

PROJECT DESCRIPTION:

RE CONSTRUCT EXISTING ADDITION WITH INTERIOR REMODEL AND THE ADDITION OF THE THIRD FLOOR MASTER SUITE.

BUILDING AND SITE INFORMATION:

ZONING: R-4
OVERLAY DISTRICT: HISTORIC MT. PLEASANT
SQUARE: 2588
LOT: 0015
CURRENT USE: RESIDENTIAL SINGLE FAMILY
PROPOSED USE: RESIDENTIAL SINGLE FAMILY
EXISTING STORIES: 2
PROPOSED STORIES: 3
EXISTING LOT COVERAGE: 1,300 SF
PROPOSED LOT COVERAGE: 1,300 SF
PROPOSED LOT OCCUPANCY: 74%

APPLICABLE CODES:

IRC 2012, NFPA NEC 2011, IFGC 2012, IPC 2012, IFPC 2012, IECC 2012, DCMR 11; ALL AS SPECIFIED BY DCMR12 2014.

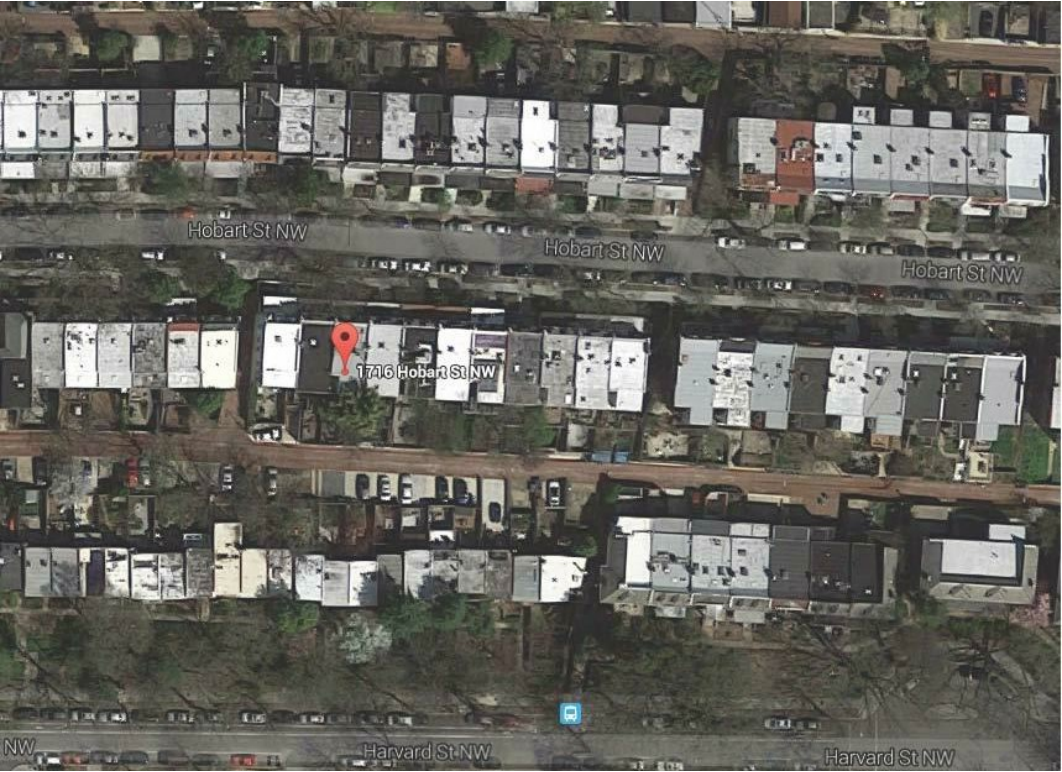
BUILDER:

FOUR BROTHERS LLC
2617 MYRTLE AVE NE
WASHINGTON DC 20018
202.423.8703
www.fourbrotherscarpentry.com

ENGINEER:

CHD. AND ASSOCIATES

AREA MAP



ABBREVIATIONS

ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BSMT	BASEMENT
CFM	CUBIC FEET / METER
CLNG	CEILING
CLR	CLEAR/CLEARANCE
COL	COLUMN
CONC	CONCRETE
CR	CEILING REGISTER
DBL	DOUBLE
DIR	DIRECTION
DIMS	DIMENSIONS
DN	DOWN
EQ	EQUAL
EXH	EXHAUST
EXT	EXTERIOR
EXT'G	EXISTING
FLR	FLOOR
GYP BD	GYPSUM BOARD
HDR	HEADER
HDWR	HARDWARE
HT	HEIGHT
HWH	HOT WATER HEATER
INT	INTERIOR
IJS	IN JOIST SPACE
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
P1	PLUMBING STACK (1)
PAN	PANTRY
R/A	RETURN-AIR
RAG	RETURN-AIR GRILL
REG	REGISTER
RM	ROOM
S/A	SUPPLY-AIR
SF	SQUARE FEET
SIM	SIMILAR
ST	STEEL
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VTR	VENT TO ROOF
WD	WOOD

DRWING INDEX:

CS-01	COVER SHEET
CS-02	SITE PLAN
A0.XX	AS BUILT / DEMO PLANS
A1.XX	FLOOR PLANS
A2.XX	BUILDIG ELEVATIONS
A3.XX	BUILDING SECTIONS
A6.XX	PERSPECTIVES

GENERAL NOTES:

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

DC WASA NOTES:

- A. NOTIFY DCWASA ONE-WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
- B. DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL. UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDON IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
- C. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.
- D. UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACK FILLING REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALKS CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC WASA INSPECTION. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.



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REICHS RENOVATION

KERRY REICHS
1716 HOBART ST NW. WASHINGTON, DC 20009

COVER SHEET

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

CS-01

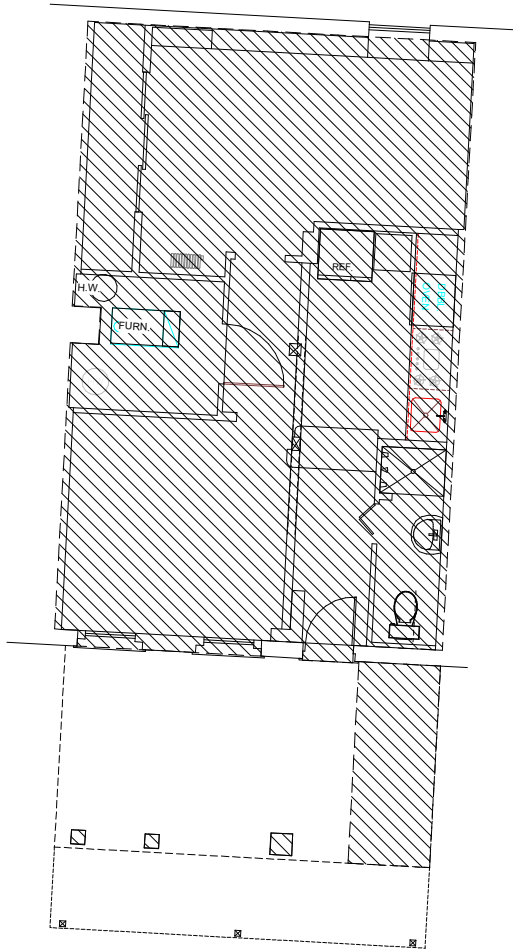
REICHS RENOVATION

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AS BUILT /
DEMO PLANS

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

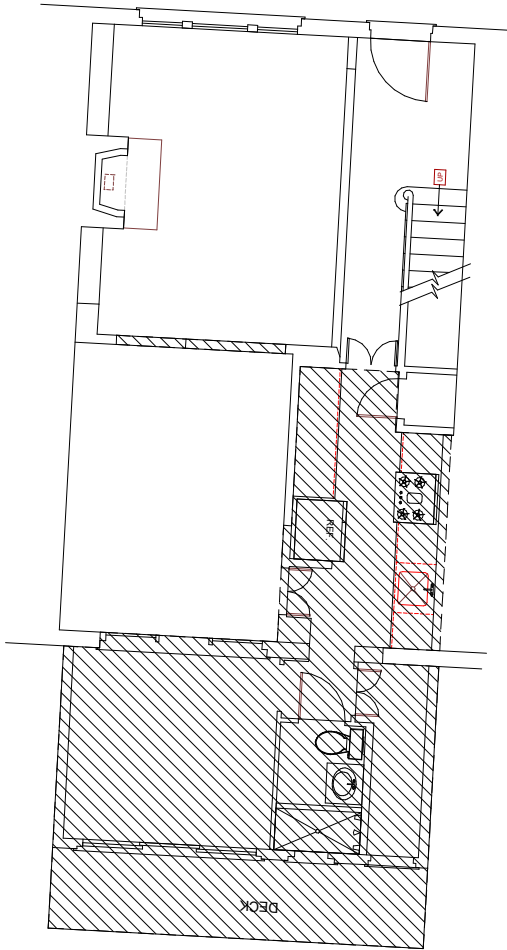
A-0.01



① Basement As Built / Demo Plan
1/4" = 1'-0"

DEMO NOTES:

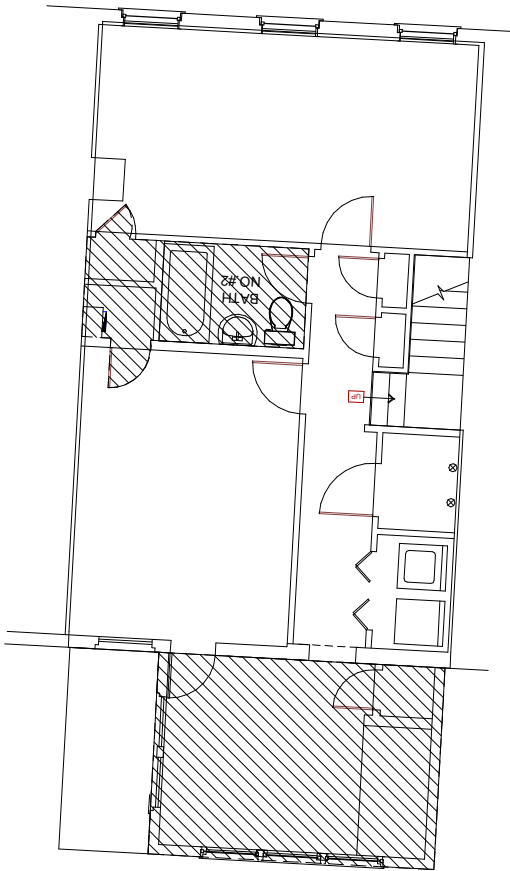
1. Complete gut of basement interior.
2. Remove Appliances and plumbing fixtures.
3. Remove entry door in North wall of basement.
4. Remove windows in North wall of basement .
5. Remove all flooring to slab below.
6. Remove all drywall and plaster from interior walls and furring along party walls.
7. Remove all drywall from ceiling to expose ceiling joists
8. Remove interior walls to dimensions as noted on finished plans.
9. Provide shoring where necessary.
10. Remove electrical to supply where needed.
11. Remove all plumbing fixtures and cap for future connections



② First Floor As Built / Demo Plan
1/4" = 1'-0"

DEMO NOTES:

1. Demo existing two story addition
2. Remove Appliances and plumbing fixtures throughout kitchen and retain for future use.
3. Remove Plumbing fixtures in First floor bathroom
4. Remove all flooring throughout kitchen to hard wood below.
5. Remove all drywall and plaster from interior walls and furring along party walls within construction area to include existing kitchen, and dining room dividing wall.
6. Remove all drywall from ceiling to expose ceiling joists in Construction area.
7. Remove interior walls to dimensions as noted on finished plans.
8. Provide shoring where necessary.
9. Remove electrical to supply where needed.
10. Remove all plumbing fixtures and cap for future connections

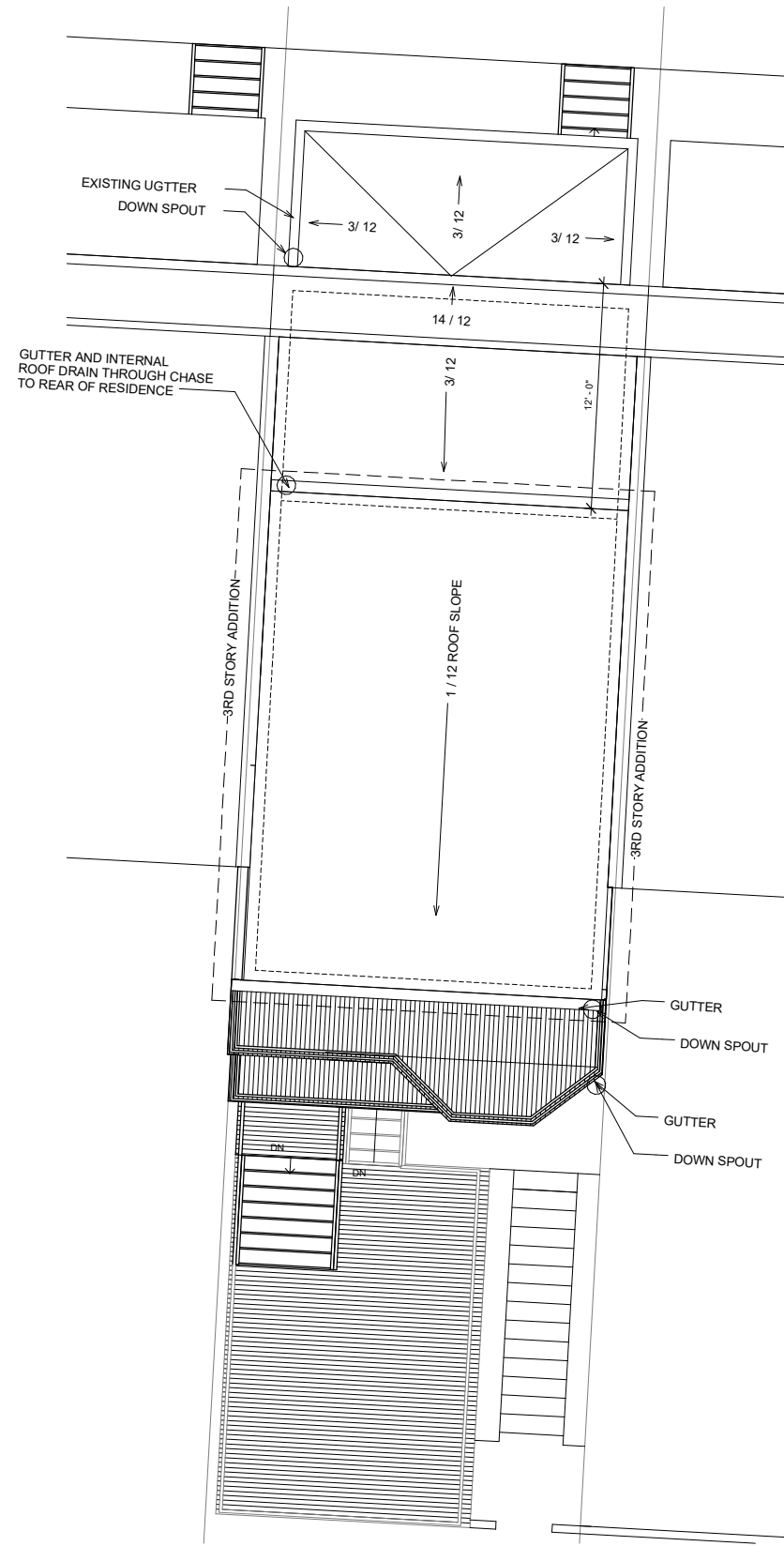
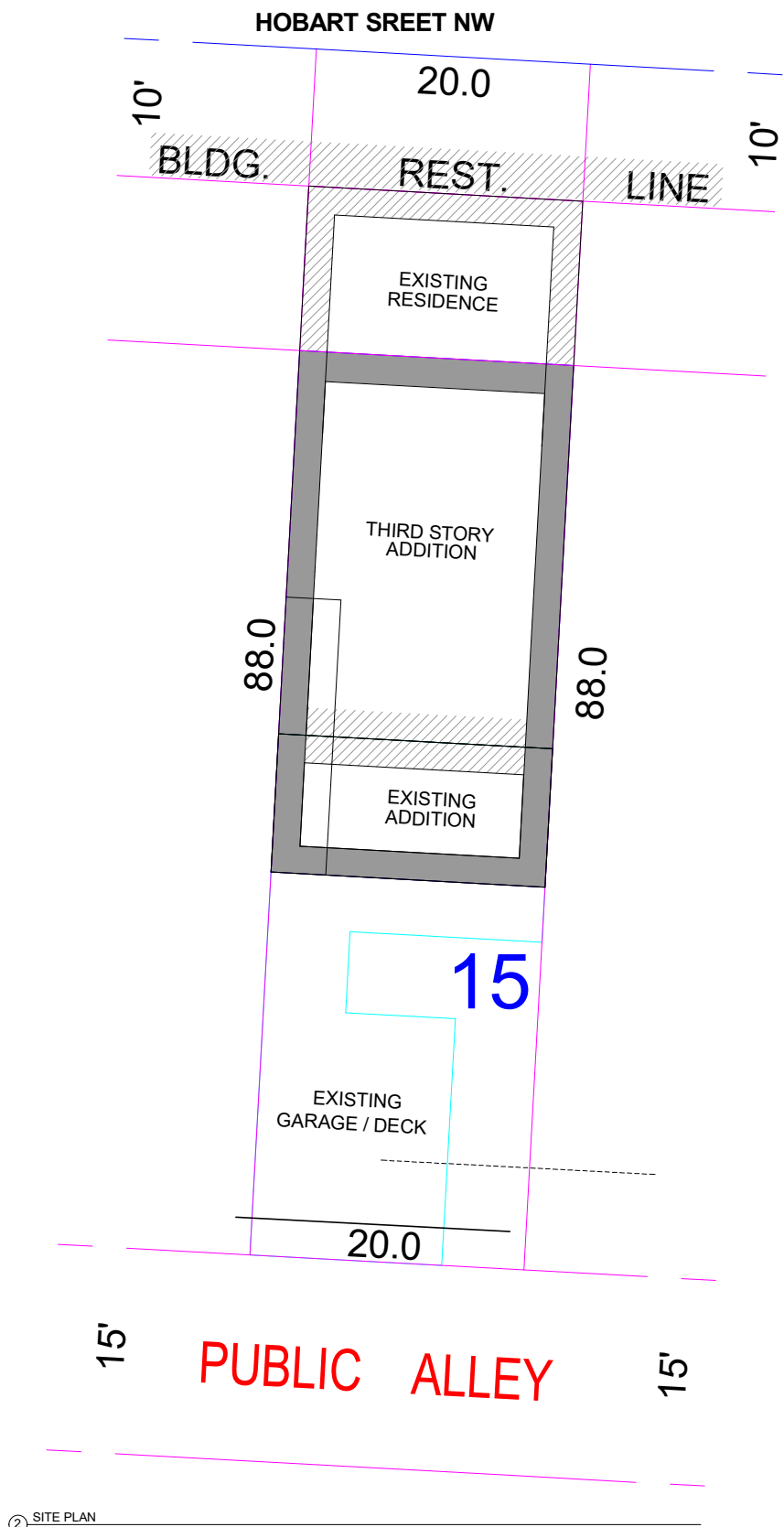


③ Second Floor As Built / Demo Plan
1/4" = 1'-0"

DEMO NOTES:

1. Demo existing two story addition
2. Remove Plumbing fixtures in cecond floor bathroom
3. Remove all flooring throughout bathroom to subfloor below.
4. Remove all drywall and plaster from interior walls and furring where noted on plans
5. Remove all drywall from ceiling to expose ceiling joists in Construction area.
6. Remove interior walls to dimensions as noted on finished plans.
7. Provide shoring where necessary.
8. Remove electrical to supply where needed.
9. Remove all plumbing fixtures and cap for future connections





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REICHS RENOVATION

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SITE PLAN /
ROOF PLAN

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

A-1.00

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REICHS RENOVATION

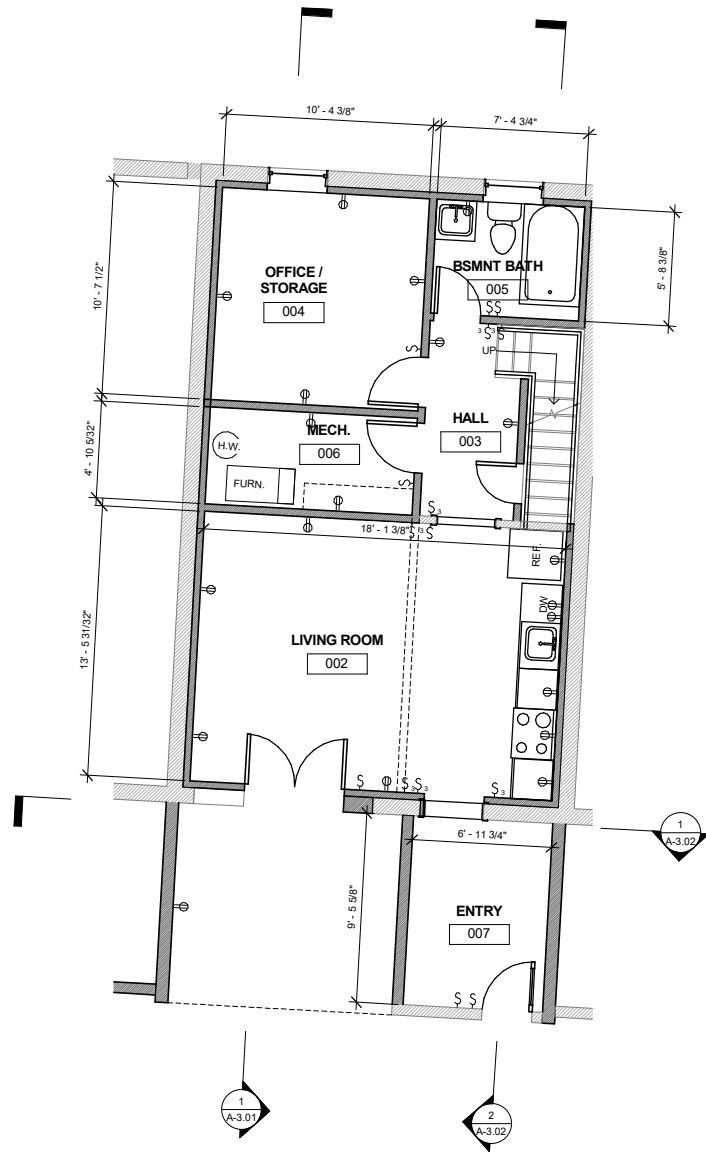
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PROPOSED
FLOOR PLANS

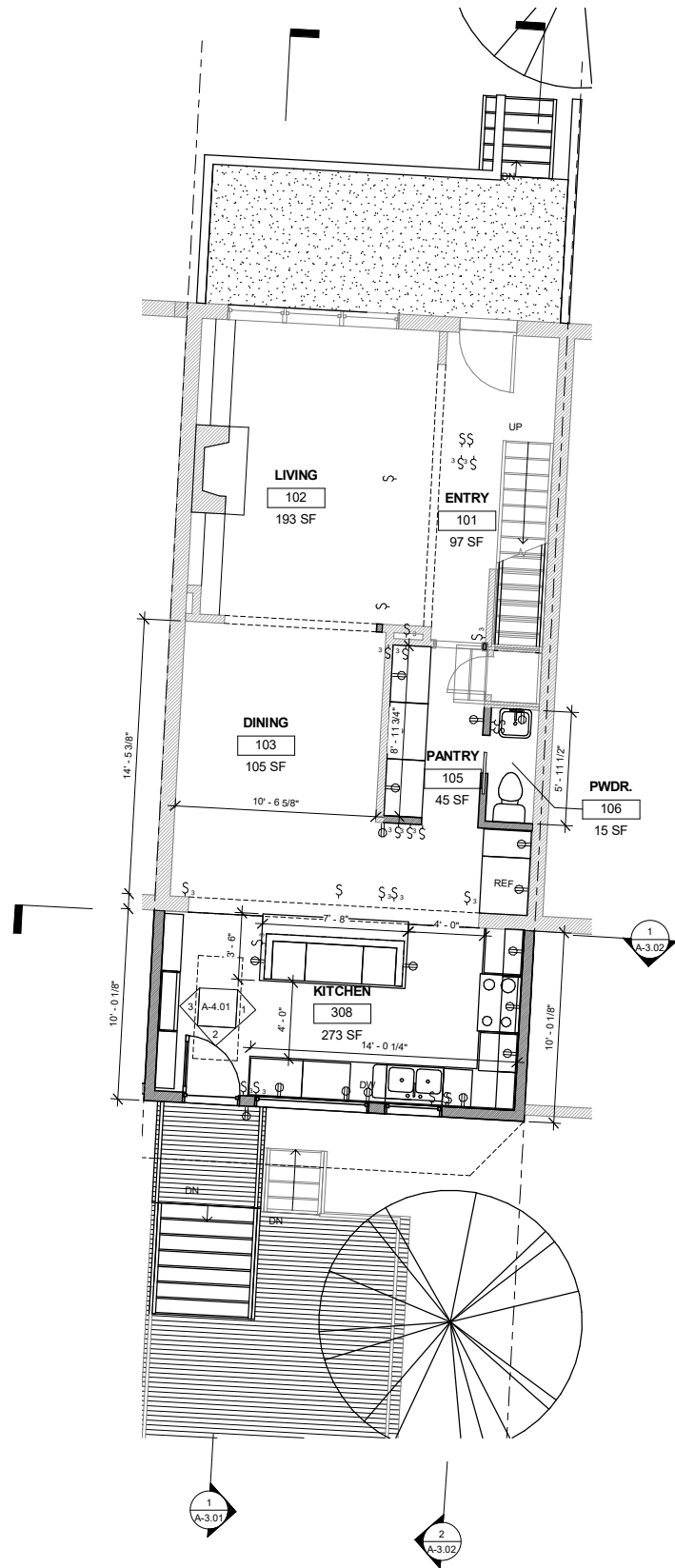
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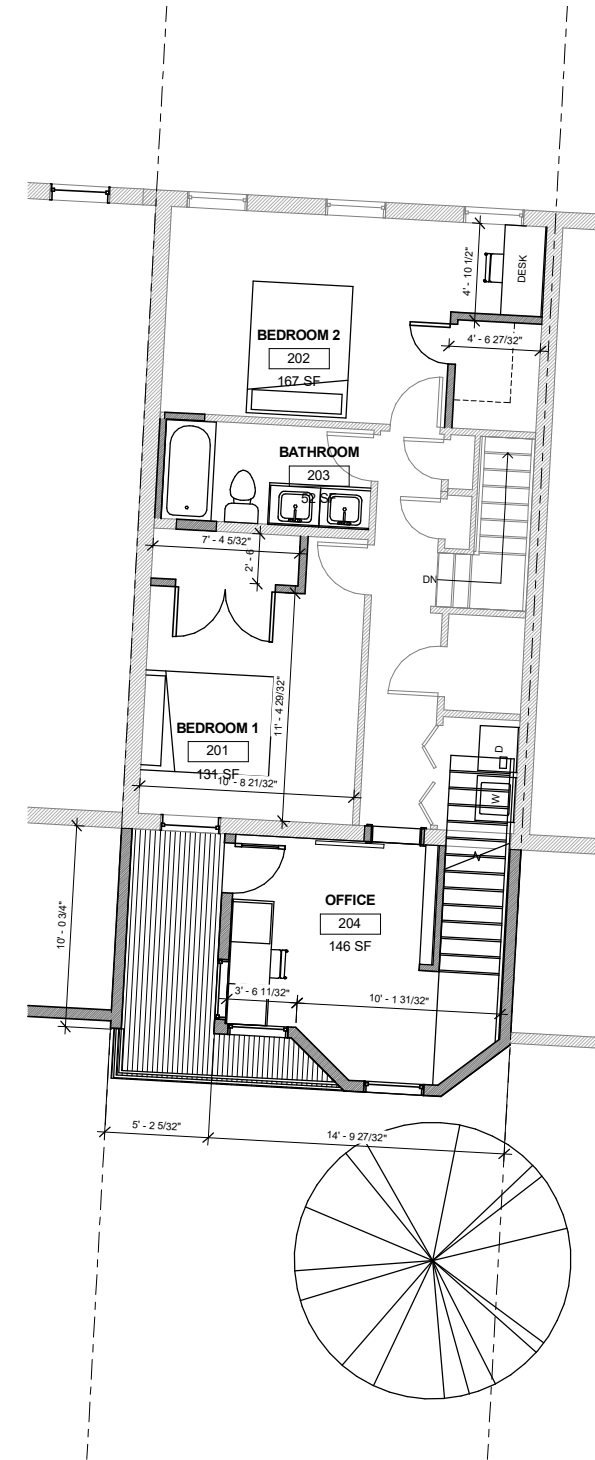


① Basement
1/4" = 1'-0"

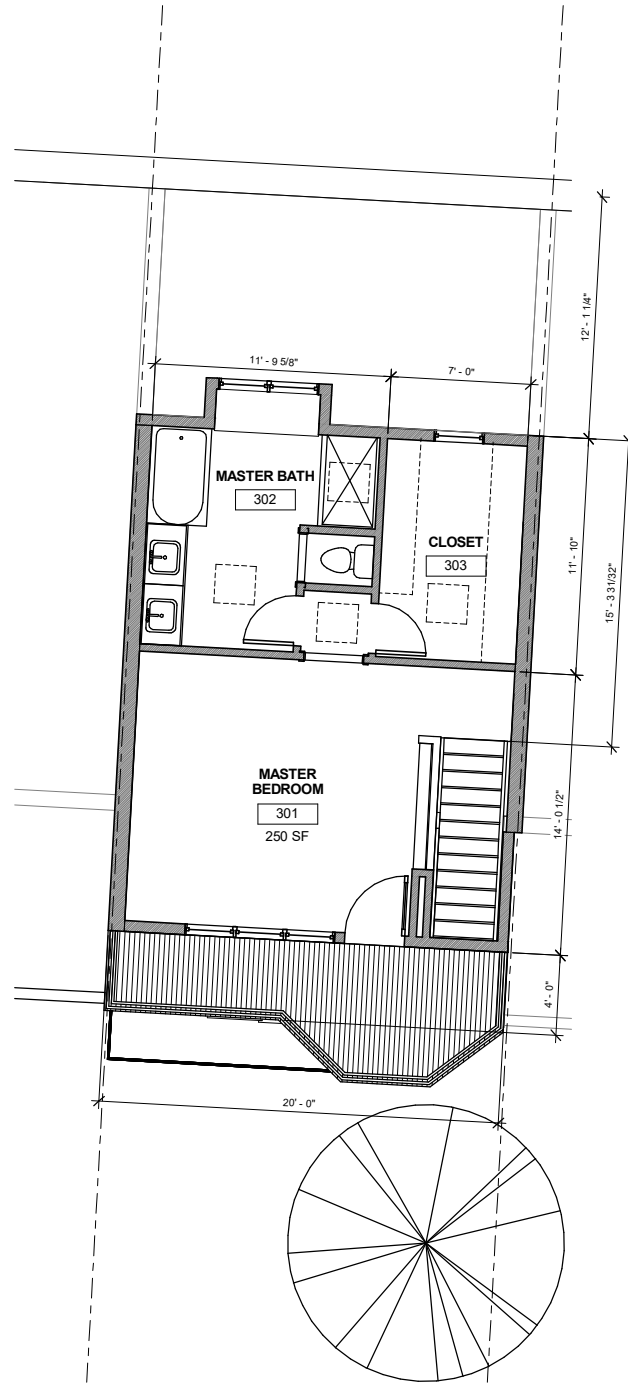


② First Floor
1/4" = 1'-0"





② Second Floor
1/4" = 1'-0"



③ Third Floor
1/4" = 1'-0"



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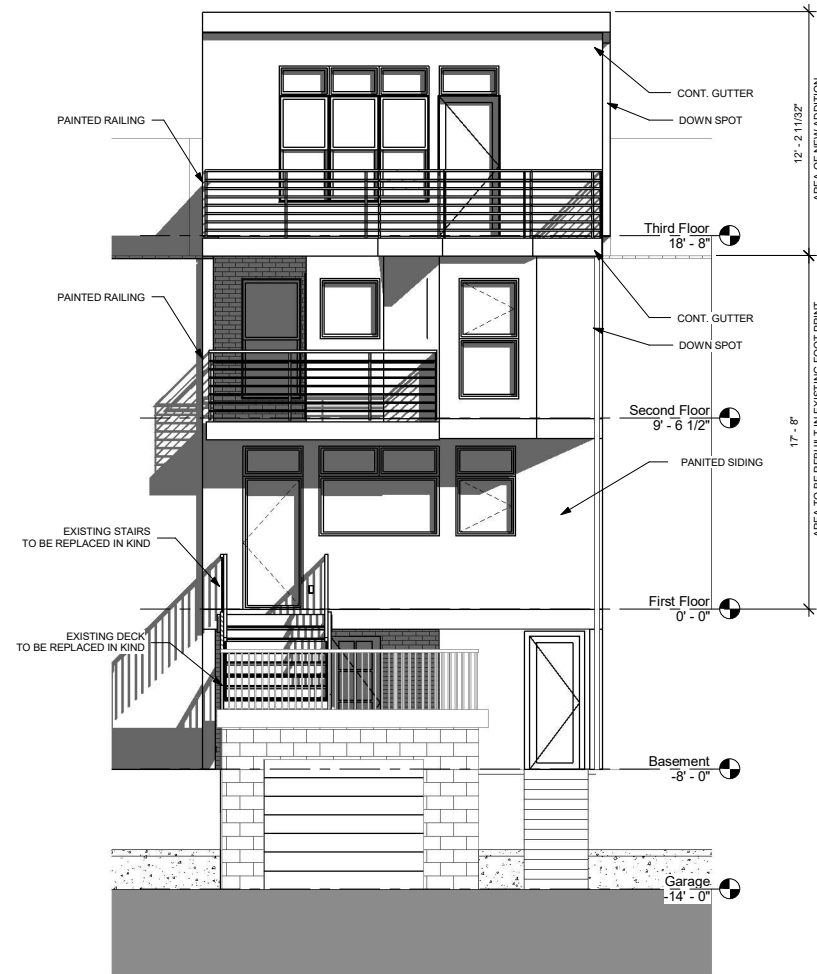
PROPOSED FLOOR PLANS

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

A-1.02



② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

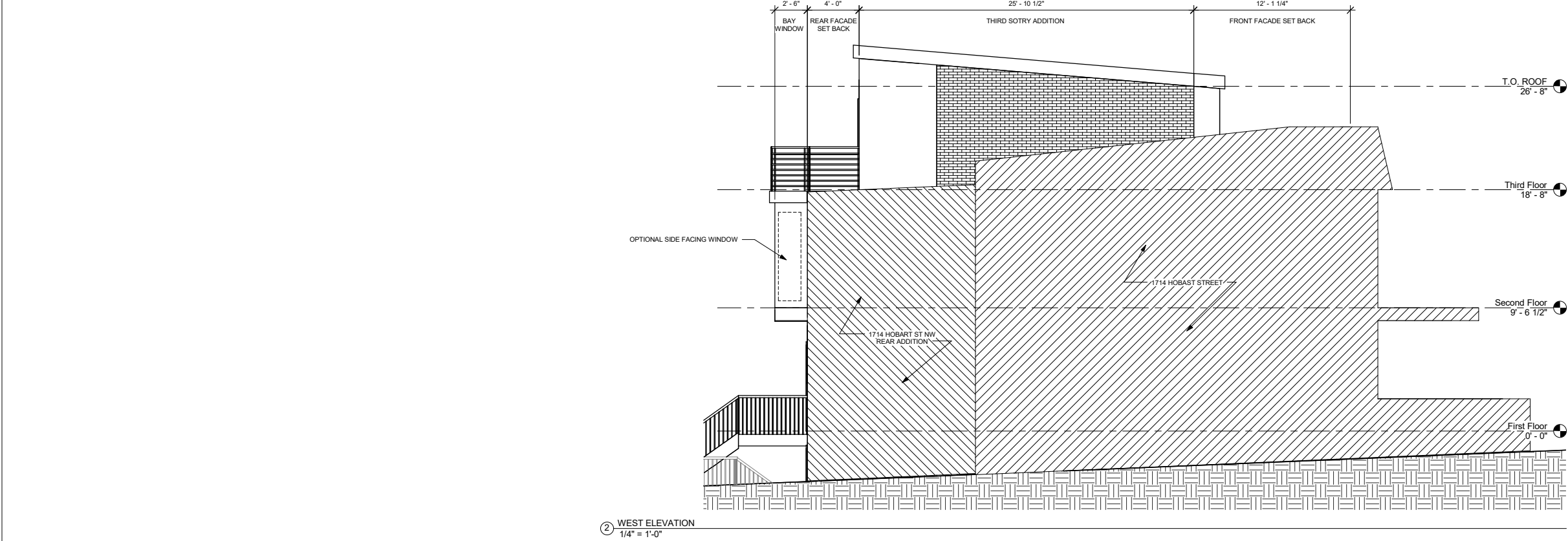
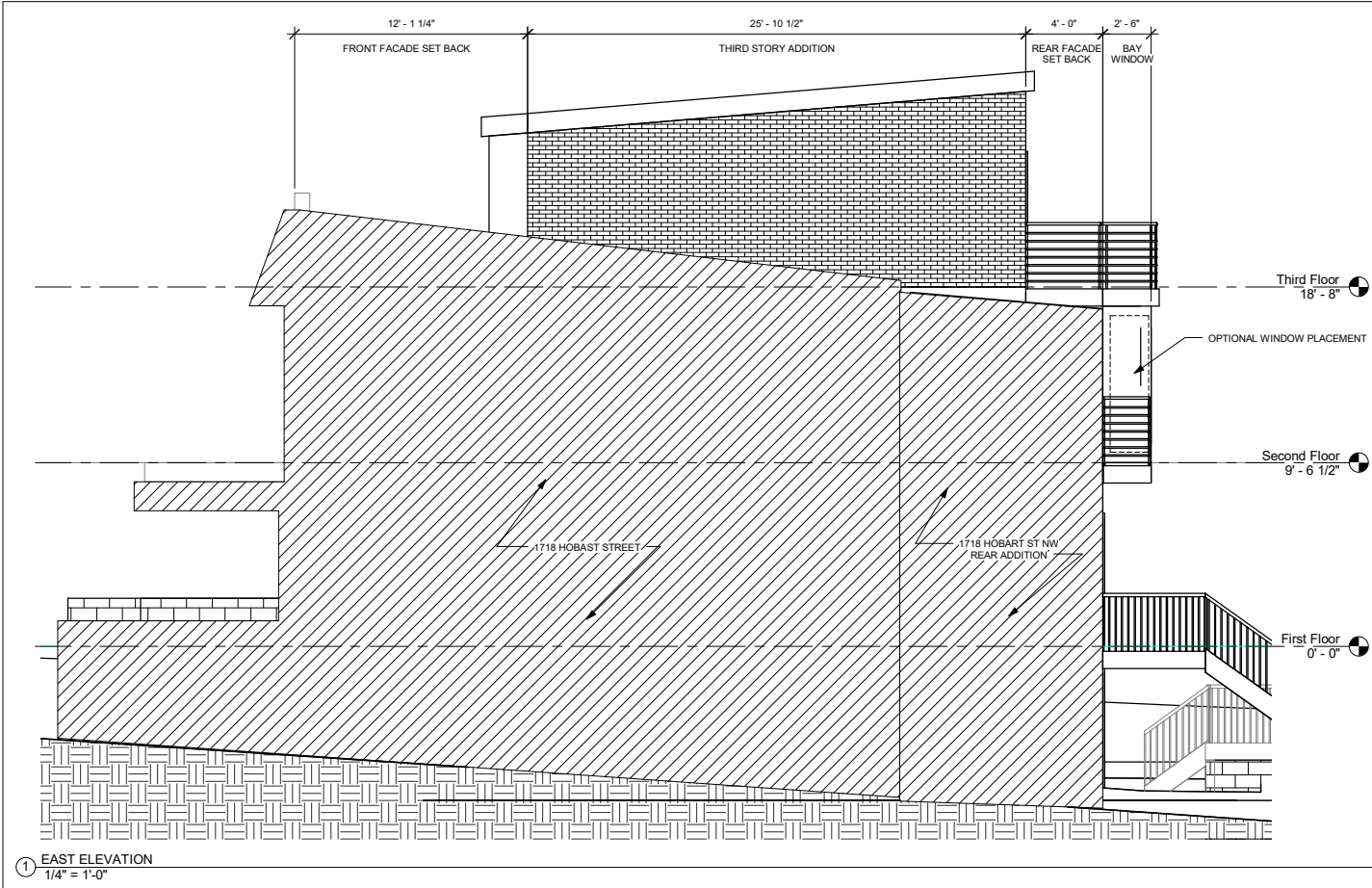
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ELEVATIONS

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

A-2.01



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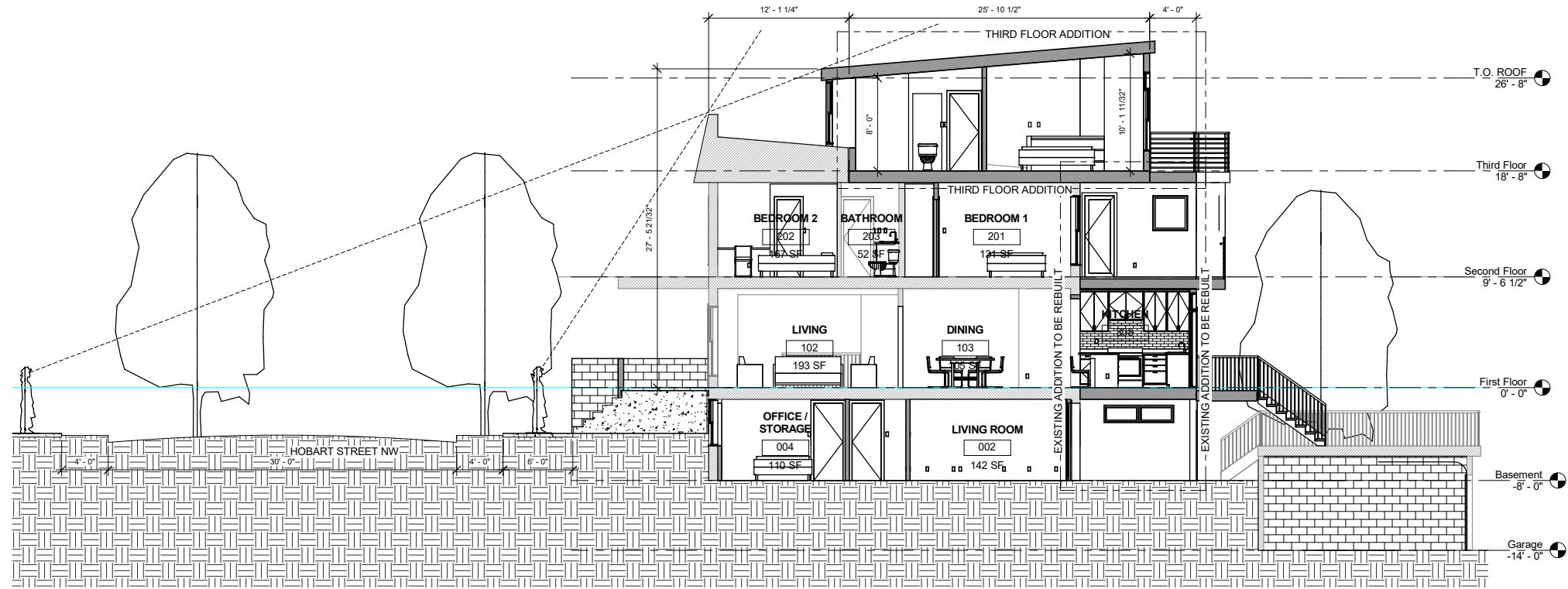
REICHS RENOVATION
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ELEVATIONS

Drawing Set: DESIGN DEVELOPMENT
Date: 10/16/15

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1 SECTION AA
3/16" = 1'-0"



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REICHS RENOVATION

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SECTIONS

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

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REICHS RENOVATION

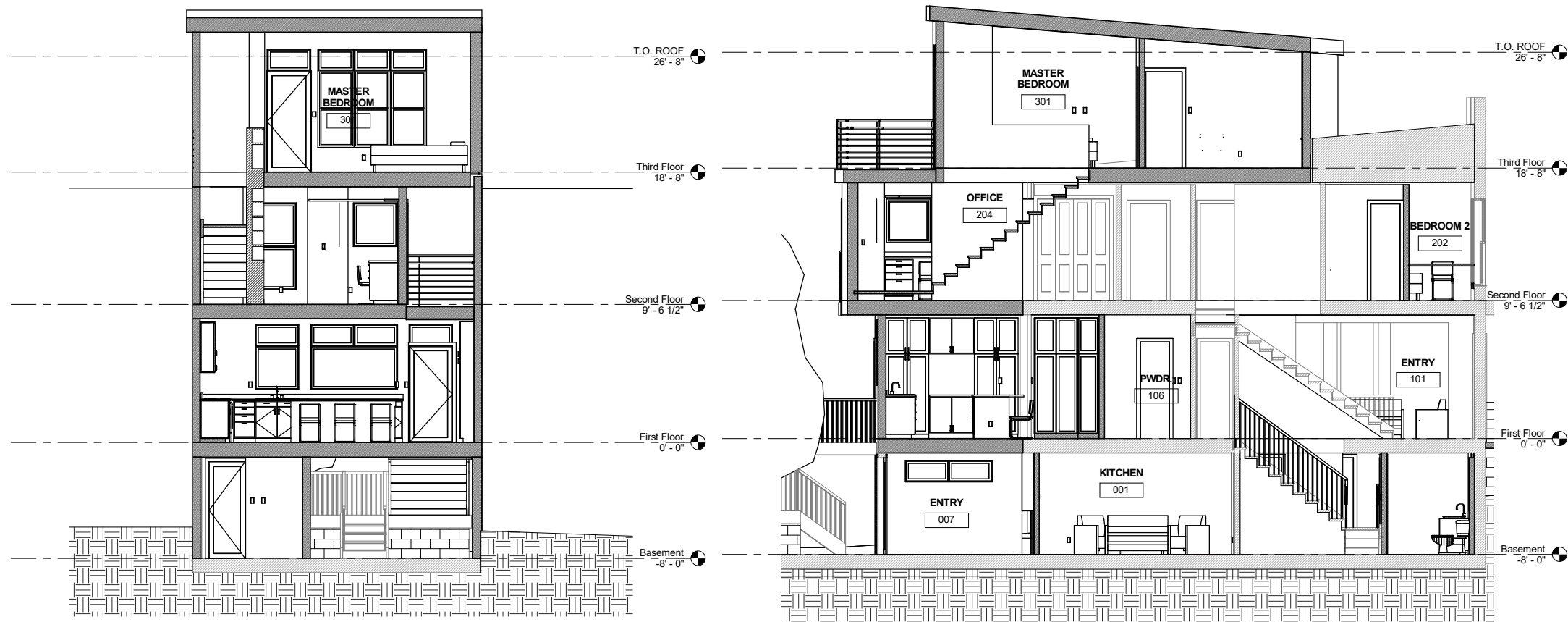
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SECTIONS

Drawing Set DESIGN DEVELOPMENT
Date 10/16/15

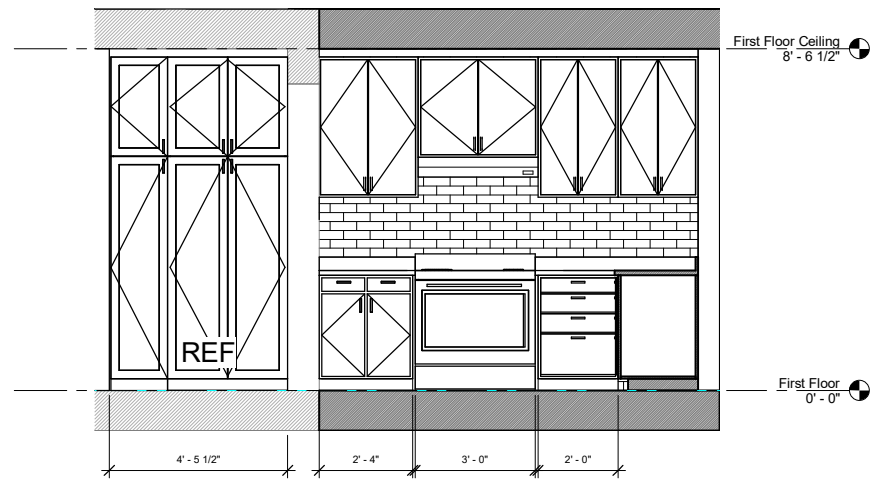
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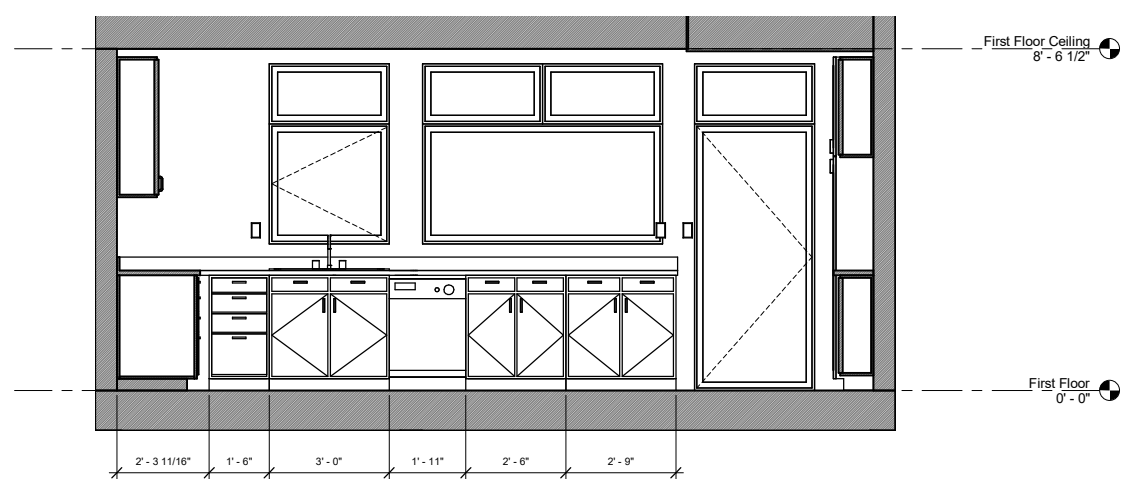


1 SECTION BB
1/4" = 1'-0"

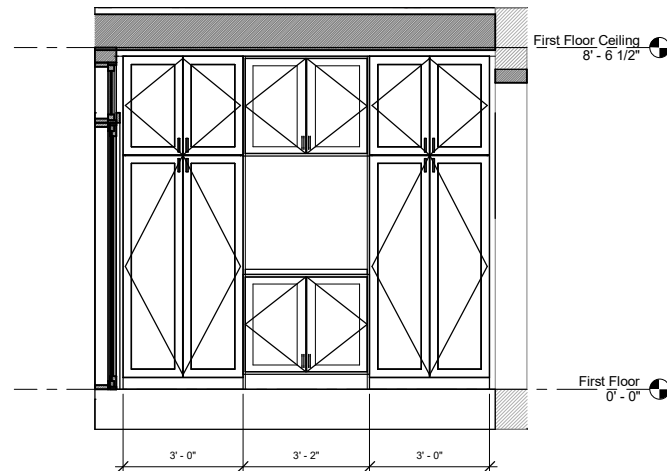
2 SECTION CC
1/4" = 1'-0"



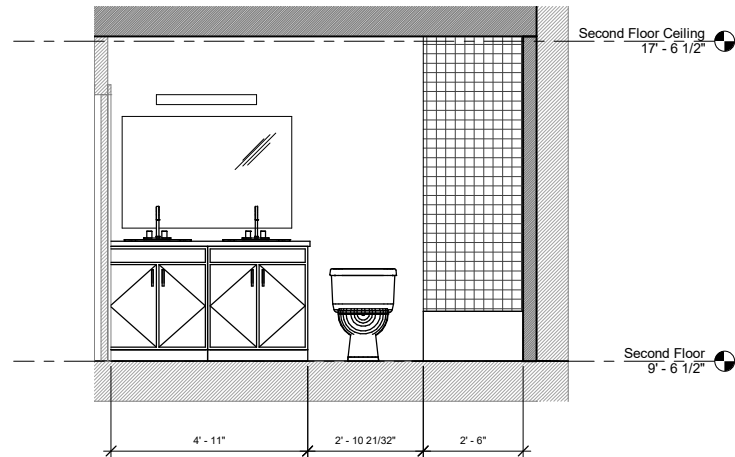
1 KITCHEN RANGE WALL ELEVATION
1/2" = 1'-0"



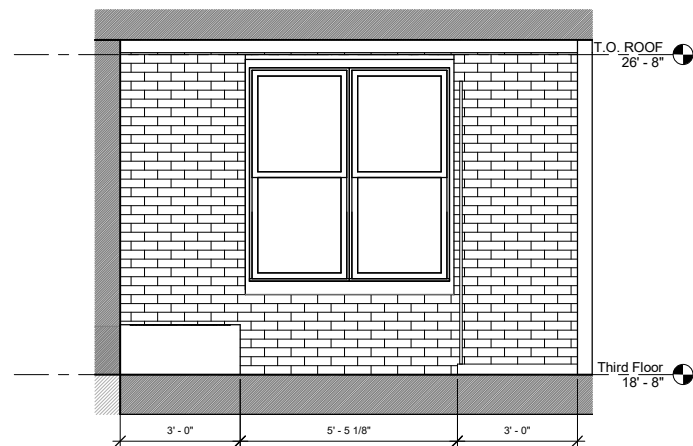
2 KITCHEN SINK ELEVATION
1/2" = 1'-0"



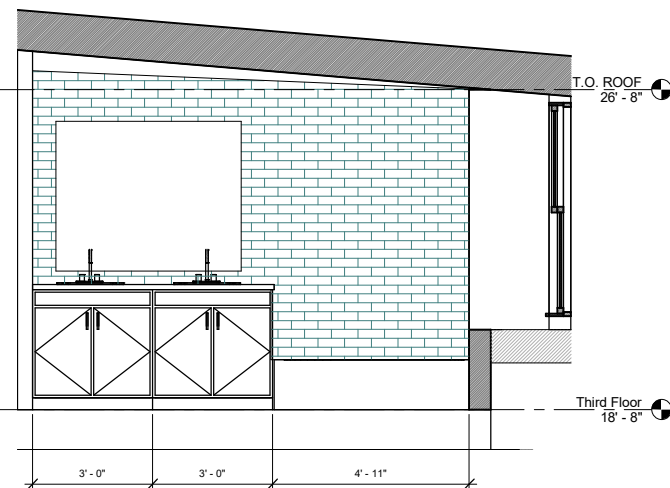
3 KITCHEN BUILT IN ELEVATIONS
1/2" = 1'-0"



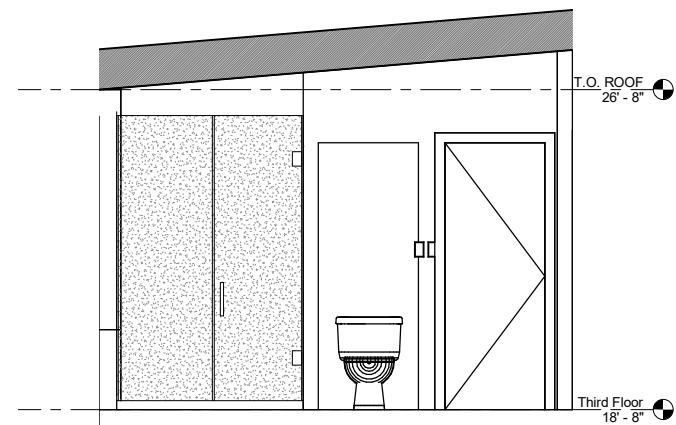
7 SECOND FLOOR BATH ELEVATION
1/2" = 1'-0"



4 MASTER BATH INTERIOR ELEVATION
1/2" = 1'-0"



5 MASTER BATH SINK ELEVATION
1/2" = 1'-0"



6 MASTER BATH TUB ELEVATION
1/2" = 1'-0"

REICHS RENOVATION

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INTERIOR
ELEVATIONS

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REICHS RENOVATION

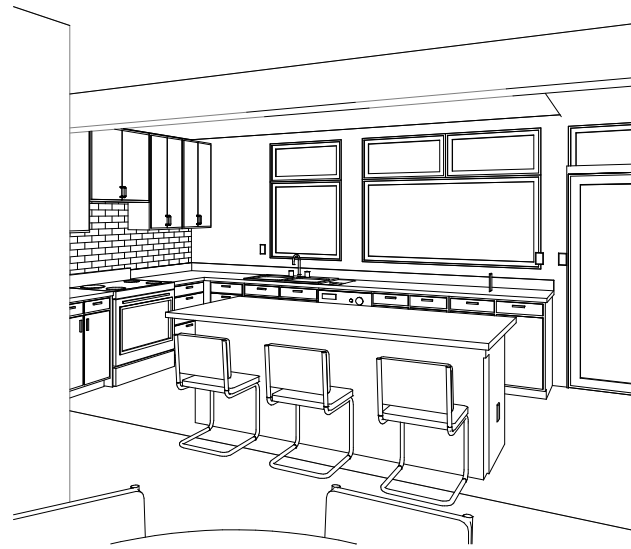
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PERSPECTIVES

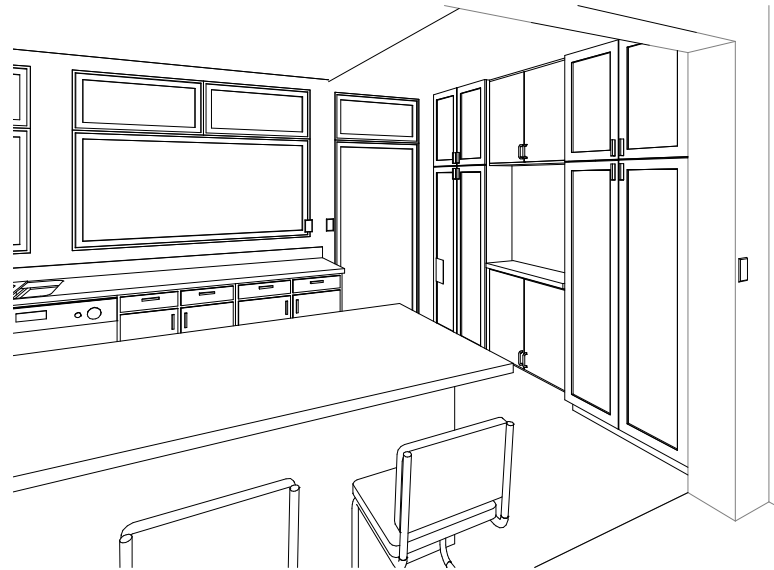
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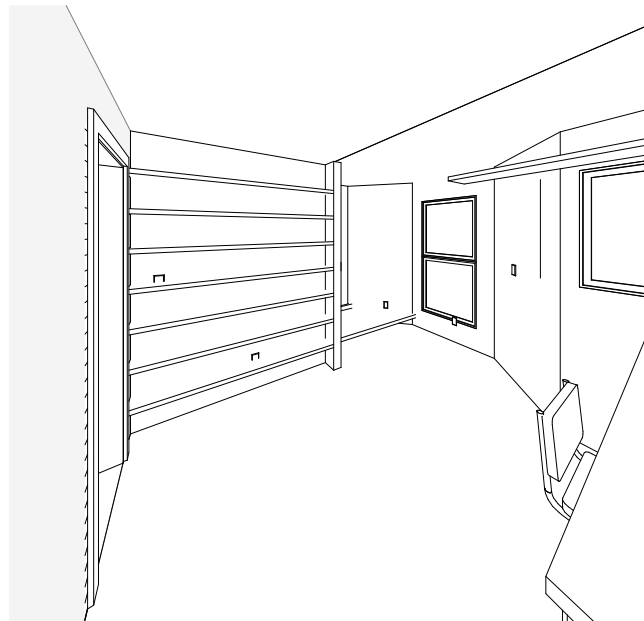
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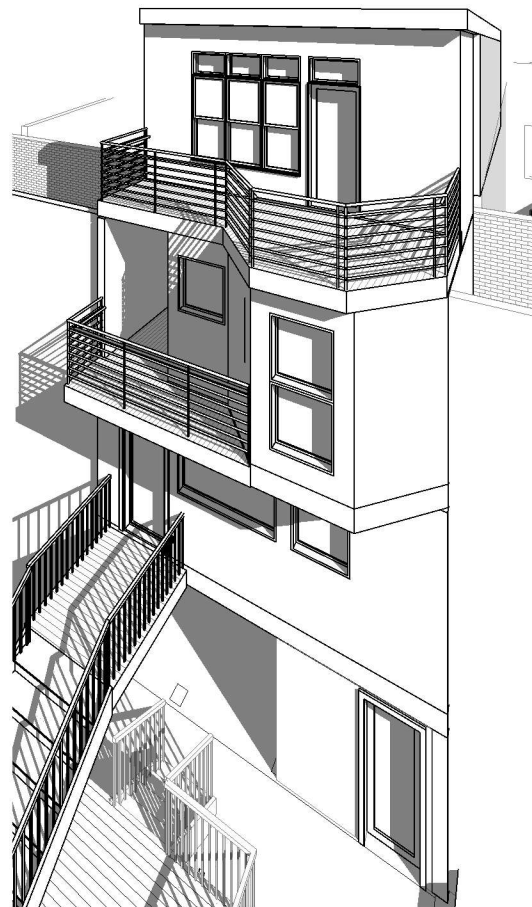
① KITCHEN PERSPECTIVE



② KITCHEN PERSPECTIVE 2



③ OFFICE PERSPECTIVE



⑤ BIRDSEYE PERSPECTIVE



⑥ REAR PERSPECTIVE