

# APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR OLD GEORGETOWN REVIEW

OG		
HPA		

In accordance with the Old Georgetown Act of 1950 (Public Law 808, 81st Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Work in Georgetown is also subject to a coordinated historic preservation review under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

	action and submission of this form.
THI	IS A REQUEST FOR THE FOLLOWING REVIEW BY THE COMMISSION OF FINE ARTS:
	CONCEPTUAL REVIEW to receive guidance at the early stages of design
X	PERMIT REVIEW to receive a recommendation on building permit application No
ow	NER, APPLICANT, AND PROPERTY INFORMATION
Pro	ject Address:1339 27th St NW, Washington DC 20007
Squ	are: 1238 Lot: 0013 (To find your square and lot, see www.propertyquest.dc.gov)
Pro	perty Owner's Name: Stephanie Walls
Ow	ner Address (if different from project address):
Ow	ner Phone: <u>646-717-0429</u> Owner Email: <u>driscollwalls@hotmail.com</u>
	licant's Name (if different from owner): Gyan Manu
	nt's Capacity: □ Tenant □ Architect □ Contractor □ Contract Purchaser 🗷 Expediter □ Other
•	nt Address (if different from owner): 8150 McCauley Way, Lorton VA 22079
•	nt Phone: 571-241-4130 Agent Email: gyan@gmanuassociates.com
Age	Agent Email. gyanegmanoassociates.com
	I am currently the owner of the property
	I am a homeowner currently receiving the DC homestead deduction for this property
X	I am an authorized representative of the property owner
	I am or represent a potential purchaser of the property
SUE	MISSION MATERIALS FOR THE COMMISSION OF FINE ARTS AND HISTORIC PRESERVATION REVIEW
All	materials must be submitted electronically via email to historic.preservation@dc.gov.
The	following digital materials are included with this application:
X	Scaled drawings, including, as applicable, floor plans, elevations, details, and a site plan sufficient to illustrate the footprint, location, height, massing, design, and materials of the proposed work and its surrounding context; site plans should show the existing footprint of the property and adjacent buildings.
X	Comprehensive exterior photographs of the property, showing area of proposed work, views from the street and the public alley (if applicable) and context photos (e.g., adjacent buildings, immediate surroundings, and the areas of proposed work)
	nore information on submission requirements, see <a href="www.cfa.gov/project-review/old-georgetown">www.cfa.gov/project-review/old-georgetown</a> or contact CFA at 202-504-2200
PRC	DJECT DESCRIPTION (CHECK ALL THAT APPLY)
	Addition $f X$ Exterior Alteration or Repair $\Box$ New Construction $\Box$ Subdivision $\Box$ Other
	fly describe the nature of the project: Scope of work at exterior limited to removal & replacement of
Brie	• • •

	YES	No	Unsure	(ovei
Is the proposed work visible from a public street or alley?	X			
Will there be work on the front of the building or in the front yard?	X			
Does the project include work in public space?		X		
Does the project include removal of roof or floor framing or bearing walls?		X		
Is this a Fair Housing Act request for "reasonable accommodation"?		X		
4. ADDITIONAL INFORMATION FOR LARGER PROJECTS				
For renovation or new construction projects exceeding 20,000 square feet, attached indicating the general nature of the project, program of uses, estimated gross flow residential units, scope of preservation work, and any other pertinent features or of sustainability. Homeowners proposing work on their own house do not need to	oor area by benefits,	use, n includi	umber of ng aspec	f :ts
5. EASEMENTS	YES	No	Unsure	
Is there a conservation easement on the property?		X		
If yes, have you discussed the project with the easement holder?				
6. COMMUNITY CONSULTATION	YES	No	Unsure	
Have you shared project information with abutting neighbors?	X			
Have you contacted the affected Advisory Neighborhood Commission (ANC 2E)?		X		
Have you contacted any neighborhood community organizations?  For more information about project review by ANC 2E, see www.anc2E.com or call the AN	□ NC at 202-33	<b>⊠</b> 38- <i>74</i> 27		
7. ZONING REGULATIONS AND CONSTRUCTION CODE	YES	No	Unsure	
Will the project cause a change in building footprint or lot occupancy?		X		
Are any zoning variances or special exceptions required for the project?		X		
If yes, have you discussed the project with the Zoning Administrator?				
If yes, have you discussed the project with the Office of Planning?				
Is any building code relief required for the project?		X		
Briefly describe the nature of any zoning variances or code relief being sought: _				
8. CERTIFICATION	16	•		- <b>c</b>
I hereby certify that the information given in this application is true and accurate the owner, I certify that I have the owner's permission to make this application.	e. IT apply	ing as a	an agent	ΟT
the owner, recreify that rhave the owner's permission to make this application.	Signature: Date: 09/14/202			

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) via email to <a href="https://historic.preservation@dc.gov">historic.preservation@dc.gov</a>. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA or the Historic Preservation Review Board, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see <a href="https://www.preservation.dc.gov">www.preservation.dc.gov</a>.



Historic Preservation Office DC Office of Planning (202) 442-8800 historic.preservation@dc.gov



G. Manu & Associates 8150 McCauley Way, Lorton VA 22079 September 14, 2022

RE: Window Replacement

The Commission of Fine Arts, Old Georgetown Board,

As much as we understand the value and importance of historic preservation, we believe it has become necessary to replace the existing windows on the property located at 1339 27<sup>th</sup> St NW, Washington DC 20007.

Attached are documents for consideration and review by the Commission of Fine Arts.

The project consists of replacing existing windows that are now mostly inoperable, falling apart, with wood components decaying and largely beyond repair. No other exterior alterations are included in the scope of work.

Below are some of the current conditions of existing windows:

- Rails and stiles of windows are rotting away, parting beads are ripped and torn
- Muntins have separated from glass panes
- Pulleys, sash cords and weights are non-functional and, in some cases, completely missing
- Some of windows have true divided glass panes pulling away and out of muntins and rails
- Meeting rails are not 'meeting', stiles are misaligned from tracks making it very difficult to operate window sashes. In some of the windows, they do not move at all
- Interior and parting stops are either ripped apart, broken, or non-existent. Coupled with no weatherstripping this has rendered the existing windows very energy inefficient
- The current conditions of these existing windows have made them very difficult to operate and, in some cases inoperable. This poses a safety risk in locations such as bedrooms where these function as egress windows

The proposed replacement windows are respectful of the character of the Georgetown historic district. Replacement on existing windows on this row is not without precedent. Neighbors on both sides of 1339 have installed new windows having experienced similar issues.

We hope the commission will consider our application and approve the replacement of these existing windows.

Thank you.

Respectfully,

Gyan Manu, AAIA, NCARB

Stephanie Walls 1339 27<sup>th</sup> Street NW Washington DC 20007 September 12, 2022

The Commission Of Fine Arts, Old Georgetown Board

I am the owner of 1339 27<sup>th</sup> Street NW located in the historical area of Georgetown, which is now my principal residence.

We will soon be starting a renovation of the interior of the home. We have submitted all necessary documents to the DCRA

I have in the past renovated several historic residential homes and I fully understand the importance of preserving the architectural integrity of historic structures.

In 2005, in collaboration with the New York City Landmarks Commission, I renovated a historic carriage house on Grace Court Alley in Brooklyn Heights, circa 1895. Prior to that renovation, I built, with the help of many extraordinary craftsmen, a home from the ground up in the central historic district of San Miguel de Allende, Mexico. I also renovated a farmhouse, circa 1820, along with a hops barn in upstate New York bringing the structures back to their historical originality In 1980 I converted a four-story building with a back guesthouse to a 4-unit condominium in New York City's West village where I lived for 20 years.

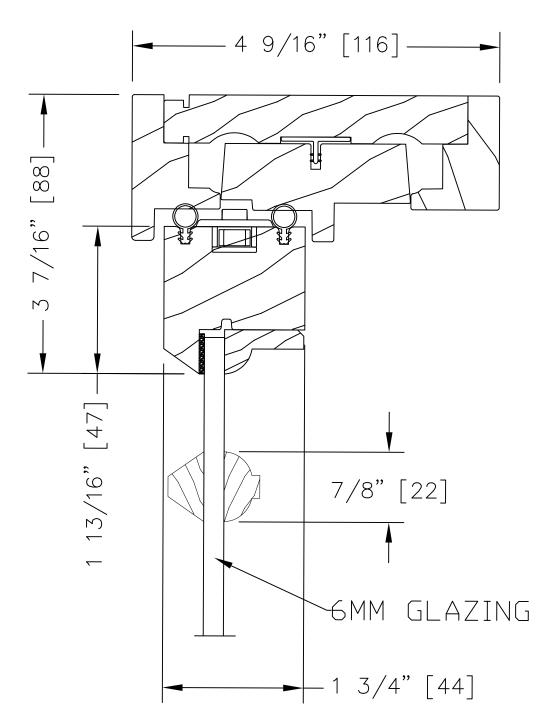
We would like to use La Page solid wood windows in the house with a profile that conforms to the current compromised windows. My architect and contractor have examined the windows and I am in agreement with them that they are in need of replacement. I believe the existing windows were installed sometime between 1970 and 1980 and are of a poor quality

My home is one in a series of row houses and my architect pointed out that houses on each side of me have had their windows replaced recently

I thank you for your work and for considering my request.

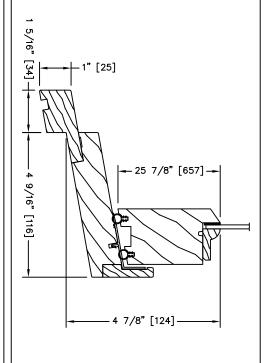
Respectfully, Stephanie Walls

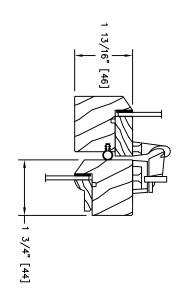
Stephanie Walls

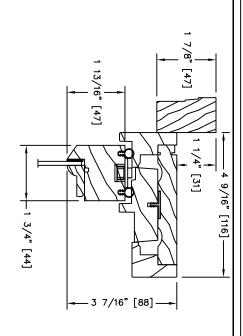


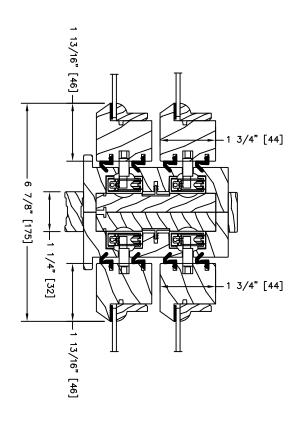
### **PROPOSED WINDOW DETAIL**

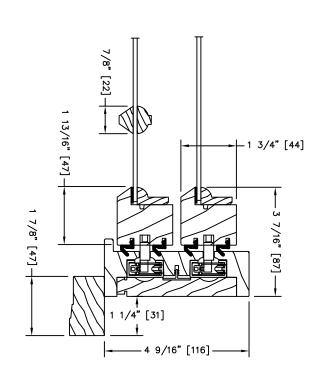
## PROPOSED WINDOW DETAILS







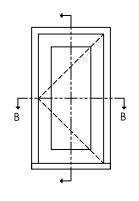


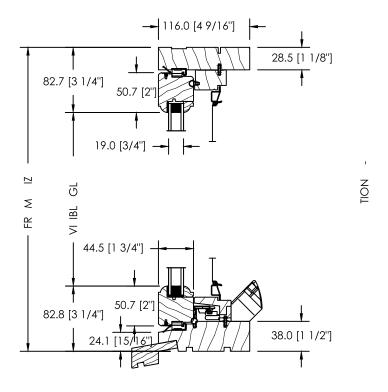


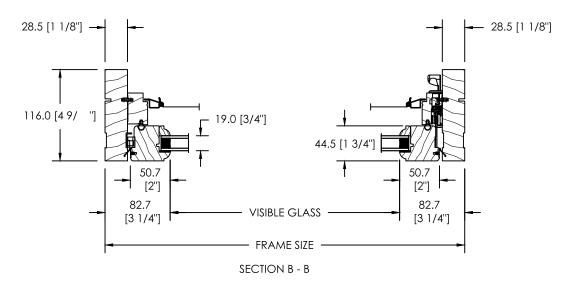
PROJET/PROJECT:	REP./SAI	LE REP		JOB NAME		
MLG2858	BRIA	NS.		396943 1234 34TH ST	REET	
DATE: 04-18-22	CLIENT/	CUSTOM	-R			
1st REVISION:				TW DEDDY		
2nd REVISION: TW PERRY						
3rd REVISION:				T		
DESSINÉ PAR/DRAWN:		ÉCHELLE,	/SCALE:	FEUILLE NO/SHEET NO		
MIKE GIRAF	חס	1/2	2"=1'	1/1		
I MILL GILAN	\ <u>U</u>	1/2	1	1/ 1		



#### WOOD CA EMENT WINDOW (13/4" SASH, 49/16" FRAM)







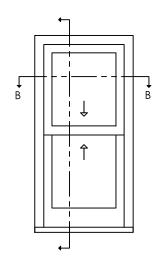
LEPAGE MILLWORK

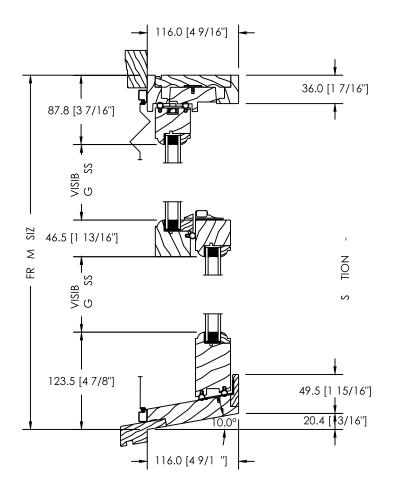
PRIL 2020

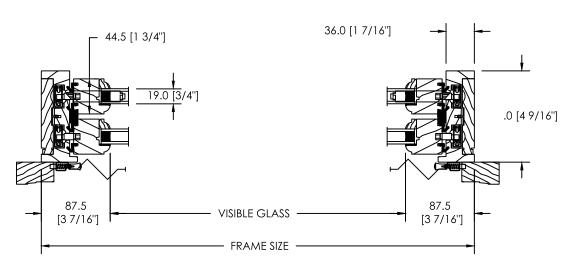
S LE: 2 1 2" = 1'-0"

PAGE 1/ 9

#### WOOD H-100 HUNG (13/4" SASH, 49/16" FRAME)



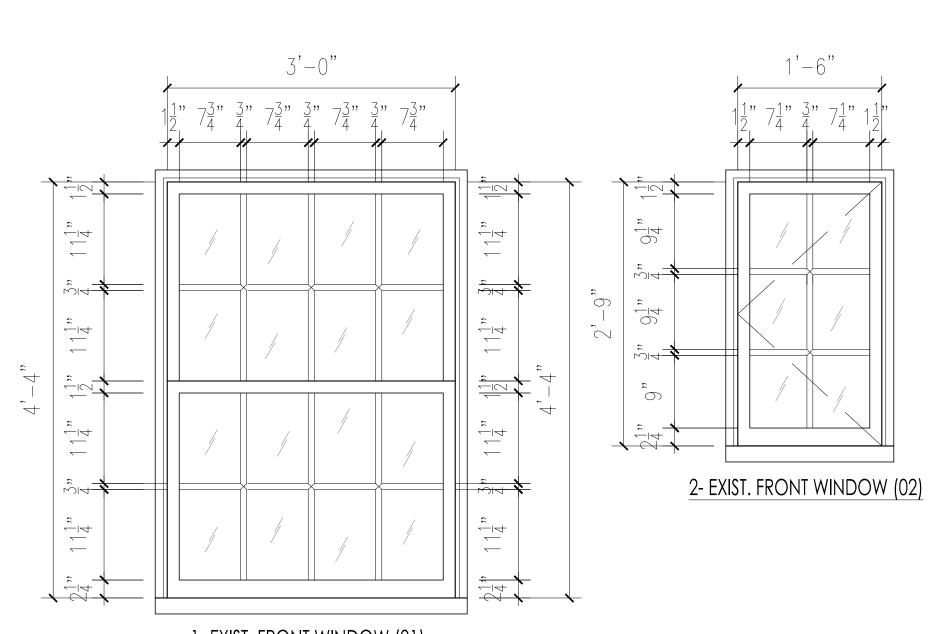




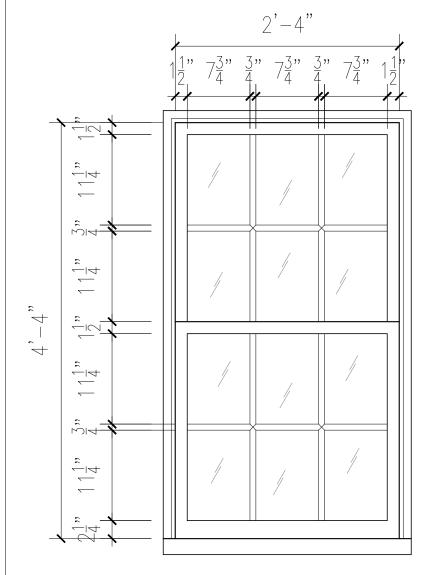
SECTION B - B

LEPAGE MILLWORK

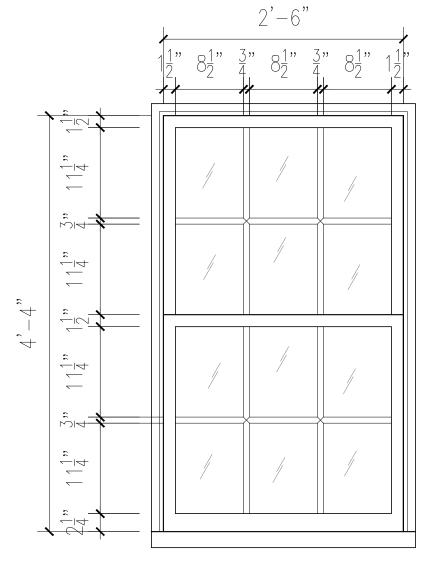
UGUST 2020 SC : 2 1/2" = 1'-0"



1- EXIST. FRONT WINDOW (01)



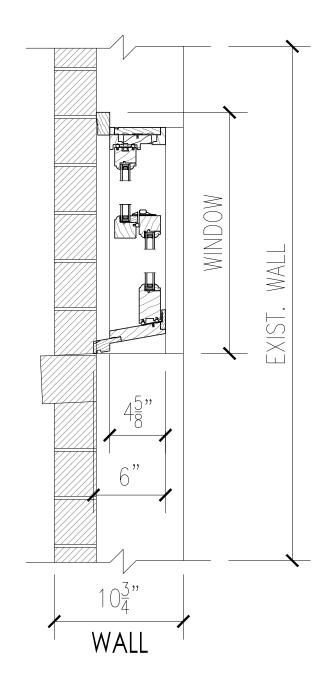
3 - EXIST. FRONT WINDOWS (03, 04, 09, 10) & SIDE WINDOWS (05, 06, 11)



4 - EXIST. REAR WINDOWS (07, 08, 12, 13)

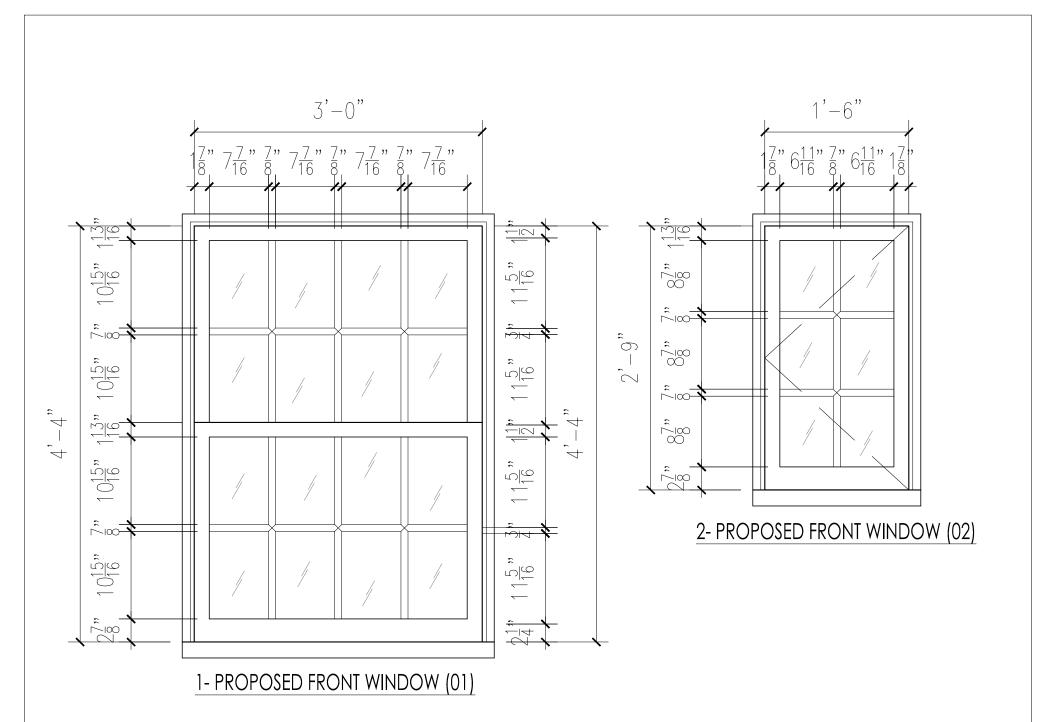
## EXIST. WINDOWS

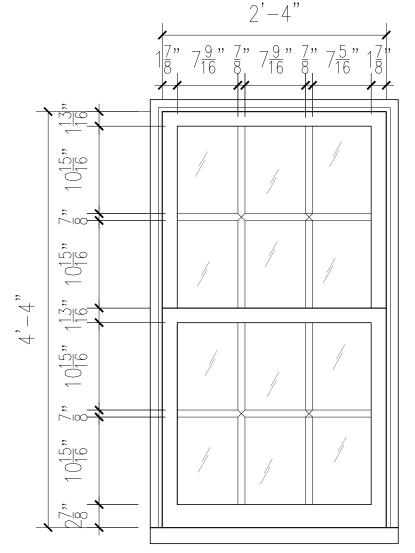
SCALE: 1" = 1'-0"



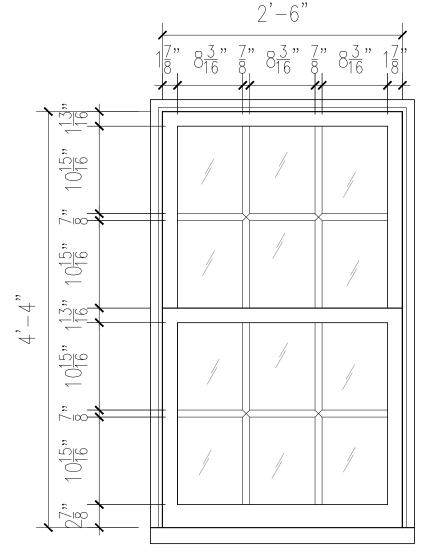
PART. WALL SECTION

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





3 - PROPOSE FRONT WINDOWS (03, 04, 09, 10) & SIDE WINDOWS (05, 06, 11)



4 - PROPOSED REAR WINDOWS (07, 08, 12, 13)

## PROPOSED WINDOWS

SCALE: 1" = 1'-0"



































































































HOME OWNER

INSULATION

INTERIOR

LAVATORY

LIVE LOAD

MASONRY

MATERIAL

MAXIMUM

METAL

MINIMUM

MIRROR

MODIFY

MOUNTED

MULLION

NUMBER

NOMINAL

OVER ALL

ON CENTER

OVERHEAD

OPENING

PLASTER

PLYWOOD

PANEL

PAINT

POLISH

RISER

RADIUS

RETURN AIR

REINFORCED

REQUIRED

RETURN

REVISION

ROUGH OPENING

STAIN AND VARNISH

SUPPLY AIR

SQUARE FEET

SPECIFICATION

STAINLESS STEEL

SIMILAR

SQUARE

STONE

STEEL

STANDARD

STRUCTURAL

SYMMETRICAL

TOP AND BOTTOM

TONGUE AND GROOVE

TRIMMED OPENING

TO BE DETERMINED

TELEPHONE

TOP OF WALL

TELEVISION

UNFINISHED

VERIFY IN FIELD

WEST / WIDE

WATER CLOSET

WATER HEATER

WATERPROOF

TYPICAL

UTILITY

WITH

WITHOUT

WOOD

WINDOW

WEIGHT

PLAS

PTD

RA

S&V

SPEC

STRUCT

SYM

PLYWD

MECHANICAL

MEZZANINE

MANUFACTURER

MISCELLANEOUS

MASONRY OPENING

NOT IN CONTRACT

OUTSIDE DIAMETER / OUTSIDE DIMENSION

NOT TO SCALE

PARTICLE BOARD

PRE FABRICATE

POUND PER SQUARE FOOT

POUND PER SQUARE INCH

REFLECTED CEILING PLAN

REFERENCE / REFRIGERATOR

SOUND-TRANSMISSION CLASS

TEMPERED/TEMPORARY/TEMPERATURE

UNLESS OTHERWISE NOTED

RECEPTACLE/RECESSED

POLYVINYL CHLORIDE

POUND

INCHES

INSIDE DIAMETER / INSIDE DIMENSION

**ABBREVIATIONS:** 

ADJUSTABLE / ADJACENT

ARCHITECT / ARCHITECTURAL

ABOVE FINISH FLOOR

**EXISTING** PLATE PENNY(NAILS)

ALUMINUM

**ANODIZED** 

ALTERNATE

ACCESS PANE

**APPROXIMATE** 

**BITUMINOUS** 

BUILDING

**BLOCKING** 

BY OWNER

ВОТТОМ

CABINET

CEILING

CLOSET

CLEAR

CAULKING

CLEAN OUT

COLUMN

CONCRETE

COUNTER

DEMOLITION

DIAMETER

DIFFUSER

DISPOSAL

DOOR

DEAD LOAD DOWN

DOOR OPENING

**EXPANSION JOINT** 

ELECTRICAL PANEL / END PANEL

FURNISHED AND INSTALLED BY CONTRACTOR

FURNISHED AND INSTALLED BY OWNER

DISHWASHER

DRAWING

DRAWER

EACH

ELEVATION

ELECTRICAL

ELEVATOR

EQUIVALENT

**EXPANSION** 

EXPOSED

**EXISTING** 

EXTERIOR

**FABRICATE** 

FINISH

FLOOR

FLASHING

**FLUORESCENT** 

FACE OF BRICK

FACE OF FINISH

FACE OF STUDS

FIREPROOF(ING)

FOOT OR FEET

FURRING

GALVANIZED

GENERAL CONTRACTOR

GROUND-FAULT CIRCUIT INTERRUPTER

GLASS / GLAZING / GLAZED

GYPSUM WALL BOARD

GARBAGE DISPOSAL

GLASS BLOCK

GYPSUM

HEADER

HARDWOOD

HARDWARE

HORIZONTAL

GAUGE

FACE OF CONCRETE

FACE OF MASONRY

FIBER BOARD

FLOOR DRAIN

FACTORY FINISH

EXISTING TO REMAIN

EQUAL

EXHAUST

DIMENSION

CUBIC

DOUBLE

DETAIL

CONSTRUCTION

CONTINUOUS

OORDINAT

CAST IRON

CORNER BOARD

CONTROL JOIN

CONCRETE MASONRY UNITS

CENTER LINE

BLOCK

BEAM

AUDIO-VISUAL

EXIST.

BITUM

BLDG

BLK BLKG

BO

CLKG

CMU

CONT

CNTR

DIA

DIFF

DIM

DISP

DWR

ELEC

ELEV

EQUIV.

ETR

EXH

EXP

EXPO

EXIST

FAB

FBD

FLR

FLG

**FLUOR** 

FOB

FOC

FOF

FOM

FOS

FUR

GALV

GFCI

GLB

GND

HDR

HDWD HDWR

HORIZ

EΡ

# INTERIOR ALTERATIONS

## 1339 27TH STREET NW WASHINGTON, D.C. 20007

### PROJECT TEAM:

**OWNERS: STEPHANIE WALLS** 1339 27TH STREET NW WASHINGTON, D.C. 20007 646.717.0429

STRUCTURAL ENGINEER:

**DESIGNER:** G.MANU LLC 8150 McCAULEY WAY LORTON, VA 22079

c/o GYAN MANU, AAIA NCARB 517.241.4130 gyan@gmanuassociates.com

**ARCHITECT OF RECORD:** 

RÊVE DESIGN STUDIO INC. **3721 PARKE DRIVE TURKEY POINT ISLAND, MD 21037** 

PATRICK CARTER, AIA patrick@reve-studio.com 301.941.REVE

**DECAY:** 

**CONSTRUCTION:** 

**TBD** 

N/A

**DRAWING INDEX:** 

G1.0 COVER/TITLE SHEET

**G1.1 GENERAL SPECIFICATIONS** 

G1.2 SCHEDULES

A1.0 DEMO, NEW PLANS, SECTIONS & SCHEDULES

E1.0 NEW LIGHTING ELECT. PLANS & PLBG. RISER DIAGRAMS

### **BUILDING DESIGN CRITERIA:**

SLIGHT TO MOD.

GROUND SNOW LOAD:	30 PSF	WINTER DESIGN TEMP.:	15 F
WIND SPEED:	90 MPH	ICE SHIELD UNDERLAY:	YES
SEISMIC DESIGN CAT.:	В	FLOOD HAZARD:	03-05-1990
WEATHERING:	SEVERE	AIR FREEZING INDEX:	<1500 F
FROST DEPTH:	24"	MEAN ANNUAL TEMP.:	50 F
TERMITE: MOD. TO	HEAVY		

### **BUILDING CODE ANALYSIS:**

**GOV CODE: IRC 2015** 

W/ 2017 DC BUILDING CODE AMMENDMENTS

### **ZONING ANALYSIS:**

LOT DESC.: SQ. 1238 LOT: 0013 **ZONE: R-20** 

> **ALLOWED PROPOSED**

LOT OCCUPANCY 40% MAX **UNCHANGED (ETR)** 

35'-0" MAX **BUILDING HT: UNCHANGED (ETR)** 

**SETBACKS:** 

FRONT: Consistent with at **UNCHANGED (ETR)** least one adjacent

property 20'

**UNCHANGED (ETR) REAR:** UNCHANGED (ETR SIDE: 5 feet if provided

**PERVIOUS SURFACE: UNCHANGED (ETR)** 

### **GENERAL NOTES:**

THE FOLLOWING NOTES SHALL APPLY TO ALL DRAWINGS AND SPECIFICATIONS MADE AS PART OF THE CONTRACT FOR CONSTRUCTION OF THIS PROJECT. INCLUDING THOSE DRAWINGS LISTED ON THIS SHEET.

1) DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.

2) NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN DWGS.

3) DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL (i.e. FACE OF GWB, MASONRY, OR EXISTING CONSTRUCTION) UNLESS OTHERWISE NOTED.

4) ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, MUNICIPAL, STATE & FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES, WHETHER OR NOT SPECIFIED IN THESE DRAWINGS.

5) ALL WORK PRESENTED IN THE DRAWINGS OF THIS PROJECT SHALL BE CONSIDERED PART OF THE WORK REQUIRED FOR THE CONTRACT DOCUMENTS OF THE PROJECT AND SHALL BE EXECUTED IN A MANNER CONSISTENT WITH THE PROVISIONS DESCRIBED IN THE SPECIFICATIONS AND IN GENERAL

6) THE CONSTRUCTION WORK DESCRIBED IN THESE DRAWINGS IS APPLICABLE ONLY TO THIS PROJECT. THE ARCHITECT ACCEPTS NO LIABILITY WHATSOEVER FOR ANY CONSTRUCTION WORK PERFORMED ON THE BASIS OF THESE DRAWINGS IF SUCH WORK IS NOT EXECUTED UNDER A GENERAL CONTRACT.

7) EACH CONTRACTOR/SUB-CONTRACTOR SHALL APPLY FOR & OBTAIN ALL LEGALLY REQ.'D APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION & COMPLETION OF ALL THEIR WORK.

8) EACH CONTRACTOR/SUBCONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES & FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND SHALL REQUEST CLARIFICATION FROM DESIGNER AND/OR THE HOME OWNER.

9) THESE ARE DESIGN-INTENT DWGS. CONTRACTOR IS RESPONSIBLE FOR CLARIFYING ALL FINAL DIMENSIONS & DETAILS WITH HOME OWNER PRIOR TO CONSTRUCTION.

10) BEFORE SUBMITTING A PROPOSAL, ALL SUB-CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES W/ EXIST. CONDITIONS & SATISFY THEMSELVES AS TO THE NATURE & SCOPE OF THE WORK & THE DIFFICULTIES THAT ATTEND TO ITS EXECUTION.

11) THE CONTRACTOR/SUB-CONTRACTORS SHALL REMOVE ALL DEBRIS & WASTE MATERIALS CREATED BY ITS OWN EMPLOYEES FROM SITE PREMISES.

12) NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO THE DESIGNER OR HOMEOWNER & APPROVED BY THE DESIGNER OR HOMEOWNER IN WRITING.

13) ALL CONSTRUCTION & SUBCONTRACTED WORK IS TO BE PERFORMED BY CONTRACTORS LICENSED IN THE JURISDICTION WHERE THE WORK IS BEING EXECUTED AND WILL PROVIDE A CERTIFICATE OF INSURANCE TO HOME OWNER.

## PROJECT CONSTRUCTION

ALL WORK SHALL BE DONE BY QUALIFIED, LICENSED CONTRACTORS EXPERIENCED IN THE BUILDING OF RESIDENCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL STATE, CITY AND LOCAL GOVERNING CODES

### **SYMBOLS:**

DETAIL

DRAWING NUMBER SHEET NUMBER

**ELEVATION** 

DRAWING NUMBER SHEET NUMBER

**SECTION** 

\A-31\subset SHEET NUMBER

**ROOM NUMBER & INTERIOR ELEVATION** 

**ROOM MUMBER** WALL NUMBER

**WINDOW REFERENCE** 

WINDOW NUMBER

DOOR NUMBER

**DOOR REFERENCE** 

**REVISION REFERENCE** 

/1\ REVISION NUMBER

ARC101190

|Sheet No :

Date: 09/07/2022 Binding order: o

#### 1. GENERAL CONDITIONS AND INSTRUCTIONS

- 1.00 The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction. The work shall comply with interpretations of the local building official. If the interpretation of the local building official is at variance with these documents, inform the architect prior to proceeding.
- 1.01 The latest edition of the A.I.A's "General Conditions of the Contract for the Construction of Buildings" shall govern these specifications.
- 1.02 The Contractor shall secure and pay for all required permits, inspections and taxes which relate to their work; if not already supplied by Owner.
- 1.03 Construction methods and techniques The architect is not responsible for construction means, methods, techniques, procedures or for safety measures in connection with the work and shall not be held responsible for the failure of the owner (client) or his contractors, subcontractors or anyone performing the work, to carry out the work in accordance with the contract documents.
- 1.04 The Contractor shall protect and be responsible for the work in progress, the adjacent property and the materials delivered to the job, until completion of the job.
- 1.05 The Contractor shall maintain workman's compensation insurance, public liability and property insurance for the protection of owner and architect, and will assure full and final payment of subcontractors, material suppliers, mechanics and laborers.
- 1.06 Workmanship shall be of top quality. All materials for all trades shall be new unless otherwise specifically approved.
- 1.07 The Contractor guarantees to make good all defects of labor or materials included in this contract for one year following acceptance of completed work and/or final payment.
- 1.08 The Subcontractor shall familiarize himself with the existing site and shall undertake the contract with knowledge of all conditions detectable by
- 1.09 Each Subcontractor shall sign a release to date at each draw and a completed release of liens to Owner before final payment.
- 1.10 The Contractor shall provide a schedule of value before commencing work.
- **1.11** The subcontracts shall be assignable to Owner.
- ----
- 1.12 The form of agreement between Owner and General Contractor shall be A.I.A. Form A 101 or A 201.
- 1.13 Premises shall be kept as clear as possible during construction of all rubbish, debris, and hazardous conditions. Subcontractors shall be responsible for removal of their own debris and rubbish. Completed jobs shall be spotless and clean, ready for furniture and occupancy.
- 1.14 Field Conditions and Dimensions On-site verification of all dimension and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scaled dimensions. The architect shall be notified promptly of any discrepancies in information and any discrepancies between field conditions and information on the drawings prior to construction.
- 1.15 Verify all grades, levels, equipment/casework sizes and dimensions, report all inconsistencies to the architect before commencing work. Follow all dimensions exactly
- 1.16 Typical Conditions The general notes and typical details apply throughout the job unless indicated otherwise. Where conditions are not specifically shown or detailed, the character and quality of the work shall be the same as that indicated for similar conditions.
- 1.17 Coordination of Work The contractor shall coordinate and compare all drawings between the different consultants and trades and shall promptly notify the architect of any discrepancies that may be found.
- 1.18 Structural Notes In case of any discrepancies between these notes and notes on the structural drawings, the notes found on the structural drawings shall take precedence
- 1.19 Temporary Bracing Use temporary bracing as required to stabilize basement and foundation walls and superstructure until permanent construction is in place.

The structural integrity of the building is dependent upon completion according to plans and specifications. The Architect and the Structural Engineers assume no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the Contractor. The Contractor shall supply any necessary shoring, bracing, struts, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans and specification. Contractor shall not place back-fill against basement walls until the floor system is completely installed or contractor has provided adequate shoring and bracing. Any questions regarding temporary bracing requirements should be forwarded to a Structural Engineer for review.

- **1.20** Design Loads See Structural Drawings for additional specifications.
- **1.21** Mechanical units and any other equipment supported by the structure with weights in excess of 200 LBS shall be brought to the attention of the Structural Engineer prior to installation.
- 1.22 Product Literature and Manufacturer's Recommendations comply with the Manufacturer's or Fabricator's instructions or recommendations for the preparation or substrates and installation and use of material.
- 1.23 Soil Treatment for Termite Control (if applicable) Apply toxicant to soil in entire area to be occupied by structure and to 2'-0" beyond perimeter line of structure. Use approved toxicant with a five year guarantee. NOTE: This item may be waived if site conditions do not warrant it and with Owner's approval.
- 1.24 Fire Rated Assemblies It is the responsibility of the general contractor and his subcontractors to verify and construct all rated assemblies to comply exactly with the requirements of the test reports listed. The Architect shall be notified promptly of any change in materials prior to construction and any changes in materials must have the prior approval of the Architect. All fire rated assembly materials shall take precedence over materials specified in these drawings.
- 1.25 Radon Testing Contractor to investigate site and conduct necessary test to insure that radon gas does not exceed safe limits as mandated by State or Local laws. Notify Architect and local jurisdictional authorities before beginning construction for specific details which may be required.
- 1.26 Mechanical/Plumbing/Electrical Contractors shall be required to seal all horizontal and vertical penetrations in the exterior wall caused by their trade.
- 1.27 All sheathing penetrations caused by erection shall be patched and repaired according to manufacturer's specifications.
- 1.28 Details of construction of any retaining wall built must be submitted to the office of the building inspector for approval prior to construction.
- 1.29 Crawl space shall be provided under floor joist not less than 18" in depth and such space shall be vented with screened opening having a clear area of not less than 1 square foot for each 150 square feet of crawl space area.
- **1.30** General Contractor is responsible to locate and provide necessary structural, mechanical, electrical and plumbing sleeves, anchors, vent opening, etc. that might be required.
- 2. <u>SITE WORK</u>
- 2.00 These drawings do not cover site work, excavation, grading and landscaping. Refer to the site drawings prepared by the Civil Engineer for these items.
- 2.01 Trees Existing trees shall be retained and shall be protected by the contractor and not damaged in the work of the contract unless specifically approved by the Architect or Owner.
- 2.02 Excavation Shall be sufficient to provide full design dimensions or to allow for forming as required. No footing(s) shall be placed on frozen earth. Not footing(s) shall be placed on soft material.
- 2.03 Perform all excavations necessary for utilities, foundation walls, and footings. Any excess excavation, trenches and back fill will be clean, thoroughly free of all debris, wood and organic material. Back fill will be compacted to Engineer's requirement.
- 2.04 Backfill and Compaction Use only clean, well graded earth containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt, or other deleterious substances. Backfill shall be compacted to 95% of maximum density as determined by the ASTM D698 Standard Proctor Test. Do not backfill against basement walls until super structure is in place. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Backfill is to be applied in layers of 6"-8" each. All soil fill material must be approved by a Soils Engineer prior to placement.
- **2.05** Remove from site all extra soil excavated not use for designed fill.
- 2.06 Strip topsoil and use as fill in garden areas where required by plan.
- 2.07 New driveway portions are to be 3" of blacktop on 8" of crushed stone. The existing driveway is to be protected during construction and resurfaced if necessary.
- 3. <u>CONCRETE</u>
- 3.00 All reinforced concrete is to be in accordance with the American Concrete Institute ACI 318-89-2. All plain concrete is to conform to the ACI 318.1 and ACI 332R-84 guide to residential cast-in-place concrete construction.
- **3.01** See Structural Drawings for additional specifications for all concrete sections.
- 3.01 Damp proofing for concrete and Masonry Foundations Exterior foundation walls of masonry construction enclosing basements shall be damp proofed by applying not less than 3/8" of Portland cement parging to the wall from footing to finish grade. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate. Exterior foundation walls of concrete construction enclosing basements shall be damp proofed by applying a coat of approved bituminous material to the wall from the footing to the finish grade line at the recommended rate. Foundation walls of habitable rooms located below grade shall be waterproofed with membranes extending from the edge of the footing to the finish grade line. The membrane shall consist of either 2-PLY hot-mopped felts, 6-MIL polyvinyl chloride, 55-pound roll roofing or equivalent material. The laps in the waterproofing membrane shall be sealed and firmly affixed to the wall. Foundation wall may be damp proofed or waterproofed using materials or methods of construction other than covered in this section where approved by the building official. MIRA-DRAIN
- **3.02** Reinforcing See Structural Drawings for additional specifications.
- 3.03 Slabs on Grade See Structural Drawings for additional specifications.

#### 4. MASONRY

4.04 Application -

- **4.00** See Structural Drawings for additional specifications on all masonry sections.
- 4.01 All masonry work to conform to specifications for design and construction of load bearing concrete masonry as specified by
- N.C.M. Association: TR\_75B. **4.03** Materials -
- Brick and Block To be standard load bearing.

  Mortar All block to be laid in ration of 1:3 using approved cement and clean screened, bank sand. Do not use mortar under freezing conditions.
- Provide mortar sample for Architect approval.
- Durowall reinforcing is to be at every second block course. Fill all joints completely with mortar and finish joints with a steel tooled "grape vine" joint. Build all masonry level, square, plumb and true; use batts for closure only. Use solid brick at load bearings and at top two courses under plates. Provide "Mortarnet" at the bottom of the courses at grade/weed line.
- **4.05** Lintels for brick veneer walls: Provide 4" bearing minimum at each end.
- Openings to 4'-0": 3-1/2" x 3-1/2" x 1/4" 4'-1" to 6'-0": 5" x 3-1/2" x 5/16" (5" vertical)
- **4.06** Unless otherwise noted, 12" masonry foundation walls shall be reinforced as follows:
- Height of Wall (H) 8'-0" from Slab to Top of Wall (H)

6'-1" to 9'-0": 6" x 3-1/2" x 5/16" (6" vertical)

- \endash Exterior Grade = H TO .75H :#6 @ 32"
- \endash Exterior Grade = .75H TO .50H : #5 @ 48" \endash Exterior Grade = LESS THAN .50H : NONE
- Place reinforcement 1" clear from inside face of tension side of wall (i.e. interior side of wall).
- Provide dowels from all footings to masonry walls to match size and spacing of all vertical reinforcing. Grout all reinforced cores solid.
- **4.07** Parging One (1) coat Portland cement above grade below grade see 3.01 with masonry walls only.
- **4.08** Solid Masonry Provide minimum 8" deep below all concentrated loading conditions. Top courses of block foundation wall shall be filled or solid including the courses under any steel beam.
- **4.09** Lintels for Masonry Walls Provide one (1) angle for each 4" of wall thickness as follows:
- Openings to 3'-0": 3-1/2" x 3-1/2" x 1/4"
  3'-1" to 5'-0": 4" x 3-1/2" x 5/16" with 3-1/2" horizontal
- 5'-1" to 6'-6" : 5" x 3-1/2" x 5/16" with 3-1/2" horizontal 6'-7" to 8'-1" : 6" x 4" x 3/8" with 4" horizontal
- \*Nonrated wall only 3/8" diameter bolts to wood lintel @ 32" O/C, TYPICAL
- **4.10** Stone Masonry 6" stone veneer, color as selected by Architect.

**4.11** Completed masonry work to be brushed, washed and free of excess mortar.

- **4.12** Provide 4'-0" x 4'-0" wall sample on-site per approval by Architect and Owner prior to final order.
- METAL.
- **5.00** See Structural Drawings for additional specifications on all metal sections.
- **5.01** All steel construction is to conform with the Manual of Steel Construction, 7th Edition, A.I.S.C.
- 6. WOOD
- **6.00** See Structural Drawings for additional specifications on all wood sections.
- **6.01** All wood construction will be in conformity with standards of the American Institute of Timber Construction.
- 6.02 Scope Provide all labor and materials to complete rough and finish carpentry and other related operations. Provide all cutting and patching for other trades in a manner that will not weaken the building structure.
- **6.03** Rough Carpentry -
- Framing to be study 2 X 4 hem/fur, unless otherwise noted on drawings
- Floors See Structural Drawings
  Roof to be Truss System, unless otherwise noted on drawings
  Sub Floor to be 3/4 T&G Exterior Glue Plyscore, Stagger Joints, Glued to Joists.
- **6.04** Rough Hardware All nails, bolts, brackets, screws, fasteners etc. shall be provided by the appropriate Sub-Contractor.
- **6.05** Fire retardant treated plywood and dimensional lumber (where applicable) If fire retardant treated plywood is applied to a structure (fire retardant must be applied 4'-0" to either side of fire walls or party walls unless noted otherwise) it is to be accompanied by verification that acid hydrolysis will not occur in the product per ASTM D-5664 and D-5516 strength testing; this certification must come from the manufacturer and be approved by a certified testing agency and local building officials.
- **6.06** Wood Blocking See Structural Drawings for additional specifications.
- **6.07** Finish Carpentry
- Exterior Fascia clear red wood or PVC, sizes noted on wall sections. Corner board, fascia, window trim and entrance to be clear white pine or PVC. Fastening is to follow the manufacturer's instructions. No trim shall have finger-joints.
- 6.08 Interior Trim Window casing, door casing and bases may be finger jointed, match existing profile or as indicated on drawings.
- **6.09** Interior Stairs Pre fabricated wood unless otherwise noted.
- 6.10 Shelving Close shelving will be "By Others". Owner to sub with custom closet installer unless otherwise noted on drawings.
- **6.11** Railings Railing or handrails shall be installed on any exterior porch or stair with two (2) or more risers.
- 6.12 Handrails At stair (if applicable) 34"-38" height measured vertically from the nosing of the tread. Handrail grip size shall have either a circular cross section with a diameter of 1-1/4" to 2-5/8" or a non-circular cross section with an equivalent grasping surface, edged to have a minimum radius of 1/8".
- **6.13** Guardrails Not less than 36" height, measured vertically. Construct such that a sphere with a diameter of 4" cannot pass through any opening. See also exception, IRC Code.
- **6.14** Casework: All cabinet construction to conform to the A.W.I. standards for custom grade casework.
- 7. THERMAL AND MOISTURE PROTECTION
- **7.00** Sill Seal 1/2" x 3-1/2" or 1/2" x 5-1/2" (where applicable) compressible fiberglass beneath all exterior sill plates.

### **7.01** Insulation -

- A. Walls R-15 minimum 3-5/8" batt insulation with kraft paper face vapor barrier, unless otherwise noted. Provide 3-1/2" R-15 blanket insulation in all exterior frame walls that are 4" thick. Provide 6" R-19 blanket insulation in all 6" exterior frame walls and any floor area exposed to the elements or below storage room. Provide R-13 batt insulation in all furred out basement walls.
- B. Ceilings at Roof R-38 Closed Cell Foam insulation with kraft paper face vapor barrier or blow insulation with R-38 minimum.
- C. Crawl Spaces and Other Floors Exposed to Unheated Spaces Below R-30 Closed Cell Foam insulation with kraft paper face vapor barrier.
- D. Perimeter Slab Insulation to be rigid exterior grade, minimum R-7 extending 2'-0" vertically and 2'-0" horizontally. Minimum perimeter insulation to be extruded polystyrene closed cell. (NOT APPLICABLE)
- E. Vapor Barriers To face warm side of space (interior) unless otherwise noted on drawings.

- **7.02** Roofing -
- A. Shingles Slate or shingle to match existing where applicable. Class 'C' or better on 15# roofing felt on slopes of 4" to 12" or greater. On slopes less than 4" to 12" but greater than 2" to 12", provide double coverage on two layers of "ice and water shield". Shingles shall be installed per manufacturer's specifications and applicable building codes.
- B. Valley Flashing Open valleys shall be flashed with min. No. 28 Gauge Copper Corrosion Resistant Sheet Metal and shall extend a minimum of 8" from center line each way. Closed valley flashing shall be two layers of 90# Mineral Surfaced Cap Sheet with the bottom layer a minimum of 12" wide and the top layer 24" wide.
- wide and the top layer 24" wide.

  B1. All valley, crickets and roof edges are to be covered with "ice and water shield". Self adhering bituminous sheets are to be installed as per
- B2. All roof edges are to have "ice and water shield" at a minimum of 2'-0" from inside face of wall.
- C. Ridge Flashing Install as per manufacturer's specifications.

the manufacturer's specifications.

- D. Roof Edge Provide non-corrosive drip edge flashing at roof edge.
- E. Built Up Roofing To be detailed on drawings and installed as per manufacturer's specifications.
- F. Roofing and Sheet Metal Installation shall be in accordance with standards and details established by the Sheet Metal and Air Conditioning Contractors National Association, Inc. "SMACNA" Refer to the 4th Edition, 1987, for specific detail information.
- 7.03 Exterior Walls -
  - A. Flashing To be non-corrosive metal provided at topes and sides of all exterior window and door openings in such a manner to be leak proof. Refer to standards and details established by the Sheet Metal and Air Conditioning Contractors National Association, Inc. "SMACNA", 4th Edition, 1987.
  - B. Flash and counter flash all roof to wall conditions, minimum No. 26 Gauge Step Flashing as required to maintain minimum height.
  - C. Flash all exterior opening and all building corners with approved waterproof building paper to extend at least 4" behind wall covering.
  - D. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
  - E. Exterior Sheathing 7/16" O.S.B. sheathing installed per manufacturer's specifications unless noted otherwise on drawings. Nailing per IRC Code required.
  - F. Caulking/Sealant As selected by Owner Submit product literature to Architect for approval.
  - G. Flashing When veneer of brick, clay, tile, concrete or natural or artificial stone is used, 20-mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.
  - H. Rough carpentry contractors shall seal with construction adhesive plates at floor and ceiling and caulk all windows and door flanges/jambs and all panel butt joints prior to and during erection.
- 7.04 Interior Walls Between bathrooms and other habitable rooms provide and install "Ruxall" wood sound deadening insulation. Install per manufacturer's specifications.
- **7.05** Firestopping Shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:
- A. All pipes, ducts, vents, wiring and chases which penetrate ceilings directly below a truss or roof assembly shall be firestopped.
  In concealed spaces of stud walls and partitions, including furred spaces, at ceiling and floor level.
- 2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.
- 3. In concealed spaces between stair stringers at the top and bottom of the run.
- 4. At openings, around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible material.
- B. Firestops, when made of wood, shall be a minimum of 2" nominal thickness. Firestops may also be of gypsum board, mineral wool or other noncombustible material.
- C. Draft Stopping provide draft stopping where required in accordance with applicable codes.
- **7.06** Siding To be called for on drawings and installed per manufacturer's specifications.
- 7.07 Ventilation Provide adequate cross ventilation (minimum as required by code) for all concealed attic and rafter spaces. Provide cross ventilation as required by code for crawl spaces.
- **7.08** Gutter and 6" OG Leaders Copper or to match existing. All leaders and downspouts, where applicable, are to be 6".
- **7.09** All wood shall be a minimum of 8" above finish grade or pressure treated less than 8" above finish grade. All siding shall be a minimum of 6" above finish grade. Refer to manufacturer's specifications.

#### 8. DOORS AND WINDOWS

- 8.00 Doors See Door Schedule.
- A. Exterior Entrance Doors To be 1-3/4" solid wood core to match existing. See elevations.
- Provide 1-1/2" pair hinges for doors up to 7'-2" in height and 2 pair hinges for doors up to 8'-0" in height. See drawings for raised panel design.
- B. Garage to Unit Doors If applicable, to be 1-3/4", metal or solid wood core, fire rated per IRC code with self closing hinges.
- C. Interior Doors To be solid wood to match existing where applicable.

Provide complete weather stripping and metal interlocking threshold.

- D. Door Sizes Refer to the Door Schedule and/or Floor Plans.
- **8.01** Windows See Window Schedule.
- A. Windows as per the mechanical energy code requirements Provide double pane, low-e glazing.B. General Glazing in locations subject to human impact such as entry doors and skylights, sliding glass door, shower doors, tub enclosures and
- storm doors shall be fully tempered in accordance with the IRC Code, Section 308 and meets the following:

  1. Fixed panels with an area in excess of nine (9) square feet with the lowest edge less than 18" above the floor or walking surface.
- 2. Top edge greater than 36" above the floor.
- 3. One or more walking surfaces within 36" horizontally of the glazing.
  - See IRC 2012 for exceptions to hazardous locations, if applicable.
- C. Weather Proofing All sliding, swinging doors and window openings to the exterior shall be fully weather stripped, caulked, gasketed or otherwise treated to limit air infiltration. Provide maximum air infiltration as follows:
- Windows shall have an air infiltration rate of less than 0.5 CFM per foot of such crack.
- Sliding glass doors shall have air infiltration rate of less than 0.5 CFM per square foot of door area.
- Swinging doors shall have an air infiltration rate of less than 0.5 CFM per square foot of door area.
- 4. Provide flashing as per "SMACNA" at all window heads.
- D. Emergency Egress In accordance with the IRC 2012, Section R310, basements with habitable space and every sleeping room below the fourth story shall have at least one operable window or door for emergency egress or rescue. Egress windows shall have a maximum sill height of 44" above finished floor and shall have a minimum net clear opening of 5.7 square feet with a minimum clear opening height of 24" and a minimum opening width of 20". Grade floor windows may have a minimum net clear opening of 5 square feet.
- E. Emergency escape and rescue openings shall be operational from inside of the room without the use of keys or tools. Window wells shall have horizontal dimensions that allow the egress door or window to be fully opened.
- F. All operable windows shall have noncorrosive screens and sash locks.
- G. No finger routes on any double hung windows.

- - 9.00 Gypsum Wallboard -

9. FINISHES

- A. Shall be installed in accordance with the U.S. Gypsum Recommendations and shall meet the requirements of the IRC Code and other applicable codes. Typical interior partitions are to have a 1/2" tapered edge, taped and finished. Provide 5/8" Type "X" Fire Rated Gypsum Board at walls and ceilings where called for on the drawings. All gypsum wall board shall be screwed only.
- B. Screwing, taping and finishing shall be done by a skilled workman. Use screws to reduce popping as recommended by The National Gypsum Association
- C. Gypsum wallboard shall not be installed until weather protection for the installation is provided.

F. J-Bead shall be used with moisture resistant gypsum wallboard and wherever moisture conditions can exist.

- D. Support All edges and ends of gypsum wallboard shall occur on framing members except those edges perpendicular to framing members.

  E. Moisture Resistant Gypsum Wallboard Provide moisture resistant gypsum board at all bathrooms and wherever moisture conditions can exist.
- 9.01 Ceramic Tile -
- A. See Tile Schedule.
- B. Thin set application on "Durock". Provide miscellaneous trim, Schluter, etc. The color as selected by Owner. Provide marble threshold for transition between ceramic floor tile and other floor finishes. Floor tile shall be non-slip.
- C. Grout Waterproof grout cement. See Tile Schedule. Non-sanded grout on joints or = to 1/8".
- D. Marble and Ceramic Tile All tile installation will conform to the 1983 Handbook for Ceramic Tile Installation by the Tile Council of America. Show walls are to be "Durarock". Apply two layers of "Greesy Guard" over all "Durarock" prior to installation on vertical surfaces. Shower pans to be waterproofed using the Schluter "Kerdi" System.
- 9.02 Wood Flooring All wood flooring to conform to the National Oak Flooring Manufacturers Association specifications for the installation of oak flooring. Submit a sample of the finish on actual flooring material for color approval by Owner and/or Architect. All wood flooring shall be finished with "Streetshoe" urethane finish.
- 9.03 Resilient Flooring shall be sheet vinyl or vinyl composition tile installed as per manufacturer's specifications.
- **9.04** Underlayment Provide suitable floor underlayment for all ceramic tile and resilient flooring.
  - Paint (Interior) 
    A. All paints shall be received in the original containers, mixed and applied according to the manufacturer's specifications. Interior paints are to be
- B. Application Prepare all surfaces before painting. Fill rough spots, nail holes, cracks, etc. and sand. Doors and trim to be sanded between coats.

Benjamin Moore. Provide three (3) 2'X2' color samples per room for approval by Owner and/or Architect.

1. Ceilings - Latex Flat, Two (2) coats

Kitchen and Bathrooms -

C. One (1) coat prime for all surfaces.

Walls - Latex Flat, Two (2) coats

- Trim One coat of Latex Semi Gloss to be brush applied over one coat of Latex Flat
   Doors One coat of Latex Semi Gloss to be brush applied over one coat of Latex Flat on all 6sides
- A. Ceiling Latex Flat, Two (2) coats; Benjamin Moore, Aura Bath & Spa B. Walls - Latex Flat, Two (2) coats; Benjamin Moore, Aura Bath & Spa
- 9.06 Paint (Exterior) -
- A. Exterior paints are to be Benjamin Moore. Provide three (3) 2' x 2' color samples per application for approval by Owner and/or Architect.
  B. Paint trim and the existing house. Metal trim to be pre-treated with propriety acid-bound resinous or crystalline zinc phosphate preparation. Primer for galvanized metal to be the equivalent of Rustola. Trim, including gutters, down spouts, flashing, cornices, wood trim and other misc. materials,
- are to receive one coat primer and two coats semi-gloss enamel.

  C. Trim Latex, One (1) Coat Prime, One (1) Coat Finish
- 10. SPECIALTIES10.0 See Millwork Schedule.
- 11. <u>EQUIPMENT</u>

**11.0** See Appliance Schedule.

12. FURNISHINGS - NONE

13. SPECIAL CONSTRUCTION - NONE

14. CONVEYING SYSTEMS - NONE

THE INTENT OF THIS SET OF CONSTRUCTION DOCUMENTS IS TO PRECACIONELETE AND PROPERLY FUNCTIONING SPACE TO BE UTILIZED FOR DESIGNED PURPOSE. THE GENERAL CONTRACTOR, CONSTRUCTION MANA SUB-CONTRACTOR(S), SUPPLIER(S), AND VENDOR(S) SHALL PROWDE. LABOR AND MATERIALS NECESSARY TO ACHIEVE A FINISHED PRODICAPABLE OF RECEIVING A CERTIFICATE OF OCCUPANCY. EACH CONTRACTOR SO TO BE FAMILIAR WITH THE ACTUAL CONDITIONS AND REQUIREMENTS THE PROJECT. ANY ALLEGED DISCREPANCIES, AMBIGUITIES OR UNKNOWSHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF G.MANU & ASSOCIATES OF THAT THE MATTITE MAY BE RESOLVED PRIOR TO THE SUBMISSION OF THEIR SHALL ACKNOWLEDGE THAT THESE DOCUMENTS ARE AN ADEQUATED THIS DEFINITION OF THE SCOPE OF WORK. ADDITIONAL COST CLAMMS, BASED ON DEFICIENCY OF CONSTRUCTION DOCUMENTS, ACTUAL OR NOT, WILL NOT BE CONSTRUCTION DECURITION.

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#### APPLIANCES SCHEDULE

ROOM	TYPE	MANUFACTURER	MODEL	SIZE	FINISH	COMMENTS
z	GAS RANGE	TBD	TBD	36" W	TBD	
CHE	DOUBLE OVENS	TBD	TBD	30" W	STAINLESS	
NEW KITCHEN	REFRIGERATOR	TBD	TBD	36" W	STAINLESS	
	DISHWASHER	TBD	TBD	27" W	STAINLESS	
DEN @ 1st LEVEL	UNDERCOUNTER REFRIGERATOR	TBD	TBD	24" W	TBD	
NEW LAUNDRY CLOSET	ELECTRIC WASHER	TBD	TBD	27" W	ТВО	STACKABLE
	ELECTRIC DRYER	TBD	TBD	27" W	TBD	STACKABLE

#### PLUMBING FIXTURES SCHEDULE

EVEL	ROOM	TYPE	MANUFACTURER	MODEL	SIZE	FINISH / COLOR	COMMENTS
	Z	LAV. SINK	TBD	TBD	TBD	WHITE	UNDERMOUNTED
EVEL	DEN	LAV. FAUCET	TBD	TBD	TBD	CHROME	8"-WIDESPREAD
FIRST LEVEL	ROOM	SHOWER FAUCET	TBD	TBD	TBD	CHROME	W/ THERMOSTATIC VALVE
	BATHROOM	TOILET	тво	TBD	TBD	WHITE	COMFORT HEIGHT
	HEN	KITCHEN SINK	TBD	TBD	TBD	WHITE	UNDERMOUNTED
EVEL	NEW KITCHEN	KITCHEN SINK FAUCET	TBD	TBD	TBD	CHROME	8"-WIDESPREAD
SECOND LEVEL	POWDER	TOILET	TBD	TBD	TBD	WHITE	COMFORT HEIGHT
SECC		LAV. SINK	TBD	TBD	TBD	WHITE	UNDERMOUNTED
		LAV. FAUCET	TBD	TBD	TBD	CHROME	8"-WIDESPREAD
		LAV. SINK	TBD	TBD	TBD	WHITE	UNDERMOUNTED
	МОО	LAV. FAUCET	TBD	TBD	TBD	CHROME	8"-WIDESPREAD
EVEL	BATHROOM	SHOWER FAUCET	TBD	TBD	TBD	CHROME	W/ THERMOSTATIC VALVE
SD LE	1.0. 7.1	HANDSHOWER FAUCET	TBD	TBD	TBD	CHROME	SEE PLAN
THIRD L	NEW MASTER	TUB	TBD	TBD	36" X 60"	WHITE	DROP-IN TUB
	NEW	TUB FAUCET	TBD	TBD	TBD	CHROME	DECK MOUNTED TUB FAUCET
		TOILET	TBD	TBD	TBD	WHITE	COMFORT HEIGHT

COUNTERTOPS, TILE & STONEWORK SCHEDULE

ROOM	LOCATION	MATERIAL	MANUFACTURER	MODEL	SIZE	FINISH	COMMENTS	
NEW	COUNTERTOP & BACKSPLASH	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	COORDINATE HOLES IN COUNTERTOP WITH KITCHEN SINK & FAUCET	
KITO	BACKSPLASH	TBD	TBD	TBD	TBD	TBD		
ROOM	COUNTERTOP & BACKSPLASH	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	COORDINATE HOLES IN COUNTERTOP WITH LAVATORY SINK AND FAUCET	
BATHROOM	BACKSPLASH	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	MATCH COUNTERTOP	
STER	TUB DECK & SURROND	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	TILE AS OPTION (COORD. WITH HOME OWNER)	
NEW MA	BATHROOM FLOOR & SHOWER WALL TILES	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	TBD	TBD	COORDINATE INSTALL PATTERN WITH HOME OWNER. MIN. GROUT PER MANUFACTERER'S SPECIFICATIONS	
LEVEL	COUNTERTOP & BACKSPLASH	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	COORDINATE HOLES IN COUNTERTOP WITH LAVATORY SINK AND FAUCET	
FIRST	BACKSPLASH	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	1-1/4" thick	TBD	MATCH COUNTERTOP	
DEN @ FIR	BATHROOM FLOOR & SHOWER WALL TILES	NATURAL STONE	LOCAL BLDG. SUPPLY	TBD	TBD	TBD	COORDINATE INSTALL PATTERN WITH HOME OWNER. MIN. GROUT PER MANUFACTERER'S SPECIFICATIONS	

#### DOOR SCHEDULE

EVEL	NO.	ROOM	MANUFACTURER	TYPE/MODEL	MATERIAL	UNIT SIZE (WxH)	HARDWARE SET/MODEL	THRESHOLD	COMMENTS
	1	DEN	LOCAL BLDG. SUPPLY	FLUSHPANEL	SOLID CORE	2'-8" x 6'-8"	PRIVACY	N/A	RIGHT HAND INSWING
1ST	2	CLOSET	LOCAL BLDG. SUPPLY	FLUSH PANEL	SOLID CORE	(2) 1'-6" x 6'-8"	DUMMY & BALL CATCH	N/A	DOUBLE OUTSWING
	3	BATHROOM	LOCAL BLDG. SUPPLY	FLUSH PANEL	SOLID CORE	2'-2" x 6'-8"	PRIVACY	STONE	LEFT HAND OUTSWING
2ND	4	POWDER ROOM	LOCAL BLDG. SUPPLY	FLUSH PANEL	SOLID CORE	2'-2" x 6'-8"	PRIVACY	N/A	LEFT HAND OUTSWING
3RD	5	MASTER BEDROOM	LOCAL BLDG. SUPPLY	FLUSHPANEL	SOLID CORE	2'-6" x 6'-8"	PRIVACY	N/A	LEFT HAND INSWING
	6	М. ВАТН	LOCAL BLDG. SUPPLY	FLUSH PANEL	SOLID CORE	(2) 1'-6" x 6'-8"	PRIVACY	N/A	DOUBLE INSWING
	7	CLOSET	LOCAL BLDG, SUPPLY	FLUSH PANEL	SOLID CORE	(2) 2'-6" x 6'-8"	DUMMY & BALL CATCH	N/A	DOUBLE OUTSWING

### WINDOW SCHEDULE

EVEL	NO.	ROOM	MANUFACTURER	TYPE / MODEL	MATERIAL	UNIT SIZE (WxH)	COMMENTS
H	1	DEN	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	38" x 40.75"	NEW WINDOW INSTALLED AT EXIST M.O.
1ST	2	ВАТН	LEPAGE MILLWORK	CASEMENT	WOOD	17.5" x 34"	NEW WINDOW INSTALLED AT EXIST M.O.
	3	KITCHEN	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
_ 11	4	KITCHEN	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
0	5	KITCHEN	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
2ND	6	DINING	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
	7	FAMILY	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	33" x 58.75"	NEW WINDOW INSTALLED AT EXIST M.O.
	8	FAMILY	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	33" x 58.75"	NEW WINDOW INSTALLED AT EXIST M.O.
	9	OFFICE	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
	10	OFFICE	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
٥	11	OFFICE	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	30" x 58.75	NEW WINDOW INSTALLED AT EXIST M.O.
2ND	12	MASTER BEDROOM	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	33" x 58.75"	NEW WINDOW INSTALLED AT EXIST M.O.
_1	13	MASTER BEDROOM	LEPAGE MILLWORK	DOUBLE HUNG	WOOD	33" x 58.75"	NEW WINDOW INSTALLED AT EXIST M.O.

THE INTENT OF THIS SET OF CONSTRUCTION DOCUMENTS IS TO PER A COMPLETE AND PROPERLY FUNCTIONING SPACE TO BE UTILIZED FOR A COMPLETE AND PROPERLY FUNCTIONING SPACE TO BE UTILIZED FY DESIGNED PURPOSE. THE GENERAL CONTRACTOR, SHALL PROVIDE LABOR AND METERIALS NECESSARY TO ACHIEVE A FINISHED PROFUGAPOR OF RECENTIONS AND SECONDANCY. EACH CONTRIS OBLIGATED TO EXAMINE THE PLANS AND IF NECESSARY, VISIT THE SIGN OF THE STATE OF DESIGNATIONS AND REQUIREMENT OF DEFICIENT OF THE SUBMISSION OF GANDLE SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF GANDLE SUBMISSION OF GANDLE SOLVED PRIOR TO THE SUBMISSION OF THE

WALLS RESIDENCE 1339 27TH STREET NW WASHINGTON, D.C. 20007

Date Project Name:

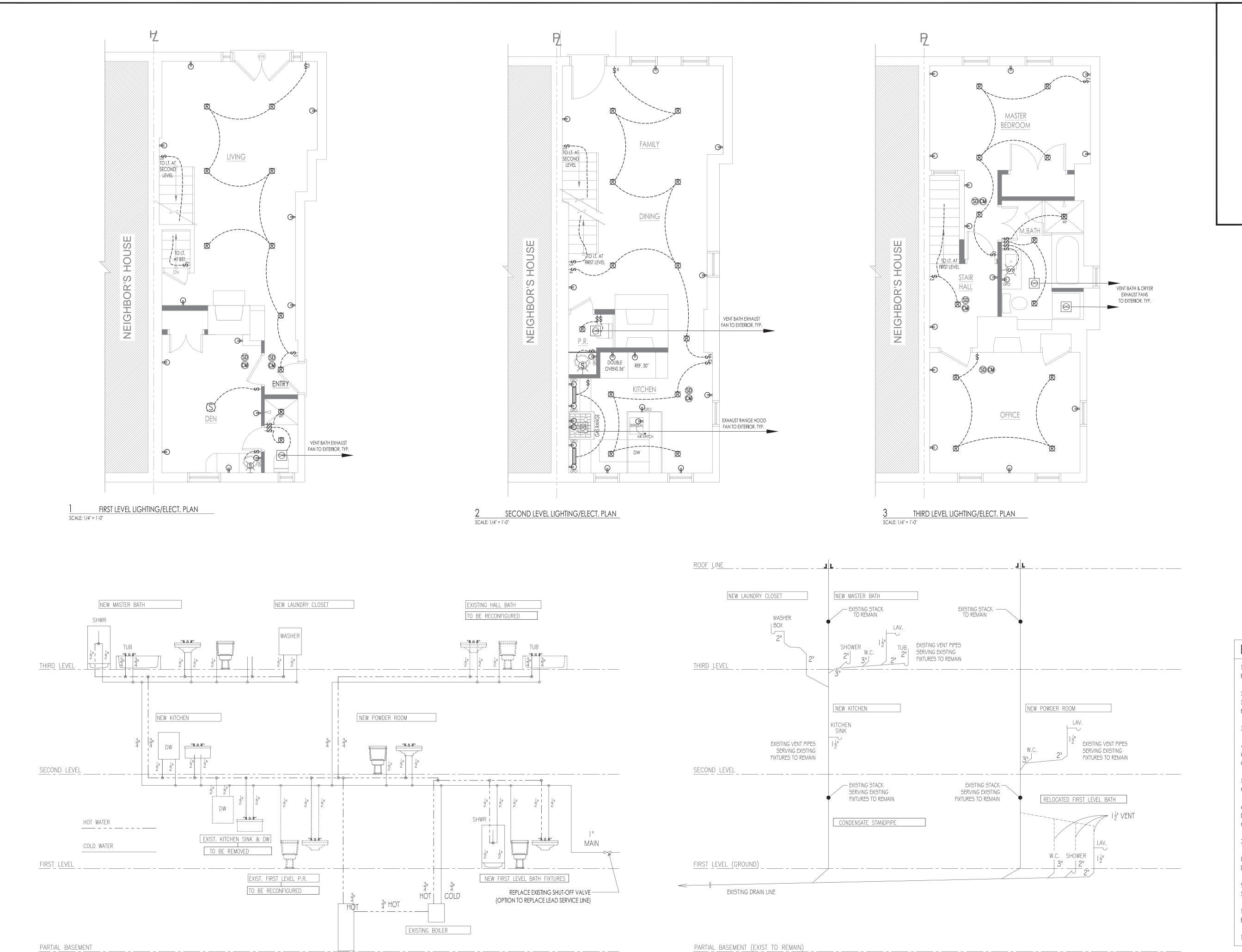
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G. MANU LLC. 8150 McCAULEY WAY LORTON, VA 22079 Phone: 571.241.4130

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WATER STORAGE TANK

PLUMBING RISER DIAGRAMS

ELECTRICAL SYMBOLS LEGEND DESCRIPTION RECESSED CEILING LIGHT FIXTURE PENDANT/CHANDELIER LIGHT FIXTURE WALL WASHER LIGHT FIXTURE RECESSED WATERPROOF FIXTURES SMOKE DETECTOR CARBON MONOXIDE ALARM WALL SCONCE EXHAUST FAN MOTION SPOTLIGHT UNDER CABINET LIGHT WATER-PROOF RECESSED FIXTURE DUPLEX RECEPTACLE OUTLET GFCI GROUND FAULT INTERUPT OUTLET DOUBLE DUPLEX RECEPTACLE OUTLET PLUGMULD MULTI-OUTLET SINGLE POLE DIMMER SWITCH THREE-WAY SWITCH SINGLE POLE SWITCH THREE-WAY DIMMER SWITCH SURFACE MOUNTED LIGHT FIXTURE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR JUNCTION BOX FOR FUTURE FIXTURE FOUR-WAY SWITCH \$4D FOUR-WAY DIMMER SWITCH GFCI WEATHER PROOF GROUND FAULT INTERUPT OUTLET TELEPHONE JACK CABLE JACK FLOOR OUTLET EXISTING SWITCH TO REMAIN PULL CHAIN WITH PORCELAIN SOCKET CEILING FAN / LIGHT FX PORCELAIN SOCKET LIGHT FIXTURE

### ELECTRICAL NOTES

- 1 CONTRACTOR SHALL VERIFY & INSTALL ELECTRICAL OUTLETS & SWITCHES PER LOCAL CODE
- 2- ALL ELECTRICAL FIXTURES NOT AFFECTED BY NEW CONSTRUCTION -SWITCHES, OUTLETS, LIGHTS ETC. ARE <u>EXISTING TO REMAIN</u> UNLESS OTHERWISE NOTED (V.I.F.)
- 3 COORDINATE MTG. HT. OF ALL NEW LIGHT FIXTURES WITH HOME OWNER
- 4 LOCATIONS OF SWITCHES & LIGHT FX SHOWN ARE SUGGESTIVE ONLY. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS IN FIELD W/ HOME OWNER FOR APPROVAL PRIOR TO INSTALLATION
- 5 COORDINATE ELECTRICAL PLAN w/ OTHER PLANS INCLUDED IN SET OF CONSTRUCTION DOCUMENTS
- 6 DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN DWGS OR ANY OBSTACLES AS A RESULT OF PREVIOUSLY CONCEALED CONDITIONS
- 7 ALL BATHROOM EXHAUST FANS ON A TIMER
- 8 ALL RECESSED LIGHT FIXTURES, PENDANTS & WALL SCONCES ON TOGGLE DIMMER SWITCHES
- 9 INTERCONNECT ALL SMOKE DETECTORS & CARBON MONOXIDE ALARMS SO ACTIVATION OF 1 ALARM SETS OF ALL ALARMS
- 10 ALL RECESSED LIGHTS INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE INSTALLED PER IECC 402.4.4
- 11 MIN. 85% OF ALL LAMPS INSTALLED SHALL BE HIGH EFFICIENCY

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