

SYMBOLS

X

X

DETAIL NUMBER

DRAWING NUMBER WHERE DETAIL IS DRAWN

X

X

SECTION NUMBER

DRAWING NUMBER WHERE DETAIL IS DRAWN

X

X

ELEVATION NUMBER

DRAWING NUMBER WHERE ELEVATION IS DRAWN

X

REVISION NUMBER

REVISION CLOUD

NEW DOOR

EXISTING DOOR TO REMAIN

EXIST. WALL TO BE DEMOLISHED

NEW GYP. BOARD PARTITION

X

SHEAR WALL TYPE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	OFOI	OWNER FURNISHED OWNER INSTALLED
ALUM.	ALUMINUM	ORIG	ORIGINAL
APPROX	APPROXIMATE	PLYWD	PLYWOOD
ARCH	ARCHITECTURAL	PNL	PANEL(S)
ATC	ACOUSTIC TILE CEILING	PT	PRESSURE TREATED
BD	BOARD	PTD	PAINTED
BLDG	BUILDING	PTN	PARTITION
BLKG	BLOCKING	RD	ROOF DRAIN
B.O.	BOTTOM OF	R.O.	ROUGH OPENING
CG	CORNER GUARD	REQ'D	REQUIRED
CMU	CONCRETE MASONRY UNIT	SECT	SECTION
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	SG	SPLASH GUARD
COL	COLUMN	S	SOUTH
CONST	CONSTRUCTION	SL	SLIDER, SLIDING
CONC	CONCRETE	SS	STAINLESS STEEL
CPT	CARPET	STN	STONE
DTL	DETAIL	STOR	STORAGE
DIA	DIAMETER	SUSP	SUSPENDED
DIM	DIMENSION	SVF	SEAMLESS VINYL FLOORING
DN	DOWN	SYMM	SYMMETRICAL
DR	DOOR	TD	TRENCH DRAIN
DWG	DRAWING(S)	T&G	TONGUE & GROVE
E	EAST	TEMP	TEMPORARY
EA	EACH	THK	THICK
EF	EXHAUST FAN	T.O.	TOP OF
ELEC	ELECTRICAL	T.O.S	TOP OF STEEL OR SLAB
EQ	EQUAL	TYP	TYPICAL
ETR	EXISTING TO REMAIN	U/C	UNDER COUNTER
EXIST	EXISTING	UV	ULTRA VIOLET
FEC	FIRE EXTINGUISHER CABINET	VCT	VINYL COMPOSITION TILE
FF	FINISHED FLOOR	VNL	VINYL
FG	FULL GLASS	W	WEST
FO	FACE OF	W/	WITH
FRT	FIRE RETARDANT TREATED	W/O	WITHOUT
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	WDO	WINDOW
GYP BD	GYPSUM WALL BOARD		
HC	HANDICAP		
HDW	HARDWARE		
HM	HOLLOW METAL		
INST	INSTALL(ATION)		
INT	INTERIOR OR INTEGRAL		
LB	POUND		
LU	LEG UNIT		
MAT	MATERIAL		
MECH	MECHANICAL		
MET	METAL		
MDF	MEDIUM DENSITY FIBERBOARD		
MFG	MANUFACTURER		
MO	MASONRY OPENING		
MTD	MOUNTED		
NIC	NOT IN CONTRACT		
N	NORTH		
PLAM	PLASTIC LAMINATE		
PRESS	PRESSURE		
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED		



5753 LOTS 73-75

CODE ANALYSIS

LOT/SQUARE	5753 LOTS 0073, 0074, 0075,		
LEGAL JURISDICTION	DISTRICT OF COLUMBIA		
APPLICABLE CODES	INTERNATIONAL BUILDING CODE 2012, INTERNATIONAL PLUMBING CODE 2012, INTERNATIONAL MECHANICAL CODE 2012, INTERNATIONAL FIRE CODE 2012, INTERNATIONAL PROPERTY MAINTENANCE CODE 2012, INTERNATIONAL RESIDENTIAL CODE 2012, INTERNATIONAL FUEL CODE 2012, INTERNATIONAL ENERGY CONSERVATION CODE 2012, NFPA NATIONAL ELECTRICAL CODE 1996, DCMR 12 (2009), DCMR TITLE 11, DCMR 13, DCMR 13A		
IBC CONSTRUCTION TYPE	IIB		
IBC USE GROUP	R3		
ZONING CLASSIFICATION	R-5-A		
MAXIMUM ALLOWABLE HEIGHT	40'		
REAR YARD	20'		
SIDE YARD	NONE REQUIRED		
	0073	0074	0075
SQUARE FOOTAGE OF LOT	1851	1943	1999
LOT WIDTH/ STREET FRONTAGE	20'	20'	20'
BUILDING FOOTPRINT	738	738	738
% OF LOT OCCUPANCY	39.9	38.0	36.9
NUMBER OF STORES	2	2	2
FAR	0.78	0.76	0.74
FIRE RATING OF BEARING/PARTI WALLS	2		
FIRE RATING OF NON-BEARING WALLS	0		
FIRE RATING OF FLOOR	1		
OCCUPANT LOAD (PER FLOOR)	2		
FULLY SPRINKLERED	YES		

DRAWING INDEX

A0.0	COVER SHEET
A1.1	FLOOR PLANS
A3.1	ELEVATIONS

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, ORDINANCES, REGULATIONS AND LAWS OF THE DISTRICT OF COLUMBIA.
- DO NOT START CONSTRUCTION UNTIL ALL REQUIRED PERMIT APPROVALS ARE OBTAINED.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS SHOWN OR IMPLIED ON THE DRAWINGS U.N.O.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN IN THE DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING ANY WORK.
- ALL DIMENSIONS ARE TO FINISHED FACE OF CONSTRUCTION U.N.O.
- ALL WINDOW AND DOOR OPENING DIMENSIONS ARE TO ROUGH OPENING.
- ALL PENETRATIONS THROUGH EIFS SHALL BE SEALED WITH MANUFACTURER APPROVED SEALANTS.
- CAULK ALL JOINTS AROUND OPENINGS TO PROVIDE A WATER TIGHT AND AIR TIGHT SEAL. JOINTS GREATER THAN 3/8" SHALL BE FILLED WITH BACK UP MATERIAL. EXPOSED CAULKING AND SEALANT SHALL MATCH IN COLOR ALL ABUTTING MATERIAL AND NATURAL OR PAINTED FINISHES.
- CERAMIC TILE GROUT SHALL MATCH AS CLOSELY AS POSSIBLE THE ADJACENT FIELD TILE COLOR.
- EXTERIOR SHEATHING TO BE GEORGIA PACIFIC DENSEGLASS GOLD.
- CONTRACTOR SHALL PROVIDE MOCK UP OF EXTERIOR EIF FINISHES PRIOR TO ERECTION.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT IN WRITING.
- CONTRACTOR SHALL PROVIDE ALL SUBS WITH A COMPLETE SET OF APPROVED CONSTRUCTION DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- APPROVED FLASHINGS SHALL BE PROVIDED AT THE TOP AND SIDES OF ALL WINDOW AND EXTERIOR DOOR OPENINGS, WALL AND ROOF INTERSECTIONS, ROOF VALLEYS AND ALL ROOF PENETRATIONS.
- GLAZING SHALL COMPLY WITH SAFETY GLAZING AND CODE STANDARDS.
- EXCESSIVELY NOISY CONSTRUCTION TASKS SHALL NOT BE CARRIED OUT AFTER 7PM.
- WHERE DOOR DIMENSIONS ARE NOT GIVEN, THE DIMENSION SHALL BE 3" FROM THE FINISHED FACE OF DRYWALL TO FACE OF ROUGH OPENING.
- PROVIDE ALL BASES, BLOCKING AND ANCHORS REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.
- CONTRACTOR SHALL REPLACE ALL EXISTING CONCRETE CURBS & GUTTERS AS NECESSARY.

LOCATION MAP

VICINITY MAP

CLIENT:

PROJECT TITLE:

5753 LOTS 73-75

DESIGNER	VEGA
DRAFTER	AU
CHECKED	AU
DATE	1/12/13
SCALE	AS SHOWN
PROJ. #	12055
PROJ. MGR	
PROJ. OFCR.	

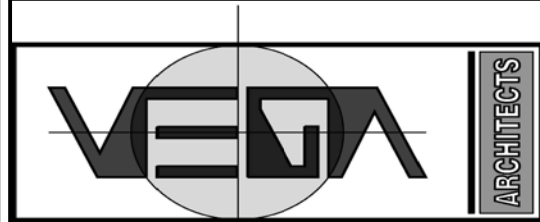
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COVER SHEET

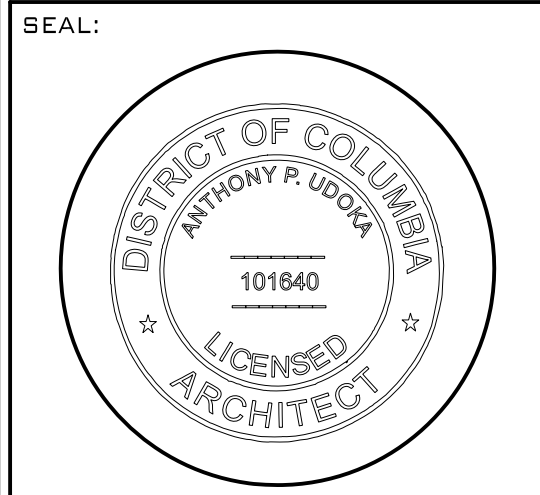
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A0.0

Record & Zoning Adjustment
Plans of Building
AS-NO-10-03
EXHIBIT NO.10



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MARK	REVISION	DATE

CLIENT:

PROJECT TITLE:

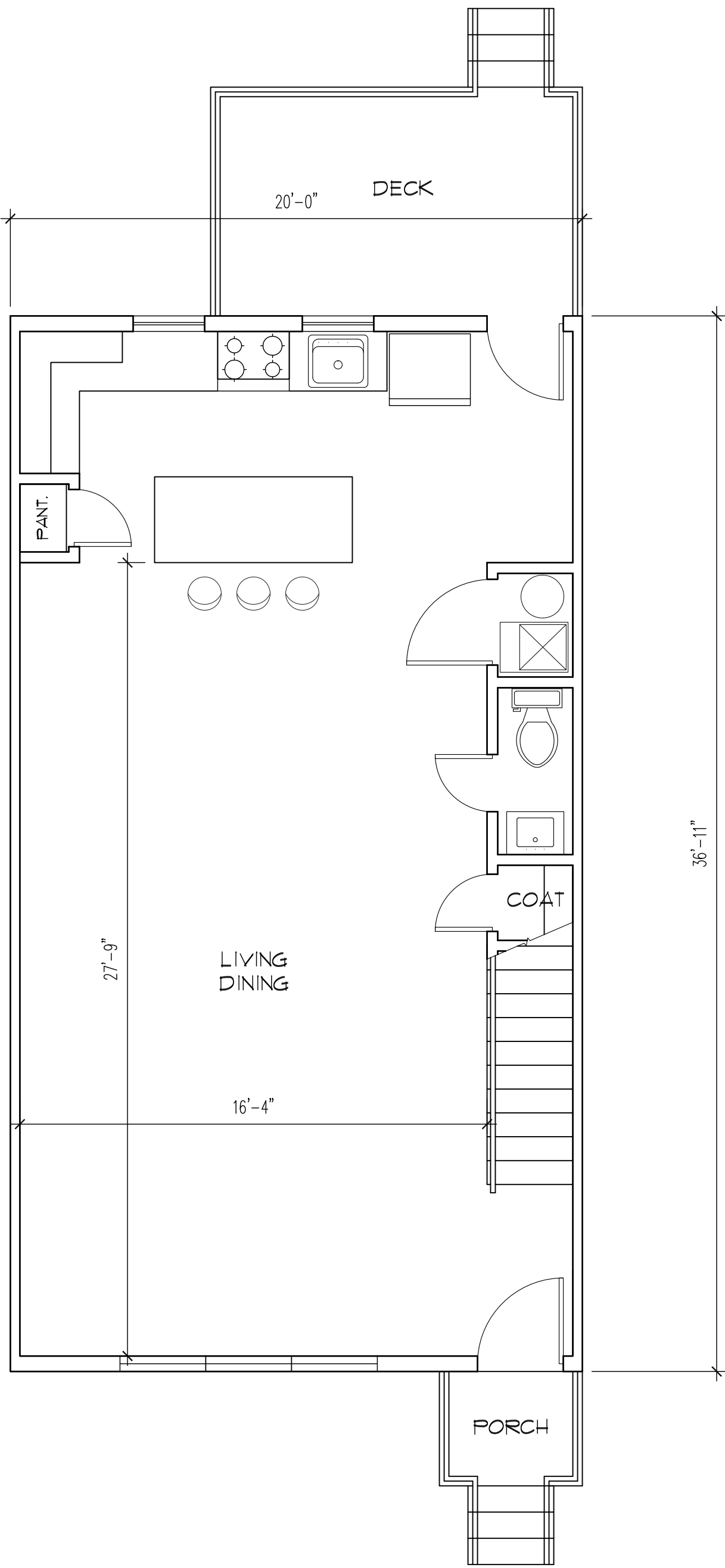
5753 LOTS 73-75

DESIGNER	VEGA
DRAFTER	AU
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DATE	1/12/13
SCALE	AS SHOWN
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PROJ. OFCR	

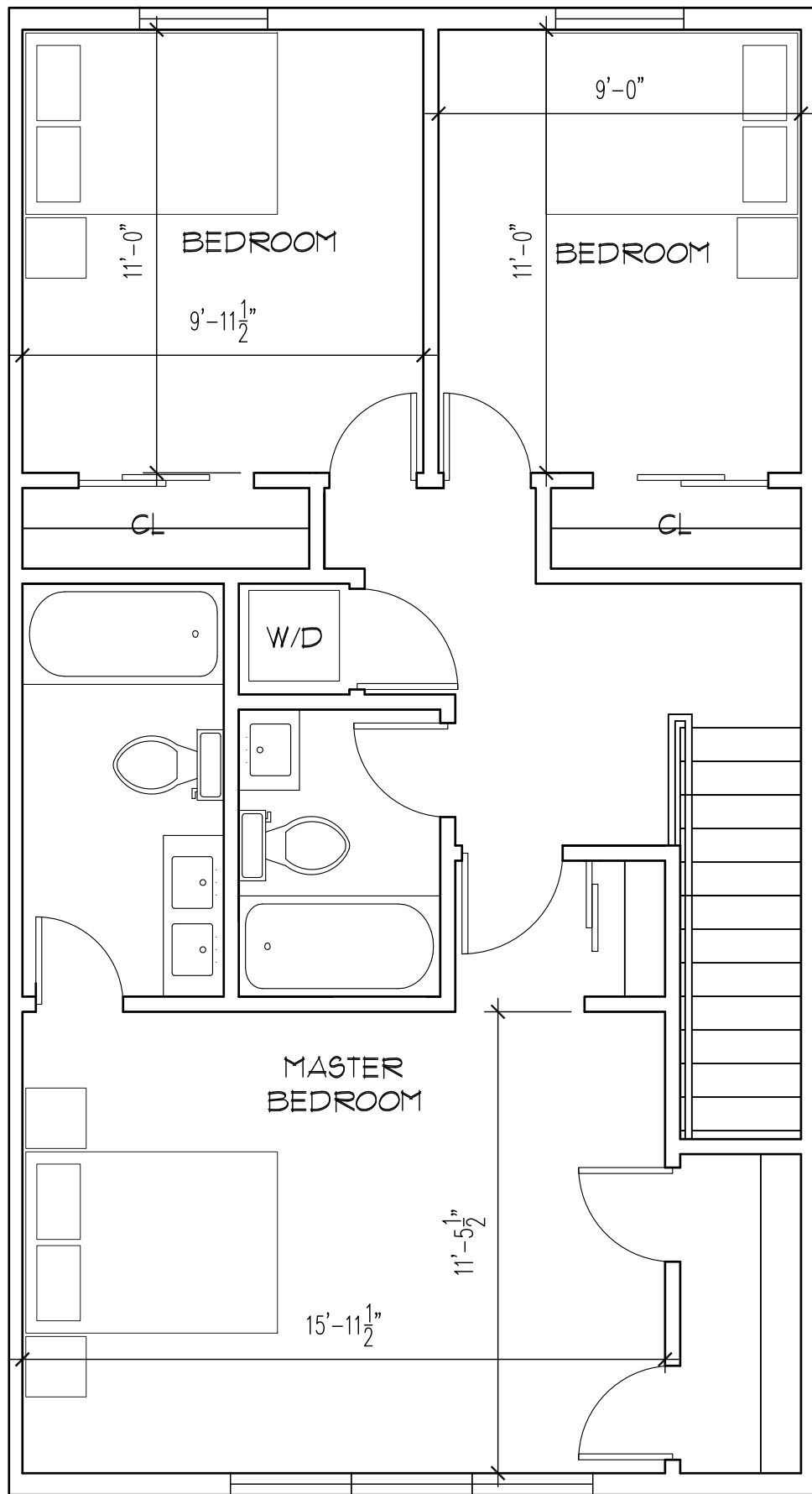
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FLOOR PLANS

SHEET NUMBER:

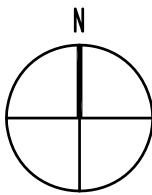
A1.1

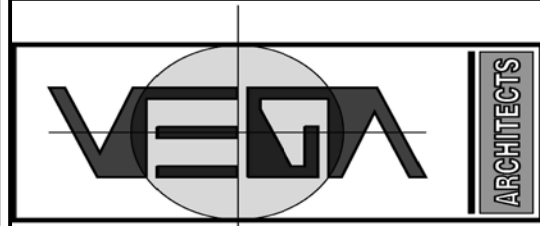


42 1ST FLOOR PLAN - TYP.
A1.1 3/16"= 1'-0"



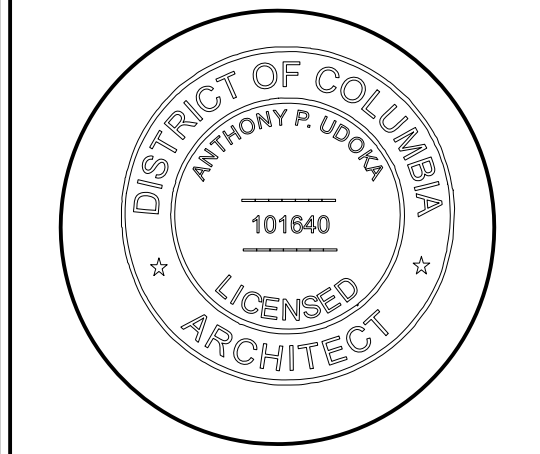
43 2ND FLOOR PLAN - TYP.
A1.1 3/16"= 1'-0"





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SEAL:



MARK	REVISION	DATE

CLIENT:

PROJECT TITLE:

5753 LOTS 73-75

DESIGNER	VEGA
DRAFTER	AU
CHECKED	AU
DATE	1/12/13
SCALE	AS SHOWN
PROJ. #	12055
PROJ. MGR	
PROJ. DFCR.	

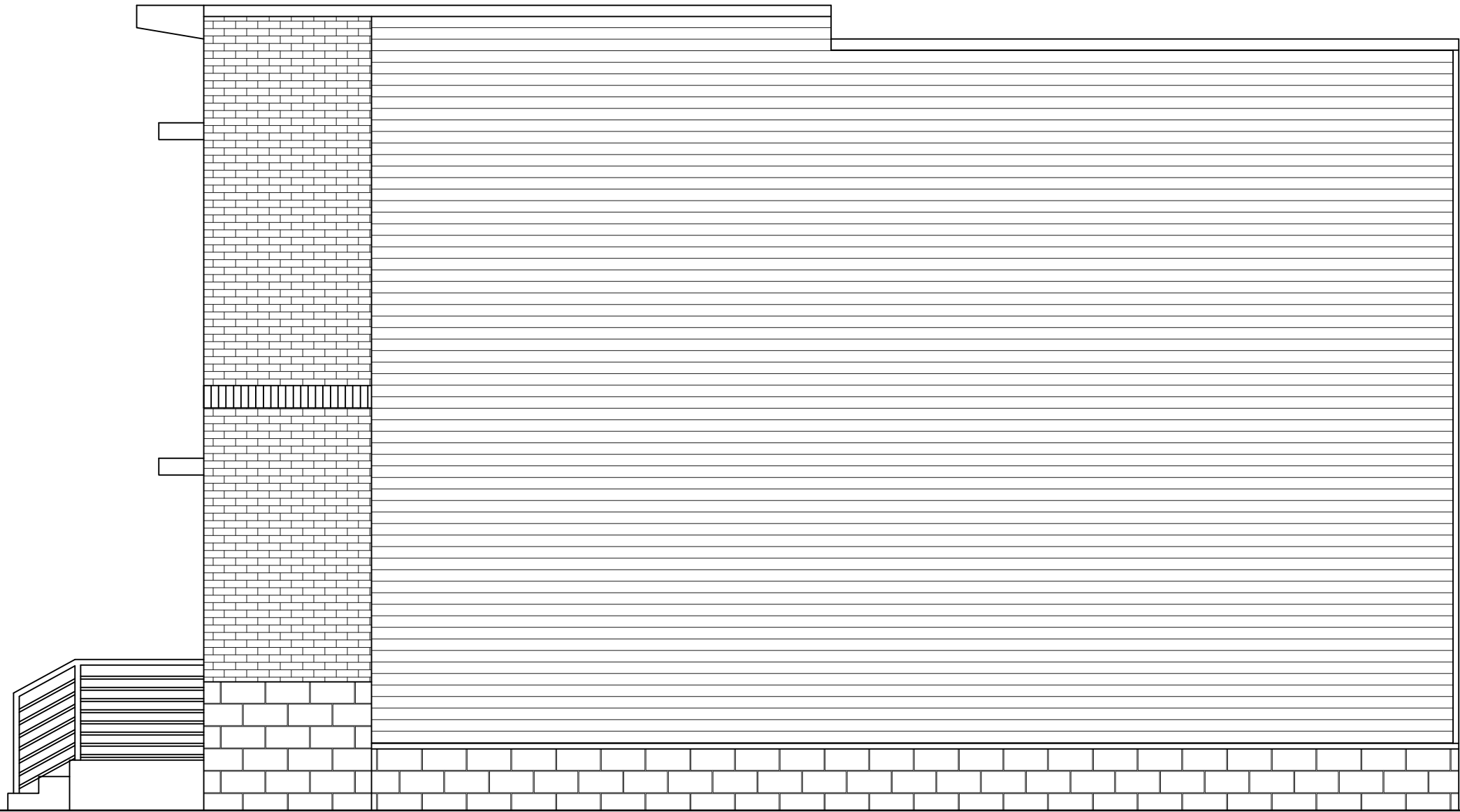
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EXTERIOR ELEVATIONS

SHEET NUMBER:

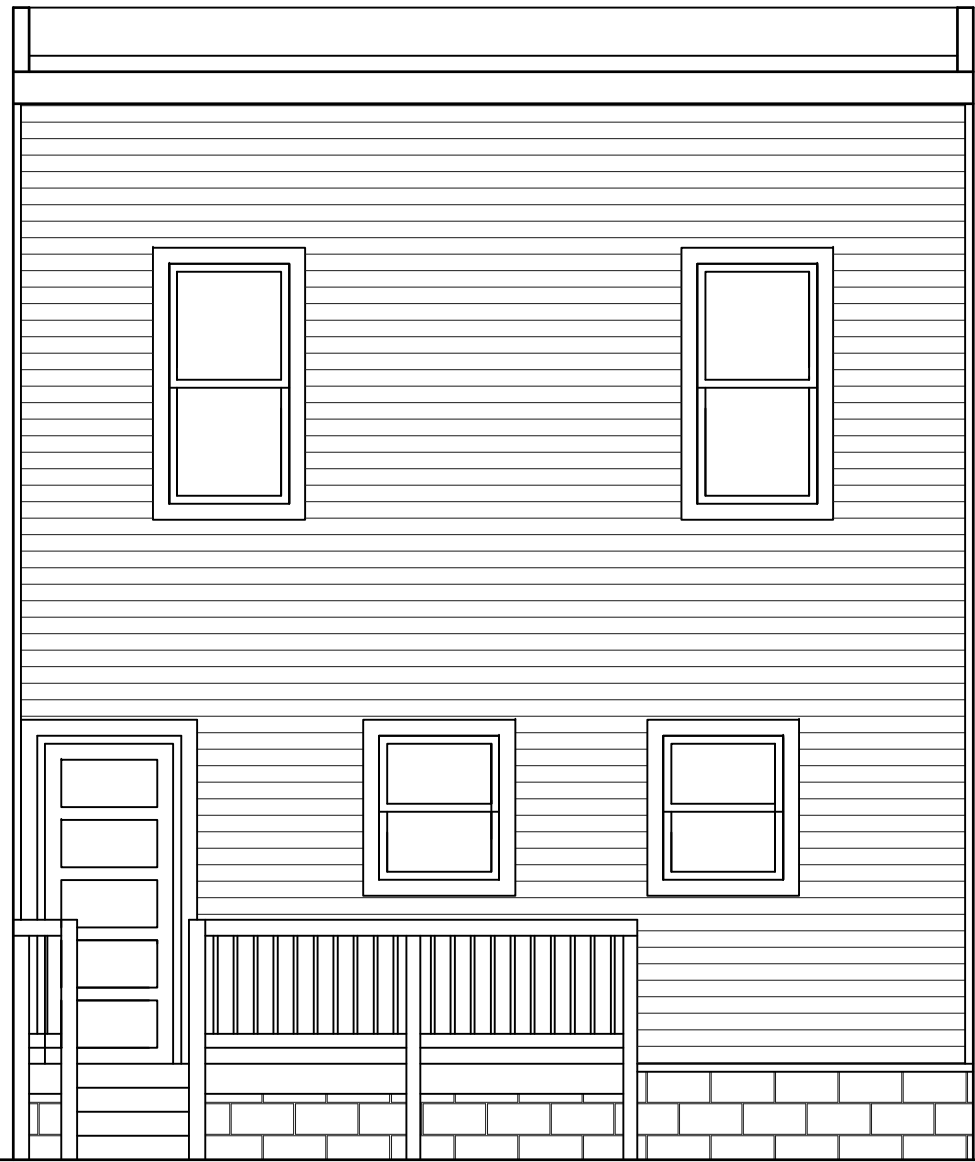
A3.1



41 FRONT ELEVATION
A3.1 1/4" = 1'-0"



43 SIDE ELEVATION
A3.1 1/4" = 1'-0"



44 REAR ELEVATION
A3.1 1/4" = 1'-0"