ARCHITECTURAL LEGEND

EXIST'G CONSTRUCTION TO REMAIN.

EXIST'G CONSTRUCTION TO BE REMOVED.

NEW CONSTRUCTION.

PROPERTY LINE.

DOOR SCHEDULE

E	EXIST'G DOOR TO REMAIN.
1	NEW 3'x6'-6"x1 3/4", SLABEL, SOLID CORE METAL DOOR W 13x12 VISION PANEL, IN NEW HOLLOW-METAL FRAME.
2	NEW 3'x6'-6"x1 3/4", SLABEL, SOLID CORE METAL DOOR, IN NEW HOLLOW-METAL FRAME.
3	NEW 2'-6"x6'-8" WOOD LOUVER DOOR IN NEW WOOD FRAME.
4	NEW ACCESS DOOR.
5	NEW 2'-6"x6'-6"x1 3/4", SLABEL, SOLID CORE METAL DOOR IN NEW HOLLOW-METAL FRAME.

EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ONSITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/ SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S CLEANING.
6. WHEN SEDIMENT TRAP/ SEDIMENT TANK HAS REACHED 67 % CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BROADBAT OR MULCH, ETC.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER _____

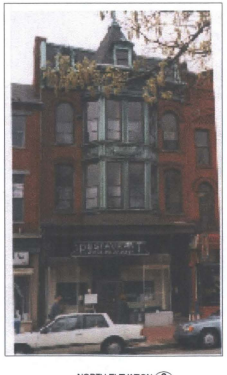
THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/ CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON.
HE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY. AND WITHIN TWO WEEKS AFTER COMPLETION OF PROJECT FOR FINAL INSPECTION.

_____ _____
DATE FLOODING AND EROSION CONTROL SECTION.

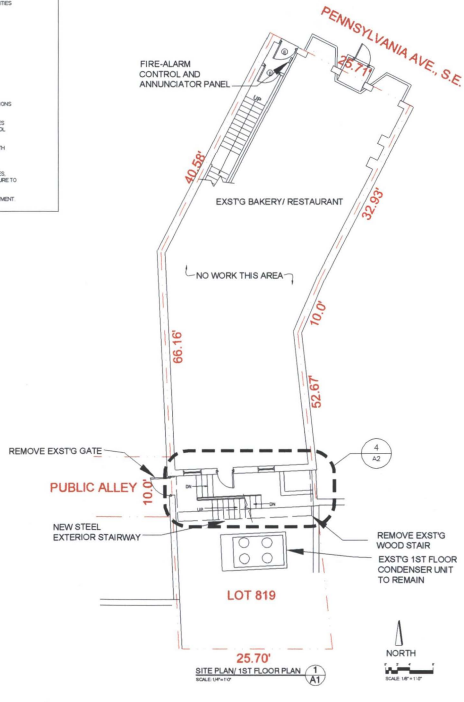
GENERAL NOTES

1. NOTIFY MISS UTILITY 48 HOURS PRIOR TO DIGGING 1-800-257-7777
2. THE AGREED CONTRACT PRICE INCLUDES ALL APPLICABLE SALES TAXES.
3. DESIGN AND DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE DUPLICATED, COPIED OR MODIFIED.
4. **CERTIFICATE OF INSURANCE:** SUBMIT CERTIFICATE OF INSURANCE PER OWNER'S REQUIREMENTS PRIOR TO COMMENCING WORK.
5. **REGULATORY COMPLIANCE:** COMPLY WITH ALL LOCAL CONSTRUCTION CODES AND ZONING ORDINANCE. OWNER WILL PROVIDE GENERAL BUILDING PERMIT. OBTAIN NECESSARY TRADE PERMITS, WALL-CHECKS, INSPECTIONS AND CERTIFICATE OF OCCUPANCY.
6. **CONDITIONS:** THOROUGHLY REVIEW FIELD CONDITIONS, DIMENSIONS AND CONTRACT DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS, DEFICIENCIES OR OMISSIONS. REQUEST CLARIFICATIONS AS NEEDED. DO NOT SCALE DRAWINGS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO CONTRACTOR'S FAILURE TO REVIEW THE DRAWINGS, SPECS OR EXISTING CONDITIONS. DEVIATIONS FROM PLANS AND PRODUCT SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT.
7. **SUPERVISION:** CONTRACTOR RESPONSIBLE FOR SUPERVISION, COORDINATION AND SCHEDULING OF EACH SUBCONTRACTOR AND SUPPLIER. PROJECT MUST PROCEED IN A TIMELY, WORKMANLIKE MANNER. REQUIRE ALL SUBCONTRACTORS & INSTALLERS TO INSPECT AREAS TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND TO REPORT TO CONTRACTOR ANY UNSATISFACTORY CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO CONTRACTOR'S FAILURE TO REVIEW AND COORDINATE THE WORK OF SUBCONTRACTORS.
8. **SITE CONTROLS:** CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY. PROVIDE TEMPORARY PEDESTRIAN AND VEHICULAR BARRIERS AS REQUIRED TO PROTECT WORKERS AND PUBLIC. MAINTAIN JOBSITE NEAT AND FREE FROM ACCUMULATION OF TRASH AND BUILDING MATERIAL WASTE.
9. **DEMOLITION:** PROVIDE ALL DEMOLITION NECESSARY TO ACCOMODATE NEW CONSTRUCTION INDICATED. CAP UTILITIES AS REQUIRED.
10. **PRODUCTS:** FURNISH ITEMS SPECIFIED AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSPECT DELIVERIES FOR COMPLIANCE WITH SPECIFIED PRODUCT, MATERIAL AND QUANTITY. STORE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
11. **SUBMITTALS:** OBTAIN ARCHITECT'S APPROVAL FOR THE FOLLOWING SUBMITTALS PRIOR TO FABRICATION OR INSTALLATION:

    STEEL FIRE STAIR - SHOP DRAWING DESIGNED, SIGNED AND SEALED BY A DC-LICENSED STRUCTURAL ENGINEER
    DOORS, FRAMES & HARDWARE - PRODUCT DATA, CUT SHEETS AND SHOP DRAWING
12. **TEMPORARY PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION AGAINST WEAR FOR ALL NEW AND EXISTING CONSTRUCTION. REPAIR, PATCH, PAINT, ETC. ALL AREAS WHERE NEW CONSTRUCTION DAMAGES EXISTING CONDITIONS. ALL LANDSCAPING DESIGNATED TO REMAIN OR REASONABLY BEYOND LIMITS OF OPERATIONS TO BE PROTECTED FROM DAMAGE.
13. **SEDIMENT CONTROL:** PRIOR TO EXCAVATION AND THROUGHOUT COURSE OF WORK, PROVIDE CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT DISCHARGE BEYOND THE PROPERTY LINES. MAINTAIN SEDIMENT CONTROL FEATURES UNTIL LANDSCAPING IS IN PLACE AND ESTABLISHED.
14. **DEFECTIVE WORK:** PROMPTLY CORRECT WORK REJECTED BY THE ARCHITECT OR FOUND NOT IN COMPLIANCE WITH THE CONTRACT, INCLUDING DEFECTIVE WORK DISCOVERED AFTER THE DATE OF SUBSTANTIAL COMPLETION.
15. **PAYMENTS WITHHELD:** 10 PERCENT RETAINAGE WILL BE WITHHELD FROM EACH PAYMENT REQUEST. ADDITIONAL PAYMENTS MAY BE WITHHELD ON ACCOUNT OF DEFECTIVE WORK NOT REMEDIED, CLAIMS FILED BY THIRD PARTIES, CONTRACTOR'S FAILURE TO MAKE PROMPT PAYMENTS TO SUBCONTRACTORS, DAMAGE TO THE PROPERTY, FAILURE TO CARRY OUT THE WORK, AND DELAY OF THE CONTRACT COMPLETION DATE.
16. **CLOSEOUT:** CONTRACTOR MUST FULLY COMPLETE PUNCH LIST PRIOR TO RELEASE OF RETAINAGE AND FINAL PAYMENT. FINAL RELEASE OF LIENS FOR CONTRACTOR AND ALL SUBS MUST BE SUBMITTED PRIOR TO FINAL PAYMENT.



NORTH ELEVATION 2/1



SITE PLAN, 1ST FLOOR PLAN 1/A1
SCALE: 1/8"=1'0"

PROJECT DATA

ADDRESS	233 PENNSYLVANIA AVE SE LOT 819, SQUARE 762 CAPITOL HILL HISTORIC DISTRICT
ZONE	CAP / C-2-A
LOT AREA	2479 SF
SCOPE OF WORK	2ND, 3RD & 4TH FLOORS ONLY REPLACE EXTERIOR FIRE STAIR UPDATE INTERIOR WIRING AND LIGHTING NEW INTERIOR FINISHES REPLACE KITCHEN AND BATH FIXTURES NO STRUCTURAL CHANGES NO CHANGE IN FLOOR AREA

ZONING ANALYSIS

		EXISTING	PROPOSED
BUILDING HEIGHT		4 STORIES	4 STORIES
LOT OCCUPANCY		70 %	70 %
FAR		0.7 COMMERCIAL 2.5 TOTAL	2.1 COMMERCIAL 2.5 TOTAL
REAR YARD		29 FEET	29 FEET
USES	1ST FLR	RESTAURANT/BAKERY	RESTAURANT/BAKERY
	2ND FLR	APARTMENT / 1-UNIT	OFFICE
	3RD FLR	APARTMENT / 1-UNIT	OFFICE
	4TH FLR	APARTMENT / 1-UNIT	APARTMENT / 1-UNIT

BUILDING CODE ANALYSIS

		EXISTING	PROPOSED
BUILDING HEIGHT		4 STORIES	4 STORIES
BOCA USE GROUP	1ST FLR	A-3	A-3
	2ND FLR	R-3	B
	3RD FLR	R-3	B
	4TH FLR	R-3	R-3
BOCA TYPE OF CONSTRUCTION		3B	3B
GROSS BLDG AREA	1ST FLR	1750 SF	1750 SF
	2ND FLR	1700 SF	1700 SF
	3RD FLR	1830 SF	1830 SF
	4TH FLR	950 SF	950 SF
	TOTAL	6260 SF	6260 SF
SPRINKLERS		NONE	NONE
FIRE DETECTION & ALARM SYSTEM?		YES	YES

LIST OF DRAWINGS

A1	SITE PLAN, 1ST FLOOR ARCHITECTURAL PLAN, NOTES
A2	ARCHITECTURAL FLOOR PLANS & STAIR PLANS
A3	STAIR ELEVATION, FINISH SCHEDULE, NOTES
S1	STRUCTURAL STAIR DETAILS
S2	STRUCTURAL STAIR DETAILS
M1	2ND & 3RD FLOOR HVAC PLANS
M2	4TH FLOOR & ROOF HVAC PLAN
P1	PLUMBING NOTES, SYMBOLS & SCHEDULES
P2	2ND & 3RD FLOOR PLUMBING PLANS
P3	FOURTH FLOOR PLUMBING PLAN
E1	ELECTRICAL NOTES, SYMBOLS & SCHEDULES
E2	1ST, 2ND, 3RD, & 4TH FLOOR POWER PLANS
E3	LIGHTING PLANS
E4	BASEMENT & ROOF POWER PLANS

REVISED 7/27/00

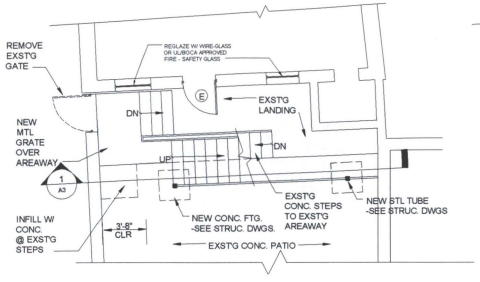
BALDEMAS ARCHITECTS, CHTD
4301 Connecticut Ave., NW
Suite M-1
Washington, D.C. 20008
202-363-4820 Fax 4821

DATE:08/15/00 FILE:233PENN-PLAN.EXIST

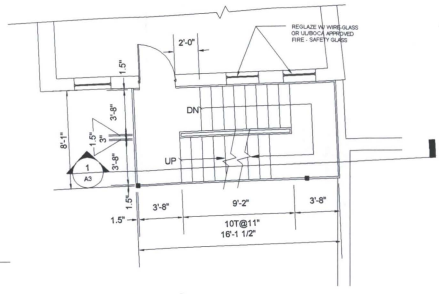
233 PENNSYLVANIA AVE. S.E. RENOVATION

SITE PLAN, 1ST FLOOR ARCHITECTURAL PLAN, NOTES

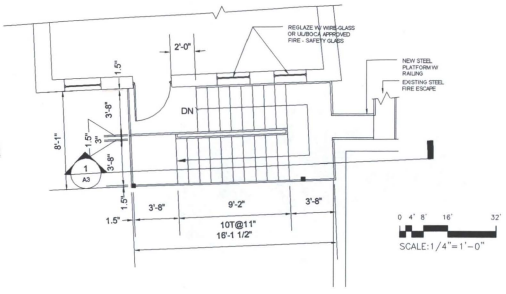
A1



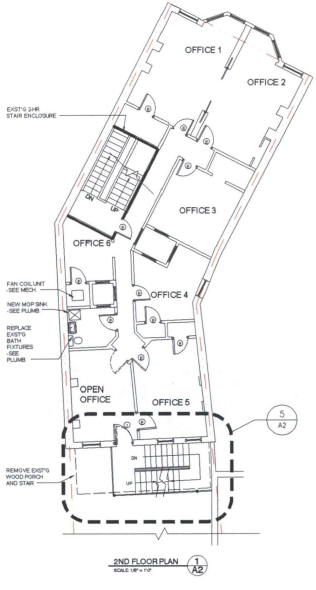
STAIR PLAN - 1ST FLOOR 4/A2
SCALE: 1/4" = 1'-0"



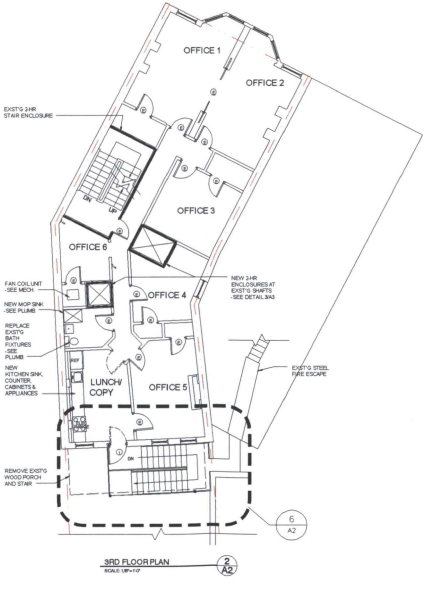
STAIR PLAN - 2ND FLOOR 5/A2
SCALE: 1/4" = 1'-0"



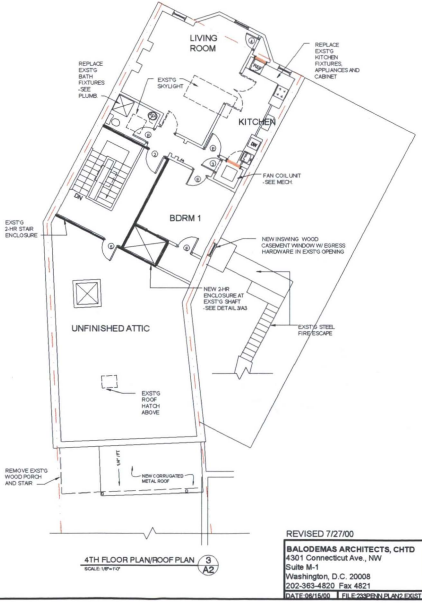
STAIR PLAN - 3RD FLOOR 6/A2
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN 1/A2
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN 2/A2
SCALE: 1/8" = 1'-0"



4TH FLOOR PLAN/ROOF PLAN 3/A2
SCALE: 1/8"=1'-0"

REVISED 7/27/00

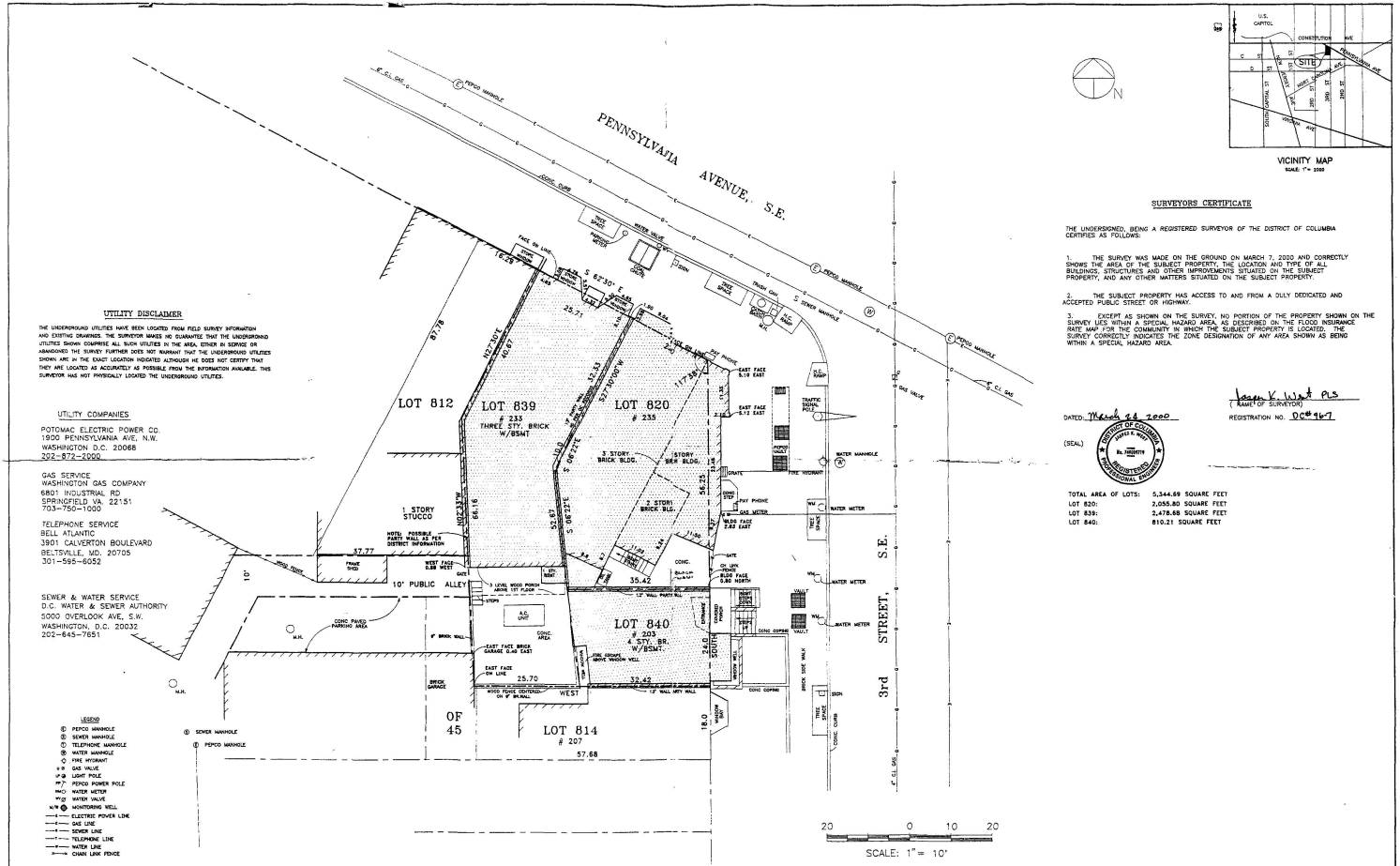
BALODEMAS ARCHITECTS, CHTD
4301 Connecticut Ave., NW
Suite M-1
Washington, D.C. 20008
202-363-4820 Fax 4821

DATE: 06/15/00 | FILE: 233PEN-PLAN2 EXIST

233 PENNSYLVANIA AVE. S.E.
RENOVATION

ARCHITECTURAL FLOOR PLANS & STAIR PLANS

A2



VICINITY MAP
SCALE: 1" = 2000

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
1900 PENNSYLVANIA AVE, N.W.
WASHINGTON D.C. 20068
202-872-2000

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA 22151
703-750-1000

TELEPHONE SERVICE
BELL ATLANTIC
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE, S.W.
WASHINGTON, D.C. 20032
202-645-7651

LEGEND
- Ⓟ PEPCO MANHOLE
- Ⓢ SEWER MANHOLE
- Ⓣ TELEPHONE MANHOLE
- Ⓦ WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- PEPCO POWER POLE
- WATER METER
- WATER VALVE
- M.W. MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE

SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE DISTRICT OF COLUMBIA CERTIFIES AS FOLLOWS:

1. THE SURVEY WAS MADE ON THE GROUND ON MARCH 7, 2000 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

2. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

3. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.

Jason V. West PLS
(NAME OF SURVEYOR)

DATED: March 14 2000

REGISTRATION NO. 000467

(SEAL)

DISTRICT OF COLUMBIA — JASON V. WEST — REGISTERED — PROFESSIONAL ENGINEER

TOTAL AREA OF LOTS:	5,344.69 SQUARE FEET
LOT 820:	2,055.80 SQUARE FEET
LOT 839:	2,478.68 SQUARE FEET
LOT 840:	810.21 SQUARE FEET

No.	DESCRIPTION	NAME	DATE
	REVISIONS		

DRAWN
DESIGNED
CHECKED
SCALE 1" = 10'

WEST CONSULTING GROUP
4424 MONTGOMERY AVENUE
BETHESDA, MARYLAND 20814
(301) 654-7907 654-7908 (FAX)

BOUNDARY SURVEY
LOT 820,839 & 840 SQUARE 762
WASHINGTON, DC.

DATE MARCH., 2000
SHEET 1 OF 1
JOB No. 00-020

EXHIBIT 6

FROM

CASE 16629

IS AN OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE