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2012 OCT 10 PM 2:20

NEW CONSTRUCTION FOR SINGLE FAMILY DWELLING

1235 4TH STREET, NW
WASHINGTON, D.C.

SPRINKLE IN ACCORDANCE
TO NFPA 13R

SCOPE OF WORK

DEMOLITION

- EXCAVATE SPECIFIED PORTIONS OF EARTH FROM SITE.
- EXECUTE REQUIRED PRECAUTIONS ALONG PUBLIC SPACES..
- REMOVE EXISTING FIREPLACE WITH MANTLE.....
- REMOVE DAMAGED MECHANICAL, PLUMBING and ELECTRICAL FIXTURES

NEW FLOOR PLANS

- PROVIDE NEW DRYWALL ON ALL FLOORS.
- PROVIDE NEW FIXTURES AND APPLIANCES WHERE NECESSARY.
- PROVIDE NEW FRAMING MEMBERS THROUGHOUT STRUCTURE.
- PROVIDE NEW WINDOWS AND DOORS WHERE NECESSARY.
- SEE ALL OTHER PROVISIONS AS PER PLANS.

MECHANICAL

- PROVIDE NEW DUCTWORK ON ALL FLOORS
- PROVIDE EXHAUST FANS IN ALL BATHROOMS
- PROVIDE NEW FURNACE UNIT AND WATER HEATER AS PER PLANS.

PLUMBING

- PROVIDE NEW PLUMBING FIXTURES, PIPES AND ACCESSORIES AS PER PLANS.

ELECTRICAL

- PROVIDE NEW OUTLETS WHERE NECESSARY.
- PROVIDE NEW LIGHTING FIXTURES WHERE NECESSARY.
- PROVIDE NEW WIRING LINES AS PER NEC 2006 CODE.

GENERAL DEMOLITION NOTES

- THE INTENTION IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR THE COMPLETE PROJECT, ALTHOUGH, ALL DEMOLITION REQUIRED MAY NOT BE SPECIFICALLY SHOWN OR NOTED.
- THE ARCHITECT AND HIS AGENTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR POLLUTION, ETC., WHICH MAY BE CAUSED BY DISTURBANCE OF ANY UNKNOWN EXISTING MANMADE OR NATURAL CONDITIONS, MATERIAL, STRUCTURE, ETC., INCLUDING BUT NOT LIMITED TO UTILITIES.

GENERAL NOTES

- THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT TO BE AS DESIGNED AND SPECIFIED BY OTHERS.
- THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION. SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENTS. HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND ALL LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC., REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS.

ZONING ANALYSIS

ZONE: R-4
LOT AREA: 1,853 SF
LOT COVERAGE: 60% (1,111.8 SF)
FLOOR AREA RATIO (F.A.R.): not prescribed

PROPOSED BLDG LENGTH: 54.0'
PROPOSED BLDG WIDTH (Lot width): 20.583'

PROPOSED BLDG COVERAGE: 1,111.8 SF
(equal to lot coverage)

MAX. BLDG HGT: 40 FEET (3 STORIES)

MIN. SIDEYARD SETBACK: 8 FEET (if provided)

MIN. REAR YARD SETBACK: 20 FEET

NEW CONSTRUCTION
DESIGN
NOV 2012

NEW RESIDENTIAL BLDG

SITE PLAN, NOTES & DETAILS.

1235 4TH STREET, NW
WASHINGTON, D.C.

SQUARE: 523 LOT: 22

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DATE:

BUILDING DATA

USE GROUP	R-2
OCCUPANCY TYPE	SFD
OCCUPANCY LOAD / CAPACITY	11-B
CONSTRUCTION TYPE	40 FEET
BUILDING HEIGHT	3
NUMBER OF STORIES	NO
FIRE SUPPRESSION	YES
SPRINKLER SYSTEM	NO
FIRE ALARM SYSTEM	

BUILDING LEVEL LOAD:

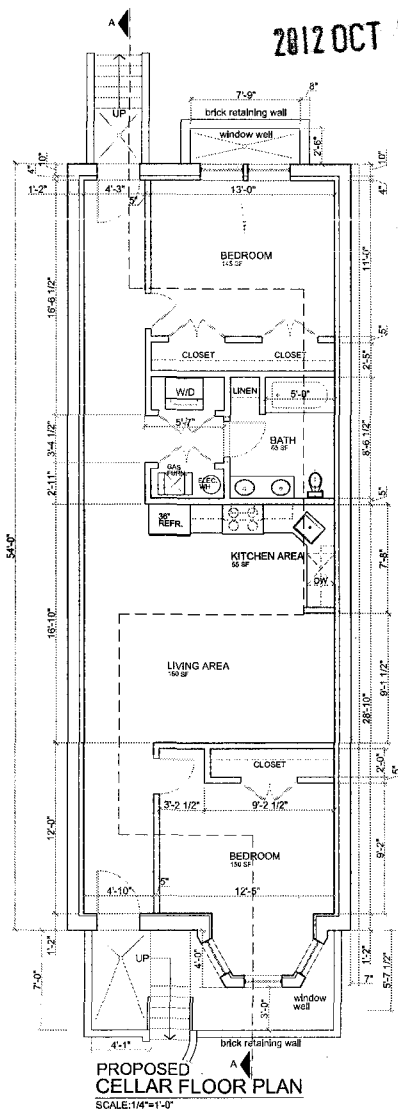
MINIMUM UNIFORMLY DISTRIBUTED AND CONCENTRATED LIVE LOADS

	uniform (deadload)	concentrated (deadload)
FLOORS:		
1st floor	30 psf	15 psf
2nd floor	30 psf	15 psf
3rd floor	30 psf	15 psf
4th floor	30 psf	15 psf
5th floor	30 psf	15 psf
6th floor	30 psf	15 psf
7th floor	30 psf	15 psf
8th floor	30 psf	15 psf
9th floor	30 psf	15 psf
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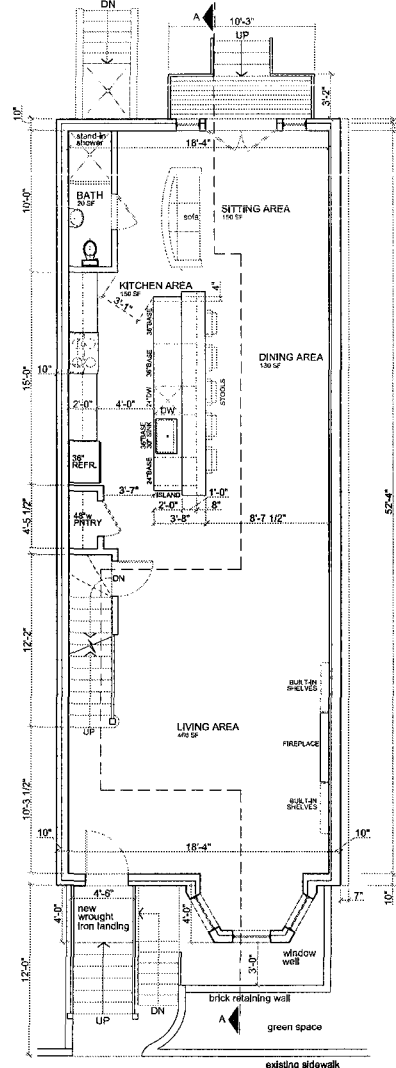
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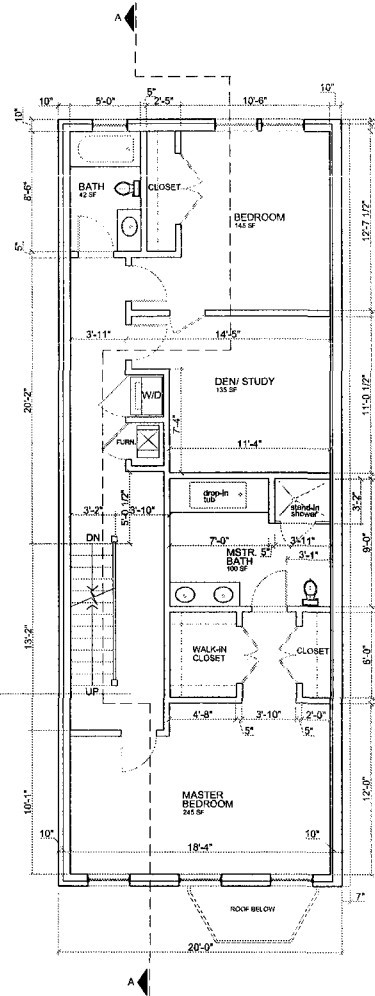
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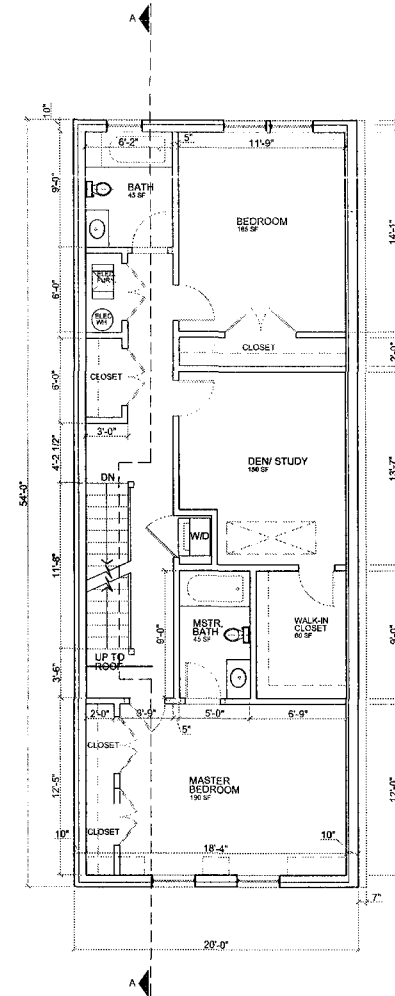
PROPOSED
CELLAR FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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



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

NDC
DESIGN
INC.

RESIDENTIAL BUILDING

PROPOSED FLOOR PLANS

1235 4TH STREET, NW
WASHINGTON, D.C.

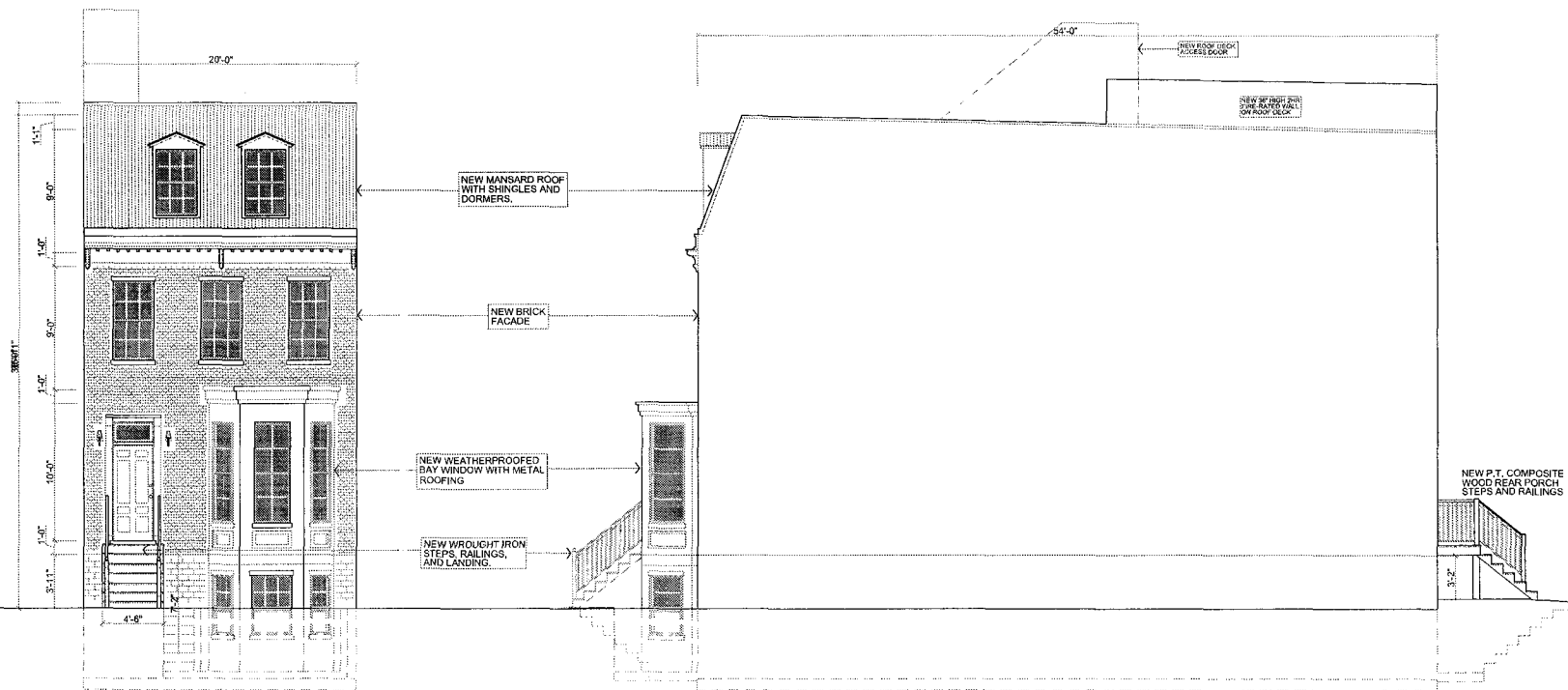
SQUARE: 523 LOT: 22

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PROPOSED
FRONT ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED
SIDE ELEVATION
SCALE: 1/4"=1'-0"

NTDC
DESIGN
ARCHITECT

RESIDENTIAL BUILDING

PROPOSED ELEVATIONS

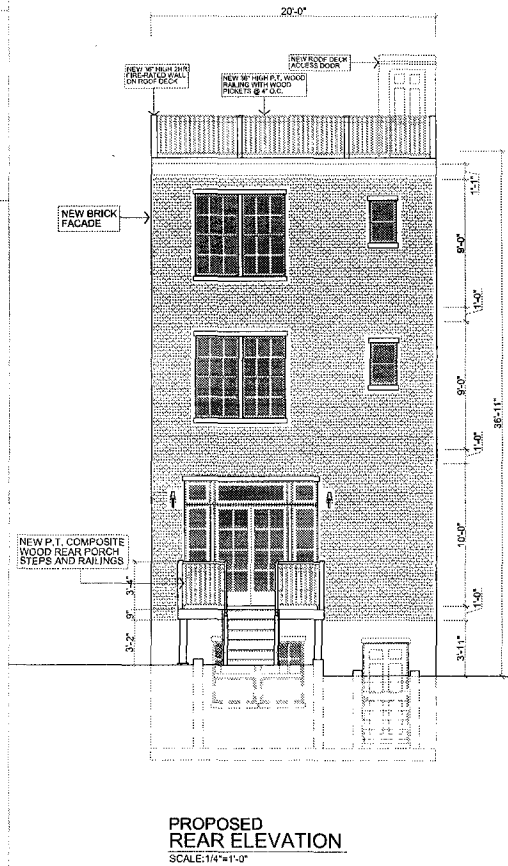
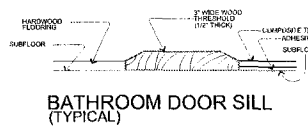
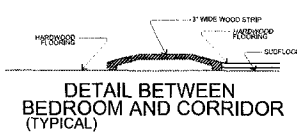
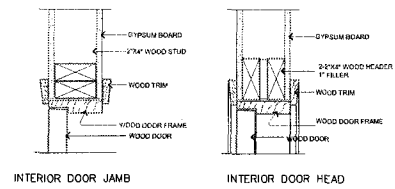
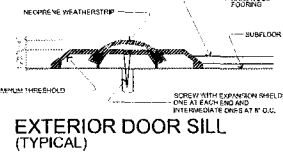
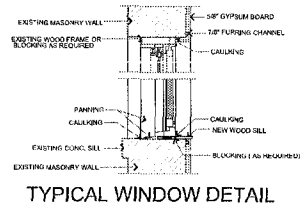
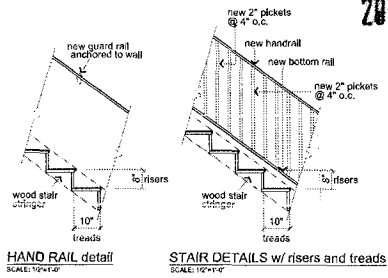
1235 4TH STREET, NW
WASHINGTON, D.C.

SQUARE: 523 LOT: 22

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DATE:

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NDP
DESIGN
INC. 04/08/2014

RESIDENTIAL BUILDING

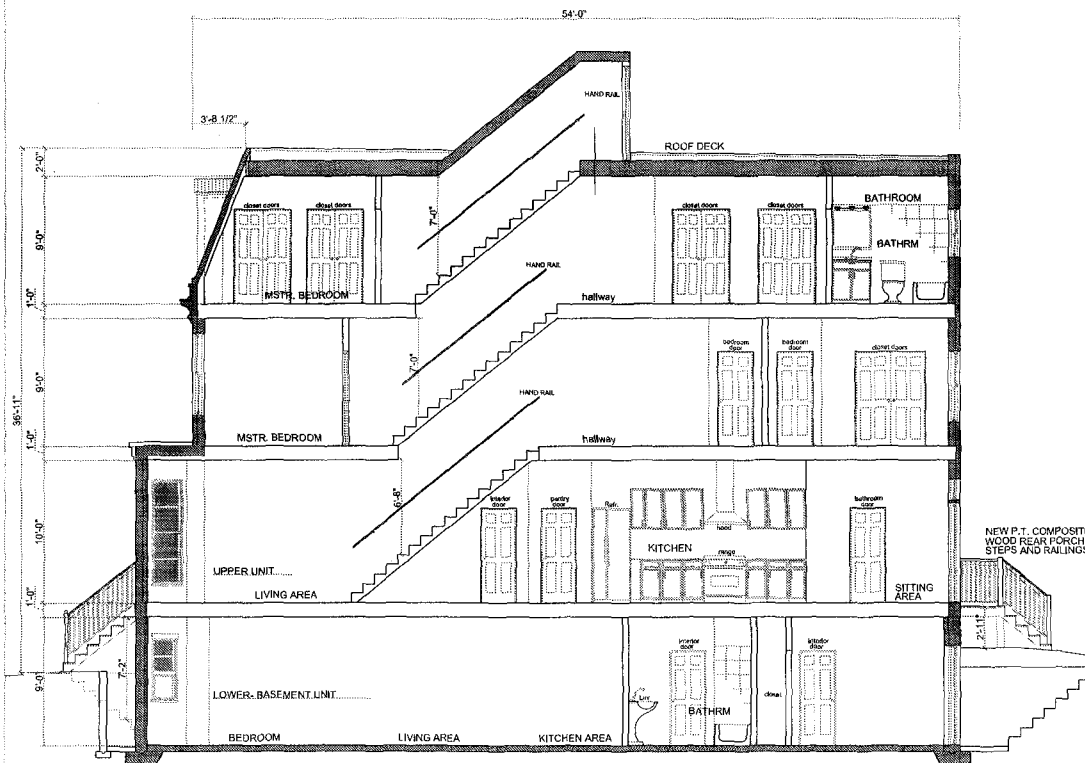
PROPOSED REAR ELEVATION
DETAILS

1235 4TH STREET, NW
WASHINGTON, D.C.
SQUARE: 523 LOT: 22

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LONGITUDINAL SECTION (A-A)
SCALE: 1/4"=1'-0"

NTDC
DESIGN
BY ARCHITECT

RESIDENTIAL BLDG

LONGITUDINAL SECTION A-A

1235 4TH STREET, NW
WASHINGTON, D.C.

SQUARE: 523 LOT: 22

A5

DATE: