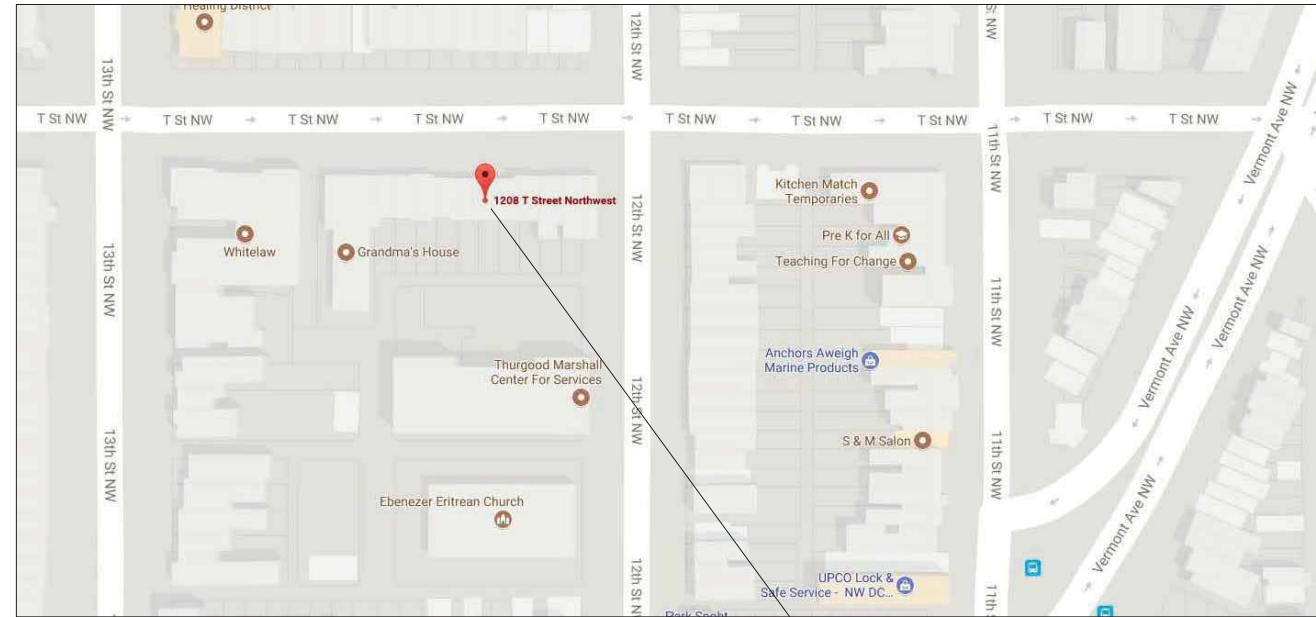


# 1208 T St NW, Washington, DC 20009



1 SITE LOCATION PLAN  
SCALE: NONE

PROPERTY LOCATION



2 EXISTING FRONT ELEVATION OF PROPERTY  
SCALE: NONE



3 EXISTING REAR ELEVATION OF PROPERTY  
SCALE: NONE

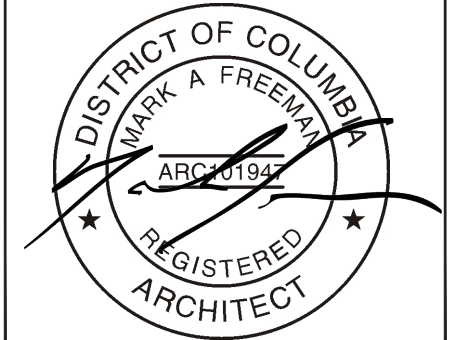
## PROJECT DESCRIPTION

**INTERIOR:**  
DEMOLITION PERMIT NO. **BP1802061** / INTERIOR PERMIT NO. **B1805705**.

**EXTERIOR:**  
ALTERATIONS TO REAR FACADES IN ORDER TO BUILD A ROOF DECK ADDITION W/ PERGOLA, REAR 2ND FLOOR BALCONY & 1ST FLOOR DECK WHILE EXTENDING THE LOWER REAR AREA WAY PERMITTED UNDER PERMIT NO. **B1805705**.

**BZA:**  
RELIEF IS REQUESTED TO EXTEND THE 1ST FLOOR DECK & LOWER AREAWAY INTO THE 20' REAR YARD SETBACK BY 2' FEET (SUBTITLE E - 306.1) & EXCEED THE 60% LOT COVERAGE (SUBTITLE E - 304.1), TO INSTALL A STEEL ROLL UP DOOR AT THE REAR PROPERTY LINE (DCMR 11-2301.2) INSTEAD OF 12'-0" FROM THE CENTER LINE OF THE REAR ALLEY TO MAINTAIN AN 18'-0" PARKING SPACE, & BUILD A ROOF DECK WITHOUT SETBACKS FROM SIDE & REAR FACADES (SUBTITLE C - 1502.1).

**GENERAL NOTE:** THESE DRAWINGS HAVE BEEN REDUCED FROM 24 X 36 TO 11 X 17. PLEASE REFER TO THE GRAPHIC SCALE ADJACENT TO DRAWINGS.



## DRAWING INDEX

△ C-0001	COVERSHEET, PROJECT DESCRIPTION, LOCATION, DRAWING INDEX
△ C-0002	PROJECT SPECIFICATIONS
△ C-0003	EROSION & SEDIMENT CONTROL SITE PLAN & NOTES, PROPOSED SITE PLAN & NOTES
△ C-0004	EROSION & SEDIMENT CONTROL NOTES & DETAILS
△ C-0005	ENERGY VERIFICATION SHEET
△ D-0001	CELLAR & 1ST FLOOR DEMOLITION PLANS & NOTES
△ D-0002	2ND FLOOR & 3RD FLOOR DEMOLITION PLANS & NOTES
△ A-0001	ARCHITECTURAL CELLAR & 1ST FLOOR PLANS & NOTES
△ A-0002	ARCHITECTURAL 2ND, 3RD FLOOR PLANS & ROOF PLAN & NOTES
△ A-0003	ARCHITECTURAL FINISH PLANS & SCHEDULES
△ A-0004	ARCHITECTURAL REFLECTED CEILING & POWER PLANS & NOTES, LIGHTING SCHEDULE
△ A-0005	ARCHITECTURAL ELEVATIONS & SECTION
△ A-0006	ARCHITECTURAL ELEVATION & SECTION
△ A-0007	ARCHITECTURAL RENDERINGS
△ A-0008	ARCHITECTURAL RENDERINGS

## GENERAL INFO

**OWNER:**  
MR. DALE DENTON /  
MR. MORGAN WASHBURN  
1334 CORCORAN ST NW  
WASHINGTON, DC 20009

**ARCHITECT:**  
AGGREGATE, LLC  
1308 9TH ST NW  
SUITE 200  
WASHINGTON, DC 20001  
PH: 202.289.0053

**STRUCTURAL ENGINEER:**  
OHI ENGINEERING GROUP, PLLC  
1025 THOMAS JEFFERSON ST NW  
SUITE 420 EAST  
WASHINGTON, DC 20007  
PH: 202.499.5588

## ZONING INFO

SQUARE: 0275  
LOT: 0047  
EXIST. USE: RF-1  
PROPOSED USE: RF-1  
EXIST. LOT AREA: 1377.6  
EXIST. LOT OCC: 60%  
PROPOSED LOT OCC: 70.0%  
MAX. LOT OCC: 60%  
PERVIOUS SURFACE: --

**NOTE**  
ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.

## CODE REVIEW INFO.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS, & SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS, LICENSES & INSURANCE NECESSARY FOR THE PROPER EXECUTION OF WORK SHALL BE SECURED & PAID FOR BY THE GENERAL CONTRACTOR. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:  
2012 INTERNATIONAL BUILDING CODE (IBC) W/ RELATED WDC ADDENDUM & ZONING REQUIREMENTS  
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2012 INTERNATIONAL MECHANICAL CODE (IMC)  
2012 INTERNATIONAL PLUMBING CODE (IPC)  
2011 NATIONAL ELECTRIC CODE (NEC)

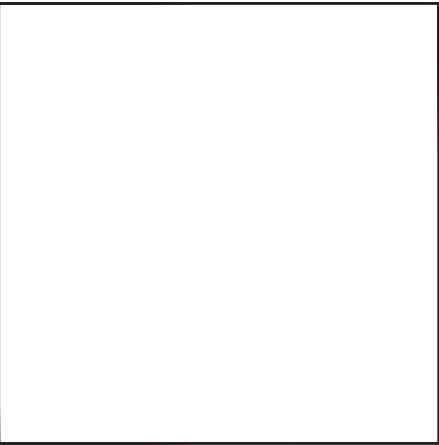
## BUILDING DATA

	EXIST. BLDG.	PROP. ALTER.
IRC OCCUPANCY CLASSIFICATION	R-3	R-3
TYPE OF CONSTRUCTION -	III-B	III-B
NUMBER OF STORIES ABOVE GRADE	3	3
FULLY SPRINKLERED	N	N
FLOOR AREA OF HOUSE	3300 SQ FT	3300 SQ FT
FLOOR AREA OF RENOVATION	N/A	N/A
FLOOR AREA OF REAR DECK	N/A	136.5 SQ FT
FLOOR AREA OF REAR BALCONY	N/A	35.73 SQ FT
FLOOR AREA OF ROOF DECK	N/A	224 SQ FT

**aggregate**  
architecture + design  
1308 9th St NW, Suite 200 WASHINGTON, DC 20001  
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SUBMISSION DATE	03.22.18
BZA / PERMIT	03.22.18
BZA REV1	06.11.18
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. LICENSE NO. <u>ARC 101947</u> EXPIRATION DATE <u>03.30.2023</u>	
DRAWN BY:	VC / MF / GC
CHECKED BY:	MF
PROJECT NO.:	2017-17

COVER  
C-0001



**SECTION 1 - GENERAL DATA**

**GENERAL CONDITIONS:**

THESE NOTES AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT THE WORKING DRAWINGS WHICH TOGETHER ARE TO BE USED FOR PERFORMING THE WORK.

THE DRAWINGS AND THE SPECIFICATIONS ARE COMPLIMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY BOTH, WHERE THE SPECIFICATIONS DISAGREE WITH THE DRAWINGS, THE ARCHITECT WILL CLARIFY.

DIMENSIONS ON THE DRAWINGS SHALL BE FOLLOWED IN LIEU OF SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO ROUGH FRAMING UNLESS OTHERWISE INDICATED. DIMENSIONS, NOTES, FINISHES, ETC. INDICATED ON PLANS, SECTIONS AND/OR DETAILS, SHALL APPLY TO SIMILAR, SYMMETRICAL AND/OR OPPOSITE PLANS, SECTIONS AND/OR DETAILS, UNLESS OTHERWISE NOTED OR DETAILED.

ALL BUILDING AND SANITARY LAWS, RULES AND REGULATIONS, HAVING JURISDICTION OVER THIS PROJECT, SHALL BE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH BY THE OWNER AND CONTRACTOR WHETHER HEREIN SPECIFIED OR NOT.

ALL WORK, MATERIAL, AND EQUIPMENT INCORPORATED IN THE PROJECT INCLUDING PLUMBING, HEATING AND ELECTRICAL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.

GENERAL CONTRACTOR TO FURNISH ALL LABOR, EQUIPMENT, MATERIALS, CONNECTIONS AND SUPERVISION TO COMPLETE THE PROJECT AS SPECIFIED HEREIN, SHOWN ON THE PLANS, AND/OR REASONABLY INFERRED FROM EITHER, UNLESS OTHERWISE NOTED.

THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN THE SPECIFICATIONS ARE INTENDED TO MEAN "FURNISHED" (AND "INSTALLED" AND/OR "CONNECTED"), UNLESS SPECIFICALLY MENTIONED OTHERWISE.

WHERE THE WORDS "SHOWN" OR "SHOWN ON DRAWINGS" ARE USED IN THE SPECIFICATIONS, IT SHALL BE CONSTRUED TO MEAN "NOTED", "INDICATED", "SCHEDULED", "DETAILED", OR ANY OTHER DIAGRAMMATIC OR WRITTEN REFERENCE MADE ON ANY OF THE CONTRACT DOCUMENTS, INCLUDING BOTH THE DRAWINGS AND SECTIONS OF THE SPECIFICATIONS, AND ALL OF THE FOREMENTIONED TERMS SHALL BE CONSTRUED INTERCHANGEABLE.

THE TERM "BY OWNER", WHEN RELATED TO EQUIPMENT, ACCESSORIES, FIXTURES, APPLIANCES, CABINETS, ETC. MEANS SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

"THE OWNER" SHALL BE USED TO REFER TO MR. DALE DENTON & MR. MORGAN WASHBURN.

"THE CONTRACTOR" SHALL BE USED TO REFER TO THE GENERAL CONTRACTOR AND SUB CONTRACTORS PERFORMING THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS FOR "THE OWNER".

**LICENSE, INSURANCE AND BONDS:**

THE CONTRACTOR/ SUBCONTRACTORS PERFORMING THE WORK SHALL BE LICENSED IN THE DISTRICT OF COLUMBIA AND SHALL HOLD ALL REQUIRED JURISDICTIONAL LICENSES.

THE CONTRACTOR SHALL CARRY FOR EVERY PERSON EMPLOYED BY THEM ON THE PREMISES THE INSURANCES AS TO PROTECT THE OWNER, INCLUDING WORKMEN'S COMPENSATION AND LIABILITY INSURANCE AND PROPERTY DAMAGE INSURANCE.

**APPLICABLE BUILDING CODE:**

CURRENT EDITION AND AMENDMENTS OF THE INTERNATIONAL RESIDENTIAL CODE WITH WASHINGTON, DC AMENDMENTS, AND ALL LAWS AND CODES CURRENTLY ENFORCED AT THE BUILDING LOCATION. ALL MATERIALS AND WORK SHALL COMPLY WITH THE FOREMENTIONED CODE.

**PERMITS:**

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND SHALL OBTAIN ALL REQUIRED BUILDING DEPARTMENT INSPECTIONS.

**GENERAL CONSTRUCTION NOTES:**

ALL WORKMANSHIP SHALL BE PERFORMED AND COMPLETED IN A WORKMANLIKE MANNER MAINTAINING THE HIGH QUALITY STANDARDS OF EACH TRADE.

THE CONTRACTOR SHALL INSPECT THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS THOROUGHLY TO INFORM THEMSELVES OF ALL EXISTING CONDITIONS AND WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING WORK AND/OR ORDERING MANUFACTURED ITEMS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS BEFORE COMMENCING WORK OR ORDERING MANUFACTURED ITEMS. WAIVER OF RESPONSIBILITY OR REQUEST FOR ADDITIONAL PAYMENT BASED ON LACK OF KNOWLEDGE OF EXISTING OBSERVABLE OR REASONABLY ASSUMABLE CONDITIONS AT THE SITE WILL NOT BE ACCEPTED OR CONSIDERED.

THE CONTRACTOR SHALL STORE MATERIALS IN A SAFE AND DRY LOCATION AND SHALL PROTECT ALL WORK, EQUIPMENT, AND MATERIALS THROUGHOUT THE CONSTRUCTION PROCESS.

SCHEDULE OF COMPLETION AND PAYMENTS FOR THE WORK SHALL BE AS AGREED TO BY THE OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE COMPETENT DAILY SUPERVISION, INCLUDING CAREFULLY SECURING THE PROPERTY AT THE END OF EACH WORK DAY (COORDINATE ALARM AND/OR OTHER SECURITY ISSUES AT THE SITE WITH THE OWNER).

ALL STRUCTURAL WORK REQUIRED BY THESE PLANS SHALL TAKE PLACE USING THE MOST CUSTOMARY AND PRECAUTIONARY PRACTICES TO CAUSE NO MOVEMENT TO THE EXISTING STRUCTURE NOR DAMAGE TO EXISTING FINISHES. SHORING AND BRACING SHALL OCCUR FROM THE FOUNDATION UP AS REQUIRED AND SHALL BE WELL ANCHORED AND PADDED TO PROTECT FINISHES.

IN AREAS WHERE EXISTING STRUCTURES OR FINISHES ARE INDICATED TO BE MODIFIED OR REMOVED, ALL DISTURBED FINISHES SHALL BE REPAIRED TO MATCH EXISTING UNLESS OTHERWISE NOTED.

**THE CONTRACTOR SHALL DURING THE COURSE OF THE WORK PROVIDE ADEQUATE PROTECTION TO STOP THE SPREAD OF DIRT, DEBRIS, DUST, ETC. AND SHALL REMOVE TRASH, DEBRIS, ETC. ACCUMULATED BY THE CONSTRUCTION WEEKLY. THE PROJECT, UPON COMPLETION SHALL BE TURNED OVER TO THE OWNER "GLOVE" CLEAN, AND ALL EQUIPMENT AND OPERABLE COMPONENTS SHALL BE FUNCTIONING AND ALL SURFACES FINISHED.**

THE BUILDING AND GROUNDS SHALL BE KEPT CLEAN AT ALL TIMES. AFTER COMPLETION OF THE CONTRACT AND BEFORE RECEIVING FINAL PAYMENT, THE CONTRACTOR SHALL HAVE ALL PARTS OF RENOVATED AREAS CLEANED AS NECESSARY.

ALL EQUIPMENT, FIXTURES AND APPLIANCES REQUIRING ELECTRIC POWER SHALL BE SUITED FOR USE WITH THE POWER TO BE SUPPLIED. ALL ELECTRICAL REQUIREMENTS SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.

VERIFY ALL DIMENSIONS EXISTING FOR HORIZONTAL AND VERTICAL CONTROL BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT FOR INSTRUCTIONS PRIOR TO STARTING.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE FINAL SELECTION OF APPLIANCES, CABINERY, FIXTURES AND ACCESSORIES NOT SPECIFIED. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL THESE ITEMS AS PART OF THIS CONTRACT.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SCHEDULE TIMING AS NOT TO CAUSE DELAYS TO ANY PHASE OF CONSTRUCTION DUE TO LATE SCHEDULING OF INTERCONNECTED WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE OWNER.

ALL EQUIPMENT WARRANTIES AND MAINTENANCE MANUALS SHALL BE GIVEN TO THE OWNER IN ONE CONSOLIDATED PACKAGE. WARRANTY PERIOD SHALL BEGIN UPON COMPLETION OF WORK.

UNLESS OTHERWISE NOTED, ALL EQUIPMENT, MATERIALS AND COMPONENTS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL EXTEND OR RELOCATE, AS REQUIRED, ALL VISIBLE INTERIOR UTILITIES DISTURBED BY THE DEMOLITION/RENOVATION, TO THE NEAREST REASONABLE LOCATION UNLESS OTHERWISE NOTED. (I.E.: ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, TELEPHONE OUTLETS, CABLE CONNECTIONS, HVAC SUPPLY, ETC.) COORDINATE THE NEW LOCATION WITH THE OWNER AND/OR ARCHITECT.

THE CONTRACTOR SHALL COORDINATE THE TEMPORARY "SHUT DOWN" OF ALL UTILITIES, INCLUDING FIRE PROTECTION AND ALARM SYSTEMS WITH THE OWNER.

**SECTION 2 - SITE WORK:**

SEE C-0003 & C-0004

**SECTION 3 - CONCRETE:**

SEE STRUCTURAL NOTES S-0005

**SECTION 4 - MASONRY:**

SEE STRUCTURAL NOTES S-0005

**SECTION 5 - METALS:**

SEE STRUCTURAL NOTES S-0005

**MISC. METALS:**

THE CONTRACTOR SHALL PROVIDE ALL MISC. NAILS, BOLTS, SUPPORTS, SCREWS AND FASTENERS AS REQUIRED TO COMPLETE THE WORK DELINEATED IN THE DRAWINGS.

**SECTION 6 - WOOD AND PLASTICS:**

**FRAMING:**

SEE STRUCTURAL NOTES S-0005

**FINISH CARPENTRY & MILLWORK:**

ALL WORKMANSHIP AND MATERIALS SHALL MAINTAIN THE HIGHEST QUALITY STANDARDS FOR EACH TYPE OF INSTALLATION AND MATERIAL, PREMIUM GRADE TYPICAL, UNLESS OTHERWISE NOTED.

**FINISH HARDWARE:**

ALL HARDWARE ITEMS FOR ARCHITECTURAL CARPENTRY/ WOODWORK SHALL BE PROVIDED BY CONTRACTOR COMPLETE, WITH FASTENERS AND RELATED ACCESSORIES.

**SECTION 7 - THERMAL & MOISTURE PROTECTION:**

ALL INSULATION PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

**SECTION 8 - DOORS & WINDOWS:**

SEE EXTERIOR DOOR SCHEDULE PAGES A-0001 & A-0002 FOR MORE INFORMATION.

HARDWARE SELECTIONS TO BE PROVIDED BY OWNER.

**SECTION 9 - FINISHES:**

**GYPSON DRYWALL:**

TILED WALLS SHALL BE FINISHED WITH 1/2" WATER RESISTANT GYPSUM BOARD WHERE NOTED W/ TILE, AND SHALL BE MESH TAPED, SPACKLED, AND SMOOTH SANDED. PROVIDE CORNER BEADS FOR ALL EXPOSED CORNERS, AND CASING BEADS WHERE GYPSUM BOARD IS ADJACENT TO DIFFERENT MATERIAL.

ALL GYPSUM BOARD PRODUCTS SHALL BE HANDLED, INSTALLED AND FINISHED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY THE U.S. GYPSUM COMPANY.

**TILE:**

N/A

**PAINTING & STAIN:**

METAL HARDWARE AND MISC. FITTING ARE NOT TO BE PAINTED, UNLESS SPECIFIED OR NOTED.

THE CONTRACTOR SHALL REMOVE ALL SWITCH PLATES, COVER PLATES, TRIM RINGS AND MISC. SURFACE HARDWARE AS REQUIRED, PRIOR TO PAINTING AND REINSTALL THEM AS COMPLETION OF THE PAINTING WORK.

**CAULKING & SEALANTS:**

LATEX CAULKING SHALL ONLY BE USED FOR FINAL FILL OR CRACKS IN NONEXPANDING, PAINTABLE SURFACES SUCH AS WOOD TRIM ON DRYWALL.

**COUNTERTOPS:**

COUNTERTOPS SHALL BE SELECTED & PURCHASE BY OWNER AND INSTALLED BY THE GC. ALL EDGES SHALL BE DETERMINED. MATCHING COUNTERTOP MATERIAL SHALL BE USED FOR 4" BACKSPLASH ON KITCHEN COUNTERS. THE CONTRACTOR SHALL INSTALL WHERE SHOWN.

**SECTION 10 - SPECIALTIES:**

N/A

**SECTION 11 - EQUIPMENT:**

**APPLIANCES:**

SELECTIONS TO BE PURCHASED AND INSTALLED BY CONTRACTOR

**SECTION 12 - FURNISHINGS:**

N/A

**SECTION 13 - SPECIAL CONSTRUCTION:**

N/A

**SECTION 14 - CONVEYING SYSTEMS:**

N/A

**SECTION 15 - MECHANICAL:**

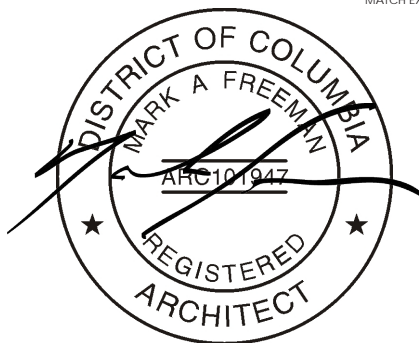
N/A

**PLUMBING:**

N/A

**SECTION 16 - ELECTRICAL:**

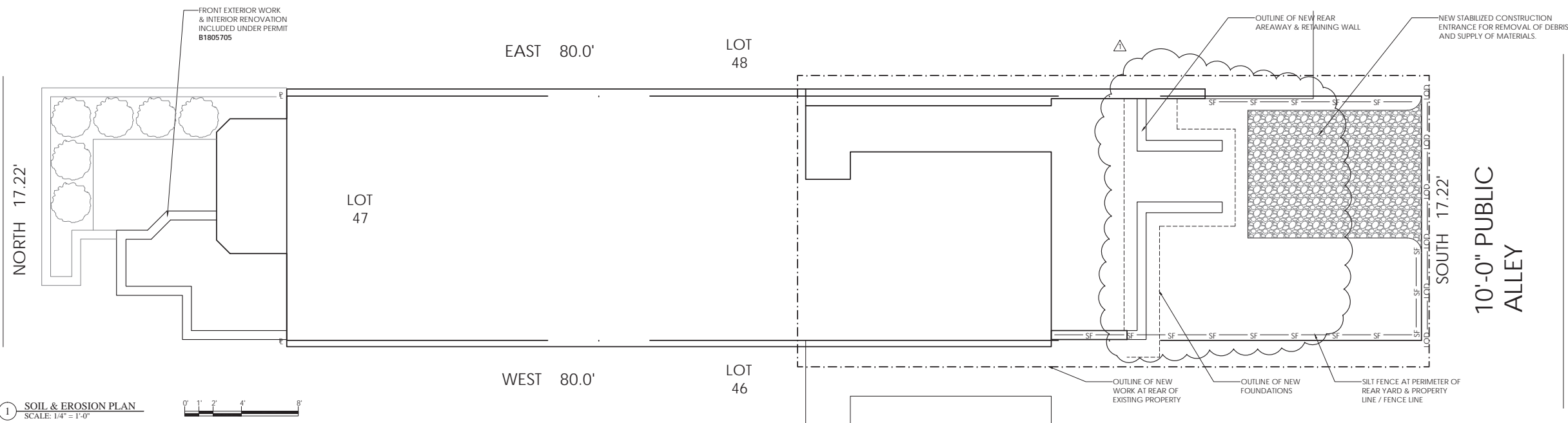
SEE PAGES E-0001



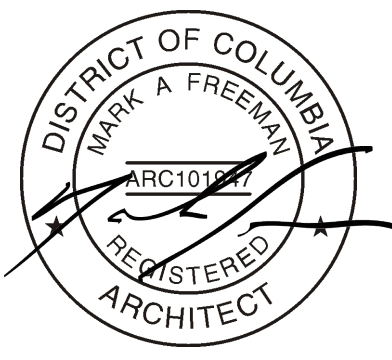
1208 T St. NW Washington, DC 20009

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	SUBMISSION	DATE												
BZA / PERMIT	03.22.18													
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DRAWN BY:	VC/GC/MF													
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PROJECT NO:	2017-17													

T STREET, NW



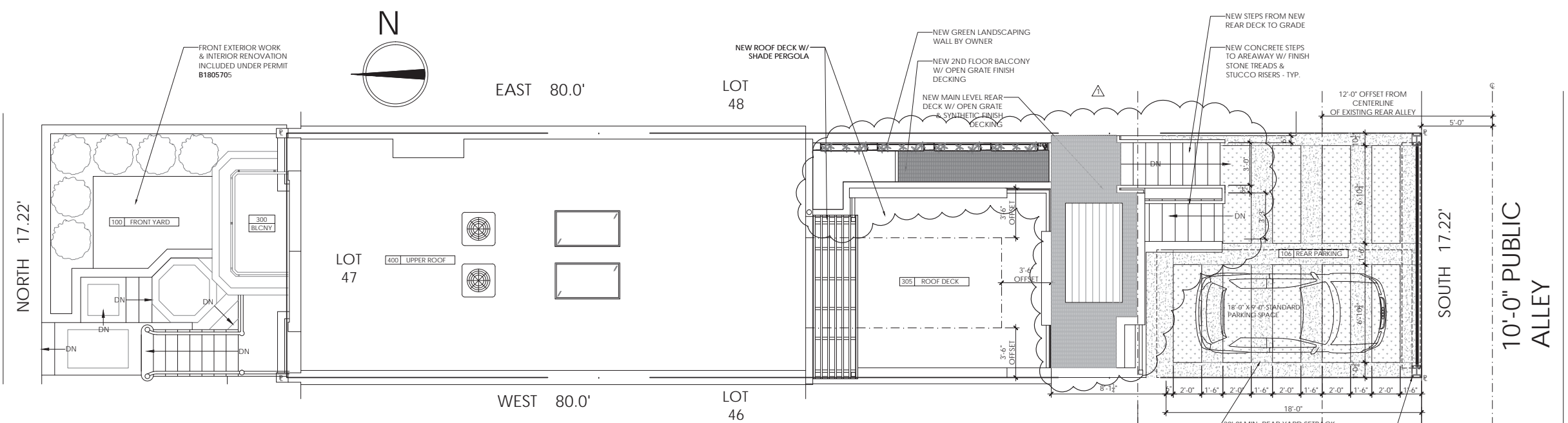
1 SOIL & EROSION PLAN  
SCALE: 1/4" = 1'-0"



SEDIMENT & EROSION NOTES

- All sediment and erosion control methods shall be installed before the start of any excavation and / or construction as per standards and specifications for soil erosion for Washington, DC. Contact 202-535-2937 for an on site inspection prior to any land disturbing activity. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
- All debris is to be removed from the site.
- Alley and / or Street shall be swept clean at all times during excavation and construction.
- All sediment and erosion control measures to be inspected daily by the contractor. Any damaged device or measure will be repaired or replaced by the close of business or as suggested by the Architect.
- All vehicles leaving the site shall exit through the construction entrance only and shall be washed down to remove mud from tires before entering the street. Construction entrance to be maintained in good working condition.
- All catch basins and area drains shall be protected during excavation and construction.
- If any catch basin or drain becomes clogged as a result of excavation or construction, the contractor shall be responsible for its immediate clearing.
- All disturbed areas within the limit of disturbance boundary not shown to be paved shall be seeded or sodded per Washington, DC specifications within seven days of disturbance.
- Any stockpiling, regardless of location on site, shall be stabilized with plastic or canvas, after it's establishment and for the duration of the project.
- After raze or demolition, the contractor shall provide ground cover to prevent erosion and sediment run-off from occurring. Such as seed, sod, paving, brick/track, or mulch, etc.
- At the completion of construction and after the Washington, DC Erosion and Sediment Control Inspector approval, all temporary siltation, sedimentation and erosion control measures and devices shall be removed and all de-nuded areas shall be permanently stabilized.

T STREET, NW



2 SITE PLAN  
SCALE: 1/4" = 1'-0"

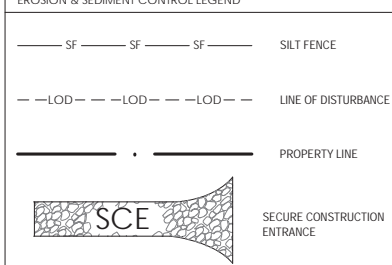
SOIL & EROSION PLAN NARRATIVE

ALL EXCAVATION WORK TO BE PERFORMED IS LOCATED WITHIN THE FOOTPRINT OF THE REAR YARD AND EXISTING HOME.

THE REAR YARD WILL BE REMOVED AND REPLACED WITH A NEW CONCRETE SLAB ON GRADE WITH NEW GRASSPAVE2 GRASS FILLED UNITS.

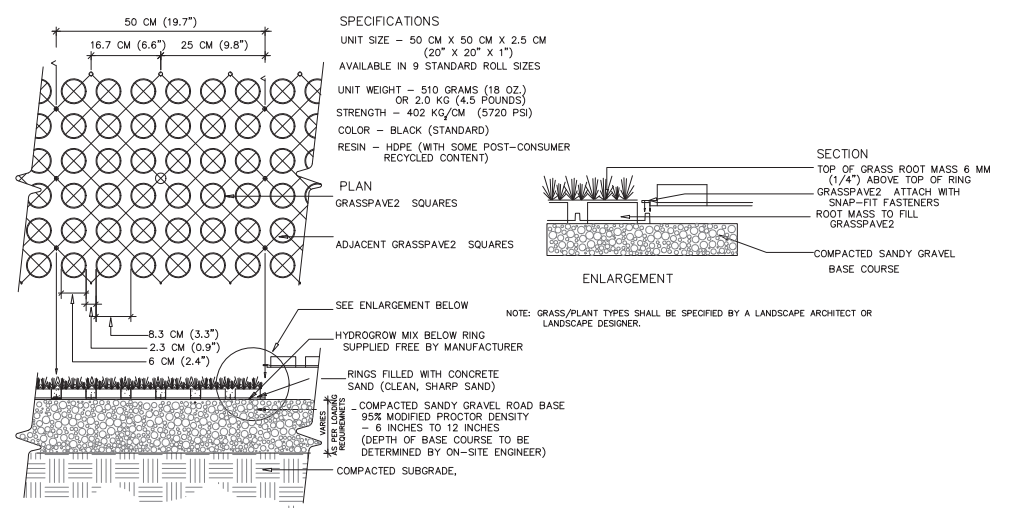
THE REAR AREAWAY RETAINING WALL & STEPS WILL BE EXTENDED INTO THE REAR YARD SETBACK WHILE THE REAR ROLL UP DOOR WILL BE HELD AT THE REAR PROPERTY LINE TO MAINTAIN AN 18' X 9' PARKING SPACE.

EROSION & SEDIMENT CONTROL LEGEND

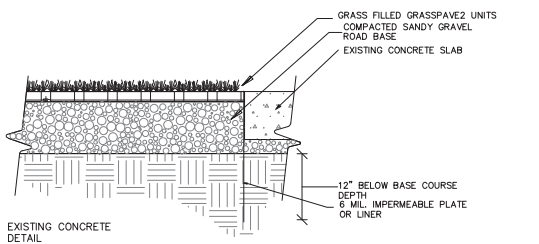


EROSION & SEDIMENT CONTROL NOTES

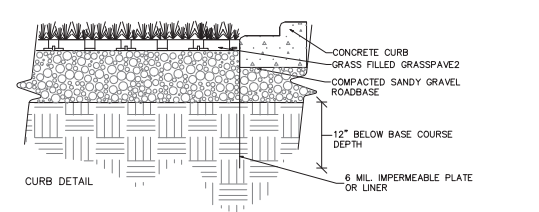
TOTAL SQ. FOOTAGE OF DISTURBED SOIL	103.94 SQ FT FRONT STAMPS 1
	16.07 SQ FT FRONT STAMPS 2
	680.06 SQ FT CEILING SLAB
	381.54 SQ FT ROOFING/DECKING
	255.34 SQ FT REAR YARD 1
	163.22 SQ FT REAR YARD 2
TOTAL DEPTH OF DISTURBED SOIL	6'-6" FRONT STAMPS 1
	1'-4" 12" FRONT STAMPS 2
	2'-6" CEILING SLAB
	4'-8" ROOFING/DECKING
	7'-0" REAR YARD 1
	3'-0" REAR YARD 2
TOTAL VOLUME OF EXCAVATION	150.72 CU YDS TOTAL FRONT STAMPS
	128.91 CU YDS TOTAL CEILING SLAB
	87.35 CU YDS TOTAL REAR YARD



3 TYP. GRASSPAVE2 DETAIL  
SCALE: 3/4" = 1'-0"



NOTE: COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY. GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.



4 GRASSPAVE2 DETAIL @ CONCRETE EDGE  
SCALE: 3/4" = 1'-0"

1208 T St. NW Washington, DC 20009

**aggregate**  
architecture + design  
1308 9th St NW, Suite 200 WASHINGTON, DC 20001

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SUBMISSION DATE	03.22.18	SITE PLAN
BZA PERMIT	06.11.18	
BZA REV1	06.11.18	C-0003
DESIGN/ANALYSIS/PERMITS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. LICENSE NO. ABC.131342 EXPIRATION DATE 04-30-2018		
DRAWN BY:	GC / MF	
CHECKED BY:	MF/LWF	
PROJECT NO:	2017-17	



Permit #: Address: 1208 T ST NW 20009  
 Compliance Approach Used:  Prescriptive  Trade Off  Performance

Project Type:  New Building  Addition  Level 3 Alteration

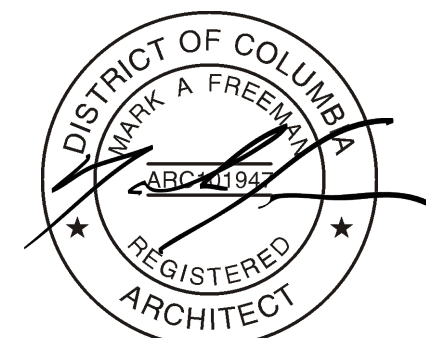
2012 IECC Section #	Pre-Inspection Section Description	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
302.1, 403.6 MR	Heating and Cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J	See Attached PDF	See Attached PDF			
2012 IECC Section #	Foundation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
402.1.1 SR	Slab Insulation R-value. Perimeter insulation extending downward from the top of the slab surface	Unheated R-10 Heated R-15	R-10	N/A		
402.1.1 SR	Slab Insulation depth.	2 feet	N/A	N/A		
402.1.1 SR	Conditioned basement wall insulation R-value. Where internal insulation is used, verification to occur during insulation inspection	Continuous R-10 Cavity: R-13	R-10	N/A		
303.2 I	Conditioned basement wall insulation installed per manufacturer instructions.	N/A	YES	N/A		
402.2.8 SR	Conditioned basement wall insulation depth of burial or distance from top of wall.	10 ft or to bsmt. floor	N/A	N/A		
402.2.10 SR	Unvented crawlspace wall insulation R-value	Continuous: R-10 Cavity: R-13	N/A	N/A		
402.2.7 / 402.2.10 I	Vented crawlspace with insulation installed in the floor system.	R-19	N/A	N/A		
402.2.10 SR	Unvented crawlspace continuous vapor retarder installed over exposed earth, joints overlapped by 6 in. and sealed, extending at least 6 in. up and attached to the wall.	Continuous R-10 Cavity: R-13	N/A	N/A		
402.2.10 SR	Unvented crawlspace wall insulation depth of burial or distance from top of wall	To finished grade +24 in. vert. & / or horiz.	N/A	N/A		
303.2.1 S	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	N/A	N/A	N/A		
403.8 ER	Snow and ice-melting system controls installed.	N/A	N/A	N/A		

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
402.1.1, 402.3.4 SR	Door U-factor	U-0.35	U-0.29	A-0001, 2,4,5		
402.1.1, 402.3.1, 402.3.3 SR	Glazing U-factor (Area weighted average, show proof of average if any u-value is less than 0.35)	U-0.35	U-0.29	A-0001, 2,4,5		
402.1.1, 402.3.2, 402.3.3, 402.3.6, SR	Glazing SHGC value (Area weighted average)	SHGC: 0.4	0.25	A-0001, 2,4,5		

Key: Mandatory for all Compliance Approaches as Relevant to the Scope of Work

2012 IECC Section #	Framing/ Rough-In Inspection	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1.3 I	U-factors of fenestration products are determined in accordance with the NFRC or the default table values.	N/A	YES	A-0001, 2,4,5		
402.1.1, 402.3.3, 402.3.6 SR	Skylight U-factor	U-0.55 (15 square foot exemption)	0.42	N/A		
402.1.1, 402.3.3, 402.3.6 SR	Skylight SHGC	SHGC: 0.30 (0.5 max w/ tradeoff, 15ft <sup>2</sup> exempt)	0.23	N/A		
303.1.3 I	SHGC values were determined in accordance with the NFRC or the default table values.	N/A	YES	A-0001, 2,4,5		
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior	R-15	A-0001, 2,4,5		
303.2 I	Mass wall exterior insulation installed per manufacturer's instructions.	N/A	R-19	N/A		
402.3.5 SR	Fenestration in thermally isolated sunrooms has a max. U-factor of 0.45. All other sunroom fenestration must meet code requirements.	Not Isolated: 0.35 Isolated: 0.45	N/A	N/A		
402.3.5 SR	Skylights in thermally isolated sunrooms has a max. U-factor of 0.7. All other sunroom skylights must meet code requirements.	Not Isolated: 0.55 Isolated: 0.7	N/A	N/A		
402.4.1.2 SR	Additions, alterations, renovations and repair shall be completed in accordance with Table 402.4.1.1.	Not Isolated: 0.55 Isolated: 0.7	YES	N/A		
402.4.1.1 I	Air and Thermal Barrier installed per Manufacturer's instructions.	N/A	YES	A-0005		
402.4.3 I	Fenestration is listed and labeled as meeting AAMA/WDMA/CSA 101/1.S. 2/A440 or does not exceed code limits per NFRC 400.	0.3 CFM/ft <sup>2</sup>	YES	N/A		
402.4.4 E	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤ 2.0 CFM leakage at 75 Pa.	Use Tenmat Recessed light cover	N/A	N/A		
403.2.1 MR	Supply Ducts in attic are insulated to ≥ R-8. All other ducts in unconditioned spaces or outside the building envelope are ≥ R-6.	Attic: R-8 Other: R-6	YES	N/A		
403.2.2 MR	All joints and seams of air ducts, air-handlers, and filter boxes are sealed.		YES	N/A		
403.2.3 MR	Building cavities are not used as ducts or plenums.		N/A	N/A		
403.3 MR	HVAC piping carrying fluids > 105° F or fluids < 55° F are insulated to ≥ R-3.	HVAC Pipe ≥ R-3	≥ R-3	N/A		
403.3.1 MR	Protection of insulation on HVAC piping.		YES	N/A		
403.4.2 MR	Hot water pipes are insulated to ≥ R-3.	WATER Pipe ≥ R-3	YES	N/A		
403.5 MR	Auto./ gravity dampers install on all intakes/ exhausts.		YES	N/A		

2012 IECC Section #	Insulation Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
303.1 I	All installed insulation labeled or installed R-values provided.		YES	A-0001, 2,4,5		
402.1.1, 402.2.6 SR	Floor insulation R-value	Wood: R-19 Steel: R-19+6	R-30	N/A		
303.2, 402.2.7 SR	Floor insulation installed per mfr instructions, and substantial contact with underside of floor.		YES	N/A		
402.1.1, 402.2.5, 402.2.6 SR	Wall insulation R-value. If a mass wall with 1/2" insulation on the wall exterior, ext insulation applies.	Wood: R-20 or R-13+5 Mass: R-13 Int. R-8 Ext. Steel: R19+8	R-19	N/A		
402.1.1 SR	Mass wall exterior insulation R-value.	R-13 Interior R-8 Exterior	R-19	N/A		
402.2.12 S	Walls of thermally isolated sunrooms have a min. R-13. All other sunrooms must meet code requirements.	Isolated: R13	N/A	N/A		
302.2 I	Sunroom walls insulation installed per manufacturer's instructions.	N/A	N/A	N/A		
402.2.12 S	Ceilings of thermally isolated sunrooms have min. R-24. All other sunroom ceilings must meet code requirements	Isolated: R-24	N/A	N/A		
302.2 I	Sunroom ceiling insulation installed per manufacturer's instructions.	N/A	N/A	N/A		
2012 IECC Section #	Final Inspections	Prescriptive Code Value	Plan Value	Designer Identified Dwg Page	Plan Review	Field Insp.
402.2.1, 402.2.6 SR	Ceiling insulation R-value	Wood: R-38 Steel: R-49 U-0.026	R-49	N/A		
303.1.1.1, 303.2 I	Ceiling insulation installed per mfrs instructions. Blown ins. marked every 300ft <sup>2</sup>		YES	N/A		
402.2.3 SR	Baffle over air permeable insulation adjacent to soffit and eave vents.		YES	N/A		
402.2.4 SR	Attic access hatch and door insulation ≥ R-value of adjacent assembly.	≥ R-value of adjacent assembly	N/A	N/A		
402.4.1.2 I	Blower door test @ 50 Pa ≤ 5 Air Changes per Hour. Applies to Level 3, Gut Rehab, New	ACH50 ≤ 5.0	YES	A-0001/2		
402.4.2 I	Wood burning fireplaces have tight fitting flue dampers and outdoor air for combustion.		N/A	N/A		
403.2.2 I	Total Duct leakage test ≤ 8 CFM/100 ft <sup>2</sup> with air-handler installed.	≤ 8 CFM/100 ft <sup>2</sup>	YES	N/A		
403.2.2.1 I	Air-handler leakage designed by mfr. at ≤ 2% of air-flow.		YES	N/A		
403.6 I	HVAC equipment type and capacity as per plans.		YES	N/A		
403.1.1 MR	Programmable thermostats installed on forced air furnace		YES	N/A		
403.1.2 MR	Heat pump thermostat installed on heat pumps.	N/A	YES	N/A		
403.4.1 MR	Circulating hot water systems have auto. or accessible manual controls.	N/A	YES	N/A		
404.1 ER	75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps		YES	N/A		



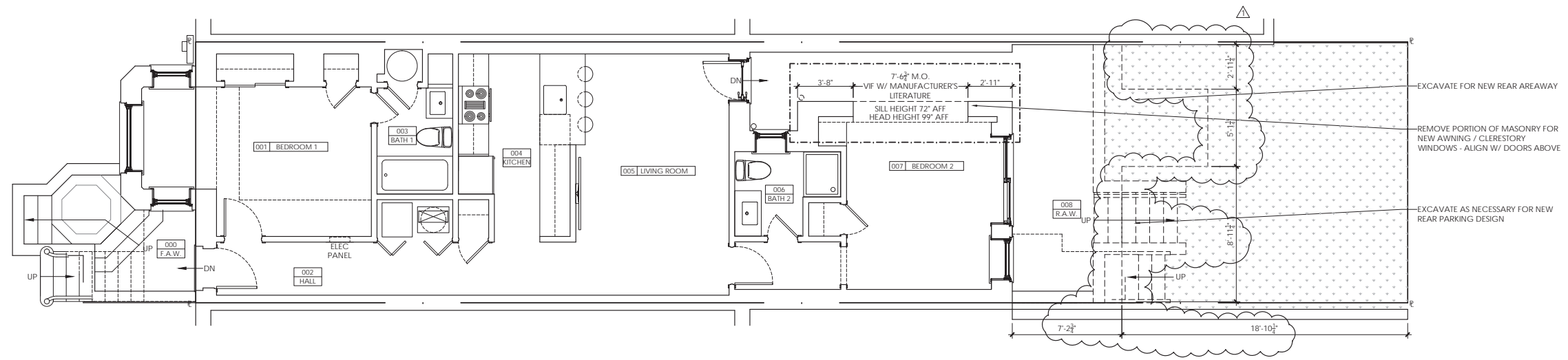
# DCRA Energy Verification Sheet

Low-Rise Residential Version 1.0\_2014

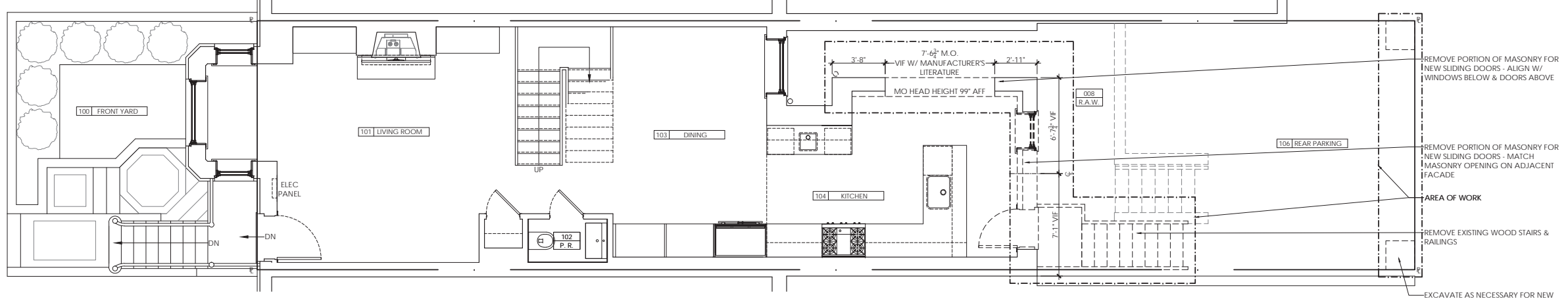
This Energy Verification Sheet is based on DOE's Store and Score spreadsheets and was adapted to fit the 2013 DC Energy Conservation Code. This verification sheet does not replace the 2013 DC ECC or 2012 IECC and is included for DCRA to verify significant requirements during permitting and inspection. The project team shall design and install the building to the full energy code whose measures specific to the project may not be included in this sheet. The project team shall also include this document into their drawings and fill it in for low-rise residential projects completing Level 3 Alterations or new construction. Elements that are not applicable to the scope of work shall be marked "N/A" in the "Designer Identified Drawing Page # & "Plan Value" columns. Elements that are applicable shall be marked with the relevant page number where the item is specified in the drawings. Exemptions to items on this sheet shall be indicated so that plan reviewers and inspectors may verify compliance by code section number references and brief description. Projects using the Performance Path need to fill in only the highlighted, mandatory rows. Other Compliance Approaches require filling in all rows. Completion of this page does not absolve project teams from providing other energy verification documentation.

1208 T St. NW Washington, DC 20009

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1 CELLAR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



2 1ST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

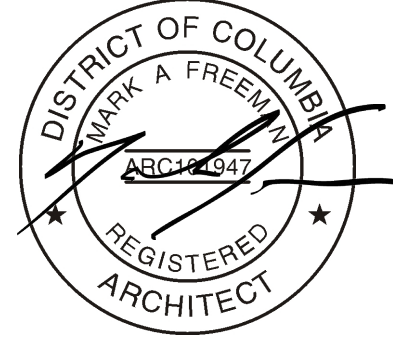
**DEMOLITION GENERAL NOTES**

**SHORING & DEMOLITION**

- The General Contractor shall be experienced in shoring and demolition work and should carefully evaluate the situation that exists prior to starting work.
- The General Contractor shall notify the Architect or Engineer immediately if any circumstance exist which affect the stability of the existing structure or the shoring.
- The General Contractor is cautioned that needling, shoring, and demolition work are potentially hazardous and are difficult types of work requiring care and caution during performance.
- The General Contractor is responsible for monitoring the performance of the temporary shoring and have additional shoring readily available on site in the event of deflection or movement of the shoring.
- The General Contractor is responsible for the design, installation, maintenance, and performance of all temporary bracing and shoring.
- Adequate bracing and connections between the components of the shoring system shall be provided by and the responsibility of the General Contractor.

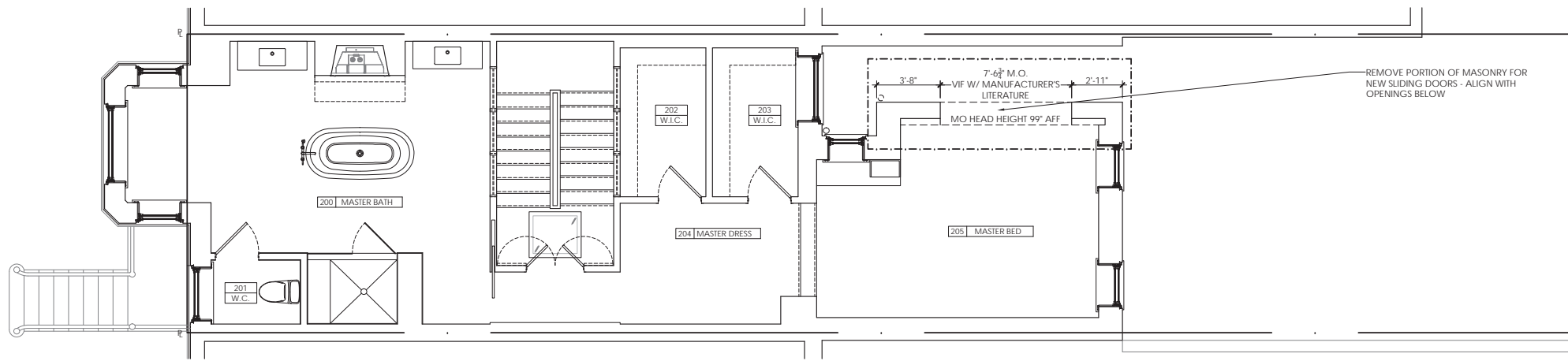
**WALL KEY**

	EXISTING WALL TO REMAIN
	TO BE REMOVED

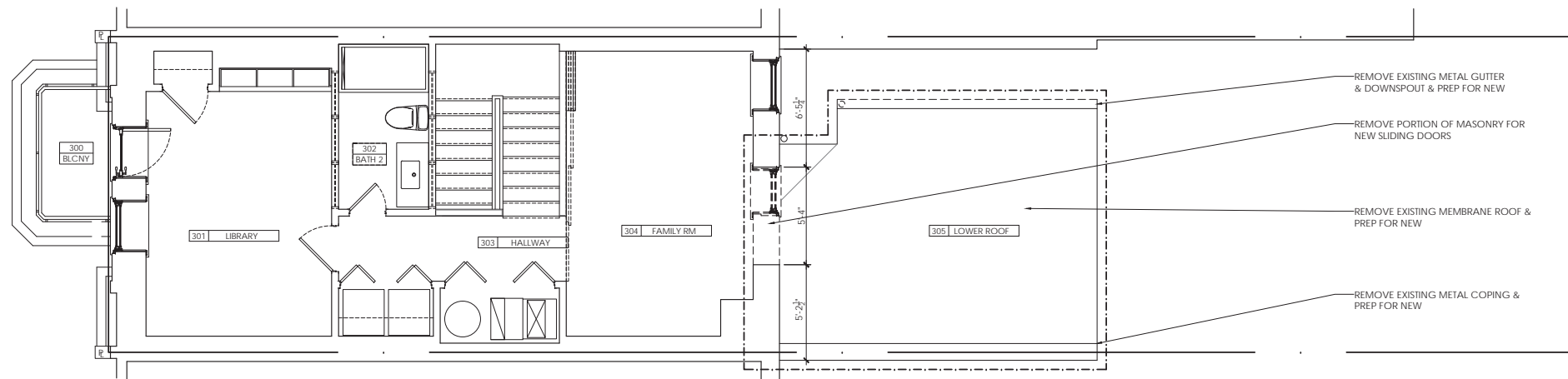


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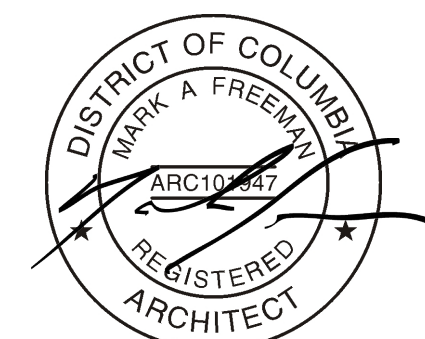
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1 2ND FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



2 3RD FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

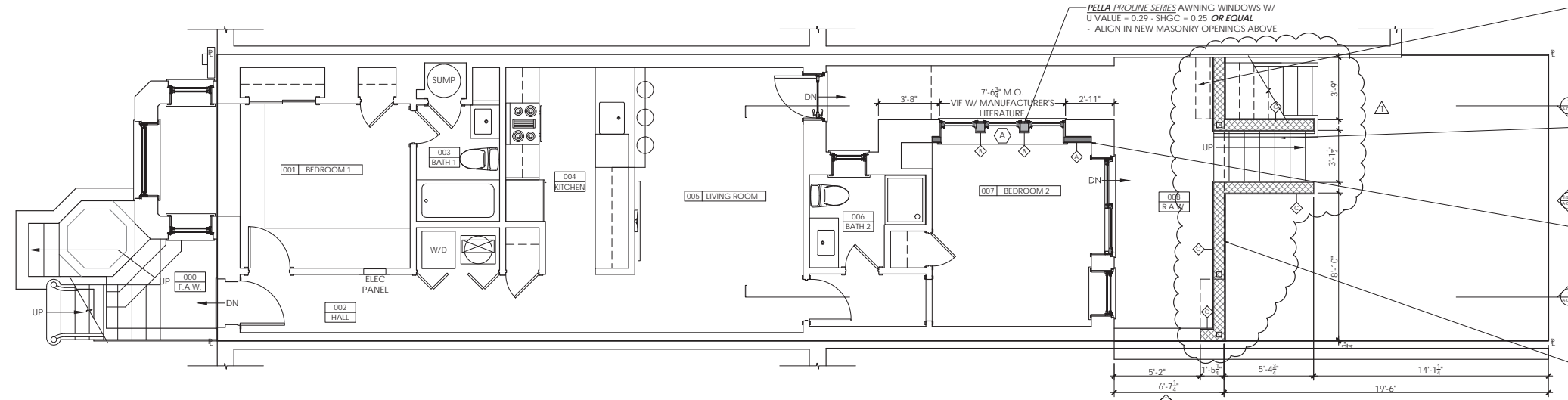


DEMOLITION GENERAL NOTES	
SHORING & DEMOLITION	
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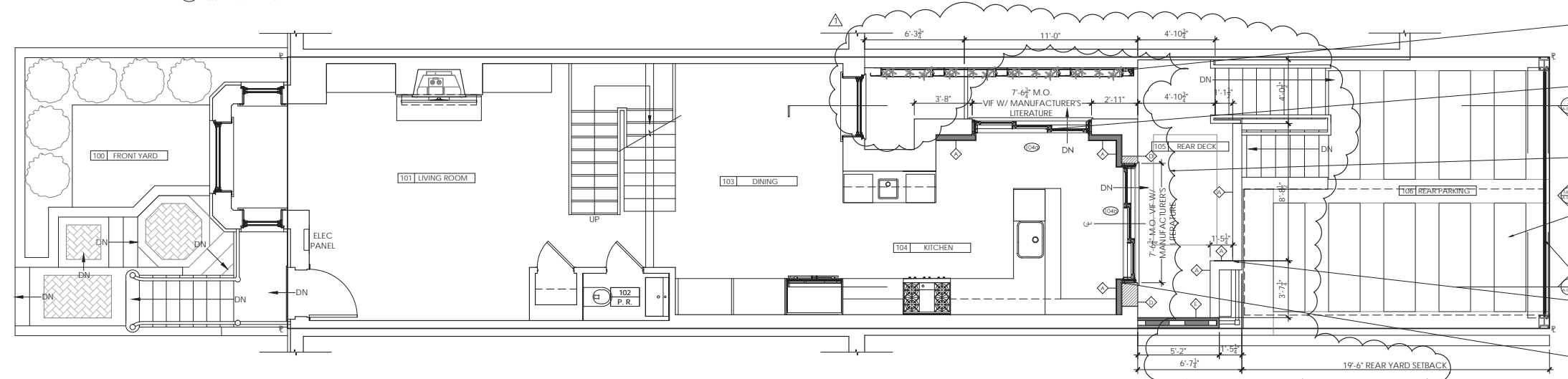
WALL KEY	
	EXISTING WALL TO REMAIN
	TO BE REMOVED

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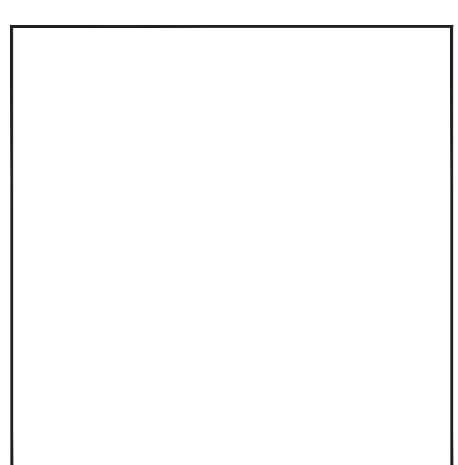
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	SUBMISSION	DATE						
BZA / PERMIT	03.22.18							
BZA <i>REV1</i>	06.11.18							



1 CELLAR PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



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



WALL KEY	
	2X4 WALL FRAMING
	2X6 WALL FRAMING
	NEW CMU WALL
	NEW BRICK WALL
	1 HOUR FIRE RATED WALL UL U344 W/ 2X4 STUDS

- PARTITION NOTES**
- General Contractor shall layout partitions as quickly as possible. Layout is to be approved by Architect before studs are installed.
  - All partitions shall be spackled, taped and sanded smooth with no visible joints.
  - All exterior corners of G.W.B. shall have metal corner beads.
  - All interior dimensions are from face of stud wall.
  - Provide bracing at all door and glazing openings in accordance with manufacturer's recommendations.
  - Provide and install fire retardant wood blocking or sheet metal where all hung cabinets, shelves etc., will be installed. Verify shop standard with millwork subcontractor and review with Architect for acceptance prior to fabrication.
  - General Contractor shall coordinate, space and review size and location of all penetrations. All penetrations shall be properly sealed according to applicable codes.
  - Verify door undercuts with Architect prior to installation.
  - All casework work to be installed to A.W.I. standard quality level premium grade. The design, detailing, and fabrication of millwork should be directed toward achieving installation with a minimum of exposed face fastening.

1ST FLOOR DOOR SCHEDULE									
DOOR DESCRIPTION					FRAME			HARDWARE	COMMENTS
NO.	WIDTH	HEIGHT	THK.	MAT. FINISH	QTY	MAT.	CASING	FINISH	
104a	7'-3"	8'-0"	1 3/4"	MTL/WD FACTORY	01	WOOD	NONE	PAINTED	SLIDING LA CANTINA CONTEMPORARY CLAD 3-PANEL SLIDING DOOR W/ .42 U-VALUE / .21 SHGC
104b	7'-3"	8'-0"	1 3/4"	MTL/WD FACTORY	01	WOOD	NONE	PAINTED	SLIDING LA CANTINA CONTEMPORARY CLAD 3-PANEL SLIDING DOOR W/ .42 U-VALUE / .21 SHGC

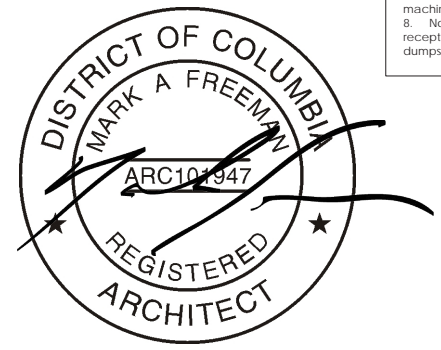
NOTE: PROVIDE TEMPERED SAFETY GLASS PER BUILDING CODE. NOTE: VERIFY ALL DIMENSIONS IN FIELD.

WINDOW SCHEDULE									
WINDOW DESCRIPTION					DETAILS			COMMENTS	
NO.	WIDTH	HEIGHT	TYPE	QTY	MAT.	FINISH			
A	2'-1"	2'-1"	AWNING	03	CLAD	FACTORY	PELLA PROLINE SERIES 3 AWNING WINDOWS W/ .29 U-VALUE / .25 SHGC OR EQUAL		

NOTE: PROVIDE TEMPERED SAFETY GLASS PER BUILDING CODE. NOTE: VERIFY ALL DIMENSIONS & MASONRY OPENING IN FIELD FOR PROPER SIZING & INSTALLATION.

- GENERAL NOTES**
- It shall be the sole responsibility of the General Contractor to fully examine all existing structure on the project site before commencing the work. General Contractor shall verify the condition and nature of the construction, materials, and available utilities and structural elements and to notify the owner's representative, in writing, of any and all discrepancies between said existing conditions and these drawings. Further, it shall be the joint responsibility of the General Contractor and all Subcontractors and suppliers of materials to secure all necessary adaptations to same as required for their respective work prior to ordering, fabrication or installation of any materials, equipment or components which are to be integrated into the work of this project. No claims for additional compensation shall be made or shall be valid unless written notification is received by the owner's representative and the additional compensation is approved in advance of proceeding with the work.
  - Commencement of work in any area by the Contractor shall be construed as that the contractor has checked the existing conditions & found them satisfactory to accept this portion of work.
  - All work shall be performed as to comply with all governing statutes, ordinances, regulations, codes and insurance rating boards. No work shall commence until all governmental and jurisdictional permits and approvals are obtained.
  - All work shall be performed in a first class manner and shall be in good and usable condition at the date of completion thereof.
  - Contractors are required to give the owner a minimum of twenty four (24) hours advanced written notice of said work.
  - Under No Circumstances shall the contractor install or permit to be installed, any materials containing asbestos within the Building.
  - All work shall be confined to the premises and Contractors, Subcontractors or Materialmen are not permitted to perform any said Owner's work (Or store any materials or machinery) outside of the premises, subject to Owner's approval otherwise.
  - No construction material or debris shall be placed in any of the Owner's trash receptacles or compactors at any time. The Contractor shall arrange (If Required) for a trash dumpster, size and location of which is subject to owner's approval, for the removal of refuse.
  - The abbreviation of "N.I.C." indicates work and/or material is not in the contract of the General Contractor, however this does not relieve the General Contractor of the Responsibility of coordination.
  - Repair all damage or voids caused during construction to any of the property to the original condition. Protect adjacent areas from dirt and dust.
  - All concealed wood blocking in walls and ceiling shall be Flame Retardant Treated.
  - All Exits are to remain clear and open during all phases of construction if applicable.
  - The locations of existing utilities are shown in an approximate way only and have not been individually verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might occur by the Contractor's failure to exactly locate and preserve any and all utilities.
  - The term "Owner" shall refer to MR. DALE DENTON & MR. MORGAN WASHBURN and their agents or representatives. The term "General Contractor" and "G.C." shall refer to the person and/or persons who have contracted or subcontracted for the work.
  - The Contractor shall provide the scheduled pre-finished millwork as described and detailed and responsible to receive, check and confirm the millwork's arrival in good condition, and in sufficient quantity and shall notify Owner immediately of any discrepancies. All pieces are sent unassembled and shall be installed by the Contractor in a first class manner, with minimum number of joints possible. Cope all returns, miter all corners and use scarf joints for end to end jointing. Refinish at all cuts and damaged areas as required.
  - General Contractor shall check-in with the Owner prior to commencing construction.
  - In addition to the General Notes listed herein, A.I.A. document A201 General Conditions of contract for construction shall apply.
  - General Contractor to provide 5% additional stock of finish materials or as agreed to by the construction manager.
  - General Contractor to adhere to owner provided close out forms if any.

- TURNOVER REQUIREMENTS**
- The Contractor shall arrange for all inspections and furnish owner's representative with the certificate of occupancy. General Contractor is also to provide a type written list of names, addresses and phone numbers of all Subcontractors and Material Suppliers.
  - The Contractor shall be responsible for having the entire basement cleaned to the satisfaction of the Owner at the time of Carpet and Furniture Installation and at turnover.
  - General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
  - General Contractor to turn over all keys to the owner's representative and mark each key for identification.
  - The General Contractor shall set all thermostats per the Owner's requirements.
  - The General Contractor shall explain the operation of all Mechanical Systems to the Owner and provide copies of Operation, Maintenance, and Warranty Manuals.
  - General Contractor and all Subcontractors shall warranty the work for a Period of one (1) year from the date of final acceptance by Owner of finished work.
  - The General Contractor shall install new filters in the HVAC Units one week prior to turnover of the project.



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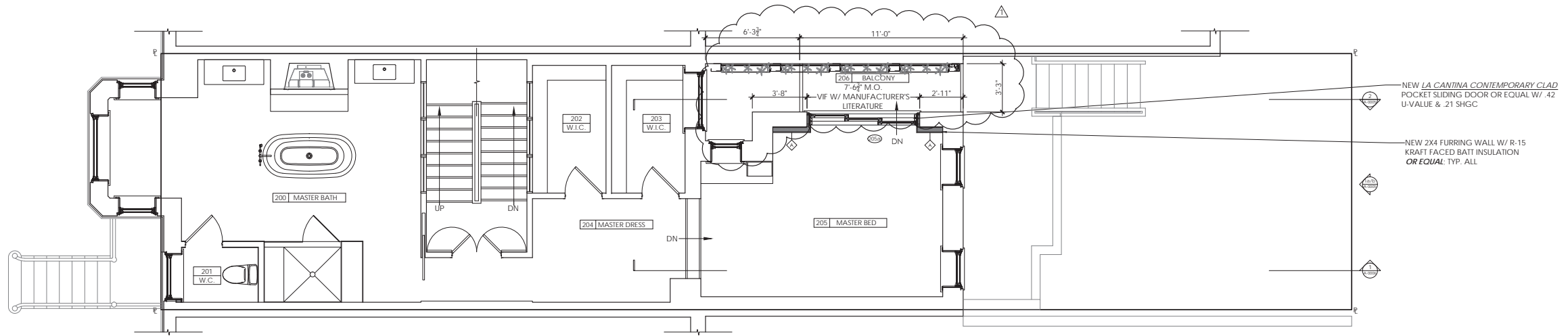
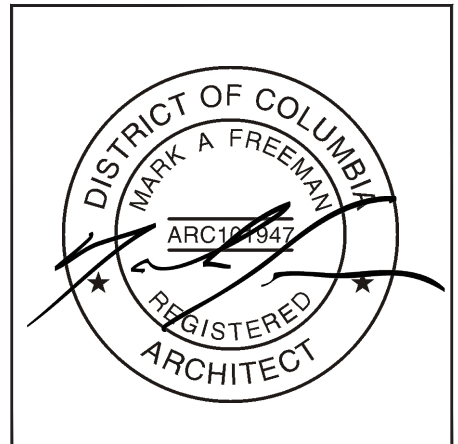
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SUBMISSION	DATE
BZA / PERMIT	03.22.18
BZA REV1	06.11.18

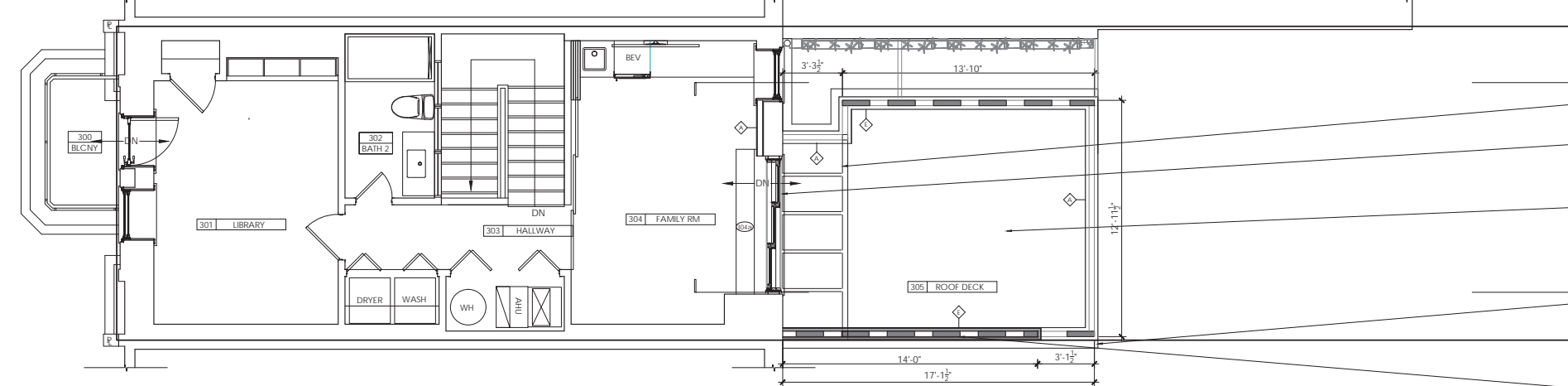
PROPOSED  
PLANS,  
NOTES, &  
SCHEDULES

**A-0001**

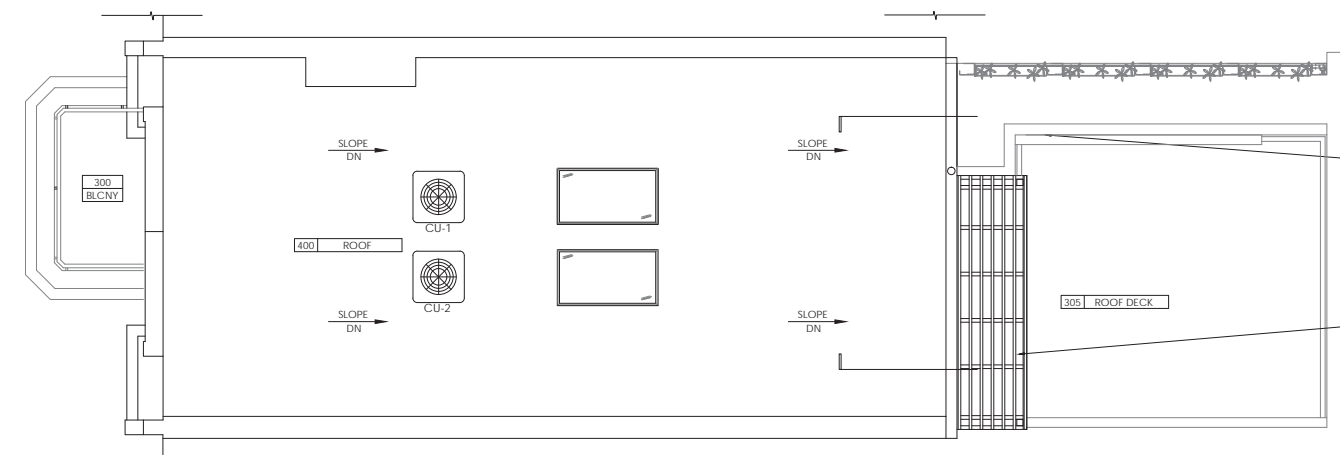




1 2ND FLOOR PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



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



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

**GENERAL NOTES**

- It shall be the sole responsibility of the General Contractor to fully examine all existing structure on the project site before commencing the work. General Contractor shall verify the condition and nature of the construction, materials, and available utilities and structural elements and to notify the owner's representative, in writing, of any and all discrepancies between said existing conditions and these drawings. Further, it shall be the joint responsibility of the General Contractor and all Subcontractors and suppliers of materials to secure all necessary adaptations to same as required for their respective work prior to ordering, fabrication or installation of any materials, equipment or components which are to be integrated into the work of this project. No claims for additional compensation shall be made or shall be valid unless written notification is received by the owner's representative and the additional compensation is approved in advance of proceeding with the work.
- Commencement of work in any area by the Contractor shall be construed as that the contractor has checked the existing conditions & found them satisfactory to accept this portion of work.
- All work shall be performed as to comply with all governing statutes, ordinances, regulations, codes and insurance rating boards. No work shall commence until all governmental and jurisdictional permits and approvals are obtained.
- All work shall be performed in a first class manner and shall be in good and usable condition at the date of completion thereof.
- Contractors are required to give the owner a minimum of twenty four (24) hours advanced written notice of said work.
- Under No Circumstances shall the contractor install or permit to be installed, any materials containing asbestos within the Building.
- All work shall be confined to the premises and Contractors, Subcontractors or Materialmen are not permitted to perform any said Owner's work (Or store any materials or machinery) outside of the premises, subject to Owner's approval otherwise.
- No construction material or debris shall be placed in any of the Owner's trash receptacles or compactors at any time. The Contractor shall arrange (If Required) for a trash dumpster, size and location of which is subject to owner's approval, for the removal of refuse.
- The abbreviation of "N.I.C." indicates work and/or material is not in the contract of the General Contractor, however this does not relieve the General Contractor of the Responsibility of coordination.
- Repair all damage or voids caused during construction to any of the property to the original condition. Protect adjacent areas from dirt and dust.
- All concealed wood blocking in walls and ceiling shall be Flame Retardant Treated.
- All Exits are to remain clear and open during all phases of construction if applicable.
- The locations of existing utilities are shown in an approximate way only and have not been individually verified by the owner or his representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might occur by the Contractor's failure to exactly locate and preserve any and all utilities.
- The term "Owner" shall refer to MR. DALE DENTON & MR. MORGAN WASHBURN and their agents or representatives. The term "General Contractor" and "G.C." shall refer to the person and/or persons who have contracted or subcontracted for the work.
- The Contractor shall provide the scheduled pre finished millwork as described and detailed and responsible to receive, check and confirm the millwork's arrival in good condition, and in sufficient quantity and shall notify Owner immediately of any discrepancies. All pieces are sent unassembled and shall be installed by the Contractor in a first class manner, with minimum number of joints possible. Cope all returns, miter all corners and use scarf joints for end to end jointing. Refinish at all cuts and damaged areas as required.
- General Contractor shall check-in with the Owner prior to commencing construction.
- In addition to the General Notes listed herein, A.I.A. document A201 General Conditions of contract for construction shall apply.
- General Contractor to provide 5% additional stock of finish materials or as agreed to by the construction manager.
- General Contractor to adhere to owner provided close out forms if any.

2ND & 3RD FLOOR DOOR SCHEDULE

DOOR DESCRIPTION							FRAME			HARDWARE	COMMENTS
NO.	WIDTH	HEIGHT	THK	MAT.	FINISH	QTY	MAT.	CASING	FINISH		
205a	7'-3"	8'-0"	1 3/4"	MTL/WD	FACTORY	01	WOOD	NONE	PAINTED	SLIDING	LA CANTINA CONTEMPORARY CLAD 3-PANEL SLIDING DOOR W/ .42 U-VALUE / .21 SHGC
304B	7'-3"	8'-0"	1 3/4"	MTL/WD	FACTORY	01	WOOD	NONE	PAINTED	SLIDING	LA CANTINA CONTEMPORARY CLAD 3-PANEL SLIDING DOOR W/ .42 U-VALUE / .21 SHGC

NOTE: PROVIDE TEMPERED SAFETY GLASS PER BUILDING CODE. NOTE: VERIFY ALL DIMENSIONS IN FIELD.

**WALL KEY**

	2X4 WALL FRAMING
	2X6 WALL FRAMING
	NEW CMU WALL
	NEW BRICK WALL
	1 HOUR FIRE RATED WALL UL U344 W/ 2X4 STUDS

**PARTITION NOTES**

- General Contractor shall layout partitions as quickly as possible. Layout is to be approved by Architect before studs are installed.
- All partitions shall be spackled, taped and sanded smooth with no visible joints.
- All exterior corners of G.W.B. shall have metal corner beads.
- All interior dimensions are from face of stud wall.
- Provide bracing at all door and glazing openings in accordance with manufacturer's recommendations.
- Provide and install fire retardant wood blocking or sheet metal where all hung cabinets, shelves etc., will be installed. Verify shop standard with millwork subcontractor and review with Architect for acceptance prior to fabrication.
- General Contractor shall coordinate, space and review size and location of all penetrations. All penetrations shall be properly sealed according to applicable codes.
- Verify door undercuts with Architect prior to installation.
- All casework work to be installed to A.W.I. standard quality level premium grade. The design, detailing, and fabrication of millwork should be directed toward achieving installation with a minimum of exposed face fastening.

**TURNOVER REQUIREMENTS**

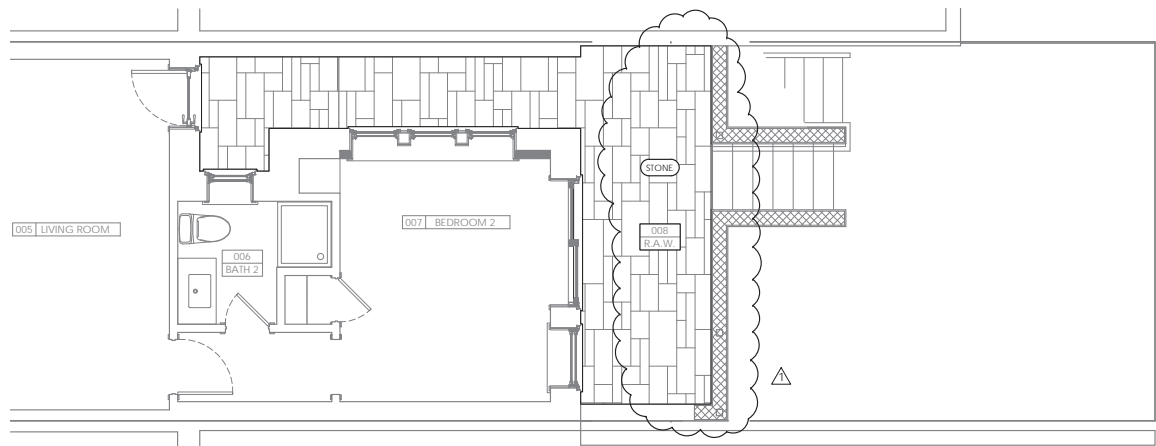
- The Contractor shall arrange for all inspections and furnish owner's representative with the certificate of occupancy. General Contractor is also to provide a type written list of names, addresses and phone numbers of all Subcontractors and Material Suppliers.
- The Contractor shall be responsible for having the entire basement cleaned to the satisfaction of the Owner at the time of Carpet and Furniture installation and at turnover.
- General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
- General Contractor to turn over all keys to the owner's representative and mark each key for identification.
- The General Contractor shall set all thermostats per the Owner's Requirements.
- The General Contractor shall explain the operation of all Mechanical Systems to the Owner and provide copies of Operation, Maintenance, and Warranty Manuals.
- General Contractor and all Subcontractors shall warranty the work for a Period of one (1) year from the date of final acceptance by Owner of finished work.
- The General Contractor shall install new filters in the HVAC Units one week prior to turnover of the project.

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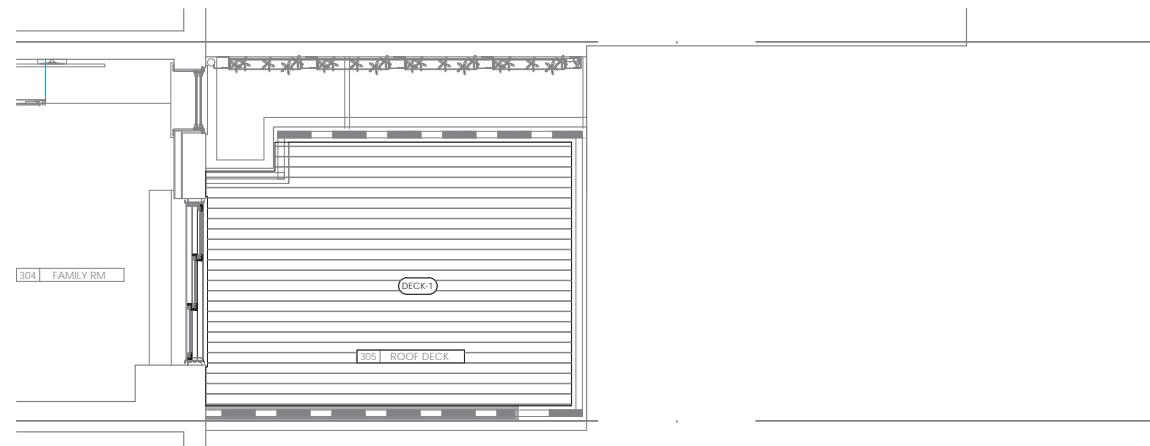
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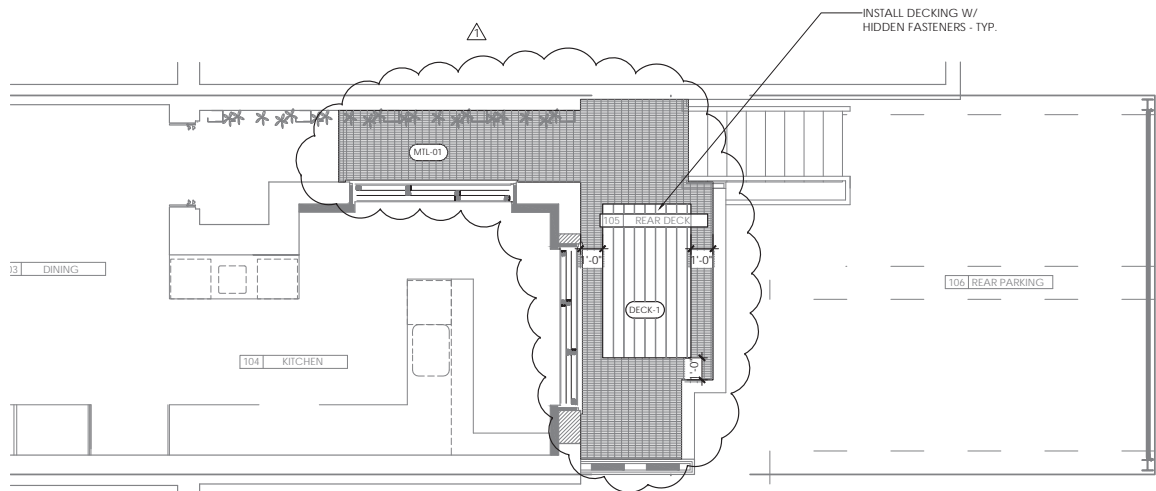
SUBMISSION DATE	03.22.18	PROPOSED PLANS, NOTES, & SCHEDULES
BZA PERMIT	06.11.18	
BZA REV1	06.11.18	A-0002
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. LICENSE NO. ARC 101947 EXPIRATION DATE 04-30-2018		
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PROJECT NO:	2017-17	



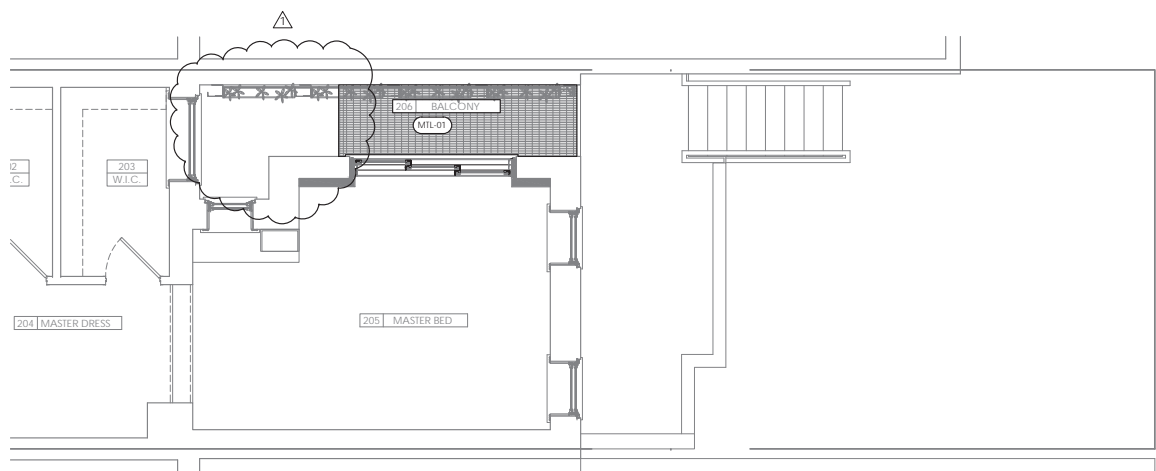
1 CELLAR PROPOSED FINISH PLAN  
SCALE: 1/4" = 1'-0"



4 ROOF DECK PROPOSED FINISH PLAN  
SCALE: 1/4" = 1'-0"



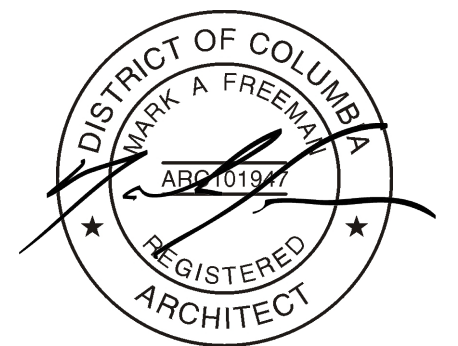
2 1ST FLOOR PROPOSED FINISH PLAN  
SCALE: 1/4" = 1'-0"



3 2ND FLOOR PROPOSED FINISH PLAN  
SCALE: 1/4" = 1'-0"

METAL					
SYMBOL	AREA	MATERIAL	COLOR	MFR / SOURCE	NOTES
MIL-01	REAR BALCONIES	ALUMINUM MESH	N/A	MC NICHOLS	GW 100A SMOOTH WELDED SERIES BAR GRATING OR EQUAL
DECK					
SYMBOL	AREA	MATERIAL	COLOR	MFR / SOURCE	NOTES
DECK-1	REAR DECK / ROOF DECK	STAINED PRESSURE TREATED 5/4 X 6 DECKING	TBD	HOME DEPOT	BEHR SEMI-TRANSPARENT WATERPROOFING WOOD STAIN OR EQUAL
STONE					
SYMBOL	AREA	MATERIAL	COLOR	MFR / SOURCE	NOTES
STONE	REAR AREAWAY	NATURAL CLEFT FLAGSTONE IN RANDOM BROKEN COURSED ASHLAR PATTERN	TBD	TBD	

- FINISH NOTES**
- ALL WALLS AND SURFACES RECEIVING PAINT AND ALL COVERINGS, ETC. SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL J-BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO THE ADJACENT SURFACE.
  - THE GENERAL CONTRACTOR SHALL PROVIDE ONE FINAL TOUCHUP OF ALL PAINTED SURFACES AFTER MOVE IN IS COMPLETED.
  - ALL NEW WALLS SPECIFIED TO BE PAINTED SHALL BE PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS OF COLOR.
  - ALL DOORS AND DOOR FRAMES SPECIFIED TO BE PAINTED SHALL BE PAINTED WITH SATIN FINISH WITH ONE PRIME AND TWO FINISH COATS AS INDICATED.
  - ALL CEILING REGISTERS, VENTS, GRILLS, DIFFUSERS, SPEAKERS, ETC., ARE TO BE CLEANED AND PAINTED TO MATCH THE CEILING BEFORE BEING REINSTALLED.
  - ONLY WHERE INDICATED "EQUAL OR BETTER" SHALL SUBSTITUTIONS FOR SPECIFIED MATERIALS BE CONSIDERED.
  - BEFORE PROCEEDING WITH PROCUREMENT, THE RESPECTIVE INSTALLER SHALL FIELD VERIFY DIMENSIONS TO ASSURE SUFFICIENT QUANTITIES OF MATERIALS TO COMPLETE THE WORK.
  - WHERE THERE IS A QUESTION AS TO THE ACCEPTABLE LEVEL OF QUALITY THE ARCHITECT WILL ACT AS THE MEDIATOR.
  - UPON RECEIPT FROM THE MANUFACTURER, THE INSTALLER SHALL INSPECT ALL MATERIALS FOR DEFECTS, FLAWS, CORRECT COLOR AND PATTERN.
  - ALL MATERIALS ARE TO BE ACCLIMATED TO LOCAL JOB SITE ENVIRONMENT BEFORE INSTALLATION PER SPECIFICATIONS.
  - COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



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- POWER & TELEPHONE NOTES**
- All outlets to be mounted 18" above finished floor, UNO.
  - All switches to be mounted 42" above finished floor, UNO.
  - All outlets for Refrigerator to be placed mounted 45" above finished floor, UNO.
  - All outlets on Millwork Walls to be mounted 42" above finished floor, UNO.
  - Outlets shown back to back in same partition are to be staggered. Provide and install bridging as required to maintain dimensions indicated.
  - All cover plates are to be white, Unless Otherwise Noted.
  - Outlets located adjacent to wet areas are to be ground fault interruption type (GFI).
  - Refer to Architectural drawings for locations of outlets & switches. Where multiple switches are in one location, switches to be grouped horizontally, & ganged and installed with a single cover plate. Refer to Engineering or Contractor Shop drawings for information regarding circuiting, specifications and panels.
  - Exact locations of thermostats, indicated on engineering drawings, shall be identified by G.C. and coordinated with Architect prior to installation. Where single outlet are located near single light switch / thermostat, thermostat is to be located above switch centerline, and outlet below switch centerline.

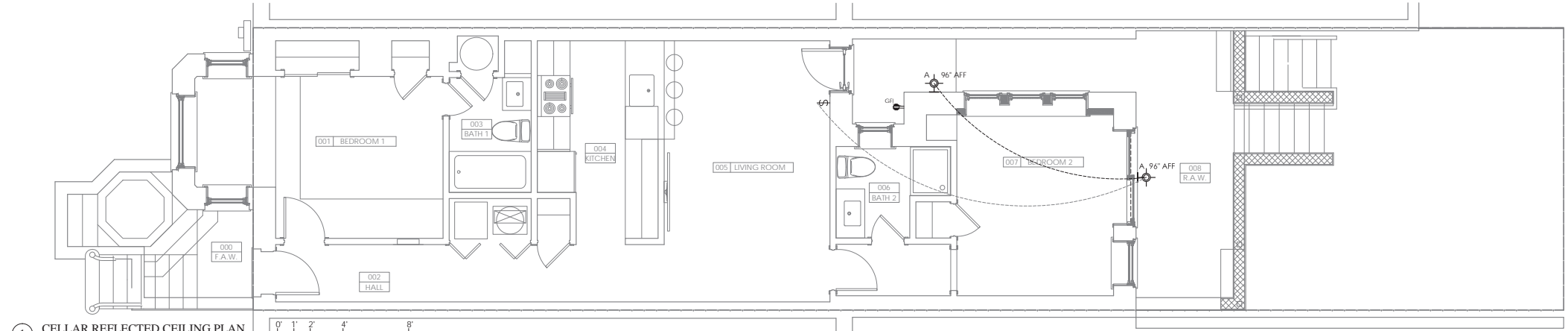
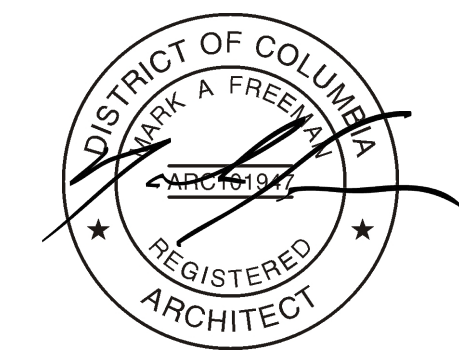
**PERCENTAGE OF HIGH EFFICIENCY LAMPS - HOUSE**

	NUMBER OF FIXTURES	PERCENTAGE OF HIGH-EFF. LAMPS
TOTAL # OF NEW FIXTURES	6	
NEW FIXTURES WITH HIGH EFFICIENCY LAMPS		
Outdoor Sconces	6	
TOTAL # OF FIXTURES W/HIGH-EFF. LAMPS	6	100%

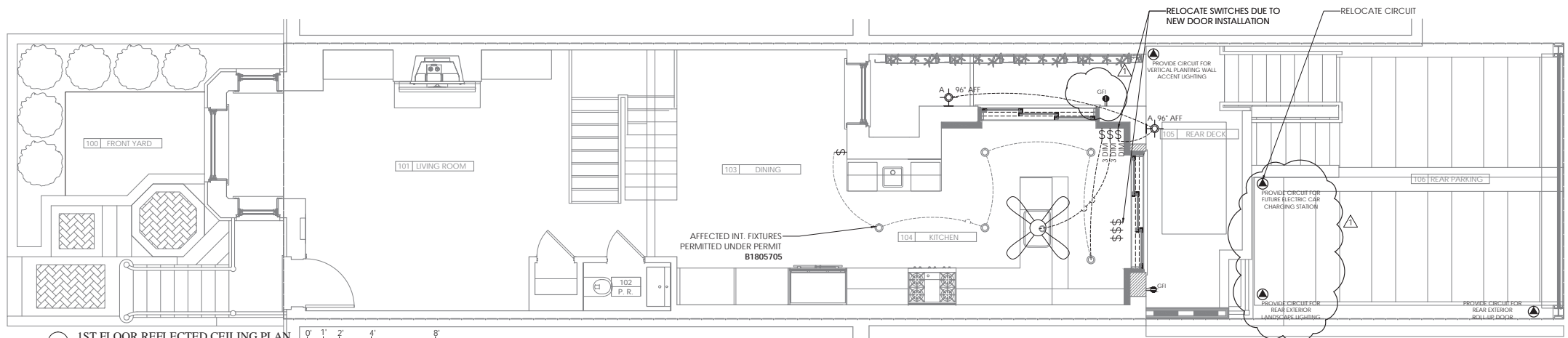
- RCP NOTES**
- Refer to the partition plan for the location and extent of G.W.B.
  - All light fixtures are to be installed in accordance with the locations shown on the architectural reflected ceiling plan.
  - General Contractor shall be responsible for the coordination of all air diffusers and light fixtures systems as related to field conditions.
  - Exact locations of thermostats, indicated on engineering drawings, shall be identified by G.C. and coordinated with Architect prior to installation. Where single outlet are located near single light switch / thermostat, thermostat is to be located above switch centerline, and outlet below switch centerline.
  - Any discrepancies in light fixtures, switches, thermostats, and diffusers locations between the Architectural and Engineering drawings, or between the drawings and existing field conditions, shall be clarified with Architect before proceeding.

- ELECTRICAL NOTES**
- EXISTING CONDITIONS:** The Electrical Contractor is encouraged to visit the site prior to submitting his bid, carefully examining all existing conditions and include in his bid the price of labor and materials that may effect his work.
  - The Electrical Contractor shall provide all new material equipment, components, labor to replace existing to the extent necessary to satisfy all applicable building code and safety requirements to render a fully functional and safe operating system.
  - The Electrical Contractor to Secure and Pay all Necessary Electrical Permits, Fees, and Taxes.
  - Location of equipment, Conduit and other electrical work is indicated diagrammatically by drawings. The Electrical Contractor is to determine the exact locations on the job site, subject to structural conditions and the work of other trades.
  - The Electrical Contractor shall guarantee all material, labor, and equipment for a period of one year from the date of acceptance. Guarantee to include free warranty maintenance for the first year of system operation.

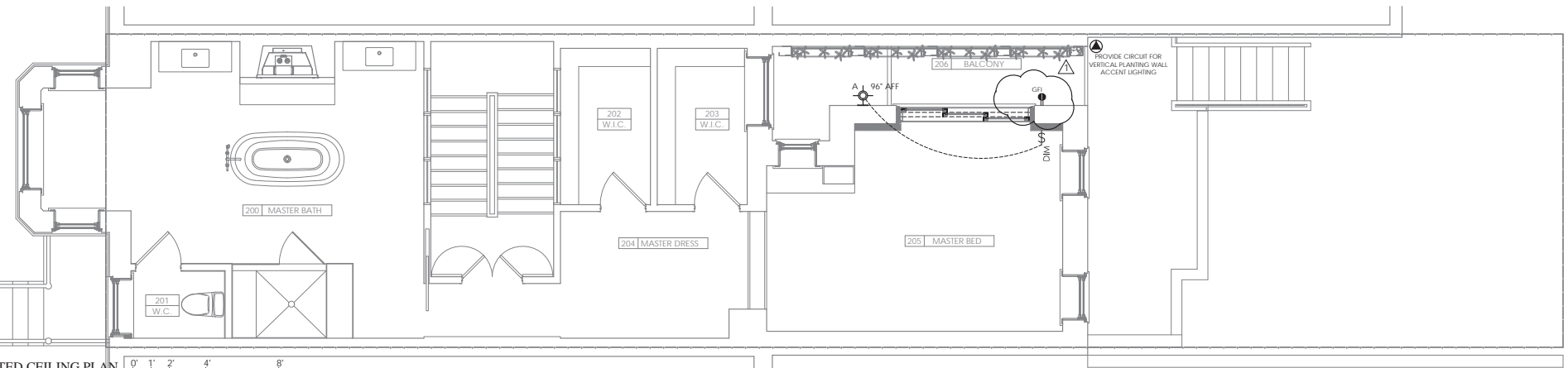
- ELECTRICAL LEGEND**
- GFI GFI
  - DUPLEX DUPLEX
  - SW SINGLE SWITCH
  - DS DIMMER SWITCH
  - 3 DIM 3-WAY DIMMER SWITCH
  - SC SPECIAL OUTLET/CONNECTION POINT
  - WAC EXTERIOR WALL SCONCE - WAC LIGHTING RUBIX WS-W25 DARK SKY FRIENDLY, 16 W - 750 LUMEN, 3000K LED FIXTURE



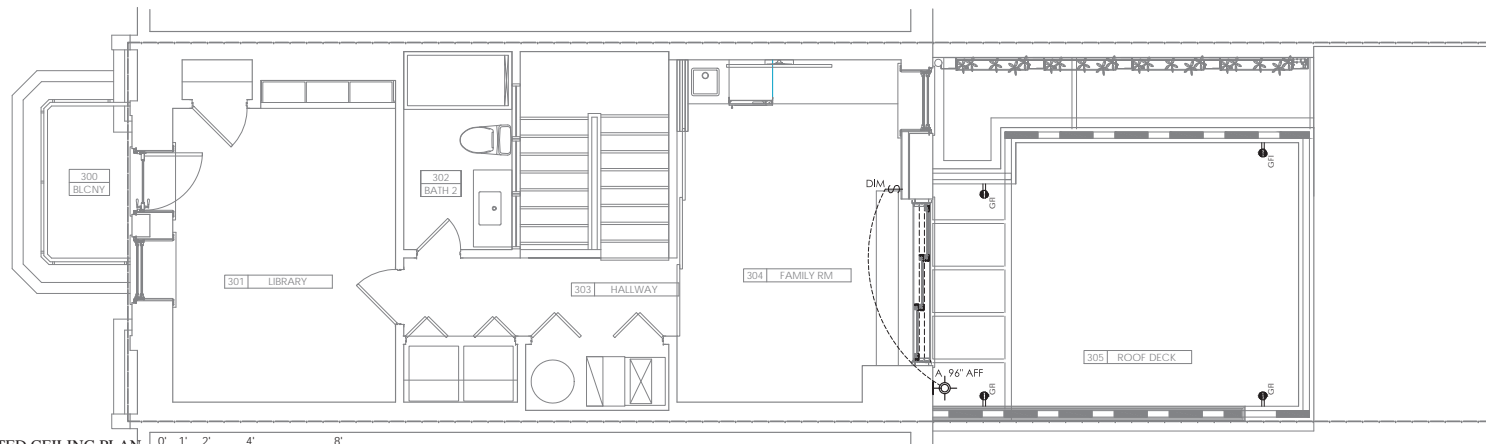
1 CELLAR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



2 1ST FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



3 2ND FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



4 3RD FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

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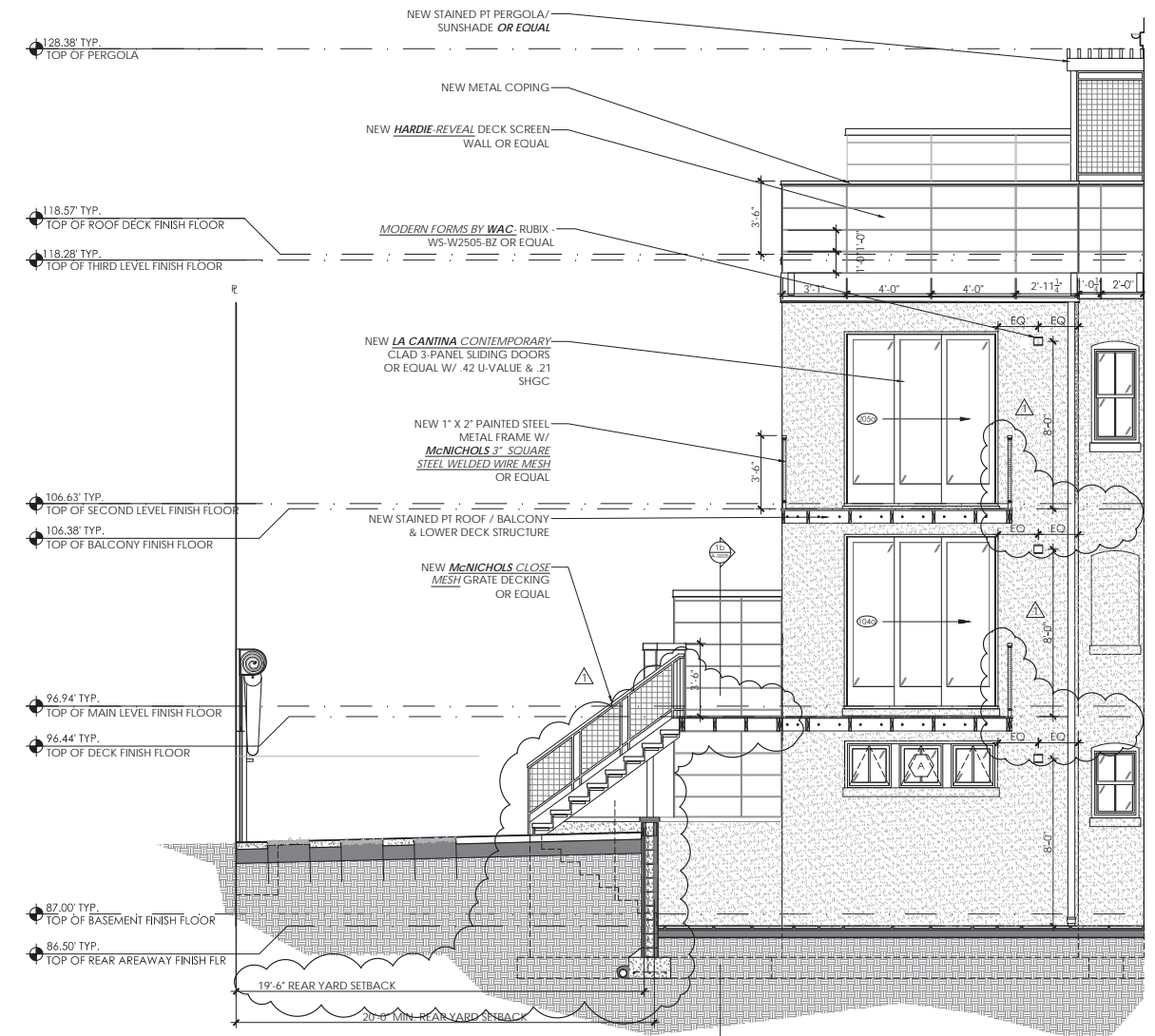
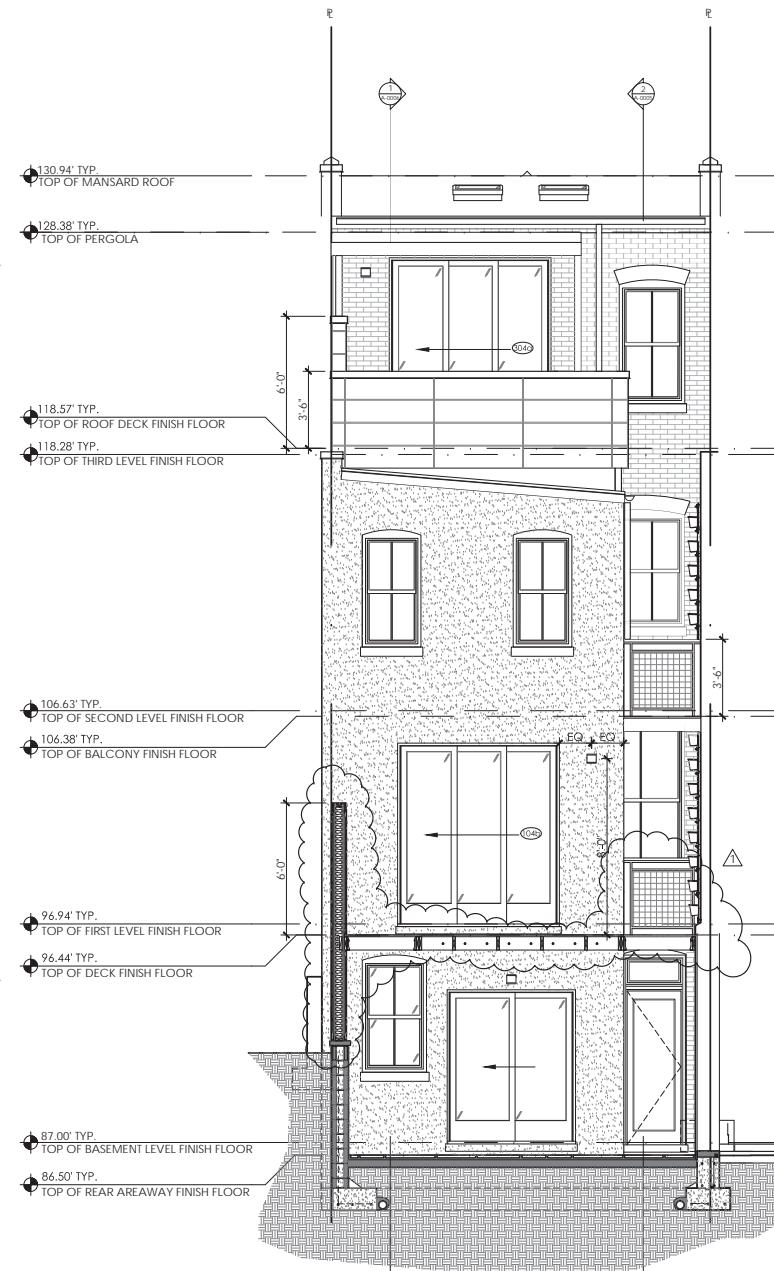
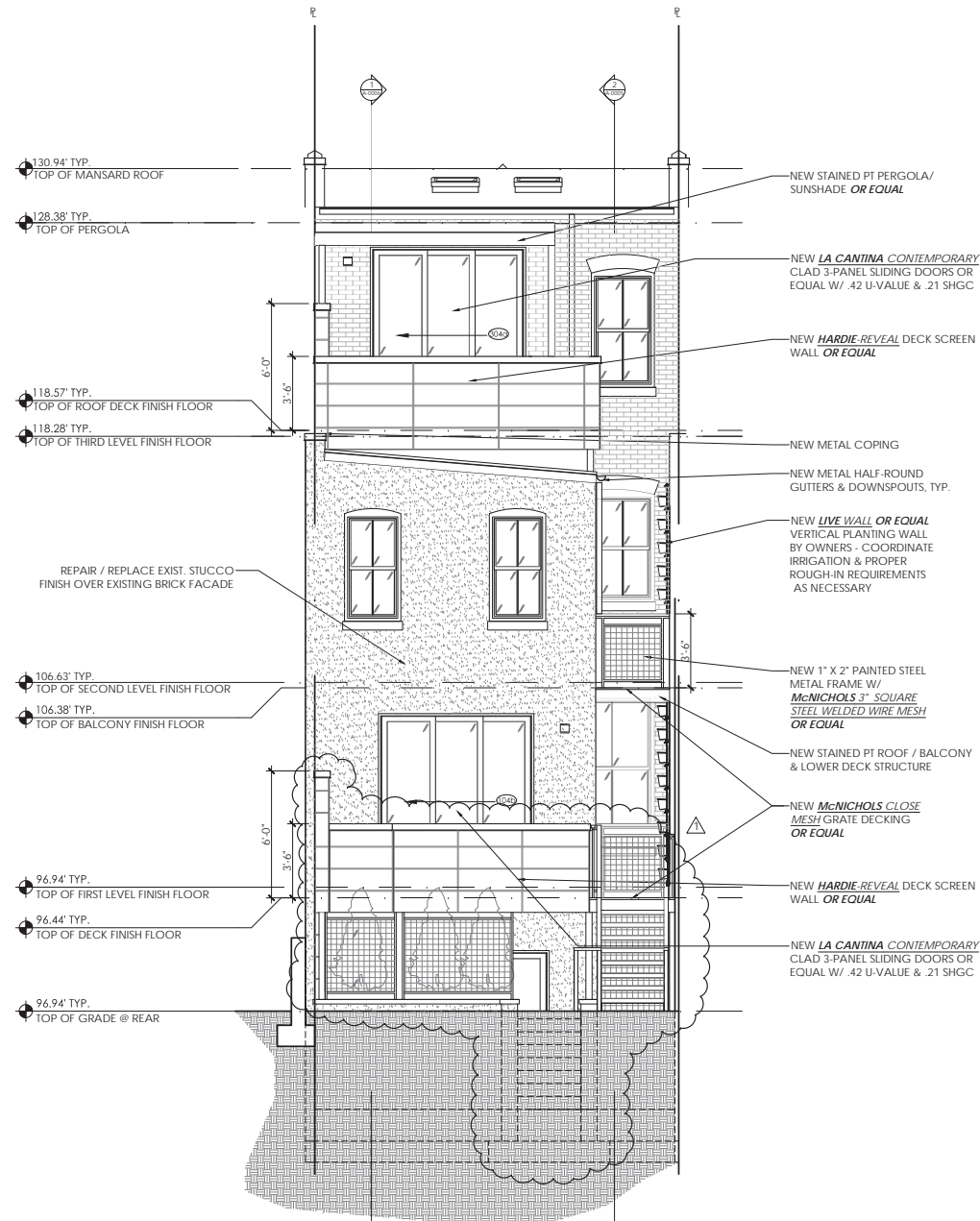
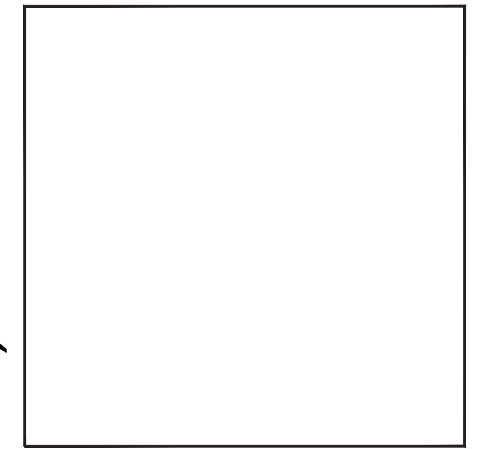
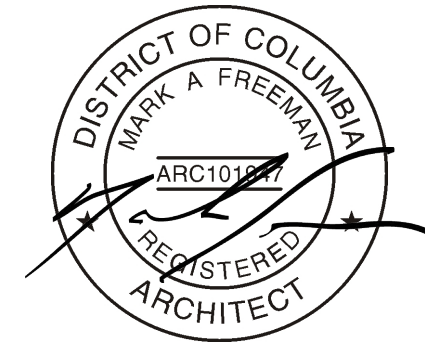
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CHECKED BY:	ML/LWF
PROJECT NO:	2017-17

ARCHITECTURAL  
POWER  
& REFLECTED  
CEILING PLAN

A-0004



1a REAR ELEVATION  
SCALE: 1/4" = 1'-0"

1b REAR SECTION THROUGH LOWER DECK & AREAWAY  
SCALE: 1/4" = 1'-0"

2 REAR - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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B/A REV1	06.11.18

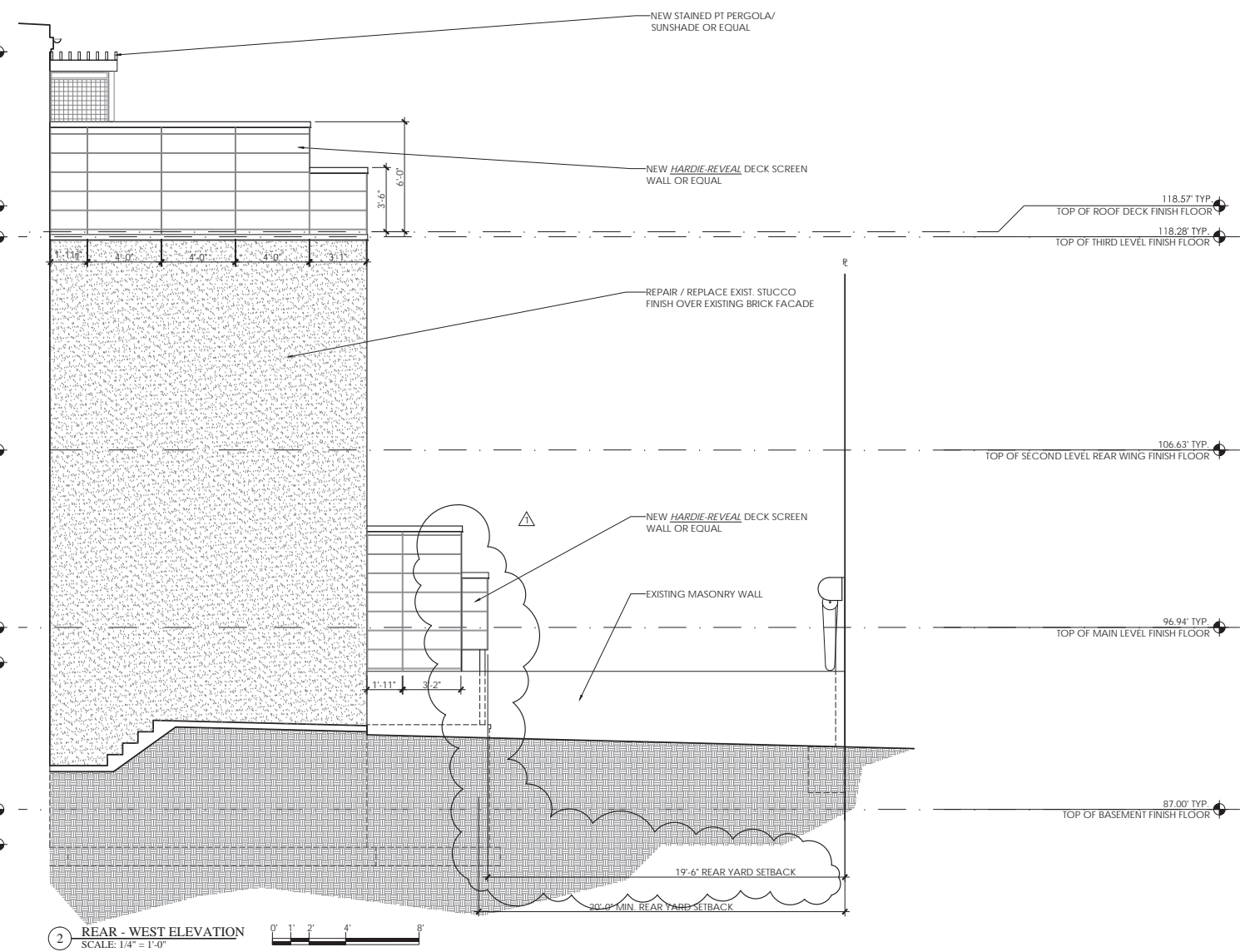
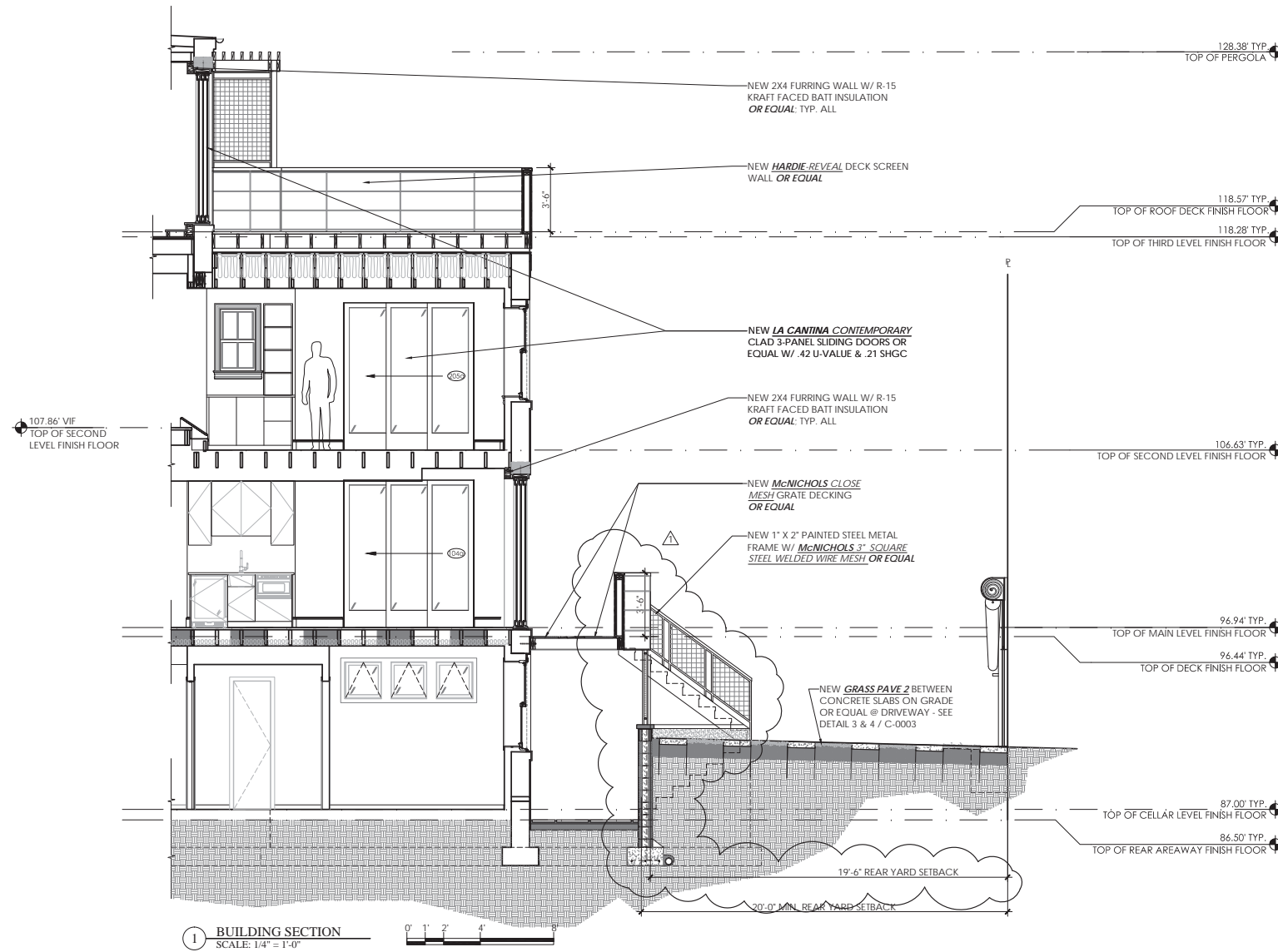
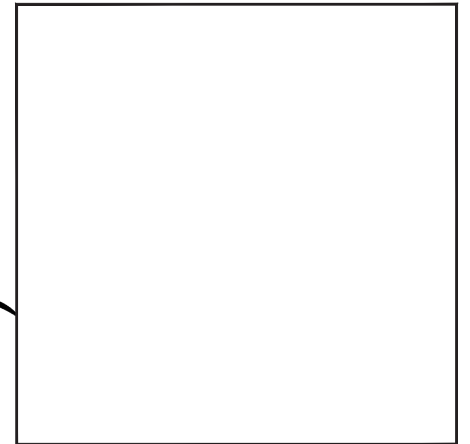
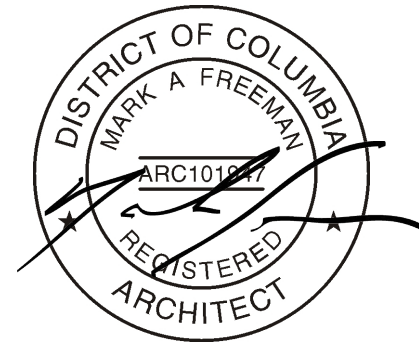
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ARCHITECTURAL ELEVATIONS

**A-0005**

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING & WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS. OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEYOND PIPING AND WIRING.
SHOWER / TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.



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B/A REV1	06.11.18

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ARCHITECTURAL  
ELEVATION &  
SECTION

A-0006



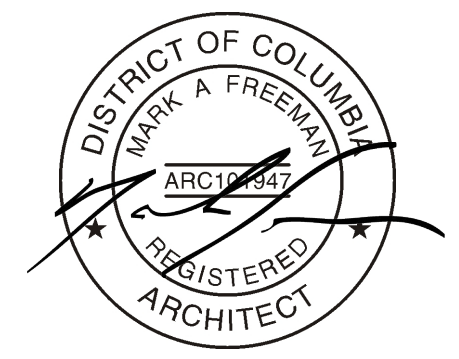
- NEW METAL COPING
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW **LA CANTINA** CONTEMPORARY CLAD 3-PANEL SLIDING DOORS **OR EQUAL**
- NEW 1" X 2" PAINTED STEEL METAL FRAME W/ **McNICHOLS** 3" SQUARE STEEL WELDED WIRE MESH **OR EQUAL**
- NEW **McNICHOLS** CLOSE MESH GRATE DECKING **OR EQUAL** ON STAINED PT WOOD BALCONY STRUCTURE
- NEW **LA CANTINA** CONTEMPORARY CLAD 3-PANEL SLIDING DOORS **OR EQUAL**
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW 1" X 2" PAINTED STEEL METAL FRAME W/ **McNICHOLS** 3" SQUARE STEEL WELDED WIRE MESH **OR EQUAL**
- NEW STAINED PT WOOD STAIR **OR EQUAL**
- NEW STEEL ROLL-UP DOOR
- NEW CONCRETE SLAB ON GRADE W/ **GRASSPAVE2** BY **INVISIBLE STRUCTURES** **OR EQUAL**

1 REAR WORM'S EYE VIEW  
SCALE: NONE



- NEW METAL COPING
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW STAINED PT WOOD PERGOLA/SUNSHADE **OR EQUAL**
- NEW 1" X 2" PAINTED STEEL METAL FRAME W/ **McNICHOLS** 3" SQUARE STEEL WELDED WIRE MESH **OR EQUAL**
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW **LA CANTINA** CONTEMPORARY CLAD 3-PANEL SLIDING DOORS **OR EQUAL**
- NEW **McNICHOLS** CLOSE MESH GRATE DECKING **OR EQUAL** ON STAINED PT WOOD BALCONY STRUCTURE

2 REAR BIRD'S EYE VIEW  
SCALE: NONE



3 SIDE ELEVATION  
SCALE: NONE

- NEW STAINED PT WOOD PERGOLA/SUNSHADE **OR EQUAL**
- NEW METAL COPING
- NEW 1" X 2" PAINTED STEEL METAL FRAME W/ **McNICHOLS** 3" SQUARE STEEL WELDED WIRE MESH **OR EQUAL**
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW **LA CANTINA** CONTEMPORARY CLAD 3-PANEL SLIDING DOORS **OR EQUAL**
- NEW **McNICHOLS** CLOSE MESH GRATE DECKING **OR EQUAL** ON STAINED PT WOOD BALCONY STRUCTURE
- NEW **LA CANTINA** CONTEMPORARY CLAD 3-PANEL SLIDING DOORS **OR EQUAL**
- NEW **HARDIE-REVEAL** DECK SCREEN WALL **OR EQUAL**
- NEW **McNICHOLS** CLOSE MESH GRATE DECKING **OR EQUAL** ON STAINED PT WOOD DECK STRUCTURE
- REPAIR/REPLACE EXISTING STUCCO FINISH OVER EXISTING BRICK FACADE
- NEW STEEL ROLL-UP DOOR

1208 T St. NW Washington, DC 20009

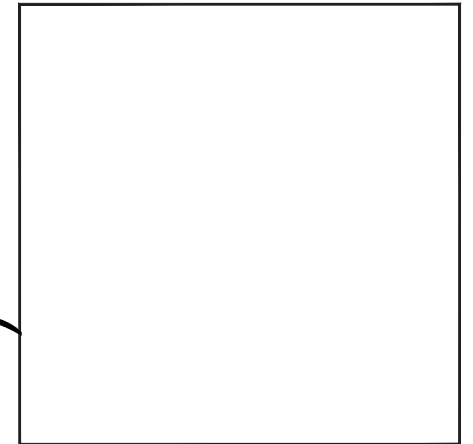
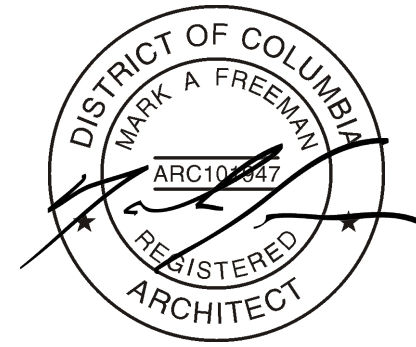
<p><b>aggregate</b> architecture + design 1308 9th St NW, Suite 200 WASHINGTON, DC 20001</p> <p>Aggregate, LLC © 2018</p> <p>This Drawing &amp;/or Specifications is provided as an instrument of service by AGGREGATE, LLC, and is intended for use on this project only. All designs, drawings, specifications, models, and arrangements appearing herein constitutes the original and unpublished Work (the property) of the Architect. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior written consent of the Architect is strictly prohibited.</p>	<table border="1"> <tr> <th>SUBMISSION</th> <th>DATE</th> </tr> <tr> <td>BZA / PERMIT</td> <td>03.22.18</td> </tr> <tr> <td>BZA REV1</td> <td>06.11.18</td> </tr> </table>	SUBMISSION	DATE	BZA / PERMIT	03.22.18	BZA REV1	06.11.18	<p>ARCHITECTURAL RENDERINGS</p> <p><b>A-0007</b></p>
	SUBMISSION	DATE						
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BZA REV1	06.11.18							
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1 REAR FACADE  
SCALE: NONE



2 EXTERIOR PLAN VIEW  
SCALE: NONE



NEW LIVE WALL OR EQUAL  
VERTICAL PLANTING WALL BY  
OWNERS - COORDINATE  
IRRIGATION & PROPER  
ROUGH-IN REQUIREMENTS AS  
NECESSARY

3 REAR BIRD'S EYE VIEW  
SCALE: NONE

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SUBMISSION DATE	03.22.18	ARCHITECTURAL RENDERINGS
BZA / PERMIT	06.11.18	
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