

1338 FAIRMONT STREET
RENOVATION

1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

TABLE OF CONTENTS

CS	COVER SHEET
A-1.1	FLOOR PLANS - EXISTING/DEMOLITON
A-1.2	FLOOR PLANS - EXISTING/DEMOLITON
A-2.1	FLOOR PLANS - PROPOSED
A-2.2	FLOOR PLANS - PROPOSED

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IRC), THE 2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS & ORDINANCES.
2. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
3. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS OR BETWEEN THE DRAWINGS THEMSELVES SHALL BE REPORTED TO THE ARCHITECT. ANY WORK DONE WITHOUT NOTIFICATION OF THE ARCHITECT WILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. DRAWINGS ARE TO BE READ AND NEVER SCALED.
5. PROTECT ALL JOBSITE CONDITIONS NOT SPECIFICALLY AFFECTED BY THE WORK.
6. THE CONTRACTOR SHALL MAINTAIN THE JOBSITE FREE AND CLEAR OF TRASH & DEBRIS.
7. ALL METAL FLASHING INSTALLATIONS PER SMACNA.
8. FOLLOW INDUSTRY GUIDELINES & REGULATIONS FOR SELECTION, APPLICATION AND INSTALLATION OF EACH MATERIAL.
9. ONE YEAR WARRANTY SHALL BEGIN AT SUBSTANTIAL COMPLETION.
10. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING THE WORK.
11. THE CONTRACTORS SHALL BE REQUIRED TO MAKE PLURAL AND COMPLETE WORK WHICH IS SHOWN SINGLE OR PARTIALLY INDICATED TO AVOID NEEDLESS REPETITION FOR THE SAKE OF BREVITY AND FOR REASONS OF CLARITY.
12. CONTRACTORS SHALL FURNISH AND INSTALL ALL WORK AND MATERIALS AS MAY BE PROPER AND SUITABLE PREPARATION BASIS, SUPPORT OR FINISH FOR THE WORK WHICH IS SHOWN ON THE DRAWINGS WHETHER OR NOT THE SAME IS SPECIFICALLY MENTIONED.
13. ALL COSTS LISTED ARE MATERIAL COST ONLY, U.N.O.

SCOPE OF WORK

RENOVATION OF THE EXISTING STRUCTURE TO CREATE A 4-UNIT APARTMENT BUILDING - THE ATTIC ROOF WILL BE RAISED TO ALLOW FULL 7' CEILING HEIGHTS THROUGHOUT THE ATTIC - THE EXISTING FOOT PRINT AND MAX BUILDING HEIGHT WILL NOT CHANGE - THE EXISTING FRONT FACADE WILL NOT BE ALTERED.

CURRENT MODEL CODE:

THE CURRENT MODEL CODE IS THE IBC 2006 AS AMENDED BY WASHINGTON, DC; DCMR CODE SUPPLEMENTS

BUILDING INFORMATION:

TO OUR BEST PROFESSIONAL JUDGEMENT AND BELIEF, THE EXISTING BUILDING INFORMATION IS AS FOLLOWS:

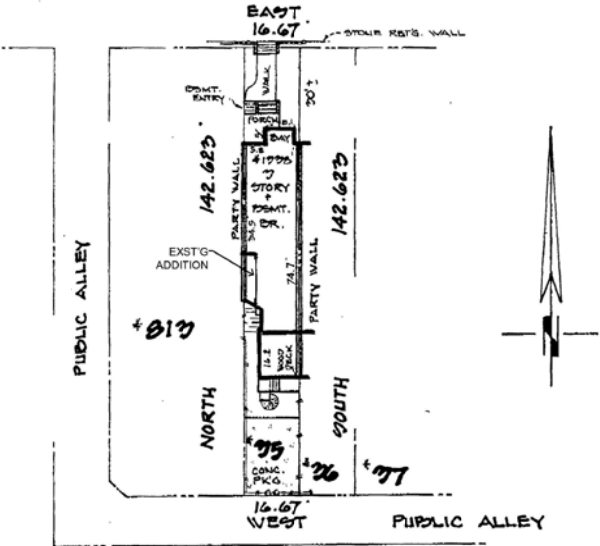
CONSTRUCTION TYPE: IIIB
USE GROUP: RESIDENTIAL (ROW DWELLING)
SPRINKLERED: NO
NUMBER OF STORIES: 3 + BASEMENT & ATTIC
LOT SIZE: 2,377.5 SQUARE FEET
LOT NUMBER: 35
SQUARE: 2861
BUILDING FOOT PRINT: 1,367 SQUARE FEET

ZONING: R-4

	ALLOWABLE	EXISTING	PROPOSED
REAR YARD SET BACK	20'-0"	35'-0"	35'-0" (NO CHANGE)
SIDE YARD SET BACK	-	-	-
COURT	10' MINIMUM (IF PROVIDED)	NONE PROVIDED	NONE PROVIDED
MAX BUILDING HEIGHT	40'-0"	EXST'G TO REMAIN	EXST'G TO REMAIN
NUMBER OF STORIES	3	3	3 (NO CHANGE)
MAX OCCUPANCY %	60%	57%	57% (NO CHANGE)
MAX RESIDENTIAL FAR	N/A	1.6	1.6 (NO CHANGE)

LANDTECH ASSOCIATES, INC.
7807 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

FAIRMONT STREET, N.W.



SQUARE: 2861

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

LOCATION SURVEY OF 1338 FAIRMONT STREET, N.W. WASHINGTON, D.C.		LOT: 35 LIBER: COUNTY II DATE: 10-27-95 CASE NO: 93751	SQUARE: 2861 FOLIO: 133 SCALE: 1" = 30' FILE NO: HT-95245
CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the location of fences or any other improvements. GRADE: V.A. ROGERS ~ PROP L.S. MD. LIC. NO. 119			

EXISTING SITE PLAN

1
1" = 30'

MCDSTUDIO

matt@mcdstudio.com
703.581.9348

1338 FAIRMONT
RENOVATION

1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

ISSUE DATE

DD1 09-12-14

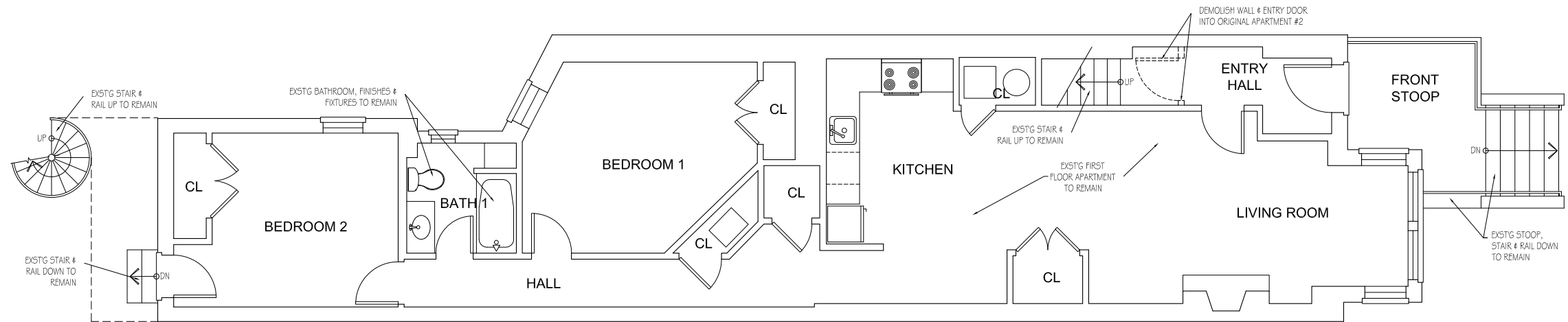
ZONING/PERMIT 1
11-14-14

ZONING/PERMIT 2
8-25-15

COVER SHEET

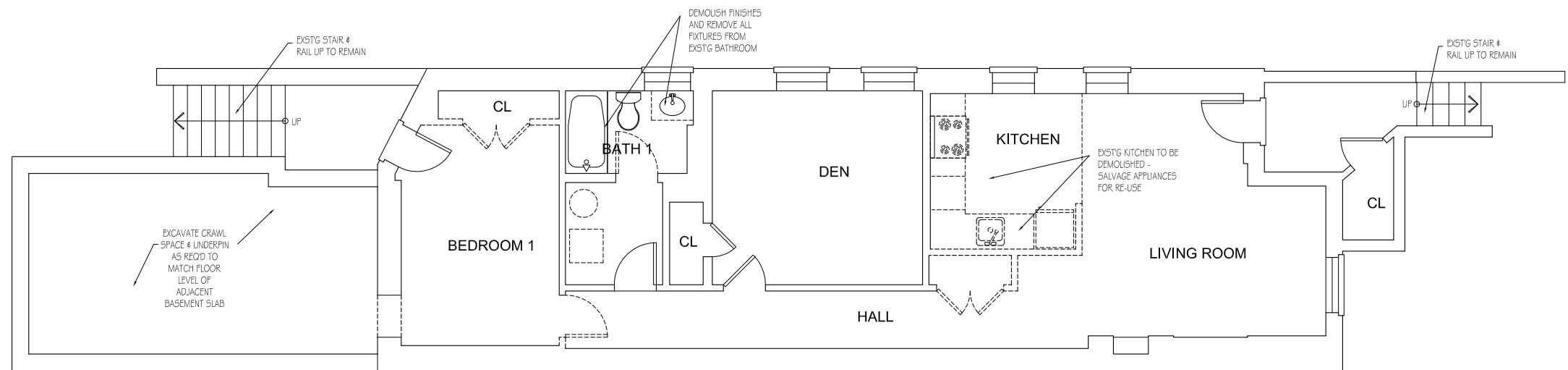
CS

Board of Zoning Adjustment
District of Columbia
CASE NO. 20029
EXHIBIT NO.38



EXISTING/DEMOLITON FLOOR PLAN - UNIT 1 (FLOOR 1)

2
1/4" = 1'-0"



EXISTING/DEMOLITON FLOOR PLAN - UNIT B (BASEMENT)

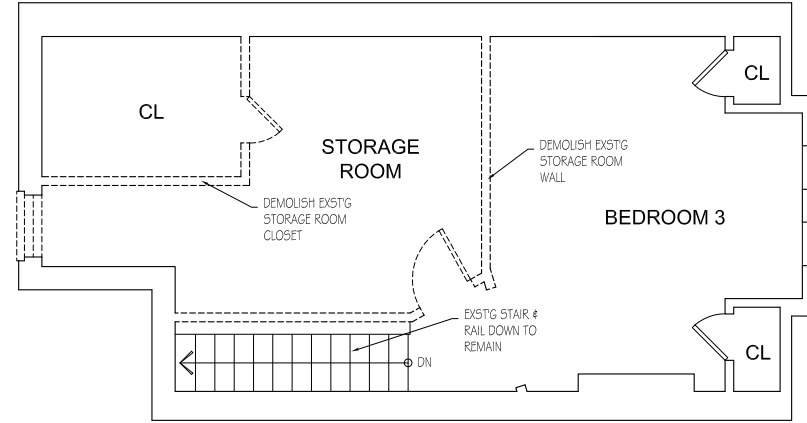
1
1/4" = 1'-0"

MCDSTUDIO
matt@mcdstudio.com
703.581.9348

1338 FAIRMONT RENOVATION
1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

ISSUE	DATE
DD1	09-12-14
ZONING/PERMIT 1	11-14-14
ZONING/PERMIT 2	8-25-15

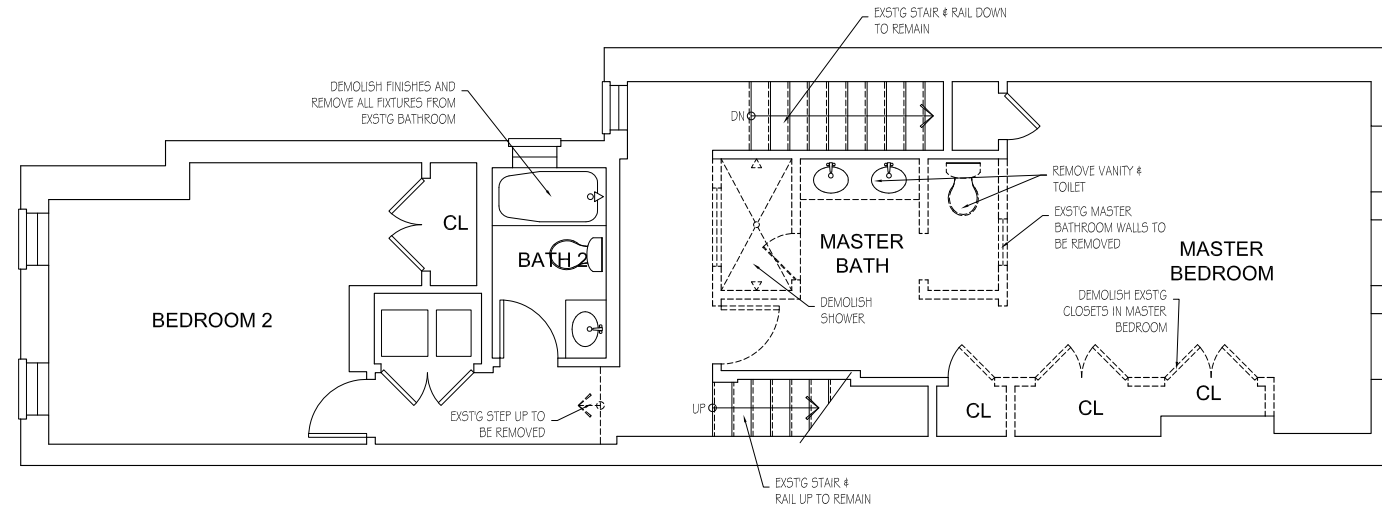
FLOOR PLANS
DEMOLITION
A-1.1



EXISTING/DEMOLITON FLOOR PLAN - UNIT 2 LEVEL 3 (ATTIC)

3

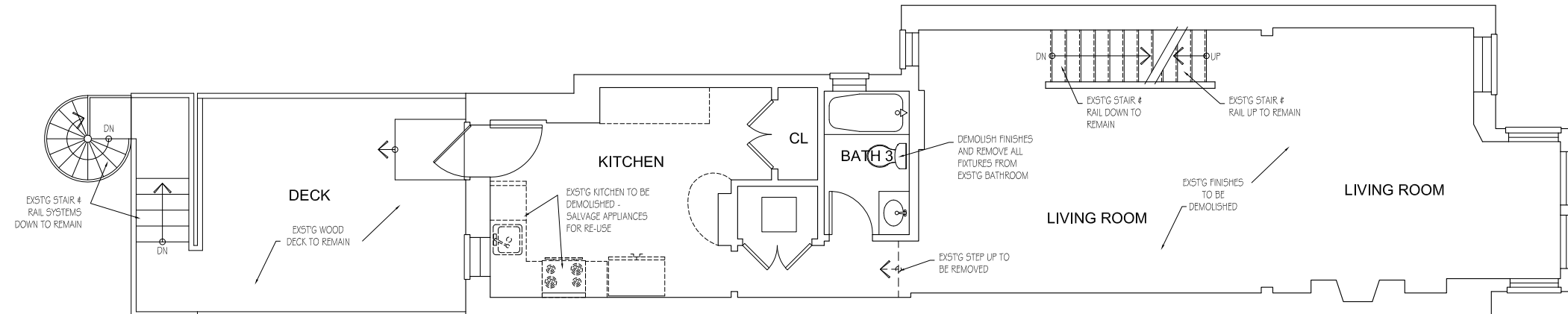
$\frac{1}{4}" = 1'-0"$



EXISTING/DEMOLITON FLOOR PLAN - UNIT 2 LEVEL 2 (FLOOR 3)

2

$\frac{1}{4}" = 1'-0"$



EXISTING/DEMOLITON FLOOR PLAN - UNIT 2/LEVEL 1 (FLOOR 2)

1

$\frac{1}{4}" = 1'-0"$

MCDSTUDIO

matt@mcdstudio.com
703.581.9348

1338 FAIRMONT
RENOVATION
1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

ISSUE DATE

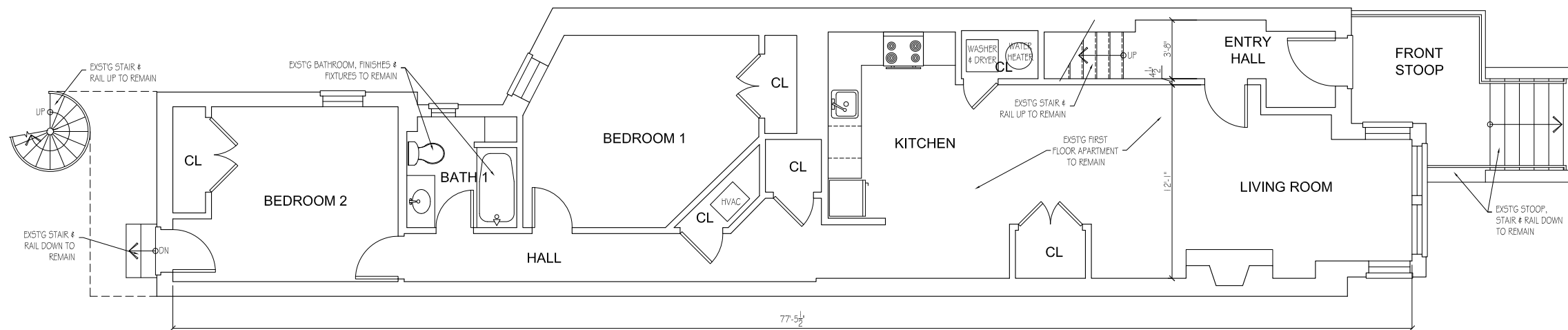
DD1 09-12-14

ZONING/PERMIT 1
11-14-14

ZONING/PERMIT 2
8-25-15

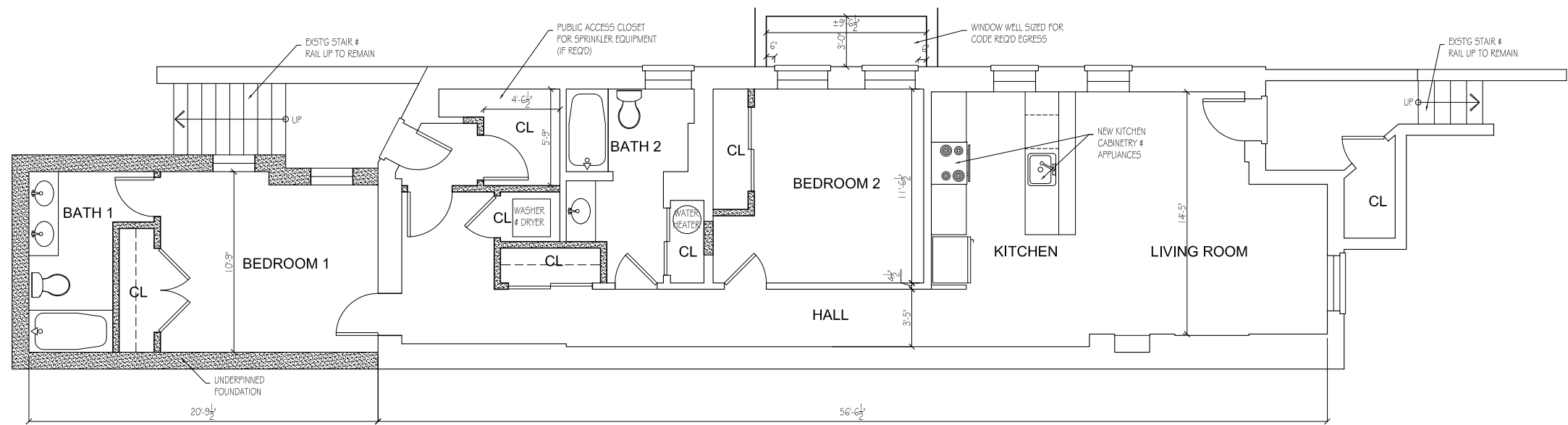
FLOOR PLANS
DEMOLITION

A-1.2



PROPOSED FLOOR PLAN - UNIT 1 (FLOOR 1)

2
1/4" = 1'-0"



PROPOSED FLOOR PLAN - UNIT B (BASEMENT)

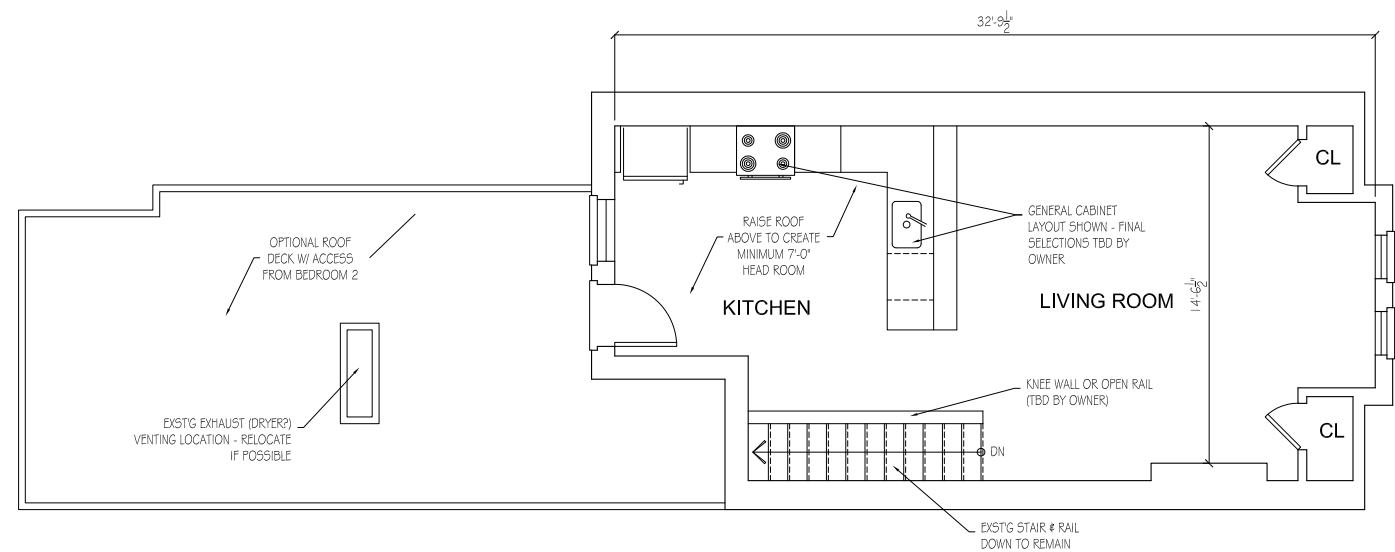
1
1/4" = 1'-0"

MCDSTUDIO
matt@mcdstudio.com
703.581.9348

1338 FAIRMONT RENOVATION
1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

ISSUE	DATE
DD1	09-12-14
ZONING/PERMIT 1	11-14-14
ZONING/PERMIT 2	8-25-15

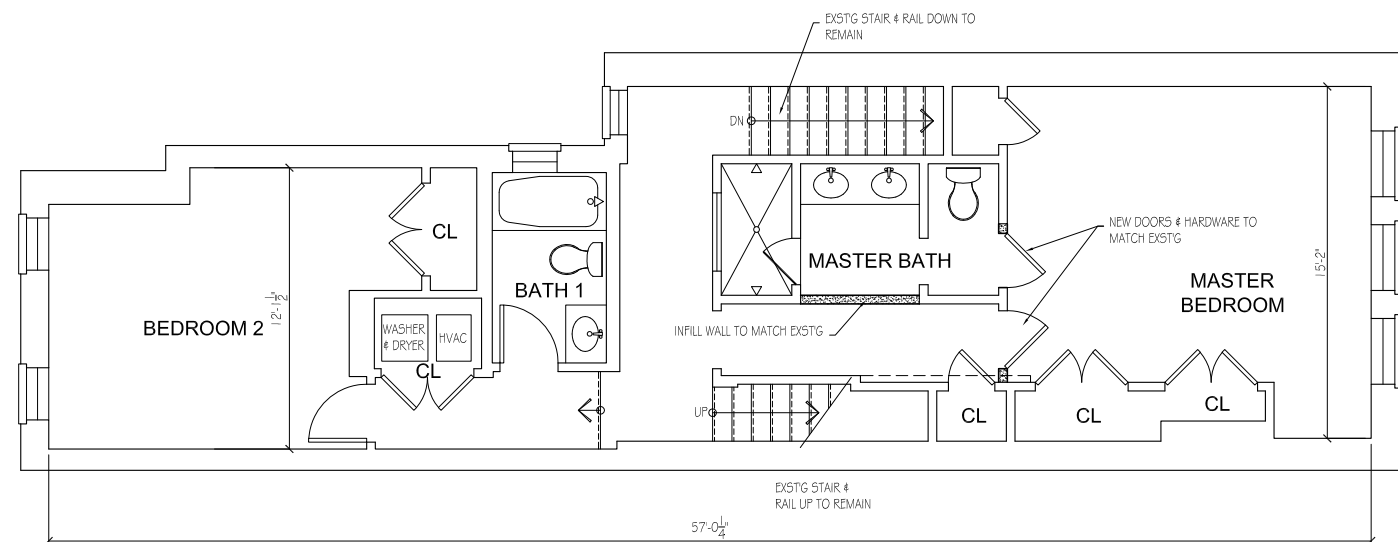
FLOOR PLANS
PROPOSED
A-2.1



PROPOSED FLOOR PLAN - UNIT 3/LEVEL 2 (ATTIC)

3

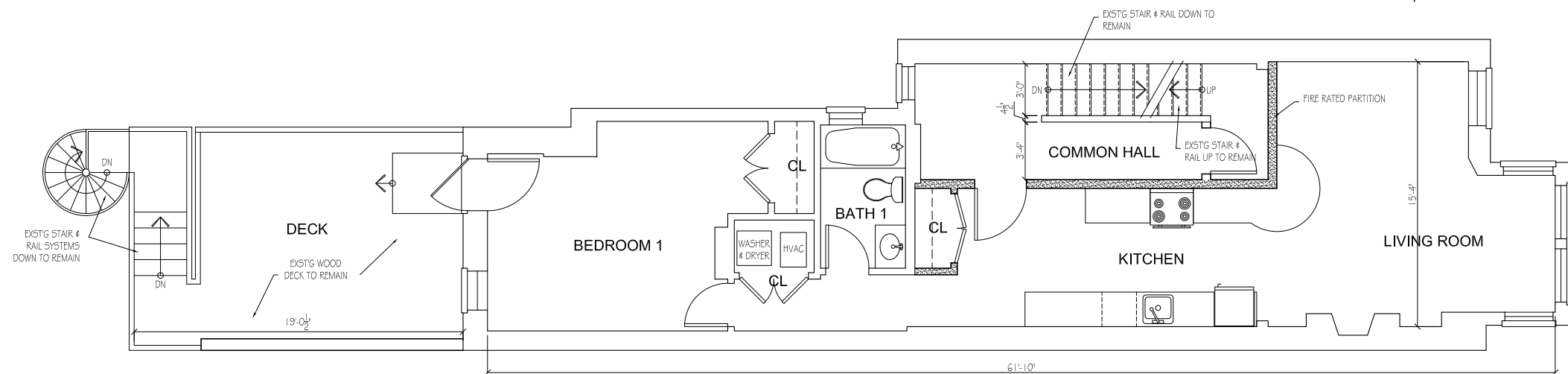
$\frac{1}{4}" = 1'-0"$



PROPOSED FLOOR PLAN - UNIT 3/LEVEL 1 (FLOOR 3)

2

$\frac{1}{4}" = 1'-0"$



PROPOSED FLOOR PLAN - UNIT 2 (FLOOR 2)

1

$\frac{1}{4}" = 1'-0"$

MCDSTUDIO

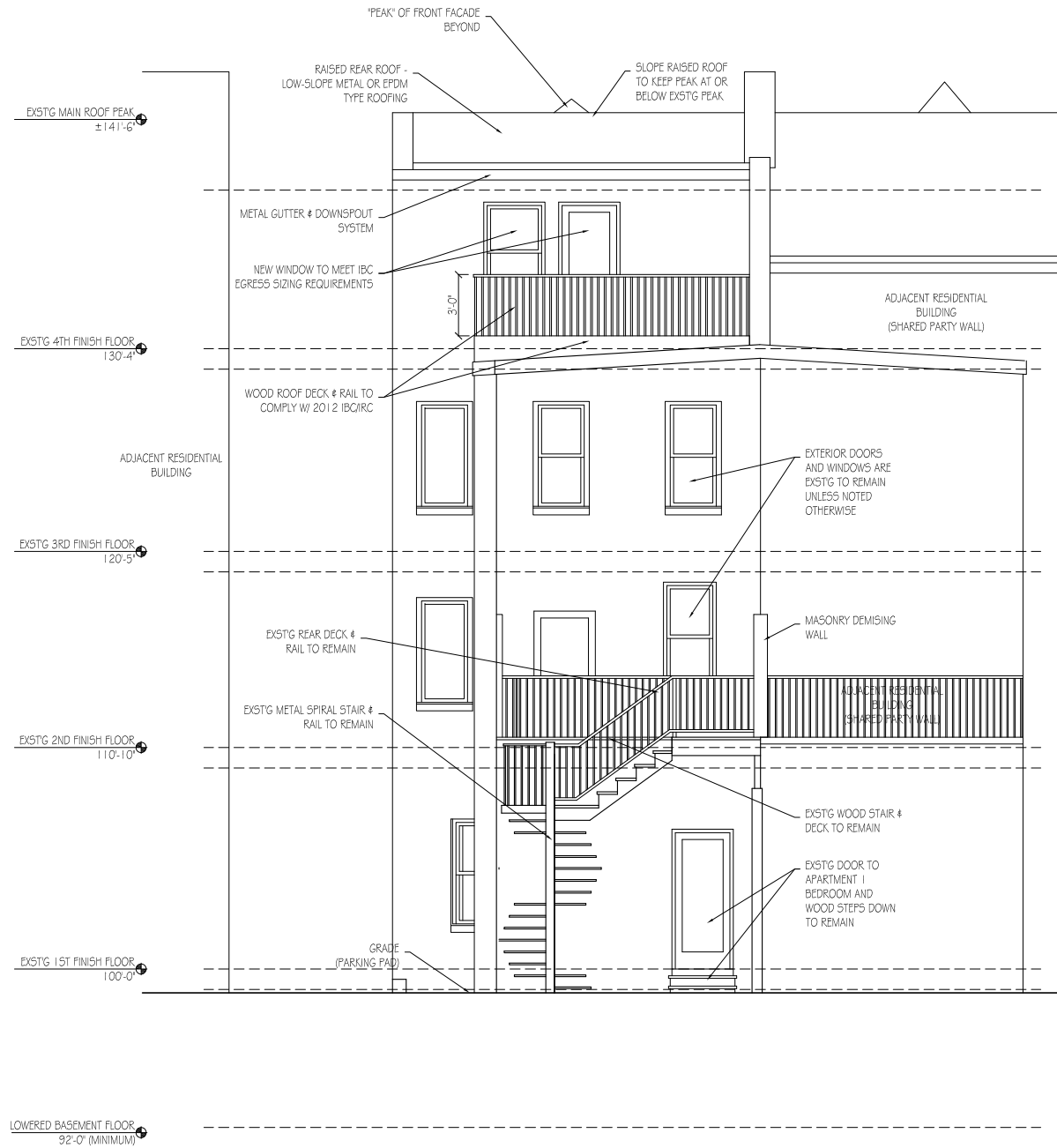
matt@mcdstudio.com
703.581.9348

**1338 FAIRMONT
RENOVATION**
1338 FAIRMONT STREET, NW
WASHINGTON, DC 20009

ISSUE	DATE
DD1	09-12-14
ZONING/PERMIT 1	11-14-14
ZONING/PERMIT 2	8-25-15

FLOOR PLANS
PROPOSED

A-2.2



FRONT ELEVATIONS (PROPOSED)

2

$\frac{1}{4}" = 1'-0"$



FRONT ELEVATIONS (PROPOSED)

1

$\frac{1}{4}" = 1'-0"$

MCDSTUDIO
 matt@mcdstudio.com
 703.581.9348

**1338 FAIRMONT
 RENOVATION**
 1338 FAIRMONT STREET, NW
 WASHINGTON, DC 20009

ISSUE	DATE
DD1	09-12-14
ZONING/PERMIT 1	11-14-14
ZONING/PERMIT 2	8-25-15

ELEVATIONS
A-3.1