

ABBREVIATIONS

A.D.	AREA DRAIN
AFF	ABOVE FINISH FLOOR
A.P.	ACCESS P ANEL
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
DIA	DIAMETER
DN	DOWN
DWG	RAWING
EA.	EACH
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	QUAL
EQUIP.	EQUIPMENT
EXT	EXTERIOR
F.D.	FLOOR DRAIN
FFE	FINISHED FLOOR ELEV A TION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE RA TED (RESISTIVE)
FIN.	FINISH
FLR.	FLOOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLAZED
GYP.	GYPSUM BOARD
H.M.	HOLLOW MET AL
HDW.	HARDWARE
IBC	INTERNATIONAL BUILDING CODE
I/O	INDOOR /OUTDOOR
IRC	INTERNATIONAL RESIDENTIAL CODE
LAV	LAVATORY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX	MAXIMUM
MECH.	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN.	MINIMUM
MTL	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTER DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPP	OPPOSITE
PLYWD	PLYWOOD
P.T.	PRESSURE TREA TED
PNL	PANEL
QTY	QUANTITY
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
REF	REFRIGERATOR
REINF	REINFORCEMENT
RESIL	RESILIENT
REQ'D	REQUIRED
REV.	REVERSE
RM.	ROOM
SS	STAINLESS STEEL
SCHED	SCHEDULE
SHT.	SHEET
SIM	SIMILAR
SPECS	SPECIFIC A TIONS
STL	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U-CUT	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W.C.	W A TER CLOSET
W.P.	WORKING POINT
W/	WITH

640 LEXINGTON PL NE
WASHINGTON DC 20002

GENERAL NOTES

FOUNDATION AND SLAB ON GRADE
FOOTINGS ARE DESIGNED FOR A BEARING CAPACITY OF 1500 PSF. FOOTING SHALL BEAR ON NATURAL UNDISTURBED SOIL 1'-0" BELOW ORIGINAL GRADE OR ON STRUCTURAL COMPACTED FILL. BOTTOM OF EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISHED GRADE
MASONRY
ALL MORTAR SHALL CONFORM TO ASTM C720. MORTAR TO BE USED SHALL BE SAMPLED AND TESTED BY THE BRICK AND MASONRY SUPPLIERS ACCORDING TO ASTM C780 AND RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. MORTAR SHALL BE PORTLAND CEMENT MORTAR TYPE 2 AS A MINIMUM. LOOSE LINTEL FOR OPENINGS IN MASONRY WALLS SHALL BE AS FOLLOWS FOR EACH 4" WIDTH:
UP TO 3'-0" 3 1/2" X 3 1/2" 5/16"
3'-1" TO 5'-0" 4" X 3 1/2" X 5/16"
5'-1" TO 6'-0" 5" X 3 1/2" X 3/8"
6'-1" TO 8'-0" 6" X 3 1/2" X 3/8"

SHORT LEG OUTSTANDING W/ 6" MIN. BEARING INTERIOR NON-LOAD LINTEL TO BE PRE-CAST
WOOD
STRUCTURAL WOOD MEMBERS TO BE SOUTHERN YELLOW PINE NUMBER TWO. ALL CONSTRUCTION TO CONFORM TO LATEST "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."
PROVIDE DOUBLE JOIST AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3" JOIST SPAN.
PROVIDE 1X3 CROSS BRIDGING AT 8'-0" O.C. AT ALL FLOOR AND ROOF JOISTS. MICROLAM MEMBERS SHALL CONFORM TO THE FOLLOWING MINIMUM ALLOWABLE STRESSED:
MOD. OF ELAS. 1,900,000 PSI
FLEXURAL STRESS 2,600 PSI
PARALLEL TENSION 1,555 PSI
PERPENDICULAR COMPRESSION 750 PSI
PARALLEL COMPRESSION 2,310 PSI
HORIZ. PERP. SHEAR 285 PSI
TJI'S AND LAMS SHALL BE BY JOIST MACMILLAN OR APPROVED EQUAL AND INSTALLED PER MNFR REQS

DESIGN CODES

REFERENCE	
1.) INTERNATIONAL BUILDING CODE	2006
2.) BUILDING CODES FOR SRTUCT. CONC.	ACI-318-05
3.) BUILDING CODES FOR MAS. STRUCT.	ACI-530-05/ASCE 5-05
4.) SPECS FOR STRUC. STEEL	AISC 13TH ED.
DESIGN LOADS	
FLOOR LL	
FLOOR -	40 PSF
SLEEPING ROOM -	30 PSF
STAIRS -	40 PSF
ROOF LOAD	
MIN. LL -	30 PSF
GROUND SNOW LOAD (Pg) -	30 PSF
FLAT ROOF SNOW LOAD (Pf) -	24 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW LOAD IMPORTANCE FACTOR (Is)	1.0
THERMAL FACTOR (Ct)	1.0
WIND LOAD	
BASIC 3sec. GUST -	90MPH
WIND LOAD IMPORTANCE FACTOR	1.0
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	.018

BUILDING DATA

ELEMENT	R-VALUE (U-VALUE AT GLAZING)	SUNROOM
WINDOW/DOOR	0.40 (U-VALUE)	0.50 (U-VALUE)
SKYLIGHT	0.60 (U-VALUE)	0.75- (U-VALUE) 19
CEILING	49	19
WD. WALL	13+5	13
CONC. WALL	5	5
FLOOR	19	21
BASEMENT WALLS	10/13	10/13
SLAB ON GRADE	10	10
CRAWL SPACE	10/13	10/13
1.) USE R-10 WHEN APPLIED CONTINUOUSLY AGAINST THE WALL; USE R-13 WHEN BETWEEN STUDS		
2.) INSULATION MUST EXTEND FROM THE SLAB EDGE TO A LENGTH OF 24" VERT. AND/OR HORIZ.		
3.) USE INSULATION ON CRAWLSPACE WALL IN NON-VENTED CONDITION		

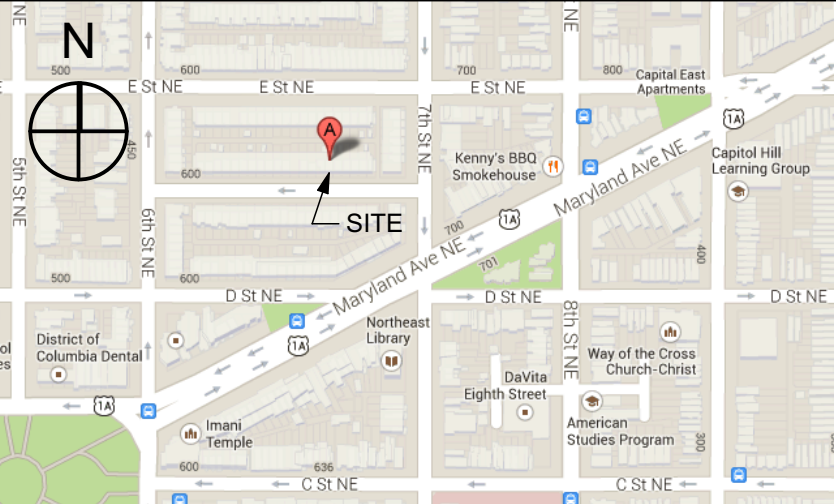
SCOPE OF WORK

INTERIOR RENOVATIONS AND 3RD STORY ADDITION WITH ASSOCIATED MECHANICAL, PLUMBING, AND ELECTRICAL WORK.

BUILDING INFO SUMMARY

INTERIOR AREA		
GROSS	EXISTING 2243 SF	PROPOSED 2536 SF
BASEMENT	675 SF	675 SF
FIRST FLR	659 SF	659 SF
SECOND FLR	659 SF	659 SF
THIRD FLR	250 SF	573 SF
EXTERIOR AREA		
TOTAL LOT	1618.4 SF	
LOT OCCUPANCY	ALLOWED 60% 971 SF	EXISTING 73.5% 1190 SF
ROOM INFO		
BEDROOMS	4	
BATHS	(2) FULL AND (1) 1/2	
BASEMENT	YES	
ZONING		
SQUARE / LOT	0862 / 0139	
ZONE DISTRICT	R-4	

VICINITY MAP



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AVENUE DESIGN

519 11TH STREET SE
WASHINGTON DC 20003

HOME RENOVATION

640 LEXINGTON PL NE
WASHINGTON DC 20002

SHEET TITLE

TITLE SHEET /
GENERAL
INFO

Board of Zoning Adjustment
District of Columbia
CASE NO. 18921
EXHIBIT NO.4

CS.01

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

B1409436

Washington, D.C., July 8, 2014

Plat for Building Permit of SQUARE 862 LOT 139

Scale: 1 inch = 20 feet

Recorded in Book 43 Page 176

Receipt No. 14-06202

Furnished to: PETER GRIMM

[Signature]
Surveyor, D.C.

By: A.S. *[Signature]*

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: 30 JULY 2014

[Signature]

(Signature of owner or his authorized agent)

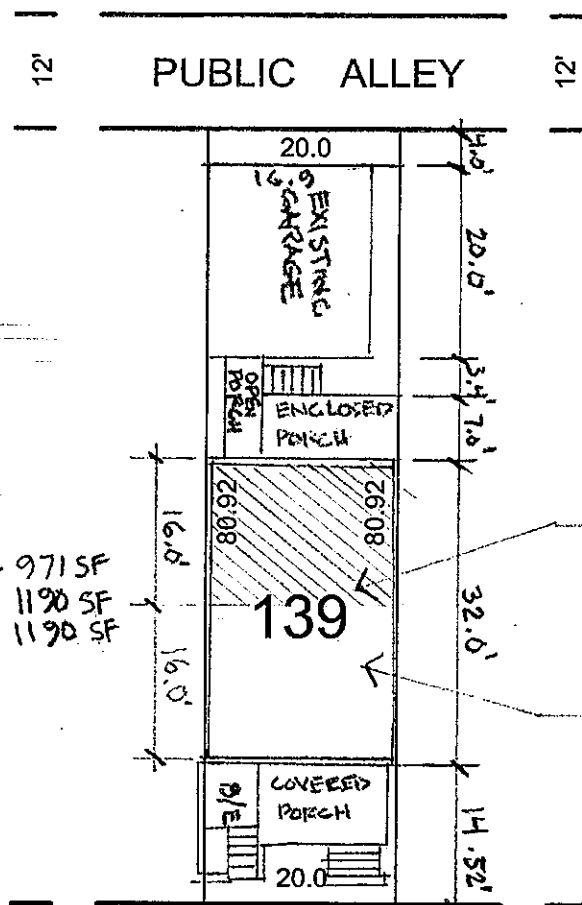
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

640 LEXINGTON PL NE - R-4



ADDRESS:
640 LEXINGTON PL NE
WASHINGTON DC 20002

LOT AREA CALCULATIONS
LOT AREA = 1618.4 SF
ALLOWABLE LOT OCCUPANCY = 971 SF
EXISTING LOT OCCUPANCY = 1190 SF
PROPOSED LOT OCCUPANCY = 1190 SF



NO SOIL DISTURBANCE
AREA OF DISTURBANCE = 0 SF
AREA OF CUT = 0 CY
AREA OF FILL = 0 CY

NEW EXPANDED 3RD STORY
ON EXISTING 3 STORY BRICK
HOUSE

EXISTING 3RD STORY

LEXINGTON PLACE, N.E.



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SHEET TITLE

CONTEXT MAP

CS.02

1

640 LEXINGTON PL 20002 SITE MAP

NOT TO SCALE



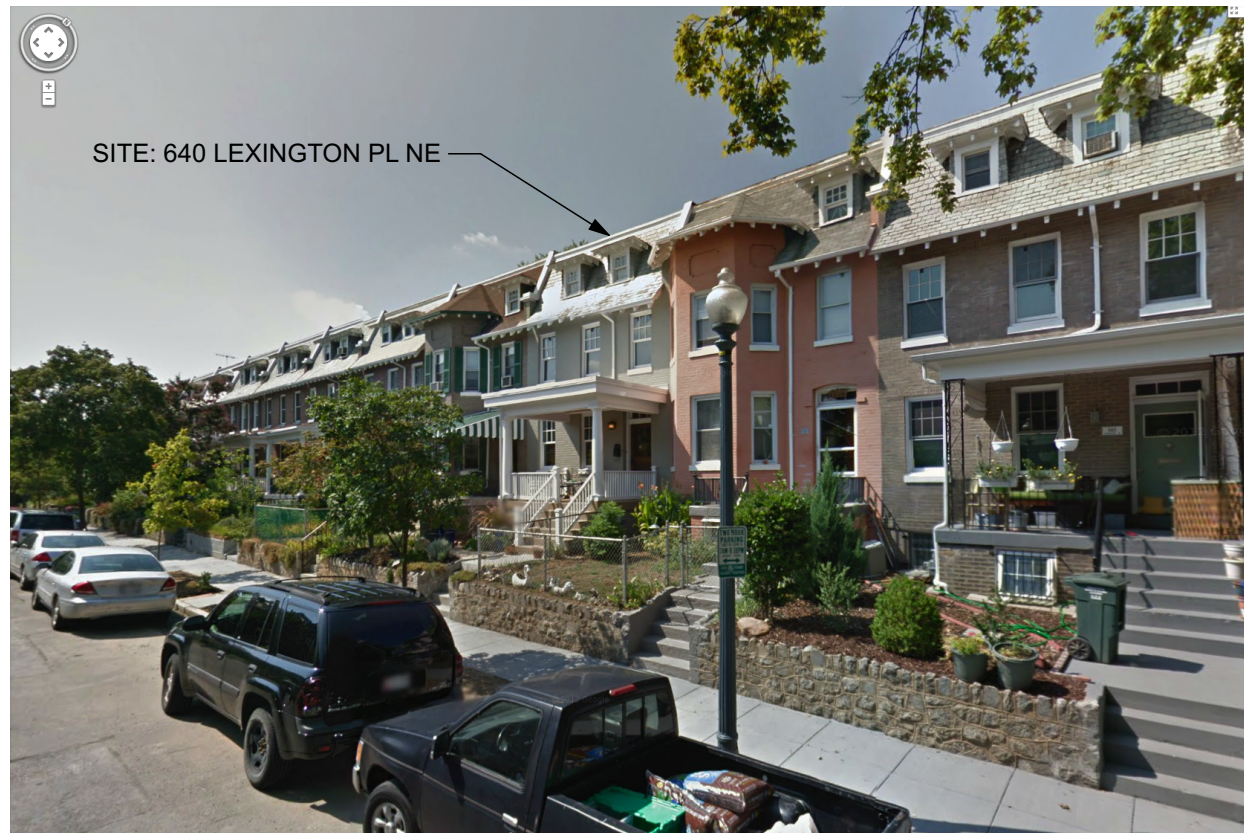
1 View Southwest Lexington Alley 600 Block 2



3 View Southwest Lexington Alley 600 Block



2 View Northwest Lexington Alley 600 Block



4 640 LEXINGTON PL FRONT VIEW WEST



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CONTEXT
PHOTOS

CS.03



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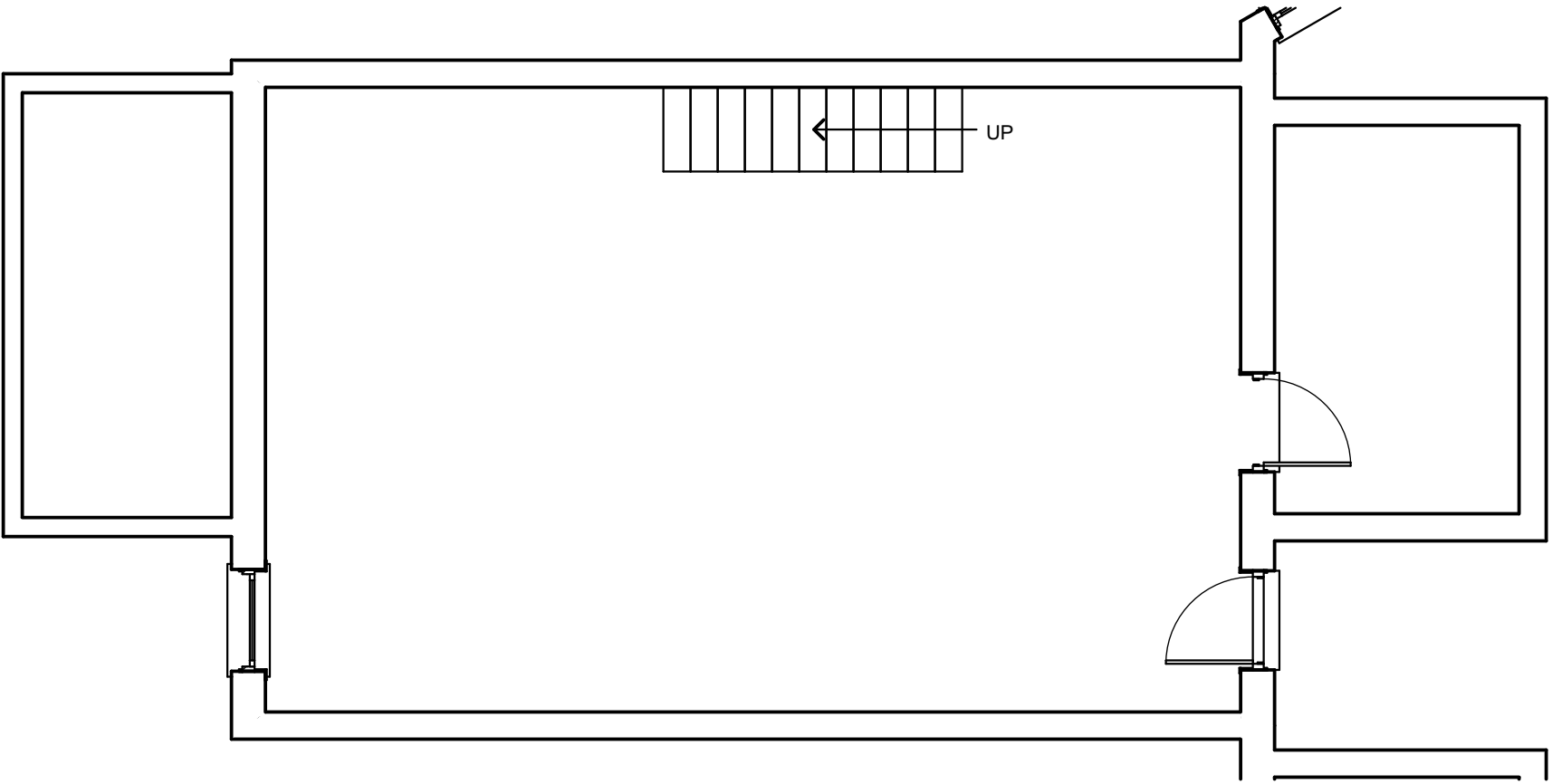
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1

BASEMENT DEMO PLAN

SCALE: 3/16" = 1'-0"

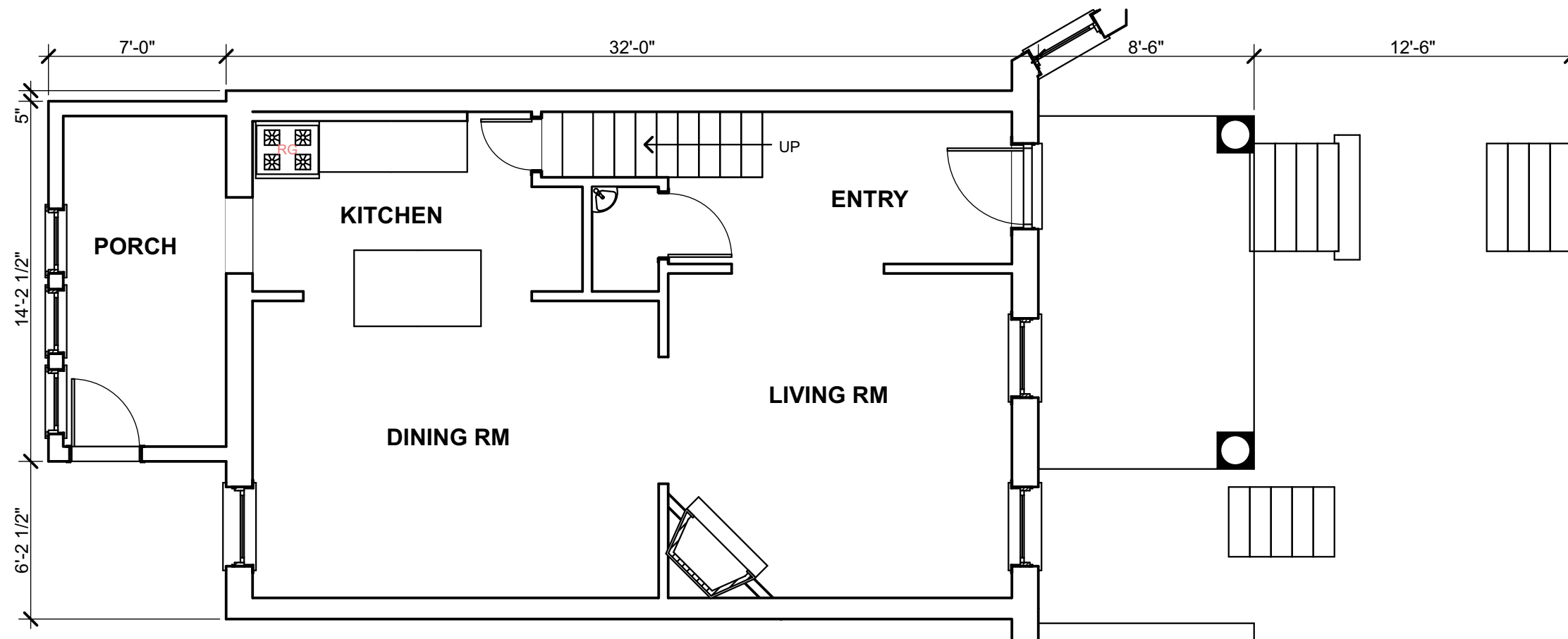
DEMO PLAN KEYNOTES:

- 1.) THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAGRAM ACTION OF THE FLOORS, WALLS, AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACING, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
- 2.) BRACE EXISTING FRAMING DURING DEMOLITION
- 3.) REMOVE ALL INTERIOR PARTITION WALLS SHOWN DASHED
- 4.) REMOVE ALL INTERIOR DOORS
- 5.) REMOVE ALL INTERIOR WALL FINISHES
- 6.) REMOVE ALL PLUMBING FIXTURES AND INTERIORS PIPING
- 7.) REMOVE ALL ELECTRICAL WIRING AND FIXTURES
- 8.) REMOVE ALL RADIANT HEATING EQUIPMENT, DUCTS
- 9.) DO NOT REMOVE EXISTING STAIRS UNLESS OTHERWISE NOTED.

SHEET TITLE

**BASEMENT
DEMOLITION
PLAN**

D.01



1 FIRST FLOOR DEMO PLANS

SCALE: 3/16" = 1'-0"

DEMO PLAN KEYNOTES:

- 1.)THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAGRAM ACTION OF THE FLOORS, WALLS, AND ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACING, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
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SHEET TITLE

**1ST FLOOR
DEMOLITION
PLANS**

D.02



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HOME RENOVATION

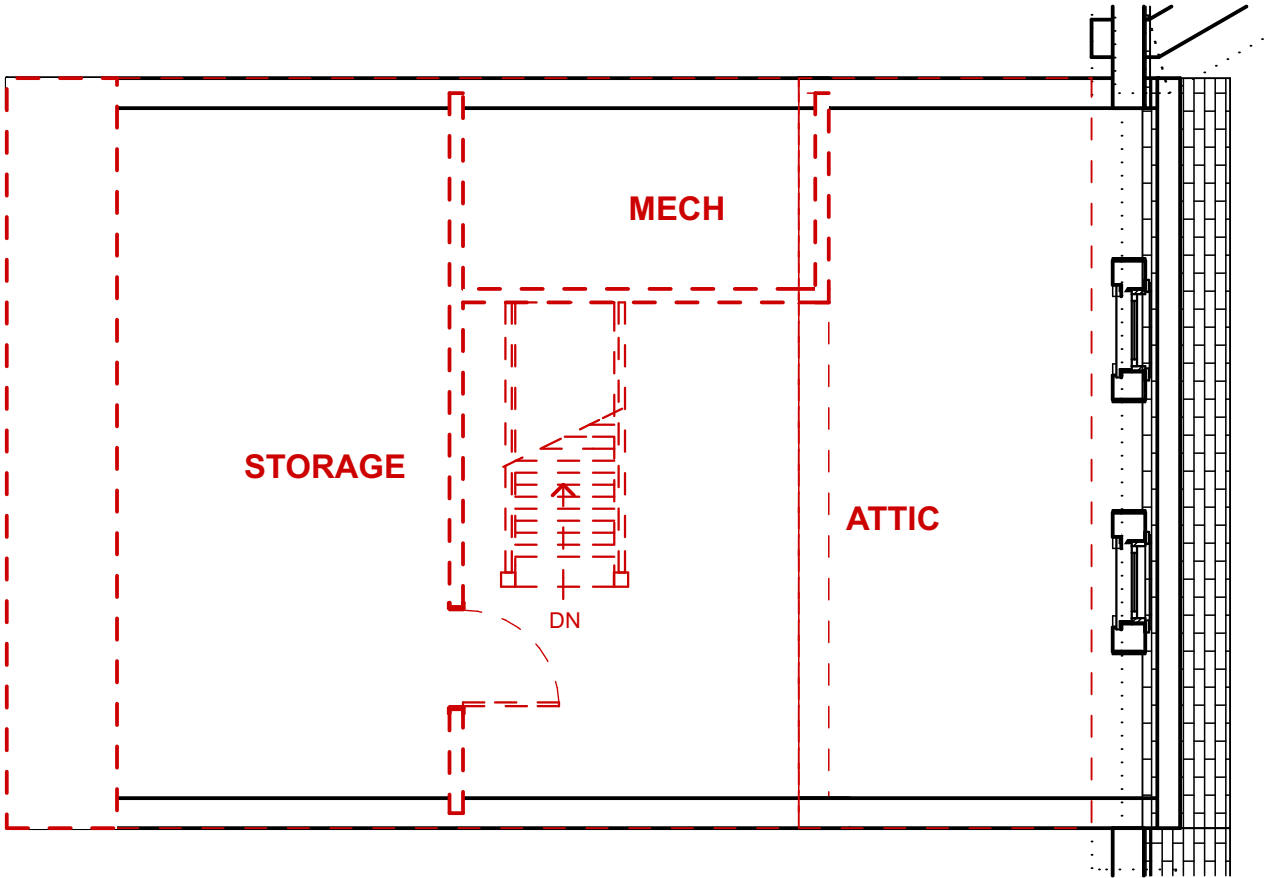
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SHEET TITLE

3RD FLOOR
DEMO PLANS

D.02



1

THIRD FLOOR DEMO PLANS

SCALE: 3/16" = 1'-0"

DEMO PLAN KEYNOTES:

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HOME RENOVATION

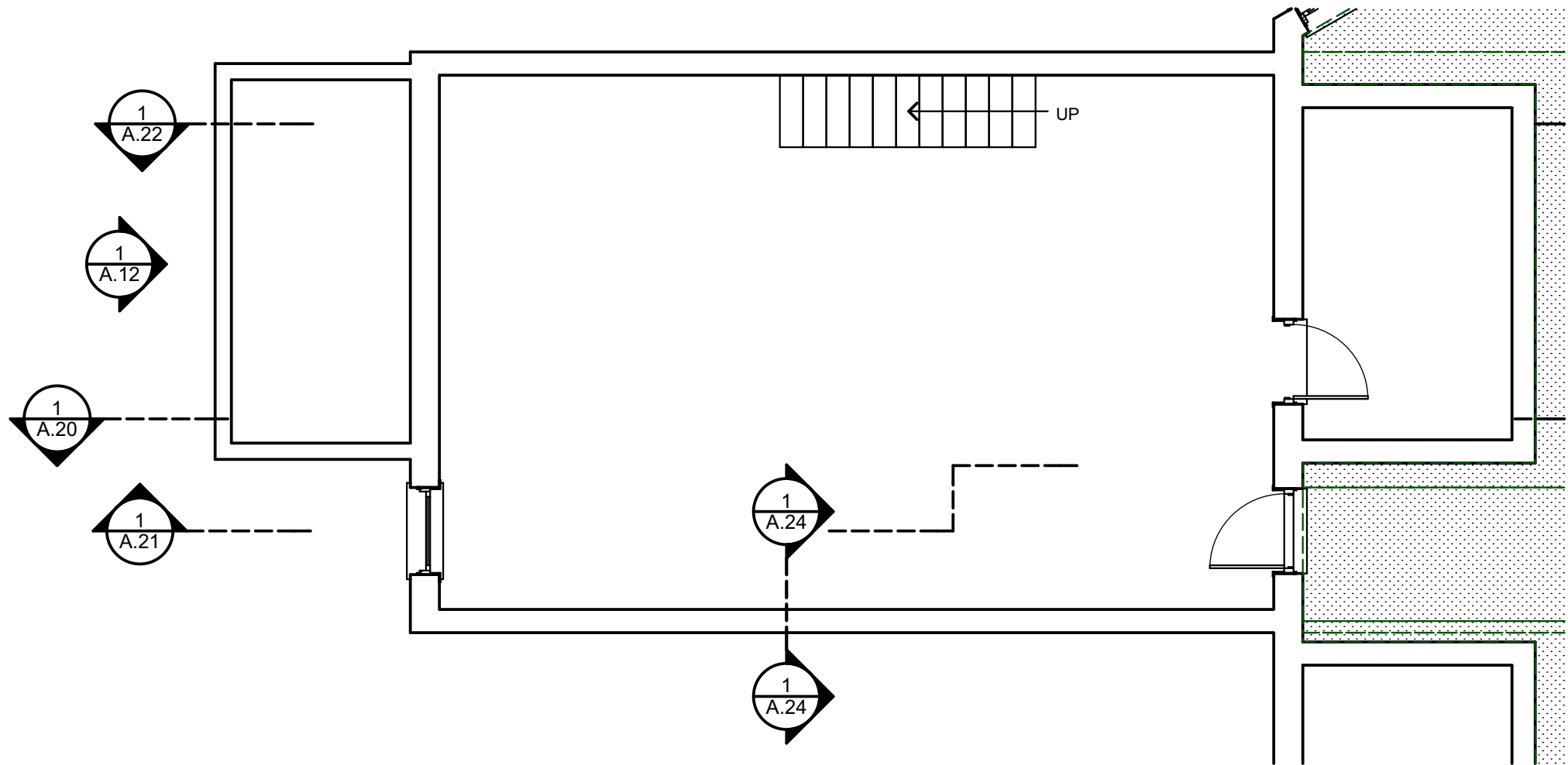
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SHEET TITLE

BASEMENT
FLOOR PLAN

A.01

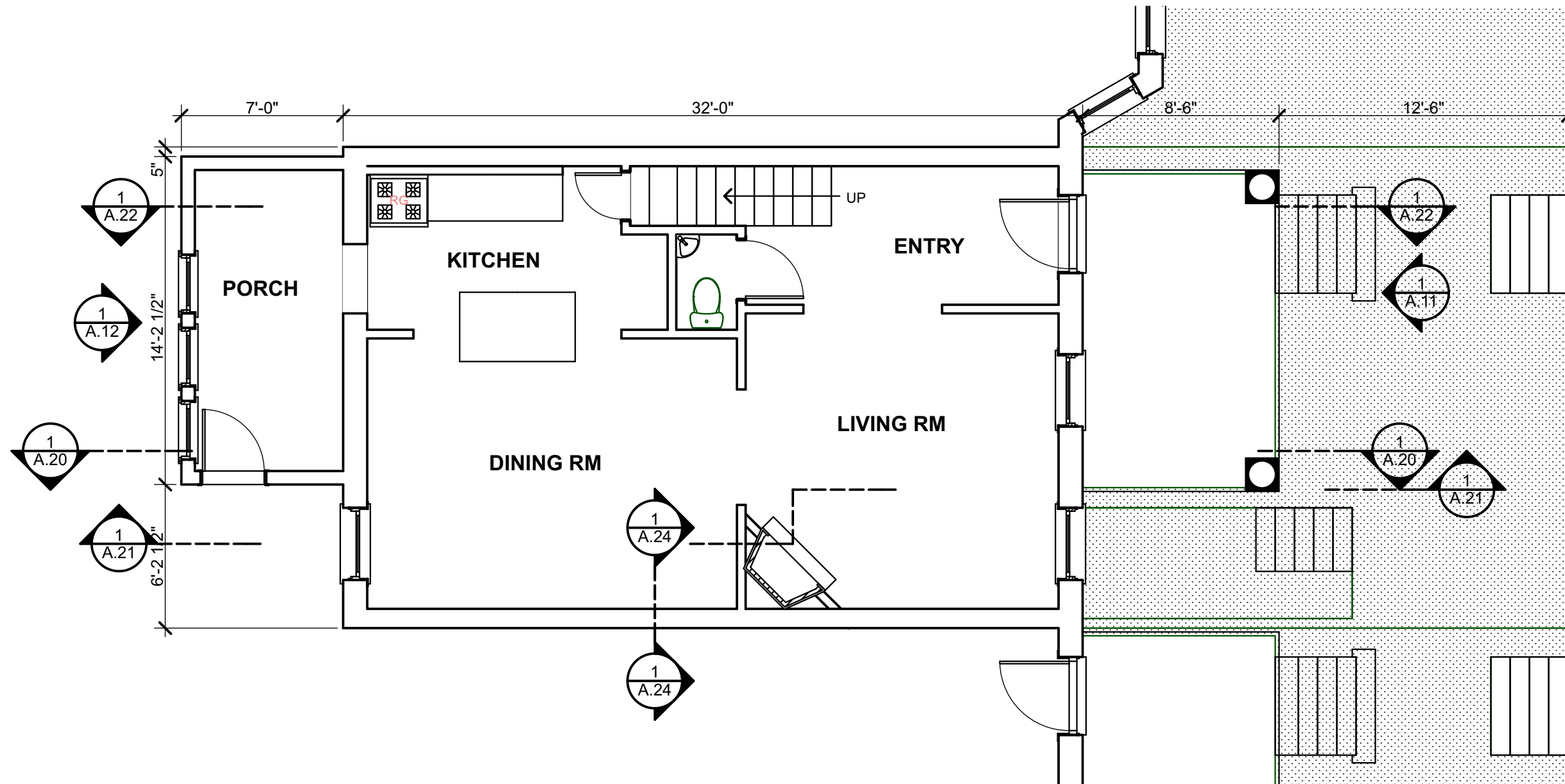


1

BASEMENT PLAN

SCALE: 3/16" = 1'-0"

PLAN SHOWN FOR REFERENCE ONLY - NO WORK
ON THIS LEVEL



2 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PLAN SHOWN FOR REFERENCE ONLY - NO WORK
ON THIS LEVEL

- EXISTING PARTITION TO REMAIN
- NEW GWB PARTITION - 2X WOOD STUDS
@ 16" OC AND GWB EA SIDE (BATT
INSULATION AT BUILDING PERIMETER)



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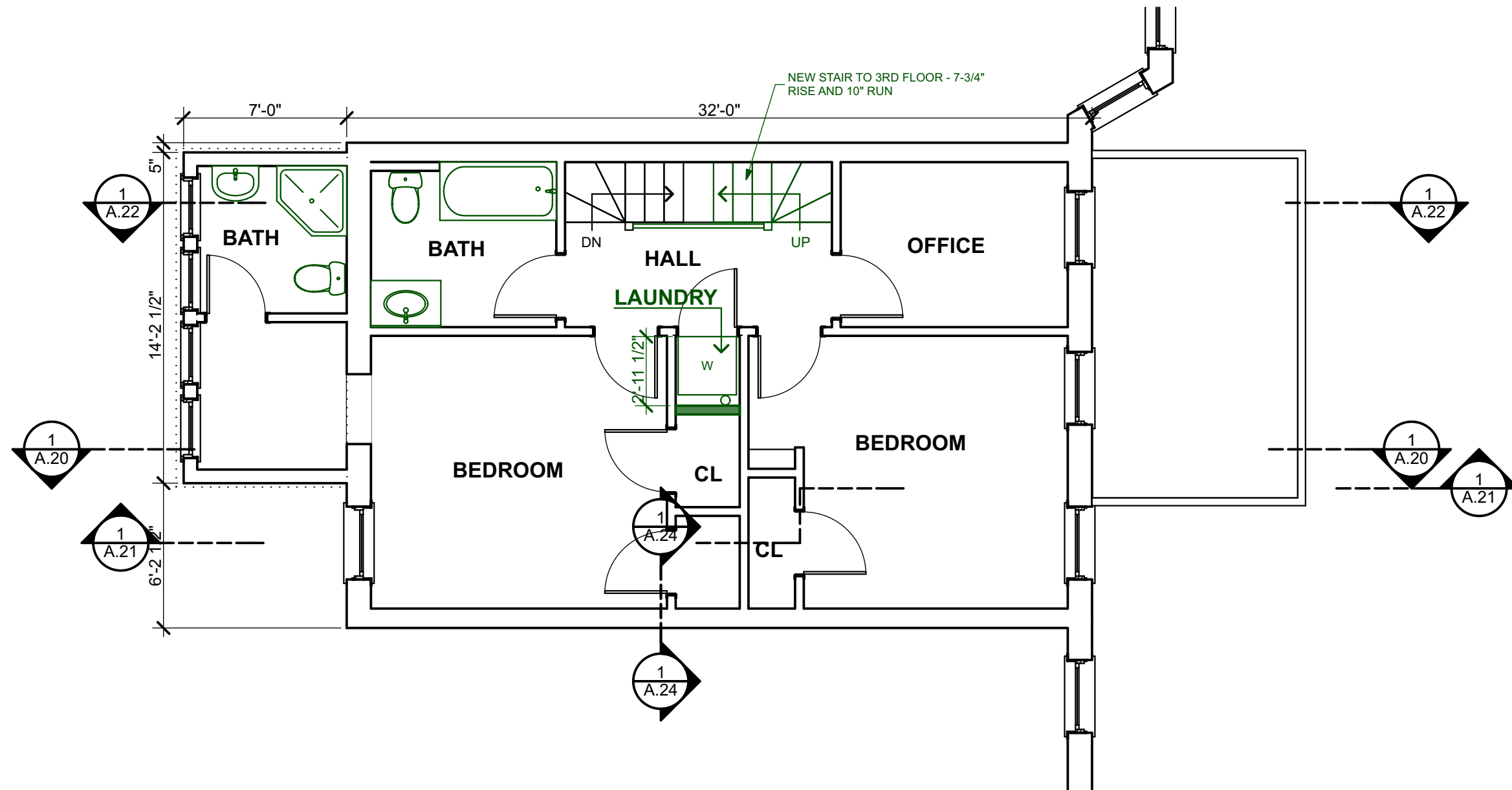
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1ST FLOOR
PLANS

A.02



1

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

- EXISTING PARTITION TO REMAIN
- NEW GWB PARTITION - 2X WOOD STUDS @ 16" OC AND GWB EA SIDE (BATT INSULATION AT BUILDING PERIMETER)



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SHEET TITLE

2ND FLOOR
PLAN

A.03



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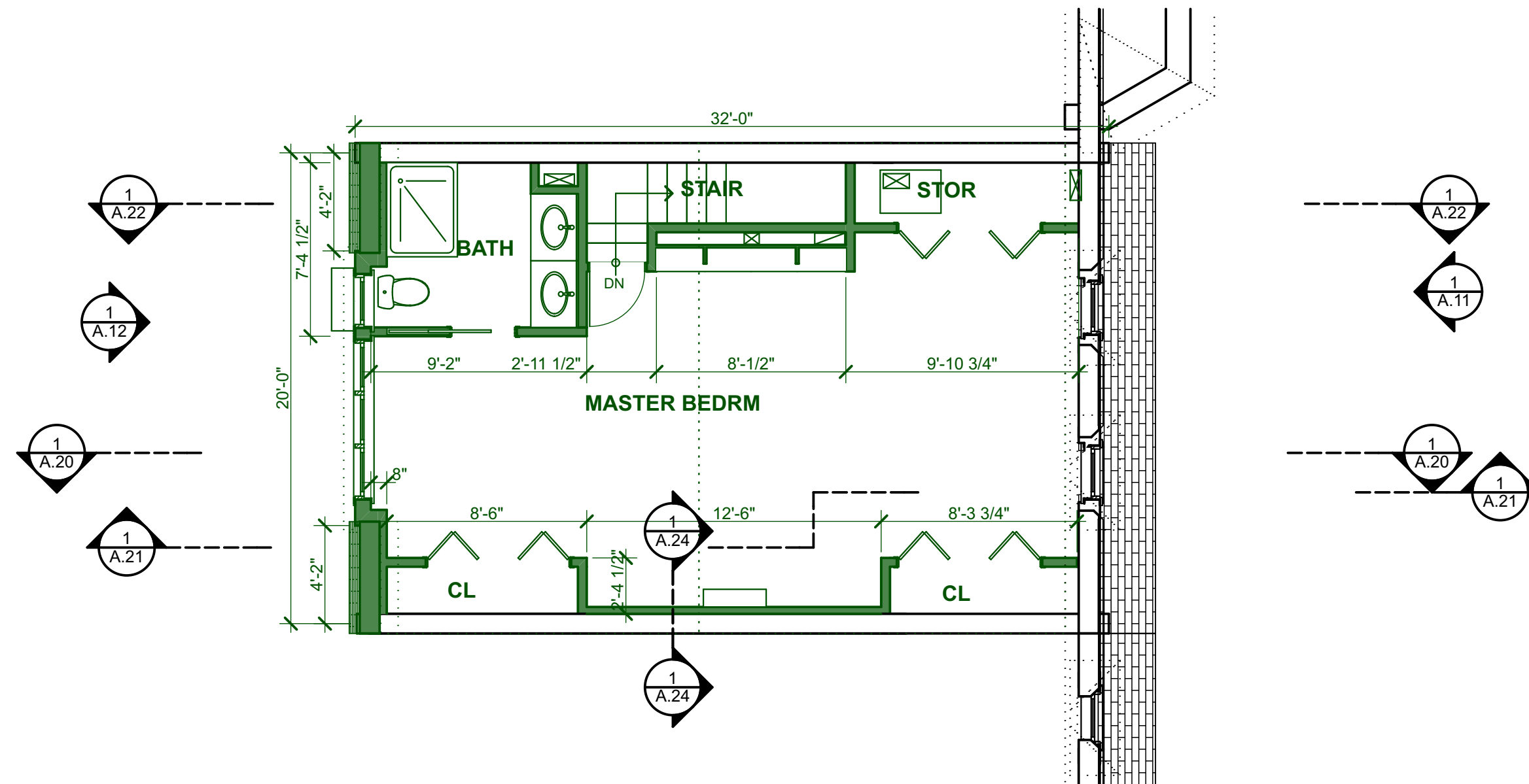
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3RD FLOOR PLAN

A.04



 EXISTING PARTITION TO REMAIN

**NEW GWB PARTITION - 2X WOOD STUDS
@ 16" OC AND GWB EA SIDE (BATT
INSULATION AT BUILDING PERIMETER)**

1 THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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FRONT
ELEVATION

A.11



1 FRONT ELEVATION (EXISTING)
SCALE: 3/16" = 1'-0"



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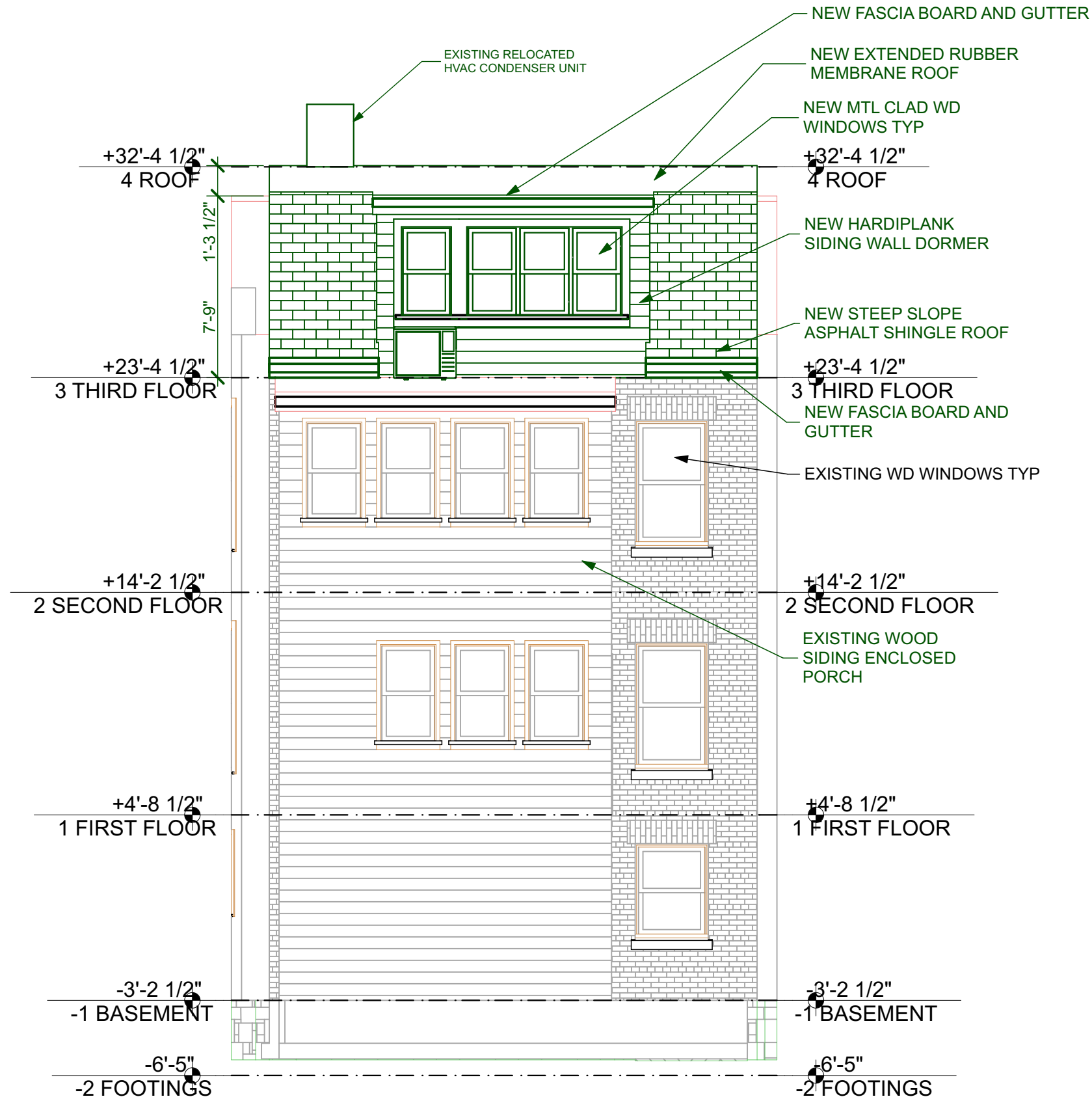
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**FRONT
ELEVATION
(EXISTING)**

A.11.1



1

REAR ELEVATION

SCALE: 3/16" = 1'-0"



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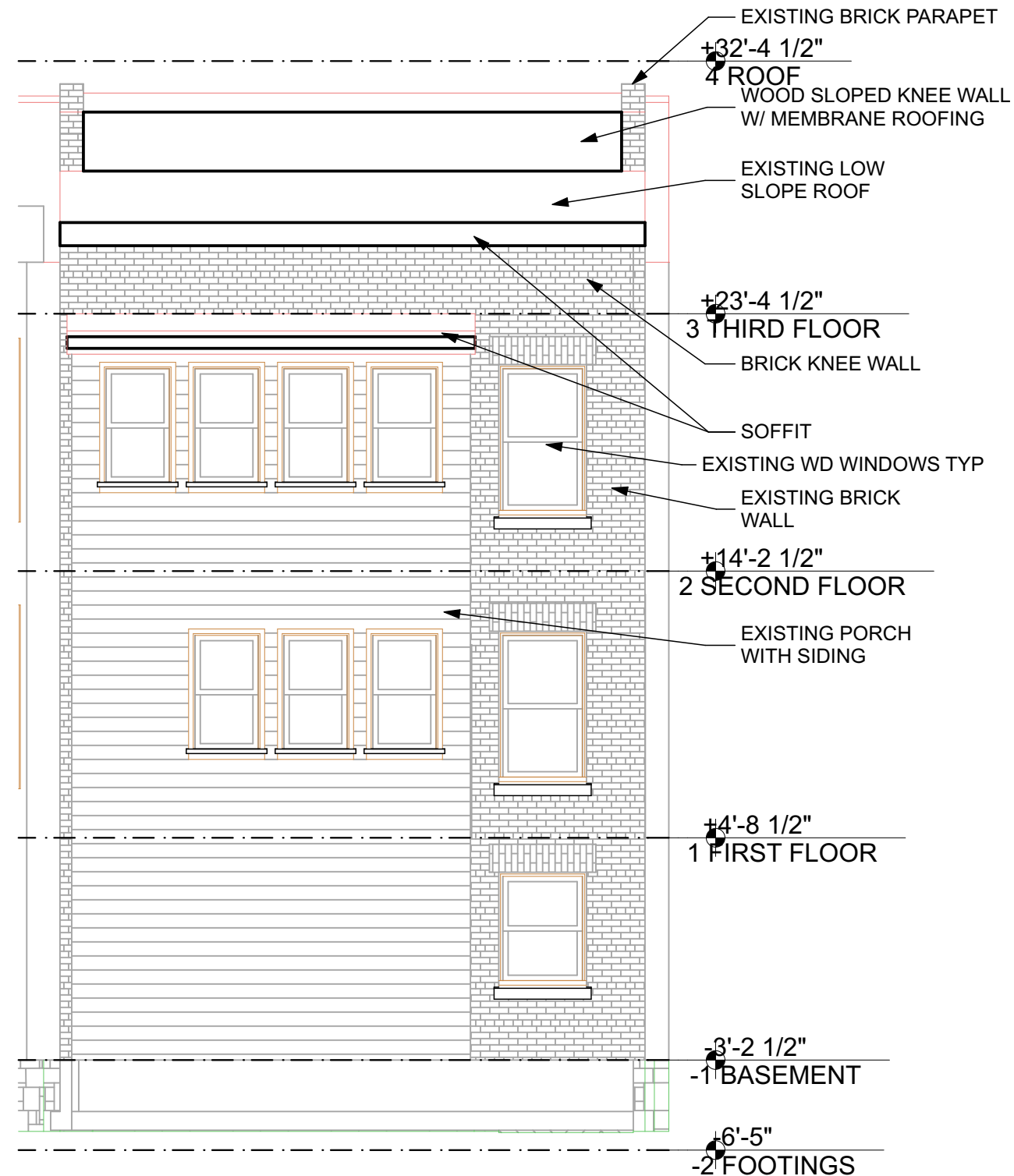
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**REAR
ELEVATION**

A.12



1 REAR ELEVATION (EXISTING)
SCALE: 3/16" = 1'-0"



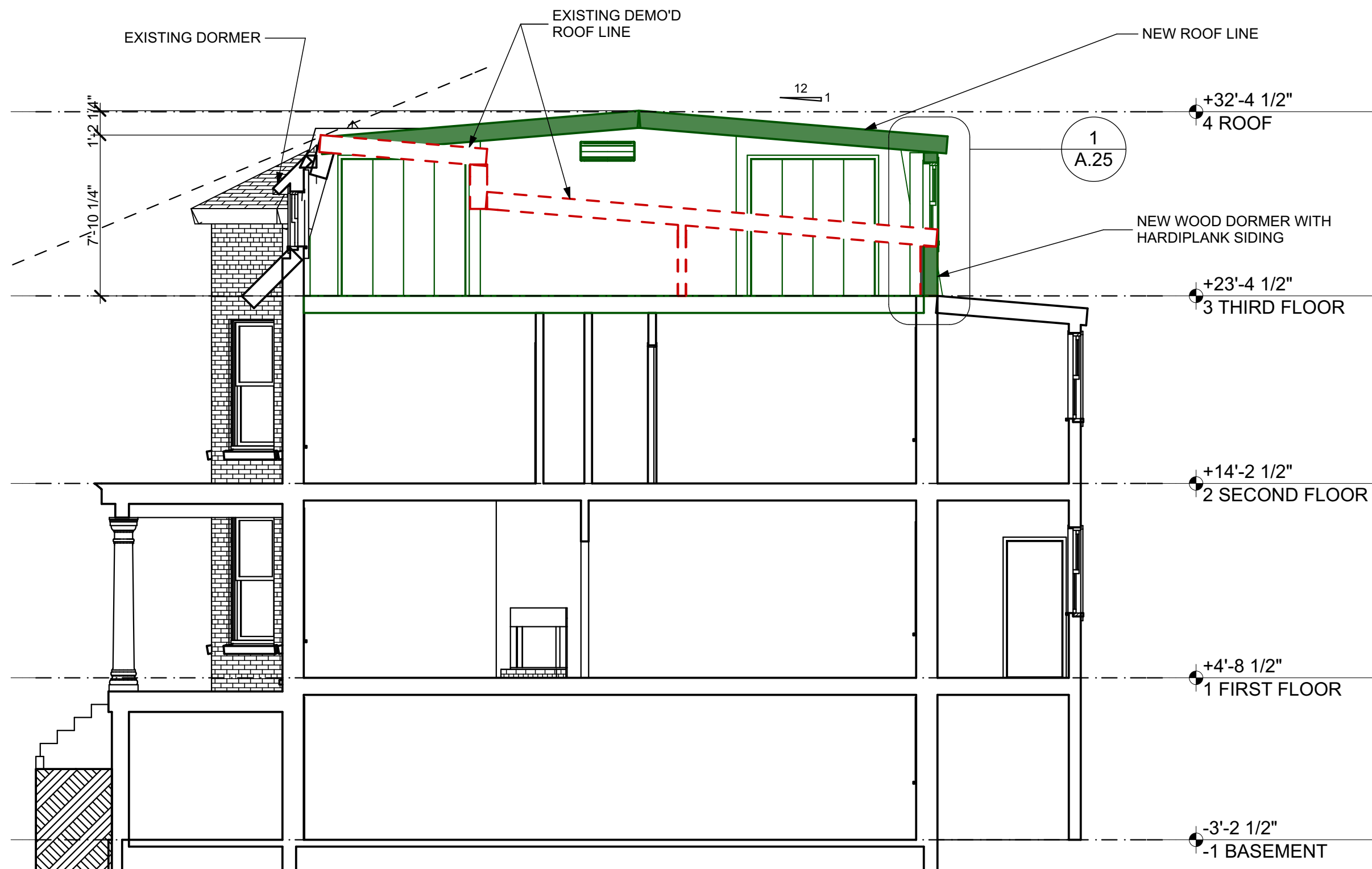
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SHEET TITLE
**REAR
ELEVATION
(EXISTING)**

A.12.1



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



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**BUILDING
SECTION**

A.20



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**BUILDING
SECTION**

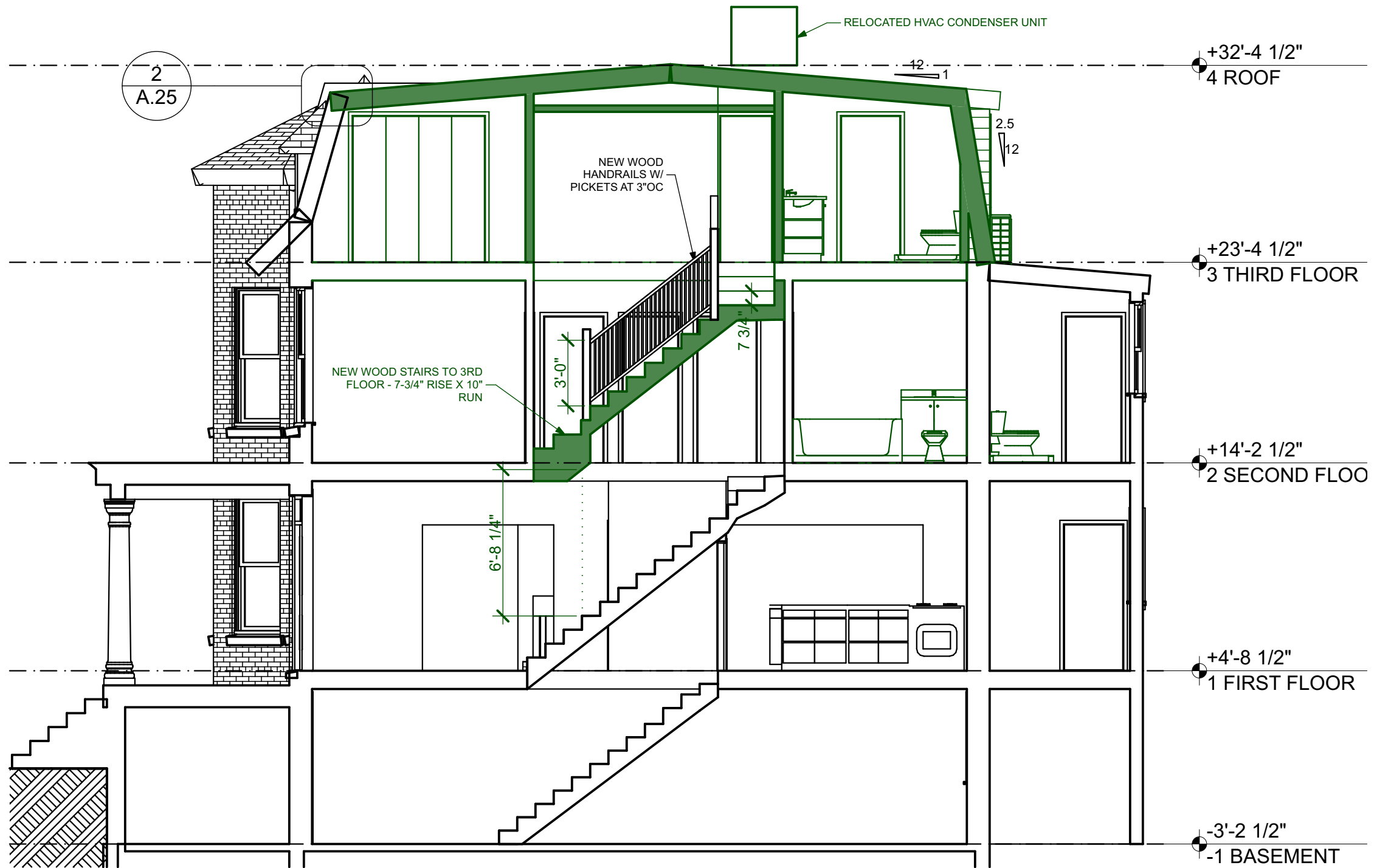
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1

SECTION 1

SCALE: 3/16" = 1'-0"



1 SECTION 2
SCALE: 3/16" = 1'-0"



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**BUILDING
SECTION**

A.22