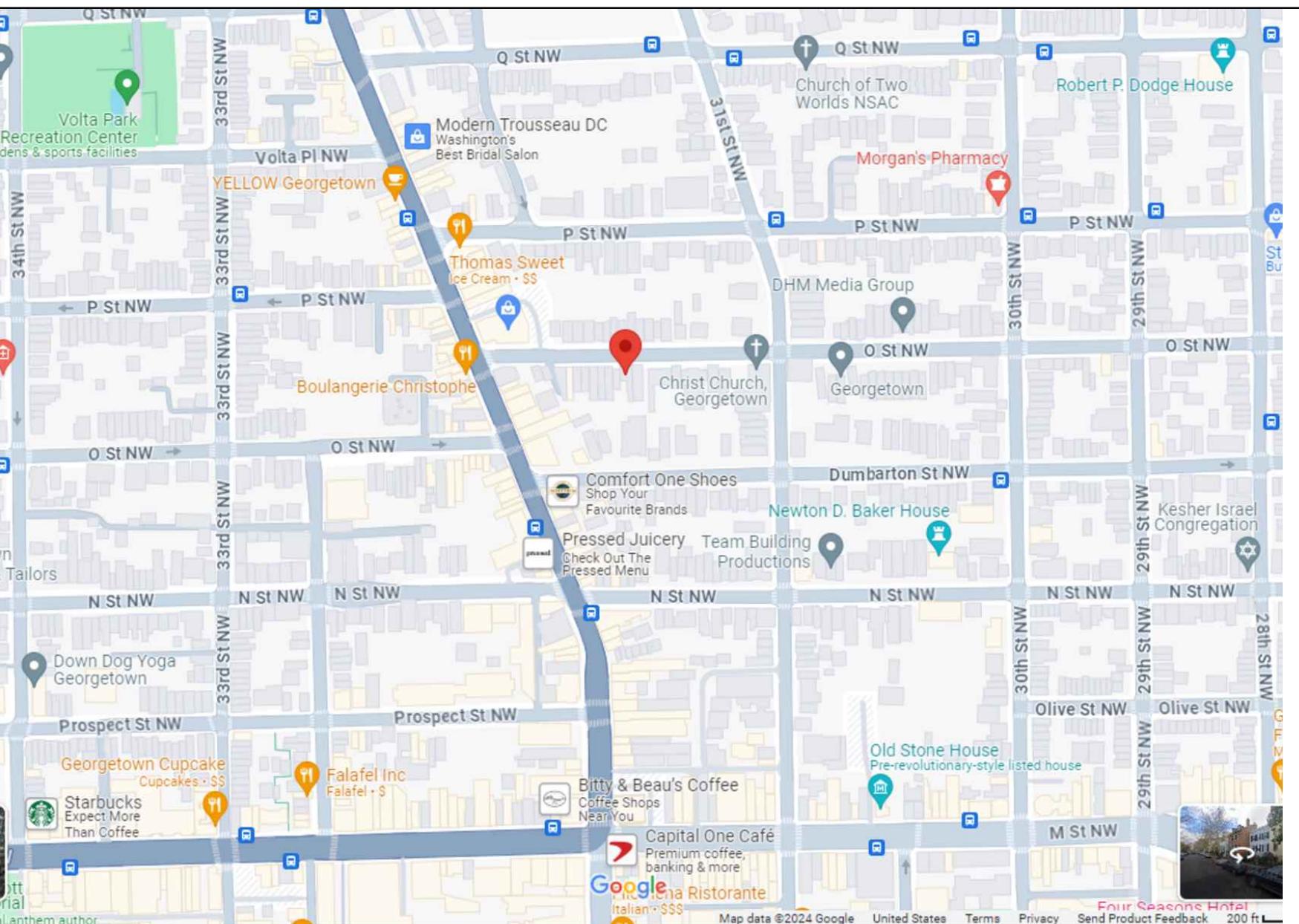


3132 O St NW, WASHINGTON, DC 20007

SQUARE:1243

LOT:0071

LOCATION



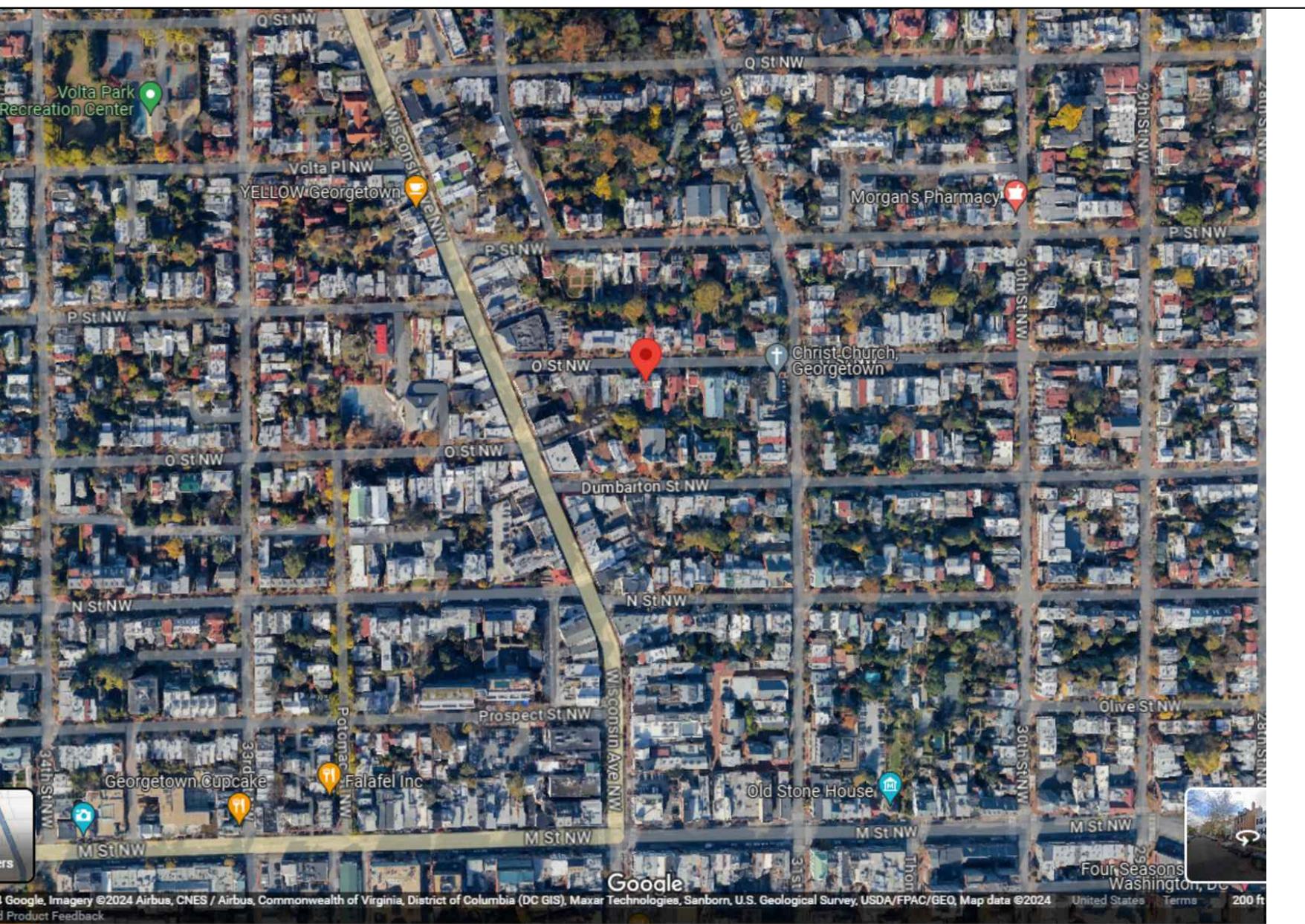
SCOPE OF WORK:

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 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.
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-CONTRACTOR'S 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-CONTRACTOR.

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 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.
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 CONSTRUCTION.
16. SUB-CONTRACTOR SHALL CLEAN ALL 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

AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
AC	ACRYLIC 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	MLDG	MOLDING
BS	BOTH SIDES	MTO	MOUNTED
<	LOWER LINE	MTD	MOUNTED
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CONT	CONTINUOUS	PLYWD	PLYWOOD
DIA	DIA	PL	PLATE
DIM	DIMENSION	POL	POLISHED
DN	DOWN	PT	POINTED
DOUG	DOUGLAS	RCP	REFLECTED CEILING PLAN
DR	DOOR	RND	ROUND
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SC	SOLID CORE
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION	SHT	SHEET
EQ	EQUAL	STND	STAINED
EQUIP	EQUIPMENT	STL	STEEL
EXIST.	EXISTING	STOR	STORAGE
FF	FLOOR	TEL	TELEPHONE
FIXT	FIXTURE	TYP	TYPICAL
FLR	FLOOR	TME	TO MATCH EXISTING
FLUOR	FLUORESCENT	UN	UNLESS OTHERWISE NOTED
GFI	GROUND FAULT INTERRUPTER	VCT	VISUAL COMPOSITION TILE
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GL	GLAZING	VEN	VENeer
GYP	GYPSUM	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	VWC	VINYL WALL COVERING
HDWR	HARDWARE	W	WITH
HM	HOLLOW METAL		

INDEX

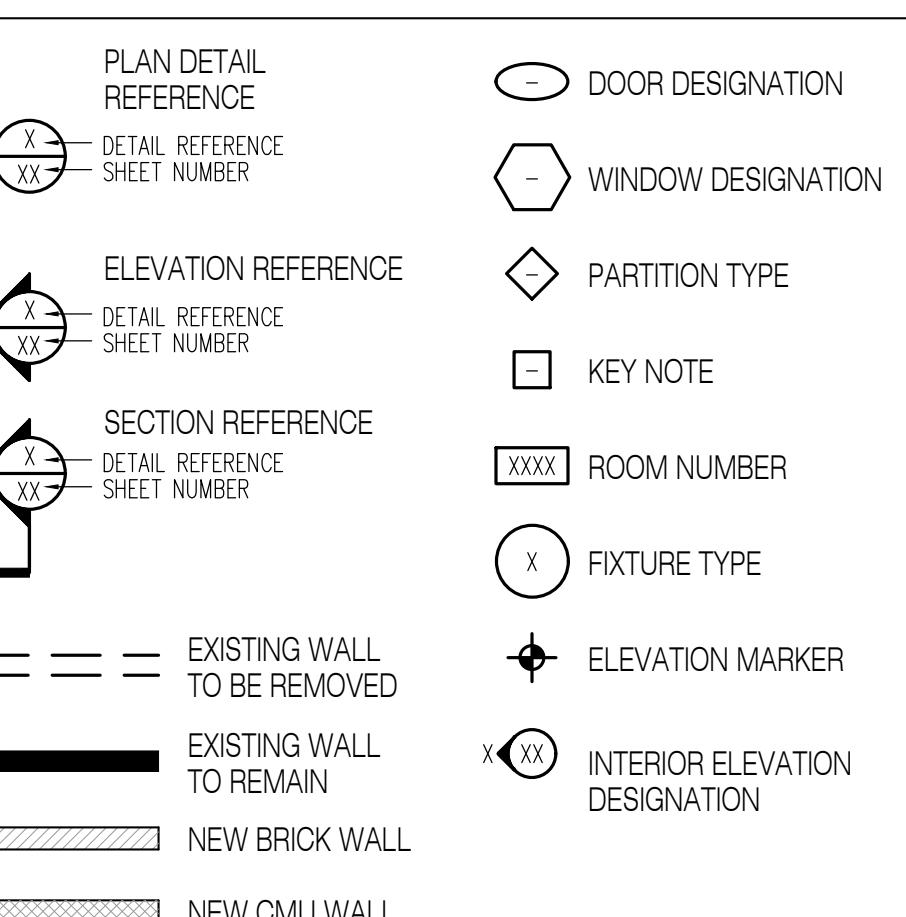
ARCHITECTURAL

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

STRUCTURAL

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

SYMBOLS

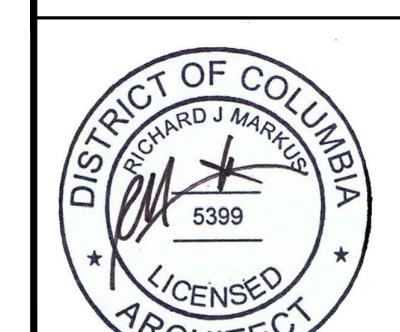


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COVER

REVISIONS



SCALE

03-18-25

A000
Board of Zoning Adjustment
DRAWING NUMBER
Exhibit No. 1

GENERAL NOTES

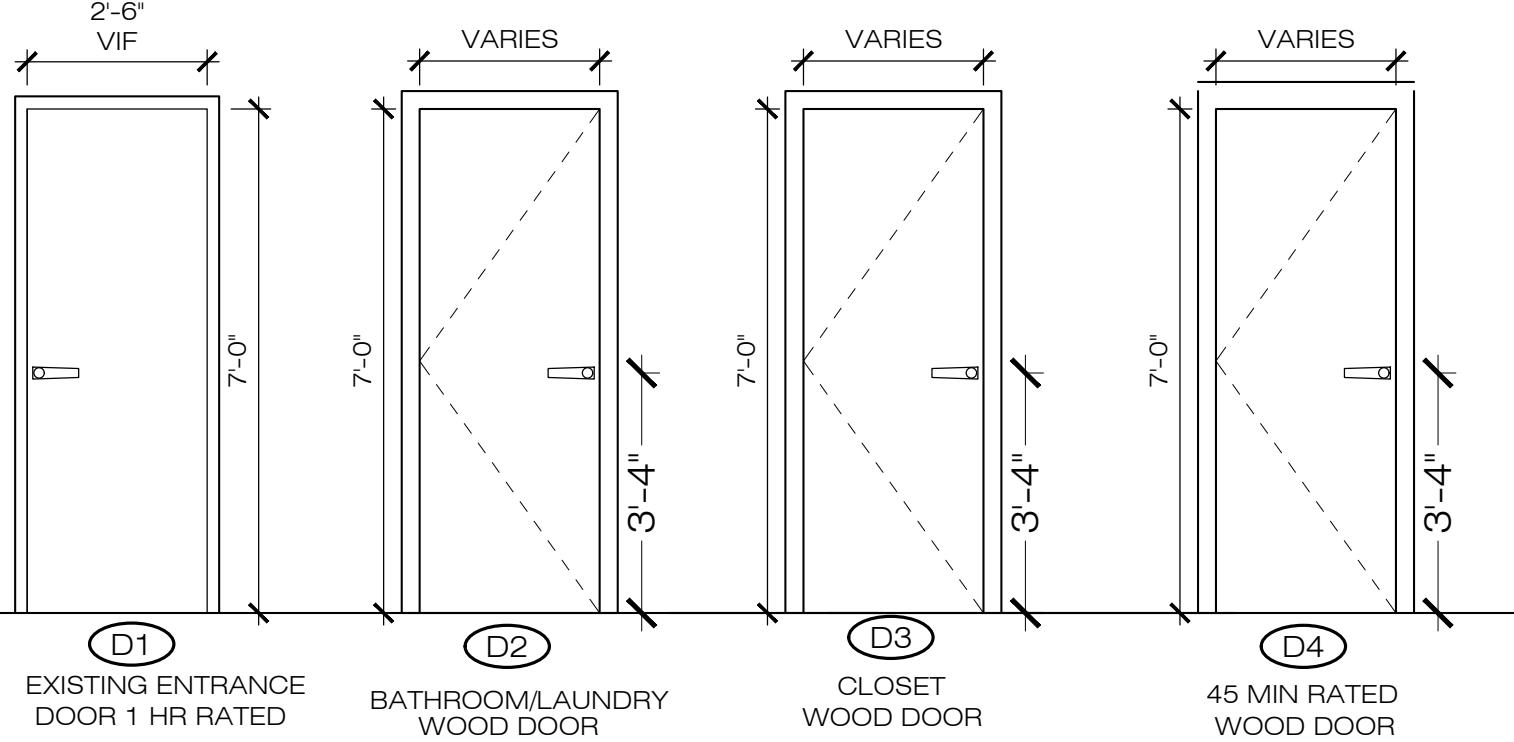
1. PROVIDE NEW THRESHOLD/TRANSITION STRIP WHERE NEW FLOOR MEETS EXISTING FLOOR. VERIFY FIELD CONDITION.

TRANSITION STRIP TO MEET ADA REQUIREMENTS.

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

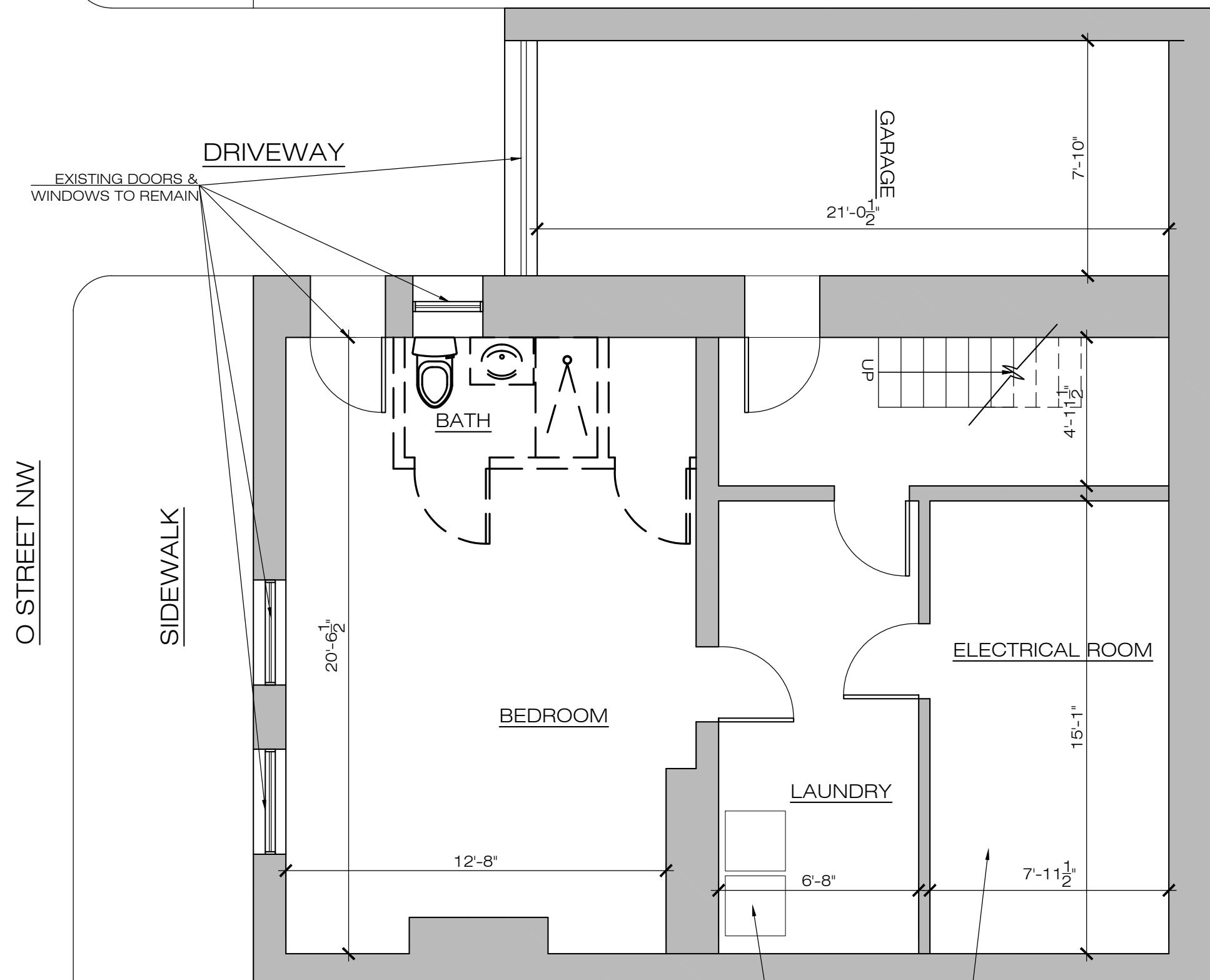
DOOR SCHEDULE

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	VARIABLES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK
D-03	CLOSET- SWING	VARIABLES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	DUMMY TRIM
D-04	STUDIO- SWING	VARIABLES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK

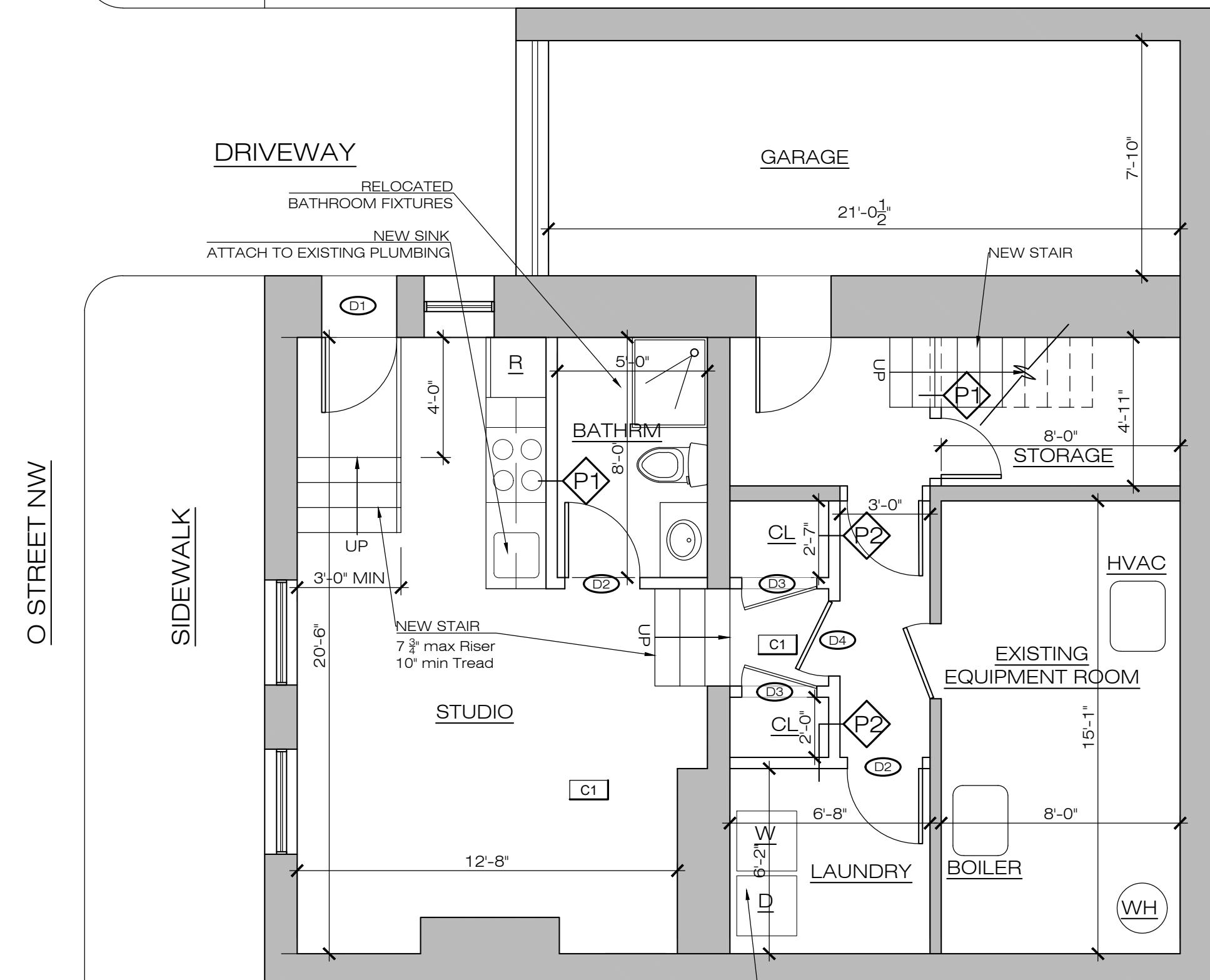


NOTE:
ALL HARDWARE TO BE ADA APPROVED LEVER TYPE, DOOR PULLS TO BE SCHLAGE ADA. ALL HARDWARE AND HINGES TO HAVE BRUSHED NICKEL, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL PAINT COLOR AND FINISHES WITH ARCHITECT BEFORE PLACING ORDER.
LOCKSETS TO BE COORDINATED WITH TENANT.

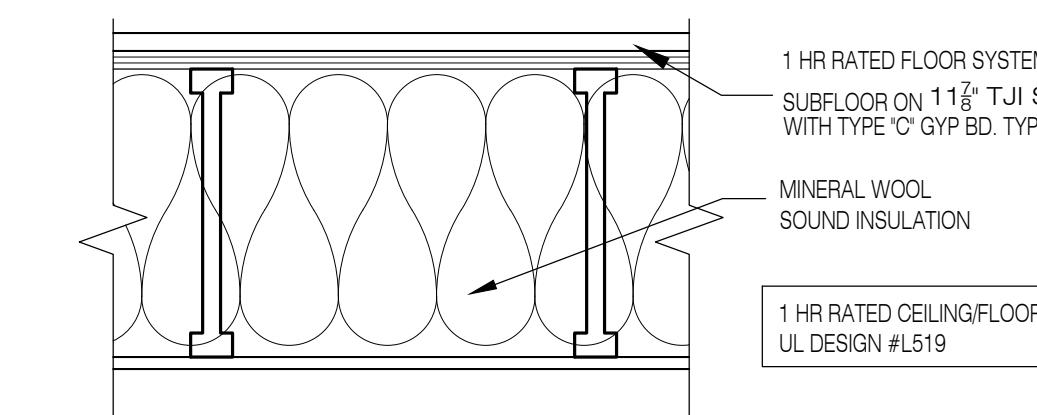
3 DOOR SCHEDULE NTS



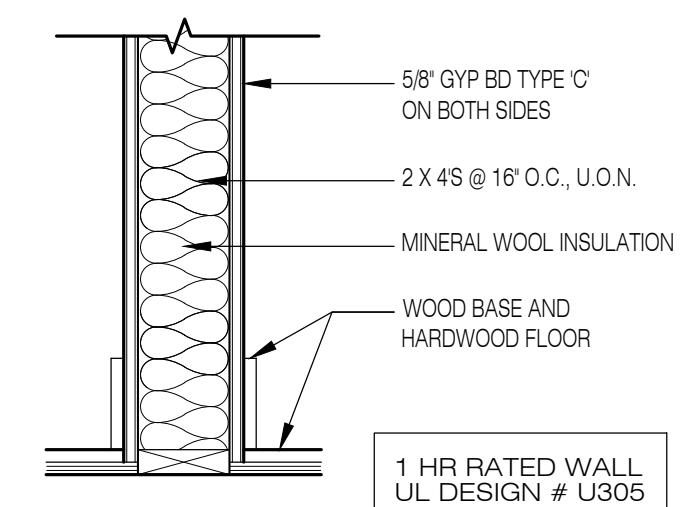
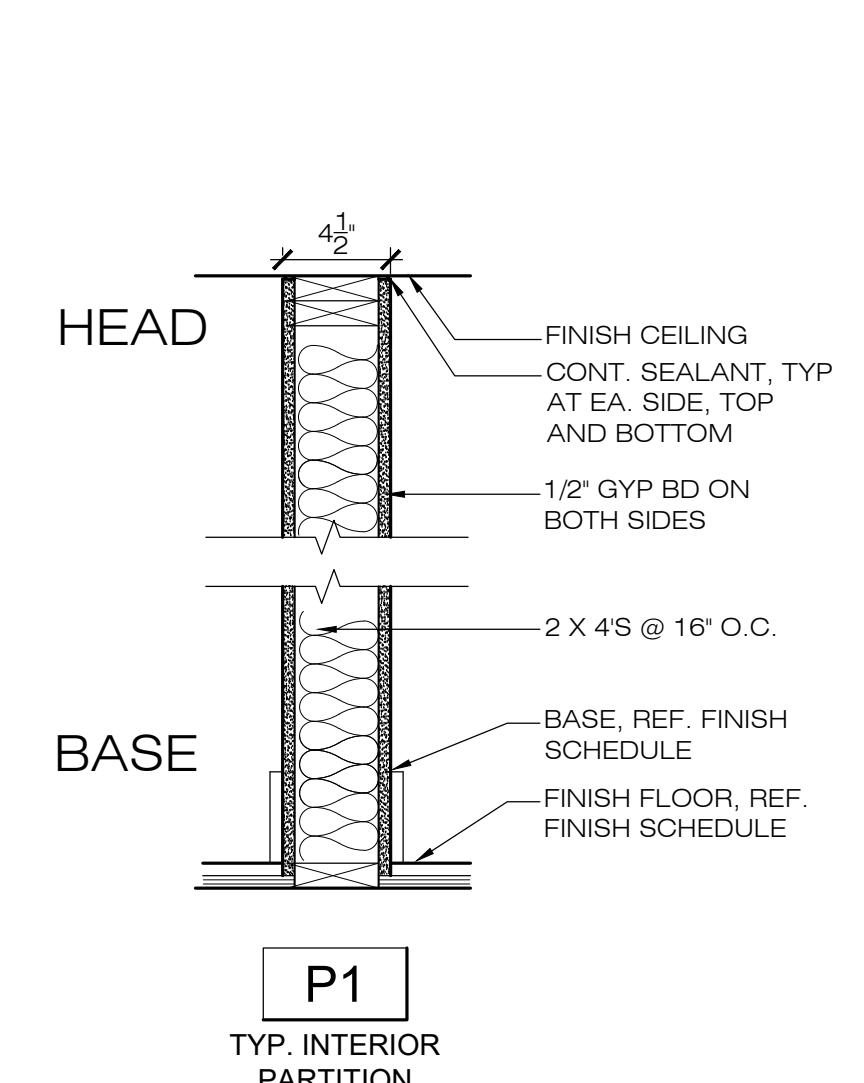
1 EXISTING BASEMENT
1/4" = 1'-0"



2 PROPOSED BASEMENT
1/4" = 1'-0"



1 HR RATED FLOOR SYSTEM ON 3/4" T&G PLYWOOD
SUBFLOOR ON 11/8" 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



1 HR RATED WALL
UL DESIGN # U305
MINERAL WOOL INSULATION
WOOD BASE AND HARDWOOD FLOOR

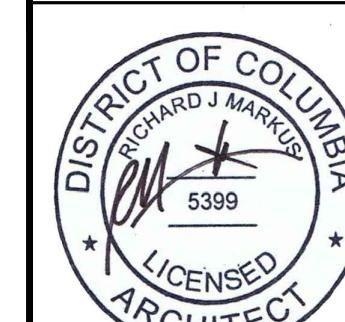
4 NEW PARTITION DETAILS NTS

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BASEMENT LEVEL
&
DOOR SCHEDULE

REVISIONS

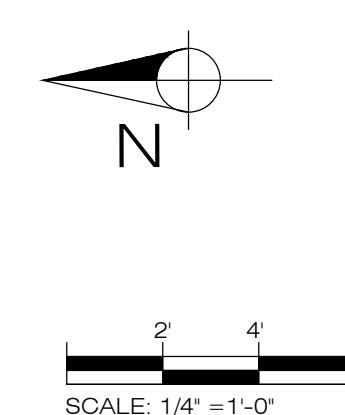


AS SHOWN
SCALE

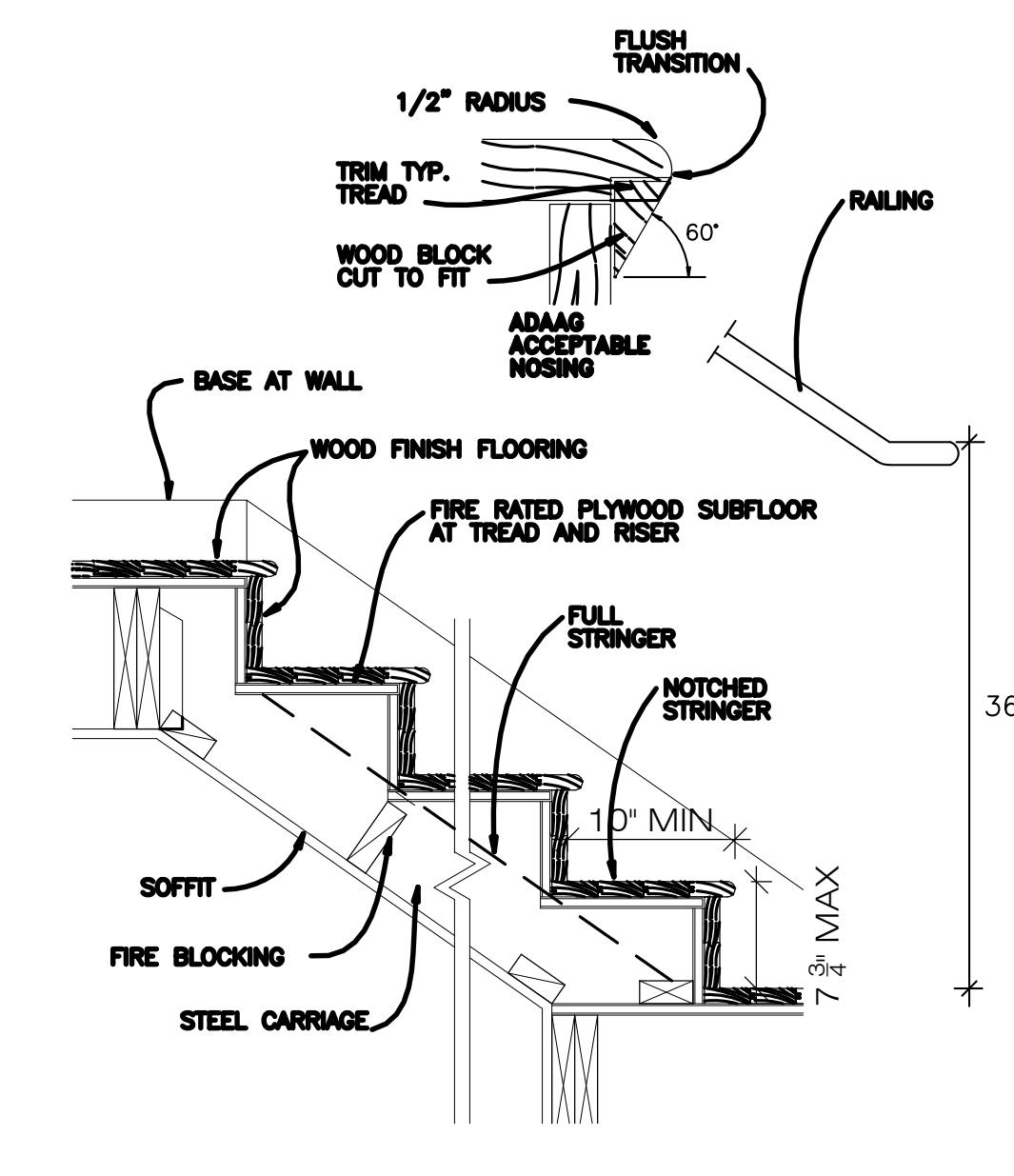
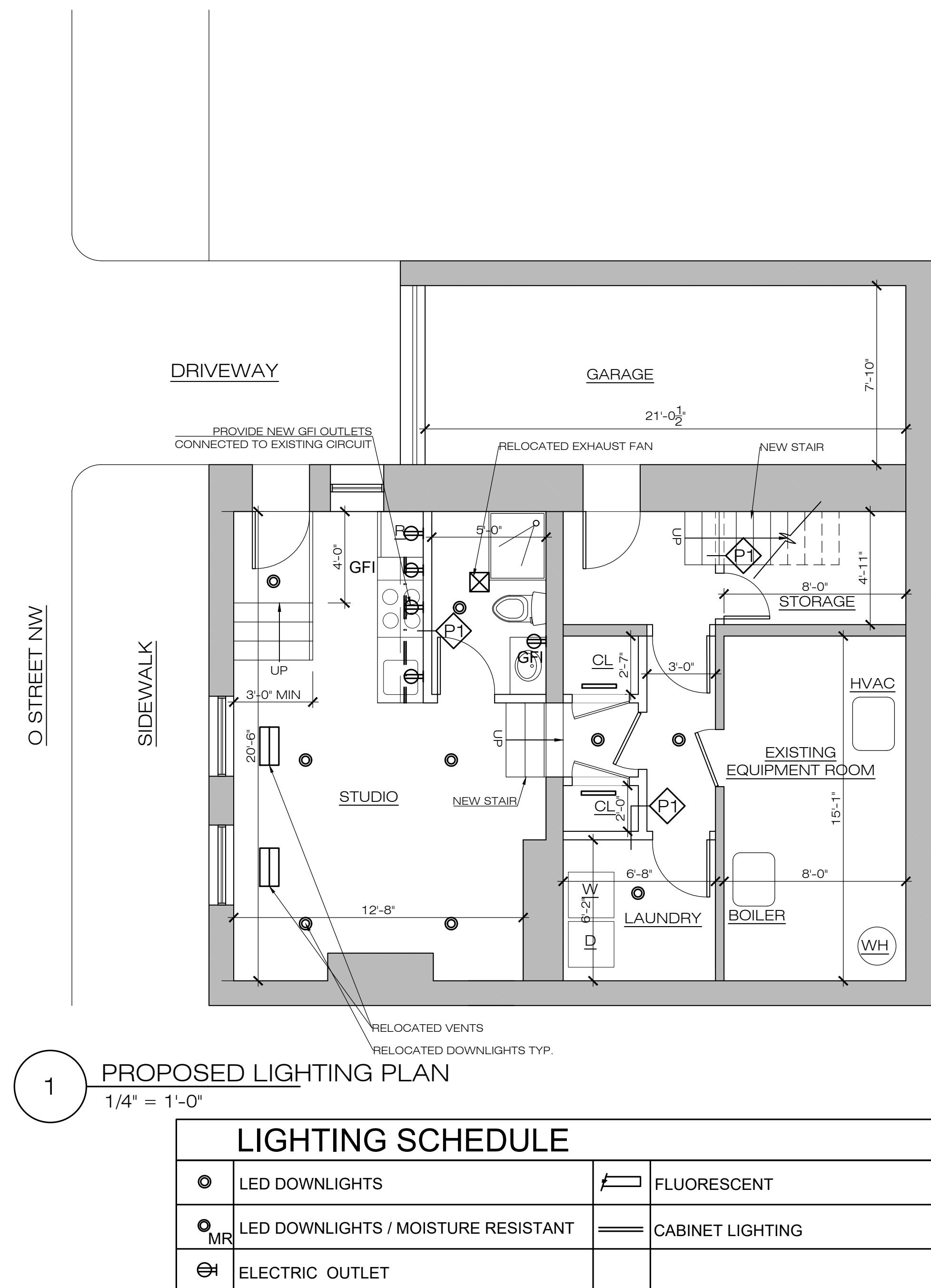
03-18-25
ISSUE

A100
DRAWING NUMBER

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



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



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PROPOSED
LIGHTING PLAN
&
STAIR DETAIL

REVISIONS



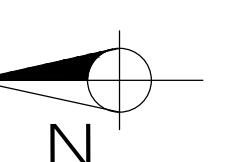
AS SHOWN

SCALE

03-18-25

ISSUE

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



2 4 6 8
SCALE: 1/4" = 1'-0"

A200
DRAWING NUMBER