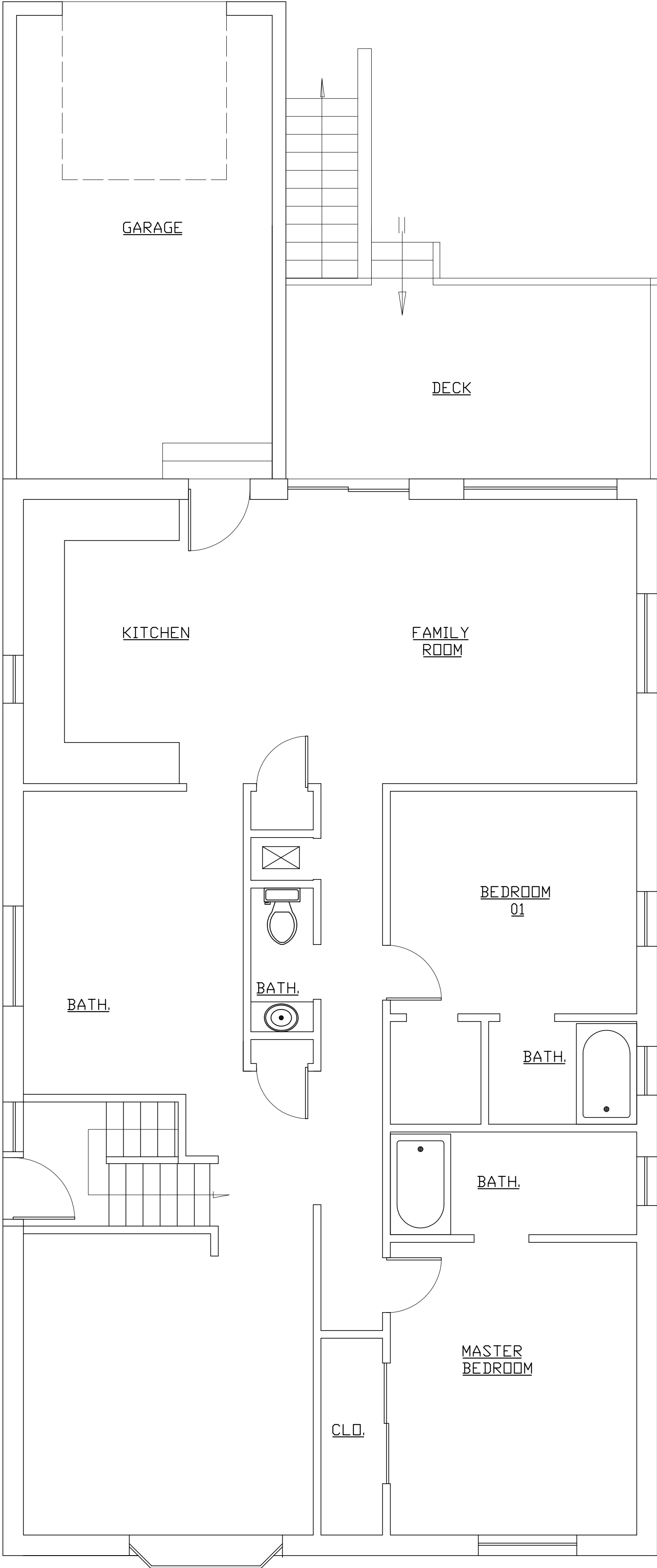
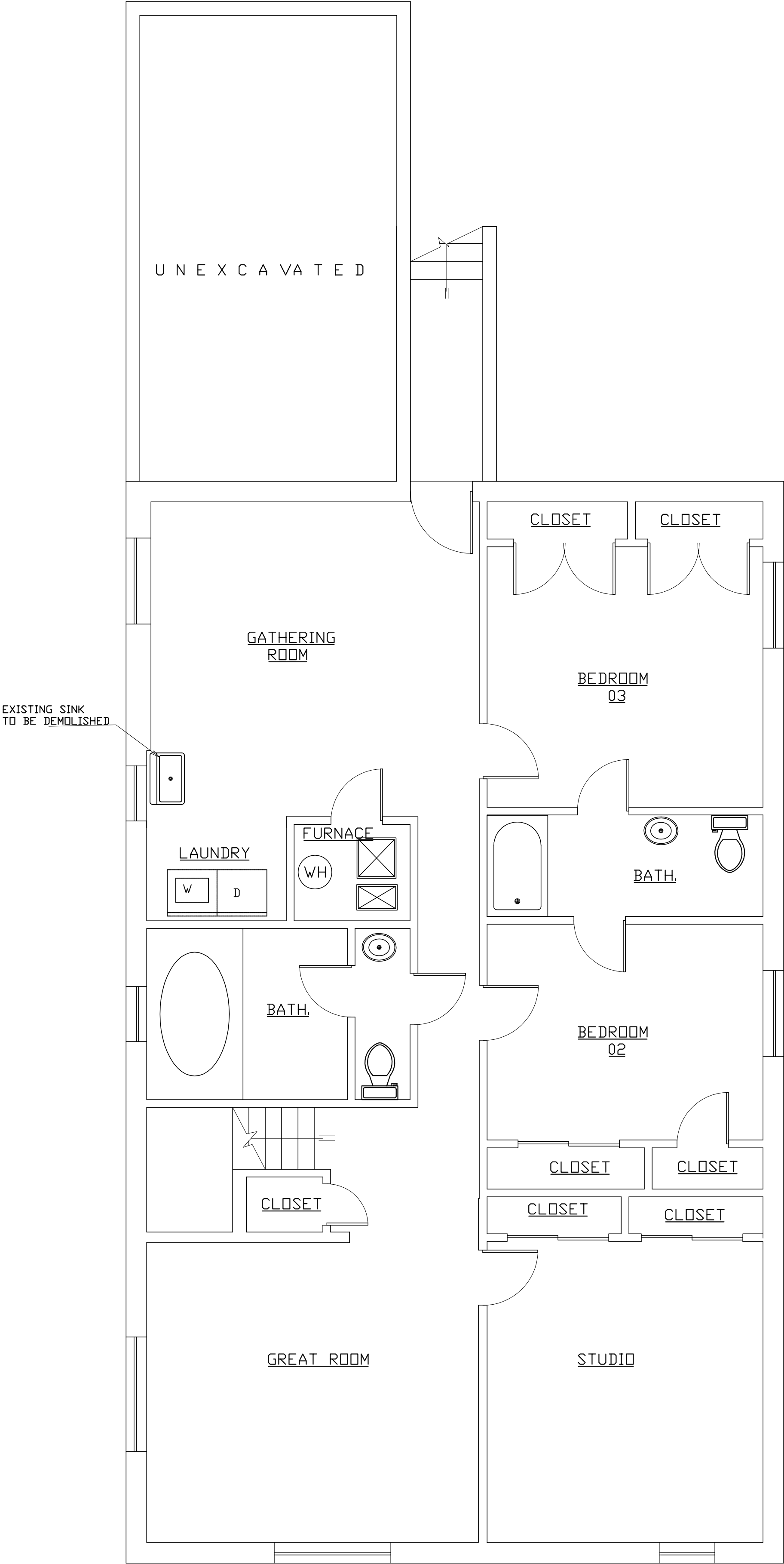




EXISTING FIRST PLAN
SCALE: 1/4"= 1'-0"



EXISTING BASEMENT PLAN
SCALE: 1/4"= 1'-0"

LE DESIGN
IDEAS PROJECTS CONSTRUCTION

5702 L STREET
FAIRMOUNT HEIGHTS, MD 20743
PHONE: 703-725-2822
angulo@yahoo.com

OWNER:
MR. JORDAN WANAMAKER

HOUSE LOCATION:
4005 ANACOSTIA AVENUE N.E.
WASHINGTON, D.C.

FLOOR PLANS

DRAWING BY:
FERNANDO ANGULO

REVISION
△ DATE

ISSUE DATE
12/22/14

PROJECT NUMBER
R-12.14.0033

SHEET
NUMBER
A-1

2 OF 4

Board of Zoning Adjustment
District of Columbia
CASE NO.19069
EXHIBIT NO.5

4005 ANACOSTIA AVE. N.E.

GENERAL NOTES:

1. SCOPE OF WORK TO INCLUDE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN, EACH CONTRACTOR TO FURNISH ALL LABOR AND MATERIALS NECESSARY FOR COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT WORK OF OTHER CONTRACTORS AND BE RESPONSIBLE AND LIABLE TO REPLACE OR REPAIR ANY DAMAGE CAUSED BY THEIR WORK.
2. CODES: ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL CODES AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND DEFEND AGAINST ALL CLAIMS OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE REGULATION.
3. THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
4. QUALITY WORKMANSHIP SHALL BE OF THE HIGHEST TYPE AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATION AND APPLICATIONS SHALL CONFORM TO MANUFACTURER'S SPECIFICATION.
5. COORDINATION OF THE WORK: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND MECHANICAL TRADES WHETHER THEY RECEIVE CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTOR'S INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
6. MECHANICAL TRADES: THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK RAPIDLY AS THE OTHER WORK PERMITS, AND COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
7. EXAMINATION OF THE SITE AND DOCUMENTS: THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LAMINATIONS WHICH EFFECT THE CONTRACT. HE SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS WITH THE SUBMITTAL OF HIS PROPOSAL FOR DISCREPANCIES, CONVENIENCE AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
8. SEPARATE CONTRACTS: THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
9. GUARANTEED: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR PERIOD OF ONE YEAR. THE CONTRACTOR SHALL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR LONGER PERIOD OF TIME OF CERTAIN ITEMS.
10. TRASH REMOVAL: EACH CONTRACTOR SHALL PROVIDE FOR TRASH REMOVAL. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY AT HIS OPTION PAY FOR ITS REMOVAL AND BACK CHARGE THE CONTRACTOR UNLESS OWNER AGREE IN CONTRACT TO PAY FOR TRASH REMOVAL.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
12. DESIGN LIVE LOADS: ROOF 35#/SQ.FT. , FIRST FLOOR 40#/SQ.FT. , SECOND FLOOR 30#/SQ.FT.
13. HEATING, PLUMBING, AIR CONDITIONING AND ELECTRICAL ARE PART OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, DUCTS, INSERTS,
14. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
15. SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE CONTRACTOR/ FOUNDATION AND FOOTING DESIGN SHALL BE MODIFIED AS REQUIRED TO COMPLY WITH LOCAL WITH LOCAL AND STATE CODES REGARDING LOCAL SOIL CONDITIONS. VERIFY SOILS PRIOR TO INSTALLATION OF FOOTINGS.
16. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT ANY OTHER SYSTEM OF METHOD BY THE DESIGNER SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY.
17. IT IS NOT INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES, DEVICES NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
18. IT IS THE OWNER RESPONSIBILITY TO SELECT ALL FINISHES I.E. PAINT/STAIN, VINYL WALL COVERING, FLOOR MATERIAL, MOLDINGS AND ELECTRICAL RECEPTACLES, ETC. IT IS THE CONTRACTORS RESPONSIBILITY TO PURCHASE AND INSTALL ITEMS AS THE OWNER SELECTED ITEMS.

19. BASEMENT PORTION OF THE PREMISES SHALL DRY. THIS CONDITION IS TO BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
20. GENERAL CONTRACTOR TO PROVIDE WORKMAN'S COMP. INSURANCE CERTIFICATE, BUILDERS RISK INSURANCE TO BE PROVIDED WITH OWNER PRIOR TO SUBMITTING BID.

DOORS

1. INTERIOR

INTERIOR

1. ALL INTERIOR WOOD TRIM, IE. MOLDINGS, CHAIR RAIL, CORNER BLOCKS, PLINTH BLOCKS, DOOR TRIM, CASING, ETC. TO BE AS MANUFACTURED BY TYPE "X" MAY NOT APPLY TO THIS PROJECT.
2. CONTRACTOR TO PROVIDE ALL SCALES FOR FINISHER'S APPROVAL.
3. BASEBOARD THOUGH OUT TO BE 1" X 8" CLEAR, STAIN GRADE WITH APPLIED MOLDING.
4. CONTRACTOR TO PROVIDE FOR VINDOW SILLS AT ALL WINDOWS.
5. CONTRACTOR SHALL PROVIDE FOR MOLDING IN SELECTED ROOMS TO BE SELECTED BY OWNER (OWNY NOT APPLY).
6. DOOR MOLDING @ BASE TO BE ABOVE PLINTH BLOCKS, TYPICAL THROUGHOUT.
7. CONTRACTOR SHALL REVIEW WITH OWNER EACH CLOSET INTERIOR AS TO SHELVING/REVIS/DRAWERS ETC.
8. ALL INTERIOR WALLS ARE TO RECEIVE A PLASTER SKIN COAT APPLIED ACHIEVE A SMOOTH, CONSISTENT FINISH.
9. ALL INTERIOR CEILING TO BE FINISHED BY OWNER TO SELECT TEXTURE.
10. ALL SUB FLOORING IS TO BE LEVEL WITH FLASH JOISTS AND PREPPED TO RECEIVE FINISH FLOORING AS INDICATED ON PLANS AND AS SELECTED BY OWNER.
11. ALL INTERIOR FINISHES IE-PAINTING AND STAINING BY GENERAL CONTRACTOR. OWNER TO SELECT COLOR.
12. CARPETING TURNED IN AND INSTALLED BY CONTRACTOR OR OWNER.
13. HARDWARE, IE LLOCKS SETS TO BE MANUFACTURED BY SCHLAGE OR EQUAL.

ELECTRICAL:

1. CONTRACTOR TO PROVIDE ALL MATERIAL (SUBJECT TO VERIFY WITH CONTRACTOR)
2. CONTRACTOR SHALL FURNISH AND INSTALL WIRING FOR TELEPHONE JACKS AND CABLE TV OUTLETS. LOCATION TO BE SELECTED BY OWNER.
3. CONTRACTOR TO PROVIDE AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE.
4. CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION OF OWNERS SECURITY ALARM SYSTEM MAY NOT APPLY.
5. OWNER TO SELECT TYPE, MAKE AND MODEL OF ALL ELECTRICAL RECEPTABLES AND SWITCHES, DESIGNER SERIES, AS MANUFACTURED BY LUTRON OR APPROVED EQUAL.
6. ALL SWITCHES TO BE MANUFACTURED BY LIGHTOLIER, PROGRESS OR EQUAL.
7. CONTRACTOR TO FURNISH AND INSTALL SURFACE MOUNTED, BARE, BULB, FLUORESCENT LIGHT FIXTURES IN BASEMENT UNFINISHED AREAS WITH FINISHING WITH IN PROGRESS.
8. LIGHTING FIXTURE LAYOUT ON PLANS ARE SUGGESTED, REVIEW ALL LIGHTING WITH OWNER PRIOR TO ROUGH-IN.
9. CONTRACTOR TO FURNISH AND INSTALL SURFACE MOUNTED, 18" BARE BULB FLUORESCENT LIGHT FIXTURES IN SELECTED CLOSETS (SEE PLANS).
10. ALL RECEPTABLES, LIGHT FIXTURES, ETC. TO BE REVIEWED WITH OWNER PRIOR TO INSTALLATION.
11. CONTRACTOR TO PROVIDE 3 WATERPROOF OUTLETS AT EACH SIDE OF BUILDING ADDITION (NOT APPLICABLE)
12. ELECTRICAL RECEPTABLES AS PER GUIDE

HEATING

2. HEATING SYSTEM WILL FORCED HOT WATER VIA FIN TUBE RADIATION OR BY GAS TO SIZE BOILER AND COORDINATE ZONING WITH OWNER.

AIR CONDITIONING / VENTILATION

1. CONTRACTOR TO PROVIDE AND INSTALL CENTRAL AIR CONDITIONING (MAY NOT APPLY TO THIS PROJECT).
2. CONTRACTOR TO FURNISH AND INSTALL EXHAUST FANS FOR EACH BATHROOM AND LAV, AS MANUFACTURED BY NUT ONE, BROAD OR APPROVED EQUAL.

1. DESIGN LOADS:
- ROOF:
30PSF LIVE LOAD AND 17 PSF DEAD LOAD = 47PSF
- FIRST FLOOR:
40PSF LIVE LOAD AND 10 PSF DEAD LOAD = 50PSF
- SECOND FLOOR:
40 PSF LIVE LOAD AND 10 PSF DEAD LOAD= 50 PSF
EXCEPT SLEEPING AREAS 30 PSF LIVE LOAD AND 10 PSF DEAD LOAD =40 PSF

2. LATERAL LOADS
-WINDS 20PSF

- ### 3. SOIL VALUE

- ASSUMED TO BE 1500 PSF BEARING CAPACITY
- WATER TABLE, MIN 2'-0" BELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS.
- SOIL TYPES, FOOTINGS, FOUNDATION WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT OR OTHER ORGANIC MATERIALS.

4. FOOTINGS
- BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 2'-6" BELOW FINISH GRADE.
 - FOOTINGS FOR SOLID MASONRY PIERS SHALL PROJECT 9" EACH SIDE TO THE PIER ABOVE AND SHALL BE 1'-6" DEEP UNLESS OTHERWISE NOTED.

SCOPE OF WORK:

1. NEW KITCHEN IN THE BASEMENT.
2. TO ENCLOSE EXISTING LAUNDRY AREA.
3. ALL HVAC SYSTEMS ARE EXISTING TO REMAIN.
4. ALL PLUMBING SYSTEMS ARE EXISTING TO REMAIN.
NEW FIXTURES FOR KITCHEN.
5. ELECTRICAL INCOMING SYSTEM IS EXISTING TO REMAIN
ALL LIGHTING & OUTLETS ARE EXISTING TO REMAIN.
MINOR ADJUSTMENT FOR LIGHT FIXTURES &
SWITCHES AS REQ'D.

DRAWING LIST

CS COVER SHEET

- A-1 EXISTING BASEMENT PLAN.
PROPOSED BASEMENT PLAN.

- E/M-1 ELECTRICAL PLAN
MECHANICAL PLAN
P-1 PLUMBING PLAN

NOTE:

- ALL WORK SHALL COMPLY WITH CURRENT WASHINGTON, DC, WIDE UNIFORM BUILDING CODE, I.R.C. 2006 AS WELL AS WITH ANY LOCAL CODES, REGULATIONS OR ORDINANCES.

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COVER SHEET

DRAWING BY:
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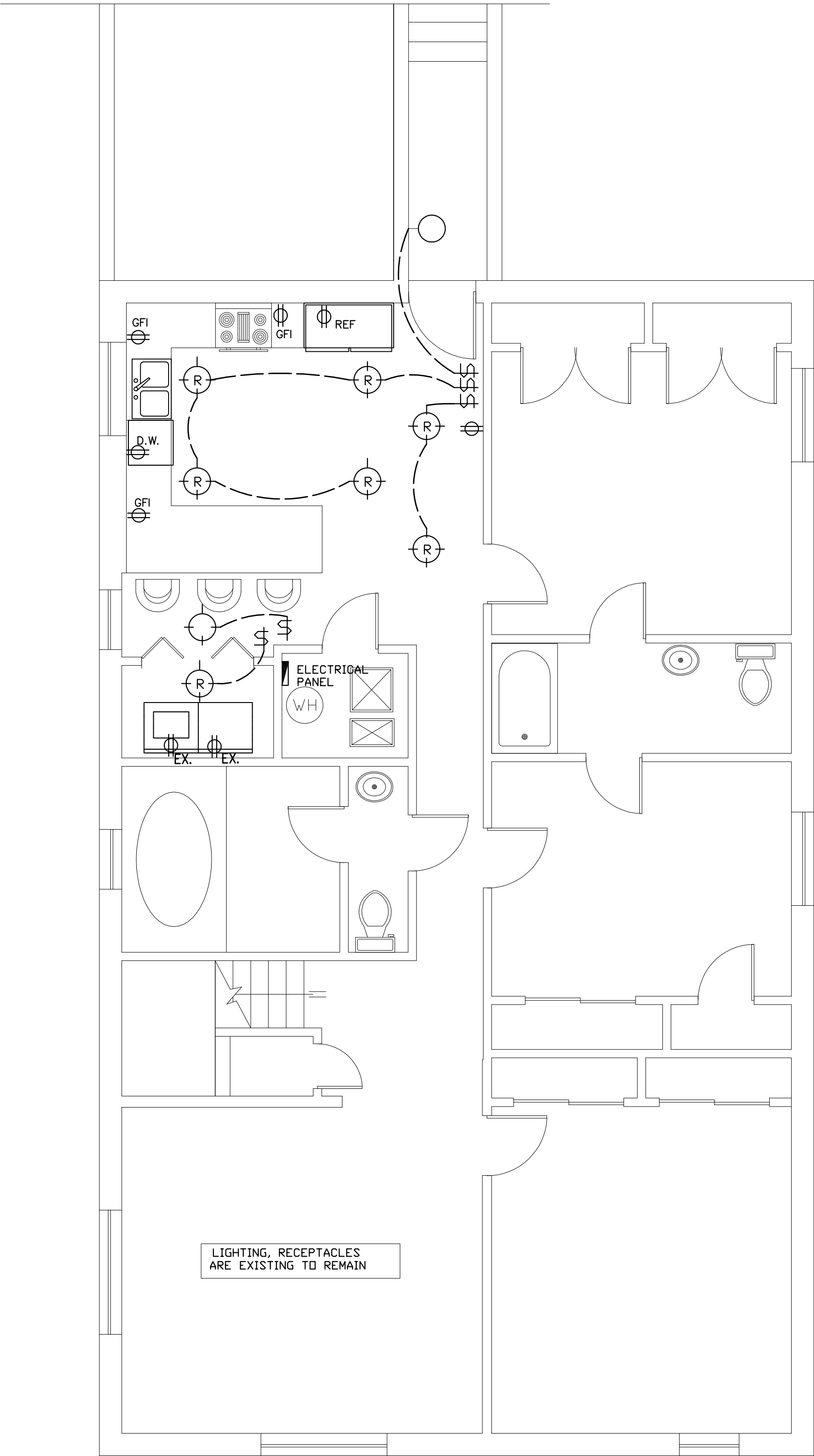
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ELECTRICAL BASEMENT PLAN

SCALE: 1/4"= 1'-0"

ELECTRICAL INCOMING SYSTEM IS EXISTING TO REMAIN
ALL LIGHTING & OUTLETS ARE EXISTING TO REMAIN.
MINOR ADJUSTMENT FOR LIGHT FIXTURES &
SWITCHES AS REQ'D.

PANEL "A"																	
PANELBOARD: "A"		BUS RATING: 225		MLO: _____		MCB: 200		SECTIONS: _____									
MIN. AIC: 10K		VOLTS: 120 / 208		PHASE: 3		WIRE: 4		NEUTRAL BUS: ☒ 100% ☐ 200%									
ENCLOSURE, NEMA: 1		MOUNTING: SURFACE		GROUND BUS: ☒		ISOLATED GROUND BUS: _____											
LOCATION: _____		REMARKS: _____															
CKT NO	DESCRIPTION	CONDUIT	WIRE	LOAD KVA	BRANCH CKT			PHASE A B C	BRANCH CKT			LOAD KVA	WIRE	CONDUIT	DESCRIPTION	CKT NO	
					TRIP AMPS	POLE	NOTE		NOTE	POLE	TRIP AMPS						
1	SPARE	*	*	*	20	1	(N)	●			1	20	*	*	*	SPARE	2
3	DRYER	3/4"	2#12+1#12G	1.6	20	1	(N)	●			1	20	*	*	*	SPARE	4
5	WASHING MACHINE	3/4"	2#12+1#12G	1.2	20	1	(N)	●			1	20	1.2	2#12+1#12G	3/4"	RECEPTACLES (SEWNG. RM)	6
7	SPARE	*	*	*	20	1	(N)	●			1	20	1.2	2#12+1#12G	3/4"	RECEPTACLES(BATH RMS 1 & 2)	8
9	STORAGE ROOM(RECEP.)	3/4"	2#12+1#12G	1.2	20	1	(N)	●			1	20	1.2	2#12+1#12G	3/4"	KITCHEN	10
11	DINNING ROOM(RECEP.)	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	KITCHEN	12
13	MECHAN. ROOM	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	KITCHEN	14
15	HALL	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	KITCHEN	16
17	BATH ROOM (RECEP.)	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	STAIRS	18
19	RECEPTACLES (HALL)	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	LIGHTING (LAUNDRY)	20
21	RECEPTACLES	3/4"	2#12+1#12G	1.2	20	1		●			1	20	1.2	2#12+1#12G	3/4"	MASTER BEDROOM	22
23	HOT TUB	3/4"	2#12+1#12G	1.6	20	1		●			1	20	1.2	2#12+1#12G	3/4"	RECEPTACLES (GENERAL)	24
25	A/C UNIT	3/4"	2#12+1#12G	10.2	20	1		●			1	20	2.4	2#12+1#12G	3/4"	FURNACE	26
27	SPARE	*	*	*	20	1		●			1	20	*	*	*	SPARE	28
29	SPARE	*	*	*	20	1		●			1	20	*	*	*	SPARE	30
				21.4							14.4	TOTAL : 35.8					

KEY TO ELECTRICAL FEATURES

EXISTING	EX.
SINGLE POLE SWITCH	
TREE-WAY SWITCH	
EXHAUST FAN	
SHOWER LIGHT	
LIGHT FIXTURE	
DUPLEX OUTLET	
WALL INCANDESCENT	
EXISTING SMOKE DETECTOR	
ELECTRICAL PANEL	

LE DESIGN

IDEAS PROJECTS CONSTRUCTION

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angulo@yahoo.com

OWNER:

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FLOOR PLANS

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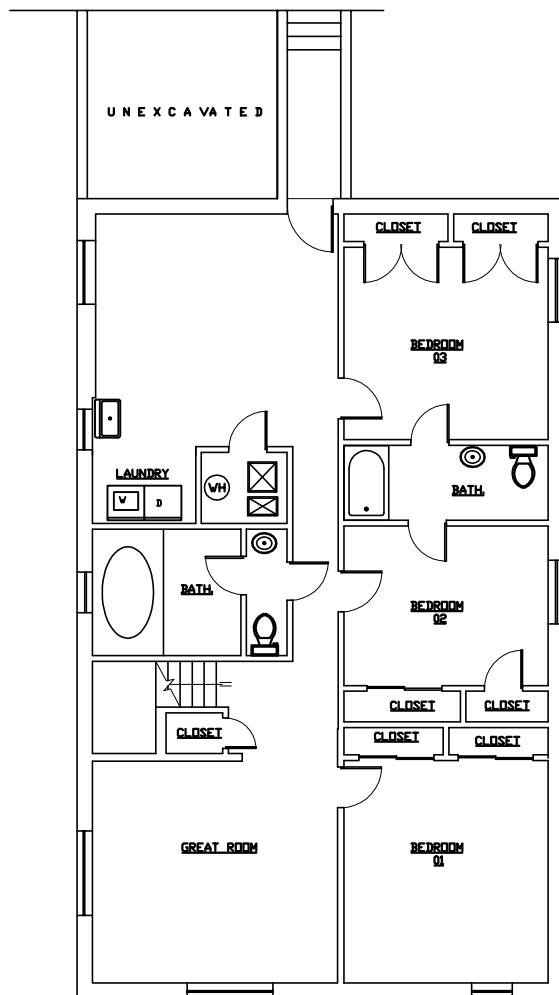
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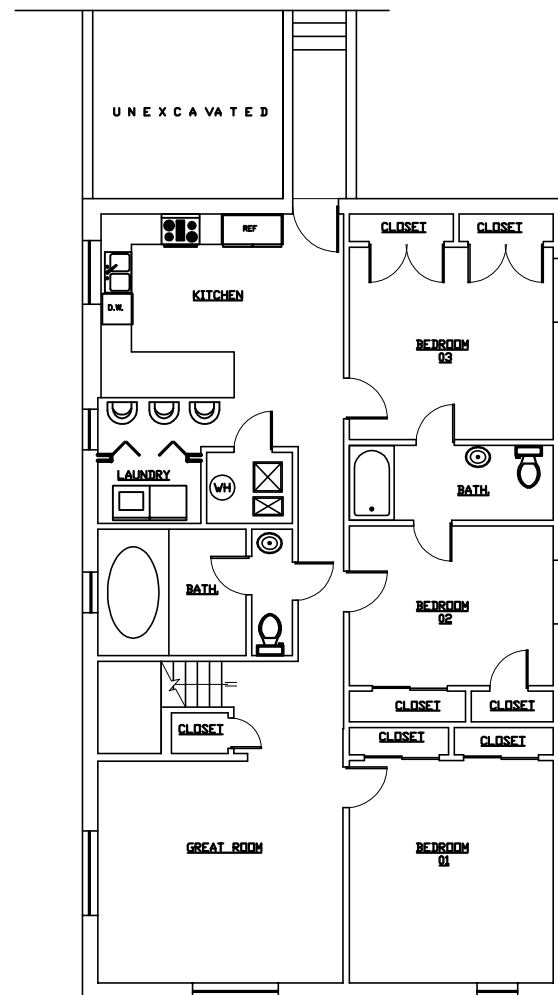
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2 OF 4



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

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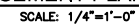
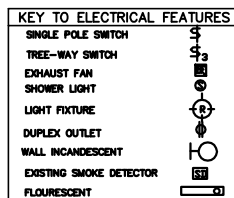
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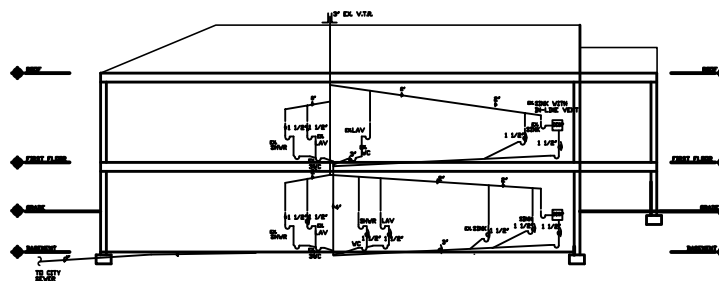
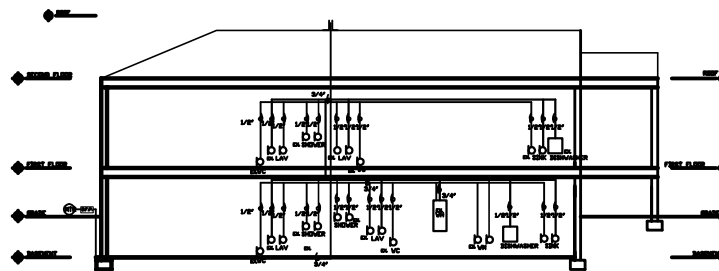
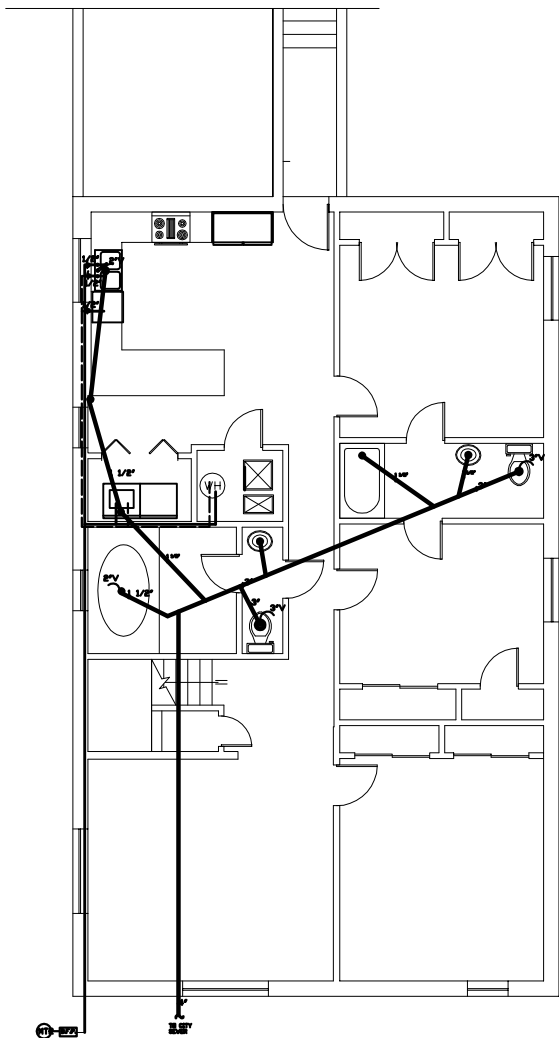


SCALE: 1/4"=1'-0"

ELECTRICAL INCOMING SYSTEM IS EXISTING TO REMAIN
ALL LIGHTING & OUTLETS ARE EXISTING TO REMAIN.
MINOR ADJUSTMENT FOR LIGHT FIXTURES &
SWITCHES AS REQ'D.



ELECTRICAL PLAN MECHANICAL PLAN		OWNER: MR. JORDAN WANAMAKER		HOUSE LOCATION: 4005 ANACOSTIA AVENUE N.E.		WASHINGTON, D.C.	
DRAWING BY: FERNANDO ANGULO							
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SHEET NUMBER	E/M-1						
3 OF 4							



NOTES

- 1 WATER LINES (DOMESTIC) SHALL BE COPPER OR P.V.C. AS PER A.S.T.M. -D-1228 OR 1527 OR E.C. NO LEAD OR GALVANIZED PIPING SHALL BE USED.
- 2 ALL PLUMBING WORK SHALL BE DONE BY D.C. LICENSED PLUMBING CO.
- 3 ALL WORK SHALL BE DONE UNDER D.C. GOV. PLUMBING PERMIT AND INSPECTED AND APPROVED BY D.C. GOVERNMENT INSPECTORS.

ABBREVIATIONS

EX	EXISTING
V.T.R.	VENTILATION THRU ROOF
DIS	TRASH DISPOSAL
LAV	LAVATORY
WH	WATER HEATER
WM	WASHING MACHINE
SHWR	SHOWER/TUB
WC	WATER CLOSET

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