ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	F.E.	FIRE EXTINGUISHER	PNL	PANEL
AC.	ACOUSTIC	F.E.C.	FIRE EXTINGUISHER CABINET	P & S	POLE & SHELF
AL., ALUM.	ALUMINUM	FIN.F., F.F.	FINISHED FLOOR	PTD.	PAINTED
A.P.	ACOUSTIC PANEL	F.OF S.	FACE OF STUD	P.V.	POWER ROOF VENTILATOR
A.F.F.	ABOVE FINISHED FLOOR	FRP	FIBERGLASS REINFORCED PLASTIC	RD.	ROOF DRAIN
A.D.	AREA DRAIN	FTG.	FOOTING	RED.	RECESSED
BLDG.	BUILDING	FURR.	FURRING	RECPT.	RECEPTACLE
B.M.	BENCH MARK	GA.	GAUGE	REF.	REFRIGERATOR
BRG.	BEARING	GB.	GRAB BAR	REQD.	REQUIRED
BD. RSMT.	BASEMENT	GL.	GLASS	R.D.	RAIN LEADER
CAB.	CABINET	GR. STOP	GRAVEL STOP	R. & S	ROD AND SHELF
CEM.	CEMENT	G.W.B.	GYPSUM WALL BOARD	S.D.	SOAP DISPENSER
CER.T., C.T.	CERAMIC TILE	GYP.BD., GWB	GYPSUM BOARD	SECT.	SECTION
C.H.	CEILING HEIGHT	H., HT., HGT.	HEIGHT	S.G.F.T.	SPRING GLAZED FACING TILE
C.J., CJ	CONTROL JOINT	H.C.	HANDICAPPED	SPR.	SPRINKLER HEAD
C.	CENTER LINE	HDW.	HARDWARE	SHT.	SHEET
CLG.	CEILING	H.M.	HOLLOW METAL	SIM.	SIMILAR
CLOS., CL.	CLOSET	HR.	HOUR	S.M.	SURFACE MOUNTED
CLR.	CLEAR	H.P.	HIGH POINT	STD.	STAND PIPE
C.M.U., CMU	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER	S.P.	SERVICE SINK
COL.	COLUMN	INSUL.	INSULATION	S.S.	STAINLESS STEEL
CONC.	CONCRETE	JAN.	JANITOR	STL.	STEEL
CONST.	CONSTRUCTION	JST.	JOIST	STOR.	STORAGE
CONT.	CONTINUOUS	JT.	JOINT	STRUCT.	STRUCTURAL
CORR.	CORRIDOR	LAM.	LAMINATE	SUSP.	SUSPENDED
CPT., CRPT.	CARPET	LAV.	LAVATORY SINK	SYN.FL.	SYNTHETIC FLOOR
C.R.	COLD ROLLED	LP.	LOW POINT	TACKB.BD., TB.	TACKBOARD
D.A.	DISTURBED AREA	MAN.	MAN	TEL.	TELEPHONE
DET.	DETAIL	MACH.	MACHINE	T. & G.	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	MAINT.	MAINTENANCE	THRESH.	THRESHOLD
DBL.	DOUBLE	MAS.	MASONRY	T. OF B.	TOP OF BEARING
DIA.	DIAMETER	MAT.	MATERIALS	TMP.	TOP OF MASONRY PARAPET
DIM.	DIMENSION	MAX.	MAXIMUM	T.P.	TOILET PAPER HOLDER
DISP.	DISPENSER	M.C.	MEDICINE CABINET	T.S.	TACK STRIP
DR.	DOOR	MECH.	MECHANICAL	TYP.	TYPICAL
D.W.	DRYWALL	MET., MTL.	METAL	U.L.	UNDERWRITERS LABORATORIES
D.S.	DOWNSPOUT	MFD.	MANUFACTURER	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	MIN.	MINIMUM	U.S.G.	U.S. GYPSUM COMPANY
EA.	EACH	M.O.	MASONRY OPENING	V.A.T.	VINYL ASBESTOS TILE
E.J., EJ.	EXPANSION JOINT	M.S.	METAL SHELVING	V.C.T.	VINYL COMPOSITION TILE
EL., ELEV.	ELEVATION	MTD.	MOUNTED	VERT.	VERTICAL
ELEC.	ELECTRIC	N.C., NONCOM.	NON COMBUSTIBLE	VEST., V.	VESTIBULE
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	V.R.G.	VINYL REDUCING STRIP
EQMP.	EQUIPMENT	NO., #	NUMBER	W.	WIDTH
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	W	WASHER
EXIST., EX.	EXISTING	O.C.	ON CENTER	WAIN.	WAINSCOT
EXP.	EXPANSION	O.D.	OUTSIDE DIAMETER	WARD.	WARDROBE
EXT.	EXTERIOR	OFF.	OFFICE	W.B.	WHITE BOARD
F.C.	FIRE CODE	OPNG.	OPENING	W.C.	WATER CLOSET
F.E.	FAN COIL UNIT	PART.	PARTITION	WD.	WOOD
F.D.	FLOOR DRAIN	PL.	PLATE	WDR.	WARDROBE
FON.	FOUNDATION	PLAM	PLASTIC LAMINATE	W	WITH
		PLY., PWD	PLYWOOD	W.M.	WALL MOUNTED
				W.W.M.	WELDED WIRE MESH

DRAWING KEY

SECTIONS

DOOR NO. ON PLAN

DETAILS IN PLAN, SECTION

ALUM. FRAME/WINDOW

INTERIOR ELEVATION

NEW INTERIOR PARTITIONS 2hr @ 10in/ft

ROOM NAME
CEILING HEIGHT
ROOM TAG

FIRE RATED WALL CONSTRUCTION

NEW DOOR

REVISION

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL & NATIONAL CODES. ALL SUB CONTRACTORS MUST BE LICENSED AND OBTAIN THEIR OWN WORK PERMIT. CONTRACTOR AND ALL SUB CONTRACTORS MUST SUPPLY PROOF OF INSURANCE, LIABILITY AND WORKMAN'S COMPENSATION. DRAWINGS ARE FOR PERMIT AND BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN ACCORDANCE WITH ACCEPTED STANDARD CONSTRUCTION PRACTICES AND MANUFACTURERS SPECIFICATION. CONTRACTOR IS TO VERIFY ALL FRAMING MEMBERS FOR LIVE AND DEAD LOAD SUPPORT. CONTRACTOR TO VERIFY ALL DIMENSIONS FOLLOWING DEMOLITION. ANY INCONSISTENCY SHOULD BE BROUGHT TO THE OWNER OR ARCHITECT'S ATTENTION IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SECURING SITE FROM WEATHER AND THEFT FOR DURATION OF THE PROJECT. ALL MATERIALS AND METHODS MUST COMPLY WITH LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES. ANY INCONSISTENCIES SHOWN ON DRAWINGS ARE IN ERROR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE INCONSISTENCIES TO THE ATTENTION OF OWNER AND ARCHITECTS IMMEDIATELY FOR CORRECTION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL REMOVALS REQUIRED IN ORDER TO COMPLETE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL TRADES AND PROVIDE OPTIMUM WORKING CONDITIONS. THE SITE SHALL BE KEPT CLEAN AND ORDERLY AT ALL TIMES. TRASH SHALL BE REMOVED ON DAILY BASIS. CONTRACTOR TO SUPPLY ALL INSPECTION APPROVALS AND LIEN WAIVERS PRIOR TO RELEASE OF RETAINAGE. CONTRACTOR TO SUPPLY ALL APPROVALS AND LIEN WAIVERS PRIOR TO RELEASE OF RETAINAGE.

BUILDING DATA

LOCATION:	LOT 144 SQUARE 193
APPLICABLE CODES:	1999 BOCA 1998D.C. REGISTER
USE GROUP:	R2
CONSTRUCTION TYPE:	3B TABLE 503 EXIST. BLDG. 3 STORIES W/BASEMENT 94'-10"HIGH
TOTAL NUMBER OF FLOORS:	3 PLUS BSMT AND MEZZANINE
ALLOWABLE AREA:	7700 SF
ALLOWABLE STORY:	NO LIMIT, 90'-0" HIGH 504.2 HEIGHT MODIFICATION
FIRE SUPRESSION SYSTEM:	FULLY SPRINKLERED NFPA 13(d) DOMESTIC SPRINKLER SYSTEM FIRE EXTINQUISHERS TO BE PROVIDED IN ACCORDANCE WITH NFPA 10
EGRESS REQUIREMENTS	36" WIDTH. R10.2 OCCUPANT LOAD LESS THAN 50
FIRE RATING 3B	EXTERIOR WALLS: LOAD BEARING 2H. STAIRS 2H, NON LOAD BEARING 1H. FIRE SEPARATION ASSEMBLIES: EXITS 2H. DWELLING UNIT SEPARATION 2-H.

ZONING DATA

LOCATION	LOT 144 SQUARE 193
ZONING	R5- D
FAR	3.5
LOT AREA	2200 SF
ALLOWABLE LOT OCCUPANCY	75 % (1650 SF)
EXISTING LOT OCCUPANCY	56.04% (1233 SF)
PROPOSED LOT OCCUPANCY	59.45% (1308 SF)
ALLOWABLE FAR	7700 SQ. FT.
EXISTING FAR	3711 SQ. FT.
PROPOSED FAR	4670 SQ. FT.
ALLOWABLE HEIGHT	90'-0"
EXISTING HEIGHT	45 0"
PROPOSED HEIGHT	46'-10"
REAR YD. 4" PER VERTICAL FT.	11'-4"

BSMT PERIMETER: 172'-11"
PER. >4' : 56'-8" RATIO: 0.321665
TOTAL BASEMENT AREA: 1148 SF
BASEMENT FAR AREA: 369

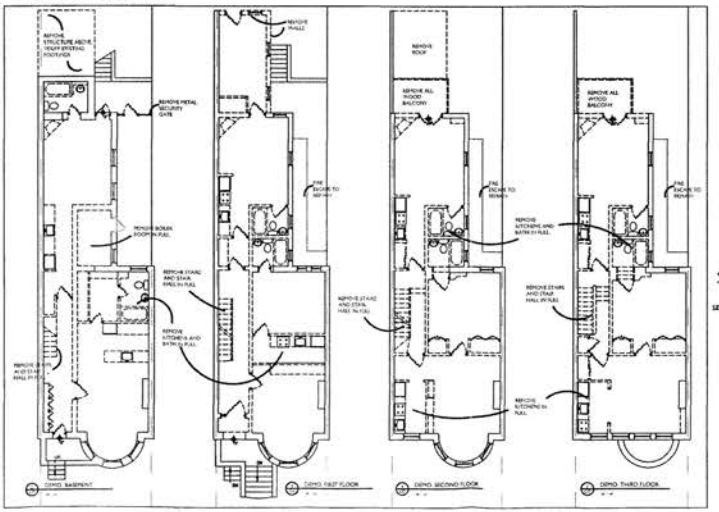
GROSS AREA:	EXISTING AREA:	ADDITION:	PROPOSED AREA:
BASEMENT LEVEL:	1123 SQ.FT.	23 SQ.FT.	1146 SQ.FT.
FIRST FLOOR:	1233 SQ.FT.	75 SQ.FT.	1308 SQ.FT.
SECOND FLOOR:	1053 SQ.FT.	255 SQ.FT.	1308 SQ.FT.
THIRD FLOOR:	1010 SQ.FT.	255 SQ.FT.	1265 SQ.FT.
MEZZANINE:	0 SQ.FT.	420 SQ.FT.	420 SQ.FT.
TOTAL:	4419 SQ.FT.	1028 SQ.FT.	5447 SQ.FT.

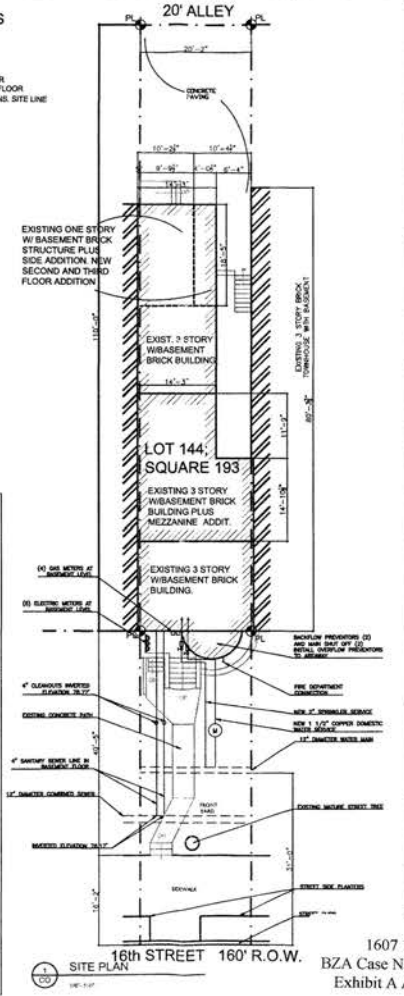
LIST OF DRAWINGS

ARCHITECTURAL

CO - COVER
A 1- BASEMENT AND FIRST FLOOR
A 2- SECOND, THIRD AND MEZZ. FLOOR
A 3- FRONT AND REAR ELEVATIONS. SITE LINE
A 4- SIDE ELEVATION
A 5- BUILDING SECTION

DEMOLITION PLANS





1 SITE PLAN
1/8" = 1'-0"

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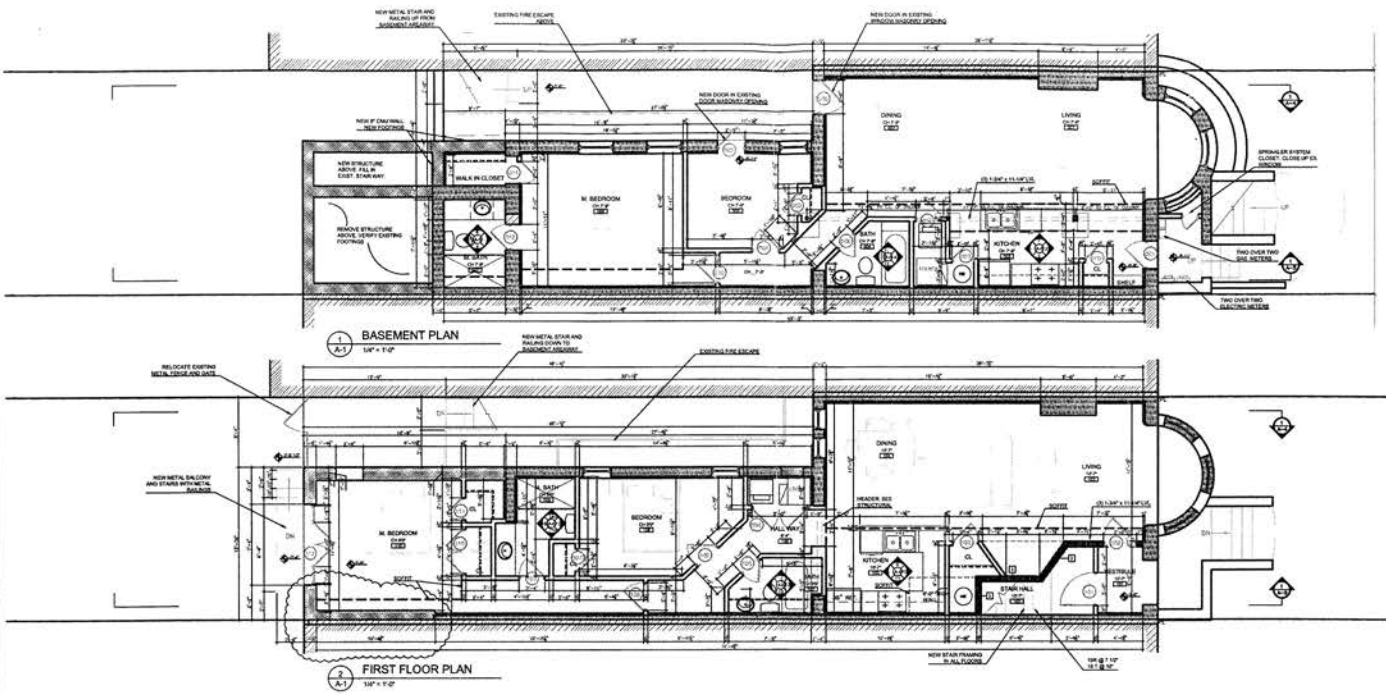
RENOVATION OF
1607 16TH STREET NW

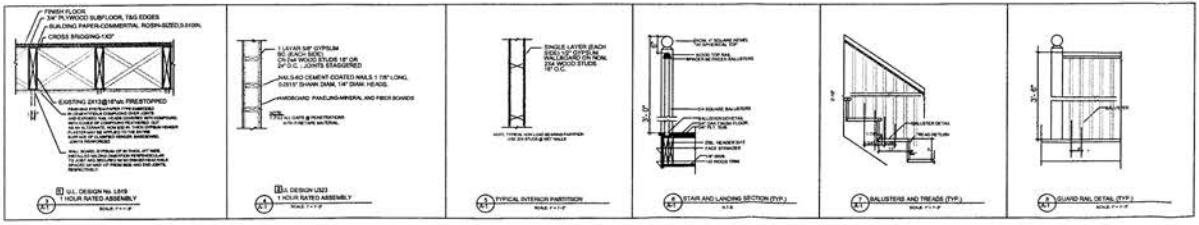
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REVISED: 4/21/01
SNAP/ ALL PROJECTS/ Hansson/1607/DD

1607 16th Street, NW
BZA Case Number 16776
Exhibit A Attachment 2, Plans

BZA
Case No. 16776
Exhibit No. 16





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CASE #16776

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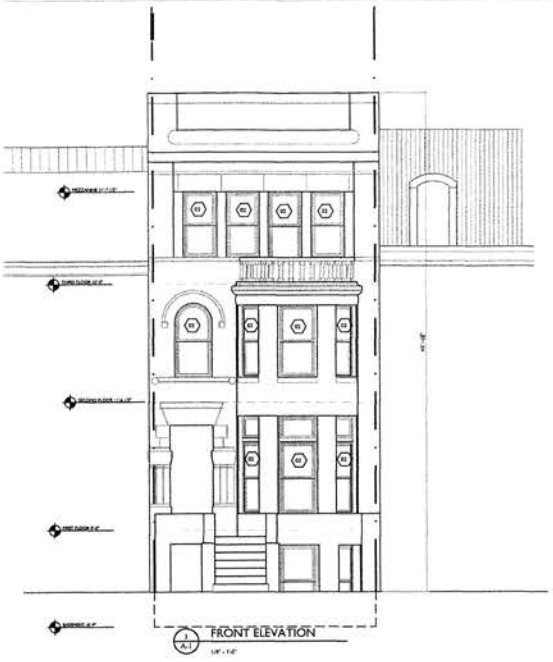
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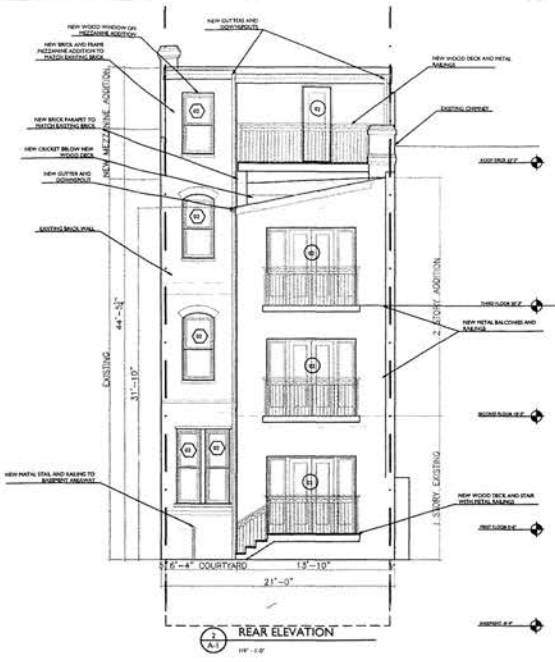
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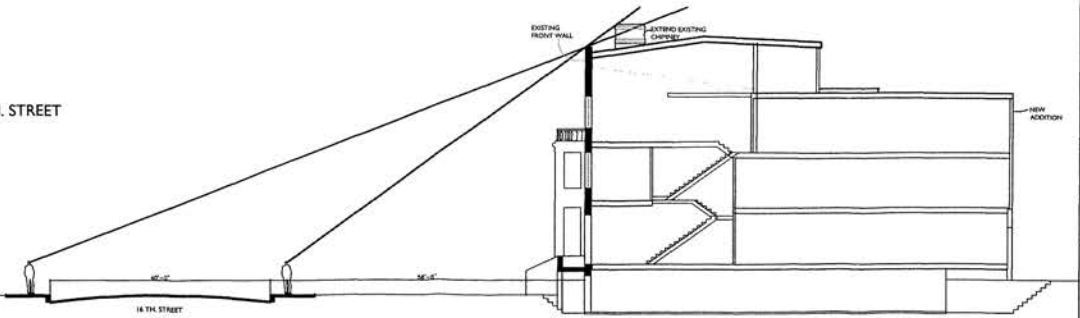
CASE # 16776



FRONT ELEVATION



REAR ELEVATION



SITE LINE ELEVATION. 1607 16TH. STREET

N.T.S.

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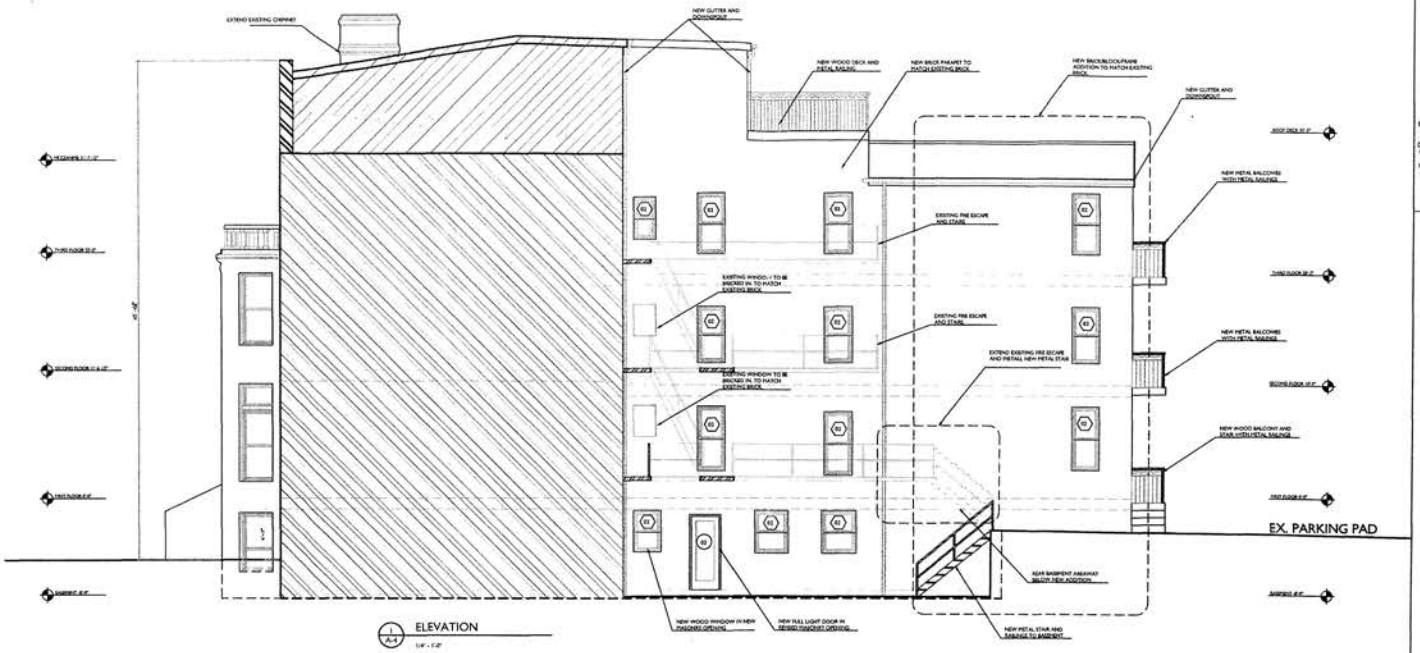
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SHEET: A3

CASE 16726



FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALL	BASE	CASING	FLOOR	CEILING	REMARKS
		PAINTED DRY WALL	NEW 1/4" WOOD BASE	NEW 1/4" WOOD CASING	NEW 1/2" STONE TILE	PAINTED DRY WALL	
001	LIVING	•					
002	DINING	•					
003	KITCHEN	•					
004	BEDROOM	•					
005	BATHROOM	•					
006	MASTER BEDROOM	•					
007	MASTER BEDROOM	•					
101	VESTIBULE	•					
102	STAIR HALL	•					
103	LIVING	•					
104	DINING	•					
105	KITCHEN	•					
106	BATHROOM	•					
107	HALLWAY	•					
108	BEDROOM	•					
109	MASTER BATHROOM	•					
110	MASTER BATHROOM	•					
201	STAIR HALL	•					
202	LIVING	•					

FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALL	BASE	CASING	FLOOR	CEILING	REMARKS
		PAINTED DRY WALL	NEW 1/4" WOOD BASE	NEW 1/4" WOOD CASING	NEW 1/2" STONE TILE	PAINTED DRY WALL	
203	DINING	•					
204	KITCHEN	•					
205	HALLWAY	•					
206	BATHROOM	•					
207	BEDROOM	•					
208	MASTER BATHROOM	•					
209	MASTER BEDROOM	•					
301	LIVING	•					
302	DINING	•					
303	KITCHEN	•					
304	HALLWAY	•					
305	POWDER ROOM	•					
306	BEDROOM	•					
307	BATHROOM	•					
308	BEDROOM	•					
309	MASTER BEDROOM	•					
310	MASTER BATH/DRESSING	•					

FINISH SPECIFICATIONS

WALLS

EXISTING WALLS: TO BE SKIM COATED AND PLASTER REPAIRED AS REQUIRED.

NEW WALLS: TO BE 1/2" DRYWALL UNLESS OTHERWISE SPECIFIED. ALL CORNERS TO BE PLUMB AND TRUE. PRIME COATING AND FINISH. USE 1/2" DURAROCK IN SHOWER AREAS. SEE BATHROOM DETAILS FOR LIMITS OF TILE.

BASE TRIM

4" WOOD BASE: TO BE 4 1/2" O.G. PAINT GRADE WOOD TRIM

8" WOOD BASE: TO BE 1/4" PAINT GRADE WOOD TRIM WITH 1" WOOD O.G. CAP AND 1/2" WOOD SANITARY SHOE

8" WOOD BASE: TO BE 1/4" PAINT GRADE WOOD TRIM WITH 1" WOOD O.G. CAP AND 1/2" WOOD SANITARY SHOE

STONE TILE: TO BE 6x12 STONE TILE TO MATCH WALL AND FLOOR TILE

CASING

CW-7: SMOOT 4 1/2" "CAPITOL HILL" WOOD CASING WITH SMOOT 594-32 WOOD ROSETTES

CW-8: SMOOT 4 1/2" FEATHEREDGE WOOD CASING

LWM-44: SMOOT 3 1/2" BEADED WOOD CASING

FLOORING

NEW WOOD FLOORING: TO BE RED OAK #1 SELECT. NO PIECES LESS THAN 2'-0". NO MORE THAN 25 % OF PIECES LESS THAN 4'-0". INSTALL NEW 5/8" SUBFLOOR WHERE REQUIRED. STAIN TO BE SELECTED. FINISH WITH TWO COATS WATER BASED SATIN POLYURETHANE. VERIFY FLOORING BEFORE ORDERING.

EXISTING WOOD FLOORING: TO BE REFINISHED TO MATCH NEW WOOD FLOORING

CARPETING: TO BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY CONTRACTOR. ALLOW $50/YARD INSTALLED INCLUDING PAD.

FLOORING (CONT.)

CERAMIC TILE: 8x8 TO BE SELECTED BY OWNER, PURCHASED AND INSTALLED BY CONTRACTOR. ALLOW $2.50/SF FOR PURCHASE OF TILE ONLY. CONTRACTOR TO PREPARE SUBSTRATE. SCREW TO FLOOR JOISTS. CUT TO MATCH FOR SHOWER FLOOR.

CEILINGS

NEW CEILINGS: TO BE 1/2" DRYWALL. FIRST QUALITY FINISH. ALL PRIME COAT AND FINISH. USE MOISTURE RESISTANT GREENBOARD IN WET AREAS.

THRESHOLDS

WOOD: THRESHOLD: TO MATCH NEW HARDWOOD FLOORING

STONE THRESHOLD: TO MATCH NEW STONE FLOORING TILE

PAINTING NOTES

ALL GYPSUM WALL BOARD TO RECEIVE ONE COAT PRIMER/BY DRYWALL CONTRACTOR) AND TWO COATS FINISHED PAINTER). FLAT LATEX (LOW) MID-SHADE OR BETTER PAINT. KITCHENS AND BATH TO RECEIVE SEMI-GLOSS LATEX PAINT. COLORS TO BE SELECTED.

PATCH AND SAND ALL EXISTING SURFACES BEFORE APPLYING NEW PAINT.

DOORS, WINDOWS AND TRIM TO RECEIVE TWO COATS ENAMEL SEMI-GLOSS. VERIFY EXISTING SURFACE. COLORS TO BE SELECTED.

EXTERIOR PAINTING READ ONLY: WINDOWS, TRIM, SIDING, CORNER, AND FACIA TO RECEIVE TWO COATS EXTERIOR ENAMEL SEMI-GLOSS. REPAIR AND REPLACE ALL PITTED WOOD AND TRIM. PREP EXISTING WOOD AS REQUIRED. TOP QUALITY FINISH.

ALL NEW AND EXISTING SECURITY BARS AND GATES TO BE PAINTED. PREP EXISTING IRON AS REQUIRED.

INSULATION NOTES

*INSTALL 10" BATT INSULATION IN BASEMENT CRAWL SPACE.

*INSTALL 3 1/2" BATT INSULATION IN ALL BATHROOM WALL.

*INSTALL 6 1/2" RIGID INSULATION IN ALL EXTERIOR WALLS.

*INSTALL 10" FACED INSULATION IN ROOF. FACE TOWARD CEILING.

*5' CATHEDRAL CEILING. INSTALL STURDY VENT ROOF VENTING IN JOIST SPACES. VENTILATE AIR SPACE TO OUTSIDE. STURDY VENT AVAILABLE FROM SW INSULATION IN ALEXANDRIA, VA.

*INSTALL BATT INSULATION AROUND ALL PLUMBING STACKS. WASTE PIPING INSULATION 1/2" THICK 4.7 LB. DENSITY OPTIONAL.

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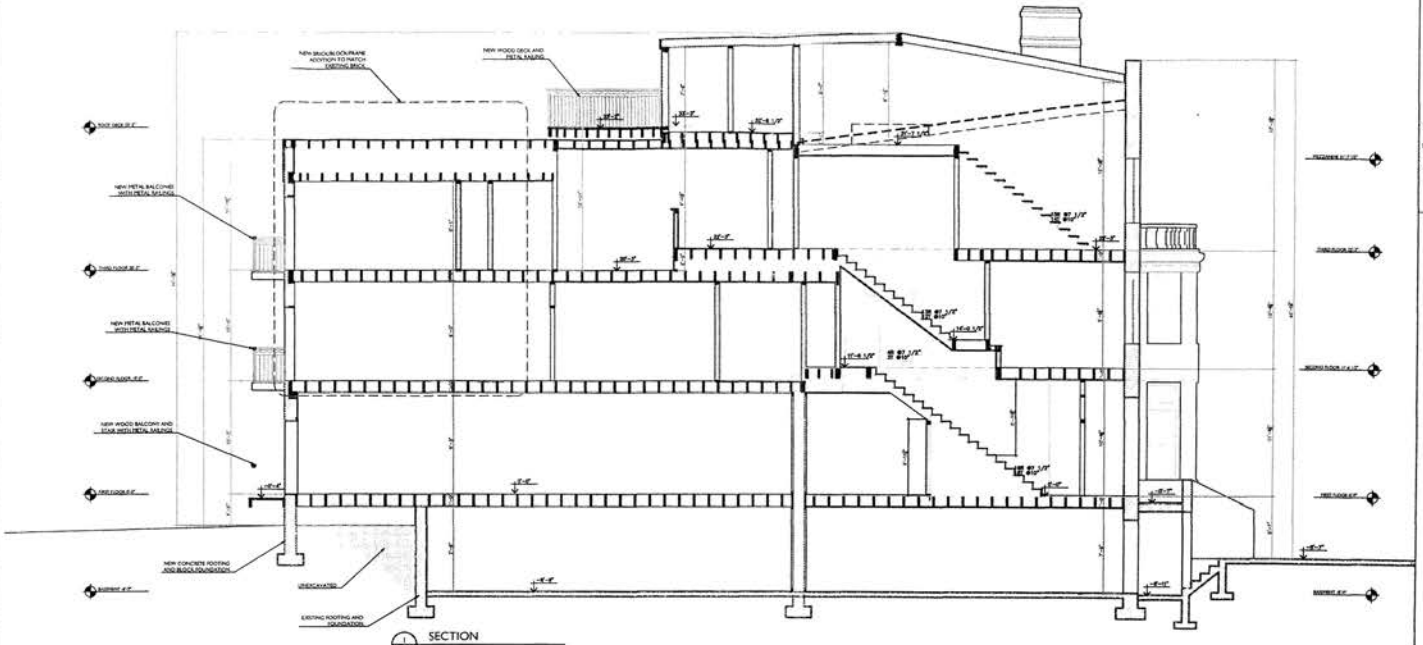
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A4

CASE 16776



A5 SECTION

1/4" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	ROOM NAME	CONSTRUCTION	TYPE	HARDWARE	REMARKS
001	3'0"x7'0"	SMART FRONT ENTRY	WOOD JAMBS	B	TYPE A-PRIVACY AND DEADBOLT	TO HAVE METAL SECURITY GATE
002	3'0"x7'0"	CLOSET	WOOD JAMBS	G	TYPE G-DUMMY KNOB AND MAGNETIC CATCH	--
003	4'8"x7'0"	PANEL	WOOD JAMBS	K	TYPE C-DUMMY KNOB AND MAGNETIC CATCH	--
004	3'0"x7'0"	BATHROOM	WOOD JAMBS	E	TYPE D-PRIVACY	WOODEN THRESHOLD
005	3'0"x7'0"	LAUNDRY	WOOD JAMBS	K	TYPE C-DUMMY KNOB AND MAGNETIC CATCH	--
006	3'0"x7'0"	BEDW	WOOD JAMBS	C	TYPE D-PRIVACY	--
007	2'8"x7'0"	CLOSET	WOOD JAMBS	K	TYPE C-DUMMY KNOB AND MAGNETIC CATCH	--
008	3'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	C	TYPE D-PRIVACY	--
009	4'8"x7'0"	CLOSET	WOOD JAMBS	K	TYPE C-DUMMY KNOB AND MAGNETIC CATCH	--
010	4'8"x7'0"	CLOSET	WOOD JAMBS	K	TYPE C-DUMMY KNOB AND MAGNETIC CATCH	--
011	3'0"x7'0"	BASEMENT REAR ENTRY	WOOD JAMBS	B	TYPE A-PRIVACY AND DEADBOLT	TO HAVE METAL SECURITY GATE
012	2'8"x7'0"	MASTER BATHROOM	WOOD JAMBS	E	TYPE D-PRIVACY	STONE THRESHOLD
101	3'0"x7'0"	UNIT ENTRY	WOOD JAMBS	B	TYPE B-PRIVACY AND DEADBOLT	--
102	3'0"x7'0"	VESTIBULE/STAIRWELL	WOOD JAMBS	B	TYPE B-PRIVACY AND DEADBOLT	--
103	2'4"x7'0"	CLOSET	WOOD JAMBS	G	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
104	3'0"x7'0"	PANEL/LAUNDRY	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
105	2'6"x7'0"	BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY	WOODEN THRESHOLD
106	2'6"x7'0"	LAUNDRY	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
107	4'0"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
108	3'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	C	TYPE B-PRIVACY	--
109	2'8"x7'0"	MASTER BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY	STONE THRESHOLD
110	4'8"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
111	3'0"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
112	4'8"x7'0"	REAR UNIT ENTRY	WOOD JAMBS	B	TYPE A-PRIVACY AND DEADBOLT	TO HAVE METAL SECURITY GATE
201	3'0"x7'0"	UNIT ENTRY	WOOD JAMBS	B	TYPE B-PRIVACY AND DEADBOLT	--
202	2'4"x7'0"	CLOSET	WOOD JAMBS	G	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
203	3'0"x7'0"	PANEL/LAUNDRY	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
204	2'6"x7'0"	BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY	WOODEN THRESHOLD
205	3'0"x7'0"	BEDROOM	WOOD JAMBS	C	TYPE B-PRIVACY	--
206	2'4"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
207	3'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	C	TYPE B-PRIVACY	--
208	2'8"x7'0"	MASTER BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY	STONE THRESHOLD
209	4'8"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--

DOOR SCHEDULE

NO.	SIZE	ROOM NAME	CONSTRUCTION	TYPE	HARDWARE	REMARKS
210	4'8"x7'0"	CLOSET	WOOD JAMBS	H	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
211	4'8"x7'0"	BALCONY	WOOD JAMBS	C	TYPE B-PRIVACY, DEADBOLT, AND DEADLATCH	--
301	3'0"x7'0"	UNIT ENTRY	WOOD JAMBS	B	TYPE B-PRIVACY AND DEADBOLT	--
302	2'4"x7'0"	CLOSET	WOOD JAMBS	G	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
303	3'0"x7'0"	POWDER ROOM	WOOD JAMBS	E	TYPE B-PRIVACY	STONE THRESHOLD
304	2'0"x7'0"	HALL/LAUNDRY	WOOD JAMBS	M	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
305	3'0"x7'0"	BEDROOM	WOOD JAMBS	C	TYPE B-PRIVACY	--
306	2'8"x7'0"	CLOSET	WOOD JAMBS	G	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
307	2'8"x7'0"	BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY	WOODEN THRESHOLD
308	3'0"x7'0"	BEDROOM	WOOD JAMBS	C	TYPE B-PRIVACY	--
309	4'8"x7'0"	CLOSET	WOOD JAMBS	H	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
310	4'8"x7'0"	CLOSET	WOOD JAMBS	H	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
311	4'8"x7'0"	BALCONY	WOOD JAMBS	G	TYPE B-PRIVACY, DEADBOLT, DEADLATCH	--
312	3'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	I	TYPE B-FIXED DOOR WITH DUMMY KNOBS	--
313	6'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	I	TYPE B-PRIVACY AND DEADLATCH	--
314	6'0"x7'0"	MASTER BEDROOM	WOOD JAMBS	I	TYPE B-FIXED DOOR WITH DUMMY KNOBS	--
315	2'6"x7'0"	WATER CLOSET	WOOD JAMBS	E	TYPE B-PRIVACY	--
316	2'6"x7'0"	CLOSET	WOOD JAMBS	K	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
317	2'6"x7'0"	BATHROOM	WOOD JAMBS	E	TYPE B-PRIVACY AND DEADLATCH	STONE THRESHOLD
318	2'6"x7'0"	CLOSET	WOOD JAMBS	O	TYPE B-DUMMY KNOB AND MAGNETIC CATCH	--
319	3'0"x7'0"	DECK ACCESS	WOOD JAMBS	A	TYPE B-PRIVACY AND DEADBOLT	--

DOOR NOTES

TYPE A 6'-0" SINGLE FULL LIGHT DOOR WITH 1/2" INSULATING GLASS AND FIXED 1/2" INSULATING GLASS TRANSOM

TYPE B 6'-8" SINGLE FULL LIGHT DOOR WITH 1/2" INSULATING GLASS

TYPE C 6'-8" PAIR FULL LIGHT DOORS WITH 1/2" INSULATING GLASS AND SIDELITE

TYPE D 6'-8" SINGLE METAL GLASED, 1 HOUR FIRE RATED DOOR

TYPE E 6'-8" SINGLE PINE HUNG SMOOT "CONVENTRY" SOLID WOOD DOOR

TYPE F 6'-8" PAIR PINE HUNG SMOOT "CONVENTRY" SOLID WOOD DOORS

TYPE G 6'-8" SINGLE PINE HUNG SMOOT "CONVENTRY" HOLLOW CORE WOOD DOOR

TYPE H 6'-8" PAIR PINE HUNG SMOOT "CONVENTRY" HOLLOW CORE WOOD DOORS

TYPE I 6'-8" PAIR PINE HUNG FULL LIGHT DOORS

HARDWARE NOTES

A NEW SCHLAGE F SERIES "PLYMOUTH" 626 ENTRY/ EXTERIOR HARDWARE
B NEW SCHLAGE F SERIES "ACCENT" 626 INTERIOR HARDWARE
C NEW SCHLAGE F SERIES "ORBIT" 626 INTERIOR HARDWARE
* SEE DOOR SCHEDULE FOR LOCK SET TYPE IF APPLICABLE

WINDOW NOTES

TYPE A NEW 5'1" DOUBLE HUNG WOOD WINDOW WITH CURVED GLASS AND TRANSOM TO FIT EXISTING MASONRY OPENING

TYPE B NEW 5'1" DOUBLE HUNG WOOD WINDOW WITH CURVED GLASS TO FIT EXISTING MASONRY OPENING

TYPE C NEW 5'1" DOUBLE HUNG WOOD WINDOW WITH 1/2" INSULATED GLASS TO FIT EXISTING MASONRY OPENING

TYPE D NEW 5'1" DOUBLE HUNG WOOD WINDOW WITH 1/2" INSULATED GLASS TO FIT NEW MASONRY OPENING

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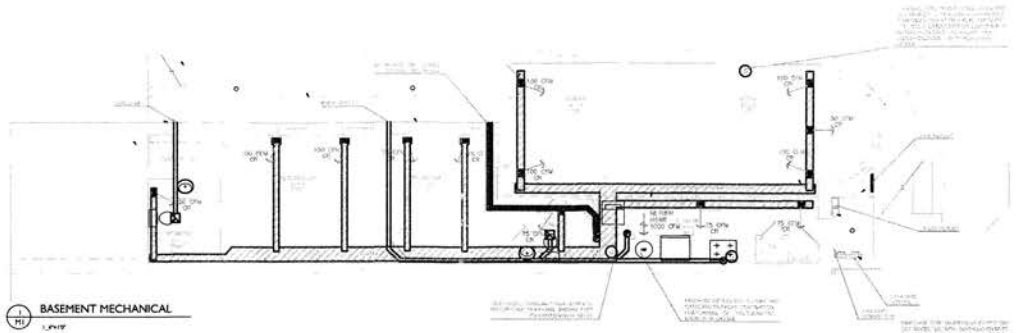
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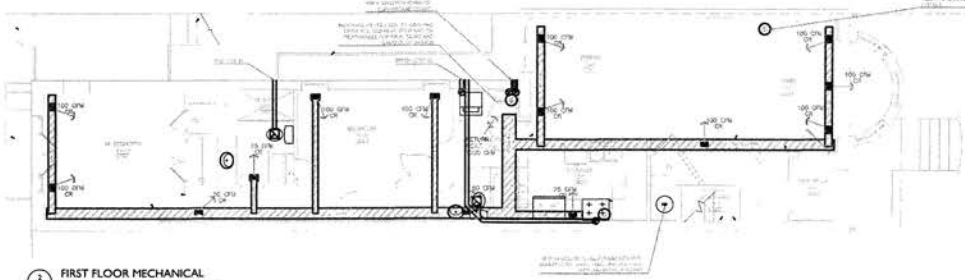
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1/M1 BASEMENT MECHANICAL

1/4"=1'-0"



2/M1 FIRST FLOOR MECHANICAL

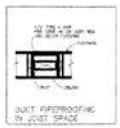
1/4"=1'-0"

MECHANICAL NOTES

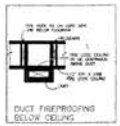
SYSTEMS WORK IN STRICT ACCORDANCE WITH APPLICABLE CODES AND NATIONAL CODES.
CONTRACTOR TO MAKE ON SITE INSPECTION TO DETERMINE FULLY THE EXISTING CONDITIONS
ALL RESULTS ON DUCT WORK TO BE SOUND LINED.
EXTEND DUCTS CHANGE DIRECTION TO SUIT FLOOR TO SEE FLOOR OR WALL HEATS. THINK
ALL DUCT WORK SHALL BE CONCEALED ABOVE CEILINGS OR WITHIN A NO OTHERS TYPE.
ALL DUCT WORK SHALL CONNECT AT EQUIPMENT WITH FLEXIBLE CONNECTIONS.
ALL BATHROOM AND BEDROOM EXHAUST SHALL MEET CITY REGULATIONS.
PROVIDE SITE AND LOCAL METEOROLOGICAL DATA PER MANUFACTURER'S RECOMMENDATIONS.
ALL CEILING REGISTERS AND GRILLE LOCATIONS SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE DUCT LOCATIONS AND ORIENTATION WITH THE ARCHITECT AND OTHER TRADES.
ALL DUCT INSULATION AND STRAP OR ALL EQUIPMENT SHALL BE CHECKED FOR VIBRATION TRANSMISSION OR EXCESSIVE NOISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE FAULTY CONDITION IMMEDIATELY.
ANY CHANGES TO DUCT WORK DUE TO FIELD CONDITIONS SHOULD BE MADE ONLY IF THE DUCT SIZE TAKE AREA IS MAINTAINED. ANY CHANGES IN LOCATION TO BE APPROVED BY ARCHITECT.
ALL DUCTWORK IN VENTILATED ROOF SPACE TO BE INSULATED.
CONTRACTOR TO PROVIDE DIGITAL PROGRAMMABLE THERMOSTAT MULTI-STAGING (HEATING / COOLING) & DIRECT MODEL TO HEATING COOLING APPLICATION AVAILABLE FROM DRAYER-EAST OR EQUAL.
THIS CONTRACTOR SHALL GUARANTEE ALL MATERIAL, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THIS SHALL INCLUDE FREE WARRANTY MAINTENANCE FOR THE FIRST YEAR OF SYSTEM OPERATION.
THIS CONTRACTOR TO OBTAIN ALL PERMITS INSPECTIONS AND PAY ALL FEES AND TAXES RELATED TO HIS WORK.
CONTRACTOR TO COORDINATE WORK UNDER TRADES FOR EQUIPMENT, DUCT AND PIPING PLACEMENT. ALERT GENERAL CONTRACTOR OR ARCHITECT IMMEDIATELY IN CASE OF CONFLICT.
THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ASSOCIATED WITH HIS EXTENSION OF WORK.
CONTRACTOR TO SUPPLY ALL OWNER'S MANUALS, OPERATION INSTRUCTIONS AND WARRANTY INFORMATION TO OWNER UPON COMPLETION.

MECHANICAL SYMBOLS

	FLOOR REGISTER
	CEILING REGISTER
	SUPPLY AIR DUCT
	RETURN AIR DUCT
	EXHAUST AIR DUCT
	ROUND DUCT
T	DIGITAL THERMOSTAT
CFM	CFM
CR	CEILING REGISTER
CG	CEILING GRILL
HSWR	HIGH SIDE WALL RETURN
HSWG	HIGH SIDE WALL GRILL
LSWR	LOW SIDE WALL RETURN
LSWG	LOW SIDE WALL GRILL
BJ	BETWEEN JOISTS



DUCT FIREPROOFING IN JOIST SPACE



DUCT FIREPROOFING BELOW CEILING

UNIT DUCT SIZING AND CFMs SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND BALANCING SYSTEM FOR EVEN EFFICIENT HEATING AND

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CASE 16776

SECOND FLOOR MECHANICAL

THIRD FLOOR MECHANICAL

MEZZANINE MECHANICAL

UNIT SELECT SIZING AND CFMs SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND BALANCING SYSTEM FOR EVEN EFFICIENT HEATING AND COOLING.

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