

# WAYNE PLACE APARTMENTS

113 Wayne Place SE.

## CONSTRUCTION DOCUMENTS

Washington, DC  
20032

**PREPARED FOR:**

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### DRAWING INDEX

GENERAL	
G000	COVER
G001	NOTES AND LEGENDS
G002	PROJECT INFO
G003	WALL TYPES
ARCHITECTURAL	
A1.00	SITE PLAN
A1.01	CONSTRUCTION PLANS
A1.02	CONSTRUCTION PLANS
A1.03	REFLECTED CEILING PLANS
A1.04	REFLECTED CEILING PLANS
A2.01	BUILDING ELEVATIONS
A3.01	BUILDING SECTIONS
A5.01	TYPICAL ENLARGED UNIT PLAN
A6.01	MILLWORK DETAILS - UPPER AND BASE CABINETS
A7.01	DOOR AND WINDOW SCHEDULE AND DETAILS
A8.00	DETAILS

### CODE INFORMATION

**I. PROJECT LOCATION** 113 WAYNE PLACE SE  
WASHINGTON, DC 20032

**2. SCOPE OF WORK :** THE PROJECT SCOPE OF WORK IS TO BUILD AN ADDITION TO THE EXISTING BUILDING. THE BUILDING WILL INCLUDE 6 UNITS ON 3 LEVELS. EACH UNIT WILL BE 3 BEDROOMS AND 1 BATHROOM.

**II. DESCRIPTION & USER GROUP CLASSIFICATION OF BLDG**

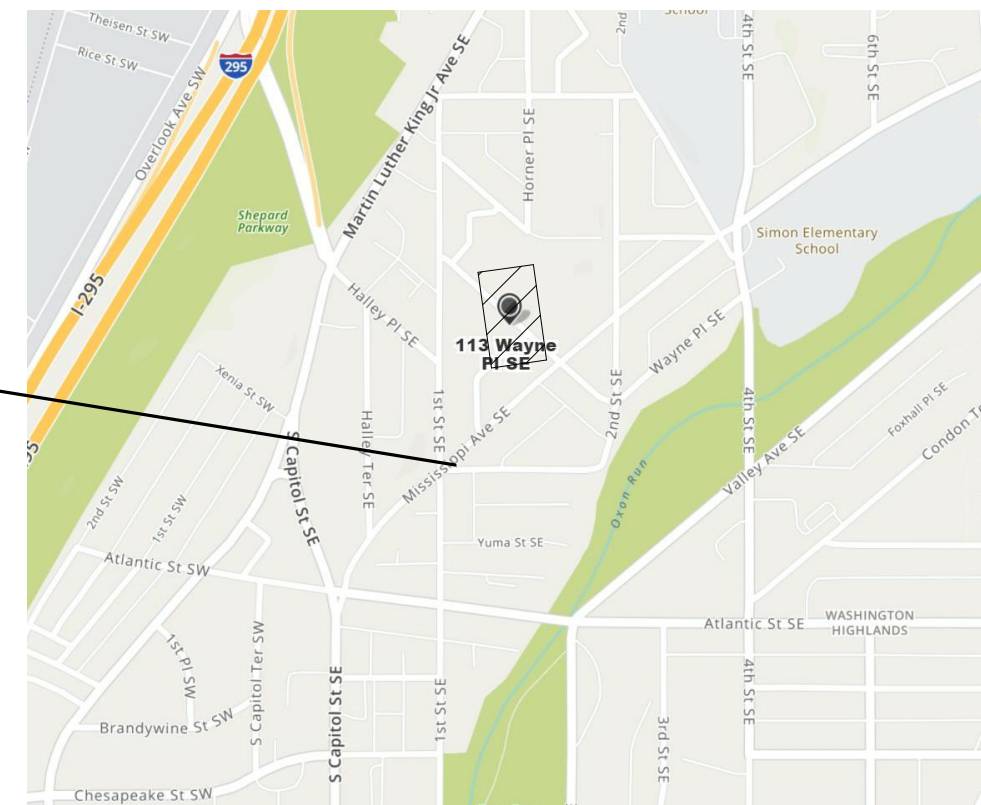
SQUARE: 6117  
SUFFIX: 0052  
ZONE: RA-1  
FUTURE LAND USE: RMOD  
GREEN AREA RATIO (GAR): .4  
FLOOR AREA RATIO (FAR): .9  
LAND AREA: 7984  
BLDG HT. 36'-8"  
NO. STORIES ABOVE GRADE: 3  
BASEMENT: YES  
BUILDING GROUP: R-2  
CONSTRUCTION TYPE: V-A  
FIRE RATING:  
\*Exterior wall only due to sprinkler system per substitution in note D, Table 602, 2013 DCFC  
FULLY SPRINKLERED: YES  
FIRE/CO2 ALARM: YES

### REFERENCED CODES

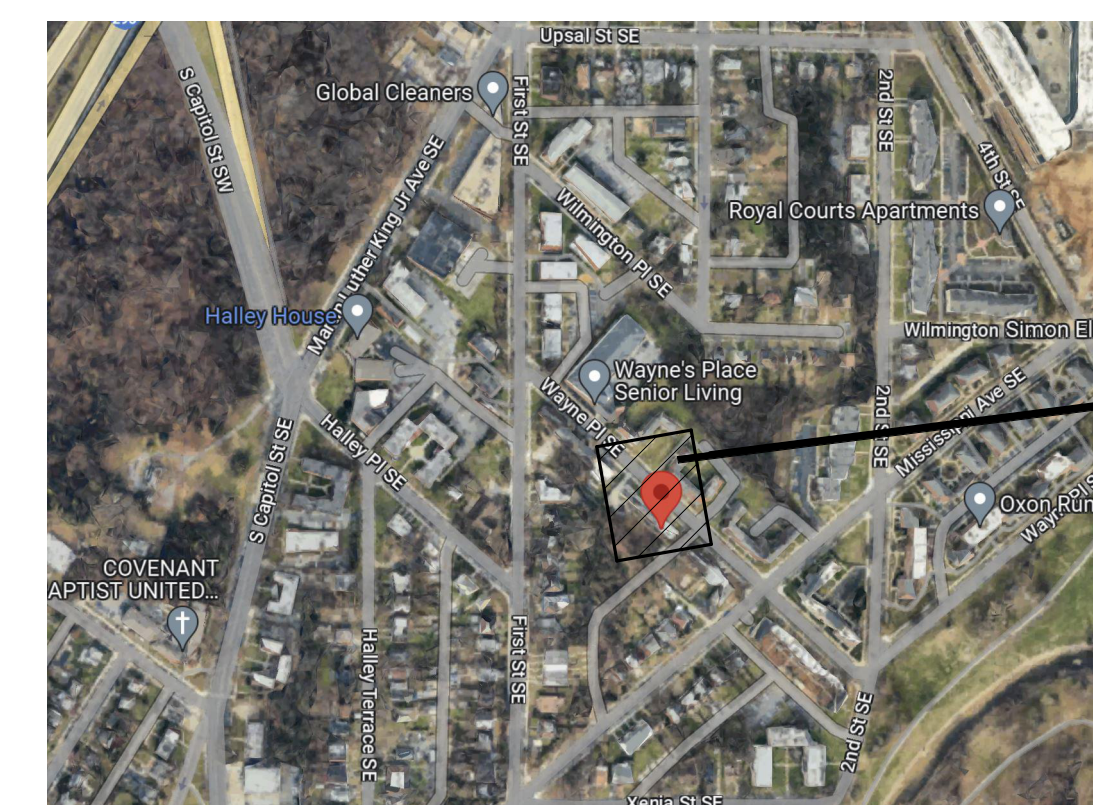
BUILDING: 2017 DC CONSTRUCTION CODES  
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS

BUILDING AREA	LOT OCCUPANCY
OLD 2,880 SF	0.36 36%
NEW 3,370 SF	0.42 42%
TOTAL 6,250 SF	0.78 78%
TOTAL ALLOWABLE BUILDABLE SQ.FT. ON LOT	
LOT AREA 7,984 SF x .9(FAR FOR RA-1) = 7,185.6 SF	

SITE LOCATION

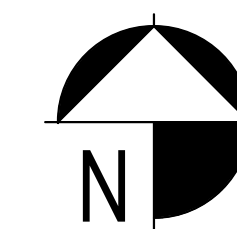


VICINITY MAP  
NOT TO SCALE



PROJECT SITE

SITE MAP  
NOT TO SCALE









# AIR BARRIER & INSULATION INSTALLATION:

SEE IECC 2012 TABLE R402.4.1.1

<b>AIR &amp; THERMAL BARRIER</b>	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER, BREAKS OR SEALS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
<b>CEILING/ATTIC</b>	THE AIR BARRIER IN ANY DROPPED CEILING/SOFTIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
<b>WALLS</b>	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
<b>WINDOWS, SKYLIGHTS, &amp; DOORS</b>	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
<b>RIM JOISTS</b>	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
<b>FLOORS</b>	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
<b>CRAWL SPACE WALLS</b>	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EASETH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
<b>SHAFTS, PENETRATIONS</b>	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
<b>NARROW CAVITIES</b>	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSULATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
<b>RECESSED LIGHTING</b>	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
<b>PLUMBING &amp; WIRING</b>	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALL, OR INSULATION THAT ON INSULATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
<b>SHOWER/TUB ON EXTERIOR WALL</b>	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
<b>ELEC/PHONE BOX ON EXT. WALLS</b>	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
<b>HVAC REGISTER BOOTS</b>	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.

## THERMAL ENVELOPE (TABLE : N1102.1.1 / R402.1.1)

<b>ROOF:</b>	R-49
<b>EXTERIOR WALLS:</b>	R-20 OR 13+5 6" DEEP CAVITY WITH BATT INSULATION
<b>FENESTRATION:</b>	.35/.40 (U-FACTOR / SHGC)
<b>SKYLIGHT</b>	.55 (U-FACTOR)
<b>UNVENTED ATTIC:</b>	R-15 AIR IMPERMEABLE INSULATION EITHER RIGID FOAM BOARD (R = 5) OR SPRAY FOAM INSULATION (R = 3.2 TO 3.8)
<b>FLOOR:</b>	R-19
<b>CRAWL SPACE WALL:</b>	R- 10/13
<b>U-FACTOR - WINDOW:</b>	0.35/ SHGC: 0.4
<b>U-FACTOR - DOOR:</b>	0.35/ SHGC:04
<b>U-FACTOR - SKYLIGHT:</b>	0.55
<b>ROOF COVERING:</b>	BUILT UP ROOF
<b>BELOW GRADE:</b>	R-10 CONTINUOUS
<b>BASEMENT WALLS:</b>	N/A
<b>MIN. SOUND TRANSMISSION RATING:</b>	

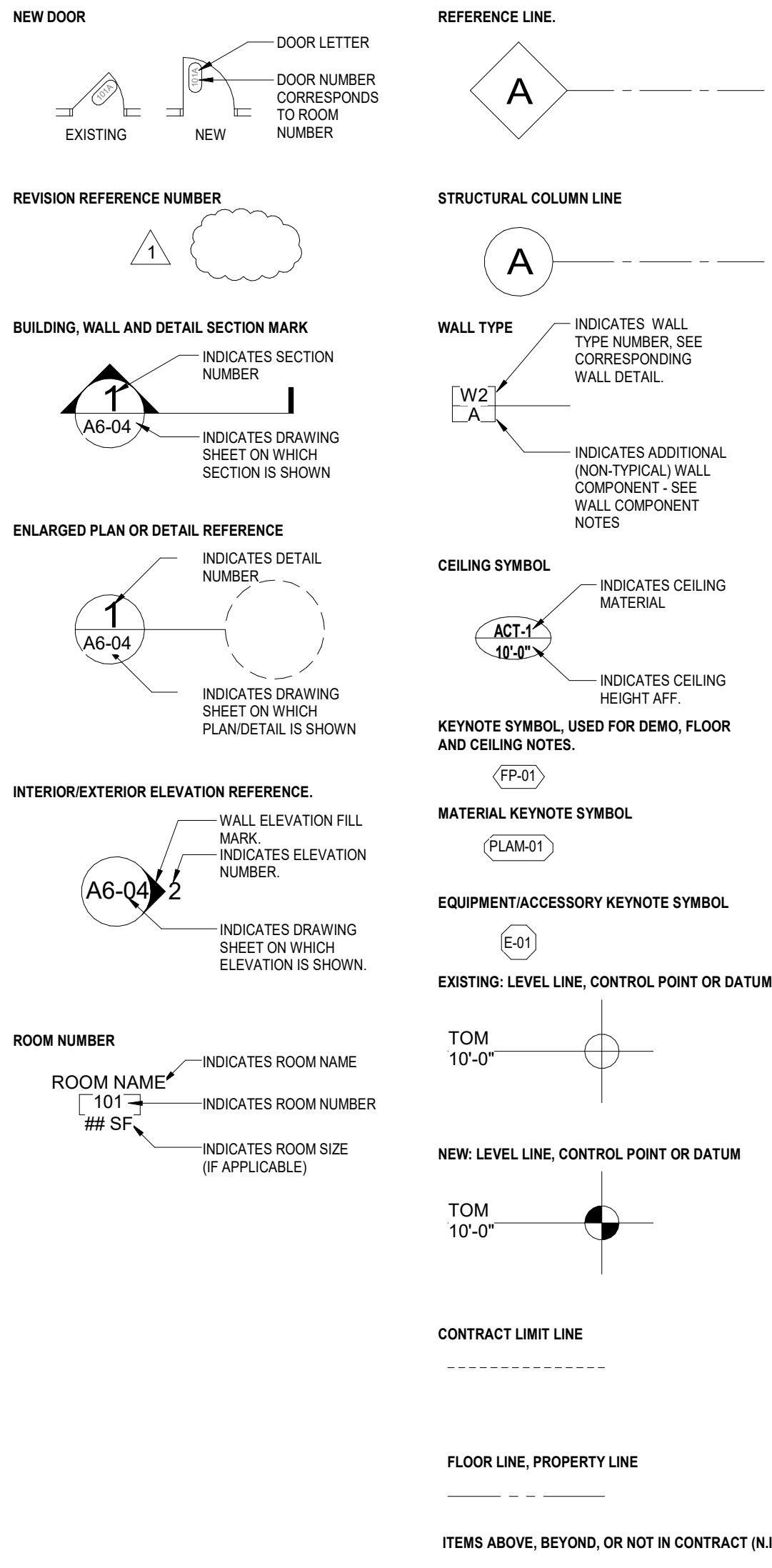
## ENERGY NOTES:SEE N1101.8

- BUILDING LEAKAGE TEST TO BE PERFORMED TO ENSURE BUILDING LEAKAGE NOT EXCEED 5 AIR CHANGES PER HOUR.
- TESTING TO BE PERFORMED BY THIRD PARTY CONTRACTOR.
- THERE SHALL BE PROGRAMMABLE THERMOSTATS INSTALLED THRU-OUT.
- A DUCT LEAKAGE TEST SHOWING A PASSING RATING OF <math>\leq 8</math> CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL.
- SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-6 ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE R-6.
- GRAVITY DAMPERS TO BE INSTALLED AT ALL INTAKES/EXHAUST.
- HVAC LINE SET PIPING TO BE INSTALLED WITH UV PROTECTANT AND WRAPPED IN MINIMUM R-3 INSULATION.
- ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION.
- AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
- VENTILATION AND EFFICACY FLOW REQUIREMENTS EXHAUST FANS MIN. 50 CFM AND 48 WATTS.
- 75% OF ALL PERMANENT FIXTURES OR 75% LAMPS IN PERMANENT FIXTURES USED ARE TO BE HIGH EFFICIENT LAMPS.
- U FACTORS = DOORS/WINDOWS = 0.35 - SKYLIGHTS = 0.55

## DESIGN CRITERIA:

FLOOR LIVE LOAD (2nd/1st Floor):	30/40 psf
FLOOR DEAD LOAD (Wood/Tile)	18/32 psf
ROOF LIVE LOAD:	30 psf
ROOF DEAD LOAD:	32 psf
SNOW LOAD (ROOF)	30 psf
SNOW LOAD (GROUND)	25 psf
WIND LOAD:	20 psf, EXPOSURE CAT: B
CONCRETE STRENGTH:	3000 psi
DOUGLASS FIR No. 1:	1600 psf
SOIL BEARING CAPACITY:	1500 psf (was used for calculations, soil is untested.)
BASIC WIND SPEED:	90 MPH, 3 second gust, seismic design category = B
FROST LINE:	30 inches
FOOTING DEPTH	30 inches (B.O.F.)
CLIMATE ZONE	4A

# SYMBOLS:



ITEMS ABOVE, BEYOND, OR NOT IN CONTRACT (N.I.C.)

# CODE INFORMATION:

PROJECT DESCRIPTION:	NEW 3-STORY APARTMENT		
GOVERNING CODES:	BUILDING: 2017 DC CONSTRUCTION CODES 2017 DCMR 12A, DC BUILDING CODE AMENDMENTS		
CHAPTER 3	USE AND OCCUPANCY CLASSIFICATION		
310.4	RESIDENTIAL GROUP R-2		
CHAPTER 5	GENERAL BUILDING HEIGHTS AND AREAS		
ACTUAL	3 STORIES		
	CELLAR, 1ST, 2ND FLOOR	GROUP R1 1,695 SF PER FLOOR	
	TOTAL SF	5,085 SF	
TABLES 504.3, 504.4, 506.2	GROUP R-2, CONSTRUCTION TYPE V-A - ALLOWED = 48,000 SF, 3 STORIES, 70 FT WHEN EQUIPPED WITH A NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1		
CHAPTER 6	TYPES OF CONSTRUCTION		
T 601	BUILDING ELEMENT	TYPE V	
	PRIMARY STRUCTURAL FRAME	1	
	BEARING WALLS	0	
	EXTERIOR INTERIOR	0	
	NONBEARING WALLS AND PARTITIONS EXTERIOR	1	
	NONBEARING WALLS AND PARTITIONS INTERIOR	0	
	FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	
	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0	
TABLE 602	FIRE RATING FOR EXTERIOR WALL BASED ON DISTANCE, GROUP R, DISTANCE GREATER THAN 30 FEET = 0 HOUR		
CHAPTER 7	FIRE-RESISTANCE-RATED CONSTRUCTION		
TABLE 705.8	MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
707.3.10	30' OR GREATER	UNPROTECTED, SPRINKLERED	NOT REQUIRED
708.1	FIRE PARTITIONS: REQUIRED FOR WALLS SEPARATING SLEEPING UNITS PER SECTION 420.2		
708.3	FIRE-RESISTIVE RATING: FIRE PARTITIONS SHALL NOT BE LESS THAN 1 HOUR: EXCEPTION 1 - CORRIDOR WALLS PERMITTED TO HAVE 1/2 HOUR RATING PER 1020.1		
714.3.1.2	THROUGH PENETRATION FIRE STOP SYSTEM. THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED FIRE STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER ANS SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED RESISTANCE RATING		
718.3.2	DRAFTSTOPPING, GROUP R2: EXCEPTION 1 - NOT REQUIRED IN BUILDINGS SPRINKLERED PER NFPA 13		
718.4.2	DRAFTSTOPPING IN ATTICS GROUP R-2: EXCEPTION 2 - NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1		
CHAPTER 8	INTERIOR FINISHES		
TABLE 803.11	SPRINKLERED	EXIT ENCLOSURES AND PASSAGEWAYS	CORRIDORS
	USE GROUP R-2	C	C
806.1	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		
806.1	COMBUSTIBLE DECORATIVE MATERIALS, OTHER THAN DECORATIVE VEGETATION, SHALL COMPLY WITH SECTION 806.2 THROUGH 806.8.		
CHAPTER 9	FIRE PROTECTION SYSTEMS		
903.2.8	SPRINKLER SYSTEM REQUIRED. USE GROUP R		
903.4	SPRINKLER SYSTEM SUPERVISION & ALARMS: REQUIRED		
906.1	IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATION SPECIFIED ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A: 10-B:C.		
907.2.9	GROUP R-2: MANUAL FIRE ALARM SYSTEM: REQUIRED		
907.2.9.3	GROUP R-2: AUTOMATIC SMOKE DETECTION SYSTEM: REQUIRED FOR ALL INTERIOR CORRIDORS SERVICING SLEEPING UNITS		
907.2.11.2	SINGLE AND MULTIPLE STATION SMOKE ALARMS: USE GROUP R-2: REGARDLESS OF OCCUPANT LOAD ON THE CEILING OR WALL OUTSIDE OF WACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.		
907.5.2	ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED, LOCATED, AND INSTALLED PER THIS SECTION		

CHAPTER 10	MEANS OF EGRESS	
1004.3	POSTING OCCUPANT LOAD REQUIRE FOR ALL ASSEMBLY SPACES	
TABLE 1004.2.1	FUNCTION	SF PER OCCUPANT
	SLEEPING UNITS - CELLAR FLOOR (R2)	1,695 / 200 = 9 PPL
	SLEEPING UNITS - 1ST FLOOR (R2)	1,695 / 200 = 9 PPL
	SLEEPING UNITS - 2ND FLOOR (R2)	1,695 / 200 = 9 PPL
	TOTAL PER FLOOR (CELLAR-2ND)	27 PPL
	TOTAL OCCUPANTS	27 PPL
1005.1 & 1005.3.2	EGRESS WIDTH PER OCCUPANT SERVED	
	STAIRWAYS: REQUIRED: 132 OCCUPANTS PER FLOOR x.3	= 39.6"
	PROVIDED: 44" PER STAIRWAY	
	OTHER EGRESS COMPONENTS (DOORS):	
	CELLAR - 2ND FLOORS	= 66.2"
	REQUIRED: 132 OCCUPANTS PER FLOOR x.2	
	PROVIDED: 36" EXIT DOORS (32" CLR) X 2 = 64"	
TABLE 1006.2.1	COMMON PATH OF EGRESS TRAVEL: SHALL NOT EXCEED 125 FT.	
TABLE 1006.3.2	STORIES OF ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES.	
1009.1	ACCESSIBLE MEANS OF EGRESS REQUIRED, NOT LESS THAN ONE. WHERE MORE THAN ONE MEANS IS REQUIRED FROM FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.	
1009.3	STAIRWAYS: EXIT STAIR MUST HAVE 48" MIN WIDTH BETWEEN HANDRAILS AND INCORPORATE EITHER AN AREA OF REFUGE OR SHALL BE ACCESSED FROM AN AREA OF REFUGE	
	EXCEPTION 1: BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM	
	EXCEPTION 8: AREAS OF REFUGE NOT REQUIRED IN GROUP R-2 OCCUPANCIES	
1010.1.1	MINIMUM WIDTH OF EACH DOOR OPENING - CLEAR WIDTH = 32"	
	EXCEPTION 1: SHALL NOT APPLY TO DOOR OPENINGS THAT NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUP R-2 OCCUPANCIES.	
1011.2	STAIR WIDTH: AS DETERMINED BY SECTION 1005.1 BUT NOT LESS THAN 44 INCHES	
1013.1	EXIT SIGNS ARE NOT REQUIRED IN GROUP R-2.	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM OCCUPANCY R-2 = 250 FT	
TABLE 1020.1	OCCUPANT LOAD SERVED BY CORRIDOR WITH SPRINKLER SYSTEM R-2 GREATER THAN 10 = 1/2 HOUR	
TABLE 1020.2	WITHING DWELLING UNIT 36 INCHES	
1020.4	DEAD END CORRIDORS: GROUP R-2 = 50 FT MAX W/ SPRINKLER SYSTEM	
CHAPTER 11	ACCESSIBILITY	
1104.1	SITE ARRIVAL POINTS - ACCESSIBILITY PROVIDED	
1104.3	CONNECTED SPACES - ACCESSIBLE PATH MUST BE PROVIDED TO EACH PORTION OF THE BUILDING	
1104.4	MULTI LEVEL BUILDING: ONE ACCESSIBLE ROUTE CONNECTING STORIES REQUIRED	
1105.1	AT LEAST 60% OF PUBLIC ENTRANCES SHALL BE ACCESSIBLE	
TABLE 1106.2	ACCESSIBLE PARKING SPACES: ACCESSIBLE SPACES REQUIRED IN GROUP R-2. AT LEAST 2%, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE.	
TABLE 1107.6.2	ACCESSIBLE DWELLING UNITS: TYPE B UNITS SHALL BE PROVIDED IN GROUP R-2.	
1109.2	TOILET FACILITIES: AT LEAST ONE OF EACH TYPE OF FIXTURE AND ACCESSORIES SHALL BE ACCESSIBLE	
1111.1	SIGNS NOT REQUIRED IN GROUP R-2.	
CHAPTER 12	INTERIOR ENVIRONMENT	
1210.2.2	FLOORS AND WALL BASE FINISH MATERIAL, RESTROOMS: SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES	
CHAPTER 13	ENERGY EFFICIENCY	
1301.1.1	BUILDING IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH INTERNATIONAL ENERGY CONSERVATION CODE OR ASHRAE 90.1	
CHAPTER 27	ELECTRICAL	
2701	D.C. ELECTRICAL CODE 2017, SEE ELECTRICAL DRAWINGS FOR COMPLIANCE	
CHAPTER 28	MECHANICAL	
2801	D.C. MECHANICAL CODE 2017, SEE MECHANICAL DRAWINGS FOR COMPLIANCE	
CHAPTER 29	PLUMBING	
2901	D.C. PLUMBING CODE 2017, SEE PLUMBING DRAWINGS FOR COMPLIANCE	

CURE ARCHITECTS

WAYNE PLACE APARTMENTS  
CHRISTOPHER MAK  
113 WAYNE PLACE SE, WASHINGTON, DC.

1	ISSUE FOR PERMIT	01/22/2021
no.	description	date

Sheet Revisions		
no.	description	date

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Project Issues		

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job number:



**SHEET NOTES**



**WAYNE PLACE APARTMENTS  
CHRISTOPHER MAK**  
113 WAYNE PLACE SE, WASHINGTON, DC.

**WALL TYPE GENERAL NOTES:**

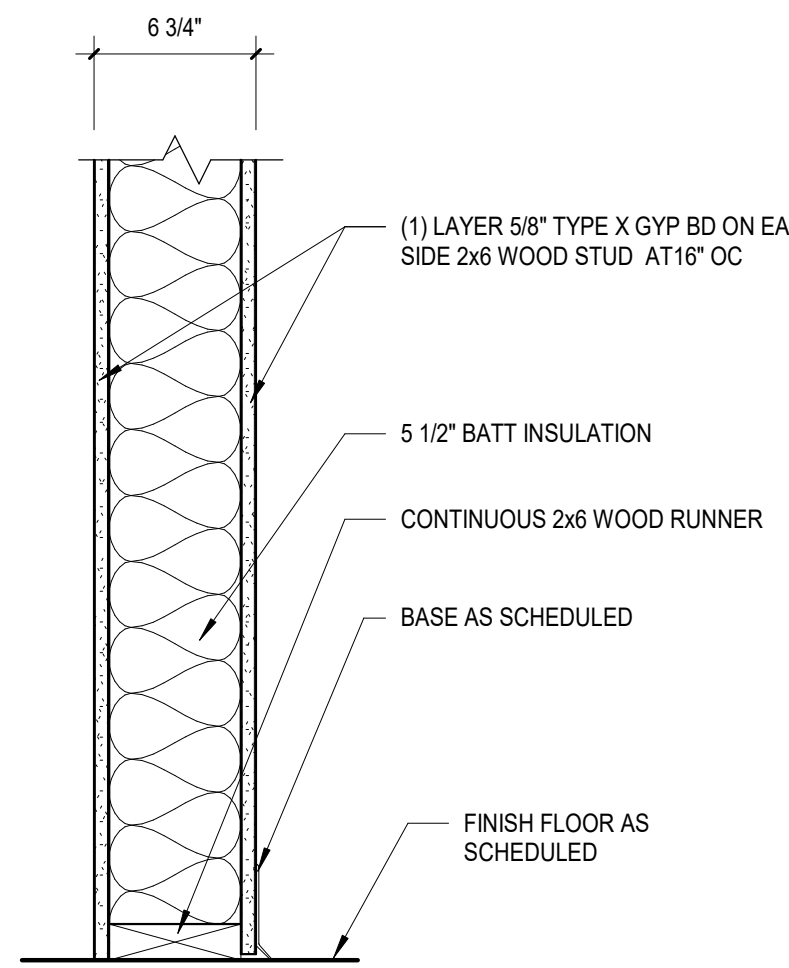
- BRACE ALL INTERIOR PARTITIONS ABOVE CEILING TO STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
- ALL FULL HEIGHT METAL STUD FRAMING SHALL BE BRACED TO THE ROOF STRUCTURE AND SHALL NOT BE FASTENED IN ANY WAY TO PANELS OR ROOF DECK (UNO).
- FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED WITHIN WALLS AND ROUGH OPENINGS AS REQUIRED FOR MILLWORK SUPPORT, GRAB BARS, CLOSET SHELVING/RODS, TOILET ACCESSORIES, ETC. COORDINATE BLOCKING LOCATIONS AND REQUIREMENTS WITH PLANS AND G.C. PRIOR TO INSTALLATION OF GYP. BD.
- CAULK PERIMETER OF ALL SOUND INSULATED WALLS WITH AN ACOUSTICAL SEALANT.
- SEE FLOOR PLAN WALL TAG AND WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION.

**WALL COMPONENT NOTES**

COMPONENT LETTER	COMPONENT NOTE/DESCRIPTION
A	INSULATION OCCURS FROM FLOOR SLAB TO MIN 6" ABOVE FINISHED CEILING.
B	INSULATION OCCURS FROM FLOOR SLAB TO DECK ABOVE.
C	MOLD/MOISTURE RESISTANT GYP BD ON WET WALL SIDE.
D	FACE APPLIED ACRYLIC COATING SYSTEM MOLD/MOISTURE RESISTANT GYP BD.

**GENERAL NOTES**

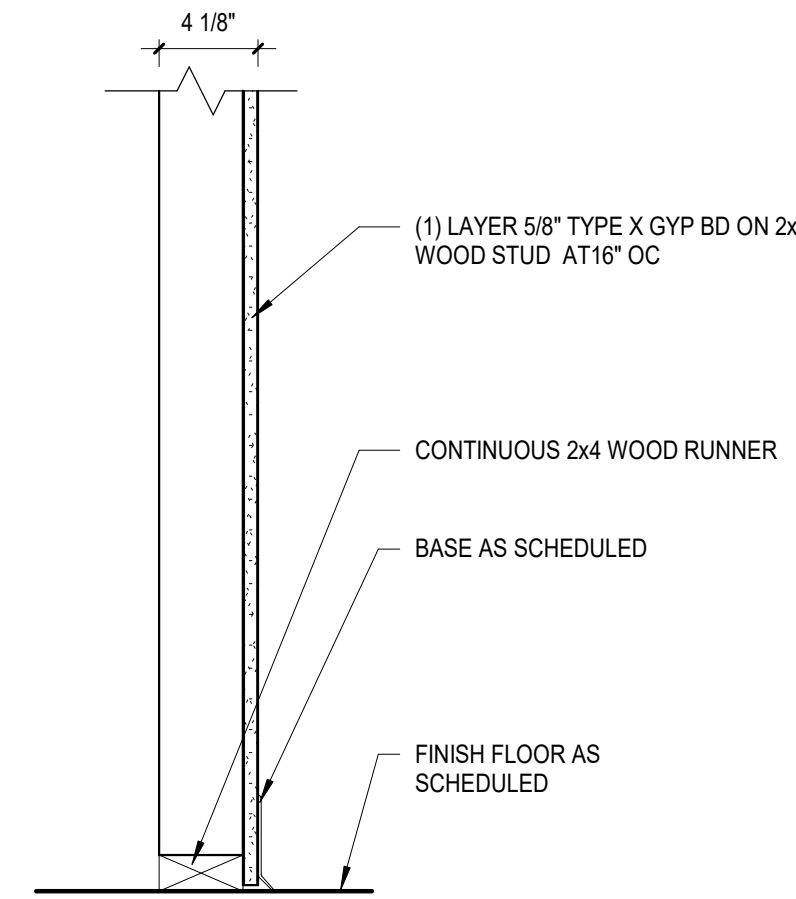
- FOIL FACED HIGH DENSITY INSULATION TO BE USED AT ALL LEVEL ONE EXTERIOR WALLS. FOIL FACED BATT INSULATION MEETING MINIMUM R VALUE IS ACCEPTABLE AT LEVELS 2 AND 3.
- ALL CMU SHALL CONTAIN WATER REPELLANT ADMIXTURE (DRY-BLOCK SYSTEM), MORTAR SHALL HAVE SAME ADMIXTURE.
- AT THE EXTERIOR FACE OF CMU, AND ONLY FOR THE EXTENT (HEIGHT AND WIDTH) OF THE BIOTENTION PONDS, APPLY PVC GEOMEMBRANE PER CIVIL DOCUMENTS.
- EXTERIOR FACE OF CMU SHALL HAVE BREATHABLE ELASTOMERIC CLEAR CLOATING TO SPAN ALL EXTERIOR EXPOSED FACES OF CMU.
- INTERIOR FINISHES TO BE SELECTED BY OWNER.
- ONE SMOKE/CO ALARM SHALL BE INSTALLED IN EACH ROOM.
- AT WALLS WITH RAILS OR GRAB BARS, PROVIDE REINFORCEMENT IN THE WALL AT THE LOCATION OF RAILING.



NOTE: COORDINATE WALL TAG WITH WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION

**W4**

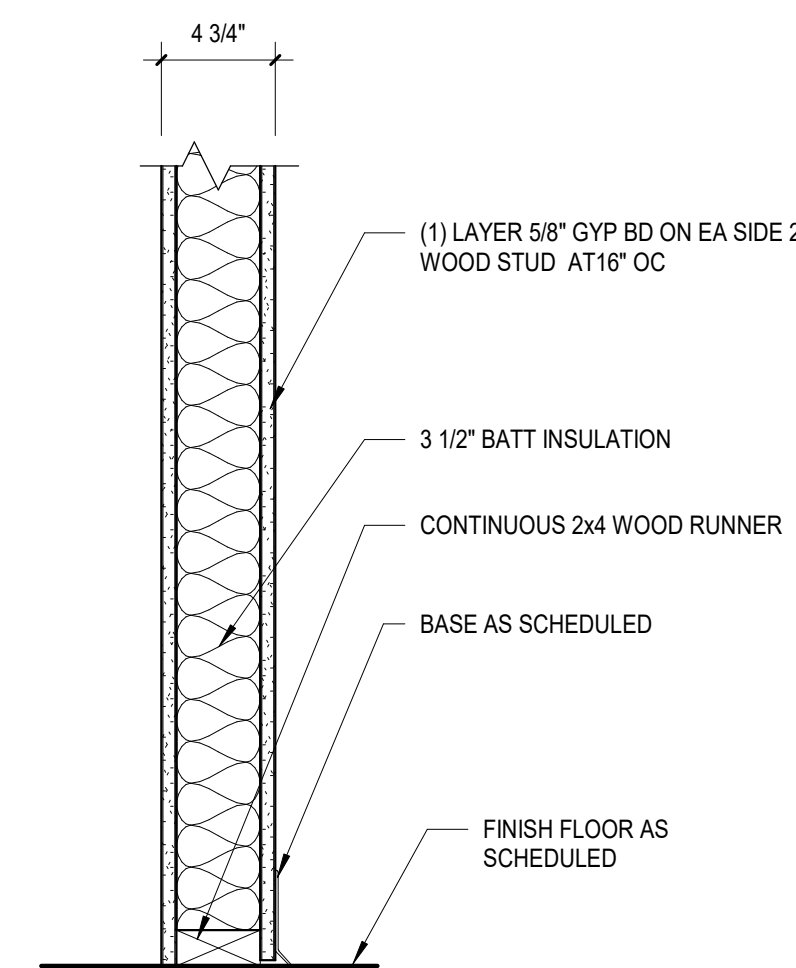
INTERIOR NON-LOAD BEARING WALL  
FIRE RATING: N/A  
STC:  
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION

**W3**

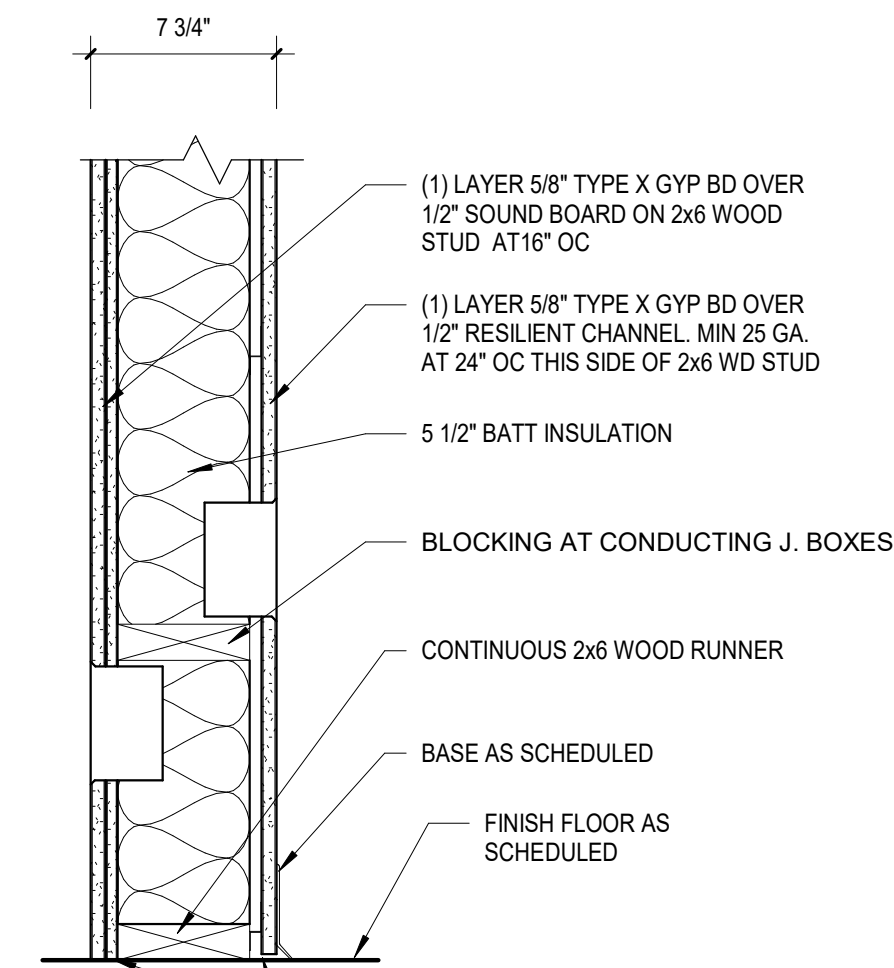
INTERIOR NON-LOAD BEARING WALL  
FIRE RATING: N/A  
STC:  
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION

**W2**

INTERIOR NON-LOAD BEARING WALL  
FIRE RATING: N/A  
STC:  
NOTES:



NOTE: COORDINATE WALL TAG WITH WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION

**W1**

INTERIOR NON-LOAD BEARING WALL  
FIRE RATING: 1 HOUR (UL U305)  
STC: 50  
NOTES: SCREWS FASTENING MATERIALS TO RESILIENT CHANNEL MUST NOT TOUCH STUD

**WALL CONSTRUCTION:**

- EXTERIOR WALLS (R-20 or R-15+5)  
IN ORDER FROM EXTERIOR TO INTERIOR.
- 8" CMU FULL BLOCK - SMOOTH FINISH
  - 2 X 6" WOOD STUDS @ 16" o.c. WITH 6" FOIL FACED BATT INSULATION, R-21
  - 1/2" INTERIOR GYPSUM BOARD

**OPENING SCHEDULE**

- A. 36" X 48" WINDOW, 1" DOUBLE INSULATED, 30" A.F.F.  
B. 24" X 48" WINDOW, 1" DOUBLE INSULATED, 30" A.F.F.

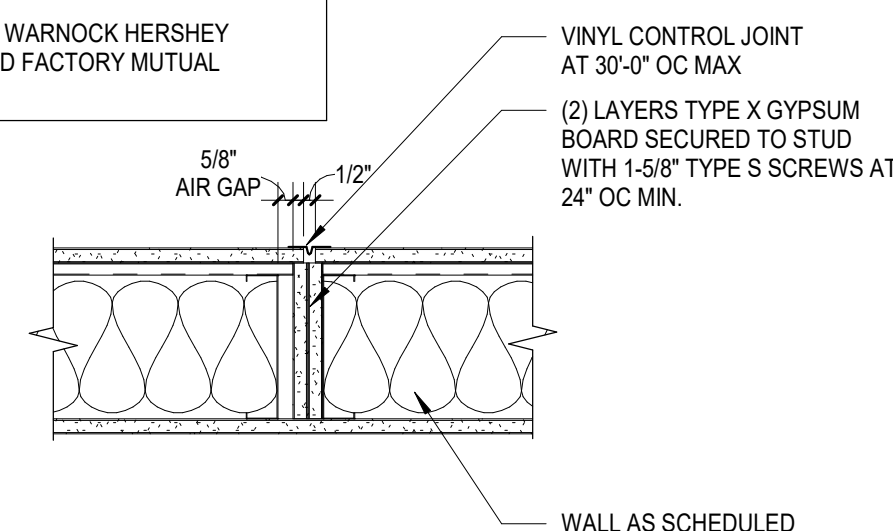
- 36" X 84" DOOR HM, INSULATED
- 30" X 84" DOOR WD, FLUSH
- 34" X 84" SLIDING DOOR WD, FLUSH
- 48" X 84" SLIDING DOOR WD, FLUSH
- 68" X 84" SLIDING DOOR WD, FLUSH

**ROOF CONSTRUCTION:** R-49 ASSEMBLY (LISTED EXTERIOR TO INTERIOR)

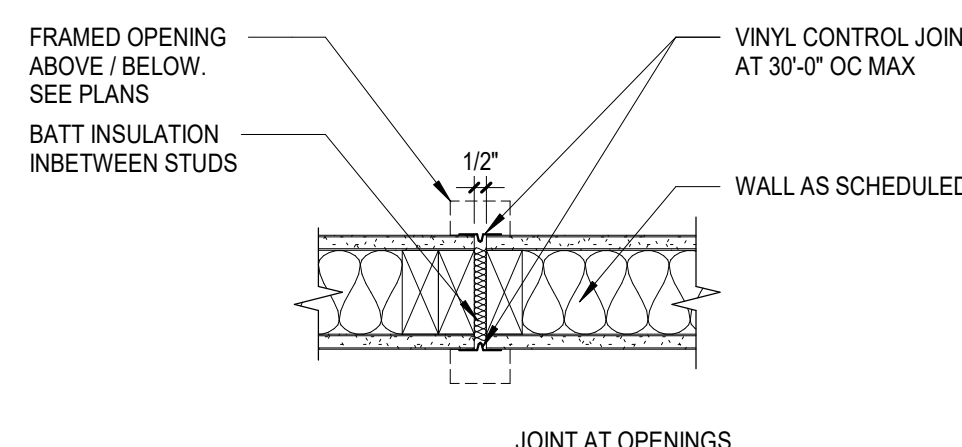
- BUILT UP ROOFING SYSTEM
- 3" RIGID INSULATION
- VAPOR RETARDER
- 1" PLYWOOD
- 12" WOODEN STUDS @ 16" o.c. w/ 10" BATT INSULATION
- 5/8" INTERIOR GYPSUM BOARD\*

**NOTE:**

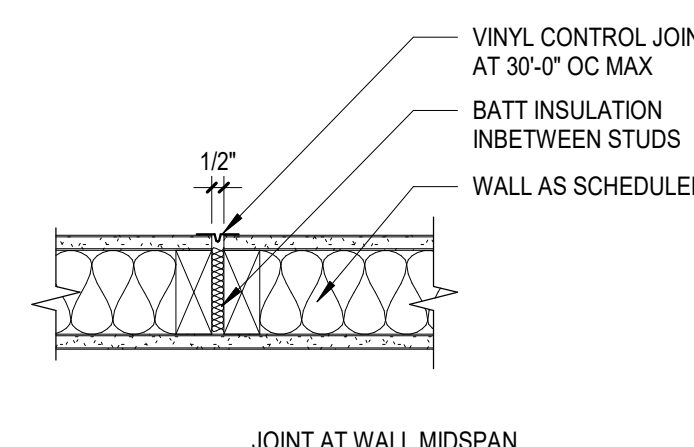
- VINYL CONTROL JOINT MAY OCCUR ON BOTH SIDES OF WALL. SEE PLAN
- WHERE OPENINGS OCCUR, PROVIDE DOUBLE STUD ON JAMB SIDE OF OPENING
- THIS DETAIL IS BASED UPON WARNOCK HERSHEY REPORT NO. WH-851-0318.1 AND FACTORY MUTUAL DESIGN NO. WIB-1 HR.



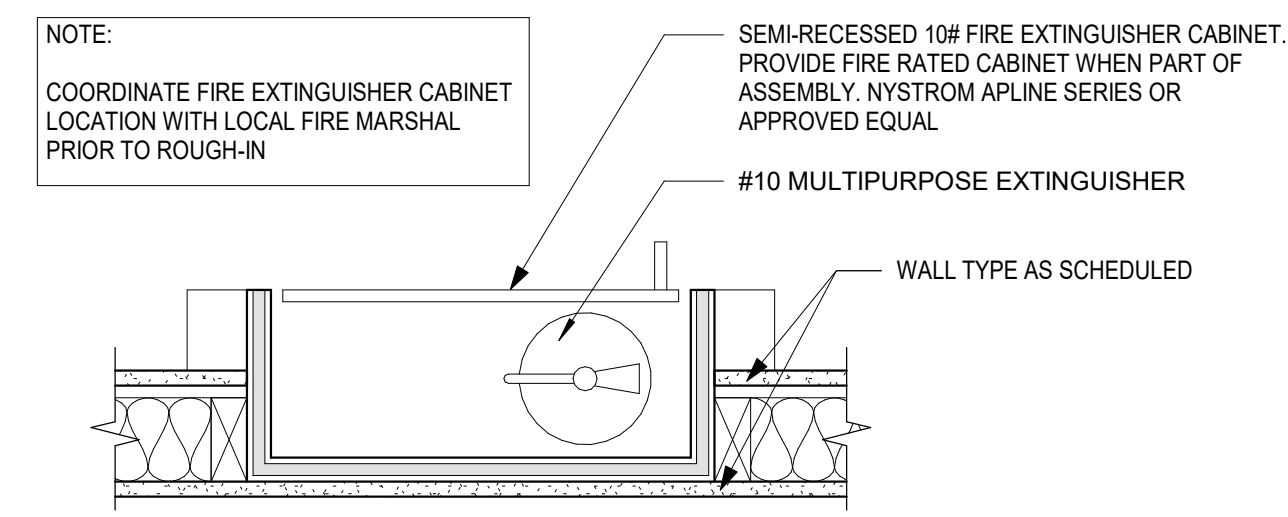
**RATED GYP BD CONTROL JOINT DETAIL** 3  
1 1/2" = 1'-0" G003



**JOINT AT OPENINGS**



**JOINT AT WALL MIDSPAN**



NOTE:  
COORDINATE FIRE EXTINGUISHER CABINET LOCATION WITH LOCAL FIRE MARSHAL PRIOR TO ROUGH-IN

**FEC DETAIL** 1  
1 1/2" = 1'-0" G003

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TR  
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**G003**  
job number:  
Project Number

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Project Issues







**SHEET NOTES**

**CONSTRUCTION KEYNOTES**

Keynote Number	Description

**CONSTRUCTION LEGEND**

	NEW WALL CONSTRUCTION - SEE PARTITION TYPES
	NEW DOOR CONSTRUCTION. SEE DOOR AND FRAME TYPES, DOOR ELEVATIONS AND DOOR SCHEDULE. (SEE KEYNOTE AS SHOWN ON PLAN)

**GENERAL NOTES**

**KEY PLAN**



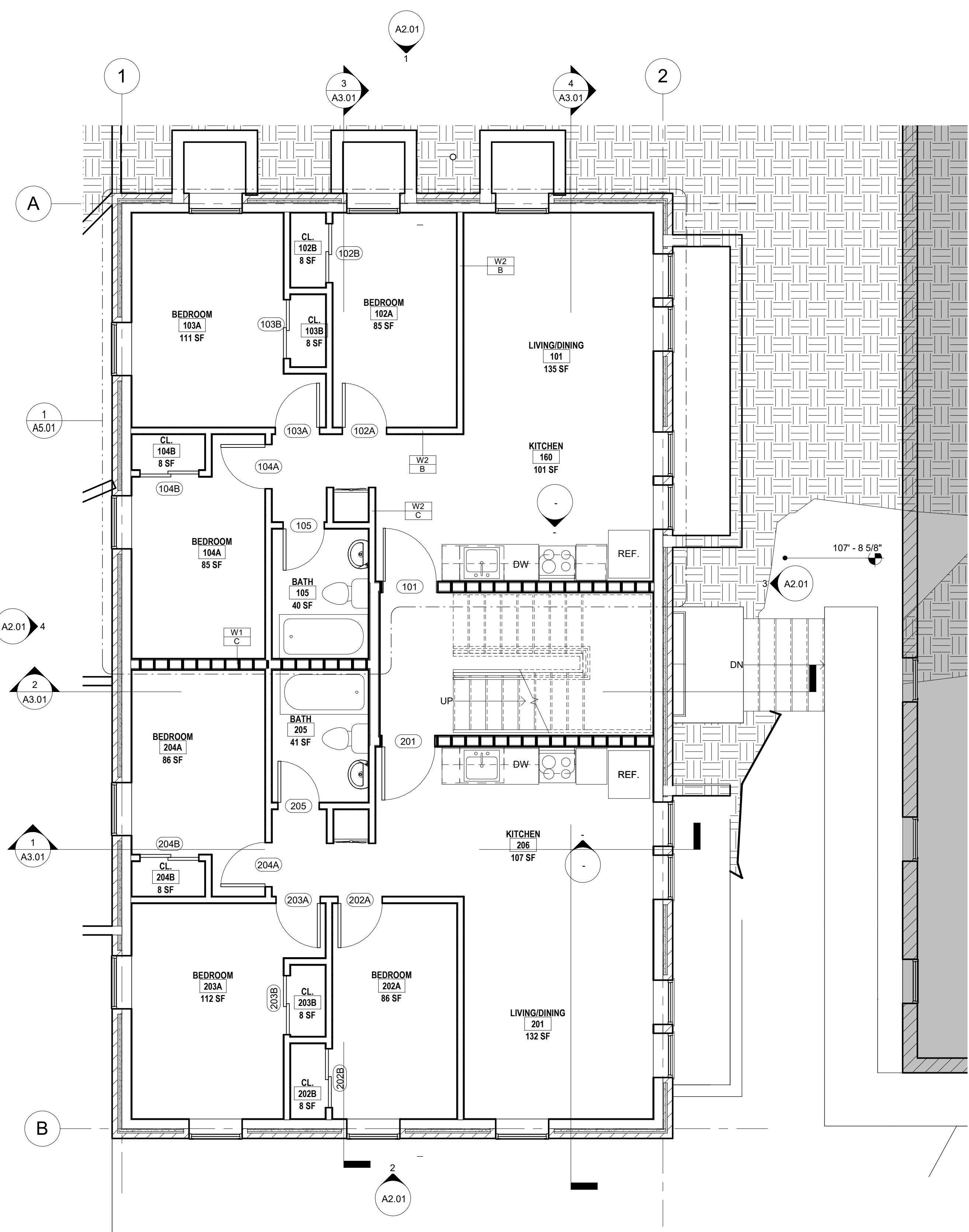
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**CHRISTOPHER MAK**

113 WAYNE PLACE SE, WASHINGTON, DC.

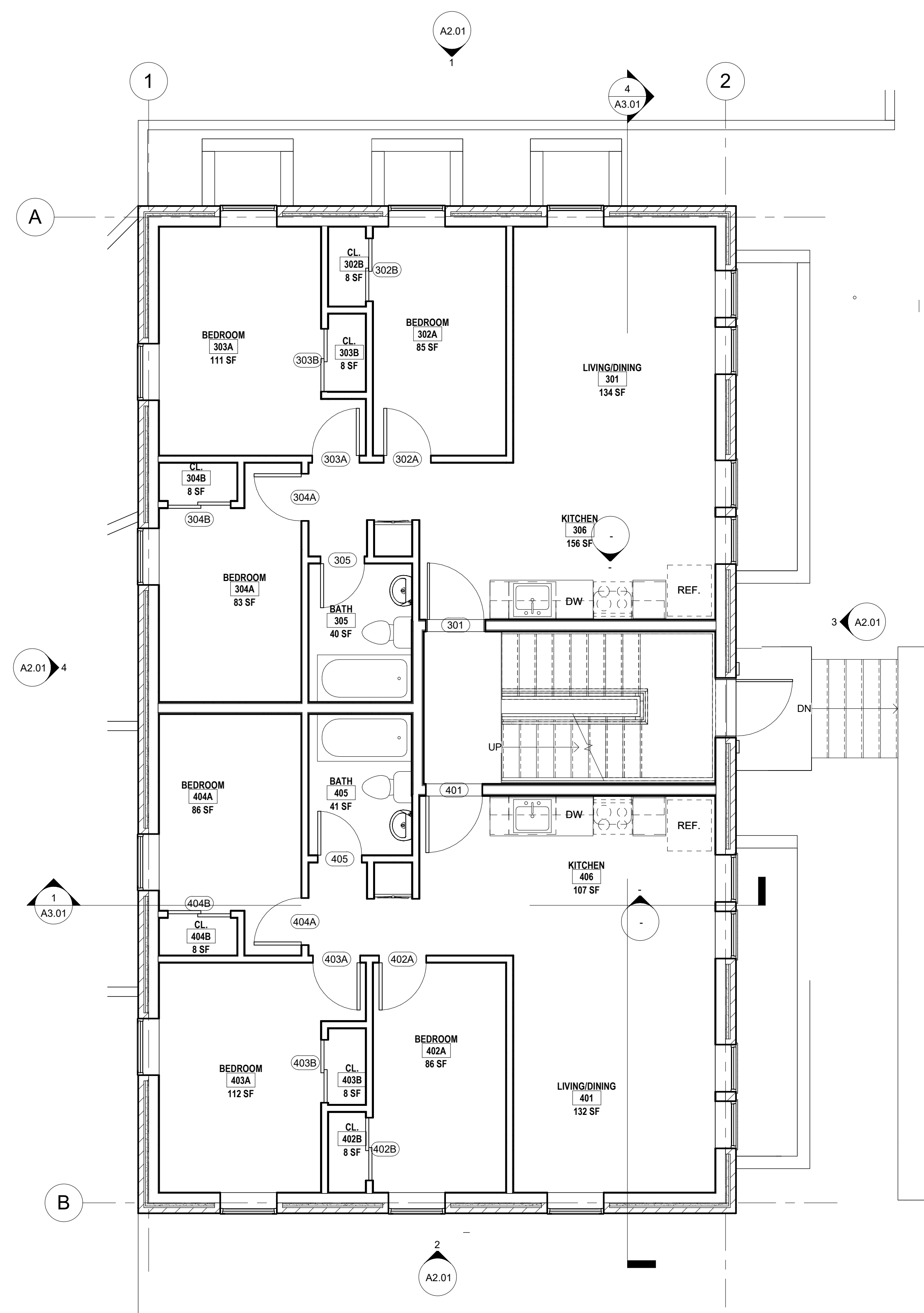
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 Checker  
 sheet number:  
**A1.01**  
 job number:  
 Project Number

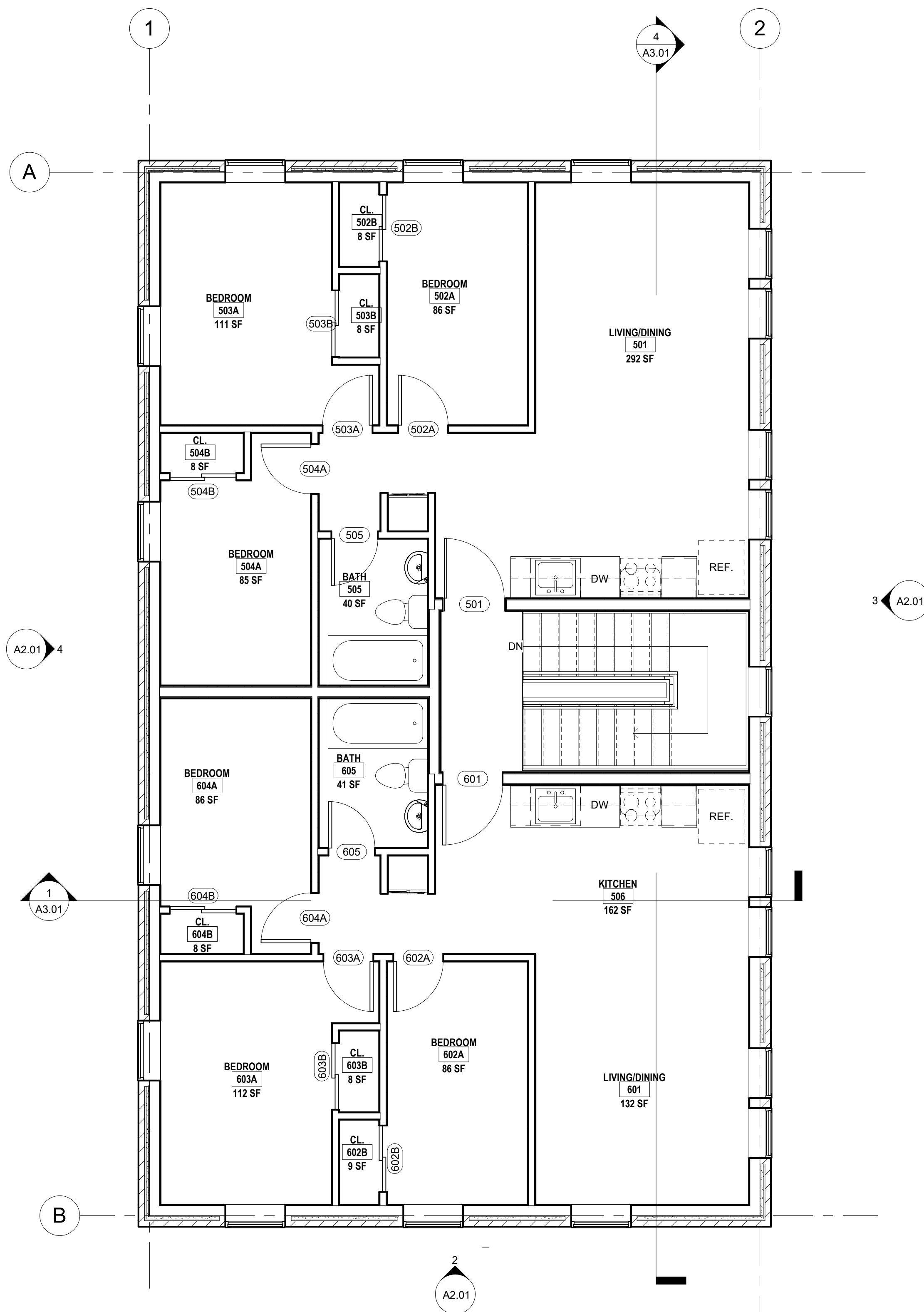


**1 Cellar**  
 A1.01 SCALE: 1/4" = 1'-0"



**2 Level 1**  
 A1.01 SCALE: 1/4" = 1'-0"





1 Level 2  
A1.02 SCALE: 1/4" = 1'-0"

**SHEET NOTES**

**GENERAL NOTES**

**KEY PLAN**

**CURE ARCHITECTS**

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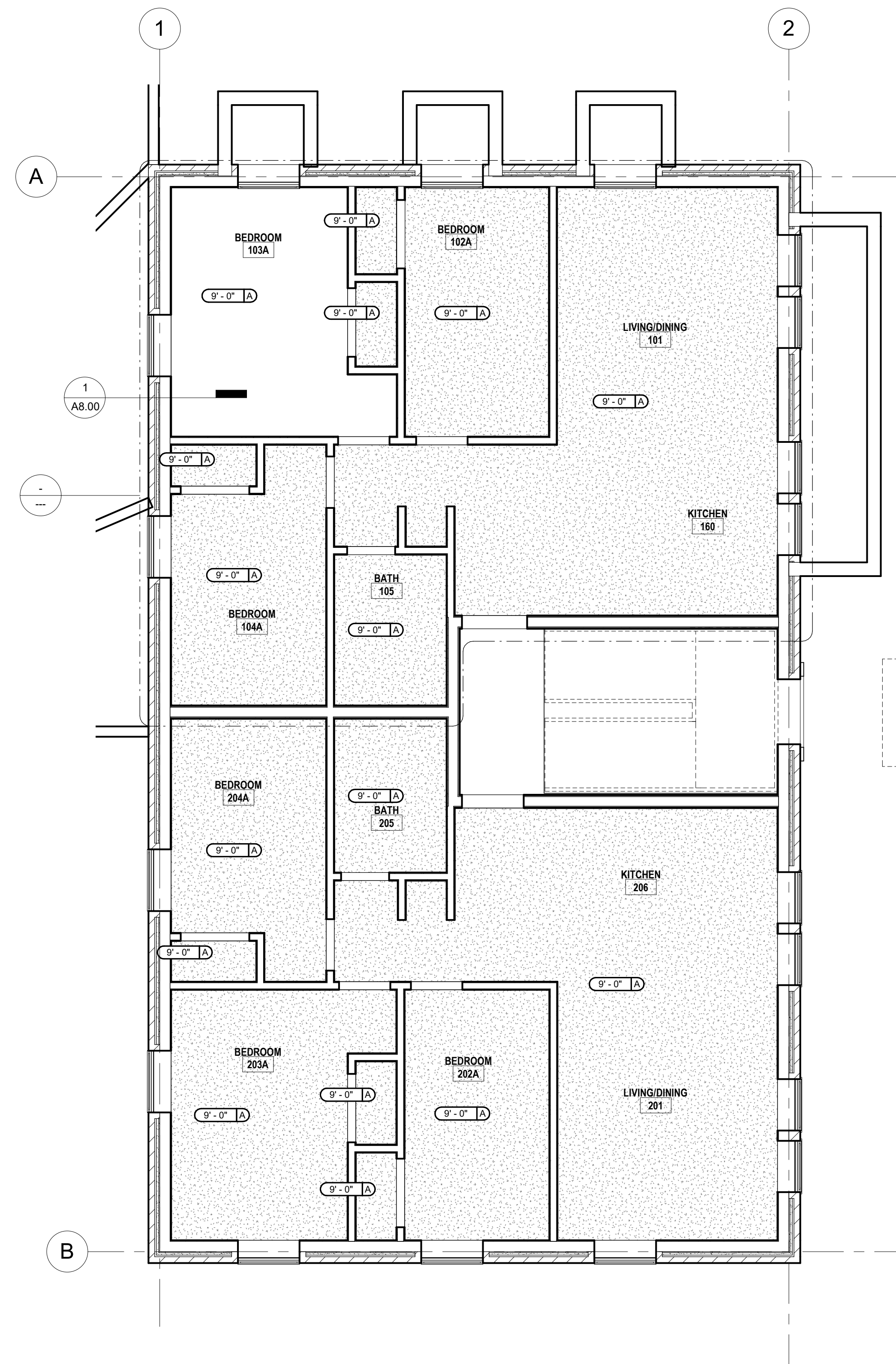
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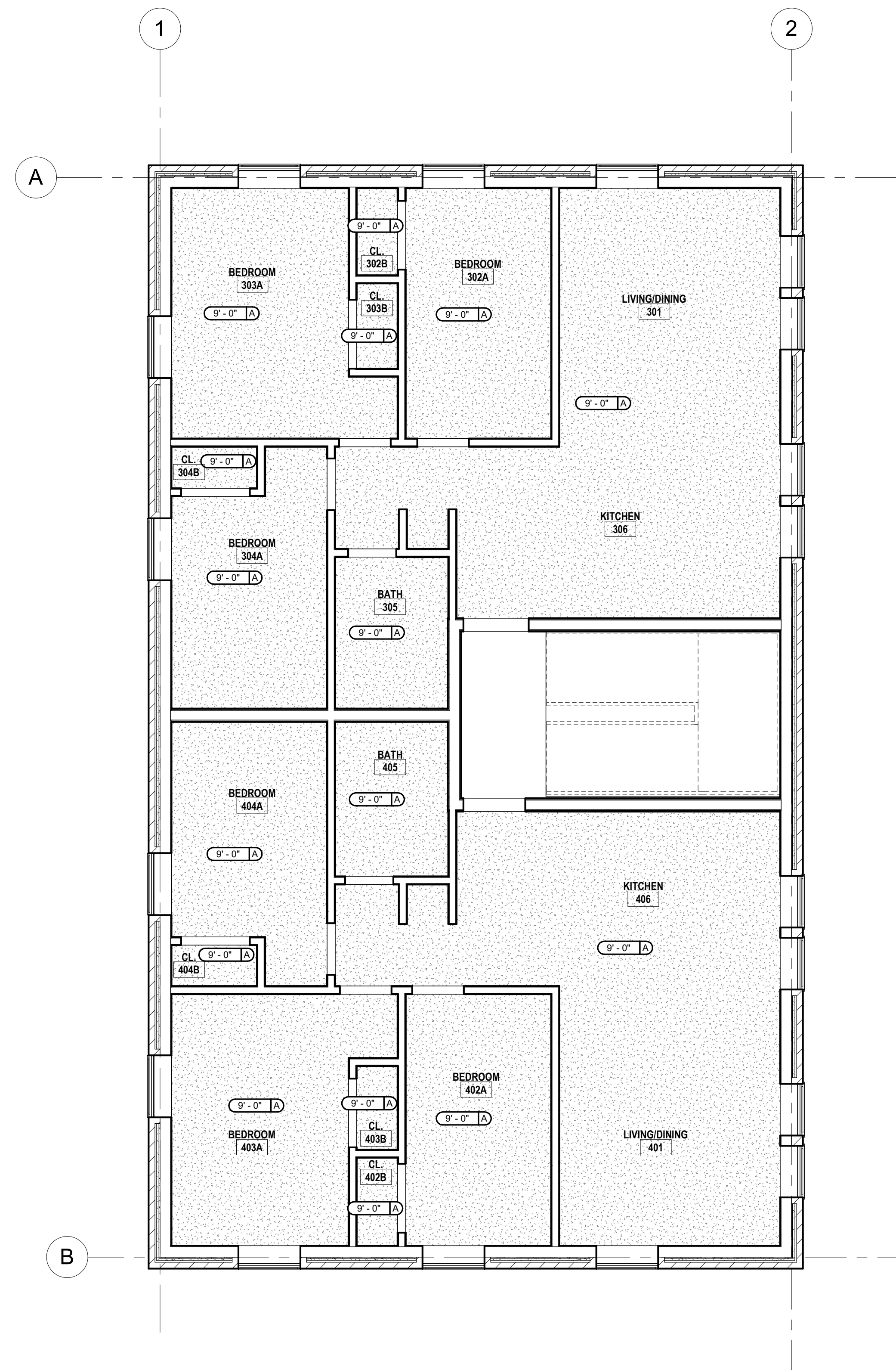
sheet name: CONSTRUCTION PLANS

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 checked by:   
 sheet number:   
 job number:





2 Cellar  
A1.03 SCALE: 1/4" = 1'-0"



1 Level 1  
A1.03 SCALE: 1/4" = 1'-0"

**SHEET NOTES**

**CEILING LEGEND:**

- CEILING HEIGHT
- 9'-0" A CEILING FINISH
- A. PRIMED & PAINTED GYPSUM BOARD
- B. PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT
- C. PRIMED AND PAINTED GYPSUM BOARD ON UNDERSIDE OF FLOOR/ROOF SYSTEM ABOVE. ELEVATION LISTED IS APPROXIMATE.
- D. 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
- E. 2x2 LAY-IN ACOUSTICAL CLG WITH VINYL FACING. TILE SUSPENDED FROM STRUCT.
- F. PRIMED AND PAINTED GYPSUM BOARD - MOISTURE RESISTANT - PAINTED WITH EPOXY PAINT
- G. WOOD LOOK CEILING PANELS
- H. FACE APPLIED ACRYLIC COATING SYSTEM OVER 5/8" DENSGLAS GOLD SHEATHING

**CEILING - FIXTURE LEGEND:**

- SYMBOLS ARE NOT TO SCALE
- 2 x 2 RECESSED LIGHTING FIXTURE
  - 2 x 4 RECESSED LIGHTING FIXTURE
  - 1 x 4 RECESSED LIGHTING FIXTURE
  - 4' STRIP LIGHTING FIXTURE, SURFACE MOUNTED
  - WALL MOUNTED LIGHT FIXTURE
  - CEILING MOUNTED DECORATIVE LIGHTING FIXTURE
  - RECESSED LIGHTING FIXTURE
  - PENDANT LIGHT - SEE PLANS FOR CONFIGURATION & SIZE
  - TRACK W/ ADJUSTABLE TRACK HEADS
  - LED COVE LIGHTING STRIP FIXTURE
  - SPEAKER
  - SECURITY CAMERA
  - WAP WIRELESS ACCESS POINT
- \* PROVIDE EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODE

**GENERAL NOTES**

1. FIELD VERIFY EXISTING CONDITIONS / DIMENSIONS PRIOR TO START OF WORK.
2. EXISTING FIRE DEPARTMENT VEHICLE ACCESS SHALL BE MAINTAINED DURING CONSTRUCTION.
3. REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO: SIGNAGE, SIDEWALKS, CURBS, SITE SIGNAGE, IRRIGATION, AND STORM WATER MANAGEMENT.
4. ALL DOOR OPENINGS ARE TO BE LOCATED 4" FROM THE INTERIOR CORNER OF THE WALL UNLESS INDICATED OTHERWISE.
5. VERIFY ALL ROUGH OPENINGS OF ALL DOORS AND WINDOWS WITH THE MANUFACTURER'S REQUIREMENTS.
6. COORDINATE LOCATIONS OF FIRE EXTINGUISHERS AND SEMI-RECESSED WALL CABINETS (DESIGNATED AS FE OR FEC) WITH THE LOCAL FIRE MARSHAL. COORDINATE WALL DEPTH REQUIRED FOR CABINET W/MFR'S REQUIREMENTS.
7. COORDINATE ALL FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.
8. ALL DIMENSIONS ARE FROM FACE OF FINISH UNO.



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sheet name: REFLECTED CEILING PLANS

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checked by:   
sheet number:   
job number:



SHEET NOTES

GENERAL NOTES

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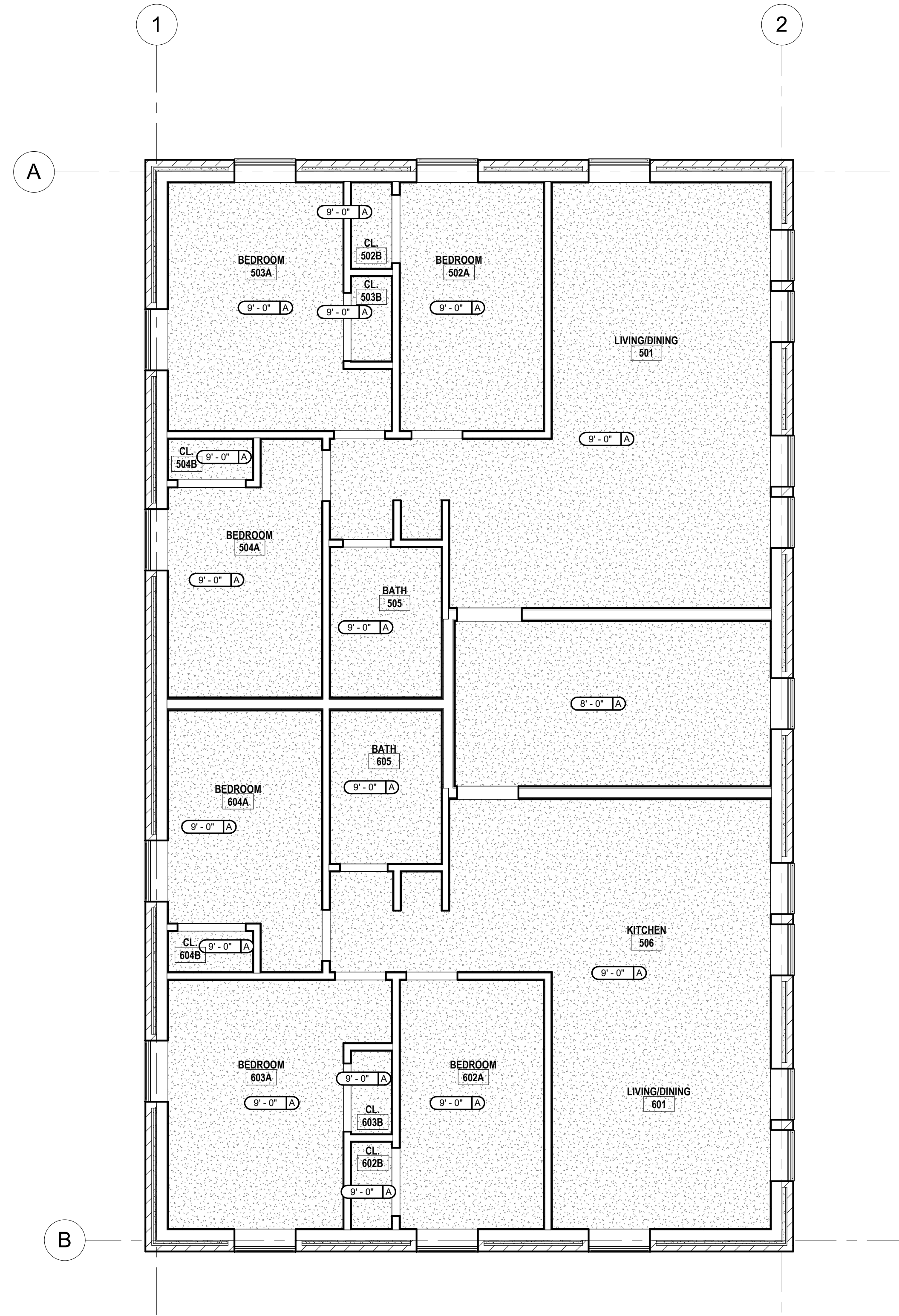
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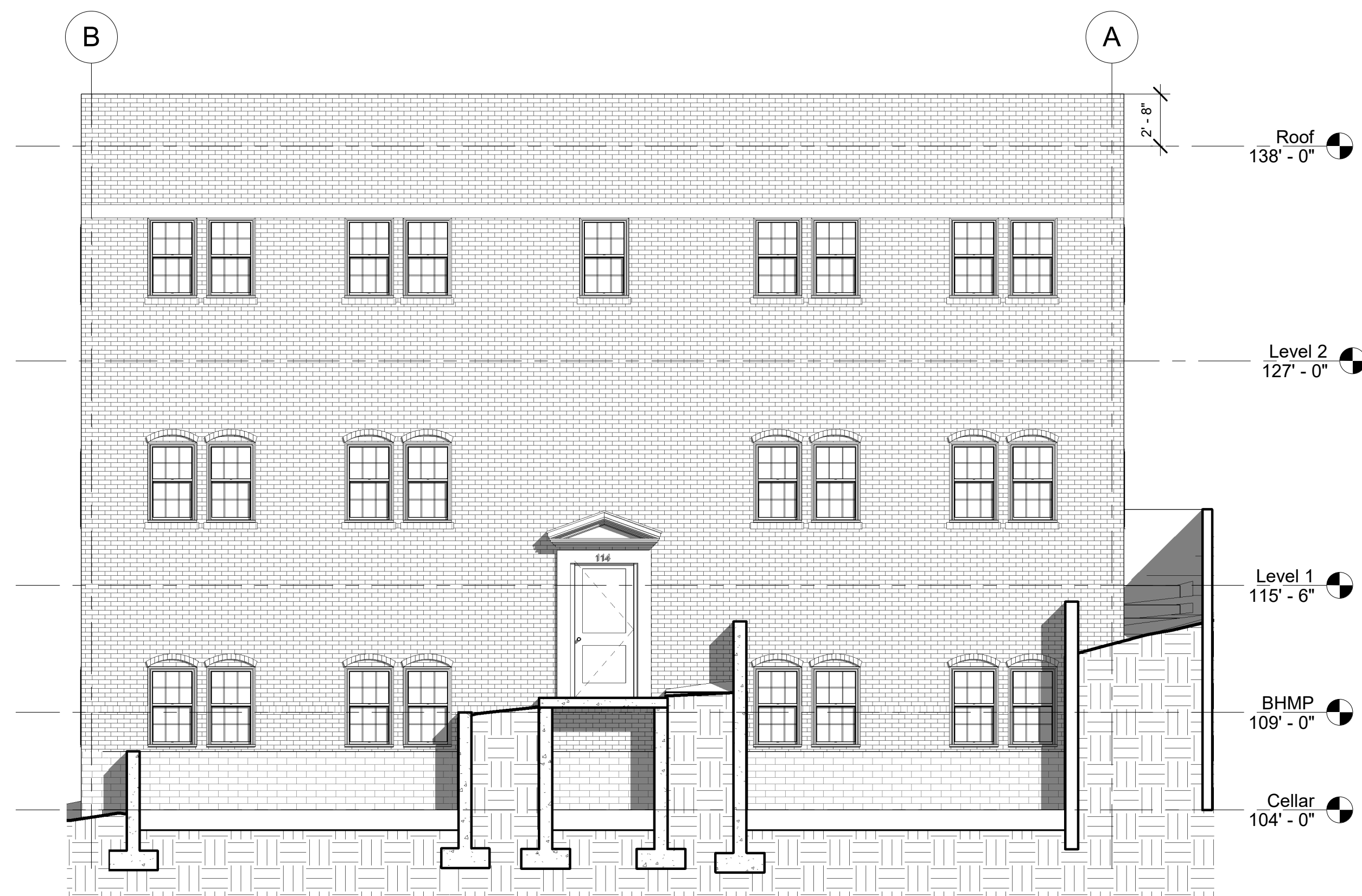
sheet number:

job number:



1 Level 2  
A1.04 SCALE: 1/4" = 1'-0"





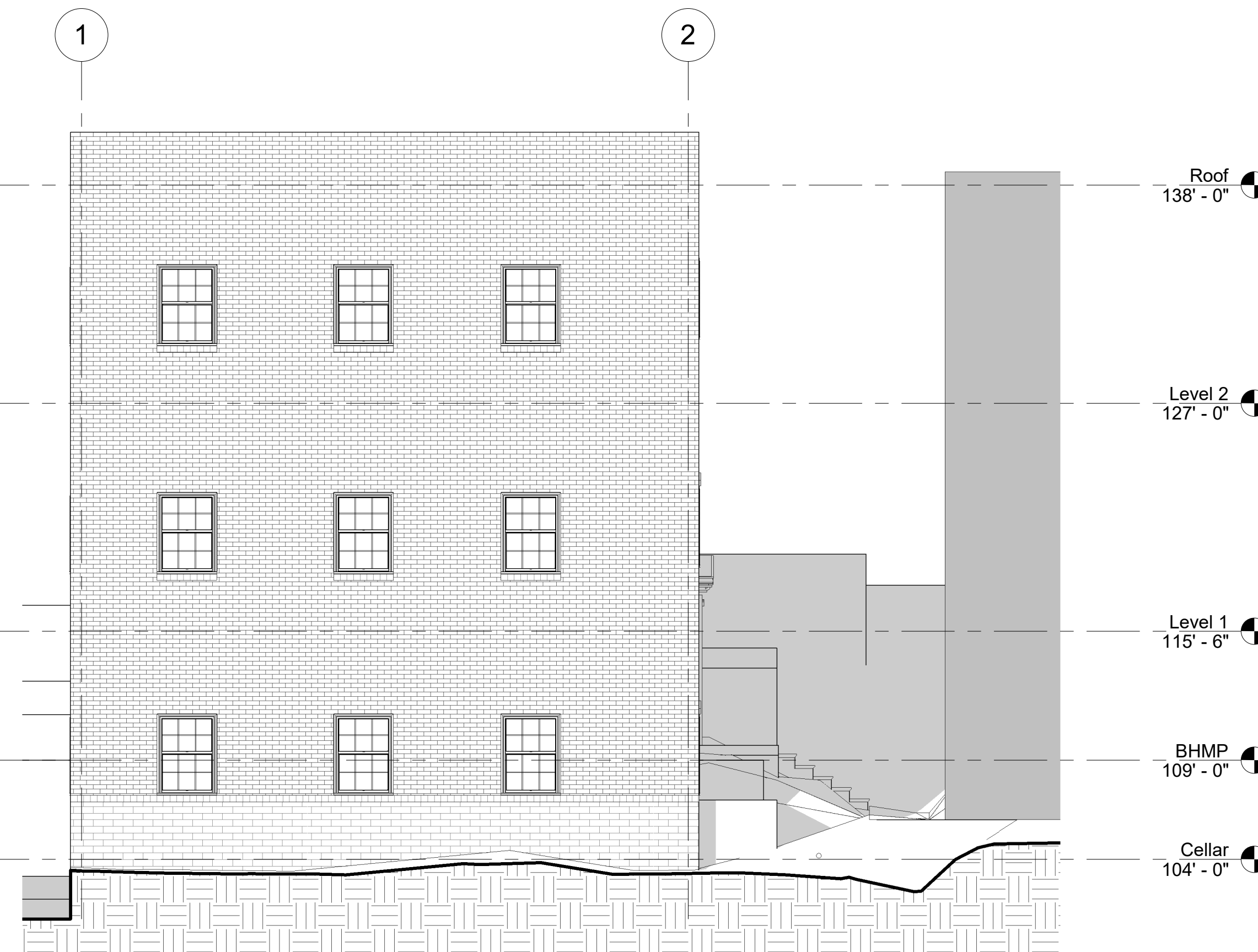
3 EAST ELEVATION  
A2.01 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
A2.01 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION  
A2.01 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A2.01 SCALE: 3/16" = 1'-0"

**SHEET NOTES**

EXTERIOR KEYNOTES	
Keynote Number	Description

**CURE ARCHITECTS**

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**GENERAL NOTES**

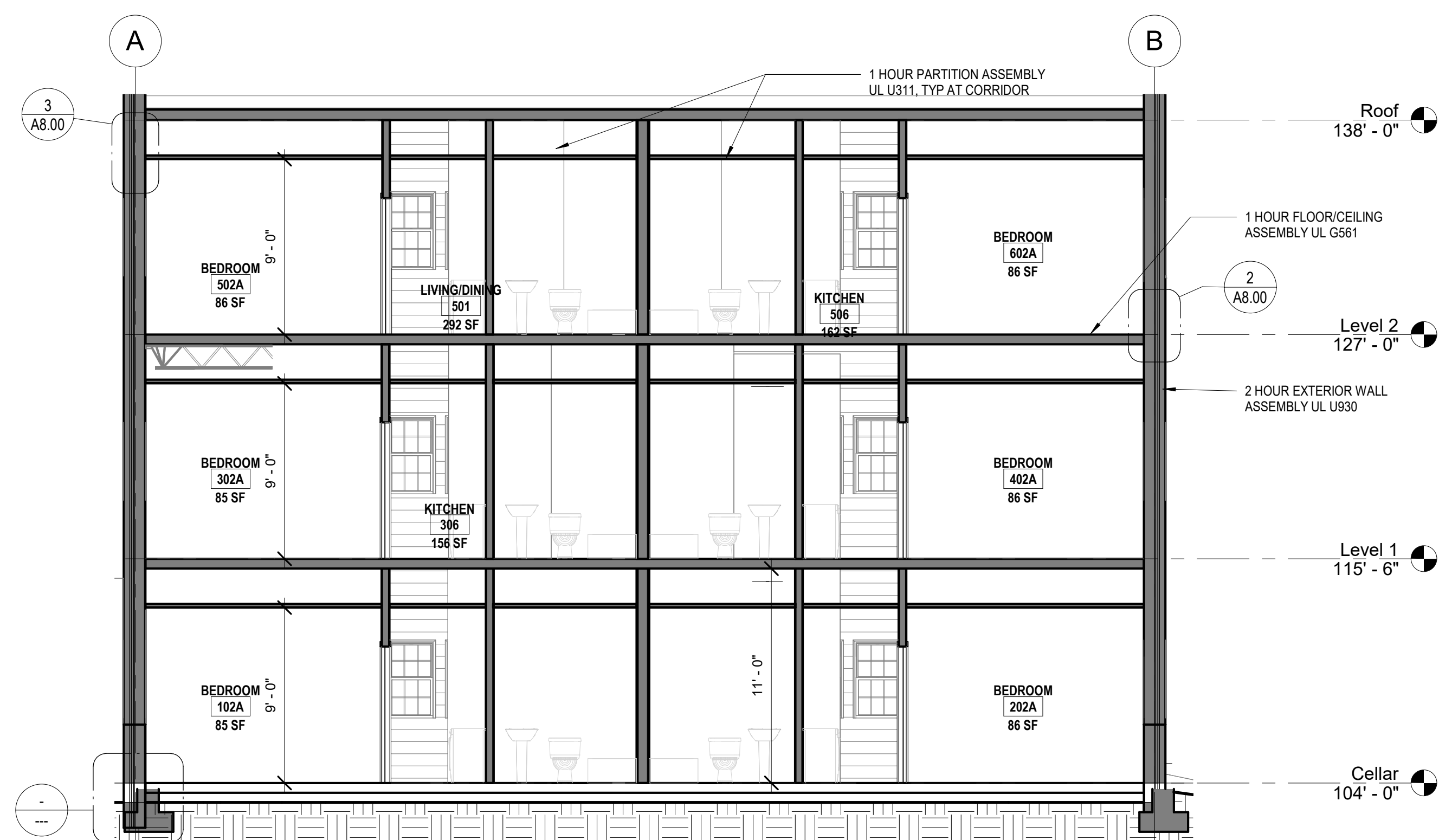
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sheet name: BUILDING ELEVATIONS

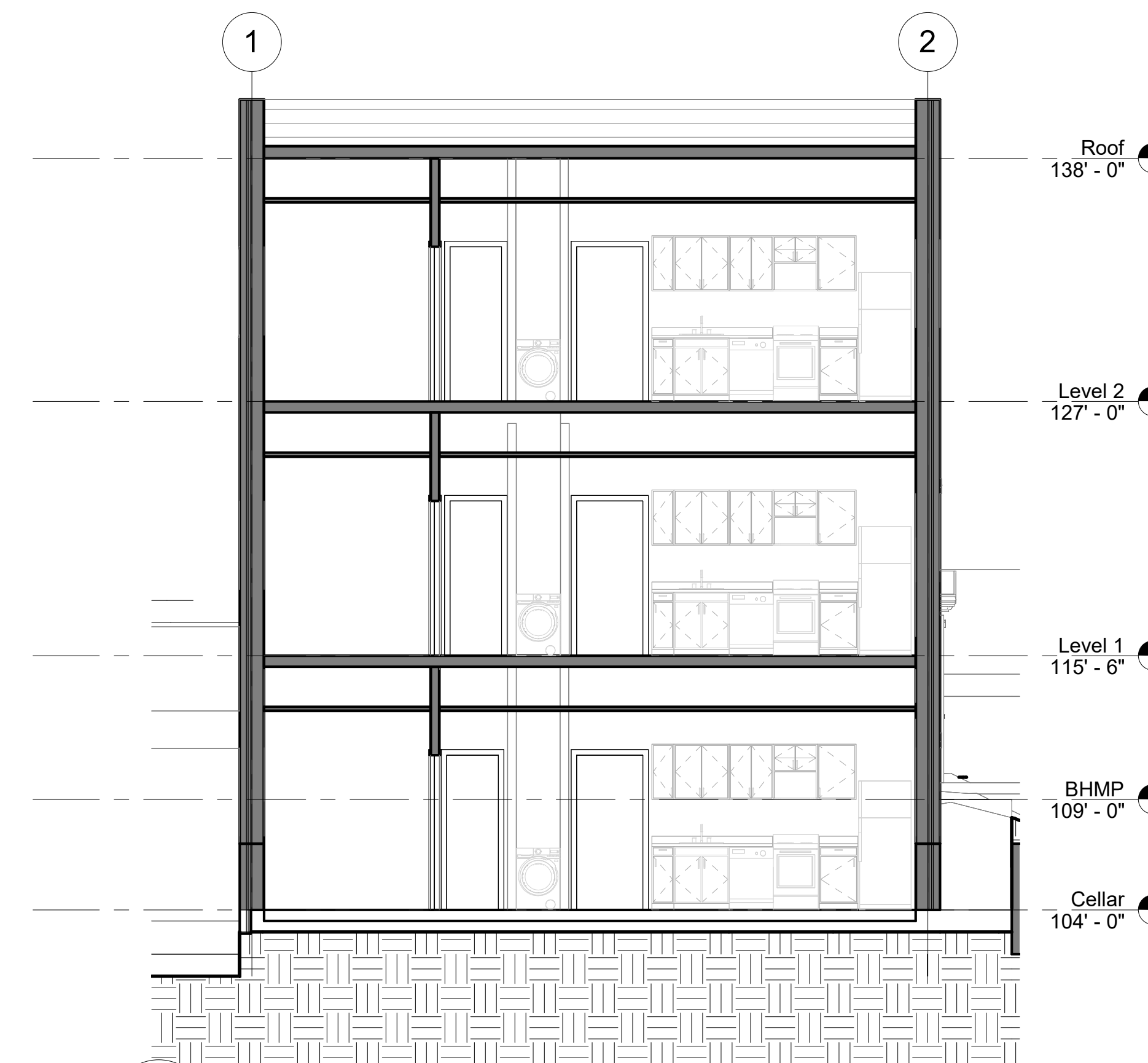
drawn by:   
 checked by:   
 sheet number:   
 job number:



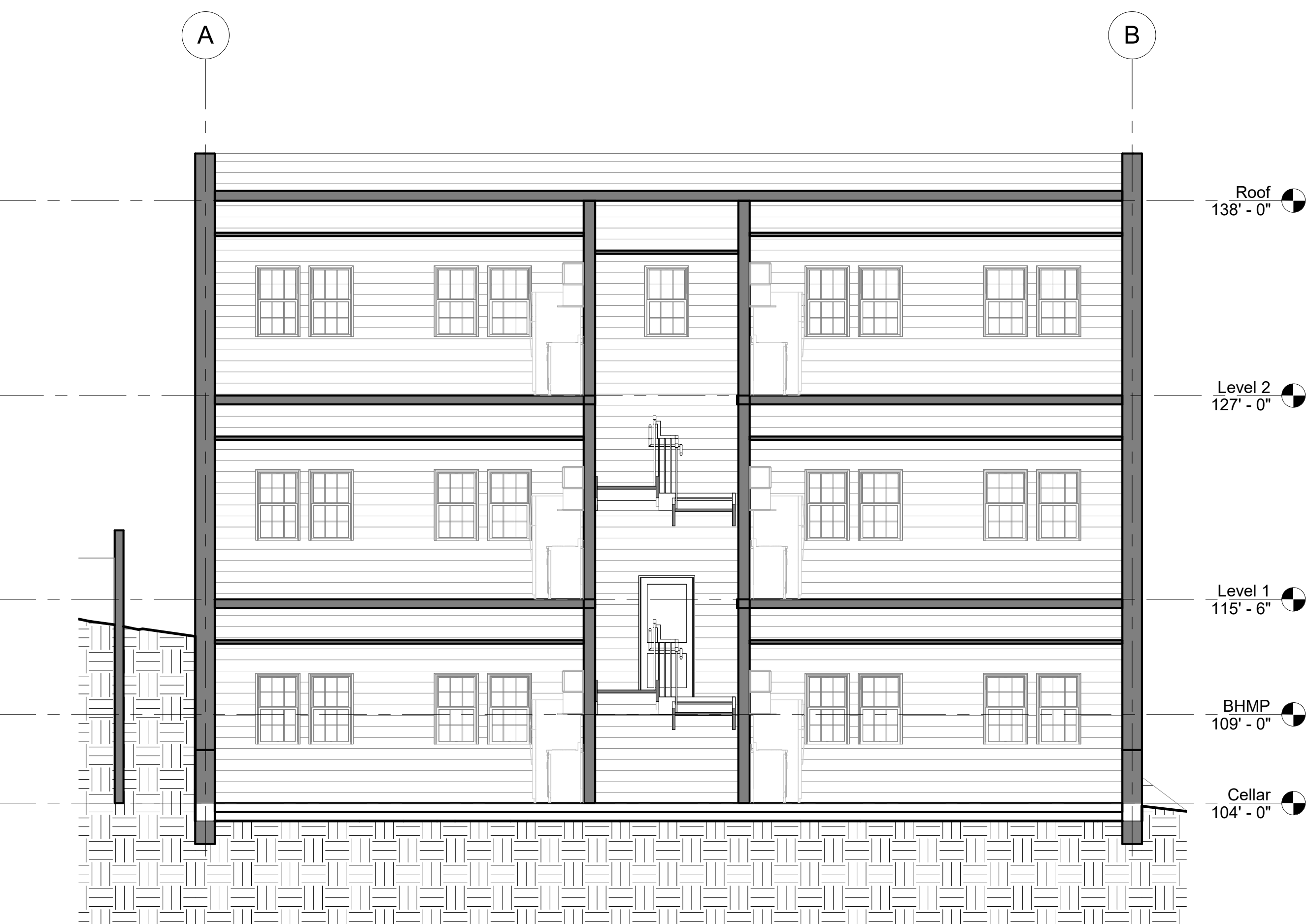
**SHEET NOTES**



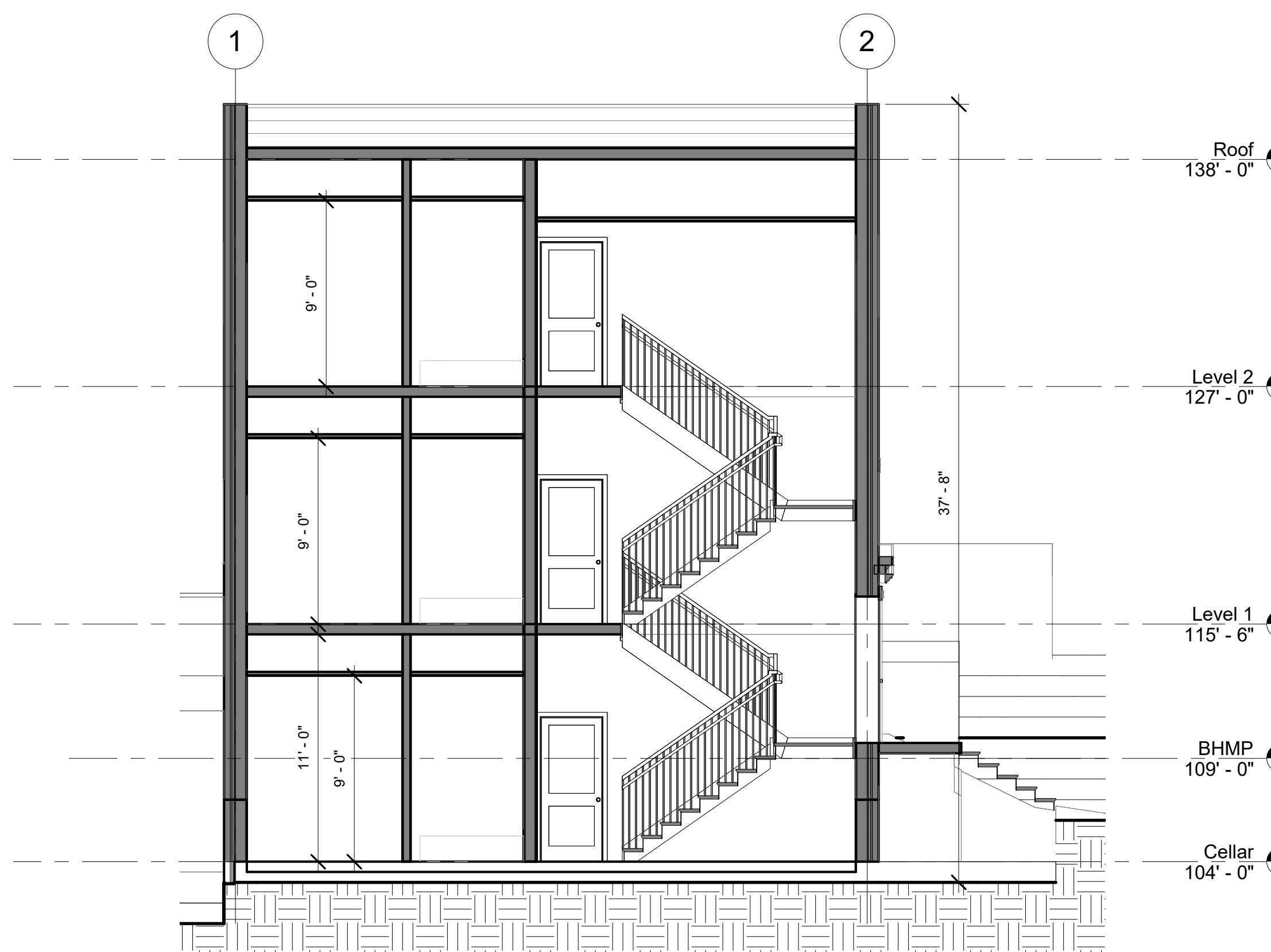
**3 EAST SECTION A**  
SCALE: 3/16" = 1'-0"



**1 NORTH SECTION A**  
SCALE: 3/16" = 1'-0"



**4 EAST SECTION B**  
SCALE: 3/16" = 1'-0"



**2 NORTH SECTION B**  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES**

**CURE ARCHITECTS**

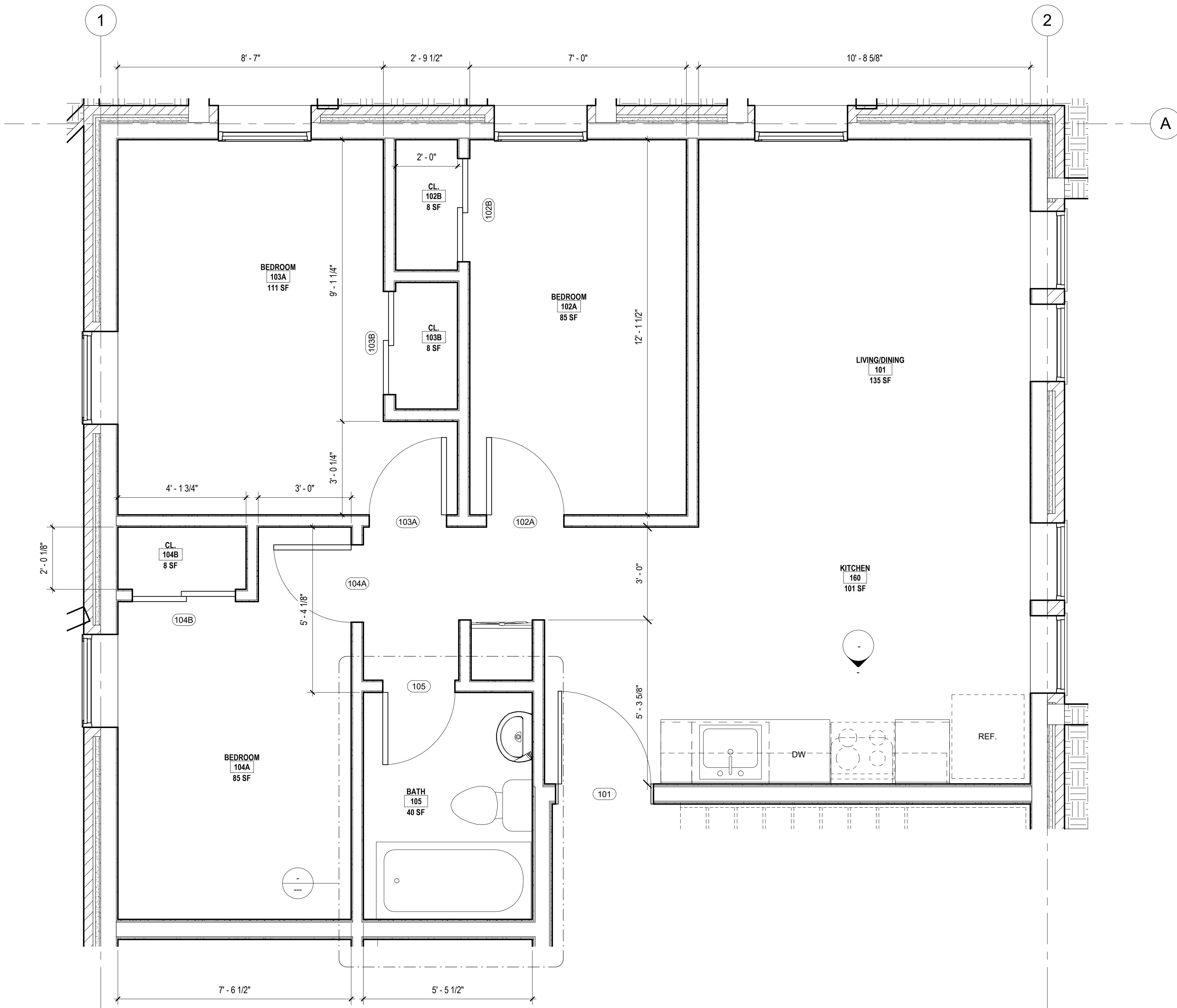
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checked by:  Checker  
sheet number: **A3.01**  
job number:   
Project Number:





1 TYPICAL UNIT LAYOUT  
A5.01 SCALE: 1/2" = 1'-0"

**SHEET NOTES**

**GENERAL NOTES**

**WALL TYPE GENERAL NOTES:**

- BRACE ALL INTERIOR PARTITIONS ABOVE CEILING TO STRUCTURE ABOVE AS REQUIRED TO PREVENT WALLS FROM FLEXING.
- ALL FULL HEIGHT METAL STUD FRAMING SHALL BE BRACED TO THE ROOF STRUCTURE AND SHALL NOT BE FASTENED IN ANY WAY TO PANELS OR ROOF DECK (UNO).
- FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING CONCEALED WITHIN WALLS AND ROUGH OPENINGS AS REQUIRED FOR MILLWORK SUPPORT, GRAB BARS, CLOSET SHELVING/RODS, TOILET ACCESSORIES, ETC. COORDINATE BLOCKING LOCATIONS AND REQUIREMENTS WITH PLANS AND G.C. PRIOR TO INSTALLATION OF GYP. BD.
- CAULK PERIMETER OF ALL SOUND INSULATED WALLS WITH AN ACOUSTICAL SEALANT.
- SEE FLOOR PLAN WALL TAG AND WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION.

**WALL COMPONENT NOTES**

COMPONENT LETTER	COMPONENT NOTE/DESCRIPTION
A	INSULATION OCCURS FROM FLOOR SLAB TO MIN 6" ABOVE FINISHED CEILING.
B	INSULATION OCCURS FROM FLOOR SLAB TO DECK ABOVE.
C	MOLD/MOISTURE RESISTANT GYP BD ON WET WALL SIDE.
D	FACE APPLIED ACRYLIC COATING SYSTEM MOLD/MOISTURE RESISTANT GYP BD.



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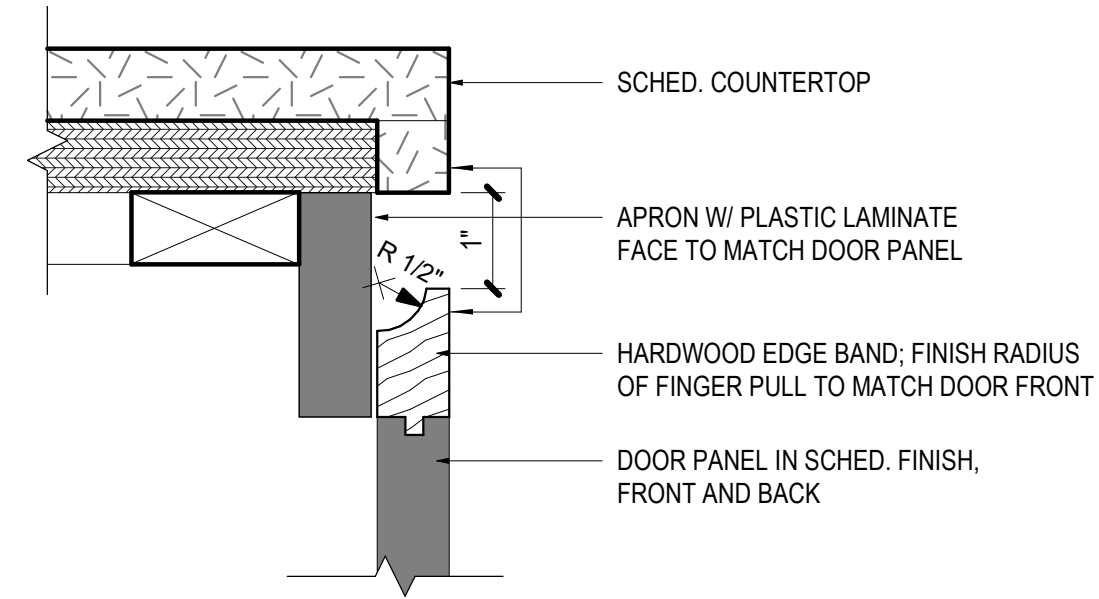
no.	description	date
Sheet Revisions		

no.	description	date
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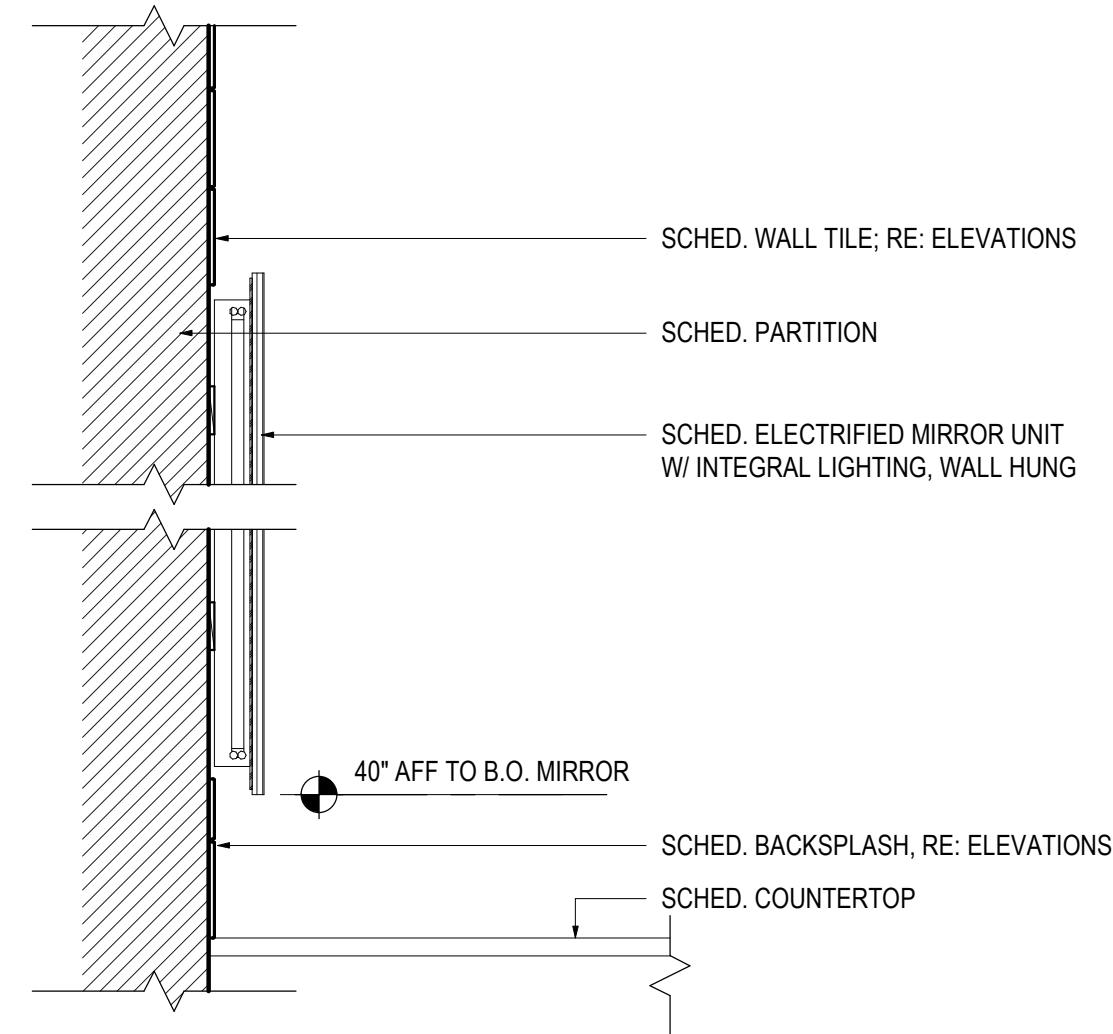
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TYPICAL ENLARGED UNIT PLAN

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**A5.01**  
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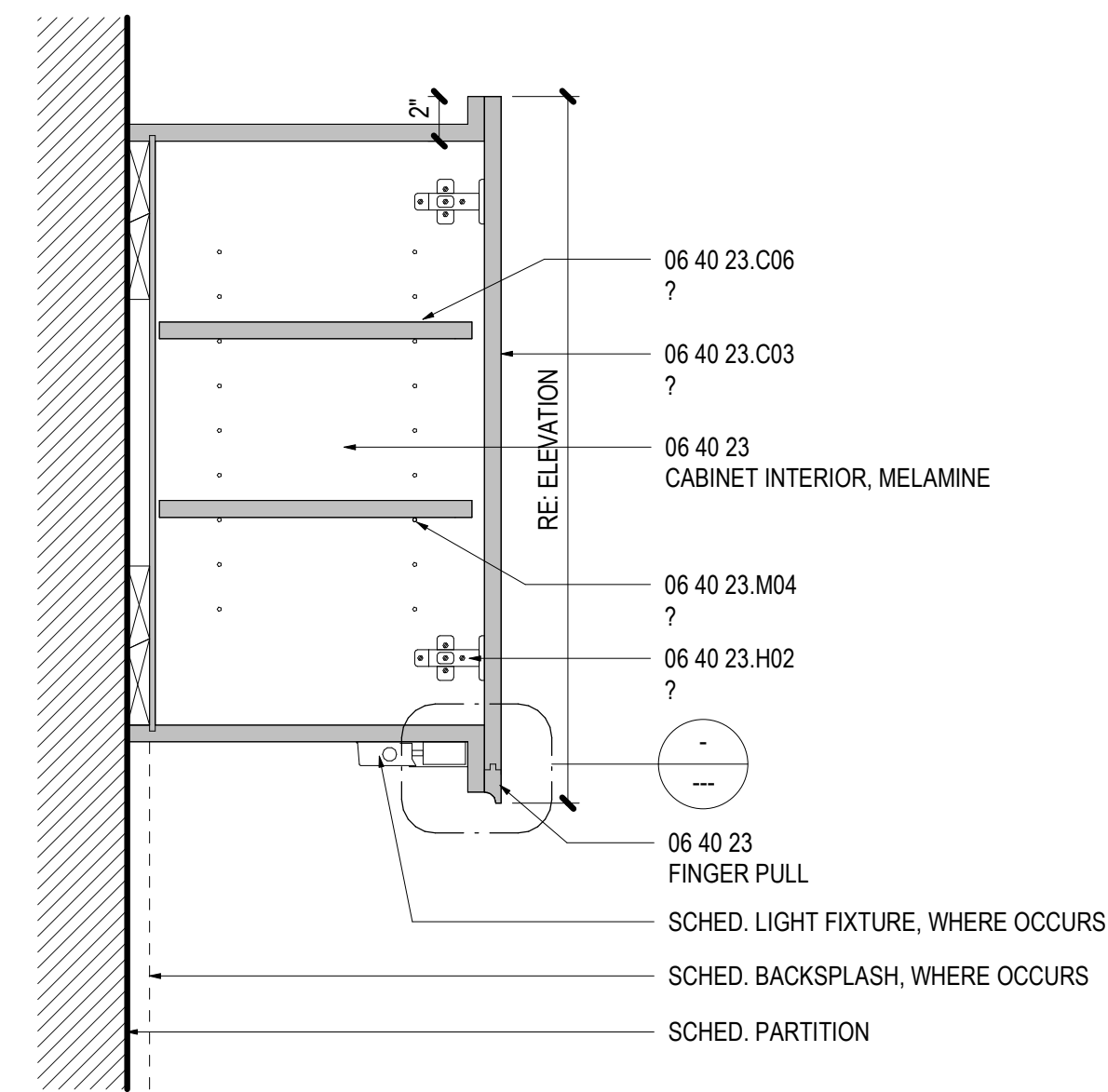




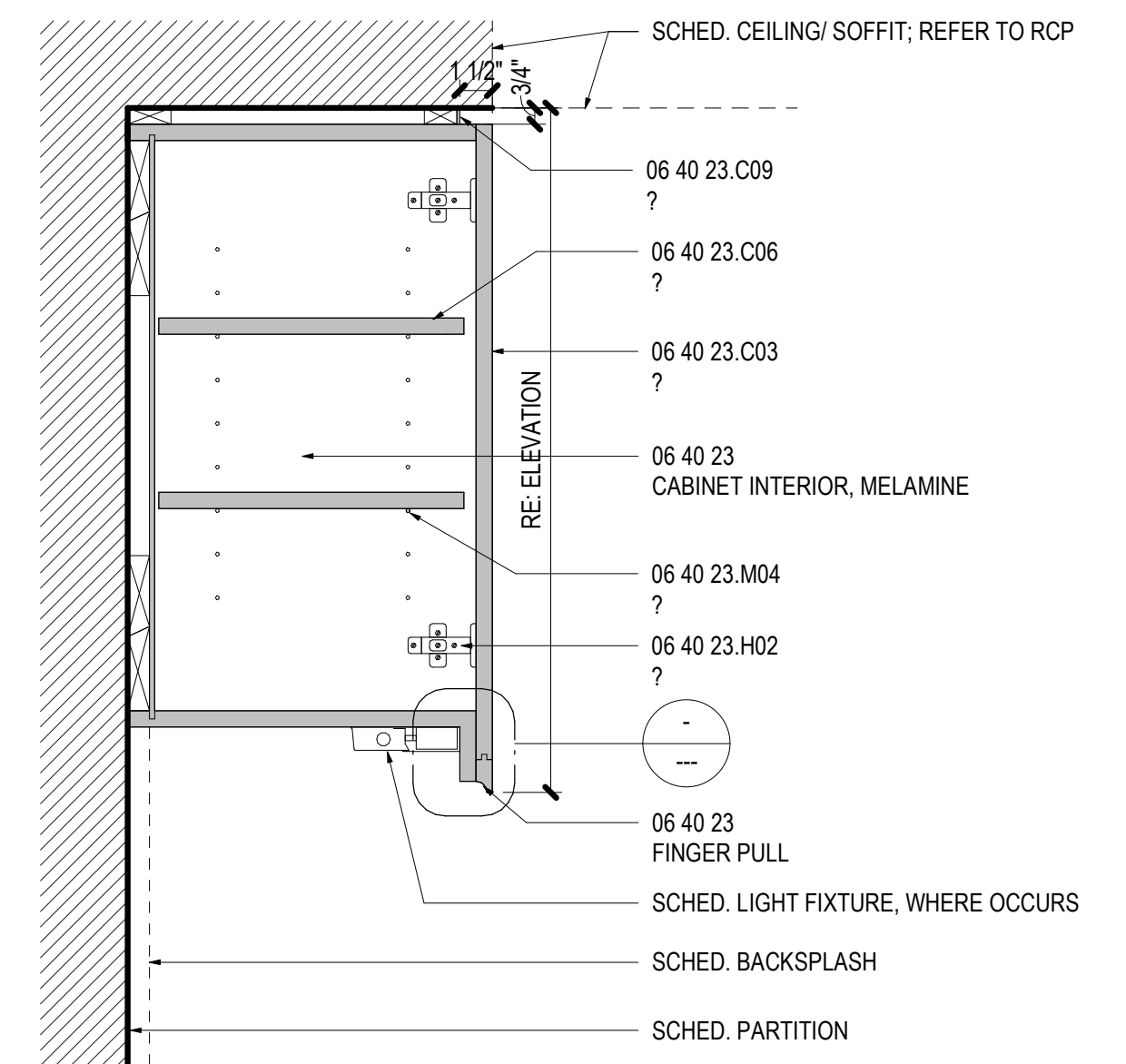
10 DETAIL - BASE CABINET FINGER PULL1  
A6.01 SCALE: 6" = 1'-0"



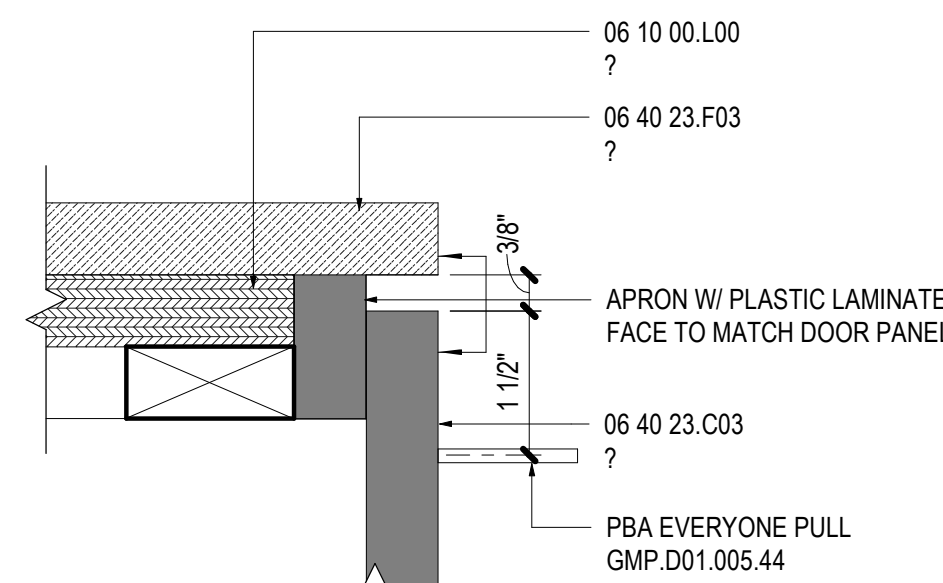
07 SECTION - ELECTRIFIED MIRROR  
A6.01 SCALE: 1 1/2" = 1'-0"



04 UPPER CABINET - CLOSED, NO SOFFIT  
A6.01 SCALE: 1 1/2" = 1'-0"

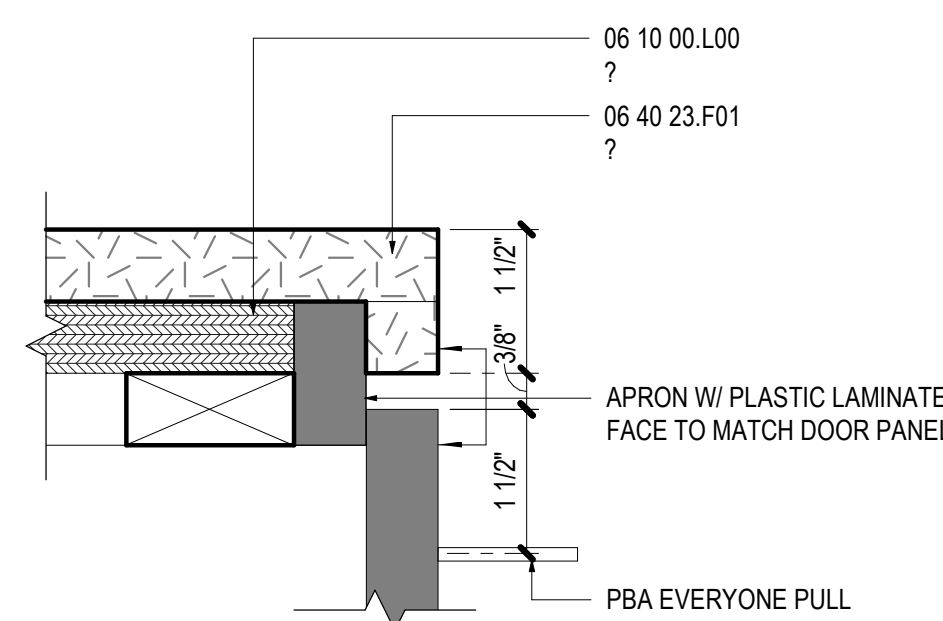


01 UPPER CABINET - CLOSED  
A6.01 SCALE: 1 1/2" = 1'-0"



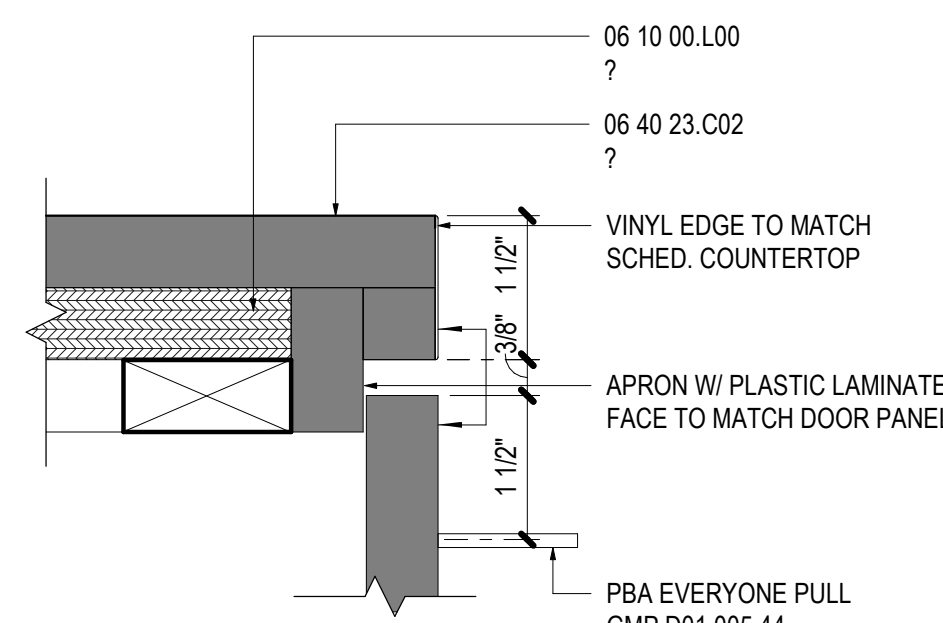
NOTE: PROVIDE STOPS @ DRAWER SIDES & BOTTOM

TYPICAL EDGE AT QUARTZ SURFACE COUNTERTOPS



NOTE: PROVIDE STOPS @ DRAWER SIDES & BOTTOM

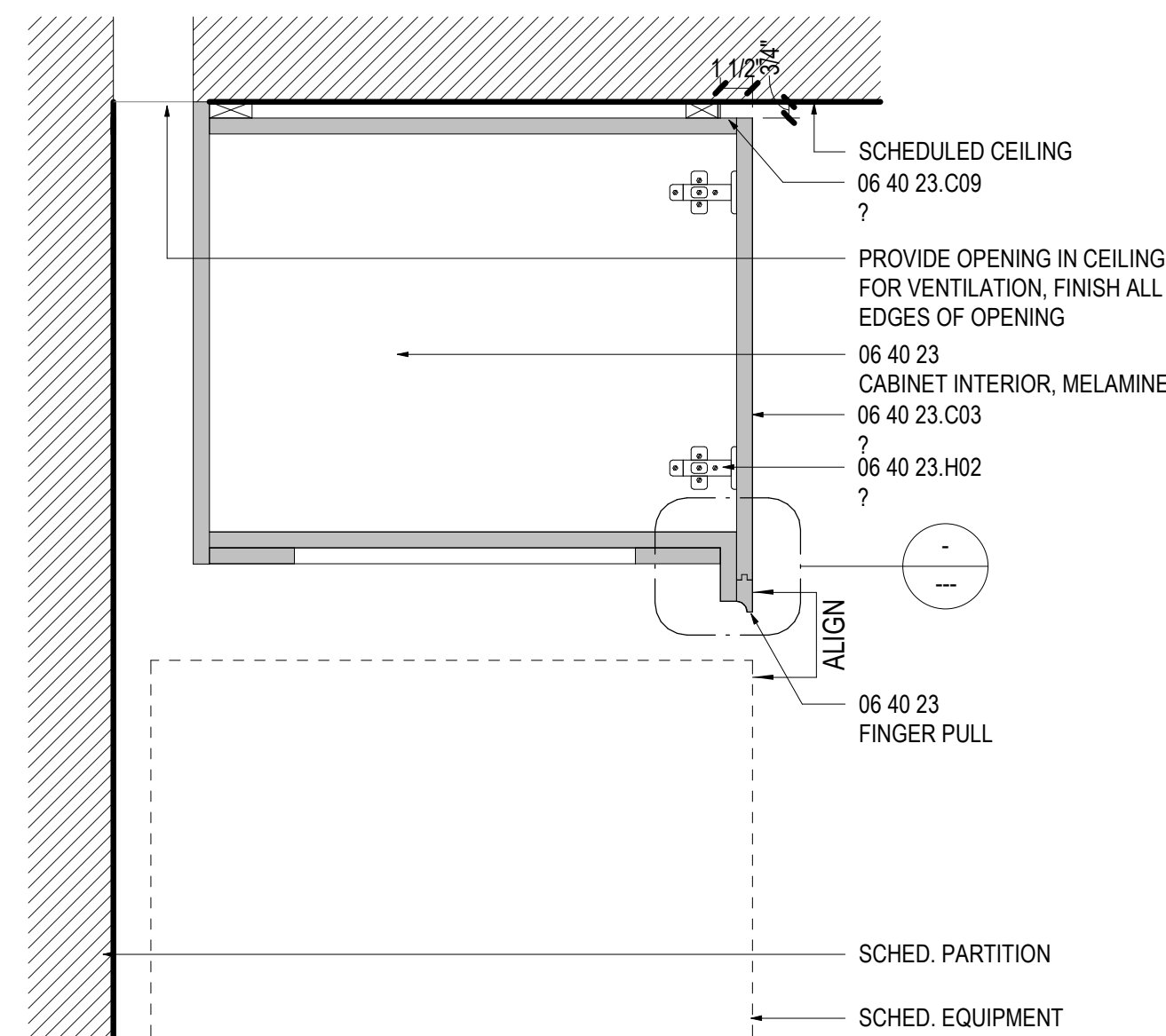
TYPICAL EDGE AT SOLID SURFACE COUNTERTOPS



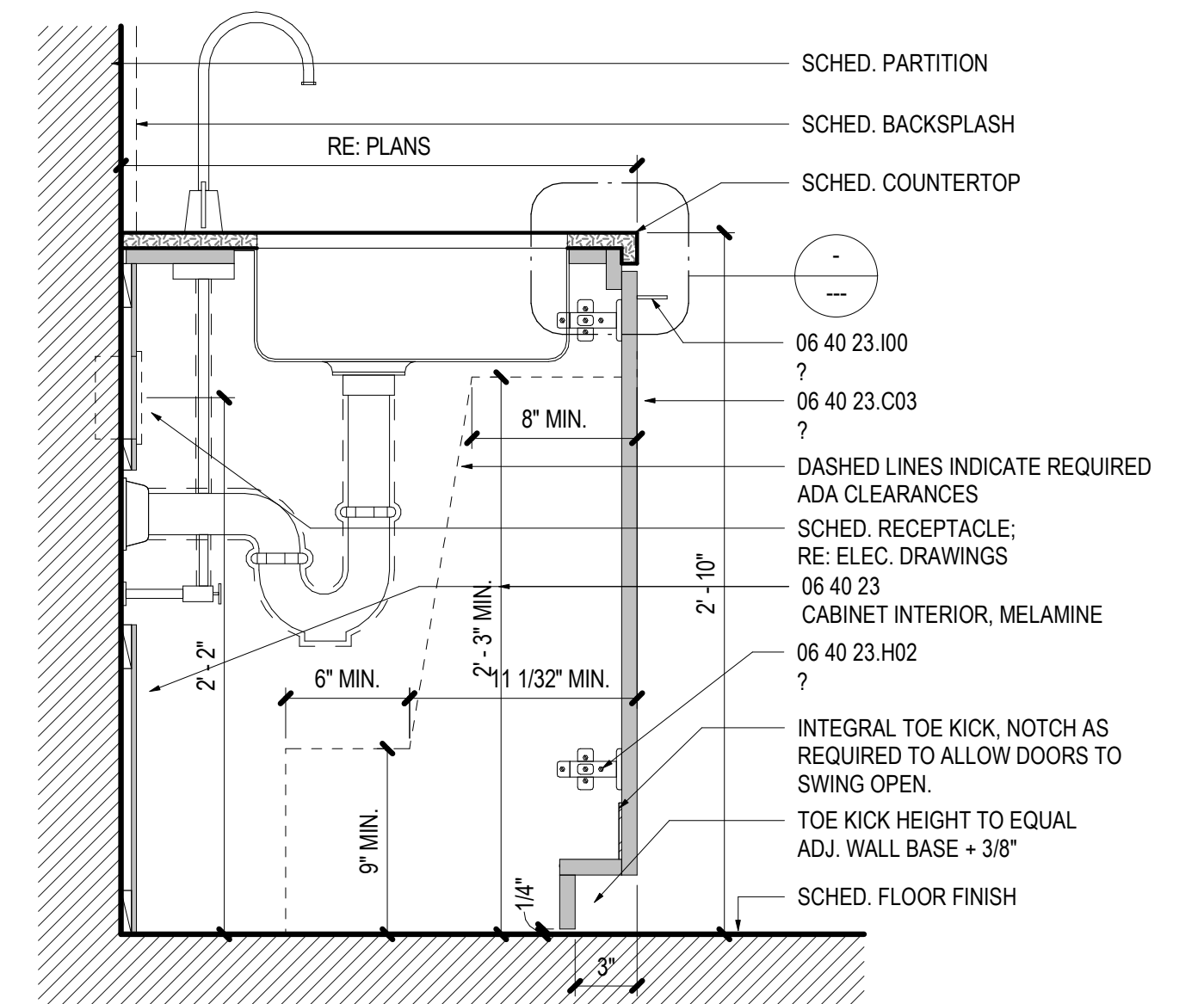
NOTE: PROVIDE STOPS @ DRAWER SIDES & BOTTOM

TYPICAL EDGE AT PLASTIC LAMINATE COUNTERTOPS

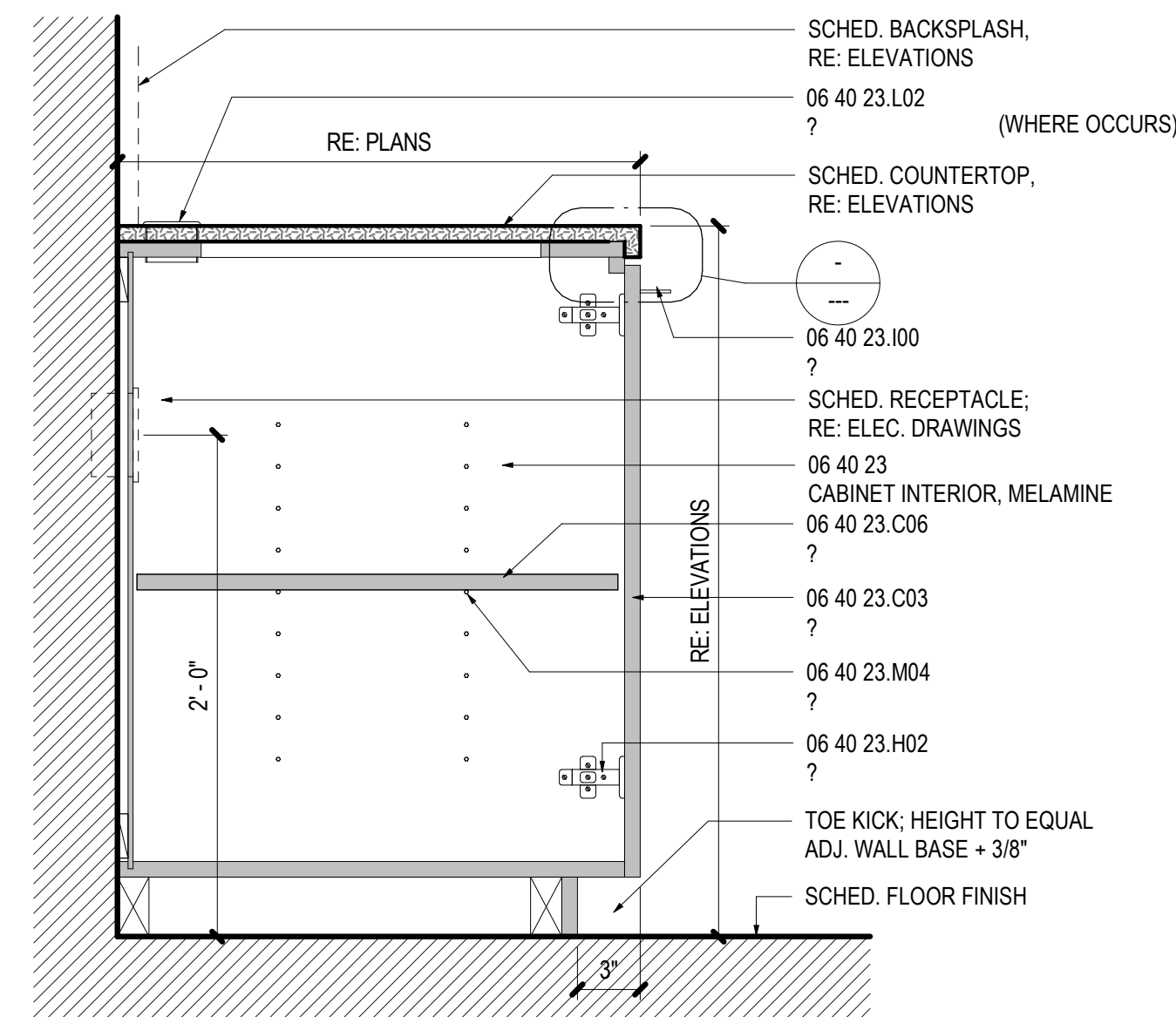
11 DETAIL - TYP. COUNTERTOP EDGES1  
A6.01 SCALE: 6" = 1'-0"



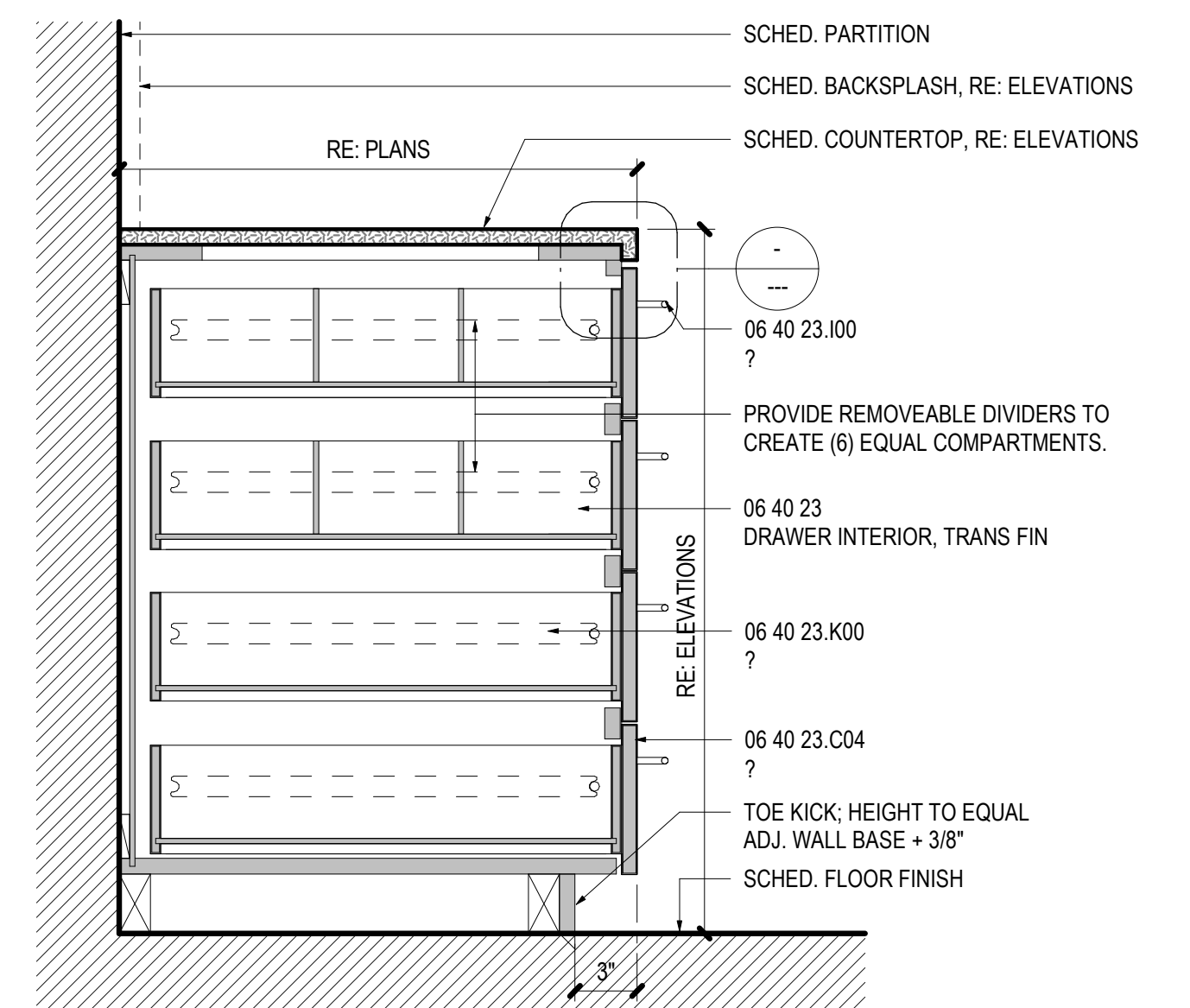
05 UPPER CABINET - ABOVE REFRIGERATOR  
A6.01 SCALE: 1 1/2" = 1'-0"



02 BASE CABINET - ADA SINK  
A6.01 SCALE: 1 1/2" = 1'-0"



06 BASE CABINET - ADJ. SHELVES  
A6.01 SCALE: 1 1/2" = 1'-0"



03 BASE CABINET - DRAWERS  
A6.01 SCALE: 1 1/2" = 1'-0"

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drawn by: TR  
checked by: TR  
sheet number: A6.01  
job number: Project Number



