

BUILDING CODE THE DISTRICT OF COLUMBIA ADOPTS THE INTERNATIONAL CODES (I-CODES) PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC), AND THE NATIONAL ELECTRIC CODE (NEC) PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), SUBJECT TO ANY CHANGES, DELETIONS AND OR ADDITIONS TO THE I-CODES OR THE NEC AS SET FORTH IN TITLE 12 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR). THE DISTRICT OF COLUMBIA HAS ADOPTED THE 2006 I-CODES AND THE NFPA'S 2005 NEC. —BUILDING: 2006 ICC INTERNATIONAL BUILDING CODE (IBC)/DCMR12A—2008 BUILDING CODE SUPPLEMENT —2006 ICC INTERNATIONAL EXISTING BUILDING CODE/DCMR12J—2008 SUPPLEMENT —MECHANICAL: 2006 ICC INTERNATIONAL MECHANICAL CODE (IMC)/DCMR12E—2008 SUPPLEMENT — PLUMBING: 2006 ICC INTERNATIONAL PLUMBING CODE (IPC)/DCMR12F—2008 SUPPLEMENT —ELECTRICAL: 2006 ICC INTERNATIONAL ELECTRICAL CODE NFPA NEC 2005/DCMR12C—2008 SUPPLEMENT —FIRE: 2006 ICC INTERNATIONAL FIRE CODE (IFC)/DCMR12H SUPPLEMENT —ENERGY: 2006 ICC INTERNATIONAL ENERGY CONSERVATION CODE (IECC)/DCMR12I—2008 SUPPLEMENT —FUEL GAS: 2006 ICC INTERNATIONAL FUEL GAS CODE (IFUGC)/DCMR12DSUPPLEMENT —ACCESSIBILITY: 2006 ICC INTERNATIONAL BUILDING CODE (IBC)//ANSI A117.1 2003/ DCMR12A—2008 SUPPLEMENT	GENERAL NOTES 1. THE ARCHITECTURAL RESPONSIBILITY PROVIDED ON THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSIONS, STRUCTURAL DESIGN AND CONSTRUCTION DETAILS EXPLICITLY SHOWN. 2. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR WRITTEN RECOMMENDATIONS. 3. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY THE OWNER: A. SELECTION OF INTERIOR MATERIAL FINISHES, CABINETY AND HARDWARE. B. STANDARDS OF QUALITY AND ACCEPTED MANUFACTURERS FOR PREFABRICATED ITEMS. 4. THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY THE CONTRACTOR: A. B. COORDINATION OF HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL PLANS & CONSTRUCTION, UNLESS SHOWN ON PLANS TO BE OTHERWISE. ALL MECHANICAL/ELECTRICAL WORK SHALL CONFORM TO APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION. 5. ALL CONSTRUCTION MUST CONFORM TO ACCEPTED GOOD PRACTICE AS DEFINED BY THE LATEST EDITION OF LOCAL APPLICABLE CODE. THE DISTRICT OF COLUMBIA ADOPTS THE INTERNATIONAL CODES (I-CODES) PUBLISHED BY THE INTERNATIONAL CODE COUNCIL (ICC), AND THE NATIONAL ELECTRIC CODE (NEC) PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), SUBJECT TO ANY CHANGES, DELETIONS AND OR ADDITIONS TO THE I-CODES OR THE NEC AS SET FORTH IN TITLE 12 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR). THE DISTRICT OF COLUMBIA HAS ADOPTED THE 2006 I-CODES AND THE NFPA'S 2005 NEC. 6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROJECT AREA. HE SHALL INFORM THE ARCHITECT AND OWNER OF ANY DISCREPANCIES BEFORE STARTING THE WORK AND DURING CONSTRUCTION. HE SHALL VERIFY EXISTING DIMENSIONS, ESTABLISH AND MAINTAIN BENCH MARKS FOR THE LAYOUT OF THE WORK. 7. THE CONTRACTOR SHALL PATCH ALL CUTTING BY MECHANICAL AND ELECTRICAL TRADES AND ALL ADDITIONAL CUTTING BY OTHERS. 8. ALL OPENING IN PARTITIONS OR FURRING SHALL BE SUPPORTED BY LINTEL ANGELS. PROVIDE ONE ANGLE 3 1/2" X 3 1/2" X 3/8" FOR EACH 4" MASONRY WITH 6" BEARING EACH END. 9. CONTRACTOR IS TO FURNISH AND INSTALL ALL ANGLES, STRUTS, BRACKETS, TOGGLES, ETC. WHEREVER NECESSARY TO PROPERLY SUPPORT, BRACE OR REINFORCE ALL FINISHES, FRAMES, EQUIPMENT, ETC. 10. ALL PIPE SPACES AND DUCT SPACES SHALL BE ENCLOSED AND FIRE STOPPED BY A PARTITION OF THE REQUIRED FIRE RATING. 11. CONTRACTOR SHALL FURNISH AND INSTALL FURRING, WIRE LATH, GYPSUM WALLBOARD, PLASTER, ETC, NECESSARY TO FURR IN PIPE AND CHASES. 12. ALL NEW PIPING AND ELECTRICAL CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS, UNLESS OTHERWISE NOTED. 13. ELECTRICAL AND PLUMBING SUBCONTRACTORS SHALL SUBMIT SAMPLES OF ALL FIXTURES AND CABINETS TO OWNER FOR APPROVAL OF COLOR AND STYLE. 14. PHONE JACKS BY TELEPHONE COMPANY. 15. ALL SUBCONTRACTORS SHALL VISIT CONSTRUCTION SITE AND SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS. IT SHALL BE SAID SUBCONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY OR ALL EQUIPMENT WHICH SHALL INHIBIT THE PROPER INSTALLATION OF ALL NEW WORK. 16. PERMITS: CONTRACTORS TO SECURE REQUIRED BUILDING PERMITS PRIOR TO START OF WORK. INDIVIDUAL SUBCONTRACTOR TO SECURE NECESSARY PERMITS PRIOR TO START OF THEIR RESPECTIVE WORK. 17. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A-201, ARTICLES 1-14, IS INCLUDED AS A PART OF THIS PROJECT. A COPY MAY BE INSPECTED AT THE ARCHITECT'S OFFICE. 18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE BUILDING WEATHER TIGHT, ERECT AND MAINTAIN ALL BARRICADES, SHORING, BRACING AND OTHER SAFETY MEASURES REQUIRED TO PROTECT THE BUILDING AND WORKMEN. 19. THE CONTRACTOR SHALL OBTAIN AND PAY FOR COMPREHENSIVE LIABILITY INSURANCE COVERING THE ENTIRE WORK AND COMPENSATION INSURANCE IN ACCORDANCE WITH APPLICABLE CURRENT LAWS. THE CONTRACTOR SHALL HAVE FULL CHARGE OF THE WORK UNTIL COMPLETION AND SHALL BEAR RESPONSIBILITY FOR PROPERTY WHICH MAY BE INJURED OR STOLEN WHILE THIS WORK IS IN PROGRESS, INCLUDING STORED MATERIALS. FORM OF INSURANCE MENTIONED ABOVE SHALL BE ACCEPTABLE TO THE OWNER. 20. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL COMPLETELY CLEAN THE PROJECT. ALL AREAS SHALL BE DUSTED, WASHED, VACUUMED, ETC. AS APPROPRIATE. THE ENTIRE PROJECT SHALL BE LEFT CLEAN AND READY FOR THE OWNER USE. ALL SURPLUS MATERIALS, SCAFFOLDING, ETC. SHALL BE REMOVED FROM THE SITE. 21. ANY QUESTIONS CONCERNING THE INTENT OF THE DRAWING, DISCREPANCIES, ETC. WILL BE ANSWERED BY THE ARCHITECT. 22. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN AND GALVANIC ACTION. 23. CONTRACTOR SHALL PROVIDE PROPER ANCHORAGE OF ESSENTIAL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES. 24. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT ALL REQUIRED ACCESS PANELS FOR MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO THE START OF WORK. 25. ALL DIMENSIONS IN THESE DRAWINGS ARE APPROXIMATE. VERIFY ALL DIMENSIONS IN FIELD. 26. CONTRACTOR MUST COORDINATE THE INSTALLATION OF ALL FINISHES, FIXTURES, AND APPLIANCES WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND/OR INSTALLATION INSTRUCTIONS U.N.O.
BUILDING INFO LOT # 87 SQUARE # 441 1811 WILTBERGER ST NW WASHINGTON, D.C. 20001 (E) LEVEL 1 GROSS AREA: 360 SF (E) LEVEL 2 GROSS AREA: 360 SF (N) LEVEL 3 GROSS AREA: 360 SF (N) ROOD DECK AREA: 220 SF	
ZONING INFO R-4 ZONE MIN. LOT WIDTH: 18' (EXISTING = 12'-6") MIN. LOT AREA: 1800 SF (EXISTING = 400 SF) MAX. LOT OCCUPANCY: 60% (EXISTING % OF LOT OCCUPANCY = 89%) MAX. ALLOWABLE STORIES: 3 (PROPOSED: 3) MAX. ALLOWABLE HEIGHT: 40' (PROPOSED: 31'6") REAR YARD SETBACK: 20' (EXISTING: 3')	
SCOPE OF WORK ADDITION TO EXISTING 2-STORY BUILDING TO NEW 3RD LEVEL AND ROOF DECK. NEW MECHANICAL UNIT PROPOSED TO SERVE (E) 2ND LEVEL AND (N) 3RD LEVEL. FOR (N) 3RD LEVEL, NEW FIXTURES, FURNISHINGS AND FINISHES PROPOSED.	
	ALL DIMENSION IN THEE DRAWINGS ARE APPROXIMATE. VERIFY ALL DIMENSIONS IN FIELD



1402: 1811 WILTBERGER ST NW
WASHINGTON, D.C., 20001

E/L STUDIO PLLC

Board of Zoning Adjustment
District of Columbia
CASE NO. 18907
Studio PLLC EXHIBIT NO. 5

Copyright, E/L Studio PLLC

☐ EXISTING

 NEW

DATE	REVISION
No.	Revision

ARCHITECT
E/L STUDIO PLLC
1319 NAYLOR CT NW
WASHINGTON, DC 20001
contact:
Mark Lawrence, AIA
tel: 202/365/5798
Elizabeth Emerson, AIA
tel: 917/545/8937

1811 Wiltberger St

Owner
Bondurant Eley & David Ruddy
1811 Wiltberger St. NW
Washington, D.C. 20001

DATE: 08.08.2014
SCALE: -
DRAWN: KG
CHECKED: ML

A0.00

1811 WILTBERGER ST. NW



3 VIEW FROM NORTH

NTS



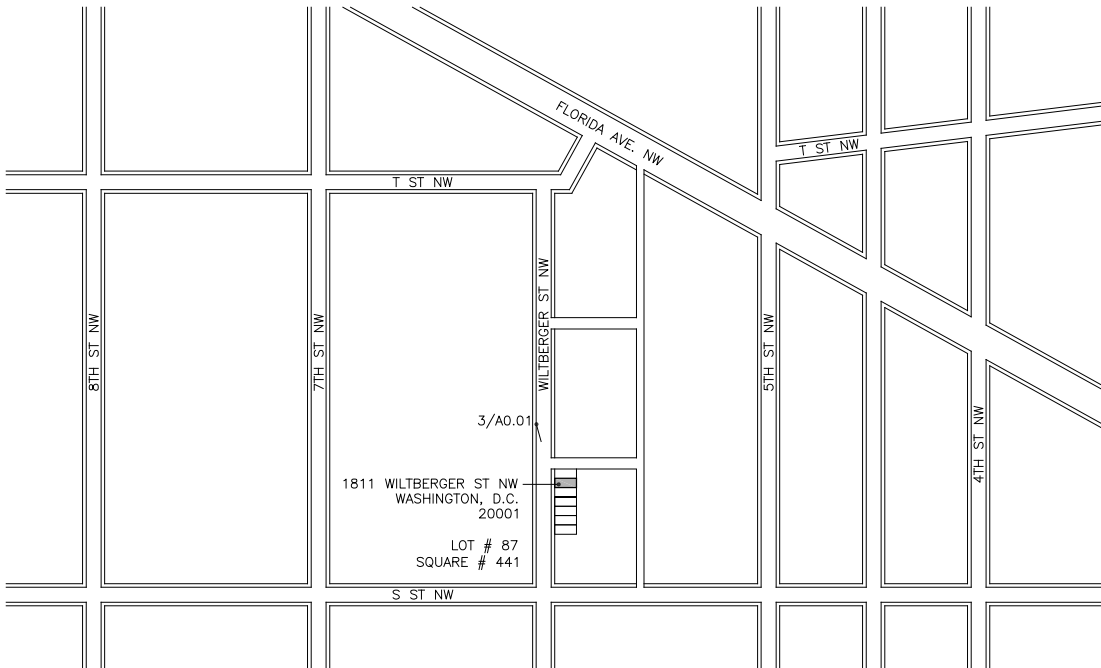
2 FRONT ELEVATION

NTS



4 AREA B/W REAR WALL AND PROPERTY LINE

NTS



1 BUILDING LOCATION PLAN

1/128"=1'-0"

△	DATE	REVISION
No.	Date	Revision

ARCHITECT
E/L STUDIO PLLC
1319 NAYLOR CT NW
WASHINGTON, DC 20001
contact:
Mark Lawrence, AIA
tel: 202/365/5798
Elizabeth Emerson, AIA
tel: 917/545/8937

1811 Wiltberger St

Owner
Bondurant Eley & David Ruddy
1811 Wiltberger St, NW
Washington, D.C. 20001

SITE INFORMATION

DATE: 08.08.2014
SCALE: AS NOTED
DRAWN: KG
CHECKED: ML

A0.01

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 8, 2014

Plat for Building Permit of: SQUARE 441 LOT 87

Scale: 1 inch = 10 feet Recorded in Book 16 Page 156

Receipt No. 14-06956

Furnished to: ANDREW FERNEBOK

Surveyor, D.C.

By: A.S.

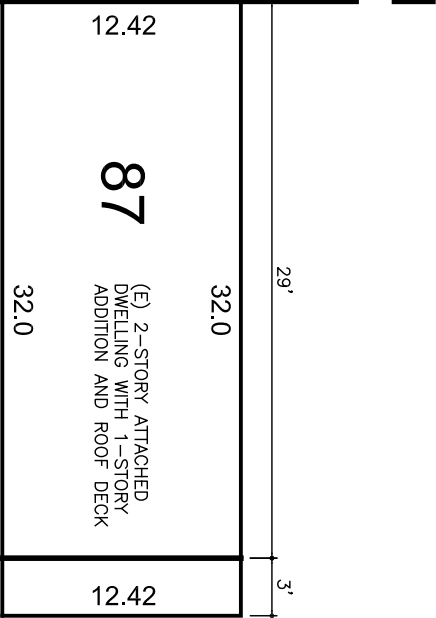
I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

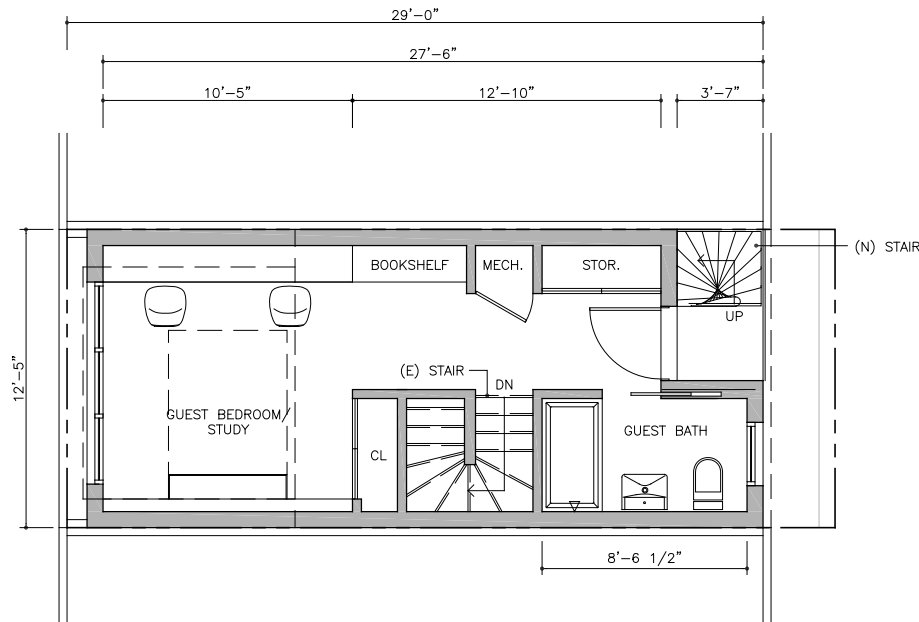
Date: _____

(Signature of owner or his authorized agent)

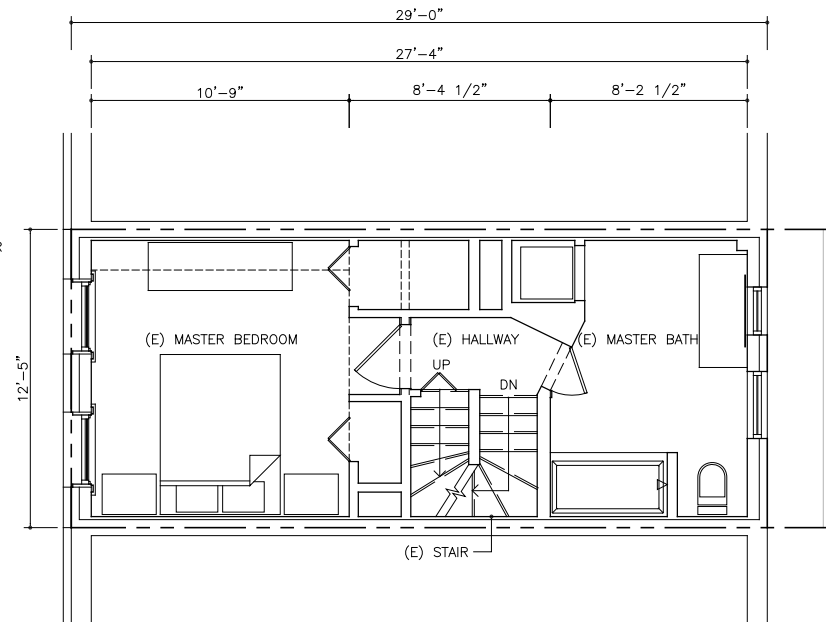
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

WITTBERGER
STREET, N.W.

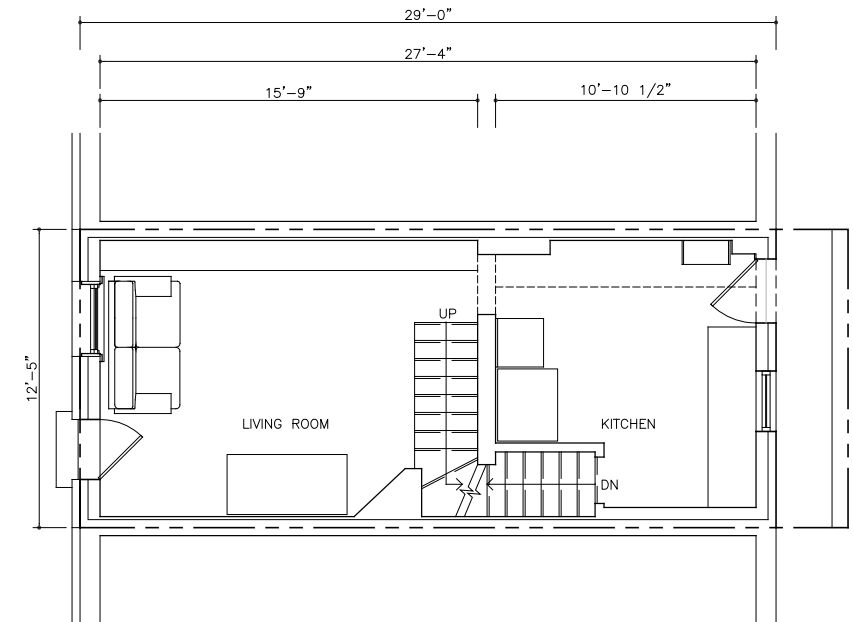




4 PROPOSED LVL 3 PLAN
1/8"=1'-0"

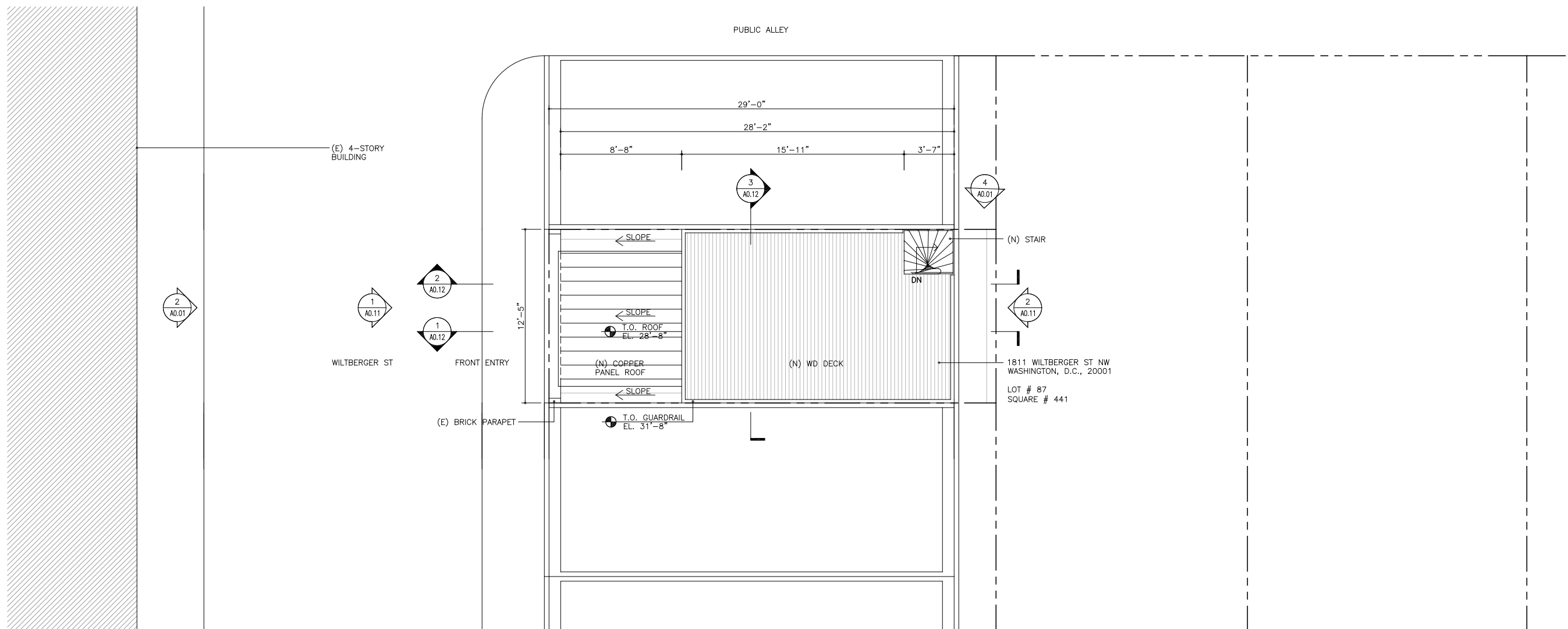


3 EXISTING LVL 2 PLAN (NO CHANGES)
1/8"=1'-0"



2 EXISTING LVL 1 PLAN (NO CHANGES)
1/8"=1'-0"

EXISTING
NEW



1 PROPOSED ROOF PLAN WITH CONTEXT
1/8"=1'-0"

△	DATE	REVISION
No.	Date	Revision

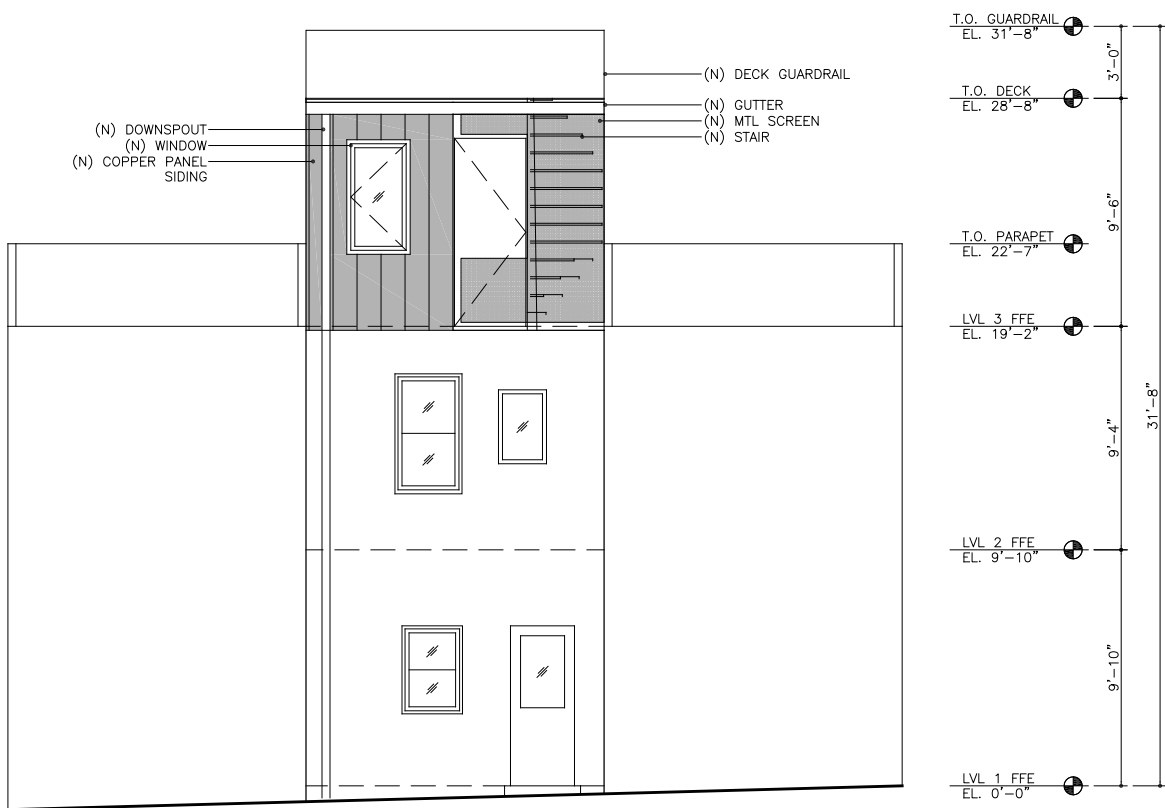
ARCHITECT
E/L STUDIO PLLC
1319 NAYLOR CT NW
WASHINGTON, DC 20001
contact:
Mark Lawrence, AIA
tel: 202/365/5798
Elizabeth Emerson, AIA
tel: 917/545/8937

1811 Wiltberger St
Owner
Bondurant Eley & David Ruddy
1811 Wiltberger St. NW
Washington, D.C. 20001

PLANS

DATE: 08.08.2014
SCALE: 1/8"=1'-0"
DRAWN: KG
CHECKED: ML

A0.10



2 REAR ELEVATION
1/8"=1'-0"



1 FRONT ELEVATION
1/8"=1'-0"

NEW COPPER
SIDING

Δ	DATE	REVISION
No.	Date	Revision

ARCHITECT
E/L STUDIO PLLC
1319 NAYLOR CT NW
WASHINGTON, DC 20001
contact:
Mark Lawrence, AIA
tel: 202/365/5798
Elizabeth Emerson, AIA
tel: 917/545/8937

1811 Wiltberger St
Owner
Bondurant Eley & David Ruddy
1811 Wiltberger St, NW
Washington, D.C. 20001

ELEVATIONS

DATE: 08.08.2014
SCALE: AS NOTED
DRAWN: KG
CHECKED: ML

A0.11

