TOTTEN COTTAGE

Clarification Issue 6/12/01

2633 16th Street , N.W.

Washington, D.C.

Owner

WARDER / TOTTEN L.P.
1551 East Main Street
Richmond, VA 23223

Architects

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Richmond, VA 23219
804/648-5040

Associate Architects

SWA ARCHITECTS
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813 Maiden Choice Lane, St. 300
Baltimore, MD 21228
410/247-8833

Mechanical Electrical Plumbing Engineers

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5310 Connecticut Ave. NW, St 8
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* THIS REVISION ISSUE SET DOES NOT INCLUDE SKETCH SERIES (SK) DWGS & CLARIFICATIONS ISSUED INDEPENDANTLY BY S W A

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF F.A.R. UNTIL BZA APPROVAL IS GRANTED, NO WORK ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION, AND EXTERIOR REPAIRS AS REQ'D TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

BZA
Case No. 16773
Exhibit No. 8

SWA Architects, P.C.

Commonwealth ARCHITECTS

101 Shockoe Slip, 3rd Floor Richmond, VA 23219
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ABBREVIATIONS

&	And
∠	Angle
@	At
℄	Centerline
Ø	Diameter or Round
⊥	Perpendicular
#	Number or Pound
A/C	Air Conditioning
ACOUS.	Acoustical
A.F.F.	Above Finish Floor
ADD.	Addendum
ADJ.	Adjustable
ALUM.	Aluminum
ARCH.	Architectural
BD.	Board
BLDG.	Building
BLKG.	Blocking
BM.	Beam
B.O.	By Others
BOT.	Bottom
BSMT.	Basement
CAB.	Cabinet
CB.	Chalk Board
CEM.	Cement
CER.	Ceramic
C.G.	Corner Guard
C.J.	Control Joint
CLG.	Ceiling
CLO.	Closet
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corridor
C.T.	Ceramic Tile
CTR.	Center
DBL.	Double
DEPT.	Department
DTL.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DRN.	Drain
DS.	Downspout
DWG./DWGS.	Drawings
DWR.	Drawer
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
EQ.	Equal
EQUIP.	Equipment
E.W.C.	Electrical Water Cooler
EXP.	Expansion
EXIST.	Existing
EXT.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
FDTN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.	Full Height
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FL.	Floor
FLUOR.	Fluorescent
FPRF.	Fireproof(ing)
FR.	Frame
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURN.	Furniture
FURR.	Furring
FUT.	Future
F.V.C.	Fire Valve Cabinet
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum Wallboard
H.B.	Hose Bibb
H.C.	Hollow Core
HDCP.	Handicapped
HD.	Head
HDW.	Hardware
HDWD.	Hardwood
HGT.	Height
H.M.	Hollow Metal
HNDRL.	Handrail
HORIZ.	Horizontal
HR.	Hour
H.V.A.C.	Heating, Ventilating & Air Conditioning
I.D.	Inside Diameter/Dimension
IN.	Inch
INCAN.	Incandescent
INCL.	Include(d) (ing)
INFO.	Information
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JT.	Joint
K.D.	Knock Down
KIT	Kitchen
K.O.	Knockout
K.P.	Kick Plate

L.	Length
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LBS.	Pounds
LKR.	Locker
LT.	Light
MAS.	Masonry
MATL.	Material
MAX.	Maximum
M.B.	Map Board
M.R.	Moisture Resistant
MDF.	Medium Density Fiberboard
MECH.	Mechanical
MTL.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
MUL.	Mullion
MLDG.	Molding
N.	North
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
NTS.	Not To Scale
OA.	Overall
O.C.	On Center
O.D.	Outside Diameter/Dimension
OFF.	Office
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
OVHD.	Overhead
OZ.	Ounce
P.	Paint
PL.	Plate
P. LAM.	Plastic Laminate
PLAS.	Plaster
PLBG.	Plumbing
PLYWD.	Plywood
PNL.	Panel
POL.	Polished
PRTN.	Partition
PT.	Paint
PTD.	Painted
Q.T.	Quarry Tile
R.	Riser/Radius
R.C.P.	Reflected Ceiling Plan
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
REV.	Revised
RFL.	Reflected
R.L.	Rain Leader
RM.	Room
RND.	Round
R.O.	Rough Opening
RTN.	Return
S.	South
SAFB.	Sound Attenuation Fire Blanket
SAN.	Sanitary
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
S.F.	Square Foot (Feet)
S.H.	Sprinkler Head
SHT.	Sheet
SHWR.	Shower
SIM.	Similar
SPEC.	Specification
SPKR.	Speaker
SQ.	Square
S. STL.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRUC.	Structure
SUSP.	Suspended
SPRL.	Sprinklered
SYS.	System
T.	Tread
T.B.	Towel Bar
TEL.	Telephone
TEMP.	Tempered
TER.	Terrazzo
T. & G.	Tongue & Groove
THK.	Thick
THRU.	Through
T.O.A.	Top of Access Floor
T.O.C.	Top of Concrete
T.O.S.	Top of Steel/Top of Slab
TK.	Tackable
TYP.	Typical
UNF.	Unfinished
U.O.N./U.N.O.	Unless Noted Otherwise
U.L.	Underwriter's Laboratory
VB.	Vapor Barrier
VCT.	Vinyl Composition Tile
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
V.W.C.	Vinyl Wall Covering
W.	West
W/	With
W.C.	Wall Covering
WD.	Wood
W/O	Without
WP.	Waterproof
WSCT.	Wainscot
WT.	Weight

DRAWING SYMBOLS

ELEVATION MARKER
- ELEVATION NUMBER
- SHEET TAKEN FROM
- SHEET TAKEN TO

DETAIL MARKER
- DETAIL NUMBER
- SHEET TAKEN FROM
- SHEET TAKEN TO

SECTION MARKER
- SECTION NUMBER
- SHEET TAKEN FROM
- SHEET TAKEN TO

COLUMN GRID INDICATOR

ROOM NUMBER

ROOM NUMBER W/ FINISHES (FINISH PLAN ONLY)
- FLOOR FINISH
- CEILING FINISH
- BASE FINISH
- WALL FINISH

PARTITION TYPE

DOOR NUMBER / HARDWARE NUMBER

REVISION/ADDENDUM KEY

SHEET NOTE

REVISION

ALIGN

WINDOW KEY

ELEVATION FINISH

MATERIALS SYMBOLS

- BRICK
- CONCRETE
- CMU
- EARTH
- EARTH/COMPACT FILL
- STONE
- METAL
- PLYWOOD- SMALL SCALE
- PLYWOOD- LARGE SCALE
- WOOD
- PLASTIC LAMINATE
- PARTICLE BOARD
- FINISHED WOOD
- BATT INSULATION
- RIGID INSULATION
- POROUS FILL
- GLASS
- GYPSUM WALLBOARD
- ACOUSTIC CEILING TILE
- RESILIENT FLOORING
- CARPET
- CERAMIC TILE
- ROUGH CARPENTRY
- WOOD BLOCKING

SITE AND ZONING DATA

REVIEW AGENCY: DISTRICT OF COLUMBIA

CODE/DATE: Building BOCA 1996; DCMR, D.C. Construction Codes Supplement 1999; Fire BOCA 1996; Handicapped Fair Housing Act Guidelines; Electrical NFPA National Electric CODE 1996; Mechanical International Mechanical Code 1996; Plumbing International Plumbing Code [illegible]; Energy; Elevator BOCA 1996

CABO/ANSI
Accessible and Usable Buildings and Facilities

AMERICANS WITH DISABILITIES ACT
Accessible Guidelines- Applicable for public spaces. ADAAG is not Applicable for Dwelling Units

SUBMITTOR: [illegible], Totten Tower L.L.P.

SUBMITTOR ADDRESS: [illegible] East Main Street, Richmond, VA [illegible]

PROJECT NAME: Totten Tower

PROJECT ADDRESS: 3630 16th Street NW, Washington, D.C.

FULLY SPRINKLERED: Yes - all three buildings

PERMITTED AREA

(area in s.f. calculations based on engineered survey by Morton Thomas & Associates, dated December 2, 1999, and supplemented with actual field measurements)

Tabulated Applicable FAR Area Warder House		Tabulated Applicable FAR Area Totten Tower		Tabulated Applicable FAR Area Totten Cottage	
Cellar	[illegible] sf	First Floor	[illegible] sf	First Floor	[illegible] sf
First Floor	[illegible] sf	Second Floor	[illegible] sf	Second Floor	[illegible] sf
Second Floor	[illegible] sf	Floors 3-8	[illegible] sf	Third Floor	[illegible] sf
Third Floor	[illegible] sf	Ninth Floor	[illegible] sf	Total	[illegible] sf
Fourth Floor	[illegible] sf	Total	[illegible] sf		
Fifth Floor	[illegible] sf				
Mezzanine	[illegible] sf				
Total	[illegible] sf			Total Buildings Area	[illegible] sf

NOTE:
THIS SQ. FT.
NOT INCLUDED
PENDING BZA
APPROVAL.

FLOOR AREA RATIO	3.5
SITE AREA	[illegible] SF
TOTAL ALLOWABLE AREA	[illegible] SF X 3.5 = [illegible] SF
TOTAL EXISTING BUILDING HEIGHT	9 STORYS / [illegible]
TOTAL ALLOWABLE BUILDING HEIGHT	UNLIMITED STORYS / [illegible]

DRAWING INDEX

[illegible]

FIRE SUPPRESSION SYSTEM BY DESIGN/BUILD

NOTE:
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KEY

N

Revisions	Date
Addendum 1	[illegible]
Addendum 2	[illegible]
Addendum 3	[illegible]
Revision	[illegible]
Clarification Issue	[illegible]

SWA Architects, P.C.

Issue Record	Date
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
Administrator's Review	[illegible]
For Pricing	[illegible]
For Permit	[illegible]
Revision	[illegible]
Addendum 1	[illegible]
Addendum 2	[illegible]
Addendum 3	[illegible]
Revision 1	[illegible]
Clarification Issue	[illegible]

Project

WARDER MANSION TOTTEN TOWER, L.P.

3630 16th STREET, NW
WASHINGTON, D.C.

Drawing Title

ABBREVIATIONS, SYMBOLS, BUILDING DATA & DRAWING INDEX

ADDENDUM 3

Sheet CS.01

WARDER MANSION BUILDING DATA

PROJECT TYPE: APARTMENT BUILDING

USE GROUP: R-2 RESIDENTIAL, PRIMARY USE

WARDER MANSION	
BASEMENT:	R-2
FIRST FLOOR:	R-2
SECOND FLOOR:	R-2
THIRD FLOOR:	R-2
FOURTH FLOOR:	R-2
FIFTH FLOOR:	R-2

CONSTRUCTION CLASS: 3C UNPROTECTED

ALLOWABLE AREA:	9,600	SF.
+ 100% INCREASE FOR SPRINKLER	9,600	SF. (TABLE 505)
	19,200	SF.
- 28% REDUCTION FOR 4 STORY BLDG.	5,376	SF. (TABLE 506.4)
ALLOWABLE FLOOR AREA	13,968	SF.
ACTUAL FLOOR AREA:	9,649	SF.

FIRE RESISTANCE REQUIREMENTS:

	Hr. Fire Resistance	Code Reference
Structural Element		
Exterior Walls	0 hours	Table 602
Load Bearing	0 hour	Table 602
Non- Load Bearing	0 hour	Table 602
Fire Separation Assemblies		
Exit Enclosures	2 hours	Table 602
Shafts and Elevator Hoistways	2 hours	Table 602
Other Separation Assemblies	1 hour	Table 602
Fire Partitions		
Access Corridors	1/2 hour	Table 601.4
Tenant Separations	0 hour	Table 602
Dwelling Unit Separations	1 hour	Table 602
Interior Load Bearing Walls, Partitions and Columns		
Supporting more than 1 floor	0 hours	Table 602
Supporting one floor or one roof only	0 hours	Table 602
Structural Members Supporting Wall	0 hours	Table 602
Floor construction including beam	0 hours	Table 602
Roof construction including beams, trusses, framing arches, and roof decking	0 hours	Table 602

MEANS OF EGRESS verify reduction

Floor Area per Occupant	SF/ Occupant	Code Reference
R-2 Multi-family Residencial	200 gsf	Table 1004.1.2
Storage Areas, Mechanical Equipment Rooms	300 gsf	Table 1004.1.2

OCCUPANT LOAD

WARDER MANSION

Floor	Use Category	SF.	SF/OCCUPANT	NUMBER OF OCCUPANTS
Cellar	R-2 Residential	5,376 sf	200	27
First Floor	R-2 Residential	9,649 sf	200	49
Second Floor	R-2 Residential	9,649 sf	200	49
Third Floor	R-2 Residential	9,476 sf	200	48
Fourth Floor	R-2 Residential	9,218 sf	200	47
Fifth / Attic	R-2 Residential	4,851 sf	200	25
Building Total		38,441		193

WARDER MANSION BUILDING DATA

NUMBER OF UNITS

WARDER MANSION

	Efficiency	One Bedroom	Two Bedroom	Accessible	Code Reference
Basement	0	0	0	ALL	FAIR HOUSING ACT
First Floor	0	3	2	ALL	FAIR HOUSING ACT
Second Floor	0	4	3	ALL	FAIR HOUSING ACT
Third Floor	0	3	1	ALL	FAIR HOUSING ACT
Fourth Floor	0	3	0	ALL	FAIR HOUSING ACT
Fifth Floor	0	3	1	ALL	FAIR HOUSING ACT
Sub-totals	1	26	8		

TOTAL NUMBER OF UNITS 34

REQUIRED EXITS:

WARDER MANSION

	Hr. Allowed by Code	Code Reference
Basement	1	WM2
First Floor	1	WM2
Second Floor	1	WM2
Third Floor	1	WM2
Fourth Floor	1	WM2
Roof Access	0 (1 + as non-pitched roof)	WM1

TYPES 4 LOCATIONS OF EXITS

WARDER MANSION

1. Remote Location
Exit enclosure shall be remote from each other as practicable — WM6.4

2. Alternatives
Auto sprinklered buildings are distance separation of exits is 1/4 of the max diagonal distance — WM6.4

TRAVEL DISTANCE

Use Group R-2	250 linear ft.	WM6.5

EGRESS WIDTH PER OCCUPANT WITH AUTOMATIC SPRINKLER SYSTEM

WARDER MANSION

Stairways	.3"	WM52
Doors, Ramps, and Corridors	.15"	WM52

REQUIRED EGRESS WIDTH PER FLOOR

WARDER MANSION

Floor	Number Occupants	Stair Egress Width Req'd	Door Egress Width Req'd
Basement	21	6.4"	4.85"
First Floor	21	6.4"	4.85"
Second Floor	21	6.4"	4.85"
Third Floor	21	6.4"	4.85"
Fourth Floor	21	6.4"	4.85"
Fifth Floor	18	5.6"	3.7"
Minimum width of doors, ramps corridors		36"	WM3
Minimum width of stairs		44"	WM3

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF F.A.R. UNTIL BZA APPROVAL OF F.A.R. IS GRANTED, NO WORK ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION AND EXTERIOR REPAIRS AS REQUIRED TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

PLUMBING FIXTURES Table 4041 IPC

80 Multiple Family

	Required Per Unit
Required Water Closets	1
Required Lavatories	1
Required Bathtub/ Showers	1
Required Kitchen sink	1
Automatic clothes washer	1/40

INTERIOR SIGNAGE

To meet Fair Housing Act Design Manual, ADAAG and BOCA Sec. 1007.6 requirements and all requirements of local jurisdictions.

TOTTEN COTTAGE

TOTTEN COTTAGE BUILDING DATA

PROJECT TYPE: APARTMENT BUILDING

USE GROUP: R-2 RESIDENTIAL, PRIMARY USE

CONSTR. CLASS 3B UNPROTECTED

TOTTEN COTTAGE

FIRST FLOOR	R-2	
SECOND FLOOR	R-2	
ALLOWABLE AREA	9,600	SF.
+ 100% INCREASE FOR SPRINKLER	9,600	SF. (TABLE 505)
	19,200	SF.
ACTUAL FLOOR AREA	3,595	SF.

FIRE RESISTANCE REQUIREMENTS:

	Hr. Fire Resistance	Code Reference
Structural Element		
Exterior Walls	2 hour	Table 602
Load Bearing	1 hour	Table 602
Non- Load Bearing	1 hour	Table 602
Fire Separation Assemblies		
Exit Enclosures	1 hour	Table 601.5
Shafts and Elevator Hoistways	1 hour	Table 602.5
Other Separation Assemblies	1 hour	Table 602
Fire Partitions		
Access Corridors	1 hour	Table 601.4
Tenant Separations	0 hour	Table 602
Dwelling Unit Separations	1 hour	Table 602
Interior Load Bearing Walls, Partitions and Columns		
Supporting more than 1 floor	0 hours	Table 602
Supporting one floor or one roof only	0 hours	Table 602
Structural Members Supporting Wall	0 hours	Table 602
Floor construction including beam	0 hours	Table 602
Roof construction including beams, trusses, framing arches, and roof decking	0 hours	Table 602

MEANS OF EGRESS

Floor Area per Occupant	SF/ Occupant	Code Reference
R-2 Multi-family Residencial	200 gsf	Table 1004.1.2
Mechanical Equipment Rooms	300 gsf	Table 1004.1.2

OCCUPANT LOAD

Totten Cottage

Floor	Use Category	SF.	SF/OCCUPANT	NUMBER OF OCCUPANTS
First Floor	R-2 Residential	1,763	200	9
Second Floor	R-2 Residential	1,063	200	5
Third Floor	R-2 Residential	1,134	200	6
Building Total		3,595		19

NUMBER OF UNITS

Totten Cottage

	Efficiency	One Bedroom	Two Bedroom	Accessible	Code Reference
First Floor	0	0	1	ALL	FAIR HOUSING ACT
Second Floor	0	0	1	ALL	FAIR HOUSING ACT
Third Floor	0	0	1	ALL	FAIR HOUSING ACT
Sub-totals	0	0	4		

TOTAL NUMBER OF UNITS 4

REQUIRED EXITS:

Totten Tower

	Hr. Allowed by Code	Code Reference
First Floor	1	WM2
Second Floor	1	WM2
Second Floor	1	WM2

TYPES 4 LOCATIONS OF EXITS

1. Remote Location
Exit enclosure shall be remote from each other as practicable — WM6.4

2. Alternatives
Auto sprinklered buildings are distance separation of exits is 1/4 of the max diagonal distance — WM6.4

Floor

TRAVEL DISTANCE

Use Group R-2	250 linear ft.	WM6.5

EGRESS WIDTH PER OCCUPANT WITH AUTOMATIC SPRINKLER SYSTEM

Stairways	.3"	WM52
Doors, Ramps, and Corridors	.15"	WM52

REQUIRED EGRESS WIDTH PER FLOOR

	Number Occupants	Stair Egress Width Req'd	Door Egress Width Req'd
First Floor	9	2.8"	1.95"
Second Floor	5	1.6"	1.05"
Third Floor	5	1.6"	1.05"
Minimum width of doors, ramps corridors		36"	WM3
Minimum width of stairs		44"	WM3

PLUMBING FIXTURES Table 4041 IPC

	Required Per Unit
Required Water Closets	1
Required Lavatories	1
Required Bathtub/ Showers	1
Required Kitchen sink	1
Automatic clothes washer	1/40

INTERIOR SIGNAGE

To meet Fair Housing Act Design Manual, ADAAG and BOCA Sec. 1007.6 requirements and all requirements of local jurisdictions.

TOTTEN TOWER BUILDING DATA

PROJECT TYPE: APARTMENT BUILDING

USE GROUP: R-2 RESIDENTIAL, PRIMARY USE

PARKING STRUCTURE
PARKING LEVEL 1 — S-1 PRIVATE GARAGE
+ PARKING LEVEL 2

TOTTEN TOWER
FIRST FLOOR — R-2
SECOND THRU NINTH FLOORS — R-2

CONSTRUCTION CLASS: 1B PROTECTED

ALLOWABLE AREA
NOT LIMITED

FIRE RESISTANCE REQUIREMENTS:

	Hr. Fire Resistance	Code Reference
Structural Elements		
Exterior Walls		
Load Bearing	2 hours	Table 602
Non- Load Bearing	1 hour	Table 602
Fire Separation Assemblies		
Exit Enclosures	2 hours	Table 602
Shafts and Elevator Hoistways	2 hours	Table 602
Other Separation Assemblies	1 hour	Table 602
Fire Partitions		
Access Corridors	1/2 hour	Table 601.4
Tenant Separations	1 hour	Table 602
Dwelling Unit Separations	1 hour	Table 602
Interior Load Bearing Walls, Partitions and Columns		
Supporting more than 1 floor	2 hours	Table 602
Supporting one floor or one roof only	2 hours	Table 602
Structural Members Supporting Wall	2 hours	Table 602
Floor construction including beam	2 hours	Table 602
Roof construction including beams, trusses, framing arches, and roof decking	1 1/2 hours	Table 602

FIRE SEPARATION REQUIREMENTS BETWEEN FIRE AREAS:

Fire Area	Hr. Fire Resistance	Code Reference
R-2/S-2	3 hours	Table 302.3.2

MEANS OF EGRESS — verify reduction

	SF/ Occupant	Code Reference
Floor Area per Occupant		
R-2 Multi-family Residencial	200 gsf	Table 1004.1.2
Storage Areas, Mechanical Equipment Rooms	300 gsf	Table 1004.1.2
Parking Garages	200 gsf	Table 1004.1.2

OCCUPANT LOAD

Totten Tower

Floor	Use Category	SF.	SF/OCCUPANT	NUMBER OF OCCUPANTS
Parking 1	S-1 Storage	10575	300	48
Parking 2	S-1 Storage	10,500	300	47
First Floor	R-2 Residencial	4,240	200	21
	B Office	100	100	1
Second thru Eighth Floors	R-2 Residencial	42,560	200	213
Ninth Floor	R-2 Residencial	5,456	200	28
Building Total		73,031		358

NUMBER OF UNITS

Totten Tower

	One Bedroom	Two Bedroom	Accessible	Code Reference
First Floor	2	2	ALL	FAIR HOUSING ACT
Second Floor	3	3	ALL	FAIR HOUSING ACT
Third Floor	3	3	ALL	FAIR HOUSING ACT
Fourth Floor	3	3	ALL	FAIR HOUSING ACT
Fifth Floor	3	3	ALL	FAIR HOUSING ACT
Sixth Floor	3	3	ALL	FAIR HOUSING ACT
Seventh Floor	3	3	ALL	FAIR HOUSING ACT
Eighth Floor	3	3	ALL	FAIR HOUSING ACT
Ninth Floor	3	3	ALL	FAIR HOUSING ACT
Sub-totals	26	28		

TOTAL NUMBER OF UNITS 54

REQUIRED EXITS:

	Hr. Allowed by Code	Code Reference
Parking Level 2	1	WM2
Parking Level 1	1	WM2
First Floor	1	WM2
Second Floor	1	WM2
Any Ninth Floor	2 per floor	WM2
Roof Access	0 (1 + as non-pitched roof)	WM1

TYPES 4 LOCATIONS OF EXITS

1. Remote Location
Exit enclosure shall be remote from each other as practicable — WM6.4

2. Alternatives
Auto sprinklered buildings are distance separation of exits is 1/4 of the max diagonal distance — WM6.4

TRAVEL DISTANCE

Use Group R-2	250 linear ft.	WM6.5

EGRESS WIDTH PER OCCUPANT WITH AUTOMATIC SPRINKLER SYSTEM

Stairways	.3"	WM52
Doors, Ramps, and Corridors	.15"	WM52

REQUIRED EGRESS WIDTH PER FLOOR

Floor	Number Occupants	Stair Egress Width Req'd	Door Egress Width Req'd
Parking Level 2	48	8.7"	6.7"
Parking Level 1	47	8.5"	6.5"
First Floor	21	6.4"	4.7"
Second Floor			
Any Eighth Floor	24 (19 req)	6.2"	4.7"
Ninth Floor	28	7.3"	4.7"
Minimum width of doors, ramps corridors		36"	WM3
Minimum width of stairs		44"	WM3

PLUMBING FIXTURES Table 4041 IPC

Based on an occupant load component of 50 % of each sex.
Separate restroom facilities will not be required if occupancies in which 5 or less people are employed. 4041 IPC

B, Business Occupant Load - 2 persons

	Required Ratio	Handicap
Required Water Closets	1/25	1
Required Lavatories	2/40	
Required Drinking Fountains	1/100	
Service Sinks Required	One per floor	

80 Multiple Family

	Required Per Unit
Required Water Closets	1
Required Lavatories	1
Required Bathtub/ Showers	1
Required Kitchen sink	1
Automatic clothes washer	1/40

INTERIOR SIGNAGE

To meet Fair Housing Act Design Manual, ADAAG and BOCA Sec. 1007.6 requirements and all requirements of local jurisdictions.

FIRE SUPPRESSION SYSTEM BY DESIGN/BUILD

Commonwealth Architects
101 Shockoe Slip, 3rd FL
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

KEY

Revisions	Date
Addendum 1	9/6/05
Addendum 2	9/14/05
Addendum 3	9/19/05
Re-Issue	2/3/06
Clarification Issue	6/7/06

SWA Architects, P.C.

Issue Record	Date
For Review	3/24/05
For Review	7/7/05
For Review	7/27/05
For Review	8/19/05
For Review	9/9/05
For Review	9/19/05
Redevelopment's Review	9/7/05
For Pricing	9/26/05
For Permit	9/19/05
Re-Use	6/7/06
Addendum 1	9/14/05
Addendum 2	9/19/05
Addendum 3	9/21/05
Revision 4	2/3/06
Clarification Issue	6/7/06

Project

WARDER MANSION
TOTTEN TOWER, L.P.
2650 18th STREET, NW
WASHINGTON, D.C.

Drawing Title

BUILDING DATA

ADDENDUM 3

Date	Drawn by
AR 9/6/05	
Check by	Date
DMA	
Drawing No.	
0505.01	CS.02

GENERAL NOTES

1. Total Area: 21,784 Sq. Ft. or 0.50018 Ac. (Record)
   21,784 Sq. Ft. or 0.50041 Ac. (Survey)
2. Property shown among the records of the D.C. Surveyor's Office as follows:
   Subdivision Book 58 - Page 51
   Subdivision Book 65 - Page 97
   Survey Book 72 - Page 50
   Survey Book 73 - Page 65
3. Property Zoned: "R-5-D" (Medium/High Density Apartment Housing).
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. 110001-0035-B, effective date November 15, 1990.
5. Old Republic National Title Insurance Company Commitment for Title Insurance No. 99-2286094-CTDC, effective date October 13, 1999 (Initialing Encroachments) was reviewed, examined and relied upon in preparing this survey.
6. Property corner markers not installed by this survey unless otherwise indicated.
7. Boundary information shown hereon was obtained from official City records, and marked in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All angles to bank in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
8. Underground objects such as utilities and roots shown thereon were located from available records and marked in the field to the above garnishes. Sub-surface investigations were not performed. All underground locations should be considered approximate. For marking of underground utility lines, call MISS UTILITY at 1-800-257-7777 at least 48 hours prior to any excavation or construction.
9. Minimum Building Setback Requirements in "R-5-D" Zone per current (March 1998) D.C. Zoning Ordinance (Note: Existing YCH building pre-dates all D.C. Zoning Requirements):

   Front Yard ..... None Required.
   Side Yard ..... None Required (but 8 ft. Minimum if provided).
   Rear Yard ..... 15 ft. Minimum Required. (Varies with height of building, but may be measured from centerline of street, Note: 15 ft. Building Restriction Line Dry (not) drive, 16th Street, N.W.)
10. Total number of striped parking spaces on property 24
11. Topographic elevations and underground utilities are NOT noted/shown by this survey.

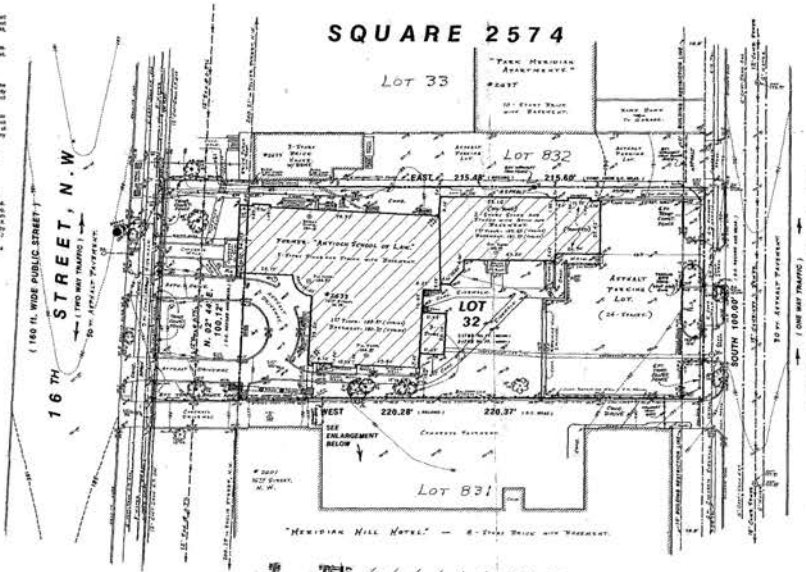
LEGEND

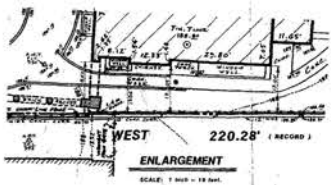
PROPERTY LINE
ENTRANCE LINE
ADJACENT LOT LINE
CURB LINE
BASEMENT WALL
BUILDING WALL
BAY/PORCH ABOVE
BALCONY ABOVE
AXIS LINE
ELECTRIC LINE
TELEPHONE LINE
WATER LINE
SEWER LINE
FENCE LINE
CONCRETE
MANHOLE
ELECTRIC MH.
WATER MH.
SEWER MH.
TELEPHONE MH.
GAS VALVE
GUARD POST
OVERHEAD
UNDERGROUND
D.C. COPPER LINE

LEGAL DESCRIPTION:

Lot numbered Thirty-two (32) in Square numbered Twenty-five Hundred Seventy-four (2574) in a subdivision made by George Oakley Totten, Jr., of Block 17, "MERIDIAN HILL", as per plat thereof recorded May 22, 1917 in Subdivision Book 58 at page 51 among the Records of the Office of the Surveyor for the District of Columbia.

SCALE: 1 inch = 16 ft.





GRAPHIC SCALE
SCALE: 1 Inch = 16 feet

SURVEYOR'S CERTIFICATION:

The undersigned firm, being registered professional engineers and land surveyors in the District of Columbia, hereby certifies to (1) First Union National Bank, (2) Wardwell Bank, (3) Totten's (4) their successors and assigns, (5) American Guaranty Personality, (6) Totten Tower L.P., and (7) Old Republic National Title Insurance Company, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, and meets the Requirements of an Urban Survey as defined thereto.
2. The survey was made on the ground between November 3 and 29, 1999, and correctly shows the area of the subject property, the location and type of all buildings, structures and other visible improvements situated on the subject property, and any other matters situated on the subject property.
3. Except as shown on the survey, there is no visible evidence of easements or rights-of-way of which the undersigned has been advised.
4. Except as shown on the survey, there are no above-table, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in the Title Commitment described hereon (Section 13, 1999), issued by Old Republic National Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the same property described in the Title Commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such Title Commitment. (Note: Existing YCH Building pre-dates all D.C. Zoning Requirements.)
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not visibly serve any adjoining property for drainage, utilities, ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
10. All utilities, including: gutters and drainage for the subject property access the subject property directly through contiguous public rights-of-way or through valid and enforceable easements which will connect on private encroachments, agreements or access through private property.
11. This Certificate relates to that certain survey numbered 99-119.03 and dated December 2, 1999, made by A. Morton Thomas and Associates, Inc.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dec. 2, 1999
Date

DATE PRINTED
DEC 7 1999
A. MORTON THOMAS AND ASSOC. INC.

VICINITY MAP.
SCALE: 1 in. = 1000 ft.

ALTA / ACSM LAND TITLE SURVEY

TOPOGRAPHIC SURVEY AND LOCATION OF IMPROVEMENTS

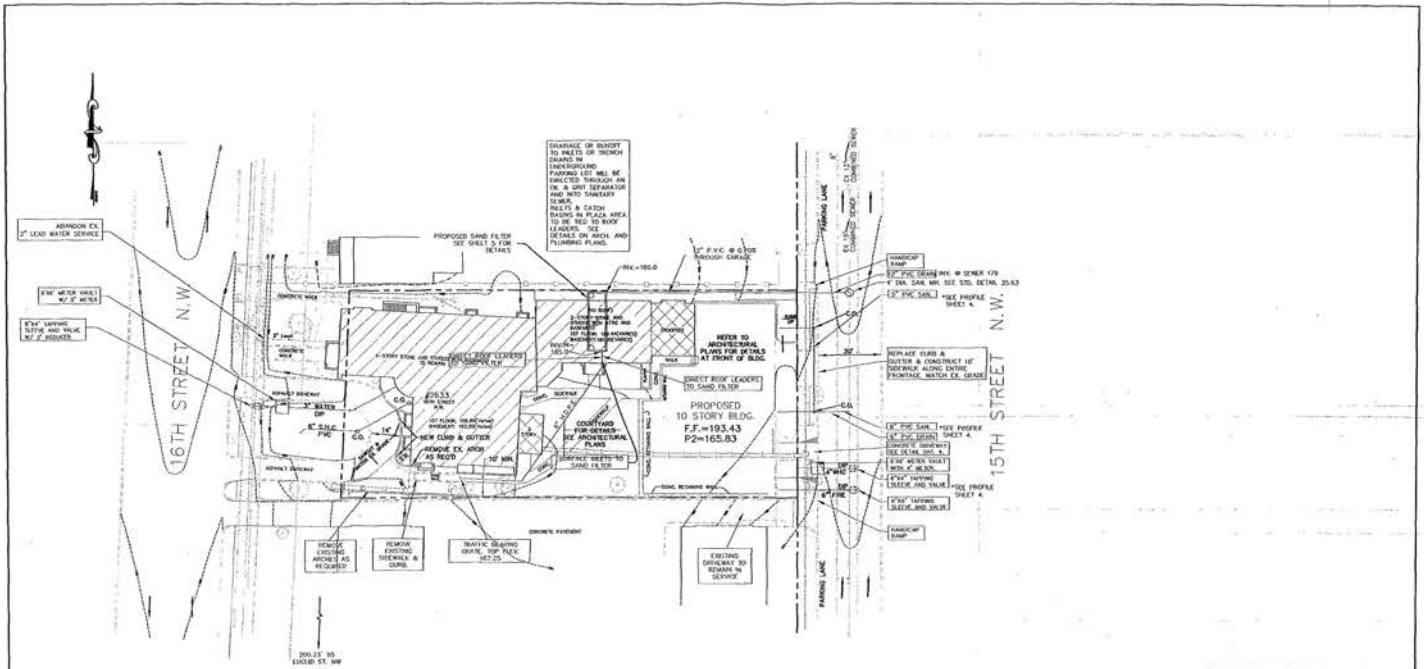
WARDER - TOTTEN HOUSE

#2633 SIXTEENTH STREET, N.W.

LOT 32 - SQUARE 2574 — WARD 1 - ANC 1B — DISTRICT OF COLUMBIA

SCALE	VERTICAL CONTOUR INTERVAL	A.M.T. FILE NO.
1in.=16ft.	1-FOOT	99-119.03
DATE: DECEMBER, 1999	TAX MAP NO. 0037 ATLAS NO. 2 PLATS	SHEET C - 1

A. MORTON THOMAS AND ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
(2) THE TOTTEN TOWER L.P.
(3) AMERICAN GUARANTY PERSONALITY, INC.
(4) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(5) WARDWELL BANK, OF TOTTEN PLACE, LLC
(6) TOTTEN TOWER L.P.
(7) AMERICAN GUARANTY PERSONALITY, INC.



LEGEND

NEW 7" CONC. DRIVE

4" CONC. SIDEWALK

EX. CURB
EX. TELEPHONE
EX. ELECTRIC
EX. SANITARY SEWER
EX. STORM DRAINS
EX. GAS LINE
EX. WATER
EX. CONTOURS 1'
EX. CONTOURS 5'
EX. BUILDING
PROPERTY LINE
PROP. BUILDING
PROP. GARAGE

Date	No.	Revision Description
12-12-00	1	REVISED SAND FILTER AND DRAIN

TOTTEN TOWER L.L.P.
1551 E. MAIN ST.
RICHMOND, VA. 23219
(702) 857-9773
C/O MR. CHAPMAN

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MARINER CHASE LANE, SUITE 302
BALTIMORE, MARYLAND 21286
(410) 247-6855 FAX 247-8397

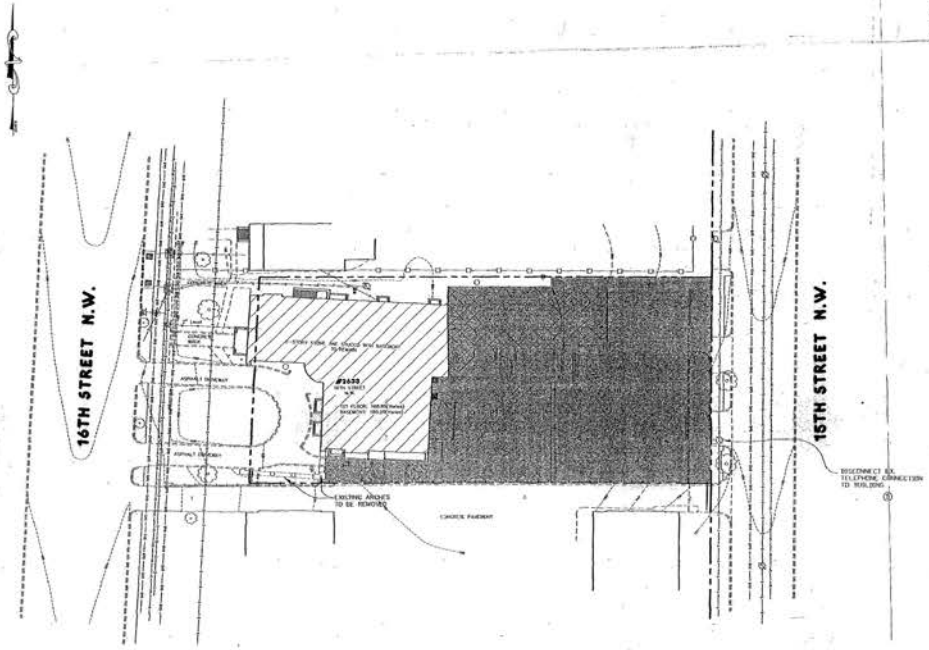
AREA: #1633 SIXTEENTH STREET, N.W.
LOT 19 - SQUARE 2574 WARD 1 - ANCOS DISTRICT OF COLUMBIA

TITLE: SITE PLAN

Des. by: S.R.R.	Scale: 1" = 30'	Proj. No.: 00-008
Drn. by: S.R.R.	Date: OCTOBER 2000	Drawing No.
Rev. by: J.R.H.	Approved	1 OF 6

JOHN R. HEDRICK
Professional Engineer

1. DEMOLITION AREA, (SHADED) TO BE CLEARED OF OVERGROWTH
2. EXISTING 2 STORY STUCCO BLDG. TO BE RAZED
3. EXISTING 3 STORY ADDITION TO BE RAZED.
4. ASPHALT PARKING AREA, RETAINING WALLS, ARCHES, SIDEWALKS, & CURB & GUTTER WITHIN DEMOLITION AREA TO BE REMOVED.
5. SITE UTILITIES WITHIN DEMOLITION AREA TO BE REMOVED AND CAPPED AT THE PROPERTY LINE.
6. DISTURBED AREAS TO BE STABILIZED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN WITH BROK BAT.



LEGEND

DEMOLITION AREA

EX. CURB
EX. TELEPHONE
EX. ELECTRIC
EX. SANITARY SEWER
EX. STORM DRAINS
EX. GAS LINE
EX. WATER
EX. CONTOURS 1'
EX. CONTOURS 5'
EX. BUILDING
PROPERTY LINE

11-3-00

TOTTEN TOWER L.L.P.
1551 E. MAIN ST.
RICHMOND, VA. 23219
(202) 857-9773
C/O MR. CHAPMAN

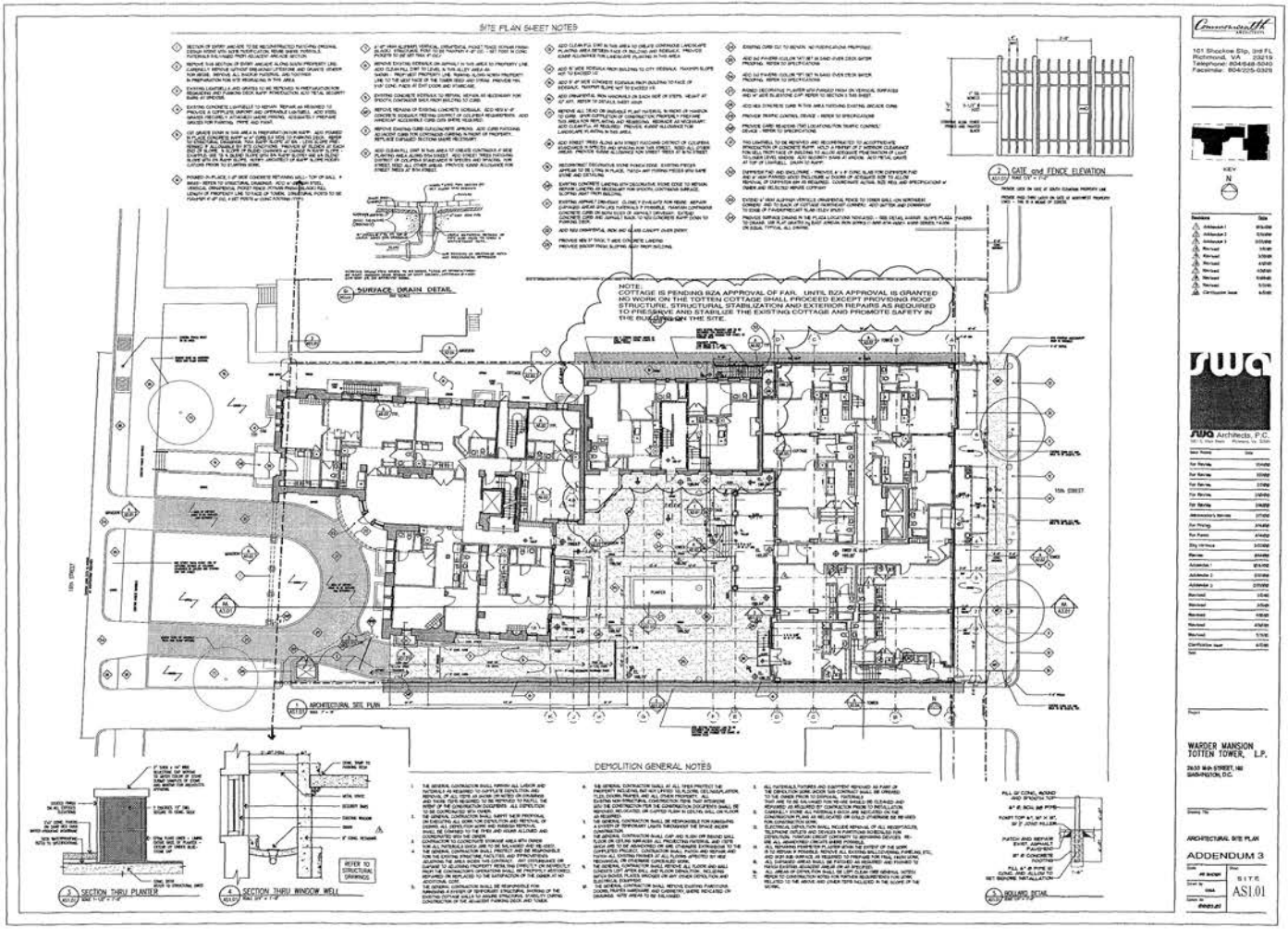
PHOENIX ENGINEERING, INC
CIVIL/CIVIL ENGINEERS
[illegible] CHURCH LANE, SUITE 100
EASTPORT, MARYLAND 21005
(410) 267-6810 FAX 267-9007

AREA
#3533 SIXTEENTH STREET, N.W.
LOT 20 — SQUARE 2614 WARD 4 — ANC 4B DISTRICT OF COLUMBIA

TITLE
DEMOLITION PLAN

Des. By:	D.D.R.	Date:	1" = 20'	Proj. No. 00-075
Dr. By:	G.A.S.	Date:	OCTOBER 2000	Drawing No.
Ck'd By:	J.D.P.	Approved:		2 OF 4

[illegible] E. PHOENIX
Professional Engineer



Commonwealth Architects
101 Shockoe Slip, 3rd FL
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

KEY
N

Revisions Date
Addendum 1 8/5/08
Addendum 2 9/3/08
Addendum 3 9/15/08
Revised 1/5/09
Revised 3/3/09
Revised 4/2/09
Revised 5/5/09
Revised 6/26/09
Revised 7/2/09
Revised 8/5/09
Certificate Issue 8/5/09

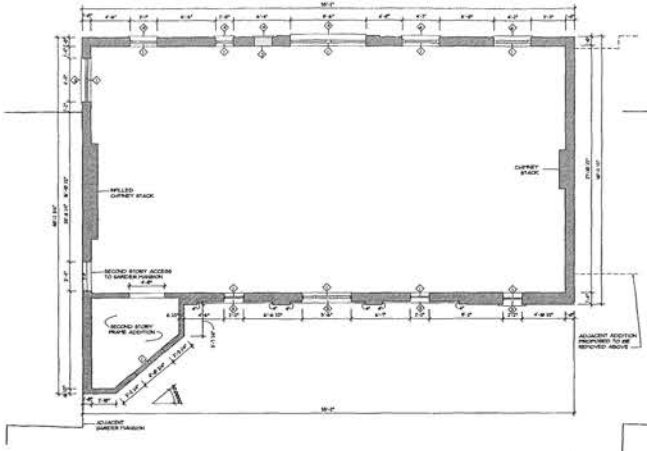
SWA Architects, P.C.

Project
WARDER MANSION
TOTTEN TOWER, L.P.
2639 16th STREET, NW
WASHINGTON, D.C.

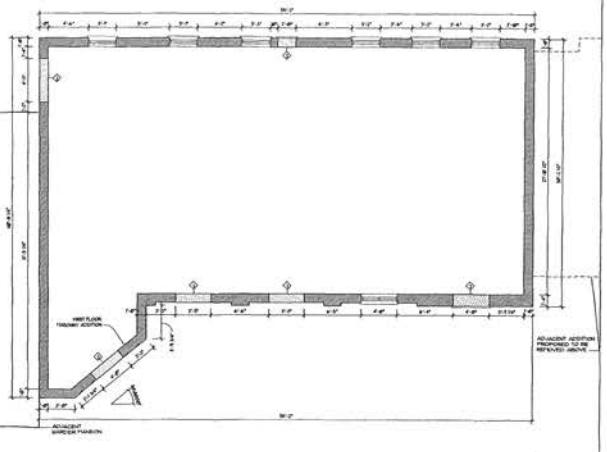
Drawing Title
ARCHITECTURAL SITE PLAN
ADDENDUM 3

Drawn by: MB
Checked by: MB
Date: 09/05/08
Project No.: 0744
Scale: 1/16" = 1'-0"

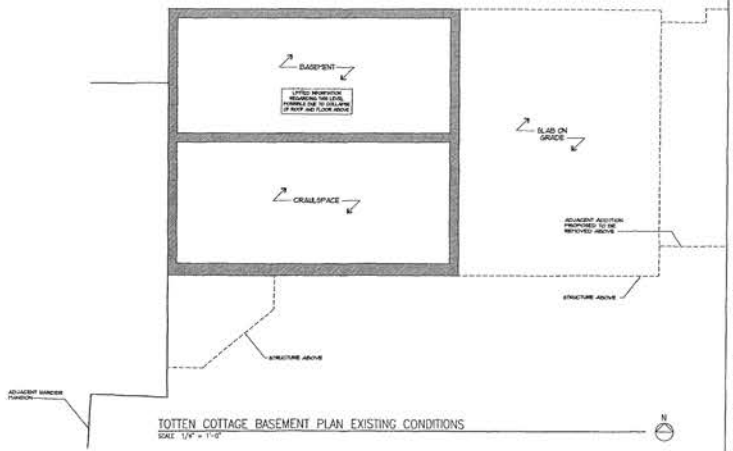
Sheet
SITE
AS1.01



TOTTEN COTTAGE SECOND FLOOR PLAN EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



TOTTEN COTTAGE FIRST FLOOR PLAN EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



TOTTEN COTTAGE BASEMENT PLAN EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. HEATING OR EVAPORATED FEATURE
2. INFILLED MASONRY OPENING
3. DECORATIVE PRECAST SILL TO BE CAST-IN-PLACE
4. SANDSTONE SILL TO BE SALVAGED AND REUSED

Commonwealth Architects
101 SHOCKOE SLIP
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0320

KEY

N

Revisions	Date
Addendum 1	6/14/06
Addendum 2	7/7/06
Addendum 3	7/27/06
Clarification Issue	4/7/06

SWA Architects, P.C.

Issue Record	Date
For Review	1/24/06
For Review	2/2/06
For Review	2/28/06
For Review	3/7/06
For Review	3/14/06
Arborist's Review	3/15/06
For Pricing	3/24/06
For Permit	3/31/06
For Pricing	5/3a/06
Addendum 1	6/14/06
Addendum 2	7/7/06
Addendum 3	7/27/06
Clarification Issue	4/7/06

Project

WARDER MANSION
TOTTEN TOWER, L.P.

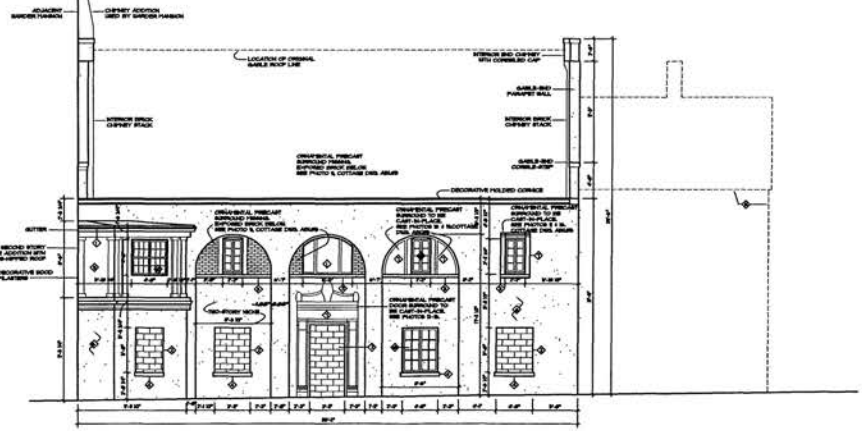
2650 18th STREET, NW
WASHINGTON, D.C.

Drawing Title

TOTTEN COTTAGE
FLOOR PLANS
EXISTING CONDITIONS

ADDENDUM 3

Scale	Sheet
AS SHOWN	COTTAGE
Drawing No.	AB1.01
Date	
2/24/06	
Drawing No.	
2006-01-01	



TOTTEN COTTAGE SOUTH ELEVATION EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. TYPICAL OR DARKENED FEATURE
2. INFILLED MASONRY OPENING
3. ORNAMENTAL PRECAST SILL TO BE CAST-IN-PLACE
4. SANDSTONE SILL TO BE SALVAGED / REUSED
5. PRECAST SILL
6. BRICK MASONRY WALL WITH STUCCO FINISH
7. ORNAMENTAL PRECAST FEATURE TO BE CAST-IN-PLACE
8. ADJACENT ADDITION PROPOSED TO BE REMOVED - SALVAGE ALL REUSABLE MATERIAL
9. WOOD FRAME UPPER ADDITION PAINTED
10. REMOVE ALL EXISTING METAL WIRE + SALVAGE FOR REUSE

101 Shockoe Slip, 2nd Floor
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

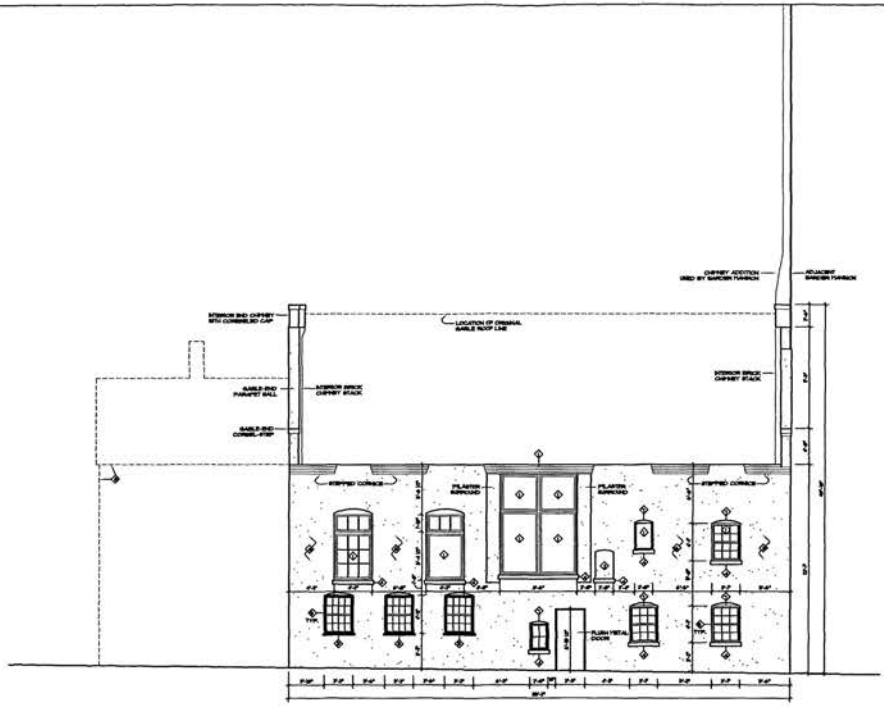
KEY
N

SWA Architects, P.C.

ADDENDUM #3

TOTTEN COTTAGE
SOUTH ELEVATION
EXISTING CONDITIONS

COTTAGE
AB1.02



TOTTEN COTTAGE NORTH ELEVATION EXISTING CONDITIONS
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. MISSING OR DAMAGED FEATURE
2. INFILLED MASONRY OPENING
3. DECORATIVE PRECAST SILL
4. SANDSTONE SILL TO BE SALVAGED & REUSED
5. PRECAST SILL
6. BRICK MASONRY INFILL WITH STUCCO FINISH
7. PAINTED WOOD FILL PANEL
8. ADJACENT ADDITION PROPOSED TO BE REMOVED - SALVAGE ALL REPAIRABLE MATERIAL
9. REMOVE ALL EXISTING METAL BARS - SALVAGE FOR REUSE

101 Shockoe Slip, 3rd Floor
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

KEY
N

SWA Architects, P.C.

Site Permit	Date
For Review	5/5/09
For Review	6/15/09
For Review	9/15/09
Addendum #1	10/5/09
Addendum #2	10/23/09
Addendum #3	10/30/09
Certificate Issue	6/15/09

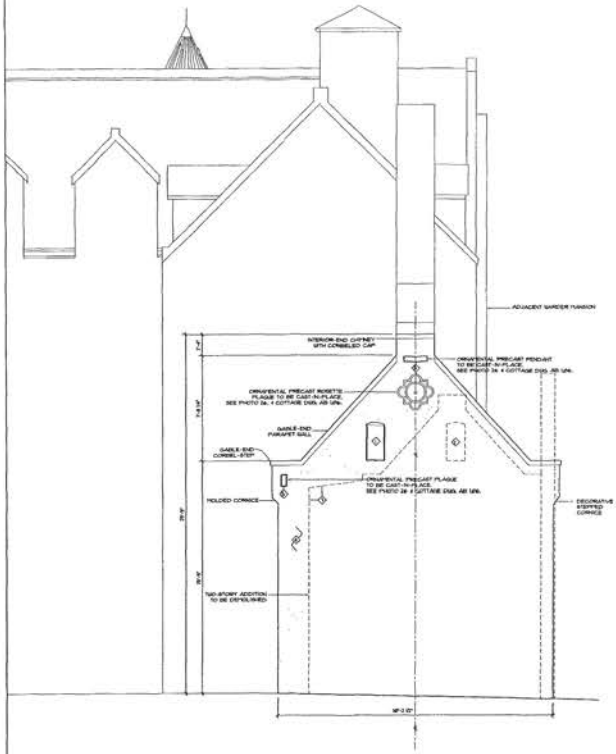
Seal

Project

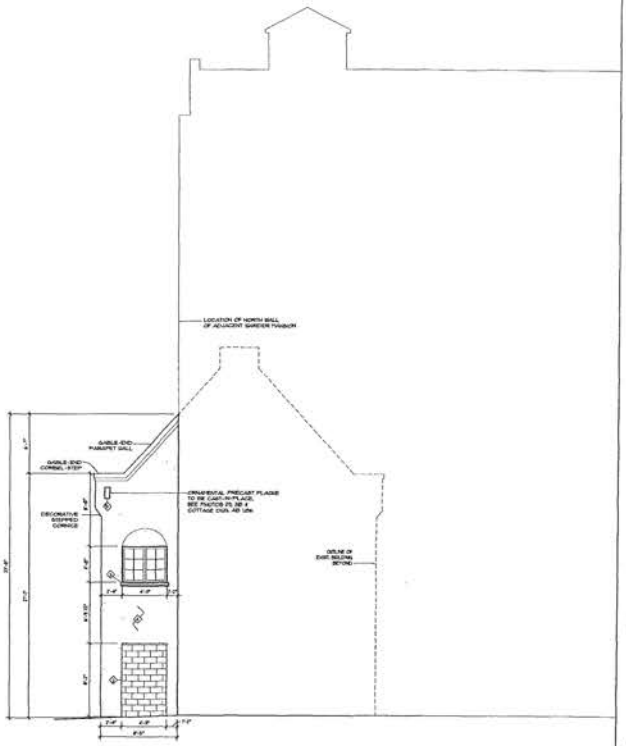
Drawing Title
TOTTEN COTTAGE
NORTH ELEVATION
EXISTING CONDITIONS

ADDENDUM #3

Date	Sheet
AB 9/30/09	COTTAGE
Drawn by	
ADD	AB1.03
Checked by	
AMW/JR	



TOTTEN COTTAGE EAST ELEVATION EXISTING CONDITIONS
SCALE 1/4" = 1'-0"



TOTTEN COTTAGE WEST ELEVATION EXISTING CONDITIONS
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. TYPICAL
2. INFILLED MASONRY OPENING
3. DECORATIVE PRECAST SILL TO BE CAST-IN-PLACE
4. BRICK MASONRY SILL WITH STUCCO FINISH
5. ORNAMENTAL PRECAST FEATURE TO BE CAST-IN-PLACE
6. REMOVE ALL EXISTING METAL BARS - SALVAGE FOR REUSE
7. ADJACENT ADDITION PROPOSED TO BE REMOVED - SALVAGE ALL REUSABLE MATERIAL

Commonwealth Architects
101 Shockoe Slip, 3rd Floor
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

KEY
N

SWA Architects, P.C.

Issue Record	Date
For Review	5/5/09
For Review	6/11/09
For Review	8/31/09
Addendum #1	10/5/09
Addendum #2	11/13/09
Addendum #3	12/8/09
Clarification Issue	6/10/10

Seal

Project
WARDER MANSION
TOTTEN TOWER, L.P.
3633 16th STREET, NW
WASHINGTON, DC

Drawing Title
TOTTEN COTTAGE
EAST AND WEST ELEVATIONS
EXISTING CONDITIONS

ADDENDUM #3

Date	Sheet
AS SHOWN	COTTAGE
Drawn by	
ADD	AB1.04
Comm. No.	
0909.00	



(1) TOTTEN COTTAGE
VIEW OF MARKER PHARON AND TOTTEN COTTAGE FACING WEST FROM 9TH STREET



(2) TOTTEN COTTAGE
PRIMARY SOUTH ELEVATION



(3) TOTTEN COTTAGE
PRIMARY SOUTH ELEVATION WITH TWO-STORY ADDITION



(4) TOTTEN COTTAGE
SOUTHEAST OBLIQUE VIEW SHOWING TWO-STORY ADDITION ON EAST ELEVATION



(5) TOTTEN COTTAGE
TWO-STORY ADDITION ON EAST ELEVATION



(6) TOTTEN COTTAGE
TWO-STORY ADDITION, PRIMARY SOUTH ELEVATION



(7) TOTTEN COTTAGE
RECESSED STORY DETAIL, ADDITION ON PRIMARY SOUTH ELEVATION



(8) TOTTEN COTTAGE
FIRST-FLOOR DETAIL SHOWING MASONRY OPENING WITH CONCRETE BLOCK INFILL, ADDITION ON PRIMARY SOUTH ELEVATION



(9) TOTTEN COTTAGE
WINDOW IN TWO-STORY NICHE, PRIMARY SOUTH ELEVATION



(10) TOTTEN COTTAGE
WINDOW WITH ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(11) TOTTEN COTTAGE
WINDOW WITH ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(12) TOTTEN COTTAGE
PRIMARY ENTRANCE IN TWO-STORY NICHE, PRIMARY SOUTH ELEVATION



(13) TOTTEN COTTAGE
PRIMARY ENTRANCE WITH ORNAMENTAL PRECAST SURROUND AND CONCRETE BLOCK INFILL, PRIMARY SOUTH ELEVATION



(14) TOTTEN COTTAGE
DETAIL OF ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(15) TOTTEN COTTAGE
DETAIL OF ORNAMENTAL PRECAST DOOR SURROUND, PRIMARY SOUTH ELEVATION



(16) TOTTEN COTTAGE
WINDOW WITH ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(17) TOTTEN COTTAGE
WINDOW WITH ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(18) TOTTEN COTTAGE
WINDOW DETAIL OF ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION



(19) WINDOW DETAIL OF ORNAMENTAL PRECAST SURROUND, PRIMARY SOUTH ELEVATION

Commonwealth
101 Shockoe Slip, 3rd Floor
Richmond, VA 23219
Telephone: 804/648-5040
Facsimile: 804/225-0329

KEY
N

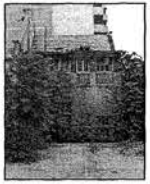
Issue Record	Date
For Review	6/5/09
For Review	9/11/09
submission #1	11/5/09
submission #2	12/3/09
submission #3	12/30/09
Certificate issue	6/10/10

Project

TOTTEN COTTAGE
HABS LEVEL
PHOTO DOCUMENTATION

ADDENDUM 3

Date	Sheet
AS SHOWN	COTTAGE
Drawn by	ABI.05
ADO	
Commonwealth Project No.	
0409.01	



(32) TOTTEN COTTAGE
TWO-STORY ADDITION ON
EAST ELEVATION



(31) TOTTEN COTTAGE
WINDOW DETAIL, TWO-STORY
ADDITION ON EAST ELEVATION



(22) TOTTEN COTTAGE
WINDOW DETAIL, TWO-STORY
ADDITION ON EAST ELEVATION



(34) TOTTEN COTTAGE
WINDOW DETAIL, TWO-STORY
ADDITION ON EAST ELEVATION



(34) TOTTEN COTTAGE
DOOR DETAIL, TWO-STORY
ADDITION ON EAST ELEVATION



(35) TOTTEN COTTAGE
EAST ELEVATION WITH
TWO-STORY ADDITION



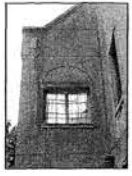
(36) TOTTEN COTTAGE
ORNAMENTAL PRECAST PLAQUES,
EAST ELEVATION



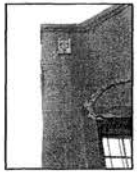
(37) TOTTEN COTTAGE
NORTH ELEVATION



(38) TOTTEN COTTAGE
WEST ELEVATION AND
ADVANCED GARDEN TUNNEL



(39) TOTTEN COTTAGE
WINDOW DETAIL, WEST ELEVATION



(40) TOTTEN COTTAGE
ORNAMENTAL PRECAST PLAQUE
DETAIL, WEST ELEVATION



(30) TOTTEN COTTAGE
INTERIOR VIEW, SECOND-
FLOOR FACING EAST



(32) TOTTEN COTTAGE
CHIMNEY STACK DETAIL, INTERIOR
VIEW FROM SECOND-FLOOR FACING EAST



(33) TOTTEN COTTAGE
INTERIOR VIEW, SECOND-FLOOR
FACING EAST



(34) TOTTEN COTTAGE
ATTIC-STORY WINDOW WITH INFILL,
INTERIOR VIEW FACING EAST



(35) TOTTEN COTTAGE
INTERIOR VIEW SHOWING ORIGINAL
LOCATION OF FIRST, SECOND, AND ATTIC-
STORIES, INTERIOR VIEW FACING EAST



(36) TOTTEN COTTAGE
DETAIL OF STEPPED CORNICE AND JOIST
HANGERS, INTERIOR VIEW FACING EAST



(37) TOTTEN COTTAGE
VIEW TO FIRST-FLOOR FROM
SECOND-FLOOR, INTERIOR
VIEW FACING EAST



(38) TOTTEN COTTAGE
REPAIRS OF COLLAPSED ROOF
WITH VERMONT SLATE, INTERIOR
VIEW FACING EAST

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KEY
N

Issue Record	Date
For Review	5/5/99
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Addendum #1	10/6/99
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Addendum #3	12/06/99
Clarification Issue	4/10/01

Seal

Project

Drawing Title
TOTTEN COTTAGE
HABS LEVEL
PHOTO DOCUMENTATION

ADDENDUM 3

Date	Sheet
AS SHOWN	COTTAGE
Drawn by	
ADD	AB1.06
Comm. No.	
9909.00	



(1A1) TOTTEN COTTAGE
FIRST-FLOOR TILE FIREPLACE SURROUND WITH LANCET ARCH, INTERIOR VIEW FACING EAST



(1A2) TOTTEN COTTAGE
FIRST-FLOOR DOOR WITH LANCET ARCH SURROUND, INTERIOR VIEW FACING EAST



(1A3) TOTTEN COTTAGE
CHIMNEY STACK AND INFILLED ATTIC-STORY WINDOW, INTERIOR VIEW FACING WEST



(1A3) TOTTEN COTTAGE
INTERIOR VIEW, SECOND-FLOOR FACING WEST



(1A3) TOTTEN COTTAGE
INTERIOR VIEW, SECOND-FLOOR FACING WEST



(1A4) TOTTEN COTTAGE
SECOND-FLOOR ACCESS TO GARDEN PAVILION ON WEST ELEVATION, SECOND-FLOOR FACING WEST



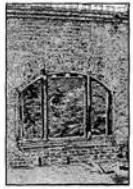
(1A5) TOTTEN COTTAGE
SECOND-FLOOR CASEMENT WINDOW, INTERIOR VIEW FACING WEST



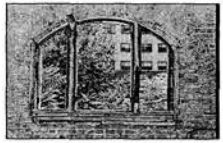
(1A6) TOTTEN COTTAGE
SECOND-FLOOR PAIRED DOUBLE-HUNG WINDOW, TWO-STORY ADDITION ON PRESENT ELEVATION



(1A7) TOTTEN COTTAGE
BRICK WALL WITH STEPPED CORNICE, INTERVIEW FACING SOUTH



(1A8) TOTTEN COTTAGE
SECOND-FLOOR TRIPARTITE WINDOW WITH SEGMENTAL ARCH, INTERIOR VIEW FACING SOUTH



(1A9) TOTTEN COTTAGE
SECOND-FLOOR TRIPARTITE WINDOW WITH SEGMENTAL ARCH, INTERIOR VIEW FACING SOUTH



(1B1) TOTTEN COTTAGE
BRICK DETAIL, SECOND-FLOOR FACING SOUTH



(1B2) TOTTEN COTTAGE
CASEMENT WINDOW AND DORMER FROM STRUCTURAL FAILURE, SECOND-FLOOR VIEW FACING SOUTH



(1B2) TOTTEN COTTAGE
CASEMENT WINDOW, INTERIOR VIEW FACING SOUTH



(1B3) TOTTEN COTTAGE
SECOND-FLOOR WINDOW WITH TRANSOM, INTERIOR VIEW NORTH ELEVATION



(1B4) TOTTEN COTTAGE
REPLANE FROM STRUCTURAL FAILURE OF SECOND-FLOOR, ATTIC AND ROOF,



(1B5) TOTTEN COTTAGE
SECOND-FLOOR WINDOW WITH TRANSOM, NORTH ELEVATION



(1B6) TOTTEN COTTAGE
SECOND-FLOOR WINDOW WITH TRANSOM, NORTH ELEVATION



(1B7) TOTTEN COTTAGE
SECOND FLOOR PAIRED WINDOW, NORTH ELEVATION



(1B8) TOTTEN COTTAGE
STEEL PLATE AND ATTIC DORMER PATCH STRUCTURAL FAILURE, INTERIOR VIEW FACING NORTH



(1B9) TOTTEN COTTAGE
SECOND-FLOOR WINDOW, INTERIOR VIEW NORTH ELEVATION

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KEY

N

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Seal

Project

Drawing Title
TOTTEN COTTAGE
HABS LEVEL
PHOTO DOCUMENTATION

ADDENDUM 3

Date	Sheet
AS SHOWN	COTTAGE
Drawn by	
ADD	AB1.07
Comm. No.	
0005.03	

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND THOSE ITEMS REQUIRED TO BE REMOVED TO FULFILL THE INTENT OF THE CONSTRUCTION DOCUMENTS. ALL DEMOLITION TO BE COORDINATED WITH OWNER.
2. THE GENERAL CONTRACTOR SHALL SUBMIT THEIR PROPOSAL ON EXECUTING ALL WORK FOR DEMOLITION AND REMOVAL OF DEBRIS, ALL DEMOLITION WORK AND RUBBISH REMOVAL INCLUDING ALL LABOR, MATERIALS AND HOURS ALLOWED, AND COORDINATED WITH THE OWNER.
3. CONTRACTOR TO COORDINATE STORAGE AREA WITH OWNER FOR ALL MATERIALS WHICH ARE TO BE SALVAGED AND RE-USED.
4. THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND ITEMS TO REMAIN IN AND ADJOINING THE AREA UNDER THIS CONTRACT. ANY DISFIGUREMENT OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY STRUCTURAL SHORING OF THE EXISTING COTTAGE SUCH TO ENSURE STRUCTURAL STABILITY DURING CONSTRUCTION OF THE ADJACENT PARKING DECK AND TOWER.
6. THE GENERAL CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY INCLUDING, BUT NOT LIMITED TO, FLOORS, CEILINGS/PLASTER, TILES, DOORS, FRAMES, AND ALL OTHER PROPERTY. ALL EXISTING NON-STRUCTURAL CONSTRUCTION ITEMS THAT INTERFERE WITH THE CONSTRUCTION PER THE CONSTRUCTION DOCUMENTS SHALL BE REMOVED, RELOCATED, OR CAPPED FLUSH TO CEILING, WALL OR FLOOR AS REQUIRED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF SEVERED WALL, FLOOR OR CEILING SURFACES ALL PENDUCTION PIPEWORK AND DUCTWORK ARE TO BE ABANDONED OR ARE OTHERWISE EXTRANEOUS TO THE NEW CONSTRUCTION. THE CONTRACTOR SHALL PATCH AND REPAIR AND MATCH ALL EXISTING FINISHES AT ALL FLOORS AND CEILINGS BY MEANS MECHANICAL OR OTHERWISE CONCEALED WORK.
9. THE GENERAL CONTRACTOR SHALL REMOVE ALL FLOOR AND WALL CONDUITS LEFT AFTER WALL AND FLOOR DEMOLITION, INCLUDING ALL ASSOCIATED WIRING, BRIDGES OR ANY OTHER DEVOLUTIONS AND ELECTRICAL EQUIPMENT.
10. THE GENERAL CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, DOORS, PAINTED HARDWARE AND CABINETRY, WHERE INDICATED ON DRAWINGS. NOTE AREAS TO BE SALVAGED.
11. ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED AS PART OF THE DEMOLITION WORK UNDER THIS CONTRACT SHALL BE OFFERED TO THE OWNER PRIOR TO DISPOSAL. MATERIALS THAT ARE TO BE SALVAGED FOR RE-USE SHALL BE CLEANED AND REPLACED AS REQUIRED BY CONTRACTOR PRIOR TO INSTALLATION.
12. ALL EXISTING ITEMS TO BE REMOVED AND SALVAGED FOR RE-USE IN CONSTRUCTION PLANS ARE RELOCATED ON COLD STORAGE TO BE USED FOR CONSTRUCTION WORK.
13. ELECTRICAL DEMOLITION SHALL INCLUDE REMOVAL OF ALL RECEPTACLES, TELEPHONE OUTLETS AND DEVICES IN PARTITIONS SCHEDULED FOR REMOVAL. ALL ASSOCIATED CONDUIT, WIRING AND SUPPORTING DEVICES. RE-USE ALL ABANDONED CIRCUITS WHERE POSSIBLE.
14. ALL REMAINING PERIMETER PLASTER WITHIN THE EXTENT OF THE WORK IS TO REMAIN IF POSSIBLE. ALL EXISTING DOOR FRAMES, PANELING, ETC., AND BOX SUBSURFACE AS REQUIRED TO PREPARE FOR FINAL WORK.
15. ALL EXISTING FINISHES SHALL BE PATCHED AND REPAIRED AND PAINTED TO MATCH EXISTING ADJACENT AREAS (AS APPLICABLE).
16. ALL AREAS OF DEMOLITION SHALL BE LEFT CLEAN (SEE GENERAL NOTES).
17. REFER TO CONSTRUCTION NOTES FOR FURTHER REQUIREMENTS FOR WORK RELATED TO THE ABOVE AND OTHER ITEMS INCLUDED IN THE SCOPE OF THE WORK.

CONSTRUCTION GENERAL NOTES

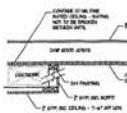
1. ALL DIMS. ARE TO FACE WALL DIM.
2. ALL WALLS ARE PLUMB & LEVEL UNLESS NOTED OTHERWISE.
3. DIMS. NOTED AS 'ALIGN', 'HOLD', OR 'CLEAR' ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION.
4. PRIOR TO FINAL FINISHING, EXISTING CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT SURFACES.
5. ALL NEW DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITIONS, U.O.N. HINGE SIDE.
6. REVIEW PROJECT GENERAL NOTES AND ALL DRAWINGS BEFORE PROCEEDING WITH WORK.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, ETC. ARE SHOWN FULLY INVADED ON PLANS AND ARE TO MENTION.
8. FURNISH AND INSTALL ALL NECESSARY DUCTWORK, DEVICES, TRIPS, ETC. TO PROVIDE A COMPLETE OPERATING MECHANICAL SYSTEM. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA MECHANICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. PROVIDE ADEQUATE AIR SUPPLY AND ADEQUATE CONTROLS TO PROVIDE PROPER INDOOR TEMPERATURE IN ALL CONDITIONED SPACES.
9. FURNISH AND INSTALL ALL NECESSARY PIPING, TRAPS, FITTINGS, ETC. TO PROVIDE A COMPLETE OPERATING PLUMBING SYSTEM. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA PLUMBING CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA PLUMBING CODE LATEST EDITION, AND ANY OTHER APPLICABLE CODES.
10. ALL MECHANICAL SYSTEM WORK SHALL BE PERFORMED BY QUALIFIED MECHANICAL CRAFTSMEN, TOTALLY FAMILIAR WITH THE SYSTEM.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ELECTRICAL CIRCUITING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR.
12. SEE SHEET A0.00 FOR PARTITION TYPES.
13. ALL NEW WALLS SHALL BE CONNECTED TO EXPOSED BRICK OR BLOCK COURSE TO RECEIVE TYPE 'B' PARTITION SHOWN.
14. ALL NEW PARTITIONS TO BE TYPE 7 NON.
15. SMOKE SEAL CONSTRUCTION SHOWN.
   A. ALL PARTITIONS TO BE CAULKED ON THE FLOOR.
   B. ALL PENETRATIONS TO BE CAULKED.
   C. ELECTRICAL AND TELEPHONE OUTLETS REQUIRED.
   D. THE ENGINEER/ARCHITECT IS TO APPROVE ALL ITEMS IN SECTION ITEMS ABOVE C.
16. NEW 5/8" GYPSUM BOARD CEILING TO BE PROVIDED THROUGHOUT - TAPE, SPACKLE, SAND, PRIME, AND PAINT. REFER TO DETAIL 'A' SHEET A0.01.

PLAN NOTES

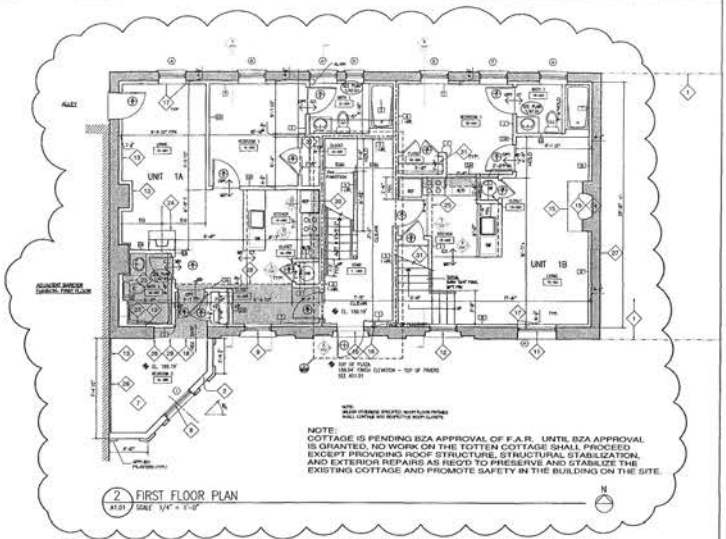
1. EXIST. BUILDING "GOOSTEP" TO BE REMOVED PRIOR TO STARTING RENOVATION OF COTTAGE
2. EXISTING CONNECTOR TO BE REMOVED AND RECONSTRUCTED TO MEET EXISTING CONDITIONS AFTER THE CONSTRUCTION OF THE NEW PARKING DECK BELOW. FIRST FLOOR EXTERIOR WALL TO BE CONSTRUCTED OF WOOD FRAME WITH 8MM LATH + STUCCO FINISH TO MATCH EXISTING APPLIED TO EXTERIOR.
3. UNDERPINNING OF THIS SECTION OF COTTAGE TO OCCUR @ CONSTRUCTION OF ADJACENT PARKING DECK - REFER TO STRUCTURAL DWGS.
4. EXISTING CONCRETE SLAB TO BE REMOVED IN THIS AREA TO LOWER TO EL. 134'-7". PROVIDE NEW SLAB AS REQUIRED TO CONNECT EXIST. SLAB TO NEW. PROVIDE NEW CONCRETE SLAB AT CONCRETE STAIRS AT TO OPEN WELL AT UNIT 1A. REFER TO STRUCTURAL AND CIVIL ADDITIONAL INFORMATION.
5. PROVIDE EXPANSION JOINT BETWEEN COTTAGE LOWER LEVEL AND NEW PARKING DECK.
6. TAIL BEAM TO REMAIN AND BE RE-USED. CONFIRMATION OF EXISTING CONDITIONS 4 MBE.
7. PROVIDE NEW CONCRETE SLAB IN THIS AREA OVER DECK PRECAST TEES AS REQUIRED TO RAISE SLAB TO EXIST COTTAGE FIRST FLOOR. EL. 39.09' SEE STRUCTURAL DWGS.
8. NEW WOOD WINDOW PAINTED 4 PAINTED CEMENTITIOUS SIDING TO MATCH PREVIOUS EXIST. OPENING. REFER TO EXIST. CONDITIONS PHOTOGRAPHS.
9. REMOVE EXIST. DRYWALL AND NEW WINDOW ON PIVOT UNDER PATCHING CONFIGURATION SHOWN IN ELEVATION ALSO AND SECURITY BARS.
10. REMOVE EXIST. DRYWALL ADD OVERSIZED WOOD DOORS TO FILL OPENING AS SHOWN IN ELEVATION ALSO.
11. REMOVE EXIST. DRYWALL AND NEW WOOD WINDOW ON PIVOT UNDER PATCHING CONFIGURATION SHOWN IN ELEVATION ALSO AND REQUIRED SHIM AND PAINTED.
12. REMOVE EXIST. WOOD UNDER IN THIS OPENING FOR RECONDITIONING AND REUSE.
13. RUN OUT ALL PERIMETER WALLS WITH 1 5/8" THICK STEEL STUDS AT 16" O.C. (OR EQUIVALENT) AND 1/2" GYPSUM BOARD AND PAINT DETAILS TYP. ALL UNDERSIDE.
14. REMOVE EXISTING MASONRY WALL AND PROVIDE NEW LINTEL - ACROSS ENTIRE OPENING SEE STRUCTURAL DWGS.
15. RESTORE FIREPLACE SURROUND INCLUDING BUT NOT LIMITED TO CARVED WORK TO MATCH EXISTING. REMOVE AND RESET IN TILE. REPLACE MISSING TILES. ADD VENTILATED GAS FIREPLACE.
16. PROVIDE 3'-0" x 3'-0" MDE ACCESS DOOR.
17. PLYWOOD SUBFLOOR. REPAIR EXPOSED.
18. MORTAR AT BODY ABOVE.
19. DEPEN ON EXISTING BRICK PIER.
20. ADD MDE GAS LOG FIREPLACE AND THIMBLE W/ CERAMIC TILE HEARTH (TYP.) (NE PER MEP)
21. CANTILEVERED STAIR LANDING - ABOVE STRAIGHT BOARD CEILING APPLIED TO UNDERSIDE OF STAIR JOISTS - FINISHED CEILING ELEVATION VARIES T-9" ABV. REFER TO SECTION IN SHEET A0.01.
22. PROVIDE WOOD LEDGER ABOVE ATTACHED TO ADJACENT FRAMING WALL TO SUPPORT SIDE OF 2ND FLOOR.
23. PROVIDE 1" EXPANSION JOINT BETWEEN EXISTING COTTAGE MASONRY CONSTRUCTION AND NEW ADJACENT PRECAST SLABS.
24. SOME OF DROP CEILING ABOVE, (TYP.) REFER TO DETAIL 1 THIS SHEET.
25. TYPICALLY FULL HEIGHT TO FACE.
26. RUN OUT SOFFIT OVER CABINETS UP - TYPICAL
27. PROVIDE ONE FIXED SHELF WIRE WHITE PLASTIC PANELLINE CLOTHS ROD IN ONE HALF OF CLOSET. DOUBLE FIXED SHELF AND CLOTHS ROD (MIN. WHITE PLASTIC FINISH) IN OTHER HALF OF CLOSET. TYPICAL IN ALL CLOTHS CLOSETS. (SERVICE SHOP CHOSE FOR EACH CLOSET (TYP.))

CONSTRUCTION LEGEND

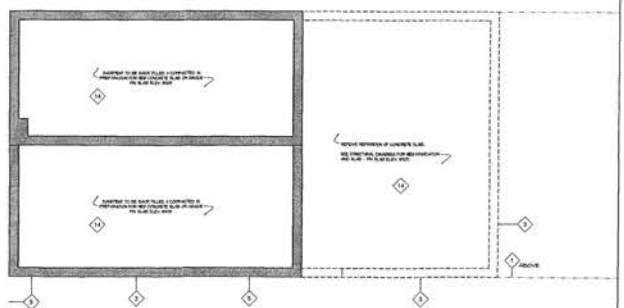
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- LOADING DOCK FOR EXISTING (1'-0" OR UNDER OVERHEAD NOTED)
- (1'-0") FIRE SEPARATION WALL (SEE PARTITION TYPES)



A1.01 A TYP. SOFFIT DETAIL



2 A1.01 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



1 A1.01 LOWER LEVEL PLAN
SCALE 1/4" = 1'-0"

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KEY

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Addenda 2	9/21/07
Addenda 3	9/27/07
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Clarification Issue	4/15/08

SWA Architects, P.C.

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For Review	8/24/07
For Review	8/31/07
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For Pricing	9/24/07
Permits	9/27/07
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Addendum 2	9/28/07
Addendum 3	10/5/07
Revised	3/5/08
Clarification Issue	4/15/08

WARDER MANSION
TOTTEN TOWER L.L.P.
2639 16th STREET, NW
WASHINGTON, D.C.

TOTTEN COTTAGE
LOWER LEVEL &
FIRST FLOOR PLANS

ADDENDUM 3

Date: AS SHOWN
Drawn by: SWA
Checked by: DAVIS JR.
Sheet: COTTAGE
A1.01

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND AS REQUIRED FOR THE NEW CONSTRUCTION. AT THE EXTENT OF THE CONSTRUCTION DOCUMENTS, ALL DEMOLITION TO BE COORDINATED WITH OWNER.
2. THE GENERAL CONTRACTOR SHALL SUBMIT "LUMP SUM" PROPOSAL ON EXECUTING ALL WORK FOR DEMOLITION AND REMOVAL OF ITEMS AS SHOWN ON DRAWINGS. ALL DEMOLITION ACTIVITY SHALL BE CONFINED TO THE SITES AND HOURS ALLOWED AND COORDINATED WITH THE OWNER.
3. CONTRACTOR TO COORDINATE STORAGE AREA WITH OWNER
4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO BE ALL HAZARD AND NOT BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES AND EXPENDITURES, ADJOINING THE AREA UNDER THIS CONTRACT. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, AT THE EXPENSE ALLOWED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY STRUCTURAL SUPPORT OF THE EXISTING CONSTRUCTION TO MAINTAIN STRUCTURAL STABILITY DURING DEMOLITION OF THE OLD ROOF FRAMING DECK AND TOWER.
6. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, FLOORS, CEILING/PLASTER, TILE, WOODWORK, ETC. FROM DAMAGE DURING DEMOLITION.
7. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING THROUGHOUT THE SPACE UNDER CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND WALL FLOOR OR CEILING SURFACES ALL PROJECTING MATERIAL AND ITEMS NOT SHOWN TO BE REMOVED OR REUSED IN THE COMPLETED AREAS OF THE COMPLETED PROJECT. CONTRACTOR SHALL PATCH AND REPAIR AND PATCH ALL EXISTING FINISHES AT ALL FLOORS AFFECTED BY WEB MECHANICAL OR OTHERWISE CONCEALED WORK.
9. THE GENERAL CONTRACTOR SHALL REMOVE ALL FLOOR AND WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, ALL FIXTURES, SWITCH BOXES, PLATES, BRACKETS OR ANY OTHER DEVICES AND ELECTRICAL EQUIPMENT.
10. THE GENERAL CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, DOORS, FRAMES, HARDWARE AND CABINETRY, WHERE INDICATED ON DRAWINGS AND AS REQUIRED FOR NEW WORK.
11. ALL FIXTURES, FITTINGS AND EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK UNDER THIS CONTRACT SHALL BE OFFERED TO THE OWNER PRIOR TO DISPOSAL. MATERIALS THAT ARE TO BE SALVAGED FOR RE-USE SHALL BE CLEANED AND STORED AS DIRECTED BY THE OWNER'S REPRESENTATIVE FOR INSPECTION.
12. CAREFULLY STORE ALL MATERIALS WHICH ARE INDICATED ON THE CONSTRUCTION PLANS AS RELOCATED OR COULD OTHERWISE BE RE-USED FOR CONSTRUCTION WORK.
13. ELECTRICAL DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL RECEPTACLES, SWITCHES, OUTLETS AND DEVICES IN PARTITIONS SCHEDULED FOR DEMOLITION. TAG/FLAG CIRCUIT CONTINUITY TO REMAINING DEVICES. WE-ARE ALL ABANDONED CIRCUITS WHERE POSSIBLE.
14. THE GENERAL CONTRACTOR SHALL REMOVE THE ENTIRE SYSTEM OF THE AC IN SECTIONS IF POSSIBLE, REMOVE ALL EXISTING WALLCOVERING, PANELING, ETC. AND PATCH SUB-SURFACE AS REQUIRED TO PREPARE FOR FINAL FINISH WORK.
15. ALL DAMAGED AREAS SHALL BE PATCHED AS REQUIRED AND PAINTED TO PATCH EXISTING ADJACENT AREAS OR AS SPECIFIED.
16. THE RELEASE OF DEMOLITION WORK SHALL BE SUBJECT TO GENERAL NOTES
17. REFER TO CONSTRUCTION NOTES ON THESE DRAWINGS/SPECIFICATIONS FOR WORK RELATED TO THE ABOVE AND OTHER ITEMS INCLUDED IN THE SCOPE OF THE WORK.

CONSTRUCTION GENERAL NOTES

1. ALL DIVS. ARE TO FACE SHOWN.
2. DIMS. AND NOTES FOR A GIVEN CONDITION ARE TYPICAL.
3. DIMS NOTED AS "ALIGN", "MEET", OR "FLUSH" ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS. IN CASE OF DISCREPANCY BETWEEN DRAWINGS CONTACT ARCHITECT FOR CLARIFICATION.
4. PRIOR TO WALL FINISHING, EXISTING CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO PATCH NEW CONSTRUCTION.
5. ALL WALL DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL, U.N.O.
6. REVIEW PROJECT GENERAL NOTES AND ALL DRAWINGS BEFORE PROCEEDING WITH WORK.
7. EXISTING FOUNDATION WALLS, ETC. ARE SHOWN FULLY RAISED ON PLANS AND ARE TO REMAIN.
8. FURNISH AND INSTALL ALL NECESSARY DUCTWORK, DEVICES, TRIM, ETC. TO PROVIDE A FULLY OPERATING MECHANICAL SYSTEM. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE DISTRICT MECHANICAL CODE, LATEST EDITION, AND ANY OTHER APPLICABLE CODES. PROVIDE ADEQUATE AIR SUPPLY, AND ADEQUATE CONTROLS TO PROVIDE PROPER ROOM TEMPERATURE IN ALL CONDITIONED SPACES.
9. FURNISH AND INSTALL ALL NECESSARY PIPING, TRIM, FITTINGS, ETC. TO PROVIDE A FULLY OPERATING PLUMBING SYSTEM. ALL WORK SHALL BE PERFORMED, FURNISHED, AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS OF THE DISTRICT PLUMBING CODE LATEST EDITION, AND ANY OTHER APPLICABLE CODES.
10. ALL MECHANICAL SYSTEMS SHALL BE ADJUSTED AND BALANCED BY QUALIFIED MECHANICAL CONTRACTOR TO SATISFACTORILY FUNCTION WITH THE SYSTEM.
11. ALL NEW ELECTRICAL WORK TO MEET NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR.
12. SEE SHEET A0A1 FOR PARTITION TYPES.
13. ALL EXISTING PERIMETER WALLS AND EXPOSED BRICK ON BLANK (CURTAIN TO RECEIVE STEEL) PARTITION GRID.
14. ALL NEW PARTITIONS TO BE TYPE 3 GA14.

PLAN NOTES

1. EXIST. BUILDING "ADDITION" TO BE REMOVED PRIOR TO STARTING RENOVATION OF COTTAGE.
2. EXISTING CONNECTION TO BE REMOVED AND RECONSTRUCTED AS NEW EXTERIOR WALL CONDITION AFTER THE CONSTRUCTION OF THE NEW PARKING DECK BELOW. FIRST FLOOR EXTERIOR WALL TO BE CONSTRUCTED OF WOOD FRAME WITH NEW LATH & STUCCO FINISH TO MATCHING EXISTING APPLIED TO EXTERIOR.
3. DEMOLITION OF THIS SECTION OF COTTAGE TO OCCUR W/ CONSTRUCTION OF ADJACENT PARKING DECK. REFER TO STRUCTURAL DWGS.
4. EXISTING CONCRETE SLAB TO BE REMOVED IN THIS AREA + LOWERED TO ELIMINATE EXISTING STEP DOWN + TRANSITION SMOOTHLY TO CONNECT EXIST. SLAB TO THE PROPOSED SLAB AT NEW ADDITION. PLACE STONE UP TO OFFICE AREA LL WK. REFER TO STRUCTURAL DWGS FOR ADDITIONAL INFORMATION.
5. PROVIDE EXPANSION JOINT BETWEEN COTTAGE LOWER FLOOR AND NEW PARKING DECK.
6. THIS AREA TO REMAIN UNFINISHED (ATT). DETERMINATION OF EXISTING CONDITIONS + USE.
7. PROVIDE NEW CONCRETE SLAB IN THIS AREA OVER DECK PRECAST TEES. ALIGNS THIS SLAB W/ EXIST. COTTAGE FIRST FLOOR - EL. 99'6". SEE STRUCTURAL DWGS.
8. NEW WOOD UNDER PAINTED + PAINTED (EXTERIOR) DOUBLE HUNG TO MATCH PREVIOUS EXIST. OPENING. REFER TO EXIST. CONDITIONS PHOTOGRAPHS.
9. REMOVE EXIST. CPD INFILL. ADD NEW WINDOW ON PIVOT HINGES MATCHING CONFIGURATION SHOWN IN ELEVATION A3.01. ADD SECURITY BARS.
10. REMOVE EXIST. CPD INFILL. ADD OVERSIZED WOOD DOORS TO FILL OPENING - REFER TO ELEVATION, DWG A3.01.
11. REMOVE EXIST. CPD INFILL. ADD NEW WOOD WINDOW ON PIVOT HINGES MATCHING CONFIGURATION SHOWN IN ELEVATION A3.01. ADD SECURITY BARS. SEE PHOTOS.
12. REMOVE EXIST. WOOD WINDOW IN THIS OPENING FOR REGLAZING AND REUSE.
13. TURN OUT ALL PERIMETER WALLS WITH 1 5/8" TRACK STEEL STUDS AT 16" O.C. FOR GOOD EQUIVALENT) AND 1/2" GYPSUM BOARD AND PROVIDE R-30/6 IN INSULATION.
14. CONTRACTOR RESPONSIBLE FOR PROVIDING ON-SITE TESTING AGENCY TO CERTIFY THAT FILL USED IS ADEQUATE IN RESPECT TO NATIONAL HOUSING CONTENT, COMPACTION AND ALL OTHER REQUIREMENTS. PROVIDE ADEQUATE SHORING, LAMB AND SLOPING AND KEYING AS NECESSARY FOR PROPER FILLING AND COMPACTION, OR UNABLE TO BE ACCESS IN THIS AREA AFTER PROPER BACK FILLING AND COMPACTION.
15. PROVIDE 48G CT HEIGHT at OAK TRANSITION STRIP BETWEEN TILE AND WOOD FLOOR.
16. RUN OUT TO CONCEAL SPRINKLERS AND OTHER SYSTEM PIPING.
17. SEE SAMARA FOR BRICKS SILL AND TRIM DETAILS TYP. ALL WINDOWS.
18. REMOVE EXISTING PRIMARY SILL AND PROVIDE NEW UNITS. - ALIGNS BEFORE OPENING. SEE STRUCTURAL DWGS.
19. RESTORE FIREPLACE SURROUND INCLUDING BUT NOT LIMITED TO CASTING NEW "MORE" TO PATCH. REPAIR EXISTING TILES, REPLACE MISSING TILES. ADD DEVELOPER GAS FIREPLACE.
20. PROVIDE 3/8"H x 2'6" WIDE ACCENT DOOR.
21. PLYWOOD BARRICADE TO REMAIN ENFORCED.
22. MICROLAM BEAM ABOVE.
23. DEMOLISH EXISTING BRICK PIER.
24. ADD NEW GAS LOG FIREPLACE AND THIMBLE W/ CERAMIC TILE HEARTH (TYP. ONE PER UNIT).
25. CANTILEVERED STAIR LANDING - ABOVE GYPSUM BOARD CEILING APPLIED TO UNDERSIDE OF 2X12 JOIST + TRUSSED CEILING ELEVATION FINISHED T/ 8" 2FF. REFER TO SECTION B, SHEET A5.01.
26. PROVIDE WOOD LINTAMA ABOVE ATTACHED TO ADJACENT TRANSOM WALL TO SUPPORT EDGE OF 2ND FLOOR.
27. PROVIDE 1" EXPANSION JOINT BETWEEN EXISTING COTTAGE FOUNDATION CONSTRUCTION AND NEW ADJACENT PRECAST PLANK.
28. EDGE OF DROP CEILING ABOVE, (TYP.) REFER TO DETAIL 1, SHEET A5.01.
29. TYPICALLY FULL REGISTERS TO FACE.
30. TURN OUT SOFFIT FOR CABINETS 14" - TYPICAL.
31. PROVIDE ONE FIXED SHELF WIRE-SPICE PLASTIC PAINT, ONE CLOTHES ROD IN ONE HALF OF CLOSET. DOUBLE FIXED SHELF WIRE-SPICE PLASTIC PAINT, ONE CLOTHES ROD IN OTHER HALF OF CLOSET. TYPICAL OF ALL CLOTHES CLOSETS. PROVIDE SHELF DRAIL FOR EACH CLOSET (TYP.)

CONSTRUCTION LEGEND

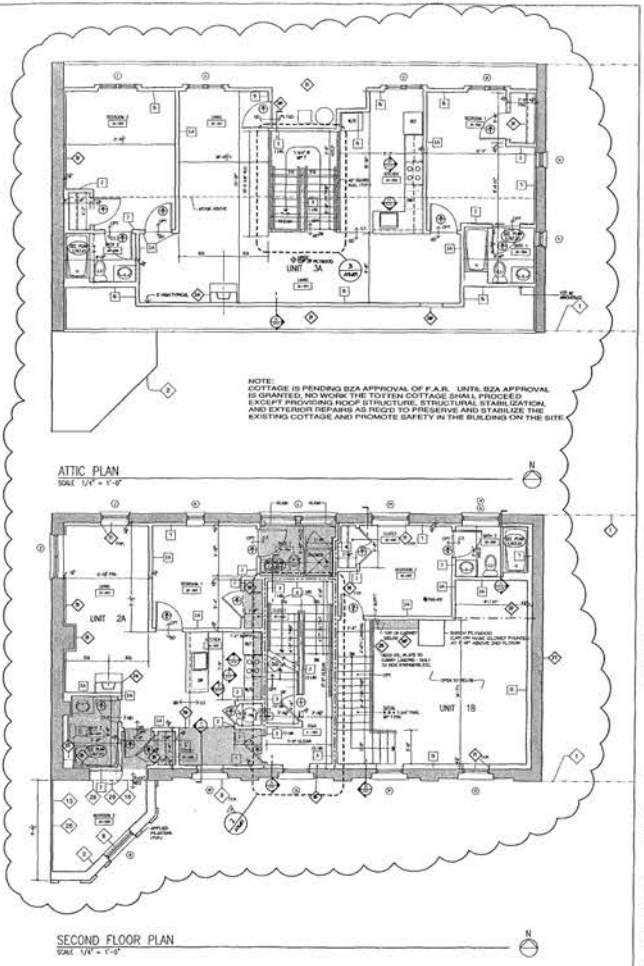
EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION

CAMPBELL SLAB FOR NATURAL FILL - 7'-0" AT MAJOR OVERHANG NOTED. SEE DETAIL A JUR

BLEED THE SEPARATION PARTITION (SEE PARTITION TYPES)



NOTE:
COTTAGE IS PENDING BZA APPROVAL OF F.A.R. UNTIL BZA APPROVAL IS GRANTED, NO WORK THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION, AND EXTERIOR REPAIRS AS REQ'D TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

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

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

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SWA Architects, P.C.

Revisions	Date
1 Addendum 1	9/04/07
2 Addendum 2	10/5/07
3 Addendum 3	2/15/08
Revision 4	3/5/08
Clarification Issue	4/15/08

Issue / Record	Date
For Review	7/14/07
For Review	7/27/07
For Review	8/22/07
For Review	9/04/07
For Review	9/24/07
For Review	10/5/07
Administrative Review	10/19/07
For Pricing	11/16/07
For Permit	4/14/08
For Pricing	5/16/08
Revision	6/04/08
Addendum 1	9/12/08
Addendum 2	10/5/08
Addendum 3	2/27/08
Addendum 4	3/5/08
Clarification Issue	4/15/08
Bid	

Project

WARDER MANSION
TOTTEN TOWER L.L.P.

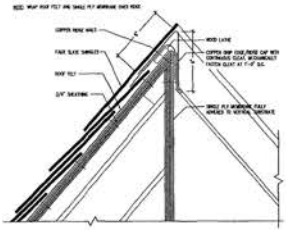
2633 16th STREET, NW
WASHINGTON, D.C.

Drawing Title

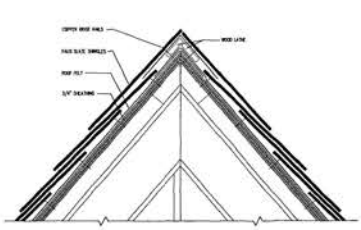
TOTTEN COTTAGE
SECOND FLOOR +
ATTIC PLANS

ADDENDUM 3

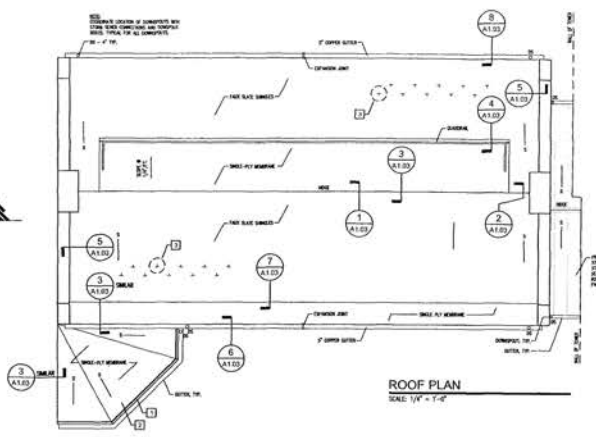
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JAS 8/2008	COTTAGE
Scale: 1/4"	A1.02
Drawn By: DNA	
Checked By:	
Date: 4/15/08	



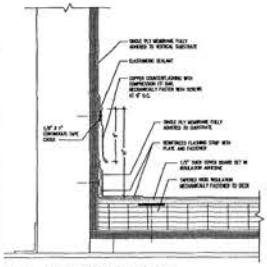
1 A1.03 DRIP EDGE / RIDGE CAP DETAIL
SCALE: 3" = 1'-0"



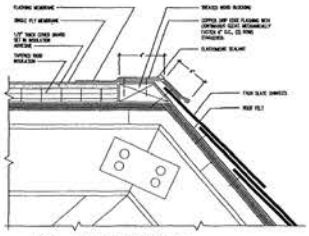
2 A1.03 RIDGE CAP DETAIL WITH VENT
SCALE: 3" = 1'-0"



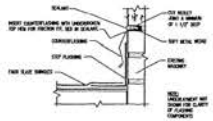
ROOF PLAN
SCALE: 1/4" = 1'-0"



3 A1.03 ROOF TO WALL DETAIL
SCALE: 3" = 1'-0"



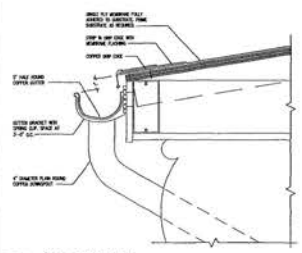
4 A1.03 TRANSITION DETAIL
SCALE: 3" = 1'-0"



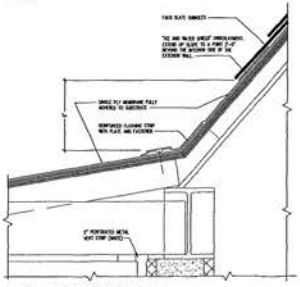
5 A1.03 REGLET DETAIL
SCALE: 3" = 1'-0"

DRAWING NOTES

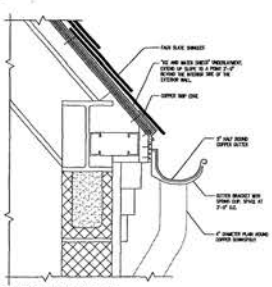
- ☐ PROVIDE COPPER DRIP EDGE AT EAVES OF EACH ROOF AREA. TYPICAL FOR ALL SINGLE PLY AND FADE SLATE ROOF AREAS.
- ☐ PROVIDE TAPERED ISO INSULATION AT AREAS AS INDICATED. FOR AREAS WITH SINGLE PLY ROOF, PROVIDE MINIMUM 1 1/2" THICK, FLAT ISO BOARD WITH 1/2" THICK COVER BOARD FOR TOTAL THICKNESS OF 2".
- ☐ PROVIDE NEW METAL DRIP EDGES AT SLOPED ROOF AREAS. INSTALL OVER 3'-0" OF SLATE FROM EAVES AND SPACE AT 3'-0" O.C. INSTALL SCUPPER OVER 2'-0" WIDE SINGLE PLY ROOF AREA AT 3'-0" O.C. SINGLE SCUPPER OVER FADE SLATE ROOF AREA. SCUPPER DIMENSIONS INDICATED ROOF SLOPE.



6 A1.03 GUTTER DETAIL
SCALE: 3" = 1'-0"



7 A1.03 TRANSITION DETAIL
SCALE: 3" = 1'-0"



8 A1.03 GUTTER DETAIL
SCALE: 3" = 1'-0"

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF P.A.R. UNTIL BZA APPROVAL IS GRANTED, NO WORK ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION, AND EXTERIOR REPAIRS AS NEED TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

KEY

Revisions	Date
Addenda 1	4/16/18
Addenda 2	5/14/18
Addenda 3	5/17/18
Revised	6/5/18
Clarification Issue	6/7/18

SWA Architects, P.C.

For Review	12/4/17
For Review	1/5/18
For Review	2/5/18
For Review	3/5/18
For Review	3/9/18
Ambassador's Review	3/7/18
For Pricing	3/9/18
Bid Set	3/14/18
For Permit	4/6/18
For Pricing	5/8/18
Bid Set	5/14/18
Addendum 1	4/16/18
Addendum 2	5/5/18
Addendum 3	5/17/18
Revised	6/5/18
Clarification Issue	6/7/18

WARDER MANSION
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3650 14th STREET, NW
WASHINGTON, D.C.

TOTTEN COTTAGE
ROOF PLAN

ADDENDUM 3

AS SHOWN
LW
SWA

COTTAGE
A1.03

DEMOLITION GENERAL NOTES

[illegible]

CONSTRUCTION ELEVATION SHEET NOTES

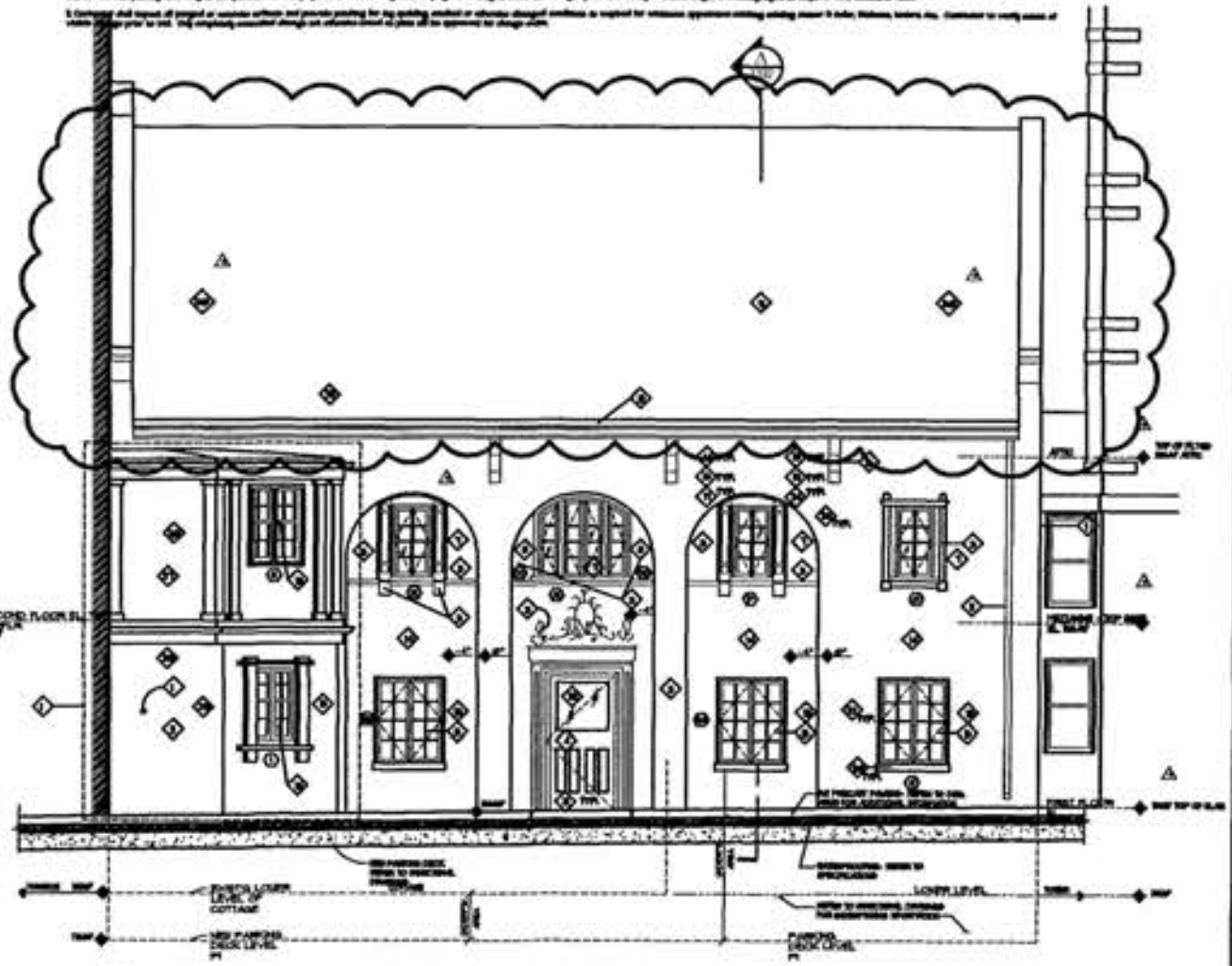
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CONSTRUCTION GENERAL NOTES

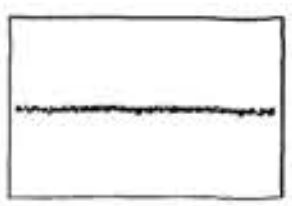
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SOUTH ELEVATION WINDOW SCHEDULE								
MARK	TYPE	SIZE (R.O.)	GRILLE	MATERIAL	HEAD	JAMB	SILL	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	WOOD				PRIME & PAINT
P	[illegible]	[illegible]	[illegible]	WOOD				PRIME & PAINT
Q	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
R	[illegible]	[illegible]	[illegible]	WOOD				PRIME & PAINT
[illegible]	[illegible]	[illegible]	[illegible]	WOOD				PRIME & PAINT
[illegible]	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
T	DOUBLE-HUNG	[illegible]	[illegible]	WOOD				[illegible]
AA	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
BB	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
CC	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
DD	[illegible]	[illegible]	[illegible]	WOOD				[illegible]
ALL EXISTING ROUGH OPENINGS TO BE FIELD VERIFIED								SUBMIT SHOP DRAWINGS

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF FAR
UNTIL BZA APPROVAL IS GRANTED NOT WORK
SHALL PROCEED EXCEPT PROVIDING ROOF
STRUCTURE, STRUCTURAL STABILIZATION AND
EXTERIOR REPAIRS AS REQ'D TO PRESERVE AND
STABILIZE THE EXISTING COTTAGE AND PROMOTE
SAFETY IN THE BUILDING ON THE SITE.



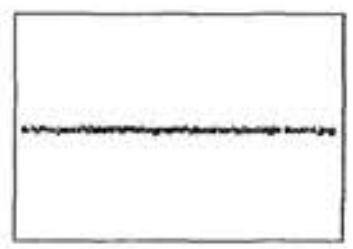
1 TOTTEN COTTAGE SOUTH ELEVATION – PROPOSED



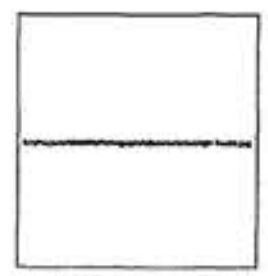
TOTTEN COTTAGE RUINS AS VIEWED FROM WARDER MANSION– 2000



TOTTEN COTTAGE APPENDAGE AS SEEN FROM THE SOUTH– 1980's



TOTTEN COTTAGE SOUTH SIDE AS SEEN FROM 15th STREET– 1980's



CLOSE-UP OF TOTTEN APPENDAGE AS SEEN FROM THE SOUTH– 1980's



MAIN ENTRANCE DOOR TO TOTTEN COTTAGE– 1980's

2 PRIOR AND EXISTING CONDITIONS

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101 Shockoe Slip, 3rd FL
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Facsimile: 804/225-0329



KEY

N

SWA Architects, P.C.

WARDER MANSION
TOTTEN TOWER, L.P.

WASHINGTON, D.C.

TOTTEN COTTAGE
SOUTH ELEVATION

ADDENDUM 3

COTTAGE

A2.01

NORTH ELEVATION WINDOW SCHEDULE

MARK	TYPE	SIZE	GRILLS	MATERIAL	HEAD	JAMB	SILL	REMARKS
A	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			PANEL TO MATCH ADD SECURITY BARS
B	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			PANEL TO MATCH, ADD SECURITY BARS
C	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			PANEL TO MATCH, ADD SECURITY BARS
D	FIXED	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			PANEL TO MATCH, ADD SECURITY BARS
E	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD SECURITY BARS
F	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD SECURITY BARS
G	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD SECURITY BARS
J	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD PANEL TO MATCH
K	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD PANEL TO MATCH
L	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			FIXED TRANSOM ABOVE
M	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			FIXED TRANSOM ABOVE
N	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			FIXED TRANSOM ABOVE
P	DOUBLE HUNG	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			NEW DORMER
Q	DOUBLE HUNG	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			NEW DORMER
R	DOUBLE HUNG	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			NEW DORMER
S	DOUBLE HUNG	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			NEW DORMER
T	DOUBLE HUNG	2'-4"W x 5'-0"H	6 OVER 6	FIBERGLASS	FIBERGLASS			ADD PANEL TO MATCH
AH	FIXED PAIR	4'-8"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			FIXED TRANSOM - PAIR
AM	FIXED	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			FIXED TRANSOM, PANEL TO MATCH
V	FIXED	2'-4"W x 5'-0"H	GLAZING	FIBERGLASS	FIBERGLASS			FIXED TRANSOM, PANEL TO MATCH

ALL EXISTING ROUGH OPENINGS TO BE FIELD VERIFIED. SUPPLY SHOP DRAWINGS.

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON THESE DRAWINGS. ALL DEMOLITION SHALL BE PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS. ALL DEMOLITION TO BE COORDINATED WITH OWNER.
2. ALL DEMOLITION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER. NO DEMOLITION WORK SHALL BE PERFORMED UNTIL ALL WORK FOR EXPOSED PORTIONS OF THE BUILDING HAS BEEN COMPLETED. ALL DEMOLITION SHALL BE COMPLETED TO OWNER AND HOUSE LAUNDRY AND COORDINATED WITH THE OWNER.
3. ALL DEMOLITION SHALL BE PERFORMED ALONG WITH OWNER.
4. ALL EXISTING BUILDING SHALL REMAIN SECURE AND WEATHER TIGHT AT ALL TIMES. ALL EXISTING WORK, PRESENT AND NEW PERMANENTLY ENCLOSED PLUMBING, HEATING, AND VENTILATING SYSTEMS SHALL BE PROTECTED AGAINST THE ENTRY OF WATER UNDER THE CONTRACT. ANY DEFICIENCIES OR DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF THE EXISTING BUILDING AS REQUIRED DURING THE DEMOLITION AND CONSTRUCTION PERIOD. ALL TEMPORARY SHORING AND BRACING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER EMPLOYED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION AND FINISHES OF THE BUILDING AND ADJACENT BUILDINGS, INCLUDING, BUT NOT LIMITED TO, FLOORS, CEILINGS, WALLS, PARTITIONS, DOORS, WINDOWS, TRIM, MILLWORK, PLUMBING, HEATING, AND ELECTRICAL EQUIPMENT AND FIXTURES. DURING THE CONSTRUCTION PER THE CONSTRUCTION DOCUMENTS SHALL BE REPAIRED OR REPLACED OR CAUSED TO BE REPAIRED, WELL OR PLACED AS ORIGINAL.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY LIGHTS THROUGHOUT THE ENTIRE WORK AREA DURING CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL CAP AND PLUG OFF ABOVE WALL OR FLOOR OR CEILING ALL PIPES, CONDUITS, DUCTS, AND OTHER ITEMS WHICH ARE TO BE REMOVED. ALL PENETRATIONS SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT WALLS, FLOORS AND CEILINGS AS REQUIRED TO PROVIDE ALL WATERTIGHT AND SMOKE TIGHT CONDITIONS AFFECTED BY HIS WORK.
9. THE GENERAL CONTRACTOR SHALL REMOVE ALL FLOOR AND WALL COVERINGS, CEILINGS, PARTITIONS, DOORS, FRAMES, TRIM, CASEWORK, PLUMBING, HEATING, AND ELECTRICAL EQUIPMENT AND FIXTURES AS SHOWN ON DRAWINGS AND AS REQUIRED FOR NEW CONSTRUCTION.
10. ALL DEMOLITION AND DEBRIS SHALL REMAIN PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AS WORK PROGRESSES, UNLESS OTHERWISE NOTED. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER.
11. ALL DEMOLITION AND DISPOSITION SHALL CONFORM TO ALL FIRE OR OTHER CODES OR REGULATIONS HAVING JURISDICTION OVER THE WORK.
12. THE GENERAL CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED TO BE REMOVED AND SHALL DISPOSE OF THEM IN A LEGAL MANNER. ITEMS TO BE REMOVED AND TO REMAIN THE PROPERTY OF THE OWNER SHALL BE CAREFULLY REMOVED AND STORED IN A SECURE AREA UNTIL THEY ARE TO BE DELIVERED TO THE OWNER OR REINSTALLED.
13. ALL ITEMS TO BE SALVAGED FOR RE-USE SHOULD BE CLEANED AND STORED IN A SECURE AREA UNTIL THEY ARE TO BE DELIVERED TO THE OWNER OR REINSTALLED. ANY ITEMS DAMAGED DURING REMOVAL OR STORAGE SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. ALL ITEMS NOT SALVAGED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.
15. ELECTRICAL DIRECTIONS SHALL INCLUDE REMOVAL OF ALL EXISTING WIRING, CONDUIT, FIXTURES, DEVICES, AND EQUIPMENT AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR NEW CONSTRUCTION. ALL EXISTING WIRING NOT REMOVED SHALL BE CAPPED AT THE SOURCE AND MADE SAFE. ALL EXISTING WIRING NOT REMOVED SHALL BE CAPPED AT THE SOURCE AND MADE SAFE.
16. ALL PLUMBING DIRECTIONS SHALL INCLUDE REMOVAL OF ALL PLUMBING, PIPING, ALL FIXTURES, AND EQUIPMENT AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR NEW CONSTRUCTION. ALL EXISTING PLUMBING NOT REMOVED SHALL BE CAPPED AT THE SOURCE AND MADE SAFE.
17. ALL MECHANICAL DIRECTIONS SHALL INCLUDE REMOVAL OF ALL EXISTING DUCTWORK, PIPING, EQUIPMENT AND FIXTURES AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR NEW CONSTRUCTION. ALL EXISTING DUCTWORK, PIPING, AND EQUIPMENT NOT REMOVED SHALL BE CAPPED AT THE SOURCE AND MADE SAFE.
18. ALL DEMOLITION AND DISPOSITION SHALL CONFORM TO ALL FIRE OR OTHER CODES OR REGULATIONS HAVING JURISDICTION OVER THE WORK.

CONSTRUCTION GENERAL NOTES

1. ALL DIMS. ARE TO FACE WALL DIMS.
2. DIMS. AND NOTES FOR A NEW CONDITION ARE TYPICAL FOR ALL SIMILAR NEW CONDITIONS, UNLESS NOTED OTHERWISE. IN CASE OF DISCREPANCY BETWEEN DIMENSIONS, CONSULT ARCHITECT FOR CLARIFICATION.
3. PATCH TO MATCH FINISHES. SURFACE CONSTRUCTION SHALL BE PATCHED WITH SAME MATERIAL.
4. ALL NEW CLOSET RODS TO BE LOCATED 5" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
5. ALL EXISTING WOOD MOLDS, SITTER AND ALL CASINGS REMOVE DURING CONSTRUCTION SHALL BE STRIPPED, NEATLY PAINTED OR PLASTIC AND STORED ON SITE FOR REINSTALLATION.
6. ALL NEW WORK SHALL BE PERMANENT (NOTHING TEMPORARY, UNLESS NOTED OTHERWISE) AND SHALL BE INSTALLED IN A WORKMANLIKE MANNER. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CONSERVATION CODES. ALL NEW DEVICES ARE SUPPLY AND ACCESSORY CONTROLS TO PROVIDE PROPER, SAFE, AND EFFICIENT OPERATION OF THE SYSTEM.
7. ALL NEW MATERIALS, ALL EQUIPMENT, AND ALL SYSTEMS SHALL BE INSTALLED, PROVIDED & CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL CODES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA PLUMBING CODE AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
8. ALL MECHANICAL & PLUMBING WORK SHALL BE PERFORMED BY LICENSED, QUALIFIED, CRAFTSMEN REGULARLY EMPLOYED BY THE SUBCONTRACTOR.
9. ALL NEW ELECTRICAL WORK TO COMPLY WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR.

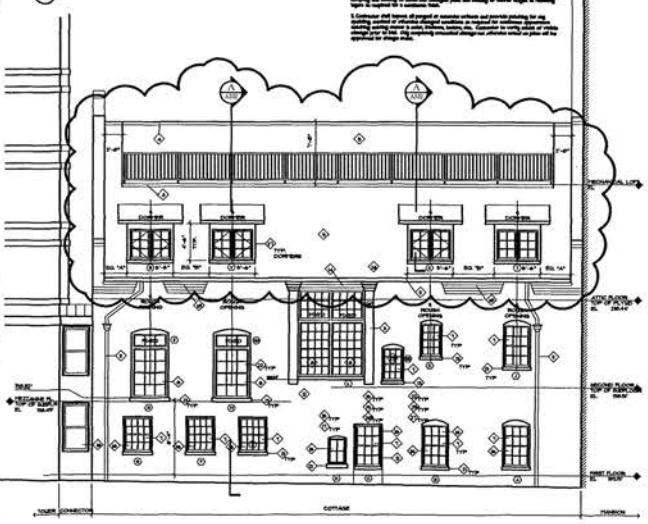
CONSTRUCTION KEY NOTES

1. Reconstruct Totten Cottage connector (South Elevation) gable roof framing deck. Structure to match existing runs in remaining unidentified dimensions. Refer to existing conditions documents - 2" nominal SYP, std. Refer to 2000 elevation dwg. A2.01 for window patterns. N.A.
2. All reconstructed perimeter walls at connector to be constructed of reinforced 4" concrete masonry units (CMU) typically, and reinforced CMU backup at all horizontal steps in plan/facade. Exterior face to be finished with stucco parging (no scores).
3. Reconstruct precast ornamentation. Plaster cast of existing ornament to be made prior to the start of renovation work on Totten Cottage exterior walls. New ornamental plasters to be made of precast concrete or equal material from plaster casts, matching existing ornamental pieces in detailing dimensions, profile, finish and color (typ.) New ornamental pieces to match self stucco finish in color, texture and material consistency.
4. Add copper flashing at ridge/eave.
5. Mechanical equipment ledge is roof - 7'-8" from ridge. Provide EPDM hood, sloped 1/4" per foot. - refer to Roof Plan A2.03. Provide 42" steel guardrail (painted to match color) at edge of ledge.
6. Provide (4) dormers in roof at north elevation only matching archive photographs - refer to section A, this sheet.
7. Add new fiberglass window or equal double hung, typical in existing rough openings.
8. Add new fiberglass window, double hung, with fixed transom above in existing rough openings.
9. Add lattation slate shingles over new concrete planks - refer to structural drawings for framing and Roof Plan dwg. A2.03.
10. Construct bird-stop detailing at roof line surfaced with stucco finish matching adjacent wall - reconstruction as req'd.
11. Add surface mounted half round copper gutter with copper downspouts and collector heads at each end, typ.) to the existing underground drainage system. If required (grade underground drainage as required, tying into properly functioning system) failing to public combined sewer system.
12. Existing flush metal door and jamb to be removed. Add window matching adjacent in opening. Fill opening with CFU blocks and stucco. Apply one skin over CFU. Apply stucco parging matching existing over skin for a seamless fill of opening.
13. Sand stone sill to remain. Reconstruction as required for re-use. (typical throughout)
14. Existing stepped lintel to be reconstructed. Base to be added spanning between sections of adjacent stable walls - refer to structural dwgs. Apply stucco parging matching existing adjacent over lath for a seamless finish.
15. Existing construction to remain (typ.) Sound existing stucco parging for structural stability. Repair/replace loose parging and paint.
16. Add new steel security bars at first floor windows - prime and paint. Not shown for clarity.
17. Clean existing stone and stucco parged walls. Refer to specifications - typ. all elevations.
18. Repair/replace all damaged and spalling parged surfaces with like material per specifications. Check backup material for soundness. Replace as necessary prior to application of paneling. Repaint all joints as required - typical all elevations.
19. Scrape loose paint per specifications and prep t/a to receive new finish.
20. Paint, all t/a per specifications.
21. Remove paint from all stone sills per specifications. If sill is stained, replace to match existing adjacent. Repair existing sill as necessary, typical.
22. All exterior doors, windows and window t/a are new. Refer to window and door schedules. Match original profiles.
23. Remove temporary window closures (concrete block/plywood) and repair edges of window opening.
24. Sand and scrape all existing ornamental metalwork and security bars down to bare metal or second layer of paint. Prepare for painting as specified. Cover all metal surfaces with a rust neutralizing chemical primer.
25. Add "snowbrake" at roof's edge after installation of new roof. Provide two rows, staggered - refer to Roof Plan A2.03.
26. Remove all extraneous, abandoned hoes from the facades including conduit, wires, lighting, etc. Ties are not necessary for the complete operation of the building. No conduit, cabling wires, etc. is to be no exposed on the face of the building. If there are any questions regarding what to remove (or not), contact the architect.

PARTIAL COTTAGE NORTH ELEVATION-1990's

WEST ELEVATION - 2000

1/A2.01 PRIOR AND EXISTING CONDITIONS @ COTTAGE



1/A2.01 TOTTEN COTTAGE NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

1. ADD FIBERGLASS WINDOWS, PIVOT, IN NEW DORMER MATCH ORIGINAL PROFILES.
2. BUILD AT PILASTERS AND FINISH STUCCO FINISH, PAINT.

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF FAR. UNTIL BZA APPROVAL IS GRANTED, NO WORK ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION, AND EXTERIOR REPAIRS AS REQ'D TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

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KEY

Addenda	Date
Addenda 1	9/24/99
Addenda 2	2/15/00
Addenda 3	5/15/00
Revised	5/5/00
Clarification Issue	6/2/00

SWA Architects, P.C.

Issue	Date
For Review	2/24/99
For Review	7/2/99
For Review	7/30/99
For Review	7/31/99
For Review	8/13/99
Alexander's Review	9/7/99
For Pricing	9/10/99
For Permit	9/10/99
For Pricing	9/24/99
For Review	9/24/99
Addenda 1	9/24/99
Addenda 2	2/15/00
Addenda 3	5/15/00
Revised	5/5/00
Clarification Issue	6/2/00

Project

WARDER MANSION
TOTTEN TOWER, L.P.

2639 16th STREET, NW
WASHINGTON, D.C.

Drawing Title

TOTTEN COTTAGE
NORTH ELEVATION

ADDENDUM 3

Date	Sheet
AS SHOWN	COTTAGE
Drawn by	A2.02
SWA/MS	
Checked by	
JENNINGS	

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND/OR AS REQUIRED FOR THE PROPER EXECUTION AND INTENT OF THE CONSTRUCTION DOCUMENTS. ALL DEMOLITION TO BE COORDINATED WITH OWNER.
2. THE GENERAL CONTRACTOR SHALL SUBMIT THEIR PROPOSAL ON EXISTING ALL WORK FOR DEMOLITION AND REMOVAL OF EXISTING ITEMS. ALL DEMOLITION AND REMOVAL WORK SHALL BE CONFINED TO THE THESE AND WORK ALLOWED AND COORDINATED WITH THE OWNER.
3. CONTRACTOR TO COORDINATE STORAGE AREA WITH OWNER FOR ALL MATERIALS WHICH ARE TO BE SALVAGED AND RE-USED.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE EXISTING STRUCTURE, FACILITIES, AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTORS OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY STRUCTURAL SHORING OF THE EXISTING COTTAGE WALLS TO ASSURE STRUCTURAL STABILITY DURING DEMOLITION AND CONSTRUCTION AS REQUIRED.
6. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, FLOORS, CEILINGS, PLASTER, TILES, DOORS, PAVERS, AND ALL OTHER PROPERTY. ALL EXISTING NON-STRUCTURAL CONSTRUCTION ITEMS THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED AND SHALL BE REPAIRED, RELOCATED, OR CAPPED FLUSH IN CEILING, WALL OR FLOOR AS REQUIRED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION.
8. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND WALL FLUSH OR CEILING SURFACES ALL PREVIOUSLY MATERIAL AND PIPE WHICH ARE TO BE ABANDONED OR ARE OTHERWISE EXTRANEOUS TO THE COMPLETED PROJECT. CONTRACTOR SHALL PATCH AND REPAIR AND PATCH ALL EXISTING FINISHES AT ALL FLOORS AFFECTED BY NEW CONSTRUCTION TO MATCH ADJACENT SURFACES.
9. THE GENERAL CONTRACTOR SHALL REPAIR ALL FLOOR AND WALL CONDUITS LEFT AFTER WALL AND FLOOR DEMOLITION, INCLUDING PATCH BOXES, PLATES, BRIDGES OR ANY OTHER MATERIALS AND ELECTRICAL EQUIPMENT.
10. THE GENERAL CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, DOORS, FINISHES, FURNITURE AND CABINETRY WHERE INDICATED ON DRAWINGS. NOTE AREAS TO BE SALVAGED.
11. ALL MATERIALS, FIXTURES AND EQUIPMENT REMOVED AS PART OF THE DEMOLITION WORK UNDER THIS CONTRACT SHALL BE OFFERED TO THE OWNER FOR SALVAGE BEFORE REMOVAL.
12. THAT ARE TO BE SALVAGED TO BE RE-USE SHOULD BE CLEANED AND REPAIRED AS REQUIRED BY CONTRACTOR PRIOR TO INSTALLATION. CURRENTLY STORE ALL MATERIALS WHICH ARE INDICATED ON THE CONSTRUCTION PLANS AS RELOCATED OR COULD OTHERWISE BE RE-USED IN THE COMPLETED PROJECT.
13. THE GENERAL CONTRACTOR SHALL REMOVE ALL RECEPTACLES, TELEPHONE OUTLETS AND DEVICES IN PARTITIONS SCHEDULED FOR DEMOLITION. MAINTAIN CIRCUIT CONTINUITY TO REMAINING DEVICES. RE-USE ALL ABANDONED CIRCUITS WHERE POSSIBLE.
14. THE GENERAL CONTRACTOR SHALL REMOVE ALL EXTERIOR OF THE BRICK TO REPAIR IS POWDERED, REMOVE ALL EXISTING BALLOU-DRAINS, PUMELING, ETC. AND REPLACE AS REQUIRED TO PREPARE FOR FINAL FINISH WORK.
15. ALL DAMAGED AREAS SHALL BE PATCHED AS REQUIRED AND PAINTED TO MATCH EXISTING ADJACENT AREAS OR AS SPECIFIED.
16. REFER TO CONSTRUCTION NOTES ON THIS SHEET AND GENERAL NOTES/ REFER TO CONSTRUCTION NOTES ON THIS SHEET AND GENERAL NOTES/ RELATED TO THE ABOVE AND OTHER ITEMS INCLUDED IN THE SCOPE OF THE WORK.

NOTE:
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UNTIL BZA APPROVAL IS GRANTED NO WORK
ON THE TOTTEN COTTAGE SHALL PROCEED
EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL
STABILIZATION AND EXTERIOR REPAIRS AS REQ'D
TO PRESERVE AND STABILIZE THE EXISTING COTTAGE
AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.

CONSTRUCTION GENERAL NOTES

1. ALL DIMS. ARE TO FACE SHLL U/ON.
2. DIMS. AND NOTES FOR A GIVEN CONDITION ARE TYPICAL.
3. DIMS NOTED AS ALIGN, HOLD, OR CLEAR ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS CONTACT ARCHITECT FOR CLARIFICATION.
4. REFER TO FINISH SCHEDULE. EXISTING CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH NEW CONSTRUCTION.
5. ALL DIMENSIONS SHALL BE LOCATIONS OF FACE OF FINISH MATERIALS UNLESS NOTED OTHERWISE.
6. REVIEW CONSTRUCTION NOTES AND ALL DRAWINGS BEFORE BEGINNING CONSTRUCTION.
7. EXISTING FOUNDATION, SHLLS, ETC. ARE SHOWN FULLY SHADED ON PLANS.
8. FURNISH AND INSTALL ALL NECESSARY DUCTWORK, DEVICES, TRIPS, ETC. AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE BOCA MECHANICAL CODE, LATEST EDITION, AND ANY OTHER APPLICABLE CODES. PROVIDE DAMPERS, AIR SUPPLY, AND EXHAUST CONTROLS TO PROVIDE PROPER INDOOR TEMPERATURE IN ALL CONDITIONED SPACES.
9. FURNISH AND INSTALL ALL NECESSARY PLUMBING FITTINGS, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL PLUMBING SYSTEM. WORK SHALL BE DESIGNED, FURNISHED, AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS OF THE BOCA PLUMBING CODE LATEST EDITION, AND ANY OTHER APPLICABLE CODES.
10. ALL ELECTRICAL WORK SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS, CONFORMING TOTALLY TO AND WITH THE SYSTEM.
11. ALL NEC ELECTRICAL WORK TO MEET NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ELECTRICAL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR.

Elevation General Notes

1 Contractor shall carefully review all existing conditions prior to bid. All reports noted as typical by the Specific Elevation Noted or noted under the General Elevation Notes shall be site wide responsibility of the Contractor to verify exact locations and extent of work prior to bidding. Typical notes are not always at every location where such work is required and it is solely the Contractor's responsibility to verify all locations. All conditions exposed by the removal or the responsibility of the Contractor to include in the bid.

2. Contractor shall look point, all exposed exterior brick as required for structural soundness and water tightness. Contractor shall verify quantities prior to bid. Match existing mortar color and joint profile. Provide sample back-up on building for Architect's approval.

3. Contractor shall repoint/replace any damaged, split, severely spalled brick units and for brick units that are loose. Contractor shall check brick as new or energized openings as required for new openings. Maximum allowable area shall be limited by bidding together, site cutting not allowed. Brick shall be match by Contractor. Prior to bidding, Contractor shall verify extent of brick work required to complete the project. Match existing brick color and size, mortar mason color at all new brick work locations, infills, repointing, etc., match existing mason in color, texture, thickness, etc.. Provide samples for Architect's approval. Contractor verify quantity prior to bid.

4. Contractor shall remove all extraneous materials from face of building, including but not limited to wires, abandoned wiring and conduits, abandoned plumbing and mechanical pipes, metal anchors, nails, wood blocking, etc., and repair surface behind as required for continuous appearance.

5. Contractor shall weatherstrip all connections at balconies and other locations as required for water tightness.

6. Contractor shall carefully inspect all exterior wood prior to bid. Repair/replace all wood members at doors, windows, soffits, fascias and other locations showing rot or other damage as required. Match existing profiles. Costs prices all new exterior wood members. Contractor to verify extent of visible damage, quantities, etc. Only necessary concealed damage on otherwise noted on plans will be approved for change order.

7. Contractor shall inspect all existing windows, doors and frames to remain and include any needed repairs/replacements required for the new appearance and sound operation. Repairs/replacement include flashing, glazing compound, glass, sash and match members, hardware, weatherstripping, miscellaneous stainless, etc. Contractor shall replace all missing glazing and frames.

8. Contractor shall paint all exterior wood, metal surfaces (finish) also, unless specifically noted otherwise or prefinished.

9. Contractor shall carefully inspect all structural members, including but not limited to beams, lintels, decking, purlins, fascia, etc. and verify the structure is writing of any structurally unsound conditions requiring repair, replacement or investigation.

10 Fans, devices painting according to the specifications and preparation of surface by hand scraping and sanding all loose and damaged paint and sanding or leather edges at repairing light as required for a continuous finish.

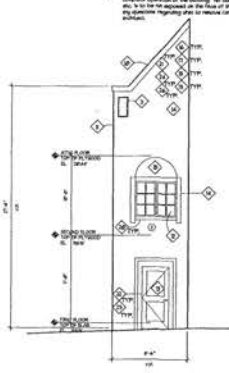
11. Contractor shall inspect all painted or concrete surfaces and provide patching for any spalling, cracked or otherwise damaged conditions as required for continuous appearance. Match existing material in color, thickness, texture, etc.. Contractor to verify extent of visible damage prior to bid. Only necessary concealed damage not otherwise noted on plans will be approved for change order.

CONSTRUCTION ELEVATION SHEET NOTES

1. Reconstruct Totten Cottage connector (South Elevation) over new parking deck. Structure to match existing new & remaining and reinstalled dimensions. Refer to existing conditions drawings - AS series. Re-use. Refer to south elevation, dwg. A2.01 for window pattern.
2. Re-use/reconstruct perimeter walls of connector to be comprised of unclad 8" thick reinforced concrete with horizontal CMU bondbeam at 4' intermediate height to accommodate. Exterior face to receive painted stucco finish. Refer to detail 7/A2.01.
3. Reconstruct chimney construction. Please cast of existing chimney to be made prior to the dismantling of the existing Totten Cottage exterior walls. New ornamental pieces to be made of precast concrete or equal material from original pieces, matching existing ornamental pieces in detailing, dimensions, profile, finish and color (light). New chimney/flue pieces to match exist stucco finish in color, texture and material consistency.
4. Extend roof gutter (copper) And copper downspout # each elevation.
5. Mechanical equipment ledge is roof 7'-0" from ridge. Provide STEP roof with hatches on horizontal roof, elapsed 24" per level. Refer to Roof Plan, drawing A2.01.
6. Provide (4) dormers in roof as north elevation only matching existing photographs. Refer to drawing A2.01.
7. Add new Fiberglass window, pivot hinged - swing in.
8. New connector attachment as part of tower construction.
9. Imitation slate shingles. Refer to Roof Plan A2.01.
10. Contractor cap on and self surfaced with stucco finish matching existing.
11. Surface mounted half round copper gutter with copper downspouts each end - north facade.
12. Add new Fiberglass window, pivot hinged - swing in. Match existing size and frame.
13. Add new painted wood door (paintout). Add stone sill. Match existing size and frame.
14. Re-use and stucco.
15. Existing herb bowl to remain. Repair stucco parging as required.
16. Clean existing stone and stucco parged walls. Refer to specifications - typ. all elevations.
17. Repair/replace all damaged and existing parged surfaces with like material per specifications. Check backup material for soundness. Replace as necessary prior to application of parging. Repoint all joints as required - typical all elevations.
18. Remove lower joists per specifications, and prep s/w to receive new finish.
19. Paint all s/w per specifications.
20. Remove paint from all stone s/w per specifications. If still is staining replace to match existing stones. Repoint existing all as necessary.
21. All exterior chimney shutters and window s/w are new. Refer to window and door schedule. Match original s/w and frame profile.
22. Remove temporary smoke chimney (concrete block/plywood) and repair original all smoke opening.
23. Remove existing metal door, jamb and CPS infill in preparation for new entry door headpiece. Provide new exterior wood door in this location.
24. Sand and sandpit all existing ornamental woodwork and security bars down to bare wood or second layer of paint. Prepare for painting as specified. Cover all noticed surfaces with a rust neutralizing chemical primer.
25. Add "Totten Cottage" sign after installation of new roof. Provide two-line inscription 1" high to Wood Plan A2.01.
26. Remove all extraneous, abandoned holes from the fenestration including conduit, alarms, lighting, etc. that are not necessary for the complete operation of the building. No conduit, cabling wiring, etc. to be not exposed on the face of the building. Where any abandoned regarding also to remove can and conduct the architect.



A2.03 TOTTEN COTTAGE EAST ELEVATION – PROPOSED
SCALE: 1/4" = 1'-0"



A2.03 TOTTEN COTTAGE WEST ELEVATION – PROPOSED
SCALE: 1/4" = 1'-0"

EXIST. & WEST ELEVATION WINDOW SCHEDULE

MARK	TYPE	SIZE	GRILLE	MATERIAL	HEAD	JAMB	SILL	REMARKS
A	PIVOT	2'-0"x5'-0" T.O.F.	MUNTINS	FIBERGLASS				PAINT, IN ARCH
1	PIVOT	2'-0"x5'-0" T.O.F.	MUNTINS	FIBERGLASS				PAINT, IN ARCH
2	DOUBLE PIVOT	4'-11"x5'-0" T.O.F.	MUNTINS	FIBERGLASS				

ALL EXISTING WOOD UPGRADE TO BE FIELD VERIFIED — SEE SHOP DRAWINGS

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KEY N

Revisions	Date
Addendum 1	9/14/05
Addendum 2	9/21/05
Addendum 3	10/04/05
Revised	1/13/06
Certification Issue	4/13/06

SWA Architects, P.C.

Issue Record	Date
For Review	12/14/05
For Review	1/2/06
For Review	1/20/06
For Review	3/6/06
For Review	3/13/06
Administrative Review	3/31/06
For Pricing	3/31/06
For Permit	4/13/06
For Pricing	5/26/06
Revised	6/14/06
Addendum 1	9/14/05
Addendum 2	9/21/05
Addendum 3	10/04/05
Revised	1/13/06
Certification Issue	4/13/06

Project

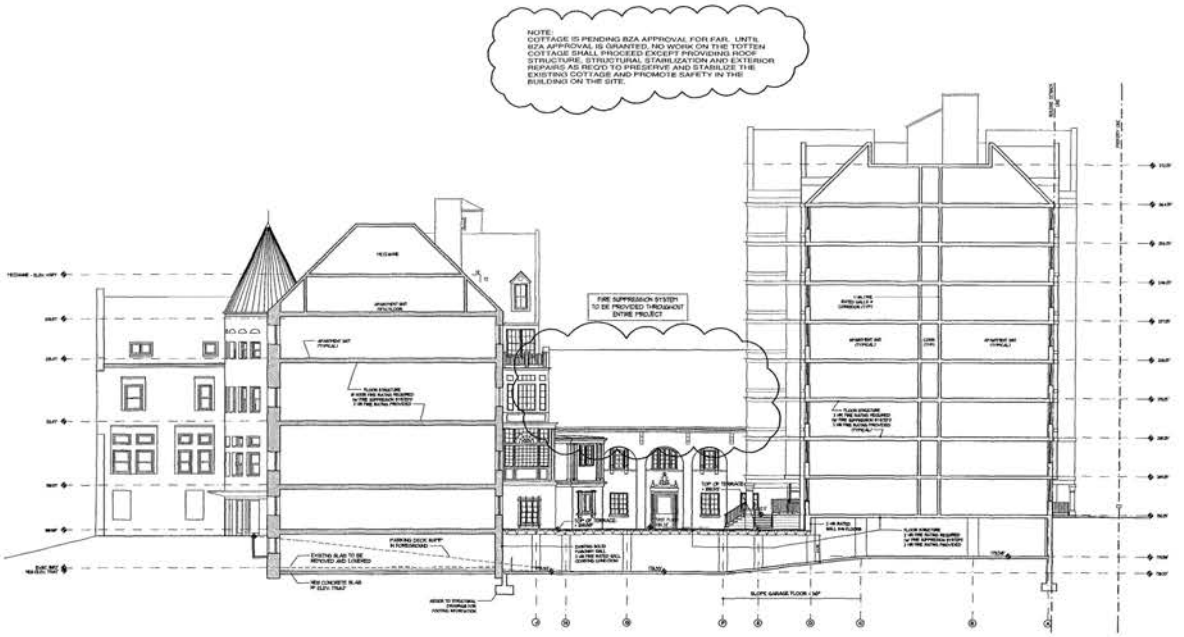
WARDER MANSION
TOTTEN TOWER, L.P.
2639 16th STREET, NW
WASHINGTON, D.C.

Drawing Title

TOTTEN COTTAGE
EAST ELEVATION
WEST ELEVATION
ADDENDUM 3

Scale	Sheet
AS SHOWN	COTTAGE
Drawn by	A2.03
DWA	
Comm. No.	
2005.0.03	

NOTE:
COTTAGE IS PENDING BZA APPROVAL FOR FAR. UNTIL BZA APPROVAL IS GRANTED, NO WORK ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT PROVIDING ROOF STRUCTURE, STRUCTURAL STABILIZATION AND EXTERIOR REPAIRS AS REQ'D TO PRESERVE AND STABILIZE THE EXISTING COTTAGE AND PROMOTE SAFETY IN THE BUILDING ON THE SITE.



SECTION THRU SITE - SOUTH ELEVATION

WARDER MANSION | TOTTEN COTTAGE | TOTTEN TOWER

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Richmond, VA 23219
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Facsimile: 804/225-0329

KEY

N

Revisions	Date
Addendum 1	6/15/2007
Addendum 2	7/5/2007
Addendum 3	8/7/2007
Revised	1/5/08
Clarification Issue	4/7/08

SWA Architects, P.C.

Issue Record	Date
For Review	12/5/2006
For Review	2/2/2007
For Review	3/9/2007
For Review	4/6/2007
For Review	5/4/2007
For Review	5/14/2007
Preliminary Review	5/7/2007
For Pricing	5/31/2007
For Permit	6/25/2007
Addendum 1	6/15/2007
Addendum 2	7/5/2007
Addendum 3	8/7/2007
Revised	1/5/08
Clarification Issue	4/7/08

Project

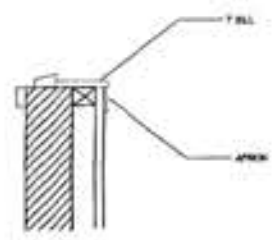
WARDER MANSION
TOTTEN TOWER, L.P.
2633 16th STREET, NW
WASHINGTON, D.C.

Drawing Title

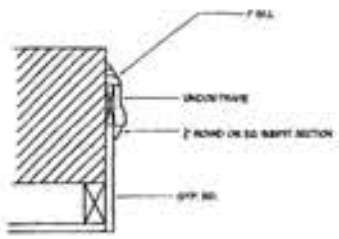
SITE SECTION
AS SEEN
FROM SOUTH

ADDENDUM 3

Scale	Sheet
AS SHOWN	COTTAGE
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Source file	
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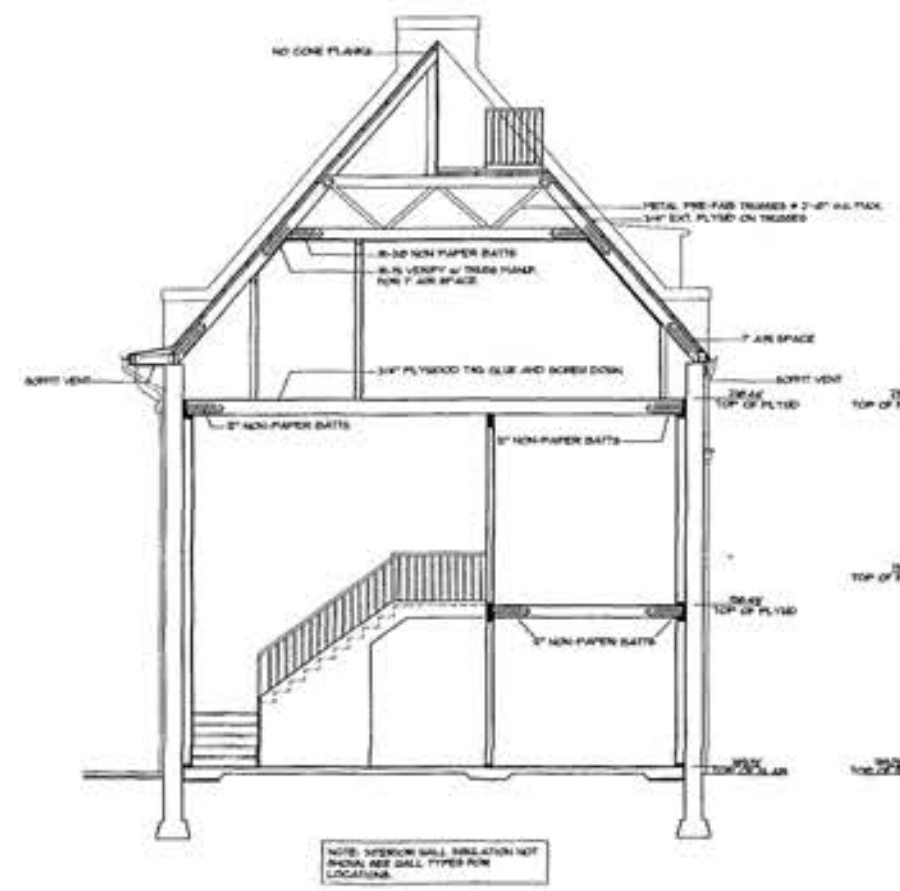


3 WINDOW SILL DETAIL
A3.02 SCALE: 1" = 1'-0"

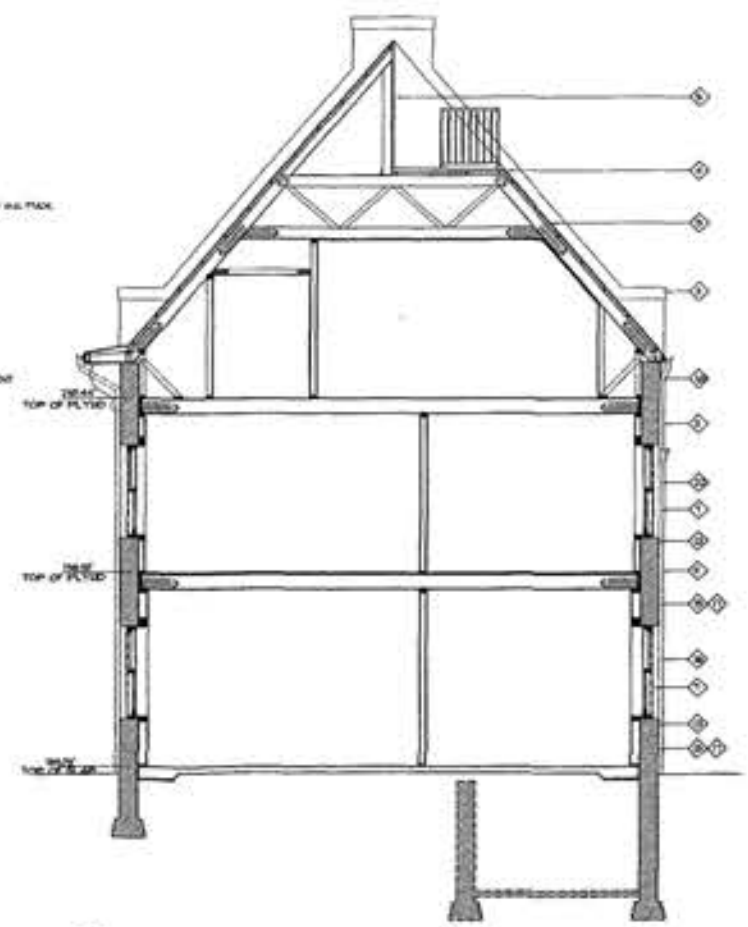


4 WINDOW FRAME SECTION
A3.02 SCALE: 1" = 1'-0"

NOTE:
COTTAGE IS PENDING BZA APPROVAL OF FAR
UNTIL BZA APPROVAL IS GRANTED, NO WORK
ON THE TOTTEN COTTAGE SHALL PROCEED EXCEPT
PROVIDING ROOF STUCTURE, STRUCTURAL STABILIZATION
AND EXTERIOR REPAIRS AS REQ'D TO PRESERVE
AND STABILIZE THE EXISTING COTTAGE AND
PROMOTE SAFETY IN THE BUILDING ON THE SITE.



1 SECTION THROUGH COTTAGE
A3.02 SCALE: 3/8" = 1'-0"



2 SECTION THROUGH COTTAGE
A3.02 SCALE: 3/8" = 1'-0"

CONSTRUCTION KEY NOTES

- RECONSTRUCT TOTTEN COTTAGE CONNECTOR (SOUTH ELEVATION) OVER NEW PARKING DECK STRUCTURE TO MATCH EXISTING RUINS IN REMAINING AND SPECULATED DIMENSIONS. REFER TO EXISTING CONDITIONS DOCUMENTS - AS SERIES, THIS SET. REFER TO SOUTH ELEVATION DWG. A2.07 FOR WINDOW PATTERNS.
- ALL RECONSTRUCTED PERIMETER WALLS OF CONNECTOR TO BE CONSTRUCTED OF STACKED 8" CONCRETE MASONRY UNITS (CMU) TYPICALLY WITH INCREASED CMU BACKUP AT ALL ORNAMENTAL STEPS IN FACADE. EXTERIOR TO BE FINISHED WITH STUCCO PARGING (NO SCORES).
- RECONSTRUCT PRECAST ORNAMENTATION. PLASTER CAST OF EXISTING ORNAMENT TO BE MADE PRIOR TO THE START OF RENNOVATION WORK ON TOTTEN COTTAGE EXTERIOR WALLS. NEW ORNAMENTED PIECES TO BE MADE OF PRECAST CONCRETE OR EQUAL MATERIAL FROM PLASTER CASTS, MATCHING EXISTING ORNAMENTAL PIECES IN DETAILING, DIMENSIONS, PROFILE, FINISH, AND COLOR (TYP.) NEW ORNAMENTAL PIECES TO MATCH WALL STUCCO FINISH IN COLOR, TEXTURE, AND MATERIAL CONSISTENCY.
- ADD COPPER FLASHING AT RIDGE EDGE.
- MECHANICAL EQUIPMENT LEDGE IN ROOF - 7'-6" FROM RIDGE. PROVIDE EPDM ROOF, SLOPED 2" PER FOOT - REFER TO ROOF PLAN A1.05. PROVIDE 42" STEEL GUARDRAIL (PAINTED TO MATCH SLATE) AT EDGE OF LEDGE. PROVIDE IMITATION SLATE SHINGLES ON EXPOSED VERTICLE SURFACES.
- PROVIDE (4) DORMERS IN ROOF AT NORTH ELEVATION ONLY MATCHING ARCHIVE PHOTOGRAPHS - REFER TO SECTION A, THIS SHEET.
- ADD NEW FIBERGLASS WINDOWS, DOUBLE HUNG, TYPICAL IN EXISTING ROUGH OPENINGS.
- ADD NEW FIBERGLASS WINDOWS, DOUBLE HUNG, WITH FIXED TRANSOM ABOVE EXISTING ROUGH OPENINGS.
- ADD IMITATION SLATE SHINGLES OVER NEW CONCRETE PLANKS - REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND ROOF PLAN DWG. A1.05.
- CORBELLED BRICK DETAILING AT ROOF LINE SURFACED WITH STUCCO FINISH TO MATCHING ADJACENT WALL - RECONDITION AS REQ'D.
- ADD SURFACE MOUNTED HALF ROUND GUTTER WITH COPPER DOWNSPOUTS AT EACH END TYING IN THE EXISTING UNDERGROUND DRAINAGE SYSTEM. IF REQUIRED, UPGRADE UNDERGROUND DRAINAGE AS REQUIRED, TYING INTO PROPERTY PERIMETER SYSTEM RUNNING TO PUBLIC COMBINED SEWER SYSTEM.
- EXISTING FLUSH METAL DOOR AND JAMB TO BE REMOVED. ADD WINDOW MATCHING ADJACENT IN OPENING. FILL OPENING WITH 8" CMU BELOW WINDOW. APPLY WIRE LATH OVER CMU. APPLY STUCCO PARGING MATCHING EXISTING OVER LATH FOR A SEAMLESS FILL OF OPENING.
- SAND STONE SILL TO REMAIN. RECONDITION AS REQUIRED FOR REUSE. (TYPICAL THROUGHOUT)
- EXISTING STEPPED LINTEL TO BE RECONSTRUCTED. BEAM TO BE ADDED SPANNING BETWEEN SECTIONS OF ADJACENT STABLE WALLS - REFER TO STRUCTURAL DWGS. APPLY STUCCO PARGING MATCHING EXISTING ADJACENT OVER LATH FOR SEAMLESS FINISH.
- EXISTING CONSTRUCTION TO REMAIN (TYP.) SOUND EXISTING STUCCO PARGING FOR STRUCTURAL STABILITY. REPAIR/REPLACE LOOSE PARGING WITH LIKE MATERIAL.
- ADD NEW STEEL SECURITY BARS AT FIRST FLOOR WINDOWS - PRIME AND PAINT.
- CLEAN EXISTING STONE AND STUCCO PARGED WALLS. REFER TO SPECIFICATIONS - TYP. ALL ELEVATIONS.
- REPAIR/REPLACE ALL DAMAGED AND SPALLING PARGED SURFACES WITH LIKE MATERIAL PER SPECIFICATIONS. CHECK BACKUP MATERIAL FOR SOUNDNESS. REPLACE AS NECESSARY PRIOR TO APPLICATION OF PARGING. REPOINT ALL JOINTS AS REQUIRED. TYPICAL ALL ELEVATIONS.
- SCRAPE LOOSE PAINT PER SPECIFICATIONS AND PREP TRIM TO RECEIVE NEW FINISH.
- REPAINT ALL TRIM PER SPECIFICATIONS.
- REMOVE PAINT FROM ALL STONE SILLS PER SPECIFICATIONS. IF SILL IS MISSING, REPLACE TO MATCH EXISTING, ADJACENT. REPAIR EXISTING SILL AS NECCESSARY.
- ALL EXTERIOR DOORS, WINDOWS, AND WINDOW TRIM ARE NEW. REFER TO WINDOW AND DOOR SCHEDULES.
- REMOVE TEMPORARY WINDOW CLOSURES (CONCRETE BLOCK/PLYWOOD) AND REPAIR EDGES OF WINDOW OPENING.
- SAND AND SCRAPE ALL EXISTING ORNAMENTAL METALWORK AND SECURITY BARS DOWN TO BARE METAL OR SECOND LAYER OF PAINT. PREPARE FOR PAINTING AS SPECIFIED. COVER ALL RUSTED SURFACES WITH A RUST NEUTRALIZING CHEMICAL PRIMER. ADD "SNOWBIRDS" AT ROOF'S EDGE AFTER INSTALLATION OF NEW ROOF. PROVIDE TWO ROWS, STAGGERED - REFER TO ROOF PLAN A1.05.
- REMOVE ALL EXTRANEOUS, ABANDONED ITEMS FROM THE FACADES, INCLUDING CONDUIT, ALARMS, LIGHTING, ETC. THAT ARE NOT NECCESSARY FOR THE COMPLETE OPERATION OF THE BUILDING. NO CONDUIT, CABLING, WIRING, ETC IS TO BE RUN EXPOSED ON THE FACE OF THE BUILDING. IF THERE ARE ANY QUESTIONS REGARDING WHAT TO REMOVE (OR NOT), CONTACT THE ARCHITECT.

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KEY
N

Revisions	Date
1 Addendum 1	[illegible]
2 Addendum 2	[illegible]
3 Addendum 3	[illegible]
4 Revised	[illegible]
5 Certification Issue	[illegible]

SWA Architects, P.C.

Issue Record	Date
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
For Review	[illegible]
Ambassador's Review	[illegible]
For Pricing	[illegible]
For Permit	[illegible]
For Pricing	[illegible]
Review	[illegible]
Addendum 1	[illegible]
Addendum 2	[illegible]
Addendum 3	[illegible]
Revision 4	[illegible]
Certification Issue	[illegible]

Seal

Project

WARDER MANSION
TOTTEN TOWER L.L.P.

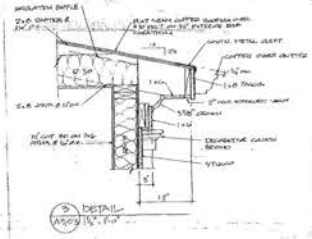
2633 16th STREET, NW
WASHINGTON, D.C.

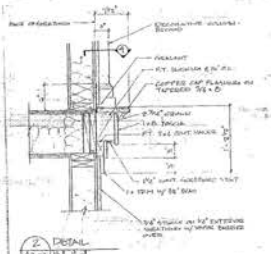
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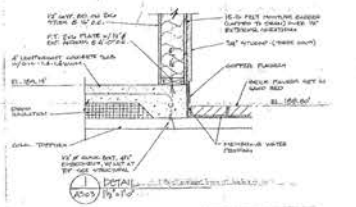
TOTTEN COTTAGE
TRANSVERSE
SECTIONS

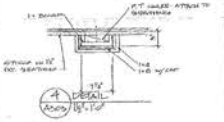
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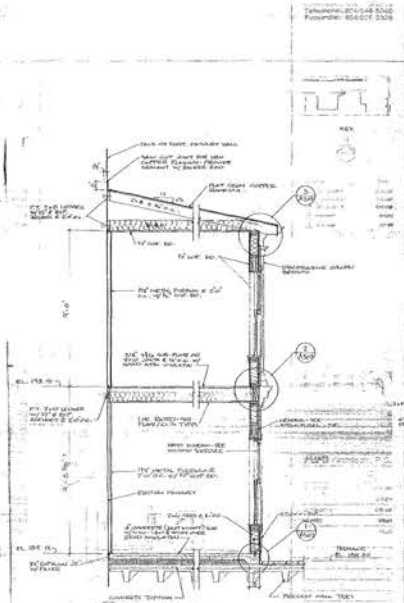
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Sheet: COTTAGE A3.02

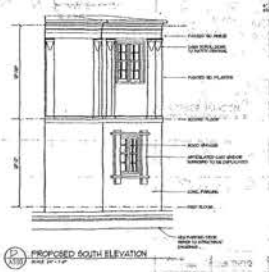


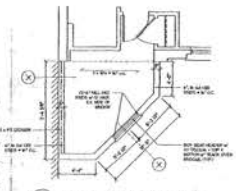


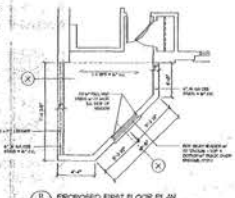


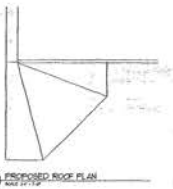












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KEY
N

Revisions	Date
Addendum 1	8/31/05
Addendum 2	9/15/05
Addendum 3	9/30/05
Re-bid	9/5/05
Certification Issue	4/5/05

SWA Architects, P.C.

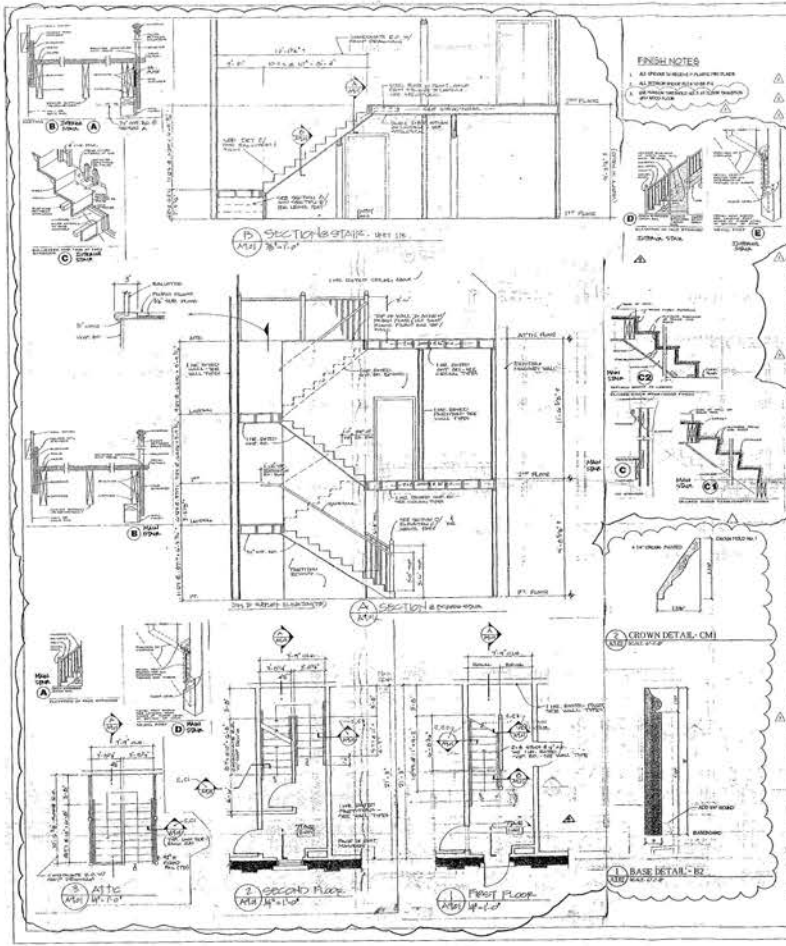
Issue Record	Date
For Review	2/14/05
For Review	2/28/05
For Review	3/28/05
For Review	3/14/05
For Review	3/14/05
Ambassador's Review	3/14/05
For Pricing	3/14/05
For Permit	4/5/05
For Pricing	5/26/05
Review	6/10/05
Addendum 1	8/31/05
Addendum 2	9/15/05
Addendum 3	9/30/05
Re-bid	9/5/05
Certification Issue	4/5/05
Set	

Project
WARDER MANSION
TOTTEN TOWER, L.P.
2633 16th STREET, NW
WASHINGTON, D.C.

Drawing Title
TOTTEN COTTAGE
ELEVATIONS AND PLANS
ADDENDUM 3

Date: 10 SEPT 05
Drawn By: MM
Checked By: MM
Project No: 9903.02

Sheet
COTTAGE
A3.03



TOTTEN COTTAGE TYPICAL ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	CAPACITY	CORNER TYPE	REMARKS
HALL	CT-1 W/ DP-1	B-1	P-2	P-3	-	-	CLEAR STONE SEALER/WAX
KITCHEN	CT-1	B-2	P-2 OR P-1	P-3	CB-1	PL-3	SEE FINISH NOTE NO. 3
LIVING ROOM	WF-1	B-2	P-2/P-1	P-3	-	-	
BEDROOMS	CP-1	B-2	P-2	P-3	-	-	CLOSET: AS BELOW P-1
BATH	CT-1	B-4	P-2	P-3	CB-1	PL-3	SEMI-SHEER/SOLID
MULTI CLOSETS	CP-1	B-4	P-2	P-3	-	-	
PUBLIC CORRIDOR	CP-1	B-2	SEE NOTE 1	P-3	-	-	
LOBBY - 1ST FLOOR	4	B-2	SEE NOTE 1 UP TO P-2	P-3	-	-	
STAIRS	-	-	P-2	P-3	-	-	WELDING P-1
ELEV. MECHANICAL & ELECTRICAL ROOMS	SC-1	-	P-1	P-3	-	-	

TOTTEN COTTAGE FINISH MATERIAL KEY SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	NAME/NO.	COLOR/FINISH	SIZE (LEN)	REMARKS
CT-1	CERAMIC TILE	TBD	TBD	TBD	8"X8" CERAMIC TILE	
CT-2	CERAMIC TILE	TBD	TBD	TBD	8"X8" CERAMIC TILE	
B-1	BASE	TBD	TBD	TBD	4" HIGH RUBBLE TREAD WOOD BASE	
B-2	BASE	TBD	TBD	TBD	6" HIGH PAINTED FINISH WOOD BASE	
B-3	BASE	TBD	TBD	TBD	4" HIGH VINYL BASE	
B-4	BASE	TBD	TBD	TBD	TERRAZZO BASE	
P-1	PAINT	TBD	TBD	COLOR: TBD FINISH: MATTE/SEMI-GLOSS	WALL PAINT	
P-2	PAINT	TBD	TBD	COLOR: TBD FINISH: EGGSHELL	WALL PAINT	
P-3	PAINT	TBD	TBD	COLOR: TBD FINISH: FLAT	CEILING PAINTED 10'-0" AFF.	
WP-1	WOOD PANELING	TBD	TBD	COLOR: TBD FINISH: GLOSS	WOOD PANELING PAINT	
CM-1	CROWN MOLDING	TBD	TBD	COLOR: TBD FINISH: GLOSS	CROWN MOLDING PAINT	
CM-2	CROWN MOLDING	TBD	TBD	COLOR: TBD FINISH: GLOSS	CROWN MOLDING PAINT	
CHR-1	CHAIR RAIL	TBD	TBD	COLOR: TBD FINISH: GLOSS	CHAIR RAIL PAINT	
WC-1	VINYL WALLCOVERING	TBD	TBD	TBD	TYPE II VINYL WALLCOVERING	
WF-1	WOOD	TBD	TBD	TBD	WOOD FLOOR	
CP-1	WALL CARPET	TBD	TBD	TBD		
CP-2	WALL CARPET	TBD	TBD	TBD		
EC-1	EMPLOYEE CORE W/ BASE	TBD	TBD	TBD		
CB-1	WOOD CABINETS	TBD	TBD	CHERRY		
PL-1	PLASTIC LAMINATE	TBD	TBD	TBD		
PL-2	PLASTIC LAMINATE	TBD	TBD	TBD		
PL-3	PLASTIC LAMINATE	TBD	TBD	TBD		
VCT-1	VINYL TILE	TBD	TBD	TBD	9"X9" VINYL COMPOSITION TILE	

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KEY N

Revisions	Date
Addendum 1	03/14/08
Addendum 2	03/24/08
Addendum 3	03/31/08
Re-bid	3/5/08
Certificate Issue	4/3/08

SWA Architects, P.C.

Issue Record	Date
For Review	12/14/07
For Review	1/28/08
For Review	2/14/08
For Review	2/26/08
For Review	3/14/08
Administrative Review	3/17/08
For Pricing	3/18/08
For Permit	3/31/08
For Pricing	3/26/08
Review	4/7/08
Addendum 1	3/14/08
Addendum 2	3/24/08
Addendum 3	3/31/08
Re-bid	3/5/08
Certificate Issue	4/3/08

Project

WARNER MANSION
TOTTEN TOWER L.L.P.
3610 14th STREET, NW
WASHINGTON, D.C.

Drawing Title

TOTTEN COTTAGE
DETAILS + NOTES

ADDENDUM 3

Job Number	Drawing No.
0606.05	COTTAGE A9.01