

CONDOS REMODELING @ 2256 HIGH ST SE, WASHINGTON, DC 20020

BUILDING CODES:

PLANS PREPARED BASED ON THE FOLLOWING CODES:
2017 DCRC 2015 IBC AND 2017 DCMR12B SUPPLEMENT
2017 DCEBC 2015 IBC AND 2017 DCMR12J SUPPLEMENT
2017 DCGCC 2015 IGC WITH 2017 DCMR12I SUPPLEMENT
2017 DCGCC 2015 IGC WITH 2017 DCMR12K SUPPLEMENT

PROJECT INFORMATION

CLIENT:
ALMASA PROPERTIES LLC
2256 High St SE,
Washington DC 20020
Phone: 202-813-5971
almasa74@yahoo.com

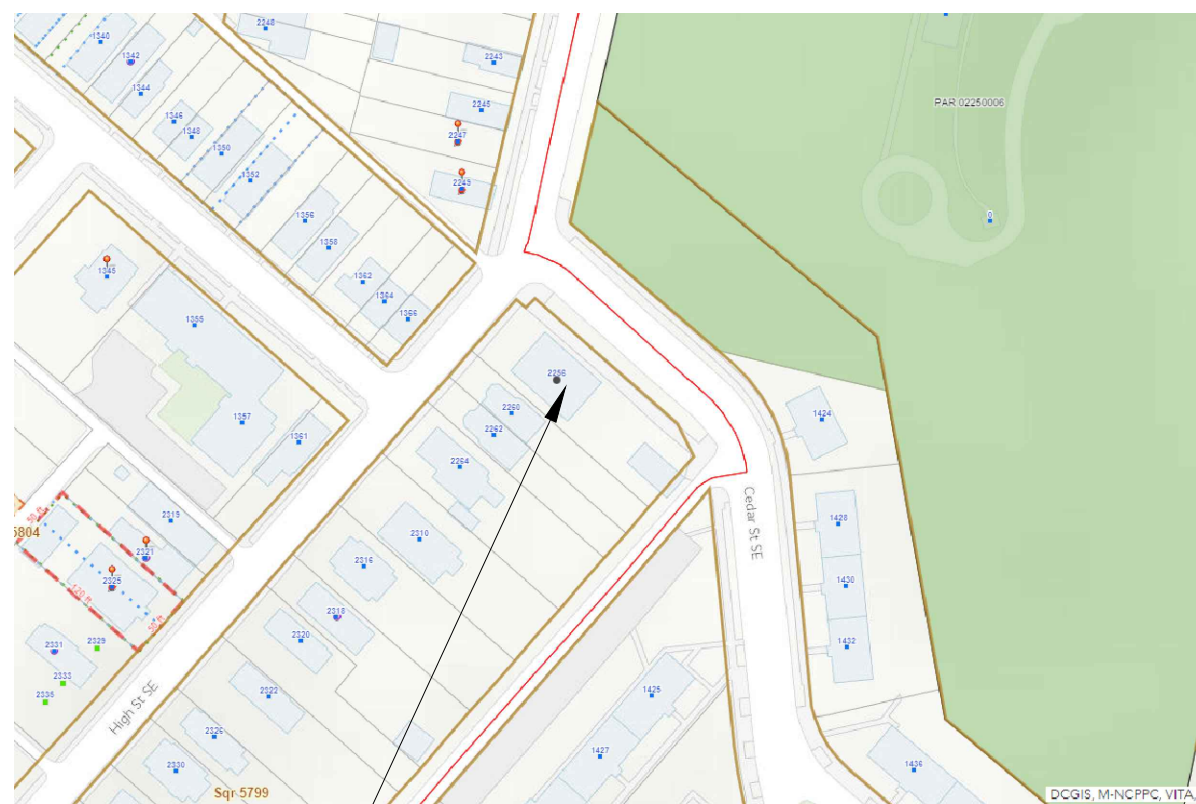
DESIGNER:
WILLIAM VILLATORO
2030 N Woodrow St
Arlington, VA 22207
Phone: (703) 593-4812
villatoro.william@yahoo.com

PROFESSIONAL ENGINEER:
Nader Elhajj, P.E.
3603 Melissa Ave.
Fairfax, VA 22030
Phone: 703-615-2451
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nehajj@yahoo.com

BUILDING CODE ANALYSIS

OCCUPANCY CLASS: R-3
CONSTRUCTION TYPE: V-B
AUTOMATIC SPRINKLER SYSTEM: FULLY SPRINKLERED PER IBC 903.3.1.2 NFPA 13R
FIRE SEPARATION ASSEMBLIES: PER PLAN

PROJECT LOCATION:



SCOPE OF WORK:

FOUR UNITS CONDOS REMODELING AT FIRST AND SECOND FLOOR, NEW DECK AT FIRST AND SECOND FLOOR.

ZONING ANALYSIS

ADDRESS: 2256 HIGH ST SE WASHINGTON DC 20020
SQUARE: 5799
LOT: 0850
MAXIMUM LOT OCCUPANCY (%): 40%
Land Area: 10,144 SF

NEIGHBORHOOD: 002 - ANACOSTIA
ZONE: R-3
CODE USE: 023 - RESIDENTIAL- FLATS
MAX. BUILDING HEIGHT (FT): 40'-0"

GENERAL SPECIFICATIONS:

GENERAL SPECIFICATIONS:
UNLESS NOTED OTHERWISE, SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS. REFER TO OUTLINE SPECIFICATION FOR ADDITIONAL INFORMATION REGARDING MATERIAL AND PRODUCT SELECTIONS.

GENERAL CONDITIONS:

DESIGN CRITERIA (BASED ON R301.5):
-ROOF - 30 PSF (BASIC SNOW LOAD)
-WIND SPEED - 90 MPH
-LIVE LOADS - 10 PSF
-DECKS 40 PSF
-HANDRAIL / GUARDRAIL 200 PSF
-ROOMS OTHER THAN SLEEPING ROOMS 40 PSF
-SLEEPING ROOMS 30 PSF
-STAIRS 40 PSF
LOADS GREATER THAN DESIGN LIVE LOADS SHALL NOT BE PLACED ON THE STRUCTURE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FALSEWORK, FORMWORK, BRACING, SHEETING AND SHORING.
ALL EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BEFORE EXCAVATION IS TO BEGIN. EXISTING UTILITIES SHALL BE LOCATED AND PROTECTED AS REQUIRED. FIELD MEASUREMENTS SHALL BE MADE OF ADJOINING CONSTRUCTION RELATIVE TO THE PROPER INSTALLATION OF NEW WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

METALS:

ALL REINFORCING STEEL SHALL BE HIGH-STRENGTH NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE "ACI DETAILING MANUAL" (ACI SP-66). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
PROVIDE 3" CONCRETE PROTECTION FOR REINFORCING IN FOOTINGS IN GRADE BEAMS. PLACE REINFORCING IN CENTER OF STRUCTURAL SLABS.
ALL REINFORCING STEEL MARKED "CONTINUOUS" SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND HAVE A STANDARD 90 DEGREE BEND AT INTERSECTIONS AND A STANDARD HOOK AT DISCONTINUOUS ENDS.
ALL REINFORCING PLACEMENT SHALL BE INSPECTED BY PERSONNEL UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE LOCAL CODE JURISDICTION.
ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. UNLESS NOTED OTHERWISE, ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH ASSC'S "MANUAL OF STEEL CONSTRUCTION."

ADJUSTABLE STEEL COLUMNS SHALL BE CODE APPROVED AND SHALL HAVE A MANUFACTURER'S RATED AXIAL CAPACITY OF 15,000 POUNDS OR GREATER AT THE INSTALLED HEIGHT (SEE FRAMING PLAN FOR CAPACITY AT SPECIFIC LOCATIONS). CONTRACTOR IS RESPONSIBLE FOR VERIFYING CAPACITY.

WOOD:

ALL WOOD CONSTRUCTION INCLUDING LUMBER, CONNECTIONS, AND DETAILS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND THE CURRENT "NATIONAL DESIGN SPECIFICATION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
REFER TO TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS OR TABLE 602.3(2) FOR ALTERNATE ATTACHMENTS ON FRAMING COMPONENTS.
UNLESS INDICATED OTHERWISE, ALL TIMBER FRAMING MEMBERS (JOISTS AND BEAMS) SHALL BE SOUTHERN PINE#2 (19% MAX MOISTURE CONTENT) OR APPROVED EQUAL. INTERIOR AND EXTERIOR STUDS AND COLUMNS SHALL BE SOUTHERN PINE#2. UNLESS INDICATED OTHERWISE, ALL LINTELS AND HEADERS SHALL HAVE ONE KING STUD AND ONE JACK STUD AT EACH END. USE SIMPSON STRONG TIE STRUCTURAL WOOD CONNECTORS UNLESS OTHERWISE NOTED.

FINISHES:

GYPHUM WALL BOARD (GWB) ASSEMBLIES
1/2" GWB TYPICAL AT ALL INTERIOR CONDITIONS
PROVIDE MOISTURE RESISTANT GWB AT ALL KITCHENS, BATHROOMS AND BASEMENT AREAS
ACCESSORIES FOR INTERIOR INSTALLATION: CORNERBEAD, EDGE TRIM, AND CONTROL JOINTS COMPLYING WITH ASTM C 1047, FORMED FROM STEEL SHEET ZINC COATED BY HOT-DIP PROCESS OR ROLLED ZINC OR PLASTIC
FASTEN TO FRAMING WITH SCREWS
PAINTING:
OBTAIN BLOCK FILLERS, PRIMERS, AND UNDERCOAT MATERIALS FOR EACH COATING SYSTEM FROM THE SAME MANUFACTURER AS THE FINISH COATS.
PAINT ALL EXPOSED SURFACES, NEW AND EXISTING, UNLESS OTHERWISE INDICATED.
DO NOT PAINT PREFINISHED ITEMS, FINISHED METAL SURFACES, OPERATING PARTS, LABELS, AND MATERIALS OBVIOUSLY INTENDED TO BE LEFT EXPOSED SUCH AS BRICK AND TILE. DO NOT PAINT CONCEALED SURFACES.
DELIVER TO OWNER A 1-GAL. CONTAINER, PROPERLY LABELED AND SEALED, OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT.
USE LOW-VOC PAINT FOR PROJECTS WHERE OWNER AND TENANT ARE USING SPACES ADJACENT TO THE WORK AREAS.

EQUIPMENT:

APPLIANCES: FURNISH AND INSTALL AS INDICATED ON DRAWINGS. SECURELY ANCHOR BUILT-IN APPLIANCES TO SUPPORTING CABINERY OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED. SECURELY ANCHOR BUILT-IN APPLIANCES TO SUPPORTING CABINERY OR COUNTERTOPS WITH CONCEALED FASTENERS. VERIFY THAT CLEARANCES ARE ADEQUATE FOR PROPER FUNCTIONING AND ROUGH OPENINGS ARE COMPLETELY CONCEALED.

FURNISHINGS:

KITCHEN CABINETS: FURNISH AND INSTALL AS INDICATED ON DRAWINGS. INSTALL CASEWORK WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES BY USING CONCEALED SHIMS. WHERE CASEWORK ABUTS OTHER FINISHED WORK, SCRIBE AND CUT FOR ACCURATE FIT. PROVIDE FILLER STRIPS, SCRIBE STRIPS, AND MOLDINGS IN FINISH TO MATCH CASEWORK FACE. INSTALL CASEWORK WITHOUT DISTORTION SO DOORS AND DRAWERS FIT OPENINGS PROPERLY AND ARE ALIGNED. INSTALL CASEWORK AND COUNTERTOP LEVEL AND PLUMB TO A TOLERANCE OF 1/8 INCH IN 8 FEET. FASTEN EACH UNIT OF CASEWORK TO ADJACENT UNIT AND INTO STRUCTURAL MEMBERS OF WALL CONSTRUCTION.

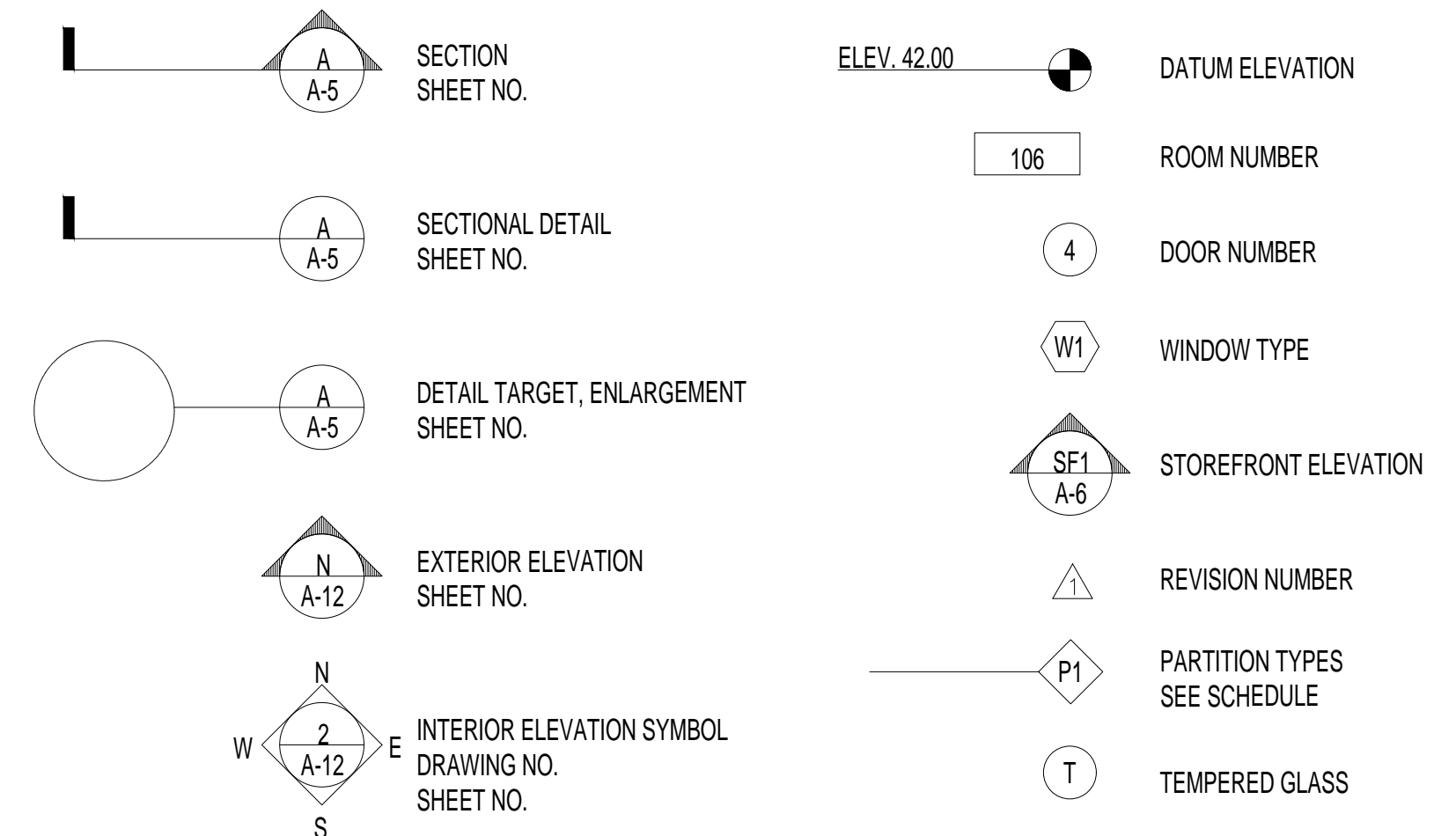
GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE TO FINISHED FACE OF MATERIAL, U.N.O.
- ANY ERRORS, OMISSIONS OR CONFLICTS THAT MAY BE FOUND IN ANY PART OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER THE MANUFACTURERS INSTRUCTIONS.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS BEFORE PERFORMING THE WORK.
- PROVIDE WOOD BLOCKING AT ALL TOWEL BARS, HANDRAILS, SINKS, TUBS, CABINETS, ETC.
- OWNER SHALL OBTAIN BUILDING PERMIT. CONTRACTOR SHALL OBTAIN ALL TRADE PERMITS AND REQUIRED INSPECTIONS. CONTRACTOR SHALL PROVIDE A COPY OF ALL TRADE PERMITS AND INSPECTION RECORDS TO THE OWNER.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR ANY ITEMS THAT 1) ARE LISTED AS "BID" 2) APPEAR IN THE DRAWINGS BUT ARE NOT LISTED IN A SCHEDULE, OR 3) ARE LISTED IN THE SCHEDULE, BUT DO NOT APPEAR IN THE DRAWINGS.
- CONTRACTOR SHALL PROVIDE A ONE-YEAR LIMITED WARRANTY, COMMENCING ON THE DATE OF SUBstantial COMPLETION. THE CONTRACTOR WARRANTS THAT THE WORK WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS, CONSISTENT WITH APPLICABLE BUILDING CODES AND THE GENERALLY ACCEPTED INDUSTRY STANDARDS EXISTING AT THE TIME OF CONSTRUCTION.

ABBREVIATIONS:

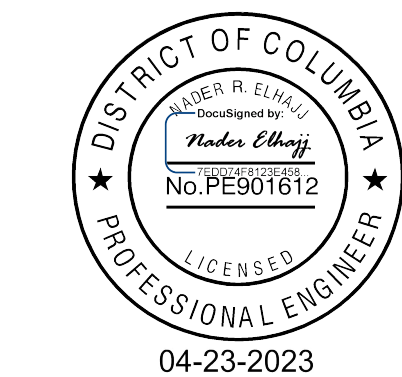
AFF	ABOVE FINISH FLOOR	LH	LEFT HAND
ASST	ACUSTIC	L	LENGTH
ADJ	ADJUSTABLE	LIB	LIBRARY
A/C	AIR CONDITIONING	LF	LINEAR FEET
AH	AIR HANDLING	LH	LONG LEG HORIZONTAL
AHU	AIR HANDLING UNIT	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	L.B.W.	LOAD BEARING WALL
ALC	ALTERNATE CURRENT	L.B.P.	LOAD BEARING POST
AL	ALUMINUM	L.B.B.	LOAD BEARING POST
AMP	AMPERES	L.B.C.	LOAD BEARING POST
AB	ANCHOR BOLT		
ARCH	ARCHITECT	MAINT	MAINTENANCE
@	AT	MFR	MANUFACTURER
AVG	AVERAGE	MAS	MASONRY
BM	BEAM	MO	MASONRY OPENING
BD	BOARD	MAX	MAXIMUM
CAB	CABINET	MECH	MECHANICAL
CAT	CATALOG	MED	MEDIUM
CLG	CEILING	MEZZ	MEZZANINE
CL	CENTERLINE	MIN	MINIMUM
CLO	CLOSET	MISC	MISCELLANEOUS
COL	COLUMN	MTD	MOUNTED
CO	COMPANY	MUL	MULLION
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONJ	CONCRETE MASONRY UNITS	NTS	NOT TO SCALE
CONF	CONFERENCE	#	NUMBER
CONT	CONTINUOUS	OFF	OFFICE
CJ	CONTROL JOINT	OC	ON CENTER
COORD	COORDINATE	OPEN	OPENING
CORR	CORRIDOR	OPP	OPPOSITE
CF	CUBIC FEET	Q	QUARRY
CFM	CUBIC FEET PER MINUTE	OA	OVERALL
DED	DEDICATED	OH	OVERHEAD
DEPT	DEPARTMENT	PTD	PAINTED
D	DEPTH	PNL	PANEL
DET	DETAIL	PTM	PARTITION
DIAG	DIAGONAL	PERP	PERPENDICULAR
DI	DIAMETER	PC	PERSONAL COMPUTER
DM	DIMENSION	PH	PHASE
DW	DISHWASHER	PLMB	PLUMBING
DR	DOOR	PLYWD	PLYWOOD
DN	DOWN	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	PB	POUND
E	EACH	PSF	POUNDS PER SQUARE INCH
E	EAST	PREFAB	PREFABRICATED
ELEC	ELECTRIC, ELECTRICAL	PREFIN	PREFINISHED
ELEV	ELEVATOR	PRELIM	PRELIMINARY
EM	EMERGENCY POWER	QT	QUARRY TILE
EC	EMPTY CONDUIT	RAD, R	RADIUS
ENGR	ENGINEER	REF	REFRIGERATOR
EWC	ELECTRIC WATER COOLER	RENF	REINFORCING
EXM	EXHAUST	REQD	REQUIRED
EX	EXISTING	RES	RESIDENT
EXP	EXPANSION	RA	RETURN AIR
EXP JT	EXPANSION JOINT	REV	REVISION
EXT	EXTERIOR	RH	RIGHT HAND
F	FAHRENHEIT	RM	ROOM
FT	FEET PER MINUTE	RO	ROUGH OPENING
FIN	FINISH	SD	SCHEDULE
FEC	FIRE EXTINGUISHER CAB.	SECT	SECTION
FL	FLOOR	SS	SERVICE SINK
FLOOR	FLUORESCENT	SM	SIMILAR
FR	FIRE RATED	STM	SOUND TRANSMISSION SPECIFICATION
GA	GAUGE	SO	SQUARE
GAL	GALLON	STD	STANDARD
GPM	GALLONS PER MINUTE	ST	STAND PIPE
GALV	GALVANIZED	SS	STAINLESS STEEL
GC	GENERAL CONTRACTOR	STA	STATION
GFI	GROUNDING FAULT INTERRUPT.	STA	STEEL
GRP	GYPHUM WALLBOARD	STOR	STORAGE
GWB	GYPHUM WALLBOARD	STRUCT	STRUCTURAL
HDCP	HANDICAPPED	SUSP	SUSPENDED CEILING
HDW	HARDWARE	TEL	TELEPHONE
HWD	HARDWOOD	THK	THICK OR THICKNESS
HGT, H	HEIGHT	THRSLD	THRESHOLD
HZ	HORIZONTAL	T	TO BE SELECTED
HMM	HOT WATER HEATER	T & G	TONGUE & GROOVE
HP	HORSE POWER	TYP	TYPICAL
HR	HOUR	VERT	VERTICAL
IN	INCH	VESTIB	VESTIBULE
INFO	INFORMATION	VCT	VINYL COMPOSITE TILE
ID	INSIDE DIAMETER	V	VOLTS
INT	INTERIOR	WB	WALLBOARD
JC	JANITOR'S CLOSET	WF	WELDED WIRE FABRIC
JT	JOINT	W	WIDTH
JST	JOIST	WOW	WINDOW
JB	JUNCTION BOX	W	WITH
LAM	LAMINATED	W/O	WITHOUT
LAV	LAVATORY	WO	WOOD
		YD	YARD

GRAPHIC SYMBOLS



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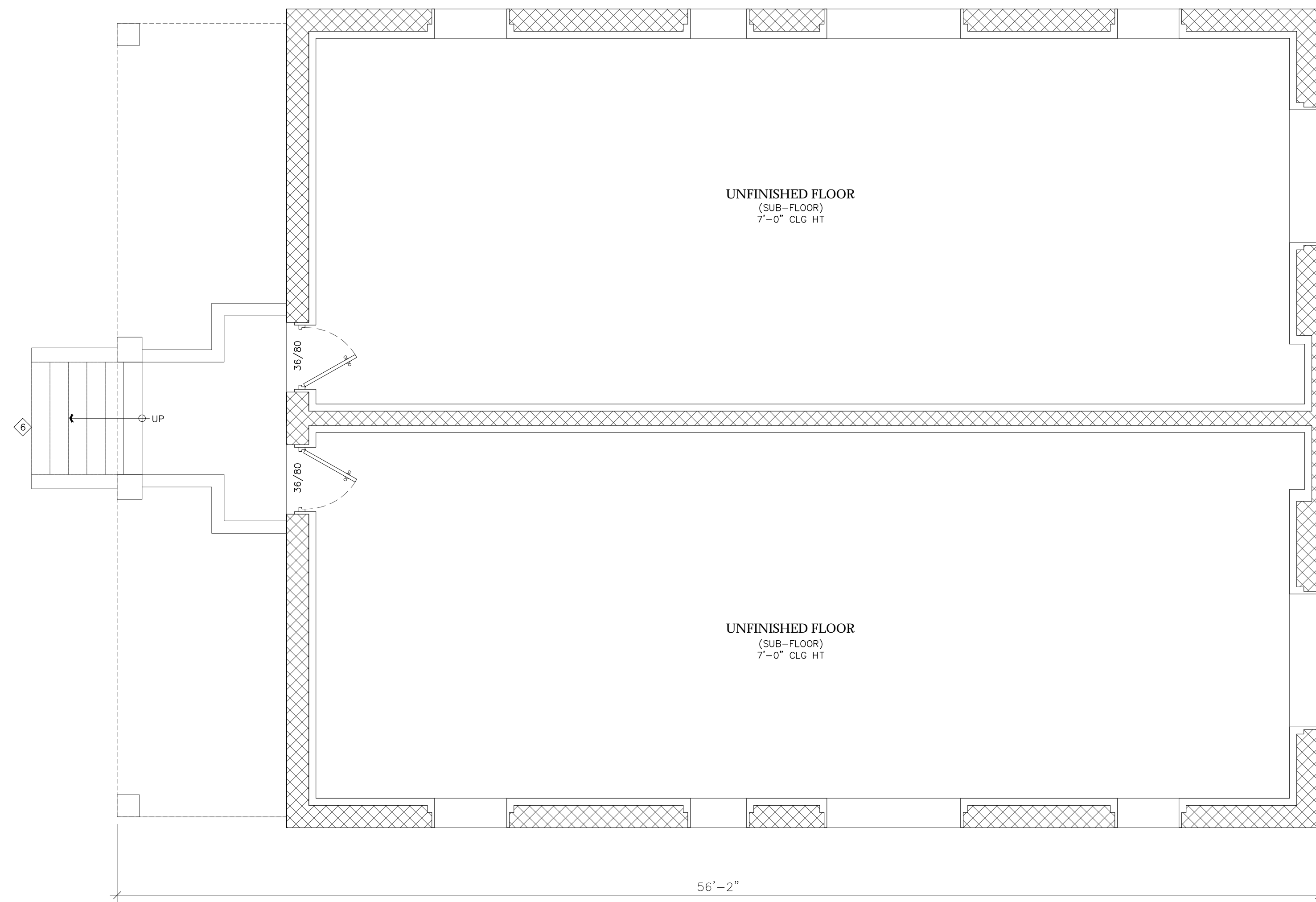
SHEET NO.	DRAWING TITLE
CS001	COVER SHEET & NOTES
A00.1	EXISTING BASEMENT PLAN
A00.2	EXISTING FIRST FLOOR PLAN
A00.3	EXISTING SECOND FLOOR PLAN
A001	PROPOSED FLOOR PLAN
A002	PROPOSED FLOOR PLAN
A003	EXISTING FRONT ELEVATION & PROPOSED REAR ELEVATION
A004	EXISTING SIDE ELEVATIONS
A005	PROPOSED SIDE ELEVATIONS
A006	PROPOSED BUILDING SECTIONS
A007	WALL ASSEMBLIES
A008	FIRE RATE ASSEMBLIES
A009	DOOR AND WINDOW SCHEDULE
S001	STRUCTURAL NOTES AND COVER SHEET
S002	PROPOSED FOUNDATION PLAN
S003	PROPOSED FIRST FLOOR FRAMING PLAN
S004	PROPOSED SECOND FLOOR FRAMING PLAN
S005	SECTION DETAILS
E001	ELECTRICAL COVER SHEET
E002	FIRST & SECOND FLOOR POWER PLAN
E003	FIRST & SECOND FLOOR LIGHT PLAN
E004	ELECTRICAL CALCULATIONS
E005	SECTION DETAILS
M001	MECHANICAL COVER SHEET
M002	FIRST & SECOND FLOOR MECHANICAL PLAN
M003	HVAC SCHEDULES & DETAILS
P001	PLUMBING COVER SHEET
P002	FIRST & SECOND FLOOR PLAN
P003	PLUMBING RISERS
P004	PLUMBING DETAIL



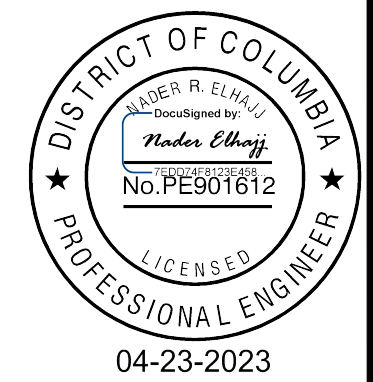
CLIENT: ALMASA PROPERTIES LLC
PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020
DESIGNED BY: WILLIAM V.
DATE: 02/25/2023
SCALE AS NOTE
REVISIONS: Description, Date
CONTENT: COVER SHEET

REVISIONS	Description	Date

SHEET
CS001



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



04-23-2023

REVISIONS	Date	Description

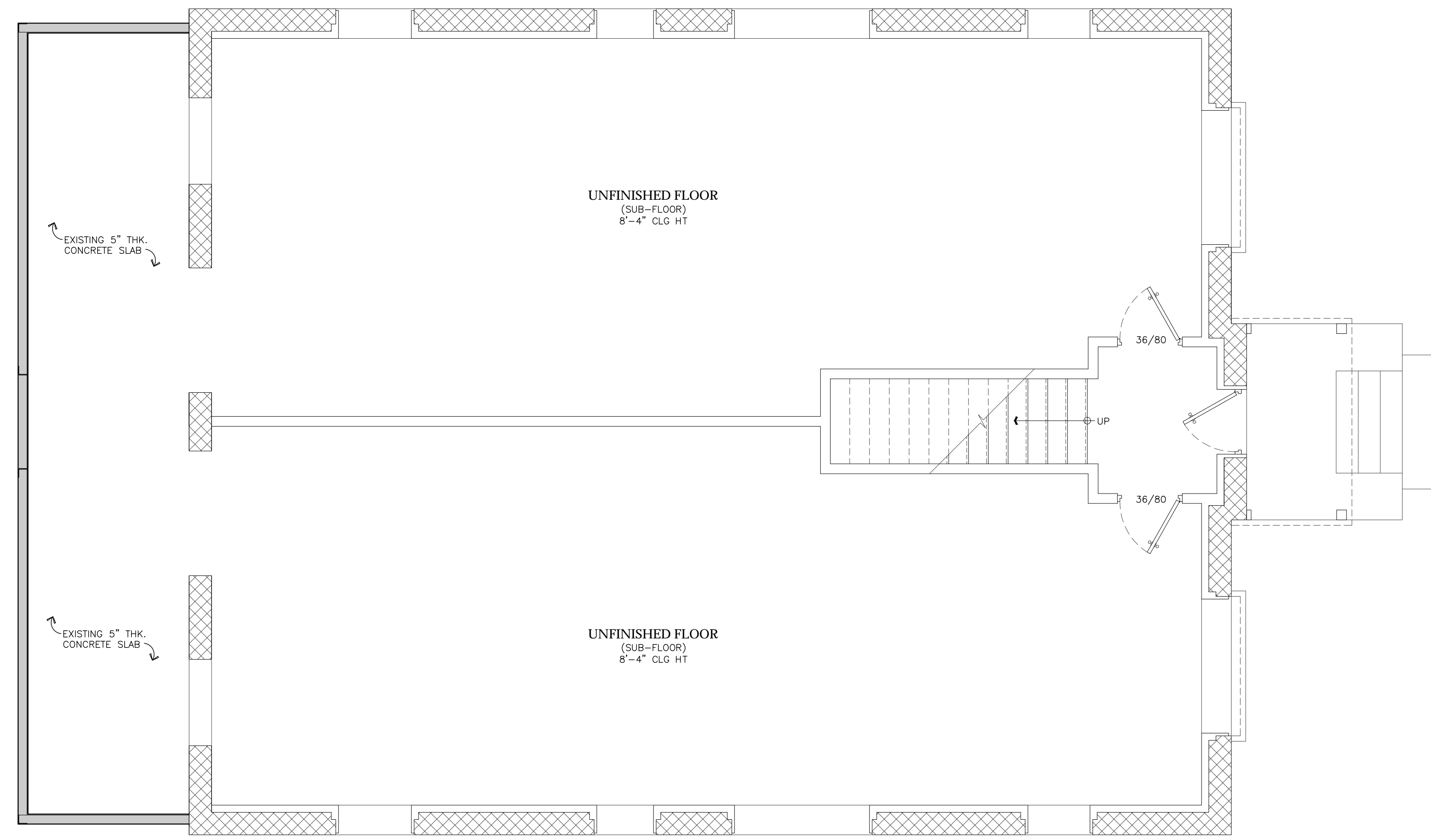
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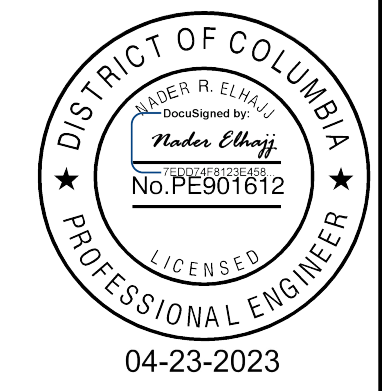
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DATE: 02/25/2023
SCALE AS NOTE

CONTENT: EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

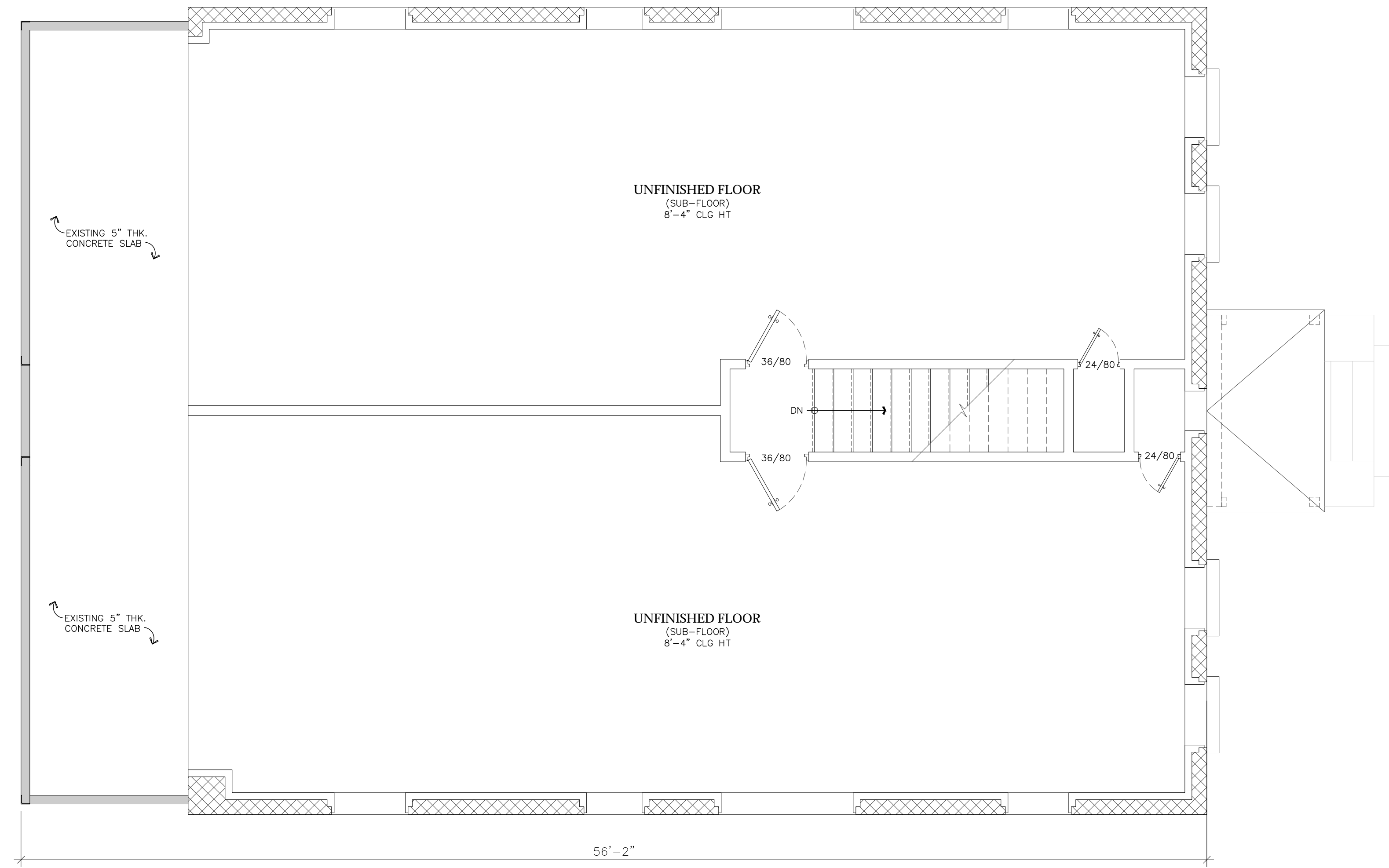


REVISIONS	Date	Description

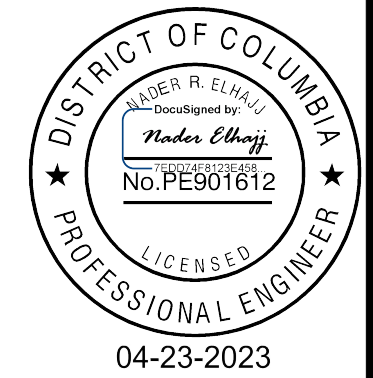
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CONTENT: EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



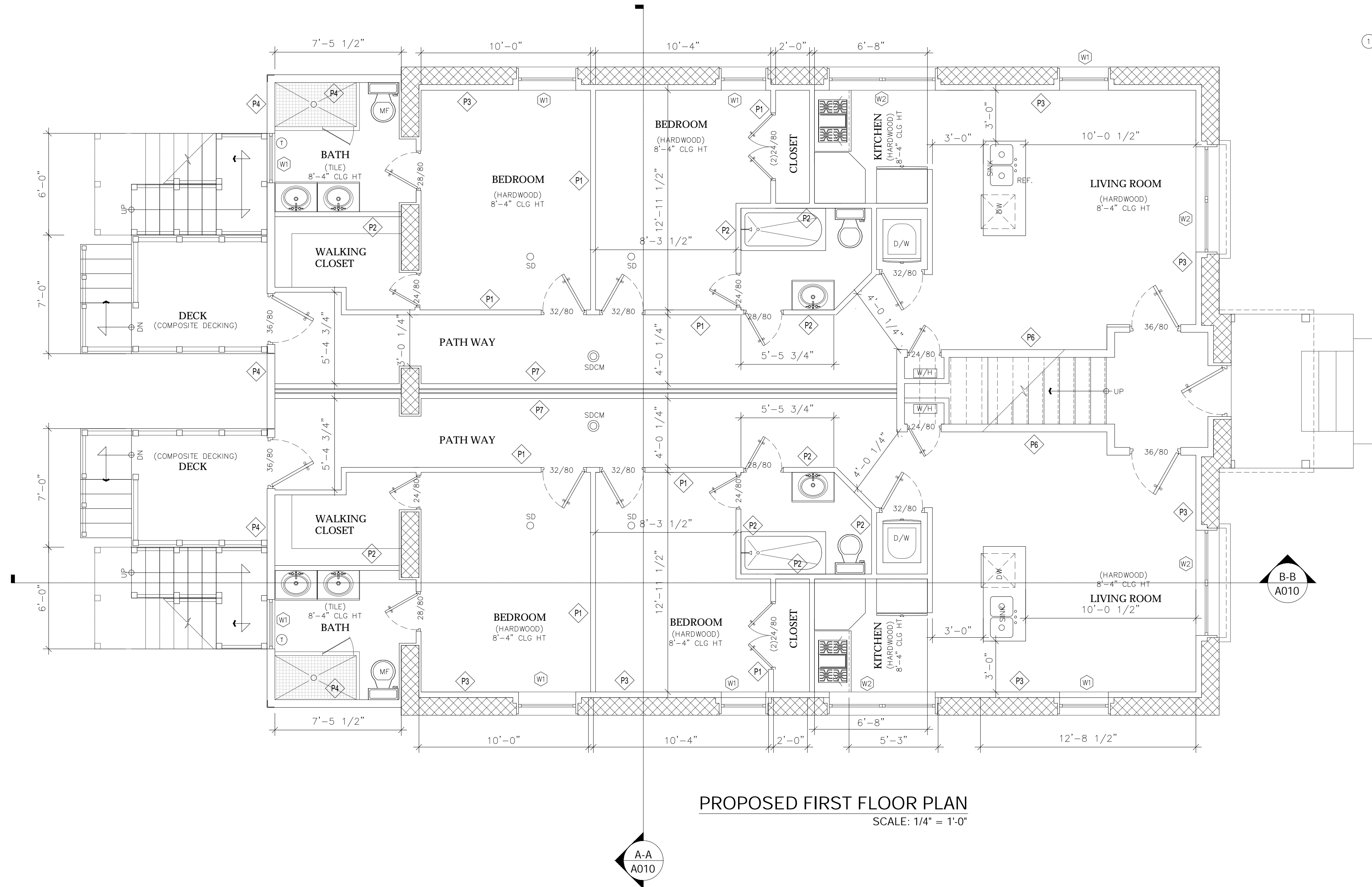
REVISIONS	Date	Description

SHEET

A00.3

CLIENT: ALMASA PROPERTIES LLC
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CONTENT: EXISTING SECOND FLOOR PLAN



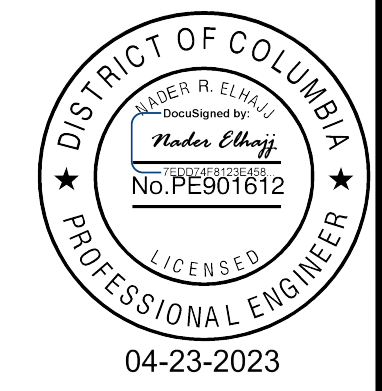
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

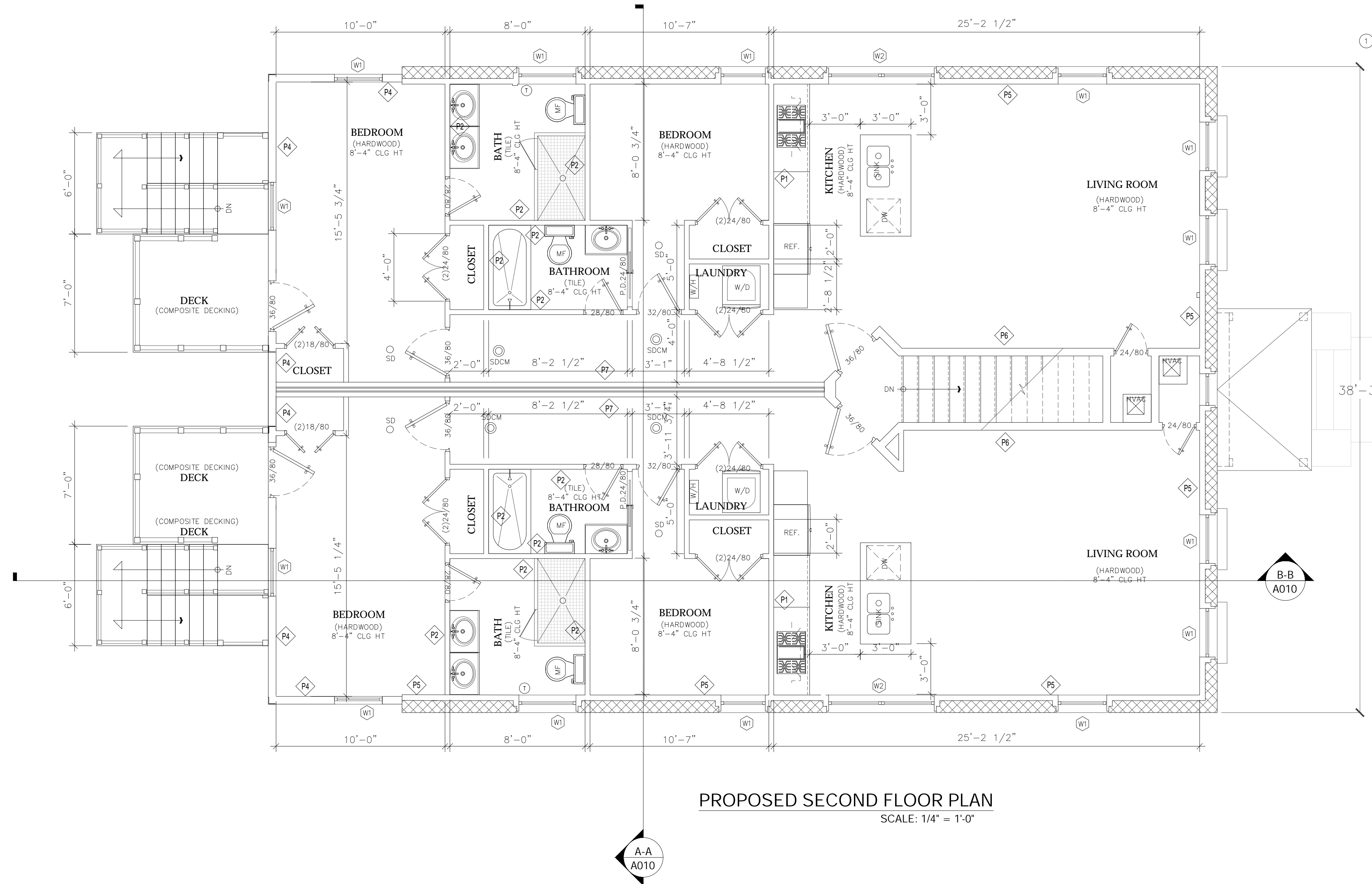
- LEGEND:-**
- ⊙ - SMOKE DETECTOR AND CARBON MONOXIDE ALARM
 - MF - MECHANICAL FAN
 - - SMOKE DETECTOR
- KEYNOTES:-**
- 1 - PRE-MANUFACTURED GUARDRAIL & HAND RAIL SYSTEMS TO BE INSTALLED TO PROVIDE SAFETY AND PROTECTION PER IRC 2012 REQUIREMENTS (SECTION 311 & 312)

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REVISIONS	Description	Date

SHEET
A001

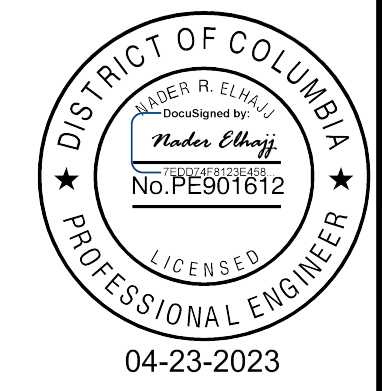




PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND:-**
- ⊙ - SMOKE DETECTOR AND CARBON MONOXIDE ALARM
 - MF - MECHANICAL FAN
 - - SMOKE DETECTOR
- KEYNOTES:-**
- 1 - PRE-MANUFACTURED GUARDRAIL & HAND RAIL SYSTEMS TO BE INSTALLED TO PROVIDE SAFETY AND PROTECTION PER IRC 2012 REQUIREMENTS (SECTION 311 & 312)

REVISIONS Description Date	CLIENT: ALMASA PROPERTIES LLC 2256 HIGH ST SE, WASHINGTON, DC 20020	PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020	DESIGNED BY: WILLIAM V. SCALE AS NOTE
SHEET A002			

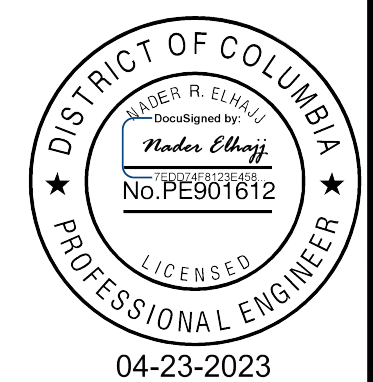




EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



04-23-2023

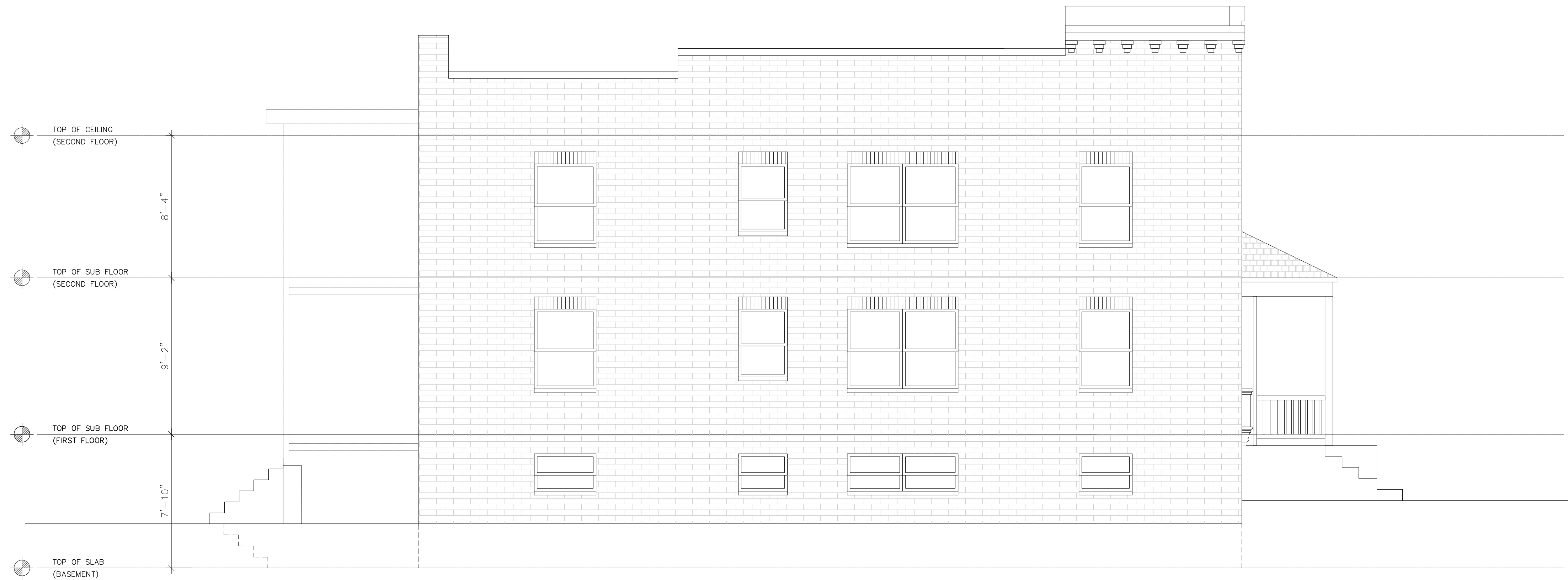
REVISIONS	Date	Description

SHEET

A003

CLIENT: ALMASA PROPERTIES LLC
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 DATE: 02/25/2023
 SCALE AS NOTE

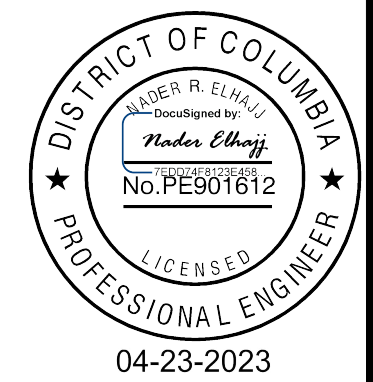
CONTENT: EXISTING FRONT AND PROPOSED REAR ELEVATION



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



04-23-2023

DESIGNED BY:
WILLIAM V. HOFF

PROJECT:
2256 HIGH ST SE,
WASHINGTON, DC 20020

CLIENT:
ALMASA PROPERTIES LLC

REVISIONS
Date Description

SHEET

A004

DATE:
02/25/2023

SCALE AS NOTE

CONTENT: EXISTING LEFT & RIGHT ELEVATIONS



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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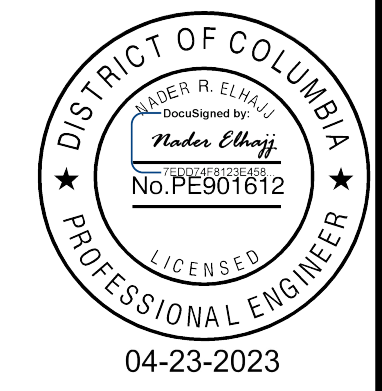
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A005

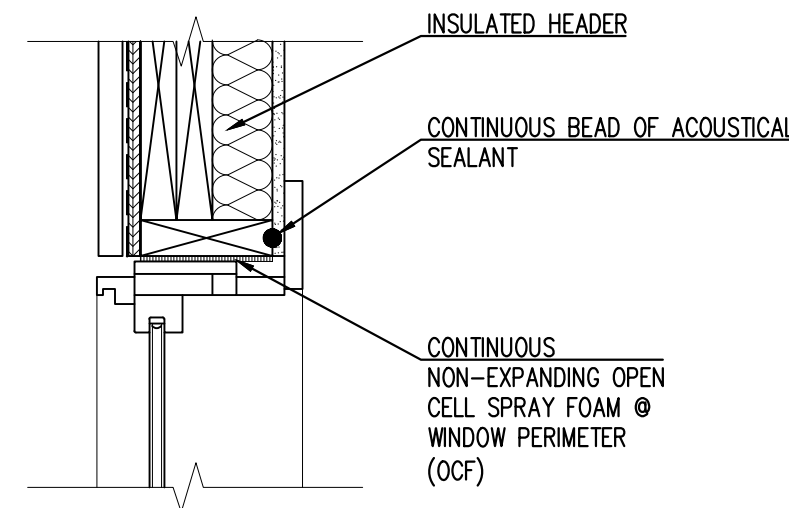
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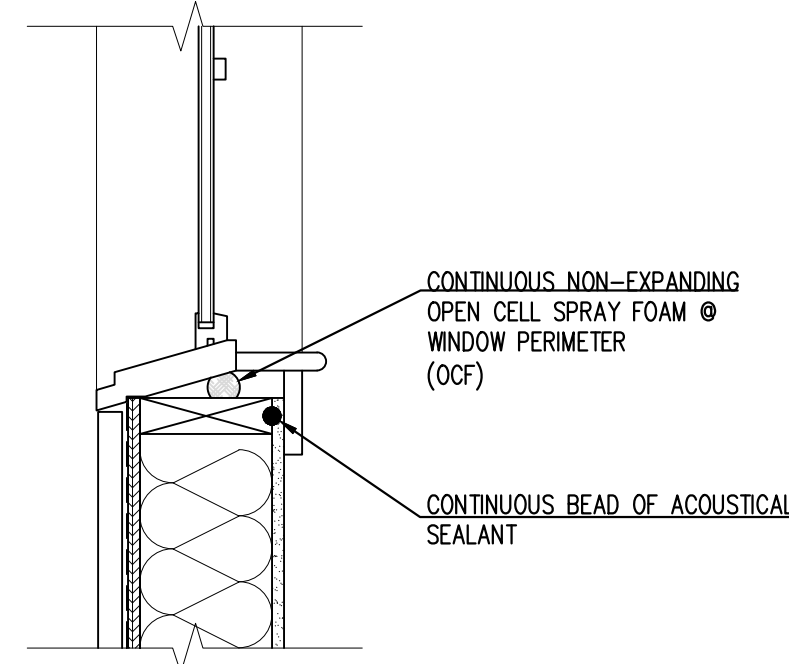
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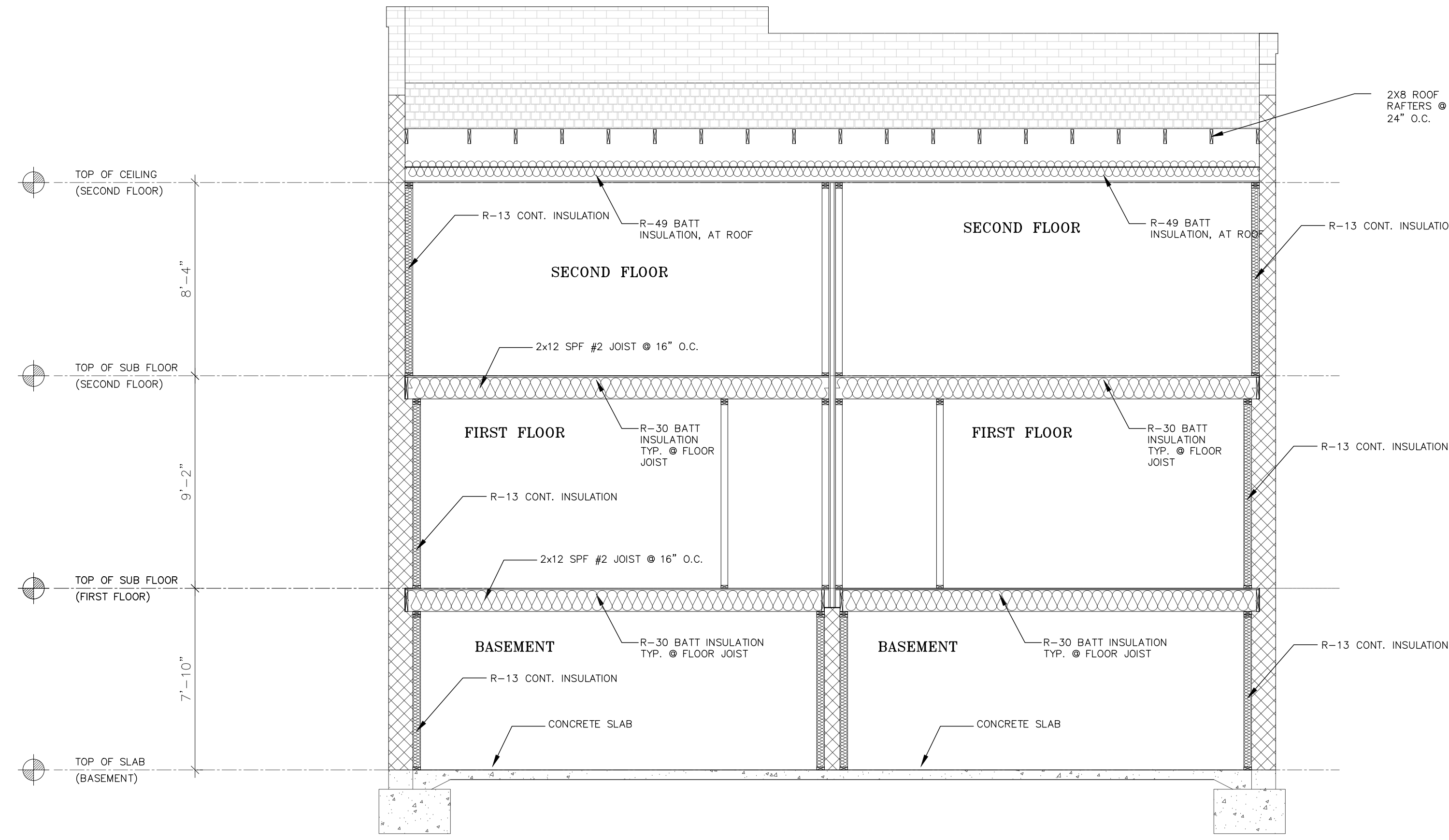
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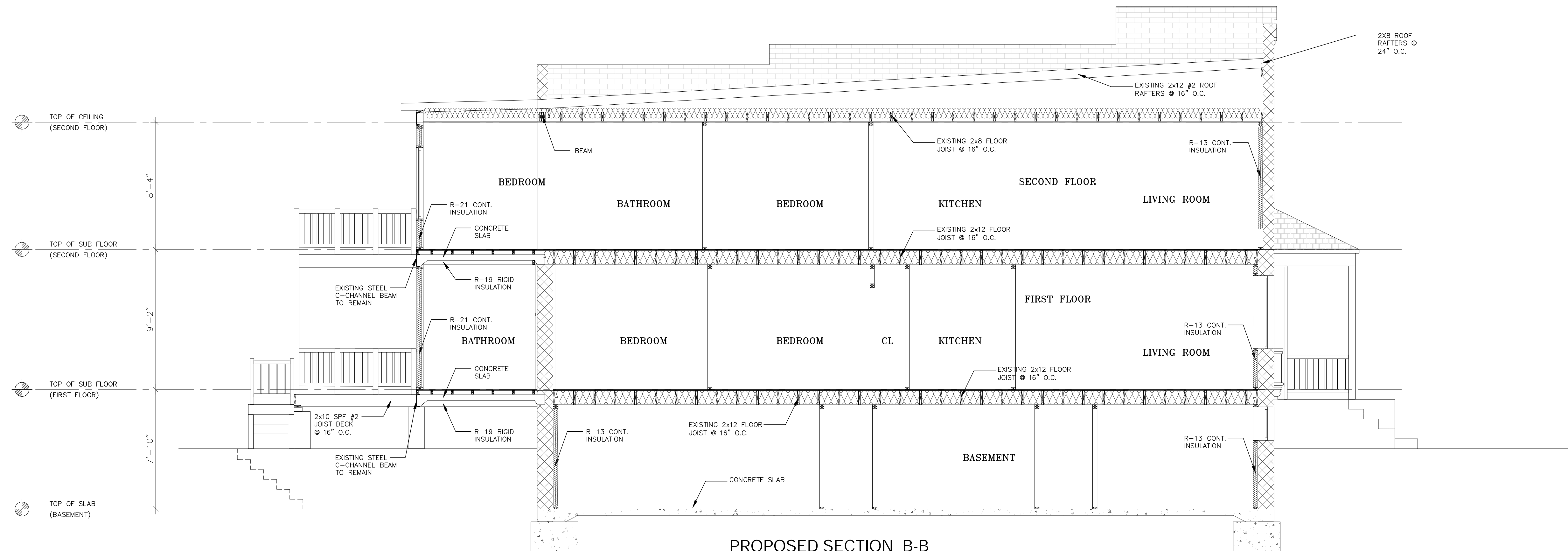
1 AIR SEALING @ WINDOW HEAD
EXTERIOR WALL SCALE: 1/2" = 1'-0"



2 AIR SEALING @ WINDOW HEAD
EXTERIOR WALL SCALE: 1/2" = 1'-0"



PROPOSED SECTION A-A
SCALE: 1/4" = 1'-0"



PROPOSED SECTION B-B
SCALE: 1/4" = 1'-0"

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WILLIAM V.

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CLIENT:

REVISIONS
Description

Date

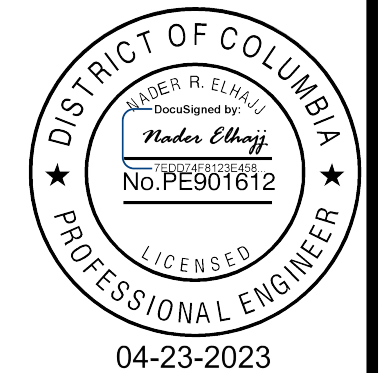
SHEET

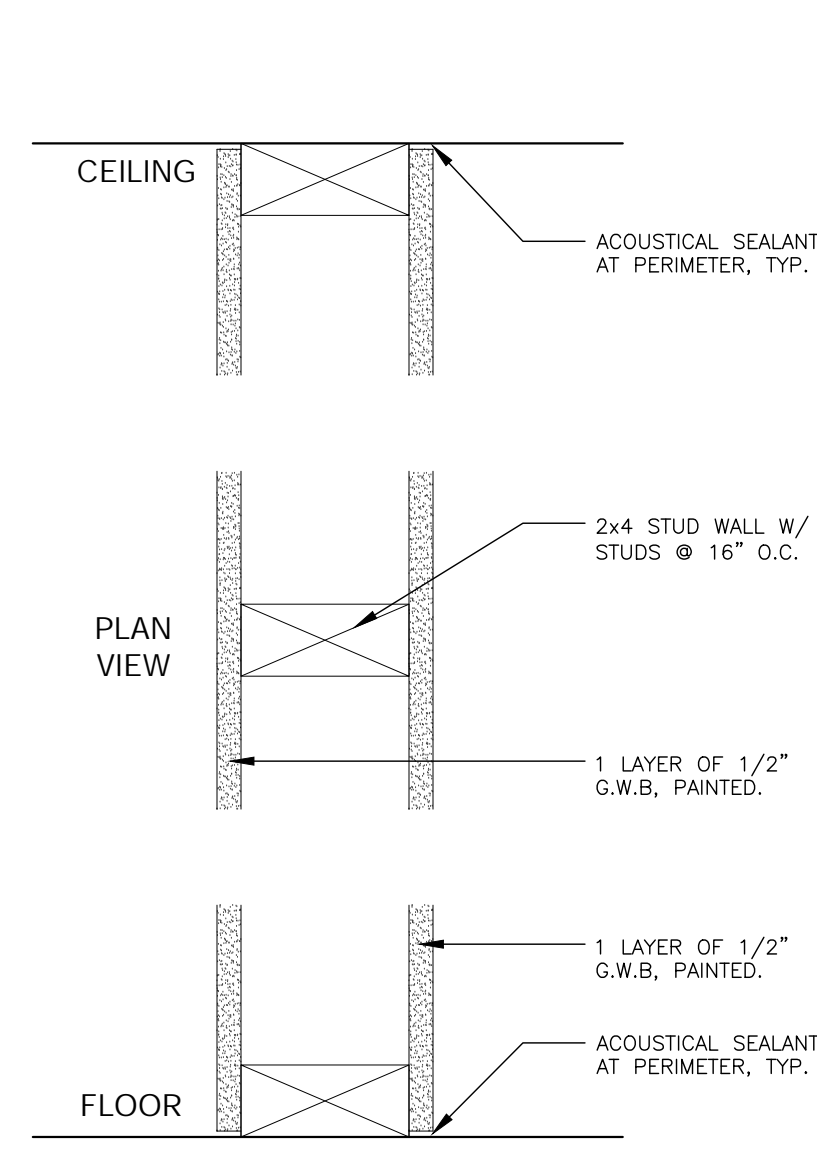
A006

DATE:
02/25/2023

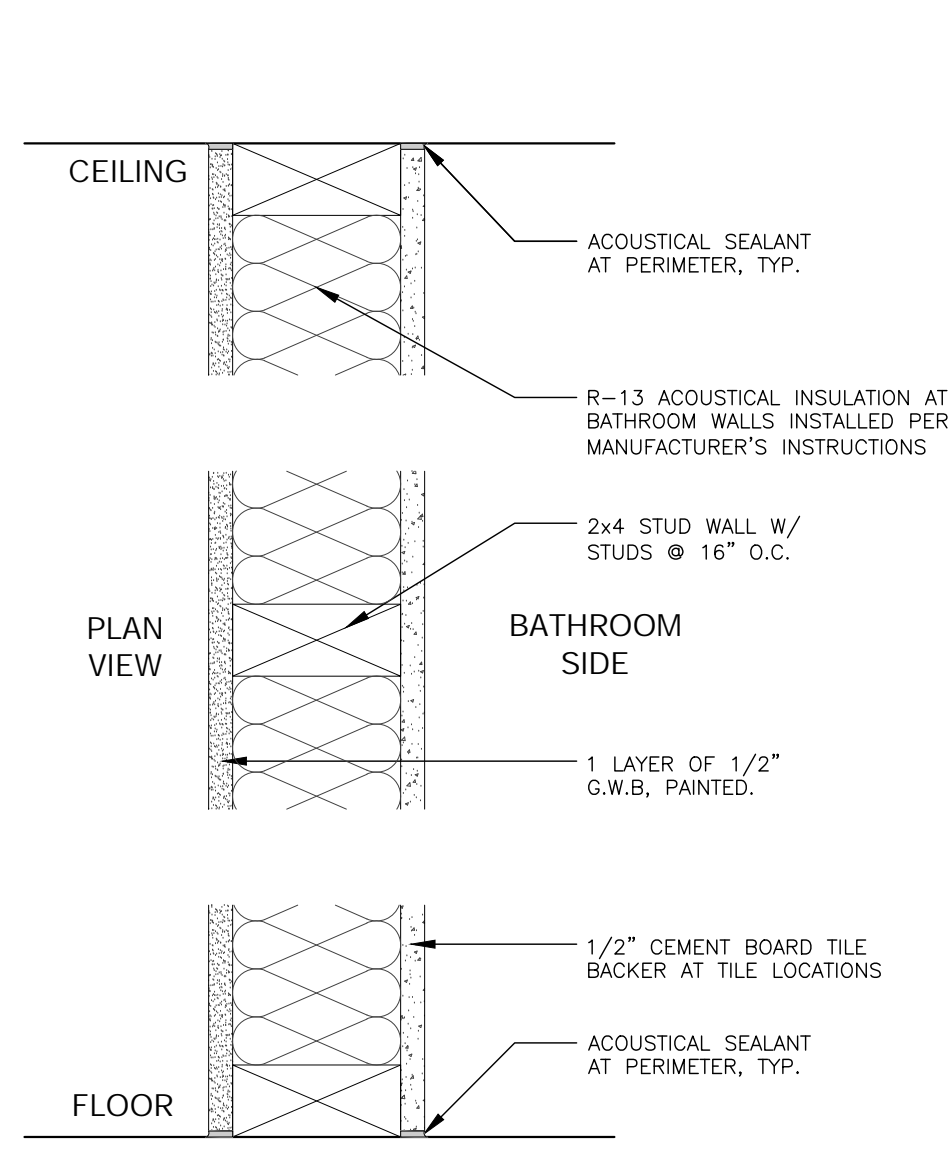
SCALE AS NOTE

CONTENT: SECTIONS DETAILS

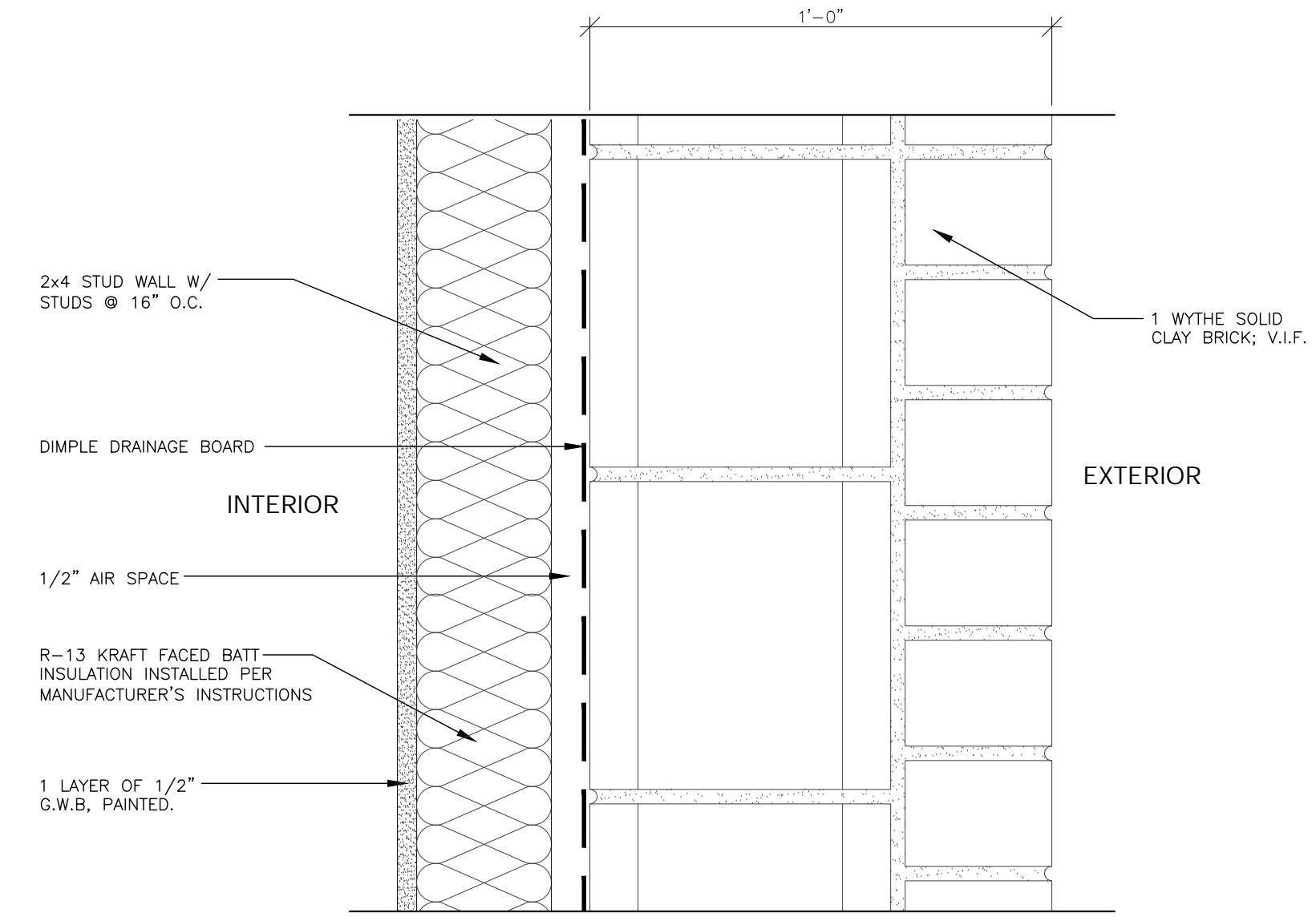




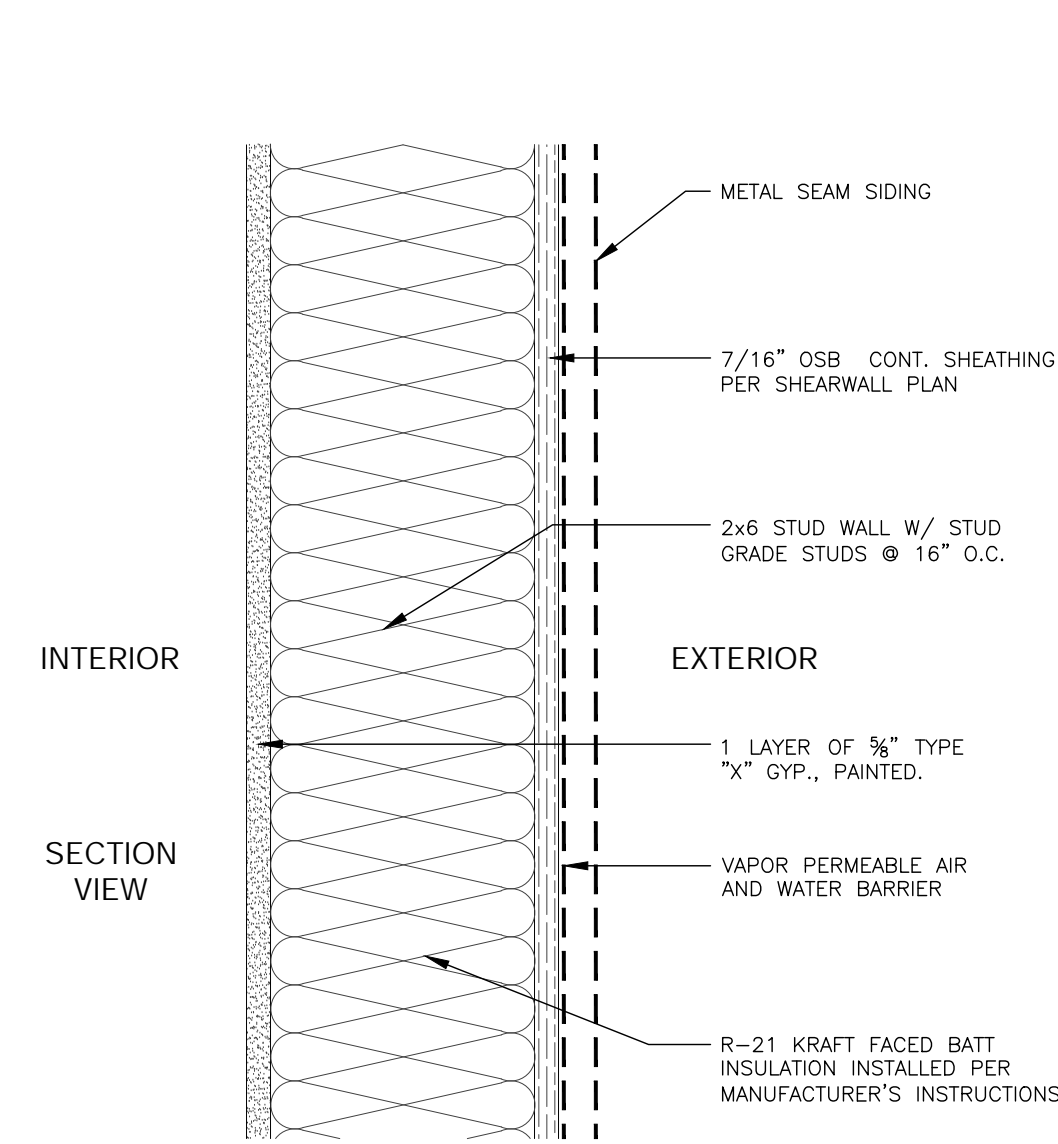
P1 2X4 INTERIOR WALL
SCALE: 3" = 1'-0"



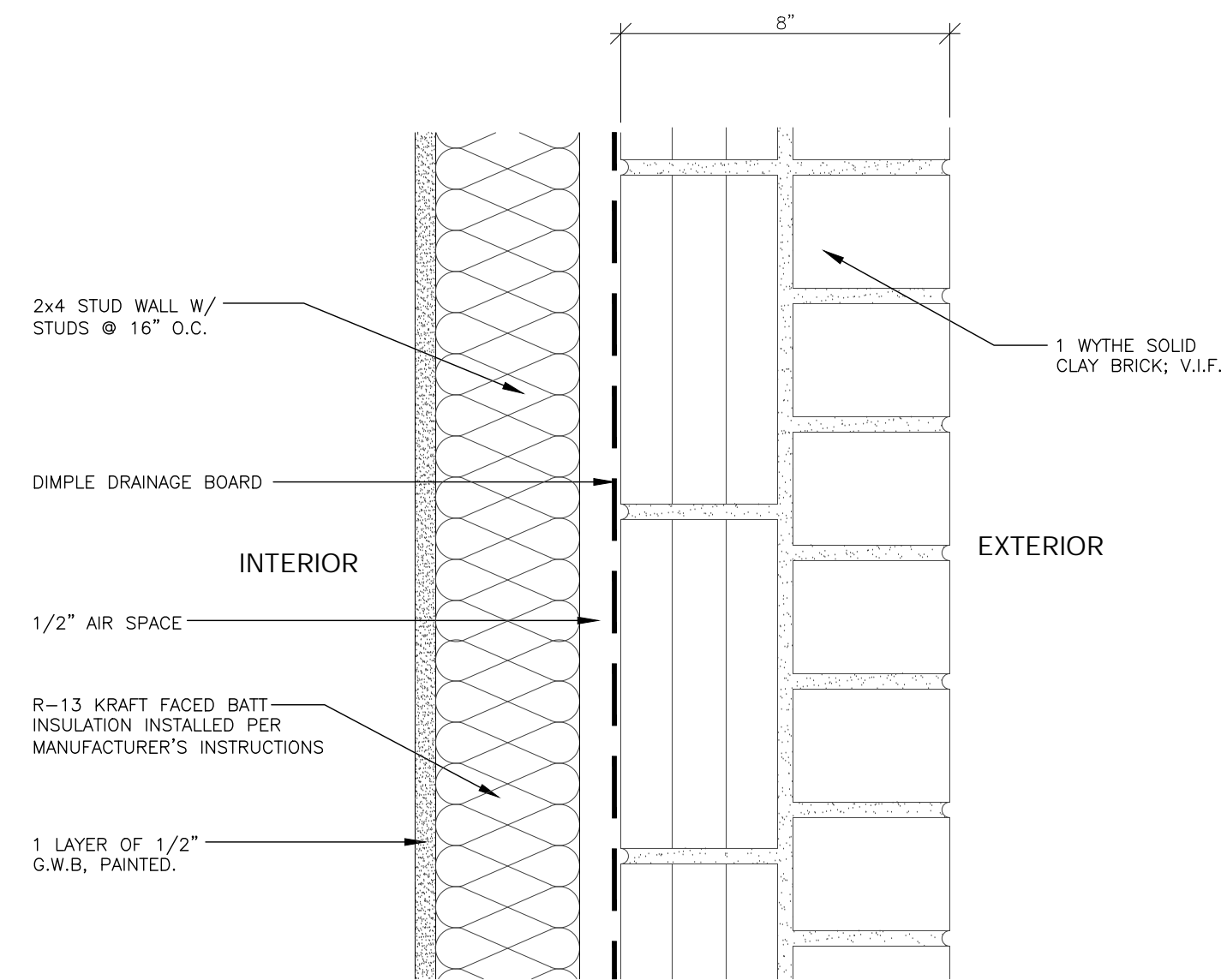
P2 2X4 INTERIOR FURRING WALL
SCALE: 3" = 1'-0"



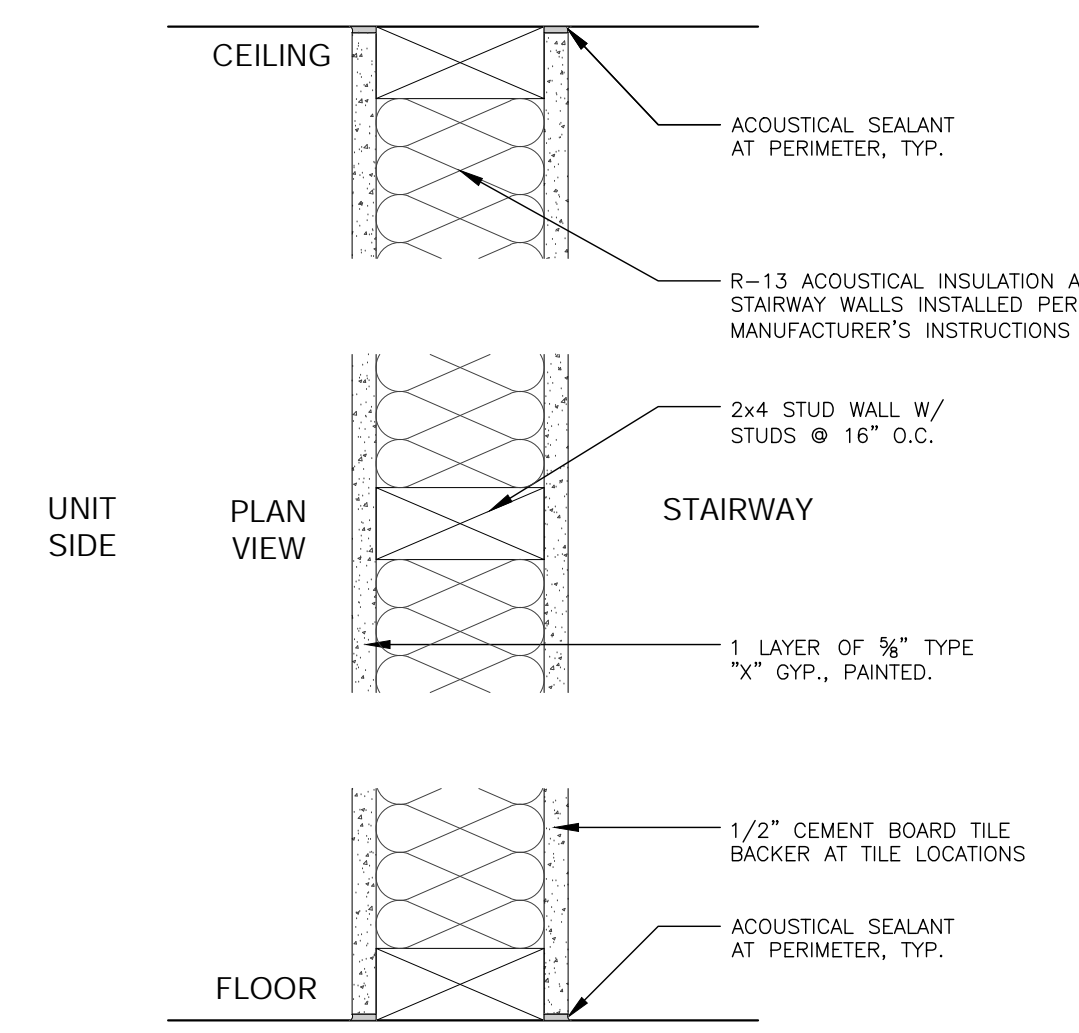
P3 EXTERIOR FURRING WALL
SCALE: 3" = 1'-0"



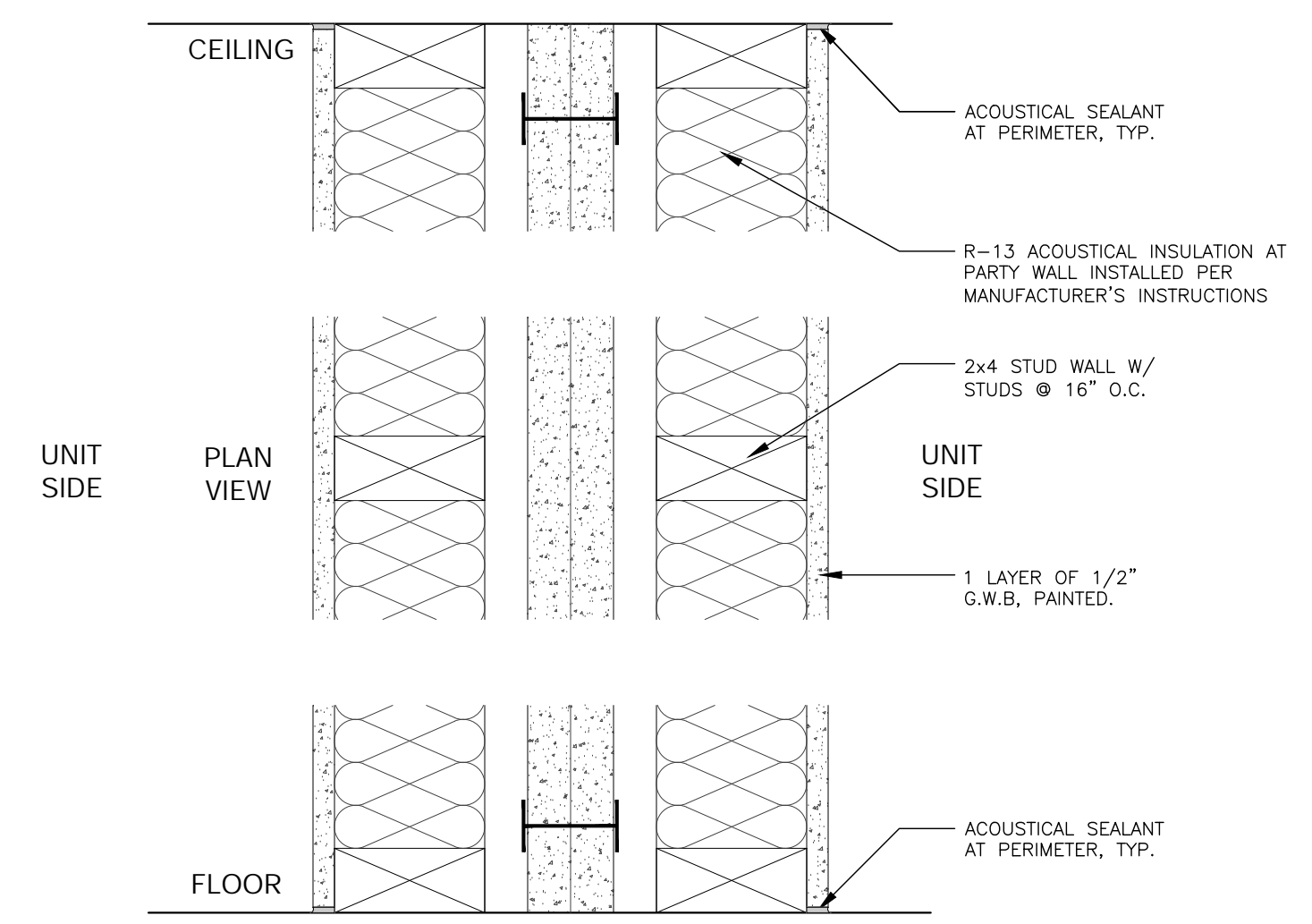
P4 2X6 EXTERIOR FURRING WALL
1-HOURS: UL #U344 SCALE: 3" = 1'-0"



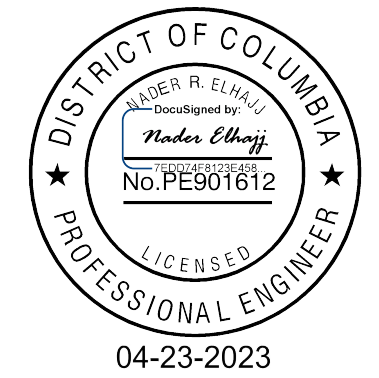
P5 2X4 EXTERIOR FURRING WALL
SCALE: 3" = 1'-0"



P6 2X4 INTERIOR FURRING WALL
1-HOURS: UL #U305 SCALE: 3" = 1'-0"



P7 PARTY WALL DETAIL
2-HOURS: UL #U373 SCALE: 3" = 1'-0"



DATE: 02/25/2023
SCALE AS NOTE

DESIGNED BY: WILLIAM V.

PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC

REVISIONS Description

Date

SHEET

A007

CONTENT: SECTION DETAILS

INSULATION VALUES			
	R-VALUE	U-VALUE	SHGC
ATTIC	R-49		
MASONRY WALLS	R-13		
UNITS FLOOR	R-30		
SWING DOORS		0.35	0.40
WINDOWS		0.35	0.40

ALL OTHERS REQUIRED INSULATION SHALL BE INSTALLED PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

WALL AND CEILING FINISHES SPRINKLERED STRUCTURES			
MATERIALS	VERTICAL EXISTS AND EXIT PASSAGEWAYS	VERTICAL EXISTS AND EXIT PASSAGEWAYS	VERTICAL EXISTS AND EXIT PASSAGEWAYS
1/2" THICK GYPSUM BD.	CLASS C	CLASS C	CLASS C
5/8" THICK TYPE "X" GYPSUM BD.	CLASS C	CLASS C	CLASS C
FLOOR COVERING (CARPET OR VINYL).	CLASS C	CLASS C	CLASS C

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

FLOOR FINISHES: CERAMIC TILE AND EXPOSED CONCRETE MATERIAL ARE NON-COMBUSTIBLE AND NOT APPLICABLE WITH IBC 2012, SECTION 804.

THERMAL - AND SOUND - INSULATION MATERIAL

CONCEALED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

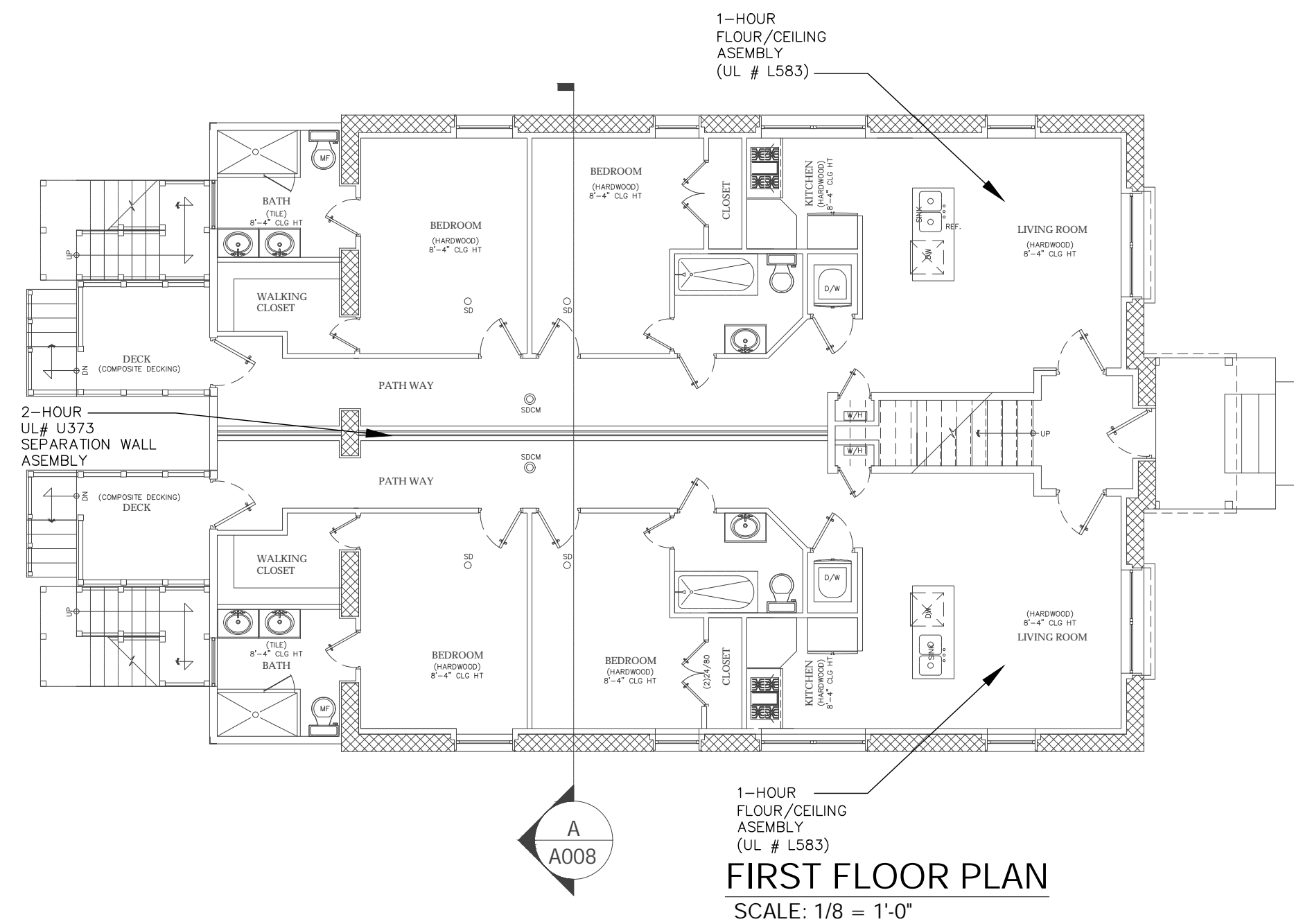
EXPOSED INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450

** PROVIDE RATED JUNCTION BOXES IN ALL FIRE RATED ASSEMBLIES. INSTALL FIRE CAULK AROUND ALL JUNCTION BOX IN FIRE RATED ASSEMBLIES AS REQUIRED.

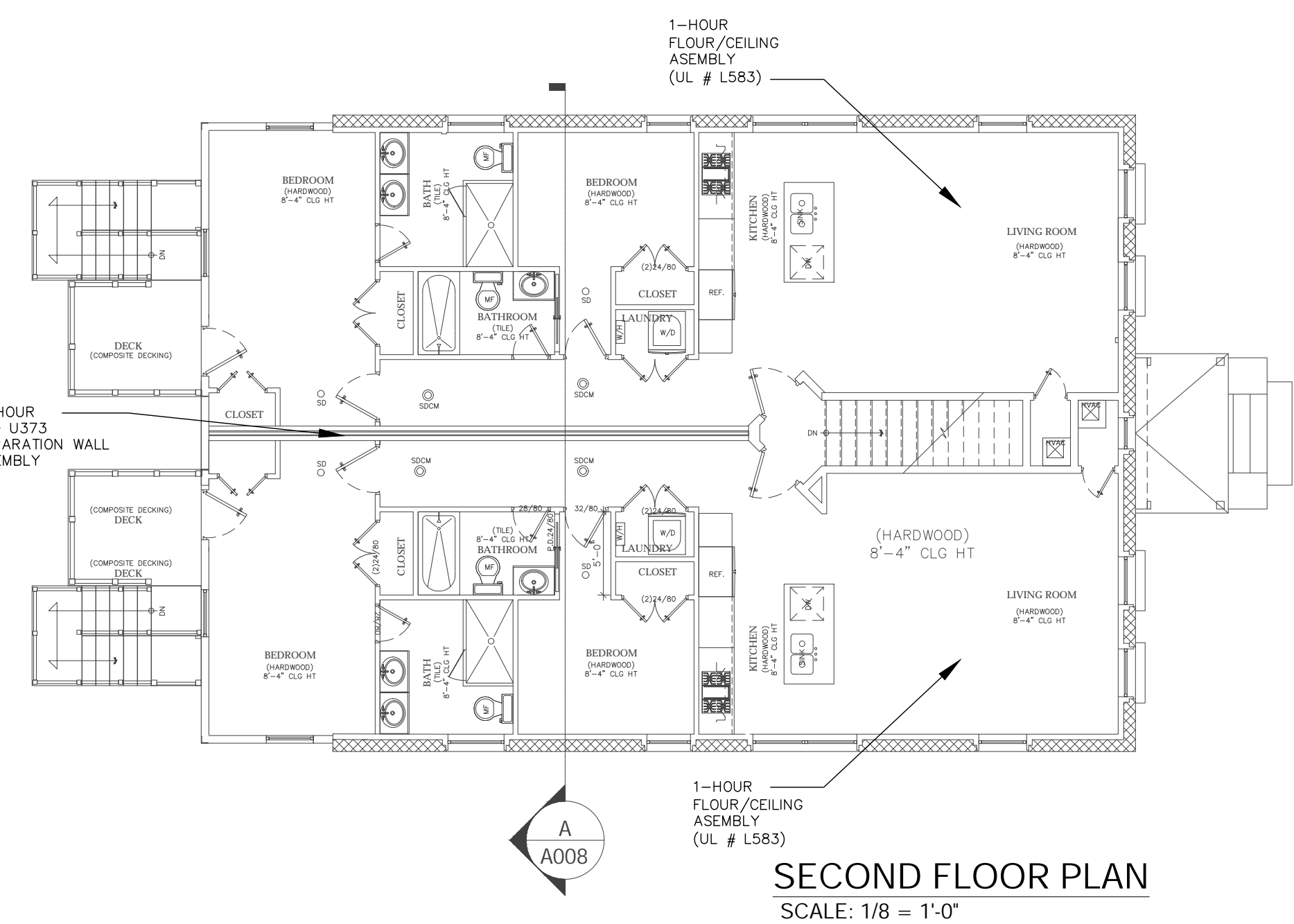
WALLS: CARLON, NONMETALLIC BOXES OR EQUIVALENT.
 CEILINGS: CARLON, NONMETALLIC BOXES OR EQUIVALENT.

FIRE PROTECTION NOTES

- ALL OPENINGS IN FIRE RATED WALLS AND ROOFS ASSEMBLIES FOR DUCTS, PIPES AND OTHER PENETRATION SHALL BE FIRE STOPPED IN ACCORDANCE WITH 2012 IBC, SECTION 711.
- INTERIOR FINISHES SHALL BE CLASS I FLAME SPREAD 0-25 FOR EXIT PASSAGEWAYS. INTERIOR FINISHES SHALL BE CLASS II FLAME SPREAD 26-75 FOR EXIT CORRIDORS. INTERIOR FINISHES SHALL BE CLASS III FLAME SPREAD 75-200 FOR ALL OTHERS ROOMS.
- FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2012 IBC AND THE LOCATION SHALL BE COORDINATED WITH THE LOCAL FIRE MARSHAL.



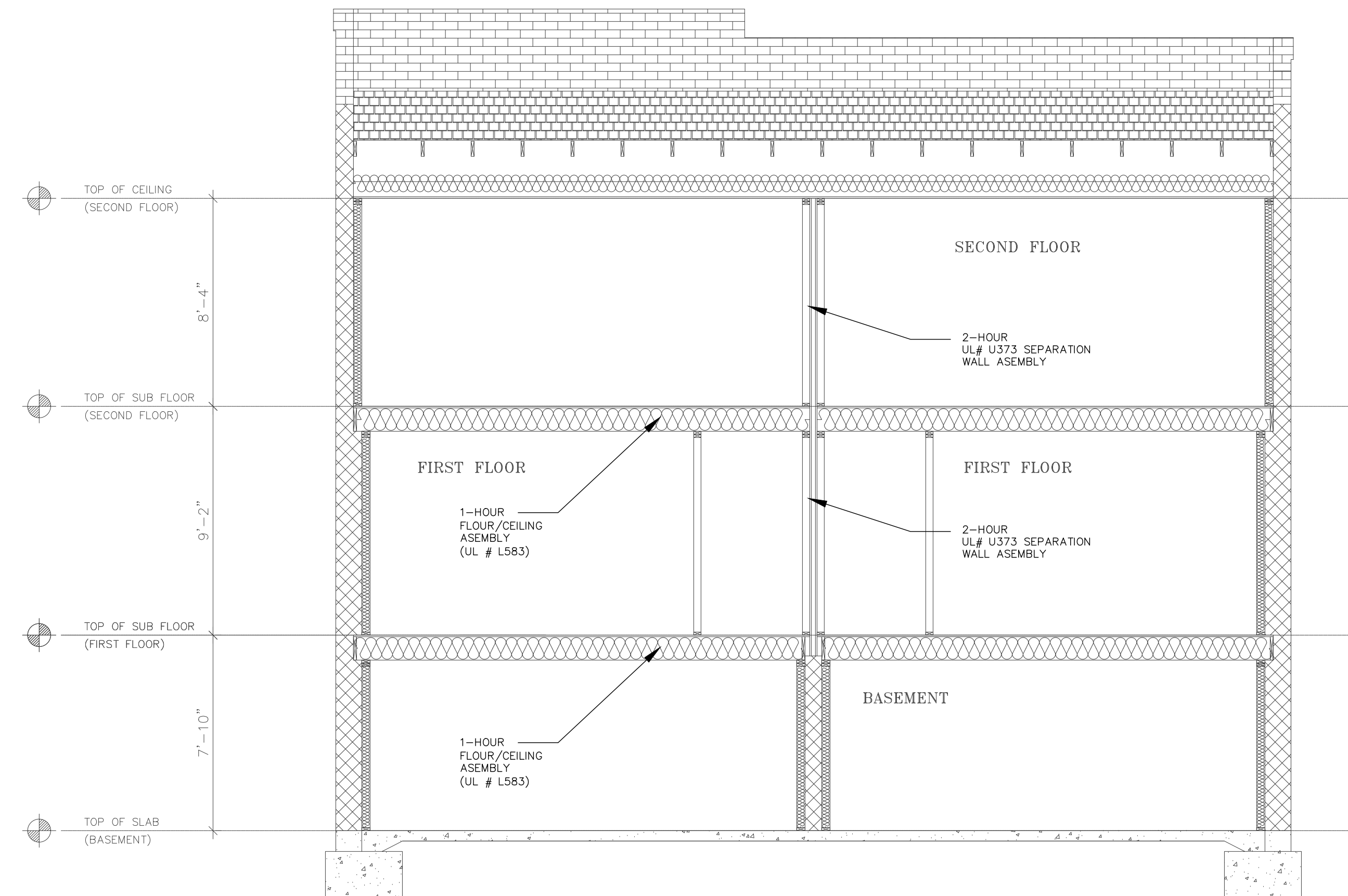
FIRST FLOOR PLAN
SCALE: 1/8 = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8 = 1'-0"

SOUND REQUIREMENTS		
MIN. STC RATING = 50		
	STC	IIC
UL U305 ASSEM.	50 MIN.	
UL U373 ASSEM.	61	
UL L583 ASSEM.	60	60

IBC 2015, TABLE 705.6, FOOTNOTE 1: THE AREA OF UNPROTECTED AND PROTECTED OPENINGS SHALL NOT BE LIMITED FOR GROUP R-3 OCCUPANCIES, WITH A FIRE SEPARATION DISTANCE OF 5 FEET OR GREATER AND ANALYZED PER TABLE 602.



BUILDING SECTION A
SCALE: 1/8 = 1'-0"

DATE: 02/25/2023
 SCALE AS NOTE

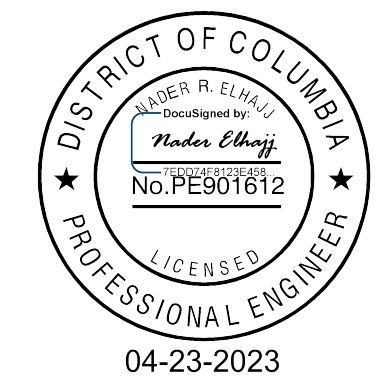
DESIGNED BY: WILLIAM V.

PROJECT: ALMASA PROPERTIES LLC
 2256 HIGH ST SE,
 WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC
 CONTENT: CODE ANALYSIS

REVISIONS	Description	Date

SHEET A008



DOOR NOTES

GENERAL NOTES

- REFER TO WINDOW SCHEDULE FOR SLIDING AND SWINGING PATIO DOORS.
- ALL DEADBOLTS SHALL BE KEYPED FROM THE EXTERIOR AND HAVE THUMB TURNS ON EGRESS SIDE; DOUBLE KEY CYLINDER DEADBOLTS ARE PROHIBITED.
- ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM U-VALUE OF 0.77; PROVIDE UNITS SUBSTANTIATED WITH NFRC 100 LABEL.
- ALL EXTERIOR DOOR GLAZING SHALL HAVE A MAXIMUM U-VALUE OF 0.35.
- ALL EXTERIOR DOOR GLAZING SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.40; PROVIDE UNITS SUBSTANTIATED WITH NFRC 200 LABEL.
- SEAL PERIMETER OF ALL DOORS / WINDOWS WITH SELF EXPANDING FOAM MADE FOR DOORS AND WINDOWS (NO CLOSED CELL).
- EXTERIOR DOORS ARE TO BE LABELED AS CONFORMING TO AAMA/WDMA/CSA101/1.S.2/A440
- PERFORMANCE RATINGS OF FENESTRATION PRODUCTS SHALL BE EVIDENCED BY LABELS AFFIXED TO THEM BEARING THE NATIONAL FENESTRATION RATINGS COUNCIL (NFRC) CERTIFICATION
- LOUVER SHALL BE PROVIDED IN DOOR AS REQUIRED FOR AIR RETURN; REFER TO MECH. DRAWINGS.
- PROVIDE SUBMITTAL WITH PROPOSED OPTIONS INDICATED PRIOR TO ORDERING HARDWARE.
- REFER TO INTERIOR ELEVATIONS / DETAILS FOR ADDITIONAL INFORMATION.
- FURNISH ALL FINISH HARDWARE WITH ALL NECESSARY SCREWS, BOLTS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR THE HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE.
- FURNISH FASTENERS WHERE NECESSARY WITH EXPANSION SHIELDS, TOGGLE BOLTS, AND OTHER ANCHORS APPROVED BY THE ARCHITECT, ACCORDING TO THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER.
- NO HEX NUTS OR BOLTS SHALL BE USED.
- FURNISH ADEQUATE BLOCKING IN DOORS.
- FURNISH THREE (3) HINGES FOR DOORS 7' HIGH AND BELOW; FOUR (4) HINGES FOR DOORS EXCEEDING 7' IN HEIGHT.
- ALL HINGES TO HAVE "NON-REMOVEABLE PINS" (NRP).
- UNLESS SPECIFIED ABOVE, PROVIDE WALL BUMPERS WHEREVER AN OPENED DOOR OR ANY ITEM OF HARDWARE THEREON STRIKES A WALL COLUMN OR FIXED EQUIPMENT. WHERE WALL BUMPER CAN NOT BE USED EFFECTIVELY, FURNISH A FLOOR STOP.
- FLOOR STOPS SHALL BE PROVIDED WITH HIGH-RISE SPACERS BELOW, AS REQUIRED FOR FLOOR CONDITIONS OR DOOR UNDERCUTS.
- WHERE KICKPLATES ARE LISTED, THEY SHALL BE 0.050" THICK, STAINLESS STEEL WITH BEVELED EDGES, 2" LDW. KICKPLATES TYPICALLY 8" HIGH, U.N.O.
- FURNISH THREE (3) KEYS FOR EACH LOCK. ALL LOCKS ARE TO BE CONSTRUCTION MASTER KEYPED.
- CENTERLINE OF LOCKSET SHALL BE 40" ABOVE FINISHED FLOOR, U.N.O. CENTERLINE OF DEADBOLT SHALL BE 60" ABOVE FINISHED FLOOR, U.N.O.
- PROVIDE HEAVY DUTY POCKET DOOR HARDWARE BY JOHNSON HARDWARE (OR EQ). POCKET DOORS SHALL BE IN 2X6 WALLS UNLESS NOTED OTHERWISE. POCKET DOORS IN 2X4 WALLS AND WALLS RECEIVING HARDWARE OR TILE SHALL HAVE PLYWOOD STIFFENER PANELS AND CLIPS BETWEEN SPLIT STUDS.

HARDWARE FINISHES

- 603 US2G ZINC-PLATED STEEL
- 605 US3 BRIGHT BRASS
- 606 US4 SATIN BRASS
- 611 US9 BRIGHT BRONZE
- 612 US10 SATIN BRONZE
- 613 US10B OXIDIZED SATIN BRONZE
- 618 US14 BRIGHT NICKEL PLATED BRASS
- 619 US15 SATIN NICKEL PLATED BRASS
- 622 US19 FLAT BLACK COATED BRASS/BRONZE
- 623 US20 LIGHT OXIDIZED BRIGHT BRONZE
- 624 US20A DARK OXIDIZED STATUARY BRONZE
- 625 US26 BRIGHT CHROMIUM PLATED BRASS/BRONZE
- 626 US26D SATIN CHROMIUM PLATED BRASS/BRONZE
- 628 US28 SATIN ALUMINUM, CLEAR ANODIZED
- 629 US32 BRIGHT STAINLESS STEEL
- 630 US32D SATIN STAINLESS STEEL

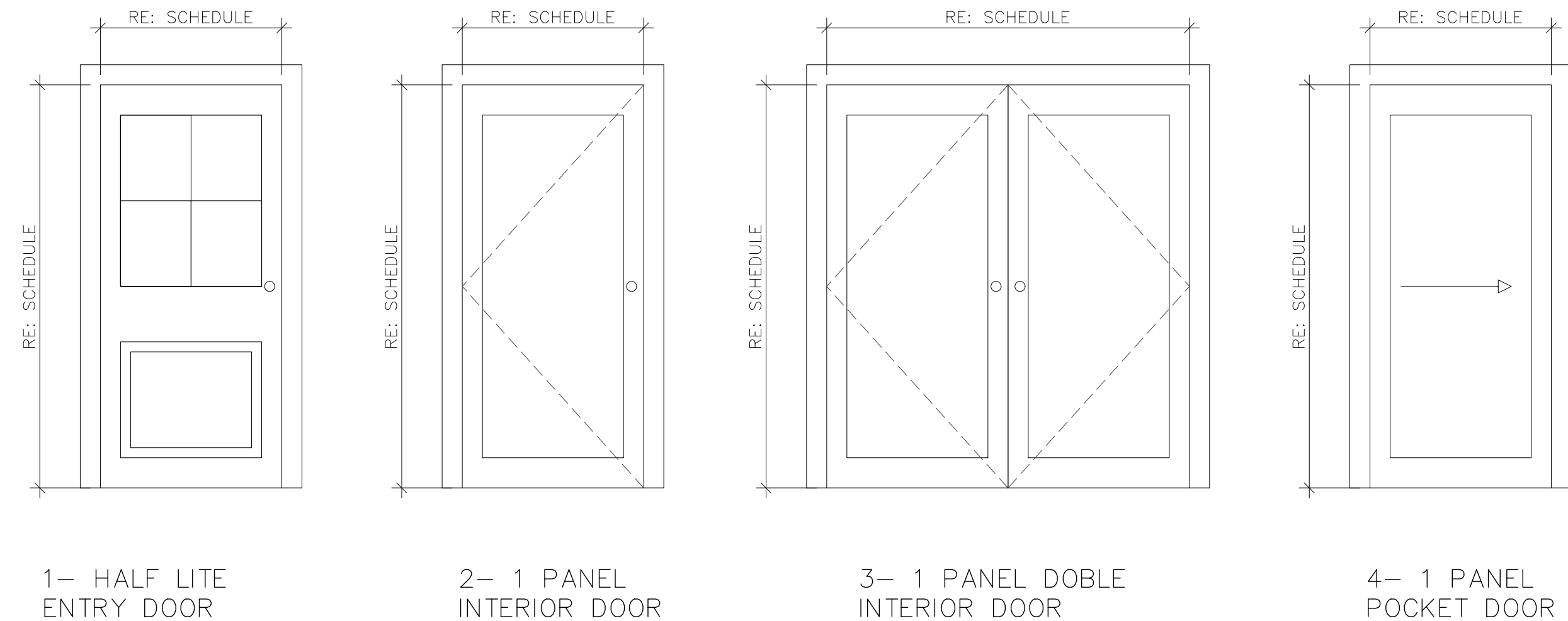
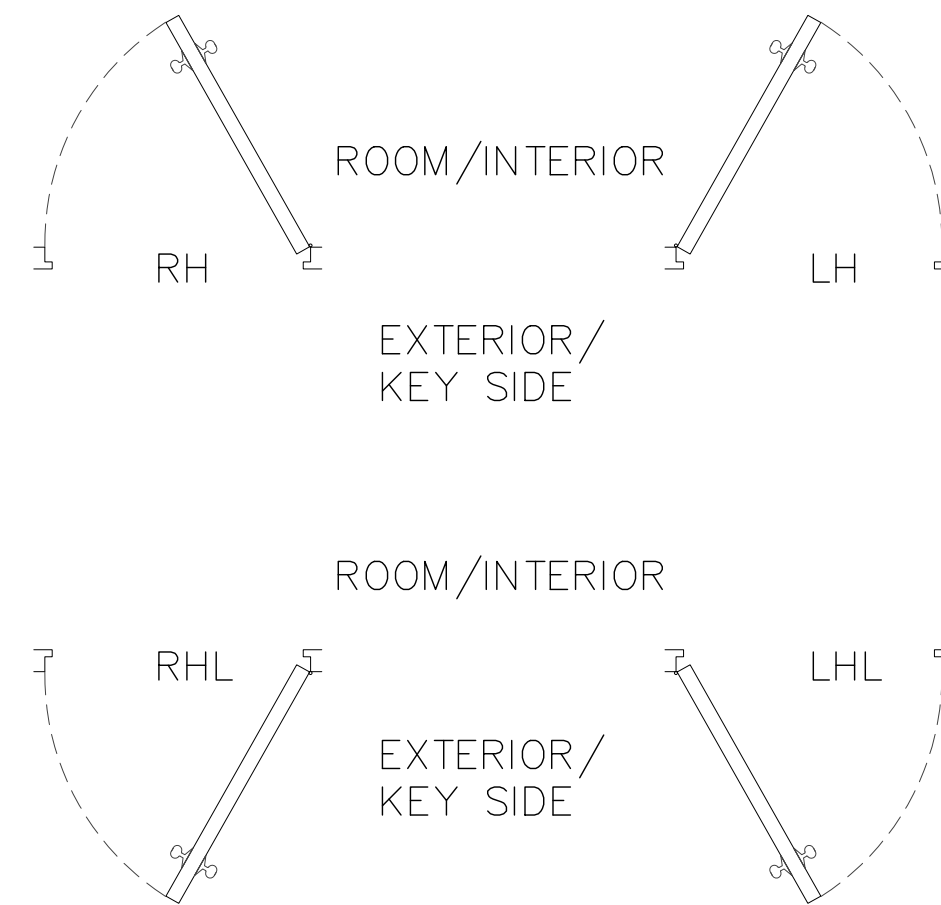
STANDARD MANUFACTURERS

- BLD BALDWIN (HINGES, DOOR PULLS, PUSH PLATES)
- IVE IVES (STOPS, SILENCERS, MISC.)
- LIN LINDSTORM (FLAT GOODS)
- MCK MCKINNEY (HINGES)
- NGP NATIONAL GUARD PRODUCTS (WEATHERSTRIP)
- NOR NORTON (CLOSERS)
- SCH SCHLAGE (LOCKS, ELECTRIC STRIKES)
- VON VON DURPIN (PANIC BAR)

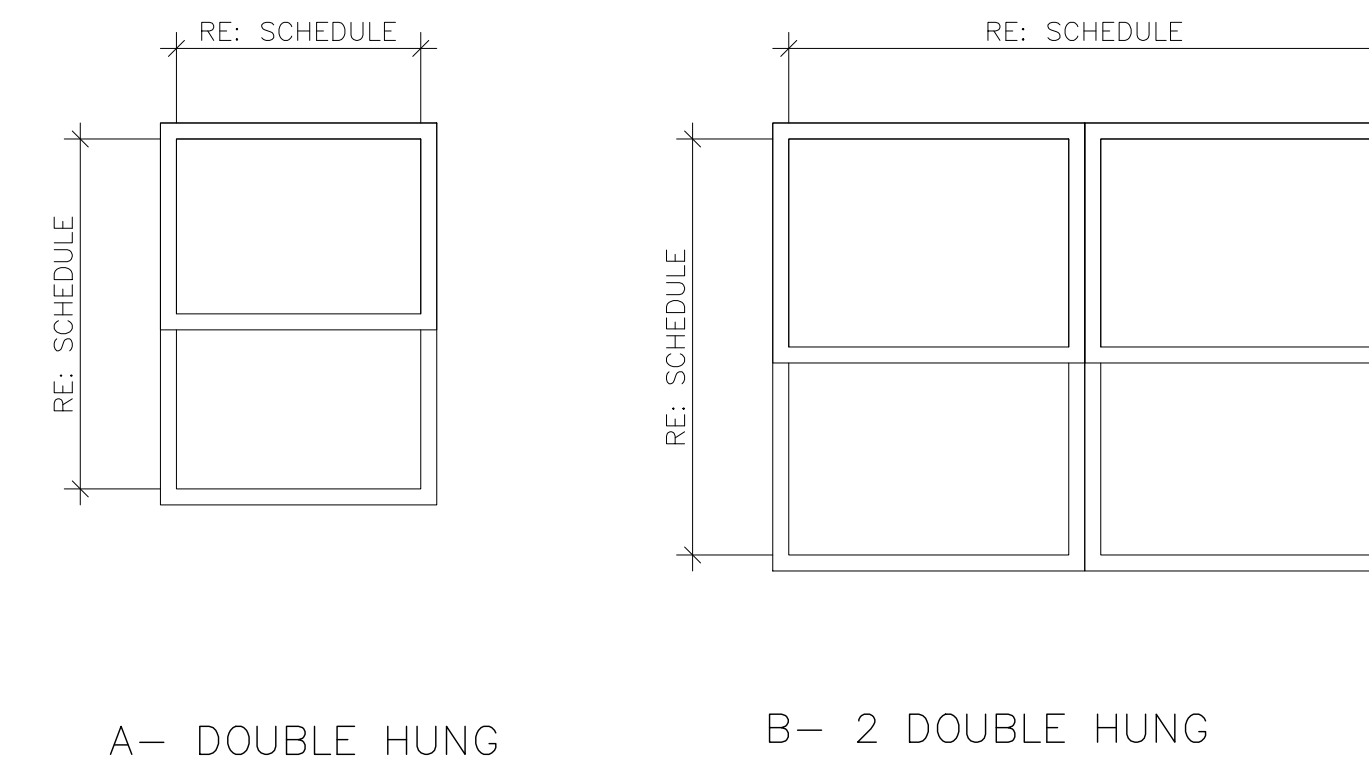
DOOR SCHEDULE PER UNIT BASEMENT																
MARK	TYPE	WIDE	HIGH	THK	ROUGH WD	ROUGH HT	MATERIAL			DETAILS			RATING	HARWARE	COMMENTS	
							DOOR	FRAME	HEAD	JAMB	THRES					
36/80	1	36"	80"		36.5"	80.5"	T.B.D.	T.B.D.								
DOOR SCHEDULE PER UNIT FIRST FLOOR																
36/80	1	36"	80"		36.5"	80.5"	T.B.D.	T.B.D.								
32/80	2	32"	80"		32.5"	80.5"	T.B.D.	T.B.D.								
28/80	2	28"	80"		28.5"	80.5"	T.B.D.	T.B.D.								
24/80	2	24"	80"		24.5"	80.5"	T.B.D.	T.B.D.								
(2)24/80	3	48"	80"		48.5"	80.5"	T.B.D.	T.B.D.								
DOOR SCHEDULE PER UNIT SECOND FLOOR																
36/80	1	36"	80"		36.5"	80.5"	T.B.D.	T.B.D.								
32/80	2	32"	80"		32.5"	80.5"	T.B.D.	T.B.D.								
28/80	2	28"	80"		28.5"	80.5"	T.B.D.	T.B.D.								
(2)18/80	3	36"	80"		36.5"	80.5"	T.B.D.	T.B.D.								
(2)24/80	3	48"	80"		48.5"	80.5"	T.B.D.	T.B.D.								
P.D.24/80	4	24"	80"		24.5"	80.5"	T.B.D.	T.B.D.								

SET	LOCATION/FUNCTION	FINISH											COMMENTS				
		HINGE	LOCKSET	DEADBOLT	HANDLE	CLOSER	TRIM	KICKPLATE	WALL STOP	WALL BUMPER	SLIDING DOOR TRACK	SLIDING-BARRI DOOR		DOOR SEALS	WEATHERSTRIPPING		
DH1	BUILDING ENTRY	X	X	X	X	X						X					
DH2	INTERIOR BED/BATH	X	X		X							X					
DH3	INTERIOR/POCKET BATH		X		X							X	X				
DH4	INTERIOR/CLOSET DOUBLE	X			X							X					

DOOR HARDWARE SCHEDULE



DOOR TYPES



WINDOW TYPES

WINDOW SCHEDULE PER UNIT BASEMENT												
MARK	DESCRIPTION	TYPE	UNIT SIZE		ROUGH OPENING		MANSORY OPENING WD	MANSORY OPENING HT	FRAME DETAILS			REMARKS
			WD	HT	WD	HT			HEAD	JAMB	SILL	
(W1)	DOUBLE HUNG	A	34.5"	59.75"	35"	60.25"						
(W2)	(2)DOUBLE HUNG	B	(2)34.5"	59.75"	70"	60.25"						

- NOTES:
- ALL WINDOWS ARE ALUMINUM CLAD WOOD (UNLESS OTHERWISE NOTED);
 - EXTERIOR FINISH SHALL BE TBD.
 - INTERIOR FINISH SHALL BE WHITE.
 - HARDWARE FINISH SHALL BE TBD.
 - SWINGING PATIO DOORS SHALL HAVE MULTI-POINT LOCKS (UNLESS NOTED OTHERWISE)
 - GLAZING SHALL BE DUAL PANE LOW-E INSULATED ARGON GAS FILLED GLASS UNIT (UNLESS NOTED OTHERWISE)
 - GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL PACKAGE FOR ARCHITECT/OWNER APPROVAL PRIOR TO FINAL ORDER
 - REFER TO ELEVATIONS FOR TEMPERED / PRIVACY GLASS LOCATIONS
 - REFER TO ELEVATIONS FOR EMERGENCY ESCAPE WINDOW LOCATIONS
 - REFER TO ELEVATIONS / TYPES FOR OPERABLE HANDING CONFIGURATION AND MULLED UNITS.
 - ALL EXTERIOR WINDOWS SHALL HAVE A MAXIMUM U-VALUE OF 0.45 FOR OPERABLE FENESTRATION / 0.38 FOR FIXED FENESTRATION
 - ALL EXTERIOR WINDOWS SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.40
 - ALL SKYLIGHTS SHALL HAVE A MAXIMUM U-VALUE OF 0.55 \ MAXIMUM SHGC OF 0.40
 - SEAL PERIMETER OF ALL DOORS / WINDOWS AND SKYLIGHTS WITH SELF-EXPANDING FOAM MADE FOR DOORS AND WINDOWS (NO CLOSED CELL)
 - FOR ALL WINDOWS ABOVE THE GROUND FLOOR AND WITH SILLS BELOW 36" A.F.F., PROVIDE WINDOW OPENING CONTROL DEVICES, PER IBC 1013.8.1
 - WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQ. FT.
 - CUT LIGHTS SHALL BE 7/8" SIMULATED DIVIDED LIGHTS (SDL) (NO SNAP-IN GRILLES OR GRILLES BETWEEN THE GLASS)
 - PROVIDE COLOR MATCHED HALF-SCREENS ON DOUBLE-HUNG WINDOWS
 - PROVIDE HIGH VISIBILITY MESH SCREENS
 - WINDOWS ARE TO BE LABELED AS CONFORMING TO AAMA/WDMA/CSA 101/1.S.2/A440
 - CONTRACTOR TO VERIFY ALL EXISTING AND NEW MASONRY OPENINGS PRIOR TO ORDERING
 - REFER TO MANUFACTURER'S PRODUCT LITERATURE FOR ALL ROUGH OPENINGS
 - PERFORMANCE RATINGS OF FENESTRATION PRODUCTS SHALL BE EVIDENCED BY LABELS AFFIXED TO THEM BEARING THE NATIONAL FENESTRATION RATINGS COUNCIL (NFRC) CERTIFICATION.

DATE: 02/25/2023

DESIGNED BY: WILLIAM V.

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WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC

REVISIONS Description

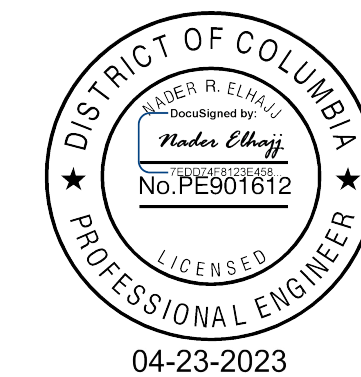
Date

SHEET

A009

SCALE AS NOTE

CONTENT: WINDOWS AND DOOR SCHEDULES



STRUCTURAL NOTES

BUILDING CODES:

2017 DCRC 2015 IRC AND 2017 DCMR12B SUPPLEMENT
2017 DCEBC 2015 IEBC AND 2017 DCMR12J SUPPLEMENT

THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS WHICH COULD AFFECT THEIR WORK.

DESIGN LOADS

ROOF LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 17 PSF
FLOOR LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 10 PSF
SOLID MASONRY LOAD = 10 PSF FOR EACH 4" THICKNESS AND 1 FOOT HEIGHT OF THE WALL

BASIC WIND SPEED = 115 MPH
EXPOSURE = B
ENCLOSURE CLASSIFICATION = ENCLOSED

ALL CONCRETE FOR FOOTINGS, FOUNDATION WALLS, RETAINING WALLS, AND FLOOR SLABS ON GRADE SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

FOOTINGS : 3,000 PSI
SLAB EXPOSED TO WEATHER : 3,500 PSI

ALL CONCRETE EXPOSED TO THE WEATHER AND SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR ENTRAINED, THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT (5%) OR MORE THAN 7 PERCENT (7%)

ALL CONSTRUCTION JOINTS SHALL BE ROUGHENED AND KEYS PROVIDED WHERE REQUIRED OR INDICATED ON THE DRAWINGS. CONSTRUCTION JOINTS, OTHER THAN THOSE SHOWN ON THE DRAWINGS, MAY BE PROPOSED BY THE CONTRACTOR. HOWEVER, THE LOCATIONS ARE SUBJECT TO REVIEW BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER. ALL VERTICAL CONSTRUCTION, CONTROL AND CONTRACTION JOINTS SHALL LIE IN TRUE VERTICAL PLANE.

ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM INDUSTRY STANDARD PRACTICES.

EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR ANY OTHER IRREGULARITIES WILL BE ACCEPTABLE

FOUNDATIONS

STRUCTURAL CONCRETE FOOTINGS ARE DESIGNED FOR SPECIFIC ALLOWABLE SOIL BEARING PRESSURES AS INDICATED ON THE DRAWINGS. CONCRETE FOOTINGS SHALL NOT BE POURED UNTIL THE ALLOWABLE SOIL BEARING PRESSURES ARE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER OR BUILDING INSPECTOR.

MINIMUM SOIL BEARING SHALL BE 1,500 PSF AS SPECIFIED IN THE GEOTECHNICAL REPORT WITH A MINIMUM 30" FROST DEPTH OR TO BEARING SOIL WHICHEVER IS GREATER

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUNDED IN GRANULAR FILL. FOOTINGS SHALL EXTEND MINIMUM 30" FROST DEPTH BELOW THE EXTERIOR FINISH GRADE. FINAL FOOTING ELEVATIONS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. ELEVATIONS AT THE TOP OF FOOTINGS SHALL NOT BE HIGHER THAN THOSE INDICATED ON THE CIVIL, ARCHITECTURAL OR STRUCTURAL DRAWINGS.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. ALL REINFORCING BAR DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF BARS, UNLESS OTHERWISE NOTED. ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES, (ACI 318-15). REINFORCED STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE CLEAR CONCRETE COVER PROVIDED FOR REINFORCEMENT SHALL BE:

A. CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH :.3"
B. EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS: 2"
#5 BARS AND SMALLER: 1.5"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND (SLABS AND WALLS): 0.75"
D. BEAMS, GIRDERS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1.5"

STEEL REINFORCING REQUIREMENTS IN CONCRETE FLOOR SLABS SHALL BE AS REQUIRED BY CODE AND/OR LOCAL JURISDICTIONS, OR PER SITE CONDITIONS. CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM 3,500 PSI, AIR ENTRAINED, 4" THICK WITH #4 BARS AT 12" O.C. EACH WAY WITH 6" x 6" - W1.4 x W1.4 WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL ENGINEER BASED ON SITE CONDITIONS.

STRUCTURAL LUMBER

STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2005 EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL STRUCTURAL FRAME MEMBERS SHALL BE ONE OF THE FOLLOWING MINIMUM VALUES, UNLESS OTHERWISE NOTED:

SPF #1/#2

Fb BENDING : 875 psi
Ft TENSION (parallel to grain) : 450 psi
Fv SHEAR (parallel to grain) : 135 psi
Fc COMPRESSION (perpendicular to grain) : 425 psi
Fc COMPRESSION (parallel to grain) : 1,150 psi
E MODULUS OF ELASTICITY : 1,400,000 psi
Emin. MODULUS OF ELASTICITY : 510,000 psi

SOUTHERN PINE #2 (SIZE CLASSIFICATION 5" TO 6" WIDE)

Fb BENDING : 1,250 psi
Ft TENSION (parallel to grain) : 725 psi
Fv SHEAR (parallel to grain) : 175 psi
Fc COMPRESSION (perpendicular to grain) : 565 psi
Fc COMPRESSION (parallel to grain) : 1,600 psi
E MODULUS OF ELASTICITY : 1,600,000 psi
Emin. MODULUS OF ELASTICITY : 580,000 psi

STRUCTURAL MEMBERS INDICATED ARE REQUIRED MINIMUM SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRAMING MEMBERS AS NECESSARY OR REQUIRED WITHOUT ADDITIONAL STRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) LEVEL BY WEYERHAEUSER. IF THE SPECIFIED MATERIAL IS SUBSTITUTED WITH ANOTHER PRODUCT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

SCOPE OF WORK:

REAR DECK ADDITION @ FIRST AND SECOND FLOOR LEVEL

NAILING SCHEDULE :

REFER IRC 2015, TABLE R602.3(1) FOR FASTENER SCHEDULE

INDEX:

SHEET NO.	DRAWING TITLE
S001	STRUCTURAL NOTES AND INDEX
S002	DECK FOUNDATION PLAN
S003	LOWER DECK FRAMINGPLAN
S004	UPPER DECK FRAMING PLAN
S005	SECTION DETAILS

DRAWING LEGEND:-

☐ - FOOTING
— - BEAM
■ - WOODEN POST
┌ - SIMPSON HANGER

ABBREVIATIONS:-

PFA - POST FROM ABOVE
DBL - DOUBLE
CONT. - CONTINUOUS
CONC. - CONCRETE
FTG. - FOOTINGS
FDN. - FOUNDATION
V.I.F. - VERIFY IN FIELD
U.N.O. - UNLESS NOTED OTHERWISE

DATE: 02/25/2023

DESIGNED BY: WILLIAM V.

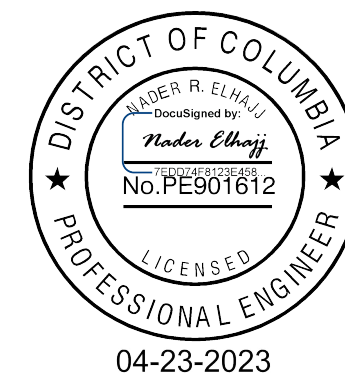
PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC

REVISIONS Description Date

SHEET

S001



CONTENT: STRUCTURAL COVER SHEET

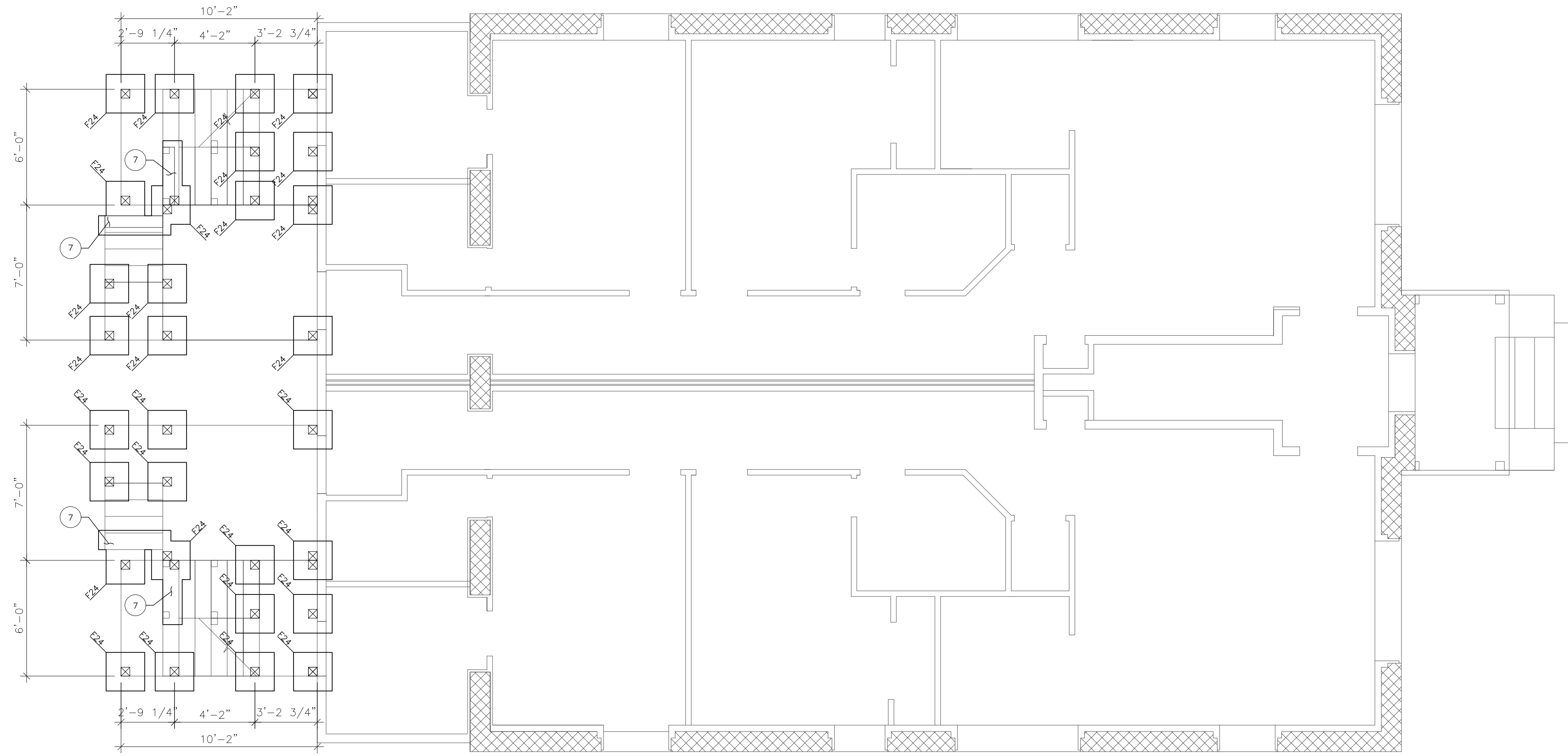
SCALE AS NOTE

KEYNOTES:-

- 1 2x10 SP#2 P.T. DECK JOIST @ 16" O.C. PROVIDE SIMPSON H2.5A HURRICANE TIE TO CONNECT EACH DECK JOIST TO BEAM CONNECTION.
- 2 2x10 SP#2 P.T. DECK JOIST @ 16" O.C. TYP. @ LANDING
- 3 SIMPSON LU210 HANGER OR EQ. TYP.
- 4 6x6 SP#2 P.T. POST, NOTCHED @ TOP AND CONNECT W/ (2) 1/2" THRU BOLT TO RECEIVE BEAM AND SIMPSON BC6 HALF BASE POST BASE CONNECTOR (TYP. OF 13)
- 5 2x12 SP#2 P.T. STRINGERS @ 12" O.C.
- 6 2x6 SP#2 P.T. SILL PLATE W/ (3) 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT
- 7 12" WIDE x 8" DEEP CONCRETE FOOTING W/ (2) #4 REBAR @ BOTTOM

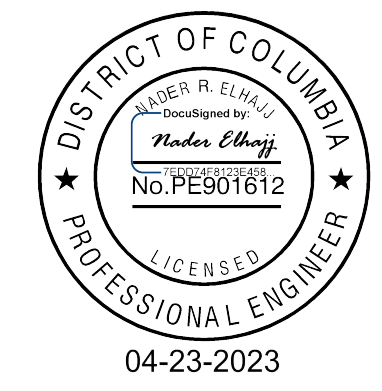
FOOTING LEGEND:-

FOOTING SCHEDULE:-	
F24	24"x24"x12" CONCRETE FOOTING W/ (3) #4 REBAR EACH WAY



DECK FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

REVISIONS Description Date	PROJECT: ALMASA PROPERTIES LLC 2256 HIGH ST SE, WASHINGTON, DC 20020	DESIGNED BY: WILLIAM V.	DATE: 02/25/2023 SCALE AS NOTE
CONTENT: DECK FOUNDATION PLAN		SHEET S002	

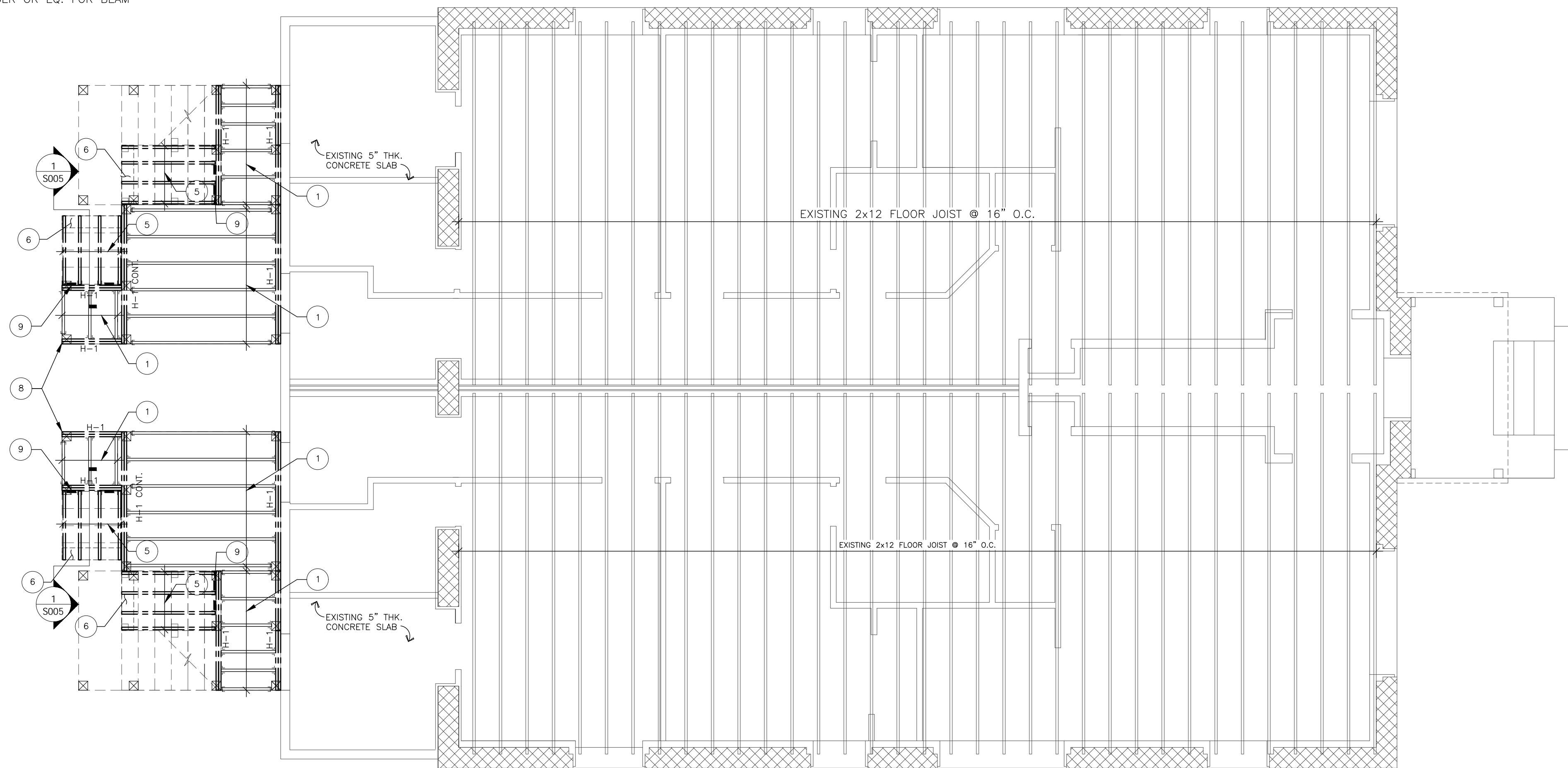


KEYNOTES:-

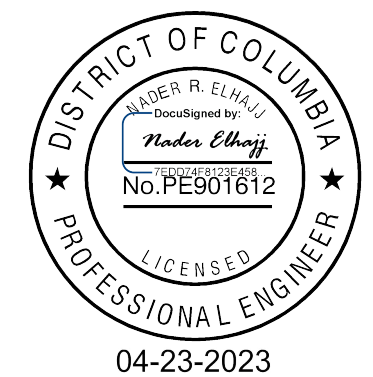
- ① 2x10 SP#2 P.T. DECK JOIST @ 16" O.C. PROVIDE SIMPSON H2.5A HURRICANE TIE TO CONNECT EACH DECK JOIST TO BEAM CONNECTION.
- ② 2x8 SP#2 P.T. DECK JOIST @ 16" O.C. TYP. @ LANDING
- ③ SIMPSON LU210 HANGER OR EQ. TYP.
- ④ 6x6 SP#2 P.T. POST, NOTCHED @ TOP AND CONNECT W/ (2) 1/2" THRU BOLT TO RECEIVE BEAM AND SIMPSON BC6 HALF BASE POST BASE CONNECTOR (TYP. OF 13)
- ⑤ 2x12 SP#2 P.T. STRINGERS @ 12" O.C.
- ⑥ 2x6 SP#2 P.T. SILL PLATE W/ (3) 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT
- ⑦ 12" WIDE x 8" DEEP CONCRETE FOOTING W/ (2) #4 REBAR @ BOTTOM
- ⑧ 6x6 SP#2 P.T. POST W/ SIMPSON MPB66Z CONNECTOR (TYP. OF 13)
- ⑨ 2x6 SP#2 P.T. PLATE INSTALL VERTICALLY @ (2) LOCATIONS AS SHOWN TO CONNECT UPPER DBL W/ LOWER BEAM (REFER DETAIL 1/S005)
- ⑩ SIMPSON LUC28Z HANGER OR EQ. FOR BEAM TO POST CONNECTION

BEAM LEGEND:-

HEADER / BEAM SCHEDULE	
H-1	(2) 2x8 SP #2 P.T.



LOWER DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



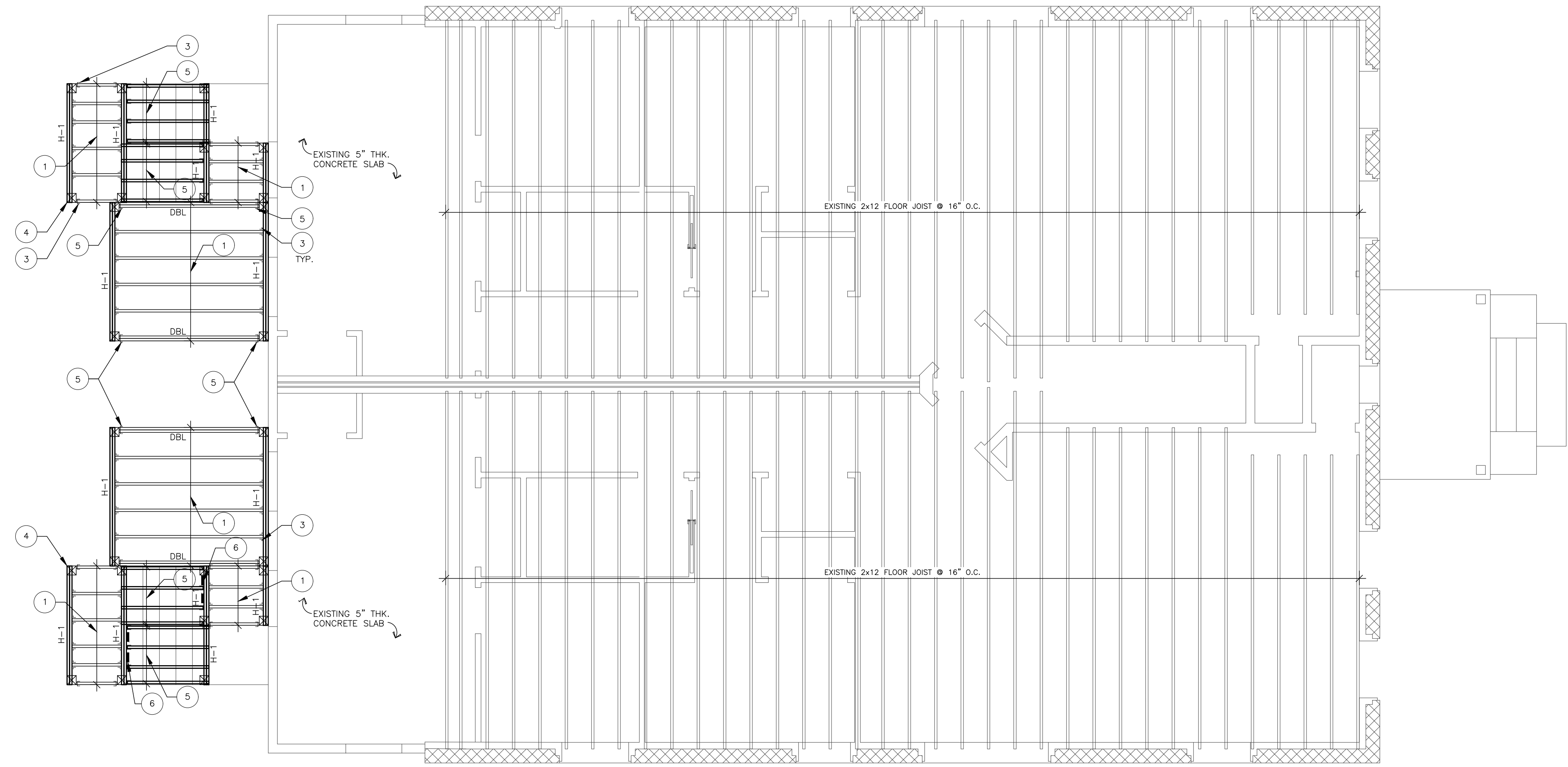
REVISIONS Description Date	PROJECT: ALMASA PROPERTIES LLC 2256 HIGH ST SE, WASHINGTON, DC 20020	DESIGNED BY: WILLIAM V.	DATE: 02/25/2023 SCALE AS NOTE
SHEET S003		CONTENT: LOWER DECK FRAMMING PLAN	

KEYNOTES:-

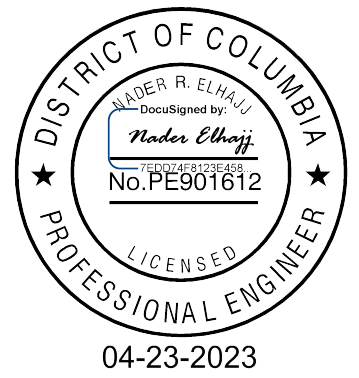
- ① 2x10 SP#2 P.T. DECK JOIST @ 16" O.C. PROVIDE SIMPSON H2.5A HURRICANE TIE TO CONNECT EACH DECK JOIST TO BEAM CONNECTION.
- ② SIMPSON LUC28Z HANGER OR EQ. FOR BEAM TO POST CONNECTION
- ③ SIMPSON LU28 HANGER OR EQ. TYP.
- ④ 6x6 SP#2 P.T. POST, NOTCHED @ TOP AND CONNECT W/ (2) 1/2" THRU BOLT TO RECEIVE BEAM AND SIMPSON BC6 HALF BASE POST BASE CONNECTOR TYP.
- ⑤ SIMPSON HUC28-2 HANGER OR EQ. TYP.
- ⑥ 2x6 SP#2 P.T. PLATE INSTALL VERTICALLY @ (2) LOCATIONS AS SHOWN TO CONNECT UPPER DBL W/ LOWER BEAM (REFER DETAIL 1/S005)

BEAM LEGEND:-

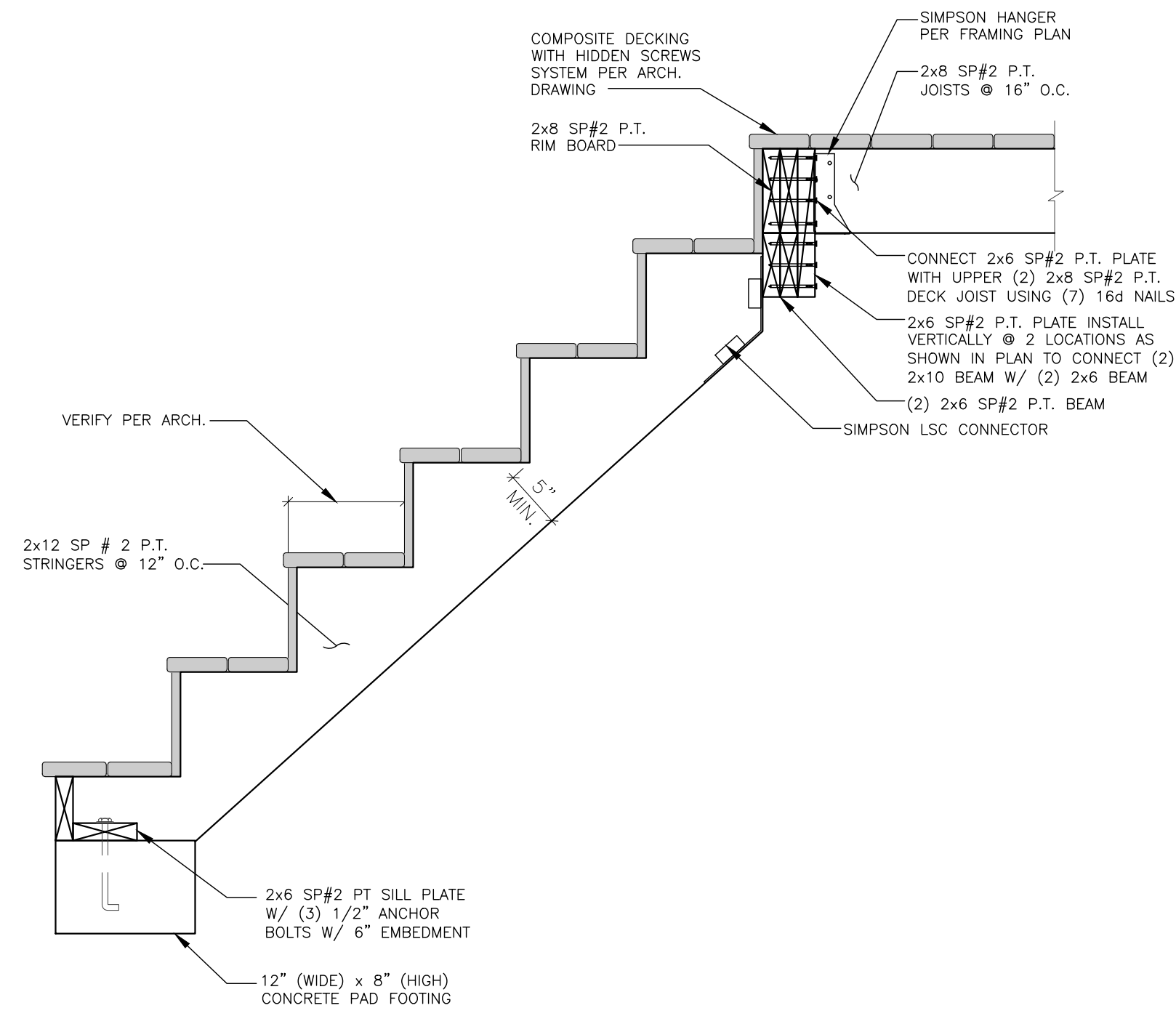
HEADER / BEAM SCHEDULE	
H-1	(2) 2x8 SP #2 P.T.



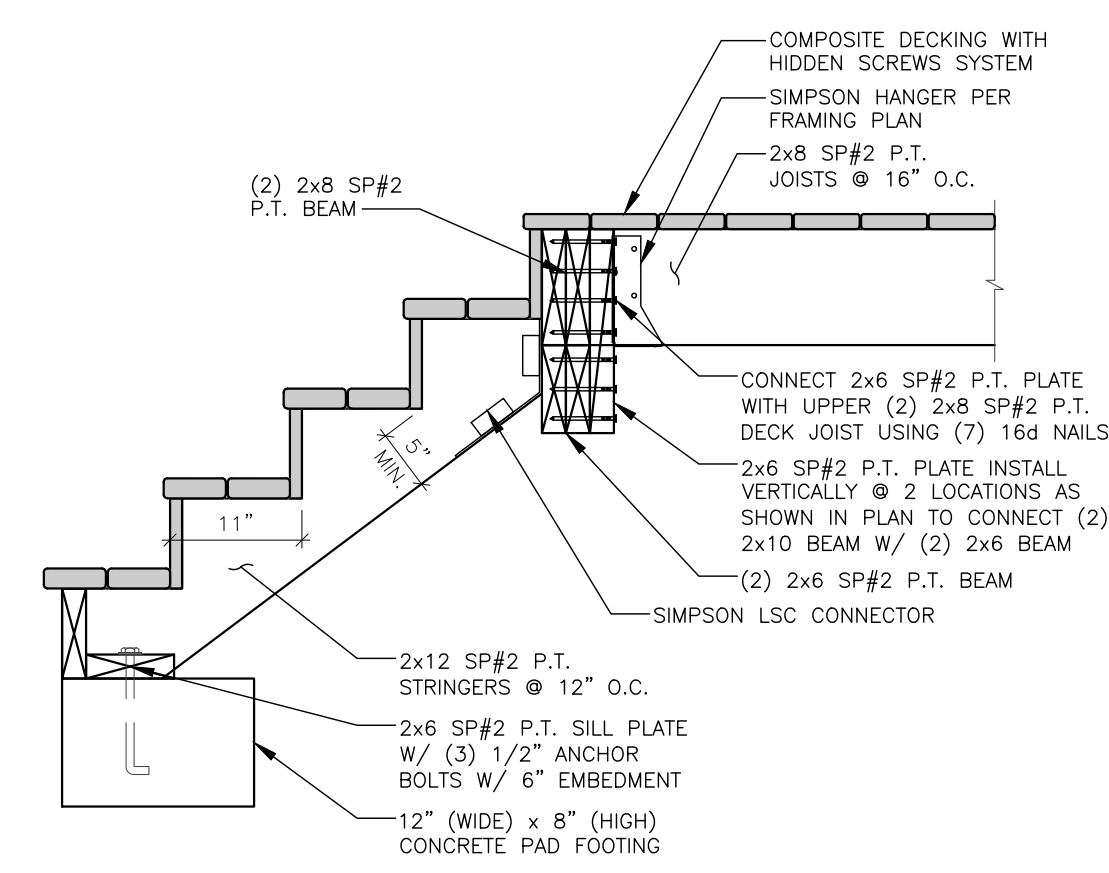
UPPER DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



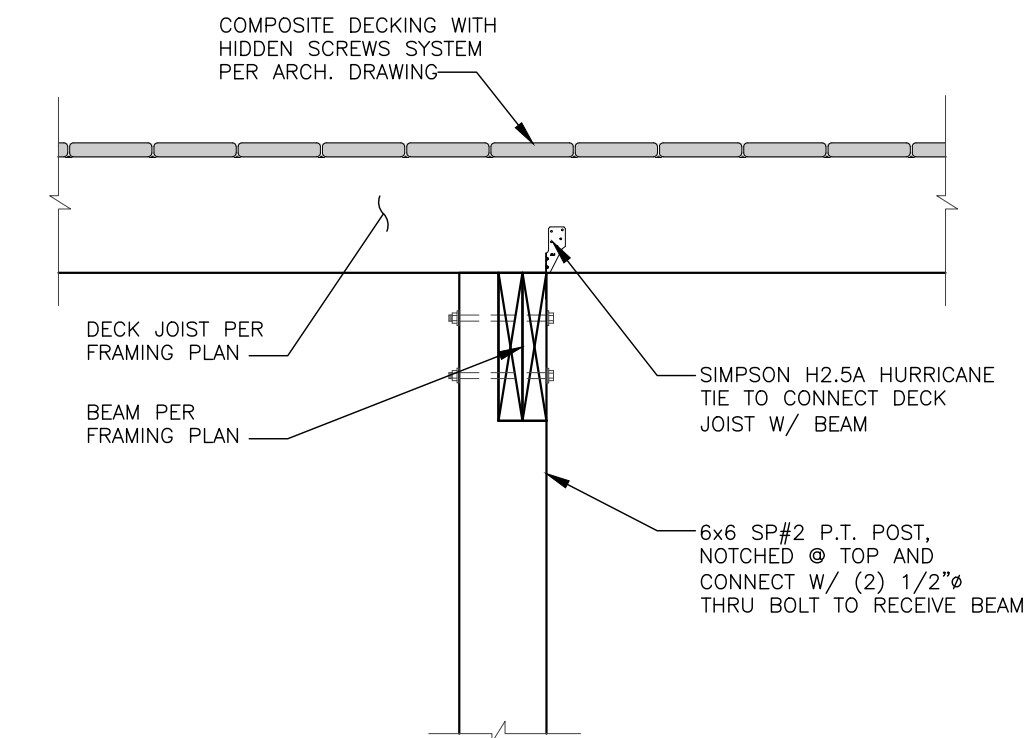
REVISIONS	Date	DESIGNED BY:	DATE:
	Description	WILLIAM V.	02/25/2023
SHEET		PROJECT:	SCALE AS NOTE
S004		ALMASA PROPERTIES LLC	2256 HIGH ST SE, WASHINGTON, DC 20020
		CONTENT: UPPER DECK FRAMMING PLAN	



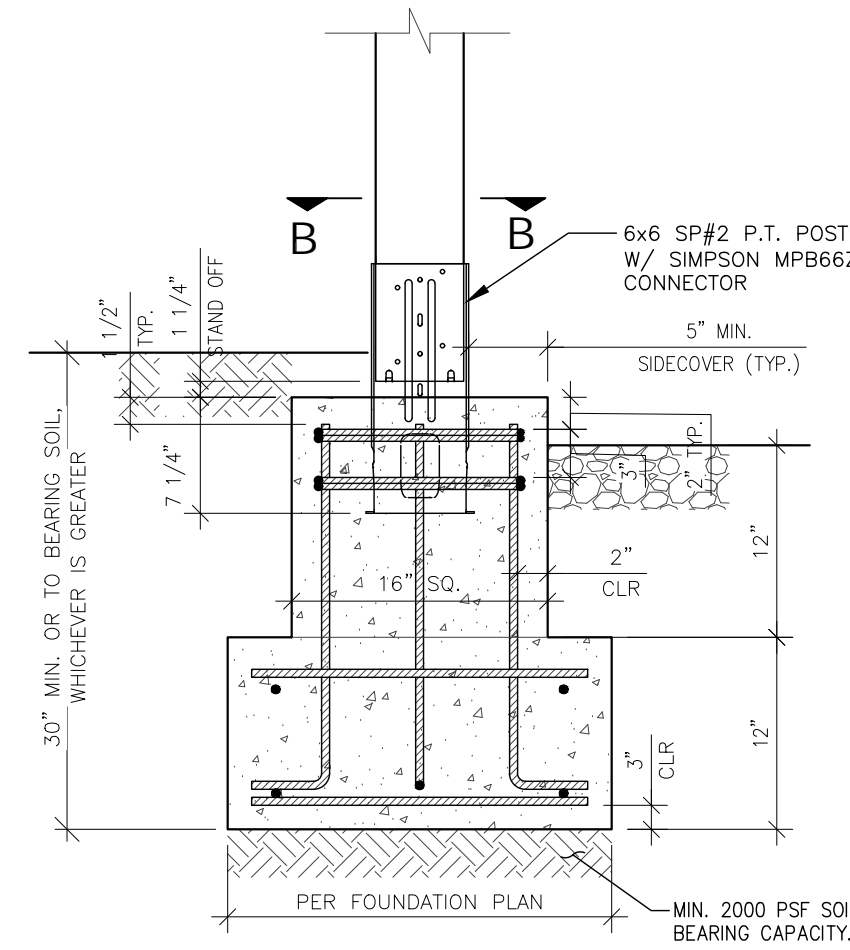
1 STAIR STRINGER CONNECTION DETAIL
SCALE: 1" = 1'-0"



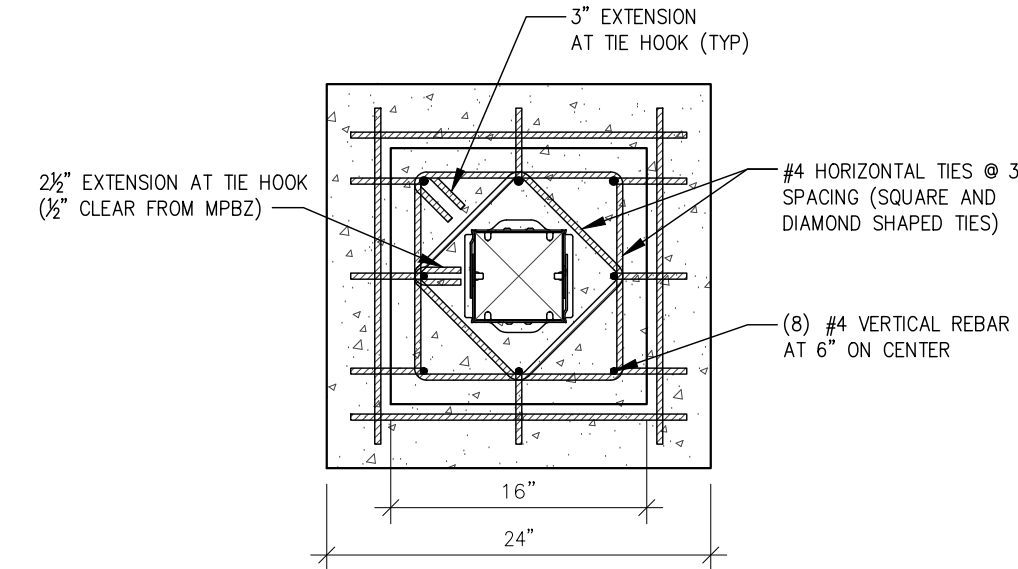
2 STAIR STRINGER CONNECTION DETAIL
SCALE: 1" = 1'-0"



3 POST TO BEAM CONNECTION DETAIL @ DECK
SCALE: 1" = 1'-0"

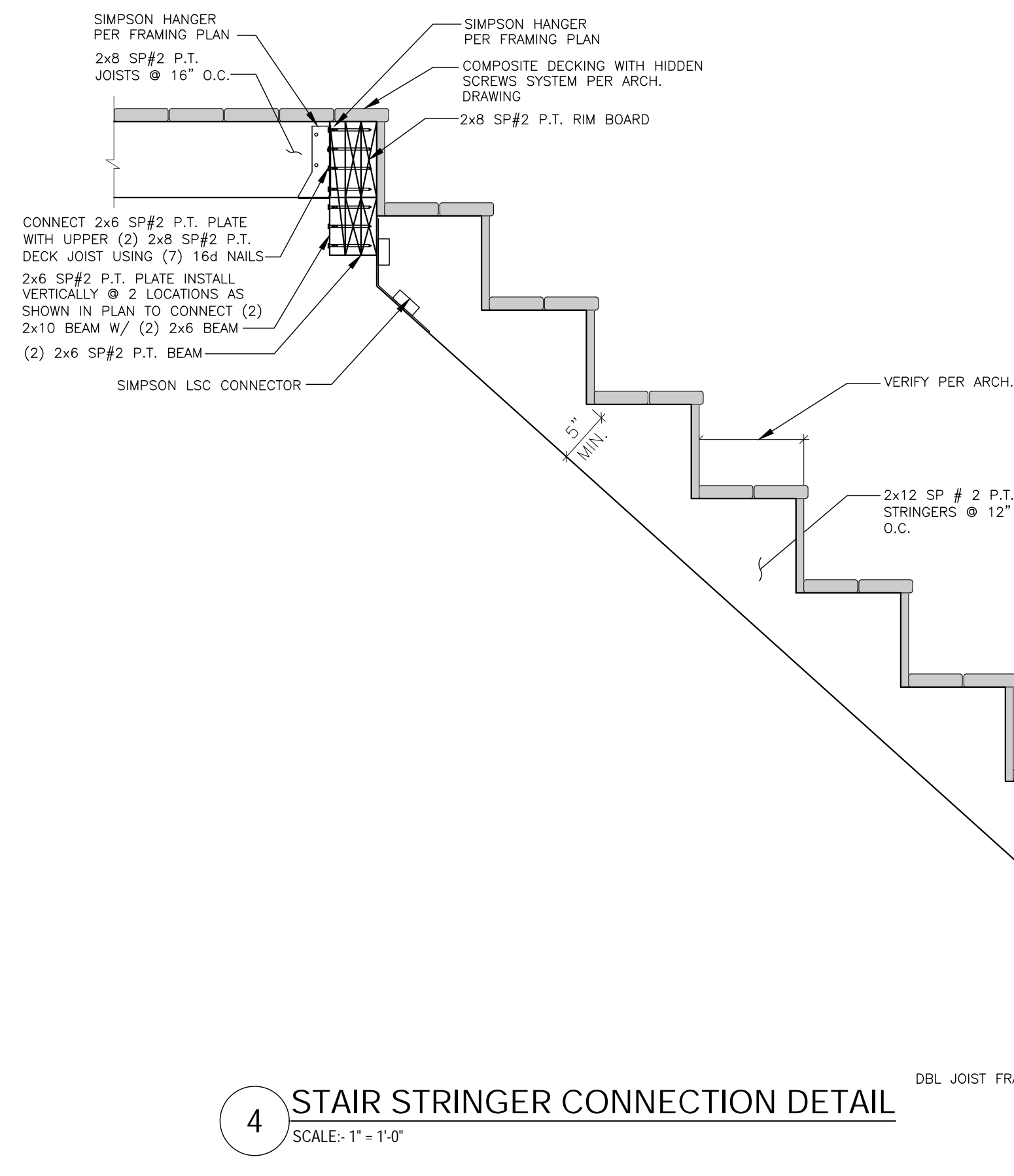


DETAIL "A"
SCALE: 1" = 1'-0"

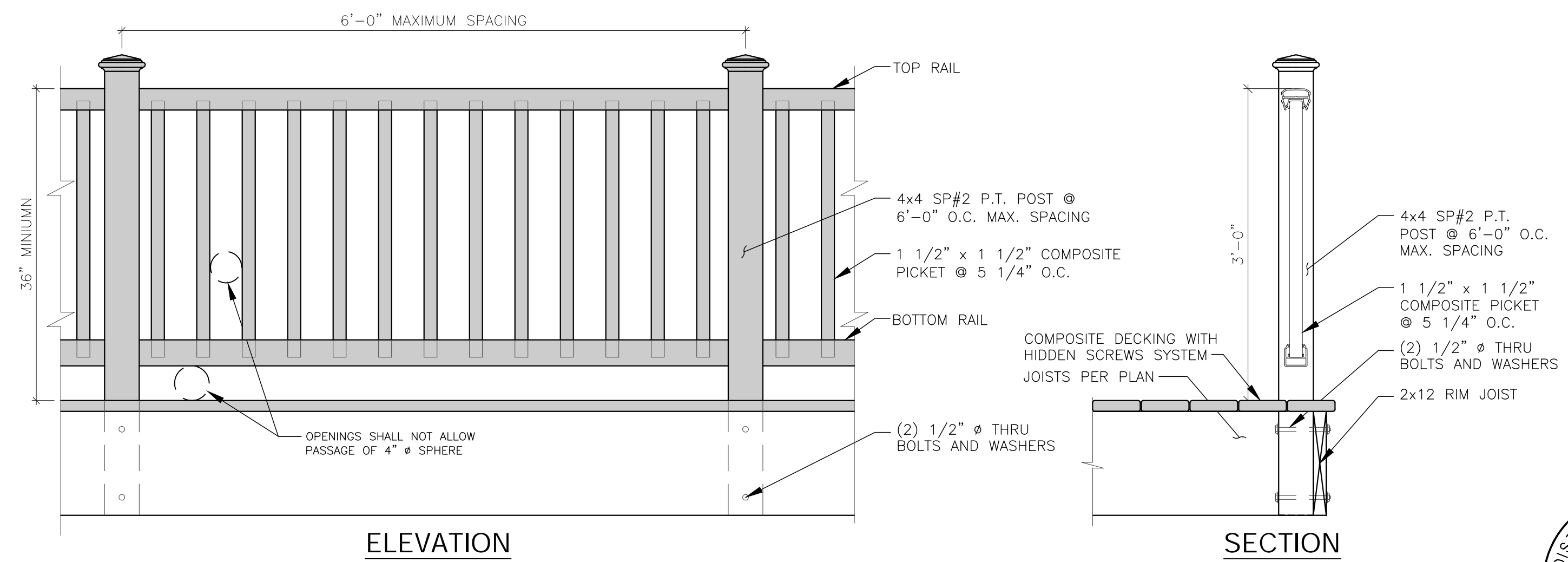


PLAN VIEW B-B
SCALE: 1" = 1'-0"

5 POST TO FOOTING CONNECTION DETAIL @ DECK
SCALE: 1" = 1'-0"



4 STAIR STRINGER CONNECTION DETAIL
SCALE: 1" = 1'-0"



ELEVATION

SECTION

6 GUARD RAIL
SCALE: 1" = 1'-0"

DATE: 02/25/2023
SCALE AS NOTE

DESIGNED BY: WILLIAM V.

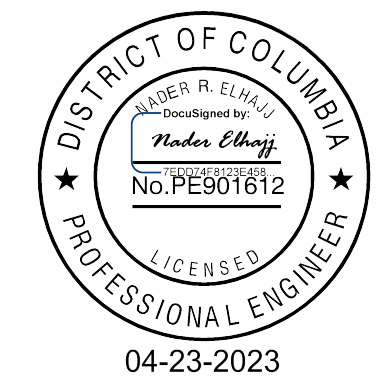
PROJECT: ALMASA PROPERTIES LLC
2256 HIGH ST SE,
WASHINGTON, DC 20020

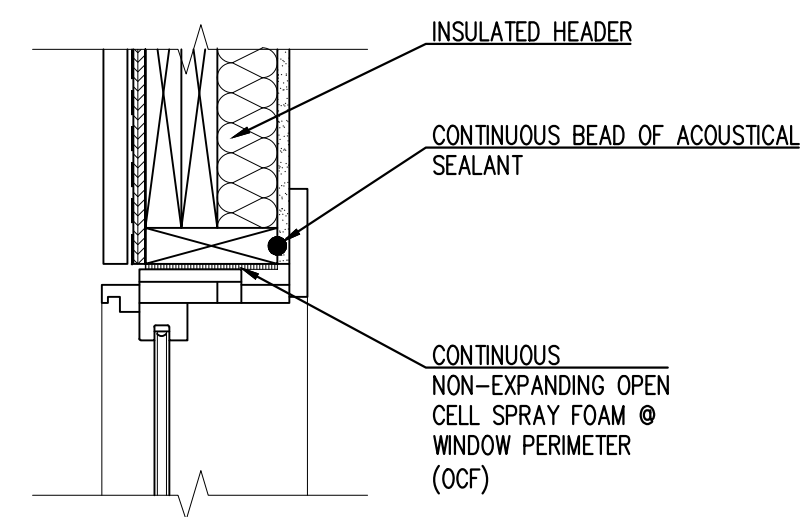
CLIENT: ALMASA PROPERTIES LLC

CONTENT: SECTION DETAILS

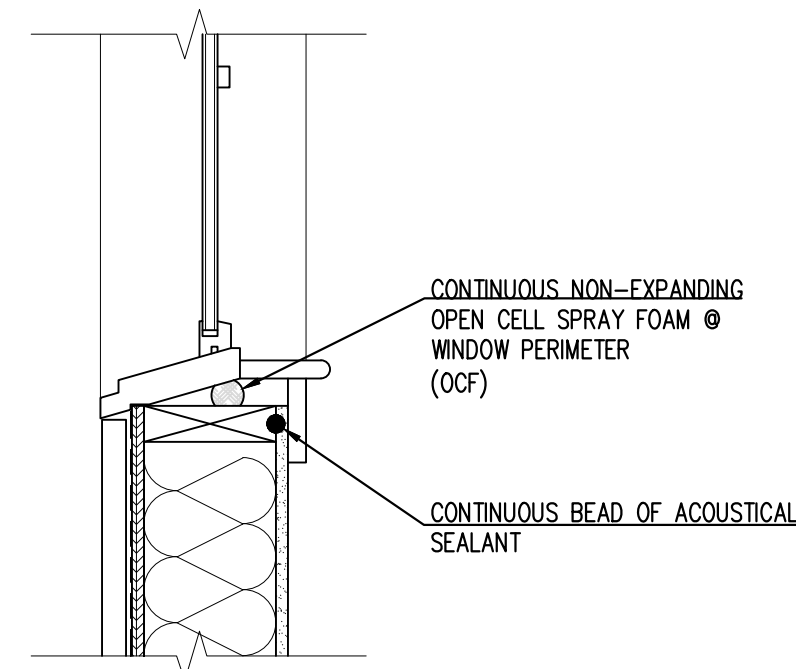
REVISIONS	Description	Date

SHEET S005

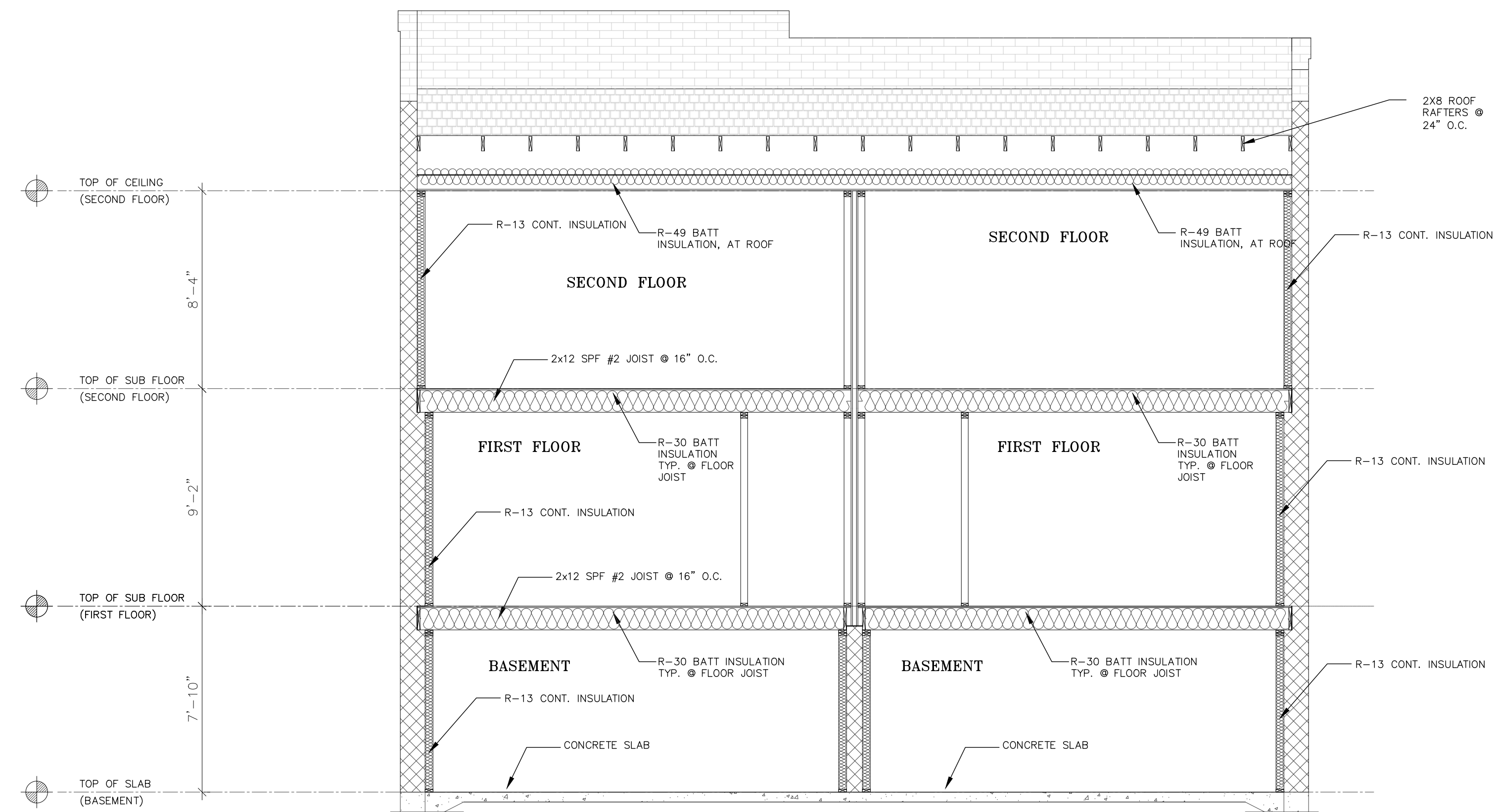




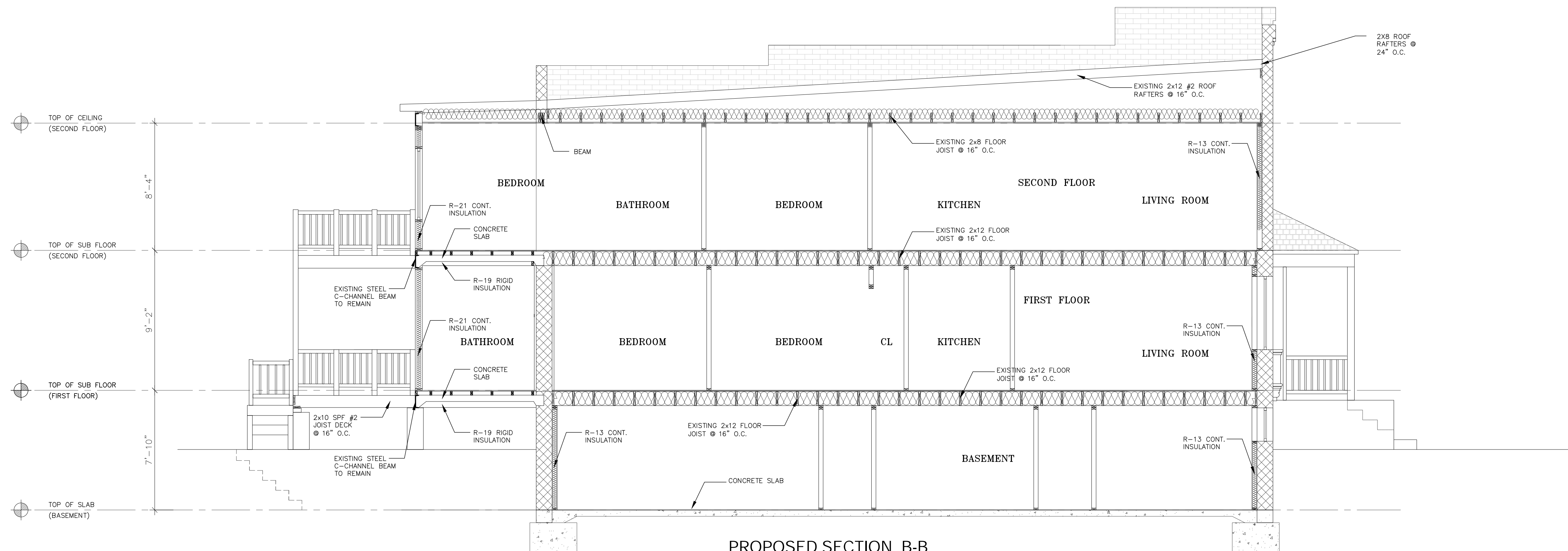
1 AIR SEALING @ WINDOW HEAD
EXTERIOR WALL SCALE: 1 1/2" = 1'-0"



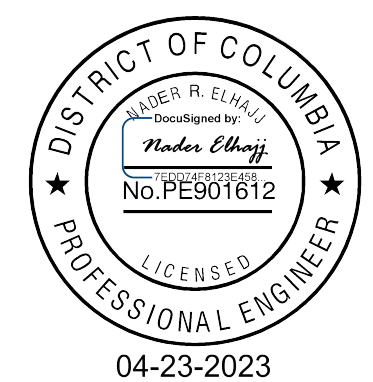
2 AIR SEALING @ WINDOW HEAD
EXTERIOR WALL SCALE: 1 1/2" = 1'-0"



PROPOSED SECTION A-A
SCALE: 1/4" = 1'-0"



PROPOSED SECTION B-B
SCALE: 1/4" = 1'-0"



DESIGNED BY:	WILLIAM V.
DATE:	02/25/2023
PROJECT:	ALMASA PROPERTIES LLC 2256 HIGH ST SE, WASHINGTON, DC 20020
CLIENT:	ALMASA PROPERTIES LLC
CONTENT:	BUILDING SECTIONS
REVISIONS	Description
Date	
SHEET	S006

GENERAL NOTES

- A. GENERAL
1. THE CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF NEC AND ALL APPLICABLE LOCAL CODES.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY OF THE FOREGOING AUTHORITIES, AND PAY FOR ALL OTHER COSTS IN CONNECTION WITH THE WORK. ALL CERTIFICATES SHALL BE IN DUPLICATE AND SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER/OWNER.
3. THE SITE, LOCATION AND ROUTING OF SYSTEMS INDICATED TO HAVE NEW CONNECTIONS MADE TO THEM ARE SHOWN AS ACCURATELY AS FIELD CONDITIONS WOULD PERMIT. BIDDERS SHALL VISIT THE SITE AND THOROUGHLY EXAMINE THE CONTRACT DRAWINGS. BIDDERS WHO DO NOT VISIT THE SITE MAY BE UNILATERALLY NOT PERMITTED TO SUBMIT A BID IF THE OWNER SO DESIGNATES. ALL EXISTING CONDITIONS SHALL BE EXAMINED AND THEIR EXACT LOCATIONS VERIFIED. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER/OWNER BEFORE SUBMITTING A BID, ANY CONDITIONS WHICH MIGHT MAKE INSTALLATION OF REQUIRED EQUIPMENT A PROBLEM. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO INVESTIGATE CONDITIONS OR MISUNDERSTANDINGS OF THE CONTRACTUAL REQUIREMENTS.
4. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT NOT INDICATED TO BE REUSED TO A DESIGNATED LOCATION AT THE PROJECT SITE. AFTER THE EQUIPMENT HAS BEEN ASSEMBLED FOR THE OWNER'S INSPECTION AND POSSIBLE RETENTION, ALL EQUIPMENT NOT TO BE RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL INSTALL AND CONNECT ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND, UNLESS OTHERWISE SHOWN OR SPECIFIED, FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND FURNISH AND INSTALL ALL REQUIRED AUXILIARY ITEMS COMPLETE.
6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC AND FOR BIDDING PURPOSES ONLY. WHILE THE DRAWINGS ARE GENERALLY TO SCALE AND ARE AS ACCURATE AS THE SCALE WILL PERMIT, ALL IMPORTANT DIMENSIONS SHALL BE DETERMINED IN THE FIELD.
7. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE AMONG MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL ITEMS. PROVIDE ALL NECESSARY OFFSETS AND FITTINGS IN CIRCUITRY AND OTHER ITEMS REQUIRED TO INSTALL THE WORK WITHOUT INTERFERENCES.
8. THE CONTRACTOR SHALL TEST ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT AND DEMONSTRATE TO THE OWNER ITS PROPER OPERATIONS. ALL NEW EQUIPMENT SHALL BE MOUNTED VIBRATION FREE.
9. ALL EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN FULL FROM ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK.
10. ALL EQUIPMENT INSTALLED SHALL BE NEW AND SHALL CONFORM IN ALL RESPECTS TO THE LATEST APPROVED STANDARDS OF IEEE, ANSI, NEMA AND UNDERWRITERS LABORATORIES, INC., UNLESS INDICATED OTHERWISE.
11. REPAIR OF EXISTING WORK: ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE CUTTING, CHANNELING, CHASING, OR DRILLING OF FLOORS, WALL PARTITIONS, CEILINGS, OR OTHER SURFACES IS NECESSARY FOR THE PROPER INSTALLATION, SUPPORT, OR ANCHORAGE OF THE CONDUIT, RACEWAYS OR OTHER ELECTRICAL WORK, THIS WORK SHALL BE CAREFULLY DONE, AND ANY DAMAGE TO BUILDING, PIPING, OR EQUIPMENT SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADE INVOLVED, AT NO ADDITIONAL COST TO THE OWNER. METHODS FOR AND EXACT LOCATIONS OF PROPOSED CUTTING, CHANNELING, CHASING OR DRILLING OF EXISTING CONSTRUCTION SHALL BE AS APPROVED BY THE OWNER.
12. THE CONTRACTOR SHALL REPAIR ALL WALL, CEILING, FLOOR, OR ROOF OPENINGS WHICH ARE CREATED BY DEMOLITION OR PENETRATION. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE RATED PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE RATED INTEGRITY.
13. DEFINITIONS
a. "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL.
b. "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS WITHIN ARCHITECTURAL WALLS AND ABOVE CEILINGS.
c. "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW.
d. "INDICATED" UNDER THIS CONTRACT IS DEFINED AS SHOWN IN THE CONTRACT DOCUMENTS.
e. "CIRCUITRY" UNDER THIS CONTRACT IS DEFINED AS CONDUIT, FEEDER AND OR CIRCUIT.
14. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER WHEN THE PROJECT IS APPROXIMATELY 75% COMPLETED IN ORDER TO SCHEDULE A PRE-FINAL REVIEW OF CONSTRUCTION. NO WORK SHALL BE CONCEALED BY CEILINGS, WALLS, ETC. FINAL REVIEW SHALL BE SCHEDULED AT 100% COMPLETION. ALL PUNCH LIST ITEMS MUST BE ACCOMPLISHED PRIOR TO FINAL ACCEPTANCE.
16. PROVIDE TEMPORARY SERVICE FOR LIGHTING AND POWER EQUIPMENT (DRILLS, SAW, ETC.). VERIFY TEMPORARY REQUIREMENTS WITH GENERAL CONTRACTOR. TEMPORARY LIGHTING AND POWER SHALL MEET OSHA REQUIREMENTS AND LOCAL CODE. TEMPORARY POWER SHALL BE 120 VOLTS.
17. PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.
18. FINAL TESTING: AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL PROVIDE ACCESS PANEL FOR JUNCTION BOXES, DISCONNECT SWITCHES, OR OTHER DEVICES WHICH REQUIRE SERVICE ACCESS PER NEC.
20. SUBMIT COPIES OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW. SUBMITTAL DATA MUST SHOW MANUFACTURER'S NAME, PUBLISHED RATINGS OR CAPACITY DATA AND OTHER PERTINENT DATA. SUBMITTALS ARE REQUIRED FOR BUT ARE NOT LIMITED TO THE FOLLOWING ITEMS:
1) CIRCUIT BREAKERS AND PANELBOARDS
2) LAMPS
3) LIGHTING FIXTURES
4) SAFETY SWITCHES
5) WIRING DEVICES
21. PROVIDE AS BUILT DRAWINGS TO OWNER AT THE END OF THE CONSTRUCTION.

SPECIFICATIONS

- RACEWAYS, BOXES AND CONDUITS
1. OUTDOORS WIRING METHODS: USE THE FOLLOWING WIRING METHODS:
a. EXPOSED: CONDUCTORS IN RIGID METAL CONDUIT.
b. CONCEALED: CONDUCTORS IN RIGID METAL CONDUIT.
c. UNDERGROUND: CONDUCTORS IN RIGID NONMETALLIC CONDUIT, UNLESS OTHERWISE NOTED.
d. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT.
e. BOXES AND ENCLOSURES: NEMA TYPE 3R.
2. INDOORS WIRING METHODS: USE THE FOLLOWING METHODS:
a. LOCATIONS USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT, EXCEPT IN WET OR DAMP LOCATIONS USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
b. DAMP OR WET LOCATIONS: CONDUCTORS IN RIGID STEEL CONDUIT.
c. EXPOSED: CONDUCTORS IN ELECTRICAL METALLIC TUBING.
d. CONCEALED: CONDUCTORS IN ELECTRICAL METALLIC TUBING OR, AS APPROVED, METAL-CLAD (MC) CABLE.
e. BOXES AND ENCLOSURES: NEMA TYPE 1, EXCEPT IN DAMP OR WET LOCATIONS USE NEMA TYPE 4, STAINLESS STEEL.
3. ALL CIRCUITRY IN FINISHED AREAS SHALL BE RUN CONCEALED.
4. MINIMUM SIZE CONDUIT SHALL BE 1/2".
5. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION TYPE WITH INSULATED THROAT.
6. EXPOSED AND CONCEALED CIRCUITRY (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE RUN TIGHT TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
7. EXPOSED LOW VOLTAGE WIRING SHALL BE INSTALLED IN A RACEWAY, UNLESS OTHERWISE NOTED.
8. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.
9. WHERE EXISTING WALLS ARE FURRED OUT AND DEVICES ARE NOT NOTED TO BE REMOVED, PROVIDE EXTENSION BOXES TO BRING FACE OF DEVICES FLUSH WITH NEW FINISH SURFACE AND CONTINUE IN SERVICE.
C. WIRE AND CABLE
1. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 TYPE "THIN-THIN" INSULATION.
2. ALL WIRE SIZES SHALL BE AS NOTED AND COMPLY WITH NEC.
3. ALL "MC" CABLE SHALL HAVE AN INTERNAL GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.
4. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM FOR THE ENTIRE CIRCUIT.
D. WIRING DEVICES AND TELEPHONE/CABLE OUTLETS
1. THE LOCATION OF ALL WIRING DEVICES AND TELEPHONE/DATA OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION WITH THE ARCHITECT. THE ARCHITECT MAY RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.
2. DEVICE PLATES SHALL BE A FINISH AND COLOR SELECTED BY THE ARCHITECT.
3. COORDINATE WALL MOUNTED TELEPHONE/CABLE OUTLET LOCATIONS WITH THE ARCHITECT. TELEPHONE/CABLE CONDUCTORS SHALL BE INSTALLED BY OTHERS.
4. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC REQUIREMENTS AND ANY ADDITIONAL LOCAL CODES.
F. ELECTRICAL IDENTIFICATION
1. APPLY EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL:
a. PANELBOARDS AND DISCONNECTS.
b. ACCESS DOORS AND PANELS FOR CONCEALED ELECTRICAL ITEMS.
G. GROUNDING
1. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED.
2. ALL CIRCUITS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTORS. ALL NEW RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUNDING CONDUCTOR.
3. SEPARATELY DERIVED SYSTEMS REQUIRED BY NEC TO BE GROUNDED SHALL BE GROUNDED AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
I. PANELBOARDS
1. IN PANELBOARDS, "EQUIPPED SPACE" OR "SPACE" IS DEFINED TO INCLUDE ALL NECESSARY BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE.
2. PANELBOARD CIRCUITING SHALL MATCH THE DRAWINGS. CIRCUITING CHANGES MUST BE APPROVED BY THE ENGINEER.
3. PANELBOARD BUS SHALL BE COPPER WITH BOLT-ON BRANCH CIRCUIT BREAKERS.
4. BEFORE ORDERING PANELBOARDS, COORDINATE ALL MOTOR CIRCUIT BREAKER TRIPS WITH MECHANICAL EQUIPMENT MANUFACTURER'S REQUIREMENTS.
5. SURFACE MOUNTED PANELBOARD CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL SLOTTED SUPPORT SYSTEM TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET.
6. FOR RECESSED PANELBOARDS, RUN ONE 3/4" CONDUIT FROM TOP OF PANEL 6" INTO CEILING SPACE FOR EVERY SET OF 3 SPARE CIRCUIT BREAKERS OR SPACES.
7. PANELBOARD SHALL BE EQUAL TO SQUARE D TYPE NEHB, NOOD, OR MANUFACTURED EQUIVALENT BY GENERAL ELECTRIC, EATON/CUTLER HAMMER, OR SIEMENS.
8. PROVIDE FRAMED, TYPED CIRCUIT DIRECTORY WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER. PROVIDE NEW PANELBOARD DIRECTORY FOR ALL EXISTING AND NEW PANELBOARDS AFFECTED BY RENOVATION. PANELBOARD DIRECTORY SHALL BE REVISED TO REFLECT ALL REVISED FIELD CONDITIONS.
J. FUSES
4. INSTALL FUSES IN FUSIBLE DEVICES AS INDICATED.
5. INSTALL TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION.

SPECIFICATIONS

- K. DISCONNECTS AND CIRCUIT BREAKERS
1. ENCLOSED NON-FUSIBLE SWITCH SHALL BE NEMA HEAVY-DUTY TYPE WITH ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
2. ENCLOSED FUSIBLE SWITCHES SHALL BE NEMA HEAVY-DUTY TYPE WITH CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
3. ENCLOSED MOLDED-CASE CIRCUIT BREAKER: FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED; INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT, 10,000 SYMMETRICAL RMS AMPERES MINIMUM; WITH APPROPRIATE APPLICATION LISTING WHEN USED FOR SWITCHING FLUORESCENT LIGHTING LOADS OR HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT.
4. ENCLOSURE: NEMA TYPE 1, UNLESS SPECIFIED OR REQUIRED OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
a. OUTDOOR LOCATIONS: TYPE 12/3R.
b. KITCHEN AREAS: TYPE 4X, STAINLESS STEEL.
c. OTHER WET OR DAMP INDOOR LOCATIONS: TYPE 4.
M. LIGHTING
1. COORDINATE RECESSED LIGHTING FIXTURES WITH MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST LIGHTING FIXTURES IN FIELD PER ARCHITECT.
2. PROVIDE FINISHING FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COMPATIBLE WITH CEILING. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.
3. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE PLANS FOR SPECIFIC REQUIREMENTS. PROVIDE NEW LAMPS FOR ALL EXISTING LIGHTING FIXTURES.
4. FINISHES OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.
N. EQUIPMENT LOCATION
1. DO NOT INSTALL NEW PANELBOARDS, SWITCHBOARDS AND/OR MOTOR CONTROL CENTERS UNDERNEATH NEW OR EXISTING DUCTWORK AND/OR PIPING. IF SUCH CONDITIONS ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR FURTHER EVALUATION AND DIRECTION. INSTALLING THE PANELBOARD IN A DIFFERENT LOCATION AGREED TO BY THE ENGINEER AND OWNER TO AVOID THIS SCENARIO SHALL BE AT SOLE COST TO THE CONTRACTOR.
O. DEMOLITION
1. PROVIDE DEMOLITION AS INDICATED ON DEMOLITION PLANS. CIRCUITRY NOTED FOR REMOVAL SHALL BE REMOVED BACK TO THE SOURCE BUS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL FROM THE SITE FOR ALL EQUIPMENT AND MATERIAL REMOVED UNDER DEMOLITION WORK, UNLESS OTHERWISE NOTED OR DIRECTED. EXISTING CIRCUITS--TO REMAIN INTERRUPTED BY DEMOLITION SHALL BE RESTORED FOR OPERATION AS BEFORE. OUTAGES REQUIRED TO PERFORM DEMOLITION SHALL BE COORDINATED WITH THE OWNER AND PROCESSED OUTSIDE OF NORMAL BUSINESS HOURS. REPAIR ALL WALL, CEILING, FLOOR OR ROOF OPENINGS CREATED BY DEMOLITION.
2. LOCATE, IDENTIFY AND PROTECT ELECTRICAL SERVICES PASSING THROUGH DEMOLITION AREA AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Notes. Includes entries for AMP, ABOVE FINISHED FLOOR, AMPERES INTERRUPTING CAPACITY(MIN), CIRCUIT BREAKER, CONDUIT, CIRCUIT, EMPTY CONDUIT, EXISTING TO REMAIN, CONT. IN SERVICE, FIRE ALARM, FULL LOAD AMPS, GROUND, HORSE POWER, KILO-VOLT AMPERE, KILOWATT, LIGHT MANUFACTURER, MAIN CIRCUIT BREAKER, MOUNTING HEIGHT, MAIN LUG ONLY, NEUTRAL, NEW ITEMS, NATIONAL ELECTRICAL CODE, NOT IN CONTRACT, ORIGINAL EQUIPMENT, MANUFACTURER, OWNER FURNISHED, CONTRACTOR INSTALLED, POLE, PANEL, PH.# PHASE, REMOVE EXISTING AND RELOCATED, RELOCATED EQUIP. RECEPTACLE, TBD TO BE DETERMINED, UNLESS OTHERWISE NOTED, VOLT, WIRE, WITH, WEATHERPROOF, YEAR TRANSFORMER, REMOVE WITH ALL CIRCUITRY THERETO.

ELECTRICAL RISER NOTES:

- 1. PROVIDE NEW SERVICE 450A, 120/240V, 1 , 3W, FROM PEPCO. RUN 2 SETS OF 3#4/O+1#2G GROUND ALL IN 2-1/2" CONDUIT.
2. PROVIDE NEW UTILITY SERVICE CABINET 450A 120/240V, 1 , 3W MANUFACTURER BY N.J. SULLIVAN WITH PEPCO'S APPROVAL
3. PROVIDE NEW METER CENTER WITH 6 METERS/SOCEKTS (6)175A CIRCUIT BREAKER. INSTALL PER PEPCO REQUIREMENTS.
4. PROVIDE NEW GROUNDING #1/0 PER NEC.
5. PROVIDE NEW TENANT PANEL 175MCB, 120/240V, 1 , 3W, - SEE PANEL SCHEDULE.

ALL ELECTRICAL WIRING, BOXES, CONDUITS, RACEWAYS, CATV AND TELEPHONE WIRING PENETRATING FIRE RESISTANCE RATED MEMBRANCES MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE RATED RATING IS NOT REDUCE.
UL 263 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIAL. SIMILAR TO ASTM E119
UL 1479 FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS. COMPLEMENTARY TO UL 263. SIMILAR TO ASTM E 814

ELECTRICAL SYMBOLS

Table with 3 columns: Designation, Description, and MTG HGT TO CENTERLINE AFF (UON). Includes symbols for incandescent, compact fluorescent, LED lighting fixtures, duplex receptacles, weatherproof duplex receptacles, special purpose single receptacles, television, homerun to panelboard, telephone outlet stub out, ground, panelboard, motor connection, non-fused safety disconnect switch, fused safety disconnect switch, tick marks in homerun or branch circuitry, general circuitry, key notes, factory connection, meter, half switched receptacle, junction box, utility metering, smoke detector w/ battery, carbon monoxide sensor.

INDEX:

Table with 2 columns: SHEET NO. and DRAWING TITLE. Lists sheets E001 through E005 and their corresponding drawing titles.

DATE: 02/25/2023
SCALE AS NOTE

DESIGNED BY: WILLIAM V.

PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

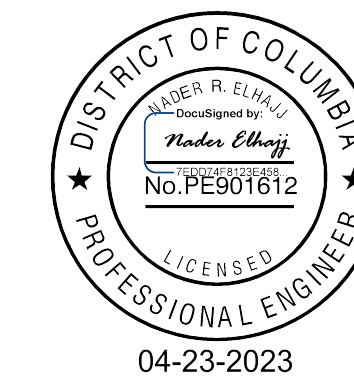
CLIENT: ALMASA PROPERTIES LLC

REVISIONS Description

Date

SHEET

E001



CONTENT: ELECTRICAL COVER SHEET

GENERAL NOTES

- 1 PROVIDE POWER FOR UNDER CABINET LIGHTING
- 2 LOW LIGHTS AT STAIRWALL EQUALLY SPACED
- 3 PROVIDE POWER AT INTEGRAL LIGHT AT MEDICINE CABINETS
- 4 OUTDOOR LIGHTING ON PARAPET WALL

LEGEND - ELECTRICAL

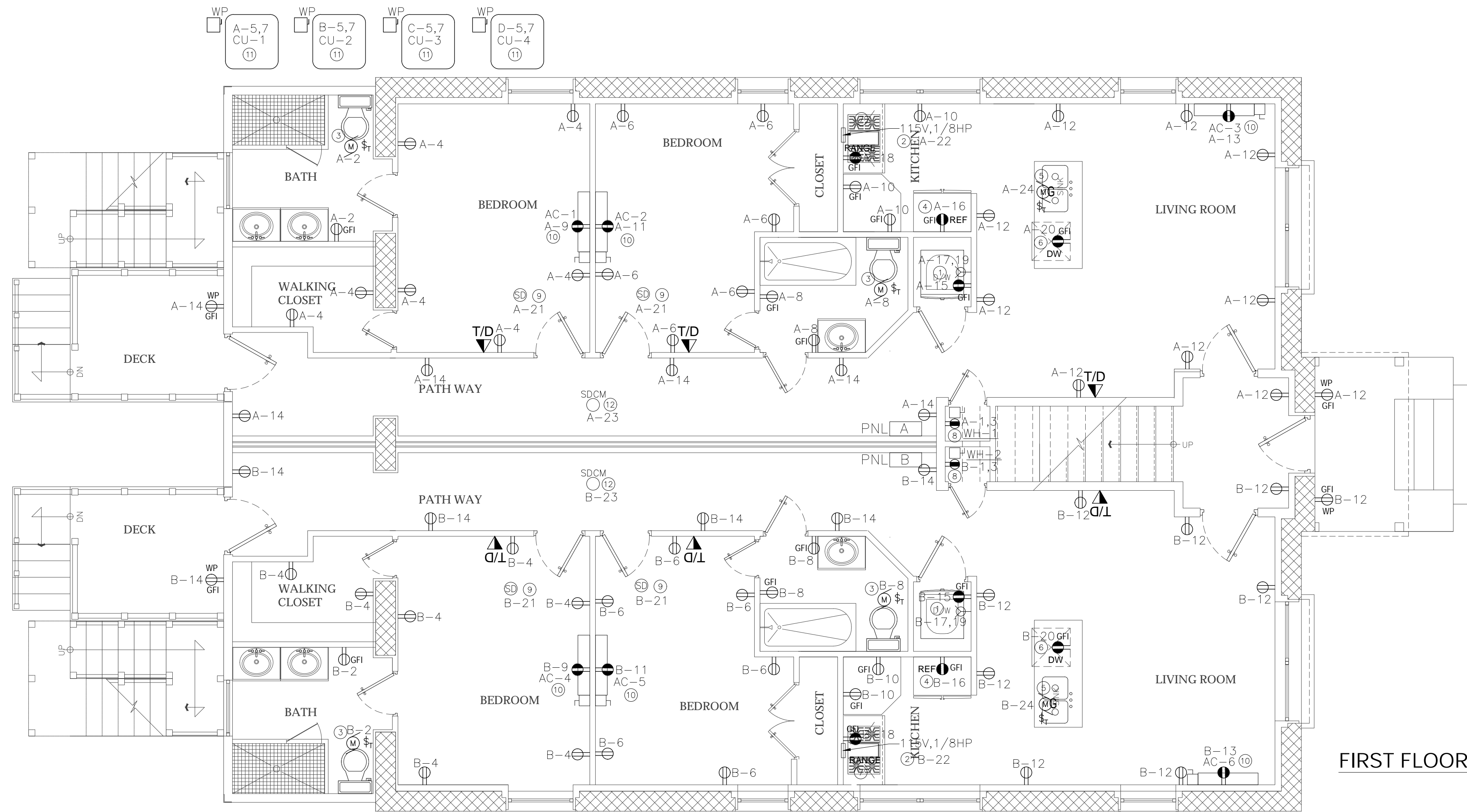
- DUPLEX OUTLET
- DEDICATED OUTLET
- GFI OUTLET
- GARBAGE DISPOSAL
- TELE/DATA OUTLET

NEW WORK POWER NOTES:

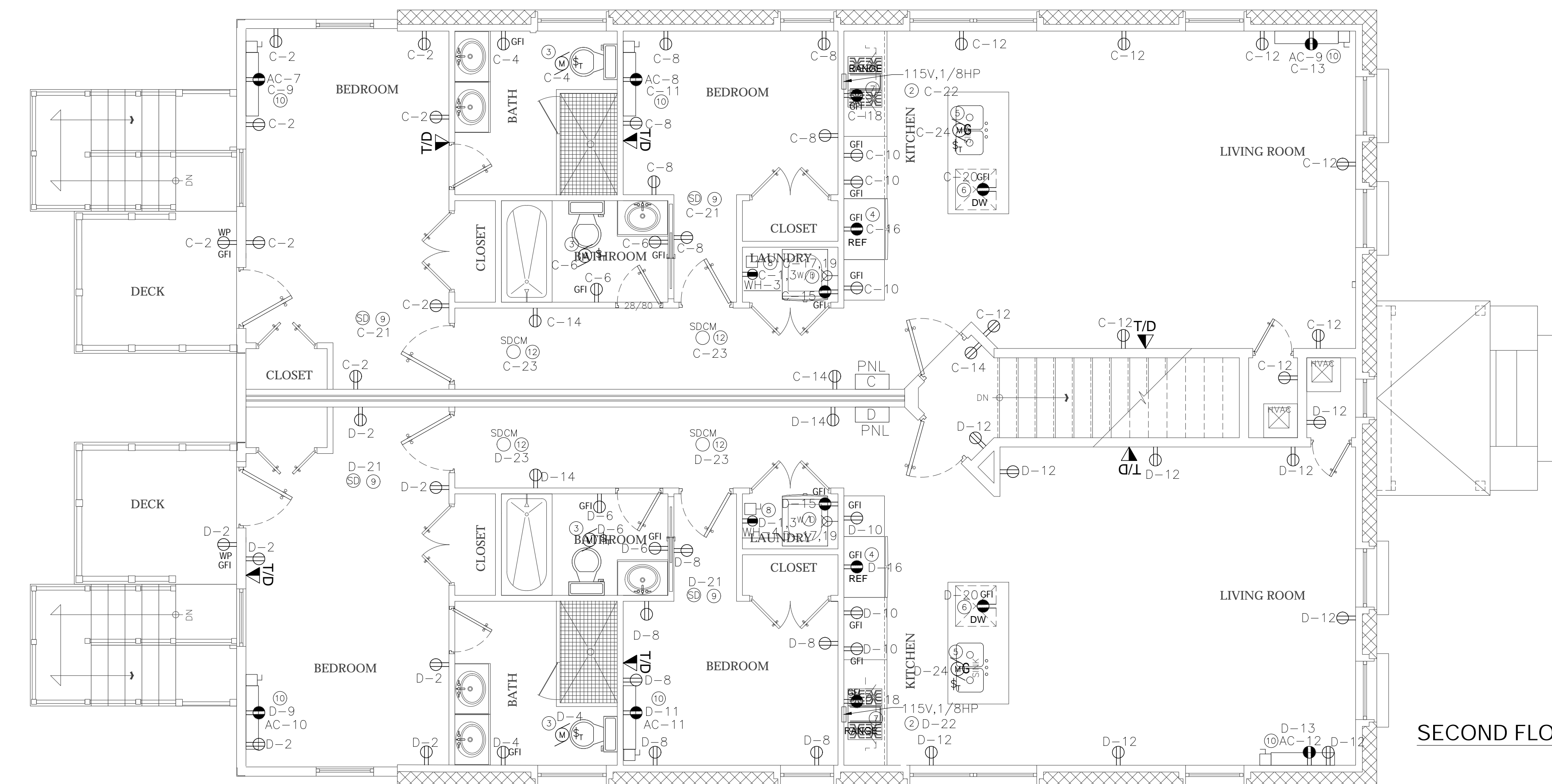
1. PROVIDE CONNECTION FOR DRYER NEMA RATED 240V, 1PH, 30A C/A. COORDINATE WITH OWNERS FOR REQUIREMENTS. DRYER TO BE ENERGY STAR..
2. PROVIDE CONNECTION FOR KITCHEN DUCTED HOOD FAN. PROVIDE MEANS OF DISC. TO COMPLY WITH NEC REQUIREMENTS. FAN TO BE CONTROLLED VIA WALL-MOUNTED SWITCH FURNISHED BY HVAC CONTRACTOR. HOOD TO BE ENERGY STAR.
3. PROVIDE CONNECTION FOR BATHROOM EXHAUST FAN. PROVIDE MEANS OF DISC. TO COMPLY WITH NEC REQUIREMENTS. EXHAUST FAN TO BE ENERGY STAR.
4. PROVIDE DED. RECEPTACLE FOR FULL HEIGHT REFRIGERATOR 120V-1PH. PROVIDE GFCI CIRCUIT BREAKER. REFRIGERATOR TO BE ENERGY STAR.
5. CONNECTION FOR GARBAGE DISPOSER WITH PNEUMATIC SWITCH IN COUNTER. FHP-120V-1PHASE PROVIDE MEANS OF DISCONNECT TO COMPLY WITH NEC REQUIREMENTS.
6. PROVIDE DED. GFI RECEPTACLE FOR DISHWASHER. COORDINATE EXACT LOCATION AND HEIGHT PRIOR TO ROUGH-IN. DISHWASHER TO BE ENERGY STAR.
7. PROVIDE CONNECTION FOR RANGE. COORDINATE WITH OWNER FOR REQUIREMENTS
8. PROVIDE CONNECTION FOR GAS TANKLESS WATER HEATER (WH-1 & 2) PROVIDE DISC. SW. PER NEC REQUIREMENTS. ALL EQUIPMENT TO BE ENERGY STAR.
9. WIRE UNIT SMOKE DETECTORS/CO SENSOR SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PROVIDE HARDWIRE COMBINATION UNIT SMOKE DETECTOR/ CO SENSOR WITH BATTERY BACKUP. DEVICE SHALL BE LOCATED 3 FEET AWAY FROM HVAC DIFFUSER AND BATHROOM OR KITCHEN ENTRANCE.
10. PROVIDE CONNECTION FOR INDOOR UNITS. 115V, 4.8MCA, 15MOCP. PROVIDE DISCONNECT SWITCH PER NEC REQUIREMENTS.
11. PROVIDE CONNECTION FOR OUTDOOR UNITS. 208V, 1PH, 10.3MCA, 20MOCP. PROVIDE NEMA TYPE 3R 1-208V-30A WP DISC. SW. (UL CLASS RK5). ALL EQUIPMENT PROVIDED TO BE ENERGY STAR RATED.
12. WIRE UNIT SMOKE DETECTOR AND CARBON MONOXIDE ALARM SENSOR SUCH THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PROVIDE HARDWIRE COMBINATION WITH BATTERY BACKUP. DEVICE SHALL BE LOCATED 3 FEET AWAY FROM HVAC DIFFUSER AND BATHROOM OR KITCHEN ENTRANCE.

SPECIAL NOTES:

ALL 120 VOLT SINGLE PHASE, 15 AND 20AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12. PROVIDE TAMPER RECEPTACLES AT ALL LOCATIONS WHERE THEY ARE MOUNTED NO HIGHER THAN 5'-1/2 FEET AFF OR IN A SPACE DEDICATED TO A SPECIFIC APPLIANCE.



FIRST FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

DATE: 02/25/2023
SCALE AS NOTE

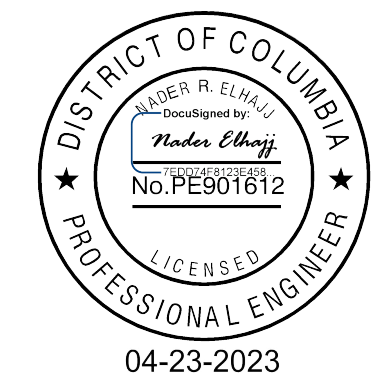
DESIGNED BY: WILLIAM V.

PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC

REVISIONS	Description	Date

SHEET E002



CONTENT: FIRST & SECOND FLOOR POWER PLAN

NEW WORK GENERAL NOTES:

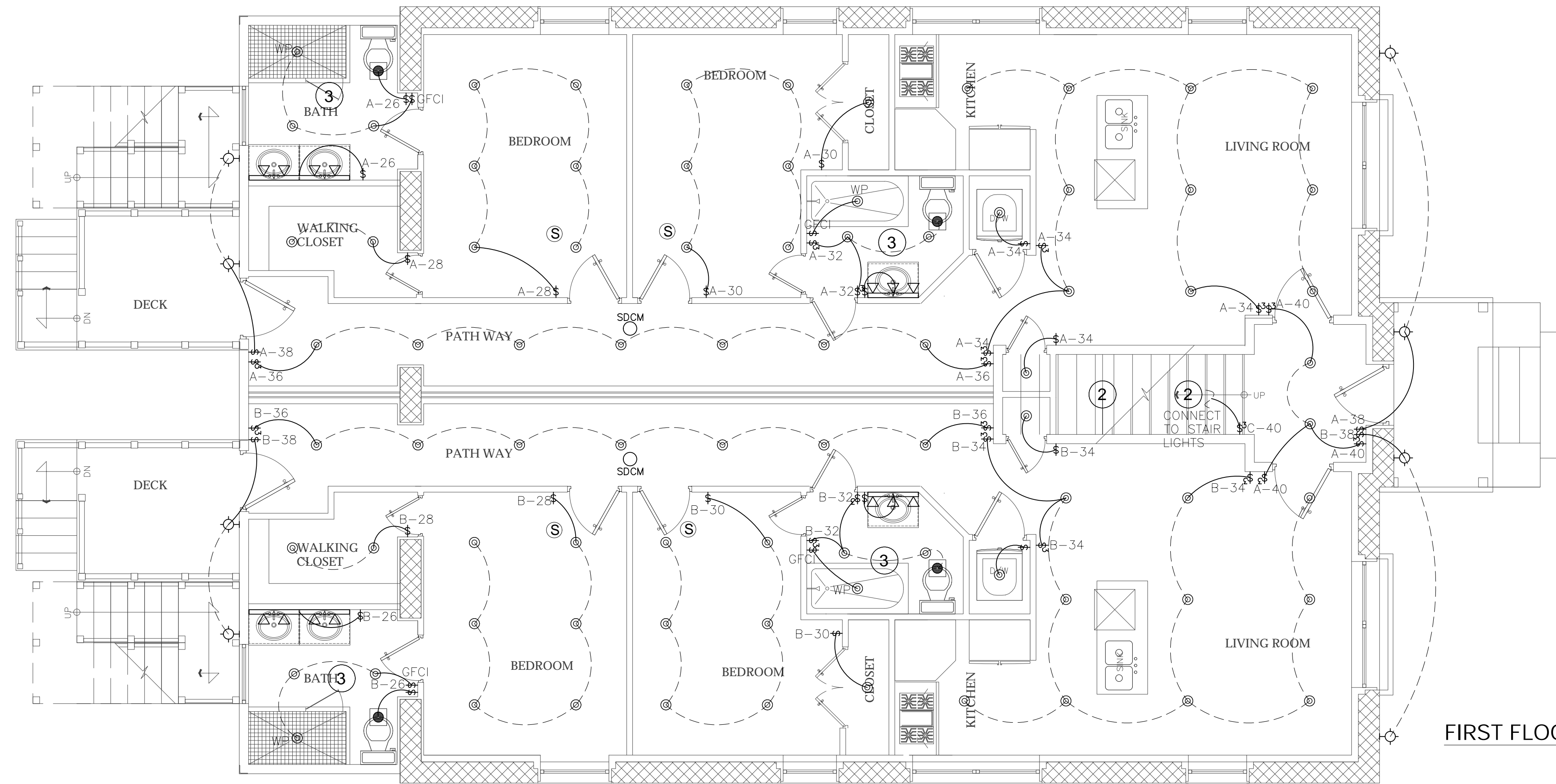
1. REFER TO COVER SHEET DRAWING FOR ELECTRICAL LEGENDS & ADDITIONAL INFORMATION
2. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL ELECTRICAL DEVICES SUCH AS SWITCHES, POWER/TELE/DATA OUTLETS, EQUIPMENT, ETC. PRIOR INSTALLATION.
3. CIRCUIT NUMBERS INDICATED ON BRANCH CIRCUIT HOMERUNS ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ACTUAL CIRCUIT NUMBERS AT THE TIME OF INSTALLATION AND SHALL PROVIDE AN ACCURATE, TYPED PANEL ABOARD DIRECTORY FOR EACH PANELBOARD. ANY UNUSED BREAKER SHALL BE TURNED TO THE "OFF" POSITION, AND LABELED AS SPARE.

NEW WORK LIGHTING NOTES: #

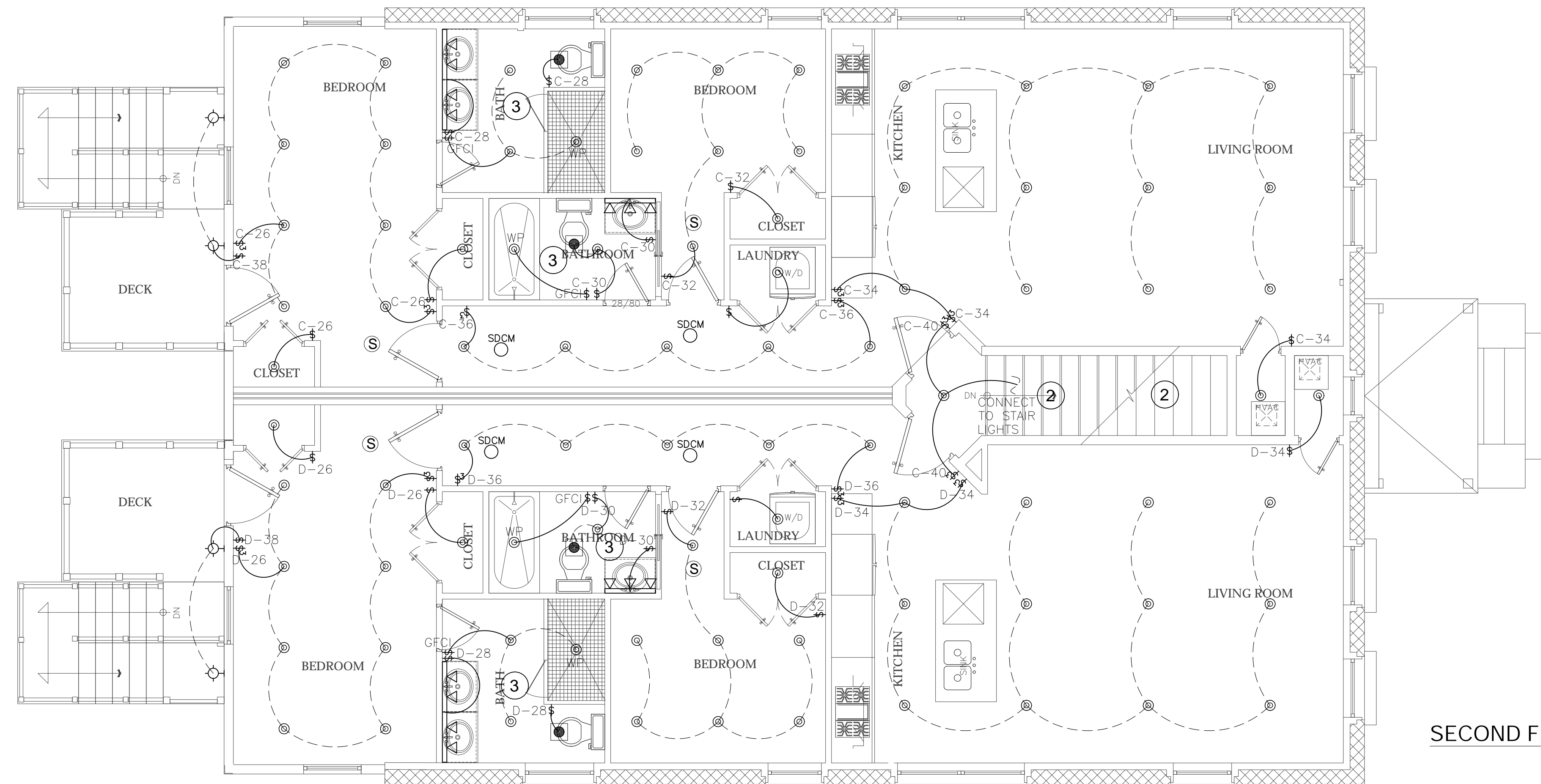
1. CONTRACTOR SHALL CONNECT TO DESIGNATED PANEL RUN 2#12+1#12G. CONTRACTOR SHALL CONNECT NO MORE THAN 1800 WATTS PER 1-P-20A-120V C/A.
2. ALL EXTERIOR LIGHTING FIXTURES TO BE CONTROLLED DUSK & DAWN PHOTOCELL ELECTRIC SENSOR. WIRE ACCORDINGLY TO HOUSE PANEL. USE WIRE #12. LOCATE PHOTO ELECTRIC CONTROL AS NECESSARY FOR PROPER FUNCTION OF LIGHTING.

LEGEND - LIGHTING FIXTURE

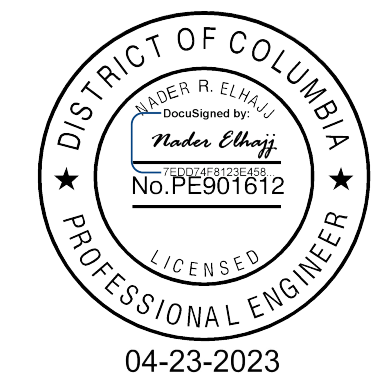
- RECESSED CAN
- ⊕ EXTERIOR WALL SCNCE
- ⊕ LIGHTING ON PARAPET WALL
- ⊙ SMOKE DETECTOR
- SDCM SMOKE & CARBON MONOXIDE DETECTOR
- ∨ SECURITY LIGHT



FIRST FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



DATE:	02/25/2023
DESIGNED BY:	WILLIAM V.
SCALE:	AS NOTE
PROJECT:	ALMASA PROPERTIES LLC
	2256 HIGH ST SE, WASHINGTON, DC 20020
CONTENT:	FIRST & SECOND LIGHTING PLAN
REVISIONS	Description
Date	
SHEET	E003

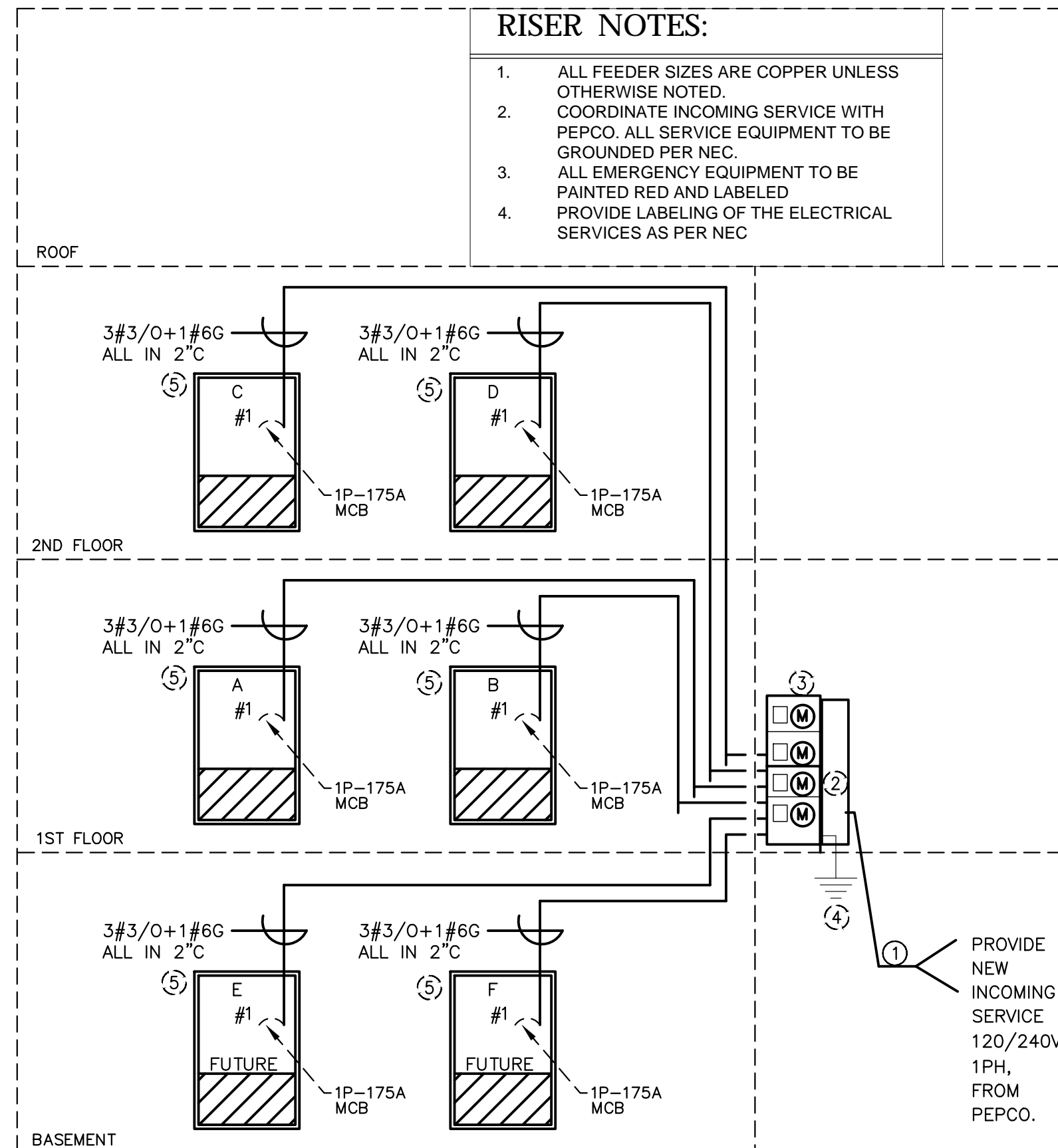
LOAD DEMAND CALCULATION DWELLING UNIT NEC	
UNIT TYPE: UNIT A	
LIGHTING/RECEPTACLE 950 @3W/SQ/FT	= 2850 WATTS
KITCHEN/SMALL APPLIANCES (2)(1500)	= 3000
LAUNDRARY	= 1500
FIRST 3000VA AT 100%	= 3000
REMAINDER AT 35%	= 1523
GENERAL LOAD	= 4523
Appliance Load	
DISHWASHER (01)	= 1500
RANGE (01)	= 4000
REFRIGERATOR	= 1200
MICROWAVE OVEN	=
WATER HEATER	= 4500
APPLIANCE LOAD	= 11200
DISPOSAL	= 900
PUMP	= --
MOTOR LOAD	= 900
DRYER-TABLE 220.54	= 5000
CLOTHE WASHER	= 1500
GAS RANGE-TABLE 220.55	=
MISCELLANEOUS	= 1500
GREATER LOAD -COOLING 10.3MCA	= 6600
25% OF LARGEST MOTOR	= 900
TOTAL	32123 VA
TOTAL (240V,1PH)	134 AMPS
1.25 SAFETY FACTOR	168 AMPS
	PROVIDE 175 AMPS

LOAD DEMAND CALCULATION DWELLING UNIT NEC	
UNIT TYPE: UNIT B	
LIGHTING/RECEPTACLE 950 @3W/SQ/FT	= 2850 WATTS
KITCHEN/SMALL APPLIANCES (2)(1500)	= 3000
LAUNDRARY	= 1500
FIRST 3000VA AT 100%	= 3000
REMAINDER AT 35%	= 1523
GENERAL LOAD	= 4523
Appliance Load	
DISHWASHER (01)	= 1500
RANGE (01)	= 4000
REFRIGERATOR	= 1200
MICROWAVE OVEN	=
WATER HEATER	= 4500
APPLIANCE LOAD	= 11200
DISPOSAL	= 900
PUMP	= --
MOTOR LOAD	= 900
DRYER-TABLE 220.54	= 5000
CLOTHE WASHER	= 1500
GAS RANGE-TABLE 220.55	=
MISCELLANEOUS	= 1500
GREATER LOAD -COOLING 10.3MCA	= 6600
25% OF LARGEST MOTOR	= 900
TOTAL	32123 VA
TOTAL (240V,1PH)	134 AMPS
1.25 SAFETY FACTOR	168 AMPS
	PROVIDE 175 AMPS

LOAD DEMAND CALCULATION DWELLING UNIT NEC	
UNIT TYPE: UNIT C	
LIGHTING/RECEPTACLE 965 @3W/SQ/FT	= 2895 WATTS
KITCHEN/SMALL APPLIANCES (2)(1500)	= 3000
LAUNDRARY	= 1500
FIRST 3000VA AT 100%	= 3000
REMAINDER AT 35%	= 1539
GENERAL LOAD	= 4539
Appliance Load	
DISHWASHER (01)	= 1500
RANGE (01)	= 4000
REFRIGERATOR	= 1200
MICROWAVE OVEN	=
WATER HEATER	= 4500
APPLIANCE LOAD	= 11200
DISPOSAL	= 900
PUMP	= --
MOTOR LOAD	= 900
DRYER-TABLE 220.54	= 5000
CLOTHE WASHER	= 1500
GAS RANGE-TABLE 220.55	=
MISCELLANEOUS	= 1500
GREATER LOAD -COOLING 10.3MCA	= 6600
25% OF LARGEST MOTOR	= 900
TOTAL	32139 VA
TOTAL (240V,1PH)	134 AMPS
1.25 SAFETY FACTOR	168 AMPS
	PROVIDE 175 AMPS

LOAD DEMAND CALCULATION DWELLING UNIT NEC	
UNIT TYPE: UNIT D	
LIGHTING/RECEPTACLE 965 @3W/SQ/FT	= 2895 WATTS
KITCHEN/SMALL APPLIANCES (2)(1500)	= 3000
LAUNDRARY	= 1500
FIRST 3000VA AT 100%	= 3000
REMAINDER AT 35%	= 1539
GENERAL LOAD	= 4539
Appliance Load	
DISHWASHER (01)	= 1500
RANGE (01)	= 4000
REFRIGERATOR	= 1200
MICROWAVE OVEN	=
WATER HEATER	= 4500
APPLIANCE LOAD	= 11200
DISPOSAL	= 900
PUMP	= --
MOTOR LOAD	= 900
DRYER-TABLE 220.54	= 5000
CLOTHE WASHER	= 1500
GAS RANGE-TABLE 220.55	=
MISCELLANEOUS	= 1500
GREATER LOAD -COOLING 10.3MCA	= 6600
25% OF LARGEST MOTOR	= 900
TOTAL	32139 VA
TOTAL (240V,1PH)	134 AMPS
1.25 SAFETY FACTOR	168 AMPS
	PROVIDE 175 AMPS

FEEDER OR SERVICE LOAD OPTIONAL CALCULATION NEC TAALE 220.84	
INCOMING SERVICE MAIN SWAD	
METER CENTER # 1 @ WATTS, PER UNITS	= 32123+32123 WATTS 32139+32139 WATTS 32000+32000 WATTS
TOTAL CONNECTED LOAD	= 192,524 WATTS
TOTAL DEMAND LOAD PER (NEC 220.84)	= 86636 WATTS
AMPS @ 240 VOLT, 1Ø	= 361 AMPS
HOUSE PANEL LOAD	=
TOTAL	= 361 AMPS
1.25 SAFETY FACTOR	= 451
MINIMUM DEMAND LOAD FOR ELECTRICAL SERVICE AMPS @ 240 VOLT, 1Ø	= 450 AMPS PROVIDE NEW 450A SERVICE



1 NEW POWER RISER DIAGRAM 505 A & B
SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE									
SYMBOL OR TAG	LOCATION/USE	TYPE	MOUNTING	LAMPS PER FIXTURE	WATTS PER LAMP	WATTS PER FIXTURE	TYPE	VOLTAGE	REMARKS
○	ALL FLOORS	6" DOWNLIGHT	RECESSED	1	10	10	LED	120	FIXTURE BY OWNER
○	KITCHEN/DINING	PENDANT LIGHT	CEILING	1	10	10	LED	120	FIXTURE BY OWNER
○	INTERIOR	WALL SCONCE, INTERIOR	WALL	1	10	10	LED	120	FIXTURE BY OWNER
○	EXTERIOR	WALL SCONCE, EXTERIOR	WALL	1	15	15	LED	120	FIXTURE BY OWNER
▽▽▽	BATHROOM	BRUSHED NICKEL VANITY FIXTURE	WALL	2	15	30	LED	120	FIXTURE BY OWNER
WP	BATHROOM	WATER PROOF FOR SHOWER AREA	RECESSED	1	10	10	LED	120	FIXTURE BY OWNER
W.P.○	EXTERIOR	CEILING LIGHT PORCH	CEILING	1	10	10	LED	120	FIXTURE BY OWNER
UC○	UNDER CABINET LIGHT	PUCK LIGHT	CABINET	4	4	16	LED	120	FIXTURE BY OWNER

NOTES:

- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.
- PROVIDE IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤ 2.0 CFM LEAKAGE AT 75 PA.
- CONSULT WITH OWNER/OR ARCHITECT REGARDING ANY QUESTION ABOUT FIXTURE LOCATIONS OR CONFLICTS.
- CONSULT WITH OWNER REGARDING SWITCH LAYOUT WITHIN EACH SWITCH BANK LOCATION.
- USE IC UNITS WHERE REQUIRED OR IN DIRECT CONTACT WITH INSULATION.
- ALL FIXTURES AND FIXTURE WIRING SHALL COMPLY WITH NEC.
- ALL FIXTURE MODELS TYPE AND LOCATION SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE.

DESIGNED BY: WILLIAM V. [Signature]

DATE: 02/25/2023

SCALE AS NOTE

PROJECT: ALMASA PROPERTIES LLC

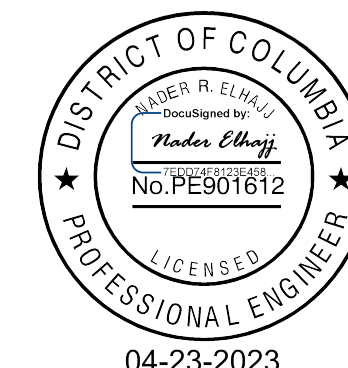
2256 HIGH ST SE, WASHINGTON, DC 20020

CONTENT: RISER DIAGRAM & LOAD CALCS

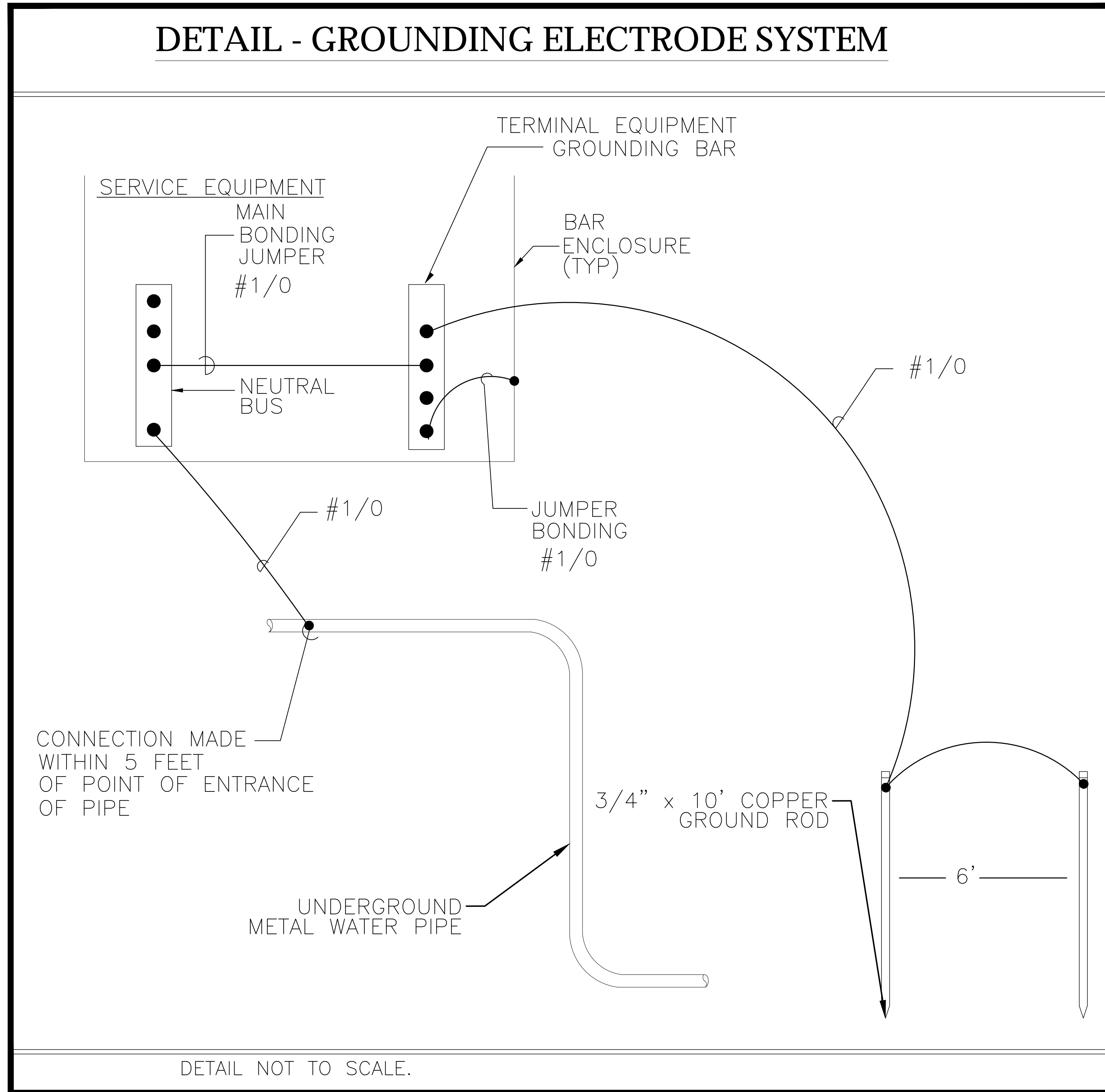
REVISIONS	Description

Date

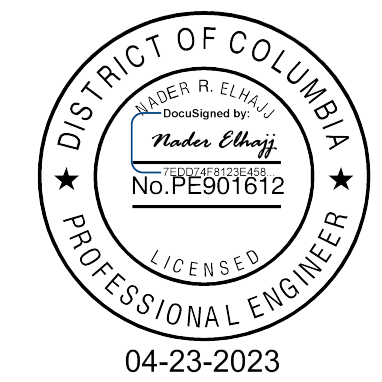
SHEET E004



DETAIL - GROUNDING ELECTRODE SYSTEM



DETAIL NOT TO SCALE.



REVISIONS	Description	Date
SHEET		
E005		
CLIENT:	ALMASA PROPERTIES LLC	PROJECT:
DESIGNED BY:	WILLIAM V.	2256 HIGH ST SE, WASHINGTON, DC 20020
DATE:	02/25/2023	SCALE AS NOTE
CONTENT: DETAIL GROUNDING ELECTRODE SYSTEM		

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE CODES, RULES AND REGULATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND TAXES AND OBTAIN, SCHEDULE, AND PAY FOR REQUIRED INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION (AHJ), SCHEDULE AND CONDUCT INSPECTIONS REQUIRED BY AHJ TO OBTAIN FINAL CERTIFICATE OF OCCUPANCY (COO). INSPECTIONS AND APPROVALS BY THE AHJ ARE REQUIRED IN ADDITION TO ANY INSPECTIONS OR REVIEWS BY THE ARCHITECT AND ENGINEER. POST AND COMPLETE FORMS ASSOCIATED WITH THE PERMITS AND REQUIRED TO BE SIGNED BY THE AHJ; PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT AT LEAST TWO DAYS PRIOR TO EACH INSPECTION BY AHJ TO ALLOW FOR THE ARCHITECT OR ENGINEER TO OBSERVE THE INSPECTION.
- MAKE NO CHANGES WITHOUT THE WRITTEN PERMISSION FROM THE ENGINEER.
- ALL MATERIAL AND EQUIPMENT INDICATED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURERS AND SHALL BE IN NEW CONDITION AT ACCEPTANCE OF WORK.
- THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. COMPRESSORS SHALL HAVE A FULL FIVE-YEAR WARRANTY. CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS AS CONSTRUCTED HEREIN WITHIN THE PERIOD COVERED BY THE GUARANTEE.
- SCAFFOLDING, RIGGING AND HOISTING: UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL FURNISH ALL SCAFFOLDING, RIGGING, HOISTING, AND SERVICES NECESSARY FOR ERECTION AND DELIVERY INTO THE PREMISES OF ANY EQUIPMENT AND APPARATUS FURNISHED, AND REMOVAL OF SAME FROM PREMISES WHEN NO LONGER REQUIRED.
- LOCATION OF EQUIPMENT, PIPING, AND OTHER MECHANICAL WORK IS INDICATED DIAGRAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS AND WORK OF OTHER CONTRACTORS.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR PROPER ARRANGEMENT OF PIPES, DUCTS, ETC., TO CONNECT APPROVED EQUIPMENT IN A PROPER AND APPROVED MANNER. FOLLOW EQUIPMENT MANUFACTURER'S DETAILED INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT BEFORE PROCEEDING. NO EQUIPMENT INSTALLATION OR CONNECTIONS SHALL BE MADE IN A MANNER THAT VIOLES THE MANUFACTURER'S WARRANTY.
- SEE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ROOF PENETRATIONS.
- UNLESS OTHERWISE NOTED, ALL SPECIFIED EQUIPMENT IS LESS THAN 200 POUNDS. SEE ARCHITECTURAL DRAWINGS FOR SUPPORT DETAILS OF ALL EQUIPMENT GREATER THAN 200 LBS.
- INSTALL EACH ITEM OF EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OF DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.
- CUTTING AND PATCHING SHALL BE DONE BY THE APPROPRIATE TRADE UNLESS OTHERWISE REQUIRED BY TRADE CUSTOM OR SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. CONTRACTOR SHALL FURNISH SKETCHES SHOWING THE LOCATIONS AND SIZES OF ALL OPENINGS, CHASES, ETC. REQUIRED. CONTRACTOR IS LIABLE FOR CUTTING OR PATCHING MADE NECESSARY BY HIS FAILURE TO MAKE PROPER ARRANGEMENTS IN THIS RESPECT.
- DO NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER AS DIRECTED BY THEM.
- MAINTAIN WORK AREA CLEAN AT ALL TIMES DURING CONSTRUCTION. AFTER COMPLETING INSTALLATIONS OF DUCTWORK, CONTRACTOR SHALL CLEAN ENTIRE SYSTEM OF RUBBISH, PLASTER, DIRT AND ANY OTHER DEBRIS.
- TEST ALL SYSTEMS. SYSTEMS SHALL OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. REPORT ANY DEFICIENCIES TO ARCHITECT.

SHOP DRAWINGS

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING MATERIALS AND EQUIPMENT:
 - ALL HEATING AND COOLING EQUIPMENT
 - REFRIGERANT DRIERS, INDICATORS, SIGHT-GLASS AND RECEIVER WHEN NOT PART OF PACKAGED EQUIPMENT
 - VALVES AND PIPING SPECIALTIES
 - PIPE AND DUCT INSULATION
 - FANS
 - AIR DEVICES
 - WALL AND ROOF CAPS
 - CONCENTRIC VENTS
 - TEMPERATURE CONTROLS
 - TESTING AND BALANCING REPORTS
 - OPERATION AND MAINTENANCE MANUALS
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF MECHANICAL EQUIPMENT, DUCTWORK, ROUTING, LOCATION OF SYSTEM COMPONENTS, AND ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR. CONTRACTOR ORIGINATED MODIFICATIONS TO THE MECHANICAL EQUIPMENT ELECTRICAL INSTALLATION, DUE TO DEVIATIONS FROM THE MECHANICAL EQUIPMENT'S "BASIS OF DESIGN" OR "PROTOTYPE" ELECTRICAL DATA, SHALL BE AT A COST TO THE MECHANICAL CONTRACTOR.

INDEX:

SHEET NO.	DRAWING TITLE
M001	MECHANICAL COVER SHEET
M002	HVAC CELLAR, FIRST & SECOND FLOOR MECHANICAL PLAN
M003	HVAC SCHEDULES & DETAILS

GENERAL NOTES

EQUIPMENT

- GENERAL: REFER TO EQUIPMENT SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- AIR DEVICES: STEEL CONSTRUCTION WITH ENAMEL FINISH, COLOR AS APPROVED BY OWNER/ARCHITECT. ACCEPTABLE MANUFACTURERS: HARRY & COOLEY, TITUS, PRICE, AND NAILOR.
- FANS: EACH FAN SHALL BE AMCA CERTIFIED AND LABELED. EACH FAN SHALL BE UL LISTED AND LABELED. ALL WIRING PROVIDED AS PART OF THE UNIT SHALL BE IN ACCORDANCE WITH NEC. ACCEPTABLE MANUFACTURERS: BROAN, COOK, GREENHECK OR PENN. SUBMIT SAMPLE MODEL FOR ARCHITECTURAL REVIEW AND APPROVAL. FAN EFFICACY SHALL BE MINIMUM 2.8CFM/W.
- AIR HANDLING UNITS: PACKAGED, FACTORY ASSEMBLED, PRE-WIRED AND PRE-PIPED WITH MICROPROCESSOR CONTROL SYSTEM AND ALL OPTIONS AS SCHEDULED. UL LISTED. AIR HANDLER LEAKAGE MUST BE DESIGNED BY LESS THAN OR EQUAL TO 2% OF AIR FLOW. ACCEPTABLE MANUFACTURERS: COMFORTMAKER, TRANE, GOODMAN, OR YORK.
- MINI-SPLIT UNITS: INDOOR UNITS SHALL BE WALL MOUNTED OR DUCTED ABOVE CEILING. MOUNT CONDENSING UNIT ON ROOF OR ON GRADE. CONFIRM REFRIGERANT PIPE LENGTH WITH MANUFACTURER PRIOR TO PURCHASE. PROVIDE EQUIPMENT SUPPORT. PROVIDE CONDENSATE DRAIN PUMP. ACCEPTABLE MANUFACTURERS: LG, DAIKIN, FUJITSU, MITSUBISHI.

DUCTWORK

- GENERAL: CONSTRUCT ALL DUCTWORK AND ACCESSORIES IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA STANDARDS FOR 2" PRESSURE CLASS AND SEAL CLASS B.
- METAL DUCTWORK: UNLESS OTHERWISE NOTED, FABRICATE ALL DUCTWORK, HOUSING, DAMPERS, AND ALL OTHER DUCT RELATED ACCESSORIES FROM GALVANIZED STEEL SHEETS. EXHAUST DUCTWORK AND ACCESSORIES SERVING SHOWER ROOMS SHALL BE CONSTRUCTED FROM ALUMINUM SHEETS.
 - GALVANIZED STEEL SHEETS: LOCK-FORMING QUALITY; COMPLYING WITH ASTM A 653/A 653M. G90 GALVANIZED COATING.
 - GALVANIZED SHEETS: ASTM B 209/B 209M, ALLOY 3003, TEMPER H14; WITH MILL FINISH FOR CONCEALED DUCTS AND STANDARD, 1-SIDE BRIGHT FINISH FOR EXPOSED DUCTS.
- INSTALL ALL DUCTWORK ABOVE CEILING AND HOLD TIGHT TO UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE INDICATED.
- ALL ROUND RUNOUTS DUCTWORK TO A SINGLE CEILING DIFFUSER SHALL BE SAME SIZE AS DIFFUSER NECK.
- INSTALL OUTSIDE AIR INTAKES, INCLUDING CONCENTRIC VENTS, A MINIMUM OF 10'-0" FROM ANY EXHAUST OR PLUMBING VENT.
- INSTALL CEILING AIR DEVICES AS CLOSE AS POSSIBLE TO LOCATION SHOWN ON PLAN. COORDINATE LOCATION WITH LIGHT FIXTURES AND SPRINKLER HEADS.
- HOLD ALL DUCTWORK RUNNING PARALLEL TO A RATED WALL A MINIMUM OF 6" AWAY FROM THE WALL.
- CHANGES TO DUCT DUE TO FIELD CONDITIONS SHALL BE MADE ONLY IF THE DUCT SIZE FREE AREA IS MAINTAINED AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
- FLEXIBLE CONNECTORS: PROVIDE FLEXIBLE CONNECTORS AT THE INLET AND OUTLET CONNECTION FOR EACH FAN AND AIR HANDLING UNIT. EACH FLEXIBLE CONNECTOR SHALL ALLOW 1" OF FREE MOVEMENT AND SHALL BE COMPLETELY AIR TIGHT. PROVIDE NEOPRENE COATED GLASS FABRIC MATERIAL, MINIMUM 30 OZ. PER SQUARE YARD. CONTRACTOR SHALL BRACE DUCTWORK (AS REQUIRED) AT ALL FLEXIBLE CONNECTORS TO ENSURE THAT DUCTWORK IS KEPT IN ALIGNMENT.

MANUFACTURER AT

MECHANICAL SPECIFICATIONS

LEAKAGE TEST:

- ALL EXPOSED DUCT JOINTS SHALL BE SEALED WITH HARDCAST 601.
 - LEAKAGE TESTING FOR ALL DUCTWORK SHALL BE AS FOLLOWS:

THE TOTAL DUCT LEAKAGE SHALL BE = 4 CFM/100F² WITH AIR HANDLER INSTALLED. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL UPON REQUEST. THE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
 - PERFORM ALL TESTING AFTER THE SEALS HAVE CURED COMPLETELY AND BEFORE COVERING WITH INSULATION OR CONCEALING IN MASONRY. ALL DUCT JOINTS ABOVE CEILING SHALL BE SEALED WITH MASTIC.
- BLOWER TEST:
FOR ALL LEVEL 3, GUT REHAB OR NEW CONSTRUCTION: BLOWER DOOR TEST MUST BE CONDUCTED AT 50 Pa LESS THAN OR EQUAL TO 5 CHANGES PER HOUR.

PIPING

- CONDENSATE DRAIN PIPING: TYPE SCHEDULE 40 PVC PIPING WITH GLUE TYPE FITTINGS. SLOPE ALL CONDENSATE PIPING TOWARDS DRAIN AT 1/8" PER FOOT.
- REFRIGERANT PIPING: TYPE ACR SOFT COPPER WITH STREAMLINE FITTINGS JOINED WITH SPECIAL REFRIGERATION SOLDER SUCH AS SIL-FOS. RUN, SIZE, AND TRAP REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT PIPING IN CONCEALED LOCATIONS MAY BE ANNEALED SOFT TEMPERED ACR TUBING ASSEMBLED WITH "STAYRITE NO. 8" SOLDER. PIPE, PIPE FITTINGS AND COMPONENTS SHALL BE CAPABLE OF WITHSTANDING THE PRESSURES AND TEMPERATURES OF THE SERVICE THEY ARE HANDLING. PRE-CHARGED OR PREFABRICATED LINES BY EQUIPMENT MANUFACTURER MAY BE USED. TUBING, USED FOR REFRIGERANT SERVICE SHALL BE CLEANED, SEALED, CAPPED OR PLUGGED PRIOR TO BEING SHIPPED FROM THE MANUFACTURER'S PLANT.
- IDENTIFICATION: ALL PIPING SHALL BE IDENTIFIED BY NAME AND DIRECTIONAL FLOW ARROWS IN ACCORDANCE WITH ASME AND ANSI STANDARDS.
- FINAL DRAIN AND REFRIGERANT LINES SHALL NOT BLOCK SERVICE ACCESS TO FAN OR AIR FILTER REMOVAL AT THE AHU.

PIPING SPECIALTIES

- PROVIDE TRAPS FOR CONDENSATE DRAIN LINES AT ALL HVAC EQUIPMENT THAT IS NOT INTERNALLY TRAPPED.

INSULATION

- ALL DUCT AND PIPE INSULATION AND COVERINGS SHALL HAVE A FIRE AND SMOKE HAZARD RATING AS TESTED UNDER PROCEDURE ASTM-E-84, NFPA 255 AND UL 723 NOT EXCEEDING A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50.
- SUPPLY AIR DUCTWORK SHALL BE INSULATED WITH A MINIMUM, INSTALLED R-VALUE OF 6.0. SUPPLY AND RETURN AIR DUCTS LOCATED OUTSIDE THE BUILDING ENVELOPE AND IN ATTIC/UNCONDITIONED SPACES SHALL BE INSULATED WITH A MINIMUM, INSTALLED R-VALUE OF 8.0.
- PIPING: INSULATE ALL HEATING AND COOLING SYSTEM PIPING THAT CONVEYS FLUIDS THAT HAVE A DESIGN OPERATING RANGE OF LOWER THAN 55 DEGREES F OR GREATER THAN 105 DEGREES F. INSULATION SHALL HAVE A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER INCH/HFTZ*DEGREE F AT 75 DEGREE F MEAN TEMPERATURE.
 - REFRIGERANT SUCTION: (OUTSIDE BUILDING) FOR PIPING SIZES 1-1/2" OR LESS, INSULATE WITH 1" THICK ARMAFLEX FIRE RATED INSULATION OR APPROVED ON EQUAL WITH ALL JOINTS SEALED WITH ARMAFLEX ADHESIVE FOR PIPING SIZES GREATER THAN 1-1/2". INSULATION SHALL BE 1-1/2" THICK, WHERE POSSIBLE. INSULATION SHALL BE SLIPPED OVER THE TUBING AS FULL CYLINDER. INSULATION OF PIPING SHALL BE VAPOR TIGHT AND CONTINUOUS THROUGH HANGERS, WALLS, ETC. PROVIDE GALVANIZED SHEET METAL SADDLES AT HANGERS. OUTDOOR INSULATION SHALL BE COVERED WITH CONTINUOUS ALUMINUM JACKET CLAMPED AND SEALED TO WITH STAND ALL WEATHER CONDITIONS.
 - REFRIGERANT LIQUID AND HOT GAS PIPING WITHIN THE BUILDING: INSULATE WITH 1/2" THICK ARMAFLEX FIRE RATED INSULATION OR APPROVED EQUAL.
- INSULATION OR DUCTWORK AND PIPING PASSING THROUGH NON-RATED WALLS SHALL BE CONTINUOUS THROUGH THE WALL PENETRATION.
- WHEREVER PIPES, DUCTWORK OR OTHER ITEMS PASS THROUGH FIRE RATED WALLS AND FLOORS, THE CONTRACTOR SHALL ADEQUATELY FIRE STOP THE SPACE BETWEEN THE ITEMS AND THE MASONRY OR THE SPACE BETWEEN THE ITEM AND SLEEVE. FIRE STOP SHALL BE A NON-COMBUSTIBLE, NON-MELTING, APPROVED MATERIAL.
- RETURN DUCT SHALL BE SOUNDLINED WITH 1" SOUNDLINING.

MECHANICAL SPECIFICATIONS

MECHANICAL ACCESSORIES:

- ACCESS PANELS: PROVIDE ACCESS PANELS IN DUCTWORK IN A LOCATION TO SERVICE DAMPERS. ACCESS PANELS SHALL BE OF THE INSULATED DOOR TYPE ON ALL INSULATED DUCTS AND SHALL NOT BE COVERED BY DUCT INSULATION. ACCESS PANELS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA STANDARDS. MINIMUM SIZE OF ACCESS PANELS SHALL BE 12" X 12" EXCEPT WHERE DUCT IS LESS THAN 14" WIDE IN WHICH CASE ONE DIMENSION SHALL BE 12" AND THE OTHER SHALL BE 2" LESS THAN THE DUCT WIDTH. ACCESS DOOR SHALL BE ACCESSIBLE.
- GRAVITY AND AUTOMATIC DAMPERS: PROVIDE GRAVITY BACKDRAFT/AUTOMATIC DAMPERS IN ALL OA AND EA DUCTS. DAMPERS SHALL OPEN WHEN OA OR EA FLOW AND SHALL CLOSE WHEN NOT IN USE. COORDINATE WITH ELECTRICAL FOR POWER REQUIREMENTS. PROVIDE ACCESS DOOR FOR SERVICE.
- VOLUME DAMPERS: PROVIDE VOLUME DAMPERS IN ALL DUCT TAKEOFFS FROM THE MAIN SUPPLY AND RETURN AIR DUCT. PROVIDE VOLUME DAMPERS IN ALL BRANCH DUCTS TO REGISTERS AND GRILLES FOR BALANCING. INSTALL DAMPERS VIBRATION FREE.
- FIRE DAMPERS: PROVIDE FIRE DAMPERS WHERE SHOWN ON DRAWINGS. DAMPERS SHALL BE UL LISTED. PROVIDE ACCESS FOR SERVICE.
- TURNING VANES: PROVIDE TURNING VANES IN DUCTWORK PER SMACNA STANDARDS.
- FLEXIBLE CONNECTORS: PROVIDE FLEXIBLE CONNECTION BETWEEN HVAC EQUIPMENT AND DUCTWORK TO PREVENT VIBRATION.

TEST AND BALANCING

- SCOPE:
 - AN INDEPENDENT CONTRACTOR WITH NEBB OR ABC CERTIFICATION SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE BALANCING OF THE MECHANICAL SYSTEMS AND RELATED WORK AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN.
 - BALANCING SHALL NOT BE PERFORMED UNTIL ALL MECHANICAL EQUIPMENT IS PROPERLY INSTALLED AND IS 100% OPERATIONAL. ALL TEMPERATURE CONTROLS ARE INSTALLED AND CALIBRATED AND ALL SYSTEMS ARE CLEANED. PIPING AND STRAINERS FLUSHED AND CLEAN FILTERS INSTALLED.
 - IT IS THE INTENT OF THIS SPECIFICATION TO ENSURE THAT THE ENTIRE PROJECT IS SUBSTANTIALLY COMPLETE SO THAT ALL COMPONENTS OF ALL MECHANICAL SYSTEMS CAN BE PUT INTO NORMAL OPERATION WITH ALL WINDOWS AND DOORS CLOSED AND BALANCED IN THAT CONDITION. IN NO CASE IS THE CONTRACTOR TO PERFORM HIS WORK IN PIECEMEAL FASHION.
 - QUALITY ASSURANCE: SUBMIT TO OWNER THREE (3) COPIES OF BALANCING AND TESTING RECORDS SPECIFIED HEREIN SHOWING THE MECHANICAL SYSTEMS HAVE BEEN BALANCED AND ARE DELIVERING SPECIFIED QUANTITIES.
 - EACH PIECE OF EQUIPMENT SHALL BE IDENTIFIED AS TO LOCATION, SERVICE, MANUFACTURER AND MODEL NUMBER. THIS INFORMATION SHALL BE RECORDED AND INCLUDED IN THE FINAL BALANCE REPORT.
 - AFTER ADJUSTMENTS ARE COMPLETED, THE MECHANICAL SYSTEMS SHALL BE TESTED, AND THE FOLLOWING INFORMATION RECORDED AND INCLUDED IN THE FINAL BALANCE REPORT:
 - AIR HANDLING UNITS:
 - BLOWER RPM
 - MOTOR FULL LOAD AMPS
 - VOLTAGE
 - AIR FLOW - TOTAL
 - AIR FLOW - OUTSIDE AIR
 - AIR FLOW - RETURN AIR
 - STATIC PRESSURE - SUCTION
 - STATIC PRESSURE - DISCHARGE
 - STATIC PRESSURE - TOTAL
 - ENTERING AIR TEMPERATURE (DB) HEATING AND COOLING
 - LEAVING AIR TEMPERATURE (DB) HEATING AND COOLING
 - ENTERING AIR TEMPERATURE (WB) COOLING
 - LEAVING AIR TEMPERATURE (WB) COOLING
 - AIR DEVICES:
 - EACH AIR DEVICE SHALL BE IDENTIFIED AS TO LOCATION AND SERVICE
 - SIZE, TYPE AND MANUFACTURER OF AIR DEVICE LISTED
 - REQUIRED CFM AND TEST RESULTANT CFM EACH DEVICE
 - FANS:
 - TOTAL AIR FLOW
 - EXTERNAL STATIC PRESSURE
 - MOTOR FULL LOAD AMPS
 - VOLTAGE
 - CONDENSING UNITS AND AIR COOLED CONDENSERS:
 - COMPRESSOR FULL LOAD AMPS
 - FAN FULL LOAD AMPS
 - VOLTAGE
 - AFTER THE SYSTEMS HAVE BEEN BALANCED AND ALL ADJUSTMENTS COMPLETED, RUN EACH SYSTEM THROUGH A COMPLETE HEATING AND COOLING CYCLE BY ADJUSTING SET POINTS TO DETERMINE IF SYSTEM IS RESPONDING TO TEMPERATURE CONTROLS. RECORD THE SET POINTS USED, AND TIME FOR THE SPACE TO REACH SET POINTS FOR EACH MODE OF OPERATION. INCLUDE THERMOSTAT TEMPERATURE READING, AND AN INDEPENDENT TEMPERATURE MEASUREMENT AT EACH THERMOSTAT WHILE TESTING EACH MODE OF OPERATION. PROVIDE RESULTS IN TESTING AND BALANCING REPORT.

TEMPERATURE CONTROL

- THERMOSTAT LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS. MOUNT THERMOSTATS 4'-0" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- PROVIDE INITIAL SETUP AND PROGRAMMING OF ALL CONTROLS AND DEMONSTRATE TO OWNER.
- CONTROL WIRING LOCATED IN PLENUM SPACE NOT INSTALLED IN CONDUIT SHALL BE PLENUM RATED CABLE.
- FOR CIRCULATING HOT WATER SYSTEMS PROVIDE ACCESSIBLE MANUAL CONTROLS.

DATE: 02/25/2023

SCALE AS NOTE

DESIGNED BY:

WILLIAM V.

PROJECT:

2256 HIGH ST SE,
WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC

CONTENT: MECHANICAL COVER SHEET

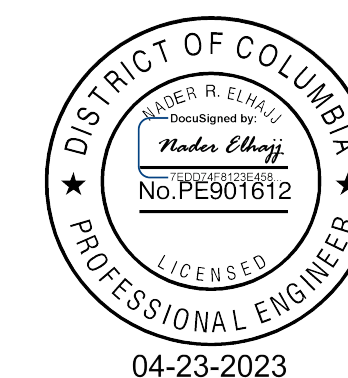
REVISIONS

Description

Date

SHEET

M001

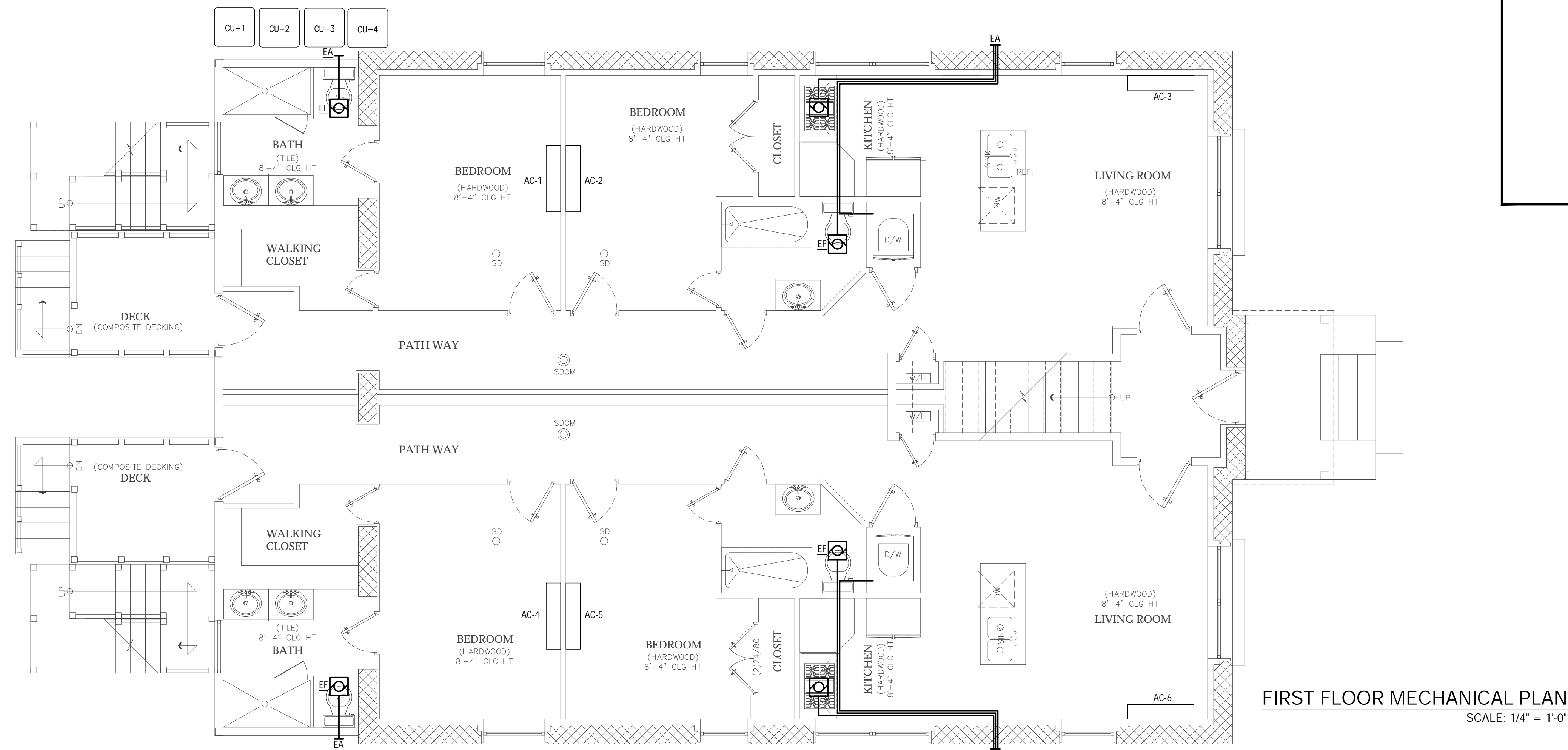


HVAC LEGEND

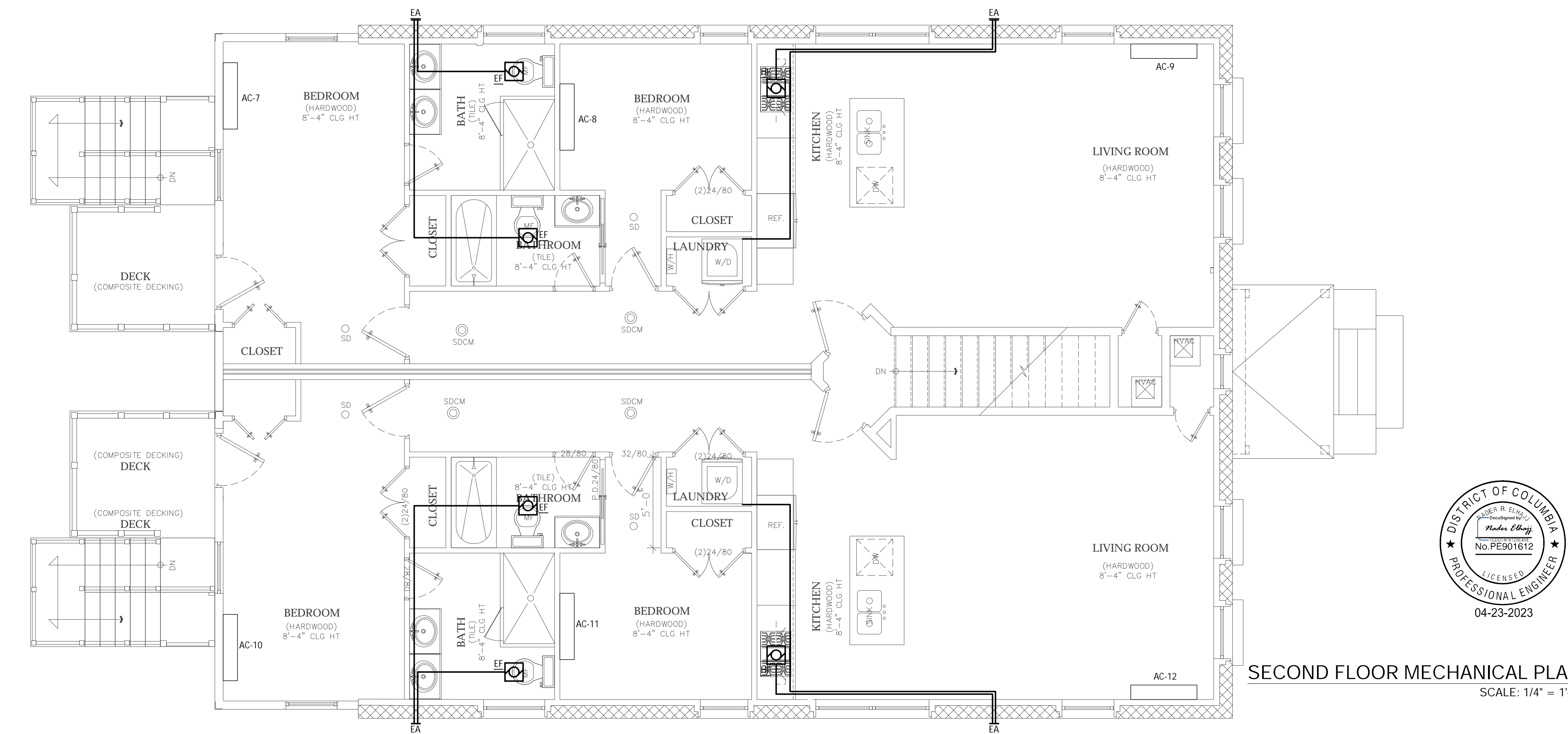
SYMBOL	DESCRIPTION
	EXISTING DUCTWORK, EQUIPMENT OR PIPING TO REMAIN
	EXISTING DUCTWORK, EQUIPMENT OR PIPING TO BE REMOVED OR RELOCATED
	NEW OR RELOCATED DUCTWORK, EQUIPMENT OR PIPING
	DUCTWORK WITH SOUNDLINING
	SUPPLY DUCT TURNING UP
	RETURN/EXHAUST DUCT TURNING UP
	SUPPLY DUCT TURNING DOWN
	RETURN/EXHAUST DUCT TURNING DOWN
	TRANSITION IN DUCT, SQUARE TO SQUARE
	TRANSITION IN DUCT, SQUARE TO ROUND
	SQUARE THROAT DUCT ELBOW WITHOUT TURNING VANES
	SQUARE THROAT DUCT ELBOW WITH TURNING VANES
	RADIUS ELBOW
	45 DEGREE TAP
	SPIN-IN RUNOUT FITTING WITH BALANCING DAMPER AND FLEXIBLE DUCT
	CONICAL TAP
	FLEXIBLE DUCT
	FLEXIBLE DUCT CONNECTION
	RECTANGULAR SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	THERMOSTAT
	EXHAUST FAN
	SIDE WALL/DUCT REGISTER
	CFM DESIGNATION SYMBOL & QUANTITY

ABBREVIATIONS

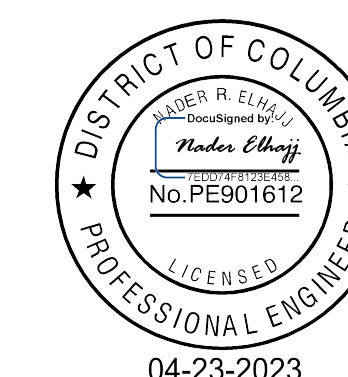
(E)	EXISTING TO REMAIN	IN WG	INCHES OF WATER GAUGE
(R)	EXISTING TO BE REMOVED AND RELOCATED	KW	KILOWATTS
(RE)	RELOCATED EQUIPMENT	LAT	LEAVING AIR TEMPERATURE
AC	AIR CONDITIONING UNIT	LBS	POUNDS
AFF	ABOVE FINISHED FLOOR	LRA	LOCKED ROTOR AMPS
AHU	AIR HANDLING UNIT	LWT	LEAVING WATER TEMPERATURE
BTUH	BRITISH THERMAL UNITS PER HOUR	MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE	MCA	MINIMUM CIRCUIT AMPACITY
CG	CEILING GRILLE	MIN	MINIMUM
CR	CEILING REGISTER	MOCP	MAXIMUM OVER-CURRENT PROTECTION
DB	DRY BULB TEMPERATURE	OA	OUTSIDE AIR
DN	DOWN	PD	PRESSURE DROP
EAT	ENTERING AIR TEMPERATURE	PH	PHASE
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH
ESP	EXTERNAL STATIC PRESSURE	RA	RETURN AIR
EWB	ENTERING WET BULB TEMPERATURE	RH	RELATIVE HUMIDITY
EWT	ENTERING WATER TEMPERATURE	RLA	RUNNING LOAD AMPS
F	DEGREES FAHRENHEIT	RPM	REVOLUTIONS PER MINUTE
FG	FLOOR GRILLE	SA	SUPPLY AIR
FR	FLOOR REGISTER	SL	SOUND LINING
FLA	FULL LOAD AMPS	SWR	SIDEWALL REGISTER
FT	FOOT, FEET	SWG	SIDEWALL GRILLE
GPM	GALLONS PER MINUTE	TYP	TYPICAL
HP	HORSEPOWER	V	VOLT, VOLTS
HZ	HERTZ (CYCLES PER SECOND)	WB	WET BULB TEMPERATURE
IN	INCH, INCHES	WG	WATER GAUGE
		WMS	WIRE MESH SCREEN



FIRST FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



DESIGNED BY:	DATE:
WILLIAM V.	02/25/2023
PROJECT:	SCALE AS NOTE
ALMASA PROPERTIES LLC	
2256 HIGH ST SE,	
WASHINGTON, DC 20020	
CONTENT:	
FIRST & SECOND FLOOR MECHANICAL PLAN	
REVISIONS	Description
Date	
SHEET	
M002	

GENERAL NOTES

- GENERAL NOTES:
 1. EQUIPMENT HAS BEEN SIZED PER MANUAL J CALCULATIONS. SMALLEST SIZE AVAILABLE FROM THE MANUFACTURER HAS BEEN SELECTED.
 2. SEE SPECIFICATIONS FOR DUCTWORK INSULATION R-VALUE, INSIDE AND OUTSIDE THE BUILDING.
 3. NATURAL VENTILATION SHALL BE UTILIZED FOR AC UNITS.
 4. MAINTAIN DISTANCE OF 3 FT BETWEEN EXHAUST AND BUILDING OPENINGS.
 5. MAINTAIN DISTANCE OF 10 FT FROM BUILDING MECHANICAL AIR INTAKES AND EXHAUST.
 6. MAINTAIN DISTANCE OF 10 FT FROM BUILDING EXHAUST AND PROPERTY LINE AND ADJACENT BUILDINGS.
 7. PROVIDE MOTORIZED DAMPERS ON ALL EA AND OA DUCTS. LEAKAGE RATES SHALL COMPLY WITH CODE. GRAVITY BACKDRAFT DAMPERS SHALL ONLY BE USED IF ALLOWED BY CODE.
 8. MECHANICAL PIPING SHALL BE INSULATED WITH R-3 INSULATION. PROVIDE ALUMINUM JACKET WHEN INSTALLED OUTDOORS FOR WEATHER PROTECTION.
 9. PROVIDE PROGRAMMABLE THERMOSTATS WITH HEATING/COOLING DEADBAND.
 10. TEMPERATURE CONTROLS SHALL HAVE SETPOINT OVERLAP RESTRICTIONS.
 11. MAXIMUM LEAKAGE FOR AHU CABINET SHALL BE 2%.

FAN SCHEDULE

NO.	SERVICE	TYPE	CFM	MAX SONES	V/PH	HP	MODEL
EF	ALL BATHROOMS	CEILING EXHAUST	50	0.8	115/1	1/10	AIR KING FRK80

NOTE:
 OTHER MANUFACTURERS: FAN: EQUAL BY NUTONE, DELTA BREEZ
 KITCHEN HOOD: EQUAL BY NUTONE, WHIRLPOOL
 PROVIDE EXHAUST FAN FOR INSTALLATION IN FIRE RATED CEILING. DAMPER SHALL HAVE NON-ASBESTOS CERAMIC BLANKET, FUSIBLE LINK (165°F), UL LISTED 555C AND 263.

VENTILATION CALCULATION PER EQN 4-9

EQUATION: $QOA = 0.01A \text{ FLOOR} + 7.5(Nbr+1)$

FLOOR	FLOOR AREA SF	BEDROOMS	PERSONS	OA REQ.	OA PROVIDED
FIRST FLOOR (UNIT-1)	921	2	3	32	60
FIRST FLOOR (UNIT-2)	921	2	3	32	60
SECOND FLOOR (UNIT-3)	921	2	3	32	60
SECOND FLOOR (UNIT-4)	921	2	3	32	60
				128 CFM	240 CFM

MECHANICAL NOTES

EQUIPMENT	DUCT SIZE	NOTES
EXHAUST FAN, EF	4"Ø	ROUTE TO EXTERIOR WALL/ROOF.
DRYER	4"Ø	ROUTE TO EXTERIOR WALL/ROOF.
KITCHEN HOOD FAN, HF	7"Ø	ROUTE TO EXTERIOR WALL/ROOF.
OA DUCT	4"Ø	ROUTE OA DUCT TO EXTERIOR WALL/ROOF.
ERV		VENTS-US MODEL TWINFRESH COMFO RA1-50-2, 120V/60HZ, 7W, 30 CFM
INDOOR/OUTDOOR UNIT	-	REFRIGERANT PIPING ROUTE TO BE DETERMINED IN FIELD. SIZE PER MANUFACTURER REQUIREMENTS. ROUTE CD PIPE TO SANITARY. PROVIDE AIR GAP. PROVIDE DRAIN PAN UNDER UNIT.
THERMOSTAT	-	PROGRAMMABLE THERMOSTAT, 5° HEATING/COOLING DEADBAND, FOR HEAT PUMPS PROVIDE THERMOSTAT THAT HAS ABILITY TO AUTOMATICALLY DETECT AUX HEAT TEMPERATURE SETPOINT. SENSI MODEL S77S.

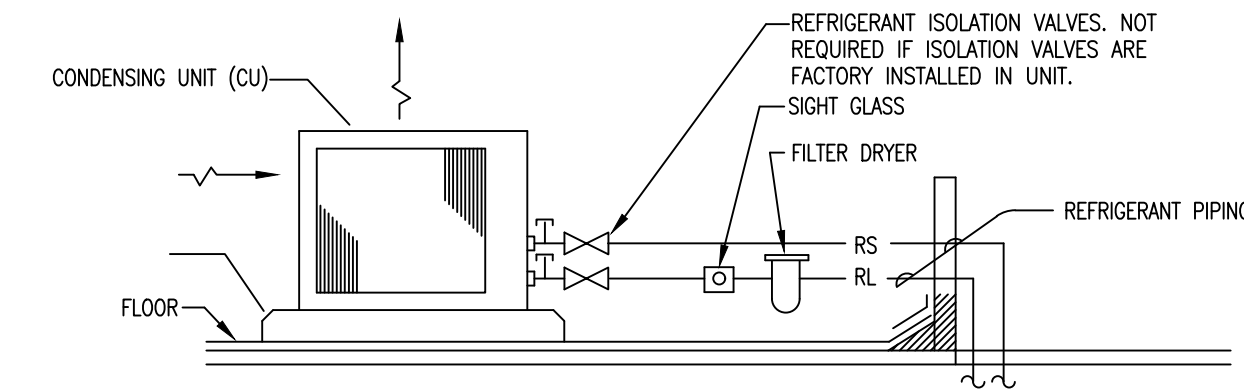
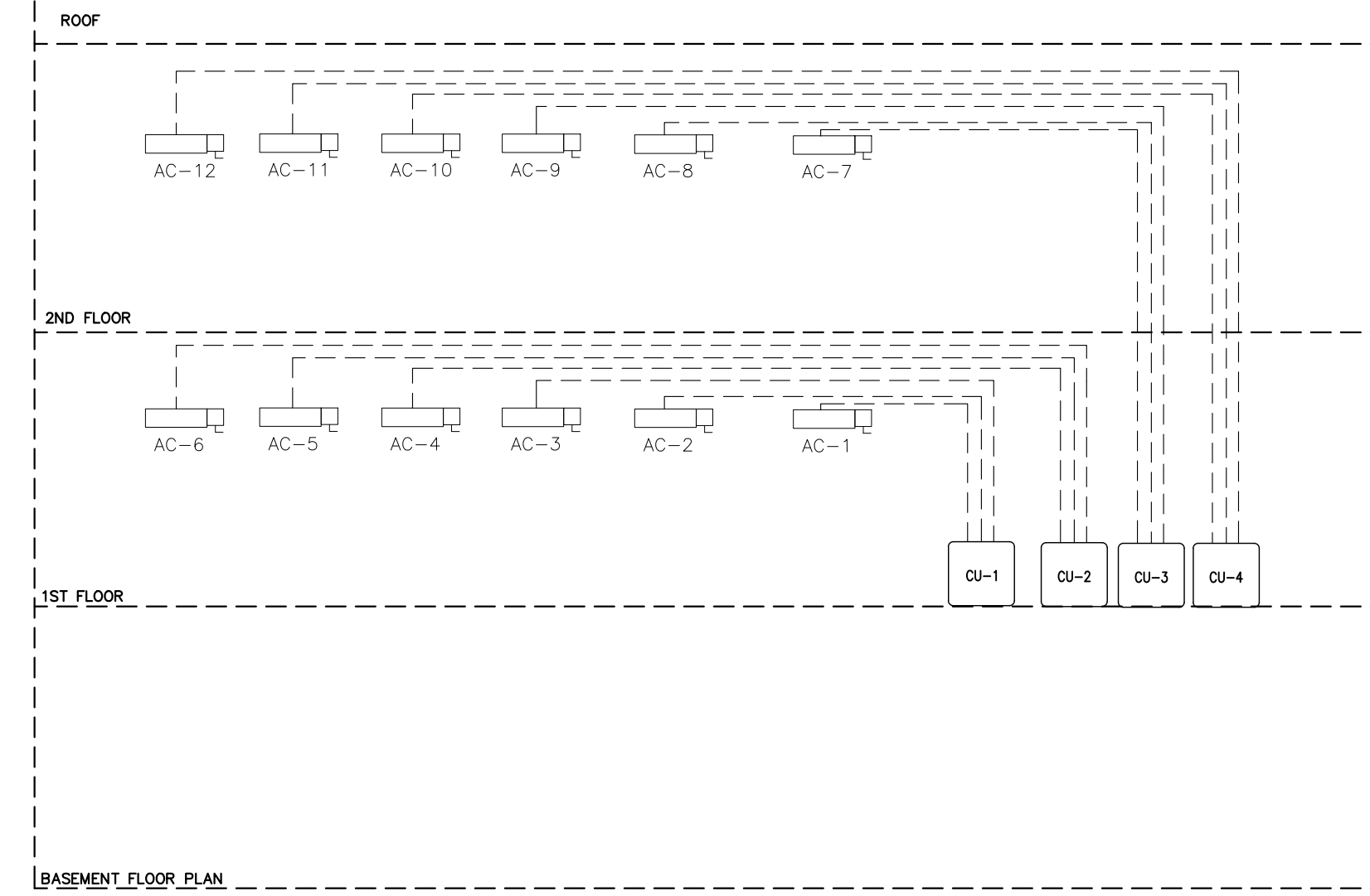
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SPLIT SYSTEM HEAT PUMP

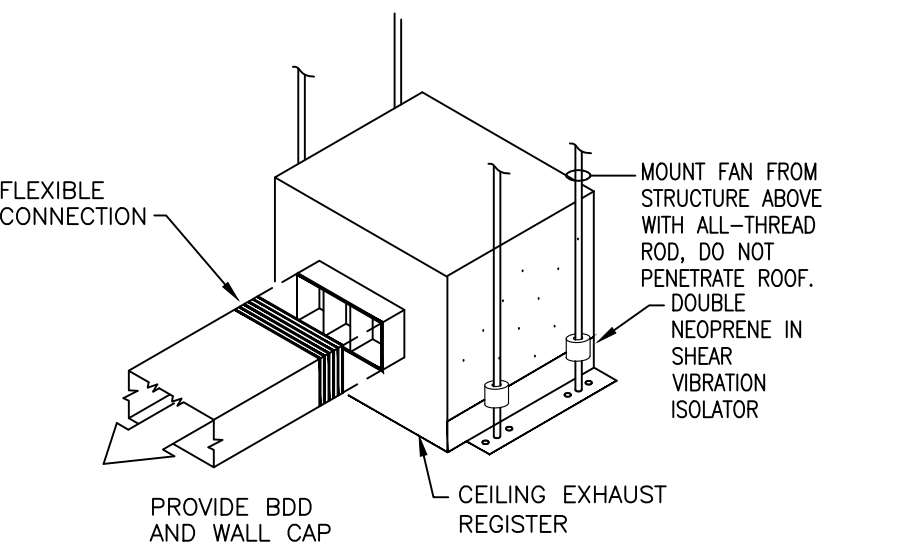
MARK	SERVES	SUPPLY CFM	O.A. CFM	INDOOR UNIT				OUTDOOR UNIT				MARK	AMBIENT AIR TEMP °F	V/PH	FAN (HP)	MCA	MOCP	BASIS OF DESIGN - MITSUBISHI
				COOLING DATA		HEATING		ELECTRICAL										
				TOTAL MBH	EAT °F	TOTAL MBH	V/PH	MCA	MOCP	V/PH	FAN (HP)							
AC-1	BEDROOM	200	20	6	78	65	9	230/1	1.0	20	CU-1	95	230/1	3/4	22.1	25	MITSUBISHI ELECTRIC INDOOR AC-1: MSZ-GL06NA-U1 AC-2: MSZ-GL08NA-U1 AC-3: MSZ-GL12NA OUTDOOR: MXZ-3C24NA3	
AC-2	BEDROOM	200	20	6	78	65	6	230/1	1.0	20								
AC-3	LIVING RM/ KITCHEN	400	20	12	78	65	6	230/1	1.0	20								
AC-4	BEDROOM	200	20	6	78	65	9	230/1	1.0	20								
AC-5	BEDROOM	200	20	6	78	65	6	230/1	1.0	20	CU-2	95	230/1	3/4	22.1	25	MITSUBISHI ELECTRIC INDOOR AC-1: MSZ-GL06NA-U1 AC-2: MSZ-GL08NA-U1 AC-3: MSZ-GL12NA OUTDOOR: MXZ-3C24NA3	
AC-6	LIVING RM/ KITCHEN	400	20	12	78	65	6	230/1	1.0	20								
AC-7	BEDROOM	200	20	6	78	65	9	230/1	1.0	20	CU-3	95	230/1	3/4	22.1	25	MITSUBISHI ELECTRIC INDOOR AC-1: MSZ-GL06NA-U1 AC-2: MSZ-GL08NA-U1 AC-3: MSZ-GL12NA OUTDOOR: MXZ-3C24NA3	
AC-8	BEDROOM	200	20	6	78	65	6	230/1	1.0	20								
AC-9	LIVING RM/ KITCHEN	400	20	12	78	65	6	230/1	1.0	20	CU-4	95	230/1	3/4	22.1	25	MITSUBISHI ELECTRIC INDOOR AC-1: MSZ-GL06NA-U1 AC-2: MSZ-GL08NA-U1 AC-3: MSZ-GL12NA OUTDOOR: MXZ-3C24NA3	
AC-10	BEDROOM	200	20	6	78	65	9	230/1	1.0	20								
AC-11	BEDROOM	200	20	6	78	65	6	230/1	1.0	20								
AC-12	LIVING RM/ KITCHEN	400	20	12	78	65	6	230/1	1.0	20								

- NOTES:
 1. INDOOR UNIT: DUCTED SUPPLY AND RETURN.
 2. PROVIDE CONCEALED CONDENSATE DRAIN PUMP. CONNECT TO SANITARY WITH INDIRECT CONNECTION.
 3. R-410A.
 4. PROVIDE CODE AND MANUFACTURER REQUIRED CLEARANCES.
 5. INSTALL AT HEIGHT RECOMMENDED BY MANUFACTURER.
 6. CONTRACTOR SHALL CONFIRM REFRIGERANT LINE LENGTH AND HEIGHT DIFFERENCE PRIOR TO PURCHASE OF UNIT.
 7. CONTRACTOR SHALL CONFIRM WITH MANUFACTURER THAT UNIT WILL PROVIDE SCHEDULED AIRFLOW TO EACH SPACE AT HEATING/COOLING LOADS AND STATIC PRESSURE REQUIRED. PROVIDE ALTERNATE INDOOR UNIT SIZE IF NECESSARY.
 8. PROVIDE VENTILATION KIT FOR OA DAMPER. APRILARE MODEL 8126A.
 10. PROVIDE MERV-11 FILTERS FOR ALL UNITS. PRESSURE DROP ACROSS FILTERS SHALL BE 0.45" WG OR LESS AT 500 FPM VELOCITY.
 11. UNIT SHALL BE CAPABLE OF PROVIDING HEAT DOWN TO -8 DEG. SPACE SETPOINTS: SUMMER-75°F, WINTER-72°F.

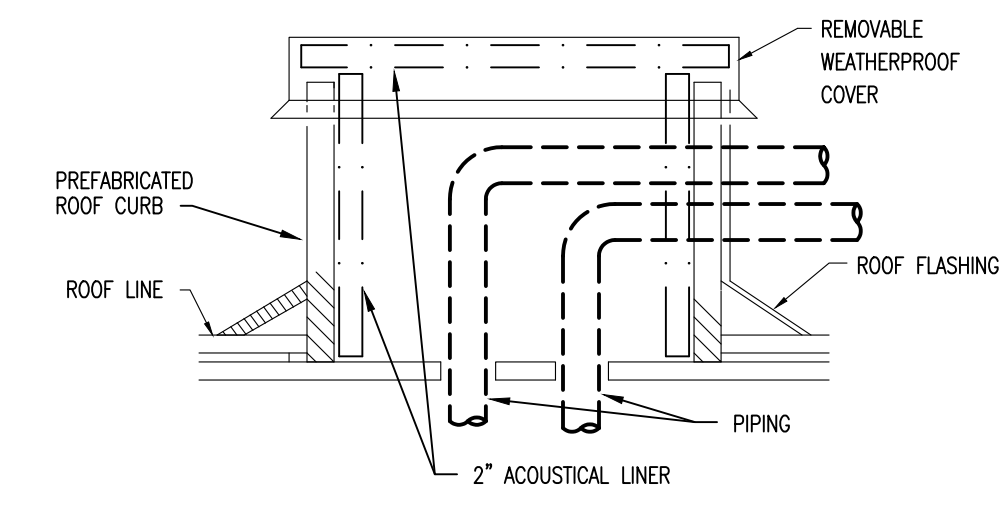
HVAC MINI SPLIT AC- MULTIPLE ZONE RISER REPRESENTATION



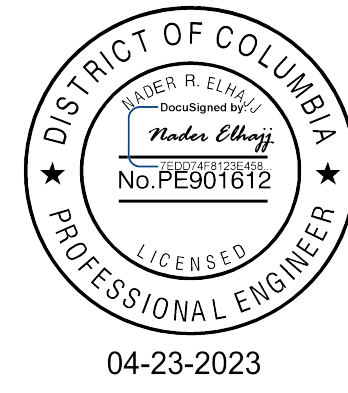
1 CONDENSING UNIT
M200



2 CEILING CABINET EXHAUST FAN DETAIL
M200



3 PIPE/CONDUIT AND ROOF PENETRATION DETAIL
M200



DESIGNED BY:
WILLIAM V.

DATE:
02/25/2023

PROJECT:
ALMASA PROPERTIES LLC
2256 HIGH ST SE,
WASHINGTON, DC 20020

SCALE AS NOTE

CONTENT: HVAC SCHEDULES & DETAILS

REVISIONS	Description	Date

SHEET

MO03

PLUMBING GENERAL NOTES & SPECIFICATIONS

- ALL PLUMBING WORK SHALL CONFORM WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS.
- PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ANY PERMITS.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCE.
- THESE DRAWINGS ARE DIAGRAMMATIC, REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF THE BUILDING AND EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
- ALL WATER PIPING AND VENT PIPING SHALL BE RUN AS HIGH AS POSSIBLE, CONCEALED ABOVE CEILING, UNLESS OTHERWISE NOTED. ALL SANITARY WASTE PIPING SHALL BE RUN AS HIGH AS POSSIBLE BELOW FLOOR SLAB, UNLESS OTHERWISE NOTED.
- ALL SANITARY WASTE PIPING SHALL BE SLOPED AT APPROPRIATE SLOPE BASED ON PIPE SIZE AND APPLICABLE CODE(S).
- ALL SLOPES AND INVERT ELEVATIONS SHALL BE CHECKED BEFORE ANY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED. CONTRACTOR SHALL VERIFY PIPING CAN BE ROUTED AS SHOWN ON DRAWINGS AND CONNECTIONS CAN BE PERFORMED PRIOR TO STARTING WORK.
- MAKE PROPER WASTE, VENT, HOT, AND COLD WATER CONNECTIONS TO ALL FIXTURES AND EQUIPMENT, EVEN THOUGH ALL BRANCH MAINS, ELBOWS, AND CONNECTIONS ARE NOT SHOWN.
- FOR ALL SIZES OF WASTE, VENT, HOT, AND COLD WATER PIPING TO FIXTURES AND EQUIPMENT, SEE SANITARY WASTE AND WATER RISER DIAGRAMS.
- CLEAN AND DISINFECT DOMESTIC WATER DISTRIBUTION PIPING AS FOLLOWS:
 - PURGE ALL NEW WATER DISTRIBUTION PIPING SYSTEMS AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED PRIOR TO USE.
 - USE THE PURGING AND DISINFECTING PROCEDURE PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION OR, IN CASE A METHOD IS NOT PRESCRIBED BY THAT AUTHORITY, THE PROCEDURE DESCRIBED IN EITHER AWWA C651, OR AWWA C652.
 - PREPARE WRITTEN REPORTS FOR ALL PURGING AND DISINFECTING ACTIVITIES.
- PLUMBING CONTRACTOR SHALL INFORM SUBCONTRACTOR OF QUANTITY AND LOCATION OF ACCESS PANELS WHERE REQUIRED FOR ACCESS TO VALVES IN CEILING AND WALLS. ACCESS PANELS SHALL BE INSTALLED BY THE APPROPRIATE SUBCONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADDITIONAL WATER LINE DROPS IN WALL WHEN HORIZONTAL RUN IN WALL CONFLICTS WITH VENT PIPE IN WALL.
- ALL PIPE PENETRATIONS BELOW SINKS SHALL BE SEALED.
- ALL PIPE PENETRATIONS THROUGH FLOOR SLAB SHALL BE SEALED WITH FIRE STOPPING MATERIAL.
- DOMESTIC WATER PIPING ABOVE GRADE SHALL BE CPVC PLASTIC PIPE AND FITTINGS: ASTM D 2846, CHLORINATED POLY VINYL CHLORIDE, SCHEDULE 40, PIPE AND SOCKET-TYPE FITTINGS WITH COMPATIBLE SOLVENT CEMENT.
- WASTE AND VENT PIPING SHALL BE PVC PIPE TYPE DWV WITH PVC TYPE DWV FITTINGS, SOCKET TYPE SOLVENT CEMENT JOINTS ASTM D 2865 AND AS REQUIRED BY THE LOCAL CODES.
- ALL COLD WATER PIPING SHALL BE INSULATED WITH 1/2" THICK INSULATION. ALL HOT WATER AND RECIRCULATION PIPING SHALL BE INSULATED WITH 1" THICK, R-3 INSULATION. ALL PIPING SHALL BE INSTALLED ON THE INSIDE OF THE BUILDING INSULATION ENVELOPE. PIPING INSULATION SHALL BE 3-1/2 LB. DENSITY, JOHNS-MANVILLE "MICRO-LOK."
- PROVIDE INDIVIDUAL SHUT-OFF VALVES AT ALL PLUMBING FIXTURES AND APPLIANCES.
- ALL SHUT-OFF VALVES SHALL BE 125 PSI FULL PORT, TWO PIECE, BRONZE BALL VALVES WITH THREADED OR SOLDERED ENDS.
- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND DIRECTION OF FLOW FOR EXISTING SEWER LINES WITHIN THE BUILDING AND BELOW FLOOR/GRADE PRIOR TO STARTING WORK.
- SUPPORT ALL PIPING FROM EXISTING OR NEW STRUCTURE AS APPLICABLE ON THIS PROJECT WITH UNITED LABORATORIES (U.L.) LISTED HANGERS AND SUPPORTS SUITABLE FOR THE INTENDED INSTALLATION, DESIGN, SELECTION, SPACING, AND APPLICATION OF HANGERS AND SUPPORTS IN COMPLIANCE WITH ANSI B31.1 AND MSS SP-69.
- SLAB PENETRATIONS: FOR ALL SLAB PENETRATIONS REQUIRED FOR NEW WORK, GROUND-PENETRATING RADAR OR X-RAY EQUIPMENT SHALL BE USED TO LOCATE REINFORCING BARS, POST-TENSION CABLES, PIPING CONDUITS, PIPING, CONDUITS, ETC. PRIOR TO ANY PENETRATION OF THE SLAB. ALL COMPONENTS SHALL BE CLEARLY MARKED ON THE SLAB SURFACE PRIOR TO DRILLING, CORING, ETC. THE CONTRACTOR SHALL NOT CUT REINFORCING BARS, CABLES, ETC. WITHOUT PRIOR AUTHORIZATION FROM OWNER AND SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED BY SLAB PENETRATIONS IN VIOLATION OF THIS PARAGRAPH. ALL SLAB PENETRATIONS SHALL BE FIRE STOPPED AND WATER TIGHT. THE CONTRACTOR MUST RECEIVE THE APPROVAL OF OWNER'S STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY SUCH WORK.
- FURNISH THE OWNER WITH A WRITTEN GUARANTEE, STATING THAT ALL MATERIALS AND INSTALLATION ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ARE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, AND THAT ALL WORK WHICH PROVES DEFECTIVE DURING THAT TIME SHALL BE REPLACED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING ITEMS TO REMAIN DAMAGED DURING CONSTRUCTION TO MATCH EXISTING UNLESS INDICATED OR NOTED OTHERWISE.
- PROVIDE AND INSTALL UNIONS AT CONNECTIONS TO DISSIMILAR METALS; DIELECTRIC TYPE AS REQUIRED.
- THE CONTRACTOR SHALL NOT INSTALL ANY NEW PIPING ABOVE ANY NEW OR EXISTING SWITCHBOARDS, PANELBOARDS, AND/OR MOTOR CONTROL CENTERS**

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
		EXISTING PIPING OR EQUIPMENT TO REMAIN
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	WP	SANITARY SOIL AND WASTE
	VP	SANITARY VENT
		CHECK VALVE
		GATE VALVE
		KEYED NOTE, NEW WORK

ABBREVIATIONS

ABV	ABOVE	INV	INVERT ELEVATION
AFF	ABOVE FINISHED FLOOR	KW	KILOWATTS
BFP	BACKFLOW PREVENTER	L	LAVATORY
BTU	BRITISH THERMAL UNITS	LBS	POUNDS
CISPI	CAST IRON SOIL PIPE INSTITUTE	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CO	CLEANOUT	MBH	THOUSANDS OF BTU'S PER HOUR
CONT	CONTRIBUTION	MIN	MINIMUM
DN	DOWN	NSF	NATIONAL SANITARY FOUNDATION
DW	DISHWASHER	PH	PHASE
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
EA	EACH	REF	REFRIGERATOR
ELEC	ELECTRIC, ELECTRICAL	SH	SHOWER
ELEV	ELEVATION	SK	SINK
F	DEGREES FAHRENHEIT	SQ FT	SQUARE FOOT, FEET
FD	FLOOR DRAIN	TYP	TYPICAL
GAL	GALLON, GALLONS	V	VOLT, VOLTS
GD	GARBAGE DISPOSAL	VTR	VENT THROUGH ROOF
GPM	GALLONS PER HOUR	W/	WITH
GPM	GALLONS PER MINUTE	WC	WATER CLOSET
HB	HOSE BIB	WH	WATER HEATER

INDEX:

SHEET NO.	DRAWING TITLE
P001	PLUMBING COVER SHEET
P002	FIRST & SECOND FLOOR PLUMBING PLAN
P003	RISER DIAGRAM
P004	DETAILS

PLUMBING NOTES

EQUIPMENT	NOTES
SANITARY LINE	SEE RISER DIAGRAM FOR SAN LINE SIZING AND BACKWATER VALVE INFORMATION
WATER LINE	SEE RISER DIAGRAM FOR WATER LINE SIZING
REFRIGERATOR	1/2" CW LINE TO REFRIGERATOR WITH BACKFLOW PREVENTER
DISHWASHER	HW AND SAN LINE TO DISHWASHER FROM SINK
BACKFLOW PREVENTER	PROVIDE BACKFLOW PREVENTER IN DOMESTIC AND FIRE WATER LINE. SEE RISER DIAGRAM. INSTALL IN COMMON AREA ON FIRST FLOOR. PROVIDE SERVICE ACCESS DOOR. SPRINKLER SYSTEM BY SPRINKLER CONTRACTOR.
BACKWATER VALVE	SEE RISER DIAGRAM FOR BACKWATER VALVE INSTALLATION
WATER HEATER	PROVIDE EXPANSION TANK, DRAIN PAN, VENT KIT (FOR GAS UNITS) ROUTE VENT/INTAKE TO EXTERIOR
SUMP PUMP	SEE SCHEDULE FOR PUMP SIZING. PUMP DISCHARGE SHALL CONNECT TO STORM OUTSIDE THE BUILDING. PROVIDE CHECK VALVE ON DISCHARGE. PROVIDE ACCESS FOR SERVICE OF UNIT AND VALVES.
ROOF DRAINS	ROOF DRAINS SHALL CONNECT TO STORM OUTSIDE THE BUILDING. OVERFLOW DRAINS SHALL DISCHARGE TO GRADE OUTSIDE THE BUILDING

ELECTRIC WATER HEATER SCHEDULE

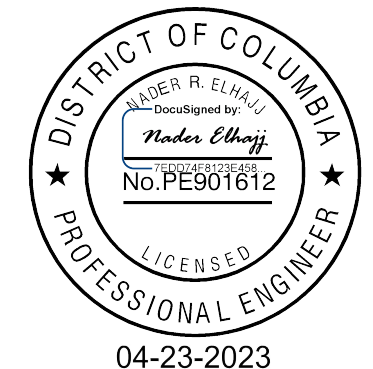
DESIGNATION	LOCATION	STORAGE CAPACITY (GALLONS)	FIRST HOUR DELIVERY (GALLONS)	UNIFORM ENERGY FACTOR (UEF)	POWER INPUT (KW)	RECOVERY @100°F RISE (GPH)	INLET TEMP (°F)	OUTLET TEMP (°F)	BASIS OF DESIGN
WH-1,2,3&4	AS SHOWN	50	70	3.42	4.5	115	40	120	A.O. SMITH HPTU-50N

PLUMBING FIXTURE CONNECTION SCHEDULE

DESIGNATION	DESCRIPTION	PIPE SIZES				REMARKS
		WASTE	VENT	CW	HW	
WC	WATER CLOSET	4"	2"	1/2"	-	FLOOR MOUNTED, TANK TYPE, 1.28 GALLON PER FLUSH
LAV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1.5 GPM FAUCET
SK	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	WITH DISPOSER, 1.5 GPM FAUCET
DW	DISHWASHER	1"	-	-	1/2"	-
REF	REF BOX	-	-	1/2"	-	-
TB	TUB/SHOWER	2"	1-1/2"	1/2"	1/2"	2.0GPM SHOWER HEAD
SH	SHOWER	2"	1-1/2"	1/2"	1/2"	2.0GPM SHOWER HEAD
WB	WASHER BOX	3"	1-1/2"	1/2"	1/2"	-
HB	HOSE BIBB	-	-	1/2"	-	-

PLUMBING FIXTURE SPECIFICATIONS

- WC** WATER CLOSET: AMERICAN STANDARD "MAINSTREAM FLOWISE" MODEL 3468.128 ROUND FRONT, FLUSH TANK, WHITE VITREOUS CHINA 2 BOLT CAPS, 1.28 GALLON FLUSH, AMERICAN STANDARD SEAT.
- LAV** LAVATORY: AMERICAN STANDARD "CADET" EVERCLEAN OVAL SINK MODEL 0419.444EC, WHITE (020) VITREOUS CHINA. MOEN "ADLER" TWO HANDLE 4" CENTERS LOW ARC FAUCET (1.5GPM). CHROME-PLATED BRASS ANGLE STOP VALVES, SUPPLY PIPES AND ESCUTCHEONS; GRID DRAIN AND TAILPIECE, 1-1/4" x 1-1/2" CHROME-PLATED BRASS P-TRAP, WASTE PIPE COVER TUBE AND ESCUTCHEON.
- TUB** TUB/SHOWER: SPURLIN INDUSTRIES F6031 TS L/R FIBERGLASS TUB/SHOWER. MOEN ADLER CHROPME POSI-TEMP SINGLE HANDLE TUB/SHOWER VALVE. PROVIDE 2.0GPM SHOWER HEAD.
- SH** SHOWER: SPURLIN INDUSTRIES F 36 SHW N FIBERGLASS SHOWER. MOEN ADLER CHROPME POSI-TEMP SINGLE HANDLE SHOWER ONLY VALVE. PROVIDE 2.0GPM SHOWER HEAD.
- SK** KITCHEN SINK: ELKAY LRS3322, 18-GAUGE, 18-8 STAINLESS STEEL, SOUND DEADENING, 7-5/8" DEEP BOWL, 3 HOLES. PROVIDE WHIRLPOOL GC200PE GARBAGE DISPOSER; 1/2 HP, 120V. MOEN 7430 SINGLE HANDLE KITCHEN FAUCET WITH SIDE SPRAY (1.5GPM), CHROME-PLATED BRASS ANGLE STOP VALVES, SUPPLY PIPES AND ESCUTCHEONS, 1-1/2" x 1-1/2" CHROME PLATED BRASS P-TRAP, WASTE PIPE COVER TUBE AND ESCUTCHEON
- WB** WASHER BOX: IPS WATERTITE CENTER DRAIN OUTLET BOX W/ 1/4 TURN VALVES AND HAMMER ARRESTERS
- HB** HOSE BIBB: ZURN Z1341 EXPOSED, ANTI-SIPHON WITH EXTERNAL VACUUM BREAKER.



DATE: 02/25/2023
SCALE AS NOTE

DESIGNED BY: WILLIAM V.

PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC
CONTENT: PLUMBING COVER SHEET

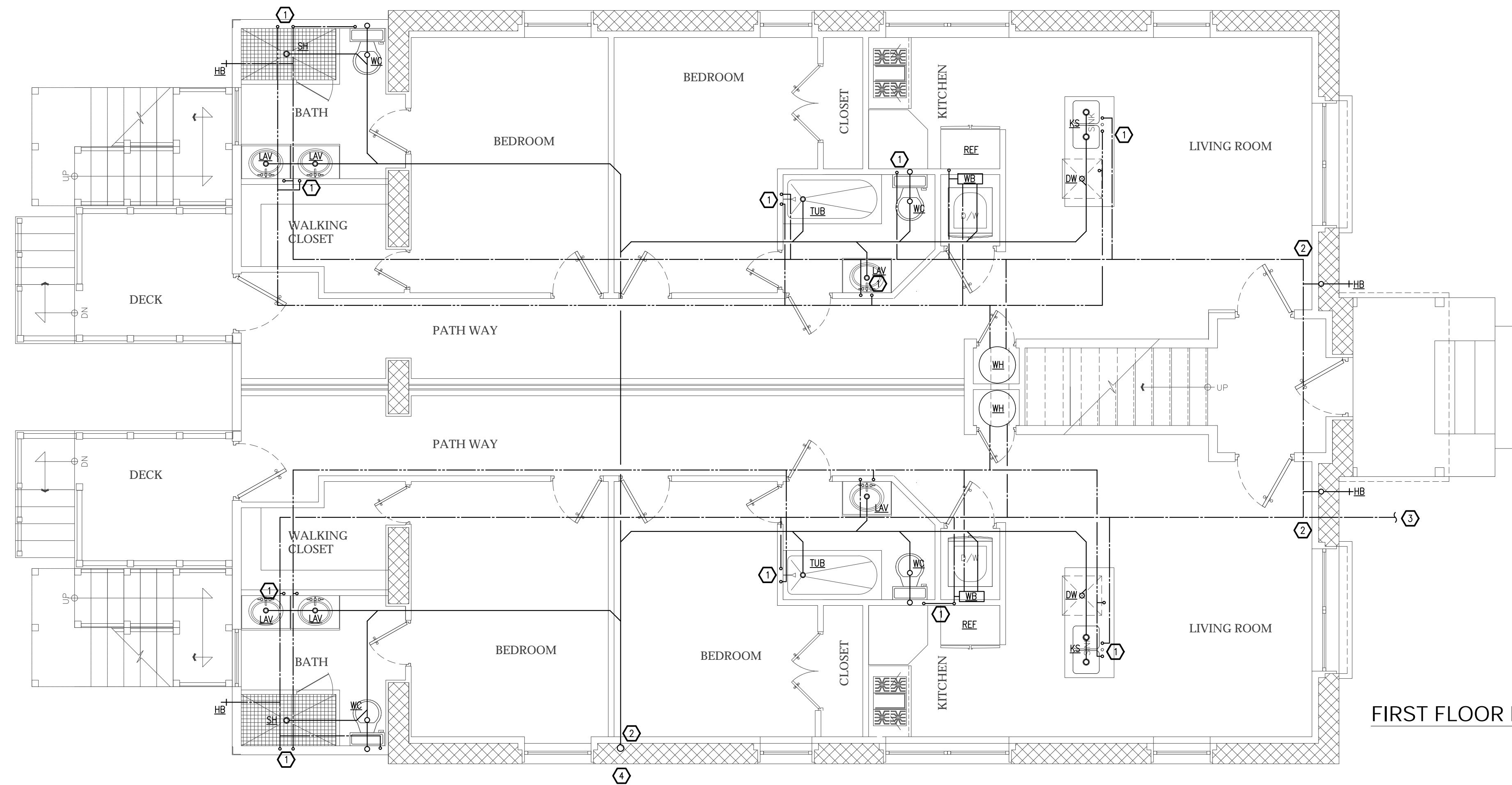
REVISIONS	Description	Date

SHEET

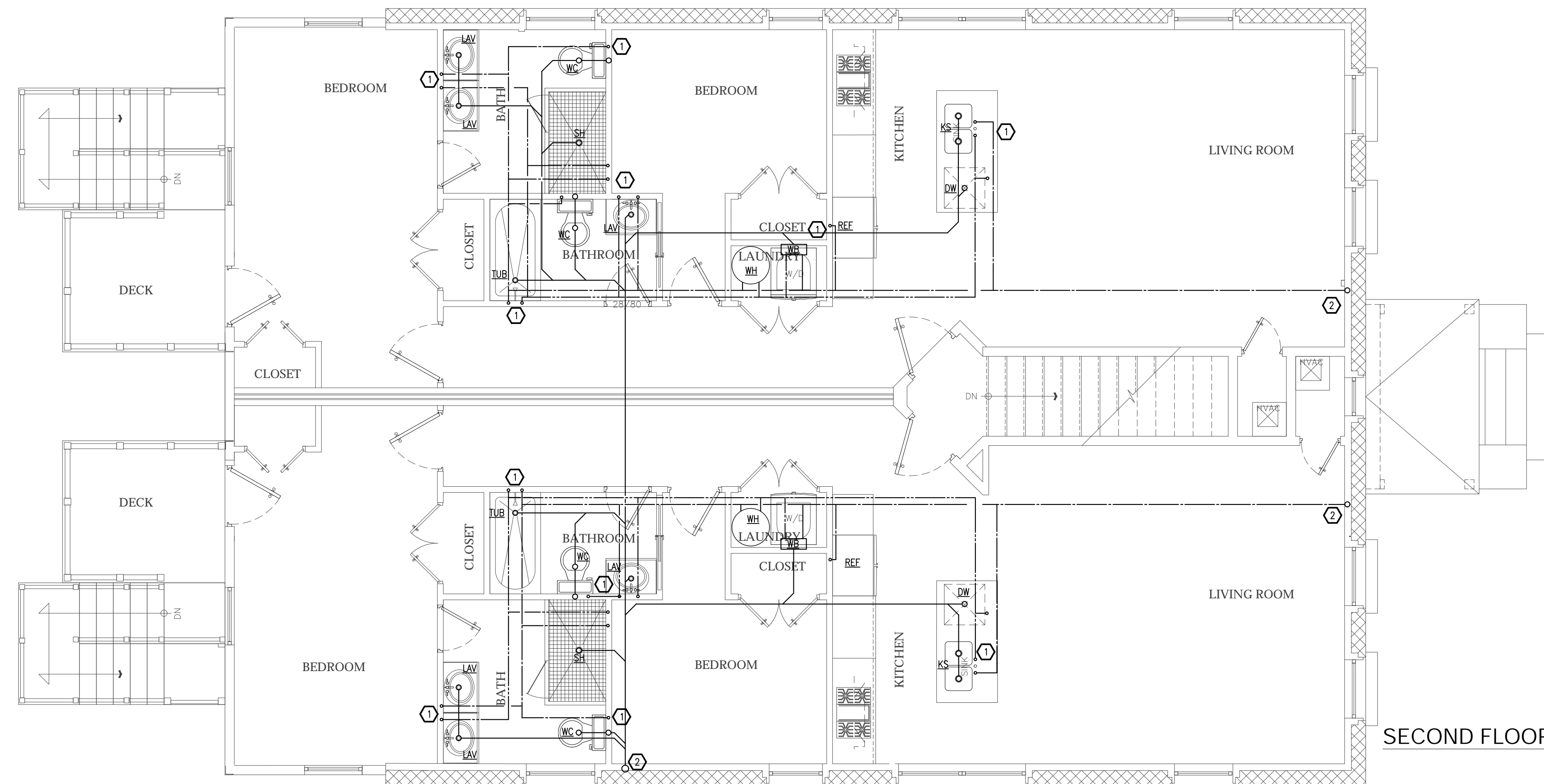
P001

KEYED NOTES - NEW WORK

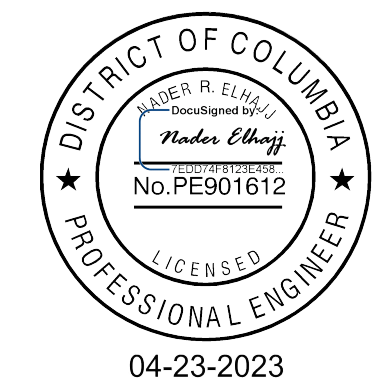
- ① HW/CW SERVES BATHROOM. SEE RISER DIAGRAM.
- ② HW/CW/W/GAS/STORM RISER.
- ③ UPGRADE WATER SERVICE. SEE RISER DIAGRAM.
- ④ CONNECT TO COMBINED STORM/SEWER PIPE OUTSIDE THE BUILDING. PROVIDE BACKFLOW PREVENTER.
- ⑤ 6" ROOF DRAIN TO CONNECT TO STORM OUTSIDE BUILDING.



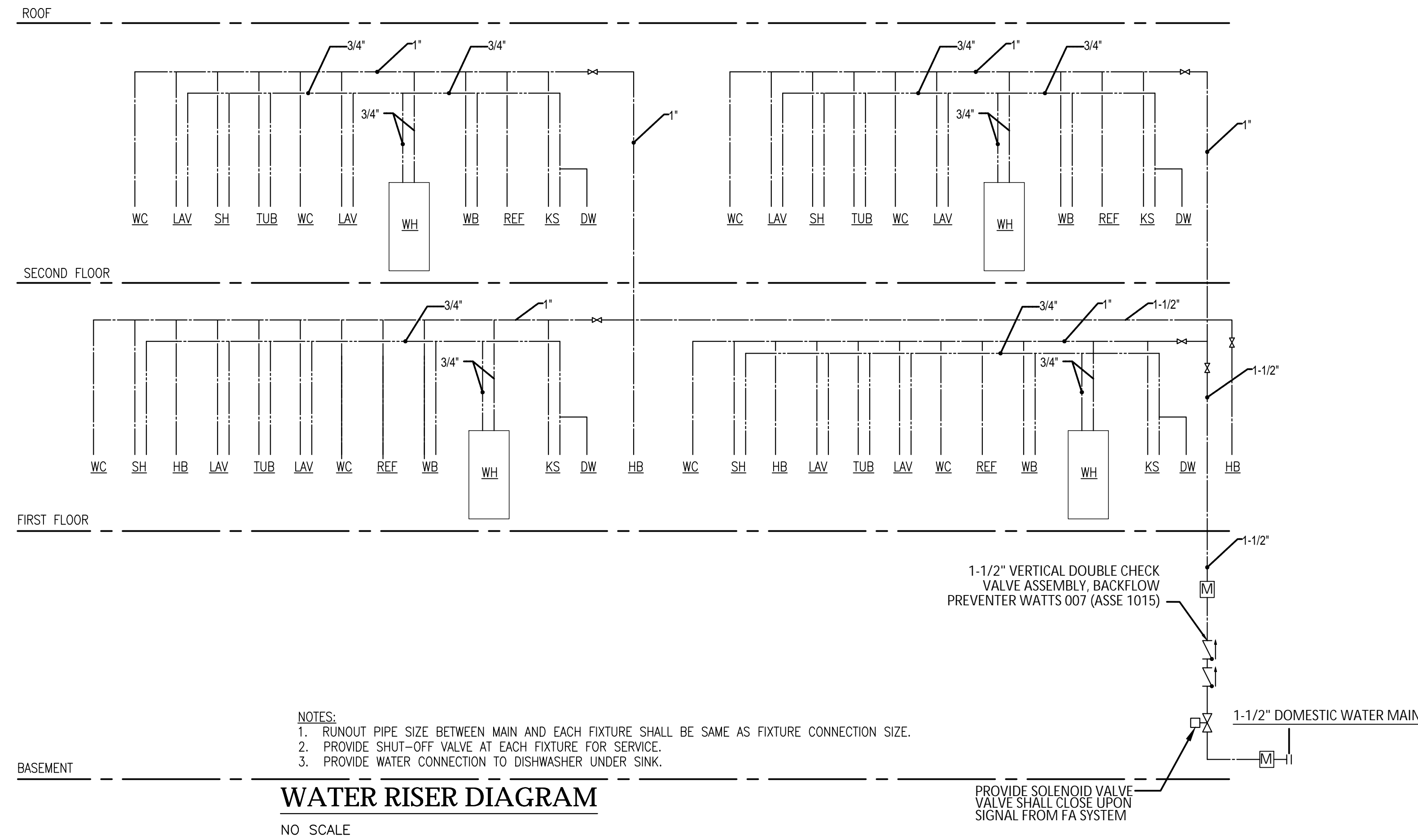
FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"



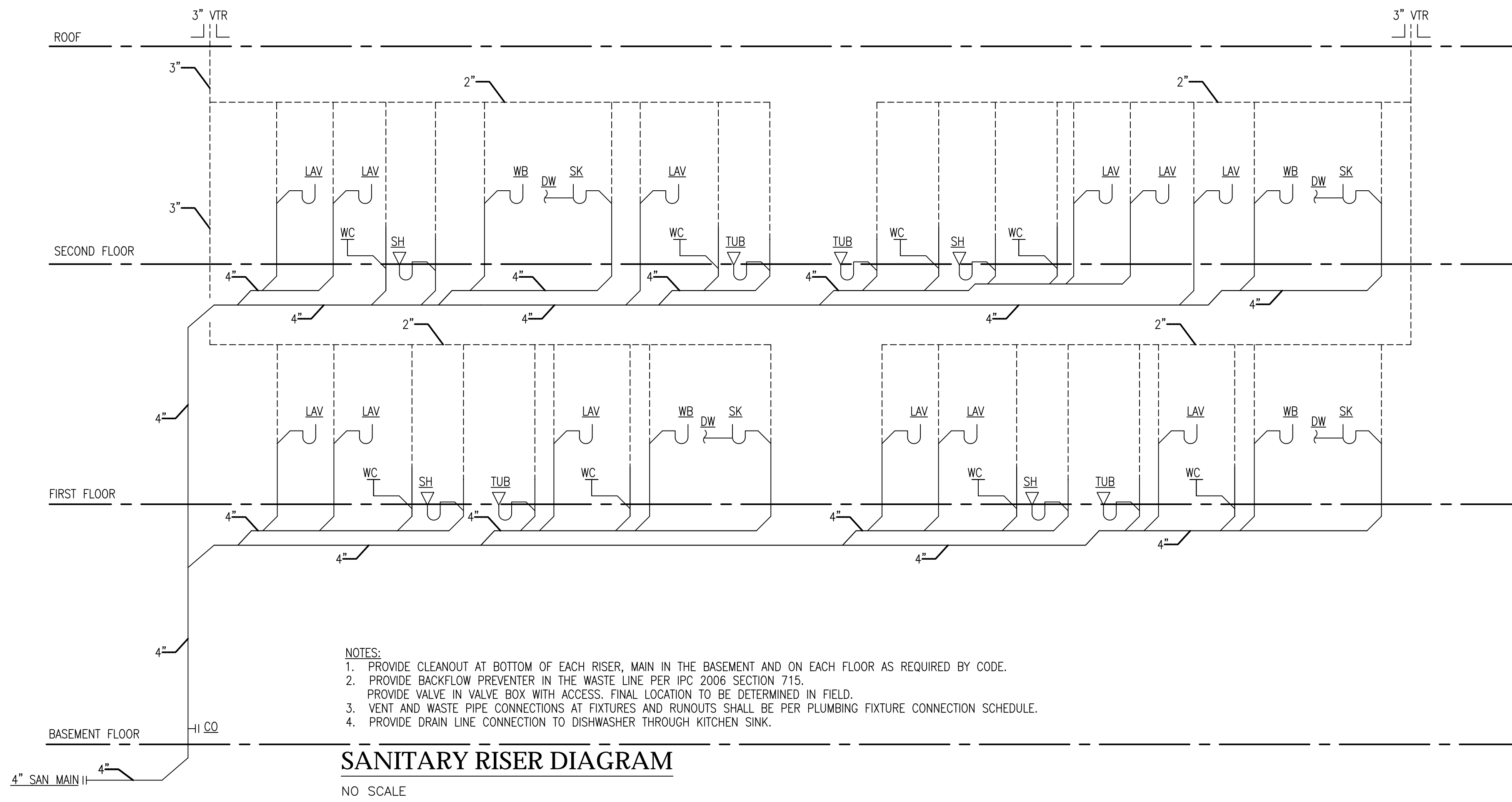
SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"



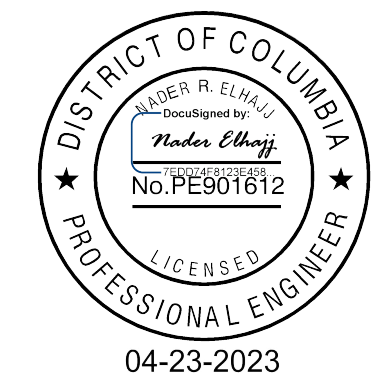
REVISIONS	Description		
Date			
SHEET	P002		
CLIENT:	ALMASA PROPERTIES LLC	PROJECT:	2256 HIGH ST SE, WASHINGTON, DC 20020
DESIGNED BY:	WILLIAM V.	DATE:	02/25/2023
		SCALE AS NOTE	
CONTENT: FIRST & SECOND FLOOR PLUMBING PLAN			



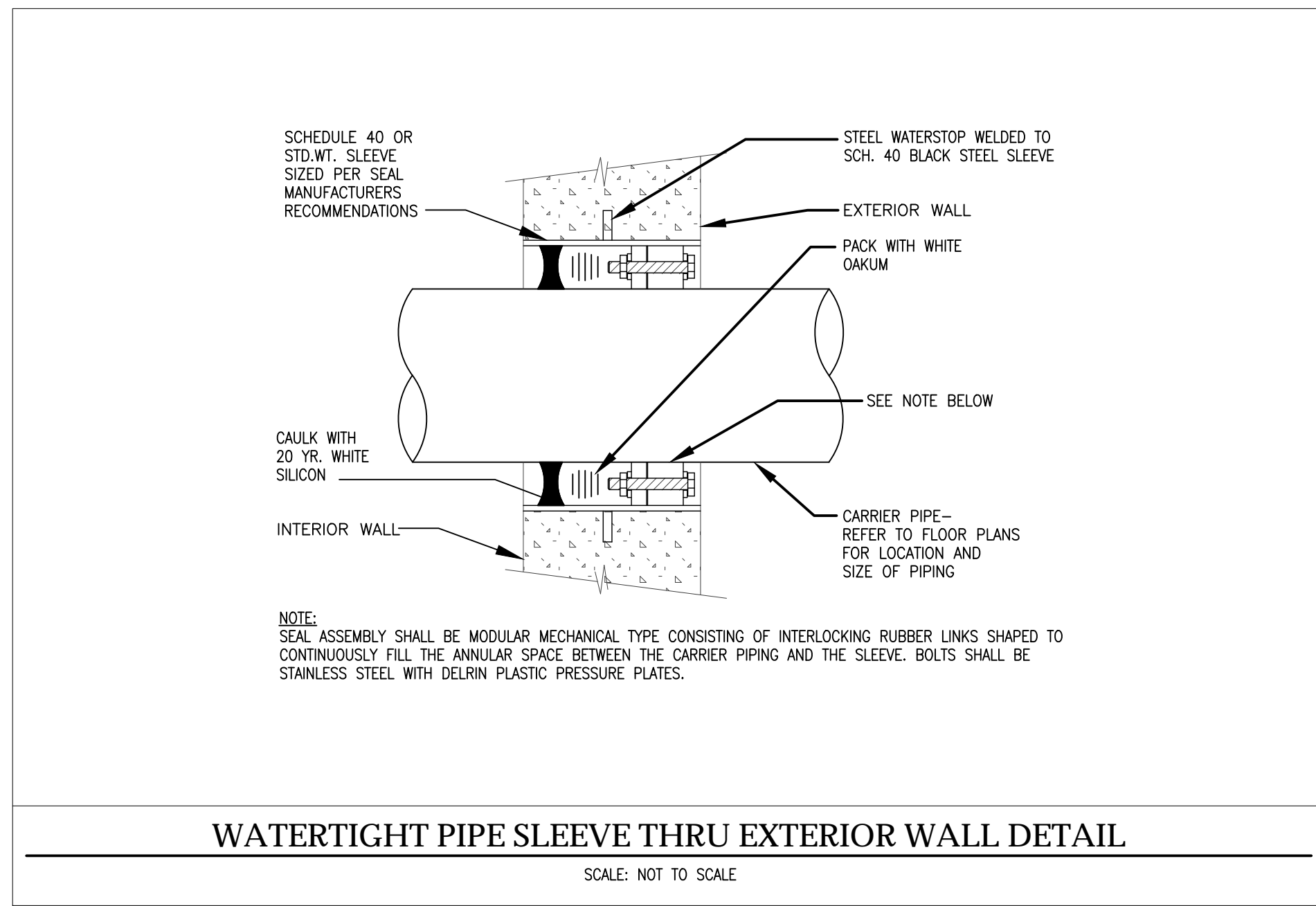
WATER RISER DIAGRAM
NO SCALE



SANITARY RISER DIAGRAM
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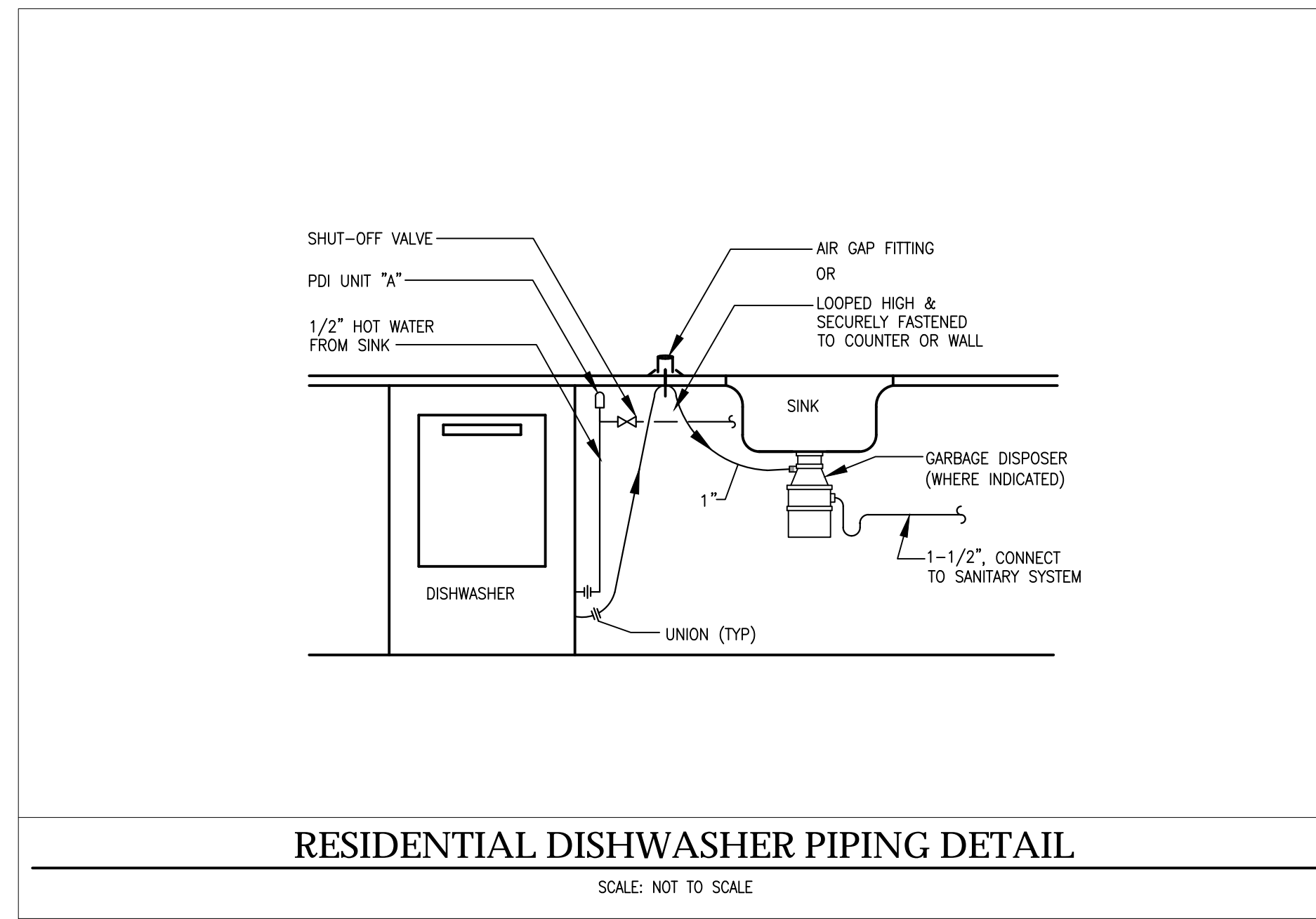


DESIGNED BY:	DATE:
WILLIAM V.	02/25/2023
PROJECT:	SCALE AS NOTE
ALMASA PROPERTIES LLC	
2256 HIGH ST SE,	
WASHINGTON, DC 20020	
CLIENT:	CONTENT: RISER DIAGRAM
ALMASA PROPERTIES LLC	
2256 HIGH ST SE,	
WASHINGTON, DC 20020	
REVISIONS	Description
Date	
SHEET	P003



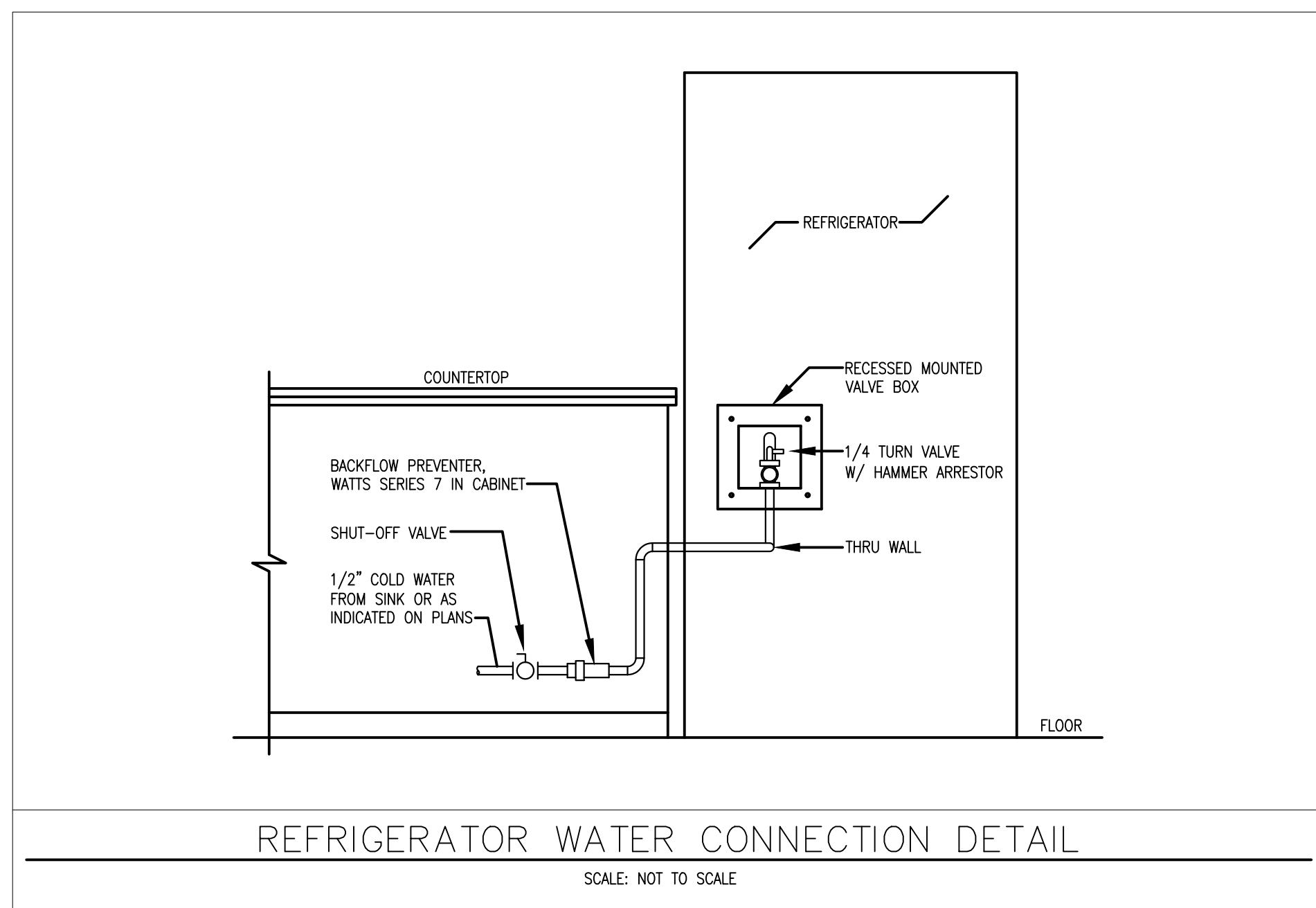
WATERTIGHT PIPE SLEEVE THRU EXTERIOR WALL DETAIL

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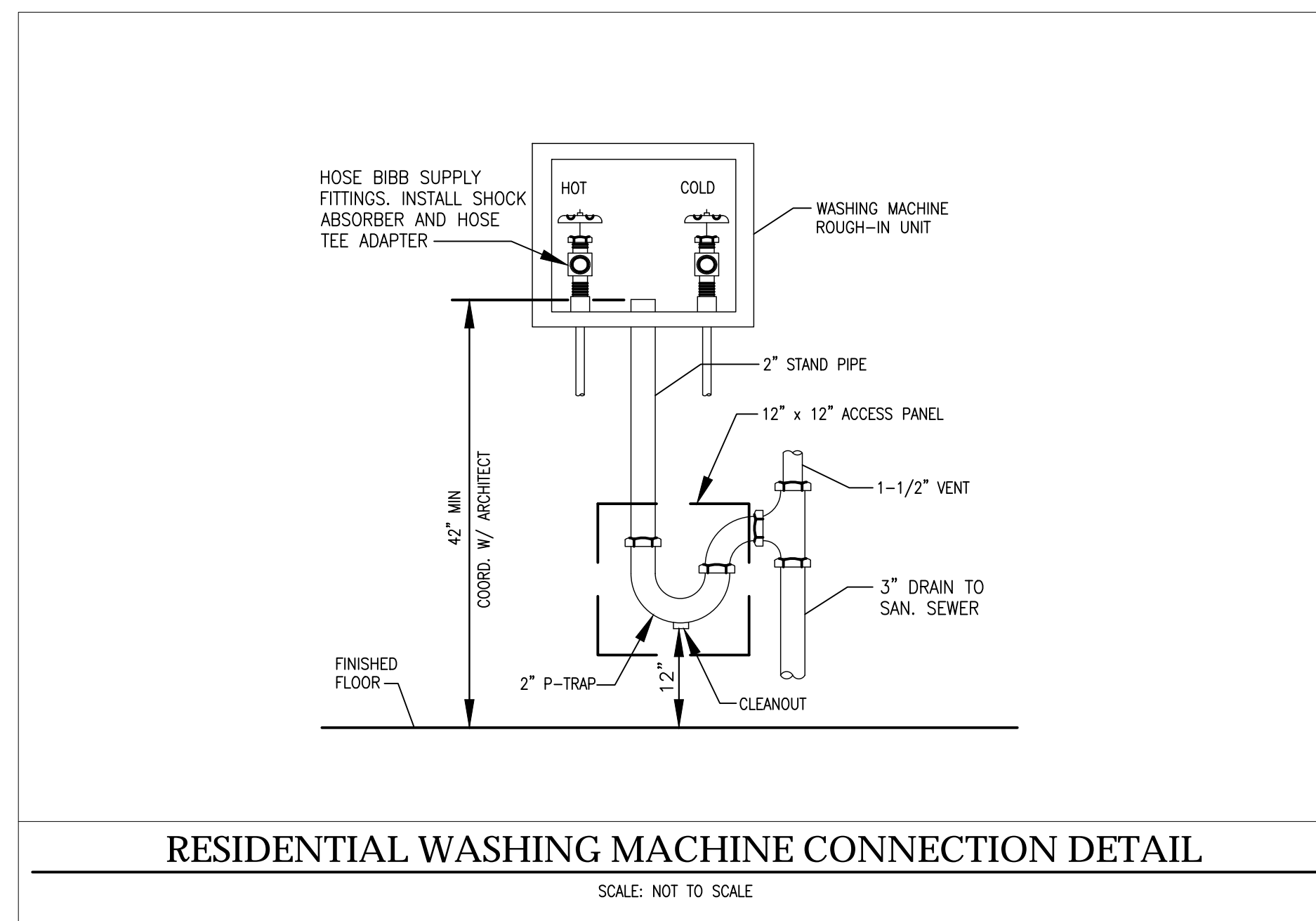
RESIDENTIAL DISHWASHER PIPING DETAIL

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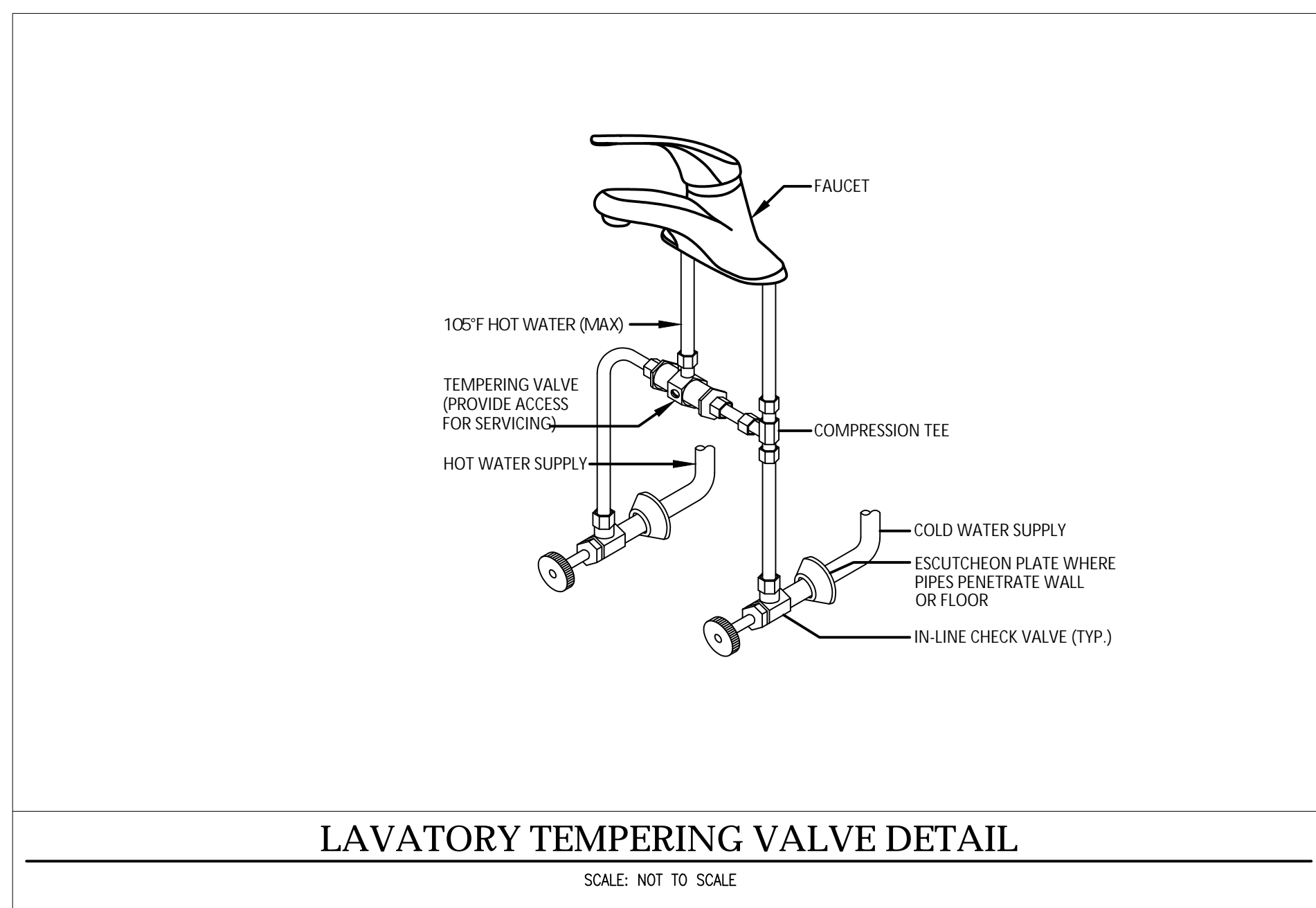
REFRIGERATOR WATER CONNECTION DETAIL

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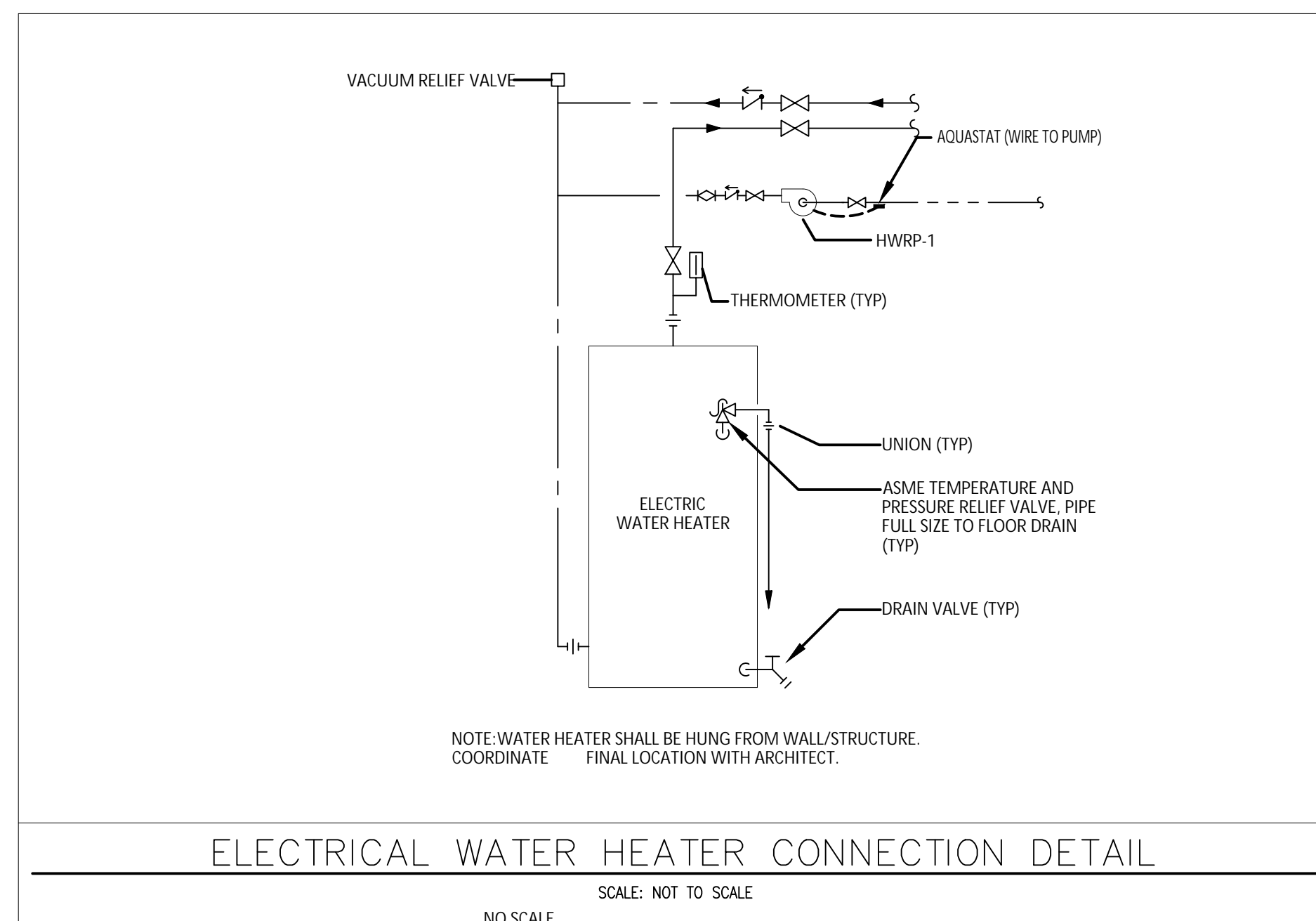
RESIDENTIAL WASHING MACHINE CONNECTION DETAIL

SCALE: NOT TO SCALE



LAVATORY TEMPERING VALVE DETAIL

SCALE: NOT TO SCALE



ELECTRICAL WATER HEATER CONNECTION DETAIL

SCALE: NOT TO SCALE
NO SCALE

DATE: 02/25/2023
SCALE AS NOTE

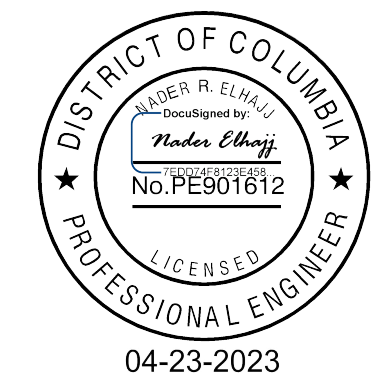
DESIGNED BY: WILLIAM V.

PROJECT: 2256 HIGH ST SE, WASHINGTON, DC 20020

CLIENT: ALMASA PROPERTIES LLC
CONTENT: DETAILS

REVISIONS	Description	Date

SHEET
P004



04-23-2023