# 1036 NEWTON ST NE: BROOKLAND CO-LIVING

SHEET	I INDEX - PT ARCHITECTURAL
SHEET #	SHEET NAME
SD1.0	COVER
SD1.1	ZONING ANALYSIS & UNIT COUNT
SD1.2	FLOOR PLAN - CELLAR
SD1.3	FLOOR PLAN - 1ST
SD1.4	FLOOR PLAN - 2ND
SD1.5	FLOOR PLAN - 3RD
SD1.6	FLOOR PLAN - 4TH
SD1.7	FLOOR PLAN - PENTHOUSE
SD1.8	SECTION
SD1.9	SECTION
SD2.1	EAST FACADE ELEVATION
SD2.2	NORTH ELEVATION
SD2.3	SOUTH ELEVATION
SD2.4	COURT ELEVATIONS
SD2.5	WEST ELEVATION - PANEL
SD2.6	WEST ELEVATION - BRICK
SD4.1	FRONT FACADE EAST
SD4.2	12TH ST & NEWTON ST
SD4.3	FRONT FACADE WEST
SD4.4	AXONOMETRIC VIEWS
SD4.5	REAR VIEW FROM 12TH

SUPPLEMENTAL SHEETS:

A0006 A0007, A0008: REF. ACCESSIBILITY STANDARDS

A0009, A0010: WALL TYPES

A0011: FLOOR TYPES

A0014: FINISH AND EQUIPMENT SCHEDULE

A0050, A0051, A0052: DIVISION 01 SPECIFICATIONS



# **ZONING ANALYSIS**

### PROJECT INFORMATION

**PROJECT ADDRESS:** 1036 NEWTON STREET NE

PROJECT SCOPE: NEW MULTIFAMILY RESIDENTIAL BUILDING

 SQUARE:
 3882

 LOT:
 0019,0020

 ZONE:
 MU-4

 LOT SIZE:
 5,100 SF

HISTORIC: NOT APPLICABLE

**FLOOR** BLG. AREA GFA/FAR 0 SF **CELLAR:** 4012 SF FIRST: 3125 SF 3125 SF SECOND: 3825 SF 3825 SF 3825 SF 3825 SF THIRD: FOURTH: 3825 SF 3825 SF PENTHOUSE: 415 SF 0 SF

TOTAL: 19027 SF 14600 SF

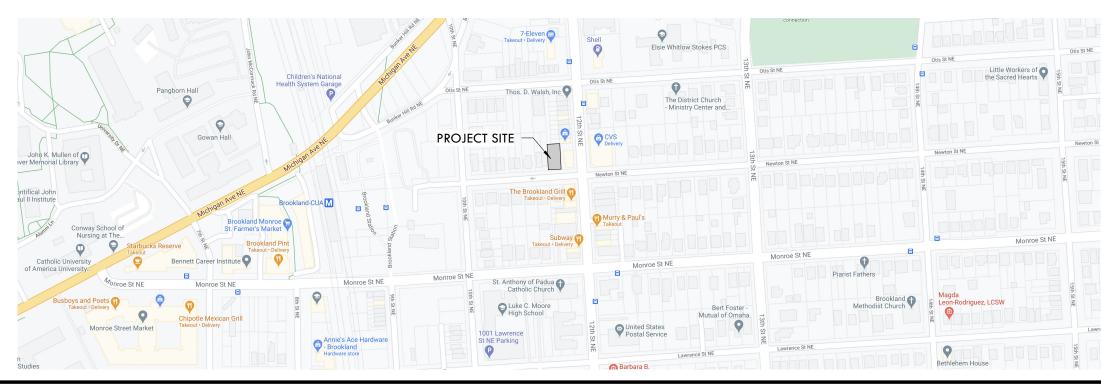
### UNIT + BED COUNT

<u>FLOOR</u>	<u>UNITS</u>	<b>BEDS</b>	UNIT TYPES	<u>NSF</u>
CELLAR:	2	8	2 - 4BR+4BA	UNIT 1 - 1140 SF; UNIT 2 - 1070 SF
FIRST:	2	8	2 - 4BR+4BA	UNIT 3 - 1140 SF; UNIT 4 - 1070 SF
SECOND:	2	12	2 - 6BR+6BA	UNIT 5 - 1450 SF; UNIT 6 - 1450 SF
THIRD:	2	12	2 - 6BR+6BA	UNIT 7 - 1450 SF; UNIT 8 - 1450 SF
FOURTH:	2	12	2 - 6BR+6BA	UNIT 9 - 1450 SF; UNIT 10 - 1450 SF
PENTHOUSE:	0	0	NA	UNIT 9 - 190 SF (350 SF ROOF DECK)

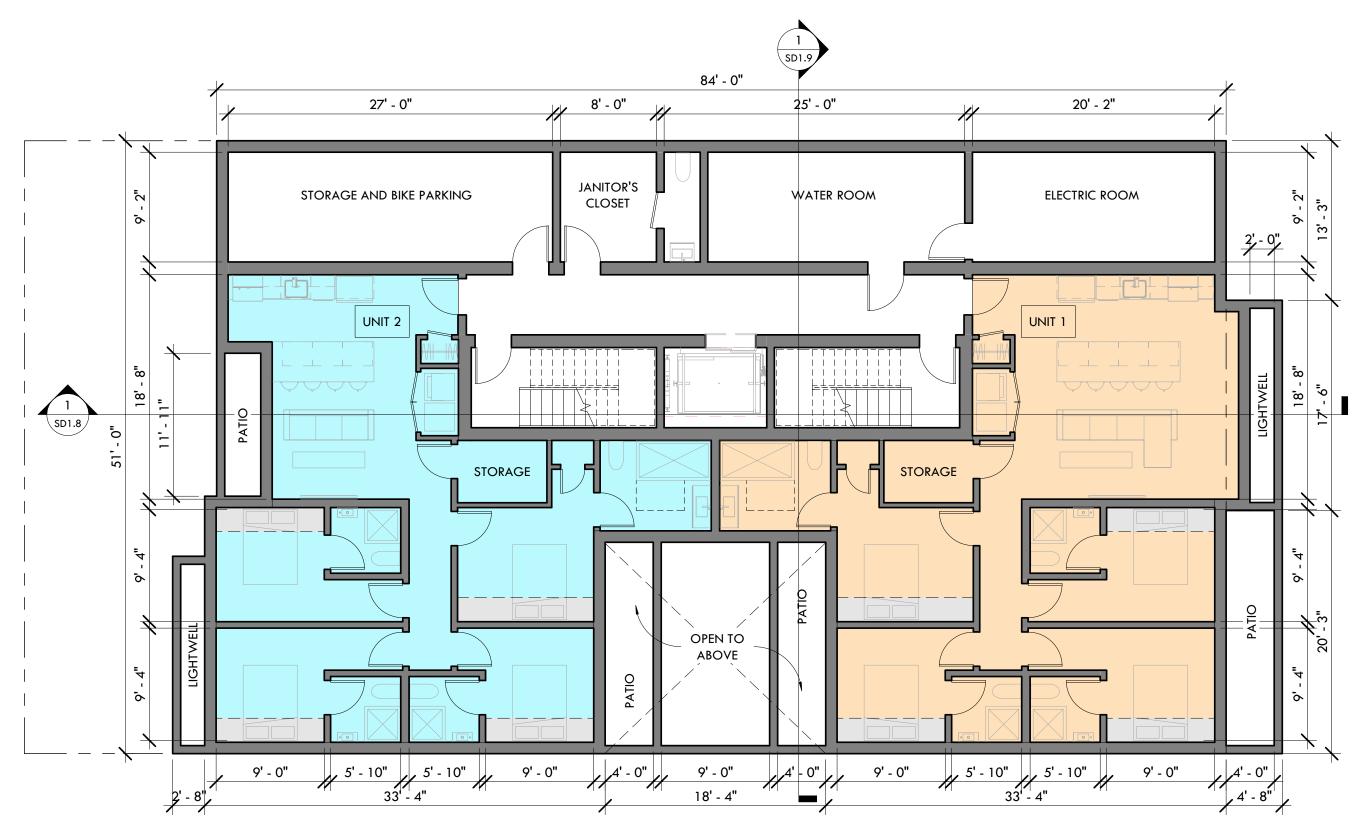
TOTAL: 10 52

### **ZONNG CONSTRAINTS**

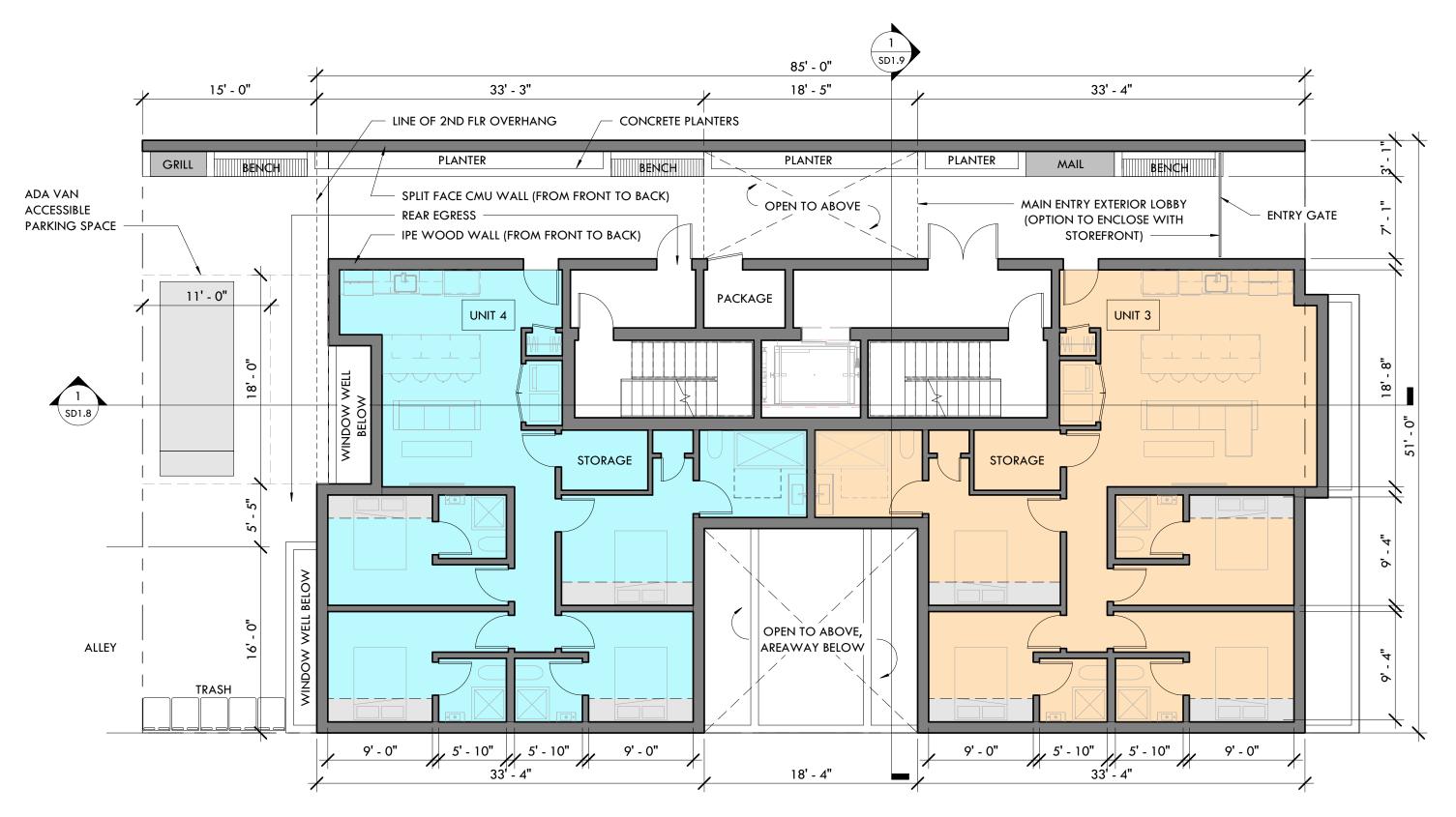
	ALLOWABLE / REQUIRED / EXISTING	PROPOSED
LOT SIZE	5,100 SF	5,100 SF
LOT OCCUPANCY	75% (3,825 SF) PER IZ	75% (3,825 SF)
FAR	3.0 (15,300 SF) PER IZ	2.86 (14,600 SF)
PENTHOUSE RES. FAR	0.4 (2,040 SF)	0.03 (190 SF)
REAR YARD SETBACK	15'-0"	15'-0"
SIDE YARD SETBACK	$2"/1'$ -0" OF HEIGHT, $\geq 5'$ -0", 8'-0" MIN	EAST = 10'-2", WEST = 17'-7"
BUILDING HEIGHT	50'-0"	47'-2"
PENTHOUSE HEIGHT	12'-0" + 3'-0" MECHANICAL SPACE	10'-6"
RESIDENTIAL PARKING	1 SPACE / 3 DWELLING UNITS IN EXCESS OF 4, 1/2 OF REQ. DUE TO PROXIMITY TO METRO	10-4=6, 6/3=2, 2/2=1 1 SPACE REQUIRED/PROVIDED
LONG TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 3 DWELLING UNITS	3 SPACES REQUIRED
SHORT TERM BICYCLE PARKING - RESIDENTIAL	1 SPACE / 20 DWELLING UNITS	1 SPACE REQUIRED
GAR	0.3	0.3



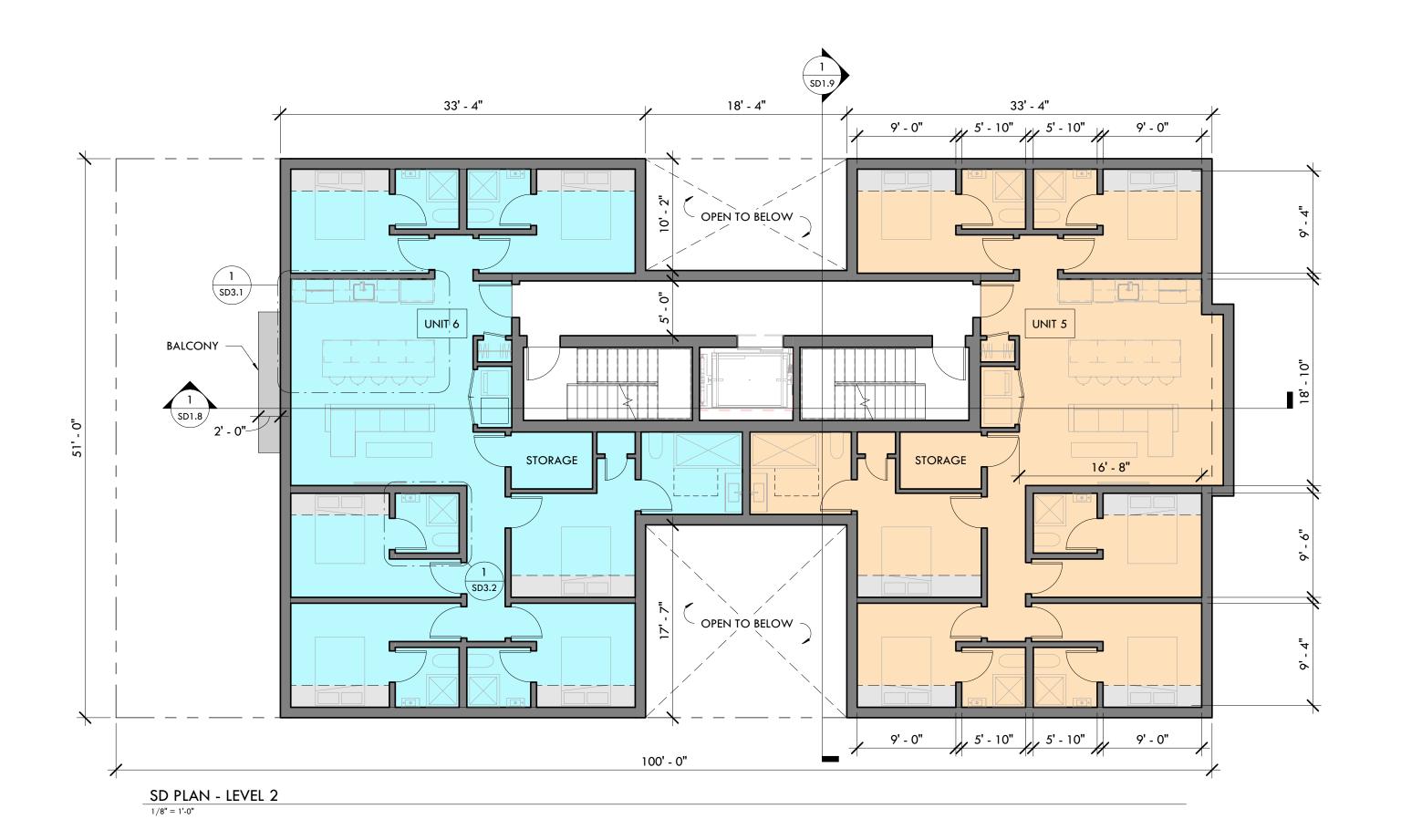
<sup>\*</sup>BACKYARD AMENITY SPACE: 170 SF



SD PLAN - CELLAR

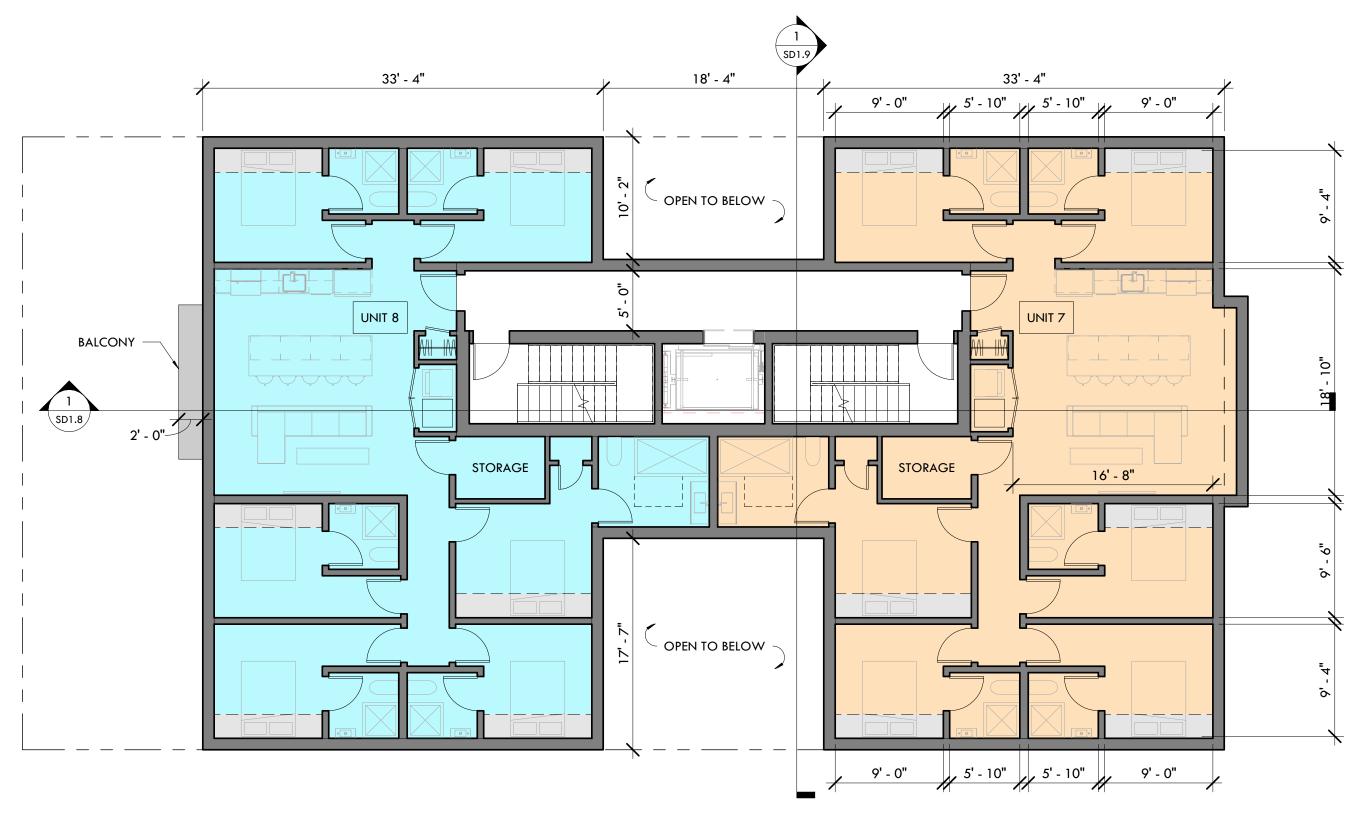


SD PLAN - LEVEL 1

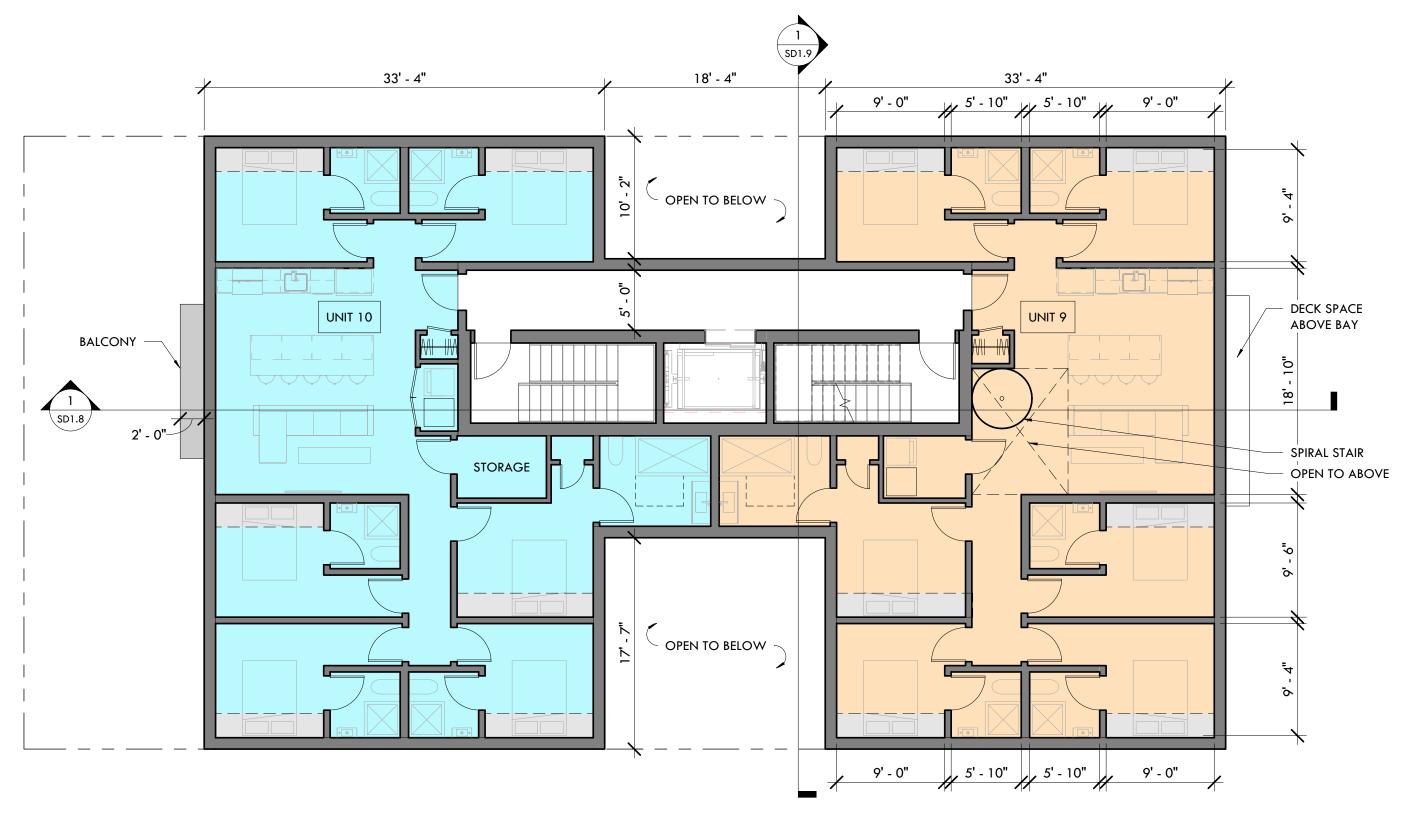


[134] SQUARE 134 ARCHITECTS

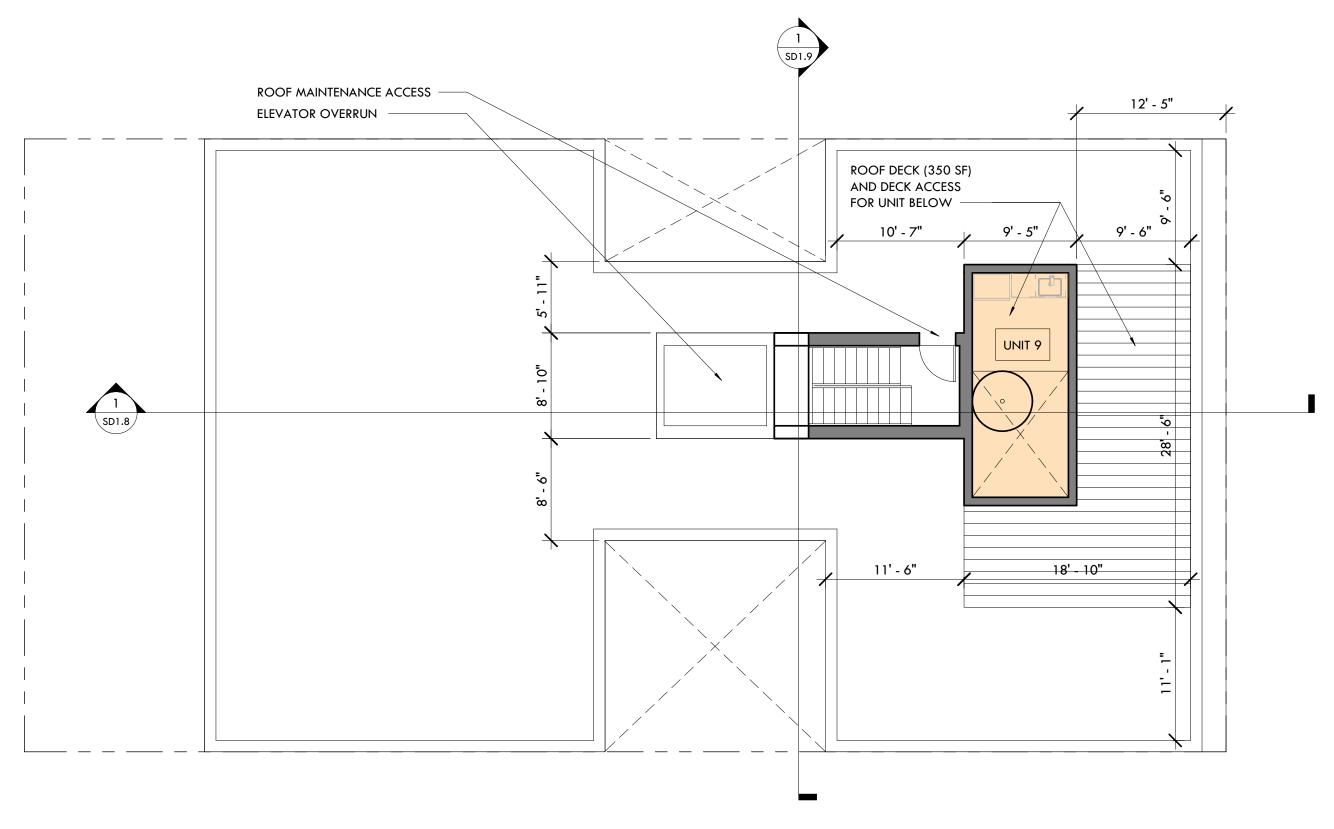
1501 11 th Street NW, Suite 3, Washington DC 20001
202. 328. 0134



SD PLAN - LEVEL 3

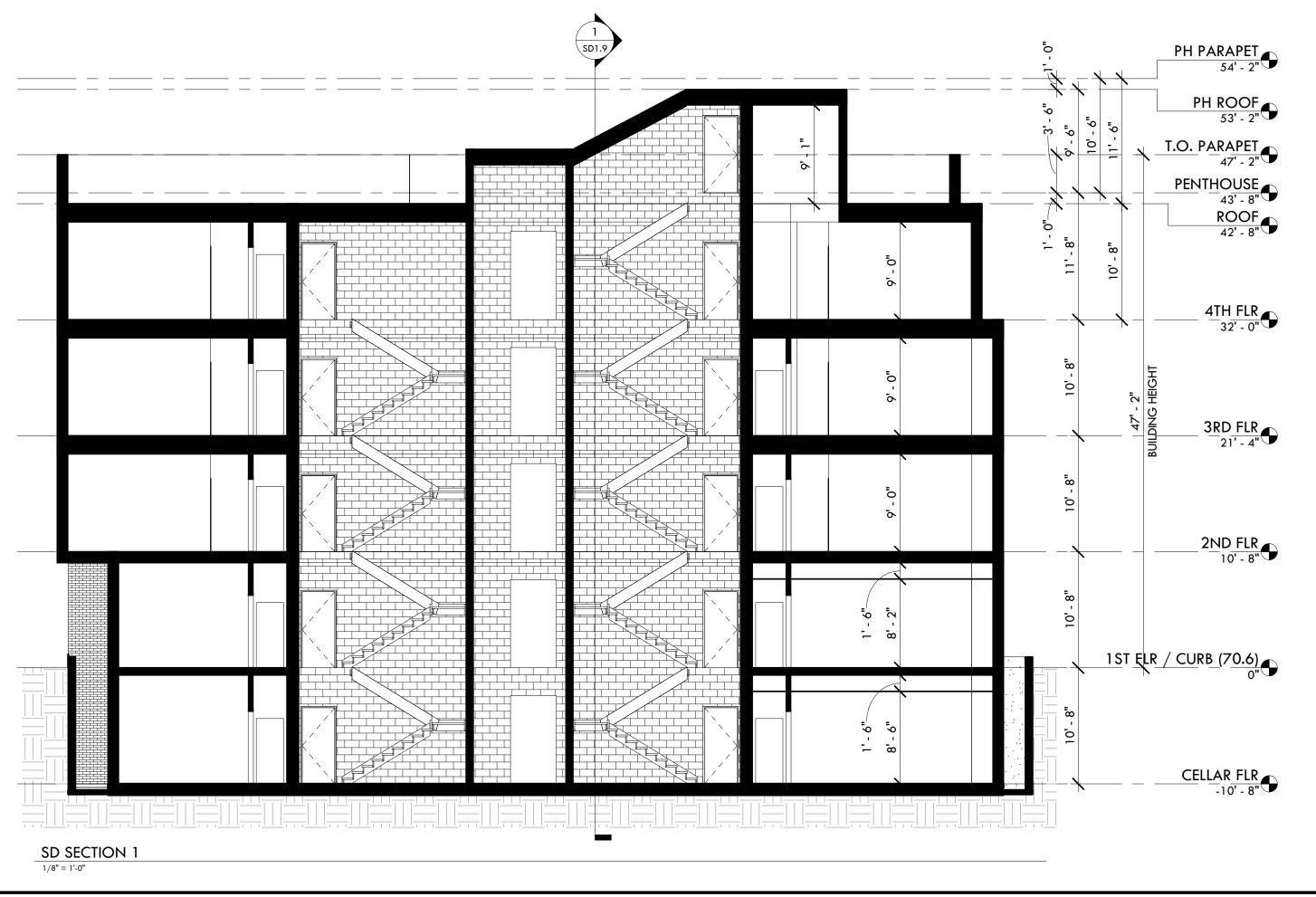


SD PLAN - LEVEL 4



SD PLAN - PENTHOUSE

WASHINGTON DC 20017

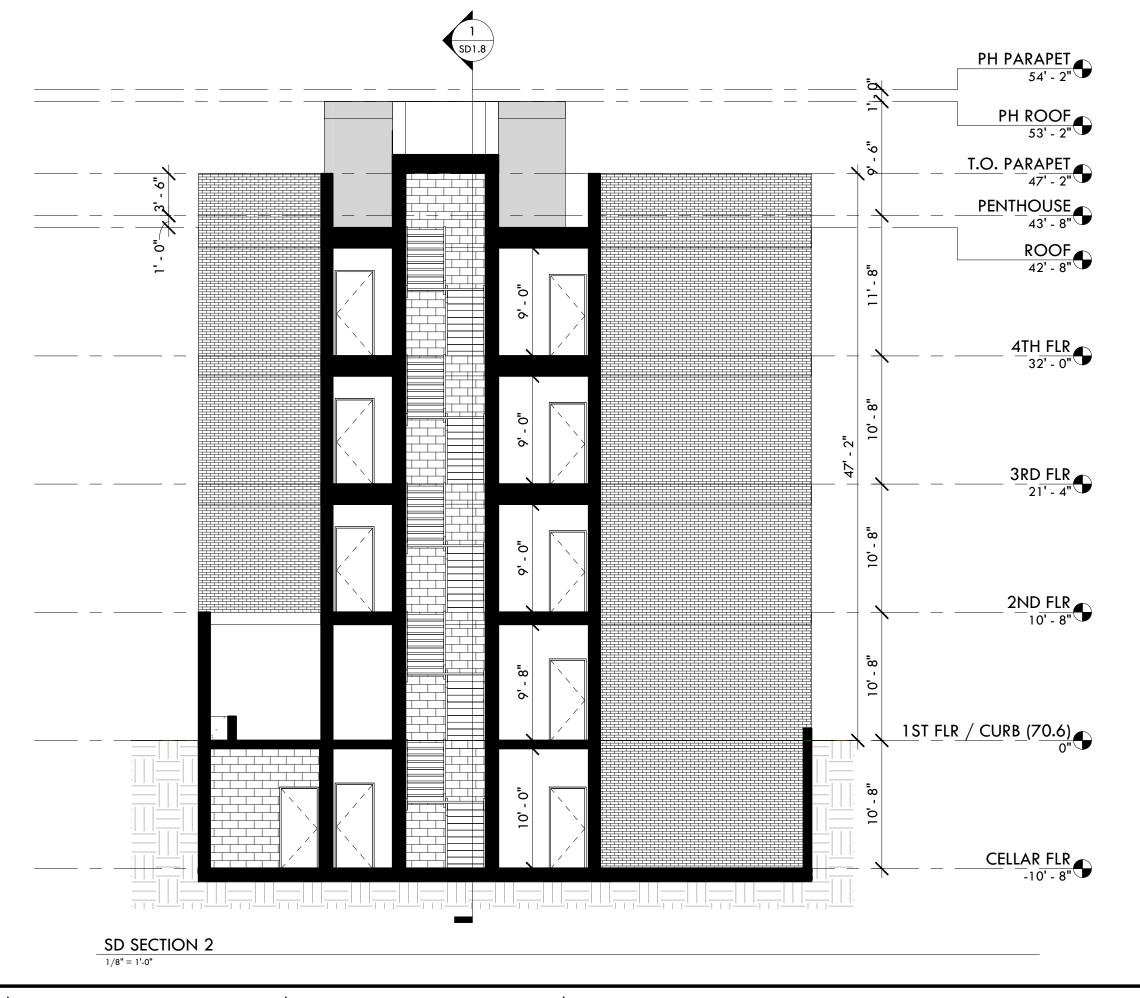


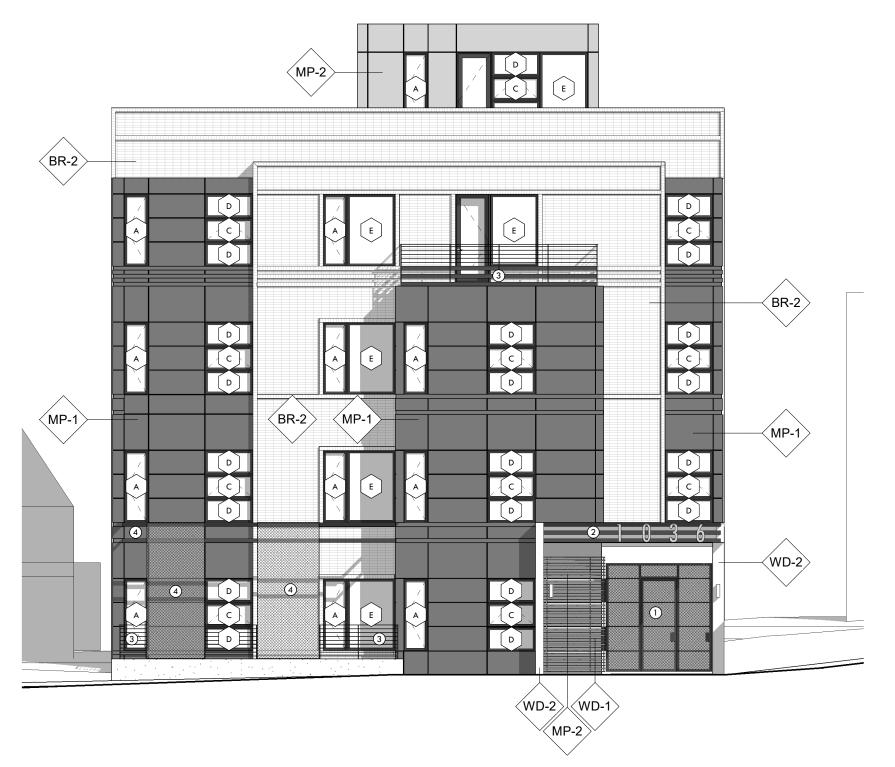
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1501 11th Street NW, Suite 3, Washington DC 20001
202. 328. 0134

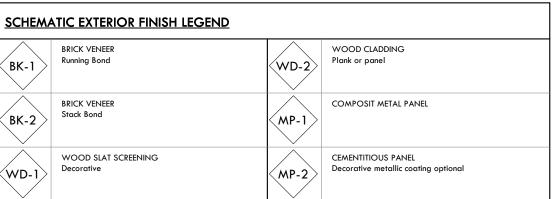
1036 NEWTON ST NE WASHINGTON DC 20017

SCHEMATIC DESIGN SET 02.17.21

SECTION







		WIND	OOW SCHEDULE - PRICING
	DIMEN	SIONS	
YPE	WIDTH	HEIGHT	REMARKS
ASEMENT	2' - 0"	6' - 0"	
IXED	3' - 0"	6' - 0"	
WNING	4' - 0"	2' - 0"	
IXED	4' - 0"	2' - 0"	
IXED	4' - 0"	6' - 0"	
	ASEMENT XED WNING XED	ASEMENT 2' - 0"  XED 3' - 0"  WNING 4' - 0"  XED 4' - 0"	DIMENSIONS  WIDTH HEIGHT  ASEMENT 2' - 0" 6' - 0"  XED 3' - 0" 6' - 0"  WNING 4' - 0" 2' - 0"  XED 4' - 0" 2' - 0"

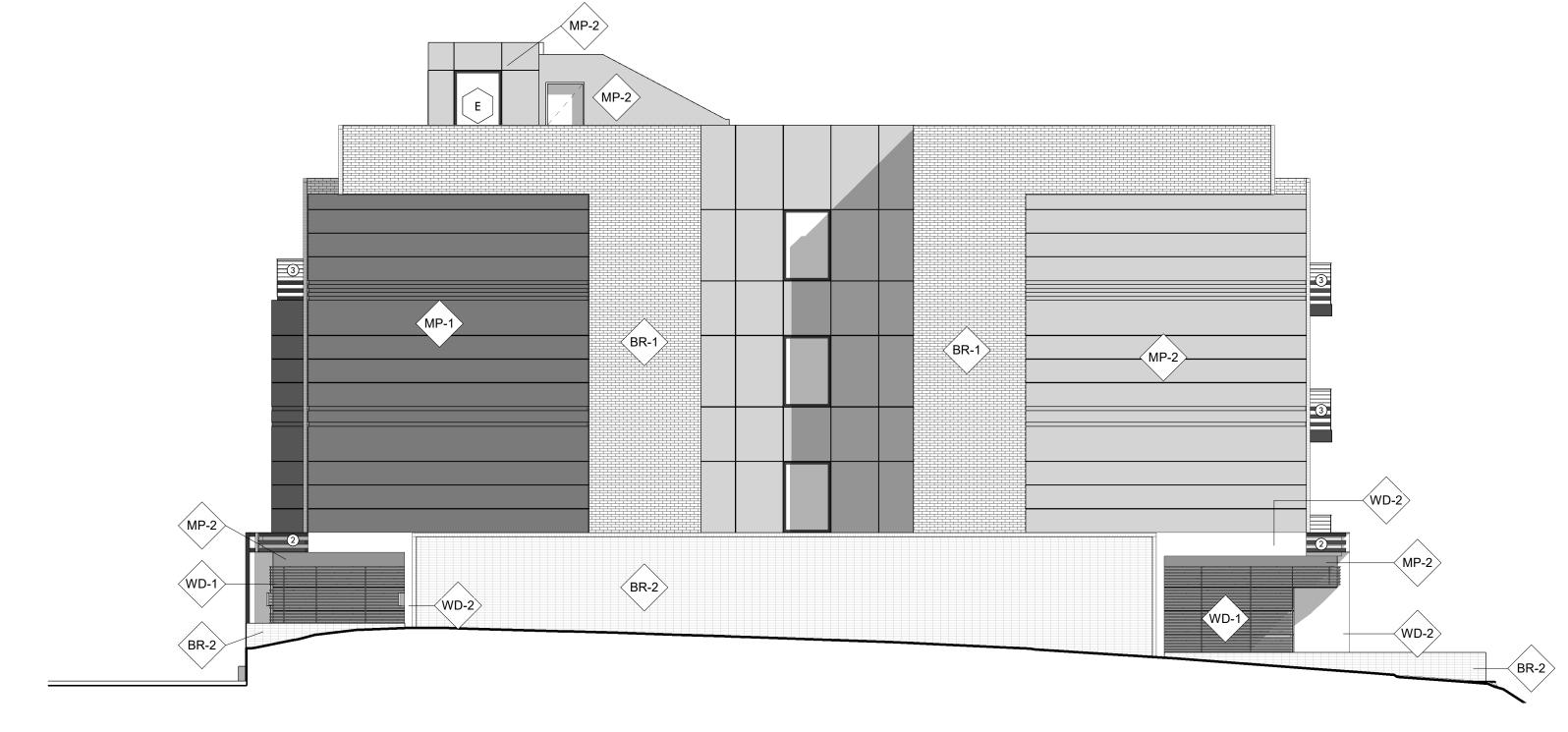


PALETTE A: RED IRONSPOT W/ LIGHT BRONZE



PALETTE B: RED IRONSPOT W/ DARK BRONZE

- SECURITY GATE | ALTERNATE: STOREFRONT
- DECORATIVE CANOPY FRAME
- (3) HORIZONTAL METAL RAILING
- ARCHITECTURAL WIRE MESH SCREEN W/
  DECORATIVE STEEL FRAME SUPPORT



SCHEMA	SCHEMATIC EXTERIOR FINISH LEGEND							
	BRICK VENEER		WOOD CLADDING					
BK-1	Running Bond	WD-2	Plank or panel					
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL					
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional					

			WIND	OW SCHEDULE - PRICING
		DIMEN	ISIONS	
TYPE	TYPE	WIDTH	HEIGHT	REMARKS
Α	CASEMENT	2' - 0"	6' - 0"	
В	FIXED	3' - 0"	6' - 0"	
С	AWNING	4' - 0"	2' - 0"	
D	FIXED	4' - 0"	2' - 0"	
Е	FIXED	4' - 0"	6' - 0"	

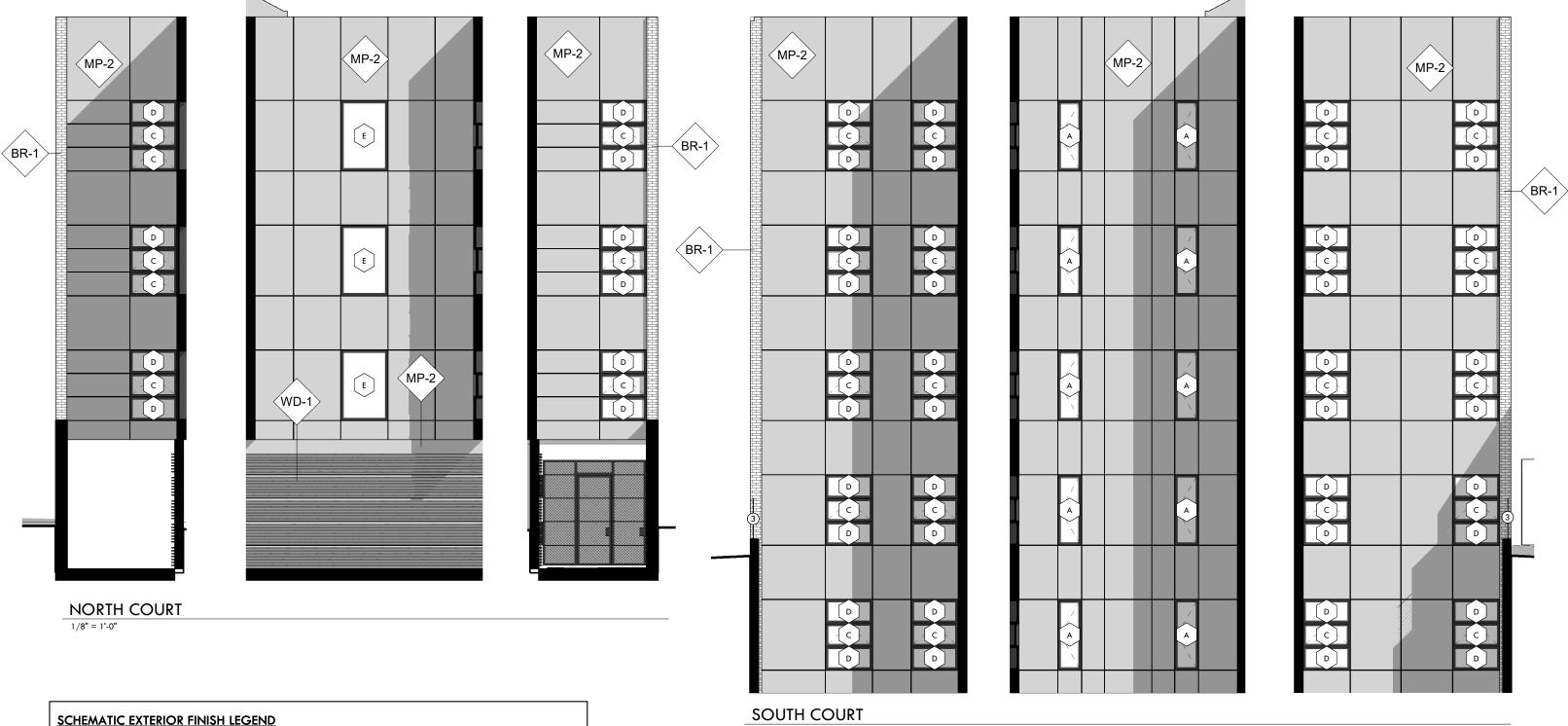
- SECURITY GATE | ALTERNATE: STOREFRONT
- 2 DECORATIVE CANOPY FRAME
- $\widehat{\mathfrak{Z}}$  HORIZONTAL METAL RAILING
- ARCHITECTURAL WIRE MESH SCREEN W/
  DECORATIVE STEEL FRAME SUPPORT



SCHEMA	SCHEMATIC EXTERIOR FINISH LEGEND							
BK-1	BRICK VENEER Running Bond	WD-2	WOOD CLADDING Plank or panel					
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL					
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional					

			WIND	OW SCHEDULE - PRICING
		DIMEN	ISIONS	
TYPE	TYPE	WIDTH	HEIGHT	REMARKS
Α	CASEMENT	2' - 0"	6' - 0"	
В	FIXED	3' - 0"	6' - 0"	
С	AWNING	4' - 0"	2' - 0"	
D	FIXED	4' - 0"	2' - 0"	
E	FIXED	4' - 0"	6' - 0"	

- SECURITY GATE | ALTERNATE: STOREFRONT
- 2) DECORATIVE CANOPY FRAME
- HORIZONTAL METAL RAILING
- ARCHITECTURAL WIRE MESH SCREEN W/
  DECORATIVE STEEL FRAME SUPPORT



SCHEMA	SCHEMATIC EXTERIOR FINISH LEGEND							
BK-1	BRICK VENEER Running Bond	WD-2	WOOD CLADDING Plank or panel					
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL					
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional					

1/8" = 1'-0"

			WIND	OW SCHEDULE - PRICING	
		DIMEN	SIONS		
TYPE	TYPE	WIDTH	HEIGHT	REMARKS	
	•	•			
Α	CASEMENT	2' - 0"	6' - 0"		
В	FIXED	3' - 0"	6' - 0"		
C	AWNING	4' - 0"	2' - 0"		
D	FIXED	4' - 0"	2' - 0"		

- SECURITY GATE | ALTERNATE: STOREFRONT
- DECORATIVE CANOPY FRAME
- (3) HORIZONTAL METAL RAILING
- 4 ARCHITECTURAL WIRE MESH SCREEN W/ DECORATIVE STEEL FRAME SUPPORT



SCHEMA	ATIC EXTERIOR FINISH LEGEND		
BK-1	BRICK VENEER Running Bond	WD-2	WOOD CLADDING Plank or panel
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional

			WIND	OW SCHEDULE - PRICING
		DIMEN	ISIONS	
TYPE	TYPE	WIDTH	HEIGHT	REMARKS
		•		
A	CASEMENT	2' - 0"	6' - 0"	
В	FIXED	3' - 0"	6' - 0"	
С	AWNING	4' - 0"	2' - 0"	
D	FIXED	4' - 0"	2' - 0"	
F	FIXED	4' - 0"	6' - 0"	

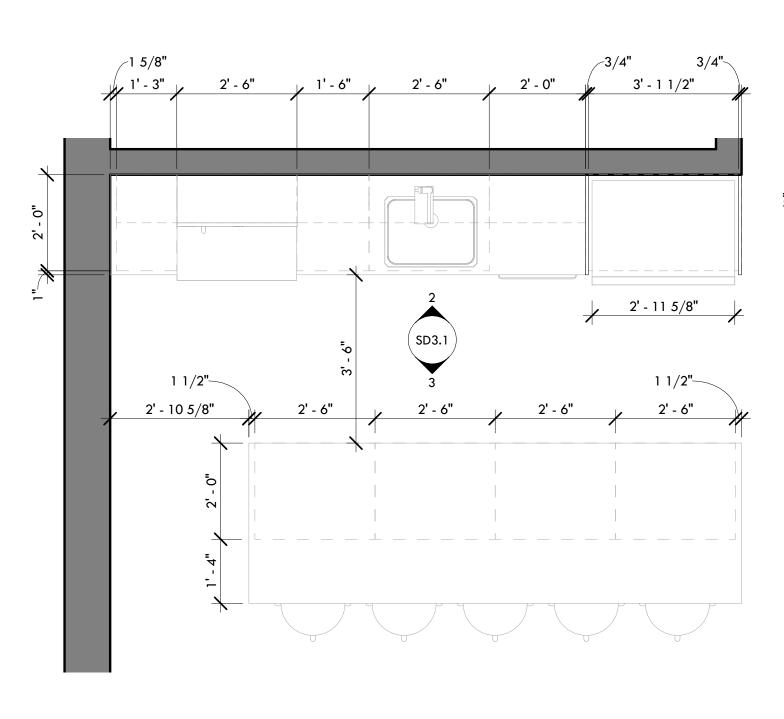
- SECURITY GATE | ALTERNATE: STOREFRONT
- 2 DECORATIVE CANOPY FRAME
- $\widehat{3}$  HORIZONTAL METAL RAILING
- 4 ARCHITECTURAL WIRE MESH SCREEN W/
  DECORATIVE STEEL FRAME SUPPORT

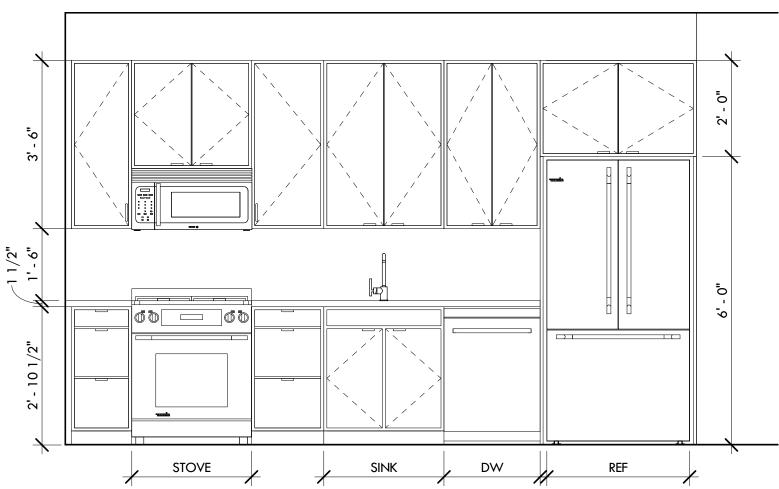


SCHEMA	SCHEMATIC EXTERIOR FINISH LEGEND								
BK-1	BRICK VENEER Running Bond	WD-2	WOOD CLADDING Plank or panel						
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL						
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional						

WINDOW SCHEDULE - PRICING								
		DIMENSIONS						
TYPE	TYPE	WIDTH	HEIGHT	REMARKS				
A	CASEMENT	2' - 0"	6' - 0"					
В	FIXED	3' - 0"	6' - 0"					
С	AWNING	4' - 0"	2' - 0"					
D	FIXED	4' - 0"	2' - 0"					
E	FIXED	4' - 0"	6' - 0"					

- SECURITY GATE | ALTERNATE: STOREFRONT
- 2 DECORATIVE CANOPY FRAME
- 3) HORIZONTAL METAL RAILING
- 4 ARCHITECTURAL WIRE MESH SCREEN W/
  DECORATIVE STEEL FRAME SUPPORT





KITCHEN ELEVATION

1/2" = 1'-0"

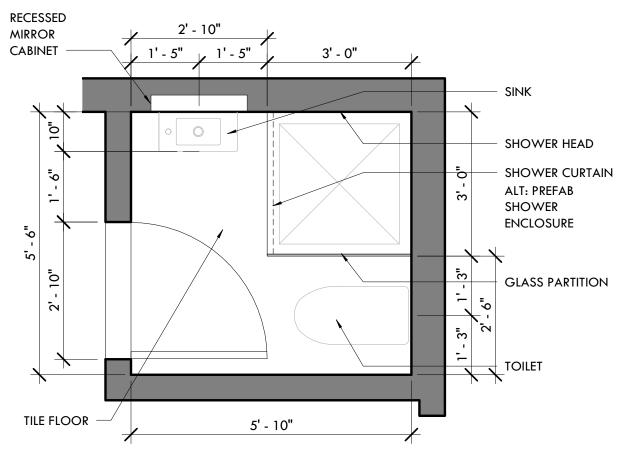
2'-101/2"

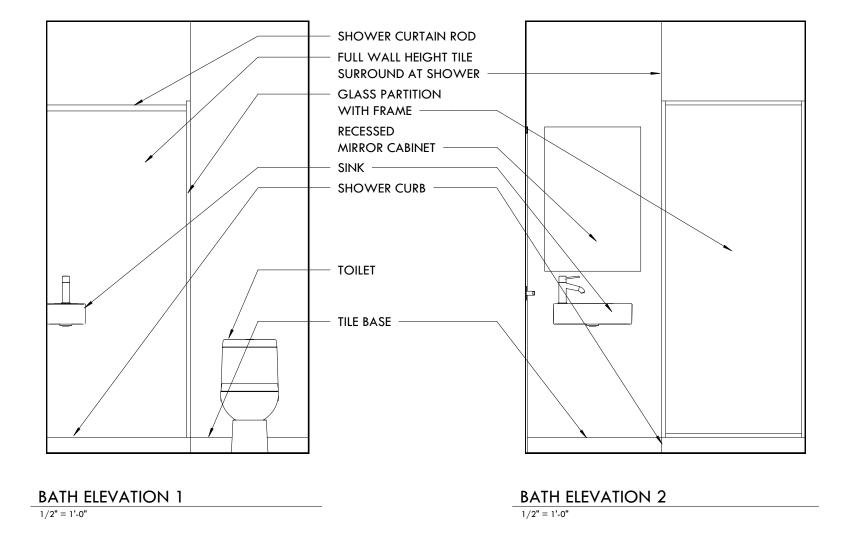
SD PLAN - TYPICAL KITCHEN

1/2" = 1'-0"

KITCHEN ISLAND ELEVATION





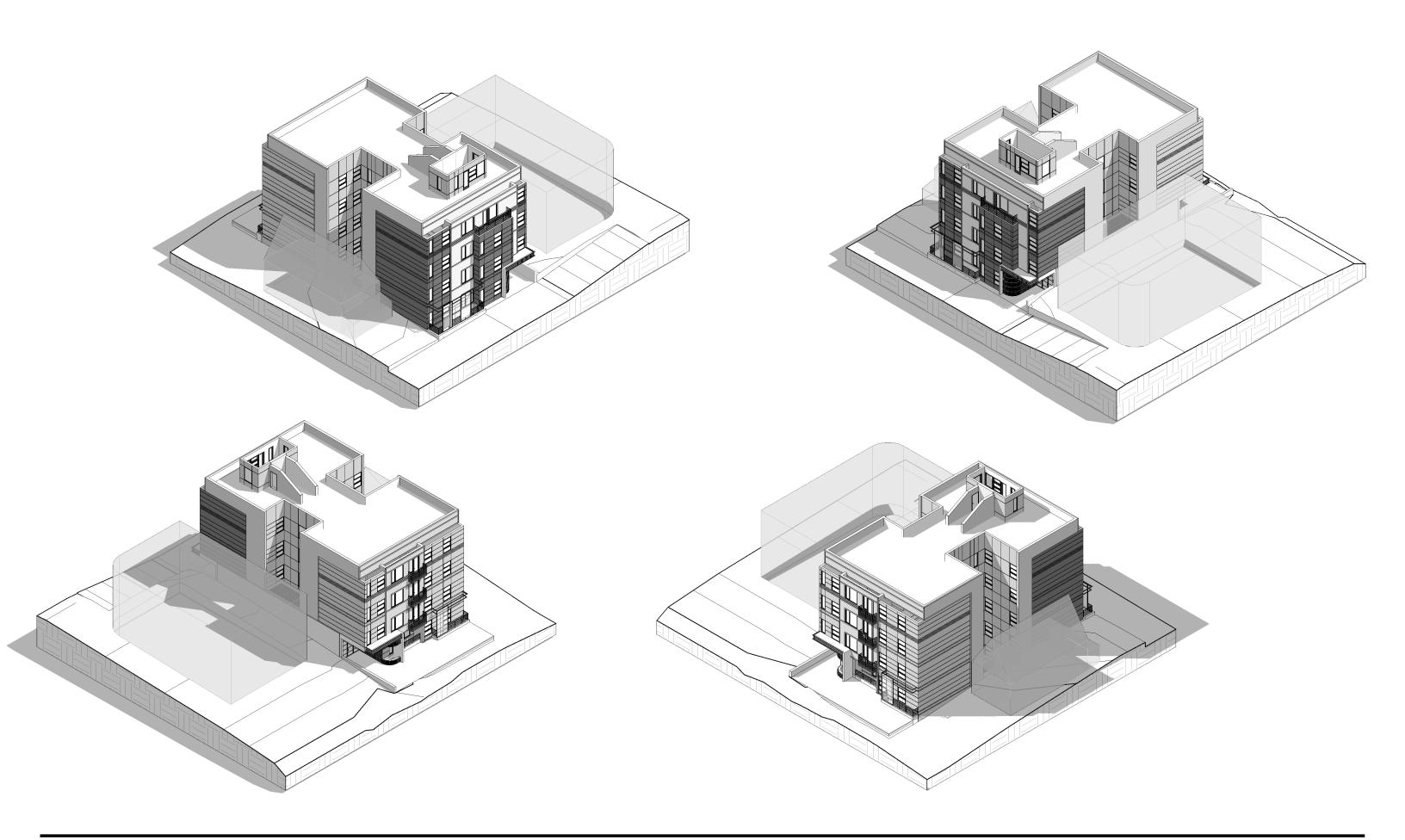


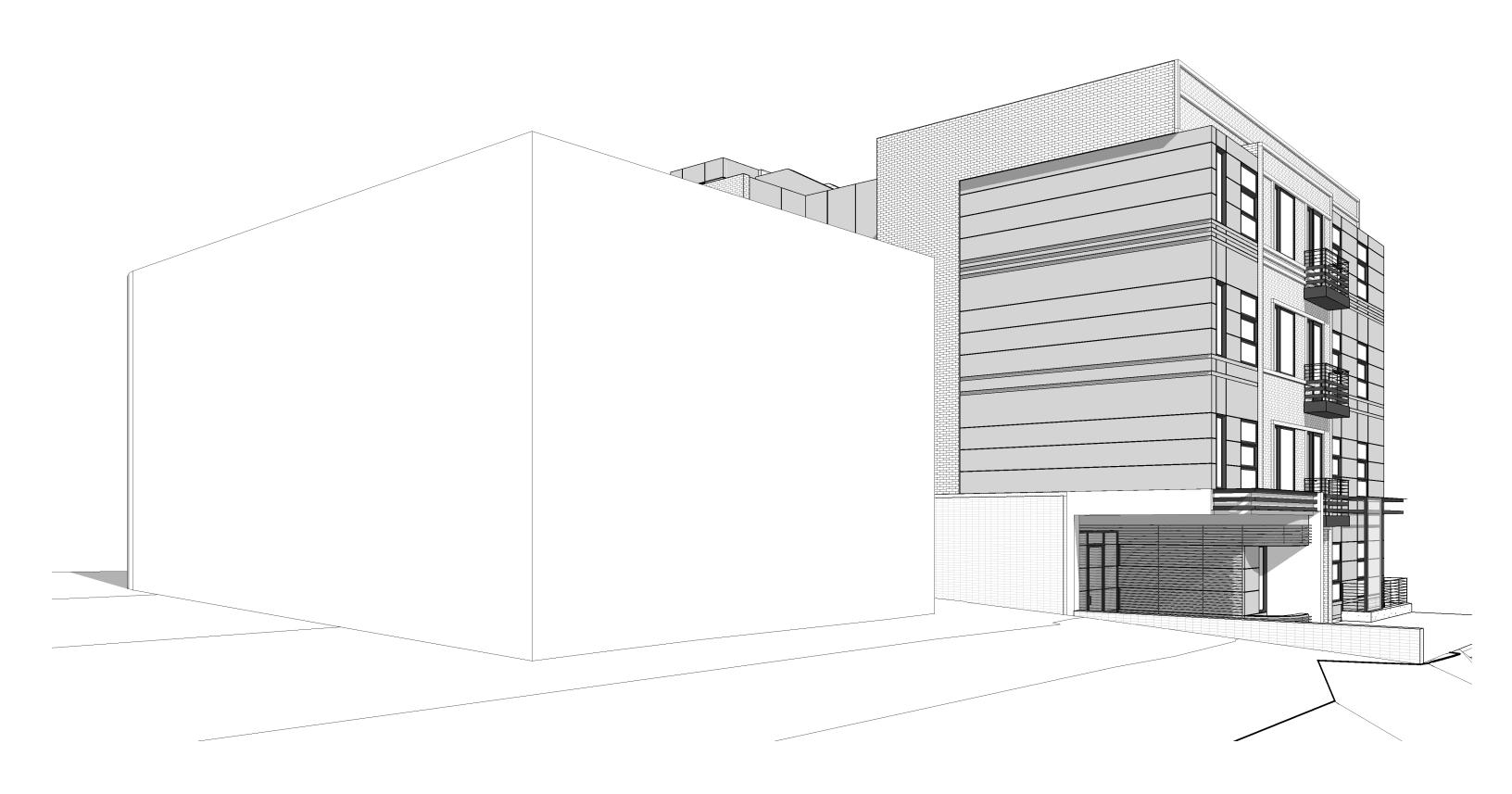
SD PLAN - TYPICAL BATH









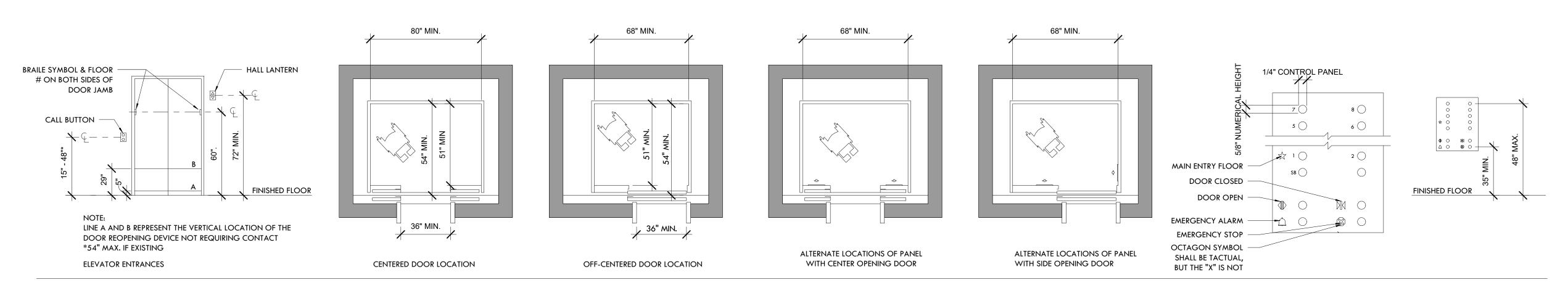


### TYPE B DWELLING UNIT DOORS AND DOORWAYS TYPE A DWELLING UNIT KITCHEN KITCHEN **BATHROOM BATHROOM** 16" - 1<u>8"</u> HINGED DOOR SLIDING DOOR DOORWAYS WITHOUT DOORS EDGE OF WALL OR **FIXTURE** DW 48" MIN 60" MIN 60" MIN 48" MIN REF WORK SURFACE WATER CLOSET: WATER CLOSET: WATER CLOSET: CLEARANCE WATER CLOSET: CLEARANCE WITH MINIMUM WITH LAVATORY AND MINIMUM LAVATORY CLEARANCE 60" MIN 60" MIN FORWARD APPROACH CLEARANCE FRONT APPROACH, POCKET OR HINGE STOP OR LATCH \*BLOCKING FOR GRAB U-SHAPED KITCHEN CLEARANCE U-SHAPED KITCHEN CLEARANCE BLOCKING FOR GRAB PULL SIDE APPROACH APPROACH BAR (OR FUTURE GRAB BAR (OR FUTURE GRAB BAR INSTALLATION), SEE BAR INSTALLATION), SEE NOTE 6 BELOW NOTE 7 BELOW BACK WALL 1036 NEWTON ST NW Washington, DC 20012 30" MIN LAVATORY: CLEARANCE IN LAVATORY: FRONT APPROACH, HINGE APPROACH, LATCH APPROACH, **CLEARANCE IN PLAN** SECTION DRAWING TITLE **PUSH SIDE** PUSH SIDE PULL SIDE 48" MIN 5' - 0" MIN **REFERENCED BACK WALL BACK WALL** BATHTUB: FORWARD APPROACH, **ACCESSIBILITY** LAVATORY: WATER CLOSET AND LAV , 40" MIN CLEARANCE IN PLAN PERMITTED AT ONE END OF TUB **STANDARDS** KITCHEN CLEARANCE KITCHEN CLEARANCE **BACK WALL** BATHTUB: CLEARANCE **BATHTUB: CLEARANCE** LATCH APPROACH, HINGE APPROACH, RECESSED DOOR, WITHOUT BUILT IN SEAT WITH BUILT IN SEAT PULL SIDE **PUSH SIDE** PULL SIDE BACK WALL 48" MIN BACK WALL 5' - 0" MIN SURFACE **BATHTUB: CLEARANCE BATHTUB: CLEARANCE WITHOUT** WITHOUT BUILT IN SEAT, BUILT IN SEAT, LAV COMPLYING LAV COMPLYING WITH WITH SECTION 606 SECTION 1004.11.3.1.1 REF REF **BACK WALL** 40" MIN 4' - 0" MIN 5' - 0" MIN HINGE APPROACH, PULL RECESSED DOOR, RECESSED DOOR, PUSH SIDE, 40" MIN PUSH SIDE DOOR PROVIDED WITH BOTH CLOSER AND LATCH KITCHEN CLEARANCE TRANSFER TYPE SHOWER: **ROLL IN SHOWER:** KEY PLAN CLEARANCE CLEARANCE WITH SEAT KITCHEN CLEARANCE **DWELLING UNIT TYPE "A" NOTES** 1. AT LEAST ONE ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF 36" MIN SHALL CONNECT ALL SPACES AND 4' - 0" MIN 4' - 0" MIN ELEMENTS WHICH ARE PART OF THE UNIT 2. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE OF 60" DIAMETER TRANSFER TYPE SHOWER: BATHTUB: CLEARANCE FOR 3. ALL DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 32" MINIMUM CLEARANCE FOR OPTION A AND B OPTION B BATHROOM 4. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12 60" MIN 60" MIN 5. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND ELECTRICAL OUTLETS, DWELLING UNIT TYPE "B" NOTES ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY/INTERCOM SYSTEMS SHALL COMPLY 1. AT LEAST ONE ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF 36" MIN SHALL CONNECT ALL WORK SURFACE WITH SECTION 309 AND SEE EXCEPTIONS IN 1002.9 60" MIN SPACES AND ELEMENTS WHICH ARE PART OF THE UNIT 6. AT LEAST ONE TOILET ROOM PER UNIT SHALL COMPLY WITH SECTION 1003.11.2 OF ANSI A117.1 2009 -2. ALL DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 31 3/4" CHAPTER 10: DWELLING UNITS 7. ALL BATHS MUST COMPLY WITH 1003.11.1, REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION SHALL 3. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN BE PROVIDED AT ALL APPLICABLE TOILET AND BATHING FIXTURES 8. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION: 4. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND ELECTRICAL WHERE A CLEAR FLOOR SPACE OF 48" MIN AND 30" MIN IS PROVIDED WITHIN THE ROOM BEYOND THE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY/INTERCOM ARC OF THE DOOR SWING SYSTEMS SHALL COMPLY WITH SECTION 309.2 AND 309.3; SEE EXCEPTIONS IN 1004.9 9. CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH 5. TYPE B UNIT BATHROOMS ARE EITHER ALL "OPTION A" (DIAGRAMMED ABOVE) OR; KITCHEN APPLIANCE. FORWARD APPROACH CLEAR FLOOR SPACE SHALL BE PROVIDED AT SINK AND WORK 6. AT LEAST ONE TOILET ROOM PER UNIT SHALL COMPLY WITH "OPTION B" - SECTION SURFACE LOCATIONS 1004.11.3.2 - LAV MUST BE 34" HEIGHT, WC IS THE SAME AS OPT A, AND SEE TUB AND 10. ABOVE DIAGRAMS FROM ANSI A117.1 2009 - CHAPTER 10: DWELLING UNITS. REFER TO THIS SECTION SHOWER DIAGRAM ABOVE TWO DOORS IN SERIES SCENARIO A TWO DOORS IN SERIES SCENARIO B TWO DOORS IN SERIES SCENARIO C FOR FURTHER EXPLANATION OF TYPE A DWELLING UNIT REQUIREMENTS 7. REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION SHALL BE PROVIDED AT ALL 11. TYPE A UNITS TO CONTAIN ADAPTABLE ELEMENTS IN ACCORDANCE WITH 12A DCMR BUILDING CODE KITCHEN SINK APPLICABLE TOILET AND BATHING FIXTURES, SEE 1004.11.1 SUPPLEMENT OF 2017 8. CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. SPACE ALLOWANCES **REACH RANGES** 9. ABOVE DIAGRAMS FROM ANSI A117.1 2009 - CHAPTER 10: DWELLING UNITS. REFER TO PROJECT NUMBER THIS SECTION FOR FURTHER EXPLANATION OF TYPE B DWELLING UNIT REQUIREMENTS 19011 SCALE 1/4" = 1'-0" SD PROGRESS SET **ISSUE DATE** 02.15.21 10" MAX >10" - 24" 10" MAX NOTE: THE INFORMATION ON THIS SHEET REPRESENTS ACCESSIBILITY STANDARDS. NOTIFY ARCHITECT IF ANY OBSTRUCTED HIGH OBSTRUCTED HIGH UNOBSTRUCTED OBSTRUCTED **OBSTRUCTED HIGH** OBSTRUCTED HIGH CLEAR FLOOR SPACE CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE INFORMATION ON SUBSEQUENT SHEETS IS IN FORWARD REACH SIDE REACH FORWARD REACH FORWARD REACH SIDE REACH SIDE REACH

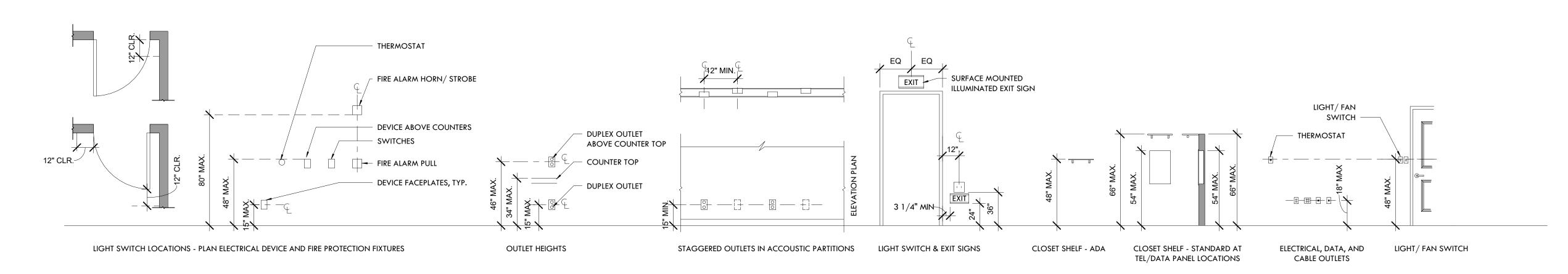
**DRAWING** CONFLICT WITH WHAT IS SHOWN HERE.

3X3 AREA FOR DCRA USE

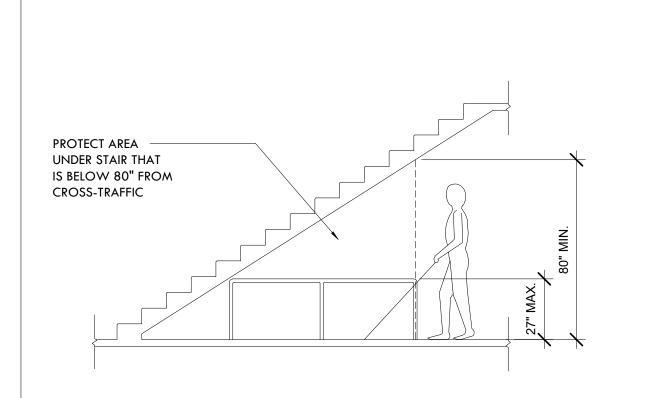
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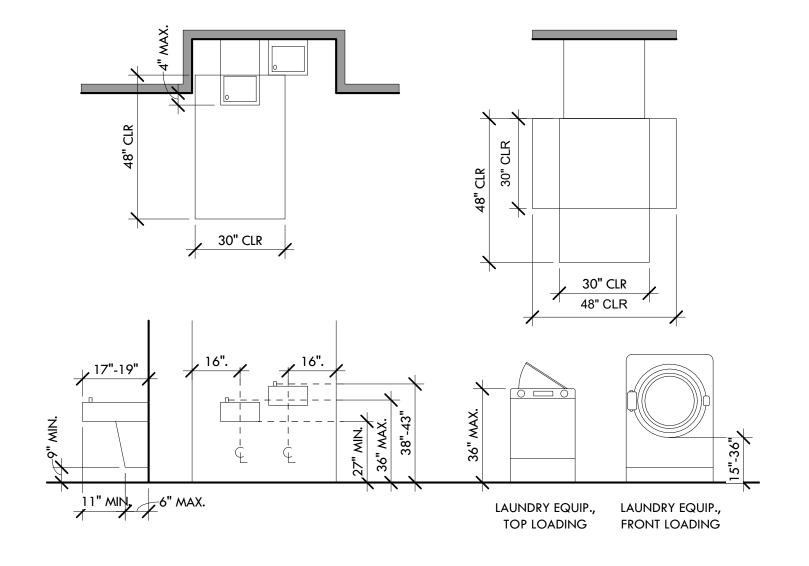


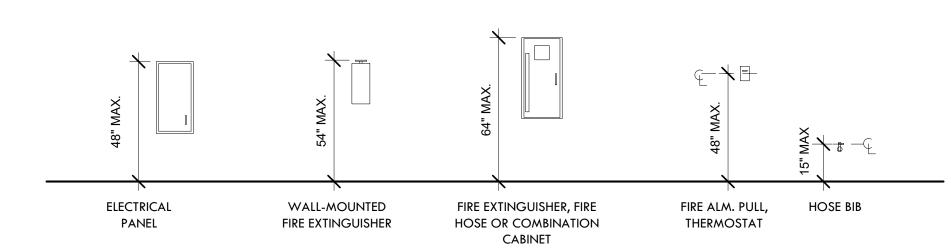
TYP. ACCESSIBILITY STANDARDS, MOUNTING HEIGHT & CLEARANCES AT ELEVATORS



TYP. ACCESSIBILITY STANDARDS, MOUNTING HEIGHTS AT OUTLETS & SWITCHES







3 TYP. VERTICAL CLEARANCE

TYP. ACCESSIBILITY STANDARDS, MOUNTING HEIGHTS - MISC.

TYP. ACCESSIBILTY STANDARDS, MOUNTING HEIGHTS

THESE REFERENCED DIAGRAMS AND THE INFORMATION CONTAINED THERIN ARE TO BE REFLECTIVE OF ANSI, 2009 OR OTHER STANDARD SOURCE MATERIALS AS NOTED OR APPLICABLE BY CODE. SHOULD CONFLICTS EXIST BETWEEN THESE REFERENCES AND THE SOURCE MATERIAL, SOURCE MATERIAL SHALL GOVERN. CONFIRM CONFLICTS W/ ARCHITECT PRIOR TO CONSTRUCTION. NEW WORK TO CONFORM TO ADA + APPLICABLE CODES.

1. ACCESSIBILITY

A. THE PRIMARY ENTRANCES TO COMMERCIAL FACILITIES SPEACES SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS FROM STREETS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS.

B. ALL FACILITIES WITHIN THIS BUILDING NORMALLY ACCESSIBLE TO THE PUBLIC OR EMPLOYEES SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS EXCEPT MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS

2. CROSS SLOPES AND SURFACES
THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN
1:50. RAMP SURFACES SHALL COMPLY WITH 4.5.

3. TOILETS
TOILETS SHALL BE ADAPTABLE TO COMPLY WITH ANSI 4.32.4 AS
AMENDED BY LL58/87 WITH RESPECT TO DOOR SIZE & SWING; CLEAR
FLOOR SPACE; FIXTURE SIZE AND ARRANGEMENT; GRAB BARS; AND
ACCESSORY SIZE AND LOCATION; AS INDICATED IN THE
ACCOMPANYING PLAN AND ELEVATIONS OFA TYPICAL TOILET.
A. TOILET DOOR SIZE SHALL BE 32". THE DOOR MAY SWING INTO THE
BATHROOM IF THE DOOR AND THE DOOR BUCK ARE DESIGNED SO
THAT REMOUNTING THE HINGES OR REVERSING THE LATCH IS THE ONLY
CHANGE REQUIRED TO SWING THE DOOR OUT. MANEUVERING

CLEARANCES AT BATHROOM DOORS ARE TO COMPLY WITH ANSI 4.13

FLOOR.

C. THE LAVATORY SHALL BE MOUNTED WITH THE CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. IF A CABINET IS PROVIDED IT SHALL BE REMOVABLE. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ARE ABUT THE CLEARANCES INDICATED IN ANSI FIG. 31.

D. IF A MIRROR IS PROVIDED THE BOTTOM EDGE OF THE REFLECTING SURFACE SHALL BE NO MORE THAN 40" ABOVE THE FLOOR.

E. IF URINALS ARE PROVIDED, AT LEAST ONE URINAL IN EACH BANK OF STALLS SHALL BE ACCESSIBLE.

FOR THE DOOR MOUNTED IN THE OUT SWINGING POSITION.

B. THE WATER CLOSET SEAT SHALL BE BETWEEN 17" TO 19" ABOVE THE

4. GROUND AND FLOOR SURFACES
SHALL BE FIRM, STABLE AND SLIP RESISTANT. IF CARPET IS USED, IT SHALL

BE SECURELY ATTACHED AND SHALL HAVE A 1/2" MAXIMUM PILE HEIGHT.

5. PARKINGS

IF PARKING IS PROVIDED, SPACES SHALL BE RESERVED FOR HANDICAPPED PERSONS PER 27.292.19 B.C. AND ANSI 4.6.213.

6. LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH
RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING
FEATURES:

1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN
LEADING TO IT.

2. THE LANDING LENGTH SHAL BE A MIN OF 60" CLEAR.

3. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60".

4. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLEY WITH 4.13.6.

7. HANDRAILS

IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72", THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLEY WITH 4.26 ADA AND SHALL HAVE THE FOLLOWING FEATURES:

1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCH BACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.

2. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND

SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.

3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE
1-1/2".

4. GRIPPING SURFACES SHALL BE CONTINUOUS.

5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED
BETWEEN 34"-38" ABOVE RAMP SURFACES.

BETWEEN 34"-38" ABOVE RAMP SURFACES.

6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST.

7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

8.1 ELEVATORS

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ELEVATOR OPERATION SHALL BE AUTOMATIC. EACH CAR SHALL BE
EQUIPPED WITH A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY
BRING THE CAR TO FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2"
UNDER RATED LOADING TO ZERO TO LOADING CONDITIONS. THIS SELFLEVELING FEATURE SHALL BE AUTOMATIC AND INDEPENDENT OF THE
OPERATING DEVICE AND SHALL CORRECT THE OVER TRAVEL OR UNDER
TRAVEL.

A. THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN
IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.

8.3 ELEVATOR CAR TO ACOMMODATE STRETCHER

WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE, OR FOUR OR MORE STORIES BELOW, GRADE PLANE, AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE STRETCHER 24" x 84" WITH NOT LESS THAN 5" RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMS. THE SYMBOL SHALL NOT BE LESS THAN 3" IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME.

10. DOORS
THE MINIMUM DOOR SIZE ON ANY ACESSIBLE ROUTE SHALL BE 32".
MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH ANSI

10.1 Transitions and Saddles
Changes in Floor Level up to 1/4" may be made without special
Treatment. Changes in Floor Level Between 1/4" and 1/2" shall
BE Beveled with no slope greater than 1:2. Changes in Floor
Level Greater than 1/2" shall be accomplished by Means of A

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LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A
RAMP.

10.2 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON
ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH

ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITI ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED WITHIN REACH RANGES SPECIFIED IN THESE ACCESSIBILITY STANDARDS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTHS SIDES. IN DWELLING UNITS, ONLY DOORS AT ACCESSIBLE ENTRANCES TO THE UNIT ITSELF SHALL COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH.

11. DRINKING FOUNTAINS AND WATER COOLERS

11.1 MINIMUM NUMBER

DRINKING FOUNTAINS OR WATER COOLERS REQUIRED TO BE ACCESIBLE
AND SHALL BE ON ACCESSIBLE ROUTE.

11.2 SPOUT HEIGHT

SPOUTS SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE

INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.
CONTROLS SHALL COMPLY WITH 4.27.4. UNIT CONTROLS SHALL BE
FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE.

12. CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE 30"x48" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL COMPLY WIT

ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 4.2.4. PRIVACY SHIELDS ALLOWING LESS THAN 30" CLEAR WIDTH SHALL NOT EXTEN BEYOND THE FRONT EDGE OF THE URINAL RIM.

THAN 4". SHOWER STALLS THAT ARE 30"x60" MINIMUM SHALL NOT HAVE CURBS.

14.1 AUDIBLE ALARMS
AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEE

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AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS
THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE AT
LEAST 15 DECIBELS, OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A
DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER.
SOUND LEVELS OF AN ALARM SIGNAL SHALL NOT EXCEED 120 DECIBELS.

IF PROVIDED, CURBS IN SHOWER STALLS 36"x36" SHALL BE NO HIGHER

14.2 VISUAL ALARMS
VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN
CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS. THE FLASHING
FREQUENCY OF VISUAL ALARMS SHALL BE APPROXIMATELY 1 HZ.
SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE
SUBSTITUTED IF EQUIVALENT PROJECTION IS AFFORDED HANDICAPPED
USERS OF THE BUILDING OR FACILITY.

14.3 AUXILIARY ALARMS
SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING
IMPAIRMENTS SHALL BE CONNECTED TO THE BUILDING EMERGENCY
SYSTEM OR THERE SHALL BE A STANDARD 110 VOLT ELECTRICAL
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OF THE AUXILIARY ALARM OR CONNECTION SHALL BE PROVIDED.

15. DETECTABLE WARNINGS
SHALL BE PROVIDED AT EGRESS STAIRS (EXCEPT STAIRS IN STAIR

TOWERS), VEHICULAR CROSSING AND ON DOORS TO HAZARDOUS AREAS.

16.1 CHARACTER PROPORTIONS

LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 & 1:1 AND A STRAIN-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10 USING AN UPPERCASE "X" FOR MEASUREMENT

16.2 TACTILE CHARACTERS AND SYMBOLS

CHARACTERS, SYMBOLS OR PICTOGRAPHS ON TACTILE SIGNS SHALL BE
1/32" MINIMUM. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST
5/8" HIGH, BUT NO HIGHER THAN A NORMAL 2".

16.3 SYMBOLS OF ACCESSIBILITY

IF ACCESSIBLE FACILITIES ARE IDENTIFIED, THEN THE INTERNATIONAL
SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE
DISPLAYED AS SHOWN IN THESE ACCESSIBILITY STANDARDS.

3X3 AREA FOR DCRA USE



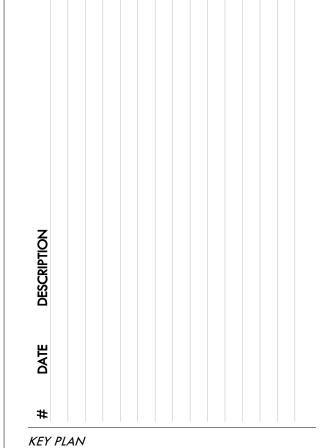
PROJECT TITLE

Washington, DC 20012

1036 NEWTON ST NW

DRAWING TITLE

REFERENCED ACCESSIBILITY STANDARDS



STAMP

PROJECT NUMBER
19011

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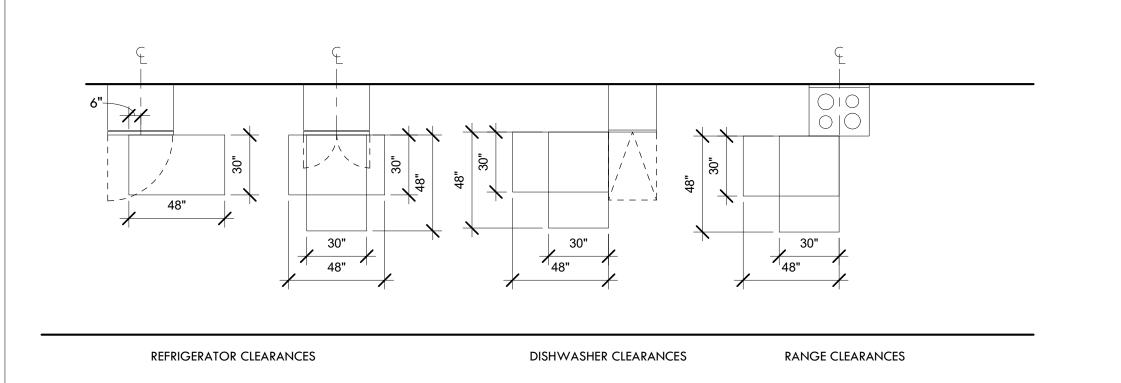
SD PROGRESS SET

ISSUE DATE

02.15.21

DRAWING

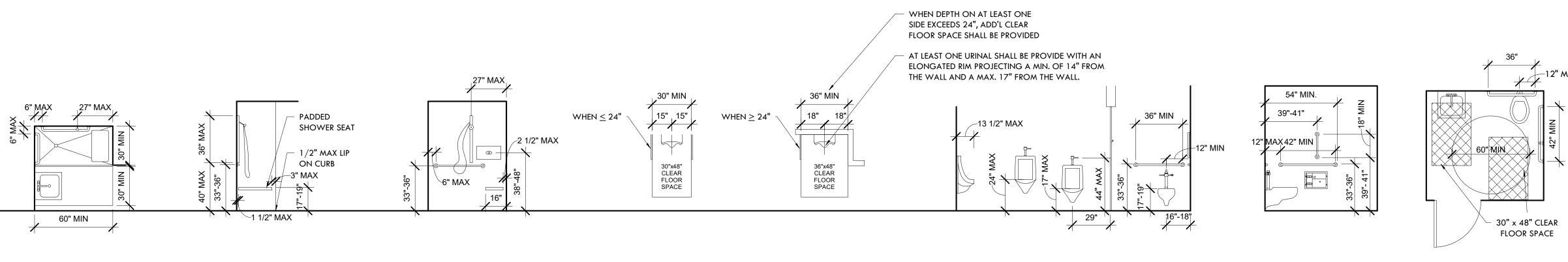
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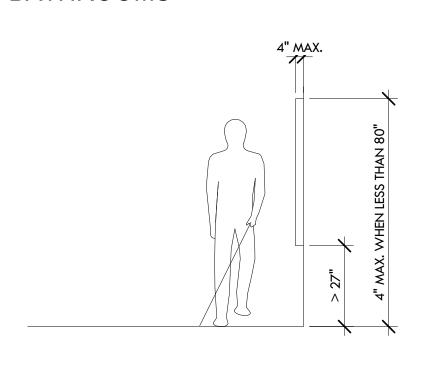
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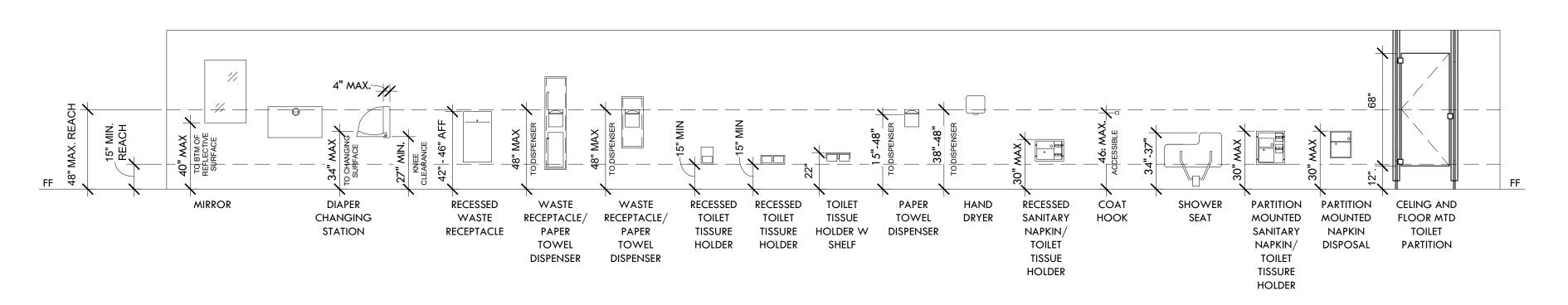
# TYP. ACCESSIBILITY STANDARDS, CLEARANCES FOR KTC

# TYP. ACCESSIBILITY STANDARDS, MOUNTING HEIGHTS & CLEARANCS FOR BATHROOMS



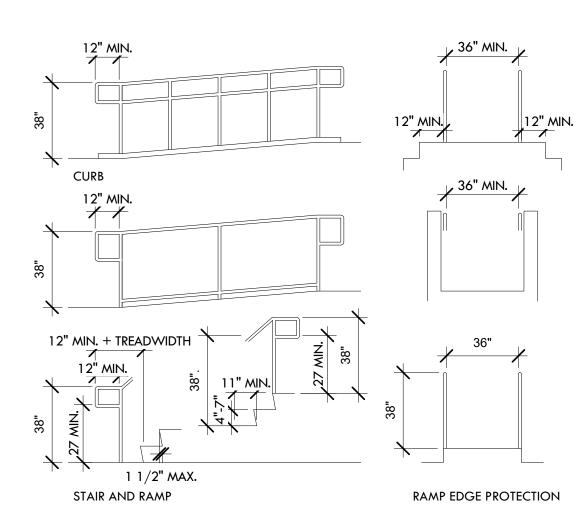
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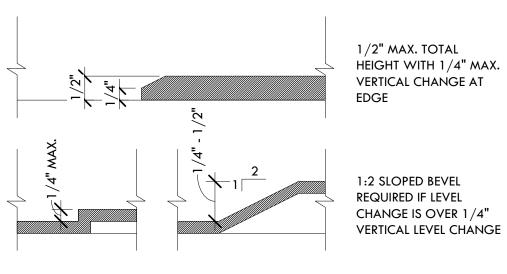


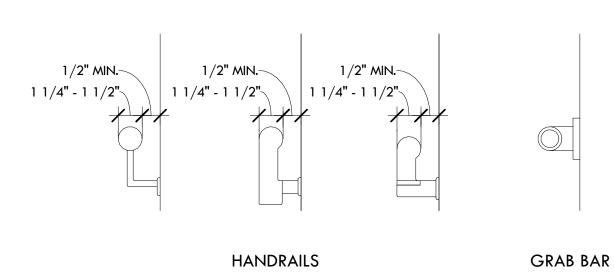
# TYP. PROTRUDING OBJECT

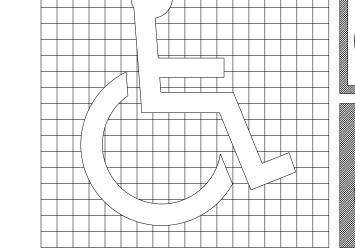
# TYP. MOUNTING HEIGHTS OF MISC. ACCESSORIES

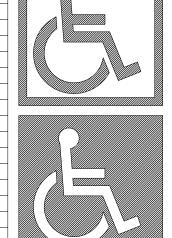












ACCESSIBLE STAIRS AND RAMPS

ACCESSIBILITY - LEVEL CHANGES

ACCESSIBILITY - HANDRAIL AND GRAB BAR

TYP. ACCESSIBILITY - DIAGRAM

THESE REFERENCED DIAGRAMS AND THE INFORMATION CONTAINED THERIN ARE TO BE REFLECTIVE OF ANSI, 2009 OR OTHER STANDARD SOURCE MATERIALS AS NOTED OR APPLICABLE BY CODE. SHOULD CONFLICTS EXIST BETWEEN THESE REFERENCES AND THE SOURCE MATERIAL, SOURCE MATERIAL SHALL GOVERN. CONFIRM CONFLICTS W/ ARCHITECT PRIOR TO CONSTRUCTION. NEW WORK TO CONFORM TO ADA + APPLICABLE CODES.

1. ACCESSIBILITY

A. THE PRIMARY ENTRANCES TO COMMERCIAL FACILITIES SPEACES
SHALL BE ACCESSIBLE TO HANDICAPPED PERSONS FROM STREETS,
SIDEWALKS, DRIVEWAYS AND PARKING AREAS.

B. ALL FACILITIES WITHIN THIS BUILDING NORMALLY ACCESSIBLE TO
THE PUBLIC OR EMPLOYEES SHALL BE ACCESSIBLE TO HANDICAPPED
PERSONS EXCEPT MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS

2. CROSS SLOPES AND SURFACES
THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN

1:50. RAMP SURFACES SHALL COMPLY WITH 4.5.

3. TOILETS

TOILETS SHALL BE ADAPTABLE TO COMPLY WITH ANSI 4.32.4 AS AMENDED BY IL58/87 WITH RESPECT TO DOOR SIZE & SWING; CLEAR FLOOR SPACE; FIXTURE SIZE AND ARRANGEMENT; GRAB BARS; AND ACCESSORY SIZE AND LOCATION; AS INDICATED IN THE ACCOMPANYING PLAN AND ELEVATIONS OFA TYPICAL TOILET.

A. TOILET DOOR SIZE SHALL BE 32". THE DOOR MAY SWING INTO THE BATHROOM IF THE DOOR AND THE DOOR BUCK ARE DESIGNED SO THAT REMOUNTING THE HINGES OR REVERSING THE LATCH IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR OUT. MANEUVERING CLEARANCES AT BATHROOM DOORS ARE TO COMPLY WITH ANSI 4.13 FOR THE DOOR MOUNTED IN THE OUT SWINGING POSITION.

B. THE WATER CLOSET SEAT SHALL BE BETWEEN 17" TO 19" ABOVE THE

C. THE LAVATORY SHALL BE MOUNTED WITH THE CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. IF A CABINET IS PROVIDED IT SHALL BE REMOVABLE. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE PROTECTED IF THEY ARE ABUT THE CLEARANCES INDICATED IN ANSI FIG. 31.

D. IF A MIRROR IS PROVIDED THE BOTTOM EDGE OF THE REFLECTING SURFACE SHALL BE NO MORE THAN 40" ABOVE THE FLOOR.

E. IF URINALS ARE PROVIDED, AT LEAST ONE URINAL IN EACH BANK OF STALLS SHALL BE ACCESSIBLE.

4. GROUND AND FLOOR SURFACES
SHALL BE FIRM, STABLE AND SLIP RESISTANT. IF CARPET IS USED, IT SHALL

BE SECURELY ATTACHED AND SHALL HAVE A 1/2" MAXIMUM PILE HEIGHT.

5. PARKINGS

IF PARKING IS PROVIDED, SPACES SHALL BE RESERVED FOR
HANDICAPPED PERSONS PER 27.292.19 B.C. AND ANSI 4.6.213.

6. LANDINGS

RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

2. THE LANDING LENGTH SHAL BE A MIN OF 60" CLEAR.

3. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60".

4. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLEY WITH 4.13.6.

7. HANDRAILS

IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72", THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLEY WITH 4.26 ADA AND SHALL HAVE THE FOLLOWING FEATURES:

1. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCH BACK OR DOGLEG RAMPS SHALL ALWAYS BE CONTINUOUS.

2. IF HANDRAILS ARE NOT CONTINUOUS, THEY SHALL EXTEND AT LEAST

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3. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2".

4. GRIPPING SURFACES SHALL BE CONTINUOUS.
5. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34"-38" ABOVE RAMP SURFACES.
6. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL, OR POST.
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

8.1 ELEVATORS
ELEVATOR OPERATION SHALL BE AUTOMATIC. EACH CAR SHALL BE EQUIPPED WITH A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO FLOOR LANDINGS WITHIN A TOLERANCE OF 1/2" UNDER RATED LOADING TO ZERO TO LOADING CONDITIONS. THIS SELF-LEVELING FEATURE SHALL BE AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVER TRAVEL OR UNDER TRAVEL.

A. THE MINIMUM TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN

IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.

8.3 ELEVATOR CAR TO ACOMMODATE STRETCHER

WHERE ELEVATORS ARE PROVIDED IN BUILDINGS FOUR OR MORE

STORIES ABOVE, OR FOUR OR MORE STORIES BELOW, GRADE PLANE,
AT LEAST ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT

EMERGENCY ACCESS TO ALL FLOORS. THE ELEVATOR CAR SHALL BE OF
SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE AN AMBULANCE
STRETCHER 24" x 84" WITH NOT LESS THAN 5" RADIUS CORNERS, IN THE
HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE
INTERNATIONAL SYMBOL FOR EMS. THE SYMBOL SHALL NOT BE LESS
THAN 3" IN HEIGHT AND SHALL BE PLACED INSIDE ON BOTH SIDES OF
THE HOISTWAY DOOR FRAME.

10. DOORS
THE MINIMUM DOOR SIZE ON ANY ACESSIBLE ROUTE SHALL BE 32".
MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH ANSI

10.1 Transitions and Saddles
Changes in Floor Level up to 1/4" may be made without special treatment. Changes in Floor Level Between 1/4" and 1/2" shall be beveled with no slope greater than 1:2. Changes in Floor Level Greater than 1:2" shall be accomplished by Means of A

LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED B RAMP.

10.2 DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THEY SHALL BE MOUNTED WITHIN REACH RANGES SPECIFIED IN THESE ACCESSIBLITY STANDARDS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTHS SIDES. IN DWELLING UNITS, ONLY DOORS AT ACCESSIBLE ENTRANCES TO THE UNIT ITSELF SHALL COMPLY WITH THE REQUIREMENTS OF THE

# 11. DRINKING FOUNTAINS AND WATER COOLERS

11.1 MINIMUM NUMBER
DRINKING FOUNTAINS OR WATER COOLERS REQUIRED TO BE ACCESIBLE AND SHALL BE ON ACCESSIBLE ROUTE.

11.2 SPOUT HEIGHT

SPOUTS SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL

PROVIDE A FLOW OF WATER AT LEAST 4" HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER.

CONTROLS SHALL COMPLY WITH 4.27.4. UNIT CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE.

12. CLEAR FLOOR SPACE

A CLEAR FLOOR SPACE 30"x48" SHALL BE PROVIDED IN FRONT OF

URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH 4.2.4. PRIVACY SHIELDS ALLOWING LESS THAN 30" CLEAR WIDTH SHALL NOT EXTEN BEYOND THE FRONT EDGE OF THE URINAL RIM.

13. CURBS
IF PROVIDED, CURBS IN SHOWER STALLS 36"x36" SHALL BE NO HIGHER THAN 4". SHOWER STALLS THAT ARE 30"x60" MINIMUM SHALL NOT HAVE CURBS.

14.1 AUDIBLE ALARMS

AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS
THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE AT
LEAST 15 DECIBELS, OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A
DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER.

SOUND LEVELS OF AN ALARM SIGNAL SHALL NOT EXCEED 120 DECIBELS.

14.2 VISUAL ALARMS

VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN
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14.3 AUXILIARY ALARMS
SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING
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RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE

RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE ACTIVATED BY THE BUILDING ALARM SYSTEM. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTION SHALL BE PROVIDED.

15. DETECTABLE WARNINGS

SHALL BE PROVIDED AT EGRESS STAIRS (EXCEPT STAIRS IN STAIR TOWERS), VEHICULAR CROSSING AND ON DOORS TO HAZARDOUS AREAS.

16.1 CHARACTER PROPORTIONS

LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 & 1:1 AND A STRAIN-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10 USING AN UPPERCASE "X" FOR MEASUREMENT

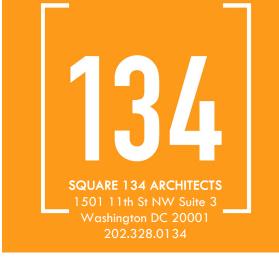
16.2 TACTILE CHARACTERS AND SYMBOLS
CHARACTERS, SYMBOLS OR PICTOGRAPHS ON TACTILE SIGNS SHALL BE 1/32" MINIMUM. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN A NORMAL 2".

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16.3 SYMBOLS OF ACCESSIBILITY

IF ACCESSIBLE FACILITIES ARE IDENTIFIED, THEN THE INTERNATIONAL
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3X3 AREA FOR DCRA USE

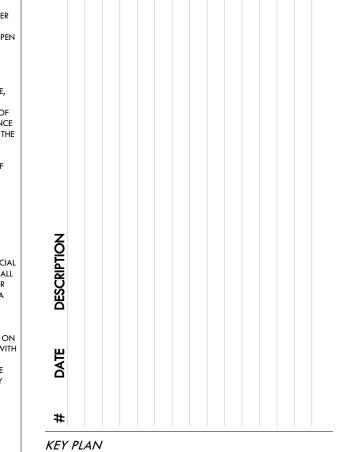


PROJECT TITLE

Washington, DC 20012

1036 NEWTON ST NW

REFERENCED
ACCESSIBILITY
STANDARDS



STAMP

PROJECT NUMBER

19011 SCALE

RNINGS
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PROPORTIONS

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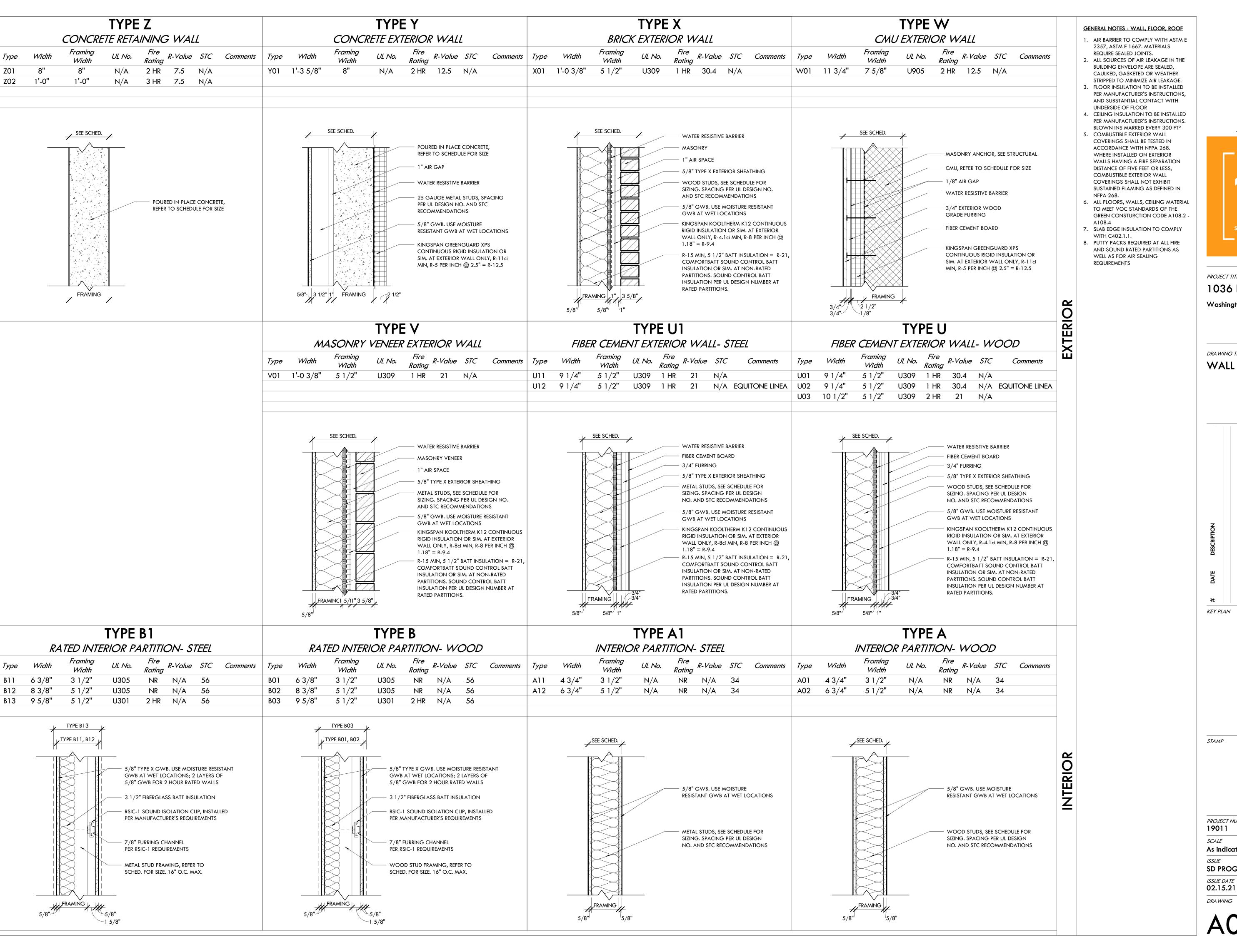
SD PROGRESS SET

ISSUE DATE

02.15.21

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(<u>C</u>)



3X3 AREA FOR DCRA USE



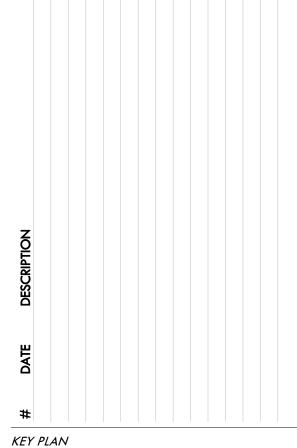
PROJECT TITLE

1036 NEWTON ST NW

Washington, DC 20012

DRAWING TITLE

**WALL TYPES** 

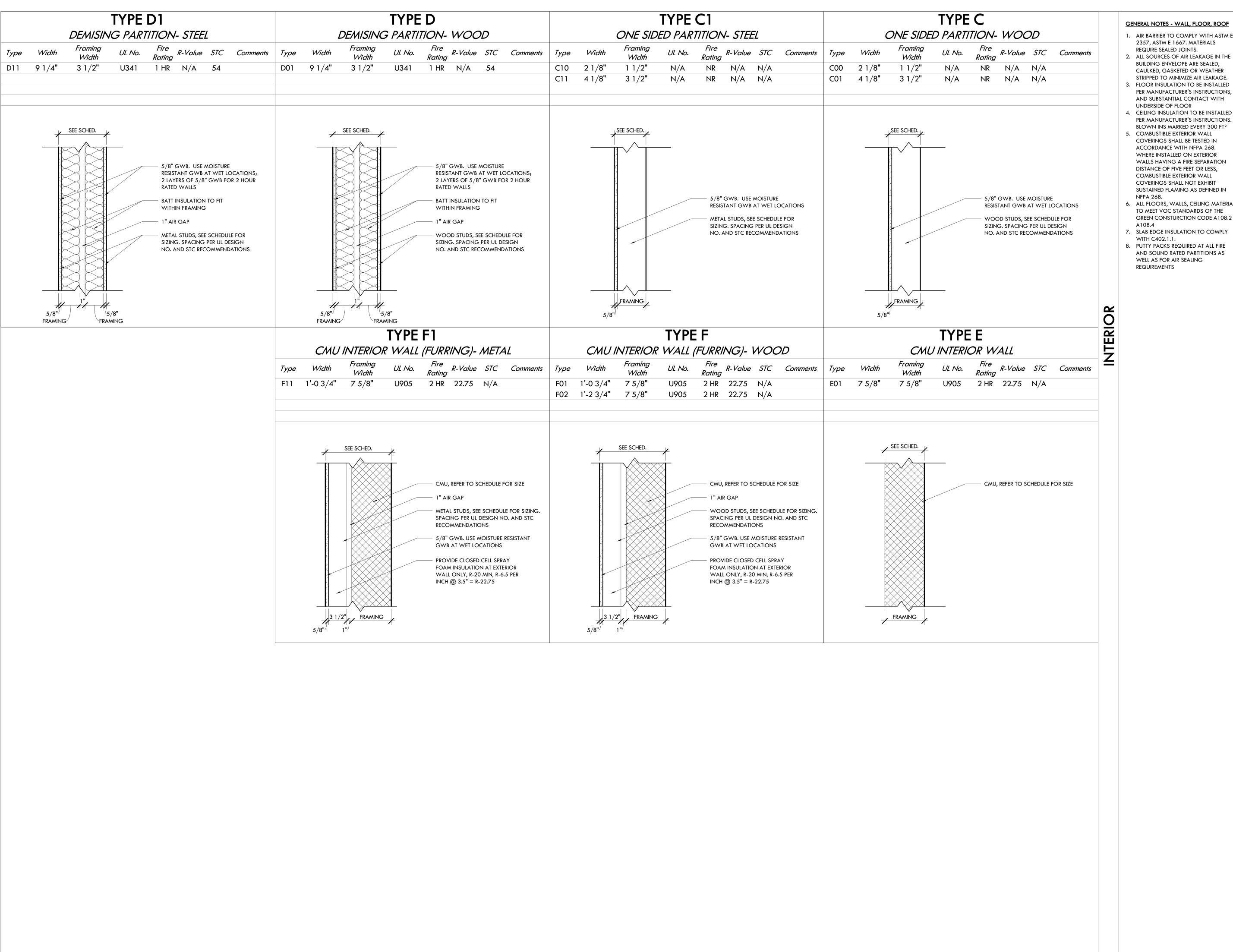


PROJECT NUMBER

19011 SCALE

As indicated

SD PROGRESS SET **ISSUE DATE** 02.15.21



**GENERAL NOTES - WALL, FLOOR, ROOF** 

- 1. AIR BARRIER TO COMPLY WITH ASTM E 2357, ASTM E 1667. MATERIALS
- 2. ALL SOURCES OF AIR LEAKAGE IN THE BUILDING ENVELOPE ARE SEALED,
- STRIPPED TO MINIMIZE AIR LEAKAGE. 3. FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS,
- AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR 4. CEILING INSULATION TO BE INSTALLED
- BLOWN INS MARKED EVERY 300 FT<sup>2</sup> 5. COMBUSTIBLE EXTERIOR WALL COVERINGS SHALL BE TESTED IN ACCORDANCE WITH NFPA 268. WHERE INSTALLED ON EXTERIOR WALLS HAVING A FIRE SEPARATION DISTANCE OF FIVE FEET OR LESS, COMBUSTIBLE EXTERIOR WALL COVERINGS SHALL NOT EXHIBIT SUSTAINED FLAMING AS DEFINED IN
- 6. ALL FLOORS, WALLS, CEILING MATERIAL TO MEET VOC STANDARDS OF THE GREEN CONSTURCTION CODE A108.2 -
- 7. SLAB EDGE INSULATION TO COMPLY
- 8. PUTTY PACKS REQUIRED AT ALL FIRE AND SOUND RATED PARTITIONS AS WELL AS FOR AIR SEALING

3X3 AREA FOR DCRA USE

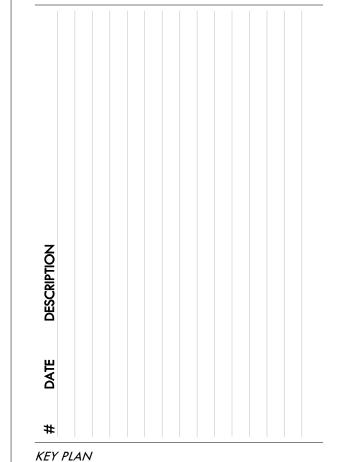


PROJECT TITLE

1036 NEWTON ST NW

Washington, DC 20012

DRAWING TITLE WALL TYPES



STAMP

PROJECT NUMBER

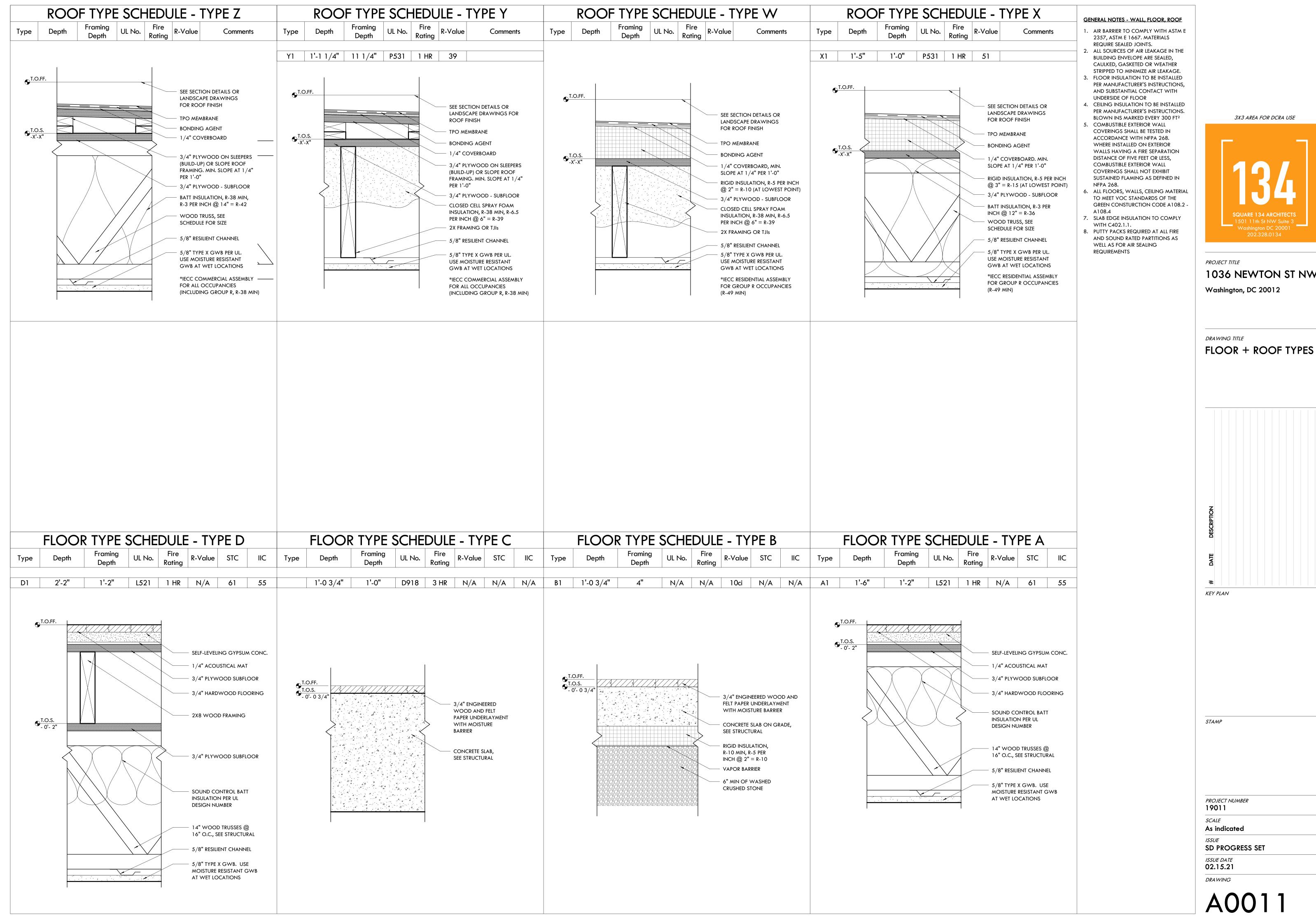
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SD PROGRESS SET

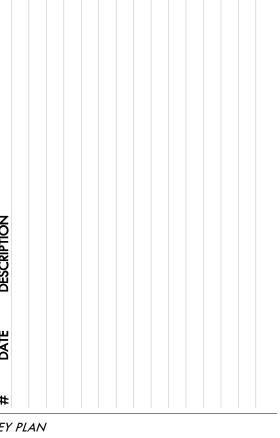
**ISSUE DATE** 02.15.21

**DRAWING** 





1036 NEWTON ST NW



						NTERIOR FINISH SCHE	DULE			
	Mark	Description	Manufac	cturer/Dist.	Style/Color/Finish		Size		Notes	Mai
þ	P-1	PAINT	SHERWIN	WILLIAMS S	SW7015/REPOSE GRE	EY/SATIN			FIELD PAINT	BK-
PAINT	P-2 PAINT F		PROMAR 200		EXTRA WHITE/ SATIN				TRIM & INTERIOR DOORS	BK-
_										BK-
										DK-
FLOOR	LVT	VIVERO BEST	GALLERY (	OAK	COCOA		6" x 48" x .100"		ALL UNITS EXCEPT BATHS, AND VESTIBULE	CD.
일										CP-
<b>5</b>	CT1	CERAMIC TILE	MARMO B	BIANCO	CARRARA / STATUARY	MARBLE / POLISHED	12" x 24"		BATH FLOOR TILE	_
ξ ≝	CT2	CERAMIC TILE	MARMO B	BIANCO	CARRARA / STATUARY	MARBLE / POLISHED	6" x 24"		BATH TUB WALL TILE	CP-
MALL TILE	!									
- - -		GROUT	TBD		GREY				USE WITH CT-1, CT-2 AND WB1	
	WB1	TILE BASE	TBD		TBD		TBD			CN-
	CE1	EDGE TRIM	SCHLUTER		ALUMINUM		MATCH HEIGHT TO TILI	E THICKENESS	BATH TILE EDGE, ALL LOCATIONS	
# K	СТЗ	CERAMIC TILE	PARADISE		PARADISE GRIS/GREY	/POLISHED	1" CIRCLES			
SHOWER	GT2	GROUT	TBD	,	WHITE					Des
							2" /"			MA
Z ES	CT4	CERAMIC TILE	PURE		SPA BLUE GLASS TILE		3" x 6"		STACKED BOND	WA
KITCHEN ACKSPLASH	GT2 CE2	GROUT EDGE TRIM	TBD		WHITE ALUMINUM		MATCH HEICHT TO THE	E TUICVENIECC	•	- VV A
KIŢ BACK	CEZ	EDGE IKIM	SCHLUTER	-	ALUMINUM		MATCH HEIGHT TO TIL	E THICKENESS		
		CERAMIC TILE	COSTA BELLA		NERO PORCELAIN TILE		20" - 20" - 0		CORRIDORS COMMON SPACES LITHETY ROOMS	_ WA
MON	CT5 WB2	WOOD BASE	TBD		NERO PORCELAIN TILE		20" x 20" x 9 mm		CORRIDORS, COMMON SPACES, UTILITY ROOMS	DO
COM	GT3	GROUT	TBD		WHITE		IBD			BAS
	0.0	KITCHEN COUNTERTOP			ET CALACATTA GOLD					DO
-TOPS	CIVIKI	KITCHEN COONTERTO	SILLSTOIN		LI CALACATTA GOLD					
ن ک										
						,				
					EQUIPME	NT $/$ PLUMBING FIXTU	JRE SCHEDULE			
Loc	cation	Description	M	\anufacturer	Model #	Finish	Size	Style/Collec	ction (Coll.) & Notes	_
UNIT BATHS		SHOWER SET	DI	ELTA	T14259-BL	MATTE BLACK	1.75 GPM	TRINSIC CO	LL.	
			RO	OUGH IN VALVE						_
		SHOWER CURTAIN RC		MERICAN SPECIA		STAINLESS STEEL		W/CONCE	EALED FASTENERS. PROVIDE BLOCKING.	_
٨١١	L BATHS						1 20 CDE 20" d	,		_
ALI	LDAINS	TOILET		OHLER	K-3810-0	WHITE	1.28 GPF, 28" d		SA COLL., COMPACT ELONGATED	
		SINK FAUCET		ELTA	559LF-BLMPU	MATTE BLACK	1.2 GPM, 2.4" h		DLL. SINGLE HOLE. INCLUDES POP-UP DRAIN	
		MEDICINE CABINET		OHLER	K2918-PG-SAA				COLL. RECESSED, EXCEPT WHERE FIRE RATED WALL IS REQ'D	
		VANITY CABINETS	D	OMANI LARISSA	NOVA	WHITE WASHED & WHITE SINK	31" w x 19" d x 23" h		TH SINK & COUNTERTOP. NO FAUCET OR HARDWARE WALL MOUNTED DRAWER MODULE. PROVIDE BLOCKING.	
						WITHE SHAK		IIACLODED.	WALL MODITED DRAVVER MODULE. I ROVIDE BEOCKING.	_
		TOWEL BAR	DI	ELTA	759240-BL	MATTE BLACK	24" w	TRINSIC CO	LL. 1 PER BATHROOM. PROVIDE BLOCKING.	
		TOILET PAPER HOOK	DI	ELTA	75950-BL	MATTE BLACK		TRINSIC CO	ll. 1 per Bathroom. provide blocking.	
F		ROBE HOOK	DI	ELTA	75935-BL	MATTE BLACK		TRINSIC CO	LL. 1 PER BATHROOM. PROVIDE BLOCKING.	
	HAND TOWEL		DI	ELTA	759460-BL	MATTE BLACK		TRINSIC CO	LL. 1 PER BATHROOM. PROVIDE BLOCKING.	
										1
<b>KIT</b>	 ICHEN	KITCHEN SINK	EA	MPIRE	\$16/20594	STAINLESS	27"w x 18" l x 9" d	LINIDEDMOLI	JNT SINGLE BOWL, 18 GAUGE	+
RITCHEN				KOHLER K7505-BL					SINGLE HOLE FAUCET W. 8" PULL-OUT SPOUT	
						MATTE BLACK				-
		GARBAGE DISPOSAL		NSINKERATOR	PRO 750	STANDARD			O. WITH SINKTOP SWITCH	-
			IN.	NSINKERATOR	STS-00	WHITE		SINKTOP		_
		REFRIGERATOR	FF	RIGIDAIRE	TBD	STAINLESS STEEL	36" w	FRENCH DC	OOR	
		GAS RANGE	FF	RIGIDAIRE	TBD	STAINLESS STEEL	30" w	SLIDE-IN		
		DISHWASHER	FF	RIGIDAIRE	TBD	STAINLESS STEEL				
		MICROWAVE/HOOD	COMBO F	RIGIDAIRE	TBD	STAINLESS STEEL	X.X cu. ft.	OVER-THE-F	RANGE UNIT	
		KITCHEN CABINETS		NANTRA CABINETS		SNOW	2 1/4" Rail		HAKER. FRONT DRAWER. PARTIAL OVERLAY.	
		KITCHEN PULLS		UMNER STREET	RL062043	MATTE BLACK	3" CL TO CL		CTANGULAR FINGER CABINET DOOR PULL	-
		INTEGRAL OLLS	30	OTHER STREET	REOUZU43	WATE DEACH		ETTIQIN NEC	ON A COLUMN THEOLIN CADINALI DOOK I OLL	-
		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				 				-
	ASHER/	WASHER DRYER STACE		VHIRLPOOL	WFW5620HW	WHITE				_
אט	PYER		W	VHIRLPOOL	WED5620HW	WHITE				
										1
										+
										-

# **FINISH NOTES**

- 1. REFER TO DOOR SCHEDULE FOR DOOR AND DOOR FRAME FINISH
- 2. PROVIDE ALL INTERIOR FINISHES IN ACCORDANCE WITH THE FLAME SPREAD REQUIREMENTS IN 2012 IBC, ALL INTERIOR FINISHES TO COMPLY WITH IBC SMOKE DEVELOPMENT REQS.
- 3. ALL FINISHES AND EQUIPMENT SELECTIONS TO BE SELECTED BY OWNER, VERIFIED BY ARCHITECT
- 4. WOOD FLOORING INSTALLATION WILL COMPLY WITH IBC 803.11.1 OR 803.11.2
- 5. ALL FINISHES WILL COMPLY WITH GCC SECTION 806 REGARDING ACCEPTABLE VOC EMISSION LIMITS (FORMALDEHYDE  $\leq$  16.5 mg/m3 or  $\leq$  13.5 ppb AND INDIVIDUAL  $\leq$  1/2 CA chronic REL)

EXTERIOR FINISH SCHEDULE Finish/Style/Color/Size Manufacturer Description Notes ۸ark BRICK WATSONTOWN BRICK CO. MANHATTEN SERIES SLATE KT TYPE 8 RUNNING COURSING BK-1 WATSONTOWN BRICK CO. BK-2 BRICK MANHATTEN SERIES SLATE KT TYPE 8 | STACK COURSING 3K-3 **BRICK** WATSONTOWN BRICK CO. | MANHATTEN SERIES SLATE KT TYPE 8 | SOLIDER COURSING VERTICAL ORIENTATION, PAINTED SHERWIN HARDIE ASPYRE SHIPLAP SIDING CP-1 FIBER CEMENT PANEL 1 WILIAMS SW6255 MORNING FOG & DURATION EXTERIOR ACRYLIC LATEX
VERTICAL ORIENTATION, PAINTED SHERWIN FIBER CEMENT PANEL 2 ASPYRE SHIPLAP SIDING CP-2 HARDIE WILIAMS SW7547 SANDBAR & DURATION EXTERIOR ACRYLIC LATEX CAST-IN-PLACE CONCRETE

# OTHER SPECIFICATIONS

Description	Manufacturer	Model #	Finish	Notes
MAILBOX	FLORENCE	T9FB684162	ANODIZED ALUMIN.	RECESSED. 4 DOOR. INSTALL 42" ABOVE FF
WATER HEATER	TBD	TBD		SERVICES 70% OF ALL SHOWERS SIMULATEOUSLY. PROVIDES 30 MINS OF HOT WATER FOR ALL OCCUPANTS.
WATERPROOFING	K&M SHEET METAL OR EQUAL	GALVALUME	BLACK MATTE	24 GAUGE SHEET METAL, 4"X6"
DOWNSPOUTS				
BASE TRIM			PAINT-GRADE	SMOOT SM-97, PRIMED, FINGER JOINT
DOOR AND WINDOW CASING			PAINT-GRADE	5/8" x 4, PRIMED, FINGER JOINT
_				
_				

3X3 AREA FOR DCRA USE

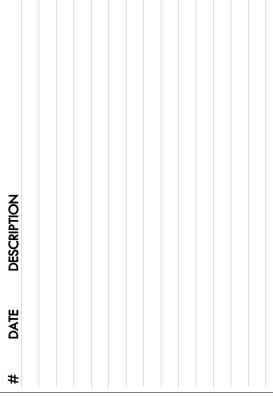


PROJECT TITLE

1036 NEWTON ST NW Washington, DC 20012

DRAWING TITLE

FINISH + EQUIPMENT SCHEDULE



KEY PLAN

PROJECT NUMBER

3/8" = 1'-0"

SD PROGRESS SET ISSUE DATE **02.15.21** 

DRAWING

### 01 10 00 SUMMARY

1 1.1 PROJECT SCOPE: The project for construction consists of a three story self storage building with two full cellars and a mezzanine composed of 1,036 SF office, and 101,201 SF of storage space. The use groups are S-1 with a B accessory use. The new building will be a non-rated steel post & beam from the Sub-Cellar through the Mezzanine level. The second and third floor will be bearing wall construction. The building will be type II-B construction and fully sprinkled. The building will have a combination of concrete and masonry walls, metal stud w/ E.I.F.S. walls, insulated metal panel walls, and storefront window systems. There will be two overhead traction elevators. The building will have split system HVAC with the condensers located on the roof. The roof storm water will be collected via internal drains and deposited into a SWM detention system in the parking lot.

I 1.2 GENERAL REQUIREMENTS: The following sheets are an indication of the general scope of work for this project and is intended to give the basic outline and main highlights of the project. The drawings, specifications, other contract documents, and general requirements are the final indicators of quality, quantity, location, and design intent of all work for the project.

- A. Conflicting Requirements: Where compliance with two or more standards that establish different or conflicting requirements for minimum quantities or quality levels is specified, the most stringent requirement shall apply. Refer uncertainties as to which quality level is more stringent to the Architect for a decision before proceeding.
- B. Minimum Quantities or Quality Levels: The quantity or quality shown or specified is the minimum to be provided or performed. Indicated values are minimum or maximum, as appropriate for the requirements. Refer instances of uncertainty to the Architect for decision before proceeding.
- C. Permits, Licenses, and Certificates: Submit copies of permits, licenses, certifications, inspection reports, jurisdictional settlements, notices, receipts for fee payments, judgments, and similar documents, correspondence and records in conjunction with compliance with standards and regulations bearing on performance and acceptance of the Work.
- D. Except where Contract Documents include more stringent requirements, applicable industry standards have the same force and effect as if bound or copied into Contract Documents. Such standards are part of the Contract Documents by reference.
- E. Referenced standards take precedence over standards that are not referenced but recognized in the industry as applicable to the extent there is a conflict.
- F. Contractor shall visit the site to verify all plans, existing dimensions & conditions. Notify the Architect, in writing, of any discrepancies before proceeding with the work & shall be responsible for same.
- G. Contractor shall be familiar with provisions of all applicable codes and shall insure the compliance of the work with all local, state, and federal codes. In the event of conflict between the Construction Documents, these specifications or local, state and national
- codes, the more stringent shall govern. H. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety is, and shall be, the Contractor's responsibility. Contractor and Subcontractors shall supervise and direct their work at all times and shall

be responsible for all construction means, methods, techniques, and safety procedures and

- for coordinating all portions of the work. Do not scale drawings. Use written dimensions for all measurements. All dimensions are to face of stud or face of masonry unless otherwise noted.
- K. Except for general building permits, Contractor and Subcontractors shall pay all taxes, secure all permits and pay all fees incurred in the completion of the project, including but not limited to building permits, water, electric and telephone service connection, certificate of occupancy surveys, inspections, and as built requirements from applicable jurisdictions
- L. Scope of work The Contractor shall include and provide all permanent and temporary labor, materials, equipment, supports, aides, hoist, transportation, storage, protection etc. and pay all expenses incurred in the proper completion of work unless specifically noted to be the work of others. Contractor shall perform all work necessary for producing a complete, habitable and a fully usable project, including but not limited to site work,
- architectural, structural, electrical, plumbing, and mechanical. M. The bid prices shall include everything necessary or proper for performing and completing the work required as indicated by the plans and specifications, to provide finished work and a fully usable project. Anything omitted therefrom which is necessary for the completion of the work or its appurtenance shall be considered a portion of the work although not directly specified or shown on the drawings.
- N. Insurance: Workmen's compensation, as required by law, and public liability shall be carried by the Contractor & Subcontractors at all times.
- O. All construction is to be in compliance with the following codes: current version of the 2012 IBC as amended by DCMR Title 12 & DC Construction Code Supplement of 2013, all other local amendments thereto and all applicable jurisdiction requirements including but not limited to, the local and state fire marshal's offices. P. Record Documents & Warranties:
- 1. Any and all variations from plans and / or change orders shall be documented and prices predetermined with Contractor and Owner prior to proceeding. A record shall
- be kept and noted by the General Contractor on an "as-built" set of Project Plans kept in the field office. 2. All warranty information shall be clear and explained to the Owner prior to
- Substantial Completion. General Contractor shall provide training to the Owner's representative on all building systems. a. All required and approved warranty manuals shall be bound in single volume
- and be provided to the Owner with instructions on how to fill out and send to the appropriate manufacturer prior to Substantial Completion. b. All warranties shall be as per the contract requirements and start no earlier than
- substantial completion unless approved by owner in writing prior to the beginning Q. All existing bonds, liens, and final inspections shall be released before any final draws are
- paid to the holder thereof.
- R. Compliance with these specifications and the drawings are some of the many requirements that must be satisfied prior to final payment.
- S. By acceptance of the Drawings and Specifications, Contractor agrees to limit Square 134 Architects' (SQ134) liability to an amount not to exceed available insurance (currently at \$1,000,000.00) for damages suffered by the Contractor and Subcontractors, arising from
- T. SQ134 shall not be liable to the contract for consequential damages, including without limitation, loss of use or loss of profits, regardless of whether such damages are caused by breach of contract, shalled misconduct, negligent act or omission or other wrongful act.

# I 1.3 ACCESS TO SITE:

- A. Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Limit use of Project site to areas within the Contract limits indicated on Drawings. Do not disturb portions of Project site beyond areas in which the Work is indicated.

# I 1.4 WORK RESTRICTIONS:

A. Comply with restrictions on construction operations.

SQ134's professional activities, errors or omissions.

- B. Comply with limitations on use of public streets and with other requirements of authorities
- C. Limit work on Project site to normal business working hours of 7:00 a.m. to 5:00 p.m.,
- Monday through Friday, unless otherwise indicated.
- D. Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.
- E. Use of tobacco products and other controlled substances on Project site is not permitted.
- F. Provide identification tags for the Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- G. Comply with Owner's requirements for drug and background screening of the Contractor personnel working on Project site. Maintain list of approved screened personnel with Owner's representative.

### I 1.5 DC GREEN CONSTRUCTION CODE:

- A. If the project must comply with the DC Green Construction Code, the Contractor will verfiy and check that the building complies with all regulations and electives throughout the construction of the building. Regulations and electives are provided in the Green Construction Code availble online and the (project specific) Green & Energy Compliance System forms.
- The Contractor will schedule and coordinate the Green Commissioning Process and Green Inspections.

### 01 20 00 PAYMENT PROCEDURES

1 1.1 SUMMARY: Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

1.2 SCHEDULE OF VALUES: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule
- 1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.
- 2. Submit the schedule of values to Architect at earliest possible date, but no later than seven calendar days before the date scheduled for submittal of initial Applications for Payment.

a. Submit the schedule of values as a PDF electronic file.

- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
- 1. Identification: Include the following Project identification on the schedule of values:
- a. Project name and location. b. Name of Architect.
- c. Architect's Project number.
- d. Contractor's name and address.
- e. Date of submittal.
- 2. Arrange the schedule of values consistent with format of AIA Document G703 or in tabular form, with separate columns to indicate the following for each item listed: a. Related Specification Section or Division.
- b. Description of the Work.
- c. Name of subcontractor.
- d. Name of manufacturer or fabricator.
- e. Name of supplier.
- f. Change Orders (numbers) that affect value. g. Dollar value of the following, as a percentage of the Contract Sum to nearest one
  - hundredth percent, adjusted to total 100 percent. Round dollar amounts to whole dollars, with total equal to Contract Sum.
  - Materials.
- Equipment. 3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line
- items for principal subcontract amounts in excess of five percent of the Contract Sum. 4. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
- a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
- 5. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the
- 6. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine
- 7. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each
- a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
- 8. Schedule of Values Revisions: Revise the schedule of values when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include at least one separate line item for each Change Order and Construction Change Directive.

# I 1.3 APPLICATIONS FOR PAYMENT:

- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
- 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- Payment Application Times: Progress payments shall be submitted to Owner and Architect by dates to be determined by the Owner. The period covered by each Application for Payment is one month.
- 1. Submit draft copy of Application for Payment a minimum two business days prior to due date for review by Owner and Architect.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- 1. Other Application for Payment forms proposed by the Contractor shall be acceptable to Owner and Architect. Submit forms for approval with initial submittal of schedule of
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
- 1. Entries shall match data on the schedule of values and Contractor's construction
- schedule. Use updated schedules if revisions were made. 2. Include amounts for work completed following previous Application for Payment,
- whether or not payment has been received. Include only amounts for work completed at time of Application for Payment. 3. Include amounts of Change Orders and Construction Change Directives issued before
- last day of construction period covered by application. 4. Indicate separate amounts for work being carried out under Owner-requested project
- E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on- site and items stored off-site. 1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of
- surety to payment for stored materials. 2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not
- include overhead and profit on stored materials. 3. Provide summary documentation for stored materials indicating the following: a. Value of materials previously stored and remaining stored as of date of previous
- Applications for Payment. b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for
- c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

- F. Transmittal: Submit signed and notarized original copies of each Application for Payment, in quantity as required by Owner, to Architect by a method ensuring receipt. One copy shall include waivers of lien and similar attachments if required.
- 1. Transmit each copy with a transmittal form listing attachments and recording
- appropriate information about application. G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
- 1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
- 2. When an application shows completion of an item, submit conditional final or full
- 3. Owner reserves the right to designate which entities involved in the Work must submit
- 4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
- 5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner. . Initial Application for Payment: Administrative actions and submittals that must precede or
- coincide with submittal of first Application for Payment include the following: 1. List of subcontractors.
- 2. Schedule of values.
- 3. Contractor's construction schedule (preliminary if not final). 4. Products list (preliminary if not final).
- 5. Sustainable design action plans.
- 6. Submittal schedule (preliminary if not final). 7. List of Contractor's staff assignments.
- 8. List of Contractor's principal consultants.
- 9. Copies of building permits. 10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
- 11. Initial progress report.
- 12. Certificates of insurance and insurance policies.
- 13. Performance and payment bonds. 14. Data needed to acquire Owner's insurance.
- 15. Initial settlement survey and damage report, if required. Application for Payment at Substantial Completion: After Architect issues the Certificate of
- Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
- 1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
- 2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work. Final Payment Application: After completing Project closeout requirements, submit final
- Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following: 1. Evidence of completion of Project closeout requirements.
- 2. Insurance certificates for products and completed operations where required and proof
- that taxes, fees, and similar obligations were paid. 3. Updated final statement, accounting for final changes to the Contract Sum.
- 4. AIA Document G706.
- 5. AIA Document G706A. 6. AIA Document G707.
- 7. Evidence that claims have been settled.
- 8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed
- responsibility for corresponding elements of the Work. 9. Final liquidated damages settlement statement.

# 01 22 00 CONTRACT MODIFICATION PROCEDURES

I 1.1 SUMMARY: Section includes administrative and procedural requirements for handling and processing Contract modifications.

I 1.2 MINOR CHANGES IN THE WORK: Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710.

# 1.3 PROPOSAL REQUESTS:

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and
- 1. Work Change Proposal Requests issued by Architect are not instructions either to stop
- work in progress or to execute the proposed change. 2. Within time specified in Proposal Request or 20 calendar days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the
- a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
- b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
- c. Include costs of labor and supervision directly attributable to the change. d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an
- extension of the Contract Time. B. Contractor-Initiated Work Change Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a
- change to Architect. a. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
- b. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to
- substantiate quantities. c. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade
- d. Include costs of labor and supervision directly attributable to the change. e. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the
- Contract Time. Proposed additional Work may not proceed until any additional time or additional costs related to the change have been approved in writing by the Owner.

I 1.4 CHANGE ORDER PROCEDURES: On Owner's approval of a Work Change Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

# I 1.5 CONSTRUCTION CHANGE DIRECTIVE:

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
- 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive. 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

### 01 30 00 PROJECT MANAGEMENT AND COORDINATION

# I 1.1 GENERAL:

- A. Contractors shall coordinate with the Owners and public testing agencies to inspect and test at the least all the following: environmental abatement, soils and foundations, concrete, masonry installations, structural steel, light gage metal framing, mechanical, electrical, plumbing, mechanical, fire protection, life safety, energy code and ADA as well
- as any other items identified by the local jurisdiction as required. Any corrections, additions, or modifications to contract documents including structural, mechanical, electrical, site work and landscape drawings shall be approved by the Owner and Architect per the contract. If modifications to the documents are necessary subsequent to their issuance for bidding, said modifications shall be issued as bid
- addendum and shall be made part of the project requirements. C. Any discrepancies found within the Construction Documents, or between the Construction Documents, and site conditions, shall be brought to the attention of the Architect at time of bidding. Architect shall make timely revisions to the documents so as not to delay bidding
- Substitutions: Where the General Contractor requests approval of an item of equipment or other material which deviates from the requirements of the specifications or the drawings and may require a redesign or alteration of structure, partitions, foundations, piping, wiring or any other part of the mechanical, electrical, or architectural layout, all such redesign, redrawing, resubmissions, fees and all other related construction cost increases or delays, shall be paid for by the Contractor.
- 1. Where specific items of a particular manufacturer are specified herein by make or model number it is not the intent of these specifications to prohibit the use of technically equivalent items of another manufacturer provided all requirements herein are met including those requirements which are implied by specifying the particular item described. Should the contractor wish to propose alternate items to those specified, approval of the Owner & Architect must be obtained prior to bidding, procurement and installation. All related cost increases or delays, as defined above shall be paid for by the Contractor.
- 2. If General Contractor elects to substitute equipment manufacturer or other materials as specified, he shall submit performance data to Architect for review/approval prior to submitting bid. Regardless of Architect approval, the General Contractor is to meet, at a minimum, the performance criteria contained by specified items in the Contract Documents.
- 3. General Contractor shall attach a fully filled in copy of the Substitution Form attached to this specification for all proposed substitutions for Owner's and architects review and consideration. Determinations of what is an "equal" and suitability of any proposed substitution shall be at the sole discretion of the Architect and Owner.
- E. <u>Pre-Demolition Conference</u>: Prior to demolition work commencing, the General Contractor shall coordinate a meeting at the project site, or other mutually agreed location with abatement subcontractor, Demolition Subcontractor, Electrical, Plumbing, and Mechanical Subcontractors, Roofing Subcontractor and other entities concerned with safety procedures and systems coordination including (where applicable) Owner's insurer, test agencies, environmental consultants, governing authorities, Architect, and Owner. Record discussions and agreements and furnish copy to each participant immediately following the meeting. Provide at least 72 hours advance notice to participants prior to convening
- <u>Pre-Roofing Conference</u>: Prior to installation of roofing and associated work, the General Contractor shall coordinate a meeting at the project site, or other mutually agreed location with, with Installer, roofing manufacturer rep, installers of related work, and other entities concerned with roofing performance, including (where applicable) Owner's insurer, test agencies, governing authorities, Architect, and Owner. GC to record discussions and agreements and furnish copy to each participant. Provide at least 72 hours advance notice to participants prior to convening pre-roofing conference.
- G. Pre-Sprinkler, Electrical & Mechanical Conference: Prior to installation of sprinklers, mechanical and associated work, the General Contractor shall coordinate a meeting at the project site, or other mutually agreed location, with sprinkler installer, electrical contractor, mechanical contractor, installers of related work, and other entities concerned with coordinating key building support systems, including (where applicable) governing authorities, Architect, and Owner. GC to record discussions and agreements and furnish copy to each participant. Provide at least 72 hours advance notice to participants prior to convening pre-Sprinkler, Electrical & Mechanical conference. 1. The intent is to coordinate all work and ensure compliance with the Construction
- H. <u>Pre- Fire Alarm/Detection, Security, Telephone, & Elevator Conference</u>: Prior to installation of the fire alarm/detection system, the security system, telephone system, and the elevators, the General Contractor shall coordinate a meeting at the project site, or other mutually agreed location with the fire alarm contractor, the security contractor, the telephone system installation contractor, the elevator contractor and the electrical

Documents and to resolve all potential conflicts including but not limited to head height

- contractor shall participate in a joint conference to coordinate the interface of all systems. <u>Pre-Millwork Conference</u>: Prior to fabrication of millwork, General Contractor shall conduct a coordination conference with the participation of the millwork fabricator, the electrical contractor, the telephone system installer and office equipment supplier and any other trade or entity whose work must be coordinated with the millwork.
- 1. Representatives attending meetings shall be qualified and authorized to act on behalf of the entity they represent. The Architect and/or Owner (and/or Owner's designee) may attend any meeting to ascertain that the Work is consistent with the Contract Documents.
- 2. Schedule meetings and conferences through the duration of the Work with each meeting scheduled, administered, and presided over as specified and including the following requirements. a. Prepare agenda for each conference and meeting. Coordinate with the Owner
- and Architect prior to distribution of the agenda for inclusion of any additional agenda items they may have. b. Distribute a written notice including the agenda to participants not less than seven days prior to the scheduled date.
- c. Make physical arrangements for the meetings. d. Record minutes, attendees, and include significant proceedings and decisions. e. Reproduce and distribute copies of the minutes to all participants within five days

after all meetings including Owner and Architect whether or not they are present..

- f. Maintain 1 copy of agenda and minutes for each conference and meeting in the field office. K. <u>Preconstruction Conference</u>:
- 1. At not less than a minimum of 7 days prior to beginning construction, schedule the preconstruction conference. If possible, convene at the site of the Work, or coordinate as required for a location acceptable to the Owner.
- a. Administrative and Procedural Issues: b. Designation of representatives for Contractor, Owner & Architect. c. Verification of correct Contract Documents for Construction.
- d. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal requests, changes and Contract closeout procedures.
- f. Security and housekeeping procedures g. Procedures for testing
- h. Procedures for maintaining record documents Site Mobilization and Utilization

j. Clearing, grading, road work, utilities and all other components of the site work

k. Construction facilities and controls provided by Owner and by the Contractor Temporary Utilities.

required for the project.

2. Minimum Agenda:

e. Scheduling

# L. <u>Progress Meetings</u>:

- 1. Meet periodically to review the project schedule for the purpose of coordinating and expediting the work. If possible, convene at the site of the Work, or coordinate as required for a location acceptable to the Owner.
- 2. Minimum Agenda: a. Work progress since previous meeting: Current activities, Critical activities, and
- Deviations from schedule
- b. Field observations, problems, conflicts and decisions.
- c. Deficiencies: Identification of items and Status of Correction.
- d. Requests of information.
- e. Submittal schedule
- f. Changes and modifications.

g. Required inspections

3. Meeting Minutes: Meeting minutes shall be completed by the General Contractor and issued to all attendees and the Owner & Architect regardless of their attendance, not less than 5 days after the meeting.

### 01 32 00 FIELD ENGINEERING

### I 1.1 GENERAL:

- A. Certificates: Submit a certificate signed by a qualified Land Surveyor certifying that the
- location and elevation of all improvements comply with Contract Documents. B. Verify layout information shown on the Drawings, in relation to the property survey and existing benchmarks before proceeding to layout the Work. All other survey work by General Contractor. Owner to provide property boundaries only. Protect existing
- benchmarks and control points. Preserve permanent reference points during construction. C. Existing utilities and equipment: The existence and location of underground utilities and construction indicated as existing are not guaranteed. Before beginning site work, Contractor is to verify the existence and location of underground utilities and other construction.
- crossings for all utilities including but not limited to sanitary sewer, storm sewer and all water service piping. E. Performance: Working from benchmarks provided by owner, establish benchmarks and markers to set lines and levels at each story of construction and where needed to properly locate each element including but not limited to all utilities and access points to the building. Calculate and measure required dimensions within indicated or recognized

D. Prior to construction, verify the location and invert elevation at points of connection and all

# I 1.2 EXECUTION:

A. Provide and advise entities engaged in construction activities, of control lines and levels.

tolerances. Do not scale Drawings to determine dimensions.

Check every element for line, level and plumb throughout construction. B. Site Improvements: Locate and lay out site improvements, including pavements, stakes for grading, fill and topsoil placement, utility slopes, crossings and invert elevations by instrumentation and similar appropriate means.

C. Building Lines and Levels: Locate and lay out batter boards for structures, building

foundations, column grids and locations, floor levels and control lines and levels required D. Existing Utilities: Adjust, move or relocate existing structures, utility poles, lines, services or other appurtenances located in, or affected by construction. Coordinate with local

# 01 34 00 SUBMITTALS AND RFIs

authorities having jurisdiction.

- I 1.1 SUBMITTAL SCHEDULE:
- A. The General Contractor, within 10 business days of Notice to Proceed, shall provide Owner and Architect a list of submittals, arranged in chronological order by dates manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections. The
- list is to be updated and submitted to the Architect on the 15th of each month for the duration of the project.
- B. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.

C. Submit concurrently with the first complete submittal of Contractor's construction schedule.

submitted together.

furnish the material or perform operation so marked.

1.2 GENERAL SUBMITTAL REQUIREMENTS: A. Clarity of Submittals: Concise and comprehensive. Pertinent data with all extraneous information deleted. Only data applicable to this Project, supplemented as necessary. Materials, finishes, and option selections indicated. Illustrate fabrication and installation attachments. Indicate specific proposed products and work. Editing marks not to be confused with review marks; do not use red ink or font. Cross reference information to

Contract Documents. Where the term "or others" appears, indicate on submittal who is to

simultaneous with shop drawings and samples. Shop drawings (graphic assembly) prior to

or simultaneous with samples or mockups. Samples (colors and finishes) coordinated and

B. Completeness: A logical sequence of related information. Sufficient information correlated

with requirements of the Contract Documents. Properly identified items with space

provisions for processing. Product data (materials and compliance) prior to or

3X3 AREA FOR DCRA USE



PROJECT TITLE

Washington, DC 20012

**SPECIFICATIONS** 

1036 NEWTON ST NW

DRAWING TITLE

KEY PLAN

PROJECT NUMBER

12" = 1'-0"

19011 **SCALE** 

SD PROGRESS SET **ISSUE DATE** 

02.15.21

**DRAWING** 

- I 1.3 SUBMITTAL PROCEDURES:
- A. Prepare and submit submittals of the following if appliacable to the project (not limited
- 1. Below grade Waterproofing System including proposed warrantee information
- 2. Brick / Concrete Block
- 3. Mortar Color selection
- 4. Concrete Mix Design
- 5. Structural Steel (requires structural engineer's seal)
- 6. Steel Fabrications (Structure / Layout)
- 7. Metal Building Systems: a. Non-Composite and / or Composite Decking
- b. Light Gage Structural Framing (requires structural engineer's seal)
- c. Partition Walls
- d. All panels are to have G-60 coating w/ factory certification letter 8. Insulated Metal Wall Panels
- 9. Roof Systems including:
- a. Roofing System including proposed warrantee information
- b. Copings and Flashing c. Wearing surfaces, Substrates, curbs, penetrations, accessories etc.
- 10. Insulation and all accessories
- 11. Stairs & Handrails (requires structural engineer's seal)
- 12. Doors, Door Hardware, Storefront, Windows & Glazing
- 13. All Finishes (Interior / Exterior) General Contractor is to provide and maintain a sample board of all proposed and approved finishes at the job site.
- 14. Appliances / Equipment / Accessories
- 15. Millwork/Cabinetry
- 16. Elevator Equipment, Performance and Finishes
- 17. Plumbing (Layout / Equipment Selections) 18. HVAC (Layout / Equipment Selections)
- 19. Electrical Fixtures, Equipment and Lighting Equipment 20. Fire Alarm/Detection system shop drawings (approved by local Fire Marshal)
- 21. Interior and Exterior Signage (Unit, Directional, building mounted signage)
- 22. Sprinkler Shop Drawings (requires engineer's seal & Fire Marshall approval) 23. Security System including all accessories
- B. Prepare submittals as PDF package, and transmit to Architect by sending via email.
- Include PDF transmittal form. C. Coordinate preparation and processing of submittals with performance of construction
- 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other
- submittals, and related activities that require sequential activity. 2. Coordinate transmittal of submittals for related parts of the Work so processing will
- not be delayed because of need to review submittals concurrently for coordination. 3. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received. Architect will notify Owner and Contractor if action on a submittal is withheld.
- D. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
- 1. Initial Review: The Architect will review and return submittals in an average of 15 calendar days. It is acknowledged and understood that some submittals will take longer to review than others dependent on the complexity of the specific issues involved and the magnitude and quantity of submittals in review at that time. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
- 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
- 3. Resubmittal Review: Allow sufficient time for review of each resubmittal dependent on the complexity of the specific issues involved and the magnitude and quantity of submittals in review at that time. Time necessary for Architect's and Architect's consultants' review of resubmittals shall be absorbed by the Contractor.
- 4. Concurrent Consultant Review: Where the Architect allows that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow sufficient time for review of each submittal dependent o the complexity of the specific issues involved and the magnitude and quantity of submittals in review at the time. Submittal will be returned to the Contractor through the Architect.
- Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's or Architect's consultant's action stamp.

# 1 1.4 SUBMITTAL REQUIREMENTS:

- A. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data unless submittal based on Architect's digital data drawing files is otherwise permitted.
- 1. Preparation: Fully illustrate requirements in the Contract Documents. Include the
- following information, as applicable: a. Identification of products.
- b. Schedules.
- c. Compliance with specified standards.
- d. Notation of coordination requirements. e. Notation of dimensions established by field measurement.
- f. Relationship and attachment to adjoining construction clearly indicated.
- g. Seal and signature of professional engineer if specified. Submit Shop Drawings in a PDF Electronic File: Each file to include a cover page from
- the Contractor indicating that the Contractor has reviewed the information being submitted.
- B. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other materials 1. Transmit Samples that contain multiple, related components such as accessories
- together in one submittal package. 2. Identification: Permanently attach label on unexposed side of Samples that includes
- the following:
- a. Project name and submittal number. b. Generic description of Sample.
- c. Product name and name of manufacturer.
- d. Sample source.
- e. Number and title of applicable Specification Section.
- f. Specification paragraph number and generic name of each item. 3. Provide a paper transmittal including complete submittal information along with the Sample(s) to the Architect's office by mail or courier service. In additon, provide a pdf
- of the transmittal by email for Owner's and Architect's records. 4. Maintain sets of approved Samples at Project site, available for quality- control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.

### I 1.5 CONTRACTOR'S REVIEW:

- A. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark
- with approval stamp before submitting to Architect or Architect's consultants. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
- 1. Architect and Architect's consultants will not review submittals received from Contractor that do not have Contractor's review and approval.

### I 1.6 ARCHITECT'S AND ARCHITECT'S CONSULTANTS' REVIEW:

- A. Architect or Architect's consultant will review each submittal, indicate corrections or revisions required and return it.
- 1. PDF Submittals: Architect or Architect's consultant will indicate, via markup on each submittal, the appropriate action.
- 2. Paper Submittals: Architect or Architect's consultant will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action
- B. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- Architect will return without review submittals received from sources other than Contractor. D. Submittals not required by the Contract Documents will be returned by Architect without

### I 1.7 REQUESTS FOR INTERPRETATION (RFIs):

work or work of subcontractors.

- A. General: Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
- a. Prior to issuing and RFI, carefully study and compare the Contract Documents, other Owner-provided information, Contractor-prepared coordination Drawings, and other Project correspondence or documentation for the required information.
- b. Architect will return RFIs responses by consultants under the Architect's contractual control only. c. Architect will return without response those RFIs submitted to Architect by other entities
- controlled by Contractor. d. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's
- RFI Forms: AIA Document G716 or software generated form acceptable to Architect shall be used. PDF electronic file shall be consistent and named with Project name and RFI number. Attachments shall be electronic files in PDF format named with reference to the
- C. Architect's Action: Architect will review each RFI, determine action required, and respond. The Architect will respond to RFI's within an average of seven (7) calendar days. It is acknowledged and understood that some RFI's will take longer to respond to than others
- dependent on the complexity of the specific issue. RFIs received by the Architect after 1:00 p.m. will be considered as received the following working day.
- D. The following Contractor-generated RFIs will be returned without action:
- a. Requests for approval of submittals.

RFI number.

- b. Requests for approval of substitutions. Requests for approval of Contractor's means and methods.
- d. Requests for coordination information already indicated in the Contract Documents.
- e. Requests for adjustments in the Contract Time or the Contract Sum. f. Requests for interpretation of Architect's actions on submittals.
- g. Incomplete RFIs or inaccurately prepared RFIs. h. RFIs deemed by the Architect to be frivolous.
- E. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt by Architect of additional
- Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in
- writing within 7 calendar days of receipt of the RFI response. G. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number.
- Submit log at each scheduled progress meeting. H. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven calendar days if Contractor disagrees with response.

# 01 40 00 WARRANTIES AND BONDS

# I 1.1 GENERAL:

- A. Standard Product Warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer
- to the Owner. B. Special Warranties are written warranties required by or incorporated in Contract Documents, to extend time limits provided by standard warranties or to provide greater
- rights for the Owner. C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates
- the products, nor does it relieve suppliers, manufacturers, and Subcontractors required to countersign special warranties with the Contractor. D. Replacement Cost: On determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of
- Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through part of its useful service life. E. Owner's Recourse: Written warranties made to the Owner are in addition to implied
- warranties, and shall not limit duties, obligations, rights and remedies otherwise available under the law, nor shall warranty periods be interpreted as limitations on time in which the Owner can enforce such other duties, obligations, rights, or remedies. Submit written warranties to the Owner prior to applying for Substantial Completion.
- G. See individual specification sections for information on required warrantees but the General Contractor is to provide at a minimum, but not limited to, the following: Total project warrantee by General Contractor
  - Site structures (below and above grade)
- Below grade waterproofing systems 4. Roofing System including:
- a. All materials and installation of main roofing membrane system
- b. All materials and installation of all roof accessories including but not limited to flashing, coping, walk pads, penetrations, protection boards and insulation.
- All metal finishes 6. All powered and specialty doors
- 7. Elevator (including 2 year minimum maintenance contract)
- 8. All mechanical and plumbing equipment.
- 9. All main electrical switch gear
- All appliances. 11. Complete Security System including gate, cameras, monitors, electronics etc.

# **01 42 00 QUALITY REQUIREMENTS**

# I 1.1 DELEGATED-DESIGN SERVICES:

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria
- 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

### I 1.2 CONFLICTING REQUIREMENTS:

- A. Conflicting Standards and Other Requirements: If compliance with two or more standards or requirements are specified and the standards or requirements establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for direction before proceeding.
- Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

### I 1.3 CONTRACTOR'S QUALITY-CONTROL PLAN:

- A. Quality-Control Plan, General: Submit quality-control plan within 10 workdays of Notice to Proceed, and not less than workdays prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-
- B. Quality-Control Personnel Qualifications: Engage qualified personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.

control responsibilities. Coordinate with Contractor's Construction Schedule.

- 1. Project quality-control manager may also serve as Project superintendent. C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection, including the following:
- 1. Contractor-performed tests and inspections including Subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections. Distinguish source quality-control tests and inspections from field quality- control tests and inspections.
- 2. Special inspections required by authorities having jurisdiction and indicated on the Statement of Special Inspections.
- 3. Owner-performed tests and inspections indicated in the Contract Documents. E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and
- approved mockups. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

# I 1.4 TEST AND INSPECTION LOG:

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following: 1. Date test or inspection was conducted.
- 2. Description of the Work tested or inspected. 3. Date test or inspection results were transmitted to Architect.

1. Submit log at Project closeout as part of Project Record Documents.

4. Identification of testing agency or special inspector conducting test or inspection. B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Owner's and Architect's reference during normal working hours.

# I 1.5 INTEGRATED EXTERIOR MOCKUP:

- A. As soon as practicable (preferred 30 calendar days, but not more than 60 calendar days, from start of construction), construct an integrated exterior mockup to be reviewed by Architect and Owner for approval prior to purchasing/ordering materials.
- 1. Mockup shall be approximately 4 feet wide by 8 feet tall, including specified masonry veneer, cast stone trim, window unit with flashing, composite metal panel, painted steel components, building wrap, flashings, sealants, and all other components necessary for the Owner and Architect to review and approve materials and colors.
- 2. Coordinate the location and orientation of the mockup with the Owner and Architect. 3. Mockups must be approved in writing by the Owner and Architect prior to commencing actual construction.

# I 1.6 PRE-ROUGH-IN WALK-THROUGH:

- A. Coordinate and schedule a walk-through of representative residential units with Owner's personnel and Architect after framing installation and before any utility rough-in has
- 1. Locations of all utilities and other required items, especially in residential kitchens and bathrooms, shall be reviewed and approved by the Owner and Architect at this walk-
- 2. A pre-close-in walk-through will be held before wall finishes and substrates are installed in order to verify that installation of utility-related items is acceptable.

# I 1.7 PRE-CLOSE-IN WALK-THROUGH:

- A. Prior to wall close-in with application of wall finishes such as gypsum board panels, coordinate and schedule a walk-through of the same rooms and spaces as were inspected during the Pre- Rough-In Walk-Through with the Owner and Architect in order to address deficiencies, including locations of boxes for electrical switches and outlets, installation of insulation at exterior walls, blocking at walls for toilets and bathtubs, and other
- requirements of the Contract Documents. 1. Coordinate walk-through attendance as necessary to discuss any required design
- 2. Pre-Close-In Walk-Through shall not be an exhaustive inspection of the entire

# I 1.8 REPAIR AND PROTECTION:

responsibility for quality-control services.

A. General: On completion of testing, inspection, sample taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements matching existing

substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. B. Protect construction exposed by or for quality-control service activities. C. Repair and protection are Contractor's responsibility, regardless of the assignment of

### 01 50 00 TEMPORARY FACILITIES AND CONTROLS

### I 1.1 GENERAL:

- A. Regulations: Comply with applicable laws and regulations. Standards: Comply with NFPA Code 241, "Building Construction and Demolition Operations", ANSI- A10 Series standards for "Safety Requirements for Construction and Demolition", and NECA Electrical Design Library "Temporary Electrical Facilities."
- B. Conditions of Use: Keep facilities clean and neat. Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload, or permit facilities to interfere with progress. Do not allow hazardous, dangerous or unsanitary conditions, or public nuisances to develop or persist on the site.
- C. Temporary Utility Installation: Engage the local utility company to install temporary service or after arranging for metering and payment to Owner or others for use provisions connect to existing service. Arrange for a time when service can be interrupted to make connections. Provide adequate capacity at each stage of construction. Prior to temporary utility availability, provide trucked-in services. Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service in compliance with National Electric Code (NFPA 70). Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction. 1. Sewer Service: Pay sewer-service use charges for sewer usage by all entities for construction operations.
- 2. Water Service: Pay water-service use charges for water used by all entities for construction operations
- 3. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.
- D. Temporary Construction and Support Facilities Installation: Locate for easy access. General Contractor is to provide, maintain and pay for all facilities until Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion shall be permitted to use permanent facilities, under conditions acceptable to the Owner.
- E. Field Office and Equipment: Field office facilities are for contractor's use and are the responsibility of the contractor. The contractor generally can determine what is needed for the field office but needs to consult with authorities having jurisdiction and Owner for any special functions that may be required. All temporary field office, equipment, build outs, etc...shall be situated so as not to delay the construction work and shall be relocated as needed and ultimately removed prior to Substantial Completion.
- F. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of barricades. Paint appropriate warning signs to inform personnel and the public of the hazard being protected against. Where needed provide lighting, including
- flashing lights. G. Environmental Protection: Operate temporary facilities and conduct construction by methods that comply with environmental regulations, and minimize the possibility that air, waterways and subsoil might be contaminated or polluted. Avoid use of tools and equipment that produce harmful noise. Restrict use of noise making tools and equipment to hours that shall comply with all local jurisdictions requirements.

H. Temporary facilities are the sole responsibility of the Contractor.

# I 1.2 PRODUCTS:

- A. Portable Chain-Link Fencing: Minimum 2-inch, 0.148-inch-thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch-OD line posts and 2-7/8-inch-OD corner and pull posts, with 1-5/8-inch-OD top and
- bottom rails. Provide concrete bases for supporting posts. B. Fencing Windscreen Privacy Screen: Polyester fabric scrim with grommets for attachment to chain link fence, sized to height of fence, in color selected by Architect from manufacturer's standard colors.
- C. Wood Enclosure Fence: Plywood, 8 feet high, framed with four 2-by-4-inch rails, with preservative-treated wood posts spaced not more than 8 feet apart.
- D. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading. Of sufficient size to accommodate needs of construction personnel office activities and to accommodate Project meetings specified in other Division 01 Sections. Keep office clean and orderly. Furnish and equip offices as follows:
- 1. Furniture required for Project-site documents including file cabinets, plan tables, plan
- racks, and bookcases. 2. Conference room of sufficient size to accommodate meetings of 10 individuals. Provide electrical power service and 120-V ac duplex receptacles, with no fewer than one receptacle on each wall. Furnish room with conference table, chairs, and 4foot-square tack and marker boards.
- 3. Drinking water and private toilet. 4. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F.
- 5. Lighting fixtures capable of maintaining average illumination of 20 fc at desk height. E. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to

accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

utilities to minimize waste.

- I 1.3 EXECUTION A. Conservation: Coordinate construction and use of temporary facilities with consideration given to conservation of energy, water, and materials. Coordinate use of temporary
- B. Collection and Disposal of Waste: Collect waste daily. Comply with NFPA 241 for removal of combustible waste. Enforce requirements strictly. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly. Dispose in a lawful manner.

C. Enclosure Fence: When excavation begins, install an enclosure fence with lockable

entrance gate or enclose the entire site or the portion sufficient to accommodate

- operations. Secure existing and newly constructed buildings throughout construction to prevent unauthorized access and to protect persons and property at all times. Security of the construction area is the Contractors responsibility D. Termination and Removal: Remove each facility when the need has ended, or replaced by
- a permanent facility, or no later than Substantial Completion. Complete or restore construction delayed because of interference with the facility. Repair damaged Work, clean exposed surfaces and replace construction that cannot be satisfactorily repaired.
- E. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water. 1. Dispose of rainwater in a lawful manner that will not result in flooding Project or
- adjoining properties or endanger permanent Work or temporary facilities. 2. Remove snow and ice as required to minimize accumulations. F. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written
- permission from adjacent property owner to access property for that purpose. G. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable
- H. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains. I. Pest Control: Engage pest-control service to recommend practices to minimize attraction

and harboring of rodents, roaches, and other pests and to perform extermination and

control procedures at regular intervals so Project will be free of pests and their residues

at Substantial Completion. Perform control operations lawfully, using materials approved by authorities having jurisdiction. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and

obstructions. Comply with regulations of authorities having jurisdiction.

- K. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary
- .. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
- M. Moisture and Mold Control:
- 1. Exposed Construction Period: Before installation of weather barriers, when materials
- are subject to wetting and exposure and to airborne mold spores, protect as follows: a. Protect porous materials from water damage.
- b. Protect stored and installed material from flowing or standing water. c. Keep porous and organic materials from coming into prolonged contact with
- d. Remove standing water from decks.

2. Partially Enclosed Construction Period: After installation of weather barriers but

subject to infiltration of moisture and ambient mold spores, protect as follows: a. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.

before full enclosure and conditioning of building, when installed materials are still

- b. Keep interior spaces reasonably clean and protected from water damage. c. Periodically collect and remove waste containing cellulose or other organic
- d. Discard or replace water-damaged material.

specified for installed and stored materials.

e. Keep deck openings covered or dammed.

- e. Do not install material that is wet. f. Discard and replace stored or installed material that begins to grow mold.
- g. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material in gypsum board or other interior finishes. 3. Controlled Construction Period: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
  - conditions. b. Use temporary or permanent HVAC system to control humidity within ranges

a. Control moisture and humidity inside building by maintaining effective dry-in

c. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits. 4. Hygroscopic materials that may support mold growth, including wood and gypsum-

levels higher than allowed. Report findings in writing to Architect.

- based products, that become wet during the course of construction and remain wet for 48 hours are considered defective and require replacing. 5. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture
- 6. Remove and replace materials that cannot be completely restored to their manufactured moisture level within 48 hours.

3X3 AREA FOR DCRA USE



PROJECT TITLE

Washington, DC 20012

**SPECIFICATIONS** 

1036 NEWTON ST NW

DRAWING TITLE

KEY PLAN

STAMP

PROJECT NUMBER 19011 **SCALE** 

02.15.21

**DRAWING** 

12" = 1'-0"

SD PROGRESS SET **ISSUE DATE** 

# 01 70 00 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

- I 1.1 WASTE MANAGEMENT PLAN:
- A. Construction waste management planning requirements:
- 1. Develop and implement a construction waste management plan:
- a. Establish waste diversion goals for the Project by identifying at least five materials (both structural and nonstructural) targeted for diversion. Approximate
- a percentage of the overall Project waste that these materials represent. b. Specify whether materials will be separated or commingled and describe the

diversion strategies planned for the Project. Describe where the materials will be

- taken and how the recycling facility will process the material. 2. Provide a final report detailing all major waste streams generated, including disposal and diversion rates.
- 3. Alternative daily cover (ADC) does not qualify as material diverted from disposal. Include materials destined for ADC in the calculations as waste. Land clearing debris is not considered construction, demolition, or renovation waste that can contribute to
- waste diversion. B. Waste Identification: Indicate anticipated types and quantities of construction waste
- generated by the Work. Include estimated quantities and assumptions for estimates. C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
- 1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into
- 2. Salvaged Materials for Sale: For materials that will be sold to individuals and
- organizations, include list of their names, addresses, and telephone numbers. 3. Salvaged Materials for Donation: For materials that will be donated to individuals
- and organizations, include list of their names, addresses, and telephone numbers. 4. Recycled Materials: Include list of local receivers and processors and type of recycled
- materials each will accept. Include names, addresses, and telephone numbers.
- 5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
- 6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.

### I 1.2 PERFORMANCE REQUIREMENTS:

- A. Recycle and/or salvage nonhazardous construction materials. Calculations can be by weight or volume but must be consistent throughout.
- B. Exclude excavated soil, land-clearing debris from calculations. Include materials destined for alternative daily cover (ADC) in the calculations as waste (diversion). Include wood waste converted to fuel (bio-fuel) in the calculations; other types of waste-to-energy are not considered diversion.
- C. However, for projects that cannot meet requirements using reuse and recycling methods, waste-to-energy systems may be considered waste diversion if the European Commission Waste Framework Directive 2008/98/EC and Waste Incineration Directive 2000/76/EC are followed and Waste to Energy facilities meet applicable European Committee for Standardization (CEN) EN 303 standards.
- D. Comply with one of the following two options: 1. Option 1 - Diversion: Divert at least 75 percent of the total construction material; diverted materials must include at least four material streams.
- 2. Option 2 Reduction of Total Waste Material: Do not generate more than 2.5 pounds of construction waste per square foot of the building's floor area.
- E. Construction Waste: 1. Masonry and CMU.
- Lumber.
- Wood sheet materials. 4. Wood trim.
- Metals.
- 6. Roofing. 7. Insulation.
- 8. Carpet and pad.
- 9. Gypsum board. 10. Piping.
- 12. Packaging: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the following uncontaminated packaging materials:
- a. Paper.
- b. Cardboard. c. Boxes.
- d. Plastic sheet and film.
- e. Polystyrene packaging. f. Wood crates.
- g. Wood pallets. h. Plastic pails.
- F. Construction Office Waste: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the following construction office waste materials:
- Paper. 2. Aluminum cans.
- 3. Glass containers.

# I 1.3 PLAN IMPLEMENTATION:

- A. Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
- and reporting status of waste management work plan.
- C. Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.

B. Engage a waste management coordinator to be responsible for implementing, monitoring,

- 1. Distribute waste management plan to everyone concerned within three workdays of
- submittal return. 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and
- D. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged and recycled.

# I 1.4 RECYCLING CONSTRUCTION WASTE:

- A. Recycle paper and beverage containers used by on-site workers.
- B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall be shared equally by Owner and Contractor.
- C. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling

- D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.
- 1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin. Inspect containers and bins for contamination and remove contaminated materials if found.
- 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
- 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
- 4. Store components off the ground and protect from the weather.
- 5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor as often as required to prevent overfilling bins.
- Except for items or materials to be salvaged or recycled, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
- 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
- 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- F. Burning: Do not burn waste materials.

### 01 72 00 PROJECT CLOSEOUT, PROTECTION, AND CLEANING

- I 1.1 SUBSTANTIAL COMPLETION PROCEDURES:
- A. Contractor's List of Incomplete Items (Punch List): Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Requesting Inspection for Determining Date of Substantial Completion: Complete the following a minimum of 14 calendar days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
- 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include use and occupancy (U&O) permits, operating certificates, and similar
- 2. Submit closeout submittals specified in other Division 01 Sections, including Project record documents, operation and maintenance manuals, damage or settlement
- surveys, property surveys, and similar final record information. 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications,
- and similar documents. 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.
- 5. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Owner's and Architect's
- signatures for receipt of submittals. 6. Submit testing, adjusting, and balancing records.
- 7. Submit sustainable design submittals not previously submitted. 8. Submit changeover information related to Owner's occupancy, use, operation, and
- C. Procedures Prior to Requesting Inspection for Determining Date of Substantial Completion: Complete the following a minimum of 14 calendar days prior to requesting inspection for

determining date of Substantial Completion. List items below that are incomplete at time

- of request. 1. Advise Owner of pending insurance changeover requirements.
- 2. Make final changeover of permanent locks and deliver keys to Owner. Advise
- Owner's personnel of changeover in security provisions. 3. Complete startup and testing of systems and equipment.
- 4. Perform preventive maintenance on equipment used prior to Substantial Completion. 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products,
- equipment, and systems. 6. Advise Owner of changeover in utility services.
- 7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
- 8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
- 9. Complete final cleaning requirements.
- 10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 14 calendar days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
- 1. Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
- 2. Results of completed inspection will form the basis of requirements for final

# I 1.2 CLOSEOUT:

- A. Before requesting inspection for certification of final acceptance (as defined by the Contract) and final payment, complete the following in addition to the contract requirements:
- 1. Submit final payment request with releases.
- 2. Submit a final statement, accounting for changes to the Contract Sum. 3. Submit a copy of the final inspection list provided by the Owner and the Owner's designees and Consultants stating that each item has been completed or otherwise
- resolved for acceptance. 4. Submit final meter readings for utilities, a record of stored fuel, and similar data as of Substantial Completion.
- 5. Submit consent of surety to final payment.
- 6. Submit evidence of continuing insurance coverage complying with insurance requirements.
- 7. Submit pest-control final inspection report.
- B. Record Document Submittals: Do not use Record Documents for construction purposes; protect from loss in a secure location; provide access to Record Documents for the Architect's reference.
- C. Record Drawings: Maintain a clean, undamaged set of blue or black line white- prints of Contract Drawings and Shop Drawings. Mark-up these drawings to show the actual installation. Mark whichever drawing is most capable of showing conditions accurately. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
- 1. Organize record drawing sheets into manageable sets, bind with durable paper
- cover sheets, and print suitable titles, dates and other identification on the cover. 2. Record Specifications: Maintain one copy of the Project Manual, including addenda. Mark to show variations in actual Work performed in comparison with the Specifications and modifications. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot be readily discerned later by direct observation. Note related record drawing information and Product Data.

- D. Operating and Maintenance Instructions: Prior to application for Substantial Completion, arrange for the installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. Include a detailed review of the following:
- 1. Maintenance manuals.
- 2. Spare parts and materials.
- 4. Lubricants.
- 5. Control sequences. 6. Hazards.
- 7. Warranties and bonds.
- 8. Maintenance agreements and similar continuing commitments.
- E. During construction it is the General Contractor's responsibility to maintain a neat and orderly job site and to protect all installed elements from damage or staining during construction. Many structural materials do not receive further finish materials and therefore need to be carefully protected. Examples of unacceptable activity that must be avoided include but are not limited to:
- 1. Concrete over-pour, splatters, streaks or other stains on any existing materials especially metal panels or studs.
- 2. Any stains on concrete slabs from any source including mud.
- 3. Permanent or incompatible materials used for interim markings on materials to be left in a natural finish. (Such as spray paint on slab work)
- 4. Flux or compound from welding or other attachment procedures especially piping.

### I 1.3 FINAL CLEANING:

- A. Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
- C. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project: 1. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other
- foreign substances. 2. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
- 3. Rake grounds that are not planted, mulched, or paved to a smooth, even-textured 4. Remove tools, construction equipment, machinery, and surplus material from Project
- 5. Remove snow and ice to provide safe access to building. 6. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition,
- weathering of exterior surfaces. Restore reflective surfaces to their original condition. 7. Remove debris and surface dust from limited access spaces, including roofs, plenums,

free of stains, films, and similar foreign substances. Avoid disturbing natural

- shafts, trenches, equipment vaults, manholes, attics, and similar spaces. 8. Sweep concrete floors broom clean in unoccupied spaces. 9. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean
- according to manufacturer's recommendations if visible soil or stains remain. 10. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish
- mirrors and glass, taking care not to scratch surfaces. 11. Remove labels that are not permanent. 12. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and
- similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances. 13. Clean plumbing fixtures to a sanitary condition, free of stains, including stains
- resulting from water exposure.
- 14. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
- 15. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.
- 16. Clean luminaires, lamps, globes, and reflectors to function with full efficiency.
- 17. Leave Project clean and ready for occupancy. D. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces. Use cleaning products that comply with Green Seal's GS-37, or if GS-37 is not applicable, use products that comply with the California Code of Regulations maximum allowable VOC

# 1.4 CORRECTION/REPAIR OF THE WORK:

- A. Complete repair and restoration operations before requesting inspection for
- determination of Substantial Completion. B. Repair, or remove and replace, defective construction. Restore damaged substrates and finishes. Repair components that do not operate properly. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used
- during construction to specified condition. 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and
- other damaged transparent materials. 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that that already show evidence of repair or restoration. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- 3. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
- C. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity. D. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for

## 01 80 00 SUSTAINABILITY REQUIREMENTS

- I 1.1 DEFINITIONS:
- A. VOC Content: Volatile Organic Compound Content, calculated in grams/liter in accordance with ASTM or ISO standards.

### I 1.2 PREINSTALLATION MEETINGS:

- A. Preinstallation Conference: Conduct conference at Project site. Review sustainability
- requirements and action plans for complying with requirements.
- I 1.3 PRODUCTS LOW-EMITTING MATERIALS
- A. Low-Emitting Adhesives and Sealants: For field applications that are inside the
- weatherproofing system, adhesives and sealants shall comply with VOC content limits of authorities having jurisdiction and the following VOC content limits:
- 1. Wood Glues: 30 g/L.
- 2. Metal-to-Metal Adhesives: 30 g/L. 3. Adhesives for Porous Materials (except Wood): 50 g/L.
- 4. Subfloor Adhesives: 50 a/L.
- 5. Plastic Foam Adhesives: 50 g/L.
- 6. Carpet Adhesives: 50 g/L. 7. Carpet Pad Adhesives: 50 g/L.
- 8. VCT and Asphalt Tile Adhesives: 50 g/L.
- 9. Cove Base Adhesives: 50 g/L. 10. Gypsum Board and Panel Adhesives: 50 g/L.

13. Multipurpose Construction Adhesives: 70 g/L.

- 11. Rubber Floor Adhesives: 60 g/L. 12. Ceramic Tile Adhesives: 65 g/L.
- 14. Fiberglass Adhesives: 80 g/L. 15. Contact Adhesive: 80 g/L.
- 16. Structural Glazing Adhesives: 100 g/L. 17. Wood Flooring Adhesive: 100 g/L.
- 18. Structural Wood Member Adhesive: 140 g/L. 19. Single-Ply Roof Membrane Adhesive: 250 g/L.
- 20. Special-Purpose Contact Adhesive (Contact Adhesive That Is Used to Bond Melamine-Covered Board, Metal, Unsupported Vinyl, Rubber, or Wood Veneer 1/16 Inch or Less in Thickness to Any Surface): 250 g/L.
- 21. Top and Trim Adhesive: 250 g/L. 22. Plastic Cement Welding Compounds: 250 g/L.
- 23. ABS Welding Compounds: 325 g/L.
- 24. CPVC Welding Compounds: 490 g/L. 25. PVC Welding Compounds: 510 g/L.
- 26. Adhesive Primer for Plastic: 550 g/L. 27. Sheet-Applied Rubber Lining Adhesive: 850 g/L.
- 28. Aerosol Adhesive, General-Purpose Mist Spray: 65 percent by weight.
- 29. Aerosol Adhesive, General-Purpose Web Spray: 55 percent by weight. 30. Special-Purpose Aerosol Adhesive (All Types): 70 percent by weight.
- 31. Other Adhesives: 250 g/L. 32. Architectural Sealants: 250 g/L.
- 33. Nonmembrane Roof Sealants: 300 g/L. 34. Single-Ply Roof Membrane Sealants: 450 g/L.
- 35. Other Sealants: 420 g/L. 36. Sealant Primers for Nonporous Substrates: 250 g/L.
- 37. Sealant Primers for Porous Substrates: 775 g/L. 38. Modified Bituminous Sealant Primers: 500 g/L.
- 39. Other Sealant Primers: 750 g/L. B. Low-Emitting Paints and Coatings: For field applications that are inside the

1. Flat Paints and Coatings: VOC not more than  $50~\mathrm{g/L}$ .

- weatherproofing system, paints and coatings shall comply with VOC content limits of authorities having jurisdiction and the following VOC content limits:
- 2. Nonflat Paints and Coatings: VOC not more than 150 g/L. 3. Dry-Fog Coatings: VOC not more than 400 g/L.

C. Low-Emitting Composite Wood and Agrifiber Products: Composite wood, agrifiber

products, and adhesives shall not contain urea-formaldehyde resin.

- 4. Primers, Sealers, and Undercoaters: VOC not more than 200 g/L. 5. Anticorrosive and Antirust Paints Applied to Ferrous Metals: VOC not more than 250
- 6. Zinc-Rich Industrial Maintenance Primers: VOC not more than 340 g/L. 7. Pretreatment Wash Primers: VOC not more than 420 g/L.
- 8. Clear Wood Finishes, Varnishes: VOC not more than 350 g/L. 9. Clear Wood Finishes, Lacquers: VOC not more than 550 g/L.
- 10. Floor Coatings: VOC not more than 100 g/L. 11. Shellacs, Clear: VOC not more than 730 g/L. 12. Shellacs, Pigmented: VOC not more than 550 g/L.

13. Stains: VOC not more than 250 g/L.

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