AE WORKS

	Armed Forces Retirement Home
Armed Forces Retirement Home	Justin Seffens Lead Facilities Manager
Sheridan Building	05.14.26
Project No.	
AFRH-042	This phasing description narrative provides a breakdown of phasing areas in alignment with AE Works' Opinion of Probable Costs submitted on September 25, 2025 and specific scope items reallocated on March 17, 2026 from the phased construction of Areas A and B of the design documents.

Discipline	Area A (North)	Area B (South)
Civil	• All work associated with building construction to north side of building. • Exterior area including lobby entrance.	• All work associated with building construction to south side of building. • ***Installation of new generators and associated tie-ins to new electrical gear to be listed as Option #1***
Structural	• All work in basement, (including Shell Space A [G201]), but excluding support for community room center infill ("Shell Space B [G201]") and south infill areas ("Shell Spaces C [G333] and D [G324]"). • Access to Laundry and storage rooms G002, G004, G012 and G012A must be maintained. • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• All work in basement needed for support for community room center infill ("Shell Space B [G201]") and south infill areas ("Shell Spaces C [G333] and D [G324]") • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Architecture	• All work in basement, excluding support for community room center infill ("Shell Space B") and south infill areas ("Shell Spaces C and D"). • Access to Laundry and storage rooms G002, G004, G012 and G012A must be maintained.	• All work in basement needed for support for community room center infill ("Shell Space B") and south infill areas ("Shell Spaces C and D"). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL

	• All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Fire Protection	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby. • ***Fire pump relocation to be under separate contract.***	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby. • ***Fire pump relocation to be under separate contract.***
Fire Alarm	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Mechanical	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14.	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”) including AHU-5. • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N).

Armed Forces Retirement Home

Sheridan Building

Project No.

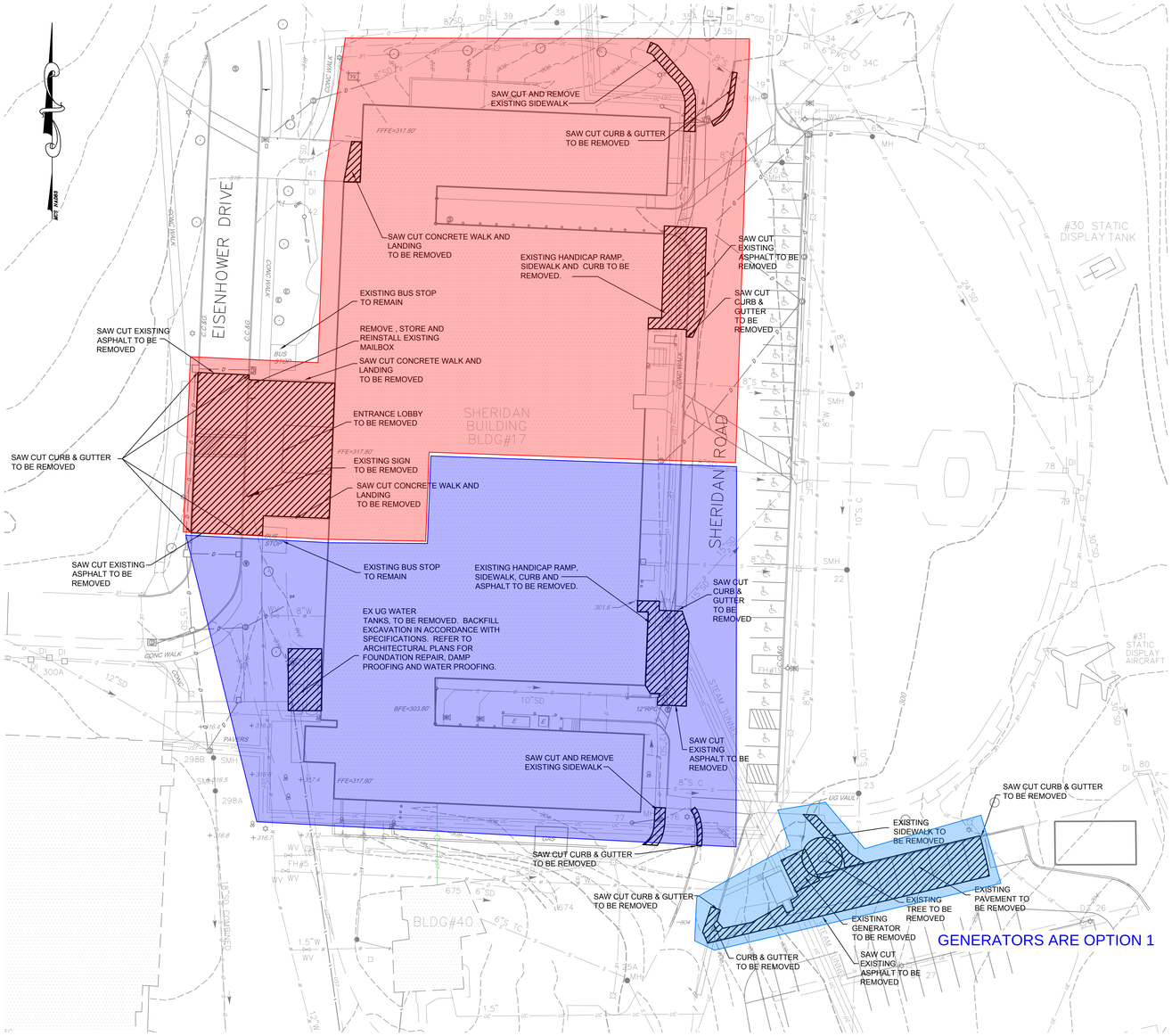
AFRH-042

	• Floors 2-8: all areas north of CL 14 including elevators and main lobby. • Demolition of abandoned steam pipe in tunnel.	• Floors 2-7: all areas south of CL 14 including elevators and main lobby. • Installation of new (GFE) chiller plant.
Electrical	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby. • ***Installation of new generators and associated tie-ins to new electrical gear to be listed as Option #1***
Plumbing	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All sanitary riser connections to under-slab laterals north of CL 16.5. • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All sanitary riser connections to under-slab laterals south of CL 16.5. • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Telecom	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N).

	at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Security	• All work in basement, excluding support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to north of CL 14 including elevators and main lobby (area between CL 15.5/G.6 and 18/N) and balcony enclosures at CL 14. • Floors 2-8: all areas north of CL 14 including elevators and main lobby.	• All work in basement needed for support for community room center infill (“Shell Space B”) and south infill areas (“Shell Spaces C and D”). • All first floor to south of CL 14 excluding elevators and main lobby (area between CL 15.5/G.6 and 18/N). • Floors 2-7: all areas south of CL 14 including elevators and main lobby.
Food Service	• Food service areas on north side of building.	• Food service areas on south side of building. • Food service of community room.
Specifications	All applicable	All applicable

LEGEND

PROPERTY LINE	
EXISTING CONTOURS	19 / 20
EXISTING WATER	
EXISTING STORM DRAIN	D
EXISTING SEWER	S
EXISTING ROAD	
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING UNDERGROUND COMMUNICATION	UC
EXISTING UNDERGROUND STEAM	UST
EXISTING BUILDING	
PROPOSED DEMOLITION	



DEMOLITION PLAN

SCALE: 1" = 30'

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ANY DEMOLITION MATERIAL.
2. ALL DEMOLISHED MATERIAL IS TO BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN AN APPROVED FACILITY.
3. WHEN PRACTICAL, DEMOLISHED MATERIAL IS TO BE RECYCLED.
4. THE LIMITS OF DEMOLITION ARE APPRIXIMATE. THE CONTRACTOR SHALL EXPAND OR LIMIT THE DEMOLITION AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.
5. ALL HARD SURFACES ARE TO BE SAW CUT. NO JAGGED EDGES ARE PERMITTED.
6. DEMOLITION INCLUDES ANY SUB BASE OR SUB GRADE MATERIAL.
7. NO DEMOLISHED MATERIAL IS TO BE BURIED ON THE SITE OR PROPERTY.
8. FILL MATERIAL, TO RESTORE THE AREA OF DEMOLITION, IS THE RESPONSIBILITY OF THE CONTRACTOR TO SOURCE AND PLACE.

AE WORKS

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SEWICKLEY, PA 15143
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CLIENT:
ARMED FORCES RETIREMENT HOME - WASHINGTON D.C.

AFRH ARMED FORCES RETIREMENT HOME

Pennoni

PENNONI ASSOCIATES INC.
8890 McGaw Road, Suite 100
Columbia, MD 21045
T 410.997.8900 F 410.997.9282

SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH RD NW
Washington, DC 20011

DRAWING TITLE:
Demolition Plan

This sheet addresses exterior scope only

0 30' 60'

N

DRAWN BY: HJM/JSN
CHECKED BY: JAR
PROJ. NO: AEWLA22050
DATE: 11-13-2024
DRAWING NO: **CS102**

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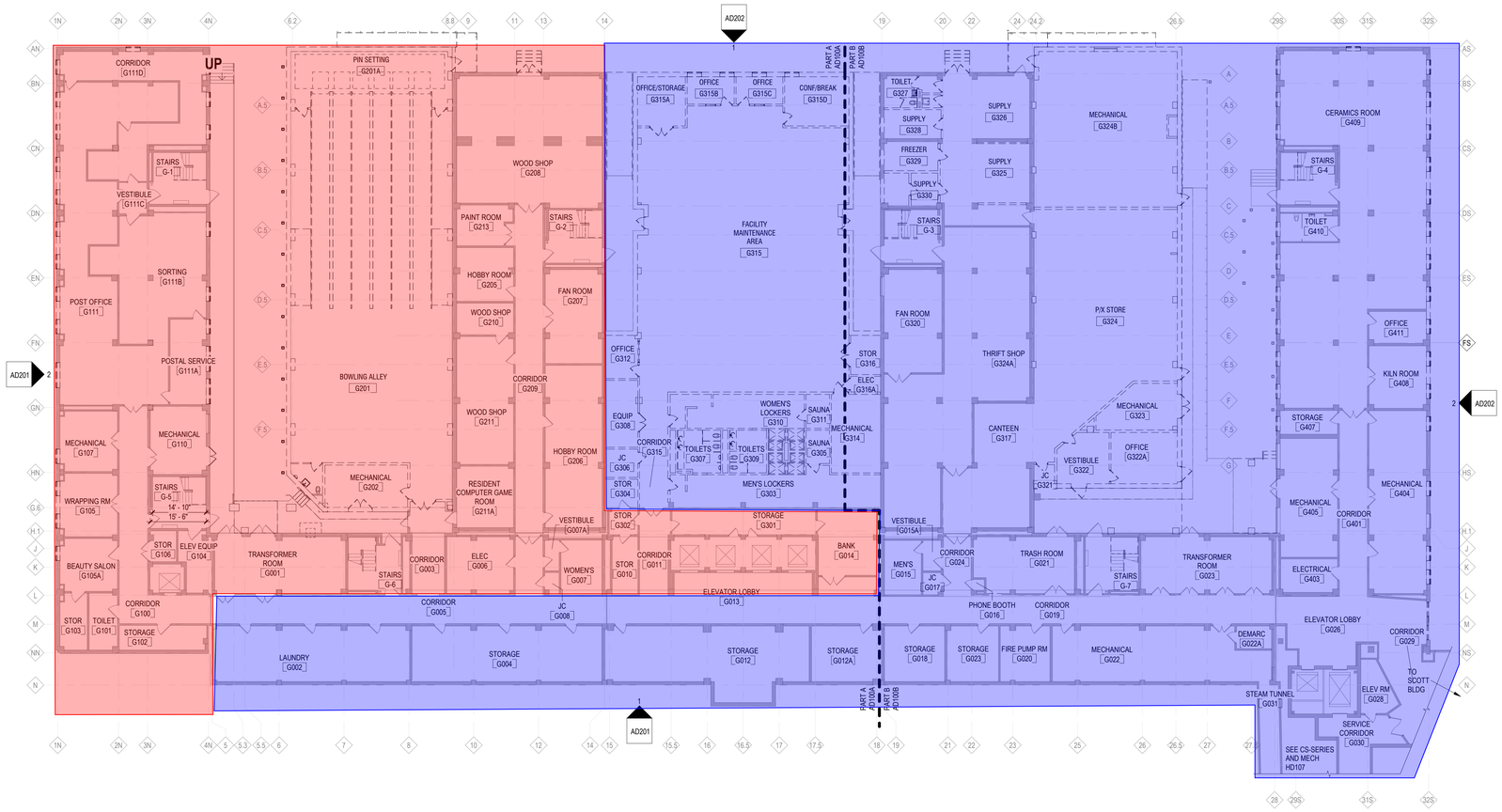

1 OVERALL BASEMENT DEMOLITION PLAN

1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL DEMOLITION ACTIVITIES WITH ANY NEW CONSTRUCTION AS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
2. PERFORM ALL NECESSARY DEMOLITION ACTIVITIES AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION AS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. COORDINATE WITH THOSE DOCUMENTS FOR EXACT DIMENSIONS AND LOCATIONS OF FINISHED WORK.
3. ALL DEMOLITION NOT SPECIFICALLY INDICATED, BUT NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE CONSTRUCTION DOCUMENTS, TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. INSPECT AND ACCESS EACH SPACE AND FULFILL THE INTENT OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS. DEVIATIONS REQUIRED BY EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
5. ANY CUTTING AND REMOVAL INDICATED ON THE CONSTRUCTION DOCUMENTS ARE GENERAL INDICATIONS ONLY AND MAY NOT NECESSARILY SHOW THE FULL EXTENT OF CUTTING AND REMOVAL NECESSARY.
6. THROUGHOUT THE COURSE OF DEMOLITION ACTIVITIES, PROPERLY PROTECT AND EXISTING CONSTRUCTION INDICATED TO REMAIN. EXCERCISE CARE WHEN REMOVING ADJACENT CONSTRUCTION AND PROPERLY REPAIR (TO ORIGINAL CONDITION) ANY AREAS SCHEDULED TO REMAIN THAT SUSTAIN DAMAGE AS A RESULT OF DEMOLITION ACTIVITIES.
7. CONSTRUCT DUST PROOF PROTECTIVE BARRIERS AS NECESSARY AT AREAS OF INTERIOR DEMOLITION TO PROTECT EXISTING CONSTRUCTION AND EQUIPMENT SCHEDULED TO REMAIN.
8. PERFORM ALL WORK REQUIRED TO PROTECT BUILDING OCCUPANTS AND EXISTING BUILDING UTILITIES. THE BUILDING WILL REMAIN IN OPERATION THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
9. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING AS REQUIRED TO MAINTAIN THE INTEGRITY AND STRUCTURAL STABILITY OF THE BUILDING AND ITS INDIVIDUAL ELEMENTS.
10. EXCEPT AS NOTED OTHERWISE, REMOVE ALL DEMOLISHED MATERIALS FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAW REGULATIONS. DO NOT BURN, BURY OR SELL MATERIALS ON THE PROJECT SITE. AT THE COMPLETION OF EACH WORK DAY, CLEAN THE ENTIRE WORK AREA AND LEAVE IN A NEAT CONDITION FREE OF DEBRIS AND RUBBISH.
11. STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, TELECOMMUNICATION, AND CIVIL DOCUMENTS PROVIDE ADDITIONAL DEMOLITION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DOCUMENTS THAT MAY PROVIDE ADDITIONAL DEMOLITION REQUIREMENTS BEYOND THOSE SPECIFICALLY INDICATED ON THE ARCHITECTURAL DEMOLITION PLANS.
12. THROUGHOUT THE COURSE OF DEMOLITION ACTIVITIES, PATCH, REPAIR AND PREPARE EXISTING EXPOSED SURFACES AND/OR ADJACENT MATERIAL AS REQUIRED TO RECEIVE NEW FINISHES.
13. CAREFULLY REMOVE AND DELIVER TO THE OWNER ANY EXISTING FIRE EXTINGUISHERS OR OTHER IDENTIFIED ITEMS FOUND WITHIN THE LIMIT OF DEMOLITION ACTIVITIES.
14. THE OWNER RESERVES THE RIGHT TO REMOVE ITEMS SCHEDULED FOR DEMOLITION PRIOR TO THE START OF DEMOLITION ACTIVITIES AND MAY CLAIM ANY ITEMS REMOVED BY THE CONTRACTOR THROUGHOUT THE COURSE OF DEMOLITION.
15. ALL CEILINGS FROM THE FIRST FLOOR THROUGH THE SEVENTH TO BE REMOVED ENTIRELY. THE MAJORITY OF THE CEILINGS ON THESE FLOORS IS ACT GRID AND DRYWALL BULKHEADS. ALL ASSOCIATED LIGHT FIXTURES, DUCTWORK, VENTS, GRILLES AND CEILING MOUNTED ITEMS TO BE REMOVED. FOR DEMOLITION OF THE BASEMENT LEVEL, REFER TO THE PARTIAL DEMO PLANS KEYNOTES.

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CLIENT:
ARMED FORCES RETIREMENT HOME - WASHINGTON D.C.

SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

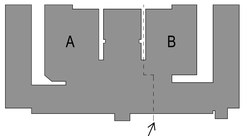
OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL BASEMENT DEMOLITION PLAN



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PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: AD100

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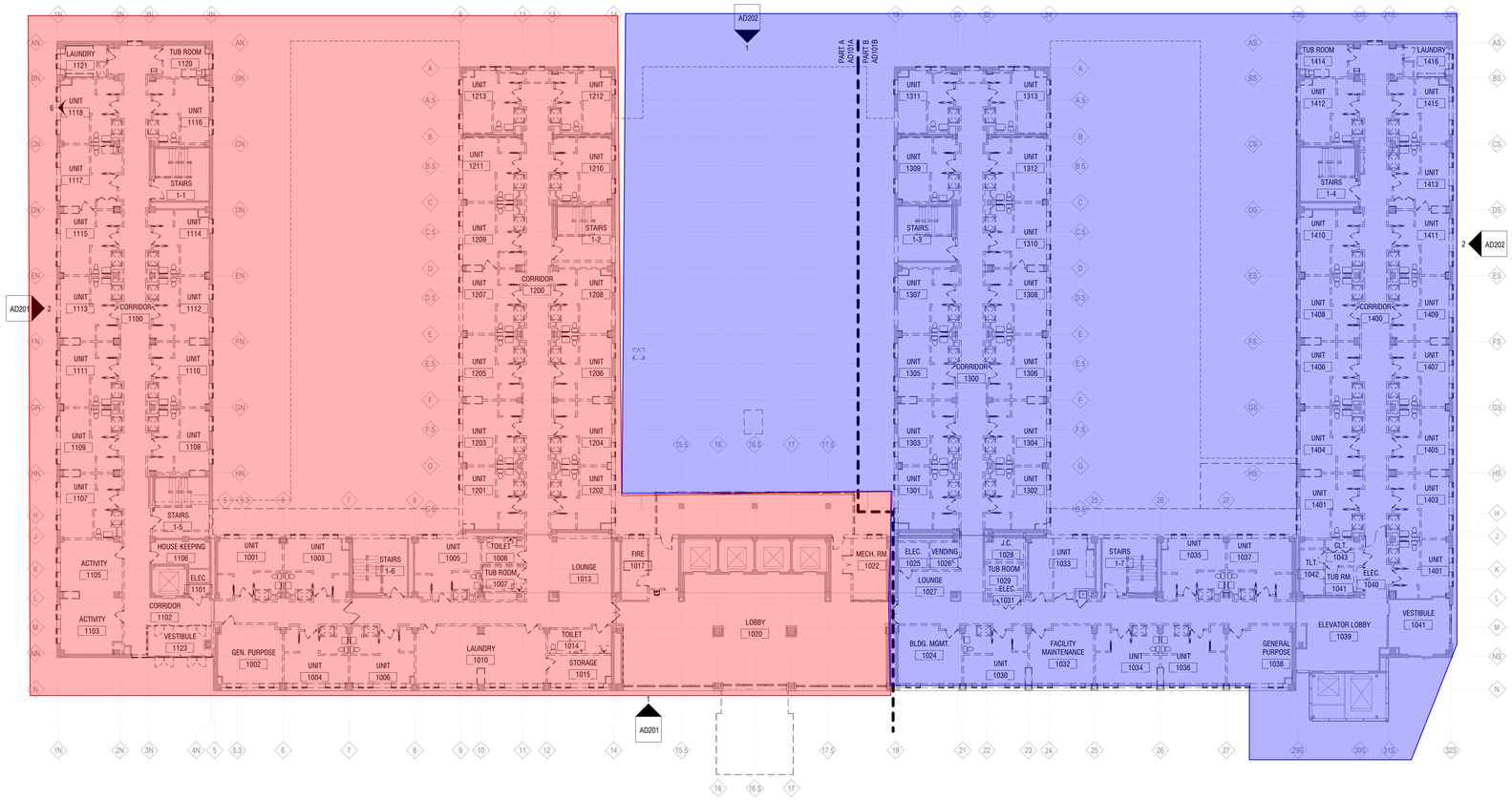
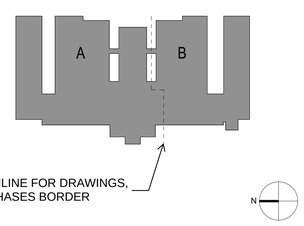


1 OVERALL FIRST FLOOR DEMOLITION PLAN

1/16" = 1'-0"



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SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL FIRST FLOOR DEMOLITION PLAN

DRAWN BY: TW
CHECKED BY: DC
PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: **AD101**

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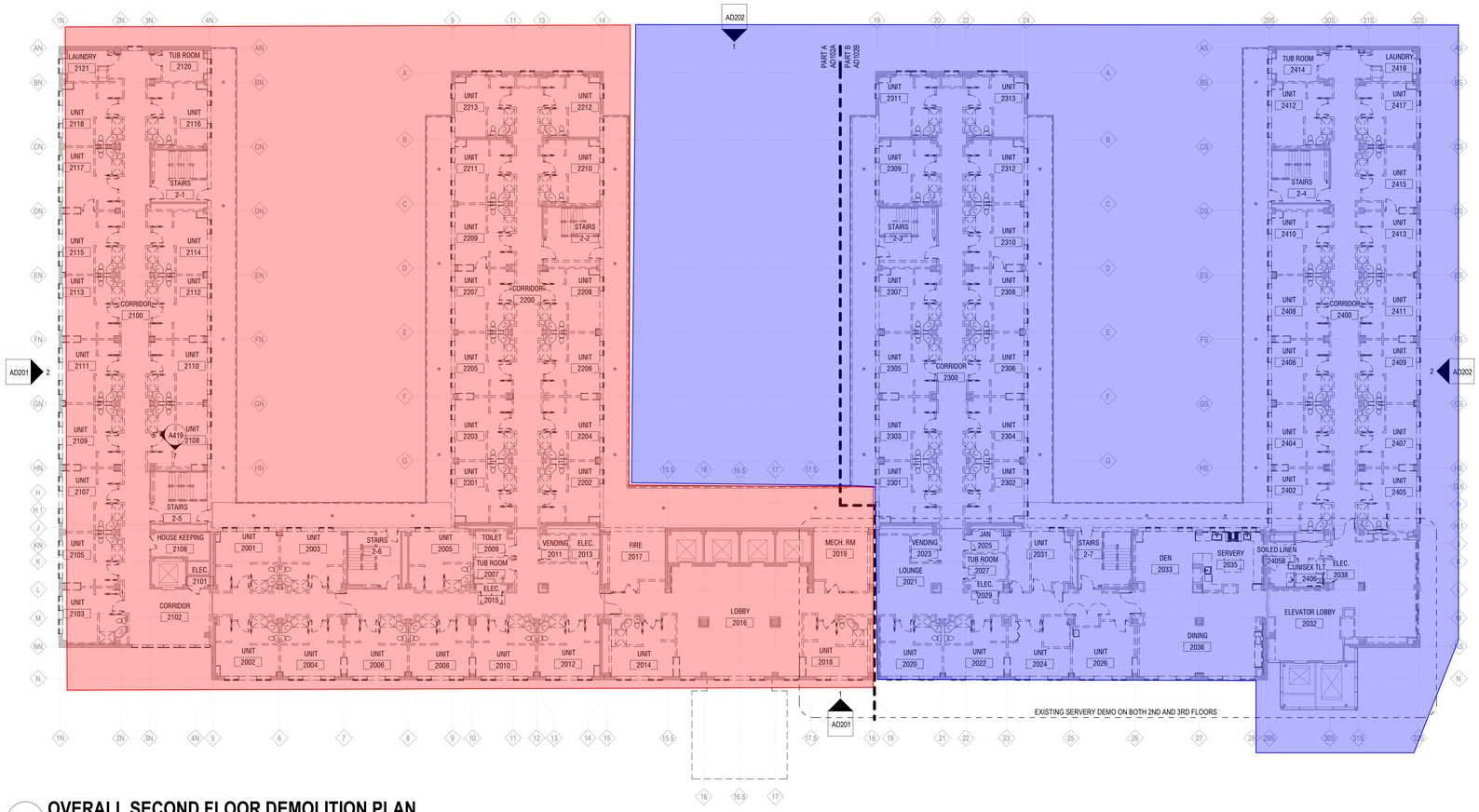

1 **OVERALL SECOND FLOOR DEMOLITION PLAN**
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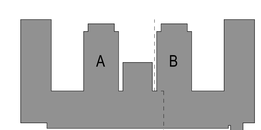

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CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

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PHASING DESCRIPTIONS

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PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL SECOND FLOOR DEMOLITION PLAN

DRAWN BY: TW
CHECKED BY: DC
PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: **AD102**

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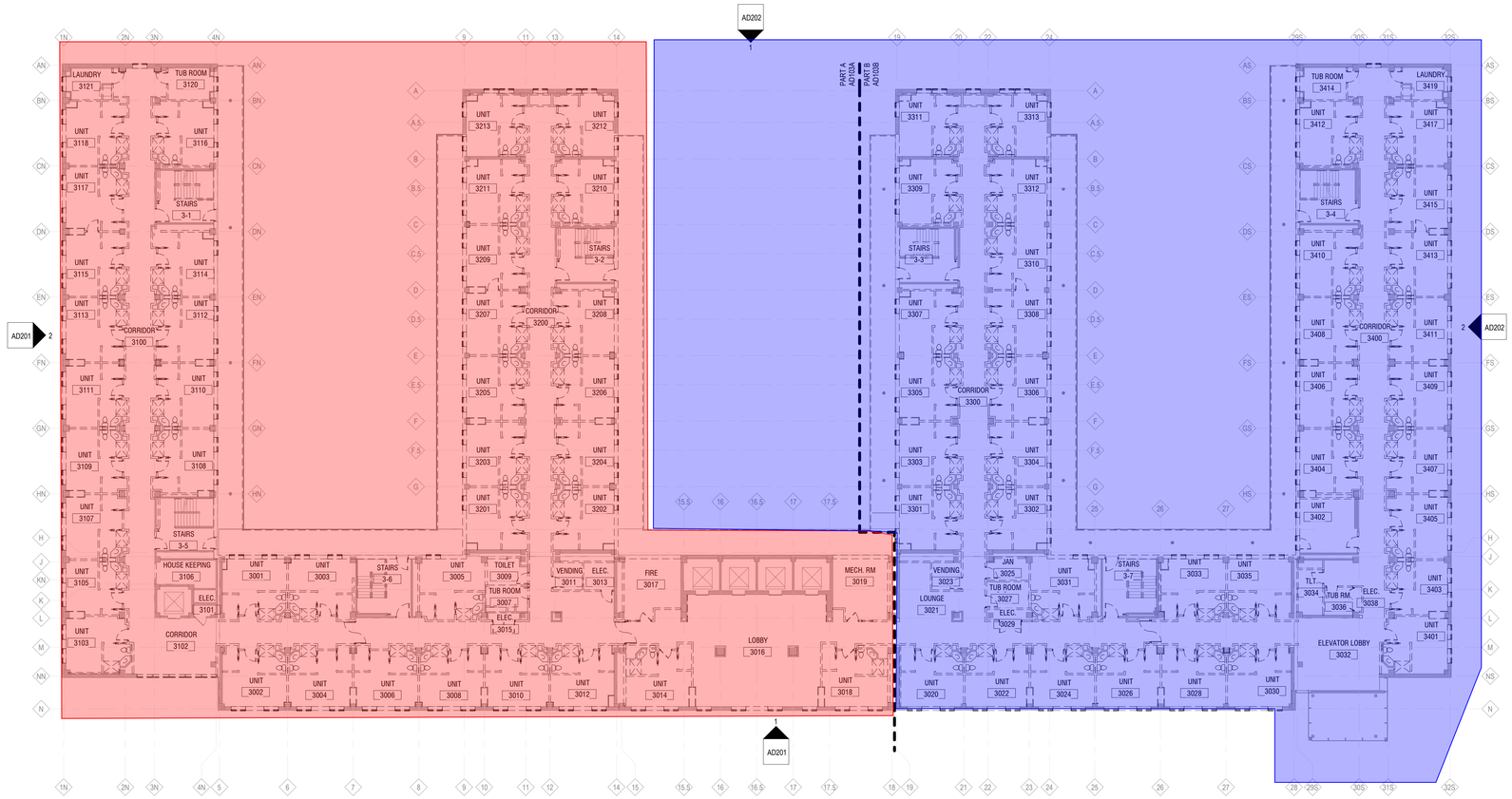

1 OVERALL TYPICAL FLOOR DEMOLITION PLAN

1/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS AND COORDINATE ALL DEMOLITION ACTIVITIES WITH ANY NEW CONSTRUCTION AS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
2. PERFORM ALL NECESSARY DEMOLITION ACTIVITIES AS REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION AS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. COORDINATE WITH THOSE DOCUMENTS FOR EXACT DIMENSIONS AND LOCATIONS OF FINISHED WORK.
3. ALL DEMOLITION NOT SPECIFICALLY INDICATED, BUT NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE CONSTRUCTION DOCUMENTS, TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. INSPECT AND ACCESS EACH SPACE AND FULFILL THE INTENT OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS. DEVIATIONS REQUIRED BY EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
5. ANY CUTTING AND REMOVAL INDICATED ON THE CONSTRUCTION DOCUMENTS ARE GENERAL INDICATIONS ONLY AND MAY NOT NECESSARILY SHOW THE FULL EXTENT OF CUTTING AND REMOVAL NECESSARY.
6. THROUGHOUT THE COURSE OF DEMOLITION ACTIVITIES, PROPERLY PROTECT AND EXISTING CONSTRUCTION INDICATED TO REMAIN. EXCERCISE CARE WHEN REMOVING ADJACENT CONSTRUCTION AND PROPERLY REPAIR (TO ORIGINAL CONDITION) ANY AREAS SCHEDULED TO REMAIN THAT SUSTAIN DAMAGE AS A RESULT OF DEMOLITION ACTIVITIES.
7. CONSTRUCT DUST PROOF PROTECTIVE BARRIERS AS NECESSARY AT AREAS OF INTERIOR DEMOLITION TO PROTECT EXISTING CONSTRUCTION AND EQUIPMENT SCHEDULED TO REMAIN.
8. PERFORM ALL WORK REQUIRED TO PROTECT BUILDING OCCUPANTS AND EXISTING BUILDING UTILITIES. THE BUILDING WILL REMAIN IN OPERATION THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION ACTIVITIES.
9. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING AS REQUIRED TO MAINTAIN THE INTEGRITY AND STRUCTURAL STABILITY OF THE BUILDING AND ITS INDIVIDUAL ELEMENTS.
10. EXCEPT AS NOTED OTHERWISE, REMOVE ALL DEMOLISHED MATERIALS FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAW REGULATIONS. DO NOT BURN, BURY OR SELL MATERIALS ON THE PROJECT SITE. AT THE COMPLETION OF EACH WORK DAY, CLEAN THE ENTIRE WORK AREA AND LEAVE IN A NEAT CONDITION FREE OF DEBRIS AND RUBBISH.
11. STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, TELECOMMUNICATION, AND CIVIL DOCUMENTS PROVIDE ADDITIONAL DEMOLITION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DOCUMENTS THAT MAY PROVIDE ADDITIONAL DEMOLITION REQUIREMENTS BEYOND THOSE SPECIFICALLY INDICATED ON THE ARCHITECTURAL DEMOLITION PLANS.
12. THROUGHOUT THE COURSE OF DEMOLITION ACTIVITIES, PATCH, REPAIR AND PREPARE EXISTING EXPOSED SURFACES AND/OR ADJACENT MATERIAL AS REQUIRED TO RECEIVE NEW FINISHES.
13. CAREFULLY REMOVE AND DELIVER TO THE OWNER ANY EXISTING FIRE EXTINGUISHERS OR OTHER IDENTIFIED ITEMS FOUND WITHIN THE LIMIT OF DEMOLITION ACTIVITIES.
14. THE OWNER RESERVES THE RIGHT TO REMOVE ITEMS SCHEDULED FOR DEMOLITION PRIOR TO THE START OF DEMOLITION ACTIVITIES AND MAY CLAIM ANY ITEMS REMOVED BY THE CONTRACTOR THROUGHOUT THE COURSE OF DEMOLITION.
15. ALL CEILINGS FROM THE FIRST FLOOR THROUGH THE SEVENTH TO BE REMOVED ENTIRELY. THE MAJORITY OF THE CEILINGS ON THESE FLOORS IS ACT GRID AND DRYWALL BULKHEADS. ALL ASSOCIATED LIGHT FIXTURES, DUCTWORK, VENTS, GRILLES AND CEILING MOUNTED ITEMS TO BE REMOVED. FOR DEMOLITION OF THE BASEMENT LEVEL, REFER TO THE PARTIAL DEMO PLANS KEYNOTES.

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SUBMISSION:
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BASE BID SCOPE

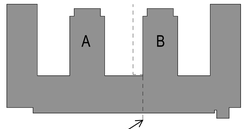
OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL TYPICAL FLOOR DEMOLITION PLAN (FLOORS 3-7)



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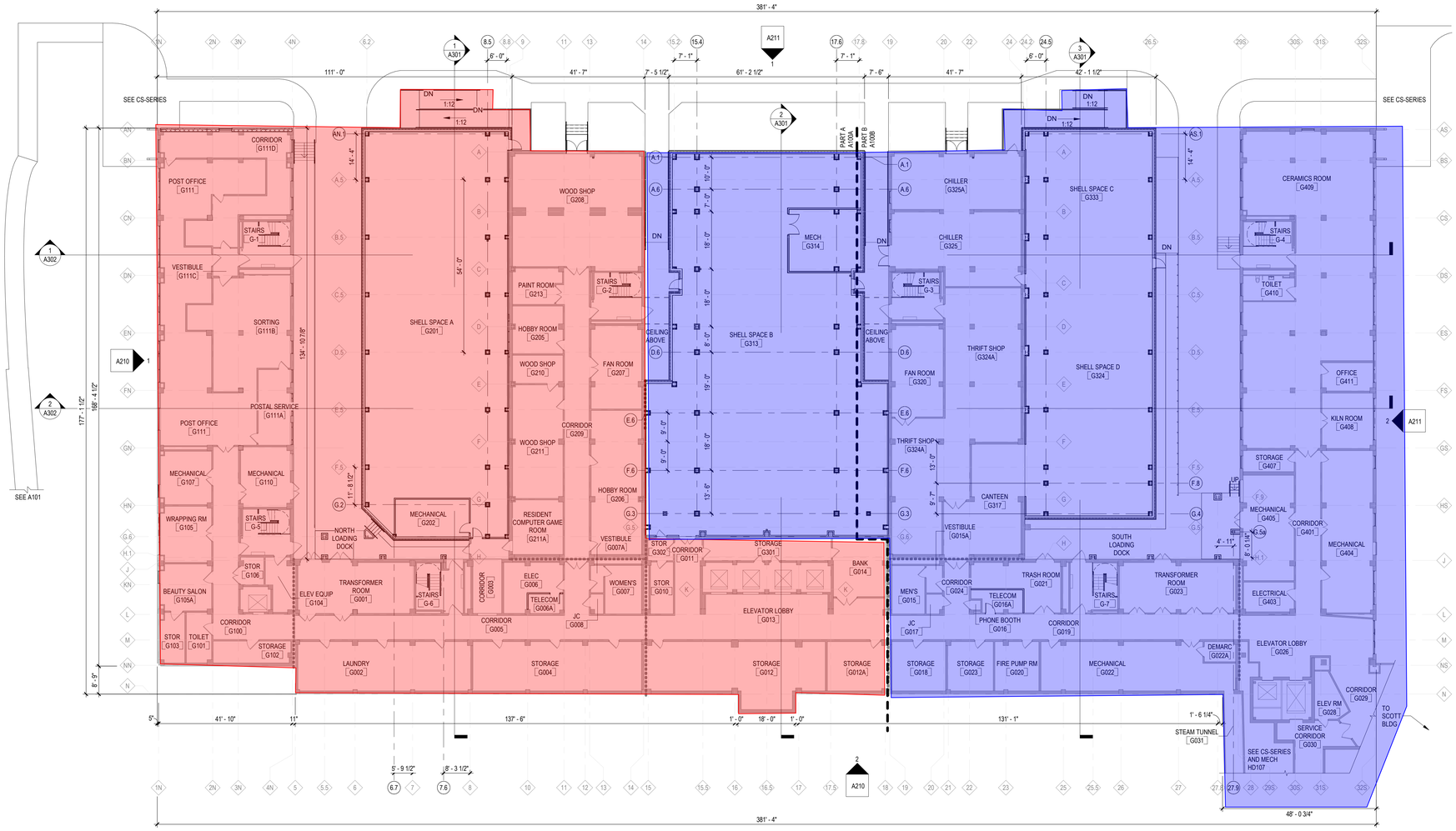

1 **OVERALL BASEMENT FLOOR PLAN**

1/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. PARTITION TYPES: UNLESS OTHERWISE NOTED, NEW PARTITIONS SHALL BE TYPE A3. AT EXISTING COLUMNS AND PERIMETER NEW PARTITIONS SHALL BE D3 UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO COORDINATE ALL BLOCKING FOR CASEWORK , ACCESSORIES, ETC.
3. PROVIDE ADEQUATE BACKUP AND BLOCKING FOR ALL WALL OR CEILING MOUNTED EQUIPMENT, ARCHITECTURAL WOODWORK, HANDRAILS, LIGHTING, OR OTHER MISCELLANEOUS ITEMS AS SHOWN ON DRAWINGS.
4. REFER TO REFLECTED CEILING PLANS FOR THE CEILING TYPE AND HEIGHT. COORDINATE HEIGHTS OF GYPSUM BOARD WITH CEILING HEIGHT AND WITH PARTITION DETAILS SHOWN HERE.
5. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL CASEWORK DETAILS FOR WALL FINISHES AND WALL MOUNTED ACCESSORIES TO COORDINATE BLOCKING REQUIREMENTS.
6. AT CERAMIC TILE, INSTALL CEMENTITIOUS BACKER BOARD. SHIM BACKER BOARD AS REQUIRED TO RESULT IN A FLUSH TRANSITION TO NON-BACKER BOARD.
7. IN TOILET ROOMS, PROVIDE MOISTURE RESISTANT GYPSUM BOARD ON ALL WALLS.
8. PARTITION THICKNESS DIMENSIONS AS SHOWN ARE MINIMUM NOMINAL DIMENSIONS. ACTUAL DIMENSIONS MAY DIFFER SLIGHTLY TO SUIT FIELD CONDITIONS.

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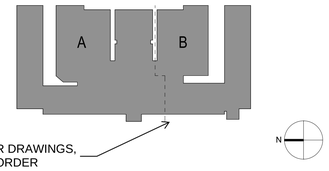
PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL BASEMENT FLOOR PLAN



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DATE: 09/05/25
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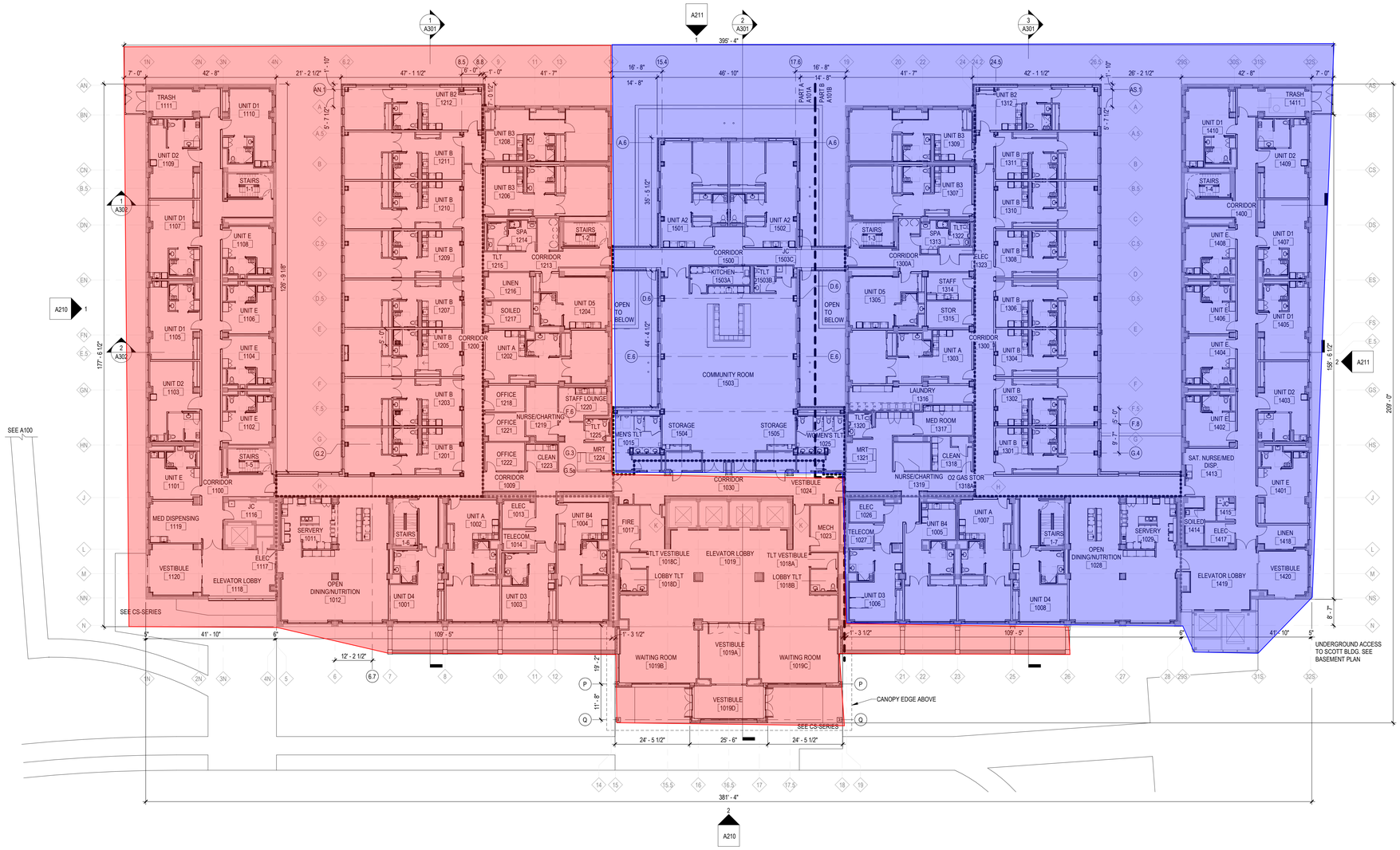

1 OVERALL FIRST FLOOR PLAN

1/16" = 1'-0"

RESIDENT ROOM TYPE SCHEDULE - FIRST FLOOR

FLOOR	ROOM NUMBERS	ROOM DESCRIPTION	ANSI 117.1 CH11 DWELLING TYPE	SIZE RANGE	1/4" ENLARGED PLAN
1	1002, 1007, 1202, 1303	FIRST FLOOR ENLARGED ACCESSIBLE UNIT A	TYPE A	675-700 SF	A413
1	1501, 1502	FIRST FLOOR ENLARGED ACCESSIBLE UNIT A2	TYPE A	700-730 SF	A413
1	1201, 1203, 1205, 1207, 1209, 1210, 1211, 1301, 1302, 1304, 1306, 1308, 1310, 1311	FIRST FLOOR ENLARGED ACCESSIBLE UNIT B	TYPE A	575-600 SF	A414
1	1212, 1312	FIRST FLOOR ENLARGED ACCESSIBLE UNIT B2	TYPE A	600-630 SF	A414
1	1206, 1208, 1307, 1309	FIRST FLOOR ENLARGED ACCESSIBLE UNITS B3	TYPE A	650-675 SF	A415
1	1004, 1005	FIRST FLOOR ENLARGED ACCESSIBLE UNIT B4	TYPE A	625-650 SF	A415
1	1105, 1107, 1110, 1405, 1407, 1410	FIRST FLOOR ENLARGED ACCESSIBLE UNIT D1	TYPE A	400-450 SF	A417
1	1103, 1109, 1403, 1409	FIRST FLOOR ENLARGED ACCESSIBLE UNIT D2 - BARIATRIC	TYPE A - BARIATRIC	400-450 SF	A417
1	1003, 1006	FIRST FLOOR ENLARGED ACCESSIBLE UNIT D3	TYPE A	400-450 SF	A416
1	1001, 1008	FIRST FLOOR ENLARGED ACCESSIBLE UNIT D4	TYPE A	400-450 SF	A416
1	1204, 1305	FIRST FLOOR ENLARGED ACCESSIBLE UNIT D5	TYPE A	400-450 SF	A418
1	1101, 1102, 1104, 1106, 1108, 1402, 1404, 1406, 1408	FIRST FLOOR ENLARGED ACCESSIBLE UNIT E	TYPE A	275-300 SF	A418
1	*1401	FIRST FLOOR ENLARGED ACCESSIBLE UNIT E	TYPE A	350-375 SF	A418

GENERAL CONSTRUCTION NOTES

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4. REFER TO REFLECTED CEILING PLANS FOR THE CEILING TYPE AND HEIGHT. COORDINATE HEIGHTS OF GYPSUM BOARD WITH CEILING HEIGHT AND WITH PARTITION DETAILS SHOWN HERE.
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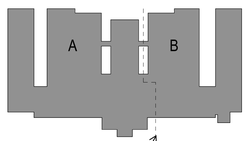
PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL FIRST FLOOR PLAN



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1 **OVERALL SECOND FLOOR PLAN**
1/16" = 1'-0"

RESIDENT ROOM TYPE SCHEDULE - FLOORS 2-7

FLOORS	ROOM NUMBERS	ROOM DESCRIPTION	ANSI 117.1 CH11 DWELLING TYPE	SIZE RANGE	1/4" ENLARGED PLAN
2-7	X108, X408	INDEPENDENT LIVING - ACCESSIBLE UNIT A1	TYPE A	650-700 SF	A420
2-7	X002, X014, X103, X104, X105, X106, X403, X404, X405, X406	INDEPENDENT LIVING - UNIT A2	TYPE B	650-700 SF	A419
2-7	X001, X004, X011, X013	INDEPENDENT LIVING - UNIT A2 OPP DOOR	TYPE B	650-700 SF	A419
2-7	X210, X309	INDEPENDENT LIVING - UNIT A3	TYPE B	750-800 SF	A421
2-7	X006, X010	INDEPENDENT LIVING - UNIT C1	TYPE B	550-600 SF	A426
2-7	X005, X009	INDEPENDENT LIVING - UNIT C2	TYPE B	550-600 SF	A426
2-7	X007, X008	INDEPENDENT LIVING - UNIT D1	TYPE B	450-500 SF	A422
2-7	X201, X302	INDEPENDENT LIVING - ACCESSIBLE UNIT D2	TYPE A	450-500 SF	A421
2-7	X203, X204, X303, X304	INDEPENDENT LIVING - UNIT D3	TYPE B	450-500 SF	A422
2-7	X205, X206, X305, X306	INDEPENDENT LIVING - UNIT D4	TYPE B	450-500 SF	A423
2-7	X207, X308	INDEPENDENT LIVING - UNIT D5	TYPE B	450-500 SF	A423
2-7	X208, X209, X307, X310	INDEPENDENT LIVING - UNIT D6	TYPE B	450-500 SF	A424
2-7	X202,X301	INDEPENDENT LIVING - UNIT D7	TYPE A	450-500 SF	A425
2-7	X003, X107, X012, X407	INDEPENDENT LIVING - UNIT D8	TYPE A	450-500 SF	A424
2-7	X102, X402	INDEPENDENT LIVING - UNIT D9	TYPE A	450-500 SF	A425
2-7	X101, X401	INDEPENDENT LIVING - UNIT E1	TYPE A	350-400 SF	A425

GENERAL CONSTRUCTION NOTES

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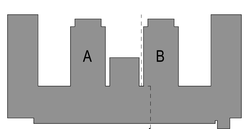

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PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL SECOND FLOOR PLAN

DRAWN BY: AC
CHECKED BY: RS
PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: **A102**

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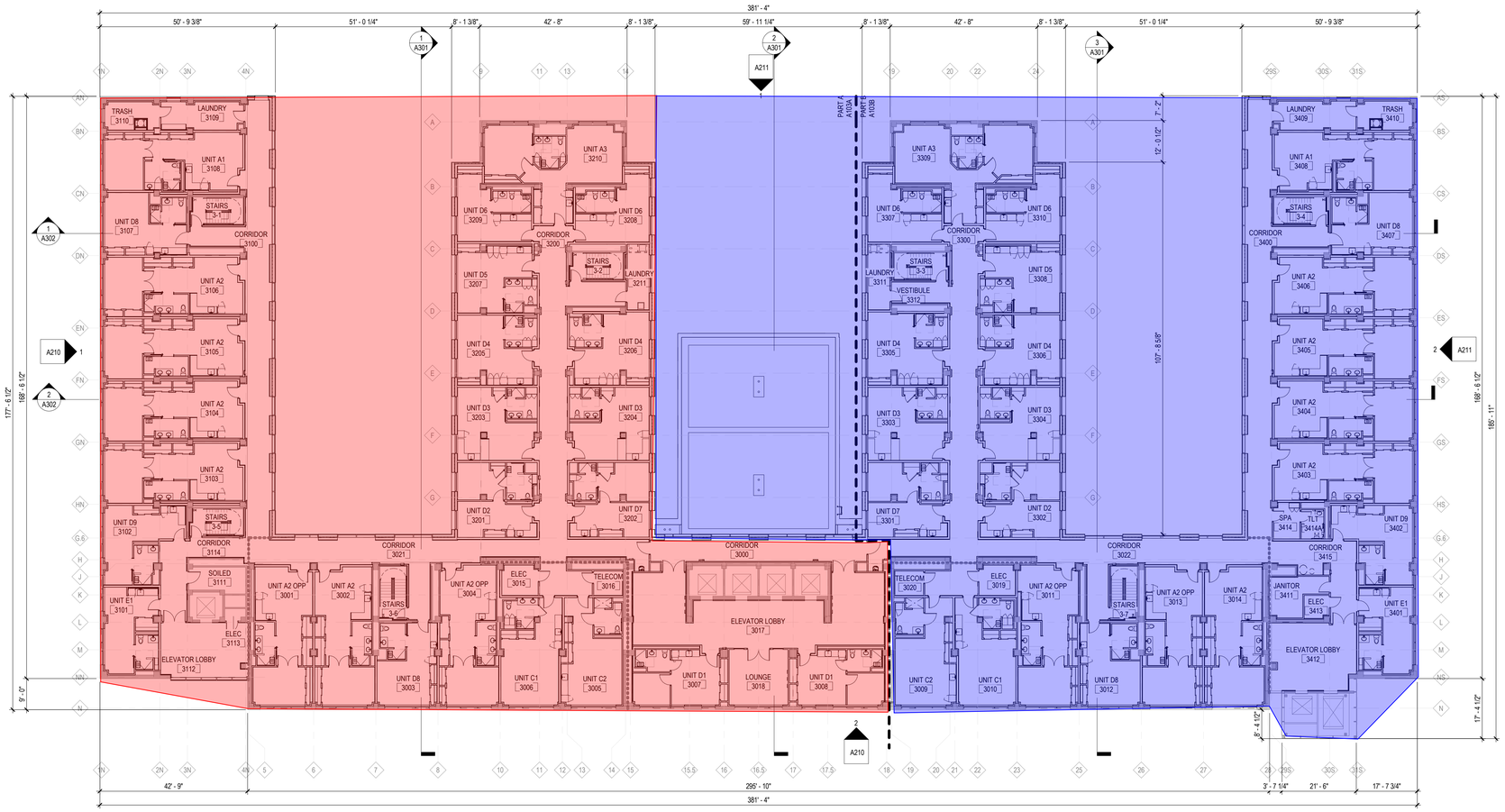

1 **OVERALL TYPICAL FLOOR PLAN (FLOORS 3-7)**
1/16" = 1'-0"

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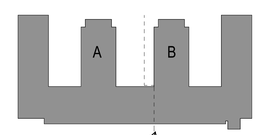

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PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL TYPICAL FLOOR PLAN (FLOORS 3-7)

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PROJ. NO: AFRH-033
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DRAWING NO: **A103**

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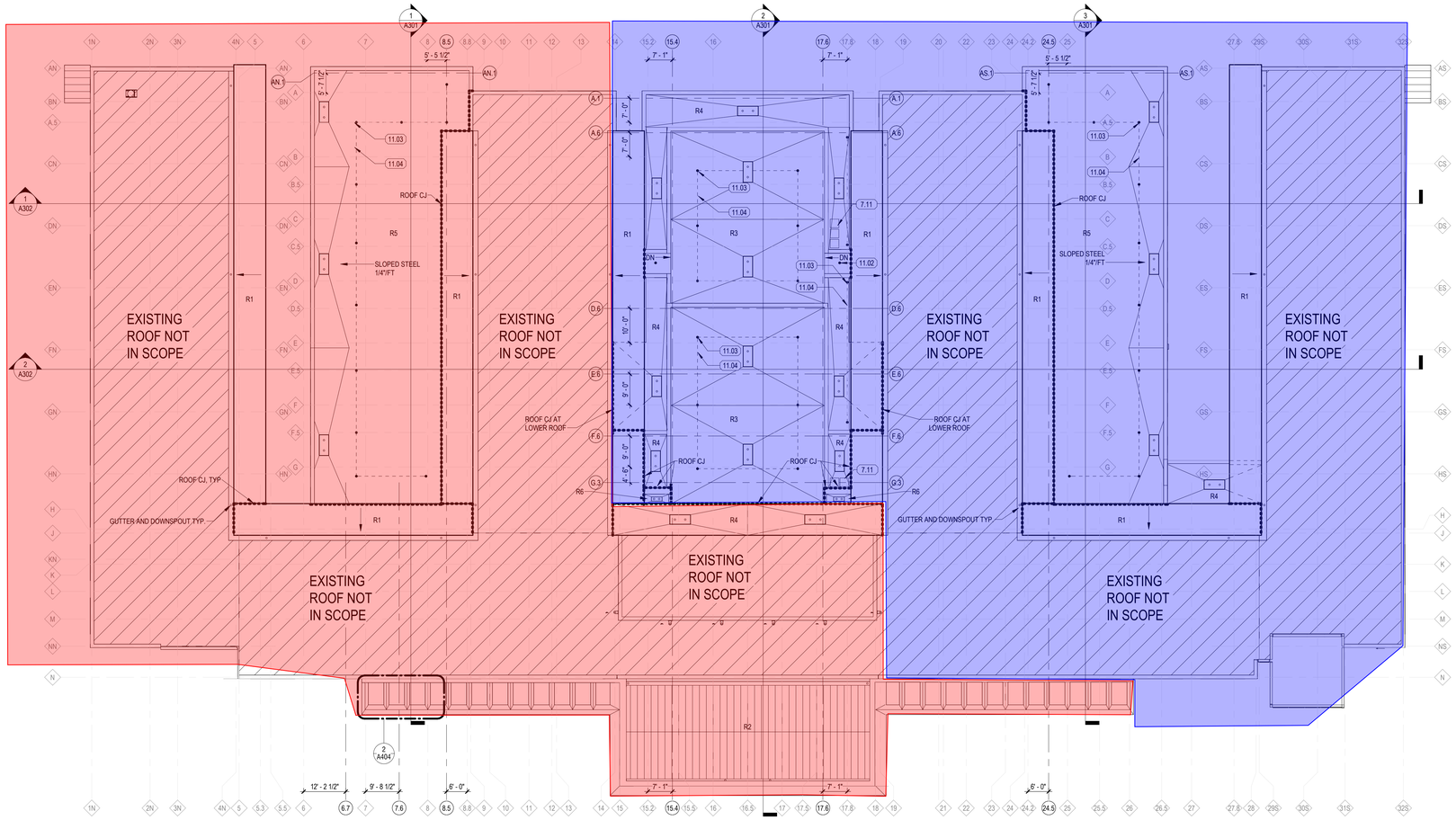

1 **OVERALL ROOF PLAN**
1/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

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ROOF NOTES:

1. MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL ROOF SURFACES U.N.O. MAINTAIN MINIMUM 1/2" PER FOOT SLOPE AT ALL STANDING SEAM METAL ROOF SURFACES.

KEYNOTES

3.01	CAST IN PLACE CONCRETE STAIR WITH WALL MOUNTED HAND RAILING. SEE DETAILS ON SHEET A401.
3.02	CAST IN PLACE CONCRETE SLAB, ALIGN WITH EXISTING. COORDINATE RECESS WITH S-SERIES DWGS.
3.03	CAST IN PLACE CONCRETE RAMP. SEE DETAILS.
3.04	CAST IN PLACE CONCRETE INFILL OF EXISTING ATRIUM SPACE. SEE S-SERIES DWGS.
5.01	STRUCTURAL STEEL COLUMN. SEE S-SERIES DWGS.
5.02	8" DIA. BOLLARD - REFER TO DETAIL
5.03	METAL GUARD AND HANDRAIL SYSTEM, WELD TO EXISTING METAL STRINGERS. SEE STAIR DETAILS.
5.04	METAL HAND RAIL (36" A.F.F.), WALL MOUNTED.
5.09	METAL UTILITY GAURDRAIL WITH 12" SEE STAIR DETAILS.
5.10	STRUCTURAL STEEL FRAMING ABOVE - REFER TO S-SERIES DWGS.
5.11	STEEL LADDER
7.11	ROOF WALKWAY PADS
7.12	STONE BALLAST BORDER
9.07	SAND, PRIME, PAINT, AND RECAULK.
11.01	VACUUM EQUIPMENT (BY OWNER)
11.02	FALL PROTECTION ANCHOR, TYPICAL
11.03	FALL PROTECTION ROOF ANCHOR POST CABLE SUPPORT, TYPICAL
11.04	FALL PROTECTION CABLE, TYPICAL
11.05	FALL PROTECTION ANCHOR, ANCHORED TO COLUMN
12.03	MOTORIZED WINDOW ROLLER SHADES (WRS-3), SEE FINISH LEGEND
12.04	FROSTED WINDOW FILM APPLIED TO INTERIOR WINDOW SURFACE, SEE FINISH LEGEND
14.01	EXISTING ELEVATOR TO REMAIN
21.01	NEW STANDPIPE VALVE, REFER TO FP-SERIES DWGS.
22.01	LAUNDRY TUB SINK, REFER TO P-SERIES DWGS.

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SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

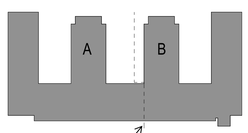
OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
OVERALL ROOF PLAN



MATCHLINE FOR DRAWINGS, NOT PHASES BORDER

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CHECKED BY: Checker
PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: **A120**

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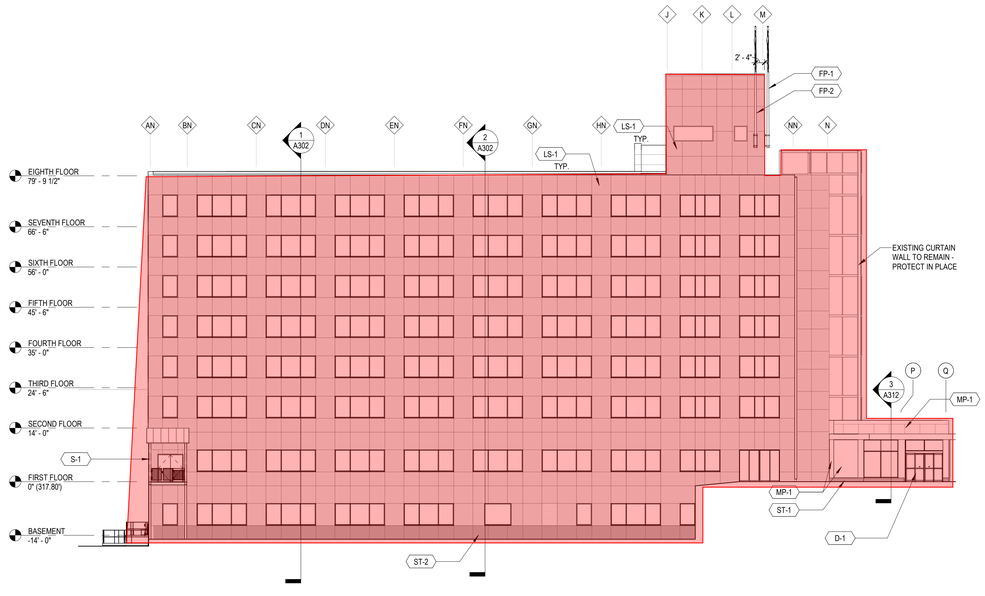
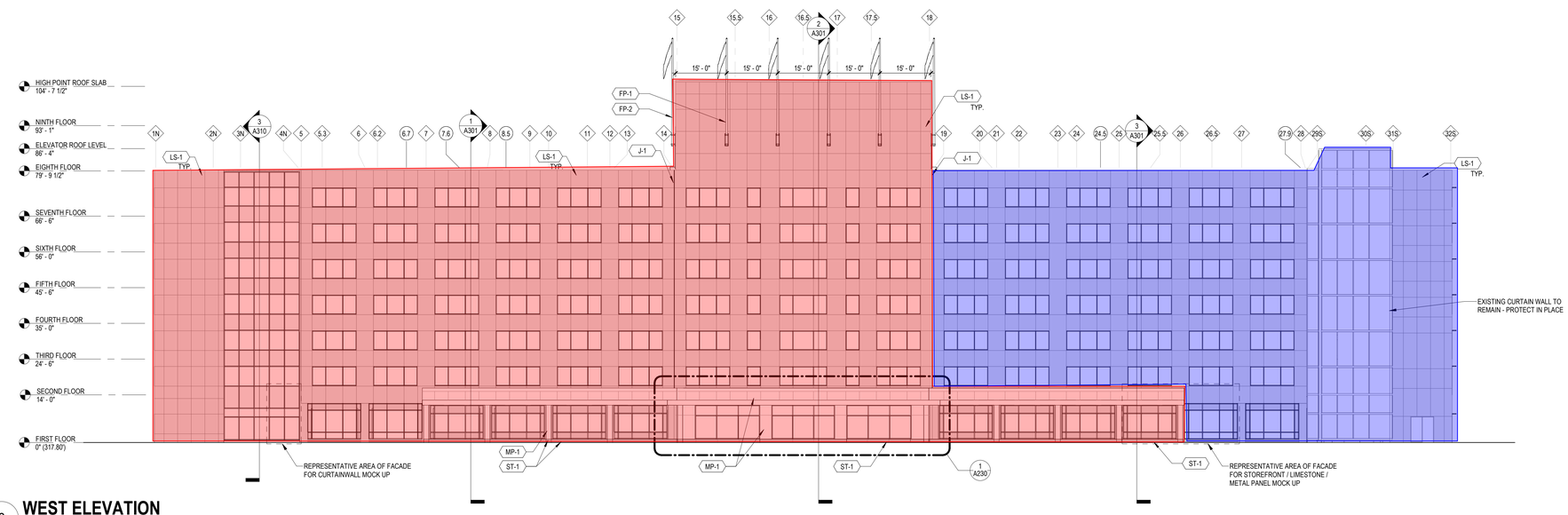


1 **NORTH ELEVATION**

1/16" = 1'-0"



2 **WEST ELEVATION**

1/16" = 1'-0"

ELEVATION NOTES

KEYNOTE	DESCRIPTION
BR-1	BRICK VENEER
C1	CAST IN PLACE CONCRETE STAIRS
D-1	AUTOMATED ALL-GLASS SLIDING DOORS WITH INTEGRATED TRANSOM
FP-1	FLAG POLE. REFER TO 1/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR ARCHITECTURAL DETAIL.
FP-2	FLAG POLE. REFER TO 2/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR SIMILAR ARCHITECTURAL DETAIL.
H-1	METAL GUARDRAIL AND HANDRAIL
H-2	METAL HANDRAIL
J-1	REPLACE EXISTING EXPANSION JOINT FILLER WITH NEW EXPANSION JOINT FILLER AT EXISTING EXPANSION JOINT
J-2	HORIZONTAL SLIP JOINT. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR SLIP JOINT DETAIL.
J-3	VERTICAL EXPANSION JOINT AT INSIDE CORNER. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR EXPANSION JOINT DETAIL.
L-1	EXTERIOR LIGHTING - WALL WASHER, TYP. REFER TO LIGHTING DRAWINGS.
LS-1	ALL EXISTING LIMESTONE PANELS SHALL BE CLEANED. ALL DAMAGED LIMESTONE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR LIMESTONE CRACK REPAIRS, ASSUME 300 LF FOR BASE BID AND 200 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. TYPICAL FOR ALL AREAS.
LS-2	LOCATION OF LIMESTONE PANEL WITH SIGNIFICANT DAMAGE. REMOVE AND REPLACE WITH SPARE LIMESTONE PANEL. TYPICAL FOR ALL AREAS.
LS-3	LIMESTONE PANEL - UTILIZE EXISTING STORED LIMESTONE PANELS
MP-1	METAL PANEL SYSTEM
R-1	STANDING SEAM METAL ROOF
S-1	STEEL PLATFORM WITH GUARDRAIL, GATES, AND METAL ROOF. REFER TO STRUCTURAL DWGS.
SL-1	STEEL LADDER
ST-1	GRANITE PANELS TO MATCH EXISTING
ST-2	EXISTING GRANITE PANELS SHALL BE CLEANED. ALL DAMAGED GRANITE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR GRANITE CRACK REPAIRS, ASSUME 60 LF FOR BASE BID AND 40 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
ST-3	GRANITE PANELS - REUSE EXISTING REMOVED PANELS; PROVIDE NEW GRANITE PANELS TO MATCH EXISTING AS REQUIRED
V-1	DRYER VENT, TYPICAL
V-2	6" DRYER VENT HOOD. REFER TO MECHANICAL DWGS.

EXTERIOR MATERIALS LEGEND

CLADDING:

- METAL PANEL (MP-1)
- LIMESTONE PANEL (LS-1, 2, 3)
- GRANITE PANEL (ST-1, 2, 3)
- BRICK (BR-1)

GLAZING:

- CLEAR GLAZING
- SHADOW BOX
- OPAQUE GLASS SPANDREL PANEL

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PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
EXTERIOR ELEVATIONS

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CHECKED BY: RS
PROJ. NO: AFRH-033
DATE: 09/05/25
DRAWING NO: **A210**

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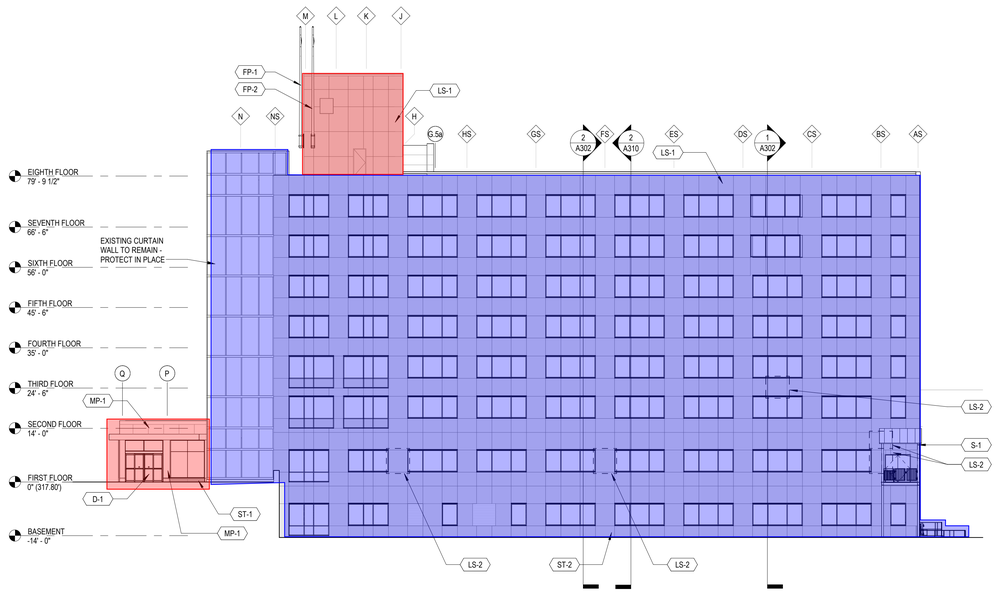
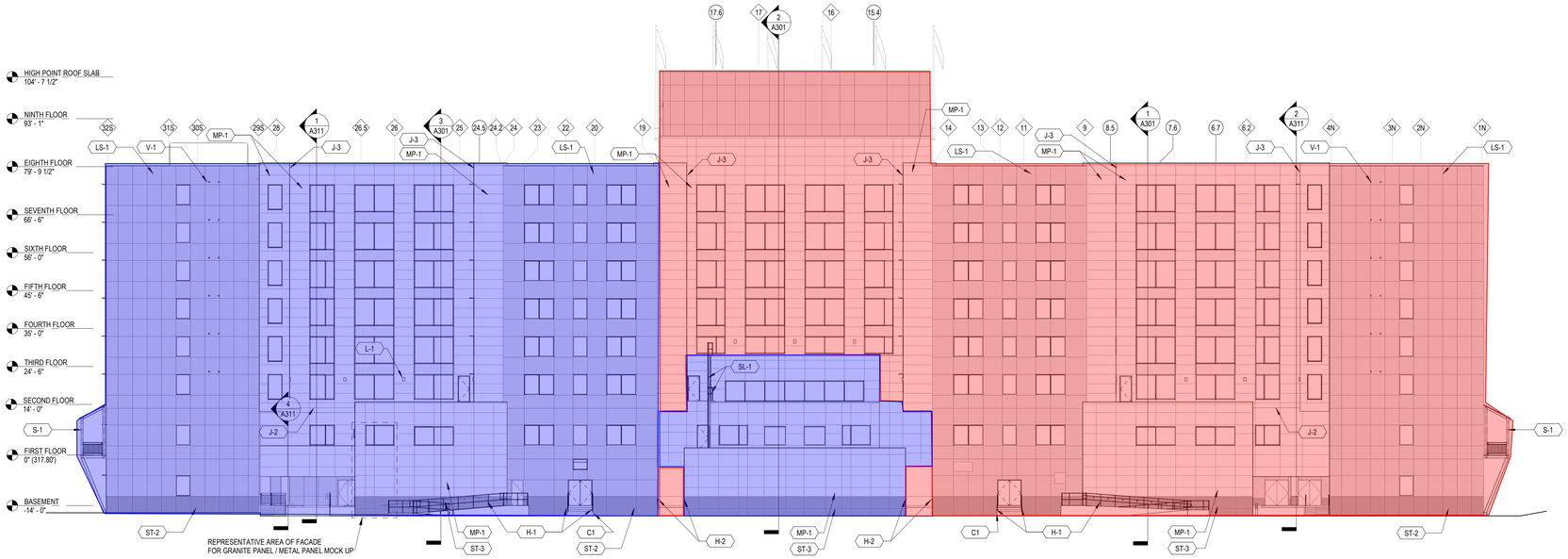


2 SOUTH ELEVATION

1/16" = 1'-0"



1 EAST ELEVATION

1/16" = 1'-0"

ELEVATION NOTES

KEYNOTE	DESCRIPTION
BR-1	BRICK VENEER
C1	CAST IN PLACE CONCRETE STAIRS
D-1	AUTOMATED ALL-GLASS SLIDING DOORS WITH INTEGRATED TRANSOM
FP-1	FLAG POLE. REFER TO 1/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR ARCHITECTURAL DETAIL.
FP-2	FLAG POLE. REFER TO 2/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR SIMILAR ARCHITECTURAL DETAIL.
H-1	METAL GUARDRAIL AND HANDRAIL
H-2	METAL HANDRAIL
J-1	REPLACE EXISTING EXPANSION JOINT FILLER WITH NEW EXPANSION JOINT FILLER AT EXISTING EXPANSION JOINT
J-2	HORIZONTAL SLIP JOINT. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR SLIP JOINT DETAIL.
J-3	VERTICAL EXPANSION JOINT AT INSIDE CORNER. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR EXPANSION JOINT DETAIL.
L-1	EXTERIOR LIGHTING - WALL WASHER, TYP. REFER TO LIGHTING DRAWINGS.
LS-1	ALL EXISTING LIMESTONE PANELS SHALL BE CLEANED. ALL DAMAGED LIMESTONE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR LIMESTONE CRACK REPAIRS, ASSUME 300 LF FOR BASE BID AND 200 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. TYPICAL FOR ALL AREAS.
LS-2	LOCATION OF LIMESTONE PANEL WITH SIGNIFICANT DAMAGE. REMOVE AND REPLACE WITH SPARE LIMESTONE PANEL. TYPICAL FOR ALL AREAS.
LS-3	LIMESTONE PANEL - UTILIZE EXISTING STORED LIMESTONE PANELS
MP-1	METAL PANEL SYSTEM
R-1	STANDING SEAM METAL ROOF
S-1	STEEL PLATFORM WITH GUARDRAIL, GATES, AND METAL ROOF. REFER TO STRUCTURAL DWGS.
SL-1	STEEL LADDER
ST-1	GRANITE PANELS TO MATCH EXISTING
ST-2	EXISTING GRANITE PANELS SHALL BE CLEANED. ALL DAMAGED GRANITE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR GRANITE CRACK REPAIRS, ASSUME 60 LF FOR BASE BID AND 40 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
ST-3	GRANITE PANELS - REUSE EXISTING REMOVED PANELS; PROVIDE NEW GRANITE PANELS TO MATCH EXISTING AS REQUIRED
V-1	DRYER VENT, TYPICAL
V-2	6" DRYER VENT HOOD. REFER TO MECHANICAL DWGS.

EXTERIOR MATERIALS LEGEND

CLADDING:

- METAL PANEL (MP-1)
- LIMESTONE PANEL (LS-1, 2, 3)
- GRANITE PANEL (ST-1, 2, 3)
- BRICK (BR-1)

GLAZING:

- CLEAR GLAZING
- SHADOW BOX
- OPAQUE GLASS SPANDREL PANEL

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AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: AC
CHECKED BY: RS
PROJ. NO: AFRH-033
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DRAWING NO: A211

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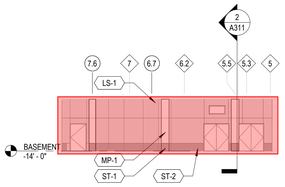
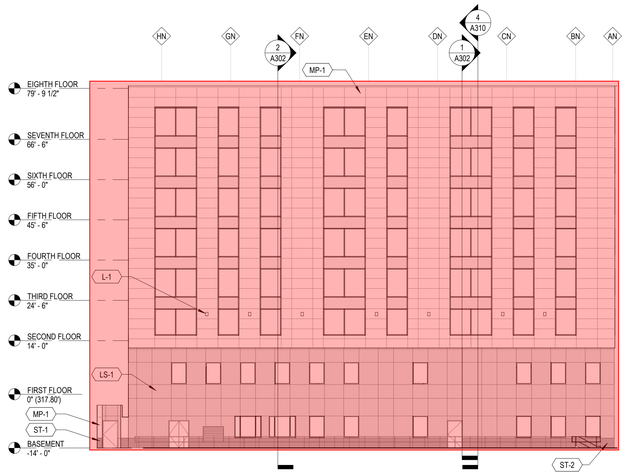
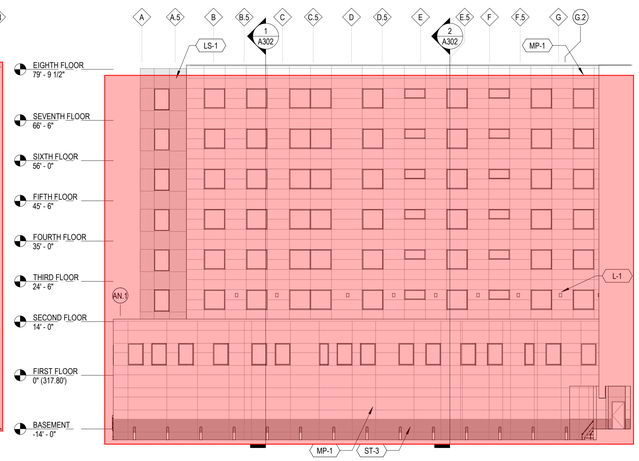


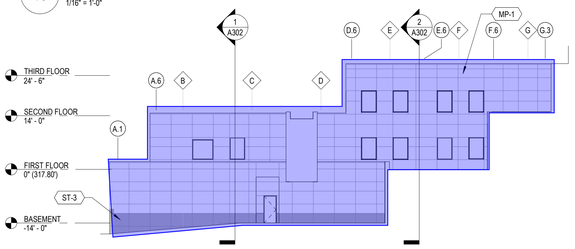
10 NORTH COURTYARD - LOADING DOCK - WEST ELEVATION
1/16" = 1'-0"



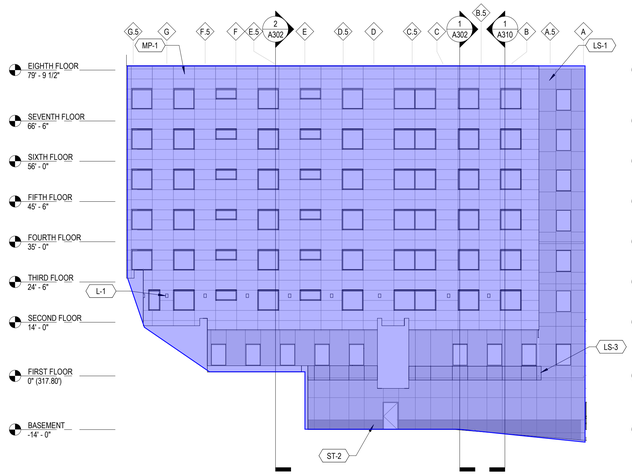
6 NORTH COURTYARD - NORTH ELEVATION
1/16" = 1'-0"



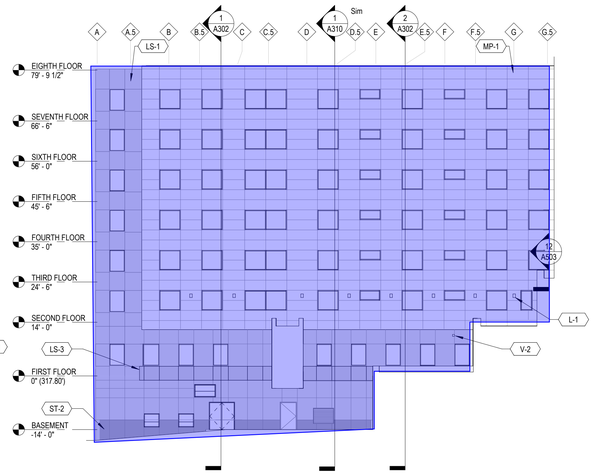
5 NORTH COURTYARD - SOUTH ELEVATION
1/16" = 1'-0"



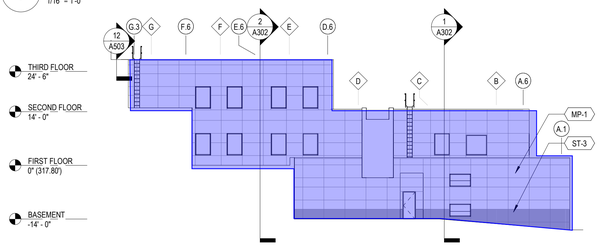
9 MIDDLE COURTYARD - CENTER ADDITION - SOUTH ELEVATION
1/16" = 1'-0"



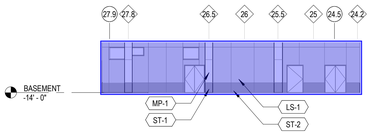
4 MIDDLE COURTYARD - NORTH ELEVATION
1/16" = 1'-0"



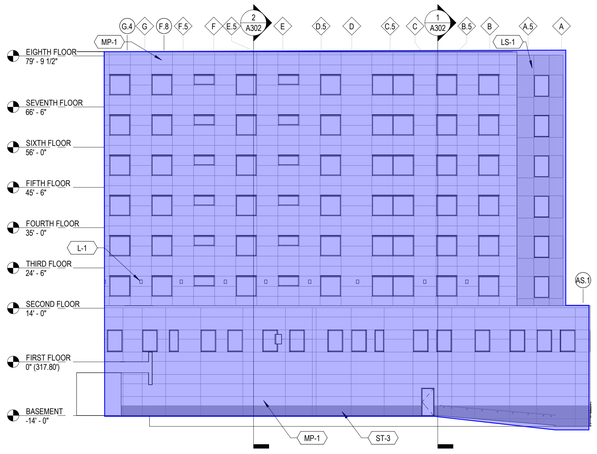
3 MIDDLE COURTYARD - SOUTH ELEVATION
1/16" = 1'-0"



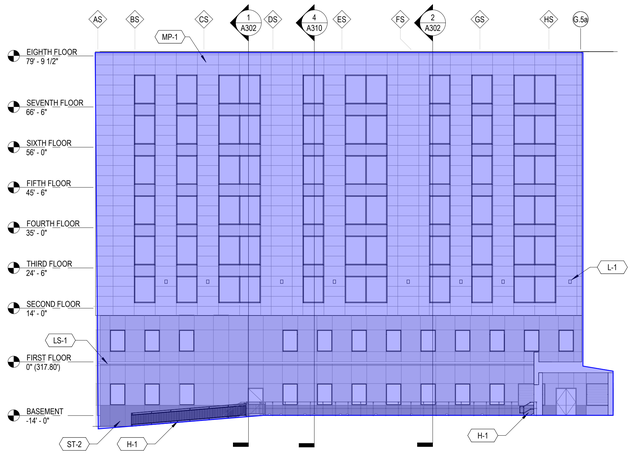
8 MIDDLE COURTYARD - CENTER ADDITION - NORTH ELEVATION
1/16" = 1'-0"



7 SOUTH COURTYARD - LOADING DOCK - WEST ELEVATION
1/16" = 1'-0"



2 SOUTH COURTYARD - NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH COURTYARD - SOUTH ELEVATION
1/16" = 1'-0"

ELEVATION NOTES

KEYNOTE	DESCRIPTION
BR-1	BRICK VENEER
C1	CAST IN PLACE CONCRETE STAIRS
D-1	AUTOMATED ALL-GLASS SLIDING DOORS WITH INTEGRATED TRANSOM
FP-1	FLAG POLE. REFER TO 1/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR ARCHITECTURAL DETAIL.
FP-2	FLAG POLE. REFER TO 2/S553 FOR STRUCURAL ANCHOR DETAIL. REFER TO 11/A503 FOR SIMILAR ARCHITECTURAL DETAIL.
H-1	METAL GUARDRAIL AND HANDRAIL
H-2	METAL HANDRAIL
J-1	REPLACE EXISTING EXPANSION JOINT FILLER WITH NEW EXPANSION JOINT FILLER AT EXISTING EXPANSION JOINT
J-2	HORIZONTAL SLIP JOINT. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR SLIP JOINT DETAIL.
J-3	VERTICAL EXPANSION JOINT AT INSIDE CORNER. CONTRACTOR TO COORDINATE WITH METAL PANEL MFR FOR EXPANSION JOINT DETAIL.
L-1	EXTERIOR LIGHTING - WALL WASHER, TYP. REFER TO LIGHTING DRAWINGS.
LS-1	ALL EXISTING LIMESTONE PANELS SHALL BE CLEANED. ALL DAMAGED LIMESTONE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR LIMESTONE CRACK REPAIRS, ASSUME 300 LF FOR BASE BID AND 200 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. TYPICAL FOR ALL AREAS.
LS-2	LOCATION OF LIMESTONE PANEL WITH SIGNIFICANT DAMAGE. REMOVE AND REPLACE WITH SPARE LIMESTONE PANEL. TYPICAL FOR ALL AREAS.
LS-3	LIMESTONE PANEL - UTILIZE EXISTING STORED LIMESTONE PANELS
MP-1	METAL PANEL SYSTEM
R-1	STANDING SEAM METAL ROOF
S-1	STEEL PLATFORM WITH GUARDRAIL, GATES, AND METAL ROOF. REFER TO STRUCTURAL DWGS.
SL-1	STEEL LADDER
ST-1	GRANITE PANELS TO MATCH EXISTING
ST-2	EXISTING GRANITE PANELS SHALL BE CLEANED. ALL DAMAGED GRANITE PANELS SHALL BE PATCHED AS NECESSARY FOR REPAIR. ALL DEFECTIVE PORTIONS OF STONE PANELS SHALL BE REPLACED AS NECESSARY FOR REPAIR. CRACKS SHALL BE REPAIRED WITH CEMENTITIOUS CRACK-FILLER. FOR GRANITE CRACK REPAIRS, ASSUME 60 LF FOR BASE BID AND 40 LF FOR OPTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
ST-3	GRANITE PANELS - REUSE EXISTING REMOVED PANELS; PROVIDE NEW GRANITE PANELS TO MATCH EXISTING AS REQUIRED
V-1	DRYER VENT, TYPICAL
V-2	6" DRYER VENT HOOD. REFER TO MECHANICAL DWGS.

EXTERIOR MATERIALS LEGEND

CLADDING:

- METAL PANEL (MP-1)
- LIMESTONE PANEL (LS-1, 2, 3)
- GRANITE PANEL (ST-1, 2, 3)
- BRICK (BR-1)

GLAZING:

- CLEAR GLAZING
- SHADOW BOX
- OPAQUE GLASS SPANDREL PANEL

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PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
EXTERIOR PARTIAL ELEVATIONS

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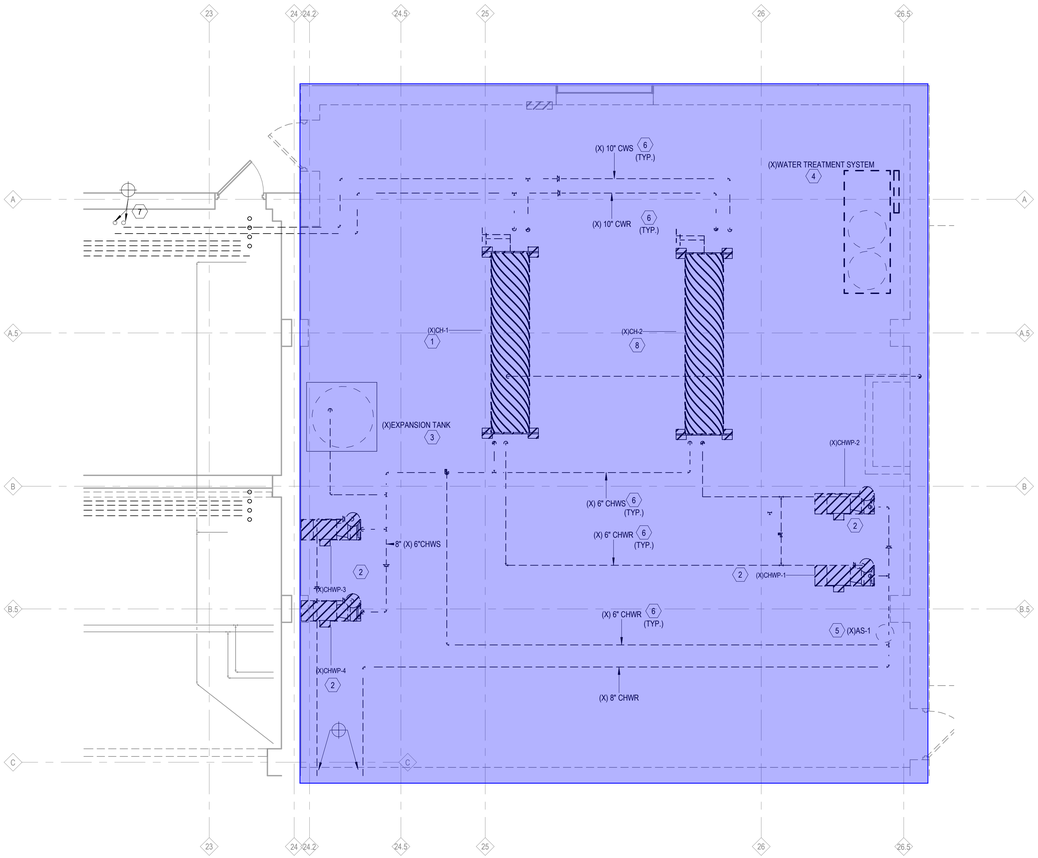
GENERAL DEMOLITION NOTES

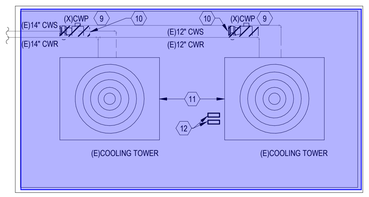
1. ALL WORK WILL BE SCHEDULED AND COORDINATED JOINTLY WITH THE AFRH. A DETAILED JOB TIMELINE WILL BE ESTABLISHED AND SUBMITTED FOR REVIEW AND APPROVAL.
2. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL REQUIREMENTS.
3. EXISTING VERTICAL FAN COIL UNITS AND FLOOR MOUNTED HEATERS ARE TO BE DEMOLISHED ALONG WITH ASSOCIATED PIPING, ACCESSORIES AND CONTROLS. DEMO CHILLED WATER, HOT WATER AND CONDENSATE DRAINAGE PIPING BACK TO THE RISER AND CAP AS CLOSE AS POSSIBLE.
4. ALL REHEAT COILS TO BE DEMOLISHED WITH THE ASSOCIATED DUCTWORK.
5. EXISTING VENTILATION AND EXHAUST AIR RISERS TO REMAIN. DUCTWORK TO BE CAPPED AND PREPARED FOR NEW DUCTWORK.
6. HOT/CHILLED WATER RISERS H/C 1, 3, 4, 8, 9, 10, 12, 13, 14A,14B, 14C, 15, 16, 18, 19, 22, 23, 24, 25, 26, 27, 30, 32, 34, 35, 38, 39, 40, 41, 42, 43, 44, 46, 48, 49, 52, 54, 55, 56, 58, 59, 59A, 59B,59C TO BE DEMOLISHED AND NEW RISERS PROVIDED AS INDICATED IN NEW PLAN. SIZE AS INDICATED IN PIPING RISER DIAGRAM. ALL OTHER EXISTING HYDRONIC PIPING RISERS TO REMAIN PER KEYNOTES. PIPING TO BE CAPPED AND PREPARED FOR NEW FAN COIL UNIT INSTALLATION.

CHILLER PLANT DEMOLITION NOTES

1. DEMOLISH EXISTING CHILLER ALONG WITH ASSOCIATED VALVES.
2. DEMOLISH EXISTING PUMPS AND ASSOCIATED VALVES.
3. DEMOLISH EXISTING EXPANSION TANK.
4. DEMOLISH EXISTING WATER TREATMENT SYSTEM.
5. DEMOLISH EXISTING AIR SEPARATOR.
6. DEMOLISH EXISTING CHILLED WATER AND CONDENSER WATER PIPING IN THIS MECHANICAL ROOM.
7. EXISTING CONDENSER WATER SUPPLY AND RETURN FROM COOLING TOWER.
8. REMOVE CENTRIFUGAL CHILLER FROM THIS AREA AND RELOCATE TO LOCATION OF NEW CHILLER PLANT TO BE INSTALLED AND PUT INTO SERVICE. SEE SHEET H103.
9. DEMOLISH EXISTING CONDENSER WATER PUMPS LOCATED AT COOLING TOWER BUILDING. EXISTING PIPING AND VALVES TO REMAIN FOR NEW PUMP CONNECTIONS.
10. REMOVAL OF EQUIPMENT WILL REQUIRE ISOLATING MAINS AT SHUT OFF VALVES.
11. EXISTING COOLING TOWERS TO REMAIN.
12. REMOVE CWP VFD'S.



1 **CHILLER PLANT DEMOLITION PLAN**
1/4" = 1'-0"



2 **MECHANICAL DEMOLITION PLAN - COOLING TOWER BUILDING**
1/8" = 1'-0"

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THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

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OPTION SCOPE

PHASING DESCRIPTIONS

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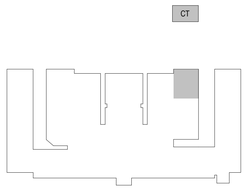
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
CHILLER PLANT DEMO PLAN



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CHECKED BY: MJC
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: **HD103**

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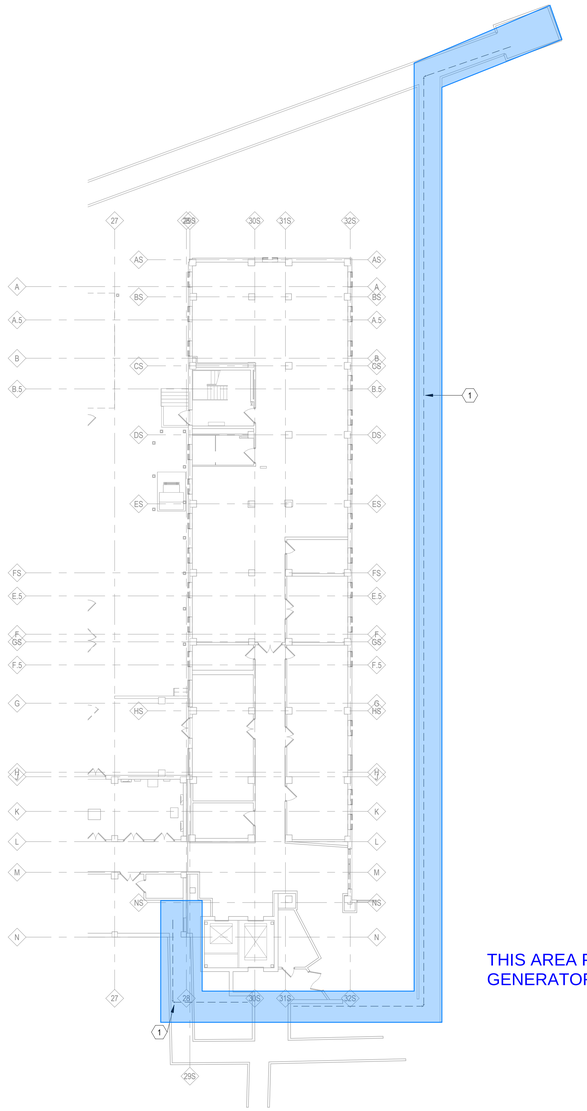
GENERAL DEMOLITION NOTES

1. ALL WORK WILL BE SCHEDULED AND COORDINATED JOINTLY WITH THE AFRH. A DETAILED JOB TIMELINE WILL BE ESTABLISHED AND SUBMITTED FOR REVIEW AND APPROVAL.
2. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL REQUIREMENTS.
3. EXISTING VERTICAL FAN COIL UNITS AND FLOOR MOUNTED HEATERS ARE TO BE DEMOLISHED ALONG WITH ASSOCIATED PIPING, ACCESSORIES AND CONTROLS. DEMO CHILLED WATER, HOT WATER AND CONDENSATE DRAINAGE PIPING BACK TO THE RISER AND CAP AS CLOSE AS POSSIBLE.
4. ALL REHEAT COILS TO BE DEMOLISHED WITH THE ASSOCIATED DUCTWORK.
5. EXISTING VENTILATION AND EXHAUST AIR RISERS TO REMAIN. DUCTWORK TO BE CAPPED AND PREPARED FOR NEW DUCTWORK.
6. HOT/CHILLED WATER RISERS H/C 1, 3, 4, 8, 9, 10, 12, 13, 14A,14B, 14C, 15, 16, 18, 19, 22, 23, 24, 25, 26, 27, 30, 32, 34, 35, 38, 39, 40, 41, 42, 43, 44, 46, 48, 49, 52, 54, 55, 56, 58, 59, 59A, 59B,59C TO BE DEMOLISHED AND NEW RISERS PROVIDED AS INDICATED IN NEW PLAN. SIZE AS INDICATED IN PIPING RISER DIAGRAM. ALL OTHER EXISTING HYDRONIC PIPING RISERS TO REMAIN PER KEYNOTES. PIPING TO BE CAPPED AND PREPARED FOR NEW FAN COIL UNIT INSTALLATION.

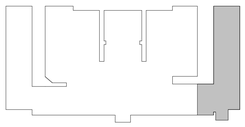
KEYNOTES

1. DEMO EXISTING ABANDONED STEAM PIPE IN THE TUNNEL.



THIS AREA PART OF OPTION 1:
GENERATOR WORK

1 **TUNNEL STEAM PIPE DEMOLITION PLAN**
1/16" = 1'-0"



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THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
TUNNEL STEAM PIPE DEMOLITION PLAN

DRAWN BY: AA
CHECKED BY: MJC
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: **HD107**

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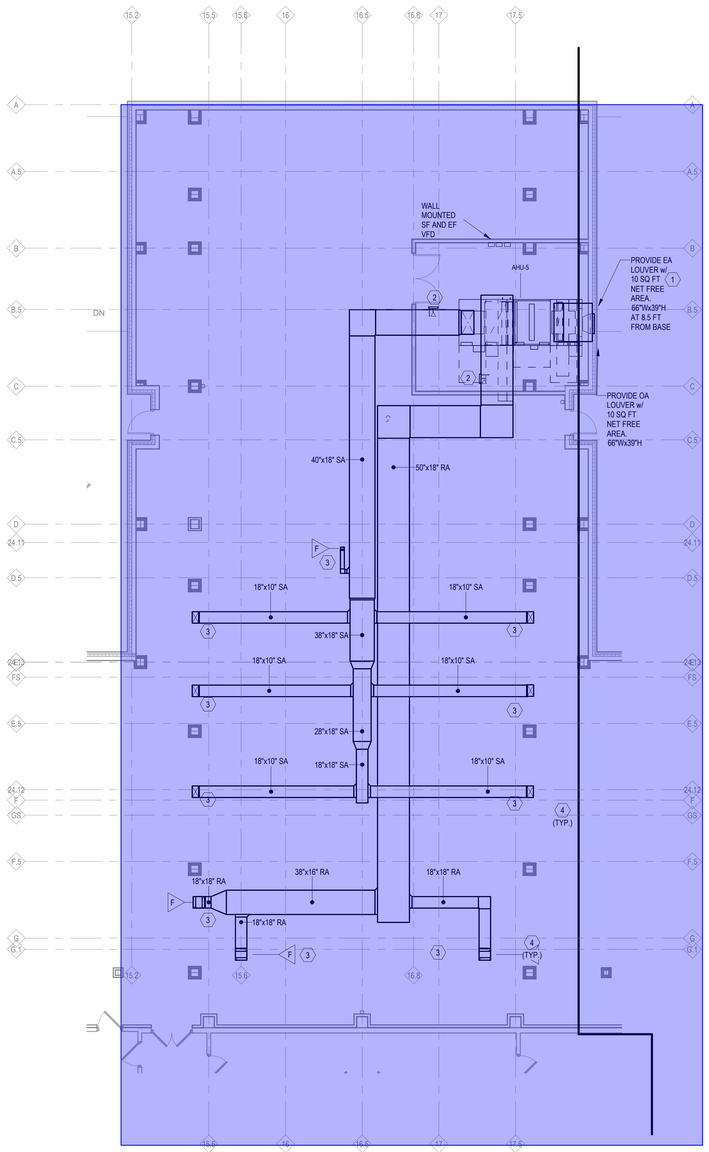

1 **BASEMENT HVAC NEW WORK PLAN - CENTER ADDITION AHU**

1/8" = 1'-0"

HVAC GENERAL NOTES

1. ALL WORK MUST BE SCHEDULED AND COORDINATED JOINTLY WITH THE AFRH. A DETAILED JOB TIMELINE MUST BE ESTABLISHED AND SUBMITTED FOR REVIEW AND APPROVAL.
2. REFER TO ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN 6-IN MINIMUM CLEARANCE FROM RATED WALLS AND HVAC EQUIPMENT.
4. CONTRACTOR TO PROVIDE REMOTE OPERATORS FOR ALL MANUAL VOLUME DAMPERS LOCATED ABOVE GYPSUM BOARD CEILINGS.
5. RUNOUT BRANCH DUCTWORK TO SUPPLY DIFFUSERS, RETURN AND EXHAUST GRILLES TO BE THE SAME SIZE AS THE NECK SIZE ON THE AIR DEVICE UNLESS NOTED OTHERWISE.
6. ALL BRANCH DUCTS TO DIFFUSERS, REGISTERS, AND GRILLES MUST BE INSTALLED WITH A VOLUME DAMPER.
7. NEW HORIZONTAL FAN COIL UNITS CHILLED WATER, HOT WATER AND CONDENSATE DRAINAGE PIPING WILL BE CONNECTED TO NEW OR EXISTING RISERS AS INDICATED.
8. PROVIDE FIRE DAMPERS FOR DUCTWORK PENETRATING EXISTING AND NEW CHASE SPACES AND FIRE RATED WALLS.
9. ALL EXHAUST GRILLES WILL BE LOCATED IN RESIDENT RESTROOMS DIRECTLY ABOVE THE WATER CLOSETS.
10. CONTRACTOR TO PULL AND CLEAN ALL EXISTING EQUIPMENT STRAINERS AT THE END OF EACH PROJECT PHASE.
11. ANY DISCREPANCIES BETWEEN HYDRONIC PIPING SIZES AMONG THE FLOOR PLANS AND RISER DIAGRAMS ARE TO BE GOVERNED BY THE RISER DIAGRAM.

KEYNOTES

1. NEW AHU-5 ON NEW 4" CONCRETE PAD. REMOTE MOUNT SUPPLY FAN AND EXHAUST FAN VFD.
2. SUPPLY AND RETURN AIR DUCT SMOKE DETECTOR.
3. PROVIDE FIRE DAMPER AT 1ST FLOOR SLAB PENETRATION.
4. LINEAR FLOOR BAR GRILLE SUPPLY AND RETURN LOCATED IN FIRST FLOOR

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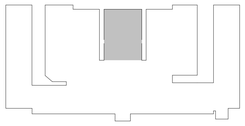
PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
BASEMENT FLOOR-HVAC NEW WORK CENTER ADDITION



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DRAWING NO: **H100**

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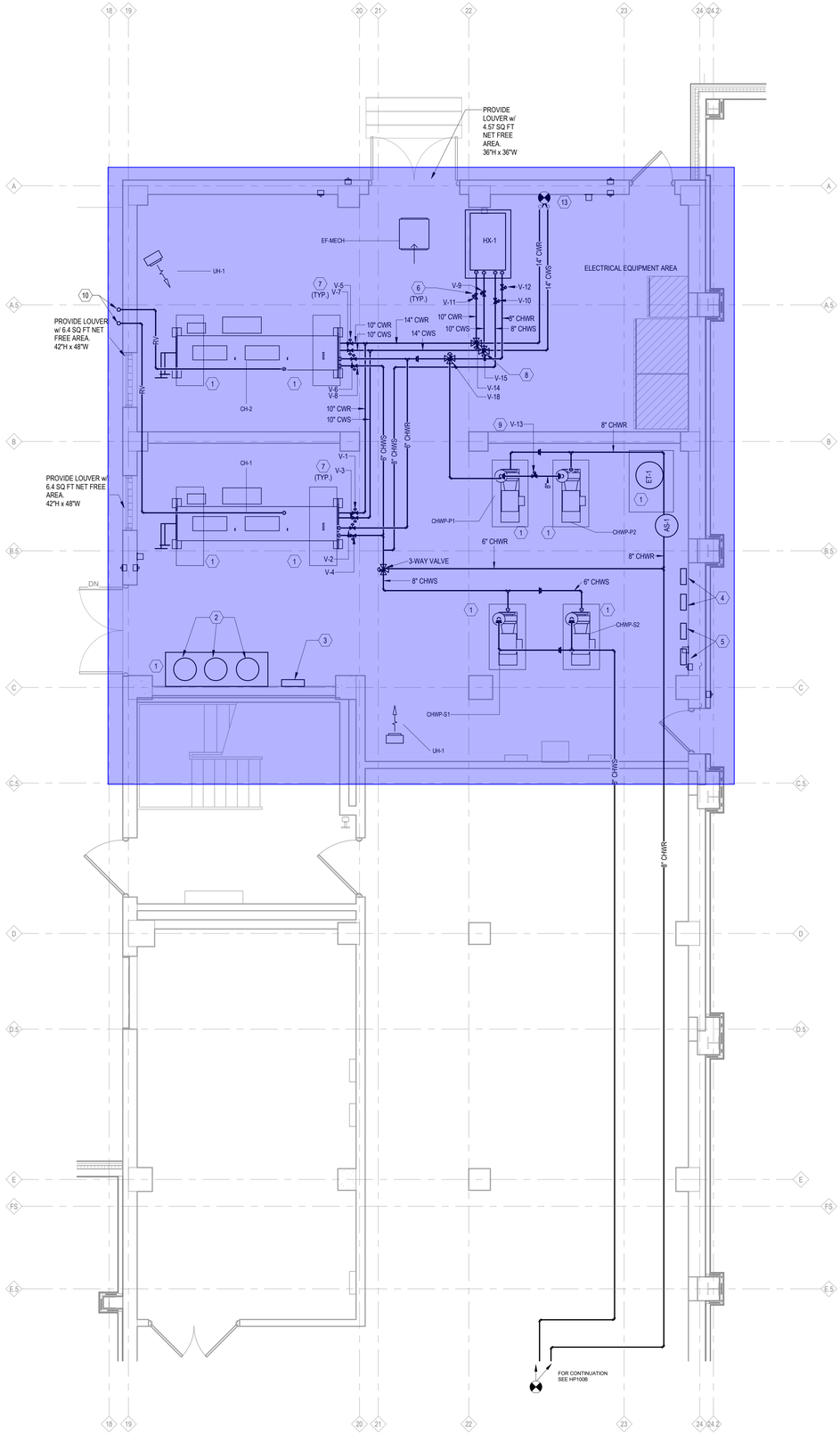
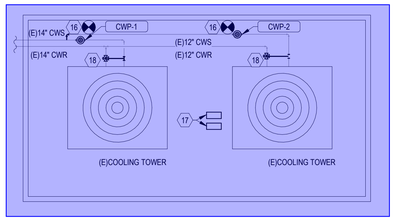


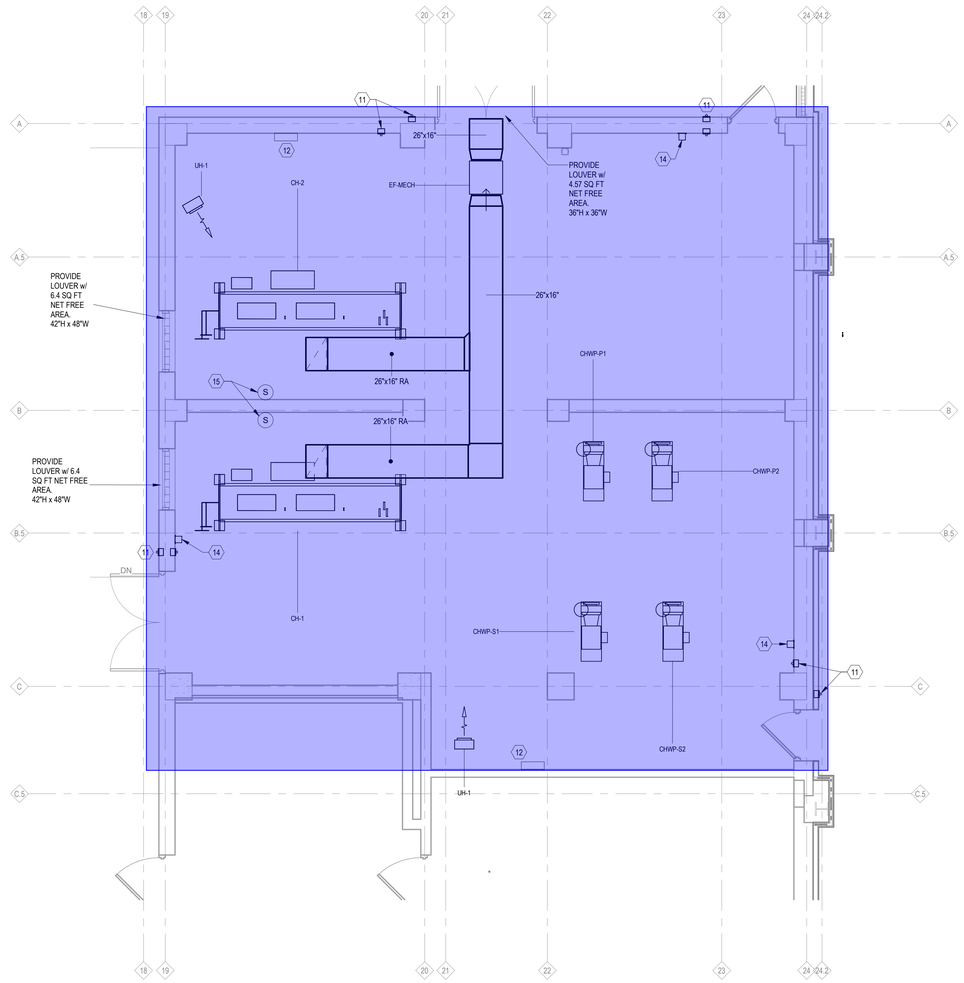
2 **CHILLER PLANT PIPING NEW PLAN**

1/4" = 1'-0"



3 **MECHANICAL NEW WORK PLAN - COOLING TOWER BUILDING**

1/8" = 1'-0"



1 **CHILLER PLANT DUCTWORK PLAN**

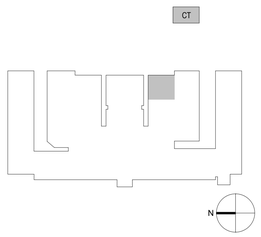
1/4" = 1'-0"

CHILLER PLANT GENERAL NOTES

1. EQUIPMENT TO BE PRODCUED UNDER DIFFERENT CONTRACT: CHILLERS, PLATE AND FRAME HEAT EXCHANGERS, CHWPS, CWPS, AIR SEPARATOR AND EXPANSION TANK.
2. PIPING AND POWER CONECTIONS TO EQUIPMENT TO BE PERFORMED UNDER THIS CONTRACT.

CHILLER PLANT NEW WORK KEYNOTES

1. NEW 6" THICK CONCRETE EQUIPMENT PADS.
2. NEW CONDENSER WATER CHEMICAL TREATMENT SKID AND ASSOCIATED PUMPS, TANKS, CHEMICALS, AND CONTROLS. CONNECT AUTOMATIC FEEDER SYSTEM TO CONDENSER WATER LOOP PIPING AS REQUIRED.
3. WATER TREATMENT SYSTEM CONTROL PANEL
4. PRIMARY CHWP VFD
5. SECONDARY CHWP VFD
6. FREE COOLING HEAT EXCHANGER ISOLATION VALVE.
7. CHILLER 2-POSITION ISOLATION VALVE.
8. CONDENSER WATER SUPPLY BYPASS VALVE.
9. 8-IN CROSSOVER VALVE FOR PUMP REDUNDANCY.
10. REFRIGERANT RELIEF VENT PIPING TO TERMINATE A MINIMUM OF 24'-2" ABOVE FINSIHED GRADE. CONTRACTOR MUST SIZE PER MANUFACTURER'S RECOMMENDATIONS.
11. BLUE REFRIGERANT LEAK WARNING STROBE LIGHT; ONE ON EACH SIDE OF THE WALL, MOUNT AT 8'-0" AFF.
12. REFRIGERANT MONITOIRING SYSTEM PANEL.
13. EXISTING CONDENSER WATER SUPPLY AND RETURN FROM COOLING TOWER.
14. REFRIGERANT LEAK WARNING ALARM HORN, MOUNT AT 8'-0" AFF.
15. REFRIGERANT SENSOR FOR CHILLER LEAK DETECTION SYSTEM.
16. CONNECT NEW CONDENSER WATER PUMP TO EXISTING CONDENSER WATER SUPPLY AND RETURN PIPING AT COOLING TOWER BUILDING.
17. CONDENSER WATER PUMP DISCONNECT SWITCH.
18. 3 WAY TOWER BYPASS VALVE.



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PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
NEW CHILLER PLANT PLAN

DRAWN BY: AA
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PROJ. NO: AFRH-033
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DRAWING NO: **H103**

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AIR HANDLING UNIT 5

UNIT TAG	UNIT LEVEL OPTIONS						EXHAUST FAN SECTION						SUPPLY FAN SECTION						HEATING COIL SECTION					COOLING COIL SECTION						
	PRODUCT GROUP	ACTUAL AIRFLOW (CFM)	LENGTH (IN)	WIDTH (IN)	HEIGHT (IN)	OA CAPABILITY	FAN TYPE	FAN QUANTITY	MOTOR HORSEPOWER PER FAN	EXTERNAL ESP (IN H2O)	MOTOR VOLTAGE	MOTOR INTERFACE OPTIONS	FAN TYPE	FAN QUANTITY	MOTOR HORSEPOWER PER FAN	EXTERNAL ESP (IN H2O)	MOTOR VOLTAGE	MOTOR INTERFACE OPTIONS	ENTERING DRY BULB (DEG F)	LEAVING DRY BULB (DEG F)	TOTAL CAPACITY (MBH)	STANDARD FLUID FLOW RATE (GPM)	FLUID PRESSURE DROP (FT H2O)	ENTERING DRY BULB (DEG F)	ENTERING WET BULB (DEG F)	LEAVING DRY BULB (DEG F)	LEAVING WET BULB (DEG F)	TOTAL CAPACITY (MBH)	STANDARD FLUID FLOW RATE (GPM)	FLUID PRESSURE DROP (FT H2O)
AHU-5	INDOOR UNIT	6120	192.637	72	83.25	100%	PLENUM	1	7.5 HP	1.5	460/3	FIELD PROVIDED VFD	PLENUM	1	10 HP	2.5	460/3	FIELD PROVIDED VFD	50	90	265.49	17.72	1	80	67	55	54.41	237.99	33.88	6

AHU-5	FILTER SECTION			ENERGY WHEEL SECTION (ENTHALPY)													
	FILTER FRAME	PREFILTER FILTER TYPE	PRIMARY FILTER TYPE 1	SUMMER OUTSIDE EDB (DEG F)	SUMMER OUTSIDE EWB (DEG F)	SUMMER RETURN EDB (DEG F)	SUMMER RETURN EWB (DEG F)	WINTER OUTSIDE EDB (DEG F)	WINTER OUTSIDE EWB (DEG F)	WINTER RETURN EWB (DEG F)	WINTER RETURN EDB (DEG F)	FILTER FRAME	FILTER TYPE	MOTOR VOLTAGE	MOTOR INTERFACE OPTIONS	NOTES
	2IN./4IN. COMBO W/ SPACE FOR DUAL SENSOR	2" PLEATED MEDIA - MERV 8	4IN. CARTRIDGE - MERV 13 - STANDARD	95	76	75	64	10	8	53	70	2"	PLEATED MEDIA - MERV 8	460/3	STARTER	ALL

NOTES
1. PROVIDE REMOTE WALL MOUNTED SUPPLY FAN AND EXHAUST FAN VFD
2. PROVIDE UV LIGHT IN COOLING COIL SECTION. 115V/1PH/60HZ
3. PROVIDE SUPPLY AND RETURN DUCT SMOKE DETECTOR.
4. HOT WATER 160 DEG F EWT , 130 DEG F LWT, CHILLED WATER 42 DEG F EWT, 56 DEG F LWT
5. PROVIDE WITH UV LIGHT SECTION AFTER THE COOLING COIL.

FAN COIL UNIT SCHEDULE

UNIT TAGS	BASIS OF DESIGN (NAILOR)	UNIT SIZE	SUPPLY FAN								HEATING HOT WATER COIL								COOLING CHILLED WATER COIL												NOTES
			AIRFLOW (CFM)	ESP (in wg)	VOLTAGE	MOTOR TYPE	MOTOR VDC	FLA	MOP	MCA	HW ROWS	HW FLUID FLOW (GPM)	HW TOTAL CAPACITY (MBH)	HW EWT (°F)	HW LWT (°F)	HW FLUID PD (ft wg)	TOTALHW AIR PD (in wg)	HW FPI or MMPF	CHW EDB (°F)	CHW EWB (°F)	CHW EWT (°F)	CHW FLUID FLOW (GPM)	CHW ROWS	CHW LWT (°F)	CHW LDB (°F)	CHW LWB (°F)	TOTAL CHW AIR PD (in wg)	CHW FLUID PD (ft wg)	TOTAL COOLING CAPACITY (MBH)	COOLING SESIBLE CAPACITY (MBH)	CHW FPI or MMPF	
FCU-1	D40HT	4	200	0.2	277/1	ECM	3.1	1.2	15	1.5	1	0.5	6.7	160	132.7	0.2	0.06	12	80	67	44	0.8	3	59.8	58.1	57.2	0.07	0.26	6.3	4.8	12	1,3-8
FCU-2	D40HT	6	300	0.2	277/1	ECM	4.2	1.2	15	1.5	1	0.75	9.6	160	134	0.5	0.09	12	80	67	44	1.2	3	59.7	58.3	57.3	0.1	0.64	9.4	7.1	12	1,3-8
FCU-3	D40HT	6	350	0.2	277/1	ECM	5.1	1.2	15	1.5	1	0.8	10.3	160	133.9	0.56	0.11	12	80	67	44	1.4	3	59	58.6	57.4	0.13	0.87	10.5	7.9	12	1,3-8
FCU-4	D40HT	8	400	0.2	277/1	ECM	3.9	1.6	15	2	1	0.9	12.7	160	131.3	0.88	0.09	12	80	67	44	1.5	3	59.9	58.8	57.8	0.1	0.53	11.9	9.2	12	1,3-8
FCU-5	D40HT	8	450	0.2	277/1	ECM	4.7	1.6	15	2	1	1.4	14.9	160	138.3	2.06	0.1	12	80	67	44	1.8	3	59	58.9	57.7	0.12	0.75	13.5	10.3	12	1,3-8
FCU-6	D40HT	12	600	0.2	277/1	ECM	4	2.5	15	3.1	1	1.5	18.8	160	134.5	2.83	0.12	12	80	67	44	2.4	3	59.3	58.7	57.5	0.14	1.5	18.4	13.8	12	1,3-8
FCU-7	D40HP	12	600	0.2	277/1	ECM	4	2.5	15	3.1	1	1.5	18.8	160	134.5	2.83	0.12	12	80	67	44	2.4	3	59.3	58.7	57.5	0.14	1.5	18.4	13.8	12	2-8
FCU-8	D40HP	12	800	0.2	277/1	ECM	7.3	2.5	15	3.1	1	2	22.7	160	136.9	4.94	0.18	12	80	67	44	3.2	3	58.4	59.7	58.1	0.22	2.64	23.1	17.6	12	2-8
FCU-9	D35HP	12	1000	0.2	277/1	ECM		4.6	15	5.7	1	1.72	25.4	160	130	0.97	0.21	12	80	67	44	6.15	4	56	56.1	55.3	0.25	2.12	37	25.9	12	2-8
FCU-10	D35HP	15	1200	0.2	277/1	ECM		4.6	15	5.7	1	1.89	27.9	160	130	1.17	0.28	12	80	67	44	6.92	4	56	57.1	56	0.34	2.67	41.6	29.9	12	2-8
FCU-11	D40HP	4	200	0.2	277/1	ECM	3.1	1.2	15	1.5	1	0.5	6.7	160	132.7	0.2	0.06	12	80	67	44	0.8	3	59.8	58.1	57.2	0.07	0.26	6.3	4.8	12	2-8
FCU-12	D40HP	6	300	0.2	277/1	ECM	4.2	1.2	15	1.5	1	0.75	9.6	160	134	0.5	0.09	12	80	67	44	1.2	3	59.7	58.3	57.3	0.1	0.64	9.4	7.1	12	2-8
FCU-13	D40HP	6	350	0.2	277/1	ECM	5.1	1.2	15	1.5	1	0.8	10.3	160	133.9	0.56	0.11	12	80	67	44	1.4	3	59	58.6	57.4	0.13	0.87	10.5	7.9	12	2-8
FCU-14	D40HP	8	400	0.2	277/1	ECM	3.9	1.6	15	2	1	0.9	12.7	160	131.3	0.88	0.09	12	80	67	44	1.5	3	59.9	58.8	57.8	0.1	0.53	11.9	9.2	12	2-8
FCU-15	D40HP	8	450	0.2	277/1	ECM	4.7	1.6	15	2	1	1.4	14.9	160	138.3	2.06	0.1	12	80	67	44	1.8	3	59	58.9	57.7	0.12	0.75	13.5	10.3	12	2-8

NOTES:

1	RESIDENTIAL UNIT PROVIDE WITH BOTTOM RETURN GRILLE AND FRONT DUCT SUPPLY.
2	COMMON AREA UNIT PROVIDE WITH FREE BACK RETURN AND FRONT DUCT SUPPLY
3	PROVIDE UNIT WITH BOTTOM HINGED ACCESS.
4	PROVIDE UNIT WITH BOTTOM MOUNTED HINGED DOOR CONTROLS ENCLOSURE
5	FIELD PROVIDE UV-C LIGHT 277V/1PH. BASIS OF DESIGN: FRESH AIRUV MODEL TIGHT-FIT TUV-TFK-ST-2
6	PROVIDE WALL MOUNTED PROGRAMMABLE THERMOSTAT FOR RESIDENTIAL FAN COIL UNIT
7	PROVIDE WALL MOUNTED ADJUSTABLE THERMOSTAT WITH LOCKING COVER FOR COMMON AREA FAN COIL UNITS.
8	COMMON AREA FAN COIL UNIT TO BE TIED TO BAS VIA BACNET INTERFACE.
9	PROVIDE SECONDARY DRAIN PANS AND/OR MOISTURE SENSOR AS REQUIRED BY FCU DETAIL

DIFFUSERS, REGISTERS, AND GRILLES

TAG	SYSTEM	AIRFLOW RANGE (CFM)	MODULE SIZE (IN.)	NECK SIZE (IN.)	MAX NC	MAX PD (IN. WG)	OPPOSED BLADE DAMPER	BASIS OF DESIGN (MANUFACTURER)	FINISH	NOTES
SG-1	SIDEWALL SUPPLY	0-160	10X4		30	0.05	Y	ALUMINIUM DOUBLE DEFLECTION PRICE MODEL 640 WITH DAMPER	WHITE	1,4
SD-1	SUPPLY	0-118	24X24	6	30	0.1	Y	ALUMINUM, LOUVERED FACE PRICE MODEL SCD	WHITE	1-4
SD-2	SUPPLY	120-210	24x24	8	30	0.1	Y	ALUMINUM, LOUVERED FACE PRICE MODEL SCD	WHITE	1-4
SD-3	SUPPLY	210-320	24X24	10	30	0.1	Y	ALUMINUM, LOUVERED FACE PRICE MODEL SCD	WHITE	1-4
SD-4	SUPPLY	320-490	24X24	14	30	0.1	Y	ALUMINUM, LOUVERED FACE PRICE MODEL SCD	WHITE	1-4
SD-5	SUPPLY	490-860	24x24	15	30	0.1	Y	ALUMINUM, LOUVERED FACE PRICE MODEL SCD	WHITE	1-4
LSD-1.1	SUPPLY	0-480	6'-0"	VARIES	30	0.1	Y	ALUMINUM, LINEAR SLOT, (2) 1-IN SLOT. PLENUM NECK SIZE TO MATCH DUC...	WHITE	1,2,4
LSD-1.2	SUPPLY	0-640	8'-0"	VARIES	30	0.1	Y	ALUMINUM, LINEAR SLOT, (2) 1-IN SLOT. PLENUM NECK SIZE TO MATCH DUC...	WHITE	1,2,4
LSD-2	SUPPLY, FLOOR	0-150+	VARIES		30	0.1	Y	ALUMINIUM, LINEAR FLOOR BAR GRILLE, 6IN, PRICE MODEL LBP -CORE 15A, 1/4 IN BLADE SPACING, 0 DEG BLADE DEFLECTION, UNIVERSAL PLENUM UPL	WHITE	4
TG-1	TRANSFER				30	0.1		ALUMINUM. PERFORATED, FLUSH FACE	WHITE	1,2,4
RG-1	RETURN		24x24		30	0.1		ALUMINUM, PERFORATED, FLUSH FACE	WHITE	1,2,4
LRG-1.1	RETURN	0-600	6'-0"		30			ALUMINUM, LINEAR SLOT, (2) 1-IN SLOT, PROVIDE WITH LIGHT SHIELD	WHITE	1,2,4
LRG-1.2	RETURN	0-800	8'-0"		30			ALUMINUM, LINEAR SLOT, (2) 1-IN SLOT, PROVIDE WITH LIGHT SHIELD	WHITE	1,2,4
LRG-2	RETURN, FLOOR		VARIES		30	0.1	Y	ALUMINIUM, LINEAR FLOOR BAR GRILLE, 6IN, PRICE MODEL LBP -CORE 15A, 1/4 IN BLADE SPACING, 0 DEG BLADE DEFLECTION UNIVERSAL PLENUM UPL		
EG-1	EXHAUST	0-25	6X6		30	0.05	Y	ALUMINUM, PRICE MODEL 620	WHITE	1,4
EG-2	EXHAUST	50-100	6X6		30	0.05	Y	ALUMINUM, PRICE MODEL 620R	WHITE	1,4
EG-3	EXHAUST	25+	24X24	8	30	0.1		ALUMINUM, PERFORATED, FLUSH FACE	WHITE	1,2,4
EG-4	EXHAUST		10X4		30	005		ALUMINIUM DOUBLE DEFLECTION PRICE MODEL 640 WITH DAMPER	WHITE	1,4
IDF-1	SUPPLY	175-270	24x24	N/A	34			CEILING MOUNTED ION DISTRIBUTION FAN GPS MODEL	WHITE	
IDF-2	SUPPLY	175-270	24x24	N/A	34			CEILING MOUNTED ION DISTRIBUTION FAN GPS MODEL	WHITE	
IDF-3	SUPPLY	175-270	24x24	N/A	34			CEILING MOUNTED ION DISTRIBUTION FAN GPS MODEL	WHITE	
IDF-4	SUPPLY	175-270	24x24	N/A	34			CEILING MOUNTED ION DISTRIBUTION FAN GPS MODEL	WHITE	
IDF-5	SUPPLY	175-270	24x24	N/A	34			CEILING MOUNTED ION DISTRIBUTION FAN GPS MODEL	WHITE	

NOTES:
1) PROVIDE LAY-IN MOUNTING FOR ACOUSTIC LAY-IN TILE CEILING AND SURFACE MOUNTING FOR DRYWALL, PLASTER AND OTHER CEILING TYPES.
2) COORDINATE DIFFUSER SIZE WITH CEILING GRID TBAR WIDTH.
3) PROVIDE DIRECTIONAL PATTERN DIFFUSERS AS SHOWN OF FLOOR PLANS.
4) COLOR SAMPLES TO BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO WORK COMMENCING.

DUCT HEATING COIL

UNIT TAGS	SYSTEM TYPE	FOULING FACTOR (hr-sq ft-deg F/Btu)	AIRFLOW (CFM)	EDB (F)	HW EWT (F)	HW FLOW (GPM)	LDB (F)	FLUID PD (FT H2O)	APD (in H2O)	HEATING CAPACITY (MBH)	HW LWT (F)	NOMINAL COIL HEIGHT	FINNED LENGTH	Rows
DH-1	HOT WATER	0.00025	860	50	160	1.96	80	1.37	0.233	24.97	130	12"	14"	2
DH-2	HOT WATER	0.00025	1435	50	160	3.12	80	0.39	0.24	46.69	130	12"	24"	2
DH-3	HOT WATER	0.00025	1495	50	160	3.25	80	0.39	0.219	48.64	130	12"	26"	2
DH-4	HOT WATER	0.00025	2370	50	160	5.15	80	0.49	0.277	77.11	130	12"	36"	2
DH-5	HOT WATER	0.00025	1195	50	160	2.59	80	0.37	0.249	38.88	130	12"	20"	2

EXHAUST FAN

UNIT TAG	QTY	TYPE	CFM	ESP (in. wg)	MOTOR SIZE (hp)	ENCLOSURE	VOLTAGE	PHASE	CYCLE	NOTES
EF-MECH	1	INLINE-CENTRIFUGAL	3,200	1.275	2	ODP	460	3	60	1,2,3

NOTES
1. PROVIDE WITH REMOTE WALL MOUNTED VFD.
2. TIE-IN OPERATION WITH REFRIGERANT MONITORING SYSTEM AND BAS SYSTEM.
3. UNIT TO EXHAUST 800 CFM UNDER NORMAL OPERATION. UNDER EMERGENCY REFRIGERANT EXHAUST MODE UNIT TO EXHAUST 3200 CFM

CABINET UNIT HEATER

UNIT TAGS	CABINET STYLE	UNIT VOLTAGE	DESIGN AIRFLOW (CFM)	HEATING EWT (F)	HEATING FLOW RATE (GPM)	TOTAL HEATING CAPACITY (MBH)	NOTES
CUH-1	HORIZONTAL RECESSED	277V/60HZ/1PH	400	160	0.5	14.77	1
CUH-2	HORIZONTAL CONCEALED	277V/60HZ/1PH	400	160	0.5	14.77	1

NOTES:
1. PROVIDE WALL MOUNTED THERMOSTAT.

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OPTION: ALL AREAS SOUTH OF CL 16.5

SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION
140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
HVAC SCHEDULES

DRAWN BY: AA
CHECKED BY:MJC
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: H701

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CHILLER SCHEDULE - GOVERNMENT FURNISHED / CONTRACTOR INSTALLED

MARK	BASIS OF DESIGN		LOCATION	TYPE	TONS	HEIGHT (IN)	WIDTH (IN)	LENGTH (IN)	WEIGHT (LBS)	EVAPORATOR			CONDENSER			ELECTRICAL				
	MANUFACTURER	MODEL								EWT (DEG F)	LWT (DEG F)	FLOW (GPM)	EWT (DEG F)	LWT (DEG F)	FLOW (GPM)	RLA (A)	MCA	KW	MOCP (A)	V/PH/HZ
CH-1	DAIKIN	WMC 400TR 42-56 85-95	SHERIDAN MECHANICAL ROOM	CENTRIFUGAL, WATER COOLED	400	94.5	55.2	184.3	15,054	56	42	667.6	85	95	1118	340	383	238.7	500	460/3/60
CH-2	DAIKIN	WMC 400TR 44-54 85-95	SHERIDAN MECHANICAL ROOM	CENTRIFUGAL, WATER COOLED	400	94.5	55.2	184.3	15,054	56	42	667.6	85	95	1118	340	383	238.7	500	460/3/60

PLATE AND FRAME HEAT EXCHANGER SCHEDULE - GOVERNMENT FURNISHED / CONTRACTOR INSTALLED

MARK	BASIS OF DESIGN		LOCATION	TYPE	CAPACITY (MBH)	HEIGHT (IN)	WIDTH (IN)	LENGTH (IN)	DESIGN PRESSURE (PSI)	WEIGHT (LBS)	EVAPORATOR			CONDENSER		
	MANUFACTURER	MODEL									EWT (DEG F)	LWT (DEG F)	FLOW (GPM)	EWT (DEG F)	LWT (DEG F)	FLOW (GPM)
HX-1	BELL & GOSSETT	AP100	SHERIDAN MECHANICAL ROOM	GASKETED, WATER	6,114.80	88.9	32.5	51.2	150	5,945	61.7	49	960	46	56	1,218

PUMP SCHEDULE - GOVERNMENT FURNISHED / CONTRACTOR INSTALLED

MARK	BASIS OF DESIGN		SYSTEM	LOCATION	TYPE	NEMA FRAME	HEAD (FT)	FLOW (GPM)	EFFICIENCY (%)	HP	RPM	ELECTRICAL
	MANUFACTURER	MODEL										V/PH/HZ
CHWP-P1	BELL & GOSSETT	BG-E1510-4BD-SS-215T-S	PRIMARY CHILLED WATER	SHERIDAN MECHANICAL ROOM	END SUCTION, VFD	215	40	700	81.1	10	1800	460/3/60
CHWP-P2	BELL & GOSSETT	BG-E1510-4BD-SS-215T-S	PRIMARY CHILLED WATER	SHERIDAN MECHANICAL ROOM	END SUCTION, VFD	215	40	700	81.1	10	1800	460/3/60
CHWP-S1	BELL & GOSSETT	BG-E1510-4GC-SS-326T-L	SECONDARY CHILLED WATER	SHERIDAN MECHANICAL ROOM	END SUCTION, VFD	326	150	800	82	50	1800	460/3/60
CHWP-S2	BELL & GOSSETT	BG-E1510-4GC-SS-326T-L	SECONDARY CHILLED WATER	SHERIDAN MECHANICAL ROOM	END SUCTION, VFD	326	150	800	82	50	1800	460/3/60
CWP-1	BELL & GOSSETT	BGE80SC6X6X135-365P-1-IN	CONDENSER WATER	SHERIDAN COOLING TOWER BUILDING	INLINE, VFD	365	150	1,200	84.1	75	1800	460/3/60
CWP-2	BELL & GOSSETT	VIS 8X8X13C	CONDENSER WATER	SHERIDAN COOLING TOWER BUILDING	INLINE, VFD	365	150	1,200	84.1	75	1800	460/3/60

AIR SEPARATOR - GOVERNMENT FURNISHED / CONTRACTOR INSTALLED

MARK	BASIS OF DESIGN		LOCATION	HEIGHT (IN)	WIDTH WITH FLANGES (IN)	DIAMETER (IN)	CONNECTION SIZE (IN)	WORKING PRESSURE (PSI)	WEIGHT (LBS)
	MANUFACTURER	MODEL							
AS-1	AMERICAN WHEATLEY	TASS008	SHERIDAN MECHANICAL ROOM	44.625	28	20	8	150	260

EXPANSION TANK - GOVERNMENT FURNISHED / CONTRACTOR INSTALLED

MARK	BASIS OF DESIGN		LOCATION	ACCEPTANCE VOLUME (GAL)	HEIGHT (IN)	DIAMETER (IN)	CONNECTION SIZE (IN)	WORKING PRESSURE (PSI)	WEIGHT (LBS)
	MANUFACTURER	MODEL							
ET-1	AMERICAN WHEATLEY	BDT-060	SHERIDAN MECHANICAL ROOM	60	48	24	1-1/2"	150	220

AIR IONIZATION DEVICE SCHEDULE - MODULAR COIL CLEANING

ZONE TAG	FLOW	CFM	O/A FLOW	GPS MODEL	GPS QUANTITY	COIL WIDTH	COIL HEIGHT	VOLTAGE (AC)	WATTS	MOUNTING LOCATION	ION DENSITY (IONS/CC)	NOTES
VAU-1	VAV	11000	150	GPS-iMOD	1 PER COOLING COIL	76"	46"	24-240	15	AHU	140 MILLION PER 1.0"	1 TO 15
VAU-2	VAV	11400	150	GPS-iMOD	1 PER COOLING COIL	76"	46"	24-240	15	AHU	140 MILLION PER 1.0"	1 TO 15
VAU-3	VAV	11400	150	GPS-iMOD	1 PER COOLING COIL	76"	46"	24-240	15	AHU	140 MILLION PER 1.0"	1 TO 15
VAU-4	VAV	12100	150	GPS-iMOD	1 PER COOLING COIL	78"	52"	24-240	15	AHU	140 MILLION PER 1.0"	1 TO 15
AHU/VAU-5	VAV	6120	150	GPS-iMOD	1 PER COOLING COIL	72"	68"	24-240	15	AHU	140 MILLION PER 1.0"	1 TO 15

1. BASIS OF DESIGN: GPS AIR: SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER, SUBJECT TO SPECIFICATION COMPLIANCE.
2. IF CONTRACTOR SUBSTITUTES BASIS OF DESIGN WITH ANOTHER MANUFACTURER, CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND MECHANICAL CHANGES.
3. ION OUTPUT FROM THE NPBI DEVICE SHALL BE MEASURED IN IONS PER CUBIC CENTIMETER (IONS/CC) AND VERIFIABLE WITH FIELD INSTRUMENTATION PER THE MANUFACTURER'S INSTRUCTIONS. SUBSTITUTION OF PRODUCTS WITH MATHEMATICALLY CALCULATED, NOT MEASURED NOR MEASURABLE, ION FLOW IN IONS/SECOND ARE NOT ACCEPTABLE.
4. BI-POLAR IONIZATION SYSTEMS REQUIRING REPLACEMENT PARTS, INCLUDING GLASS TUBES ARE NOT ACCEPTABLE.
5. MOUNT NEEDLEPOINT BI-POLAR ION GENERATOR WHERE INDICATED ON PLANS AND SCHEDULES.
6. MUST BE UL-2998 ZERO OZONE CERTIFIED BY EITHER UL OR ETL. MUST BE CARB COMPLIANT FOR CALIFORNIA APPLICATIONS.
7. MOUNT GPS-IMOD TO AIR INLET SIDE OF COOLING COIL BETWEEN 1/8" AND 1/2" FROM GROUNDED COIL SURFACE.
8. PROVIDE WITH INTEGRAL BAS ALARM CONTACTS.
9. IONIZATION BAR TO HAVE A MINIMUM OF 1 NEEDLEPOINT EVERY 0.50" OF COIL WIDTH. SYSTEMS WITH NEEDLES FURTHER APART SHALL NOT BE ACCEPTABLE (OR SHALL REQUIRE ADDITIONAL BARS).
10. IONIZATION SYSTEMS WITH MULTIPLE ION MODULES MOUNTED TO A BAR SHALL NOT BE AN ACCEPTABLE SUBSTITUTE.
11. IONIZATION OUTPUT SHALL BE A MINIMUM OF 70 MILLION IONS/CC FOR EVERY 0.50" OF COIL WIDTH.
12. IONIZATION POWER SUPPLY SHALL HAVE POWER ON AND PLASMA ON INDICATION LIGHT.
13. IONIZATION BARS SHALL BE PROVIDED WITH MAGNETS FOR EASE OF MOUNTING.
14. IONIZATION BARS SHALL BE MODULAR AND DESIGNED TO COVER THE ENTIRE COIL WIDTH IN 6 INCH INCREMENTS.
15. OPTIONAL: PROVIDE STAND-ALONE ION FIELD DETECTOR TO COMMUNICATE WITH THE BAS. (GPS-IDETECT-P ACCESSORY)...

UNIT HEATER

UNIT TAG	MODEL NO.	HEATING CAPACITY (MBH)	HW FLOW (GPM)	FLUID PD FT H20	VOLTAGE	PH	MOTOR HP
UH-1	S-120	51	3	0.156	120	1	1/3

NOTES

1. PROVIDE WALL MOUNTED THERMOSTAT, MOUNTING BRACKET, LOUVERS,

EXISTING AIR HANDLING UNIT SCHEDULE

DESIG	DUTY	TYPE (SEE SPEC)	FAN SECTION							COOLING COIL SECTION														HEATING COIL SECTION											ELECTRICAL VOLTS/PH/ HERTZ
			AIRFLOW (CFM)	MIN OA CFM	TSP IN H20	MOTOR TYPE BHP	MOTOR TYPE HP	RPM	WHEEL DIA INCH	EAT °F DB	EAT °F WB	LAT °F DB	LAT °F WB	TOTAL LOAD MBH	SENS LOAD MBH	GPM @ 45°F EWT 60F LWT	MAXIMUM H20 PD FT H20	MIN TOTAL FACE AREA FT2	MAXIMUM FACE VEL FPM	No. of COILS	MAX FIN SPACING FINS/IN	MAXIMUM AIR PD IN H20	MIN ROWS	EAT °F	LAT °F	MBH @ 180°F EWT	GPM @ 30°F ▲T	MAXIMUM H20 PD FT H20	MAXIMUM AIR PD IN H20	MIN TOTAL FACE AREA FT2	MAXIMUM FACE VEL FPM	No. of COILS	MAX FIN SPACING FINS	MIN ROWS	
VAU-1	VENTILATION	A	11,000	11,000	3.70	12.1	15	1124	18	93	78	54.5	54.3	922.3	463.3	122.2	15.3	24.3	453	2	12	1.01	6	0	50.0	605.1	40.0	5.5	0.16	23.3	471	2	13	1	460/3/60
VAU-2	VENTILATION	A	11,400	11,400	3.70	12.8	15	1132	18	93	78	54.7	54.3	949.8	477.8	126.6	16.3	24.3	469	2	12	1.07	6	0	50.0	656.7	41.5	9.6	0.10	23.3	489	2	9	1	460/3/60
VAU-3	VENTILATION	A	11,400	11,400	3.70	12.8	15	1132	18	93	78	54.7	54.3	949.8	477.8	126.6	16.3	24.3	469	2	12	1.07	6	0	50.0	656.7	41.5	9.6	0.10	23.3	489	2	9	1	460/3/60
VAU-4	VENTILATION	A	12,100	12,100	3.70	13.9	15	1130	18	93	78	54.8	54.3	1004.0	505.4	134.0	12.0	24.3	498	2	11	1.00	8	0	50.0	695.2	44.0	2.90	0.12	23.3	519	2	10	1	460/3/60

NOTES:

1 ALL VAUs - EXISTING TO REMAIN, FOR REFERENCE

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OPTION SCOPE

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PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
HVAC SCHEDULES

DRAWN BY: AA
CHECKED BY: MJC
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: H702

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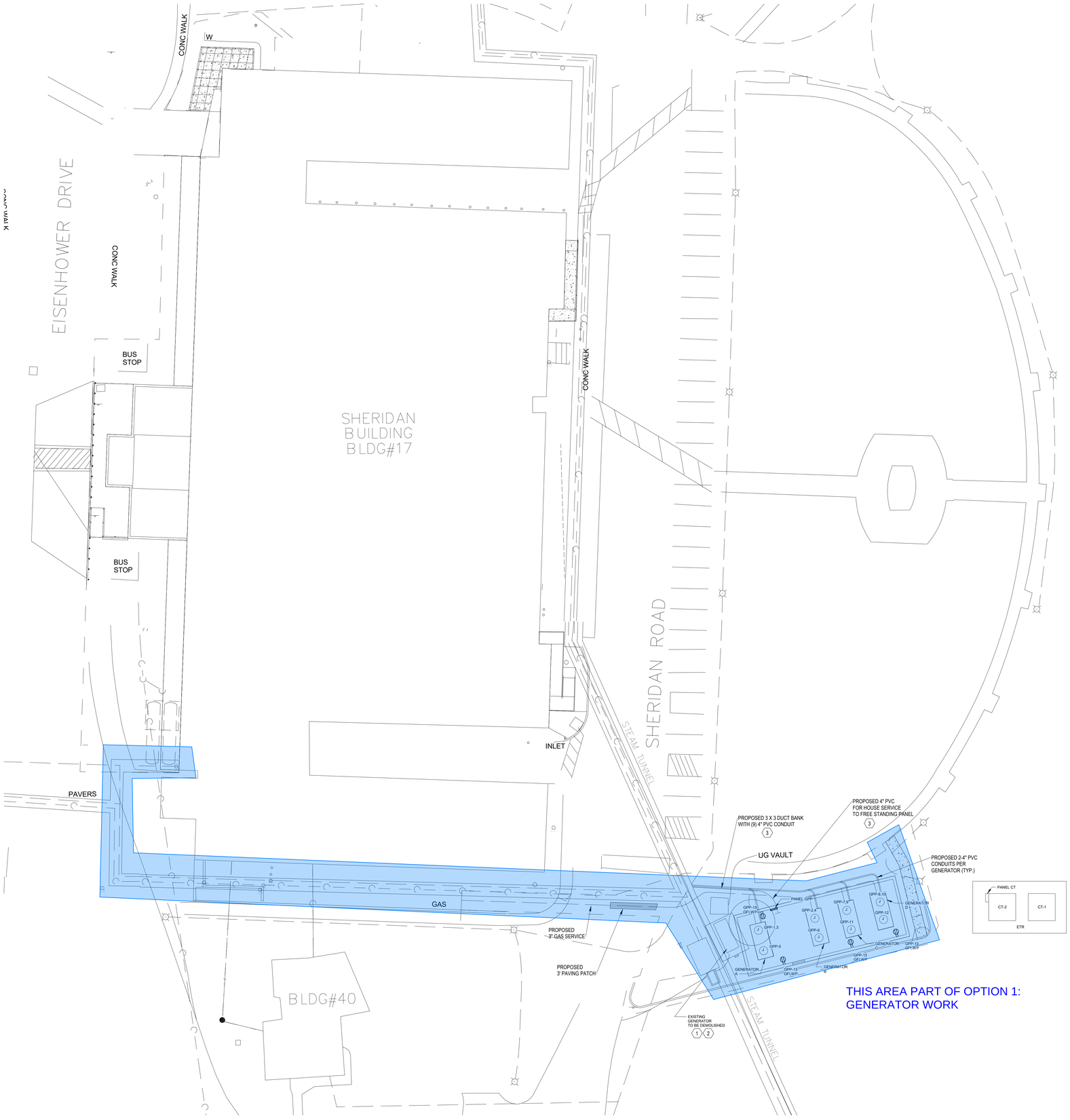
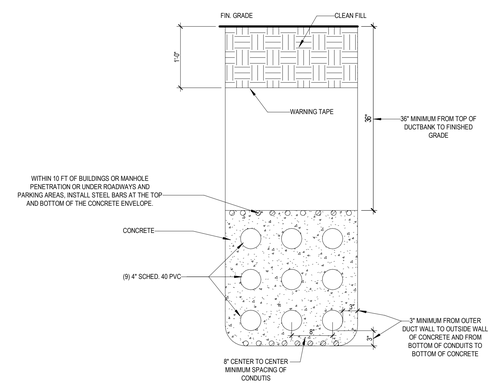


1 ELECTRICAL SITE PLAN

1" = 20'-0"

ELECTRICAL KEYNOTES

1. PROVIDE TEMPORARY 500kW 480Y/277V GENERATOR WITH 250A AND 800A CIRCUIT BREAKER PROVISIONS. PROVIDE TEMPORARY 4 - 250 KCMIL + 1 - #4 AWG GND IN 2-1/2" CONDUIT TO EXISTING ATS-FP. PROVIDE TEMPORARY 2 SETS OF 4 - 600 KCMIL + 1 - #1/0 AWG IN 3-1/2" CONDUIT TO EXISTING PANEL HDPE2. CONTRACTOR SHALL COORDINATE TEMPORARY GENERATOR LOCATION WITH AFRH.
2. ONCE THE TEMPORARY GENERATOR IS ONLINE, THE EXISTING GENERATOR CAN BE REMOVED AND THE NEW GENERATORS CAN BE INSTALLED.
3. DUCTBANK SHALL ROUTE TO EXISTING STEAM TUNNEL. ONCE IN THE STEAM TUNNEL, CONDUIT SHALL RUN ALONG WALL TO STEAM TUNNEL ROOM G031 FOR NEW EMSWBD-1 AND EMSWBD-2 FEEDER AND TO ROOM G023 FOR PANEL GPP FEEDER. REFER TO DRAWING E110B FOR EMERGENCY SWITCHBOARD AND DP1 LOCATIONS. REFER TO DETAIL 2 ON THIS SHEET FOR DUCTBANK DETAILS. DUCTBANK SHALL BE COORDINATED WITH EXISTING SITE CONDITIONS.



2 NINE 4" CONDUIT DUCTBANK DETAIL

1" = 1'-0"

N

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140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
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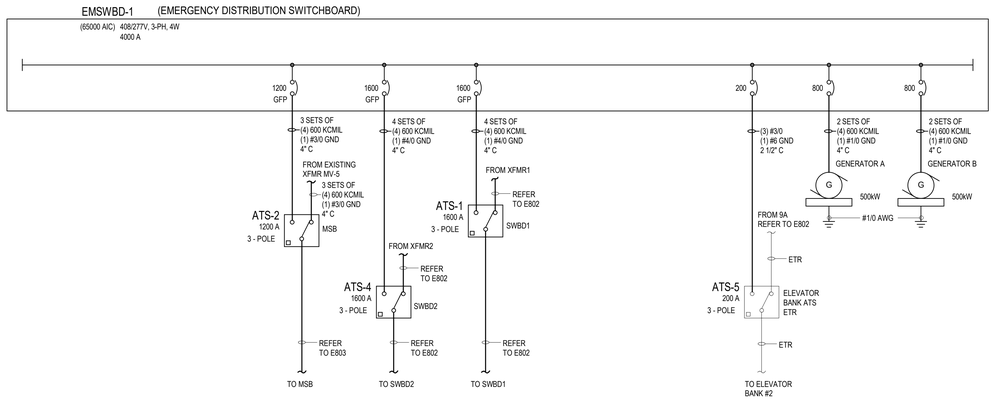
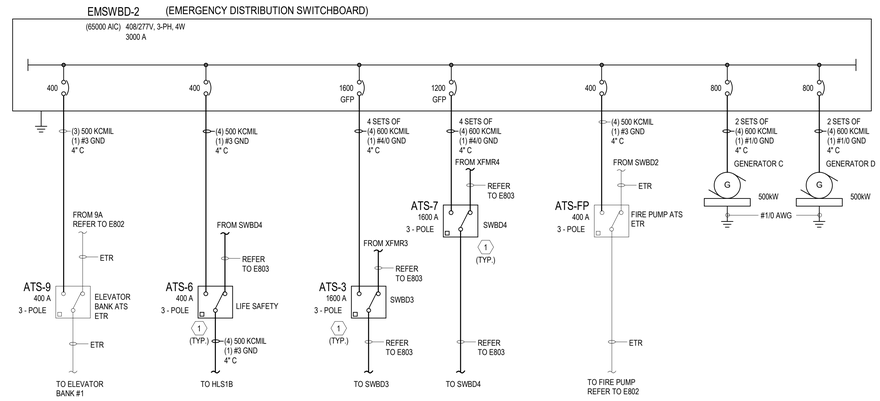
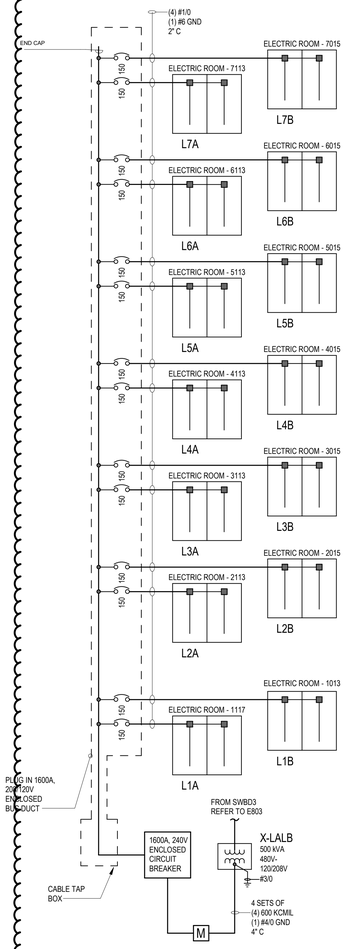


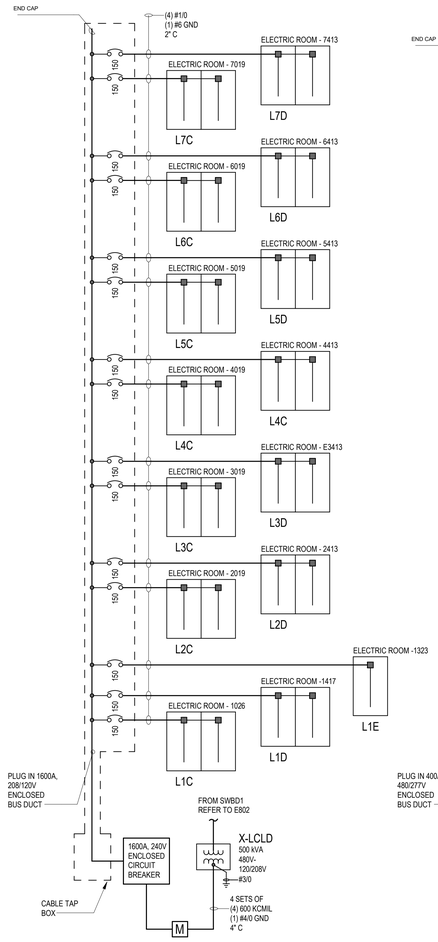


RISER DIAGRAM KEYNOTES

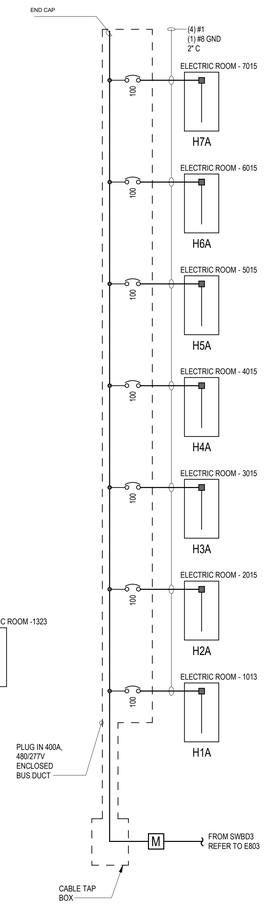
1. REFER TO DIVISION 26 SPEC SECTION 263600 FOR SWITCH DELAY SETTINGS.



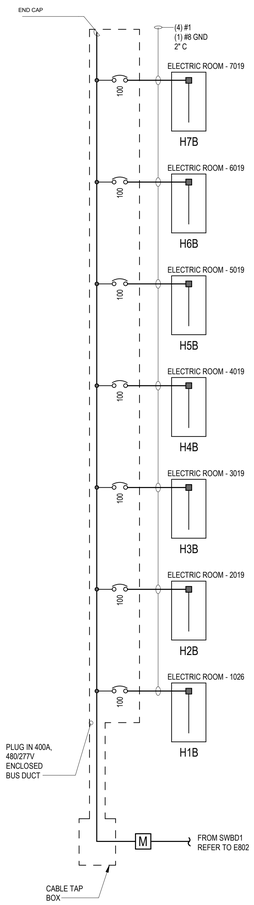
208/120-V, RISER LALB



208/120-V, RISER LCLD

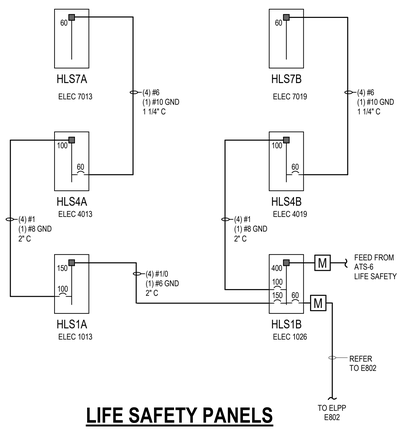


480/277-V, RISER HA



480/277-V, RISER HB

BUS DUCT RISERS



LIFE SAFETY PANELS

SWITCHBOARD EMSWBD1, EMSWBD2, BUS DUCTS, AND LIFE SAFETY RISER DIAGRAMS

1 NTS

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DRAWING TITLE:
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DRAWN BY: LJ
CHECKED BY: SL
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: **E801**

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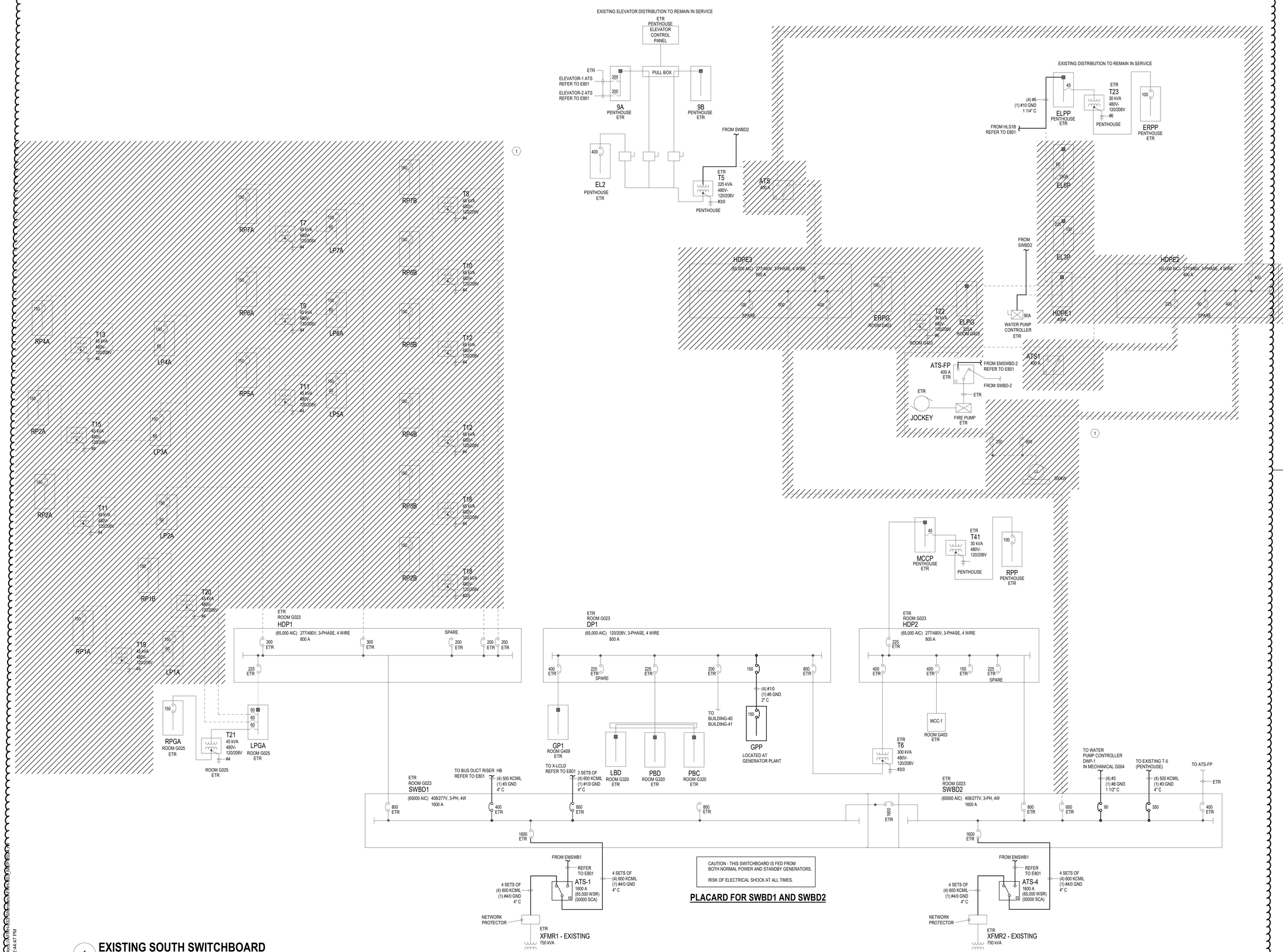
RISER DIAGRAM KEYNOTES

1 HATCHED AREA INDICATES TO BE DEMOLISHED.



1 **EXISTING SOUTH SWITCHBOARD**
NTS

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140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

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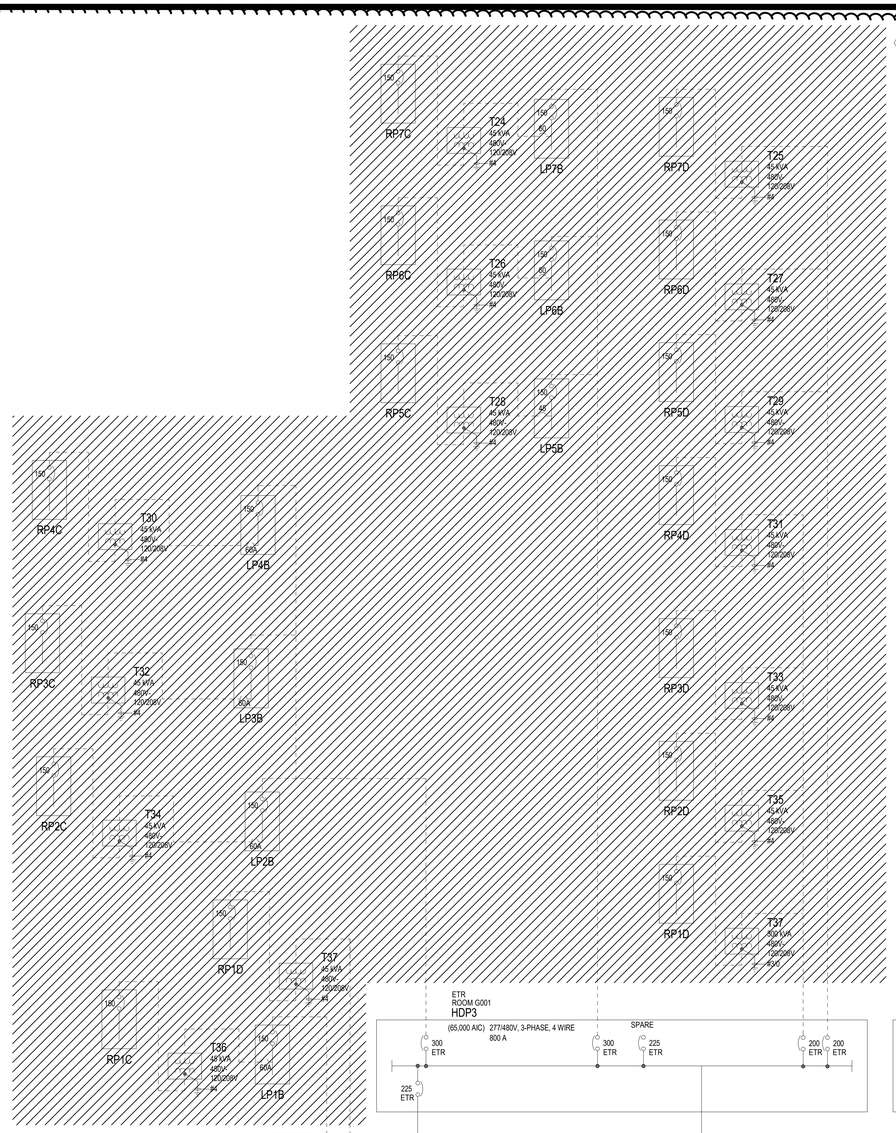
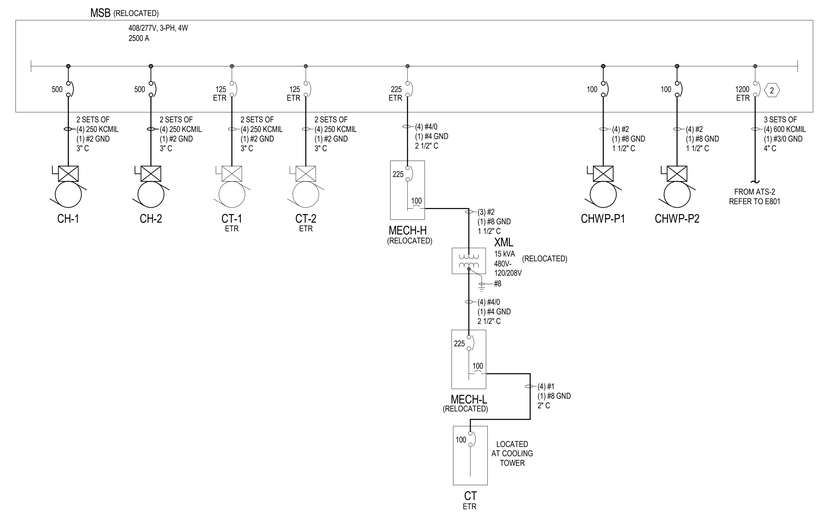
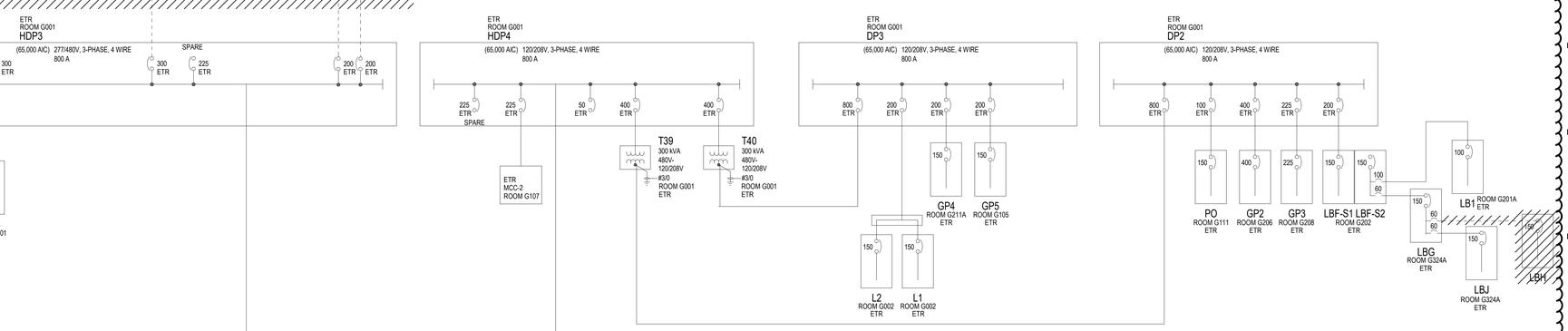
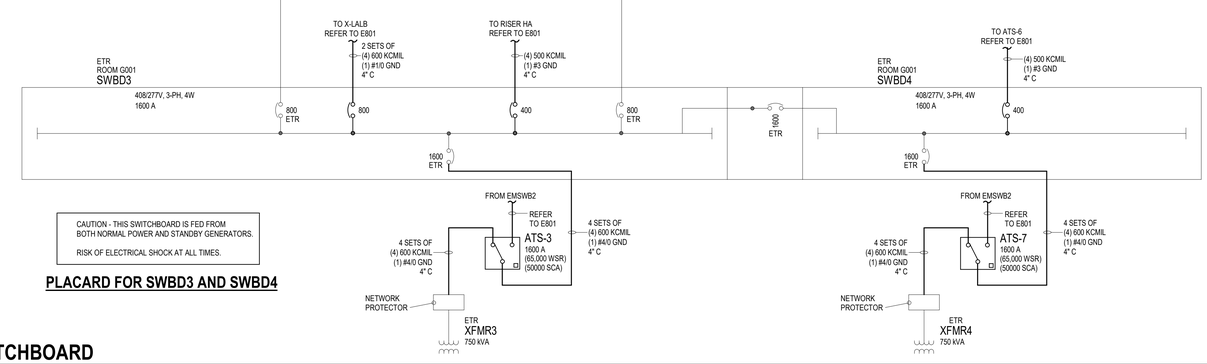
RISER DIAGRAM KEYNOTES

1. HATCHED AREA INDICATES TO BE DEMOLISHED.
2. PROVIDE NEW SENSOR IN EXISTING MAIN CIRCUIT BREAKER FOR TRIP SETTING OF 1200A.









CAUTION - THIS SWITCHBOARD IS FED FROM BOTH NORMAL POWER AND STANDBY GENERATORS.

RISK OF ELECTRICAL SHOCK AT ALL TIMES.

PLACARD FOR SWBD3 AND SWBD4

1 EXISTING NORTH SWITCHBOARD & MSB SWITCHBOARD

NTS

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BASE BID: ALL AREAS NORTH OF CL 16.5
OPTION: ALL AREAS SOUTH OF CL 16.5

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

SUBMISSION:
CONSTRUCTION BID DOCUMENTS

BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

NOT FOR CONSTRUCTION

PROJECT NAME:
AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
ELECTRICAL RISER DIAGRAMS

DRAWN BY: LJ
CHECKED BY: SL
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO: **E803**

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Autodesk Docs://AFRH-033 Sheridan/AFRH-033_MEP-2024.rvt
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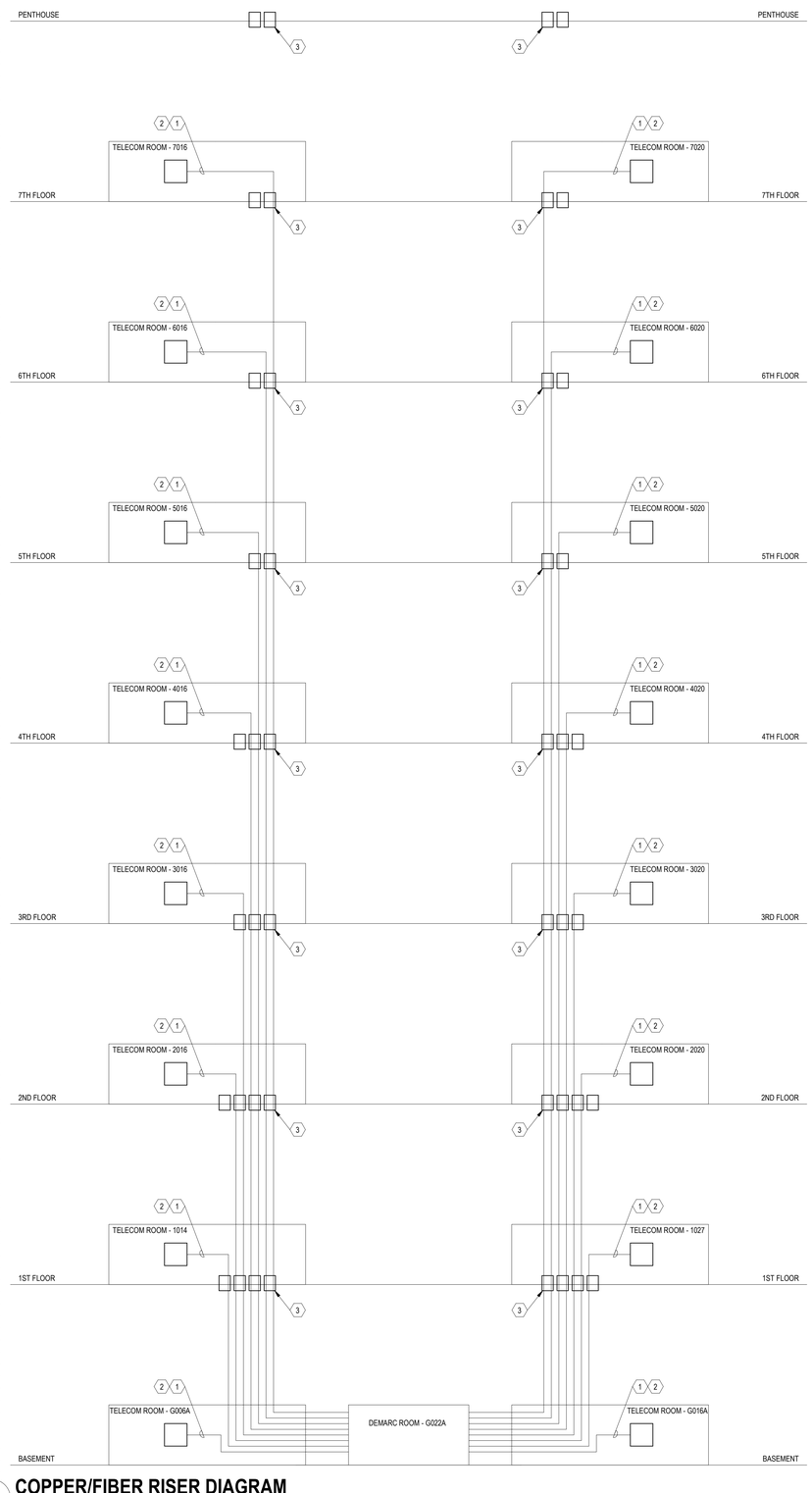
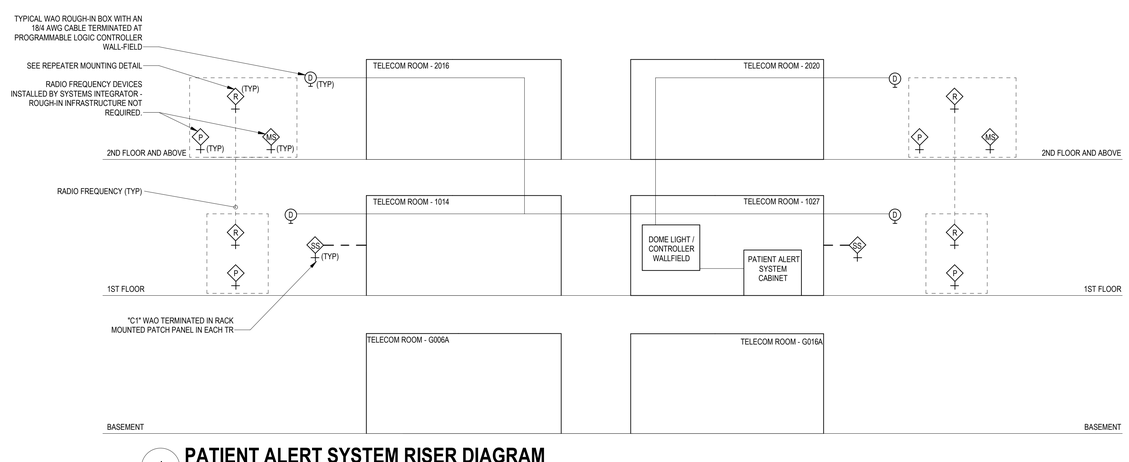
KEYNOTES

1. ARMOR-SHEATHED, TWELVE STRAND OS1 SINGLE-MODE/TWELVE STRAND OM3 MULTI-MODE FIBER OPTIC CABLES TERMINATED IN RACK-MOUNTED DISTRIBUTION PANELS USING DUPLEX LUCENT CONNECTORS (LC) AT BOTH ENDS.
2. FIFTY-PAIRS UNSHIELDED TWISTED PAIR (UTP) CAT-3 CABLE TERMINATED ON WALL-MOUNTED 110 BLOCKS WITH C5 WAFERS AND CROSS CONNECT MANAGEMENT AT BOTH ENDS.
3. 4" BUILDING RISER FLOOR SLEEVES - QUANTITY AS SHOWN



COPPER/FIBER RISER DIAGRAM

NOT TO SCALE



1 PATIENT ALERT SYSTEM RISER DIAGRAM

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OPTION SCOPE

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PROJECT NAME:
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140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
COMMUNICATIONS RISER DIAGRAMS

DRAWN BY: CM/TC
CHECKED BY: DS
PROJ. NO: AFRH-033
DATE: 09-05-2025
DRAWING NO:

E804

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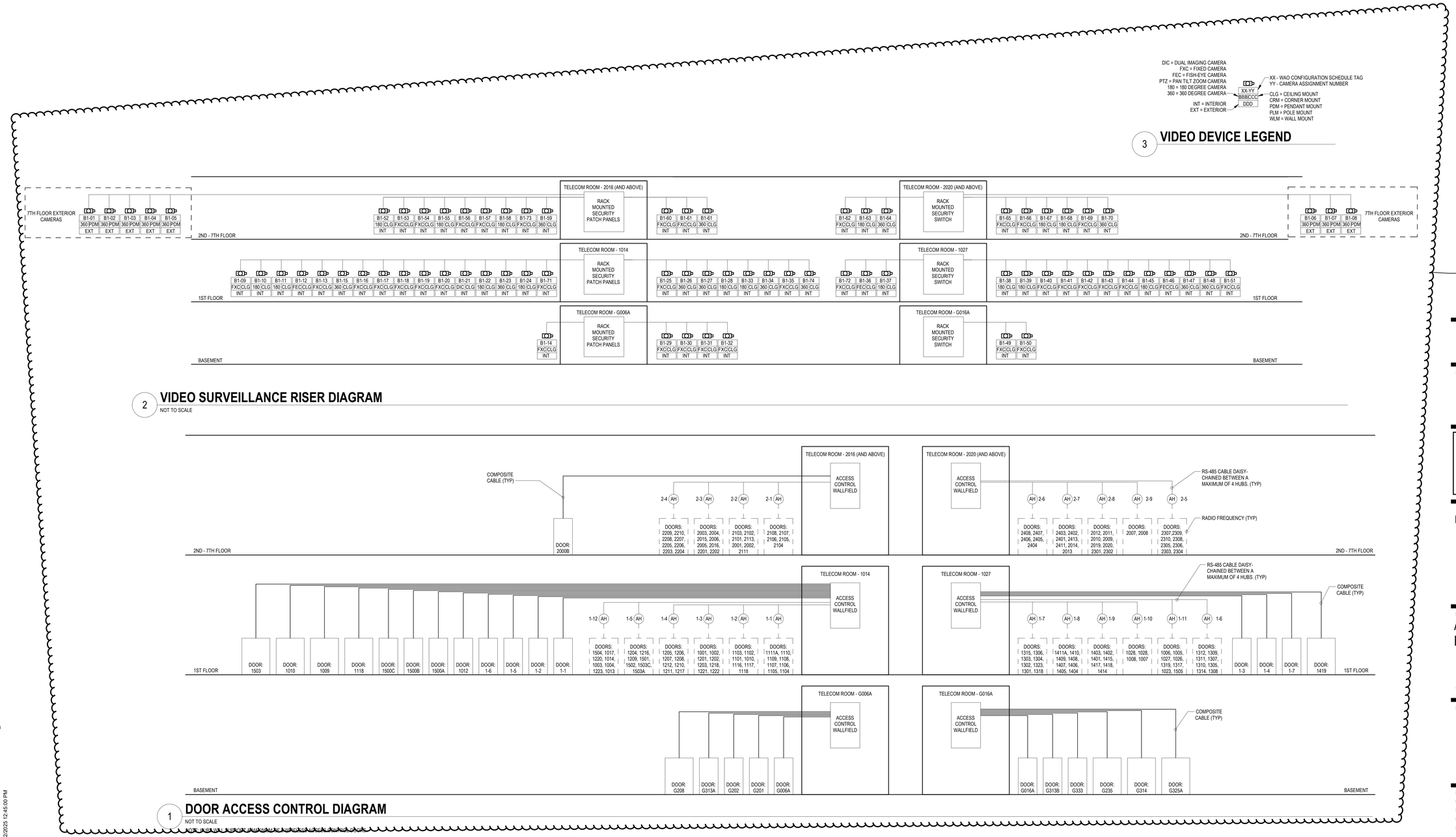

BASE BID: ALL AREAS NORTH OF CL 16.5
OPTION: ALL AREAS SOUTH OF CL 16.5

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BASE BID SCOPE

OPTION SCOPE

PHASING DESCRIPTIONS

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AFRH SHERIDAN RENOVATION

140 ROCK CREEK CHURCH ROAD, NORTHWEST, WASHINGTON, DC

DRAWING TITLE:
SECURITY RISER DIAGRAMS

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