnut oak	<i>Quercus montana</i>	21.7	10	22	Good/Fair	
3	Chestnut oak	<i>Quercus montana</i>	16.22	14	27	Good	27.2 single-stem equivalent tag #588
4	Chestnut oak	<i>Quercus montana</i>	22	11	22	Good	Tag #1000
5	Tulip poplar	<i>Liriodendron tulipifera</i>	34.3	17	51.5	Good/Fair	Heritage tree, tag #589
6	Tulip poplar	<i>Liriodendron tulipifera</i>	33.5	17	50	Good	Heritage tree, tag #591
7	Siberian elm	<i>Ulmus pumila</i>	26	13	26	Good	Good for this species

NOTE: Per Pitchford Associates, the size of the Critical Root Zone (CRZ) for trees is 1.5' per inch of caliper from face of trunk. Refer to Lot 31 Site Assessment Memorandum dated August 23, 2018 for calculations of CRZ by DOEE.

Tree Preservation and Construction Notes, per on site assessment by Arborist on 9.21.2018:

- No construction activity shall happen within the root plate zone of Heritage Trees. Construction activity within this zone will not be supported by DDOT.
- Construction within the critical root zone of Heritage Trees shall be avoided if possible, however construction on piers may be acceptable if total root loss is kept to 30% or less. Proposed pier locations should be evaluated by an arborist and confirmed with an air spade. These locations should fall outside of the root plate zone.

Eradication of Invasive Vegetation Notes, (per on site assessment by Arborist on 9.21.2018):

- Given site conditions, physical removal of bamboo root system will be detrimental to maintaining soil stability and preservation of Heritage Trees. Repeated application of herbicides to cut stumps of bamboo may be required over several years to eradicate bamboo.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING HERITAGE TREE (CANNOT BE REMOVED) (OVER 31.8" IN DIAMETER)
- EXISTING SPECIAL TREE (14" TO 31.8" IN DIAMETER)
- EXISTING TREE (UNDER 14" IN DIAMETER)
- CRITICAL ROOT ZONE
- ROOT PLATE

Scale: 1/8" = 10'
0 4 8 16



DRAFT - FOR COORDINATION

NOTE: The base plan is derived from a survey generated by MADDOX Engineers & Surveyors, Inc. dated June 2018 and revised September 2018.



DILAN RESIDENCE
LOT 31, 29TH STREET, N.W.
WASHINGTON, D.C.

Project #	18045.00	Date	10/15/2018	Scale	AS SHOWN
Drawn By	YL	Checked By	SJ	Client	CHP/SL
TREE ASSESSMENT PLAN					
Sheet #	2 of 2				

NORMAN SMITH ARCHITECTURE
5314 1/2 29th Street, NW
Washington, DC
T: 202.482.5888 F: 202.482.6908
www.normansmitharchitecture.com

TREE/ARBORIST SITE PLAN
EXISTING

A200

THIS PLAN IS THE PROPERTY OF NORMAN SMITH ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NORMAN SMITH ARCHITECTURE. THE USER OF THIS PLAN AGREES TO HOLD NORMAN SMITH ARCHITECTURE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST NORMAN SMITH ARCHITECTURE BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD NORMAN SMITH ARCHITECTURE HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST NORMAN SMITH ARCHITECTURE BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.



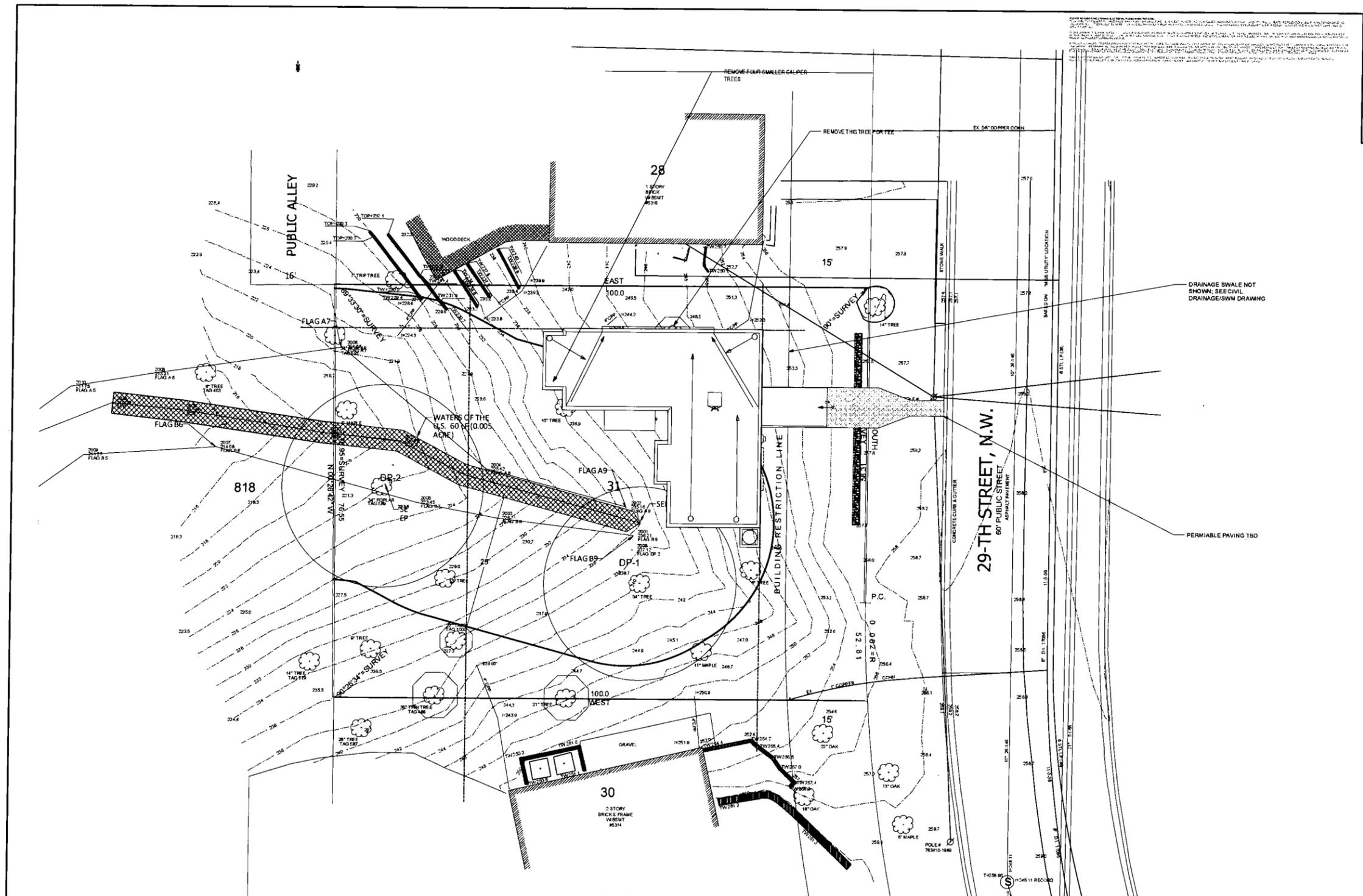
1 ARCH SITE PLAN-EXISTING CONDITIONS
 A201
 Scale: 1/8" = 1'-0"

CONDITIONS BASED ON MISCELLANEOUS SURVEY INFORMATION PROVIDED BY MADDOX ENGINEERS AND SURVEYORS, OVA AND ARBORIST CONSULTANT, AND TNT ENVIRONMENTAL FOR SEEP AND BUFFER DELINEATION

NORTH
 ARCHITECTURAL DRAWINGS ARE PROVIDED FOR GENERAL INFORMATION REFERENCE ONLY AND MAY BE AT VARIANCE WITH CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR REQUIRED INFORMATION AND CONTACT ARCHITECT IF THERE IS A DISCREPANCY WITH THE REQUIREMENTS/CONDITIONS SHOWN AND NOTED ON THE A AND C DRAWINGS. SEE CIVIL AND LANDSCAPE DRAWINGS IF PROVIDED FOR ADDITIONAL INFORMATION. EXISTING STREET UTILITIES SHOWN FOR GENERAL INFORMATION ONLY.

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Norman Smith Architecture 5114 1/2 29th Street, N.W. Washington, DC www.normansmitharchitecture.com		ARCH SITE PLAN-EXISTING EXISTING	
Date: 08/20/2013 Project: 5114 1/2 29th Street, N.W. Location: Washington, DC Scale: 1/8" = 1'-0" Drawing No: A201	Revision: 1788 Description: 29th Street C&G Date: 08/20/2013 By: [Name] Check: [Name]	Date: 08/20/2013 Project: 5114 1/2 29th Street, N.W. Location: Washington, DC Scale: 1/8" = 1'-0" Drawing No: A201	Date: 08/20/2013 Project: 5114 1/2 29th Street, N.W. Location: Washington, DC Scale: 1/8" = 1'-0" Drawing No: A201
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1 ARCH SITE PLAN-PROPOSED NEW CONDITIONS
 A202 Scale: 1/8" = 1'-0"

CONDITIONS BASED ON MISCELLANEOUS SURVEY INFORMATION PROVIDED BY MADDOX ENGINEERS AND SURVEYORS, OVA AND ARBORIST CONSULTANT, AND TMT ENVIRONMENTAL FOR SEEP AND BUFFER DELINEATION

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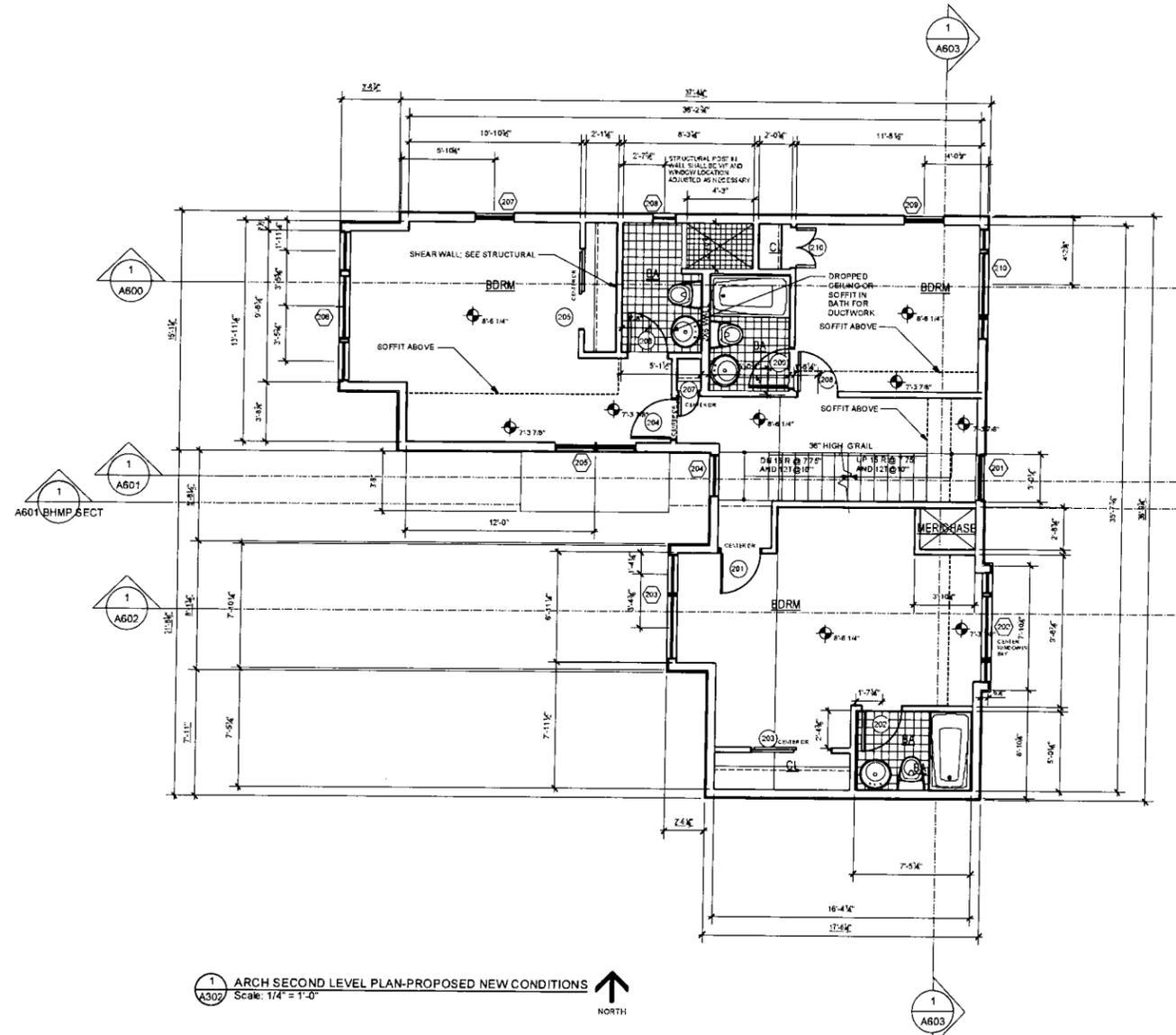
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DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 5114 1/2 29th Street NW
 DRAWING: ARCH SITE PLAN-NEW PROPOSED
 SHEET: A202

DRAINAGE SWALE NOT SHOWN; SEE CIVIL DRAINAGE/SWM DRAWING

PERMIABLE PAVING TSD

Norman Smith Architecture 5114 1/2 29th Street NW Washington, DC T: 202.462.5688 F: 202.462.4608 www.normansmitharchitecture.com		ARCH SITE PLAN-NEW PROPOSED	
Date: 08/11/2011 Time: 10:00 AM Project: 5114 1/2 29th Street NW Drawing: ARCH SITE PLAN-NEW PROPOSED Sheet: A202	Revision 1 08/11/2011 10:00 AM 2 08/11/2011 10:00 AM 3 08/11/2011 10:00 AM 4 08/11/2011 10:00 AM 5 08/11/2011 10:00 AM 6 08/11/2011 10:00 AM 7 08/11/2011 10:00 AM 8 08/11/2011 10:00 AM 9 08/11/2011 10:00 AM 10 08/11/2011 10:00 AM 11 08/11/2011 10:00 AM 12 08/11/2011 10:00 AM	Author: [Name] Checker: [Name] Designer: [Name] Engineer: [Name] Architect: [Name]	Date: [Date] Time: [Time] Project: [Project] Drawing: [Drawing] Sheet: [Sheet]



1 ARCH SECOND LEVEL PLAN-PROPOSED NEW CONDITIONS
 A302 Scale: 1/4" = 1'-0" NORTH

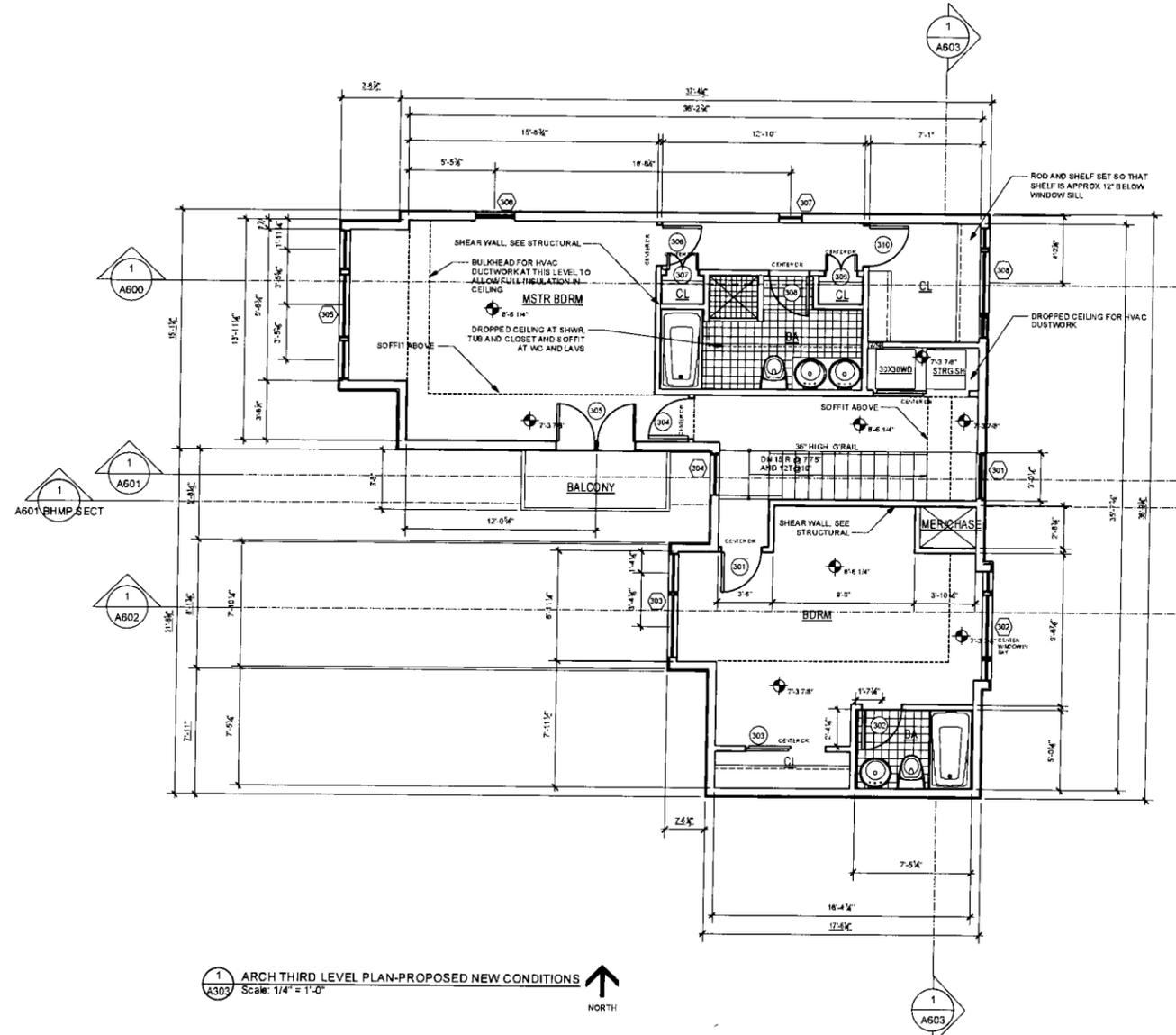
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- GENERAL NOTES**
1. CONDITIONS BASED ON MISCELLANEOUS SURVEY INFORMATION PROVIDED BY MADDOX ENGINEERS AND SURVEYORS, OVA AND ARBORIST CONSULTANT, AND TNT ENVIRONMENTAL FOR SEEP AND BUFFER DELINEATION.
 2. ARCHITECTURAL DRAWINGS ARE PROVIDED FOR GENERAL INFORMATION/REFERENCE ONLY AND MAY BE AT VARIANCE WITH CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR REQUIRED INFORMATION AND CONTACT ARCHITECT IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS/CONDITIONS SHOWN AND NOTED ON THE A AND C DRAWINGS. SEE CIVIL AND LANDSCAPE DRAWINGS IF PROVIDED FOR ADDITIONAL INFORMATION. EXISTING STREET UTILITIES SHOWN FOR GENERAL INFORMATION ONLY.
 3. HEIGHTS NOTED ARE FROM FINISH FLR TO FINISH CEILING.
- PROPOSED ENCLOSED AREA OF SECOND LEVEL = +/-1008.89 GSF
- ALL SIZES ARE PRELIMINARY AND APPROXIMATE

DIMENSIONS WITH UNDERLINE ARE OTO (OUT TO OUT) CLADDING AND ENVELOPE DIMENSION FOR THE PURPOSE OF AREA CALCULATIONS AND ARE NOT FOR CONSTRUCTION DIMENSIONS. DIMENSIONS ARE BASED ON CLADDING SYSTEM THICKNESS OF 1-1/2" (5/8" FIBER CEMENT PANEL AND 3/4" RAIN SCREEN AIR SPACE)

NICHOLAN SMITH ARCHITECTURE 1341 15TH ST NW WASHINGTON, DC 20004 732.472.5888 / 202.452.4908 www.nicholasmitharchitecture.com		DATE: 02/02/20	SCALE: 1/4" = 1'-0"	PROJECT: 1511 15TH ST NW	PHASE: ARCH SECOND LEVEL PLAN PROPOSED
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DATE: 05/20/2014
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 PROJECT: 5314 1/2 29th Street, NW
 ARCHITECT: NORMAN SMITH ARCHITECTURE
 1344 14th Street, NW
 Washington, DC 20004
 TEL: 202.462.5688
 FAX: 202.462.4908
 WWW: www.normansmitharchitecture.com



1 ARCH THIRD LEVEL PLAN-PROPOSED NEW CONDITIONS
 Scale: 1/4" = 1'-0"
 NORTH

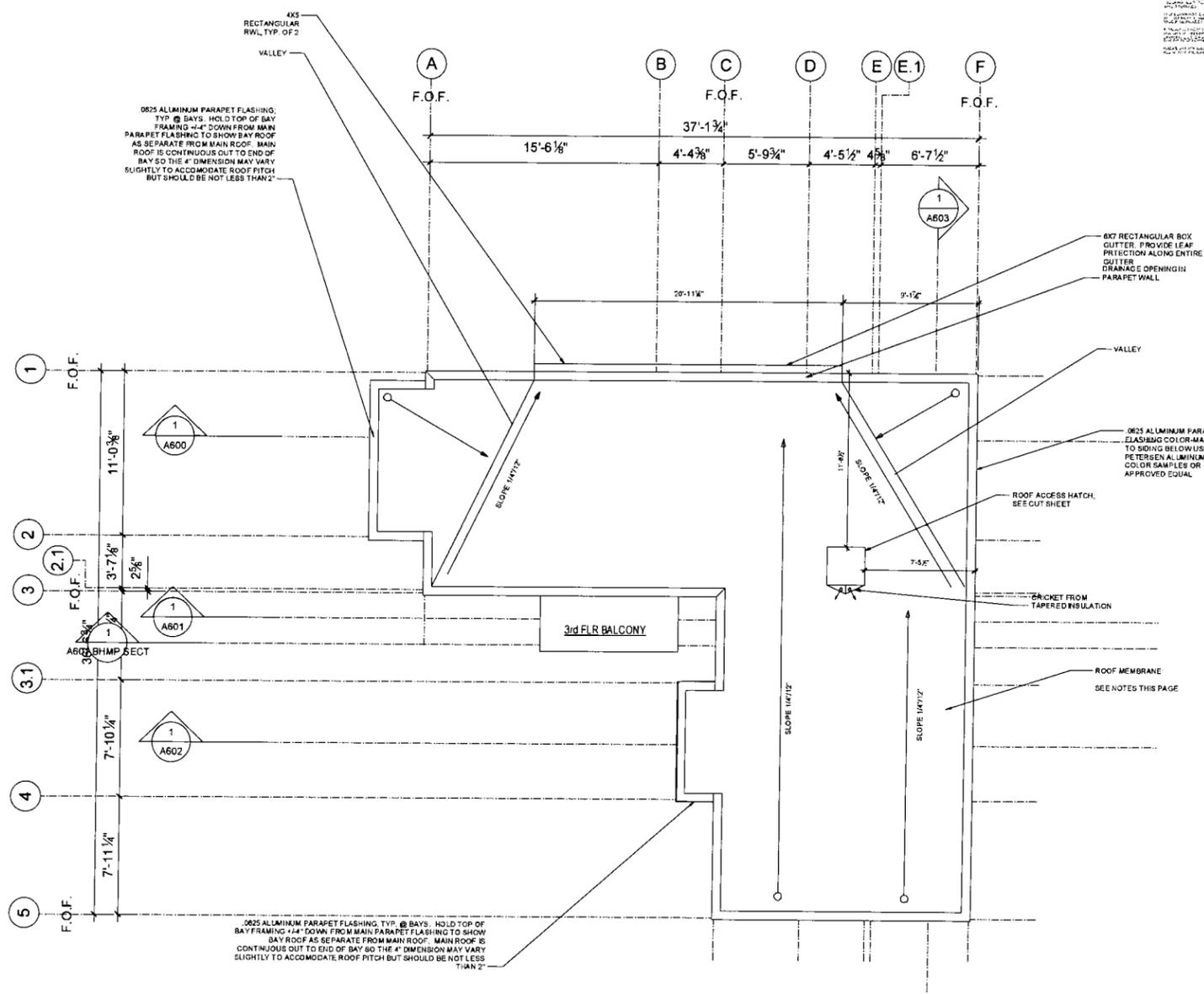
- GENERAL NOTES**
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 - HEIGHTS NOTED ARE FROM FINISH FLR TO FINISH CEILING.
- PROPOSED ENCLOSED AREA OF THIRD LEVEL = 1008.9 GSF PLUS BALCONY AT 3527 GSF
- ALL SIZES ARE PRELIMINARY AND APPROXIMATE
- DIMENSIONS WITH UNDERLINE ARE (OUT TO OUT) CLADDING AND ENVELOPE DIMENSION FOR THE PURPOSE OF AREA CALCULATIONS AND ARE NOT FOR OR CONSTRUCTION DIMENSIONS. DIMENSIONS ARE BASED ON CLADDING SYSTEM THICKNESS OF 1" (1/4" FIBER CEMENT PANEL AND 3/4" RAIN SCREEN AIR SPACE)

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- ROOF PLAN NOTES**
- A) RWL FROM ADJACENT 2" ALUMINUM COLOR TBS TO MATCH ADJACENT SIDING SIDES AS NOTED. RWL HANGAR STRIPS SHALL BE FROM 22E FLAT STOCK ALUMINUM MINIMUM 1" WIDE. COLOR TO MATCH RWL.
 - B) ROOF SYSTEMS SHALL BE AS NOTED BELOW. SUBSTITUTIONS WILL BE ALLOWED SUBJECT TO THE SUBSTITUTION AND SUBMITTAL REQUIREMENTS.
 - C) MINIMUM ROOF SLOPE IS 1/4" PER FOOT. SUBCONTRACTOR SHALL ADVISE DURING SUBMITTAL OF ANY ADDITIONAL SLOPE REQUIREMENTS.
 - D) ROOF SLOPE: PROVIDE ROOF SLOPES AND WARPS AS SHOWN AND NOTED AND PROVIDE COUNTER-SLOPE WITH TAPERED INSULATION AWAY FROM WALL TO VALLEYS.
 - E) ROOF MEMBRANE WORK IN THIS WORK IS A SUBMITTAL ITEM AND THE SUBMITTAL SHALL INCLUDE:
 - 1) MOSS
 - 2) ALL APPLICABLE DETAILS AND APPLICATION INSTRUCTIONS
 - 3) INSTALLER CERTIFICATIONS
 - 4) THIRD PARTY AND/OR MANUFACTURER'S SUBCONTRACTOR INSPECTION W/ ESTIMATES, SCHEDULE AND WARRANTY INFORMATION
 - 5) SHOP DRAWINGS INDICATING TAPERED INSULATION SHEETS, SLOPE, CONFIGURATION AND LAYOUT, PENETRATIONS, INCLUDING DRAINS, RAIN AND CURBS, MAINTENANCE EQUIPMENT MOUNTS AND ANCHORS, PIPING AND DUCTWORK PENETRATIONS, FLASHING DETAILS, WALKWAYS AND ALL OTHER DETAILS AND DESCRIPTIONS PERTINENT TO THE WORK.
 - 6) TAPERED INSULATION SHALL BE AN INTEGRAL COMPONENT OF THE ROOF MEMBRANE SYSTEM AND SHALL BE APPROVED FOR SUCH USE BY THE MEMBRANE MANUFACTURER.
 - 7) ANALYSIS OF TAPERED INSULATION SHALL BE MINIMUM 2" THICK TO PROVIDE MINIMUM VALUE OF AT THINNEST AREAS. COMPRESSIVE STRENGTH OF INSULATION SHALL BE MIN 25 PSI WHENEVER ROOF PAVERS ARE INSTALLED AND UNDER AND WITHIN 4" IN ALL DIRECTIONS OF SERVICE AREAS AND WALK PATHS. STRENGTH MAY BE 20 PSI IN OTHER AREAS.
 - 8) MEMBRANE ROOF SHALL BE STEVENS EP BRAND OF TPO, REINFORCED TPO (THERMOPLASTIC POLYOLEFIN BASED ROOFING MEMBRANE MEETING THE ASTM D4051 SPECIFICATION FOR TPO ROOFING, OR APPROVED EQUAL, WITH SURFACE MODIFIED BY URETHANE, BASED ON SUBMITTAL. MINIMUM 50 MIL THICKNESS. COLOR SHALL BE WHITE OR LIGHT SLATE GREY OR APPROVED EQUAL WITH MIN. AGED GREY - 40.
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- SYSTEM ATTACHMENT SHALL BE FULLY ADHERED OR APPROVED EQUAL. BASE AND MEMBRANE FLASHING SHALL BE MANUFACTURER'S RECOMMENDED MEMBRANE TYPE.**
- 1) RATINGS
 - a) ROOF MEMBRANE R/R CLASSIFICATION FOR TYPE VIIb CONSTRUCTION SHALL BE MIN CLASS B
 - b) MEMBRANE ROOF COVERINGS SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE STANDARD INCLUDING FM 4474, UL 580 OR UL 1801 FOR WIND RESISTANCE OF MEMBRANE ROOFS
 - c) EDGE SECUREMENT SHALL BE DESIGNED AND INSTALLED AND TESTED FOR RESISTANCE IN ACCORDANCE WITH TESTS RE-1, RE-2, RE-3 OF ANSI SPRI-1. WIND SPEED SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1609 OF THE BC.

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1 ARCH ROOF PLAN-PROPOSED NEW CONDITIONS
Scale: 1/4" = 1'-0"
NORTH

GENERAL NOTES

1. CONDITIONS BASED ON MISCELLANEOUS SURVEY INFORMATION PROVIDED BY MADDOX ENGINEERS AND SURVEYORS, OVA AND ARBORIST CONSULTANT, AND TNT ENVIRONMENTAL FOR SEEP AND BUFFER DELINEATION.
2. ARCHITECTURAL DRAWINGS ARE PROVIDED FOR GENERAL INFORMATION REFERENCE ONLY AND MAY BE AT VARIANCE WITH CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR REQUIRED INFORMATION AND CONTACT ARCHITECT IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS/CONDITIONS SHOWN AND NOTED ON THE A AND C DRAWINGS. SEE CIVIL AND LANDSCAPE DRAWINGS IF PROVIDED FOR ADDITIONAL INFORMATION. EXISTING STREET UTILITIES SHOWN FOR GENERAL INFORMATION ONLY.

ACCESS DOORS

ELMDOR®

RAH Series

Roof Access Hatch
Roof Access Hatches are designed to provide convenient, cost saving access to the roofs of buildings, allowing for boilers and duct access to the roof from the interior of the building. Elmdor Roof Access Hatches are designed and engineered for durability and safety, with ease of installation. The top of Access Hatches install easily over the roof opening and are secured from the base flange to the roof.

Construction
Cover is 1/4" gage galvanized steel with recessed center for safety and shall be fully welded at the corners for watertight construction.

Latching
Latching shall include a handle, exterior handle and components for the lock, both inside and out.

Hardware
Hardware shall include an automatic, hold-open arm with vinyl grip and compression springs enclosed in a protective cover to ensure long operation.

Roof Access Hatch
Provide Elmdor RAH Series, Roof Access Hatch (specify model number and options). Roof hatch shall be fabricated from 1/4" gage galvanized steel with both top and cover. Compression springs enclosed in a protective protective housing shall be provided for smooth operation of the cover. An external hold-open arm with vinyl grip will be furnished. Latching shall include both interior and exterior handle with components for a lock both inside and out.

Model # RAH 3000
Finish: RAL 5010
Color: RAL 5010

ELMDOR®

ACCESS DOORS, RAH Series

MODEL NUMBER AND OPTIONS SELECTION

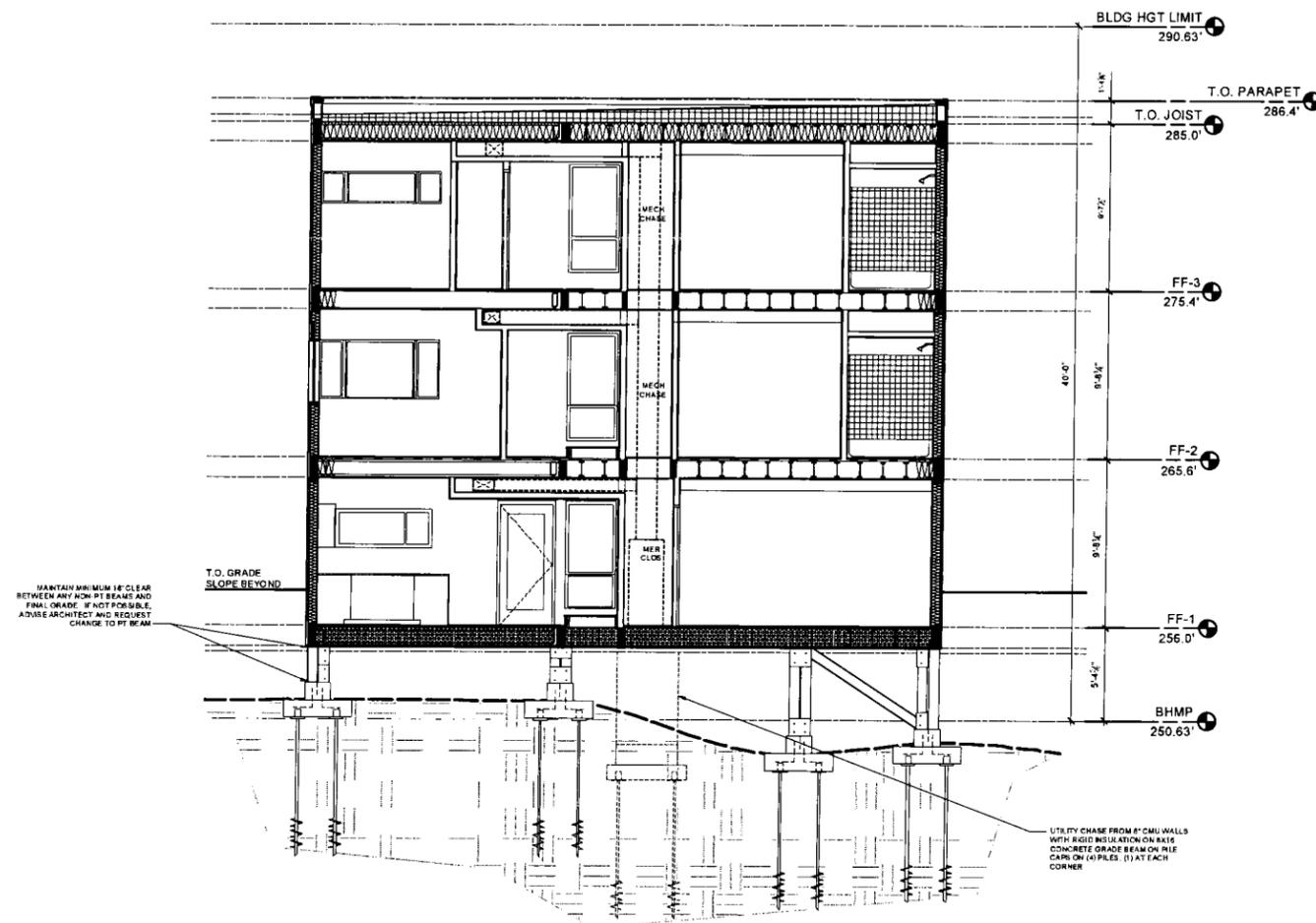
RAH Series

STANDARD AVAILABLE SIZES

Model	Height	Width	Weight	Material
RAH 3000	30"	30"	110 lbs	Galvanized Steel
RAH 3000	30"	36"	120 lbs	Galvanized Steel
RAH 3000	30"	42"	130 lbs	Galvanized Steel
RAH 3000	30"	48"	140 lbs	Galvanized Steel
RAH 3000	30"	54"	150 lbs	Galvanized Steel
RAH 3000	30"	60"	160 lbs	Galvanized Steel
RAH 3000	30"	66"	170 lbs	Galvanized Steel
RAH 3000	30"	72"	180 lbs	Galvanized Steel
RAH 3000	30"	78"	190 lbs	Galvanized Steel
RAH 3000	30"	84"	200 lbs	Galvanized Steel
RAH 3000	30"	90"	210 lbs	Galvanized Steel
RAH 3000	30"	96"	220 lbs	Galvanized Steel
RAH 3000	30"	102"	230 lbs	Galvanized Steel
RAH 3000	30"	108"	240 lbs	Galvanized Steel
RAH 3000	30"	114"	250 lbs	Galvanized Steel
RAH 3000	30"	120"	260 lbs	Galvanized Steel
RAH 3000	30"	126"	270 lbs	Galvanized Steel
RAH 3000	30"	132"	280 lbs	Galvanized Steel
RAH 3000	30"	138"	290 lbs	Galvanized Steel
RAH 3000	30"	144"	300 lbs	Galvanized Steel

Labels: Enter Lock, Vinyl, 3/8" Bolt, 1/2" Bolt, 3/4" Bolt, 1" Bolt, 1 1/2" Bolt, 2" Bolt, 2 1/2" Bolt, 3" Bolt, 3 1/2" Bolt, 4" Bolt, 4 1/2" Bolt, 5" Bolt, 5 1/2" Bolt, 6" Bolt, 6 1/2" Bolt, 7" Bolt, 7 1/2" Bolt, 8" Bolt, 8 1/2" Bolt, 9" Bolt, 9 1/2" Bolt, 10" Bolt, 10 1/2" Bolt, 11" Bolt, 11 1/2" Bolt, 12" Bolt, 12 1/2" Bolt, 13" Bolt, 13 1/2" Bolt, 14" Bolt, 14 1/2" Bolt, 15" Bolt, 15 1/2" Bolt, 16" Bolt, 16 1/2" Bolt, 17" Bolt, 17 1/2" Bolt, 18" Bolt, 18 1/2" Bolt, 19" Bolt, 19 1/2" Bolt, 20" Bolt, 20 1/2" Bolt, 21" Bolt, 21 1/2" Bolt, 22" Bolt, 22 1/2" Bolt, 23" Bolt, 23 1/2" Bolt, 24" Bolt, 24 1/2" Bolt, 25" Bolt, 25 1/2" Bolt, 26" Bolt, 26 1/2" Bolt, 27" Bolt, 27 1/2" Bolt, 28" Bolt, 28 1/2" Bolt, 29" Bolt, 29 1/2" Bolt, 30" Bolt, 30 1/2" Bolt, 31" Bolt, 31 1/2" Bolt, 32" Bolt, 32 1/2" Bolt, 33" Bolt, 33 1/2" Bolt, 34" Bolt, 34 1/2" Bolt, 35" Bolt, 35 1/2" Bolt, 36" Bolt, 36 1/2" Bolt, 37" Bolt, 37 1/2" Bolt, 38" Bolt, 38 1/2" Bolt, 39" Bolt, 39 1/2" Bolt, 40" Bolt, 40 1/2" 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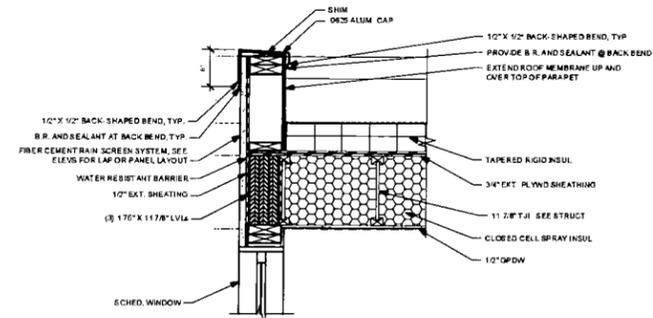
1 SECT LOOKING WEST THRU KITCHEN & DEN
A603 Scale: 1/4" = 1'-0"

NOTE: ALL FOUNDATION POSTS SHALL BE WEYERHAUSER PARALLAM PLUS, SERVICE CATEGORY 2 AND AWPA RUC4B USE CATEGORY FOR PRESSURE TREATMENT. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN SUBMITTAL AND ARCHITECT APPROVAL.

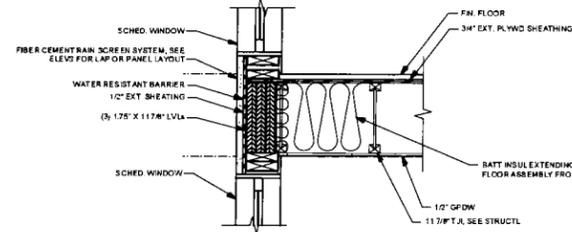
INTERIOR FINISH NOTES:
INTERIOR OPENING TRIM SHALL BE ONE OF THE FOLLOWING:
1. 1" STOP BEAD GPDW RETURN TO WINDOWS AND DOORS IN INTERIOR WALLS WITH 1/2" CALKED GAP BETWEEN GPDW AND FRAME AND INTERIOR DOOR FRAMES DIMENSIONED TO 3/8" TO ALLOW GPDW TO LAP JAMB BY MIN 1/2" AND FINISH WITH 1" STOP BEAD OR:
2. SAME CONDITION ON EXTERIOR WALLS AND WITH 1X3 FLAT CASING AT INTERIOR DOORS WITH STANDARD JAMBS OR:
3. 1X3 HSI TRIM AT ALL OPENINGS IN BOTH INTERIOR AND EXTERIOR WALLS

STRUCTURAL FRAMING NOTE:
STRUCTURAL FRAMING LAYOUT IS BASED ON WEYERHAUSER TJI, LVL AND PSL COMPONENTS. A SHOP DRAWING WITH EXACT LAYOUT AND SHOWING ALL MEMBERS AND CONNECTIONS SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OR INSTALLING ANY COMPONENTS. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS A FULL, TIMELY AND WRITTEN SUBMITTAL IS PROVIDED TO THE ARCHITECT. ANY SUBSTITUTION MUST BE EQUAL TO OR BETTER IN ALL RESPECTS TO THE SPECIFIED COMPONENTS AND MATERIALS.

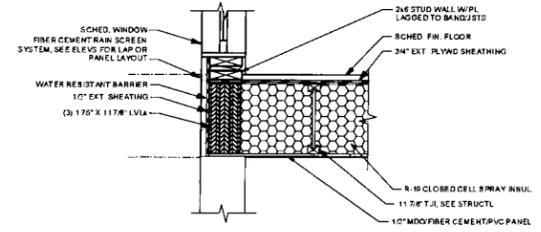
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PROJECT TITLE: 1234567890 PROJECT DESCRIPTION: 1234567890 PROJECT LOCATION: 1234567890 PROJECT STATUS: 1234567890	PROJECT ZONE: 1234567890 PROJECT PHASE: 1234567890 PROJECT DATE: 12/31/2023 PROJECT DRAWING NO: A603 PROJECT SHEET NO: 1 OF 1
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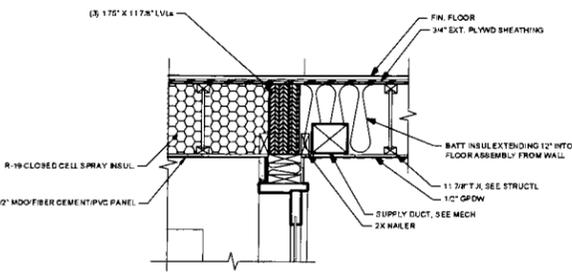
1 SECTION DETAIL @ PARAPET
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SEE A800



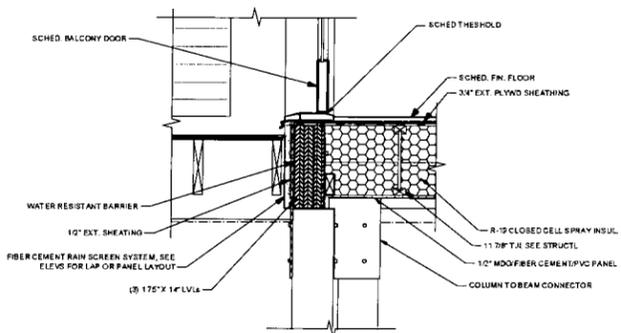
2 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



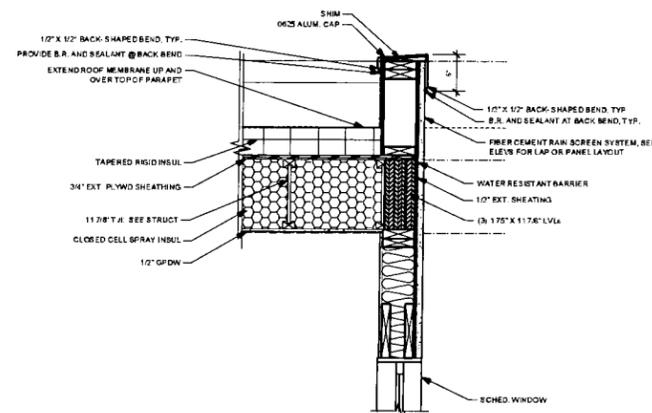
3 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



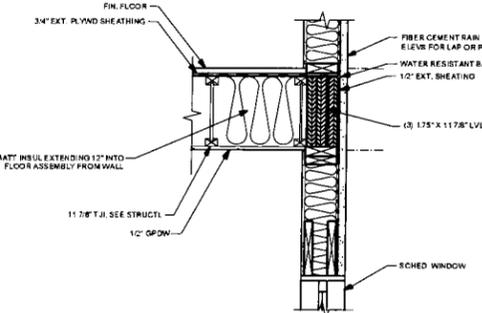
4 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



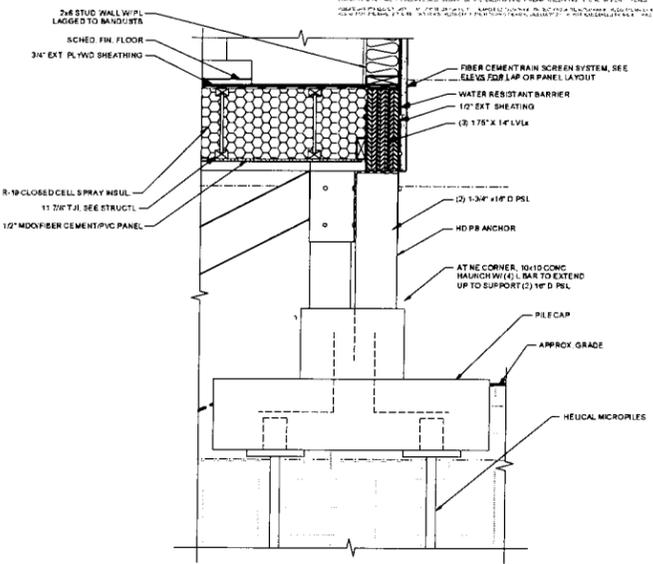
5 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



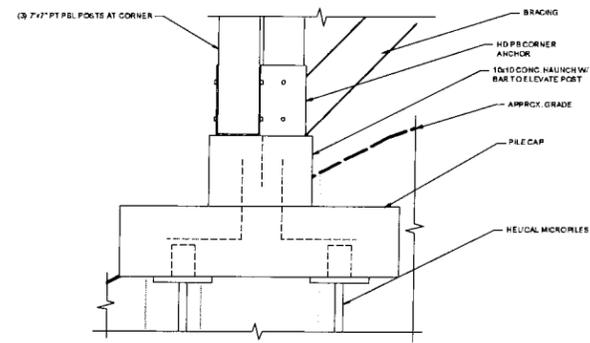
6 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



7 SECTION DETAIL @ WALL TO FLOOR
Scale: 1" = 1'-0"
SEE A800



8 SECTION DETAIL @ FLOOR TO PIER
Scale: 1" = 1'-0"
SEE A800



9 SECTION DETAIL @ PIER AND PILE CAP
Scale: 1" = 1'-0"
SEE A800

NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
3. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CURBS AND SIDEWALKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING DRIVEWAYS AND PAVEMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES.

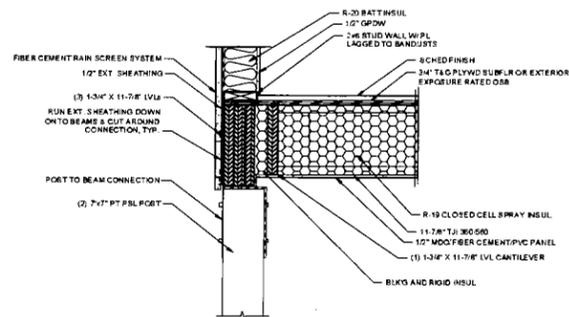
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5	11/10/15	REVISED PER COMMENTS
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7	1/10/16	REVISED PER COMMENTS
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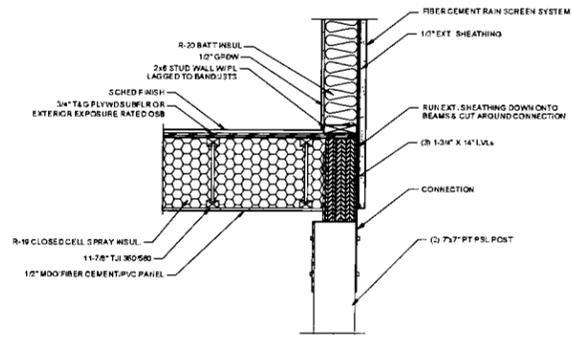
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DETAILS

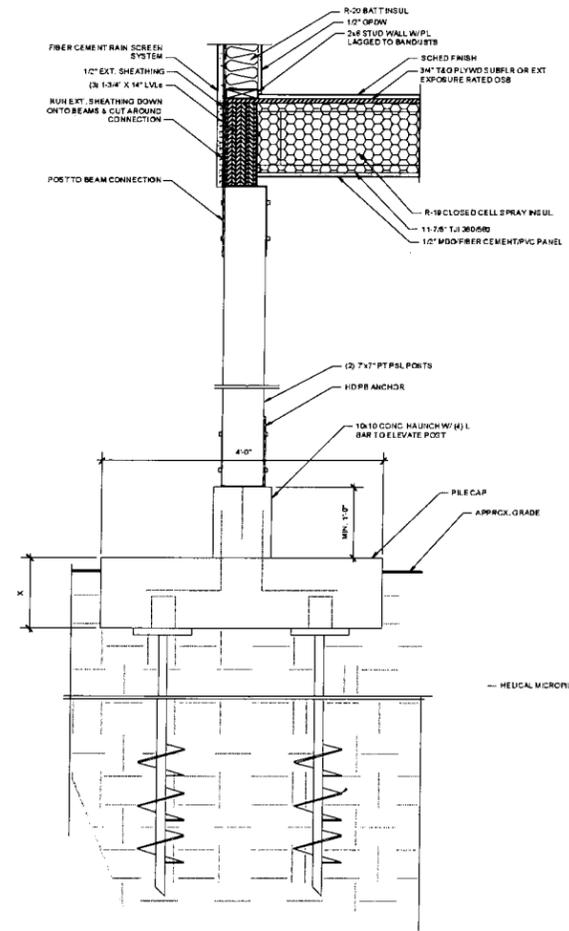
Sheet Scale
A710



1 FLOOR TO COLUMN DETAIL
Scale: 1" = 1'-0"
SEE S301



3 FLOOR TO COLUMN DETAIL
Scale: 1" = 1'-0"
SEE S301



2 TYP. FNDN TO WALL DETAIL
Scale: 1" = 1'-0"
SEE S301

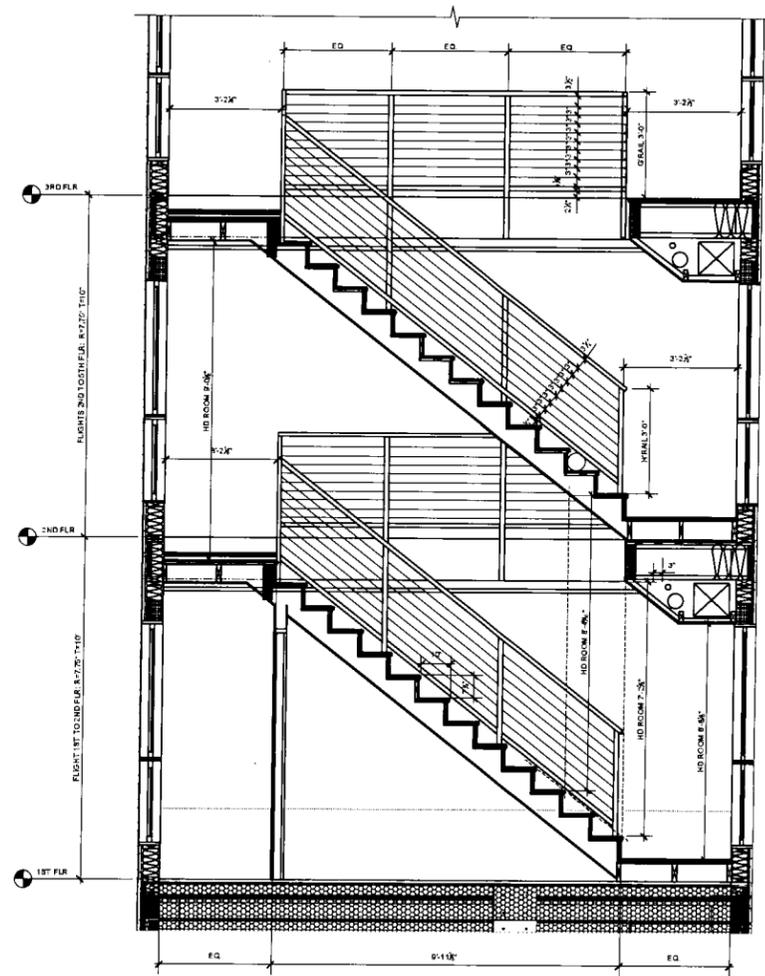
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DATE: 01/15/2014
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
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10 01/15/2014 REVISED PER COMMENTS FROM PERMITTING AGENCY

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10	01/15/2014	REVISED PER COMMENTS FROM PERMITTING AGENCY	J. SMITH	J. SMITH

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1 STAIR SECTION
A730 Scale: 1/2" = 1'-0"

14521-plan notes-stairs-060719

STAIR CONSTRUCTION NOTES

1. STAIRS ARE INTERIOR UNIT STAIRS WITH RISERS AND TREADS AS NOTED. FINAL F/F DIMENSION SHALL BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION.
2. STAIR IS A SUBMITTAL AND SHOP DRAWING ITEM AND FINAL DESIGN IS SUBJECT TO OWNER'S AND ARCHITECT'S APPROVAL AND OWNER'S APPROVAL OF COST/BUDGET. STAIR IS A BOXED STRINGER STAIR CONSISTING OF EITHER:
 - a) 5/4X12 BOX STRINGER AND 3/4" PLY SUB T+R RABBETTED INTO STRINGER AND FINISHED WITH 3/4" FLOORING MATERIAL TO MATCH MAIN FINISHED FLOORS, WITH ALL CORNERS AND LANDINGS CONSTRUCTED WITH INTERNALLY MOUNTED 1/4" X 8" X38" L-SHAPED STEEL STRAPS THRU-BOLTED TO STRINGERS WITH 1/2" D BOLTS WITH N.W. PROVIDE GUARDRAIL ON OPEN SIDE OF STAIR AND LANDING CONSISTING OF THE SPEC NOTED BELOW. ATTACH STRINGERS TO WALL AND SLAB EDGE SURFACES WITH 1/2" DIAM X 4" EPOXY BOLTS OR 1/2" BOLT INTO 16 GA STEEL BLOCKING.
 - b) 10" MC OR C CHANNEL STRINGER WITH THROAT FACING OUTWARD WITH -2X2X3/16" CLIP ANGLES AT EACH STRINGER AND ACROSS AT FRONT AND REAR OF EACH TREAD TO SUPPORT 3/4" PLYWOOD SUB T+R AND FINISHED WITH 3/4" FLOORING MATERIAL TO MATCH MAIN FINISHED FLOORS. ALL CORNERS AT TURNS SHALL BE WELDED THE FULL HEIGHT OF THE CHANNEL STOCK AND GROUND SMOOTH AND CLOSURE PLATE APPLIED TO ALL OPENINGS DUE TO HEIGHT CHANGES AT CORNERS OVER 3/4" SQUARE. ATTACH STRINGERS TO WALL AND SLAB EDGE SURFACES WITH 1/2" DIAM X 4" EPOXY BOLTS OR 1/2" BOLT INTO 16 GA STEEL BLOCKING OR WELDED TO STEEL BLOCKING.
3. HANDRAIL:

HEIGHT SHALL BE NOT LESS A 34" AND NOT MORE THAN 38" MEASURED FROM FINISHED SURFACE WITH MAX. VERTICAL SPACING 36" OC. FABRICATE FROM 2X2 VERTICAL STEEL TUBE WITH 1/2X6X1/4" STL BTM PLATE WELDED TO STEEL CHANNEL STRINGER OR IF NON-STEEL, ATTACHED IN (2) 9/16" D HOLES FOR (2) 1/2" D X 2 1/2" L.S. ATTACHMENT INTO CONTINUOUS STRINGER. PROVIDE 1.25" DIAM PAINTED STEEL. HANDRAIL ON WALL SIDE WITH HANDRAIL SUPPORTS SCREWED INTO SOLID WALL BLOCKING.

 - a) TOP AND BOTTOM RAIL FROM 3/4" X 2" TUBE STEEL
 - b) DRILL ALL VERTICAL WITH 5/16" HOLES @ 3' O.C. VERTICALLY (SO THAT NO SPACE IS GREATER THAN 3') AND PROVIDE 18" GALVANIZED (ALTERNATE STAINLESS STEEL) CABLE ATTACHED TO GALVANIZED (ALTERNATE STAINLESS STEEL) 1/4" X 4-6" EYEBOLTS WITH NUTS AND WASHERS; MAKE 1" LONG LOOP AT END OF CABLE WITH CRIMPED FERRULE. INSTALL CABLE LENGTHS HAND TIGHT AND TIGHTEN BY TURNING IN EYE-BOLTS UNTIL DISPLACEMENT/DEFLECTION IS NO MORE THAN 1/4" UNDER APPROX. 10# PRESSURE.
 - c) PROVIDE L' ANGLES WITH HOLES AT ALL HANDRAIL TERMINATIONS AT WALLS TO ATTACH GUARDRAIL ENDS INTO WALL WITH (1) 3/8" X 2.5" GALVANIZED L.S. (ALTERNATE STAINLESS STEEL)
4. DESIGN LOADS
 - a) HANDRAILS AND GUARDS AS DESIGNED SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 LBS PLF PER SECTION 4.5.1 OF ASCE 7
 - b) WITHIN ONE AND TWO FAMILY DWELLING UNITS, THIS REQUIREMENT MAY BE WAIVED. PROVIDE SHOP DRAWINGS/SUBMITTAL BASED ON THIS SPECIFICATION INCLUDING DESIGN LOAD VERIFICATION, ATTACHMENT DETAILS AND CONNECTIONS, PRIMING AND FINISH AND DIMENSIONS SUFFICIENT TO SHOW COMPLIANCE WITH DESIGN INTENT AND CODE CONFORMANCE.

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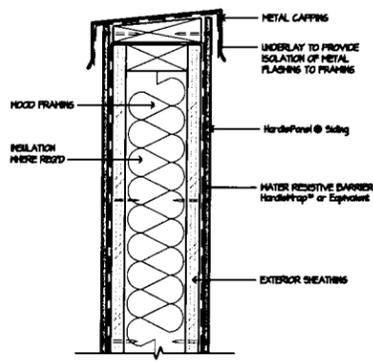
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NORMAN SMITH ARCHITECTURE
1100 14th Street NW
Washington, DC 20005
Tel: 202.462.5500
www.normansmitharchitecture.com

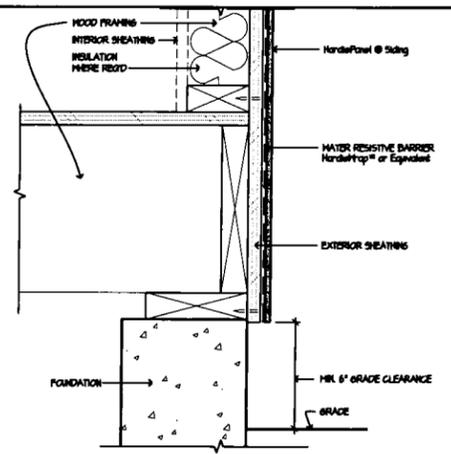
Client: Dan Investment House Project
3314 1/2 28th Street NW
Washington, DC

STAIR DETAILS

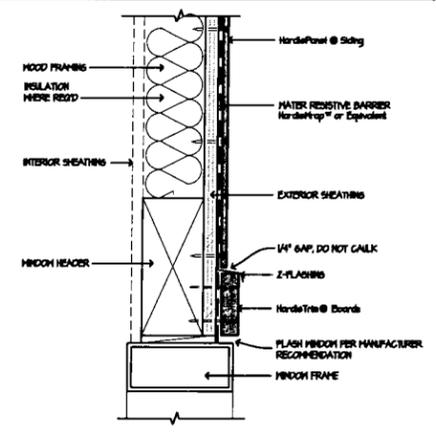
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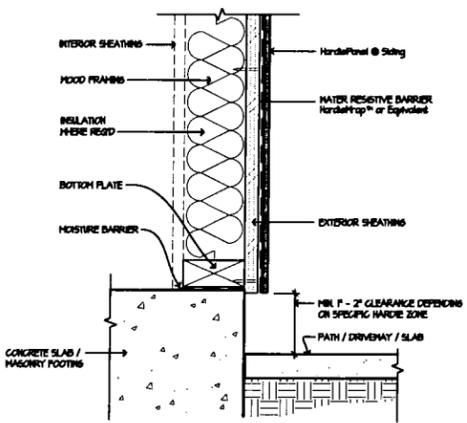
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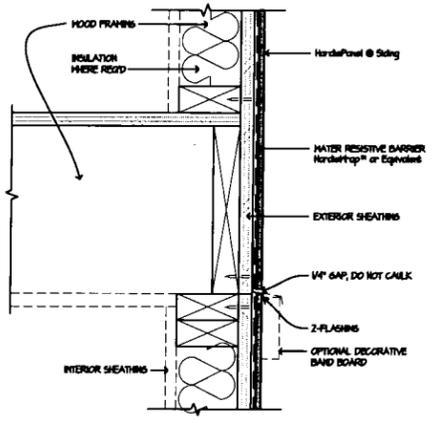
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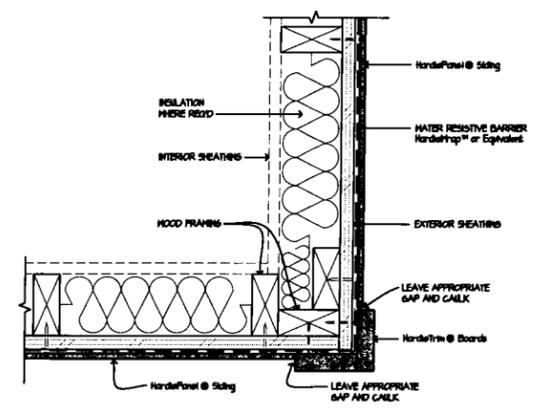
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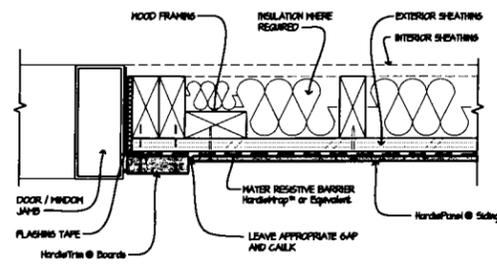
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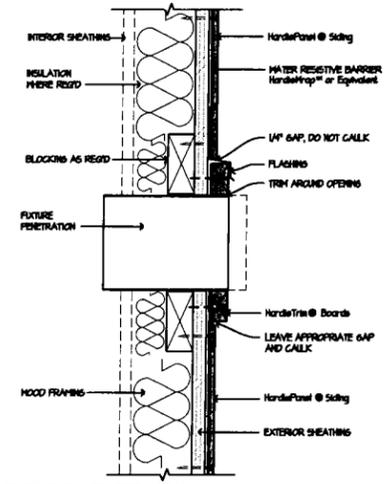
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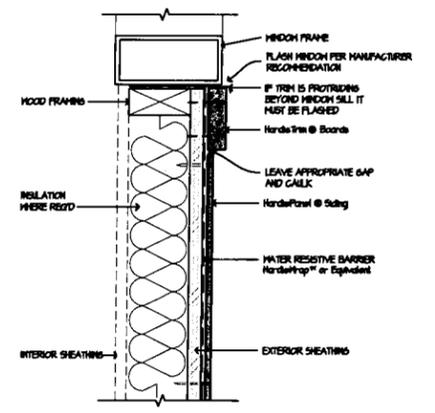
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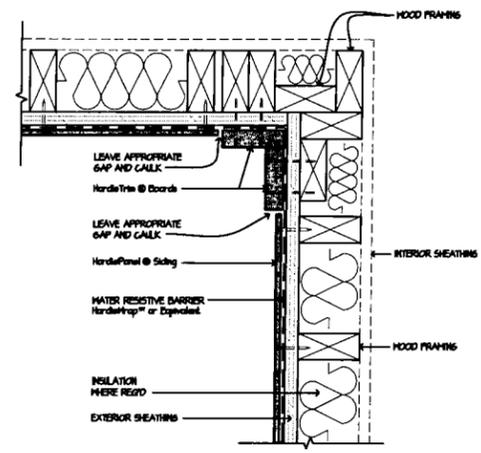
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7 FIXTURE PENETRATION SCALE: 3/4"-0"



4 WINDOW SILL SCALE: 3/4"-0"



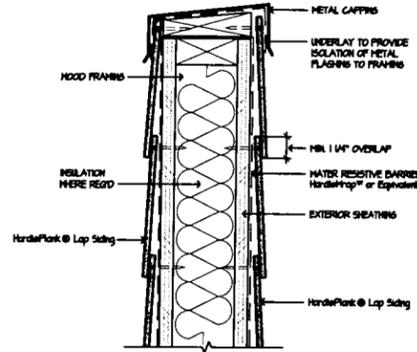
1 INSIDE CORNER SCALE: 3/4"-0"

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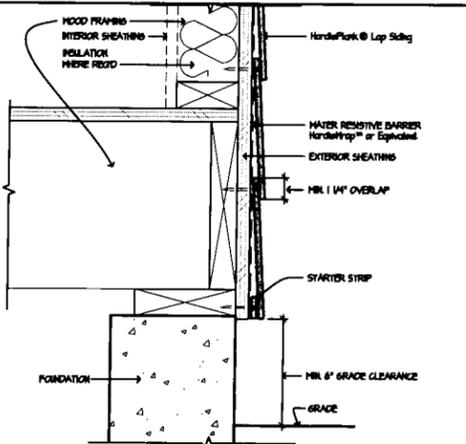
NORMAN SMITH ARCHITECTURE
 5314 1/2 28th Street NW
 Washington, DC 20008
 Phone: 202.462.5888
 Fax: 202.462.4928
 www.normansmitharchitecture.com

NO.	DATE	DESCRIPTION	BY	CHECKED
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3	05/01/20	REVISION	NS	NS
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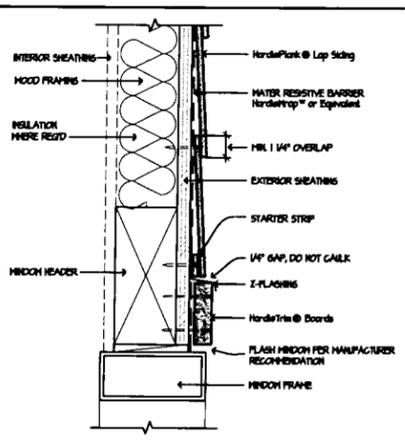
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PROJECT NAME	STANDARD MANUF. DETAILS FIBER CEMENT SIDING
CLIENT	CLIFF FLEMING
DATE	05/01/20
SCALE	AS SHOWN
DRAWN BY	NS
CHECKED BY	NS
DATE	05/01/20



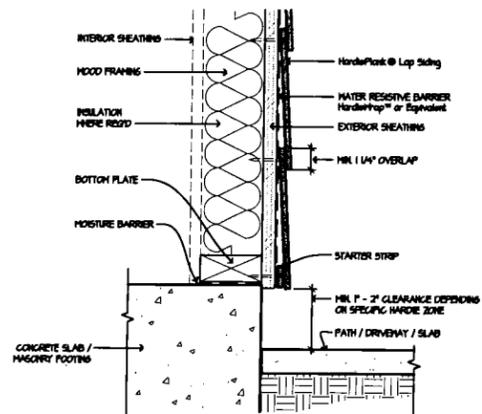
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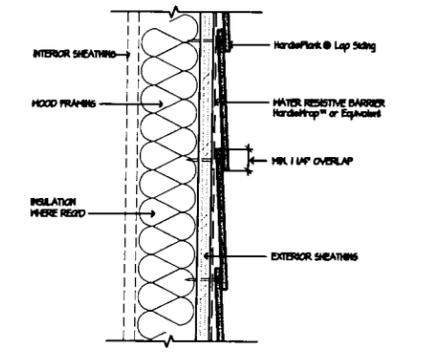
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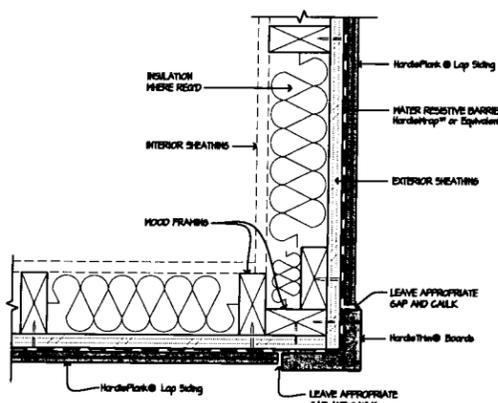
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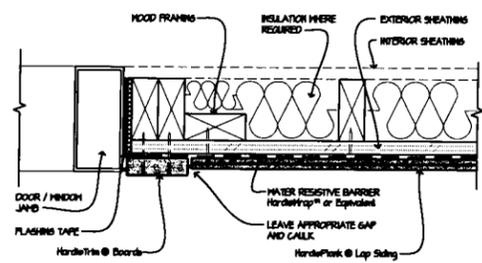
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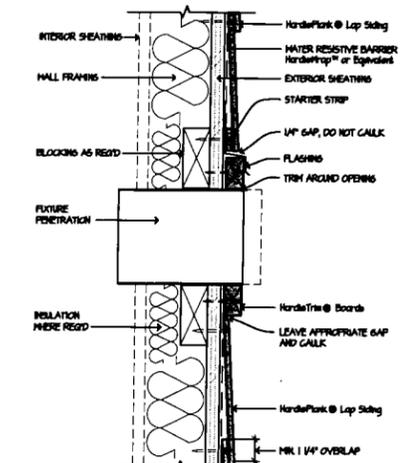
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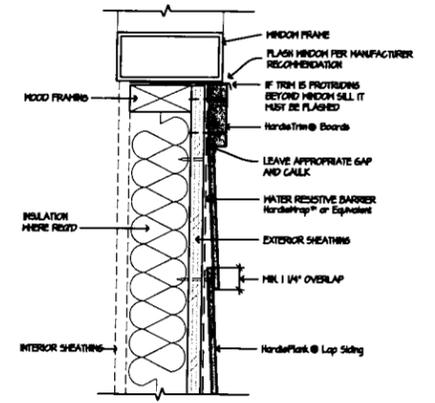
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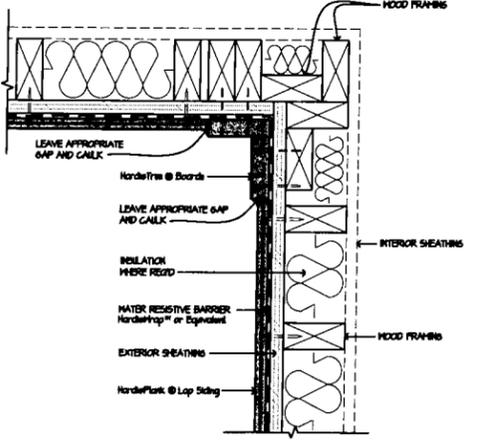
10 DOOR / WINDOW JAMB SCALE: 3/4\"/>



7 FIXTURE PENETRATION SCALE: 3/4\"/>



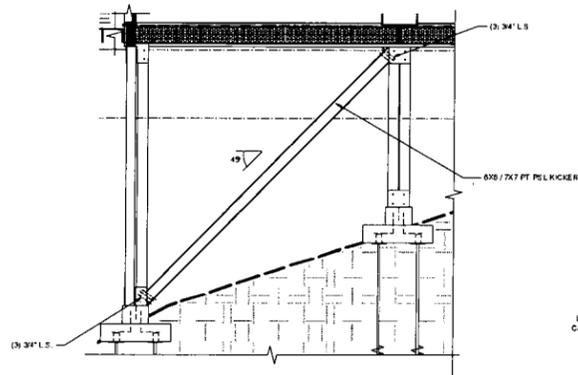
4 WINDOW SILL SCALE: 3/4\"/>



1 INSIDE CORNER SCALE: 3/4\"/>

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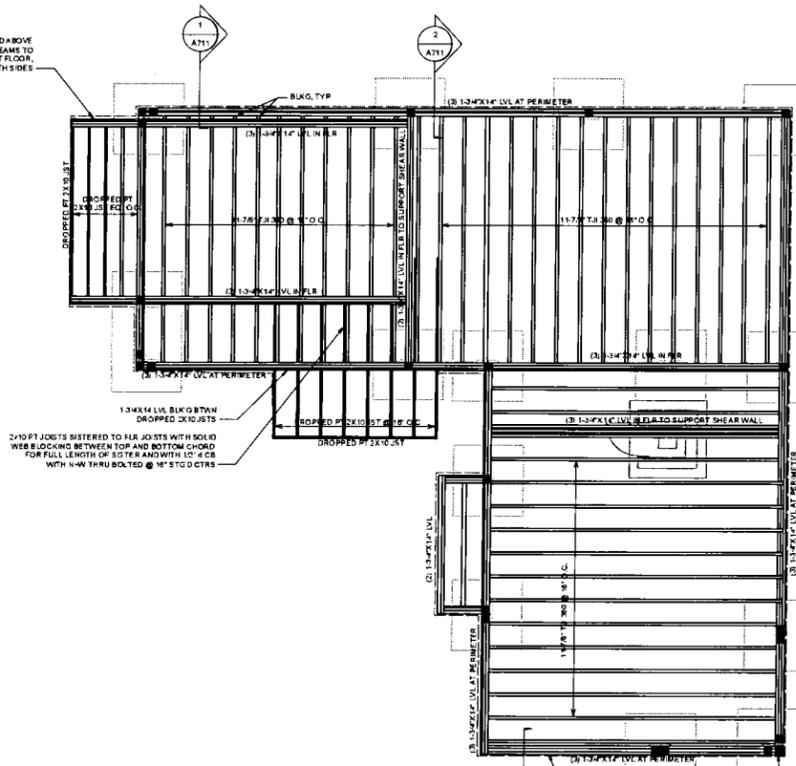
PROJECT	RESIDENTIAL	DATE	10/20/20
CLIENT	RESIDENTIAL	SCALE	AS SHOWN
ARCHITECT	RICHMAN SMITH ARCHITECTURE	PROJECT NO.	17888
ADDRESS	5314 1/2 28th Street, NW	CLIENT NAME	RESIDENTIAL
CITY	Washington, DC	CLIENT PHONE	202-462-4900
STATE	DC	CLIENT FAX	202-462-4900
COUNTRY	USA	CLIENT EMAIL	richman@richman-smith.com
PROJECT DESCRIPTION	STANDARD MANUF DETAILS FIBER CEMENT SIDING		
SHEET NO.	A762	TOTAL SHEETS	100
DATE	10/20/20	SCALE	AS SHOWN
DESIGNED BY	ARCHITECT	CHECKED BY	ARCHITECT
DRAWN BY	ARCHITECT	DATE	10/20/20



2 BRACING DETAIL AND LOCATIONS
Scale: 1/4" = 1'-0"

NOTE: CUT KICKER BRACES TO FRAME FROM TOP OF POST TO BOTTOM OF POST AS SHOWN OR IMMEDIATELY ABOVE. ANCHOR ATTACH TO POSTS WITH (3) 3/4" X MIN EMBED INTO POST OF 4" L.S. WITH N-W

LB WALL FRAMED ABOVE CANTILEVERED BEAMS TO SUPPORT NEXT FLOOR, TYP @ BOTH SIDES

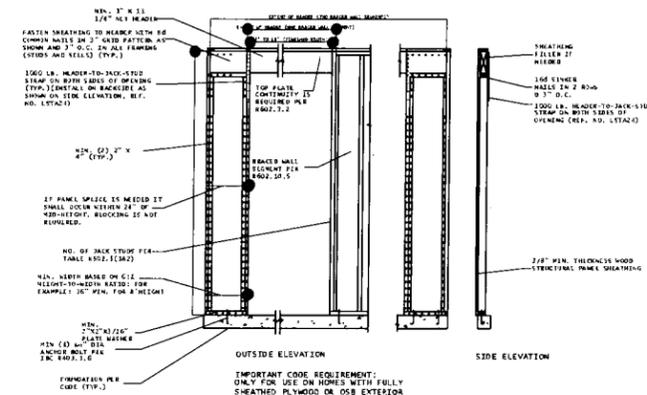


1 STRUCTURAL FIRST LEVEL PLAN
Scale: 1/4" = 1'-0"

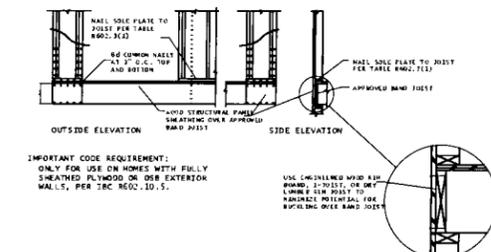
STRUCTURAL FRAMING NOTE: STRUCTURAL FRAMING LAYOUT IS BASED ON WIEYERHAUSER TJI LVL AND PS. COMPONENTS. A SHOP DRAWING WITH EXACT LAYOUT AND SHOWING ALL MEMBERS AND CONNECTIONS SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OR INSTALLING ANY COMPONENTS. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS A FULL, TIMELY AND WRITTEN SUBMITTAL IS PROVIDED TO THE ARCHITECT. ANY SUBSTITUTION MUST BE EQUAL TO OR BETTER IN ALL RESPECTS TO THE SPECIFIED COMPONENTS AND MATERIALS.

NOTE: SUBFLOOR SHALL BE 3/4" T&G CDW PLYWD OR EXTERIOR GUELINE OSB. CLUED AND SCREWED TO JOIST TOP CHORD, TYP

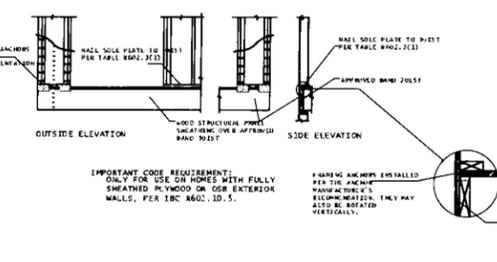
GENERAL NOTES
1. FOR STRUCTURAL NOTES, SEE SHEETS A000 AND S301



APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS



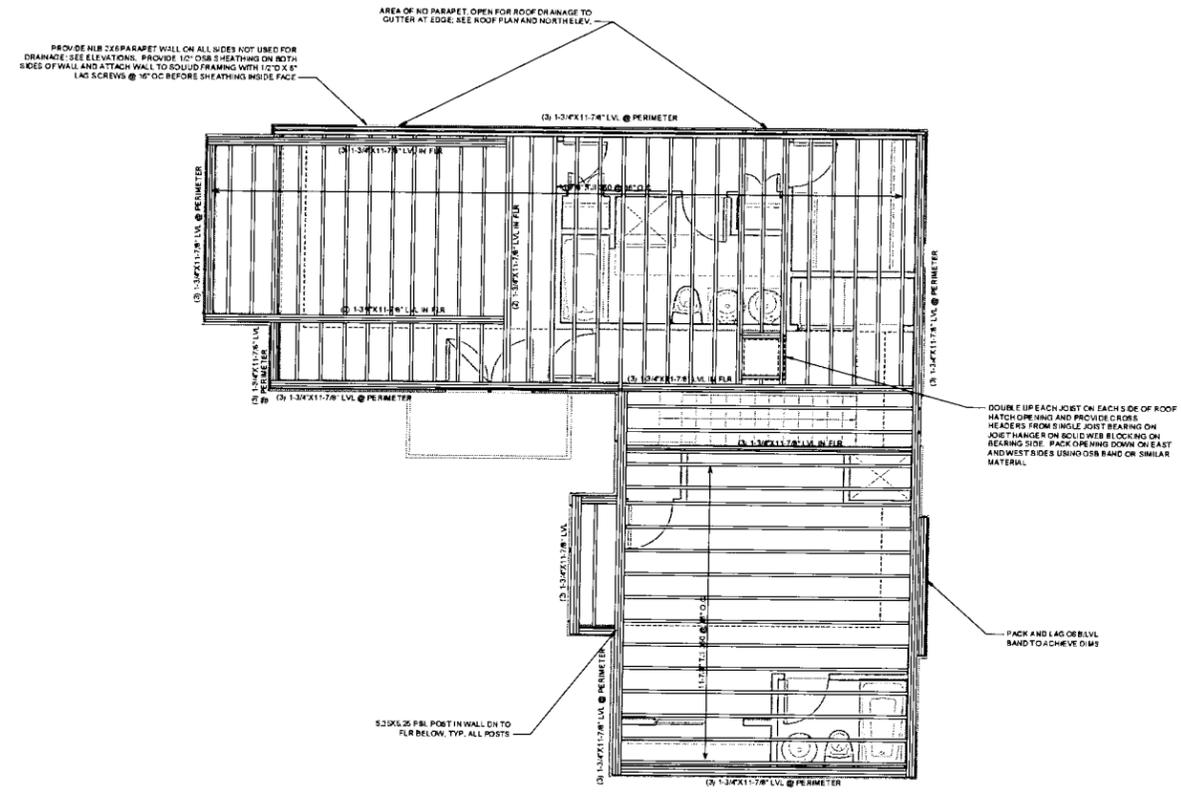
APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS



APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS

NORMAN SMITH ARCHITECTURE 1100 15th St NW Washington, DC 20004 www.normansmitharchitecture.com		DATE: 10/20/11	SCALE: 1/4" = 1'-0"	PROJECT: Design Development House Project 3115 15th St NW Washington, DC	SHEET: 1ST FLOOR STRUCTURAL PLAN
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GENERAL NOTES
 1. FOR STRUCTURAL NOTES, SEE SHEETS A000 AND S301
 NOTE: SEE COVER SHEET FOR LIST OF SUBMITTALS AND SHOP DRAWINGS. PROVIDE THE FOLLOWING SUBMITTALS TO THE OWNER/CLIENT AND ARCHITECT PRIOR TO ANY INSTALLATION WORK OR MATERIALS ORDERING:
 1. CUTSHEET SHEETS CONTAINING SERVICE RATINGS, STRESS RATINGS AND INSTALLATION INSTRUCTIONS FOR ALL FRAMING MATERIALS, INCLUDING JOISTS, BANDS, BEAMS AND POSTS
 2. FRAMING LAYOUT PLANS AND DETAILS
 3. FRAMING CONNECTOR CUT SHEET SHEETS
 4. SUBMITTAL AND SHOP DRAWINGS FOR HELICAL PIERS AND PILE CAPS INCLUDING INSTALLATION INFORMATION

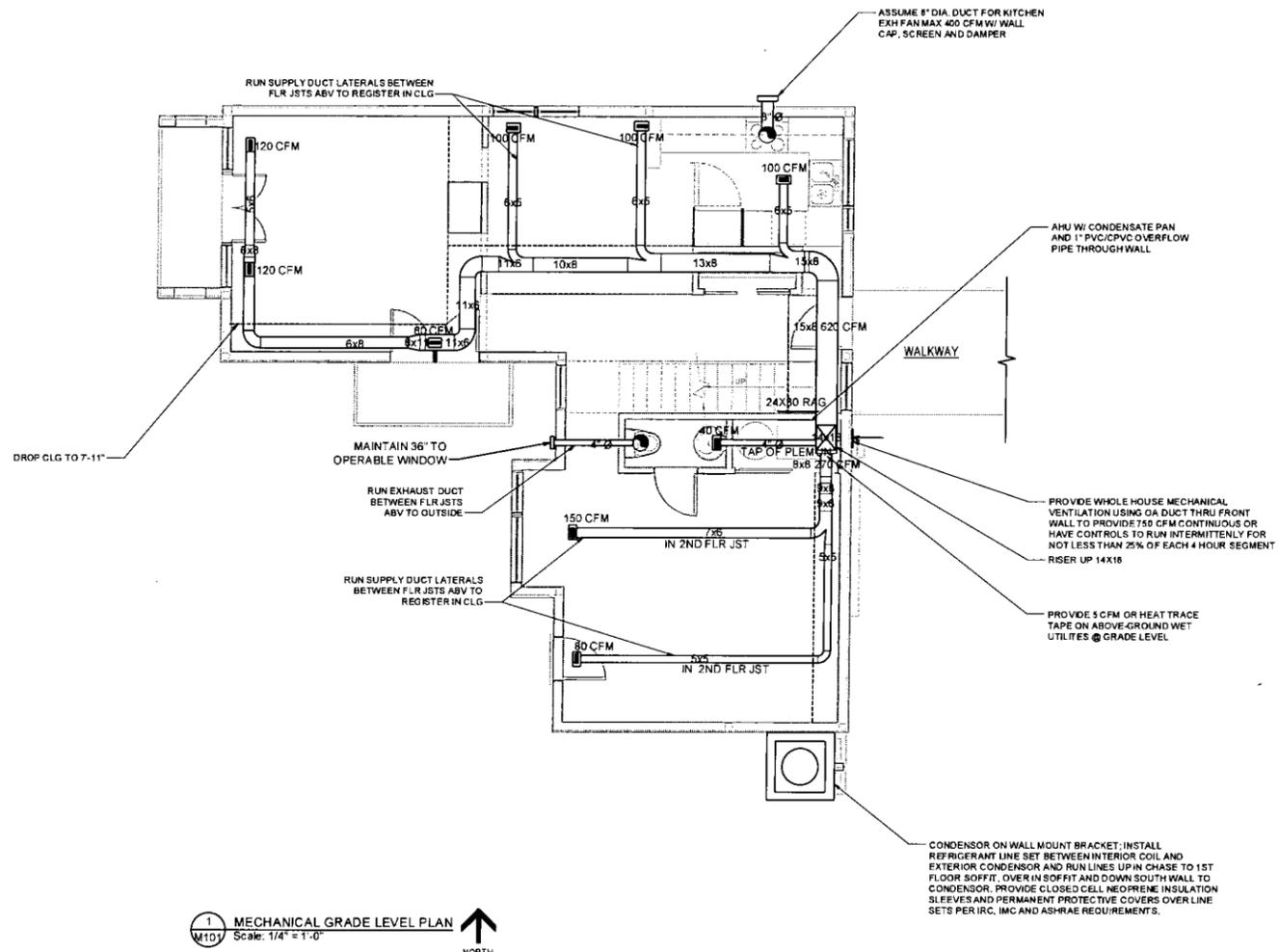


1 STRUCTURAL ROOF LEVEL PLAN
 Scale: 1/4" = 1'-0"
 NORTH ↑

STRUCTURAL FRAMING NOTE:
 STRUCTURAL FRAMING LAYOUT IS BASED ON WEYERHAEUSER TJI LVL AND PSL COMPONENTS. A SHOP DRAWING WITH EXACT LAYOUT AND SHOWING ALL MEMBERS AND CONNECTIONS SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OR INSTALLING ANY COMPONENTS. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS A FULL, TIMELY AND WRITTEN SUBMITTAL IS PROVIDED TO THE ARCHITECT. ANY SUBSTITUTION MUST BE EQUAL TO OR BETTER IN ALL RESPECTS TO THE SPECIFIED COMPONENTS AND MATERIALS.

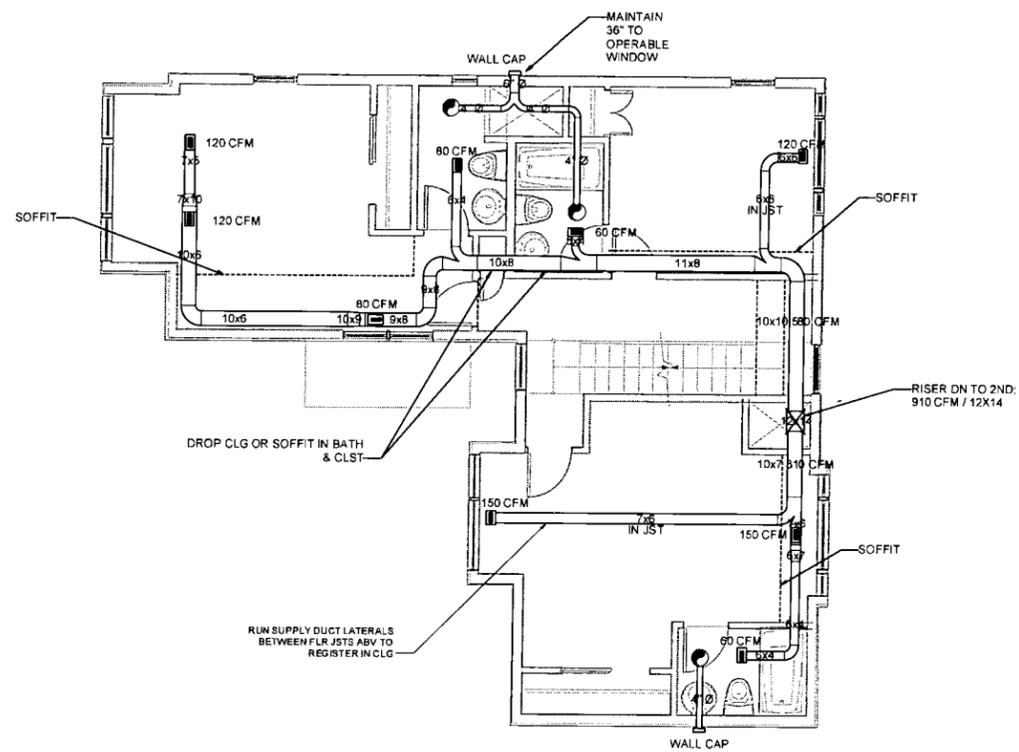
NORMAN SMITH ARCHITECTURE 5514 1/2 29th Street, NW Washington, DC T: 202-462-5588 F: 202-462-4938 www.normansmitharchitecture.com		Revision 17886 Drawing Date 11/06/14	Date 02/03/15	Scale 1/4" = 1'-0"	Title ROOF STRUCTURAL PLAN PROPOSED
Project 11000 14th St NW 11000 14th St NW 11000 14th St NW	Revision 17886 Drawing Date 11/06/14	Date 02/03/15	Scale 1/4" = 1'-0"	Title ROOF STRUCTURAL PLAN PROPOSED	Project 11000 14th St NW 11000 14th St NW 11000 14th St NW
Project 11000 14th St NW 11000 14th St NW 11000 14th St NW	Revision 17886 Drawing Date 11/06/14	Date 02/03/15	Scale 1/4" = 1'-0"	Title ROOF STRUCTURAL PLAN PROPOSED	Project 11000 14th St NW 11000 14th St NW 11000 14th St NW

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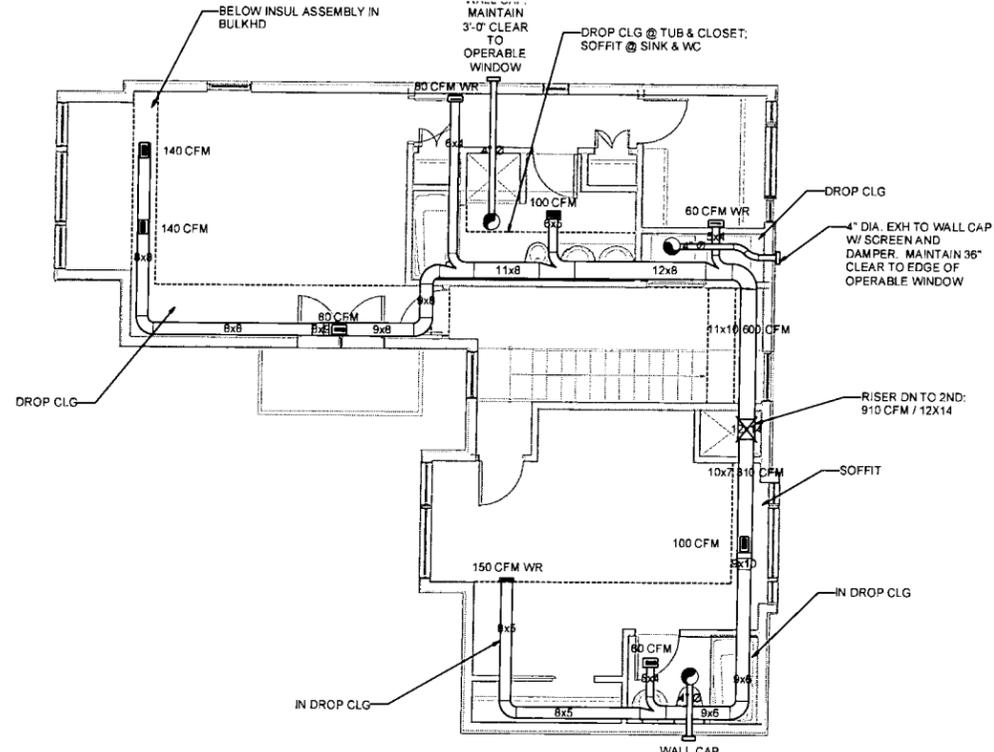


1 MECHANICAL GRADE LEVEL PLAN
 M101 Scale: 1/4" = 1'-0" NORTH

NORMAN SMITH ARCHITECTURE 1100 14th St NW Washington, DC 20004 www.normansmitharchitecture.com		Date: 02/02/20		Scale: 1/4" = 1'-0"	
Client: 3010 14th St NW Washington, DC 20004		Project: 3010 14th St NW Washington, DC 20004		Phase: MECH FIRST LEVEL PLAN PROPOSED	
Sheet: M101		Date: 02/02/20		Scale: 1/4" = 1'-0"	
Project: 3010 14th St NW Washington, DC 20004		Phase: MECH FIRST LEVEL PLAN PROPOSED		Sheet: M101	



MECHANICAL SECOND LEVEL PLAN
Scale: 1/4" = 1'-0"
NORTH



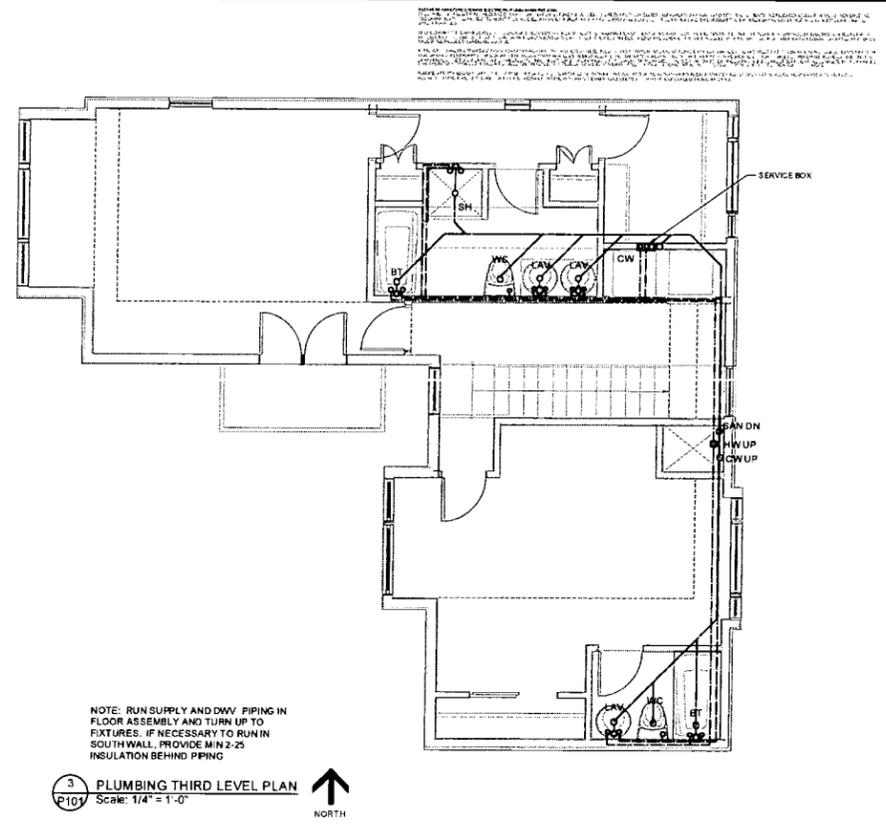
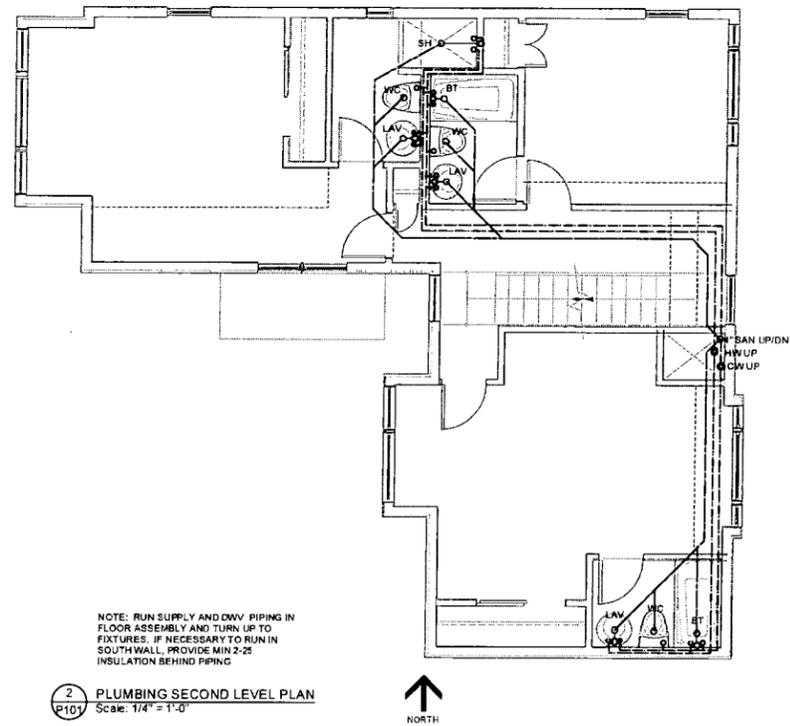
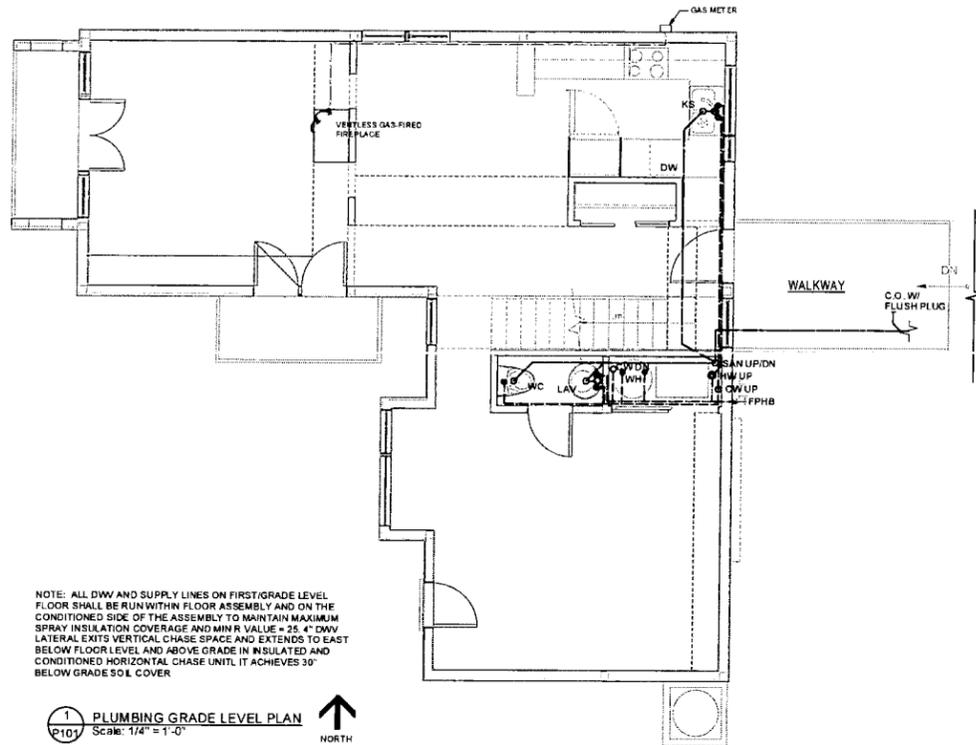
MECHANICAL THIRD LEVEL PLAN
Scale: 1/4" = 1'-0"
NORTH

- NOTES:
1. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH FOR DUCTWORK CONCEALED IN BLDG CONSTRUCTION
 2. PROVIDE TRANSFER GRILLE OR OTHER FORM OF MAKE-UP AIR FOR CLOTHES DRYER EXHAUSTING MORE THAN 200CFM.

CLG 3

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STROGAN SMITH ARCHITECTURE 1341 15th St NW Washington, DC 20004 T: 202.462.5886 F: 202.462.4008 www.strogansmitharchitecture.com	
Client: Urban Investment House Project 5314 112 25th Street, NW Washington, DC	Project: MECH SECOND LEVEL PLAN PROPOSED
Sheet No: M102	Scale: 1/4" = 1'-0"
Revision	Date
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2	05/05/20
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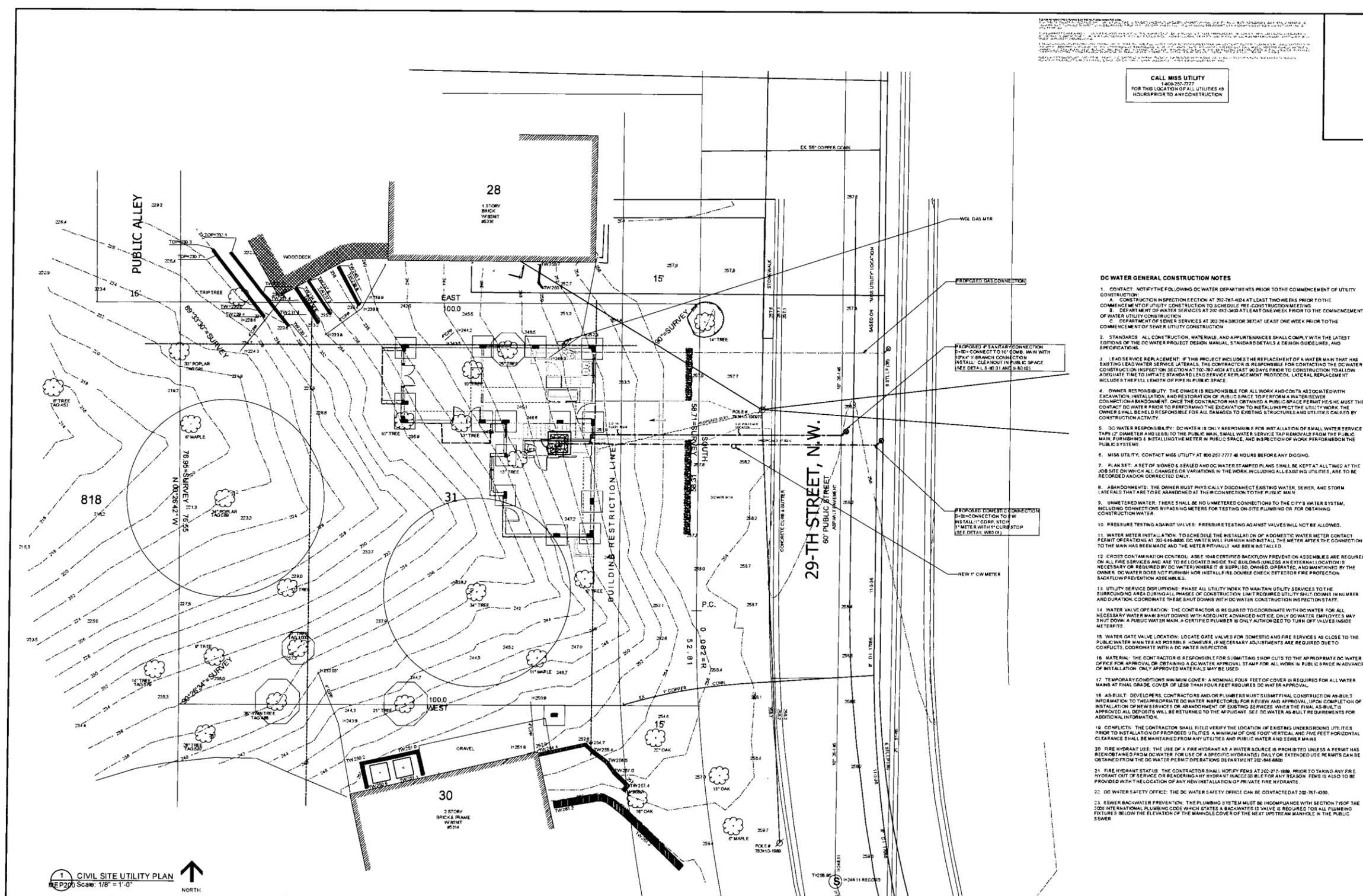


DATE	DESCRIPTION	BY	CHKD
11/18/19	PLUMBING	NS	NS
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NORMAN SMITH ARCHITECTURE
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Project: 3514 12 28th St NW
Washington, DC
PLUMBING 1ST, 2ND & 3RD LEVEL PLANS

Sheet Scale: 1/4" = 1'-0"



CALL MISS UTILITY
1-800-257-7777
FOR THIS LOCATION OF ALL UTILITIES 48
HOURS PRIOR TO ANY CONSTRUCTION

DC WATER GENERAL CONSTRUCTION NOTES

- CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:
 - CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETINGS
 - DEPARTMENT OF WATER SERVICES AT 202-613-3400 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION
 - DEPARTMENT OF SEWER SERVICES AT 202-764-3800 OR 3824 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION
- STANDARDS: ALL CONSTRUCTION MATERIALS AND APPURTENANCES SHALL COMPLY WITH THE LATEST EDITIONS OF THE DC WATER PROJECT DESIGN MANUAL, STANDARD DETAILS & DESIGN GUIDELINES, AND SPECIFICATIONS.
- LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD SERVICE LATERALS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DC WATER CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST 90 DAYS PRIOR TO CONSTRUCTION TO ALLOW ADEQUATE TIME TO INFILTRATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.
- OWNER RESPONSIBILITY: THE OWNER IS RESPONSIBLE FOR ALL WORK AND COSTS ASSOCIATED WITH EXCAVATION, INSTALLATION, AND RESTORATION OF PUBLIC SPACE TO PERFORM A WATER/SEWER CONNECTION OR ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT, HE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/RESPECT THE UTILITY WORK. THE OWNER SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.
- DC WATER RESPONSIBILITY: DC WATER IS ONLY RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (2" DIAMETER AND LESS) TO THE PUBLIC MAIN, SMALL WATER SERVICE TAP REMOVALS FROM THE PUBLIC MAIN, FURNISHING & INSTALLING THE METER IN PUBLIC SPACE, AND INSPECTION OF WORK PERFORMED ON THE PUBLIC SYSTEMS.
- MISS UTILITY: CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS BEFORE ANY DIGGING.
- PLAN SET: A SET OF SIGNED & SEALED AND DC WATER STAMPED PLANS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND CORRECTED ONLY.
- ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.
- UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BY PASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.
- PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
- WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER METER CONTACT PERMIT OPERATIONS AT 202-446-8800. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VALVE HAS BEEN INSTALLED.
- CROSS CONTAMINATION CONTROL: ASSE 1048 CERTIFIED BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED ON ALL FIRE SERVICES AND ARE TO BE LOCATED INSIDE THE BUILDING UNLESS AN EXTERNAL LOCATION IS NECESSARY OR REQUIRED BY DC WATER WHERE IT IS SUPPLIED, OWNED, OPERATED, AND MAINTAINED BY THE OWNER. DC WATER DOES NOT FURNISH NOR INSTALL FIRE DOUBLE CHECK DETECTOR FIRE PROTECTION BACKFLOW PREVENTION ASSEMBLIES.
- UTILITY SERVICE DISRUPTIONS: PHASE ALL UTILITY WORK TO MAINTAIN UTILITY SERVICES TO THE SURROUNDING AREA DURING ALL PHASES OF CONSTRUCTION. LIMIT REQUIRED UTILITY SHUT-DOWNS IN NUMBER AND DURATION, COORDINATE THESE SHUT-DOWNS WITH DC WATER CONSTRUCTION INSPECTION STAFF.
- WATER VALVE OPERATION: THE CONTRACTOR IS REQUIRED TO COORDINATE WITH DC WATER FOR ALL NECESSARY WATER MAIN SHUT-DOWNS WITH ADEQUATE ADVANCED NOTICE. ONLY DC WATER EMPLOYEES MAY SHUT DOWN A PUBLIC WATER MAIN. A CERTIFIED PLUMBER IS ONLY AUTHORIZED TO TURN OFF VALVES INSIDE METER PITS.
- WATER GATE VALVE LOCATION: LOCATE GATE VALVES FOR DOMESTIC AND FIRE SERVICES AS CLOSE TO THE PUBLIC WATER MAIN TEE AS POSSIBLE. HOWEVER, IF NECESSARY ADJUSTMENTS ARE REQUIRED DUE TO CONFLICTS, COORDINATE WITH A DC WATER INSPECTOR.
- MATERIAL: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SHOP CUTS TO THE APPROPRIATE DC WATER OFFICE FOR APPROVAL OR OBTAINING A DC WATER APPROVAL STAMP FOR ALL WORK IN PUBLIC SPACE IN ADVANCE OF INSTALLATION. ONLY APPROVED MATERIALS MAY BE USED.
- TEMPORARY CONDITIONS MINIMUM COVER: A NOMINAL FOUR FEET OF COVER IS REQUIRED FOR ALL WATER MAINS AT FINAL GRADE. COVER OF LESS THAN FOUR FEET REQUIRES DC WATER APPROVAL.
- AS-BUILT: DEVELOPERS, CONTRACTORS AND/OR PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DC WATER INSPECTOR(S) FOR REVIEW AND APPROVAL UPON COMPLETION OF INSTALLATION OF NEW SERVICES OR ABANDONMENT OF EXISTING SERVICES. WHEN THE FINAL AS-BUILT IS APPROVED ALL DEPOSITS WILL BE RETURNED TO THE APPLICANT. SEE DC WATER AS-BUILT REQUIREMENTS FOR ADDITIONAL INFORMATION.
- CONFLICTS: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES. A MINIMUM OF ONE FOOT VERTICAL AND FIVE FEET HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ANY UTILITIES AND PUBLIC WATER AND SEWER MAINS.
- FIRE HYDRANT USE: THE USE OF A FIRE HYDRANT AS A WATER SOURCE IS PROHIBITED UNLESS A PERMIT HAS BEEN OBTAINED FROM DC WATER FOR USE OF A SPECIFIC HYDRANT(S). DAILY OR EXTENDED USE PERMITS CAN BE OBTAINED FROM THE DC WATER PERMIT OPERATIONS DEPARTMENT 202-446-8800.
- FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-377-1888 PRIOR TO TAKING ANY FIRE HYDRANT OUT OF SERVICE OR RENDERING ANY HYDRANT INACCESSIBLE FOR ANY REASON. FEMS IS ALSO TO BE PROVIDED WITH THE LOCATION OF ANY NEW INSTALLATION OF PRIVATE FIRE HYDRANTS.
- DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-767-0500.
- SEWER BACKFLOW PREVENTION: THE PLUMBING SYSTEM MUST BE IN COMPLIANCE WITH SECTION 7150-F OF THE 2024 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKFLOW PREVENTION VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

1 CIVIL SITE UTILITY PLAN
MEP200 Scale: 1/8" = 1'-0"

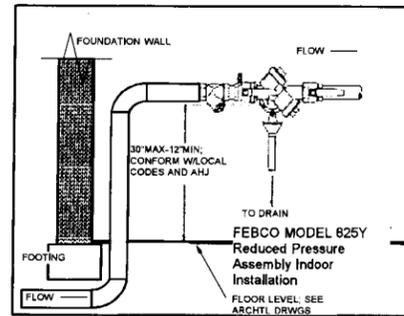
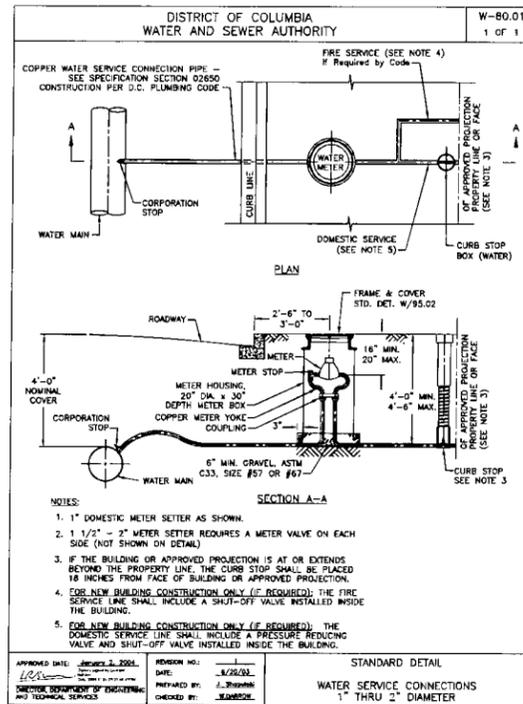


CONDITIONS BASED ON MISCELLANEOUS SURVEY INFORMATION PROVIDED BY MADDOX ENGINEERS AND SURVEYORS, DVA AND ARBORIST CONSULTANT, AND INT ENVIRONMENTAL FOR SEEP AND BUFFER DELINEATION

ARCHITECTURAL DRAWINGS ARE PROVIDED FOR GENERAL INFORMATION/REFERENCE ONLY AND MAY BE AT VARIANCE WITH CIVIL DRAWINGS. SEE CIVIL DRAWINGS FOR REQUIRED UTILITY CONNECTIONS AND STORMWATER BMP INFORMATION AND CONTACT ARCHITECT IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENT/CONDITIONS SHOWN AND NOTED ON THE A AND C DRAWINGS. SEE CIVIL AND LANDSCAPE DRAWINGS IF PROVIDED FOR ADDITIONAL INFORMATION. EXISTING STREET UTILITIES SHOWN FOR GENERAL INFORMATION ONLY.

NORMAN SMITH ARCHITECTURE 514 1/2 29th Street, N.W. Washington, DC 20007 www.normansmitharchitecture.com 1-202-462-5888 / 202-462-4408		PROJECT NO: 2024-001 SHEET NO: MEP200 DATE: 05/20/24
CLIENT: Dina International House Project 514 1/2 29th Street, N.W. Washington, DC	SITE UTILITY PLAN PROPOSED	SHEET SCALE: 1/8" = 1'-0"

- GENERAL NOTES FOR UTILITIES AND EXCAVATION**
- ALL EXCAVATION WORK SHALL BE DONE IN CONFORMANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS INCLUDING THE REQUIREMENTS OF DC WATER, DDOT, PEPCO, WGL AND OSHA.
- PROVIDE THE FOLLOWING:
1. NEW UNDERGROUND ELECTRICAL SERVICE TO EXTERIOR METER/DISCONNECT AS SHOWN AND NOTED. INSTALLATION, CONDUIT COVER AND PROTECTION SHALL BE IN ACCORDANCE WITH PEPCO REQUIREMENTS FOR THIS TYPE OF UNDERGROUND RESIDENTIAL SERVICE.
 2. NEW GAS SERVICE AND METER TO LOCATION SHOWN ON DRAWING.
 3. NEW 1" WATER SERVICE PIPING AND METER CROCK AND 1/2" DISTRIBUTION PIPING AS NECESSARY. INSTALLATION OF NEW WATER LINE AND NEW METER SHALL BE PER DC WATER STANDARD DETAILS, INCLUDING ATTACHED METER DETAIL W/8.01.
 4. NEW 4" SANITARY PIPING LINE OUT TO EXISTING CSS. ALL CONNECTIONS AND EXTENSIONS FOR SANITARY TO COMBINED SEWER AND SANITARY (CSS) SHALL BE IN CONFORMANCE WITH DCWAS/DC WATER REQUIREMENTS.
 - * PROVIDE CLEANOUT FOR SANITARY PIPING AS SHOWN AND AS CLOSE AS POSSIBLE TO PROPERTY LINE. CLEAN-OUTS SHALL BE FLUSH WITH THE FINISHED SURFACE AND SHALL BE RECESSED, COUNTERSUNK PLUG TYPE.



1 BACKFLOW PREVENTION SCHEMATIC DETAIL; TYP. NOT TO SCALE

SANITARY/BUILDING DRAIN SIZING PER 2006 IRC §P3005.4.2
ASSUME MIN 1/8" SLOPE

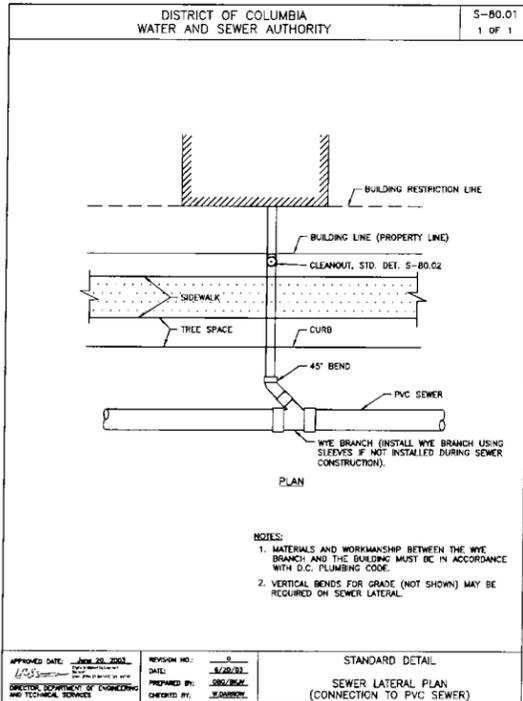
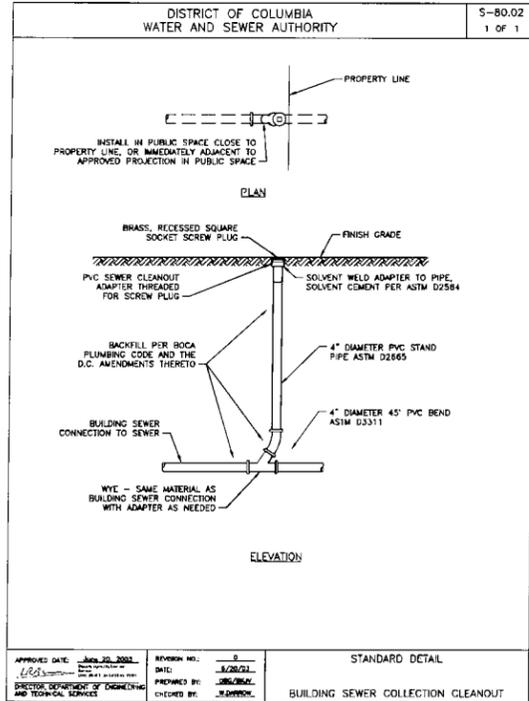
LOCATION	FIXTURE/FIXTURE GROUP	D.F.U.
1 ST FLR	HALF BATH KTCN GRP	4 2
2 ND FLR	BATH GROUP: 3 @ 5	15
3 RD FLR	BATH GROUP	5
	BATH GROUP @ 5 + 1 SHWR @ 2 + 1 LAV @ 1 CLOTHES WASHER	8 2
TOTAL		36.0

USE 4" DIAMETER SANITARY WITH MAX. ALLOWABLE D.F.U. @ 1/8" SLOPE = 180

WATER SERVICE ENTRANCE SIZING PER 2006 IRC §P2003.7
PRESSURE RANGE BETWEEN 40-60 PSI
MAXIMUM DEVELOPED PIPING LENGTH =

LOCATION	FIXTURE/FIXTURE GROUP	W.S.F.U.
1 ST FLR	HALF BATH KTCN GRP HOSE BIB	2.6 2.5 2.5
2 ND FLR	BATH GROUP: 3 @ 3.6	10.8
3 RD FLR	BATH GROUP	3.6
	BATH GROUP + 1 SHWR + 1 LAV CLOTHES WASHER	5.7 1.4
TOTAL		29.1

USE 1" SERVICE AND METER CROCK WITH 1 1/4" DISTRIBUTION PIPING



CALL MISS UTILITY
1-800-277-7377
FOR THE LOCATION OF ALL UTILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION

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NO.	DATE	DESCRIPTION	BY	CHECKED
1	06/20/01	ISSUED FOR PERMIT	J. ROBINSON	J. ROBINSON
2	06/20/01	REVISED PER COMMENTS	J. ROBINSON	J. ROBINSON
3	06/20/01	REVISED PER COMMENTS	J. ROBINSON	J. ROBINSON
4	06/20/01	REVISED PER COMMENTS	J. ROBINSON	J. ROBINSON
5	06/20/01	REVISED PER COMMENTS	J. ROBINSON	J. ROBINSON

NORMAN SMITH ARCHITECTURE
1100 17th St NW
Washington, DC
T: 202-462-5888 F: 202-462-4800
www.normansmitharchitecture.com

UTILITY NOTES AND DETAILS

Sheet Scale

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- 1. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS INCLUDING:
1.1 THE CONSTRUCTION, ELECTRICAL, MECHANICAL, FUEL GAS AND PLUMBING PORTIONS OF THE 2012 IRC AND THE APPLICABLE PORTIONS OF THE 2012 IRC AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.2 APPLICABLE PORTIONS OF THE 2012 IECC AND DOCS 2013 AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.3 APPLICABLE PORTIONS OF THE MOST CURRENT EDITION OF THE NEC ADOPTED BY THE AHJ.
1.4 DUCTWORK MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH MOST RECENT VERSION OF SMACNA STANDARDS.
2. SUBCONTRACTOR(S) SHALL COORDINATE THEIR RESPECTIVE WORK WITH THE WORK OF ALL OTHER SUBCONTRACTORS AND WITH THE WORK OF THE GENERAL CONTRACTOR AND/OR OWNER AT ALL TIMES. IF SPACE OR LAYOUT RESTRICTIONS OR PROBLEMS ARE ENCOUNTERED, THE SUBCONTRACTOR(S) SHALL ASSIST THE GENERAL CONTRACTOR AND/OR OWNER AND ALL OTHER APPLICABLE SUBCONTRACTORS IN RESOLVING SAID RESTRICTIONS AND PROBLEMS AS PART OF THE SUBCONTRACTOR(S) WORK.
3. MAINTAIN MAXIMUM HEADROOM, CLEARANCE AND ACCESSIBILITY AND MAINTAIN ALL CODE REQUIRMENTS FOR CLEARANCE OR ACCESSIBILITY AT ALL LOCATIONS. WHERE HEADROOM IS ALL NOTED DIMENSIONS AT ALL LOCATIONS, VERIFY THE LAYOUT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK. THE SUBCONTRACTOR SHALL MAKE REASONABLE MODIFICATIONS TO THE WORK AND/OR THE LAYOUT AS REQUIRED FOR PROPER EXECUTION OF THAT WORK WITHOUT ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE AGREED IN WRITING PRIOR TO EXECUTION OF SAID WORK.
3.1 IN THOSE AREAS OF THE PROJECT WITH DROPPED CEILING, BULKHEADS AND SOFFITS, SUBCONTRACTOR SHALL COORDINATE THEIR INSTALLATION WORK TO MAINTAIN NOTED HEIGHT REQUIREMENTS AND FINISHED SURFACES AND SHALL NOT INSTALL DUCTWORK IN SUCH A MANNER AS TO PREVENT FINISHED SURFACES FROM BEING INSTALLED AS NOTED.
4. MECHANICAL/PLUMBING/ELECTRICAL SUBCONTRACTORS SHALL REVIEW THE SPECS FOR ALL TRADES INCLUDING THEIR OWN AND SHALL REVIEW THE REQUIRED WORK WITH THE VARIOUS TRADES AND THE GENERAL CONTRACTOR TO INSURE THAT ALL PORTIONS OF THE WORK AND ITEMS ASSOCIATED WITH THE WORK ARE ASSIGNED TO A RESPONSIBLE SUBCONTRACTOR AND ARE ACCOMMODATED AND INSTALLED IN PLACE, COMPLETE AND READY FOR USE.

MECHANICAL SPECIFICATION:

- 1. HVAC DRAWINGS ARE PROVIDED BY THE ARCHITECT TO ASSIST IN LAYING OUT THE WORK. THE DRAWINGS ARE SCHEMATIC AND ARE MEANT TO INDICATE THE GENERAL SCOPE OF THE WORK, INCLUDING THE ESTIMATED SIZING AND LOCATIONS, UNIT SIZES, DUCT SIZES AND CFM TO BE PROVIDED IN EACH SPACE. ALL CONDITIONS, SIZES AND DIMENSIONS SHALL BE REVIEWED AND VERIFIED BY THE CONTRACTOR, SUBCONTRACTOR AND SHALL BE VIF BY CONTRACTOR AND SUBCONTRACTOR AND REVIEWED BY OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK. ALL HEAT-LOSS CALCULATIONS, UNIT SIZING, DUCT SIZES AND CFM MUST BE RECHECKED AND VERIFIED BY APPLICABLE SUBCONTRACTOR AND THE ARCHITECT OR OWNER PRIOR TO ANY CHANGES PRIOR TO BEGINNING WORK. THE APPLICABLE SUBCONTRACTOR IS RESPONSIBLE FOR THE FINAL HEAT-LOSS CALCULATIONS, CFM DELIVERY, EQUIPMENT, DUCTWORK AND REGISTER SIZES AND THE APPLICABLE SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONING HVAC SYSTEM THAT PROVIDES ADEQUATE OPERATION IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATION.
2. HVAC SUBCONTRACTOR SHALL UTILIZE BOTH SENSIBLE AND LATENT COOLING LOADS AND THE APPLICABLE SUBCONTRACTOR SHALL PROVIDE CONDITIONING/COOLING AND THE SYSTEM SHALL NOT BE OVERSIZED MORE THAN 15% ABOVE THE REQUIRED CAPACITY BASED ON BOTH COOLING LOADS. HVAC SUBCONTRACTOR SHALL PROVIDE THE OWNER AND/OR ARCHITECT, UPON REQUEST, A COPY OF LOAD AND SIZING CALCULATIONS UTILIZED TO VERIFY AND CALCULATE THE SYSTEM PERFORMANCE.
3. IF MANUAL, J, S AND D OR SIMILAR CALCULATIONS ARE PROVIDED BY THE ARCHITECT FOR THE PURPOSES OF CODE COMPLIANCE AND REVIEW AND/OR BUDGET PRICING, THE SUBCONTRACTOR, AS PART OF THEIR WORK SHALL PROVIDE A SEPARATE SET OF CALCULATIONS TO CONFIRM THOSE PROVIDED BY THE ARCHITECT. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. UNLESS OTHERWISE SPECIFICALLY NOTED IN WRITING, THE SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE CORRECT SIZING OF THE DUCTWORK, EQUIPMENT AND OTHER ITEMS THAT CONSTITUTE THE HVAC WORK SCOPE REGARDLESS OF ANY INFORMATION PROVIDED BY THE ARCHITECT.
4. MANUAL CALCULATIONS ARE NOT A STRICT REQUIREMENT FOR THE SYSTEM VERIFICATION AND SIZING BUT ARE PREFERRED. HOWEVER, ALTERNATE OR OTHER METHODS THAT GENERALLY ACCOUNT FOR BUILDING ENVELOPE THERMAL CHARACTERISTICS, BUILDING ORIENTATION, SOLAR HEAT GAIN/LOSS, HEATING LOAD, SENSIBLE AND LATENT COOLING LOADS, AIR INTRUSION AND SYSTEM OR EQUIPMENT LOADS AND THAT ARE CODE COMPLIANT WITH APPLICABLE PORTIONS OF THE IRC AND THE IECC WILL BE ACCEPTABLE.
5. HVAC WORK SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FOR ALL LABOR AND A MINIMUM OF 5 YEARS FOR PARTS AND MATERIALS FROM THE SUBCONTRACTOR (A RATED WARRANTY IS ACCEPTABLE).
6. PERFORMANCE SPECIFICATION
6.1 AIR HANDLERS, CONDENSER, COIL(S), REFRIGERANT LINE SETS, DUCTWORK, REGISTERS AND ALL OTHER NECESSARY ASSOCIATED DEVICES AND EQUIPMENT SHALL BE PROVIDED, AS NECESSARY, TO PROVIDE A FULLY FUNCTIONING ELECTRIC-FIRED SPLIT SYSTEM HEAT PUMP SYSTEM THAT SHALL PROVIDE 75 DEGREE F INTERIOR TEMPERATURE WHEN THE EXTERIOR TEMPERATURE IS 98 DEGREE F AND 85% RH OR LOWER W/ A MAXIMUM TEMPERATURE DIFFERENCE OF 5 DEGREES BETWEEN ADJACENT SPACES & 10 DEGREE F INTERIOR TEMPERATURE WHEN THE EXTERIOR TEMPERATURE IS 10 DEGREE F OR HIGHER W/ A MAX TEMPERATURE DIFFERENCE OF 5 DEGREES BETWEEN ADJACENT SPACES.
6.2 PROVIDE ALL REFRIGERANT LINES, DUCTWORK, REGISTERS AND ALL OTHER ASSOCIATED DEVICES AND EQUIPMENT AS NECESSARY TO INSURE THAT THE SYSTEM(S) OPERATE IN ACCORDANCE WITH THE PERFORMANCE SPECIFICATION AND WHETHER OR NOT SUCH ITEMS OR EQUIPMENT ARE SPECIFICALLY NOTED.
6.3 FLEXIBLE DUCTWORK SHALL NOT BE USED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT AND IN NO CASE SHALL BE USED IN LENGTHS GREATER THAN 10' WHETHER IN MANIFOLDS OR RUNOUTS. IF USED, FLEXIBLE DUCTWORK SHALL BE FULLY AND ADEQUATELY SUPPORTED ALONG ITS ENTIRE LENGTH AND SHALL NOT SAG OR HAVE BENDS, KINKS AND OTHER DEVIATIONS FROM A STRAIGHT, TIGHT AND CONSISTENT PATH.
6.4 REGISTERS AND GRILLES SHALL BE PROVIDED IN SIZES AS SHOWN AND NOTED ON THE DRAWINGS OR IF NOT NOTED, AS NECESSARY TO DELIVER/RETURN REQUIRED CFM.
6.5 UNLESS OTHERWISE NOTED ON DRAWINGS, WALL AND CEILING REGISTERS FOR RECTANGULAR DUCTWORK SYSTEMS WHERE THE DUCTWORK IS NOT EXPOSED SHALL BE HART AND COOLEY OR EQUAL, STAMPED METAL WITH WHITE BAKED-ON FINISH, WITH ADJUSTABLE VANES AND TAB-TYPE CLOSER.
6.6 UNLESS OTHERWISE NOTED ON DRAWINGS AND FLOOR REGISTERS IN WOOD FLOOR ARE HART AND COOLEY OR EQUAL, STAMPED METAL WITH DARK BROWN BAKED-ON FINISH, WITH ADJUSTABLE VANES AND THUMB WHEEL-TYPE CLOSER.
6.7 UNLESS OTHERWISE NOTED ON DRAWINGS, REGISTERS FOR SPIRAL EXPOSED DUCTWORK SYSTEMS SHALL BE HART AND COOLEY OR EQUAL, EXTERIALLY ALUMINUM, SSS/SVSH SERIES ALUMINUM SPIRAL DUCT BUT NOT EXPOSER WITH 1" x 8" O/C SPACING. REGISTERS SHALL BE DIRECTLY DUCT-MOUNTED AND NOT MOUNTED ON BOOTS OR EXTENSIONS WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT AND/OR OWNER.
6.8 UNLESS OTHERWISE NOTED ON DRAWINGS, RAG SHALL BE HART AND COOLEY OR EQUAL, RECESSED OR RHPH SERIES, IN BRIGHT WHITE FINISH WHEN MOUNTED ON AN FINISHED WALL OR CEILING AND IN SATIN ANOZIDED FINISH WHEN MOUNTED IN AN OPEN LOCATION(S) WITHIN FINISHED SPACES AND/OR AS NOTED ON THE DRAWINGS AND IN SATIN ANOZIDED FINISH WHEN MOUNTED IN AN OPEN LOCATION(S).
6.9 ALL EXPOSED DUCTWORK SHALL HAVE ALL JOINTS NEATLY SEALED WITH MASTIC. ALL EXPOSED SPIRAL OR OVAL DUCTWORK SHALL AT A MINIMUM, BE HUNG WITH GALVANIZED STEEL STRAPS FROM THE NOTED STUDS OR SIMILAR MECHANICAL FASTENERS ATTACHED TO SOLID

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- FRAMING/ROOFING OR, AS AN ADD-ALTERNATE, HUNG WITH ADJUSTABLE, ALL THREADED ROOFS AND STIRRUPS OR A SIMILAR CONNECTION. ALL JOINTS OF NON-EXPOSED DUCTWORK, INCLUDING LOW-PRESSURE AND EXHAUST SHALL BE SEALED WITH AN ELASTOMERIC SEAL PER ASTM. JOINTS NOT APPROVED SEALANT.
10. PROVIDE SPIRAL RIGID BLACK FINISH INSIDE ALL DUCTWORK WHERE VISIBLE THRU FLOOR OR WALL REGISTERS AND LOUVERS.
11. FINAL LAYOUT OF ALL REGISTER LOCATIONS SHALL BE VIF WITH ARCHITECT AND OWNER PRIOR TO CUTTING ANY HOLES. IN GENERAL, REGISTERS SHOULD BE CENTERED ON ADJACENT OPENINGS AND COMPONENTS.
12. PROVIDE FOL SCRIM-FACED INSULATION FOR ALL DUCTWORK INSTALLED IN NON-CONDITIONED SPACES, MINIMUM R-10.
13. PROVIDE CLOSED CELL OR SIMILAR MECHANICAL SYSTEM PIPING MIN R-3 ON ALL PIPING CARRYING FLUIDS ABOVE 100 DEG F AND BELOW 50 DEG F. INSULATION SHALL BE CONTINUOUS AND ATTACHED WITH MECHANICAL ZIP-TIE OR SIMILAR FASTENERS THAT DO NOT REDUCE INSULATION VALUE. INSULATION SHALL BE PROTECTED FROM DEGRADATION AND DAMAGE CAUSED BY UV, MOISTURE, WIND AND MAINTENANCE PROTECTION MAY INCLUDE ALUMINUM SHEET METAL PAINTED CANVAS, PLASTIC COVERS SIMILAR TO CARLISLE THERMOPLASTIC POLYOLEFIN HARDCAST TPO-2265 OR PAINT-ON COATING SIMILAR TO CARLISLE SEAL-TACK WHITE TPO-2265.
14. ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
15. ALL EXHAUST DUCTWORK SHALL BE HARD PIPE, VINYL-COATED FLEX DUCTWORK WILL NOT BE ACCEPTED. SCRIM-COATED FLEX DUCTWORK WILL NOT BE ACCEPTED UNLESS SPECIFICALLY APPROVED IN ADVANCE BY THE ARCHITECT OR OWNER AND IF USED, MUST BE INSTALLED AND SUPPORTED SO AS TO BE LEVEL AND TRUE WITHOUT DROPS, KINKS OR OTHER INTERFERENCES THAT AID MOVEMENT.
16. PROVIDE PRE-FORMED FG, PLASTIC OR PRE-CAST PAD FOR EXTERIOR CONDENSERS. FORM, INSURE THAT PAD IS SET AND LEVELLED ON COMPACTED EARTH.
16.1 PROVIDE WALL MOUNT CONDENSER SUPPORT.
16.2 PROVIDE ELECTRICAL DISCONNECT FOR EACH CONDENSER UNIT, ALL ELECTRICAL WIRING BETWEEN DISCONNECT AND UNIT SHALL BE IN LIQUID-TITE OR EQUAL WATERPROOF TUBING AND FITTINGS.
16.3 MECHANICAL PLUMBING/ELECTRICAL SUBCONTRACTORS SHALL VERIFY THE LAYOUT WITH THE VARIOUS TRADES AND THE GENERAL CONTRACTOR TO INSURE THAT ALL PORTIONS OF THE WORK AND ITEMS ASSOCIATED WITH THE WORK ARE ASSIGNED TO A RESPONSIBLE SUBCONTRACTOR AND ARE ACCOMMODATED AND INSTALLED IN PLACE, COMPLETE AND READY FOR USE.
17.1 IN NO CASE SHALL ROOF-MOUNTED CONDENSERS, PADS AND SIMILAR EQUIPMENT BE MOUNTED DIRECTLY ON ROOF MEMBRANE MATERIAL WITHOUT:
17.1.1 VERIFYING THE SUITABILITY OF THE ROOFING MEMBRANE MATERIAL FOR THE INSTALLATION AND ALSO
17.1.2 OBTAINING THE PRIOR APPROVAL OF THE ARCHITECT AND OWNER.
18. THERMOSTATS SHALL BE PROGRAMMABLE-TYPE, HONEYWELL OR EQUAL, WHITE COLOR.
19. INSTALLED HVAC SYSTEM SHALL BE TESTED, CLEANED AND BALANCED AND THE OWNER INSTRUCTED IN THE USE OF THE THERMOSTAT. FILTER REPLACEMENT, CONDENSATE CLEANING AND SIMILAR MAINTENANCE AND ALL EQUIPMENT MANUALS, WARRANTIES AND INFORMATION SHALL BE LEFT IN THE OWNER'S POSSESSION OR LOCATED WITH THE EQUIPMENT.
19.1 SYSTEM(S) DUCTWORK, COILS AND SIMILAR ITEMS SHALL BE CLEANED OF EXCESS DIRT AND ANY FILTERS USED DURING CONSTRUCTION OPERATIONS SHALL BE REPLACED WITH NEW FILTERS.
19.2 FINAL FILTERS SHALL BE MERV 11 MINIMUM.
19.3 THE SYSTEM(S) SHALL BE TESTED AND BALANCED TO INSURE THAT THE SPECIFIED AND REQUIRED CFM DELIVERY IS OBTAINED AT EACH REGISTER AND THAT ALL DAMPERS, CONTROLS, EQUIPMENT AND EQUIPMENT AND SIMILAR ITEMS ARE OPERATING SATISFACTORILY AND IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF SMACNA, ACCA (MANUAL J FOR DUCTS AND MANUAL J FOR RESIDENTIAL LOAD CALCULATIONS) AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND PARAMETERS. SYSTEMS THAT ARE NOT FUNCTIONING IN CONFORMANCE WITH THE ABOVE REQUIREMENTS SHALL BE ADJUSTED AND/OR MODIFIED AND RE-TESTED TO INSURE COMPLIANCE.
19.4 SYSTEM SHALL ALSO BE TESTED FOR AIR LEAKAGE USING EITHER VISUAL INSPECTION OR IPI/APPROVED DUCT LEAKAGE TESTING PROTOCOLS.

PROJECT SPECIFIC MECHANICAL INFORMATION

- 20.1 ELECTRIC FIRED HP UNIT, MIN SEER = 15 AND HSPF = 8.5, (CODE MINIMUM = 13.8) O/A, ADD ALTERNATE FOR SEER = 15 AND HSPF = +11.1. UNIT SPEC SHALL BE DESIGN (BOTH).
20.2 CARRIER AS BOO OR APPROVED EQUAL, APPROXIMATELY 48K-54K BTU AND 2900 CFM WITH MATCHED INDOOR COIL AND OUTDOOR COILS AND EXHAUST.
20.2.1 PROVIDE ZONING DAMPERS AND SECONDARY THERMOSTATS AS AN ADD ALTERNATE. SUBJECT TO OWNER'S APPROVAL OF COST.
20.2.2 PROVIDE SEALED, OVERFLOW PAN AND AUTOMATIC DRAIN VALVE TO SHUT-OFF UNIT IF CONDENSATE PIPE OR TRAY IS FULL OR BLOCKED. PROVIDE CONDENSATE PUMP IF AUTOMATIC DRAIN IS NOT POSSIBLE) AND MAIN AND SECONDARY 1/2" DIAM PEX TRAP AND PIPING TO DISCHARGE THRU WALL AND DOWN TO GRADE. SEE GENERAL SPEC FOR ADDITIONAL INFORMATION.
20.2.3 RAG ARE ASSUMED TO HAVE MINIMUM NFA = 50%.
20.3 FLOOR REGISTERS SHALL BE LOCATED WITH THEIR CL APPROXIMATELY 10" OFF WALL TOP AND CENTERED ON THE ADJACENT WINDOW AND/OR OPENING AS SHOWN AND NOTED IN THE HVAC LAYOUT. ALL LOCATIONS SHALL BE VIF AND CONFIRMED WITH OWNER PRIOR TO CUTTING AND INSTALLATION.
20.4 DESIGN PARAMETERS:
20.4.1 THE THERMAL ENVELOPE FOR THE BUILDING IS CONSIDERED TO BE AT THE EXTERIOR FACE OF THE FIRST FLOOR ASSEMBLY WHICH IS ABOVE GRADE. THE EXTERIOR WALLS AND THE ROOF, THE SMALL UTILITY CHASE EXTENDING FROM GRADE TO THE 1ST FLOOR IS CONSIDERED INSIDE THIS ENVELOPE BUT IS INSULATED AND SUPPLIED WITH 5 CFM CONDITIONED AIR. ALL OPENINGS AND PENETRATIONS THRU FIRST FLOOR LEVEL SHALL BE COMPLETELY SEALED AGAINST AIR AND MOISTURE MOVEMENT.
20.4.2 AIR HANDLERS SHALL HAVE LEAKAGE OF <= 2% UPON REQUEST. PROVIDE MANUFACTURER'S CUTSHEET/CONFIRMATION.
20.5 OUTSIDE AIR (OA) IS NOT REQUIRED FOR ELECTRIC FIRED UNIT COMBUSTION BUT WHOLEHOUSE OA IS REQUIRED PER THE IRC, AS ADD-ALTERNATE, PROVIDE HEAT EXCHANGER FOR ANY OA INTAKE TO TEMPER AIR.
20.6 PROVIDE AIR SEALING OF ALL PENETRATIONS BETWEEN MAIN HOUSE THERMAL AIR ENVELOPE AND THE EXTERIOR.
20.7 AT THE OWNER'S REQUEST AND SUBJECT TO COST, PROVIDE BA APPROVED BLOWER DOOR TEST-OUT AIR INFILTRATION TESTING TO CONFIRM THAT AIR CHANGES ARE AT OR BELOW THE REQUIREMENT IN THE 2012 IRC AND 2013 IECC AND 2013 IECC OR BY THE BPI FOR NEW CONSTRUCTION OR 5 ACH/HR.
20.8 PROVIDE DUCT LEAKAGE TESTING TO CONFIRM THAT TOTAL DUCT LEAKAGE SHALL BE 8 CFM/100SF WITH AIR HANDLER INSTALLED. PROVIDE WRITTEN REPORT.

PLUMBING SPECIFICATION

- 1. SEE MECHANICAL NOTES FOR ANY SCOPE OF WORK THAT SHALL BE PROVIDED BY PLUMBING SUBCONTRACTOR.
2. PLUMBING DRAWINGS ARE DIAGRAMATIC AND ARE PROVIDED BY THE ARCHITECT TO ASSIST IN LAYING OUT THE WORK. THE DRAWINGS ARE MEANT TO INDICATE THE GENERAL SCOPE OF THE WORK, INCLUDING THE SIZING AND LOCATIONS, TO BE PROVIDED TO EACH ITEM. ALL CONDITIONS, CONNECTIONS AND DIMENSIONS SHALL BE VIF BY CONTRACTOR AND SUBCONTRACTOR AND REVIEWED BY OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
3. PIPING RUNS THAT CROSS JOISTS SHALL BE LOCATED AND DRILLED IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND ANY APPLICABLE

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- MANUFACTURER'S REQUIREMENTS FOR MANUFACTURED PRODUCTS. IN ALL CASES, PIPING SHALL BE DRILLED THROUGH THE MIDDLE OF THE JOISTS, MEASURED VERTICALLY, AND SHALL NOT BE PLACED WITHIN 36" OF FULLY SEAM PIPING, PLATE BEARING WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. JOISTS, RATERS, LOAD-BEARING STUDS AND BEAMS SHALL NOT BE NOTCHED TO ACCOMMODATE PIPING. PROVIDE METAL STUD WHERE THE PIPING IS WITHIN 1' OF THE INTERIOR STUD FACE.
4. ALL WATER SUPPLY PIPING SHALL BE TYPE K OR M COPPER. SOLDERED JOINTS IN TUBING/PIPING SHALL BE MADE WITH FITTINGS APPROVED FOR WATER PIPING IN CONFORMANCE WITH ASTM B828. SOLDER AND FLUXES SHALL HAVE A MAXIMUM OF 0.2 PERCENT LEAD. FLUX SHALL BE PER ASTM B812.
4.1 PEX TUBING OR CPVC PRESSURE-RATED PIPING WILL BE CONSIDERED AS AN ALTERNATE OPTION FROM THE BASE REQUIREMENT OF COPPER AND SUBJECT TO THE OWNER'S APPROVAL OF THE SUBSTITUTION.
5. JOINTS BETWEEN DIFFERENT PIPING MATERIALS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE REFERENCED CODE OR WITH A MECHANICAL JOINT OF THE COMPRESSION OR MECHANICAL SEALING TYPE HAVING AN ELASTOMERIC SEAL PER ASTM. JOINTS BETWEEN COPPER/COPPER ALLOY AND GALVANIZED STEEL PIPE SHALL BE MADE WITH A BRASS CONVEYER FITTING OR DIELECTRIC FITTING AS AN OPTION UNLESS OTHERWISE NOTED. JOINTS BETWEEN PVC AND CAST-IRON PIPING SHALL BE MADE WITH FLEXIBLE COPPER/PEX BUSHING-CLAMP TYPE FITTINGS OR OTHER MEANS IN CONFORMANCE WITH CODE.
7. GAS PIPING SHALL BE ONE OF THE FOLLOWING OR APPROVED EQUAL AND SHALL BE APPROVED FOR INSTALLATION IN THE SPECIFIC CONDITION ABOVE GRADE, BLACK STEEL IN CONFORMANCE WITH ASTM A53, A106, A132.
8. PIPING SHALL BE ADEQUATELY AND FULLY SUPPORTED ALONG THE PIPING RUN. PROVIDE BUSHINGS, BLOCKING, ETC. AS NECESSARY TO SECURE PIPING AND TO PREVENT CONTACT BETWEEN DIFFERENT METALLIC MATERIALS AND TO PREVENT VIBRATION BETWEEN DIFFERENT PIPING MATERIALS AND TO PREVENT THROUGH FIRE-RATED ASSEMBLIES. SHALL BE PROVIDED SHOCK ARRESTORS AS NECESSARY, ON ANY SUPPLY PIPING RUN WHERE WATER HAMMER/PRESSURE MAY CAUSE NOISE OR VIBRATION. IN ACCORDANCE WITH AHJ REQUIREMENTS.
10. IN EXTERIOR HOSE BIBS SHALL BE FROST-TYPE PROOF (FP-HB). PROVIDE IN LOCATIONS SHOWN AND NOTED ON THE DRAWINGS AND AS NOTED. PROVIDE MINIMUM (1) FP HB IN LOCATION TLD BY ARCHITECT AND OTHER INTERFERENCES THAT AID MOVEMENT.
11. PROVIDE ACCESS PANELS AS NECESSARY FOR: SHOWERS/TUBS, SINKS, FOR STACK CLEAN-OUTS, AND SIMILAR FIXTURES AND FITTINGS REQUIRING SERVICE AND/OR ACCESS.
12. PROVIDE CLEAR-OUTS AS SHOWN AND NOTED ON THE DRAWINGS AND AT ALL CONNECTIONS BETWEEN NEW AND EXISTING DWV PIPING WHERE THE PIPING DIRECTION CHANGES.
13. ALL DWV ROUGH-IN SHALL BE VIF FOR LOCATION, HEIGHT, SPACING AND ACCESSIBILITY AND SHALL BE CHECKED AND CHECKED WITH THE SPECIFIED PLUMBING FIXTURE TO INSURE SATISFACTORY CONNECTION AND FINAL SETTING OF FIXTURE. ALL DWV ROUGH-IN SHALL BE NEATLY FINISHED WITH CPW AND CHROME-PLATED ESCUTCHEON OR OTHER FINISH AS SPECIFIED AND/OR APPROVED BY THE ARCHITECT, ESCUTCHEONS AND SIMILAR ITEMS SHALL BE HEATLY-FIT AROUND THE PIPING PENETRATION.
17. PROVIDE MIN R-3 FIBERGLASS OR CLOSED CELL FOAM INSULATION IN THE FOLLOWING LOCATIONS:
17.1 ON ALL HOT WATER PIPING LARGER THAN 1/2" DIA.
17.2 PIPING LOCATED UNDER FLOOR SLAB OR BURIED PIPING.
17.3 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.4 PIPING SERVING MORE THAN ONE DWELLING UNIT.
17.5 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.6 PIPING FROM A HEATER TO A DISTRIBUTION MANIFOLD.
17.7 SUPPLY AND RETURN PIPING IN NON-DEMAND RECIRCULATION SYSTEM.
17.8 ON PIPING RUNS LONGER THAN 30' FOR 3/4" FOR 1/2" FOR 1/4" AND 5/8" FOR 3/8".
17.9 AS AN ADD-ALTERNATE, ON ALL HOT WATER PIPING PRIOR TO INSTALLING SUPPLY PIPING, CONFIRM THAT HW SUPPLY PIPING RUNS DO NOT EXCEED THE ALLOWABLE LENGTHS IN THE IRC OR ANY APPLICABLE CODE GREEN CONSTRUCTION CODE REQUIREMENTS. IF THEY DO, RE-CONFIGURE PIPING TO BE COMPLIANT IN LENGTH OR PROVIDE RECIRCULATING PUMP WITH FIXTURE DEMAND SENSOR OR TIMER-CONTROL, IF ACCEPTABLE TO THE AHJ.
18. PLUMBING FIXTURES SHALL BE AS SHOWN AND NOTED IN THE PLUMBING FIXTURE SCHEDULE. IF NOT SO NOTED, CONTRACTOR SHALL VERIFY FIXTURES WITH ARCHITECT AND/OR OWNER PRIOR TO TOP ROUGH IN AND INSTALLATION.
20.1 ALL WATER SYSTEMS OR PORTIONS THEREOF IF INSTALLED IN PHASES SHALL BE HYDROSTATICALLY TESTED TO 100 PSI FOR A PERIOD OF 24 HOURS OR LONGER AS DIRECTED OR REQUIRED BY AN APPLICABLE BUILDING AUTHORITY. ALL OPENINGS IN THE WATER PIPING SHALL BE PLUGGED AND THE SYSTEM OR PORTION THEREOF SHALL BE FILLED WITH WATER AND TESTED.
20.2 THE ENTIRE SOIL, WASTE AND VENT SYSTEM OR PORTIONS THEREOF INSTALLED IN PHASES, SHALL BE HYDROSTATICALLY TESTED BY PLUGGING ALL OPENINGS, FILLING THE SYSTEM OR PORTION THEREOF WITH WATER TO THE HIGHEST POINT UNTIL, ALL JOINTS ARE PROVEN TIGHT.
20.3 ALL LEAKING JOINTS SHALL BE REMADE AND THE SYSTEM RESTORED TO VERIFY COMPLIANCE.

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- 1. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS INCLUDING:
1.1 THE CONSTRUCTION, ELECTRICAL, MECHANICAL, FUEL GAS AND PLUMBING PORTIONS OF THE 2012 IRC AND DOCS 2013 AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.2 APPLICABLE PORTIONS OF THE 2012 IECC AND DOCS 2013 AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.3 APPLICABLE PORTIONS OF THE MOST CURRENT EDITION OF THE NEC ADOPTED BY THE AHJ.
2. REMOVE, RELOCATE AND DISCONNECT EXISTING ELECTRICAL DEVICES AS SHOWN AND AS NECESSARY, WHETHER OR NOT SHOWN, TO ACCOMMODATE THE NEW WORK. SEE NOTES ON APPROXIMATE EXISTING CONDITIONS DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS.
3. ELECTRICAL DRAWINGS ARE PROVIDED BY THE ARCHITECT TO ASSIST IN LAYING OUT THE WORK. THE LOCATIONS OF DEVICES SHOWN ON THE DRAWINGS MAY REQUIRE ADJUSTMENT IN THE FIELD. ALL CONDITIONS AND DIMENSIONS SHALL BE VIF BY CONTRACTOR AND SUBCONTRACTOR AND REVIEWED BY OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY WIRING, FITTINGS, DEVICES ETC., AS NECESSARY, AND SHALL BE RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONING ELECTRICAL SYSTEM.
4. ELECTRICAL DEVICES SHALL BE AS SHOWN AND NOTED ON THE DRAWINGS AND/OR ELECTRICAL SCHEDULE(S). IF NOT SHOWN AND NOTED, PROVIDE A FIXED PRICE ALLOWANCE FOR ALL DEVICES NOTED OR INDIVIDUAL UNIT PRICES PER DEVICE TYPE.
5. UNLESS OTHERWISE NOTED AND/OR AGREED WITH THE OWNER, PROVIDE THE LIGHT FIXTURES NOTED ON THE SCHEDULE INCLUDING LAMPS AND REQUIRED FITTINGS AND IN CONFORMANCE WITH CURRENT REQUIREMENTS FOR HIGH-EFFICIENCY LIGHTING. IF NOT SHOWN AND NOTED, PROVIDE A FIXED PRICE ALLOWANCE FOR ALL ITEMS OF AN INDIVIDUAL UNIT PRICE ALLOWANCE COST PER FIXTURE TYPE. IF SUBSTITUTIONS ARE PROPOSED FOR SPECIFIED ITEMS, THE SUBSTITUTION SHALL IN THE ARCHITECT'S SOLE CONSIDERATION BE LIMITED TO SUBSTITUTIONS THAT DO NOT REQUIRE THE ARCHITECT TO PROVIDE EQUIVALENCE. WHETHER OR NOT SUBSTITUTIONS ARE MADE, THE ARCHITECT SHALL BE NOTIFIED BY THE ARCHITECT TO PROVIDE EQUIVALENCE.
6. MINIMUM OF (1) CAT-5E TYPE DOUBLE PLUG TELEPHONE JACK PER ROOM IN THE NEW WORK, UNLESS SPECIFICALLY AGREED OTHERWISE BY OWNER OR OTHERWISE NOTED IN THE MEP PROJECT SPEC.
7. PROVIDE STEREO, CATV AND OTHER COMMUNICATIONS SYSTEMS AS SHOWN AND NOTED ON THE DRAWINGS AND THE PROJECT SPECS. SHOWERS/TUBS, SINKS, FOR STACK CLEAN-OUTS, AND SIMILAR FIXTURES AND FITTINGS REQUIRING SERVICE AND/OR ACCESS.
8. PROVIDE CLEAR-OUTS AS SHOWN AND NOTED ON THE DRAWINGS AND AT ALL CONNECTIONS BETWEEN NEW AND EXISTING DWV PIPING WHERE THE PIPING DIRECTION CHANGES.
9. ALL DWV ROUGH-IN SHALL BE VIF FOR LOCATION, HEIGHT, SPACING AND ACCESSIBILITY AND SHALL BE CHECKED AND CHECKED WITH THE SPECIFIED PLUMBING FIXTURE TO INSURE SATISFACTORY CONNECTION AND FINAL SETTING OF FIXTURE. ALL DWV ROUGH-IN SHALL BE NEATLY FINISHED WITH CPW AND CHROME-PLATED ESCUTCHEON OR OTHER FINISH AS SPECIFIED AND/OR APPROVED BY THE ARCHITECT, ESCUTCHEONS AND SIMILAR ITEMS SHALL BE HEATLY-FIT AROUND THE PIPING PENETRATION.
17. PROVIDE MIN R-3 FIBERGLASS OR CLOSED CELL FOAM INSULATION IN THE FOLLOWING LOCATIONS:
17.1 ON ALL HOT WATER PIPING LARGER THAN 1/2" DIA.
17.2 PIPING LOCATED UNDER FLOOR SLAB OR BURIED PIPING.
17.3 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.4 PIPING SERVING MORE THAN ONE DWELLING UNIT.
17.5 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.6 PIPING FROM A HEATER TO A DISTRIBUTION MANIFOLD.
17.7 SUPPLY AND RETURN PIPING IN NON-DEMAND RECIRCULATION SYSTEM.
17.8 ON PIPING RUNS LONGER THAN 30' FOR 3/4" FOR 1/2" FOR 1/4" AND 5/8" FOR 3/8".
17.9 AS AN ADD-ALTERNATE, ON ALL HOT WATER PIPING PRIOR TO INSTALLING SUPPLY PIPING, CONFIRM THAT HW SUPPLY PIPING RUNS DO NOT EXCEED THE ALLOWABLE LENGTHS IN THE IRC OR ANY APPLICABLE CODE GREEN CONSTRUCTION CODE REQUIREMENTS. IF THEY DO, RE-CONFIGURE PIPING TO BE COMPLIANT IN LENGTH OR PROVIDE RECIRCULATING PUMP WITH FIXTURE DEMAND SENSOR OR TIMER-CONTROL, IF ACCEPTABLE TO THE AHJ.
18. PLUMBING FIXTURES SHALL BE AS SHOWN AND NOTED IN THE PLUMBING FIXTURE SCHEDULE. IF NOT SO NOTED, CONTRACTOR SHALL VERIFY FIXTURES WITH ARCHITECT AND/OR OWNER PRIOR TO TOP ROUGH IN AND INSTALLATION.
20.1 ALL WATER SYSTEMS OR PORTIONS THEREOF IF INSTALLED IN PHASES SHALL BE HYDROSTATICALLY TESTED TO 100 PSI FOR A PERIOD OF 24 HOURS OR LONGER AS DIRECTED OR REQUIRED BY AN APPLICABLE BUILDING AUTHORITY. ALL OPENINGS IN THE WATER PIPING SHALL BE PLUGGED AND THE SYSTEM OR PORTION THEREOF SHALL BE FILLED WITH WATER AND TESTED.
20.2 THE ENTIRE SOIL, WASTE AND VENT SYSTEM OR PORTIONS THEREOF INSTALLED IN PHASES, SHALL BE HYDROSTATICALLY TESTED BY PLUGGING ALL OPENINGS, FILLING THE SYSTEM OR PORTION THEREOF WITH WATER TO THE HIGHEST POINT UNTIL, ALL JOINTS ARE PROVEN TIGHT.
20.3 ALL LEAKING JOINTS SHALL BE REMADE AND THE SYSTEM RESTORED TO VERIFY COMPLIANCE.

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- 1. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS INCLUDING:
1.1 THE CONSTRUCTION, ELECTRICAL, MECHANICAL, FUEL GAS AND PLUMBING PORTIONS OF THE 2012 IRC AND DOCS 2013 AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.2 APPLICABLE PORTIONS OF THE 2012 IECC AND DOCS 2013 AMENDMENTS AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
1.3 APPLICABLE PORTIONS OF THE MOST CURRENT EDITION OF THE NEC ADOPTED BY THE AHJ.
2. REMOVE, RELOCATE AND DISCONNECT EXISTING ELECTRICAL DEVICES AS SHOWN AND AS NECESSARY, WHETHER OR NOT SHOWN, TO ACCOMMODATE THE NEW WORK. SEE NOTES ON APPROXIMATE EXISTING CONDITIONS DRAWINGS FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS.
3. ELECTRICAL DRAWINGS ARE PROVIDED BY THE ARCHITECT TO ASSIST IN LAYING OUT THE WORK. THE LOCATIONS OF DEVICES SHOWN ON THE DRAWINGS MAY REQUIRE ADJUSTMENT IN THE FIELD. ALL CONDITIONS AND DIMENSIONS SHALL BE VIF BY CONTRACTOR AND SUBCONTRACTOR AND REVIEWED BY OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY WIRING, FITTINGS, DEVICES ETC., AS NECESSARY, AND SHALL BE RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONING ELECTRICAL SYSTEM.
4. ELECTRICAL DEVICES SHALL BE AS SHOWN AND NOTED ON THE DRAWINGS AND/OR ELECTRICAL SCHEDULE(S). IF NOT SHOWN AND NOTED, PROVIDE A FIXED PRICE ALLOWANCE FOR ALL DEVICES NOTED OR INDIVIDUAL UNIT PRICES PER DEVICE TYPE.
5. UNLESS OTHERWISE NOTED AND/OR AGREED WITH THE OWNER, PROVIDE THE LIGHT FIXTURES NOTED ON THE SCHEDULE INCLUDING LAMPS AND REQUIRED FITTINGS AND IN CONFORMANCE WITH CURRENT REQUIREMENTS FOR HIGH-EFFICIENCY LIGHTING. IF NOT SHOWN AND NOTED, PROVIDE A FIXED PRICE ALLOWANCE FOR ALL ITEMS OF AN INDIVIDUAL UNIT PRICE ALLOWANCE COST PER FIXTURE TYPE. IF SUBSTITUTIONS ARE PROPOSED FOR SPECIFIED ITEMS, THE SUBSTITUTION SHALL IN THE ARCHITECT'S SOLE CONSIDERATION BE LIMITED TO SUBSTITUTIONS THAT DO NOT REQUIRE THE ARCHITECT TO PROVIDE EQUIVALENCE. WHETHER OR NOT SUBSTITUTIONS ARE MADE, THE ARCHITECT SHALL BE NOTIFIED BY THE ARCHITECT TO PROVIDE EQUIVALENCE.
6. MINIMUM OF (1) CAT-5E TYPE DOUBLE PLUG TELEPHONE JACK PER ROOM IN THE NEW WORK, UNLESS SPECIFICALLY AGREED OTHERWISE BY OWNER OR OTHERWISE NOTED IN THE MEP PROJECT SPEC.
7. PROVIDE STEREO, CATV AND OTHER COMMUNICATIONS SYSTEMS AS SHOWN AND NOTED ON THE DRAWINGS AND THE PROJECT SPECS. SHOWERS/TUBS, SINKS, FOR STACK CLEAN-OUTS, AND SIMILAR FIXTURES AND FITTINGS REQUIRING SERVICE AND/OR ACCESS.
8. PROVIDE CLEAR-OUTS AS SHOWN AND NOTED ON THE DRAWINGS AND AT ALL CONNECTIONS BETWEEN NEW AND EXISTING DWV PIPING WHERE THE PIPING DIRECTION CHANGES.
9. ALL DWV ROUGH-IN SHALL BE VIF FOR LOCATION, HEIGHT, SPACING AND ACCESSIBILITY AND SHALL BE CHECKED AND CHECKED WITH THE SPECIFIED PLUMBING FIXTURE TO INSURE SATISFACTORY CONNECTION AND FINAL SETTING OF FIXTURE. ALL DWV ROUGH-IN SHALL BE NEATLY FINISHED WITH CPW AND CHROME-PLATED ESCUTCHEON OR OTHER FINISH AS SPECIFIED AND/OR APPROVED BY THE ARCHITECT, ESCUTCHEONS AND SIMILAR ITEMS SHALL BE HEATLY-FIT AROUND THE PIPING PENETRATION.
17. PROVIDE MIN R-3 FIBERGLASS OR CLOSED CELL FOAM INSULATION IN THE FOLLOWING LOCATIONS:
17.1 ON ALL HOT WATER PIPING LARGER THAN 1/2" DIA.
17.2 PIPING LOCATED UNDER FLOOR SLAB OR BURIED PIPING.
17.3 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.4 PIPING SERVING MORE THAN ONE DWELLING UNIT.
17.5 PIPING LOCATED UNDER A FLOOR SLAB OR BURIED PIPING.
17.6 PIPING FROM A HEATER TO A DISTRIBUTION MANIFOLD.
17.7 SUPPLY AND RETURN PIPING IN NON-DEMAND RECIRCULATION SYSTEM.
17.8 ON PIPING RUNS LONGER THAN 30' FOR 3/4" FOR 1/2" FOR 1/4" AND 5/8" FOR 3/8".
17.9 AS AN ADD-ALTERNATE, ON ALL HOT WATER PIPING PRIOR TO INSTALLING SUPPLY PIPING, CONFIRM THAT HW SUPPLY PIPING RUNS DO NOT EXCEED THE ALLOWABLE LENGTHS IN THE IRC OR ANY APPLICABLE CODE GREEN CONSTRUCTION CODE REQUIREMENTS. IF THEY DO, RE-CONFIGURE PIPING TO BE COMPLIANT IN LENGTH OR PROVIDE RECIRCULATING PUMP WITH FIXTURE DEMAND SENSOR OR TIMER-CONTROL, IF ACCEPTABLE TO THE AHJ.
18. PLUMBING FIXTURES SHALL BE AS SHOWN AND NOTED IN THE PLUMBING FIXTURE SCHEDULE. IF NOT SO NOTED, CONTRACTOR SHALL VERIFY FIXTURES WITH ARCHITECT AND/OR OWNER PRIOR TO TOP ROUGH IN AND INSTALLATION.
20.1 ALL WATER SYSTEMS OR PORTIONS THEREOF IF INSTALLED IN PHASES SHALL BE HYDROSTATICALLY TESTED TO 100 PSI FOR A PERIOD OF 24 HOURS OR LONGER AS DIRECTED OR REQUIRED BY AN APPLICABLE BUILDING AUTHORITY. ALL OPENINGS IN THE WATER PIPING SHALL BE PLUGGED AND THE SYSTEM OR PORTION THEREOF SHALL BE FILLED WITH WATER AND TESTED.
20.2 THE ENTIRE SOIL, WASTE AND VENT SYSTEM OR PORTIONS THEREOF INSTALLED IN PHASES, SHALL BE HYDROSTATICALLY TESTED BY PLUGGING ALL OPENINGS, FILLING THE SYSTEM OR PORTION THEREOF WITH WATER TO THE HIGHEST POINT UNTIL, ALL JOINTS ARE PROVEN TIGHT.
20.3 ALL LEAKING JOINTS SHALL BE REMADE AND THE SYSTEM RESTORED TO VERIFY COMPLIANCE.

MECHANICAL/PLUMBING/ELECTRICAL GENERAL

- 1. ALL WORK SHALL CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS INCLUDING:
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3. ELECTRICAL DRAWINGS ARE PROVIDED BY THE ARCHITECT TO ASSIST IN LAYING OUT THE WORK. THE LOCATIONS OF DEVICES SHOWN ON THE DRAWINGS MAY REQUIRE ADJUSTMENT IN THE FIELD. ALL CONDITIONS AND DIMENSIONS SHALL BE VIF BY CONTRACTOR AND SUBCONTRACTOR AND REVIEWED BY OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY WIRING, FITTINGS, DEVICES ETC., AS NECESSARY, AND SHALL BE RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONING ELECTRICAL SYSTEM.
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5. UNLESS OTHERWISE NOTED AND/OR AGREED WITH THE OWNER, PROVIDE THE LIGHT FIXTURES NOTED ON THE SCHEDULE INCLUDING LAMPS AND REQUIRED FITTINGS AND IN CONFORMANCE WITH CURRENT REQUIREMENTS FOR HIGH-EFFICIENCY LIGHTING. IF NOT SHOWN AND NOTED, PROVIDE A FIXED PRICE ALLOWANCE FOR ALL ITEMS OF AN INDIVIDUAL UNIT PRICE ALLOWANCE COST PER FIXTURE TYPE. IF SUBSTITUTIONS ARE PROPOSED FOR SPECIFIED ITEMS, THE SUBSTITUTION SHALL IN THE ARCHITECT'S SOLE CONSIDERATION BE LIMITED TO SUBSTITUTIONS THAT DO NOT REQUIRE THE ARCHITECT TO PROVIDE EQUIVALENCE. WHETHER OR NOT SUBSTITUTIONS ARE MADE, THE ARCHITECT SHALL BE NOTIFIED BY THE ARCHITECT TO PROVIDE EQUIVALENCE.
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17. PROVIDE MIN R-3 FIBERGLASS OR CLOSED CELL FOAM INSULATION IN THE FOLLOWING LOCATIONS:
17.1 ON ALL HOT WATER PIPING LARGER THAN 1/2" DIA.
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18. PLUMBING FIXTURES SHALL BE AS SHOWN AND NOTED IN THE PLUMBING FIXTURE SCHEDULE. IF NOT SO NOTED, CONTRACTOR SHALL VERIFY FIXTURES WITH ARCHITECT AND/OR OWNER PRIOR TO TOP ROUGH IN AND INSTALLATION.
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20.2 THE ENTIRE SOIL, WASTE AND VENT SYSTEM OR PORTIONS THEREOF INSTALLED IN PHASES, SHALL BE HYDROSTATICALLY TESTED BY PLUGGING ALL OPENINGS, FILLING THE SYSTEM OR PORTION THEREOF WITH WATER TO THE HIGHEST POINT UNTIL, ALL JOINTS ARE PROVEN TIGHT.
20.3 ALL LEAKING JOINTS SHALL BE REMADE AND THE SYSTEM RESTORED TO VERIFY COMPLIANCE.

MEP NOTES
SUBCONTRACTOR SHALL VERIFY WALL FINISHES AND DIMENSIONS FOR ANY SURFACE IN QUESTION. WALL PLATES/COVERS SHALL BE MADE TO FIT TIGHTLY AGAINST ADJACENT WALL SURFACE WITH NO GAPS.
ELECTRICAL SUBCONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTIONS TO ALL ITEMS OF EQUIPMENT FURNISHED BY THE MECHANICAL AND PLUMBING SUBCONTRACTORS.
ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ELECTRICAL ROUGH-IN AND FINAL CONNECTIONS FOR ALL RESIDENTIAL APPLIANCES.
VERIFY DOOR SWINGS PRIOR TO INSTALLING LIGHT SWITCHES.
PROVIDE SMOKE DETECTORS AS NOTED AND WITHIN ALL BEDROOMS AND IN HALLWAYS SERVING BEDROOMS AND ON EACH LEVEL OF MULTILEVEL RESIDENTIAL UNITS.
PROVIDE CO-DETECTORS AND AUDIBLE WARNING DEVICES OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN WHICH FULL-FLOOR PLATES ARE INSTALLED.

MEP NOTES
NORMAN SMITH ARCHITECTURE
3514 112 29th Street, NW
Washington, DC
T: 202 483 3868 F: 202 482 4216
www.normansmitharchitecture.com
Sheet Scale
MEP900

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MECHANICAL-PLUMBING-ELECTRICAL SCHEDULE/KEY GENERAL
PROJECT # 17666

NOTE THAT SOME MARKS/SYMBOLS MAY VARY SLIGHTLY FROM THOSE USED ON THE DRAWINGS. IF THERE ARE ANY QUESTIONS, OBTAIN CONFIRMATION FROM THE ARCHITECT PRIOR TO ORDERING AND/OR INSTALLING DEVICES.

MK	TYPE	MANUFACTURER/DESCRIPTION	FINISH	REMARKS
	DUPLX RECEPT	LEVITON OR EQUAL, 15 A, U.O.N./25A AS NECESSARY AND @ KITCHEN APPLIANCE CIRCUITS	WHITE U.O.N.	STANDARD MOUNT HEIGHT AFF./U.O.N.
	DUPLX RECEPT, SWITCHES/PLI LAMPED	LEVITON OR EQUAL	WHITE U.O.N.	
	DUPLX RECEPT, SUBSCRIPT NOTES SPECIFIC USE	LEVITON OR EQUAL	WHITE U.O.N.	
	DUPLX RECEPT W/ GFI	LEVITON OR EQUAL	WHITE U.O.N. GREY IN KITCHEN AS OPTION	SEE DRWG FOR MOUNT HEIGHT. IF NOT NOTED MOUNT KITCHEN DEVICES @ 42" AFF TO C.L.
	DUPLX RECEPT W/ AFCI SUFFIX	LEVITON OR EQUAL, 15 A, U.O.N. AT ALL BEDROOMS WHERE NEW CONSTRUCTION OR SUBSTANTIAL REMODELING OCCURS	WHITE U.O.N.	MAY BE AFCI DEVICE OR ALTERNATELY, AFCI PROTECTED CIRCUIT. STANDARD DEVICE MOUNT HEIGHT AFF./U.O.N.
	DUPLX RECEPT W/ GFI IN WP COVER	LEVITON OR EQUAL GREY METAL COVER		FLUSH MOUNT TWO CORO PROTECTOR COVER = CDC SUFFIX
	FOURPLEX RECEPT	LEVITON OR EQUAL	WHITE	CORO PROTECTOR COVER = CDC SUFFIX
	FLOOR-MOUNT DUPLX RECEPT	LEVITON OR EQUAL BRASS PLATE	GREY OR BROWN BRASS PLATE	
	SPECIAL PURPOSE DUPLX RECEPT	LEVITON OR EQUAL	WHITE	
	208-240V RECEPT	LEVITON OR EQUAL		
	SPECIAL PURPOSE SINGLE RECEPT	LEVITON OR EQUAL	WHITE	
	JUNCTION BOX	CONSTRN STD		
	CEILING-MOUNT FAN AND/OR BOX	BOX METAL CONSTRN STD. PROVIDE ROUND MTL COVER PLATE IF NO FAN INSTALLED		
	CEILING-MOUNT FAN/PLAF KEYLESS LAMP OR	CONSTRN STD		
	SMOKE DETECTOR	CONSTRN STD	WHITE	HANDWIRE LOCATIONS AS NOTED ON DRWG AND AS REQD PER NEC/ICC CODE. BATTERY ONLY MODELS MAY BE USED WHERE ALLOWED BY IRC AND WHERE NOTED
	TELEPHONE JACK	LEVITON DECORA OR EQUAL	WHITE	
	TV/CABLE JACK	LEVITON DECORA OR EQUAL	WHITE	
	AUDIO/STEREO JACK	LEVITON DECORA OR EQUAL	WHITE	
	CAT-5 OTHER COMM/DATA JACKS	YES	WHITE	SUBSCRIPT INDICATES TYPE/USE
	SPEAKER/WALL			
	SPEAKER/CLG			
	EXHAUST FAN: ABANDON THRU THRUWALL	SEE ELECTRICAL FIXTURE SCHEDULE OR AS NOTED		SEE NOTE RE REUSE OF EXISTING WALL CAP
	CEILING FAN	SECOND FLOOR BATH, POWDER ROOM FAN; BREAK OUT/REMO OR SIMILAR		SEE SPECIFICATIONS/NOTES OR SCHEDULE FOR INFORMATION
	PHOTOCELL			
	MOTION DETECTOR			
	SWITCH	LEVITON OR EQUAL	WHITE U.O.N. GREY IN KITCHEN AS OPTION	SEE DRWG FOR MOUNT HEIGHT
	SWITCH-3 WAY	LEVITON OR EQUAL	WHITE U.O.N. GREY IN KITCHEN AS OPTION	SEE DRWG FOR MOUNT HEIGHT
	SWITCH-4 WAY	LEVITON OR EQUAL	WHITE U.O.N. GREY IN KITCHEN AS OPTION	SEE DRWG FOR MOUNT HEIGHT
	SWITCH DIMMER MAY ALSO USE DIM SUBSCRIPT	LEVITON OR EQUAL TOGGLE DIMMER	WHITE U.O.N. GREY IN KITCHEN AS OPTION	SEE DRWG FOR MOUNT HEIGHT. MIN BROW FOR 120V LOAD. U.O.N. RATING TO BE VIB WITH LOAD. IF LV FIXTURES/HEADS ARE SPEC'D, DIMMER SHALL BE AS OTHERWISE SPEC'D OR IF NOT SPEC'D, SHALL BE ELECTRONIC, LV TYPE WITH TOUCH OR SIMILAR PAD, CAPABLE OF MIN. DEL. GAINING TWO SUBSTANTIAL DE-RATING OR SHALL BE INSTALLED IN SEPARATE BOXES TO MAINTAIN RATED OUTPUT. IF LV DIMMERS ARE NOTED AND/OR REQUIRED BUT NOT OTHERWISE SPEC'D, PROVIDE A MINIMUM CONTRACT ALLOWANCE AMOUNT OF \$115.00/MOUNT
	SWITCH WATER PROOF			

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	SWITCH AUTOMATIC		
	SWITCH KEY OPERATED		
	SWITCH SPECIAL PURPOSE		
	SWITCH DOOR JAM MOUNT		WHITE PLUNGER BODY
	EQUIPMENT DISCONNECT		F W/WHI INDICATES FUSED DISCONNECT
	TRANSFORMER	AS NOTED ON FIXTURE SCHEDULE FOR TYPE AND LOAD	
	THERMOSTAT	PROGRAMMABLE; BRAE BURN 2200 OR APPROV EQUAL	WHITE
	ELECTRICAL PANEL; MAY ALSO USE EDP		PROVIDE CUSHNET IF REQUESTED BY ARCHT
	TELEPHONE PANEL AND/OR NETWORK INTERFACE DEVICE	MAY ALSO USE NETWORK INTERFACE DEVICE	
	BLANKED OUTLET/LIGHT JUNCTION		WHITE AND PAINT GRADE, U.O.N. W/ BLANK FLUSH COVER PLATE
	SECURITY PANEL		
	CHIME		
	BELL		
	CONNECT NOTE TO E.C.	FOR PLUMBING, ELECTRICAL, MECHANICAL, E.C. LOCATIONS MUST BE VER UNLESS SPECIFICALLY NOTED	
	CEILING PIPING		
	FLOOR PIPING		
	WALL PIPING		
	UTILITY PIPING		
	STORAGE PIPING		
	VENT PIPING		
	PIPING UPWARD (SOLID OR FLUID) THE SAME		
	PIPING DOWNWARD (SOLID OR FLUID) THE SAME		
	SEE RIGHT	S = 100% PIPING P = REVERSE MOUNT LINE SET C = CH = CONDENSATE PIPING T = THERM CONTROL PIPING LV = LOW VOLTAGE CONTROL WIRE DC OR CAT5 OR CAT6 = DATA COMM TWISTED PAIR CABLEING STRANDED OR SOLID, CAT 5/6/7 OR CAT-6 NE ANS/NET/ISA SERA-S CABLEING A = ACCESS NUMBER, IF PROVIDED	
	FIRE ALARM	ALARM OR SUPPLY AIR/FAI RECEPTION; REUSE/REP OR (E)AL	
	CEILING MOUNT FIXTURE	1. IS ALLOWANCE OR SEE FIXTURE SCHEDULE	
	CEILING MOUNT FIXTURE	1. IS ALLOWANCE OR SEE FIXTURE SCHEDULE	
	RECESSED DOWNLIGHT	1. IS ALLOWANCE OR SEE FIXTURE SCHEDULE 2. SCHEDULE MAY ALSO BE SURFACE 3. ILLUMINATED DOWNLIGHT AS NOTED OR GRAPHICALLY DELINEATED	
	WALL MOUNT FIXTURE	1. IS ALLOWANCE OR SEE FIXTURE SCHEDULE	
	TRACK LIGHT	1. IS ALLOWANCE OR SEE FIXTURE SCHEDULE	
	ABBREVIATIONS	CORO = CONDENSATE/CONDENSATOR M/W = MOUNTING W/ HANGER M/HEAT = MOUNTING HEAT M/BACKFLOW = MOUNTING BACKFLOW AD = AREA/AT/DRAIN	

THIS SCHEDULE IS A SUMMARY OF THE DEVICES AND MATERIALS TO BE USED IN THE PROJECT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO OBTAIN THE LATEST REVISIONS OF THE SCHEDULE AND TO VERIFY THAT THE DEVICES AND MATERIALS ARE AVAILABLE AND APPROVED FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST REVISIONS OF THE SCHEDULE AND FOR VERIFYING THAT THE DEVICES AND MATERIALS ARE AVAILABLE AND APPROVED FOR THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST REVISIONS OF THE SCHEDULE AND FOR VERIFYING THAT THE DEVICES AND MATERIALS ARE AVAILABLE AND APPROVED FOR THE PROJECT.

MEP SCHEDULES

Dean Investment House Project
3114 1/2 28th Street, NW
Washington, DC

MEP SCHEDULES

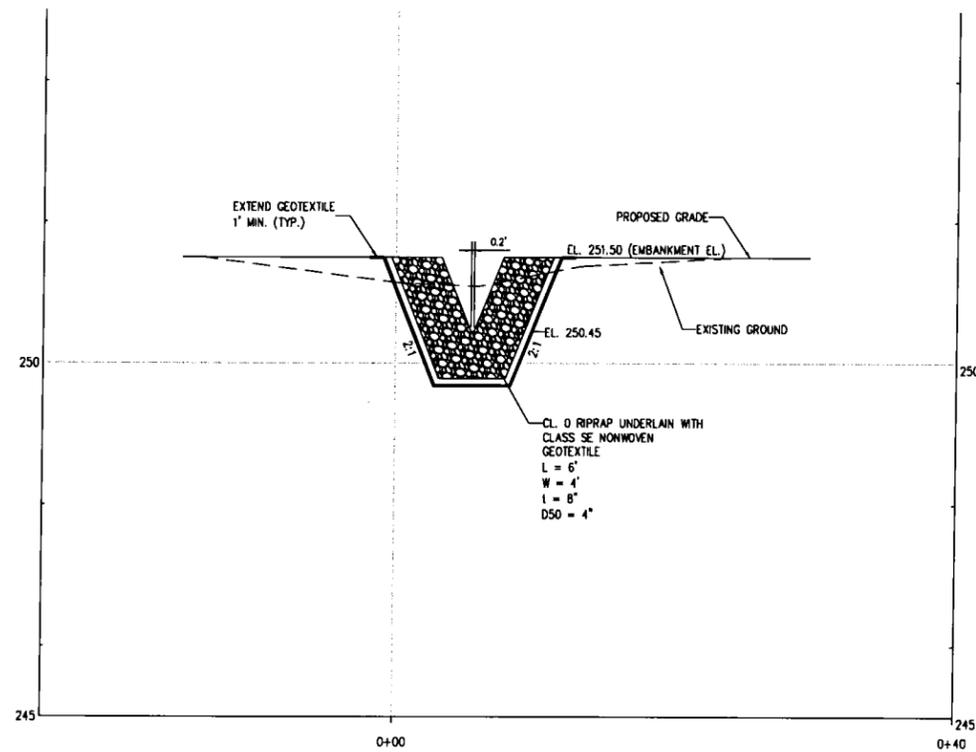
Sheet Scale

MEP901

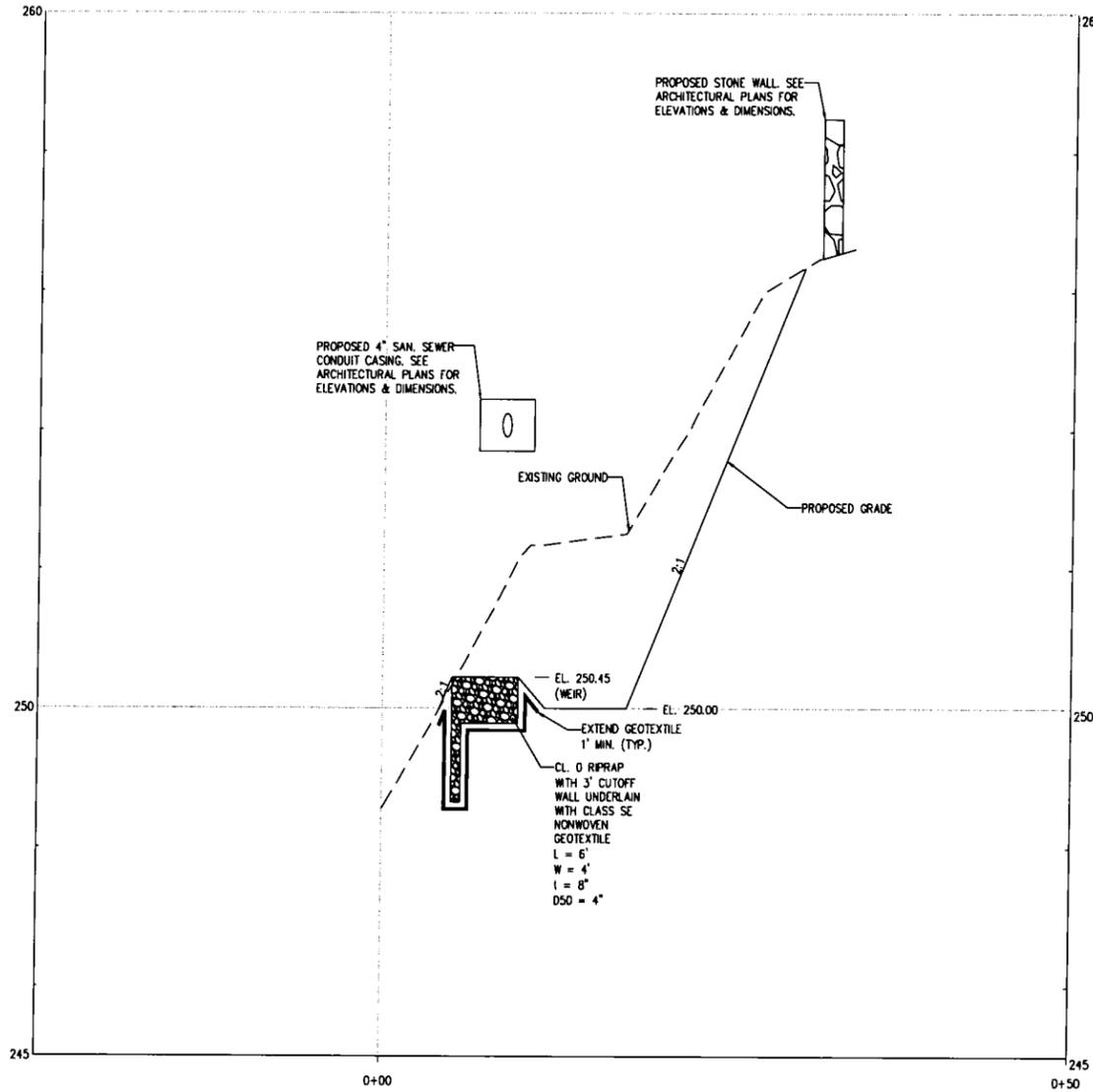
NOVEMBER ARCHITECTURE
124 H STREET, N.E.
WASHINGTON, DC 20002
TEL: 202.462.5800 FAX: 202.462.4198
www.novemberarchitecture.com

DATE: 11/18/18
DRAWING NO: 17666-MPE-00100
PROJECT: 17666-MPE-00100

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SECTION A-A - EMBANKMENT PROFILE
 SCALE: (H) 1"=5'
 (V) 1"=1'



SECTION B-B - WEIR PROFILE
 SCALE: (H) 1"=5'
 (V) 1"=1'

PHAN INVESTMENT HOUSE PROJECT DETENTION BASIN PROFILES		NORMAN SMITH ARCHITECTURE 1111 N. 10th Street, Suite 200 Phoenix, AZ 85006 (602) 254-1111 www.normansmith.com		ASB CONSULTANTS, INC. 1111 N. 10th Street, Suite 200 Phoenix, AZ 85006 (602) 254-1111 www.asbconsultants.com	
Project No.	Sheet No.	Scale	Date	Author	Checker
		1" = 5'			
PRELIMINARY REVIEW 1. DESIGN			Date:	By:	Checked:
PROJECT MANAGER			Date:	By:	Checked:
PROJECT ENGINEER			Date:	By:	Checked:
PROJECT SUPERVISOR			Date:	By:	Checked:
PROJECT ASSISTANT			Date:	By:	Checked:
PROJECT OPERATOR			Date:	By:	Checked:
PROJECT CLOSEOUT			Date:	By:	Checked:

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