WAYNE PLACE APARTMENTS

113 Wayne Place SE.

CONSTRUCTION DOCUMENTS

Washington, DC 20032

PREPARED FOR:

Christopher Mak

113 Wayne Place SE., Washington, DC TEL: (410) 718-1876

PREPARED BY:

Architect : Denver Terrance

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DRAWING INDEX

<u>JENERAL</u>	
G000	COVER
G001	NOTES AND LEGENDS
G002	PROJECT INFO
2000	MALL TYPEO

SITE PLAN

DOOR AND WINDOW SCHEDULE AND DETAILS

CODE INFORMATION

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: SUFFIX: ZONE: FUTURE LAND USE: **RMOD** GREEN AREA RATIO (GAR): FLOOR AREA RATIO (FAR): LAND AREA: BLDG HT. NO. STORIES ABOVE GRADE: 3 **BASEMENT** BUILDING GROUP: CONSTRUCTION TYPE:

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**

REFERENCED CODES

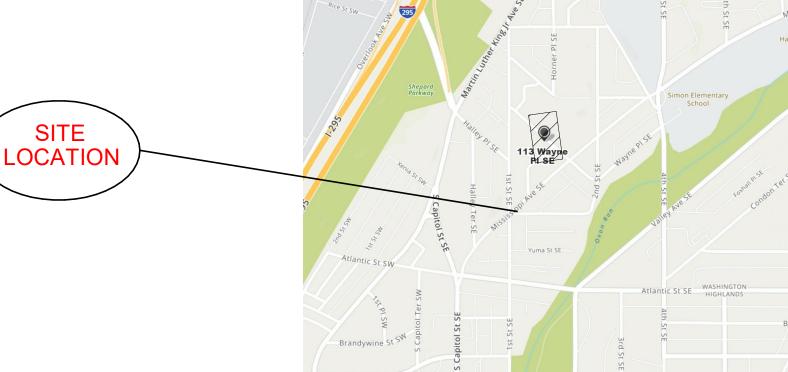
BUILDING: 2017 DC CONSTRUCTION CODES 2017 DCMR 12A, DC BUILDING CODE AMENDMENTS

LOT OCCUPANCY

0.36 36%

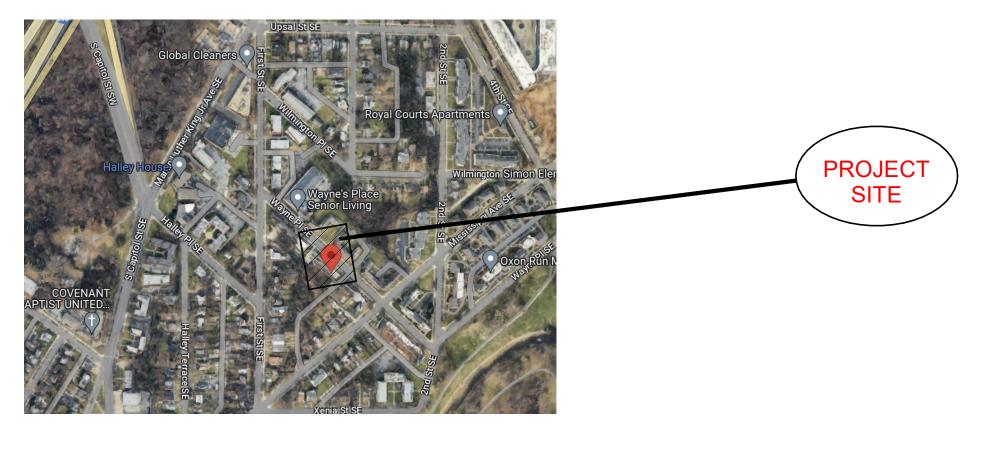
BUILDING AREA

OLD 2,880 SF



VICINITY MAP NOT TO SCALE





SITE MAP NOT TO SCALE

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

FIRE RATING: *Exterior wall only due to sprinkler sytem per substitution in note D, Table 602, 2013 DCFC **FULLY SPRINKLERED:** FIRE/CO2 ALARM:

MEDIUM DENSITY FIBERBOARD

PLYWOOD VENEER

PRE-CAST CONCRETE

RIGID INSULATION

SPRAY-ON FIREPROOFING

SPRAY-APPLIED INSULATION

STEEL (3/4 SCALE OR LARGER)

STONE: GRANITE OR MARBLE

PLASTER, CEMENT, MORTAR OR G.W.B.

ROUGH WOOD (ALL BLOCKING AND FRAMING LUMBER)

ABBREVIATIONS ANCHOR BOLT ACOUSTIC CEILING TILE ADJUSTABLE ARCHITECTURALLY EXPOSED STRUCTURAL STEEL ABOVE FINISH FLOOR ALT ALTERNATE ALUM ALUMINUM ARCH ARCHITECTURAL BAR JOIST BLK BLOCK BLOCKING BLK'G BM BEAM BRG BEARING BRK BRICK **BOTTOM** BTM BTWN BETWEEN C/C CENTER TO CENTER CFMF COLD FORMED METAL FRAMING CONTROL JOINT CKT CIRCUIT CENTERLINE CLG CEILING CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR COORD COORDINATE CRS COURSE DBL DOUBLE DEM DEMISING DIA DIAMETER DIM DIMENSION DN DOWN DOWNSPOUT DWGS DRAWINGS EF EACH FACE ELEC ELECTRICAL EW EACH WAY EXT **EXTERIOR** FIN FINISH FLR FLOOR FACTORY MUTUAL FIRE RATED FIBER REINFORCED PLASTIC FIRE RETARDANT TREATED WEATHER AND FIRE RETARDANT TREATED FTG FOOTING **GAUGE** GALV GALVANIZED GLASS GYPSUM BOARD GYP BD GYPSUM CEILING BOARD HC HANDICAPPED **HOLLOW METAL** HOR. HORIZONTAL HOUR HEIGHT HEATING, VENTILATING, AIR CONDITIONING INSUL INSULATION JUNCTION BOX LINEAL FEET LONG LEG HORIZONTAL LLR LONG LEG VERTICAL MASY MASONRY MAX MAXIIMUM MECH MECHANICAL MEMB MEMBRANE MFR MANUFACTURER MIN MINIMUM MO MASONRY OPENING MOD MODULAR MTL METAL N.I.C. NOT IN CONTRACT NOM NOMINAL NTS NOT TO SCALE O/C ON CENTER OPN OPENING PLATE, PROPERTY LINE PLYWD PLYWOOD POLY ISO POLYISOCYANURATE PAIR PRE-FAB PRE-FABRICATED PRESERVATIVE TREATED PTD PAINTED RESISTANCE VALUE RAD RADIUS RCP REFLECTED CEILING PLANS REINF REINFORCE (ED) (ING) REP REPRESENTATIVE REQ'D REQUIRED SCH SCHEDULED SQUARE FEET SPECS SPECIFICATIONS STAINLESS STEEL STEEL STRUCT STRUCTURAL T&G **TONGUE & GROOVE** T/BM TOP OF BEAM T/JST TOP OF JOIST T/ST TOP OF STEEL

TEMP

TERM.

TOM

TOS

VCT

VWC

W/O

TEMPERED

TERMINATION

TRUSS GIRDER

TOP OF SLAB TYPICAL

VINYL TILE

WITH

WITHOUT

WOOD

TOP OF MASONRY

UNLESS NOTED OTHERWISE

VINYL COMPOSITION TILE

VINYL WALL COVERING

ELEVATION INDICATION EXTERIOR FIRE EXTINGUISHER CABINET **DETAIL INDICATION** AREA DETAILED **REVISION INDICATION** ALIGN WITH EXISTING CONSTRUCTION WALL TYPE SYMBOL **EQUIPMENT DESIGNATION** (SEE EQUIPMENT MANUAL) (001) EQUIPMENT TYPE **CEILING HEIGHT** CL1 FINISH SYMBOLS

MULTIPLE INTERIOR

☐ DETAIL NUMBER

A101/ ____ SHEET WHERE SHOWN

REVISION NUMBER

DENOTES CORNER

MATCHLINE

GUARD LOCATION

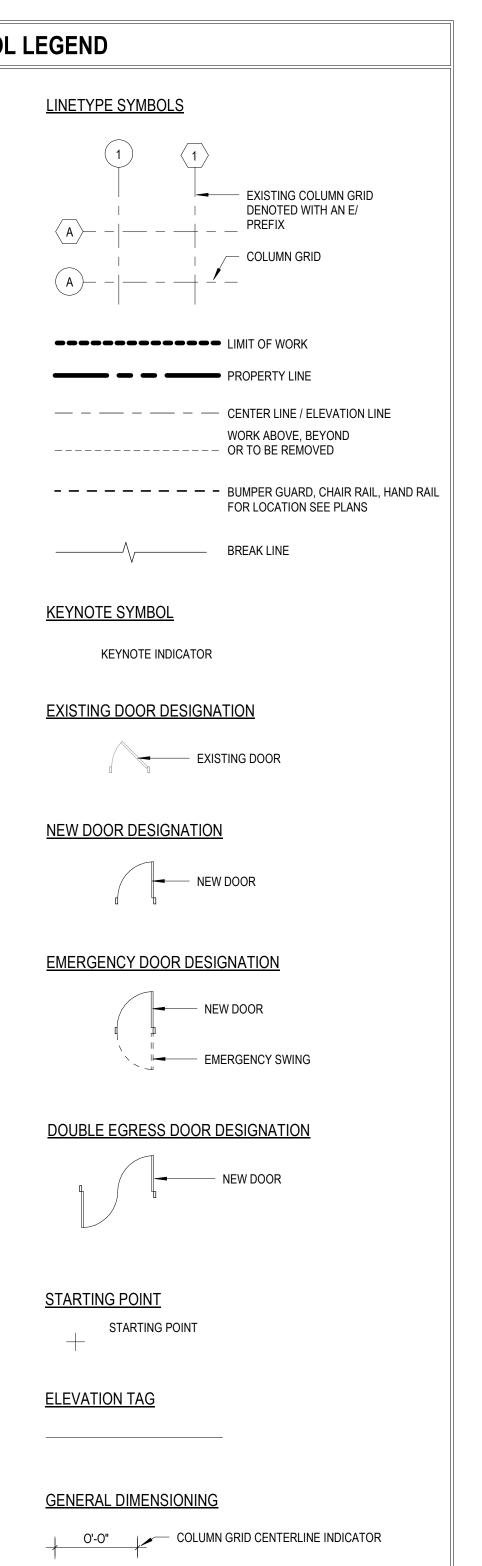
CODE REVIEW - OCCUPANCY LOAD

AREA A INDICATOR OF AREA SHOWN ON DRAWING

A102 SHEET NUMBER OF ADJACENT DRAWING

F.E.C

SYMBOL LEGEND **ROOM INDICATION** LINETYPE SYMBOLS ROOM NAME ---- ROOM NAME 101 ROOM NUMBER 150 SF SQUARE FOOTAGE XX OCC.— OCCUPANCY LOAD POR 1 — POR EXISTING COLUMN GRID DENOTED WITH AN E/ **NORTH ARROW** COLUMN GRID ----- LIMIT OF WORK PROPERTY LINE DOOR SYMBOL (101) — — — — — CENTER LINE / ELEVATION LINE WORK ABOVE, BEYOND ---- OR TO BE REMOVED WINDOW SYMBOL FOR LOCATION SEE PLANS W1 WINDOW TYPE W1 OR METAL FRAME BREAK LINE ON ELEVATION **KEYNOTE SYMBOL BUILDING WALL SECTION INDICATION** SECTION NUMBER KEYNOTE INDICATOR **EXISTING DOOR DESIGNATION** SHEET WHERE SHOWN EXISTING DOOR



O'-O" FACE OF SURFACE INDICATOR NOTE: DIMENSIONS ARE TAKEN FROM/TO FINISH SURFACE, UNLESS OTHERWISE NOTES.

0'-0<u>"</u> ± NOTE: THE ± INDICATES A DIMENSION THAT CAN VARY. (NOTIFY THE ARCHITECT OF ANY CHANGE IN THAT DIMENSION IF IT IS GREATER THAN 1")

NOTE: EXISTING DIMENSIONS INDICATED AS [0'-0"] OR WITH VIF) ARE SUPPLIED TO THE ARCHITECT BY OTHERS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. (SEE "GENERAL CONTRACTOR RESPONSIBILITIES WITH RESPECT TO EXISTING CONDITION NOTES")

CLEAR NOTE: CLEAR = THE ACTIVE DIMENSION MAY NEVER BE LESS THEN THE CLEAR DIMENSION, BUT MAY BE GREATER BY 1" MAX.

NOTE: HOLD = THE ACTUAL DIMENSION IS THAT DIMENSION AND MUST BE MAINTAINED

GENERAL NOTES - ARCHITECTURAL

APPLICABLE TO ALL CONTRACTORS

- DESIGN, CONSTRUCTION AND SAFETY SHALL CONFORM TO ALL LOCAL, STATE AND OWNER SPECIFIC CODES.
- a. DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS. DIMENSIONS GIVEN ON THE PLANS IN FIGURES SHALL
 - b. THE EXACT LOCATION OF WALLS, DOORS, WINDOWS, APPARATUS, EQUIPMENT, PIPING, CONDUIT AND ELECTRICAL EQUIPMENT, ETC., SHALL BE ASCERTAINED FROM THE ARCHITECT OR HIS REPRESENTATIVE IN THE FIELD, AND THE WORK SHALL BE LAID OUT ACCORDINGLY. SHOULD THE CONTRACTOR FAIL TO ASCERTAIN SUCH LOCATIONS THE WORK SHALL BE CHANGED AT HIS OWN EXPENSE WHEN REQUESTED BY THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN LOCATION UP TO THE TIME OF INSTALLING WITHOUT

TAKE PRECEDENCE OVER SCALED DIMENSIONS; AND ALL DIMENSIONS, WHETHER FIGURED OR SCALED, SHALL BE VERIFIED IN THE FIELD.

- THE DRAWINGS AND PROJECT MANUAL, WHERE APPLICABLE, ARE INTENDED TO COVER A COMPLETE PROJECT IN EVERY RESPECT. EACH AND EVERY ITEM, SYSTEM, ETC..., IS TO BE COMPLETE UNLESS OTHERWISE DEFINITELY INDICATED
- d. THE DRAWINGS AND PROJECT MANUAL, WHERE APPLICABLE, ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.
- DEMOLITION AND/OR REMOVAL OF EXISTING FLOORS, WALLS, ROOFING, ETC. MAY NECESSITATE THE REMOVAL OR RELOCATION OF EXISTING PIPING, CONDUIT, SERVICES, ETC.. SUCH REMOVAL AND RELOCATION SHALL BE CONSIDERED PART OF THE DEMOLITION WORK WITHOUT ADDITIONAL COST, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR LISTED IN THE SPECIFICATIONS.
- CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC. ARCHITECT TO SUBMIT DOCUMENTS FOR PERMIT PLAN REVIEW AND OWNER REVIEW, HOWEVER, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND ALL PERMIT AND INSPECTION COSTS.
- . CONTRACTOR TO CONTACT LOCAL UTILITIES, IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS, QUALIFICATIONS, ETC., AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, UTILITY EXTENSIONS, TAP-INS, ETC. ARCHITECT TO SUBMIT DOCUMENTS FOR PERMIT PLAN REVIEW AND OWNER REVIEW, HOWEVER, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS AND ALL PERMIT AND INSPECTION COSTS.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK AND MATERIAL AND EQUIPMENT DELIVERIES SO AS NOT TO INTERFERE WITH THE DAILY OPERATIONS OF
- 6. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- 7. ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF AND ADJACENT TO THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION. THIS INCLUDES, BUT IS NOT LIMITED TO, ADJACENT SPACES, STOREFRONTS, WALKS, ETC.
- 8. THE CONTRACTOR SHALL PROVIDE THE NECESSARY ENCLOSURES OR BARRICADES TO ISOLATE THE WORK FROM THE REST OF THE FACILITY. AREAS ADJACENT TO THE CONSTRUCTION SHALL BE SWEPT CLEAN DAILY.
- DEMOLITION OF WALLS MEANS DEMOLITION OF ALL FINISHES, FRAMING, STRUCTURAL MEMBERS, ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS WHETHER KNOWN OR UNKNOWN AND WHETHER OR NOT INDICATED ON THESE DRAWINGS.
- 10. PARKING AT THE SITE BY ALL CONSTRUCTION STAFF SHALL BE LIMITED TO ONLY THE AREAS DESIGNATED BY THE OWNER.
- 11. THE AREA OF WORK SHALL MAINTAIN A WEATHER TIGHT CONDITION AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SECURE THE AREA OF WORK.
- 12. THIS CONTRACT REQUIRES COMPLETE, FINISHED WORKABLE PROJECT OF THE AREAS INDICATED BY THE CONTRACT DOCUMENTS, AND SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE, REGARDLESS OF WHETHER OR NOT ALL WORK OR EACH ITEM IS SPECIFICALLY INDICATED ON ANY OTHER PORTION OF THE DRAWINGS AND/OR NOTES.
- 13. WHERE MATERIALS REFERENCED ON DRAWINGS, OR NECESSARY TO COMPLETE THE WORK OF THIS CONTRACT ARE NOT SPECIFIED HEREIN, PROVIDE BEST QUALITY MATERIALS. ALL ITEMS AND WORK ON DRAWINGS ARE NEW. ALL WORK WHICH HAS BEEN DAMAGED SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER. WHERE ITEMS CAN NOT BE REPAIRED TO A "NEW CONDITION", OR WHERE THE STRUCTURAL INTEGRITY HAS BEEN AFFECTED, ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
- 14. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE AND FIELD AND CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT / ENGINEER AND REQUEST CLARIFICATION.
- 15. CONTRACTOR SHALL OBTAIN FROM OWNER ALL REQUIREMENTS FOR INSTALLATION OF OWNER PROVIDED EQUIPMENT INCLUDING ROUGHING DIAGRAMS. INSTALLATION INSTRUCTIONS, ELECTRICAL SCHEMATICS, TEMPLATES, LAYOUTS AND DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER, WELL COORDINATED INSTALLATION. PRIOR TO ROUGH-IN OF SERVICES, CONFER WITH OWNER EXACT LOCATION OF ALL ITEMS.
- 16. ALL CONTRACTORS ARE TO COORDINATE THE WORK OF EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. SCHEDULE WORK PROGRESS THROUGHOUT THE ENTIRE PROJECT TO PREVENT CONFLICTS AND INTERFERENCES. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND WELL COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL ITEMS
- 17. ALL PENETRATIONS THROUGH FLOORS AND FULL HEIGHT WALLS TO BE FIRE STOPPED. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS AND WALLS TO BE FIRE & SMOKE STOPPED. GAPS AND JOINTS INCLUDE (BUT ARE NOT LIMITED TO) TOP OF WALL TO FLOOR OR ROOF DECK, WALL TO BEAMS, AND
- CONTROL OR EXPANSION JOINTS. FIRE STOPPING INCLUDES BOTH FORM OR PACKING MATERIAL AND THE FILL, VOID OR CAVITY MATERIAL. 18. EXTERIOR PERIMETER OF ALL WINDOWS, DOOR FRAMES, LOUVERS OR OTHER ITEMS INSERTED IN AN EXTERIOR WALL SHALL BE SEALED WEATHER TIGHT
- WHETHER INDICATED ON DRAWINGS OR NOT. 19. WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0" OF GRADE AND OTHER LOCATIONS OUTSIDE THE
- BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER, SHALL BE PRESSURE TREATED TYPE. ALL INTERIOR WOOD FOR BLOCKING OR OTHER PURPOSES SHALL BE FIRE RETARDANT TYPE.
- 20. ON THE 'PULL' SIDE OF A FINISHED DOOR OPENING, THE STRIKE SIDE SHALL BE NOMINAL 18" FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE NOMINAL 12" FROM A PERPENDICULAR WALL.
- 21. SUSPENDED GRID CEILINGS SHALL BE ARRANGED SO THAT A GRID IS SPACED EQUALLY FROM EACH MOST REMOTE WALL, IN EACH DIRECTION, WITH NO TILE LESS THAN 6" UNLESS OTHERWISE INDICATED. CEILING MOUNTED ITEMS TO BE CENTERLINE OF CEILING TILES, UNLESS OTHERWISE NOTED. 22. INTERIOR AND EXTERIOR CONCRETE SLABS SHALL BE SEPARATED FROM ANY VERTICAL SURFACE WITH AN ISOLATION JOINT. ALL SLAB ON-GRADE
- (CONTROL, EXPANSION, CONSTRUCTION (COLD), ETC.) JOINTS TO RECEIVE SEALANT. ALL EXTERIOR SLABS TO SLOPE TO DRAIN AWAY FROM BUILDING AT 23. PROVIDE BUILDING EXPANSION JOINT AND CONTROL JOINTS AT INTERIOR AND EXTERIOR MASONRY WALLS PER LOCATIONS ON ARCHITECTURAL PLANS
- AND ELEVATIONS AND AS REQUIRED BY THE BRICK INSTITUTE OF AMERICA AND THE NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS AND RECOMMENDATIONS. AT RATED WALLS, EXPANSION JOINT OR CONTROL JOINT TO EQUAL WALL RATING.
- 24. REMOVE DEBRIS AND OTHER MATERIALS FROM SITE AS WORK PROGRESSES. REMOVE RUBBISH FROM JOB SITE REGULARLY AND LEAVE PREMISES AND WORK IN CLEAN CONDITION. RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE APPROPRIATELY DISPOSED OF.
- 25. PRIOR TO COMPLETION, CLEAN PREMISES FOR OCCUPANCY BY OWNER. CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- a. REMOVAL OF GREASE, MASTIC, ADHESIVE, DUST, DIRT, STAINS, LABELS AND OTHER FOREIGN MATERIALS FROM EXPOSED SURFACES.
- CLEAN PERMANENT FILTERS AND REPLACE DISPOSABLE FILTERS IF UNITS WERE OPERATED DURING CONSTRUCTION. - CLEAN DUCTS, BLOWERS AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION. c. THE EXTERNAL SURFACE OF ALL EQUIPMENT SHALL BE CLEANED AT THE COMPLETION OF THE WORK TO REMOVE ALL CONCRETE, DUST AND DIRT,
- WELDING AND CUTTING SPLATTER, ETC.
- d. PRIOR TO FINAL COMPLETION, OR OWNER OCCUPANCY, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SIGHT-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN.

(SQUARE FOOTAGES SHOWN ON PLANS ARE FOR BUILDING/OWNER USE ONLY. CONTRACTOR TO VERIFY ALL SQUARE FOOTAGES.)

APARTME $\overline{\mathbf{O}}$ Ш CHRIS description

description date Project Issues

Sheet Revisions

Author Checker

sheet number:

job number: Project Number

AIR BARRIER & INSULATION INSTALLATION:

SEE IECC 2012 TABLE R402.4.1.1

AIR & THERMAL BARRIER 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.

CEILING/ATTIC THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES

CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE WALLS 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.

RIM JOISTS RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.

INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR **FLOORS** BARRIER SHALL BE INSTALLED AT ANY EXPSOSED EDGE OF INSULATION.

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

THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.

SHAFTS, PENETRATIONS DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE

NARROW CAVITIES 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.

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND RECESSED LIGHTING

BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALL, OR INSULATION PLUMBING & WIRING THAT ON INSULATION RADILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.

SHOWER/TUB ON EXTERIOR EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL ELEC/PHONE BOX ON EXT.

HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR HVAC REGISTER BOOTS

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

EXTERIOR WALLS: R-20 OR 13+5

6" DEEP CAVITY WITH BATT INSULATION

FENESTRATION: .35/.40 (U-FACTOR / SHGC)

SKYLIGHT .55 (U-FACTOR)

UNVENTED ATTIC: R-15 AIR IMPERMEABLE INSULATION

> EITHER RIGID FOAM BOARD (R = 5) OR SPRAY FOAM INSULATION (R = 3.2 TO 3.8)

FLOOR:

CRAWL SPACE WALL: R- 10/13

U-FACTOR - WINDOW: 0.35/ SHGC: 0.4 U-FACTOR - DOOR: 0.35/ SHGC:04

U-FACTOR - SKYLIGHT: 0.55

ROOF COVERING: **BUILT UP ROOF**

BELOW GRADE: R-10 CONTINUOUS

BASEMENT WALLS: N/A

MIN. SOUND TRANSMISSION RATING:

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 < 8 CFM PER 100 SF CONDITIONED FLOOR AREA AT A PRESSURE OF 25 PASCAL.
- SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-8 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.

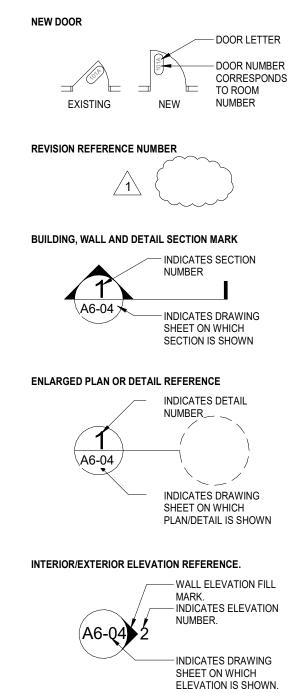
CLIMATE ZONE

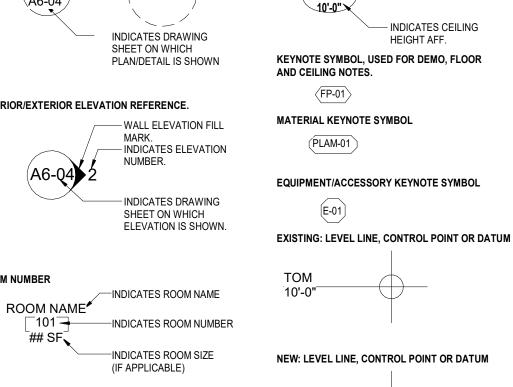
- ALL HOT WATER PIPES TO BE WRAPPED IN MINIMUM R-3 INSULATION. AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
- VENTILATION AND EFFICACY FLOW REQUIREMENTS EXHAUST FANS MIN. 50 CFM AND 48 WATTS.
- 75% OF ALL PERMANENT FIXTURES OR 75% LAMPS IN PERMANENT FIXTURES USED ARE TO BE HIGH EFFICIENT LAMPS.
- U FACTORS = DOORS/WINDOWS = 0.35 SKYLIGHTS = 0.55

DESIGN CRITERIA:

FLOOR LIVE LOAD (2nd/1st Floor): 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) 20 psf, EXPOSURE CAT: B WIND LOAD: 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 30 inches (B.O.F.) FOOTING DEPTH

SYMBOLS:





REFERENCE LINE

STRUCTURAL COLUMN LINE

WALL TYPE

- INDICATES WALL

CORRESPONDING

TYPE NUMBER, SEE

- INDICATES ADDITIONAL

(NON-TYPICAL) WALL

COMPONENT - SEE

WALL COMPONENT

MATERIAL

- INDICATES CEILING

CONTRACT LIMIT LINE

FLOOR LINE, PROPERTY LINE _____

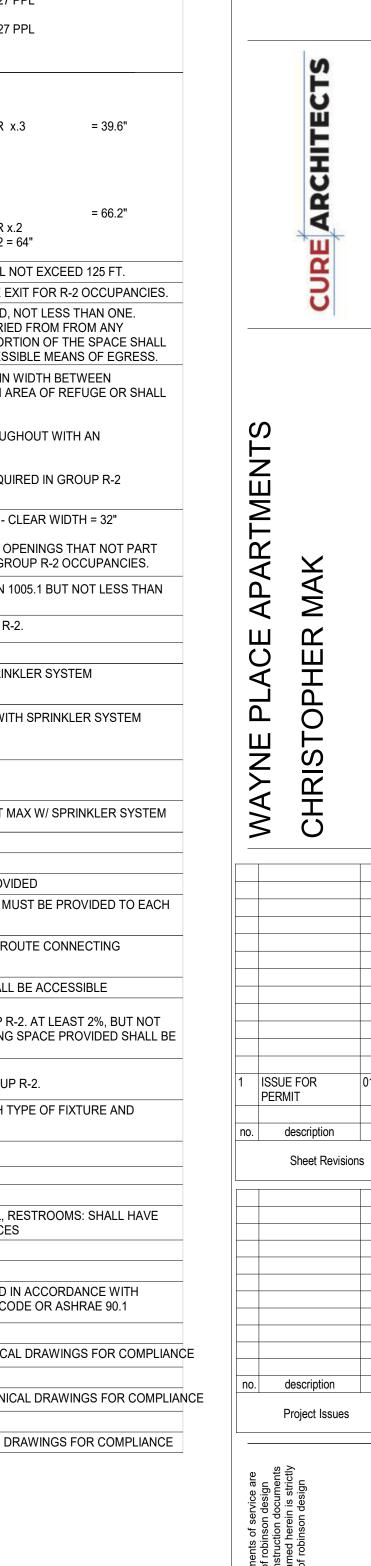
10'-0"

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

CODE INFORMATION:

OVERNING 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 ACTUAL	GENERAL BUILDING HEIGHTS AND AREAS 3 STORIES						
NOTONE	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	TVD= : /					
T 601	BUILDING ELEMENT	TYPE V A					
	PRIMARY STRUCTURAL FRAME BEARING WALLS	1					
	EXTERIOR INTERIOR	1					
		SEE T 602					
	NONBEARING WALLS AND PARTITIONS INTERIOR FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0					
	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0					
TABLE 602	FIRE RATING FOR EXTERIOR WALL BASED ON DISTANCE. GROUP F	₹,					
	DISTANCE GREATER THAN 301 LET - 01100R						
CHAPTER 7	FIRE-RESISTANCE-RATED CONSTRUCTION						
TABLE 705.8	MAXIMUM AREA OF EXTERIOR WALL OPENGINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION						
	30' OR GREATER UNPROTECTED, SPRINKLERED NOT REQUIR	PFD					
707.3.10	SEPARATED MIXED OCCUPANCIES. FIRE BARRIERS SEPARATING N	IIXED					
708.1	OCCUPANCIES SHALL NOT BE LESS THAN REQUIRED BY TABLE 707 FIRE PARTITIONS: REQUIRED FOR WALLS SEPARATING SLEEPING PER SECTION 420.2						
708.3	FIRE-RESISTIVE RATING: FIRE PARTITIONS SHALL NOT BE LESS TH.	AN 1					
	HOUR: EXCEPTION 1 - CORRIDOR WALLS PERMITTED TO HAVE 1/2 RATING PER 1020.1	HOUR					
714.3.1.2	THROUGH PENETRATION FIRE STOP SYSTEM. THROUGH PENETRA SHALL BE PROTECTED BY AN APPROVED FIRE STOP SYSTEM INST						
	AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WA						
	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 BU	ILDINGS					
718.4.2	SPRINKLERED PER NFPA 13 DRAFTSTOPPING IN ATTICS GROUP R-2: EXCEPTION 2 - NOT REQU	IIDED IN					
7 10.4.2	BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKL SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1						
CHAPTER 8	INTERIOR FINISHES						
TABLE 803.11	SPRINKLERED EXIT ENCLOSURES CORRIDORS ROOMS AN AND PASSAGEWAYS ENCLOSED						
	USE GROUP R-2 C C 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						
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 OCCUPANICES, 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	О,					

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 OCCUPANCI
1009.1	ACCESSIBLE MEANS OF EGRESS REQUIRED, NOT LESS THAN ONE. WHERE MORE THAN ONE MEANS IS REQURIED FROM FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHA 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 SHA 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 PAR OF THE REQUIRED MEANS OF EGRESS IN GROUP R-2 OCCUPANCIES.
1011.2	STAIR WIDTH: AS DETERMINED BY SECTION 1005.1 BUT NOT LESS THAT
1013.1	EXIT SIGNS ARE NOT REQUIRED IN GROUP R-2.
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM
TABLE 1020.1	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 SYST
CHAPTER 11	ACCESSIBILITY
1104.1	SITE ARRIVAL POINTS - ACCESSIBILITY PROVIDED
1104.3	CONNECTED SPACES - ACCESSIBILE PATH MUST BE PROVIDED TO EAP 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 NO LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHAL
	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.
CHARTER 42	INITEDIOD ENVIDONIMENT
1210.2.2	INTERIOR ENVIRONMENT FLOORS AND WALL BASE FINISH MATERIAL, RESTROOMS: SHALL HAV
.210.2.2	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 COMP
2801	MECHANICAL D.C. MECHANICAL CODE 2017, SEE MECHANICAL DRAWINGS FOR COM
CHAPTER 29	PLUMBING
2901	D.C. PLUMBING CODE 2017, SEE PLUMBING DRAWINGS FOR COMPLIA



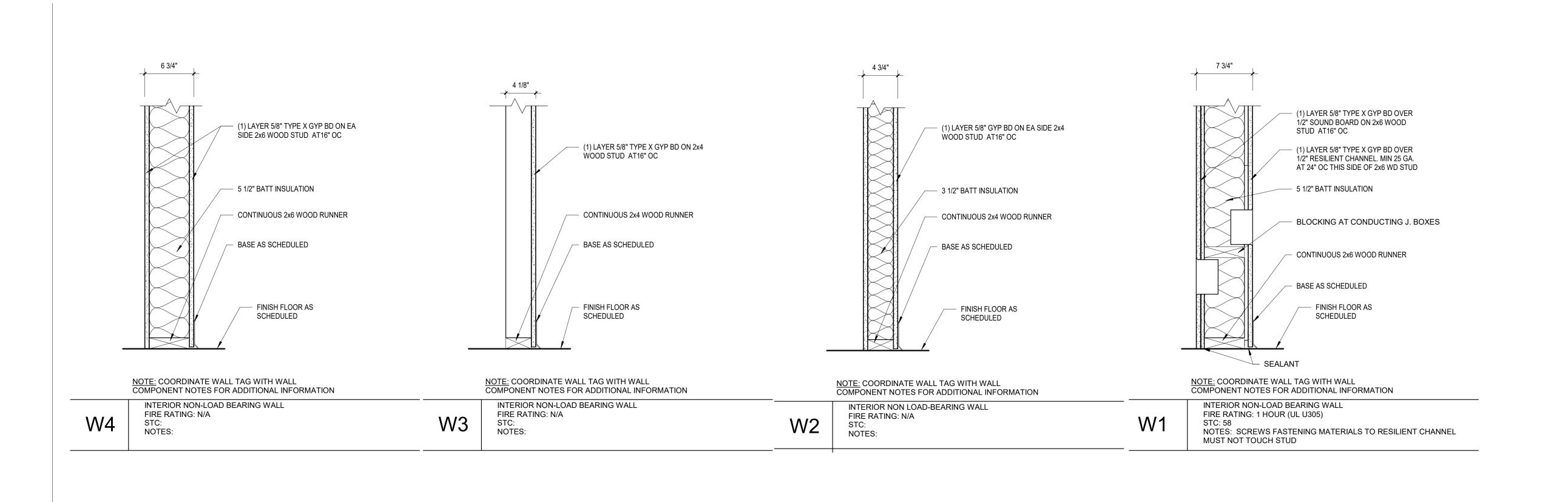
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sheet number:

G002

job number: Project Number



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

OPENING SCHEDULE

INSULATION, R-21

1/2" INTERIOR GYPSUM BOARD

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)

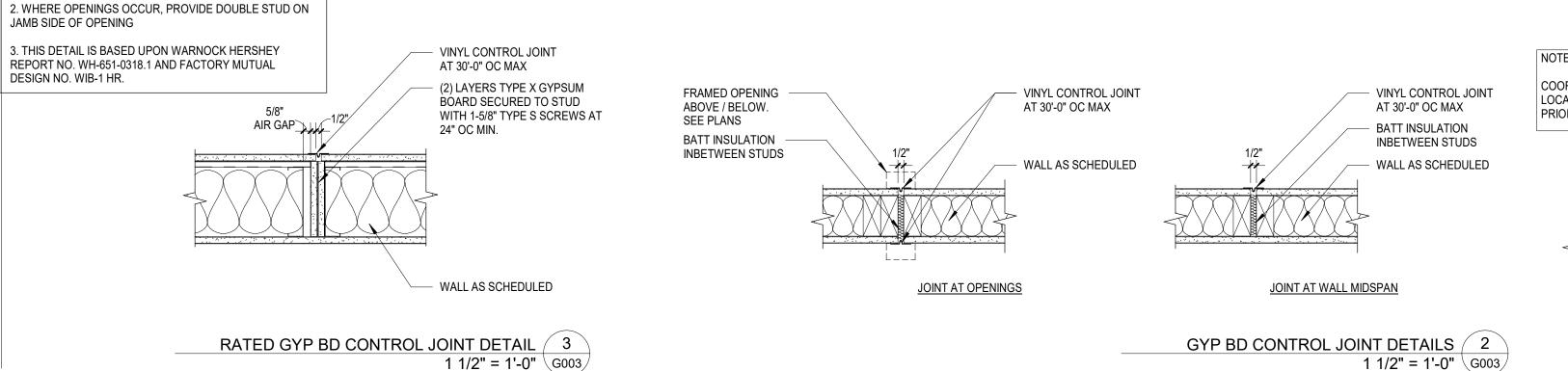
 BUILT UP ROOFING SYSTEM 3" RIGID INSULATION

VAPOR RETARDER

1" PLYWOOD

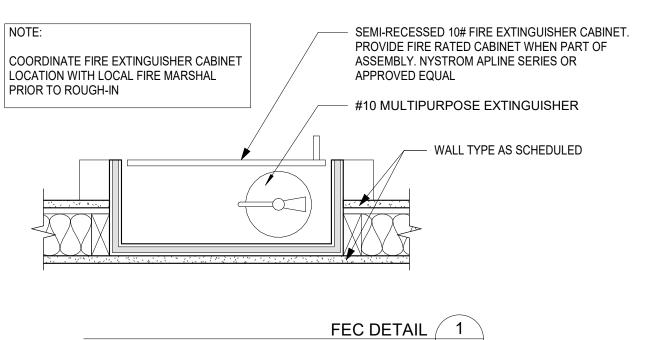
12" WOODEN STUDS @ 16"o.c. w/ 10" BATT

INSULATION 5/8" INTERIOR GYPSUM BOARD*



1. VINYL CONTROL JOINT MAY OCCUR ON BOTH SIDES OF

WALL. SEE PLAN



1 1/2" = 1'-0" \G003/

SHEET NOTES

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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.
- 4. CAULK PERIMETER OF ALL SOUND INSULATED WALLS WITH AN ACOUSTICAL SEALANT.
- 5. SEE FLOOR PLAN WALL TAG AND WALL COMPONENT NOTES FOR ADDITIONAL INFORMATION.

WALL COMPONENT NOTES

ADDITIONAL WALL WALL TYPE TAG COMPONENT - SEE BELOW. COMPONENT NOTE/DESCRIPTION LETTER INSULATION OCCURS FROM FLOOR SLAB TO MIN 6" ABOVE

FINISHED CEILING. INSULATION OCCURS FROM FLOOR SLAB TO DECK ABOVE. MOLD/MOISTURE RESISTANT GYP BD ON WET WALL SIDE.

FACE APPLIED ACRYLIC COATING SYSTEM MOLD/MOISTURE RESISTANT GYP BD.

GENERAL NOTES

- 1. 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 ADMIIXTURE (DRY-BLOCK SYSTEM). MORTAR SHALL HAVE SAME ADMIXTURE.
- AT THE EXTERIOR FACE OF CMU, AND ONLY FOR THE EXTENT (HEIGHT AND WIDTH) OF THE BIORETENTION PONDS, APPLY PVC GEOMEMBRANE PER CIVIL DOCUMENTS.
- EXTERIOR FACE OF CMU SHALL HAVE BREATHABLE ELASTOMERIO CLEAR CLOATING TO SPAN ALL EXTERIOR EXPOSED FACES OF
- INTERIOR FINISHES TO BE SELECTED BY OWNER.
- 6. 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.

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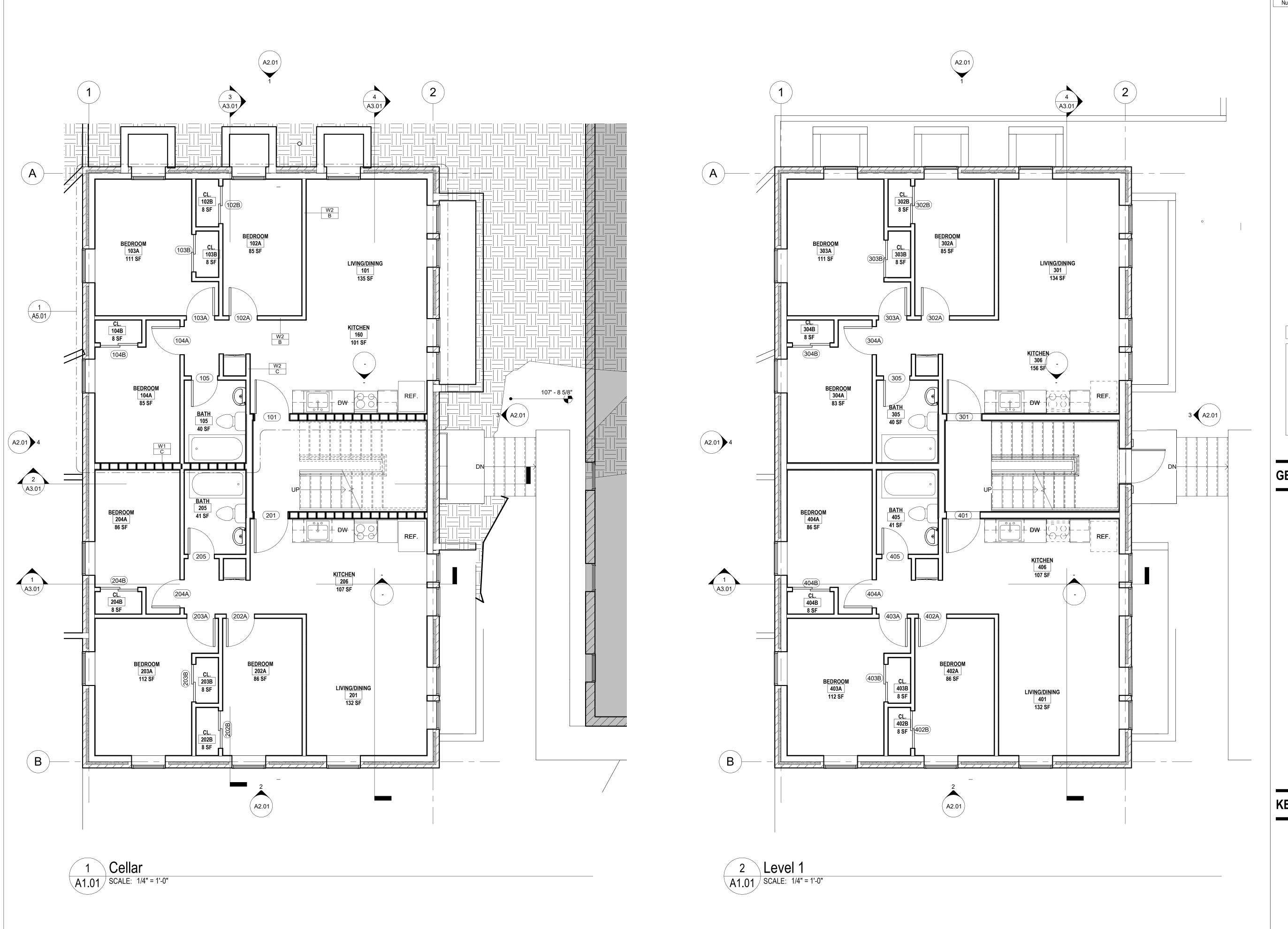
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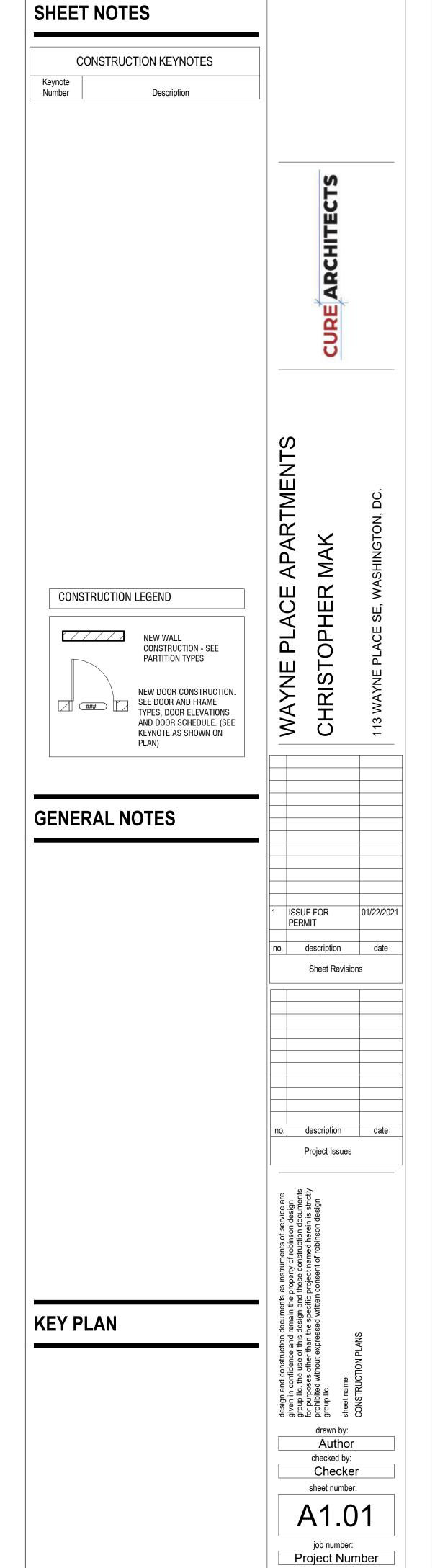
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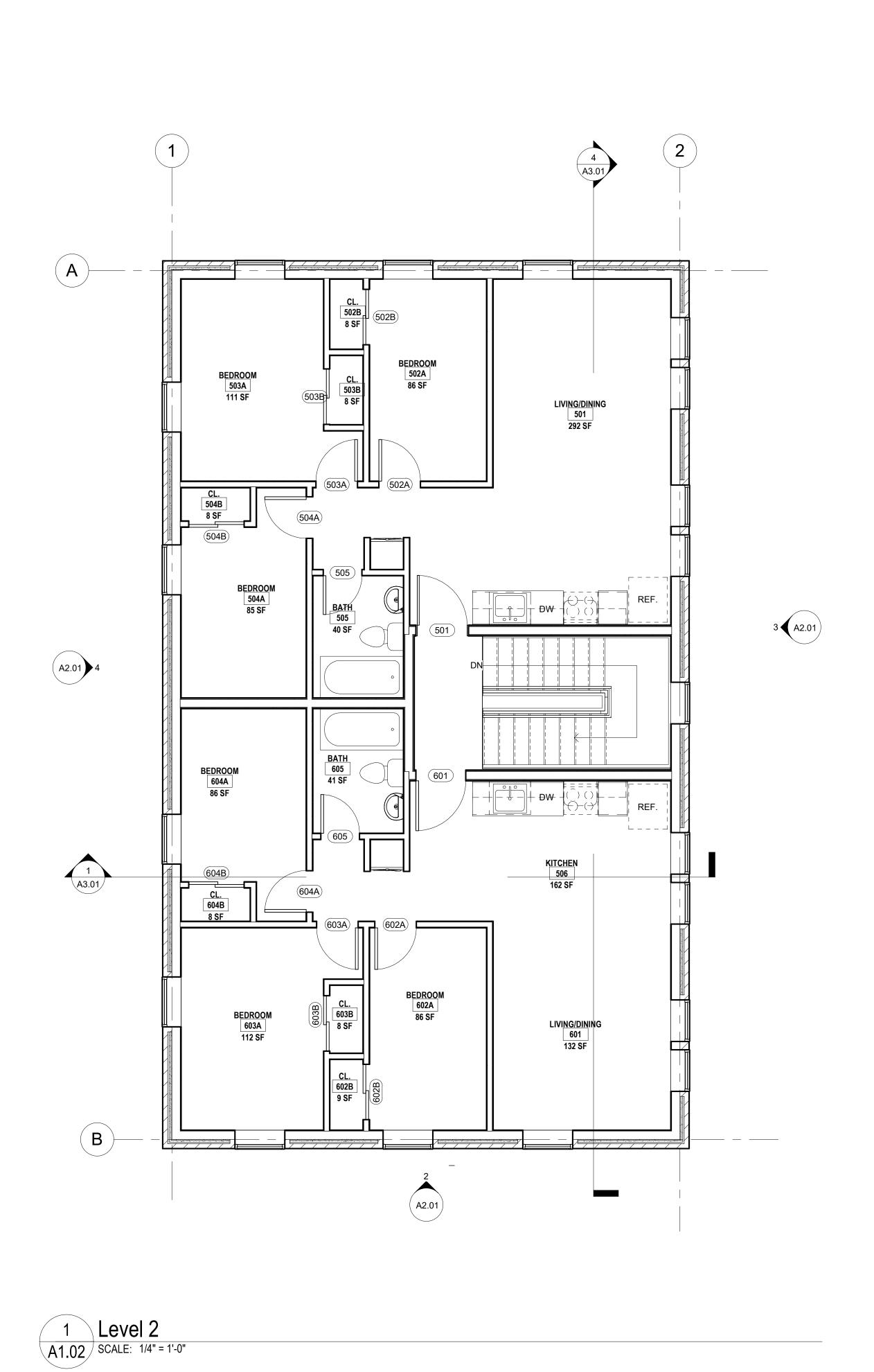
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G003 job number: Project Number

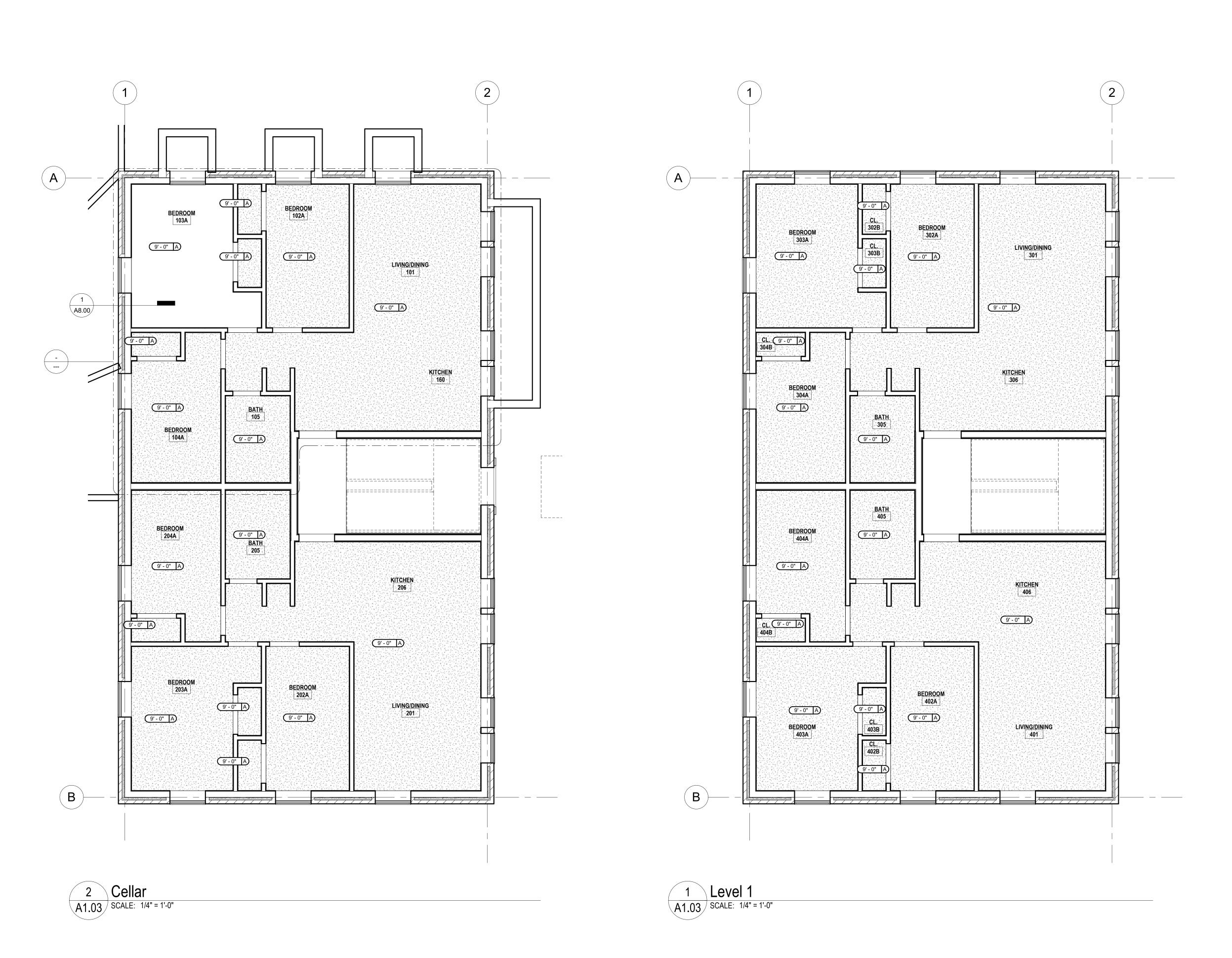








SHEET NOTES WAYNE PLACE APARTMENTS MAK CHRISTOPHER **GENERAL NOTES** no. description date Sheet Revisions no. description date Project Issues **KEY PLAN** drawn by:
Author
checked by:
Checker sheet number: A1.02 job number: Project Number



SHEET NOTES

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CEILING LEGEND:

CEILING HEIGHT 9'-6" 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:

2' x 2' RECESSED LIGHTING FIXTURE 2' x 4' RECESSED LIGHTING FIXTURE

SYMBOLS ARE NOT TO SCALE

- 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

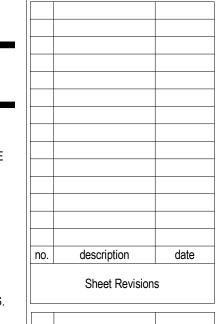
* PROVIDE EMERGENCY LIGHTING AS REQUIRED BY LOCAL CODE

- **CONFIGURATION & SIZE**
- TRACK W/ ADJUSTABLE TRACK HEADS
- LED COVE LIGHTING STRIP FIXTURE <u>\$</u> SPEAKER
- SECURITY CAMERA
- (WAP) WIRELESS ACCESS POINT

GENERAL NOTES

- 1. FIELD VERIFY EXISTING CONDITIONS / DIMENSIONS
- PRIOR TO START OF WORK.
- 2. EXISTING FIRE DEPARTMENT VEHICLE ACCESS SHALL BE MAINTAINED DUREING CONSTRUCTION.

 3. REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO: SIGNAGE, SIDEWALKS, CURBS, SITE SIGNAGE, IRRIGATION, AND STORM WATER
- MANAGEMENT. ALL DOOR OPENINGS ARE TO BE LOCATED 4" FROM THE INTERIOR CORNER OF THE WALL UNLESS INDICATED
- 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.

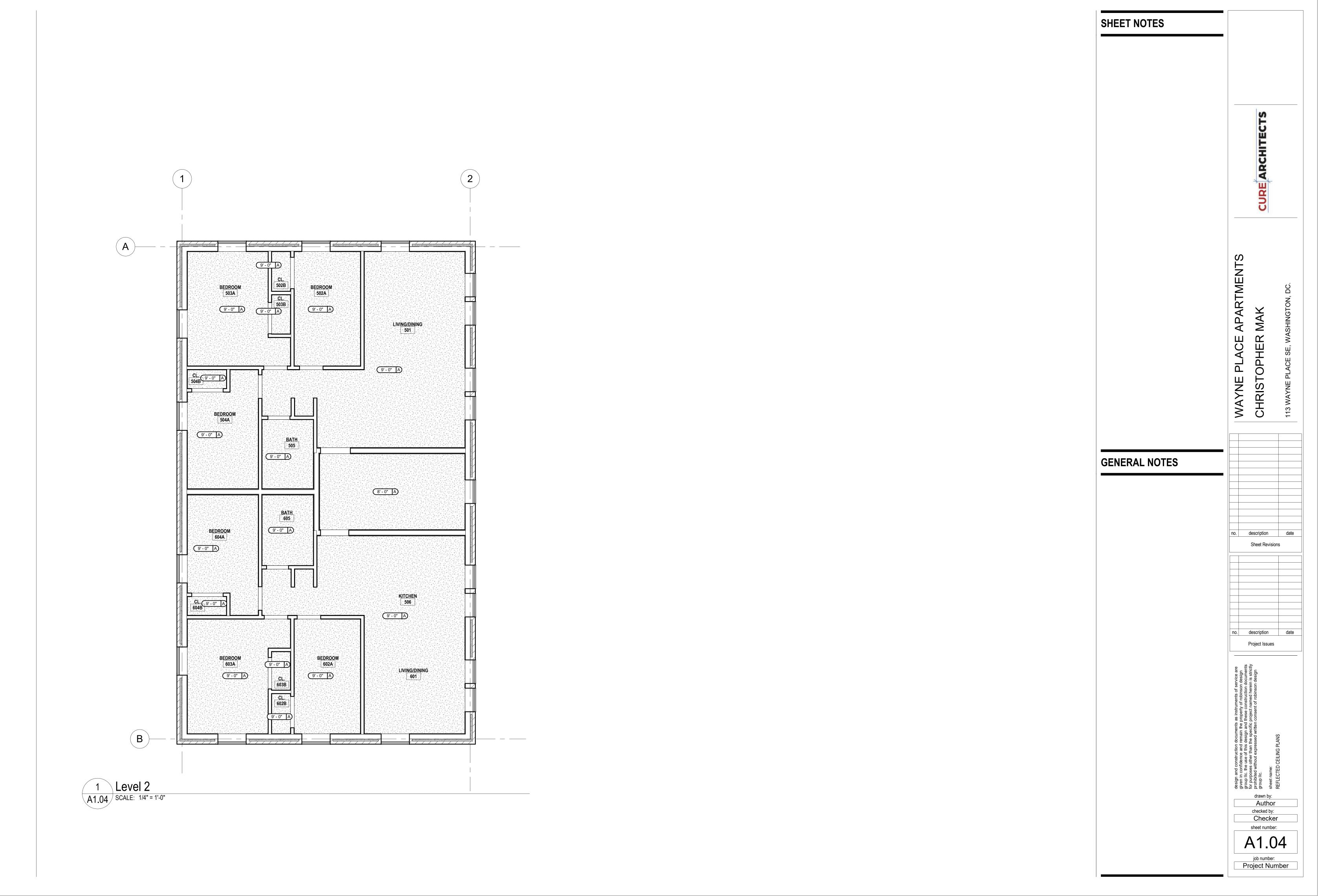


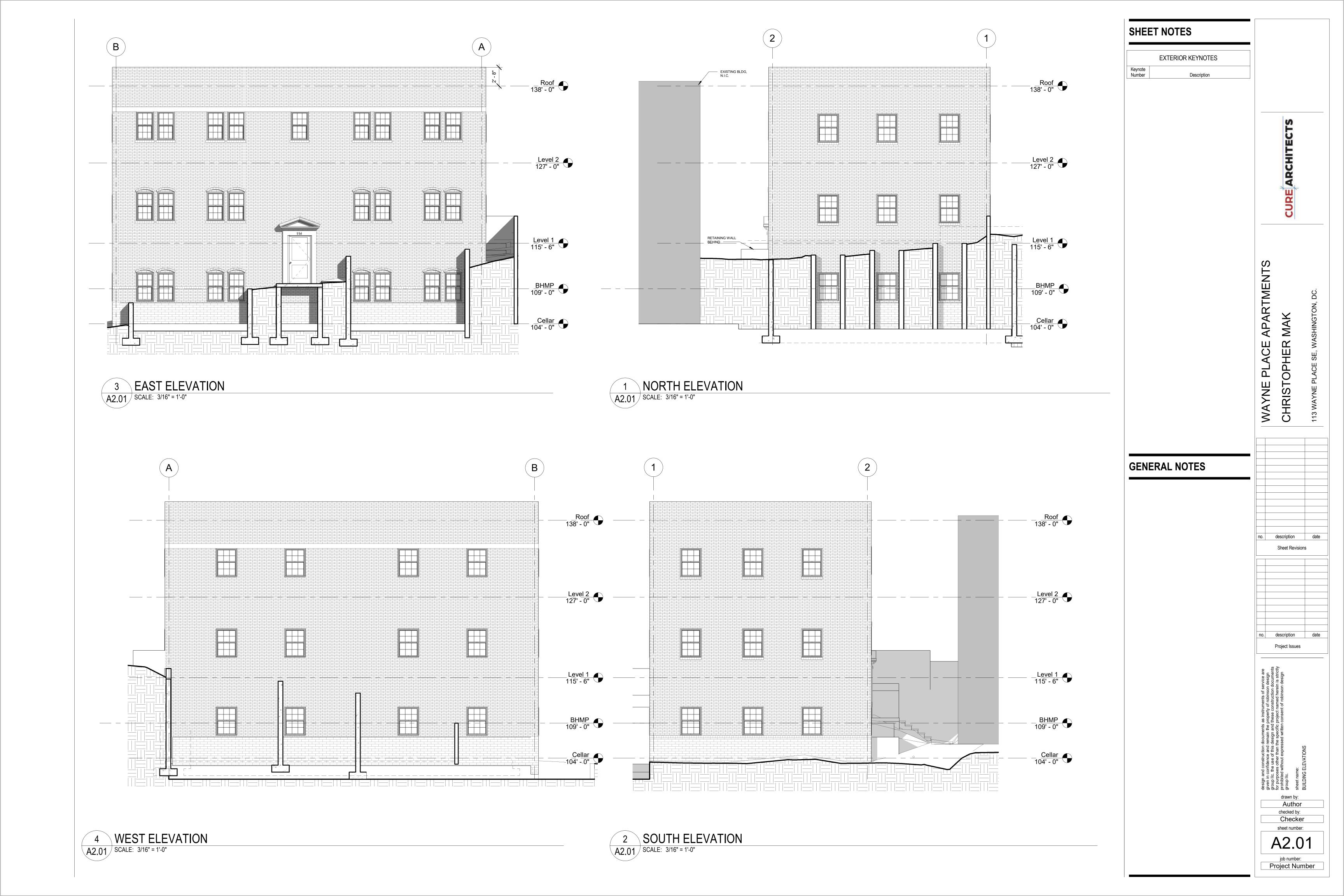
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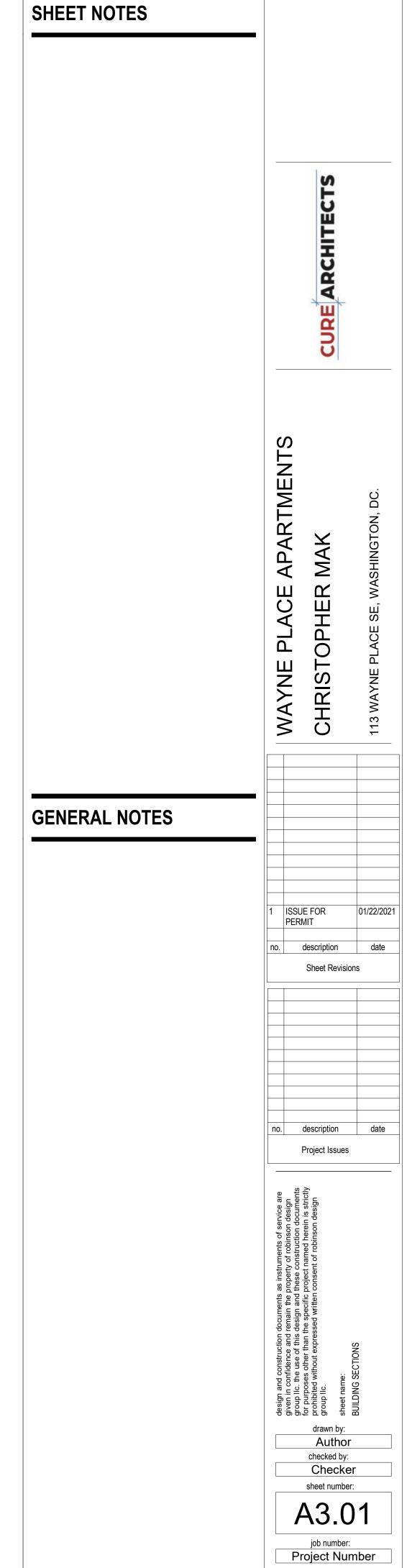
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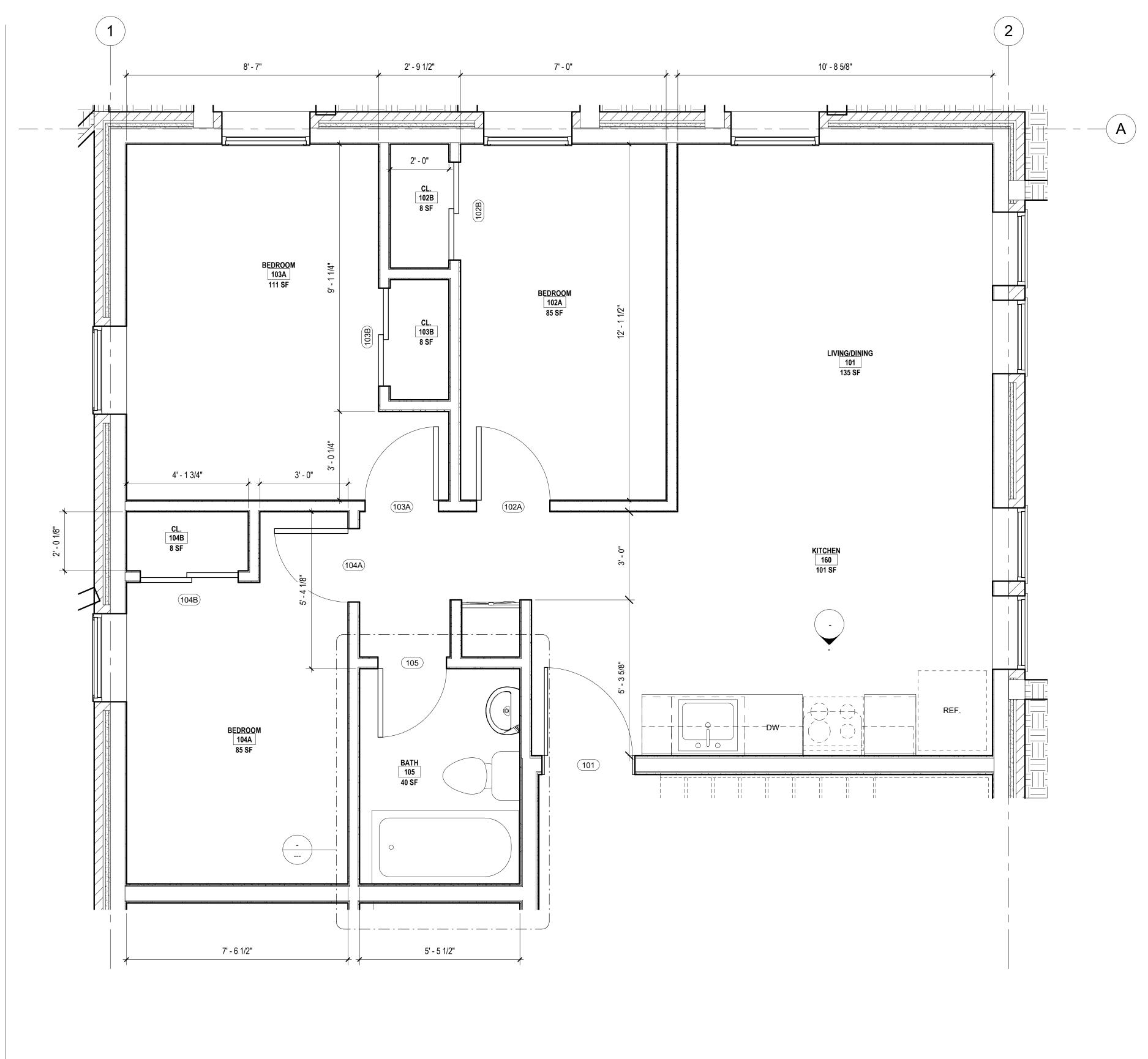
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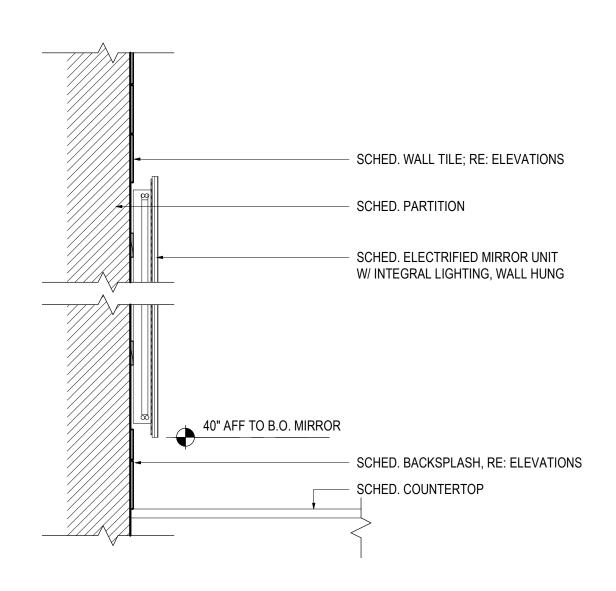






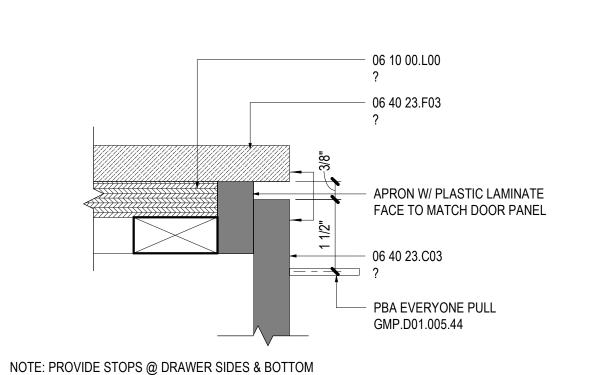
1 TYPICAL UNIT LAYOUT
A5.01 SCALE: 1/2" = 1'-0"

SHEET NOTES CHRISTOPHER **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). no. description date FRAMING CONTRACTORS SHALL PROVIDE SOLID BLOCKING Sheet Revisions 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 ADDITIONAL WALL no. description date WALL TYPE TAG COMPONENT - SEE BELOW. Project Issues COMPONENT NOTE/DESCRIPTION LETTER 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. drawn by: Author Checker sheet number: A5.01 job number: Project Number

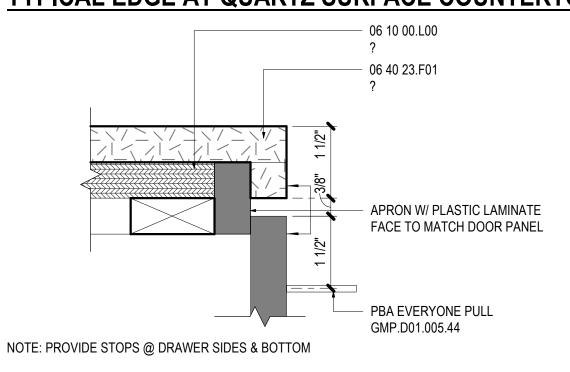


DETAIL - BASE CABINET FINGER PULL1 A6.01 | SCALE: 6" = 1'-0"

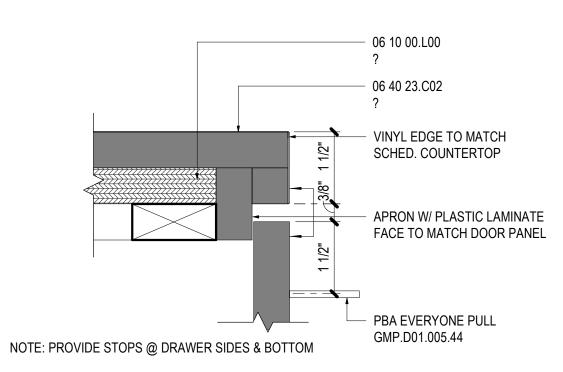
SECTION - ELECTRIFIED MIRROR A6.01 | SCALE: 1 1/2" = 1'-0"



TYPICAL EDGE AT QUARTZ SURFACE COUNTERTOPS

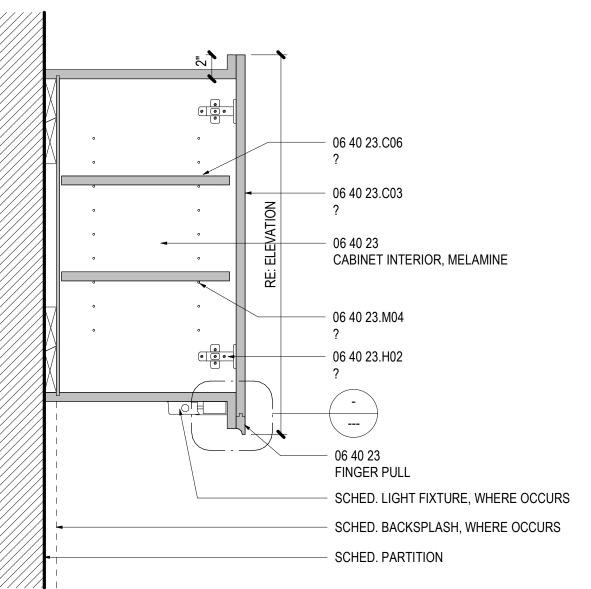


TYPICAL EDGE AT SOLID SURFACE COUNTERTOPS

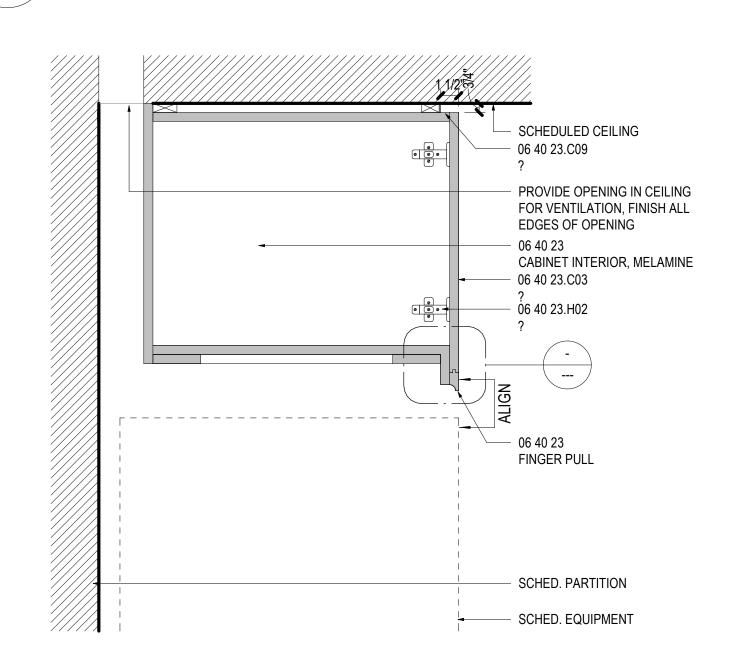


TYPICAL EDGE AT PLASTIC LAMINATE COUNTERTOPS

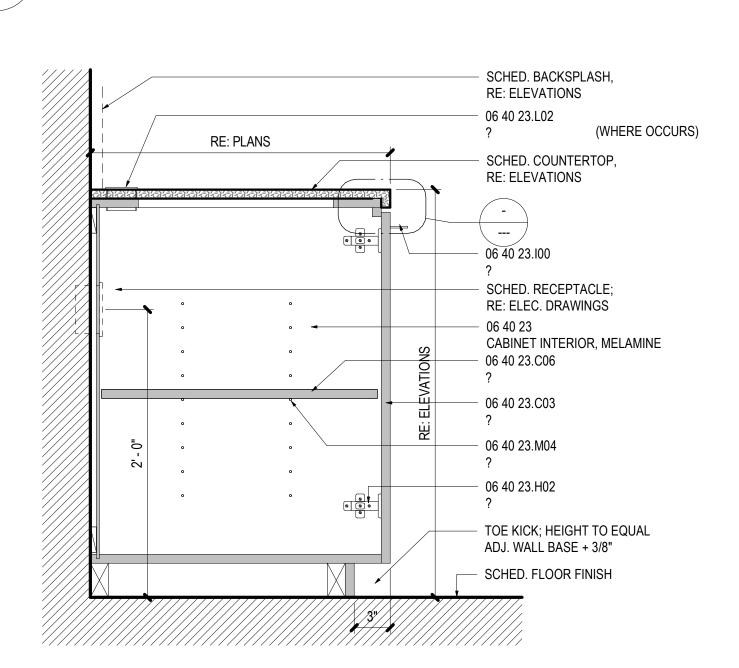




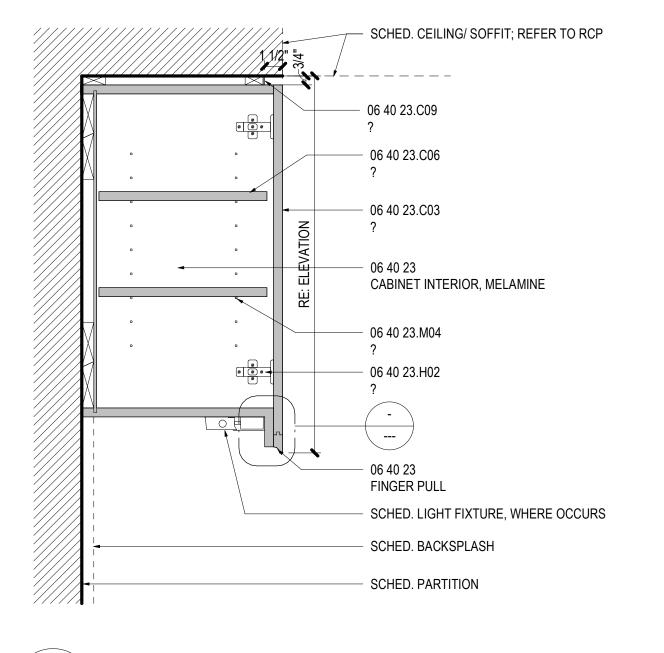
04 UPPER CABINET - CLOSED, NO SOFFIT A6.01 | SCALE: 1 1/2" = 1'-0"



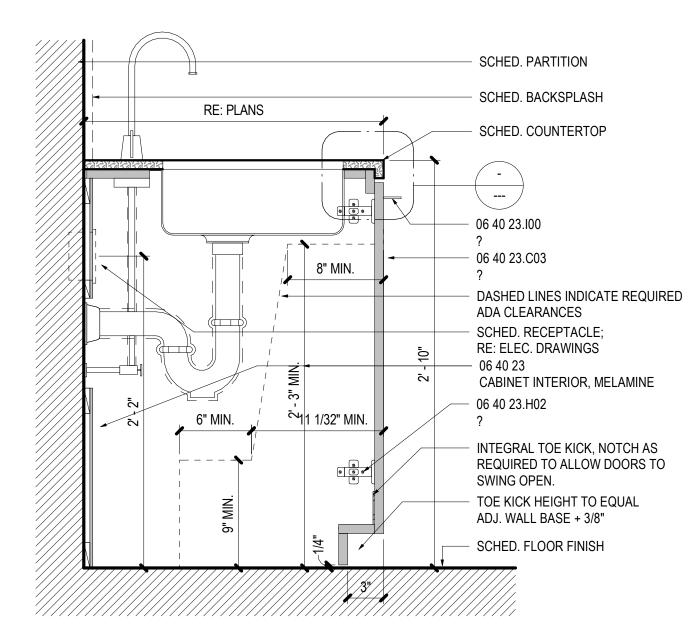
05 UPPER CABINET - ABOVE REFRIGERATOR A6.01 | SCALE: 1 1/2" = 1'-0"



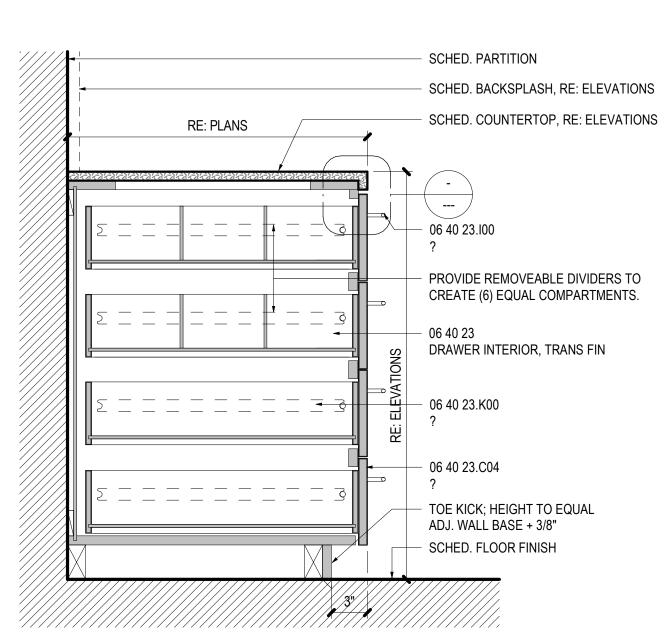
BASE CABINET - ADJ. SHELVES A6.01 | SCALE: 1 1/2" = 1'-0"



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



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



BASE CABINET - DRAWERS

A6.01 | SCALE: 1 1/2" = 1'-0"

APARTMENT ACE

description Sheet Revisions

CHRIS⁻

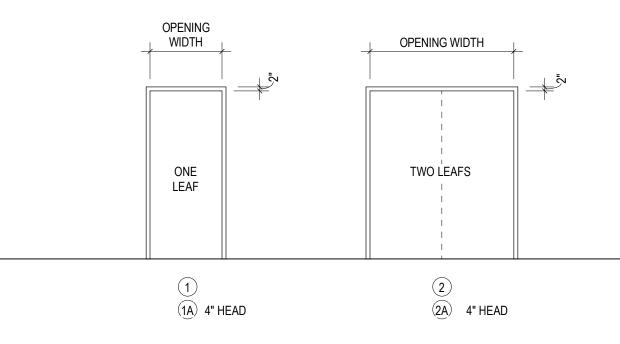
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drawn by: TR checked by: TR sheet number:

A6.01 job number: Project Number

DOOD		SCHEDULE					EDAME					
DOOR			DOOR NOMINAL SIZE		_	_	FRAME					
DOOR NO.	TYPE	LOCATION	WIDTH	HEIGHT	MATERIAL	Frame Type	FINISH	HEAD	JAMB	FIRE RATING	HDWR SET NO	REMARKS
NO.	IIIFL	LOCATION	VVIDITI	HEIGHI	WATERIAL	Туре	TINIOTT	TILAD	JAMID	IVATINO	NO	INLIMATING
101			3' - 0"	7' - 0"								
102A		BEDROOM	2' - 6"	7' - 0"								
102B		BEDROOM	3' - 4"	7' - 0"								
103A		BEDROOM	2' - 6"	7' - 0"								
103B		CL.	3' - 4"	7' - 0"								
104A		BEDROOM	2' - 6"	7' - 0"								
104B		BEDROOM	3' - 4"	7' - 0"								
105		BATH	2' - 4"	7' - 0"								
201			3' - 0"	7' - 0"								
202A		BEDROOM	2' - 6"	7' - 0"								
202B		CL.	3' - 4"	7' - 0"								
203A		BEDROOM	2' - 6"	7' - 0"								
203B		BEDROOM	3' - 4"	7' - 0"								
204A		BEDROOM	2' - 6"	7' - 0"								
204B		CL.	3' - 4"	7' - 0"								
205		BATH	2' - 4"	7' - 0"								
301		KITCHEN	3' - 0"	7' - 0"								
302A		KITCHEN	2' - 6"	7' - 0"								
302B		BEDROOM	3' - 4"	7' - 0"								
303A		BEDROOM	2' - 6"	7' - 0"								
303B		CL.	3' - 4"	7' - 0"								
304A		KITCHEN	2' - 6"	7' - 0"								
304B		BEDROOM	3' - 4"	7' - 0"								
305		KITCHEN	2' - 4"	7' - 0"								
317			3' - 0"	7' - 0"								
334			3' - 0"	7' - 0"								
401			3' - 0"	7' - 0"								
402A		BEDROOM	2' - 6"	7' - 0"								
402B		CL.	3' - 4"	7' - 0"								
403A		BEDROOM	2' - 6"	7' - 0"								
403B		BEDROOM	3' - 4"	7' - 0"								
404A		BEDROOM	2' - 6"	7' - 0"								
404B		CL.	3' - 4"	7' - 0"								
405		BATH	2' - 4"	7' - 0"								
501		LIVING/DINING	3' - 0"	7' - 0"								
502A		LIVING/DINING	2' - 6"	7' - 0"								
502B		BEDROOM	3' - 4"	7' - 0"								
503A		BEDROOM	2' - 6"	7' - 0"								
503B		CL.	3' - 4"	7' - 0"								
504A		LIVING/DINING	2' - 6"	7' - 0"								
504B		BEDROOM	3' - 4"	7' - 0"								
505		LIVING/DINING	2' - 4"	7' - 0"								
601		KITCHEN	3' - 0"	7' - 0"								
602A		BEDROOM	2' - 6"	7' - 0"								
602B		CL.	3' - 4"	7' - 0"								
603A		KITCHEN	2' - 6"	7' - 0"								
603B		BEDROOM	3' - 4"	7' - 0"								
604A		BEDROOM	2' - 6"	7' - 0"								
604B		CL.	3' - 4"	7' - 0"								
605		BATH	2' - 4"	7' - 0"								



SEE DOOR SCHEDULE FOR DOOR DIMENSIONS

NOTE: FRAMES DESIGNATED WITH "A" SUFFIX HAVE 4" HEAD FRAME FOR CMU WALLS

ALUM ALUMINUM НМ **HOLLOW METAL** INSULATED STEEL STL SCW SOLID CORE WOOD HCW HOLLOW CORE WOOD GLASS TEMP TEMPERED GLASS FLUSH DOOR FULL GLASS DOOR HALF GLASS DOOR NARROW LIGHT DOOR VISION LIGHT DOOR DOOR WITH LOUVER EXISTING DOOR TO REMAIN FRP FIBER REINFORCED PLASTIC NOT APPLICABLE

= SOLID CORE ACROVYN FACES = HOLLOW METAL = GALVANIZED HOLLOW METAL

3. DOOR SIZE:

4. DOOR MATERIAL:

= LEAD LINED 5. DOOR FINISH: WTF = WOOD TRANSPARENT FINISH = WOOD OPAQUE FINISH = METAL GALVANIZED PAINTED = METAL PAINTED = ANODIZED ALUMINUM = PLASTIC LAMINATE

= ALUMINUM & GLASS

SEE SCHEDULE FOR WIDTH, HEIGHT AND THICKNESS

= SOLID CORE W/ HARDBOARD FACES

= SOLID CORE PLASTIC LAMINATE FACES

= SOLID CORE W/ WOOD VENEER FACES

6. GLASS TYPE:

WG = 1/4" WIRE GLASS CTG = 1/4" CLEAR TEMPERED GLASS LG = 1/4" LEADED GLASS FRG = 1/4" FIRE RATED GLASS

7. FRAME ELEVATION:

SEE HOLLOW METAL ELEVATION LEGEND 8. FRAME MATERIAL:

WD = WOOD = HOLLOW METAL = GALVANIZED HOLLOW METAL AL = ALUMINUM KD = HOLLOW METAL KNOCK DOWN FRAME

HMLL = HOLLOW METAL, LEAD LINED

= WOOD TRANSPARENT FINISH = WOOD OPAQUE FINISH = METAL GALVANIZED PAINTED = METAL, PAINTED = ANODIZED ALUMINUM HMLL = HOLLOW METAL, LEAD LINED

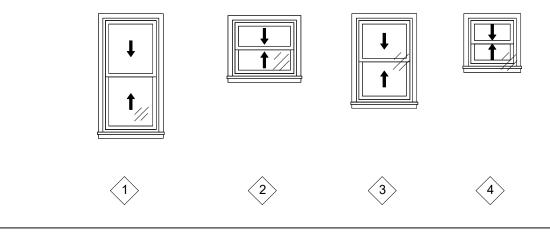
10. FRAME DETAILS:

SEE FRAME DETAILS ON SHEET ____

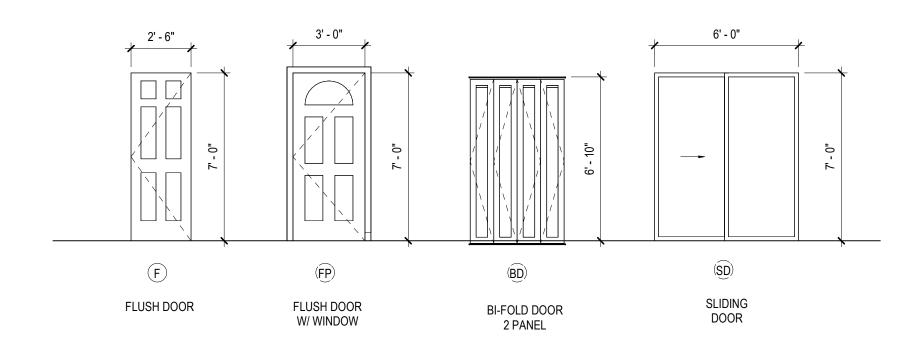
11. UL RATING:

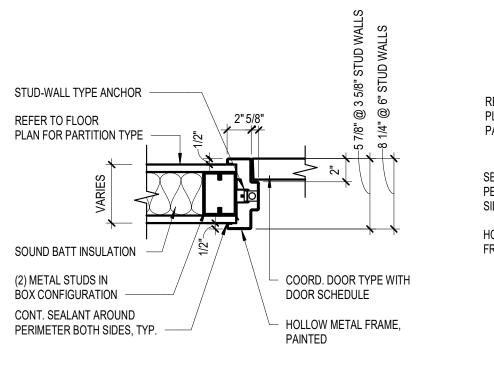
20 M; 45 M; 1 H; 1.5 H; 2 H; 3 H 12. HARDWARE SET:

SEE HARDWARE SETS IN SPECIFICATIONS.

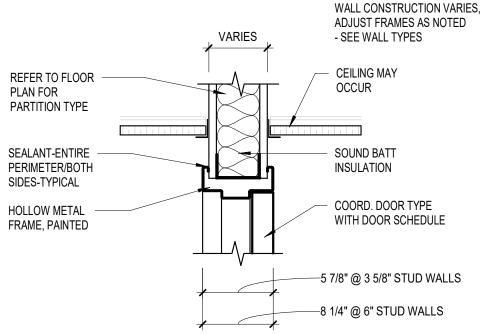


WINDOW TYPES











DOOR NOTES:

1. ALL EXTERIOR HM DR FRAMES SHALL BE:

1.1. PRE-PRIMED

1.2. MIN 14 GA STEEL (GALV)

1.3. WELDED CONSTRUCTIÓN 1.4. PAINT PER FINISH NOTES

2. ALL EXTERIOR HM DRS SHALL BE:

2.1. PRE-PRIMED 2.2. MIN 16 GA STEEL (GALV)

2.3. INSULATED

2.4. PAINT PER FINISH NOTES 3. ALL INTERIOR HM DR FRAMES SHALL BE:

3.1. PRE-PRIMED 3.2. MIN 16 GA STEEL (GALV AS INDICATED)

3.4. PAINT PER FINISH NOTES

4. ALL INTERIOR HM DRS SHALL BE:

4.1. PRE-PRIMED 4.2. MIN 18 GA STEEL (GALV AS INDICATED) 4.3. PAINT PER FINISH NOTES

5. ALL EXTERIOR ALUM DRS SHALL BE:

5.1. PREFINISHED, CLEAR ANODIZED

5.2. CLEAR, 1" INSULATED GLASS (TEMPERED WHERE NOTED)

6. ALL DOOR HARDWARE NOT SPECIFIED BUT INDICATED IN THE HARDWARE SCHEDULE SHALL BE SUBMITTED IN THE FORM OF SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

7. ALL DR HARDWARE SHALL BE ACCESSIBLE COMPLIANT INCLUDING: LOCKSETS AND LATCHSETS. LEVER HANDLES - SEE HARDWARE SCHEDULE OR ARCHITECT APPROVED EQUAL.

8. ALL LOUVER INFORMATION (IF REQUIRED; SIZE, STYLE, ETC) SHALL BE COORDINATED WITH MECHANICAL DRAWINGS.

9. 1/4-INCH, CLEAR, TEMPERED GLASS: IMPACT TESTING. GLAZING SHALL BE TESTED IN ACCORDANCE CPSP 16 CFR 1201. 9 SF OR LESS - CLASS I

9 SF OR MORE - CLASS II 10. HARDWARE FINISH: SATIN STAINLESS STEEL

DOOR HINGES

DOOR HINGES

PASSAGE

DUST PROOF STRIKE

STAINLESS

BB1191

LOCKSETS:

ALL DOOR HARDWARE ITEMS SHALL BE AS FOLLOWS OR ARCHITECT APPROVED EQUAL UNLESS NOTED ON DOOR HARDWARE SCHEDULE:

> INTERIOR DRS UNO; HAGAR BB1191 STEEL 41/2 X 41/2 W/ NON-RISING REMOVABLE PINS EXTERIOR DRS UNO; HAGAR

STAINLESS STEEL 41/2 X 41/2 NRP

STOREROOM/CLOSET SARGENT 28 65G04 KL 26D CLASSROOM SARGENT 28 65G37 KL 26D ENTRANCE/OFFICE SARGENT 28 65G05 KL 26D SARGENT 28 65U65 KL 26D PRIVACY/BATHROOM SARGENT 28 65U15 KL 26D

EXIT/COMMUNICATING SARGENT 28 65G15-3 KL 26D LEVER TYPE - INTERCHANGEABLE LATCH PROTECTION PLATE HAGAR 341D US32D THUMBTURN CYLINDER ADAMS RITE 4066 130

HAGAR 280X US26D

SARGENT 8251 LNB 32D MORTISE LOCKSET MORTISE CYLINDER SARGENT 41 26D DEADBOLT LOCK ADAMS RITE MS1850S DEADBOLT LEVER ADAMS RITE 4550 ("LOCKED" OR "OPEN" INDICATOR)

NIGHT LATCH (DOOR GUARD) HAGAR 274D (INCLUDE 274B) US26D PROTECTION (KICK) PLATE HAGAR 190S US32D PROTECTION PLATE UPGRADE HAGAR 193S - 3 SIDED BEVEL

SADDLE THRESHOLD (TYP. UNO) NATIONAL GUARD PRODUCT - 424 SADDLE THRESHOLD (DRS. 101A & 101B) NATIONAL GUARD

PRODUCT - 324 WALL BUMPER HAGAR 241F FLOOR STOPS CHAIN DOOR CHECK HAGAR 300D NATIONAL GUARD PRODUCT - 160 V GASKETING SET NATIONAL GUARD PRODUCT - 16 A DRIP CAP

NATIONAL GUARD PRODUCT - 200NA MECHANICAL KEY PAD SCHLAGE CO-200 CLOSERS - STOREROOM/STOREFRONT

STANDARD ARM SARGENT 1431 O SARGENT 1431 N (HOLD OPEN) STANDARD ARM STANDARD ARM SARGENT 1131 (HOTEL GUEST ROOMS)

SARGENT 1431 OZ DEEP REVEAL CLOSER - HEAVY DUTY SARGENT 351 PSH EN HAGAR 30S AND 33E US26D PUSH/PULL MANUAL FLUSH BOLTS HAGAR 282D US26D PANIC HARDWARE (EXIT DEVICE) SARGENT 3828 F EN

PANIC (EXIT DEVICE) TRIM SARGENT 28-K-LL 26D PANIC HARDWARE UPGRADE VON DUPRIN 98/99 SERIES AUTO FLUSH BOLTS WOOD DOOR HAGAR 291D US32D

HAGAR 292D US32D METAL DOORS COORDINATOR DOOR CONTROLS INT. 672 PC NATIONAL GUARD PRODUCT 139 ASTRAGAL SERIES

MATCH DR COLOR PEEP HOLE (DOOR VIEWER) HAGAR 1775 US26D

DR HARDWARE SUPPLIER SHALL REVIEW ALL HARDWARE FUNCTIONS W/ BUILDING OWNER PRIOR 1 OWNER PRIOR TO SHOP DRAWING SUBMITTALS.

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CHRIS⁻

no. description Sheet Revisions description Project Issues

drawn by: TR checked by: TR

sheet number: A7.01

job number: Project Number