



## GENERAL NUTES

CODES, STANDARDS & PROCEDURES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITIES BUILDING CODE, AMENDMENTS, AND ALL OTHER APPLICABLE FEDERAL, AND DISTRICT LAWS AND ORDINANCES, ACCESSIBILITY CODES, STANDARDS, AND REGULATORY AGENCIES. GC SHOULD HAVE KNOWLEDGE OF AND MAINTAIN A COPY OF THE BUILDING CODES ON SITE AT ALL TIMES FOR REFERENCE.
- 2. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
- 3. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
- 4. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED BY THE CONTRACTOR TO THE OWNER AT PROJECT CLOSEOUT.
- 5. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
- 6. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS, ADJACENT BUILDINGS AND STREETS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
- 8. SHOP DRAWINGS FOR ALL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY THE GENERAL CONTRACTOR FOR REVIEW. SHOULD THE OWNER OR GENERAL CONTRACTOR FAIL TO OBTAIN A&E REVIEW OF THE SHOP DRAWINGS, THE DESIGN TEAM WILL NOT ACCEPT ANY RESPONSIBILITY FOR IMPROPERLY INSTALLED ITEMS. PRIOR TO SUBMISSION OF THE SHOP DRAWINGS THE CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL NOT BE ISSUED PRIOR TO FINAL CONSTRUCTION SET.

#### DIMENSIONS:

- 1. DO NOT SCALE THE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE. WHERE A DISCREPANCY MAY EXIST BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE OR EXPENSIVE REQUIREMENTS SHALL GOVERN.
- 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

- 3. ALL PARTITIONS ARE DIMENSIONED TO THE FINISH FACEOF WALL, UNLESS NOTED OTHERWISE. WHERE SPECIFIC DIMENSIONS, DETAILS AND/OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT IN WRITING BEFORE PROCEEDING WITH WORK IN QUESTION.
- 4. DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH ONE JAMB CASING TRIM AGAINST AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS AND/OR DETAILS.

#### COORDINATION:

- 1. REFER TO THE SPECIFICATIONS AND CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR FULL COORDINATION OF THE WORK.
- 2. THE CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING REQUIRED FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, GRAB BARS, CABINETS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
- 3. THE CONTRACTOR SHALL COORDINATE AND VERIFY THE EXACT SIZE AND LOCATION OF ALL FLOOR PENETRATIONS AND WALL OPENINGS WITH EACH OF THE RESPECTIVE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION TRADES.
- 4. THE CONTRACTOR SHALL COORDINATE LAYOUT OF CEILING MOUNTED FIXTURES, DEVICES, AND DUCTWORK, AND SHALL IDENTIFY POTENTIAL CONFLICTS INVOLVING ELEMENTS WITHIN THE CEILING CAVITY. ANY VARIATIONS OR CONFLICTS WITH LAYOUT OR CEILING HEIGHT SHOWN SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.
- 5. ALL CONDUIT, PIPING, DUCTWORK, AND MECHANICAL SYSTEMS SHALL BE INSTALLED WITHIN OR TIGHT TO THE UNDERSIDE OF STRUCTURE WHERE FEASIBLE, UNLESS NOTED OTHERWISE.
- 6. REFER TO MEPFP DRAWINGS FOR EXTENT OF CONCRETE EQUIPMENT PADS. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF THE CONCRETE PADS WITH THE EQUIPMENT INSTALLER.
- 7. SUBMIT SHOP DRAWINGS FOR APPROVAL

#### INSTALLATION:

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- 1. PROVIDE EXPANSION AND/OR CONTROL JOINTS IN ACCORDANCE WITH SPECIFIED OR DRAWN REQUIREMENTS. IN THE ABSENCE OF SPECIFIED OR DRAWN REQUIREMENTS, PROVIDE JOINTS IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. LOCATIONS SHALL BE REVIEWED AND ACCEPTED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 2. ALL OPENINGS IN FIRE-RATED FLOORS AND FIRE-RATED WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY APPROVED FIRE SAFING MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT PASSAGE OF SMOKE AND FLAMES IN FIRE-RATED ASSEMBLIES.
- 3. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER IN ORDER TO AVOID GALVANIC ACTION.

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# THE ELLIOTT 3255 PROSPECT STREET NW WASHINGTON, DC 20007 ISSUE FOR PERMIT 1/10/20



LAV.	LAVATORY
LIN.	LINEN CLOSET
LR	LIVING ROOM
MAS. MAX. MECH. MET. MFR. MIN. MISC. MID.	MASONRY MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
0.A.	OVERALL
0.C.	ON CENTER
0.D.	OUTSIDE DIAMETER
0FF.	OFFICE
0.H.	OVERHEAD
0PNG.	OPENING
0PP.	OPPOSITE
0.R.	OUTSIDE RADIUS
0.S.	OVERFLOW SCUPPER
P.L.	PROPERTY LINE
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PTD.	PAINTED
R	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
RECEP.	RECEPTACLE
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM

.0.	ROUGH OPENING
CW	SOLID CORE WOOD
ED.	SCHEDULE
.D.	SOAP DISPENSER
CT.	SECTION
HT.	SHEET
M.	SIMILAR
CS.	SPECIFICATIONS
SO.	SOUARE
ST.	STAINLESS STEEL
FD.	STANDARD
TL.	STEEL
DR.	STORAGE
SP.	SUSPENDED
T	TREAD
BD	TO BE DETERMINE
EL.	TELEPHONE
IK.	THICK
.0.	TOP OF
.D.	TOILET PAPER DISPENSER
/P.	TYPICAL
.N.	UNLESS OTHERWISE NOTED
at.	VINYL COMPOSITION TILE
Rt.	VERTICAL
W.	WIDE
W/	WITH
/D.	WOOD
//O	WITHOUT
VT.	WEIGHT
/.F.	WELDED WIRE FABRIC

W.W

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AGENCY APPROVAL:		
PROJECT TEAM	PROJECT NAME: THF FIIINTT	
ARCHITECT OF RECORD	3255 PROSPECT STREET NW	
EMOTIVE ARCHITECTURE 777 6th STREET, NW		
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3141 FAIRVIEW PARK DR SUITE 645 FALLS CHURCH, VA 22042 703-823-4694	CC   Issue FOR PERMIT   1/9/202	20
INTERIOR ARCHITECT		
LEO A. DALY 1200 19TH ST_NW		
SUITE 220 WASHINGTON, DC 20036		
202-861-4600	JOB # 19_08	
	COVER SHEET	
	REFER TO DRAWING	

COVER SHEET DRAWING INDEX		
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0005	OPENING PERCENTAGE CALCS	Х
0006	ENERGY VERIFICATION	Х
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CIV0103_A	EROSION AND SEDIMENT CONTROL NOTES	Х
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BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020

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A1103	ROOF/PENTHOUSE ROOF PLANS
A2100	BUILDING ELEVATIONS
A2101	BUILDING ELEVATIONS -PENTHOUSE
A2200	PROSPECT STREET BAY DETAILS
A2201	ENTRY VESTIBULE DETAILS
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A3200	WALL SECTIONS
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M002	MECHANICAL PLAN	Х
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DRAWING INDEX						

## ZONING & BUILDING CODE DATA:

### **BUILDING DATA:**

#### PROJECT NAME: PROJECT ADDRESS:

THE ELLIOTT 3255-59 Prospect Street NW, Washington, DC 20007

### PROJECT NARRATIVE

NEW CONSTRUCTION OF A 4-STORY ABOVE GRADE MIXED-USE 4 UNIT APARTMENT BUILDING W/ 1-STORY BELOW GRADE GARAGE.

#### APPLICABLE BUILDING CODES:

2013 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A) 2013 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E) 2013 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F) 2013 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H) 2013 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I) 2013 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCMR 12J) 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C) ICC/ANSI A117.1 - 2009 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C) 2016 DC ZONING REGULATIONS (DCMR 11)

#### ZONING DATA:

SQUARE & LOT NO.: LOT AREA: ZONING DISTRICT: ZONING OVERLAY: HISTORIC AREA/SITE:

1218/0106 8,827 SF (8,749 SF APPLICABLE) MU-4 N/A GEORGETOWN HISTORIC DISTRICT

CODE REFERENCE	REGULATION (ZR)	EXISTING	ALLOWED/REQUIRED	PROVIDED
G403.1 & B307.1	BUILDING HEIGHT	+/- 24'	50'-0" MAX (NO STORY LIMIT)	50'-0 4 STORIES
G402.1	FLOOR AREA RATIO	<b>0.16</b> (1,443.4 SF)	<b>2.5</b> (21,872.5 SF)	<b>2.21</b> (19,322.66 SF)
G404.1	LOT OCCUPANCY	<b>8%</b> 721.70 SF	<b>60%</b> 5,296.2 SF	<b>60%</b> 5,296 SF
G403.3	PENTHOUSE HEIGHT	0'	12'-0" MAX (1 STORY LIMIT) 15'-0" PERMITTED FOR PENT. MECH. SPACE	10'-1.5"
G405.2 & B318.1	REAR YARD	79.89'	15' MIN	44'-11"
G406.1	SIDE YARD	N/A	NOT REQ'D, BUT IF PROVIDED 2"/ FT OF HGT BUT NOT LESS THAN 5'	N/A
C701.5	OFF-STREET PARKING (11-C701.5)	1	1 per 3 dwelling units in excess of 4 units/ 1.33 per 1000 sf in excess of 3,000 sf (retail/ service)	NONE REQ'D
C802.1	BICYCLE PARKING	N/A	Residential uses with eight (8) or more dwelling units and non-residential uses with four thousand square feet (4,000 sq. ft.) or more of gross floor area shall provide bicycle parking spaces	NONE REQ'D
G407.1	GREEN AREA RATIO (GAR)	N/A	-	See GAR Plan (SEE SHEET L0601/ L060
G202.1	COURT	0'	4"/ ft in Height 10' minimum 39.75 X 4"= 13.25' REQUIRED	14.5' PROVIDED

#### **IBC CHAPTER 3 - USE & OCCUPANCY:**

#### *309.1* M MERCANTILE *310.4* R-2

(RESIDENTIAL - PERMANENT W/ MORE THAN TWO DWELLING UNITS) *311.3* S-2 PARKING GARAGE

#### CODE **IBC CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS:** REFERENCE

	HEIGHT:								
TABLE 503 SECT 504.3	CONST	<u>USE</u>	ALLOWED			PROVIDED			
	III-B	R-2	60' (5 STORIES	w/ sprinkler)		50' (4	STORIES)		
	AREA:								
TABLE 503 SECT 506	CONST ALLOWED	<u>USE</u>	FLOOR		TOTAL GROSS AREA <u>SF</u>	NEW GROSS AREA SF	FAR AREA SF		
	III-B	М	TOTAL PER FLOOR		12500		21,872.50		
	III-B	R-2	TOTAL PER FLOOR		16000		21,872.50		
	III-B	S-2	TOTAL PER FLOOR		26000		21,872.50		
	PROVIDED								
	III-B	R-2	GARAGE (NON-FAR)		5849.41	5849.41			
				RETAIL	1017.00	1017.00	1017.00		
			FIRST FLOOR	RESIDENTIAL	4279.00	3557.30	4279.00		
			SECOND FLOOR		5234.00	4512.30	5234.00		
			THIRD FLOOR		4381.18	4381.18	4381.18		
		FORTH FLOOR		3781.94	3781.94	3781.94			
			PENTHOUSE		629.54	629.54	629.54		
			TOTAL	CONSTRUCTION		23728.67	19322.66		

\* NOTE: SECTION 504.2, ALLOWABLE BUILDING HEIGHT AND STORY INCREASE DUE TO AUTOMATIC SPRINKLER SYSTEM CODE REFERENCE IBC CHAPTER 6 - TYPES OF CONSTRUCTION:

IBC TABL 601

#### BUILDING ELEMENT FIRE RESISTANT RATINGS:

BUILDING ELEMENT	CONDITION	LOCALE		RATING REQUIRED *	RATING PROVIDED *	
STRUCTURAL FRAME	•	•	O HR		N/A	
	EXTERIOR INTERIOR		2 HR		N/A	
BEARING WALLS			0 HR		N/A	
NONBEARING EXTERIOR WALLS & PARTITIONS	PER FIRE SEPARATION	NONE PROVIDED	0 HR		0 HR	
NONBEARING INTERIOR WALLS & PARTITIONS			0 HR		0 HR	
FLOOR CONSTRUCTION			OHR		1 HR	
ROOF CONSTRUCTION			0 HR		2 HR	
PARTY WALLS			2 HR		2 HR	

\* NOTE: WITH THE EXCEPTION OF BEARING WALLS AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 SHALL BE ALLOWED TO BE SUBSTITUTED FOR 1-HOUR FIRE RESISTANCE RATED CONSTRUCTION

IBC TABLE

602

IRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE						
FIRE SEPERATION DISTANCE	RATING REQUIRED *	RATING PROV				
(<5	1 HR	1 HR				
5≤X<10	1 HR	1 HR				
10 ≤ X < 30	1 HR	1 HR				

BUILDING EL 708.3 ASSEMBLIES E OPENING PR EXTERIOR BU LOCATION 716.5 FIRE DOORS FIRE WINDOV INTERIOR BU LOCATION FIRE DOORS FIRE WINDOV

CODE

REFERENCE

713.4

1022.2

NFPA 13 AUTOMATIC SPRINKLER SYSTEM PROVIDED *905.3.1* STANDPIPE SYSTEM:

TABLE 1004.1.1 OCCUPANT LOAD LOCALE GARAGE RETAIL (1ST F UNIT 1 (1ST F UNIT 2 (2ND F UNIT 3 (3RD F UNIT 4 (4TH F UNIT 4 (PENT

1005 1009.4 (1) STAIRWAY < 1 1008.1.1 DOORS TABLE 1018.2 CORRIDORS

> 1021.2 <u>FLOOR</u> GARAGE



TABLE 1014.3 COMMON P

1021.2.3

TABLE 1016.2 EXIT ACCESS

EXIT TRAVEL DISTANCE = 125FT (IBC SECTION 1021.2 (1)

1103 SCOPING REQUIREMENTS 1107.6 TYPE B UNITS PROVIDED

TABLE C402.2.1.1

TABLE C402.3 GLAZING (OPI

DED \*

OPAQUE DOO SKYLIGHTS ROOFS FRAME WALLS THERMAL MA FLOORS OVER BASEMENT & SLAB PERIMET

### **IBC CHAPTER 7 - FIRE RESISTANCE-RATED CONSTRUCTION:**

FIRE BARRIERS:	(IBC SECTION 706)		
BUILDING ELEMENT		REQUIRED	PROTECTION PROVIDED
SHAFT ENCLOSURES		2 HR	2 HR
VERTICAL EXIT ENCLOSURES (STAIRWAYS AND RA	MPS)	2 HR	2 HR
FIRE PARTITIONS:			-
BUILDING ELEMENT		RATING REQUIRED	RATING PROVIDED
ASSEMBLIES BETWEEN DWELLING UNITS		1/2 HR	1 HR
OPENING PROTECTIVES:	(IBC TABLES 71	.6.5)	
EXTERIOR BUILDING ELEMENT & ASSEMBLY	ASSEMBLY RATING		
LOCATION	REQUIRED	ELEMENT RATING REQUIRED	ELEMENT RATING PROVIDED
FIRE DOORS	I	1	1
FIRE BARRIERS	2 HR	90 MIN	90 MIN
FIRE WINDOWS	N/A	N/A	N/A
INTERIOR BUILDING ELEMENT & ASSEMBLY	ASSEMBLY RATING		
LOCATION	REQUIRED	ELEMENT RATING REQUIRED	ELEMENT RATING PROVIDED
FIRE DOORS			
FIRE BARRIERS (>1 HR	) 2 HR	90 MIN	90 MIN
FIRE WINDOWS			
INTERIOR FIRE BARRIERS (>1 HR	) N/A	LABELED PER IBC SECTION 716.2	LABELED PER IBC SECTION 716.2

## CODE REFERENCE IBC CHAPTER 9 - FIRE PROTECTION SYSTEMS:

*903.3.1.2* AUTOMATIC SPRINKLER SYSTEM:

CLASS 1 STANDPIPE SYSTEM PROVIDED (EXCEPTION #1)

907.2.9 FIRE ALARM & DETECTION SYSTEM: MANUAL FIRE ALARM SYSTEM PROVIDED

OTHER PROTECTION PRO\ OTHER

SMOKE DETECTORS PROVIDED

## CODE REFERENCE IBC CHAPTER 10 - MEANS OF EGRESS:

LUAD.							
	USE	AREA		MAX AREA (SF)/ O	СС	OCC LOAD	
	RESIDENTIAL	5450.71 2		200		27.3	
FLR)	MERCANTILE	1017.00		30		33.9	
FLR)	RESIDENTIAL	1949.22		200		9.7	
FLR)	RESIDENTIAL	3816.16		200		19.1	
FLR)	RESIDENTIAL	3710.55		200		18.6	
FLR)	RESIDENTIAL	3185.46	2195 46	200		15.0	
THOUSE)	RESIDENTIAL	103.00	5165.40	200		15.9	
				E	BUILDING TOTAL	97	.2

EGRESS WIDTH:		
BUILDING ELEMENT	REQUIRED	PROVIDED
STAIRWAY < 50	36"	36"
DOORS	32" CLR	34" MIN
2 CORRIDORS	36"	36"

MINIMUM NUMBER OF EXITS					
FLOOR	OCCUPANT LOAD	EXITS REQUIRED	EXITS PROVIDED		
GARAGE	27	1	1		
RETAIL (1ST FLR)	34	1	1		
UNIT 1 (1ST FLR)	10	1	1		
UNIT 2 (2ND FLR)	19	1	2		
UNIT 3 (3RD FLR)	19	1	2		
UNIT 4 (4TH FLR)	16	1	2		
	10	1	4		

ATH OF EGRES	SS W/ SPRINKLER			
	75'			
	125'			
	100'			
TRAVEL DISTANCE W/ SPRINKLER				
	250'			
	400'			

**IBC CHAPTER 11 - ACCESSIBILITY:** 

### **IECC CHAPTER 4 - ENERGY EFFICIENCY:**

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED BY IECC & THE DISTRICT OF COLUMBIA RESIDENTIAL ENERGY CODE (DCMR 12I):

SOLAR REFLECTANCE & THERMAL EMMITTANCE (minimal values) Initial Solar Reflectance - 0.70 Three Year Aged Solar Reflectance - 0.55 Initial thermal emmitance - 0.75 Three Year Aged Thermal emmitance - 0.75 Initial Solar Reflectance Index - 82 Three Year Solar Reflectance index - 64

#### C402.2 & THERMAL ENVELOPEREQUIREMENTS

ERABLE/ INC	OPERABLE)	U=0.45/ 0.38	SHGC = 0.40
	ENTRANCE DOORS	U=0.77	SHGC = 0.40
ORS		U=0.37	SHGC = 0.40
		U=0.50	SHGC = 0.40
		R-38	
S		R-20 + R3.8 ci/ R-13 + R7.5ci	
ASS WALLS		R-11.4ci	
R UNHEATED	SPACE	R-30	
CRAWL SPA	CE WALLS	R-7.5ci	
TER		R-10 FOR DEPTH 2'-0"	

C402.4 <u>AIR INFILTRATION PER SECTION</u>

- EXCEED 0.40CFM/ sf (C402.4.1.2.3)
- INSTRUCTIONS (C402.4.1.2.1)
- ASTM E 2357, ASTM E 1667 OR ASTM E 283

WINDOWS, SKYLIGHTS & SLIDING DOORS NOT TO EXCEED 0.2 CFM PER SQUARE FOOT OF FENESTRATION Α SWINGING DOORS NOT TO EXCEED 0.2 CFM PER SQUARE FOOT OF DOOR AREA. AS AN ALTERNATE, DOORS MAY BE GASKETED, WEATHER STRIPPED AND SEALED FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FOAM SEALER OR SIMILAR SEALANT. THE COMPLETED BUILDING SHALL BE TESTED AND THE AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT ALL BUILDING THERMAL ENVELOPE COMPONENTS TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS FENESTRATION PRODUCTS ARE CERTIFIED AS TO THE PERFORMANCE LABELS OR CERTIFICATES CONTINUOUS AIR-BARRIER IS WRAPPED SEALED, CAULKED, GASKETED TAPED IN APPROVED MANNER TO MEET FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE W/ NFRC. SKYLIGHT CURBS INSULATED ABOVE DECK R-5 MIN PENETRATIONS, ASSEMBLY RATINGS AND DESIGN NUMBERS \*\* gc to be familiar with required codes and ensure that any penetration in a fire rated assembly is properly sting agency RATING PROVIDED UL ASSEMBLY XHDG.CW-D-1007 KHDG.CW-D-1003 1AX C-AJ-6003 1AX W-C-4005 1AX C-AJ-6003 W-J-7007, UL RATED FIRE 1AX. DAMPER W-L-7025, UL RATED FIRE IAX. DAMPER W-J-7007 SIMILAR, UL IAX. RATED FIRE DAMPER W-J-1071, 12" AND SMALLER - UNINSULATED 1AX. W-J-5038, 12" AND SMALLER - INSULATED W-L-5051, 6" AND SMALLER INSULATED W-L-1172, 12" AND SMALLER - UNINSULATED 1AX. W-L-1093, 2" AND SMALLER -UNINSULATED, MULTI-GANG C-AJ-1259, 6" AND SMALLEF - UNINSULATED, NO SLEEVE 1AX. C-AJ-1353, 12" AND SMALLER - UNINSULATED, SLEEVE C-AJ-3154, MULTIPLE 1AX. CONDUCTORS / CABLES (AT ELEC/V/D) W-L-3214, MULTIPLE 1AX. CABLES / SIZES (AT ELECTRICAL) W-L-3076, 12" AND SMALLER - UNINSULATED (AT MULTI V/D) C-AJ-3154, MULTIPLE CONDUCTORS / CABLES AX. (AT ELEC/V/D)

	LOCATION	REQ'D F
	AT GLAZED CURTAIN WALL	2 HR
SLAB EDGE @ EXTERIOR WALL	AT PRECAST CONCRETE SPANDREL LOCATIONS	2 HR
	AT CMU PARTITION	2 HR. M
BUS DUCT	AT GYP. BD. PARTITION	1 HR. M
	AT SLAB	2 HR. M
	AT CMU	2 HR. M
DUCTS	AT GYP. BD. PARTITIONS	1 HR. M
	AT SLAB	2 HR. M
	AT CMU	2 HR. M
	AT GYP. BD. PARTITIONS	
PIPING		1 HR. M/
	AT SLAB	
		2 HR. M/
	AT CMU	2 HR. M
CABLING / ELECTRICAL	AT GYP. BD. PARTITIONS	1 HR. M
	AT SLAB	2 HR. M

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Ρň	THE ELLIOTT 3255 PROSPECT STREET N WASHINGTON DC 20007	W,
CLI 32	ENT: THE ELLIOTT L 51 PROSPECT ST., NW WASHINGTO 202-744-6542	LC DN DC 20007
CO	NSULTANTS:	
	PLCT OF COURSE	
	777 6th STREET, NW WASHINGTON, DC 20001 PHONE: 202-470-5570 FAX: www.emotivearch.com	202-318-8684
	D ISSUE / REVISED C Issue FOR PERMIT	DATE 1/9/2020
	R # 19 08	
	CODE ANALYS	SIS
	REFER TO DRAWIN	G
	0002	

Page **1** of **3** 



May 21, 2019

Mr. Ryan Beible Managing Member STONE 42687 Leaflet Lane Chantilly, VA 20152

Re: <u>3255 Prospect Street, NW (Square 1218, Lot 106)</u> (the "Property")

#### Dear Mr. Beible:

This letter is to confirm the substance of our Preliminary Design Review Meeting held on September 4, 2018, related to the planned redevelopment of the above referenced property. Based on the review of a schematic plan and our discussion, the proposed redevelopment razing an existing single story commercial building and constructing a four story apartment building with ground floor retail/service space fully complies with the subject MU-4 Zoning requirements and is permitted matter-of-right. Upon proper presentation of plans, I will approve a building permit application for the construction required. In summary I found:

- 1) Use: Residential, retail, and service are permitted uses.
- 2) Multiple Buildings: There are currently two primary buildings on the property; a two story office building, approximately 1,400 square feet, and a single story retail building, approximately 2,500 square feet. The single story retail building is being razed, and the two story building is remaining as-is. The proposed new mixed-use structure, which will be attached to the existing structure, will constitute a separate primary building. Per Subtitle C-302.4, multiple primary buildings are allowed on a single lot in the MU-4 Zone.
- 3) Height: The top of the proposed new building's roof structure is 49'8", which is less than the maximum permitted height of 50' per Subtitle G-403.1. No parapet wall is planned. If the building does have a parapet wall, the highest point of the parapet wall may not be greater than 50'. The point of measurement for the building's height is the level of the curb at the middle of the new building, not at the middle of the combined width of the two buildings.
- 3) Railings: Railings around the perimeter of the roof are permitted, and they do not count towards the building's height, so long as they are set back a distance equal

1100 4th Street SW, Washington, DC 20024 | 202.442.4400 | dcra.dc.gov

Page **2** of **3** 

to their height. The planned railings are 3'6" high, and are set back a minimum of 3'6" from the roof edge.

- 4) Penthouse: Penthouses are permitted in the MU-4 Zone, and are allowed a maximum height of 12 feet except 15 feet for mechanical space, per Subtitle G-403.3. The proposed building includes a penthouse that is approximately 9 feet high.
- 6) Courts: One open court results from the proposed building. The wall to the east is the highest bounding wall. The wall to the north is not a bounding wall since this it only occupies a portion of a side which opens up to a yard. This east bounding wall is approximately 36 feet high. Per Subtitle G-202.1, the minimum required width of an open court is 4 in./ft.. This bounding wall requires a court width of 12 feet, and approximately 13 feet is proposed. Moreover, the area in the front that is bound by three building sides does not fall under regulations for a closed court, since it opens onto a street.
- 7) Yards: No side yards are required, and no side yards are proposed.
- 8) Rear Yards: A rear yard of fifteen feet is required. The lot is irregularly shaped, so the rear yard is measured from the furthermost point from the street lot line, per Subtitle B 318.1. From this point, the building's provided rear yard measures approximately forty feet.
- 9) Vehicle Parking: No vehicle parking spaces are required, as the proposed building will include four dwelling units, and parking is only required for dwelling units in excess of four. Furthermore, the planned retail/service space in the proposed building encompasses approximately 1,000 square feet, and the service space in the existing to remain building encompasses approximately 1,400 square feet. The combined size of the retail/services uses on the property is less than 3,000 square feet, and vehicular parking for these uses is only required for an area in excess of 3,000 square feet.
- 10) Bicycle Parking: No bicycle parking spaces are required, as the proposed building will include less than eight dwelling units and less than 4,000 square feet of nonresidential uses.
- 11) Parking Access: Although no parking spaces are required for the proposed building, should a change in use occur in the future, access to parking under the building, which access would be provided through the garage of the adjacent property, does not violate Subtitle C-711.
- 12) Loading: No loading berths or service/delivery spaces are required, since the proposed building and lot will have less than fifty dwelling units, and less than 5,000 square feet of service/retail uses.

be met.

- does.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above. Please let me know if you have any further questions.

Sincerely, Matthe & hA Matthew Le Grant Zoning Administrator

Attachment: Schematic Plan Reviewed at PDRM

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is NOT a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y 302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does NOT vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Zoning Technician: Daniel Calhoun

File: Det Let re 3255 Prospect Street, NW to Beible on 5-21-2019

Page **3** of **3** 

13) Green Area Ratio: The minimum required GAR is 0.3, and this requirement will

14) Floor Area Ratio: The maximum permitted floor area ratio is 2.5. The lot area is 8,827 square feet, although 78 square feet of lot area falls within the R-20 zone. The floor area ratio is calculated from the MU-4 zone area only, which totals 8,749 square feet. This 8,749 square feet of MU-4 lot area results in a maximum floor area ratio of 21,872 square feet. The proposed building, combined with the existing 1,400 square foot building will total approximately 18,900 square feet.

15) Lot Occupancy: The maximum permitted lot occupancy is 60% in both the MU-4 Zone and the R-20 Zone. With a total lot area of 8,827 square feet, the total lot occupancy of both the existing building and the proposed new building may be up to 5,296 square feet. The existing building has a lot occupancy of 710 square feet, so the new building may have a lot occupancy of up to 4,586 square feet, which it

PROJECT NAME: THE ELLIOTT
3255 PROSPECT STREET NW WASHINGTON DC 20007
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
CONSULTANTS:
ARC101472
PEGISTERED PRCHITECT
emotive
А R С H I T E С T U R E 777 6th STREET, NW WASHINGTON,DC 20001 РНОЛЕ: 202-470-5570 FAX: 202-318-8684
JOB # 19_08
ZONING LETTER OF SUPPORT
REFER TO DRAWING

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BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020



	<u>GENERAL NOTES</u>	PPROVAL:	
	1. UNPROTECTED OPENINGS BASED ON FIRE SEPARATION DISTANCE CALCULATED IN COMPLIANCE WITH IBC TABLE 705.8. BUILDING IS FULLY SPRINKLED.	AGENCY AI	
F PENTHOUSE			
90'			
F_ROOF_STRUCTURE			
EXTERIOR WALL OPENING BETWEEN <u>10' &amp; 15' (45% allowed)</u> OPENING AREA = 89.72 / WALL AREA = 319.97 OPENING PERCENT = 28%			
OOR			
$ \frac{\text{EXTERIOR WALL OPENING BETWEEN}}{10' \& 15' (45\% \text{ allowed})} \\ \text{OPENING AREA} = 61.02 / \\ \text{WALL AREA} = 298.15 \\ OPENING OPENENDAL OPEN$			PROJECT NAME:
<u>UPENING PERCENT = 20%</u> (COMPLIES) 5' <u>EXTERIOR WALL OPENING BETWEEN</u>			THE ELLIOTT 3255 PROSPECT STREET NW WASHINGTON DC 20007
10' & 15' (45% allowed) OPENING AREA = 61.02 /			CLIENT:
UOOR S' EXTERIOR WALL OPENING BETWEEN			THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
$\frac{10' \& 15' (45\% allowed)}{OPENING AREA = 104.61 /}$ WALL AREA = 298.15 OPENING PERCENT = 35% (COMPLIES)			CONSULTANTS:
00R(COMPLIES) 0'			
			ALCT OF COLUZE
			ARC101472
<u>RE</u>			A R C H I T E C T U R E777 6th STREET, NW WASHINGTON, DC 20001PHONE: 202-470-5570FAX: 202-318-8684 www.emotivearch.com
			NOISSUE / REVISEDDATECCIssue FOR PERMIT1/9/2020
NALL OPENING BETWEEN & 15' (45% allowed)			
ING AREA = 169.98 / R WALL AREA = 519.63 NG PERCENT = 33% (COMPLIES)			
NALL OPENING BETWEEN			
x 15' (45% allowed) ING AREA = 169.98 / LR WALL AREA = 510.63			
NG PERCENT = 33% (COMPLIES)			υυ <i>π</i>   <sup>1</sup> <sup>0</sup> -
WALL OPENING BETWEEN & 15' (45% allowed) ING AREA = 218.09 / R WALL AREA = 519.63 NG PERCENT = 42%			OPENING PERCENTAGE CALCS
(COMPLIES)			
			REFER TO DRAWING
			0005
		ı l	Convright © 2020 Emotive Architecture PLLC All Bights Reserved

Permit #:	Address 3255 - 3259 PROSPECT ST, NW						
Compliance	Path Used: 🗴 Prescriptive 🛛 Tr	rade Off		Perforn	nance		
Project Type:	‰ New Mid/Highrise Residential P	roject □ Mid/ŀ	Highrise Res	idential Addi	ition 🗆 R	Renovatio	
2013 DC Energy Code Sect. #	Pre-Inspection Section Description	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.	
101.4.7.6, C402.4.1.2 SR	Plans, specifications, and calculations give info for air-barrier energy compliance. Assembies meet ASTM E 2357, ASTM E 1667, other. Materials require sealed joints	N/A		0002			
C403.2.1 SR	Provide Sum of All Exterior Wall Area in Square Feet	N/A		13,441			
C403.2.1 SR	Provide Sum of All Exterior Window Area in Square Feet	N/A		2,293			
C403.2.1 SR	Calculate Window to Wall Area (WWA) based on values above.	N/A		17%			
C403.2.1 SR	If WWA $\geq$ 30%, then prescriptive path cannot be used, unless exemption and calculations.	N/A		N/A			
C402.3.2 SR	In enclosed spaces > 10,000 ft2 directly under a roof with ceiling heights >15 ft. and typical daytime occupancies (See Code), the following requirements apply: (a) the min. daylight zone under skylights is >= half the floor area; (b) the min. skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1%. Potential exemptions apply.	N/A		N/A			
101.4.7.6 MR	Plans, specifications, and calculations give info for mechanical energy compliance.	N/A	M001,5&6				
C403.2.1 C403.2.2 MR	Load calculations per ASHRAE 183. Equipment sized to the smallest possible within available equipment options.	N/A	M001,5&6				
101.4.7.6 ER	Plans, docs, specs./ calcs and exemption info. given for interior lighting systems and equipment.	N/A	E001-3				
101.4.7.6 ER	Plans, docs, specs./ calcs and exemption info. given for exterior lighting systems and equipment.	N/A	N/A				
C403.2.4.5 ER	Freeze protection and snow/ice melting system sensors for future connection to controls.	N/A	N/A				
C406 ER & MR	<ul> <li>Project team selects one of three options. Advanced:</li> <li>1) Lighting performance</li> <li>2) HVAC performance (whole project area) <u>QR</u></li> <li>3) Renewable Energy:</li> <li>0.5 W/sqft for bldg OR</li> <li>3% bldg hot water</li> </ul>	N/A	N/A				

2013 DC Energy Code Sect. #	Foundation Inspections	Prescriptive Code Value	Plan Value	ldentified Dwg Page	Plan Review	Field Insp.
C402.1.1 SR	Below Grade Insulation Wall Value.	R-7.5				
C303.2 INSP	Below Grade Insulation Wall Installed per manufacturer's instructions	N/A	N/A	0002	N/A	
C402.1.1 SR	Slab edge insulation value	Heated: R-15,24" Unheated: R-20,24"		N/A		
C303.2 INSP	Slab edge Insulation Installed per manufacturer instructions	N/A	N/A		N/A	
C403.2.7, C408.2.8, SR	Ext. Insulation protected against damage, sunlight, moisture, wind, landscaping maintenance activities.	N/A		N/A		
C403.2.7 C403.2.8 MR	Piping, ducts and plenum are insulated and sealed when installed in or under a slab	N/A	N/A	A3100, A3200		
C402.2.8 M	Bottom surface of floor structures using radiant heating insulated to R-3.5	N/A	M002, 3, & 4	N/A		
C403.2.4 E	Freeze protection & snow/ice melting sys. sensors for future connection to controls.	N/A	N/A	N/A		

2013 DC	Framing/ Rough-In	Prescriptive	Plan Value (	Identified	Plan	Field
Sect. #	Inspection	Code Value	Strategy	Dwg Page	Review	Insp.
C303.1.3 SR	Fenetration products are certified as to the performance labels or certificates.	N/A		0002		
C402.4.1.2 SR	Continuous air-barrier is wrapped, sealed, caulked, gasketed, taped in approved manner. Assemblies meet ASTM E 2357, ASTM E 1677, or ASTM E 283	N/A	N/A	0002		
C402.1.1 S	U-factor of opaque doors associated with the building themal envelope meets requirements.	Swinging: U-0.61 Non-Swing: R-4.75		0002		
C303.1.3 S	Fenetration products rated in accordance with NFRC.	N/A		0002		
C402.4.3 C402.4.4 S	Factory-built fenestration & doors are labeled as meeting air-leakage requirements.	N/A	N/A	0002		
C402.4.7 S	Vestibules are installed where building entrances separate conditioned space from the exterior & meet exterior envelope requirements. Doors have self closing devices & are 7 feet apart.	N/A	N/A	A1101, A6301		
C402.4.3 C402.4.4 SR	<u>Vertical Fenestration U-factor</u> Fixed Fenestration Operable Fenestration: Entrance doors:	U-0.38 U-0.45 U-0.77		0002		
C402.3 SR	Skylight Fenestration U-factor	U-0,50		0002		
C402.3 SR	Skylight Fenestration SHGC:	SHGC-0.40		0002		
C402.3 S	Vertical Fenestration SHGC value.	SHGC-0.40		0002		

Key: Mandatory for all Compliance Approaches as Relevant to the Scope of Work Mandatory for Prescriptive Path

2013 DC Energy Code Sect. #	Plumbing Rough-In Inspection	Prescriptive Code Value	Plan Value/ Strategy	Designer Identified Dwg Page	Plan Review	Field Insp.
C404.6 MR	Automatic or manual switches installed to switch off the recirculating hot water system or heat trace.	N/A	N/A			
C404.3 M	Temp. controls installed on service water heating systems (≤110 F to max. temp. range)	N/A	P002			
C404.5 M	Recirculating service hot water pipes insulated. Under slab piping verified during Foundation Inspection.	1" ins. <=0.27 conductivity	N/A			
C404.4 M	Heat traps installed on non-circulating storage water tanks.	N/A	P019			

2013 DC Energy Code Sect. #	Mechanical Rough-In Inspection	Prescriptive Code Value	Plan Value/ Strategy	# Systems	Designer Identified Dwg Page	Plan Review	Field Insp.
C403.2.5 MR	Demand control ventilation provided for spaces >500 ft2 & >25 ppl/1000 ft2 occupant density & served by systems with air side economizer, auto modulating outside air damper control or design air flow > 3,000 CFM	N/A	N/A				
C403.2.3(3) M	PTAC and PTHP with sleeves 16" by 42" labeled for replacement only.	N/A	N/A				
C402.4.5.1 M	Stair and elevator shaft vents have motorized dampers that automatically close.	N/A	M004				
C402.4.5.2 M	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use & meet the maximum leakage rates. Check gravity dampers where allowed.	N/A	M004				
C403.2.3 M	HVAC equipment regulated by Federal National Appliance Energy Conservation Act meets requirements.	See Code Tables	M005&6				
C403.2.10 M	Each HVAC system with total fan motors ≥5HP does not exceed the allowable fan system mostor nameplate HP or the fans system brake horse power.	N/A	N/A				
C403.2.8.1 M	Insulation exposed to weather is protected from damage. Insulation outside of the conditioned space & assoc. with cooling systems is vapor retardant.	N/A	M001				
C403.2.7 M	HVAC ducts and plenums insulated per space requirements.	space R-6, Outside cond space R-8	M001				
C403.2.8 M	HVAC piping insulation thickness. Table C403.2.8		M001				
C403.2.8 M	Thermally ineffective panel surfaces of sensible heating panels have insulation ≥3.5	R-3.5	N/A				
C403.2.7 M	Ducts and Plenums sealed based on static pressure.	N/A	M001				
C403.2.7.1.3 M	Ductwork operating > 3 in. w.g. requires air leakage testing.	N/A	N/A				
C403.2.6 MR	Exhuast air energy recovery on systems meeting Table C403.2.6	N/A	N/A				
C403.3.1 MR	Air economizers provided where required, meet the requiremtns for design capacity, control signal, and high-limit shuf-off and integrated economizer control.	N/A	N/A				
C403.3.1.1.3 MR	Means provided to relieve excess outside air during economizer operation.	N/A	N/A				
C403.3.1 MR	Water economizers provided where required, meet the requirements for design capacity, maximum pressure drop and integrated economizer control and heating system impact.	N/A	N/A				
C403.4.1.4 MR	Economizer operation will not increase heating energy use during normal operation.	N/A	N/A				
C403.4.1.4 MR	Zone controls can limit simultaneous heating & cooling and sequence heating & cooling to each zone.	N/A	M001				
C403.4.2 MR	VAV fan mostors>= 7.5 HP to be driven by variable speed drive, have vane-axial fan with variable pitch blades, or have controls to limit fan motor demand.	N/A	N/A				
C403.2.3 M	Hydronic heat pump systems connected to a common water loop meet heat rejection and heat addition requirements.	N/A	N/A				
C403.4.5 M	Dehumidification controls provided to prevent reheating, recooling, mixing of hot and cold airstreams or concurrent heating & cooling of the same airstream.	N/A	N/A				
C403.3.1 M	Water economizer specified on hydronic cooling & humidification systems designed to maintain inside humidity at >35 F dewpoint if an economizer is required	N/A	N/A				

## DCRA Energy Verification Sheet

2013 DC Energy Code Mid/High-rise Multifamily Version 1.0\_2014

BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020

2013 DC Energy Code Sect. #	Mechanical Rough-In Inspection	Prescriptive Code Value	Plan Value/ Strategy	# Systems	Designer Identified Dwg Page	Plan Review	Field Insp.
C403.4.4 MR	Each fan powered motor >=7.5 HP, has capacity to automatically operate at $\frac{2}{3}$ capacity for changed temp.	N/A	N/A				
C403.4.7 MR	Hot gas bypass systems limited to: <=240 kBtu/h — 50% >240 kBtu/h — 25%	N/A	N/A				
C403.4.2.1 M	VAV fans have static pressure sensors positioned so setpoint <= 1/3 total design pressure.	N/A	N/A				
C403.4.2.2 M	Reset static pressure setpoint for DDC controlled VAV boxes reporting to central controller based on the zones requiring the most pressure.	N/A	N/A				
C403.4.2.2 M	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint rest controls.	N/A	N/A				
C403.4.5 M	Multiple zone HVAC systems have supply air temperature reset controls.	N/A	N/A				
C403.4.3.2 M	Hydronic, two pipe heating and cooling system allow 15 deg F exterior temp., and 4 hour deadband between heating and cooling.	N/A	N/A				
C403.4.3.4 M	Temperature reset by representative building loads in hydronic chiller and boiler systems >= 300,000 Btu/h.	N/A	N/A				
C403.4.3.3 M	Two-position automaitc valve interlocked to shut off water flow when hydronic heat pump with pumping system > 10 is off.	N/A	N/A				
C403.4.3.3.1 M	Hydronic heat pumps shall have a water dead band of 20 deg. F between heat rejection and heat addition.	N/A	N/A				
C403.4.3. 3.2.1 M	Hydronic heat pump, heat rejection systems shall be able to bypass cooling tower or stop heat exchange.	N/A	N/A				
C403.4.3.4 M	Hydronic systems >=300 kBTUh shall either: reset water temp. by outside or zone temp. OR reduce pump flow by 50% via VFD, or other		N/A				
C403.4.3.5 M	Hydronic Pump Isolation for systems w/ two or more chillers shall be included.	N/A	N/A				
C403.4.6 M	Condenser heat recovery system that can heat water to 85 F or provide 60% of peak heat rejection is installed for service hot water in <sup>2</sup> / <sub>7</sub> facility, water cooled systems reject >6 MMBtu, and SHW >=1 MMBtu.	N/A	N/A				
C403.2.11 M	Unenclosed spaces that are heated use only radiant heat.	N/A	N/A				
C404.2 M	Service water heating equipment meets efficiency requirements.	N/A	P002				

2013 DC Energy Code Sect. #	Electrical Rough-In Inspection	Prescriptive Code Value	Plan Value/ Strategy	Designer Identified Dwg Page	Plan Review	Field Insp.
C405.2.2.1 ER	Automatic lighting control to shut off all project lighting by a time of day schedule, an occupant sensor, or from another control alarm system.	N/A	N/A			
C405.2.1.1 ER	Independent lighting control readily accessible and visible to occupants.	N/A	E002-3			
C405.2.1.2 ER	Independent lighting control has at least three steps: OFF, ON, and one step <=50% lighting power.	N/A	N/A			
C405.2.2.2 ER	An occupancy sensor or timer automatically turns off lights 30 min. after occupants leave. Applicable to: 1) classrooms/ lecture halls 2) conference/ meeting room 3) lunch or break room 4) storage/ janitorial rooms 5) office spaces 7) other spaces <= 300 square feet or less.	N/A	N/A			
	Manual On or Auto. On to 50% power					
C405.2.2.1 ER	For spaces not included in C405.2.1.1, control device shall be activated "on" manually or by an occupant sensor. Override of any scheduled shut off control is allowed for maximum of 2 hours.	N/A	N/A			
C405.2.2.3 ER	Area within the sidelighted daylight zones have daylighting controls. lighting controls.	N/A	N/A			
C405.2.2.3 ER	Enclosed spaces under skylights are equipped with required lighting controls separate from general lighting (15 ft. from skylight).	N/A	N/A			
C405.2.4 E	Automatic lighting controls for exterior lighting included in project.	N/A	N/A			
C405.4 ER	Exit signs do not exceed 5 watts per face.	5 Watts/Face	E001			
C405.3 ER	Tandem wiring is required for recessed, fluorescent lamps within 10 feet of one another AND for pendant or surface mounted fluorescent lights mounted 1 foot edge to edge of one another.	N/A	N/A			
C405.5.2 ER	Ext. lighting >100W provides >60 lm/W unless on motion sensor	N/A	N/A			
C405.5.2 ER	Lighting Power Density is calculated by Building Area Method or Space by Space Method. Calcuations provided in plans.	N/A	N/A			
C405.2.3 ER	Sleeping units have at least one master switch at the main entry door that controls the wired luminaries and switched receptacles.	N/A	N/A			
C405.2.3 ER	Separate lighting control devices for specific uses installed per approved lighting plans.	N/A	N/A			

				-		
2013 DC Energy Code Sect. #	Insulation Inspection	Prescriptive Code Value	Plan Value/ Strategy	Designer Identified Dwg Page	Plan Review	Field Insp
C402.4.1.2 SR	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed or weather stripped to minimize air leakage.	N/A		0002		
C402.1.1 SR	Roof R-value. Above Deck: Metal: Attic:	R-25 c.i. R-19+R-11 R-38		0002/ A6200		
C303.2 SR	Roof insulation installed per manufacturer's instructions. Blown or poured loose fill insulation installed only where the roof slope >= 3/12	N/A		0002		
C402.2.1 SR	Skylight curbs insulated to the level of roofs with insulation above deck or R-5.	N/A		0002		
C402.2.1.1 SR	High—albedo roofs meet solar reflectance requirements of 0.70 & thermal emittance of 0.75 or SRI of 82.	N/A		0002		
C402.1.1 SR	Above Grade wall insulation R-value. Mass: Metal Bldg: Steel-framed: Wood-framed:	R–11.4 c.i. R–13+R13ci R–13+R7.5ci R–20		0002		
C303.2 INSP	Above Grade wall insulation installed per manufacturer's requirements.	N/A			N/A	
C402.1.1 SR	Floor insulation R-value. Mass: Steel-joist: Wood-framed:	R-10.4 c.i. R-30 R-30		0002		
C303.2 INSP	Floor insulation installed per manufacturer's requirements.	N/A	N/A		N/A	
C303.1.2 INSP	Bldg. envelope insul. is labeled w/ R-val or Insul. certificate.	N/A	N/A		N/A	
C303.2.1 S	Exterior insulation is protected from damage with protective material.	N/A		N/A		
C402.2.1 S	Thermal roof insulation cannot be installed on top of a suspended ceiling.	N/A		N/A		

This Energy Verification Sheet is based on DOE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Conservation Code. This verification sheet does not replace the 2013 DC ECC or ASHRAE 90.1-2010 and is included for DCRA to verify significant requirements during permitting and inspection. The project team shall design and install the building to the full energy code, irrespective of any one measure's existence on this sheet. The project team shall also include this document into their drawings and fill it in for applicable projects.

Directions: Each trade shall be responsible for filling out the sections of this page that are applicable to their discipline. Architects should fill out any code section starting with "S" or "SR", Mechanical trades should fill out any section starting with "M" or "MR," and Electrical should fill out any section starting with "E" or "ER." Every row must be completed to have compliant documentation. The design team is responsible for filling out the "Plan Value," "Identified Drawing Page," and "# Systems" columns. The "Identified Drawing Page" means that the page number associated with the project should be input that shows how compliance is being met. Should a measure be not applicable to the project scope, then the project team may place "N/A" (not applicable) or cross out the cell in the "Plan Value" and "Identified Drawing Page." Exemptions to measures are not included in this verification sheet, so it is up to the design team to read the code for applicable exemptions and place "Exempt per Section (insert code section # here)."Projects using the Performance Path (energy modeling) need to fill in only the light gray, highlighted, mandatory rows. Other Compliance Approaches require filling in all rows. Completion of this page does not absolve project teams from providing other energy verification documentation. The "Plan Review" and "Field Insp." columns are for Plan Reviewers and Field Inspectors should sign off on each item they inspected and confirm compliance. Photos of the completed sheets must be sent in to DCRA for storage.

Energy Code Sect. #	Final Inspection	Code Value	Value/ Strategy	Identified Dwg Page	Review	Insp.
C402.4.6 SR	Weatherseals installed on all loading dock cargo doors in Climate Zones 4-8	N/A				
C403.2.4 M	2.4 Heating and cooling to each zone is controlled by a M thermostat		M001			
C403.2.4 M	Thermostatic controls have a 5 degree F deadband.	N/A	M001			
C403.2.4 M	Temperature controls have setpoint overlap restrictions.	N/A	M001			
C403.2.4.3 M	Each Zone equipped with setback controls using automatic time clock or programmable control system.	N/A	M001			
C403.2.4.3 M	Auto. Controls: Setback to 55 deg F (heat) and 85 deg. F (cool); 7 day, 2 hour occupant override, 10-hour backup.	N/A	M001			
C403.2.4 M	Minimum of one humidity control device per installed dehumidification/ humidification system	N/A	N/A			
C403.2.4 M	Systems include optimum start controls.	N/A	N/A			
C403.2.4.1.1 M	Heat pump controls prevent supplemental elect. resistance heat from coming on when not needed.	N/A	M001,5,6			
C403.2.2 M	HVAC systems and equipment capacity does not exceed calculated loads.	N/A	M001,5,6			
C404.3 M	Provide lavatory faucet temperature <= 110 deg. F.	110 Deg F	N/A			
C404.6 M	Automatic or manual controls are installed that limit the operation of a recirculating service water heating or heat trace in low demand times.	N/A	N/A			
C404.7.1 M	Pool heaters are equipped with on/off switch and no continuous burning pilot light.	N/A	N/A			
C404.7.3 M	Pool covers that are vapor retardant are provided for heated pools.	Vapor Retardant	N/A			
C404.7.2 M	Automatic time switches are installed on all pool heaters and pumps.	N/A	N/A			
C402.4.8 E	Recessed luminaries in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	N/A	E001			
C405.5.2 ER	Installed lamps and fixtures are consistent with what is shown on the approved lighting plans, which demonstrate proposed watts are less than or equal to allowed watts	N/A	N/A			

C405.6 Exterior lighting power demonstrated proposed watts are less than or equal to allowed watts. N/A N/A

**EN-1** 

PROJECT NAME: THE ELLIOT 3255 PROSPECT STREE WASHINGTON DC 20	<b>T</b> T NW 007
CLIENT: THE ELLIOTT 3251 PROSPECT ST., NW WASHIN 202-744-6542	LLC gton DC 20007
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#### MATERIAL EMISSIONS AND POLLUTANT CONTROL

CONTRACTOR TO COMPLY WITH THE EMISION REQUIREMENTS BELOW WHICH ARE INTENDED TO FORM A BASELINE REQUIREMENT TO COMPLY WITH CHAPTER 8 OF THE 2013 DCGCC.

#### EMISSIONS FROM COMPOSITE WOOD PRODUCTS

COMPOSITE WOOD PRODUCTS USED INTERIOR TO THE *APPROVED* WEATHER COVERING OF THE BUILDING SHALL COMPLY WITH THE EMISSION LIMITS OR BE MANUFACTURED IN ACCORDANCE WITH THE STANDARDS CITED IN TABLE A. COMPLIANCE WITH EMISSION LIMITS SHALL BE DEMONSTRATED FOLLOWING THE REQUIREMENTS OF SECTION 93120 OF TITLE 17, CALIFORNIA CODE OF REGULATIONS, AIRBORNE TOXIC CONTROL MEASURE TO REDUCE FORMALDEHYDE EMISSIONS FROM <u>COMPOSITE WOOD PRODUCTS</u>.

#### EXCEPTIONS:

1. <u>COMPOSITE WOOD PRODUCTS</u> THAT ARE MADE USING ADHESIVES THAT DO NOT CONTAIN UREA-

FORMALDEHYDE (UF) RESINS.

2. <u>COMPOSITE WOOD PRODUCTS</u> THAT ARE SEALED WITH AN IMPERMEABLE MATERIAL ON ALL SIDES AND EDGES. 3. <u>COMPOSITE WOOD PRODUCTS</u> THAT ARE USED TO MAKE ELEMENTS CONSIDERED TO BE FURNITURE, FIXTURES AND EQUIPMENT (FF&E) THAT ARE NOT PERMANENTLY INSTALLED.

4. FIRE-RETARDENT COMPOSITE WOOD PRODUCTS

#### TABLE A COMPOSITE PRODUCTS EMISSIONS

PRODUCT	Formaldehyde Limit <sup>®</sup> (PPM)	STANDARD
HARDWOOD PLYWOOD	0.05	_
PARTICLE BOARD	0.09	_
MEDIUM-DENSITY FIBERBOARD	0.11	-
THIN MEDIUM-DENSITY FIBERBOARD <sup>A</sup>	0.13	_

A. MAXIMUM THICKNESS OF <sup>5</sup>/16 INCH (8 MM). B. PHASE 2 FORMALDEHYDE EMISSIONS STANDARDS, TABLE 1, SECTION 93120, TITLE 17, CALIFORNIA CODE OF REGULATIONS; COMPLIANCE SHALL BE DEMONSTRATED IN ACCORDANCE WITH ASTM E 1333 OR ASTM D 6007.

#### ADHESIVES AND SEALANTS

PROJECTS SHALL COMPLY WITH THE LIMITS ON VOLATILE ORGANIC COMPOUND ("VOC") EMISSIONS FOR ADHESIVES AND SEALANTS AS ESTABLISHED IN CHAPTER 7 (VOLATILE ORGANIC COMPOUNDS AND HAZARDOUS AIR POLLUTANTS) OF DCMR TITLE 20 (ENVIRONMENT)

#### TABLE B SITE-APPLIED ADHESIVE AND SEALANT VOC LIMITS

ADHESIVE	VOC LIMIT <sup>a, b</sup>
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRY WALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
ARCHITECTURAL SEALANTS	250
ARCHITECTURAL SEALANT PRIMER	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS SEALANT PRIMER	500
OTHER SEALANT PRIMERS	750
CPVC SOLVENT CEMENT	490
PVC SOLVENT CEMENT	510
ABS SOLVENT CEMENT	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140

A. VOC LIMIT LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS/LITER. B. FOR LOW-SOLID ADHESIVES AND SEALANTS, THE VOC LIMIT IS EXPRESSED IN GRAMS/LITER OF MATERIAL AS SPECIFIED IN RULE 1168. FOR ALL OTHER ADHESIVES AND SEALANTS, THE VOC LIMITS ARE EXPRESSED AS GRAMS OF VOC PER LITER OF ADHESIVE OR SEALANT LESS WATER AND LESS EXEMPT COMPOUNDS AS SPECIFIED IN RULE 1168.

#### TABLE C VOC EMISSION LIMITS

ADHESIVE ALTERNATIVE EMISSIONS STANDARDS COMPLIANCE SHALL BE DETERMINED UTILIZING TEST METHODOLOGY INCORPORATED BY REFERENCE IN THE CDPH/EHLB/STANDARD METHOD V.1.1, STANDARD METHOD FOR TESTING VOC EMISSIONS FROM INDOOR SOURCES, DATED FEBRUARY 2010. THE ALTERNATIVE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE CDPH/EHLB/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION

VOC	LIMIT
INDIVIDUAL VOCS	$\leq$ <sup>1</sup> / <sub>2</sub> CA CHRONIC REL <sup>A</sup>
FORMALDEHYDE	$\leq$ 16.5 MG/M <sup>3</sup> OR $\leq$ 13.5 PPB <sup>E</sup>

A. CDPH/EHLB/STANDARD METHOD V.1.1 CHRONIC REFERENCE EXPOSURE LEVEL (CREL).

B. EFFECTIVE JANUARY 1, 2012, LIMIT BECAME LESS THAN OR EQUAL TO THE CDPH/EHLB/STANDARD METHOD V.1.1 CREL ( $\leq 9 \text{ MG/M}^3 \text{ OR} \leq 7 \text{ PPB}$ ) C. FORMALDEHYDE EMISSION LEVELS NEED NOT BE REPORTED FOR MATERIALS WHERE FORMALDEHYDE IS NOT

ADDED BY THE MANUFACTURER OF THE MATERIAL.

### ARCHITECTURAL PAINTS AND COATINGS

PROJECTS SHALL COMPLY WITH THE LIMITS ON VOLATILE ORGANIC COMPOUND ("VOC") EMISSIONS FOR ARCHITECTURAL PAINTS AND COATINGS AS ESTABLISHED IN CHAPTER 7 (VOLATILE ORGANIC COMPOUNDS AND HAZARDOUS AIR POLLUTANTS) OF DCMR TITLE 20 (ENVIRONMENT).

A MINIMUM OF 100 PERCENT BY WEIGHT OR VOLUME, OF SITE-APPLIED INTERIOR ARCHITECTURAL COATINGS SHALL COMPLY WITH VOC CONTENT LIMITS IN TABLE D OR THE ALTERNATE EMISSIONS LIMITS IN TABLE E. THE EXEMPT COMPOUND CONTENT SHALL BE DETERMINED BY ASTM D 3960. TABLE E ARCHITECTURAL COATING ALTERNATE EMISSIONS STANDARDS COMPLIANCE SHALL BE DETERMINED UTILIZING TEST METHODOLOGY INCORPORATED BY REFERENCE IN THE CDPH/EHLB/STANDARD METHOD V.1.1, *STANDARD METHOD FOR TESTING VOC EMISSIONS FROM INDOOR SOURCES*, DATED FEBRUARY 2010. THE ALTERNATIVE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE CDPH/EHLB/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.

TABLE D

TABLE D.

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>C, D, E</sup>

	EFFECTIVE: January 1, 2010	EFFECTIVE: JANUARY 1, 2012
CATEGORY	LIMIT <sup>A</sup> G/L	LIMIT <sup>A</sup> G/L
FLAT COATINGS	50	
NONFLAT COATINGS	100	
NONFLAT – HIGH-GLOSS COATINGS	150	
SPECIALTY COATINGS:		
ALUMINUM ROOF COATINGS	400	
BASEMENT SPECIALTY COATINGS	400	
BITUMINOUS ROOF COATINGS	50	
BITUMINOUS ROOF PRIMERS	350	
BOND BREAKERS	350	
CONCRETE CURING COMPOUNDS	350	
CONCRETE/MASONRY SEALERS	100	
DRIVEWAY SEALERS	50	
DRY FOG COATINGS	150	
FAUX FINISHING COATINGS	350	
FIRE-RESISTIVE COATINGS	350	
FLOOR COATINGS	100	
FORM-RELEASE COMPOUNDS	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH-TEMPERATURE COATINGS	420	
INDUSTRIAL MAINTENANCE COATINGS	250	
LOW SOLIDS COATINGS	120 <sup>B</sup>	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTI-COLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	
PRIMERS, SEALERS, AND UNDERCOATERS	100	
REACTIVE PENETRATING SEALERS	350	
RECYCLED COATINGS	250	
ROOF COATINGS	50	
RUST-PREVENTATIVE COATINGS	400	250
SHELLACS, CLEAR	730	
SHELLACS, OPAQUE	550	
SPECIALTY PRIMERS, SEALERS, AND UNDERCOATERS	350	100
STAINS	250	
STONE CONSOLIDANTS	450	
SWIMMING POOL COATINGS	340	
TRAFFIC MARKING COATINGS	100	
TUB AND TILE REFINISH COATINGS	420	
WATERPROOFING MEMBRANES	250	
WOOD COATINGS	275	
WOOD PRESERVATIVES	350	
ZINC-RICH PRIMERS	340	

A. LIMITS ARE EXPRESSED AS VOC REGULATORY (EXCEPT AS NOTED), THINNED TO THE MANUFACTURER'S MAXIMUM THINNING RECOMMENDATION, EXCLUDING ANY COLORANT ADDED TO TINT BASES. B. LIMIT IS EXPRESSED AS VOC ACTUAL. C. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE

TABLE. D. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES

BOARD *SUGGESTED CONTROL MEASURE FOR ARCHITECTURAL COATINGS*, DATED FEBRUARY 1, 2008. E. TABLE D ARCHITECTURAL COATING REGULATORY CATEGORY AND VOC CONTENT COMPLIANCE DETERMINATION SHALL CONFORM TO THE CALIFORNIA AIR RESOURCES BOARD *SUGGESTED <u>CONTROL</u> MEASURE FOR* ARCHITECTURAL COATINGS, DATED FEBRUARY 1, 2008.

#### TABLE E ARCHITECTURAL COATINGS VOC EMISSION LIMITS

VOC LIMIT		
INDIVIDUAL	$\leq$ <sup>1</sup> / <sub>2</sub> CA CHRONIC REL <sup>A</sup>	
FORMALDEHYDE $\leq 16.5 \text{ MG/M}^3 \text{ OR} \leq 13.5 \text{ PPB}^8$		
A. CA CHRONIC REFERENCE EXPOSURE LEVEL (CREL).		

B. FORMALDEHYDE EMISSION LEVELS NEED NOT BE REPORTED FOR MATERIALS WHERE FORMALDEHYDE IS NOT ADDED BY THE MANUFACTURER OF THE MATERIAL.

### FLOORING

A MINIMUM OF 100 PERCENT OF THE TOTAL AREA OF FLOORING INSTALLED WITHIN THE INTERIOR OF THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF TABLE G. WHERE FLOORING WITH MORE THAN ONE DISTINCT PRODUCT LAYER IS INSTALLED, THE EMISSIONS FROM EACH LAYER SHALL COMPLY WITH THESE REQUIREMENTS. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM CDPH/EHLB/STANDARD METHOD V.1.1, STANDARD METHOD FOR TESTING VOC EMISSIONS FROM INDOOR SOURCES, DATED FEBRUARY 2010. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE CDPH/EHLB/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION. WHERE POST-MANUFACTURE COATINGS OR SURFACE APPLICATIONS HAVE NOT BEEN APPLIED, THE FLOORING LISTED IN TABLE F SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF TABLE G.

#### TABLE F FLOORING DEEMED TO COMPLY WITH VOC EMISSION LIMITS

### CERAMIC AND CONCRETE TILE ORGANIC-FREE, MINERAL-BASED CLAY PAVERS CONCRETE PAVERS CONCRETE METAL

#### TABLE G FLOORING VOC EMISSION LIMITS

VOC	LIMIT
INDIVIDUAL	$\leq$ <sup>1</sup> / <sub>2</sub> CA CHRONIC REL <sup>A</sup>
FORMALDEHYDE	$\leq$ 16.5 MG/M <sup>3</sup> OR $\leq$ 13.5 PPB

A. CA CHRONIC REFERENCE EXPOSURE LEVEL (CREL).

### ACOUSTICAL CEILING TILES AND WALL SYSTEMS

A MINIMUM OF 100 PERCENT OF ACOUSTICAL CEILING TILES AND WALL SYSTEMS, BY SQUARE FEET, SHALL COMPLY WITH THE REQUIREMENTS OF TABLE I. WHERE CEILING AND WALL SYSTEMS WITH MORE THAN ONE DISTINCT PRODUCT LAYER ARE INSTALLED, THE EMISSIONS FROM EACH LAYER SHALL COMPLY WITH THESE REQUIREMENTS. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM CDPH/EHLB/STANDARD METHOD V.1.1, STANDARD METHOD FOR TESTING VOC EMISSIONS FROM INDOOR SOURCES, DATED FEBRUARY 2010. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE CDPH/EHLB/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.

WHERE POST-MANUFACTURE COATINGS OR SURFACE APPLICATIONS HAVE NOT BEEN APPLIED, THE CEILING OR WALL SYSTEMS LISTED IN TABLE H SHALL BE DEEMED TO COMPLY WITH THE REQUIREMENTS OF TABLE I.

TABLE H CEILING AND WALL SYSTEMS DEEMED TO COMPLY WITH VOC EMISSION LIMITS				
CERAMIC AND CONCRETE TILE				
ORGANIC-FREE, MINERAL-BASED				
GYPSUM PLASTER				
CLAY MASONRY				
CONCRETE MASONRY				
CONCRETE				

TABLE I ACOUSTICAL CEILING TILES AND WALL

METAL

SYSTEMS VOC EMISSION LIMITS VOC LIMIT

INDIVIDUAL	$\leq$ <sup>1</sup> / <sub>2</sub> CA CHRONIC REL <sup>A</sup>	
FORMALDEHYDE	$\leq 16.5 \text{ MG/M}^3 \text{ OR} \leq 13.5 \text{ PPB}$	
A. CA CHRONIC REFERENCE EXPOSURE LEVEL (CREL).		

#### INSULATION

A MINIMUM OF 100 PERCENT OF INSULATION SHALL COMPLY WITH THE REQUIREMENTS OF TABLE J OR TABLE K. THE TEST METHODOLOGY USED TO DETERMINE COMPLIANCE SHALL BE FROM CDPH/EHLB/STANDARD METHOD V.1.1, STANDARD METHOD FOR TESTING VOC EMISSIONS FROM INDOOR SOURCES, DATED FEBRUARY 2010. THE EMISSIONS TESTING SHALL BE PERFORMED BY A LABORATORY THAT HAS THE CDPH/EHLB/STANDARD METHOD V.1.1 TEST METHODOLOGY IN THE SCOPE OF ITS ISO 17025 ACCREDITATION.

#### TABLE J

INSULATION VOC EMISSION LIMITS VOC LIMIT  $\leq$  <sup>1</sup>/<sub>2</sub> CA CHRONIC REL<sup>A</sup> INDIVIDUAL

FORMALDEHYDE  $\leq 16.5 \text{ MG/M}^3 \text{ OR} \leq 13.5 \text{ PPB}$ A. CA CHRONIC REFERENCE EXPOSURE LEVEL (CREL).

TABLE K

INSULATION MANUFACTURED WITHOUT FORMALDEHYDE VOC EMISSION LIMITS VOC LIMIT INDIVIDUAL  $\leq 1/2$  CA CHRONIC REL<sup>A</sup>

A. CA CHRONIC REFERENCE EXPOSURE LEVEL (CREL).

]	PROJECT NAME:	
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	CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 2000 202-744-6542	)7
	CONSULTANTS:	
	ARC101472	
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	PHONE: 202-470-5570FAX: 202-318-86 www.emotivearch.comNOISSUE / REVISEDDATE	84
-	A R C H I T E C T U R E         777 6th STREET, NW         WASHINGTON, DC 20001         PHONE: 202-470-5570         FAX: 202-318-86         www.emotivearch.com	84
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GRAB BAR WALL BLOCKING SCHEDULE -		TYPICAL MOUNTING HEIGHT SCHEDULE FOR PLUMBING FIXTURES – PER ICC/ANSI A117.1-20
ED AT ALL UNITS FOR FUTURE GRAB	FIXTURE	ANSI TYPE "A" UNITS
MIN. BLOCKING SIZE GRAB BAR TYPE	SINK	FRONT OF SINK TO BE 2'-10" ABOVE FINISHED FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM C SHALL BE $6\frac{1}{2}$ " DEEP MAX. 30"X48" CLEAR FLOOR SPACE SHALL BE PROVIDED AND ORIENTED FOR FORWAF
6"X24"X16 GA.GALV 18" GRAB BAR		APPROACH WITH ADEQUATE CODE-REQUIRED KNEE SPACE. CABINETRY IS PERMITTED IF IT CAN BE REMOVED REPLACEMENT OF THE SINK, AND PROVIDED THAT THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY.
6"X30"X16 GA.GALV 24" GRAB BAR	MIRROR	WHEN MOUNTED ABOVE A SINK, THE BOTTOM EDGE OF REFLECTING SURFACE SHALL BE 3'-4" ABOVE FINIS
6"X48"X16 GA.GALV 42" GRAB BAR	BATH TUB	CLEAR FLOOR SPACE IN FRONT OF THE TUB TO BE MINIMUM 30" WIDE BY THE LENGTH OF THE TUB, ORIE A LAVATORY THAT IS COMPLIANT IS ALLOWED IN THIS SPACE. SEE LOCATION DIAGRAMS ABOVE FOR TUB/SH
6"X36"X16 GA.GALV 80" GRAB BAR IN ROLL-IN SHOWER		
6''X48''X16 GA.GALV (2)24'' GRAB BAR IN ROLL-IN SHOWER	SHOWER	ROLL-IN SHOWERS PROVIDED, 36" WIDE BY 36" LONG. MAXIMUM $\frac{1}{2}$ " HIGH THRESHOLD.
6"X18"X16 GA.GALV 12" GRAB BAR	GRAB BARS	WALL REINFORCING FOR THE FUTURE INSTALLATION OF GRAB BARS IS REQUIRED FOR ALL FIXTURES, IN ALL GRAB BARS NOT REQUIRED TO BE INSTALLED.
FIRE RETARDANT WOOD BLOCKING		
E PROVIDED IN LIEU OF METAL STRAP	WATER CLOSETS	THE FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF WATER CLOSETS

<u>GENERAL NOTES</u>	PROVAL:	
1. VERIFY ALL DIMENSIONS PRIOR TO	GENCY AI	
ORDERING VANITY CABINETS. NOTIFY ARCHITECT OF DISCREPANCIES.	AI	
<ul> <li>2. G.C TO PROVIDE BLOCKING IN WALL</li> <li>FOR ALL GRAB BARS LOCATIONS.</li> </ul>		
3. BATHROOM ACCESSORIES TO BE     DETERMINED BY OWNER.		
4. SEE SHEET 0000 FOR ADDITIONAL GENERAL NOTES.		
l I		
		PROJECT NAME:
 		WASHINGTON DC 20007
l I		CLIENT.
		THE ELLIOTT LLC
		3251 PROSPECT ST., NW WASHINGTON DC 20007
		202-744-0042
 		CONSULTANTS:
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		ATCT OF COLLA
		ARC101472
		A PRESISTERED +
		ACHITEC
		emotive
		A R C H I T E C T U R E
 		WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684
		www.emotivearch.com
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	FEATURES BEFORE BEGINNING CONSTRUCTION AND REPORT ANY DISCREP. ARCHITECT OR ENGINEER.
	<ol> <li>VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NO REPRESENTATIVE, DC WATER UTILITY INSPECTOR, DC WATER (202–787–402 UTILITY" (1–800–257–7777) 48 HOURS BEFORE PROCEEDING WITH ANY UTILITY" (1–800–257–7777) 48 HOURS HOURS WITH WITH PROCEEDING WITH ANY UTILITY" (1–800–257–7777) 48 HOURS WITH WITH PROCEEDING WI</li></ol>
	AND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT C ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY ANY CONFLICTS WITH PLAN ELEVATIONS.
	3. WORK AND MATERIALS IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO REQUIREMENTS OF THE APPLICABLE DISTRICT OF COLUMBIA DEP TRANSPORTATION STANDARDS AND SPECIFICATIONS, ON-SITE WORK AND MAT
	4. ELEVATIONS SHOWN HEREON ARE BASED ON D.C. DATUM.
	<ul> <li>6. FRAMES AND COVERS OF EXISTING STRUCTURES TO BE ADJUSTED TO MATCH</li> </ul>
	<ul> <li>GRADES.</li> <li>7. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION</li> <li>SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL</li> </ul>
	ARCHITECT OR ENGINEER IMMEDIATELY OF ANY INFORMATION CONCERNING F NOT SHOWN ON PLANS. 8. EXISTING SURFACE CONDITIONS DISTURBED OR DAMAGED DURING CONSTRUCT
	REPLACED TO MATCH EXISTING CONDITIONS. CONTRACTOR TO COORDINATE ARCHITECT OR ENGINEER.
	EXISTING UTILITIES. INVESTIGATION(S) TO IDENTIFY HORIZONTAL LOCATION, E SIZE OF EXISTING UTILITIES. THE ENGINEER IS TO BE NOTIFIE INFORMATION.
	10. IF A 1' MINIMUM VERTICAL CLEARANCE CAN NOT BE MAINTAINED AT UTIL THE CONTRACTOR IS TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WO
	11. TRANSITION CURB, GUTTER, PAVING AND SIDEWALK TO MEET EXISTING IN GRADE OR AS DIRECTED BY ENGINEER.
	APPROVED OFF-SITE LOCATION. 13. ALL ON-SITE WATER LINES TO HAVE A MINIMUM COVER OF 4'-0". WATER F
	BE PROPERLY TIED AND ANCHORED, PER DC WATER STAN SPECIFICATIONS. 14. WHERE PORTIONS OF EXISTING BITUMINOUS OR CONCRETE PAVING ARE TO
	THE EXISTING PAVEMENT SHALL BE SAW-CUT. 15. REMOVE FRAMES AND COVERS OF SEWER MANHOLE/INLETS AND/OR WATEF CASTINGS TO BE ABANDONED AND FILL TO GRADE
	16. ALL CURB SPOT SHOTS ARE TOP OF CURB, UNLESS OTHERWISE NOTED. 17. NOTIFY WASHINGTON GAS AT 202–750–4205, 48 HOURS PRIOR TO ANY E
	THE VICINITY OF ANY TRANSMISSION MAIN. FOR FURTHER INFORMATION ( CONTACT MR. CHUCK WHITLEY AT WASHINGTON GAS AT 703-750-4205.
	12" DIAMETER AND SMALLER DISTRIBUTION EXISTING GAS FACILITIES AN FACILITIES.
	19. PROVIDE A MINIMUM OF 5 FEET HORIZONTAL AND 2 FEET VERTICAL CLEAR/ 16" DIAMETER OR GREATER TRANSMISSION GAS FACILITIES AND PROPOSED FA
	SPECIFICATIONS OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPO WATER AND SEWER AUTHORITY.
	21. CUNTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SIDEWAL GUTTER TO REMAIN OR TO REPLACE SIDEWALK, CURB AND GUTTER DAN CONSTRUCTION.
	22. EXISTING FULL DEPTH PAVEMENT SECTION, CURB AND GUTTER TO BE T REPLACED TO EXTENT NECESSARY TO FACILITATE CONSTRUCTION OF N MATERIALS TO COMPLY WITH DISTRICT OF COLUMBIA DEPARTMENT OF TR STANDARDS AND SPECIFICATIONS
	23. REFER TO GEO-TECHNICAL ENGINEERING FOR GEOTECH REPORT AND ANALYSIS.
DEMOLITION:	$-\mathcal{D}$ — $T$ — TELEPHONE LINE & STRUCTURE — $T$ — $IP$
<ol> <li>CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.</li> <li>CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM ALL</li> </ol>	EX 12" SAN SEW S SANITARY LINE & MH 6"S 6"S
DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE. 3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BASE AND SUB-BASE MATERIALS	EX 28'-18" STM
<ol> <li>EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY WILES MENSCH CORPORATION DATED: APRIL 26, 2017 AND FROM AVAILABLE UTILITY COMPANY RECORDS.</li> </ol>	$\xrightarrow{EX} 6"G \qquad \qquad \text{GAS LINE & VALVE } $
5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELECTRICAL, TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO	$\sim 6'' W$ WATER LINE & MH
VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48-HOURS PRIOR TO ANY EXCAVATION.	WWV WATER VALVE
6. THE CONTRACTOR MUST HAND-DIG TEST PITS AT ALL UTILITY CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AS WELL IN DEMOLITION WORK AND PRIOR TO ORDERING PIPE MATERIALS AND STRUCTURE. UTILITIES FOUND DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE	
RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY UTILITY FINDINGS WHICH DEVIATE FROM THE CONDITIONS SHOWN. 7. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION	TEST PIT REQUIRED TRAFFIC LIGHT POLE
AND/OR DEMOLITION AS PER DISTRICT OF COLUMBIA EROSION AND CONTROL HANDBOOK. IF ANY ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED. REFER TO SHEETS CIV0103, CIV0103_A, AND CIV0501 SEDIMENTATION AND EROSION CONTROL PLANS AND DETAILS.	PARKING METER
8. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR ALL EXISTING TREES TO REMAIN AND BE PROTECTED. 9. NOTE PROXIMITY OF ADJACENT STRUCTURES AND UTILITY LINES AND MAINTAIN CONTINUED SERVICE	
SERVICE BE REQUIRED. 10. EXISTING UTILITIES (STRUCTURES AND LINES) NOT REQUIRED FOR FUTURE SERVICE TO BE REMOVED TO FACILITATE	
CONSTRUCTION. UTILITIES TO BE CAPPED AS PER UTILITY PURVEYOR'S STANDARDS AND SPECIFICATIONS. COORDINATE REQUIREMENTS WITH UTILITY PURVEYOR'S. 11. REMOVAL OF ALL WALLS/RETAINING WALLS AND FENCES SHALL INCLUDE THE REMOVAL OF THEIR FOUNDATION	× LIGHT POLE × × × ×
UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. 12. ALL EXISTING DC STREETLIGHT POLES THAT ARE BEING PERMANENTLY REMOVED MUST BE RETURNED IN GOOD CONDITION TO THE DISTRICT OF COLUMNIA WARFHOUSE AT 1735 15TH STREET NE OFF WEST VIRCINIA AVENUE	<i>302</i> CONTOURS <i>302</i>
CONDITION TO THE DISTRICT OF COLOMBIA WAREHOUSE AT 1735 13TH STREET NE OFF WEST VIRGINIA AVENUE CONTACT NUMBER 202–576–5258. 13. EXISTING WATER AND SEWER SERVICES NOT REQUIRED FOR FUTURE USE TO BE REMOVED TO EXTENT NECESSARY	$200$ SPOT ELEVATIONS $201^{4}$ <u>DOOR</u> FACE OF BUILDING <u>DOOR</u>
TO FACILITATE NEW CONSTRUCTION. REMAINDER OF SERVICE TO BE CAPPED AT MAIN AND EXISTING VALVES AND TEES TO BE REMOVED PER DC WATER STANDARDS SPECIFICATIONS. COORDINATE REQUIREMENTS WITH DC WATER INSPECTOR AT 202–787–4024. PAVEMENT TO BE REMOVED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS	CONCRETE SIDEWALK
<ol> <li>CONTRACTOR TO BE RESPONSIBLE FOR LAYOUT, EXTENT AND DESIGN OF SHEETING, SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING AND UNDERPINNING SHALL BE DESIGNED BY A</li> </ol>	TRANS.
SIRUCTORAL ENGINEER, LICENSED IN THE DISTRICT OF COLUMBIA, HIRED BY THE CONTRACTOR AS NECESSARY TO ENSURE SUPPORT OF SURROUNDING STRUCTURES AND UTILITIES. 15. CONTRACTOR TO RELOCATE PARKING METERS IF REQUIRED AND AS DIRECTED BY D.C. BUREAU OF PARKING.	
COORDINATE REQUIREMENT WITH LARRY BROWN OF PARKING SERVICES AT 202-671-2291. 16. NOTIFY DC WATER UTILITY INSPECTOR, CHIEF UTILITY INSPECTION (202) 787-4024 OF DISTRICT OF COLUMBIA WATER & SEWER AUTHORITY 48 HOURS PRIOR TO START OF CONSTRUCTION	
17. UNLESS OTHERWISE SHOWN ON THESE DRAWINGS, EXISTING PAVEMENT ON PROSPECT STREET, NW AND POTOMAC STREET, NW TO REMAIN. PROVIDE PRE-CONSTRUCTION VIDEO OF EXISTING PAVEMENT. EXISTING PAVEMENT, DISTUBLED OF DAMAGED DURING CONSTRUCTION VIDEO OF EXISTING PAVEMENT.	
DISTURDED OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED PER DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AT NO ADDITIONAL COST. 18. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES VERIFY INVERT ELEVATION OF EXISTING UTILITIES. NOTIFY	
ENGINEER OF ANY DISCREPANCIES WITH INFORMATION SHOWN PRIOR TO ORDERING ANY STRUCTURES. 19. CONTACT 'MISS UTILITY' AT 1-800-257-7777 48 HOURS PRIOR TO CONSTRUCTION.	SANLIARY MANHOLE STRUCTURE NO.
20. CONTAGE DISTRICT OF COLUMBIA DEPARIMENT OF TRANSPORTATION-PUBLIC SPACE MAINTENANCE ADMINISTRATION 48 HOURS PRIOR TO START OF CONSTRUCTION AT (202) 645–6030 OR (202) 645–6031 21. ALL PROPOSED UTILITY WORK TO BE PERFORMED UNDER THE INSPECTION OF THE DISTRICT OF COLUMBIA WATER	Sanitary Manhole (S)
AND SEWER AUTHORITY. 22. USE MANHOLE ENTRY SEALS WHERE REQUIRED.	SIUCHM MANHOLE STRUCTURE NO.
23. CONTRACTOR TO PROVIDE A PRE AND POST TV VIDEO SEWER ON EXISTING SEWER AROUND THE SITE PER DC WATER STANDARDS AND SPECIFICATIONS.	
	$\begin{array}{c} (I) \\ (I) \\ \hline D \\ \hline \hline D \hline \hline D \\ \hline D \hline \hline D \\ \hline D \hline \hline D \\ \hline \hline D \hline \hline D \\ \hline \hline D \\ \hline D \hline \hline D \\ \hline \hline D \hline \hline D \\ \hline \hline \hline D \hline \hline D \\ \hline \hline D \hline \hline D \hline \hline \hline$
SITE LEGEND:	
igoplus test pits are required at all proposed utility crossings with all existing utility lines to	

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NOTIFY ENGINEER OF ANY CONFLICT WITH PROPOSED PLANS.

- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR SHUTOFF, CAPPING AND CONTINUATION OF SERVICES AS REQUIRED
- 2. CONTRACTOR SHALL REMOVE AND TRANSPORT ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FF DEMOLITION OPERATIONS TO A LEGAL DISPOSAL OFF SITE.
- 3. REMOVAL OF ASPHALT AND CONCRETE PAVEMENT SHALL INCLUDE THE REMOVAL OF ALL SURFACE, BAS SUB-BASE MATERIALS.
- 4. EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM A SURVEY PREPARED BY WILES MENSCH CORPO
- DATED: APRIL 26, 2017 AND FROM AVAILABLE UTILITY COMPANY RECORDS. 5. ALL UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, STORM DRAINAGE, SANITARY SEWER, ELE TELEPHONE AND GAS WERE TAKEN FROM AVAILABLE RECORDS AND FIELD VERIFIED WHERE POSSIBLE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRAC VERIFY AND DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING REPORT ANY DISCREPANCY TO THE ENGINEER. MARKING LOCATIONS OF EXISTING UTILITIES, CONTACT

DETERMINE THE EXACT HORIZONTAL LOCATION, ELEVATION AND ADD SIZE OF THE EXISTING UTILITIES. A

MINIMUM OF ONE FOOT VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN EXISTING AND PROPOSED

UTILITIES. TEST PITS SHOULD BE COMPLETED PRIOR TO ORDERING ANY STRUCTURES OR PIPE MATERIALS.

ELEVATIONS OF EXISTING NY DISCREPANCY TO THE ITH WORK. NOTIFY OWNER'S

IINE EXACT CLEARANCE O CONFORM TO THE LATES

RK AND MATERIALS SHAL

OTHERWISE NOTED. D TO MATCH NEW FINISHED

CTOR SHALL NOTIFY TH ONCERNING FOUND UTILITY

CONSTRUCTION SHALL B COORDINATE EXTENT WITH

LOCATION, ELEVATION AND BE NOTIFIED OF THIS

DING WITH WORK.

THE CONTRACTOR AT AN

0". WATER FITTINGS SHALL ATER STANDARDS AND

/ING ARE TO BE REMOVED,

NOTED

R TO ANY EXCAVATION IN FORMATION OR PROBLEMS, TICAL CLEARANCE BETWEEN PROPOSED FACILITIES. ING SIDEWALK, CURB AND

ER TO BE REMOVED AND MENT OF TRANSPORTATION

STANDARDS FOR SHEETING AND SHORING ADJACENT TO DC WATER UTILITIES: EFINITIONS:

POINTS OF CONTACT

OCATION OF DC WATER UTILITIES:

PILES AND SHEET PILING:

SHEETING TO THE UTILITY.

**VIBRATION MONITORING** 

SHALL NOT EXCEED THE FOLLOWING:

UNLOADED UPON COMPLETION OF THE WORK.

AND SHEET PILING.

FREQUENCY

LESS THAN 10 HZ

GREATER THAN 40 HZ

RACING AND TIEBACKS:

CONSTRUCTION MONITORING

(IN/SEC)

10–40 HZ

RESULTS.

DC WATER UTILITY.

202-787-4024) AND "MISS WITH ANY EXCAVATIONS. TION. NOTIFY ENGINEER OF

UMBIA DEPARTMENT OF OLUMBIA PLUMBING CODE.

WALK AND PAVEMENT.

NSTRUCTION SHALL BE THE

ROPOSED UTILITIES CROSS

NED AT UTILITY CROSSING,

EXISTING IN LINE AND ON

ND/OR WATER MAIN VALVE

TICAL CLEARANCE BETWEEN FACILITIES AND PROPOSED

H LATEST STANDARDS AND OF TRANSPORTATION AND 2. NO TIEBACKS SHALL BE INSTALLED WITHIN FIVE FEET OF ANY DC WATER UTILITY.

GUTTER DAMAGED DURING 3. ANY TIEBACK CROSSING OVER A DC WATER PIPELINE OR STRUCTURE SHALL BE COMPLETELY CTION OF NEW UTILITIES.

EPORT AND SUBSURFACE

UTILITIES SHALL BE MONITORED AS FOLLOWS: CONDUCT DETAILED PRE- AND POST-CONSTRUCTION SURVEYS OF UTILITIES AND STRUCTURES, TO INCLUDE VIDEO INSPECTION AND/OR PHOTOGRAPHS AS REQUIRED BY THE ENGINEER. 2. INSTALL VERTICAL AND HORIZONTAL DEFLECTION MONITORING STATIONS ALONG THE UTILITY ALIGNMENT, OR AT LOCATION DESIGNATED BY THE ENGINEER, TO DETECT SETTLEMENT OR LATERAL

MOVEMENT OF THE UTILITY AND SURROUNDING SOIL. MONITORING STATIONS SHALL OCCUR AT A MINIMUM OF 50 FEET ON CENTER FOR THE LENGTH OF DISTURBANCE WITHIN THE ZONE OF INFLUENCE, OR AT CLOSER SPACING IF DIRECTED BY THE ENGINEER.

MONITORING STATIONS GENERALLY SHALL CONSIST OF TARGETS AND BENCHMARKS THAT ARE READ BY STANDARD OPTICAL SURVEY EQUIPMENT. IF WARRANTED, INCLINOMETER STATIONS PLACED ALONG DEEP EXCAVATIONS SHALL SUPPLEMENT MONITORING STATIONS.

. FOR THE PURPOSE OF THIS STANDARD, THE "ZONE OF INFLUENCE" SHALL BE DEFINED AS THE

OUTERMOST PROJECTION OF A CONDUIT AT AN ANGLE OF 45 DEGREES WITH THE HORIZONTAL.

SERVICES, D.C. WATER, OR THE AUTHORIZED REPRESENTATIVE THEREOF.

DETERMINED BY TEST PITTING PRIOR TO INSTALLATION OF SHEETING.

SHALL BE PRE-AUGERED TO THE INVERT DEPTH OF THE PIPELINE.

WEDGE OF SOIL INSCRIBED BY A LINE DRAWN TANGENT TO AND PROJECTING UPWARD FROM THE

THE "ENGINEER" SHALL BE DEFINED AS DIRECTOR. DEPARTMENT OF ENGINEERING AND TECHNICAL

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DC WATER 24-HOUR EMERGENCY LINE AT (202)

THE CONTRACTOR SHALL NOTIFY DC WATER A MINIMUM OF 48 HOURS IN ADVANCE OF ANY

IF REQUIRED BY THE ENGINEER, THE EXACT LOCATION OF DC WATER UTILITIES SHALL BE

ALL PILES INSTALLED BY THE IMPACT DRIVING METHOD WITHIN 50 FEET OF ANY DC WATER UTILITY

2. NO SHEET PILING SHALL BE INSTALLED BY THE IMPACT DRIVING METHOD WITHIN 50 FEET OF ANY

SHEET PILING MAY BE INSTALLED WITHIN 50 FEET OF A DC WATER UTILITY BY THE USE O APPROVED VIBRATORY EQUIPMENT. THE CONTRACTOR SHALL DEMONSTRATE TO THE ENGINEER THAT

THE EQUIPMENT DOES NOT EXCEED ACCEPTABLE LIMITS OF VIBRATION BY PROVIDING

VIBRATION-MONITORING INSTRUMENTATION LOCATED AT THE SHORTEST DISTANCE FROM THE

WHEN REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE. INSTRUMENTATION AND A QUALIFIED OPERATOR TO MONITOR VIBRATIONS PRODUCED BY THE INSTALLATION OF PILES

THE EQUIPMENT OPERATOR SHALL HAVE AT LEAST FIVE YEARS EXPERIENCE IN THE INSTALLATION

AND OPERATION OF VIBRATION MONITORING EQUIPMENT AND INTERPRETATION OF THE

VIBRATIONS SHALL BE MONITORED BY MEASURING THE PEAK PARTICLE VELOCITY AT THE CLOSEST POINT ON THE UTILITY TO THE LOCATION OF WORK. THE MEASURED PEAK PARTICLE VELOCITY

NO RACKERS OR HEEL BLOCKS SHALL BEAR IN THE ZONE OF INFLUENCE OF ANY DC WATER

ANY EXCAVATION OR CONSTRUCTION OCCURRING WITHIN THE ZONE OF INFLUENCE OF DC WATER

PEAK PARTICLE VELOCITY

0.50

0.75

2.00

612-3400 OF ANY EMERGENCY AFFECTING THE CONDITION OR STABILITY OF ITS UTILITIES.

EXCAVATION OR CONSTRUCTION. CONTACT DC WATER UTILITY INSPECTOR AT (202) 787-4024.

MONITORING STATIONS SHALL BE READ AND RECORDED AT LEAST ONCE EACH WEEK, OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER. AND COPIES OF ALL RECORDS SHALL BE REPORTED TO DC WATER. REPORTS SHALL DOCUMENT THE LOCATION OF EACH STATION, THE DATE AND TIME OF EACH OBSERVATION, AND SHALL PROVIDE A CONTINUOUS HISTORY OF READINGS FOR EACH STATION, INCLUDING BASELINE READINGS.

MONITORING SHALL CONTINUE UNTIL THE EXCAVATION HAS BEEN PERMANENTLY STABILIZED.

ANY HORIZONTAL OR VERTICAL MOVEMENT WITHIN THE ZONE OF INFLUENCE THAT EXCEEDS 0.01 FT. SHALL BE IMMEDIATELY REPORTED TO DC WATER.

3. GROUNDWATER LEVELS AROUND DC WATER UTILITIES SHALL BE MONITORED BY INSPECTING OBSERVATION WELLS AND PIEZOMETERS, AND SHALL BE MAINTAINED TO PREVENT SETTLEMENT DUE TO DEWATERING.

DDOT EXCAVATION NOTES:

NO WORK SHALL BE UNDERTAKEN IF THE APPLICANT, OR THE PERSON ON WHOSE BEHALF THE APPLICANT IS MADE, HAS A TEMPORARY REPAIR IN PUBLIC SPACE OLDER THAN 45 DAYS, OR TEMPORARY REPAIRS THAT HAVE FAILED AND THOSE REPAIRS HAVE NOT BEEN UNDERTAKEN WITHIN 24 HOURS.

PERSONS REGULARLY PERFORMING PUBLIC SPACE EXCAVATION AND MANHOLE WORK REQUESTED TO PROVIDE, ON A BIWEEKLY BASIS, PLANS SHOWING THEIR ANTICIPATED ACTIVITIES IN THE PUBLIC SPACE WITHIN THE TWO WEEK PERIOD. SINCE THESE PLANS ASSIST THE DEPARTMENT IN COORDINATING ACTIVITIES IN THE PUBLIC SPACE, THE FAILURE TO PROVIDE SUCH PLANS MAY RESULT IN DELAYS IN THE PERMIT REVIEW PROCESS.

1. NOTIFY THE DEPARTMENT OF TRANSPORTATION, OFFICE OF INFRASTRUCTURE OVERSIGHT AT 202-645-7050, 48 HOURS IN ADVANCE OF STARTING WORK.

2. ALL FAILED CUTS MUST BE REPAIRED WITHIN 24 HOURS OF NOTIFICATIONS.

3. D.C. LAW 3129, UNDERGROUND FACILITIES PROTECTION ACT OF 1980, REQUIRES THAT "MISS UTILITY" (1-800-257-7777) BE CONTACTED AT LEAST 48 HOURS AND NOT MORE THAN 10 DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) PRIOR TO START OF EXCAVATION, SO NOTIFICATION CAN BE MADE TO PARTICIPATING PRIVATE UTILITY COMPANIES OF THE PROPOSED WORK

4. 48 HOURS PRIOR TO EXCAVATING, PLEASE CALL THE WATER OPERATIONS BRANCH AT 202-673-6600 FOR LOCATIONS OF SEWER AND WATER MAIN LINES.

5. IMPROPER HOUSEKEEPING VIOLATIONS ON JOB SITE RELATING TO DIRT AND DEBRIS IN THE PUBLIC SPACE, CATCH BASINS, SEWERS, ETC. SHALL BE GROUNDS FOR A FINE AND/OR REVOCATION OF THE PERMIT.

6. WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH THE SAFETY REQUIREMENTS FOR EXCAVATIONS AS OUTLINED IN THE D.C. INDUSTRIAL SAFETY BOARD MANUAL "SAFETY STANDARDS, RULES AND REGULATIONS CONSTRUCTION"

7. WORK AUTHORIZED BY A PERMIT SHALL BE IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

8. MAINTAIN ACCESS TO ALL ALLEY AND DRIVEWAYS AT ALL TIMES.

9. PLATE ALL INTERSECTION, WHERE APPLICABLE. 10. MAINTAIN A 6 TO 10 FOOT SIDEWALK AT ALL TIMES FOR PEDESTRIANS.

11. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND SALVAGING ALL COBBLESTONE PAVERS AND OTHER SPECIAL PAVERS REMOVED IN CONNECTION WITH EXCAVATION. THE PAVERS ARE TO BE DELIVERED TO THE DEPARTMENT OF PUBLIC WORKS MAINTENANCE YARD AT 201 FLORIDA AVENUE, N.E. TELEPHONE NUMBER IS 202-727-5809.

12. CAUTION STREET LIGHT CABLE BEHIND CURB. 13. CONTRACTOR TO LOCATE ALL WATER AND SEWER LINES PRIOR TO START OF WORK.

UNDERGROUND UTILITY RECORDS SHOWN:

SEWER: WASA PANEL: WATER: WASA PANEL: ELECTRIC: PEPCO GAS: WASHINGTON GAS OCTO DCNET FIBER: COMMUNICATION: VERIZON COMMUNICATION: MCI

COMMUNICATION: COMCAST



DC/WATER GENERAL CONSTRUCTION NOTES:

. CONTACT: NOTIFY THE FOLLOWING DC WATER DEPARTMENTS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION:

A. CONSTRUCTION INSPECTION SECTION AT 202-787-4024 AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF UTILITY CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING. B. DEPARTMENT OF WATER SERVICES AT 202-612-3400 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF WATER UTILITY CONSTRUCTION. C. DEPARTMENT OF SEWER SERVICES AT 202-264-3862 OR 3873 AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF SEWER UTILITY CONSTRUCTION.

2. 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.

3. LEAD SERVICE REPLACEMENT: IF THIS PROJECT INCLUDES THE REPLACEMENT OF A WATER MAIN THAT HAS EXISTING LEAD WATER 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 INITIATE STANDARD LEAD SERVICE REPLACEMENT PROTOCOL. LATERAL REPLACEMENT INCLUDES THE FULL LENGTH OF PIPE IN PUBLIC SPACE.

4. 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/ABANDONMENT. ONCE THE CONTRACTOR HAS OBTAINED A PUBLIC SPACE PERMIT HE/SHE MUST THEN CONTACT DC WATER PRIOR TO PERFORMING THE EXCAVATION TO INSTALL/INSPECT THE UTILITY WORK. THE OWNER SHALL BE HELD RESPONSIBLE FOR ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES CAUSED BY CONSTRUCTION ACTIVITY.

5. DC WATER RESPONSIBILITY: DC WATER IS ONLY RESPONSIBLE FOR INSTALLATION OF SMALL WATER SERVICE TAPS (28 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.

6. MISS UTILITY: CONTACT MISS UTILITY AT 800-257-7777 48 HOURS BEFORE ANY DIGGING.

7. 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/OR CORRECTED DAILY.

8. ABANDONMENTS: THE OWNER MUST PHYSICALLY DISCONNECT EXISTING WATER, SEWER, AND STORM LATERALS THAT ARE TO BE ABANDONED AT THEIR CONNECTION TO THE PUBLIC MAIN.

9. UNMETERED WATER: THERE SHALL BE NO UNMETERED CONNECTIONS TO THE CITY®S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER.

10. PRESSURE TESTING AGAINST VALVES: PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.

11. WATER METER INSTALLATION: TO SCHEDULE THE INSTALLATION OF A DOMESTIC WATER METER CONTACT PERMIT OPERATIONS AT 202-646-8600. DC WATER WILL FURNISH AND INSTALL THE METER AFTER THE CONNECTION TO THE MAIN HAS BEEN MADE AND THE METER PIT/VAULT HAS BEEN INSTALLED.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 202-646-8600.

21. FIRE HYDRANT STATUS: THE CONTRACTOR SHALL NOTIFY FEMS AT 202-277-1889. 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.

22. DC WATER SAFETY OFFICE: THE DC WATER SAFETY OFFICE CAN BE CONTACTED AT 202-787-4350.

23. SEWER BACKWATER PREVENTION: THE PLUMBING SYSTEM MUST BE INCOMPLIANCE WITH SECTION 715 OF THE 2006 INTERNATIONAL PLUMBING CODE WHICH STATES A BACKWATER IS VALVE IS REQUIRED FOR ALL PLUMBING FIXTURES BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER.

URBAN FORESTRY NOTES:

TREE PLANTING SHALL COMPLY WITH THE DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES SECTION 611 AND STANDARD DRAWINGS NO. 611.10 AND 611.11. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES. COMPANION PLANTS (I.E. PERENNIALS, GRASSES, BULBS, SHRUBS, ETC.) TO BE INSTALLED IN TREE BOXES MUST CONFORM TO DOOT MINIMUM HEIGHT STANDARDS TO PRESERVE SIGHTLINES, HAVE A SHALLOW ROOT SYSTEM, AND BE PLANTED AT MINIMUM 2 FEET FROM THE ROOT FLARE (CROWN) OF THE STREET TREE. DO NOT USE EXISTING SOIL ON-SITE OR AMEND AS TOPSOIL. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT. FINISH OFF 2 FOOT CLEAR ZONE AROUND TREES WITH A 2-3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND ROOT FLARE. CONTACT RESPECTIVE WARD ARBORIST WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS NOTICE.

#### UTILITY CONTACTS SEWER/WATER: D.C. WATER -DEXTER HOLMES (202) 787-4024 5000 OVERLOOK AVE. SW 5TH FLOOR WASHINGTON, DC 20032 -SARA BISHOP (202) 872-2977 ELECTRICITY: PEPCO 701 9TH STREET NW, ROOM 6005 WASHINGTON, DC 20068 WASHINGTON GAS CO. -VANN JONES (703) 750-5983 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 COMMUNICATIONS: VERIZON COMMUNICATIONS -MARY POLK (301) 282-2463 3101 COLUMBIA PIKE CONDUIT GROUP - LOWER LEVEL SILVER SPRING, MD 20904



## VICINITY MAP

1" = 300' SQUARE: 1218 LOT: 106 3255-3259 PROSPECT STREET, N.W. WASHINGTON, DC.

### **PROJECT NARRATIVE:**

3255-3259 PROSPECT STREET IS A PROPOSED RESIDENTIAL BUILDING AND EXISTING TOWNHOUSE LOCATED ALONG PROSPECT STREET IN NORTHWEST WASHINGTON, DC. THE NEW BUILDING WILL HAVE MULTIPLE RESIDENTIAL FLOORS ABOVE GRADE, GROUND FLOOR RETAIL AND 1 LEVEL OF BELOW GRADE PARKING.

THE EXISTING PARKING LOT, 1 STORY BUILDING AND RELATED STRUCTURES WILL BE REMOVED TO FACILITATE EXCAVATION FOR THE NEW BELOW GRADE STRUCTURE AND BUILDING. THE EXISTING 2 STORY TOWNHOUSE WILL REMAIN.

THE EROSION AND SEDIMENT CONTROL MEASURES THAT WILL BE IMPLEMENTED TO THE SITE WILL BE IN ACCORDANCE WITH THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT.

ALL NEW WET UTILITIES WILL BE IN CONFORMANCE WITH DC WATER STANDARDS AND SPECIFICATIONS.

THIS PROJECT WILL BE UNDER THE 2014 STORMWATER REGULATIONS PER THE DISTRICT DEPARTMENT OF ENERGY AND ENVIRONMENT. THIS WILL BE A MAJOR LAND DISTURBING ACTIVITY. THEREFORE, THE SITE WILL RETAIN THE FIRST 1.2 INCHES OF RAINFALL ON SITE AND MEET 2 YEAR AND 15 YEAR DETENTION REQUIREMENTS.

DC WATER MAXIMO NO: 19-661624 DOEE SWM PLAN NO: 6185 RAZE PLAN NO: R1800224 DCRA: BCIV1900129

#### ABBREVIATIONS:

APPROX. A ASPH. B BC B BLDG. B BFP B BRK B CC C CG C CL C CCNC. C CCNC. C CCNC. C CCNC. C CONB C CC CY C DI DIP D DOM D DWG D E E ELEC E	APPROXIMATE BITUMINOUS CONCRETE BITUMINOUS CONCRETE BULESTONE CURB BULEDING BACK-FLOW PREVENTION BOTTOM OF CURB BRICK CONCRETE CURB CURB & GUTTER CONTRACTION JOINT CONTRACTION JOINT CONTRACTIO	ELEV EJ ENT EX FH FR FS GRD GRD GRD GRD GRNT IP INV LP MAT MH MST O/H O/HE PCC PM POB PROP RAD	ELEVATION EXPANSION JOINT ENTRANCE EXISTING FIRE HYDRANT FROM FILTERRA SYSTEM FEET/FOOT GAS GUARD GRANITE IRON PIPE INVERT LIGHT POLE MATCH MANHOLE (STRUCTURE) MEASURED OVERHEAD OVERHEAD LINE ELECTRIC PORTLAND CEMENT CONCRETE PARKING METER POINT OF BEGINNING PROPOSED RADIUS	REC SAN SEW SF STD STM STY S/W T TOC TYP UGE W WL WM WV	RECORD SANITARY SEWER STORM FILTER STANDARD STORY STORY (FLOOR) SIDEWALK TELEPHONE TOP OF CURB TYPICAL UNDERGROUND ELECTRIC WATER WATER LINE WATER MAIN WATER VALVE
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**48 HOURS IN ADVANCE BEFORE** COMMENCING THE WORK

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CY API	
AGEN	
	PROJECT NAME: THF_FIII()TT
	3255–59 PROSPECT STREET NW WASHINGTON DC 20007 Site Country
	CLIENT:
	HE ELLIO I LLC 3251 PROSPECT ST., NW
	WASHINGTON DC 20007 202-744-6542
	CONSULTANTS:
	11860 Sunrise Valley Dr. V: 703.391-7600 Suite 200 F: 703 264-0595
	Reston , VA. 20191 www. wilesmensch. com
	T OF CO
	★ <u>PE908383</u> ★
	CIVIL ENGINE
	emotive
	A R C H I T E C T U R E 777 6th STREET. NW
	WASHINGTON, DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684
	www.emotivearch.com
	NOISSUE/REVISED DATE
	JOB #  19_08
	NATES LEGEND
	INVILJ LLULINU
	AND
	AND Abbreviations



STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DETAILS	
469 MHC	$\begin{array}{rl} {\sf RIM} &=& 74.280\\ {\sf SUMP} &=& 45.760\\ {\sf Pipe} &-& (8) & {\sf INV} \; {\sf IN} \;=\; 49.790\\ {\sf Pipe} \;-& (9) & {\sf INV} \; {\sf OUT} \;=\; 49.610 \end{array}$	
306 MHC	$\begin{array}{rl} {\sf RIM} &=& 73.910\\ {\sf SUMP} &=& 43.910\\ {\sf Pipe} &-& (9) & {\sf INV} \; {\sf IN} &=& 48.090\\ {\sf Pipe} &-& (10) & {\sf INV} \; {\sf OUT} &=& 48.090 \end{array}$	
292 MHC	$\begin{array}{rl} {\sf RIM} &= 73.620\\ {\sf SUMP} &= 43.620\\ {\sf Pipe} - (6) & {\sf INV} \; {\sf IN} &= 61.690\\ {\sf Pipe} - (7) & {\sf INV} \; {\sf IN} &= 61.690\\ {\sf Pipe} - (10) & {\sf INV} \; {\sf IN} &= 47.800\\ {\sf Pipe} - (11) & {\sf INV} \; {\sf OUT} &= 47.800\\ \end{array}$	
99 MHD	$\begin{array}{rl} \text{RIM} &=& 73.430 \\ \text{SUMP} &=& 63.430 \\ \text{Pipe} &=& (1) & \text{INV} & \text{OUT} &=& 67.830 \end{array}$	
94 MHC	$\begin{array}{rl} \text{RIM} &=& 73.240\\ \text{SUMP} &=& 62.240\\ \text{Pipe} &-& (1) & \text{INV IN} &=& 67.630\\ \text{Pipe} &-& (18) & \text{INV IN} &=& 62.450\\ \text{Pipe} &-& (21) & \text{INV IN} &=& 67.400\\ \text{Pipe} &-& (2) & \text{INV OUT} &=& 62.380\\ \end{array}$	
75 MHC	$\begin{array}{rl} {\sf RIM} &=& 72.710\\ {\sf SUMP} &=& 62.610\\ {\sf Pipe} &-& (5) & {\sf INV} \; {\sf IN} &=& 68.670\\ {\sf Pipe} &-& (20) & {\sf INV} \; {\sf IN} &=& 62.610\\ {\sf Pipe} &-& (6) & {\sf INV} \; {\sf OUT} &=& 62.670\\ \end{array}$	
116 MHC	$\begin{array}{rl} {\sf RIM} &=& 72.580\\ {\sf SUMP} &=& 62.080\\ {\sf Pipe} &-& (22) & {\sf INV} \; {\sf IN} &=& 68.890\\ {\sf Pipe} &-& (23) & {\sf INV} \; {\sf IN} &=& 62.500\\ {\sf Pipe} &-& (16) & {\sf INV} \; {\sf OUT} &=& 62.460\\ \end{array}$	
115 MHD	$\begin{array}{rl} \text{RIM} &=& 72.510\\ \text{SUMP} &=& 66.410\\ \text{Pipe} &=& (4) & \text{INV} & \text{OUT} &=& 66.380 \end{array}$	
85 MHD	$\begin{array}{rcl} \text{RIM} &=& 72.510\\ \text{SUMP} &=& 62.510\\ \text{Pipe} &=& (5) & \text{INV} & \text{OUT} &=& 67.530\\ \end{array}$	
1049 MHC	RIM = 71.772 SUMP = 62.730 Pipe - (17) INV IN = 64.730	
91 MHC	$\begin{array}{r} \text{RIM} = 68.387\\ \text{SUMP} = 56.887\\ \text{Pipe} - (2)  \text{INV IN} = 61.430\\ \text{Pipe} - (4)  \text{INV IN} = 66.220\\ \text{Pipe} - (24)  \text{INV IN} = 63.280\\ \text{Pipe} - (3)  \text{INV OUT} = 61.270\\ \end{array}$	

#### GENERAL NOTES:

- THE INFORMATION SHOWN RESULTS FROM A FIELD SURVEY BY WILES MENSCH CORPORATION, LAST DATE OF FIELD SURVEY APRIL 26, 2017. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
- ELEVATIONS SHOWN ARE REFERENCED TO DCDPW DATUM (BM 9-60), MERIDIAN REFERENCED TO DCSO NORTH BY HOLDING PROSPECT STREET, N.W. AS E-W.
- 4. VISIBLE ABOVE GROUND UTILITIES HAVE BEEN SHOWN. SUBSURFACE UTILITIES, WHERE SHOWN, FOLLOW ASCE 38–02 QUALITY LEVELS A–D. A: VISUALLY VERIFIED VIA TEST HOLES; B: DESIGNATED AND SURVEYED; C: RECORD INFORMATION CORRELATED WITH SURVEYED SURFACE FEATURES; D: RECORD INFORMATION ONLY. WHERE SUBSURFACE UTILITIES HAVE BEEN APPARENTLY DESIGNATED BY OTHERS ON SITE, THOSE LOCATIONS WILL BE SHOWN AS QUALITY LEVEL C. UTILITIES MAY EXIST THAT ARE NOT SHOWN. UNLESS OTHERWISE LABELED AS ABOVE, THIS SURVEY REPRESENTS QUALITY LEVEL <u>C</u>.
- PROPERTY IS IDENTIFIED AS ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FIRM COMMUNITY PANEL 1100010014C, EFFECTIVE DATE SEPTEMBER 27, 2010. AS OF APRIL 5, 2017, THE PROPERTY IS ZONED MU-4 AS DELINEATED ON
- THE ZONING MAP FROM DISTRICT OF COLUMBIA'S OFFICE OF ZONING (http://maps.dcoz.dc.gov/zr16); MINIMUM BUILDING SETBACK, MAXIMUM PERMITTED FLOOR AREA RATIOS, AND MAXIMUM BUILDING HEIGHTS ARE BASED UPON INTERPRETATIONS OF THE PROPOSED USE BY THE DISTRICT OF COLUMBIA ZONING OFFICE.



0'	5'	0		10'	20'
			1" = 10'		



### DEMOLITION KEYNOTES:

- 1 EXISTING BUILDING TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 2 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- 3 EXISTING GRANITE CURB AND BRICK GUTTER TO BE REMOVED TO FACILITATE NEW CONSTRUCTION PER DDOT STANDARDS AND SPECIFICATIONS.
- 4 EXISTING CONCRETE DRIVEWAY ENTRANCE TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 5 EXISTING ASPHALT PAVEMENT (SURFACE COURSE) TO BE REMOVED FROM FACE OF CURB TO THE CENTERLINE OF STREET PER DDOT STANDARDS AND SPECIFICATIONS.
- 6 EXISTING ASPHALT PAVEMENT (FULL DEPTH) TO BE REMOVED TO
- FACILITATE NEW CONSTRUCTION.
   EXISTING ORNAMENTAL TREE TO BE REMOVED. COORDINATE REQUIREMENTS WITH DDOT URBAN FORESTRY DIVISION FOR PERMIT PRIOR TO REMOVAL. EXISTING TREES ARE TO BE REMOVED BY THE CONTRACTOR AT THE COMMENCEMENT OF SUPPORT OF EXCAVATION.
- 8 EXISTING AREA DRAIN AND RELATED APPURTENANCES TO BE REMOVED AND CONNECTION TO BE CAPPED AT THE MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
- 9 EXISTING BRICK WALL TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 10 EXISTING BOLLARDS TO BE REMOVED TO FACILITATE NEW CONSTRUCTION. 11 EXISTING OVERHEAD ELECTRIC LINES TO BE REMOVED TO FACILITATE
- NEW CONSTRUCTION. COORDINATE REQUIREMENTS WITH PEPCO PRIOR TO REMOVAL.
   12 EXISTING AC UNITS AND RELATED APPURTENANCES TO BE REMOVED TO
- 12
   EXISTING AGO ONITS AND RELEASED AF ORTERARGES TO BE REMOVED TO FACILITATE

   FACILITATE NEW CONSTRUCTION.

   13
   EXISTING CONCRETE RETAINING WALL TO BE REMOVED TO FACILITATE
- NEW CONSTRUCTION.
- 14 EXISTING 7' WOODEN FENCE TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 15 EXISTING GAS SERVICE AND METERS TO BE REMOVED TO EXTENT NECESSARY TO FACILITATE NEW CONSTRUCTION. REMAINDER OF LINE TO BE ABANDONED IN PLACE. COORDINATE REQUIREMENTS WITH WASHINGTON GAS PRIOR TO REMOVAL.
- 16 EXISTING STONE WALL TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 17 EXISTING BRICK ALLEYWAY PAVEMENT TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 18 EXISTING ELECTRIC LINE AND LIGHT TO BE REMOVED TO FACILITATE NEW CONSTRUCTION. COORDINATE REQUIREMENTS WITH PEPCO PRIOR TO REMOVAL.
- 19 EXISTING BRICK SIDEWALK PAVEMENT TO BE REMOVED TO FACILITATE NEW CONSTRUCTION.
- 20 EXISTING CONCRETE RETAINING WALL TO REMAIN.
- 21 EXISTING STREET LIGHT TO REMAIN.
- 22 EXISTING COMBO LATERAL TO BE REMOVED AND CAPPED AT THE MAIN PER DC WATER STANDARDS AND SPECIFICATIONS.
- 23 EXISTING WATER LATERAL, VALVE AND TEE CONNECTION TO BE REMOVED AND CAPPED AT THE MAIN PER DC WATER STANDARDS AND SPECIFICATIONS TO FACILITATE NEW CONSTRUCTION. EXISTING WATER METER TO BE RETURNED TO DC WATER AFTER FINAL READING.
- 24 EXISTING BUILDING TO REMAIN.
- 25 EXISTING TREE TO BE REMOVED. COORDINATE REQUIREMENTS WITH DDOT URBAN FORESTRY DIVISION FOR PERMIT PRIOR TO REMOVAL. EXISTING TREES ARE TO BE REMOVED BY THE CONTRACTOR AT THE COMMENCEMENT OF SUPPORT OF EXCAVATION.

TREE REMOVAL SCHEDULE:						
EE NUMBER	LOCATION	SIZE	SPECIAL TREE			
T1	ON SITE	19"	YES			
T2	ON SITE	16"	YES			
Т3	PROSPECT ST. NW	4"	NO			
T4	PROSPECT ST. NW	11"	NO			
T5	ON SITE	3"	NO			



project name:   THF FIII()TT
3255-59 PROSPECT STREET NW
Country
IHE ELLIOII LLO 3251 PROSPECT ST., NW
WASHINGTON DC 20007 202-744-6542
CONSULTANTS:
$\mathbb{N}$
11860 Sunrise Valley Dr. V: 703.391-7600
Reston , VA. 20191 www. wilesmensch. com
STRICT OF COLUMN J. LAD
✓ E908383
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OTONAL EN
<u>ometivo</u>
A R C H I T E C T U R E
777 6th STREET, NW WASHINGTON,DC 20001
FAX: 202-318-8684 www.emotivearch.com
NOISSUE/REVISED DATE
JOB # 19 08
JOB # 19_08
JOB # 19_08
JOB # 19_08
DEMOLITION
JOB # 19_08
DEMOLITION PLAN



703.264-0595

#### TREE PROTECTION AND REPLACEMENT NOTES

A. DESCRIPTION WORK UNDER THIS ITEM INCLUDES PROVIDING PROTECTION FOR EXISTING TREES WITHIN THE PROJECT LIMITS DURING CONSTRUCTION OPERATIONS. WORK SHALL INCLUDE PROTECTION BY FENCING OF ALL TREES WITHIN THE PROJECT BOUNDARIES AS INDICATED ON THE CONTRACT DOCUMENTS. THE CONTRACTOR IS LIABLE FOR REPLACEMENT AND REPAIR OF TREES OR COMPENSATION FOR TREES DAMAGED OR KILLED THROUGH NEGLECT OR FAILURE

TO APPLY TREE PROTECTION DURING CONSTRUCTION OPERATIONS. FAILURE OF THE CONTRACTOR TO IMPLEMENT TREE CONSERVATION MEASURES OR TREE REPLACEMENT. AS DIRECTED BY THE ENGINEER. WILL RESULT IN COMPENSATION OR LIQUIDATED DAMAGES TO THE DISTRICT ACCORDING TO THE SCHEDULE OF PAYMENT CONTAINED HEREIN. ANY REPLACEMENT DETERMINED TO BE REQUIRED BY THE ENGINEER MUST BE PERFORMED WITHIN TWO (2) WEEKS OF NOTIFICATION, UNLESS OUTSIDE OF THE PLANTING SEASON, IN WHICH CASE REPLACEMENT MUST OCCUR WITHIN THE FIRST TWO (2) WEEKS OF THE PLANTING OVER 2 INCHES SEASON.

B. METHODS AND MATERIALS: PROTECTION FROM DAMAGE CAUSED BY THE CONTRACTOR'S EQUIPMENT OR CARELESSNESS SHALL CONSIST OF THE FOLLOWING METHODS AND MEASURES: ALL TREES TO BE PRESERVED SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY FENCING. THE TREE PROTECTION FENCING SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING HAS COMMENCED. DETAILS OF THE MINIMUM ACCEPTABLE TREE PROTECTION ARE SHOWN IN THE CONTRACT DOCUMENTS. NO EQUIPMENT, TRAILERS OR MATERIALS MAY BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES TO BE RETAINED WITHIN THE PROJECT LIMITS WITH THE EXCEPTION OF PAVED AREAS OR AREAS TO BE PAVED. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE

REPAIRED IMMEDIATELY BY THE CONTRACTOR UNDER THE DIRECTION OF AN ARBORIST FROM THE DISTRICT'S URBAN FORESTRY ADMINISTRATION. IF ANY TREES NOT DESIGNATED TO BE REMOVED ARE SEVERELY INJURED OR KILLED BY THE CONTRACTOR'S OPERATIONS FOR ANY REASON, THEY SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DISTRICT, OR BY PAYMENT IN LIQUIDATED DAMAGES ACCORDING TO THE

FOLLOWING SCHEDULE: - \$200 PER INCH OF DIAMETER

- THE DIAMETER OF THE TREE TRUNK SHALL BE MEASURED BREAST HIGH (4 TO 2. NO INSTALLATION OF SILT FENCE/SUPER SILT FENCE, TRENCHING, ALTERATION OR 5 FEET) ABOVE THE GROUND. REPLACEMENT SHALL BE DONE ON A DBH INCH PER DBH INCH BASIS (1 DBH INCH OF REPLACEMENT TREES PER DBH INCH OF DAMAGED TREES). TREES REPLACED IN KIND SHALL BE PLANTED IN ACCORDANCE WITH 608.02. THE ENGINEER SHALL BE SOLELY RESPONSIBLE FOR DETERMINING WHETHER OR NOT A GIVEN INJURY IS SUFFICIENT TO WARRANT REPAIR, REPLACEMENT OR MONETARY COMPENSATION BY THE CONTRACTOR.

MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS: - TREE PROTECTION FENCING: TREE PROTECTION FENCING SHALL CONSIST OF 6 FOOT TALL CHAIN LINK FENCE MATERIALS. FENCING SHALL PROTECT AN AREA NO 5. EXPOSED ROOTS TWO (2) INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP SMALLER THAN 9 FOOT X 4 FOOT.

C. MEASURE AND PAYMENT: THE UNIT OF MEASURE WILL BE EACH. NO DIRECT MEASURE WILL BE TAKEN. PAYMENT FOR TREE PROTECTION AND REPLACEMENT WILL BE MADE AT THE CONTRACT UNIT PRICE PER EACH FOR TREE PROTECTION, WHICH PAYMENT WILL INCLUDE ALL LABOR, TOOLS, MATERIALS, EQUIPMENT, AND INCIDENTALS NEEDED TO COMPLETE THE REQUIRED WORK. NO PAYMENT WILL BE MADE FOR REPAIR AND REPLACEMENT IN KIND FOR TREES DAMAGED OR KILLED DUE TO THE 8. ANY FINES RELATED TO DAMAGE TO A STREET TREE ON A JOB SITE SHALL BE THE CONTRACTOR'S OPERATIONS. THIS WORK WILL BE PERFORMED AT THE SOLE EXPENSE OF THE CONTRACTOR.

### TREE ROOT PROTECTION:

A. DESCRIPTION:

THIS WORK INCLUDES PRECAUTIONS TO BE TAKEN WHILE PERFORMING UTILITY TRENCHING, ROADWAY WORK, SIDEWALK, AND CURB INSTALLATION. WORK ALSO INCLUDES FURNISHING AND PLACEMENT OF PREPARED PLANTING SOIL MIX AND FERTILIZER (FERTILIZER IS NOT NEEDED UNLESS AN ELEMENT IS DEFICIENT) BACKFILL AROUND EXPOSED AND DISTURBED ROOTS, AND THE DISPOSAL OF EXCESS MATERIALS, BRANCHES AND DEBRIS.

B. CONSTRUCTION METHODS: CONSTRUCTION OPERATIONS ADJACENT TO EXISTING TREES SHALL BE PERFORMED IN ACCORDANCE WITH 608.07(B) TO PREVENT TRUNK, CROWN, AND ROOT DAMAGE. TREE ROOTS SHALL NOT BE CUT UNLESS SPECIFICALLY AUTHORIZED BY THE DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION. IF AUTHORIZED, PRUNING SHALL BE PERFORMED UNDER THEIR SUPERVISION IN ACCORDANCE WITH 107.12 AND 608.04(B). OR BY A CERTIFIED AR THEIR APPROVAL. WHEN AUTHORIZED BY THE ENGINEER, THE CONTRACTOR MAY CUT MINOR ROOTS (LESS THAN 2 INCHES IN DIAMETER) WITH HIS OWN FORCES. WHEN TRENCHING OR WHEN OLD CURB, GUTTER, OR SIDEWALK IS REMOVED, DAMP BURLAP SHALL BE PLACED OVER EXPOSED ROOTS AND KEPT DAMP AT ALL TIMES UNTIL THE NEW WORK IS PLACED. TRENCH EXCAVATION SHALL FOLLOW 207.03 TO AVOID ROOT DAMAGE TO ROOTS LARGER THAN 2 INCHES IN DIAMETER. EXPOSED OR CUT ROOTS SHALL BE BACKFILLED WITH PREPARED FERTILIZER-ENRICHED PLANTING SOIL MIX TO ENCOURAGE ROOT GROWTH. (FERTILIZER IS NOT NEEDED UNLESS AN ELEMENT IS SHOWN TO BE DEFICIENT.)

IN ALL OPERATIONS INVOLVING UTILITY TRENCHING, THE WORK SHALL BE PERFORMED AS PER 207.03. WHENEVER POSSIBLE, ROOT CUTTING SHALL BE AVOIDED; NO PART OF THE ROOT BALL SHALL BE TRENCHED. UTILITY TRENCHING SHALL NOT BE ALLOWED IF TREE ROOTS ARE WITHIN THE TRENCH AREA DETERMINED AS THE DRIP-LINE OF THE TREE. THESE EXCAVATIONS SHALL BE AUGURED OR TUNNELED, AS NECESSARY, TO PREVENT ROOT CUTTING.

IN CURB INSTALLATIONS, IT IS RECOMMENDED THAT CURBING BE BRIDGED ACROSS THE LENGTH OF THE TREE SPACE, WITHOUT A DRY MIX BACKING BLOCK, IN ORDER TO AVOID ANY TRENCHING EXCAVATION IN THE VICINITY OF THE ROOTS. THE LENGTH OF CURBING PLACED ADJACENT TO THE LENGTH OF THE TREE SPACE SHALL THEN BE DOWELLED OR PINNED TO THE STANDARD CURB CONSTRUCTION OUTSIDE THE TREE SPACE.

TREES LOCATED ADJACENT TO CONSTRUCTION WORK SHALL BE WATERED AT TEN (10) DAY INTERVALS THROUGHOUT THE GROWING SEASON. THE CONTRACTOR SHALL SUPPLY WATERING BAGS OF SAME TYPE THAT ARE SOLD IN THE INDUSTRY AND FILL THEM ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS OR AT A MINIMUM KEEPING THE BAG FULL DURING THE GROWING SEASON. NO EQUIPMENT TRAILERS, OR MATERIAL SHALL BE PLACED WITHIN 20 FEET OR WITHIN THE DRIP LINES OF ANY TREE TO BE SAVED, WHICHEVER IS GREATER.

ANY DAMAGE DONE TO EXISTING TREE TRUNKS, CROWNS, OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT HIS EXPENSE, UNDER THE DIRECTION OF AN ARBORIST FROM THE DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION.

PROTECT ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING. PLACING. OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE

WETTING CAUSED BY DEWATERING OPERATIONS. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL INSIDE TREE PROTECTION ZONES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN TREE PROTECTION ZONES; PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.

MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH. INSTALL MYCORRHIZAL FUNGAL INOCULATION INSIDE THE TREE PROTECTION ZONE AS REQUIRED BY THE MANUFACTURER

WHERE RE-GRADING IS REQUIRED, THE FOLLOWING SHALL APPLY: MINOR FILL: WHERE EXISTING GRADE IS 6 INCHES OR LESS BELOW ELEVATION OF FINISH GRADE, FILL WITH MATERIAL AS SHOWN IN THE CONTRACT DRAWINGS. PLACE MATERIAL IN A SINGLE UNCOMPACTED LAYER AND HAND GRADE TO REQUIRED FINISH ELEVATIONS.

MODERATE FILL: WHERE EXISTING GRADE IS MORE THAN 6 INCHES (150 MM) BUT LESS THAN 12 INCHES (300 MM) BELOW ELEVATION OF FINISH GRADE, PLACE DRAINAGE FILL, FILTER FABRIC, AND TOPSOIL ON EXISTING GRADE AS FOLLOWS: CAREFULLY PLACE DRAINAGE FILL AGAINST TREE TRUNK APPROXIMATELY 2 INCHES (50 MM) ABOVE ELEVATION OF FINISH GRADE AND EXTEND NOT LESS THAN 18 INCHES (450 MM) FROM TREE TRUNK ON ALL SIDES. FOR BALANCE OF AREA WITHIN DRIP LINE PERIMETER, PLACE DRAINAGE FILL UP TO 6 INCHES (150 MM) BELOW ELEVATION OF GRADE.

PLACE FILTER FABRIC WITH EDGES OVERLAPPING 6 INCHES (150 MM) MINIMUM. PLACE FILL LAYER OF MATERIAL TO FINISH GRADE. DO NOT COMPACT DRAINAGE

HAND GRADE TO REQUIRED ELEVATIONS.

C. MEASURE AND PAYMENT:

NO MEASURE WILL BE TAKEN FOR THIS WORK. NO DIRECT PAYMENT WILL BE MADE. THIS WORK IS CONSIDERED INCIDENTAL TO THE WORK BEING PERFORMED, THE COST OF WHICH SHALL BE CONSIDERED WHEN PREPARING BIDS FOR WORK IN THESE AREAS.

![](_page_14_Figure_25.jpeg)

STREET TREE PROTECTION

1. ALL EXISTING STREET TREES, TO REMAIN WITHIN A WORK ZONE UNTIL A PROJECT IS COMPLETED, REQUIRE THE FOLLOWING AS TREE PROTECTION. IF FOR ANY REASON THE SCOPE OF THE PROJECT REQUIRES WORK TO BE PERFORMED WITHIN THE FENCEL PROTECTION ZONE, THE PERMIT HOLDER MUST CONTACT THE DISTRICT DEPARTMENT OF TRANSPORTATION'S URBAN FORESTRY ADMINISTRATION AT 202-671-5133 BEFORE ENTERING. A. SIX (6) FOOT TALL CHAIN LINK FENCING ON ALL SIDES.

- B. INSTALL FENCING PRIOR TO AND MAINTAIN THROUGHOUT CONSTRUCTION, REMOVING
- ONLY AT THE END OF THE PROJECT. C. FENCING SHALL PROTECT AN AREA NO SMALLER THAN 4 FEET BY 9 FEET.
- D. FENCING SHALL HAVE VERTICAL AND HORIZONTAL SUPPORT RAILINGS TO DECREASE FLEXIBILITY AND PREVENT SAGGING.
- E. FENCE POSTS SHALL BE ANCHORED IN THE GROUND TO PREVENT MOVEMENT AND PROVIDE A AUTHORIZED ENTRY ONLY: CONTACT THE WARD ARBORIST AT DDOT URBAN SECURE BARRIER.
- DISTURBANCE TO EXISTING GRADE: STAGING / STORAGE OF CONSTRUCTION MATERIALS. EQUIPMENT, SOIL, OR DEBRIS; DISPOSAL OF ANY MATERIALS SUCH AS CONCRETE, GAS, OIL PAINT, AND BLACKTOP IS ALLOWED WITHIN THE FENCED TREE PROTECTION ZONE.
- 3. EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS. THE DRIPLINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE.
- 4. NO ROOTS LARGER THAN TWO (2) INCHES IN DIAMETER ARE TO BE CUT WITHOUT UFA PERMISSION
- OR OTHER APPROVED MATERIAL AND KEPT MOIST AT ALL TIMES.
- 6. TREES THAT ARE PROTECTED ARE TO BE WATERED EVERY 10 DAYS FROM APRIL THROUGH
- 7. SECTION 608.07 TREE PROTECTION AND REPLACEMENT OF THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES WILL APPLY SHOULD ANY DAMAGE OCCUR TO THE EXISTING STREET TREE(S).
- RESPONSIBILITY OF THE PERMIT HOLDER. DDOT/URBAN FORESTRY ADMINISTRATION MARCH 2014

IEMPORARY SEEDING SUMMARY						
SEED MIXTURE						
SPECIES	SEEDING RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS (IN)^2	(10–10–10)		
ANNUAL RYEGRASS	40	02/15 TO 04/30; 08/15 TO 11/30;	0.5			
BARLEY	96	02/15 TO 04/30; 08/15 TO 11/30;	1.0			
OATS	72	02/15 TO 04/30; 08/15 TO 11/30;	1.0	436 lb/ac		
WHEAT	120	02/15 TO 04/30; 08/15 TO 11/30;	1.0	(10lb/ 1,000 ft.²)		
CEREAL RYE	112	02/15 TO 04/30; 08/15 TO 12/15;	1.0			
FOXTAIL MILLET	30	05/01 TO 08/14;	0.5			
PEARL MILLET	20	05/01 TO 08/14;	0.5			

	PERMANENT SEEDING SUMMARY					
		SEED M	IIXTURE			
١0.	SPECIES	APPLICATION RATE (Ib/ac)	SEEDING DATES	SEEDING DEPTHS (IN^2)	N	P <sub>2</sub> 0 <sub>5</sub>
11	CREEPING RED FESCUE	30	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	1.0	45 lb /aa	90 lb /ac
11	CHEWINGS FESCUE	30	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	1.0	(1.0lb/ 1 000 ff <sup>2</sup> )	(2 lb/ 1 000 ft <sup>2</sup> )
11	KENTUCKY BLUE GRASS	20	2/15 TO 4/30; 8/15 TO 10/31; 11/01 TO 11/30;	0.5	.,	1,000 11. 7

STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

- SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED NO LATER THAN THE FIRST PHASE OF LAND GRADING. SEDIMENT TRAPS OR BASINS AND OTHER EROSION AND SEDIMENT CONTROLS, SHALL BE INSTALLED AS SOON AS NEW SITE-RELATED RUNOFF IS DETECTED AND EMPLOYED AT ALL TIMES, TO PROTECT INLETS OR STORM SEWERS BELOW SILT-PRODUCING AREAS.
- NO LATER THAN THE FIRST DAY OF CONSTRUCTION. INSTALL SITE ACCESS MEASURES TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS EACH CONSTRUCTION ENTRANCE MUST BE STABILIZED AND INCLUDE EACH ADDITIONAL MEASURE, REQUIRED TO KEEP SEDIMENT FROM BEING CARRIED ONTO PUBLIC STREETS BY CONSTRUCTION VEHICLES AND WASHED INTO A STORM DRAIN OR WATERWAYS.
- 4. REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT DAILY DURING CONSTRUCTION AND IMMEDIATELY AT THE REQUEST OF A DOEE INSPECTOR.
- PERFORM ROUTINE MAINTENANCE TO PREVENT ANY NEW DESTABILIZED AREAS. 5.

DOEE SOIL EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS

FOR THE SURFACES OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THESE REQUIREMENTS DO NOT APPLY O AREAS SHOWN ON THE PLAN THAT ARE USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON THE PLAN WHERE ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL B PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (ESC). [21 DCMR § 542.9 (0)]

- 2. ESC MEASURES SHALL BE IN PLACE BEFORE AND DURING LAND DISTURBANCE. [21 DCMR § 543.6]
- 3. CONTACT DOEE INSPECTION (202) 535–2977 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST THREE (3) BUSINESS DAYS BEFORE THE COMMENCEMENT OF A LAND-DISTURBING ACTIVITY. [21 DCMR § 503.7 (A)]
- A COPY OF THE APPROVED PLAN SET WILL BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE THAT CONSTRUCTION ACTIVITIES BEGIN TO THE DATE OF FINAL STABILIZATION AND WILL BE AVAILABLE FOR DOEE NSPECTORS. [21 DCMR § 542.15]
- 5. ESC MEASURES SHALL BE IN PLACE TO STABILIZE AN EXPOSED AREA AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED BUT NO LATER THAN FOURTEEN (14) DAYS FOLLOWING CESSATION, EXCEPT THAT TEMPORARY OR PERMANENT STABILIZATION SHALL BE IN PLACE AT THE END OF EACH DAY OF UNDERGROUND UTILITY WORK THAT IS NOT CONTAINED WITHIN A LARGER DEVELOPMENT SITE. [21 DCMR § 543.7]
- STOCKPILED MATERIAL BEING ACTIVELY USED DURING A PHASE OF CONSTRUCTION SHALL BE PROTECTED AGAINST EROSION BY ESTABLISHING AND MAINTAINING PERIMETER CONTROLS AROUND THE STOCKPILE. [21 DCMR § 543.16 (A)]
- STOCKPILED MATERIAL NOT BEING ACTIVELY USED OR ADDED TO SHALL BE STABILIZED WITH MULCH, TEMPORARY VEGETATION, HYDRO-SEED OR PLASTIC WITHIN FIFTEEN (15) CALENDAR DAYS AFTER ITS LAST USE OR ADDITION. [21 DCMR § 543.16 (B)]
- PROTECT BEST MANAGEMENT PRACTICES FROM SEDIMENTATION AND OTHER DAMAGE DURING CONSTRUCTION FOR PROPER POST CONSTRUCTION OPERATION. [21 DCMR § 543.5]
- 9. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER THE INSTALLATION OF PERIMETER AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. [21 DCMR § 542.12 (A)]
- 10. REQUEST A DOEE INSPECTOR'S APPROVAL AFTER FINAL STABILIZATION OF THE SITE AND BEFORE THE REMOVAL OF EROSION AND SEDIMENT CONTROLS. [21 DCMR § 542.12 (B)]
- 11. FINAL STABILIZATION MEANS THAT ALL LAND-DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND EITHER OF THE FOLLOWING TWO CRITERIA HAVE BEEN MET: (1) A UNIFORM (FOR EXAMPLE, EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF SEVENTY PERCENT (70%) OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR (2) EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN EMPLOYED (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEO-TEXTILES).[21 DCMR § 542.12 (B.1, B.2)]
- 12. FOLLOW THE REQUIREMENTS OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MAINTAIN A LEGIBLE COPY OF THIS SWPPP ON SITE. [21 DCMR § 543.10 (B)]
- 13. POST A SIGN ON SITE THAT NOTIFIES THE PUBLIC TO CONTACT DOEE IN THE EVENT OF EROSION OR OTHER POLLUTION. THIS SIGN MUST BE IN PLAIN VIEW OF AND READABLE BY THE PUBLIC AT A DISTANCE OF TWELVE FEET (12 FT) SIGN WILL BE PLACED AT EACH ENTRANCE TO THE SITE OR AS DIRECTED BY THE DOEE INSPECTOR. THE SIGN WILL PROVIDE DOEE'S TELEPHONE NUMBER (202–535–2977) AND EMAIL ADDRESS. [21 DCMR § 543.22]

IF A SITE DISTURBS 5,000 SQUARE FEET OF LAND OR GREATER, THE ESC PLAN MUST CONTAIN THE FOLLOWING STATEMENT:

14. A RESPONSIBLE PERSON MUST BE PRESENT OR AVAILABLE WHILE THE SITE IS IN A LAND-DISTURBING PHASE. THE RESPONSIBLE PERSON IS CHARGED WITH BEING AVAILABLE TO (A) INSPECT THE SITE AND ITS ESC MEASURES AT LEAST ONCE BIWEEKLY AND AFTER A RAINFALL EVENT TO IDENTIFY AND REMEDY EACH POTENTIAL OR ACTUAL EROSION PROBLEM, (B) RESPOND TO EACH POTENTIAL OR ACTUAL EROSION PROBLEM IDENTIFIED BY CONSTRUCTION PERSONNEL, AND (C) SPEAK ON SITE WITH DOEE TO REMEDY EACH POTENTIAL OR ACTUAL EROSION PROBLEM. A RESPONSIBLE PERSON SHALL BE (A) LICENSED IN THE DISTRICT OF COLUMBIA AS A CIVIL OR GEO-TECHNICAL ENGINEER, A LAND SURVEYOR, OR ARCHITECT; OR (B) CERTIFIED THROUGH A TRAINING PROGRAM THAT DOEE APPROVES, INCLUDING A COURSE ON EROSION CONTROL PROVIDED BY ANOTHER JURISDICTION OR PROFESSIONAL ASSOCIATION. DURING CONSTRUCTION, THE RESPONSIBLE PERSON SHALL KEEP ON SITE PROOF OF PROFESSIONAL LICENSING OR OF SUCCESSFUL COMPLETION OF A DOEE-APPROVED TRAINING PROGRAM. [21 DCMR § 547]

### VEGETATIVE STABILIZATION:

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING I. SITE PREPARATION

PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS DIKES, GRASSED WATERWAYS, SEDIMENT BASINS, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND (B) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

SEEDBED PREPARATION AND SEEDING APPLICATION THE TOP LAYER OF SOIL SHALL BE LOOSENED, LIMED AND FERTILIZED BY RAKING DISCING OR HARROWING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1–3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3

INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL CULTIPACKER, SEEDER OR HYDROSEEDER ON A FIRM MOIST SEEDBED. III. SOIL AMENDMENTS

LIME AND FERTILIZE ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TEST APPLY THE FOLLOWING:

DOLOMITIC	2 TONS PER ACRE OR 92 LBS/1,000
LIMESTONE	(PERMANENT AND SODDING SQ.FT.)
FERTILIZER	1 TON PER ACRE OR 46 LB/1,000
	(TEMPORARY) 10-10-10 OR EQUIVALENT AT
	1,000 LBS PER ACRE OR 23 LBS PER 1,000 SO FT (PERMANENT AND SODDING)
SEED.	"VENTICE FRACTICES, SELVING
SEED.	SQ. FT AND ITALIAN (ANNUAL) RYEGRASS 40 LBS/ACRE OR .91 LBS/1,000 SQ. FT.
DATES:	1/2 - 10/31 $5/1 - 8/14$ WITH IRRIGATION.
V. TEMPORAR	Y SEEDING: PER GROWING SEASON
SEED:	ITALIAN OR PERENNIAL RYEGRASS 40 LBS/ACRE
	OR .92 LBS/1,000 SQ. FT.
DATES:	2/1 - 4/30 AND 8/15 - 11/30
SEED:	MILLET 40 LBS/ACRE OR
	0.92 LBS/1,000 SQ. FT.
DATES:	5/1 - 8/14
VI. PERMANENT	SEEDING
A. RESIDENTIAL	AND HIGH MAINTENANCE AREAS
1.	KENTUCKY BLUEGRASS, "PLUSH", "BIRKA", "PARADE", "VANTAGE" "COLUMBIA", "MERION", "ADELPHI", "SOUTH DAKOTA", "KENBLUE". ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OR 2 LBS/1,000 SQ.FT. AND RED FESCUE – "PENNLAWN" OR JAMESTOWN 10 LBS/1000 SQ.FT.
DATES: 2/1	- 4/30 AND 8/15 - 10/31.
2.	"KENTUCKY 31" TALL FESCUE
	220-260 LBS/ACRE OR
	5–6 LBS/1,000 SQ. FT.
DATES: 2/1	– 10/31 5/1 – 8/14 IRRIGATION REQUIRED.
B. LOW MAINT	ENANCE AND MINING AREAS
	"KENTUCKY 31" TALL FESCUE 40 LBS/ACRE OR 0.92 LBS/1.000 SQ ET
	AND "INTERSTATE" SERICEA LESPEDEZA
	(INOCULATED)20 LBS/ACRE OR 0.46 LBS/1,000 SQ. FT.
DATES: 2/1	- 4/30 AND 8/15 - 10/31
C. GENERAL AN	ID LARGE ACREAGE
	"KENTUCKY 31" TALL FESCUE
	60 LBS./ACRE OR 1.38 LBS/1,000 SQ.FT.(0.5 kg/100 sq.m)
VII. MULCHING	
ALL SEEDINGS RE UNTIL SEEDING C	QUIRE MULCHING. USE MULCH ONLY DURING NON-SEEDING DATES AN BE DONE.

MULCH SHALL BE UNROTTED, UNCHOPPED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 TO 2 TONS/ACRE OR 70-90 LBS/1,000 SQ.FT. (2 BALES) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEED BEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY MECHANICALLY OR BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY MULCH NETTINGS, MULCH ANCHORING TOOL, PEG AND TWIN OR LIQUID MULCH BINDERS

LIQUID MULCH BINDER SHALL BE RAPID CURING CUTBACK ASPHALT APPLIED AT A RATE OF 200 GAL/ACRE OR 5 GAL. PER 1,000 SQ. FT. SLOPES 8 FEET OR MORE HIGH USE 348 GAL./ACRE OR 8 GAL./1,000 SQ. FT. VII. SODDING

CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS, SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS WITH ALL ENDS TIGHTLY ABUTTING AND NOT OVERLAPPING. SOD SHALL BE ROLLED AND THOROUGHLY WATERED WITHIN EIGHT HOURS OF INSTALLATION. DAILY WATERING TO MAINTAIN 4 INCH DEPTH OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL, SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

IX MAINTENANCE A. IRRIGATION - WHEN SOIL MOISTURE BECOMES DEFICIENT, IRRIGATE TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION. B. REPAIRS - IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND IS OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL RATES AND PROCEDURES.

NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE 1987 DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL VEGETATIVE PRACTICES.

- POLLUTION PREVENTION
- STORMWATER. STORMWATER MANAGEMENT PLAN (SWMP) GOOD HOUSEKEEPING STAMP NOTES: FUELS AND OILS SPILL KITS BE INCLUDED WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SOLID WASTE
- ABRASIVE BLASTING FFRTII I7FR
- PAINT AND OTHER CHEMICALS
- OF COLUMBIA REGULATIONS. CONCRETE
- WATER TESTING SANITARY WASTE
- DUST CONTROL NOTES: ACCESSING ALL WORK AREAS
- 5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR AS PONDING.
- BEYOND SITE BOUNDARIES.

LIME RATE

2 tons/ac

(90lb/

1.000 ft.<sup>2</sup>)

LIME RATE

K20

(2 lb/ ,000 ft.²)

90 lb/ac | 2 tons/ac

(90 lb/ 1,000 ft.<sup>2</sup>)

. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. 2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE. 3. INSTALL SILT FENCE AS SHOWN. 4. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT 5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY. 6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION. TO BE MAINTAINED IN WORKING CONDITION. 7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED. 8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED. POLLUTION PREVENTION THROUGH GOOD HOUSEKEEPING: THIS APPENDIX IS MEANT TO COMPLEMENT APPENDIX P STORMWATER HOTSPOTS AND EROSION AND SEDIMENT CONTROL PLAN (ESCP), BUT NOT REITERATE EPA'S CONSTRUCTION GENERAL PERMIT REQUIREMENTS. THESE NOTES SHALL APPEAR AS STAMPED NOTES ON STORMWATER MANAGEMENT PLANS (SWMPS) WHERE LAND DISTURBANCE IS GREATER THAN 5.000 SQUARE FEET AND LESS THAN ONE ACRE THESE NOTES SHALL CONSTITUTE A MINIMUM STORMWATER POLLUTION PREVENTION PLAN (SWPPPmin) AND PROVIDE GUIDANCE ON GOOD HOUSEKEEPING PRACTICES TO PREVENT POTENTIAL CONSTRUCTION-SITE POLLUTANT FROM INTERACTING WITH

ON-SITE REFUELING WILL BE CONDUCTED IN A DEDICATED LOCATION AWAY FROM ACCESS TO SURFACE WATERS. INSTALL CONTAINMENT BERMS AND, OR SECONDARY CONTAINMENTS AROUND REFUELING AREAS AND STORAGE TANKS SPILLS WILL BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOILS DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND DISTRICT OF COLUMBIA REGULATIONS PETROLEUM PRODUCTS WILL BE STORED IN CLEARLY LABELED TIGHTLY SEALED CONTAINERS. ALL VEHICLES ON SITE WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE ACTIVITIES. ANY ASPHALT SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

NO SOLID MATERIALS SHALL BE DISCHARGED TO SURFACE WATER. SOLID MATERIALS INCLUDING BUILDING MATERIALS, GARBAGE AND PAINT DEBRIS SHALL BE CLEANED UP DAILY AND DEPOSITED INTO DUMPSTERS, WHICH WILL BE PERIODICALLY REMOVED AND DEPOSITED INTO A LANDFILL

WATER BLASTING, SANDBLASTING, AND OTHER FORMS OF ABRASIVE BLASTING ON PAINTED SURFACES BUILT PRIOR TO 1978 MAY ONLY BE PERFORMED IF AN EFFECTIVE CONTAINMENT SYSTEM PREVENTS DISPERSAL OF PAINT DEBRIS.

FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, WORKED INTO THE SOIL TO LIMIT EXPOSURE STORMWATER, AND STORED IN A COVERED SHED. PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.

ALL PAINT CONTAINERS AND CURING COMPOUNDS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGES TO THE STORM SEWERS, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SPRAY GUNS WILL BE CLEANED ON A REMOVAL TARP. CHEMICALS USED ON SITE ARE KEPT IN SMALL QUANTITIES AND IN CLOSED CONTAINERS UNDERCOVER AND KEPT OUT OF DIRECT CONTACT WITH STORMWATER. AS WITH FUELS AND OILS, ANY INADVERTENT SPILLS WILL BE CLEANED UP IMMEDIATELY AND DISPOSED OF ACCORDING FEDERAL AND DISTRICT

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE DISPOSAL AREA. FORM RELEASE OIL FOR DECORATIVE STONE WORK WILL BE APPLIED OVER PALLET COVERED WITH AN ABSORBENT MATERIAL TO COLLECT EXCESS FLUID. THE ABSORBENT MATERIAL WILL BE REPLACED AND DISPOSED OF PROPERLY WHEN SATURATED.

WHEN TESTING AND, OR CLEANING WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER CONVEYANCE SYSTEM FOR ULTIMATE DISCHARGE INTO A STORMWATER BEST MANAGEMENT PRACTICE (BMP).

PORTABLE LAVATORIES LOCATED ON SITE WILL BE SERVICES ON A REGULAR BASIS BY A CONTRACTOR. PORTABLE LAVATORIES WILL BE LOCATED IN AN UPLAND AREA AWAY FROM DIRECT CONTACT WITH SURFACE WATERS. ANY SPILLS OCCURRING DURING SERVICING WILL BE CLEANED IMMEDIATELY AND CONTAMINATED SOILS DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL AND DISTRICT OF COLUMBIA REGULATIONS.

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE. 2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL. 3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF

4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS

A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;

B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER; C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL: A APPLY WATER WITH FOULPMENT CONSISTING OF A TANK. PUMP WITH

DISCHARGE GAUGE, HOSES AND MIST NOZZLES; B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY 7. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES. 8. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA

CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

9. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

![](_page_14_Picture_114.jpeg)

N/A

![](_page_15_Figure_0.jpeg)

	CLIENT: THE ELLIOTT LLC 3255–59 PROSPECT STREET NW WASHINGTON DC 20007 Site Country
	WILES MENSCH CORPORATION 11860 Sunrise Valley Dr. V: 703.391-7600 Suite 200 F: 703.264-0595 Reston , VA. 20191 www. wilesmensch. com
SITE LEGEND:   ASPHALT PAVEMENT (FULL DEPTH) ASPHALT PAVEMENT (SURFACE COURSE) BRICK SIDEWALK SITE KEYNOTES: In New BUILDING. REFER TO ARCHITECTURAL DRAWING FOR DETAILS.	CIVILENSI CONAL ENGLISE CONAL ENGLISE CONAC ENGLISE CONAL
<ul> <li>NEW BRICK SIDEWALK PER DDUT STANDARDS AND SPECIFICATIONS.</li> <li>NEW GRANITE CURB AND BRICK GUTTER PER DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0502 FOR DETAILS.</li> <li>NEW ASPHALT PAVEMENT SURFACE COURSE FROM FACE OF CURB TO THE CENTERLINE OF ROAD PER DDOT STANDARDS AND SPECIFICATIONS.</li> <li>NEW ASPHALT PAVEMENT AT FULL DEPTH PER DDOT STANDARDS AND SPECIFICATIONS. SEE SHEET CIV0502 FOR DETAILS.</li> <li>NEW BIORETENTION AREA. SEE SHEET CIV0703 FOR DETAILS. REFER TO LANDSCAPE DRAWINGS FOR PLANTING PLAN.</li> <li>EXISTING RETAINING WALL TO REMAIN.</li> <li>NEW LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.</li> <li>NEW BIKE RACK. REFER TO LANDSCAPE PLAN FOR DETAILS.</li> <li>NEW STREET TREE. REFER TO LANDSCAPE PLANS FOR SPECIES AND DETAILS.</li> <li>NEW BRICK PAVEMENT PER DDOT STANDARDS AND SPECIFICATIONS.</li> </ul>	
	SITE PLAN 1" = 10'
10' 5' 0 10' 20' 1" = 10' Copyright ©	2019 Emotive Architecture, PLLC. All Rights Reserved.

![](_page_16_Figure_0.jpeg)

![](_page_16_Picture_3.jpeg)

![](_page_17_Figure_0.jpeg)

PROJECT NAME:
THE ELLIOTT 3255-59 PROSPECT STREET NW WASHINGTON DC 20007 Site Country
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
CONSULTANTS: WILES MENSCH CORPORATION 11860 Sunrise Valley Dr. V: 703.391-7600 Suite 200 F: 703.264-0595 Reston , VA. 20191 www. wilesmensch. com
PE908383 01/16/2020
A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON, DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
NOISSUE/REVISED DATE
JOB # 19_08
grading plan
1" = 10'

![](_page_18_Figure_0.jpeg)

![](_page_19_Figure_0.jpeg)

. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

DATE APPR REVISED	STABILIZED CONSTRUCTION	DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY & ENVIRONMENT
ISSUED: REFERENCE	ENTRANCE	DWG. NO 201.1

![](_page_19_Figure_4.jpeg)

SOURCE: URBAN TREE FOUNDATION 2014

SOURCE: 2011 MARYLAND STANDARDS & SPECIFICATIONS

![](_page_19_Figure_6.jpeg)

![](_page_19_Figure_8.jpeg)

![](_page_19_Figure_9.jpeg)

![](_page_19_Figure_10.jpeg)

![](_page_19_Figure_11.jpeg)

SOURCE: 2011 MARYLAND STANDARDS AND SPECIFICATIONS

TABLE 3.1: SILT F         SLOPE STEEPNESS         FLATTER THAN 50:1 (2%)         > 50:1 TO 10:1 (2% to 10%)         > 10:1 TO 5.1 (10% to 20%)	FENCE SLOPE LENGTH AND FENCE LENGTH COL SLOPE LENGTH (MAXIMUM) (FEET) UNLIMITED 125	NSTRAINTS SILT FENCE LENGTH (MAXIMUM) (FEET) UNLIMITED
SLOPE STEEPNESS FLATTER THAN 50:1 (2%) > 50:1 TO 10:1 (2% to 10%) > 10:1 TO 5:1 (10% to 20%)	SLOPE LENGTH (MAXIMUM) (FEET) UNLIMITED 125	SILT FENCE LENGTH (MAXIMUM) (FEET) UNLIMITED
FLATTER THAN 50:1 (2%)	UNLIMITED	UNLIMITED
> 50:1 TO 10:1 (2% to 10%)	125	
> 10.1 TO 5.1 (10% to 20%)		1,000
> 10:1 10 5:1 110% 18 20%	100	750
> 5:1 TO 3:1 (20% to 33%)	60	500
> 3:1 TO 2:1 (33% to 50%)	40	250
> 2:1 (> 50%)	20	125
IN AREAS OF LESS THAN 2X SLO MAXIMUM SLOPE LENGTH AND SIL ONLY PERIMETER CONTROL REQUIR TO AVOID CIRCUMVENTION, EXTEND LOWING AROUND THE ENDS OF TH	PE AND SANDY SOILS (USDA GENERAL C T FENCE LENGTH WILL BE UNLIMITED. IN RED. THE ENDS OF THE SILT FENCE UPSLOP IE FENCE.	CLASSIFICATION SYSTEM, SOIL CLASS A) THESE AREAS A SILT FENCE MAY BE THE E TO PREVENT WATER AND SEDIMENT FROM

![](_page_19_Figure_14.jpeg)

### NOTE:

REFER TO THE 2017 DOEE EROSION AND SEDIMENT CONTROL MANUAL FOR ADDITIONAL CONSTRUCTION SPECIFICATIONS FOR EACH ESC MEASURE.

![](_page_19_Figure_19.jpeg)

![](_page_19_Picture_20.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_20_Figure_1.jpeg)

![](_page_20_Figure_3.jpeg)

![](_page_21_Figure_0.jpeg)

![](_page_22_Figure_0.jpeg)

![](_page_22_Figure_2.jpeg)

STANDARD DETAIL WATER AND SEWER CLEARANCES

FOR TREES

PROJECT NAME: THE  $_{\rm LIO}$ 3255-59 PROSPECT STREET NW WASHINGTON DC 20007 Site Country CLIENT: 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542 CONSULTANTS: WILES MENSCH CORPORATION 11860 Sunrise Valley Dr. V: 703.391-7600 Suite 200 F: 703.264-0595 Reston , VA. 20191 www. wilesmensch. com Willin Letter ≥ <u>PE908383</u> 6 01/16/2020 emetr. 777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com NOISSUE/REVISED DATE JOB # |19\_08

![](_page_22_Picture_4.jpeg)

Ass: 3255-3259 Prospect Street, 1218 106 Cking #: ng #: Mater Supply Fixture Units Worksheet (MSW2) Worksheet is life	Project Address:       3255-3259 Prospect Street, NW         Square #:       1218         Lot #:       106         DC Water Tracking #:       0         DCRA Tracking #:       0	Project Address:       3255-3259 Prospect Street, NW         Square #:       1218         Lot #:       106         DC Water Tracking #:       0         DCRA Tracking #:       0
Operation         Private         Private	Domestic Meter Size       Maximum Developed Length       The maximum developed length={Actual length of pipe         a Total Water Supply Fixture Units (WSFU)       94.2       wsfu         b Domestic Demand       100       gpm         c Total Intermittent Mechanical Demand       gpm         e Total Intermittent Mechanical Demand       gpm         f Total DIM (Domestic Hrightion + Mechanical Set 1)       gpm         g Domestic Booster Pump Proposed?       No         h Pumped Demand       Set 1       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DIM Demand (higher of g and h)       Set 7       gpm         j Maximum DiM Demand (higher of g and h)       Set 7       gpi         Domestic Distribution Pipe <sup>2</sup> Size       1       inn         Domestic Var Pipe <sup>1</sup> Size       1<	Input CellsInput ce
emand is calculated as per International Plumbing Code 2012 edition. finition page Rev. Date: August 2018 Version: M1.1	website. This number will be negative if the vature main is between the road curb and the property line.       *Distance from ground to ceiling of the highest story.         *Distance from ground to ceiling of the highest story.       *This value can be overridden if the actual length of the pipe is based on the design data.         *This number can be obtained from DC Water by filling out 'Request For Information Form (Meter Sizing Worksheet)'. The form is available on DC Water's website.         Designer's Name:       T. Alan Payne, P.E.         Designer's Signature:       Image: Comparison of the store o	By signing this document, the designer is responsible for determining required domestic, irrigation, mechanical, and fire flows in addition to the proper sizing of meters. By submitting this application. I affirm that the information provided is correct.         Designer's Name:       T. Alan Payne, P.E.       Designer's Signature:       J. M., Pay. J.       DC License #:       901672         Page 3       Rev. Date: August 2018       Version: M1.1

Project Locati A. B.	on: Street Address: 3255-			
А. В.	Street Address: 3255-			
В.		59 Prospect	Street Qua	adrant:NW
	Lot(s): 106	Square:	1218	
				2" Domestic
C.	Number of water service	es: 2 Size	e of water servic	e(s): 4" Fire
D.	Closest cross street to the	project: Potom	ac Street	-
Е.	Backflow Preventer Inform	nation:		
	Dome	stic Service		Fire Service
	Backflow Preventer Type	Double Check	Doub	le Check Detect
	Manufacturer	Watts		Ames
	Size	007		3000ss
	ASSE #	1015		1048
	S			
Design Firm:	flovectus, inc.			
Address :	3141 Fairview Park	Drive, Suit	e 645	
City: Fal	ls Church State:	VA	Zip Code:	22042
	000 4604 -	000 1607		7-17-2010
Tel: (703) _	823-4694 Fax: (703)	823-4697 I	Date Requested:	/-1/-2019
Dasian Enginaa	(nrint) T. Alan Pa	avne stanatu	J.al	la Payne Jr.
Design Enginee	/ ( prim)	Signatu	· C	
ſel: ( )	Fax: ( )	Da	ate:	
Notes:				

BACKFLOW PREVENTER FORM

3255-59 DATA FOR	BOOSTE	R PUMP APPI	ROVAL
ADDRESS:Prospect Street	SQUARE	1218	LOT 106
ACTUAL FLOW TEST MADE BY D.O	C. WASA	YES	NO
DOMESTIC REOUIREMENTS:			
PUMP NO 1 30	GPM	69/30	FT / PSI
PUMP NO. 2 30	OPM	69/30	FT / <u>PSI</u>
MAXIMUM DEMAND RATE	_01111 _	76	GPM (Pump Test
SIZE OF DOMESTIC SERVICE		2	INCHES
MAXIMUM DESIGN VELOCITY	2	8.1	FT/SEC (Pump Tes
WATER HAMMER	-	4.5	PSI (Shut-off)
LOCATION OF WATER SERVICE (ST	REET)	Prospect S	Street
SIZE OF W.M.		8	INCHES
FIRE PROTECTION REQUIREMEN	TS		
PUMP NO. 1 300	GPM	92/40	FT./PSI
PUMP NO. 2	GPM _		FT./PSI
MAXIMUM DEMAND RATE		450	GPM (Pump Test)
MAXIMUM DESIGN VELOCITY	~	11.2	FT./SEC (Pump Test
SIZE OF FIRE SERVICE		4	INCHES
WATER HAMMER		56	PSI (Shut-off)
LOCATION OF FIRE SERVICE (ST.)	Pros	pect Street	
SIZE OF W.M.	52	8	INCHES
ADDITIONAL INFORMATION:			
		77 <b>597</b> 5954 57	1440-1470 No.
NOTE: This data sheet to accor To expedite response pl	mpany Boo lease attac	oster Pump Data	and Layout. Test
ro expedite response pl	iease attac	ir copy of 1 low	rest.
DCWASA Approval:			
DCWASA Approval.			LIDE

![](_page_23_Picture_6.jpeg)

Feb 2013

Backwater Evaluation Form [per 2006 International Plumbing Code (IPC) Section 715] . . . . . . . . . . . . .

Sewer I Bathtub Bedpan Washer Bidet Dental Unit Drinking Fountair Kitchen Sink Utility Sink Utility Sink Utility Sink Utinal Collet Dishwasher Clothes Washer Floor Drain Dther - describe I	Fixture Descript	ion	<sup>1</sup> Flood Level I (f 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0,	Rim Elevation           t)           00	
Bathtub Bedpan Washer Bidet Dental Unit Drinking Fountair Kitchen Sink Jtility Sink Jtility Sink Jtility Sink Jrinal Foilet Dishwasher Clothes Washer Floor Drain Dther - describe H	1		0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0	00 00 00 00 00 00 00 00 00 00 00	
Bedpan Washer Bidet Dental Unit Drinking Fountair Kitchen Sink Utility Sink Utility Sink Jrinal Foilet Dishwasher Clothes Washer Floor Drain Dther - describe H	1		0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	00 00 00 00 00 00 00 00 00	
Bidet Dental Unit Drinking Fountair Kitchen Sink Utility Sink Jrinal Joinal Dishwasher Clothes Washer Floor Drain Dther - describe H	1		0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	00 00 00 00 00 00 00	
Dental Unit Drinking Fountair Kitchen Sink Utility Sink Urinal Foilet Dishwasher Clothes Washer Floor Drain Dther - describe H	1		0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	00 00 00 00 00 00	
Drinking Fountair Kitchen Sink Utility Sink Urinal Toilet Dishwasher Clothes Washer Floor Drain Dther - describe H	1		0.1 0.1 0.1 0.1 0.1 0.1 0.1	00 00 00 00 00	
Kitchen Sink Jriility Sink Jrinal Toilet Dishwasher Clothes Washer Floor Drain Dther - describe H			0,1 0,1 0,1 0,1 0,1 0,1	00 00 00 00	
Utility Sink Urinal Toilet Dishwasher Clothes Washer Floor Drain Other - describe H			0. 0. 0.	00 00 00	
Urinal Toilet Dishwasher Clothes Washer Floor Drain Dther - describe H			0. 0. 0.	00 00	
Toilet Dishwasher Clothes Washer Floor Drain Dther - describe H			0.	00	
Dishwasher Clothes Washer Floor Drain Other - describe H			0,		
Clothes Washer Floor Drain Other - describe H				00	
Floor Drain Other - describe H			0.	00	
Other - describe h			62	.00	
	nere		0.	00	
Bathtub			76	.50	
Bedpan Washer			0.00		
Bidet			0.	00	
Dental Unit			0,	00	
Drinking Fountair	ı		0.	00	
Kitchen Sink			0.	00	
Jtility Sink			77	.00	
Jrinal			0.	00	
L Toilet			74	.00	
Dishwasher			76	76.80	
Clothes Washer			77	.00	
loor Drain			74	.00	
Other - describe h	here		0.	00	
ot applicable					
7	î î	Sewer L	ateral Informa	ation	
ewer Lateral ation / Project Address	Lateral Size (in)	Lateral Slope (ft/ft)	Lateral C/O Rim Elev (ft)	Lateral C/O Invert Elev (ft)	
9 Prospect NW	6	0.02	73.86	66.4	
:		0			
6 International P	lumbing Code (IPC)	defines Flood Lev	vel Rim as "The edg	e of the recepta	
a alguation of th	a flood loval rim is	lower than the al	evation of the next	unstroam manh	
e elevation of the	installed ner IPC re	ower man me en	e fixture may need	to be numbed n	
	Other - describe l lathtub ledpan Washer lidet ledpan Washer lidet vental Unit Prinking Fountair (itchen Sink Jtility Sink Jtility Sink Jtility Sink Jtility Sink Jtility Sink Jishwasher Clothes Washer Clothes Washer	Dther - describe here         lathtub         ledpan Washer         lidet         linen         linen         Jility Sink         Jility Sink         Jinnal         oilet         Dishwasher         Clothes Washer         Clother - describe here         ot applicable         ewer Lateral         ewer Lateral         ation / Project         Address         Prospect NW         6         International Plumbing Code (IPC)         te elevation of the flood level rim is e may need to be installed per IPC reference	Dther - describe here         lathtub         ledpan Washer         lidet         line         lithy Sink         Jility Sink         Jinnal         oilet         Dishwasher         Clothes Washer         Clothes Washer         Clother - describe here         ot applicable         wer Lateral         lateral Size (in)         Address         lateral Size (in)         Address         Prospect NW         6         International Plumbing Code (IPC) defines Flood Level         let elevation of the flood level rim is lower than the elevel         let may need to be installed per IPC requirements, or the	Other - describe here       0.         iathtub       76         iedpan Washer       0.         iidet       0.         iining Fountain       0.         iithy Sink       77         Jrinal       0.         oilet       74         Dishwasher       76         Iothes Washer       77         Ioor Drain       74         Other - describe here       0.         ot applicable       Sewer Lateral Informational Plumbing Code (in)         Address       6       0.02       73.86         6 International Plumbing Code (IPC) defines Flood Level Rim as "The edge the elevation of the flood level rim is lower than the elevation of the next of the may need to be installed per IPC requirements, or the fixture may need	

## **BACKWATER EVALUATION FORM**

![](_page_23_Figure_10.jpeg)

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N/A

![](_page_24_Picture_0.jpeg)

08/07/2019 Mr. Brian McDermott DC Water Permit Operations Department

1100 4th Street, SW Suite 310 Washington, DC 20024

Mr. Brian McDermott,

Assembly (BPA) inside the building.

comply with the following conditions:

- 2. Must be installed by a licensed plumber.

- inspection. convenient space for maintenance, inspection and testing.
- 7. Provide access to the BPA for maintenance, inspection and testing.
- before the BPA.
- high hazard fire suppression system.

Sincerely, Ryan Beible Managing Member STONE

BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-11/15/19

Re: Request to locate the Double Check Detector Fire Protection Backflow Prevention Assembly inside the building

On behalf of The Elliot LLC for the Prospect Street project located at 3255 Prospect Street NW., I am hereby requesting permission from DC Water to locate the Double Check Detector Fire Protection Backflow Prevention

We are proposing a new 6-inch fire service for the building. A BPA will be installed inside the building and we will

1. Must be protected from freezing, flooding, vandalism and mechanical damage.

3. Must be initially tested by a certified backflow prevention assembly tester. Reports must be submitted using a DC Water Backflow Prevention Assembly Test & Inspection Form and submitted to the DC Water Cross-Connection Control Program Office, 3900 Donaldson PI, NW Washington, DC 20016. 4. Annual inspection, testing and submittal of the form must continue during the life of the assembly. Annual

inspection and form completion must be conducted by a certified backflow prevention assembly tester. The owner is responsible for contraction with a certified backflow prevention assembly tester to conduct the annual 5. Mechanical backflow prevention assemblies must be located in an area that enables easy access and adequate,

6. Whenever possible, an approved backflow prevention assembly should be installed within a building. In certain cases as approved by DC Water Department of Engineering & Technical Services, backflow prevention assemblies may be installed at an alternative location such as in an underground vault. Installation of a reduced pressure backflow prevention assembly (RPBA) in below grade vaults is prohibited due to flooding concerns.

8. Install a floor drain located no more than 5 feet from the BPA for testing and leakage. The floor drain will be large enough to handle the flow rate from the annual inspections.9. The layout of the piping at the inlet and discharge will adhere to DC Water standard details including a strainer

10. The BPA will meet ASSE standard 1048 for a low hazard fire suppression system and ASSE standard 1047 for a

11. The said BPA will be owned, operated and maintained by the building owner.

### water is life Permit Operations DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY I 1100 4th STREET, SW I SUITE 310 I WASHINGTON, DC 20024 Project Financial Declaration Agreement Project Financial Owner Information (Project Owner) Note: This Contact information shall pertain to the entity or person(s) that will be financially responsible for all required payments and will be the entity to receive all refunds. Contact Person and Title: Robert Elliott , Managing Member Company Name: \_\_\_\_ The Elliott, LLC Address: \_\_\_3251 Prospect St, NW, Suite 500, Washington, DC 20007 Phone Number: (202) 338-5835 Email (Print Legibly): \_\_elliott@georgetownmadelon.com I <u>Rybrat</u> File. Thereby confirm the above contact information is accurate and that I am the Project Owner and accept the financial responsibility related to this project. Man + Shitt Date 8-19-2019 Owner Signature\_\_\_\_ IN WITNESS WHEREOF, Project Owner(s), acting through its Authorized Signatory, has caused this Agreement to be executed as of the day and year written below. Name: Marina Mendrikove Title: Signature: \_\_\_\_\_\_ -0 -STATEOF. District of Columbia COUNTY OF: I. <u>Pomiour</u>, <u>Medicion</u>, a Notary Public in and for the aforesaid jurisdiction do hereby certify that <u>Robert Fillet</u>, as Authorized Signatory representing Property Owner(s), personally appeared before me in said jurisdiction, the said Authorized Signatory being personally well known to me as the person who executed said Agreement and acknowledged the same to be his or her act and deed and the act and deed of Property Owner(s). Given under my hand and seal this 15th day of August 2019. Dominic Anderson District of Columbia, Notary Pub My Commission Expires September 30, 2021 NOTARY PUBLIC - ONOTARY 2010 h My Commission Expires ENotarial Seal] dcwater.com Page 3 of 3 2

## **BACKFLOW PREVENTION LETTER**

## PROJECT FINANCIAL DECLARATION FORM

![](_page_24_Picture_31.jpeg)

![](_page_25_Figure_0.jpeg)

### 3255 Prospect St NW

TOTAL PRIVATE SPACE DISTURBANCE AREA:		7,179 SF		]	
Impervious Area		4,200 SF			
BMP Area		2,476 SF			
Compacted Cover		503 SF			
TOTAL RETENTION VOLUME REQUIRED:		647 CF		<b>RETENTION REMAINING:</b>	0 CF
TOTAL DETENTION (2 YEAR) VOLUME REQU	TOTAL DETENTION (2 YEAR) VOLUME REQUIRED:			DETENTION REMAINING:	0 CF
Bioretention					
Sv = { $A_{bioretention} x [ ( d_{media} x n_{media} ) + ( d_{gravel} x n_{gravel} ) ] } + ( A_{bioretention} x n_{gravel} ) ] }$		$_{\rm pretention}  {\sf x}  {\sf d}_{\sf ponding}$ )	Sv = stor d <sub>media</sub> = filte	rage volume (CF) er media depth (ft)	A <sub>bioretention</sub> = bioretention area (SF) n <sub>media</sub> = filter media effective porosity
Note: Bioretention has vertical side walls			d <sub>gravel</sub> = gravel layer depth (ft) d <sub>ponding</sub> = ponding depth (ft)		$n_{gravel}$ = gravel layer effective porosity
d <sub>media</sub> (ft) =	4	n <sub>media</sub> =	0.25	$d_{gravel}$ (ft) =	1
n <sub>gravel</sub> =	0.4	$d_{ponding}$ (ft) =	0.50		
Green Roof					
Green Roof Max Retention Capacity =		0.45			
Drainage Layer Thickness =		0.625 inch			
Drainage Layer Max Retention Capacity =		0.00			

		(

BMP ID	GREEN ROOF	Media Depth (INCHES)	Green Roof Area (SF)	Storage
1-1	Roof	12	1,165	
1-2	Penthouse Roof	4	343	
1-3	At Grade - Rear (Lawn-Irrigated)	8	332	
1-4	At Grade Green Roof - Rear (Irrigated)	12	15	
1-5	At Grade Green Roof - Rear (Irrigated)	18	38	
1-6	At Grade Green Roof - Rear (Irrigated)	24	75	
1-7	At Grade Green Roof - Rear (Irrigated)	12	23	
1-8	At Grade Green Roof - Entry (Irrigated)	12	39	
1-9	At Grade Green Roof - Entry (Irrigated)	12	39	
1-10	At Grade Green Roof - Rear (Irrigated)	12	56	
1-11	At Grade Green Roof - Rear (Irrigated)	12	15	
	Total		2,140	
	•	•		

BMP ID	BIORETENTION	BMP Area (ft <sup>2</sup> )	Storage Capacity of BMP (CF)	Imp
1-12	вю	336	638	
	Total	336	638	
TOTAL	BMP Area (ft <sup>2</sup> )	Storage Capacity of BMP (CF)	Impervious Area Draining to BMP (SF)	Сог
Green Roof	2,140	714	0	
Bioretention	336	638	2,693	
Total	2,476	1,353	2,693	

![](_page_25_Picture_8.jpeg)

PROJECT NAME:
THE ELLIOTT 3255-59 PROSPECT STREET NW WASHINGTON DC 20007 Site Country
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007
CONSULTANTS:
<b>WMC</b>
WILES MENSCH CORPORATION11860 Sunrise Valley Dr.V: 703.391-7600Suite 200F: 703.264-0595Reston , VA. 20191www. wilesmensch. com
► PE908383 • 01/16/2020
ENGIN
A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON, DC 20001 PHONE: 202-470-5570
FAX: 202-318-8684 www.emotivearch.com
INVISSUE/REVISED DATE
JOB # 19_08
SIORMWAIER     Maniacement
PLAN
1" = 10'
C V0701

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1" = 10'

## Stormwater Management Plan Compliance Data

Site Address	te Address		Prospect Street NW	Plan number		6185				
Stormwater N	Aanagement Plan	? Yes		Green Area Rat	Yes					
Soil Erosion a	nd Sediment Cont	rol? Yes		Floodplain Review?		No				
Type of Activi	ty	Major	Land Disturbing	AWDZ?	Non-A	AWDZ				
Is the entire s	ite in the CSS?	Yes								
	Total Area (sf)	Site Area	PROW	Curve Number	s					
Natural	0	0		Additional I	Detentio	on Provid	ed			
Compacted	503	503		Pre-developme	ent	70	2-year	storm adjuste	d CN	63
Impervious	4,200	4,200		Pre-project		98	15-yea	r storm adjust	ed CN	74
BMP	2,476	2,476					100-ye	ar storm adjus	ted CN	77
Total	7,179	7,179								
Requirement	s Summary (tota	l is the sum	of PROW and Parcel)	PROW	(ft³)	Parcel (	ft³)	Total (ft <sup>3</sup> )	Total	(Gallons)
SWRv						647		647	4,838	
WQTv						0		0	0	
On-site retent	tion achieved					671		671	5,018	
On-site treatm	nent achieved					25		25	186	
% of SWRv me	et on-site					104%		103.71%	103.73	1%
SRC eligibility									180	
Offv									0	

Compliance data last updated: 09-04-2019 09:15 AM Plan 6185 Page 1 of 4

BMP ID number	Туре	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers	BMP ID number	Туре	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	i BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6185-1-1	Intensive green roof	1,165				1,165			157	524	100% of storage volume	157			6185-1-6	Intensive green roof	75				75			10	34	100% of storage volume	10		
6185-1-10	Intensive green roof	56				56			8	13	100% of storage volume	8			6185-1-7	Intensive green roof	23				23			3	5	100% of storage volume	3		
6185-1-11	Intensive green roof	15				15			2	3	100% of storage volume	2			6185-1-8	Intensive green roof	39				39			5	9	100% of storage volume	5		
6185-1-12	Traditional bioretention - Standard	3,029			2,693	336			408	638	60% of storage volume	383	25		6185-1-9	Intensive green roof	39				39			5	9	100% of storage volume	5		
6185-1-2	Extensive green roof	343				343			46	51	100% of storage volume	46								PROW Dr	ainage	Area Com	pliance D	Data	7				
6185-1-3	Intensive green roof	332				332			45	50	100% of storage volume	45				No record	s were retriev	ed.											
6185-1-4	Intensive green roof	15				15			2	3	100% of storage volume	2				No record	s were retriev	ed.		PRO	W BMP	Compliar	ice Data						
6185-1-5	Intensive green roof	38				38			5	13	100% of storage volume	5																	

Compliance data last updated: 09-04-2019 09:15 AM Plan 6185 Page 3 of 4

### Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTv (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
6185-1		7,179		503	4,200	2,476		647		671	25	63	74	77	N/A

### Site BMP Compliance Data

70	2-year storm adjusted CN	63
98	15-year storm adjusted CN	74

Compliance data last updated: 09-04-2019 09:15 AM Plan 6185 Page 2 of 4

Compliance data last updated: 09-04-2019 09:15 AM Plan 6185 Page 4 of 4

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AGENC	
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	WASHINGTON DC 20007 Site Country
	CLIENT:
	IHE ELLIO II LLC 3251 PROSPECT ST., NW
	WASHINGTON DC 20007 202-744-6542
	CONSULTANTS:
	11860 Sunrise Valley Dr. V: 703.391-7600 Suite 200 F: 703.264-0595
	Reston , VA. 20191 www. wilesmensch. com
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	► <u>PE908383</u> ► <u>01/16/2020</u> ► <u>01/16/2020</u> ► <u>CIVIL</u> ► <u>SSIONAL</u> ► <u>NG</u>
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	PE908383 01/16/2020 CIVIL SSIONAL ENGINE A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON DC 20001
	PE908383 01/16/2020 CIVIL SSONAL ENSITE A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 WWW emotivedrop com
	PE908383 01/16/2020 CIVILENSING CIVILENSING A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202–470–5570 FAX: 202–318–8684 www.emotivearch.com
	PE908383 01/16/2020 CIVILE ONAL ENGINE A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON, DC 20001 PHONE: 202–470–5570 FAX: 202–318–8684 www.emotivearch.com
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	PE908383 01/16/2020 CIVIL ONAL ENGINE CONAL ENGINE A R C H I T E C T U R E 777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202–470–5570 FAX: 202–318–8684 www.emotivearch.com
	PE908383         01/16/2020         CIVILE         CIVILE         ONAL         ENDINE         777 6th STREET, NW         WASHINGTON, DC 20001         PHONE: 202-470-5570         FAX: 202-318-8684         www.emotivearch.com         NO         ISSUE/REVISED         DATE         Image: Comparison of the street of the stre
	PE908383         O1/16/2020         CIVILE         STONAL         ENDINE         777 6th STREET, NW         WASHINGTON, DC 20001         PHONE: 202-470-5570         FAX: 202-318-8684         www.emotivearch.com         NO ISSUE / REVISED         DATE         Image: Stress of the street of
	PE908383         01/16/2020         CIVILE         PE908383         01/16/2020         CIVILE         CIVILE         PE908383         01/16/2020         CIVILE         CIVILE         PE908383         01/16/2020         CIVILE         CIVILE         PE908383         01/16/2020         CIVILE         PE908383         01/16/2020         PE908383         01/16/2020         PE908383         01/16/2020         PE908383         01/16/2020         PE908383         01/16/2020         PE908383
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	PE908383 01/16/2020 CIVUE STORAL ENSIDE PE908383 01/16/2020 CIVUE STORMWATER MANAGEMENT

N/A

![](_page_27_Figure_0.jpeg)

![](_page_27_Figure_3.jpeg)

	BIORETENTION MATERIALS	
MATERIAL	SPECIFICATIONS	
FILTER MEDIA	– SEE TABLE 3.20	MINIMUM DEF SMALL SCALE TO ACCOUN RECOMMENDE BE UTILIZED
MULCH LAYER	USE AGED, SHREDDED HARDWOOD BARK MULCH	LAY A 2 TO THE FILTER E
ALTERNATIVE SURFACE COVER	USE RIVER STONE OR PEA GRAVEL, COIR AND JUTE MATTING, OR TURF COVER	LAY A 2 TO WEED GROWT
TOP SOIL FOR TURF COVER	LOAMY SAND OR SANDY LOAM TEXTURE, WITH LESS THAN 5% CLAY CONTENT, pH CORRECTED TO BETWEEN 6 AND 7, AND AN ORGANIC MATTER CONTENT OF AT LEAST 2%	3-INCH TILL
	AN APPROPRIATE GEOTEXTILE FABRIC THAT COMPLIES WITH AASHTO M-288 CLASS 2, LATEST EDITION REQUIREMENTS AND HAS A PERMEABILITY OF AT LEAST AN ORDER OF MAGNITUDE HIGHER (10X) THAN THE SOIL SUBGRADE PERMEABILITY MUST BE USED.	CAN USE IN THE DEPTH ( GEOTEXTILE I OF BIORETEN
CHOCKING LATER	LAY A 2 TO 4 INCH LAYER OF CHOKER STONE (E.G GRAVEL) OVER THE UNDERDRAIN STONE.	., TYPICALLY N
UNDERDRAIN STONE	1-INCH DIAMETER STONE MUST BE DOUBLE-WASHED AND CLEAN AND FREE OF ALL FINES 9E.G., ASTM D448 NO. 57 OR SMALLER	AT LEAST 2 THE UNDERDI
STORAGE LAYER (OPTIONAL)	TO INCREASE STORAGE FOR LARGER STORM EVENT OTHER ACCEPTABLE MATERIAL CAN BE INCORPORAT	TS, CHAMBERS ED BELOW THE
IMPERMEABLE LINER (OPTIONAL)	WHERE APPROPRIATE, USE A THIRTY MIL (MINIMUM)	PVC GEOMEMI
UNDERDRAINS, CLEANOUTS, AND OBSERVATION WELLS	USE 4- OR 6-INCH RIGID SCHEDULE 40 PVC PIPE, OR EQUIVALENT CORRUGATED HDPE FOR SMALL BIORETENTION BMPS, WITH $\frac{2}{8}$ - INCH PERFORATIONS AT 6 INCHES ON CENTER. MULTIPLE UNDERDRAINS ARE NECESSARY FOR BIORETENTION AREAS WIDER THAT 40 FEET, AND EACH UNDERDRAIN MUST BE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE OR THE EDGE OF THE BIORETENTION.	LAY THE PE LENGTH OF INSTALL NO NEEDED TO DRAIN SYST STABILIZED AND Y'S AS UNDERDRAIN CLEANOUT PI

POST-PLANTING TREE PROTECTION

ONCE THE TREE HAS BEEN PROPERLY PLANTED, 2 TO 4 INCHES OF ORGANIC MULCH MUST BE SPREAD OVER THE SOIL SURFACE OUT TO THE DRIP LINE OF THE TREE. IF PLANTING A CLUSTER OF TREES, MULCH THE ENTIRE PLANTING AREA. SLOW-DECOMPOSING ORGANIC MULCHES, SUCH AS SHREDDED BARK, COMPOST, LEAF MULCH, OR WOOD CHIPS PROVIDE MANY ADDED BENEFITS FOR TREES. MULCH THAT CONTAINS A COMBINATION OF CHIPS, LEAVES, BARK, AND TWIGS IS IDEAL FOR REFORESTATION SITES. GRASS CLIPPINGS AND SAWDUST ARE NOT RECOMMENDED AS MULCHES BECAUSE THEY DECOMPOSE RAPIDLY AND REQUIRE FREQUENT APPLICATION, RESULTING IN REDUCED BENEFITS.

FOR WELL-DRAINED SITES UP TO 4 INCHES OF MULCH MAY BE APPLIED, AND FOR POORLY DRAINED SITES A THINNER LAYER OF MULCH SHOULD BE APPLIED. MULCH SHOULD NEVER BE MORE THAN 4 INCHES DEEP OR APPLIED RIGHT NEXT TO THE TREE TRUNK; HOWEVER, A COMMON SIGHT IN MANY LANDSCAPED AREAS IS THE MULCH VOLCANOIL THIS OVER-MULCHING TECHNIQUE CAN CAUSE OXYGEN AND MOISTURE-LEVEL PROBLEMS, AND DECAY OF THE LIVING BARK AT THE BASE OF THE TREE. A MULCH-FREE AREA, 2- TO 3-INCHES WIDE AT THE BASE OF THE TREE, MUST BE PROVIDED TO AVOID MOIST BARK CONDITIONS AND PREVENT DECAY.

STUDIES HAVE SHOWN THAT TREES WILL ESTABLISH MORE QUICKLY AND DEVELOP STRONGER TRUNK AND ROOT SYSTEMS IF THEY ARE NOT STAKED AT THE TIME OF PLANTING. STAKING FOR SUPPORT MAY BE NECESSARY ONLY FOR TOP-HEAVY TREES OR AT SITES WHERE VANDALISM OR WINDY EXPOSURE ARE A CONCERN.

IF STAKING IS NECESSARY FOR SUPPORT, TWO STAKES USED IN CONJUNCTION WITH A WIDE FLEXIBLE TIE MATERIAL WILL HOLD THE TREE UPRIGHT, PROVIDE FLEXIBILITY. AND MINIMIZE INJURY TO THE TRUNK. TO PREVENT DAMAGE TO THE ROOT BALL, STAKES SHOULD BE PLACED IN UNDISTURBED SOIL BEYOND THE OUTER EDGES OF THE ROOT BALL. PERHAPS THE MOST IMPORTANT PART OF STAKING IS ITS REMOVAL. OVER TIME. GUY WIRES (OR OTHER TIE MATERIAL) CAN CUT INTO THE GROWING TRUNK BARK AND INTERFERE WITH THE MOVEMENT OF WATER AND NUTRIENTS WITHIN THE TREE. STAKING MATERIAL SHOULD BE REMOVED WITHIN 1 YEAR OF PLANTING.

#### **TREE MAINTENANCE CRITERIA**

WATER NEWLY PLANTED TREES REGULARLY (AT LEAST ONCE A WEEK) DURING THE FIRST GROWING SEASON. WATER TREES LESS FREQUENTLY (ABOUT ONCE A MONTH) DURING THE NEXT TWO GROWING SEASONS. AFTER THREE GROWING SEASONS, WATER TREES ONLY DURING DROUGHT. THE EXACT WATERING FREQUENCY WILL VARY FOR EACH TREE AND SITE.

A GENERAL HORTICULTURAL RULE OF THUMB IS THAT TREES NEED 1 INCH OF RAINFALL PER WEEK DURING THE GROWING SEASON. THIS MEANS NEW TREES NEED A MINIMUM OF 25 GALLONS OF WATER A WEEK TO STAY ALIVE. WATER TREES DEEPLY AND SLOWLY NEAR THE ROOTS. LIGHT, FREQUENT WATERING OF THE ENTIRE PLANT CAN ACTUALLY ENCOURAGE ROOTS TO GROW AT THE SURFACE. SOAKER HOSES AND DRIP IRRIGATION WORK BEST FOR DEEP WATERING OF TREES. IT IS RECOMMEND THAT SLOW LEAK WATERING BAGS OR TREE BUCKETS ARE INSTALLED TO MAKE WATERING EASIER AND MORE EFFECTIVE. CONTINUE WATERING UNTIL MID-FALL, TAPERING OFF DURING LOWER TEMPERATURES.

PRUNING IS USUALLY NOT NEEDED FOR NEWLY PLANTED TREES BUT MAY BE BENEFICIAL FOR TREE STRUCTURE. IF NECESSARY, PRUNE ONLY DEAD, DISEASED, BROKEN OR CROSSING BRANCHES AT PLANTING. AS THE TREE GROWS, LOWER BRANCHES MAY BE PRUNED TO PROVIDE CLEARANCE ABOVE THE GROUND, OR TO REMOVE DEAD OR DAMAGED LIMBS.

DOEE'S MAINTENANCE INSPECTION CHECKLIST FOR TREE PLANTING AND PRESERVATION AND THE MAINTENANCE SERVICE COMPLETION INSPECTION FORM CAN BE FOUND IN APPENDIX L.

### TREE PRESERVATION

PROTECT TREES AND SOIL DURING CONSTRUCTION

PHYSICAL BARRIERS MUST BE PROPERLY INSTALLED AROUND THE CRITICAL ROOT ZONE (CRZ) OF TREES TO BE PRESERVED. THE CRZ SHALL BE DETERMINED BY A LICENSED FORESTER OR ISA CERTIFIED ARBORIST, AND IN GENERAL INCLUDES A CIRCULAR AREA WITH A RADIUS (IN FEET) EQUAL TO 15 TIMES THE DIAMETER OF THE TRUNK (IN INCHES). THE BARRIERS MUST BE MAINTAINED AND ENFORCED THROUGHOUT THE CONSTRUCTION PROCESS. TREE PROTECTION BARRIERS INCLUDE HIGHLY VISIBLE, WELL-ANCHORED TEMPORARY PROTECTION DEVICES, SUCH AS 4-FOOT FENCING, BLAZE ORANGE PLASTIC MESH FENCING, OR SNOW FENCING.

ALL PROTECTION DEVICES MUST REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

WHEN EXCAVATION IS PROPOSED IMMEDIATELY ADJACENT TO THE CRZ, ROOTS MUST FIRST BE PRUNED AT THE EDGE OF THE EXCAVATION WITH A TRENCHING MACHINE, VIBRATORY KNIFE OR ROCK SAW TO A DEPTH OF 18 INCHES.

PROTECT TREES AFTER CONSTRUCTION

MAINTENANCE COVENANTS ARE REQUIRED TO ENSURE THAT PRESERVED TREES ARE PROTECTED.

#### TREE INSPECTION CRITERIA

AN INITIAL INSPECTION BY A QUALIFIED PROFESSIONAL MUST BE DONE TO ENSURE THE TREE HAS BEEN PROTECTED CORRECTLY WITH LOCATIONS FLAGGED IF APPROPRIATE.

AFTER THE FIRST 3 YEARS, ANNUAL INSPECTIONS ARE SUFFICIENT TO CHECK FOR PROBLEMS. TREES MUST ALSO BE INSPECTED AFTER MAJOR STORM EVENTS FOR ANY DAMAGE THAT MAY HAVE OCCURRED. THE INSPECTION SHOULD TAKE ONLY A FEW MINUTES PER TREE, BUT PROMPT ACTION ON ANY PROBLEMS ENCOUNTERED RESULTS IN HEALTHIER. STRONGER TREES. INSPECTIONS SHOULD INCLUDE AN ASSESSMENT OF OVERALL TREE HEALTH, AN ASSESSMENT OF SURVIVAL RATE OF THE SPECIES PLANTED, CAUSE OF MORTALITY, IF MAINTENANCE IS REQUIRED, INSECT OR DISEASE PROBLEMS, TREE PROTECTION ADJUSTMENT, AND WEED CONTROL CONDITION.

DOEE'S CONSTRUCTION PHASE INSPECTION CHECKLIST FOR TREE PLANTING AND PRESERVATION CAN BE FOUND IN APPENDIX K.

NOTES	
NOTES	

PTH OF 24 INCHES (18 INCHES FOR PRACTICES) FOR SETTLING/COMPACTION, IT IS ED THAT 110% OF THE PLAN VOLUME

3-INCH LAYER ON THE SURFACE OF TO 3-INCH LAYER OF TO SUPPRESS

ED INTO SURFACE LAYER.

PLACE OF CHOCKING LAYER WHERE OF PRACTICE IS LIMITED. FABRIC MAY BE USED ON THE SIDES ITION AREAS, AS WELL.

NO.8 OR NO. 89 WASHED

INCHES ABOVE AND BELOW RAIN

PERFORATED PIPE, STONE, OR FILTER MEDIA LAYER.

BRANE LINER.

ERFORATED PIPE UNDER THE THE BIORETENTION CELL, AND ION-PERFORATED PIPE AS CONNECT WITH THE STORM TEM OR TO DAYLIGHT IN A CONVEYANCE. INSTALL T'S NEEDED, DEPENDING ON THE CONFIGURATION, EXTEND PIPES TO THE SURFACE.

### **BIORETENTION INSTALLATION**

PROCESS.

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIORETENTION BASIN. THE CONSTRUCTION SEQUENCE FOR MICRO-BIORETENTION IS MORE SIMPLIFIED. THESE STEPS MAY BE MODIFIED TO REFLECT DIFFERENT BIORETENTION APPLICATIONS OR EXPECTED SITE CONDITIONS: STEP 1: STABILIZE DRAINAGE AREA. CONSTRUCTION OF THE BIORETENTION AREA MAY ONLY BEGIN AFTER THE

ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED WITH VEGETATION. IT MAY BE NECESSARY TO BLOCK CERTAIN CURB OR OTHER INLETS WHILE THE BIORETENTION AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

STEP 2: PRECONSTRUCTION MEETING. THE DESIGNER, THE INSTALLER, AND DOEE INSPECTOR MUST HAVE A PRECONSTRUCTION MEETING, CHECKING THE BOUNDARIES OF THE CONTRIBUTING DRAINAGE AREA AND THE ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS THAT CAN PRODUCE HYDRAULICALLY IMPORTANT DIFFERENCES FOR THE PROPOSED BIORETENTION AREA. THE DESIGNER SHOULD CLEARLY COMMUNICATE, IN WRITING, ANY PROJECT CHANGES DETERMINED DURING THE PRECONSTRUCTION MEETING TO THE INSTALLER AND THE INSPECTOR. MATERIAL CERTIFICATIONS FOR AGGREGATE, SOIL MEDIA AND ANY GEOTEXTILES MUST BE SUBMITTED FOR APPROVAL TO THE INSPECTOR AT THE PRECONSTRUCTION MEETING. STEP 3: INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE BIORETENTION. TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS (E.G., DIVERSION DIKES, REINFORCED SILT FENCES) ARE NEEDED DURING CONSTRUCTION OF THE BIORETENTION AREA TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES, SUCH AS EROSION CONTROL FABRICS, MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION

STEP 4: INSTALL PRETREATMENT CELLS. ANY PRETREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENT.

STEP 5: AVOID IMPACT OF HEAVY INSTALLATION EQUIPMENT. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500- TO 1,000-SQUARE FOOT TEMPORARY CELLS WITH A 10- TO15-FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.

STEP 6: PROMOTE INFILTRATION RATE. IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.

STEP 7: ORDER OF MATERIALS. IF USING A GEOTEXTILE FABRIC, PLACE THE FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A 6-INCH OVERLAP ON THE SIDES. IF A STONE STORAGE LAYER WILL BE USED, PLACE THE APPROPRIATE DEPTH OF NO. 57 STONE (CLEAN DOUBLE WASHED) ON THE BOTTOM, INSTALL THE PERFORATED UNDERDRAIN PIPE, PACK NO. 57 STONE TO 3 INCHES ABOVE THE UNDERDRAIN PIPE, AND ADD THE CHOKING LAYER OR APPROPRIATE GEOTEXTILE LAYER AS A FILTER BETWEEN THE UNDERDRAIN AND THE SOIL MEDIA LAYER. IF NO STONE STORAGE LAYER IS USED, START WITH 6 INCHES OF NO. 57 STONE ON THE BOTTOM AND PROCEED WITH THE LAYERING AS DESCRIBED ABOVE.

STEP 8: LAYERED INSTALLATION OF MEDIA. APPLY THE MEDIA IN 12-INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIORETENTION AREA IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA, AS NEEDED, TO ACHIEVE THE DESIGN ELEVATION.

NOTE: THE BATCH RECEIPT CONFIRMING THE SOURCE OF THE SOIL MEDIA MUST BE SUBMITTED TO THE DOEE INSPECTOR.

STEP 9: PREPARE FILTER MEDIA FOR PLANTS. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION, AND WATER ACCORDINGLY. INSTALL ANY TEMPORARY IRRIGATION. STEP 10: PLANTING. INSTALL THE PLANT MATERIALS AS SHOWN IN THE LANDSCAPING PLAN, AND WATER THEM AS NEEDED.

STEP 11: SECURE SURFACE AREA. PLACE THE SURFACE COVER (I.E., MULCH, RIVER STONE, OR TURF) IN BOTH CELLS, DEPENDING ON THE DESIGN. IF COIR OR JUTE MATTING WILL BE USED IN LIEU OF MULCH, THE MATTING WILL NEED TO BE INSTALLED PRIOR TO PLANTING (STEP 10), AND HOLES OR SLITS WILL HAVE TO BE CUT IN THE MATTING TO INSTALL THE PLANTS.

STEP 12: INFLOWS. IF CURB CUTS OR INLETS ARE BLOCKED DURING BIORETENTION INSTALLATION, UNBLOCK THESE AFTER THE DRAINAGE AREA AND SIDE SLOPES HAVE GOOD VEGETATIVE COVER. IT IS RECOMMENDED THAT UNBLOCKING CURB CUTS AND INLETS TAKE PLACE AFTER TWO TO THREE STORM EVENTS IF THE DRAINAGE AREA INCLUDES NEWLY INSTALLED ASPHALT, SINCE NEW ASPHALT TENDS TO PRODUCE A LOT OF FINES AND GRIT DURING THE FIRST SEVERAL STORMS.

STEP 13: FINAL INSPECTION. CONDUCT THE FINAL CONSTRUCTION INSPECTION USING A QUALIFIED PROFESSIONAL, PROVIDING DOEE WITH AN AS-BUILT, THEN LOG THE GPS COORDINATES FOR EACH BIORETENTION FACILITY, AND SUBMIT THEM FOR ENTRY INTO THE MAINTENANCE TRACKING DATABASE.

	BIORETENTION MAINTENANCE CRITERIA	DAMAGE
FREQUENCY	MAINTENANCE TASKS	ALNO
UPON ESTABLISHMENT	<ul> <li>FOR THE FIRST 6 MONTHS FOLLOWING CONSTRUCTION, THE PRACTICE AND CDA SHOULD BE INSPECTED AT LEAST TWICE AFTER STORM EVENTS THAT EXCEED <sup>1</sup>/<sub>2</sub> INCH OF RAINFALL. CONDUCT ANY NEEDED REPAIRS FOR STABILIZATION.</li> <li>INSPECTORS SHOULD LOOK FOR BARE OR ERODING AREAS IN THE CONTRIBUTING DRAINAGE AREA OR AROUND THE BIORETENTION AREA, AND MAKE SURE THEY ARE IMMEDIATELY STABILIZED WITH GRASS COVER.</li> <li>ONE TIME, SPOT FERTILIZATION MAY BE NEEDED FOR INITIAL PLANTINGS.</li> <li>WATERING IS NEEDED ONCE A WEEK DURING THE FIRST 2 MONTHS, AND THEN AS NEEDED DURING FIRST GROWING SEASON (APRIL-OCTOBER), DEPENDING ON RAINFALL.</li> <li>REMOVE AND REPLACE DEAD PLANTS. UP TO 10% OF THE PLANT STOCK MAY DIE OFF IN THE FIRST YEAR, SO CONSTRUCTION CONTRACTS SHOULD INCLUDE A CARE AND REPLACEMENT WARRANTY TO ENSURE THAT VEGETATION IS PROPERLY ESTABLISHED AND SURVIVES THE FIRST GROWING SEASON FOLLOWING CONSTRUCTION.</li> </ul>	GREEN ROO THE INSTALL PERCENT CO TO ACHIEVE GREEN ROO 1. BOTH P 2. FOR PL DAMAGE 3. THE FRI SUMMEF 4. INSPEC A YEAR
AT LEAST 4 TIMES PER YEAR	<ul> <li>MOW GRASS FILTER STRIPS AND BIORETENTION WITH TURF COVER</li> <li>CHECK CURB CUTS AND INLETS FOR ACCUMULATED GRIT, LEAVES, AND DEBRIS THAT MAY BLOCK INFLOW</li> </ul>	s
TWICE DURING GROWING SEASON	- SPOT WEED, REMOVE TRASH, AND RAKE THE MULCH	(FOLLOWIN
ANNUALLY	<ul> <li>CONDUCT MAINTENANCE INSPECTION</li> <li>SUPPLEMENT MULCH IN DEVOID AREAS TO MAINTAIN A 3 INCH LAYER</li> <li>PRUNE TREES AND SHRUBS</li> <li>REMOVE SEDIMENT IN PRETREATMENT CELLS AND INFLOW POINTS</li> </ul>	AS NEEDED MAN
ONCE EVERY 2-3 YEARS	<ul> <li>REMOVED SEDIMENT IN PRETREATMENT CELLS AND INFLOW POINTS</li> <li>REMOVE AND REPLACE THE MULCH LAYER</li> </ul>	SEM
AS NEEDED	<ul> <li>ADD REINFORCEMENT PLANTING TO MAINTAIN DESIRED VEGETATION DENSITY</li> <li>REMOVE INVASIVE PLANTS SING RECOMMENDED CONTROL METHODS</li> <li>REMOVE ANY DEAD OR DISEASED PLANTS.</li> <li>STABILIZE THE CONTRIBUTING DRAINAGE AREA TO PREVENT EROSION.</li> </ul>	

## GREEN ROOF INSTALLATION

GIVEN THE DIVERSITY OF EXTENSIVE VEGETATED ROOF DESIGNS, THERE IS NO TYPICAL STEP-BY-STEP CONSTRUCTION SEQUENCE FOR PROPER INSTALLATION. THE FOLLOWING GENERAL CONSTRUCTION CONSIDERATIONS ARE NOTED:

- MEMBRANES.
- RECOMMENDATIONS.
- YEARS.

### **GREEN ROOF INSTALLATION MAINTENANCE:**

- DETERMINED.

- REMOVED AT THE TIME OF ACCEPTANCE.
- COST TO THE OWNER.

## OF 2-YEAR MAINTENANCE SERVICE:

LER SHALL GUARANTEE 50 PERCENT COVER RATE AFTER 12 MONTHS AND 80 OVER AT THE END OF 24 MONTHS. AS NECESSARY, PLANTS SHALL BE REPLACED THIS REQUIREMENTS.

## OF ONGOING MAINTENANCE

- <u>SCHEDUI</u> NG CONS
- OR AS NUFACT
- [—ANNU

CONSTRUCT THE ROOF DECK WITH THE APPROPRIATE SLOPE AND MATERIAL.

INSTALL THE WATERPROOFING METHOD, ACCORDING TO MANUFACTURER<sup>6</sup>S SPECIFICATIONS.

CONDUCT A FLOOD TEST TO ENSURE THE SYSTEM IS WATERTIGHT BY PLACING AT LEAST 2 INCHES OF WATER OVER THE MEMBRANE FOR 48 HOURS TO CONFIRM THE INTEGRITY OF THE WATERPROOFING SYSTEM. ALTERNATELY, ELECTRIC FIELD VECTOR MAPPING (EFVM CAN BE DONE TO TEST FOR THE PRESENCE OF LEAKS; HOWEVER, NOT ALL IMPERMEABLE MEMBRANES ARE TESTABLE WITH THIS METHOD. PROBLEMS

HAVE BEEN NOTED WITH THE USE OF EFVM ON BLACK EPDM AND WITH ALUMINIZED PROTECTIVE COATINGS COMMONLY USED IN CONJUNCTION WITH MODIFIED BITUMINOUS

ADD ADDITIONAL SYSTEM COMPONENTS (E.G., INSULATION, ROOT BARRIER, DRAINAGE LAYER AND INTERIOR DRAINAGE SYSTEM, AND FILTER FABRIC) PER THE MANUFACTURER'S SPECIFICATIONS, TAKING CARE NOT TO DAMAGE THE WATERPROOFING. ANY DAMAGE OCCURRING MUST BE REPORTED IMMEDIATELY. DRAIN COLLARS AND PROTECTIVE FLASHING SHOULD BE INSTALLED TO ENSURE FREE FLOW OF EXCESS STORMWATER.

THE GROWING MEDIA SHOULD BE MIXED PRIOR TO DELIVERY TO THE SITE. MEDIA MUST BE SPREAD EVENLY OVER THE FILTER FABRIC SURFACE AS REQUIRED BY THE MANUFACTURER. IF A DELAY BETWEEN THE INSTALLATION OF THE GROWING MEDIA AND THE PLANTS IS REQUIRED, ADEQUATE EFFORTS MUST BE TAKEN TO SECURE THE GROWING MEDIA FROM EROSION AND THE SEEDING OF WEEDS. THE GROWING MEDIA MUST BE COVERED AND ANCHORED IN PLACE UNTIL PLANTING. SHEETS OF EXTERIOR GRADE PLYWOOD CAN ALSO BE LAID OVER THE GROWING MEDIA TO ACCOMMODATE FOOT OR WHEELBARROW TRAFFIC. FOOT TRAFFIC AND EQUIPMENT TRAFFIC SHOULD BE LIMITED OVER THE GROWING MEDIA TO REDUCE COMPACTION BEYOND MANUFACTURER'S

THE GROWING MEDIA SHOULD BE MOISTENED PRIOR TO PLANTING, AND THEN PLANTED WITH THE GROUND COVER AND OTHER PLANT MATERIALS, PER THE PLANTING PLAN OR IN ACCORDANCE WITH ASTM E2400. PLANTS SHOULD BE WATERED IMMEDIATELY AFTER INSTALLATION AND ROUTINELY DURING ESTABLISHMENT.

IT GENERALLY TAKES 2 TO 3 GROWING SEASONS TO FULLY ESTABLISH THE VEGETATED ROOF. THE GROWING MEDIUM SHOULD CONTAIN ENOUGH ORGANIC MATTER TO SUPPORT PLANTS FOR THE FIRST GROWING SEASON, SO INITIAL FERTILIZATION IS NOT REQUIRED. EXTENSIVE GREEN ROOFS MAY REQUIRE SUPPLEMENTAL IRRIGATION DURING THE FIRST FEW MONTHS OF ESTABLISHMENT. HAND WEEDING IS ALSO CRITICAL IN THE FIRST TWO

THE INSTALLATION MAINTENANCE SHALL BE A MINIMUM OF THREE MONTHS. THE MAINTENANCE PERIOD SHALL CONSIST OF PERIODIC WEEDING AND HAND WATERING DURING THE MONTHS OF JULY AND AUGUST IN THE EVENT OF DROUGHT OR AS

THE GROWTH MEDIA WILL BE THOROUGHLY SOAKED PRIOR TO COMMENCING PLANTING. THE PLUGS SHALL BE SET INTO THE MEDIA TO THEIR FULL DEPTH AND THE EMDIA PRESSED FIRMLY AROUND THE INSTALLED PLUG. AT THE END OF EACH DAY, THE NEWLY PLANTED AREAS WILL BE SOAKED.

AT THE END OF THE MAINTENANCE PERIOD, PLANTED AREAS SHALL HAVE NO BARE SPOTS GREATER THAN ONE SQUARE FOOT OVER GREATER THAN 5 PERCENT OF THE OVERALL PLANTED AREA. IF PLANTED AREAS ARE DEFICIENT. THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTED AREAS SHALL BE EXTENDED UNTIL DEFICIENCIES ARE CORRECTED. PLANTED AREAS TO BE CORRECTED SHALL BE PREPARED AND REPLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. CONTRACTOR SHALL PROVED TEMPORARY PROTECTION ON AN AS NEEDED BASIS AGAINST WIND AND WILDLIFE DURING THE MAINTENANCE PERIOD. TEMPORARY BARRIERS WILL BE

ABSOLUTELY NO DEBRIS WILL BE LEFT ON THE SITE. CONTRACTOR WILL REPAIR ANY TO THE SITE OR STRUCTURE AND RESTORE THEM TO THEIR ORIGINAL CONDITION

PLANT MAINTENANCE AND MAINTENANCE OF THE WATERPROOFING ARE REQUIRED. LANT MAINTENANCE, MONTHLY INSPECTIONS WILL OCCUR TO CHECK FOR WEEDS OR E, OR FOR IRRIGATION, PRUNING AND/OR REPLANTING. REQUENCY OF PLANT MAINTENANCE INSPECTIONS MAY INCREASE DURING THE R MONTHS IN THE CASE OF DROUGHT.

TION OF THE WATERPROOFING MEMBRANE WILL TAKE PLACE TWO TO THREE TIMES

GREEN ROOF MAINTENANCE CRITERIA

I <u>LE</u> STRUCTION)	<u>ACTIVITY</u>
REQUIRED BY URER	<ul> <li>WATER TO PROMOTE PLANT GROWTH AND SURVIVAL.</li> <li>INSPECT GREEN ROOF AND REPLACE ANY DEAD OR DYING VEGETATION</li> </ul>
JALLY	<ul> <li>INSPECT THE WATERPROOF MEMBRANE FOR LEAKS AND CRACKS</li> <li>WEED TO REMOVE INVASIVE PLANTS (DO NOT DIG OR USE POINTED TOOLS WHERE THERE IS POTENTIAL TO HARM THE ROOT BARRIER OR WATERPROOF MEMBRANE).</li> <li>INSPECT THE ROOF DRAINS, SCUPPERS, AND GUTTERS TO ENSURE THEY ARE NOT OVERGROWN AND HAVE NOT ACCUMULATED ORGANIC MATTER DEPOSITS. REMOVE ANY ACCUMULATED ORGANIC MATTER OR DEBRIS.</li> <li>INSPECT THE GREEN ROOF FOR DEAD, DYING, OR INVASIVE VEGETATION, PLANT REPLACEMENT VEGETATION AS NEEDED.</li> </ul>

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		Y APPROVAL:
		AGENO
INSPECTION REQUIREMENTS BEFORE AND DURING CONSTRUCTION DOES CONSTRUCTION INSPECTION CHECKLISTS FOR EACH EMP ARE PROVIDED IN APPENDIX K OF THE DOES STORMARTER MANAGEMENT GUIDEDORG. PRECONSTRUCTION INSPECTION CHECKLISTS FOR EACH EMP ARE PROVIDED IN APPENDIX K OF THE DOES STORMARTER MANAGEMENT GUIDEDORG. PRECONSTRUCTION METRICOS PRECONSTRUCTION METRICOS PRECONSTRUCTION CONSTRUCTION CONTACT DOES TO SCHEDULE PRECONSTRUCTION METRICS 3 DAYS PRORE TO RECONSTRUCTION CONTACT DOES TO SCHEDULE INSPECTION S DUAD PRORE TO ANY STAGE OF METAPOLICATES REQUIRED TO CONSTRUCTION ACTIVITY SUBJECT TO THE REQUIREMENTS OF 21 DOAR, CHAPTER 3. NESPECTIONS DURING CONSTRUCTION ACTIVITY SUBJECT TO THE REQUIREMENTS OF 21 DOAR, CHAPTER 3. NESPECTIONS DURING CONSTRUCTION ACTIVITY SUBJECT TO THE REQUIREMENTS OF 21 DOAR, CHAPTER 3. NESPECTIONS DURING CONSTRUCTION ACTIVITY SUBJECT TO THE REQUIREMENTS OF 10 RECONSTRUCTION METTING TO CONSTRUCTION ACTIVITY SUBJECT TO THE SUBJECT TO THE APPLICANT TAND DOES MAY AREDULE. ANY SUBJECT TO THE APPLICANT TAND DOES MAY REQUE AND THE PRECONSTRUCTION MEETING TO DOES MAY REQUIRE THE PROFILESSIONAL ENGINEER RESPONSIBLE FOR SEALING THE APPROVED SUM PLANS, OR THE PROFILESSIONAL ENGINEER RESPONSIBLE FOR SEALING THE APPROVED SUM PLANS, OR THE REPORTIONE TO RECONSTRUCTION ACTIVITY ON THE SEADULT'S WIN THAN, OR FOR A PROCECT ENTELLY IN THE PROVE THE ORDING SUBJECT TO SCHEDULE A FINAL INSPECTION IN MEETING THE ERCORD DARAMAL ENGINEER RESPONSIBLE FOR SEALING THE APPROVED SWM PLANS, OR THE APPLCANT BRECONSTRUCTION TO SCHEDULE A FINAL INSPECTION OF THE BMP. THE RODESTION WILL BE CONSTRUCTION TO SCHEDULE A FINAL INSPECTION IN MEETING THE ENTERCOND FOR A BUR PROVIDED BY DOES THEY THAN THE ASSOLIDATE AND ALLOW FOR THE ENTITION INFORMATION WILL BE TO CONSTRUCTION TO DETERMINE IF THE COMPLETED MORE TO CONSTRUCTION TO SCHEDULE A TINAL INSPECTION OF THE BMP. THE RODESTION WILL BE CONSTRUCTION IN APPROVED PLANS. INSPECTION FOR THE SCHEDULED IN ADDRESSING AND ADDRESSING AND ADDRESSING AND ADDRESSING AND ADDRESSING AND ADDRESSING	AS-BULT CERTIFICATION BY PROFESSIONAL ENGINEER         WITHIN 21 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE ALL STORMMATER BEST MANAGEMENT PRACTICES (BMPS), STORMMATER MERASTRUCTURE, AND LAND COVERS (COLLECTEVELY THE TACLITY, PLASE SEDA THIS PAGE TO THE WATERHED PROTECTION DIVISION OF THE DEPARTMENT OF ENERGY AND ENVIRONMENT.         1. FACILITY INFORMATION:         SOURCE NAME:         SOURCE CATOM:         SOURCE CONTRUCTION:         THE APPROVED PLANS AND SPECIFICATIONS AND THAT ANY DEVATIONS NEED ELEOW WILL         THE SOURCER         SOURCE CATOM:         SOURCE AND SECONSTRUCTIONS AND THAT ANY DEVATIONS NEED ELEOW	PROJECT NAME: THE ELLIOTT 3255-59 PROSPECT STREET NW WASHINGTON DC 20007 Site COURT: CULENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542 CONSULTANTS: WASHINGTON DC 20007 202-744-6542 CONSULTANTS: WILLES MENSCH CORPORATION 11860 Sunfse Valley Dr. Y. 703.391-7600 Suite 200 F. 703.264-0595 Reston, VA. 20191 WWW. Wilesmenisch. com UNIFE OF COLORED UNIFE OF COLORED
	STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE         THE UNDERSIGNED AGREES TO MAINTAIN AND OPERATE THE STORMWATER BEST         MANAGEMENT PRACTICES (BMPS), STORMWATER INFRASTRUCTURE, AND LAND COVERS IN         SUCH A MANNER AS TO COMPLY WITH THE PROVISIONS OF CHAPTER 5 OF TITLE 21 OF THE         DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR).         RESPONSIBILITY FOR MAINTENANCE AND OPERATION MAY BE TRANSFERRED TO ANOTHER         ENTITY UPON WRITTEN NOTICE MUST CERTIFY THAT THE TRANSFER OF         DEPARTMENT OF ENERGY AND ENVIRONMENT FROM THE UNDERSIGNED AND THE ENTITY         ASSUMING RESPONSIBILITY. THIS NOTICE MUST CERTIFY THAT THE TRANSFER OF         RESPONSIBILITY FOR MAINTENANCE AND OPERATION IS IN COMPLIANCE WITH 21 DCRM         CHAPTER 5.	JOB # 19_08 STORMWATER MANAGEMENT PLAN N/A
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## GENERAL SYMBOLS LEGEND

+ +	STREET TREE	1 L301	REFERENCE TO ELEVATION DRAWING		BRICK PAVING	<u>GENERAL</u> 1. NEW PLANTING SOIL: ASTM D 5268 TOPSOIL, WITH PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. MIX TOPSOIL WITH REQUIRED SOIL AMENDMENTS TO CREATE ACCEPTABLE PLANTING SOILS AS DESCRIBED THROUGH THE AND A	1. THE AND T ACCOI ITEMS	CONTRACT INCL O REMOVE AND RDANCE WITH LC ON SITE. CONTR	
		1 L301	REFERENCE TO SECTION DRAWING (CUT IN DIRECTION OF ARROW)		SPECIALTY PAVERS	2. EXISTING PLANTING SOIL: EXISTING, IN-PLACE SURFACE SOIL. VERIFY SUITABILITY OF EXISTING SURFACE SOIL TO PRODUCE VIABLE PLANTING SOIL. REMOVE STONES, ROOTS, PLANTS, SOD, CLODS	DETER CONTF CONT/	RMINE AND VERIF RACTOR SHALL F AINERS OFF-SITE	
Ţ	SHADE IREE	1 L501	REFERENCE TO DETAIL DRAWING		PLANTED AREAS	CLAY LUMPS, POCKETS OF COARSE SAND, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. MIX SURFACE SOIL WITH THE SOIL AMENDMENTS AND FERTILIZERS AS DETERMINED BY A SOIL SCIENTISTS OR SOIL TEST TO CREATE ACCEPTABLE SOIL AS DESCRIBED THROUGH AN A	2. PER BE OB	MITS AND FEES I TAINED BY THE C	
+	ORNAMENTAL TREE	۶ ۶	CENTER LINE		GROUND COVER PLANTING	3. IMPORTED TOPSOIL: IMPORTED TOPSOIL OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES (100 MM) DEEP: DO NOT OBTAIN FROM AGRICULTURAL	3. THE EXISTI CONTF COND	CONTRACTOR S NG ADJACENT F RACTOR SHALL F ITION TO THE SA	
		2%	SLOPE ARROW (POINTS DOWNHILL)		STRUCTURAL SOIL	LAND, BOGS, OR MARSHES.	OWNE CONDI	R. ADJACENT ST ITION, MUD & DU	
O subject of	DECIDUOUS SHRUB	$\bullet$	REFERENCE TO SPOT ELEVATION	* * * * * * *	<b>BIORETENTION AREA</b>	4. STANDARD SOIL DEPTHS SHALL BE THE FOLLOWING: A. TURFGRASS: 6-12 INCHES B. PERENNIALS, GROUNDCOVERS, ORNAMENTAL GRASSES: 12-18 INCHES C. SHRUBS: 18-24 INCHES	4. BEF "MISS WORK	ORE BEGINNING UTILITY" AT 1-800 ING DAYS PRIOR	
	EVERGREEN SHRUB	+ 19.84	SPOT ELEVATION	· · · · · · · · · · · · · · · · · · ·		D. TREES: 24-36 INCHES	HORIZ	ONTAL LOCATIO	
$\odot$	DDOT STANDARD SINGLE GLOBE LIGHT	12 MEG	PLANT TAG (INCLUDES PLANT QUANTITY AND SPECIES CODE)		LAWN AREA	TOPSOIL PHYSICAL AND CHEMICAL PARAMETERS 1. TOPSOIL AND SUBGRADE SHALL BE SOURCED FROM A NATURALLY OCCURRING SOIL OR SOIL THAT HAS BEEN MIXED TO ACHIEVE THE REQUIREMENTS OF THE PLANT SELECTIONS.	5. EXIS PUBLIS CONTE	STING UTILITIES S SHED DATA AND RACTOR MUST LO	
		TR	TRASH RECEPTACLE		GRAVEL PAVING	2. DEBRIS IN THE FORM OF PARTICLES AND STONE SHALL NOT BE GREATER THAN 1 INCH IN THE LONGEST DIMENSION. THE TOTAL VOLUME OF DEBRIS LESS THAN 1" SHOULD NOT EXCEED FIVE PERCENT OF THE TOTAL SOIL VOLUME. STONES RANGING FROM 0.5 TO 1" SHOULD NOT EXCEED FIVE	UTILIT LOCAT RESP(	Y COMPANY & IN ION OF UTILITY I DNSIBLE FOR REI	
		– <del>⊂77]−</del>	BIKE RACKS			VOLUME.	SATISF ANY U	FACTION OF THE TILITY CAUSED E	
						3. SOIL SHALL BE FREE OF CONTAMINANTS, INCLUDING BUT NOT LIMITED TO, HERBICIDES, HEAVY METALS, BIOLOGICAL TOXINS OR HYDROCARBONS.		R & THE UTILITY ATION. ITRACTOR SHALL	
	RAL PLANTING	NOTES				4. TEXTURE CLASS SHALL BE LOAM, SILT LOAM, SANDY CLAY LOAM, SANDY LOAM. CLAY LOAM. THE PERCENT COMPOSITIONS SHALL BE THE FOLLOWING: SAND (<70%), SILT (<70%), CLAY (<30%). PARTICLE SIZE SHALL BE THE FOLLOWING: SAND (<0.002MM), SILT (0.002MM-0.05MM), CLAY(0.5 MM-2MM).	SITE P NOTIF	RIOR TO START	
PROJECT SPEC	CIFICATIONS. PLANTS SHALL RCHITECT SHALL REJECT AN	BE FULL AND HE	AVY, AND IN HEALTHY CONDITIC ETING THESE GUIDELINES AND F	ON AT THE TIME ( REQUIRE REPLAC	DF PLANTING. CEMENT.	, 5. ORGANIC MATTER SHOULD BE A MINIMUM OF 4 PERCENT IN LAWNS AND 5 PERCENT IN PLANTING BEDS.	7. REF PLAN,	SCORE SHEET A	
2. ALL PLANTS AND WIND. PL	THAT ARE UNABLE TO BE IM ANTS SHALL BE EVENLY AND	MEDIATELY PLAN	TED SHALL BE STORED IN A PRO WATERED, AS NEEDED, TO PRE	OTECTED AREA ( VENT DRYING OF	OUT OF DIRECT SUN ROOTS. ROOT BALLS	6. SOIL PH SHALL BE BETWEEN 6 AND 7.	RELAT	IVE TO STREET 1 /IL DRAWINGS. S	
OF B&B STOCK	SHALL BE COVERED WITH A	T LEAST 4 INCHE	S OF HARDWOOD MULCH TO MA	AINTAIN MOISTUR	RE IN ROOTS.	7. A SOIL PROFESSIONAL SHALL PROVIDE RECOMMENDATIONS FOR NUTRIENTS AND PERCOLATION.	CIRCU AND A	ITING. REFER TO	
3. THE CONTRA ANDSCAPE AF	ACTOR SHALL VERIFY ALL PL RCHITECT PRIOR TO PURCHA	ANT QUANTITIES ASING PLANTS.	SHOWN ON PLANS AND CLARIFY	Y ANY DISCREPA	NCIES WITH	8. SOIL DENSITY SHALL BE HIGH ENOUGH TO AVOID SETTLEMENT AND LOW ENOUGH TO ENCOURAGE ROOT GROWTH. SOIL AND SUBSOIL SHALL BE LESS THAN 260 LBS PER SQUARE INCH (PSI).	FOUNE	D, NOTIFY THE LA FICATION.	
A. PLANT SPEC PLANTS ARE TO	CIES ARE SELECTED FOR HA	RDINESS IN LOCA ABLISHMENT PER	L CLIMATE. PERMANENT IRRIGA	ATION IS NOT PA	RT OF THIS CONTRACT.	<u>SOIL AMENDMENTS</u> 1. COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE US COMPOSTING SEAL OF TESTING ASSURANCE PROGRAM. COMPOST SHALL BE STABLE, WEED-FREE	9. UTILITY MANHOLE PLANTED AREA OR /		
5. STREET TRE DATES. TREE F FOR HIGHWAY	EES SHALL ONLY BE PLANTE PLANTING SHALL COMPLY WI S AND STRUCTURES SECTIO	D BETWEEN OCTO TH THE 2013 DIST N 608 AND DRAWI	DBER 15 AND MAY 1 PER THE SP RICT DEPARTMENT OF TRANSPO INGS NO. 611 TO 611.11.	RING AND FALL I ORTATION STAN	PLANTING SEASON DARD SPECIFICATIONS	ORGANIC MATTER WITH A PH RANGE OF 6 TO 8. MOISTURE CONTENT SHALL BE 33 TO 55 PERCENT BY WEIGHT. 100% OF MATERIAL MUST PASS THROUGH A 1/2" SCREEN. INERT MATERIALS, SUCH AS PLASTIC, CONCRETE AND METAL, SHALL BE LESS THAN ONE PERCENT BY WEIGHT. THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 35 AND 65 PERCENT. SOLUBLE SALT SHALL BE LESS THAN 6	FENCE LINE, NOTIFY CLARIFICATION.		
6. COMPANION DOT MINIMUN EET FROM TH	PLANTS (I.E. PERENNIALS, G I HEIGHT STANDARDS TO PR IE ROOT FLARE (CROWN) OF	RASSES, BULBS, ESERVE SIGHTLII THE STREET TRE	SHRUBS, ETC) TO BE INSTALLEI NES, HAVE A SHALLOW ROOT SY E FOR TREE BOXES AND 4 FEET	D IN TREE BOXES YSTEM, AND BE F I FROM THE ROC	S MUST CONFORM TO PLANTED AT MINIMUM 2 PT FLARE (CROWN) OF	MMHOS/CM. MATURITY MUST BE GREATER THAN 80% AND STABILITY AT 7 OR LESS. THE CARBON/NITROGEN RATIO SHALL BE LESS THAN 25:1. THE COMPOST MUST HAVE A DRY BULK DENSITY FROM40 TO 50 LBS/CUBIC FEET. THE COMPOST FROM PASS THE TRACE METAL TEST.	10. ALL EXISTING SIGN STOCKPILED AND REI OTHERWISE NOTED.		
THE TREE IN A	EXISTING SOIL ON-SITE OR	RIP. AMENDED AS TOF	PSOIL. SEE SOIL SPECS FOR FU	LL SOIL REQUIRE	EMENT.	2. PROVIDE A MINIMUM OF 5% ORGANIC MATTER CONTENT (BY WEIGHT) TO A 12" OR GREATER SOIL DEPTH.	11. HO IRRIGA LOCAT	SE BIBS TO BE P ATION. HOSE BIB TIONS AND QUAN	
3. OBTAIN TOP NCHES DEEP;	SOIL FROM NATURALLY WEL DO NOT OBTAIN FROM AGRI	L-DRAINED CONS CULTURAL LAND,	TRUCTION OR MINING SITES WH BOGS, OR MARSHES.	IERE TOPSOIL O	CCURS AT LEAST 4	3. ADDITIONAL AMENDMENTS INCLUDE: A. DOLOMITIC LIMESTONE CONTAINING NO LESS THAN 50% TOTAL CARBONATES AND 25% TOTAL MAGNESIUM WITH A MINIMUM NEUTRALIZING VALUE OF 100%	MEP. SHE		
). FINISH OFF 2 ROOT FLARE.	2'-4' CLEAR ZONE AROUND TF	REES WITH A 3" LA	YER OF MULCH, BUT DO NOT PI	LACE UP AGAINS	T OR MOUND AROUND	B. ACIDULANT - COMMERCIAL GRADE SULFURE, FERROUS SULFATE AND ALUMINUM SULFATE FOR HORTICULTURAL USE	L0001	LANDSCAPE N	
0. CONTACT T	HE WARD 6 ARBORIST WHEN	I THE STREET TR	EES ARE READY TO BE PLANTED	D, PROVIDING AT	LEAST 48 HOURS	NITROGEN, PHOSPHOROUS AND POTASSIUM IN A COMPOSITION RECOMMENDED BY THE SOIL TESTING LABORATORY.	L0100 L0101	LANDSCAPE S STREETSCAPE	
1. REFER TO DRAWING FOR	PLANTING PLANS FOR STRUE SOIL VOLUME CALCULATION	CTURAL SOIL LIMI IS.	ITS. REFER TO TABLE ON THIS S	SHEET AND PLAN	ITING DETAILS	<u>CONSTRUCTION PRACTICES</u> 1. CONTRACTOR TO SUPPLY FENCING OR OTHER MEASURES TO PROTECT EXISTING TOPSOIL TO REMAIN. TOPSOIL SHALL BE SEEDED, PLANTED OR MULCHED PROMPTLY TO MITIGATE EROSION AND REMAIN UNCOMPACTED, OTHER EROSION CONTROL METHODS MAY BE USED TO PROVIDE	L0102 L0103 L0111 L0121	STREETSCAPE PATIO ENLARG LANDSCAPE C	
2. STRUCTUR STANDARDS A OOT RADIUS. STREET TREES	AL SOIL TO BE PROVIDED TO ND AS SHOWN ON PLANS. LA MEDIUM STREET TREES SH S SHALL HAVE A MINIMUM OF	MAXIMUM EXTEN RGE STREET TRE ALL HAVE A MINIM 600 CUBIC FEET	IT POSSIBLE AS REQUIRED BY D EES SHALL HAVE A MINIMUM OF 1UM OF 1,000 CUBIC FEET OF SC OF SOIL WITHIN A 16 FOOT RAD	DOT GREEN INFI 1,500 CUBIC FEE DIL WITHIN A 22 F IUS.	RASTRUCTURE T OF SOIL WITHIN A 27 OOT RADIUS. SMALL	2. DISTURBED TOPSOILS MUST BE AMENDED WITH COMPOST TO A MINIMUM OF 5 PERCENT ORGANIC MATTER CONTENT. ADD 1.75 INCHES OF COMPOST PER 8 INCHES OF TOPSOIL AND INCORPORATED	L0122 L0123 L0124	LANDSCAPE C LANDSCAPE C LANDSCAPE C	
3. STRUCTUR	AL SOIL SHALL BE SAND BAS	ED AND IN COMPL	LIANCE WITH DDOT GREEN INFR	ASTRUCTURE R	EQUIREMENTS.	BY TILLING PRIOR TO RESPREADING. SCARIFY THE SUBGRADE DOWN TO A 4 INCH DEPTH. THE AMENDED SOIL AND SUBSOIL TOGETHER SHALL BE A MINIMUM OF 12" DEPTH.	L0200 L0201	LANDSCAPE R	
4. MIXED GRO SPECIES. DO N	UNDCOVER TO BE PLANTED NOT PLANT IN ROWS OR REP ARGER PLANTS AT THE REA	IN GROUPS OF 3- ETITIVE PATTERN R AND MIDDI E OF	5 AND LOCATED AS REQUIRED IS UNLESS OTHERWISE NOTED. F THE LANDSCAPING AREA AND	TO PROVIDE A GI LOCATE SPECIE LOWER PLANTIN	ENERAL MIXING OF S TO PROVIDE A TIERED IGS, TURE AND	3. CONTRACTOR TO USE A BACKHOE OR SIMILAR DEVICE TO SCARIFY AND LOOSEN THE SUBGRADE A MINIMUM OF 6 INCHES. REMOVE ALL DEBRIS OR STONES LARGER THAN 1 INCH. SPREAD APPROXIMATELY 1/2 THE THICKNESS OF THE TOPSOIL OVER THE LOOSENED SUBGRADE. MIX	L0202 L0203 L0301	LANDSCAPE LANDSCAPE PI	
URF-LIKE GRA	ASSES AT THE FRONT OF THI	E LANDSCAPED A	REAS.		-,	THOROUGHLY INTO THE TOP 4 INCHES OF SUBGRADE. SPREAD THE REMAINDER OF TOPSOIL.	L0302	LANDSCAPE S	
5. PERIODICA	LLY INSPECT ROOF GUTTERS	S AND DRAINS FO	R CLOGGING. REMOVE DEBRIS	AS NEEDED.		ONLY WHEN THE MOISTURE CONTENT IS LESS THAN AT FIELD CAPACITY.	L0501 L0502 L0503	SITE DETAILS	
10. REGULAR F SIGNS OF DISE	ZANT MAINTENANCE SHALL ASE, INADEQUATE IRRIGATIO	BE SCHEDULED D ON AND EROSION	URING ESTABLISHMENT AND ON	NGUING GROWTI	HINSPECTED FOR	5. TOPSOIL SHALL BE SPREAD NO GREATER THAN 12" LIFTS AND SHALL BE COMPACTED TO THE PROPER SOIL DENSITY SUITABLE FOR ROOT GROWTH AND PLANT STABILITY.	L0504	SITE FURNISHI	
7. PAVEMENT	OVER AREAS OF STRUCTUR	AL SOIL SHALL BE	E INSPECTED FOR SETTLING ANI	D HEAVING AND	REPAIRED AS NEEDED.		L0601 L0602	GREEN AREA F GREEN AREA F	

## SOIL SPECIFICATIONS:

## GENERAL LANDSCAPE NOTES

NCLUDES ALL DEMOLITION REQUIRED TO COMPLETE JOB, ND TO DISPOSE OF ITEMS FROM SITE COMPLETELY IN H LOCAL LAWS. DO NOT BURN OR BURY ANY DEMOLITION NTRACTOR IS RESPONSIBLE FOR MAKING SITE VISIT TO ERIFY ALL DEMOLITION REQUIREMENTS PRIOR TO BIDDING. L RECYCLE OR DISPOSE OF WASTE PRODUCTS AND PLANT TE IN A RESPONSIBLE MANNER.

ES REQUIRED FOR ANY DEMOLITION DISPOSAL WORK MUST HE CONTRACTOR AT CONTRACTOR'S EXPENSE.

OR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE FACILITIES & STRUCTURES THAT ARE TO REMAIN. THE L RESTORE DISTURBED AREAS TO THEIR ORIGINAL SATISFACTION OF THE LANDSCAPE ARCHITECT AND T STREETS & SIDEWALKS SHALL BE MAINTAINED IN A CLEAN DUST-FREE.

ING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT -800-257-7777 OR ONLINE AT www.missutility.net AT LEAST 5 IOR TO STARTING WORK TO ARRANGE TO MARK THE FION OF UNDERGROUND FACILITIES.

ES SHOWN ON LANDSCAPE DRAWINGS ARE BASED ON ND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE **LOCATE & VERIFY ALL SUCH INFORMATION, INCLUDING** SHOWN ON PLANS, BY CONTACTING THE INDIVIDUAL **& INVESTIGATING THE SITE TO DETERMINE THE EXACT** TY LINES & STRUCTURES. THE CONTRACTOR SHALL BE REPAIRING, AT HIS OWN EXPENSE, AND TO THE THE PROJECT OWNER & THE UTILITY OWNER, DAMAGE TO ED BY HIS WORK. HE SHALL IMMEDIATELY NOTIFY THE TY OWNER OF ANY DAMAGE TO ANY UTILITY BY HIS

ALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB RT OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, CAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

INGS L0601 AND L0602 FOR GREEN AREA RATIO (GAR) T AND MAINTENANCE NOTES.

OLES ARE SHOWN ON LANDSCAPE PLANS FOR LAYOUT ET TREES AND SITE FEATURES. SEE STREET LIGHT PLAN . SEE MEP DRAWINGS FOR ALL ASSOCIATED WIRING AND TO ARCHITECTURE DRAWINGS FOR BUILDING LIGHTING TE SECURITY MEASURES. IF ANY DISCREPANCIES ARE E LANDSCAPE ARCHITECT IMMEDIATELY FOR

E COVERS ARE TO BE LOCATED ENTIRELY WITHIN A A PAVED AREA, AND CLEAR OF ALL FENCE LINES. IF ANY WHERE A MANHOLE COVER IS TO CROSS A BOUNDARY OR Y THE LANDSCAPE ARCHITECT IMMEDIATELY FOR

GNAGE TO REMAIN TO BE PROTECTED IN PLACE OR EINSTALLED UPON COMPLETION OF WORK UNLESS

E PROVIDED AT PROPER LOCATIONS TO PROVIDE ON-SITE BIBS TO BE LOCATED A MAXIMUM OF 90 FEET APART. FINAL UANTITIES TO BE DETERMINED AND COORDINATED WITH

## DEX:

NOTES AND LEGEND

SITE PLAN APE SITE PLAN APE LAYOUT PLAN APE PLANTING PLAN ARGEMENT COURTYARD PLAN COURTYARD LAYOUT PLAN COURTYARD PLANTING PLAN COURTYARD GRADING PLAN

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DETAILS

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PROJECT NAME:
THE ELLIOTT 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country
CLIENT: <b>THE ELLIOTT LLC</b> 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
CONSULTANTS:
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JOB # 19_08
LANDSCAPE NOTES AND LEGEND
REFER TO DRAWING

L0001

![](_page_31_Figure_0.jpeg)

AGENCY APPROVAL:							
	PROJECT NAME: <b>THE ELLIOTT</b> 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country						
	CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542						
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	Planning, Engineering, Surveying & Landscape Architecture 11860 Sunrise Valley Dr. Suite 200 Reston, VA 20191 (T) 703-391-7600 (F) 703-264-0959 ww.wilesmensch.com						
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	JOB # 19_08						
	LANDSCAPE SITE PLAN						
	REFER TO DRAWING						

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	PROJECT NAME:
	ITE ELLIUII 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country
	CLIENT: <b>THE ELLIOTT LLC</b> 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
	CONSULTANTS:
	CRAIG A ATKINS Lic. No. 0406001260
 7Ӣ	Planning, Engineering, Surveying & Landscape Architecture 11860 Sunrise Valley Dr. Suite 200 Reston, VA 20191 (T) 703-391-7600 (F) 703-264-0959 ww.wilesmensch.com
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	JOB # 19_08
	STREETSCAPE SITE PLAN
NORTH	REFER TO DRAWING
4 3 2 1 0 4 8 1/4" = 1'-0"	L0101
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![](_page_33_Figure_0.jpeg)

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	CLIENT: <b>THE ELLIOTT LLC</b> 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
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	CRAIG A ATKINS Lic. No. 0406001260
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	STREETSCAPE LAYOUT PLAN
NORTH	REFER TO DRAWING
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![](_page_34_Figure_0.jpeg)

BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-11/15/19

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SHRUBS

ORNAMENTAL GRASS

STRUCTURAL SOIL

LAWN

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STREET LOCATION	# TREES	SOIL AREA IN OPEN TREE PIT (FT <sup>2</sup> )	SOIL DEPTH (FT)	SOIL AREA UNDER PAVING (FT <sup>2</sup> )	SOIL DEPTH (FT)	REQUIRED SOIL VOLUME PER TREE (CF)	TOTAL SOIL VOLUME PROVIDED (CF) SEE NOTE 1	TOTAL SOIL VOLUME REQUIRED (CF) SEE NOTE 2
PROSPECT STREET NW - LARGE TREES	3	129	3	1078	2	1,000	2,543	3,000

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	STREETSCAPE
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	CE ALTHON								
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BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-11/15/19

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	COMMENTS		DETAIL
		NORTH	

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PROJECT NAME:
THE ELLIOTT 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
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LANDSCAPE COURTYARD PLAN
REFER TO DRAWING







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		THE ELLIOTT LLC
		3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
		CONSULTANTS:
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4" GREEN ROOF		
SKYLIGHT		Landscape Architecture + Urban Design Studio Planning, Engineering, Surveying & Landscape Architecture
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8 6 4 2 0 8 16		L0200
1/8" = 1'-0"		Copyright © 2019 Emotive Architecture, PLLC. All Rights Reserved



## DDOT STANDARD $\odot$ SINGLE GLOBE LIGHT TR TRASH RECEPTACLE **BIKE RACKS** HOSE BIB

PLANTED AREAS

LAWN

**BIORETENTION AREA** 

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	CLIENT: <b>THE ELLIOTT LLC</b> 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
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	NO     ISSUE / REVISED     DATE       Issue FOR PERMIT
	JOB # 19_08
	I ANDSCAPF ROOF
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## LEGEND

	EXISTING TREE
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$\bigcirc \not $	SHRUBS
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TREE

## GRASS

CRETE

PLANTED AREAS

**BIORETENTION AREA** 

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	11860 Sunrise Valley Dr. Suite 200 Reston ,VA 20191 T) 703-391-7600 (F) 703-264-0959 ww.wilesmensch.com
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	Issue FOR PERMIT
	JOB # 19_08
	LANDSCAPE ROOF
	TERRACE LAYOUT
	PLAN
	REFER TO DRAWING
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## DDOT STANDARD $\odot$ SINGLE GLOBE LIGHT TR TRASH RECEPTACLE **BIKE RACKS** -**ात्र-ो**-HOSE BIB

PLANTED AREAS

**BIORETENTION AREA** 

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P (	Plannir 1180 T) 703	ISSUE	ineerin rise Va 600 (F H TE: 202 W JE / FOR P	Ascape ng, Surv illey Dr. 77 6th ASHING 2-470-5 ww.em REV ERMIT	Architect reying & Suite 2 264-095 E STREET TON,DC 570 FAX iotivearc	Landsca 200 Resto 9 ww.wil	an Design De Archit n ,VA 20 esmensc U R B-8684	Studio ecture 191 h.com
F	<sup>2</sup> lannir 1181 T) 703	ISSUE	ineerin rise Va 600 (F H TE: 202 W/ JE / FOR P	ascape Ig, Surv. Illey Dr. 77 6th ASHING 2-470-5 WW.em REV ERMIT	Architect reving & Suite 2 264-095 E STREET TON,DC 570 FAX otiveard	Ure + Urbo Landsca 200 Resto 9 ww.wil	an Design be Archit n ,VA 20 esmensc U R B-8684 DATI	studio ecture 191 h.com
	Plannir 1181 T) 703	ISSUE	ineerin rise Va 600 (F H TE: 202 W/ JE / FOR P	Ascape ng, Surv. 11ey Dr. 77 6th ASHING 2-470-5 ww.em REV ERMIT	Architect reving & Suite 2 264-095 E STREET TON,DC 570 FAX otiveard	Une + Unboo Landsca 200 Resto 9 ww.wil 5 20001 2 202-31 2 h.com	an Design be Archit n ,VA 20 esmensc U R 3-8684 DATI	studio ecture 191 h.com
	Plannir 1181 T) 703	g, Eng 30 Sun 3-391-7 PHON ISSU Issue	ineerin rise Va 600 (F H TE: 202 W/ JE / FOR P	Ascape ng, Surv. 10, 703-2 10,	Architect reying & Suite 2 264-095 E STREET TON, DC 570 FAX otivearco	Une + Unboo Landsca 200 Resto 9 ww.wil 5 20001 2 202-311 2 h.com	an Design be Archit n ,VA 20 esmensc U R 3-8684	studio ecture 191 h.com
	Plannir 1181 T) 70: A F	PHON	ineerin rise Va 600 (F H TE: 202 W JE / FOR P	Ascape ng, Surv. 10, Surv. 10, 703-22 10, 703-22	Architect reying & Suite 2 264-095 E STREET TON,DC 570 FAX totivearc ISED	Landsca OO Resto 9 ww.wil 20001 202-311 2 202-311 2 h.com	an Design pe Archit n ,VA 20 esmensc U R B-8684	Studio ecture 191 h.com
	Plannir 1181 T) 70: A F NO	PHON	ineerin rise Va 600 (F H T E: 202 W JE / FOR P	Ascape ng, Surv. 10, 703-2 77 6th ASHING 2-470-5 ww.em REV ERMIT 9_08	Architect reying & Suite 2 264-095 E STREET TON,DC 570 FAX totivearc ISED	Landsca 00 Resto 9 ww.wil 20001 2 202-311 2 202-311 2 h.com	DATI	Studio ecture 191 h.com
	Plannir 1180 T) 703 A F NO	рд, Eng 50 Sun 3-391-7 СС РНОМ ISSUe И И И И И И		ascape ig, Surv. illey Dr. 77 6th SHING 2-470-5 ww.em REV ERMIT 9_08	Architect reving & Suite 2 264-095 E STREET TON, DC 570 FAX otiveard		De Archit n ,VA 20 esmensc U R 3-8684 DATI	Studio ecture 191 h.com
	Plannir 1181 T) 703 A F NO	g, Eng 30 Sun 3-391-7 С РНОМ ISSUe ИС ISSUe		Ascape Ig, Surv. Illey Dr. 107 6th ASHING 2-470-5 WW.em REV ERMIT 9_08 9_08	Architect reving & Suite 2 264-095 STREET TON,DC 570 FAX otiveard		DATI	
	Plannir 1181 T) 703 A F NO	PHON ISSU PHON	ineerin rise Va 600 (F 7 W/ IE: 202 W/ JE / FOR P JE / FOR P	Aseria and a second of the sec	Architect reving & Suite 2 264-095 STREET TON, DC 570 FAX otivearc ISED		DATI	
	Plannir 1181 T) 703 A F NO	PHON ISSUE		Ascape Ig, Surv. Illey Dr. 77 6th SHING 2-470-5 WW.em REV ERMIT 9_08 9_08 SC ACE PI ER TO	Architect reving & Suite 2 264-095 E STREET TON, DC 570 FAX ISED	Landsca 200 Resto 9 ww.wil 20001 202-311 20	De Archit n ,VA 20 esmensc Je Archit esmensc Je Archit Je Archit esmensc Je Archit Je Arch	Studio ecture 191 h.com









BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-11/15/19

0 REFERENCE PLAN

PROJECT NAME:	
THE ELLIOTT 3255-59 PROSPECT STREET NW Site F WASHINGTON DC 20007 Site Co	ull Address 2 puntry
3251 PROSPECT ST., NW WASHINGTO 202-744-6542	.LU IN DC 20007
CONSULTANTS:	
ALTHOR UNC	
CRAIG A ATKINS Lic. No. 0406001260	*****
SCAPE ARCHITE	
	10
Planning, Engineering, Surveying & Landscap	an Design Studio De Architecture
11860 Sunrise Valley Dr. Suite 200 Resto (T) 703-391-7600 (F) 703-264-0959 ww.wil	n ,VA 20191 esmensch.com
emoti	/e
A R C H I T E C T 777 6th STREET, NW WASHINGTON, DC 20001	URE
PHONE: 202-470-5570 FAX: 202-318 www.emotivearch.com	3-8684
NO ISSUE / REVISED Issue FOR PERMIT	DATE
JOB # 19_08	
I ANDSCAPE SI	TF
SFCTIONS	



6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.
	]

- 1. ROOT BALL TO BE SET SLIGHTLY ABOVE FINISHED GRADE

- 2. PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.

- VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL

- THE PLANTING SOIL IS AT LEAST 8 INCHES FROM THE NEAREST SHRUB.



SCALE: N.T.S.

A COMPLETE INTENSIVE GARDEN ROOF ASSEMBLY INCLUDES ROOF SUBSTRATE BOARD (IF REQUIRED), MONOLITHIC MEMBRANE 6125-FR AND FLASHINGS, PROTECTION COURSE, ROOT BARRIER PROTECTION, STYROFOAM BRAND INSULATION, WATER RETENTION MAT, DRAINAGE/WATER RETENTION COMPONENT, FILTER FABRIC, LIGHTWEIGHT ENGINEERED GROWING MEDIUM (SOIL) AND VEGETATION.



AT ALL BUILDING FACES, CURBS, WALLS AND CHANGES IN PAVING MATERIAL AND AT MAXIMUM 18' O.C. IF NOT SHOWN ON PLAN. 2. MEET FLUSH WITH ADJACENT GRADES. 4 EXPANSION JOINT TYPICAL DETAIL

1. EXPANSION JOINTS WITH SEALANT TO BE PROVIDED

AMERICAN HYDROTECH, INC. OR APPROVED EQUAL

INTENSIVE GREEN ROOF - LAWN STANDARD DETAIL

JOINT SEALANT <sup>1</sup>/<sub>8</sub>" RADIUS BACKER ROD \_\_\_\_\_ \_\_\_\_\_ ADJACENT CONDITIONS MAY VARY: SEE PLANS NOTE





3" = 1'-0"

BRICK ON CONCRETE BASE TYPICAL DETAIL

NOTES: 1. MORTAR COLOR TO BE CHOSEN ON-SITE FROM MFR'S FULL RANGE. 2. 1/2" PREFORMED EXPANSION JOINT TO BE USED WHERE PAVING MEETS CURB.



– 4" GRADED AGGREGATE BASE COMPACTED SUBGRADE

WELDED WIRE FABRIC REINFORCEMENT 4000 PSI CONCRETE

**BRICK PAVERS** <sup>3</sup>/<sub>4</sub>" COMPACTED MORTAR (DRY MIX) SETTING BED

SLOPE TOWARDS CURB (SEE PLANS)



METAL EDGE LAWN TO PLANTING TYPICAL DETAIL ON STRUCTURE SCALE: 1 1/2" = 1'-0'

SCALE: 1/2" = 1' - 0"

AGENCY APPROV			
	PROJECT NAME:		
	3255-59 PROSF WASHIN	HE ELLIUI I PECT STREET NW Site F GTON DC 20007 Site Co	ull Address 2 ountry
	CLIENT: THE 3251 PROSPEC	E ELLIOTT L T ST., NW WASHINGTC 202-744-6542	LC DN DC 20007
	CONSULTANTS:		
	COMMENT COMMENT	CRAIG A ATKINS ic. No. 0406001260	A RANGE OF THE REAL
	Planning, Enginee 11860 Sunrise (T) 703-391-7600	ring, Surveying & Landscap Valley Dr. Suite 200 Resto (F) 703-264-0959 ww.wil	an Design Studio pe Architecture n ,VA 20191 esmensch.com
	PHONE: 2	777 6th STREET, NW VASHINGTON, DC 20001 02-470-5570 FAX: 202-311 www.emotivearch.com	<b>U R E</b> 8-8684
	NO ISSUE Issue FOR	/ REVISED PERMIT	DATE
	JOB #	19_08	
	SI	TE DETAILS	S
	REI	ER TO DRAWIN	G
		L0502	



STAIR AT GRADE



2" PRECAST CONCRETE CAP STONE SLOPED TO DRAIN ADJ. PLANTING

- DAMPPROOFING LAYER

WATERPROOFING TO WRAP UP 8" MIN.

WATERPROOFING AND INSULATION LAYERS (SEE ARCH)

STRUCTURAL SLAB (SEE ARCH. & STRUCT.)

I TIE ELLIUIII 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 2022 744 CE 42
2U2-744-6542
ONWEALTH OF LE
CRAIG A ATKINS
Lic. No. 0406001260
· WMC
Planning, Engineering, Surveying & Landscape Architecture 11860 Sunrise Valley Dr. Suite 200 Reston ,VA 20191 (T) 703-391-7600 (F) 703-264-0959 ww.wilesmensch.com
777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202-470-5570FAX: 202-318-8684 www.emotivearch.com
NO ISSUE / REVISED DATE
JOB # 19_08
SITE DETAILS
REFER TO DRAWING
10503











OVER 8" OF GROWTH MEDIUM

	PROVAL:
	AGENCY API
A3: BIORETENTION	PROJECT NAME:
B2: PLANTS 2' TALL OR GREATER AT MATURITY	THE ELLIOTT 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country
C2: GREEN ROOF OVER AT LEAST 8" OF GROWTH MEDIUM	CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
	CONSULTANTS:
C1: GREEN ROOF OVER AT LEAST 2" AND LESS THAN 8" OF GROWTH MEDIUM	
SKYLIGHT (SEE ARCH)	Planning, Engineering, Surveying & Landscape Architecture 11860 Sunrise Valley Dr. Suite 200 Reston, VA 20191 (T) 703-391-7600 (F) 703-264-0959 ww.wilesmensch.com
	A R C H I T E C T U R E777 6th STREET, NWWASHINGTON, DC 20001PHONE: 202-470-5570 FAX: 202-318-8684www.emotivearch.com
	NO     ISSUE / REVISED     DATE       Issue FOR PERMIT
<u>7"0</u>	
	JOB # 19_08
	GREEN AREA RATIO PLAN
	REFER TO DRAWING
NORTH 8 6 4 2 0 8 16 1/8" = 1'-0"	L0601

# GREEN AREA RATIO SCORE:

## ZONE: MU-4

REQUIRED GAR SCORE: 0.300 **OBTAINED GAR SCORE: 0.305** 

Adden       225-59 Prospect Street NW       Square       Lit       Lit       Zero Ban         oter       Landscape Litements       Balazia       0.300       score       0         1       Landscape Litements       Seare for       Score       0         2       Landscape d areas (select one of the following for each area)       Score for       0.300       1         3       Bioretention facilities       Same for       Score for       0.30       1         3       Bioretention facilities       336       0.40       1       Score for         4       Indicated areas with a solid lepth < 24"       Score for       Score for       Score for         3       Bioretention facilities       336       0.40       1       Score for         4       Addie d Soft part paints < 2' height       Score for       Score for       Score for         4       New trees with less than 40-foot canopy spread       - Calculated ar Soft part tree       Score for       Score for       Score for         5       Preservation of existing tree 2' to 12' DBH       - Calculated ar Soft part tree       Score for       Score for       Score for         6       Preservation of existing trees 24" DBH       - Calculated ar Soft part tree       Score for       Scor					Gre	en Area Ratio	o Scores		
New Trees with a soli depth 2 44"         Landscaped areas (select one of the following for each area)         1       Landscaped areas (select one of the following for each area)         2       Landscaped areas (select one of the following for each area)         3       Biorectention facilities         4       Landscaped areas (select one of the following for each area)         1       Landscaped areas (with a soli depth 2 44"         2       Landscaped areas with a soli depth 2 44"         3       Biorectention facilities         3       Biorectention facilities         4       New Trees with a soli depth 2 44"         1       Groundcovers, or other plants < 2" height         2       Plantings (credit for plants in landscaped areas from Section A)         8       Plantings (credit for plants in landscaped areas from Section A)         8       Plantings (area (the following for each area)         1       Groundcovers, or other plants < 2" height         2       Plantings (area (the following for each area)       Section (for all areas (the following for each area)         2       Plantings (area (the following for each area)       Section (for all areas (the following for each area)         3       New trees with host but do foot canopy spread       Go       Go       Section (for all areas (the followi	<b>X</b> . <b>X</b> .	Address 3255-59 Prospect Street NW	Sqi 12	uare		Lot	Zone Distr MU-4		
Lat the peter durate ball         Lat durate peter         Multiple         Multiple <th colspan="2" multiple<="" th="" th<=""><th></th><th>Other</th><th></th><th></th><th></th><th></th><th></th></th>	<th></th> <th>Other</th> <th></th> <th></th> <th></th> <th></th> <th></th>			Other					
Landscape Elements       searcher       rater         A Landscaped areas (select one of the following for each area)       sourcefet       rater         1       Landscaped areas with a soil depth < 24"       503       0.30       1         2       Landscaped areas with a soil depth < 24"       503       0.40       1         3       Biorecention facilities       336       0.40       1         4       Planting (credit for plants in landscaped areas from Section A)       sourcefet       336       0.40       1         7       calculated at 9-94 per plant       275       540       0.30       1       10       0.20       10       10       10       0.20       10       10       0.20       10       10       10       0.20       10       10       10       0.20       10       <		Lot size (enter this value first) *	Lot area (sf) 8.821	Minimum Score		Multiplier SCORE:	GAR Scor		
A       Landscaped areas (select one of the following for each area)         1       Landscaped areas with a solid depth < 24"		Landscape Elements	0,011	Square Feet	Factor				
1       Landscaped areas with a soll depth < 24"	A	Landscaped areas (select one of the following for each	h area)						
2       Landscaped areas with a soli depth ≥ 24"	1	Landscaped areas with a soil depth < 24"		square feet 503 course feet	0.30		1		
3       Bioretention facilities       336       0.40       1         8       Plantings (credit for plants in landscaped areas from Section A)       source feet       336       0.40       10         1       Groundcovers, or other plants < 2' height	2	Landscaped areas with a soil depth $\ge$ 24"		0	0.60				
B       Plantings (credit for plants in landscaped areas from Section A)       Native Bonus         1       Groundcovers, or other plants < 2' height	3	Bioretention facilities		square feet <b>336</b>	0.40		1		
1       Groundovers, or other plants < 2! height	В	Plantings (credit for plants in landscaped areas from S	Section A)			Native Bonus			
2       Plants ≥ 2' height at maturity       275       215       0.30       # ginner         3       New trees with less than 40-foot canopy spread       0       0       0.50       # ginner         4       New trees with 40-foot or greater canopy spread       0       0       0.50       # ginner         5       Preservation of existing tree 6" to 12" DBH       0       0       0.70       # ginner         6       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # ginner         7       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # ginner         7       Preservation of existing trees 12" to 18" DBH       0       0       0.70       # ginner         7       Preservation of existing trees 12" to 18" DBH       0       0       0.70       # ginner         8       Preservation of existing trees 12" to 18" DBH       0       0       0.70       # ginner         9       Vegetated wall, plantings on a vertical surface       0       0.80       # ginner       2         10       Over at least 2" and less than 8" of growth medium       343       0.60       # ginner, feet       1,40         2       Over at least 2" and less than 8" of groner       0	1	Groundcovers, or other plants < 2' height		square feet 110	0.20	square feet			
3       New trees with less than 40-foot canopy spread <sup>#</sup> direes <sup>#</sup> direes          4       New trees with 40-foot or greater canopy spread         - calculated at 250 sq ft per tree <sup>#</sup> direes <sup>#</sup> direes          5       Preservation of existing tree 6' to 12'' DBH <sup>#</sup> direes <sup>#</sup> direes          6       Preservation of existing tree 12' to 18'' DBH <sup>#</sup> direes <sup>#</sup> direes          7       Preservation of existing trees 18'' to 24'' DBH <sup>#</sup> direes <sup>#</sup> direes          7       Preservation of existing trees 24'' DBH or greater <sup>#</sup> direes <sup>#</sup> direes          9       Vegetated at 300's qf tper tree <sup>#</sup> direes <sup>#</sup> direes <sup>gittrees</sup> 1       Over at least 2'' and less than 8'' of growth medium <sup>gattrees</sup> 2	2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <b>275</b>	2475	0.30	# of plants	7		
4       New trees with 40-foot or greater canopy spread       0       0       0.60       # of trees         5       Preservation of existing tree 6" to 12" DBH       0       0       0.70       # of trees         6       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # of trees         7       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # of trees         7       Preservation of existing trees 18" to 24" DBH       0       0       0.70       # of trees         8       Preservation of existing trees 24" DBH or greater       0       0       0.80       # of trees         9       Vegetated anall, plantings on a vertical surface       0       0.60       source feet       source feet         1       Over at least 2" and less than 8" of growth medium       343       0.60       source feet       1.4         2       Over at least 2" of soil or gravel       0       0.40       source feet       0.40       source feet       0.40         2       Permeable paving over 6" to 24" of soil or gravel       0       0.40       source feet       0.40       source feet       0.40       source feet       0.40       source feet       0.40       soure feet       0.40       sou	3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	o	0.50	# of trees			
5       Preservation of existing tree 6" to 12" DBH       0       0       0.70       # of trees         6       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # of trees         7       Preservation of existing trees 18" to 24" DBH       0       0       0.70       # of trees         7       Preservation of existing trees 18" to 24" DBH       0       0       0.70       # of trees         8       Preservation of existing trees 24" DBH or greater       0       0       0.80       # of trees         9       Vegetated wall, plantings on a vertical surface       0       0.60       square feet       square feet </td <td>4</td> <td>New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree</td> <td># of trees</td> <td>0</td> <td>0.60</td> <td># of trees</td> <td></td>	4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees			
6       Preservation of existing tree 12" to 18" DBH       0       0       0.70       # of trees         7       Preservation of existing trees 18" to 24" DBH       0       0       0.70       # of trees         8       Preservation of existing trees 24" DBH or greater       0       0       0.80       # of trees         9       Vegetated wall, plantings on a vertical surface       0       0.80       square feet       2         1       Over at least 2" and less than 8" of growth medium       3433       0.60       square feet       2         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving ever 6" to 24" of soil or gravel       0       0.40       square feet       0         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving over 6" to 24" of soil or gravel       0       0.50       square feet         1       Permeable paving over 6" to 24" of soil or gravel       0       0.50       50         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50       50         3       Approved water features       0       0.20       0.20       0.20         F       <	5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees			
7       Preservation of existing trees 18" to 24" DBH       0       0.70       # of trees         8       Preservation of existing trees 24" DBH or greater       0       0.80       # of trees         9       Vegetated at 2000 sq ft per tree       \$ of trees       0       0.60       \$ square feet         9       Vegetated or "green" roofs       \$ square feet       0.60       \$ square feet       2         1       Over at least 2" and less than 8" of growth medium       343       0.60       \$ square feet       2         2       Over at least 8" of growth medium       1,799       0.80       1,44         D       Permeable Paving over 6" to 24" of soil or gravel       0       0.40       \$ square feet       0       0.40         2       Permeable Paving over at least 24" of soil or gravel       0       0.50       \$ square feet       0       0.50         2       Permeable paving over at least 24" of soil or gravel       0       0.50       \$ square feet       0       0.40         2       Renewable energy generation       0       0.50       \$ square feet       0       0.20         4       D       Bonuses       \$ square feet       0       0.20       \$ square feet       0.10         3       A	6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees			
8       Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree       0       0.80       # of trees         9       Vegetated wall, plantings on a vertical surface       0       0.60       square feet         1       Over at least 2" and less than 8" of growth medium       3433       0.60       square feet         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving***       square feet       0       0.40         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving over 6" to 24" of soil or gravel       0       0.40         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50         E       Other       square feet       0.40         1       Enhanced tree growth systems***       0       0.50         2       Renewable energy generation       0       0.50         3       Approved water features       0       0.20         1       Native plant species       square feet       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       0.10       <	7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees			
9       Vegetated wall, plantings on a vertical surface       square feet       0       0.60       square feet         1       Over at least 2" and less than 8" of growth medium       343       0.60       square feet       2         2       Over at least 8" of growth medium       1,799       0.80       1.4         D       Permeable Paving***       square feet       0.40       square feet       0.40         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50       50       50         2       Permeable paving over at least 24" of soil or gravel       0       0.40       square feet       0.40         2       Permeable paving over at least 24" of soil or gravel       0       0.50       50       50         E       Other       square feet       0       0.40       50       50         3       Approved water features       0       0.50       50       50       5566         F       Bonuses       square feet       0.10       50       5566         1       Native plant species       0       0.10       50       50         2       Landscaping in food cultivation       5.366       0       0.10       50         4       N	8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees			
C       Vegetated or "green" roofs       square feet       square feet       square feet       2         1       Over at least 2" and less than 8" of growth medium       343       0.60       square feet       2         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving***       square feet       0       0.40         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50         2       Permeable paving over at least 24" of soil or gravel       0       0.50         2       Permeable paving over at least 24" of soil or gravel       0       0.50         2       Permeable paving over at least 24" of soil or gravel       0       0.50         2       Renewable energy generation       0       0.50         3       Approved water features       0       0.20         square feet       0.10       square feet       0.10         3       Harvested stormwater irrigation       Square feet	9	Vegetated wall, plantings on a vertical surface		square feet O	0.60	square feet			
1       Over at least 2" and less than 8" of growth medium       343       0.60       square feet       2         2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving***       5       5       1,4         2       Permeable paving over 6" to 24" of soil or gravel       0       0.40       5       1,4         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50       5       6       1         2       Permeable paving over at least 24" of soil or gravel       0       0.50       5       5       6       1       5       6       1       5       6       1       5       6       1       5       6       1       5       6       1       5       6       1       5       6       1       5       5       6       1       1       5       5       6       1       1       5       5       6       1       5       5       6       1       1       1       5       5       6       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1 <td>с</td> <td>Vegetated or "green" roofs</td> <td></td> <td></td> <td></td> <td></td> <td></td>	с	Vegetated or "green" roofs							
2       Over at least 8" of growth medium       1,799       0.80       1,4         D       Permeable Paving***       square feet       0       0.40         2       Permeable paving over 6" to 24" of soil or gravel       0       0.50       square feet         2       Permeable paving over at least 24" of soil or gravel       0       0.50       square feet         1       Enhanced tree growth systems***       0       0.40       square feet         1       Enhanced tree growth systems***       0       0.40         2       Renewable energy generation       0       0.50         3       Approved water features       0       0.20         5       Square feet       0       0.10         3       Harvested stormwater irrigation       square feet       0.10         3       Harvested stormwater irrigation       0       0.10         6       Green Area Ratio score.       0       0.10	1	Over at least 2" and less than 8" of growth medium		square feet 343 cquare feet	0.60	square feet	2		
D       Permeable Paving ***       square feet         1       Permeable paving over 6" to 24" of soil or gravel       0       0.40         2       Permeable paving over at least 24" of soil or gravel       0       0.50         E       Other       0       0.50         1       Enhanced tree growth systems***       0       0.40         2       Renewable energy generation       0       0.50         3       Approved water features       0       0.50         4       Bonuses       square feet       0         1       Native plant species       0       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       square feet       0.10         *** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.       0.10	2	Over at least 8" of growth medium		<b>1,799</b>	0.80		1,4		
1       Permeable paving over 6" to 24" of soil or gravel       0       0.40         2       Permeable paving over at least 24" of soil or gravel       0       0.50         E       Other       0       0.40         1       Enhanced tree growth systems***       0       0.40         2       Renewable energy generation       0       0.40         3       Approved water features       0       0.50         4       Sub-total of sq ft =       5,566         5       F       Bonuses       0       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       0       0.10         6       Creen Area Ratio numerator =       0       0.10	D	Permeable Paving***							
2       Permeable paving over at least 24" of soil or gravel       0       0.50         E       Other       0       0.40         1       Enhanced tree growth systems***       0       0.40         2       Renewable energy generation       0       0.50         3       Approved water features       0       0.20         sub-total of sq ft = 5,566         F       Bonuses       3         1       Native plant species       0       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       square feet       0.10         Green Area Ratio numerator =	1	Permeable paving over 6" to 24" of soil or gravel		square feet 0	0.40				
E       Other         1       Enhanced tree growth systems*** <sup>o</sup>	2	Permeable paving over at least 24" of soil or gravel		square feet 0	0.50				
square feet       0.40         Renewable energy generation       0       0.50         Approved water features       0       0.20         sub-total of sq ft =       5,566         F       Bonuses       0       0.10         1       Native plant species       0       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       0.10       0.10         structural soil together may not qualify for more than one third of the Green Area Ratio numerator =       0.10	E	Other							
2       Renewable energy generation       0       0.50         3       Approved water features       0       0.20         sub-total of sq ft = 5,566         F       Bonuses       square feet         1       Native plant species       0       0.10         2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       0.10       square feet         4       Landscaping and structural soil together may not qualify for more than one third of the Green Area Ratio score.       0.10	1	Enhanced tree growth systems***		square feet 0	0.40				
3       Approved water features       Image: square feet of the square feet of	2	Renewable energy generation		square feet 0	0.50				
sub-total of sq ft = 5,566         F       Bonuses         1       Native plant species         2       Landscaping in food cultivation         3       Harvested stormwater irrigation         **** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	3	Approved water features		square feet 0	0.20				
1       Native plant species       square feet         2       Landscaping in food cultivation       square feet         3       Harvested stormwater irrigation       0.10         Fermeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	F	Bonuses	sub-total of sq ft :	= 5,566					
2       Landscaping in food cultivation       square feet       0.10         3       Harvested stormwater irrigation       0.10         Fermeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	1	Native plant species		square feet O	0.10				
3 Harvested stormwater irrigation	2	Landscaping in food cultivation		square feet	0.10				
<i>Green Area Ratio numerator =</i> *** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.	3	Harvested stormwater irrigation		square feet	0.10				
	*** Perm	neable paving and structural soil together may not qualify for more than one	e third of the Green A	Green Area Ratio n rea Ratio score.	umerator =	-			

# **MAINTENANCE NOTES:**

	<u>GENERAL</u> 1. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE GAR SCORE THROUGH MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY. WHEN THE GAR SCORE FALLS BELOW THE MINIMUM REQUIRED, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MEET THE GAR REQUIREMENT WITH AN	<u>G</u> 1 V 2
oresheet	EQUIVALENT BUT DIFFERENT LANDSCAPE ELEMENT OF THEIR CHOOSING. 2. UNIFORMED, TRAINED, AND PROPERLY SUPERVISED PERSONNEL SHALL PERFORM ALL MAINTENANCE WORK, WORK SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTED	IN D
MU-4	HORTICULTURE PRACTICES. CHEMICALS WILL BY AN APPLIED BY LICENSED PERSONNEL. SITE INSPECTION WILL BE PERFORMED BIWEEKLY BY MANAGEMENT.	3 D
0.305 Total	3. MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. WHERE ALTERNATE PRODUCTS ARE AVAILABLE, THE ENVIRONMENTAL IMPACT OF THE PRODUCTS SHALL GOVERN WHICH IS USED.	L A
	4. ADEQUATE PERSONNEL AND EQUIPMENT SHALL BE PROVIDED TO ENSURE TIMELY COMPLETION OF ALL OPERATIONS.	<u>L</u> 1 C
150.9	5. LANDSCAPE DEBRIS WILL BE REMOVED FROM THE SITE AT THE END OF THE DAY.	N R
- 134.4	6. THE CREW SUPERVISOR WILL MONITOR IRRIGATION SYSTEMS. HE WILL MAKE RECOMMENDATIONS CONCERNING THE RATE OF APPLICATION. REPAIR, MAINTENANCE, AND OPERATION OF THE SYSTEM IS THE RESPONSIBILITY OF THE OWNER.	2 S
	7. SERVICE REPORTS SHALL BE SUBMITTED TO THE CLIENT OUTLINING CURRENT CONDITIONS EACH TIME SERVICES ARE RENDERED.	3
22.0 742.5	<u>SOILS AND AMENDMENTS</u> 1. DECOMPACT TOPSOIL BY TILLING OR SUBSOILING AND INCORPORATE COMPOST THROUGHOUT. DO NOT TILL UNDER EXISTING TREES.	<u>T</u>
, 1210	2. APPLY COMPOST ANNUALLY AT A DEPTH OF 1-2 INCHES. COMPOST SHALL BE WELL-DECOMPOSED MATERIAL, STABLE, FREE OF WEEDS, CONTAMINANTS AND FOUL ODORS.	1 D C
-	<u>BIORETENTION</u> 1. FOR THE FIRST 6 MONTHS FOLLOWING CONSTRUCTION, THE CONTRIBUTING DRAINAGE AREA SHOULD BE INSPECTED TWICE AFTER STORM EVENTS THAT EXCEED 1/2" OF RAINFALL. REPAIR AND STABILIZE AS NEEDED.	2 B E D
	2. BARE AND ERODING SOILS SHALL BE STABILIZED WITH GRASS COVER.	V
-	3. WATER ONCE PER WEEK DURING THE FIRST 2 MONTHS FOLLOWING CONSTRUCTION. WATER AS NEEDED DURING THE FIRST GROWING SEASON.	3 S
-	4. MOW GRASS STRIPS AND TURF QUARTERLY.	<u>P</u>
-	5. INSPECT CURB CUTS AND INLETS FOR ACCUMULATED DEBRIS QUARTERLY. REMOVE SEDIMENT IN PRETREATMENT CELLS AND INFLOW POINTS ANNUALLY.	11
	6. SPOT WEED, REMOVE TRASH AND RAKE MULCH TWICE DURING THE GROWING SEASON.	P
-	7. CONDUCT A MAINTENANCE INSPECTION ANNUALLY.	<u>-</u> 1
	8. SUPPLEMENT MULCH ANNUALLY TO MAINTAIN A 3 INCH LAYER. REMOVE AND REPLACE MULCH LAYER ONCE EVERY 2-3 YEARS.	2
-	9. PRUNE TREES AND SHRUBS ANNUALLY.	T D
205.8	10. REMOVE ANY DEAD, DISEASED OR INVASIVE PLANTS AND ADD REINFORCEMENT PLANTING TO MAINTAIN VEGETATION DENSITY AS NEEDED. STABILIZE DRAINAGE AREA AS REQUIRED TO PREVENT EROSION.	M G 3
1,439.2	<u>VEGETATED ROOFS</u> 1. A VEGETATED ROOF SHALL BE INSPECTED TWICE A YEAR DURING THE GROWING SEASONS BY A QUALIFIED PROFESSIONAL.	E V 4
-	2. WATER TO PROMOTE PLANT GROWTH AND SURVIVAL. THE USE OF HERBICIDES, INSECTICIDES, FUNGICIDES AND ADDITIONAL FERTILIZATION SHOULD BE AVOIDED. REFER TO MANUFACTURER'S RECOMMENDATIONS IF PLANTINGS SHOW SIGNS OF NUTRIENT DEFICIENCIES.	C G 5
	3. REMOVE AND REPLACE ANY DEAD, DYING OR INVASIVE VEGETATION AS NEEDED OR AS REQUIRED BY THE MANUFACTURER. REMOVAL OF WEEDS OR INVASIVE VEGETATION SHALL BE DONE BY HAND SO AS TO NOT DAMAGE THE ROOT BARRIER OR THE WATERPROOF MEMBRANE.	
-	4. INSPECT THE WATERPROOF MEMBRANE FOR LEAKS AND CRACKS SEMI-ANNUALLY. IF A LEAK IS SUSPECTED, PERFORM AN ELECTRIC LEAK SURVEY, PINPOINT THE LEAK LOCATION, MAKE REPAIRS AND THEN REESTABLISH SYSTEM COMPONENTS AND GROUND COVER.	
-	5. INSPECT ROOF DRAINS, SCUPPERS AND GUTTERS SEMI-ANNUALLY. REMOVE DEBRIS AS NEEDED.	
-	IRRIGATION 1. CONDUCT FREQUENT INSPECTIONS OF IRRIGATION SYSTEM COMPONENTS TO VERIFY INTEGRITY. REVIEW PRESSURE REGULATORS, FILTERS, CONTROLLER, SENSORS, VALVES, SPRINKLER HEADS AND OTHER APPLICABLE SYSTEM COMPONENTS TO VERIFY THEY MEET DESIGN CRITERIA FOR EFFICIENT OPERATION. ANY REPLACEMENT COMPONENTS MUST MATCH THE EXISTING HARDWARE.	Tł as sp
-	2. WINTERIZE IRRIGATION SYSTEMS AND RE-ESTABLISH OPERATION IN THE SPRING.	
2,695 -	3. IF APPLICABLE, CISTERNS ARE TO BE CLEANED YEARLY WITH A HARD BRISTLE BRUSH OR HIGH PRESSURE CLEANER. REMOVE SEDIMENT DEPOSITS AND OTHER DEBRIS ON THE CISTERN'S FLOOR. IF DEEMED APPROPRIATE, INSTALL A FINE MESH FILTER AT THE ROOF	_

GUTTER'S MAIN DOWNSPOUT TO REDUCE THE AMOUNT OF SEDIMENTATION ACCUMULATION.

# PLANTING MAINTENANCE NOTES:

GENERAL

. PROVIDE SUPPLEMENTAL WATER IF RAINFALL IS LESS THAN 1 INCH PER WEEK DURING THE FIRST TWO GROWING SEASONS.

2. REMOVE DEAD, DYING OR INVASIVE PLANT MATERIAL AS NEEDED. REPLACE N THE NEXT APPROPRIATE GROWING SEASON TO MAINTAIN VEGETATIVE DENSITY.

. REPLACE MULCH EVERY 2-3 YEARS OR AS NECESSARY TO A DEPTH OF 2-3". DO NOT PLACE MULCH AGAINST TREE TRUNKS.

. PROVIDE SPRING AND FALL PROPERTY CLEANUP, INCLUDING BUT NOT LIMITED TO, REMOVAL OF LEAVES, LITTER AND DEBRIS, PRUNING, INSPECTION AND WINTERIZATION.

AWN AND TURFGRASSES . ALL TURF GRASS TO BE MAINTAINED AT 2.5" TO 3.5" INCHES AS WEATHER CONDITIONS DICTATE. NEVER MOW MORE THAN 1/3 OF THE GRASS HEIGHT. MAINTAIN GRASS CLIPPINGS IN PLACE AFTER MOWING TO REDUCE FERTILIZER REQUIREMENTS.

2. APPLY LIME AND FERTILIZER ONLY AS NEEDED DURING THE SPRING AND FALL SEASONS. IN LATE FALL CORE AERATE AND TOP-DRESS WITH ORGANIC MATTER.

B. REGULARLY MONITOR AND OVERSEED BARE SPOTS. APPLY SEED AT A RATE OF 3 LBS PER 1,000 SF.

REES AND SHRUBS . FOR TREES, INSTALL SLOW LEAK WATERING BAGS OR TREE BUCKETS URING THE FIRST TWO GROWING SEASONS. REMOVE BAGS OR BUCKETS ONCE TREE IS ESTABLISHED.

2. INSPECT TREES AND SHRUBS FOR DEAD, DISEASED OR CROSSING BRANCHES AND PRUNE ACCORDINGLY. REMOVE HAZARD LIMBS FROM ESTABLISHED TREES. DO NOT REMOVE MORE THAN 20% OF THE TREE CANOPY DURING PRUNING ACTIVITIES. SHAPE SHRUBS AND TREES IN ACCORDANCE WITH INDUSTRY STANDARDS.

3. LIMIT GRADE CHANGES AND SOIL DISTURBANCE UNDERNEATH A TREE'S OR SHRUB'S CRITICAL ROOT ZONE.

PERENNIALS AND GROUNDCOVERS . DEADHEAD TOP GROWTH FROM PERENNIALS AND WARM-SEASON GRASSES N EARLY SPRING.

2. PERIODICALLY DIVIDE PERENNIALS AS NEEDED TO REJUVENATE GROWTH.

POST-CONSTRUCTION TREE PRESERVATION . ALL DEAD TREES SHALL BE REPLACED WITH AN EQUIVALENT LANDSCAPE ELEMENT TO MEET THE MINIMUM REQUIRED GAR SCORE FOR THE SITE.

2. IF APPLICABLE, APPLY 3" DEPTH MULCH OVER THE SOIL SURFACE OUT TO THE DRIP LINE. IF TREES ARE CLUSTERED MULCH THE ENTIRE PLANTING AREA. DO NOT PLACE MULCH AGAINST THE TRUNK OF THE TREE. USE ORGANIC MULCHES SUCH AS SHREDDED BARK, COMPOST OR LEAF MULCH. DO NOT USE GRASS CLIPPINGS OR SAWDUST.

B. PRUNE DEAD, DISEASED, BROKEN OR CROSSING BRANCHES AS NEEDED. ELEVATE LOWER BRANCHES TO PROVIDE CLEARANCE FOR PEDESTRIANS AND VEHICLES BELOW. NEVER PRUNE MORE THAN 20% OF THE CANOPY PER YEAR.

4. EXISTING TREES WHOSE ROOTS HAVE BEEN PRUNED DURING CONSTRUCTION SHOULD BE WATERED ONE PER WEEK DURING THE FIRST GROWING SEASON AFTER CONSTRUCTION.

5. WATER TREES DEEPLY AND SLOWLY WITH SOAKER HOSES AND DRIP RRIGATION.

# PROJECT PLAN NO. TBD

his is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all spects of the submittal, including landscape elements within the Lot and the listed GAR score, meet the pecifications required under Chapter 34 of Title 11 of the District of Columbia Municipal Regulations.

> CRAIG ATKINS, RLA, ASLA, LEED AP Name and Title (please type)

11/19/19 m in Certified Landscape Expert Signature:

## STATEMENT BY CERTIFIED LANDSCAPE EXPERT

WILES MENSCH CORPORATION Address 11860 SUNRISE VALLEY DR, SUITE 200, RESTON, VA 20191

Phone No: 703-391-7600

COMMONWEALTH OF VIRGINIA Certifying Organization

LIC NO. 0406001260 Certification Number

PROJECT NAME: THE ELL 3255-59 PROSPECT STREET WASHINGTON DC 200	<b>.IOTT</b> NW Site Full Address 2 107 Site Country
CLIENT: THE ELLIC 3251 PROSPECT ST., NW W 202-744-6	<b>)TT LLC</b> Ashington DC 20007 1542
CONSULTANTS:	
CRAIG A A Lic. No. 0406	TKINS 001260
Planning, Engineering, Surveying 11860 Sunrise Valley Dr. Suite (T) 703-391-7600 (F) 703-264-05	& Landscape Architecture 200 Reston ,VA 20191 259 ww.wilesmensch.com
A R C H I T E 777 6th STRE WASHINGTON, PHONE: 202-470-5570 FJ www.emotives	ET, NW DC 20001 AX: 202-318-8684 arch.com
NO ISSUE / REVISE	D DATE
JOB # 19_08	
GREEN ARE NOTI	EA RATIO ES
REFER TO D	RAWING

L0602





N I	PLAN GENERAL NOTES	JVAL:	
	1. SEE COVER SHEET FOR ADDITIONAL	<b>JENCY APPR</b> (	
	<ol> <li>SEE SHEETS L0200 - L0203 &amp; L0601 FOR GREEN ROOF PLAN &amp; DETAILS.</li> <li>EXTERIOR GRADE FLEVATIONS TO BE</li> </ol>	A(	
	COORDINATED WITH CIVIL & LANDSCAPING DRAWINGS.		
   	<ol> <li>SEE SHEETS A4200 A4202 FOR ENLANGED STAIR CORE PLANS &amp; SECTIONS.</li> <li>SEE SHEETS A6100 &amp; A6200 FOR PARTITION &amp; FLOOR TYPES</li> </ol>		
	<ul> <li>6. ROOFING MEMBRANE TO BE GAF</li> <li>EVERGUARD 60 MIL TPO (WHITE), AGED SRI</li> <li>83 (OB APPROVED FOULAL) BEFER TO</li> </ul>		
	FLOOR TYPES DETAILS ON SHEET A6200. 7. ALL UNIT INTERIOR PARTITIONS ARE TO BE PT-13B		
	<ol> <li>INSTALL CONTROL JOINT IN DRYWALL CONSTRUCTION AS RECOMMENDED BY THE GYPSUM ASSOCIATION</li> </ol>		
	<ul> <li>9. SEE SHEETS A6300 &amp; A6400 FOR DOOR &amp; WINDOW SCHEDULES.</li> <li>10. ROUGH OPENINGS TO BE COORDINATED</li> </ul>		
   	WITH SCHEDULED DOORS, WINDOWS, EXHAUST VENTS & THRU WALL PENETRATIONS.		
   	<ol> <li>FINAL INTERIOR FINISHES TBD BY OWNER.</li> <li>OWNER TO PROVIDE A PORTABLE FIRE EXTINGUISHER IN ALL RESIDENTAIL UNITS.</li> </ol>		PROJECT NAME: THE ELLIOTT
	<ol> <li>FOR UNIDENTIFIED DOORS, REFER TO CURTAIN WALL SYSTEM SCHEDULE ON SHEET A6400.</li> </ol>		3255 PROSPECT STREET NW WASHINGTON DC 20007
	14. PARKING GARAGE NOT REQUIRED.		CLIENT:
			THE ELLIOTT LLC
   			202-744-6542
   			CONSULTANTS:
			CT OF COLUMBEL
   			PEGISTERED TROUTE
   			777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684
			NOISSUE / REVISEDDATECCIssue FOR PERMIT1/9/20
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			JOB # 19_08
   			GARAGE FLOOR PLAN
   			REFER TO DRAWING
   			Λ1100
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BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/13/20



GENERAL NOTES.

DRAWINGS.

& FLOOR TYPES.

GYPSUM ASSOCIATION.

WINDOW SCHEDULES.

PENETRATIONS.

SHEET A6400.

ı PT-13B.







PLAN GENERAL NOTES	PROVAL:	
1. SEE COVER SHEET FOR ADDITIONAL GENERAL NOTES	gency api	
<ol> <li>SEE SHEETS L0200 - L0203 &amp; L0601 FOR GREEN ROOF PLAN &amp; DETAILS.</li> </ol>	AI	
<ol> <li>EXTERIOR GRADE ELEVATIONS TO BE COORDINATED WITH CIVIL &amp; LANDSCAPING DRAWINGS</li> </ol>		
<ol> <li>SEE SHEETS A4200-A4202 FOR ENLARGED STAIR CORE PLANS &amp; SECTIONS.</li> </ol>		
<ol> <li>SEE SHEETS A6100 &amp; A6200 FOR PARTITION &amp; FLOOR TYPES.</li> <li>BODEING MEMBRANE TO BE GAF</li> </ol>		
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10. ROUGH OPENINGS TO BE COORDINATED WITH SCHEDULED DOORS, WINDOWS,		
PENETRATIONS. 11. FINAL INTERIOR FINISHES TBD BY OWNER.		PROJECT NAME:
<ol> <li>12. OWNER TO PROVIDE A PORTABLE FIRE EXTINGUISHER IN ALL RESIDENTAIL UNITS.</li> <li>13. FOR UNIDENTIFIED DOORS, REFER TO</li> </ol>		THE ELLIOTT
CURTAIN WALL SYSTEM SCHEDULE ON SHEET A6400.		3255 PROSPECT STREET NW WASHINGTON DC 20007
14. PARKING GARAGE NUT REUUIRED.		CLIENT:
		THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007
		202-744-6542 consultants:
		ALCT OF COLUMN
		ARC101472
		VRCHITECT
		777 6th STREET, NW WASHINGTON, DC 20001
		WWW.emotivearch.com
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BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020

PLAN GENERAL NOTES	APPROVAL
<ol> <li>SEE COVER SHEET FOR ADDITIONAL GENERAL NOTES.</li> <li>SEE SHEETS L0200 L0203 &amp; L0601 EOR</li> </ol>	AGENCY
<ol> <li>3. EXTERIOR GRADE ELEVATIONS TO BE</li> </ol>	
DRAWINGS. 4. SEE SHEETS A4200-A4202 FOR ENLARGED	
<ul> <li>STAIR CORE PLANS &amp; SECTIONS.</li> <li>5. SEE SHEETS A6100 &amp; A6200 FOR PARTITION &amp; FLOOR TYPES</li> </ul>	
<ol> <li>ROOFING MEMBRANE TO BE GAF EVERGUARD 60 MIL TPO (WHITE), AGED SRI</li> <li>ADDROVED FOULALL DEFED TO</li> </ol>	
<ul><li>= 83 (OR APPROVED EQUAL). REFER TO</li><li>FLOOR TYPES DETAILS ON SHEET A6200.</li><li>7. ALL UNIT INTERIOR PARTITIONS ARE TO BE</li></ul>	
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CURTAIN WALL SYSTEM SCHEDULE ON SHEET A6400.	3255 PROSPECT STREET NW WASHINGTON DC 20007
	202-744-6542
(EYNOTES	CONSULTANTS:
METALS 15.AA METAL RAILING - PT SHERWIN WILLIAMS #SW 6684 'BBITTI EBBLISH'	
	ALLY JASON CRUBE
	ARC101472
	PRCHITECT
	emotive
	A R C H I T E C T U R E 777 6th STREET, NW
	PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
	NO ISSUE / REVISED DATE
	CC Issue FOR PERMIT 1/9/2020
	JOB # 19_08
	ROOF/PENTHOUSE
	KUUF PLANS

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ELEVATION GENERAL NOTES	PPROVA	
1. SEE COVER SHEET FOR ADDITIONAL GENERAL NOTES.	AGENCY A	
2. EXTERIOR GRADE ELEVATIONS TO BE COORDINATED WITH CIVIL & LANDSCAPING DRAWINGS.		
<ul> <li>3. ROUGH OPENINGS TO BE COORDINATED</li> <li>WITH SCHEDULED DOORS, WINDOWS,</li> <li>EXHAUST VENTS &amp; THRU WALL</li> <li>PENETRATIONS.</li> </ul>		
4. SEE SHEETS A6300 & A6400 FOR DOOR & WINDOW SCHEDULES.		
5. SEE SHEETS A2200, A2201 & A3200 FOR ENLARGED ELEVATIONS & WALL SECTIONS.		
6. OWNER TO APPROVE ALL FINISHES PRIOR TO CONSTRUCTION.		
KEYNOTES		PROJECT NAME:
EXISTING CONDITIONS		THE ELLIOTT
		WASHINGTON DC 20007
03.AC EXTERIOR TRIM (FINISH TO MATCH SW 7102 WHITE FLOUR)		
103.DC PRECAST COPING (WHITE) 103.DC PRECAST BAY WINDOW SILL (WHITE) 103.DE PRECAST WINDOW HEADER #1 (WHITE)		I HE ELLIUII LLU 3251 PROSPECT ST., NW WASHINGTON DC 2000
I I MASONRY		202-744-6542
104.AA       SCHEDULED CMU - PTD         104.BC       STANDARD BRICK - RUNNING BOND         1       PTD. (FINISH TO MATCH SW 7023 -		CONSULTANTS:
I     REQUISITE GREY)       IO4.FB     MASONRY CONTROL JOINT       IO4.7A     PENTHOUSE REYOND		
I METALS		
05.AA METAL RAILING - PT SHERWIN WILLIAMS #SW 6684 'BRITTLEBRUSH'		
I I THERMAL and MOISTURE PROTECTION		
107.AG       METAL COPING TO MATCH BRICK         107.CE       STANDING SEAM ROOF - ENGLERT         2000.22       CALLEE STEEL PROFILE		
CUSTOM PAINT (FINISH TO MATCH SW 7068 GRIZZLE GRAY)		
IOT.SC       JAMES HARDIE PANELS - COLOR TO         I       MATCH SW 7068 GRIZZLE GRAY         IOT.TT       HARDIE BD SIDING TRIM BOAR	DС	OLOR
	UR	
OPENINGS		emotive
08.AA SCHEDULED DOOR AND FRAME - PER FLOOR PLAN AND DOOR SCHEDULE		A R C H I T E C T U R E 777 6th STREET, NW
I (SEE SHEET A6201) I 08.BB SCHEDULED WINDOW AND FRAME PER I FLOOR PLAN AND WINDOW TYPE		WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
SCHEDULE (SEE SHEET A6401-A6402)		NO ISSUE / REVISED DATE
Infection         21.AA       FIRE DEPARTMENT CONNECTION; SEE         Image: Plumbing drawings		CCIssue FOR PERMIT1/9/20
HEATING, VENTILATING, and AIR CONDITIONING		
23.CH EXTERIOR WALL VENT - SEE MECHANICAL DWGS		
23.HA HEAT PUMP - REFER TO MECHANICAL DWGS 23.HB 3 PORT HEAT PUMP - REFER TO		
MECHANICAL DWGS		
LECTRICAL 26.EA SCHEDULED EXTERIOR WALL SCONCE		JOB # 19_08
EXTERIOR IMPROVEMENTS 32.CC EXTERIOR SCREENS AND LOUVRES		
		BUILDING ELEVATIONS
		REFER TO DRAWING
		10100
1		AZIUU

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<u>|</u> <u>E</u>



BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/28/20

) WEST ELEVATION - PENTHOUSE PARTIAL SCALE: 1/8" = 1'-0"



# TYP EXTERIOR RAIL DETAIL SCALE: 1/2" = 1'-0" 6

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1,	-	XXX 77 XXX	1//2/7/	x y by	<u> </u>	7	7777		H97	2	777	~~~	777	~
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	CU	≥ 1 1/2" X 3/4"	BOTTOM RA	IL AN	////	Y//	$\langle \rangle \rangle$	//		$\mathbb{Y}/\mathbb{Z}$	$\langle \rangle$	¥]]	$\langle \! \langle \! \rangle$	Y)
	3-		X///////	$\langle$	$\langle \rangle \rangle$		$\mathbb{Y}//$	$\langle \langle \rangle$	X	$\langle$	Y/		Y/	//

WEST ELEVATION - PENTHOUSE SCALE: 1/8" = 1'-0"







SOUTH ELEVATION - PENTHOUSE SCALE: 1/8" = 1'-0"

4







			-	
	<u>ELEVA</u>	TION GENERAL NOTES	APPROVAL:	
   	1. SEE CC GENER	OVER SHEET FOR ADDITIONAL AL NOTES.	AGENCY A	
   	2. EXTER COORE DRAW	IOR GRADE ELEVATIONS TO BE DINATED WITH CIVIL & LANDSCAPING INGS.		
'     	3. ROUGH WITH S EXHAU PENETH	H OPENINGS TO BE COORDINATED SCHEDULED DOORS, WINDOWS, ST VENTS & THRU WALL RATIONS.		
   	4. SEE SH WINDO	IEETS A6300 & A6400 FOR DOOR & W SCHEDULES.		
 	5. SEE SH ENLAR	IEETS A2200, A2201 & A3200 FOR GED ELEVATIONS & WALL SECTIONS.		
     	6. OWNE TO COI	R TO APPROVE ALL FINISHES PRIOR NSTRUCTION.		
				PROJECT NAME: THF FIIINTT
   				3255 PROSPECT STREET NW WASHINGTON DC 20007
   				IHE ELLIUII LLU 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
   	KEYNC	DTES		CONSULTANTS:
	02 00 00 02.BC	EXISTING CONDITIONS EXISTING BUILDING		
'     	03 00 00 03.AC	CONCRETE EXTERIOR TRIM (FINISH TO MATCH SW 7102 WHITE FLOUR)		
   	04 00 00 04.BG	MASONRY SCHEDULED BRICK		
     	05 00 00 05.AA	METALS METAL RAILING - PT SHERWIN WILLIAMS #SW 6684 'BRITTLEBRUSH'		
   	07 00 00	THERMAL and MOISTURE PROTECTION		
     	07.AG 07.RR	METAL COPING TO MATCH BRICK SCHEDULED VEGETATIVE ROOFING SYSTEM SEE		
   	11 00 00 11.AB	EQUIPMENT ROOF EQUIPMENT		A R C H I T E C T U R E 777 6th STREET, NW
     	22 00 00 22.FF	PLUMBING SCHEDULED PLUMBING EQUIPMENT - COORDINATE		WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
 	23 00 00	HEATING, VENTILATING, and AIR		NO ISSUE / REVISED DATE
     	23.CF	CONDITIONING (HVAC) GOOSENECK EXHAUST VENT; SEE MECHANICAL DWGS		
     	26 00 00 26.EA	ELECTRICAL SCHEDULED EXTERIOR WALL SCONCE		
י     	32 00 00 32.CC	EXTERIOR IMPROVEMENTS EXTERIOR SCREENS AND		
		LUUVNES		JOB # 19_08
				BUILDING ELEVATIONS -PENTHOUSE
   				REFER TO DRAWING
י   				A2101









BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020





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(B)









BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020











GARAGE LEVEL

SCALE: 1/4'' = 1'-0''

LEVELS 02 & 03 SCALE: 1/4" = 1'-0"





A4200





BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020



122.98' TOP OF ROOF STRUCTURE









	KEYNNTES	AL:	
		JCY APPROV	
	I US.UA WATERSTOP R-X	AGEN	
	07.AA       BENTONITE WATERPROOFING         07.CD       CETCO ENVIROSHEET         07.EE       PEDESTRIAN TRAFFIC COATING, SEE         SPECIFICATION MANUAL         07.GG       DRAINAGE BOARD		
	EARTHWORK 31.ZZ LAGGING		
	   		THE ELLIOTT
	   		3255 PROSPECT STREET NW WASHINGTON DC 20007
			IHE ELLIOII LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
			CONSULTANTS:
			ARC101472
			A R C H I T E C T U R E777 6th STREET, NWWASHINGTON, DC 20001PHONE: 202-470-5570FAX: 202-318-8684www.emotivearch.com
k	   		NO ISSUE / REVISED DATE
	   		CC Issue FOR PERMIT 1/9/2020
UJ.UA	   		
07.AA	   		
07.GG			
21.77			JOB # 19_08
			FUUNDATION DETAILS
07.CD	   		REFER TO DRAWING
TAIL			A5000
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CONCRE 03.BA	TE CONC. FOUNDATION WALL REFER TO
03.CA	STRUCTURAL DWGS FOR REINF. CONC. SLAB ON GRADE REFER TO
03.DA	STRUCTURAL DWGS FOR REINF. CONC. BEAM REFER TO STRUCTURAL DWGS FOR REINF.
MASON	Ϋ́Υ
04.BG	SCHEDULED BRICK
U4.EE	WALL ANCHOR @16 O.C.
04.FC	MASONRY REGLET
04.FF	MORTAR NET
METALS	
05.JJ	STEEL CHANNEL METAL FRAMING -
	SEE STRUCT DWGS
05.NIC	3/8" THICK STEEL PLATE
00112	
WOOD, I	PLASTICS, and COMPOSITES
06.JJ	WD BASE BOARD
THERMA	L and MOISTURE PROTECTION
07.AL	WEEP HOLES AT 24'' O/C
07.CD	CETCO ENVIROSHEET
07.CF	FIRE RATED WALL EXPANSION JOINT,
	HOUR IS A WATERTIGHT FIRE-RATED
	EXPANSION JOINTS AND
	CONSTRUCTION JOINTS
07.DA	SELF ADHESIVE AIR AND VAPOR
0711	BARRIER BIGID INSULATION
07.RR	SCHEDULED VEGETATIVE ROOFING
	SYSTEM SEE LANDSCAPING DWGS
FINISHE	S
09.AA	SCHED WD FLOORING & SUB FLR
09.DF	ACOUSTICAL SEALANT
09.DG	SEALANT CAULKING
U9.GH	MIL CEILING RUNNER





BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/27/20





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	KEYNOTES	PROVAL:	
	CONCRETE 03.DB PRECAST COPING (WHITE) 03.EA CIP WALL- SEE STRUCT DWGS	AGENCY AP	
	MASONRY 04.BG SCHEDULED BRICK 04.EE ADJUSTABLE THERMAL MASONRY WALL ANCHOR @16 O.C. 04.FF MORTAR NET		
	METALS 05.AA METAL RAILING - PT SHERWIN WILLIAMS #SW 6684 'BRITTLEBRUSH' 05.DB STEEL DOWEL TO SUPPORT COPING 05.MA THRU-BOLT 05.NA 3/8'' THICK STEEL PLATE		
	I I WOOD, PLASTICS, and COMPOSITES I 06.JJ SCHEDULED BASE BOARD		
	THERMAL and MOISTURE PROTECTION 07.AG METAL COPING TO MATCH BRICK 07.AI CAULK JOINT FOR AIR SEAL 07.AL WEEP HOLES AT 24'' O/C 07.BA HOT-MOPPED STYRENE-BUTADIENE- STYRENE MODIFIED BITUMINOUS MEMBRANE ROOFING 07.BB HENRY BLUE SKIN VP 160 AIR BARRIER SYSTEM (OR EQUIVALENT ) 07.CD CETCO ENVIROSHEET 07.DA SELF ADHESIVE AIR AND VAPOR BARRIER		
	1 07.GG DRAINAGE BOARD 1 07.LL RIGID INSULATION 1 07.MA HANOVER 2X2 PEDESTAL TUDO FINISH 1 000 PAVERS CHARCOAL FINISH		
	I OT.MB ROOFING BALLAST AND GRAVEL STOP EDGING REFER TO LANDSCAPING DWGS.		-
	I 07.NN       ROOF BOARD         MANUFACTURER: DENSE DECK         07.RR       SCHEDULED VEGETATIVE ROOFING         SYSTEM SEE LANDSCAPING DWGS         07.UV       FRY REGLET SPRINGLOK FLASHING		
	FINISHES 09.HA 2 COATS OF SCHEDULED PAINT AND FINISH		
	I SPECIALTIES 10.AD BIRD CONTROL SPIKES		
	PLUMBING 22.BB SCHEDULED 3'' ROOF DRAIN - SEE PLUMBING DWGS 22.BC 2'' ROOF DRAIN WITH BASKET	-	
	EXTERIOR IMPROVEMENTS 32.CC EXTERIOR SCREENS AND LOUVRES	[	
٨D	   	-	
)B )B		-	
A	   	-	
3G		-	-
<u>"</u>			
E			



## REFER TO DRAWING









BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/10/2020







# PARTITION TYPE 15 - (FURRED)





8.00' FIN. CLGN.



# PARTITION TYPE 13 SCALE: 1' = 1'-0''



GUIDE BOOK PARTITION TYPE 23							
ТҮРЕ	STUD SIZE	STUD SPACING	SIDE A	SIDE B	WALL THICKNESS	FIRE RATING	
PT-23	3 1/2''	16''	0.63''	0.63''	6''	2 hour	U419
PT-23B	3 5/8''	16''	0.63''	0.63''	6 <sup>1/8</sup> ''	2 hour	U419
PT-23C	4''	16''	0.63''	0.63''	6 <sup>1/2</sup> ''	2 hour	U419
PT-23D	6''	16''	0.63''	0.63''	8 <sup>1/2</sup> ''	2 hour	U419



## PARTITION TYPE 23 SCALE: 1' = 1'-0''



	GENERAL PARTITION NOTES	PROVAL:	
	1. DO NOT FASTEN METAL PARTITION STUDS AND GYPSUM BOARD TO CEILING RUNNER AT TOP OF PARTITION IN ORDER TO ALLOW FOR STRUCTURAL	AGENCY AF	
	DEFLECTION. 2. PROVIDE BRACING TO CEILING ABOVE WHERE PARTITION HEIGHT EXCEEDS		
	MANUFACTURER'S ALLOWABLE HEIGHT. 3. ALL RATED WALLS ARE TO BE CONTINUOUS FROM THE TOP OF THE FLOOR		
	4. THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES IN		
	SURFACE AREA OF BOXES SHALL NOT EXCEED 10 SQ. IN. THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF		
	LOCATED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS.		
C. Uninsulated	TREATED WITH ACOUSTICAL SEALANT AROUND PERIMETER AND BEHIND EACH BOX (FULL CLOSURE BED). IN ADDITION. OUTLET AND JUNCTION BOXES SHALL		
	BE SEPARATED BY A METAL STUD BETWEEN THEM IN THE PARTITION. 6. COMPLETELY SEAL WITH CONTINUOUS SEALANT ALL PARTITION HEADS,		
	BASES, AND ENDS, PLUS SEAL ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK. SEALANT AND		
	INSTALLATION SHALL COMPLY WITH FIRE AND SOUND RATING REQUIREMENTS LISTED FOR THE PARTITION.		
	7. SOUND ATTENUATION BLANKETS (SAB) ARE TO BE INSTALLED IN ALL PARTITIONS SEPARATING PUBLIC FROM PRIVATE AREAS AND WHERE NOISE		<b>Ρ</b> ΩΩ ΙΕΥΤ ΝΛΜΕ·
	FULL HEIGHT OF PARTITION UP TO BOTTOM OF STRUCTURE, INSTALLED IN		
	<ol> <li>FINAL LOCATION AND PLACEMENT OF MEPFP ITEMS SHALL BE COORDINATED</li> <li>SUCH THAT THEY DO NOT TOUCH STUD PARTITION ASSEMBLIES AND CREATE</li> </ol>		3255 PROSPECT STREET NW
	AN ACOUSTICAL PROBLEM SUCH AS VIBRATION, IMPACT NOISE, ETC. 9. PROVIDE FIRE RETARDANT WOOD BLOCKING IN PARTITIONS AS REQUIRED FOR		WASHINGTON DC 20007
	SUPPORT AND/OR INSTALLATION OF DOOR FRAMES, MOULDINGS, MILLWORK, WALL PANELS, HANDRAILS, GRAB BARS, WINDOW TREATMENTS, AND ALL		
R-VALUE	OTHER WALL MOUNTED ITEMS. 10. PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKER BOARDS ON WALLS IN		IHE ELLIUII LLU
Undefined Undefined	ELECTRICAL ROOM AND TELEPHONE CLOSETS AT ALL PANEL AND EQUIPMENT LOCATIONS.		202-744-6542
Undefined Undefined	11. WATER RESISTANT GYPSUM BOARD SHALL BE USED FOR THE FULL HEIGHT OF PARTITION CONSTRUCTION AT BATHROOMS, KITCHENS, AND PARTITIONS		CONSULTANTS:
Undefined	ADJACENT TO AND BEHIND PLUMBING FIXTURES (SUCH AS WET WALLS AND WALLS ADJACENT TO AND BEHIND PLUMBING FIXTURES) U.N.O.		
Undefined	SURROUND PARTITIONS WITH TILE FINISH. 13. USE GALVANIZED METAL CORNER BEADS AND EDGE TRIMS IN ALL EXPOSED		
Undenned	WORK, POSITIVELY ATTACHED WITH FASTENERS. INSTALL FINISHED 'J'-BEAD EDGE AT TOP OF GYPSUM BOARD PANELS TERMINATING AT FACE OF		
	CONCRETE CEILINGS TO ALLOW FOR SEALANT. 14. TAPE AND APPLY JOINT COMPOUND TO ALL INTERIOR CORNERS AND		
	MOVEMENT CONTROL JOINTS IN GYPSUM BOARD PARTITIONS U.N.O. 15. PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM BOARD FOR ANY		
	UNINTERRUPTED PARTITION LENGTH AT 30'-0" U.C. IN THE HURIZUNTAL DIRECTION WHERE INDICATED OR AS REQUIRED. VERIFY LOCATIONS WITH		
	16. ALL MASONRY PARTITIONS THAT EXTEND BETWEEN STRUCTURAL CONCRETE		
	BETWEEN CONCRETE AND MASONRY. 17. ALL FIRESAFED MASONRY PARTITIONS SHALL HAVE CONTINUOUS FIRESAFING		ALLY JASON CELT
	OF DENSITY SPECIFIED. PROVIDE CONTINUOUS JOINT FILLER AND ELASTOMERIC SEALANT AT THE TOP OF THE WALL AND UNDERSIDE OF		ARC101472
	STRUCTURE. 18. INTERSECTIONS OF MASONRY PARTITIONS SHALL BE CONSTRUCTED BY		ARCHITECT
	INTERLOCKING ALTERNATE COURSES OF MASONRY AND INSTALLING METAL TIES, RIGID ANCHORS, OR PREFABRICATED JOINT REINFORCEMENT.		
	PARTITIONS WITH ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS.		emoive
	SCHEDULE. 20. PROVIDE AND COORDINATE LOCATIONS OF PIPE PROTECTION TO BE		777 6th STREET, NW WASHINGTON DC 20001
	INSTALLED IN PARTITIONS TO PREVENT FUTURE DAMAGE TO MEP PIPING RISERS WITHIN.		PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
	21. WHERE TUBS ABUT RATED WALLS, THE RATED WALL IS TO EXTEND TO THE FLOOR.		
pe X D C. Insulated	22. WHERE KITCHEN CABINETS ARE MOUNTED TO UNIT DEMISING WALLS, INSTALL THE RESILIENT CHANNEL ON THE OPPOSITE SIDE OF THE PARTITION.		INUISSUE / REVISEDDATECCIssue FOR PERMIT1/9/2020
pe X	IN T HOUR RATED WALLS THAT HAVE BLOCKING FOR GRAB BARS, DO NOT INSTALL RESILIENT CHANNEL ON SIDE OF WALL THAT HAS BLOCKING.		
	THE PARTITION BETWEEN THE ONLY AND THE PUBLIC CONTIDON, AS WELL AS THE PARTITION THAT SEPARATES DIFFERENT UNITS, HAS ONE LAYER OF GYPSUM ROARD ON ONE SIDE OF THE STUD AND TWO LAYERS ON THE		
	OPPOSITE SIDE OF THE STUD. WHEN THERE ARE BATHROOM OR KITCHEN CABINETS MOUNTED TO THESE WALLS. ALWAYS HAVE THE SINGLE LAYER OF		
	DRYWALL FACING THE CABINETS. THE DOUBLE LAYER OF DRYWALL TO BE ON THE OPPOSITE SIDE OF THE STUD FROM WHERE THE CABINETS ARE		
	MOUNTED. 24. PER NATIONAL GYPSUM ASSOCIATION INSTALLATION REQUIREMENTS,		
	ATTACH RESILIENT FURRING CHANNELS WITH ATTACHMENT FLANGE DOWN, OPEN EDGE FACING UP FOR ALL STC RATED WALLS.		
	20. UL LUUKDINATE KATING UF WALLS WITH FIKE KATING & EGKESS PATHS PLANS (0004-0005) AND AS INDICATED ELSEWHERE. FIRE RATED PARTITIONS SHALL CONFORM TO THE REOLIDEMENTS OF THE REFERENCED TESTING		JOB # 19_08
STC R-VALUE	AGENCY DESIGN NUMBER. ASSEMBLIES CONFORMING TO EQUIVALENT REQUIREMENTS BY OTHER TESTING AGENCIES ARE ACCEPTARIE IF APPROVED		
52 Undefined	BY THE CODE COMPLIANCE DEPARTMENT. 26. ALL WALL ASSEMBLY COMPONENTS (SKINS) ARE LISTED IN ORDER FROM THF		PARTITION SCHEDUI F
52 Undefined 52 Undefined	INTERIOR FACE TO THE EXTERIOR FACE OF THE WALL ASSEMBLY. 27. ALL Z FURRING INDICATED WILL BE A FIBER REINFORCED MATERIAL SUCH AS		
52 Undefined	ECOSTUD ON INTERIOR APPLICATIONS AND GREENGIRT BY SMART CI ON EXTERIOR AND STRUCTURAL APPLICATIONS (OR APPROVED EQUAL.)		
			REFER TO DRAWING

A6100



			_	
	GE	NERAL PARTITION NOTES	PPROVAL:	
	1.	DO NOT FASTEN METAL PARTITION STUDS AND GYPSUM BOARD TO CEILING RUNNER AT TOP OF PARTITION IN ORDER TO ALLOW FOR STRUCTURAL	AGENCY A	
	2.	DEFLECTION. PROVIDE BRACING TO CEILING ABOVE WHERE PARTITION HEIGHT EXCEEDS		
	3.	ALL RATED WALLS ARE TO BE CONTINUOUS FROM THE TOP OF THE FLOOR		
	4	SLAB TO THE UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE. THE SUBFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES IN		
		FIRE RATED PARTITIONS SHALL NOT EXCEED 16 SQ. IN. THE AGGREGATE		
		SURFACE AREA OF BUXES SHALL NOT EXCEED 100 SU. IN. PER 100 SU. FT. OF WALL AREA. A HORIZONTAL DISTANCE OF 24 IN. SHALL SEPARATE BOXES		
	F	LOCATED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS.		
	ხ.	TREATED WITH ACOUSTICAL SEALANT AROUND PERIMETER AND BEHIND EACH		
		BOX (FULL CLOSURE BED). IN ADDITION, OUTLET AND JUNCTION BOXES SHALL		
	6.	COMPLETELY SEAL WITH CONTINUOUS SEALANT ALL PARTITION HEADS,		
		BASES, AND ENDS, PLUS SEAL ALL PENETRATIONS, INCLUDING BUT NOT		
		INSTALLATION SHALL COMPLY WITH FIRE AND SOUND RATING		
	7	REQUIREMENTS LISTED FOR THE PARTITION. SOUND ATTENUATION BLANKETS (SAB) ARE TO BE INSTALLED IN ALL		
		PARTITIONS SEPARATING PUBLIC FROM PRIVATE AREAS AND WHERE NOISE		
		CAN BE TRANSMITTED. USE FSAB IN RATED PARTITIONS. EXTEND BLANKETS FULL HEIGHT OF PARTITION UP TO BOTTOM OF STRUCTURE. INSTALLED IN		
		TIGHT, COMPRESSION FIT TO STUDS, STRUCTURE AND ADJACENT SURFACES.		THE ELLIUTT
	8.	FINAL LOCATION AND PLACEMENT OF MEPFPITEMS SHALL BE COORDINATED SUCH THAT THEY DO NOT TOUCH STUD PARTITION ASSEMBLIES AND CREATE		3255 PROSPECT STREET NW
	0	AN ACOUSTICAL PROBLEM SUCH AS VIBRATION, IMPACT NOISE, ETC.		WASHINGTON DC 2000/
	ម.	SUPPORT AND/OR INSTALLATION OF DOOR FRAMES, MOULDINGS, MILLWORK,		CI IENT:
		WALL PANELS, HANDRAILS, GRAB BARS, WINDOW TREATMENTS, AND ALL		
	10.	PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKER BOARDS ON WALLS IN		
Undefined		ELECTRICAL ROOM AND TELEPHONE CLOSETS AT ALL PANEL AND EQUIPMENT		200 PROSPECT ST., NW WASHINGTON DC 200 202-744-6542
Undefined	11.	WATER RESISTANT GYPSUM BOARD SHALL BE USED FOR THE FULL HEIGHT OF		2027110012
Undefined		PARTITION CONSTRUCTION AT BATHROOMS, KITCHENS, AND PARTITIONS WHICH CONTAIN PLUMBING FIXTURES (SUCH AS WET WALLS AND WALLS		CONSULTANTS:
	10	ADJACENT TO AND BEHIND PLUMBING FIXTURES) U.N.O.		
	IZ.	SURROUND PARTITIONS WITH TILE FINISH.		
	13.	USE GALVANIZED METAL CORNER BEADS AND EDGE TRIMS IN ALL EXPOSED		
		EDGE AT TOP OF GYPSUM BOARD PANELS TERMINATING AT FACE OF		
	14	CONCRETE CEILINGS TO ALLOW FOR SEALANT. TAPE AND APPLY JOINT COMPOUND TO ALL INTERIOR CORNERS AND		
		MOVEMENT CONTROL JOINTS IN GYPSUM BOARD PARTITIONS U.N.O.		
	15.	PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM BOARD FOR ANY UNINTERRUPTED PARTITION LENGTH AT 30'-0'' O.C. IN THE HORIZONTAL		
		DIRECTION WHERE INDICATED OR AS REQUIRED. VERIFY LOCATIONS WITH		
	16.	ALL MASONRY PARTITIONS THAT EXTEND BETWEEN STRUCTURAL CONCRETE		
		COLUMNS AND/OR SHEAR WALLS SHALL HAVE VERTICAL SEALANT JOINTS		TCT OF COL
	17.	ALL FIRESAFED MASONRY PARTITIONS SHALL HAVE CONTINUOUS FIRESAFING		SI S
		OF DENSITY SPECIFIED. PROVIDE CONTINUOUS JOINT FILLER AND FLASTOMERIC SEALANT AT THE TOP OF THE WALL AND LINDERSIDE OF		ARC101472
	4.0	STRUCTURE.		PEGISTERED
	18.	INTERSECTIONS OF MASONRY PARTITIONS SHALL BE CONSTRUCTED BY INTERLOCKING ALTERNATE COURSES OF MASONRY AND INSTALLING METAL		ACHITEC
	10	TIES, RIGID ANCHORS, OR PREFABRICATED JOINT REINFORCEMENT.		
	19.	PARTITIONS WITH ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS.		
		REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE AND REINFORCING		A R C H I T E C T U R E
	20.	PROVIDE AND COORDINATE LOCATIONS OF PIPE PROTECTION TO BE INSTALLED		WASHINGTON,DC 20001
	21.	IN PARTITIONS TO PREVENT FOTORE DAMAGE TO MEP PIPING RISERS WITHIN. WHERE TUBS ABUT RATED WALLS, THE RATED WALL IS TO EXTEND TO THE		PHUNE: 202-4/0-55/0 FAX: 202-318-86 <u>www.em</u> otivearch.com
	იი	FLOOR. WHERE KITCHEN CARINETS ARE MOUNTED TO UNIT DEMISING MALLS		<del></del>
	ZZ.	INSTALL THE RESILIENT CHANNEL ON THE OPPOSITE SIDE OF THE PARTITION.		NO ISSUE / REVISED DATE
		IN 1 HOUR RATED WALLS THAT HAVE BLOCKING FOR GRAB BARS, DO NOT		
	23.	THE PARTITION BETWEEN THE UNITS AND THE PUBLIC CORRIDOR, AS WELL AS		
		THE PARTITION THAT SEPARATES DIFFERENT UNITS, HAS ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF THE STUD AND TWO LAYERS ON THE		
		OPPOSITE SIDE OF THE STUD. WHEN THERE ARE BATHROOM OR KITCHEN		
		DRYWALL FACING THE CABINETS. THE DOUBLE LAYER OF DRYWALL TO BE ON		
	٩V	THE OPPOSITE SIDE OF THE STUD FROM WHERE THE CABINETS ARE MOUNTED.		
	۷4.	ATTACH RESILIENT FURRING CHANNELS WITH ATTACHMENT FLANGE DOWN,		
]	ንፍ	OPEN EDGE FACING UP FOR ALL STC RATED WALLS. GC TO COORDINATE RATING OF WALLS WITH FIRE RATING & EGRESS PATHS		
	∠J.	PLANS (0004-0005) AND AS INDICATED ELSEWHERE. FIRE RATED PARTITIONS		
		SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED TESTING AGENCY DESIGN NUMBER. ASSEMBLIES CONFORMING TO FOLIIVALENT		JOB # 19_08
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defined	26.	BY THE CODE COMPLIANCE DEPARTMENT. ALL WALL ASSEMBLY COMPONENTS (SKINS) ARE LISTED IN ORDER FROM THE		
	יכ. דח	INTERIOR FACE TO THE EXTERIOR FACE OF THE WALL ASSEMBLY.		
	27.	ALL Z FURNING INDICATED WILL BE A FIBER REINFURGED MATERIAL SUCH AS ECOSTUD ON INTERIOR APPLICATIONS AND GREENGIRT BY SMART CI ON		WALL JUNEDULE
		EXTERIOR AND STRUCTURAL APPLICATIONS (OR APPROVED EQUAL.)		

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## GENERAL PARTITION NOTES

- 1. DO NOT FASTEN METAL PARTITION STUDS AND GYPSUM BOARD TO CEILING RUNNER AT TOP OF PARTITION IN ORDER TO ALLOW FOR STRUCTURAL DEFLECTION.
- 2. PROVIDE BRACING TO CEILING ABOVE WHERE PARTITION HEIGHT EXCEEDS
- MANUFACTURER'S ALLOWABLE HEIGHT. 3. ALL RATED WALLS ARE TO BE CONTINUOUS FROM THE TOP OF THE FLOOR
- SLAB TO THE UNDERSIDE OF THE STRUCTURAL FLOOR ABOVE. 4. THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES IN FIRE RATED PARTITIONS SHALL NOT EXCEED 16 SQ. IN. THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF WALL AREA. A HORIZONTAL DISTANCE OF 24 IN. SHALL SEPARATE BOXES
- LOCATED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS. 5. BOXES LOCATED IN CORRIDOR AND UNIT DEMISING PARTITIONS SHALL BE TREATED WITH ACOUSTICAL SEALANT AROUND PERIMETER AND BEHIND EACH BOX (FULL CLOSURE BED). IN ADDITION, OUTLET AND JUNCTION BOXES SHALL BE SEPARATED BY A METAL STUD BETWEEN THEM IN THE PARTITION.
- 6. COMPLETELY SEAL WITH CONTINUOUS SEALANT ALL PARTITION HEADS, BASES, AND ENDS, PLUS SEAL ALL PENETRATIONS, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, AND PLUMBING WORK. SEALANT AND INSTALLATION SHALL COMPLY WITH FIRE AND SOUND RATING REQUIREMENTS LISTED FOR THE PARTITION.
- 7. SOUND ATTENUATION BLANKETS (SAB) ARE TO BE INSTALLED IN ALL PARTITIONS SEPARATING PUBLIC FROM PRIVATE AREAS AND WHERE NOISE CAN BE TRANSMITTED. USE FSAB IN RATED PARTITIONS. EXTEND BLANKETS FULL HEIGHT OF PARTITION UP TO BOTTOM OF STRUCTURE, INSTALLED IN TIGHT, COMPRESSION FIT TO STUDS, STRUCTURE AND ADJACENT SURFACES.
- 8. FINAL LOCATION AND PLACEMENT OF MEPFP ITEMS SHALL BE COORDINATED SUCH THAT THEY DO NOT TOUCH STUD PARTITION ASSEMBLIES AND CREATE AN ACOUSTICAL PROBLEM SUCH AS VIBRATION, IMPACT NOISE, ETC.
- 9. PROVIDE FIRE RETARDANT WOOD BLOCKING IN PARTITIONS AS REQUIRED FOR SUPPORT AND/OR INSTALLATION OF DOOR FRAMES, MOULDINGS, MILLWORK, WALL PANELS, HANDRAILS, GRAB BARS, WINDOW TREATMENTS, AND ALL OTHER WALL MOUNTED ITEMS.
- 10. PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKER BOARDS ON WALLS IN ELECTRICAL ROOM AND TELEPHONE CLOSETS AT ALL PANEL AND EQUIPMENT LOCATIONS.
- 11. WATER RESISTANT GYPSUM BOARD SHALL BE USED FOR THE FULL HEIGHT OF PARTITION CONSTRUCTION AT BATHROOMS, KITCHENS, AND PARTITIONS WHICH CONTAIN PLUMBING FIXTURES (SUCH AS WET WALLS AND WALLS ADJACENT TO AND BEHIND PLUMBING FIXTURES) U.N.O.
- 12. COATED GLASS MAT BACKER BOARD SHALL BE USED AT ALL TUB & SHOWER SURROUND PARTITIONS WITH TILE FINISH.
- 13. USE GALVANIZED METAL CORNER BEADS AND EDGE TRIMS IN ALL EXPOSED WORK, POSITIVELY ATTACHED WITH FASTENERS. INSTALL FINISHED 'J'-BEAD EDGE AT TOP OF GYPSUM BOARD PANELS TERMINATING AT FACE OF CONCRETE CEILINGS TO ALLOW FOR SEALANT.
- 14. TAPE AND APPLY JOINT COMPOUND TO ALL INTERIOR CORNERS AND MOVEMENT CONTROL JOINTS IN GYPSUM BOARD PARTITIONS U.N.O.
- 15. PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM BOARD FOR ANY UNINTERRUPTED PARTITION LENGTH AT 30'-0" O.C. IN THE HORIZONTAL DIRECTION WHERE INDICATED OR AS REQUIRED. VERIFY LOCATIONS WITH ARCHITECT BEFORE INSTALLATION.
- 16. ALL MASONRY PARTITIONS THAT EXTEND BETWEEN STRUCTURAL CONCRETE COLUMNS AND/OR SHEAR WALLS SHALL HAVE VERTICAL SEALANT JOINTS BETWEEN CONCRETE AND MASONRY.
- 17. ALL FIRESAFED MASONRY PARTITIONS SHALL HAVE CONTINUOUS FIRESAFING OF DENSITY SPECIFIED. PROVIDE CONTINUOUS JOINT FILLER AND ELASTOMERIC SEALANT AT THE TOP OF THE WALL AND UNDERSIDE OF STRUCTURE.
- 18. INTERSECTIONS OF MASONRY PARTITIONS SHALL BE CONSTRUCTED BY INTERLOCKING ALTERNATE COURSES OF MASONRY AND INSTALLING METAL TIES, RIGID ANCHORS, OR PREFABRICATED JOINT REINFORCEMENT.
- 19. COORDINATE LOCATIONS OF ALL OPENINGS REQUIRED IN MASONRY PARTITIONS WITH ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE AND REINFORCING SCHEDULE.
- 20. PROVIDE AND COORDINATE LOCATIONS OF PIPE PROTECTION TO BE INSTALLED IN PARTITIONS TO PREVENT FUTURE DAMAGE TO MEP PIPING RISERS WITHIN. 21. WHERE TUBS ABUT RATED WALLS, THE RATED WALL IS TO EXTEND TO THE
- FLOOR. 22. WHERE KITCHEN CABINETS ARE MOUNTED TO UNIT DEMISING WALLS, INSTALL THE RESILIENT CHANNEL ON THE OPPOSITE SIDE OF THE PARTITION. IN 1 HOUR RATED WALLS THAT HAVE BLOCKING FOR GRAB BARS, DO NOT
- INSTALL RESILIENT CHANNEL ON SIDE OF WALL THAT HAS BLOCKING. 23. THE PARTITION BETWEEN THE UNITS AND THE PUBLIC CORRIDOR, AS WELL AS THE PARTITION THAT SEPARATES DIFFERENT UNITS, HAS ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF THE STUD AND TWO LAYERS ON THE OPPOSITE SIDE OF THE STUD. WHEN THERE ARE BATHROOM OR KITCHEN CABINETS MOUNTED TO THESE WALLS, ALWAYS HAVE THE SINGLE LAYER OF DRYWALL FACING THE CABINETS. THE DOUBLE LAYER OF DRYWALL TO BE ON THE OPPOSITE SIDE OF THE STUD FROM WHERE THE CABINETS ARE MOUNTED.
- 24. PER NATIONAL GYPSUM ASSOCIATION INSTALLATION REQUIREMENTS, ATTACH RESILIENT FURRING CHANNELS WITH ATTACHMENT FLANGE DOWN, OPEN EDGE FACING UP FOR ALL STC RATED WALLS.
- 25. GC TO COORDINATE RATING OF WALLS WITH FIRE RATING & EGRESS PATHS PLANS (0004-0005) AND AS INDICATED ELSEWHERE. FIRE RATED PARTITIONS SHALL CONFORM TO THE REQUIREMENTS OF THE REFERENCED TESTING AGENCY DESIGN NUMBER. ASSEMBLIES CONFORMING TO EQUIVALENT REQUIREMENTS BY OTHER TESTING AGENCIES ARE ACCEPTABLE IF APPROVED BY THE CODE COMPLIANCE DEPARTMENT.
- 26. ALL WALL ASSEMBLY COMPONENTS (SKINS) ARE LISTED IN ORDER FROM THE INTERIOR FACE TO THE EXTERIOR FACE OF THE WALL ASSEMBLY.
- 27. ALL Z FURRING INDICATED WILL BE A FIBER REINFORCED MATERIAL SUCH AS ECOSTUD ON INTERIOR APPLICATIONS AND GREENGIRT BY SMART CI ON EXTERIOR AND STRUCTURAL APPLICATIONS (OR APPROVED EQUAL.)

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**R-VALUE** Undefined Undefined Undefined Undefined

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BASE BUILDING DOOR SCHEDULE													
	ID	LOCATION	W	HT	ТНК	Door Material	Frame Mat.	Threshold	RATING	TYPE	HW SET	Pr Hinges	REMARKS
	B1	RETAIL ENTRY	3'	8' <sup>7/8</sup> ''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE		A	S	1.5	EXTERIOR SINGLE SWING GLASS DOO WITH UPPER WINDOW & DOUBLE HEADER
	B2	UNIT 100 - PATIO	3'	6'-9 <sup>1/8</sup> ''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE		A	G	1.5	EXTERIOR SINGLE SWING GLASS DOO WITH UPPER WINDOW & DOUBLE HEADER
	B3	LOBBY - MAIN ENTRY	6'-2''	8'-7''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE		В	Н	3	EXTERIOR DOUBLE SWING GRIDDED GLASS DOORS WITH & HEADER
	B4	UNIT 100 - PATIO	8'-4''	8'-6''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE		С	G	3	EXTERIOR BIFOLD GRIDDED GLASS DOOR WITH HEADER
	B5	EGRESS STAIRS	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	N	1.5	
	B6	UNIT 400 - PENTHOUSE ROOF	3'-2''	6'-8''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE	20 MIN	D	G	1.5	EXTERIOR SINGLE SWING GRIDDED GLASS DOOR WITH SIDE WINDOW
	B7	MAIL ROOM	3'	7'	1 <sup>5/8</sup> ''					F		1.5	CASED OPENING
	B8	MECHANICAL ROOM	2'-4''	7'	1 <sup>3/4</sup> ''	METAL	METAL	STONE	45 MIN	E	L	3	
	B9	EGRESS CORRIDOR	3'	7'-5 <sup>7/8</sup> ''	1 <sup>3/4</sup> "	WOOD, GLASS	WOOD	STONE		A	Р	1.5	EXTERIOR SINGLE SWING GLASS DOO WITH UPPER WINDOW & DOUBLE HEADER
	B10	PENTHOUSE EQUIPMENT ACCESS	3'	6'-8''	1 <sup>3/4</sup> ''	METAL	METAL	STONE	45 MIN	E	L	1.5	
	B11	STORAGE UNITS	3'	6'-8''	1 <sup>3/4</sup> "	WOOD	WOOD	STONE		E	L	1.5	
	B12	UTILITY ROOMS	3'	7'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	L	1.5	
	B13	GARAGE STAIR	3'	7'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	F	1.5	
	B14	TRASH ROOM	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	L	1.5	
	B15	ELEVATOR CONTROL ROOM	3'-6''	7'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	L	1.5	
	B16	UNIT 100 ENTRY	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	A/S	1.5	
	B17	LOBBY - PATIO	6'	8'-7''	1 <sup>3/4</sup> ''	WOOD, GLASS	WOOD	STONE		В	G	3	EXTERIOR DOUBLE SWING GRIDDEL GLASS DOORS WITH & HEADER
	B18	EGRESS STAIRS	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	R	1.5	
	B19	RETAIL VESTIBULE	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	М	1.5	
	B20	RESTROOM	3'	8'	1 <sup>3/4</sup> ''	WOOD	WOOD	STONE	1.5 HOURS	E	D	1.5	
	B21	DRAINAGE PUMP CLOSET	7'-9 <sup>3/</sup> 8''	8'	1 <sup>3/4</sup> ''	METAL	METAL	STONE	45 MIN	G	J	3	DOUBLE SWING METAL DOOR
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BOLTS TOP & BOTTOM.	<b>JCK FUNCTION HARDWARE DEFINITIONS:</b>	TYPE 'A' - UNIT ENTRANCE LOCK: THUMB TURN LOCKING. THUMB TURN LOCKS OUTSIDE KNOB UNTIL UNLOCKED BY KEY OR BY TURNING THUMB TURN. TYPE 'B' - DUMMY TRIM @ OUTSIDE FACE ONLY: BALL CATCH @ TOP & BOTTOM OF DOOR. TYPE 'C' - DUMMY TRIM EA LEAF @ OUTSIDE FACE ONLY: BALL CATCH @ TOP & BOTTOM OF EACH DOOR. TYPE 'D' - PRIVACY LOCK: PUSH BUTTON LOCKING. CAN BE OPENED FROM OUTSIDE WITH SMALL SCREWDRIVER OR FLAT NARROW TOOL. TURNING INSIDE KNOW RELEASES PUSH BUTTON. TYPE 'E' - PRIVACY LOCK - DOUBLE DOORS: PUSH BUTTON LOCKING. CAN BE OPENED FROM OUTSIDE W/ SMALL SCREWDRIVER OR FLAT NARROW TOOL. TURNING INSIDE KNOB RELEASES PUSH BUTTON. INACTIVE	TYPE 'F' - PASSAGE LATCH: BOTH KNOBS ALWAYS UNLOCKED. TYPE 'G' - TERRACE DOORS: DOOR BOLT THROWN/RETRACTED BY KEY TURN ONLY. NO OUTSIDE TRIM DEADLOCKS WHEN THROWN. DUMMY TRIM ON DOOR LEAFS. TYPE 'H' - ELECTRICALLY UNLOCKED: OUTSIDE TRIM CONTINUOSLY LOCKED UNTIL UNLOCKED BY KEYCARD. AUXILIARY LATCH LOCKS LATCHBOLT WHEN DOOR IS CLOSED. INSIDE TRIM ALWAYS FREE FOR IMMEDIATE EXIT. ONE LEAF TO BE POWER ASSIST PER ANSI 117.1 SECTION 404.3. (COORDINATE W/ SECURITY PACKAGE). (FAIL SAFE) TYPE 'I' - DOOR WITHIN A STAIR. ALWAYS UNLOCKED FROM BELOW; ELECTRONIC KEYED ACCESS FROM ABOVE (FOR SECURITY TO LOWER LEVEL). (FAIL SAFE)	TYPE 'K' - EXTERIOR GATE LATCHTYPE 'L' - STOREROOM LOCK: OUTSIDE KNOB ALWAYS LOCKED. ENTRANCE BY KEY ONLY. INSIDE KNOB ALWAYS UNLOCKED. TYPE 'M' - STOREROOM LOCK: KEY IN EITHER LEVER LOCKS OR UNLOCKS BOTH LEVERS. TYPE 'N' - ELECTRICALLY UNLOCKED: FREE FROM IMMEDIATE EGRESS INSIDE UNIT. ACCESS TO UNIT WITHIN STAIR BY KEY OR ELECTRIC STRIKE. TYPE 'P' - PANIC HARDWARE, CONCEALED VERTICAL ROD, EXIT ONLY. TYPE 'Q' - PASSAGE LATCH: STAIR DOOR TYPE 'R' - ELECTRICALLY UNLOCKED: FREE FOR IMMEDIATE EXIT INSIDE STAIR. ACCESS TO STAIR TO DE ELECTRICALLY OD ELECTRIC STRIKE.
	<u>100</u>	DOOR LEAF TO HAVE DUMMY TRIMS EACH SIDE W/ FLUSH BOLTS TOP & BOTTOM.	TYPE 'J' - CLOSETS: KEY LOCKS OR UNLOCKS OUTSIDE KNOB, BLANK PLATES INSIDE.	TO BE ELECTRIC KEY OR ELECTRIC STRIKE.

### ACCESSIBLE HARDWARE NOTES (GENERAL PARTIAL SPECIFICATION RE ACCESSIBLITY

REQUIREMENTS)

- 1. DOOR HARDWARE IN COMMON-USE AREAS SHALL BE LEVER (TYPICAL) OR PUSH-BAR (SELECTED DOORS AS NOTED). COMMON-USE AREAS ARE ACT (A.D.A.) AND ICC/ANSI 117.1-2003, CHAPTERS 1-9. DOOR HARDWARE SHALL "HAVE A SHAPE THAT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING I FIXED SIDELITES AS REQUIRED PER CODE. 404.2.6, AND A.D.A, SECTION 4.13.9.) "LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS." (A.D.A, SECTION 4.13.9.) "OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE FLOOR." (ANSI 117.1, SECTION 404.2.6.)
- 2. DOOR HARDWARE WITHIN UNITS VARIES DEPENDING ON WHETHER THE UNIT IS DESIGNED AS ANSI 'A' OR ANSI 'B' (SEE PLANS.) UNITS ARE (F.H.A.A.) AND ICC/ANSI 117.1-2003, CHAPTER 10. 2A.DOOR HANDLE WITHIN ANSI 'A' UNITS SHALL
  - SEE NOTE 4 BELOW). ANSI 'A' UNITS ARE SUBJECT TO ICC/ANSI 117.1-2003, CHAPTER 10, BUT THE SECTION ON DOORS (1003.5) REFERS TO THE REQUIREMENTS OF CHAPTER 4, WHICH ARE THE REQUIREMENTS FOR COMMON-USE
  - AREAS, AS DESCRIBED IN NOTE 1 ABOVE. 2B.DOOR HANDLE WITHIN ANSI 'B' UNITS MAY BE LEVER TYPE OR KNOBS. THE ABILITY TO USE KNOBS (I.E. A HARDWARE TYPE NOT ALLOWED IN COMMON-USE AREAS ANSI 'A' UNITS) IS DERIVED BY PROCESS OF ELIMINATION: NONE | 12. HARDWARE PACKAGES/LOCKING TO BE OF THE ANSI 'B' DOOR REQUIREMENTS (SECTION 1004.5) REFERENCE CHAPTER 4 OR OTHERWISE REQUIRE ACCESSIBLE HARDWARE. I THIS SCHEDULE.
- LEVER MECHANISMS (AT BOTH CORRIDOR AND UNIT SIDES). THIS APPLIES TO BOTH ANSI 'A' AND 'B' UNITS. THE ADA COVERS THE CORRIDOR SIDE HARDWARE, PER NOTE 1 ABOVE. ICC/ANSI 117.1-2003 COVERS THE UNIT SIDE (CHAPTER 10). FOR ANSI 'A' UNITS, PER NOTE 2A ABOVE, ALL HARDWARE MUST MEET THE COMMON-AREA STANDARD. FOR ANSI 'B' UNITS, SECTION 1004.4.5.1 REQUIRES THAT THE "PRIMARY ENTRANCE DOOR" TO THE UNIT MEET COMMON-AREA STANDARD.
- 4. POCKET & SLIDING DOORS SHALL HAVE U-SHAPED PULLS (ON ONE SIDE FOR SLIDING DOORS, AND BOTH SIDES FOR POCKET DOORS). THEREFORE, THE POCKET DOORS WILL NOT FULLY DISAPPEAR INTO I A.F.F., WITH 1:2 BEVEL EDGE SLOPE IF MORE THAN THE POCKET WHEN OPEN. WHEN THE POCKET DOOR IS OPEN, THERE SHALL BE A MINIMUM CLEAR WIDTH OF 32", PER ANSI 117.1, FIGURE 404.2.2. DOORS TO SHALLOW CLOSETS DO NOT REQUIRE 32" CLEAR OPENING (WHETHER SLIDING OR SWINGING).
- 5. DOOR CLOSERS ARE REQUIRED FOR RATED DOORS AND SHALL BE PROVIDED AT EXTERIOR DOORS. PER ANSI 117.1 SECTION 404.2.7.1, DOOR CLOSERS SHALL BE PROVIDED (ADJUSTED) "SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED (FOR THE CLOSER AUTOMATICALLY) TO <sup>1</sup> 21. FIXED GLAZING TO HAVE MAX. U-VALUE OF 0.38 AN MOVE THE DOOR TO AN OPEN POSITION OF 12
- DOOR HINGES ,SLIDING MECHANISMS AND OTHER б. OPERATING DEVICES SHALL BE PROVIDED SUCH THAT THE AMOUNT OF FORCE TO PUSH OR PULL THE DOOR IS 5.0 POUNDS OR LOWER. (ANSI 117.1 SECTION 404.2.8) NOTE THAT FIRE DOORS ARE

DOOR OPENINGS AS DIMENSIONED ON PLAN REPRESENT THE DOOR LEAF ONLY. PROVISIONS SHOULD BE MADE BY GC TO ACCOMMODATE FOR THE DOOR FRAME ITSELF. SUBJECT TO THE AMERICANS WITH DISABILITIES 2. ALL HARDWARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR, U.O.N. IS EASY TO GRASP WITH ONE HAND ADN DOES NOT 1 3. PROVIDE SAFETY GLAZING AT GLASS DOORS AND OF THE WRIST TO OPERATE." (ANSI 11701 SECTION 1 4. PROVIDE DOUBLE INSULATED LOW E GLAZING IN AL EXTERIOR GLAZED DOORS. REFER TO MECHANICAL DRAWINGS FOR THERMAL CRITERIA. PROVIDE SCREENS FOR ALL OPERABLE BALCONY/TERRACE DOORS. 6. GC TO COORDINATE INTERIOR DOOR FRAME THICKNESS. 7. CONTRACTOR TO PROVIDE HARDWARE SUBMITTALS AND FULL SCHEDULE FOR ARCHITECT'S REVIEW PRIOR TO ORDERING. SUBJECT TO THE FAIR HOUSING ACT AMENDMENTS 1 8. ALL STEEL DOORS AND FRAMES TO BE PRIMED AND BE LEVER MECHANISMS (TYPICAL) OR U- I 9. EXTERIOR DOORS AND FRAMES TO MATCH FINISH 8 SHAPED PULLS (AT POCKET & SLIDING DOORS, COLOR OF ALUMINUM WINDOW AND STOREFRONTS. 10. PROVIDE FULL WEATHERSTRIPPING AT ALL EXTERIO DOORS. 11. THE SCHEDULE AND SUPPORTING DETAILS SHOWS THE GENERAL DESIGN INTENT FOR DOORS IN THE PROJECT. CONTRACTOR SHALL COORDINATE EACH DOOR WITH FIELD CONDITIONS, INCLUDING SELECTION OF APPROPRIATE FRAMES FOR VARIOUS

GENERAL DOOR NOTES:

- WALL CONDITIONS. COORDINATED WITH OWNER. NOT INDICATED ON
- 13. CONTRACTOR TO PROVIDE DOOR + HARDWARE
- 3. DOOR HARDWARE AT UNIT ENTRY DOORS SHALL & SCHEDULE FOR ARCHITECT'S/ OWNER REVIEW PRIOR TO ORDERING.
  - 14. ALL FIRE RESISTANT RATED DOOR ASSEMBLIES TO I SELF-CLOSING & SELF-LATCHING. 15. ALL HINGES, THRESHOLDS AND ALL OTHER VISIBLE
  - HARDWARE, ETC., TO BE PROVIDED IN THE SAME FINISH AS THE DOOR LEVERS AND LOCKS.
  - 17. SECURITY PACKAGE TO BE SELECTED BY OWNER AN COORDINATED W/ DOOR AND DOOR HARDWARE AS REQUIRED.
  - 18. TO MEET ACCESSIBILITY REQUIREMENTS, THE MAXIMUM HEIGHT OF ALL FLOORING THRESHOLDS AT ACCESSIBLE PATHS SHALL BE NO MORE THAN 1/2" 1/4" HIGH. IF THERE IS UNCERTAINTY AS TO WHETHER A PARTICULAR THRESHOLD MEETS THE ACCESSIBILITY REQUIREMENT, THE CONTRACTOR SHALL ADDRESS THE QUESTION TO THE ARCHITECT WRITING.
  - 19. EXTERIOR DOORS TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4
  - 20. OPERABLE GLAZING TO HAVE MAX. U-VALUE OF 0.4 AND SHGC VALUE OF 0.4
- DEGREES SHALL BE 5 SECONDS MIMIMUM." I 22. UNIT INTERIOR DOORS TO BE PAINT GRADE.

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SCHEDULE

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	TYPE 'S' - DOUBLE CYLINDER DEADBOLT LOCK: THROWN RETRACTED BY KEY ONLY. DEADLOCKS WHEN FULLY THROWN.					
ANCE BY KEY UNLY.	TYPE 'T' - POCKET DOOR PRIVACY: PUSH BUTTON LOCKING. (PROVIDE ADA COMPLIANT LATCHSET FOR ANSI UNITS).					
S BOTH LEVERS.	TYPE 'U' - DUMMY PULL FOR SLIDER DOORS (PROVIDE ADA COMPLIANT PULL FOR ANSI UNITS).					
E UNIT. ACCESS TO STRIKE.	TYPE 'V' - INSTITUTION LOCK - BOTH LEVERS FIXED. ENTRANCE BY REQ. IN EITHER LEVER.					
ED VERTICAL ROD,	TYPE 'W' - VESTIBULE LOCK					



GENERAL DOOR NOTES: DOOR OPENINGS AS DIMENSIONED ON PLAN REPRESENT THE DOOR LEAF ONLY. PROVISIONS SHOULD BE MADE BY GC TO ACCOMMODATE FOR THE DOOR FRAME ITSELF. 2. ALL HARDWARE TO BE PROVIDED AND INSTALLED BY CONTRACTOR, U.O.N. 3. PROVIDE SAFETY GLAZING AT GLASS DOORS AND FIXED SIDELITES AS REQUIRED PER CODE. 4. PROVIDE DOUBLE INSULATED LOW E GLAZING IN AL EXTERIOR GLAZED DOORS. REFER TO MECHANICAL DRAWINGS FOR THERMAL CRITERIA. PROVIDE SCREENS FOR ALL OPERABLE BALCONY/TERRACE DOORS. 6. GC TO COORDINATE INTERIOR DOOR FRAME THICKNESS. 7. CONTRACTOR TO PROVIDE HARDWARE SUBMITTALS AND FULL SCHEDULE FOR ARCHITECT'S REVIEW PRIOR TO ORDERING. 8. ALL STEEL DOORS AND FRAMES TO BE PRIMED AND I PAINTED. 9. EXTERIOR DOORS AND FRAMES TO MATCH FINISH 8 COLOR OF ALUMINUM WINDOW AND STOREFRONTS. 10. PROVIDE FULL WEATHERSTRIPPING AT ALL EXTERIO DOORS. 11. THE SCHEDULE AND SUPPORTING DETAILS SHOWS THE GENERAL DESIGN INTENT FOR DOORS IN THE PROJECT. CONTRACTOR SHALL COORDINATE EACH DOOR WITH FIELD CONDITIONS, INCLUDING SELECTION OF APPROPRIATE FRAMES FOR VARIOUS WALL CONDITIONS. 12. HARDWARE PACKAGES/LOCKING TO BE COORDINATED WITH OWNER. NOT INDICATED ON THIS SCHEDULE. 13. CONTRACTOR TO PROVIDE DOOR + HARDWARE CLIENT I SCHEDULE FOR ARCHITECT'S/ OWNER REVIEW PRIOR TO ORDERING. 14. ALL FIRE RESISTANT RATED DOOR ASSEMBLIES T SELF-CLOSING & SELF-LATCHING. 15. ALL HINGES, THRESHOLDS AND ALL OTHER VISIBLE HARDWARE, ETC., TO BE PROVIDED IN THE SAME FINISH AS THE DOOR LEVERS AND LOCKS. 17. SECURITY PACKAGE TO BE SELECTED BY OWNER AN CONSULTANTS: COORDINATED W/ DOOR AND DOOR HARDWARE AS REQUIRED. 18. TO MEET ACCESSIBILITY REQUIREMENTS, THE MAXIMUM HEIGHT OF ALL FLOORING THRESHOLDS AT ACCESSIBLE PATHS SHALL BE NO MORE THAN 1/2" A.F.F., WITH 1:2 BEVEL EDGE SLOPE IF MORE THAN 1/4" HIGH. IF THERE IS UNCERTAINTY AS TO WHETHER A PARTICULAR THRESHOLD MEETS THE ACCESSIBILITY REQUIREMENT, THE CONTRACTOR SHALL ADDRESS THE QUESTION TO THE ARCHITECT WRITING. 19. EXTERIOR DOORS TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4 20. OPERABLE GLAZING TO HAVE MAX. U-VALUE OF 0.4 AND SHGC VALUE OF 0.4 21. FIXED GLAZING TO HAVE MAX. U-VALUE OF 0.38 AN SHGC VALUE OF 0.4 <sup>1</sup> 22. UNIT INTERIOR DOORS TO BE PAINT GRADE. KEYNOTES <sup>I</sup> CONCRETE O3.DE PRECAST WINDOW HEADER #1 (WHITE) MASONRY 04.FF MORTAR NET | METALS 105.EE LOOSE LINTEL ANGLE; REF TO STRUCTURAL DWGS 05.MA THRU-BOLT WOOD, PLASTICS, and COMPOSITES 06.BD BLOCKING AS REQUIRED |THERMAL and MOISTURE PROTECTION 107.AD SEALANT & BACKER ROD 107.AK CONTINUOUS HORIZONTAL WEEP VENT 107.BB HENRY BLUE SKIN VP 160 AIR BARRIER SYSTEM (OR EQUIVALENT ) 107.DB S.S. SILL FLASHING 107.DC FLASHING TAPE 07.LL RIGID INSULATION 107.UA S.S. JAMB FLASHING 107.UU S.S. FLASHING W/ DRIP EDGE 07.XX SELF-ADHERED FLASHING (W/ END DAMS & UP-TURNED BACKLEG @ SILLS) JOB # 107.YY S.S. FLASHING W/ END DAMS & UP-TURNED BACKLEG OPENINGS 08.AA SCHEDULED DOOR AND FRAME - PER FLOOR PLAN AND DOOR SCHEDULE (SEE SHEET A6201)



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W7

W8

W6



W5

Element ID

	CURTAIN WALL SYSTEM SCHEDULE									
ID	LOCATION	W	Н	Element Material	Frame Mat.	Threshold	RATING	HW Set	Pr Hinges	REMARKS
CW7	UNIT 400 TERRACE	3' <sup>1/2</sup> ''	7'-11 <sup>1/4</sup> ''	WOOD, GLASS		STONE			1.5	SINGLE SWING GRIDDED GLASS DOOR
CW8	UNIT 400 TERRACE	6' <sup>1/2</sup> ''	7'-11 <sup>1/4</sup> ''	WOOD, GLASS		STONE		G	3	DOUBLE SWING GRIDDED GLASS DOORS
CW9	1ST FLR, ENTRY VESTIBULE	6'	7'-11 <sup>1/4</sup> ''	WOOD, GLASS		STONE			3	DOUBLE SWING GRIDDED GLASS DOORS
CW10	GARAGE, ELEVATOR VESTIBULE	3'-1 <sup>1/2</sup> ''	7'-7 <sup>7/8</sup> ''	WOOD, GLASS				Н	1.5	SINGLE SWING GRIDDED GLASS DOOR
CW11	UNIT 400	4'-4 <sup>1/2</sup> ''	1'-10 <sup>1/2</sup> ''	WOOD, GLASS						AWNING WINDOW



SCALE: 1'=1'-0"

GENERAL WINDOW NOTES:	PPROVAL:	
GENERAL WINDOW NOTES:           1.         CONTRACTOR TO FIELD VERIFY ALL MASONRY AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. SUBMIT SHOP DRAWINGS FOR APPROVAL.           2.         PROVIDE DOUBLE INSULATED LOW E GLAZING IN ALL WINDOWS.           3.         ALL UNITS WITHIN 24" OF A DOOR AND WHOSE SILL ARE LESS THAN 60" AFF SHALL HAVE TEMPERED GLAZING (SEE 2012 IBC SECTION 2406 FOR ADDITIONAL INFORMATION)           4.         PROVIDE SCREENS FOR ALL OPERABLE UNITS.           5.         PROVIDE FULL WEATHERSTRIPPING.           6.         PERFORM IN-SITU PERFORMANCE TESTING ON WINDOWS.           7.         REFER TO SHEET 0002 FOR THERMAL PERFORMANCE CRITERIA.           8.         ALL CASEMENT WINDOWS FOLD IN.           9.         GLAZING IN INDEPENDENT WINDOWS WHOSE SILLS ARE LESS THAN 18" MUST BE SAFETY GLAZING, UNLESS PROTECTED BY A GUARDRAIL. IBC SECTION 2406.           10.         ALL UNITS WITH SILLS LESS THAN 18" AFF ARE TO HAVE TEMPERED GLAZING IN THE LOWER SASH AND SCREWED SHUT WHERE NECESSARY. IN LIEU OF USING SAFETY GLAZING A 1 1/2" GUARDRAIL SHALL BE MOUNTED 30" AFF. ( SEE IBC 2006 SECTION 2406 FOR ADDITIONAL INFORMATION).           11.         WINDOW FINISH TO BE POWDER COATED. COLOR TE 12.           13.         EXTERIOR DOORS TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4           14.         OPERABLE GLAZING TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4           15.         FIXED GLAZING TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4           16.	AGENCY APPROVAL:	PROJECT NAME: THE ELLIOTT 3255 PROSPECT STREET NW WASHINGTON DC 20007 CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542 CONSULTANTS:
		Image: Construction of the strength of the strengt of the strength of the strength of the stren
		JOB # 19_08
 ·     		A6400

- (cw1)



BIMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19\_08 Prospect St-1/28/20



GENERAL WINDOW NOTES: CONTRACTOR TO FIELD VERIFY ALL MASONRY AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. SUBMIT SHOP DRAWINGS FOR APPROVAL. 2. PROVIDE DOUBLE INSULATED LOW E GLAZING IN ALL WINDOWS. 3. ALL UNITS WITHIN 24" OF A DOOR AND WHOSE SILLS ARE LESS THAN 60" AFF SHALL HAVE TEMPERED GLAZING (SEE 2012 IBC SECTION 2406 FOR ADDITIONAL INFORMATION) 4. PROVIDE SCREENS FOR ALL OPERABLE UNITS. <sup>1</sup> 5. PROVIDE FULL WEATHERSTRIPPING. 6. PERFORM IN-SITU PERFORMANCE TESTING ON WINDOWS. 7. REFER TO SHEET 0002 FOR THERMAL PERFORMANCE I CRITERIA. 8. ALL CASEMENT WINDOWS FOLD IN. 9. GLAZING IN INDEPENDENT WINDOWS WHOSE SILLS ARE LESS THAN 18" MUST BE SAFETY GLAZING, UNLESS PROTECTED BY A GUARDRAIL. IBC SECTION 2406. 10. ALL UNITS WITH SILLS LESS THAN 18" AFF ARE TO HAVE TEMPERED GLAZING IN THE LOWER SASH AND SCREWED SHUT WHERE NECESSARY. IN LIEU OF USING I SAFETY GLAZING A 1 1/2" GUARDRAIL SHALL BE MOUNTED 30" AFF. (SEE IBC 2006 SECTION 2406 FOR ADDITIONAL INFORMATION). 11. WINDOW FINISH TO BE POWDER COATED. COLOR TBD PROJECT NAME: 12. REFER TO BUILDING ELEVATIONS FOR WINDOW LOCATIONS. 13. EXTERIOR DOORS TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4 14. OPERABLE GLAZING TO HAVE MAX. U-VALUE OF 0.4 AND SHGC VALUE OF 0.4 15. FIXED GLAZING TO HAVE MAX. U-VALUE OF 0.38 AN SHGC VALUE OF 0.4 16. UON ALL SINGLE AND DOUBLE HUNG WINDOW UNIT I SHALL BE SIERRA PACIFIC MODEL H3, METAL CLAD I VINYL COLOR TBD. 17. UON ALL STORE FRONT GLAZING WINDOW UNITS SHALL BE BY QUAKER SERIES 600. KEYNOTES CONCRETE 03.DD PRECAST WINDOW SILL #1 (WHITE) 03.DE PRECAST WINDOW HEADER #1 (WHITE) I MASONRY 104.FF MORTAR NET <sup>I</sup> METALS <sup>1</sup>05.EE LOOSE LINTEL ANGLE; REF TO STRUCTURAL DWGS <sup>1</sup>05.MA THRU-BOLT 05.MD S.S. FASTENER WOOD, PLASTICS, and COMPOSITES 06.BD BLOCKING AS REQUIRED 06.LA TYP MDF WINDOW SILL & APRON THERMAL and MOISTURE PROTECTION 07.AD SEALANT & BACKER ROD 107.AF CAULK & BACKER ROD W/ INTEGRATED l WEEPS <sup>1</sup>07.AK CONTINUOUS HORIZONTAL WEEP VENT <sup>1</sup>07.BB HENRY BLUE SKIN VP 160 AIR BARRIER SYSTEM (OR EQUIVALENT ) 07.DB S.S. SILL FLASHING <sup>1</sup>07.DF S.S. FLASHING WITH SIDE DAMS <sup>1</sup>07.LL RIGID INSULATION 07.UA S.S. JAMB FLASHING 07.UU S.S. FLASHING W/ DRIP EDGE 07.XX SELF-ADHERED FLASHING (W/ END DAMS & UP-TURNED BACKLEG @ SILLS) 07.YY S.S. FLASHING W/ END DAMS & UP-TURNED BACKLEG | OPENINGS 108.BB SCHEDULED WINDOW AND FRAME PER FLOOR PLAN AND WINDOW TYPE SCHEDULE (SEE SHEET A6401-A6402)



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- 07.DC FLASHING TAPE





				V
		, 4 <sup>5/8"</sup>	<b>_</b>	4//8
_	3'-8 <sup>3/4</sup> " @ W1	⊥ ∠		М
′ _	7'-6 <sup>1/2</sup> " @ W2	<u> </u>		
<i>_</i>	7'-7 <sup>1/2</sup> " @ W3	<u> </u>		
′ _	7'-0'' @ W6	<u> </u>		
́	7'-0 <sup>1/2"</sup> @ W7	<u> </u>		
′	3'-8 <sup>1/2"</sup> @ W8	<u> </u>		
1	1			



6











5

WINDOW HEADER PLAN DTL SCALE: 1" = 1'-0"

WINDOW HEADER AXON SCALE: 1" = 1'-0"



WINDOW SILL PLAN DTL SCALE: 1" = 1'-0"

7'-0<sup>1/2</sup>" @ W7





10 A6402











- LOCATIONS. 13. EXTERIOR DOORS TO HAVE MAX. U-VALUE OF 0.77 AND SHGC VALUE OF 0.4
- 14. OPERABLE GLAZING TO HAVE MAX. U-VALUE OF 0.4 AND SHGC VALUE OF 0.4
- 15. FIXED GLAZING TO HAVE MAX. U-VALUE OF 0.38 AN I SHGC VALUE OF 0.4
- 16. UON ALL SINGLE AND DOUBLE HUNG WINDOW UNI I SHALL BE SIERRA PACIFIC MODEL H3, METAL CLAD

## KEYNOTES

- CONCRETE 03.DD PRECAST WINDOW SILL #1 (WHITE)
- 03.DE PRECAST WINDOW HEADER #1 (WHITE)
- I MASONRY
- 104.FF MORTAR NET
- METALS
- <sup>1</sup>05.EE LOOSE LINTEL ANGLE; REF TO STRUCTURAL DWGS
- <sup>I</sup>05.MA THRU-BOLT 05.MD S.S. FASTENER
- WOOD, PLASTICS, and COMPOSITES
- 06.BD BLOCKING AS REQUIRED 106.LA TYP MDF WINDOW SILL & APRON
- <sup>|</sup>THERMAL and MOISTURE PROTECTION
- <sup>1</sup>07.AD SEALANT & BACKER ROD
- <sup>1</sup>07.AF CAULK & BACKER ROD W/ INTEGRATED l WEEPS
- <sup>1</sup>07.AK CONTINUOUS HORIZONTAL WEEP VENT
- <sup>1</sup>07.BB HENRY BLUE SKIN VP 160 AIR BARRIER
- SYSTEM (OR EQUIVALENT )
- 07.DB S.S. SILL FLASHING
- 07.DC FLASHING TAPE
- 07.DF S.S. FLASHING WITH SIDE DAMS
- 07.LL RIGID INSULATION
- 07.UA S.S. JAMB FLASHING
- 07.UU S.S. FLASHING W/ DRIP EDGE
- 07.XX SELF-ADHERED FLASHING (W/ END DAMS & UP-TURNED BACKLEG @ SILLS)
- 07.YY S.S. FLASHING W/ END DAMS & UP-TURNED BACKLEG

## | OPENINGS

108.BB SCHEDULED WINDOW AND FRAME PER FLOOR PLAN AND WINDOW TYPE SCHEDULE (SEE SHEET A6401-A6402)

PROJ	ECT NAME: THE ELLIOTT 3255 PROSPECT STREET N WASHINGTON DC 20007	W
CLIEN 3251	THE ELLIOTT L PROSPECT ST., NW WASHINGTO 202-744-6542	LC IN DC 20007
CONS	ULTANTS:	
PH PH	С н і т е с т 777 6th STREET, NW WASHINGTON, DC 20001 ЮNE: 202-470-5570 FAX: 202 www.emotivearch.com	V R E 2-318-8684
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REFER TO DRAWING

WINDOW DETAILS

A6402

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STRUCTURAL NOTES

A. <u>BUILDING CODE</u>

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE/2006, MODIFIED BY DCMR 12, WITH DISTRICT OF COLUMBIA CONSTRUCTION CODE SUPPLEMENT OF 2013.

### B. <u>GENERAL</u>

FOR LOADING CRITERIA SEE ADJACENT TABLE

2. EXCEPT FOR AREAS OF USE GROUPS A AND EXCEPT FOR LIVE LOADS WHICH EXCEED 100 PSF, FLOOR LIVE LOADS ARE REDUCED FOR BEAMS, GIRDERS, COLUMNS, AND FOOTINGS IN ACCORDANCE WITH SECTION 1607.10 OF THE INTERNATIONAL BUILDING CODE. 3. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE WIND PRESSURES SPECIFIED IN SECTION 1609.0 OF THE INTERNATIONAL BUILDING CODE. SEE THE ATTACHED LOAD TABLE.

4. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE SNOW LOADS SPECIFIED IN SECTION 1608.0 OF THE INTERNATIONAL BUILDING CODE AND SECTION 7 OF ASCE 7. SEE THE ATTACHED DESIGN DATA TABLE ON THIS SHEET. 5. IN ADDITION TO THE FLAT ROOF SNOW LOAD STATED ABOVE, A SNOW LOAD PROVISION FOR DRIFTING SNOW HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ASCE 7, SECTIONS 7.7 AND 7.8.

6. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE SEISMIC FORCES SPECIFIED IN SECTION 1613.0 OF THE INTERNATIONAL BUILDING CODE. SEE THE SEISMIC DESIGN LOAD AND DATA TABLE ON THIS SHEET. 7. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

1926 SAFETY STANDARDS FOR STEEL ERECTION; FINAL RULE. 9. THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADS ONLY. THE METHODS, PROCEDURES, AND

SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. SUPPORTING FORMWORK FOR THE CONCRETE CONSTRUCTION SHALL NOT BE REMOVED BEFORE THE CONCRETE HAS GAINED SUFFICIENT STRENGTH TO SAFELY SUPPORT THE DEAD AND SUPERIMPOSED LOADS WHICH WOULD BE SUBSEQUENTLY APPLIED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF COLUMNS... CONSTRUCTION.

10. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE WALLS BELOW GRA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE STRUCTURAL ENGINEER. 11. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. THE STRUCTURAL DRAWINGS SHALL NOT BE CONSIDERED SEPARATELY

FOR PURPOSES OF BIDDING THE STRUCTURAL WORK. DUE CONSIDERATION SHALL BE GIVEN TO OTHER STRUCTURAL WORK OR WORK RELATED TO THE STRUCTURE, INCLUDING NECESSARY COORDINATION DESCRIBED OR IMPLIED BY THE ARCHITECTURAL AND MECHANICAL DRAWINGS. 12. WRITTEN PERMISSION MUST BE OBTAINED FROM BEI STRUCTURAL ENGINEERS, INC., PRIOR TO THE REPRODUCTIVE USE STRUCTURAL ENGINEER.

OF THE STRUCTURAL CONTRACT DOCUMENTS IN ANY FASHION AS STRUCTURAL SHOP DRAWING DOCUMENTS. 13. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS. 15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION 11. WELDED WIRE FABRIC SHALL CONFORM TO ATSM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE ON EXISTING BUILDINGS SHOWN IN THESE DRAWINGS WAS BASED UPON THE INFORMATION SUPPLIED TO THE STRUCTURAL ENGINEER. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTOR SHALL VERIFY ALL INFORMATION. VARIATIONS FROM THE DIMENSIONS INDICATED ON THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER

16. SHORING OF THE EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE TEMPORARY SHORING WHERE MODIFICATIONS/ALTERATIONS TO EXISTING STRUCTURE IS REQUIRED. THE SHORING DRAWINGS/CALCULATIONS SHALL BE SIGNED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF JURISDICTION AND SUBMITTED FOR APPROVAL PRIOR TO START OF DEMO WORK.

17. PRINCIPAL OPENINGS IN THE STRUCTURE ARE INDICATED ON THE CONTRACT DOCUMENTS. REFER TO THE

ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT HEREIN INDICATED. OPENINGS IN SLABS WITH A MAXIMUM SIDE DIMENSION OR DIAMETER OF 12 INCHES OR LESS SHALL NOT REQUIRE ADDITIONAL FRAMING OR REINFORCEMENT, UNLESS NOTED OTHERWISE. THE LOCATION OF SLEEVES OR OPENINGS IN STRUCTURAL MEMBERS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. 18. ALL NON-PRIMARY STRUCTURAL ELEMENTS SUCH AS STAIRS, RAILINGS, METAL STUDS, STOREFRONTS, MULLIONS, ETC.

SHALL BE DESIGNED BY A REGISTERED ENGINEER TO MEET THE MINIMUM REQUIREMENTS OF THE LOCAL BUILDING CODES. SUBMIT CALCULATIONS AND SHOP DRAWINGS WITH A SIGNED SEAL OF THE RESPONSIBLE REGISTERED ENGINEER FOR THE LOCAL JURISDICTION.

### C. <u>FOUNDATION</u>

THE SUBSURFACE INFORMATION AND FOUNDATION DESIGN ARE BASED ON A REPORT PREPARED BY ECS MID-ATLANTIC, 19. PROVIDE 2- NO. 4 REINFORCEMENT BARS X 4'-0" AT RE-ENTRANT CORNERS OF SLAB ON GRADE AT POUR STRIPS AND LLC, REPORT NUMBER 01:26698-A, DATED DECEMBER 13, 2017. THE CONTRACTOR SHALL PERFORM EXCAVATIONS, FOOTING CONSTRUCTION, AND PREPARATION OF THE SUBGRADE UNDER THE SLAB ON GRADE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT AND THE PROJECT SPECIFICATIONS.

2. SOIL BEARING VALUE ASSUMED TO BE 8,000 PSF FOR MAT FOUNDED ON UNDISTURBED NATURAL SOIL OR CONTROLLED STRUCTURAL FILL IN ACCORDANCE WITH SUBSURFACE INVESTIGATION AND GEOTECHNICAL ENGINEERING REPORT . SOIL BEARING CAPACITY SHALL BE FIELD VERIFIED BY A SOILS ENGINEER REGISTERED IN THE STATE OF JURISDICTION.

3. BOTTOM OF MAT FOUNDATION SHALL EXTEND A MINIMUM OF ONE FOOT INTO UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL AND WHERE SUBJECT TO FROST ACTION. AT LEAST TWO FEET SIX INCHES BELOW FINISHED GRADE. ELEVATIONS SHOWN ARE TO TOP OF MAT FOUNDATION AND ARE FOR ESTIMATING PURPOSES ONLY. MAT ELEVATIONS SHALL BE ACCOMPLISHED BY TAKING FOUR STANDARD TEST CYLINDERS OF THE CONCRETE FOR EACH DAY CONCRETE IS POURED. BE ADJUSTED AS REQUIRED TO SUIT FIELD CONDITIONS. BORING LOGS ARE ON FILE AT THE ARCHITECT'S OFFICE FOR REVIEW BY THE CONTRACTOR. ALL FOUNDATION WORK TO BE DONE IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT AND BE INSPECTED AND APPROVED BY A SOILS ENGINEER PRIOR TO POURING CONCRETE. ALL CONTROLLED COMPACTED FILL SHALL BE PLACED UNDER THE SUPERVISION OF A SOILS ENGINEER.

4. BOTTOM OF MAT FOUNDATION MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE PLACING ANY CONCRETE. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL 31. THE FOLLOWING ENVIRONMENTAL REQUIREMENTS SHALL BE MET AND MAINTAINED: BEARING PRESSURE.

5. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LATERAL EARTH PRESSURES: CANTILEVER RETAINING WALLS 65 PCF WALLS SUPPORTED TOP AND BOTTOM65 PCF PASSIVE EARTH PRESSURE 250 PCF

COEFFICIENT OF FRICTION 0.300 PCF

3IMcloud: EMA-BIM-1 - BIMcloud Basic for ARCHICAD 22/Projects 2019/19 08 Prospect St -11/15/19

7. EXCAVATIONS FOR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. MAT EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS TEMPORARILY LINED WITH 6 MIL VISQUEEN IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF THE EXCAVATION OF THE FOUNDATION.

8. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

9. REINFORCEMENT PLACEMENT SEQUENCE FOR FOOTINGS IS NOTED ONLY FOR MAJOR REINFORCEMENT BAR LAYERS. IN SPREAD FOOTINGS AND MATS THE CONTRACTOR SHALL SEQUENCE ALL OTHER BAR PLACEMENTS AS REQUIRED TO CONFORM TO THE CONTRACT DOCUMENTS.

10. WALLS RETAINING BACKFILL HAVE BEEN DESIGNED FOR IN SERVICE LOADS ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION. THE SHORING SHALL NOT BE REMOVED UNTIL THE SUPPORTING ELEMENTS ARE IN PLACE, THE CONCRETE IN THE WALLS AND SUPPORTING ELEMENTS HAS ATTAINED THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH (FC') AND COMPACTION OF THE BACKFILL HAS BEEN COMPLETED.

11. RETAINING WALLS AND/OR EXPOSED CONCRETE WALLS SHALL HAVE CONTROL JOINTS AT 10 FEET AND EXPANSION JOINTS AT 30 FEET MAXIMUM ON CENTERS UNLESS NOTED OTHERWISE. WALLS WITH INTEGRAL COLUMN PIERS OR PILASTERS SHALL HAVE A FORMED CONTROL JOINT ON ONE SIDE OF EACH PIER ON THE EXPOSED FACE OF THE WALL. JOINTS SHALL BE FILLED WITH AN APPROVED SEALANT.

12. WHERE THE SLAB IS TO RECEIVE SENSITIVE ARCHITECTURAL FLOOR FINISHES, SUCH AS CERAMIC TILE, ALL JOINTS IN THE SLAB CONSTRUCTION SHALL BE PLACED TO ALIGN WITH JOINTS IN THE FINISHED MATERIAL.

D. <u>CONCRETE</u>

MATS COLUMNS 4000 PSI SHEAR WALLS 4000 PSI STRUCTURAL SLABS AND BEAMS 5000 PSI

ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR

6. STEEL FABRICATOR IS SOLELY RESPONSIBLE FOR SURVEYING AND VERIFICATION OF EXISTING CONDITIONS INCLUDING ENTRAINED 6%±1.5%. BUT NOT LIMITED TO THE LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING WALLS AND FRAMING. GROUND GRANULATED BLAST-FURNACE SLAG MAY BE USED AS A POZZOLAN TO REPLACE A PROTION OF THE PORTLAND 7. PRIOR TO DETAILING CONNECTIONS FOR STRUCTURAL STEEL, THE STEEL FABRICATOR SHALL SUBMIT FOR APPROVAL REPRESENTATIVE CEMENT IN A CONCRETE MIX, SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. GROUND GRANULATED DETAILS AND CALCULATIONS FOR EACH TYPE OF STRUCTURAL STEEL BLAST-FURNACE SLAG WHEN USED. SHALL CONFORM TO ASTM C989. CONCRETE MIXES USING GROUND GRANULATED CONNECTION TO BE UTILIZED. AFTER APPROVAL, THE CONNECTIONS BLAST-FURNACE SLAG SHALL BE PROPORTIONED TO ACCOUNT FOR THE PROPERTIES OF THE SPECIFIC GROUND MAY BE INCORPORATED INTO THE SHOP DRAWINGS, ALOONG WITH A GRANULATED BLAST-FURNACE SLAG USED. THE RATIO OF THE AMOUNT OF THE GROUND GRANULATED BLAST-FURNACE SLAG TO THE TOTAL AMOUNT OF GROUND GRANULATED BLAST-FURNACE SLAB AND CEMENT IN THE MIX SHALL NOT EXCEED TABLE OF DESIGN CAPACITIES FOR THE RANGE OF CONNECTIONS TO BE USED. 40 PERCENT.

8. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD 3. GROUT FOR BASE PLATES SHOULD BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827 AND SHALL HAVE WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN. A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED. 4. ALL CONCRETE WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318), AND THE ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED, AS DESCRIBED IN "AMERICAN WELDING SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301). SOCIETY'S STANDARD QUALIFICATION PROCEDURE", AWS D1.1, TO PERFORM THE TYPE OF WORK REQUIRED. 5. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF 10. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING 8. CONTRACTOR MUST FABRICATE AND ERECT STEEL IN ACCORDANCE WITH OSHA'S SAFETY REQUIREMENTS, 29 CFR PART DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE". MADE 11. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301. ERECTION OF SAME. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318 SECTION 7.7 12. PENETRATIONS SHALL NOT BE CUT IN STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS FOR CONDITIONS NOT NOTED)

MAT FOUNDATION MAT FOUNDATION BFAMS STRUCTURAL SLAP

LAPPED A MINIMUM OF 6 INCHES.

CONTINUOUS ACROSS JOINT.

16. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS REVIEWED BY THE STRUCTURAL

FNGINEER FREE OF LAITANCE. SLAB AT THE CORNER SLAB AT THE CORNER.

20. CONCRETE STRENGTH, PROPORTIONS AND TESTING SHALL MEET THE FOLLOWING REQUIREMENTS: CONCRETE STRENGTH SHALL NOT BE LESS THAN STRENGTHS LISTED ABOVE AT 28 DAYS. THE MIX DESIGN SHALL BE PREPARED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER USING MATERIALS TO BE USED ON THE JOB. THE LABORATORY MIX DESIGN SHALL EXCEED THE DESIRED JOB STRENGTH OF CONCRETE BY 1,200 PSI. FOUR COPIES OF MIX DESIGN SHALL BE SUBMITTED TO THE OWNER BEFORE CONCRETE WORK HAS BEGUN.

C. SLUMP SHALL NOT EXCEED 4 INCHES. D. ALL COSTS OF CONCRETE TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TESTING OF CONCRETE SHALL ONE SET OF TEST CYLINDERS MAY REPRESENT NO MORE THAN 55 CUBIC YARDS OF CONCRETE NOR ONE DAY'S POUR. CYLINDERS SHALL BE BROKEN TWO AT 7 DAYS AND TWO AT 28 DAYS IN ACCORDANCE WITH ASTM SPECIFICATIONS. FOR ALL CONCRETE, SLUMP CONE TEST SHALL BE RUN AT THE JOB SITE ON EACH TRUCK DELIVERY. CONCRETE USED FOR SLUMP CONE TEST SHALL NOT BE TAKEN FROM FIRST OR LAST 15% OF EACH LOAD. ALL TEST CYLINDERS AND SLUMP CONE TESTS SHALL BE PERFORMED BY A QUALIFIED TECHNICIAN FROM AN APPROVED TESTING FIRM IF DIFFERENT FROM GEOTECHNICAL ENGINEERS USED TO MONITOR SITE GRADING.

A. PROVIDE COLD WEATHER AND/OR HOT WEATHER PROTECTION AS RECOMMENDED IN ACI 306 AND ACI 305. B. UNLESS ADEQUATE PROTECTION IS PROVIDED, CONCRETE SHALL NOT BE PLACED DURING RAIN, SLEET OR SNOW PROTECT CONCRETE FROM RAIN WATER, MAINTAIN CONCRETE WATER RATIO AND PROTECT CONCRETE SURFACE. C. ALL CONCRETE SHALL BE ADEQUATELY PROTECTED AFTER POURING TO PREVENT DAMAGE FROM FREEZING, BY THE USE OF SUITABLE COVERS AND ADEQUATE HEATING EQUIPMENT. FROZEN AND DAMAGED CONCRETE MUST BE REMOVED AND 13. TEMPORARY SHORING OF LINTELS MUST BE PROVIDED UNTIL MASONRY HAS CURED. CONTROL JOINTS IN MASONRY REPLACED AT THE CONTRACTOR'S EXPENSE. DO NOT PLACE CONCRETE ON FROZEN EARTH. D. ADMIXTURES TO RETARD OR ACCELERATE SETTING, REDUCE WATER RATIO OR PREVENT FREEZING SHALL NOT BE USED SHALL NOT BE LOCATED WITHIN A DISTANCE EQUAL TO 50% OF THE LINTEL SPAN ADJACENT TO EACH SIDE OF THE OPENING. WITHOUT PRIOR APPROVAL FROM TENANT. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE MAY BE USED. E. DO NOT PLACE CONCRETE WHEN TEMPERATURE IS 40 DEGREES F. AND FALLING OR WHEN FREEZING WEATHER IS 14. HORIZONTAL JOINT REINFORCEMENT SHALL BE USED IN THE MASONRY CONSTRUCTION. SUCH JOINT REINFORCEMENT PREDICTED WITHIN 24 HOURS. "RECOMMENDED PRACTICE FOR WINTER CONCRETING", ACI 604, MAY BE FOLLOWED FOR SHALL BE PLACED AT 8 INCHES ON CENTER VERTICALLY IN WALLS BELOW GRADE AND AT 16 INCHES ON CENTER VERTICALLY PLACING CONCRETE IN COLD WEATHER. IN WALLS THAT ARE ABOVE GRADE. HORIZONTAL JOINT REINFORCEMENT SHALL BE FABRICATED FROM GALVANIZED

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ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE. QUALITY AND TESTING OF MASONRY UNITS AND MATERIALS FOR MORTAR, GROUT, AND MAKING OF PRISMS WHEN CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE HIGH STRENGTH BOLTS WHICH MEET OR EXCEED REQUIRED. THE REQUIREMENTS OF ASTM A325, TYPE N, X, OR F. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS, EXCEPT AS PROPORTIONING, MIXING, AND CONSISTENCY OF MORTAR AND GROUT. NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE LAYING, MORTARING, AND GROUTING OF MASONRY UNITS AND ELEMENTS "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDENED WASHER CONDITION, GRADE, SIZE, SPACING AND PLACEMENT OF REINFORCEMENT. PLACED UNDER THE ELEMENT TO BE TIGHTENED. BOLTS IN BRACING CONNECTIONS, MOMENT CONNECTIONS OR OTHER SIGNIFICANT OR UNUSUAL CONSTRUCTION LOADS ON MASONRY STRUCTURAL ELEMENTS. CONNECTIONS NOTED ON THE DRAWINGS SHALL BE CONSIDERED TO BE "SLIP CRITICAL" BOLTS, AND SHALL BE DESIGNED AS WHEN AMBIENT TEMPERATURE FALLS BELOW 40 DEGREES F OR RISES ABOVE 100 DEGREES F. A COMPLETE RECORD OF FRICTION TYPE BOLTS. FRICTION TYPE CONNECTIONS SHALL BE TIGHTENED BY THE USE OF THE TURN-OF-THE-NUT METHOD WEATHER CONDITIONS AND OF PRECONDITIONING AND PROTECTION GIVEN TO MASONRY MATERIALS, AND PROTECTION AND OR THE USE OF LOAD INDICATING TYPE BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CURING OF COMPLETED WORK, SHALL BE MAINTAINED. 4. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION FOR VII. GENERAL PROGRESS OF WORK. STRUCTURAL STEEL BUILDINGS" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

1. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (FC') AT 28 DAYS:

4000 PSI

(BOTTOM)	3 INCHES
(TOP)	2 INCHES
	1-1/2 INCHES
	1-1/2 INCHES
3S	3/4 INCHES
ADE (BACKFILLED SIDE)	2 INCHES
	3/4 INCHES

8. PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR REVIEWED BY THE

10. EPOXY COATED REINFORCEMENT BARS SHALL CONFORM TO ASTM A775. REINFORCEMENT BARS TO BE EPOXY COATED SHALL CONFORM TO ASTM A615, GRADE 60. EPOXY COATED REINFORCEMENT BARS SHALL BE SUPPORTED ON COATED WIRE BAR SUPPORTS OR ON BAR SUPPORTS MADE OF DIELECTRIC MATERIAL. EPOXY COATED REINFORCEMENT BARS SHALL BE FASTENED WITH NYLON, EPOXY OR PLASTIC COATED TIE WIRES. REPAIR OF DAMAGED EPOXY COATED REINFORCEMENT BARS SHALL BE MADE WITH MATERIAL CONFORMING TO ASTM A775.

12. WELDING OF REINFORCEMENT BARS, WHEN ACCEPTED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE

AMERICAN WELDING SOCIETY STANDARD D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX. 13. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 48 BAR DIAMETERS AT SPLICES UNLESS NOTED

OTHERWISE. REINFORCEMENT BAR SPLICES IN GRADE BEAMS SHALL BE LOCATED AT THE CENTERLINE OF SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP BARS. PROVIDE STANDARD ACI HOOKS FOR TOP AND BOTTOM BARS AT DISCONTINUOUS ENDS OF ALL GRADE BEAMS. 14. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90-DEGREE BENDS AND EXTENSIONS, OR

CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.

15. CONSTRUCTION JOINTS IN SLABS AND BEAMS SHALL BE AT MID-SPAN AND KEY JOINTED WITH REINFORCING

17. CONSTRUCTION JOINTS BETWEEN MAT FOUNDATION AND WALLS OR COLUMNS SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND

18. PROVIDE 1- NO. 4 REINFORCEMENT BAR X 4'-0" AT RE-ENTRANT CORNERS AND AROUND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE BAR DIAGONAL TO CORNER WITH 1" CLEARANCE FROM THE TOP AND THE SIDE OF THE

COLUMN BLOCKOUTS. PLACE BARS CENTERED IN THE SLAB AND DIAGONAL TO THE CORNER WITH 1" CLEARANCE FROM THE

F. NO CALCIUM CHLORIDE OR OTHER ACCELERATORS OR ANTI-FREEZES SHALL BE USED.

STEEL

JRAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. ALL WIDE FLANGE SHAPES SHALL BE ASTM A992/A572 GRADE 50. ALL OTHER STRUCTURAL STEEL SHALL BE ASTM A36 UNO.

> CTANGULAR/SQUARE HOLLOW STRUCTURAL SECTIONS SHALL BE ASTM A500 GRADE B, FY=46 KSI. ALL HAVE A SHOP COAT OF RUST INHIBITIVE PAINT.

IALL BE THOROUGHLY CLEANED IN ACCORDANCE WITH SSPC- SP3 PRIOR TO PAINTING.

5. TYPICAL CONNECTION DETAILS ARE INDICATED ON THE DRAWINGS. THE FABRICATOR SHALL PREPARE THE SHOP DRAWINGS FOR THE PROJECT BASED ON THIS CONNECTION DESIGN INFORMATION. IF ALTERNATE CONNECTION DESIGNS ARE USED, THE FABRICATOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER PREPARE THE CONNECTION DESIGNS. SUCH DESIGNS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS AND SHALL BEAR THE SEAL OF THIS RESPONSIBLE PROFESSIONAL ENGINEER. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION ", LATEST EDITION. TABLE II AND TABLE III OF PART 4 SHOULD BE USED. THE END REACTION OF THE CONNECTED BEAM SHALL BE DETERMINED FROM PART 2 "ALLOWABLE LOADS ON BEAMS" FOR THE MEMBER SIZE AND SPAN INDICATED, UNLESS A DESIGN REACTION IS INDICATED ON THE PLANS. IN NO CASE SHALL THE END REACTION BE TAKEN AS LESS THAN 12.0 KIPS.

REVIEWED BY THE ENGINEER. 13. HEADED CONCRETE ANCHORS SHALL BE NELSON OR KSM HEADED CONCRETE ANCHORS (OR ACCEPTABLE EQUAL), AND SHALL CONFORM TO ASTM A108, GRADES C-1010 THROUGH C-1020. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH

SUITABLE STUD WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING SYSTEMS COMPANY 14. STEEL MEMBERS, FABRICATIONS AND ASSEMBLIES INDICATED ON THE DRAWINGS TO BE GALVANIZED SHALL BE GALVANIZED AFTER FABRICATION BY HOT DIP PROCESS IN ACCORDANCE WITH ASTM A123. WEIGHT OF ZINC COATING TO CONFORM TO THE REQUIREMENTS SPECIFIED UNDER "WEIGHT OF COATING" IN ASTM A123 OR ASTM A386, AS APPLICABLE.

15. ALL LINTELS AND SHELF ANGLES SHALL BE HOT DIP GALVANIZED 16. ANY POINTS OF WELDING SHALL BE TOUCHED UP IN THE FIELD WITH A ZINC-RICH PAINT BY THE STEEL ERECTOR.

17. ALL EXPOSED STEEL (DUNNAGE FRAMING, SCREEN WALL FRAMING, CANOPY FRAMING, ETC) SHALL BE HOT DIP GALVANIZED

MASONRY

MASONRY UNITS SHALL BE TYPE:

A. ASTM C90 HOLLOW B. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR

2. FOLLOWING ARE THE BLOCK STRENGTHS REQUIRED:

A. ASTM C90 SOLID 1900 PSI ON GROSS AREA OF INDIVIDUAL UNITS. B. ASTM C90 HOLLOW 1900 PSI ON NET AREA OF INDIVIDUAL UNITS.

3. ALL MORTAR SHALL BE ASTM C270 TYPE S.

4. GROUT SHALL BE A HIGH SLUMP MIX

A. IN ACCORDANCE WITH ASTM SPECIFICATION C476

B. HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.

C. FROM FIELD OBTAINED TEST CYLINDERS. LAID UP MASONRY DESIGN F'M IS 1350 PSI FOR STANDARD CONCRETE MASONRY

ALL CONCRETE MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530/ASCE 5/TMS 402" AND "SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1/ASCE 6/TMS

A. AND INSPECTED BY A QUALIFIED ENGINEER.

ALL BRICK MASONRY UNITS SHALL BE GRADE SW IN ACCORDANCE WITH ASTM C216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND BONDED TOGETHER WITH TYPE S MORTAR.

PROVIDE HOT-DIPPED GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT, MIN. 9 GA, AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8 INCHES ON CENTER IN ALL PARAPETS. USE SHOP FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES.

PROVIDE 1-#5 VERTICAL AT EACH END, CORNER AND INTERSECTION OF ALL WALLS. 10. PROVIDE MASONRY ACCESSORIES TO SECURE VERTICAL REINFORCEMENT IN PLACE AND CORRECTLY POSITIONED. VERTICAL REINFORCEMENT IS TO BE CENTERED IN THE MASONRY CELLS UNLESS INDICATED OTHERWISE. CELLS TO BE GROUTED SHALL BE CLEAN AND FREE OF EXCESS MORTAR AND FOREIGN MATERIALS. 12. LINTELS SHALL BEAR ON MASONRY WALLS A MINIMUM OF 8" AT EACH END. FOR CMU WALLS, PROVIDE TWO GROUTED CORES EACH SIDE OF OPENING FULL HEIGHT OF WALL AND REINFORCE EACH OF THE TWO GROUTED CORES WITH 1-#5 VERTICAL EXTENDING FROM THE FOUNDATION TO THE POINT OF LATERAL SUPPORT FOR THE WALL ABOVE THE LINTEL LOCATION. UNLESS NOTED OTHERWISE, THE FOLLOWING LINTELS MAY BE USED WHEN THE HEAD OF THE MASONRY OPENING IS BELOW FLOOR OR ROOF BEARING ELEMENTS BY A MINIMUM DISTANCE OF 75% OF THE LINTEL SPAN:

Precast Concrete Lintel

per 4" CMU Wythe

8" Deep w/ (1) #4

(fc'= 3000 psi)

Top & Bottom 8" Deep w/ (1) #4

Top & Bottom

8" Deep w/ (1) #4

8" Deep w/ (1) #5

Top & Bottom

Top & Bottom

Span	Galvanized Steel Angle Lintel per 4" Masonry wythe	CMU Lintel per 4" CMU wytł (fm'= 1500 psi)
0 - 4'-0"	L3 1/2 x 3 1/2 x 1/4	8" Deep w/ (1) # Bottom
4'-1" - 6'-0"	L5 x 3 1/2 x 5/16	8" Deep w/ (1) # Bottom
6'-1" - 8'-0"	L5 x 3 1/2 x 3/8	16" Deep w/ (1) Bottom
8'-1" - 12'-0"	L6 x 3 1/2 x 1/2	16" Deep w/ (1)

COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82. REINFORCEMENT SHALL CONSIST OF TWO OR MORE SMOOTH OR DEFORMED LONGITUDINAL WIRES NO. 9 GAGE OR LARGER, WELD CONNECTED WITH NO. 12 GAGE OR LARGER CROSS WIRES. GALVANIZE COATING SHALL CONFORM TO ASTM A116 AND SHALL BE APPLIED AT A WEIGHT OF NOT LESS THAN 1.5 OUNCES PER SQUARE FOOT OF UNCOATED WIRE SURFACE. THE OUT-TO-OUT SPACING OF THE LONGITUDINAL WIRES SHOULD BE 1-5/8 INCHES LESS THAN THE WIDTH OF THE MASONRY UNITS. THE DISTANCE BETWEEN THE WELDED CONTACTS OF THE CROSS WIRES WITH EACH LONGITUDINAL WIRE SHOULD NOT EXCEED 6 INCHES AND 16 INCHES FOR SMOOTH AND DEFORMED LONGITUDINAL WIRES RESPECTIVELY.

15. CONTROL JOINTS SHALL BE PLACED IN THE MASONRY CONSTRUCTION SUCH THAT THE PANEL LENGTH TO HEIGHT RATIO OF THE WALL DOES NOT EXCEED 2.5, AND THAT THE MAXIMUM PANEL LENGTH OF WALL DOES NOT EXCEED 25 FEET. ADDITIONAL JOINTS SHALL BE PLACE WHERE ABRUPT CHANGES IN WALL SECTIONS OCCUR. MASONRY CONSTRUCTION SHALL BE INSPECTED DURING THE VARIOUS WORK STAGES BY A QUALIFIED INSPECTOR. INSPECTION SHALL INCLUDE CHECKING FOR COMPLIANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS, INCLUDING **RECORDING OF THE FOLLOWING:** 

AGENCY APPROVAL:			
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	CLIENT: THE 3251 PROSF	ELLIOTT	<b>_LC</b> N DC 20007
		NTS: 3930 Pender Drive, S Fairfax, VA 22030 703.890.5000 703.890.5000-FAX email: info@beidc.co BEI NO 18761.00 BEI NO	uite 175 n
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### G. LIGHT GAGE FRAMING

1. LIGHT GAGE STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN IN THE DOCUMENTS. STUDS, RUNNERS (TRACK), BRACING AND BRIDGING SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C955. THIS INFORMATION IS PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE SYSTEM DESIGNED TO SATISFY THE REQUIREMENTS IDENTIFIED IN THESE NOTES AND THE PROJECT SPECIFICATIONS.

2. PHYSICAL PROPERTIES AND ALLOWABLE LOAD CAPACITIES OF MEMBERS SHALL BE DEVELOPED IN ACCORDANCE WITH AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION. DESIGN, DETAILING AND CONNECTIONS FOR LIGHT GAGE STEEL FRAMING SHALL CONFORM TO THE REQUIREMENTS OF THIS ANSI SPECIFICATION.

3. GALVANIZED STUDS, JOISTS AND ACCESSORIES OF 16 GAUGE THICKNESS OR HEAVIER SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A653, WITH A YIELD OF EITHER 50 KSI OR 33 KSI, AS SPECIFIED AND AS SET FORTH IN THE ABOVE REFERENCED AISI SPECIFICATION.

4. GALVANIZED STUDS, JOISTS AND ACCESSORIES OF 18 GAUGE THICKNESS OR LIGHTER SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A653, WITH A YIELD OF 33 KSI AND AS SET FORTH IN THE ABOVE REFERENCED AISI SPECIFICATION.

5. GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 COATING CONFORMING TO THE REQUIREMENTS OF ASTM A525.

 WELDING OF LIGHT GAGE STEEL MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1, AWS D1.3, AND THE ANSI MANUAL SECTION E2. WELDERS AND WELDING PROCEDURES SHALL BE QUALIFIED AS SPECIFIED IN AWS D1.3. WELDS MAY BE BUTT, FILLET, SPOT OR GROOVE TYPE, THE APPROPRIATENESS OF WHICH SHALL BE DETERMINED BY DESIGN CALCULATIONS. ALL WELDS SHALL BE TOUCHED-UP USING A ZINC RICH PAINT.
 MAKE CONNECTIONS WITH SELF-TAPPING SCREWS OR WELDING SO THAT THE CONNECTIONS MEET OR EXCEED THE DESIGN LOADS. ALWAYS USE WELDS WHERE SHOWN ON DRAWINGS.

8. CUT ALL LIGHT GAGE STEEL FRAMING MEMBERS WITH SAW OR SHEARS. FLAME CUTTING IS NOT PERMITTED.

 ALL INTERSECTIONS OF LIGHT GAGE STEEL FRAMINGCOMPONENTS ARE TO BE WELDED. IF THE LENGTH OF THE WELD IS NOT SHOWN ON THE DRAWINGS, THE WELD IS FOR THE FULL LENGTH OF THE INTERSECTION OF THE MEMBERS JOINED.
 LIGHT GAGE STEEL FRAMING COMPONENTS MAY BE PREASSEMBLED INTO PANELS PRIOR TO ERECTING. PREASSEMBLY SHALL TAKE PLACE UNDER CONDITIONS EQUAL TO PLANT CONDITIONS. PREASSEMBLED PANELS AND TRUSSES SHALL BE SQUARE AND TRUE WITH COMPONENTS ATTACHED IN A MANNER SO AS TO PREVENT RACKING, TORQUING, DISTORTION OR DISPLACEMENT OF THE MEMBERS OR JOINTS DURING FABRICATION, HANDLING, TRANSPORTATION OR ERECTION.
 LIGHT GAGE STEEL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS

OR AS REQUIRED FOR A FULL ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE SECURED IN PLACE UNTIL PROPERLY ATTACHED. 12. STUDS SHALL HAVE FULL BEARING AGAINST THE INSIDE (WEB) OF THE RUNNER (TRACK) MEMBER PRIOR TO

STUD-RUNNER ATTACHMENT AT THE TOP AND BOTTOM OF THE STUD. STUDS SHALL BE ATTACHED TO EACH TRACK LEG AT THE TOP AND BOTTOM OF THE STUD WITH WELDS OR SCREWS. A MINIMUM OF 10 INCHES OF UN-PUNCHED STEEL IS REQUIRED AT BOTH ENDS OF STUDS (NO PUNCHING HOLES OF ANY SIZE IS PERMITTED IN THE 10 INCHES).

13. SPLICING OF LIGHT GAGE METAL STUD OR JOIST MEMBERS SHALL NOT BE PERMITTED, UNLESS OTHERWISE NOTED. AT TRACK BUTT JOINTS, THE ABUTTING PIECES OF TRACK SHALL BE SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT OR THEY SHALL BE BUTT WELDED OR SPLICED TOGETHER.

14. JACK STUDS, CRIPPLES, TRACK, ETC. SHALL BE PROVIDED BELOW WINDOW SILLS AND ABOVE WINDOW AND DOOR HEADS AS REQUIRED TO FRAME OPENINGS. HEADERS SHALL BE INSTALLED WHENEVER THE OPENING WIDTH EXCEEDS THE TYPICAL STUD SPACING. CONTINUOUS STUDS EACH SIDE OF HEADERS SHALL BE EQUAL TO ONE HALF OF THE INTERRUPTED STUDS PLUS ONE STUD AT EACH SIDE.

15. ALL LINTELS INDICATED ON DRAWINGS AS METAL STUD LINTELS ARE TO BE PROVIDED BY STUD MANUFACTURER/SUPPLIER.

16. MISCELLANEOUS FRAMING SHALL BE PROVIDED AS REQUIRED TO FURNISH A COMPLETE INSTALLATION.

 CUTTING OF LIGHT GAGE MEMBERS SHALL BE ACCOMPLISHED WITH A SAW OR SHEAR. TORCH CUTTING OF SUCH MEMBERS IS NOT PERMITTED. THE CUTTING OF ANY MEMBER SUPPORTING LOADS IS PROHIBITED.
 HOLES THAT ARE FIELD CUT THROUGH LIGHT GAGE STEEL FRAMING MEMBERS SHALL BE MADE WITHIN THE LIMITATIONS

OF THE PRODUCT AND THE PRODUCT DESGIGN. HOLES SHALL BE REINFORCED AS RECOMMENDED BY THE MANUFACTURER. 19. SHOP DRAWINGS SHALL BE DOCUMENTS ILLUSTRATING MATERIALS, SHOP COATINGS, STEEL THICKNESS, DETAILS OF FABRICATION, DETAILS OF ATTACHMENT TO ADJOINING WORK, SIZE, LOCATION AND SPACING OF FASTENERS FOR ATTACHMENT TO ADJOINING WORK.

20. VOIDS BENEATH TRACKS SHALL NOT BE PERMITTED. CONTRACTOR SHALL PROVIDE A LEVEL SLAB WITH A TOLERANCE OF 1/8 INCHES IN TEN FEET. WHERE UNEVENNESS OF SUPPORTING FLOOR PREVENTS CONTINUOUS SOLID BEARING, THE PANEL OR TRACK SHALL BE LEVELED BY PLACING MORTAR OR GROUT BENEATH THE TRACK.

E. MASONRY VENEER ON METAL STUDS
1. MASONRY SHALL CONFORM TO ASTM C-145. MORTAR SHALL CONFORM TO ASTM C270, TYPE S. PROVIDE GALVANIZED STUDS AS SHOWN ON THE DRAWINGS.

2. PROVIDE STUD LATERAL BRIDGING CHANNELS PER THE DRAWINGS OR AT 5'0" ON CENTER MAXIMUM. WELD ALL BRIDGING TO STUDS USING BRIDGE CLIPS. WELD ALL STUDS TO CHANNELS TOP AND BOTTOM.

 DOUBLE ALL STUDS AT JAMBS OF WINDOWS, DOORS, AND OTHER OPENINGS.
 PROVIDE CORROSION RESISTANT 9 GAGE ADJUSTABLE WIRE TIES @ 16" O.C. EACH STUD. PROVIDE 1/2" GYPSUM WALL BOARD OR RIGID SHEATHING ON FACE OF STUDS. ATTACH WIRE TIES DIRECTLY TO STUDS AND NOT TO THE SHEATHING ALONE. PROVIDE FLEXIBLE ANCHORS ON ALL VENEER ADJACENT TO STRUCTURAL STEEL (BEAMS, COLUMNS, ETC.) AT 16" O.C. CORRUGATED TIES WILL NOT BE PERMITTED.

5. ALL STUDS SHALL HAVE BRACING PER MANUFACTURER'S RECOMMENDATIONS. STEEL STUD SUPPLIER SHALL SUBMIT STUD DESIGN AND SHOP DRAWINGS FOR REVIEW AND APPROVAL. DESIGN EXTERIOR STUDS FOR WIND LOAD PER DRAWINGS AND DEFECTION LIMITATION OF L/600 OR 0.3", WHICHEVER IS LESS.

6. ALL 16 GAGE AND HEAVIER GALVANIZED STRUCTURAL MEMBERS SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE D (MINIMUM YIELD OF 50 KSI). ALL 18 GAGE AND LIGHTER GALVANIZED STRUCTURAL MEMBERS SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A446, GRADE A (MINIMUM YIELD 33 KSI).

### H. <u>DEMOLITION</u>

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ALL WORK SHALL BE IN GENERAL COMPLIANCE WITH THE APLICABLE CODE. FURNISH ALL LABOR AND MATERIALS NECESSARY TO PERFORM THE DEMOLITION WORK IN A COMPLETED MANNER SUCH

THAT NEW WORK CAN BE INSTALLED WITH MINIMUM PREPARATION CONTRACTOR SHALL INCLUDE IN THE SCOPE OF WORK ALL ASPECTS OF REQUIRED DEMOLITION, SHORING OF EXISTING

STRUCTURE, STAGING THE REPAIR TASKS AND SCHEDULING THE WORK IN A MANNER APPROVED BY THE BUILDING MANAGEMENT, CLEAN UP AFTER PORTIONS OF WORK ARE PERFROMED AND CLEAN UP AFTER THE ENTIRE REPAIR IS COMPLETED.

THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE OF THE EXISTING STRUCTURE. IN THE EVENT OF DAMAGE, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND CONTACT THE STRUCTURAL ENGINEER FOR ASSESSMENT OF THE DAMAGE.

SCHEDULE ALL WORK IN A CAREFUL MANNER WITH ALL NECESSARY CONSIDERATION FOR FACILITY OPERATIONS, AND FACILITY PERSONNEL. ANY DAMAGE TO PERSON OR PROPERTY AS A RESULT OF DEMOLITION AND RELATED WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ERECT BARRIER FENCES, GUARD RAILS, WARNING DEVICES AND SHORING TO PROTECT PERSONNEL WORKING IN THE AREA. SUBMIT PROCEDURES AND SCHEDULE PROPOSED FOR THE ACCOMPLISHMENT OF THE DEMOLITION WORK TO THE OWNER FOR APPROVAL. INCLUDE SAFE CONDUCT OF THE WORK, DISPOSITION OF MATERIALS, PROTECTION OF REMAINING PROPERTY AND COORDINATION WITH OTHER WORK.

THE CONTRACTOR SHALL TAKE MEASURES TO COORDINATE THE CONSTRUCTION SUCH THAT INTERFERENCE OF EXISTING REINFORCING STEEL WITH PLACEMENT OF NEW ANCHORS (DOWELS, EXPANSION BOLTS, ADHESIVE ANCHORS) DOES NOT OCCUR. IF EXISTING REINFORCING STEEL IS ENCOUNTERED DURING DRILLING, ADJUST THE ANCHOR LOCATION IF POSSIBLE AND NOTIFY THE ENGINEER. ABANDONED HOLES SHALL BE FILLED WITH GROUT. ANCHORS SHALL BE SET WITHIN 3 INCHES OF THEIR SPECIFIED LOCATION, BUT AT LEAST 1 INCH FROM ANY ABANDONED HOLE. CARE SHALL BE TAKEN NOT TO BREAK OR DAMAGE REINFORCING STEEL DURING DRILLING, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

MARK ML1



MASONRY / CONCRETE LINTEL SCHEDULE										
TVDE	н	т		REINFC	REMARKS					
	••	•	TOP	BOTTOM	TIES	MID BARS				
Α	7 5/8	7 5/8	(2) #4	(2) #4	NONE	NONE	+ L8x4x1/2 (LLH)			

DESIGN LOAD SCHEDULE (ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)										
COMPONENT	MAT FOUNDATION/ GARAGE SLAB	GROUND FLOOR	2ND, 3RD & 4TH FLOORS	4TH FLOOR TERRACE	GROUND FLOOR/ ROOF TERRACE	PENTHOUSE ROOF				
CONCRETE SLAB	300	141	116	116	141	91				
<b>ROOF &amp; INSULATION</b>	-	-	-	-	15	15				
FINISHES	-	20	20	-	-	-				
CEILING	-	5	5	5	5	5				
COLLATERAL	15	10	5	5	-	-				
SOIL/PAVERS	-	-	-	190	295	-				
TOTAL DEAD LOAD	315	176	146	316	456	111				
TOTAL LIVE LOAD	50	100	40	100	100	30				
TOTAL LOAD	365	276	186	416	556	141				

SNOW DESIGN LOAD SCHEDULE INTERNATIONAL BUILDING CODE 2012/ASCE 7-10									
ITEM SYMBOL VALUE REFERENCE									
GROUND SNOW LOAD	Pg	30	FIGURE 7.1						
SNOW EXPOSURE FACTOR	C <sub>e</sub>	1.0	TABLE 7.2						
SNOW LOAD IMPORTANCE FACTOR	Is	1.0	TABLE 1.5.2						
THERMAL FACTOR	Ct	1.0	TABLE 7.3						
FLAT-ROOF SNOW LOAD	P <sub>f</sub>	23	SECTION 7.3						
MINIMUM EQUIVALENT UNIFORM LOAD	-	30	RE: DESIGN LOAD SCHEDULE ABOVE						
RISK CATEGORY	-	ш	TABLE 15-1						

LATERAL LO	AD DESIG	IN SCHED	ULE E 7-10		
	WIND LOAD				
ITEM	SYMBOL	VALUE	REFERENCE		
BASIC WIND SPEED (3 SECOND GUST)	V	115	FIGURE 26.5-1A		
WIND EXPOSURE CATEGORY	Iw	В	SECTION 26.7.3		
MAXIMUM DESIGN VALUE(WW+LW)	-	20 PSF	SECTION 27.4		
RISK CATEGORY	-	П	TABLE 1.5-1		
IMPORTANCE FACTOR	-	1.0	TABLE 1.5.2		
	SEISMIC LOA	D			
ITEM	SYMBOL	VALUE	REFERENCE		
IMPORTANCE FACTOR	Ι <sub>Ε</sub>	1.0	TABLE 1.5-2		
SHORT PERIOD SPECTRAL ACCELERATION	S <sub>DS</sub>	0.095g	SECTION 11.4.4		
(1) SECOND PERIOD SPECTRAL ACCELERATION	S <sub>D1</sub>	0.058g	SECTION 11.4.4		
SEISMIC DESIGN CATEGORY	-	В	TABLE 11.6-1 & 11.6-2		
SITE CLASSIFICATION	S	D	SECTION 20.3		
BASIC STRUCTURAL SYSTEM	-	BEARING WALL SYSTEM	TABLE 12.2-1		
BASIC SEISMIC RESISTING SYSTEM	-	CONCRETE SHEAR WALLS	TABLE 12.2-1		
RESPONSE MODIFICATION FACTOR	R	4	TABLE 12.2-1		
DEFLECTION AMPLIFICATION FACTOR	Cď	4	TABLE 12.2-1		
ANALYSIS PROCEDURE	EQUIVALE FORCE PR	NT LATERAL	SECTION 12.8		
MAPPED SHORT PERIOD SPECTRAL ACCELERATION	S₅	0.119g	FIGURE 22-1		
MAPPED (1) SECOND PERIOD SPECTRAL ACCELERATION	S₁	0.051g	FIGURE 22-2		
BASE SHEAR	V	96K	SECTION 12.8		
RISK CATEGORY	-	Π	TABLE 1.5-1		

	ANCHOR BOLT	LP	LOW POINT
	ABOVE FINISH FLOOR	LW	LIGHT WEIGHT
)L	ADDITIONAL	LLH	LONG LEG HORIZONTAL
	ALTERNATE	LLV	LONG LEG VERTICAL
н	ARCHITECT	LWB	LONG WAY BOTTOM
[	BOTTOM CHORD EXTENSION	MEP	MECHANICAL ELECTRICAL PLUMBIN
	BOTTOM OF	MST	METAL STUD TRUSS
G	BUILDING	MAX	MAXIMUM
	BEAM	MECH	MECHANICAL
	воттом	MEZZ	MEZZANINE
;	BEARING	MFR	MANUFACTURER
т	BASEMENT	MIN	MINIMUM
	BEARING PLATE	MISC	MISCELLANEOUS
/N	BETWEEN	MP	MASONRY PIER
		NBI	
т		NTS	
•		NW	
			POWDER ACTUATED FASTENER
N			
	CONTINUOUS	PC	
D	CENTERED	P/C	PRECASI
	DIAMETER	PSF	POUNDS PER SQUARE FOOT
j	DRAWING	PSI	POUNDS PER SQUARE INCH
	EACH FACE	PTN	PARTITON
	EDGE OF DECK	REINF	REINFORCEMENT
	EDGE OF SLAB	REQ'D	REQUIRED
	EACH WAY	RET'G	RETAINING
	EACH	SF	STEP FOOTING
	ELEVATION	SOG	SLAB ON GRADE
/	ELEVATOR	SCHED	SCHEDULE
ED	EMBEDMENT	SECT	SECTION
	EQUAL	SIM	SIMILAR
IP	EQUIPMENT	SPECS	SPECIFICATIONS
	EACH WAY BOTTOM	STIFF	STIFFENER
	EACH WAY TOP	STRUCT	STRUCTURAL
	EXISTING	SWB	SHORT WAY BOTTOM
Т	EXISTING	T&B	TOP AND BOTTOM
	EXPANSION	Т	ТОР
	EXTERIOR	то	TOP OF
	FOUNDATION	тос	TOP OF CONCRETE
	FINISH	TOS	TOP OF STEEL
	FLOOR	TS	THICKENED SLAB
	FEET	TCELE	TOP CHORD EXTENSION LEFT END
	FOOTING	TCERE	TOP CHORD EXTENSION RIGHT END
	GAGE	TDS	TURN DOWN SLAB
V	GALVANIZED	тнк	THICK OR THICKENED
	GRADE BEAM	ТҮР	TYPICAL
	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
Ζ	HORIZONTAL	VIF	VERIFY IN FIELD
-		VERT	VERT.
	INCHES	WRT	WOOD ROOF TRUSS
			WITH

WALL COMPO	NENTS & CL/ (INTERNAL	ADDING: DES pressure coef	SIGN WIND P FICIENTS, GCpi=:	RESSURES	(LB/SQ. FT.)
TRIBUTARY AREA (SQ. FT.)	10	20	50	100	500
MAIN FIELD (ZONE 4)	+16.4/-17.4	+15.7/-17.4	+14.1/-15.7	+14.0/-14.1	+12.2/-14.0
CORNER (ZONE 5)	+16.4/-21.8	+15.7/20.4	+14.1/-18.6	+14.0/-17.2	+12.2/-14.0

POSITIVE PRESSURE: ACTING TOWARD SURFACE.

NEGATIVE PRESSURE: ACTING AWAY FROM SURFACE.

CORNER ZONE: WITHIN ? FROM BUILDING CORNERS ALONG NORTH/SOUTH/EAST/WEST FACES.

### <u>NOTE:</u>

1) ZONE DESIGNATIONS AS PER ASCE7.



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MIDDLE OF SUPPORT. 5) NOT MORE THAN 50% OF BOTTOM BARS MAY BE TERMINATED 1/8L FROM FACE OF EACH SUPPORT. PROVIDE 1/4 OF THE GREATER OF THE BOTTOM LEFT OR BOTTOM RIGHT BARS, BUT A MINIMUM OF (2) BARS, MUST BE CONTINUOUS.

6) LONGITUDINAL BARS MAY ONLY BE PLACED IN MULTIPLE LAYERS IF NOTED IN SCHEDULE. PROVIDE 1" CLEAR BETWEEN LAYERS.

7) 1/6 OF THE GREATER OF THE TOP LEFT OR TOP RIGHT BARS, BUT MINIMUM OF (2) BARS, MUST BE CONTINUOUS.

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				CON	CRETE	BEAM	SCHE	DULE	
				REINF	ORCING			STIRRUPS	
MARK	b x h	TOP BARS LEFT END	TOP BARS CONT	TOP BARS RIGHT END	BOT BARS CONT	BOT BARS ADDITIONAL	MID BARS CONT	SIZE & SPACING	REMARKS
PH-B1	12 x 12	-	(4) #6	-	(3) #6	-	-	#3 @ 4" o/c	-
PH-B2	12 x 12	-	(3) #6	-	(2) #6	-	-	#3 @ 12" o/c	-
PH-B3	12 x 12	-	(4) #6	-	(2) #6	-	-	#3 @ 4" o/c	-
R-B1	12 x 16	-	(3) #6	-	(2) #6	-	-	#3 @ 6" o/c	-
R-B2	10 x 34	-	(4) #7	-	(3) #6	-	(2) #4 EF	#3 @ 15" o/c	EXTEND TOP BARS 14'-0" LONG INTO WALL w/ #3 @ 15" STIRRUPS
R-B3	10 x 30	-	(8) #7 (2) LAYERS	-	(3) #6	-	(2) #4 EF	#3 @ 3" o/c	-
R-B4	16 x 32	-	(12) #8 (2) LAYERS	-	(3) #6	-	(2) #4 EF	#3 @ 3" o/c	-
R-B5	10 x 32	-	(3) #6	-	(6) #9 (2) LAYERS	-	(2) #4 EF	#3 @ 10" o/c	-
R-B6	10 x 22	-	(3) #6	-	(3) #6	-	(1) #4 EF	#3 @ 4" o/c	-
R-B7	10 x 28	-	(8) #7 (2) LAYERS	-	(3) #6	-	(1) #4 EF	#3 @ 5" o/c	LEFT END TOP BARS FROM CANT END TO EXTEND PAST 2ND SUPPORT
R-B8	10 x 17 1/4	-	(2) #7	-	(3) #6	-	(1) #4 EF	#3 @ 7" o/c	-
R-B9	36 x 34	-	(20) #9 (2) LAYERS	-	(10) #9	-	(2) #6 EF	#5 @ 12" o/c (4 LEGS)	
R-B10	36 x 34	-	(18) #8 (2) LAYERS	-	(9) #8	-	(2) #6 EF	#5 @ 12" o/c (4 LEGS)	
4-B81	18 x 31	-	(4) #7	-	(6) #9	-	(2) #5 EF	#4 @ 12" o/c	-
3-B81	18 x 26	-	(5) #6	-	(6) #8	-	(2) #4 EF	#3 @ 11" o/c	-
1-B1	28 x 30	-	(4) #8	-	(4) #9	-	(2) #4 EF	(8) #4 @ 7" EACH END #4 @ 10" o/c BALANCE	
1-B2	28 x 30	(1) #8	(4) #8	(1) #8	(3) #9	-	(2) #4 EF	(6) #4 @ 2" EACH END #4 @ 10" o/c BALANCE	
1-B3	28 x 30	-	(4) #8	-	(3) #9	-	(2) #4 EF	(6) #4 @ 2" EACH END #4 @ 10" o/c BALANCE	
1-B4	10 x 18	-	(2) #6	-	(3) #6	-	-	#3 @ 7" o/c	
1-B5	10 x 16	-	(2) #6	-	(2) #6	-	-	#3 @ 5" o/c	
1-B6	18 x 18	-	(3) #8	-	(3) #8	-	-	#3 @ 9" o/c	
1-B7	12 x 20	-	(3) #6	-	(4) #9	-	(1) #4 EF	#3 @ 8" o/c	
TG-1	30 x 30	-	(8) #10	-	(9) #10	-	(2) #6 EF	(8) #5 (4 LEGS) AT WALL END #5 @ 13" o/c (4 LEGS) BALANCE	
TG-2	30 x 30	-	(8) #10	-	(9) #10	-	(2) #6 EF	#5 @ 13" o/c (4 LEGS)	
TG-3	30 x 30	-	(8) #10	-	(6) #9	-	(2) #8 EF	#5 @ 13" o/c (4 LEGS)	
TG-4	30 x 30	-	(5) #8	-	(10) #10	-	(2) #7 EF	#5 @ 13" o/c	
TG-5	28 x 30	-	(4) #8	-	(8) #10	-	(2) #7 EF	(12) #5 (4 LEGS) AT WALL END #5 @ 13" o/c (2 LEGS) BALANCE	
TG-6	48 x 32	-	(8) #10	-	(32) #11 (2) LAYERS	-	(2) #9 EF	#5 @ 8" o/c (4 LEGS)	

NOTE: 1. FOR BAR DEVELOPMENT LENGTH TABLE, SEE SHEET S.502

APPROVAL:	
AGENCY A	
	SER OF COL
	901524
	REGISTERED BE
	PROJECT NAME: THE ELLIOTT 3255-59 PROSPECT STREET NW Site
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	PERMIT 1/10/20
-	
	JOB # 19_08
	BEAM
	SCHEDULE & DETAILS
	REFER TO DRAWING
	S.003
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								CONCRET	E COLU	MN SCH	IEDULE										
LEVEL	MARK	9-E	9-F	8.4-D	8-B	7-C	6.5-G 6.5-D.	3 6-B	6-C	5.9-C	5.9-G	5-B	5-C	5-G	4.9-C	4-D.8	4-G	3.9-D.8	3-C	3-E.8	2-D.1
ROOF TO PENTHOUSE ROOF	SIZE VERTICAL REINFORCING STIRRUPS																				
4TH FLOOR TO ROOF	TYPE SIZE VERTICAL REINFORCING STIRRUPS	12" x 24" (10) #7 #3 @ 12"	12" x 24" (10) #7 #3 @ 12"	12" x 24" (10) #7 #3 @ 12"	12" x 24" (10) #5 #3 @ 12"	1	10" x 30" (10) #5 #3 @ 12"	12" x 24" (10) #5 #3 @ 12"	12" x 24" (10) #6 #3 @ 12"		12" x 24" (10) #5 #3 @ 12"		12" x 24" (10) #6 #3 @ 12"	12" x 24" (10) #5 #3 @ 12"		12" x 24" (10) #6 #3 @ 12"	10" x 30" (10) #5 #3 @ 12"				
3RD FLOOR TO 4TH FLOOR	TYPE SIZE VERTICAL REINFORCING STIRRUPS	4 12" x 24" (10) #7 #3 @ 12"	4 12" x 24" (10) #7 #3 @ 12"	4 12" x 24" (10) #7 #3 @ 12"	4 12" x 24" (10) #5 #3 @ 12"	1	4 10" x 30" (10) #5 #3 @ 12"	4 12" x 24" (10) #5 #3 @ 12"	4 12" x 24" (10) #6 #3 @ 12"		4 12" x 24" (10) #5 #3 @ 12"		4 12" x 24" (10) #6 #3 @ 12"	4 12" x 24" (10) #5 #3 @ 12"		4 12" x 24" (10) #6 #3 @ 12"	4 10" x 30" (10) #5 #3 @ 12"	112 (* #3	2" x 24" 12 10) #6 ( 5 @ 12" #3	2" x 24" 10) #6 9 @ 12"	
2ND FLOOR TO 3RD FLOOR	SIZE VERTICAL REINFORCING STIRRUPS TYPE	4 12" x 24" (10) #7 #3 @ 12" 4	4 12" x 24" (10) #7 #3 @ 12" 4	4 12" x 24" (10) #7 #3 @ 12" 4	4 12" x 24" (10) #6 #3 @ 12" 4	1	4 10" x 30" (10) #6 #3 @ 12" 4	4 12" x 24" (10) #5 #3 @ 12" 4	4 12" x 24" (10) #7 #3 @ 12" 4		4 12" x 24" (10) #6 #3 @ 12" 4		4 12" x 24" (10) #7 #3 @ 12" 4	4 12" x 24" (10) #6 #3 @ 12" 4		4 12" x 24" (10) #7 #3 @ 12" 4	4 10" x 30" (10) #6 #3 @ 12" 4	12 (` #3	4 2" x 24" 12 10) #6 ( 6 @ 12" #3 4	4 2" x 24" 10) #6 6 @ 12" 4	12" x 24" (10) #5 #3 @ 12" 4
GROUND FLOOR TO 2ND FLOOR	SIZE VERTICAL REINFORCING STIRRUPS TYPE	12" x 24" (10) #7 #3 @ 12" 4	12" x 24" (10) #7 #3 @ 12" 4	12" x 24" (10) #7 #3 @ 12" 4	12" x 24" (10) #6 #3 @ 12" 4	1	10" x 30" (10) #6 #3 @ 12" 4	12" x 24" (10) #6 #3 @ 12" 4	12" x 24" (10) #7 #3 @ 12" 4		12" x 24" (10) #6 #3 @ 12" 4		12" x 24" (10) #8 #3 @ 12" 4	12" x 24" (10) #6 #3 @ 12" 4		12" x 24" (10) #8 #3 @ 12" 4	10" x 30" (10) #6 #3 @ 12" 4	12	2" x 24" 12 10) #6 ( 6 @ 12" #3 4	2" x 24" 10) #6 6 @ 12" 4	12" x 24" (10) #5 #3 @ 12" 4
MAT FOUNDATION TO GROUND FLOOR	SIZE VERTICAL REINFORCING STIRRUPS TYPE	12" x 24" (10) #7 #3 @ 12" 4	12" x 24" (10) #7 #3 @ 12" 4		12" x 24" (10) #7 #3 @ 12" 4	12" x 24" 1 (16) #9 #3 @ 6" # 4	10" x 30"       24" x 2         (10) #7       (12) #         #3 @ 12"       #3 @ 1         4       4	4" 12" x 24" 9 (10) #6 2" #3 @ 12" 4		12" x 24" (10) #8 #3 @ 12" 4	12" x 24" (10) #6 #3 @ 12" 4	12" x 24" (10) #5 #3 @ 12" 4		12" x 24" (10) #6 #3 @ 12" 4	12" x 24" (10) #8 #3 @ 12" 4		10" x 30" (10) #6 #3 @ 12" 4	12" x 24" (10) #8 #3 @ 12" 4	1:	2" x 24" 10) #7 6 @ 12" 4	12" x 24" (10) #6 #3 @ 12" 4
FOUNDATION LOADS	DEAD LOAD LIVE LOAD	144 87	136 72	240 152	203 116	187 147	163         174           77         44	141 54	-	279 86	71 56	55 61	-	167 95	524 148	-	145 69	350 317	-	141 45	60 60
				SCHEDU					NOTES:	1) f'c FOR	ALL COLUMNS	IS 4000 psi UNO									
LEVEL	SIZE	2-E.3	8-A.5	6-A.5					-												
ROOF TO PENTHOUSE ROOF	VERTICAL REINFORCING STIRRUPS								-												
4TH FLOOR TO ROOF	SIZE VERTICAL REINFORCING STIRRUPS TYPE								-	•			-			•					
3RD FLOOR TO 4TH FLOOR	SIZE VERTICAL REINFORCING STIRRUPS TYPE									<u>TYPE 1 - 4 B</u> NTERMEDIATE TIES (TYP.)	ARS	<u>TYPE 2 - 6</u>	<u>BARS</u>	er i	TYPE 3 - 8 BARS	<u>SEE N(</u> (TYP.)			•		
2ND FLOOR TO 3RD FLOOR	SIZE VERTICAL REINFORCING STIRRUPS TYPE	12" x 24" (10) #5 #3 @ 12" 4							-						<u> </u>				•		
GROUND FLOOR	SIZE VERTICAL REINFORCING	12" x 24" (10) #5								SEE NOTE 1 (TYP.)	<u>TYPE 4 -</u>	10 BARS OR MO	RE	<u> TYPE 5 - F</u>		<u>N</u>	ļ	L SHAPED COLUM	<u>IN</u>		
MAT FOUNDATION TO GROUND FLOOR	STIRRUPS TYPE SIZE VERTICAL REINFORCING STIRRUPS TYPE DEAD LOAD	#3 @ 12" 4 12" x 24" (10) #6 #3 @ 12" 4 60	12" x 24" (10) #6 #3 @ 12" 4 27	12" x 24" (10) #6 #3 @ 12" 4 21								<b>TYPIC</b> <u>NOTES:</u> 1) FOR CL INTERMED 2) TOTAL I ACHIEVE 3) THE AB 4) MIN. CL	CAL CO EAR DISTANCE DIATE TIES MAY NO. OF BARS S APPROXIMATEI SOVE DETAILS A EAR VERTICAL	<b>NCRETE</b> BETWEEN VE BE OMITTED. HOULD BE SPA Y EQUAL SPA APPLY ALSO AT BAR SPACING	E COLUI RTICAL BARS C ACED AROUND CING. F PIERS. S SHALL BE PER	MN DET DF "a" = ≤ 6", A PERIMETER IN	AILS	TO			
FOUNDATION LOADS	LIVE LOAD	53	27	19								LENGTH T	ABLE.								

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6) SEE TABLE OF COLUMN TIE SPACING THIS DRAWING.

7) FOR BAR DEVELOPMENT LENGTH TABLE, SEE SHEET S.502.









5) ALTERNATE THE LOCATION OF THE 90° AND 135° HOOKS ON SUCCESSIVE SETS OF TIES.



AGENCY APPROVAL:										
	SCHOT OF COLUMN SCHOT OF COLUMN P. READING P. READING P									
	PROJECT NAME: <b>THE ELLIOTT</b> 3255-59 PROSPECT STREET NW Site Full Address 2 WASHINGTON DC 20007 Site Country									
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	COLUMN SCHEDULE & DETAILS									
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	CONCRETE	SHEAR	WALL S	SCHEDU	LE	
LEVEL	MARK	SW1	SW2	SW3	SW4	
	WEB VERTICAL REINFORCING (EACH EACE)	#4 @ 10" o/c	#4 @ 12" o/c	#4 @ 12" o/c	#4 @ 10" o/c	
	HORIZONTAL REINFORCING (EACH FACE)	#4 @ 12" o/c				
ROOF TO	BOUNDARY ELEMENT					
PENTHOUSE	BOUNDARY ELEMENT					
	BOUNDARY ELEMENT					
	WALL THICKNESS 't' (IN.)			•		
	f'c (PSI)	4000	4000	4000	4000	
	WEB VERTICAL REINFORCING (EACH FACE)	#4 @ 10" o/c	#4 @ 12" o/c	#4 @ 12" o/c	#4 @ 10" o/c	
	HORIZONTAL REINFORCING (EACH FACE)	#4 @ 12" o/c				
	BOUNDARY ELEMENT					
4TH FLOOR TO ROOF	BOUNDARY ELEMENT VERTICAL REINFORCING					
	BOUNDARY ELEMENT LENGTH					
	WALL THICKNESS 't' (IN.)	10"	10"	10"	10"	
	f'c (PSI)	4000	4000	4000	4000	
	WEB VERTICAL REINFORCING (EACH FACE)	#5 @ 10" o/c	#4 @ 12" o/c	#4 @ 12" o/c	#4 @ 10" o/c	
	HORIZONTAL REINFORCING (EACH FACE)	#4 @ 12" o/c				
	BOUNDARY ELEMENT					
3RD FLOOR TO 4TH FLOOR	BOUNDARY ELEMENT VERTICAL REINFORCING					
	BOUNDARY ELEMENT LENGTH					
	WALL THICKNESS 't' (IN.)	10"	10"	10"	10"	
	f'c (PSI)	4000	4000	4000	4000	
	WEB VERTICAL REINFORCING (EACH FACE)	#6 @ 10" o/c	#4 @ 12" o/c	#5 @ 12" o/c	#4 @ 10" o/c	
	HORIZONTAL REINFORCING (EACH FACE)	#4 @ 12" o/c				
	BOUNDARY ELEMENT TYPE					
2ND FLOOR TO 3RD FLOOR	BOUNDARY ELEMENT VERTICAL REINFORCING					
	BOUNDARY ELEMENT LENGTH					
	WALL THICKNESS 't' (IN.)	10"	10"	10"	10"	
	f'c (PSI)	4000	4000	4000	4000	
	WEB VERTICAL REINFORCING (EACH FACE)	#7 @10" o/c	#5 @ 12" o/c	#6 @ 12" o/c	#5 @ 10" o/c	
	HORIZONTAL REINFORCING (EACH FACE)	#4 @ 12" o/c				
	BOUNDARY ELEMENT TYPE					
GROUND FLOOR TO 2ND FLOOR	BOUNDARY ELEMENT VERTICAL REINFORCING		•	•		
	BOUNDARY ELEMENT LENGTH					
	WALL THICKNESS 't' (IN.)	10"	10"	10"	10"	
	f'c (PSI)	4000	4000	4000	4000	

CONCRETE OUE AD WALL COUEDULE

NOTES:

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1) f'c FOR ALL WALLS IS 4000 psi UNO 2) SEE PLANS FOR LOCATION.

3) COORDINATE LENGTHS AND LOCATIONS WITH ARCHITECTURAL DRAWINGS.
4) PROVIDE MATCHING VERTICAL DOWELS INTO FOOTINGS/FOUNDATIONS.

5) FOR BAR DEVELOPMENT LENGTH TABLE, SEE SHEET S5.02.



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# GARAGE FOUNDATION & FLOOR PLAN

### NOTES:

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- 1. 24" THICK NORMAL WEIGHT CONCRETE (145 PSF) MAT REINFORCED WITH
- #5 @ 12" o/c TOP EACH WAY & #5 @ 10" o/c BOTTOM EACH WAY (GENERAL REINOFORCING). 2. SEE PLAN FOR TOP OF MAT ELEVATIONS.
- 3. REINFORCING SHOWN ON PLAN IS IN ADDITION TO THE GENERAL REINFORCING.
- 4. (T) INDICATES TOP BARS; (B) INDICATES BOTTOM BARS.
- 5. SEE PLAN FOR OUTERMOST LAYER OF REINFORCING.
- 6. THE 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR SLAB TO BE fc = 5000 PSI.
- 7. GENERAL CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL OPENINGS
- THRU SLAB WITH THE ARCHITECTURAL & MECHANICAL DRAWINGS.

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# **3RD FLOOR FRAMING PLAN** SCALE: 1/8" = 1'-0"

NOTES:

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- 1. FLOOR SLAB TO BE 9 1/4" THICK NORMAL WEIGHT CONCRETE (145 PSF) REINFORCED WITH
- #4 @ 9" o/c BOTTOM EACH WAY (GENERAL REINOFORCING). 2. TOP OF SLAB TO BE AT ELEVATION 98.05' (+24'-0 3/4") UNLESS OTHERWISE NOTED ON PLAN.
- 3. REINFORCING SHOWN ON PLAN IS IN ADDITION TO THE GENERAL REINFORCING.
- 4. (T) INDICATES TOP BARS; (B) INDICATES BOTTOM BARS. 5. SEE PLAN FOR OUTERMOST LAYER OF REINFORCING.
- 6. THE 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR SLAB TO BE fc = 5000 PSI. 7. GENERAL CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL OPENINGS THRU SLAB WITH THE ARCHITECTURAL & MECHANICAL DRAWINGS.

# **4TH FLOOR FRAMING PLAN** SCALE: 1/8" = 1'-0"

NOTES:

- #5 @ 12" o/c BOTTOM EACH WAY (GENERAL REINOFORCING).
- 1. FLOOR SLAB TO BE 9 1/4" THICK NORMAL WEIGHT CONCRETE (145 PSF) REINFORCED WITH 2. TOP OF SLAB TO BE AT ELEVATION 110.09' (+36'-1 1/8") UNLESS OTHERWISE NOTED ON PLAN. 3. REINFORCING SHOWN ON PLAN IS IN ADDITION TO THE GENERAL REINFORCING. 4. (T) INDICATES TOP BARS; (B) INDICATES BOTTOM BARS.
- 5. SEE PLAN FOR OUTERMOST LAYER OF REINFORCING.
- 6. THE 28 DAY COMPRESSIVE STRENGTH OF CONCRETE FOR SLAB TO BE fc = 5000 PSI.
- 7. GENERAL CONTRACTOR TO COORDINATE SIZE & LOCATION OF ALL OPENINGS THRU SLAB WITH THE ARCHITECTURAL & MECHANICAL DRAWINGS.

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## **TYPICAL CHANGE IN WALL THICKNESS DETAIL**

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ALL LAP SPLICES SHALL BE 1.3Ld, UNLESS NOTED OTHERWISE ON DRAWINGS.

DIMENSIONS "Ld" AS NOTED ON DRAWINGS SHALL CORRESPOND TO THE FOLLOWING LENGTHS IN INCHES AS SHOWN IN THE TABLES BELOW.

			BEA	AMS		COLUMNS					WALLS								SLABS/MATS													
	BOTTOM OTHER		र						VERTICAL BARS							HORIZONTAL BARS				THICKNESS < 12"												
		BARS		BARS				LUU			OUTER LAYER		INN	INNER LAYER		OUTER LAYER		INNER LAYER		ALL BARS		BOTTOM BARS		OTHER BARS								
f'c BAR	4 ksi	5 ksi	6 ksi	4 ksi	5 ksi	6 ksi	¢ 3 ksi		4 ksi	5 ksi	6 ksi	3 ksi	4 ksi	5 ksi	3 ksi	4 ksi	5 ksi	3 ksi	4 ksi	5 ksi	3 ksi	4 ksi	5 ksi	4 ksi	5 ksi	6 ksi	4 ksi	5 ksi	6 ksi	4 ksi	5 ksi	6 ksi
#3	15	13	13	19	17	16	9	12	15	13	12	17	15	13	17	15	13	22	19	17	22	19	17	15	13	12	15	13	12	19	17	15
#4	19	17	16	27	24	23	11	15	19	17	15	22	19	17	22	19	17	30	26	23	30	26	23	19	17	15	19	17	15	26	23	21
#5	25	22	21	31	28	27	14	19	25	22	20	28	25	22	28	25	22	36	31	28	36	31	28	25	22	20	25	22	20	31	28	25
#6	29	26	25	38	34	33	17	23	29	26	24	34	29	26	34	29	26	44	38	34	44	38	34	29	26	24	29	26	24	38	34	31
#7	43	38	37	55	49	48	20	26	43	38	35	72	63	56	49	43	38	94	82	73	63	55	49	63	56	51	63	56	51	82	73	66
#8	48	43	42	63	56	54	22	30	48	43	39	83	72	64	55	48	43	107	93	83	72	63	56	72	64	58	72	64	58	93	83	76
#9	54	48	47	71	63	61	25	34	54	48	44	93	81	72	62	54	48	121	105	94	81	71	63	81	72	66	81	72	66	105	94	86
#10	60	54	52	80	71	69	28	38	60	54	49	104	91	81	104	91	81	137	119	106	137	119	106	91	81	74	91	81	74	119	106	96
#11	67	60	58	87	78	76	31	42	67	60	55	116	101	90	116	101	90	151	131	117	151	131	117	101	90	82	101	90	82	131	117	106

## NOTES:

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1) FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE TABULATED VALUES BY 1.3. 2) FOR EPOXY-COATED BARS, MULTIPLY THE TABULATED VALUES BY 1.5.

3) COMBINATIONS OF EFFECTS DUE TO CONCRETE WEIGHT AND EPOXY BARS ARE

CUMULATIVE. Ld SHALL BE MULTIPLIED BY EACH FACTOR TO FIND THE CORRECT VALUE.

4) ACI DOES NOT PERMIT LAP SPLICES OF #14 OR #18 BARS. BARS OF THIS SIZE SHALL BE COUPLED BY ACCEPTABLE MECHANICAL MEANS, WHICH ARE RATED TO DEVELOP 125 PERCENT OF Fy OF THE BAR.

5) "LCE" INDICATES COMPRESSION EMBEDMENT LENGTH. USE ONLY WHERE "LCE" IS INDICATED ON DRAWINGS.

6) "LCS" INDICATES COMPRESSION LAP SPLICE LENGTH. USE ONLY WHERE "LCS" IS INDICATED ON DRAWINGS. DO NOT MULTIPLY BY 1.3.

TABLE FOR REINFORCING DEVELOPMENT LENGTH AND LAP SPLICE LENGTH

TABLE ASSUMPTIONS: 1) f'c: SEE TABLES 2) A MINIMUM CLEAR COVER AS SHOWN IN GENERAL NOTES. 3) A MINIMUM CLEAR SPACING OF 3" BETWEEN ANY BARS. 4) fy=60 ksi.

5) NORMAL-WEIGHT CONCRETE.

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	MECHANICAL GENERAL NOTES		MECHANICAL SYMBOLS
GENERAL	26. PROVIDE REMOTE OPERATED DAMPERS IN TAKEOFFS LOCATED IN CONCEILED LOCATIONS.	53. PERFORM A FINAL SYSTEM BALANCE ONLY WHEN THE SYSTEM IS COMPLETE AND CAPABLE OF OPERATING IN ACCORDANCE WITH THE DESIGN CONTROL SEQUENCES COOPDINATE	SYMBOL DESCRIPTION
1. PROVIDE COMPLETE AND PROPERLY FUNCTIONING HVAC SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THESE PLANS AND ALL EXISTING DRAWINGS RELATING TO THE AREA OF	27. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. PROVIDE DUCTWORK WITH FIBERGLASS DUCT LINER WITH ANTI-EROSION COATING EXPOSED TO AIR STREAM IN ALL	THE SCHEDULE FOR THE SYSTEM BALANCE WITH ALL APPROPRIATE TRADES TO IDENTIFY AND CORRECT ANY DEFICIENCIES WHICH COULD RESULT IN AN INCOMPLETE BALANCE	
WORK, AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR RESOLUTION AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON	DUCTS AS FOLLOWS:	REPORT. INCOMPLETE BALANCE REPORTS WILL NOT BE ACCEPTED FOR REVIEW. BALANCING WILL ONLY BE CONSIDERED TO BE COMPLETE UPON RECEIPT OF AN	
THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. CLAIMS FOR ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK WILL NOT BE ACCEPTED.	a. ALL TRANSFER AND EXPOSED DUCTS SHALL BE LINED WITH 1/2 INCH ACOUSTICAL LINER OF 1.5 POUND PER CUBIC FOOT DENSITY	APPROVED BALANCE REPORT FROM THE ENGINEER.	
2. ALL WORK SHOWN ON THESE DOCUMENTS IS NEW UNLESS SPECIFICALLY IDENTIFIED AS EXISTING	b. AS INDICATED ON DRAWINGS.	45. PROVIDE ELECTRICAL CIRCUITING AS REQUIRED TO POWER THE MECHANICAL EQUIPMENT CONTROL SYSTEMS. WIRING AND INSTALLATION SHALL CONFORM TO NFPA 70. POWER WIRING SHALL BE TAKEN	************************************
OR PROVIDED BY OTHERS.	28. CONSTRUCT DUCTWORK WITH 18 GAUGE GALVANIZED SHEET METAL WHERE SOUND LINING IS INDICATED ON UNITS DELIVERING MORE THAN 4,000 CFM UNLESS OTHERWISE NOTED.	FROM A SPARE IN NEAREST AVAILABLE ELECTRICAL PANELBOARD. PROVIDE ADDITIONAL REQUIRED BREAKERS OR PANELS IF NEEDED. POWER SHALL NOT COME FROM LIGHTING, RECEPTACLE, OR OTHER	
3. INSTALL ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE ALONG WITH ALL REFERENCED CODES AND REGULATIONS.	29. USE CLEVAFLEX 12 FV (U.L. 181 CLASS 1) FACTORY_INSULATED TWO PLY BONDED	DEDICATED CIRCUITS. CONTROL CIRCUIT CONDUCTORS RUN IN SAME CONDUIT AS POWER CIRCUIT CONDUCTORS SHALL HAVE SAME INSULATION LEVEL AS POWER CIRCUIT CONDUCTORS. PROVIDE MOTOR STARTERS, CONTROL TRANSFORMERS, CONTROL WIRING AND ALL OTHER REQUIRED ACCESSORIES	
4. OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THIS PROJECT AND ARRANGE ALL REQUIRED INSPECTIONS BY THE APPROPRIATE LOCAL AUTHORITIES.	VAPOR BARRIER JACKET. LIMIT FLEXIBLE DUCT TO A MAXIMUM LENGTH OF 8 FEET.	NECESSARY FOR AUTOMATIC OPERATION OF MECHANICAL EQUIPMENT. COORDINATE THIS WORK WITH THE ELECTRICAL CONTRACTOR AND INCLUDE ALL ASSOCIATED COSTS IN THE MECHANICAL/PLUMBING	
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE CONDITION OF ANY EXISTING	a. SIZE FLEXIBLE DUCTWORK TO MATCH THE NECK SIZE OF THE DEVICE IT SUPPLIES UNLESS OTHERWISE SCHEDULED.	SCOPE OF WORK. PERFORM ALL CONTROL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE PERFORMANCE, INSTALLATION, AND GENERAL CONDITION REQUIREMENTS OF THE ELECTRICAL	
RESPONSIBLE FOR REPAIRING ANY EXISTING BUILDING EQUIPMENT AND FIXTURES DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTORS. THE CONTRACTOR MUST NOTIFY THE BUILDING	8 FEET (ROUND DUCT SIZE SHALL MATCH FLEXIBLE DUCT SIZE).	CONTRACT DOCUMENTS. IF MANUFACTURER'S NAMEPLATE OF SUPPLIED EQUIPMENT REQUIRES FUSE OVERCURRENT PROTECTION, PROVIDE FUSE PROTECTION AT NO ADDITIONAL COST. COORDINATE ALL ELECTRICAL WORK WITH THE ELECTRICAL CONTRACTOR	
OWNER IMMEDIATELY OF ANY DAMAGE OR THE DISCOVERY OF ANY EXISTING DAMAGE. ALL MISSING AND/OR DAMAGED THERMOSTATS MUST BE BROUGHT TO THE BUILDING OWNER ATTENTION PRIOR	USING CLEVAFLEX TYPE DESC SPIN-IN COLLARS OR "AIR-TITE" ADHESIVE BACKED FITTINGS SECURED TO THE MAIN DUCT WITH SHEET METAL SCREWS. AT	46. ALL NEW OR RELOCATED THERMOSTATS SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR.	REFERENCED PLAN NOTE DESIGNATION
TO THE START OF ALL WORK IN THE SPACE. THE PROTECTION OF ALL DRAINS IS REQUIRED TO PREVENT CLOGGING AND THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OF ALL DRAINS	CONNECTIONS TO AIR DEVICES OR RIGID DUCT WORK, MECHANICALLY FASTEN AND SEAL FLEXIBLE DUCT AIRTIGHT.	COORDINATE THE EXACT LOCATION WITH THE ARCHITECT. THERMOSTATS NOT INDICATED TO BE RELOCATED SHALL REMAIN AS INSTALLED.	
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A WRITTEN	d. SEAL INSULATION JACKET USING INSULATION TAPE OR CEMENT TO MAINTAIN THE VAPOR BARRIER.	47. PROVIDE CONTROLS AND ACCESSORIES FOR EQUIPMENT AS SUPPLIED BY THE HVAC EQUIPMENT	DIFFUSER/REGISTER/GRILLE DESIGNATION WITH CFM INDICATION
STATEMENT INSURING COMPLIANCE WITH THE SMACNA IAQ GUIDELINES FOR OCCUPIED BUILDINGS DURING CONSTRUCTION.	ROUND RIGID DUCT WHERE FLEXIBLE DUCTS ARE SHOWN TO PASS THROUGH SLAB TO SLAB PARTITIONS.	48. THE ENTIRE NEW TEMPERATURE CONTROL SYSTEM SHALL BE ADJUSTED AND PLACED IN OPERATION IN	M MOTORIZED DAMPER
7. NORMAL FUNCTIONS OF OCCUPIED AREAS MUST CONTINUE DURING THE CONSTRUCTION PHASES.	f. PROVIDE TRANSITIONS AND ACCESSORIES AS REQUIRED TO CONNECT FLEXIBLE DUCT TO RIGID DUCT.	ACCORDANCE WITH THE SPECIFIED INTENT AND OPERATION SEQUENCE AS SPECIFIED OR AS INDICATED. READJUSTMENTS NECESSARY TO ACCOMPLISH THE SPECIFIED RESULTS DURING THE GUARANTEE PERIOD	F FIRE DAMPER
WHICH MAY BE REQUIRED IN OCCUPIED AREAS SHALL BE SCHEDULED DURING UNOCCUPIED HOURS AND PRIOR APPROVAL SHALL BE OBTAINED FROM THE OWNER.	30. INSTALL DUCTWORK TIGHT TO THE UNDERSIDE OF THE BUILDING STRUCTURE. ADJUST THE	SHALL BE PROVIDED.	CO CARBON MONOXIDE SENSOR
8. HVAC UNITS WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED TO PREVENT DUST, DEBRIS	STRUCTURE ELEVATIONS CHANGE.	a. ALL SETTINGS SHALL BE FULLY ADJUSTABLE. ALL CONTROL SHALL BE COMPLETELY	
OR ODORS FROM ENTERING. SEAL ALL DUCT AND EQUIPMENT OPENINGS WITH PLASTIC. PROVIDE AND INSTALL TEMPORARY FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE	31. PROVIDE ALL NECESSARY TRANSITIONS IN DUCTWORK FOR CONNECTION TO EQUIPMENT AND ACCESSORIES. PAINT ALL EXPOSED DUCTWORK AS DIRECTED BY ARCHITECT.	AUTOMATIC UNLESS STATED OTHERWISE.	MECHANICAL ABBREVIATION
COMMERCING CONSTRUCTION. CONTINUOUS ASSOCIATED WITH THE CONSTRUCTION SPACE PRIOR TO COMMENCING CONSTRUCTION. CONTINUOUS PROTECTION AND FILTRATION OF HVAC RETURN AIR TO INCLUDE BUT NOT BE LIMITED TO COVERING MAIN HVAC RETURN WITH FILTER MATERIAL	32. SUSPEND DUCTWORK FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE SMACNA	a. THE CONTROLS SHALL BE SET TO MAINTAIN CONDITIONS AS FOLLOWS:	ABBREVIATION DESCRIPTION
CHANGE FILTERS PERIODICALLY DURING CONSTRUCTION. REPLACE ALL FILTRATION MEDIA IMMEDIATELY PRIOR TO OCCUPANCY WITH NEW FILTERS.	BUILDING STRUCTURE.	OCCUPIED (DAY) MODE	BTU BRITISH THERMAL UNIT
9. THOROUGHLY CLEAN THE WORK AREA DAILY OR AS DIRECTED BY THE GENERAL CONTRACTOR OR	33. COORDINATE THE INSTALLATION OF THE DUCTWORK SYSTEM WITH THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER CONTRACTORS. ADJUST DUCTWORK SIZES, LOCATION AND	COOLING SÉTPOINT _ 68 DEGREES F HEATING SETPOINT _ 68 DEGREES F	BPD BYPASS DAMPER
OF THE PROJECT. RETURN ANY EQUIPMENT REMOVED FROM THE WORK AREA WHICH IS NOT REUSED TO THE OWNER UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE	TRADES. WHERE NECESSARY TO AVOID OBSTRUCTIONS, RE-SIZE, OFFSET, RAISE, OR LOWER THE DUCTWORK DO NOT EXCEED THE DESIGN VELOCITIES IN ANY DUCT SECTIONS	UNOCCUPIED (NIGHT) MODE – OFF MINIMUM SETPOINT _ NONE	CFM CUBIC FEET PER MINUTE
10. A PRELIMINARY INSPECTION OF THE HVAC WORK IN PROGRESS SHALL BE SCHEDULED THROUGH	REQUIRING SIZING REVISIONS. INDICATE ALL COORDINATION ISSUES ON THE SHOP DRAWINGS.	MAXIMUM SETPOINT _ NONE b. THE SUPPLY FAN SHALL MODULATE TO MAINTAIN A CONSTANT STATIC PRESSURE 1.0" (ADJ).	CLG CEILING
THE BUILDING OWNER PRIOR TO THE INSTALLATION CEILING GRID.	34. PROVIDE TURNING VANES IN ALL 90° RECTANGULAR ELBOWS AND SPLITTER VANES IN ALL 90° RECTANGULAR RADIUS ELBOWS (UNLESS OTHERWISE NOTED).		DEG DEGREES
AND ARE BASED ON EXISTING CONDITIONS OBSERVED AT THE SITE AND/OR EARLIER DESIGN	35. ELBOWS CONSTRUCTED USING A SHARP 90° ANGLE ON THE INSIDE OF THE ELBOW AND A	a. The controls shall be set to maintain conditions as follows:	DIA DIAMETER
SHOW APPROXIMATE LOCATION. NEW OR RELOCATED DUCTWORK AND EQUIPMENT IS SHOWN BY SOLID LINES.	FITTING) WILL NOT BE ACCEPTED.	OCCUPIED (DAY) MODE	DOAS         DEDICATED OUTSIDE AIR SYSTEM
12. LOCATE AND IDENTIFY ALL CONCEALED BUILDING SYSTEMS PRIOR TO EXECUTION OF THIS WORK	36. INSTALL 1/2" WIRE MESH SCREENS ON ALL OPEN END DUCTWORK.	COOLING SETPOINT 74 DEGREES F HEATING SETPOINT 68 DEGREES F LINOCCUBIED (NICHT) MODE OFF	DWG DRAWING
COMPONENTS. CAREFULLY PERFORM ALL WORK TO PREVENT DAMAGE TO THE CONCEALED SYSTEMS OR STRUCTURE. ANY SUCH DAMAGE. BUILDING SYSTEM OUTAGES OR INJURIES	37. INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTWORK CONNECTIONS AT TAKE-OFF FROM MAIN TRUNK DUCT LEADING TO DIFFUSERS.	MINIMUM SETPOINT _ 55 DEGREES F (SETBACK)	EAT ENTERING AIR TEMPERATURE
RESULTING FROM PERFORMANCE OF THE WORK OF THIS CONTRACT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	38. PROVIDE FIRE DAMPERS AT ALL PENETRATIONS INTO FIRE RATED STRUCTURES. USE ONLY U.L. APPROVED FIRE DAMPERS DISPLAYING THE U.L. LABEL. INSTALL RUSKIN TYPE IBD2.	b. PROVIDE LOCAL PROGARAMABLE THERMOSTAT CONTROLLERS FOR EACH FCU. CONTROLS	EF EXHAUST FAN ESP EXTERNAL STATIC PRESSURE
13. SYMBOLS SHOWN ON SCHEDULES INDICATE THE TYPE OF EQUIPMENT ONLY. REVIEW DRAWINGS	STYLE B, FIRE DAMPERS WITH A 165°F FUSIBLE LINK IN ACCORDANCE WITH U.L. INSTALLATION REQUIREMENTS WHERE SHOWN ON PLANS AND AS REQUIRED BY THE BUILDING	OF A MINIMUM OF 55F AND A MAXIMUM OF 85F	F FAHRENHEIT
14. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO DEPICT THE GENERAL LOCATION OF	NFPA-90A.	C. PROVIDE SYSTEM MANAGER TO CONTROL ALL FCU'S AT SINGLE LOCATION.	FLA FULL LOAD AMPS FPM FEET PER MINUTE
HVAC SYSTEM COMPONENTS. DO NOT SCALE MECHANICAL DRAWINGS. CONSULT ARCHITECTURAL PLANS FOR PROPER DIMENSIONS AND LOCATION OF EQUIPMENT.	PIPING	a. F-2 & F-4 SHALL RUN 24/7.	FT <sup>2</sup> SQUARE FEET
15. COORDINATE THE INSTALLATION OF THE HVAC SYSTEM WITH EXISTING CONDITIONS AND THE WORK OF ALL OTHER TRADES. MINOR DEVIATIONS FROM THE PLANS MAY BE MADE TO AVOID MINOR	39. PROVIDE TYPE L COPPER, REFRIGERANT GRADE, PIPING FOR ALL REFRIGERANT PIPING. USE LONG RADIUS, WROUGHT COPPER SOLDER JOINT FITTINGS. THOROUGHLY CLEAN ALL JOINTS	b. F-A & F-5 SHALL BE CONTROLLED BY WALL SWITCH. c. F-1 SHALL MODULATE TO MAINTAIN A CONSTANT CO CONCENTRATION OF 50 PPM AS	GPM GALLONS PER MINUTE HP HORSEPOWER
CONFLICTS. WHEN MAJOR CONFLICTS ARE IDENTIFIED, ADVISE THE ARCHITECT/ENGINEER IMMEDIATELY. THE AFFECTED WORK SHALL NOT BE INSTALLED UNTIL SPECIFIC DIRECTION HAS	40. PROVIDE TYPE M COPPER PIPING. WITH SOLDER JOINTS AND DRAINAGE-TYPE FITTINGS. FOR	MEASURED AT THE CO SENSORS.	HR HOUR
BEEN RECEIVED FROM THE ARCHITECT OR ENGINEER.	ALL CONDENSATE DRAIN PIPING. INSTALL CONDENSATE DRAIN PIPING WITH A SLOPE OF 1/8" PER LINEAR FOOT AND PROVIDE A TRAP AT EACH UNIT. USE 1" TYPE M COPPER		IN WG INCH WATER GAUGE
PENETRATE STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL OF THE ARCHITECT, LANDLORD, AND ENGINEER. SCHEDULE WORK WITH LANDLORD/OWNER AND OBSERVE ALL RECOMMENDED	CONDENSATE LINES FOR CONDENSATE PUMP DISCHARGE PIPING. INSTALL A BACKWATER VALVE AT THE DISCHARGE OF ALL CONDENSATE PUMPS.		LAT LEAVING AIR TEMPERATURE
SAFETY PROCEDURES. DO NOT CUT STRUCTURAL MEMBERS EMBEDDED IN THE SLAB UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM A STRUCTURAL ENGINEER.	41. CHEMICALLY CLEAN ALL PIPING SYSTEMS PRIOR TO INITIATING SYSTEM OPERATION. THOROUGHLY FLUSH ALL PIPING WITH CLEAR WATER TO REMOVE ALL CLEANING AGENTS.	AN INDOOR AIR QUALITY PLAN SHALL BE DEVELOPED BY THE CONTRACTOR.	LBS POUNDS LF LINEAR FOOT
17. PROVIDE ALL SUPPORT STEEL, HANGERS, VIBRATION ISOLATION AND ACCESSORIES REQUIRED TO	42. MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR	ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS	LV LEAVING
SUPPORT CEILINGS, LIGHTING FIXTURES, OR ANY OTHER DEVICES FROM DUCTWORK OR PIPING. UNLESS OTHERWISE NOTED. DO NOT ALLOW DUCTS. PIPES. OR CONDUITS TO DIRECTLY CONTACT	F.	APPROVED MEANS. DUST AND DEBRIS SHALL BE CLEANED FROM DUCT	MBH 1000 BRITISH THERMAL UNITS PER HOUR
THE BUILDING STRUCTURE.	INSULATION	HVAC SUPPLY AND RETURN DUCT OPENINGS SHALL BE PROTECTED DURING	
18. CONNECT ALL MECHANICAL EQUIPMENT TO DUCTWORK USING RUBBERIZED_CANVAS FLEXIBLE CONNECTIONS. INSTALL ALL MECHANICAL EQUIPMENT WITH VIBRATION ISOLATION DEVICES.	46. INSULATE ALL SUPPLY AND RETURN AIR DUCTWORK WHICH IS NOT SOUND LINED WITH $1-1/2$ " THICK, $1-1/2$ POUNDS PER CUBIC FOOT DENSITY FIBERGLASS INSULATION DUCT	DUST-PRODUCING OPERATIONS. REPLACE ALL FILTERS UTILIZED DURING CONSTRUCTION BEFORE SYSTEM	MOCP MAXIMUM OVERCURRENT PROTECTION
19. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.	WRAP WITH AN INTEGRAL VAPOR BARRIER. MAINTAIN 3" CLEARANCE FROM THE DUCT INSULATION TO RECESSED LIGHTING FIXTURES. PROVIDE A SEPARATE PRICE FOR INSULATING	FLUSH OUT AND BUILDING OCCUPANCY	OA OUTSIDE AIR
20. VERIFY THAT ALL EQUIPMENT TO BE INSTALLED IN THE RETURN AIR PATH MEETS ALL	47. INSULATE ALL CONDENSATE DRAIN PIPING WITH 1/2" THICK FLEXIBLE UNICELLULAR PIPING	FILTERES FOR ALL RETURN OPENINGS.	RA RETURN AIR
REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.	INSULATION.		RPM         REVOLUTIONS PER MINUTE           RTU         ROOFTOP UNIT
HAD SIMILAR PRODUCTS IN SATISFACTORY SERVICE FOR A MINIMUM OF 3 YEARS.	48. INSULATE ALL REFRIGERANT PIPING WITH 3/4" THICK FLEXIBLE UNICELLULAR PIPING INSULATION.	ALL PIPE AND CONDUITS PENETRATING FLOOR	SA SUPPLY AIR
22. UNOBSTRUCTED ACCESS IS REQUIRED ON ALL SIDES OF ELECTRIC EQUIPMENT. LOCATE ALL SUCH EQUIPMENT WITH ADEQUATE CLEARANCE FOR MAINTENANCE AND TO MEET THE NATIONAL ELECTRICAL CODE'S REQUIRED CLEARANCES.	49. INSTALL ALL INSULATION IN ACCORDANCE WITH ASTM E84. PROVIDE INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF LESS THAN	SLABS SHALL BE FIRE STOPPED UTILIZING HILTI FIRESTOP SELF LEVELING SILICONE SEALANT	SF SQUARE FEET SD SMOKE DETECTOR / SUBDUCT RISER
23. PROVIDE CODE APPROVED FIRE STOPPING AT ALL DUCTWORK PENETRATIONS THROUGH BUILDING CONSTRUCTION TO MAINTAIN FIRE, SMOKE AND SOUND RATINGS.	50. MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR DUCTWORK WHICH CONVEYS LIQUID OR AIR AT A TEMPERATURE OF LESS THAN 70 DEGREES	SHALL BE WATER RESISTANT.	SP     STATIC PRESSURE       TEMP     TEMPERATURE
24. PROVIDE ALL NEW EQUIPMENT/MATERIALS WITH A WARRANTY FOR A MINIMUM OF ONE YEAR FROM			TYP TYPICAL V VOLTAGE
DUCTWORK	AIR STATEM BALANCING 51. INCLUDE THE SERVICES OF A CERTIFIED INDEPENDENT BALANCING CONTRACTOR IN THE		VD VOLUME DAMPER
25. FABRICATE DUCTWORK FROM GALVANIZED SHEET STEEL WITH G60 COATING IN ACCORDANCE WITH	SCOPE OF THIS CONTRACT TO PERFORM ALL SYSTEM BALANCING PROCEDURES IN ACCORDANCE WITH NEBB AND AABC REQUIREMENTS.	1. INDOOR OUTSIDE AIR DUCTS TO BE UNINSULATED.2. REFRIGERATION PIPING TO BE INSULATED W/ 1" INSULATION FOR GAS PIPING	VEL VELOCITY VRV VARIABLE REFRIGERANT VOLUME
SMACNA DUCT CONSTRUCTION STANDARDS AND THE PRESSURE CLASSES SPECIFIED BELOW:	52. PROVIDE ALL NECESSARY ACCESSORIES FOR DUCTWORK TO ALLOW PROPER AIR BALANCING.	AND 1/2" FOR LIQUID PIPING. 3. CONCEALED GARAGE EXHAUST DUCT TO BE INSULATED WITH A MINIMUM OF R8	VCU VFU INDOOR FAN COIL UNIT
SUDDIY AND RETURN DUCTWORK PRESSURE CLASS ("W.G.") /SEAL CLASS	BALANCE AIR SYSTEMS TO QUANTITIES INDICATED ON THE PLANS UNDER THE SUPERVISION OF A REGISTERED ENGINEER. SUBMIT BALANCING REPORTS ON NEBB OR AABC FORMS APPROVED AND STAMPED BY THE REGISTERED ENGINEER WHO SUPERVISED THE TESTING	INSULATION. 4. ALL CLOTHES DRYERS SHALL BE LONG RUN TYPE.	
TRANSFER 1.0 / C	ALL NOVED AND STAWLED BT THE REGISTERED ENGINEER WHO SUPERVISED THE LESTING.	5. RETAIL VENTILATION CALCULATIONS TO BE PROVIDED BY FIT OUT DESIGN.	







### NEW WORK PLAN NOTES Applicable to this drawing only

14X10 GRILLE W/ 12" PLENUM TYP OF 2.

8" EXHAUST UP.

32X14 GARAGE EXHAUST UP.

OA RISER 8" UP.

DX LINE PER MANUFACTURER'S INSTRUCTIONS.

3/4" CONDENSATE TO FLOOR DRAIN IN TRASH ROOM.

ALL DUCTS AND PIPING SHALL BE RUN ABOVE 2 HOUR RATED CEILING. PROVIDE RATED ACCESS PANELS FOR ALL FIRE DAMPERS AND VALVES.



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APPKUVA
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PROVIDE AP FOR ACCESS TO FIRE DAMPER.

## OUTSIDE AIR UNIT SCHEDULE

UNIT NO.	DOAS-1
NOMINAL TONS (REFRIFGERANT)	5 (410a)
TOTAL COOLING (REFRIGERANT)(BTUH)	66.8
SENSIBLE COOLING (BTUH)	37.5
SUPPLY AIR FLOW (CONSTANT/VARIABLE)	VARIABLE
DISCHARGE	VERTICAL
SUPPLY CFM	1,055
OUTSIDE AIR	100%
SUPPLY FAN E.S.P. (IN. W.G.)	1.0
SUPPLY FAN RPM	1,483
SUPPLY FAN HP	1
SUPPLY FAN FLA	4.6
DRIVE TYPE	VFD
NO. OF COMPRESSORS	1
COMPRESSOR RLA (EACH)	20.4
NO. OF CONDENSER FANS	1
CONDENSER FAN FLA (EA)	2.8
HEATING INPUT NATURAL GAS (MBH)	100
OUTPUT (MBH)	81
AIR TO AIR HEAT EXCHANGER	NO
OUTSIDE AIR TEMPERATURE (DB / WB)	COOLING: 92 °F / 76 °F
LV AIR TEMP (UNIT) (DB / WB / RH)	COOLING: 70 °F / 59.2 °F / 53%
OUTSIDE AIR TEMPERATURE (DB / WB)	HEATING: 10 °F
LV AIR TEMP (UNIT) (DB / WB)	HEATING: 87.7 °F
	77
MINIMUM CIRCUIT AMPS	33
моср	50
VOLTAGE/PHASE/HERTZ	208 / 3 / 60
EER	
ACCESSORIES	1, 2, 3, 4, 5, 6, 7, 8, 9
	30% PREFILIER MERV 13 POST FILTER
UNIT UPERATING WEIGHT (LBS.)	
BASIS OF DESIGN	

ACCESSORY LEGEND:

1 – UNIT SHALL BE MOUNTED ON 30" MANUFACTURER SUPPLIED ROOF CURB COMPATIBLE WITH ROOF TYPE.

2 – THROUGH THE BASE ELECTRICAL

3 – COMPRESSOR CYCLE DELAY

4 – HINGED ACCESS DOORS

5 – OUTSIDE AIR INTAKE HOOD

6 – LOCAL CONTROL PANEL W/ PHASE & BROWN OUT PROTECTION

7 – FACTORY INSTALLED, UNIT MOUNTED DISCONNECT SWITCH AND UNIT POWERED GFI CONVENIENCE OUTLET.

8 – OUTSIDE AIR MONITORING STATION WITH ALARM LOCATED AT FRONT DESK.

9 – UNIT SHALL RUN CONTINUOUSLY.

	CFM	E.S.P.	VOLTS/ PHASE	RPM	POWER	DRIVE TYPE	FAN TYPE	CONTROL	dBA	SONES	WEIGHT	MANUFACTURER AND MODEL
F-1	3045	.5	208/3	898	1 HP	DIRECT	INLINE	CO2 SYSTEM	62	-	251	GREENHECK QEID -18-95-B10
F-2	220	0.5	120/1	1050	93 WATT	DIRECT	INLINE	24/7	44	-	10	GREENHECK CSP-A290
F-3	30	0.5	120/1	1562	46 WATT	DIRECT	INLINE	24/7	44	-	10	GREENHECK SP-C50
F-4	100	.5	120/1	817	128 WATT	DIRECT	CEILING	24/7	42	3	10	GREENHECK SP-B150
F-5	80	.5	120/1	950	93 WATT	DIRECT	CEILING	24/7	42	3	10	GREENHECK SP-B110
F-6-7	2660	-	208/1	1100	1AMP	DIRECT	CIRCULATOR	RELAY	-	-	-	AIR KING 9020
F-A	75	.4	120/1	935	20 WATT	DIRECT	CEILING	WALL SWITCH	25	1.4	320	GREENHECK SP-90-VG

## HEAT PLIMP LINITS (HP)

							)							
DESIGNATION	NOMINAL	UNIT	COOLING	HEATING	UNIT	POWER SUPP	LY		UNIT	REFIG	MANUFACTURER	PIPE REQUIREMENTS		
	TONS	SEER	CAPACITY (MBH)	CAPACITY (MBH)	RLA	MCA	MOCP	VOLTS/ PHASE	WEIGHT	CHARGE LBS.	AND MODEL	MAX LENGTH/ MAX INTER/FT	MAX HEIGHT FT	
HP-EL1&EL2	0.75	15	9	9	8.5	10.1	15	208/1	55	NA	DIAKIN MODEL RXNO9NMVJU HEAT PUMP	49	39	
HP-L	1.5	17.5	18	20	7.1	16.5	20	208/1	150	NA	DIAKIN MODEL RZQ18PVJU9 HEAT PUMP	164	98	
HP-R1&R2	2.0	16.5	24	27	10.3	16.5	20	208/1	150	NA	DIAKIN MODEL RZQ24PVJU9 HEAT PUMP	164	98	
HP-1	2	14	24	24	15.5	18.7	20	208/1	137	NA	DIAKIN MODEL 3MXS24NMVJU 3 PORT HEAT PUMP	23/820	49	
HP-2	6	IEER 20.8	72	81	20.7	30.2	35	208/3	507	21.9	DIAKIN MODEL REYQ72TTJU HEAT RECOVERY	540	295	
HP-3	6	IEER 20.8	72	81	20.7	30.2	35	208/3	507	21.9	DIAKIN MODEL REYQ72TTJU HEAT RECOVERY	540	295	
HP-4	6	IEER 20.8	72	81	20.7	30.2	35	208/3	507	21.9	DIAKIN MODEL REYQ72TTJU HEAT RECOVERY	540	295	
SCHEDULE :	NOTES:							•						

1. DESIGN BASED ON 95°F dB/78°F wB OUTDOOR CONDITION.

2. PROVIDE 6" HOUSEKEEPING PAD FOR MINI-SPLITS 3. PROVIDE WIND BAFFLE FOR MINI-SPLITS

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			VRV		DOR U	INIT SC	HEDU	JLE (	VCU)			
	DOF	SUPPLY AIR		ESP	COO CAP	OLING ACITY	HEATING	SUPPLY	AIR HAND ELECTRIC	LING UNIT CAL DATA	MANUFACTI MODEL N	JRER AND NUMBER
DESIGNATION	ITPE	CFM	CFM	("W.G.)	SENS (BTUH)	TOTAL (BTUH)	(MBH)	HP	MCA/ MOCP	VOLTS/ PHASE	AIR HANDLING UNIT	CONDENSING UNIT
FCU-EL1&EL2	WALL MOUNTED	400	-	-	9000	8010	9000	-	.18/15	208/1	DAIKIN FTXN09NMVJU	HP-EL
FCU-L	DUCTED	675	-	.4–.8	18000	14800	20000	-	1.6/15	208/1	DAIKIN FBQ18PVJU9	HP-L
FCU-R1	DUCTED	795	-	.4–.8	24000	18700	27000	-	1.8/15	208/1	DAIKIN FBQ24PVJU	HP-R1
FCU-R2	DUCTED	795	-	.4–.8	24000	18700	27000	-	1.8/15	208/1	DAIKIN FBQ24PVJU	HP-R2
FCU-1A	DUCTED	515	-	.6	15000	12000	16600	-	1.6/15	208/1	DAIKIN FDMQ15RVJU	HP-1
FCU-1B	DUCTED	390	-	.6	12000	9600	14300	-	1.6/15	208/1	DAIKIN FDMQ12RVJU	HP-1
FCU-2A&3A	DUCTED	740	-	.6	24000	17100	27000	-	1.8/15	208/1	DAIKIN FXSQ24TAVJU	HP-2/3
FCU-2B&3B	DUCTED	530	-	.6	15000	11300	17000	-	1.4/15	208/1	DAIKIN FXSQ15TAVJU	HP-2/3
FCU-2C&3C	DUCTED	340	-	.6	9500	7000	10500	-	0.8/15	208/1	DAIKIN FXSQ09TAVJU	HP-2/3
FCU-2D&3D	DUCTED	740	-	.6	24000	17100	27000	-	1.8/15	208/1	DAIKIN FXSQ24TAVJU	HP-2/3
FCU-4A	DUCTED	810	-	.6	30000	22600	34000	-	1.8/15	208/1	DAIKIN FXSQ30TAVJU	HP-4
FCU-4B	DUCTED	600	-	.6	18000	13600	20000	-	1.6/15	208/1	DAIKIN FXSQ18TAVJU	HP-4
FCU-4C	DUCTED	740	-	.6	24000	17100	27000	-	1.8/15	208/1	DAIKIN FXSQ24TAVJU	HP-4
FCU-4D	CASSETTE	305		-	7500	5500	8500	-	0.4/15	208/1	DAIKIN FXZQ15TAVJU	HP-4

1. COOLING DESIGN BASED ON 95'FDB/78'FWB AMBIENT OUTDOOR CONDITION, 45'F SUCTION TEMPERATURE, AND 75'F 50% RH SPACE CONDITION. 2. CONTRACTOR TO FURNISH AND INSTALL INSULATED REFRIGERANT PIPING BETWEEN VCU'S AND HP'SS. REFER TO PIPING MANUAL PUBLICATION OF MANUFACTURER. SIZE AND CHARGE REFRIGERANT PER MANUFACTURER'S RECOMMENDATIONS FOR SUCH APPLICATION.

3. ESP IS EXCLUSIVE OF FILTERS, WET COIL, CASING LOSSES, AND HEATING COIL.

4. PROVIDE LIQUID LINE SOLENOID VALVES WITH OUTDOOR UNITS. PROVIDE ALL UNITS WITH FILTERS, LOW AMBIENT CONTROL TO 055DF.

5. PROVIDE FOIL FACED FIBER GLASS INSULATION OR CLOSED-CELL ELASTOMERIC INSULATION.

6. PROVIDE RETURN FILTERS FOR ALL DUCTED UNITS.

7. PROVIDE MERV 8 FILTERS FOR ALL INDOOR UNITS.

8. PROVIDE MANUFACTURER'S WIRED CONTROLLER.

	B	RANCH	CONTR	OLLE	ER SC	HEDU	LE		
Maule	Model	Porto		Pow					
Mark	Number	Ports	Volts	Phase	Hz	MCA	System	Basis of Design	
BC-2	BS4Q54TVJ	4	208	1Ph	60Hz	0.1	HP-2	DAIKIN	
BC-3	BS4Q54TVJ	4	208	1Ph	60Hz	0.1	HP-3	DAIKIN	
BC-4	BS4Q54TVJ	4	208	1Ph	60Hz	0.1	HP-4	DAIKIN	

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	AUTOMATIC AIR VALVE SCHEDULE										
DESIGNATION	CFM	SIZE	MANUFACTURER & PART NUMBER								
AV-1	15	4"	AMERICAN ALDES #18 108								
AV-2	20	4"	AMERICAN ALDES #18 112								
AV-3	90	6"	AMERICAN ALDES #18 132 & #18 777 CSR-S-II SUPPLY W/ 8X8 GRILLE								
AV-4	125	6"	AMERICAN ALDES #18 134 & #18 781 CSR-S-II SUPPLY W/ 10X10 GRILLE								
AV-5	205	8"	AMERICAN ALDES #18 145 & #18 787 CSR-S-II SUPPLY W/ 12X12 GRILLE								
AV-6	35	4"	AMERICAN ALDES #18 115								
SCHEDULE 1	NOTES: EALED AII	R VALVE	ES SHALL BE PROVIDED W/ ACCESS PANELS								

## DIFFUSER, REGISTER, AND GRILLE SCHEDULE

			1								
ID NO.	SERVICE	MOUNTING	FACE SIZE (IN.)	NECK SIZE (IN.)	SLOT LENGTH (IN.)	LINEAR SLOT WIDTH (IN.)	QTY OF SLOTS	CFM RANGE	MAX NC	NOTES	REMARKS
A	SUPPLY	SURFACE MOUNTED	7-3/4X7-3/4	6X6	-	-	-	0-50	20	-	TITUS MODEL 301RL PROVIDE OPOSED BLADE DAMPER
			9-3/4X7-3/4	8X6	-	-	-	60-155	20	_	
B1	RETURN	SURFACE MOUNTED	31-3/4X13-3/4	30X12	-	I	-	400-800	20	-	TITUS MODEL 350RL
B2	RETURN	SURFACE MOUNTED	13-3/4X13-3/4	12X12	-	I	_	400-800	20	_	TITUS MODEL 350RL
С	SUPPLY	LINEAR	_	10	48	3/4	2	75–150	25		TITUS MP-38 W/ SUPPLY PLENUM
D	RETURN	SURFACE MOUNTED	49-3/4X13-3/4	12X12	-	-	-	0-4000	20	-	TITUS MODEL 355RL ALUMINUM

\* ALL DIFFUSERS SHALL BE STEEL UNLESS NOTED OTHERWISE.

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Α	В	С	D	E	F	G	Н	L	J	к	L	М
Room Number	Description	Area	Area	Area	Occupant	Occupancy	Occupant	Occupant	<b>Breathing Zone</b>	Zone Air	Zone	OA Air
		(ft <sup>2</sup> )	Outdoor	Outdoor	Load Rate	C x F/1000	Outdoor	Outdoor	Outdoor Air	Distribution	Outdoor Air	Design
	Add Bowe	(Az)	Air Rate	Air	per IMC	(Pz)	Air Rate	Air	(Vbz = RpPz +	Effectiveness	(Voz = Vbz /	(Vpz)
	Add Rows		per IMC	(RaAz)	Table		per IMC	(RpPz)	RaAz)	(Ez)	Ez)	
			102 2		403.3 (People/		1 a bie					
	Delete Row		403.3 (Ra)		(People/		403.3 (Rn)					
B-101 STORAGE	STORAGE	137	0.12	16	0	0	0	0	16	1	16	20
B-105 STORAGE	STORAGE	119	0.12	14	0	0	0	0	14	1	14	15
B-106 STORAGE	STORAGE	130	0.12	16	0	0	0	0	16	1	16	20
B-107 STORAGE	STORAGE	126	0.12	15	0	0	0	0	15	1	15	15
B-1 VESTIBULE	CORRIDOR	41	0.06	2	0	0	0	0	2	1	2	125
LOBBY	MAIN LOBBY	538	0.06	32	10	6	5	30	62	1	62	105
Totals		1091		95		6		30	125		125	300
2012 OA Version												

		UNIT OU			ONS	
	AREA	HEIGHT	BEDROOMS	IMC CODE MIN	IMC 0.35 ACH	DESIGN CFM
	FT^2	FT		CFM/PERSON	REQ CFM	
1ST FLOOR	1537	10.625	2	45	95	105
2ND FLOOR	2941	10.625	3	60	182	205
3RD FLOOR	2520	10.625	3	60	156	205
4TH FLOOR	2687	11.416	2	45	179	195
PENTHOUSE	120	8	-		6	10
SUBTOTAL					185	205
TOTAL						720

	AREA (SQFT)	MAXIMUM CODE CFM	MAXIMUM	MINIMUM CODE CFM	MINIMUM
		AREA*.75 CFM	DESIGN CFM	AREA*0.05 CFM	DESIGN CFM
B-1	4277	3208	3265	214	220

## FLEXIBLE DUCT SIZING SCHEDULE

CFM RANGE	FLEXIBLE DUCT DIAMETER
0 TO 100	6"
101 TO 200	8"
201 TO 350	10"
351 TO 550	12"

## SCHEDULE NOTES:

1. SCHEDULE SHALL APPLY TO ALL FLEXIBLE DUCT SERVING DIFFUSERS UNLESS OTHERWISE INDICATED.

2. ROUND RIGID RUNOUTS FROM TRUNK DUCTS TO DIFFUSERS SHALL BE SAME SIZE AS FLEXIBLE DUCT FOR THE APPROPRIATE CFM IDENTIFIED.

3. PROVIDE VOLUME DAMPER WITH SPIN-IN COLLAR OR FLAT OVAL CONNECTOR FOR EACH BRANCH CONNECTION.

4. WHERE DUCTWORK DEPTH DOES NOT PERMIT A SPIN-IN COLLAR FITTING, EQUAL FLAT OVAL CONNECTION WITH MANUAL DAMPER SHALL BE PROVIDED WITH OVAL TO ROUND TRANSITION.

## ELECTRIC BASEBOARD HEATER

DESIGNATIONMAXIMUM CFMOUTPUT (KW)VOLTS/ PHASEMOUNTING TYPECONTROL TYPEMANUFACTURER AN MODELEBH-1,2-1120WALL 4'THERMOSTAT2900C SERIES MODEL E2910-0480						
EBH-1,2 - 1 120 WALL 4' THERMOSTAT 2900C SERIES MODEL E2910-0480	DESIGNATION	TION MAXIMUM OUT	TPUT VOLTS/ (W) PHASE	MOUNTING TYPE	CONTROL TYPE	MANUFACTURER AND MODEL
	EBH-1,2	,2 –	1 120	WALL 4'	THERMOSTAT	2900C SERIES MODEL E2910-048C

### SCHEDULE NOTES:

1. EACH HEATER SHALL BE PROVIDED WITH INTERNAL DISCONNECT, INTERNAL THERMOSTAT AND THERMAL OVERLOAD PROTECTION.

ELECTRIC UNIT HEATER SCHEDULE	ELECI
ATION MAXIMUM OUTPUT VOLTS/ MOUNTING CONTROL MANUFACTURER AND MODEL MODEL	DESIGNATION MAXIMUM CFM
1 400 3.3 208/1 HORIZONTAL THERMOSTAT MARKEL UH SERIES MODEL HF1B5103N	UH-1 400
2 400 1.5 120/1 SURFACE MNT THERMOSTAT MARKEL 3320 SERIES MODEL E3323TD-RP	UH-2 400
-7 400 1.5 120/3 HORIZONTAL THERMOSTAT XXX4000 SERIES MODEL XXXX	UH-3-7 400
Crm(NW)PHASETYPETYPETYPETYPEMODEL14003.3208/1HORIZONTALTHERMOSTATMARKEL UH SERIES MODEL HF1B5103N24001.5120/1SURFACE MNTTHERMOSTATMARKEL 3320 MODEL E3323TD-RP-74001.5120/3HORIZONTALTHERMOSTATXXX4000 MODEL XXXX-74001.5120/3HORIZONTALTHERMOSTATXXX4000 MODEL XXXX	UH-1         400           UH-2         400           UH-3-7         400

### SCHEDULE NOTES:

1. EACH HEATER SHALL BE PROVIDED WITH INTERNAL DISCONNECT, INTERNAL THERMOSTAT AND THERMAL OVERLOAD PROTECTION.

2. PROVIDE MOUNTING HARDWARE.

RADIANT HEATER								
DESIGNATION	WATT/SQFT	SPACING	AREA FT^2	LENGTH	VOLTAGE	AMPS	MANUFACTURER & PART NUMBER	
RH-1,2&8	12	3"	60	235'	120	6	WATTS SUNTOUCH 120060WB-CST W/ SUNSTAT CONROLLER	
RH-3,5,7	12	3"	100	391'	120	10	WATTS SUNTOUCH 120100WB-CST W/ SUNSTAT CONROLLER	
RH <b>-4</b> ,6	12	3"	80	313	120	8	WATTS SUNTOUCH 120080WB-CST W/ SUNSTAT CONROLLER	

### SCHEDULE NOTES:

PROVIDE SUNSTAT CONTROL W/ HEAT SENSOR PER DRAWINGS.

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VCY APPROVAL:		
AGEN		
	PROJECT NAME:	]
	THE ELLIOTT 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site	
	CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542	1
	CONSULTANTS: <b>provectus</b> Mechanical Electrical Plumbing Engineers	
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	CON A PAYNE IS	
	AU. SUIGIZ HAN SCALERED SSIONAL ENGINE	
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	JOB # 19_08	
	mechanical Schedules	
	REFER TO DRAWING	
	M006	



GENERAL NOTES	GENERAL NOTES
THE ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF THE BUILDING, REFER TO MECHANICAL OR PLUMBING PLANS FOR	SHALL BE 1500 WATTS ON 120 VOLT CIRCUITS AND 3500 ON 277 VOLT CIRCUIT.
EXACT LOCATION OF THE EQUIPMENT. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONDUCTORS SHALL BE TYPE THHN OR XHHW. MINIMUM WIRE SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4".	21. LUMINAIRES SHALL BE SECURELY FASTENED TO THE CEILING FRAMING MEMBER BY MECHANICAL MEANS SUCH AS BOLTS, SCREWS, OR LISTED CLIPS IDENTIFIED FOR USE WITH THE TYPE OF CEILING FRAMING MEMBERS AND LUMINAIRES, PROVIDED THAT THE FRAMING MEMBERS OF THE SUSPENDED CEILING SYSTEM USED TO SUPPORT THE
THE USE OF TYPE AC OR MC CABLE IS PERMISSIBLE ONLY IN CONCEALED INSTALLATION. ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS.	LUMINAIRES ARE SECURELY FASTENED TO EACH OTHER AND SECURELY FASTENED TO THE BUILDING STRUCTURE AT APPROPRIATE INTERVALS IN ACCORDANCE WITH NEC SECTION 410.30(A) OR 410.36(B) FOR CEILING GRID.
CONDUCTOR SIZES ARE BASE ON 75°C TEMPERATURE RATING CONTRACTOR TO VERIEY	22 EXACT LOCATION MOUNTING HEIGHT AND TYPE OF TERMINATION FROM JUNCTION BOXES
THE TERMINAL RATING OF CIRCUIT BREAKER AND THE LOAD TERMINATION POINT, ADJUST AMPACITY OF THE CONDUCTOR ACCORDINGLY.	STUB-UPS, DISCONNECT SWITCHES, ETC. SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS, SHOP DRAWINGS, EQUIPMENT CUTS OR DETAILS BEFORE CONDUIT ROUGH-IN.
PROVIDE SINGLE COVERPLATE IN ALL AREAS WHERE DEVICES ARE GANGED	23. CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS BEFORE INSTALLING CONDUIT OR CONDUCTORS FROM POWER SOURCE TO EQUIPMENT TERMINATION.
ALL DEVICES SHALL BE MOUNTED TO COMPLY WITH AMERICAN DISABILITIES ACT.	24 CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BID HE SHALL NOTE
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES HAVING JURISDICTION.	EXISTING CONDITIONS AND FAMILIARIZE HIMSELF WITH THE LAYOUT OF EXISTING LIGHTING AND POWER SYSTEMS IN ORDER TO THOROUGHLY UNDERSTAND THE SCOPE OF THE MODIFICATIONS TO THE PRESENT JOB AND THE EFFECT OF THOSE MODIFICATIONS.
WHERE THE LENGTH OF A HOMERUN FROM PANEL TO FIRST ELECTRICAL DEVICE EXCEEDS 75 FEET FOR A 120 VOLT CIRCUIT OR 175 FEET FOR A 277 VOLT CIRCUIT. THE CONDUCTOR SIZE SHALL BE INCREASED ONE SIZE LARGER THAN INDICATED FOR EVERY 75 FEET FOR 120 VOLT CIRCUIT AND FOR EVERY 175 FEET FOR 277 VOLT CIRCUIT TO COMPENSATE FOR VOLTAGE DROP	25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN THE PANELBOARDS. THREE SINGLE PHASE CIRCUITS MAY BE COMBINED WITH A COMMON NEUTRAL, PROVIDED EACH CIRCUIT IS ON A DIFFERENT PHASE.
ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. . LIGHT SWITCH SHALL BE 20A 120-277V.	26. THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWING OR NOT.
<ol> <li>DUPLEX RECEPTACLES SHALL BE 20A, 125V, 2P, 3W, NEMA 5–20R UNLESS NOTED OTHERWISE ON THE DRAWINGS.</li> <li>DEVICE AND COVERPLATE FINISHES FOR NEW DEVICES SHALL BE SELECTED BY ARCHITECT UNLESS OTHERWISE NOTED MOUNTING UPPOLICE OF NEW DEVICES SHALL</li> </ol>	27. ALL EMPTY RACEWAYS FOR USE BY OTHER TRADES SHALL BE PROVIDED WITH NYLON PULL STRING.
BE AS INDICATED ON DRAWING. WHERE EXISTING DEVICES ARE INDICATED TO REMAIN CONTRACTOR SHALL MATCH THE COLOR AND MOUNTING HEIGHT TO NEW STANDARD	28. ITEMS TO BE REMOVED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
UNLESS OTHERWISE NOTED.	28.1. IF THE CONDUIT SERVING THE ITEM IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR ABOVE CEILING,
ALL EQUIPMENT, SUCH AS STARTERS, RELAYS, CONTACTORS, SWITCHES, PANELS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE IDENTIFICATION PLATES OF BLACK LAMINATED PLASTIC WITH 1/4" WHITE LETTERS IDENTIFYING EQUIPMENT. EQUIPMENT IN FINISHED	AND PAICH TO MATCH EXISTING. 28.2. IF THE CONDUIT SERVING THE ITEM IS EXPOSED, THE CONTRACTOR SHALL REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
AREAS SHALL HAVE PLATES MOUNTED ON INSIDE OF DOOR; OTHERWISE PLATES SHALL BE MOUNTED ON FRONT OF EQUIPMENT. SECURE PLATES WITH FOUR SCREWS.	29. ITEMS TO BE RELOCATED: UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PERFORM THE FOLLOWING:
CONTRACTOR SHALL PROVIDE NEWLY TYPED DIRECTORIES FOR ALL MODIFIED PANEL BOARDS.	29.1. IF THE CONDUIT SERVING THE ITEM OR FEEDING OTHER ITEMS IS CONCEALED, THE CONTRACTOR SHALL REMOVE ALL CONDUCTORS, CUT CONDUIT BACK TO BELOW GRADE, FLOOR, OR CEILING, AND REFEED THESE ITEMS WITH NEW CONDUIT AND WIRE
MOTOR HORSEPOWER RATINGS ARE APPROXIMATE AND MAY VARY BY MANUFACTURERS. CONTRACTOR SHALL VERIFY EXACT SIZE OF EQUIPMENT WITH APPROVED SHOP DRAWINGS. ADJUSTMENTS SHALL BE MADE IN SIZE OF BREAKERS, SWITCHES, WIRE AND MOTOR CONTROLS INCLUDING HEATERS BASED UPON THE MOTOR INSTALLED.	AS SHOWN ON THE DRAWING. 29.2. IF THE CONDUIT SERVING THE ITEMS IS EXPOSED, THE CONTRACTOR SHALL REROUTE CONDUIT AND CONDUCTORS WHERE POSSIBLE OR RUN NEW CONDUIT AND CONDUCTORS AS MAY BE REQUIRED. 29.3. IF AN ITEM IS TO BE REPLACED. THE CONTRACTOR SHALL RECONNECT ALL EXISTING
PROVIDE DISCONNECT SWITCHES/STARTERS IF NOT FURNISHED INTEGRAL WITH THE MECHANICAL EQUIPMENT. SIZE DISCONNECT SWITCH/STARTER AS RECOMMENDED BY EQUIPMENT MANUFACTURER.	CONNECTIONS. 30. WHERE EXISTING WALLS ARE REMOVED, RECEPTACLES AND TELEPHONE OUTLETS SHALL BE
FIRE ALARM SYSTEM EQUIPMENT IS SHOWN ON THE PLAN, HOWEVER, CONDUIT AND	REMOVED. EXISTING RECEPTACLES AND TELEPHONE OUTLETS ON WALL THAT REMAIN SHALL BE RECONNECTED AND REMAIN IN SERVICE. SEE ARCHITECTURAL DRAWINGS FOR WALLS TO BE REMOVED.
WITHING IS NOT SHOWN. WIRING VARIES BETWEEN MANUFACTURERS, THE WIRING AND CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS CONDUIT AND WIRING SHALL BE SUBMITTED WITH FIRE ALARM SUBMITTAL FOR ADDROVAL	31. EXISTING LIGHTING FIXTURES AS SHOWN ARE TO REMAIN OR EXISTING IN RELOCATED
PRIOR TO INSTALLATION. FIELD VERIFY EXISTING FIRE ALARM CONTROL PANEL. IF REQUIRED PROVIDE ACCESSORIES	POSITION. RECONNECT AS SHOWN. INSTALL NEW LAMPS SO THAT ALL LAMPS ARE ON, REPLACE BROKEN LENSES, AND CLEAN ALL FIXTURES. REMOVE EXISTING SWITCHES NO LONGER USED. LUMINAIRES SHALL COMPLY WITH NEC 410.130(G).
TO ACCOMMODATE NEW DEVICES. WHERE EXISTING FIRE ALARM DEVICES ARE INDICATED TO BE REMOVED OR RELOCATED	32. ALL THE CONDUITS ARE TO BE BURIED AT 2'-6" BELOW FINISHED GRADE MINIMUM UNLESS NOTED OTHERWISE.
THE EXISTING BACK BOX SHALL BE REMOVED AND WALLS SHALL BE PATCHED. ALL FIRE ALARM DEVICES SHALL BE OF SAME MANUFACTURER AS EXISTING FIRE ALARM	33. ALL THE CONDUITS FOR THE TELEPHONE SERVICES SHALL BE BURIED TO A MINIMUM DEPTH OF $2'-6''$ BELOW GRADE.
SYSTEM IN THE BUILDING.	34. CONTRACTOR SHALL X-RAY SLAB IN AREA OF PENETRATION PRIOR TO CORE DRILLING
CONTRACTOR TO PROVIDE ALTERNATE PRICE TO REPLACE ALL FIRE ALARM VISUAL STROBES IF REQUIRED.	AND COORDINATE WITH EQUIPMENT IN CEILING SPACE BELOW TO CHECK FOR OBSTRUCTIONS.
THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR TO INSURE THAT ALL RECESSED LIGHTING	35. PROVIDE TAMPER RESISTANT AND AFCI TYPE RECEPTACLE IN UNITS SHOWN AS PER NEC ARTICLE 210.12 AND 406.12.
FIXTURES SHOULD NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.	36. LIGHTING WITHIN DWELLING UNITS SHALL CONTAIN 75% OR MORE HIGH-EFFICIENCY LAMPS IN PERMANENTLY INSTALLED LUMINAIRE, OTHER THAN LOW VOLTAGE LIGHTING.
EMERGENCY EXITS, DIRECTIONAL AND EGRESS LIGHTS SHALL BE CIRCUITED WITH MINIMUM NUMBER OF 10 AWG CONDUCTORS IN 3/4" CONDUIT. THE MAXIMUM LOAD PER CIRCUIT	

## LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION		MPS TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	REMARKS	NOTES
A1	DOWNLIGHT	_	10W LED	VERBATIM	D4-L650-C30-E	120V	2	NO DIM
A2	14" CEILING LIGHT	_	20W LED	LAMPS PLUS	Style	120V	1,2	ELV
A3	4' STRIP FIXTURE	_	19W LED	LITHONIA	WL4020L-EZ1-LP830-N100- NESPDT7/NES7ADCX-DIM50-EL	MVOLT	1,2,4,5	0-10V
A4	WALL LIGHT	-	3.1W LED	BEGA	22 230 + K3 BLACK	24V	2	NO DIM
A5	EXTERIOR WALL SCONCE	-	8W LED	LIGHTOLOGY	MFR202176	120V	1,2	ELV
B1	4' VAPOR FIXTURE	-	30W LED	SUPERIORLIGHTING	6201V-4FT-30W-50K-D	MVOLT	2	NO DIM
D1	UNDERCABINET	-	4W/FT LED	YLIGHTING	uu383057	24V	2	NO DIM
4_4	EMERGENCY FIXTURE	_	1.5W LED	LITHONIA	ELM2-LED-HO	24V	2	NO DIM
EXIT SIGN		INCL	UDED	LITHONIA	EDGR-1/2-RMR	MVOLT	2,3	NO DIM

<u>REMARKS</u>

1. PROVIDE DIMMING BALLAST, DRIVER AND CONTROLLER FOR FIXTURE CONTROLLED BY DIMMER SWITCH OR DAY LIGHTING PHOTOCELL, AS SHOWN ON PLAN AND WHERE INDICATED ON THE ARCHITECTURAL RCP PLANS. CONTRACTOR IS RESPONSIBLE OF PROVIDING A COMPATIBLE DIMMING BALLAST, DRIVER AND CONTROLLER FOR FIXTURE SELECTED.

2. COORDINATE FINAL SELECTION OF LIGHTING FIXTURE WITH ARCHITECT, PRIOR TO COMMENCEMENT OF WORK.

	ELECTRICAL SYMBOLS
3 0 L	DESCRIPTION
>	INDICATES A DRAWING NOTE.
	120/208V PANELBOARD.
<b>\</b>	CONDUIT CONCEALED UNLESS OTHERWISE SPECIFIED.
	BRANCH CIRCUIT HOMERUN TO PANELBOARD. ARROWS INDICATE NUMBER OF CIRCUIT HOMERUNS TO PANELBOARD. CROSS MARKS INDICATE NUMBER OF CONDUCTORS WHEN MORE THAN THREE (3). TICK MARK INDICATES GROUND CONDUCTOR. PROVIDE EQUIPMENT GROUND PER N.E.C. WHERE NOT INDICATED.
	BRANCH CIRCUIT WIRING CONCEALED IN CEILING OR WALLS. CROSS MARKS AND NUMERALS INDICATE NUMBER AND SIZE OF CONDUCTORS RESPECTIVELY. $3-#12$ A.W.G. NOT NOTED. PROVIDE EQUIPMENT GROUND PER N.E.C.
	GROUND CONNECTION.
	DUPLEX RECEPTACLE: 20A-125V-2P, 3W. MOUNTING HEIGHT +18" A.F.F. UNLESS OTHERWISE NOTED. SUBSCRIPTS ADJACENT TO RECEPTACLE SYMBOL INDICATE THE FOLLOWING:
	WP – WEATHERPROOF GFI – GROUND FAULT INTERRUPTING IG – ISOLATED GROUND DED – DEDICATED CIRCUIT FL – FLOOR MOUNTED – RECESSED.
	DOUBLE DUPLEX RECEPTACLE WITH COMMON COVERPLATE. MOUNTING HGT. +18" A.F.F. UNLESS OTHERWISE NOTED.
$\bigcirc$	WALL OR CEILING MOUNTED JUNCTION BOX.
	FLOOR MOUNTED JUNCTION BOX.
	SINGLE POLE TOGGLE SWITCH. MOUNTING HEIGHT +48" A.F.F., U.O.N. SUBSCRIPTS AT SWITCH SYMBOL INDICATE THE FOLLOWING: OS - WALL MOUNTED VACANCY SENSOR WITH DIMMING CONTROLS a,b,c - IDENTIFICATION OF LIGHTS CONTROLLED D - DIMMER, 1000W U.O.N. 3 - 3-WAY SWITCH K - LOCK TYPE LV - LOW VOLTAGE 1-10V SWITCH LVD - LV 1-10V SLIDE DIMMING SWITCH LV4 - LV 4 BUTTON 1-10V SWITCH (ON/RAISE/LOWER/OFF)
)	CEILING MOUNTED OCCUPANCY SENSOR DEVICE SET TO MANUAL ON AS REQUIRED IN JECC 405.2
	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD PROTECTION.
)	HEAVY DUTY SAFETY SWITCH. RATING AS NOTED. 60/50 INDICATES 60A SWITCH WITH 50A FUSES. 60/NF INDICATES 60A NON-FUSED SWITCH. POLES AND VOLTAGE AS REQUIRED.
	WALL OR CEILING MOUNTED EXIT LIGHT WITH BATTERY PACK UNIT.
P	BATTERY POWERED EMERGENCY LIGHTING FIXTURE.
	FIRE ALARM MANUAL PULL STATION.
	FIRE ALARM SMOKE DETECTOR.











GENCY APPROVAL:		
A		
	IHE ELLIUII 3255-59 PROSPECT STREET WASHINGTON DC 20007 Si	te
	CLIENT: THE ELLIOTT LL 3251 PROSPECT ST., NW WASHINGTO 202-744-6542	_ <b>C</b> IN DC 20007
	CONSULTANTS: <b>provect</b> Mechanical Electrical Plumbing E	
	Provectus, Inc. 3141 Fairview Park Dr Suite 645 Falls Church, Virginia 2204 (703) 823-4694 Project Number 18037.01	2
	STRICT OF COLUMN	
	No. 900074	r)
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	NO ISSUE / REVISED ISSUE FOR PERMIT (VELOCITY REVIEW)	DATE 1/10/2020
	JOB # 19_08	
	ELECTRICA PLANS	۸L
	REFER TO DRAWING	
	E002	

















## REFERENCE NOTES

- PROVIDE INTEGRATED OCCUPANCY AND AUTOMATIC DAYLIGHT DIMMING OPTION

   FOR EXTERIOR FIXTURE
- $\langle 2 \rangle$  connect to designated disconnect in elevator room in garage level.
- 3 PROVIDE PHOTOCELL TO CONTROL EXTERIOR LIGHTING.
- PROVIDE PHOTOCELL OVERRIDE SWITCH.

VCY APPROVAL:	
AGEN	
	PROJECT NAME: <b>THE ELLIOTT</b> 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site
	CLIENT: <b>THE ELLIOTT LLC</b> 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
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	E004



 $\langle 3 \rangle$  PROVIDE NEW TIMECLOCK, TORK #DZS100BP-0. COORDINATE LOCATION.

- 4 PROVIDE NEW TIMECLOCK OVERRIDE SWITCH, TORK #SS20F. COORDINATE LOCATION.
- S CONNECT TO HP-1 ON ROOF.
- 6 ELEVATOR MAIN POWER DISCONNECT SIMILAR TO BUSMAN CAT#PS2R2KGN2BF33R
- PIT RECEPTACLE AND SHAFT DISCONNECT
- (8) CAR LIGHT DISCONNECT

CY APPROVAL:
AGENC
THE ELLIOTT 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site
3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
CONSULTANTS:
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REFER TO DRAWING
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PROJ	JECT NAME: THE ELLIOTT 3255-59 PROSPECT STREE WASHINGTON DC 20007 S	T
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325	THE ELLIOTT L 1 PROSPECT ST., NW WASHINGT 202-744-6542	LC on dc 20007
CONS	SULTANTS:	US
Me	echanical Electrical Plumbing Provectus, Inc.	Engineers
	Stat Fairview Park Dr Suite 645 Falls Church, Virginia 220 (703) 823-4694 Project Number 18037.01	42
	TRICT OF COLLER	
	× No. <u>900</u> 074	*
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	A STERES A	
	ARCHITECTURE	
	777 6th STREET, NW WASHINGTON, DC 2000 PHONE: 202-470-5570 FAX: 202-5	11
	777 6th STREET, NW WASHINGTON, DC 2000 PHONE: 202-470-5570 FAX: 202-3 www.emotivearch.com	1 1 318-8684
NO	777 6th STREET, NW WASHINGTON,DC 2000 PHONE: 202-470-5570 FAX: 202-3 www.emotivearch.com	DATE 1/10/2020
NO	TTT 6th STREET, NW WASHINGTON, DC 2000 PHONE: 202-470-5570 FAX: 202-3 WWW.emotivearch.com	DATE 1/10/2020
	TTTT CONTRACTOR OF CONTRACTOR	DATE 1/10/2020
	ISSUE FOR PERMIT (VELOCITY REVIEW	DATE 1/10/2020
N0 J0B	#       19_08	DATE 1/10/2020
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	Image: construction of the street of the	



1 SCALE: 1/8" = 1' - 0"

2 PENTHOUSE FLOOR POWER PLAN SCALE: 1/8" = 1' - 0"

PROJ	ECT NAI	<sup>ME:</sup> THE 3255-59 PF WASHINGT	ELLIC COSPECT S	<b>)TT</b> Street 2007 Si	te
clien 3251	t: <b>TH</b> pros	EELL PECT ST., 202-	<b>_10T</b> NW WASI 744-6542	T LL	_ <b>C</b> DN DC 20007
	ULTANT DCC chani	S: Cal Electri Prove 3141 Fai Su	cal Plum cal Plum view Pan vite 645	<b>C</b> the bing E c. k Dr	<b>JS</b> Engineers
	Г <sup>.</sup>	(703 Project Nu	1, virginit 823-469 imber 180	4 037.01	
	,	No. No.	OF CO BACHPA 900074 STER		r
	PHONE	777 6t WASH 202-470-5 www.	h STREET, INGTON,D 570 FAX emotiveard	NW C 20001 : 202-3 : h.com	18-8684
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JOB	#	19_08			
JOB	# El Pl	19_08	TRI	CA	





 1	_MOUNTED _AMP.MAIN BF _PHASE3	<u>10k</u> REAKI WIR	SYM ER W/ EE	. A.I.C	. MIN. AMP.TRIP AMP.MAINS
SERVED	LOAD-V.A. Aø Bø	CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED
Ł		2	20	1	SIGNAGE
		4	15	2	
		6			
		8	20	1	SPARE
		10	20	1	SPARE
		12	20	1	SPARE
		14	20	1	SPARE
	-	16	20	1	SPARE
		18	20	1	SPARE
	-	20	20	1	SPARE
	-	22	20	1	SPARE
	<u> </u>	24	20	1	SPARE -
	-	26	20	1	SPARE
		28	20	1	SPARE
	-	30	20	1	SPARE
		32	20	1	SPARE
	-	34	20	1	SPARE
		36	20	1	SPARE –
	-	38	20	1	SPARE -
	-	40	20	1	SPARE -
	-	42	20	1	SPARE –
10000 VA @ NDER @ 50%	100%		= - = - = - = -	VA VA VA VA VA	
25%				VA VA	
NEL			= -	VA OI	R −A.



NEW TENANT PANEL									
PANELBOARD <u>R1</u> MOUNTED <u>10K</u> SYM. A.I.C. MIN. CIRCUIT BREAKER TYPE <u> </u>									
CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED	LOAD AØ	–V.A. Bø	CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED
1	15	1	DISPOSAL <		$\zeta$	2	20	1	APPLIANCE CIRCUIT –
3	20	1	REFRIGERATOR -		_	4	20	1	APPLIANCE CIRCUIT
5	15	1	DISHWASHER <	<u> </u>	5	6	20	1	BATH RECEPTACLE –
7	20	1	BATH RECEPTACLE –	<	_	8	15	1	RECEPTACLE -
9	15	1	RECEPTACLE <	<u> </u>	5	10	15	1	RECEPTACLE -
11	15	1	LIGHTING -		_	12	15	1	SPARE –
13	20	1	WASHER <	<u> </u>	5	14	15	1	SPARE –
15	15	1	MICROWAVE -		_	16	15	1	SPARE –
17	15	1	GAS_STOVE <	<u> </u>	5	18	15	1	HOOD -
19	15	1	MEDIA PANEL –	<	_	20	30	1	DRYER -
21	30	2	WATER HEATER <	<u> −</u>	5	22	20	1	SPARE –
23				1 <	_	24	20	1	SPARE –
25	30	2	ELECTRIC OVEN <	<u> −</u>	5	26	20	1	SPARE –
27					_	28	20	1	SPARE –
29	20	1	SPARE <		5	30	20	1	SPARE –
31	20	1	SPARE –	<	_	32	20	1	SPARE –
33	20	1	SPARE <	-	5	34	20	1	SPARE –
35	20	1	SPARE –	<	_	36	20	1	SPARE –
37	20	1	SPARE <	-	5	38	20	1	SPARE –
39	20	1	SPARE –		_	40	20	1	SPARE –
41	20	1	SPARE <		5	42	20	1	SPARE –
			•				•	•	•
REC REC LIGI EQU HEA HVA LAR	EPTAC EPTAC HTING JIP. LO TING C LO GEST	CLE LO CLE LO LOAD @ LOAD @ HVAC	OAD FIRST 10000 VA OAD REMAINDER @ 50 @ 125% @ 100% @ 125% 100% LOAD @ 25%	∎ @ 100 %	7	<u> </u>	= - = - = - = - = -	VA VA VA VA VA VA VA	
TOT	TOTAL DEMAND LOAD PANEL = $-VA OR -A$								

NT	PANFI	

	IEW	TENANT	PANEL
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PANELBOARD <u>R2/R3</u> CIRCUIT BREAKER TYPE <u>–</u> <u>120/208</u> VOLTS <u>1</u>					MOUN AMP.I PHAS	NTED MAIN BF SE3	<u>10k</u> Reake wir	SYM. ERW/ E	A.I.C	. MIN. AMP.TRIP AMP.MAINS
CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED		LOAD Aø	−V.A. Bø	CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED
1	15	1	DISPOSAL –		-	>	2	20	1	APPLIANCE CIRCUIT 
3	20	1	REFRIGERATOR 		<	_	4	20	1	APPLIANCE CIRCUIT -
5	15	1	DISHWASHER –	$\neg$	_	>	6	20	1	BATH RECEPTACLE –
7	20	1	BATH RECEPTACLE –		<	_	8	15	1	RECEPTACLE 
9	15	1	RECEPTACLE -		_	>	10	15	1	RECEPTACLE -
11	15	1	LIGHTING -		<	_	12	15	1	SPARE -
13	20	1	WASHER –		_	>	14	15	1	SPARE -
15	15	1	MICROWAVE -		<	_	16	15	1	SPARE -
17	15	1	GAS STOVE -		-	>	18	15	1	HOOD -
19	15	1	MEDIA PANEL -		<	_	20	30	1	DRYER -
21	30	2	WATER HEATER –		-	>	22	20	1	SPARE -
23					<	_	24	20	1	SPARE -
25	30	2	ELECTRIC OVEN		-	>	26	20	1	SPARE -
27					<	_	28	20	1	SPARE -
29	20	1	SPARE –		-	>	30	20	1	SPARE -
31	20	1	SPARE –		<	_	32	20	1	SPARE -
33	20	1	SPARE –	$\neg$	-	>	34	20	1	SPARE -
35	20	1	SPARE –		<	-	36	20	1	SPARE -
37	20	1	SPARE –	$\neg$	-	>	38	20	1	SPARE -
39	20	1	SPARE –		<	_	40	20	1	SPARE -
41	20	1	SPARE 		-	>	42	20	1	SPARE -
RECEPTACLE LOAD FIRST 10000 VA @ 100% $=$ - VARECEPTACLE LOAD REMAINDER @ 50% $=$ - VALIGHTING LOAD @ 125% $=$ - VAEQUIP. LOAD @ 100% $=$ - VAHEATING LOAD @ 125% $=$ - VAHVAC LOAD @ 100% $=$ - VALARGEST HVAC LOAD @ 25% $=$ - VA										
TOT	TOTAL DEMAND LOAD PANEL $= - VA OR -A.$									

ane IRC	ELBOAR UIT BR 120/2	RD REAKEF 208	R4 R TYPE VOLTS1	MOUN AMP.1 PHAS	NTED <u></u> MAIN BF SE <u>3</u>	<u>10k</u> Reake wir	SYM ER W/ EE	A.I.C	. MIN. AMP.TRIP AMP.MAINS
:KT 10.	TRIP AMPS	NO. POLE	LOAD SERVED	LOAD Aø	−V.A. Bø	CKT NO.	TRIP AMPS	NO. POLE	LOAD SERVED
	15	1	DISPOSAL 🗸		>	2	20	1	APPLIANCE CIRCUIT
	20	1	REFRIGERATOR –		_ _	4	20	1	APPLIANCE CIRCUIT
	15	1	DISHWASHER 🗸		>	6	20	1	BATH RECEPTACLE
,	20	1	BATH RECEPTACLE		_	8	15	1	RECEPTACLE
)	15	1	RECEPTACLE		<b>`</b>	10	15	1	RECEPTACLE
1	15	1	LIGHTING	5		12	15	1	SPARE
3	20	1	WASHER <			14	15	1	SPARE
5	15	1	MICROWAVE	- <	_	16	15	1	SPARE
7	15	1	GAS STOVE		_	18	15	1	HOOD
9	15	1	MEDIA PANEL	- <	_	20	30	1	DRYER 
21	30	2	WATER HEATER <		_	22	20	1	SPARE
23				- <	_	24	20	1	SPARE
25	30	2	ELECTRIC OVEN		_	26	20	1	SPARE
27				- <	_	28	20	1	SPARE
29	20	1	SPARE <		_	30	20	1	SPARE
31	20	1	SPARE	- <	_	32	20	1	SPARE
53	20	1	SPARE <		_	34	20	1	SPARE
35	20	1	SPARE	- <	_	36	20	1	SPARE
57	20	1	SPARE <			38	20	1	SPARE
9	20	1	SPARE	<u> </u>	-	40	20	1	SPARE
1	20	1	SPARE <		_	42	20	1	SPARE
EC REC	EPTAC EPTAC ITING	LE LO	DAD FIRST 10000 VA DAD REMAINDER @ 501 @ 125%	@ 100% %	~		= -	VA VA VA	L
-ioi -iQL -iEA -iVA -iVA -AR	IIP. LO TING C LOA GEST	DAD © LOAD AD © HVAC	© 125% © 125% 100% LOAD © 25%				= - = - = -	VA VA VA VA	

TOTAL DEMAND LOAD PANEL

= - VA OR -A.

PROJECT NAME: THE ELLIOTT 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542 CONSULTANTS: provectus Mechanical Electrical Plumbing Engineers Provectus, Inc. 3141 Fairview Park Dr Suite 645 Falls Church, Virginia 22042 (703) 823-4694 Project Number 18037.01 STRICT OF COLUMN (★ ( No. <u>900</u>074 )★) 777 6th STREET, NW WASHINGTON,DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com NO ISSUE / REVISED DATE ISSUE FOR PERMIT (VELOCITY REVIEW) 1/10/2020 JOB # 19\_08 ELECTRICAL **TENANT PANEL** SCHEDULES REFER TO DRAWING E009

## GAS PIPING NOTES

- NATURAL GAS PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE 2012 INTERNATIONAL FUEL GAS CODE WITH 2013 DCMR SUPPLEMENT.
- NATURAL GAS PIPING: SCHEDULE 40 STEEL PIPE (ASTM A53) WITH STEEL FITTINGS AND WELDED JOINTS OR MALLEABLE IRON FITTINGS AND THREADED JOINTS.
- NATURAL GAS SHUT-OFF VALVE: FULL PORT BRASS BALL VALVE WITH LEVER HANDLE AND THREADED ENDS CONFORMING TO ASME B16.44 OR ASME B16.33.
- 4. GAS PIPING OUTSIDE THE BUILDING SHALL BE PAINTED TO PREVENT CORROSION.
- GAS PIPING THAT PENETRATES THE ROOF SHALL BE ENCASED IN A PROTECTIVE PIPE SLEEVE. THE SPACE BETWEEN THE GAS PIPE AND SLEEVE, AND THE CONNECTION BETWEEN THE PIPE SLEEVE AND THE WALL SHALL BE SEALED GAS TIGHT AND WATER TIGHT.
- 6 PROVIDE ADHESIVE LABELS AT 10 FEET INTERVALS ALONG THE LENGTH OF THE GAS PIPE TO IDENTIFY "NATURAL GAS" AND THE GAS PIPE PRESSURE.
- ROOFTOP PIPE SUPPORTS SHALL BE COMPATIBLE WITH THE ROOFING SYSTEM.
- QUICK DISCONNECT SAFETY SHUT-OFF WITH EASY ACCESS RECESSED STAINLESS 8 STEEL GAS PLUG: BURNABY MODEL #GR0101-SS-50.

## FIRE PROTECTION NOTES

- PROVIDE COMBINED FIRE STANDPIPE AND AUTOMATIC SPRINKLER SYSTEMS TO PROTECT THE BUILDING. THE FIRE SUPPRESSION SYSTEMS SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE WITH 2013 DCMR SUPPLEMENT. THE STANDPIPE SYSTEM SHALL BE MANUAL WET TYPE AND SHALL CONFORM TO NFPA 14. PROVIDE DRY-PIPE SPRINKLER PROTECTION FOR THE GARAGE. PROVIDE WET-TYPE SPRINKLER PROTECTION FOR THE FIRST THRU FOURTH FLOORS AND PENTHOUSE. THE SPRINKLER SYSTEMS SHALL CONFORM TO NFPA 13.
- 2. PROVIDE AN ELECTRIC MOTOR-DRIVEN FIRE PUMP SIZED FOR SPRINKLER DEMAND. INSTALL THE FIRE PUMP IN ACCORDANCE WITH NFPA 20.
- 3. ZONE SPRINKLERS BY FLOOR LEVEL.
- 4. PROVIDE SPRINKLER PROTECTION AT THE BOTTOM OF THE ELEVATOR SHAFT.
- 5. CONCEAL SPRINKLER PIPING IN ALL AREAS THAT HAVE PIPE SPACE ABOVE THE CEILING.
- SUBMIT COORDINATED SHOP DRAWINGS AND HYDRAULIC CALCULATION TO THE ARCHITECT AND TO THE DISTRICT OF COLUMBIA FOR REVIEW. OBTAIN APPROVAL OF THE SHOP DRAWINGS BEFORE INSTALLING PIPING.

	INSTALLED W PIPING 4" A 1/8" PER F HORIZONTAL FOOT OF RL
3.	PAY FOR AN TESTS, AND
4.	PROVIDE ALL FOR THE WC
5.	FIRESTOP PI
6.	IN FINISHED
7.	DRAINAGE AN DRAINAGE PF AND CLAMP JOINED WITH AND FITTING INSTALLED W
8.	undergroui Iron Pipe A Pipe and Fi
9.	DOMESTIC W. C104) DUCT
10.	FIRE SERVIC C104) DUCT
11.	FIRE SERVIC ASSEMBLY (A SWITCHES.

12. INTERIOR DOMESTIC WATER PIPING, TRAP PRIMER PIPING AND INDIRECT DRAINAGE PIPING: COPPER TUBE (ASTM B88) WITH WROUGHT COPPER FITTINGS AND SOLDERED OR BRAZED JOINTS. INSTALL TYPE 'K' COPPER TUBE BELOW SLAB ON GRADE. INSTALL TYPE 'L' OR TYPE 'M' COPPER TUBE ABOVE SLAB ON GRADE. SOLDERS, BRAZING ALLOYS, AND FLUXES SHALL BE LEAD FREE.

13. PIPE INSULATION: FIBERGLASS INSULATION WITH VAPOR BARRIER JACKET ON ALL INTERIOR DOMESTIC WATER AND STORM DRAINAGE PIPING. INSULATION FOR COLD WATER PIPING NPS 1" AND SMALLER SHALL BE 0.5" THICK. INSULATION FOR COLD WATER PIPING NPS 1.25" AND LARGER SHALL BE 1" THICK. INSULATION FOR HOT WATER PIPING SHALL BE 1" THICK. INSULATION FOR DRAINAGE PIPING SHALL BE 1" THICK. INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND SMOKE DEVELOPED INDEX OF 50 OR LESS.

19. STRAINER: WATTS S777 BRONZE, WYE TYPE STRAINER.

20. HEATING CABLE FOR FREEZE PROTECTION: THERMON 5-FLX-2 SELF REGULATING HEATING CABLE. 5 WATTS PER FOOT, 208 VOLTS, 1 PHASE. INSTALL THE HEATING CABLE UNDERNEATH THE PIPE INSULATION. USE GLASS CLOTH ADHESIVE TAPE FURNISHED BY THE HEATING CABLE MANUFACTURER TO ATTACH THE HEATING CABLE TO THE PIPE. POWER CONNECTION KITS, END SEAL KITS AND SPLICE KITS SHALL BE FURNISHED BY THE HEATING CABLE MANUFACTURER. ON THE OUTSIDE OF THE PIPE INSULATION INSTALL "ELECTRIC TRACED" LABELS AT MAXIMUM 15 FEET INTERVALS. PIPES SHALL BE PRESSURE TESTED BEFORE INSTALLATION OF HEATING CABLE AND THERMAL INSULATION. INSULATION SHALL NOT BE INSTALLED WITH STAPLES. TEST HEATING CABLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS USING A 2500 VDC MEGGER. PERFORM TESTS THREE TIMES: BEFORE INSTALLATION OF HEATING CABLE, AFTER INSTALLATION OF HEATING CABLE BUT BEFORE INSTALLATION OF INSULATION, AND AFTER INSTALLATION OF INSULATION. THE MINIMUM ACCEPTABLE LEVEL FOR MEGGER READINGS IS 20 MEGAOHMS. REFER TO PLAN SHEETS AND DIAGRAMS FOR HEATING CABLE LOCATIONS.

22. BEFORE USE DISINFECT DOMESTIC WATER PIPING USING THE PROCEDURE DESCRIBED IN THE PLUMBING CODE.

## PLUMBING GENERAL NOTES

DOMESTIC WATER, DRAINAGE AND VENT PIPING SHALL CONFORM TO THE 2012 INTERNATIONAL PLUMBING CODE WITH 2013 DCMR SUPPLEMENT.

HORIZONTAL SANITARY DRAINAGE PIPING 3" AND SMALLER IN NOMINAL DIAMETER SHALL BE WITH A MINIMUM SLOPE OF 1/4" PER FOOT OF RUN. HORIZONTAL SANITARY DRAINAGE AND LARGER IN NOMINAL DIAMETER SHALL BE INSTALLED WITH A MINIMUM SLOPE OF FOOT OF RUN. EXCEPT WHERE STEEPER SLOPE IS INDICATED ON THE DRAWINGS STORM DRAINAGE PIPING SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER

> ND SECURE ALL PERMITS, PROVIDE THE NECESSARY TEST EQUIPMENT, PERFORM ALL ARRANGE ALL INSPECTIONS REQUIRED TO OBTAIN AN OCCUPANCY PERMIT.

\_ EXCAVATION, BEDDING, BACKFILLING, CUTTING, DRILLING, AND SLEEVES REQUIRED ORK

PIPE PENETRATIONS OF FIRE BARRIERS.

AREAS CONCEAL ALL ROUGH PIPING.

AND VENT PIPING ABOVE THE LOWEST FLOOR SLAB: FOR STORM AND SANITARY PROVIDE NO-HUB CAST IRON PIPE (CISPI 301) JOINED WITH STAINLESS STEEL SHIELD ASSEMBLIES. FOR SANITARY VENTS PROVIDE NO-HUB CAST IRON PIPE (CISPI 301) I STAINLESS STEEL SHIELD AND CLAMP ASSEMBLIES OR SCHEDULE 40 PVC DWV PIPE GS (ASTM D2665) JOINED WITH SOLVENT CEMENT. PLASTIC PIPE SHALL NOT BE WITHIN AIR PLENUMS.

JND DRAINAGE AND VENT PIPING BELOW THE LOWEST FLOOR SLAB: HUB TYPE CAST AND FITTINGS (ASTM A74) JOINED WITH NEOPRENE GASKETS OR SCHEDULE 40 DWV TITTINGS (ASTM D265 JOINED WITH SOLVENT CEMENT.

WATER PIPING: DUCTILE IRON PIPE (AWWA C151) WITH CEMENT MORTAR LINING (AWWA TILE IRON FITTINGS (AWWA C110) AND RUBBER GASKET JOINTS (AWWA C111).

CE PIPING: DUCTILE IRON PIPE (AWWA C151) WITH CEMENT MORTAR LINING (AWWA TILE IRON FITTINGS (AWWA C110) AND RUBBER GASKET JOINTS (AWWA C111).

CE BACKFLOW PREVENTER AMES 3000SS-OSY DOUBLE CHECK VALVE DETECTOR (ASSE 1048) WITH UL LISTED OUTSIDE STEM AND YOKE GATE VALVES AND TAMPER

14. DOMESTIC WATER SHUT-OFF VALVE: BRONZE, FULL PORT BALL VALVE WITH LEVER HANDLE, 125 PSI MINIMUM WORKING PRESSURE RATING.

15. VACUUM RELIEF VALVE (VRV): WATTS N36 (ANSI Z21.22).

16. WATER HAMMER ARRESTER (WHA): ZURN Z-1700 (PDI WH-201, PDI SIZE AS INDICATED).

17. DOUBLE CHECK VALVE (DCV): WATTS 757-QT DOUBLE CHECK VALVE BACKFLOW PREVENTER WITH QUARTER TURN BALL VALVES.

18. BACKFLOW PREVENTER (BP): WATTS LF7C OR WATTS LF7R DUAL CHECK VALVE BACKFLOW PREVENTER (ASSE 1024).

21. AIR ADMITTANCE VALVE (AAV): STUDOR "MINIVENT" (ASSE 1051).

## PLUMBING SYMBOLS

1 1	
SYMBOL	DESCRIPTION
$\otimes$	AIR ADMITTANCE VALVE
]	CAP ON END OF PIPE
1 Z	CHECK VALVE
	CLEANOUT TO GRADE
	CONNECT TO EXISTING
	DOMESTIC COLD WATER PIPE
	DUMESTIC HUT WATER PIPE
	DOMESTIC WATER BOOSTER PUMP
	DOMESTIC WATER METER
	DOMESTIC WATER RISER DESIGNATION
	DOUBLE CHECK VALVE
$-\bowtie_{\mathcal{V}}$	DRAIN VALVE
	DRAIN TERMINAL
₩C→→	END OF HEATING CABLE
	EXISTING SANITARY DRAINAGE PIPE
	FIRE DEPARTMENT INLET CONNECTION
ю	FIRE HOSE VALVE
F	FIRE SUPPRESSION RISER DESIGNATION
<u> </u>	
	FIRE SERVICE PIPE OR STANDPIPE
o	FLOOR CLEANOUT
	FLOOR DRAIN OR GARAGE DRAIN
	HEATING CABLE ON PIPE
<u>-</u>	NATURAL GAS RISER DESIGNATION
0	OVERFLOW AREA DRAIN
Ø	OVERFLOW ROOF DRAIN
GM	NATURAL GAS METER
G)	NATURAL GAS PIPE
(	
0	PIPE TURNS UP
PD	PRESSURE DRAINAGE PIPE
X-	PRESSURE REGULATING VALVE
-\$\$	PRESSURE AND TEMPERATURE RELIEF VALVE
	REDUCING FITTING
R	REFRIGERATOR WITH ICE MAKER
۵	ROOF DRAIN
	SANITARY DRAINAGE PIPE
	SANITARY DRAINAGE RISER DESIGNATION
X	SHUT-OFF VALVE
本	SHUT-OFF VALVE, INDICATING TYPE
	SPLASHBLOCK
	STORM DRAINAGE PIPE OR RAINLEADER
RL -	STORM DRAINAGE RISER DESIGNATION
	TRAP
•	TRAP PRIMER
TP	TRAP PRIMER TUBE
1	UNION
	VENT PIPE

## PLUMBING ABBREVIATIONS

ABBREVIATION AAV ASSE ASTM BEL COTG CFH DCV CW HW	D E S C R I P T I O N AIR ADMITTANCE VALVE AMERICAN SOCIETY OF SANITARY ENGINEERING AMERICAN SOCIETY FOR TESTING AND MATERIALS BELOW CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
AAV ASSE ASTM BEL COTG CFH DCV CW HW	AIR ADMITTANCE VALVE AMERICAN SOCIETY OF SANITARY ENGINEERING AMERICAN SOCIETY FOR TESTING AND MATERIALS BELOW CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
ASSE ASTM BEL COTG CFH DCV CW HW	AMERICAN SOCIETY OF SANITARY ENGINEERING AMERICAN SOCIETY FOR TESTING AND MATERIALS BELOW CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
ASTM BEL COTG CFH DCV CW HW	AMERICAN SOCIETY FOR TESTING AND MATERIALS BELOW CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
BEL COTG CFH DCV CW HW	BELOW CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
COTG CFH DCV CW HW	CLEANOUT TO GRADE CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
CFH DCV CW HW	CUBIC FEET PER HOUR DOUBLE CHECK VALVE DOMESTIC COLD WATER
DCV CW HW	DOUBLE CHECK VALVE DOMESTIC COLD WATER
CW HW	DOMESTIC COLD WATER
HW	
	DOMESTIC HOT WATER
DWBP	DOMESTIC WATER BOOSTER PUMP
WM	DOMESTIC WATER METER
DT	DRAIN TERMINAL
DV	DRAIN VALVE
FHV	FIRE HOSE VALVE
GD	GARAGE DRAIN
HC	HEATING CABLE
IWH	INSTANTANEOUS WATER HEATER
GM	NATURAL GAS METER
OAD	OVERFLOW AREA DRAIN
ORD	OVERFLOW ROOF DRAIN
MBH	ONE THOUSAND BRITISH THERMAL UNITS PER HOUR
PRV	PRESSURE REGULATING VALVE
REF	REFRIGERATOR
RD	ROOF DRAIN
SQ. FT.	SOLIARE FEFT



DRAIN AND CLEANOUT SCHEDULE					
MARK	DESCRIPTION	SPECIFICATION	NOTES		
COTG	CLEANOUT TO GRADE	ZURN ZN-1400-HD CAST IRON CLEANOUT WITH HEAVY DUTY NICKEL BRONZE COVER.			
FCO	FLOOR CLEANOUT	ZURN ZN-1400 CAST IRON CLEANOUT WITH NICKEL BRONZE COVER.			
RD-1	ROOF DRAIN, TYPE-1	ZURN Z-100-C-R CAST IRON DRAIN 15" DIAMETER POLYPROPYLENE DOME, UNDERDECK CLAMP AND SUMP RECEIVER.	MAIN ROOF		
RD-2	ROOF DRAIN, TYPE-2	ZURN Z110-DX CAST IRON DRAIN WITH WIDE FLANGE, STAINLESS STEEL PERFORATED SCREEN ASSEMBLY, REMOVABLE COVER AND LIFT HANDLE.	GREEN ROOF		
IDR	INDIRECT DRAINAGE RECEPTOR	3"x2" CAST IRON, COPPER OR SCHEDULE 40 PVC REDUCING FITTING WITH 2" COPPER ALLOY TRAP PRIMER.			
FD-1	FLOOR DRAIN	ZURN ZN-415-B5-P CAST IRON DRAIN WITH 5" DIAMETER NICKEL BRONZE STRAINER, 0.5" TRAP PRIMER TAPPING AND CAST IRON P-TRAP.			
FD-2	SHOWER DRAIN	ZURN ZS415BS CAST IRON FLOOR DRAIN WITH 5" DIAMETER STAINLESS STEEL STRAINER AND CAST IRON P-TRAP.			
GD	GARAGE DRAIN	ZURN Z-505-DG CAST IRON DRAIN WITH 12" DIAMETER HEAVY DUTY DUCTILE IRON GRATE.			
ORD	OVERFLOW ROOF DRAIN	ZURN Z-100-C-R-W3 CAST IRON DRAIN 15" DIAMETER POLYPROPYLENE DOME, UNDERDECK CLAMP, RECEIVER AND 3" HIGH INTERNAL WATER DAM.			
OAD	OVERFLOW AREA DRAIN	ZURN Z-107 CAST IRON ROOF DRAIN WITH 20" DIAMETER WIDE DECK FLANGE AND POLYPROPYLENE DOME.			
AD	AREA DRAIN	ZURN ZB-509 MEDIUM DUTY, CAST IRON WITH 12" DIAMETER NICKEL BRONZE TOP.			

	PUMP SCHEDULE								
MARK	DESCRIPTION	SPECIFICATION	CAPACITY	PIPE SIZE	POWER REQUIREMENT	VOLTS	PHASE	CONTROLS	NOTES
DP-1	SUBMERSIBLE DRAINAGE PUMP IN ELEVATOR PIT	STANCOR SE—50 O/M ELV	50 GPM AT 20 FEET OF HEAD	2"	0.5 HORSEPOWER	120	1	WALL MOUNTED OIL SENSING AND CONTROL PANEL	REMOTE PUMP STATUS ALARM.
DP-2 AND DP-3	SUBMERSIBLE DUPLEX SANITARY DRAINAGE PUMPS IN GEL-COATED FIBERGLASS BASIN	WEIL 2441	EACH PUMP 25 GPM AT 21 FEET OF HEAD	2"	EACH PUMP 0.5 HORSEPOWER	208	1	DUPLEX PUMP ALTERNATING CONTROL PANEL. WEIL 8200 SERIES TETHERED FLOAT CONTROLS WITH HIGH WATER ALARM	REMOTE PUMP STATUS ALARM.
DP-4 AND DP-5	SUBMERSIBLE DUPLEX STORM DRAINAGE PUMPS IN GEL-COATED FIBERGLASS BASIN	WEIL 2515	EACH PUMP 200 GPM AT 25 FEET OF HEAD	3"	EACH PUMP 3 HORSEPOWER	208	3	DUPLEX PUMP ALTERNATING CONTROL PANEL. WEIL 8200 SERIES TETHERED FLOAT CONTROLS WITH HIGH WATER ALARM	REMOTE PUMP STATUS ALARM.
FP	INLINE FIRE PUMP SIZED FOR SPRINKLER DEMAND	PEERLESS 4PVF8G	300 GPM AT 40 PSI	4"	15 HORSEPOWER	208	3	FULL SERVICE CONTROL PANEL	ACROSS-THE-LINE STARTING. 6" FIRE PUMP BYPASS.
JP	PRESSURE MAINTENANCE (JOCKEY) PUMP	MTH T41D-BF	5 GPM AT 80 PSI	1"	0.33 HORSEPOWER	208	1	WALL MOUNTED CONTROL PANEL	
DWBP	DUPLEX DOMESTIC WATER BOOSTER PUMP	TIGERFLOW DESV-1.5EB-C-S3-CC-P-VFD-NSF	EACH PUMP 50 GPM AT 31 PSI	3" HEADER	EACH PUMP 1.5 HORSEPOWER	208	3	CONTROL PANEL ON STAND PACKAGED WITH PUMPS. 2" PRESSURE REGULATING VALVE FOR EACH PUMP.	SET SYSTEM PRESSURE AT DISCHARGE HEADER AT 75 PSI.

	FIRE DEPARTMENT CONNECTION SCHEDULE					
MARK	DESCRIPTION	SPECIFICATION	SIZE	NOTES		
FDC	FLUSH-TYPE FIRE DEPARTMENT INLET CONNECTION	POTTER-ROEMER 5025	2.5"x2.5"x6"	FINNISH TO BE SELECTED BY THE ARCHITECT		
FPT	FLUSH-TYPE FIRE PUMP TEST CONNECTION	POTTER-ROEMER 5862	2.5"x2.5"x6"	FINNISH TO BE SELECTED BY THE ARCHITECT		

	DOMESTIC WATER HEATER SCHEDULE						
MARK	SPECIFICATION	STORAGE CAPACITY	RECOVERY CAPACITY	HEATING ELEMENTS	VOLTS	PHASE	NOTES
DWH-1	A.O. SMITH DEN-80	80 GALLONS	32 GALLONS PER HOUR AT 100°F RISE	TWO 4000-WATT ELEMENTS WIRED FOR SIMULTANEOUS OPERATION	208	3	
DWH-2	A.O. SMITH DEL-10	10 GALLONS	10 GALLONS PER HOUR AT 100°F RISE	2500 WATTS	208	1	
IWH	EEMAX ACCUMIX II AM005240T	NO STORAGE	0.5 GPM AT 49'F RISE	3,600 WATTS	208	1	UL LISTED FOR INSTALLATION WITHOUT A PRESSURE AND TEMPERATURE RELIEF VALVE. WALL MOUNTED. ASSE 1070. IWH WITH MIXING VALVE.

DOMESTIC WATER EXPANSION TANK SCHEDULE					
MARK	SPECIFICATION	TOTAL TANK VOLUME			
ET	WATTS PLT-12	4.5 GALLONS			

	THERMOSTATIC WATER MIXING VALVE SCHEDULE					
MARK	DESCRIPTION	SPECIFICATION	PIPE CON INLETS	NECTION OUTLET	NOTES	
TMV-1	THERMOSTATIC WATER MIXING VALVE WITH INTEGRAL CHECK VALVES AND UNION CONNECTIONS.	POWERS LFM492-10	1"	1"	ASSE 1017. 90°F TO 160°F TEMPERATURE ADJUSTMENT. SET OUTLET TEMPERATURE AT 120 DEGREES F. 0.5 GPM MINIMUM FLOW 1.0 GPM CAPACITY AT 10 PSI PRESSURE DROP.	
TMV-2	THERMOSTATIC WATER MIXING VALVE WITH INTEGRAL CHECK VALVES.	SYMMONS "MAXLINE" 7-230-CK	0.75"	0.75"	ASSE 1017 AND ASSE 1070. PROVIDE DIAL TYPE THERMOMETER ON TEMPERED WATER LINE AT TMV OUTLET. SET OUTLET TEMPERATURE AT 120 DEGREES F.	

	SPECIFICATION	ROUGH F	PIPE CONNE	CTION SIZE	NOTES	
F-1	FLOOR OUTLET, VITREOUS CHINA TANK TYPE WATER CLOSET WITH ELONGATED BOWL AND LEFT HAND TRIP LEVER: AMERICAN STANDARD "CHAMPION PRO" 211AA.104 (WHITE). OPEN FRONT SEAT WITHOUT COVER: CHURCH 9500C (WHITE). SUPPLY: 0.5" ANGLE SUPPLY WITH HANDWH-1EEL STOP (CHROME).	CW 0.5"	нw —	WASTE 3"	MAXIMUM 1.28 GALLONS PER FLUSHING CYCLE. TOP OF SEAT APPROXIMATELY 17.5" ABV FL	
F-2	WALL HUNG, VITREOUS CHINA LAVATORY: AMERICAN STANDARD "LUCERNE" 0355.012 (WHITE). FAUCET WITH SINGLE LEVER CONTROL, SAFETY HOT TEMPERATURE LIMIT STOP AND GRID DRAIN: AMERICAN STANDARD "RELIANT 3" 7385.050.002 (CHROME). SUPPLIES: 0.5"x0.375" ANGLE SUPPLIES WITH HANDWH-1EEL STOPS (CHROME). TRAP: 1.25"x1.5" 17 GAUGE COPPER ALLOY P-TRAP WITH SLIP JOINTS OR GROUND JOINT CONNECTIONS.	0.375"	0.375"	1.5"	0.5 GPM FLOW CONTROL. FRONT RIM 34" ABV FL. PROVIDE CONCEALED ARM CARRIER.	
F-3	UNDER-MOUNT, VITREOUS CHINA LAVATORY: AMERICAN STANDARD "OVALYN" 0495.221 (WHITE). FAUCET WITH SINGLE LEVER CONTROL, SAFETY HOT TEMPERATURE LIMIT STOP AND GRID DRAIN: AMERICAN STANDARD "RELIANT 3" 7385.050.002 (CHROME). SUPPLIES: 0.375" ANGLE SUPPLIES WITH HANDWH-1EEL STOPS (CHROME). TRAP: 1.25"x1.5" 17 GAUGE COPPER ALLOY P-TRAP WITH SLIP JOINTS OR GROUND JOINT CONNECTIONS.	0.375"	0.375"	1.5"	0.5 GPM FLOW CONTROL. FRONT RIM 34" ABV FL. PROVIDE CONCEALED ARM CARRIER.	
F-4	UNDERMOUNT KITCHEN SINK: ELKAY ELUHAD211545, 21" FRONT TO BACK, 15" LEFT TO RIGHT, 5.5" DEEP (18 GAUGE STAINLESS STEEL). FAUCET WITH GOOSENECK SPOUT, PULL-DOWN SPRAYHEAD AND LEVER HANDLE: KOHLER SIMPLICE K-596-CP (CHROME). GARBAGE DISPOSER: IN-SINK-ERATOR BADGER 5, 0.5 HORSEPOWER. SUPPLIES: 0.5"x0.375" ANGLE SUPPLIES WITH HANDWH-1EEL STOPS (CHROME). TRAP: 1.5", 17 GAUGE COPPER ALLOY P-TRAP WITH SLIP JOINTS OR GROUND JOINT CONNECTIONS (CHROME).	0.5"	0.5"	1.5"	1.5 GPM FLOW CONTROL. SINGLE HOLE INSTALLATION.	
F-5	UNDER COUNTER SINK WITH TWO COMPARTMENTS: ELKAY ELUHAD311855, 18.5" FRONT TO BACK, 30.75" LEFT TO RIGHT, 5.5" DEEP (18 GAUGE STAINLESS STEEL). FAUCET WITH GOOSENECK SPOUT, PULL-DOWN SPRAYHEAD AND LEVER HANDLE: KOHLER SIMPLICE K-596-CP (CHROME). GARBAGE DISPOSER: IN-SINK-ERATOR BADGER 5, 0.5 HORSEPOWER. CRUMB CUP STRAINER: JUST J-35 (STAINLESS STEEL). SUPPLIES: 0.5"x0.375" ANGLE SUPPLIES WITH HANDWH-1EEL STOPS (CHROME). TRAP: 1.5", 17 GAUGE COPPER ALLOY P-TRAP WITH SLIP JOINTS OR GROUND JOINT CONNECTIONS (CHROME).	0.5"	0.5"	1.5"	1.5 GPM FLOW CONTROL. SINGLE HOLE INSTALLATION.	
F-6	WASHER SUPPLY AND DRAIN FITTINGS IN RECESSED BOX: GUY GRAY BB200TS. WATER HAMMER ARRESTER WITH 0.75" FEMALE HOSE THREAD OUTLETS: PRECISION PLUMBING PRODUCTS (PPP) WHA-500L (ASSE 1010). DRAIN: 2" CAST IRON P-TRAP WITH 2" CAST IRON STANDPIPE EXTENDING 24" ABOVE THE TOP OF THE TRAP.	0.5"	0.5"	2"		
F-7	PRESSURE BALANCING MIXING VALVE WITH INTEGRAL SERVICE STOPS, LEVER HANDLE, ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, 2.5 GPM SHOWERHEAD, ARM AND FLANGE: SYMMONS "ORIGINS" S-9601-P (CHROME).	0.5"	0.5"	FD-2	2.5 GPM FLOW CONTROL.	
F-8	PRESSURE BALANCING MIXING VALVE WITH INTEGRAL SERVICE STOPS, LEVER HANDLE, ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, 2.5 GPM SHOWERHEAD, DIVERTER TUB SPOUT, ARM AND FLANGE: SYMMONS "ORIGINS" S-9602-P (CHROME).	0.5"	0.5"	1.5"	2.5 GPM FLOW CONTROL.	
F-9	SEL-RIMMING SINK WITH DRAINBOARD: ELKAY ILR332L, 22" FRONT TO BACK, 33" LEFT TO RIGHT, 7.625" DEEP (18 GAUGE STAINLESS STEEL). FAUCET WITH GOOSENECK SPOUT, PULL-DOWN SPRAYHEAD AND LEVER HANDLE: KOHLER SIMPLICE K-596-CP (CHROME). CRUMB CUP STRAINER: JUST J-35 (STAINLESS STEEL). SUPPLIES: 0.5"x0.375" ANGLE SUPPLIES WITH HANDWH-1EEL STOPS (CHROME). TRAP: 1.5", 17 GAUGE COPPER ALLOY P-TRAP WITH SLIP JOINTS OR GROUND JOINT CONNECTIONS (CHROME).	0.5"	0.5"	1.5"	1.5 GPM FLOW CONTROL. SINGLE HOLE INSTALLATION.	
F-10	MOP BASIN: FIAT MSB 2424. WALL MOUNTED FAUCET WITH INTEGRAL SERVICE STOPS, VACUUM BREAKER, HOSE THREAD OUTLET AND WALL BRACE: FIAT 830 AA (CHROME). HOSE WITH BRACKET: FIAT 832 AA (CHROME).	0.5"	0.5"	3"	FAUCET SPOUT 36" ABV FL.	

	TRAP PRIMER SCHEDULE				
MARK	SPECIFICATION	NOTES			
TP-1	PRECISION PLUMBING PRODUCTS (PPP) CPO-500 "DUALFLOW" TRAP PRIMER VALVE.	ASSE 1018.			
TP-2	PRECISION PLUMBING PRODUCTS (PPP) MP-500-115V "MINI-PRIME" TRAP PRIMER WITH SOLENOID VALVE AND TIMER.	115 VOLTS AC. 1 PHASE. ASSE 1044.			







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6. SPECIFIC GRAVITY OF GAS: 0.60.

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PLUMBING PENTHOUSE ROOF PLAN

REFER TO DRAWING







# ◇ REFERENCED PLAN NOTES

SKID-MOUNTED, DUPLEX DO
CONTROL PANEL FOR DOME
3" PUMP SUCTION HEADER.
3" PUMP DISCHARGE HEADE
FIRE PUMP CONTROL PANEL
WALL-MOUNTED PRESSURE
FIRE PUMP BYPASS.
DOMESTIC WATER PUMPS BY
6" HIGH CONCRETE HOUSEK
PRESSURE MAINTENANCE PU
EXTEND TO SPRINKLERS. PI
EXTEND TO 2.5"x2.5"x4" FIF
0.5"CW DN ON WALL TO SH
6" DOUBLE CHECK VALVE D HORIZONTAL POSITION.
2" DOUBLE CHECK VALVE (
MAINTAIN 4'-0" MINIMUM GF
MAINTAIN 3'-0" MINIMUM GF
WATER TIGHT SLEEVE THRU
END OF CIRCUIT VENTED BR
ELEVATOR DRAINAGE PUMP
SEE DRAWING POO8 DETAIL
0.5" TUBE DOWN ON WALL
CONTROL PANEL FOR STORM
CONTROL PANEL FOR STORM DUPLEX, SUBMERSIBLE, SAN FIBERGLASS BASIN FOR FLO
CONTROL PANEL FOR STORM DUPLEX, SUBMERSIBLE, SAN FIBERGLASS BASIN FOR FLO CONTROL PANEL FOR SANITA
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CONTROL PANEL FOR STORM DUPLEX, SUBMERSIBLE, SAN FIBERGLASS BASIN FOR FLO CONTROL PANEL FOR SANITA DUPLEX, SUBMERSIBLE, STO BASIN. SEE DRAWING POO8 DETAIL FIBERGLASS SEDIMENT BASIN CONTROL PANEL FOR ELEVA

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DOMESTIC WATER BOOSTER PUMPS. IESTIC WATER BOOSTER PUMPS.

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•

E MAINTENANCE (JOCKEY) PUMP CONTROL PANEL.

BYPASS WITH NORMALLY CLOSED SHUT-OFF VALVE.

EKEEPING PAD FOR DOMESTIC WATER PUMPS AND TANK. PUMP.

PIPE SIZED BY SPRINKLER CONTRACTOR.

IRE DEPARTMENT INLET CONNECTION (FDC).

SHUT-OFF VALVE AND TP-2.

DETECTOR ASSEMBLY (ASSE 1048) INSTALLED IN

(ASSE 1015) INSTALLED IN HORIZONTAL POSITION.

GROUND COVER.

GROUND COVER.

J BASEMENT WALL.

BRANCH OF BUILDING DRAIN.

P (DP-1) WITH OIL SENSING CONTROL.

L 2 FOR CONTINUATION.

L TO TP AND SHUT-OFF TO FLOOR DRAINS.

RM DRAINAGE PUMPS (DP-4 AND DP-5).

ANITARY DRAINAGE PUMPS (DP-2 AND DP-3) IN LOOR DRAINS IN TRASH ROOM AND FIRE PUMP ROOM.

ITARY DRAINAGE PUMPS (DP-2 AND DP-3).

TORM DRAINAGE PUMPS (DP-4 AND DP-5) IN FIBERGLASS

L 2 FOR CONTINUATION.

SIN FOR SUBSOIL AND GARAGE DRAIN.

VATOR DRAINAGE PUMP (DP-1).

30 SEE DWH-2 DETAIL ON SHEET P019 FOR CONTINUATION.

PROJECT NAME: THE ELLIOTT 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site
CLIENT: THE ELLIOTT LLC 3251 PROSPECT ST., NW WASHINGTON DC 20007 202-744-6542
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WASHINGTON, DC 20001 PHONE: 202-470-5570 FAX: 202-318-8684 www.emotivearch.com
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## $\diamond$ REFERENCED PLAN NOTES

1 SEE DRAWING PO07 DETAIL 2 FOR CONTINUATION.

- 3 SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.
- 4 END OF CIRCUIT VENTED HORIZONTAL BRANCH DRAIN.
- 5 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH THE SINK: WHA, SHUT-OFF VALVE AND BP FOR DW. SHUT-OFF VALVE AND BP FOR REF.
- 6 MOUNT IWH ON WALL UNDER LAVATORY.



2 DWH-1 ON DRAIN PAN. SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.







2 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH WHA, SHUT-OFF VALVE AND BP FOR DW.

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2 DRAINAGE AND VENT PLAN SCALE: 1/4" = 1'-0"





# ◇ REFERENCED PLAN NOTES

- 1 END OF CIRCUIT VENTED HORIZONTAL BRANCH DRAIN.
- 2 DWH-1 ON DRAIN PAN SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.
- 3 SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.

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## ◇ REFERENCED PLAN NOTES

1 END OF CIRCUIT VENTED HORIZONTAL BRANCH DRAIN.

2 DWH-1 ON DRAIN PAN SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.

3 SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.

4 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH THE SINK: WHA, SHUT-OFF VALVE AND BP FOR DW. SHUT-OFF VALVE AND BP FOR REF.

5 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH THE SINK: WHA, SHUT-OFF VALVE AND BP FOR DW.

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3RD FLOOR PLAN



## ◇ REFERENCED PLAN NOTES

DWH-1 ON DRAIN PAN SEE DWH-1 DETAIL ON SHEET P018 FOR CONTINUATION.

4 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH THE SINK:

5 INSTALL THE FOLLOWING AT ACCESSIBLE LOCATIONS UNDERNEATH THE SINK:

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3RD FL

## DOMESTIC WATER DIAGRAM

NO SCALE





1ST FL CLG

# DOMESTIC WATER DIAGRAM

NO SCALE



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PROJECT NAME:
THE ELLIOTT 3255-59 PROSPECT STREET WASHINGTON DC 20007 Site
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PLUMBING
SANITARY DRAINAGE
AND VENT DIAGRAM
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