ABBREVIATIONS

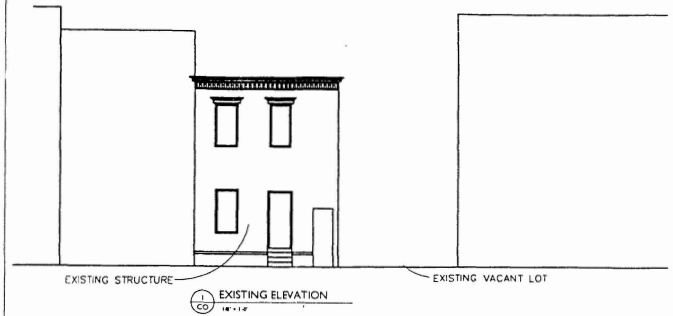
ACT	ACOUSTIC CEILING TILE	F.E.	FIRE EXTINGUISHER	PNL	PANEL		
AC	ACOUSTIC	F.E.C.	FIRE EXTINGUISHER CABINET	P & S	POLE & SHELF		
AL, ALUM	ALUMINUM	FIN F., FF.	FINISHED FLOOR	PTD	PAINTED		
A.P.	ACCESS PANEL	F.O' S	FACE OF STUD	P.R.V.	POWER ROOF VENTILATOR		
A.F.F.	ABOVE FINISHED FLOOR	FRP	FIBERGLASS REINFORCED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

DRAWING KEY



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 MANUFACTURER'S 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 ARCHITECT'S 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



SOIL EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.

2. ALL DEBRIS IS TO BE REMOVED FROM SITE.

3. ALLEY AND/OR STREETS/ SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.

4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.

5. IF ANY CATCH BASIN OR DRAINS BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.

6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED

7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.

8. AFTER RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER _____

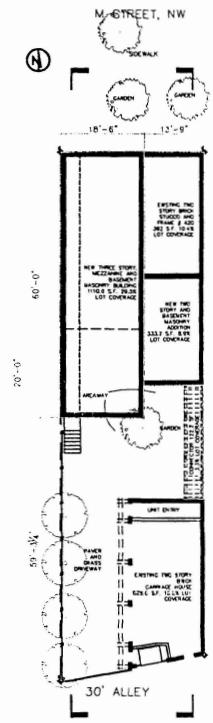
THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON.

HE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO WEEKS AFTER

COMPLETION OF PROJECT FOR FINAL INSPECTION.

DATE _____

FLOOD AND EROSION CONTRO, SECTION



BUILDING DATA

LOCATION: LOT 863 SQUARE 514
APPLICABLE CODES: 1996 BOCA
1998 D.C. REGISTER

USE GROUP: R2
CONSTRUCTION TYPE: 3B TABLE 503

ZONING DATA

LOCATION	LOT 863 SQUARE 514
ZONING	R-5- B/DD
FAR	1.8
LOT AREA	3795 SF
ALLOWABLE LOT OCCUPANCY	60 % (2251 SF)
EXISTING LOT OCCUPANCY	34.9% (1328 SF)
PROPOSED LOT OCCUPANCY	68.7% (2587 SF)
ALLOWABLE FAR	6831 SQ. FT.
EXISTING FAR	2528.2 SQ. FT.
PROPOSED FAR	6831 SQ. FT.
ALLOWABLE HEIGHT	50' -0"
EXISTING HEIGHT	18' 0"
PROPOSED HEIGHT	40'-10"
REAR YD. 4" PER VERTICAL FT.	16'-8"

LIST OF DRAWINGS

ARCHITECTURAL

CO – COVER
A 1– FLOOR PLANS
A 2– ELEVATIONS
A 3– SECTIONS

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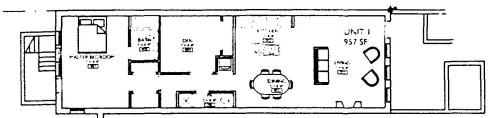
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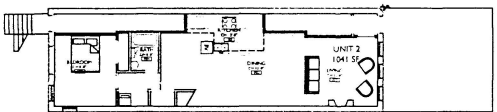
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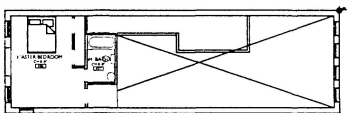
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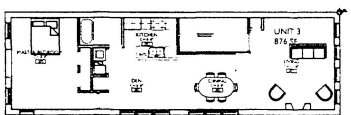
APT. BASEMENT



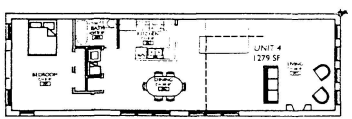
APT. FIRST FLOOR



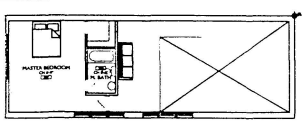
APT. FIRST FLOOR MEZZANINE



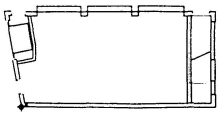
APT. SECOND FLOOR



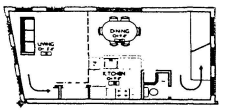
APT. THIRD FLOOR



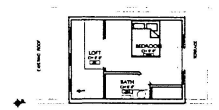
APT. THIRD FLOOR MEZZANINE



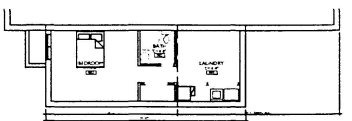
CARRIAGE GARAGE LEVEL



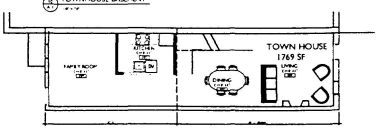
CARRIAGE LIVING FLOOR



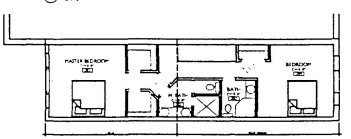
CARRIAGE ROOF AND MEZZANINE



TOWNHOUSE BASEMENT



TOWNHOUSE FIRST FLOOR



TOWNHOUSE SECOND FLOOR

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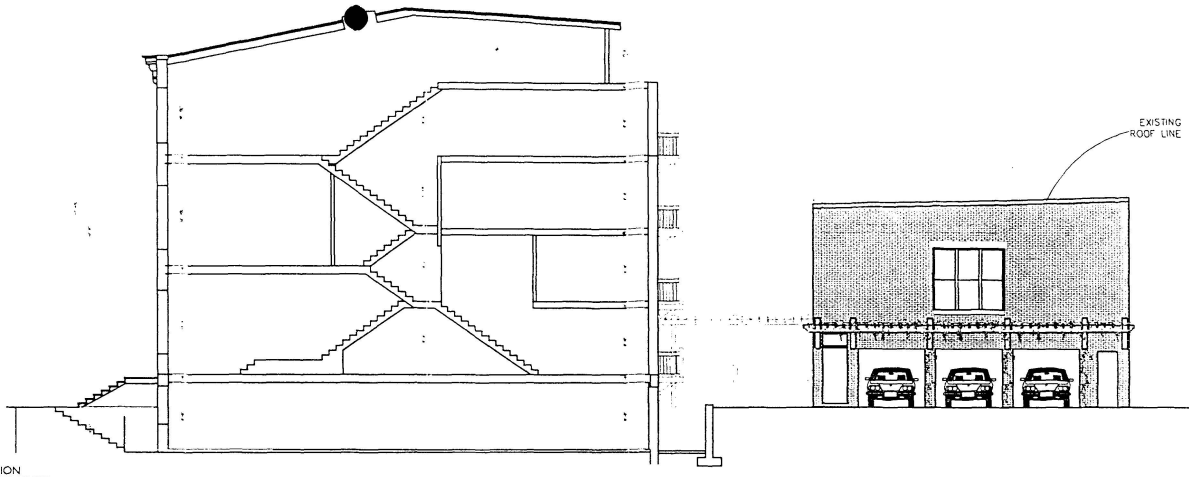
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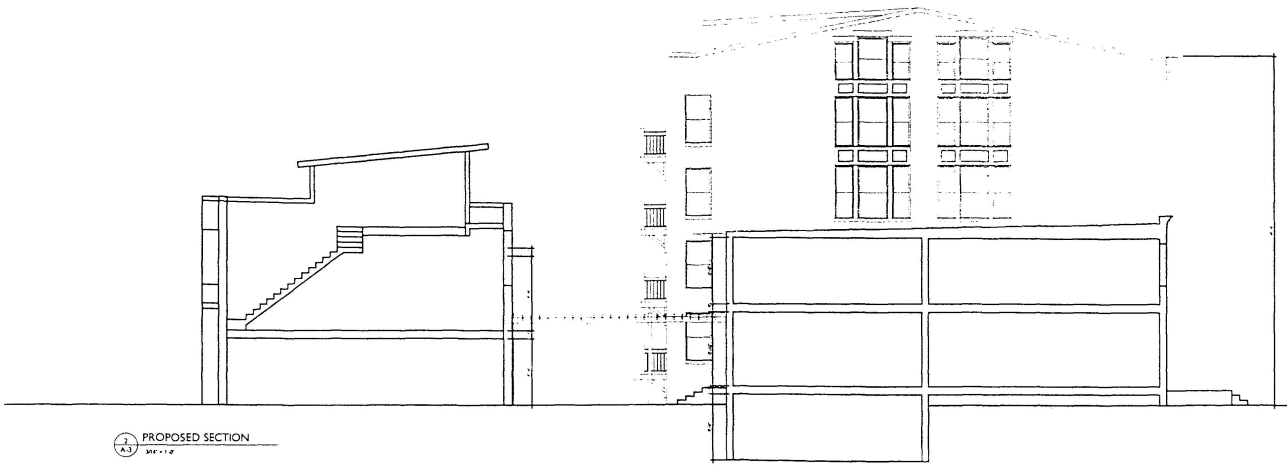
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1 A-3 PROPOSED SECTION
3/16" = 1'-0"



1 A-3 PROPOSED SECTION
3/16" = 1'-0"

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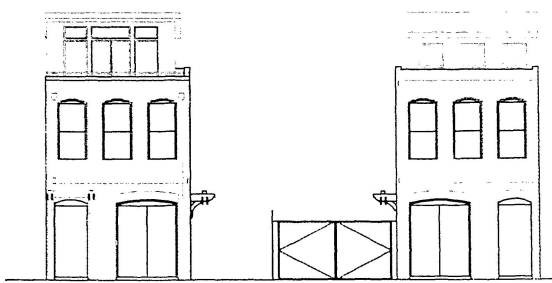
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1/A-2 PROPOSED ELEVATION



2/A-2 PROPOSED REAR ELEVATION



3/A-2 CARRIAGE HOUSE SOUTH ELEVATION

4/A-2 CARRIAGE HOUSE NORTH ELEVATION

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