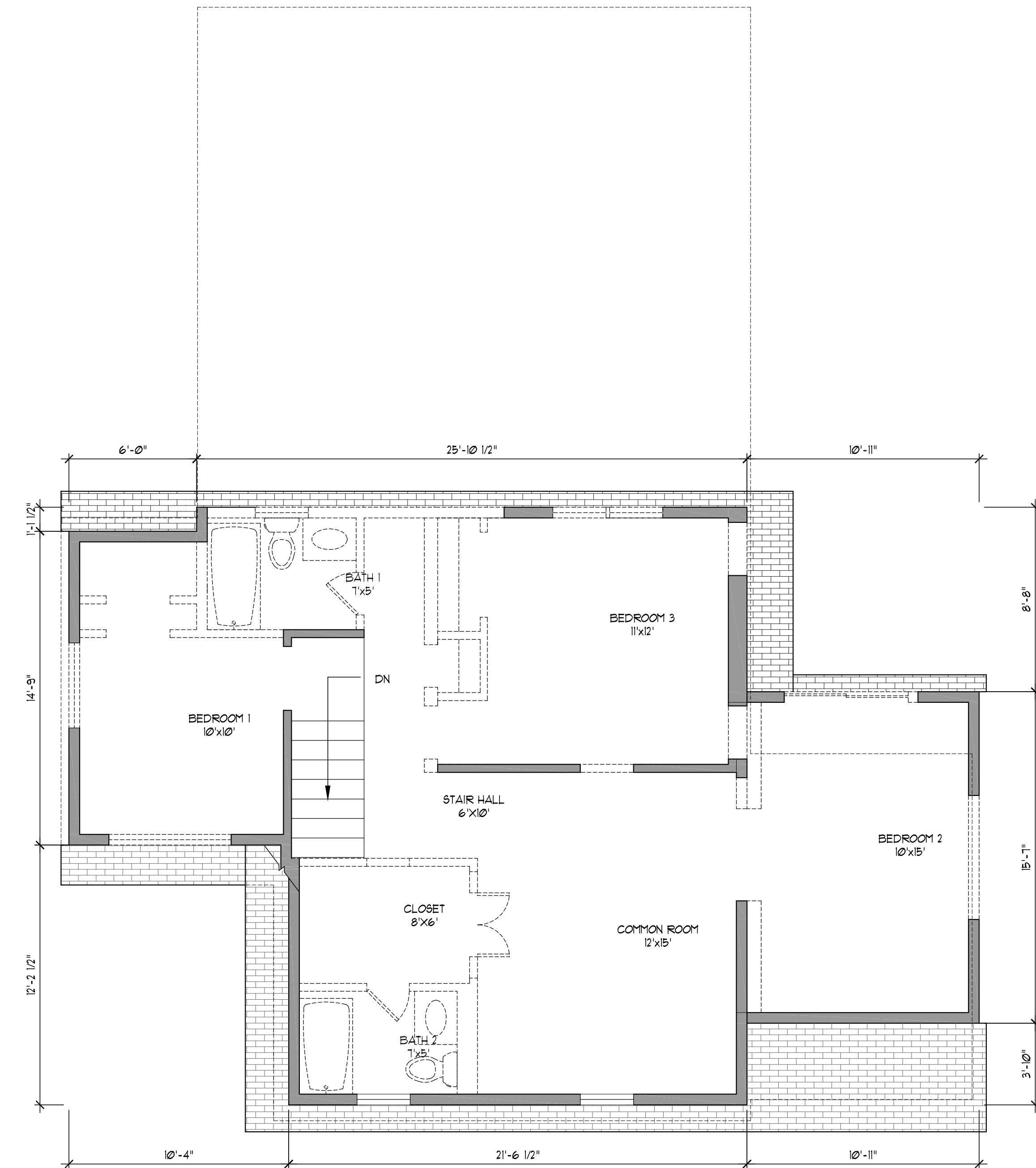


Demolition & Salvage Notes:

1. Definitions:
 - A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
 - B. Remove and Salvage: Detach items from existing construction and coordinate with Owner on where to recycle them.
 - C. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.
2. Project Conditions:
 - A. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
 - B. Hazardous Materials: It is unknown whether hazardous materials will be encountered in the Work. If encountered, the Contractor shall be responsible for the arrangement of removal of hazardous materials under a separate contract. Verify that hazardous materials have been remediated before proceeding with building demolition operations.
3. Site Access
Site access will be via the rear alley. Care shall be taken by the Contractor to restore any areas damaged by this access and shall protect areas not in the area of construction.
4. Utilities and Existing Services
Locate and identify any existing utility services and mechanical/electrical systems serving areas to be selectively demolished and arrange to shut off indicated utilities with utility companies. Prior to demolition, protect against damage the existing mechanical, electrical or other services that will remain in the new work. This includes electrical wiring to light fixtures. Disconnect, and seal or cap off services/systems that are required to be removed, relocated, or abandoned. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.

5. Removal of Demolished Materials
Promptly remove demolished materials (unless noted for salvage or re-use) from Project site and legally dispose of them in a manner that complies with governing regulations, and with authorities having jurisdiction over hauling and disposal procedures. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Do not allow demolished materials to accumulate on-site. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
6. Building Protection
During demolition and construction, the contractor must provide temporary weather and moisture protection to all exposed interior or exterior surfaces and structure that may be damaged from water leakage or prolonged temperature and moisture exposure. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations. Cover and protect furniture, furnishings, and equipment that have not been removed. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 - a. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 - b. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - c. Remove decayed or otherwise dangerous or unsuitable materials and promptly dispose of off-site.



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KEY

EXISTING WALLS
TO REMAIN

EXISTING
TO BE REMOVED

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CQA # 21038

Drawing Title

**Demo
Floor
Plans**

Scale 1/4" = 1'-0"	Drawn By
Date 2.8.11	Checked By

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

D1.2

FOR PERMIT ONLY

- GENERAL NOTES:**
1. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING UNO.
 2. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF FINISH UNO.
 3. "ALIGN" INDICATES ALIGNMENT OF FINISH SURFACES UNO.
 4. REFER TO SCHEDULES FOR WINDOW AND DOOR SIZES UNO.
 5. INTERIOR PARTITIONS ARE TO BE 3-1/2" WOOD FRAMING, TYPICAL, UNO.
 6. DIMENSIONS AND CONDITIONS NOTED "VF" ARE THE EXPECTED RESULT BASED ON VISIBLE EXISTING CONDITIONS AND DIMENSIONAL WORKPOINTS AS NOTED. IF DIMENSIONS OR CONDITIONS VARY FROM THOSE NOTED, NOTIFY ARCHITECT.

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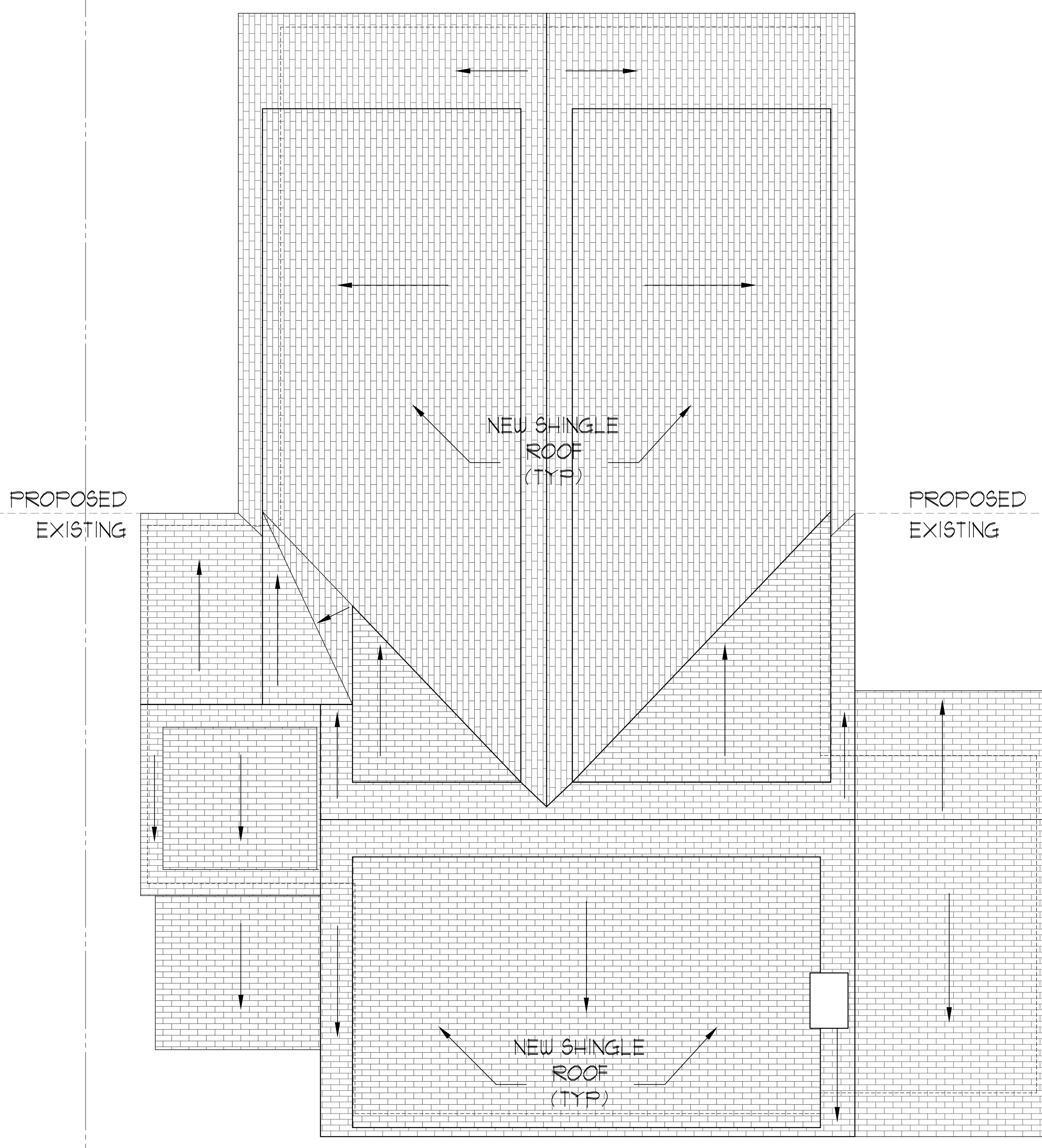
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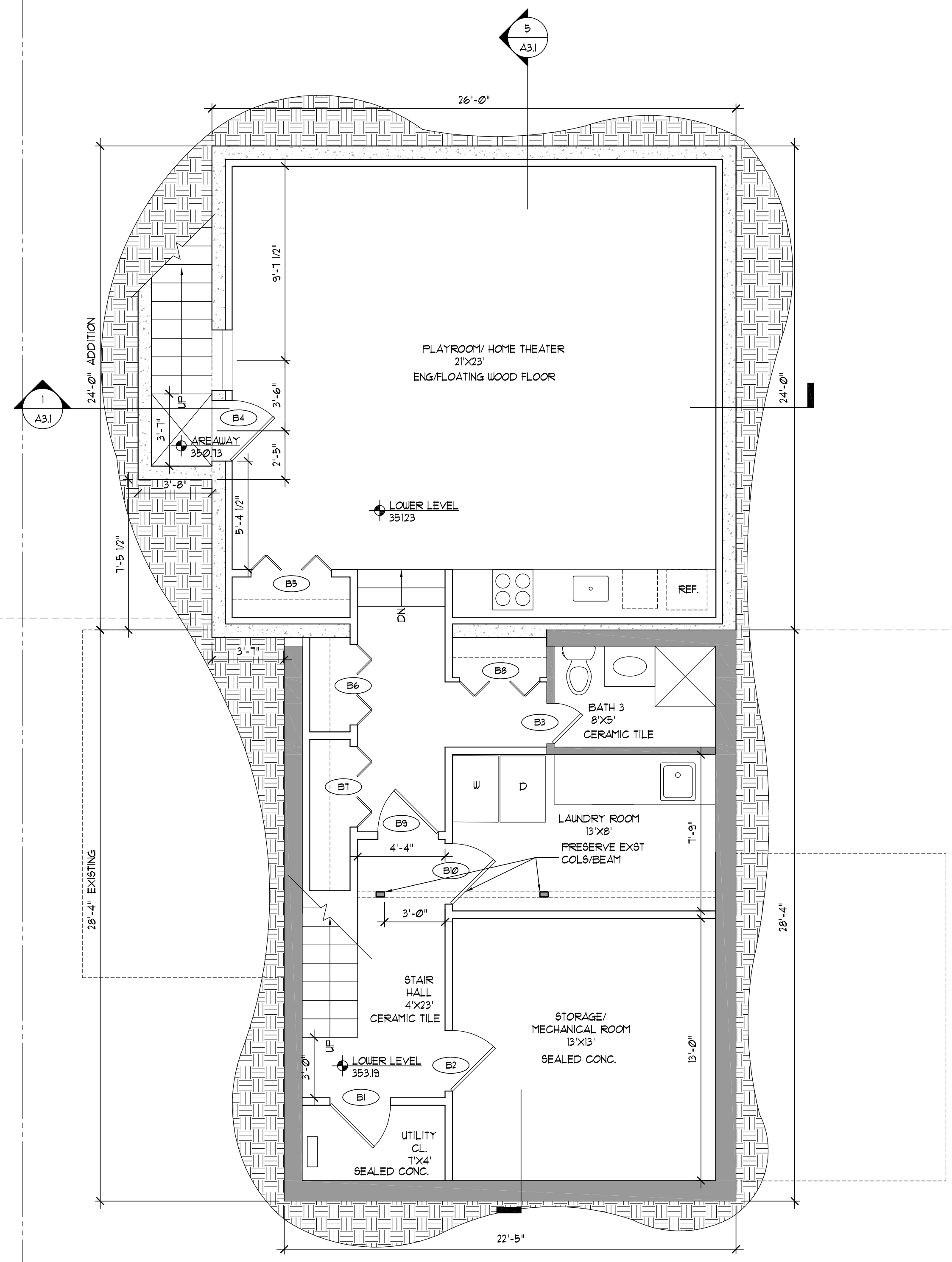
Floor Plans

Scale	1/4" = 1'-0"	Drawn By	
Date	2.8.11	Checked By	

A1.1



2 ROOF PLAN
1/4"=1'-0"



1 LOWER LEVEL PLAN
1/4"=1'-0"

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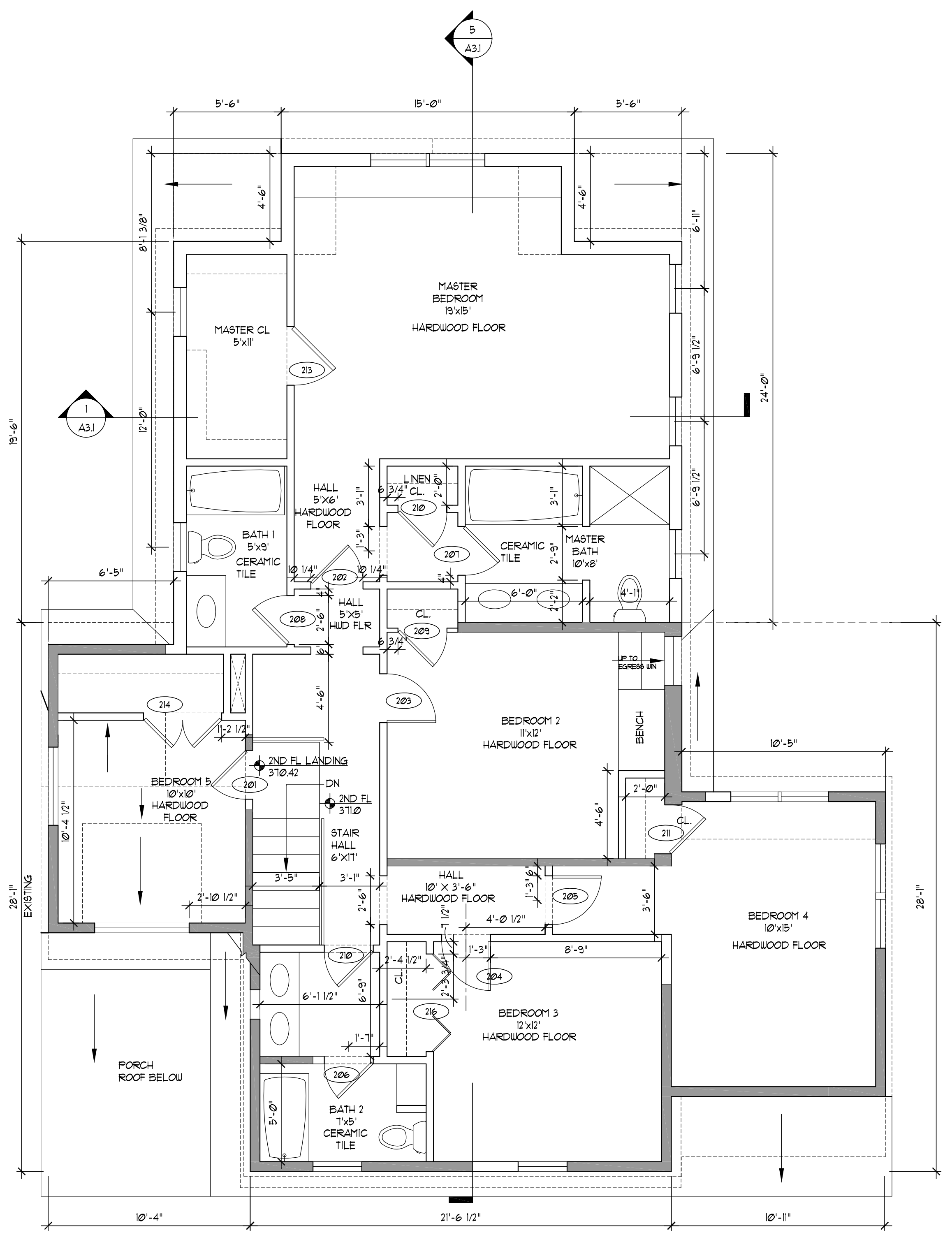
Drawing Title

Floor Plans

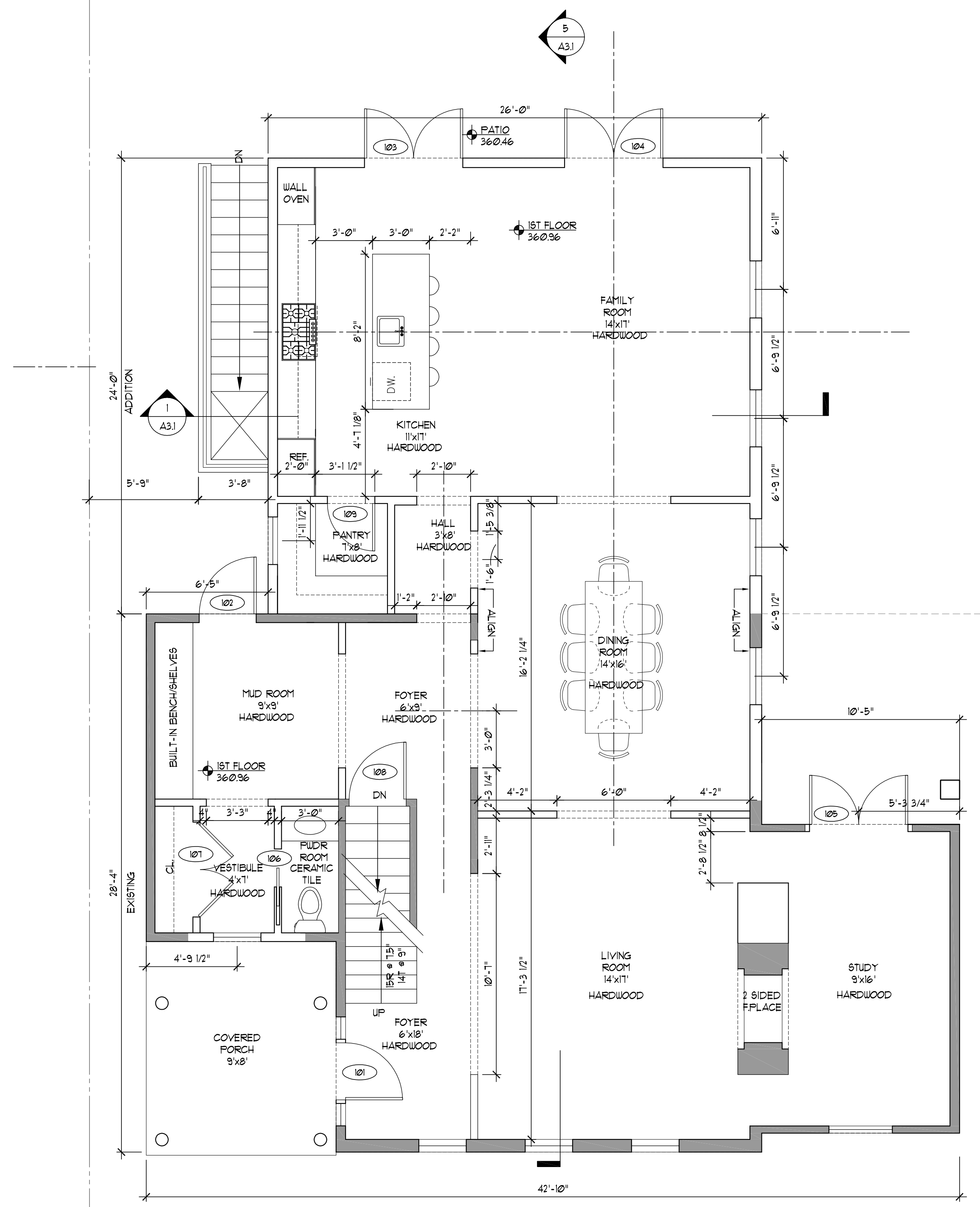
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2 SECOND FLOOR PLAN
1/4"=1'-0"



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

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Drawing Title

BUILDING
ELEVATIONS

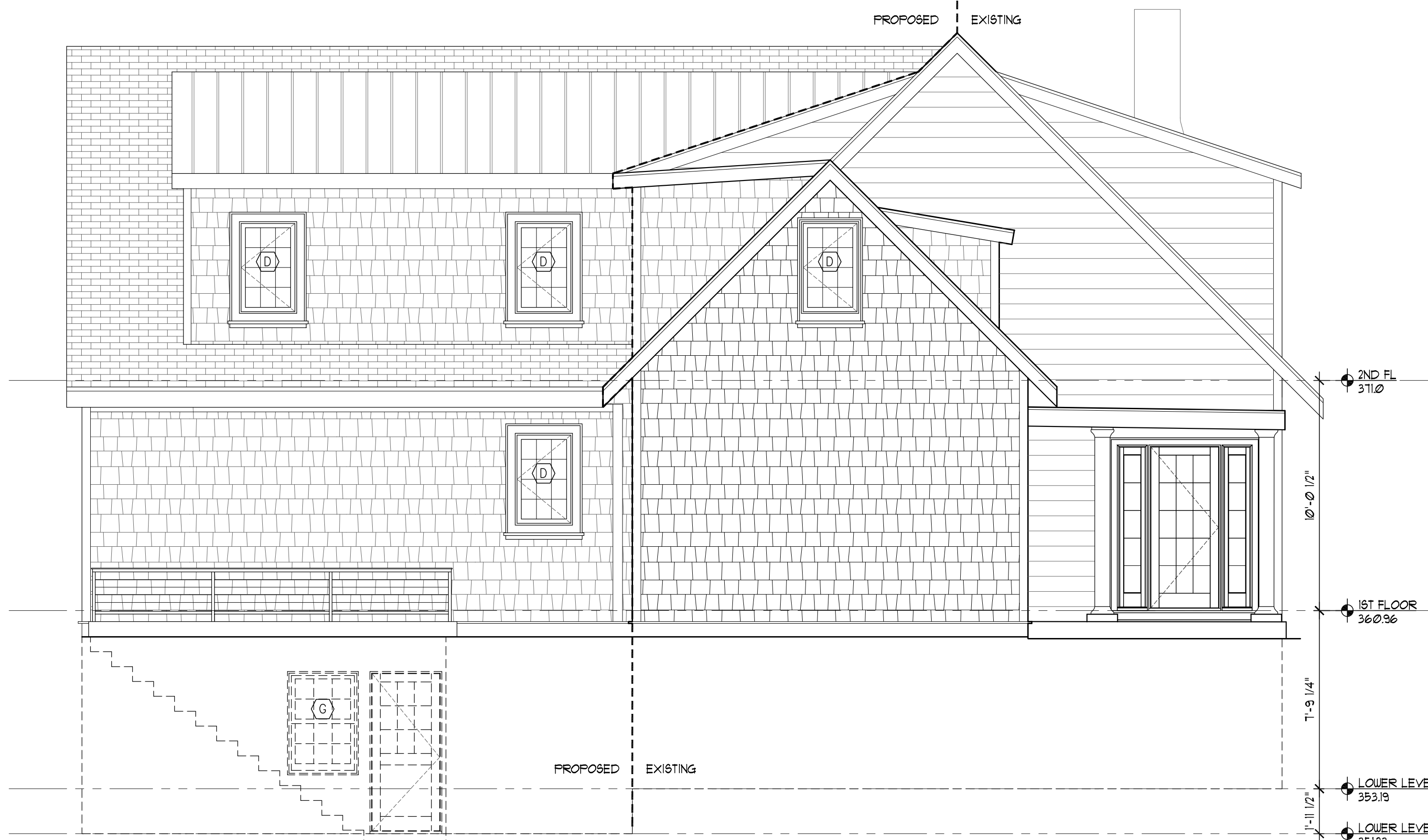
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3 WEST ELEVATION
1/4"=1'-0"



1 SOUTH ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"

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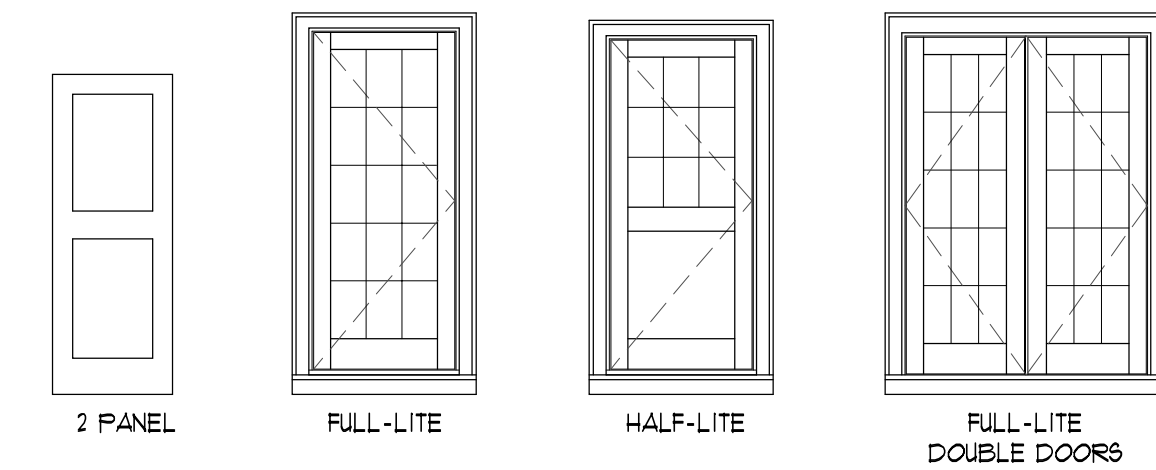
DOOR SCHEDULE

KEY	TYPE	SIZE	MATERIAL	FINISH	FRAME	MANUFACTURER	HWDR	NOTES
1ST FLOOR								
101	EXTERIOR WD FRONT DOOR-FULL LITE	3'-0"X1'-0"	WOOD/GLASS		WOOD		A	RESTORE EXISTING
102	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	A	MUDROOM ENTRY DOOR
103	EXTERIOR WD DOUBLE DOORS W/ FULL LITE		WOOD/GLASS	PAINTED	WOOD	KOLBE 4 KOLBE	A	KITCHEN DOORS W/ FULL LITES (UXD5010)
104	EXTERIOR WD DOUBLE DOORS W/ FULL LITE		WOOD/GLASS	PAINTED	WOOD	KOLBE 4 KOLBE	A	FAMILY ROOM DOORS W/ FULL LITES (UXD5010)
105	EXTERIOR WD DOUBLE DOORS W/ FULL LITE		WOOD/GLASS	PAINTED	WOOD	KOLBE 4 KOLBE	A	STUDY DOORS W/ FULL LITES (UXD5010)
106	SOLID CORE 2 PANEL POCKET DOOR	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	PWR ROOM
107	SOLID CORE 2 PANEL PAIR	2'-6"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	HALL CLOSET
108	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	BASEMENT STAIR DOOR
109	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	PANTRY
2ND FLOOR								
201	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	MASTER BEDROOM
202	SOLID CORE 2 PANEL	2'-8"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BEDROOM
203	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BEDROOM
204	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BEDROOM
205	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BEDROOM
206	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BATH
207	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	MASTER BATH
208	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BATH
209	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	BEDROOM CL
210	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BATH
211	SOLID CORE 2 PANEL	2'-6"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	BEDROOM CL
212	SOLID CORE 2 PANEL	2'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	HALLWAY CL
213	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	MASTER BEDROOM CL
214	SOLID CORE 2 PANEL PAIR	2'-0"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	BEDROOM CL
215	NOT USED							
216	BI-FOLD PAIR	2'-6"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	BEDROOM CL
BASEMENT								
B1	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	UTILITY CLOSET
B2	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	STORAGE/MECHANICAL ROOM
B3	SOLID CORE 2 PANEL	2'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	C	BATH
B4	EXTERIOR WD DOOR-HALF LITE	3'-0"X1'-0"	WOOD	PAINTED	WOOD	TBD	A	BASEMENT ENTRY DOOR
B5	BI-FOLD PAIR	2'-0"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	PLAYROOM CLOSET
B6	BI-FOLD PAIR	2'-0"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	HALLWAY CLOSET
B7	BI-FOLD PAIR	2'-0"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	HALLWAY CLOSET
B8	BI-FOLD PAIR	2'-0"X6'-8" EA	WOOD	PAINTED	WOOD	MORGAN OR EQ.	D	HALLWAY CLOSET
B9	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	HALLWAY
B10	SOLID CORE 2 PANEL	3'-0"X6'-8"	WOOD	PAINTED	WOOD	MORGAN OR EQ.	B	LAUNDRY ROOM

GENERAL NOTES:

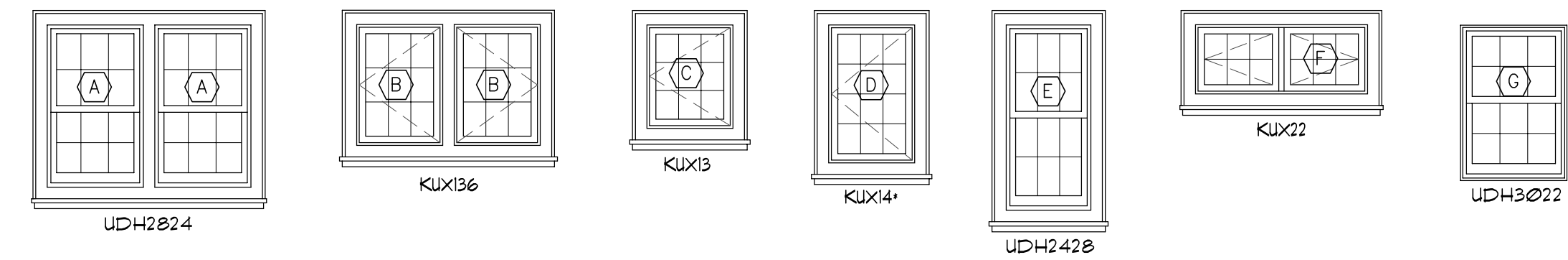
- ALL SWING DOORS TO BE 1-3/4" THICK UNO.
- ALL POCKET DOORS TO BE 1-3/8" THICK UNO.
- ALL EXTERIOR DOORS TO HAVE LOW-E GLAZING

DOOR TYPES



HARDWARE SETS

- A. ENTRY LOCKSET
- B. PASSAGE
- C. PRIVACY
- D. DUMMY PAIR
- E. TELESCOPING
- F. LOCKSET PAIR



WINDOW SCHEDULE

KEY	TYPE	MANUFACTURER	MODEL NUMBER	FRAME SIZE	NOTES
A	DOUBLE HUNG	TBD (BOD: KOLBE/KOLBE)	UDH2824	4'-9 1/2" X 4'-8 1/4"	
B	CASEMENT	TBD (BOD: KOLBE/KOLBE)	KUX136	3'-6"X2'-6"	
C	CASEMENT	TBD (BOD: KOLBE/KOLBE)	KUX13	3'-0"X2'-6"	
D	CASEMENT	TBD (BOD: KOLBE/KOLBE)	KUX14	4'-0"X2'-6"	EGRESS WINDOW
E	DOUBLE HUNG	TBD (BOD: KOLBE/KOLBE)	UDH2428	5'-4 1/8"X2'-5 1/2"	
F	CASEMENT	TBD (BOD: KOLBE/KOLBE)	KUX22	5'-0"X2'-0"	
G	DOUBLE HUNG	TBD (BOD: KOLBE/KOLBE)	UDH3022	2'-11 1/2" X 4'-4 1/4"	

GENERAL NOTES:

- WINDOWS AND DOORS W/ GLASS TO BE INSULATED, LOW-E GLAZED, U-VALUE = 0.40
- PROVIDE EGRESS HARDWARE 4 TEMPERED GLASS AS REQUIRED BY CODE
- ALL EGRESS WINDOW SILLS TO BE LESS THAN 44" ABOVE FINISHED FLOOR
- WINDOW HARDWARE COLOR AND FINISH TO BE COORDINATED WITH ARCHITECT
- SHOP DRAWINGS FROM WINDOW MANUFACTURER WILL BE REQUIRED FOR ALL WINDOWS

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DOOR AND WINDOW SCHEDULES

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