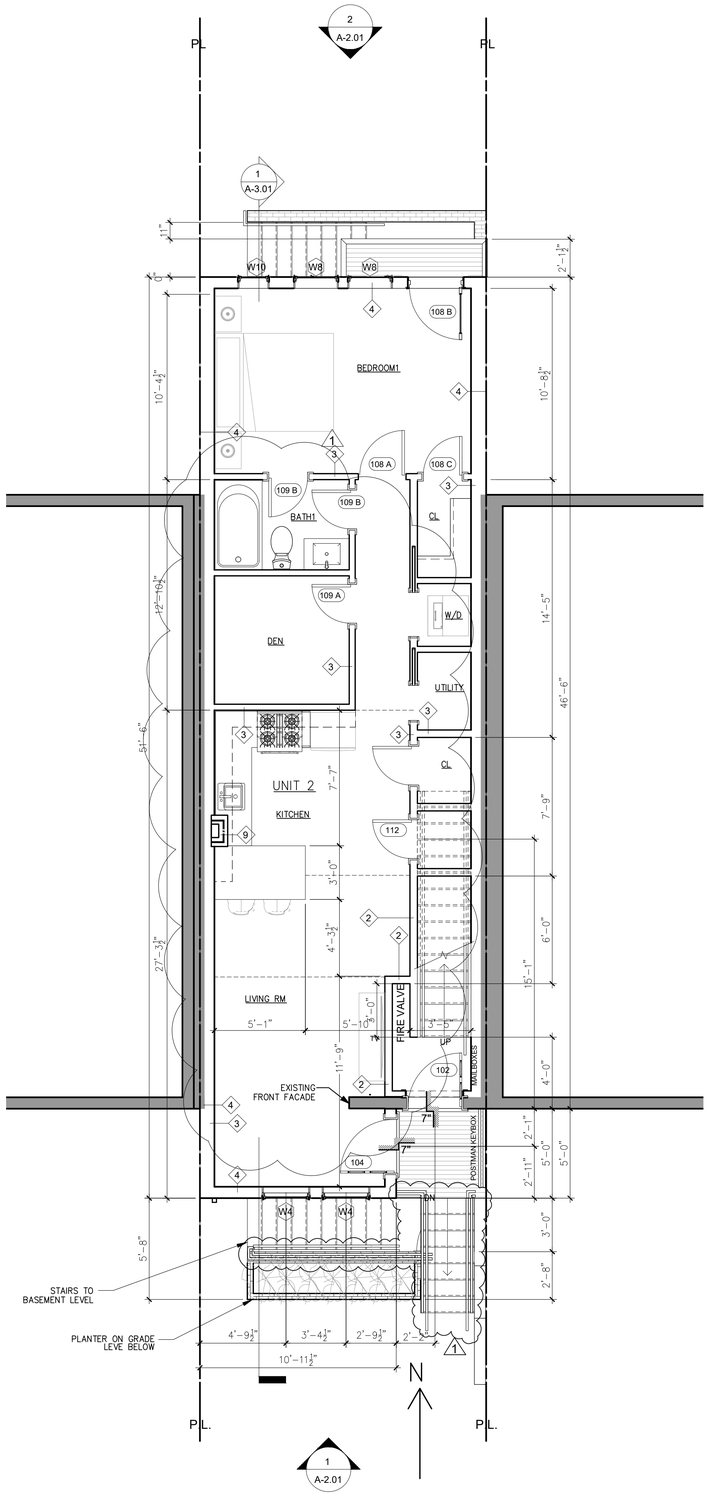
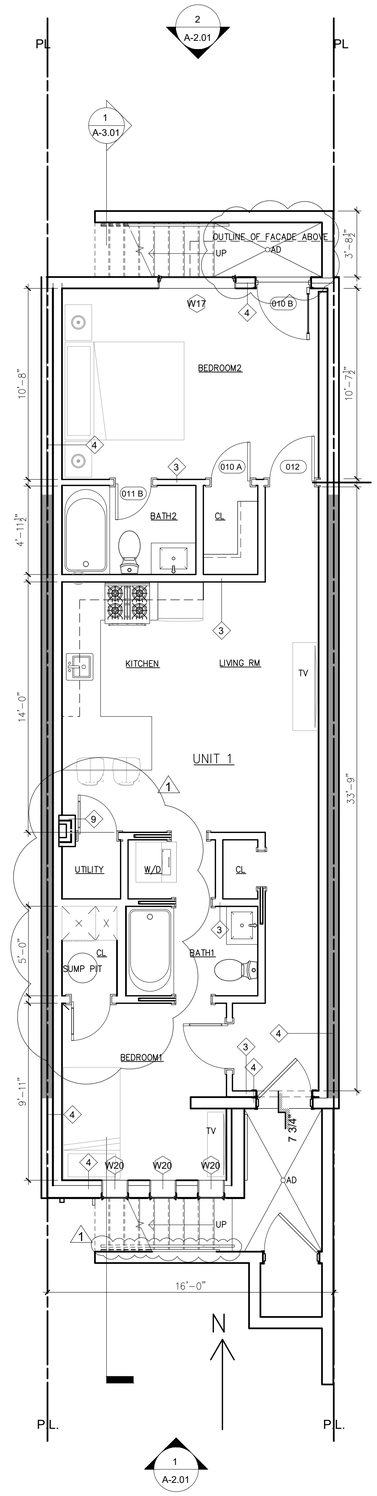


2 FIRST FLOOR PLAN

Scale 1/4" = 1'-0"



1 BASEMENT LVL

Scale 1/4" = 1'-0"

KEYED NOTES: NEW WORK

1. PROVIDE AND INSTALL FINISH FLOORING AND BASE THROUGHOUT. REFER TO FINISH SCHEDULE.
2. PROVIDE & INSTALL WALL MOUNTED CABINETS. REFER TO ELEVATIONS AND DETAILS.
3. PROVIDE & INSTALL SOLID SURFACE COUNTERTOP AND BASE CABINETS. REFER TO ELEVATIONS AND DETAILS.
4. PROVIDE & INSTALL FIXED SHELVES ON BRACKETS. (REFER TO ELEVATIONS & FINISH SCHEDULE).
5. PROVIDE NEW DISHWASHER.
6. PROVIDE NEW REFRIGERATOR.
7. PROVIDE NEW STOVETOP AND OVEN.
8. PROVIDE & INSTALL UNDERMOUNT SINK & FAUCET.
9. PROVIDE NEW COMPACT STACKED WASHER & DRYER.
10. PROVIDE WATER CLOSET.
11. PROVIDE NEW CLOSET ROD.
12. PROVIDE TUB/SHOWER ASSEMBLY AND ASSOCIATED COMPONENTS.
13. PROVIDE NEW VANITY WITH SCHEDULE SINKS AND FAUCET.
14. PROVIDE NEW BUILT -IN KITCHEN ISLAND.
15. LAMINATE WALL AS REQUIRED TO ACHIEVE DESIRED SMOOTHNESS.
16. PROVIDE NEW FIRE EXTINGUISHER.
17. PROVIDE NEW DUCTLESS RANGE HOOD.

DRAWING NOTES: NEW WORK

1. PATCH/REPAIR, SAND SMOOTH CRACKS, PATCH/REPAIR, SAND SMOOTH CRACKS, DAMAGE, HOLES, GOUGES AND PITTED SURFACES TO EXISTING WALLS AND PREPARE TO RECEIVE NEW FINISHES.
2. TOUCH UP, PATCH, REPAIR WORK REQUIRED TOUCH UP, PATCH, REPAIR WORK REQUIRED AS A RESULT OF ANY DAMAGES INCURRED PRIOR TO OCCUPANCY. PATCH EXISTING PATCH EXISTING WALLS WHERE ELECTRICAL OUTLETS WERE REMOVED.
3. SEAL ALL PENETRATIONS FOLLOWING SEAL ALL PENETRATIONS FOLLOWING REMOVAL/INSTALLATION OF PIPES AND DUCTS ETC. WITH APPROVED FIRE STOP MATERIAL PER INTERNATIONAL BUILDING CODE. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. INSPECT ALL INTERIOR PARTITIONS, DEMISING INSPECT ALL INTERIOR PARTITIONS, DEMISING PARTITIONS, PERIMETER WALLS AND FURRED COLUMNS TO REMAIN FOR IMPERFECTIONS, HOLES, AND IRREGULARITIES. POINT UP AS NECESSARY TO ACHIEVE A SMOOTH SURFACE READY FOR FINAL FINISH.
5. PROVIDE FIRE STOPPING (UL RATING: PROVIDE FIRE STOPPING (UL RATING: C-AJ-2295) AT FLOOR PENETRATIONS WHERE PIPES HAVE BEEN REMOVED. FILL WITH FOAM AND MINIMUM OF 3" OF 3000 PSI GROUT. PATCH AND REPAIR FLOOR AND WALL AFTER DEMOLITION OF FAN COIL UNITS AND ASSOCIATED PIPING, WIRING, ETC.
6. PROVIDE IN-WALL FIRE RETARDENT BLOCKING PROVIDE IN-WALL FIRE RETARDENT BLOCKING AT WALL-HUNG MILLWORK AND WALL MOUNTED FURNISHINGS AND COAT RACKS AS REQUIRED FOR RIGID SUPPORT. GC TO COORDINATE WALL MOUNTED FURNITURE WITH PROJECT MANAGER AND FURNITURE VENDOR.
7. OWENS CORNING KRAFT FACE CAVITY WALL OWENS CORNING KRAFT FACE CAVITY WALL BATT INSULATION TO BE A MIN R-20. BASEMENT WALL TO HAVE CAVITY R-10 KRAFT FACE BATT INSULATION. CEILING INSULATION TO BE A MINIMUM R-49. INSTALL INSULATION PER MANUFACTURER RECOMMENDATIONS
8. FIELD VERIFY ALL CONDITIONS AND FIELD VERIFY ALL CONDITIONS AND DIMENSIONAL REQUIREMENTS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION PRIOR TO CONSTRUCTION.
9. VERIFY THAT EXISTING SLAB IS LEVEL WITH A VERIFY THAT EXISTING SLAB IS LEVEL WITH A MAXIMUM VARIANCE OF 1/4" OVER TEN FEET OF HORIZONTAL RUN. NOTIFY ARCHITECT IF SLAB LEVEL DOES NOT MEET MAXIMUM VARIANCE.
10. FOR ALL DOORS, HARDWARE, AND FOR ALL DOORS, HARDWARE, AND ACCESSORIES INFORMATION REFER TO THE SCHEDULES. SEE FINISH SCHEDULE FOR ALL FINISHES.
11. ALL PLUMBING TO BE CODE COMPLIANT WITH ALL PLUMBING TO BE CODE COMPLIANT WITH THE PREVAILING CODE. USE 2 X 6 WOOD STUDS IN ALL PLUMBING WALLS, UNO.
12. INSTALL 1/2" CEMENT BD IN PLACE OF GYP INSTALL 1/2" CEMENT BD IN PLACE OF GYP BD ON WALL IN ALL LOCATION TO RECEIVE FRAMING, FURRING, AND LAMINATING AT TILE/WET LOCATIONS. USE " GREEN BOARD 12" GREEN BOARD AT ALL DAMP AREAS AND BASEMENT PERIMETER FURRING.
13. NEW GYPSUM BOARD CONSTRUCTION ADJOINING NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNO.
14. PROVIDE ALUMINUM SCHLUTER STRIP SCHEINE PROVIDE ALUMINUM SCHLUTER STRIP SCHEINE AT TOP OF WALL TILE. COORDINATE SIZE WITH TILE AND THINSET DEPTH.
15. REMOVE AND REPLACE EXISTING WOOD TRIM REMOVE AND REPLACE EXISTING WOOD TRIM AROUND EXISTING WINDOWS.

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DISTRICT OF COLUMBIA
JUN JENNIFER XU
ARC101330
REGISTERED ARCHITECT

#	SUBMISSION	DATE
1	REVIEW COMMENTS	11.19.19

QC. # -
PROJECT # -
DRAWN BY:
REVIEWED BY:
DRAWING SCALE: 1/4" = 1'-0"

SUBMISSION PHASE
-

SHEET TITLE:
Basement & 1st Floor Plans

NORTH:

DRAWING NUMBER
A-1.03