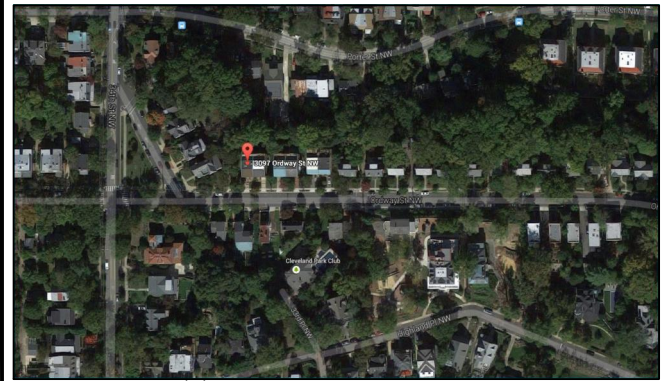




ABBREVIATIONS:

Q EXIST. R PENNY(NAILS) A/V	CENTERLINE EXISTING PLATE AUDIO-VISUAL	HO HT ID IN INSUL INT	HOME OWNER HEIGHT INSIDE DIAMETER / INSIDE DIMENSION INCHES INSULATION INTERIOR
ADD ADJ. AFT ALU ALT ANOD AP APPROX ARCH	ADDENDUM ADJUSTABLE / ADJACENT ABOVE-FINISH FLOOR ALUMINUM ALTERNATE / ALTERATION ANODIZED ACCESS PANEL APPROXIMATE ARCHITECT / ARCHITECTURAL	L LAV LB LL LT	LEFT / LENGTH LAVATORY POUND LIVE LOAD LIGHT
BD BITUM BLDG BLK BLKG BM BO BOT	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BY OWNER BOTTOM	MAS MAT MAX MECH MET MEZZ MFR MIN MIR MISC MO MOD MTD MUL	MASONRY MATERIAL MAXIMUM MECHANICAL METAL MEZZANINE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MODIFY MOUNTED MULLION
CAB CB CJ C CLC CLKG CL CLR CMU CO COL CONC CONST CONT COORD CONTR CU	CABINET CORNICE BOARD CAST IRON CONTROL JOINT CENTER LINE CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNITS CLEAN OUT COLUMN CONCRETE CONSTRUCTION CONTINUOUS COORDINATE COUNTER CUBIC	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
DBL DEMO DET DIA DIFF DIM DISP DL DN DR DO DW DWG DWR	DOUBLE DEMOLITION DETAIL DIAMETER DIFFUSER DIMENSION DISPOSAL DEAD LOAD DOWN DOOR DOOR OPENING DISHWASHER DRAWING DRAWER	OA OC OD OH OPNG PBD	OVER ALL ON CENTER OUTSIDE DIAMETER / OUTSIDE DIMENSION OVERHEAD OPENING PARTICLE BOARD
E EA EJ EL ELEC ELEV EQ EQUIP ETR EXH EXP EXPO EXIST. EXT	EAST EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR ELECTRICAL PANEL / END PANEL EQUAL EQUIPMENT EXISTING TO REMAIN EXHAUST EXPANSION EXPOSED EXISTING EXTERIOR	PL PLAS PLYWD PNL PTD POL PRE FAB PSF PSI PT PVC R RA RAD RCP RD REC REF REFIN REQ RET REV RO	PLATE PLASTER PLYWOOD PANEL PAINT POLISH PRE-FABRICATE POUND PER SQUARE FOOT POUND PER SQUARE INCH POINT POLYVINYL CHLORIDE RISER RETURN AIR RADIUS REFLECTED CEILING PLAN ROOF DRAIN RECEPTACLE/RECESSED REFERENCE / REFRIGERATOR REINFORCED REQUIRED RETURN REVISION ROUGH OPENING
FAB FBD FD FF FIC FIN FIO FLR FLG FLUOR FOB FOC FOF FOM FOS FP FT FUR	FABRICATE FIBER BOARD FLOOR DRAIN FACTORY FINISH FURNISHED AND INSTALLED BY CONTRACTOR FINISH FURNISHED AND INSTALLED BY OWNER FLOOR FLASHING FLUORESCENT FACE OF BRICK FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUDS FIREPROOF(ING) FOOT OR FEET FURRING	S SA S&V SF SM SPEC SQ SS ST STC STD STL STRUCT SYM	SOUTH SUPPLY AIR STAIN AND VARNISH SQUARE FEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STONE SOUND-TRANSMISSION CLASS STANDARD STEEL STRUCTURAL SYMMETRICAL
GA GALV GC GD GFCI GL GLB GND GWB GYP HDR HDWD HDWR HORIZ	GAUGE GALVANIZED GENERAL CONTRACTOR GARBAGE DISPOSAL GROUND-Fault CIRCUIT INTERRUPTER GLASS / GLAZING / GLAZED GLASS BLOCK GROUND GYPSUM WALL BOARD GYPSUM HEADER HARDWOOD HARDWARE HORIZONTAL	T T&B T&G TBD TEL TEMP TO TOW TV TYP UNF UON UTIL VIF W W/ W/O WC WD WH WIN WP WT	TREAD TOP AND BOTTOM TONGUE AND GROOVE TO BE DETERMINED TELEPHONE TEMPERED/TEMPORARY/TEMPERATURE TRIMMED OPENING TOP OF WALL TELEVISION TYPICAL UNFINISHED UNLESS OTHERWISE NOTED UTILITY VERIFY IN FIELD WEST / WIDE WITH WITHOUT WATER CLOSET WOOD WATER HEATER WINDOW WATERPROOF WEIGHT

NEW REAR 1-STORY ADDITION

3097 ORDDWAY STREET NW
WASHINGTON, DC 20008

PROJECT TEAM:

OWNERS:

SYMI ROM-RYMER
JUSTIN GILSTRAP
3097 ORDDWAY STREET NW
WASHINGTON, DC 20008
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202.321.1783

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STERLING, VA 20164

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571.482.8216

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PREMIER CONTRACTING & DESIGN INC.
39 NEWPORT DRIVE
BERLIN, MD 21811

JOEL GONZALEZ
joelg0661@gmail.com
240.883.8022

DRAWING INDEX:

G.1 COVER/TITLE SHEET

A.1 EXIST. FLOOR PLANS

A.2 EXIST. ELEVATIONS

A.3 DEMO FLOOR PLANS

A.4 DEMO ELEVATIONS

A.5 PROPOSED FLOOR PLANS

A.6 PROPOSED WEST ELEVATIONS

A.6A PROPOSED NORTH ELEVATIONS

A.7 BUILDING & TYP. WALL SECTIONS, 2-HR FIRE RATED WALL & DETAIL

A.8 PART. FIRST & SECOND FLOOR ELECT. PLANS

S1 FOUNDATION & FRAMING PLANS

SD0 FOUNDATION DETAILS

SD1 FRAMING DETAILS

SD2 FRAMING DETAILS

SG GENERAL NOTES

SYMBOLS:

DETAIL

 DRAWING NUMBER
SHEET NUMBER

ELEVATION

 DRAWING NUMBER
SHEET NUMBER

SECTION

 DRAWING NUMBER
SHEET NUMBER

ROOM NUMBER &
INTERIOR ELEVATION

 ROOM NUMBER
WALL NUMBER

WINDOW REFERENCE

 WINDOW NUMBER

DOOR REFERENCE

 DOOR NUMBER

REVISION REFERENCE

 REVISION NUMBER

BUILDING CODE ANALYSIS:

THESE PLANS CONFORM TO IRC 2012 AS AMMENDED BY
WASHINGTON, DC; DCMR 12B - 2013

USE GROUP: RESIDENTIAL GROUP R-3

CONSTRUCTION TYPE: VB

BUILDING DESIGN CRITERIA:

GROUND SNOW LOAD:	25 PSF	WINTER DESIGN TEMP.:	15 F
WIND SPEED:	90 MPH	ICE SHIELD UNDERLAY:	YES
SEISMIC DESIGN CAT.:	B	FLOOD HAZARD:	03-05-1990
WEATHERING:	SEVERE	AIR FREEZING INDEX:	<1500 F
FROST DEPTH:	24"	MEAN ANNUAL TEMP.:	50 F
TERMITE:	MOD. TO HEAVY	DECAY:	SLIGHT TO MOD.

ZONING ANALYSIS:

LOT DESCRIPTION: SQUARE - 2067
SUFFIX - N/A
LOT - 0121

LOT AREA: 3,325 SQ FT

ZONE: R-2

MAX. BUILDING HT: MAX. 40'

MAX. NO. OF STORIES: 3

SETBACKS: REAR - 20'
SIDE - 8'

MAX. OCCUPANCY: 40%

MAX. OCCUPANCY FAR: N/A

HISTORIC DISTRICT: CLEVELAND PARK

GENERAL NOTES:

THE FOLLOWING NOTES SHALL APPLY TO ALL DRAWINGS AND SPECIFICATIONS MADE AS
PART OF THE CONTRACT FOR CONSTRUCTION OF THIS PROJECT. INCLUDING THOSE
DRAWINGS LISTED ON THIS SHEET.

- DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN DWGS.
- DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL (i.e. FACE OF GWB, MASONRY, OR
EXISTING CONSTRUCTION) UNLESS OTHERWISE NOTED.
- ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM
TO THE REQUIREMENTS OF LOCAL, MUNICIPAL, STATE & FEDERAL LAWS, AS WELL AS
ANY OTHER GOVERNING AGENCIES, WHETHER OR NOT SPECIFIED IN THESE DRAWINGS.
- ALL WORK PRESENTED IN THE DRAWINGS OF THIS PROJECT SHALL BE CONSIDERED
PART OF THE WORK REQUIRED FOR THE CONTRACT. DOCUMENTS OF THE PROJECT AND SHALL BE EXECUTED IN A MANNER CONSISTENT
WITH THE PROVISIONS DESCRIBED IN THE SPECIFICATIONS AND IN GENERAL.
- THE CONSTRUCTION WORK DESCRIBED IN THESE DRAWINGS IS APPLICABLE ONLY TO
THIS PROJECT. THE ARCHITECT ACCEPTS NO LIABILITY WHATSOEVER FOR ANY
CONSTRUCTION WORK PERFORMED ON THE BASIS OF THESE DRAWINGS IF SUCH WORK
IS NOT EXECUTED UNDER A GENERAL CONTRACT.
- EACH SUB-CONTRACTOR SHALL APPLY FOR & OBTAIN ALL LEGALLY REQ'D
APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION & COMPLETION OF ALL
THEIR WORK.
- EACH CONTRACTOR/SUBCONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS &
CONDITIONS ON THE JOB SITE & SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES
BETWEEN THE DRAWINGS, NOTES & FIELD CONDITIONS BEFORE COMMENCING ANY
WORK AND SHALL REQUEST CLARIFICATION FROM ARCHITECT AND/OR THE HOME
OWNER.
- THESE ARE DESIGN-INTENT DWGS. CONTRACTOR IS RESPONSIBLE FOR CLARIFYING
ALL FINAL DIMENSIONS & DETAILS WITH HOME OWNER PRIOR TO CONSTRUCTION.
- BEFORE SUBMITTING A PROPOSAL, ALL SUB-CONTRACTORS SHALL VISIT THE
PREMISES, FAMILIARIZE THEMSELVES W/ EXIST. CONDITIONS & SATISFY THEMSELVES AS
TO THE NATURE & SCOPE OF THE WORK & THE DIFFICULTIES THAT ATTEND TO ITS
EXECUTION.
- THE SUB-CONTRACTORS SHALL REMOVE ALL DEBRIS & WASTE MATERIALS CREATED
BY ITS OWN EMPLOYEES FROM SITE PREMISES.
- NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO THE
ARCHITECT & APPROVED BY THE ARCHITECT IN WRITING.
- ALL CONSTRUCTION & SUBCONTRACTED WORK IS TO BE PERFORMED BY
CONTRACTORS LICENSED IN THE JURISDICTION WHERE THE WORK IS BEING EXECUTED
AND WILL PROVIDE A CERTIFICATE OF INSURANCE TO HOME OWNER.

ROM-RYMER RESIDENCE_REAR 1-STORY ADDITION_BZA CASE#FY-01-80-Z, SUBMITTED 09-21-2015

G.MANU & ASSOCIATES, LLC.

2941 FAIRVIEW PARK DR. STE. 650

FALLS CHURCH, VA 22042

Phone 571-241-4130 / 571-338-8287

www.gmanuassociates.com

ROM-RYMER RESIDENCE

3097 ORDDWAY STREET NW

WASHINGTON D.C. 20008

TITLE / COVER PAGE

Project
Name:

Drawing
Name:

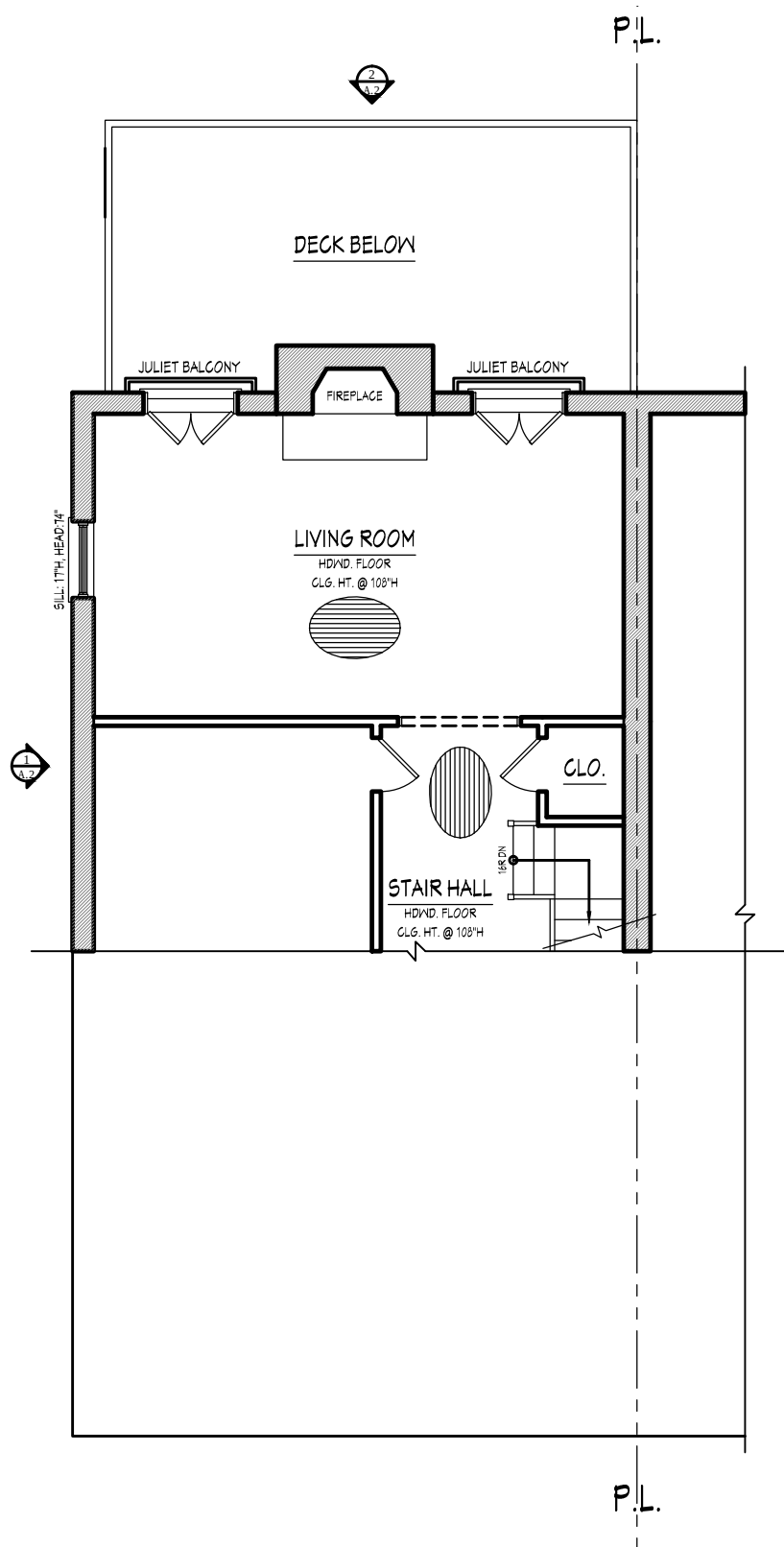
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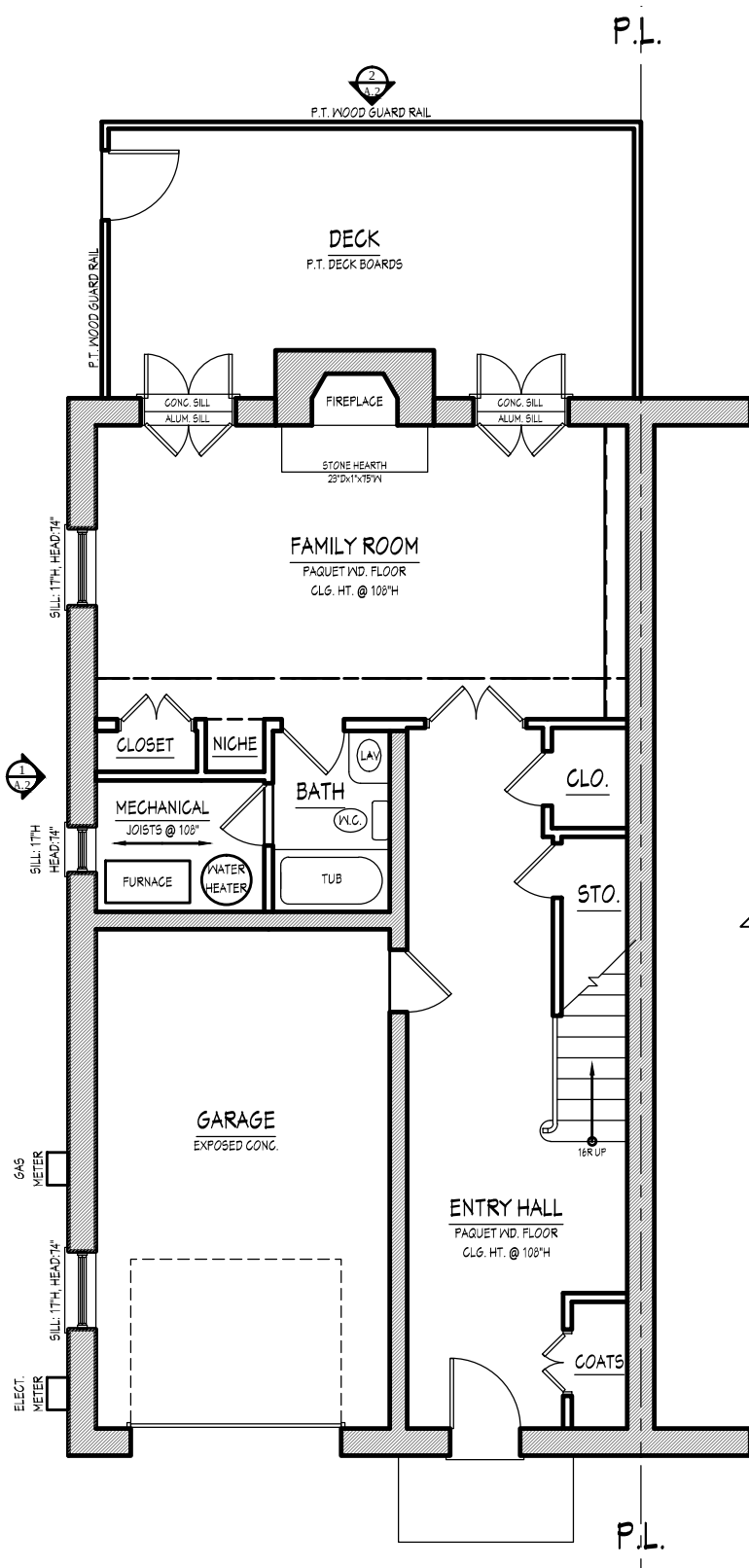
Date: 09-21-15
Binding order: of

CASE NO.19147

EXHIBIT NO.8



2 EXIST. SECOND FLOOR PLAN (PART.)
A.1 SCALE: 1/8" = 1'-0"



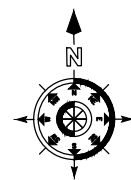
1 EXIST. FIRST FLOOR PLAN (PART.)
A.1 SCALE: 1/8" = 1'-0"

NOTES:

- 1 - THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING AS-BUILT CONDITIONS IN FIELD
- 2 - ALL DIMENSIONS SHALL BE VERIFIED IN FIELD
- 3 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
- 4 - ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN DIMS OR ANY OBSTACLES AS A RESULT OF PREVIOUSLY CONCEALED CONDITIONS
- 5 - COORDINATE AS-BUILT DIMS w/ OTHER DIMS IN SET OF CONSTRUCTION DRAWINGS

LEGEND

- EXIST. MASONRY WALL
- EXIST. WD. STUD WALL



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EXIST. FLOOR PLANS

Project Name:

Drawing Name:

Sheet No :

A.1

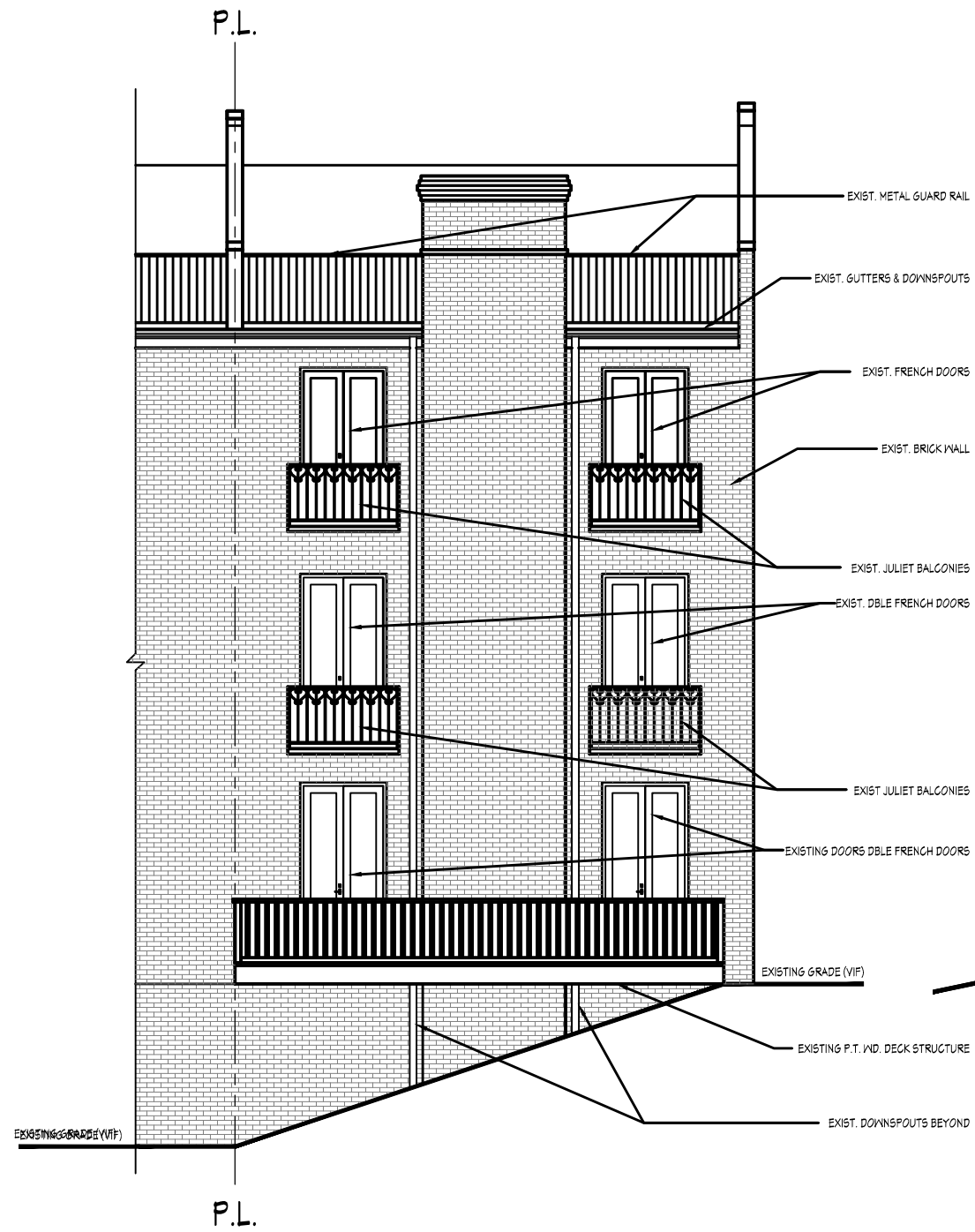
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Binding order: of

G.MANU & ASSOCIATES, LLC.

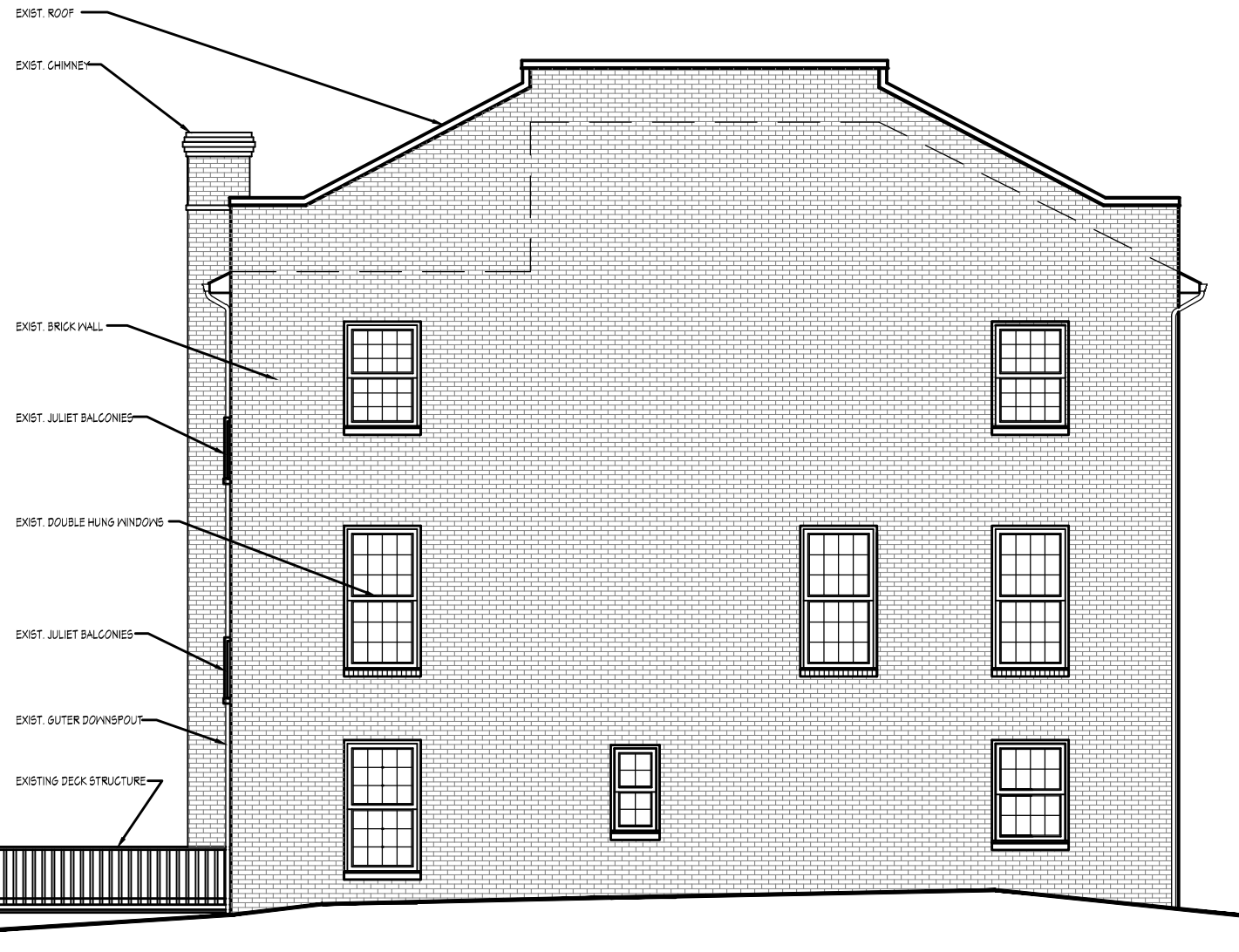
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FALLS CHURCH, VA 22042

Phone 571-241-4130 / 571-338-8287

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2 NORTH EXTERIOR ELEVATION
A.2 SCALE: 1/8" = 1-0"



1 EXIST. WEST EXTERIOR ELEVATION
A.2 SCALE: 1/8" = 1-0"

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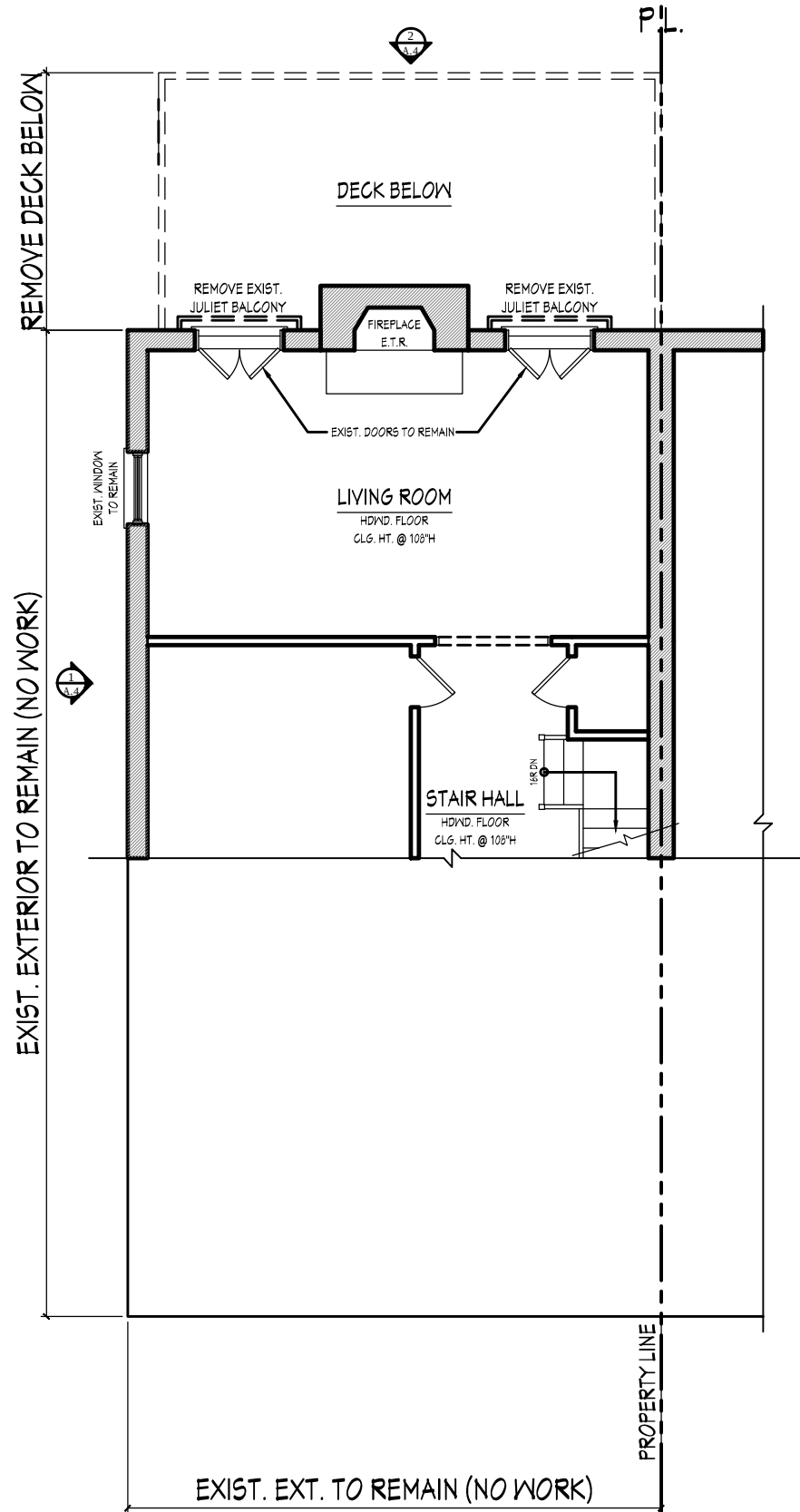
ROM-RYMER RESIDENCE
3097 ORDWAY STREET NW
WASHINGTON D.C. 20008
EXIST. ELEVATIONS

Project Name:
Drawing Name:

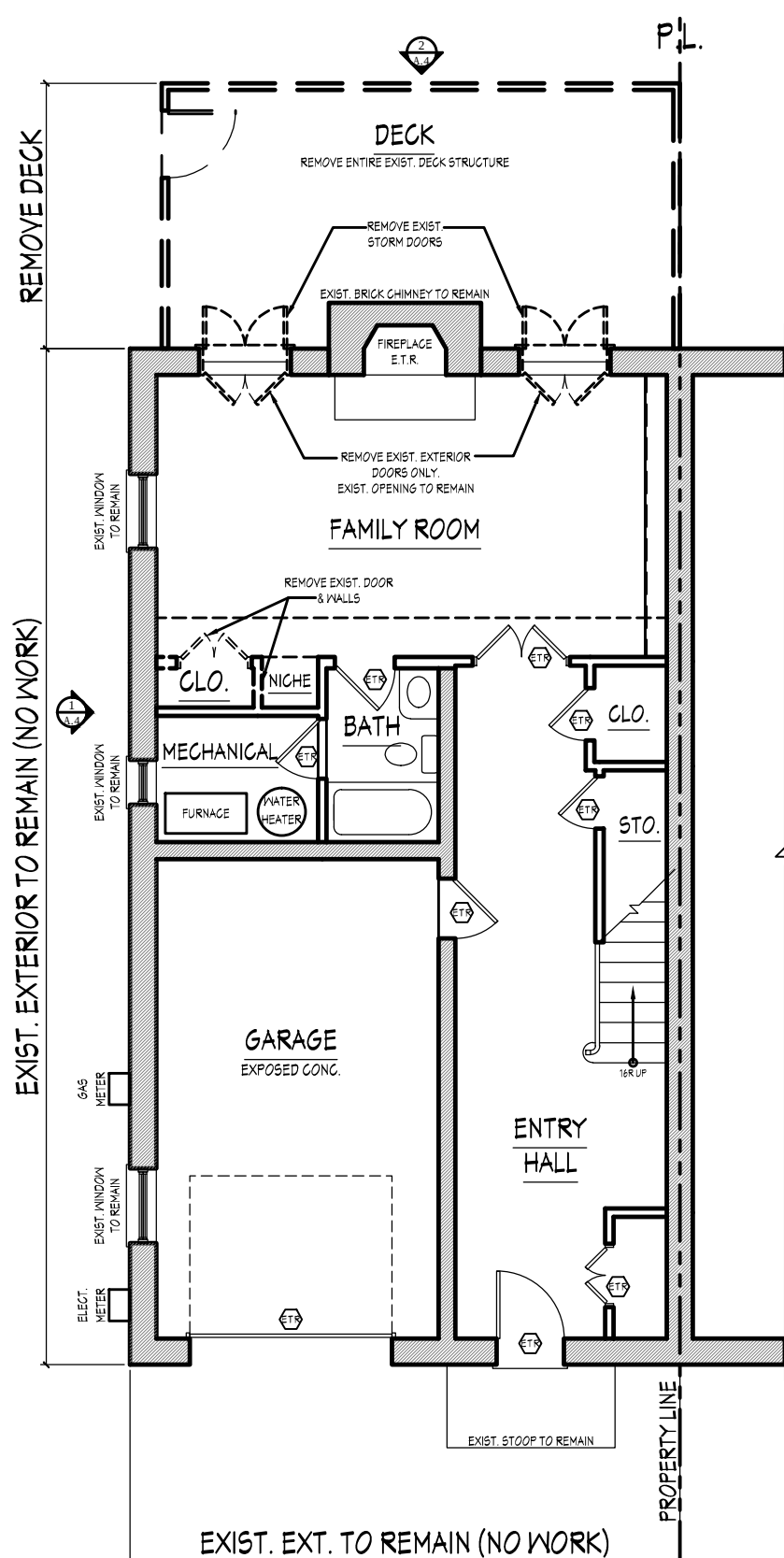
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Date: 09-21-15
Binding order: of



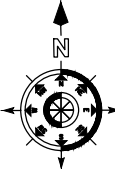
2 SECOND FLOOR DEMO PLAN (PART.)
A.3 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMO PLAN (PART.)
A.3 SCALE: 1/8" = 1'-0"

- REMOVAL NOTES:**
- 1 - ALL ITEMS REMOVED SHALL BE DISPOSED OF UNLESS OTHERWISE NOTED
 - 2 - PROTECT FINISHED MATERIALS ADJACENT TO OR IN THE PATH OF WORK
 - 3 - PROVIDE TEMPORARY STRUCTURAL SUPPORT/SHORING WHEN REMOVING WALLS AND/OR CREATING NEW OPENINGS ALL LOADBEARING WALLS
 - 4 - ALL EXISTING CONDITIONS ARE TO BE VERIFIED IN FIELD AND COORDINATED WITH NEW WORK TO BE DONE
 - 5 - COORDINATE REMOVAL PLAN w/ OTHER DWGS INCLUDED IN SET OF PLANS
 - 6 - CONTRACTOR SHALL FIELD-VERIFY ALL EXIST. STRUCTURAL ELEMENTS/COMPONENTS & COORD. w/ NEW WORK TO BE DONE
 - 7 - ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN DWGS OR ANY OBSTACLES AS A RESULT OF PREVIOUSLY CONCEALED CONDITIONS.

- LEGEND**
- EXIST. WALL TO REMAIN
 - EXIST. WALL TO BE REMOVED
 - EXIST. WD. STUD WALL TO REMAIN
 - EXIST. WD. STUD WALL TO BE REMOVED
 - EXIST. DOOR TO BE REMOVED
 - EXIST. WINDOW TO BE REMOVED
 - EXIST. PLUMBING FX TO BE REMOVED



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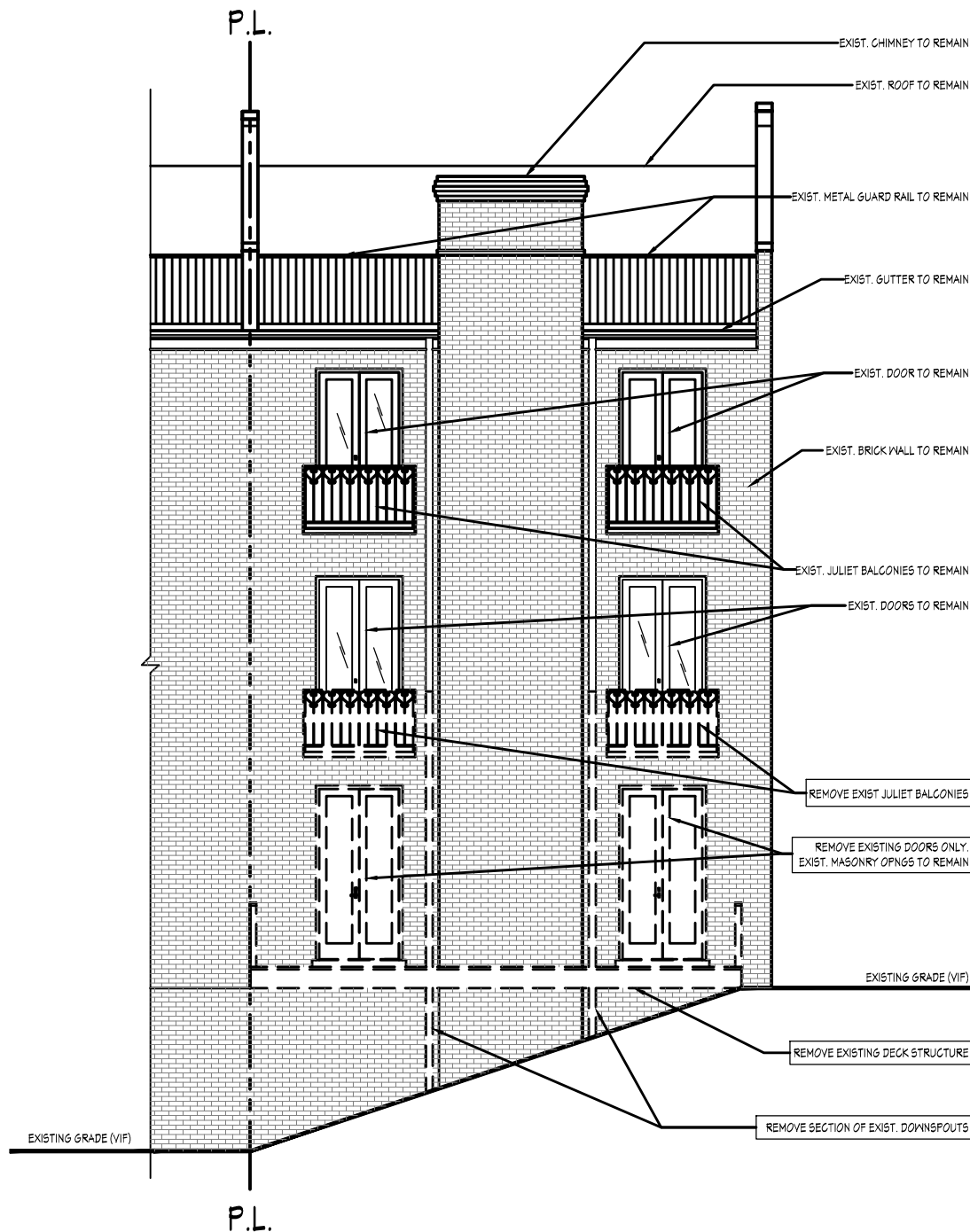
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WASHINGTON D.C. 20008

Project Name:

Drawing Name:

Sheet No :
A.3
Date: 09-21-15
Binding order: of

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Phone 571-241-4130 / 571-338-8287
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2 NORTH EXTERIOR ELEVATION (DEMO)
A.2 SCALE: 1/8" = 1'-0"



1 EXIST. WEST EXTERIOR ELEVATION (DEMO)
A.2 SCALE: 1/8" = 1'-0"

ROM-RYMER RESIDENCE, REAR 1-STORY ADDITION, BZA CASE#FY-01-80-Z, SUBMITTED 09-21-2015

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DEMO ELEVATIONS

Project Name:

Drawing Name:

Sheet No :

A.4

Date: 09-21-15
Binding order: of

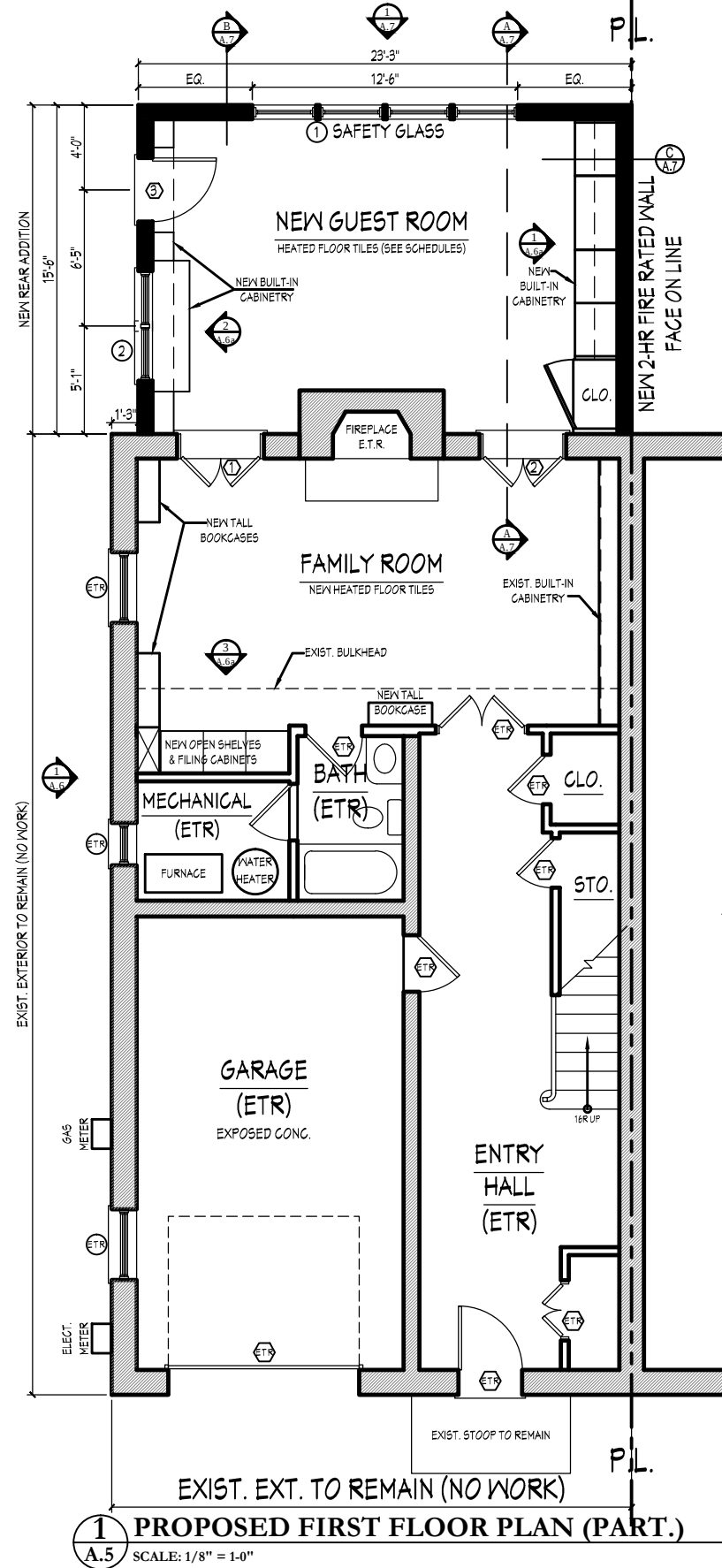
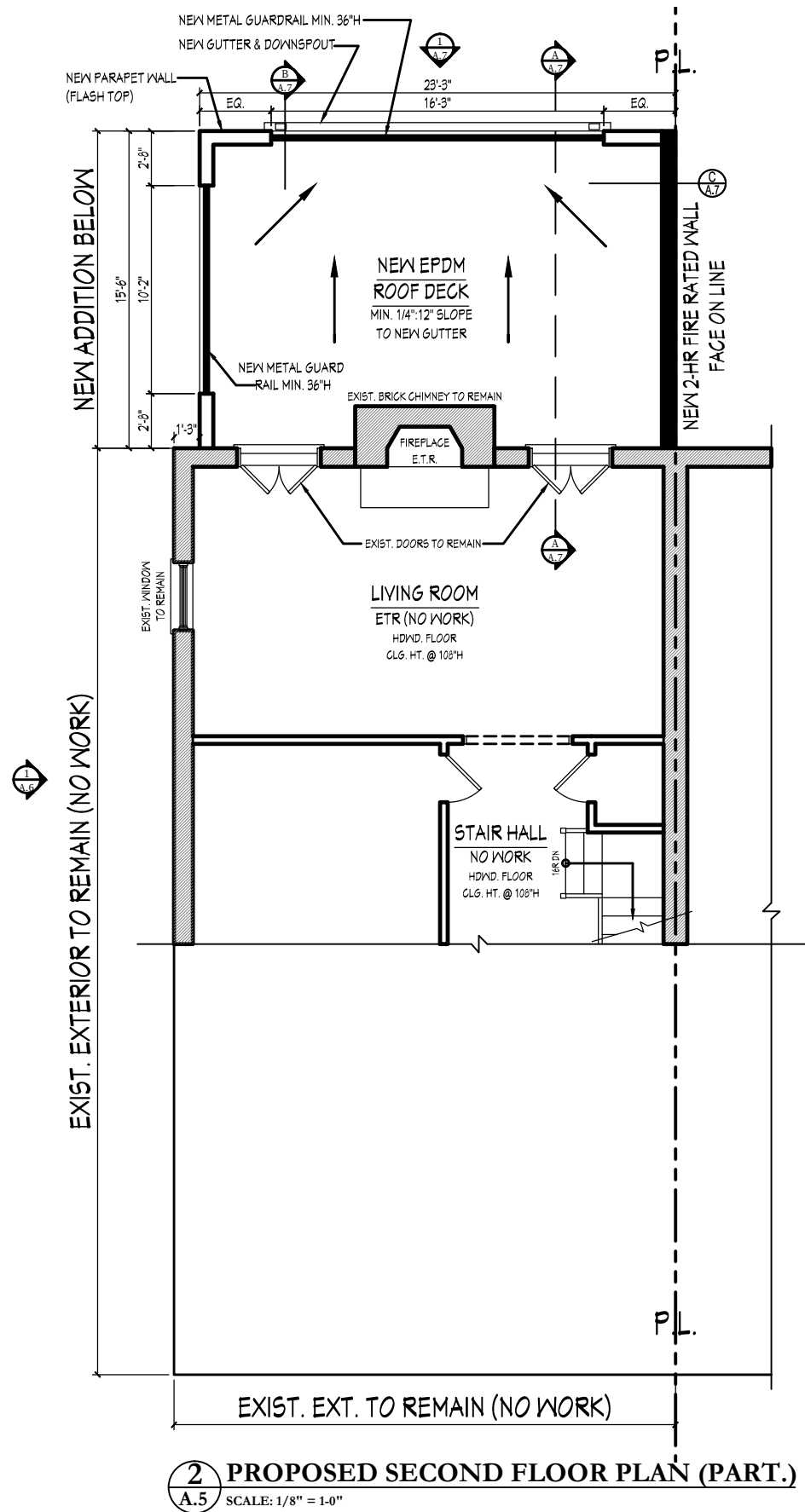
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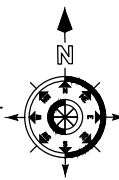


NOTES:

- 1- PROTECT ALL FINISHED MATERIALS ADJACENT TO OR IN THE PATH OF NEW WORK
- 2- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD
- 3- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
- 4- COORDINATE WITH OTHER DWGS IN SET OF PLANS
- 5- ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN DWGS OR ANY OBSTACLES AS A RESULT OF PREVIOUSLY CONCEALED CONDITIONS
- 6- SEE SCHEDULES FOR DOOR & WINDOW SIZES

LEGEND

- EXIST. BRICK & BLOCK WALL
- EXIST. CMU WALL
- EXIST. WD. STUD WALL
- NEW WD. STUD WALL
- NEW BRICK VENEER & STUD WALL
- DIRECTION OF FLOORING



ROM-RYMER RESIDENCE_REAR 1-STORY ADDITION_BZA CASE#FY-01-80-Z, SUBMITTED 09-21-2015

ROM-RYMER RESIDENCE

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PROPOSED FLOOR PLANS

Project Name:

Drawing Name:

Sheet No :

A.5

Date: 09-21-15
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1 PROPOSED WEST EXTERIOR ELEVATION
A.6 SCALE: 1/8" = 1'-0"

ROM-RYMER RESIDENCE_REAR 1-STORY ADDITION_BZA CASE#FY-01-80-Z SUBMITTED 09-21-2015

ROM-RYMER RESIDENCE

Project Name:

3097 ORDWAY STREET NW
WASHINGTON D.C. 20008

Drawing Name:

PROPOSED WEST ELEVATION

Sheet No :

A.6

Date: 09-21-15
Binding order: of

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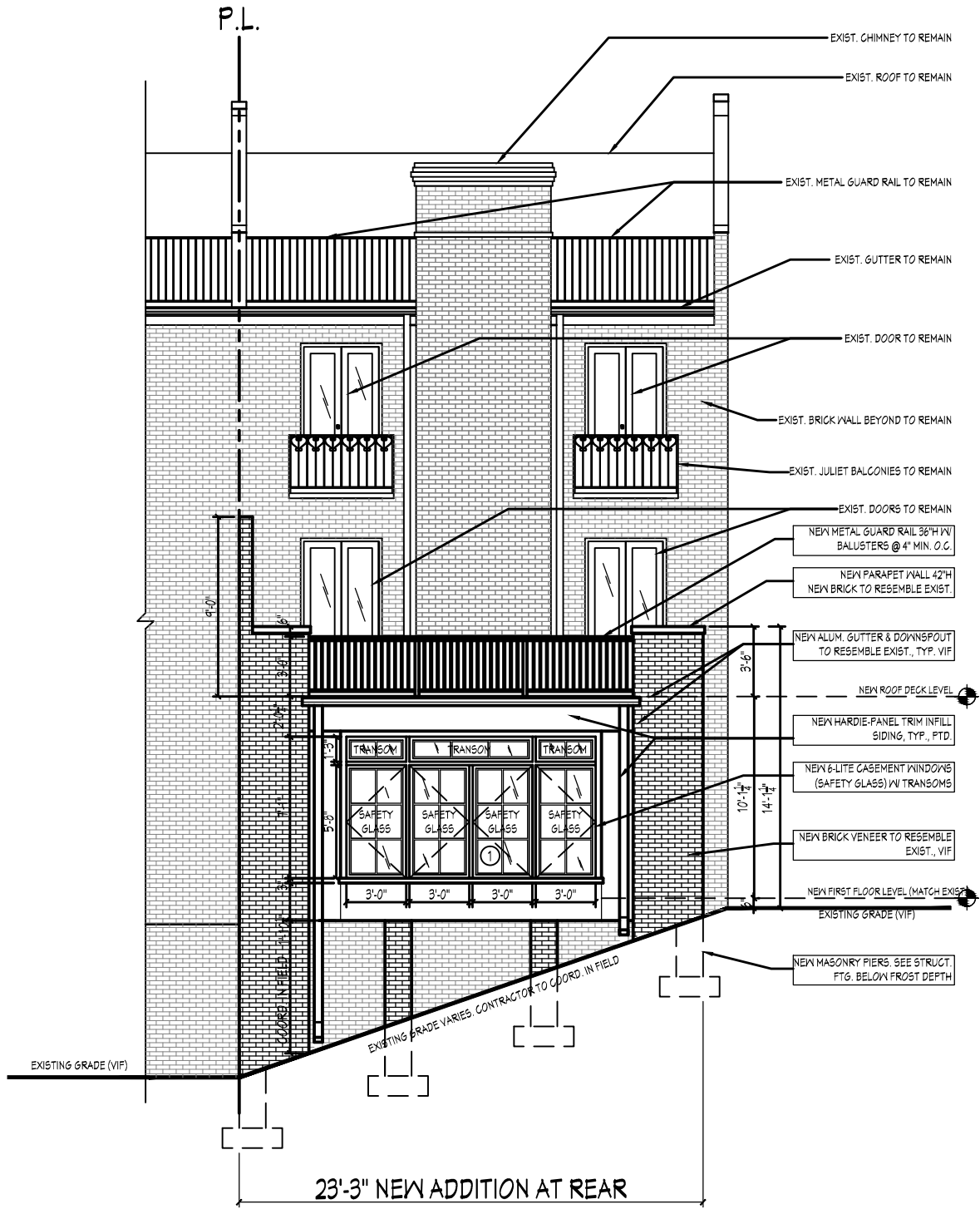
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1
A.6A **PROPOSED NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

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Project
Name:

PROPOSED NORTH ELEVATION

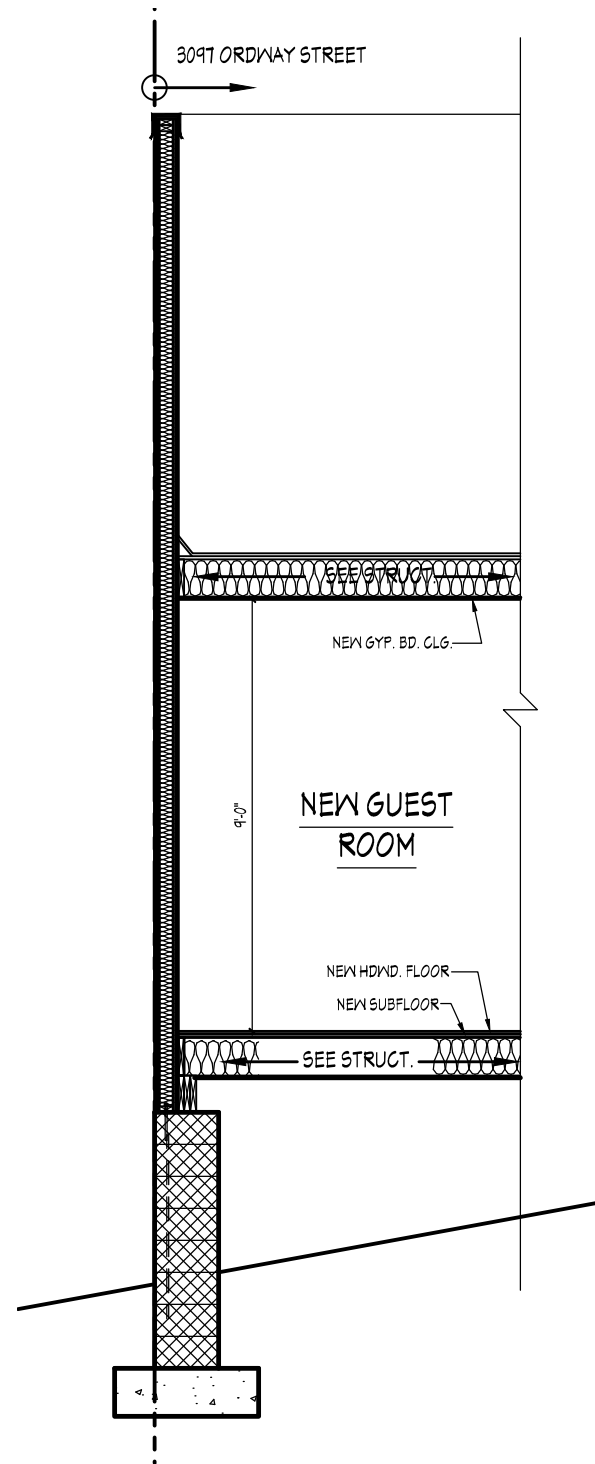
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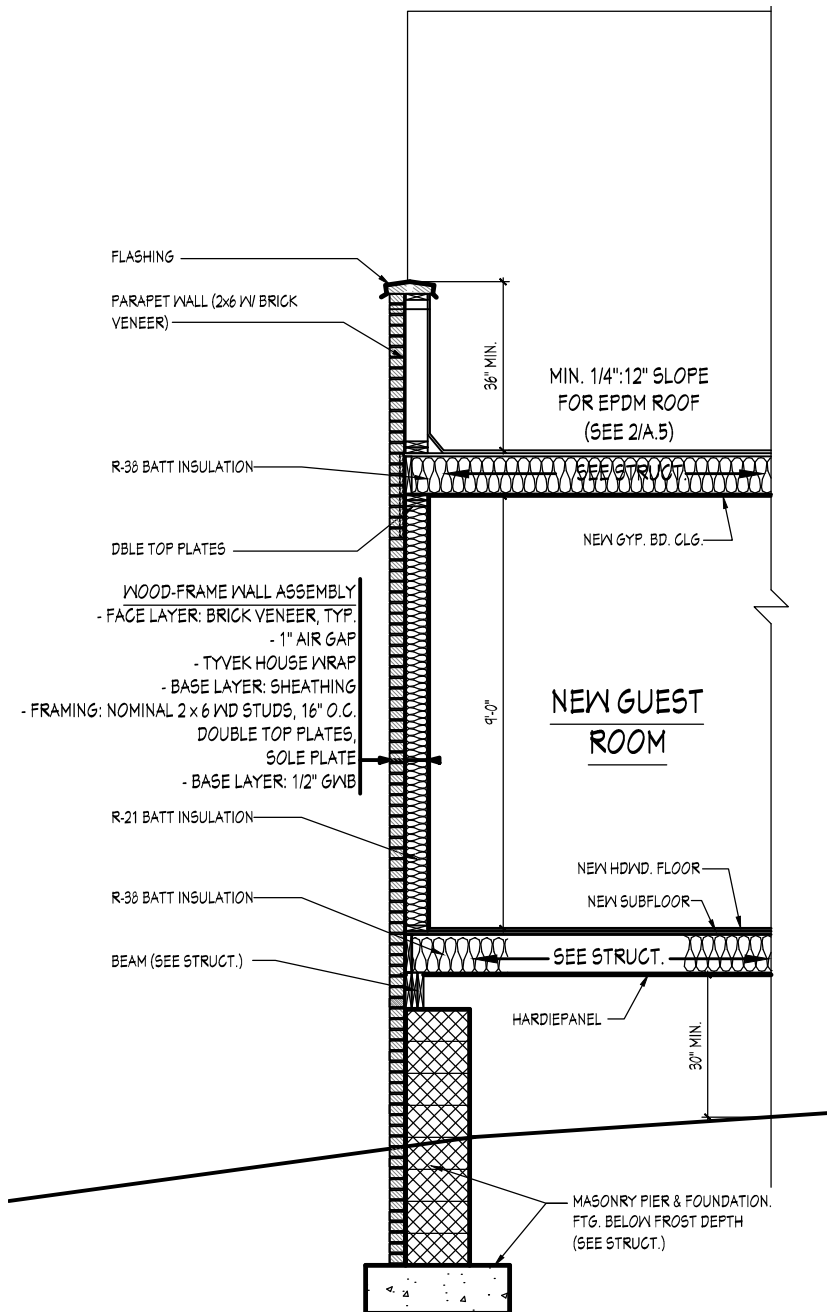
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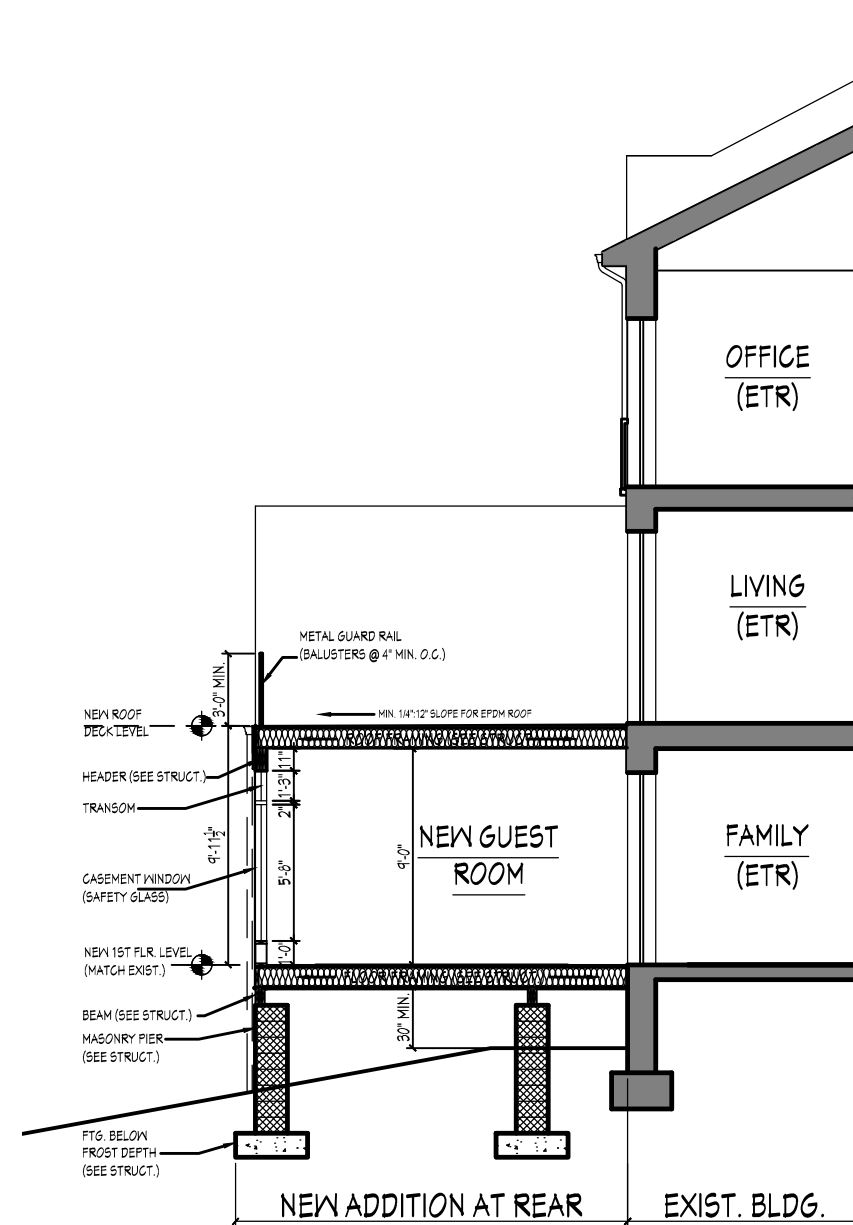
Binding order: of



C WALL SECTION B
A.7 SCALE: 1/4" = 1'-0"



B WALL SECTION B
A.7 SCALE: 1/8" = 1'-0"



A BUILDING SECTION A-A
A.7 SCALE: 1/8" = 1'-0"

ROM-RYMER RESIDENCE_REAR 1-STORY ADDITION_BZA CASE#FY-01-80-Z SUBMITTED 09-21-2015

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ROM-RYMER RESIDENCE
3097 ORDWAY STREET NW
WASHINGTON D.C. 20008
BUILDING & WALL SECTIONS

Project Name:

Drawing Name:

Sheet No :

A.7

Date: 09-21-15

Bidding order: of