

SWANN STREET ROW HOUSE ADDITION

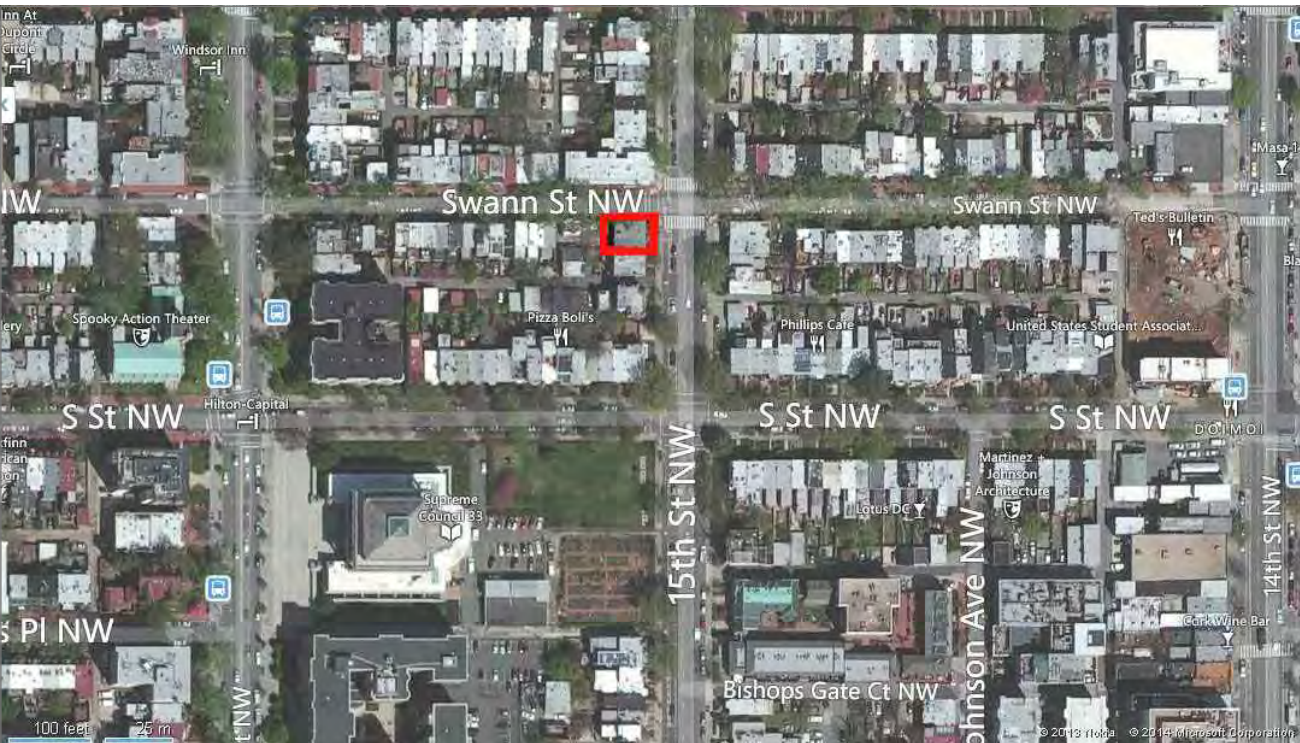
1504 SWANN STREET, NW

WASHINGTON, D.C. 20009

LOT: #0191 SQUARE: #0817

PROJECT DESCRIPTION:

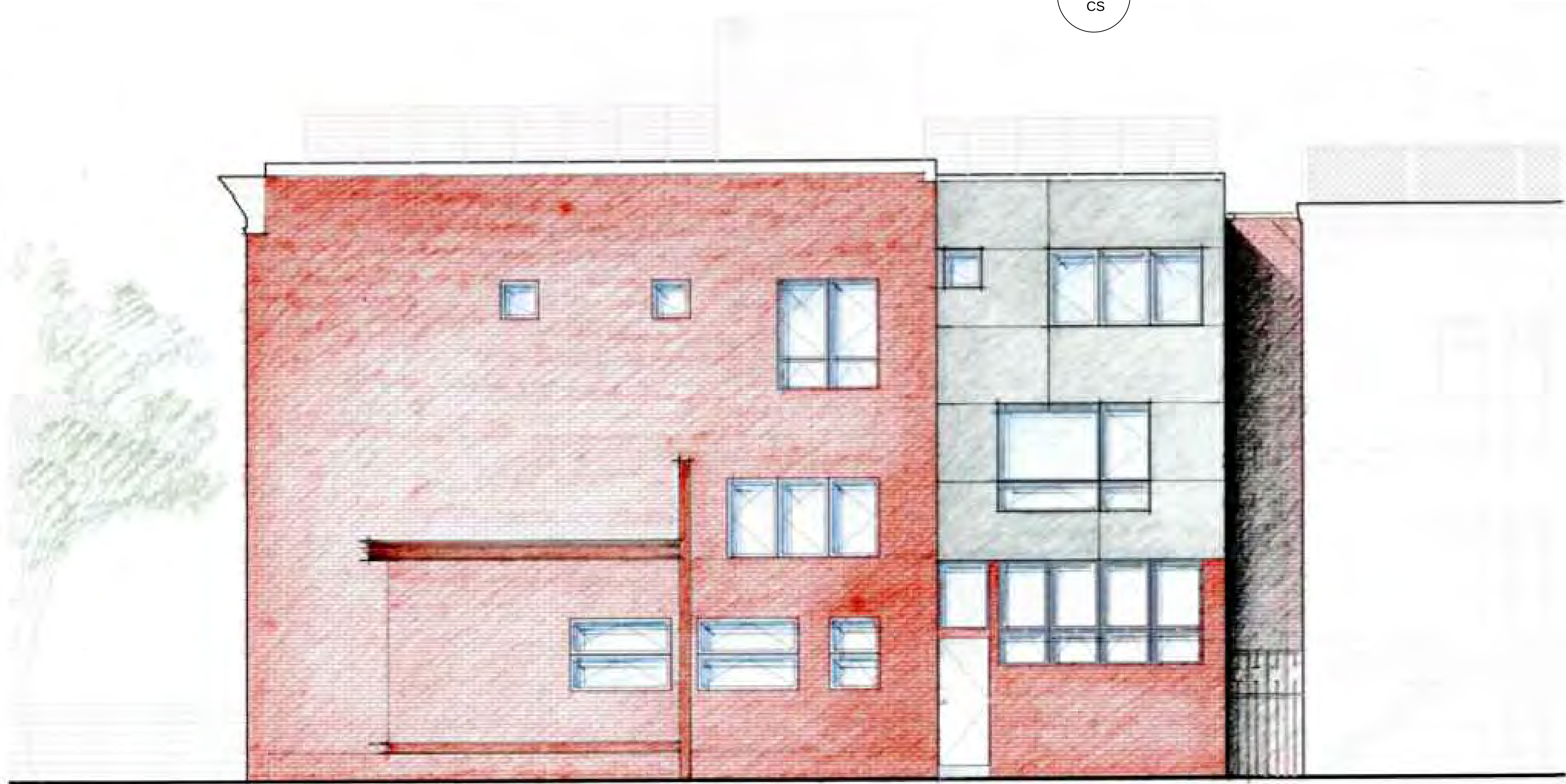
A RESIDENTIAL RENOVATION & ADDITION TO A HOUSE WITH A "NON-CONFORMING" CONDITION. THE ORIGINAL HOUSE, AN OLD CORNER STORE, OCCUPIED 100% OF THE LOT WITH AN OLD 1 STORY ADDITION FOR STORAGE. A PREVIOUS RENOVATION CONVERTED THE STORAGE ROOM INTO A KITCHEN WITH A DECK ON THE ROOF. WHEN THE F.A.R. LIMITATION WAS REMOVED DURING ZONE CONVERSION (FROM R5B TO R4), THE ADJACENT HOUSE WAS MASSIVELY EXPANDED AND BLOCKED BOTH LIGHT AND AIR TO THE HOUSE. IN RESPONSE TO THIS NEW CONDITION, A SMALL ADDITION ON TOP OF THE EXISTING "NON CONFORMING" CONDITION IS PROPOSED.



1

CS

SITE LOCATION



2

CS

SWANN ST ELEVATION

HLS

FIRM:
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1504 Swann Street NW
Washington, DC 20009
202.986.1182
www.huntlaudio.com

REVISION:

PROJECT PHASE:
PERMIT SET

PROJECT ADDRESS:
1504 SWANN STREET NW
WASHINGTON, D.C. 20009

PROJECT:
1504 SWANN STREET EXTENSION

DRAWING:
COVER SHEET

SCALE:
AS NOTED

DESIGNED BY:
JH/AW

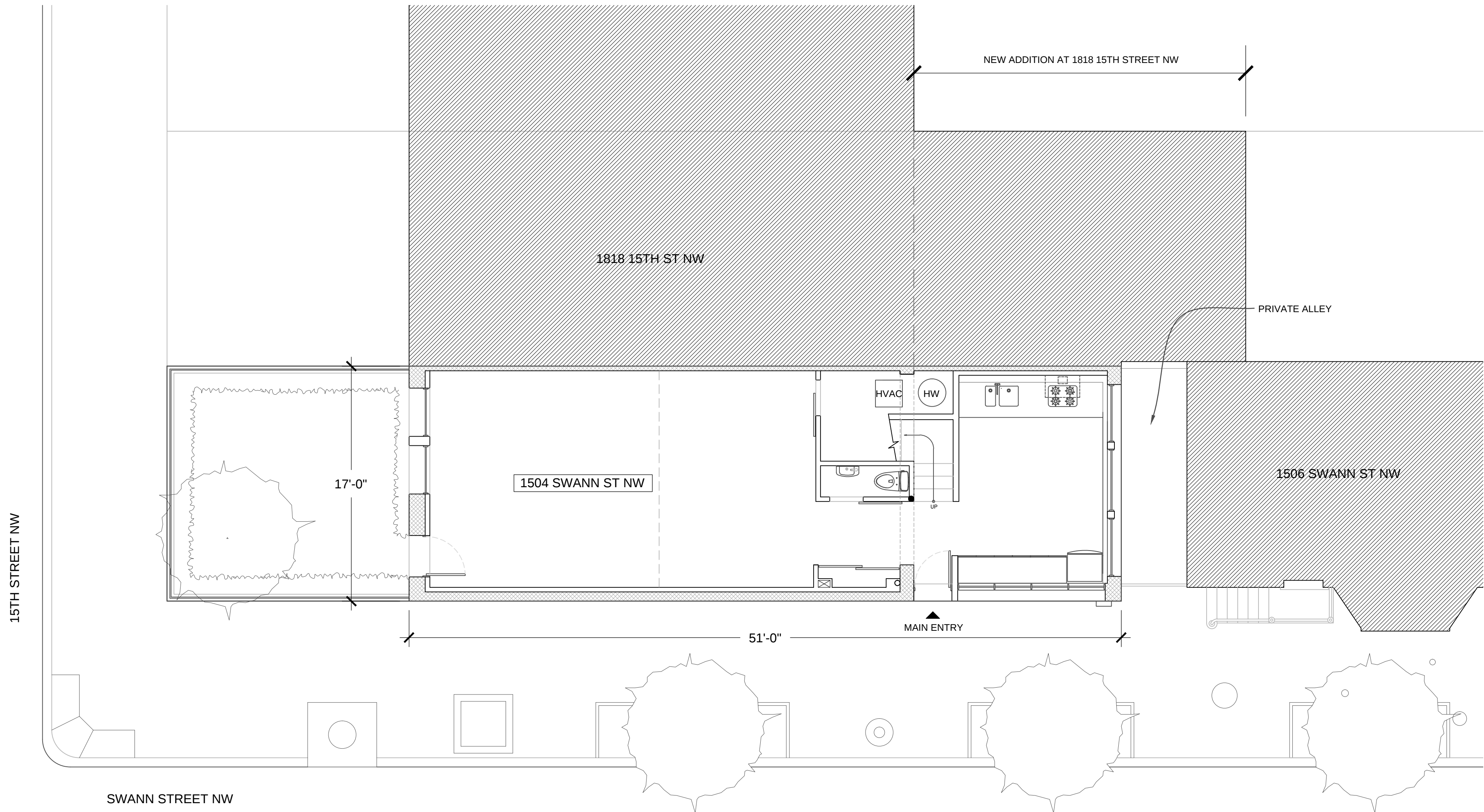
DRAWN BY:
AW

CHECKED BY:
JH

DATE:
4/30/2014

SHEET:
CS

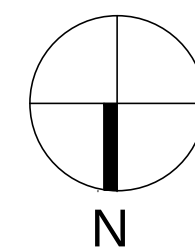
Board of Zoning Adjustment
District of Columbia
CASE NO.18897
EXHIBIT NO.6



1
A0.0

EXISTING SITE PLAN

3/16"=1'0"



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1504 SWANN STREET EXTENSION

EXISTING SITE PLAN

PROJECT:

DRAWING:

SCALE:

AS NOTED

DESIGNED BY:

JH/AW

DRAWN BY:

AW

CHECKED BY:

JH

DATE:

4/30/2014

SHEET:

A0.0



1
A0.1

PREVIOUS CONDITION WITH OPEN VIEW, SOUTHERN LIGHT, AND AIR



2
A0.1

PREVIOUS OPEN VIEW



3
A0.1

CURRENT CONDITION W/ VIEW BLOCKED, NO SOUTH. LIGHT, OBSTRUCTED AIR



4
A0.1

CURRENT BLOCKING WALL

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WASHINGTON, D.C. 20009

PROJECT:

1504 SWANN STREET EXTENSION

DRAWING:

STREET CONDITION/PHOTOGRAPHS

SCALE:
AS NOTED

DESIGNED BY:
JH/AW

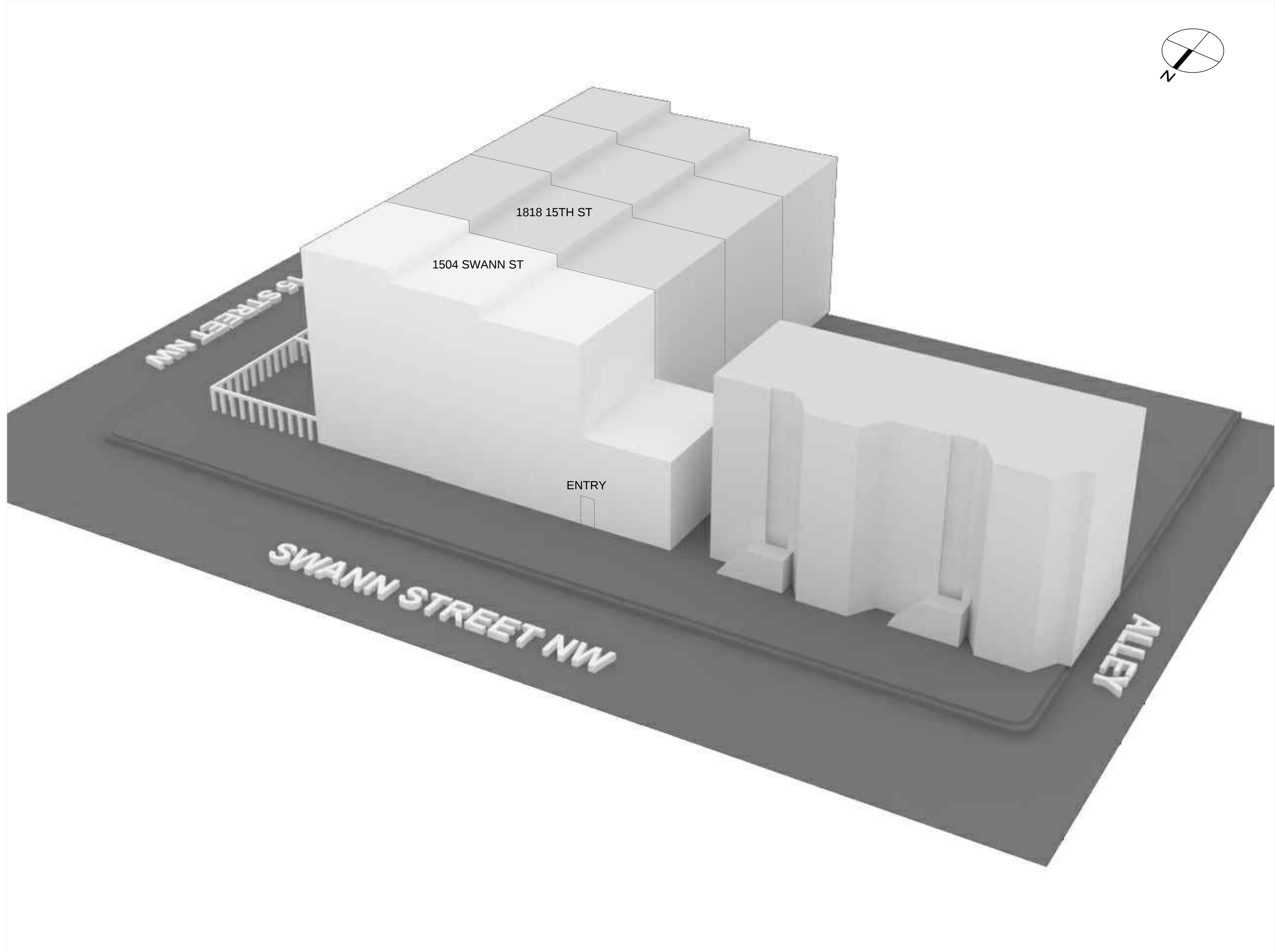
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DATE:
4/30/2014

SHEET:

A0.1



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1504 SWANN STREET EXTENSION

PREVIOUS CONDITION

PROJECT:
SCALE:
AS NOTED

DESIGNED BY:
JH/AW

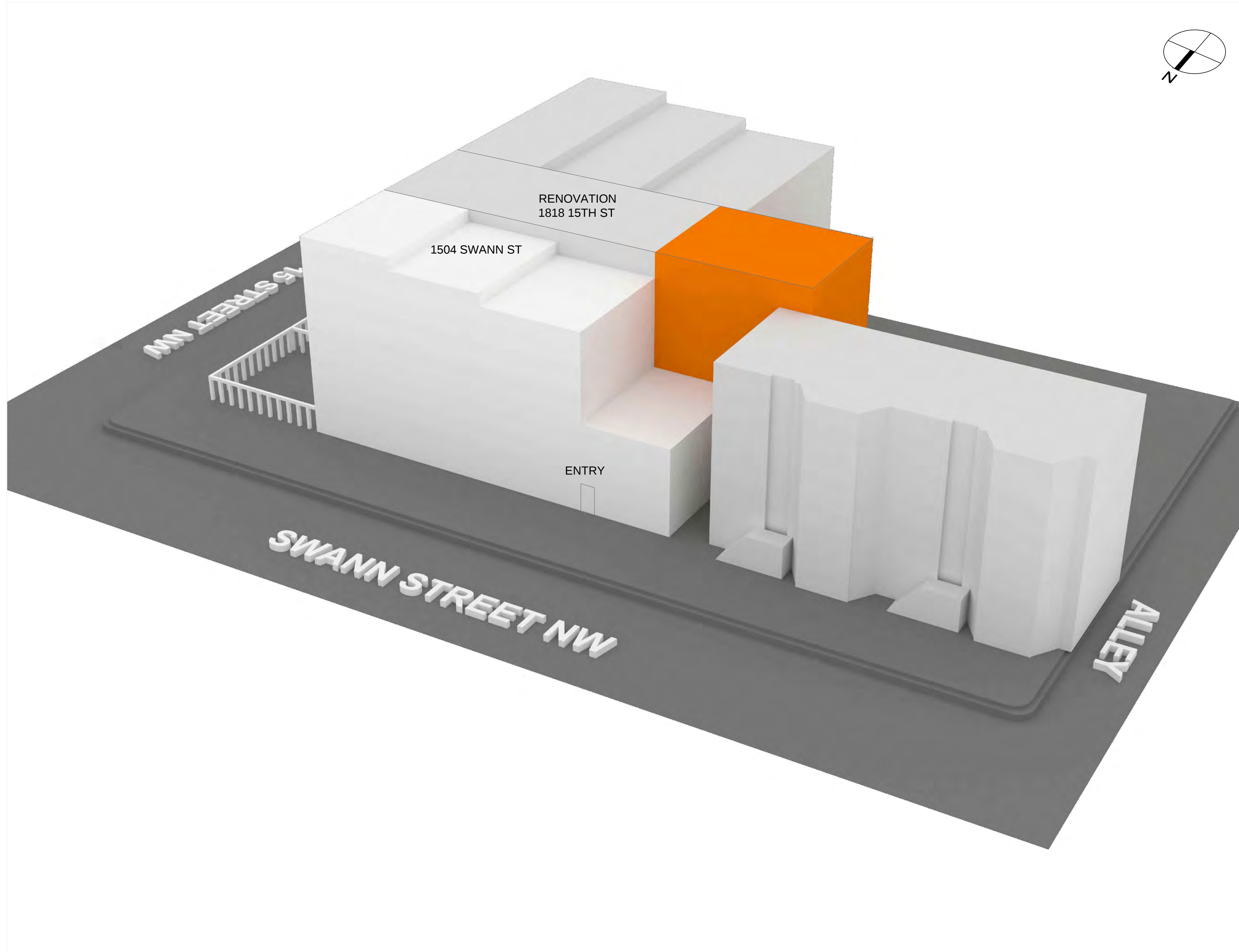
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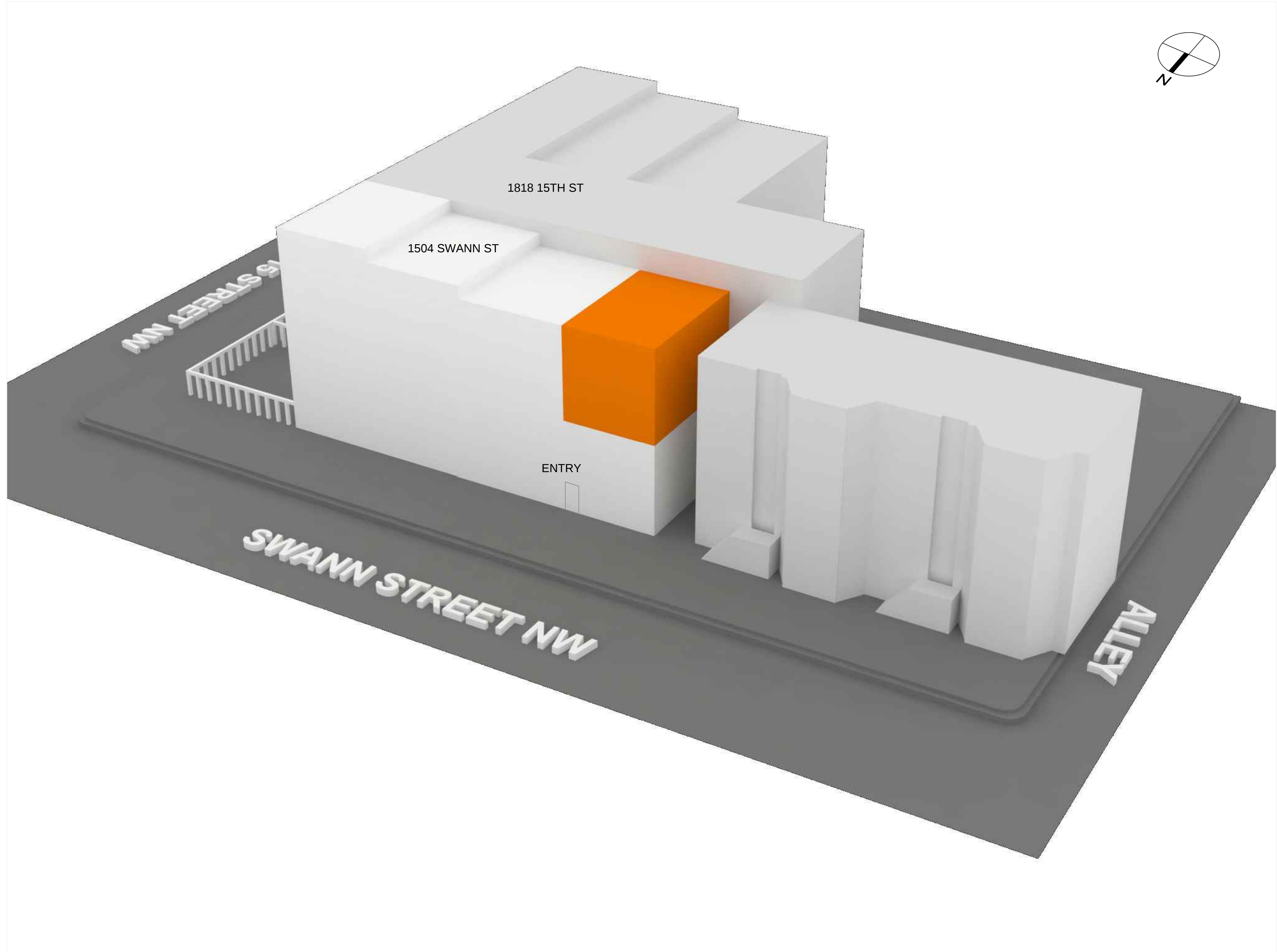
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JH

DATE:
4/30/2014

SHEET:

A0.2





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REVISION:

PROJECT PHASE:

PERMIT SET

PROJECT ADDRESS:

1504 SWANN STREET NW
WASHINGTON, D.C. 20009

PROJECT:
1504 SWANN STREET EXTENSION
DRAWING:
PROPOSED CONDITION

SCALE:
AS NOTED

DESIGNED BY:
JH/AW

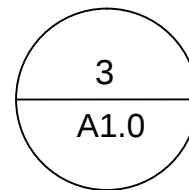
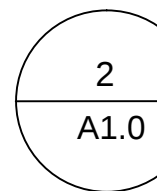
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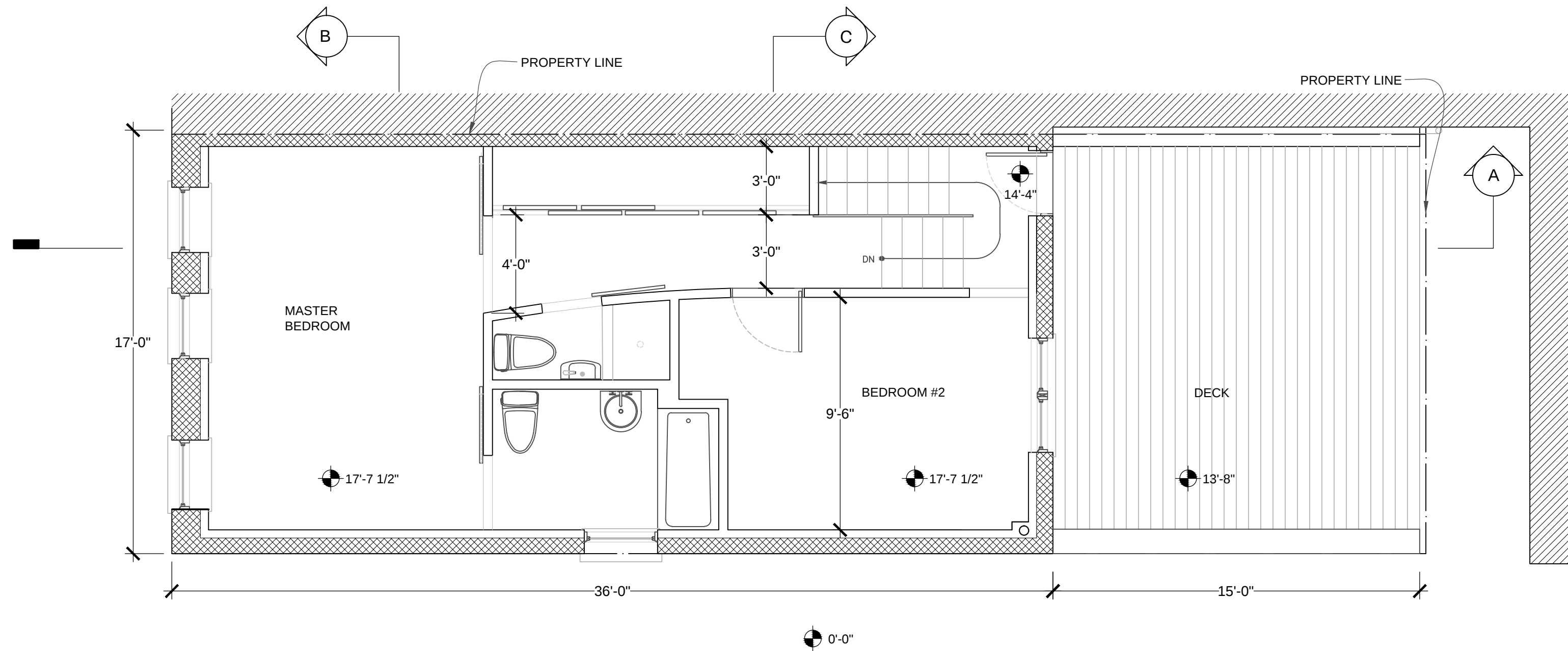
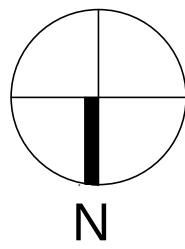
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JH

DATE:
4/30/2014

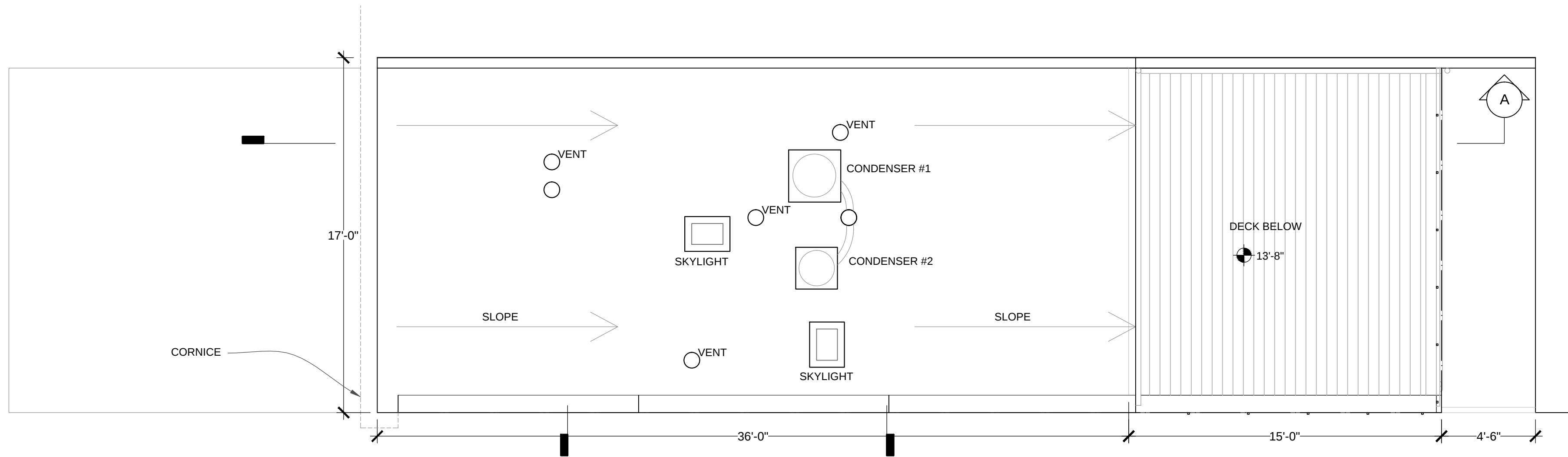
SHEET:

A0.4


$$1/4''=1'0''$$

$$1/4'' = 1'0''$$



1
A1.1
SECOND FLOOR
1/4"=1'0"



1
A1.1
ROOF
1/4"=1'0"

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WASHINGTON, D.C. 20009

1504 SWANN STREET EXTENSION

EXISTING PLANS

PROJECT:

DRAWING:

SCALE:

AS NOTED

DESIGNED BY:
JH/AW

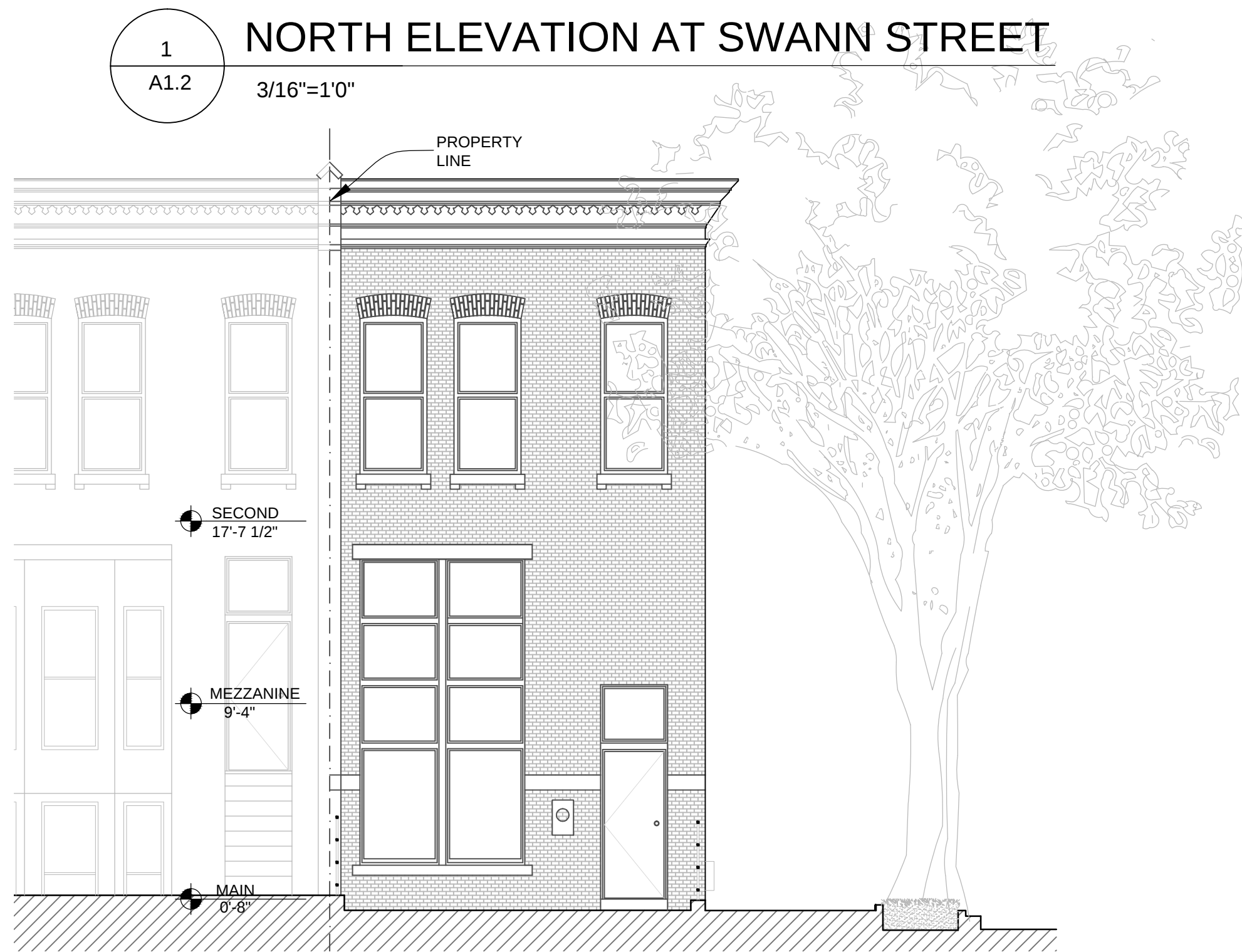
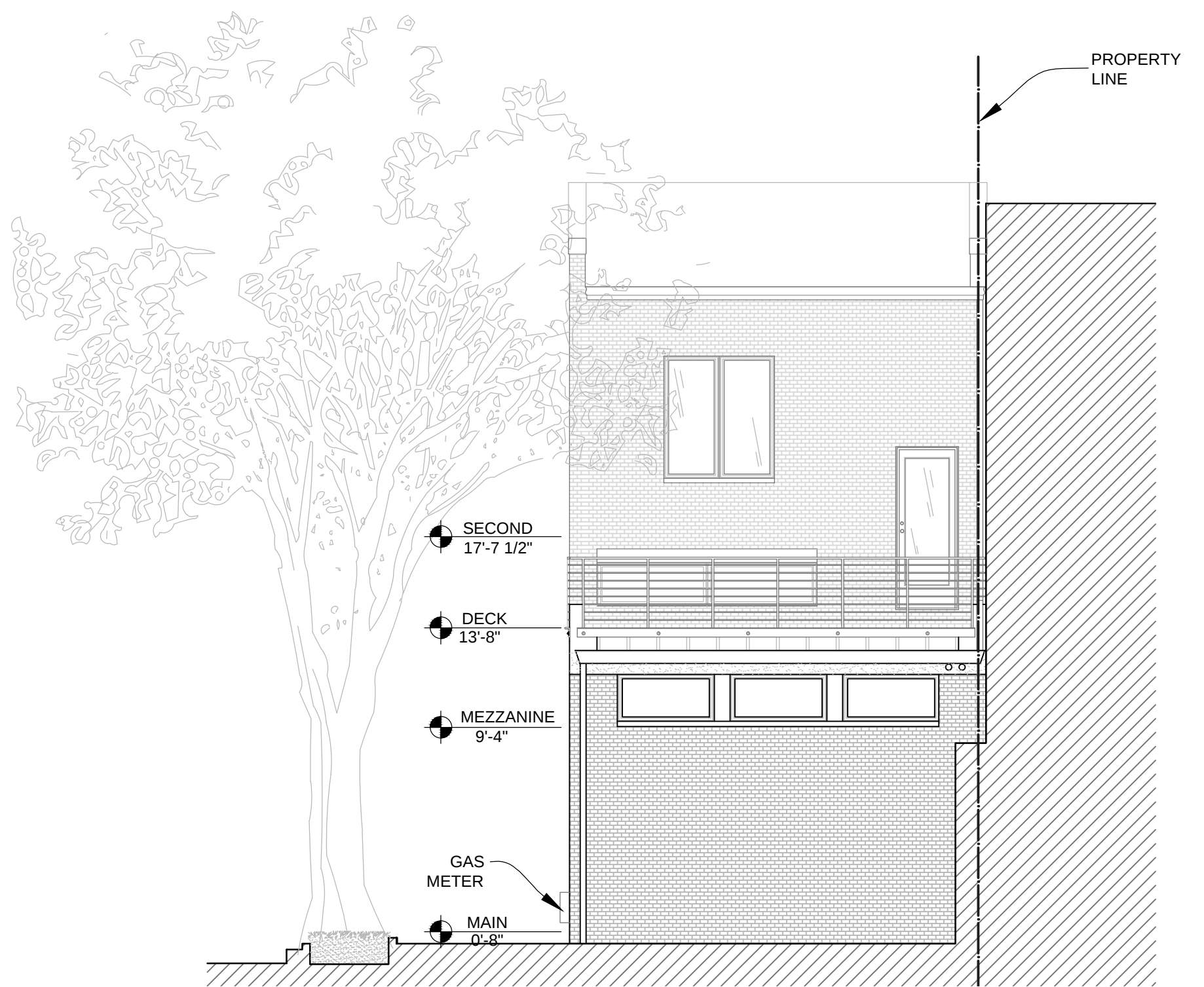
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CHECKED BY:
JH

DATE:
4/30/2014

SHEET:

A1.1


$$3/16'' = 1'0''$$

$$3/16''=1'0''$$

REVISION:

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PERMIT SET

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1504 SWANN STREET NW
WASHINGTON, D.C. 20009

PROJECT:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

SHEET:

DRAWING:

AS NOTED

JH/AW

AW

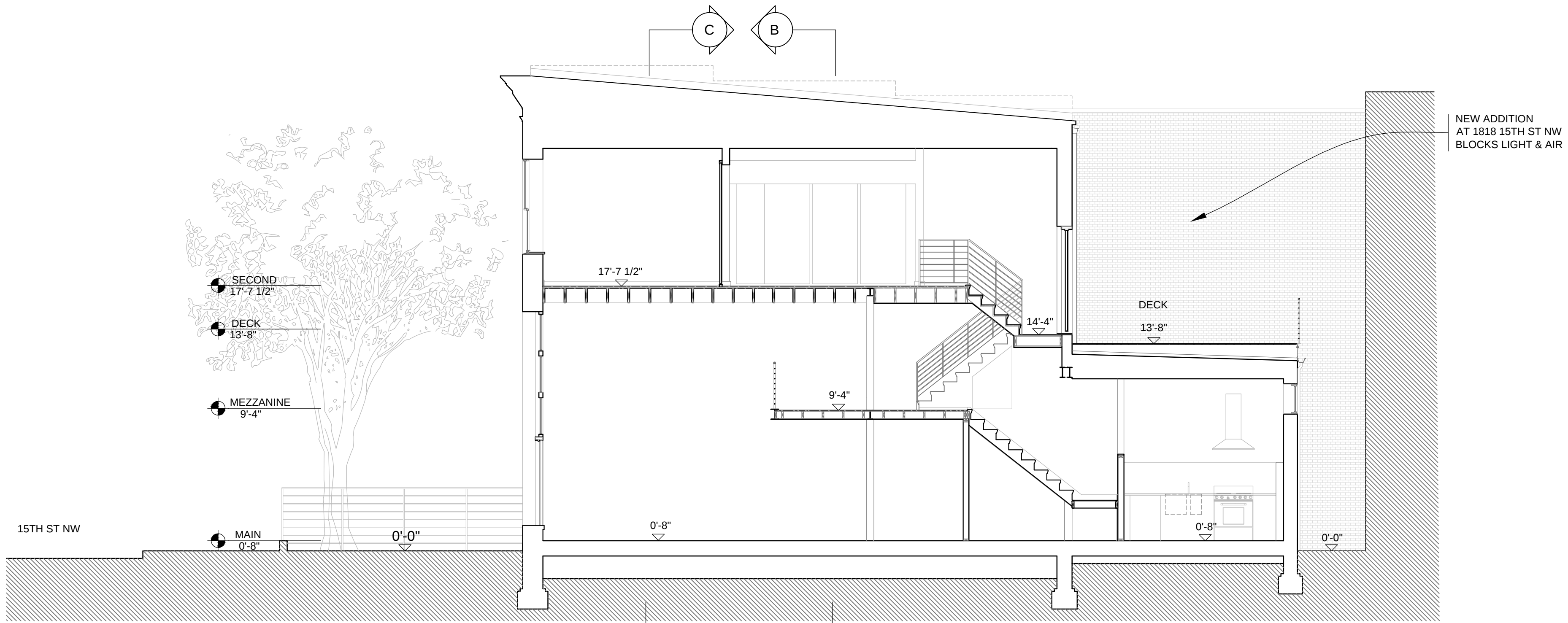
JH

4/30/2014

1504 SWANN STREET EXTENSION

EXISTING SECTIONS

A1.3

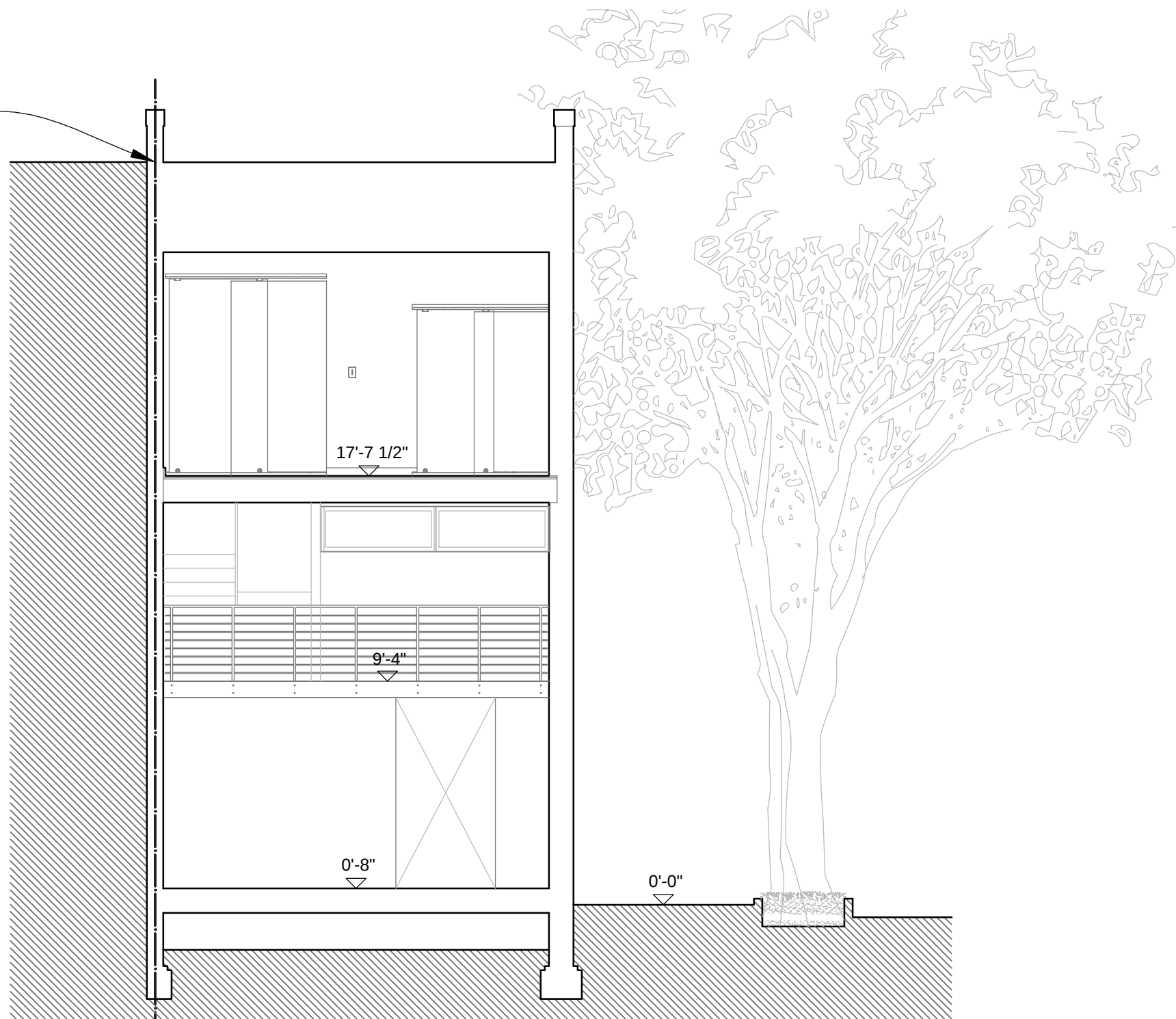


2

A1.3

EXISTING SECTION B

3/16"=1'0"

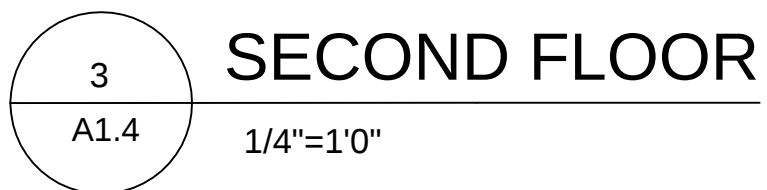
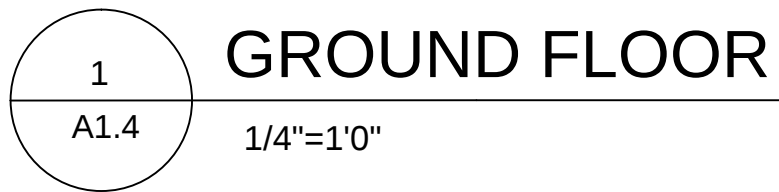


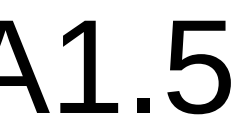
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A1.3

EXISTING SECTION C

3/16"=1'0"

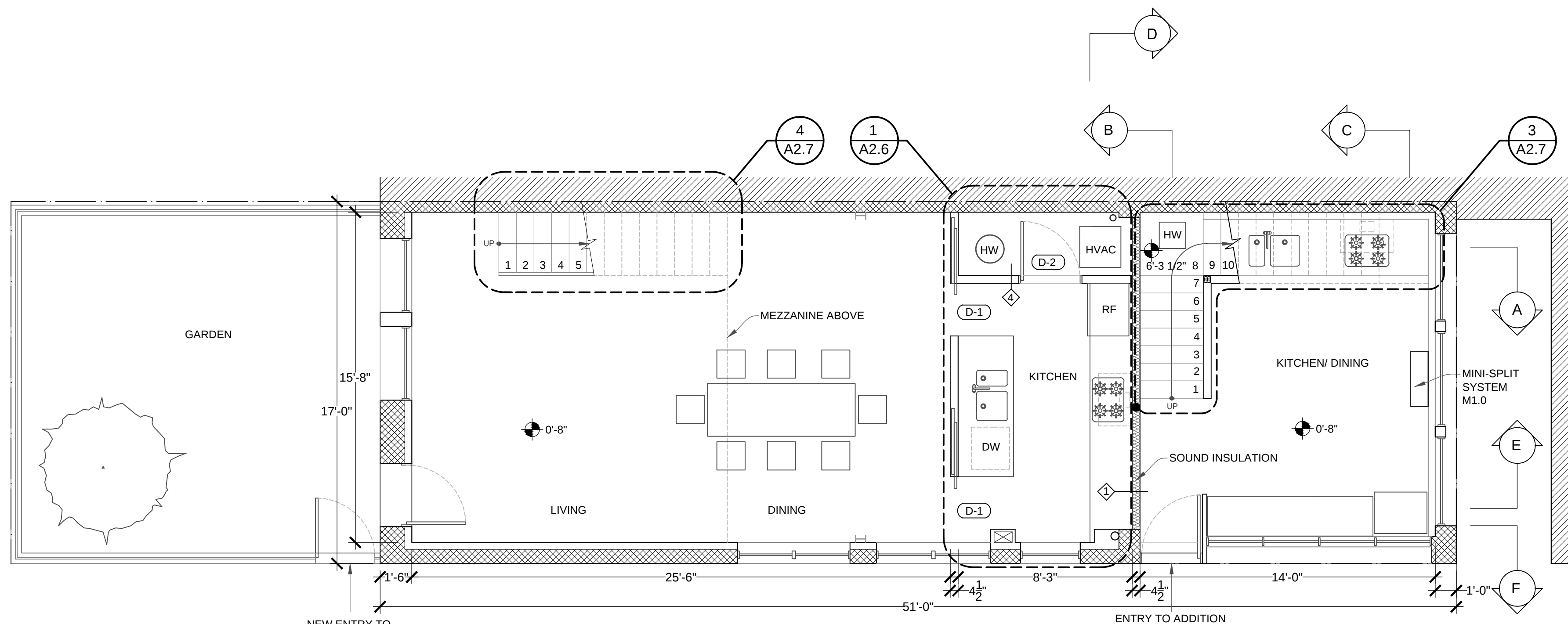




3
A1.5

EXISTING SECTION C

3/16"=1'0"

[illegible]

HLS	
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REVISION:	
PROJECT PHASE: PERMIT SET	
PROJECT ADDRESS: 1504 SWANN STREET NW WASHINGTON, D.C.20009	
PROJECT: 1504 SWANN STREET EXTENSION	DRAWING: NEW PLANS
SCALE:AS NOTED	
DESIGNED BY: JH/AW	
DRAWN BY: AW	
CHECKED BY: JH	
DATE: 4/30/2014	
SHEET:	
A2.0	



Architectural elevation drawing of the rear of a building at 1504 Swann St. The drawing shows two decks, DECK #1 and DECK #2, and a dashed line indicating the LINE OF SIGHT from the street. The street is labeled SWANN STREET NW. A car and a person are shown on the street for scale.

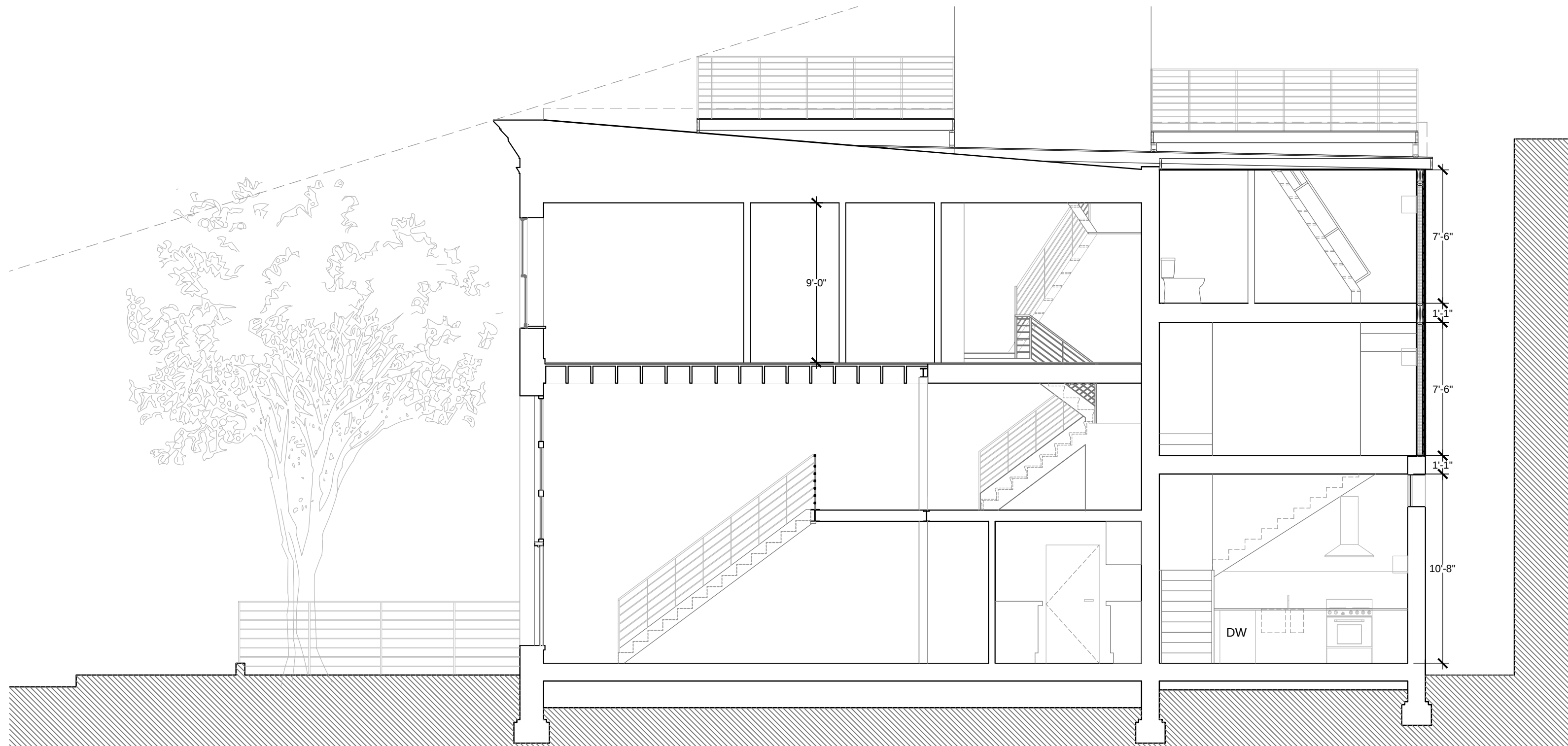
REVISION:

PROJECT PHASE:
PERMIT SET

PROJECT ADDRESS:
1504 SWANN STREET NW WASHINGTON, D.C. 20009

PROJECT:	DRAWING:
SCALE:	AS NOTED
DESIGNED BY:	JH/AW
DRAWN BY:	AW
CHECKED BY:	JH
DATE:	4/30/2014
SHEET:	

1504 SWANN STREET EXTENSION
NEW SECTIONS



1

A2.4

SECTION E

3/16"=1'0"

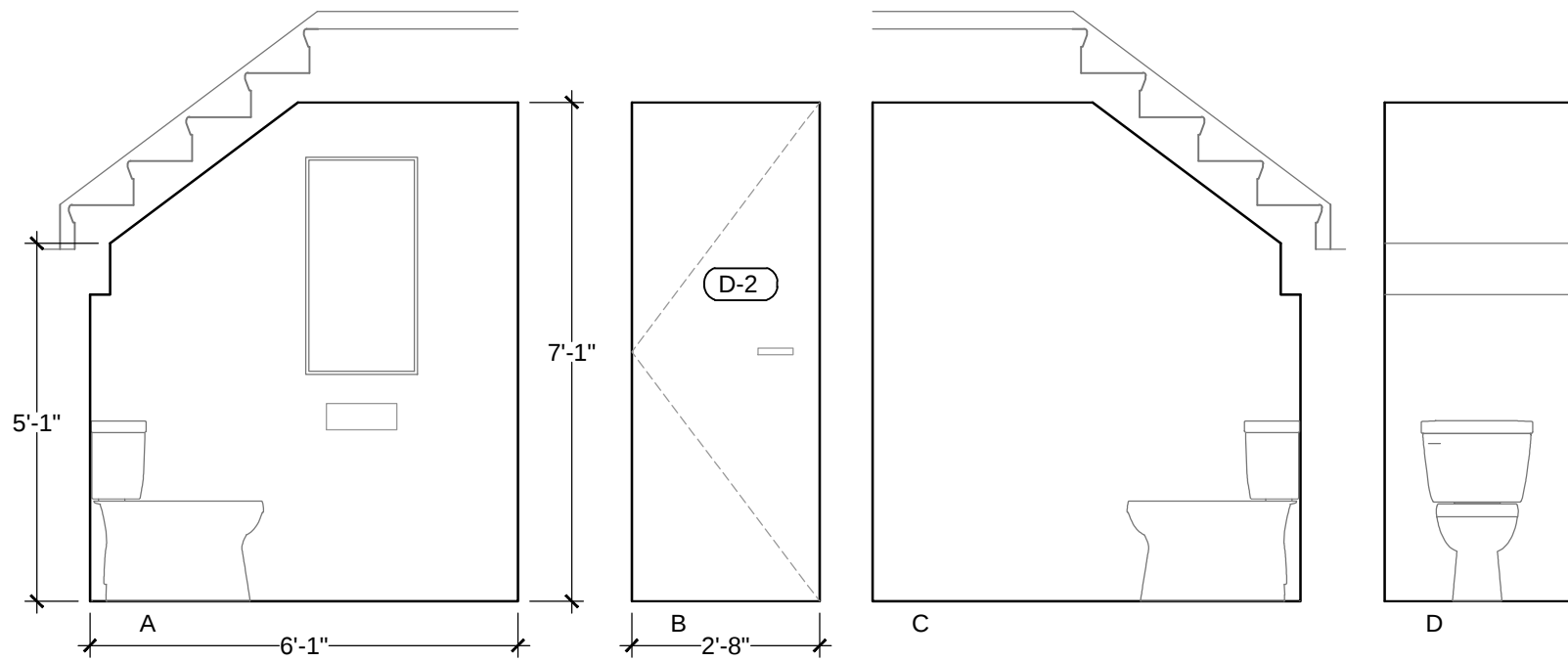
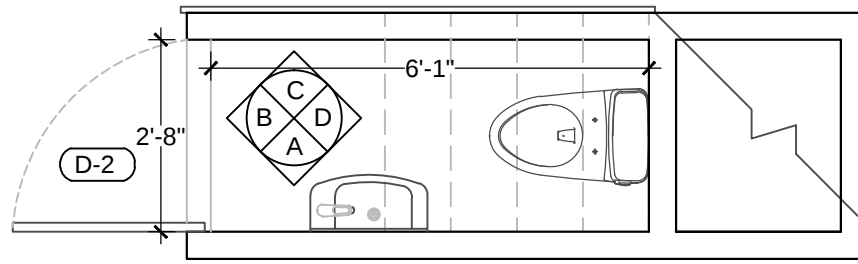


2

A2.4

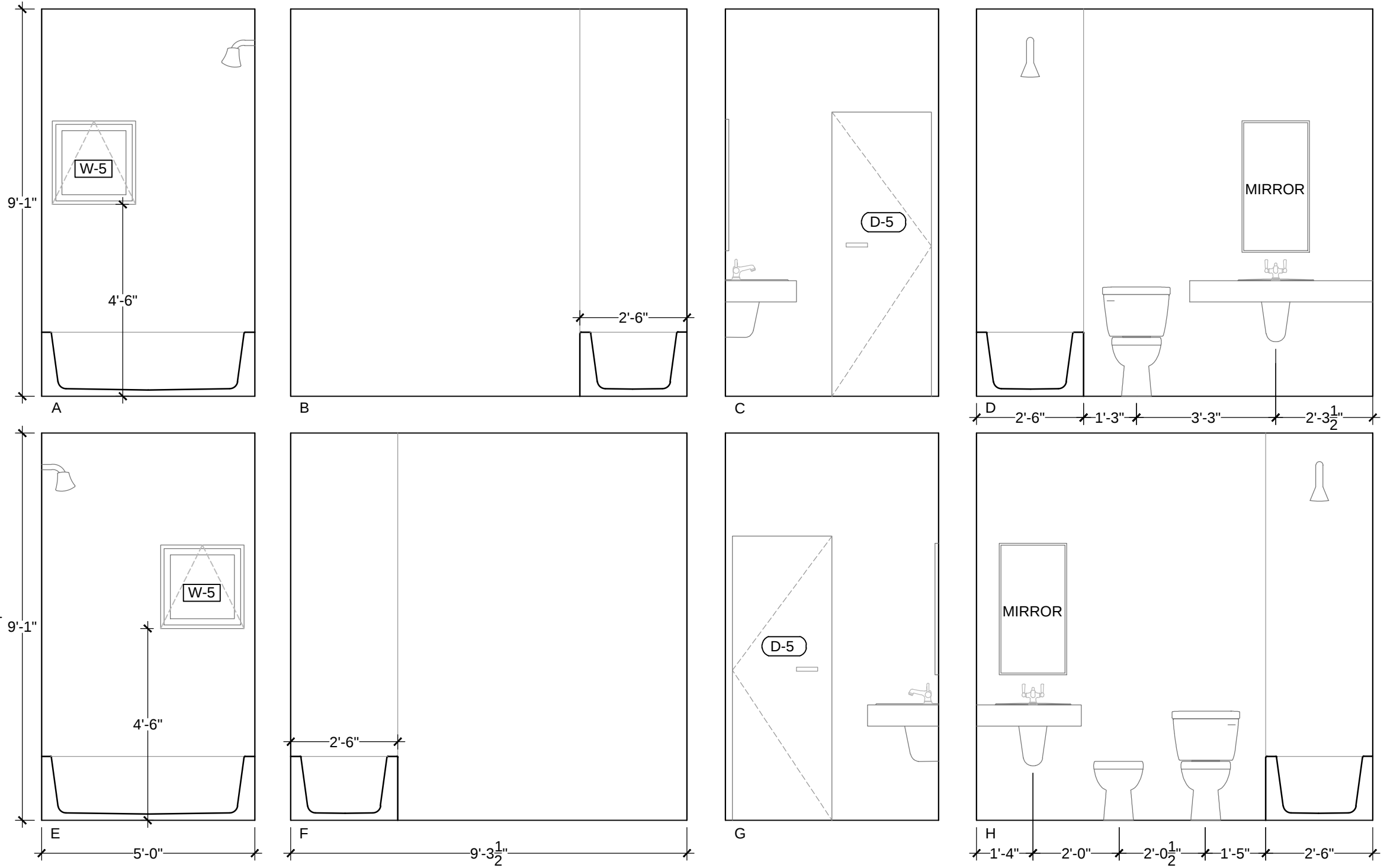
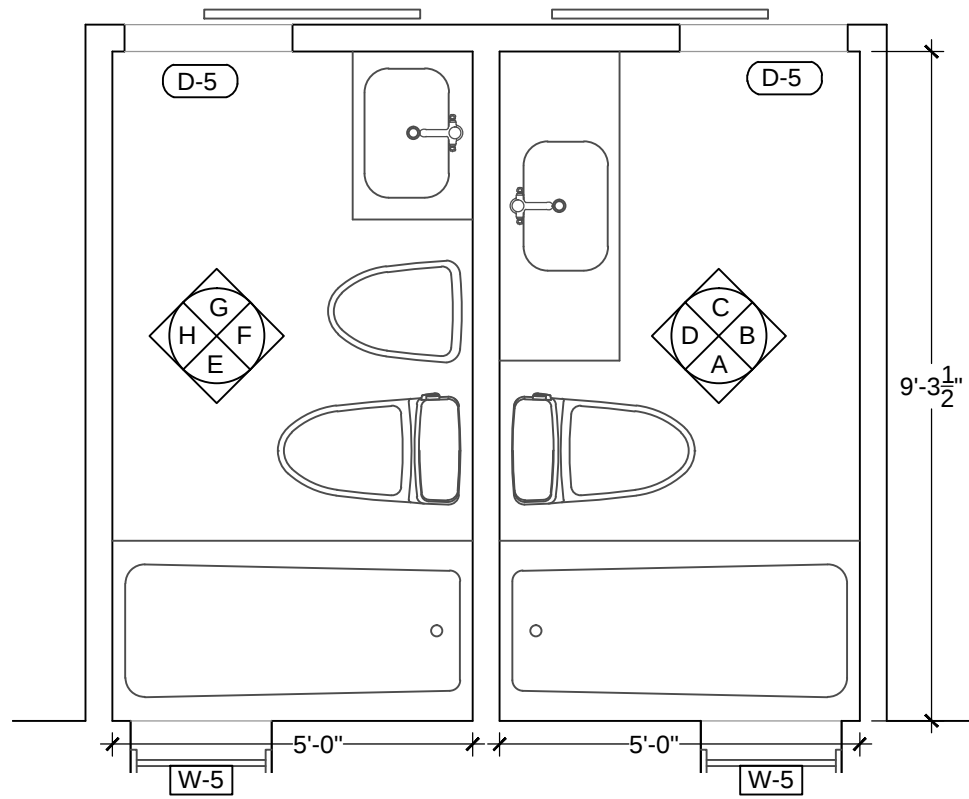
SECTION F

3/16"=1'0"



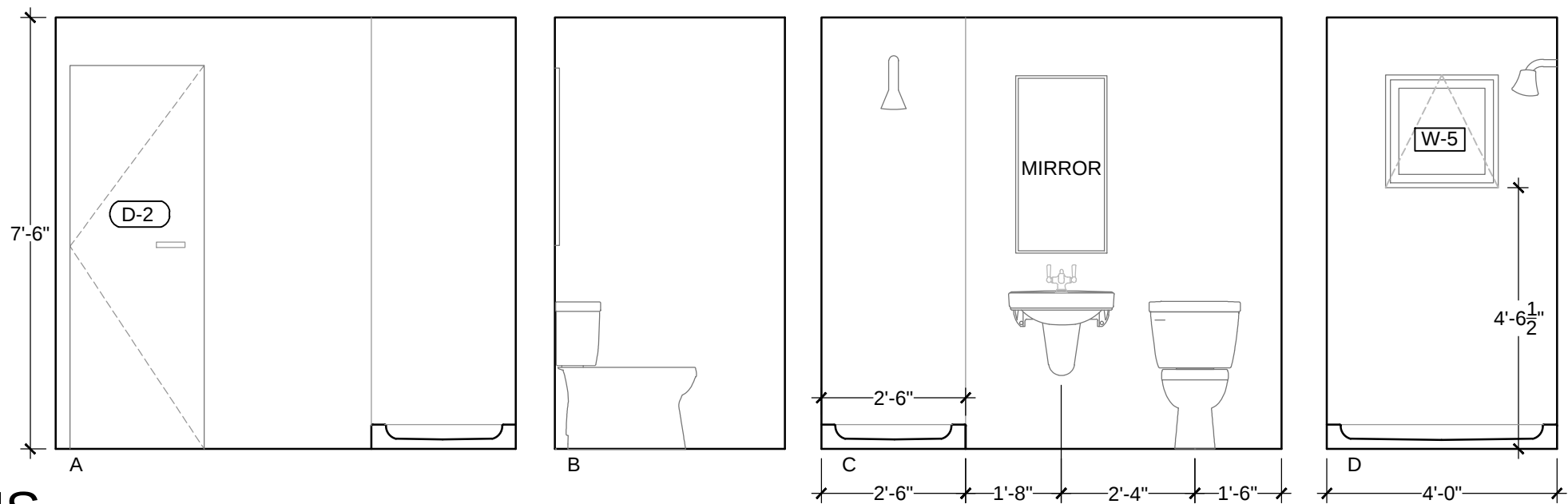
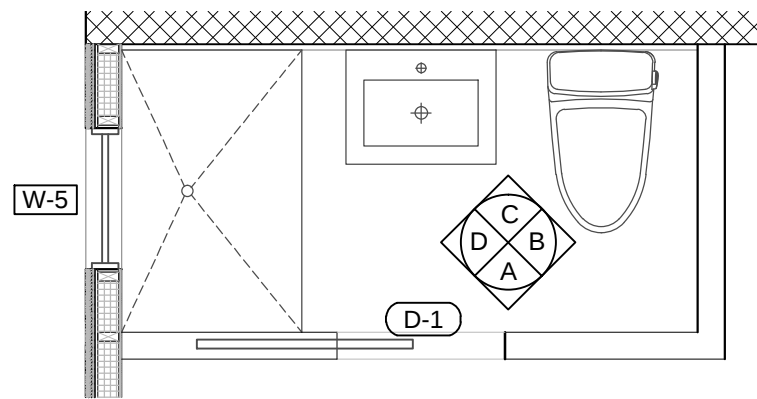
1
A2.5
3/8"=1'0"

MEZZANINE BATHROOM PLAN/ELEVATIONS



3
A2.5
3/8"=1'0"

3RD FLOOR BATHROOM PLAN/ELEVATIONS



5
A2.5
3/8"=1'0"

RENTAL UNIT BATHROOM PLAN/ELEVATIONS

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PROJECT ADDRESS:

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WASHINGTON, D.C. 20009

1504 SWANN STREET EXTENSION

BATHROOM DETAILS

PROJECT:

DRAWING:

SCALE:
AS NOTED

DESIGNED BY:
JH/AW

DRAWN BY:
AW

CHECKED BY:
JH

DATE:
4/30/2014

SHEET:

A2.5

REVISION:

PROJECT PHASE:

PERMIT SET

PROJECT ADDRESS:

1504 SWANN STREET NW
WASHINGTON, D.C. 20009

1504 SWANN STREET EXTENSION

KITCHEN DETAILS

PROJECT:

DRAWING:

SCALE:

AS NOTED

DESIGNED BY:
JH/AW

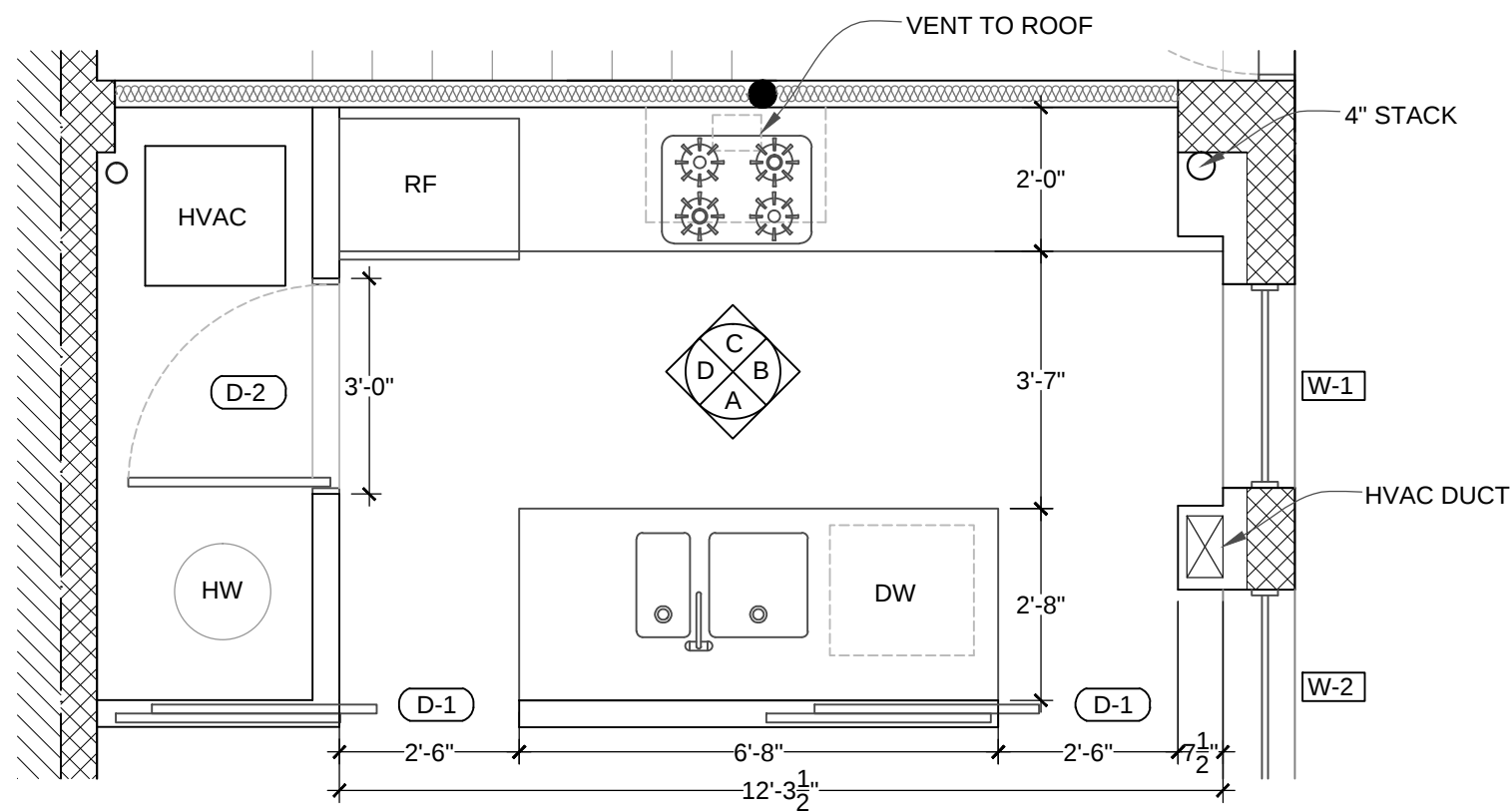
DRAWN BY:
AW

CHECKED BY:
JH

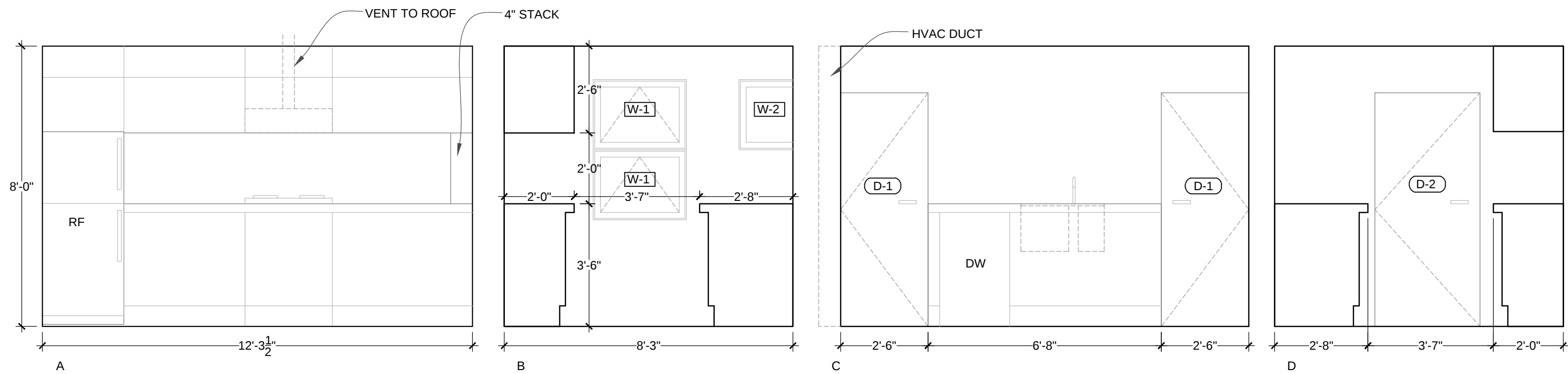
DATE:
4/30/2014

SHEET:

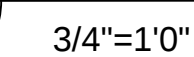
A2.6



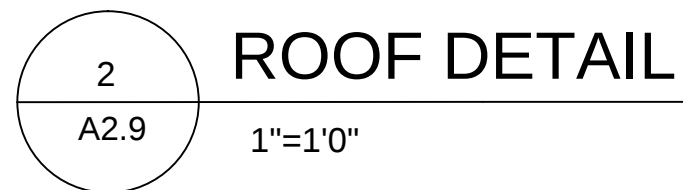
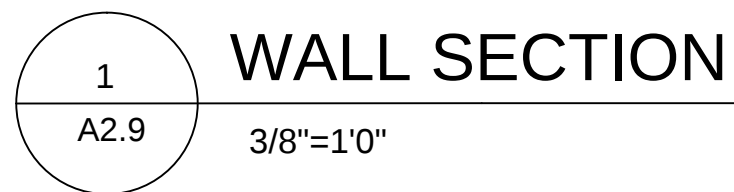
1
A2.6
KITCHEN PLAN
3/8"=1'0"



1
A2.6
KITCHEN ELEVATIONS
3/8"=1'0"







1. 1/2" GYPSUM
2. 2X4 STUDS @ 12"O.C.
3. 3 1/2" SOUND INSULATION

1. 5/8" GYPSUM
2. EXPOSED OR COVER WITH FIBER TAPE AND JOINT FINISHER
3. CEMENT COATED NAILS
4. 2X4 FIRESTOPPED @ 16"O.C.
5. R-21.875 POLYURETHANE INSULATION (FOAMED IN PLACE)
6. 5/8" SHEATHING COVER WITH TYPEX.
7. 5/8" FIBER CEMENT BOARD
8. PROPERTY LINE
9. 4" AIR GAP

REQUIRED WALL R-VALUE= 20

1. 1/2" GYPSUM
2. 1/2" PLYWOOD SHEATHING
3. R-21.875 POLYURETHANE INSULATION (FOAMED IN PLACE)
4. 2X4 FIRESTOPPED @ 16"O.C.
5. WATER-RESISTANT MEMBRANE
6. FURRING STRIPS
7. 1/2" VIROC PANELING

REQUIRED WALL R-VALUE= 20

1. 1/2" GYPSUM
2. 2X4 STUDS @ 12"O.C.

1. 5/8" GYPSUM
2. EXPOSED OR COVER WITH
FIBER TAPE AND JOINT FINISHER
3. CEMENT COATED NAILS
4. 2X4 FIRESTOPPED @ 16"O.C.
5. R-21.875 POLYURETHANE INSULATION
(FOAMED IN PLACE)
6. 5/8" SHEATHING COVER WITH TYPEX.
7. 1" AIR GAP
8. BRICK MASONRY WALL

REQUIRED WALL R-VALUE= 20

Diagram illustrating the dimensions for five door styles (D-1 to D-5):

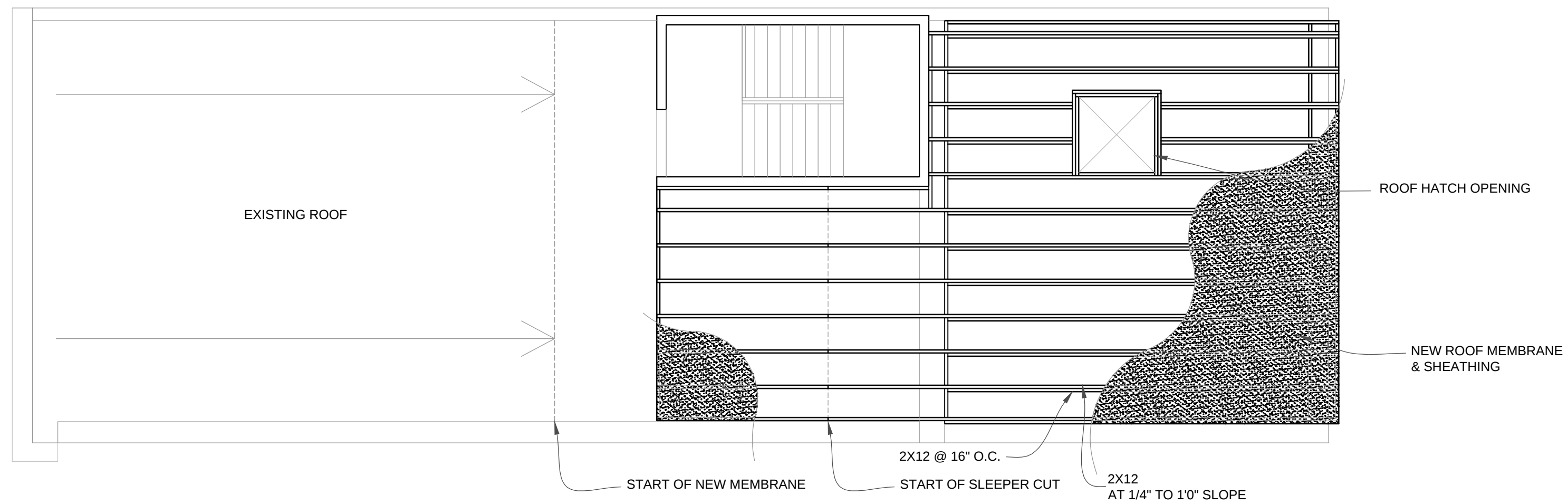
- D-1: POCKET SLIDING SOLID CORE FLUSH**
 - Height: 6'-8"
 - Width: VARIES
 - Handle height: 2'-2 3/8"
 - Lock height: 2'-1 1/8"
- D-2: HINGED SOLID CORE FLUSH**
 - Height: 6'-8"
 - Width: VARIES
 - Handle height: 2'-2 3/8"
 - Lock height: 2'-1 1/8"
- D-3: HINGED HOLLOW CORE STEEL**
 - Height: 6'-8"
 - Width: 2'-8"
 - Handle height: 2'-2 3/8"
 - Lock height: 2'-1 1/8"
- D-4: HINGED WOOD/GLASS PATIO DOOR**
 - Height: 6'-8"
 - Width: 3'-0"
 - Handle height: 2'-2 3/8"
 - Lock height: 2'-1 1/8"
- D-5: WALL HUNG SLIDING SOLID CORE FLUSH**
 - Height: 6'-8"
 - Width: 2'-4"
 - Handle height: 2'-2 3/8"
 - Lock height: 2'-1 1/8"

ALUMINUM CLAD WOOD AWNING WINDOW	ALUMINUM CLAD WOOD FIXED AWNING WINDOW	ALUMINUM CLAD WOOD CASEMENT WINDOW	ALUMINUM CLAD WOOD FIXED FRAME WINDOW	ALUMINUM CLAD WOOD CASEMENT WINDOW	ALUMINUM CLAD WOOD CASEMENT WINDOW
W-1	W-2	W-3	W-4	W-5	W-6

DOOR SCHEDULE												
NO.	SIZE	DESCRIPTION	ELEV	EXT FINISH	GLASS TYPE	SCREEN CLR	U FCTR	CR	SHGC	INT FINISH	HARDWARE	LOCATION
D-1	(2'-6" TO 2'-8") X 6'-8"	SLIDING POCKET DOOR	D-1	WOOD	NA	NA	0.35	45	0.21	1ST COAT	BRUSHED NICKEL	1ST THRU 3RD FL: BOTH
D-2	(2'-4" TO 2'-6") X 6'-8"	JELD WEN HINGED INTERIOR DOOR	D-2	WOOD	NA	NA	0.35	45	0.21	1ST COAT	BRUSHED NICKEL	1ST FL: EXISTING, 3RD FL: BOTH
D-3	2'-8" X 6'-8"	HINGED HOLLOW CORE STEEL DOOR	D-3	STEEL	NA	NA	0.35	45	0.21	NA	BRUSHED NICKEL	2ND FL: EXISTING
D-4	3'-0" X 6'-8"	PELLA PRO LINE 450 HINGED PATIO DOOR	D-4	ALUMINUM	1/2" INSULATED GLASS	IN VIEW	0.35	45	0.21	NA	BRUSHED NICKEL	ROOF DECK
D-5	2'-4" X 6'-8"	WALL HUNG SLIDING DOOR	D-5	WOOD	NA	NA	0.35	45	0.21	1ST COAT	BRUSHED NICKEL	2ND FL: EXISTING

NO.	SIZE	DESCRIPTION	ELEV	EXT FINISH	GLASS TYPE	SCREEN CLR	U FCTR	CR	SHGC	INT FIN	HARDWARE	LOCATION
1-1	2'-0" X 2'-8"	WEATHER SHIELD AWNING WINDOW	W-1	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	NA	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	1ST FL: EXISTING UNIT
1-2	2'-0" X 2'-8"	WEATHER SHIELD FIXED AWNING WINDOW	W-2	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	IN VIEW	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	1ST FL: EXISTING UNIT
2-1	3'-8" X 2'-8"	WEATHER SHIELD CASEMENT WINDOW	W-3	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	IN VIEW	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	2ND FL: EXISTING UNIT
2-2	5'-2" X 2'-8"	WEATHER SHIELD FIXED FRAME WINDOW	W-4	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	IN VIEW	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	3RD FL: EXISTING, 2ND & 3RD FL: NEW
2-3	2'-0" X 2'-0"	WEATHER SHIELD CASEMENT WINDOW	W-5	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	IN VIEW	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	3RD FL: EXISTING & NEW BATHROOMS
2-4	5'-2" X 2'-8"	WEATHER SHIELD CASEMENT WINDOW	W-6	ALUM CLAD WOOD	INSUL LOW E W/ ARGON	NA	0.35	42	0.32	1ST COAT	BRUSHED NICKEL	2ND & 3RD FL: NEW UNIT

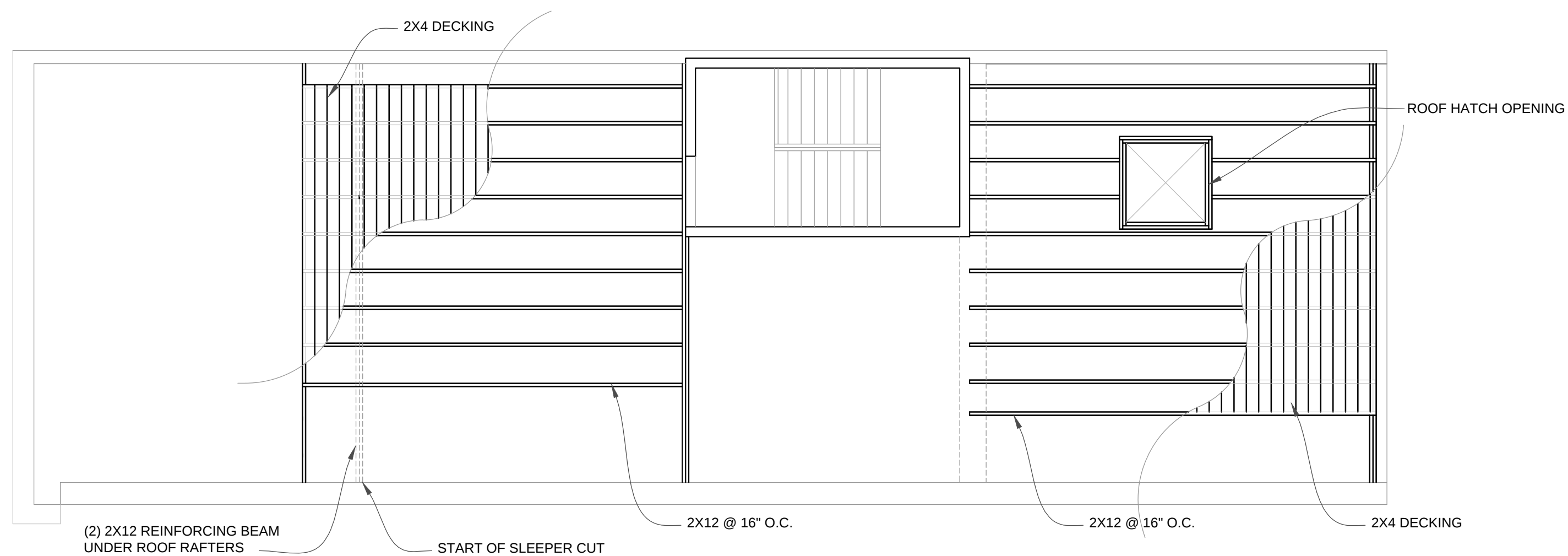




3
S1.1

NEW ROOF

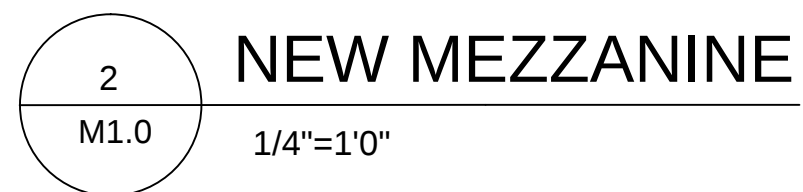
1/4"=1'0"



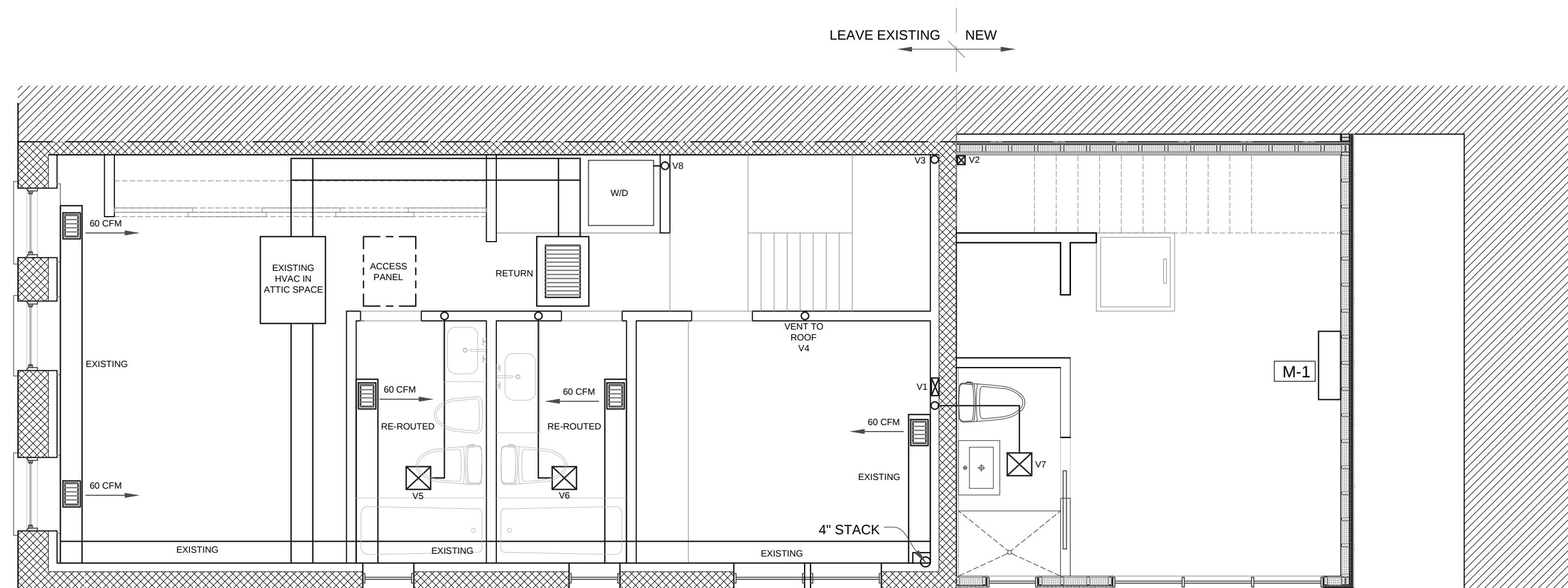
1
S1.1

NEW ROOF DECK

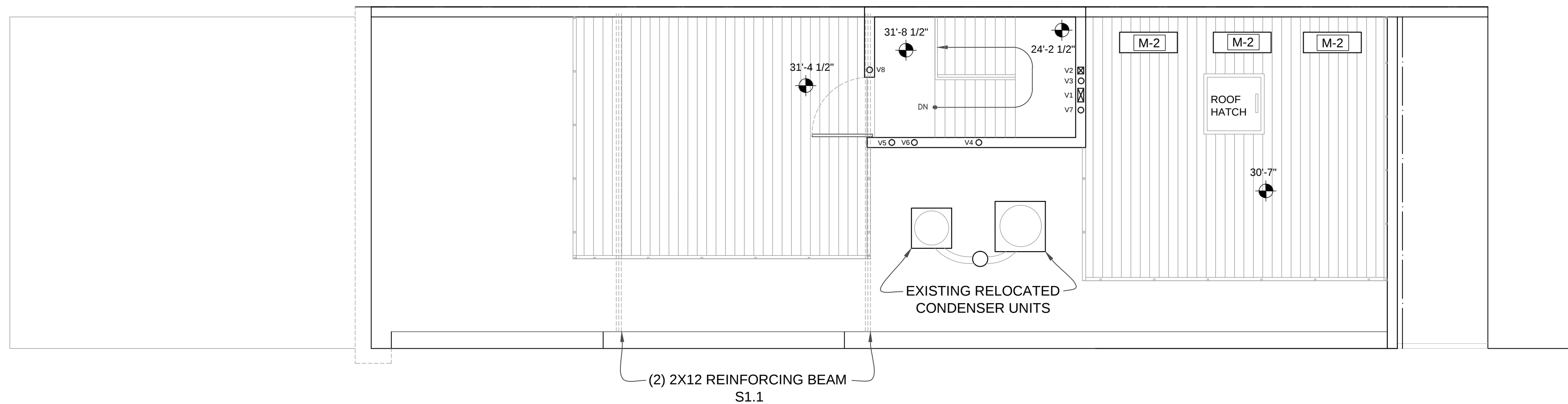
1/4"=1'0"



MECHANICAL SCHEDULE									
NO.	DESCRIPTION	MANUFACTURER	MODEL #	CAPACITY	EFF	(BTUH)	CFM	SERVICE AREA	LOCATION
M-1	DUCTLESS MINI-SPLIT UNIT	MITSUBISHI	MSZ-FE09NA-8	9000 BTU	26.0 SEER	39,000	820	RENTAL UNIT	EAST WALL, RENTAL UNIT FLOORS 1-3



1 SECOND FLOOR REFLECTED CEILING PLAN
M1.1 1/4"=1'0"



2 ROOF PLAN
M1.1 1/4"=1'0"

MECHANICAL SCHEDULE									
NO.	DESCRIPTION	MANUFACTURER	MODEL #	CAPACITY	EFF	(BTUH)	CFM	SERVICE AREA	LOCATION
M-1	DUCTLESS MINI-SPLIT UNIT	MITSUBISHI	MSZ-FE09NA-8	9000 BTU	26.0 SEER	39,000	820	RENTAL UNIT	EAST WALL, RENTAL UNIT FLOORS 1-3
M-2	CONDENSER UNIT	MITSUBISHI	MUZ-FE09NA-1	9000 BTU	26.0 SEER	39,000	820	RENTAL UNIT	ROOF

This detailed floor plan shows the kitchen and dining area. The kitchen is equipped with a sink, stove, refrigerator, and a mini-split system M1.0. The dining area features a large table and chairs. The plan also shows a staircase and a large window.

The floor plan shows a large open area on the left with a ceiling fan. To the right is a bathroom with a toilet, sink, and bathtub. Further right is a kitchen area with a sink and stove. The plan includes a 'MINI-SPLIT SYSTEM M1.0' and various electrical symbols and wiring. The plan also shows a staircase with 'UP' and 'DN' directions. The plan is labeled 'FLOOR PLAN' and 'SECOND FLOOR'.

This diagram shows the mechanical layout of the 1st floor. A central staircase is labeled 'DN' (down) with an arrow. To the right of the staircase, a large rectangular area is designated for 'NEW CONDENSERS M1.1', indicated by three arrows pointing to three rectangular units. Below the staircase, two circular units are shown, connected by a curved line. The floor is divided into several rooms by walls, and a dashed line indicates a boundary on the left side.

E1.0

ELECTRICAL SYMBOL LEGEND	
	SINGLE POLE SWITCH. MOUNT 46" AFF UON.
	THREE WAY SWITCH. MOUNT 46" AFF UON.
	MECHANICAL EQUIPMENT IDENTIFICATION. SEE MECHANICAL EQUIPMENT SCHEDULE ON M1.0.
	CEILING FIXTURE AND OUTLET. TYPE AS INDICATED IN FIXTURE SCHEDULE.
	WALL MOUNTED FIXTURE AND OUTLET. TYPE AS INDICATED IN FIXTURE SCHEDULE.
	CEILING MOUNTED FIXTURE AND OUTLET. TYPE AS INDICATED IN FIXTURE SCHEDULE.
	CEILING MOUNTED FLUORESCENT FIXTURE AND OUTLET. TYPE AS INDICATED IN FIXTURE SCHEDULE.
	DUPLEX RECEPTACLE OUTLET. MOUNT 16" AFF UON.
	DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT CIRCUIT-INTERRUPTER. MOUNT 16" AFF UON.
	THERMOSTAT.
	TELEPHONE OUTLET. MOUNT 16" AFF UON. SEE DETAIL AND SPECIFICATIONS FOR CONDUIT AND WIRING REQUIREMENTS.
	COMPUTER OUTLET. MOUNT 16" AFF UON. SEE DETAIL AND SPECIFICATIONS FOR CONDUIT AND WIRING REQUIREMENTS.
	EXHAUST FAN.
	SMOKE DETECTOR.
	BIG ASS FANS CEILING FAN

FIXTURE AND EQUIPMENT SCHEDULE				
FIXTURE		MFG. MODEL #	QUAN	SIZE
LIGHTS				
A	3" RECESSED CEILING FIXTURE	LITON LR991 + HOUSING LH99R	24	1X26W CFL, 120V
B	WATERPROOF BATHROOM LIGHT	LITON	4	1X26W CFL, 120V
C	PEDANT LIGHT	LITON	6	1X26W CFL, 120V
D	SCONCE	LITON	1	1X26W CFL, 120V
E	FLUORESCENT LIGHT	PRISMA NIKKO 21 WALL MOUNTED, EXTERIOR	2	1X40W CFL, 120V
EQUIPMENT				
WH	GAS WATER HEATER	GE #SG50T12AVG	2	40,000BTU, 50 GAL
FURN	GAS FURNACE	CARRIER #59SC2A040S14-10, 820 CFM	3	39,000BTU, 1.5 TON
COIL	COOLING COIL	CARRIER #CNPVP2417ATA	3	
A/C	CENTRAL A/C	CARRIER #24ABB318A003	3	13 SEER, 1.5 TON
EF	TOILET EXHAUST FAN	PANASONIC WHISPER CEILING FAN FV-11VH2	3	120V; 60 HZ; 0.5 A
WR	WALL MOUNTED RADIATOR	RUNTAL RADIATOR OR SIMILAR	3	
KITCHEN APPLIANCES				
DW	DISH WASHER	IKEA NUTID DISHWASHER 24" STAINLESS STEEL	1	120V; 60 HZ; 9.1 A
GD	GARBAGE DISPOSAL	GE GFC520F CONTINUOUS FEED DISPOSAL	1	120V; 60 HZ; 4.5 A
RF	REFRIGERATOR	IKEA NUTID S23S FRIDGE/FREEZER STAINLESS STEEL	1	120V; 60 HZ; 15 A
WO	WALL OVEN	IKEA DATID BLT-IN OVEN 30" ANTHRACITE	1	240V; 60 HZ; 20 A
CT	COOKTOP	IKEA ELDIG GLASS CERAMIC COOKTOP 30" WHITE	1	240V; 60 HZ; 40 A

1
E1.1

ELECTRICAL SYMBOLS & SCHEDULE

HLS

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REVISION:

PROJECT PHASE:

PERMIT SET

PROJECT ADDRESS:

1504 SWANN STREET NW
WASHINGTON, D.C.20009

PROJECT: 1504 SWANN STREET EXTENSION

DRAWING: ELECTRICAL LEGEND AND SCHEDULE

SCALE: AS NOTED

DESIGNED BY: JH/AW

DRAWN BY: AW

CHECKED BY: JH

DATE: 4/30/2014

SHEET:

E1.1



2 NEW MEZZANINE
P1.0 1/4"=1'0"

