

NEW CONSTRUCTION FOR SINGLE FAMILY DWELLING

1534-5TH STREET, NW
WASHINGTON, D.C.

1,500 psf maximum in absence
of a geotechnical report.

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

1. 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.
2. 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

1. 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.
2. 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.
3. 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.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. 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: 2,894.6 SF
LOT COVERAGE: 60% (1,736.76 SF)
FLOOR AREA RATIO (F.A.R.): not prescribed

PROPOSED BLDG COVERAGE: 1,152 SF (64'x 18')
PROPOSED REAR EXIT STAIRS: 197.8 SF (23'x 8'-6")
TOTAL (Bldg coverage): 1,349.8 SF
Percentage of Bldg Coverage: 1,349.8/ 2,894.6= 0.466
(equals 0.46...46%)

MAX. BLDG HGT: 40 FEET (3 STORIES)
MIN. SIDEYARD SETBACK: 8 FEET (if provided)
MIN. REAR YARD SETBACK: 20 FEET

BUILDING DATA

USEGROUP	
OCCUPANCY TYPE	R-2
OCCUPANCY LOAD/ CAPACITY	FLAT
CONSTRUCTION TYPE	II-B
BUILDING HEIGHT	40 FEET
NUMBER OF STORIES	3
FIRE SUPPRESSION	NO
SPRINKLER SYSTEM	YES
FIRE ALARM SYSTEM	NO

BUILDING LEVELLOAD:

MINIMUM UNIFORMLY DISTRIBUTED AND CONCENTRATED LIVELOADS

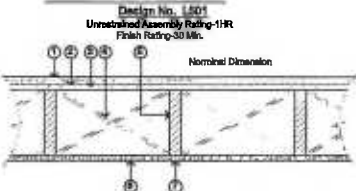
	uniform (live/ft)	concentrated (live/ft)
ROOFS		
-flat, pitched	30 psf	10 psf
FLOOR SPACES		
-uninhabitable attic (no storage)	10 psf	10 psf
-uninhabitable attic (storage)	20 psf	10 psf
-all other areas except stairs and balconies	40 psf	10 psf
FIRE ESCAPE		
-single family dwelling	40 psf	10 psf

NOTE:
GOVERNING CODES:
(IRC2006, DCMR 125-2006, DCMR123-2006, BC2006)
Usegroup: R-2 (PLAT)
Construction Type: II B (non-combustible, unprotected)
Exterior bearing and party walls: 2hrs.
Exterior non-bearing, interior bearing and non-bearing wall: 0hrs.
Floor and Roof construction: 2hrs.
Number of stories above grade: 3
Number of stories below grade: 0 (existing basement)
1,500 psf maximum in absence of a geotechnical report.
3,000 psf soil bearing capacity.
2,500 psi concrete compressive strength (footings).
3,000 psi concrete compressive strength (foundation wall)
Sprinkler system- YES
Fire Alarm system- NO
Accessibility- NO
Verify live load requirements with local applicable building codes.

CONSTRUCTION MATERIAL SPECIFICATIONS

CONCRETE: All concrete to be 3,000 PSI, normal weight.
W/C=0.50 for footings
W/C=0.45 for walls
CONCRETE REINFORCEMENT:
Deformed Bars: ASTM A615, Grade 60
Welded Wire Fabric (WWE): ASTM A185
WATERSTOP: Butylseal Vulcanizate (BV)
Specific gravity-ASTM D 792 test method, 0.98 required result.
Shore A Hardness(5 sec.)-ASTM D 2240
Tensile Strength- 2,300 PSI
Tear Strength- 275 PLI @ 77 degrees
DRYPACK: Non shrinkable grout @ 4,000 PSI filled in 2 inch minimum spaces.
STEEL PIPE: ASTM A53, grade B, Fy= 35 ksi
STEEL PLATE: ASTM A36
ANCHOR BOLTS: ASTM A325
ANCHOR RODS: ASTM F1554, Fy=36 ksi

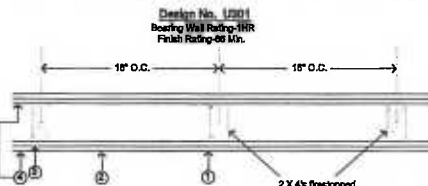
EXISTING/ PROPOSED
FLOOR SEPERATION SYSTEM
between all FLOORS.



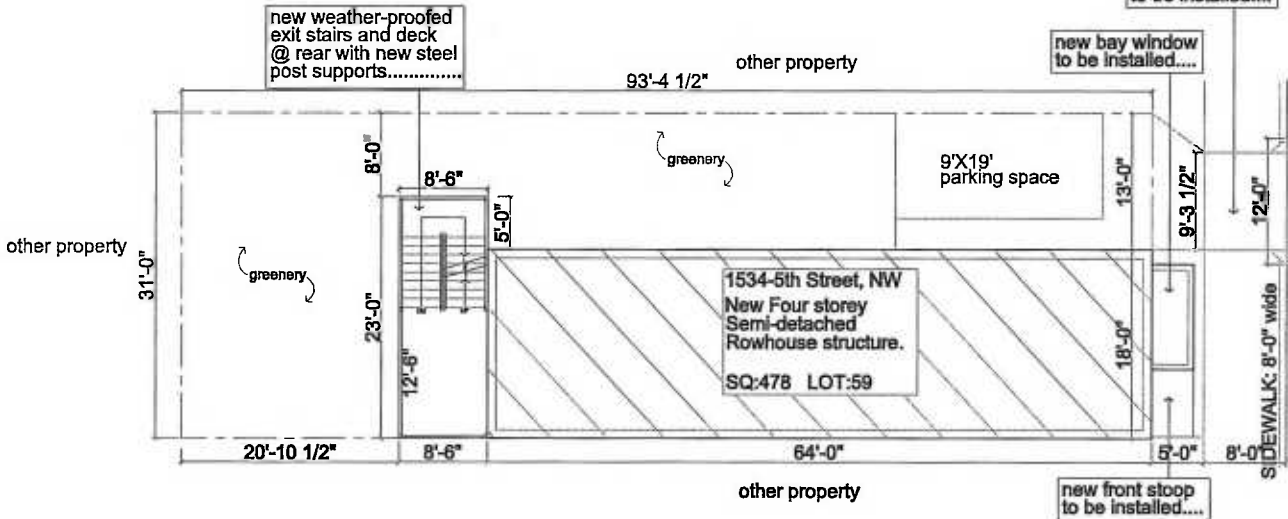
1,2,3. Flooring Systems- The finish flooring (Item 1), vapor barrier (Item 2) and the subflooring (Item 3), may consist of any one of the following systems:

- System No. 1
1- Finish Flooring- 1 by 4 in. T & G, laid perpendicular to joists or 15/32 in. thick plywood, min grade "Underlayment" or "Stair-Floor" with T & G long edges and conforming with PS 1-43 specifications or 1/8 in. non veneer APA rated Stair-Floor T&G panels per APA specifications PRP-108. Long dimension of panel (strength side) or face grain of plywood to be perpendicular to joists with joints staggered.
2- Vapor Barrier- Commercial non-bituminized, 0.010 in. thick.
3- Subflooring- 1 by 8 in. T&G, fastened diagonally to joists or 15/32 in. thick plywood, min grade "CD" Exposure 1 or "CD-X" with exterior glue conforming with PS 1-43 specifications or 7/16 in. non veneer APA rated sheathing panels per APA specifications PRP-108. Long dimension of panel (strength side) or face grain of plywood to be perpendicular to the joists with joints staggered.
4- Cross Bracing- typical.
5- Wood joists- 2"x8", 2"x10", 2"x12"-typical
6- Gypsum- 5/8" (5'-0" to be installed as per homeowner's request)

EXISTING/PROPOSED 1HR FIRE-RATED WALL



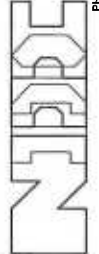
1. Nailheads- Exposed or covered with joint finish.
2. Joints- Exposed or covered with fiber tape and joint finish. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of classified veneer board. Joints reinforced.
3. Nails- 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 14" in. diam heads, and 6d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 5/32 in. diam heads.
4. Wallboard, Gypsum- 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 8 in. O.C. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. O.C. Vertical joints located over studs. All joints in face layers staggered with joints in base layer. Joints of each base layer offset with joints of base layer on opposite side.
Gypsum Inc.- Type BG-C or DGMH.
Canadian Gypsum Company- Type AR, C, IF-X1, IF-X2, BXC, BXC, BXC, WRC, WRK or WRC.
Celotex Corp.- Type 1 or FRP.
Continental Gypsum Company- Type CG-2, CG-3, CG-SW, CG-3WB, CG-8, CG-SWB or CG-C.
Sage Gypsum Corp.- Type EG-C or EG-X-11.
SP Gypsum Corp.- Type B, B, C, DGA, GFB, GFB-C.
Jenmar Hardie Gypsum- Type Fire X.
National Gypsum Co.- Charlotte, NC- Type FBK, FBK-4, FBK-G.



SITE PLAN

SCALE: 1/8"=1'-0"

DESIGN
PH: 202-888-7434



NEW RESIDENTIAL BLDG

SITE PLAN, NOTES & DETAILS.

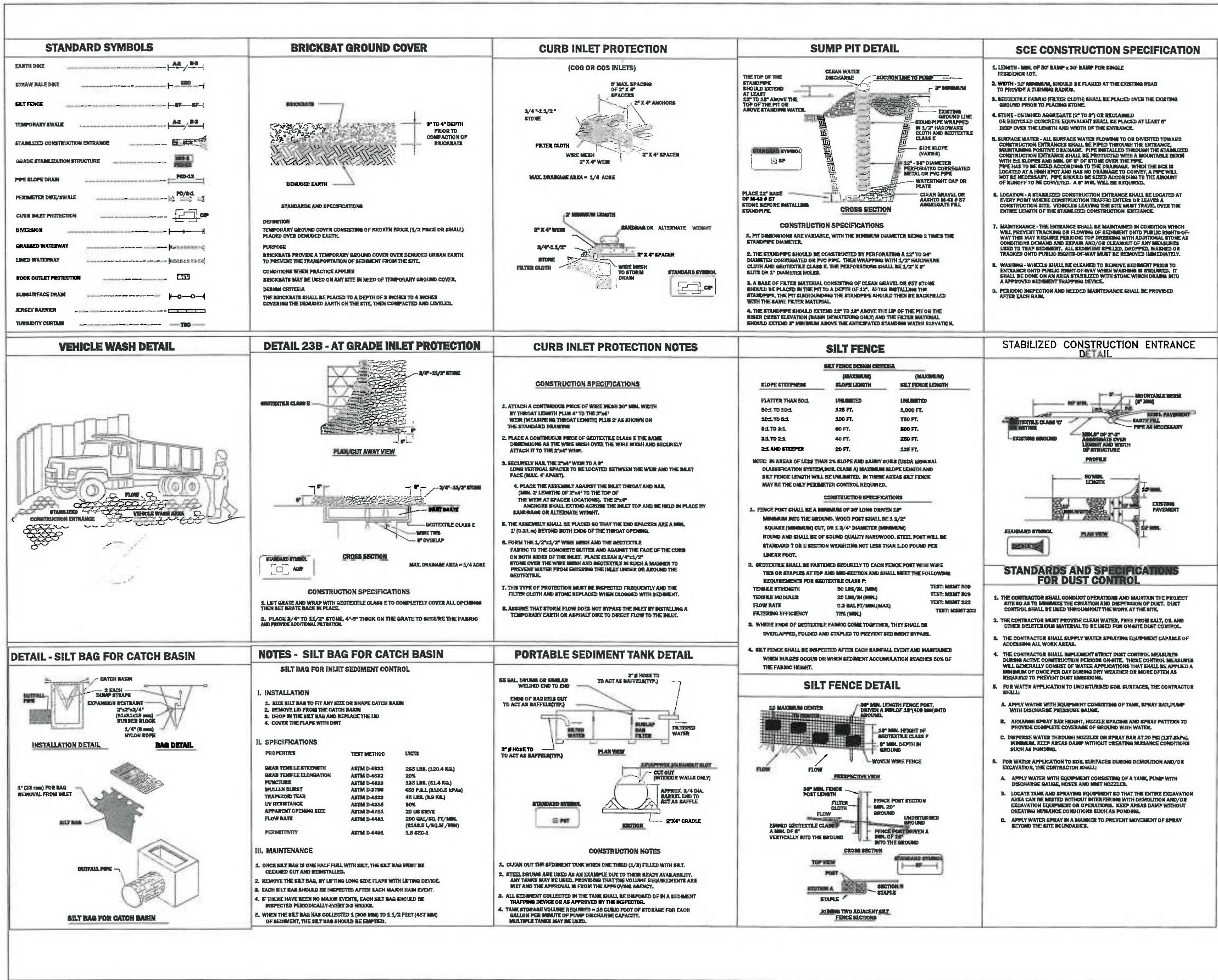
1534-5TH STREET, NW
WASHINGTON, D.C.

SQUARE: 478 LOT:59

A0

DATE:

Board of Zoning Adjustment
District of Columbia
CASE NO.18874
EXHIBIT NO.6



NARRATIVE

Project Description
THE PURPOSE OF THE PROJECT IS TO CONSTRUCT A NEW FOUR STOREY WITH NO BASEMENT RESIDENTIAL SEMI-DETACHED ROW STRUCTURE. APPROXIMATELY, 1,430 SQUARE FEET OF AREA WILL BE DISTURBED DURING CONSTRUCTION PROCESS.

THERE WILL BE EXCAVATION FOR THE FOUNDATION WALL FOOTINGS.

Site Description
THE SITE HAS A MODERATE FLAT SURFACE MOSTLY ON ENTIRE LOT. THE FRONT YARD IS FAIRLY FLAT TOWARDS 5TH STREET FRONTAGE AND ALSO AT THE REAR SIDE. THERE IS NO EVIDENCE OF SIGNIFICANT EROSION UNDER PRESENT SITE CONDITIONS. THERE ARE NO TREES LOCATED ON THE SITE. LOCATIONS WHERE TREES, PLANTERS, SHRUBS ETC, WILL BE PROTECTED DURING CONSTRUCTION.

Adjacent Property(s)
THE LAND USE IN THE VICINITY IS RESIDENTIAL. THE NEIGHBORING LOTS HAVE BEEN DEVELOPED WITH EXISTING STRUCTURE AND LANDSCAPING. SEDIMENT CONTROL MEASURES WILL BE TAKEN TO PREVENT DAMAGE TO NEIGHBORING PROPERTIES.

EROSION AND SEDIMENT CONTROL GUIDELINES

- Sediment Basin**
A SEDIMENT BASIN WILL BE PROVIDED IF APPLICABLE FOR THE PROJECT. ALL WATER FROM DISTURBED AREAS MUST BE DIRECTED TO THE BASIN BEFORE LEAVING THE SITE WHERE NECESSARY.
- Sediment Fence**
A SEDIMENT FENCE WILL BE INSTALLED AROUND THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM ENTERING NEIGHBORING PROPERTIES AND PUBLIC SPACES. SEDIMENT FENCE WILL ALSO BE REQUIRED AROUND STOCK PILE WHERE NECESSARY.
- Stabilized Gravel Construction Entrance/ Exit**
A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHOULD BE PROVIDED WHERE NECESSARY IT WILL BE INSTALLED AT THE SOUTH END OF THE LOT TOWARDS THE ALLEY. DURING WET WEATHER, IT MAY BE NECESSARY TO WASH VEHICLE TIRES AND OTHER MUDDY EQUIPMENTS AT THIS AREA.
- Tree/ Landscaping Protection**
A MINIMUM 2 FEET HIGH PROTECTIVE FENCE WILL BE ERECTED AROUND TREE, PLANTER, SHRUB LOCATIONS WHERE NECESSARY, TO PREVENT DAMAGE DURING CONSTRUCTION. SEDIMENT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE.
- Dust Control**
DURING CONSTRUCTION, DUST CAN BE GENERATED. IN ORDER TO CONTROL AND PREVENT DUST, WATER CAN BE SPRINKLED ON SURFACES. CONSTRUCTION CUTTING TOOLS WITH WATER DISPENSERS CAN ALSO KEEP DUST AT A MINIMUM.

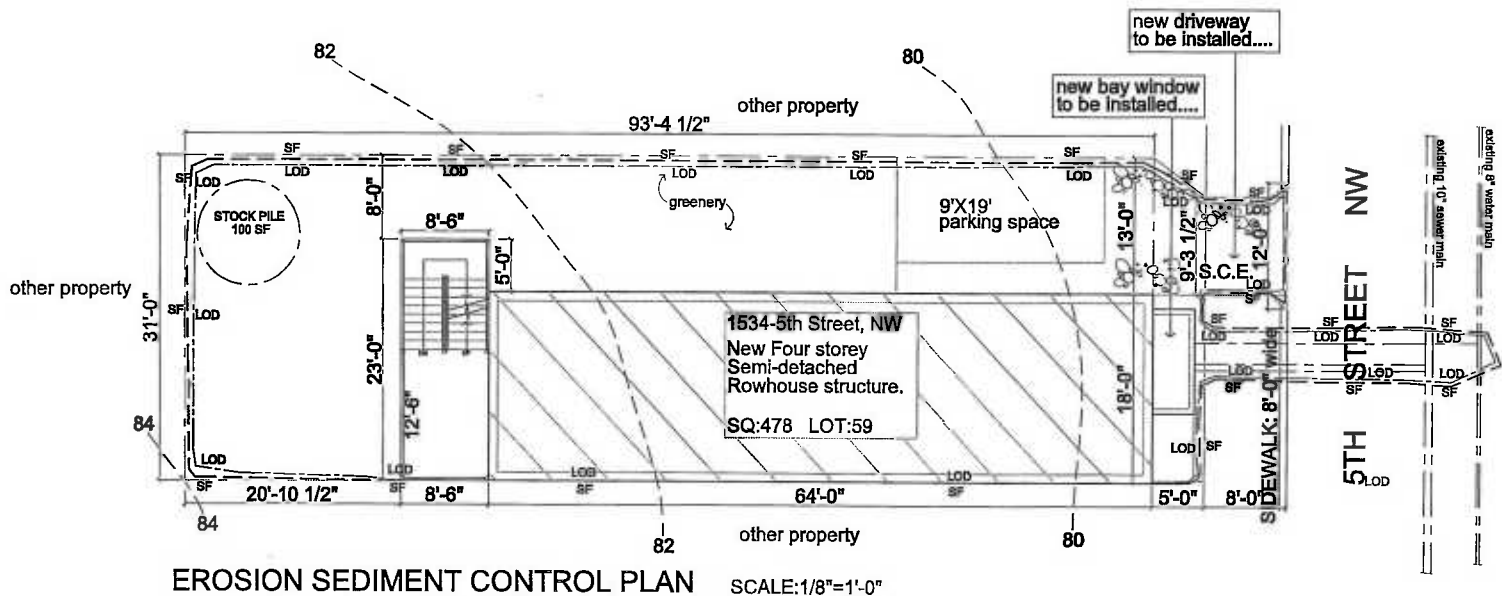
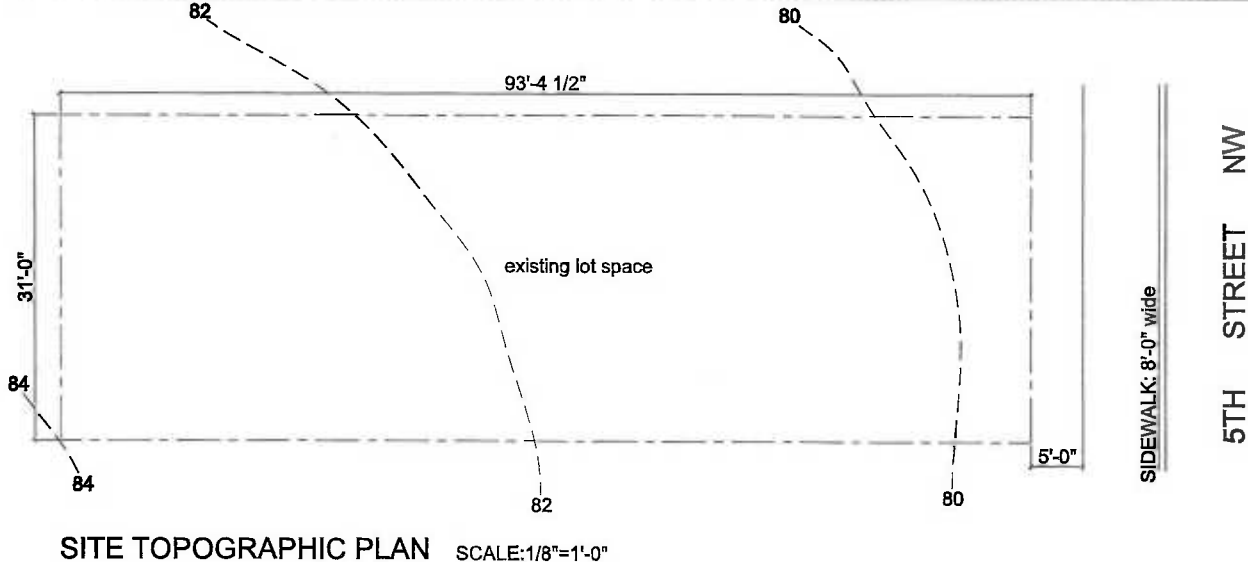
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVALS AND OTHER APPLICABLE CONSTRUCTION PERMITS.
2. FLAG THE WORK LIMITS AND MARK ALL NECESSARY LANDSCAPE FEATURES FOR PROTECTION.
3. HOLD PRE-CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING ANY EXCAVATION AND CONSTRUCTION.
4. INSTALL BASIN AS THE FIRST CONSTRUCTION ACTIVITY WHERE NECESSARY.
5. INSTALL STORM DRAIN WITH BLOCK AND GRAVEL INLET PROTECTION AT CONSTRUCTION ENTRANCE (IF APPLICABLE) WHERE NECESSARY.
6. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WHERE NECESSARY.
7. COMPLETE SITE CLEANING DURING THE LAST CONSTRUCTION PHASE. ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE REMOVED WITH CARE.
8. AFTER RAZE OR DEMOLITION, (IF APPLICABLE) THERE IS THE NEED FOR GROUND-COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

EROSION LEGEND

AREA OF DISTURBANCE: 1,430 SF
VOLUME OF EXCAVATION: 1,160 Cubic Feet
VOLUME OF FILL: 210 Cubic Feet

Natural Contour -----
LIMIT OF DISTURBANCE ----- LOD
SILT FENCING ----- SF
STABILIZED CONSTRUCTION ENTRANCE..... SCE



RESIDENTIAL BUILDING

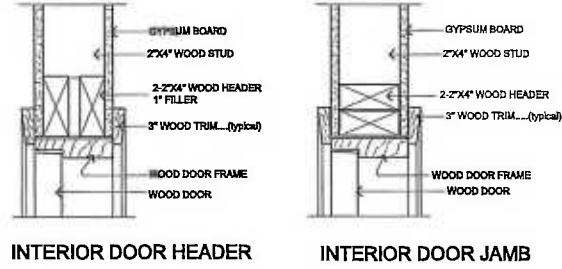
PROPOSED FLOOR PLANS

1532-5TH STREET, NW
WASHINGTON, D.C.

SQUARE: 478 LOT:

ES-1

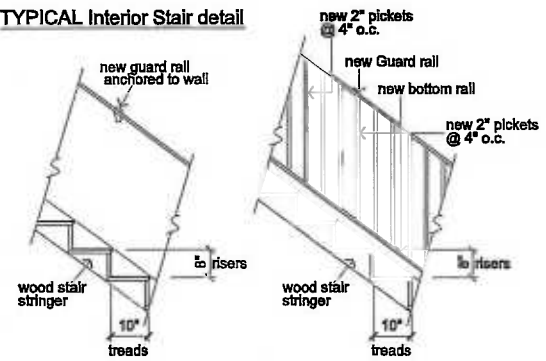
DATE:



INTERIOR DOOR HEADER INTERIOR DOOR JAMB

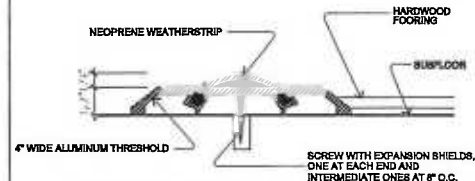
TYPICAL INTERIOR DOOR JAMB AND HEAD

TYPICAL Interior Stair detail

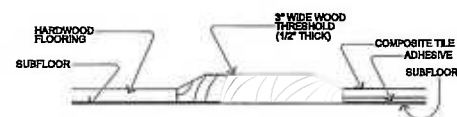


HAND RAIL detail
SCALE: 1/2"=1'-0"

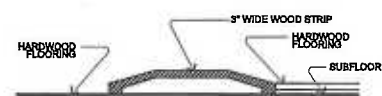
STAIR DETAILS w/ risers and treads
SCALE: 1/2"=1'-0"



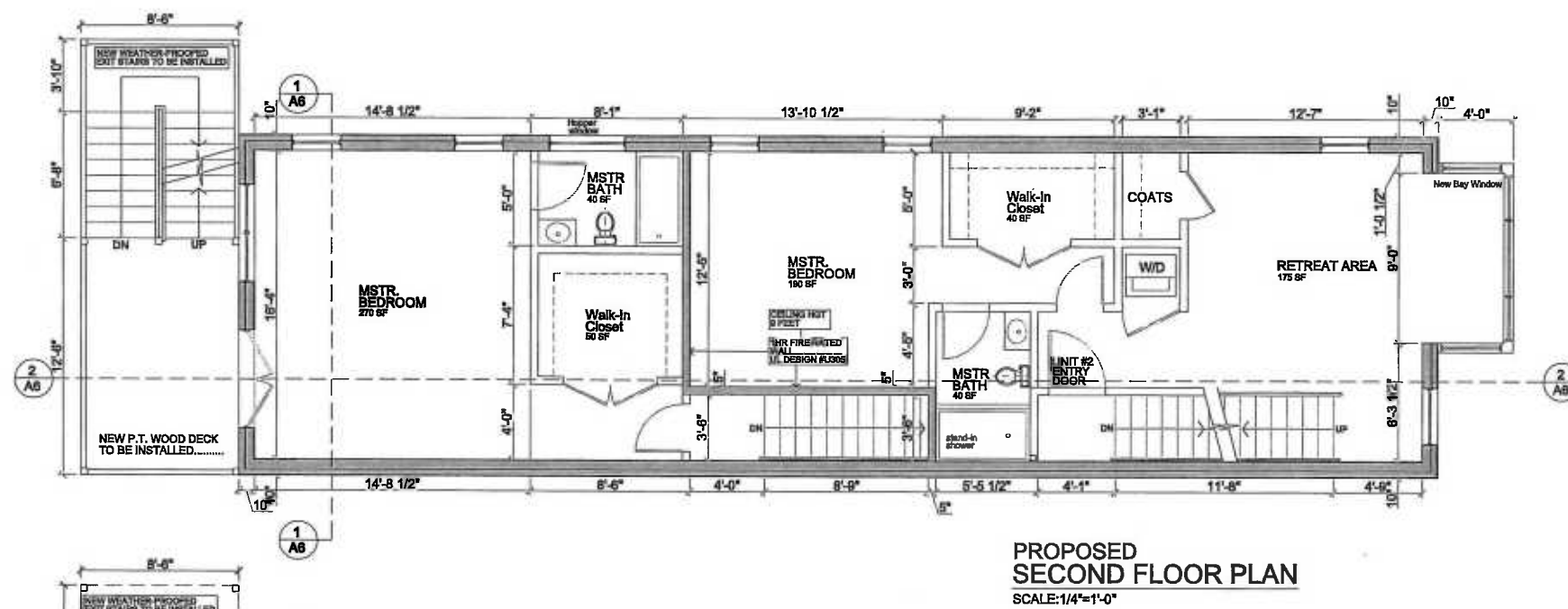
EXTERIOR DOOR SILL
(TYPICAL)



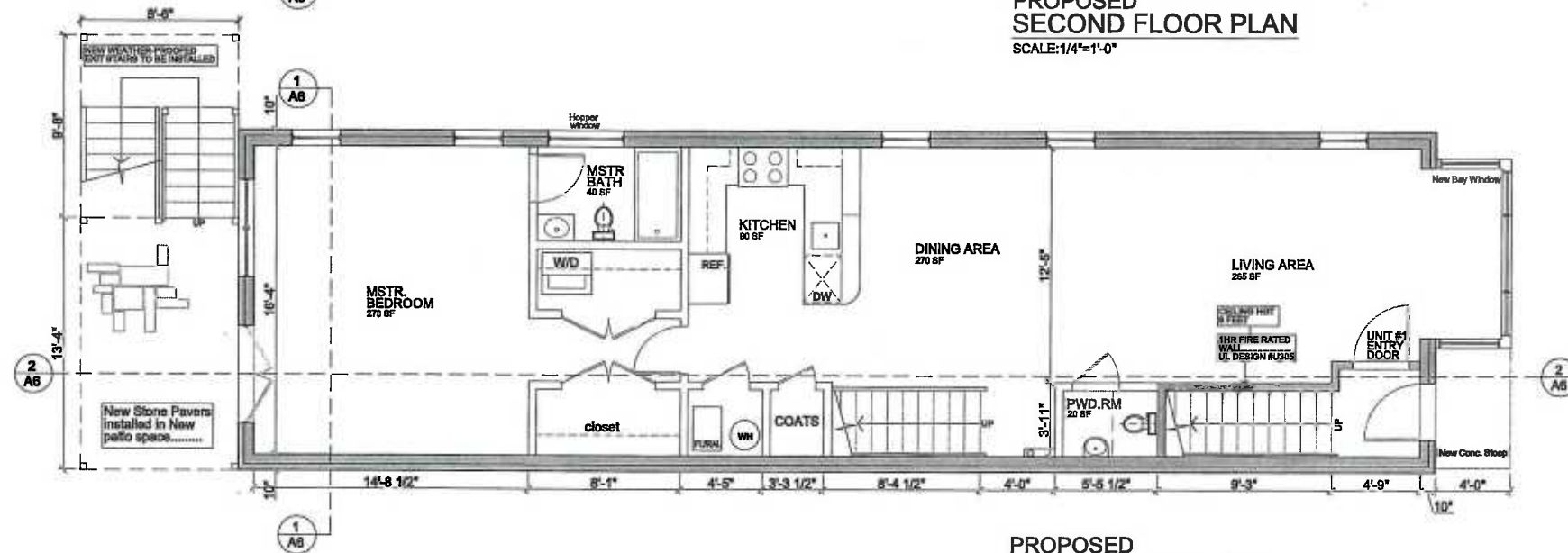
BATHROOM DOOR SILL
(TYPICAL)



DETAIL BETWEEN
BEDROOM AND CORRIDOR
(TYPICAL)



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



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



RESIDENTIAL BUILDING

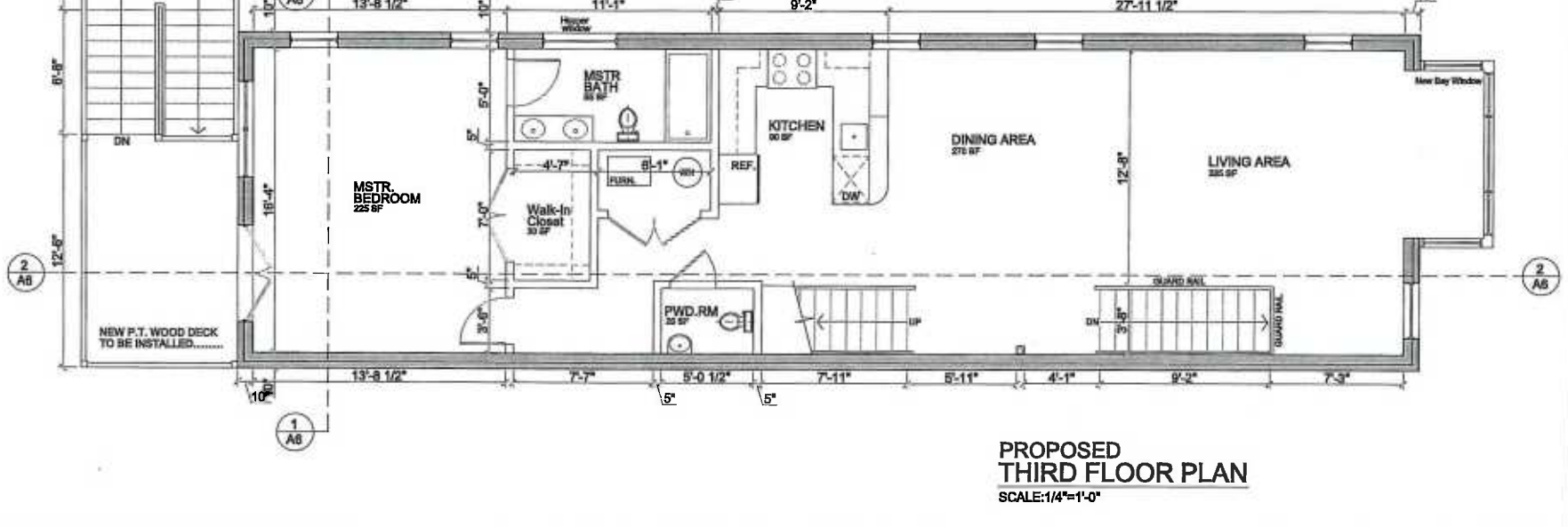
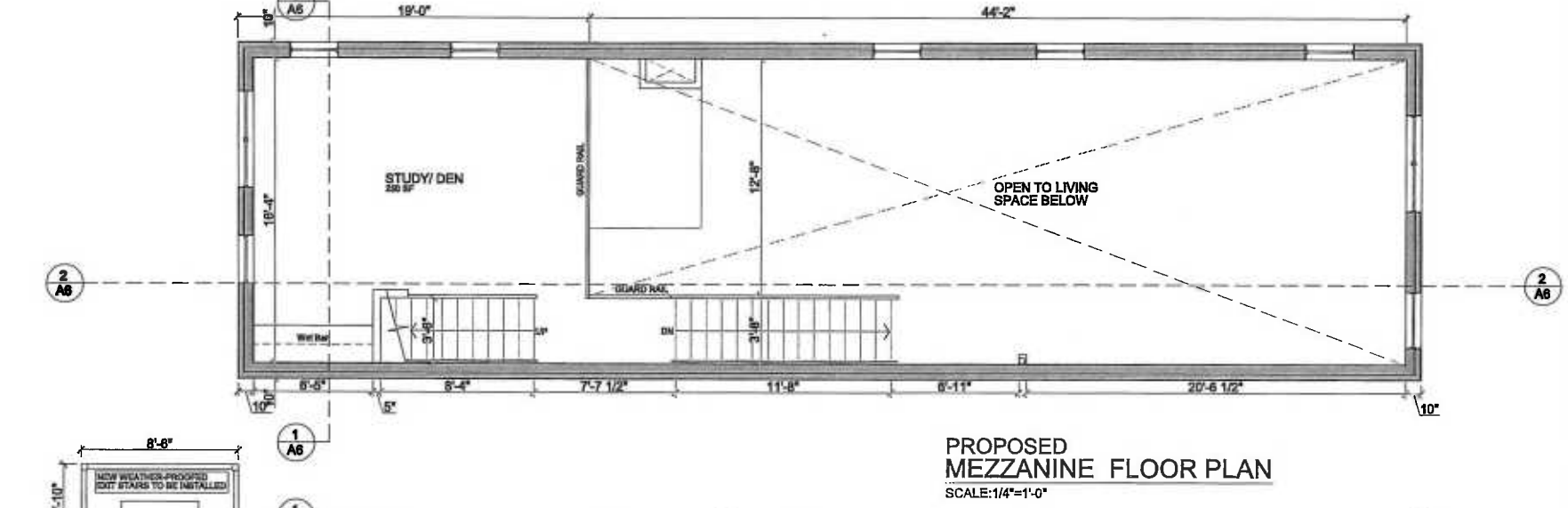
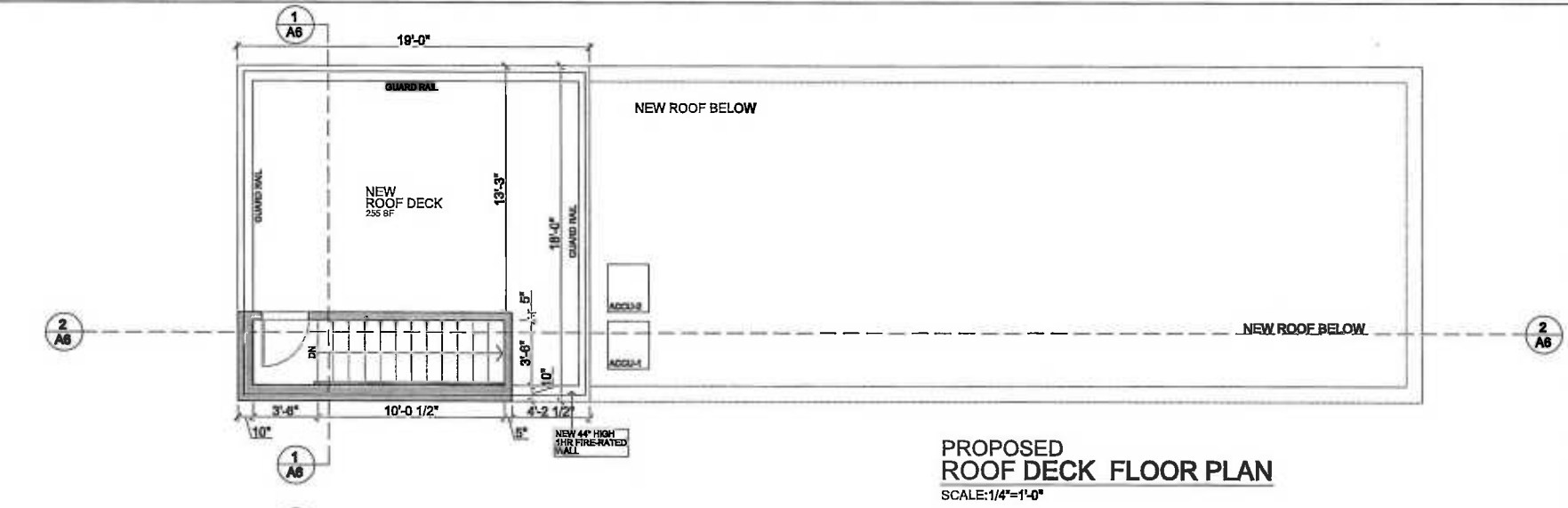
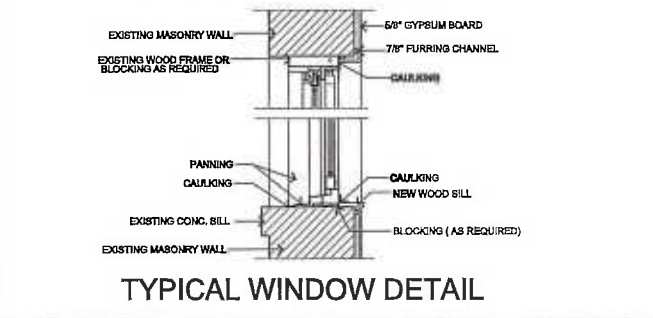
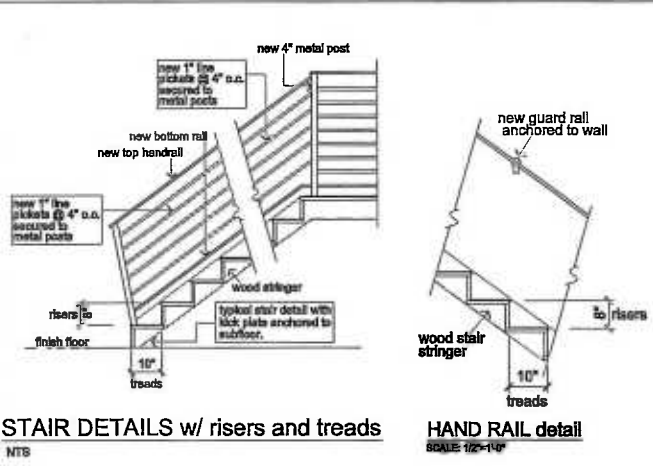
PROPOSED FLOOR PLANS

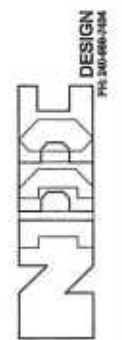
1534-5TH STREET, NW
WASHINGTON, D.C.

SQUARE: 478 LOT: 59

A1

DATE: OCTOBER 13, 2013
DATE: OCTOBER 15, 2013





RESIDENTIAL BUILDING

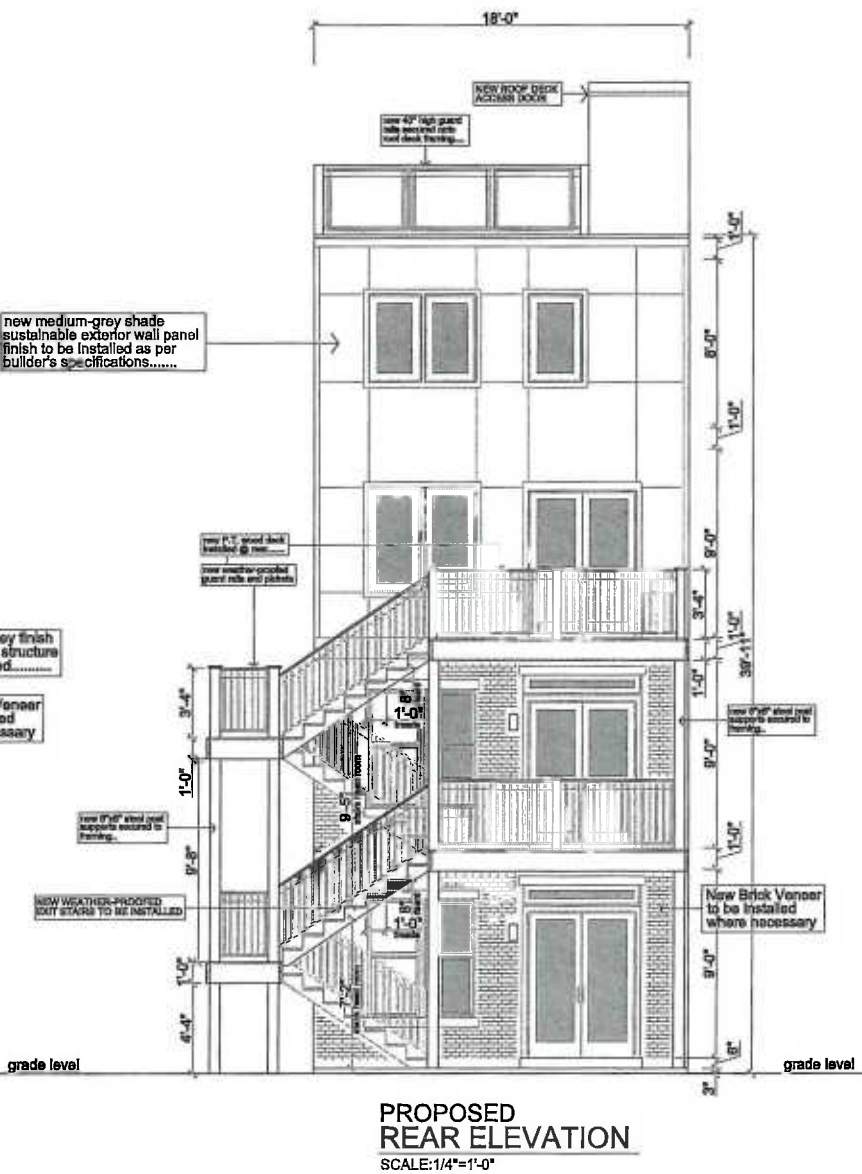
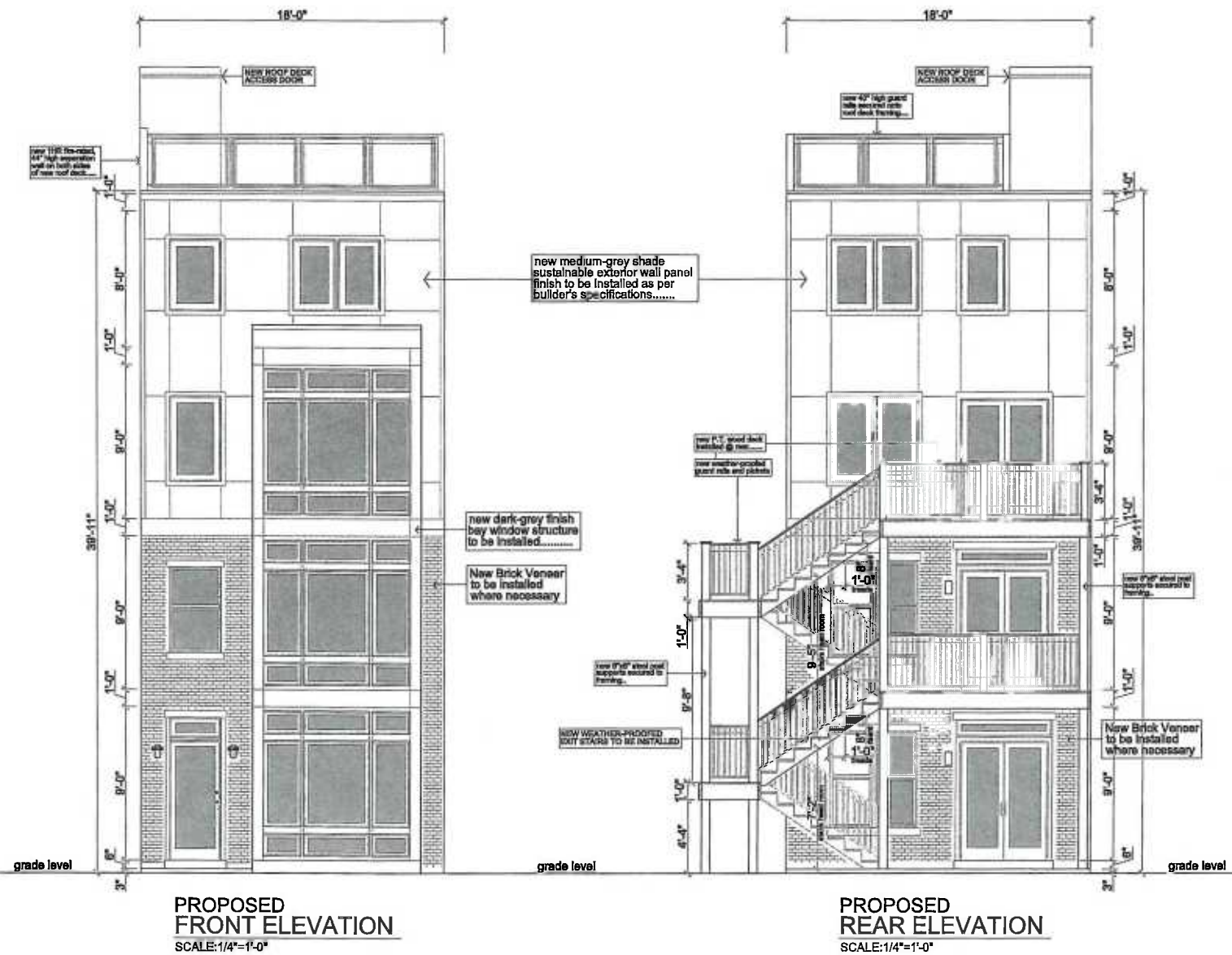
**PROPOSED
FRONT AND REAR ELEVATIONS**

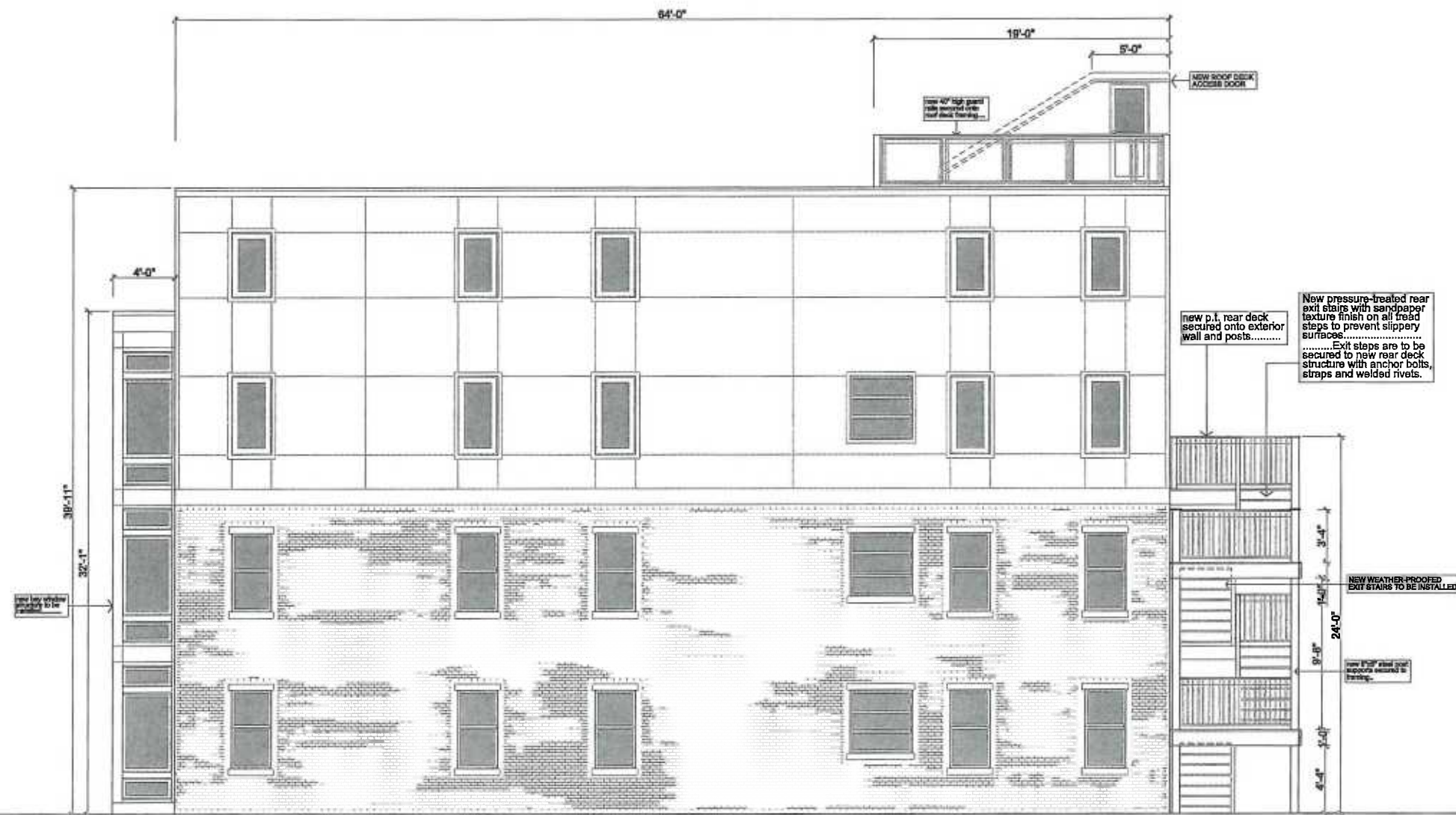
1534-5TH STREET, NW
WASHINGTON, D.C.

SQUARE: 478 LOT: 59

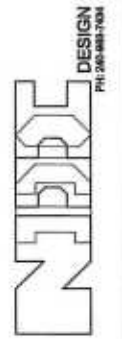
A3

DATE : OCTOBER 12, 2013
DATE : OCTOBER 15, 2013





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



RESIDENTIAL BUILDING

PROPOSED
SIDE ELEVATION

1532-5TH STREET, NW
WASHINGTON, D.C.

SQUARE: 478 LOT: 59

A4

DATE: OCTOBER 13, 2013
DATE: OCTOBER 15, 2013