

DESIGN PACKAGE - BZA APPLICATION

SINGLE FAMILY DWELLING CONVERSION TO
8 UNIT APARTMENT BUILDING



1264 HOLBROOK TERRACE NE



1264
HOLBROOK TERRACE NE

1264 HOLBROOK TER. NE

WASHINGTON D.C.

SQ. --- LOT : ---

ZONE: R4

RAM DESIGN LLC 1200 G STREET NW SUITE 800 WASHINGTON D.C. 20005 | 703.405.9976 , 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.19173
EXHIBIT NO.8



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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 8, 2015

Plat for Building Permit of: SQUARE 4055 LOT 840

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3670 - A

Receipt No. 15-01885

Furnished to: RAMY ALI

Surveyor, D.C.

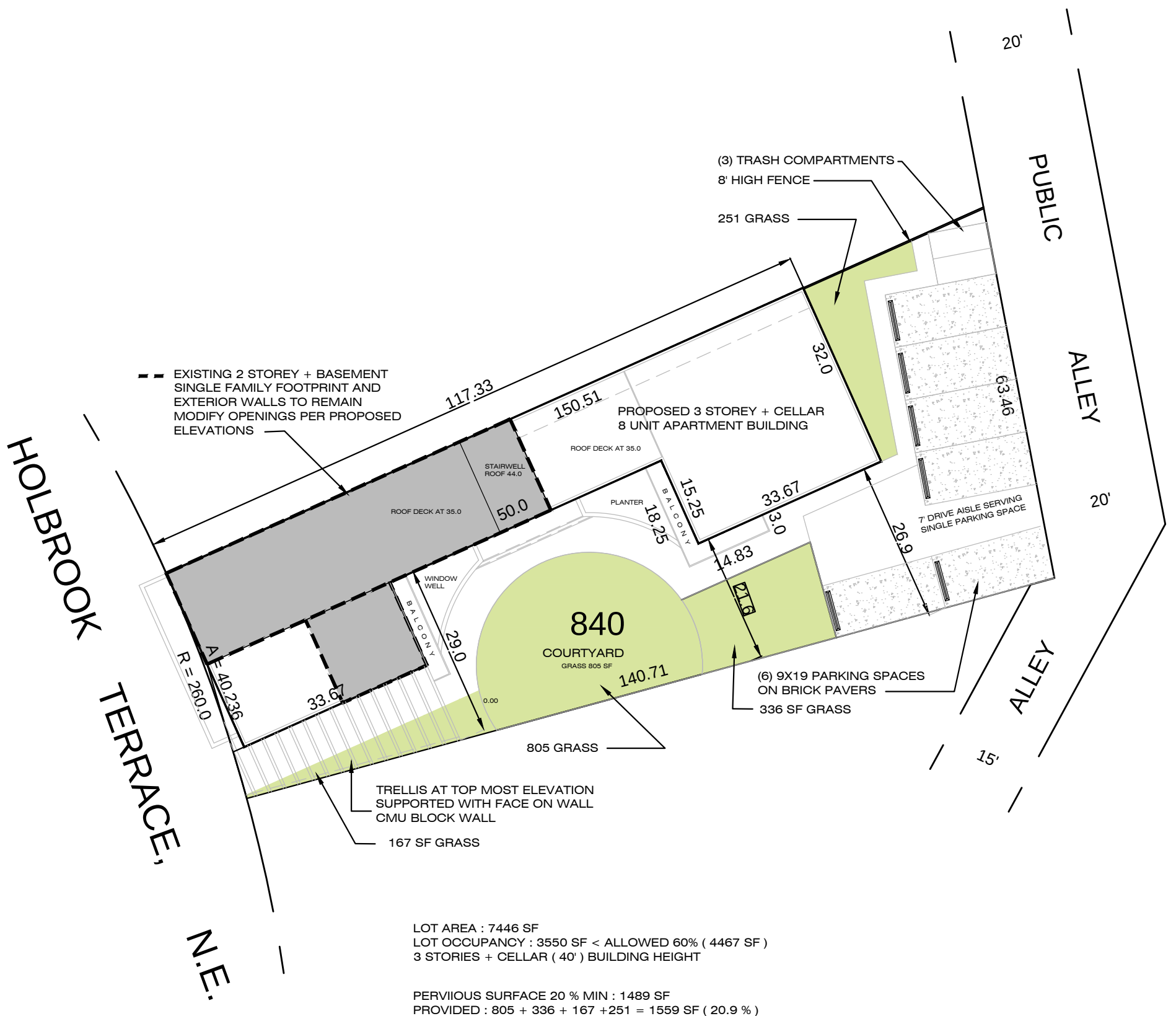
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 1100 4th St SW, 2nd Floor.

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 1264	Street Name HOLBROOK TERRACE	Quadrant NE	Unit / Suite	Application Date
Square 4055	Suffix	Lot 0840	Proposed use RESIDENTIAL BUILDING	File Job #

B. Owner & Contact Information

Agent must be an individual -- not a company.

Owner of Building or Property	Complete mailing address (include zip)	Phone Number(s)	Email
Agent for owner, if applicable	Complete mailing address (include zip)	Phone Number(s)	Email

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, floor plans).

District R-4	Overlay(s), if any
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Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcoz.dc.gov/info/reg.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Fill in both columns: numbers must match those on attached applications, plats, and plans.			
Units & Parking Spaces			
Number of dwelling units	1 Units	08 Units	
Number of parking spaces (9' x 19')	1 Units	06 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0 Linear feet	0 Linear feet	
Side Yard* Setback (right when you face property)	23'6" Linear feet	15' Linear feet	
Rear Yard* Setback	60 Linear feet	32'8" Linear feet	
Building Height*	2 Stories	3 Stories	
	28' Feet	40' Feet	
Areas			
Lot Area	7505 Square feet	7505 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	2844 Square feet	8976 Square feet	
Floor Area Ratio*	0 GFA / Lot Area	1.19 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	1422 Square feet	2992 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	18.94 %	39.86 %	
Residential Recreation Space (For multi-family buildings in C-prefixed zoning districts)	Square feet	Square feet	

Project Data / Code Analysis

APPLICABLE CODES	
BUILDING CODE :	IBC 2006
MECHANICAL CODE :	IMC 2006
ELECTRICAL CODE :	NEC 2005
PLUMBING CODE :	IPC 2006
FIRE CODE :	IFC 2006
GAS CODE :	IFGC 2006
CONSTRUCTION CODE :	DC2008
SPRINKLER	NFPA13 - DCMR 12A 2008
DWELLING SEPARATION WALLS	NA
ROOF RAFTERS :	30 SNOW LOAD, 10 DEAD LOAD, TOTAL = 40
FLOOR :	40 LIVE LOAD, 10 DEAD LOAD, TOTAL = 50
EXTERIOR WALL	1HR.
TENANT SEPERATION	NA
SEE PLANS FOR UL ASSEMBLIES	

PROJECT:	
	1264 HOLBROOK TERRACE NE
	WASHINGTON D.C.
OWNER:	
ARCHITECT:	
	RAM DESIGN LLC.
	1200 G STREET NW SUITE 800
	WASHINGTON D.C. 20005
	CONTACT : "AMY" ALI A.AIA
	703.405.9976 ramdesigngroup@gmail.com

BUILDING CODE DATA:	
	2006 INTERNATIONAL BUILDING CODE
	2006 INTERNATIONAL ENERGY CONSERVATION CODE
	2006 INTERNATIONAL PLUMBING CODE
	2006 INTERNATIONAL MECHANICAL CODE
	2005 NATIONAL ELECTRICAL CODE
	2006 INTERNATIONAL FIRE CODE
	2003 ICC/ ANSI A117.1 ACCESSIBILITY CODE
	2006 INTERNATIONAL FUEL CODE
	FAIR HOUSING ACT DESIGN MANUAL - NA

BUILDING DATA:		
	LOCATION:	WASHINGTON D.C.
	DESCRIPTION:	(1) RESIDENTIAL BUILDING 3 STORIES HIGH + BASEMENT
	LAND AREA:	7446.35 SF
	ZONING DISTRICT:	R4
	BUILDING USE GROUP :	RESIDENTIAL (R-2)
	TYPE OF CONSTRUCTION:	VA
	SPRINKLER TYPE:	NFPA13 PER IBC 903.1
	HIGH RISE PROJECT:	NO

BUILDING USES:		
USE:	DESCRIPTION:	
R-2	RESIDENTIAL APARTMENTS	
B	NA	
A-3	NA	
S-1	NA	
M*	NA	

FLOOR AREAS:		
	LOCATION	PROPOSED:
	FLOOR LEVEL:	GROSS GFA
	BASEMENT	2992 SF
	1ST FLOOR	2992 SF
	2ND FLOOR	2992 SF
	3RD FLOOR	2992 SF
	GFA	11,968 SF
NOTES:		
1. SEE DRAWING A-100 FOR FURTHER INFORMATION.		

FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS:		PER IBC TABLE 601	
CONSTRUCTION TYPE:	TYPE: VA (RESIDENTIAL)		
FIRE SEPARATION ASSEMBLIES			
EXIT, EXIT HALLWAYS AND STAIRS	2 HR (SEC 706)		
SHAFT AND ELEVATOR HOISTWAYS	2 HR (SEC 707)		
EXIT ACCESS CORRIDORS	0.5 HR (TABLE 1017.1)		
VERTICAL SEPARATION OF TENANT SPACES	1 HR (SEC 708)		
SMOKE BARRIERS	1 HR (SEC 709)		
STRUCTURAL FRAME:	1 HR		
INCLUDES COLUMNS, GIRDERS, TRUSSES			
STRUCTURAL FRAME SUPPORTING ROOF	0 HR (PER TABLE 601b)		
INCLUDES COLUMNS, GIRDERS, TRUSSES			
BEARING WALLS:			
EXTERIOR	1 HR		
INTERIOR	1 HR		
NONBEARING WALLS AND PARTITIONS	0 HR (PER TABLE 602)		
EXTERIOR			
INTERIOR	0 HR		
FLOOR	1 HR		
INCLUDING SUPPORTING BEAMS AND JOISTS			
ROOF	1 HR		
INCLUDING SUPPORTING BEAMS AND JOISTS			
NOTES:			
1. PROJECT BASED ON CONSTRUCTION TYPE VA (BUILDING: A,D) OR CONSTRUCTION TYPE IIIA (BUILDING B) OVER PODIUM SLAB OF CONSTRUCTION TYPE 1A PER SECTION 509.2 EXCEPTION 4.2.			

OCCUPANT LOADS:					PER IBC 1004.1
SPACE	GSF	OCCUPANCY	AREA PER OCCUPANT	OCCUPANTS	
BASEMENT	2992 SF	R-2	200 SF GROSS	15	
FIRST FLOOR	2992 SF	R-2	200 SF GROSS	15	
2ND FLOOR	2992 SF	R-2	200 SF GROSS	15	
3RD FLOOR	2992 SF	R-2	200 SF GROSS	15	
TOTAL				60	

EXITING REQUIREMENTS:							
USE/SPACE	(a)	(b)	(c)	EXIT WIDTH (in.)			
	OCCUPANT TOTALS	AREA PER OCCUPANT (Table 1004.1.1)	EGRESS WIDTH PER OCCUPANT (Table 1005.1)	REQUIRED WIDTH (Section 1005)	PROVIDED WIDTH SHOWN ON PLANS TOTAL/EA		
			Stair (in.)	Door (in.)	Stair (in.)	Door (in.)	
BASEMENT	60	200 GSF/OCCUPANT	0.2	0.15	12	9	72 36
1ST FLOOR	60	200 GSF/OCCUPANT	0.2	0.15	12	9	72 36
2ND FLOOR	60	200 GSF/OCCUPANT	0.2	0.15	12	9	72 36
3RD FLOOR	60	200 GSF/OCCUPANT	0.2	0.15	12	9	72 36
NOTES:							
1. (*) MINIMUM DOOR CLEAR WIDTH REQUIRED PER SECTION 1008.1.1.							
2. (**) MINIMUM STAIR WIDTH REQUIRED PER SECTION 1009.1.							
3. (***) DENOTES OCCUPANT TOTALS BASED ON ASSUMED FUTURE TENANT TOTALS AND ARE SUBJECT TO REVISION BASED ON ACTUAL TENANT USAGE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT USED IN EXIT CALCULATIONS.							
4. NOT USED.							

EXIT REQUIREMENTS:						
NUMBER AND ARRANGEMENT OF EXITS						
FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT OF MEANS OF EGRESS (SECTION 1005.1)	
	REQ	PROVIDED	ALLOWABLE TRAVEL DISTANCE (TABLE 1016.1)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS (1/4 MIN)	ACTUAL DIST. SHOWN ON PLANS
BASEMENT	1	2	250'	SEE PLANS	SEE PLANS	SEE PLANS
1ST FLOOR	1	1	250'	SEE PLANS	SEE PLANS	SEE PLANS
2ND FLOOR	1	1	250'	SEE PLANS	SEE PLANS	SEE PLANS
3RD FLOOR	1	1	250'	SEE PLANS	SEE PLANS	SEE PLANS
NOTES:						
1. SEE DRAWING A-002 THRU A-002E FOR FLOOR EGRESS DIAGRAMS.						
2. COMMON PATH OF TRAVEL PER SECTION 1014.3 IS 75'-0" (125'-0" USE R-2)						

LIFE SAFETY REQUIREMENTS:				
EMERGENCY LIGHTING:		NO	X	YES
EXIT SIGNS:		NO	X	YES
FIRE ALARM:		NO	X	YES
				PER IBC 903.4
SMOKE DETECTION SYSTEMS:		NO	X	YES
PANIC HARDWARE:		NO	X	YES
FIRE EXTINGUISHERS:		NO	X	YES
				PER IFC 906
STANDPIPES:		NO	X	YES
				PER IBC 905.4
SPRINKLERS:		NO	X	YES
				PER IBC 903.3,1

PARKING GEOMETRICS:					
	SIZE	REQUIRED	CREDIT	PROVIDED	TOTAL
STANDARD	9'-0" X 19'-0"	3		6	0

BUILDING HEIGHT:		PER R5B ZONING DISTRICT			
	ALLOWED:	HIGHEST PT OF ROOF PROPOSED :	AVERAGE GRADE PLANE:	MAXIMUM HEIGHT:	
BUILDING HEIGHT:	40.0'	40.0'	0.0'		
ROOF TOP STRUCTURES					

NUMBER OF EXITS:				PER IBC 1019.1
	REQUIRED	PROVIDED	TOTAL	
BASEMENT				
FIRST FLOOR				
2ND FLOOR				
3RD FLOOR				

FIRE RESISTANCE ASSEMBLIES:	
CONSTRUCTION:	DESCRIPTION
FLOORS:	
RESIDENTIAL: 1ST, 2ND, 3RD,	TJ's FLOOR SYSTEM 1 HR PER UL NO: UL-L534
RESIDENTIAL: CELLAR	6" REINFORCED CONCRETE SLAB
WALLS:	
RESIDENTIAL:	PER WALL PARTITION TYPES, SEE PLANS
ROOF:	
ENGINEERED WOOD ROOF TRUSS SYSTEM 1 HR PER UL NO: UL-P522	
COLUMNS:	
2 HR PER MIN. 16" THK REINF. CONC. (SLICEOUS) W/MIN. 1 1/2" COVER (TABLE 719.(3)	
NOTES:	
1. MINIMUM CONCRETE COVER/ THICKNESS BASED ON IBC TABLE 719.1 AND ASTM E119 TABLE 2.1, 2.3.1	
2. ALL PENETRATIONS THRU FIRE-RATED ASSEMBLIES SHALL BE PROTECTED WITH AN APPROVED THRU-PENETRATION FIRESTOP SYSTEM WITH NO LESS THAN THE REQUIRED RATING OF THE ASSEMBLY PENETRATED.	
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL ALTERNATE FIRE RATED SYSTEMS USED MEET THE REQUIREMENTS OF ALL CURRENT APPLICABLE CODES AND ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION.	
4. PROVIDE FIRESTOPPING AT ALL BRICK/SLAB EDGE CONDITIONS.	

ADDITIONAL FIRE RATING REQUIREMENTS:		
SPACE:	REQUIREMENT:	
STORAGE ROOMS (OVER 100SF) NA	1 HR	PER IBC TABLE 508.2
ELEVATOR MACHINE ROOMS	2 HR	PER IBC 3006.4
TRASH CHUTE NA	2 HR	PER IBC TABLE 707.4
TRASH TERMINATION ROOM (OVER 100SF) NA	1 HR	PER IBC TABLE 508.2
RESIDENTIAL UNIT SEPARATION	1 HR	PER IBC 708.1
RESIDENTIAL CORRIDOR	1 HR	PER IBC TABLE 1017.1
PUMP ROOM NA	1 HR	PER NFPA 20

ZONING REQUIREMENTS:		PER R5B ZONING DISTRICT	
ZONE:	R4		
FAR:	NA		
LOT COVERAGE:	60%		
BUILDING HEIGHT (MAX):	40 FT		
LOT REQUIREMENTS:			
SIZE:	1800 SF		
WIDTH:	18'		
DEPTH:	NO MINIMUM		
YARD REQUIREMENTS:			
FRONT:	NO MINIMUM		
SIDE:	NO REQUIREMENTS		
REAR:	20'		

INTERIOR FINISHES:				PER IBC TABLE 803.5
USE:	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES	
R-2:	C	C	C	

SEAL	
DATE OF RECORD	
CONCEPT	
SD SET	
DD SET	
ENG. REV	
PERMIT SET	

PLAN KEY NOTES

- AHU** CONDENSING TYPE 90% EFFICIENT GAS FIRED UPFLOW FURNACE WITH 80,000 BTU HEATING AND 1.5 TONS ELECTRIC COOLING, 700 CFM
- WH** 50GAL QUICK RECOVERY ELECTRIC "LOWBOY" WATER HEATER. INSTALL SAFEPAN AND DRAIN
- WD** GE. OR SIMILAR STACKABLE WASHER / DRYER TYP. 38"X 36" CLR.
- DW** GE UNDERCOUNTER DISHWASHER OR SIMILAR
- EP** 150 AMP ELECTRIC PANEL
- 2HR-S** 2 HR. RATED SHAFT, CONTINUOUS TO ROOF
- 1HR-C** 1 HR. RATED CEILING THROUGHOUT ALL UNIT

- EXISTING WALLS TO REMAIN
- FIRE RATED WALLS
- 8" CMU WALL AT PARTY WALLS
- 6" PLUMBING WALL

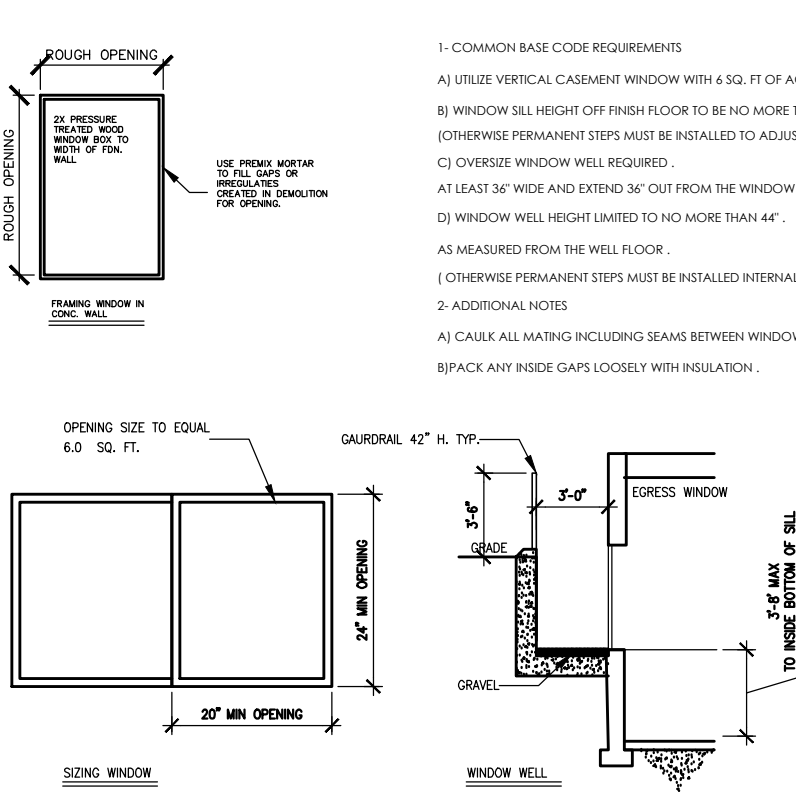
WALL TYPES

- P** 6" PLUMBING WALL
- F** 2HR. RATED WALL
- M** 8" CMU WALL
- V** TYP. INTERIOR WALL (3 1/2" STUD W/GWB EA SIDE
- K** HALF WALL UNDER COUNTER
- C** 12" CMU WALL

- MBA** MASTER BATHROOM
- FB** FULL BATH
- HB** HALF BATH
- DR** DINING ROOM
- LR** LIVING ROOM
- K** KITCHEN
- BR** BEDROOM
- WCL** WALK IN CLOSET
- MBR** MASTER BEDROOM
- STR** STAIRS
- FC** CONDITIONED FIRE CONTROL CLOSET
- FR** FAMILY ROOM

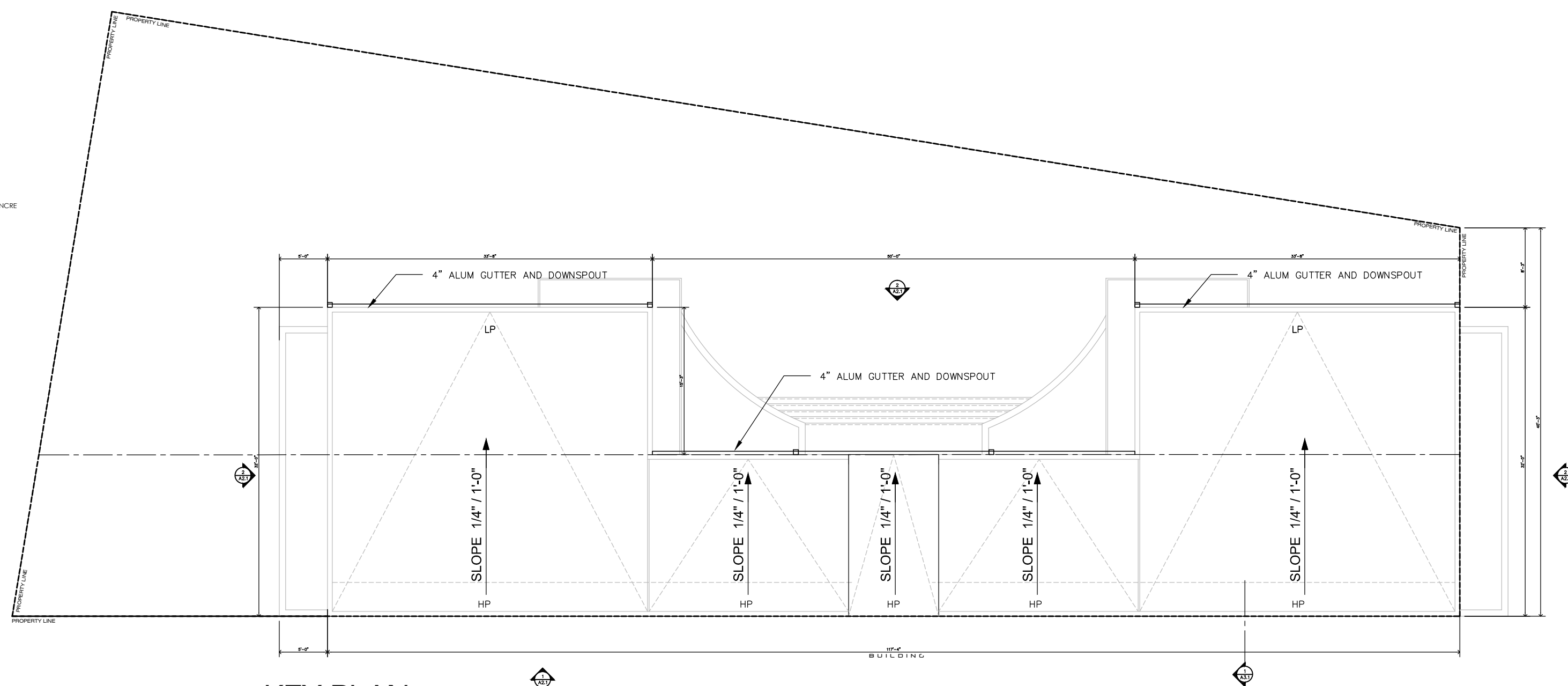
EGRESS WINDOW DETAIL

SCALE: 1/4" = 1'-0"

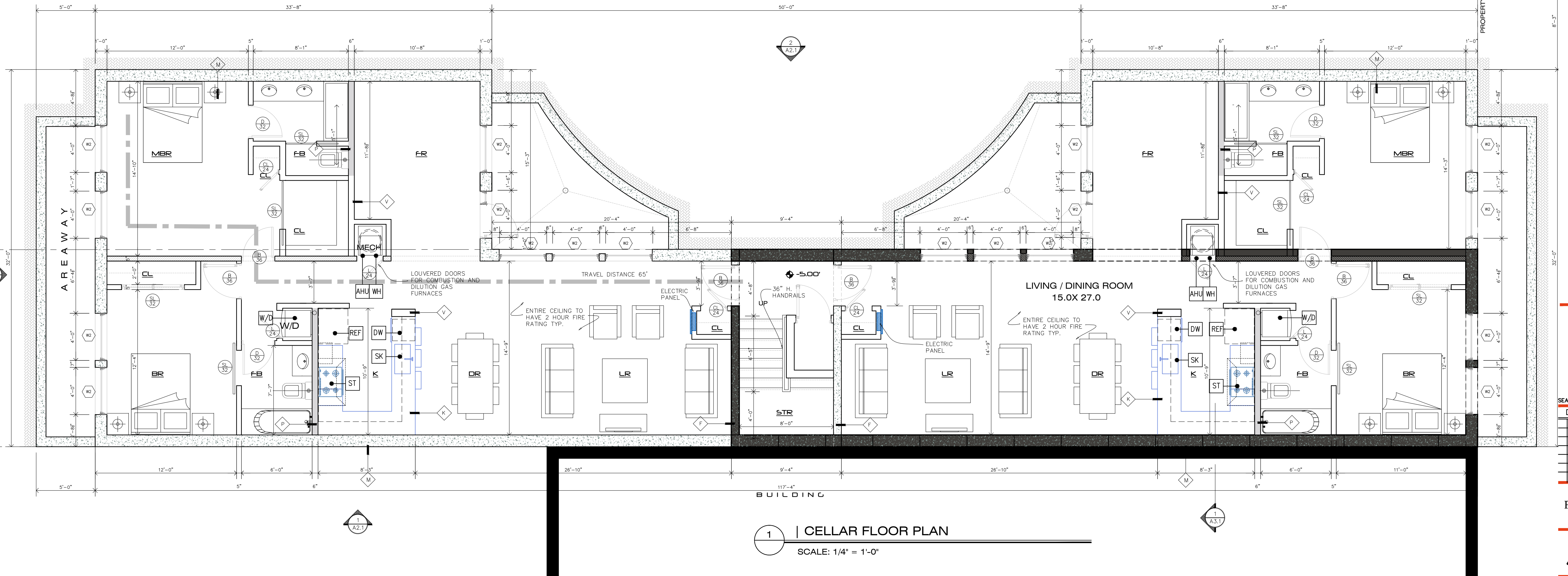


- COMMON BASE CODE REQUIREMENTS
 - A) OTHER VERTICAL GLASS BLOCK WINDOW WITH 4 SQ. FT. OF ACCESS OR BETTER.
 - B) WINDOW SILL HEIGHT OFF FINISH FLOOR TO BE NO MORE THAN 44"
 - C) OVERSEER WINDOW WELL REQUIRED.
 - D) WINDOW WELL HEIGHT LIMITED TO NO MORE THAN 44"
 - E) MEASURED FROM THE WELL FLOOR.
 - F) OTHERWISE PERMANENT STEPS MUST BE INSTALLED INTERNALLY TO WINDOW TO ADJUST INSIDE REQUIREMENT.
- ADDITIONAL NOTES
 - A) CAULK ALL MATING INCLUDING BEAMS BETWEEN WINDOWS AND TRIM, TRIM AND SIDING, AND TRIM AND CONCRETE BACKUP ANY INSIDE GAPS CLOSELY WITH INSULATION.

KEY PLAN



F 2HR. RATED WALL



1 | CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"

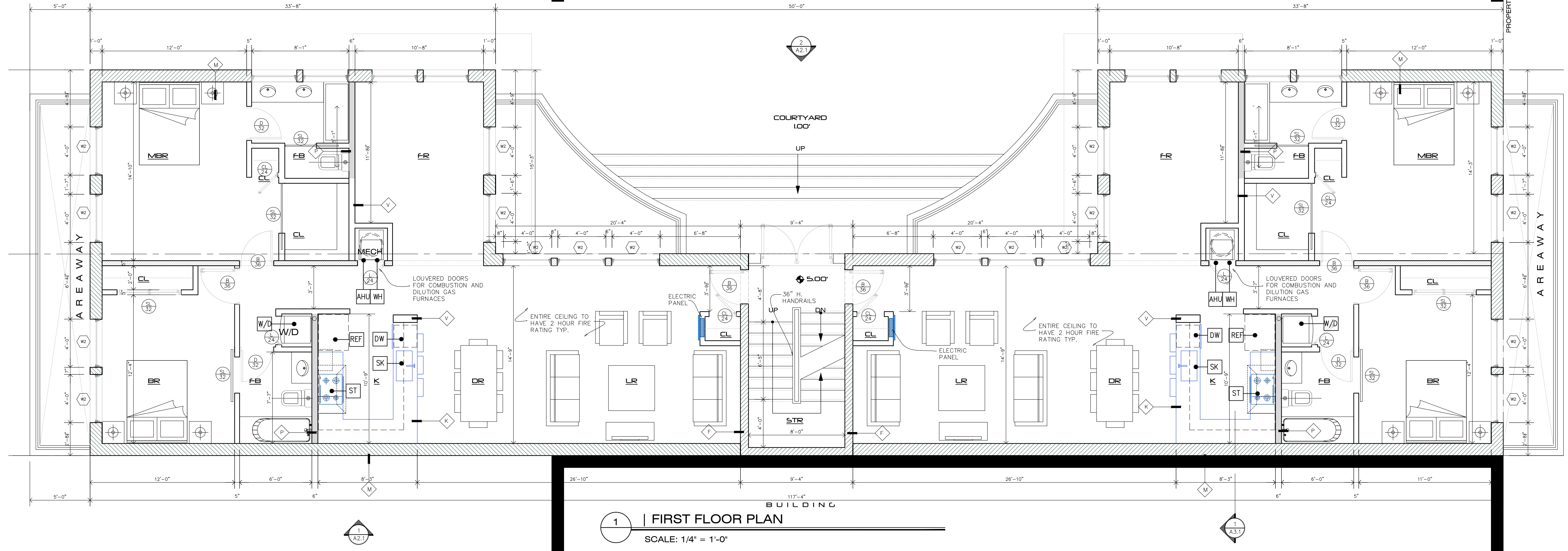
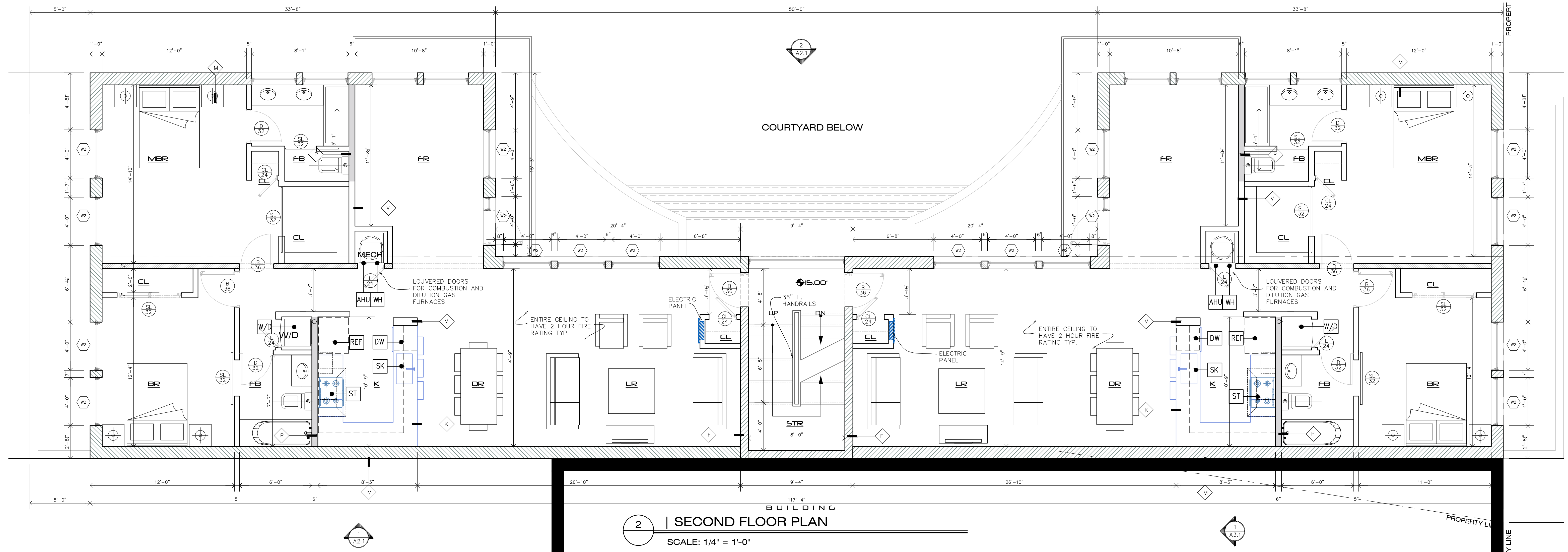
WASHINGTON D.C.
SQ. 4055 LOT : 08-40
ZONE: R 4

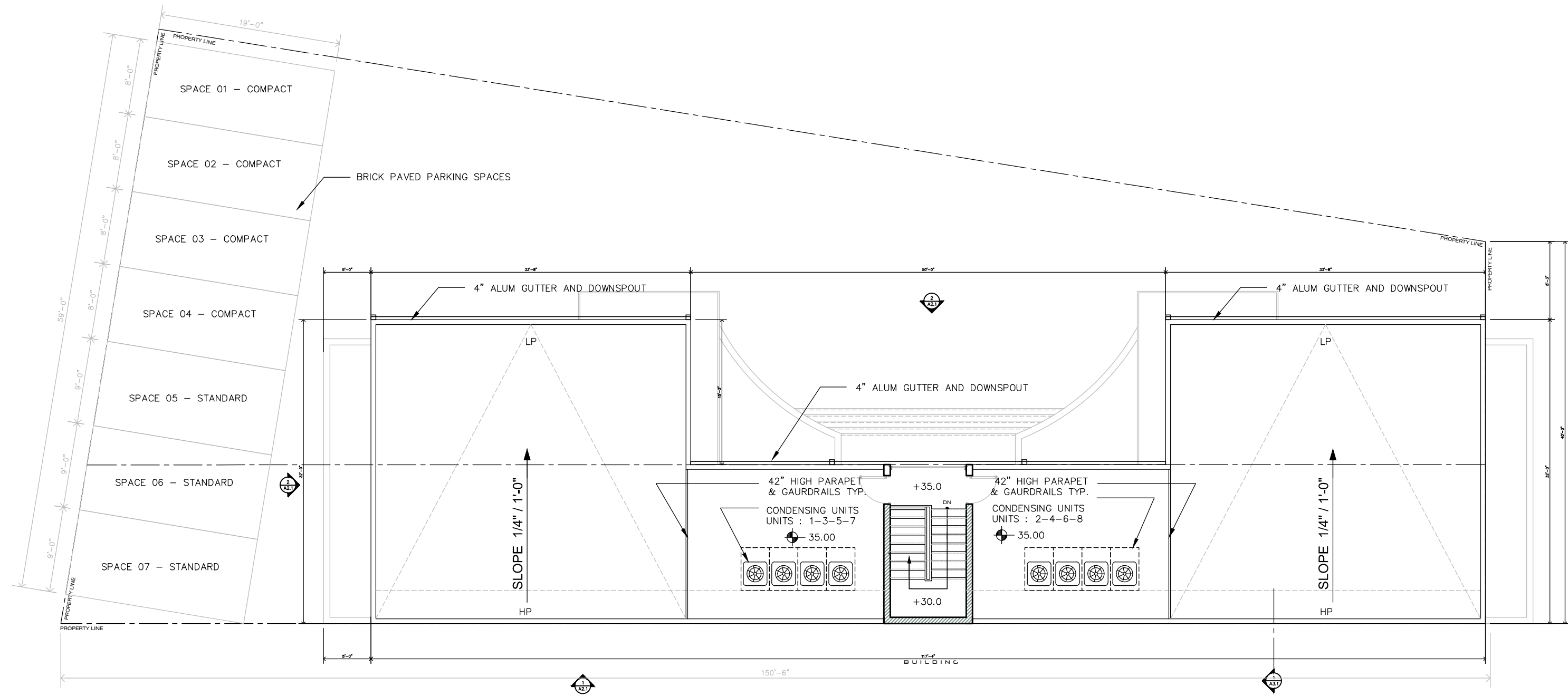
HOLBROOK TERRACE N.E.
1264
8 UNIT APARTMENT BUILDING

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SD SET	
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ENG. REV	
PERMIT SET	

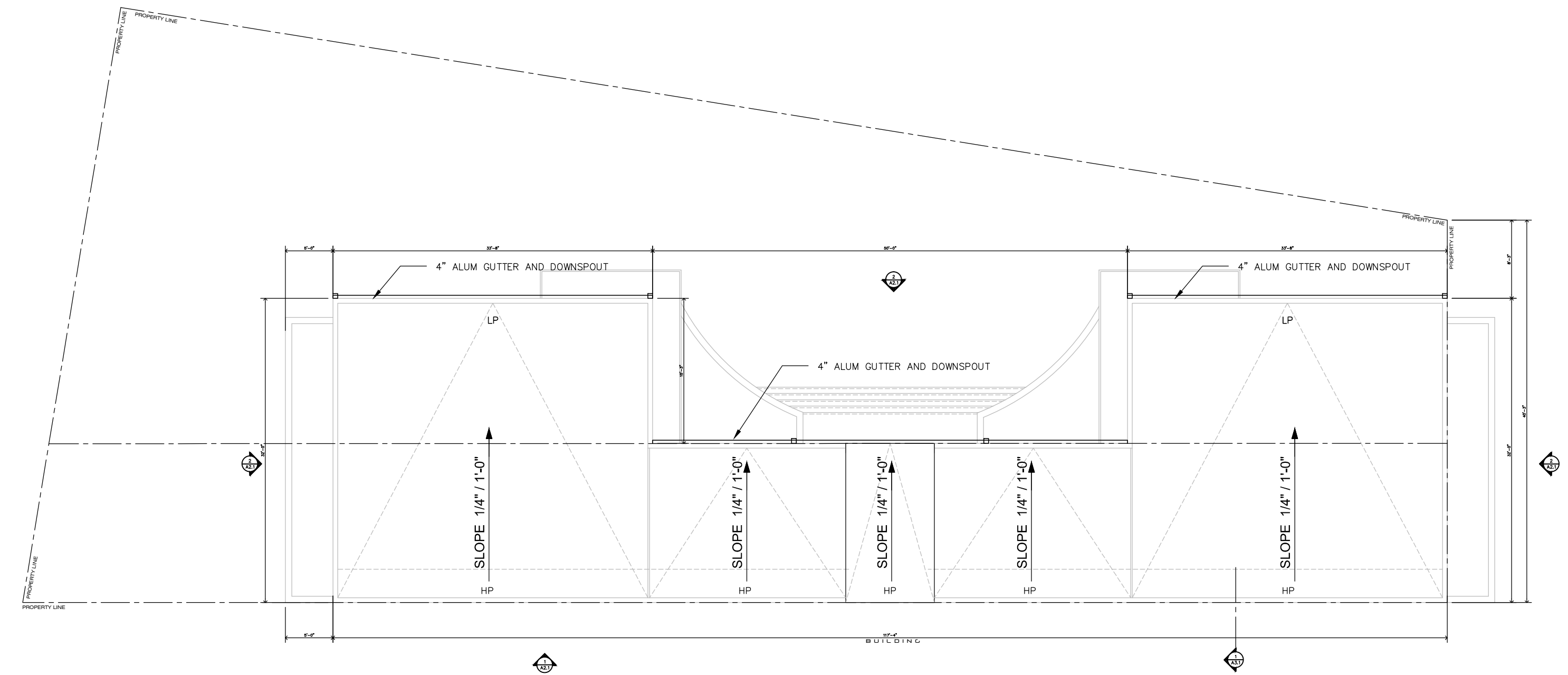
FLOOR PLANS

A.I.I.
PROJECT NO. DC-14 0325
RAM DESIGN LLC
COPYRIGHT 2014

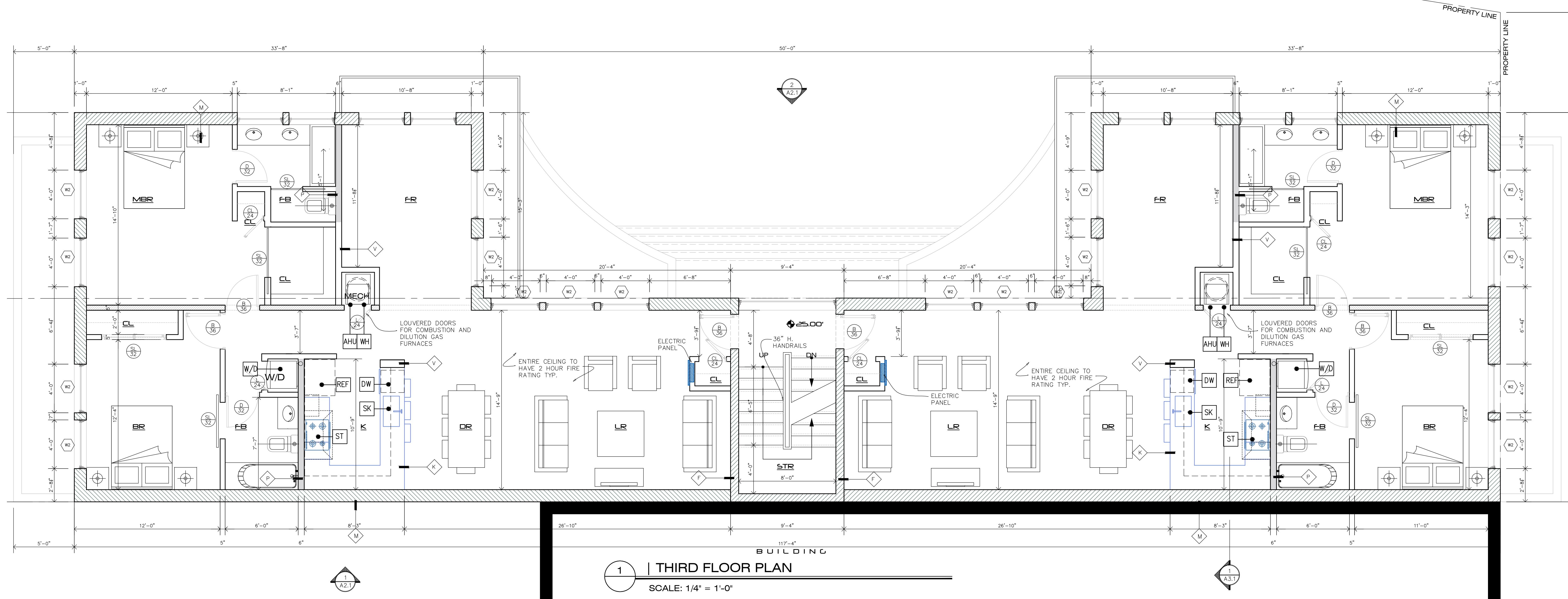




2 ROOF PLAN - MAINTENANCE ACCESS ONLY
SCALE: 3/32" = 1'-0"



3 TOP VIEW
SCALE: 3/32" = 1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEAL	DATE OF RECORD
CONCEPT	
SD SET	
DD SET	
ENG. REV	
PERMIT SET	

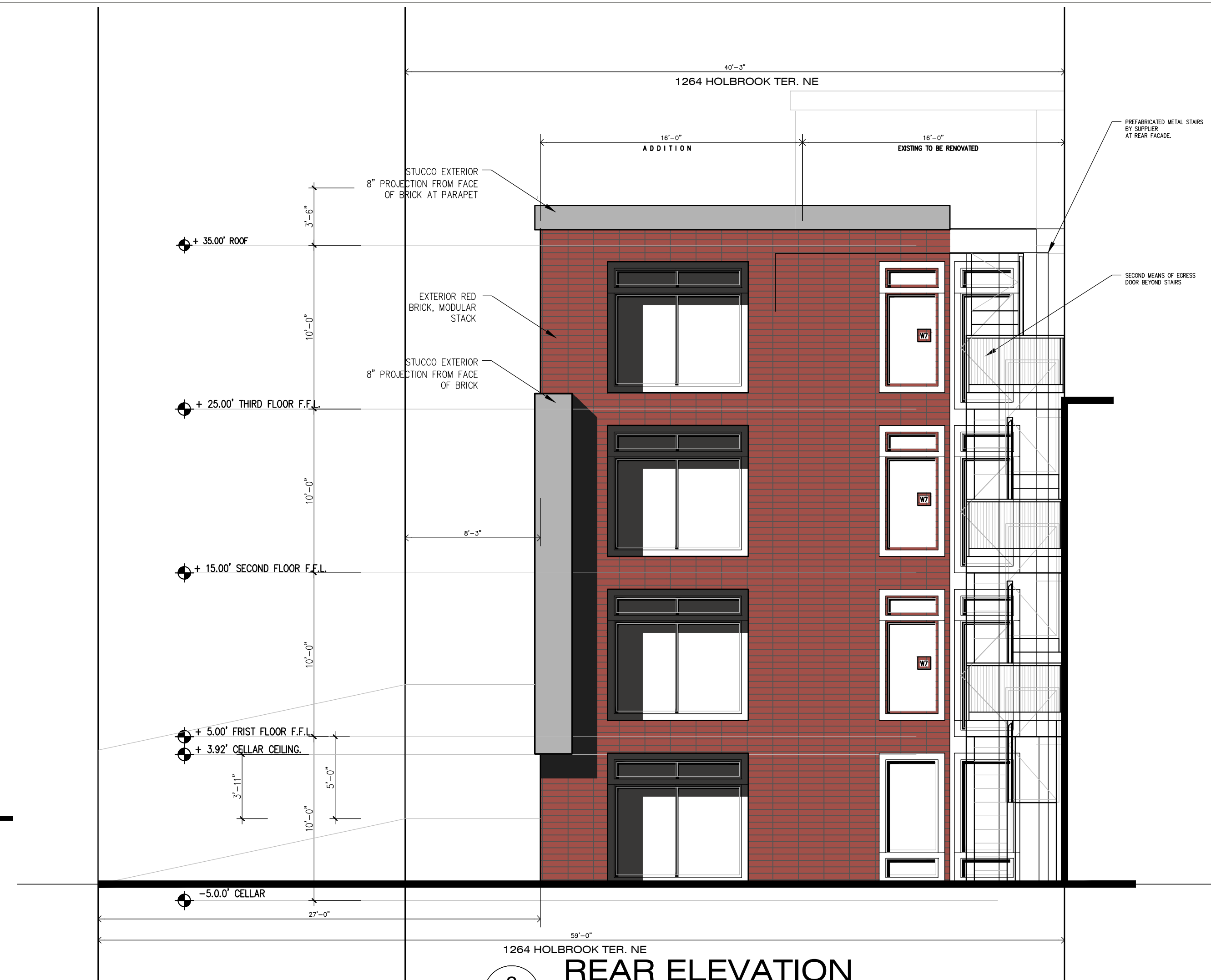
FLOOR PLANS

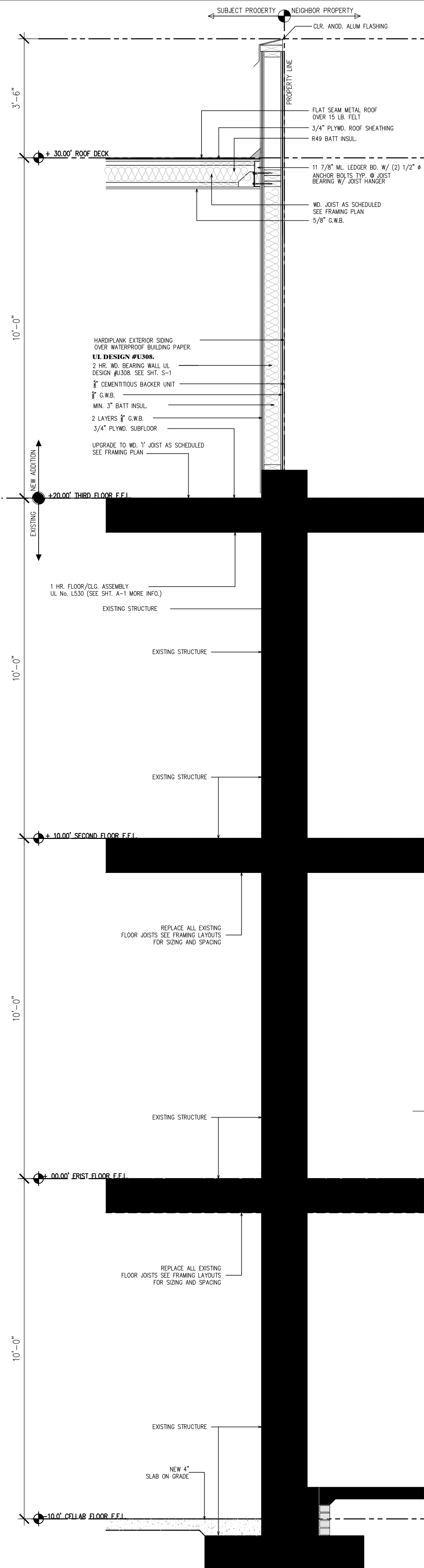
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PERMIT SET	

ELEVATIONS

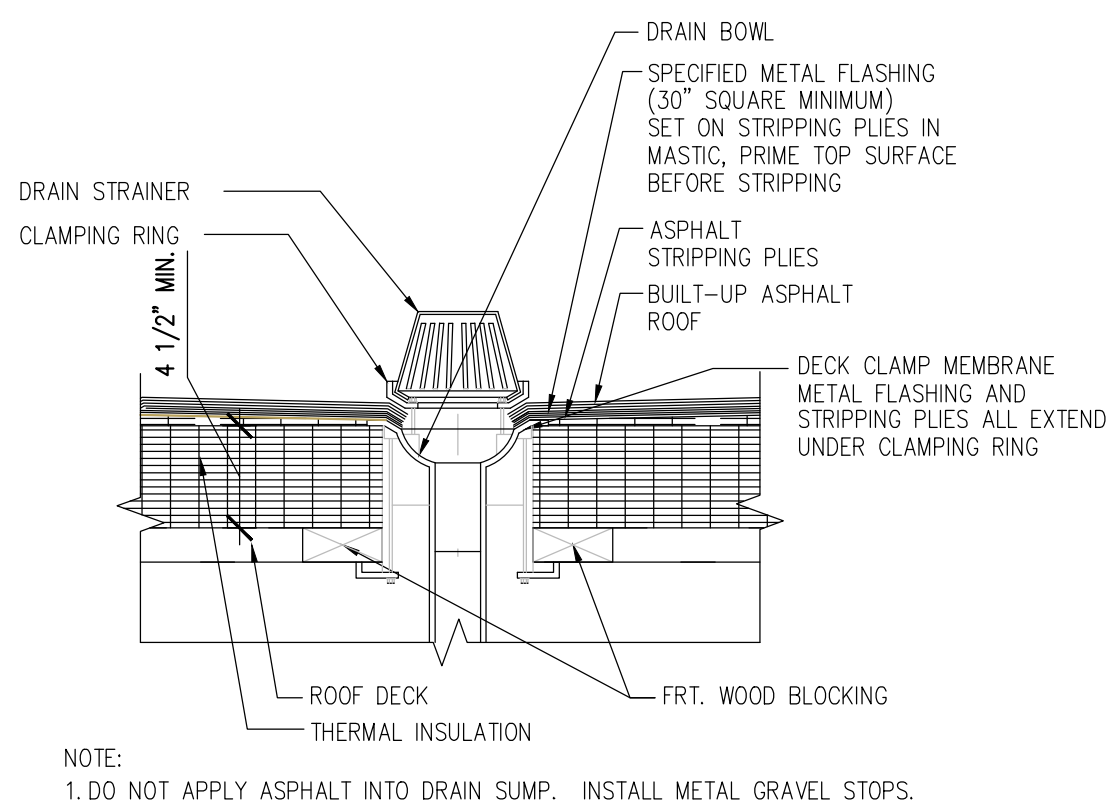
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PROJECT NO. DC-14 0325
RAM DESIGN LLC
COPYRIGHT 2014

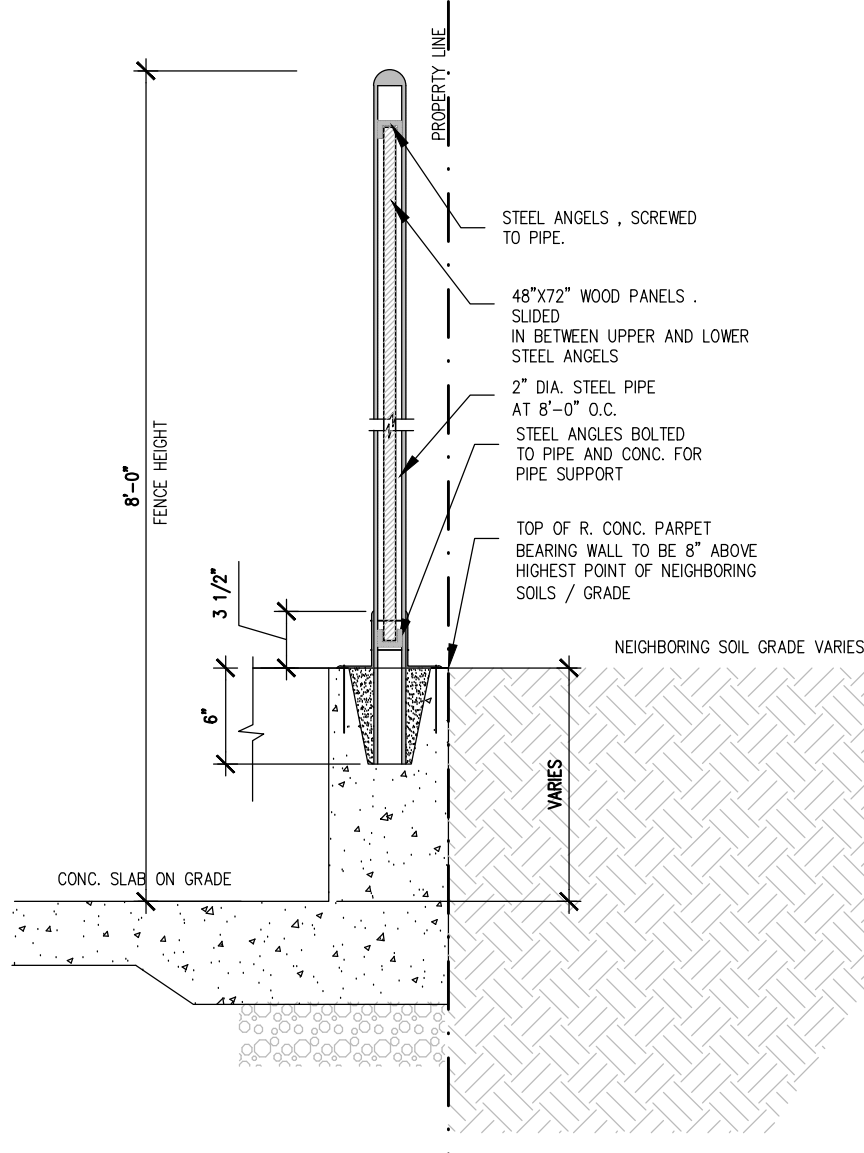




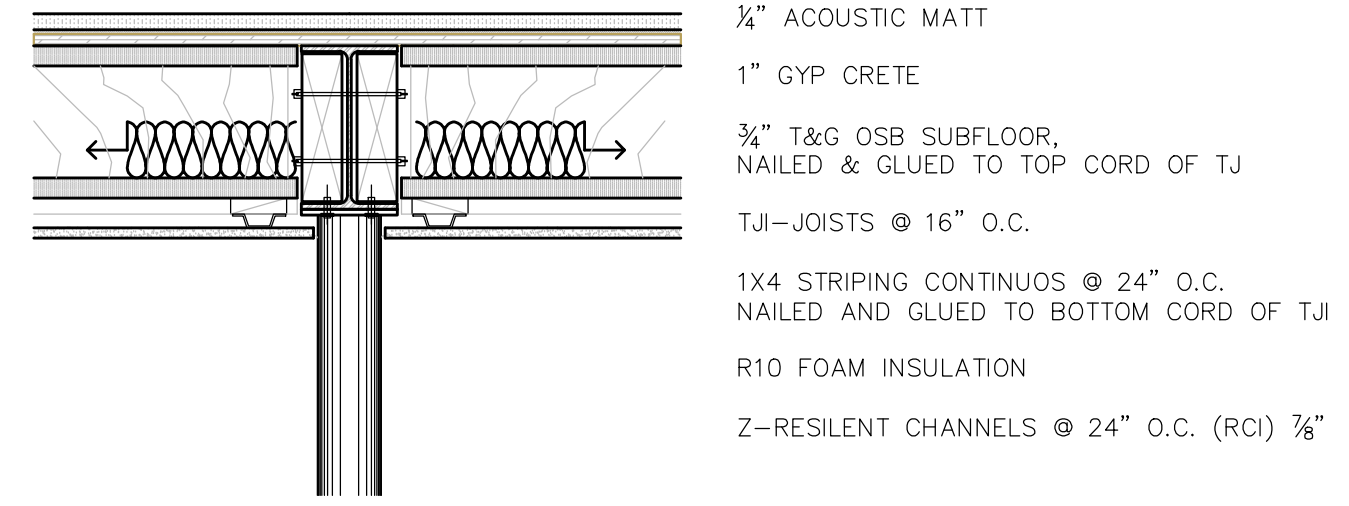
2 WALL SECTION AT EXISTING PARTY WALL
SCALE: 1/2" = 1'-0"



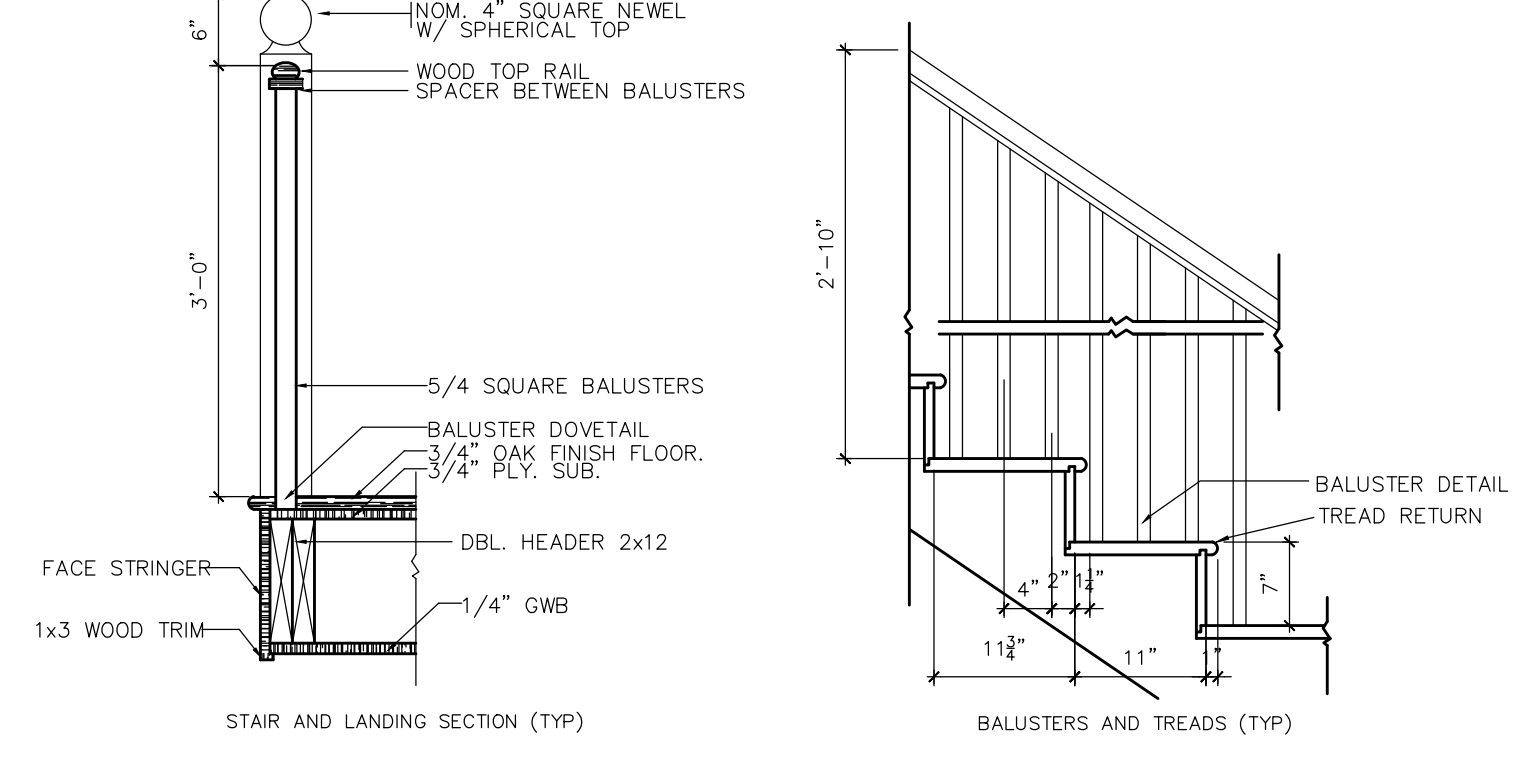
7 ROOF DRAIN DETAIL
SCALE: 1" = 1'-0"



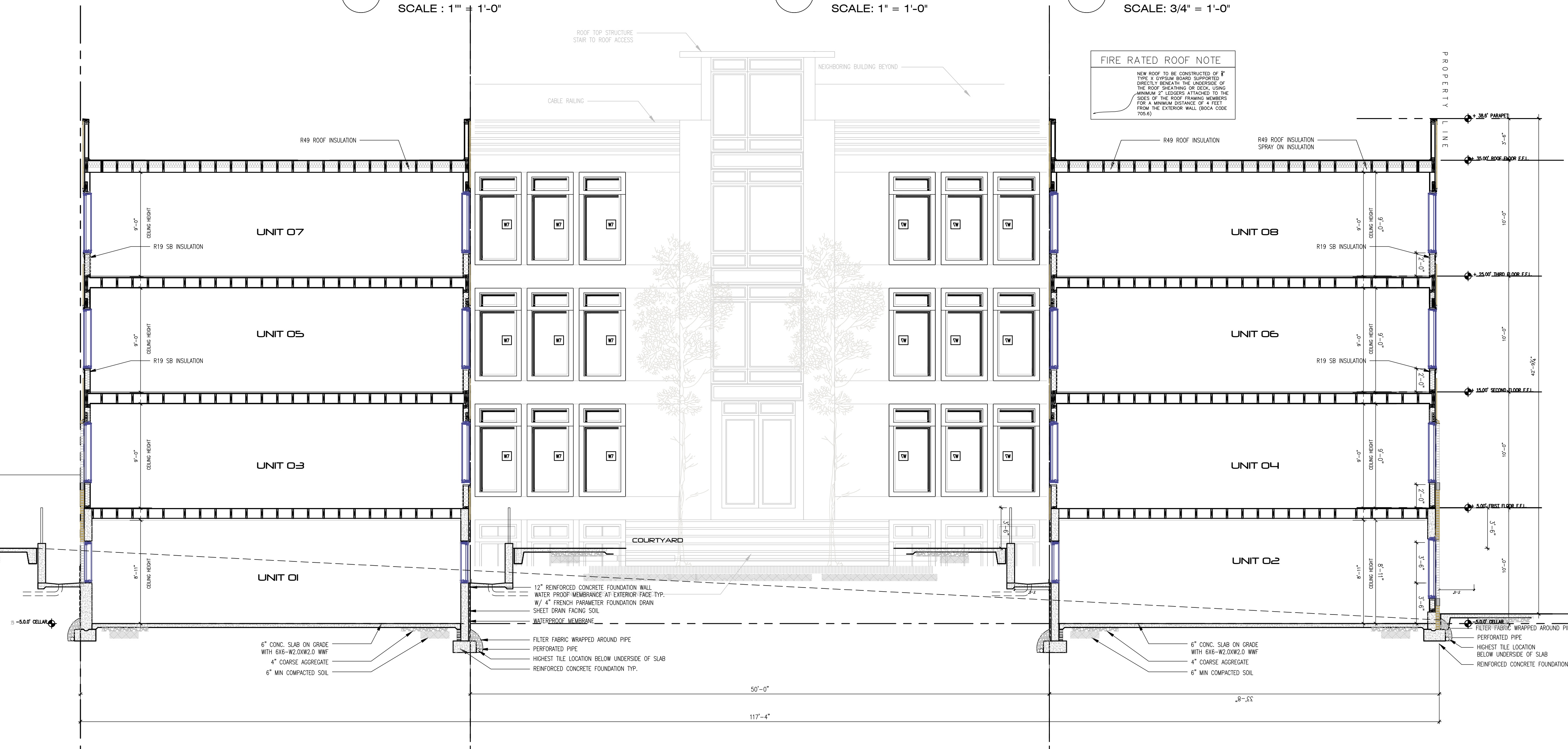
6 FENCE DETAIL
SCALE: 1" = 1'-0"



4 SLAB DETAIL
SCALE: 3/4" = 1'-0"



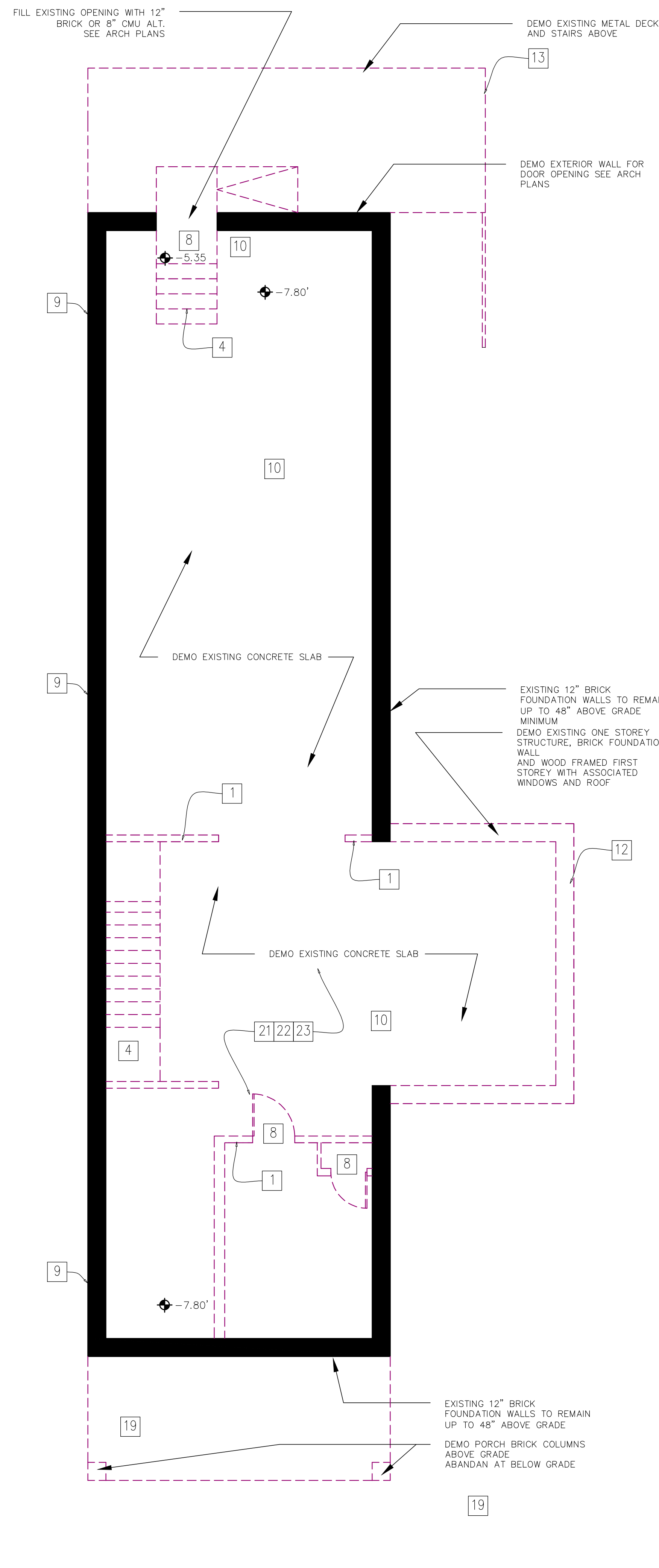
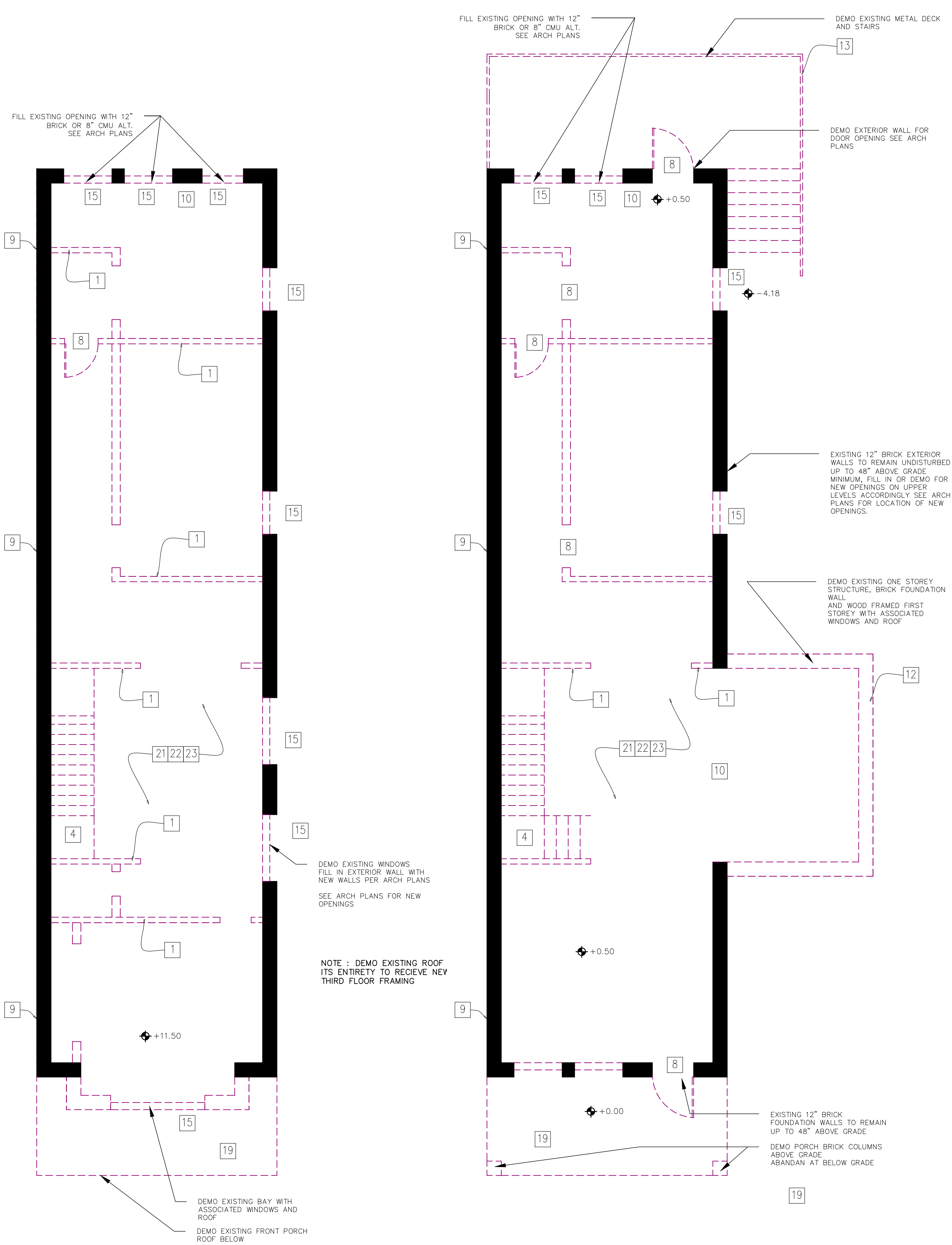
5 STAIR & RAILING DETAILS
SCALE: 3/4" = 1'-0"



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"

DATE OF RECORD
CONCEPT
SD SET
DD SET
ENG. REV
PERMIT SET

BUILDING SECTION



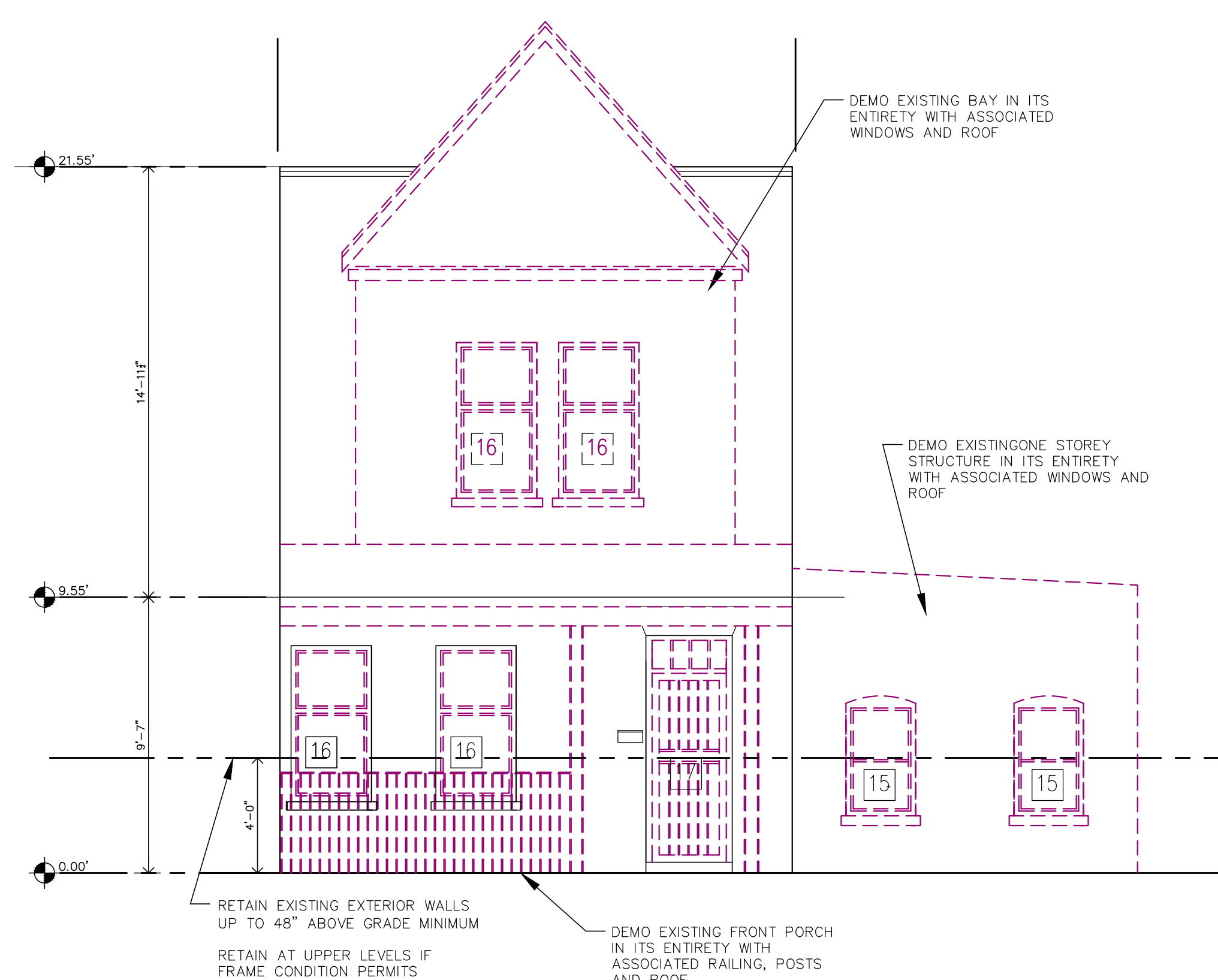
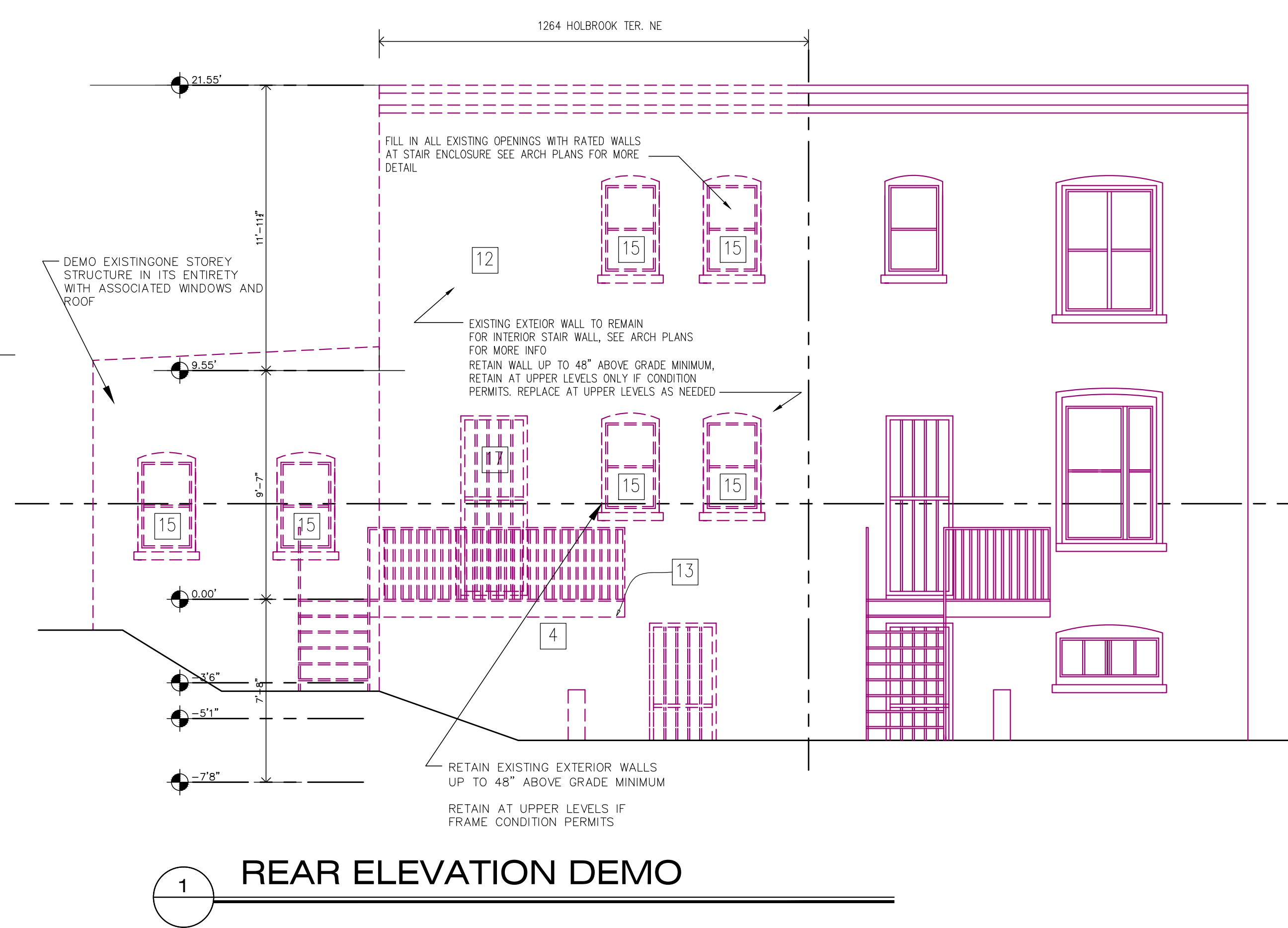
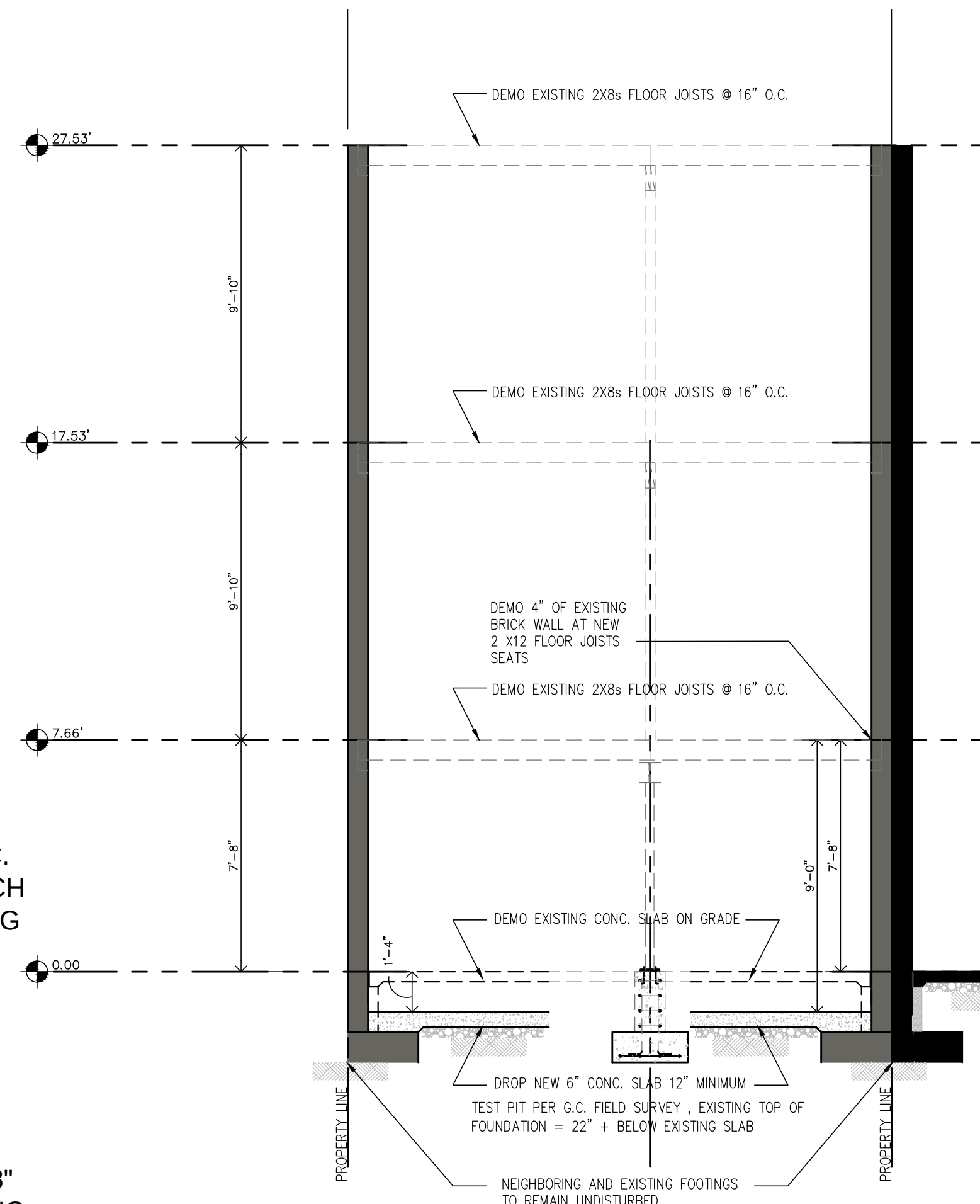
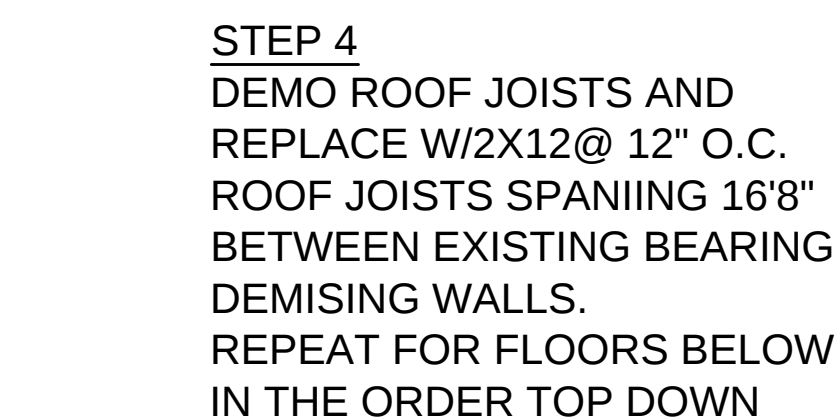
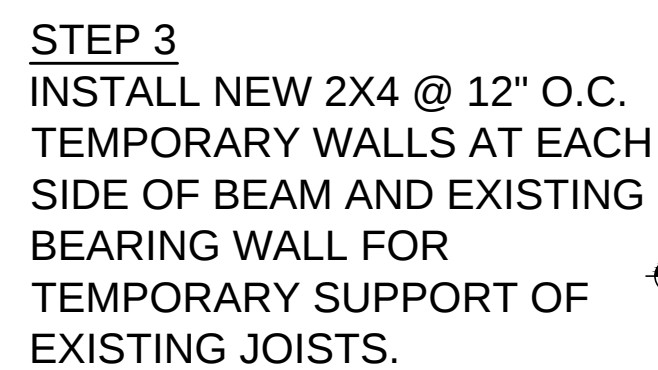
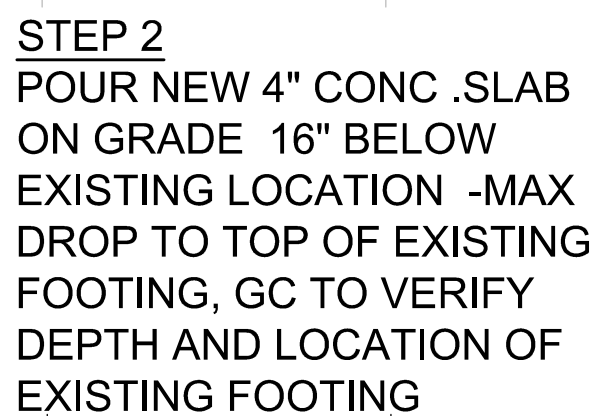
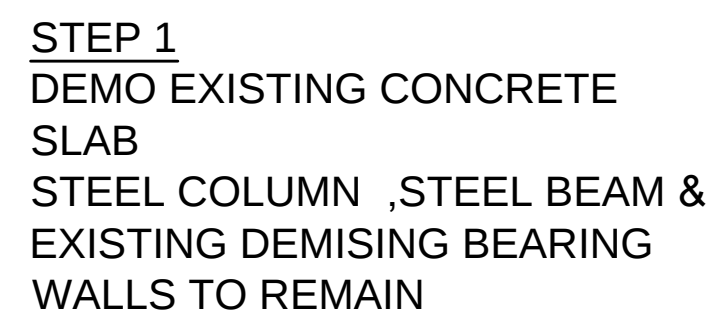
- 1 REMOVE EXISTING DRYWALL AND STUD PARTITIONS
- 2 EXISTING WALLS TO REMAIN
- 3 DEMOLISH GARAGE DOOR
- 4 DEMOLISH WOOD STEPS
- 5 DEMOLISH ENTIRE ROOF TO RECEIVE NEW THIRD FLOOR FRAMING
- 6 DEMO ALL PLUMBING FIXTURES
- 7 DEMOLISH CLOSET
- 8 DEMOLISH EXISTING DOORS & FRAMES
- 9 STUCTURAL BEARING PARTY WALLS TO BE UNDISTURBED
- 10 REPAIR/PATCH AREAS WHERE NEW WORK MEETS EXISTING.

- 11 DEMO EXISTING STAIRS AND ADJUST FLOOR OPENINGS PER NEW FRAMING LAYOUTS
- 12 DEMO EXISTING EXTERIOR WALL
- 13 DEMO EXISTING REAR STEEL DECK AND STAIRS ACCESSING FIRST FLOOR
- 14 DEMO EXISTING ROOF DECK
- 15 DEMO EXISTING WINDOWS
- 16 EXISTING WINDOWS TO BE REPLACED WITH NEW, ROUGH OPENINGS TO REMAIN
- 17 EXISTING DOOR TO BE REPLACED,ROUGH OPENINGS TO REMAIN AND RECEIVE NEW ENTRY DOOR
- 18 REPLACE EXISTING RAILING
- 19 DEMO FRONT PORCH IN ITS ENTIRETY
- 20 DEMO EXISTING FRONT STEPS
- 21 DEMO EXISTING FLOOR JOISTS AND REPLACE WITH NEW SEE STRUC. PLANS
- 22 DEMO ALL EXISTING PLUMBING FIXTURES, KITCHEN APPLIANCES, CABINETS AND COUNTERTOPS
- 23 DEMO ALL EXISTING FLOORING AND CEILNG DRYWALL

DEMOLITION NOTES:

1. CONTRACTOR SHALL REFER TO GENERAL NOTES ON THIS SHEET. THESE NOTES ARE FOR GENERAL REFERENCE OF THE WORK TO BE REMOVED BY THE CONTRACTOR.
2. DEMOLITION INCLUDES REMOVAL OF EXISTING FIXTURES, MILLWORK, ETC. AS SHOWN ON THESE PLANS, INCLUDING INTERIOR PARTITIONS.
3. THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE LANDLORDS REPRESENTATIVE AND THE OWNER IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO TENANT, ETC. THE CONTRACTOR MUST INSURE THE QUIET ENJOYMENT OF THE OTHER TENANTS WITHIN THE NEIGHBORHOOD. NO WORK MAY HAPPEN DURING NIGHT TIMES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND CAPPING OF ALL EXISTING MISCELLANEOUS PLUMBING FIXTURES AND LINES TO BE ABANDONED IF ANY. SEE PLUMBING DRAWINGS FOR INFORMATION UNLESS OTHERWISE NOTED.
5. THE EXISTING ELECTRICAL DISTRIBUTION IS TO REMAIN AND BE REUSED WITH MODIFICATIONS AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING THE POWER SOURCE. ALL ELECTRICAL DEVICES ARE TO BE REMOVED PRIOR TO DEMOLITION. REFER TO ELECTRICAL DRAWINGS FOR NEW YORK.
6. THE EXISTING HVAC SYSTEM TO REMAIN DISTRIBUTION, DUCTS, GRILLES, DIFFUSERS, ETC. SHALL BE SUPPLIED FOR THE NEW ROOMS. SEE ENGINEERING DRAWINGS FOR SUPPLEMENTAL WORK INFORMATION AND DETAILS.
7. THE OPENINGS AS INDICATED SHALL BE CUT AND/OR NECESSARY EDGES OF THE OPENINGS TO ADJACENT AREAS REPAIRED. ALL APPLICABLE SURFACES TO BE TAPED, SPACKLED, AND READY FOR FINISH. THE CONTRACTOR IS TO REMOVE THE EXISTING FIXTURES AND FIXTURE WALLS WHERE INDICATED. REMOVE ALL EXTRANEIOUS ITEMS, BRACKETS, BRACING, ETC. EXCEPT WHERE INDICATED TO BE COVERED.
8. NOT USED
9. SEE MECHANICAL ENGINEERING DRAWINGS FOR ALL MECHANICAL DEMOLITION INFORMATION AND DETAILS.
10. SEE PLUMBING ENGINEERING DRAWINGS FOR ALL MECHANICAL DEMOLITION INFORMATION AND DETAILS.
11. SEE ELECTRICAL ENGINEERING DRAWINGS FOR ALL ELECTRICAL DEMOLITION INFORMATION AND DETAILS.
12. ALL FINISHES, MATERIAL SYSTEMS, ETC. WHICH ARE TO REMAIN, MUST BE RESTORED TO A "LIKE-NEW" CONDITION.

- EXISTING WALLS TO REMAIN
- DEMOLITION
- EXISTING STRUCTURE
- DOOR DEMO
- DEMO NOTE TAG



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- 2 EXISTING WALLS TO REMAIN
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6. THE EXISTING HVAC SYSTEM TO REMAIN. DISTRIBUTION, DUCTS, GRILLES, DIFFUSERS, ETC. SHALL BE SUPPLIED FOR THE NEW ROOMS. SEE ENGINEERING DRAWINGS FOR SUPPLEMENTAL WORK INFORMATION AND DETAILS.

6. THE EXISTING HVAC SYSTEM TO REMAIN DISTRIBUTION, DUCTS, GRILLES, DIFFUSERS, ETC. SHALL BE SUPPLIED FOR THE MECHANICAL ROOM. SEE ENGINEERING DRAWINGS FOR SUPPLEMENTAL WORK INFORMATION AND DETAILS.

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