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600
"G" ST., SE
WASHINGTON, DC

An Addition

COVER:

A2.1 PLAN - 1ST FLOOR
A2.2 PLAN - 2ND FLOOR
A2.3 PLAN - 3RD FLOOR
~~A2.4 PLAN - ROOF~~
~~A3.1 WALL SECTION~~
~~A4.1 ELEVATION - SOUTH~~
A4.2 ELEVATION - EAST
A4.3 ELEVATION - NORTH
~~A5.1 FRAMING- 1ST FLOOR~~
~~A5.2 FRAMING- 2ND FLOOR~~
~~A5.3 FRAMING- 3RD FLOOR~~
~~AMP7.1 MECHANICAL/PLUMBING BASEMENT~~
~~AMP7.2 MECHANICAL/PLUMBING 1ST FLOOR~~
~~AMP7.3 MECHANICAL/PLUMBING 2ND FLOOR~~
~~AE8.2 ELECTRIC PLAN 1ST FLOOR~~
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CONTENTS

GENERAL NOTES

BUILDING CODES

1.THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE *BOCA-BASIC/NATIONAL BUILDING CODE/*_____ AND THE _____ BUILDING AND ZONING CODES. THE WORK SHALL COMPLY WITH ALL CODES AND ORDINANCES HAVING JURISDICTION.

GENERAL CONDITIONS

2.SUBCONTRACTORS SHALL CARRY ALL NECESSARY LIABILITY AND WORKMANIS COMPENSATION INSURANCE.

3.THESE DRAWINGS NEITHER APPROVE NOR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITIONS, *SUCH BEING THE SOLE* RESPONSIBILITY OF THE OWNER.

4. GENERAL CONDITIONS SET FORTH IN AIA DOCUMENT A 201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION,1987 EDITION, ARE INCORPORATED INTO THIS CONTRACT.

5. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE NOTED.

6. ALL DEMOLITION AND WORK *RELATED DEBRIS SHALL BE REMOVED FROM* THE SITE REGULARLY AND PROMPTLY.

7. ALL CUTTING AND *PATCHING* ASSOCIATED WITH THE INSTALLATION OF ELECTRICAL, PLUMBING OR HVAC WORK SHALL BE PERFORMED BY SUBCONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.

8.IF THERE IS ANY CONFLICT WITHIN OR BETWEEN ANY OF THE CONTRACT DOCUMENTS INVOLVING THE QUALITY OR QUANTITY OF WORK REQUIRED, IT IS THE INTENTION OF THE CONTRACT THAT WORK OF THE *HIGHEST* QUALITY AND OF THE GREATEST QUANTITY SHOWN OR SPECIFIED SHALL BE FURNISHED. NOTIFY SD*&*A OF ANY CONFLICTS PRIOR TO PROCEEDING *WITH* ANY WORK.

9.IF ASBESTOS CONTAINING MATERIALS ARE PRESENT IN THE BUILDING THE OWNER SHALL RETAIN A CONSULTANT TO EVALUATE AND RECOMMEND PROPER ACTION. ASBESTOS REMOVAL SHALL BE COMPLETED PRIOR TO THE WORK COVERED BY THESE DOCUMENTS.

THE DRAWINGS

1.THESE CONTRACT DRAWINGS ARE INCOMPLETE WITHOUT ACCOMPANYING DETAILS, SCHEDULES, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS WHICH MAY CONTAIN *IMPORTANT INFORMATION RELATING* TO ANY ASPECT OF THIS PROJECT.

2.DO NOT DIMENSION DRAWINGS. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.

3.INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON LIMITED *FIELD MEASUREMENTS*. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENT OR MODIFICATION TO CONFORM WITH EXISTING CONDITIONS. IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY, THESE DRAWINGS SHALL BE USED TO SHOW ONLY THE DESIGN INTENT.

4.THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATED TO EXISTING AND NEW WORK AND NOTIFY SD*&*A OF ANY DISCREPANCIES BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK. IN ADDITION, THE SUBCONTRACTOR SHALL NOTIFY SD*&*A IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, INCLUDING DEMOLITION AND REMOVAL, *RESULTING FROM THE FAILURE* TO NOTIFY SD*&*A WILL BE AT THE CONTRACTORS EXPENSE.

5.UNLESS OTHERWISE NOTED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTER LINE OF THE DOOR.

6.THE SUBCONTRACTOR SHALL REFER ANY DISCREPANCIES BETWEEN THE *DRAWINGS AND THE SPECIFICATIONS* TO SD*&*A BEFORE PROCEEDING WITH THE WORK.

7.LIGHT WEIGHT LINES SHOW AREAS OF THE EXISTING BUILDING WHICH WILL REMAIN.

8.DOTTED LINES INDICATE EXISTING PORTIONS OF THE BUILDING TO BE REMOVED.

9.REGULAR WEIGHT LINES OR POCHE' D WALLS INDICATE INSTALLATION OF NEW MATERIAL AND PORTIONS OF THE BUILDING TO BE REMODELED.

10. WHERE IT IS THE CLEAR INTENT OF THE DRAWING THAT NEW CONSTRUCTION ALIGN WITH EXISTING CONDITIONS, CONFLICTING DIMENSIONS SHALL BE SUBORDINATED TO THE ALIGNMENT.

11. IN THE EVENT OF CONFLICT OR DISCREPANCIES WITHIN THE DRAWINGS, THE PRIORITY OF INTERPRETATION SHALL BE:
A.SCHEDULES
B.NOTES
C.LARGE SCALE DRAWINGS, E.G., DETAILS
D.SMALL SCALE DRAWINGS, E.G., FLOOR PLANS, ELEVATIONS

12. ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DRAWINGS UNLESS WRITTEN NOTICE IS GIVEN BY SD*&*A, THE ORDER OF PRECEDENCE SHALL BE: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL.

WORKMANSHIP

1.ALL WORK SHALL BE DONE IN A WORKMAN *LIKE MANNER AND IN* ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE.

2.IN ALL AREAS WHERE NEW MATERIALS, PARTITIONS OR PRODUCTS ARE INSTALLED OR WHERE EXISTING CONDITIONS ARE ALTERED, THE SUBCONTRACTOR SHALL PATCH AND FINISH WALLS, FLOORS, CEILINGS AND AFFECTED AD*JACENT* AREAS TO MATCH EXISTING.

3.ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.

4.WHERE NEW CONSTRUCTION IS TO ALIGN WITH EXISTING CONDITIONS, THE GENERAL SUBCONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY SD*&*A OF ANY DISCREPANCY *BEFORE PROCEEDING WITH* THE WORK.

5.WALL AND CEILING GRILLS AND REGISTERS SHALL BE PAINTED TO MATCH WALL COLOR SPECIFIED FOR THE WALL OR CEILING IN WHICH THE ITEM IS INSTALLED. PAINT USED ON METAL WORK SHALL BE *SEMI* GLOSS ENAMEL UNLESS OTHERWISE SPECIFIED.

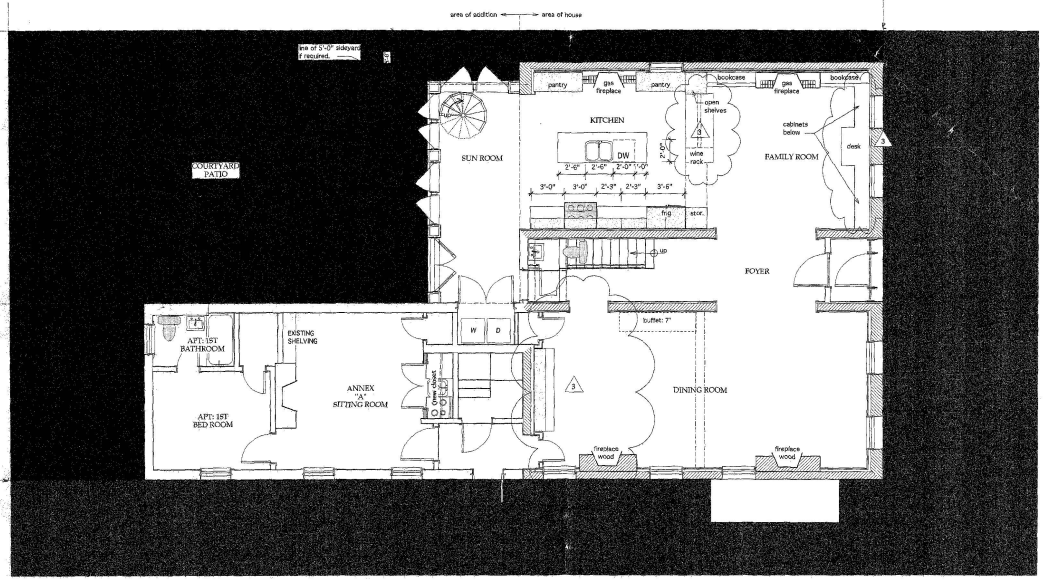
7.*AT THE* COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL INSURE THAT ALL INTERIOR SURFACES, INCLUDING WINDOWS, SHALL BE CLEAN AND UNMARKED.

BUILDING INFORMATION

Construction Type	5B
Use Group	R-2
Applicable Codes	BOCA '96, DC CONSTRUCTION CODE SUPPLEMENT OF 1999
Building Suppressed	NO
Alarm System	*SMOKE DETECTORS*
No. of Stories	BASEMENT, 1, 2, ATTIC
Building Height	37' (±)
Total Square Feet	4900 SQ.FT
Occupancy Load	EIGHT DWELLING UNITS
Suite No.	NA
Pre-stressed/Post Tension	NA
Handicapped Accessible Space Bldg.	NA
Name	STEPHEN duPONT, JR. RA NCARB
Signature	

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NOTE
ALL DIMENSIONS ARE TO FACE OF STRUCTURE.



Albin V. & Linda Javarone

600 "G" St., SE
Washington, DC

No	Date	Revision
12	OCT 00	Finance set
06	FEB 01	Design approval set
11	FEB 01	Dsgn apprvl revisions
04	APR 01	Demo permit
13	JUN 01	Framing plans
09	JUL 01	kitchen revision, existing wall thicknesses
19	JUL 01	PERMIT APPLICATION
25	JUL 01	PERMIT APPLICATION Historic Preservation
14	SEP 01	Adjust window sizes
02	OCT 01	Permit corrections
12	NOV 01	Variance Application

Stephen duPont & Associated Architects

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Engineer

Seal

Title
PLAN:
1ST FLOOR

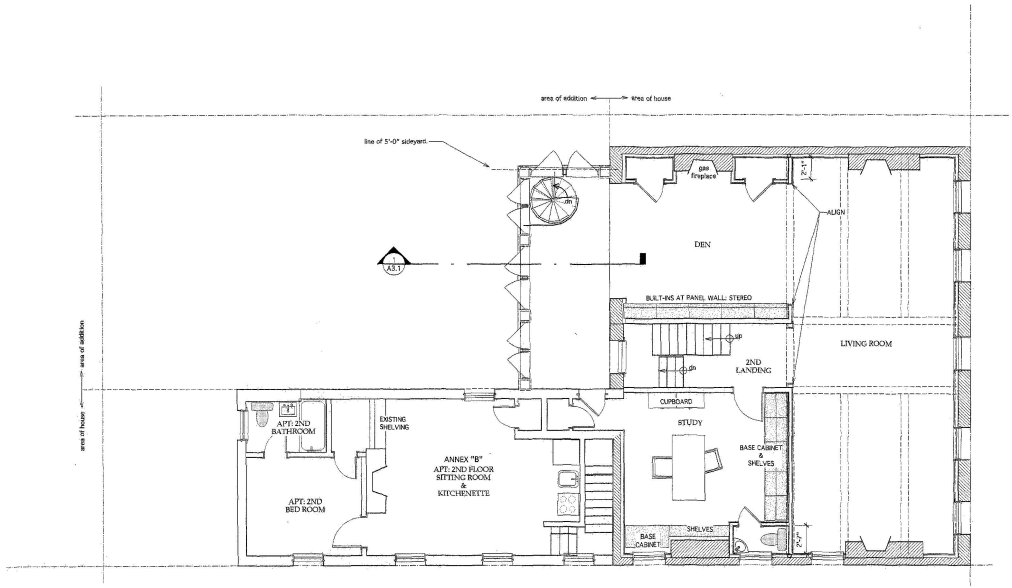
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NOTE:
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BATHROOM NOTES:

- Provide Wonderboard (or equal cement tile backer board) at all tub and shower enclosures. Prepare all joints per manufacturer's requirements. Use only galvanized fasteners. See tile details.
- Bring shower pan liner to top of shower curb. Provide blocking between studs behind liner. Lap tile backer board over top; do NOT nail at bottom edge of tile backer board any lower than 1/2 to 1" ABOVE top of vinyl shower pan.
- PROTECT PAN LINER AGAINST ALL PUNCTURES. TEST FOR LEAKS PRIOR TO SETTING TILE.
- Install tile in pan and up to top of curb on a mud set; provide flush transition to surface of tile backer board so tile will cross joint showing no change of surface plans.
- When tile backer board is used for floor or other horizontal surfacing, set Wonderboard in latex modified portland cement "thin set". Fasten with screws @ 6" oc to joists. Apply tile to tile backer board with same "thin set".
- When setting marble tiles, use non-staining "thin set".



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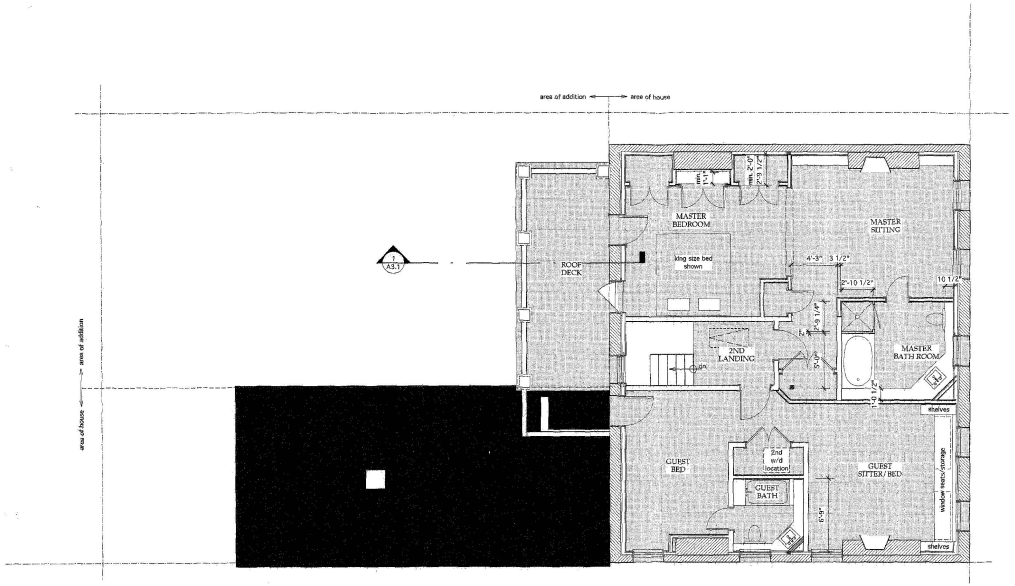
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2ND FLOOR

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NOTE:
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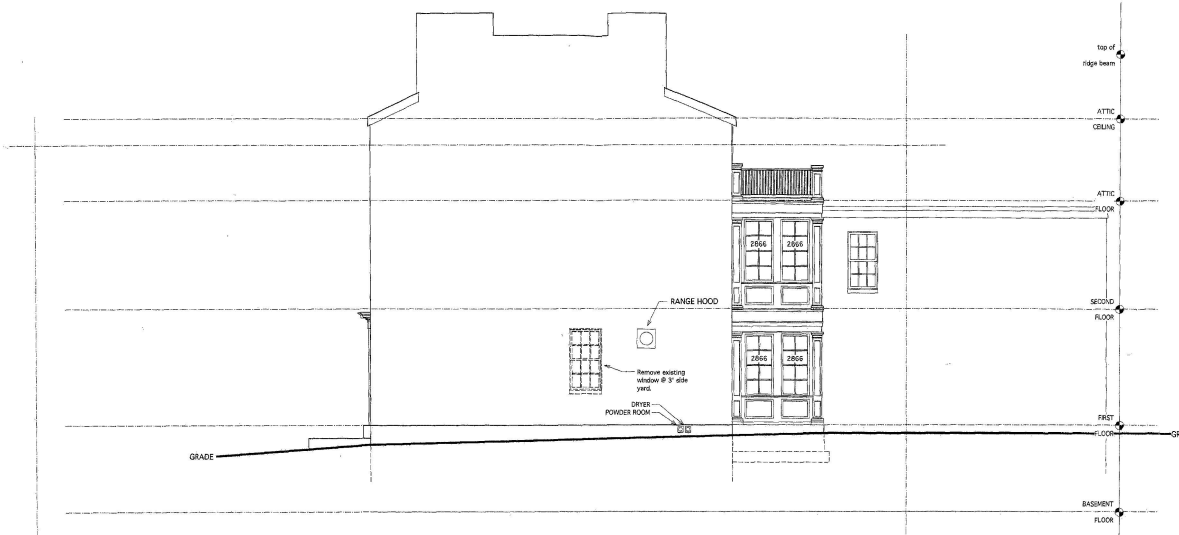
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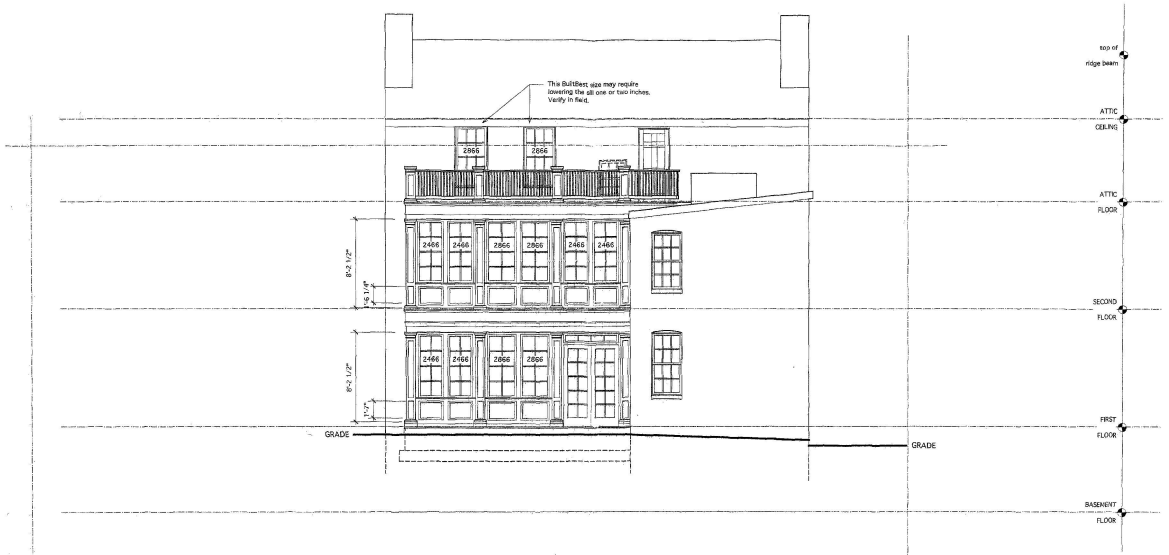
Engineer

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Engineer

Seal

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NORTH

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