

1036 NEWTON ST NE: BROOKLAND CO-LIVING

SHEET 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
CELLAR:	4012 SF	0 SF
FIRST:	3125 SF	3125 SF
SECOND:	3825 SF	3825 SF
THIRD:	3825 SF	3825 SF
FOURTH:	3825 SF	3825 SF
PENTHOUSE:	415 SF	0 SF
TOTAL:	19027 SF	14600 SF

UNIT + BED COUNT

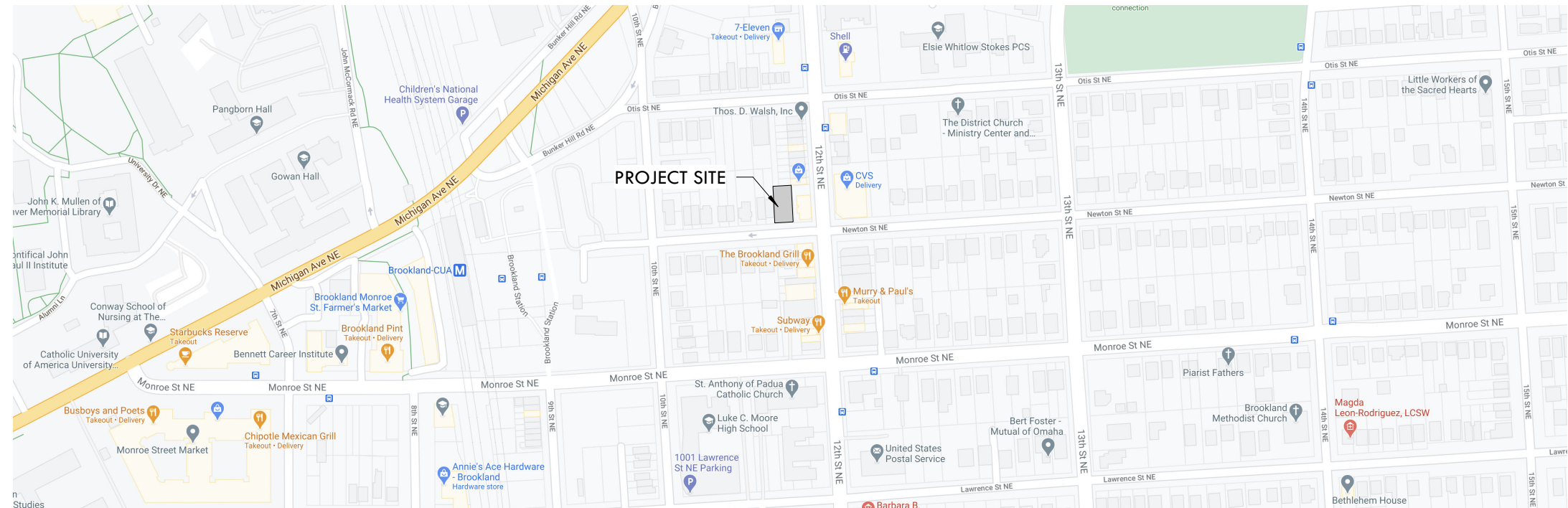
FLOOR	UNITS	BEDS	UNIT TYPES	NSF
CELLAR:	2	8	2 - 4BR+4BA	UNIT 1 - 1140 SF; UNIT 2 - 1070 SF
FIRST:	2	8	2 - 4BR+4BA	UNIT 3 - 1140 SF; UNIT 4 - 1070 SF
SECOND:	2	12	2 - 6BR+6BA	UNIT 5 - 1450 SF; UNIT 6 - 1450 SF
THIRD:	2	12	2 - 6BR+6BA	UNIT 7 - 1450 SF; UNIT 8 - 1450 SF
FOURTH:	2	12	2 - 6BR+6BA	UNIT 9 -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

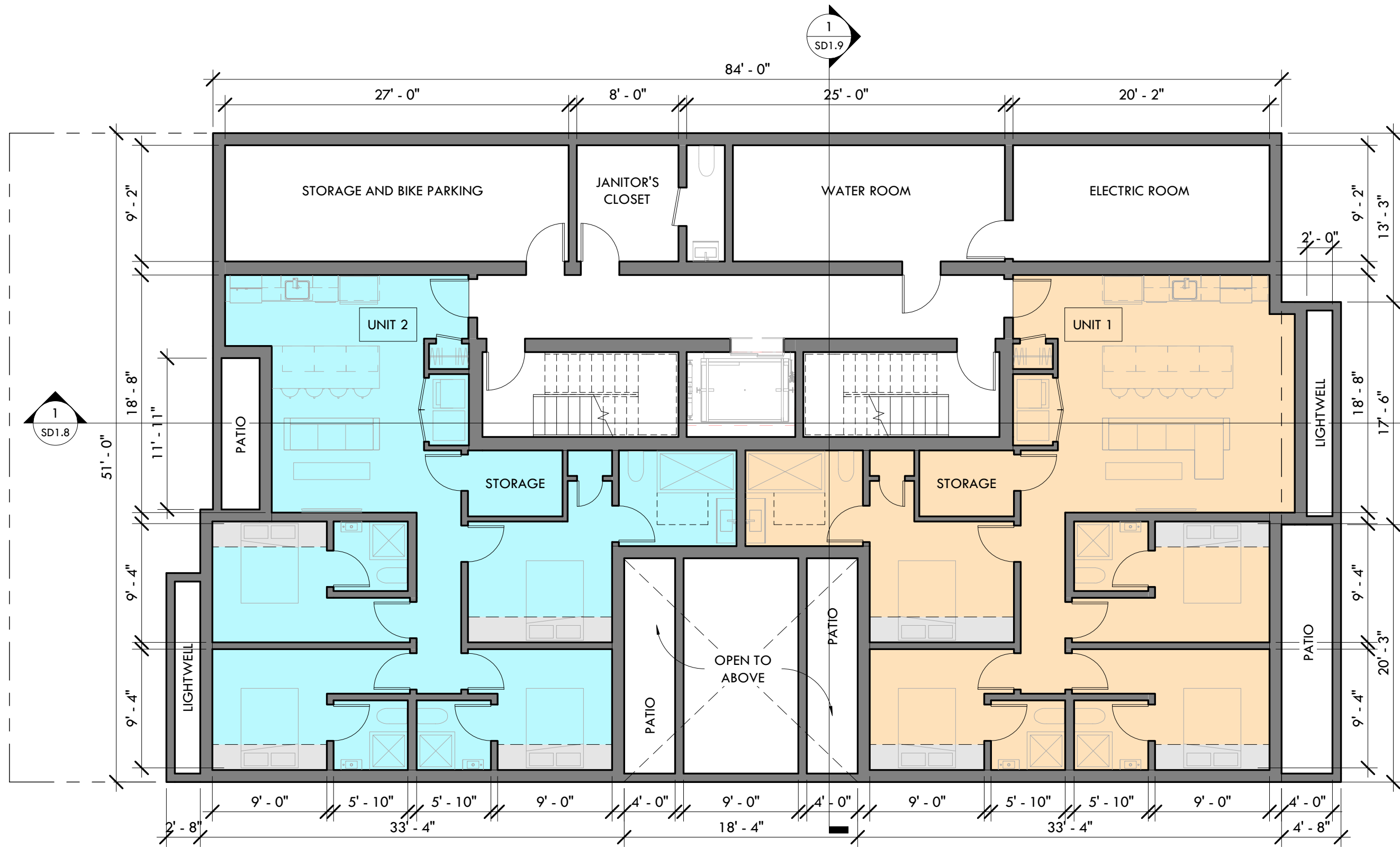
TOTAL: 10 52

*BACKYARD AMENITY SPACE: 170 SF

ZONING CONSTRAINTS

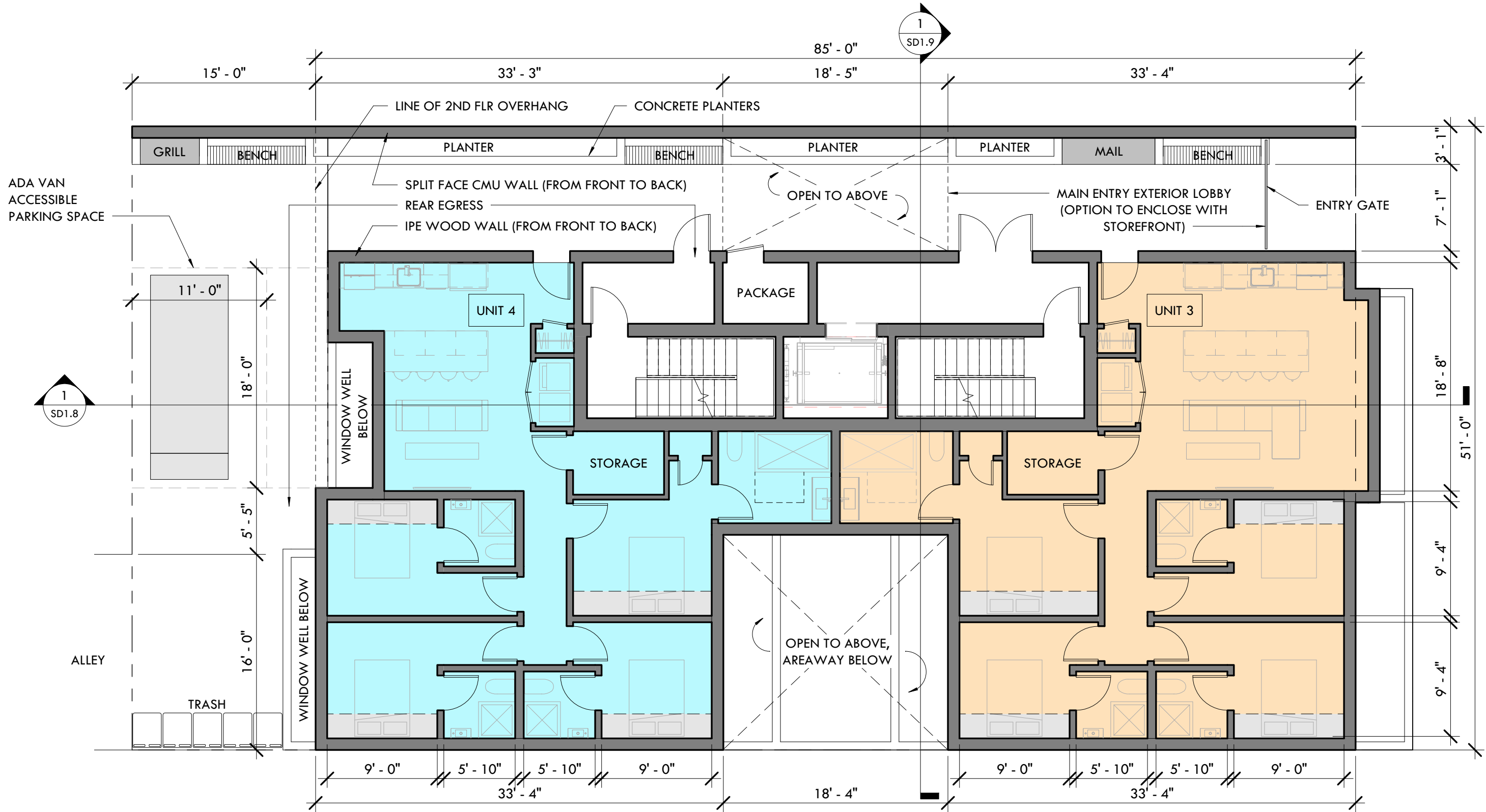
	ALLOWABLE / REQUIRED / EXISTING	PROPOSED
LOT SIZE	5,100 SF	5,100 SF
LOT OCCUPANCY	75% (3,825 SF) PER IZ	75% (3,825 SF)
FAR	3.0 (15,300 SF) PER IZ	2.86 (14,600 SF)
PENTHOUSE RES. FAR	0.4 (2,040 SF)	0.03 (190 SF)
REAR YARD SETBACK	15'-0"	15'-0"
SIDE YARD SETBACK	2"/1'-0" OF HEIGHT, ≥ 5'-0", 8'-0" MIN	EAST = 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



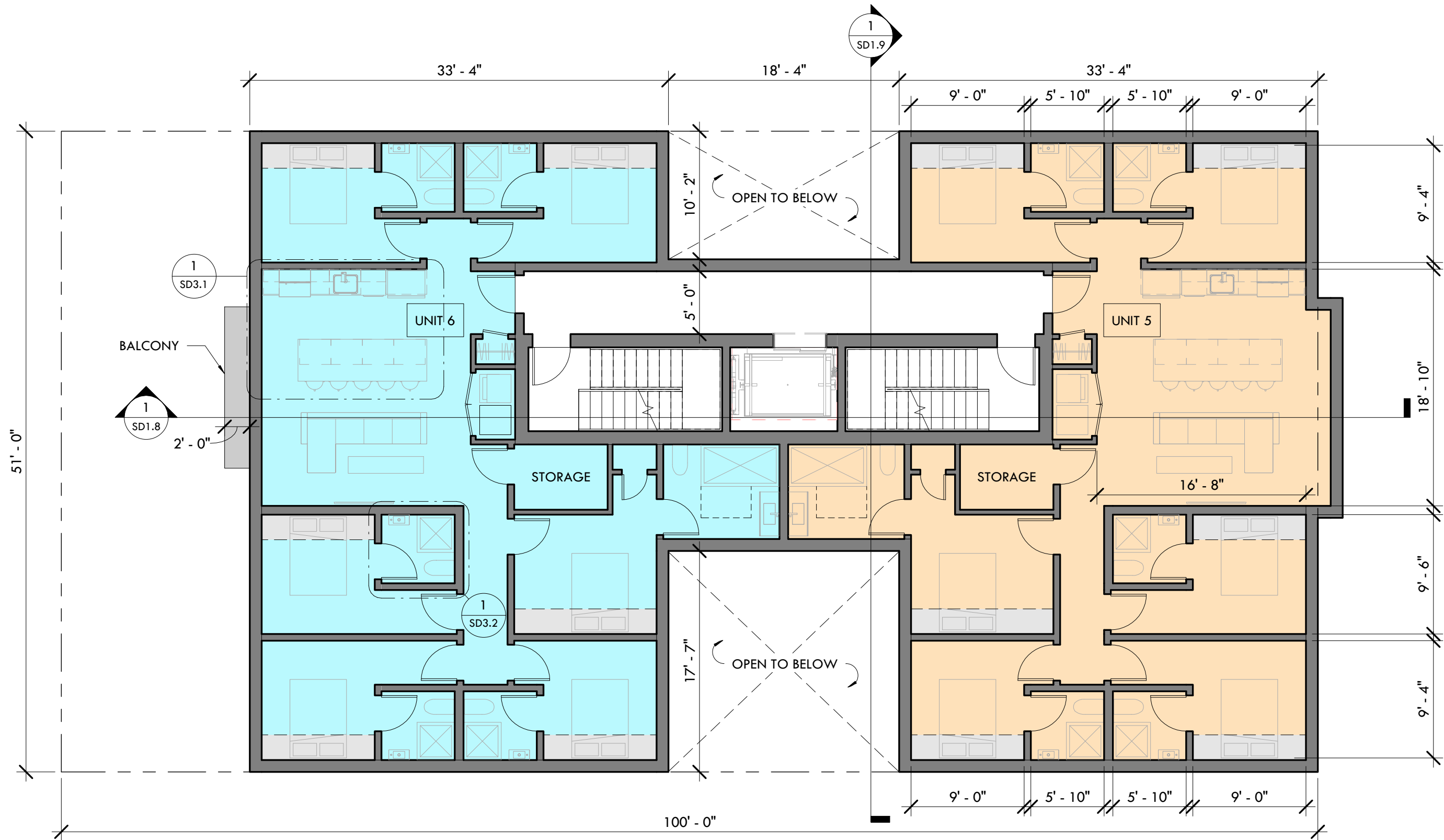


SD PLAN - CELLAR

1/8" = 1'-0"

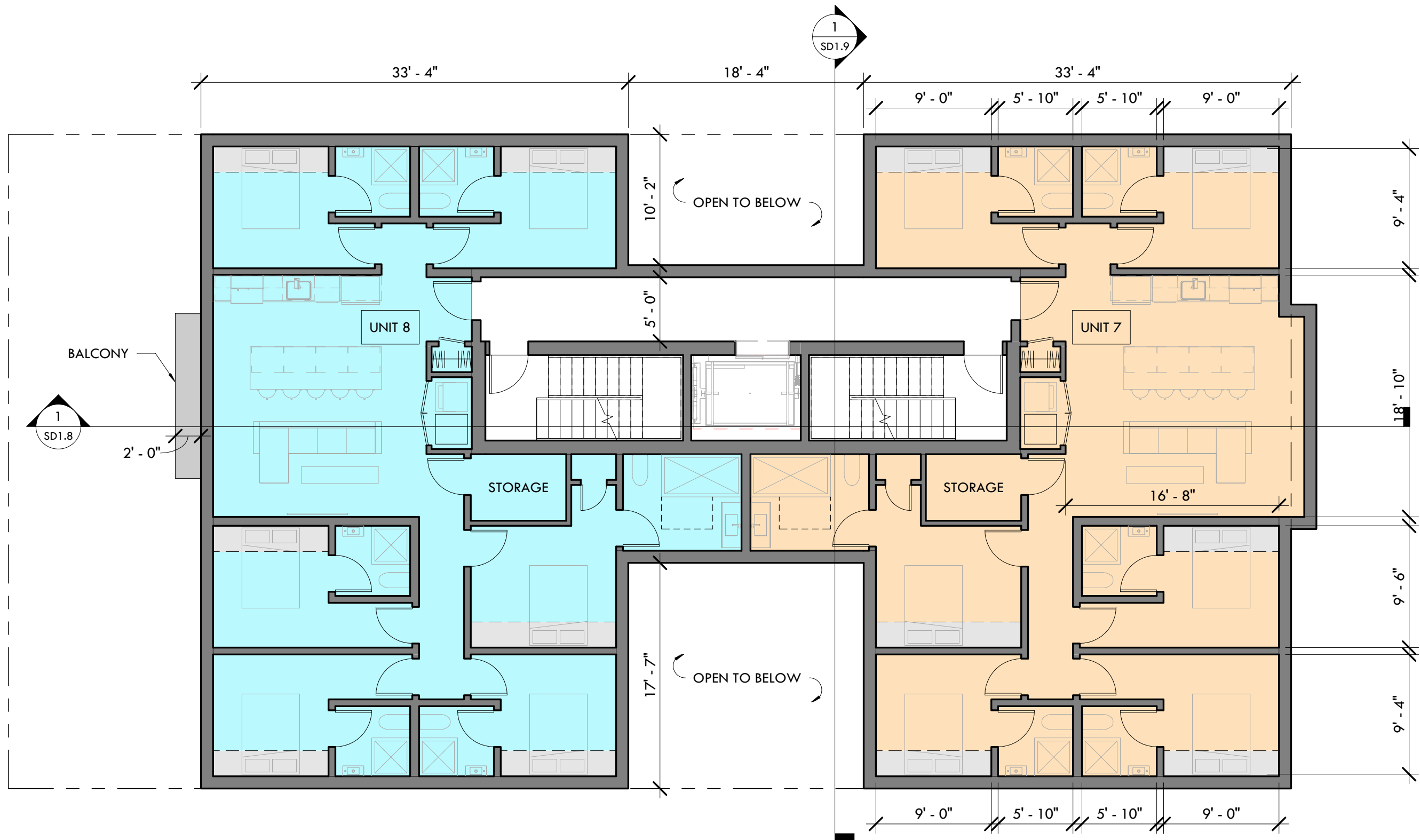


SD PLAN - LEVEL 1
 1/8" = 1'-0"



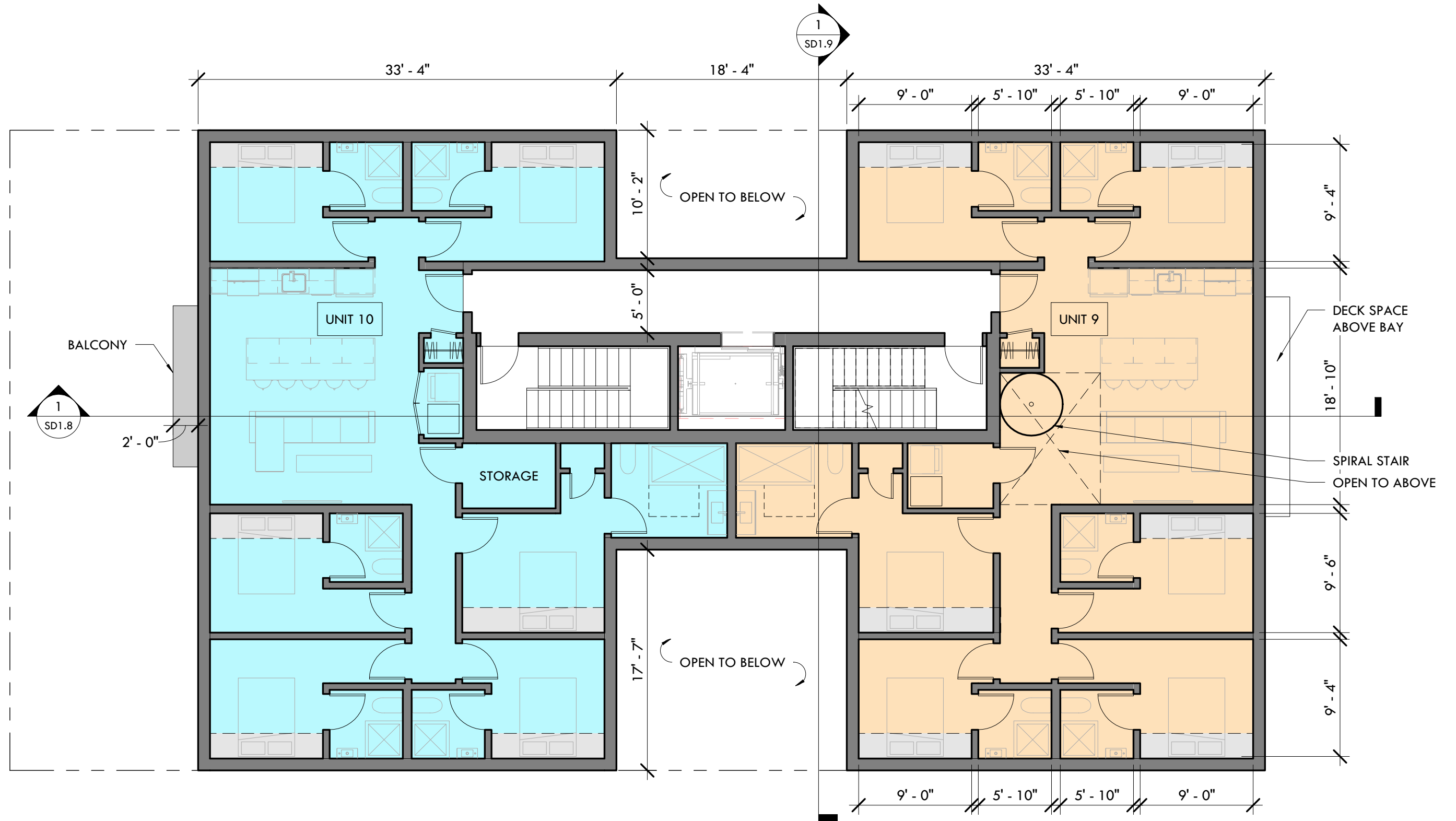
SD PLAN - LEVEL 2

1/8" = 1'-0"



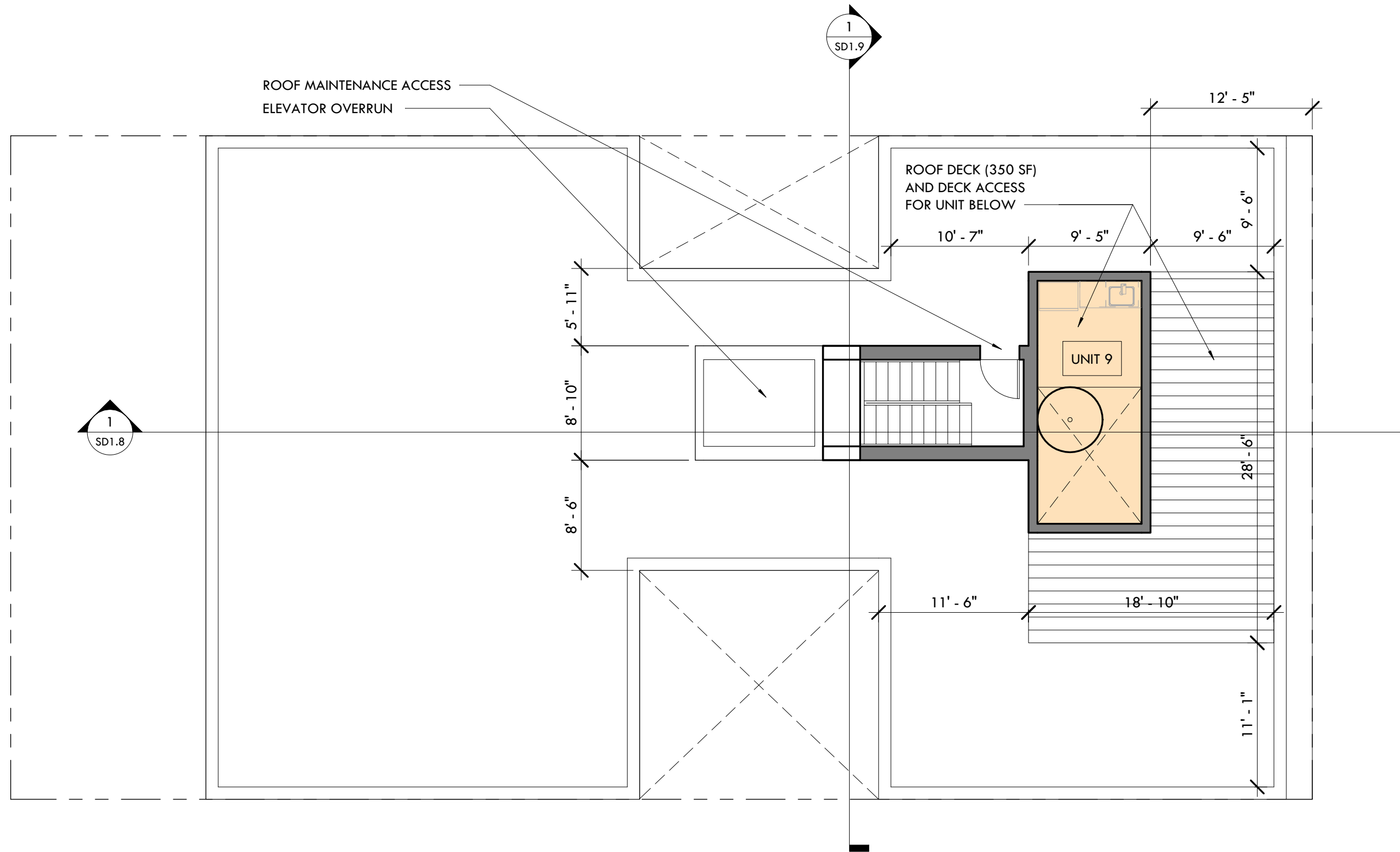
SD PLAN - LEVEL 3

1/8" = 1'-0"



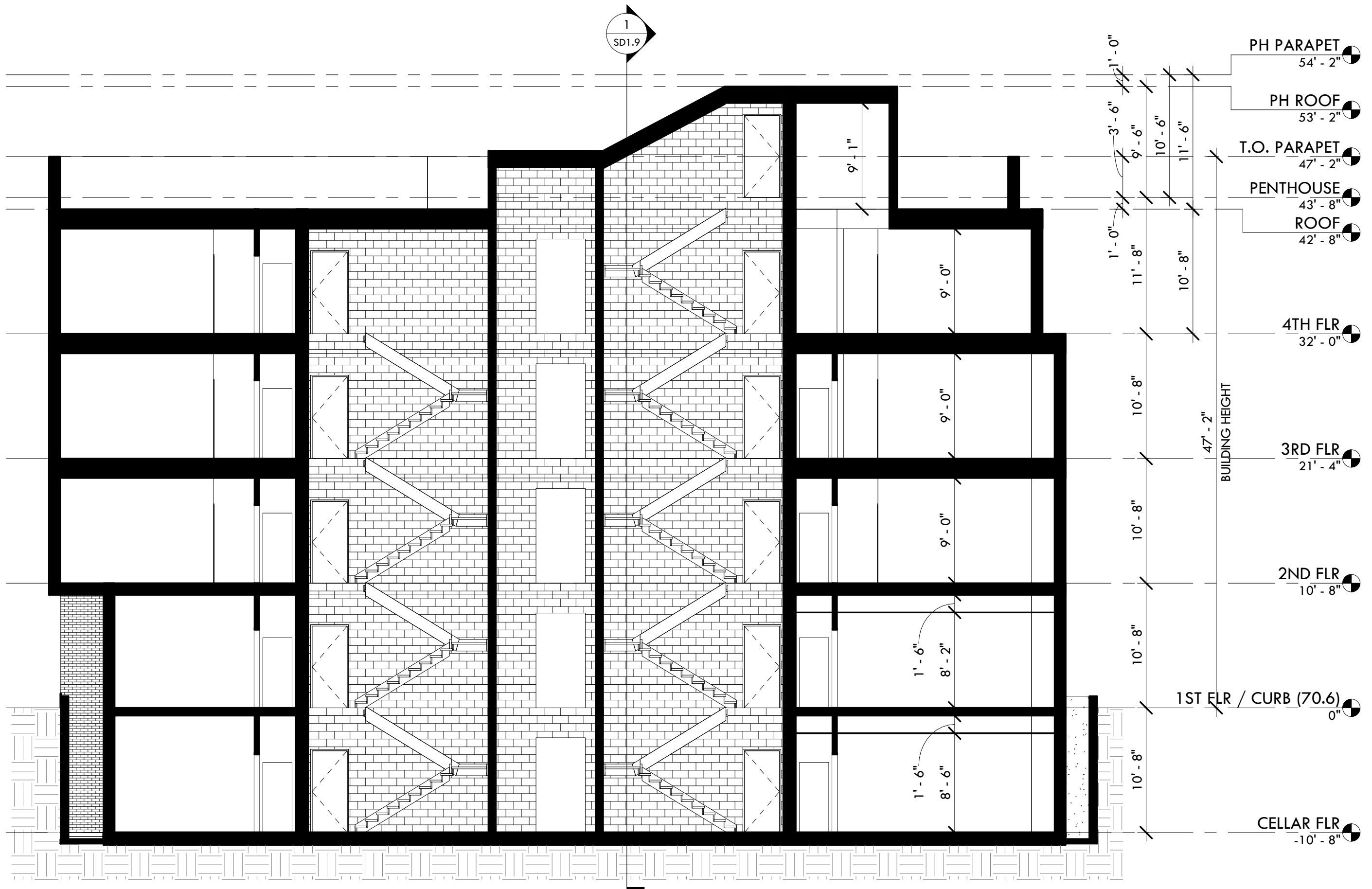
SD PLAN - LEVEL 4

1/8" = 1'-0"

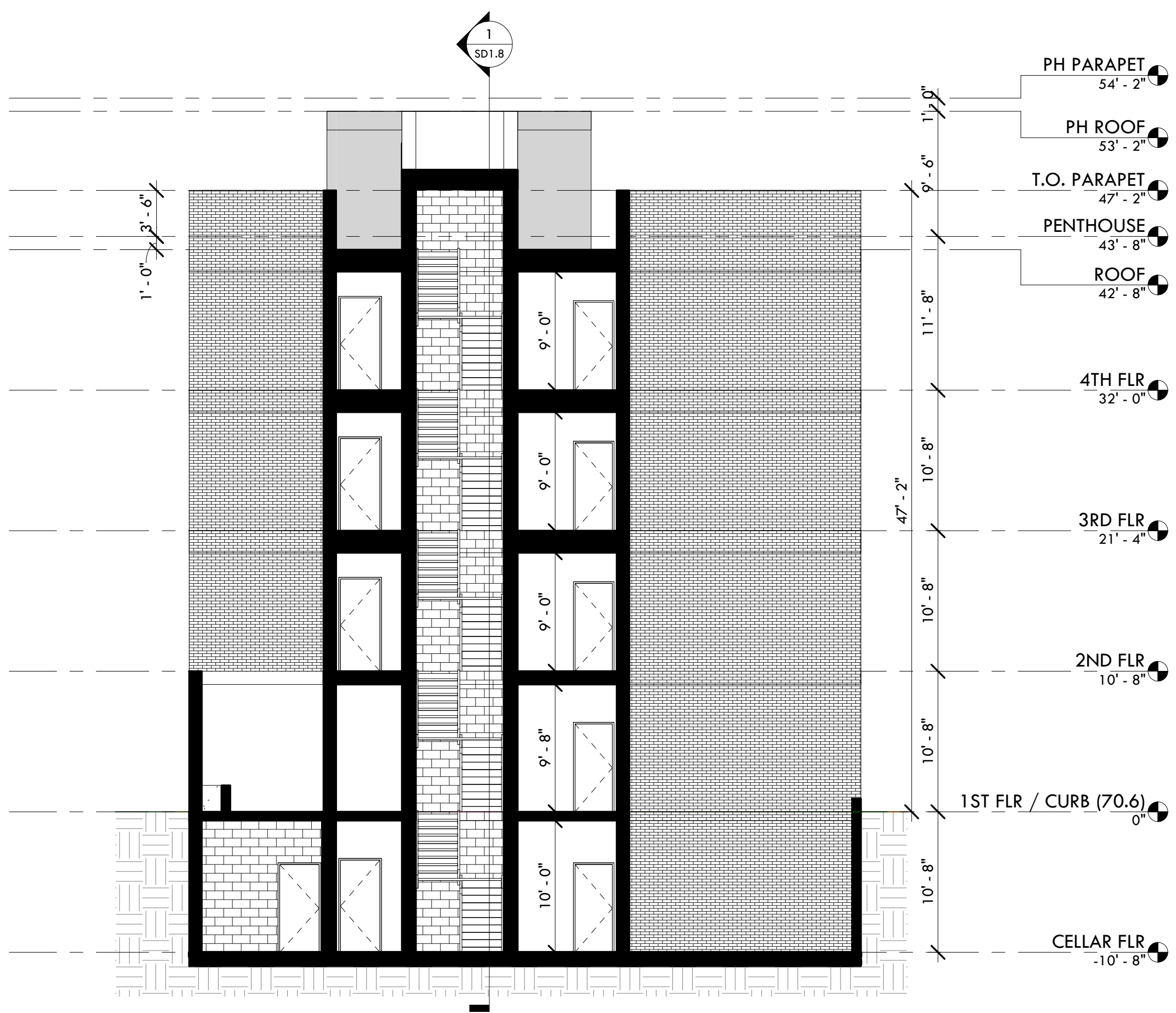


SD PLAN - PENTHOUSE

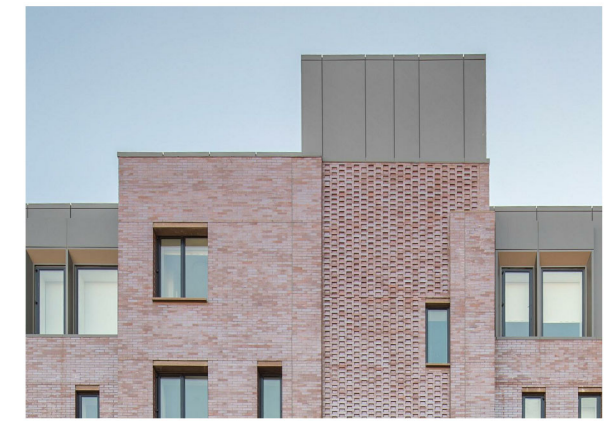
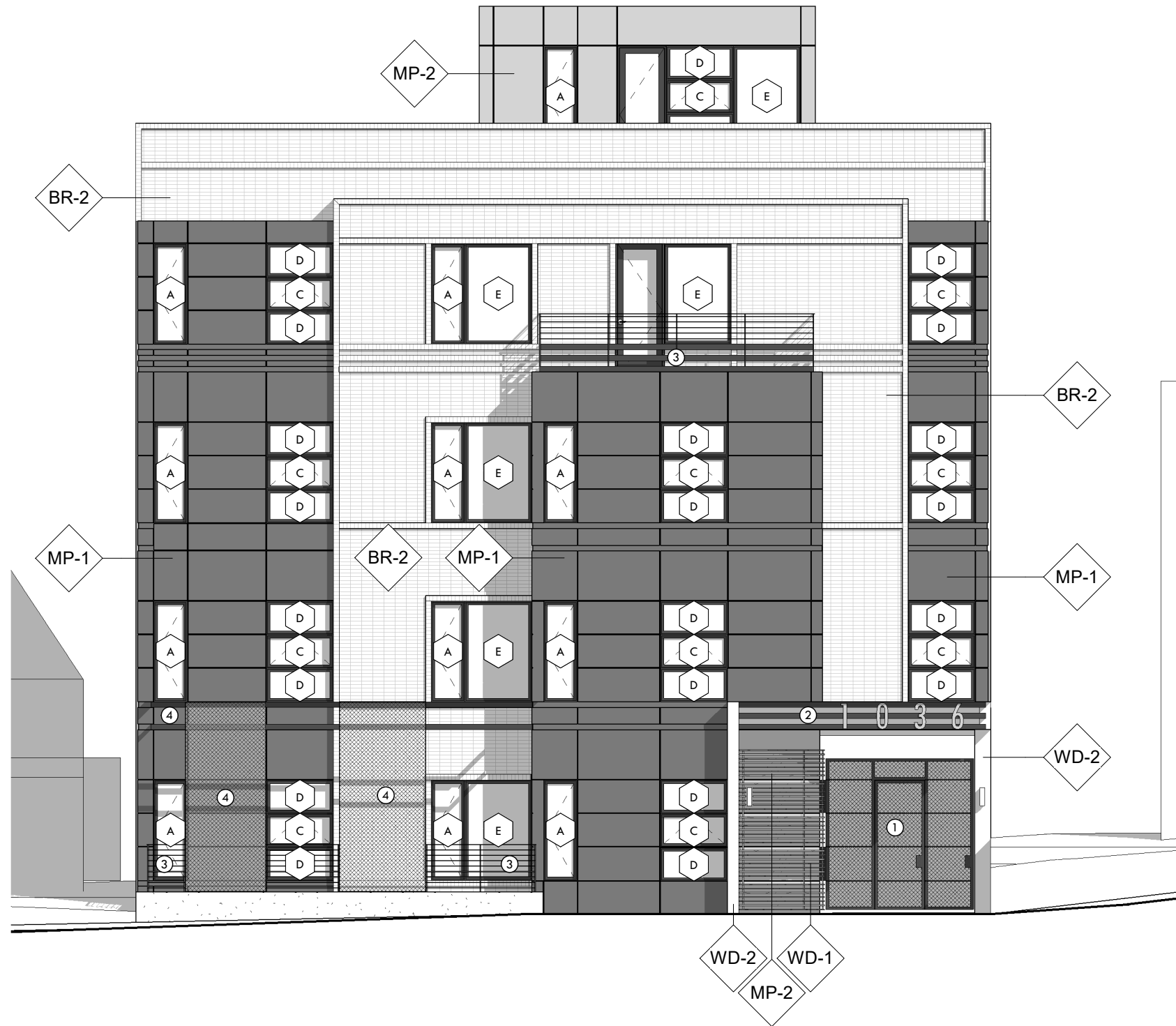
1/8" = 1'-0"



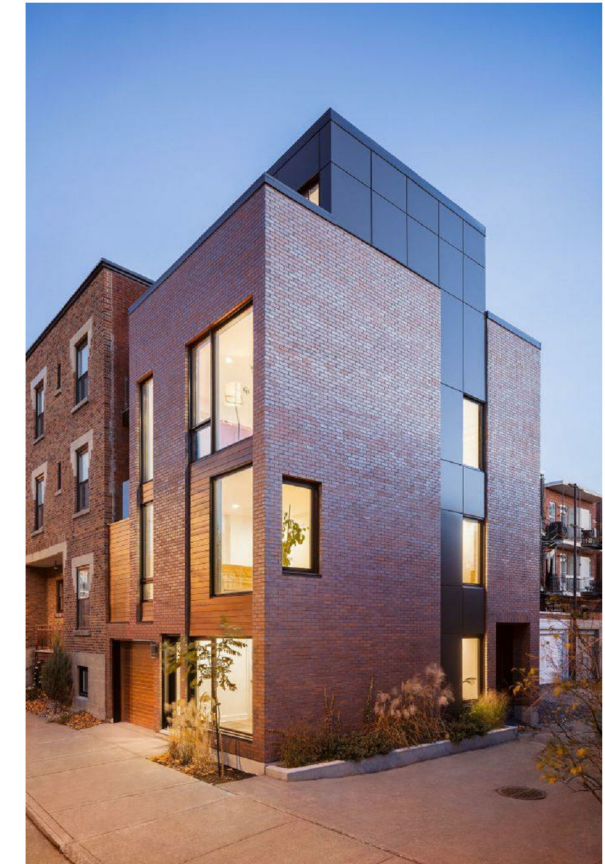
SD SECTION 1
1/8" = 1'-0"



SD SECTION 2
1/8" = 1'-0"



PALETTE A: RED IRONSPOT W/ LIGHT BRONZE



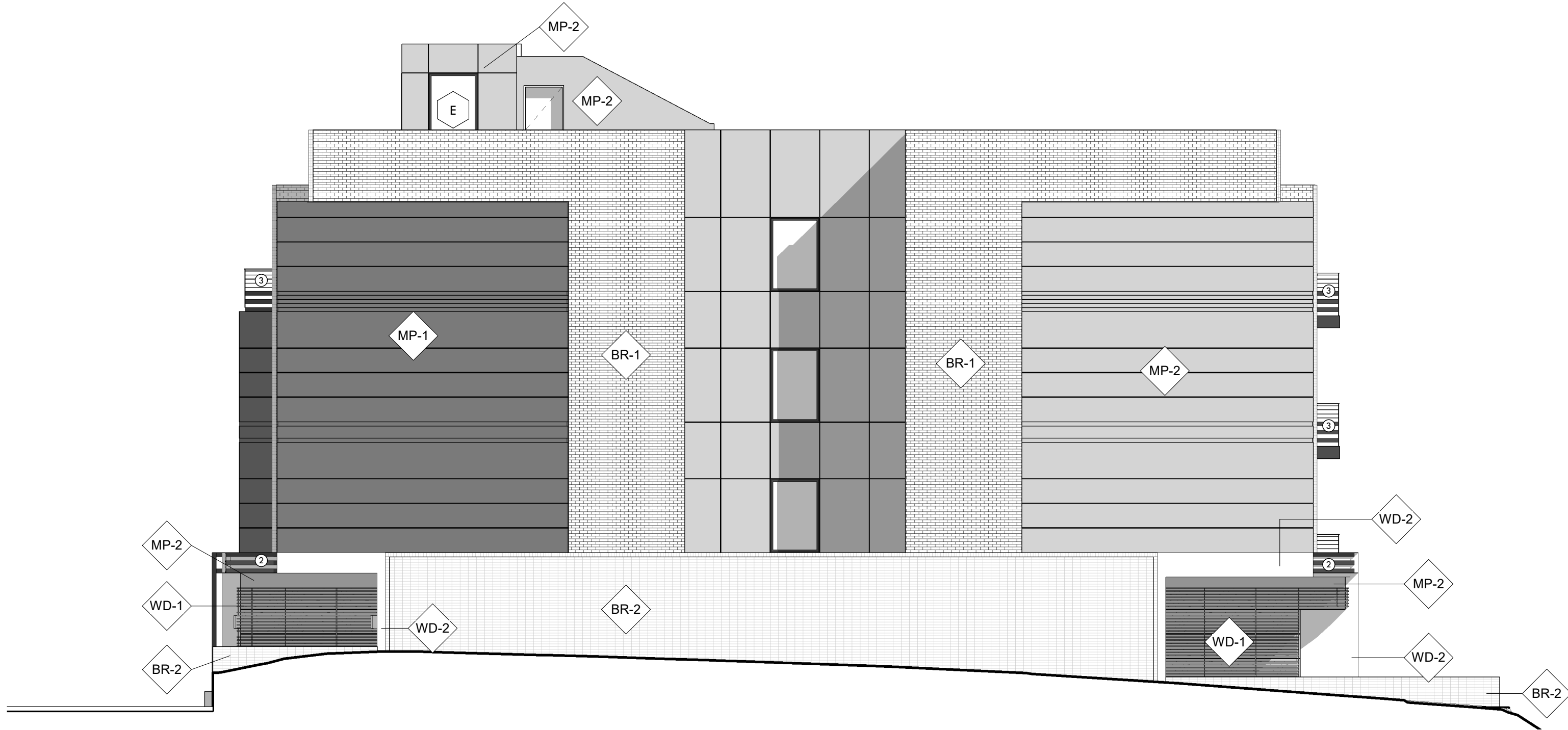
PALETTE B: RED IRONSPOT W/ DARK BRONZE

SCHEMATIC EXTERIOR FINISH LEGEND			
	BRICK VENEER Running Bond		WOOD CLADDING Plank or panel
	BRICK VENEER Stack Bond		COMPOSIT METAL PANEL
	WOOD SLAT SCREENING Decorative		CEMENTITIOUS PANEL Decorative metallic coating optional

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

GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | **ALTERNATE:** STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT



SCHEMATIC EXTERIOR FINISH LEGEND			
	BRICK VENEER Running Bond		WOOD CLADDING Plank or panel
	BRICK VENEER Stack Bond		COMPOSIT METAL PANEL
	WOOD SLAT SCREENING Decorative		CEMENTITIOUS PANEL Decorative metallic coating optional

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

GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | ALTERNATE: STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT

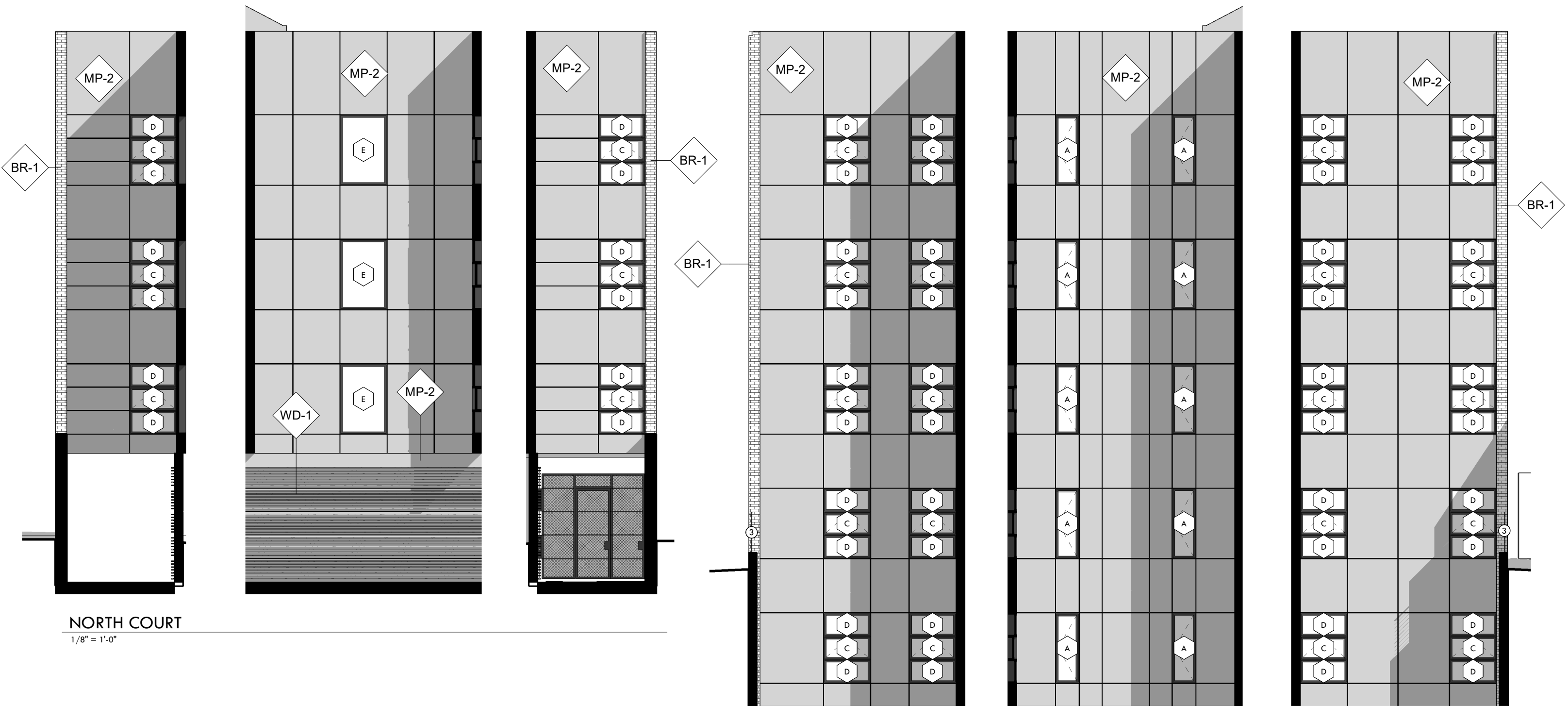


SCHEMATIC EXTERIOR FINISH LEGEND			
	BRICK VENEER Running Bond		WOOD CLADDING Plank or panel
	BRICK VENEER Stack Bond		COMPOSIT METAL PANEL
	WOOD SLAT SCREENING Decorative		CEMENTITIOUS PANEL Decorative metallic coating optional

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

GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | ALTERNATE: STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT



NORTH COURT

1/8" = 1'-0"

SOUTH COURT

1/8" = 1'-0"

SCHEMATIC EXTERIOR FINISH LEGEND			
	BRICK VENEER Running Bond		WOOD CLADDING Plank or panel
	BRICK VENEER Stack Bond		COMPOSIT METAL PANEL
	WOOD SLAT SCREENING Decorative		CEMENTITIOUS PANEL Decorative metallic coating optional

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

GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | **ALTERNATE:** STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT



SCHEMATIC EXTERIOR FINISH LEGEND			
	BRICK VENEER Running Bond		WOOD CLADDING Plank or panel
	BRICK VENEER Stack Bond		COMPOSIT METAL PANEL
	WOOD SLAT SCREENING Decorative		CEMENTITIOUS PANEL Decorative metallic coating optional

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

GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | ALTERNATE: STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT



SCHEMATIC EXTERIOR FINISH LEGEND

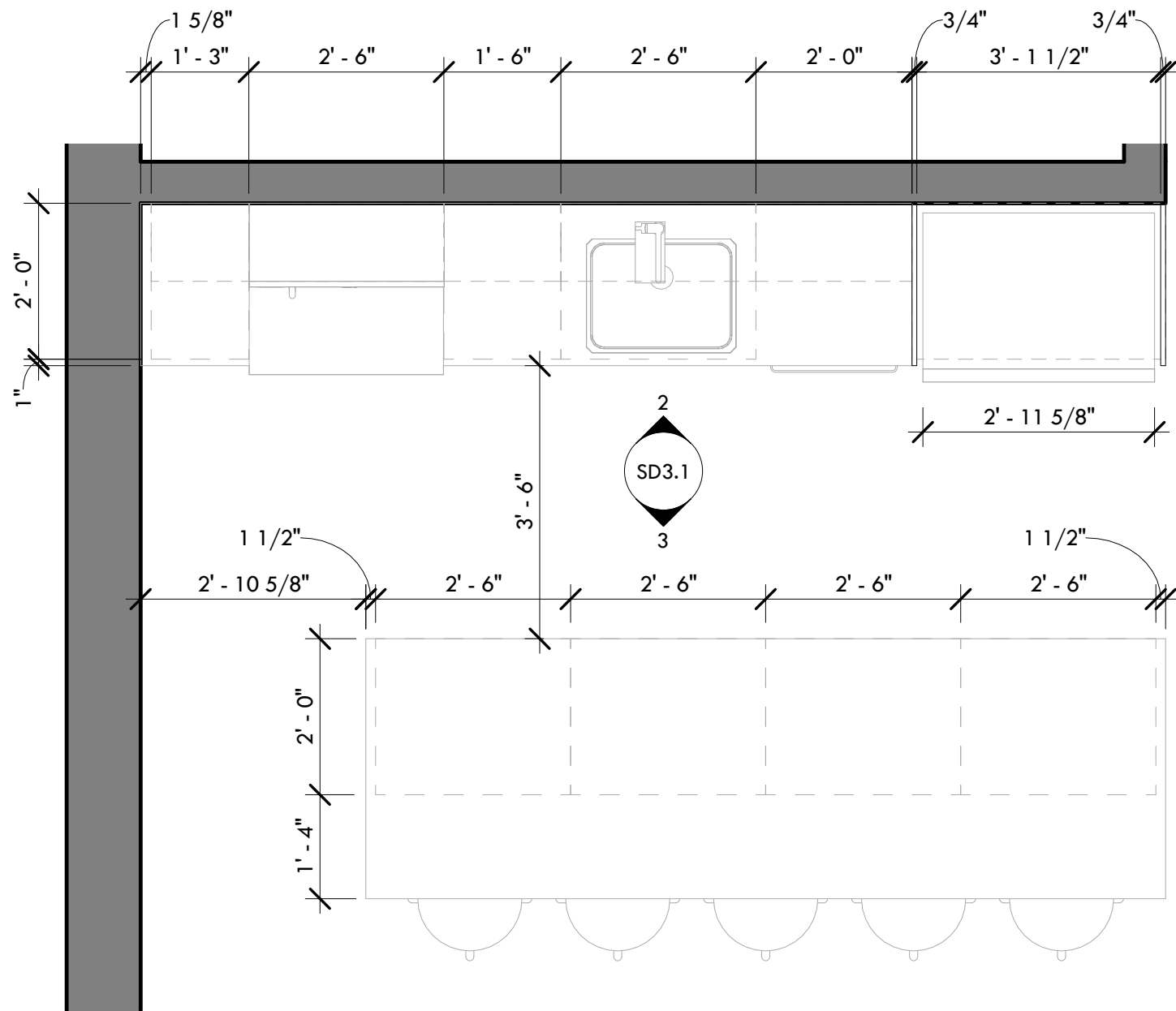
BK-1	BRICK VENEER Running Bond	WD-2	WOOD CLADDING Plank or panel
BK-2	BRICK VENEER Stack Bond	MP-1	COMPOSIT METAL PANEL
WD-1	WOOD SLAT SCREENING Decorative	MP-2	CEMENTITIOUS PANEL Decorative metallic coating optional

WINDOW SCHEDULE - PRICING

TYPE	TYPE	DIMENSIONS		REMARKS
		WIDTH	HEIGHT	
A	CASEMENT	2' - 0"	6' - 0"	
B	FIXED	3' - 0"	6' - 0"	
C	AWNING	4' - 0"	2' - 0"	
D	FIXED	4' - 0"	2' - 0"	
E	FIXED	4' - 0"	6' - 0"	

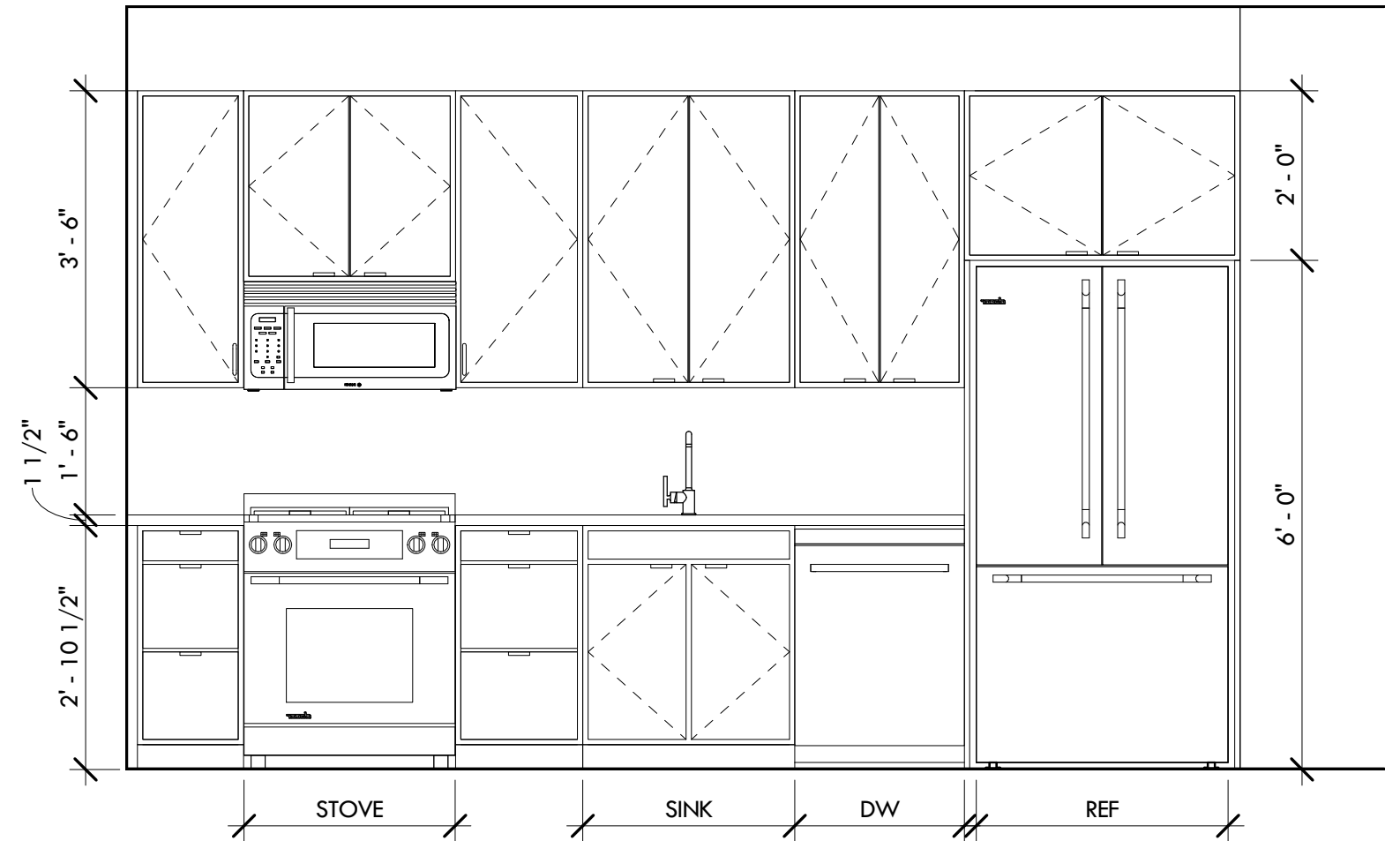
GENERAL NOTES - ELEVATIONS

- ① SECURITY GATE | ALTERNATE: STOREFRONT
- ② DECORATIVE CANOPY FRAME
- ③ HORIZONTAL METAL RAILING
- ④ ARCHITECTURAL WIRE MESH SCREEN W/
DECORATIVE STEEL FRAME SUPPORT



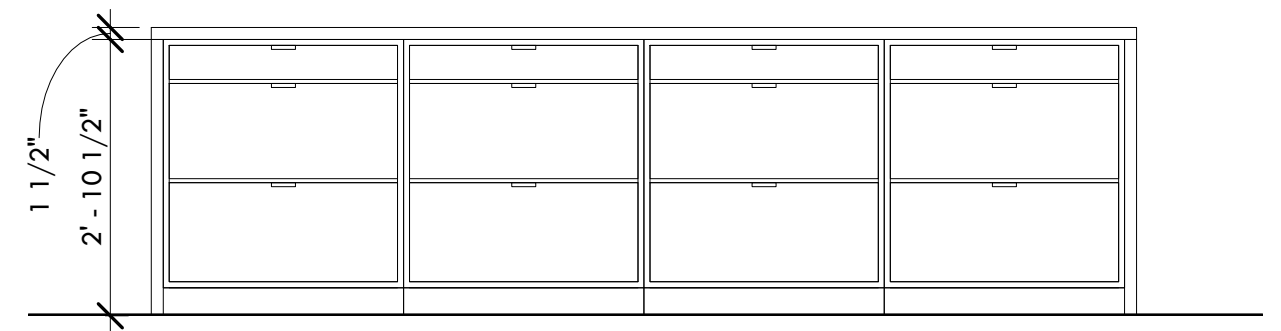
SD PLAN - TYPICAL KITCHEN

1/2" = 1'-0"



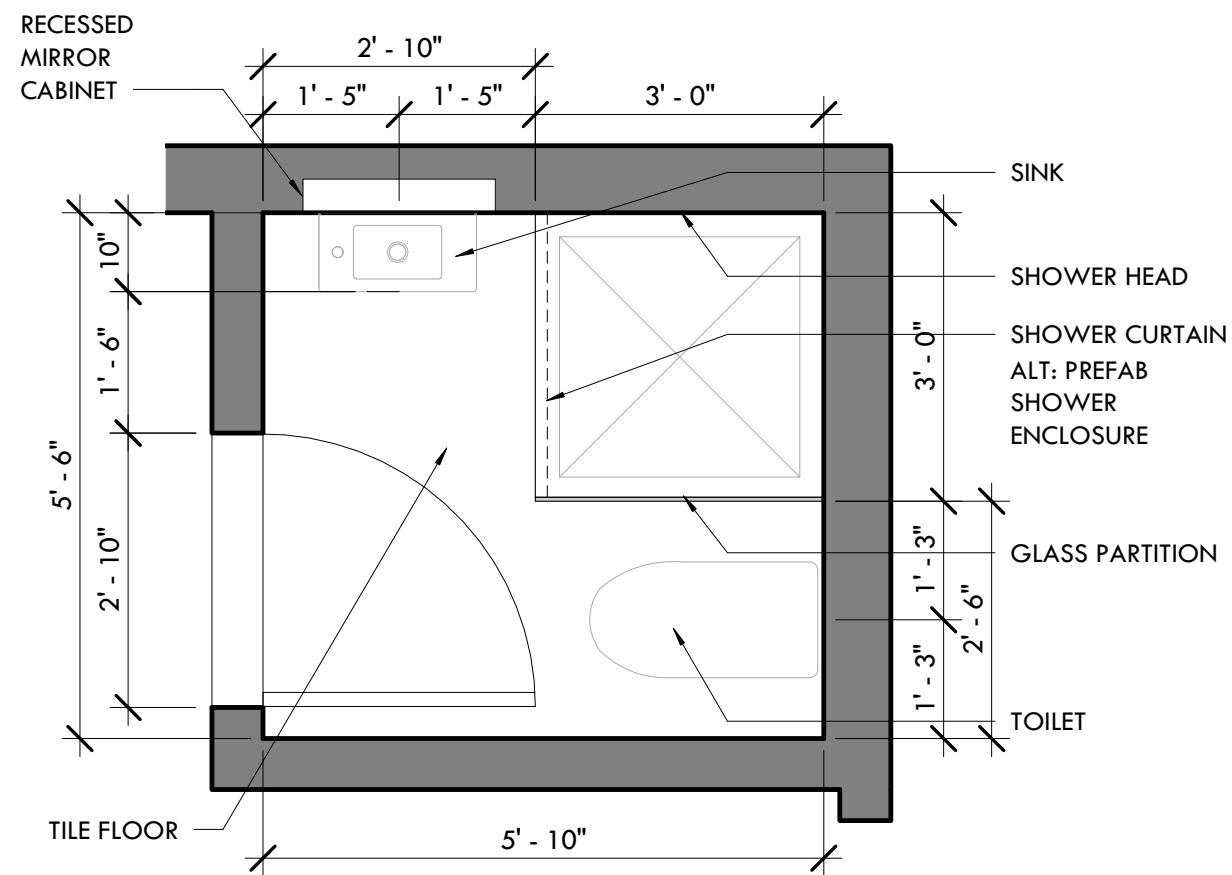
KITCHEN ELEVATION

1/2" = 1'-0"



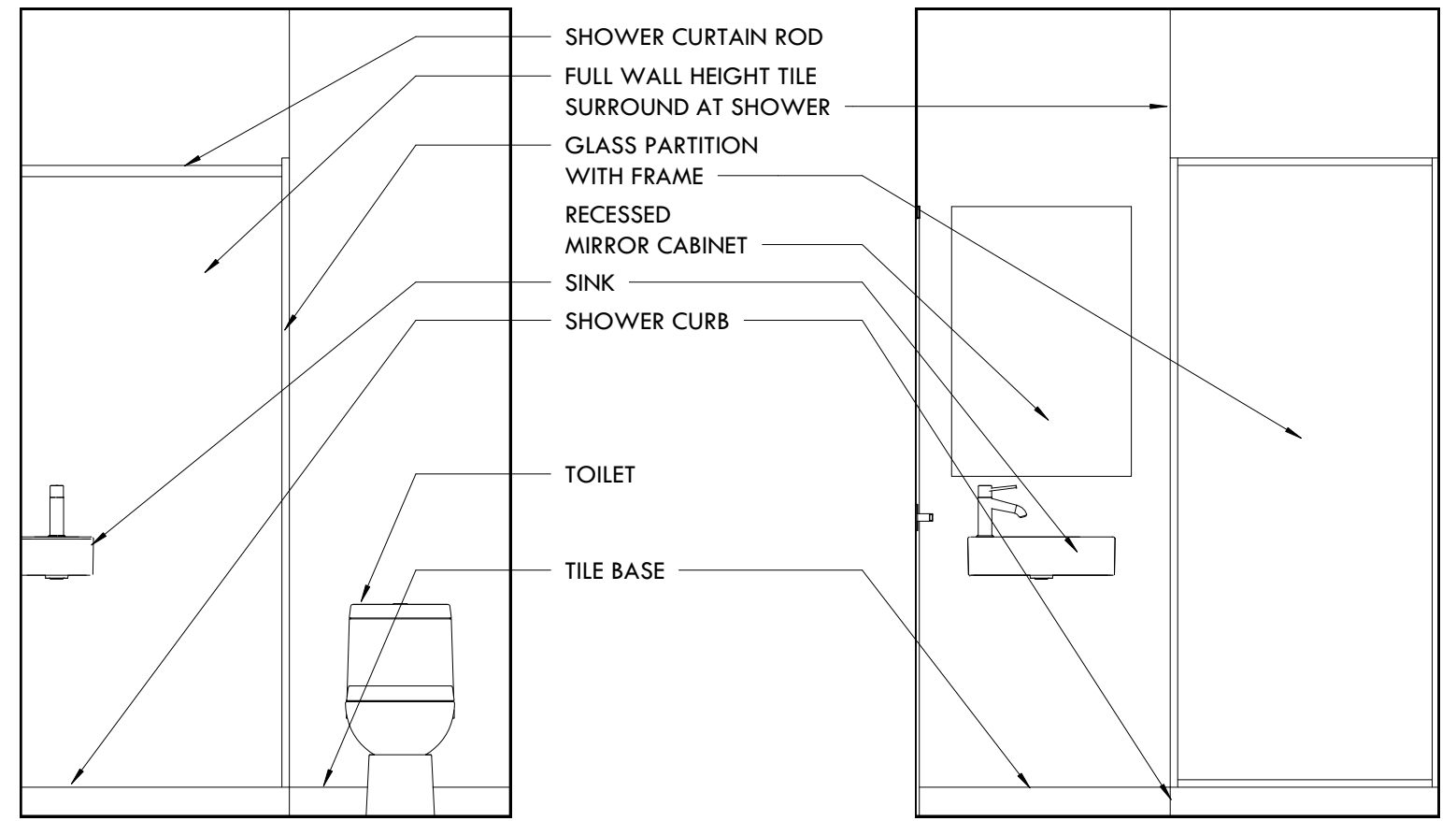
KITCHEN ISLAND ELEVATION

1/2" = 1'-0"



SD PLAN - TYPICAL BATH

1/2" = 1'-0"



BATH ELEVATION 1

1/2" = 1'-0"

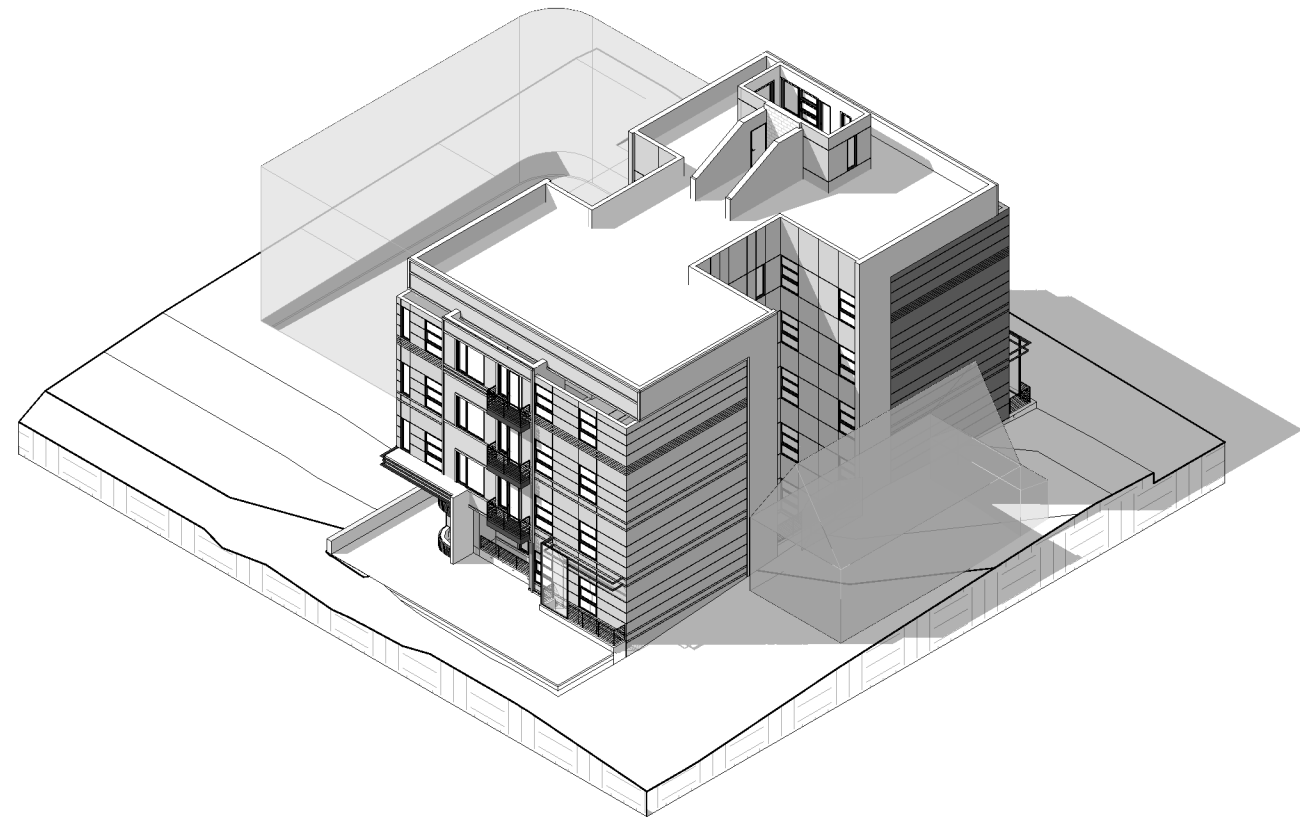
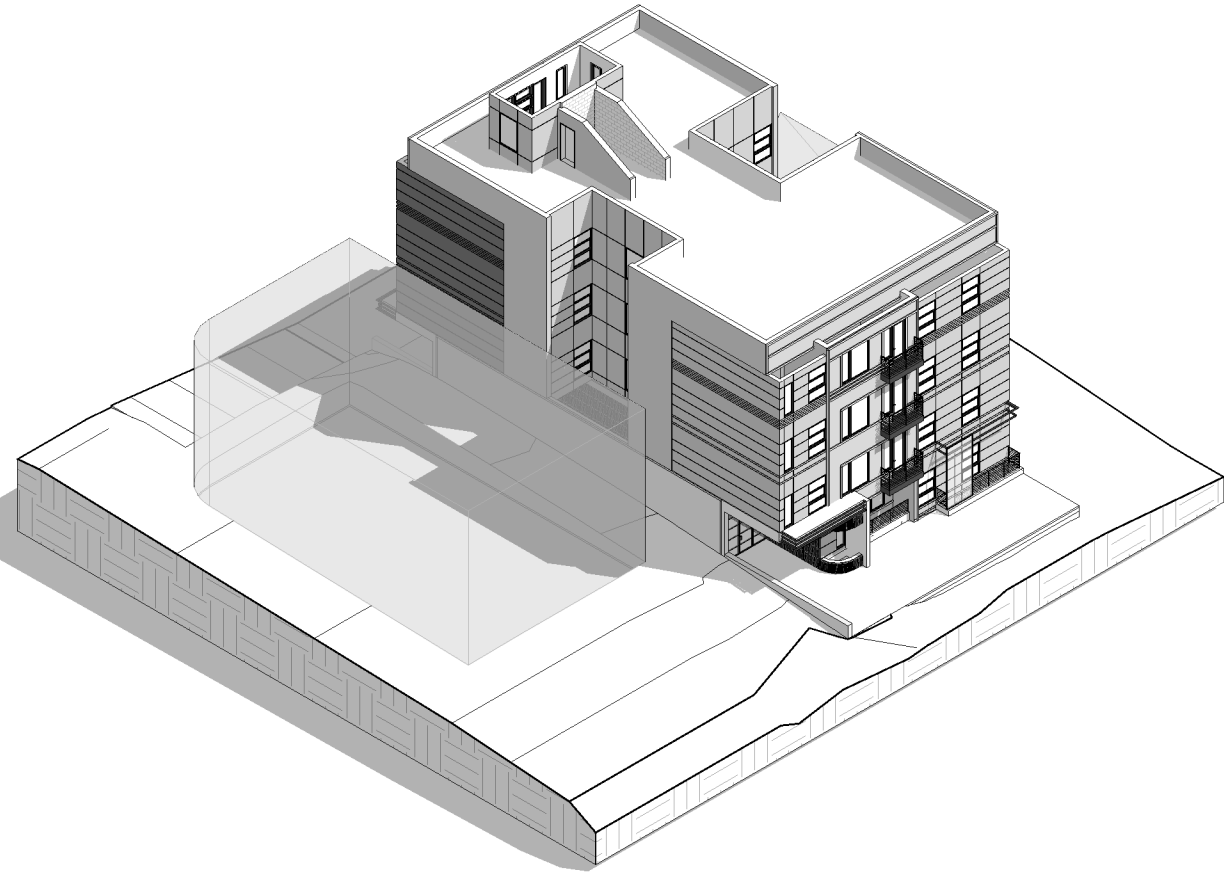
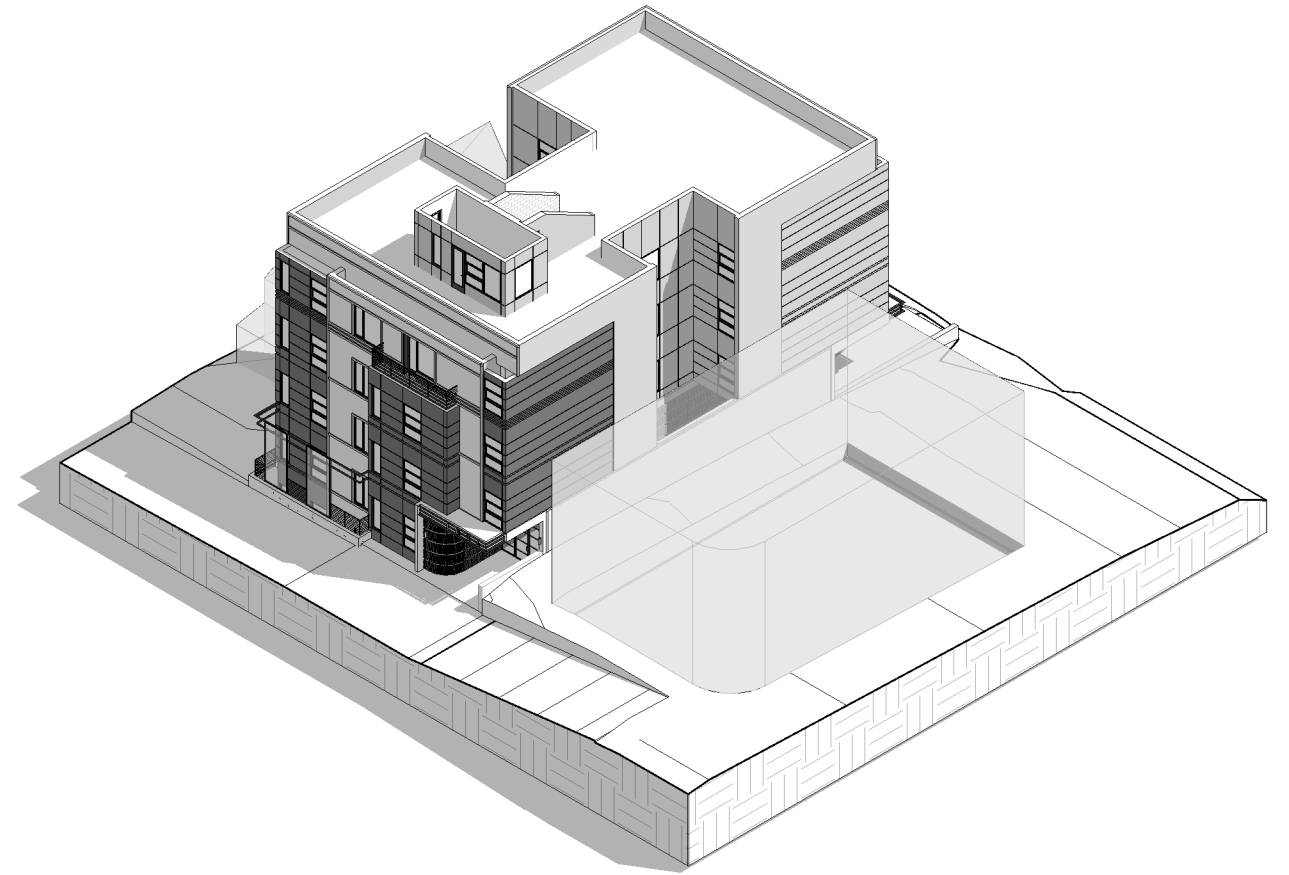
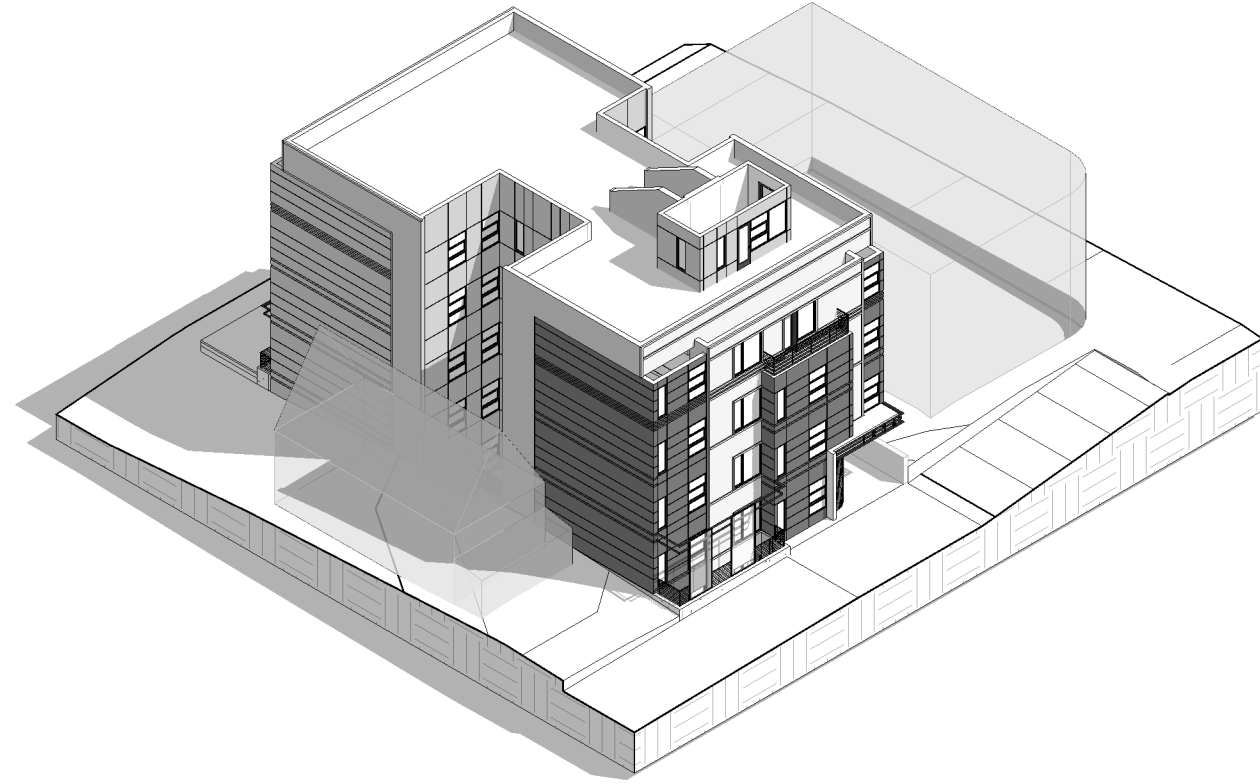
BATH ELEVATION 2

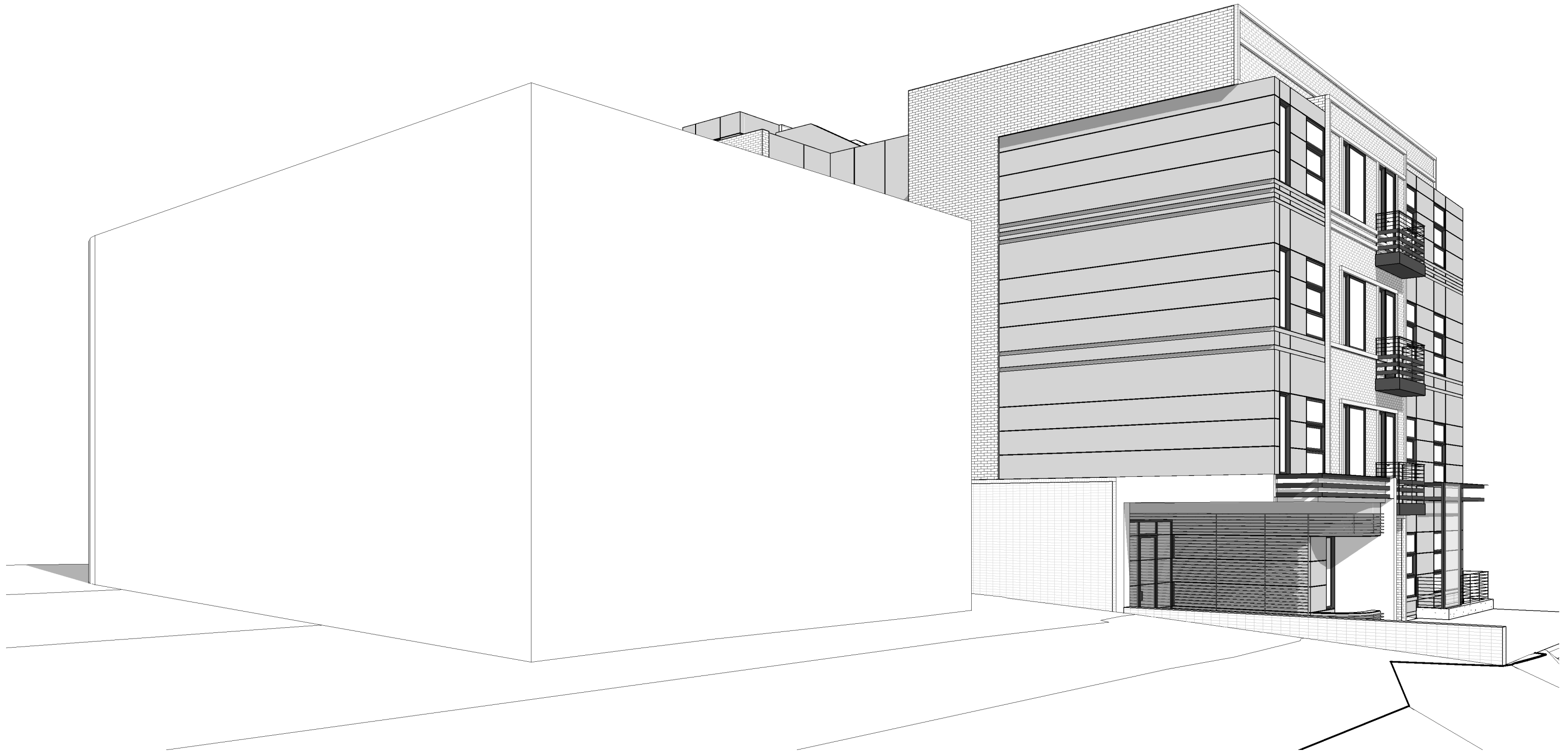
1/2" = 1'-0"



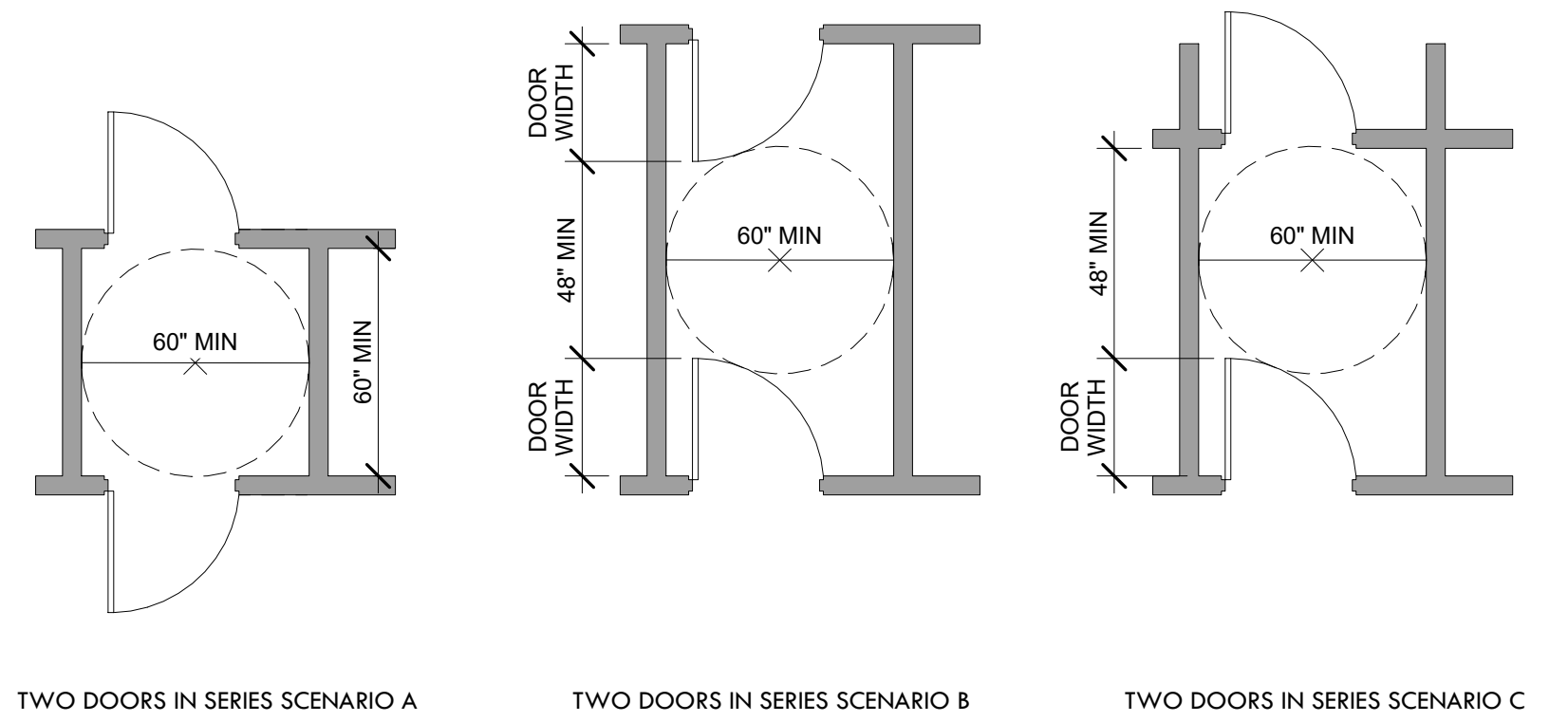
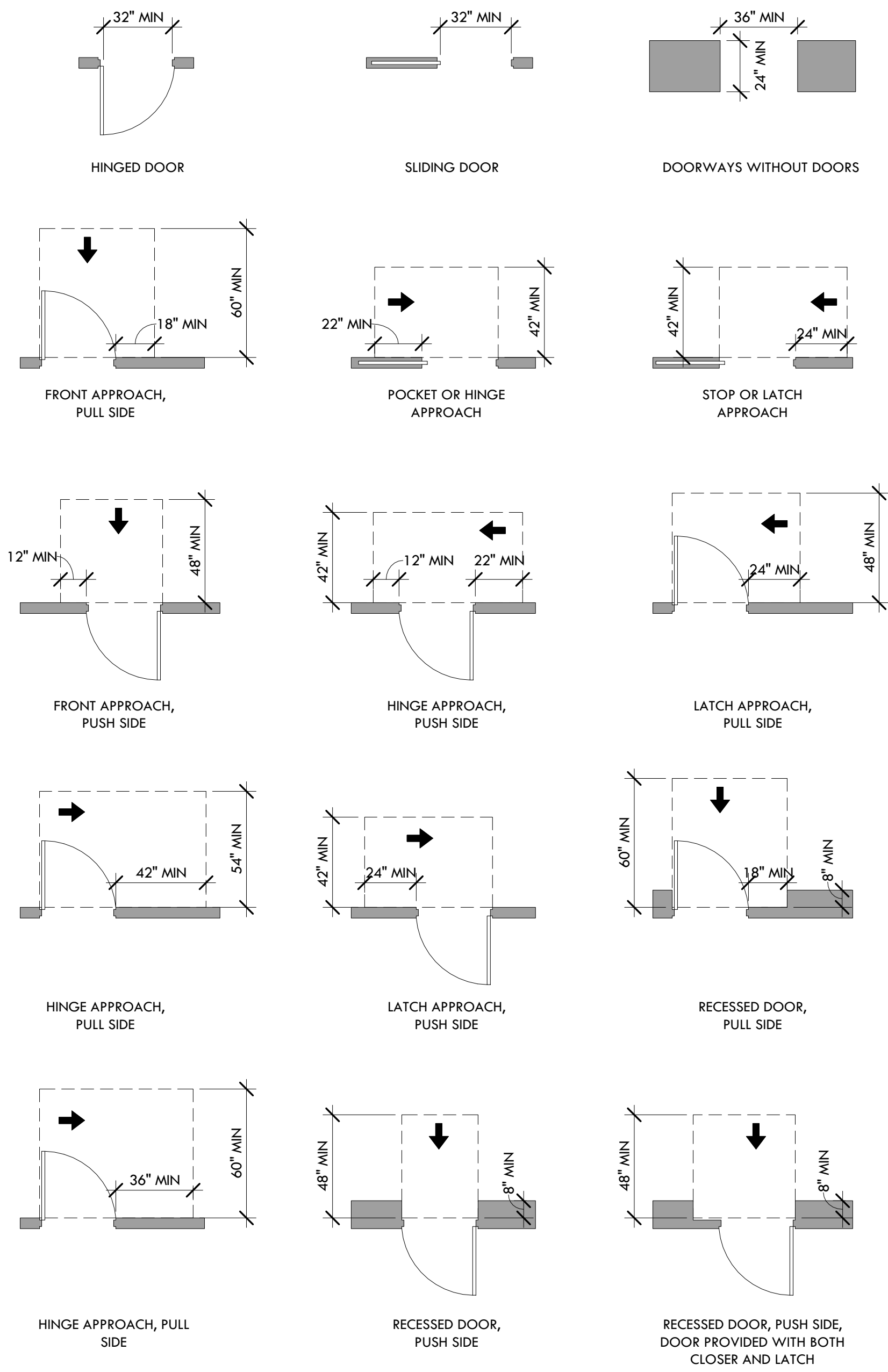




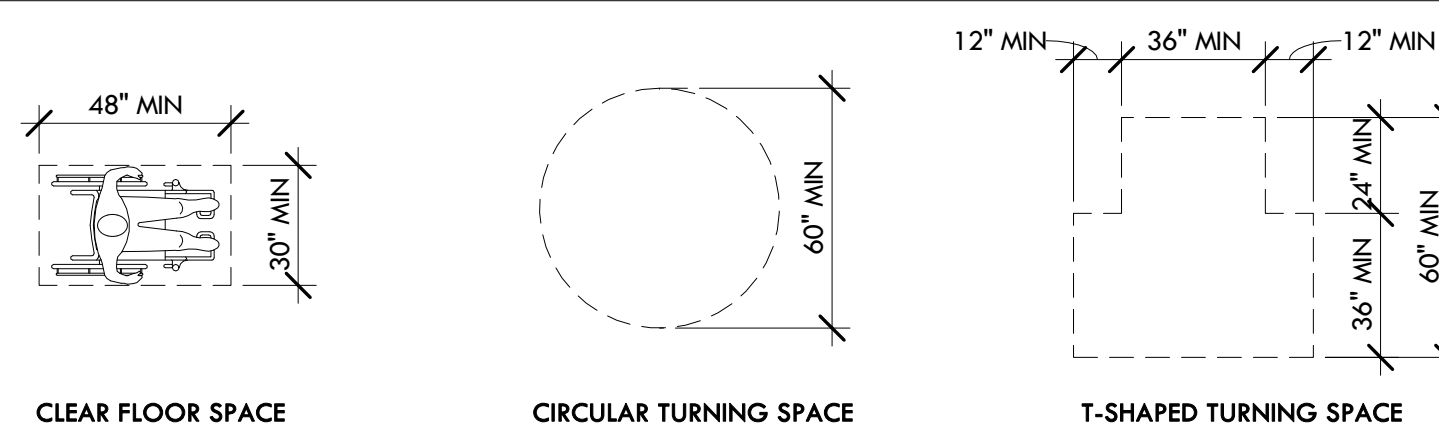




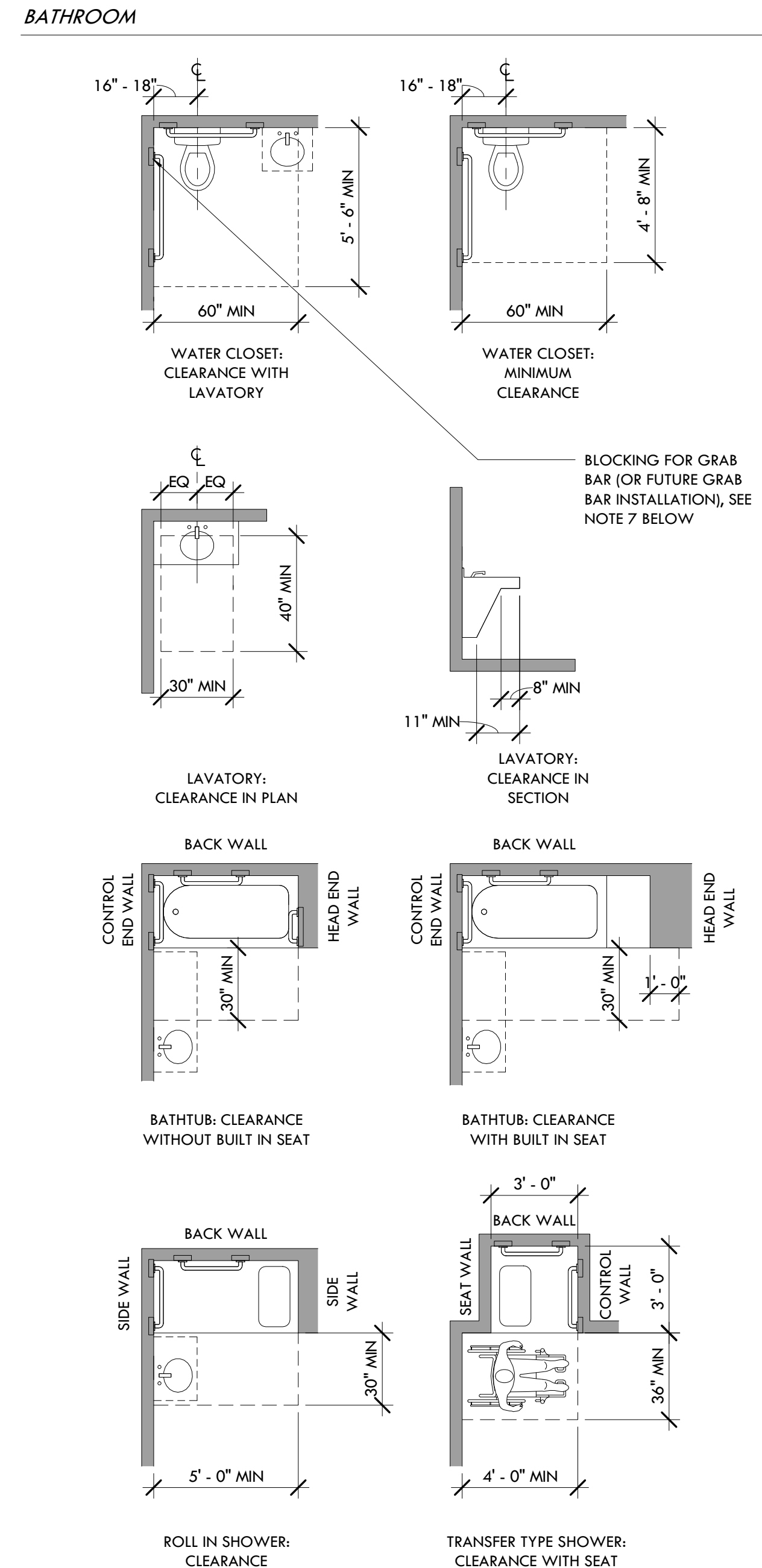
DOORS AND DOORWAYS



SPACE ALLOWANCES

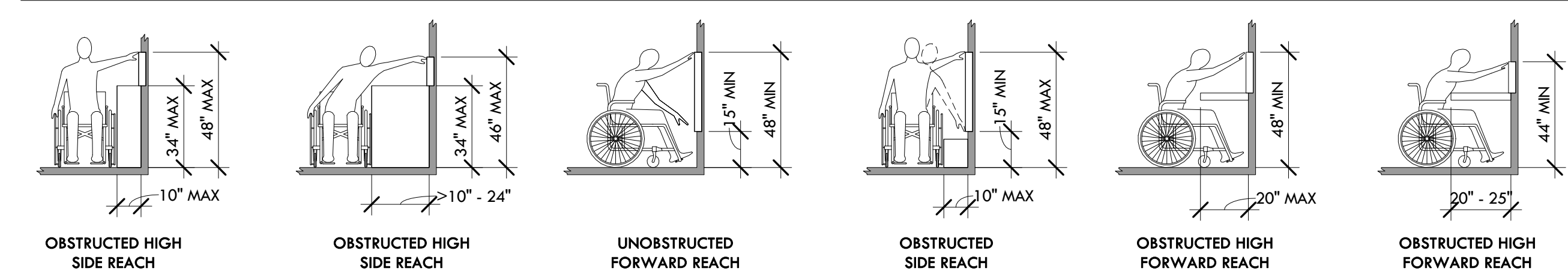


TYPE A DWELLING UNIT

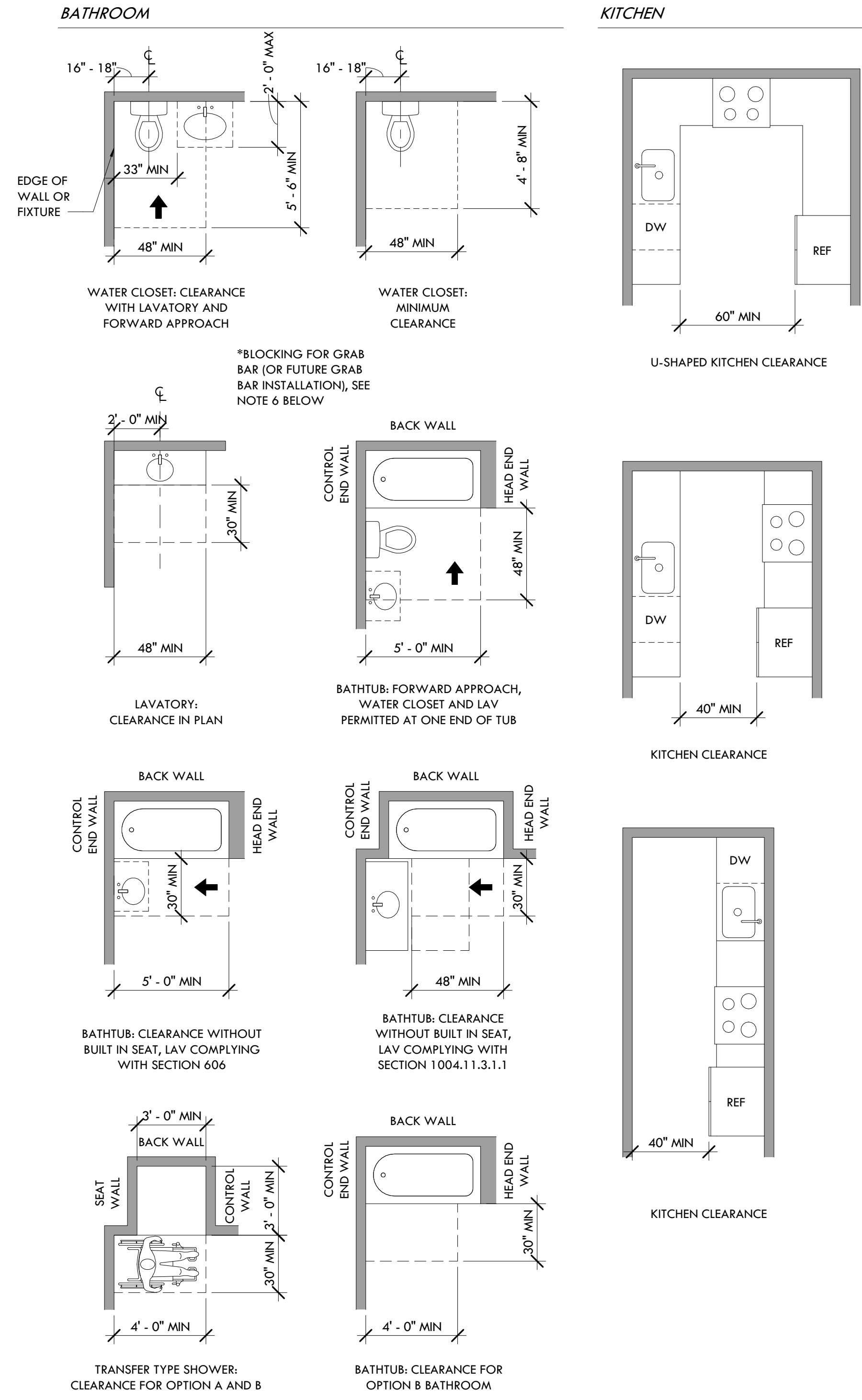


- DWELLING UNIT TYPE "A" NOTES**
- AT LEAST ONE ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF 36" MIN SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE PART OF THE UNIT
 - ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE OF 60" DIAMETER MINIMUM
 - ALL DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 32" MINIMUM
 - RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12
 - LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND ELECTRICAL OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY/INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309 AND SEE EXCEPTIONS IN 1002.9
 - AT LEAST ONE TOILET ROOM PER UNIT SHALL COMPLY WITH SECTION 1003.11.2 OF ANSI A117.1 2009 - CHAPTER 10: DWELLING UNITS
 - ALL BATHS MUST COMPLY WITH 1003.1.1, REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION SHALL BE PROVIDED AT ALL APPLICABLE TOILET AND BATHING FIXTURES
 - DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTION: WHERE A CLEAR FLOOR SPACE OF 48" MIN AND 30" MIN IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING
 - CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. FORWARD APPROACH CLEAR FLOOR SPACE SHALL BE PROVIDED AT SINK AND WORK SURFACE LOCATIONS
 - ABOVE DIAGRAMS FROM ANSI A117.1 2009 - CHAPTER 10: DWELLING UNITS. REFER TO THIS SECTION FOR FURTHER EXPLANATION OF TYPE A DWELLING UNIT REQUIREMENTS
 - TYPE A UNITS TO CONTAIN ADAPTABLE ELEMENTS IN ACCORDANCE WITH 12A DCMR BUILDING CODE SUPPLEMENT OF 2017

REACH RANGES



TYPE B DWELLING UNIT



- DWELLING UNIT TYPE "B" NOTES**
- AT LEAST ONE ACCESSIBLE ROUTE WITH A CLEAR WIDTH OF 36" MIN SHALL CONNECT ALL SPACES AND ELEMENTS WHICH ARE PART OF THE UNIT
 - ALL DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A CLEAR OPENING OF 31 3/4" MINIMUM
 - RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12
 - LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND ELECTRICAL OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY/INTERCOM SYSTEMS SHALL COMPLY WITH SECTION 309.2 AND 309.3; SEE EXCEPTIONS IN 1004.9
 - TYPE B UNIT BATHROOMS ARE EITHER ALL "OPTION A" (DIAGRAMMED ABOVE) OR;
 - AT LEAST ONE TOILET ROOM PER UNIT SHALL COMPLY WITH "OPTION B" - SECTION 1004.11.3.2 - LAV MUST BE 34" HEIGHT, WC IS THE SAME AS OPT A, AND SEE TUB AND SHOWER DIAGRAM ABOVE
 - REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION SHALL BE PROVIDED AT ALL APPLICABLE TOILET AND BATHING FIXTURES. SEE 1004.11.1
 - CLEAR FLOOR SPACE, POSITIONED FOR PARALLEL OR FORWARD APPROACH, SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.
 - ABOVE DIAGRAMS FROM ANSI A117.1 2009 - CHAPTER 10: DWELLING UNITS. REFER TO THIS SECTION FOR FURTHER EXPLANATION OF TYPE B DWELLING UNIT REQUIREMENTS

NOTE: THE INFORMATION ON THIS SHEET REPRESENTS ACCESSIBILITY STANDARDS. NOTIFY ARCHITECT IF ANY INFORMATION ON SUBSEQUENT SHEETS IS IN CONFLICT WITH WHAT IS SHOWN HERE.

3X3 AREA FOR DCRA USE

134

SQUARE 134 ARCHITECTS
1501 11th St NW, Suite 3
Washington DC 20001
202.328.0134

PROJECT TITLE
1036 NEWTON ST NW
Washington, DC 20012

DRAWING TITLE
REFERENCED ACCESSIBILITY STANDARDS

DATE	DESCRIPTION
#	
	KEY PLAN

STAMP

PROJECT NUMBER
19011

SCALE
1/4" = 1'-0"

ISSUE
SD PROGRESS SET

ISSUE DATE
02.15.21

DRAWING

A0006

TYPE D1 DEMISING PARTITION- STEEL							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
D11	9 1/4"	3 1/2"	U341	1 HR	N/A	54	

SEE SCHED.

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS; 2 LAYERS OF 5/8" GWB FOR 2 HOUR RATED WALLS

BATT INSULATION TO FIT WITHIN FRAMING

1" AIR GAP

METAL STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" FRAMING

TYPE D DEMISING PARTITION- WOOD							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
D01	9 1/4"	3 1/2"	U341	1 HR	N/A	54	

SEE SCHED.

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS; 2 LAYERS OF 5/8" GWB FOR 2 HOUR RATED WALLS

BATT INSULATION TO FIT WITHIN FRAMING

1" AIR GAP

WOOD STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" FRAMING

TYPE C1 ONE SIDED PARTITION- STEEL							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
C10	2 1/8"	1 1/2"	N/A	NR	N/A	N/A	
C11	4 1/8"	3 1/2"	N/A	NR	N/A	N/A	

SEE SCHED.

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

METAL STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" FRAMING

TYPE C ONE SIDED PARTITION- WOOD							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
C00	2 1/8"	1 1/2"	N/A	NR	N/A	N/A	
C01	4 1/8"	3 1/2"	N/A	NR	N/A	N/A	

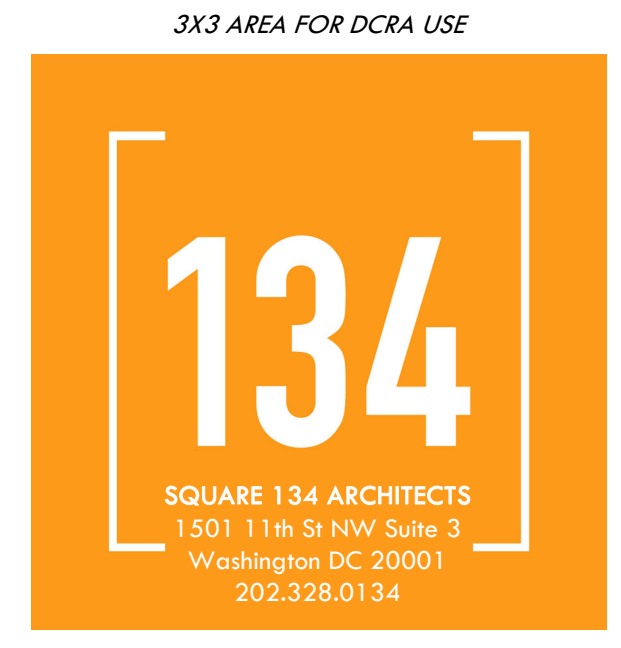
SEE SCHED.

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

WOOD STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" FRAMING

- GENERAL NOTES - WALL, FLOOR, ROOF**
- AIR BARRIER TO COMPLY WITH ASTM E 2357, ASTM E 1667. MATERIALS REQUIRE SEALED JOINTS.
 - ALL SOURCES OF AIR LEAKAGE IN THE BUILDING ENVELOPE ARE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE.
 - FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR
 - CEILING INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INS MARKED EVERY 300 FT²
 - 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 NFPA 268.
 - ALL FLOORS, WALLS, CEILING MATERIAL TO MEET VOC STANDARDS OF THE GREEN CONSTRUCTION CODE A108.2 - A108.4
 - SLAB EDGE INSULATION TO COMPLY WITH C402.1.1.
 - PUTTY PACKS REQUIRED AT ALL FIRE AND SOUND RATED PARTITIONS AS WELL AS FOR AIR SEALING REQUIREMENTS



PROJECT TITLE
1036 NEWTON ST NW
Washington, DC 20012

DRAWING TITLE
WALL TYPES

DATE	DESCRIPTION
#	

KEY PLAN

TYPE F1 CMU INTERIOR WALL (FURRING)- METAL							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
F11	1'-0 3/4"	7 5/8"	U905	2 HR	22.75	N/A	

SEE SCHED.

CMU, REFER TO SCHEDULE FOR SIZE

1" AIR GAP

METAL STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

PROVIDE CLOSED CELL SPRAY FOAM INSULATION AT EXTERIOR WALL ONLY, R-20 MIN, R-6.5 PER INCH @ 3.5" = R-22.75

3 1/2" FRAMING

5/8" 1"

TYPE F CMU INTERIOR WALL (FURRING)- WOOD							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
F01	1'-0 3/4"	7 5/8"	U905	2 HR	22.75	N/A	
F02	1'-2 3/4"	7 5/8"	U905	2 HR	22.75	N/A	

SEE SCHED.

CMU, REFER TO SCHEDULE FOR SIZE

1" AIR GAP

WOOD STUDS, SEE SCHEDULE FOR SIZING. SPACING PER UL DESIGN NO. AND STC RECOMMENDATIONS

5/8" GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

PROVIDE CLOSED CELL SPRAY FOAM INSULATION AT EXTERIOR WALL ONLY, R-20 MIN, R-6.5 PER INCH @ 3.5" = R-22.75

3 1/2" FRAMING

5/8" 1"

TYPE E CMU INTERIOR WALL							
Type	Width	Framing Width	UL No.	Fire Rating	R-Value	STC	Comments
E01	7 5/8"	7 5/8"	U905	2 HR	22.75	N/A	

SEE SCHED.

CMU, REFER TO SCHEDULE FOR SIZE

5/8" FRAMING

INTERIOR

STAMP

PROJECT NUMBER
19011

SCALE
As indicated

ISSUE
SD PROGRESS SET

ISSUE DATE
02.15.21

DRAWING

A0010

ROOF TYPE SCHEDULE - TYPE Z

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	Comments

SEE SECTION DETAILS OR LANDSCAPE DRAWINGS FOR ROOF FINISH

TPO MEMBRANE
BONDING AGENT
1/4" COVERBOARD

3/4" PLYWOOD ON SLEEPERS (BUILD-UP) OR SLOPE ROOF FRAMING. MIN. SLOPE AT 1/4" PER 1'-0"

3/4" PLYWOOD - SUBFLOOR

BATT INSULATION, R-38 MIN, R-3 PER INCH @ 14" = R-42

WOOD TRUSS, SEE SCHEDULE FOR SIZE

5/8" RESILIENT CHANNEL

5/8" TYPE X GWB PER UL USE MOISTURE RESISTANT GWB AT WET LOCATIONS

*IECC COMMERCIAL ASSEMBLY FOR ALL OCCUPANCIES (INCLUDING GROUP R, R-38 MIN)

ROOF TYPE SCHEDULE - TYPE Y

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	Comments
Y1	1'-1 1/4"	11 1/4"	P531	1 HR	39	

SEE SECTION DETAILS OR LANDSCAPE DRAWINGS FOR ROOF FINISH

TPO MEMBRANE
BONDING AGENT
1/4" COVERBOARD

3/4" PLYWOOD ON SLEEPERS (BUILD-UP) OR SLOPE ROOF FRAMING. MIN. SLOPE AT 1/4" PER 1'-0"

3/4" PLYWOOD - SUBFLOOR

CLOSED CELL SPRAY FOAM INSULATION, R-38 MIN, R-6.5 PER INCH @ 6" = R-39

2X FRAMING OR TJIs

5/8" RESILIENT CHANNEL

5/8" TYPE X GWB PER UL USE MOISTURE RESISTANT GWB AT WET LOCATIONS

*IECC COMMERCIAL ASSEMBLY FOR ALL OCCUPANCIES (INCLUDING GROUP R, R-38 MIN)

ROOF TYPE SCHEDULE - TYPE W

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	Comments

SEE SECTION DETAILS OR LANDSCAPE DRAWINGS FOR ROOF FINISH

TPO MEMBRANE
BONDING AGENT
1/4" COVERBOARD, MIN. SLOPE AT 1/4" PER 1'-0"

RIGID INSULATION, R-5 PER INCH @ 2" = R-10 (AT LOWEST POINT)

3/4" PLYWOOD - SUBFLOOR

CLOSED CELL SPRAY FOAM INSULATION, R-38 MIN, R-6.5 PER INCH @ 6" = R-39

2X FRAMING OR TJIs

5/8" RESILIENT CHANNEL

5/8" TYPE X GWB PER UL USE MOISTURE RESISTANT GWB AT WET LOCATIONS

*IECC RESIDENTIAL ASSEMBLY FOR GROUP R OCCUPANCIES (R-49 MIN)

ROOF TYPE SCHEDULE - TYPE X

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	Comments
X1	1'-5"	1'-0"	P531	1 HR	51	

SEE SECTION DETAILS OR LANDSCAPE DRAWINGS FOR ROOF FINISH

TPO MEMBRANE
BONDING AGENT
1/4" COVERBOARD, MIN. SLOPE AT 1/4" PER 1'-0"

RIGID INSULATION, R-5 PER INCH @ 3" = R-15 (AT LOWEST POINT)

3/4" PLYWOOD - SUBFLOOR

BATT INSULATION, R-3 PER INCH @ 12" = R-36

WOOD TRUSS, SEE SCHEDULE FOR SIZE

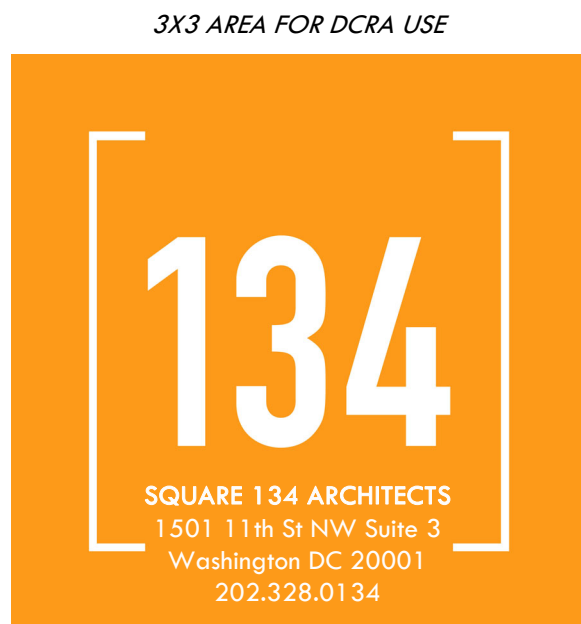
5/8" RESILIENT CHANNEL

5/8" TYPE X GWB PER UL USE MOISTURE RESISTANT GWB AT WET LOCATIONS

*IECC RESIDENTIAL ASSEMBLY FOR GROUP R OCCUPANCIES (R-49 MIN)

GENERAL NOTES - WALL, FLOOR, ROOF

- AIR BARRIER TO COMPLY WITH ASTM E 2357, ASTM E 1667. MATERIALS REQUIRE SEALED JOINTS.
- ALL SOURCES OF AIR LEAKAGE IN THE BUILDING ENVELOPE ARE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO MINIMIZE AIR LEAKAGE.
- FLOOR INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND SUBSTANTIAL CONTACT WITH UNDERSIDE OF FLOOR
- CEILING INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INS MARKED EVERY 300 FT² 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 NFPA 268.
- ALL FLOORS, WALLS, CEILING MATERIAL TO MEET VOC STANDARDS OF THE GREEN CONSTRUCTION CODE A108.2 - A108.4
- SLAB EDGE INSULATION TO COMPLY WITH C402.1.1.
- PUTTY PACKS REQUIRED AT ALL FIRE AND SOUND RATED PARTITIONS AS WELL AS FOR AIR SEALING REQUIREMENTS



PROJECT TITLE
1036 NEWTON ST NW
Washington, DC 20012

DRAWING TITLE
FLOOR + ROOF TYPES

FLOOR TYPE SCHEDULE - TYPE D

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	STC	IIC
D1	2'-2"	1'-2"	L521	1 HR	N/A	61	55

SELF-LEVELING GYPSUM CONC.

1/4" ACOUSTICAL MAT

3/4" PLYWOOD SUBFLOOR

3/4" HARDWOOD FLOORING

2X8 WOOD FRAMING

3/4" PLYWOOD SUBFLOOR

SOUND CONTROL BATT INSULATION PER UL DESIGN NUMBER

14" WOOD TRUSSES @ 16" O.C., SEE STRUCTURAL

5/8" RESILIENT CHANNEL

5/8" TYPE X GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

FLOOR TYPE SCHEDULE - TYPE C

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	STC	IIC
	1'-0 3/4"	1'-0"	D918	3 HR	N/A	N/A	N/A

3/4" ENGINEERED WOOD AND FELT PAPER UNDERLAYMENT WITH MOISTURE BARRIER

CONCRETE SLAB, SEE STRUCTURAL

6" MIN OF WASHED CRUSHED STONE

FLOOR TYPE SCHEDULE - TYPE B

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	STC	IIC
B1	1'-0 3/4"	4"	N/A	N/A	10ci	N/A	N/A

3/4" ENGINEERED WOOD AND FELT PAPER UNDERLAYMENT WITH MOISTURE BARRIER

CONCRETE SLAB ON GRADE, SEE STRUCTURAL

RIGID INSULATION, R-10 MIN, R-5 PER INCH @ 2" = R-10

VAPOR BARRIER

6" MIN OF WASHED CRUSHED STONE

FLOOR TYPE SCHEDULE - TYPE A

Type	Depth	Framing Depth	UL No.	Fire Rating	R-Value	STC	IIC
A1	1'-6"	1'-2"	L521	1 HR	N/A	61	55

SELF-LEVELING GYPSUM CONC.

1/4" ACOUSTICAL MAT

3/4" PLYWOOD SUBFLOOR

3/4" HARDWOOD FLOORING

SOUND CONTROL BATT INSULATION PER UL DESIGN NUMBER

14" WOOD TRUSSES @ 16" O.C., SEE STRUCTURAL

5/8" RESILIENT CHANNEL

5/8" TYPE X GWB. USE MOISTURE RESISTANT GWB AT WET LOCATIONS

DATE	DESCRIPTION
#	

KEY PLAN

STAMP

PROJECT NUMBER
19011

SCALE
As Indicated

ISSUE
SD PROGRESS SET

ISSUE DATE
02.15.21

DRAWING

A0011

01 10 00 SUMMARY

I 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 sprinklered. The building includes 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 tractor 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 to cease 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 all portions of the work.
- 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.
- I. 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.
- J. 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 and lender.
- 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 of any warranty.
- 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 SQ134's professional activities, errors or omissions.
- 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, shelled 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.
- B. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- 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 verify 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 available online and the (project specific) Green & Energy Compliance System forms.
- B. The Contractor will schedule and coordinate the Green Commissioning Process and Green Inspections.

01 20 00 PAYMENT PROCEDURES

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

I 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.
 - Labor.
 - 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 Work.
 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 quantities.
 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 item.
 - a. Temporary facilities and other major cost items that are not direct costs 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.
- B. 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 values.
- 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 acceleration.
- 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 Payment.
 - 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 waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 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.
- H. 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.
- I. 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.
- J. 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.

I 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 Specifications.
 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 change.
 - 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. Include applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - 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.
- C. 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 and related to the Work covered by the payment, energy code and ADA as well as any other items identified by the local jurisdiction as required.
- B. 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 phase.
- D. 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 architect's 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. Pre-Demolition Conference: 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 any conferences.
- F. Pre-Roofing Conference: 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, and 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 Documents and to resolve all potential conflicts including but not limited to head height clearances.
- H. Pre-Fire Alarm/Detection, Security, Telephone, & Elevator Conference: 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 contractor shall participate in a joint conference to coordinate the interface of all systems.
- I. Pre-Millwork Conference: 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.
- J. Project Meetings:
 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. Preconstruction Conference:
 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.
 2. Minimum Agenda:
 - 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.
 - e. Scheduling
 - f. Security and housekeeping procedures
 - g. Procedures for testing
 - h. Procedures for maintaining record documents
 - i. Site Mobilization and Utilization
 - j. Clearing, grading, road work, utilities and all other components of the site work required for the project.
 - k. Construction facilities and controls provided by Owner and by the Contractor
 - l. Temporary Utilities.

L. Progress Meetings:

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.
- D. Prior to construction, verify the location and invert elevation at points of connection and all 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 tolerances. Do not scale Drawings to determine dimensions.

I 1.2 EXECUTION:

- A. Provide and advise entities engaged in construction activities, of control lines and levels. 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 for all work.
- 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 authorities having jurisdiction.

01 34 00 SUBMITTALS AND RFIs

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 required by construction schedule. Include time required for review, ordering, 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.

I 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 furnish the material or perform operation so marked.
- 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 simultaneous with shop drawings and samples. Shop drawings (graphic assembly) prior to or simultaneous with samples or mockups. Samples (colors and finishes) coordinated and submitted together.

3X3 AREA FOR DCRA USE



PROJECT TITLE

1036 NEWTON ST NW

Washington, DC 20012

DRAWING TITLE

SPECIFICATIONS

DATE

DESCRIPTION

#

KEY PLAN

STAMP

PROJECT NUMBER

19011

SCALE

12" = 1'-0"

ISSUE

SD PROGRESS SET

ISSUE DATE

02.15.21

DRAWING

A0050

