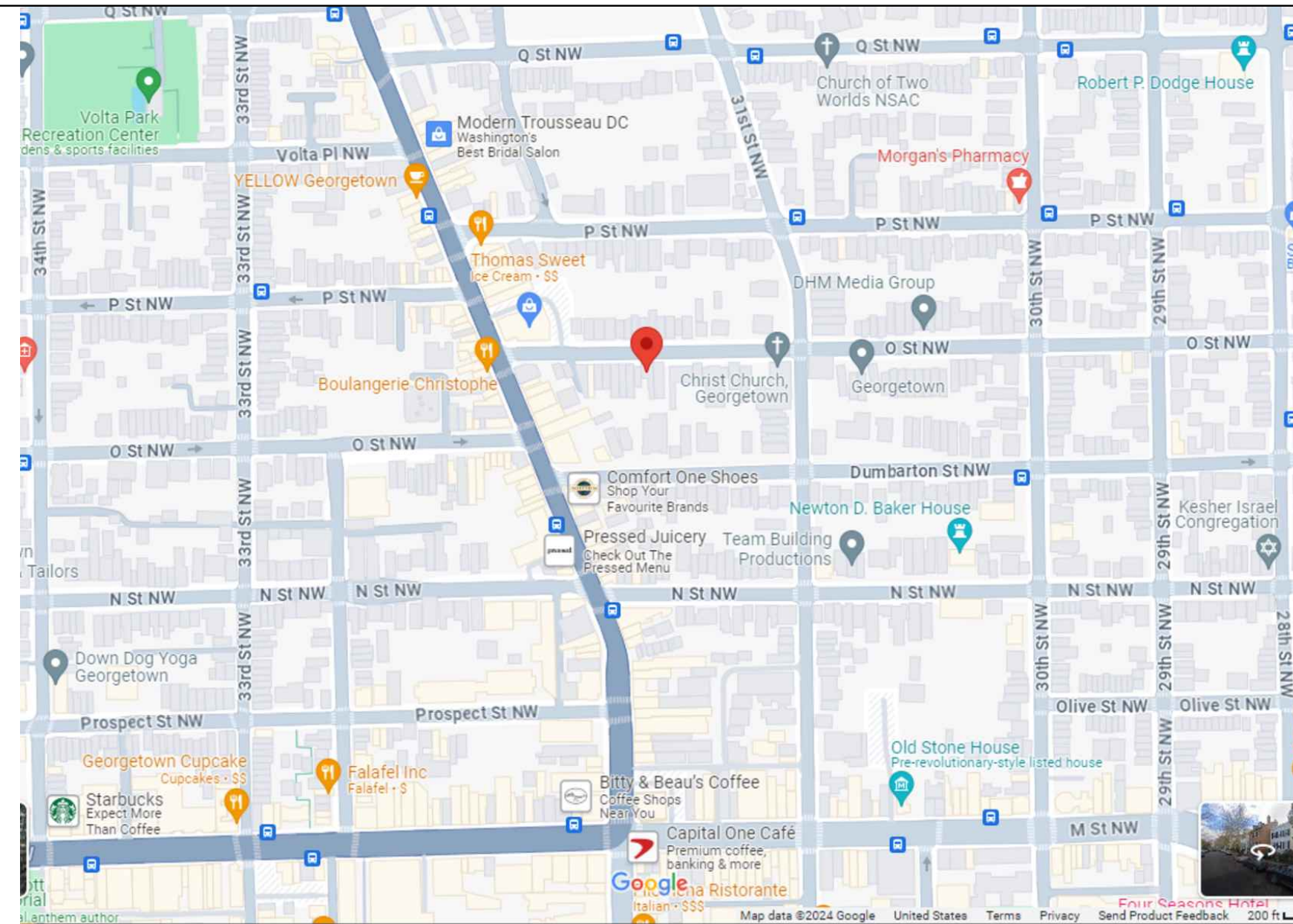


3132 O St NW,
WASHINGTON, DC 20007

SQUARE:1243 LOT:0071

LOCATION



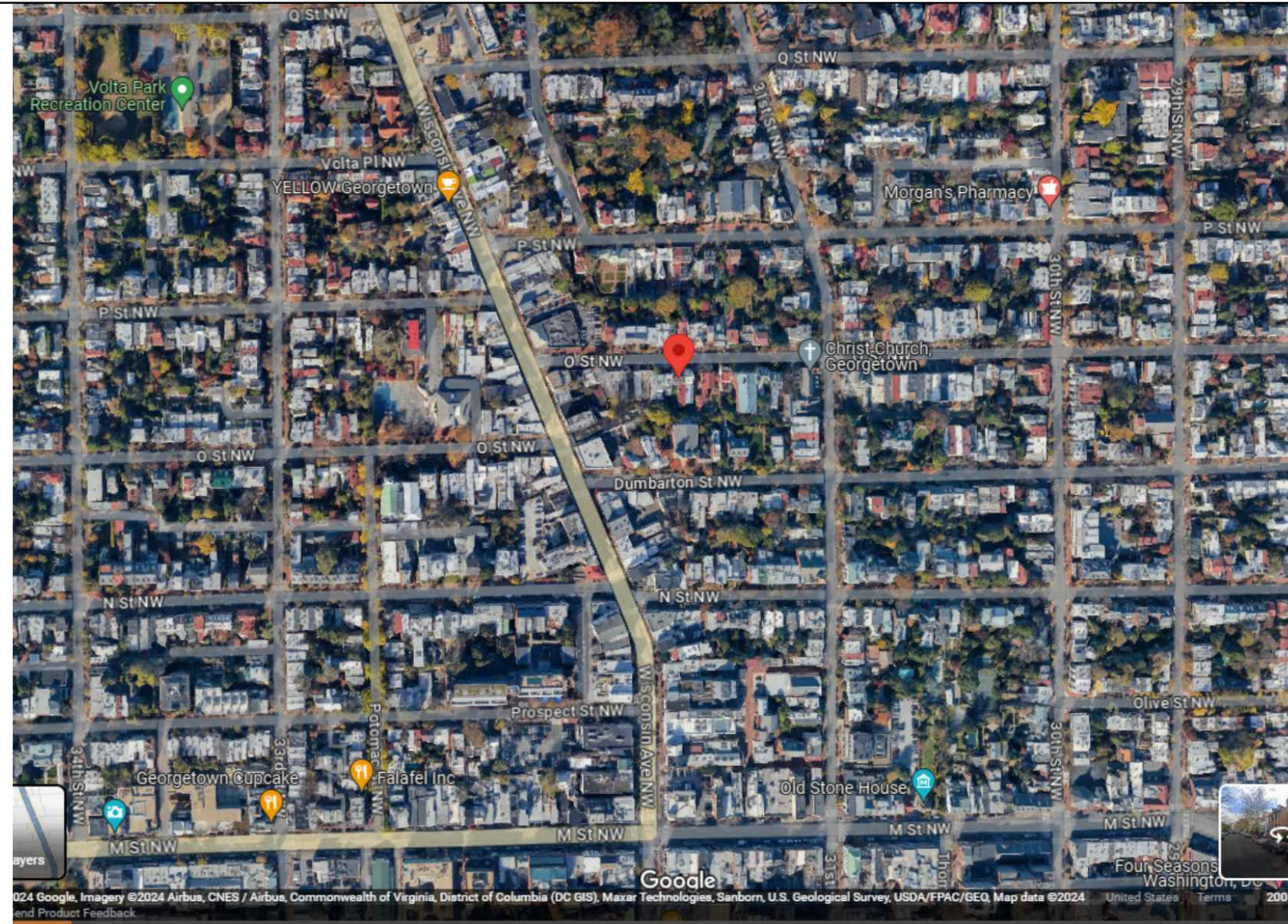
SCOPE OF WORK:

PARTIAL UNDERPINNING OF BASEMENT IN SINGLE FAMILY ROW HOUSE WITH RELOCATION OF A BATHROOM AND A NEW KITCHEN. AREA OF WORK IS 340 SF APPROXIMATELY IN EXISTING BASEMENT.

THERE ARE NO EXTERIOR CHANGES IN THIS PERMIT.

CODES: 2017 DCMR & 2015 IRC

VICINITY MAP



GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1. 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.
2. THE SUB-CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
3. 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 MATERIAL LISTED ON THE SUBMISSION BY THE SUB-CONTRACTOR, HE SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
4. ANY QUESTIONS OR CONFLICTS REGARDING ARCHITECTURAL DRAWINGS OR SPECIFICATIONS ARE TO BE IN WRITING AND DIRECTED TO RICH MARKUS AT RICH MARKUS ARCHITECTS
5. 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.
6. 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.
7. 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.
8. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD.
9. 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.
10. SUB-CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
11. ALL PERMITS, INSPECTIONS AND FEES ARE TO BE OBTAINED, SECURED AND PAID FOR BY THE SUB-
12. 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 SUBSTITUTION 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.
13. 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.
14. AT COMPLETION OF THE WORK, THE SUB-CONTRACTOR SHALL ENSURE ALL SURFACES ARE CLEAN AND UNMARKED, AND THAT ALL SYSTEMS ARE OPERATING PROPERLY.
15. SUB-CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY HIM OR HIS PERSONNEL DURING
16. SUB-CONTRACTOR SHALL CLEAN ALL WINDOWS AT THE COMPLETION OF CONSTRUCTION. WINDOWS AT THE COMPLETION OF CONSTRUCTION.
17. SUB-CONTRACTOR SHALL ENSURE THAT ALL PAINT HAS BEEN REMOVED FROM ALL WINDOW SURFACES PRIOR TO DELIVERY OF THE SPACE.
18. 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.
19. HVAC SUB-CONTRACTOR TO CLEAN AND CHECK EXISTING HVAC SYSTEM AND REPORT TO ARCHITECT ANY PROBLEMS OR REPAIRS REQUIRED.
20. 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.
21. ALL SYSTEMS AND EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FREE LABOR AND MATERIALS.

















DEMOLITION NOTES

1. 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

AA	ABOVE FINISH FLOOR	MAT	MATERIAL
AF	ALL AROUND	MAX	MAXIMUM
AC	ACOUSTICAL	MC	MILLWORK CONTRACTOR
AD	ADJUSTABLE	MD	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BO	BONDED	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
CL	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 PLANK
DTL	DETAIL	RO	ROUND
DWG	DRAWING	RO	POUR OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SM	SIMILAR
EQ	EQUAL	SH	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXT.	EXISTING	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FIX	FIXTURE	TEL	TELEPHONE
FRT	FLOOR	TY	TYPICAL
FLOR	FLOORING	TIME	TO MATCH EXISTING
FLU	FLUORESCENT	UN	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCM	VERTICAL COMPOSITION TIE
GL	GLAZING	VERT	VERTICAL
GYP	GYPSUM	VENEER	VENEER
GWB	Gypsum BOARD	VF	VEHICLE FIELD
HARDW	HARDWARE	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W/	WITH

SYMBOLS

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

INDEX

ARCHITECTURAL

A000-COVER SHEET
A100-EXISTING & PROPOSED PLANS
A200-PROPOSED LIGHTING PLAN

STRUCTURAL

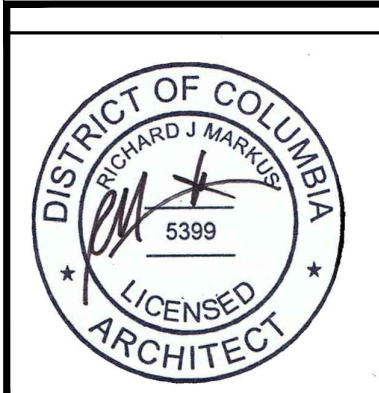
S0010-COVER SHEET
S0011-UNDERPINNING NOTES
S0012-UNDERPINNING PLAN, SECTIONS & DETAILS

RICH MARKUS ARCHITECTS
2601 P STREET NW, 2ND FLR
WASHINGTON DC 20007
202.333.2733 V 202.333.2779 FAX

3132 O St NW,
Washington, DC 20007

COVER

REVISIONS



SCALE

03-18-25

ISSUE

A000
Board of Zoning Adjustment
District of Columbia
DRAWING NUMBER
CASE NO.21350
EXHIBIT NO.6

GENERAL NOTES

1. PROVIDE NEW THRESHOLD/TRANSITION STRIP WHERE NEW FLOOR MEETS EXISTING FLOOR. VERIFY FIELD CONDITION. TRANSITION STRIP TO MEET ADA REQUIREMENTS.

2. PROVIDE SCHLUTER STRIP TO ALLOW SMOOTH TRANSITION BETWEEN TWO FLOOR MATERIALS. VERIFY STRIP TYPE WITH ARCHITECT

DOOR SCHEDULE

NO.	LOCATION	DOOR					JAMB		REMARKS
		WIDTH	HEIGHT	THK	MAT'L	FINISH	MAT'L	FINISH	
D-01	EXISTING ENTRANCE	2'-6"	7'-0"	1 3/4"	MT	PTD.	H.M	PTD.	LOCK SET TO BE COORDINATED WITH THE OWNER.
D-02	BATHROOMS/LAUNDRY SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK
D-03	CLOSET- SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	DUMMY TRIM
D-04	STUDIO- SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK

2'-6"

VIF

7'-0"

D1

EXISTING ENTRANCE
DOOR 1 HR RATED

VARIES

7'-0"

3'-4"

D2

BATHROOM/LAUNDRY
WOOD DOOR

VARIES

7'-0"

3'-4"

D3

CLOSET
WOOD DOOR

VARIES

7'-0"

3'-4"

D4

45 MIN RATED
WOOD DOOR

NOTE:

ALL HARDWARE TO BE ADA APPROVED LEVER TYPE, DOOR PULLS TO BE SCHLAGE ADA. ALL HARDWARE AND HINGES TO HAVE BRUSHED NICKEL, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL PAINT COLOR AND FINISHES WITH ARCHITECT BEFORE PLACING ORDER. LOCKSETS TO BE COORDINATED WITH TENANT.

3

DOOR SCHEDULE

NTS

1 HR RATED FLOOR SYSTEM ON 3/4" T&G PLYWOOD
SUBFLOOR ON 1 1/2" TJI SERIES 360'S @ 16" O.C.
WITH TYPE 'C' GYP BD. TYPICAL FOR ALL FLOORS

MINERAL WOOL
SOUND INSULATION

1 HR RATED CEILING FLOOR
UL DESIGN #L519

C1

HEAD

4 1/2"

FINISH CEILING
CONT. SEALANT, TYP
AT EA. SIDE, TOP
AND BOTTOM

1/2" GYP BD ON
BOTH SIDES

2 X 4'S @ 16" O.C.

BASE

BASE, REF. FINISH
SCHEDULE

FINISH FLOOR, REF.
FINISH SCHEDULE

P1

TYP. INTERIOR
PARTITION

5/8" GYP BD TYPE 'C'
ON BOTH SIDES

2 X 4'S @ 16" O.C., U.O.N.

MINERAL WOOL INSULATION

WOOD BASE AND
HARDWOOD FLOOR

1 HR RATED WALL
UL DESIGN # U305

P2

TYP. INTERIOR
PARTITION

4

NEW PARTITION DETAILS

NTS

1

EXISTING BASEMENT

1/4" = 1'-0"

2

PROPOSED BASEMENT

1/4" = 1'-0"

DEMOLITION

NEW

EXISTING TO REMAIN

NOT IN CONTRACT (N.I.C.)

N

2' 4' 6' 8'

SCALE: 1/4" = 1'-0"

RICH MARKUS ARCHITECTS

2601 P STREET NW, 2ND FLR

WASHINGTON DC 20007

202.333.2733 V 202.333.2779 FAX

3132 O St NW,

Washington, DC 20007

BASEMENT LEVEL

& DOOR SCHEDULE

REVISIONS

DISTRICT OF COLUMBIA

RICHARD J. MARKUS

5399

LICENSED ARCHITECT

AS SHOWN

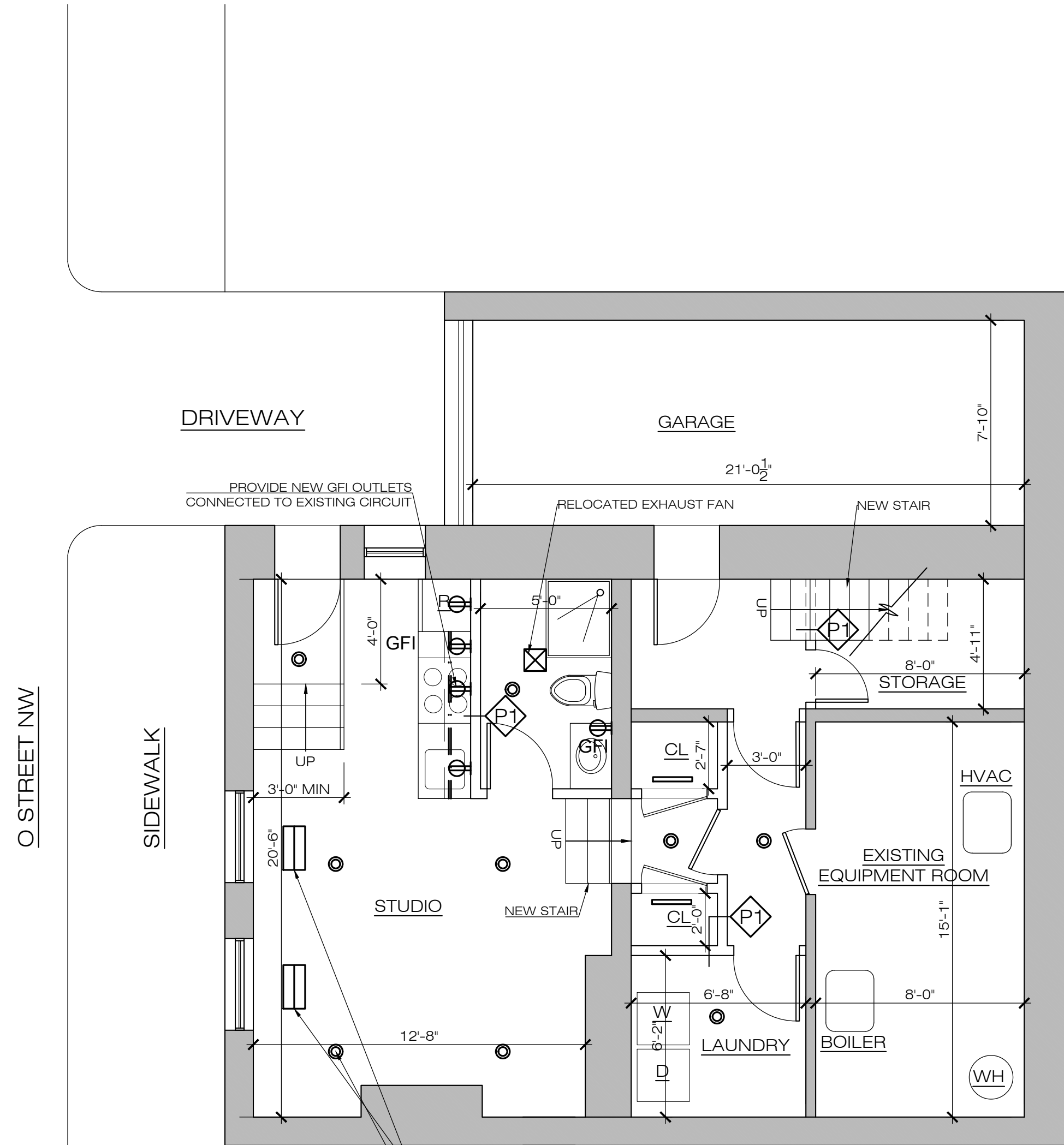
SCALE

03-18-25

ISSUE

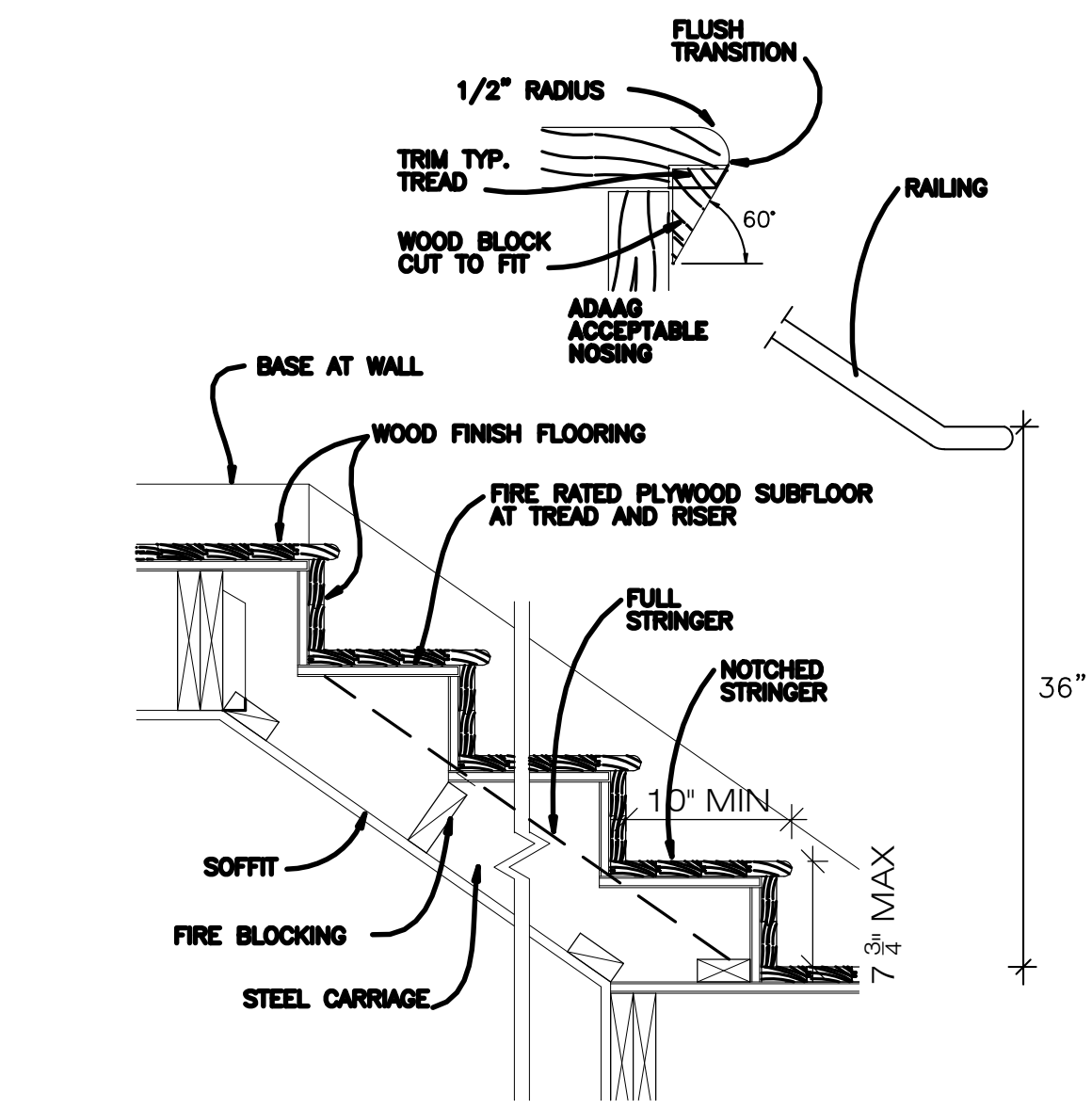
A100

DRAWING NUMBER

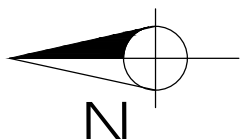


1 PROPOSED LIGHTING PLAN
1/4" = 1'-0"


LIGHTING SCHEDULE			
●	LED DOWNLIGHTS	▬	FLUORESCENT
● MR	LED DOWNLIGHTS / MOISTURE RESISTANT	▬▬	CABINET LIGHTING
⊖	ELECTRIC OUTLET		




2 STAIR DETAIL
NTS
Copyright 2000
Architectural GRAPHIC Standards CD-ROM
John Wiley & Sons, Inc. New York, NY




N




SCALE: 1/4" = 1'-0"




DEMOLITION



NEW



EXISTING TO REMAIN



NOT IN CONTRACT (N.I.C.)

RICH MARKUS ARCHITECTS

2601 P STREET NW, 2ND FLR

WASHINGTON DC 20007

202.333.2733 V 202.333.2779 FAX

3132 O St NW,


Washington, DC 20007

PROPOSED

LIGHTING PLAN

& STAIR DETAIL

REVISIONS



DISTRICT OF COLUMBIA
RICHARD J. MANNING
5399
LICENSED ARCHITECT

AS SHOWN

SCALE

03-18-25

ISSUE

A200

DRAWING NUMBER