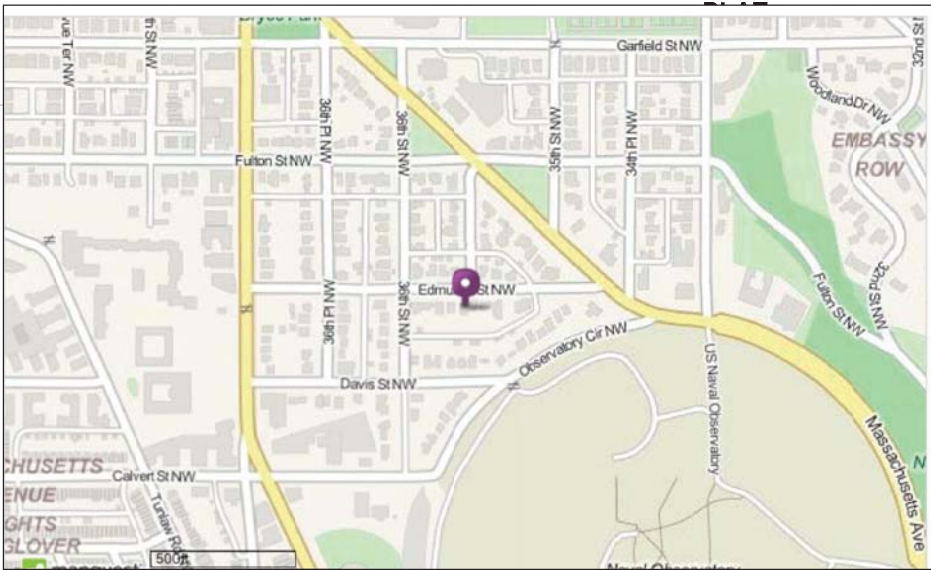
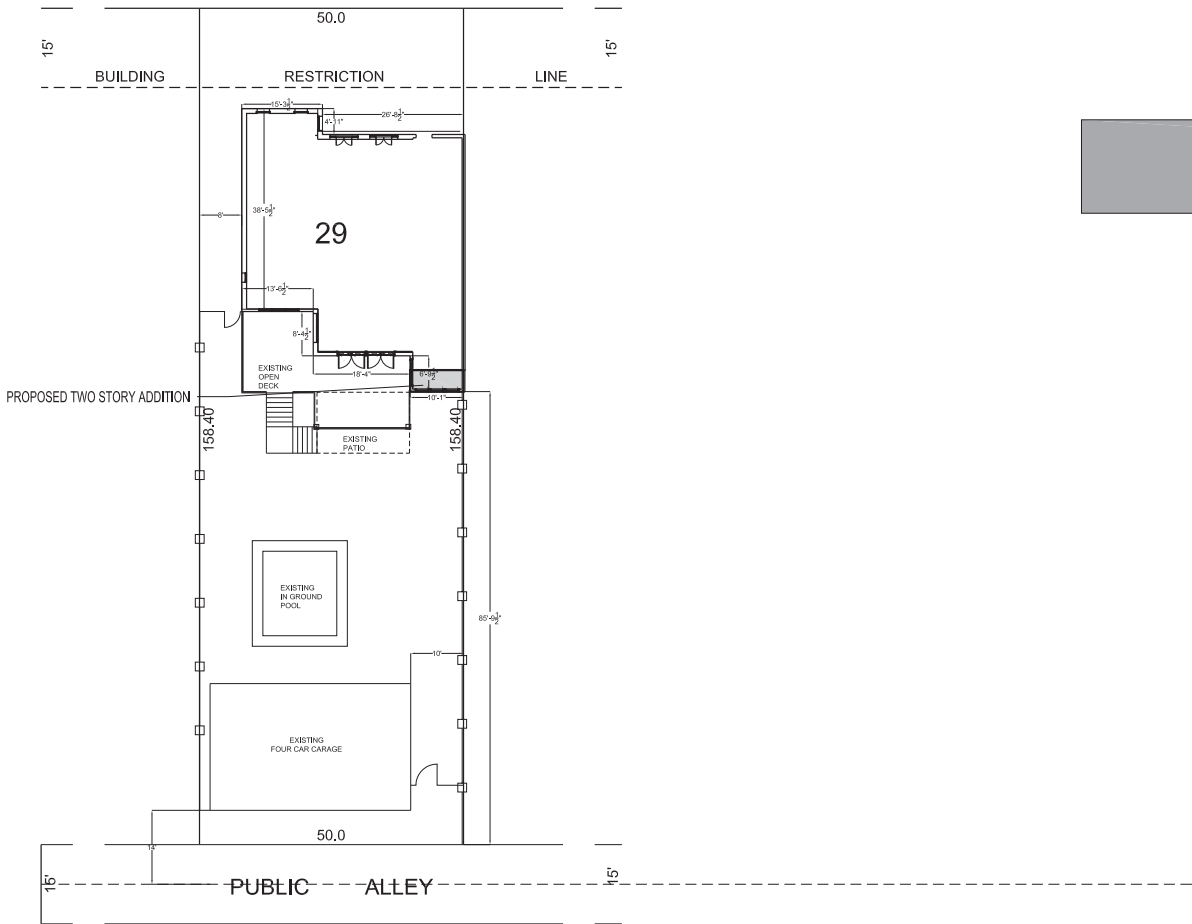


EDMUNDS STREET, N.W.



LOCATION MAP

SCOPE OF WORK

RENOVATION OF EXISTING KITCHEN WITH
ADDITION

1st Floor: 21.1 S.F.
2nd Floor: 70.3 S.F.

CLIFFORD RODGERS RESIDENCE
3530 EDMUNDS STREET, NW.
WASHINGTON, DC 20036

KITCHEN RENOVATION AND ADDITION

PROJECT TEAM

INTERIOR DESIGNER
SUSAN STINE, IIDA
REDTEAM STRATEGIES.
4000 CATHEDRAL AVE. N.W. SUITE 105B
WASHINGTON, DC 20016
PH. 240.832.4176

ARCHITECT CONSULTANT
GREG HORGAN
GREGG HORGAN ARCHITECTS
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WASHINGTON, DC 20015
PH. 202 239.0289

STRUCTURAL ENGINEER
JAMES KONNICK
JGK STRUCTURAL ENGINEERS
2338 WALNUT STREET
FALLS CHURCH, VA 22042
PH. 703 536.2033

KITCHEN DESIGNER:
KELLY MORRISETTE
BRAY AND SCARFF
6801 WISCONSIN AVE.
CHEVEY CHASE, MD 20815
PH. 443.745.0698A

DRAWING INDEX

- COVER
- A-0 BUILDING DATA
 - A-1 DEMO AND CONSTRUCTION PLAN
 - A-2 EXTERIOR ELEVATION, PARTITION TYPES, DOORS AND WINDOWS
 - A-3 LIGHTING & POWER PLAN WITH FINISH PLANS
 - A-4 ENLARGED KITCHEN INTERIOR ELEVATIONS
 - A-5 SECTION AND DETAILS
 - S-1 STRUCTURAL NOTES AND DETAILS

redteam
strategies
240.832.4176
4000 cathedral avenue, nw
washington, dc 20016



CLIFFORD RODGERS RESIDENCE

3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036

ISSUED FOR PERMIT	05/07/2015
PERMIT REVISIONS	8/31/2015

PROJECT INFORMATION

Scale: NTS
Board of Zoning Adjustment
District of Columbia
CASE NO. 29130
EXHIBIT NO. 13

Abbreviations

Materials Symbols

Symbols

PLAN/SECTION

ELEVATION

Materials symbols for Plan/Section and Elevation views. The symbols include: LIGHTWEIGHT CONCRETE (or concrete fill), CONCRETE MASONRY UNITS (CMU), METAL (large scale), METAL (small scale, sheet & structural), PLYWOOD (large scale), WOOD FINISHES, CONCRETE, PLASTER, GYPSUM WALLBOARD, WOOD ROUGH/BLOCKING, INSULATION (loose & batt), PLASTIC LAMINATE, MEDIUM DENSITY (large scale), GLASS (large scale), GLASS (small scale), ACOUSTICAL TILE, PLASTER, SAND, CEMENT, GROUT, RESILIENT FLOORING, TERRAZZO, MARBLE, and GLAZING.

Symbols for Elevation, Section, Detail, Room/Space Number, Door, Finish Type, Column Reference Grid, New or Required Point of Elevation, Existing Point of Elevation (plan), Level Line, Revision, Equipment, Center Lines, Projected Lines, Property Lines, Boundary Lines/Limits of Construction, and Line of Items Above or Hidden Lines.

Building Data

Governing Code:	ICCIRC 2012 & DCMR 12A-2013 SUPPLEMENT.
BUILDING:	ICCIEEC 2012 and DCMR 12A-2013 SUPPLEMENT.
ELECTRICAL:	NFPA NEC 2011 & DCMR 23C-2013 SUPPLEMENT
ENERGY:	ICCIEEC 2012 & DCMR 12B-2013 SUPPLEMENT
FIRE:	FIRE CODE SUPPLEMENT 2013
FUEL GAS:	ICCIFGC 2012 & DCMR 12D-2013 SUPPLEMENT
MECHANICAL:	ICCIMC 2013 & DCMR 12E-2013 SUPPLEMENT
PLUMBING:	ICCIPC 2013 & DCMR 12F-2013 SUPPLEMENT
ACCESSIBILITY:	ICC/ANSI A117.1 2003, IBC 2006, IEBC 2012 & DCMR 12A - 2013 and DCMR 12J- 2013 SUPPLEMENTS.

Use Group:	R-3 (Existing)
Construction Type:	VB (Existing)

Height Allowed (IBC 2006 Table 503):	3 Stories above grade
Height Proposed:	2 stories above grade (Existing)
Building Area Allowed Per Floor (Table 503):	UL
Building Area Proposed Per Floor:	Basement: +/- 1,809 GSF
	1st Floor: +/- 1,809 GSF
	2nd Floor: +/- 1,259 GSF
	TOTAL: +/- 4,877 GSF

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE R302.1 - Exterior Walls):	
Walls:	Required 0 HR @ 3 hr min
Projections:	0 HR @ 3 hr min
Openings:	0 HR @ 3 hr min
Penetrations:	NR
Emerg Esc Open'g (R311.2):	Yes
Stair Riser H (R311.7.3.1)	7 3/4" max
Stair Tread D (R311.7.5.2)	10" min
Halfway Width (R311.5)	3'-0" min
Exit Door R Wdg (R311.4.1)	1
Exit Door Width (R311.4.2)	3'-0" min
Stairway Width (R311.7.1)	3'-0"
Handrail Height (R311.7.8.1)	34-38"
Standard Ceiling Height:	8'-0" (exist)
	9'-0" (exist); 9'-0" (new)
	9'-0" (exist); 9'-0" (new)

FIRE PROTECTION SYSTEM REQUIREMENTS	NR (Appendix P, IRC 2006)
Automatic sprinkler system requirements:	

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING CONSUMPTION
Lavatory faucet	1.5 gpm at 60 psi
Shower heads	2.0 gpm at 80 psi
Sink faucet	1.5 gpm at 60 psi
Water closet	1.28 gallons per flushing cycle

Area of Disturbance:	0 SF
----------------------	------

Zoning Data

Zoning:	R-1-B
Lot:	29
Square:	1937
Year Built:	1923
Building Height:	Allowed 40 feet, 3 stories
Min Lot Area:	5,000 sf
Min Lot Width:	50 ft
FAR:	none prescribed
Lot Cov:	40%
Rear Yard Setback:	25 ft
Side Yard Setback:	8 ft
Parking Requirements:	1 Space
Lot Coverage Allowed:	0.40 x 7,920 sf =
Lot Coverage Provided:	Existing: 3,168 sf
	New: 3,083.3 sf
	Total: 21.1 sf
	3,104.4 sf

Building Data

AREA OF WORK

CLIFFORD RODGERS RESIDENCE

3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036

1 PERMIT REVISIONS 8/31/2015

DEMO AND
CONSTRUCTION
FIRST AND 2ND FLOOR
PLANS

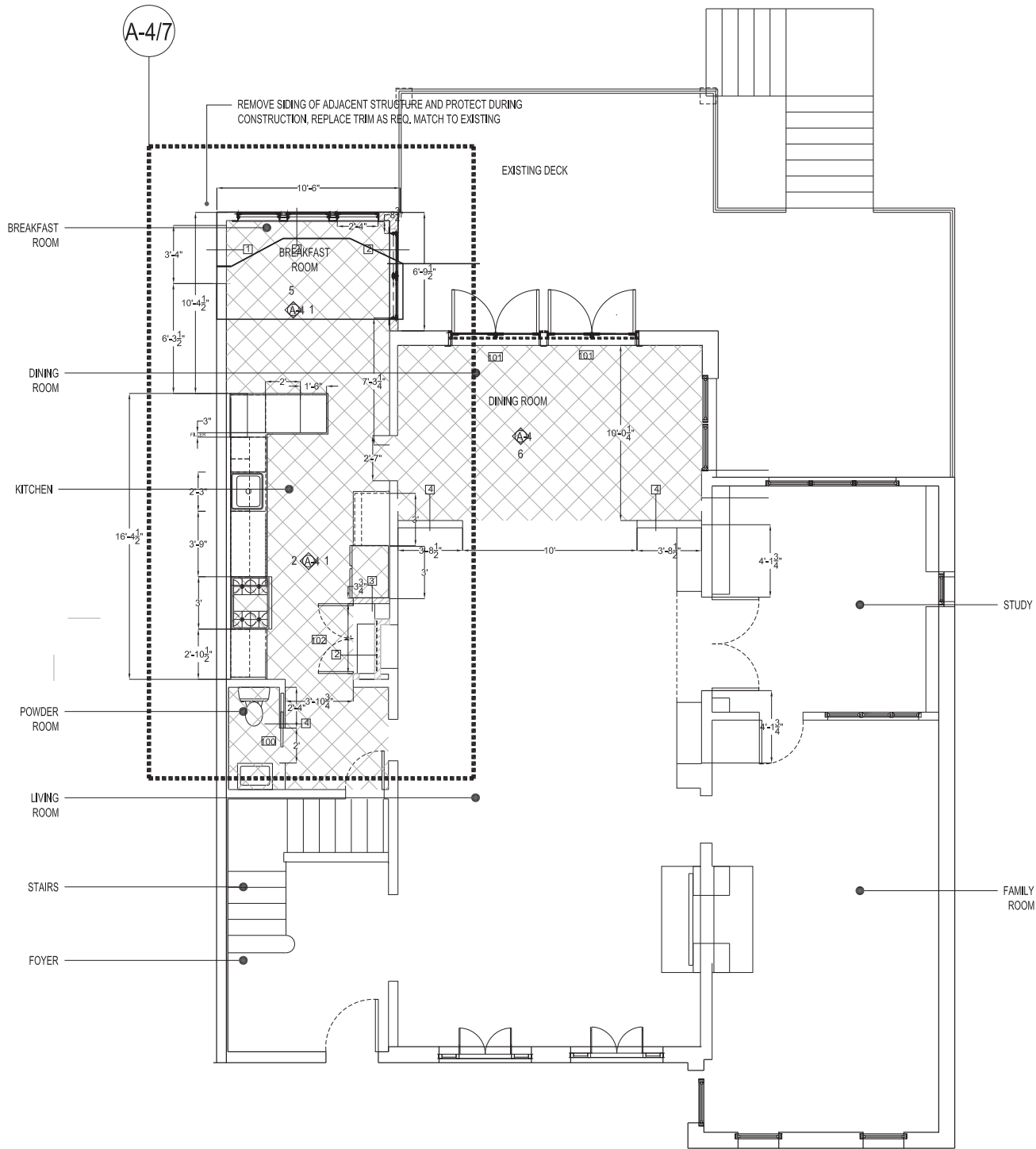
Scale: 1/4" = 1'-0"

A-1

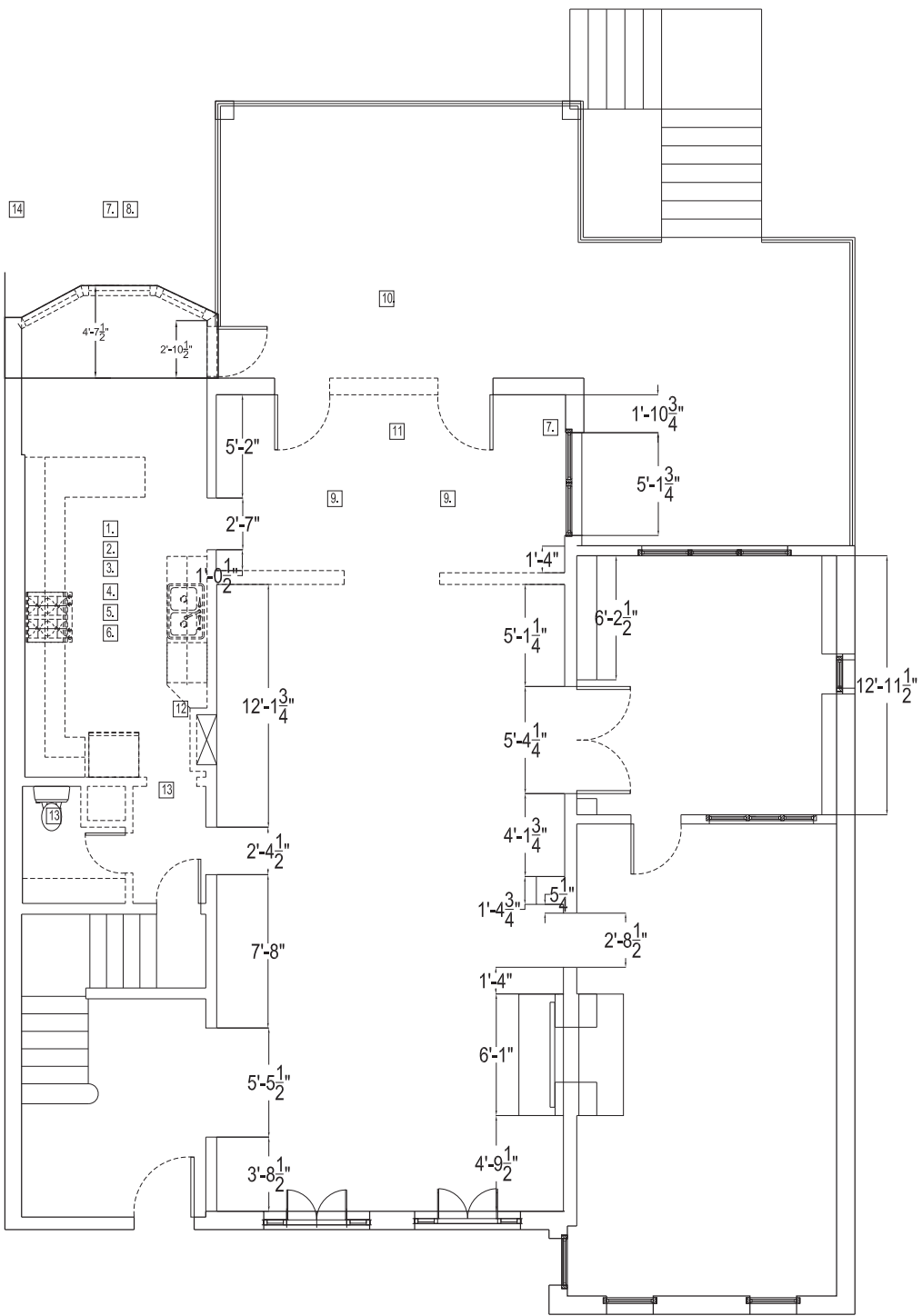
DEMO NOTES:

- 1.DEMO TO STUDS, REMOVING ALL DRYWALL AND PLASTER.
2. REMOVE FLOOR TO SLAB.
3. REMOVE CABINETRY.
4. RELOCATE SINK, BASE AND FIXTURES TO BASEMENT.
5. REMOVE ALL LIGHTING AND ELECTRICAL
6. REMOVE APPLIANCES, RELOCATE TO BASEMENT
7. REMOVE BASEBOARD HEATERS AT WINDOW, DEMO PIPING AND CAP AT SOURCE, REPAIR ANY HOLES CAUSED BY REMOVAL
8. REMOVE ADDITION, PROTECT INTERIOR FROM THE ELEMENTS.
9. DEMO WALL SAVE TRIM IF POSSIBLE FOR REUSE, PROTECT ALL ADJACENT SURFACES
10. REMOVE DOORS AND MASONRY WALL BETWEEN, PROVIDE NEEDLE BEAM DURING CONSTRUCTION, PROJECT INTERIOR FROM THE ELEMENTS.
11. CAREFULLY REMOVE WOOD FLOOR AND SAVE TO RELOCATE TO SECOND FLOOR ADDITION.
12. REMOVE GYP FACE AND STUDS AT BOXED IN DUCT WORK
13. DEMO WALL AT VESTIBULE, BROOM CLOSET, POWDER ROOM COUNTER, TOWEL BARS, SINK, FAUCETS, MIRROR, SOFFIT, BASE AND FLOOR. SAVE TOILET AND ALL BASE TO REINSTALL
14. REMOVE SIDING FROM ADJACENT STRUCTURE, PROTECT DURING CONSTRUCTION

PLAN: SECOND FLOOR CONSTRUCTION
SCALE 1/4" = 1'-0"



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



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

CLIFFORD RODGERS RESIDENCE

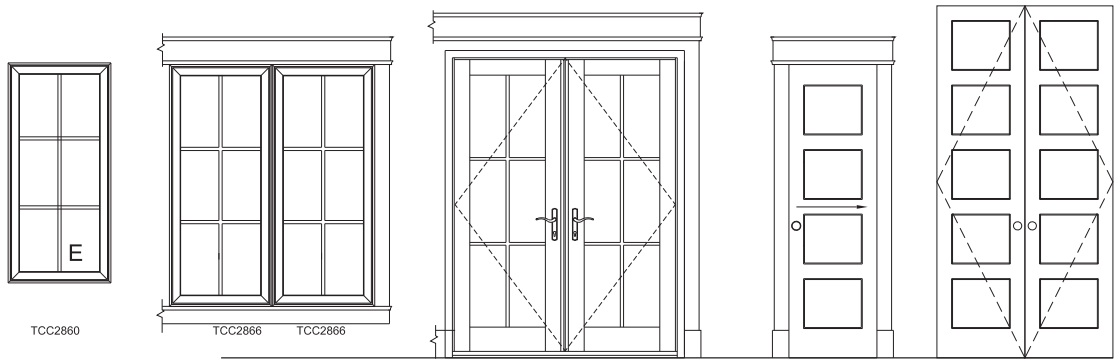
3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036

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EXTERIOR
ELEVATION
DOORS AND PARTITION
DETAILS

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

A-2



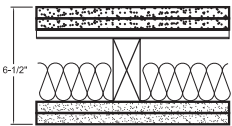
2'-8"x 5'-0" CASEMENT, WITH
CLAD EXTER, PAINTED
INTERIOR, S.D.L. E GLASS
U FACTOR -.35 SHGC .23
WITH SCREENS
PROVIDE ONE "E" EGRESS
ON NE SIDE.
JEN-WELD TCC 2860 OR
EQUAL
EXTERIOR: FRENCH VANILLA
INTERIOR: PAINT PT-3

2'-8"x 5'-6" CASEMENT, WITH
CLAD EXTER, PAINTED
INTERIOR, S.D.L. E GLASS
U FACTOR -.35/ SHGC .23
WITH SCREENS
JEN-WELD TCC 2866 OR
EQUAL
EXTERIOR: FRENCH VANILLA
INTERIOR: PAINT PT-3

TYP. 101
5'-0"x 7'-0" OUT SWING FRENCH
DOOR, CLAD EXTERIOR; FRENCH
VANILLA
INTERIOR, PT-3
S.D.L. E GLASS, U FACTOR -.33
SHGC -.21
BRICKMOLD INSTALL WITH HIDDEN
SCREENS
JEN-WELD WIFRT 6070 OR EQUAL

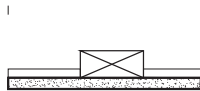
TYP. 100
2'-0"x 6'-8" FOUR PANEL
POCKET DOOR, PAINTED
PULLS BY OWNER

TYP. 102
2'-0"x 8'-0" FIVE PANEL SWING DOOR,
PAINTED
HINGE: (3 PER) BRUSHED CHROME, 3"
BUTT WITH BALL FINIAL, SATIN
NICKEL
CATCH: IVES RL30-26D
KNOBS: DUMMY - 1 PER DOOR
HOUSE OF ANTIQUE HRDWR.
01H-21225-015
ROSE: HOUSE OF ANTIQUE HRDWR:
R 01BM 8742-BN



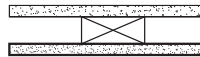
System Description
Wood Stud Partition (Loadbearing)
- 5/8" SHEETROCK Brand FIRECODE Core
Gypsum Panels, SHEETROCK
Brand FIRECODE Core Gypsum Panels
Mold Tough or IMPERIAL Brand
FIRECODE Core Gypsum Base
- RC-1 resilient channel one side spaced 24"
o.c.
- 2x4 wood stud 16" o.c.
- 2" mineral wool batt
- 5/8" SHEETROCK Brand FIRECODE C
Core Gypsum Panels
- joints finished

TYPE 1
System Performance
2 HR Fire
UL Design No. U301
58 STC Sound
USG-810219



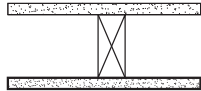
System Description
Wood Stud Partition (non-loadbearing)
- 1/2" SHEETROCK - One side
- 2x4 wood stud 16" o.c.
- 1/2" rated plywd between studs (blocking)
- joints taped and finished - painted

TYPE 2



System Description
Wood Stud Partition (Non-loadbearing)
- 1/2" SHEETROCK - both side
- 2x4 wood stud 16" o.c.
- joints taped and finished - painted

TYPE 3



System Description
Wood Stud Partition (non-loadbearing)
- 1/2" SHEETROCK - both sides
- 2x4 wood stud 16" o.c.
- joints taped and finished - painted

TYPE 4

DOORS AND WINDOWS TYPES

PARTITION TYPES



ELEVATION: REAR NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



ELEVATION: REAR DEMOLITION
SCALE: 1/4"=1'-0"

CLIFFORD RODGERS RESIDENCE

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WASHINGTON, DC 20036

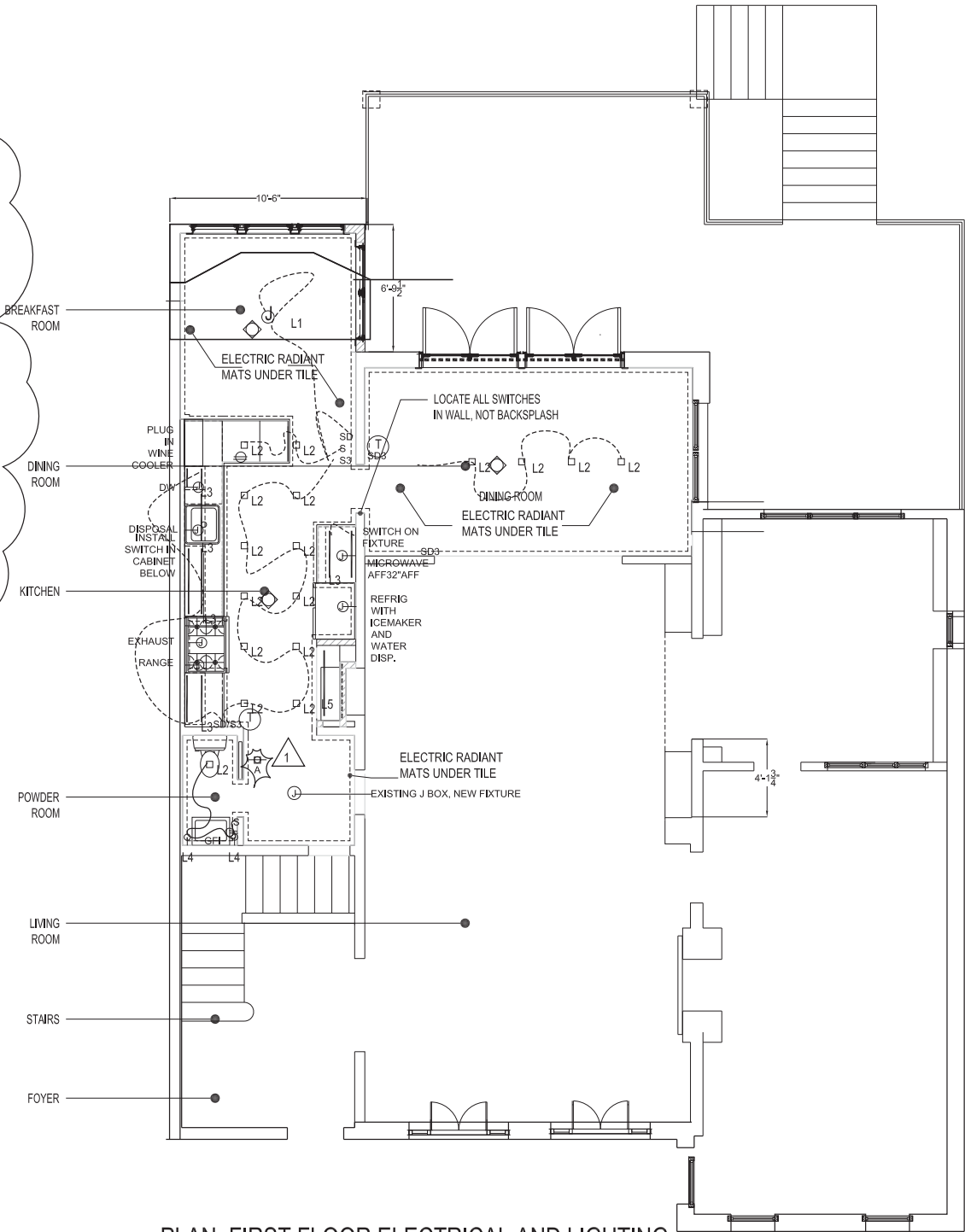
PERMIT REVISIONS 8/31/2015

FINISH AND
POWER/LIGHTING
FIRST FLOOR
PLANS

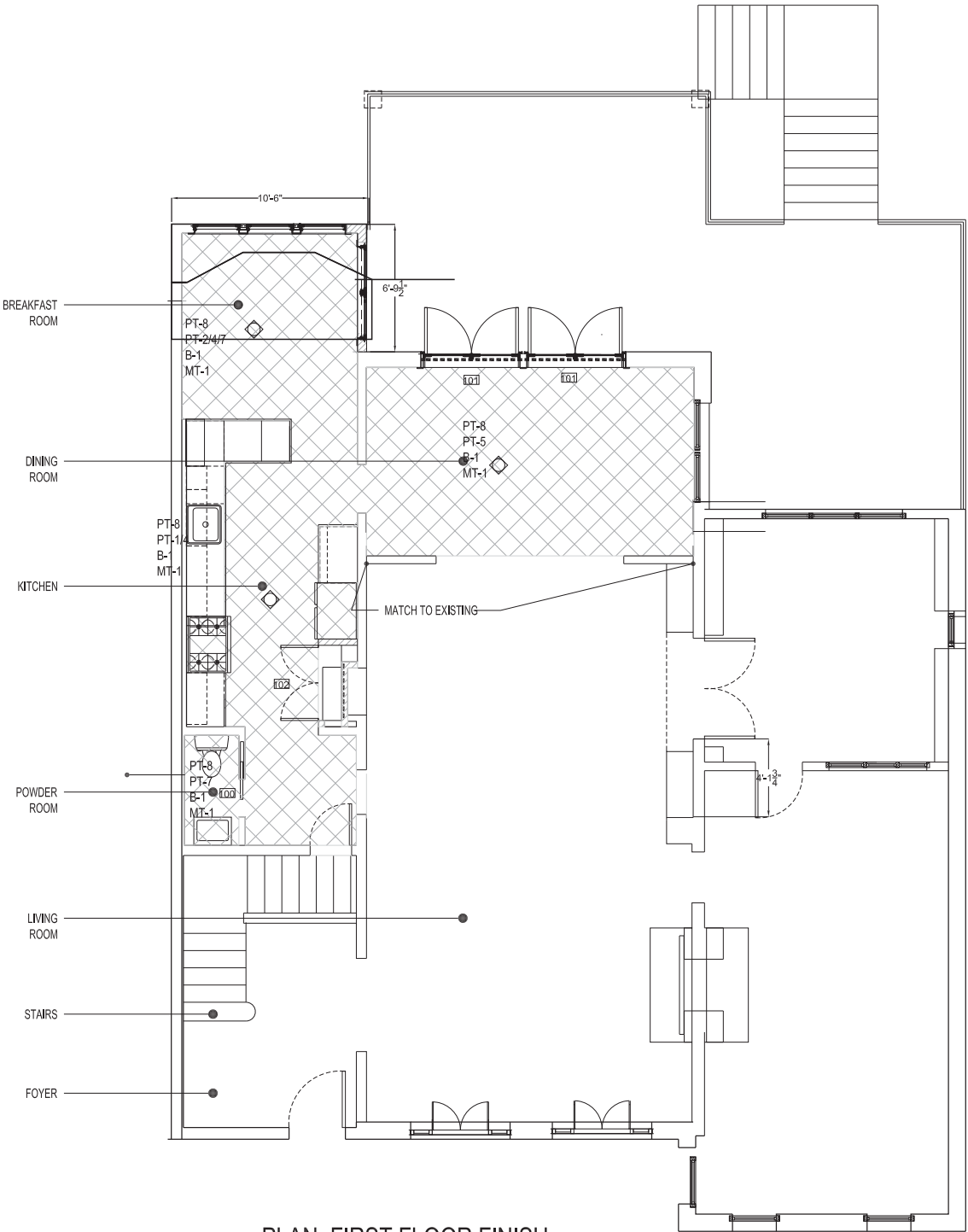
Scale: 1/4" = 1'-0"

A-3

PLAN: SECOND FLOOR ELECTRICAL
SCALE 1/8" = 1'-0"



PLAN: FIRST FLOOR ELECTRICAL AND LIGHTING
SCALE 1/4" = 1'-0"



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

FIXTURE SCHEDULE

A	HARDWIRE SMOKE DETECTOR AND CO2 MONITOR
Ae	EXISTING SMOKE DETECTOR - BATTERY
L1	NEW JUNCTION BOX LOCATION
L2	RECESS DOWNLIGHT
L3	UNDERCABINET LIGHT
L4	WALL SCONCE
L5	EXTERIOR SURFACE MT
S3	SWITCH THREE WAY
S3D	SWITCH THREE WAY DIMMER
SD	SWITCH DIMMER
	RADIANT FLOOR MATS
	STRIP OUTLETS

OFIC
JUNO TC19-194-WH-JUN26799
KICHLER DESIGN PRO WHITE
12058 WH 30"
12057 WH- 22"
12056 WH 12"

OFIC
VAXCEL T00097 DK BRONZE
LUTRON ARIDANI TOGGLE WHITE
LUTRON ARDANI TOGGLE WHITE
LUTRON ARDANI TOGGLE WHIT

THERMOSOFT/THERMOTILE (OR EQUAL) 120v
WHITE, MOUNT TO UNDERSIDE OF WALL CABINET

LINE VOLTAGE
120V
7W/PAR16 /LED DIM - 2700K
2700 LED/120 VAC
LED/2700 INC.

LINE VOLTAGE
E26 SOCKET 60W/LED LAMP EQV.

EQUIPMENT/APPLIANCE SCHEDULE - ALL OWNER FURNISHED CONTRACTOR INSTALLED

RANGE	THERMADOR	PRG366GH 36" GAS/VOLTAGE
DISHWASHER	THERMADOR	DWHD440MFP
REFRIGERATOR	GE	CY322THSS
MICROWAVE	GE	PEB9159SFSS
GARBAGE DISPOSAL	REUSE EXISING	
UNDERCOUNTER WINE FRIDE	TBD	
HOOD	GE	CV966TSS
KITCHEN SINK	OFIC	
FAUCET	OFIC	
BATHROOM SINK	OFIC	
BATHROOM FAUCET	OFIC	

FINISH SCHEDULE

FLOOR				
MT	MARBLE TILE	12X12X3/8	OFIC	1/8 GROUT LINE, INSTALL ON DURAROCK
WD-1	WOOD	REUSE EXISTING 2" OAK STRIP		RELOCATED FROM DINING ROOM
BASE				
B-1	7- 1/2" WOOD BASE	MATCH TO EXISTING		PAINTED PT-3
WALLS				
GT	GLASS SUBWAY TILE	3" X 6"	OFIC	1/8 GROUT LINE, INSTALL ON DURAROC
PT-1	PAINT	LATEX SEMI-GLOSS	TBD	
PT-2	PAINT	LATEX EGGSHELL	TBD	
PT-4	PAINT	LATEX EGGSHELL	TBD	
PT-5	PAINT	LATEX FLAT	TBD	
PT-6	PAINT	LATEX FLAT	TBD	
PT-7	PAINT	LATEX SEMI-GLOSS	TBD	
CEILING				
PT-8	PAINT	LATEX FLAT	WHITE	

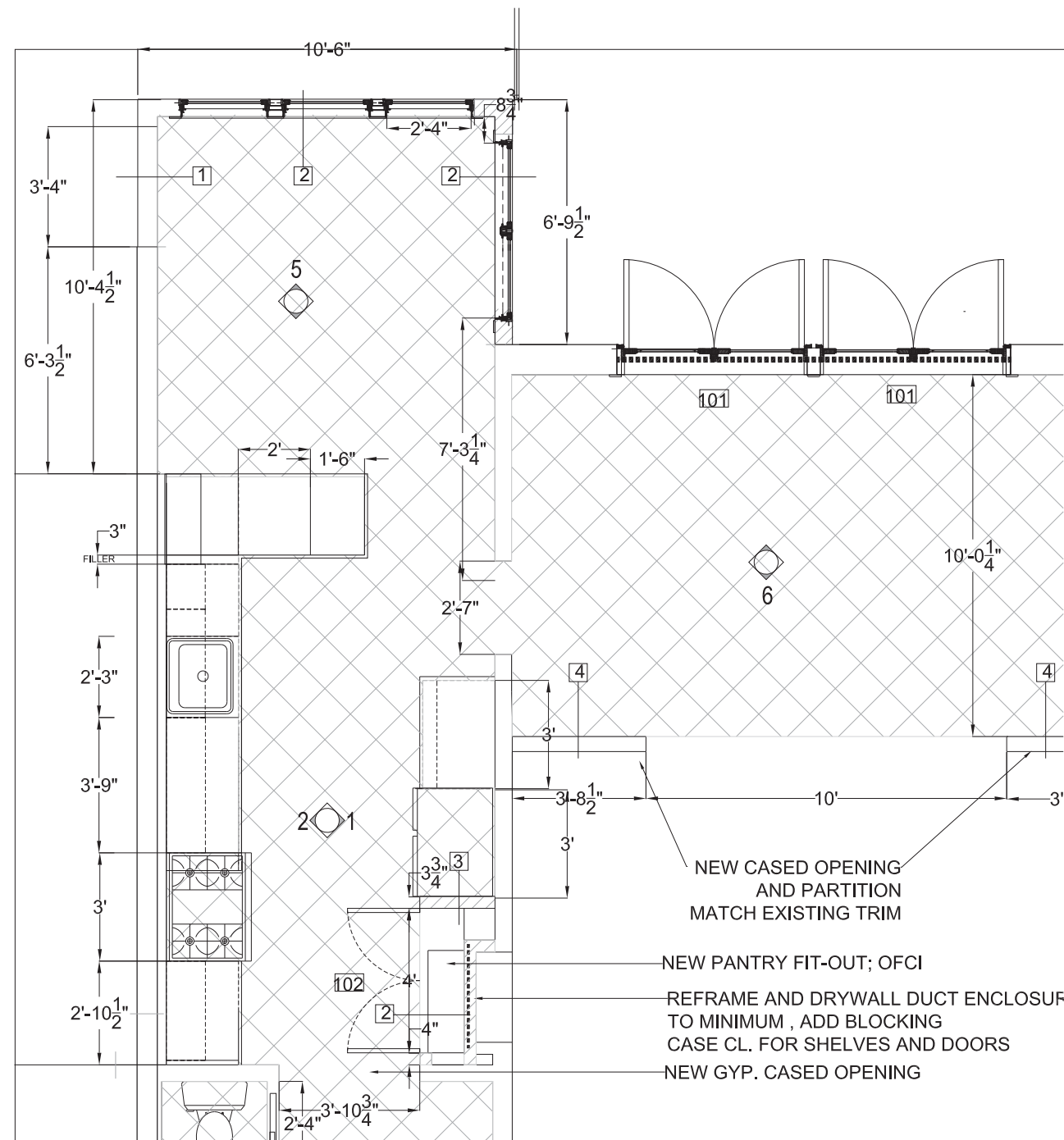
CLIFFORD RODGERS RESIDENCE

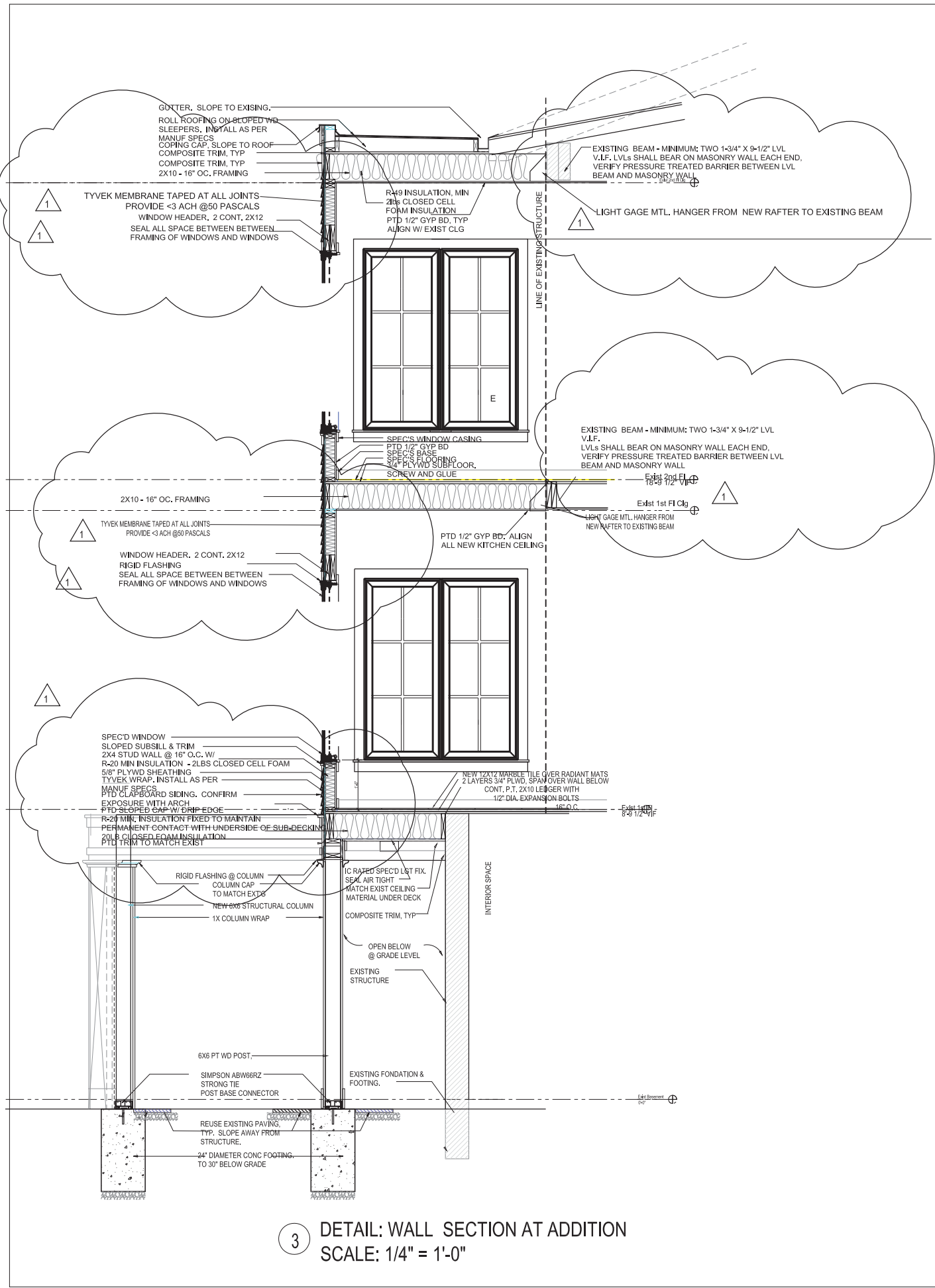
	PERMIT REVISIONS	8/31/2015

ENLARGE PLAN
AT KITCHEN
1ST AND 2ND FLOOR
ELEVATION

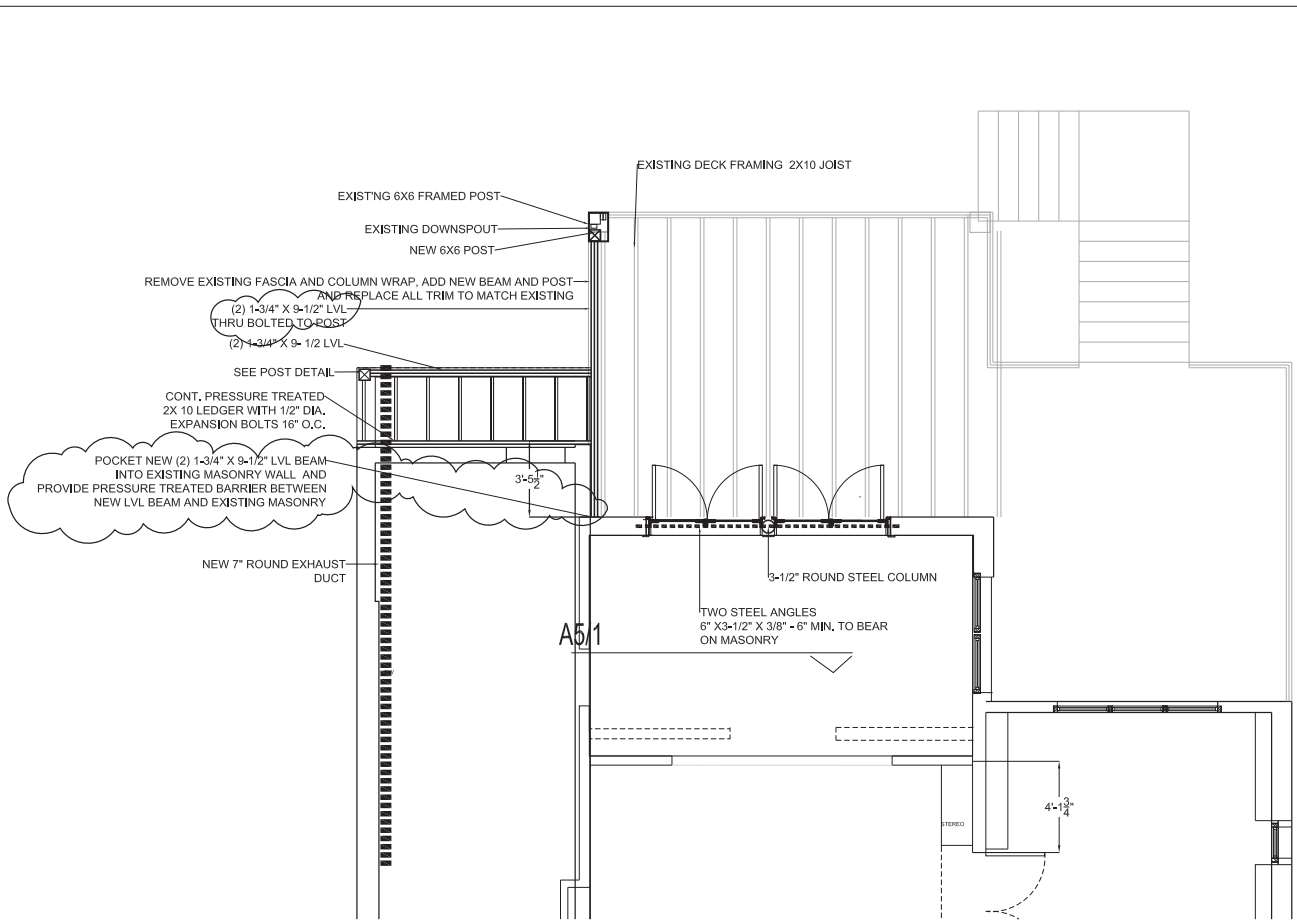
Scale: VARIES

A-4

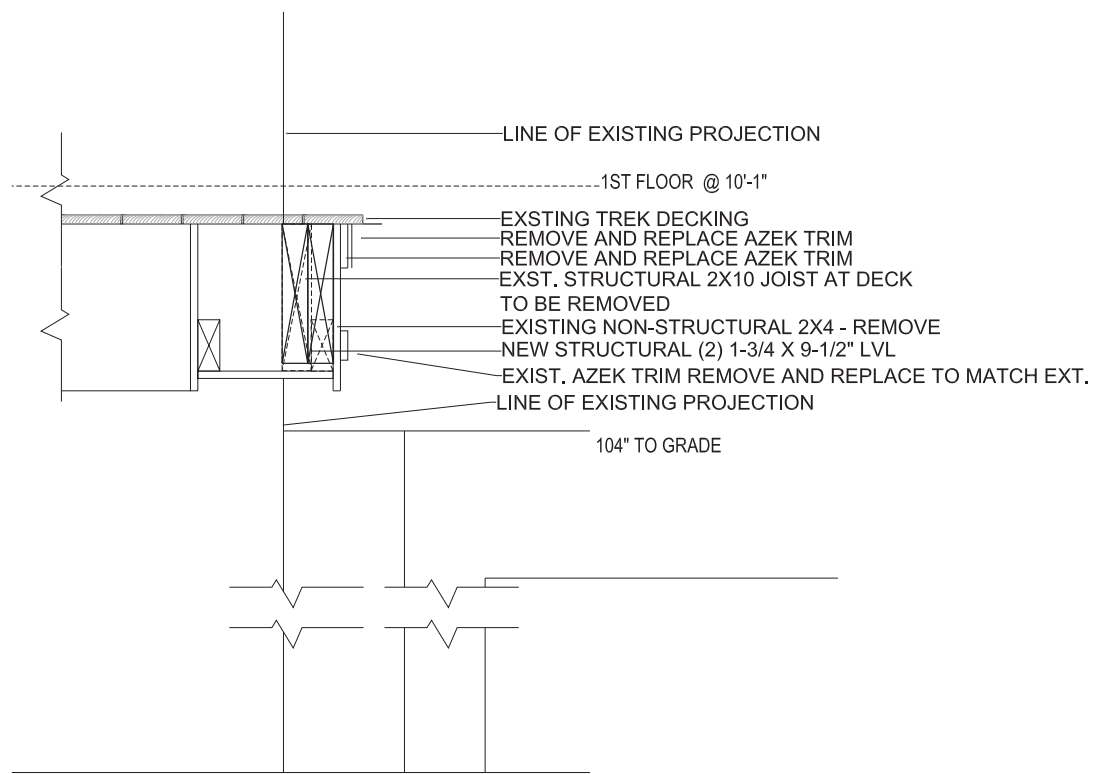




3 DETAIL: WALL SECTION AT ADDITION
SCALE: 1/4" = 1'-0"



2 PLAN:FLOOR FRAMING
SCALE: 1/4" = 1'-0"



1 DETAIL: SECTION AT BEAM
SCALE 1-1/2" = 1'-0"



CLIFFORD RODGERS RESIDENCE

3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036

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DETAILS
PLAN AND SECTION
AT ADDITION
PLANS

Scale: NTS

CLIFFORD RODGERS RESIDENCE

3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036

1 PERMIT REVISIONS 8/31/2015

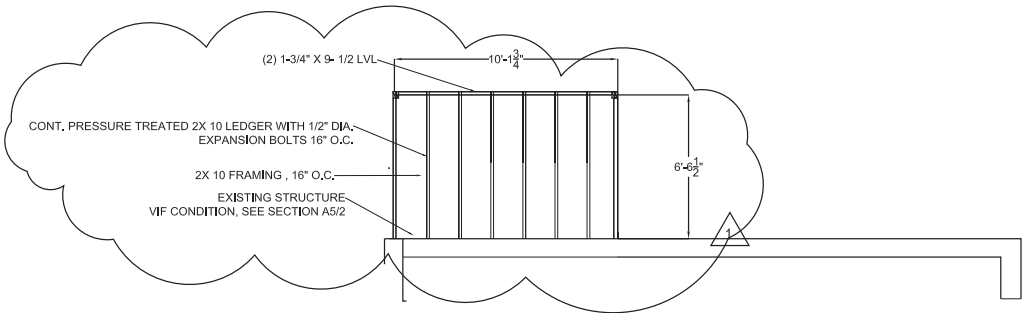
STRUCTURAL
ELEVATION,
DETAILS
AND NOTES

Scale: NTS

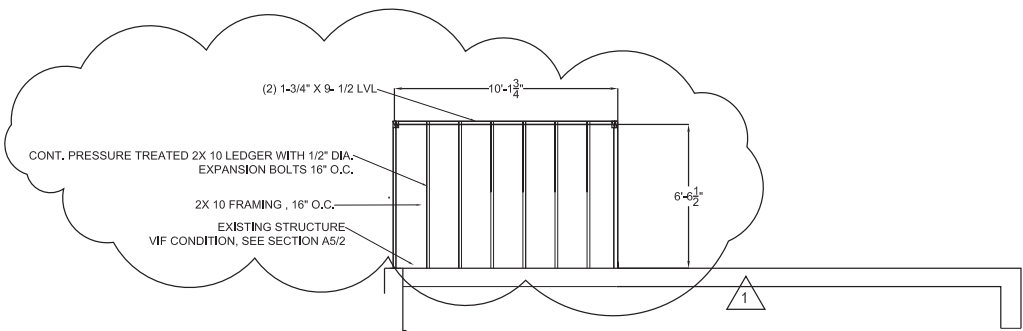
S-1



ELEVATION: REAR STRUCTURAL



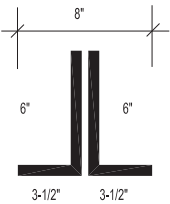
PLAN:ROOF FRAMING



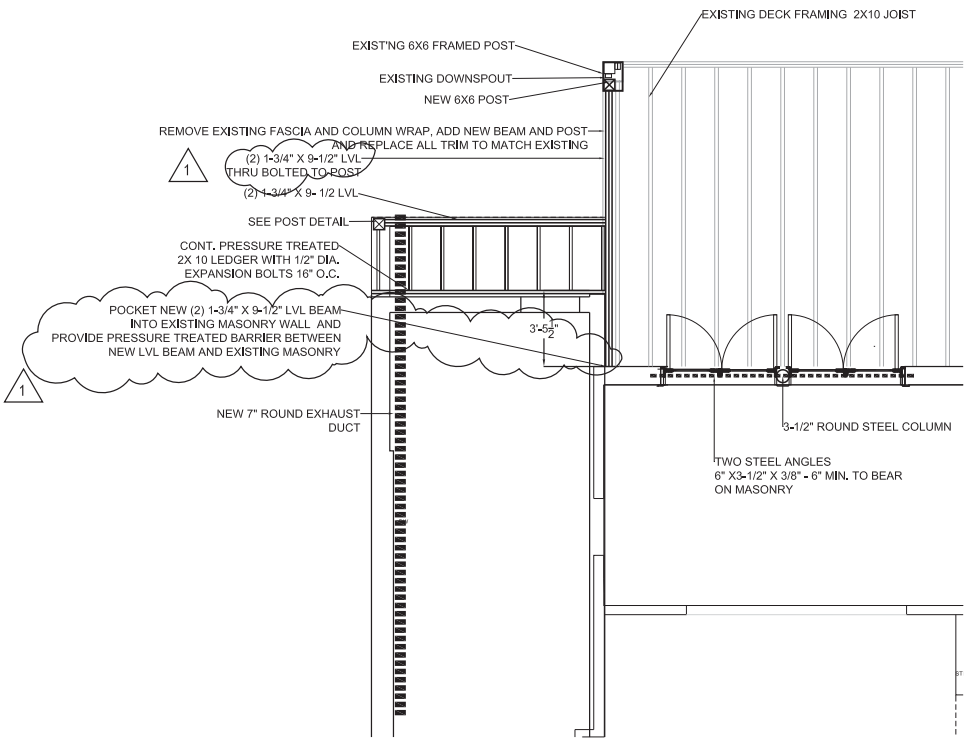
PLAN:2ND FLOOR FRAMING

GENERAL NOTES:

- DESIGN LOADS –
ROOF –
DEAD LOAD -20 PSF, LIVE LOAD – 30 PSF (SNOW).
FLOOR –
DEAD LOAD – 10 PSF, LIVE LOAD – 40 PSF.
WIND SPEED –90 MPH, EXPOSURE B.
IMPORTANCE FACTOR – 1.0
BASIC VELOCITY PRESSURE – 20.7 PSF.
- ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF (ASSUMED). THIS VALUE SHALL BE FIELD VERIFIED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO POURING FOOTINGS.
- THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL CONDITIONS DEPICTED INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, FINISHES AND THE WORK OF ALL TRADES.
- ALL STEEL SHALL BE A36. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
- SHOP DRAWINGS FOR ALL ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- ALL CONCRETE SHALL BE 3000 PSI EXCEPT SLABS WHICH SHALL BE 3500 PSI. ALL REINFORCING STEEL SHALL BE GRADE 60.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS DIRECTLY TO THE ENGINEER.
- ALL FRAMING LUMBER EXCEPT STUDS SHALL BE SOUTHERN YELLOW PINE NO. 1. ALL STUDS SHALL BE SPRUCE-PINE-FIR SURFACE DRY CONSTRUCTION GRADE.
- THESE DRAWINGS WERE PREPARED USING INFORMATION CONTAINED ON DRAWINGS PREPARED BY REDTEAM STRATEGIES. THE CONTRACTOR SHALL REFER TO THESE DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS, FINISHES, AND RELATED TRADES.



DETAIL SECTION AT STEEL LINTEL



PLAN: 1ST FLOOR FRAMING