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2012 SEP -4 PM 4:08

Mary Carolyn Brown
carolyn.brown@hklaw com
202-862-5990

September 4, 2012

VIA HAND DELIVERY

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Application No. 18402 - PreHearing Statement of the Applicant

Honorable Members of the Board:

On behalf of Shophouse, LLC, the Applicant in the above-referenced case, enclosed please find one original and twenty copies of the Applicant's prehearing submission in support of its application for zoning relief requested for the above-referenced property.

We look forward to the Board's consideration of this application at the hearing on September 18, 2012.

Sincerely,

Carolyn Brown /c

Mary Carolyn Brown

Enclosures

cc: Karen Thomas, Office of Planning
ANC 2E

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18402
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.18402
EXHIBIT NO.26

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APPLICATION OF:	)	
	)	
SHOPHOUSE, LLC	)	**BZA APPLICATION NO. 18402**
	)	
For variances, pursuant to 11 DCMR § 3103.2, from the floor area ratio limitations for nonresidential uses (§ 771.2), the rear yard depth requirements (§ 774) and the nonconforming structureprovisions (§ 2001.3) to permit an addition to a nonconforming structure and, pursuant to 11 DCMR § 3104.1, a special exception under section 733 for a fast food establishment in the C-2-A District at 2805 M Street, N.W. (Square 1212, Lot 802)	)	**ANC 2E**
	)	**HEARING DATE: September 18, 2012**

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

Shophouse, LLC ("Applicant"), with authorization from 2805 Bond St Equities, LLC, the property owner, seeks variances and special exception, pursuant to sections 3013.2 aand 3104.2 of the Zoning Regulations, in order to construct a small addition and use the building at 2805 M Street, N.W. (Square 1212, Lot 802) as a fast food establishment. The zoning relief sought is as follows:

- *Use variance* from the floor area ratio limitations for nonresidential uses in the C-2-A District under section 771.2;
- *Area variance* from the rear yard requirements of section 774;
- *Area variance* under section 2001.3 to allow an addition to a nonconforming structure; and
- *Special exception* under section 733 to allow a fast food establishment in a C-2-A District.

II.
Jurisdiction of the Board

The Board has jurisdiction to grant the requested relief pursuant to D.C. Code § 6-641.07 (2001 ed.) and 11 DCMR §§ 3103.2 and 3104.1.

III.
Background

A. Site and Vicinity Characteristics

1. The Property

The subject property is located at Lot 802 in Square 1212 ("Property") and contains approximately 1,905 square feet of land area. The Property is improved with a small-scale two-story commercial building with approximately 3,181 square feet of gross floor area. Until recently, the building was occupied by Furin's Restaurant. The Property is located in the C-2-A District and contributes to the character of the Georgetown Historic District in which it is located. A small private alley, approximately five feet in width, borders the Property at the rear, providing service access from 28th Street to the four buildings fronting on M Street. Portions of the zoning map and real estate plats showing the property are attached as Exhibits A and B.

2. The Vicinity

The Property is located at the eastern edge of the Georgetown Historic District and is surrounded by small-scale commercial buildings. Immediately to the east at 2801 M Street is a two-story building used for commercial office purposes. To the west on M Street are Taj of India restaurant and Don Lobos Mexican Restaurant and Grill, both of which use the alley to the rear of the Property for service access. To the north, bordering the rear alley, are rowhouses fronting on 28th Street that are also located in the C-2-A District. Across M Street to the south is the Four Seasons hotel and small-scale historic structures devoted to office, retail and service uses.

B. Zoning Parameters

The property is located in the C-2-A District. The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core. It is intended to accommodate a major portion of existing commercial strip development, such as those along M Street in historic Georgetown. See 11 DCMR § 720. It permits development to medium proportions.

The maximum permitted height in the C-2-A District is 50 feet, with a maximum lot occupancy of 100 percent for nonresidential uses. The zone district requires a minimum rear yard depth of 15 feet. The maximum permitted floor area ratio ("FAR") for residential uses is 2.5 FAR, and 1.5 FAR for nonresidential uses with an overall maximum permitted density of 2.5 FAR on the site.

In 2011, the Board granted a use variance for the Property in BZA Case No. 18252 to allow a maximum density of 1.67 FAR, or approximately 3181 square feet of gross floor area, devoted to nonresidential uses. A copy of the order in BZA Case No. 18252 is attached as Exhibit C.

C. Description of Proposed Development

The Applicant proposes to open a Southeast Asian-inspired "fast casual" restaurant, known as Shophouse, at the Property. The dining experience replicates the "lightning-quick" cooking techniques of Thailand, Vietnam and Malaysia, focusing on spiced curries and sauces, fresh vegetables and herbs, and organic tofu and meats. Unlike the typical fast food restaurant, Shophouse does not have a freezer but instead uses a large, walk-in refrigerator to store its fresh produce, such as green papayas, daikon, eggplants, cilantro, mint, and Thai basil. The walk-in cooler is critical to the Shophouse program.

The restaurant is classified as a fast food establishment under the Zoning Regulations based on its operations. Food is served in disposal recycled plates and bowls and the customers pay for their meal prior to consuming it. See 11 DCMR 199.1 ("fast food establishment"). In order to renovate the vacant building for modern food service uses and install updated systems and new kitchen equipment while maintaining useable seating space, the Applicant proposes to build a small, one-story addition at the ground floor that fills in a "dog-leg" court at the side of the building. A walk-in cooler will also be installed at the back of the building. The addition and new cooler would increase the size of the ground floor by approximately 262 square feet of gross floor area ("GFA"). The maximum floor area ratio ("FAR") of the building would increase from 1.67 FAR, as authorized under BZA Order No. 18252, to 1.75 FAR.

The Old Georgetown Board ("OGB") of the U.S. Commission of Fine Arts recommended approval of the proposed exterior renovations to the building to accommodate the fast casual restaurant at its meetings in April and May, 2012. A summary of the OGB recommendations are attached as Exhibit D.

IV.
The Application Meets the Standards for Special Exception Review under the Zoning Regulations

A. Standard of Review.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning district, provided the specific regulatory requirements for the requested relief are satisfied. The D.C. Court of Appeals has consistently emphasized the narrow scope of the Board's discretion in reviewing special exception applications:

> In evaluating requests for special exceptions, the Board is limited to a determination of whether the exception sought meets the requirements of the

particular regulation on which the application is based. ... The applicant has the burden of showing that the proposal complies with the regulations; but once that showing has been made, the Board ordinarily must grant the application.

National Cathedral Neighborhood Ass'n v. D.C. Board of Zoning Adjustment, 753 A.2d 984, 986 n.1 (D.C. 2000). *See also Stewart v. D.C. Board of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)(noting that "[s]pecial exceptions, unlike variances, are expressly provided for in the Zoning Regulations"). If the specific requirements of the regulation are met, in other words, the Board is generally precluded from denying an application for special exception relief.

B. Description of Special Exception

Section 773.1 of the Zoning Regulations provides that the Board of Zoning Adjustment may grant special exception relief for a fast food establishment in the C-2-A District subject to certain conditions. The Board may modify these conditions, provided that the modification complies with general purposes and intent of section 773. See 11 DCMR § 733.12.

733.2 ***No part of the lot on which the use is located shall be within twenty-five feet (25 ft.) of a Residence District unless separated therefrom by a street or alley.***

As shown on the excerpt of the Zoning Map included with Exhibit A, the Property is not located within twenty-five feet of a residential district. The closest residential district is located more than twenty-five feet away to the north and to the east.

733.3 ***If any lot line of the lot abuts an alley containing a zone district boundary line for a Residence District, a continuous brick wall at least six feet (6 ft.) high and twelve inches (12 in.) thick shall be constructed and maintained on the lot along the length of that lot line. The brick wall shall not be required in the case of a building that extends for the full width of its lot.***

The lot lines of the Property do not abut an alley containing a zone district boundary line.

733.4 ***Any refuse dumpsters shall be housed in a three (3) sided brick enclosure equal in height to the dumpster or six feet (6 ft.) high, whichever is greater. The entrance to the***

enclosure shall include an opaque gate. The entrance shall not face a Residence District.

Refuse receptacles will be located in the basement of the building, with trash taken to the back alley at the time the collection vehicles arrive.

733.5 ***The use shall not include a drive-through.***

Shophouse does not propose and shall not include a drive-through as part of its use of the Property.

733.6 ***There shall be no customer entrance in the side or rear of a building that faces a street or alley containing a zone district boundary line for a Residence District.***

The only customer entrance will front on M Street, which is commercially zoned.

733.7 ***The use shall be designed and operated so as not to become objectionable to neighboring properties because of noise, sounds, odors, lights, hours of operation, or other conditions.***

The proposed fast food establishment has been designed and will be operated so as not to become objectionable to neighboring properties. It will be virtually indistinguishable from a restaurant, as defined under the Zoning Regulations, and will not create any excessive noise, sounds, odors, and lights. The kitchen exhaust sytem will run to the roof, and there will not be any fryers to generate grease or oil particulates. The deteriorated fence at the rear of the property will be replace and the overall appearance along the alley will be greatly enhanced, as shown on Sheets A302-A303 of the drawings included with this submission. The planned hours of operation will be 11:00 a.m. to 10:00 p.m. daily. These hours are consistent with those of restaurants along this commercial sector of M Street, and in fact represent earlier closing hours than many other establishments.

733.8 ***The use shall provide sufficient off-street parking, but not less than that required by § 2101.1, to accommodate the needs of patrons and employees.***

The building is not required to and presently does not provide any parking spaces. Because the building is a contributing structure to the Georgetown Historic District, and the proposed additions do not increase the gross floor area of the building by more than 50 percent, no additional parking is required.

733.9 ***The use shall be located and designed so as to create no dangerous or other objectionable traffic conditions.***

Shophouse will occupy an existing building in the historic district and thus will not be changing existing conditions with respect to traffic conditions.

733.10 ***There shall be adequate facilities to allow deliveries to be made and trash to be collected without obstructing public rights-of-way or unreasonably obstructing parking spaces, aisles, or driveways on the site.***

The alley at the rear of the property will allow for deliveries to be made and trash to be collected without obstructing public rights-of-way.

733.11 ***The Board may impose conditions pertaining to design, screening, lighting, soundproofing, off-street parking spaces, signs, method and hours of trash collection, or any other matter necessary to protect adjacent or nearby property.***

The proposed fast food establishment will be located in a building that is being renovated in accordance with plans approved by the Old Georgetown Board of the Commission of Fine Arts. The renovations include attractively designed facades and improvements along the alley.

C. <u>The Requested Special Exception Relief Will Be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps and Will Not Tend to Affect Adversely the Use of Neighboring Property</u>

In addition to satisfying the specific requirements set forth in sections 773, the Applicant must also demonstrate that the requested special exception meets the more general requirements of

section 3104.1 of the Zoning Regulations. Before granting an application for a special exception, the Board must determine that the requested relief "will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps." 11 DCMR § 3104.1.

The stated purposes of the Zoning Regulations are set forth in section 6-641.02 of the D.C. Code:

> Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein.

D.C. Code § 6-641.02 (2001). Those purposes are reproduced in the text of the Zoning Regulations as well. *See* 11 DCMR §§ 101.1-101.2.

The requested special exception is in harmony with the purposes described above. The proposed fast food establishment will not interfere with, and rather will enhance, the vibrant commercial uses along M Street in the Georgetown Historic District. Shophouse will promote conditions favorable to health and safety through the improvements to the property and the alley. The proposed fast food establishment is consistent with the longstanding use of the property as a an affordable dining venue and will encourage the stability of the C-2-A District and surrounding community.

V.
The Applicant Meets the Standards for Area Variances under the Zoning Regulations

A. Description of Variances

A. Variances

1. *Standard of Review*

Variance relief is required from the floor area ratio limitations of section 771.2, the rear yard requirements of section 774.1, and the restriction on enlargements to nonconforming structures under section 2001.3 to increase the nonconformity of the rear yard depth. Pursuant to D.C. Code § 6-641.07(g)(3) and 11 DCMR § 3013.2, the Board is authorized to grant variances where it finds that three conditions exist:

(a) the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;

(b) the owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied; and

(c) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

In evaluating an application against this variance test, the Zoning Commission has determined that

> [a] n applicant's claimed practical difficulties [or undue hardship] must not only result from the exceptional situation or condition of its property, but their proof must also bear some reasonable relationship to the magnitude of relief granted. The quantum of proof for the practical difficulties [or undue hardship] claimed varies with the magnitude of the variance sought. *See, e.g., In the Matter of National Merritt v. Weist,* 41 N.Y.2d 438, 443, 361 N.E.2d 1028, 393 N.Y.S.2d 279 (1977). *De minimus* relief requires lesser proof of practical difficulties. *See, e.g., Gilmartin v. District of Columbia Board of Zoning Adjustment,* 579 A.2d 1164, 1171 (D.C. 1990).

Zoning Commission Order No. 02-37 (*Sua Sponte* Review of BZA Application No. 16869 of King's Creek, LLC,) December 9,2002, at 4.

Here, the deviations from the FAR limitations and rear yard depth are *de minimus* in nature, thereby lessening the quantum of proof necessary to prove the undue hardship and practical difficulty. As discussed below, all three prongs of the variance test are met in this application.

2. Use Versus Area Variances

In BZA Case No. 18252, the Board determined that an increase in floor area ratio FAR devoted to nonresidential uses in the commercial district is deemed a use variance rather than an area variance. The Board recognized that it had been inconsistent in its classification of these increases as either a use or an area variance, but it concluded that the use variance standard was the appropriate test to apply when an increase in nonresidential FAR is proposed.

Since that time, the Zoning Commission has set down for a hearing a rulemaking proceeding in Z.C. Case No. 12-11 that provides clarifications to the Board's rules of procedures, including the distinction between use and area variances. The proposed text provides that an example of an *area* variance is a request to deviation from, among other things, "[l]imitations on the extent to which the gross floor area of a building may be occupied by a matter of right non-residential use...." See copy of Office of Planning Report in Z.C. Case No. 12-11, July 20, 2012, attached as Exhibit E. Here, the Applicant is requesting to deviate from the limitations on the extent to which the gross floor area of the Property may be occupied by a non-residential use and thus would qualify as an area variance under the proposed text amendments. However, because the amendments have not yet been adopted, this applicant has evaluated its FAR variance under the use variance standards.

3. *Unusual, Exceptional or Extraordinary Conditions Inherent in Property*

In BZA Case No. 18252, the Board found that the Property's small size and existing FAR per floor, in combination with its long-standing history of commercial use, is an exceptional

situation affecting the property's use in accordance with the existing regulations. Those regulations limit commercial uses to 1.5 FAR but the Board granted relief to allow nonresidential uses to occupy the entirety of the building, or approximately 3181 square feet of gross floor area, which equates to 1.67 FAR.

In addition to its small size, the lot is exceptionally narrow, given it's depth, and the lot is already improved with an existing building, which places further constraints on use and layout of the property. The building currently does not meet building code requirements for handicap accessibility and must be retrofitted accordingly.

Finally, at the time the building was constructed, there was no requirement for a minimum rear yard depth and it does not currently meet the rear yard provisions of the regulations. It is deemed a lawfully existing nonconformity.

4. *Undue Hardship: FAR Relief*

As shown on the attached drawings, the narrowness of the existing lot and building negatively affect the internal design and layout of the proposed food establishment use. The previous deli/restaurant use at the site had been in existence since at least 1985. No renovations have been made since that time to meet current standards for kitchen equipment, fire safety, food handling and storage, and accessibility. In order for the building to be occupiable, the Applicant must ensure that the building provides a 36-inch wide path to two means of egress. It must also provide an ADA-accessible bathroom on the ground floor. The accessibility plans are shown on Sheet G003 of the drawings.

In order to bring the space up to code, accommodate the accessibility requirements, and provide modern kitchen facilities and food storage coolers, more than 56 percent of the ground floor area would be devoted to operations or non-dining areas. In a typical eating establishment,

however, ancillary egress, support, kitchen and storage areas normally comprise no more than 40-50% of the overall building footprint. In this particular location, the challenges of the existing lot width and building layout hamper the applicant's ability to provide the necessary support spaces while maintaining the required means of egress, storage and kitchen areas. In order to make the space viable, the Applicant proposes to construct a one-story addition to fill in a court at the east side of the property to accommodate modern kitchen facilities and place the walk-in refrigerator at the back of the builing. The addition and the walk-in cooler will increase the gross floor area of the building by approximately 262 square feet, resulting in an overall density of 1.75 FAR. The dining area would then comprise approximately 54 percent of the ground floor.

Conversely, the additional 262 square feet of space is too small and irregular in shape to be used for residential purposes. The L-shaped configuration of the limited additional square footage could not accommodate even the smallest of studio apartments, which must at a minimum provide a kitchen, bathroom, and combined living and sleeping area. Additionally, even if it could be used as studio space, the only way to gain private access would be through the narrow five-foot alley at the rear Property, adjacent to the service entrances and trash receptables for the other restaurants along that passageway. The space could not meet current standards for marketability or habitability for residential use.

If the Applicant were forced to use this space only for residential purposes, it would create an undue hardship. The Applicant would be unable to make productive use of the *de minimus* additions. It would also force too much of the existing floor space to be devoted to back of house spaces, making the rest of the building economically unproductive for permissible food establishment uses.

5. *Practical Difficulties: Rear Yard and Nonconforming Structure Relief*

In the C-2-A District, where a property abuts an alley, the rear yard may be measured to the center line of the alley for that portion of the building below a horizontal plane at 20 feet above grade. 11 DCMR 774.7. Here, the property provides a rear yard depth of 11.8 feet where a minimum depth of 15 feet is required. The new cooler will extend into the existing, nonconforming rear yard, reducing its width to 3.5 feet. As noted above, if the Applicant were forced to comply with the rear yard requirements, valuable seating space for the eating establishment would be lost. The portion of the space devoted to service and "back of house" operations would occupy 50-60% of the floor plate, thereby jeopardizing the viability of the project.

6. *No Substantial Detriment to Public Good; No Harm to Zone Plan*

There will be no substantial detriment to the public good and no substantial impairment to the intent, purpose and integrity of the zone plan by approving the project as proposed. The development will bring a new, desirable food establishment use to Georgetown and allow for the renovation of a contributing building to the historic district. The building's proposed FAR will be consistent with the all-commercial buildings that already line M Street in the historic district and will allow for the continuing viability of this building. With respect to the rear yard relief, the reduced depth will not create any adverse impacts and will actually improve conditions. Presently, the rear of the building is in a dilapidated condition, as shown in the photographs included with the drawings. The walk-in cooler will replace outmoded equipment, which has reached the end of its useful lifespan. It will be enclosed by a new wood fence, creating attractive conditions along the alley to the rear of the property. Because of the existing alley, the one-story cooler will not block the light and air of adjacent properties.

VI.
Community Outreach

The Applicant met informally with the single member district representative for Advisory Neighborhood Commission ("ANC") 2E regarding the application and has had several discussions with him. The Applicant will make a formal presentation to the ANC at its September 4, 2012, meeting. To date, the Applicant is unaware of any opposition to the proposal.

VI.
Witnesses

The following witnesses may provide testimony at the Board's public hearing on the application:

1. Carl Behler, on behalf of Shophouse, LLC
2. Herb Heiserman, AIA, Streetsense (expert in architecture)
3. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP (expert in planning and zoning)

VII.
Exhibits in Support of the Application

The following exhibits are attached to this statement in further support of the application:

Exhibit A: Portion of the Zoning Map illustrating the site;

Exhibit B: Portions of the Sanborn/Tax Maps illustrating the site;

Exhibit C: Copy of BZA Order No. 18252

Exhibit D: Summary of CFA approval recommendations for exterior alterations;

Exhibit E: OP Setdown Report in Z.C. Case 12-11 (use v. area variances)

Exhibit F: Outlines of witness testimony and resume of expert witness

Exhibit G: Architectural drawings

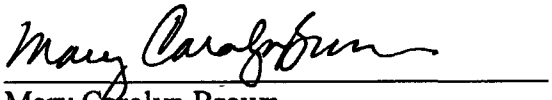
VIII.

Conclusion

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The Applicant therefore respectfully requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 

Mary Carolyn Brown
2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000

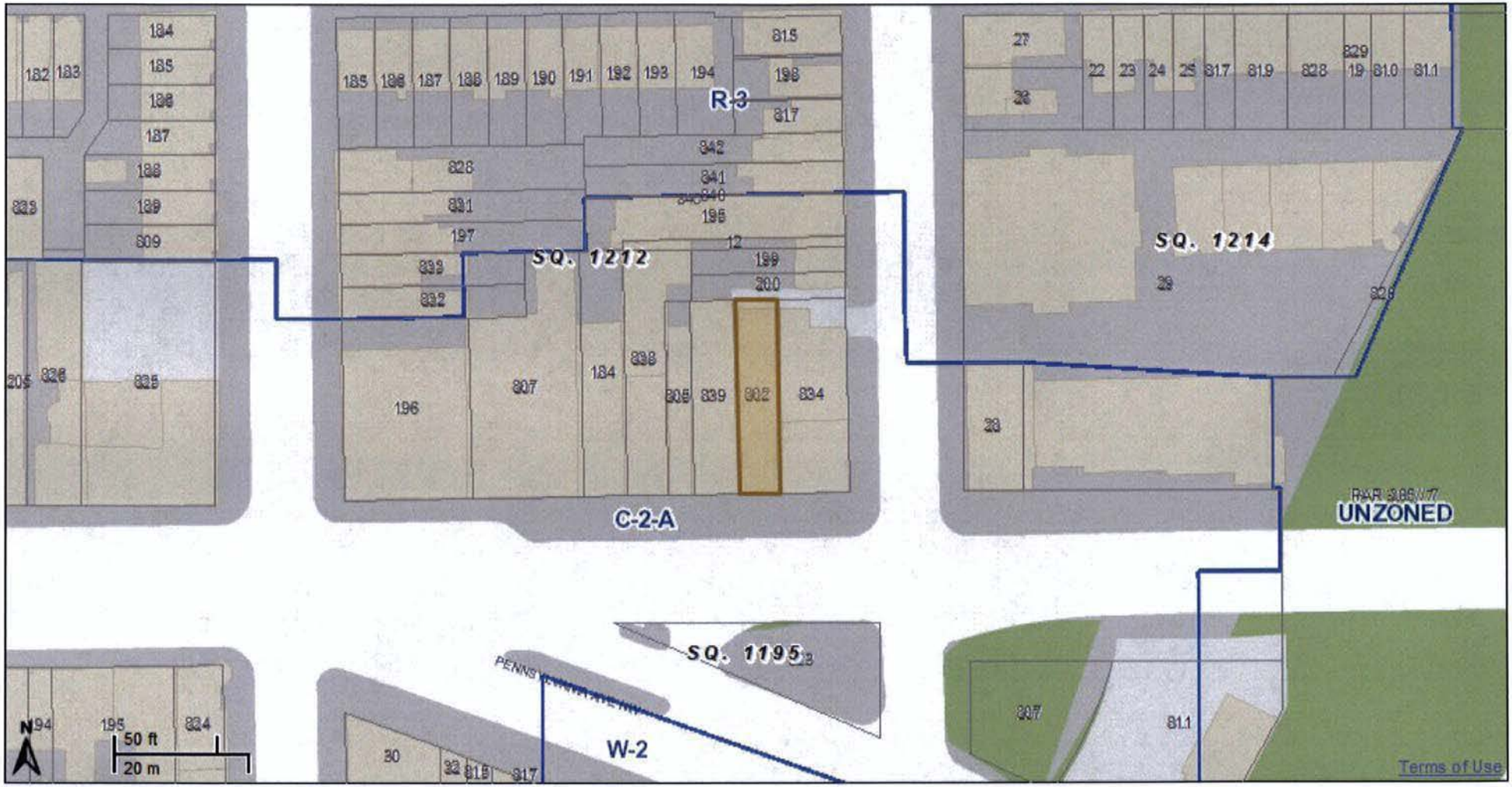
September 4, 2012

EXHIBIT A

District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

September 4, 2012



Zoning Layers

- Zone Districts
- Pending Zones
- Historic Districts
- Overlays Districts
- CEA
- Campus Plans
- TDRs
- Pending PUDs
- Active PUDs
- Air Rights Zone
- Baist Index

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

EXHIBIT B

506

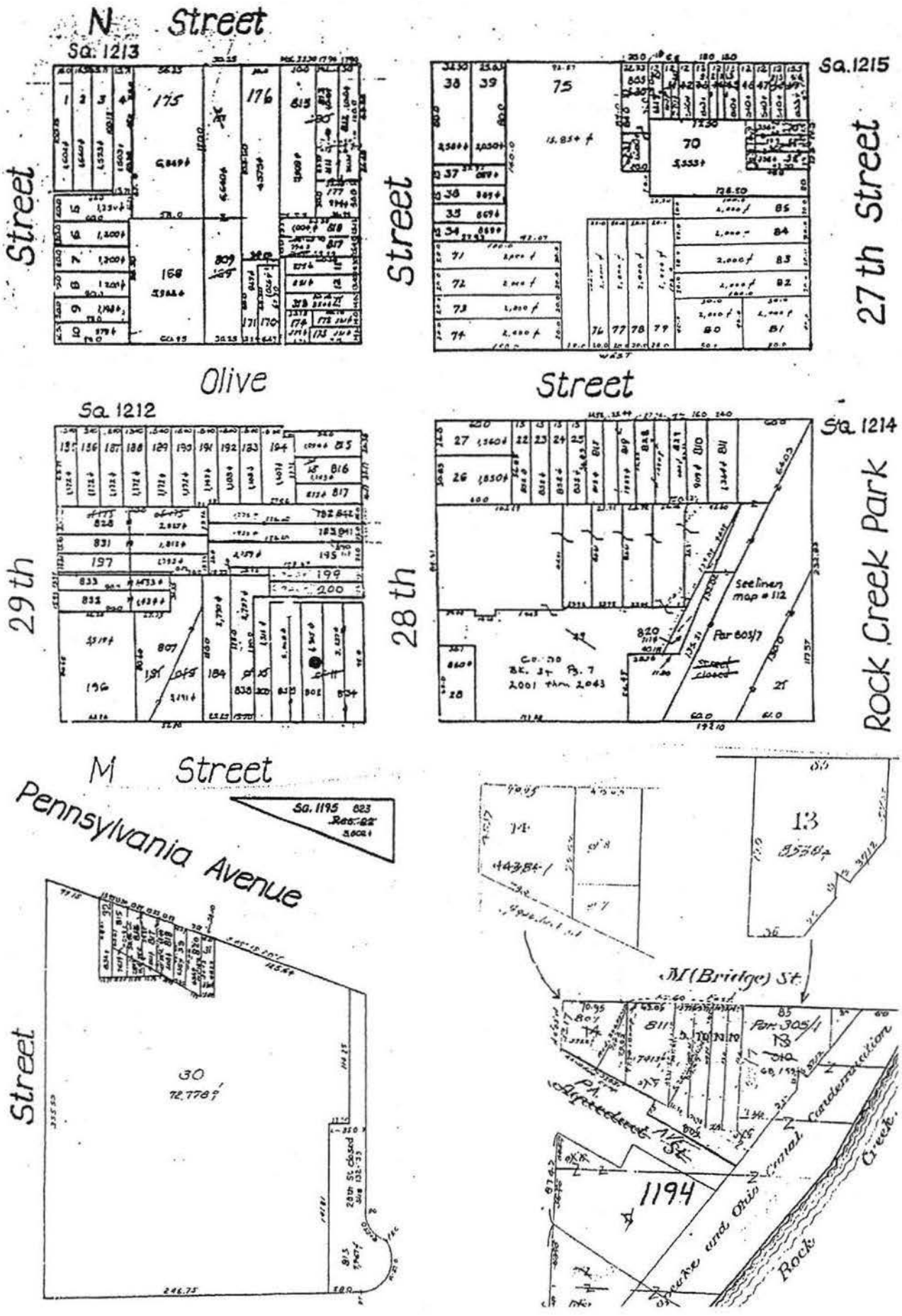

N Street
Sq. 1213
Sq. 1215
Street
Street
27th Street
Olive
Street
Sq. 1212
Sq. 1214
29th
28th
Rock Creek Park
M Street
Pennsylvania Avenue
Sq. 1195
Street
M (Bridge) St.
1194
Rock Creek

EXHIBIT C

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

★ ★ ★

Application No. 18252 of 2805 Bond St Equities LLC, pursuant to 11 DCMR § 3103 2, for a variance from the non-residential floor are ratio requirements under subsection 771.2, to allow permitted non-residential use on the cellar, first and second floors of an existing building in the C-2-A District at premises 2805 M Street, N.W. (Square 1212, Lot 802).

Note: *The Board determined at the hearing that the appropriate relief would be a use variance*

HEARING DATE September 27, 2011
DECISION DATE September 27, 2011

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2

The Board of Zoning Adjustment ("Board") provided proper and timely notice of the public hearing on this application by publication in the *D C Register*, and by mail to Advisory Neighborhood Commission ("ANC") 2E and to owners of property within 200 feet of the site The site of this application is located within the jurisdiction of ANC 2E, which is automatically a party to this application. ANC 2E submitted a report in expressing no opposition to the application. (Exhibit 21) The Office of Planning ("OP") submitted a report in support of the application. (Exhibit 23)

As directed by 11 DCMR § 3119 2, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case, pursuant to § 3103 2, for a variance from § 771. No parties appeared at the public hearing in opposition to this application Accordingly, a decision by the Board to grant this application would not be adverse to any party

Based upon the record before the Board and having given great weight to the ANC and OP reports filed in this case, the Board concludes that in seeking a variance from § 771, the applicant has met the burden of proving under 11 DCMR § 3103 2, that there exists an exceptional or

extraordinary situation or condition related to the property that creates an undue hardship for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Pursuant to 11 DCMR § 3100.5, the Board has determined to waive the requirement of 11 DCMR § 3125.3, that the order of the Board be accompanied by findings of fact and conclusions of law It is therefore **ORDERED** that this application is hereby **GRANTED.**

VOTE: **4-0-1** (Meridith M Moldenhauer, Nicole C. Sorg, Lloyd J Jordan, and Jeffrey L. Hinkle to Approve, No Zoning Commission Member participating or voting)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

ATTESTED BY: _____
RICHARD S. NERO, JR.
Acting Director, Office of Zoning

FINAL DATE OF ORDER. OCT 04 2011

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO § 3130.6 AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THAT SUCH REQUEST IS GRANTED NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO §§ 3129.2 OR 3129.7, SHALL EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR § 3125, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE

CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT

IN ACCORDANCE WITH THE D C HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

BZA APPLICATION NO. 18252

As Director of the Office of Zoning, I hereby certify and attest that on OCT 04 2011, a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail or delivered by electronic mail in the case of those ANCs and SMDs that have opted to receive notices thusly, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

Martin P. Sullivan, Esq.
Sullivan, Styles, & Barros, LLP
1990 M Street, N.W., Suite 200
Washington, D.C. 20036

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2805 Bond Street Equities, LLC
2120 L Street, N W., Suite 515
Washington, D.C. 20037

Chairperson
Advisory Neighborhood Commission 2E
3265 S Street, N.W.
Washington, D.C. 20007

Single Member District Commissioner 2E06
Advisory Neighborhood Commission 2E
1240 29th Street, N.W.
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Ward Two
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Washington, D.C. 20004

Melinda Bolling, Esq.
General Counsel
Office of General Counsel
Department of Consumer and Regulatory Affairs
1100 4th Street, S W., 5th Floor
Washington, D.C 20024

ATTESTED BY:

RICHARD S. NERO, JR.
Acting Director

EXHIBIT D

EXHIBIT D

EXCERPTS FROM OLD GEORGETOWN BOARD APPENDICES PERTAINING TO 2805 M STREET NW

www.cfa.gov

19 APRIL 2012 OGB APPEDIX

OG Number. O G 12-166
HPA Number. H P A 12-276
Address. 2805 M Street, NW
Owner(s): Commercial -
Description: Repair existing storefront, rear addition, sign scheme for "ShopHouse" - Permit

RECOMMENDATION No objection to issuance of permit for repairing existing projecting bays, doors, and transoms, and tin ceiling sign scheme for "ShopHouse," and for new rear addition per supplemental drawings dated 18 April 2012 Note Any subsequent modifications to the exterior design made during DCRA technical review must be re-submitted to the Commission for approval prior to issuance of permit

http://cfa.gov/meetings/2012/apr/20120419og.html

21 JUNE 2012 OGB APPENDIX

OG Number: O G 12-231
HPA Number H P A 12-386
Address: 2805 M Street, NW
Owner(s): Commercial -
Description: Sign scheme for "ShopHouse" and projecting awning - Permit

RECOMMENDATION No objection to issuance of permit for new backlit channel letters no taller than 12" reading "ShopHouse" and 4"-tall letters reading "Southeast Asian Kitchen" per supplemental drawings dated 14 June 2012 Pendant light fixture to be repaired and retractable awning to be removed in its entirety Note Any subsequent modifications to the exterior design made during DCRA technical review must be re-submitted to the Commission for approval prior to issuance of permit

http://cfa.gov/meetings/2012/may/20120517og.html

EXHIBIT E

District of Columbia Office of Planning
RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 20 PM 3:03

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director Development Review & Historical Preservation

DATE: July 20, 2012

SUBJECT: Various Administrative Amendments to the Current Zoning Regulations
ZC 12-11

I. RECOMMENDATION

The Office of Planning (OP) **recommends** that the Zoning Commission set down for a public hearing the attached list of text amendments proposed to the current Zoning Regulations.

OP will work with the OAG and the Office of Zoning to refine any language as needed prior to issuance of a notice of public hearing.

II. BACKGROUND

Through continued work on the revisions to the zoning regulations confusion has resulted from the combination of new concepts *and* the proposed new code format. At the May 14, 2012 public meeting, OP discussed with the Zoning Commission bringing forward some of the policy-related text amendments as changes to the *existing* code The Commission agreed to this idea and at the June 11, 2012 OP discussed with the Commission, four potential amendments.

- GAR Sustainability Measures
- Administrative Issues
- Parking minimums changes and allow shared parking and loading in hi-density commercial zones
- Accessory Dwelling Unit (ADU) Regulations Clarifications

OP has heard from many diverse groups and has been encouraged to both move more amendments quickly and delay moving the amendments OP has decided to bring forward the administrative changes, including those requested by Office of Attorney General and Commission members, and the newly proposed rules for measuring building height and three GAR-related sustainability proposals which have been heard by the Commission (separate report).

OP Concepts and Zoning Commission Guidance through Zoning Regulations Review (ZRR):
Height Measurement
The issues surrounding height and measurements were first presented to the Commission as part of the comprehensive update of the existing zoning regulations in case number Z.C. 08-06 The building height issues were considered by the Commission at a public hearing on September 25, 2008 where the Commission gave OP guidance on proposed changes Text was drafted and submitted to the Commission and a notice of the public hearing was published in the *D C Register* (DCR) on August 6, 2010.

The proposed text was considered at a public hearing on September 20, 2010 The Commission took proposed action on language on November 8, 2010 and a final action on February 7, 2011 which was published in the DC register as an Opinions Notice on March 4, 2011 The text now proposed reflects

ZONING COMMISSION
District of Columbia
CASE NO. 11
EXHIBIT NO. 1

that text with mınor dıfferences resultıng from the format of the exıstıng code and the request to clarıfy that bermıng or other manıpulatıon of grade may not be used for measurıng heıght.

The Office of Attorney General also provided a group of amendments regarding the practıces of the Board of Zonıng Adjustment and Zoning Commission that they recommend be clarified and codified into the exıstıng regulatıons. Integrating the selected changes into the well-establıshed format of the current regulations will help to make them more readily understandable

Below is an outline of the proposed administrative text amendments and the proposed language recommended for setdown·

OUTLINE

1. Heıght
   - A. Definition
   - B Rules for Measurements to each applıcable zone
2. Planned Unıt Developments.
   - A. Publıc Benefits
   - B. Codıfication of "BAFO" process.
   - C Responsıbility for compliance with PUD Conditions.
   - D Time extension for first-stage PUDs.
   - E. Implıcıt Zoning Relıef Prohibited.
   - F. Limitatıons on Development of PUD Site
   - G. Prohibıtion against escrows in satisfactıon of PUD conditions.
   - H. ZA Approval of PUD Modifications
2. Zoning Commission Rules of Procedure
   - A. Closıng of the Record
   - B Requests for Rehearing
3. BZA Rules of Procedure.
   - A. Dısmissal for failure to appear.
   - B Ex Parte Communicatıons
   - C. Use and Area Vărıances.
   - D. Party Status Requests
   - E. Authority of Chair to Re-Open the Record.
   - F. Submıssion of Post-Decision Draft Orders.
   - G. Premature filing of motions for reconsideration.
   - H. Modifications to Plans and Orders
4. Building Permıts

HEIGHT

1 Amend §199 by amending the definıtion of "Building, height of" as follows

Building, height of – **in other than Residence Districts (R),** the vertical distance measured from the level of the curb, opposite the middle of the front of the buildıng to the hıghest point of the roof or parapet or a point designated by a specific zone district, **in Residence Districts (R) the vertical distance measured from the existing grade opposite the middle of the front of the building to a point designated in the zone district**.

The term curb shall refer to a curb at grade. In the case of a property fronting a brıdge or a vıaduct, the height of the building shall be measured from the lower of the natural grade or the finished grade at the middle of the front of the building to the highest point of the roof or parapet.

Berms or other forms of artificial elevation shall not be included in measuring building height.

~~In those districts in which the height of building is limited to forty feet (40 ft.), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.~~

~~In those districts in which the height of the building is limited to sixty feet (60 ft.), in the case of a building located upon a terrace, the height of building may be measured from the top of the terrace to the highest point of the roof or parapet, but the allowance for terrace height shall not exceed five feet (5 ft.).~~

~~Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.~~

~~If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building, but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.~~

~~In those districts in which the height of building is permitted to be ninety feet (90 ft.) or greater, the height of buildings shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height. (33 DCR 3979 and 50 DCR 9387)~~

2. Amend Chapter 4, Section 400 by the addition of the following

400 HEIGHT OF BUILDINGS OR STRUCTURES (R)

400 15 For the purpose of measuring height subject to this chapter the following rules shall apply:

(a) The building height measuring point (BHMP) shall be established at the existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line,

(b) The height of a building with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four feet (4 ft) in height;

(c) The height of a *building* with a roof that is not a *flat roof* shall be measured as follows:

(1) From the BHMP to the average level between the highest *eave, not including the eave of a dormer* and the highest point of the roof;

(2) Where there are no *eaves*, the average level shall be measured between the top of the highest wall plate and the highest point of the roof, and

400.16 In those districts in which the height of the building is limited to sixty feet (60 ft), in the case of a building located upon a terrace, the height of building may be measured from the top of the terrace to the highest point of the roof or parapet, but the allowance for terrace height shall not exceed five feet (5 ft.).

400.17 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

400.18 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building, but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

400.19 Buildings permitted to be ninety feet (90 ft.) or greater shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height.

3. Add a new Section 530 as follows.

530 HEIGHT OF BUILDINGS OR STRUCTURES (SP)

530.8 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

530.9 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

530 10 The height of building permitted to be ninety feet (90 ft) or greater, shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft) in height.

4. Amend Chapter 6, Section 630 as follows:

630 HEIGHT OF BUILDINGS OR STRUCTURES (CR)

630.1 Except as provided in this section, the height of buildings and structures shall not exceed ninety feet (90 ft.) **as measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height.**

630.7 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

630.8 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

5. Add new Section 770 as follows:

770 HEIGHT OF BUILDINGS OR STRUCTURES (C)

770 9 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

770 10 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building, but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

770.11 The height of a building permitted to be ninety feet (90 ft) or greater shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height.

6. Add new Section 840 as follows

840 HEIGHT OF BUILDINGS OR STRUCTURES (CM, M)

840.6 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

840.7 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

840.8 The height of a building permitted to be ninety feet (90 ft.) or greater shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft) in height.

7 Add new Section 930 as follows:

930 HEIGHT OF BUILDINGS OR STRUCTURES (W)

930.5 Where a building is removed from all lot lines by a distance equal to its proposed height above grade, the height of building shall be measured from the natural grade at the middle of the front of the building to the highest point of the roof or parapet.

930.6 If a building fronts on more than one (1) street, any front may be used to determine the maximum height of the building; but the basis for the height of the building shall be determined by the width of the street selected as the front of the building.

930.7 The height of a building permitted to be ninety feet (90 ft.) or greater shall be measured to the highest point of the roof excluding parapets not exceeding three feet (3 ft.) in height

2. Planned Unit Developments.

A. Public Benefits

Amendment 1. *Description* Do not recognize monetary contribution as a public benefit.

8. Amend Section 2403.6 as follows:

2403.6 Public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title **All public benefits shall meet the following criteria:**

(a) Benefits shall be tangible and quantifiable items;

(b) Benefits shall be measurable and able to be completed or arranged prior to issuance of a Certificate of Occupancy; and

(c) Monetary contributions shall not be allowed except to District housing funds

Rationale Implements recommendation No. 5 of Case No. 08-06-12 approved by the Commission at its meeting held November 8, 2010, except that the amendment no longer includes an exemption for monetary contribution for housing. Allowing for such an exemption would require a means of quantifying the value of such contributions. That issue proved contentious the last time the Commission considered it in Zoning Commission Order No 961. *(Consolidated Planned Unit Development and Public Space Utilization Act Application for 1700-1730 K Street, N.W.)* (2002).

What follows is the relevant discussion from the Commission's deliberations:

COMMISSIONER TURNBULL. Mr. Chair, just sort of following up on your question. So that doesn't eliminate material or "construction"?
MS. STEINGASSER: Oh, no It encourages material and construction
COMMISSIONER TURNBULL. Okay. So they could build something, provide something. But just not cash.
MS. STEINGASSER: Right.
COMMISSIONER TURNBULL: Okay.

Amendment 2.

Description: Recognize affordable housing resulting from IZ compliance as a public benefit to the extent it results from additional GFA granted by the PUD

9. Amend § 2403.9 as follows

2403.9 Public benefits and project amenities of the proposed PUD may be exhibited and documented in any of the following or additional categories:

(f) Housing and affordable housing; **except that affordable housing provided in compliance with § 2603 shall not be considered a public benefit except to the extent it exceeds the amount that would have been required through matter of right development under existing zoning.**

Rationale: Implements recommendation of Commission made during its deliberations Recommendation No. 5 of Case No. 08-06-12 at its meeting held November 8, 2010 and Commission discussions in case number ZC 10-03 *(Consolidated Planned Unit Development @ Square 912, Lot 55.)* (2010)

VICE CHAIRMAN SCHLATER The applicant is not providing anymore than the minimum percentage affordable housing They're in fact required to provide 8 percent of the gross floor area for affordable residential units So, I just don't think it should be considered a proffered public benefit and amenity, and I would recommend striking it from the list.
CHAIRMAN HOOD: I would wholeheartedly concur, Vice Chairman Schlater, with your analysis and your recommendation.
Anyone else? Okay So ordered.

The Commission however agreed to recognize PUD generated IZ in Z.C. Order No. 10-28 (901 Monroe Street, LLC), Consolidated PUD & Related Map Amendment, Findings of Fact Nos, 92 and 93.

B Codification of "BAFO" process.

Description Requires Applicants to provide a final list of the project's public benefits and conditions to ensure that the benefits will be provided

10 Add new §§ 2403 15 through 2403.21 as follows.

2403 15 Subsections 2403.15 through 2403.20 describe the process in which an applicant for a PUD or PUD modification is given a final opportunity to identify the public benefits of the PUD and to prove to the Commission that each such benefit will result from a grant of the application. The Commission may relieve an applicant of this responsibility in circumstances when it believes the process is unnecessary, such as when it is considering a modification to an approved design or to a limited number of conditions

2403 16 No later than seven (7) days after the Commission takes proposed action on any PUD application, the applicant shall file with the Office of Zoning ("OZ") and serve the Office of Planning ("OP") the Office of the Attorney General ("OAG"), and the affected ANC and any other parties, a final list of the public benefits proffered for the PUD ("Proffer") and, for each proffered public benefit, provide a draft condition that is both specific and enforceable.

2403.16 The description of each public benefits shall be identical to the description contained in the Applicant's proposed order unless a revision is required for clarity or to reflect a revision.

2403.17 The information required by § 2403 15 shall be presented in the form of a chart in which with each proffered public benefit is described in one column and a corresponding condition is described in a second. For example:

Proffer	Condition
42. The Applicant has agreed to contribute _____ to _____ for the purpose of _____prior to applying for a certificate of occupancy for the PUD.	B 4 **Prior to applying for a certificate of occupancy for the PUD, the** Applicant shall contribute _____ to _____ for the purpose of

2403.18 No later than fourteen (14) days after the Commission takes proposed action on any PUD application, OAG, OZ and OP shall complete any dialogue they feel is needed with the Applicant with respect to any deficiencies in the Applicant's proposed conditions

2408 19 No later than twenty-one (21) days after the Commission takes proposed action on any PUD application the applicant shall file with OZ and serve OP, OAG, and the affected ANC and any other parties any revisions to the Proffer and conditions, or a statement that none have been made

2403.20 No later than twenty-eight (28) days after the Commission takes proposed action on any PUD application OAG, OP, and the affected ANC and any other party may file any responses each has to the Applicant's final Proffer and conditions. The responses shall be limited to whether the conditions in the final Proffer are specific and enforceable The OAG response will be treated as a confidential attorney client communication

2403 21 The Commission will consider the PUD to contain only those public benefits described in the final Proffer.

Rationale: The Commission customarily issues procedural orders stating these requirements when it takes proposed action. OAG believes that the process has proved valuable and recommends it be permanently implemented through the adoption of this text.

C. Responsibility for compliance with PUD Conditions.

Description Codifies current interpretation that the owner of the PUD site, not a ground lessee or contract purchaser, is responsible for complying with PUD conditions

11. Add new § 2409.22 as follows

2409.22 Unless specifically stated otherwise, the term "Applicant" in any condition of an order approving a PUD or PUD modification shall mean the person or entity then holding title to the Subject Property. If there is more than one owner, the obligations under the order shall be joint and several. If a person or entity no longer holds title to the PUD site, that party shall have no further obligations under the order; however, that party remains liable for any violation of any condition that occurred while an Owner.

Rationale: OAG is including this text in all PUD orders because the "applicant" identified in the order is often not the owner of the property. Yet, in order for these conditions to run with the land, it must be the owner who is bound by them. That is why § 2409.3 requires the owner to sign and record a covenant that binds "the owner and all successors in title to construct on and use the property only in accordance with the adopted orders, or amendments thereof, of the Commission." The intent of this amendment is to remove any confusion that results from PUD conditions referring to an "applicant" who does not own the land.

D. Time extension for first-stage PUDs.

Description: Makes second-stage PUD extension process and standards applicable to request to extend the validity of first-stage PUDs.

12 Amend § 2407.11 as follows

2407.11 The rights granted under such an approval are conditional, and shall be exercised within the specified time limit. Unexercised rights shall lapse at the end of the specified time periods, and the zoning shall revert to pre-existing conditions, **unless a request to extend the validity of the approval is granted by the Commission in accordance with the**

standard and process for second-stage PUD extensions set forth in §§ 2408.10 through 2408.12.

Rationale This amendment would codify past Zoning Commission precedent As explained in Zoning Commission Order No 05-28H, *Lano Parcel 12 LLC, Parkside Residential LLC, Parkside Homes LLC and Parkside Senior Housing LLC* (2011) at 3:

> Section 2407.10 of the Zoning Regulations provides First Stage PUDs are valid for one year, and authorizes the Zoning Commission to extend that period. The Zoning Regulations do not provide the process or standard the Commission is to follow when deciding whether to grant a first stage extension However, the Commission in the past has applied the process and standard stated in the Regulations for extending a second stage or consolidated PUD order ("Final PUD Order"). *See* Z C. Order No 02-51B, *Center for Strategic and International Studies, Inc.*, 56 DCR 2648 (2009)

E. Implicit Zoning Relief Prohibited.

Description Relief granted by PUD orders must be explicitly stated in order.

13. Amend 2408 6 as follows

2408 6 If the Commission finds the application to be in accordance with the intent and purpose of the Zoning Regulations, the PUD process, and the first-stage approval, the Commission shall grant approval to the second-stage application, including any guidelines, conditions, and standards that are necessary to carry out the Commission's decision. **No order approving a PUD shall be deemed to include relief from any zoning regulation, including but not limited to the requirements of Chapter 26, unless such relief was expressly requested by the applicant and expressly granted in the order.**

Rationale: It is OAG's understanding that the Zoning Administrator has ruled that when a PUD application proffers the same or greater amount of gross floor area affordable housing as is required by Inclusionary Zoning, but with a deeper levels of affordability, that the order granting such a PUD implicitly includes an exemption from IZ As a result of this ruling, OAG is customarily adding a finding to the portion of each PUD order that identifies the flexibility sought stating that no other form of zoning relief was requested or granted. In order to avoid an inadvertent omission of this principle, OAG requests that the Commission codify it through the adoption of this text.

F. Limitations on Development of PUD Site

Description Prohibits matter of right development of PUD site while PUD is pending unless the PUD is extinguished.

14. Add a new § 2408.17 as follows:

2408.17 The grant of a PUD prohibits any construction on the PUD site that is not authorized in the order approving the PUD, including development under matter of right standards, until

(a) The validity of the PUD order expires; or

(b) The Commission issues an order granting the applicant's motion to extinguish the PUD

Rationale This codifies the Commission's decision in Z C Case No. 96-09A (The Pope John Paul II Cultural Foundation, Inc.). The applicant originally sought a modification to permit it to proceed with matter of right development in lieu of the PUD The Applicant also argued that the relief was unnecessary because matter of right development could proceed as an alternative to a PUD The Office of Planning disagreed, believing that such an interpretation would invite speculative PUDs The Commission agreed and indicated to the Applicant that it would only consider a request to extinguish the PUD. This request was made and granted, but was later withdrawn before an order could issue.

G. Prohibition against escrows in satisfaction of PUD conditions.

Description. Prohibits the Zoning Administrator from accepting an escrow in satisfaction of a public benefit required by a PUD condition.

15. Add new § 2409.2 as follows:.

2409.2 The Zoning Administrator shall not approve a permit application unless the plans conform in all respects to the plans approved by the Commission, as those plans may have been modified by any guidelines, conditions, or standards that the Commission may have applied. **Nor shall the Zoning Administrator accept the establishment of an escrow account in satisfaction of any condition in the Commission's order approving the PUD.**

Rationale Commissioner Turnbull requested this amendment as a result of the BZA decision in Appeal No 18029 of the Friends of Francis Field. In that case the BZA held that the Zoning Administrator could accept an escrow in satisfaction of a condition that the Applicant perform certain landscaping work at Francis Field in order to get a certificate of occupancy. Through no fault of the applicant, the plans for renovating the field became delayed and it offered an escrow in an amount sufficient to permit the District to complete the work. The Department of Parks and Recreation agreed and so did the ZA. The appeal was withdrawn before an order was issued. If the Commission adopts the amendment, applicants would need to request the Commission to modify the condition to permit an escrow or propose an alternative benefit.

H. ZA Approval of PUD Modifications.

Description Clarify that § 2409.7 does not create a separate basis for the Zoning Administrator to grant PUD modifications and establish a period of passive Zoning Commission review of all granted requests.

16. Amend §§ 2409.7 and 2409.8 as follows

2409.7 In reviewing and approving any ~~requested~~ **modification requested pursuant to 2409.6.**, the Zoning Administrator shall determine that the proposed modification is consistent with the intent of Commission in approving the PUD

2409.8 Following approval of any modifications under § 2409.6, the Zoning Administrator shall report to the Commission the modification approved under this section. **No building permit for the modified PUD shall be issued for forty-five days after a report is sent to the Commission. If prior to the expiration of this time period the Commission decides that the modification exceeded the scope of § 2409.6, the Zoning Administrator shall not approve the building permit, but shall instruct the applicant to seek a modification pursuant to § 2409.9.**

Rationale As a result of recent modification reports sent by the Zoning Administrator to the Commission, OAG has come to believe that he is relying on § 2409 7 as a separate basis for granting modifications In addition, the current regulations do not specify the Commission's remedy if it disagrees with a granted modification. Seemingly, the ZA can approve any permit once his report is made The proposed rules would disallow this for forty-five days and entirely prevent permit issuance if the Commission finds that the modification went beyond the scope of the ZA's authority.

3. Zoning Commission Rules of Procedure

A. Closing of the Record

Description: Requires OZ to return materials filed after record is closed unless accompanied by a request to re-open the record.

17 Amend § 3024.1 as follows.

3024 1 The record shall be closed at the end of the public hearing, except that the record may be kept open for a stated period for the receipt of specific exhibits, information, or legal briefs, as directed by the presiding officer. **Any such materials received by the Commission after the close of the record shall be returned by the Director and not received into the files of the Commission. However, if the materials are accompanied by a request to re-open the record the request shall be accepted and presented to the Commission for consideration. The request must demonstrate good cause and the lack of prejudice to any party. Such requests may be granted by the Chair and, if granted, the materials shall be entered into the record.**

Rationale. This amendment attempts to resolve an ongoing discussion about whether all materials filed after the record is closed should be presumed to include a request to re-open the record, or whether all late filed or unrequested documents should be retuned unless they include such a request. OAG has selected the latter option because it reflects the current practice. The language requiring the return of all late-filed documents comes from § 3121.9 of the BZA rules. The amendment also reflects OAG's recent interpretation that the Chair has the authority to grant requests to re-open the record before any meeting on the application.

B. Requests for Rehearing.

Description. Inserts the BZA standard for granting re-hearings into the Zoning Commission's rules.

18. Amend § 3029.6 as follows

3029 6 A motion for reconsideration, rehearing, or re-argument shall state specifically the respects in which the final order is claimed to be erroneous, the grounds of the motion, and the relief sought. **No request for rehearing shall be considered by the Commission unless new evidence is submitted that could not reasonably have been presented at the original hearing. If a rehearing is granted, notice shall be given as in the case of an original hearing.**

Rationale. Absence of this standard from the Commission's rules has created confusion as to what standard applies. The standard is taken verbatim from § 3126.6 of the BZA rules.

4. BZA Rules of Procedure.

A. Dismissal for failure to appear.

Description: Allows BZA to immediately dismiss an application or appeal if the applicant or appellant fails to appear at a hearing.

19. Amend Sectı0on 3100.6 as follows

3100.6 No appeal or application shall be dismissed on the grounds that the appellant or applicant failed to comply with the provisions of this chapter unless, after due notice of the deficiency and expiration of a reasonable time as fixed by the Board, the deficiency has not been corrected, **except that the Board may dismiss an application or appeal if the applicant or appellant fails to appear at a hearing without explanation.**

Rationale Because the rules do not expressly permit dismissal for non-appearance, the Board has attempted to comply with the requirements of § 3100.6 by sending a letter to a non-appearing applicant or party that the case has been rescheduled and will be dismissed if they again fail to appear. The proposed amendment gives the Board the discretion to dismiss the first time that an applicant or appellant fail to appear.

B. Ex Parte Communications

Description· Expressly prohibits *ex parte* communications in BZA cases.

20. Add new § 3100.3 as follows:

3100 3 The rules prohibiting *ex parte* communication in Zoning Commission contested cases, as set forth in § 3023 of this title, apply to all applications and appeals before the Board and commences upon the filing of such proceedings.

Rational: The absence of an express prohibition in the BZA rules could lead to confusion.

C. Use and Area Variances.

Description: The proposed rule would explain the difference between area and use variances and give examples of each. Among other things, the proposed rules would specify that (1) increases to non-residential FAR, (2) alterations to alley lot structures, (3) R-4 conversions not meeting minimum land area, and (4) wavers from conditions for establishing matter of right or special exception uses are all area variances.

21. Add new §§ 3103.2 through 3103 10 as follows

3103.2 Variances are classified as area variances or use variances.

3103.2 An area variance is a request to deviate from an area requirement applicable to the zone district in which the property is located.

3103.4 Examples of area variances are requests to deviate from:

(a) Requirements that affect the size, location and placement of buildings and other structures such as height, floor area ratio, lot occupancy, yard width and depth, and minimum court size;

(b) Minimum parking or loading requirements to an extent greater than what may be permitted by special exception;

(c) Limitations on the extent to which the gross floor area of a building may be occupied by a matter of right non-residential uses,

(d) Limitations on the alteration or conversion of certain structures on alley lots as stated in § 2507.3,

(e) The prohibition against certain enlargements and additions to nonconforming structures stated at 11 DCMR § 2001.3; and

(f) Preconditions to the establishment of a matter of right use including, but not limited to, the minimum land area requirement of § 401.3 applicable to the conversion of a building an apartment house as permitted by § 330 5(e); provided that the waiver would not cause the proposed use to meet the definition of a more intense use.

3103.5 A use variance is a request to permit:

(a) A use that is not permitted by right or special exception in the zone district where the property is located;

(b) A use that is expressly prohibited in the zone district where the property is located, or

(c) An expansion of a nonconforming use prohibited by § 2002.3.

3103.6 The standard for granting a variance, as stated in § 3103 1 differs with respect use and area variances as follows:

(a) An applicant for an area variance must prove that as a result of the attributes of a specific piece of property described in § 3103.1 the strict application of a zoning regulations would result in peculiar and exceptional practical difficulties to the owner of property

(b) An applicant for an use variance must prove that as a result of the attributes of a specific piece of property described in § 3103.1 the strict application of a zoning regulations would result in exceptional and undue hardship upon the owner of the property

3103.7 For the purposes of § 3103.6 (a) "peculiar and practical difficulty" means that the property is incapable of being reasonably adapted or modified by right within the zone district in which it is located.

3103.8 For the purposes of § 3103 6 (b) "exceptional and undue hardship" means the property is incapable of being reasonably adapted for any use permitted by right or by special exception within the zone district in which it is located.

Rationale This proposed rule was originally only going to specify that an application to increase non-residential FAR should be treated as an area variance. The BZA had consistently treated these applications as use variances, but OP and OAG believes that area variance treatment is the more appropriate because a use variance treatment is only appropriate when an applicant seeks to establish a use that is not permitted at all within a zone district, as opposed to a use that is permitted, but restricted or conditioned in some way. OAG has added three other common scenarios that apply this principle. However, because the current regulations do not differentiate between use and area variances, it was necessary to add provisions making the distinction and explaining the differences.

D. Party Status Requests

Description Amends BZA rules so that requests for party status are handled the same way for applications and appeals.

22 Delete § 3106 3

~~3106.3 In considering any request for party status pursuant to § 3106.2, the Board shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning relief than those of other persons in the general public.~~

23. Amend § 3112 15 and add a new § 3112.16 as follows.

3112.15 At the time of the hearing on the appeal, the Board~~, in its discretion and for good cause shown, may permit persons who~~ **shall consider any request to intervene made pursuant to § 3106.2. The Board shall grant intervenor status only if the person requesting intervenor status has clearly demonstrated that they** have a specific right or interest that will be affected by action on the appeal ~~to intervene in the appeal for such general or limited purpose as the Board may specify.~~

3112.16 In granting intervener status, the Board may specify whether the person will be permitted to intervene in the appeal for general or limited purposes.

24 Add new §§ 3113.21 and 3113 22 as follows:

3113.21 At the time of the hearing on the application the Board shall consider any request for party status made pursuant to § 3106.2. The Board shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning relief than those of other persons in the general public.

3113 22 In granting party status, the Board may specify whether the person will be permitted to participate as a party for general or limited purposes.

Rationale. The Board has held that a person seeking to intervene in an appeal is not required to submit their request 14 days before the hearing, as would seem to be required by § 3106 2. The Board has noted

that the next subsection, § 3106 3, only deals with the standard for grating party status for application and that it cross references § 3106 2. In contrast, § 3112.15, which establishes the standard for granting party status on appeal, does not include that cross-reference

E. Authority of Chair to Re-Open the Record.

Description Authorizes BZA Chair to grant requests to re-open the record.

25. Amend § 3121 9 as follows.

3121 9 Any material received by the Board after the close of the record except that permitted by 3121.5, that bears upon the substance of the appeal or application shall be returned by the Director and not received into the files of the Board. **However if the materials are accompanied by a request to re-open the record the request shall be accepted and presented to the Board for consideration. The request must demonstrate good cause and the lack of prejudice to any party. Such requests may be granted by the Chair and, if granted, the materials shall be entered into the record.**

Rationale This amendment reflects the similar language proposed in 4A above for the Zoning Commission and attempts to resolve an ongoing discussion about whether all materials filed after the record is closed should be presumed to include a request to re-open the record, or whether all late filed or unrequested documents should be retuned unless they include such a request. OAG has selected the latter option because it reflects the current practice The amendment also reflects OAG's recent interpretation that the Chair has the authority to grant requests to re-open the record before any meeting on the application.

F. Submission of Post-Decision Draft Orders.

Description Permits a prevailing party to submit a draft order

26 Amend 3125 3 as follows:

3125 3 A decision or order on an appeal or application shall be in writing and accompanied by findings of fact and conclusions of law, which shall be filed in the record. **The prevailing party in any application or appeal may file a proposed order or a revision to a previously filed proposed order after a vote to approve or deny is taken. No response to the proposed order may be submitted by any other party.**

Rationale: This rule gives prevailing parties in BZA cases the right to provide draft orders This greatly expedites order issuance, but the right to do this is being challenged in a BZA case where a revised draft order was requested by the Chair. There is no *ex parte* issue here because the merits have already been decided.

G. Premature filing of motions for reconsideration.

Description: Prohibits the BZA from hearing motions for reconsideration filed before an order is issued

27. Amend 3126.2 as follows.

3126 2 Any party may file a motion for reconsideration or rehearing of any decision of the Board, provided that the motion is filed with the Director within ten (10) days from the date of issuance of a final written order by the Board. **The Board shall not receive or consider any motion for reconsideration, rehearing, or re-argument of a final order in a contested case proceeding that is filed prior to the order being issued nor waive this prohibition.**

Rationale· This amendment makes it clear that the BZA cannot decide a motion for reconsideration filed before the order is issued and that this prohibition cannot be waived This issue arose in a recent BZA case and the Board decided on its own motion to re-open the record rather than address the issue. The language would conform the BZA rule to § 3029 5 of the Zoning Commission rules, although that rule does not, but perhaps should, also include a prohibition against a waiver.

H. Modifications to Plans and Orders

Description The amendment also makes it clear that a modification is not a time extension

28 Add a new § 3129.8 as follows·

3129.8 The filing of any modification request under this section shall not act to toll the expiration of the underlying order and the grant of any such modification shall not extend the validity of any such order.

Rationale· New § 3129.8 codifies the Board's ruling in *Application Nos. 18167 / 17431-B of King's Creek, LLC*

I. Time Extensions to Validity of Orders.

Description Eliminates limitation on BZA granting more than one time extension and the requirement that such requests must be filed at least thirty-days before the expiration of an order in order to toll the expiration while the Board is considering the request.

29 Amend §§ 3130.6 and 3130 9 as follows:

3130.6 The Board may ~~grant one extension of~~ extend the time periods in § 3130.1 for good cause shown upon the filing of a written request by the applicant before the expiration of the approval; provided, that the Board determines that the following requirements are met:

3130.9 A request for a time extension ~~filed at least thirty (30) days prior to the date upon which an order is due to expire~~ shall toll the expiration date for the sole purpose of allowing the Board to consider the request.

Rationale. Reflects requested by Commission Turnbull

5. Building permits

Description· Clarifies that Zoning Administrator's review of an application to alter an existing structure is limited to whether the plans for the alteration comply with the Zoning Regulations

30. Amend 3202.1. as follows:

3202 1 Except as provided in §§ 3202 5, 3202 7, or 3202 8, a building permit shall not be issued for the proposed erection, construction, conversion, or alteration of any structure unless **the plans of and for** the ~~structure~~ **erection, construction, conversion, or alteration** ~~complies~~ **fully conform to** ~~with~~ the provisions of this title.

Rationale This amendment conforms § 3202.1 with the section 10 of the Zoning Act of 1938, D C. Official Code § 6-641.09[1] A BZA appellant recently argued that the ZA must deny a building permit for a matter of right alteration if he concludes that the original building permit was issued in error. This not only would create an administrative burden, but raises significant issues of estoppel.

Arthur Jackson, Case Manager
JS/afj

1 § 6-641 09 Building permits, certificates of occupancy
(a) It shall be unlawful to erect, construct, reconstruct, convert, or alter any building or structure or part thereof within the District of Columbia without obtaining a building permit from the Inspector of Buildings, and said Inspector shall not issue any permit for the erection, construction, reconstruction, conversion, or alteration of any building or structure, or any part thereof, unless the plans of and for the proposed erection, construction, reconstruction, conversion, or alteration fully conform to the provisions of this subchapter and of the regulations adopted under said sections

EXHIBIT F

Representative of
SHOPHOUSE LLC

OUTLINE OF TESTIMONY

I. Introduction

II Description of Shophouse

III Description of the Proposed Fast Food Establishment

IV. Proposed Addition

V Community Outreach

VI Conclusion

Herb Heiserman, AIA
Streetsense. Architects

OUTLINE OF TESTIMONY

I Introduction

II Description and Location of Subject Property

III Description of the Proposed Project

IV Relief from Zoning Requirements

V Conclusion

OUTLINE OF WITNESS TESTIMONY
STEVEN E. SHER,
DIRECTOR OF LAND USE AND ZONING SERVICES,
HOLLAND & KNIGHT LLP

I. Introduction

II Description of Property and Surrounding Uses

III. Description of Zoning and Permitted Uses

IV. Special Exception Relief for Fast Food Establishment

V Variance Relief

- A Nonconforming Structure
- B Use Variance for Nonresidential FAR Expansion
- C Zoning Text Amendments to Clarify Use v Area Variance Standard

VI Conclusion

EXHIBIT G

EXHIBIT G

Architectural Drawings

Attached Separately

2805 M STREET NW, WASHINGTON, DC 20007

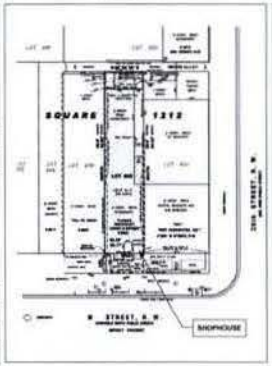
BUILDING INFORMATION

SCOPE OF WORK	EXTERIOR RENOVATION INCLUDES THE FOLLOWING: * EXISTING STOREFRONT TO BE REPAIRED AND/OR REPLACED WITH IN-KIND PROFILES AND MATERIALS * ENCLOSE THE NON-CONFORMING OPEN SPACE ON THE FIRST FLOOR ON THE NORTHEAST CORNER. PROVIDE A 1-STORY ADDITION TO HOUSE A FUTURE KITCHEN * RELOCATE THE EXTERIOR COOLER AND REAR SERVICE DOOR AT THE BACK ALLEY INTERIOR RENOVATION FOR A NEW RESTAURANT INCLUDES THE FOLLOWING: * DEMOLITION OF EXISTING PARTITIONS * PROVISION OF NEW PARTITIONS, NEW FINISHES AND LIGHTING, NEW KITCHEN EQUIPMENT, NEW DINING AREA, NEW RESTROOMS, AND NEW EGRESS FROM BASEMENT * ADDITION OF SPRINKLERS IN BASEMENT * MECHANICAL, PLUMBING AND ELECTRICAL WORK FOR NEW WORK		
	EXISTING BUILDING	EXISTING SPACE	PROPOSED ALTERATION
JURISDICTION	DISTRICT OF COLUMBIA		
CODE	—	DCMR 12A IBC 2000 IMC 2000 IECC 2000 IFC 2000	2006 IBC (DCMR 12A) 2006 IEBC (DC MR 12A) 2006 IMC (DCMR 12E) 2006 IFGC (DCMR 12G) 2006 IFGC (DCMR 12G) 2006 IMC (DCMR 12E) 2006 IFC (DCMR 12F) 2006 ESC (DCMR12-Z) DC LAW 6-84, DC EPA OF 1986 DCMR TITLE 11- ZONING REGULATIONS DCMR 12- ELECTRICAL & MECHANICAL CODE (2011 + 2003 + DCMR 12A 2008) 2006 DC CONSTRUCTION CODES
OCCUPANCY CLASSIFICATION (IBC)	MIXED	A-2	B (SEE CODE REVIEW BELOW)
OCCUPANCY CLAESIFICATION (MFPA)	MIXED	ASSEMBLY	ASSEMBLY
TYPE OF CONSTRUCTION	5B	5B	5B
SEPARATED MIXED-USE (IBC/NFPA)	YES	YES	YES
FLOOR AREA	GROSS LOT FOOTPRINT = 1,905 SF PER SURVEY 1ST FLOOR GROSS = 1,584 SF 2ND FLOOR GROSS = 1,467 SF TOTAL GROSS = 3,051 SF EXISTING F.A.R. = 1.67	BASEMENT NET AREA = 1,576 SF 1ST FLOOR GROSS = 1,584 SF	1ST FLOOR GROSS = 1,930 SF (INCLUDING ADDITION 186 SF AND EXTERIOR COOLER 96 SF) 2ND FLOOR GROSS = 1,467 SF TOTAL GROSS = 3,347 SF NEW F.A.R. = 1.75 INCREASE OF 5% BASEMENT NET AREA = 1,576 SF 1ST FLOOR NET = 1,485 SF TOTAL NET FOR INTERIOR SIOPS ONLY = 3,062 SF
HIGH RISE	NO	NO	NO
COVERED MALL	NO	NO	NO
NUMBER OF STORIES	2 ABOVE, 1 BELOW	1 ABOVE, 1 BELOW	1 ABOVE, 1 BELOW
FULLY SPRINKLERED & MONITORED	NO	NO	YES, PARTIAL IN BASEMENT ONLY (SEE CODE REVIEW BELOW)
FIRE ALARM SYSTEM	NO	NO	NO

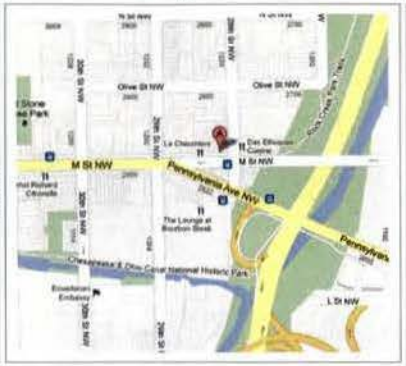
OCCUPANCY CALCULATIONS

OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
BASEMENT			
BUSINESS	57 SF	100 SF	0.57
STORAGE USE	224 SF	300 SF	0.75
UNOCCUPIED	1,295 SF	0	0
	1,576 SF		1.32
FIRST FLOOR			
ASSEMBLY, FIXED SEATING	50 LINEAR FEET (1/18 SF)	2 PER LINEAR FOOT	25.00
ASSEMBLY, STANDING	89.5 SF	5 SF	7.36
ASSEMBLY, UNCONCENTRATED	184 SF	15 SF	12.27
KITCHEN, COMMERCIAL	998 SF	200 SF	3.00
UNOCCUPIED	568.5 SF	0	0
	1,480 SF		47.57
TOTAL NET	3,062 SF		49

KEY PLAN



SITE PLAN



CODE REVIEW

OCCUPANCY CLASSIFICATION

PER IBC 2006 SECTION 303.1 EXCEPTION 1: A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY

FIRE PROTECTION

PER IBC 2006 SECTION 903.2.10.1: A WINDOWLESS BASEMENT IS REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.
PER GUIDELINES IN IBC 2006 SECTION 903.3.1.1.1 SPRINKLER SYSTEM IN BASEMENT TO BE DESIGNED AS A "LIMITED AREA" SYSTEM.

EGRESS LOADING

49 INTERIOR OCCUPANTS X 0.15" PER PERSON	7.35"
EXITS REQUIRED PER IBC 2006 TABLE 1015.1	1
EXITS PROVIDED	2 DOORS @ 36" EACH
EXIT WIDTH PROVIDED	36" AT EACH EXIT

TOTAL SEAT COUNT:

PROPOSED INTERIOR SEATS	39
PROPOSED EXTERIOR SEATS	0
TOTAL SEATS	39 SEATS

RESTROOM CALCULATIONS

TOTAL OCCUPANTS	49 TOTAL
QUANTITY OF LAVATORIES REQUIRED PER IPC 2006	1 LAVATORY/200 = 1 REQUIRED
QUANTITY OF WATER CLOSETS REQUIRED PER IPC 2006	1 WATER CLOSET/75 = 1 REQUIRED
TOTAL RESTROOMS PROVIDED	2 WATER CLOSETS & 2 LAVATORIES 2 RESTROOMS, BOTH UNISEX (1 ADA, 1 NON-ADA)

DIRECTORY

CLIENT
SHOPHOUSE
711 S. CHERRY AVENUE, SUITE 310,
ANNAPOLIS, MARYLAND 21401
ATTN: DARL BEHLER
E: DBEHLER@CHIPOTLE.COM

OWNER
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WASHINGTON, DC 20037
ATTN: MATT HEILER

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ATTN: TIM SIEVERS (MECH. PLUMB.)
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CONTRACTOR
HUGHES & SMITH

PERMIT EXPEDITER
JOE SPINELLI

DRAWING INDEX

SHEET #	DRAWING TITLE
GENERAL	
G001	COVER SHEET
G002	GENERAL NOTES AND SPECIFICATIONS
G003	FIRE EGRESS & ACCESSIBILITY PLANS
CIVIL	
C001	SITE PLAN
DEMOLITION	
D100	DEMO PLANS
D101	DEMO PLANS
ARCHITECTURAL	
A001	PARTITION TYPES
A002	SCHEDULES
A005	SCHEDULES
A100	PARTITION PLANS
A101	PARTITION PLANS
A120	REFLECTED CEILING PLANS
A130	FINISH PLANS
A140	FURNITURE & EQUIPMENT PLANS
A220	DINING AREA INTERIOR ELEVATIONS
A221	DINING AREA INTERIOR ELEVATIONS
A230	ENLARGED RESTROOM PLANS
A300	EXISTING ELEVATIONS & PHOTOS
A301	EXISTING PHOTOS
A302	EXISTING PHOTOS
A303	NEW ELEVATIONS & SECTIONS
A304	ENLARGED STAIR PLANS & DETAILS
A401	PLAN DETAILS
A402	COVER WALL DETAILS
STRUCTURAL	
S1.0	STRUCTURAL NOTES
S1.1	FIRST & SECOND FLOOR FRAMING PLANS
S1.2	ROOF PLANS
S2.1	FOUNDATION SECTIONS
S3.1	FRAMING SECTIONS
MECHANICAL	
M0.1	MECHANICAL - COVER SHEET
M1.1	MECHANICAL PLAN - NEW WORK
M1.2	MECHANICAL PLAN - NEW WORK
M1.3	MECHANICAL PLAN - NEW WORK
M2.1	MECHANICAL SCHEDULES
M3.1	MECHANICAL DETAILS
M4.1	CAPTIVE AIRE DWGS
M4.2	CAPTIVE AIRE DWGS
PLUMBING	
P0.1	PLUMBING - COVER SHEET
P1.1	PLUMBING PLAN - BASEMENT
P1.2	PLUMBING PLAN - FIRST FLOOR
P1.3	PLUMBING PLAN - ROOF
P2.1	PLUMBING - DETAILS
P3.1	PLUMBING - SCHEDULES & RISERS
ELECTRICAL	
E0.1	ELECTRICAL - COVER SHEET
E1.1	ELECTRICAL LIGHTING PLAN
E2.1	ELECTRICAL POWER PLAN - BASEMENT & FIRST FLOOR
E2.2	ELECTRICAL POWER PLAN - ROOF
E3.0	ELECTRICAL RISERS & SCHEDULES

Extra sheet: #0

streetsense.
4600 East West Highway
Suite 800
Bethesda, Maryland 20814
301.652.9020 (p) · 301.652.9166 (f)
www.streetsense.com

NOTES

PROFESSIONAL SEAL

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the District of Columbia.
License No: ARC0642 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	08/13/12
2	DDOT COMMENT RESPONSE	09/17/12
3	RESPONSE TO COMMENTS	07/30/12

ShopHouse
2805 M Street, NW
Washington, DC 20007

COVER SHEET

G001

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	DWP
Scale:	As Indicated		

©2012

8/31/2012 3:55:15 PM

GENERAL NOTES

SUBSTITUTIONS AND QUALIFICATIONS:

1. ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITHOUT SUBSTITUTION OR ALTERATION. THE GENERAL CONTRACTOR SHALL CALCULATE AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO THE BID PROPOSED ALTERNATIVE SYSTEMS, MATERIALS, METHODS, ETC. (WHICH IN THE GENERAL CONTRACTOR'S OPINION) REDUCE THE TOTAL COST OF THE JOB, SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND TENANT. IF THE GENERAL CONTRACTOR DOES NOT IDENTIFY AND RECEIVE TENANT APPROVAL FOR SUBSTITUTIONS, THEN THE TENANT RETAINS THE RIGHT TO DEMAND THAT THE PRODUCTS OR CONSTRUCTION METHOD ORIGINALLY SPECIFIED BE INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE TENANT.

2. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL REQUIRED FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR THE GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS.

GENERAL REQUIREMENTS:

1. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANYTIME WITHOUT APPROVED CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE LEGAL PROPERTY OF STREETSENSE, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY OWNER, TENANT OR OTHERS FOR ALTERNATE OR FUTURE PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AN AGREEMENT IN WRITING WITH STREETSENSE.

3. IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACT SHALL PROVIDE AN INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.

4. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING) AND PLUMBING TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT IS PROVIDED.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ALIGNMENTS SHALL GOVERN. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS UNLESS THEY CONSTITUTE A CHANGE IN THE SCOPE OF WORK. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DISCUSSION PRIOR TO PROCEEDING WITH WORK. HORIZONTAL DIMENSIONS INDICATED ARE TO FINISH FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.

6. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.

7. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE A SCHEDULE OF REQUIRED SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT AND TENANT. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT WITH TWO (2) SETS OF PRINTS AND ONE (1) SET OF REPRODUCIBLE REPRO. THE GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUT SHEETS AND/OR SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW AND APPROVAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHOP FABRICATED MILLWORK, DOORS, FRAMES, HARDWARE, FABRIC, CASEWORK AND ASSOCIATED STRUCTURE, CARPET SEAMING DIAGRAMS, STEEL, ANCHORS, DOOR/FRAME SCHEDULES, MECHANICAL EQUIPMENT AND DUCTWORK LAYOUT, ROOFING MANUFACTURER, SPECIFICATIONS, DETAILS AND WARRANTY, SPRINKLER LAYOUT, ALUMINUM AND GLASS STOREFRONT, LIGHTING FIXTURES, AND PLUMBING FIXTURES.

8. CONTRACTOR WITH APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH TENANT REPRESENTATIVE AND ARCHITECT.

9. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF ALL APPLICABLE SAFETY AND BUILDING CODES AS WELL AS THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE OF NEW OR STANDARD QUALITY OR BETTER. THE ARCHITECT SHALL BE (A TENANT JUDGE OF QUALITY AS STATED IN AN ENCUMBRANCE AND SHALL COORDINATE SUCH WITH THE TENANT.

10. THE GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS, ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT WITHOUT REMOVING ADJOINING STRUCTURE.

11. THE GENERAL CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHERE HIGHER DETAILS AND CONTRACT DOCUMENTS OF GOVERNING CODES, ORDINANCES, ETC. REQUIRE INCREASED QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.

12. THE GENERAL CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND MAY BE ASKED TO MAKE RECOMMENDATIONS FOR EQUAL MATERIALS THAT WOULD BE AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE AND BUDGET.

13. CONTRACTOR IS RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT GOODS AND EQUIPMENT (SMALL WARES, ETC.) DURING NON-SHOP CONSTRUCTION HOURS.

14. GENERAL CONTRACTOR SHALL NOTIFY THE TENANT IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF THE WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.

15. THE GENERAL CONTRACTOR IS RESPONSIBLE, AND SHALL PROVIDE, PROTECTION FOR ANY EXISTING FINISHES TO REMAIN. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK, AND SCHEDULE THE WORK TO MINIMIZE DISTURBANCES TO THE BUILDING STRUCTURE AND OCCUPANTS, ADJACENT PROPERTY, PUBLIC SPACES AND/OR STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS WITH CONSTRUCTION INVOLVEMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OVERTIME COST INCURRED THEREBY.

16. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE BUILDING CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.

17. THE GENERAL CONTRACTOR SHALL PROVIDE NEW FIRE EXTINGUISHERS, NEW RECESS CABINETS, AND ASSOCIATED FRAMING AND DRYWALL FURRING AS REQUIRED TO FULLY COMPLY WITH APPLICABLE LOCAL BUILDING CODES. LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER PRODUCT DATA FOR THE ARCHITECT APPROVAL PRIOR TO ORDERING CABINETS.

18. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (OTHERWISE) AT ALL TIMES.

19. CONTRACTOR TO INSTALL ALL ARTWORK & DECOR, AND CEILING WALL HUNG FIXTURES.

20. CONTRACTOR SHALL FURNISH FIRE RETARDANT TREATED PLYWOOD IN ALL ENCLOSED SPACES.

MILLWORK NOTES:

1. ALL MILLWORK SHALL BE FABRICATED AND INSTALLED BY A QUALIFIED MILLWORK CONTRACTOR WITH A PRESENCE IN COMMERCIAL APPLICATIONS, SIMILAR TO THE SCOPE OF THIS JOB.

2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TIMBER, ETC. NO EXTRA FEES WILL BE ENTERTAINED DUE TO LACK OF COORDINATION.

3. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HARDWARE CATALOGUE CUTS OF ALL MILLWORK AND HARDWARE FOR REVIEW BY THE ARCHITECT AND IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL BE AT A LARGE SCALE, SUFFICIENT TO INDICATE TO THE ARCHITECT THE METHOD AND MEANS OF CONSTRUCTION, INCLUDING JOINT LOCATIONS & DETAILS. FABRICATION OF MILLWORK SHALL NOT PROCEED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED WITH TWO (2) SETS OF PRINTS AND ONE (1) SET OF REPRODUCIBLE REPRO.

4. THE METHOD OF MANUFACTURING, FABRICATING AND INSTALLING MILLWORK, EQUIPMENT, AND ITS STRUCTURAL COMPONENTS DEFINED IN THE CONTRACT DOCUMENTS IS REPRESENTATIVE OF THE DESIRED RESULTS ONLY. IF THE MATERIALS, DETAILS OR DIMENSIONAL PROPERTIES ARE AT VARIANCE WITH THE GENERAL CONTRACTOR'S OR MANUFACTURER'S RECOMMENDATIONS, ALTERNATE DETAILS WILL BE CONSIDERED FOR REVIEW BY THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO GUARANTEE THAT THE PRESCRIBED AND/OR SUBSTITUTED UNITS, SHOP DRAWINGS AND FACILITIES PERFORMANCE. ALL WORK SHALL CONFORM TO AMERICAN WOODWORKING INSTITUTE (AWI) STANDARDS FOR PREMIUM CONSTRUCTION. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND TO VERIFY DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT.

6. ONLY EXPOSED HARDWARE IS SPECIFIED IN THIS DOCUMENT. THE GENERAL CONTRACTOR OF THE ARCHITECT SHALL SUPPLY ALL OTHER NECESSARY HARDWARE TO COMPLETE THE WORK. ALL UNSPECIFIED HARDWARE SHALL BE OF THE HIGHEST QUALITY AND DURABILITY. THE GENERAL CONTRACTOR SHALL PROVIDE CATALOGUE CUTS OF ALL HARDWARE FOR REVIEW BY THE ARCHITECT.

7. WOOD CABINETS, COUNTERTOPS, TRIM, AND RAILS ARE TO COMPLY WITH CURRENT ANSI "WOOD CABINETS" DIVISIONS AND SECTIONS AND ALL OTHER APPLICABLE AMERICAN WOODWORKING INSTITUTE STANDARDS (AWI). ALL LUMBER, PLYWOOD, BLOCKING, ETC. SHALL BE FIRE RETARDANT WHERE REQUIRED BY LOCAL BUILDING CODES, AS INTERPRETED BY THE LOCAL CODE OFFICIAL.

8. INSTALL MILLWORK TO BE PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. PROVIDE ALL REQUIRED SCRIBING AT NEW OR EXISTING CONSTRUCTION FOR INSTALLATION OF MILLWORK. SCRIBE AND CUT MILLWORK TO FIT TIGHTLY AGAINST WORK. PROVIDE SEALANT AT ALL GAPS. ALL EXPOSED ANCHORS, PAN HEADS, SCREW HEADS, DUPE INDENTATIONS OR IMPERFECTIONS IN WOOD SURFACES TO BE PAINTED SHALL BE FILLED, SANDED, SEALED AND PREPARED FOR PAINTING.

DOOR AND MILLWORK NOTES:

1. PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTROMAGNETIC DEVICES, WEATHER STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.

2. CONTRACTOR SHALL PROVIDE A HARDWARE SCHEDULE AND CATALOGUE CUTS FOR ALL FINISH HARDWARE FOR APPROVAL BY THE ARCHITECT.

3. ALL KNOBS, PULLS, AND LOCKS ARE TO BE PROVIDED BY BEST ACCESS SYSTEMS IN MATCHING FINISHES AND DESIGNED TO ACCEPT A 1" THICK INTERCHANGEABLE LOCK CORE. ALL HINGES AND OTHER HARDWARE ARE TO BE IN SIMILAR AND COMPLETE FINISHES. TYPICAL FINISHED FOUND ON DOOR SCHEDULE.

4. PROVIDE THREE (3) HINGES PER DOOR TYPICALLY, UNLESS THE HEIGHT OR SIZE OF THE DOOR REQUIRES ADDITIONAL HINGES.

5. PROVIDE SILENCERS AT ALL METAL FRAME DOORS. PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AT ALL DOORS, (ADJUST ADEQUATE BLOCKING FOR WALL MOUNTED STOPS.) SUBMIT TO ARCHITECT FOR APPROVAL.

PARTITIONS:

1. ALL DRYWALL WORK SHALL BE DONE BY A QUALIFIED INSTALLER WITH EXPERIENCE IN COMMERCIAL APPLICATIONS SIMILAR IN SCOPE TO THIS JOB. ALL PARTITIONS ARE DIMENSIONED FROM FINISHED FACE OF GYPSUM WALL BOARD TO FINISHED FACE, UNLESS OTHERWISE NOTED.

2. AT ALL NON-RATED PARTITIONS AND CEILINGS, GYPSUM WALL BOARD SHALL BE 5/8" THICK, WITH TAPER EDGES. ALL PARTITIONS, CORNER TRIM, EDGE TRIM AND JOINTS TO EXISTING OR FINAL SURFACES SHALL BE TAPED, BEDDED IN JOINT COMPOUND AND SANDED SMOOTH WITHOUT VISIBLE JOINTS. GALVANIZED METAL BEADS SHALL BE USED AT ALL EXPOSED CORNERS, EDGES, AND REVEALS.

3. PROVIDE ACOUSTICAL BATT INSULATION AND ACOUSTICAL SEALANT AT ALL ACOUSTICAL PARTITIONS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND SET METAL RUNNERS IN A BEAD OF SEALANT.

4. ALL PARTITIONS AND DOOR JAMBS SHALL BE BRACED TO THE UNDERSIDE OF STRUCTURE ABOVE. ALL WOOD BLOCKING TO BE FIRE RESISTANT TREATED WHERE REQUIRED.

5. ALL WALL LOCATIONS TO BE FULLY FINALIZED OUT ON THE SLAB (INCLUDING DOOR LOCATIONS) AND APPROVED BY THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH WALL CONSTRUCTION.

CEILING:

1. INSTALL SUSPENSION SYSTEMS TO COMPLY WITH ASTM C636, WITH HANGERS SUPPORTED ONLY FROM BUILDING STRUCTURAL MEMBERS. LOCATE HANGERS NOT LESS THAN 6" FROM EACH END AND SPACED 4'-0" ALONG EACH SUPPORTING MEMBER, UNLESS OTHERWISE INDICATED. LEVELING TO TOLERANCE OF 1/8" IN 12'-0" NON-ACCUMULATIVE.

FLOOR FINISH:

1. EXISTING INTERIOR CONCRETE FLOOR SURFACES TO REMAIN SHALL BE THOROUGHLY CLEANED, REPAIRED, AND SEALED AS PER FLOOR COVERING MANUFACTURER'S REQUIREMENTS.

2. VINYL BASE SHALL BE 4" HIGH, 1/8" THICK, COVE BASE EXCEPT WHERE INDICATED OTHERWISE. USE ROLL GOODS ONLY FOR VINYL BASE COLOR TO BE SELECTED BY ARCHITECT. ALL MITERS TO occur AT INSIDE CORNERS.

3. SAMPLES OF VCT, VINYL BASE, ETC. SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.

PAINT AND WALL FINISH:

1. ALL SURFACES TO BE PAINTED ARE TO BE PREPARED FOR PAINTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. ALL PREVIOUSLY UNPAINTED SURFACES SHALL RECEIVE ONE (1) PRIME AND TWO (2) FINISH COATS. ALL PREVIOUSLY PAINTED SURFACES SHALL RECEIVE A MINIMUM OF TWO (2) COATS OR NUMBER OF COATS AS REQUIRED TO COMPLETELY COVER PREVIOUSLY PAINTED SURFACE.

ENGINEERING:

1. SPRINKLER HEADS SHALL BE RECESSED IN CEILING GRID. ALL SPRINKLER HEADS SHALL BE LOCATED IN CENTER OF CEILING TILES WHERE APPLICABLE.

2. THE GENERAL CONTRACTOR SHALL SUBMIT A REFLECTED CEILING PLAN WITH ALL SPRINKLER HEAD LOCATIONS FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING OWNER PRIOR TO SUBMITTAL FOR PERMIT. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ANY ADDITIONAL SPRINKLER HEADS AS REQUIRED BY THE FIRE MARSHALL. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT REGARDING THE LOCATION OF ANY ADDITIONAL SPRINKLER HEADS.

3. ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS (LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ETC.), MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INSTALLING WORK.

4. ALL ELECTRICAL RECEPTACLES SHALL BE 1'-0" X 3'-0" UNLESS NOTED OTHERWISE. RECEPTACLES AND TELEPHONE OUTLETS SHALL NOT BE MOUNTED BACK TO BACK. ALL OUTLETS SHOWN GROUPED TOGETHER SHALL NOT BE MORE THAN 6" APART AND SHALL BE SPACED EQUALLY. ALL SWITCHES SHALL BE LOCATED AT 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. SHOULD A CONFLICT OCCUR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY REQUIREMENT FOR PROPER FUNCTIONING, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BRING THE CONFLICT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. OUTLETS WITHIN A 6'-0" OF "WET" AREAS ARE TO BE GROUND FAULT INTERRUPTER CIRCUIT TYPE (GFCI).

5. THE HVAC SYSTEM SHALL BE INSTALLED NEW, OR MODIFIED, AS REQUIRED TO MEET THE TENANT'S REQUIREMENTS BASED UPON EQUIPMENT LOADS, FUNCTION AND TYPE OF SPACE.

6. ALL COVER PLATE MATERIAL/FINISH TO BE COORDINATED WITH ARCHITECT (I.H.D.) WHERE MULTIPLE SWITCHES OCCUR, SWITCHES ARE TO BE GANGED AND COVERED WITH A SINGLE, CONTINUOUS COVER PLATE. COVER PLATES SHALL NOT BE CUT AND BUTTED TOGETHER.

DEMOLITION:

1. IF UPON COMMENCEMENT OF DEMOLITION WORK, HAZARDOUS MATERIALS ARE ENCOUNTERED (NOT PREVIOUSLY REPORTED) TO THE OWNER'S AGENT FOR DIRECTION.

2. EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING:

   REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS.
   REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS.
   RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.

3. OWNER TENANT AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.

4. ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO CONTRACTOR TENANT OR OWNER MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. CONTRACTOR TO VERIFY WITH ARCHITECT THE REUSE OR SALVAGE VALUE OF DEMOLISHED MATERIAL. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.

5. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.

6. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.

7. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO ASSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.

8. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUST PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. ERECT PARTITIONS WITH DUST PROOF DOORS AND SECURITY LOCKS IF REQUIRED.

9. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER OR TENANT.

10. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

11. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

12. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEBRIS. SWEEP MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY DEMOLITION WORK.

ANNOTATION SYMBOLS

DOOR NUMBER
CEILING HEIGHT
DRAWING TITLE (1 View Name, 1/8" = 1'-0")
PLAN NOTE
ELEVATION SYMBOL
REVISION CLOUD AND NUMBER
PARTITION TYPE
SECTION SYMBOL
NEW DOOR
ROOM NAME/FINISH (Room name, 101)
DETAIL SYMBOL (A5, A5.01)
EXISTING DOOR
FINISH TAG
WINDOW SYMBOL
ITEM TAG
STRUCTURAL GRID
BREAK LINE
LIGHTING TAG
ALIGN WITH ESTABLISHED ELEMENT (ALIGN)

ABBREVIATIONS

ABV	ABOVE FINISHED FLOOR	EXIST	EXISTING	NTS	NOT TO SCALE
ARCH	ARCHITECTURAL	FD	FLOOR DRAIN	OC	ON CENTER
BET	BETWEEN	FIN	FINISHED	SECT	SECTION
BLKG	BLOCKING	FLUOR	FLUORESCENT	SF	SQUARE FOOT
BOT	BOTTOM	FURR	FURRED(ING)	SIM	SIMILAR
CLG	CEILING	GL	GLASS, GLAZING	SMT	SEALANT
CLOS	CLOSET	GYP	GYP. GYPSUM	STL	STEEL
CLR	CLEAR(ANCE)	HM	HOLLOW METAL	STO	STORAGE
CMU	CONCRETE MASONRY BLOCK	INFO	INFORMATION	TYP	TYPICAL
CONC	CONCRETE	LAV	LONG SIDE HORIZONTAL	UNO	UNLESS NOTE OTHERWISE
CONT	CONTINUOUS/CONTINUE	MAX	MAXIMUM	VCT	VINYL COMPOSITION TILE
DEMO	DEMOLISH, DEMOLITION	MECH	MECHANICAL	VIF	VERIFY IN FIELD
DET	DETAIL	MIN	MINIMUM	WD	WOOD
EQ	EQUAL	MTL	METAL		
EQUIP	EQUIPMENT	NIC	NOT IN CONTRACT		

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SHOPHOUSE KITCHEN

NOTES

PROFESSIONAL SEAL

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the District of Columbia.
License No. ARC3642 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	09/15/10
2	TI/SE COMMENT RESPONSE	04/11/11

ShopHouse
2905 M Street, NW
Washington, DC 20007

GENERAL NOTES AND SPECIFICATIONS

G002

Project #	11.024	Date	2012-07-06
Managed By	GLF	Drawn By	MAP
Scale:			As indicated

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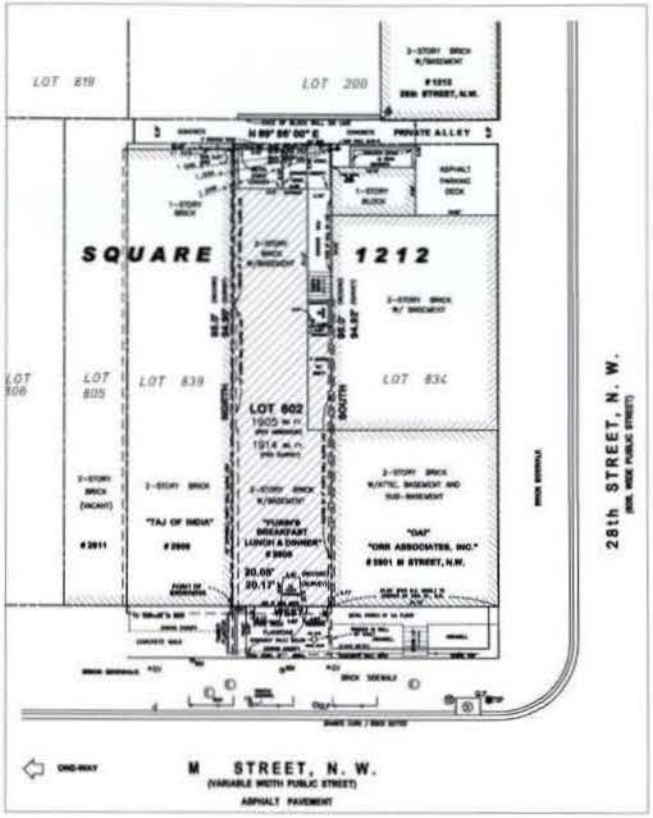
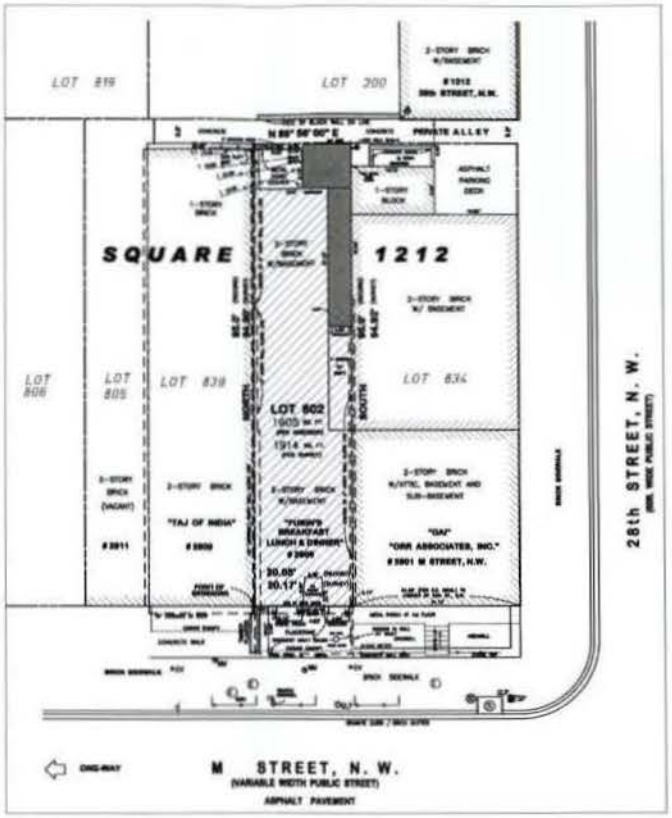


1 SITE PLAN OF EXISTING CONDITIONS



2 SITE PLAN OF NEW WORK

INDICATES NEW EXTERIOR SIGN PROPOSED FOR THIS SUBMISSION

GENERAL NOTES

1. Total Area: [illegible]
2. Property shown among the Records of the D.C. Surveyor's Office as follows:
   [illegible]
3. Property Zoned: "D-8-A"
   Minimum Building Setback Requirements in "D-8-A" Zone per current (February 2020) District of Columbia Zoning Ordinance:
   Front: No Setback Required
   Side: Not less than 6 feet
   Rear: 10 feet Minimum
4. The property shown hereon does not lie within any Special Flood Hazard Area as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps, Community Panel No. [illegible] effective date September 27, 2019.
5. American Land Title Insurance Company Commitment to Title Insurance No. [illegible], effective date December 24, 2018, was received, examined and taken upon in preparing this survey.
6. Property owner markers not installed by this survey unless otherwise indicated.
7. Boundary information shown hereon was obtained from official City records and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measure dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor. D.C.
8. Underground objects such as utilities and roads, if any, were located from available records and verified in the field to the extent possible. Sub-surface investigation was not performed. All underground locations should be considered approximate. For marking of underground utility lines, Call [illegible] at 1-800-[illegible] or [illegible] at least 48 hours prior to any excavation or construction.
9. Total number of striped parking spaces on property: 9

EXISTING SETBACKS

FRONT	0
SIDE	N/A
BACK	0.25

NOTE:
REFER TO COVER SHEET [illegible] FOR FURTHER SITE INFORMATION, I.E. FAR CALCULATIONS

3 SITE GENERAL NOTES
N.T.S.

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License No. [illegible] Exp. Date: [illegible]

SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	[illegible]
2	ISSUE COMMENT RESPONSE	[illegible]

ShopHouse
2905 M Street, NW
Washington, DC 20007

SITE PLAN

C001

Project #	[illegible]	Date	[illegible]
Managed By	[illegible]	Drawn By	[illegible]
Scale:	As indicated		

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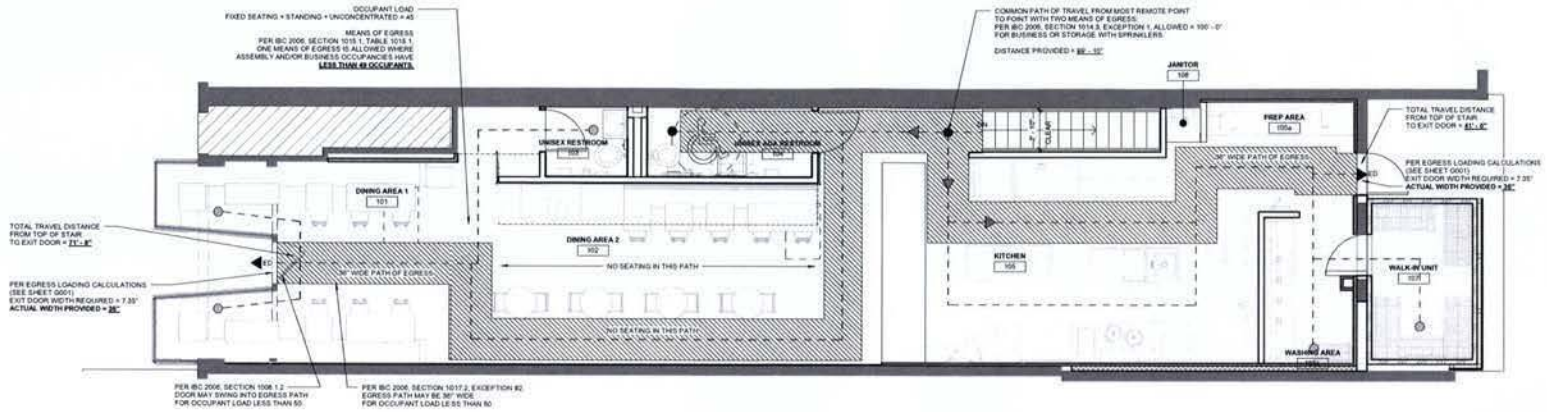
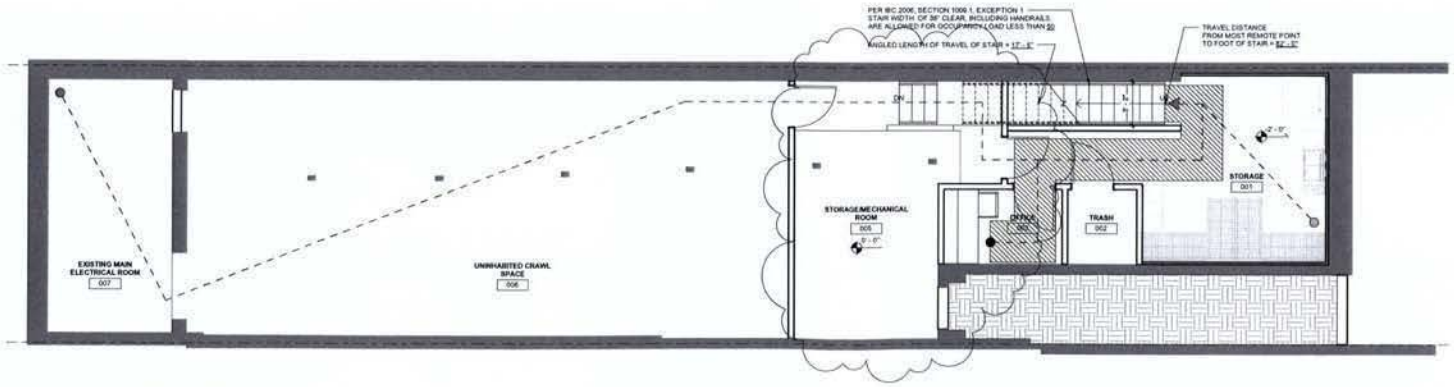
FIRE EGRESS LEGEND	
	36" WIDE EGRESS PATH
ED	EGRESS DISCHARGE

ACCESSIBLE SEATING CALCULATION	
TOTAL SEATS PROVIDED	38
PER 2006 IBC SECTION 1108.2.6.1 REQUIRED 5% OF TOTAL	1.9
ACTUAL ACCESSIBLE DINING SURFACES/SEATS PROVIDED	2



1 FIRST FLOOR EGRESS PLAN
1/4" = 1'-0"

N



2 BASEMENT EGRESS PLAN
1/4" = 1'-0"

N

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License No: ARC5942 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/15/10
2	DGB COMMENT RESPONSE	04/17/11
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

FIRE EGRESS & ACCESSIBILITY PLANS

G003

Project #	11-024	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			As indicated

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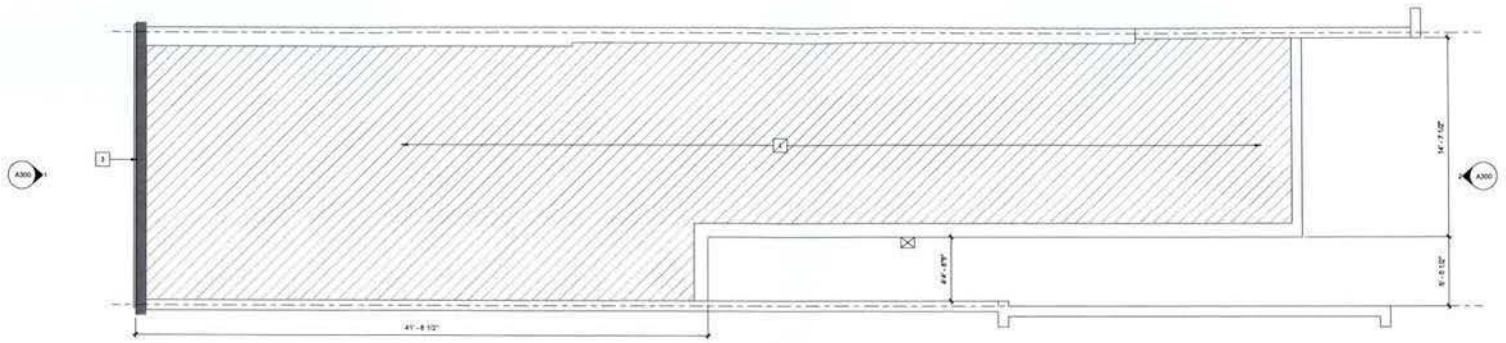
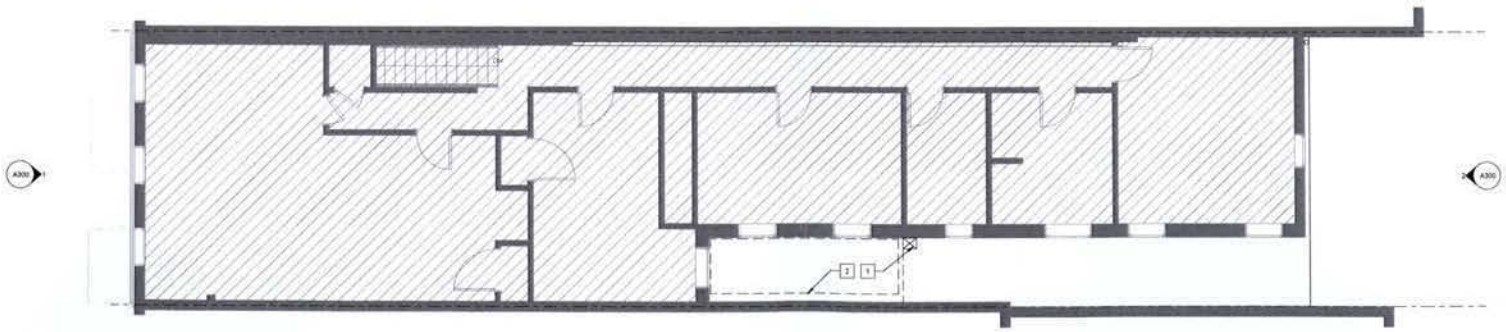
8/7/2012 5:03:19 PM

DEMO PLAN LEGEND			
	EXISTING WALL TO REMAIN		EXISTING PARTITION TO BE REMOVED
	NOT IN CONTRACT (N.I.C)		



2 ROOF DEMO PLAN
1/4" = 1'-0"



1 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1. EXISTING MASONRY CHIMNEY TO REMAIN AT THIS LOCATION.
2. REMOVE EXISTING SKYLIGHT TO BE REPLACED IN KIND.
3. EXISTING PARAPET.
4. PREPARE FOR NEW HVAC UNITS AND DUCTWORK.

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/13/10
2	DGB COMMENT RESPONSE	04/17/11

ShopHouse
2805 M Street, NW
Washington, DC 20007

DEMO PLANS

D101

Project #	11-324	Date	2012-07-06
Managed By	GLF	Drawn By	GNP
Scale:			1/4" = 1'-0"

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INTERIOR DEMO NOTES

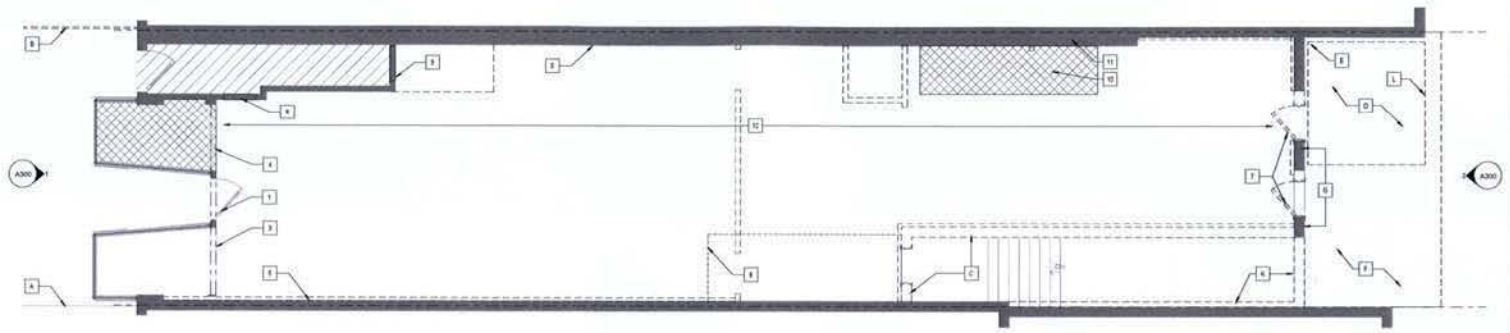
1. EXISTING TO REMAIN. CLEAN AND REPAIR TO LIKE-NEW WORKING CONDITION.
2. EXISTING TO REMAIN.
3. REMOVE EXISTING A/C UNITS AND FRAMING. PREPARE FOR NEW CLERESTORY WINDOWS.
4. REMOVE EXISTING RAISED FLOOR INDICATED BY HATCHED AREA. EXCAVATE AND MATCH TO ADJACENT FLOOR AS INDICATED IN STRUCTURAL DRAWINGS.
5. REMOVE ANY REMAINING NON-STRUSTURAL WALL FRAMING AND/OR WALL TREATMENTS BACK TO BRICK PARTY WALL.
6. REMOVE EXISTING CEILING, LIGHTS, MECH EQUIPMENT, AND OTHER CEILING MOUNTED DEVICES THROUGHOUT.
7. DEMOLISH EXISTING DOORS.
8. REMOVE EXISTING SKYLIGHT. PREPARE FOR NEW REPLACEMENT.
9. NEW FIRE-RATED WALLS AS PROVIDED BY LANDLORD TO REMAIN.
10. HATCHED AREA INDICATES EXISTING WOOD JOISTS TO BE CUT TO FIT NEW STAIR OPENING. REFER TO STRUCTURAL DRAWINGS FOR DETAILS. SEE STRUCTURAL DRAWINGS.
11. DEMO EXISTING UTILITY CHASE. CAP AT SERVICE LOCATION. SEE STRUCTURAL DRAWINGS.
12. DEMO ALL INTERIOR DUCTWORK AND HVAC UNITS. SEE STRUCTURAL DRAWINGS.
13. REMOVE AND EXCAVATE EXISTING FLOOR INDICATED BY HATCHED AREA TO LOWER SLAB BY 24" COORDINATE WITH INTERIORS.
14. EXISTING RESTROOMS REMOVED BY LANDLORD.

EXTERIOR DEMO NOTES

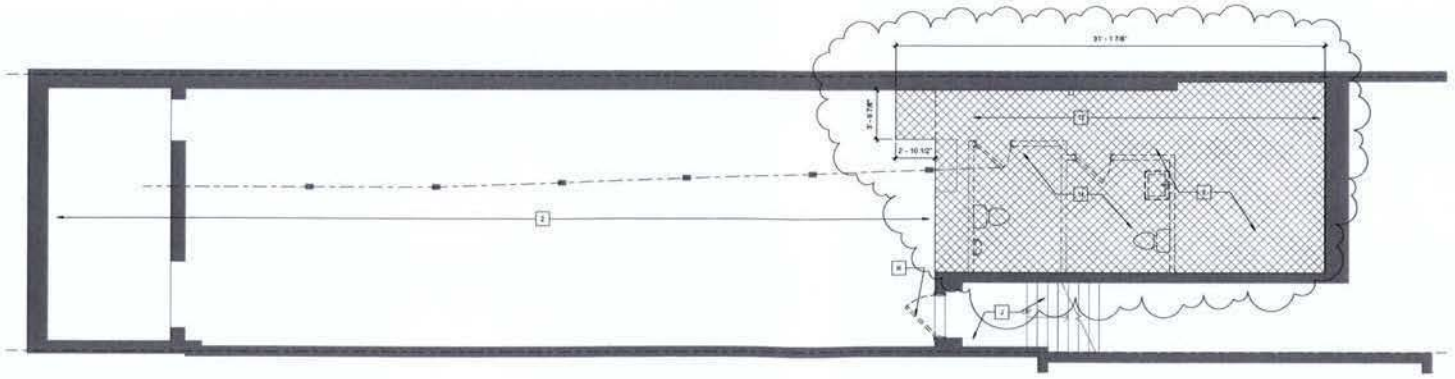
A. DEMOLISH EXISTING RAIL. PREP FOR NEW RAIL.
B. DEMOLISH EXISTING RAIL. PATCH SIDEWALK.
C. REMOVE EXISTING EXTERNAL WALL, WINDOWS AND DOOR. FLOOR TO BE PATCHED AND FILLED TO MATCH ADJACENT FLOOR SUBSTRATE.
D. DEMO EXISTING EXTERIOR MECHANICAL UNIT AND DUCTWORK.
E. DEMO FOR NEW DRAIN TO BE TIED TO EXISTING STORM DRAIN.
F. DEMO PAVEMENT FOR NEW COOLER SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
G. SAWCUT PORTION OF EXISTING WALL AS INDICATED AND PREPARE FOR NEW OPENING. COORDINATE REMOVAL OF EXTERIOR WALL WITH STRUCTURAL AND PROVIDE SUPPORT AS NEEDED.
H. REMOVE EXISTING DOORS. PATCH AND FILL WALLS AS INDICATED IN STRUCTURAL DRAWINGS. INFILL WALLS AS INDICATED ON SHEET A1.01.
J. EXISTING STAIR AND LANDING AT EXTERIOR OF BASEMENT TO BE FILLED IN NEW CONSTRUCTION.
K. DEMO FOR NEW CMU WALL. REFER TO STRUCTURAL DRAWINGS.
L. REMOVE EXISTING COOLER UNIT.

DEMO PLAN LEGEND

▬▬	EXISTING WALL TO REMAIN	┈┈	EXISTING PARTITION TO BE REMOVED
▨	NOT IN CONTRACT (N.I.C)		



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/15/10
2	DOB COMMENT RESPONSE	04/17/11
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

DEMO PLANS

D100

Project #	11-324	Date	2012-07-06
Managed By	GLF	Drawn By	GNP
Scale:	1/4" = 1'-0"		

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DOOR SCHEDULE

MARK	DOOR TYPE	WIDTH	HEIGHT	THICK	MATL	FINISH	UNDERCUT	FIRE RATING	FRAME TYPE	FRAME MATL	FRAME FINISH	HARDWARE SET	REMARKS
D001	B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	P-2	SEE ENGR DWGS	N/A	B	HOLLOW METAL	P-4	#2	AT TRASH HOLD
D002	B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	P-2		N/A	B	HOLLOW METAL	P-4	#2	AT OFFICE
D003	B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	P-2		N/A	B	HOLLOW METAL	P-4	#3	AT STORAGE
D004	B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	P-2		N/A	B	HOLLOW METAL	P-4	#2	AT FIRE WALL
D101	A	3' - 0"	8' - 8"	0' - 1 3/4"	S.C. WOOD	P-4	SEE ENGR DWGS	N/A	A	HOLLOW METAL	P-4	#1	AT RESTROOM
D102	A	3' - 0"	8' - 8"	0' - 1 3/4"	S.C. WOOD	P-4	SEE ENGR DWGS	N/A	A	HOLLOW METAL	P-4	#4	AT RESTROOM
D103	B	3' - 0"	7' - 0"	0' - 1 3/4"	INSUL. MTL.	P-5		N/A	B	HOLLOW METAL	P-5	#4	AT REAR
ED01	C	N/A	N/A	N/A	N/A	P-4		N/A	ETR				EXISTING TO BE REPAIRED & REUSED

NOTE

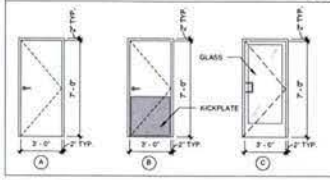
FINISH:
ALL DOOR HARDWARE AND ACCESSORIES ARE NOTED IN SCHEDULE BELOW.

HARDWARE:
ALL HINGES TO BE BEARING TYPE. ALL HARDWARE TO BE LEVERS, HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM SHALL OPEN THE DOOR WITH NOT MORE THAN ONE RELEASING OPERATION PER NFPA 101 (2003 7.2.15.9.2)

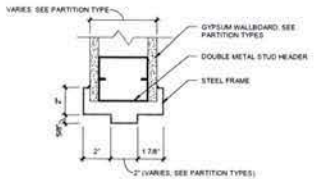
CODE:
DOORS IN A REQUIRED MEAN OF EGRESS FROM AN AREA HAVING AN OCCUPANT LOAD OF 100 OR MORE PERSONS SHALL BE PERMITTED TO BE PROVIDED WITH A LATCH OR LOCK ONLY IF THE LATCH OR LOCK IS PANIC HARDWARE OR FIRE EXIT HARDWARE PER NFPA 101 (2003 12.2.2.2.3. PANIC HARDWARE SHALL CONTAIN A MINIMUM OF TWO (2) LOCKING POINTS ON EACH DOOR. ONE LOCATED AT THE HEADER, THE OTHER AT THE THRESHOLD OF THE DOOR. ON SINGLE DOORS, PANIC HARDWARE MAY HAVE ONE LOCKING POINT WHICH IS NOT LOCATED AT EITHER THE TOP OR BOTTOM RAILS OF THE DOOR FRAME. THE DOOR SHALL HAVE AN ASTRAGAL CONSTRUCTED OF STEEL, 0.125" THICK WHICH SHALL BE ATTACHED WITH NON-REMOVABLE BOLTS TO THE OUTSIDE OF THE DOOR. THE ASTRAGAL SHALL EXTEND A MINIMUM OF SIX (6) INCHES VERTICALLY ABOVE AND BELOW THE LATCH OF THE PANIC HARDWARE. THE ASTRAGAL SHALL BE A MINIMUM OF TWO (2) INCHES WIDE AND EXTEND A MINIMUM OF ONE (1) INCH BEYOND THE EDGE OF THE DOOR TO WHICH IT IS ATTACHED. DOUBLE DOORS CONTAINING PANIC HARDWARE SHALL HAVE A FULL ASTRAGAL CONSTRUCTED OF STEEL, ATTACHED TO THE DOORS AT THEIR MEETING POINT WHICH WILL CLOSE THE OPENING BETWEEN THEM, BUT NOT INTERFERE WITH THE OPERATION OF EITHER DOOR.

SECURITY:
PANIC BAR - (FRONT) DETEX, V40, 711 FINISH; EXIT ALARM (EB), 06-BRN-689; CYLINDER/US26D, PEEP HOLE - ACE DOOR VIEWER, 01-8032-122, 200 DEGREE, SATIN NICKEL

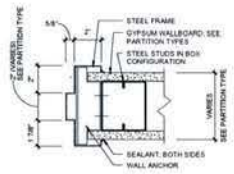
DOOR AND FRAME TYPES



STANDARD DOOR HEAD AND JAMB DETAILS



1 DOOR HEAD - STEEL - FRAME 1
3" = 1'-0"



2 DOOR JAMB - STEEL - FRAME 1
3" = 1'-0"

HARDWARE SCHEDULE

TYPE	DESCRIPTION	QUANTITY	ITEM	MANUFACTURER	MODEL NO.	FINISH	REMARKS
1	RESTROOM	1 SET OF 3	HINGES	STANLEY	FBB179	-	SIZE 4 1/2" X 4 1/2"
		1	LEVER LOCKSET	SCHLAGE	AL40S SAT 626	SATIN CHROME	PRIVACY LOCKSET
		1	DOOR STOP	DON-JO	1407-630	STAINLESS STEEL	-
		1	SILENCERS	IVES	SR64	-	-
		1	OVERHEAD CLOSER	DORMA	7414AR	ALUMINUM	-
		1	KICKPLATE	HIAWATHA	KP8X34-32D	STAINLESS STEEL	-
2	UTILITY	1 SET OF 3	HINGES	STANLEY	FBB179	-	SIZE 4 1/2" X 4 1/2"
		1	LEVER LOCKSET	SCHLAGE	AL80PD SAT 626	SATIN CHROME	STOREROOM LOCKSET
		1	DOOR STOP	DON-JO	1407-630	STAINLESS STEEL	-
		1	SILENCERS	IVES	SR64	-	-
		1	OVERHEAD CLOSER	DORMA	7414AR	ALUMINUM	-
		1	KICKPLATE	HIAWATHA	KP8X34-32D	STAINLESS STEEL	-
3	OFFICE	1 SET OF 3	HINGES	STANLEY	FBB179	-	SIZE 4 1/2" X 4 1/2"
		1	LEVER LOCKSET	SCHLAGE	AL80PD SAT 626	SATIN CHROME	ENTRANCE/OFFICE LOCKSET
		1	DOOR STOP	DON-JO	1407-630	STAINLESS STEEL	-
		1	SILENCERS	IVES	SR64	-	-
		1	OVERHEAD CLOSER	DORMA	7414AR	ALUMINUM	-
		1	KICKPLATE	HIAWATHA	KP8X34-32D	STAINLESS STEEL	-
4	EXTERIOR SERVICE DOOR	1	HINGE	HAGER	780-224HD-84"	-	SIZE 7'-0"
		1	EXIT DEVICE	MONARCH	XX/R-L-DANE-36 32D	-	SIZE: 36"
		1	RIM CYLINDER	GLS	ROC-7-LZ-626	-	-
		1	TEMP CORE	SCHLAGE	80-035 INTERCHANGEABLE CORE	BRUSHED CHROME	-
		1	DOOR CLOSER	DORMA	8916-AFBSF (TOP JAMB)	ALUMINUM	-
		1	CLOSER BACK PLATE	DORMA	BP89	ALUMINUM	-
		1	THRESHOLD	PEMKO	2750A-36	-	SIZE: 36"
		1	WEATHERSTRIP	REESE	DST5C-204	-	SIZE: 36"
		1	DOOR SWEEP	REESE	337C-36	-	SIZE: 36"
		1	DOOR VIEWER	IVES	U999-26D	-	-
		1	EXIT ALARM	TRINE	206-3	-	-
		3	DOOR SILENCERS	IVES	SR64	-	-
		1	DOOR BUZZER	TRINE	233	-	-
		1	LEVER	MONARCH	DANE	ALUMINUM (EXTERIOR SIDE)	-
		1	KICKPLATE	HIAWATHA	KP834-US32D	-	-
		NOTE: CONTRACTOR TO RETROFIT LOCKS TO BE KEYED THE SAME AS OTHER EXTERIOR DOORS (AS REQUIRED)					
5	EXISTING	EXISTING HARDWARE. PROVIDE NEW KEY FOR TENANT. COORDINATE WITH TENANT'S MANAGER.					

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SUBMITTALS

#	ISSUANCE	DATE
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

SCHEDULES

A002

Project #	11-324	Date	2012-07-06
Managed By	GLF	Drawn By	DNF
Scale:			As indicated

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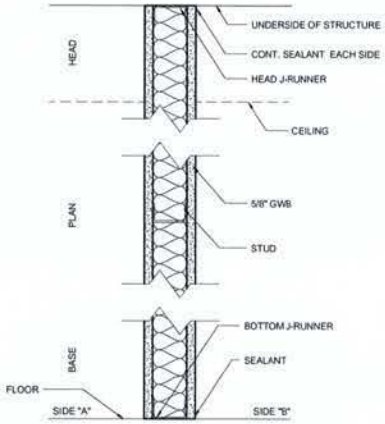
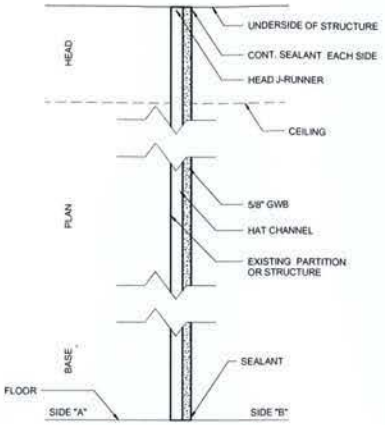


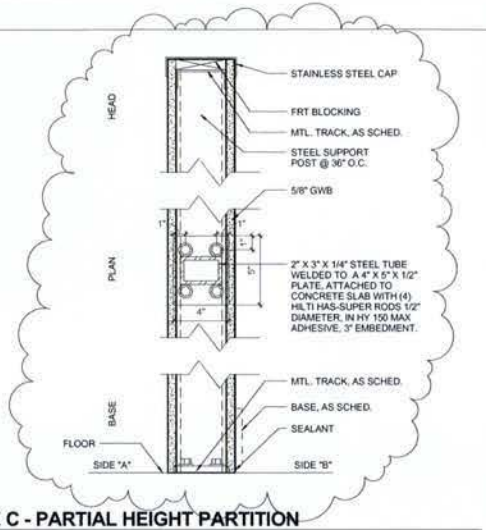
TYPE A - FULL HEIGHT PARTITION W/ INSULATION

TYPE	STUD SIZE	PART. WIDTH	FIRE RATING	STC RATING	SOUND ATTEN.	SIDE A. GWB.	SIDE B GWB.
A1	2 1/2"	3 3/4"	N/A	N/A	N/A	5/8"	5/8"
A2	3 5/8"	4 7/8"	N/A	N/A	N/A	5/8"	5/8"
A3	6"	7 1/4"	N/A	N/A	N/A	5/8"	5/8"



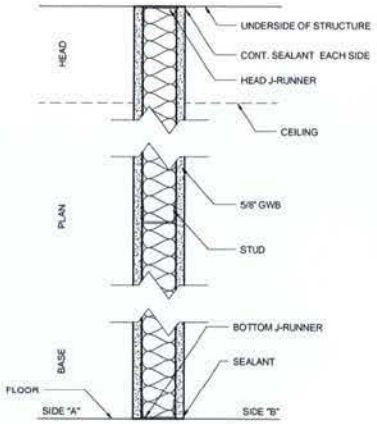
TYPE B - FURRING W/ HAT CHANNEL

TYPE	STUD SIZE	PART. WIDTH	FIRE RATING	STC RATING	SOUND ATTEN.	SIDE A. GWB.	SIDE B GWB.
B1	1 1/2"	2 1/8"	N/A	N/A	N/A	N/A	5/8"
B2	2 1/2"	3"	N/A	N/A	N/A	N/A	5/8"
B3	3 5/8"	4 1/4"	N/A	N/A	N/A	N/A	5/8"



TYPE C - PARTIAL HEIGHT PARTITION

TYPE	STUD SIZE	PART. WIDTH	FIRE RATING	STC RATING	SOUND ATTEN.	SIDE A. GWB.	SIDE B GWB.
C1	3 5/8"	4 7/8"	N/A	N/A	N/A	5/8"	5/8"
C2	6"	7 1/4"	N/A	N/A	N/A	5/8"	5/8"



TYPE D - FIRE RATED PARTITION (1 HR)

TYPE	STUD SIZE	PART. WIDTH	FIRE RATING	STC RATING	SOUND ATTEN.	SIDE A. GWB.	SIDE B GWB.	DESIGN BASIS
G1	3 5/8"	4 7/8"	1 HR	N/A	N/A	5/8" TYPE C	5/8" TYPE C	UL# U419

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NOTES

1. METAL STUD FRAMING SHALL CONFORM TO ASTM C754 AS FOLLOWS

STUD SIZE	MAX HEIGHT	GYP LAYERS	SPACING ON CENTER
2 1/2"	11'-8"	1	16"
2 1/2"	10'-8"	1	24"
2 1/2"	12'-7"	2	24"
3 5/8"	15'-5"	1	16"
3 5/8"	13'-8"	1	24"
3 5/8"	15'-5"	2	24"

2. ALL STUDS ARE 3-5/8" 20 GAUGE MIN., UNLESS OTHERWISE NOTED
3. ALL SHEATHING BEHIND TILES TO BE 5/8" DUROCK
4. ALL SHEATHING BEHIND FRP TO BE 5/8" PLYWOOD FIRST 16" BEING 5/8" DUROCK
5. ALL SHEATHING BEHIND PAINTED SURFACES TO BE 5/8" GYPSUM BOARD.

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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

PARTITION TYPES

A001

Project #	11-324	Date	2012-07-06
Managed By	GLF	Drawn By	GNP
Scale:			3" = 1'-0"

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INTERIOR

1 PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES.
2 PARTIAL HEIGHT PARTITION WALL AT 6'-2"
3 PARTIAL HEIGHT PARTITION WALL AT 8'-0"
4 PARTIAL HEIGHT PARTITION WALL AT 4'-0"
5 SEE STRUCTURAL DWGS FOR NEW INFILL WALL TYPE AND CONSTRUCTION.
6 SEE STRUCTURAL DWGS FOR NEW UTILITY WALL TYPE AND CONSTRUCTION.
7 PARTIAL HEIGHT PARTITION WALL AT 6'-2" SPACING AS REQUIRED BY ENGR TO ACCOMMODATE WALL-HUNG TOILET ACCESSORIES AS SCHEDULED ON SHEET A0.06
8 NEW FLOOR SLAB. SEE STRUCTURAL DWGS
9 NEW LOUVER WALL. SEE SHEETS A401 AND A402 FOR DETAILS.
10 GYP. BRD. CHASE TO CEILING TO CONCEAL UTILITY LINES.

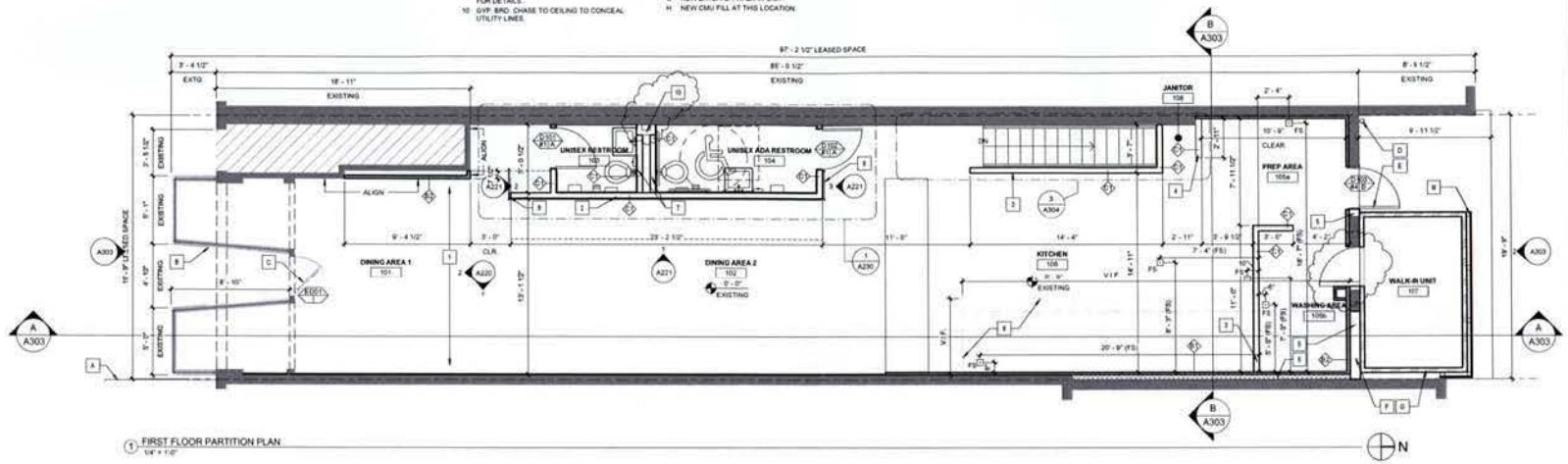
EXTERIOR

A NEW 42" HIGH MTL. GUARDRAIL. SEE ELEVATION 8/A303
B EXISTING STOREFRONT TO REMAIN. REPAIR AS NEEDED. SCRAPE, SAND, PRIME AND PAINT.
C EXISTING DOOR TO REMAIN. REPAIR AS NEEDED TO FUNCTION IN LIKE-NEW CONDITION. SCRAPE, SAND, PRIME AND PAINT.
D 4" DIA. DOWNSPOUT W/ BOOT TIED INTO EXTG STORM SYSTEM.
E NEW 36" PTD. MTL. DOOR IN NEW WALL OPENING W/ CLOSER, LEVER HANDLE, NTP HINGES AND ENTRY LOCK.
F NEW PAINT EXT. FACE CMU TO MATCH EXSTG BRICK (TYP.) SEE STRUCTURAL DRAWINGS FOR DETAILS.
G NEW EXTERIOR WALK-IN UNIT.
H NEW CMU FILL AT THIS LOCATION.
K FILL W/ GRAVEL TO PREP FOR NEW FLOOR AT GROUND LEVEL AT THIS LOCATION. SEE STRUCTURAL DWGS FOR DETAILS
M NEW EQPT. SCREEN 6" HORIZ. WD PLANKS. PTD. ON 4" X 4" PT WD POSTS AT 4'-0" O.C. (MAX.)

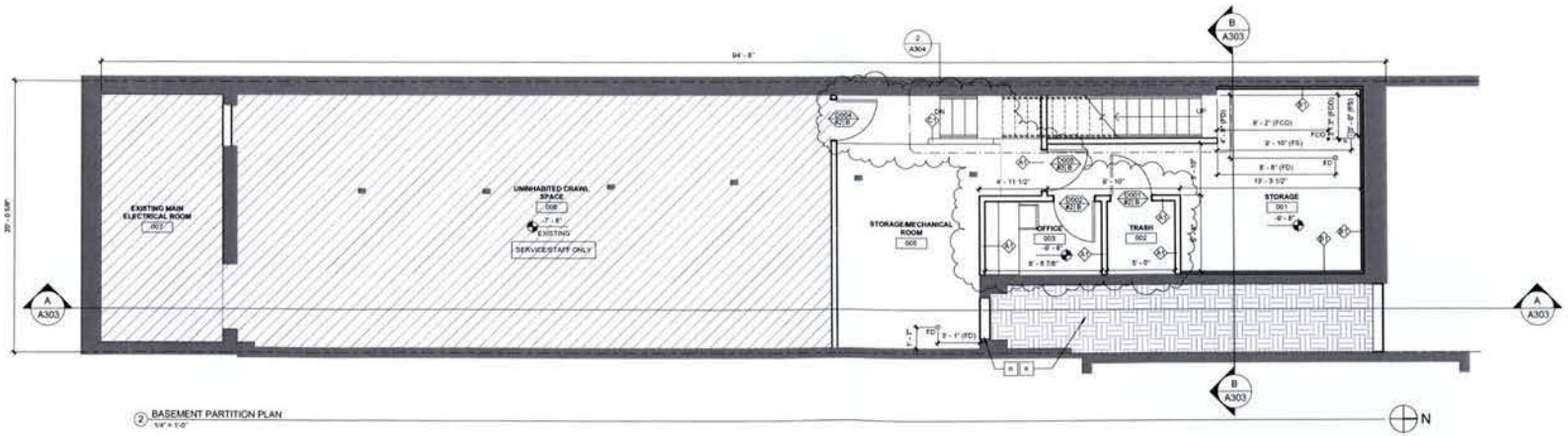
FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN		NOT IN CONTRACT (N.I.C.)	
NEW FULL HEIGHT PARTITION		NEW PARTIAL HEIGHT PARTITION	
FS□ FLOOR SINK	FD○ FLOOR DRAIN	FCO• FLOOR CLEAN-OUT	

NOTE: SEE SHEET A001 FOR PARTITION TYPES



1 FIRST FLOOR PARTITION PLAN
1/4" = 1'-0"



2 BASEMENT PARTITION PLAN
1/4" = 1'-0"

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	05/13/16
2	DOB COMMENT RESPONSE	04/17/11
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/31/2012

ShopHouse
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Washington, DC 20007

PARTITION PLANS

A100

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	DNP
Scale:	1/4" = 1'-0"		

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FINISH SCHEDULE

FINISH TAG	DESCRIPTION	MANUFACTURER NAME	MANUFACTURER NUMBER	COLOR	TYPE	COMMENTS	CONTACT
BASE							
B1	CERAMIC BASE TILE	DAL-TILE (OR EQUAL)	TBD	BLACK		COORDINATE TO ADJACENT FLOORING SPECIFICATION	
B2	BLANKENED STEEL	TBD	TBD	BLACK		AT ALL PARGED WALLS EXCEPTIONS: WHERE QUARRY TILE INSTALLATION IS SPECIFIED	
B3	QUARRY TILE BASE	DAL-TILE			6" COVE BASE	COORDINATE W/ FF LOCATIONS ALTERNATE: CERAMIC TILE OF SIMILAR SIZE	
B4	VINYL RUBBER BASE	JOHNSONITE (OR EQUAL)	TBD		6" HEIGHT	COORDINATE W/ FF LOCATIONS	
B5	INTEGRAL BASE	DUR-A-FLEX	POLYCRETE HF		6" INTEGRAL COVE	COORDINATE TO ADJACENT FLOORING SPECIFICATIONS MUST BE APPLIED TO CONCRETE OR WATER-RESISTANT PLYWOOD	
CEILING							
CLG-1	GYPSUM WALLBOARD	PROVIDED BY GC		WHITE (P-1)		PROVIDE ACOUSTICAL GYPSUM BAD	
CLG-2	MOISTURE RESISTANT TILE	USG	SHEETROCK GLIMAPLUS	WHITE		PATTERN TBD	
CLG-3	VINYL-COVERED LAY-IN TILE	USG	SHEETROCK GLIMAPLUS	WHITE		PATTERN TBD	
CLG-4	FABRIC COVERED ACOUSTIC PANELS	PROVIDED BY GC FABRIC BY ATS ACOUSTICS		FABRIC: 'NATURAL'	BURLAP FIRE-RATED TREATMENT	INSULATION: 1" THK. 703 RIGID FIBERGLASS BOARD BACKER: 1/4" LUAN BACKER BOARD PATTERN TBD	
FLOOR							
F1a	HEX FLOOR TILE	NEMO TILE	B140 MATTE W/ B003 XS	WHITE/ BLACK	1" HEXAGONAL TILE	GROUT: 'RAVEN'	MEL (212) 505-0009
F1b	HEX FLOOR TILE	NEMO TILE	B003 MATTE	BLACK	1" HEXAGONAL TILE	GROUT: 'RAVEN'	MEL (212) 505-0009
F1c	HEX FLOOR TILE	NEMO TILE	B003 MATTE W/ B140 XS	BLACK/ WHITE	1" HEXAGONAL TILE	GROUT: 'RAVEN'	MEL (212) 505-0009
F2	WOOD STRIP FLOORING			TUNG OILED	RED OAK		
F3	QUARRY TILE	DAL-TILE	QUARRY TILE		8" X 8"	STAGGERED INSTALLATION (RUNNING BOND)	
F4	RUBBER STAIR TREAD	ACTIVA	SAFE STEP SL		DARK GREY	GRIT TAPE & TOUED INSERT TO BE COORDINATED FOR PROPER CONTRASTING COLORS PER NFPA 101 (CURRENT EDITION)	
F5	RESINUOUS FLOORING	DUR-A-FLEX	POLYCRETE MEB	DARK GREY TOPCOAT	1/4" THK. SEAMLESS		ALEX (800) 664-2757 ALEX@DUR-A-FLEX .COM
F6	VINYL COMPOSITION TILE	AMTICO (OR EQUAL)			TBD		
PAINT							
P-1	PAINTED FINISH	BENJAMIN MOORE	ECO SPEC PAINT	CC-20 (DECORATORS WHITE)	SATIN FINISH	ON GWB CEILING ONLY	
P-2	PAINTED FINISH	BENJAMIN MOORE	ECO SPEC PAINT	CC-20 (DECORATORS WHITE)	EGGSHELL FINISH	USED THROUGHOUT (U.N.O.) SEMI-GLOSS FINISH ON DOOR AND FRAMES	
P-3	PAINTED FINISH	BENJAMIN MOORE	ECO SPEC PAINT	2124-40 (SWEATSHIRT GRAY)	SATIN FINISH	ON STAIR HANDRAIL ONLY	
P-4	PAINTED FINISH	BENJAMIN MOORE	ECO SPEC PAINT	TO MATCH EXISTING BRICK	SATIN FINISH	ON WOOD SOFFITS AT CANOPY	
P-5	EXTERIOR PAINT	TBD		TBD		ON BACK DOOR AND NEW DMU WALL TO MATCH EXISTING BRICK HIGH TEMP PAINT ON NEW GREASE DUCT	
P-6	PAINTED FINISH	BENJAMIN MOORE	ECO SPEC PAINT	CC-20 (DECORATORS WHITE)	SEMI-GLOSS FINISH	ON GWB CEILING ONLY, OVER FOOD SERVICE AREAS	
P-7	SEMI-WASH FINISH	BENJAMIN MOORE	ECO SPEC PAINT	CC-20 (DECORATORS WHITE)	HIGH-GLOSS FINISH	OVER TRASH HOLD ONLY	
WALL							
W1	EXISTING BRICK			WHITE	TBD	WALL FINISH TO BE SELECTED AFTER DEMOLITION IF EXPOSED BRICK IS INTACT, SOUND, SAND, AND REPOINT BRICK IF AESTHETIC DAMAGE IS PREVALENT, WHITEWASH (NOT TYPICAL PAINT) PAINT FOR COVERAGE IS REQUIRED. THICKEN AS NEEDED	
W2	FABRIC-WRAPPED PANEL	CARNEGIE FABRICS	KOREL STYLE METEOR	722	PATTERN 8427	BASIS OF DESIGN & ANTI-MARCHING FABRIC FOR INSTALLATION BEHIND BANQUETTE SEATING	
W3	GYPSUM WALLBOARD	USG (OR EQUAL)				FIRE CODE "C" AT FIRE WALL IN BASEMENT ONLY	
W4	FABRIC PAINT (BRICK) PANEL	KEMLITE (OR EQUAL)		WHITE		FOR PREP AREA	
W5a	HEX WALL TILE	NEMO TILE	B140 MATTE W/ B003 XS	WHITE/ BLACK	1" HEXAGONAL TILE	GROUT: 'RAVEN'	MEL (212) 505-0009
W5b	HEX WALL TILE	NEMO TILE	B140 MATTE W/ 1 XS	WHITE/ GREY	1" HEXAGONAL TILE	GROUT: 'RAVEN'	MEL (212) 505-0009
W6a	WOOD SLAT BANQUETTE				WHITE OAK		
W6b	WOOD SLAT PANELS				FUMED OAK		
W6c	LOUVER SCREEN				RECLAIMED WOOD		
W7	QUARRY TILE	DAL-TILE		WHITE	6" X 6"	FOR TRASH HOLD	MEL (212) 505-0009

LIGHT FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER NAME	MANUFACTURER MODEL #	LAMP	WATTAGE	COMMENTS	CONTACT
L1	WALL-WASH TED DOWN LIGHT	BARTCO	CLC2-07/8	FWR 30 14W			
L2	PENDANT DOMED UPLIGHT	HI-LITE	HI-16518-WSH	CFL			DISTRIBUTOR: TONY GOUGOUTRIS TGOUGOUTRIS@WARRENELECTRICSUPPLY.COM FOUGHKEEPSIE, NY 845-214-1100
L3	PENDANT DOMED LIGHT	CUSTOM	CUSTOM "BIG BULB"	TBD	50 W		
L4	PENDANT DOMED UPLIGHT	HI-LITE	HI-16518-SSSK	CFL		SHATTER-RESISTANT BULBS OR SHIELDED AS REQUIRED BY THE HEALTH DEPT. OF THE A.H.J. OVER FOOD PREP AREAS	DISTRIBUTOR: TONY GOUGOUTRIS TGOUGOUTRIS@WARRENELECTRICSUPPLY.COM FOUGHKEEPSIE, NY 845-214-1100
L5	UNDER CUPBOARD LIGHT	BARTCO	T5	T-5	14W		
L7	CEILING-MOUNTED DOWNLIGHT	BARTCO	BC7224	FWR 30, 14W		ADJUSTABLE	
L8	CEILING-MOUNTED DOWNLIGHT	BARTCO	BC2525	FWR 30, 14W		ADJUSTABLE, SHATTER-RESISTANT BULBS OR SHIELDED AS REQUIRED BY THE HEALTH DEPT. OF THE A.H.J. OVER FOOD PREP AREAS	
L9	WALL-MOUNTED EXTERIOR LIGHT	RAB LIGHTING	WPLED10	LED 10W		10 W LED WALLPACKS	

TOILET ACCESSORY SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
T1a	"INSTANTO" TOILET	AMERICAN STANDARD	2512.510	WHITE	
T1b	"INSTANTO" TOILET, ACCESSIBLE	AMERICAN STANDARD	2512.510	WHITE	
T2	SURFACE MOUNTED NAPKIN DISPOSAL	ASI	0346		
T3	COMMERCIAL WALL HUNG LAVATORY	TOTO	LT307.4	WHITE	
T4a	48 INCH GRAB BAR	ASI	3501-48	STAINLESS STEEL	
T4b	36 INCH GRAB BAR	ASI	3501-36	STAINLESS STEEL	
T4c	18 INCH GRAB BAR	ASI	3501-18	STAINLESS STEEL	
T5	SURFACE MOUNTED LIQUID SOAP DISPENSER	ASI	0346		
T6	SURFACE MOUNTED TISSUE DISPENSER	ASI	0030		
T7	SURFACE MOUNTED HAND DRYER	ASI	XL-BE 110/120		
T8	SURFACE MOUNTED MIRROR	ASI	0606 36x36		

EQUIPMENT SCHEDULE

ITEM TAG	QUANTITY	DESCRIPTION	MANUFACTURER NAME	MANUFACTURER NUMBER	TYPE	COLOR	COMMENTS
01	1	TRASH CAN					PROVIDED BY TUNDRA IN SMALLWARES PACKAGE
02	1	BEVERAGE DISPENSERS	MANITOWOC	RDN1400	BEVERAGE DISPENSING VALVES		
02a	1	BAG-IN-BOX SODA SYSTEM	MANITOWOC	MBS	BAG-IN-BOX SODA SYSTEM		
03	2	NAPKIN DISPENSER HOLDERS		TBD			
04	1	SERVING LINE	DELFIELD		14'-6" LONG LAMINATE COUNTER WITH 11'-0" SNEEZE GUARD (LEFT-ALIGNED, FIXED TO UNIT)		FOD STATION (ITEM 05) LOCATED AT RIGHT END
05	1	FOD STATION	BY VENDOR	TBD			
06	1	BEVERAGE REFRIGERATOR	DELFIELD	5391-G	ONE SECTION	STAINLESS STEEL	ON CASTERS
07	1	REACH-IN REFRIGERATOR	DELFIELD	5582-G	TWO SECTION	STAINLESS STEEL	ON LEGS
08	1	WORK TABLE/FAB LINE	ENGINEERED	TRIMARK	4'-9" X 2'-6" TABLE TOP WITH (2) DBL PAN 6/6 DRAWERS (1) 12" AND (1) 18" 5/5 WALL SHELF	STAINLESS STEEL	BACKSPLASH AND SHELVING AS SPECIFIED ON SHOP DRAWINGS
09	2	HAND SINK	ELKAY	CHEFOTTLE SINK CONCEPT			W/ (1) FAUCET
09a	2	TOWEL & SOAP DISPENSER	ADVANCE TABCO	7-PS-34	WALL-MOUNTED UNIT		FOR 17" WIDE SINK3 ONLY (ALT. 7-PS-12 AND 7-PS-36)
10	1	COOK SUITE	WOODSTONE	CUSTOM	FEATURES WOK, HOTEL PAN, A-ZONE PLANCHA, WATER BATH		W/ (2) WATER DRAINS AND (1) HIGH FLOW POT FILLING FAUCET ABOVE S/S BACKSPLASH (1) GAS SUPPLY REQUIRED
10a	1	COOK SUITE - WOK					
10b	1	COOK SUITE - HOTEL PAN					
10c	1	COOK SUITE - A-ZONE PLANCHA					
10d	1	COOK SUITE - WATER BATH					
11	1	EXHAUST HOOD	CAPTIVEAIRE	AC-PSP	SUPPLY PLENUM		
12	3	RICE COOKER	TIGER	JNI-A540	30 CUP (5.4L) FAP-NOT=	STAINLESS STEEL	W/ (1) HIGH FLOW POT FILLING FAUCET ABOVE S/S BACKSPLASH
13	2	RICE BINS	CAMBRO	6522	27 GALLON BINS		
14	1	CONVECTION OVEN	MOFFAT	E31D4			SITS ON UNDER COUNTER SHELF
15	1	WORK TABLE	ENGINEERED	TRIMARK	5'-0" DEEP LAHAPES, 11' X 7' WITH (1) SINK W/(2) (1) FAUCET	STAINLESS STEEL	BACKSPLASH AND SHELVING AS SPECIFIED ON SHOP DRAWINGS
16	1	UNDERCOUNTER DISHWASHER	MEIKO	FV 40.2	HOT WATER SANITIZING		
17	1	FOOD WARMERS	FOOD WARMING EQUIPMENT COMPANY	HLC-8	ON 5.6" CASTERS		
18	1	CHEF'S TABLE	ENGINEERED	TRIMARK	8'-0" x 2'-6" WITH INTEGRAL SINK		W/ 120V 15AMP GFI UNDERCOUNTER OUTLET FAUCET TBD
19	1	CHEF'S WORK TABLE	DELFIELD	CUSTOM	9'-0" x 2'-6"		
20	1	MOP SINK	ADVANCE TABCO	9-3F-40	WITH SERVICE FAUCET		
20a	1	MOP SHELF	ADVANCE TABCO	K-246	9" WIDE, 24" MODEL, 12 LBS APPROX. WEIGHT		W MOP HOLDER
21	1	PREP TABLE	ENGINEERED	TRIMARK	10'-7" X 2'-6" WITH (2) SINKS AND FAUCET	STAINLESS STEEL	BACKSPLASH AND SHELVING AS SPECIFIED ON SHOP DRAWINGS
22	1	SALAD DRYER	HOBART	SDPE	ALL POLYETHLENE		
23	1	VEGETABLE CHOPPER	SAMMIC	CA-301		STAINLESS STEEL	NET WEIGHT 46 LBS
24	1	FOUR COMPARTMENT SINK	ENGINEERED	TRIMARK	WITH FAUCET AND PRE-RINSE FAUCET		WITH DELIVERY AND INSTALL AS SPECIFIED ON SHOP DRAWINGS
24a	1	FOOD WASTE DISPOSER	SALVAJOR	75-CA-12-MSS	WITH ADJUSTABLE LEG AND WATER-COOLED MOTOR	ALUMINUM	FITS TO 12 7/8" CUTOUT IN SINK DRAIN BOARD
25	1	PLASTIC LOUVERED SHELVING UNIT	CAMBRO	CSU54487	51" W, 54" VENTED SHELVES	460 (SPECKLED GREY)	72" TALL
25	1	ICE CUBER	HOSHIZAKI	KM-1340SAJ	41 LB. TAIL AIR-COOLED		
25a	1	ICE STORAGE BIN	HOSHIZAKI	B-500PF/F	48" TALL WITH ADJ. LEGS		
27	1	EMPLOYEE LOCKERS	TUNDRA		12" X 18" EACH		PROVIDED BY TUNDRA IN SMALLWARES PACKAGE
28	4	PLASTIC LOUVERED SHELVING UNIT	CAMBRO	CSU54487	51 3/4" X 54" VENTED SHELVES	460 (SPECKLED GREY)	72" TALL
29	1	WALK IN COOLER UNIT	NORLAKE	KOLD LOCKER	4R12R LAYOUT, SINGLE DOOR		7'-7" EXTERIOR HEIGHT
29a	4	PLASTIC LOUVERED SHELVING UNIT	CAMBRO	CSU54547	51 3/4" X 54" VENTED SHELVES	460 (SPECKLED GREY)	72" TALL, INSIDE COOLER UNIT
29b	1	PLASTIC LOUVERED SHELVING UNIT	CAMBRO	CSU56367	63 1/8" X 36" VENTED SHELVES	460 (SPECKLED GREY)	72" TALL, INSIDE COOLER UNIT
30	1	SAFE	TBD				PROVIDE ELECTRICAL AND LOW VOLTAGE
31	2	FIRE EXTINGUISHER	TBC				
31a	1	FIRE EXTINGUISHER (ABC)	TBC				

FURNITURE SCHEDULE

TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COUNT	COMMENTS
FRN-1	STANDARD DINING CHAIR				31	
FRN-2	STANDARD DINING TABLE			24" X 24"	7	
FRN-3	ELONGATED DINING TABLE			24" X 60"	3	
FRN-4	ELONGATED DINING TABLE			18" X 48"	1	
FRN-8	BAR HEIGHT DINING CHAIR				8	
FRN-9	BAR HEIGHT DINING TABLE			2'-6" DIA	4	
FRN-7	OFFICE SHELVING			18" DEEP	1	COORDINATE WITH SHOPHOUSE GENERAL MANAGER FOR QUANTITY AND LOCATION. PROVIDE BLOCKING
FRN-8	OFFICE DESK			30" DEEP	1	PROVIDE (1) KEYBOARD AND MINI (1) FILE CABINET
FRN-9	OFFICE CHAIR			TBD	1	
FRN-10	TRASH SURROUND			1'-10" X 1'-10"	1	3'-4 1/2" TALL

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ShopHouse Kitchen

NOTES

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License No. ARC0840 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/06/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2905 M Street, NW
Washington, DC 20007

SCHEDULES

A003

Project #	11-024	Date	2012-07-06
Managed By	GLF	Drawn By	CNF
Scale			

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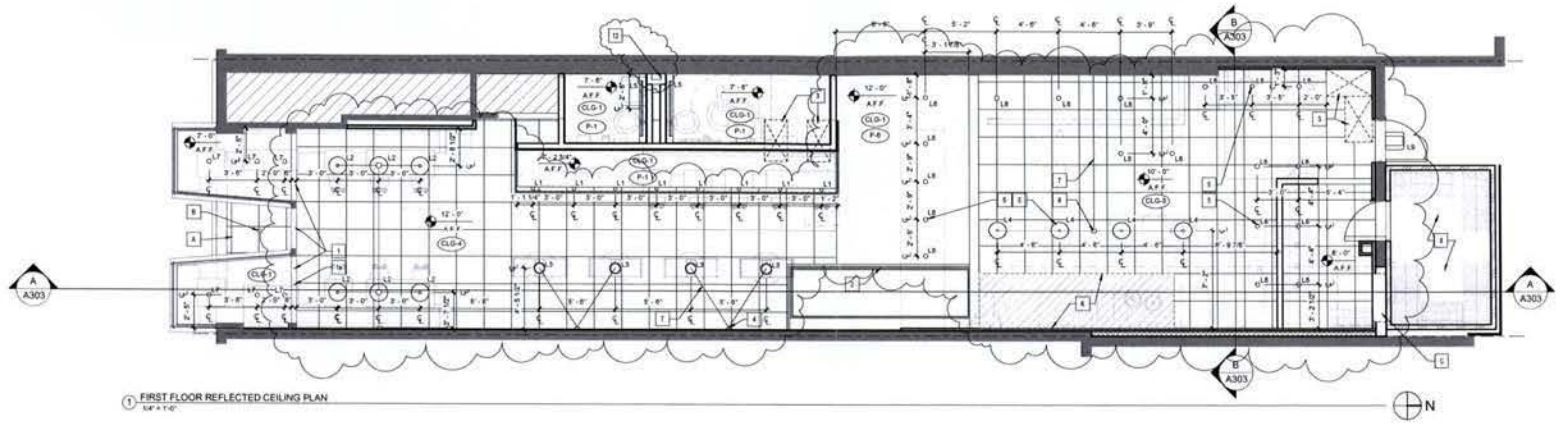
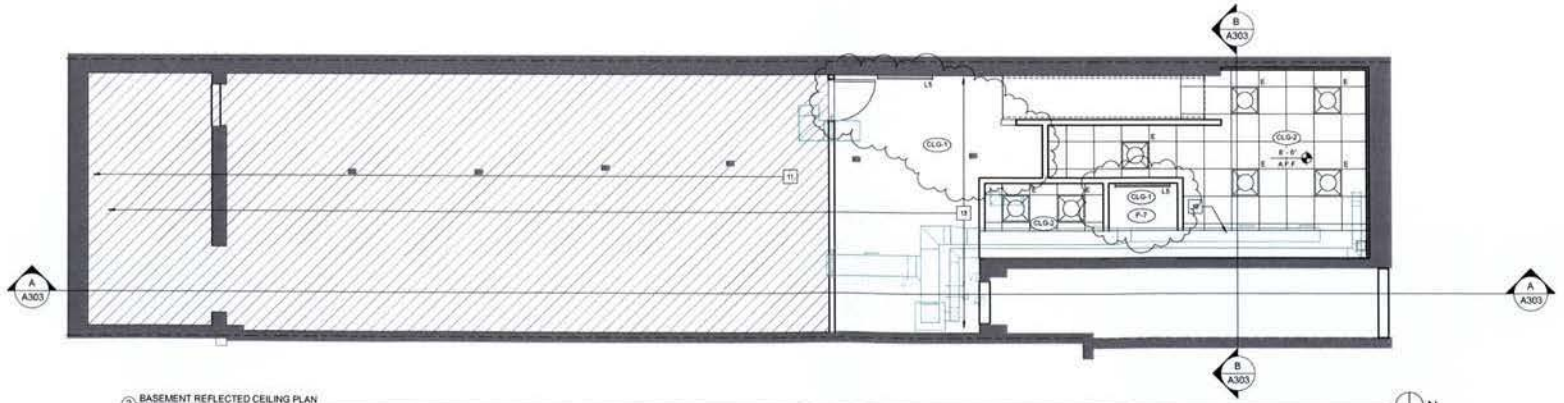
RCP LEGEND			
	2 X 2 SUSPENDED ACOUSTICAL CEILING		GYPSUM BOARD
	NOT IN CONTRACT (N.I.C.)		

NOTE: SEE SHEET A003 FOR FINISH AND LIGHT FIXTURE SCHEDULES



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



2 BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1 PROVIDE (3) NEW CLERESTORY WINDOWS TO FIT WITHIN EXISTING CLERESTORY OPENINGS ON EXTERIOR FACADE. SEE DETAIL 3/A220
1a P-2 TYP. AT BULKHEADS
2 PROVIDE NEW SKYLIGHT TO MATCH EXISTING WITH FIRED-RATED GLAZING. SIZE AND PROFILE TO MATCH EXISTING.
3 EXISTING PENETRATIONS ABOVE. SEE ENGR DWGS.
4 WALL-MOUNTED JUNCTION BOX
5 SHATTER-RESISTANT BULBS OR SHIELDED AS REQUIRED BY THE HEALTH DEPARTMENT OF THE A.H.J. OVER FOOD PREP AREAS.
6 CEILING-MOUNTED JUNCTION BOX
7 WIRE CONDUIT (TYP.)
8 13'-10" x 4'-0" OUTLINE OF HOOD, INCLUDING 6" ALLOWANCE FROM EDGE OF COOKSUITE.
9 AS SUPPLIED BY MANUFACTURER.
10 NEW GWB P-1 BULKHEAD AT 7'-6" A.F.F.
11 EXISTING TO REMAIN (N.I.C.)
12 GYP. BRD. ENCLOSURE ON 2 1/2" MTL. STUDS TO CONCEAL UTILITY LINES.
13 EXISTING 1-HOUR FIRE-RATED CEILING SEPARATION TO REMAIN

A. EXISTING TIN CEILING TO REMAIN. SCRAPE, SAND, PRIME AND PAINT.
B. REPAIR AND REUSE EXISTING LIGHT FIXTURE.
C. NEW 42" X 30" OA LOUVER TO MAU FAN

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License No. ARC5942 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

REFLECTED CEILING PLANS

A120

Project #	11-024	Date	2012-07-06
Managed By	SLP	Drawn By	GNP
Scale:			1/4" = 1'-0"

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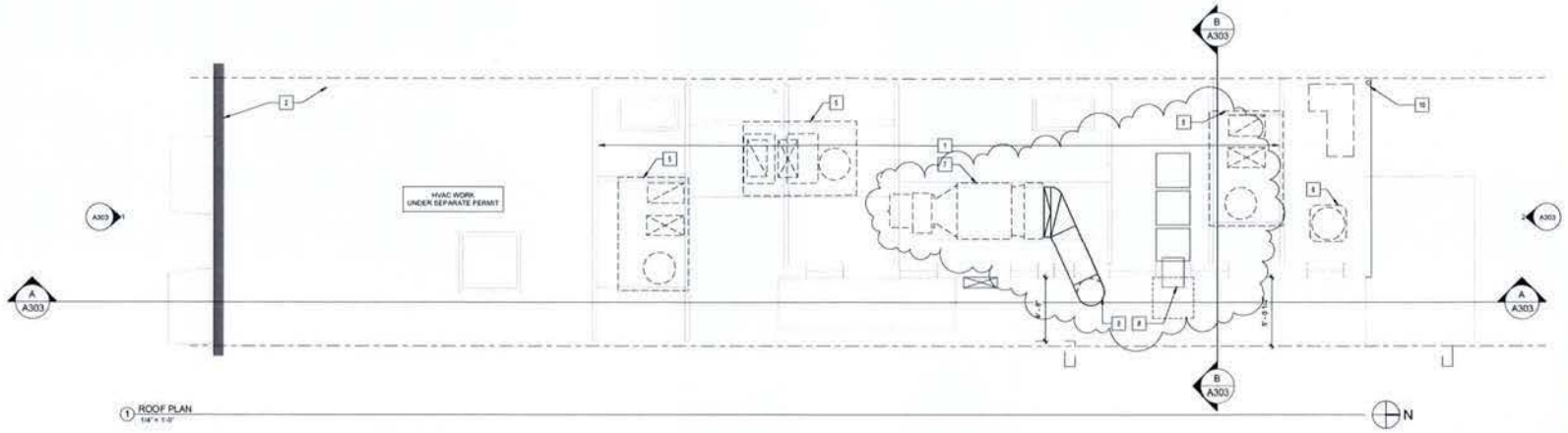
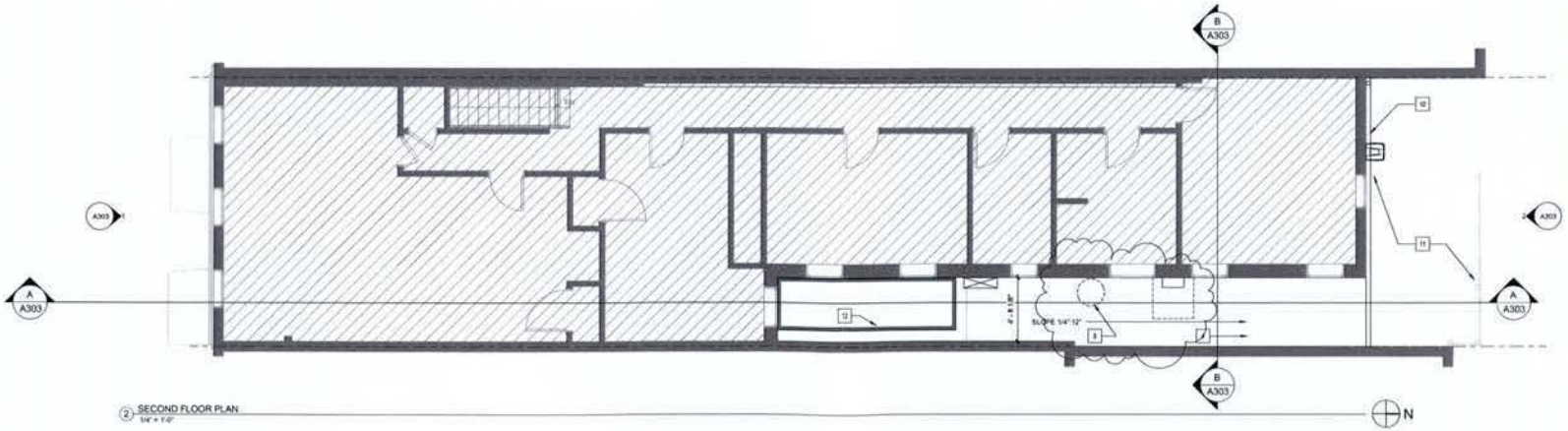
FLOOR PLAN LEGEND			
EXISTING WALL TO REMAIN		NOT IN CONTRACT (N.I.C.)	
NEW FULL HEIGHT PARTITION		NEW PARTIAL HEIGHT PARTITION	
FS FLOOR SINK	FD FLOOR DRAIN	FCO FLOOR CLEAN-OUT	



1 ROOF PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1. ALL ROOF TOP EQUIPMENT SHALL BE INSTALLED ON LANDLORD PROVIDED STEEL DRAINAGE
2. EXISTING PARAPET WALLS AT VARYING HEIGHTS TO REMAIN
3. NEW TENANT EXHAUST DUCT. LOCATE BETWEEN WINDOWS. V.I.F.
4. NEW LOW SLOPE ROOF W/ WHITE THERMOPLASTIC MEMBRANE BY GEN FLEX ROOFING FOR TENANT BELOW
5. NEW HVAC RTU. SEE MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
6. NEW HP-1. SEE MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
7. NEW FCU SCUPPER UNIT. SEE MECHANICAL DRAWINGS FOR FURTHER INFORMATION.
8.
9.
10. NEW 4" X 5" RECT. GUTTER & D.S., PTD. ALUM
11. WALK-IN UNIT BELOW
12. REPLACE EXISTING SKYLIGHT W/ NEW FIRE RATED GLAZED SKYLIGHT. SIZE, PROFILE AND GLASS SIZE TO MATCH EXISTING.

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/15/10
2	DGB COMMENT RESPONSE	04/17/11
3	RESPONSE TO COMMENTS	07/05/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

PARTITION PLANS

A101

Project #	11-324	Date	2012-07-06
Managed By	SLP	Drawn By	GNP
Scale:			1/4" = 1'-0"

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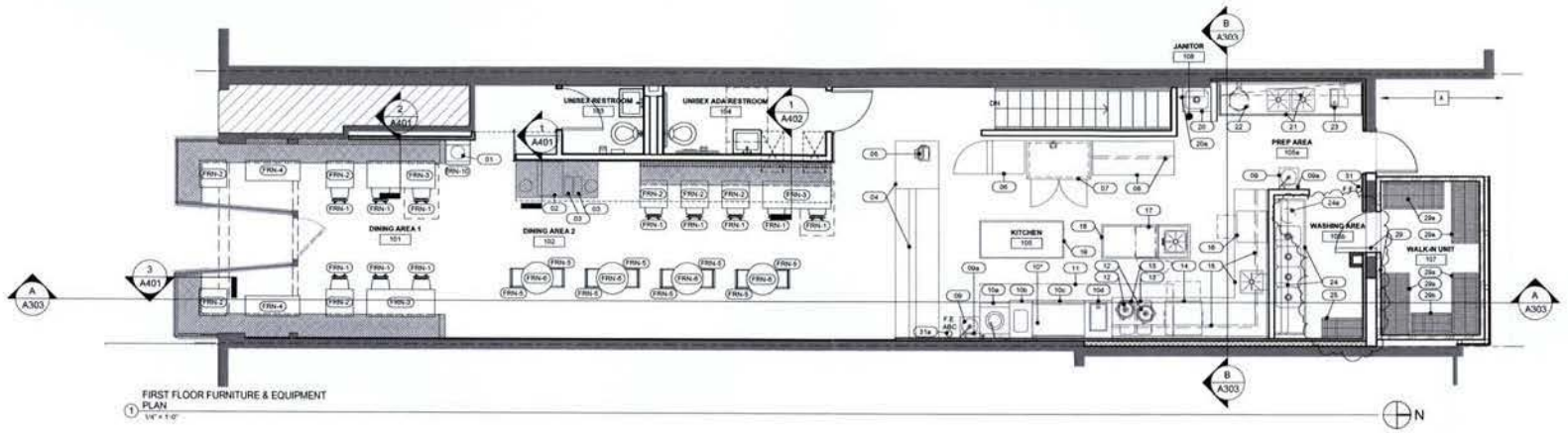
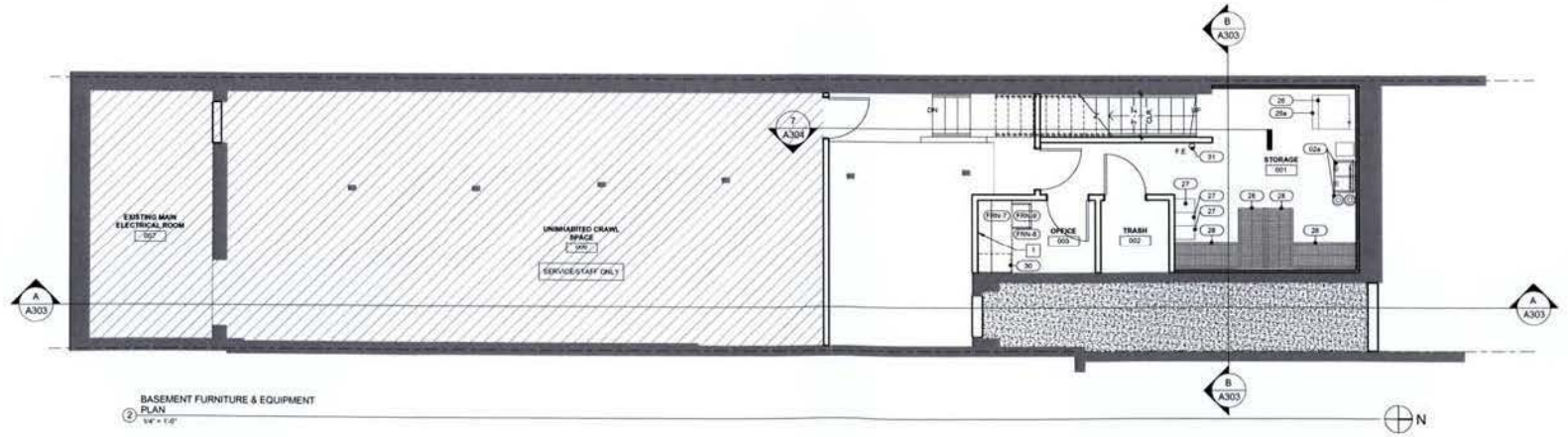
EQUIPMENT PLAN LEGEND			
	MILLWORK SEE A3.00 FOR DETAILS		

NOTE: SEE SHEET A003 FOR FURNITURE AND EQUIPMENT SCHEDULES



1 FIRST FLOOR FURNITURE & EQUIPMENT PLAN
1/4" = 1'-0"



2 BASEMENT FURNITURE & EQUIPMENT PLAN
1/4" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1 SEE INTERNAL ELEVATION 1/A003
A EXTERNAL TRASH/RECYCLE HOLE IF NEEDED

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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/06/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

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FURNTIURE & EQUIPMENT PLANS

A140

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			1/4" = 1'-0"

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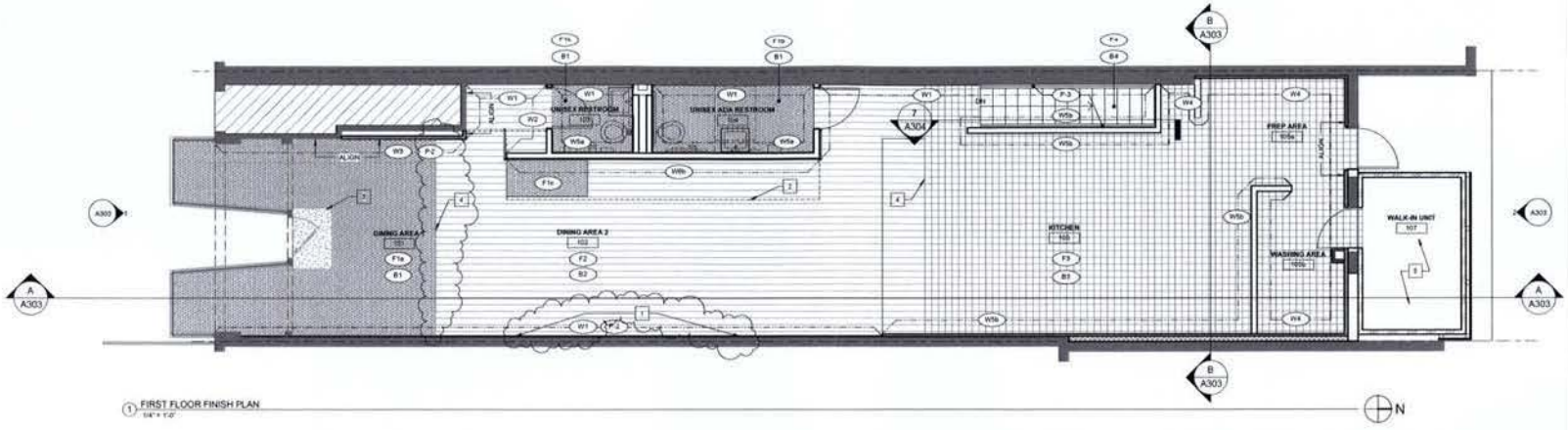
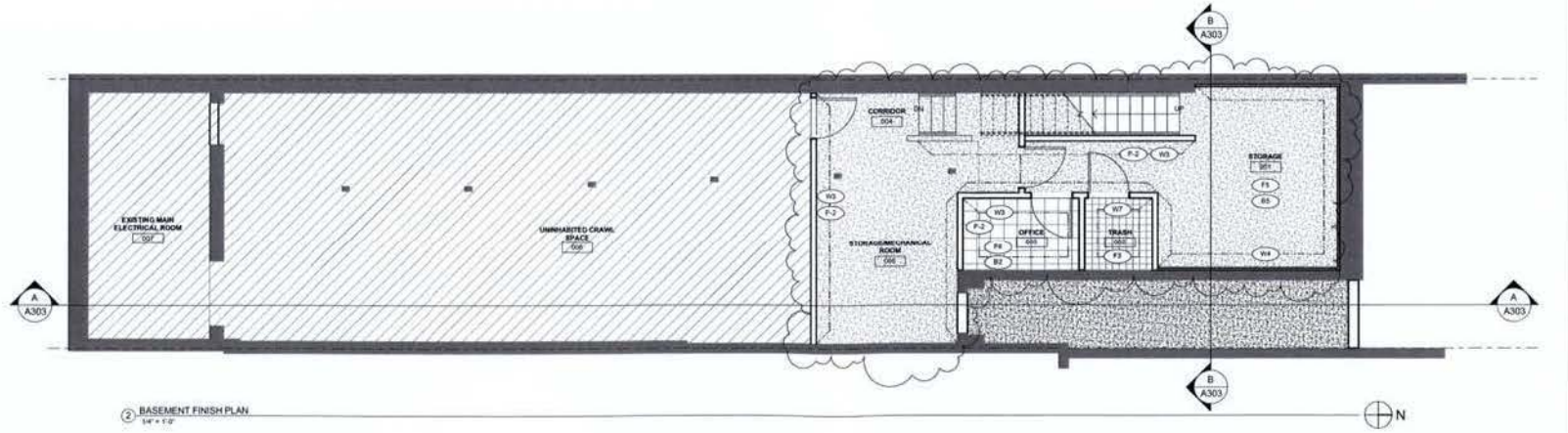
FINISH PLAN LEGEND			
F1	HEX FLOOR TILE	F4	RUBBER STAIR TREAD
F2	RED OAK W/ TONGUE OIL	F5	SEALED CONCRETE
F3	QUARRY TILE	F6	VINYL COMPOSITION TILE
NOTE: SEE FINISH SCHEDULE ON SHEET A003 FOR FULL SPECIFICATIONS			NOT IN CONTRACT (N.I.C.)



1 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"



2 BASEMENT FINISH PLAN
1/4" = 1'-0"

N

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SHOPHOUSE KITCHEN

NOTES

1. PENDING DEMOLITION, WALL FINISH TO BE SELECTED AS RELEVANT. IF EXISTING BRICK WALL IS INTACT, SCRAPE, SAND, AND REPOINT EXPOSED BRICK. IF AESTHETIC DAMAGE IS PREVALENT, WHITEWASH (NOT TYPICAL PARGING) FOR COVERAGE IS REQUIRED.
2. OUTLINE OF LOUVER SHUTTERS ABOVE.
3. WALK-OFF MAT W/ SCHLUTER STRIP AT TRANSITION.
4. FLOORING TRANSITION LOCATION TO BE COORDINATED WITH ADJACENT FURNITURE/EQUIPMENT.
5. AS SUPPLIED BY MANUFACTURER.

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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

FINISH PLANS

A130

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:	1/4" = 1'-0"		

8/31/2012 3:02:24 PM

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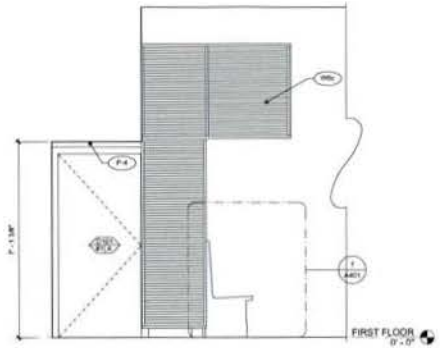
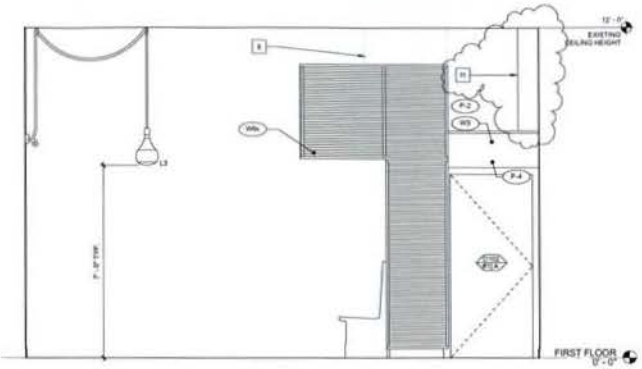
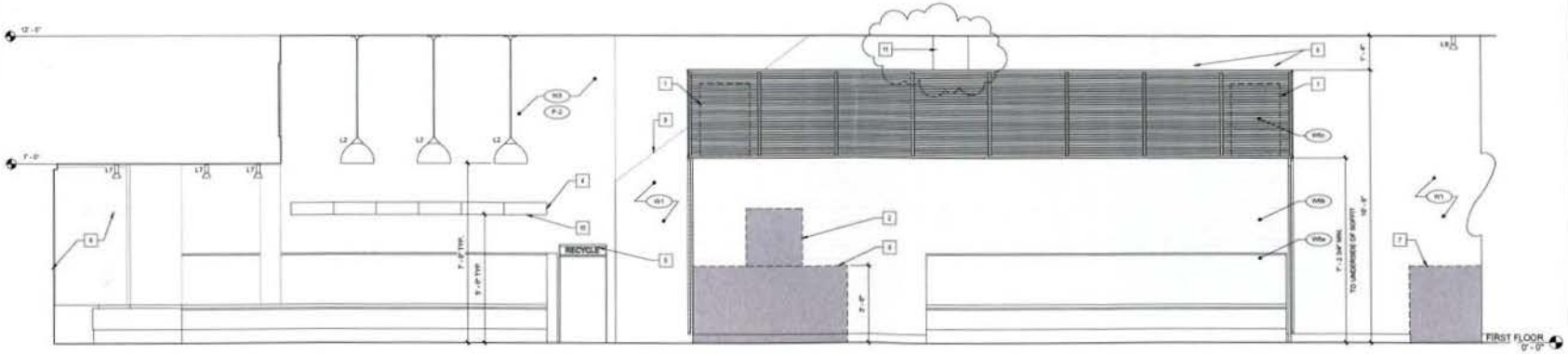


② SHUTTER BOX SOUTH ELEVATION
1/2" = 1'-0"



③ SHUTTER BOX NORTH ELEVATION
1/2" = 1'-0"



① DINING AREA WEST ELEVATION
1/2" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1. SPEAKER INSTALLATION BEYOND LOUVER. SEE DETAIL 1/A402
2. BEVERAGE & ICE DISPENSER. SEE EQUIPMENT SCHEDULES FOR SPECIFICATIONS
3. BEVERAGE & CONDIMENTS COUNTER. SEE DETAIL 1/A401
4. SRIRACHA SAUCE WALL RACK.
5. TRASH SURROUND. SEE FURNITURE AND EQUIPMENT SCHEDULES FOR MORE INFORMATION.
6. EXISTING SHAFT FROM ABOVE.
7. SERVING LINE. SEE EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.
8. EXISTING STOREFRONT WINDOW.
9. EXISTING FIRE-RATED PARTITION TO REMAIN. SEE DETAIL 1/A402
10. PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES. SEE DETAIL 1/A402
11. GYP. BRD. ENCLOSURE ON(2 1/2" MTL STUDS TO 7'0(2 1/2" MTL. STUDS TO CONCEAL UTILITY LINES.

PROFESSIONAL SEAL

Professional Certification
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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

DINING AREA INTERIOR ELEVATIONS

A221

Project #	11.624	Date	2012-07-06
Managed By	GLF	Drawn By	GNP
Scale:			1/2" = 1'-0"

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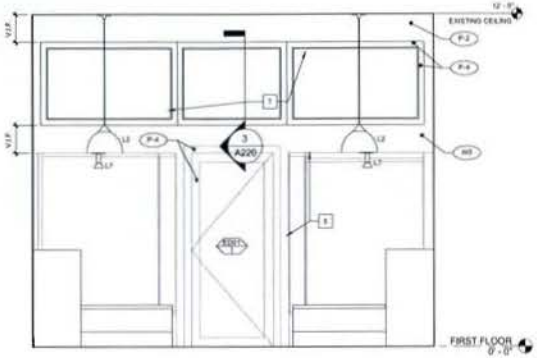
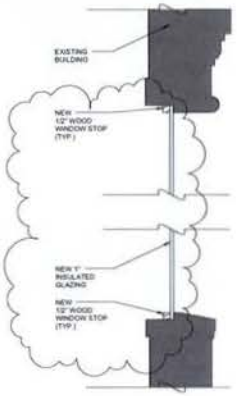
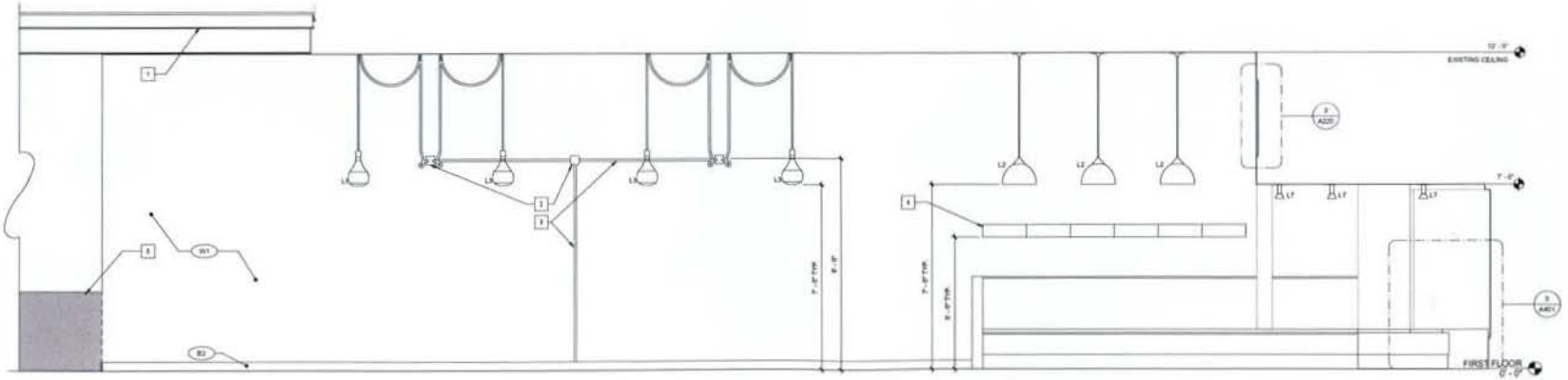


② DINING AREA SOUTH ELEVATION
1/2" = 1'-0"



③ DETAIL AT CLERESTORY WINDOW
3" = 1'-0"



① DINING AREA EAST ELEVATION
1/2" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

1. [illegible]
2. WALL-MOUNTED J-BOX BY GC.
3. PIPE CONDUIT (TYP.) BY GC.
4. [illegible]
5. SERVING LINE.
   SEE EQUIPMENT SCHEDULES FOR FURTHER INFORMATION.
6. PROVIDE CLEAN GWB CORNERS.
   SEE EQUIPMENT SCHEDULES FOR FURTHER INFORMATION.
7. PROVIDE (3) NEW CLERESTORY WINDOWS TO FIT WITHIN EXISTING CLERESTORY OPENINGS ON EXTERIOR FACADE.
   SEE EQUIPMENT SCHEDULES FOR FURTHER INFORMATION.

PROFESSIONAL SEAL

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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/06/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2605 M Street, NW
Washington, DC 20007

DINING AREA INTERIOR ELEVATIONS

A220

Project #	11-024	Date	2012-07-06
Managed By	GLP	Drawn By	GMP
Scale:	As indicated		

8/31/2012 5:02:27 PM

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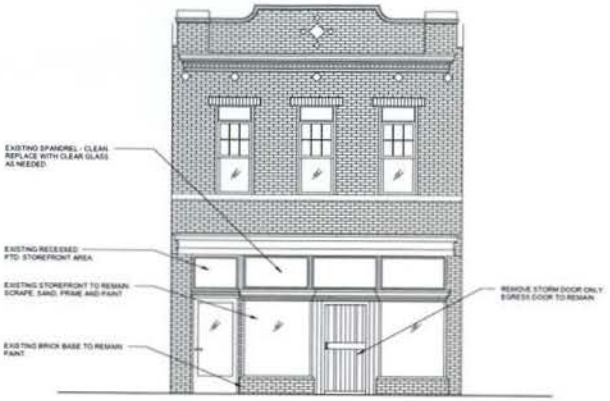
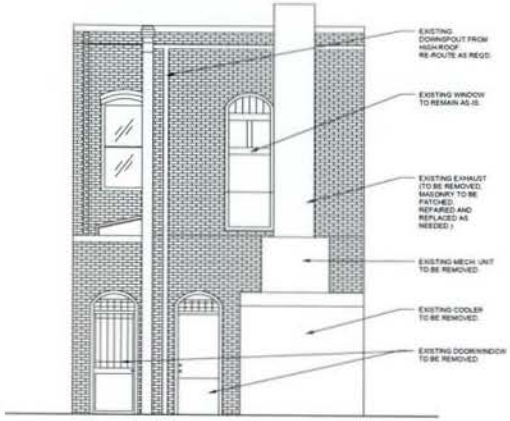


1 EXISTING EXTERIOR ELEVATION (FRONT)
1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION (REAR)
1/4" = 1'-0"

3 EXISTING PHOTO EXTERIOR ELEVATION (FRONT)
N.T.S.

4 EXISTING PHOTO EXTERIOR ELEVATION (REAR)
N.T.S.

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ShopHouse Kitchen

NOTES

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	05/15/13
2	DOB COMMENT RESPONSE	04/17/13

ShopHouse
2805 M Street, NW
Washington, DC 20007

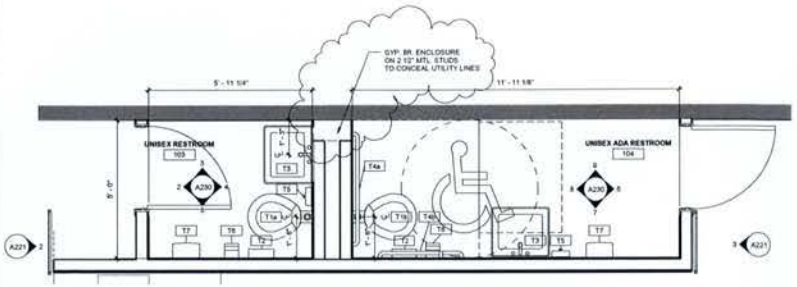
EXISTING ELEVATIONS & PHOTOS

A300

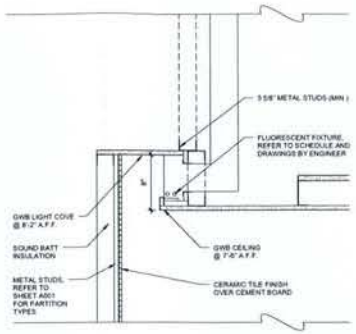
Project #	11-024	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:	As Indicated		

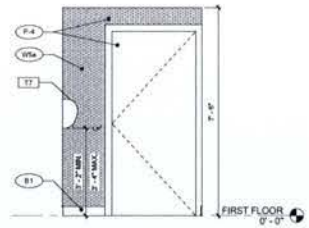
©2012

6/21/2013 8:52:47 PM

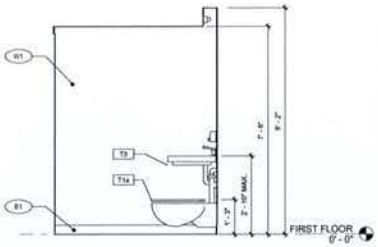


1 ENLARGED RESTROOM PLANS
1/2" = 1'-0"

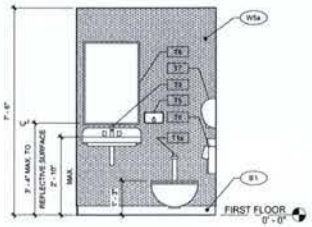




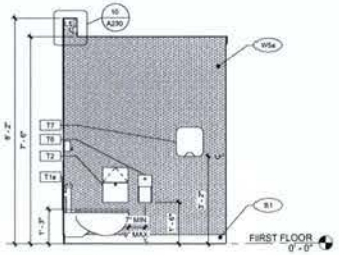
2 REST ROOM SOUTH ELEVATION
1/2" = 1'-0"



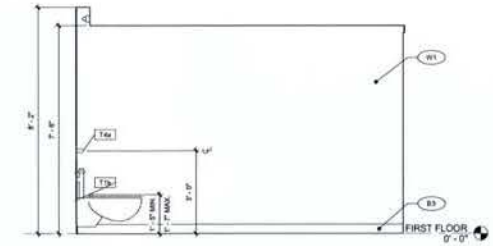
3 RESTROOM WEST ELEVATION
1/2" = 1'-0"



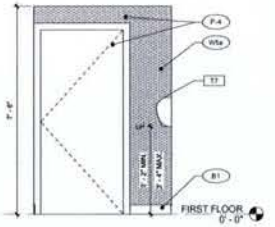
4 RESTROOM NORTH ELEVATION
1/2" = 1'-0"



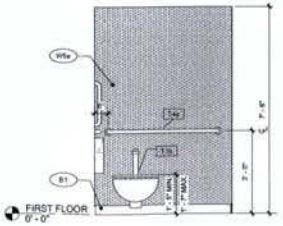
5 RESTROOM EAST ELEVATION
1/2" = 1'-0"



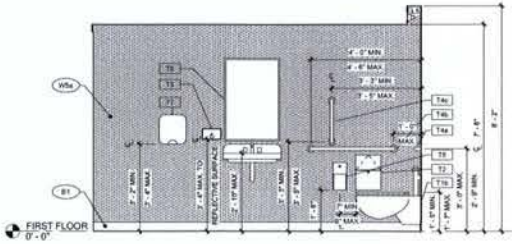
9 ADA RESTOOM WEST ELEVATION
1/2" = 1'-0"



6 ADA RESTROOM NORTH ELEVATION
1/2" = 1'-0"



8 ADA RESTROOM SOUTH ELEVATION
1/2" = 1'-0"



7 ADA RESTROOM EAST ELEVATION
1/2" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

PROVIDE BLOCKING FOR ALL WALL-MOUNTED ACCESSORIES

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SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2605 M Street, NW
Washington, DC 20007

ENLARGED RESTROOM PLANS

A230

Project #	11-324	Date	2012-07-06
Managed By	OLP	Drawn By	GNP
Scale:			As indicated

8/31/2012 5:02:36 PM

©2012

1 EXISTING EXTERIOR REAR FROM 28TH STREET, NW
12" = 1'-0"

2 EXISTING EXTERIOR REAR 1
12" = 1'-0"

3 EXISTING EXTERIOR REAR 2
12" = 1'-0"

4 EXISTING EXTERIOR REAR 3
12" = 1'-0"

5 EXISTING EXTERIOR REAR 4
12" = 1'-0"

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ShopHouse Kitchen

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/13/10
2	DOB COMMENT RESPONSE	04/17/11

ShopHouse
2805 M Street, NW
Washington, DC 20007

EXISTING PHOTOS

A302

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			12" = 1'-0"

©2012

1 EXISTING EXTERIOR STOREFRONT 1
12" = 1'-0"

2 EXISTING EXTERIOR STOREFRONT 2
12" = 1'-0"

3 EXISTING EXTERIOR STOREFRONT 3
12" = 1'-0"

4 EXISTING EXTERIOR STOREFRONT 4
12" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

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License No: ARC5842 Exp. Date: 04/30/2015

SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/13/15
2	DOB COMMENT RESPONSE	04/17/11

ShopHouse
2805 M Street, NW
Washington, DC 20007

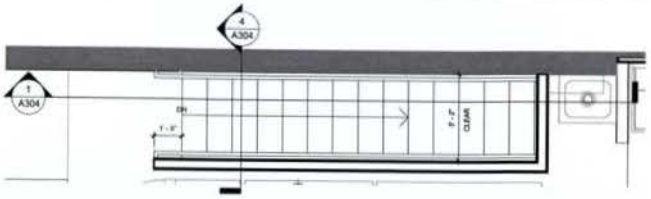
EXISTING PHOTOS

A301

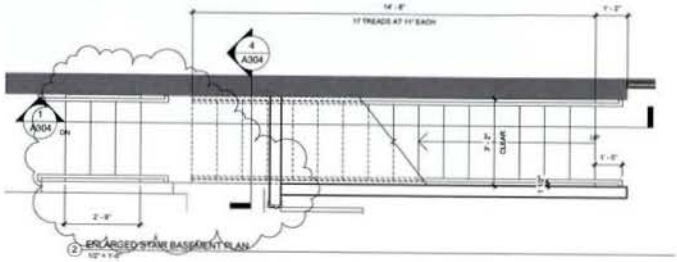
Project #	11-024	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			12" = 1'-0"

©2012

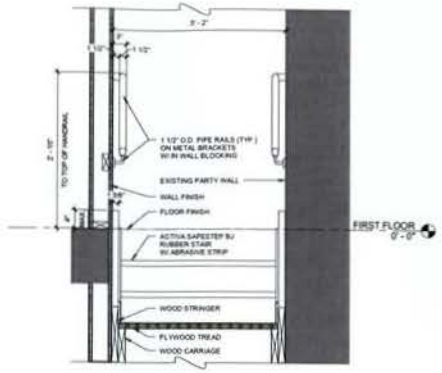
6/17/2015 5:02:48 PM



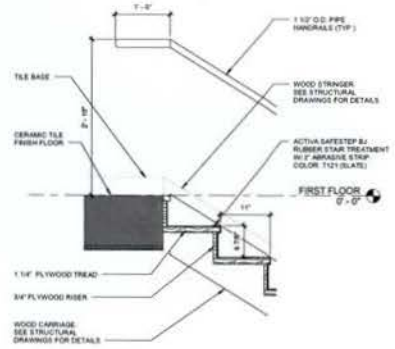
3 ENLARGED STAIR FIRST FLOOR PLAN
1/2" = 1'-0"



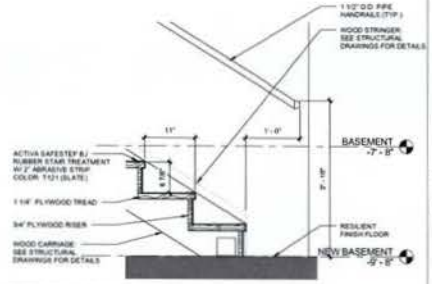
2 ENLARGED STAIR BASEMENT PLAN
1/2" = 1'-0"



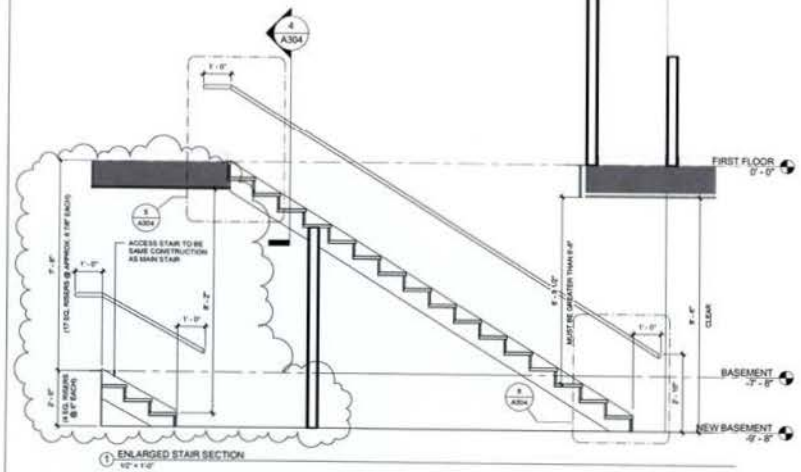
4 SECTION THROUGH STAIR
1" = 1'-0"



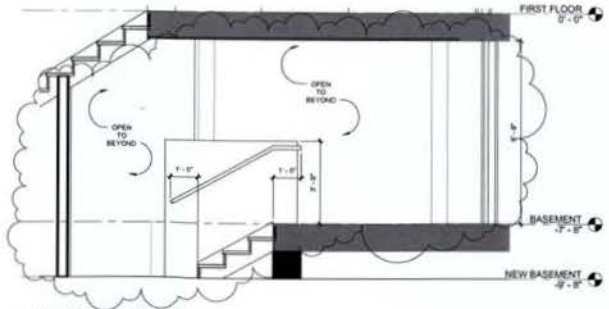
5 STAIR DETAIL AT LANDING
1" = 1'-0"



6 STAIR DETAIL AT STARTING RISER
1" = 1'-0"



1 ENLARGED STAIR SECTION
1/2" = 1'-0"



7 BASEMENT EGRESS STAIR DETAIL
1/2" = 1'-0"

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ShopHouse Kitchen

NOTES

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License No: ARC5842 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	08/21/2012

ShopHouse
2805 M Street, NW
Washington, DC 20007

ENLARGED STAIR PLAN & DETAILS

A304

Project #	11.024	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			As indicated

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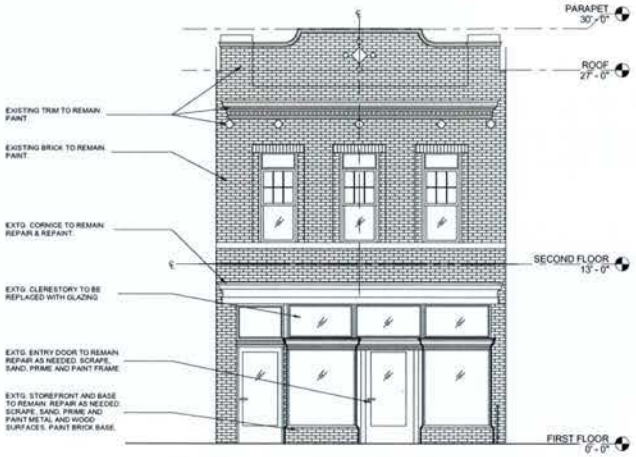
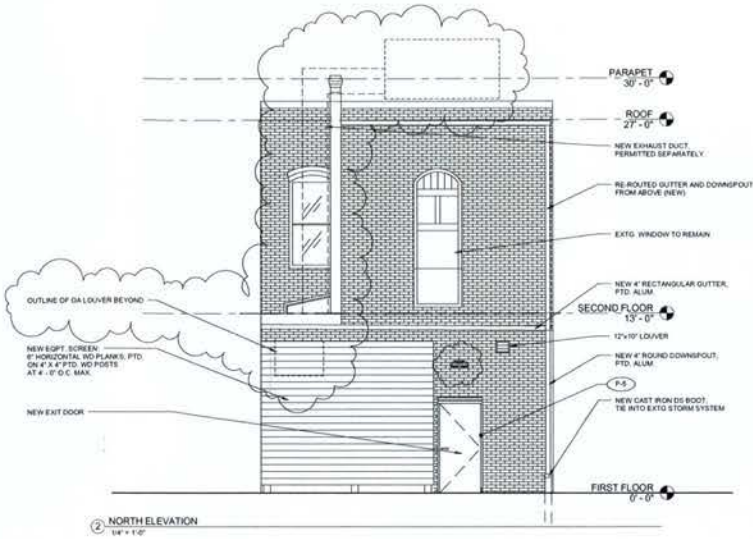
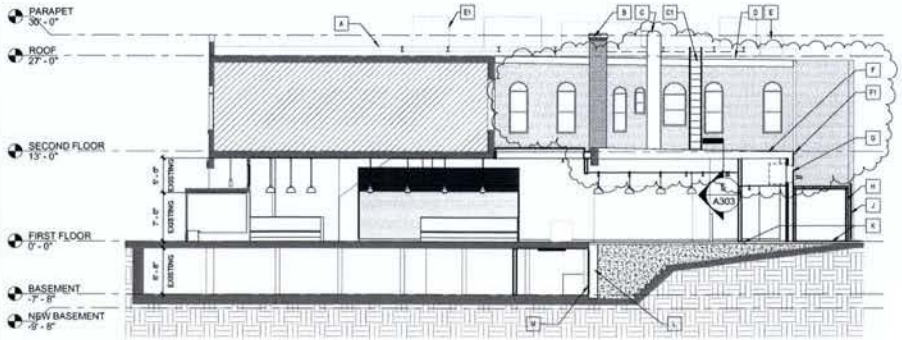


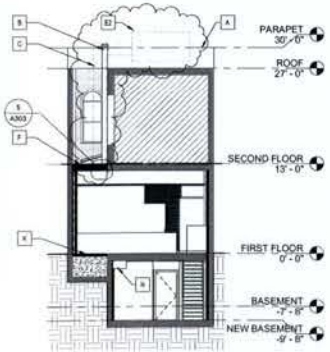
1 SOUTH ELEVATION
1/4" = 1'-0"



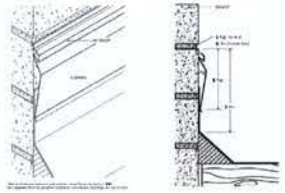
2 NORTH ELEVATION
1/4" = 1'-0"



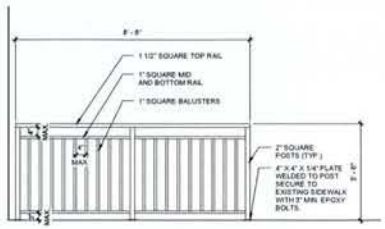
A SECTION AA
1/8" = 1'-0"



B SECTION BB
1/8" = 1'-0"



5 DETAIL OF BRICK FLASHING
N.T.S.



NOTE: ALL COMPONENTS OF GUARDRAIL TO BE PAINTED STEEL.

6 DETAIL OF GUARDRAIL ELEVATION
1/2" = 1'-0"

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SHOPHOUSE KITCHEN

NOTES

A	EXISTING PARAPET BEYOND.
B	EXISTING BRICK SHAFT/FLUE FEFT AS-IS ABOVE FIRST FLOOR.
C	NEW EXHAUST DUCT FOR KITCHEN AT FIRST FLOOR. TO HAVE HIGH TEMP. PAINT (FIELD APPLIED) IN COLOR OF ADJACENT BRICK.
C1	LANDLORD-INSTALLED ROOF ACCESS LADDER TO REMAIN.
D	EXISTING COPING TO REMAIN.
E	NEW MECH UNIT. SEE MECHANICAL DRAWINGS.
E1	FUTURE MECH UNIT FOR FUTURE TENANT B.
E2	MAKE-UP AIR UNIT
F	NEW LOW SLOPE THERMOPLASTIC ROOFING MEMBRANE ON 5/4" APA RATED PLYWOOD DECK ON JOISTS PER STRUCTURAL DRAWINGS.
F1	NEW 4" RECTANGULAR GUTTER, PTD. ALUM.
G	NEW 42" X 30" DA LOUVER FOR MAU FAN.
H	NEW WALK-IN, PRE-FABRICATED REFRIDGERATED UNIT AT EXTERIOR OF BUILDING.
J	NEW EXTERIOR WOOD SCREEN
K	NEW SLAB ON FILL AND GRADE, SEE STRUCTURAL DRAWINGS.
L	EXISTING SHAFT/FLUE FOR BASEMENT LEVEL LEFT AS-IS. SHAFT/FLUE REMOVED AT FIRST FLOOR
M	EXISTING DOOR REMOVED AND FILLED AT BASEMENT LEVEL. FILL WALL AND FINISH TO MATCH EXISTING ADJACENT.
N	NEW BULKHEAD, AT 7'-6" A.F.F.

PROFESSIONAL SEAL

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SUBMITTALS

#	ISSUANCE	DATE
1	ISSUE FOR PERMIT	03/15/10
2	DOB COMMENT RESPONSE	04/17/11
3	RESPONSE TO COMMENTS	07/30/12
4	RESPONSE TO LANDLORD COMMENTS	06/21/2012

ShopHouse
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Washington, DC 20007

NEW ELEVATIONS & SECTIONS

A303

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:	As indicated		

8/13/2012 7:07:35 PM

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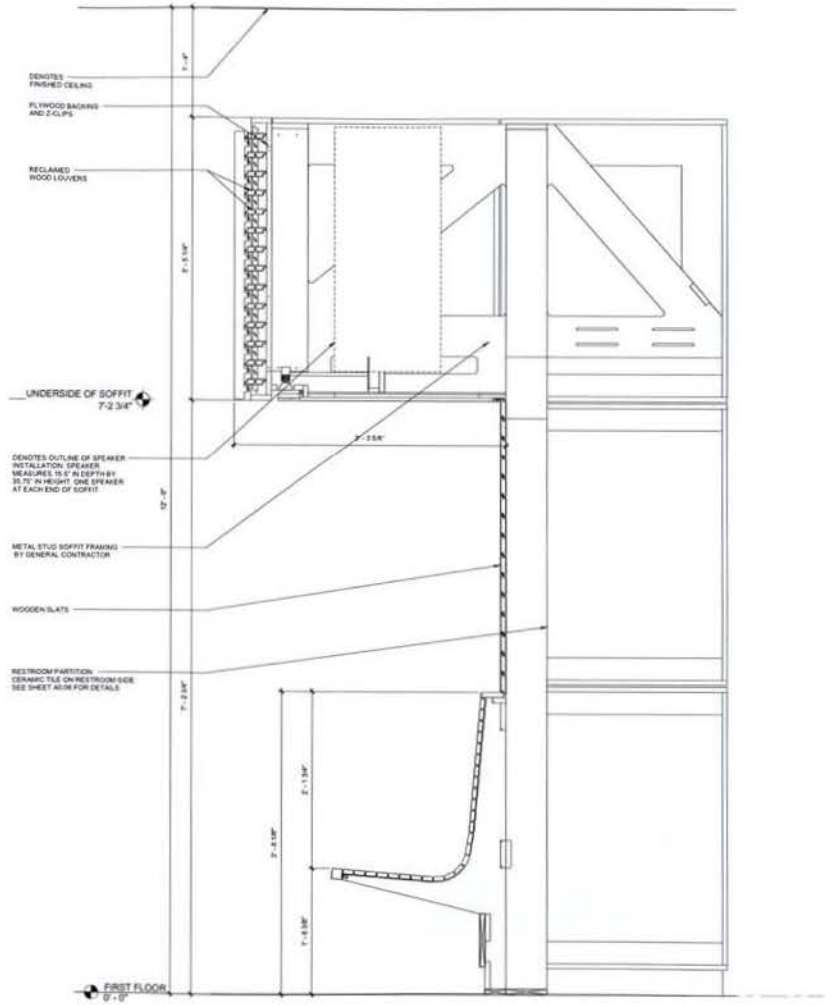

1 BANQUETTE AT LOUVER MODULE
1 1/2" = 1'-0"

streetsense.
4600 East West Highway
Suite 800
Bethesda, Maryland 20814
301.652.9020 (p) • 301.652.9166 (f)
www.streetsense.com

ShopHouse Kitchen

NOTES

PROFESSIONAL SEAL

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the District of Columbia.
License No. ARC5842 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
1	RESPONSE TO COMMENTS	07/30/12

ShopHouse
2805 M Street, NW
Washington, DC 20007

LOUVER WALL DETAILS

A402

Project #	11-024	Date	2012-07-06
Managed By	GLP	Drawn By	GNP
Scale:			1 1/2" = 1'-0"

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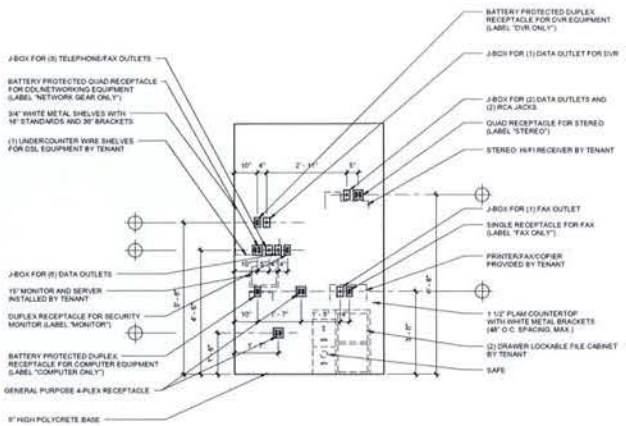
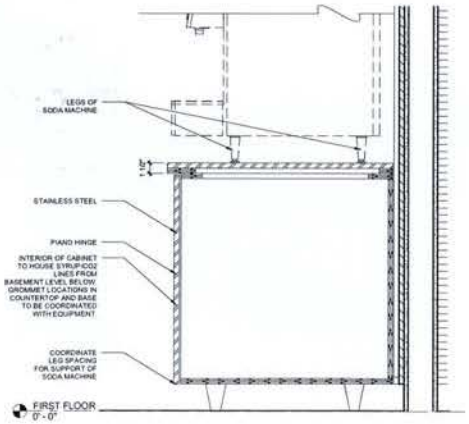
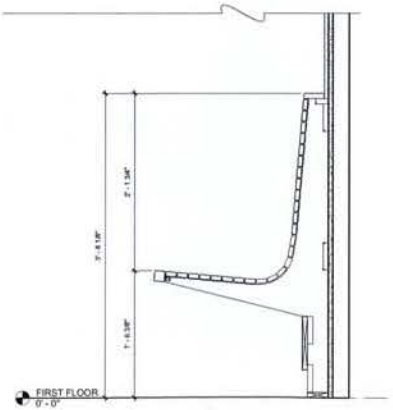


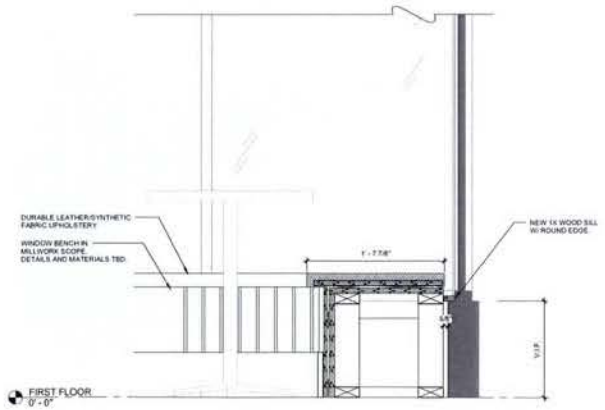
④ INTERIOR ELEVATION AT OFFICE
1/2" = 1'-0"



① DETAIL AT BEVERAGE DISPENSER
1 1/2" = 1'-0"



② BANQUETTE AT PARTITION WALL
1 1/2" = 1'-0"



③ BANQUETTE AT STOREFRONT WINDOW
1 1/2" = 1'-0"

streetsense.
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SHOPHOUSE KITCHEN

NOTES

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License No: ARC5942 Exp. Date: 04/30/2013

SUBMITTALS

#	ISSUANCE	DATE
3	RESPONSE TO COMMENTS	07/30/12

ShopHouse
2805 M Street, NW
Washington, DC 20007

PLAN DETAILS

A401

Project #	11-324	Date	2012-07-06
Managed By	GLP	Drawn By	GMP
Scale:	As indicated		

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