

DRAWING LIST - BZA SHEETS	
Sheet Number	**Sheet Name**
BZA01	COVER SHEET
BZA02	EXISTING PHOTOS
BZA-A002	CELLAR & 1ST FLOOR PLANS
BZA-A003	2ND FLOOR PLANS
BZA-D001	DEMO PLANS

ZONING INFO

Address:	71 ST NW WASHINGTON DC 20001
SSL:	3118 0041
Zoning:	RF-1
Historic District:	N/A
Lot Area:	2592 SF
Lot Width :	18 FT
ANC:	5E05

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	Single Family		Single Family
# of Stories:	2	2 MAX	2
Rear Yard:	68 FT	20 FT MIN	68 FT
Side Yard:	0 FT	0 FT	0 FT
Building Height:	28 FT	35 FT MAX	28 FT
FAR:	n/a	n/a	n/a
Lot Occupancy:	56%	60%	56%
Gross Building Area:	n/a	n/a	n/a
Pervious Surface:	20%	20%	20%
Parking:	1 Spaces	1 Spaces	1 Spaces

BZA01
COVER SHEET

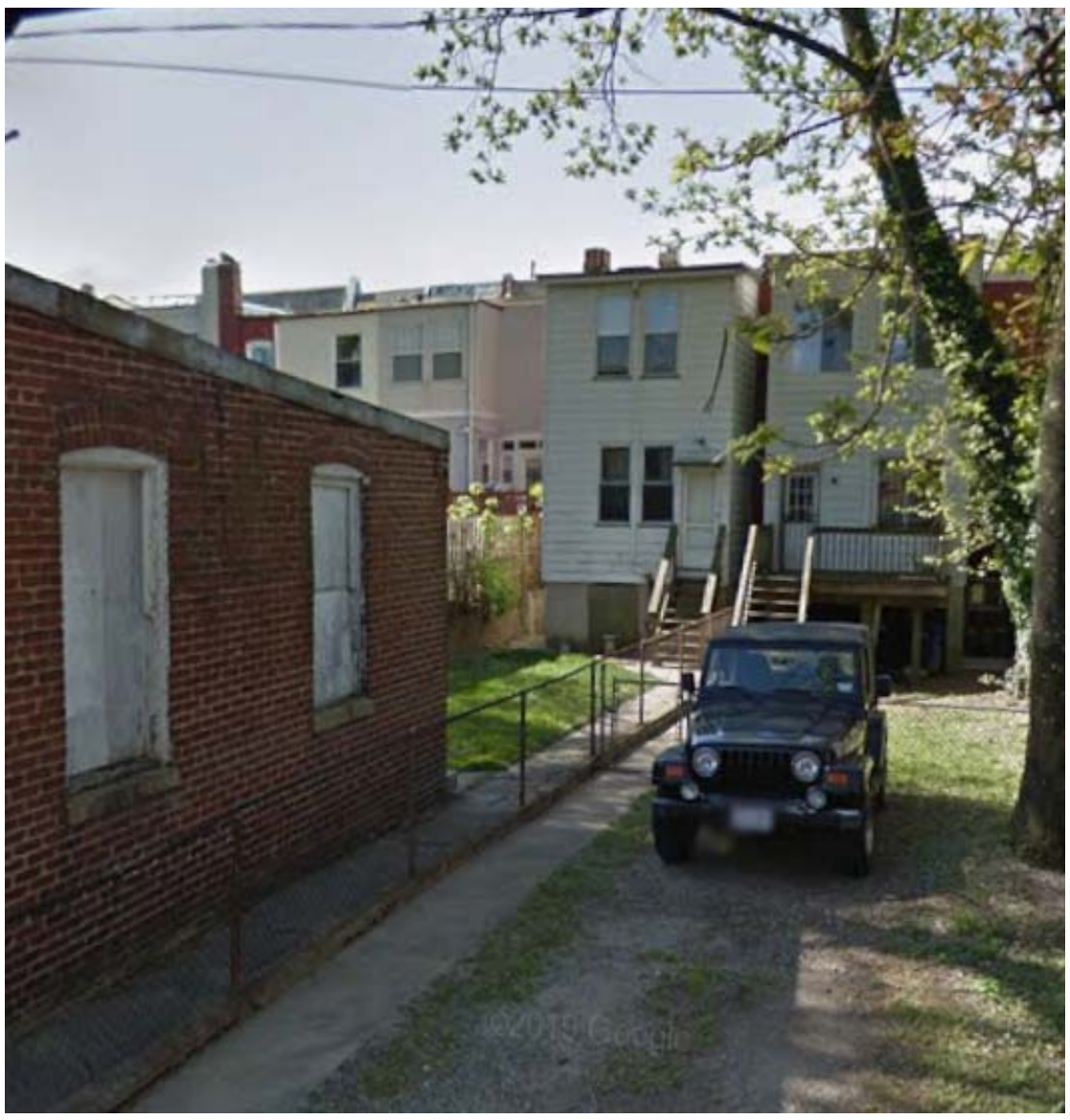
05/24/22
71 V ST NW

R. MICHAEL CROSS
DESIGN GROUP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21525
EXHIBIT NO. 20



SEPTEMBER 2025



MAY 2014

BZA02

EXISTING PHOTOS

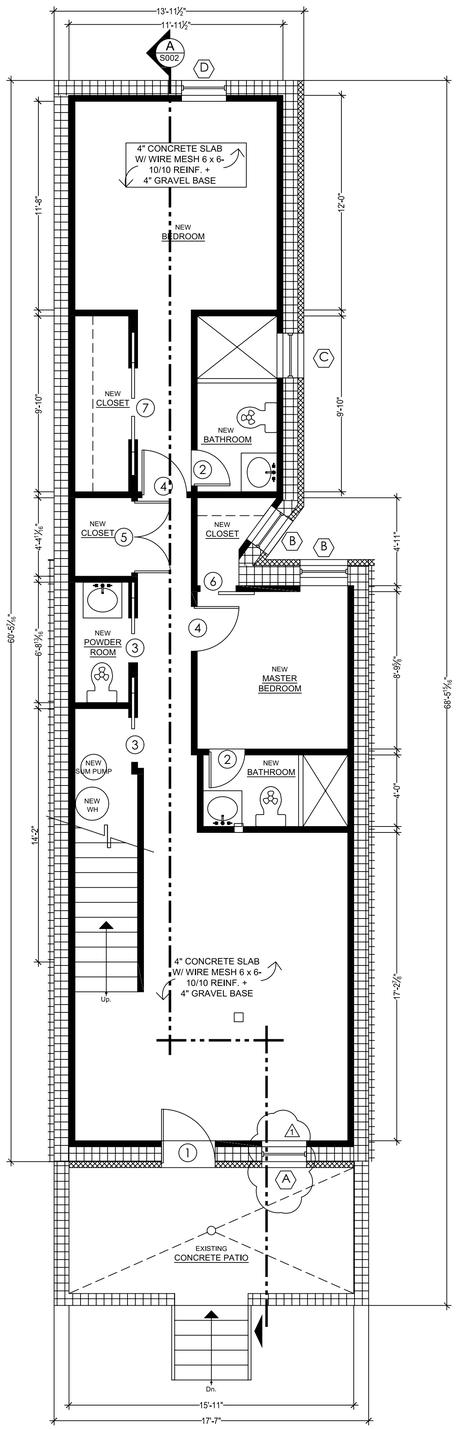
05/24/22

71 V ST NW

R. MICHAEL CROSS DESIGN GROUP

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2504251 Date 5/12/2025

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

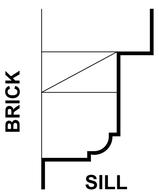


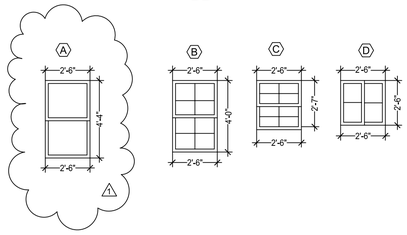
PROPOSED CELLAR FLOOR PLAN - NEW WORK

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

NOTE:

Windows (composite, fiberglass, or aluminum surfaces) are to be smooth, without faux-wood texture. Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass. Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.





EXISTING WINDOW SIZE. KEEP SAME SIZE IF REPLACED

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

WINDOW SCHEDULE

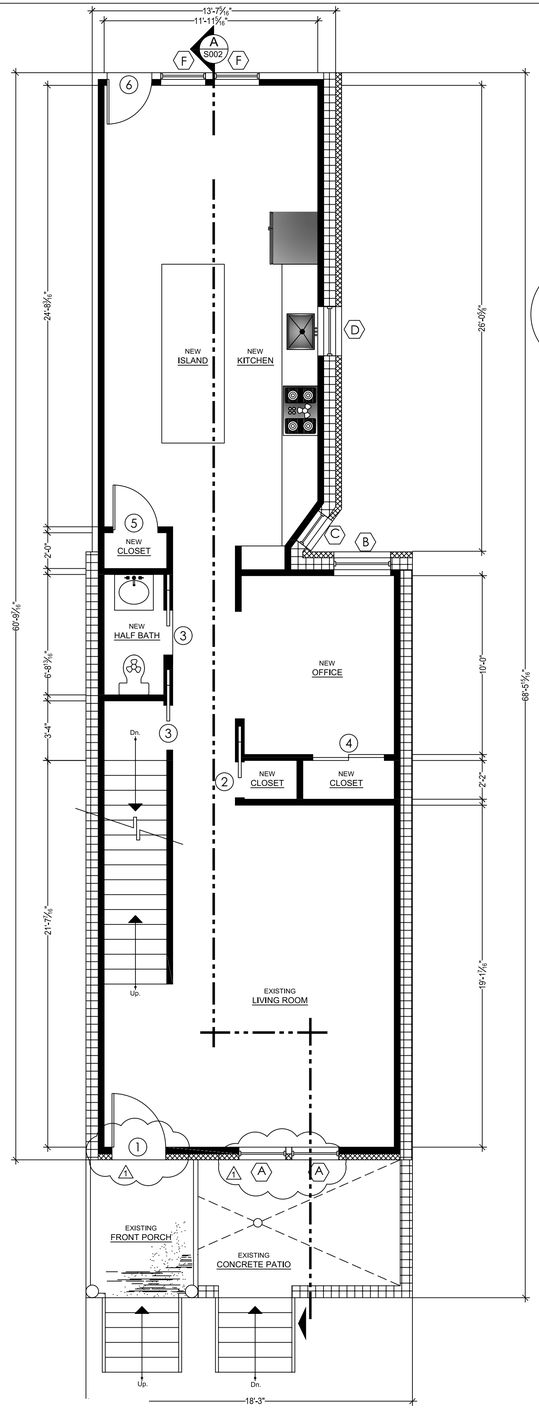
ALL WINDOWS SHALL BE AMERICAN CRAFTSMAN OR EQUAL

WINDOW #	SIZE WD. X HGT.	MATERIAL	TYPE	LOCATION
A	(1) 2/6 X 4/4	GLASS	100 Series Single-Hung Equal Sash, Fixed/Active,	FAMILY ROOM
B	(2) 2/6 X 4/0	VINYL	SERIES 70 SINGLE HUNG WINDOW	CLOSET & BEDROOM
C	(1) 2/6 X 2/6	VINYL	TEMPERED GLASS	BATHROOM
D	(1) 2/9 X 2/9	VINYL	SERIES 70 SINGLE HUNG WINDOW	BEDROOM

DOOR SCHEDULE CELLAR

ALL DOORS SHALL BE ANDERSEN, MORGAN OR EQUAL

DOOR #	SIZE WD. X HGT.	MATERIAL	REMARKS
1	(1) 3/0 X 6/8	WOOD EXTERIOR	BASEMENT ENTRANCE
2	(2) 2/0X 6/8	WOOD PANEL INTERIOR	FAMILY ROOM
3	(2) 2/6 X 6/8	WOOD PANEL INTERIOR POCKET DOOR	CLOSET & POWDER ROOM
4	(1) 2/6 X 6/8	WOOD PANEL INTERIOR	MASTER BEDROOM
5	(1) 4/0 X 6/8	WOOD PANEL INTERIOR DOUBLE DOOR	CLOSET
6	(1) 2/0 X 6/8	WOOD PANEL INTERIOR BARN DOOR	MASTER B. CLOSET
7	(1) 4/0 X 6/8	WOOD PANEL INTERIOR POCKET DOOR	CLOSET

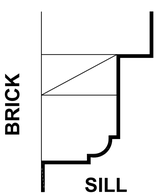


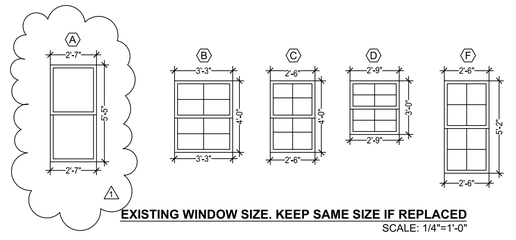
PROPOSED FIRST FLOOR PLAN - NEW WORK

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

NOTE:

Windows (composite, fiberglass, or aluminum surfaces) are to be smooth, without faux-wood texture. Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass. Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.





EXISTING WINDOW SIZE. KEEP SAME SIZE IF REPLACED

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

WINDOW SCHEDULE

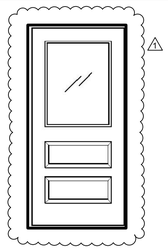
ALL WINDOWS SHALL BE AMERICAN CRAFTSMAN OR EQUAL

WINDOW #	SIZE WD. X HGT.	MATERIAL	TYPE	LOCATION
A	(2) 2/7 X 5/5	~~GLASS~~ COMPOSITE	100 Series Single-Hung Equal Sash, Fixed/Active,	LIVING ROOM
B	(1) 3/3 X 4/0	VINYL	SERIES 70 SINGLE HUNG WINDOW	OFFICE
C	(1) 2/6 X 4/0	VINYL	SERIES 70 SINGLE HUNG WINDOW	KITCHEN
D	(1) 2/9 X 3/0	VINYL	SERIES 70 SINGLE HUNG WINDOW	KITCHEN
F	(2) 2/6 X 5/2	VINYL	SERIES 70 SINGLE HUNG WINDOW	KITCHEN

DOOR SCHEDULE FIRST FLOOR

ALL DOORS SHALL BE ANDERSEN, MORGAN OR EQUAL

DOOR #	SIZE WD. X HGT.	MATERIAL	REMARKS
1	(1) 3/0 X 6/8	WOOD EXTERIOR	MAIN ENTRANCE
2	(1) 2/0X 6/8	WOOD PANEL INTERIOR POCKET DOOR	CLOSET
3	(1) 2/6 X 6/8	WOOD PANEL INTERIOR POCKET DOOR	STAIRS
4	(1) 4/6 X 6/8	WOOD PANEL INTERIOR DOUBLE SLIDING	CLOSET
5	(1) 2/6 X 6/8	WOOD PANEL INTERIOR	KITCHEN CLOSET
6	(1) 2/6X 6/8	WOOD EXTERIOR DOOR	REAR ENTRANCE



Nader Elhajj
2025.03.06
08:59:05'00'

DISTRICT OF COLUMBIA
NADER R. ELHAJJ
No. PE901612
LICENSED
PROFESSIONAL ENGINEER

IRISTECTURE
1161 MEEKING
571-393KN31
1722 SHARP DR
WOODBRIDGE VA. 22191

PROJECT NAME: **COMPLETE INTERIOR RENOVATION**
ADDRESS: **71 V ST. NW WASHINGTON, DC. 20001**
CONTRACTOR: **MASTER CRAFT REMODELING & DESIGN**

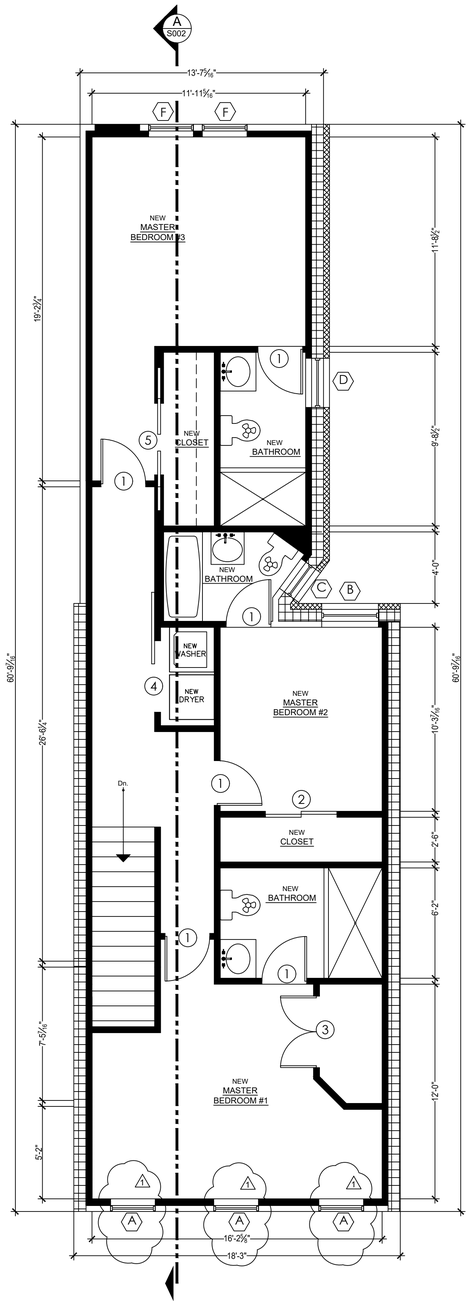
CONTENT:
- EXISTING CELLAR FIRST FLOOR PLAN NEW WORK
- WINDOW SCHEDULE
- DOOR SCHEDULE
- EXISTING FIRST FLOOR PLAN - NEW WORK

CODE YEAR: IRC 2017 DCMR 2017 IEBC 2015

SHEET No. A002

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2504251 Date 5/12/2025

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical or Plumbing

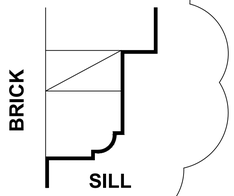


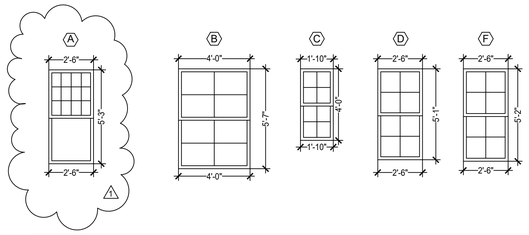
PROPOSED SECOND FLOOR PLAN - NEW WORK

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

NOTE:

Windows (composite, fiberglass, or aluminum surfaces) are to be smooth, without faux-wood texture. Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass. Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.





WINDOW SCHEDULE

ALL WINDOWS SHALL BE AMERICAN CRAFTSMAN OR EQUAL

WINDOW #	SIZE WD. X HGT.	MATERIAL	TYPE	LOCATION
A	(3) 2/6 X 5/3	GLASS	100 Series Single-Hung Equal Sash, Fixed/Active, 1/21 DHS, Black w/Black Sash / Frame: Black Black, Auto Lock Hardware	MASTER BEDROOM #1
B	(1) 4/0 X 5/7	VINYL	SERIES 70 SINGLE HUNG WINDOW	MASTER BEDROOM #2
C	(1) 1/10 X 4/0	VINYL	TEMPERED GLASS	BATHROOM
D	(1) 2/6 X 5/1	VINYL	SERIES 70 SINGLE HUNG WINDOW	BATHROOM
F	(2) 2/6 X 5/2	VINYL	SERIES 70 SINGLE HUNG WINDOW	MASTER BEDROOM #3

DOOR SCHEDULE SECOND FLOOR

ALL DOORS SHALL BE ANDERSEN, MORGAN OR EQUAL

DOOR #	SIZE WD. X HGT.	MATERIAL	REMARKS
1	(6) 2/6 X 6/8	WOOD PANEL INTERIOR	BEDROOMS & BATHROOMS
2	(1) 4/0X 6/8	WOOD PANEL INTERIOR DOUBLE SLIDING	MASTER BEDROOM #2 & BATH
3	(1) 4/0 X 6/8	WOOD PANEL INTERIOR DOUBLE	CLOSET
4	(1) 4/0 X 6/8	WOOD PANEL INTERIOR BARN DOOR	LAUNDRY
5	(1) 4/0 X 6/8	WOOD PANEL INTERIOR DOUBLE POCKET	CLOSET

1

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO DEMOLITION
- EXISTING BRICK WALL TO REMAIN
- NEW CONSTRUCTION WALL
- (E) EXISTING WINDOW
- (E) EXISTING DOOR

Nader Elhajj
2025.03.06
08:59:05 -05'00'

DISTRICT OF COLUMBIA
NADER R. ELHAJJ
No. PE901612
LICENSED
PROFESSIONAL ENGINEER

IRISTECTURE
IRIS MEDRANO
571.294.0653
1702 SHARP DR.
WOODBRIDGE VA. 22191

PROJECT NAME:
COMPLETE INTERIOR RENOVATION
ADDRESS: **71 V ST. NW WASHINGTON, DC. 20001**
CONTRACTOR: **MASTER CRAFT REMODELING & DESIGN**

CONTENT:
-EXISTING SECOND FLOOR PLAN
NEW WORK
-WINDOW SCHEDULE
-DOOR SCHEDULE
1

CODE YEAR:
IRC 2017
DCMR 2017
IEBC 2015

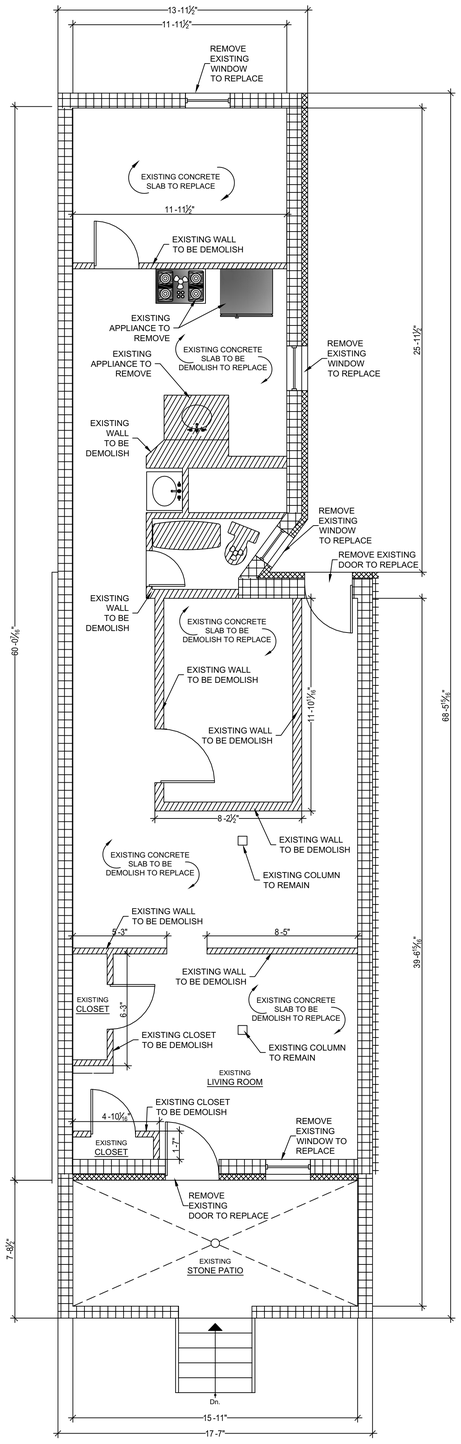
SHEET No.
A003

GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. D2500151 Date 01/29/25

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work. e.g. Electrical

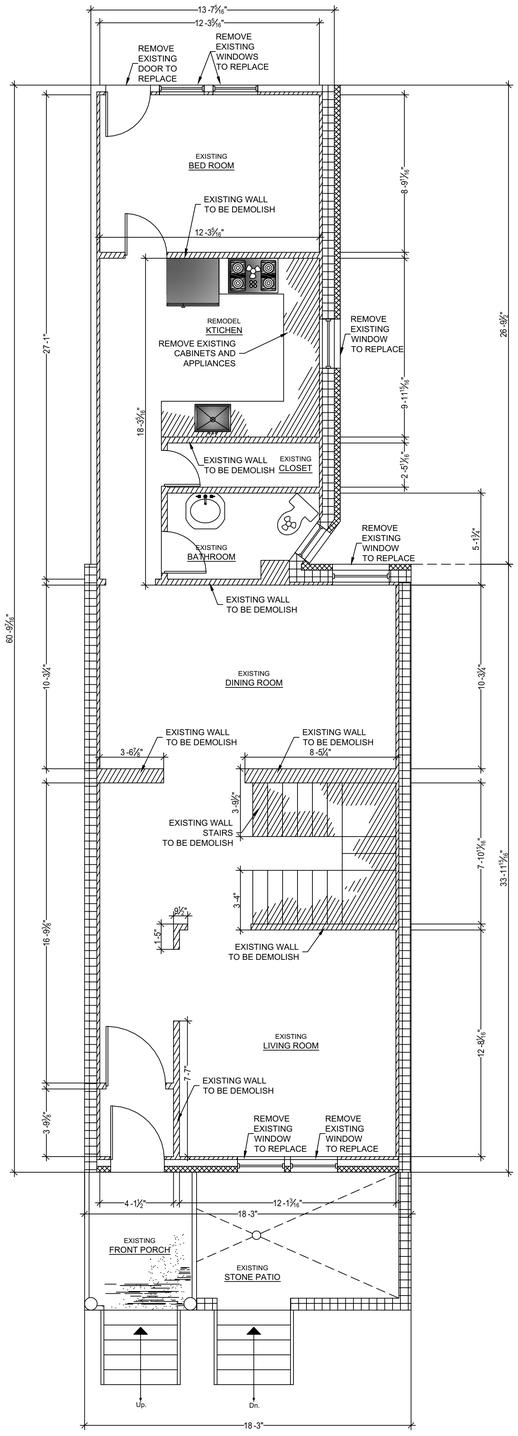
No Comments

Structural Review - Wayne Ferguson - 01-29-2025
DOEE EV Review - Cameron Sherr - 01-29-2025
Existing Conditions Verified - 01-29-2025



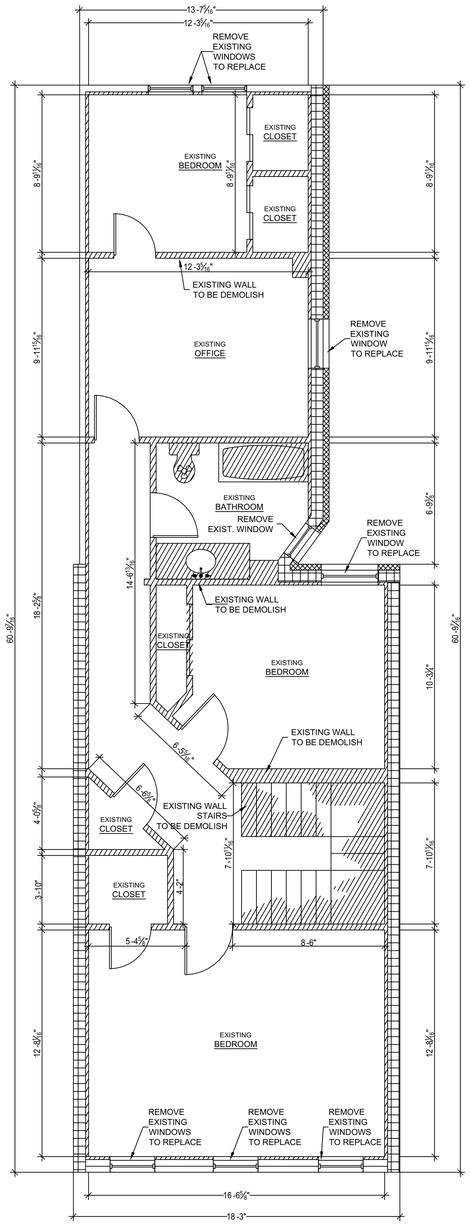
EXISTING CELLAR FLOOR PLAN - DEMOLITION

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



EXISTING FIRST FLOOR PLAN - DEMOLITION

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



EXISTING SECOND FLOOR PLAN - DEMOLITION

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

DEMOLITION GENERAL PLAN NOTES (AS APPLICABLE TO PROJECT REQUIREMENTS):

1. DEMOLITION WORK SHOWN IS BASED ON EXISTING GENERAL CONDITIONS. THE CONTRACTOR SHALL VISUALLY INSPECT ALL EXISTING CONDITIONS AND IS RESPONSIBLE FOR PERFORMING THE WORK AS INDICATED. IF ACTUAL CONDITIONS DIFFER FROM CONDITIONS SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR THE OWNERS REPRESENTATIVE.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND MAINTAINING EMERGENCY EGRESS DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING BUILDING ELEMENTS TO REMAIN THROUGHOUT THE SEQUENCE OF WORK. ANY DAMAGE TO EXISTING BUILDING CONDITIONS SHOWN TO REMAIN SHALL BE RESTORED TO NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.

4. ANY ITEMS NOTED TO BE REMOVED WHICH ARE ASBESTOS CONTAINING MATERIALS SHALL BE REMOVED BY THE OWNERS ABATEMENT CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED PRIOR TO OR DURING DEMOLITION.

5. CONTRACTOR SHALL COORDINATE ALL WORK, LOCATIONS AND DATES WITH THE OWNERS REPRESENTATIVE PRIOR TO START OF WORK.

6. CONTRACTOR SHALL SUPPLY AND COORDINATE LOCATION OF CONSTRUCTION DUMPSTER WITH OWNER PRIOR TO START OF WORK.

7. ALL WORK AND MATERIAL SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.

8. REFER TO ALL OTHER DRAWINGS FOR INCIDENTAL DEMOLITION WORK NOT NOTED ON THE DEMOLITION PLANS.

9. ALL MATERIALS DEEMED OBSOLETE BY VIRTUE OF DEMOLITION FOR NEW CONSTRUCTION SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS SHALL NOT STOCKPILE ON SITE.

10. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGED DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED DONE BY HIM OR HIS SUB-CONTRACTORS.

11. WHERE EXISTING MATERIALS ARE REMOVED AND/OR ALTERED, THE REMAINING FLOORING, CEILING & WALL SURFACES SHALL BE PATCHED AND OR REPAIRED AS REQUIRED TO MATCH EXISTING OR NEW ADJACENT CONSTRUCTION.

12. CONTRACTOR SHALL DRILL PILOT HOLE PRIOR TO DRILLING OPENINGS FOR PASSAGE OF PLUMBING SUPPLY, DRAIN LINES, CONDUIT, ETC. CONTRACTOR SHALL NOT DRILL THROUGH BEAMS OR JOIST. PENETRATIONS FOR PLUMBING LINES MAY BE ADJUSTED HORIZONTALLY TO PENETRATE FLOOR SLAB IN APPROPRIATE LOCATIONS, CONTRACTOR SHALL VERIFY NEW LOCATIONS WITH ARCHITECT.

13. CAP ALL UNUSED PLUMBING,POWER ETC. IN WALLS AND BELOW FLOOR LINE. PATCH WITH SAME MATERIAL TO MATCH EXISTING. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS.

14. IF FOUND PROPOSED OR ACTUAL DIMENSIONS, MEASUREMENTS, CEILING HEIGHTS, ETC. CONFLICT WITH EACH OTHER, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO COMMENCING WITH THE WORK. THE CONTRACTOR ASSUMES LIABILITY FOR ANY REPAIR OR RETROFIT CAUSED BY WORK DONE WITHOUT CLARIFICATION.

15. LINTELS, PORTIONS OF WALLS, ETC., TO BE DISTURBED BY DEMOLITION WORK, UNTIL THEY ARE RE-SUPPORTED BY NEW WORK. TEMPORARY STRUCTURAL SUPPORT INCLUDES SHORING, BRACING AND UNDERPINNING TO EXISTING STRUCTURE AS REQUIRED.

16. CONC. SLABS TO REMAIN SHALL BE PATCHED, SCRAPED, LEVELED AND CLEANED TO RECEIVE NEW FLOOR FINISHES. .

17. CONCRETE SLAB PATCHES SHALL BE FLUSH WITH REMAINING SURFACE AND MATCH TEXTURE OF EXISTING SURFACE. PATCHES SHALL BE PREPARED TO RECEIVE NEW FINISHES. FOR PATCH AREAS LARGER THAN (4) FOUR SQUARE FEET PROVIDE WELDED WIRE MESH.

18. WHERE FINISHES ARE INDICATED TO BE REMOVED, REMOVAL SHALL INCLUDE GROUT, ADHESIVES, FASTENERS AND OTHER ITEMS USED TO ATTACHED FINISHES TO THE SURFACES THEY COVER.

19. REMOVE, PATCH AND/OR REPAIR PORTIONS OF INTERIOR PARTITIONS WHICH CONFLICT WITH NEW WORK TO BE INSTALLED, EVEN IF NOT SPECIFICALLY NOTED TO BE DEMOLISHED ON PLANS.

THESE NOTES APPLY THROUGHOUT UNLESS OTHERWISE NOTED ON DEMO OR PROPOSED DRAWINGS.

DISTRICT OF COLUMBIA
NADER R ELHAJJ
Nader Elhajj
No. 901612
01/13/2025
REGISTERED
PROFESSIONAL ENGINEER

IRISTECTURE
IRIS HERRERO
571-393-0933
1702 SHARP DR
WOODBRIDGE, VA 22191

PROJECT NAME: **DEMOLITON FOR INTERIOR RENOVATION**
ADDRESS: **71 V ST. NW WASHINGTON, D.C. 20001**
OWNER: **WALTER BARRIOS**

CONTENT:
- EXISTING CELLAR FLOOR PLAN-DEMOLITION
- EXISTING FIRST FLOOR PLAN-DEMOLITION
- EXISTING SECOND FLOOR PLAN-DEMOLITION
- LEGEND

CODE YEAR: IRC 2018

SHEET No. D001