BZA 16793 - Floor plans

Referenced Floor Plan Notes

1. Shaded areas indicate areas of new construction, typical.
2. Existing fence and stair to remain, no change.
3. Install four (4) 3/4" MDO plywood adjustable shelves.
4. Existing gas stove and refrigerator to remain.
5. Relocate existing sink utilizing existing plumbing from removed washer.
6. ~~Replace, existing ground floor stair with new stair, balusters, railing, and all related parts to match first/second floor stairway. Install new balusters to approximate existing balusters. Verify selection with architect.~~
7. Existing fire escape to remain. Scrape, repair, and repaint gloss Rustoleum black, typical.
8. Install 2" super-insulated wall tight to existing doors at pantry.
9. Existing doors to be patched, repaired, painted, and reinstalled securely in closed position, not to be operable.
10. New duct build-out to accommodate new ducts at ceiling level. See detail. for bottom plaster treatment.
11. Install new duct chase as required by mechanical plans. Frame chase with 2" super-insulated wall. Align finish surfaces as indicated.
12. Align center line of new 6 1/2" plumbing wall with center line of existing wall to remain on first floor between parlors to provide straight run for plumbing.
13. Repair plaster corner at arched opening to match corner at opposite end of arch pilaster.
14. Bath 204, 205, 304, and 305 layout typical of each other.
15. New curved wall, plaster crown, and wood base to match existing curved wall to remain at opposite end of fireplace.
16. Install 5/8" fire resistant drywall on ceiling throughout basement including mechanical room, typical.
17. Existing pull-down stair to be removed and reinstalled flush with adjacent finished ceiling. Install with metal edge bead, no trim, and minimum joint between pull-down stair and ceiling.

Legend

FIRE WALL: INSTALL NEW 5/8" FIRE RESISTANT DRYWALL ON 3-5/8" METAL STUDS AS REQUIRED FOR 1 HOUR-RATED FIRE WALL. INSTALL 3-1/2" UNFACED FIBERGLASS BATT INSULATION AS SOUND ATTENUATION BLANKET.

SOUND WALL: INSTALL 3-1/2" UNFACED FIBERGLASS BATT INSULATION AS SOUND ATTENUATION BLANKET IN NEW WALLS AS INDICATED.

5.01 STRUCTURAL STEEL LINTELS SHALL CONFORM TO ASTM-36. MINIMUM BEARING 8" EACH END. FILL MASONRY SOLID WITH CONCRETE TWO COURSES BELOW BEARING BY 1'-4" LONG AT EACH END MINIMUM, OR AS DESCRIBED WITHIN THE STRUCTURAL DRAWINGS.

5.02 PROVIDE ONE STRUCTURAL STEEL ANGLE FOR EVERY 4" OF WALL THICKNESS IN MASONRY WALL OPENINGS, UNLESS OTHERWISE NOTED.

5.03 DOUBLE ANGLES OVER 5'-0" TO BE BOLTED TOGETHER AT MID SPAN.

5.04 LENGTH OF LINTELS EQUAL OPENING PLUS 1'-4" (8" MINIMUM BEARING EACH END). SEE LINTEL SCHEDULE.

5.05 EXTERIOR LINTELS TO BE GALVANIZED.

5.06 VERTICAL LEG OF ALL ANGLES TO BE PLACED AGAINST THE BACK FACE OF MASONRY.

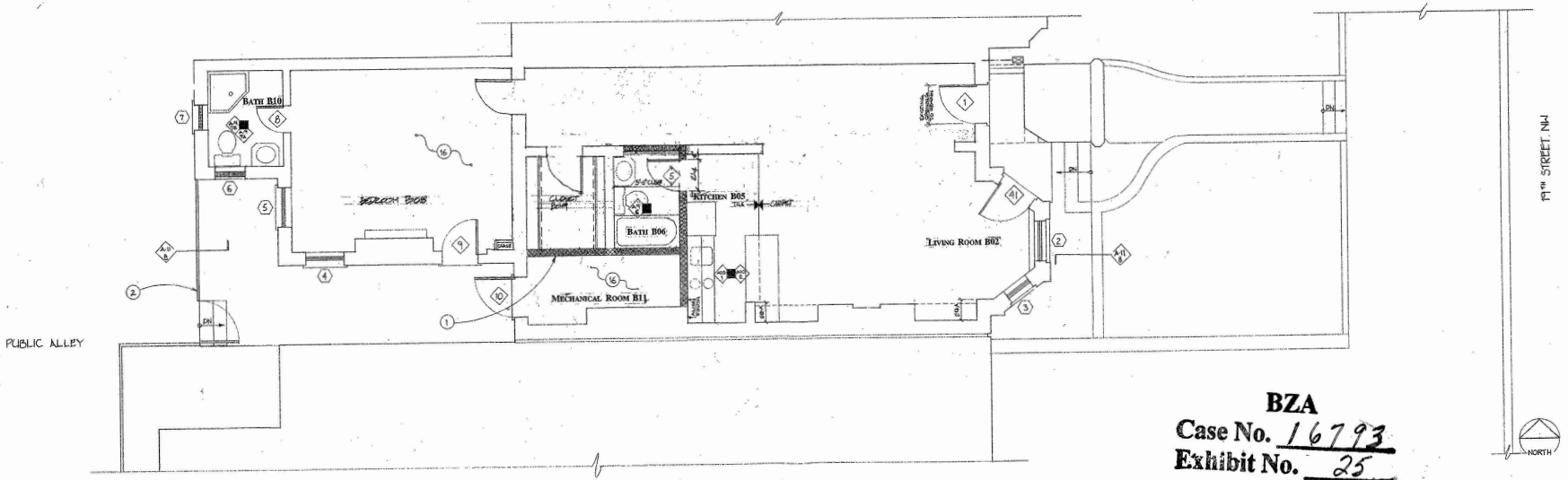
STRUCTURAL STEEL LINTEL SCHEDULE

All lintels to be C1010 cold rolled sections.

opening width	lintel size
1'- 0" to 4'- 0"	1/4"th x 3 1/2"d x 3 1/2" h
4'- 1" to 5'- 11"	1/4"th x 3 1/2"d x 4" h
6'- 1" to 7'- 11"	1/4"th x 3 1/2"d x 5" h

2 FLOOR PLAN NOTES

3 LINTEL SCHEDULE



1 BASEMENT PLAN

BZA
Case No. 16793
Exhibit No. 25

WASHINGTON DESIGN COLLECTIVE

1604 19TH STREET NW

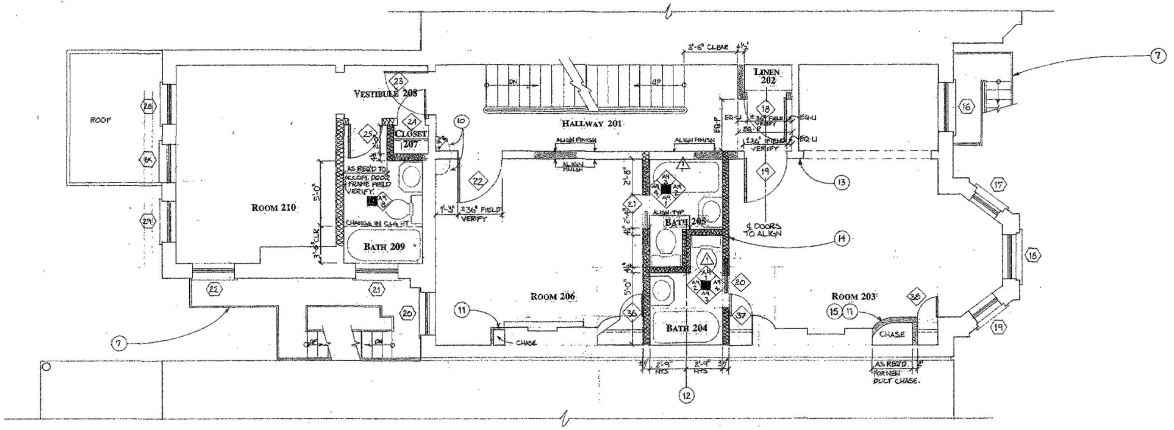
FLOOR PLAN

REVISED PER BZA COMMENTS
REVISION 1 - 15 MAY 1995

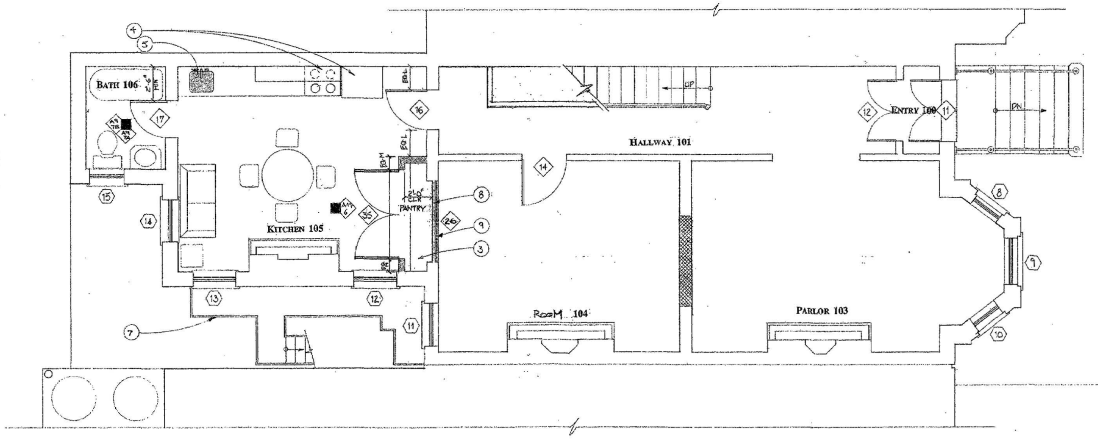
DATE: 5 MAY 1995
SCALE: 1/4" = 1'-0"
PRINTING: 17 OCTOBER 2021

A-1

Board of Zoning Adjustment



1 SECOND FLOOR PLAN



2 FIRST FLOOR PLAN

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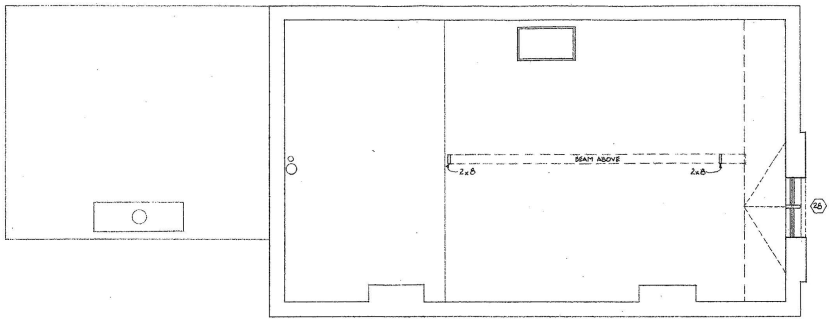
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REVISION 1 - 15 MAY 1995

FLOOR PLANS

1604
19TH STREET NW

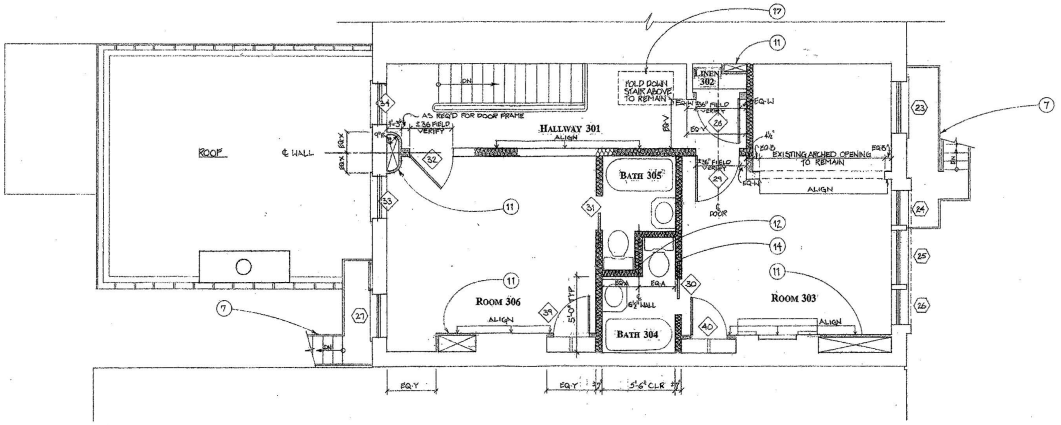
DATE	SCALE	PRINTED
5 MAY 1995	1/4" = 1'-0"	17 October 2021

A-2



NORTH

1 ATTIC PLAN



NORTH

2 THIRD FLOOR PLAN

FLOOR PLANS

1604
19TH STREET NW

DATE	SCALE	PRINTING
5 MAY 1995	1/4" = 1'-0"	17 October Blueline

A-3

REVISED FOR BZA SUBMITTAL
REVISION 1 - 15 MAY 1995

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