

1| FIRST FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES
THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET
CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO BRING ANY CONDITIONS THAT DO NOT MATCH DRAWING CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/OWNER AND PRIOR TO PROCEEDING W/ WORK

WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWING LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.

IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION.

INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL
EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR OUTSIDE FACE OF MASONRY

WALL TYPES
ALL NEW INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (BOTH SIDES) UNLESS OTHERWISE NOTED (BELOW).

ALL NEW EXTERIOR WALLS TO BE 2X8 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (INT); 1/2" EXT. PLYWOOD/5B SHEATHING; BATT INSULATION (R-19 MIN); WEATHER RESISTANT MEMBRANE; SIDING UNLESS OTHERWISE NOTED.

WT-EX1: 2 HOUR ASSEMBLY (UL U301) (2 LAYERS) - 1/2" GWB (INT), 2X8 WOOD STUDS @ 16" O.C., INSULATION (R-20), (2) LAYERS 1/2" GYPSUM SHEATHING (EXT), WEATHER RESISTANT BARRIER, EXTERIOR SIDING

WT-EX2: SOLID MASONRY (68" V.I.F.) EXTERIOR WALL - MIN 2 HOUR ASSEMBLY ESTIMATED FROM IBC TABLE 721.1(2)

WT-EX3: 1-HOUR ASSEMBLY (U309) - 1/2" EXT. GWB SHEATHING ON BOTH SIDES OF 2X4 WOOD STUDS @ 16" O.C. WEATHER RESISTANT BARRIER, EXT. SIDING

WT-EX4: SAME AS TYP. NEW EXT WALL W/ BRICK VENEER OVER 1" AIR SPACE, SALVAGE FROM EXISTING (V.I.F.) W/ GALV. TIES AND WEEP HOLES PER B.I.A. GUIDELINES

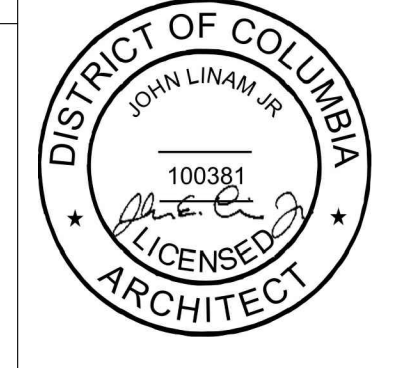
WT-A: 1/2" GWB (INT), 2X4 FURRING OVER EXISTING MASONRY WALL
WT-B: 1/2" GWB (INT), 2X4 FURRING LAID FLAT OVER EXISTING MASONRY WALL
WT-C: NOT USED

PLAN NOTES
SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES
IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY INCIDENTAL WORK TO MODIFY MEP EQUIPMENT AND ACCESSORIES AS REQUIRED TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.

- WINDOW OR DOOR PROVIDING EMERGENCY EGRESS IN COMPLIANCE WITH IRC R310
- PROVIDE 2X4 WALL FRAMING @ 16" O.C. INSIDE LINE OF EXTERIOR WALL FRAMING IN ORDER TO PROVIDE FOR PLUMBING LINES INSIDE OF 2X4 FRAMING WITH FULLY INSULATED WALL BEHIND PLUMBING, TYP AT FIXTURES LOCATED ON EXTERIOR WALLS, U.N.O.
- WINDOW OR DOOR REQUIRING SAFETY GLAZING IN COMPLIANCE WITH IRC R308
- TUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON ABSORBENT FINISH AT LEAST 6'-0" ABOVE FLOOR
- PROVIDE 1/2" GWB SHEATHING UNDER STAIR, ALL WALL AND CEILING SURFACES
- ALL SMOKE DETECTOR/ALARMS SHALL BE INTERCONNECTED AND HARDWIRED WITH BATTERY BACKUP. SEE ELECTRICAL PLANS
- STAIR RISERS = 8" (V.I.F.), TREADS = 10" IN COMPLIANCE W/ IRC R311.7
- 1/2" HANDRAIL @ 36" ABOVE TREAD NOSING IN COMPLIANCE W/ IRC R311.7.7, TYPICAL, SEE 4/A400
- PREFABRICATE EMERGENCY EGRESS WINDOW WELL (BASIS OF DESIGN: BILCO STAKWELL), PROVIDE AREA DRAIN TO BE TIED TO MAIN HOUSE PERIMETER DRAIN TILE. SEE 4/A400
- PROVIDE VENTS AT WALL TO PROVIDE COMBUSTION, VENTILATION, AND DILUTION AIR IN COMPLIANCE W/ EQUIPMENT INSTALLED AND IRC G2407
- PROVIDE FLOOR PAN UNDER WASHER W/ EMERGENCY 2" PVC OVERFLOW DRAIN, BASIS OF DESIGN E.L. MUSTEE DURAPAN, SIZE AS REQUIRED
- SEE EXTERIOR ELEVATION FOR GUARDRAIL MATERIAL DESCRIPTION, RAILING TO BE 36" W/ PICKETS, BOTTOM RAILS AND SUPPORT POST TO PROVIDE OPENINGS NO LARGER THAN PRESCRIBED IN IRC R312.3
- PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW BATHROOM AND BEDROOM WALLS
- FLAGSTONE PATIO (2X18) OVER 1" STONE DUST BASE
- 2X8 WALL FRAMING BEHIND W/D UNITS
- GAS FIREPLACE. SEE APPLIANCE SCHEDULE SHEET A701
- PROVIDE CONCRETE/MASONRY STEPS W/ 17" (V.I.F.) TREADS AND 10" TREADS, TYP.
- INDICATION OF MECH. EQUIP ON ARCH. PLANS IS DIAGRAMMATIC. SEE MEP PLANS FOR EXACT LOCATION
- UNVENTED, CONDITIONED CRAWL SPACE W/ MIN. R-10 RIGID INSULATION AT INTERIOR OF PERIMETER WALLS, FULL HEIGHT AND EXTEND 24" MIN. BELOW GRADE, AND 6" MIN. VAPOR BARRIER OVER INSULATION AND GRADE, CONTINUOUS

NEW WALLS

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PROPOSED FLOOR PLANS
BUILDING PERMIT SET
JANUARY 29, 2018

Board of Zoning Adjustment
District of Columbia
A100
EXHIBIT NO. 27A