

GENERAL NOTES:

- REFER TO G-002 CODE SHEET FOR GENERAL BUILDING INFORMATION.
- REFER TO DEMOLITION DWGS. FOR EXTENT OF DEMOLITION WORK. REFER TO ARCH. CONSTRUCTION PLANS FOR LOCATION OF SLAB CUT-OUTS.
- REFER TO MEP DWGS. FOR EXTENT OF MECH., ELEC. AND PLUMB. WORK AND GENERAL LOCATION OF EQUIP. ALL ELECT. OUTLET, DEVICE & LIGHTING LOCATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALL.
- REFER TO STRUCT. DWGS FOR EXTENT OF STRUCT. REINFORCING & MODIFICATION. ALL EXIST. SLAB OPENINGS & CORE DRILLS NOT USED TO BE FILLED PER STRUCT. DETAILS. PROVIDE 2-HR RATED INTUMESCENT PAINT AT ALL EXPOSED STRUCTURAL MEMBERS.
- REFER TO ENLARGED PLANS FOR RESTROOMS AND PANTRIES AS INDICATED.
- REFER TO SJG DWGS FOR ALL PUBLIC AREA INTERIOR FINISHES.
- PROTECT ALL EXIST. WALL AND FLOOR TO REMAIN DURING CONSTRUCTION. REFER TO KITCHEN DWGS. FOR FOOD STORAGE, KITCHEN & BAR EQMT. REFER TO MEP DWGS FOR HOOD EXHAUSTING AND VENTILATION WORK.
- ALL WORK TO BE PERFORMED IN COMPLIANCE TO 2013 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE SECTION 503. REFER TO SPECIFICATIONS FOR CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS.

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

HPRB Review - Timothy Dennis - 12-26-2018
Structural Review - Howard G. Brown - 12-26-2018
Electrical Review - Michel Goss - 12-26-2018
Plumbing Review - Keith Weston - 12-26-2018
Fire Review - Art Geneski - 12-26-2018
DOH Review - Bruce Fippert - 12-26-2018
Mechanical Review - Keith Weston - 12-26-2018
Zoning Review - Daniel Calhoun - 12-26-2018
Energy Review - Michael Brown - 12-26-2018
Green Review - Michael Brown - 12-26-2018



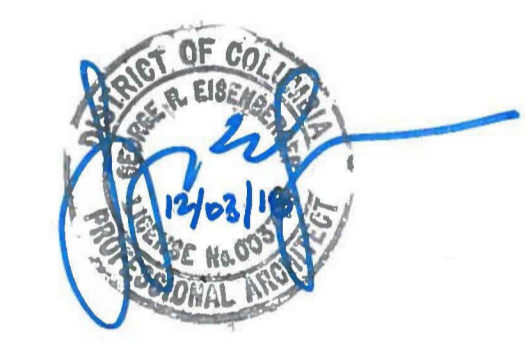
ROSEWOOD DC HOTEL RENOVATION
1550 31ST ST NW
WASHINGTON, DC 20007

WINSTANLEY ARCHITECTS & PLANNERS
107 N. WEST STREET
ALEXANDRIA, VA 22304
(703) 519-8000

KEYNOTES:

- 101 PROVIDE 3" DIAM. HOLE W/ WATERPROOF COVER FOR SEWER LIFT EQUIPMENT ACCESS BELOW.
- 102 PROVIDE DOOR OPERATOR FOR ADA ACCESS.
- 103 CLEARANCE FOR EXHAUST.
- 104 P1 LEVEL TOILETS: ACCESS FROM 1ST FLOOR TO P1 LEVEL IS NOT ADA ACCESSIBLE. HOWEVER, FOR POTENTIAL USE OF P1 LEVEL MEETING (ASSISTED ADA ACCESS), THE TOILETS ARE TO BE DESIGNED PER ADA GUIDELINES FOR CONVENIENCE.
- 105 PROVIDE 1" THK. PLAM, PL-3 WD. DOORS ON CONCEALED HINGES AND 2-0" LONG BRUSHED S.S. VERTICAL PULLS. (MILLWORK PACKAGE)
- 106 NEW 1-1/2" DIAM HANDRAIL, WALL MTD.
- 107 NEW MTL PAN W/ POURED CONC STAIRS FROM P1 LEVEL TO 1ST FLOOR. SEE STRUCT. DWGS. PROVIDE 2-HR INTUMESCENT PAINT AT ALL EXPOSED STRUCTURAL STL MEMBERS AND EXPOSED UNDERSIDE OF STAIRS AT HOUSEKEEPING STORAGE AT P1 LEVEL. REFER TO A-002 FOR ADA TOILET GRAB BAR & ACCESSORIES LOCATIONS.
- 108 SINGLE LOADING WASHING MACHINE - STACKABLE W/ DRYER, PROVIDED BY OWNER PER PERFORMANCE SPECS ON P0501

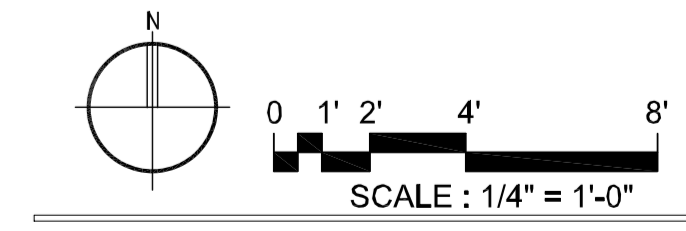
REGISTRATION:



NO.	DATE	ISSUE DESCRIPTION
	12/29/2018	ISSUED FOR SD
	03/26/2018	ISSUED FOR CTF REVIEW
	08/07/2018	ISSUED FOR NON-STRUCTURAL DEMOLITION PERMIT
	08/07/2018	ISSUED FOR PERMIT
	08/07/2018	ISSUED FOR BID
	10/16/2018	ISSUED FOR PERMIT REVISION 1
	11/01/2018	ISSUED FOR CD
	12/03/2018	ISSUED FOR PERMIT REVISION 2

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

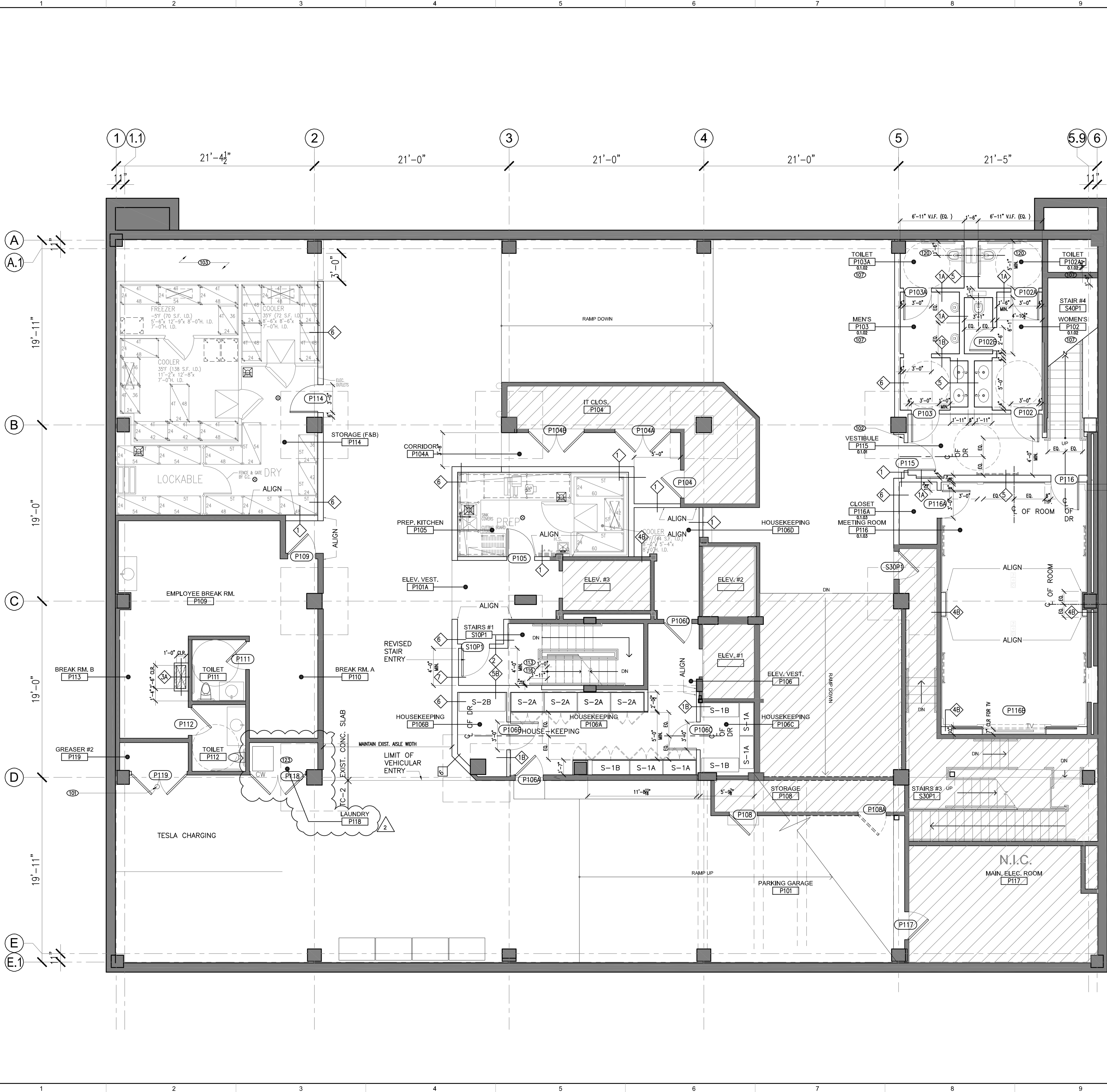
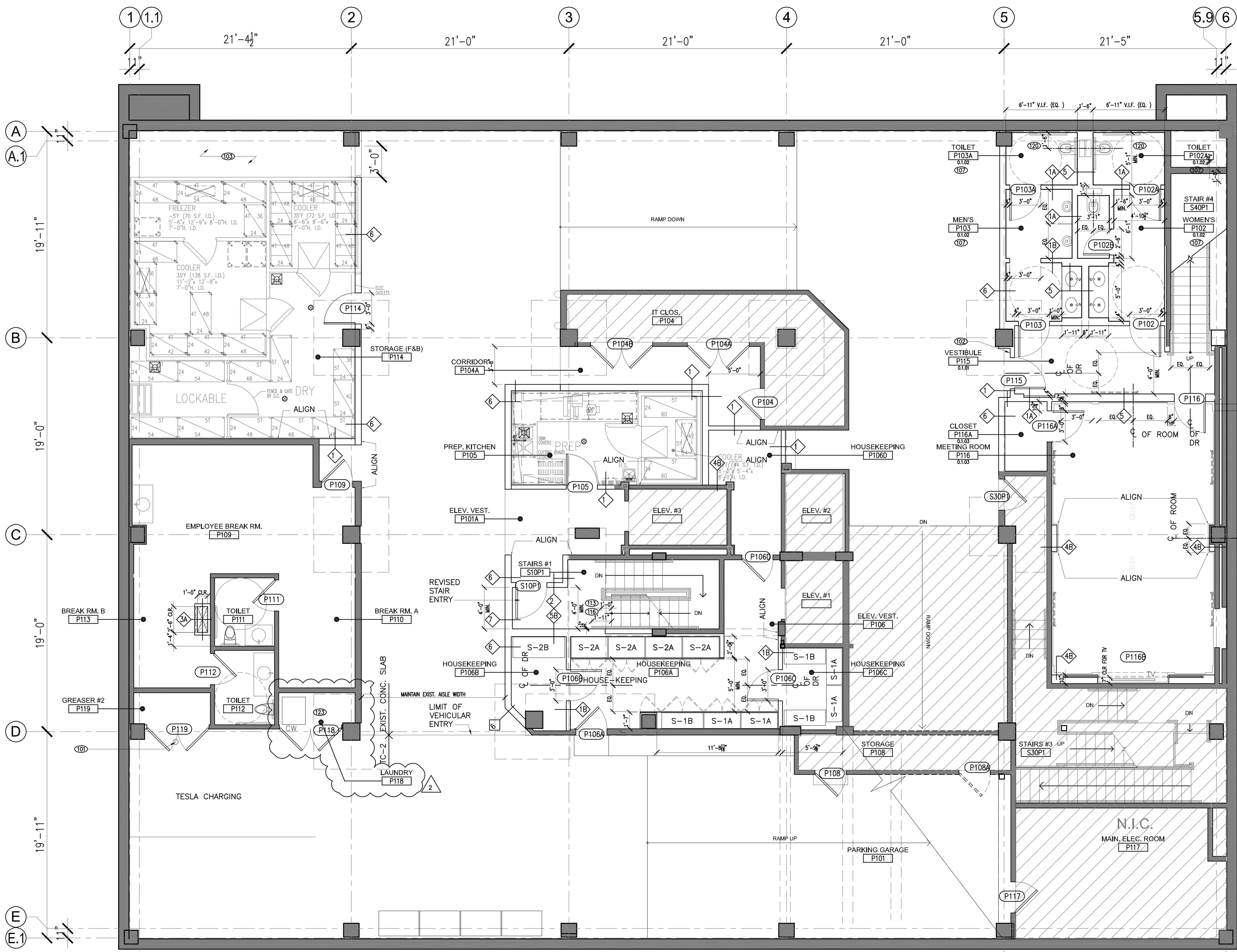
KEY PLAN



SHEET TITLE:
CONSTRUCTION PLAN - P1 LEVEL

SHEET NUMBER:

A-11P1



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ROSEWOOD DC HOTEL RENOVATION
 1050 31ST ST NW
 WASHINGTON, DC 20007



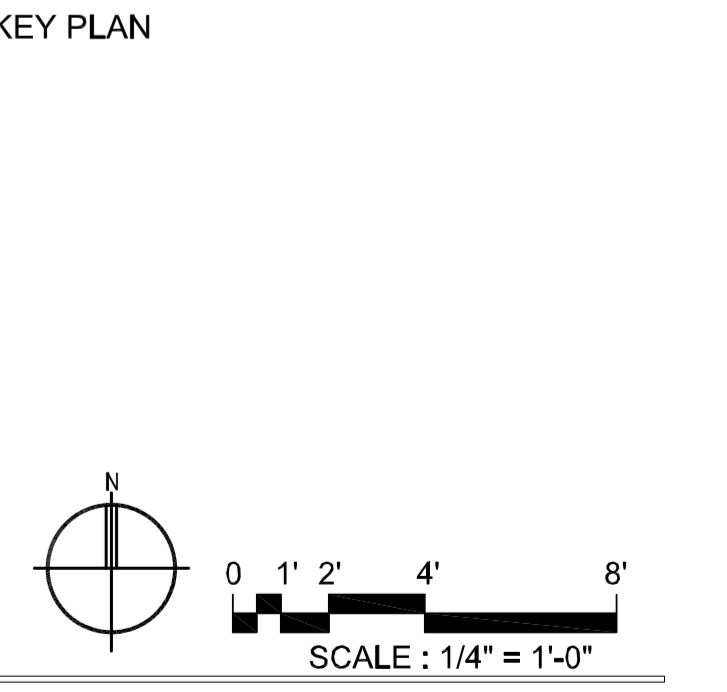
KEYNOTES:

- 104 CLEARANCE FOR EXHAUST.
- 105 PROVIDE BATHTUB CONDITION W/ CURB AT ACCESS DOORS
- 106 PROVIDE LOCKER SECURED BACK TO BACK, L-1 & L-2(AS NEEDED).
- 108 SECURE LOCKER BENCH, B-1 TO FLOOR.



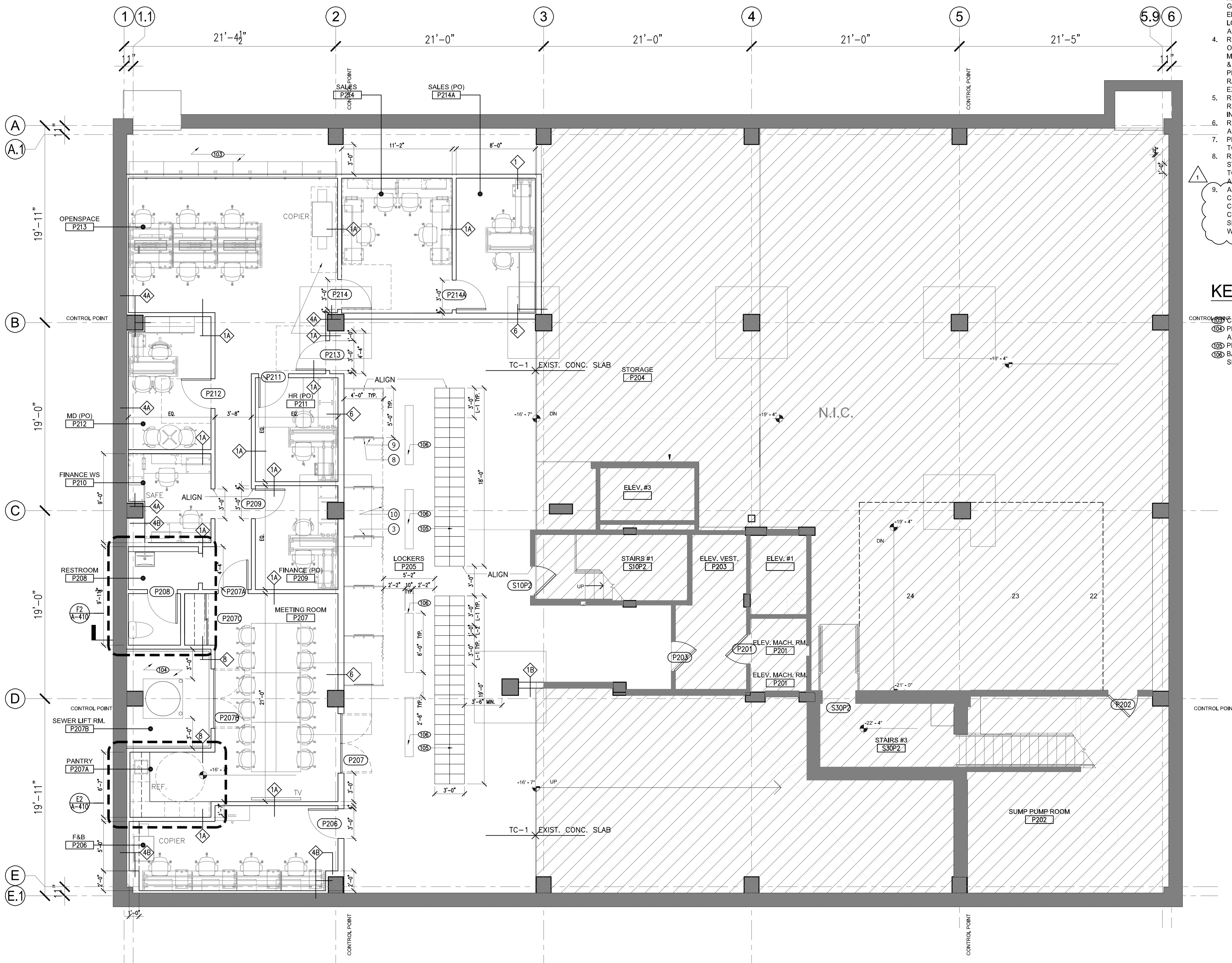
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	08/07/2018	ISSUED FOR BID
1	10/16/2018	ISSUED FOR PERMIT REVISION 1

A/E PROJECT NO:
 DRAWN BY:
 CHECKED BY:



SHEET TITLE:
CONSTRUCTION PLAN - P2 LEVEL

SHEET NUMBER:
A-11P2



All work must be done strictly in accordance herewith with an approved plan. Approved plans shall be kept on the premises until completion of the construction. No construction will be made without approved plans on site. The approval does not prevent a field inspection from ordering corrections to meet codes when issues are noted during inspections.

Department of Consumer and Regulatory Affairs

Permit Operations Division
 1100 4th Street SW
 Washington DC 20024

Tel. (202) 442 - 4589 Fax (202) 442 - 4862

B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED



Issue Date: 12/27/2018

Expiration Date: 12/27/2019

PERMIT NO. B1813423

Address of Project: 1050 31ST ST NW	Zone: MU-12	Ward: 2	Square: 1189	Suffix:	Lot: 0090
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Description Of Work:
 Alteration of existing restaurant in Rosewood Hotel, CO1602146, to include new walls, floors, ceilings, mechanical, plumbing, electrical, HVAC, new Hood System. Work to include 1st floor restaurant, Parking Level 1 restrooms, storage, prep kitchen, Parking Level 2 restroom, meeting rooms, lockers.

Permission Is Hereby Granted To: Ctf Georgetown Hotel Llc	Owner Address: 2990 PONCE DE LEON BLVD STE 4 CORAL GABLES, FL 33134-6803	PERMIT FEE: \$32,190.68
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Permit Type: Alteration and Repair	Existing Use: Restaurants - A-2	Proposed Use: Restaurants - A-2	Building Construction Type Type I - Fire-Resistive Non-combustible	Plans: Yes
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Agent Name: Joe Spinelli	Agent Address: Po Box 141 College Park, MD 20741	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 5	Floor(s) Involved: 1st, P1, P2
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Conditions/ Restrictions:

Interior Work Only. Approval does not extend to any exterior work, including but not limited to alteration, replacement or installation of windows, doors, signs, window signs, paving, fences, retaining walls, vents, utility meters, mechanical units or other exterior features. The only work at the exterior walls authorized under this permit is venting into an existing areaway/shaft.

This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Lead Paint Abatement
 Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to <http://ddoe.dc.gov>, Lead and Healthy Housing.

Interim Director: Ernest Chrappah <i>E. Chrappah</i>	Permit Clerk: Shaun Richards <i>S. Richards</i>
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TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639
 To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557
 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. <http://www.missutility.net/wshingtondc/dcstatelaw.asp>

From: Beeton, Kathleen A. (DCRA) <kathleen.beeton@dc.gov>

Sent: Friday, May 3, 2019 2:40 PM

To: Debra Moye <debra@restconsultant.com>; Reiss, Jeff J. (DCRA) <jeffj.reiss@dc.gov>

Cc: Cristina Cordero <c.cordero@gardinerusa.com>; Luis Castillo <l.castillo@gardinerusa.com>; Leejung Hong <ljh@winstanleyarchitects.com>; Joe Spinelli <restconsultants@mac.com>; Licia Gliptis <liciagliptis@gmail.com>; Michelle Dawkins <michelle@restconsultant.com>; LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>; Ndaw, Mamadou (DCRA) <mamadou.ndaw@dc.gov>

Subject: RE: Conditional CO Inspection request, 1050 31st St NW

Good afternoon Debra:

Thank you for your email, and for connecting us to the team that is working on behalf of the client to obtain the conditional certificate of occupancy (CCO). We had a good meeting on Tuesday where we covered CCO process generally and described the specific zoning and building code concerns.

With regard to zoning, we discussed the off-street parking and learned that all of the previously existing parking has been eliminated. Ms. Hong advised that she had received a determination from our office that the parking could be removed. I asked her to provide that documentation to me and am still awaiting it. The zoning technician who approved the interior renovations building permit (B1813423) indicated that no additional off-street parking is required, which I agree with, but that does not mean that an applicant can eliminate the existing off-street parking.

I look forward to receiving the information from Ms. Hong and the team regarding the parking. From there we can discuss next steps, which could include applying to the BZA for relief to eliminate the parking.

I will let Jeff Reiss respond to the inspections/building code aspects of the CCO.

Best regards,
Kathleen

Kathleen A. Beeton, AICP | *Deputy Zoning Administrator, Office of the Zoning Administrator*
Department of Consumer and Regulatory Affairs

kathleen.beeton@dc.gov | 1100 4th St SW, DC 20024
main: 202.442.4576 | desk: 202.442.4559
mobile: 202.369.0135 | dcra.dc.gov

