

1 Site Plan
1" = 20'-0"

PROPERTY INFO

Address: 1834 Ontario PI NW Washington, DC 20009
 Neighborhood: Adams Morgan
 ANC: 1C
 Year Built: 1909
 Type: Residential-row-Inside
 Land Use: Residential
 Stories: 3
 Lot size: 2,484.4 SF
 SSL: 2583 0351
 Zone: RF-1

1834 Ontario PI NW
 Washington DC

Applicable Codes

Applicable Codes:
 DCMR12 - 2013 Supplement
 DCMR12 - 2013 Supplement
 DC Law 8-36 District of Columbia Environmental Policy Act of 1989
 DCMR Title 11 - Zoning Regulations
 Green Building Act 2012

Lot Occupancy

Allowed: 60% Max. (1,490.6 SF)
 Main House with Existing Porch: 1,343 SF
 Proposed Garage: 375 SF
 Total: 1,718 SF
 1,718 / 2,484 = 69%

Pervious Area

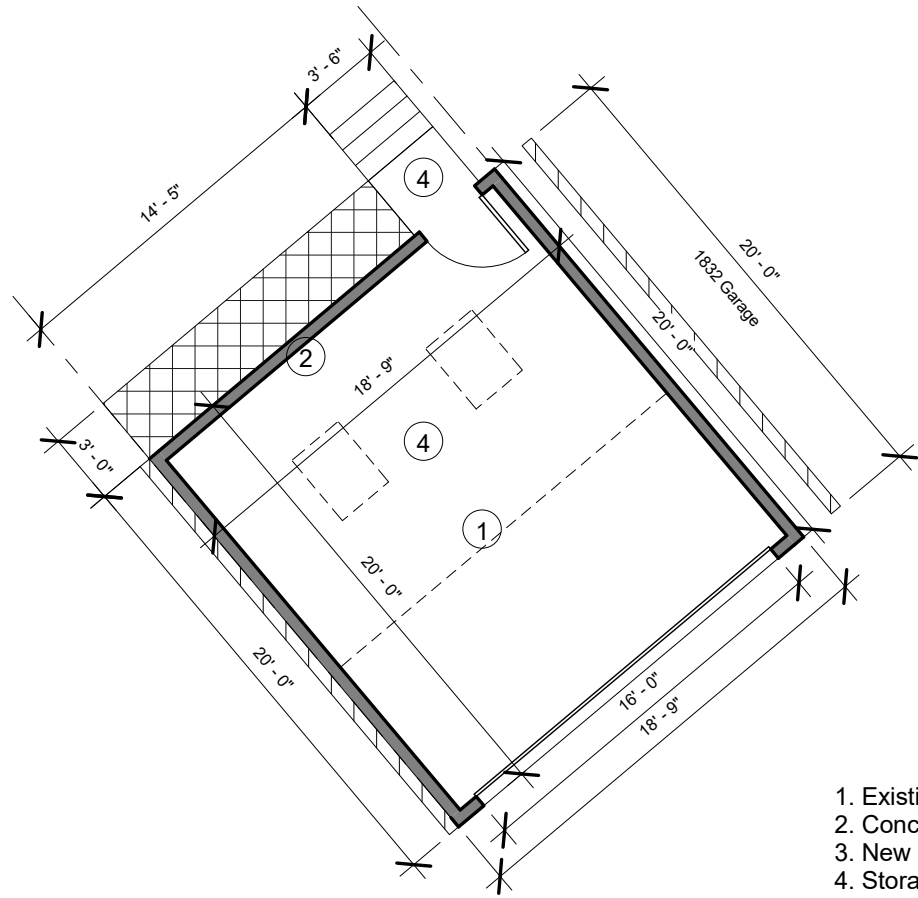
Required: 2,484 x 20% = 496.8 SF
 Proposed: 509.65 SF = 20.5%
 27SF + 136.4SF + 33.75SF + 263.5SF + 49SF = 509.65
 front ground cover + rear planter + rear grass area + rear permeable walkway

Cover Page	A101	Scale 1" = 20'-0"
	Date 06/17/18	Drawn by RD

Owner:
 Malcolm Haith & Lee Wells
 1834 Ontario PI NW
 Washington, DC

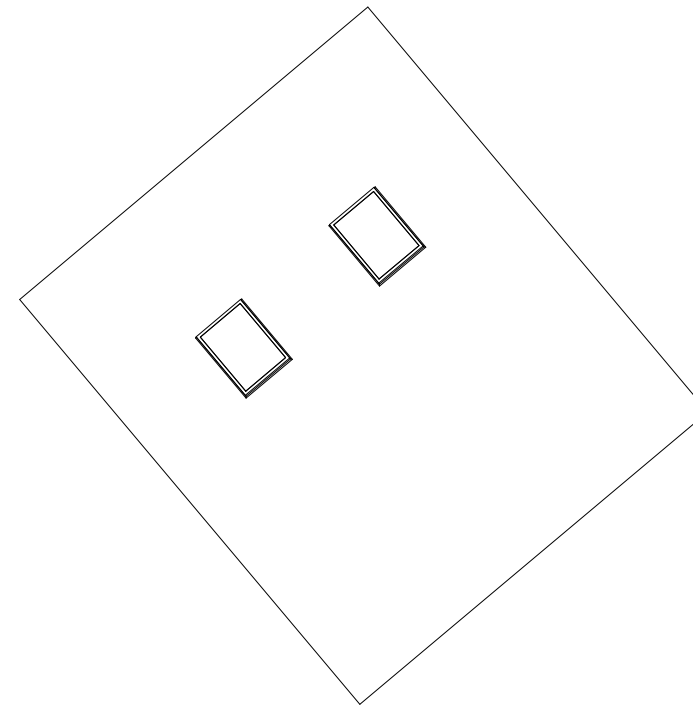
Contractor:
 Moore Construction Group LLC
 3335 Duke St
 Alexandria, VA 22314

Status:
 Board of Zoning Adjustment
 District of Columbia
 Schematic Design
 CASE NO. 19771
 EXHIBIT NO. 51B

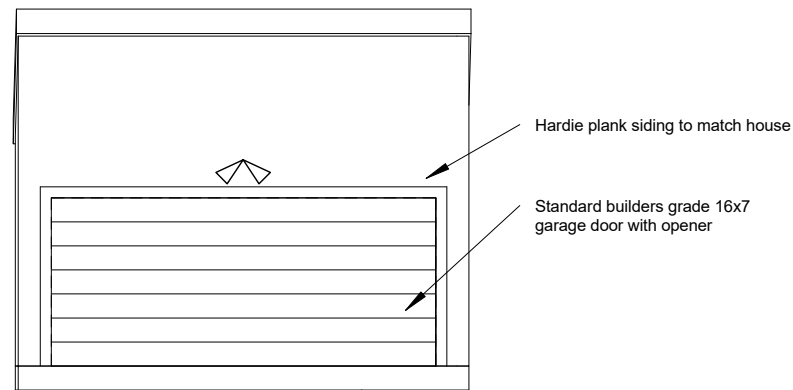


- 1. Existing Concrete Parking Pad
- 2. Concrete Parking Pad Extended 1'
- 3. New Open Wood Landing / Steps
- 4. Storage Platform Above

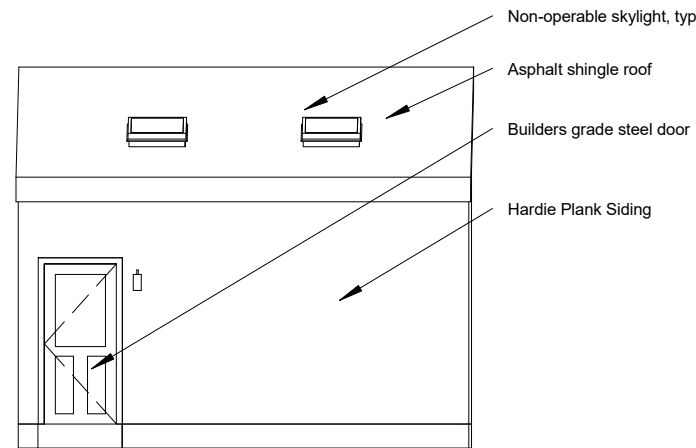
④ Garage Floor Plan
1/8" = 1'-0"



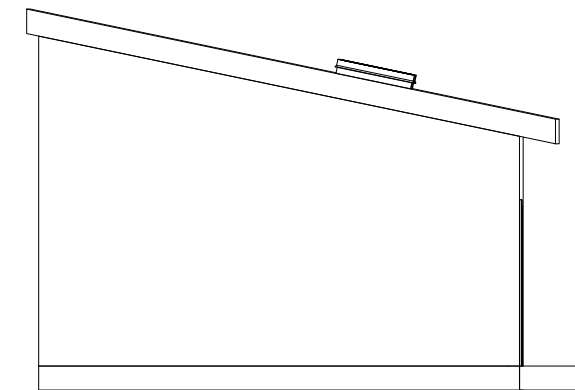
⑤ Garage Roof Plan
1/8" = 1'-0"



① From Alley
1/8" = 1'-0"



② From House
1/8" = 1'-0"



③ From 1834 Ontario PI NW
1/8" = 1'-0"

1834 Ontario PI NW
Washington DC

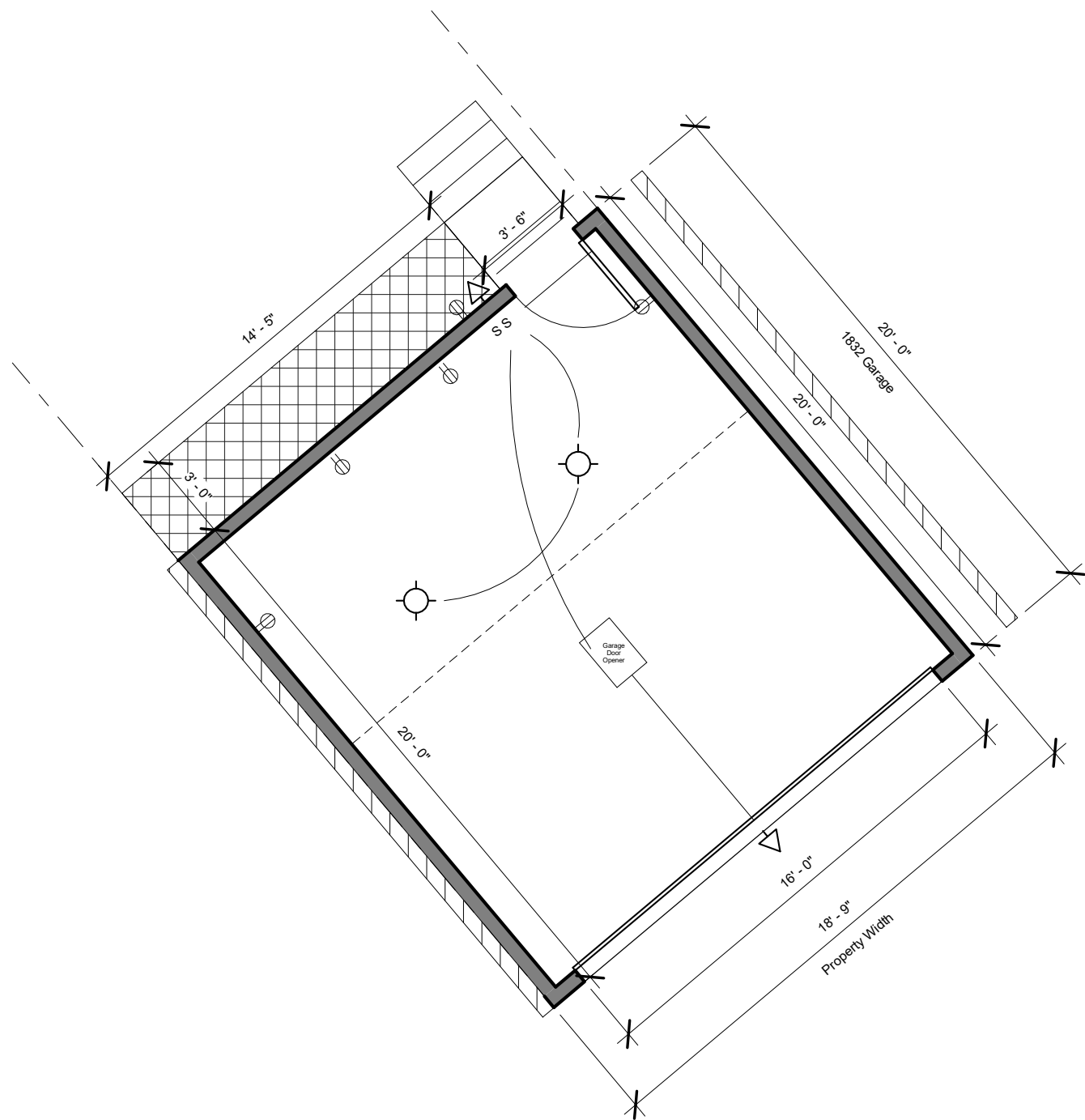
Plans and Elevations A102

Date 06/17/18
Drawn by RD
Scale 1/8" = 1'-0"

Owner:
Malcolm Haith & Lee Wells
1834 Ontario PI NW
Washington, DC

Contractor:
Moore Construction Group LLC
3335 Duke St
Alexandria, VA 22314

Status:
Schematic Design



1 Garage Floor Electrical
3/16" = 1'-0"

Electrical Notes & Symbols

- S Switch
- S₃ Three Way Dimmer Switch
- S_{DIM} Dimmer Switch
- S_{3 DIM} Three Way Dimmer Switch
- GDO Garage Door Opener
- Door Bell
- Outlet
- GFCI GFCI Outlet
- 220v 220v Outlet
- USB USB Outlet
- ☯ Exhaust Fan
- ⊙ CD Smoke/CO2 Detector
- ⊙ SD Smoke Detector
- △ New Wall Mounted Fixture
- Flushmount Light
- R Recessed Light
- R_D Recessed Light Dimmable
- PL Pendant Light
- ⊙ New Box, New Ceiling Fan

Electrical Notes: Installation Standards

- Install new plugs, switches, and cover plates throughout renovation area
- All light bulbs should be daylight balanced
- Install new fixtures throughout
- All installations should be performed per code / manufacturer's standards
- All smoke/carbon detectors to be minimum 12 inches from interior wall
- All outlets to be AFCI per 210.12 in all habitable spaces unless otherwise indicated as to be GFCI
- Install new hardwired smoke detectors / CO2 throughout as necessary per code
- Outdoor outlets shall be GFCI protected
- Outdoor outlets to be encased in water-tight weatherproof rated while-in-use cover kit
- Exterior light fixtures for garage to be motion sensor operated

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E101

Scale As indicated

Electrical

Date 06/17/18

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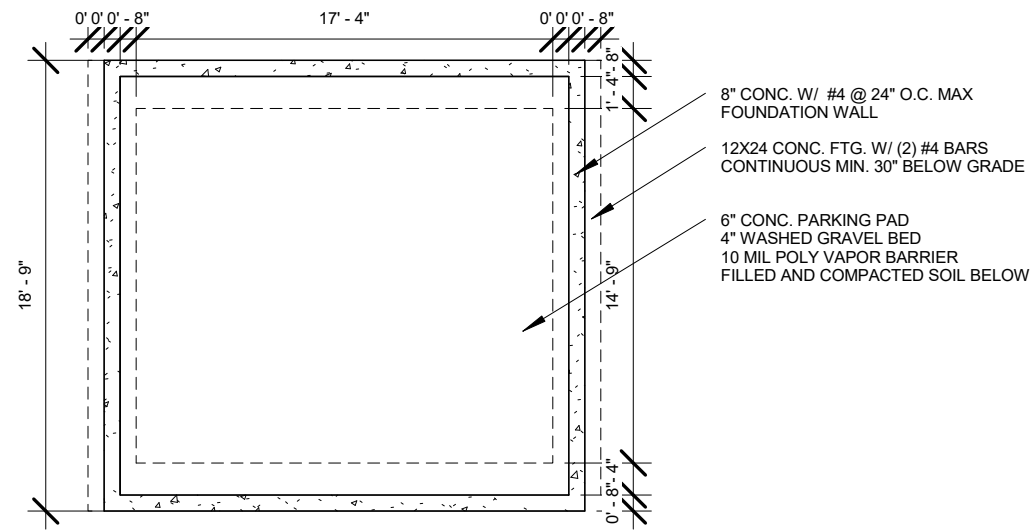
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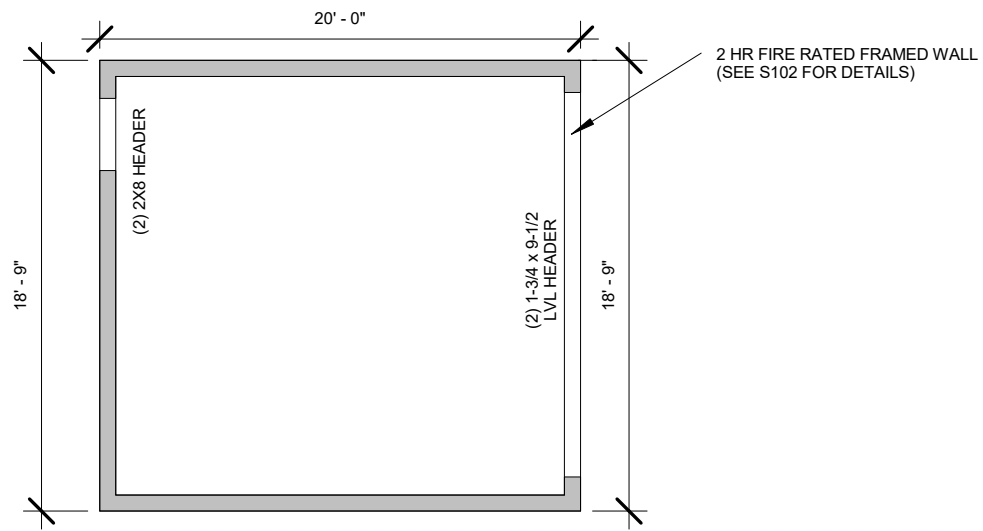
Moore Construction Group LLC
3335 Duke St
Alexandria, VA 22314

Status:

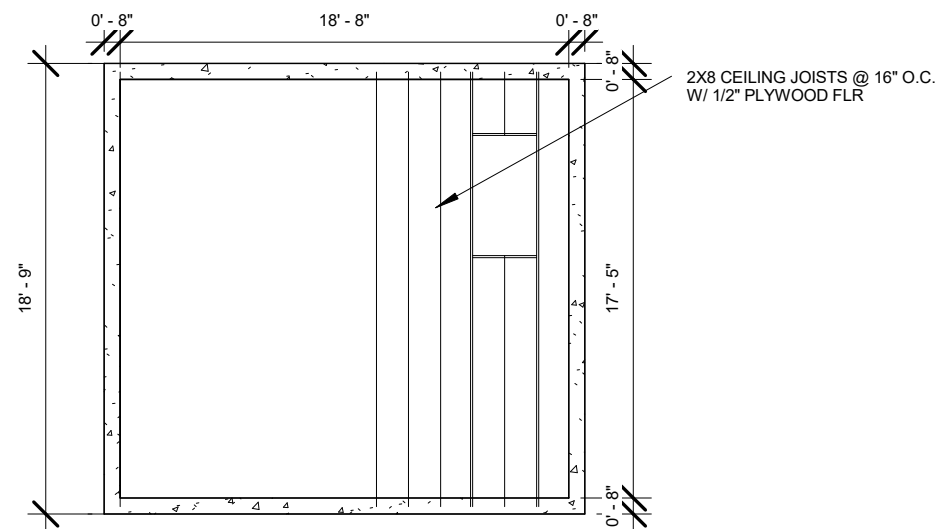
Schematic Design



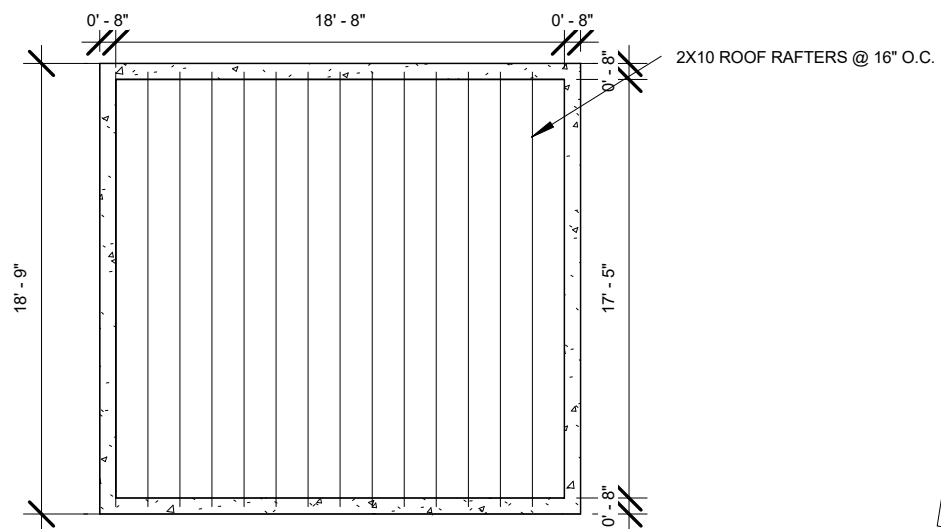
Foundation



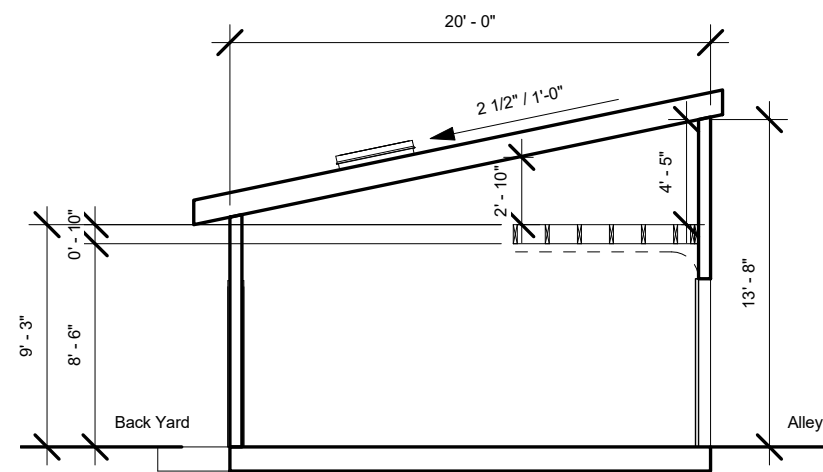
Walls



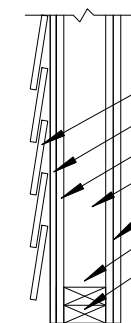
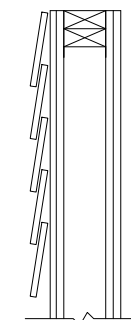
Storage Platform Framing



Walls



Section



- FIBER CEMENT SIDING
- 1/2" CEMENT BD
- 5/8" GYP. WALL BD
- 2X4 FIRESTOP @ 16" O.C. MAX
- (2) 5/8" GYP. WALL BD
- 1/2" ANCHOR BOLT @ 6" O.C. MAX
- 2X4 SILL PLATE

4 Wall Detail 1 - U301 2 HR FIRE RATED
3/4" = 1'-0"

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S101

Framing Plans

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