

1316 VAN BUREN BZA

WASHINGTON, DC 20012

GENERAL NOTES

- THESE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE PREPARED TO BE USED EXCLUSIVELY FOR THIS PROJECT. THESE CONTRACT DOCUMENTS ARE NOT TO BE USED BY ANY ENTITY FOR THE PURPOSES OF BIDDING, PRICING, PERMITTING, AND OR CONSTRUCTION OF ANY OTHER PROJECT EXCEPT AS DELINEATED HEREIN NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION EXCEPT AS NOTED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (AFF), AS MEASURED FROM THE HIGH POINT OF THE FINISHED FLOOR. CONTRACTOR TO NOTIFY ARCHITECT WHEN DEVIATION IS GREATER THAN ALLOWED IN NOTE 7.
- FLOOR TOLERANCE: GC TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATION OVER A 1/4 INCH SLOPE IN 10 FEET TO THE ARCHITECT PRIOR TO COMMENCING WORK. ANY LEVELING REQUIRED GREATER THAN 1/4 INCH SLOPE IN 10 FEET SHALL BE THE RESPONSIBILITY OF THE GC.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED (H).
- IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCOPE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK, PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
- PATCH AND REPAIR ALL FIREPROOFING DAMAGED OR REMOVED DURING PERFORMANCE OF THE WORK. FIREPROOF NEW PENETRATIONS REQUIRED BY THE WORK.
- MAKE ALL NECESSARY PROVISIONS FOR ITEMS AS INDICATED ON THE DRAWINGS TO BE FURNISHED OR INSTALLED BY OWNER. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE PROVISIONS FOR NIC ITEMS WITH APPROPRIATE TRADES.
- GENERAL CONTRACTOR SHALL REVIEW THE BASE BUILDING CONTRACT DOCUMENTS AND SHALL COMPLY WITH ALL BASE BUILDING REQUIREMENTS AND DESIGN CRITERIA.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS.
- FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE RECEIVED PRIOR TO RELATED WORK BEING STARTED. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTOR SHALL COORDINATE AND SHOW THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
- GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE PROTECTION FOR ANY EXISTING FINISHES INCLUDING LOBBIES AND CORRIDORS OF THE BASE BUILDING. ALL WORK IS TO BE COORDINATED AND APPROVED BY BUILDING OWNER AND / OR PROPERTY MANAGER PRIOR TO COMMENCEMENT.
- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM SHOP DRAWINGS AND LAYOUTS SHALL BE SUBMITTED IMMEDIATELY AFTER AWARD OF CONTRACT, TO THE ARCHITECT AND THE DISTRICT OF COLUMBIA. NO CONSTRUCTION SHALL PROCEED UNTIL THE APPROVAL OF THESE DRAWINGS. ALL THE ABOVE TRADES ARE TO BE REVIEWED BY THE ARCHITECT.
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW AND APPROVAL OF ALL MATERIALS, METHODS, AND TRADES TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
- CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATION AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT, IN WRITING IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
- THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF INSPECTORS ON WORK RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES, AS SPECIFIED IN THE CONSTRUCTION CONTRACT, SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
- THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
- MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER SYMBOL, TO TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND

- EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
- CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
 - IN THE EVENT OF A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
 - THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN, REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY THE ARCHITECT. THIS FUNCTION OF THE ARCHITECT WILL APPLY BOTH TO CONTRACT AS INITIALLY SIGNED, AND TO THE CHANGES TO CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
 - ONLY WHERE INDICATED "EQUAL TO" OR "SUBSTITUTIONS" FOR SPECIFIED MATERIALS, OR FOR LONG LEAD TIME CONSIDERATION SHALL SUBSTITUTIONS BE CONSIDERED BY THE ARCHITECT FOR ACCEPTANCE. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDINGLY TO PROCEDURES FOR SUBSTITUTIONS.
 - EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK, AND SCHEDULE WORK, TO MINIMIZE DISTURBANCES TO ADJACENT SPACES AND/OR STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
 - ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE BUILDING CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.
 - PROVIDE CONDUIT, WIRE, OVERCURRENT PROTECTION, ETC. FOR COMPLETE ELECTRICAL DEVICE INSTALLATION AS DEFINED ON PLANS.
 - ALL PENETRATIONS THROUGH FLOOR SLABS AND FIRE RATED WALLS SHALL BE PROPERLY FIRE-STOPPED.
 - VOICE AND DATA INFRASTRUCTURE, CABLING, EQUIPMENT, AND SPECIFICATIONS SHALL BE PROVIDED BY OTHERS. ELECTRICAL CONTRACTOR TO PROVIDE AND COORDINATE RACEWAY, CABLE TRAY, JUNCTION BOX, AND POWER REQUIREMENTS. SECURITY SYSTEM INFRASTRUCTURE, CABLING, EQUIPMENT, AND SPECIFICATIONS SHALL BE PROVIDED BY OTHERS. ELECTRICAL CONTRACTOR TO PROVIDE AND COORDINATE RACEWAY, CABLE TRAY, JUNCTION BOX, AND POWER REQUIREMENTS.
 - COORDINATE WITH HVAC MANUFACTURER FOR POWER AND WIRING REQUIREMENTS.
 - DOORS TO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OR SIMILAR APPROVED [WORKING] WORDING IN CONTRASTING LETTERS NOT LESS THAN 1 INCH (25 MM) HIGH AND NOT LESS THAN 1/4 INCH (6.4 MM) IN STROKE WIDTH.
 - PREPARE ALL SURFACES TO RECEIVE SCHEDULED FINISH PER MANUFACTURERS' REQUIREMENTS AND PROJECT SPECIFICATIONS.
 - WHERE VARYING PARTITION TYPES, ADJUST LOCATION OF WALL STUDS SO THAT THE FINISH MATERIALS ON THE CONTINUOUS FACE OF THE WALL ALIGNS.
 - ALL WOOD BLOCKING, IN AREAS OF TYPE I CONSTRUCTION SHALL BE FRT LUMBER.
 - ALL STRUCTURAL ELEMENTS REQUIRED TO SUPPORT A RATED SHAFT MUST HAVE THE SAME RATING AS THE SHAFT.
 - FOR ADA GUIDELINES AND NOTES FOR ALL COMMON AREA, BATHROOMS AND SHOWER COMPARTMENTS REFER TO A002.

BUILDING INFORMATION

LOCATION:	1316 VAN BUREN ST NORTHWEST WASHINGTON, DC 20012		
ARCHITECT:	URBANLAB ARCHITECTURE 3431 13TH ST NW WASHINGTON, DC 20010 (+1) 202.286.6461 CONTACT: David den Daas		
OWNER:	MONTEZ MILLER montezmiller@gmail.com (+1) 301.404.4547 CONTACT: MONTEZ MILLER		
CODE:	International Building Code 2015 (IBC 2015), 2017 District of Columbia Building Code Existing Building Code 2015 (IEBC 2015) Fire Code 2015 (IFC 2015) Plumbing Code 2015 (IPC 2015) Mechanical Code 2015 (IMC 2015) Fuel Gas Code 2015 (IFGC 2015) Energy Code 2015 (IECC 2015), 2017 District of Columbia Energy Code Property Maintenance Code 2015 (IPMC 2015) ICC/ANSI A117.1 2009 National Electrical Code NEC 2014		
PROJECT INFORMATION:	Ward 4 Zone: R-1B		
Work Area: 00 SF			
CODE ANALYSIS:	Use Group: R-3 RESIDENTIAL Allowable height: 40'-0" and 3 Stories (above grade) Allowable area: UL		
Construction Type: VB construction type			
Table 601:			
Primary structural frame		0 hours	
Bearing walls		0 hours	
Exterior		see below	
Interior		0 hours	
Non-bearing walls Exterior		0 hours	
Non-bearing walls Interior		0 hours	
Floor construction and associated secondary members		0 hours	
Roof construction and associated secondary members		0 hours	
Covered Mall (Y/N): NO FIRE ALARM (Y/N): NO FIRE SUPPRESSION (Y/N): NO Fire suppression system: Not applicable			
SCOPE OF WORK DESCRIPTION:	The Scope of Work for this project consists solely of architectural documentation and coordination required to support a Board of Zoning Adjustment (BZA) application in Washington, DC. We are proposing to establish the use as a two-family dwelling. No work. The current zoning is R-1B, we believe the new zoning may be RF-1. We participated in a DOB Zoning PDRM under number 26-Z-PDRM-00027.		

All construction work associated with this application has already been completed, inspected, and approved. The permit numbers for this work are BP2404189 and EG2404190. There is no proposed electrical, mechanical, plumbing, or structural work under this scope. The intent of this submission is strictly to obtain zoning approval and formalize previously completed improvements, with no additional construction activity contemplated as part of this BZA permit process.

SHEET INDEX

G000	COVER SHEET
A001	SYMBOLS AND ABBS
A002	NOT USED
A003	OCCUPANCY & EGRESS PLANS
A101	FLOOR PLANS

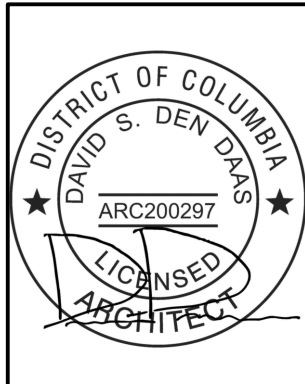
1316 VAN BUREN BZA

1316 Van Buren St NW, Washington,
DC 20012



URBANLAB ARCHITECTURE
3431 13TH ST NW
WASHINGTON, DC 20010
(+1) 202.286.6461
INFO@URBANLAB.COM

MEP ENGINEER:		
NONE		
STRUCTURAL ENGINEER:		
NONE		
CIVIL ENGINEER:		
NONE		
GENERAL CONTRACTOR:		
NONE		
DATE	VER	DESCRIPTION
03/04/26	100% CD	PERMIT SET



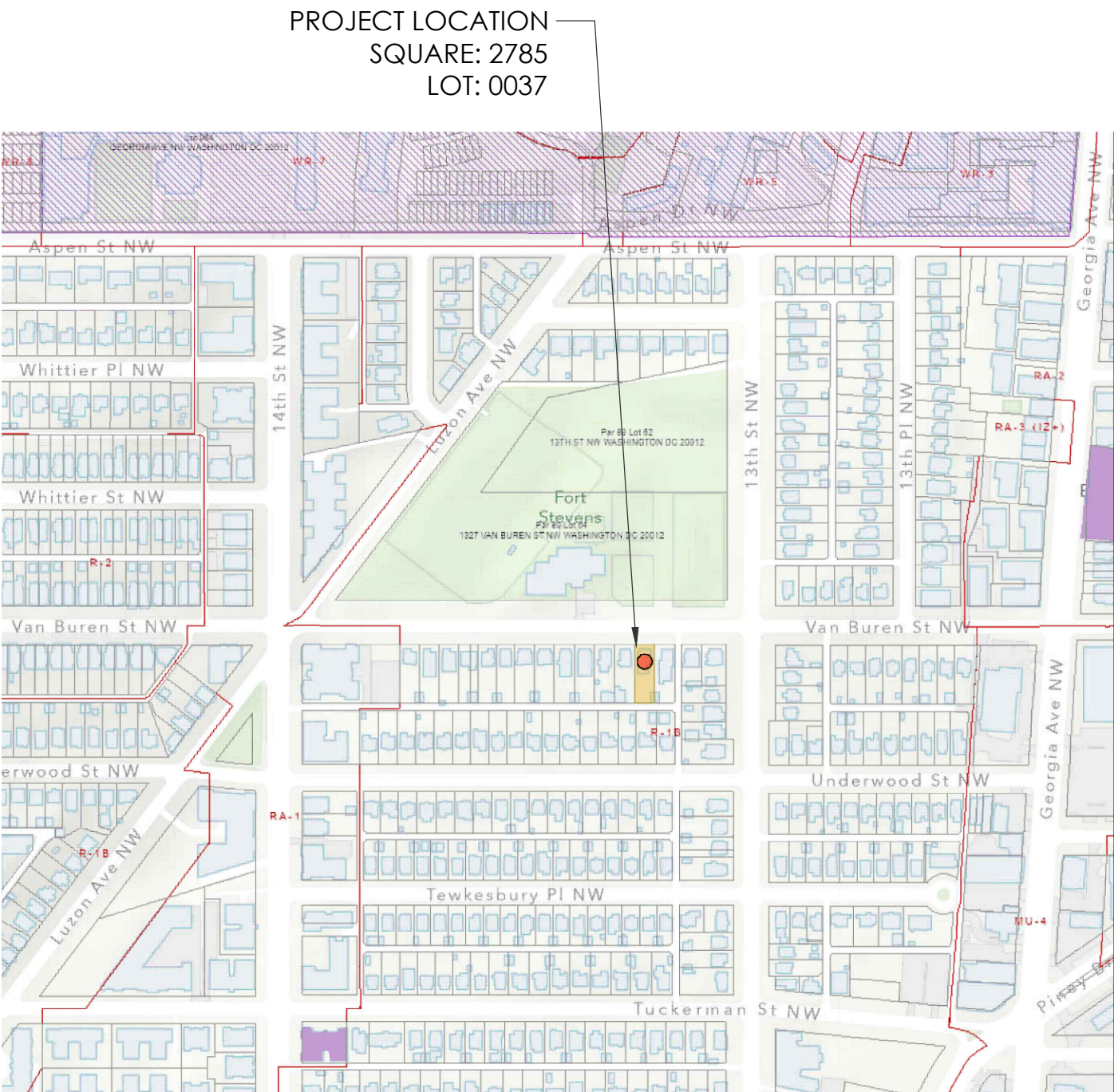
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 21987 expiration date 2026-05-29

SHEET TITLE
COVER SHEET

SHEET NO.

G000

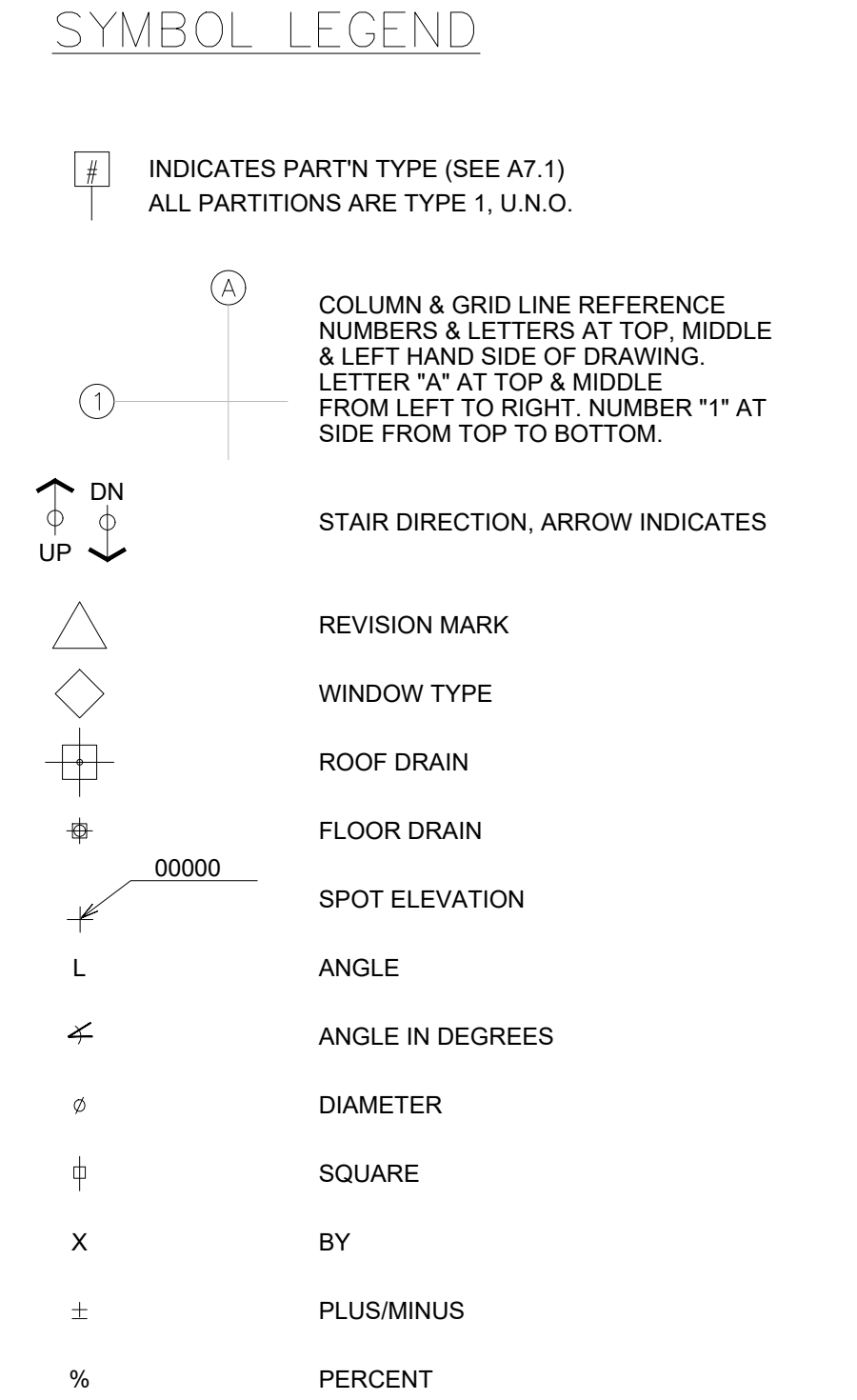
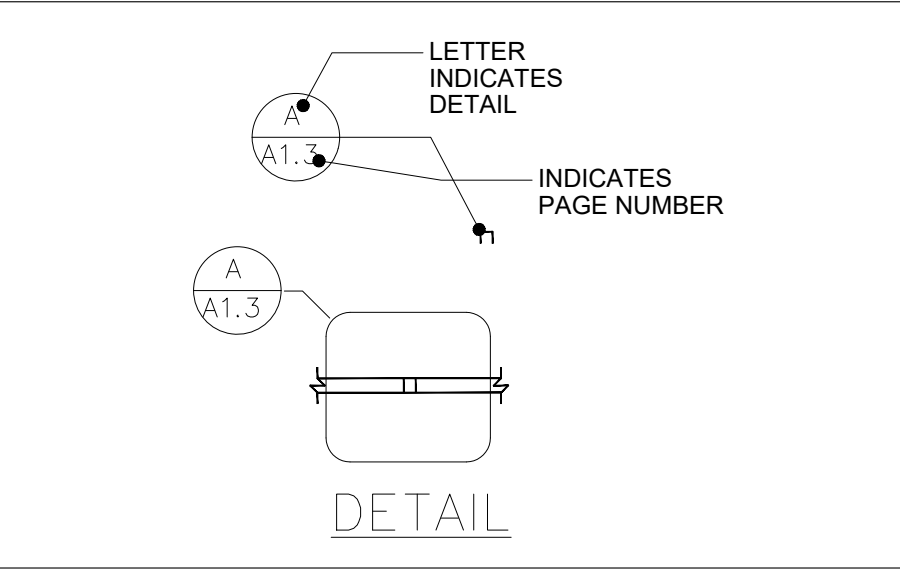
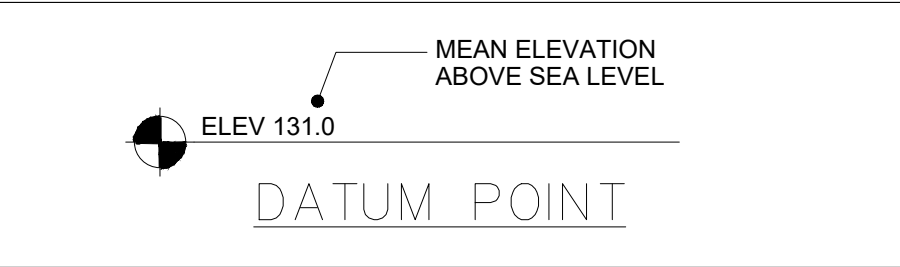
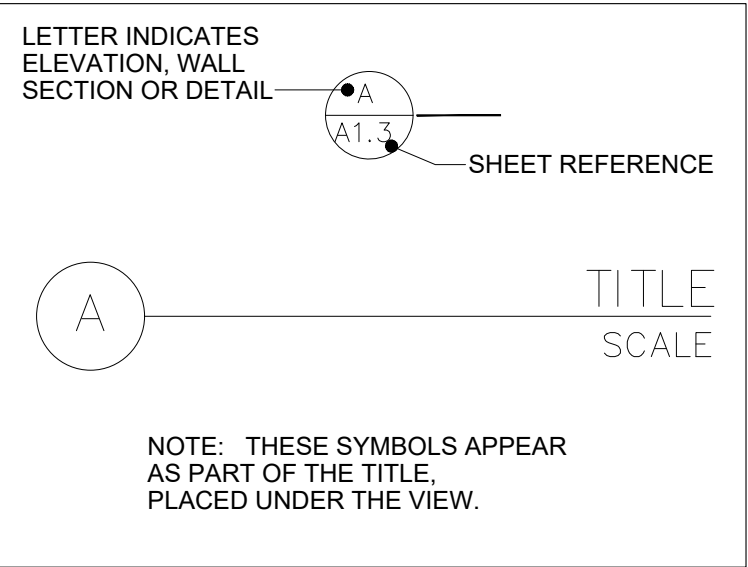
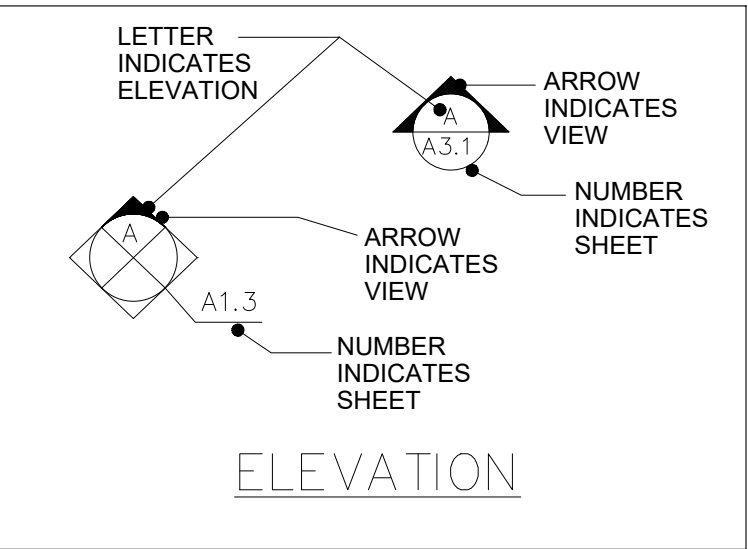
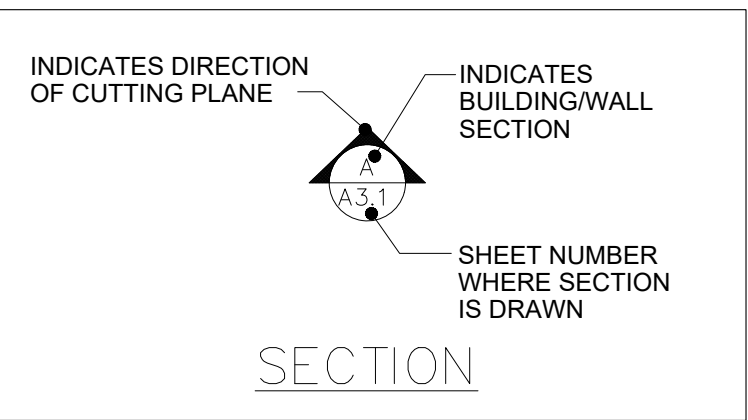
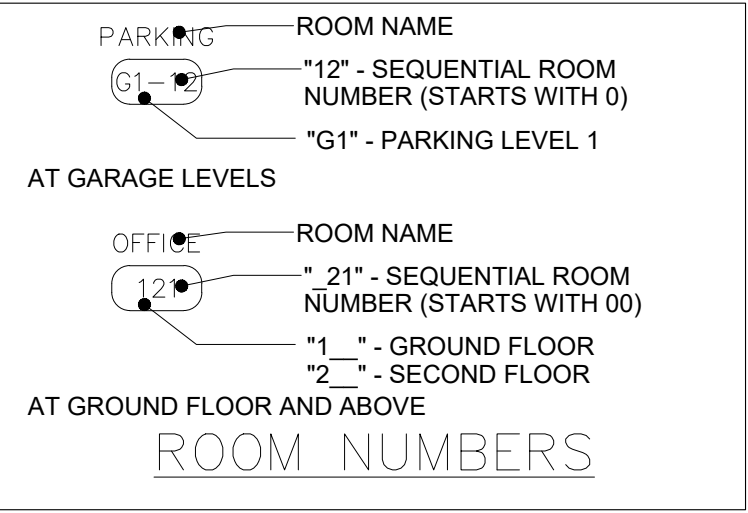
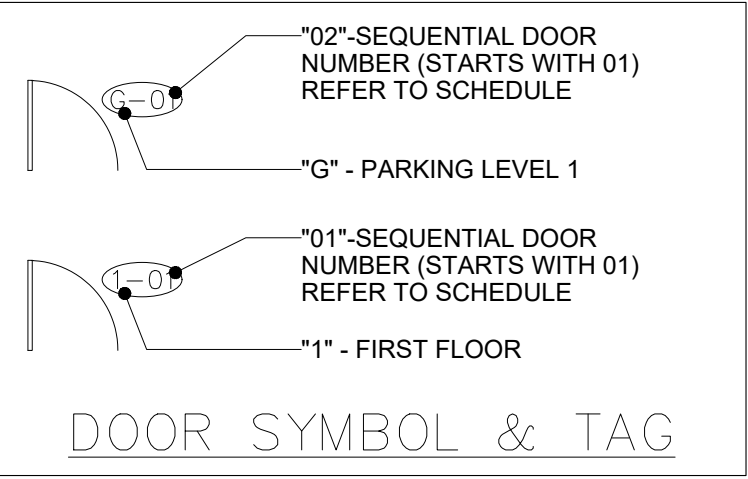
Board of Zoning Adjustment
District of Columbia
CASE NO. 21545
EXHIBIT NO. 3



ABBREVIATIONS					
ABV	- ABOVE	ENT	- ENTERING	NOM	- NOMINAL
ACI	- AMERICAN CONCRETE INSTITUTE	EP	- ELECTRICAL PANEL	NTS	- NOT TO SCALE
ACOUST	- ACOUSTIC(AL)	EQ	- EQUAL	OC	- ON CENTER
ACP	- ACOUSTICAL CEILING PANEL	EQUIP	- EQUIPMENT	OD	- OUTSIDE DIAMETER
ACT	- ACOUSTICAL CEILING TILE	EW	- EACH WAY	OFF	- OFFICE
AD	- ACCESS DOOR, AREA DRAIN	EWG	- ELECTRIC WATER COOLER	OPER	- OPERABLE
ADA	- AMERICANS WITH DISABILITIES ACT	EXH	- EXHAUST	OPH	- OPPOSITE HAND
ADJ	- ADJUSTABLE	EXIST	- EXISTING	OPNG	- OPENING
AFF	- ABOVE FINISH FLOOR	EXP	- EXPOSED	OPP	- OPPOSITE
AHU	- AIR HANDLING UNIT	EXP BLT	- EXPANSION BOLT	OZ	- OUNCES
AISC	- AMERICAN INSTITUTE OF STEEL CONSTRUCTION	EXP STR	- EXPOSED STRUCTURE	PC	- PRECAST
		EXT	- EXTERIOR	PF	- PLUMBING FIXTURE
AL	- ACOUSTIC LINED	FBO	- FURNISHED BY OWNER	PH	- PENTHOUSE
ALUM	- ALUMINUM	FBO/IBC	- FURNISHED BY OWNER/ INST. BY CONTRACTOR	PL	- PLATE
ANC	- ANCHOR	FD	- FLOOR DRAIN	PLAM	- PLASTIC LAMINATE
AP	- ACCESS PANEL	FDN	- FOUNDATION	PLBG	- PLUMBING
APC	- ARCHITECTURAL PRECAST CONCRETE	FE	- FIRE EXTINGUISHER	PM	- PRESSED METAL
APPROX	- APPROXIMATELY	FEC	- FIRE EXTINGUISHER CABINET	PNL	- PANEL
ARCH	- ARCHITECT, ARCHITECTURAL	FH	- FIRE HYDRANT	PSF	- POUNDS PER SQUARE FOOT
ASSY	- ASSEMBLY	FHA	- FAIR HOUSING ACT	PSI	- POUNDS PER SQUARE INCH
ASTM	- AMERICAN SOCIETY FOR TESTING AND MATERIALS	FHC	- FIRE HOSE CABINET	PT, PTD	- PAINT, PAINTED
		FIN	- FINISH	PVC	- POLYVINYL CHLORIDE
BC	- BASE CABINET	FIN FL	- FINISHED FLOOR	PVMT	- PAVEMENT
BLDG	- BUILDING	FL	- FLUE	QTY.	- QUANTITY
BM	- BEAM	FLR/FLRS	- FLOOR/FLOORS	R	- RADIUS, RISER
BOM	- BOTTOM OF MULLION	FRP	- FIBERGLASS REINFORCED PLASTIC	RAG	- RETURN AIR GRILLE
BOT	- BOTTOM	FRT	- FIRE-RETARDANT TREATED	R&S	- ROD & SHELF
BOW	- BOTTOM OF WALL	FT	- FEET, FOOT	RB	- RESILIENT BASE
BRK	- BREAK, BRICK	FTG	- FOOTING	RCP	- REFLECTED CEILING PLAN
BTU	- BRITISH THERMAL UNIT	FURR	- FURRING	RD	- ROOF DRAIN
CAB	- CABINET	FWC	- FABRIC WALL COVERING	REF	- REFRIGERATOR
C/C	- CENTER TO CENTER	GA	- GAGE/GAUGE	REINF	- REINFORCED, REINFORCING
CF	- CUBIC FEET	GALV	- GALVANIZED	REQ'D	- REQUIRED
CFM	- CUBIC FEET OF AIR PER MINUTE	GFRG	- GLASS FIBER REINFORCED GYPSUM	RIG	- RIGID
CH	- CHANNEL	GL	- GLASS	RM	- ROOM
CI	- CAST IRON	GR	- GRADE	RTNG	- RETAINING
CJ	- CONTROL JOINT	GWB	- GYPSUM WALL BOARD	RTU	- ROOF TOP UNIT
CL	- CENTERLINE	GYP BD	- GYPSUM BOARD	RV	- ROOF VENT
CLG	- CEILING	H/HGT	- HEIGHT	SAG	- SUPPLY AIR GRILLE
CLO	- CLOSET	H&C	- HOT & COLD	SC	- SOLID CORE
CLR	- CLEAR, CLEARANCE	HB	- HOSE BIBB	SCH/SCHED	- SCHEDULE
CM	- CROWN MOULD	HC	- HANDICAPPED ACCESSIBLE	SDL	- SIMULATED DIVIDED LITE
CMU	- CONCRETE MASONRY UNIT	HDW/HW	- HARDWARE	SECT	- SECTION
CMP	- CORRUGATED METAL PIPE	HM	- HOLLOW METAL	SFF	- STANDARD FLUSH FRAME
CO	- CASED OPENING	HORIZ	- HORIZONTAL	SHT	- SHEET
COL	- COLUMN	HND	- HAND	SIM	- SIMILAR
COMM	- COMMUNICATION	HR	- HOUR	SPEC	- SPECIFICATIONS
COMPR	- COMPRESSOR	HTG	- HEATING	SQ FT	- SQUARE FOOT
CONC	- CONCRETE	HVAC	- HEATING/VENTILATING/AIR CONDITIONING	SQ IN	- SQUARE INCH
COND	- CONDENSER, CONDENSING			SQ YD	- SQUARE YARD
CONF	- CONFERENCE	IBC	- INSTALLED BY CONTRACTOR, INTERNATIONAL BUILDING CODE	SS	- STAINLESS STEEL
CONN	- CONNECTION			ST	- STONE
CONSTR.	- CONSTRUCTION	ID	- INTERIOR DESIGNER, INSIDE DIAMETER	STD	- STANDARD
CONT	- CONTINUATION	IN	- INCH(ES)	STL	- STEEL
CPT	- CARPET	INFO	- INFORMATION	STOR	- STORAGE
CRS	- COURSE	INSUL	- INSULATION	STRUCT	- STRUCTURAL
CT	- CERAMIC TILE	INT	- INTERIOR	SYN	- SYNTHETIC
CTR	- CENTER	INV	- INVERT	T	- TREAD
CTS	- COATS	JB	- JUNCTION BOX	T&B	- TOP & BOTTOM
CTSK/CSK	- COUNTERSUNK	JT	- JOINT	T&G	- TONGUE & GROOVE
CU FT	- CUBIC FOOT	L	- LONG	TDL	- TRUE DIVIDED LITE
CY	- CUBIC YARD	LAM	- LAMINATED	TEL	- TELEPHONE
D	- DRYER	LAV	- LAVATORY	THD	- THREAD
DBL	- DOUBLE	LBS	- POUNDS	THK	- THICK
DEG	- DEGREE	LF	- LINEAL FOOT	TLT	- TOILET
DEPT	- DEPARTMENT	LG	- LONG	TOC	- TOP OF CONCRETE
DET	- DETAIL(S)	LL	- LOWER LEVEL	TOM	- TOP OF MULLION
DF	- DRINKING FOUNTAIN	LLH	- LONG LEG HORIZONTAL	TOP	- TOP OF PAVEMENT
DIA	- DIAMETER	LTG	- LIGHTING	TOS	- TOP OF STEEL
DIM	- DIMENSION	LVL	- LEVEL	TYP	- TYPICAL
DISP	- DISPENSER, DISPOSER	M/MECH	- MECHANICAL	UL	- UNDERWRITERS LABORATORY
DL	- DEAD LOAD	MAS	- MASONRY	UNO	- UNLESS NOTED OTHERWISE
DMPR	- DAMPER	MAN	- MANUAL	VB	- VINYL BASE
DN	- DOWN	MATL	- MATERIAL	VCT	- VINYL COMPOSITION TILE
DR	- DOOR	MAX	- MAXIMUM	VERT	- VERTICAL
DRN	- DRAIN	MFR/MFG	- MANUFACTURER/MANUFACTURING	VIF	- VERIFY IN FIELD
DS	- DOWNSPOUT	MEP	- MECHANICAL/ELECTRICAL/PLUMBING	VLT	- VAULT, VAULTED
DU	- DWELLING UNIT	MW	- MICROWAVE	VWC	- VINYL WALL COVERING
DW	- DISHWASHER	MIN	- MINIMUM, MINUTE	W	- WASHER
DWG	- DRAWING	MJ	- MECHANICAL JOINT	WI	- WITH
DWL	- DOWEL	MO	- MASONRY OPENING	WB	- WOOD BASE
EA	- EACH	MRGWB	- MOISTURE RESISTANT GYPSUM WALLBOARD	WC	- WALL CABINET, WALL COVERING
EF	- EXHAUST FAN, EACH FACE			WD	- WOOD
EG	- EXHAUST GRILLE	MT	- MARBLE THRESHOLD	WD	- WASHER/DRYER
EJ	- EXPANSION JOINT	MTD	- MOUNTED	WF	- WIDE FLANGE
EL	- ELEVATION	MTL	- METAL	WGL	- WIRED GLASS
ELEC	- ELECTRICAL	MWP	- METAL WALL PANEL	WH	- WATER HEATER
ELEV	- ELEVATOR	N/A	- NOT APPLICABLE	WM	- WOOD MOULD
EMER	- EMERGENCY	NIC	- NOT IN CONTRACT	WP	- WATERPROOF, WORK POINT
		NO, #	- NUMBER	WWF	- WELDED WIRE FABRIC

MATERIAL INDICATION

	EARTH
	GRAVEL, STONE
	CRUSHED STONE
	COMPACTED FILL, EARTH
	CONCRETE
	PRECAST CONCRETE
	CONCRETE MASONRY UNIT
	BRICK
	MARBLE
	GRANITE
	SAND, GROUT, MORTAR, PLASTER
	SHIM
	WOOD BLOCKING
	FINISHED WOOD
	PLYWOOD
	RIGID INSULATION
	BATT INSULATION
	CEMENT TILE, QUARRY TILE
	CERAMIC TILE (SECTION)
	STEEL
	ALUMINUM
	ACOUSTIC TILE
	GYPSUM WALLBOARD
	GLASS
	CAULKING, SEALANT



1316 VAN BUREN BZA

1316 Van Buren St NW, Washington, DC 20012



URBANLAB ARCHITECTURE
3431 13TH ST NW
WASHINGTON, DC 20010
(+1) 202.286.6461
INFO@URBANLAB.COM

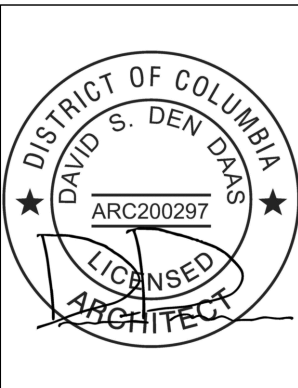
MEP ENGINEER:
NONE

STRUCTURAL ENGINEER:
NONE

CIVIL ENGINEER:
NONE

GENERAL CONTRACTOR:
NONE

DATE	VER	DESCRIPTION
03/04/26	100% CD	PERMIT SET



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 21987 expiration date 2026-05-29

SHEET TITLE

ABBS & SYMBOLS

SHEET NO.

A001

1316 VAN BUREN BZA

1316 Van Buren St NW, Washington,
DC 20012



URBANLAB ARCHITECTURE
3431 13TH ST NW
WASHINGTON, DC 20010
(+1) 202.286.6461
INFO@URBANLAB.COM

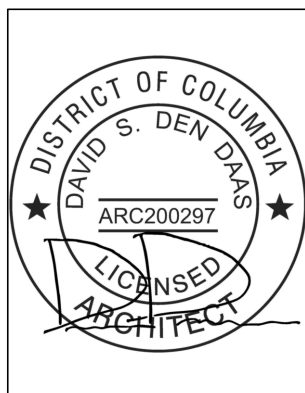
MEP ENGINEER:
NONE

STRUCTURAL ENGINEER:
NONE

CIVIL ENGINEER:
NONE

GENERAL CONTRACTOR:
NONE

DATE	VER	DESCRIPTION
03/04/26	100% CD	PERMIT SET

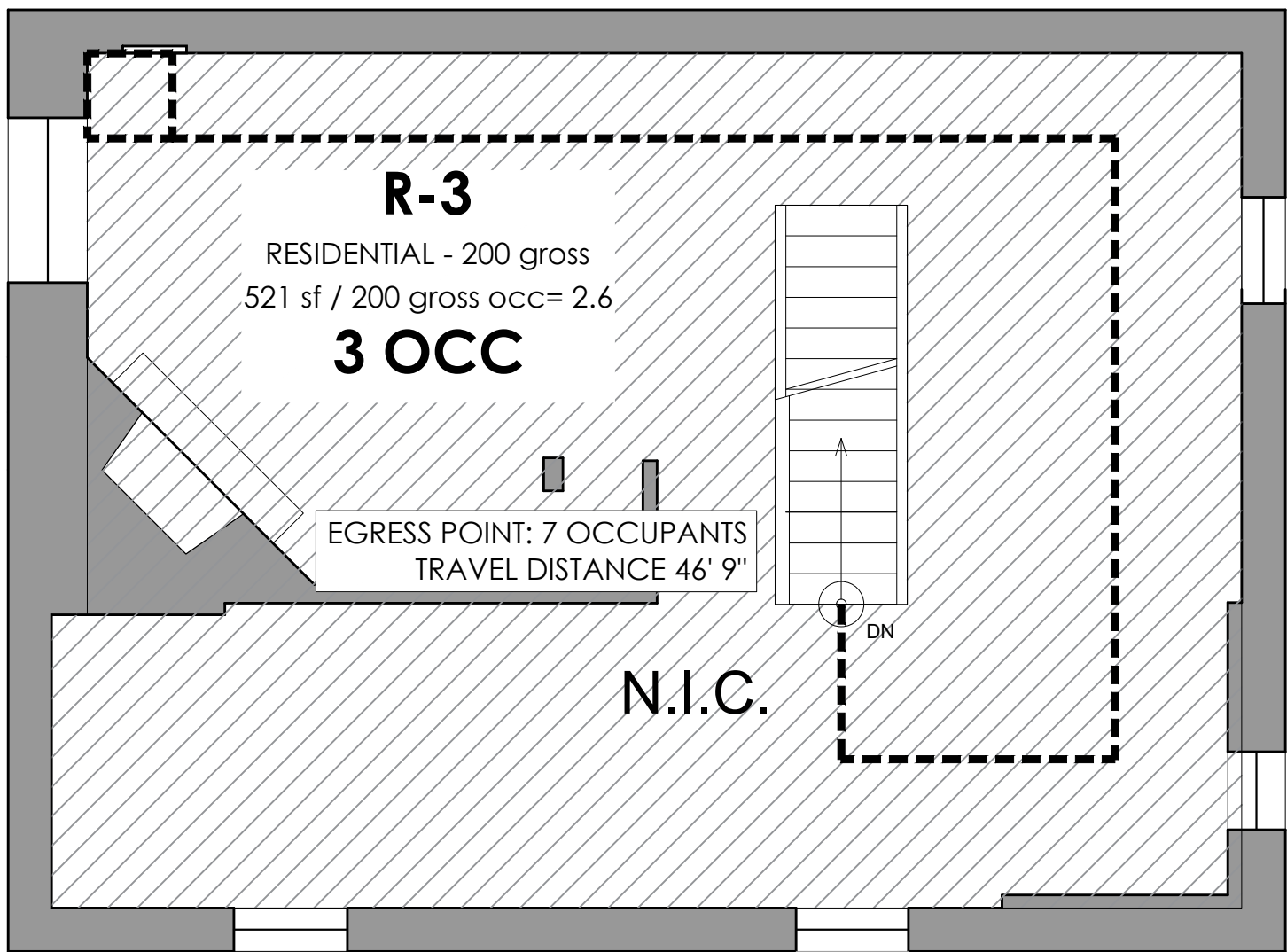


I certify that these documents were prepared or approved by me, and that I am
a duly licensed architect under the laws of the state of Maryland, license
number 21987 expiration date 2026-05-29

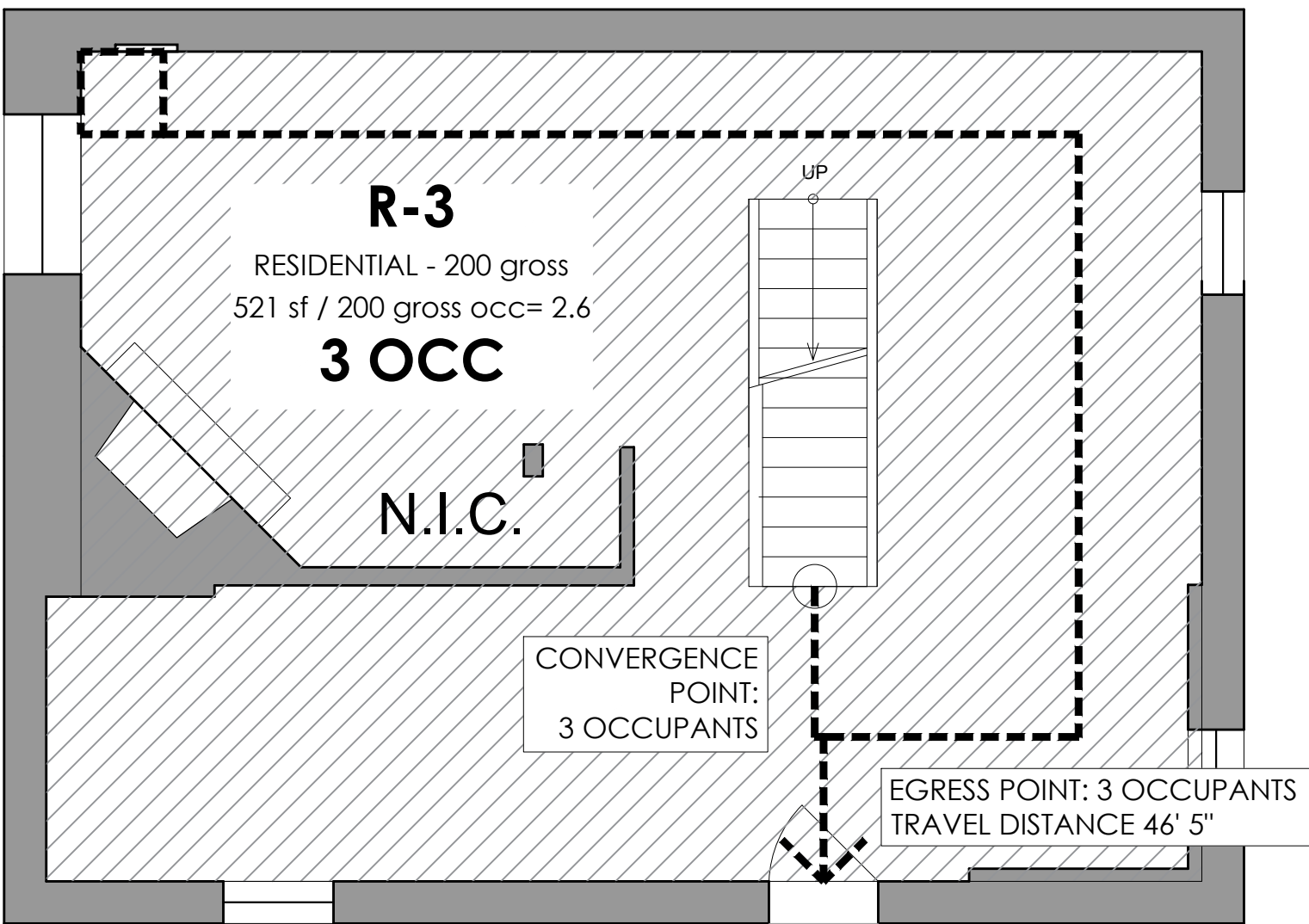
SHEET TITLE
OCCUPANCY & EGRESS
PLANS

SHEET NO.

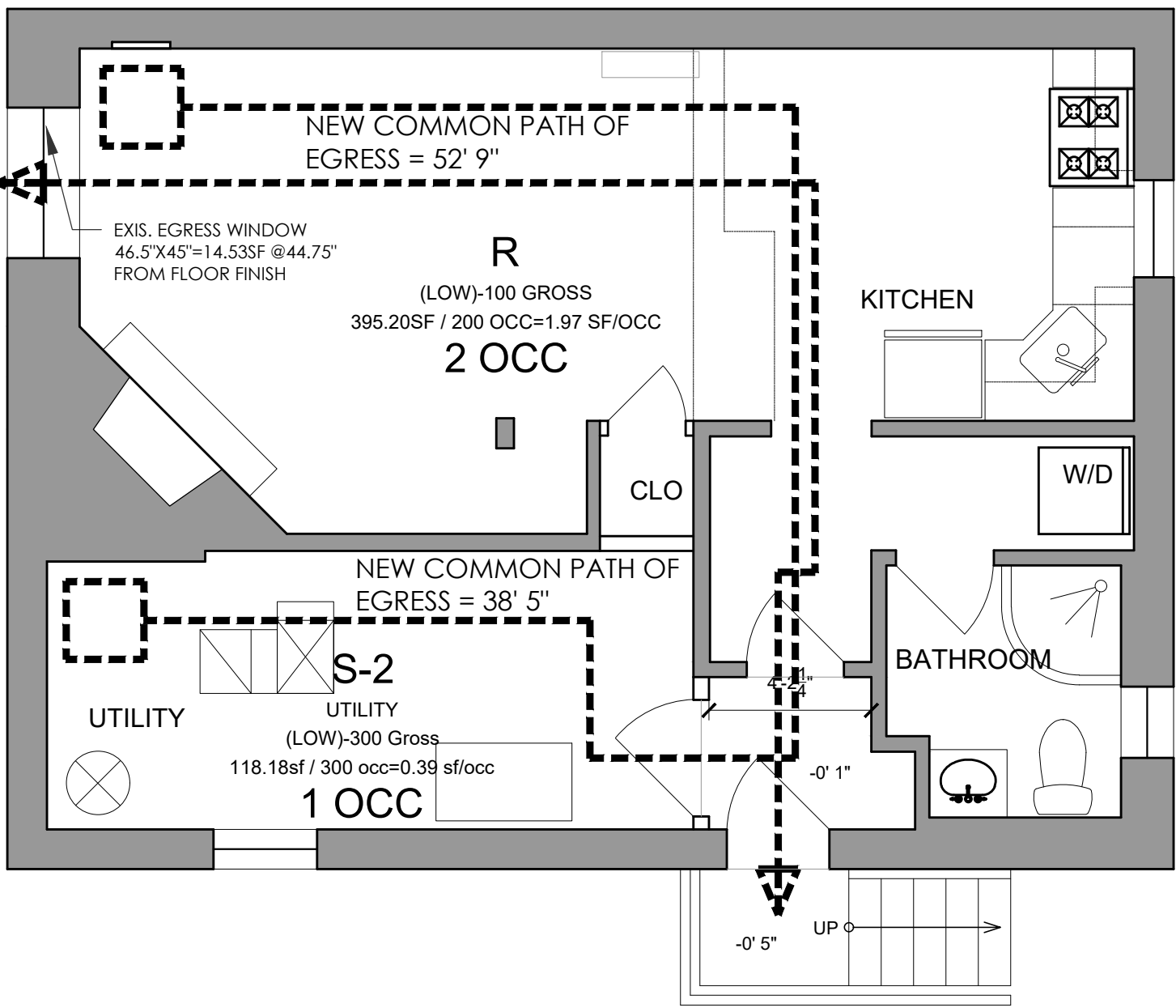
A003



C SECOND OCCUPANCY & EGRESS
1/4" = 1'-0"



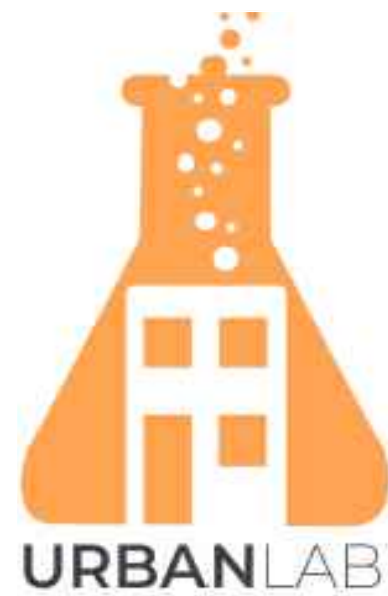
B FIRST OCCUPANCY & EGRESS
1/4" = 1'-0"



A BASEMENT OCCUPANCY & EGRESS
1/4" = 1'-0"

1316 VAN BUREN BZA

1316 Van Buren St NW, Washington,
DC 20012



URBANLAB ARCHITECTURE
3431 13TH ST NW
WASHINGTON, DC 20010
(+1) 202.286.6461
INFO@URBANLAB.COM

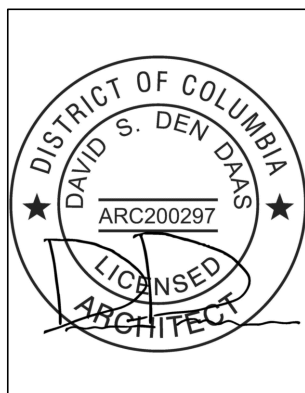
MEP ENGINEER:
NONE

STRUCTURAL ENGINEER:
NONE

CIVIL ENGINEER:
NONE

GENERAL CONTRACTOR:
NONE

DATE	VER	DESCRIPTION
03/04/26	100% CD	PERMIT SET



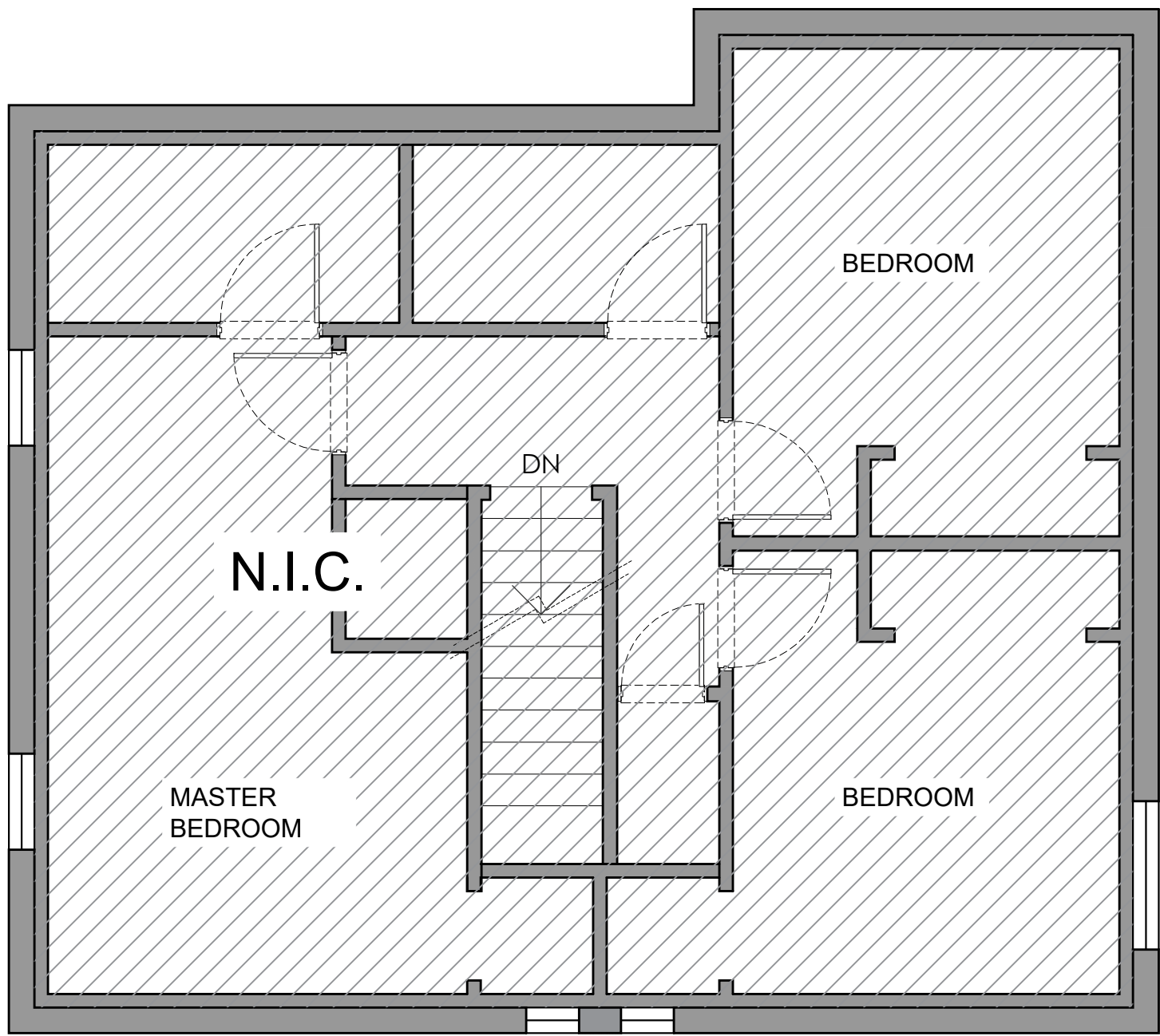
I certify that these documents were prepared or approved by me, and that I am
a duly licensed architect under the laws of the state of Maryland, license
number 21987 expiration date 2026-05-29

SHEET TITLE

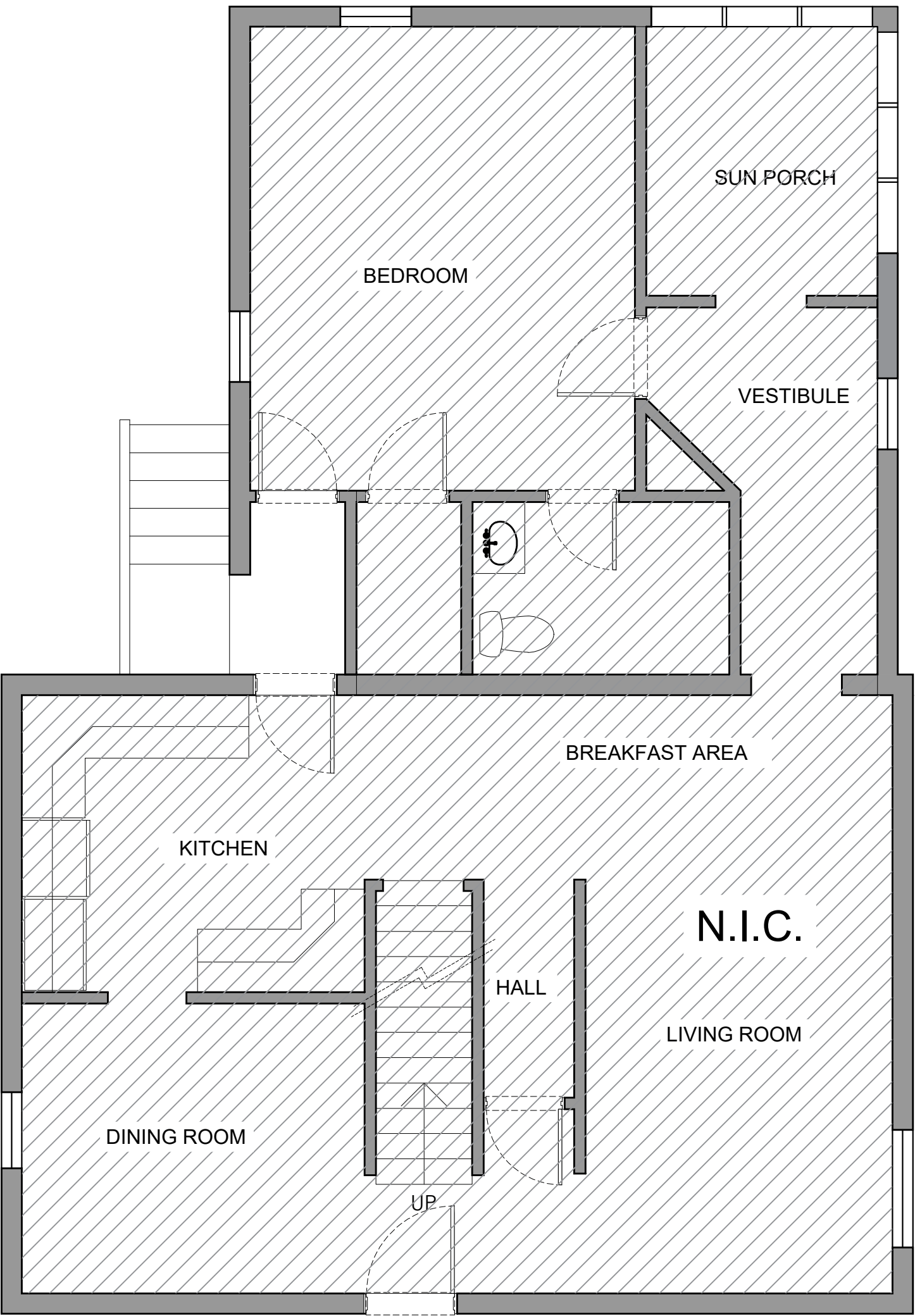
FLOOR PLANS

SHEET NO.

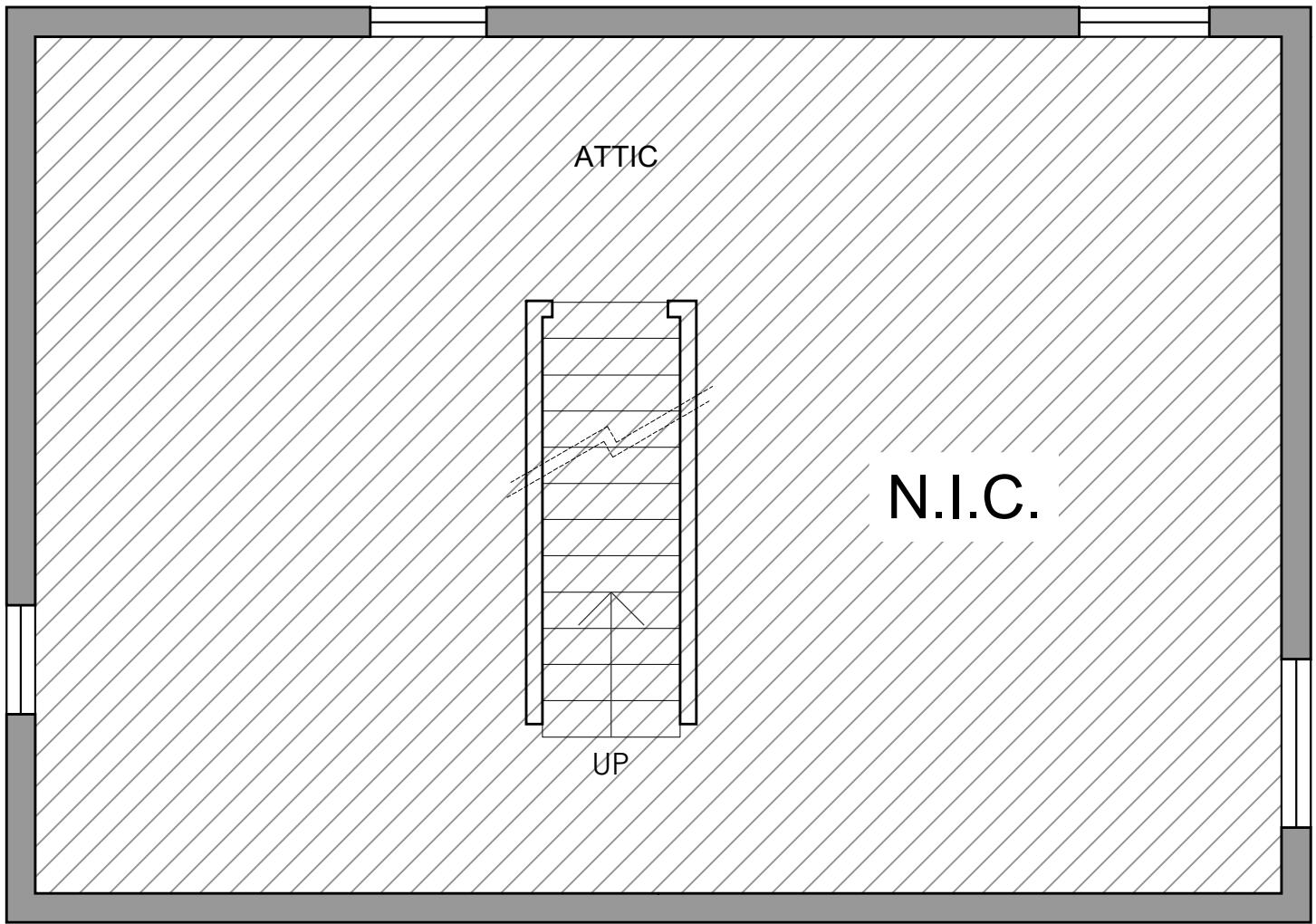
A101



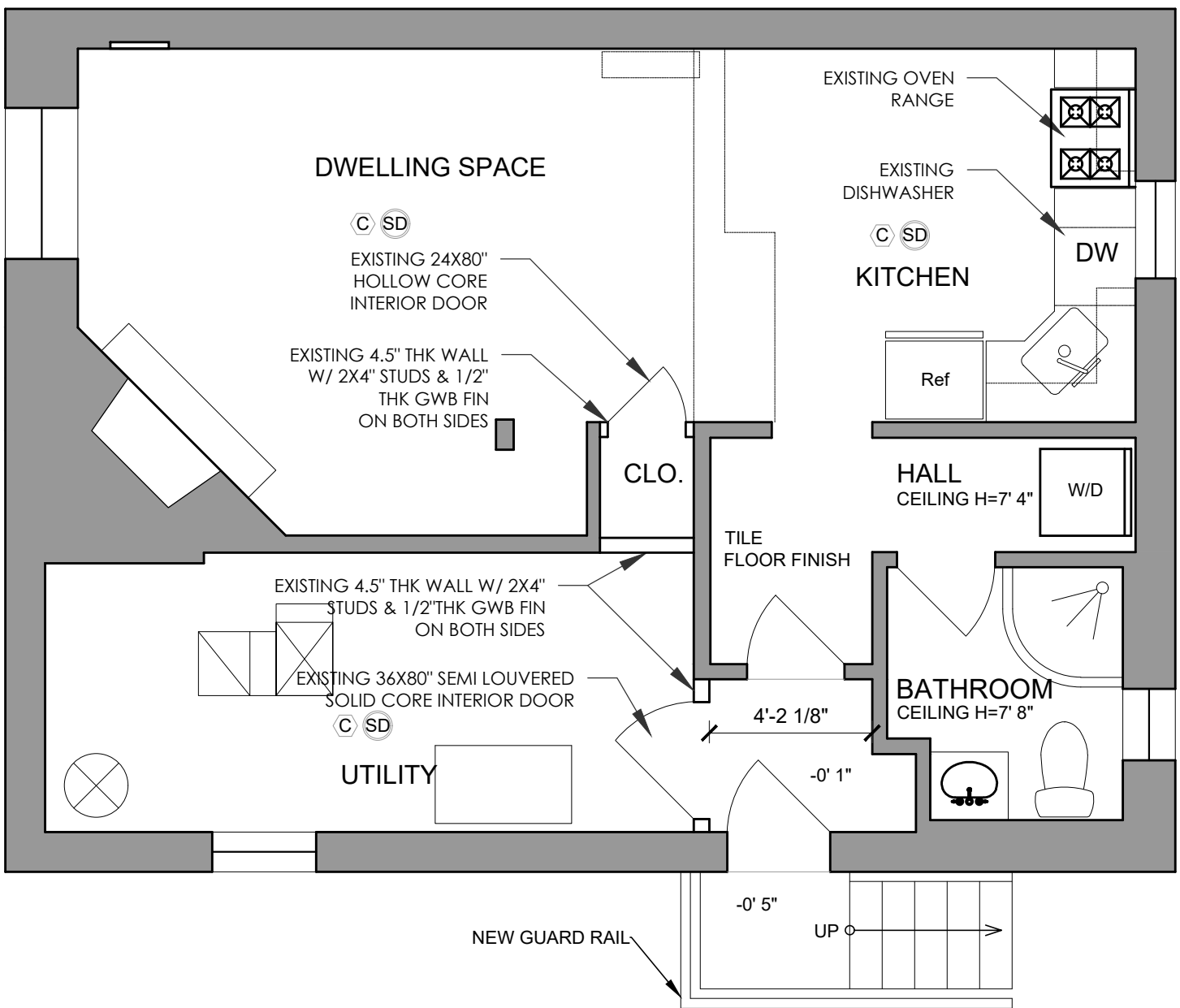
SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"



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



ATTIC LEVEL FLOOR PLAN
1/4" = 1'-0"



BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"