COLES TOWNHOUSE RENOVATION

1215 'E' ST., N.E., 20001 WASHINGTON, D.C.

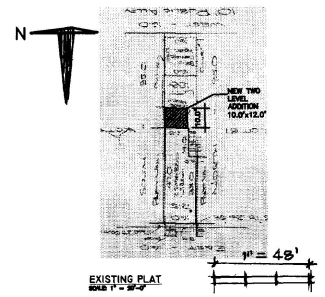
ARCHITECT: CHARLES I. BRYANT, FAIA
202-491-7276

M.P.E. ENGINEER: GEORGE IRA WORSLEY & ASSOCIATES
7705 GEORGIA AVENUE STE. 302
N.W. WASHINGTON D.C. 20012-
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VICINITY MAP



SITE MAP



DRAWING INDEX

C-1 COVER SHEET, GENERAL NOTES & SITE PLAN
A-1 EXISTING AND DEMOLITION PLANS-BASEMENT/FIRST FLOOR PLAN
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E-2 NEW LIGHTING AND POWER PLANS

BZA
Case No. 17045
Exhibit No. 9

DISTRICT OF COLUMBIA
CHARLES IRVING BRYANT
No. A1212
REGISTERED
ARCHITECT

VENDARE NOTES

1. All sediment and erosion control methods shall be installed before the start of any excavation and/or demolition and as per Standards and specifications for Soil Erosion and Sediment Control for the District of Columbia. If on site inspection reveals further erosion control measures are necessary the same shall be provided.
2. All debris to be removed from site.
3. Alley and/or streets shall be swept clean at all times during construction and demolition.
4. All catch basins and area drains shall be protected during excavation and construction.
5. If any catch basins or drain become clogged as a result of excavation or construction, the Contractor shall be responsible for its cleaning.
6. Where a sediment control device has reached 50% capacity, storm run-off is to be suspended.
7. Any accidental introduction of sediment on the site, shall be eradicated within 24 days after its accidentalness and for the duration of the project.
8. All work in public space conforms to the requirements of the D.C. Department of Public Works. No structure shall obstruct the pipeway during delivery prior to start of work in public space.
9. Water service connection work by the contractor shall include all excavation, backfilling, and all pipe and material restoration in public space; providing service piping from the main to the building and the water meter in an approved pit.
10. Sanitary Sewer Connections shall be made by the Contractor in accordance with Municipal D.C. Department of Public Works Design and Engineering. The work includes all excavation, backfilling, and street & sidewalk restoration in public space.

EROSION AND SEDIMENT CONTROL

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. The contractor or his/her representative shall maintain the entire site in a condition that will not allow dust to become a nuisance to neighboring properties or to the general public at all times.
2. The contractor shall possess at least one water truck for the duration of the project.
3. The contractor shall supply water as required, to prevent dust from leaving the site.
4. The contractor shall be responsible for all dust control equipment during both construction periods on site. Personnel shall be familiar with the various methods of dust control and shall be available at a moments notice for the application of dust control measures.
5. The contractor shall be responsible for the application of dust control measures on all haul roads.
6. Apply water to control dust on surfaces during demolition, excavation, and construction operations.
7. Apply water with sprinkling or irrigation equipment as required to facilitate compaction and minimize dust blowing from exposed earth surfaces.
8. Cover trucks when hauling debris.
9. Water both sediment control devices so that the system is operational and effective during dust control operations.

MATERIAL SYMBOLS

BRICK
PRECAST CONCRETE
METAL
NEW CONCRETE
CEMENT FILL OR TERRAZZO
CERAMIC TILE
C.M.U.
C.M.U. (STRUCTURAL)
GLAZED C.M.U. OR STRUCTURAL TILE
WOOD (FINISH)
WOOD (ROUGH)
EARTH
ACOUSTICAL TILE
BATT INSUL.
RIGID INSUL.

GRAPHIC SYMBOLS

NEW OR REQUIRED SPOT ELEVATION (PLAN)
EXISTING SPOT ELEVATION PLAN
LEVEL LINE
DOOR NUMBER
AREA REVISED
REVISION NUMBER
WINDOW/STOREFRONT/ LOUVER TYPE
DETAIL REFERENCE NUMBER/LETTER
SHEET WHERE REFERENCE INDICATED
SHEETS W/REFERENCE
DETAIL/ELEVATION REFERENCE NUMBER/LETTER
SHEET WHERE REFERENCE INDICATED
SHEETS W/REFERENCE
SECTION REFERENCE NUMBER/LETTER
SHEET WHERE REFERENCE INDICATED
SHEETS W/REFERENCE
ROOM NUMBER & LOCATION

ZONING DATA

	CODE ALLOWABLE OR REQUIREMENTS	PROPOSED
SQUARE	1008	
LOT	188	
ZONING	R-4	R-4
LOT SIZE	1520 SQ. FT.	1520 SQ. FT.
FLOOR AREA RATIO	NONE	N/A
BUILDING FOOT PRINT	912 SQ. FT.	816 SQ. FT.
LOT OCCUPANCY	60%	73.7%
GROSS FLOOR AREA		2340 SQ. FT.
NO OF STORIES	2	2
BUILDING HEIGHT	40 FT	30 FT.
REAR YARD		

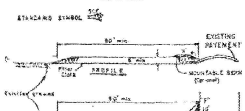
CODE DATA (1996 BOCA)

BUILDING CLASSIFICATION	R-2
CONSTRUCTION TYPE	5B
EXTERIOR WALLS:	2 HOUR
FIRE PROTECTION	UNPROTECTED
FIRE SEPARATION:	2
EXIT ACCESS CORRIDORS	2 HOUR
STRUCTURAL MEMBERS SUPPORTING WALLS:	2 HOURS
FLOOR CONSTRUCTION :	2 HOUR
ROOF CONSTRUCTION:	2 HOUR

STABILIZED CONSTRUCTION ENTRANCE

not to scale

STANDARD SYMBOL

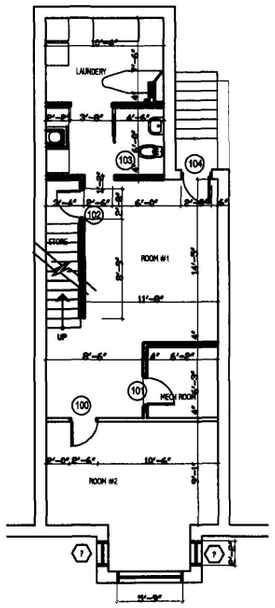


CONSTRUCTION SPECIFICATIONS

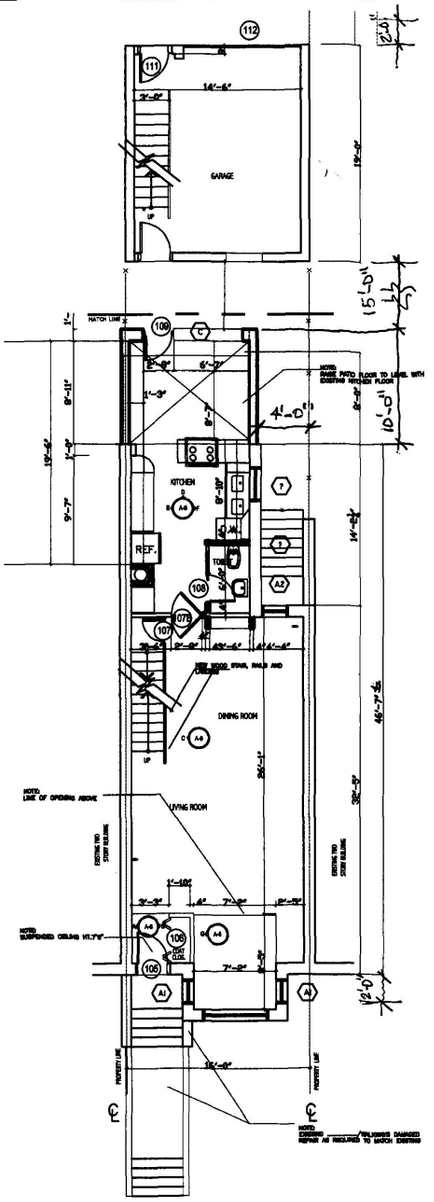
1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.
8. Washing - Wash rack may be required to ensure sediment does not exit site onto public right-of-way. All washing is prohibited on state highways. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trapping device.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
2. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT SIZES AND LOCATIONS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS.
4. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION OPERATIONS WITHIN THE PROPERTY LINE. WHERE DAMAGE TO ADJACENT PROPERTY OCCURS THE CONTRACTOR SHALL RESTORE PROPERTY TO ITS ORIGINAL CONDITION.
5. THE CONTRACTOR SHALL COORDINATE MECHANICAL AND PIPE CHASES WITH PARTITIONS. WALLS ARE TO BE FURRED OUT WHERAN TO CONCEAL DUCTWORK AND PIPING
6. ALL GYPSUM BOARD PARTITIONS SHALL EXTEND FROM THE FLOOR TO THE UNDERSIDE OF STRUCTURE CEILING JOISTS AND/OR BOTTOM CHORD OF TRUSS UNLESS OTHERWISE NOTED
7. ALL GYPSUM BOARD INDICATED SHALL BE 5/8" THICK AND PAINTED.
8. ALL CEILINGS SHALL CONTAIN SINGLE-LAYER 5/8" GYPSUM BOARD.
9. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
10. ALL EXPOSED NON-FINISHED METAL SHALL BE PAINTED.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING THE WORK.
12. PERFORM DEMOLITION NECESSARY FOR ALTERATIONS TO EXISTING BUILDING. COORDINATE WITH REMODELING AND THE NEW ADDITION TO MINIMIZE TIME BETWEEN DEMOLITION AND PATCHING AND FOR PROPER PREPARATION OF SUBSTRATE TO ACCOMMODATE THE FINISH MATERIALS.
13. PROTECT EXISTING WORK WHICH IS TO REMAIN. REFINISH WHERE DAMAGED AND RESTORE ANY PORTION OF THE SITE OR BUILDING DAMAGED BY CONSTRUCTION ACTIVITIES TO ORIGINAL CONDITION.
14. ALL MATERIALS RESULTING FROM DEMOLITION (EXCEPT THOSE INDICATED TO BE REUSED) SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED OF.
15. THE CONTRACTOR SHALL PATCH ALL HOLES IN WALLS, FLOORS, AND CEILINGS AND REPAIR OR REPLACE ALL EXISTING DAMAGED ITEMS NOT SPECIFICALLY NOTED ON THE DRAWINGS TO BE REPAIRED IN THE AREA AFFECTED BY THE WORK.
16. WHERE THE WORDS "MATCH", "MATCH", "REPAIR", "REPLACE" ARE USED, SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT THE FINAL COLORS, TEXTURES AND FINISHES OF THE DISTURBED AREAS SHALL PRESENT A UNIFORM AND VISUALLY SIMILAR SURFACE AND FINISH WITH THE SURROUNDING AREAS IN ALL RESPECTS.
17. ALL DIMENSIONS AND ELEVATIONS OF EXISTING STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED FROM AVAILABLE SOURCES AND ARE NOT GUARANTEED TO BE TRUE AND EXACT. THE GENERAL CONTRACTOR SHALL VERIFY THESE DIMENSIONS AND ELEVATIONS BY ACTUAL FIELD MEASUREMENTS PRIOR TO FABRICATION OF ANY



CELLAR FLOOR PLAN



FIRST FLOOR PLAN

ROOM FINISH SCHEDULE

LEVEL	ROOM NAME	FLOOR	BASE	WALL	CEILING	HT.	REMARKS
CELLAR	TOILET	VCT	VCT	GYP BD/CERAMIC	GYP BD – PAINTED	6'9"	SLIP RESISTANT
	LAUNDERY	VCT	VCT	GYP BD– PTD	GYP BD – PAINTED	6'9"	SLIP RESISTANT
	STORE	VCT	VCT	GYP BD– PTD	GYP BD – PAINTED	6'9"	SLIP RESISTANT
	REC.ROOM	VCT	VCT	GYP BD– PTD	GYP BD – PAINTED	6'9"	SLIP RESISTANT
	MECH.ROOM	CONCRETE	WOOD	GYP BD– PTD	GYP BD – PAINTED	6'9"	
	ROOM #2	VCT	VCT	GYP BD– PTD	GYP BD – PAINTED	6'9"	SLIP RESISTANT
FIRST	FOYER	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	7'6"	
	LIVING ROOM	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	9'5"	
	DINING ROOM	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	9'5"	
	KITCHEN	CERAMIC TILE	CERAMIC TILE	GYP BD– PTD	SUSPENDED CEILING	8'0"	
	TOILET	CERAMIC TILE	CERAMIC TILE	GYP BD/CERAMIC	GYP BD – PAINTED	8'0"	
	DINNETTE	VCT	VCT	GYP BD– PTD	SUSPENDED CEILING	8'0"	SLIP RESISTANT
	GARAGE	CONCRETE	–	?	?	?	
SECOND	MASTER BED ROOM	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	
	MASTER BATH	CERAMIC TILE	CERAMIC TILE	GYP BD/CERAMIC	GYP BD – PAINTED	8'10"	
	BED ROOM#2	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	
	BED ROOM #3	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	
	BATH ROOM	CERAMIC TILE	CERAMIC TILE	GYP BD/CERAMIC	GYP BD – PAINTED	8'10"	
	CLOSET #1	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	
	CLOSET #2	WOOD	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	
	OFFICE	CARPET	WOOD	GYP BD– PTD	GYP BD – PAINTED	8'10"	

DISTRICT OF COLUMBIA
CHARLES IRVING BRYANT
No. A1212
REGISTERED
ARCHITECT

REVISION SCHEDULE

NO.	DESCRIPTION	BY	DATE

COLES TOWNHOUSE RENOVATION
1215 "E" STREET, N.E.
Washington, D. C. 20001

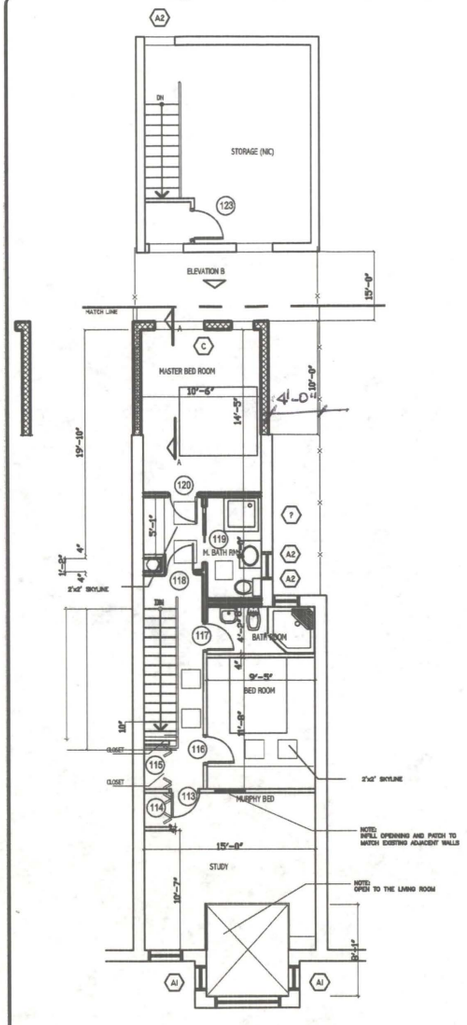
NEW FLOOR PLANS - BASEMENT AND FIRST FLOOR PLANS

DESIGNED	MAE
DRAWN	MAE
CHECKED	CB
JOB NO.	
DATE	4/4/02

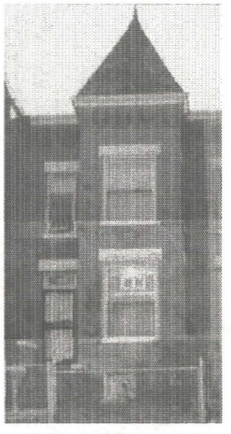
SHEET
A-3
OF

02/05/02 MAE

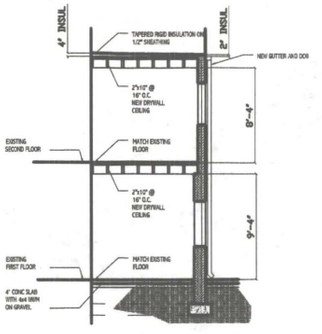
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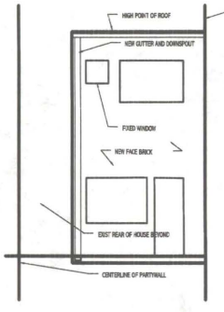
SECOND FLOOR PLAN



EXISTING FRONT ELEVATION
NOT TO SCALE



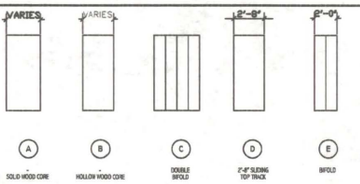
SECTION A-A
SCALE: 1/4" = 1'-0"

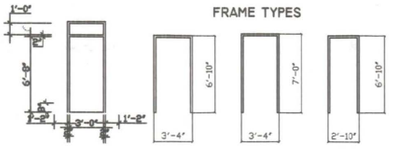


ELEVATION B
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

FLOOR	NO.	DOOR OPENING SIZE W	H	THK	TYPE	THRESH	HDW SET No	REMARKS
CELLAR	100	2'-6"	6'-8"	1 3/4"	B	-	-	
	101	2'-8"	6'-8"	1 3/4"	B	-	-	
	102	2'-4"	6'-8"	1 3/4"	B	-	-	
	103	2'-8"	6'-8"	1 3/4"	D	-	-	
	104	2'-8"	6'-8"	1 3/4"	A	METAL	-	WEATHERSTRIP
FIRST FLOOR	105	3'-0"	6'-8"	1 3/4"	A	METAL	-	WEATHERSTRIP
	106	(2)2'-0"	6'-8"	1 3/4"	C	-	-	
	107	2'-8"	6'-8"	1 3/4"	B	-	-	
	107B	2'-8"	6'-8"	1 3/4"	B	-	-	SPEC HINGE
	108	2'-8"	6'-8"	1 3/4"	D	-	-	
	109	2'-8"	6'-8"	1 3/4"	A	METAL	-	WEATHERSTRIP
	110	3'-0"	6'-8"	1 3/4"	A	-	-	
	111	3'-0"	6'-8"	1 3/4"	A	-	-	
	112	-	-	-	-	-	-	SEE DETAIL
SECOND FLOOR	113	2'-8"	6'-8"	1 3/4"	B	-	-	
	114	(2)2'-0"	6'-8"	1 3/4"	B	-	-	
	115	(2)2'-0"	6'-8"	1 3/4"	B	-	-	
	116	2'-8"	6'-8"	1 3/4"	B	-	-	
	117	2'-8"	6'-8"	1 3/4"	B	-	-	
	118	2'-8"	6'-8"	1 3/4"	B	-	-	
	119	2'-8"	6'-8"	1 3/4"	D	-	-	
	120	2'-8"	6'-8"	1 3/4"	B	-	-	
	121	3'-0"	6'-8"	1 3/4"	A	-	-	WEATHERSTRIP
	122	3'-0"	6'-8"	1 3/4"	A	-	-	WEATHERSTRIP
	123	3'-0"	6'-8"	1 3/4"	A	METAL	-	WEATHERSTRIP





NOTE: EXISTING DOOR TRANSOMS REPLACED BY SMALLER DOORS TO BE FILLED WITH DRYWALL UNLESS OTHERWISE NOTED.

DISTRICT OF COLUMBIA
CHARLES IRVING BRYANT
No. A 212
REGISTERED
ARCHITECT

	DATE	DESCRIPTION	BY
REVISION SCHEDULE			

COLES TOWNHOUSE RENOVATION
1215 E STREET, N.E.
Washington, D. C. 20001

NEW FLOOR PLAN - SECOND FLOOR PLAN

DESIGNED	MAC
DRAWN	MAC
CHECKED	CB
JOB NO.	
DATE	4/4/02

SHEET
A-4
OF