

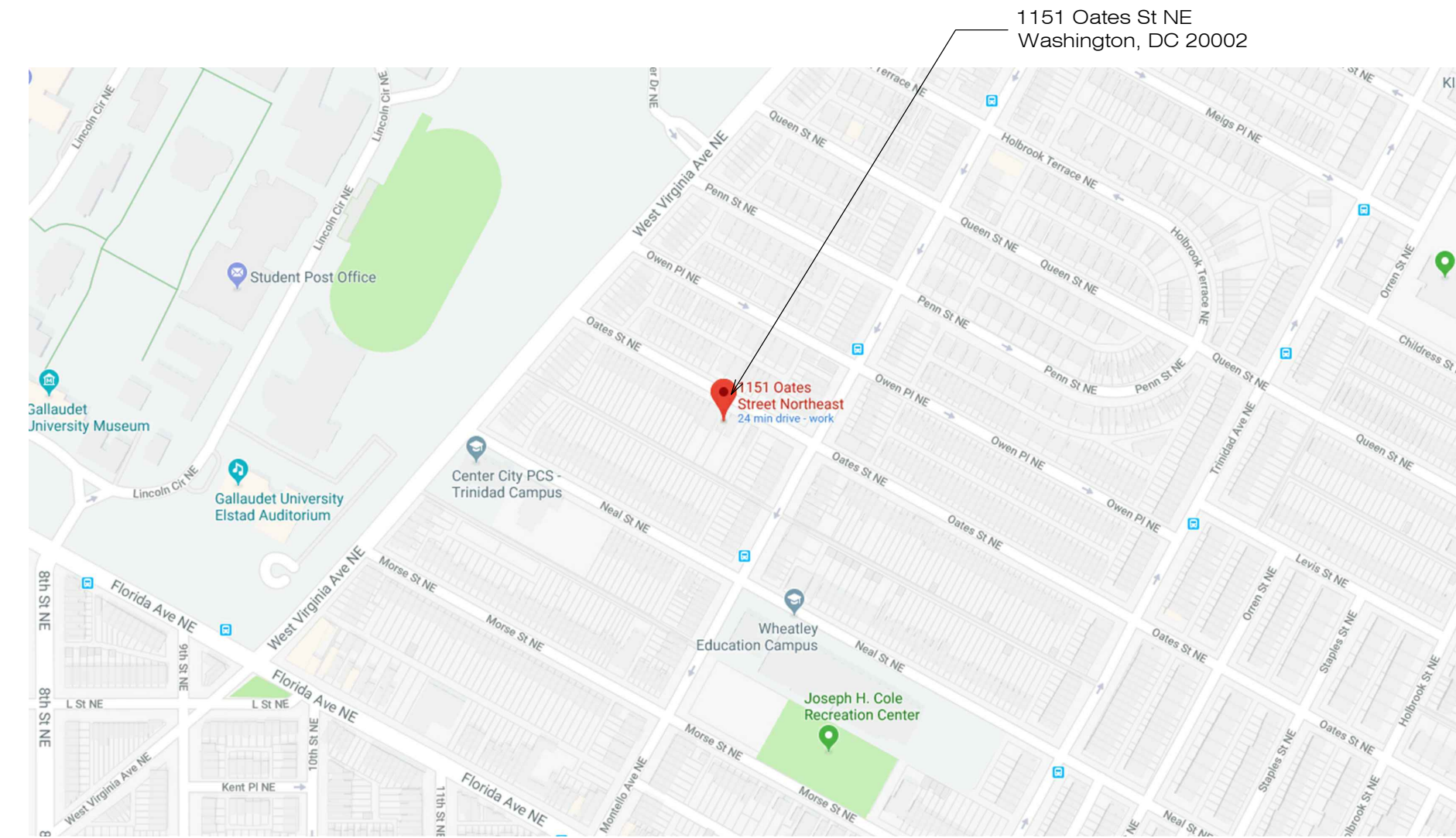
1151 Oates St, NE

WASHINGTON, DC 20002

BZA SET

LOT: 0804 SQUARE: 4064

LOCATION



VICINITY MAP



SCOPE OF WORK
RENOVATE AND EXPAND THE EXISTING SINGLE FAMILY TO CREATE A 3 UNIT BUILDING.

GENERAL NOTES

- DIVISION 1 - GENERAL REQUIREMENTS**
- THE SUB-CONTRACTOR SHALL READ ALL GENERAL AND SPECIFIC NOTES AND BE BOUND TO THEIR REQUIREMENTS SUB-CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO BID.
 - THE SUB-CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
 - THE BID SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THIS SET OF CONSTRUCTION CONTRACT DOCUMENTS UNLESS SPECIFICALLY INDICATED IN THE PRICE SUBMISSION. UNLESS AN ITEM IS SPECIFICALLY EXCLUDED OR A SUBSTITUTION IS LISTED ON THE SUBMISSION BY THE SUB-CONTRACTOR, HE SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
 - ANY QUESTIONS OR CONFLICTS REGARDING ARCHITECTURAL DRAWINGS OR SPECIFICATIONS ARE TO BE IN WRITING AND DIRECTED TO RICH MARKUS AT RICH MARKUS ARCHITECTS
 - IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS, ARCHITECT SHALL BE CONTACTED AT ONCE TO RESOLVE THE PROBLEM. IF ARCHITECT IS NOT CONTACTED, SUB-CONTRACTOR SHALL ACCEPT ANY RESPONSIBILITY TO CORRECT ANY WORK INSTALLED THAT IS NOT IN ACCORDANCE WITH THE DWGS.
 - IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN SITE CONDITIONS AND ARCHITECTURAL DWGS, ARCHITECT SHALL EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE CONTACTED AT ONCE TO RESOLVE ANY DISCREPANCIES, OTHERWISE CONTRACTOR TAKES FULL RESPONSIBILITY.
 - IN CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OF FINISHES, ARCHITECTURAL DWGS SHALL TAKE PRECEDENCE AND ALL CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD.
 - WHERE SLAB CUTTING IS REQUIRED, IT SHALL BE THE SUB-CONTRACTORS RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE DONE BY EITHER CORE DRILLING OR SAW CUTTING SLAB. FOR SLABS ON GRADE, SUB-CONTRACTOR SHALL BACKFILL IN LIFTS NOT TO EXCEED 8" AND TAMPER USING A MECHANICAL COMPACTOR. NEW PATCHING SHALL BE THE SAME THICKNESS AS EXISTING SLAB AND, SHALL ALIGN AND MAINTAIN THE LEVEL OF EXISTING SLAB.
 - SUB-CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
 - ALL PERMITS, INSPECTIONS AND FEES ARE TO BE OBTAINED, SECURED AND PAID FOR BY THE SUB-CONTRACTOR.
 - SUB-CONTRACTOR MAY SUBSTITUTE MATERIALS AND/OR CONSTRUCTION ITEMS AND METHODS UPON SUBMITTAL OF A SUBSTITUTION IN WRITING OR BY SAMPLE TO ARCHITECT. ANY COST CHANGES MUST ALSO BE SUBMITTED. THE ARCHITECT WILL COMMUNICATE THE DECISION TO THE SUB-CONTRACTOR BY LETTER IF THE SUBMISSION IS ACCEPTED. SUBSTITUTION FOR LONG LEAD ITEMS MUST BE PROPOSED EARLY ENOUGH IN THE CONSTRUCTION PROCESS THAT NO DELAY IS CREATED IN COMPLETION OF THE PROJECT DUE TO THE SUBSTITUTION, OTHERWISE THE SUB-CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY COST TO THE OWNER ARISING OUT OF SUCH WORK.
 - WARRANTIES, GUARANTEES AND MANUFACTURERS INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE SUB-CONTRACTOR SHALL BE ASSEMBLED INTO A NOTEBOOK AND GIVEN TO THE OWNER AT THE TIME OF OCCUPANCY.
 - AT COMPLETION OF THE WORK, THE SUB-CONTRACTOR SHALL ENSURE ALL SURFACES ARE CLEAN AND UNMARKED, AND THAT ALL SYSTEMS ARE OPERATING PROPERLY.
 - SUB-CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY HIM OR HIS PERSONNEL DURING CONSTRUCTION.
 - SUB-CONTRACTOR SHALL CLEAN ALL WINDOWS AT THE COMPLETION OF CONSTRUCTION.
 - SUB-CONTRACTOR SHALL ENSURE THAT ALL PAINT HAS BEEN REMOVED FROM ALL WINDOW SURFACES PRIOR TO DELIVERY OF THE SPACE.
 - ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES AND WIRE CONDUITS SHALL BE REMOVED FROM WALLS AND CEILINGS WHERE THEY WILL BE EXPOSED IN THE NEW WORK.
 - HVAC SUB-CONTRACTOR TO CLEAN AND CHECK EXISTING HVAC SYSTEM AND REPORT TO ARCHITECT ANY PROBLEMS OR REPAIRS REQUIRED.
 - SUB-CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO HIS AND OTHER TRADES, AND SHALL BE FULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDED WORK ON PLANS IN OTHER TRADES.
 - ALL SYSTEMS AND EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FREE LABOR AND MATERIALS.







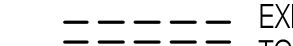



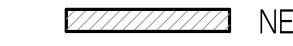





DEMOLITION NOTES

- COORDINATE THE REMOVAL AND PROPER DISPOSAL OF ALL CONSTRUCTION DEBRIS AND TAKE NECESSARY PRECAUTIONS TO PROTECT THE BUILDING ELEMENTS TO REMAIN AND OCCUPANTS FROM CONSTRUCTION RELATED DEBRIS, DAMAGE, INJURY OR ACCIDENT.

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	M/DG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST.	EXISTING	STL	STEEL
FF	FINISH FLOOR	STR	STORAGE
FRIT	FITURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UN	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
GLZ	GLAZING	VERT	VERTICAL
GYP	GYPSPUM	VEN	VENEER
GWB	GYPSPUM WALL BOARD	VF	VERIFY IN FIELD
HDWR	HARDWARE	WVC	VINYL WALL COVERING
HM	HOLLOW METAL	W	WITH

SYMBOLS

	PLAN DETAIL REFERENCE		DOOR DESIGNATION
	ELEVATION REFERENCE		WINDOW DESIGNATION
	SECTION REFERENCE		PARTITION TYPE
	EXISTING WALL TO BE REMOVED		KEY NOTE
	EXISTING WALL TO REMAIN		ROOM NUMBER
	NEW BRICK WALL		FIXTURE TYPE
	NEW CMU WALL		ELEVATION MARKER
	NEW STUD WALL		INTERIOR ELEVATION DESIGNATION

ARCHITECTURAL

- A100 PROPOSED SITE PLAN
- A200 PROPOSED FLOOR PLANS
- A201 PROPOSED FLOOR PLANS
- A202 PROPOSED FLOOR PLANS
- A300 PROPOSED ELEVATIONS
- A301 COLORE ELEVATIONS
- A400 PROPOSED SECTION

GENERAL NOTES / ZONING CODE ANALYSIS

GENERAL DISTRICT		RF-1		TOTAL LOT AREA		3,750 SF	
USE GROUP		(R-2) RESIDENTIAL MULTI-FAMILY		TOTAL LOT WIDTH		25'-0"	
LOT		0804		SQUARE		4064	
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED				
LOT OCCUPANCY	20% (766 SF)	60% (2250 SF)	29% (1085 SF) NO CHANGE				
HEIGHT	24'-0" / 2 STORIES + CELLAR	35 FT / 3 STORIES	33'-0" FT / 3 STORIES + CELLAR				
F.A.R.	-	-	-				
SIDEYARD WIDTH	EXISTING	0	EXISTING(NO CHANGE)				
REAR YARD SETBACK	93'-0"	20 FT MIN	77'-8" / NO CHANGE				
PARKING	1	0	3				
FRONT YARD	N/A	N/A	EXISTING (NO CHANGE)				
DWELLING UNITS	2	-	3				
PERVIOUS SURFACE	-	20%	MORE THAN 20%				

GENERAL NOTES / CODE ANALYSIS

GENERAL INFORMATION		EXISTING LOT		PROPOSED BUILDING	
USE GROUP		RESIDENTIAL/R-3		RESIDENTIAL MULTI-FAMILY/R-2	
TYPE OF CONSTRUCTION		V-B		V-B	
BUILDING FOOTPRINT		766 SF		1085 SF	
BUILDING HEIGHT		24'-0" / 2 STORIES + CELLAR		33'-0" / 3 STORIES + CELLAR	
NUMBER OF EXITS		-		2	
NUMBER OF STORIES		2		3	
SOUND TRANSMISSION		-		STC50 IIC50 AT PARTY WALL	
FIRE ALARM:		-		YES: HARDWIRED AND INTERCONNECTED ON DEDICATED CIRCUIT WITH BATTERY BACKUP	
SMOKE DETECTORS		-		YES: EXTERIOR WALLS @ R20, ROOF @ R-49	
INSULATION:		-		YES: AUTOMATIC	
FULLY SPRINKLED:		-		-	
COVERING CODES:		2013 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS		2012 INTERNATIONAL BUILDING CODE	
FIRE RATINGS		-		-	
FIRE SEPARATION WALLS (PROPERTY LINE WALLS)		2 HR:		(EXISTING MASONRY+CONCRETE)	
EXTERIOR BEARING WALL		1 HR:		-	
EXTERIOR FRONT AND REAR WALLS		0 HR:		-	
NON BEARING WALLS		0 HR:		-	
COLUMNS AND GIRDERS		(none provided)		-	
FLOOR / CEILING CONSTRUCTION		1 HR:		-	
ROOF CONSTRUCTION		1 HR:		(UL L 501)	
TENANT SEPARATION WALLS		1 HR:		(UL U311)	

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Washington, DC 20002

COVER

REVISIONS

SCALE

ISSUE

07-17-2018

A000
Drawing Number

CONSTRUCTION PLAN SYMBOLS

- F-1 FINISH # TAG- NUMBER DESIGNATES FINISHES
RE: THIS SHEET FOR FINISH SCHEDULE
- W WINDOW TAG- LETTER DESIGNATES WINDOW TYPE
RE: SHEET A-002 FOR WINDOW SCHEDULE
- 01 KEY NOTE- SEE NOTES ON DRAWING SHEET.
- MASONRY INFILL
- D1 DOOR TAG- NUMBER DESIGNATES DOOR TYPE, LETTER DESIGNATES SUB TYPE.
RE: SHEET A-002 FOR DOOR SCHEDULE
- P1 PARTITION TYPE
- 01 ELEVATION REFERENCE
A201 02 DRAWING REFERENCE

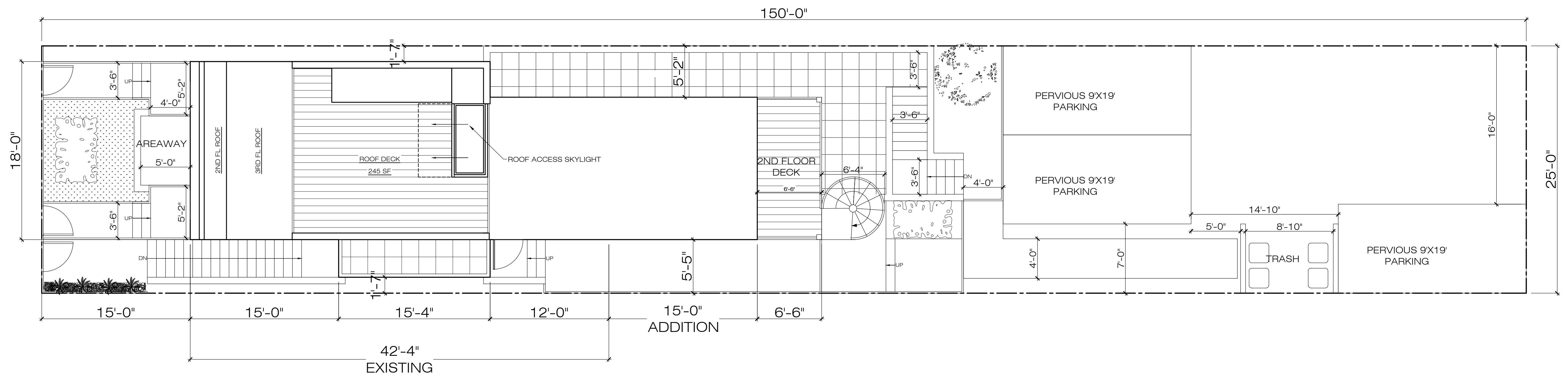
GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION, U.N.O. REFER TO ENLARGED PLANS AND/OR ELEVATIONS FOR ADDITIONAL DIMENSIONS AS REQUIRED.
- B. ALL NEW DOORS SHALL BE LOCATED AT A DISTANCE OF 4" MEASURED FROM THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF TO ANY CONSTRUCTION, PER ANSI / ADA REQUIREMENTS.
- C. ALL LATCHSETS SHALL BE INSTALLED WITH THE LEVER AT A HEIGHT AS NOTED ON SHEET A-601. BUT IN NO CASE SHALL BE HIGHER THAN 48" A.F.F.
- D. ALL PARTITIONS SHALL BE TYPE P1 U.N.O.
- E. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.

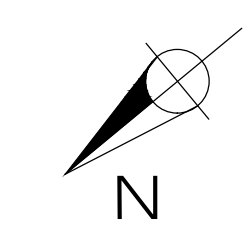
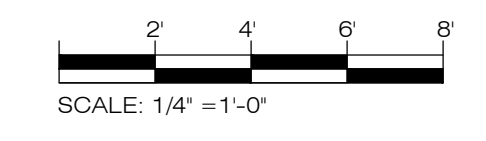
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**PROPOSED
 SITE PLAN**



1 PROPOSED SITE PLAN
 1/4" = 1'-0"



- NEW
- EXISTING TO REMAIN
- NOT IN CONTRACT (N.I.C.)

REVISIONS

SCALE
1/4" = 1'-0"

ISSUE
07-17-2018

A100

DRAWING NUMBER

CONSTRUCTION PLAN SYMBOLS

- F-1** FINISH # TAG- NUMBER DESIGNATES FINISHES
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A201 DRAWING REFERENCE

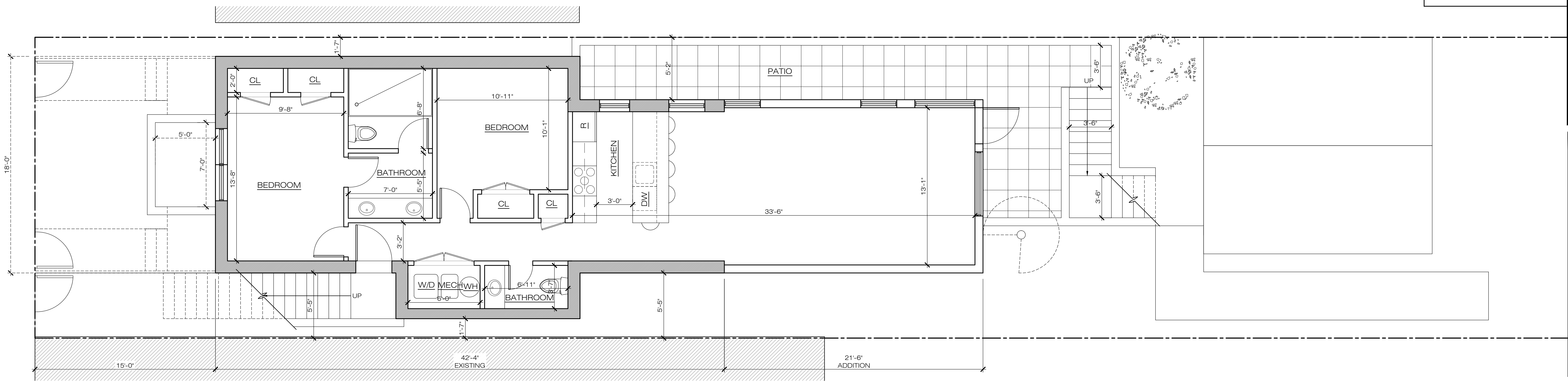
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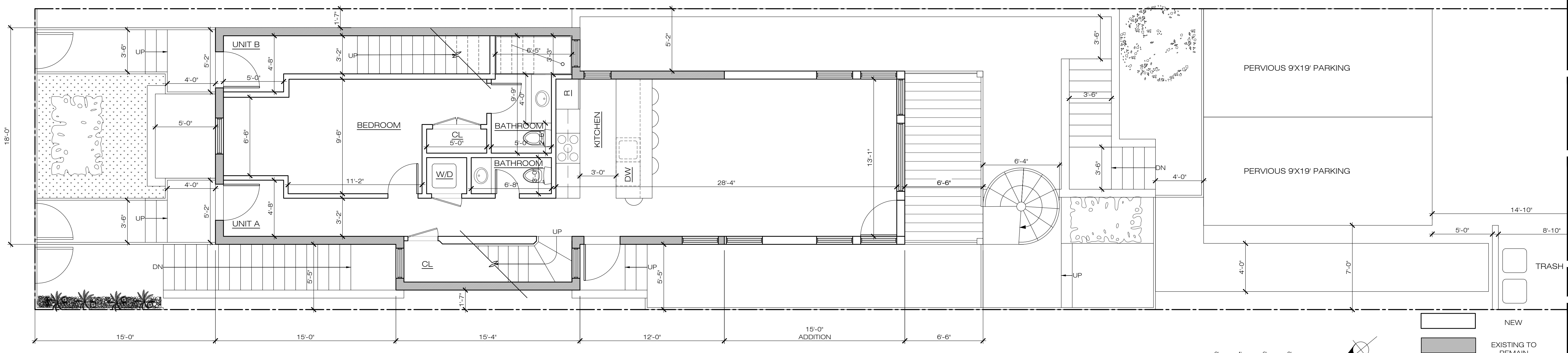
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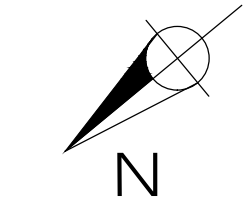
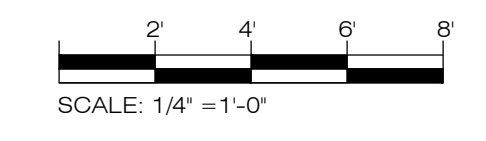
PROPOSED FLOOR PLANS



1 PROPOSED CELLAR
1/4" = 1'-0"



2 PROPOSED 1ST FLOOR
1/4" = 1'-0"



- NEW
- EXISTING TO REMAIN
- NOT IN CONTRACT (N.I.C.)

NO.	REVISIONS

DATE	ISSUE

1/4" = 1'-0"

07-17-2018

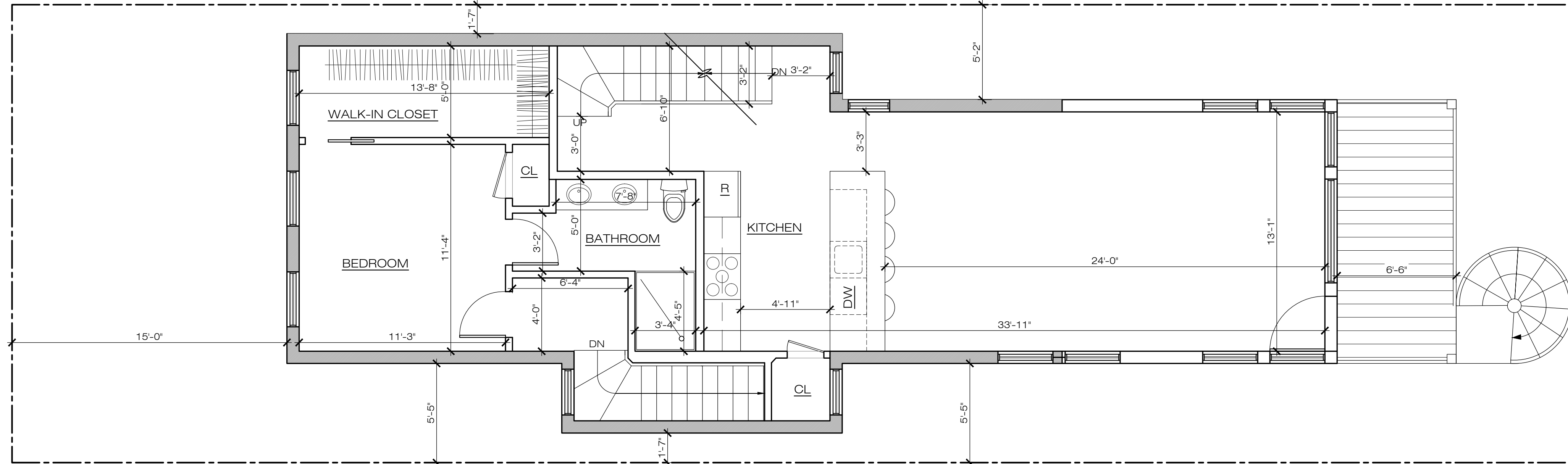
A200
DRAWING NUMBER

CONSTRUCTION PLAN SYMBOLS

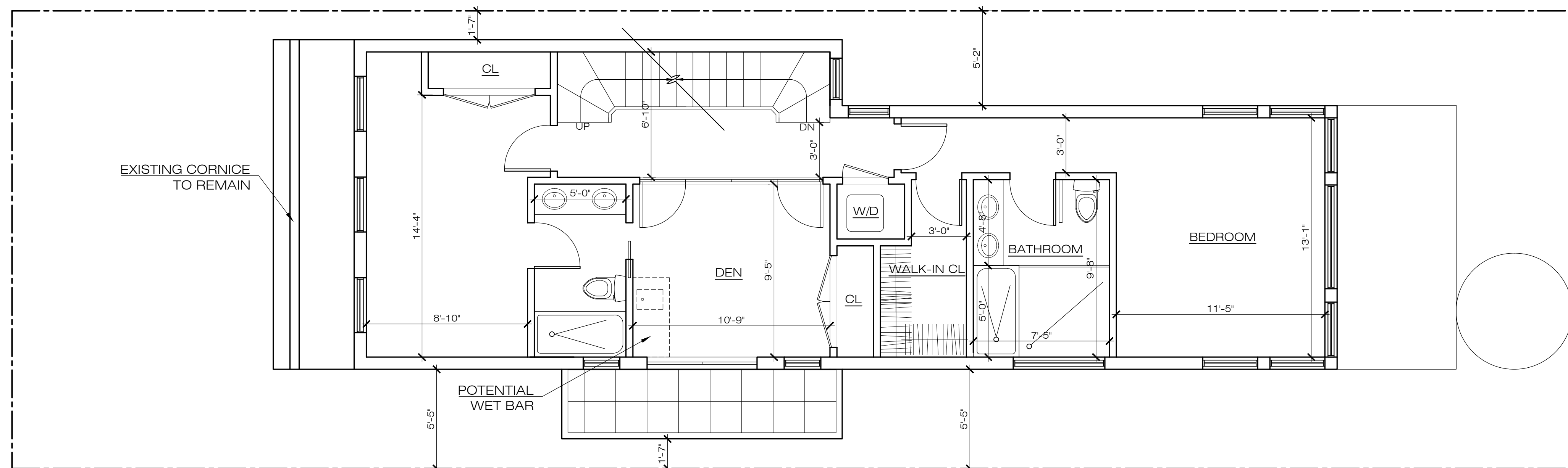
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GENERAL NOTES

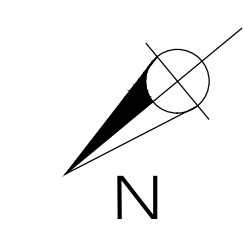
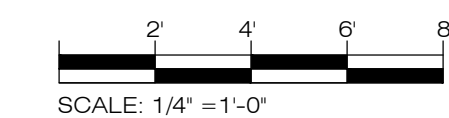
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- E. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"



2 PROPOSED 3RD FLOOR
1/4" = 1'-0"



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PROPOSED
FLOOR PLANS

NO.	REVISIONS

DATE	ISSUE

1/4" = 1'-0"

07-17-2018

A201
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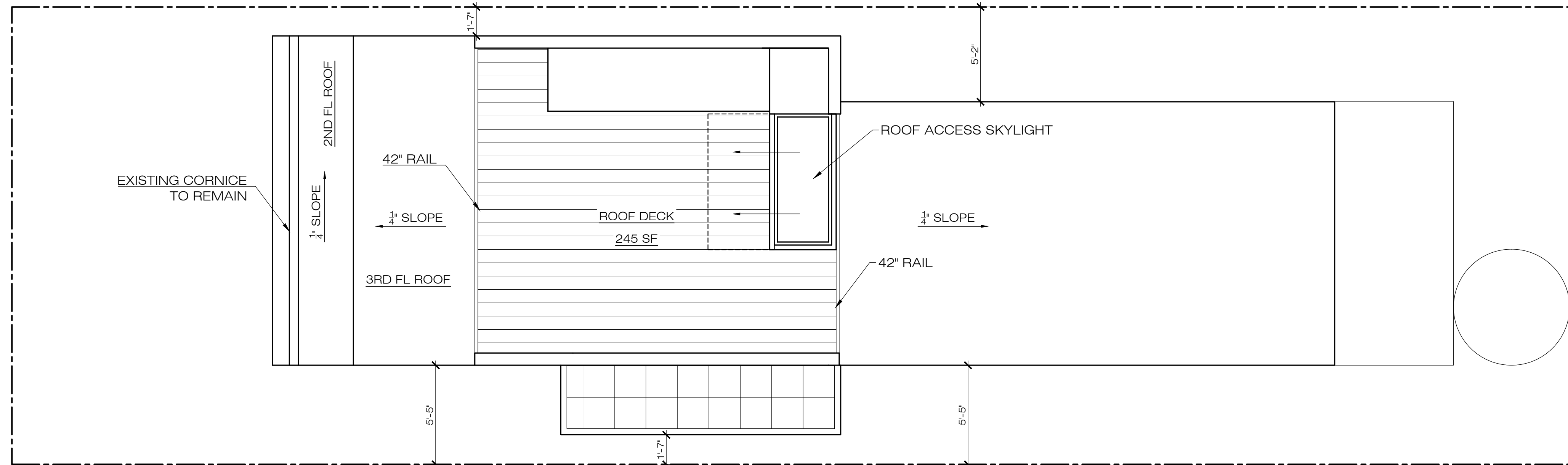
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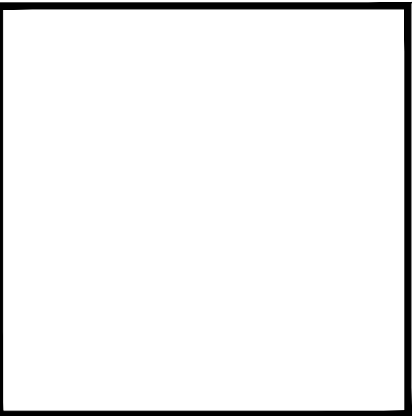
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PROPOSED FLOOR PLANS



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

REVISIONS

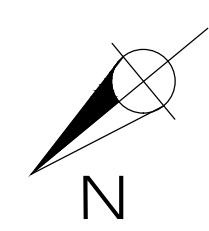
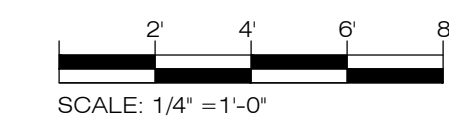


1/4" = 1'-0" SCALE

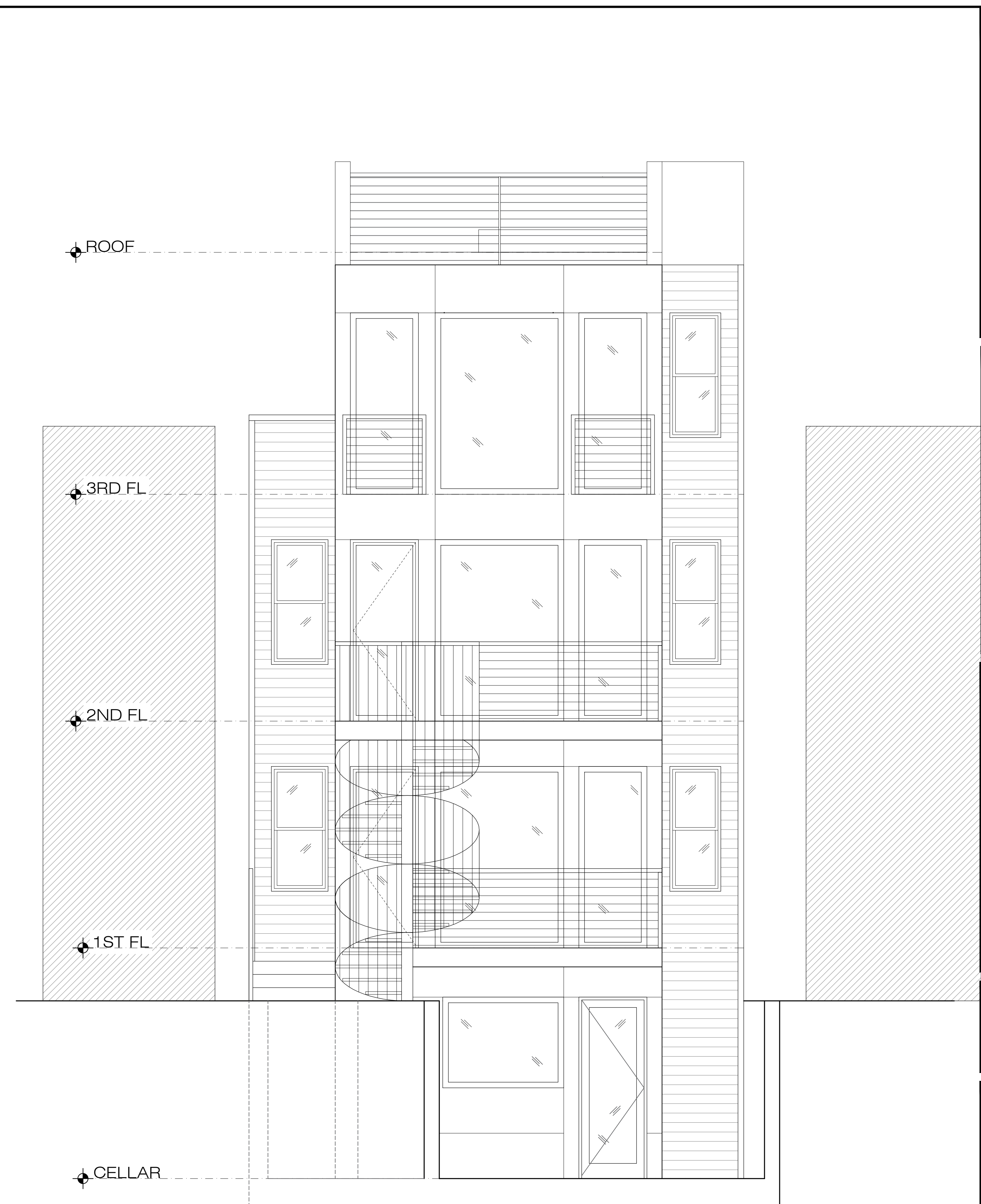
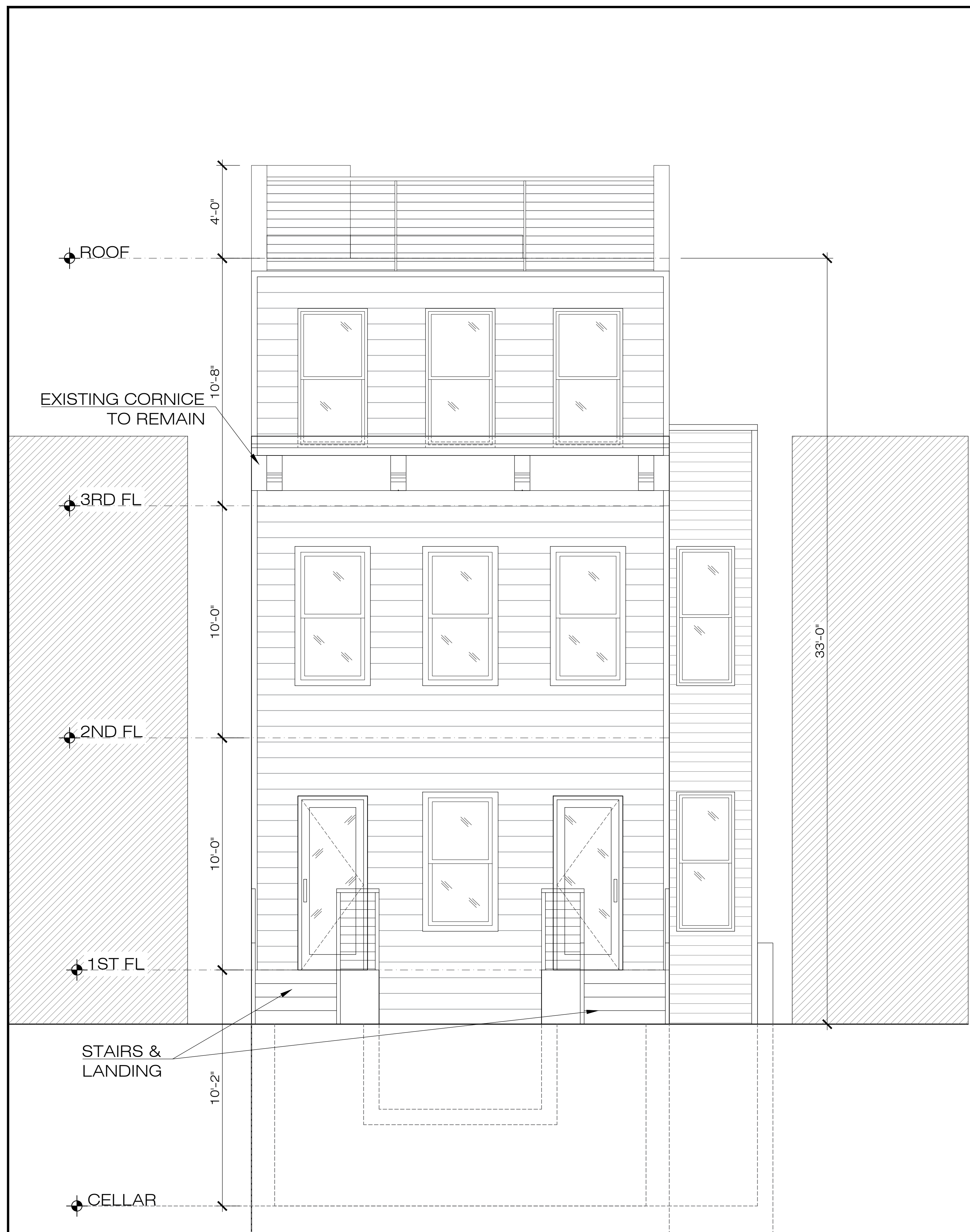
07-17-2018 ISSUE

A202

DRAWING NUMBER



- NEW
- EXISTING TO REMAIN
- NOT IN CONTRACT (N.I.C.)



1 PROPOSED FRONT ELEVATION
3/8" = 1'-0"

2 PROPOSED REAR ELEVATION
3/8" = 1'-0"

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PROPOSED
ELEVATIONS

NO.	REVISIONS

--

1/4" = 1'-0" SCALE

07-17-2018 ISSUE

A300
DRAWING NUMBER



1 PROPOSED FRONT ELEVATION
3/8" = 1'-0"



2 PROPOSED REAR ELEVATION
3/8" = 1'-0"

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COLORED
ELEVATIONS

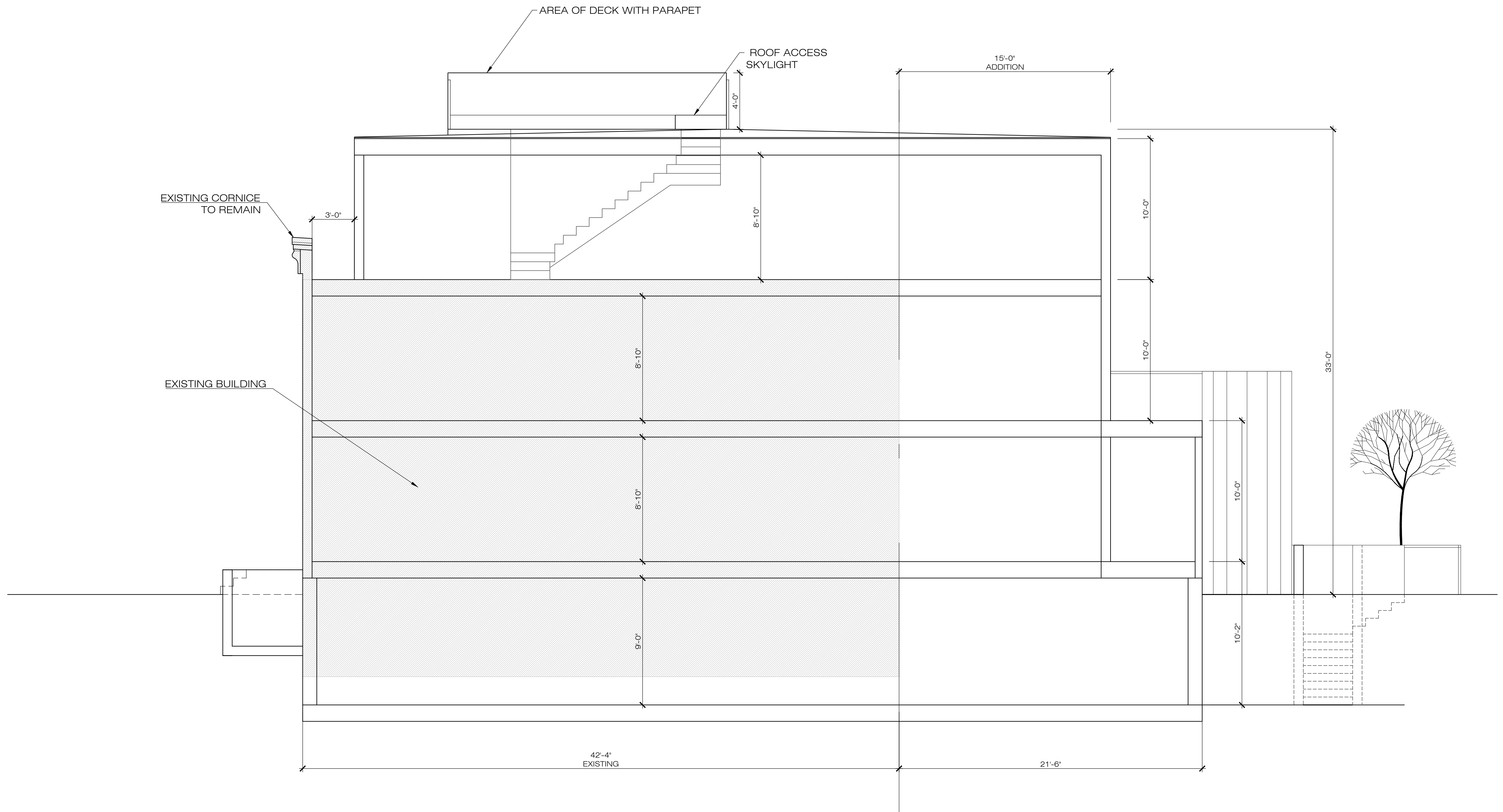
REVISIONS

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3/8" = 1'-0" SCALE

07-17-2018 ISSUE

A301
DRAWING NUMBER



1 PROPOSED SECTION
1/4" = 1'-0"

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PROPOSED SECTION

REVISIONS

--

1/4" = 1'-0" SCALE

07-17-2018 ISSUE

A400
DRAWING NUMBER