SCOPE OF PROJECT

TO CONSTRUCT AN APPROXIMATELY 2,300 S.F. 1-STORY MERCANTILE SPACE ADDITION TO AN EXISTING APPROXIMATELY 1,800 S.F. 1-STORY GAS STATION / MERCANTILE BUILDING.
PROJECT ADDRESS: #3103 RHODE ISLAND AVENUE, NE, WASHINGTON, DC

1. THE EXISTING BUILDING IS ONE STORY MASONRY LOAD BERING WALL CONSTRUCTION WITH A WOOD RAFTER/TRUSS ROOF SYSTEM
2. THE ADDITION SPACE SHALL BE CONSTRUCTED AS "SHELL CONDITION" (I.E., COMPLETE ON THE EXTERIOR, UN-FINISED ON THE INTERIOR)
3. ANY FUTURE EXPANSION OF THE CURRENT BUSINESS SHALL BE DONE ONLY WITH A SEPARATE TENANT ALTERATIONS BUILDING PERMIT" AT THAT FUTURE DATE.
4. THE ADDITIONAL SPACE IS ADEQUATELY SEPARATED FROM THE EXISTING SPACE ABOVE BY VIRTUE OF A UL RATED WALL ASSEMBLY BETWEEN THE TWO; THERE ARE MORE THAN AN ADEQUATE NUMBER AND LOCATIONS OF INDEPENDENT MEANS OF EGRESS

PROJECT INFORMATION AND DATA:

ADDRESS:	3103 RHODE ISLAND AVENUE, NE WASHINGTON, DC
ZONING:	C-2-A
CONSTRUCTION TYPE:	3-B
CURRENT FLOOR AREA:	1,798 G.S.F.
ADDITION FLOOR AREA:	2,320 G.S.F.
SPRINKLER STATUS:	NONE
USE GROUP:	MERCANTILE
CODES IN EFFECT:	BOCA, NFPA, NEC, WASA, ETC. AS APPLICABLE IN WASHINGTON, DC

Complies with requirement of Zoning Regulations 12/9/03

PLAN CERTIFICATION STATEMENT

THESE PLANS AND THE WORK DESCRIBED AND DEPICTED HEREIN IS INTENDED TO CONFORM WITH APPLICABLE CODES INCLUDING: BOCA, NEC, NFPA, NSF AND OTHERS AS THEY MAY APPLY. THE PLANS WERE PREPARED OR APPROVED BY ME (JEFFREY WAY), AND I AM A DULY LICENSED ARCHITECT IN THE DISTRICT OF COLUMBIA (LICENSE # 4535, EXPIRATION DATE 4/30/04). THESE PLANS AND THE IDEAS EXPRESSED ARE COPYRIGHT PROTECTED AND SHALL REMAIN THE PROPERTY OF THE ABOVE NAMED ARCHITECT / AND /OR FIRM.
SIGNED_____PRINTED_____DATE_____

SELECTIVE DEMOLITION NOTES

1. REMOVE AFFECTED PORTIONS OF EXISTING PARTITIONS, AND/OR PORTIONS OF CEILING, MISCELLANEOUS PARTITIONS, SHELVING AND ETC. AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
2. REMOVE ANY PORTION OF EXISTING FINISH FLOORING (VINYL COMPOSITION TILE, CARPET, VINYL BASE COVE AS REQUIRED TO ACCOMMODATE THE NEW INSTALLTION AND/OR REPAIR WORK.

GENERAL PROJECT NOTES

1. PERIMETER / EXTERIOR WALL OF BUILDING ADDITION SHALL BE NOMINAL 12" MASONRY BEARING WALL, WITH FACE BRICK TO SHOW ABOVE GRADE.
2. FOOTING SHALL BE 2'-0" WIDE X 12" THICK CONCRETE FOOTING WITH (3) # 5 STEEL REBARS CONTINUOUS INSTALLED 2" UP FROM BOTTOM OF FOOTING. PROVIDE AND INSTALL MIN. 1" STEEL REBAR EM-BEDDED IN FOOTING (FOR MIN. LENGTH OF 20' IN ORDER TO SERVE AS POSSIBLE GROUND FOR ELECTRICAL SERVICES PURPOSES. SEE PLAN FOR PROXIMATE STUB-UP LOCATIONS. COORDINATE WITH ELECTRICAL NOTES AND ELECTRICAL CODE REQUIREMENTS AND LOCAL UTILITY COMPANY REQUIREMENTS.
3. FLOOR SLAB SHALL BE 4" MIN. 3000 PSI CONCRETE REINFORCED WITH 6"X6" 10/10 W.W.F., OVER MIN. 4 MIL PLY VAPOR BARRIER, OVER 4' GRAVEL. INSTALL RIGID INSULATION BOARD FOR THE OUTER-MOST 4-FEET PERIMETER OF THE INTERIOR FLOOR SLAB.
4. BUILDING APRON WALK-WAY SHALL BE 4'-0" WIDTH CONTINUOUS X NOM. 4" HEIGHT. SHALL BE BROOMED FINISH, AND SHALL HAVE INTEGRAL HC RAMP SLOPE TO PAVING GRADE/ ELEVATION. SLOPAGE SHALL CONFORM TO HANDICAP ACCESSIBILITY CODES AND STANDARDS.
5. SHOP DRAWINGS REQUIRED FOR ALL CUSTOM-FABRICATED COMPONENTS OF THIS JOB. SHOP TO PROVIDE FOUR COPIES OF SHOP DRAWINGS TO THE ARCHITECT. PROVIDE SAMPLE SUBMISSIONS FOR ALL PRODUCTS PRIOR TO PROCUREMENT AND INSTALLATION.
6. INSTALL ELECTRICAL POWER TO NEW LOCATIONS WHERE INDICATED ON PLANS. (ALL ELECTRICAL WORK TO CONFORM WITH N.E.C.)ELECTRICAL SERVICE IS EXISTING. ELECTRICAL RECEPTACLES, LIGHTS, SWITCHES, ARE EXISTING TO REMAIN, EXCEPT WHERE AND AS REQUIRED TO BE UP-GRADED TO CONFORM TO APPLICABLE CURRENT CODES. LICENSED MASTER ELECTRICAIN TO OBTAIN ANY NECESSARY PERMITS AND INSPECTIONS FOR MINOR / MISCELLANEOUS ALTERATIONS TO EXISTING ELECTRICAL WORKINGS. ALL WORK SHALL BE PER APPLICABLE CODES (NEC, BOCA, DC-DCRA, NFPA, ETC.)
7. GYPSUM BOARD WALLS TO BE TAPED, SPACKLED, SANDED, PRIMED (LATEX - ONE COAT), AND PAINTED (LATEX- TWO COATS) NOTE: GYPSUM BOARD AT WET AREAS (NEAR SINKS, DRINK DISPENSING, ETC.) SHALL BE MOISTURE RESISTANT TYPE.
8. CAULK THE JOINT WHERE DOOR AND/OR WINDOW FRAMES INTERSECTS WITH OTHER CONSTRUCTION.
9. ANY NEW GYP BOARD PARTITIONS/BULKHEADS/SOFFITS FRAMING TO BE 25 GAUGE METAL STUDS AT 2'-0" O.C.
10. INSTALL VINYL REDUCER STRIP WHERE ANY NEW FINISH FLOORING TERMINATES AND MEETS ANY OTHER TYPE OF FINISH FLOORING.
11. INSTALL PLUMBING ROUGH-INS FOR FUTURE TOILET ROOMS
12. ANY CERAMIC TILE AREAS WALLS, FLOORS, ETC. TO BE INSTALLED ON AN ADHESIVE SETTING BED. INCLUDING CERAMIC TILE BASE COVE. GROUT BETWEEN JOINTS WITH LATEX CEMENTITIOUS GROUT.
13. SUSPENDED ACOUSTICAL TILE (S.A.T.) CEILING TO BE REPAIRED / ALTERED/INSTALLED AS INDICATED (OR) WHERE REQUIRED USING STANDARD 1" WIDE RUNNERS. LAY-IN TILES TO BE 2'X4' OR 2'X2' DEPENDING UPON LOCATION. ANY S.A.T. TILES ABOVE FOOD PREPARATION AREAS (AS DEFINED BY THE HEALTH DEPT.) SHALL BE GYPSUM-CORE AND VINYL FINISH.
14. EXIT LIGHTS TO BE MOUNTED WITH THE BOTTOM EDGE 7'-4" A.F.F.
15. STORE FRONT GLAZING SYSTEM SHALL BE "KAWNEER 451" SYSTEM OR EQUAL, WITH 1" INSULATED GLAZING, TO CONFORM TO APPLICABLE CODES, AND TEMPERED WHERE REQUIRED.
16. CONTRACTOR SHALL REMOVE ANY MISCELLANEOUS CONSTRUCTION AND/OR OTHER ATTACHED ITEMS AS REQUIRED IN AFFECTED AREAS.
17. CONTRACTOR SHALL PERFORM INCIDENTAL WORK ITEMS REQUIRED TO PROVIDE A COMPLETE PROJECT.
18. CONTRACTOR SHALL PAINT ALL CONSTRUCTION (NEW AND EXISTING) THROUGHOUT.
19. CONTRACTOR TO VERIFY AVAILABILITY AND CAPACITY OF ANY AND ALL UTILITIES PRIOR TO CONNECTING NEW LOADS, FIXTURES, ETC. THERETO.
20. ANY NEW PLUMBING, ELECTRICAL, OR OTHER CONDUITS AND/OR PIPING SHALL BE INSTALLED CONCEALED IN WALL AND/OR CEILING CAVITIES. ANY INCIDENTAL SURFACE-MOUNTED PIPES OR CONDUITS SHALL BE MOUNTED WITH A MINIMUM CLEARANCE OF 3/4" BETWEEN THE PIPE AND A "FINISHED" WALL (TO ALLOW FOR CLEANING AND TO AVOID HARBORAGE OF DIRT, DUST, GREASE, ETC.).

SELECTIVE DEMOLITION NOTES

1. REMOVE AFFECTED PORTIONS OF EXISTING CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WALLS, FLOOR / SLAB, ROOF, PARTITIONS, FINISHED CEILING, BULKHEAD MISCELLANEOUS ATTACHMENTS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND/OR FIXTURES.

CODE COMPLIANCE

1. ANY INTERIOR COMBUSTION-FUELED (I.E., NATURAL GAS, PROPANE, OR OIL, ETC.) MECHANICAL UNIT (I.E., FURNACE, WATER HEATER, ETC.) SHALL BE SPRINKLERED* PER NFPA 13.
2. LENGTH OF EXIT ACCESS TRAVEL DOES NOT EXCEED *250 FEET, (AS SET FORTH IN THE BUILDING CODE) FOR THE FOLLOWING USE GROUPS: *A, B, E, F-1, I-1, M, R, S-1*.
3. PROPOSED AREA SQUARE FOOTAGES DO NOT EXCEED THE BUILDING CODES HEIGHT AND AREA LIMITATIONS.
4. THE FIRE RESISTANCE RATINGS OF THE STRUCTURE ELEMENTS MEETS OR EXCEEDS THE CODE REQUIREMENTS.

DOOR SCHEDULE AND NOTES

DOOR NO.	DOOR SZ.	HOUR RATG.	DOOR MATL.	FRAME MATL.	VIEW-GLASS	HARD-WARE
01	3-0x7-0	1.5	HM	HM	4'x25"WG	2
02	3-0x7-0	NO	HM	HM	NO	2
03	PR3-0x7-0	NO	AL#GL	AL	FULL	2

LEGEND TO ABBREVIATIONS

HM HOLLOW METAL DOOR FRAME (or) HOLLOW METAL DOOR
WG WIRED GLASS (TEMPERED WHERE REQUIRED BY CODES)
AL ALUMINUM
GL GLASS (TEMPERED WHERE REQUIRED BY CODES)

LEGEND OF HARDWARE TYPES, NOTES

1. KEY-IN KNOB WITH TWIST BUTTON INSIDE, AUTOMATIC DOOR CLOSER
2. "PANIC" PUSH PLATE#PULL HANDLE LATCHSET, W/ AUTOMATIC DOOR CLOSER
3. ALL FINISH HARDWARE @ INTERIOR DOORS (HINGES, AUTOMATIC DOOR CLOSERS, LOCKSETS, PANIC BARS, ETC.) SHALL BE STANDARD MILL FINISH ALUMINUM; ALL HANDLES AND HARDWARE SHALL BE CERTIFIED FOR HANDICAP ACCESS / USE.

BZA Case No. 17282 Exhibit No. 11

ELECTRICAL SCHEDULE

- (A) 4-BULB FLUORESCENT 2'X4' LAY-IN TROFFER LIGHT FIXTURE, W/ ENERGY EFFICIENT BALLASTS, +/- 120 WATTS
- (B) SURFACE MOUNTEDTWO-BULB, FLUORESCENT LIGHT FIXTURE, W/ ENERGY EFFICIENT BALLASTS, +/- 60 WATTS
- (Sd) SMOKE DETECTOR, ELECTRIC HARDWIRED TYPE WITH INTEGRAL BATTERY BACK-UP
- (X) ILLUMINATED EXIT SIGN, WITH INTEGRAL BATTERY BACK-UP
- (Em) DUAL-BULB EMERGENCY LIGHT WITH INTEGRAL BATTERY BACK-UP
- DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- JUNCTION BOX
- WALL SWITCH
- THERMOSTAT

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO BE DONE IN CONFORMANCE WITH N.E.C. AND ALL APPLICABLE CODES.
2. RECEPTACLES SHALL BE GFI TYPE AS PER N.E.C. IN WET AND/OR UN-FINISHED AREAS; BATHROOMS, KITCHEN, FOOD HANDLING AREAS, ETC.
3. ELECTRICAL SERVICE FOR EXISTING BUILDING TO REMAIN: 400 AMP, 120/208 VOLTS, 3-PHASE 4-WIRE IN A MAIN DISTRIBUTION PANEL (WHICH SHALL SERVE ENTIRE PROPERTY. GROUNDING SHALL BE PER NEC AND DC-DCRA FOR ALL SERVICE LOCATIONS.

A) "MAIN" BUSINESS SHALL HAVE 200 AMP 120/208V 42-SPACE C.B. PANEL WITH 200 AMP MAIN BREAKER.
B) THE POTENTIALLY TWO (2) TENANTS IN THE ADDITION / MERCANTILE SPACE SHALL HAVE AN AMPERAGE ALLOCATION OF 200 AMPS 120/208V. IF TWO (2) TENANTS SHALL OCCUPY THE ADDITIONAL MERCANTILE SPACE: EACH SHALL HAVE 100 AMP 120/208V IN A 30-SPACE PANEL WITH A 100 AMP "MAIN" BREAKER IN EACH. IF ONE (1) TENANT SHALL OCCUPY THE ADDITIONAL MERCANTILE SPACE: THAT TENANT SHALL HAVE A 200 AMP, 120/208V, IN A 42-SPACE PANEL WITH A 200AMP "MAIN" BREAKER.

1 LICENSED MASTER ELECTRICIAN SHALL BE RESPONSIBLE TO VERFITY CAPACITY OF SERVICE AND PANELS TO ACCOMODATE NEW AND EXISTING CONNECTED LOADS. THE ELECTRICAN SHALL BE RESPONSIBLE TO PROVIDE LOAD CALCULATIONS AND TO SATISFY ANY OTHER PERMIT AND/OR INSPECTION REQUIREMENTS. ELECTRICIAN TO INSTALL CIRCUITS SO AS TO PROVIDE PROPERLY DISTRIBUTED AND BALANCED LOADING ON EXISITNG ELECTRICAL SERVICE AND/OR PANELS.

PLUMBING SCHEDULE

P-1 OPEN FLOOR SINK (BASKET TYPE), SHALL BE PRIMED WITH 1/2" COLD WATER LINE (SEE FIXTURE / EQUIPMENT SCHEDULE)

P-2 HAND SINK, WALL HUNG TYPE (SEE FIXTURE / EQUIPMENT SCHEDULE)

P-3 SERVICE SINK, FLOOR MOUNT TYPE

P-4 WATER HEATER (LOW-BOY TYPE) MOUNTED OVERHEAD, PROVIDE MIN. OF 30 GALLONS OR UP-SIZE AS PER CODES AND AS APPROPRIATE FOR TENANT USES. HOT WATER HEATER, LOW-BOY TYPE, SUSPENDED OR SHELF-MOUNTED ABOVE FINISHED CEILING IN A LOCATION TO BE DESIGNATED BY THE PLUMBER. INSTALL WITH T&P RELIEF VALVES AS PER CODES, PROVIDE SPILL PAN BENEATH HWH, INSTALL WITH ALL AVAILABLE SAFETY DEVICES AND CATCHMENTS.

PLUMBING NOTES

1. ALL PLUMBING WORK TO BE DONE IN CONFORMANCE WITH BOCA, WATER AND SEWER AUTHORITY (WASA), DC-DCRA, AND ALL APPLICABLE CODES.
2. LICENSED MASTER PLUMBER SHALL INSTALL FIXTURES AND DEVICES ALONG WITH ANY/ ALL NECESSARY CONNECTORS, VALVES, FITTINGS, TRAPS, WASHERS, ETC.
3. PLUMBING SERVICE TO SITE AND EXISTING BUILDING IS EXISTING TO REMAIN. NOTE: ALL NEW WORK CONNECTIONS THERTO SHALL BE DONE IN ACCORDANCE WITH CODES AND STANDARDS.
4. THE PLUMBER SHALL BE RESPONSIBLE TO PROVIDE FIXTURE UNIT AND ANY CAPACITY / LOAD CALCULATIONS AND TO SATISFY ANY OTHER PERMIT AND/OR INSPECTION REQUIREMENTS.

DISTRICT OF COLUMBIA — JEFFREY WAY — REGISTERED ARCHITECT

ISSUE	DATE

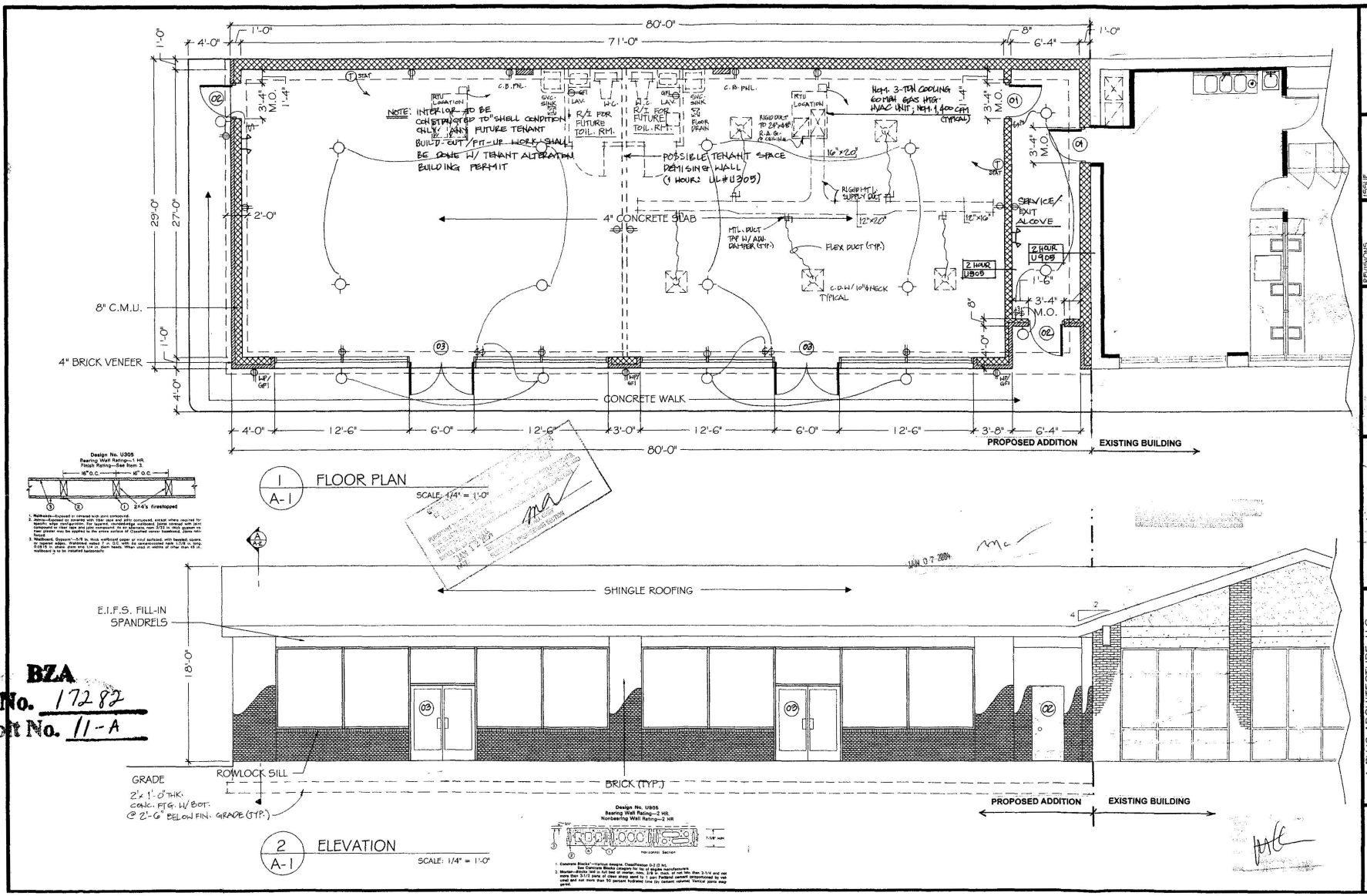
REVISIONS	DATE

BUILDING ADDITION
3103 RHODE ISLAND AVENUE NE
WASHINGTON, D.C.

A-PLUS ARCHITECTURE, LLC
ARCHITECTS
2137 ESPEY COURT, SUITE 4
CROFTON, MD. 21114
301-261-3112

COVER SHEET W/ NOTES
NOVEMBER 19, 2003
A-0
N/A

Board of Zoning Adjustment
District of Columbia
CASE NO. 17282

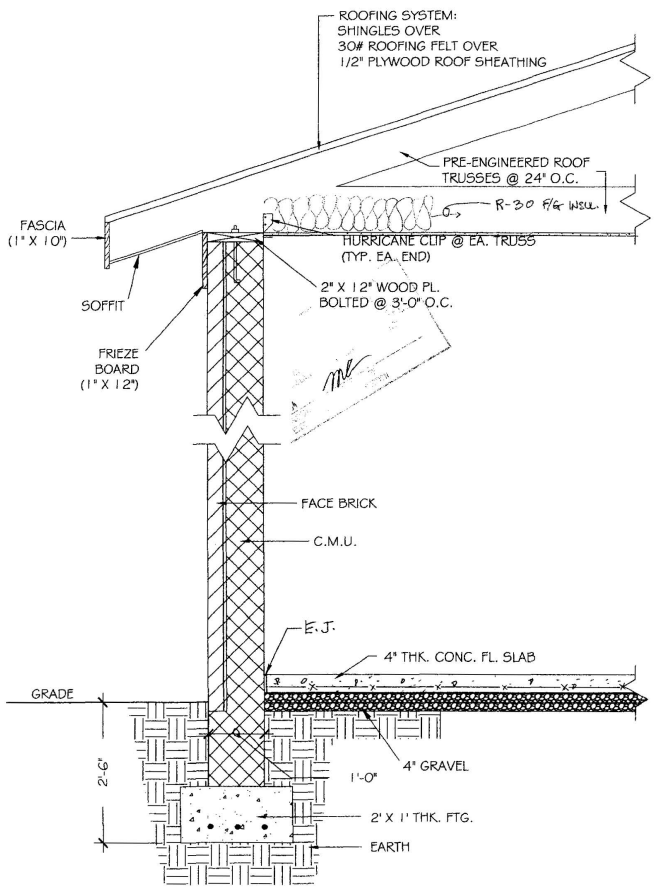


BZA
Case No. 17282
Exhibit No. 11-A

1-STORY ADDITION
3103 RHODE ISLAND AVENUE, NE, WDC

A-PLUS ARCHITECTURE, LLC
ARCHITECTS
2137 ESPEY COURT, SUITE 4
CROFTON, MD. 21114 (301) 261-8127

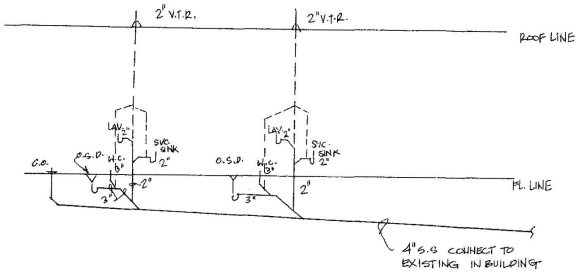
PLAN, ELEVATION
11/18/03
1/4" = 1'-0"
A-1



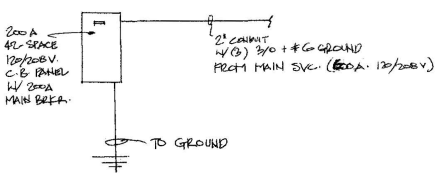
BZA
Case No. 17282
Exhibit No. 11-B

A / A-2 WALL SECTION

SCALE: 1" = 1'-0"



1 / A-2 PLUMBING (D.W.V.) RISER DIAGRAM



2 / A-2 ELEC. SVC. RISER DIAGRAM

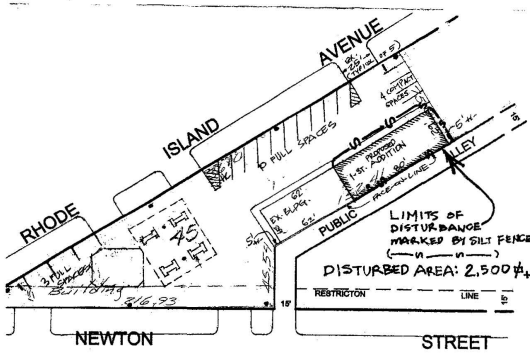
A-PLUS ARCHITECTURE, LLC
ARCHITECTS
2137 ESPEY COURT, SUITE 4
CROFTON, MD. 21114
301.261.3121

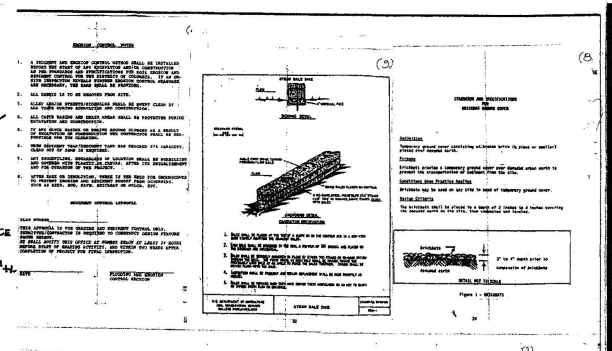
BUILDING ADDITION
3108 RHODE ISLAND AVENUE NE
WASHINGTON, D.C.

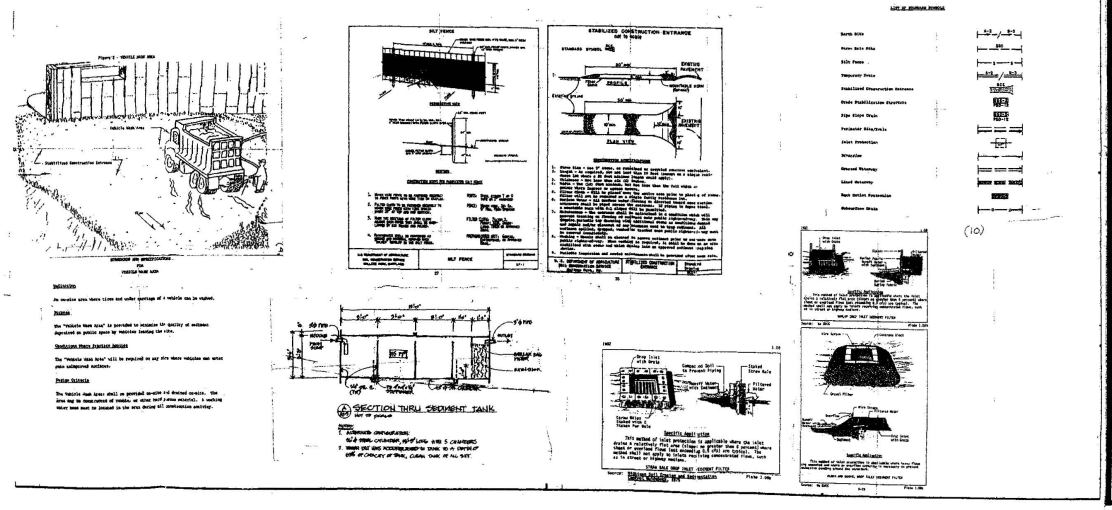
SHEET NAME: WALL SECTION
DATE: NOVEMBER 19, 2003
SCALE: 1" = 1'-0"
SHEET NUMBER: A-2

REVISIONS
DATE
ISSUE
DATE

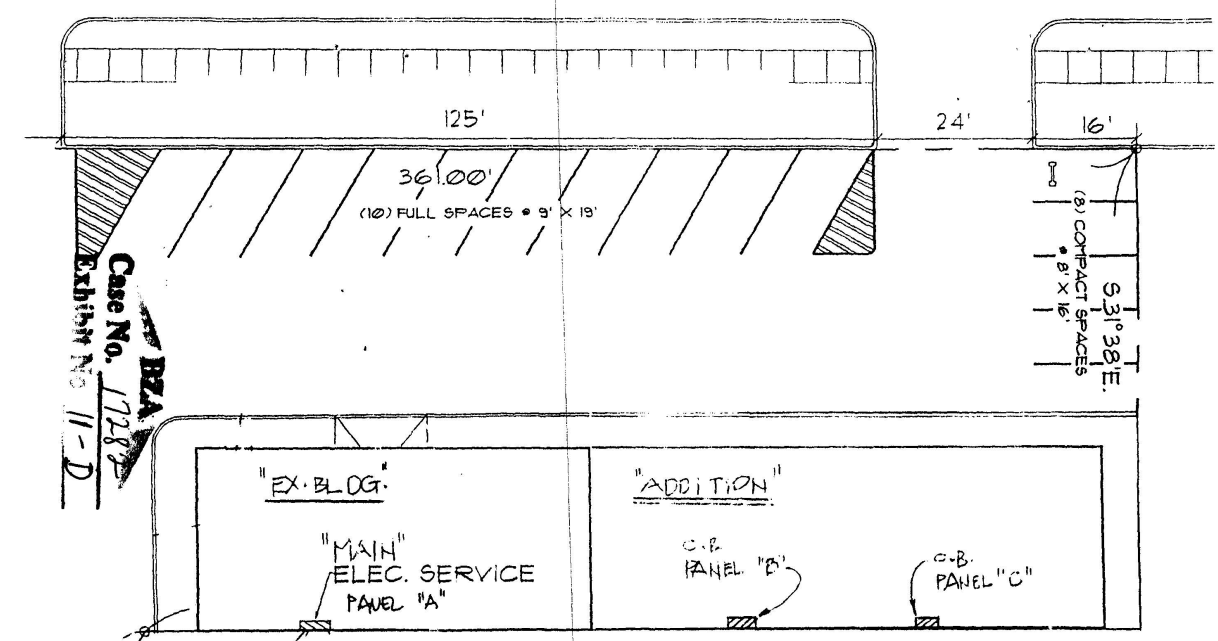
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Case No. 17282
Exhibit No. 11-C







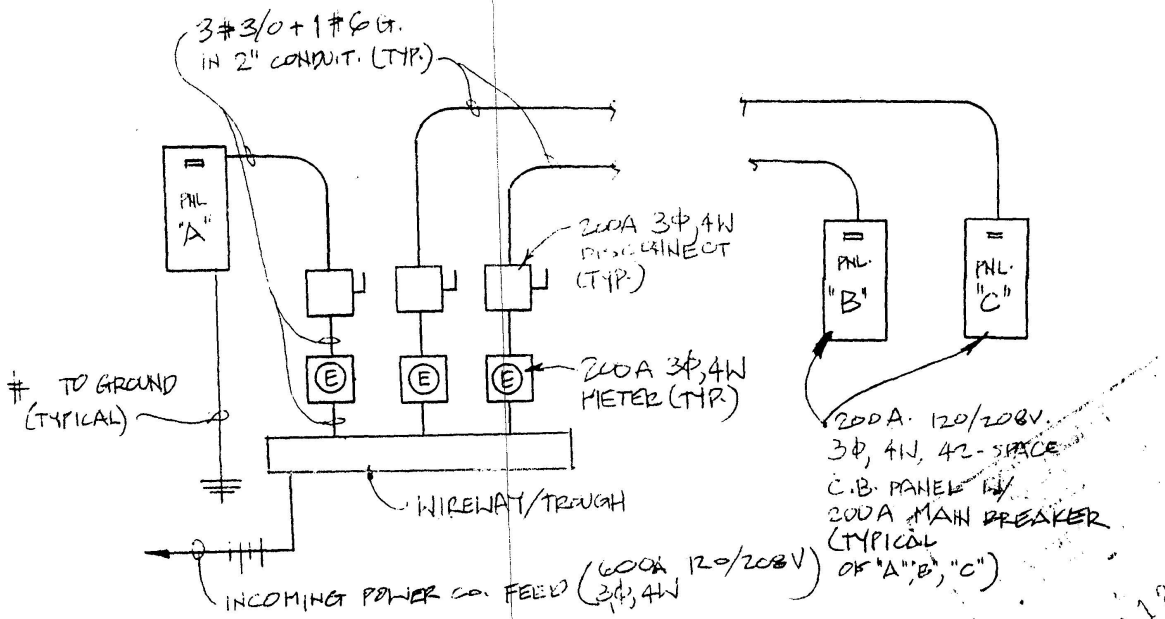




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(APPROXIMATE LOCATION OF ELECTRICAL SERVICE EQUIP. SEE POWER RISER DIAGRAM FOR CLARIFICATION (2/A-2.1))

1/A-2.1 ELEC. SVC. PLAN DIAGRAM



2/A-2.1 POWER RISER DIAGRAM

JAN 12

JEFFREY L. WA... PKY 1530

9/04