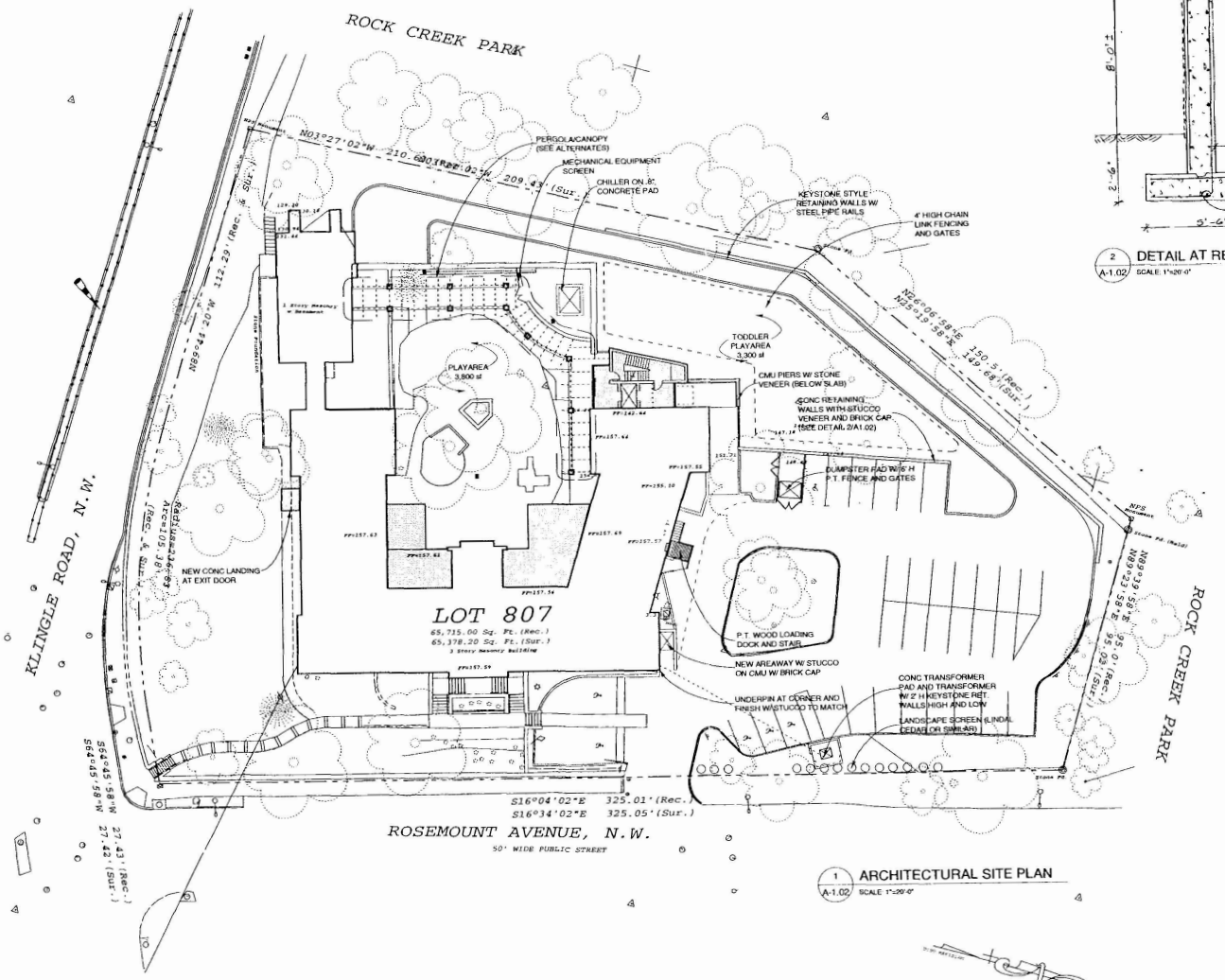
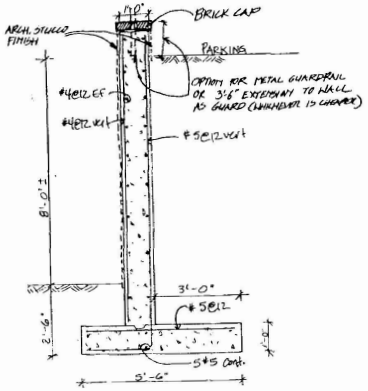
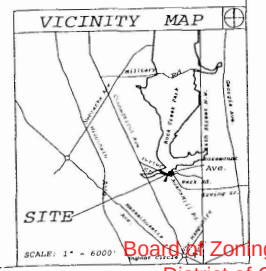


1 ARCHITECTURAL SITE PLAN
A-1.02 SCALE: 1"=20'-0"



2 DETAIL AT RETAING WALL (@ PARK'G)
A-1.02 SCALE: 1"=20'-0"



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BZA
INFORMATION PACKAGE
6/30/03

MK	DESCRIPTION	DATE
	SD MEETING #2	3/17/03
	BACKGROUNDS OUT	5/20/03
	SD PACKAGE	6/23/03

PRELIMINARY ARCHITECTURAL SITE PLAN

PROJ. NO.: 202150
DRAWN BY: BNU
CHECKED BY: PJA
INITIAL DATE: 02/03
SCALE: AS NOTED

A-1.02

Board of Zoning Adjustment
District of Columbia
CASE NO. 17067
EXHIBIT NO. 10

PLAN NOTES:

GENERAL NOTES:

A. TO CREATE 1 HR RATING BETWEEN FLOORS (TO SEPARATE USE GROUPS AND TO ACHIEVE 1 HR FLOOR ASSEMBLY) ASSUME 2 LAYERS OF TYPE X GYP BD IS TO BE LAMINATED (GLUED AND SCREWED) *TO EXISTING CEILING JOISTS (OVER EXISTING* PLASTER CEILINGS) AT BASEMENT (INCLUDING CRAWL SPACE), FIRST AND SECOND FLOOR CEILINGS.

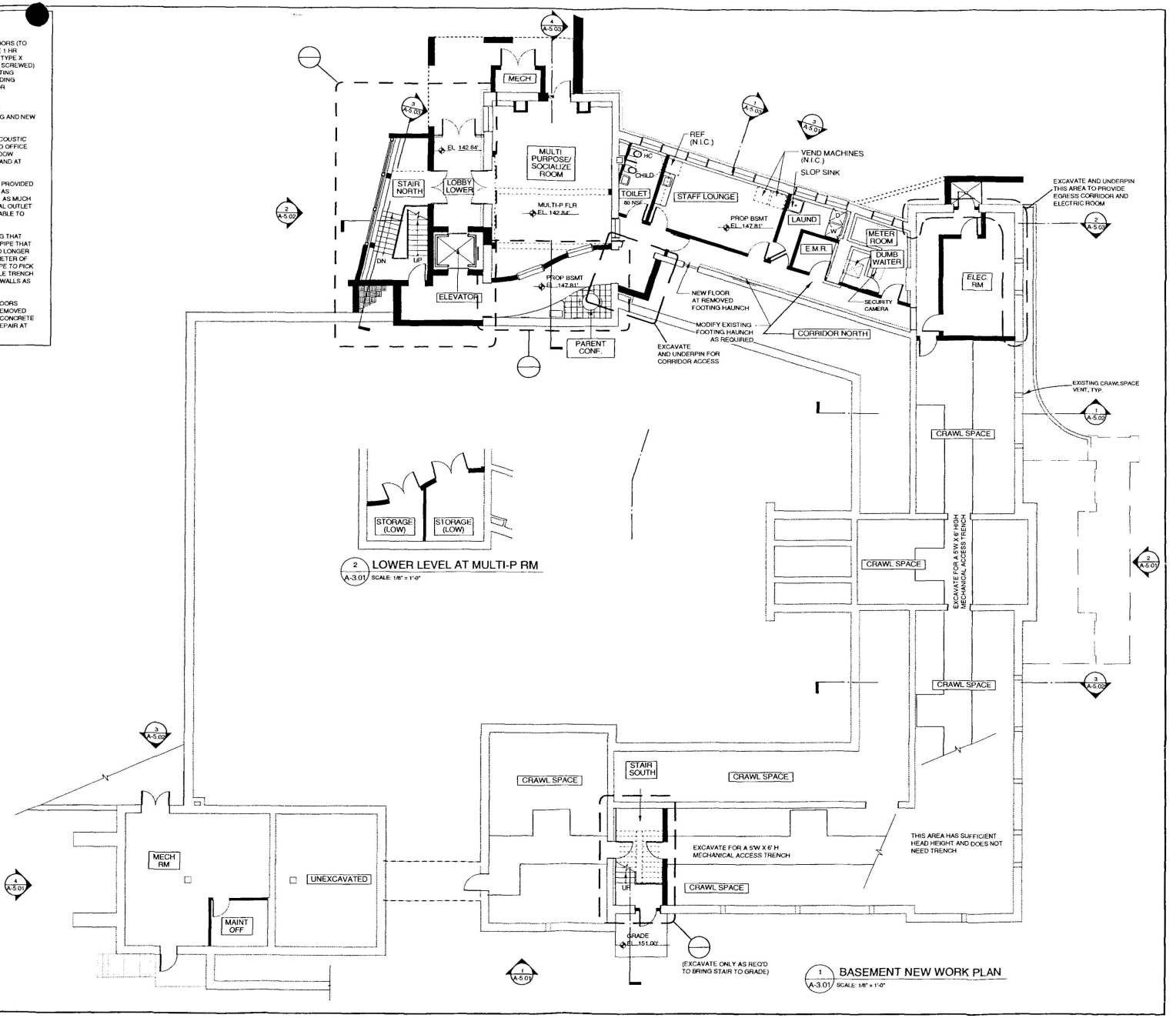
B. RUN NEW CABLES, DUCTWORK, PIPING SPRINKLERS BETWEEN RATED GYP BD CLG AND NEW DROPPED ACOUSTIC TILE CEILINGS.

C. *PROVIDE NEW 2X2 SLIMLINE SERIES ACOUSTIC* CEILING TILE AT TYPICAL CLASSROOM AND OFFICE SPACE. PROVIDE GYP BD BULKHEAD WINDOW POCKETS AT FIRST FLOOR CLASSROOMS AND AT 2ND FLOOR OFFICES.

D. ENTIRE BUILDING TO BE REWIRED AND PROVIDED WITH NEW LIGHTING FIXTURES. AS MUCH AS POSSIBLE CONCEAL ELECTRICAL WIRING. AS MUCH AS POSSIBLE, REUSE EXISTING ELECTRICAL OUTLET AND SWITCH LOCATIONS BUT RUN NEW CABLE TO THEM

E. ASSUME FOR THE PURPOSE OF PRICING THAT EXIST UNDERGROUND PERIMETER DRAIN PIPE THAT TIES DOWNSPOUTS TO S.W. SYSTEM IS NO LONGER SERVICABLE. *THEREFORE TRENCH PERIMETER OF ENTIRE BUILDING TO INSTALL NEW PVC PIPE TO PICK* UP EXIST (AND NEW) DOWNSPOUTS. (WHILE TRENCH IS OPEN REPAIR STUCCO AT BASE OF ALL WALLS AS REQ'D)

F. ASSUME THAT SCARS IN WALLS AND FLOORS WHER EXISTING PARTITIONS ARE BEING REMOVED ARE TO BE REPAIRED WITH LIGHTWEIGHT CONCRETE FLASH PATCH AT FLOORS AND PLASTER REPAIR AT WALLS



2 A-3.01 LOWER LEVEL AT MULTI-P RM
SCALE: 1/8" = 1'-0"

1 A-3.01 BASEMENT NEW WORK PLAN
SCALE: 1/8" = 1'-0"

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	SD PACKAGE	6/23/03

BASEMENT NEW WORK PLAN

PROJ. NO.: 202150
DRAWN BY: BNU
CHECKED BY: PJA
INITIAL DATE: 02/03
SCALE: AS NOTED

A-3.01

PLAN NOTES:

GENERAL NOTES:

A. TO CREATE 1 HR RATING BETWEEN FLOORS (TO SEPARATE USE GROUPS AND TO ACHIEVE 1 HR FLOOR ASSEMBLY) ASSUME 2 LAYERS OF TYPE X GYP BD IS TO BE LAMINATED (GLUED AND SCREWED) TO EXISTING CEILING JOISTS (OVER EXISTING PLASTER CEILINGS) AT BASEMENT (INCLUDING CRAWL SPACE), FIRST AND SECOND FLOOR CEILINGS.

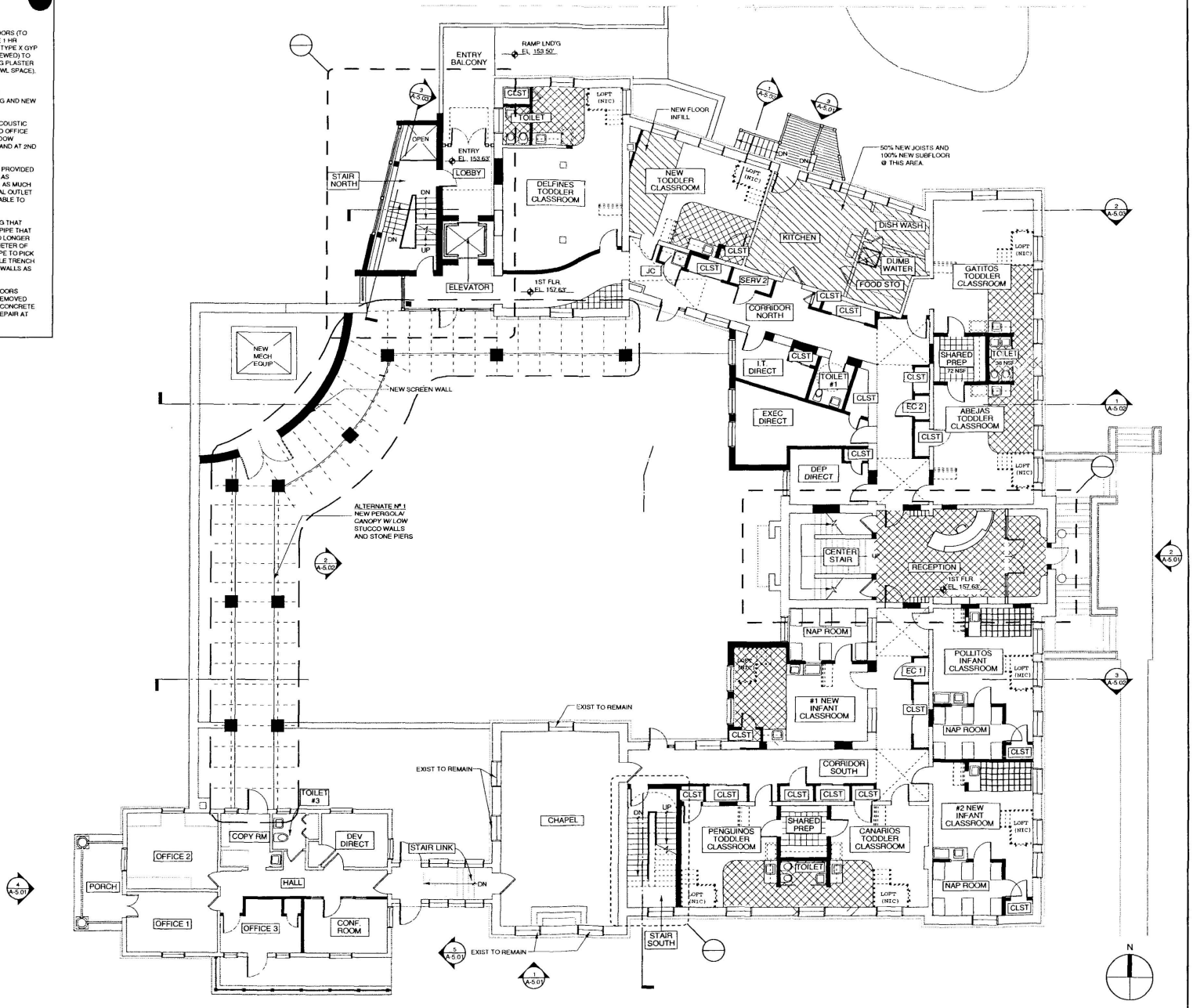
B. RUN NEW CABLES, DUCTWORK, PIPING SPRINKLERS BETWEEN RATED GYP BD CLG AND NEW DROPPED ACOUSTIC TILE CEILINGS.

C. PROVIDE NEW 2X2 SLIMLINE SERIES ACOUSTIC CEILING TILE AT TYPICAL CLASSROOM AND OFFICE SPACE. PROVIDE GYP BD BULKHEAD WINDOW POCKETS AT FIRST FLOOR CLASSROOMS AND AT 2ND FLOOR OFFICES.

D. ENTIRE BUILDING TO BE REWIRED AND PROVIDED WITH NEW LIGHTING FIXTURES. AS MUCH AS POSSIBLE CONCEAL ELECTRICAL WIRING. AS MUCH AS POSSIBLE, REUSE EXISTING ELECTRICAL OUTLET AND SWITCH LOCATIONS BUT RUN NEW CABLE TO THEM.

E. ASSUME FOR THE PURPOSE OF PRICING THAT EXIST UNDERGROUND PERIMETER DRAIN PIPE THAT TIES DOWNSPOUTS TO S.W. SYSTEM IS NO LONGER SERVICABLE. THEREFORE TRENCH PERIMETER OF ENTIRE BUILDING TO INSTALL NEW PVC PIPE TO PICK UP EXIST. (AND NEW) DOWNSPOUTS. (WHILE TRENCH IS OPEN REPAIR STUCCO AT BASE OF ALL WALLS AS REQ'D)

F. ASSUME THAT SCARS IN WALLS AND FLOORS WHER EXISTING PARTITIONS ARE BEING REMOVED ARE TO BE REPAIRED WITH LIGHTWEIGHT CONCRETE FLASH PATCH AT FLOORS AND PLASTER REPAIR AT WALLS.



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MK	DESCRIPTION	DATE
	SD MEETING #2	3/17/03
	BACKGROUNDS OUT	5/20/03
	SD PACKAGE	6/23/03

FIRST FLOOR NEW WORK PLAN

PROJ. NO.: 202150
DRAWN BY: BNU
CHECKED BY: PJA
INITIAL DATE: 02/03
SCALE: AS NOTED

A-3.02

PLAN NOTES:

GENERAL NOTES:
A. TO CREATE 1 HR RATING BETWEEN FLOORS (TO SEPARATE USE GROUPS AND TO ACHIEVE 1 HR FLOOR ASSEMBLY) ASSUME 2 LAYERS OF TYPE X GYP BD IS TO BE LAMINATED (GLUED AND SCREWED) TO EXISTING CEILING JOISTS (OVER EXISTING PLASTER CEILINGS) AT BASEMENT (INCLUDING CRAWL SPACE), FIRST AND SECOND FLOOR CEILINGS.

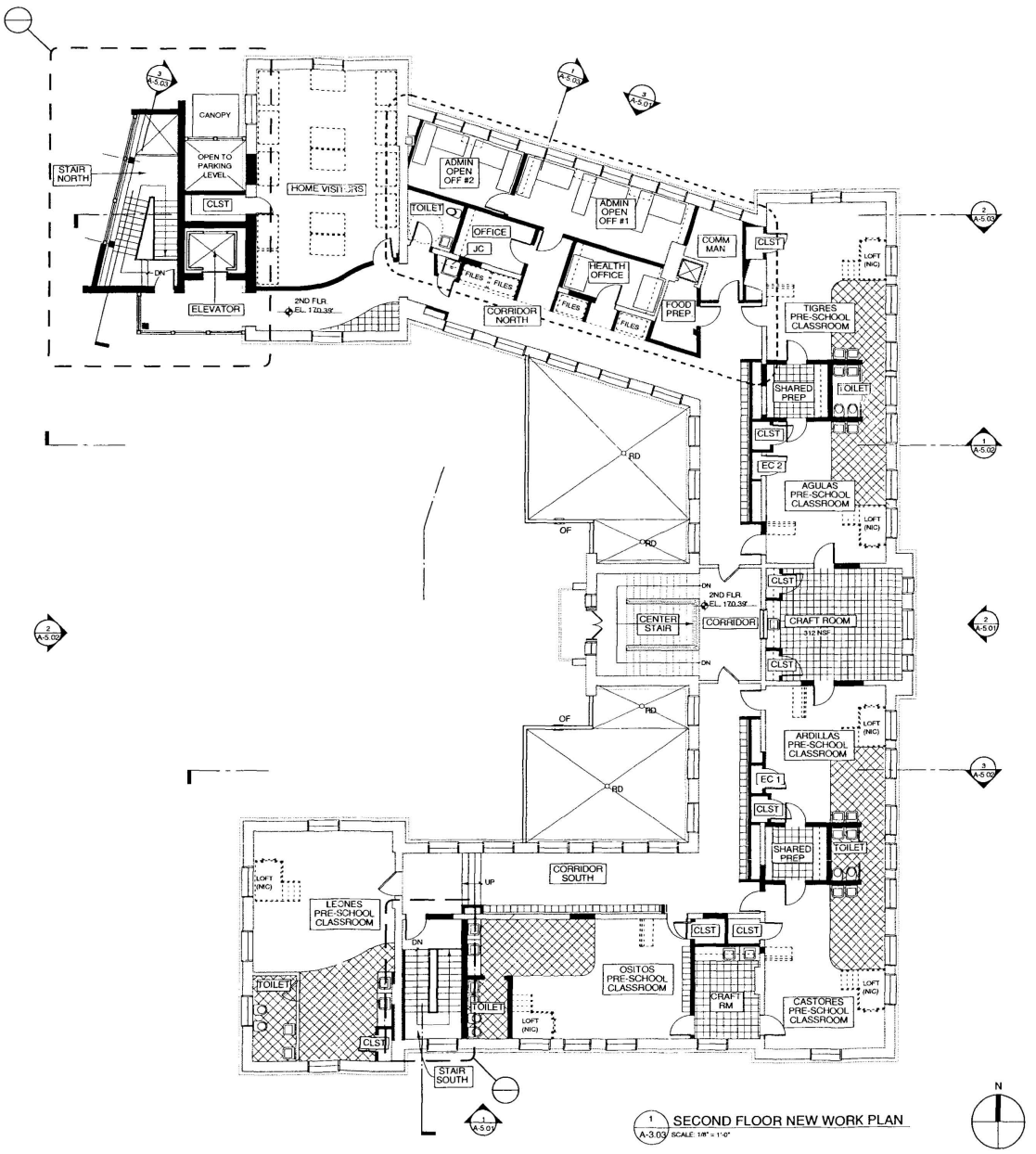
B. RUN NEW CABLES, DUCTWORK, PIPING SPRINKLERS BETWEEN RATED GYP BD CLG AND NEW DROPPED ACOUSTIC TILE CEILINGS.

C. PROVIDE NEW 2X2 SLIMLINE SERIES ACOUSTIC CEILING TILE AT TYPICAL CLASSROOM AND OFFICE SPACE. PROVIDE GYP BD BULKHEAD WINDOW POCKETS AT FIRST FLOOR CLASSROOMS AND AT 2ND FLOOR OFFICES.

D. ENTIRE BUILDING TO BE REWIRED AND PROVIDED WITH NEW LIGHTING FIXTURES. AS MUCH AS POSSIBLE CONCEAL ELECTRICAL WIRING. AS MUCH AS POSSIBLE, REUSE EXISTING ELECTRICAL OUTLET AND SWITCH LOCATIONS BUT RUN NEW CABLE TO THEM.

E. ASSUME FOR THE PURPOSE OF PRICING THAT EXIST UNDERGROUND PERIMETER DRAIN PIPE THAT TIES DOWNSPOUTS TO S.W. SYSTEM IS NO LONGER SERVICABLE. THEREFORE TRENCH PERIMETER OF ENTIRE BUILDING TO INSTALL NEW PVC PIPE TO PICK UP EXIST. (AND NEW) DOWNSPOUTS. (WHILE TRENCH IS OPEN REPAIR STUCCO AT BASE OF ALL WALLS AS REQ'D)

F. ASSUME THAT SCARS IN WALLS AND FLOORS WHER EXISTING PARTITIONS ARE BEING REMOVED ARE TO BE REPAIRED WITH LIGHTWEIGHT CONCRETE FLASH PATCH AT FLOORS AND PLASTER REPAIR AT WALLS.



1 A-3.03 SECOND FLOOR NEW WORK PLAN
SCALE: 1/8" = 1'-0"

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	SD MEETING #2	3/17/03
	BACKGROUNDS OUT	5/20/03
	SD PACKAGE	6/23/03

SECOND FLOOR NEW WORK PLAN

PROJ. NO.: 202150
DRAWN BY: BNU
CHECKED BY: PJA
INITIAL DATE: 02/03
SCALE: AS NOTED

A-3.03

ELEVATION NOTES:

GENERAL NOTES:

A. ALL EXIST WINDOWS (EXCEPT THOSE NOTED OTHERWISE, I.E., CHAPEL) ARE TO BE REMOVED AND REPLACED W/ NEW ALUM CLAD S.D.L. WINDOWS.

B. ALL EXISTING WINDOW SECURITY GRILLES AND WROUGHT IRON BALCONY ELEMENTS ARE TO BE REMOVED, SANDBLASTED, PREPPED, PRIMED, PAINTED AND RETURNED INTO POSITION ONCE THE WINDOWS ARE INSTALLED AND WALLS PAINTED.

C. FOR THE PURPOSES OF ESTIMATING, ASSUME 10% OF THE EXTERIOR STUCCO NEEDS TO BE REPAIRED PRIOR TO PAINTING.

D. FOR THE PURPOSES OF ESTIMATING ASSUME THE BUILDING IS TO BE PAINTED WITH 3 SHADES OF TAN ON THE WALLS, ONE SOFFIT TRIM COLOR AND ONE WINDOW FRAME COLOR.

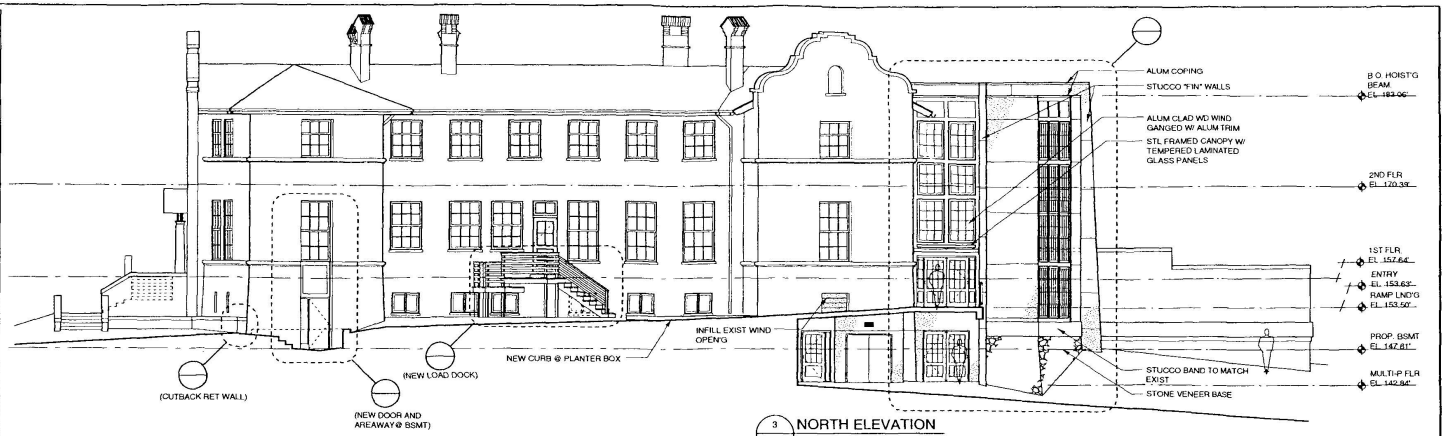
E. ALL EXPOSED EXISTING STUCCO SURFACES, INCLUDING BUILDING WALLS, SITE WALLS AND ALL SIDES OF THECOURTYARD WALLS ARE TO BE CLEANED (W/ A LIGHT PRESSURE WASH), SCRUBBED, PRIMED AND PAINTED.

F. ASSUME THE PORCH FLOOR DECK, FRAMING AND UNDERSIDE SOFFIT AT THE COTTAGE NEEDS TO BE REBUILT AT 100%, PRIMED AND PAINTED.

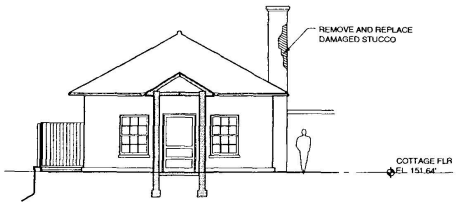
G. ASSUME THE BALCONY FLOOR DECK, FRAMING AND UNDERSIDE SOFFIT AT THE COURTYARD CENTER BAY NEEDS TO BE REBUILT AT 100%, PRIMED AND PAINTED.

H. ASSUME ALL EXIST TRIM PAINT (BLACK, PINK & BROWN) IS TO CONTAIN HIGH LEAD QUANTITIES. TAKE NECESSARY PRECAUTIONS.

J. ALL EXIST GUTTERS ARE TO BE EQUIPPED WITH LEAF GUARDS.



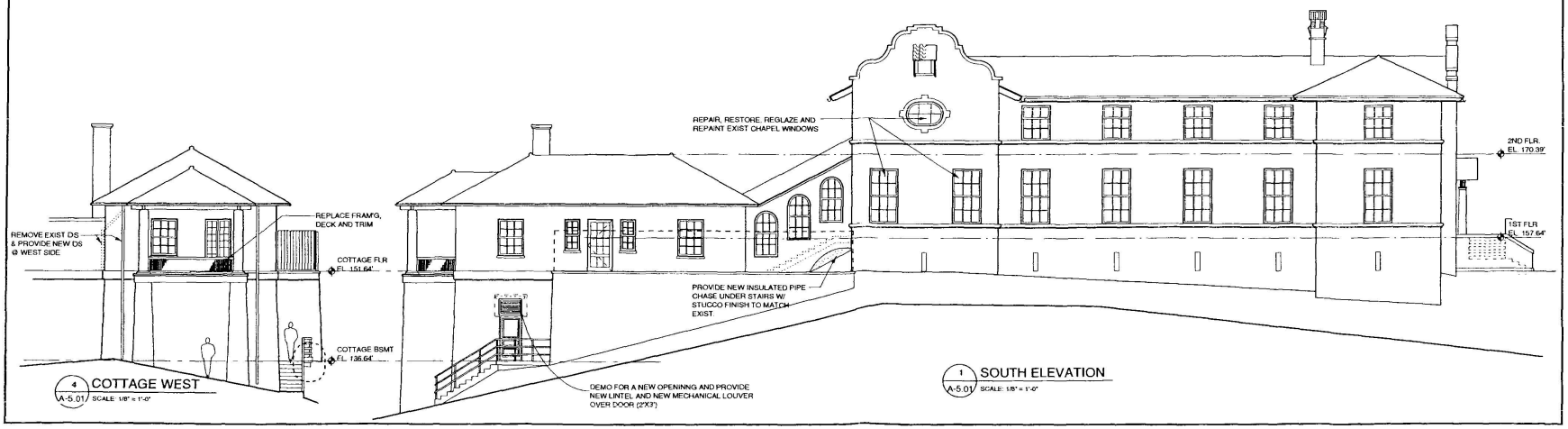
3 A-5.01 **NORTH ELEVATION** SCALE: 1/8" = 1'-0"



5 A-5.01 **COTTAGE EAST** SCALE: 1/8" = 1'-0"



2 A-5.01 **EAST ELEVATION** (THIS DRAWING HAS INFO TYP TO ALL EXIST ELEVATIONS) SCALE: 1/8" = 1'-0"



4 A-5.01 **COTTAGE WEST** SCALE: 1/8" = 1'-0"

1 A-5.01 **SOUTH ELEVATION** SCALE: 1/8" = 1'-0"

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	SD MEETING #2	3/17/03
	BACKGROUNDS OUT	5/20/03
	SD PACKAGE	6/23/03

ELEVATIONS

PROJ. NO.: 02150

DRAWN BY: BNU

CHECKED BY: PJA

INITIAL DATE: 02/03

SCALE: AS NOTED

A-5.01

ELEVATION NOTES:

GENERAL NOTES:

A. ALL EXIST WINDOWS (EXCEPT THOSE NOTED OTHERWISE, I.E., CHAPEL) ARE TO BE REMOVED AND REPLACED W/ NEW ALUM CLAD S.D.L. WINDOWS.

B. ALL EXISTING WINDOW SECURITY GRILLES AND WROUGHT IRON BALCONY ELEMENTS ARE TO BE REMOVED, SANDBLASTED, PREPPED, PRIMED, PAINTED AND RETURNED INTO POSITION ONCE THE WINDOWS ARE INSTALLED AND WALLS PAINTED.

C. FOR THE PURPOSES OF ESTIMATING, ASSUME 10% OF THE EXTERIOR STUCCO NEEDS TO BE REPAIRED PRIOR TO PAINTING.

D. FOR THE PURPOSES OF ESTIMATING ASSUME THE BUILDING IS TO BE PAINTED WITH 3 SHADES OF TAN ON THE WALLS, ONE SOFFIT TRIM COLOR AND ONE WINDOW FRAME COLOR.

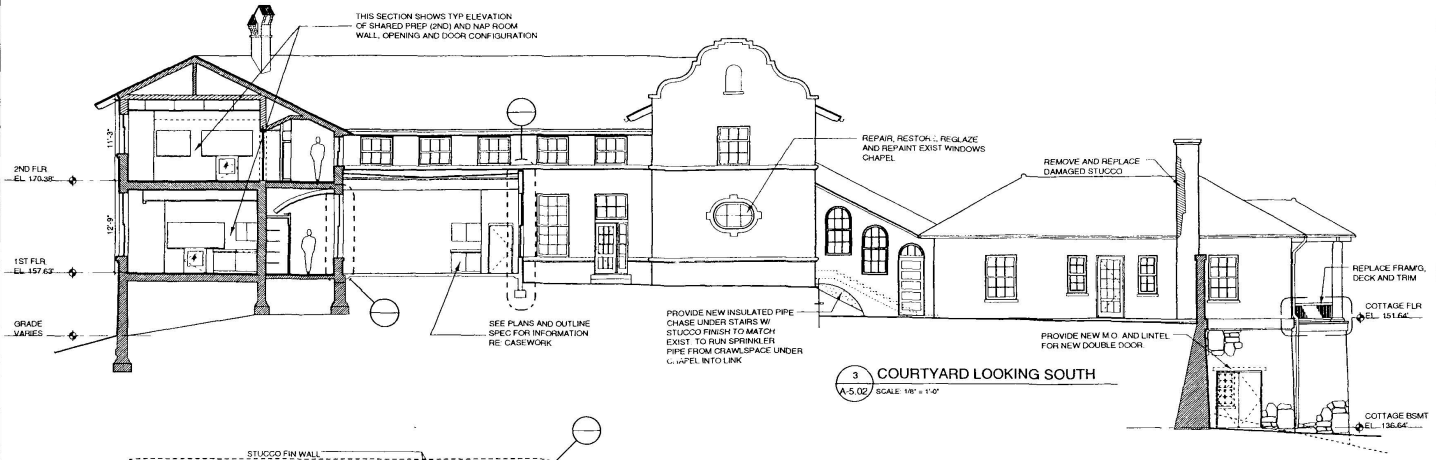
E. ALL EXPOSED EXISTING STUCCO SURFACES, INCLUDING BUILDING WALLS, SITE WALLS AND ALL SIDES OF THECOURTYARD WALLS ARE TO BE CLEANED (W/ A LIGHT PRESSURE WASH), SCRUBBED, PRIMED AND PAINTED.

F. ASSUME THE PORCH FLOOR DECK, FRAMING AND UNDERSIDE SOFFIT AT THE COTTAGE NEEDS TO BE REBUILT AT 100%, PRIMED AND PAINTED.

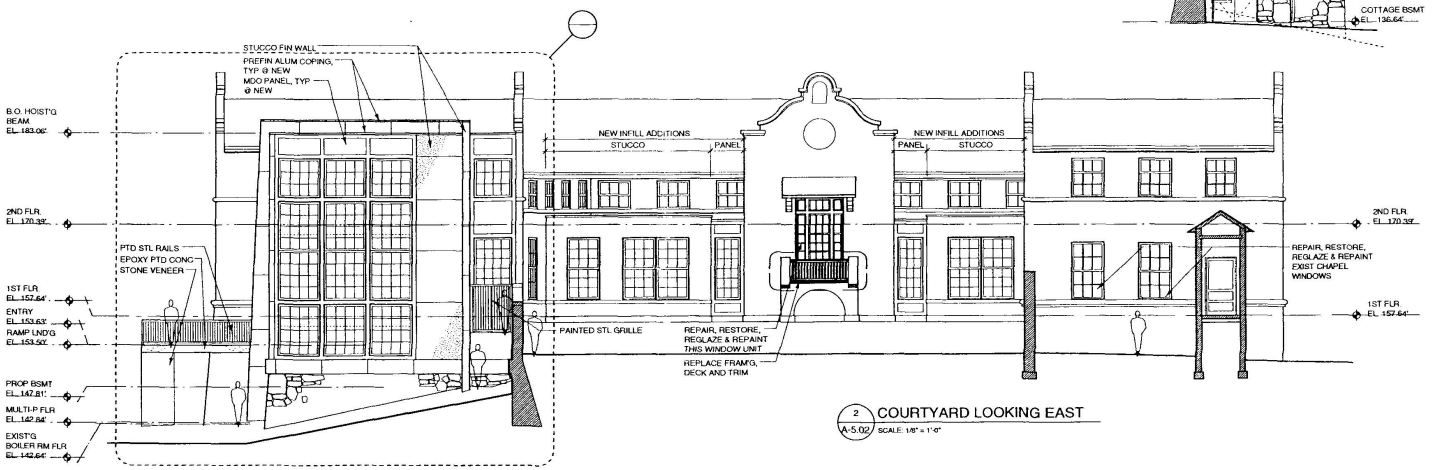
G. ASSUME THE BALCONY FLOOR DECK, FRAMING AND UNDERSIDE SOFFIT AT THE COURTYARD CENTER BAY NEEDS TO BE REBUILT AT 100%, PRIMED AND PAINTED.

H. ASSUME ALL EXIST TRIM PAINT (BLACK, PINK & BROWN) IS TO CONTAIN HIGH LEAD QUANTITIES. TAKE NECESSARY PRECAUTIONS.

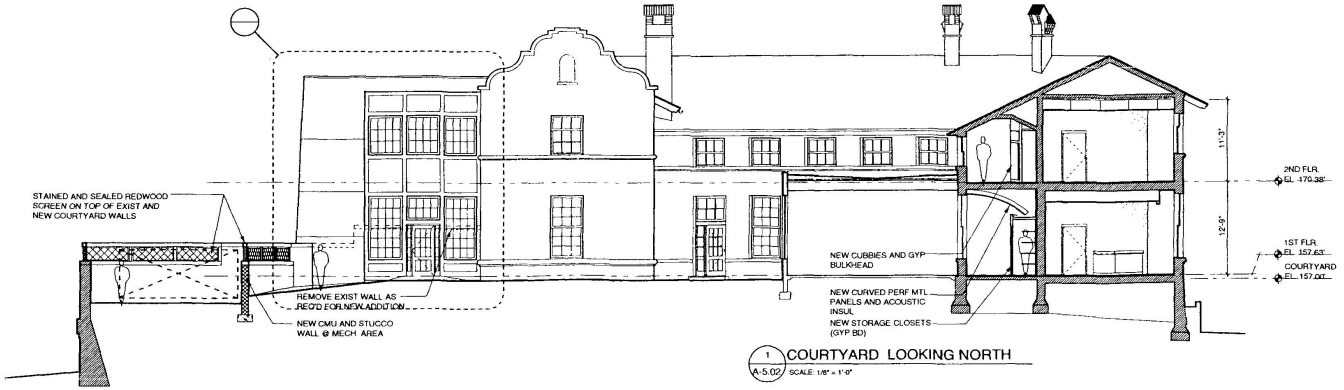
J. ALL EXIST GUTTERS ARE TO BE EQUIPPED WITH LEAF GUARDS.



3 A-5.02 **COURTYARD LOOKING SOUTH**
SCALE: 1/8" = 1'-0"



2 A-5.02 **COURTYARD LOOKING EAST**
SCALE: 1/8" = 1'-0"



1 A-5.02 **COURTYARD LOOKING NORTH**
SCALE: 1/8" = 1'-0"

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	SD PACKAGE	6/23/03

ELEVATIONS

PROJ. NO.: 02150

DRAWN BY: BNU
CHECKED BY: PJA
INITIAL DATE: 02/03
SCALE: AS NOTED

A-5.02