

GENERAL NOTES

- Drawings in this set and designs thereon are the property of Richard Williams Architects, PLLC.
- These general conditions shall apply to all work and all drawings in this set and shall extend to any changes, extras, or additions agreed to during the course of the work.
- All work to shall be done in accordance with all applicable codes and regulations.
- G.C. is to notify Architect immediately of any condition that arises which could impede the progress of construction or intentions described in the Contract Documents.
- Contractor is to verify all dimensions and conditions upon beginning the work and notify architect of any conflicts with the Contract Documents.
- Do not scale drawings. Dimensions shall govern; details shall govern over plans and elevations. Large scale details shall govern over small scale details. Notify Architect immediately for a resolution of any discrepancy that may exist in the drawings before proceeding with the Work.
- Notes on any one sheet apply to all sheets.
- Substitutions, revisions, or changes must have prior approval of the Architect or Owner.
- The contractor shall supervise and direct the work. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for the coordination of all portions of the work.
- General contractor shall supply prior to commencing work a list of all subcontractors. Said list shall include the name of principal contact, the address and phone number of each subcontractor.
- No work defective in construction or quality, or deficient in any requirement of the drawings or notes will be acceptable in consequence of the owner's or architect's failure to discover or point out defects or deficiencies during construction. Defective work revealed within the time required guarantees shall be replaced by work conforming with the intent of the contract. No payment, either partial or final, shall be construed as an acceptance of defective work or improper materials.
- The general contractor is to provide all labor and materials necessary to execute all work as shown on these drawings with the exception of those items noted as separate contracts.
- All materials shall be new, unused, and of the highest quality in every respect unless mutually agreed upon by Owner and Architect. All manufactured materials and equipment shall be installed as per manufacturers recommendations.
- All work shall be erected and installed plumb, level, square and true, and in proper alignment.
- All installed plumbing, mechanical, and electrical equipment shall operate quietly and free of vibration.

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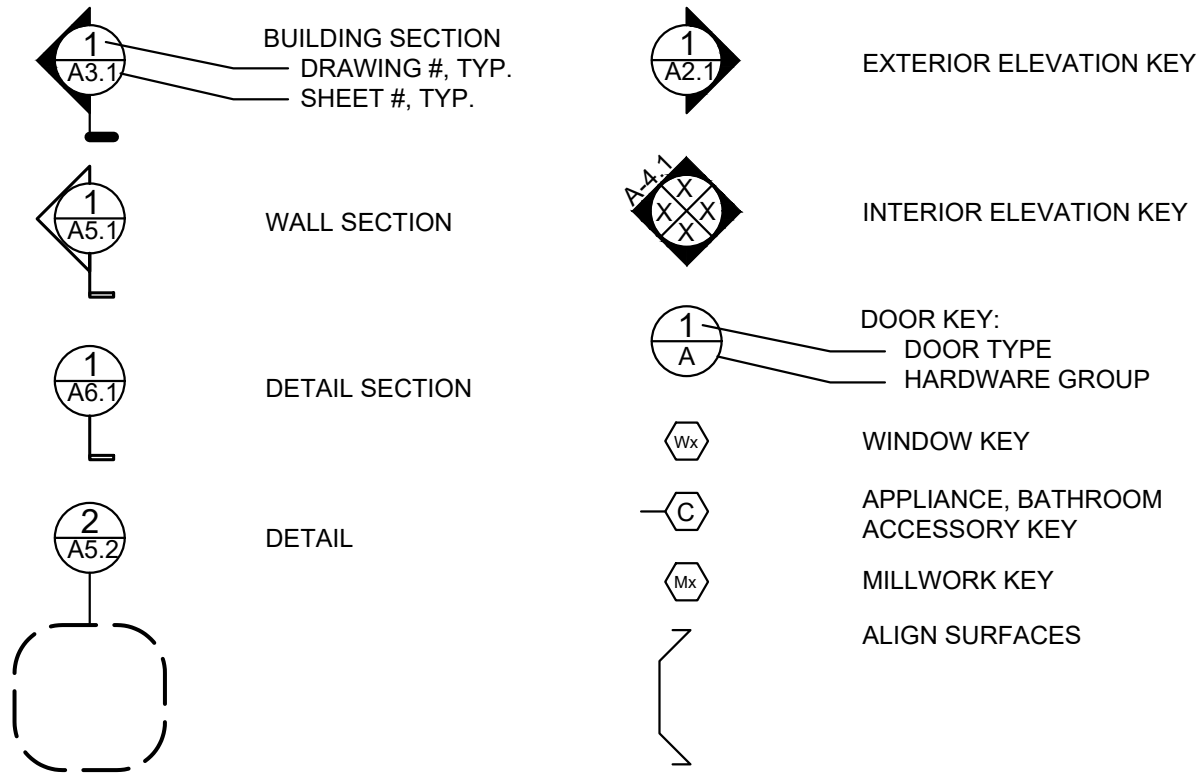
APPLICABLE CODES

2013 DC CONSTRUCTION CODES INCLUDING THE 2012 IBC AS AMENDED BY THE DCMR 12B AND THE 2012 IECC AS AMENDED BY THE DCMR 12I.

ABBREVIATIONS

ADJ ADJUSTABLE	MAS MASONRY
AFF ABOVE FINISHED FLOOR	MAX MAXIMUM
APPD APPROVED	MDF MEDIUM DENSITY FIBERBOARD
APPROX APPROXIMATE	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BD BOARD	MIN MINIMUM
BIT BITUMINOUS	MLD MOULDING
BLKG BLOCKING	MO MASONRY OPENING
BLDG BUILDING	MTD MOUNTED
BR BRICK	MTL METAL
CAB CABINET	NIC NOT IN CONTRACT
CLG CEILING	NO NUMBER
CLKC CAULKING	NOM NOMINAL
CL CENTER LINE	NTS NOT TO SCALE
CLR CLEAR	OC ON CENTER
CMU CONCRETE MASONRY UNIT	OD OUTSIDE DIAMETER
COL COLUMN	OFCI OWNER FURNISH, G.C. INSTALLED
CONC CONCRETE	OPG OPENING
CONT CONTINUOUS	OPP OPPOSITE
CT CERAMIC TILE	PLAM PLASTIC LAMINATE
CTOP COUNTERTOP	POL POLISHED
DBL DOUBLE	PNTD PAINTED
DEM DEMOLITION	PTD PAINTED
DET DETAIL	PSI POUNDS PER SQUARE INCH
DH DOUBLE HUNG	PSF POUNDS PER SQUARE FOOT
DIA DIAMETER	PT PRESSURE TREATED
DIM DIMENSION	PWY PLYWOOD
DN DOWN	QT QUARRY TILE
DR DOOR	R RISER
DS DOWNSPOUT	RAD RADIUS
DW DISHWASHER	R.A.G. RETURN AIR GRILLE
DWG DRAWING	R-BAR REINFORCEMENT BAR
DWR DRAWER	REBAR REINFORCEMENT BAR
EA EACH	REINF REINFORCING
EL ELEVATION	REF REFRIGERATOR
ELEC ELECTRICAL	REOD REQUIRED
ENTAB ENTABLATURE	REV REVERSE
EQUA EQUAL	RFG ROOFING
EXP EXPANSION	RH RIGHT HAND
EXP JT EXPANSION JOINT	RM ROOM
EXST EXISTING	RO ROUGH OPENING
EXT EXTERIOR	RTG RATING
ETR EXISTING TO REMAIN	SA SUPPLIED AIR
FAWP FLUID APPLIED WATERPROOFING	SBO SUPPLIED BY OTHERS
FD FLOOR DRAIN	SC SEPARATE CIRCUIT
FDN FOUNDATION	SF SQUARE FEET
FE FIRE EXTINGUISHER	SHT SHEET
FIN FINISH	SIM SIMILAR
FLG FLASHING	SML SMOOTH LUMBER COMPANY #
FLUOR FLUORESCENT	SOG SLAB ON GRADE
FOC FACE OF CONCRETE	SPEC SPECIFICATIONS
FOF FACE OF FINISH	SSTL STAINLESS STEEL
FOM FACE OF MASONRY	STL STEEL
FOS FACE OF STUDS	STD STANDARD
FTG FOOTING	STOR STORAGE
FURR FURRING	STR STRUCTURE
FWC FABRIC WALL COVERING	STRUC STRUCTURE
FRZR FREEZER	SUSP SUSPENDED
GA GAUGE	SYS SYSTEM
GAL GALVANIZED	T TREAD
GC GENERAL CONTRACTOR	TO TOP OFF
GL GLASS	TBD TO BE DETERMINED
GR GRADE	TBS TO BE SPECIFIED
GTR GUTTER	TEL TELEPHONE
GWB GYPSUM WALL BOARD	TEMP TEMPERED
HP HIGHPOINT	THK THICKNESS
HD HEAD	T & G TONGUE AND GROOVE
HDWR HARDWARE	TW TOP OF WALL
HM HOLLOW METAL	TYP TYPICAL
HORIZ HORIZONTAL	UC UNDERCUT
HT HEIGHT	U.C. UNDER COUNTER
HTG HEATING	UNF UNFINISHED
HVAC HTG. VENT. AND AC	UON UNLESS OTHERWISE NOTED
HSS HOLLOW STRUCTURAL STEEL	VB VAPOR BARRIER
ID INTERIOR DIAMETER	VCT VINYL COMPOSITION TILE
INSUL INSULATION	VB VINYL BASE
INT INTERIOR	VT VINYL TILE
JB JAMB	VERT VERTICAL
JT JOINT	VIF VERIFY IN FIELD
KIT KITCHEN	VIN VINYL
L LANDING	W/ WITH
LAM LAMINATE	WD WOOD
LAV LAVATORY	WIN WINDOW
LCC LEAD COATED COPPER	WM# WESTERN WOOD MOULD #
LF LINEAR FEET	W/O WITHOUT
LH LEFT HAND	WP WORKING POINT
	WPT WORKING POINT
	WR WATER RESISTANT
	WS WETSTACK

LEGENDS



1 SITE MAP

PROJECT INFORMATION

ADDRESS:	514 ARCHIBALD WALK, SE WASHINGTON, DC 20003	LOT:	845
		SQUARE:	877
BUILDING:	ONE -STORY BRICK STRUCTURE		
CURRENT USE:	GARAGE / HOME OFFICE		
PROPOSED USE:	SINGLE DWELLING UNIT WITH GARAGE		
LOT SIZE:	632 SF (RECORDED) 701 SF (SURVEYED)		
HISTORIC DISTRICT:	CAPITOL HILL		
DESCRIPTION:	STRUCTURE IS AN EXISTING 1-STORY GARAGE + OFFICE WITH HALF BATH. IMPROVEMENTS TO INCLUDE NEW SECOND FLOOR (1 BEDROOM / 1 BATHROOM) DWELLING UNIT + FIRST FLOOR ADDITION / RENOVATION TO ACCOMMODATE ENTRANCE TO PROPOSED SECOND FLOOR DWELLING UNIT.		

ZONING - Title 11 DCMR

ZONING:	RF-1 (ALLEY LOT)		
USES:	RESIDENTIAL		
		<u>ALLOWED</u>	<u>EXISTING</u>
FRONT YARD SETBACK (E):		0'	7.5"
REAR YARD SETBACK (W):		0'	4'-7"
SIDE YARD SETBACK (N):		5' (FROM STREET FACING LOT)	0'
SIDE YARD SETBACK (S):		0'	0'
MAX HEIGHT:		20' / (2) STORIES	11'-9" / (1) STORY
MAX LOT OCC.		100%	86%
REQUIRED PERVIOUS SURFACE		10%	0%
			<u>PROPOSED</u>
			0'
			0'
			NO CHANGE
			NO CHANGE
			20'* / (2) STORIES
			92%
			0%

* Note: The cornice height of the adjacent neighboring structure = 23'-4". The proposed parapet will align with existing cornice condition typical of block.

ADDITION AND RENOVATIONS TO
514 ARCHIBALD WALK SE
WASHINGTON, DC 20003

No.	Date
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1.	BZA SUBMISSION 08.12.20

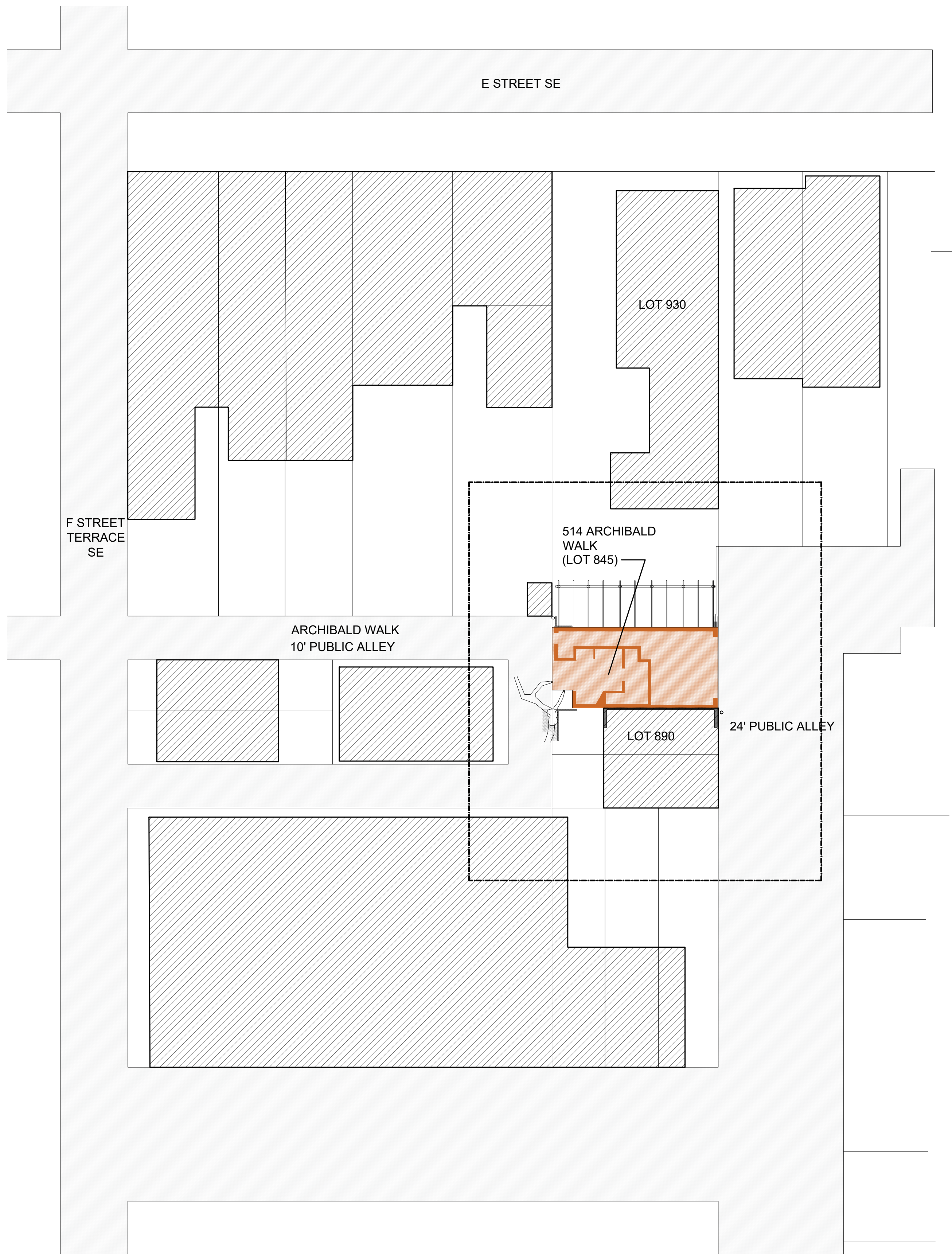
RICHARD WILLIAMS ARCHITECTS, PLLC
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202.387.4500

GENERAL INFORMATION

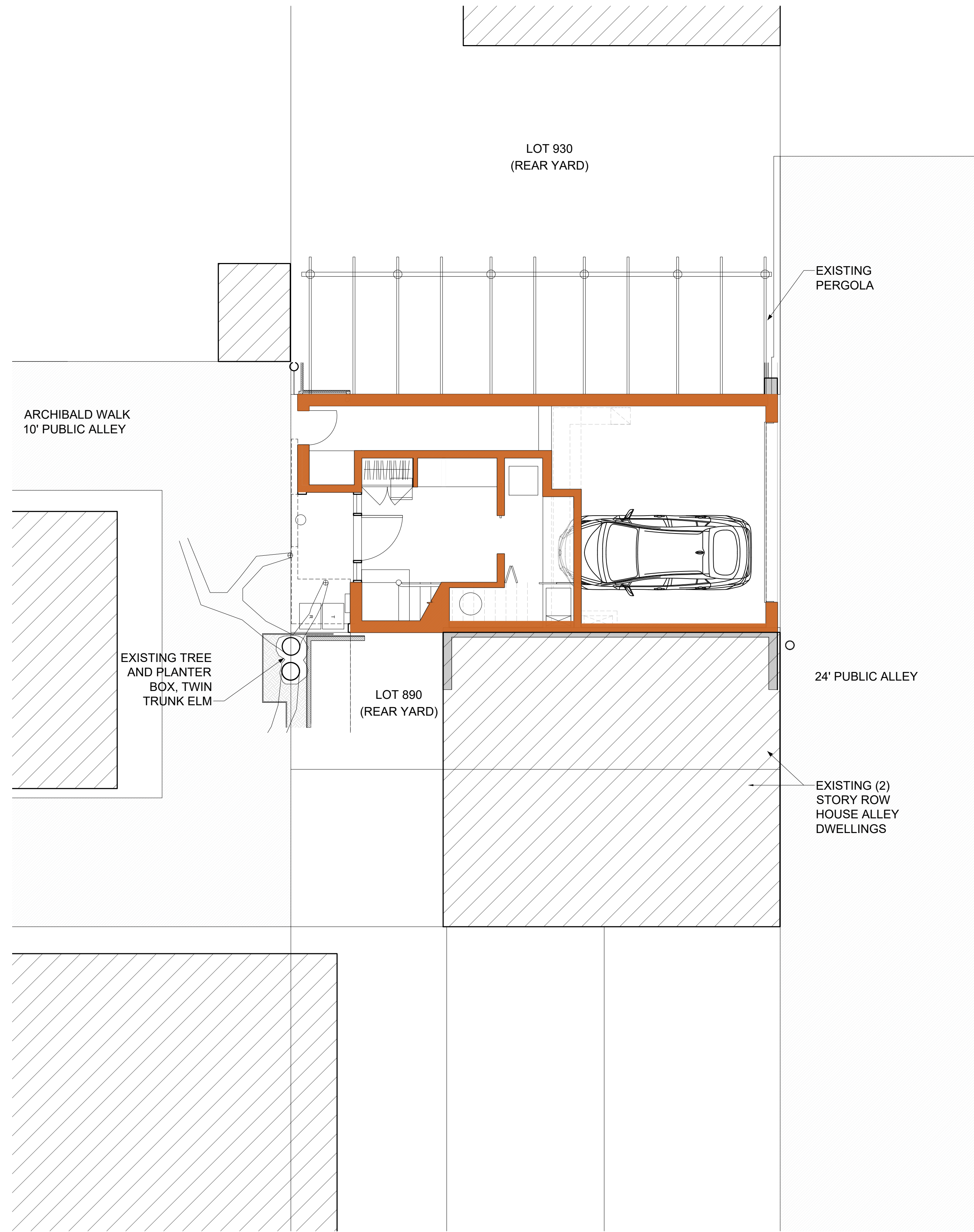
RWA Job No. 0000

Board of Zoning Adjustment
District of Columbia
CASE NO. 2020-0000
EXHIBIT NO. 1

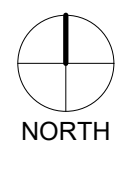
G001



1 SITE PLAN 1
1/16" = 1'-0"



2 SITE PLAN 2
3/16" = 1'-0"



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SITE PLAN

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A001

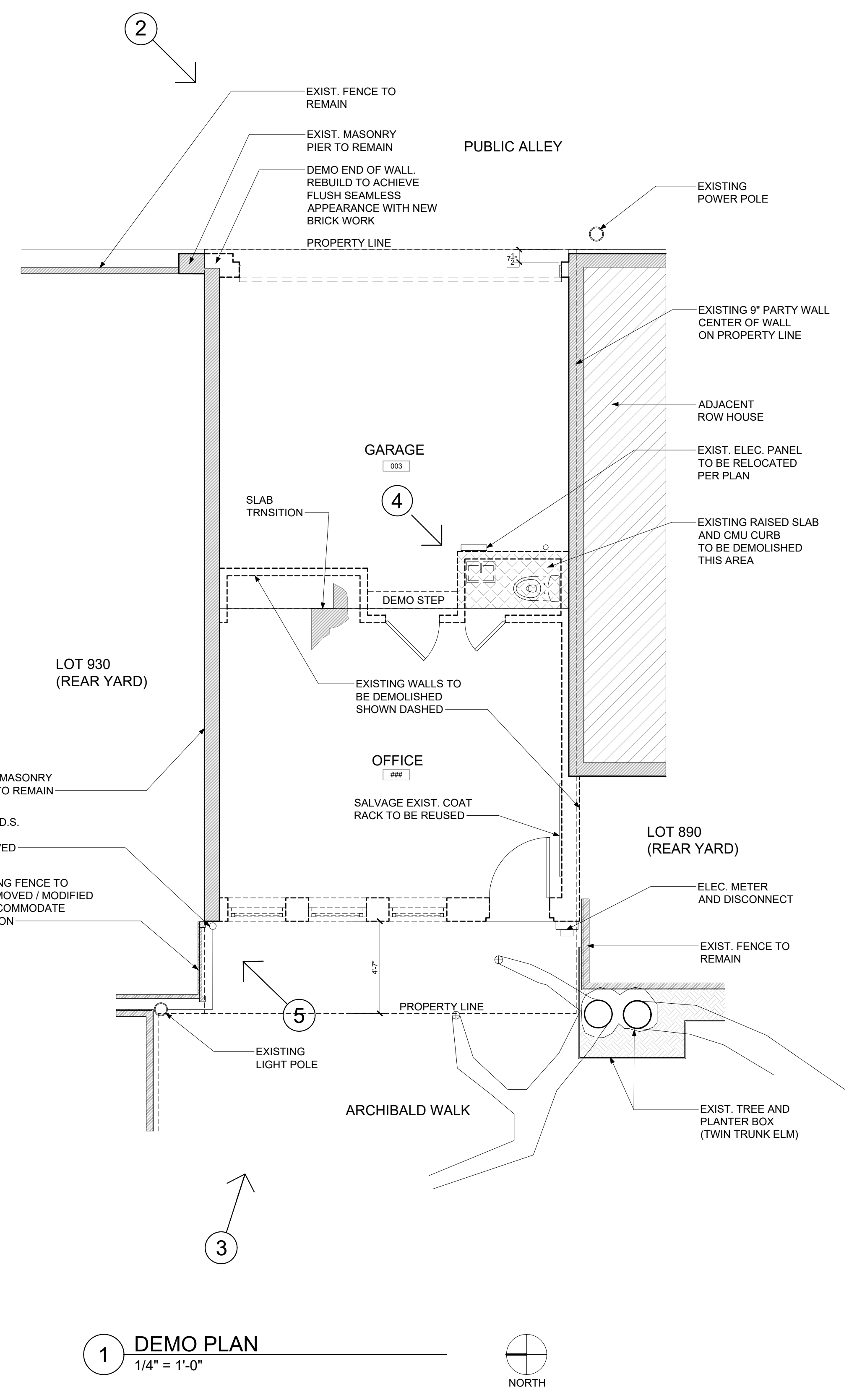
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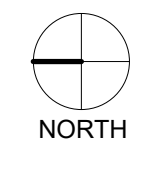
DEMO PLAN

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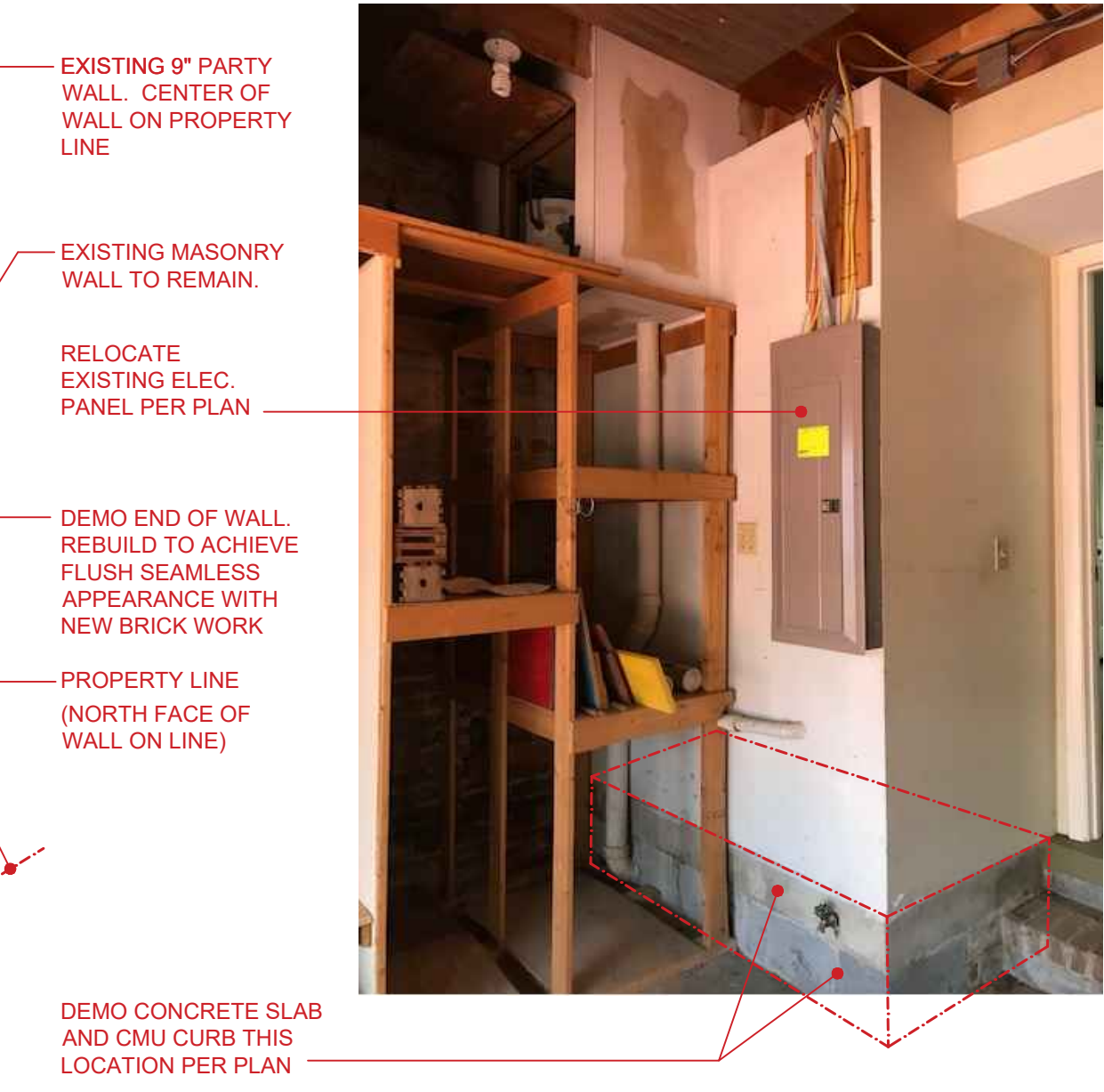
A002



1 DEMO PLAN
 1/4" = 1'-0"



2 VIEW FROM ALLEY LOOKING SW



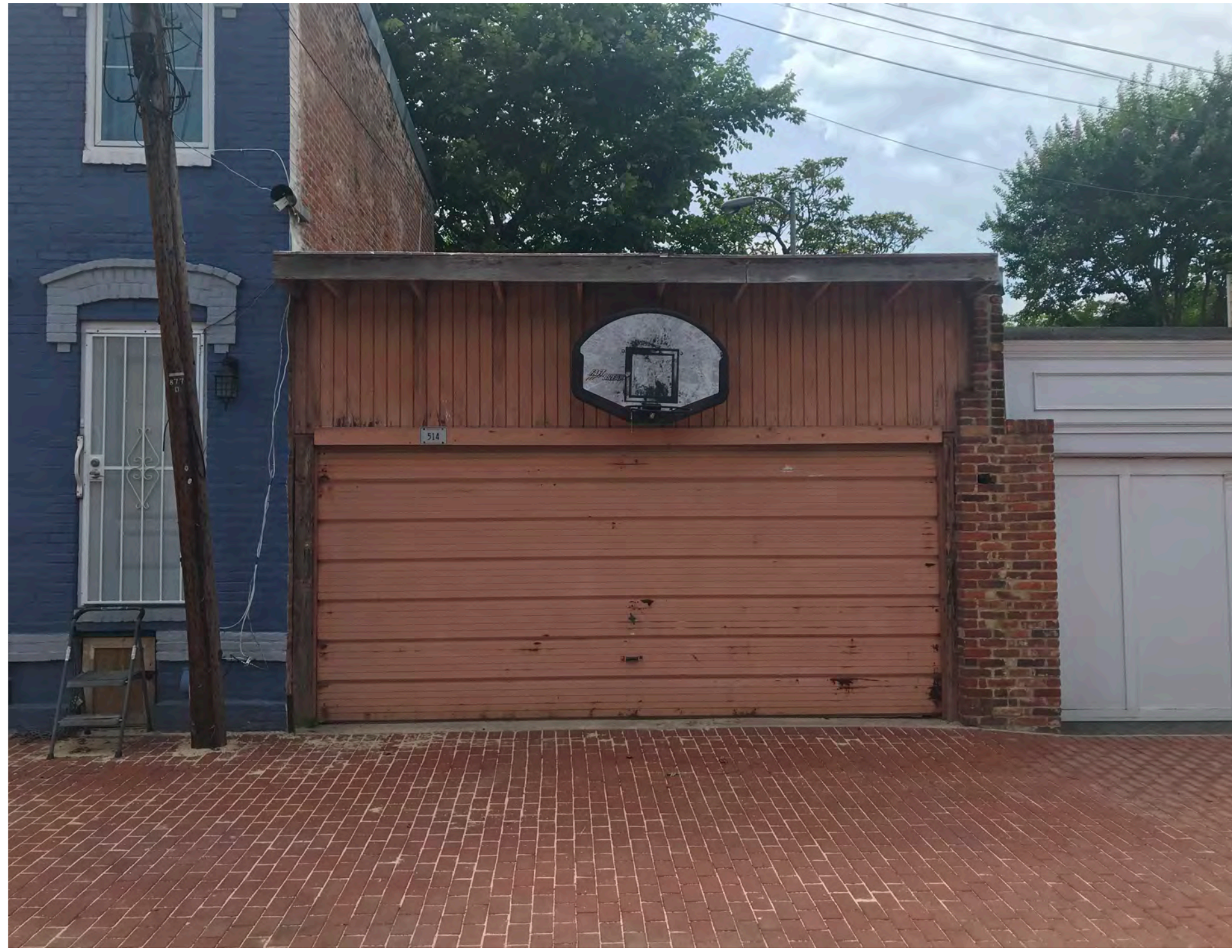
4 GARGE INTERIOR / SLAB TRANSITION



3 VIEW FROM ARCHIBALD WALK LOOKING SE



5 GARGE INTERIOR / SLAB TRANSITION



View from Alley



View from Archibald Walk

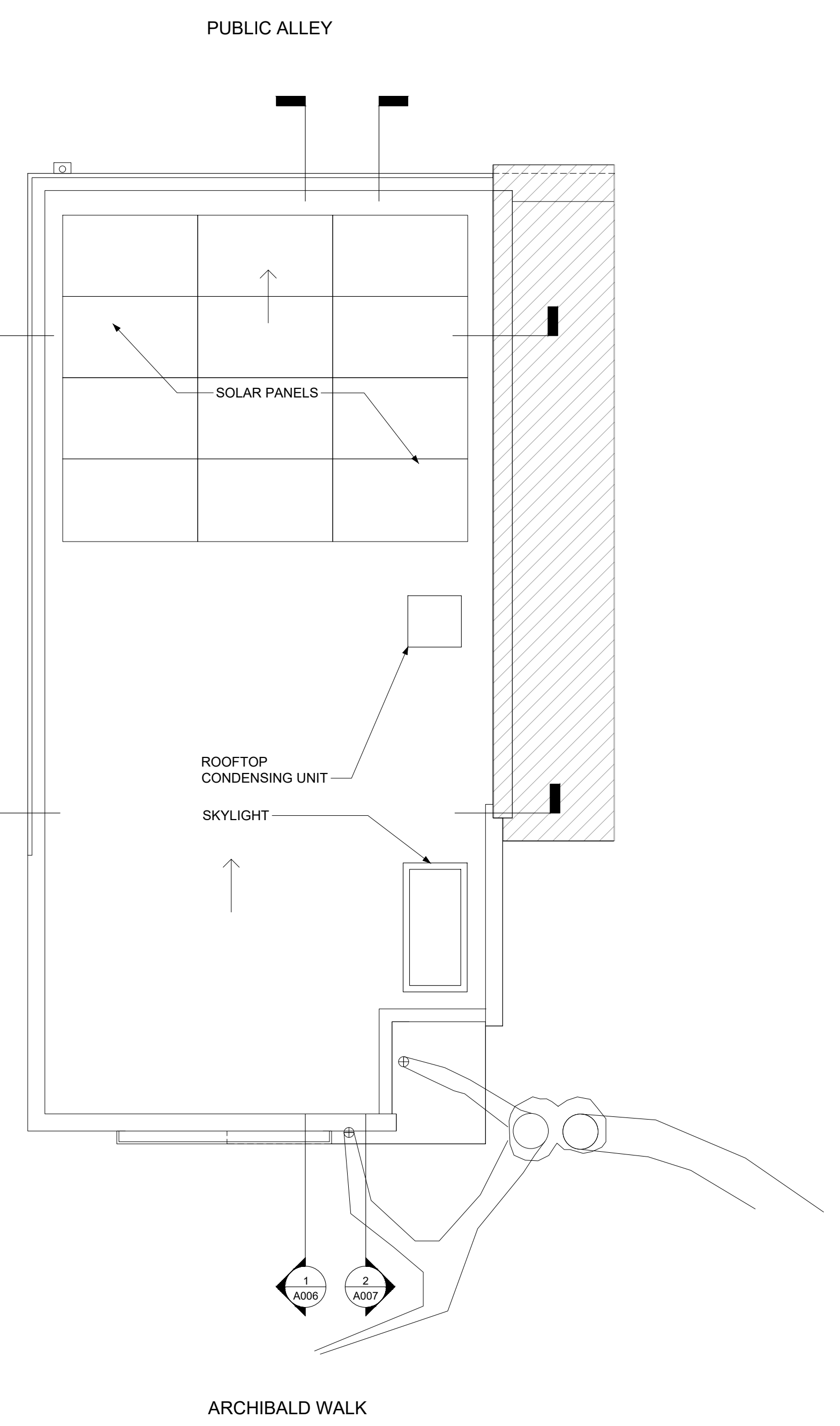
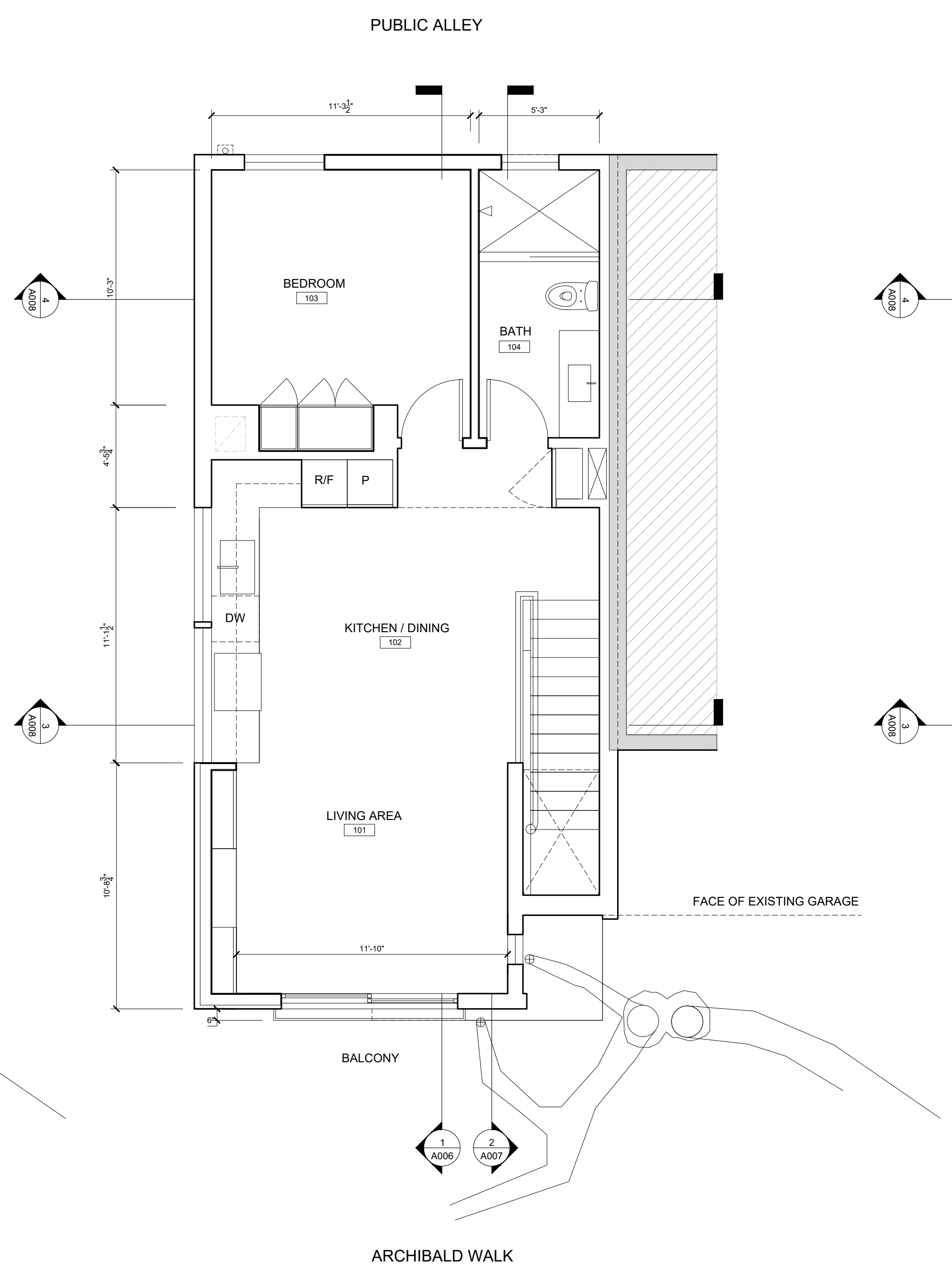
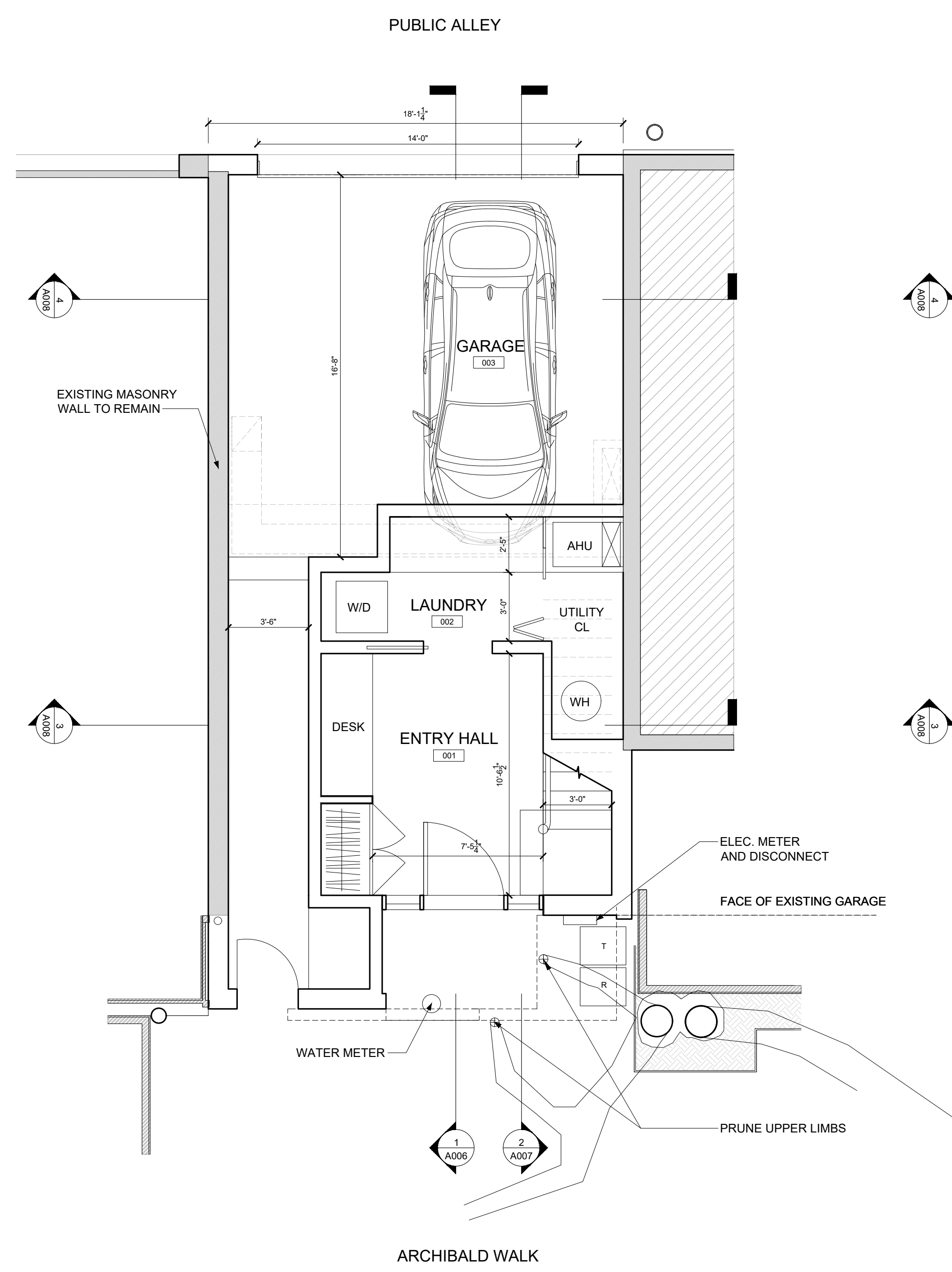
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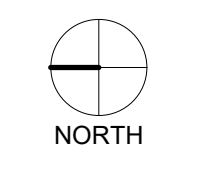
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FLOOR PLANS

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A004



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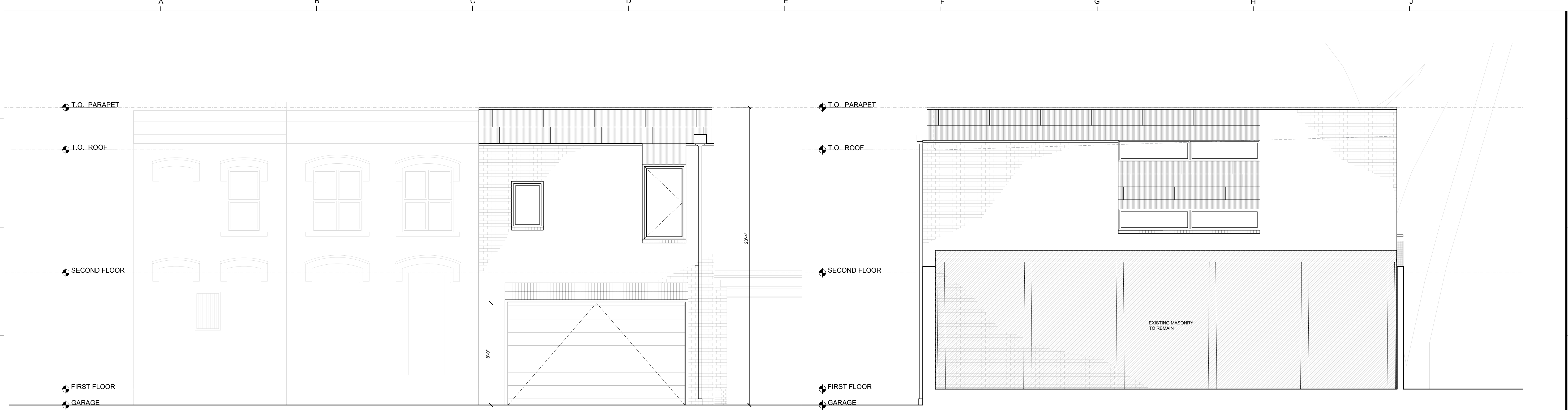
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ELEVATIONS

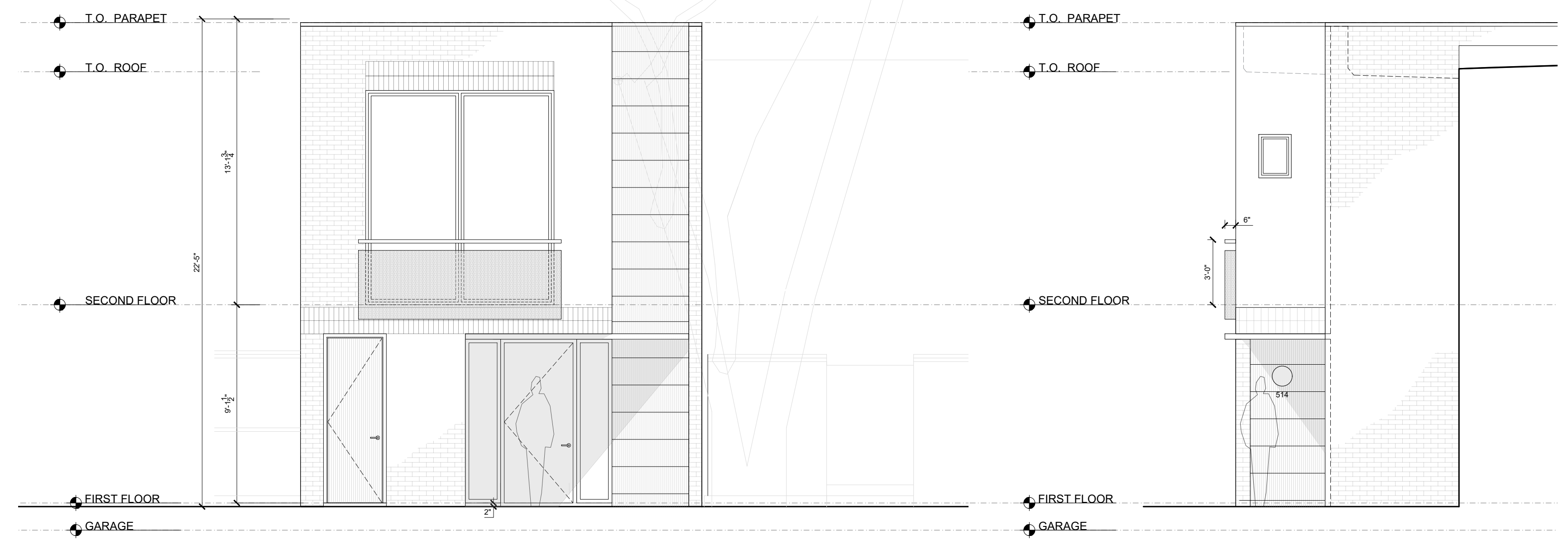
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A005



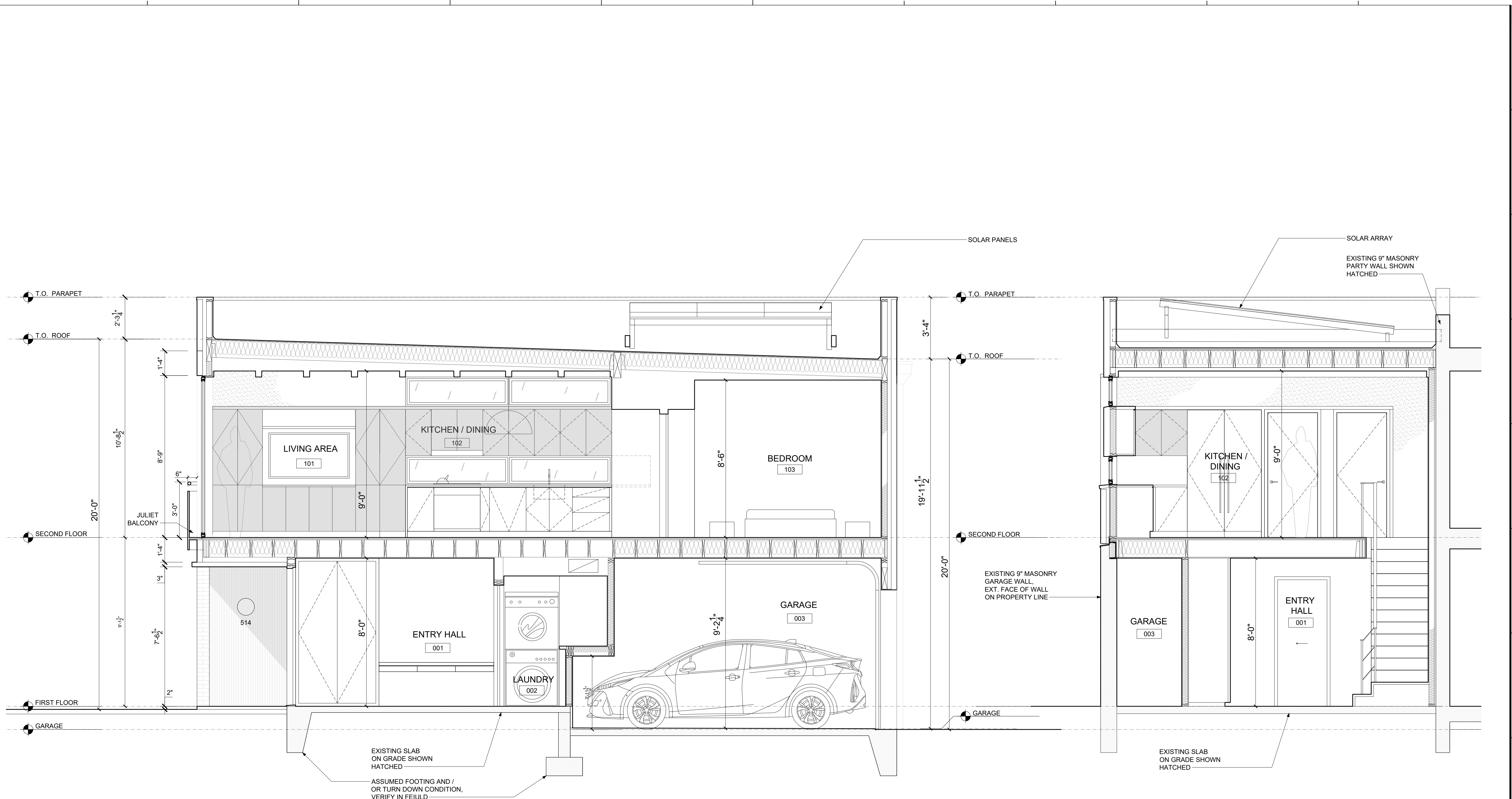
1 EAST ELEVATION
 1/4" = 1'-0"

2 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"

4 SOUTH ELEVATION
 1/4" = 1'-0"



1 LONGITUDINAL SECTION
 3/8" = 1'-0"

2 CROSS SECTION
 3/8" = 1'-0"

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SECTIONS

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9 AM



1 PM



3 PM



5 PM

Shadow Study 03/21



9 AM



1 PM



3 PM



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Shadow Study 06/21

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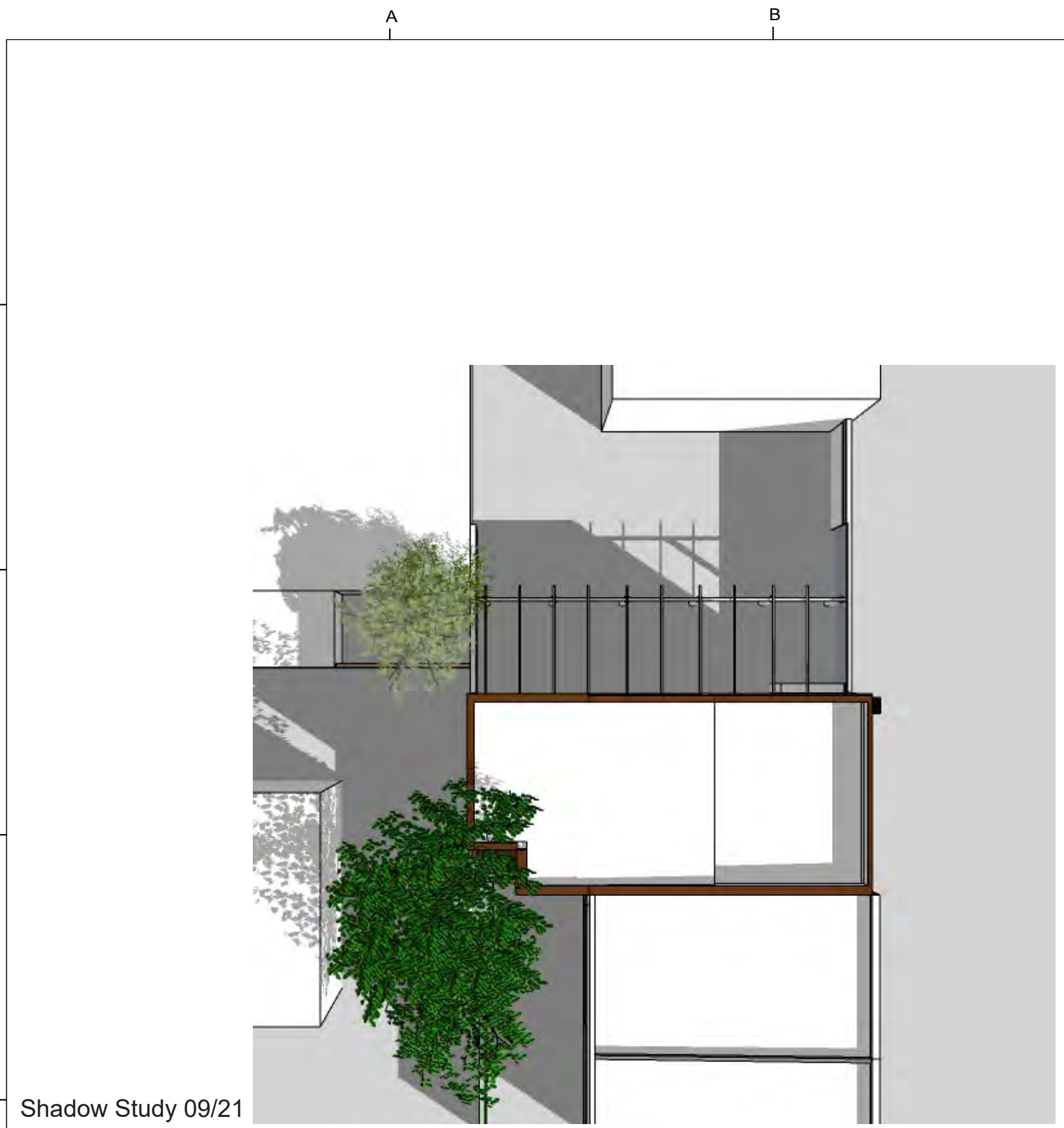
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Shadow Study 09/21

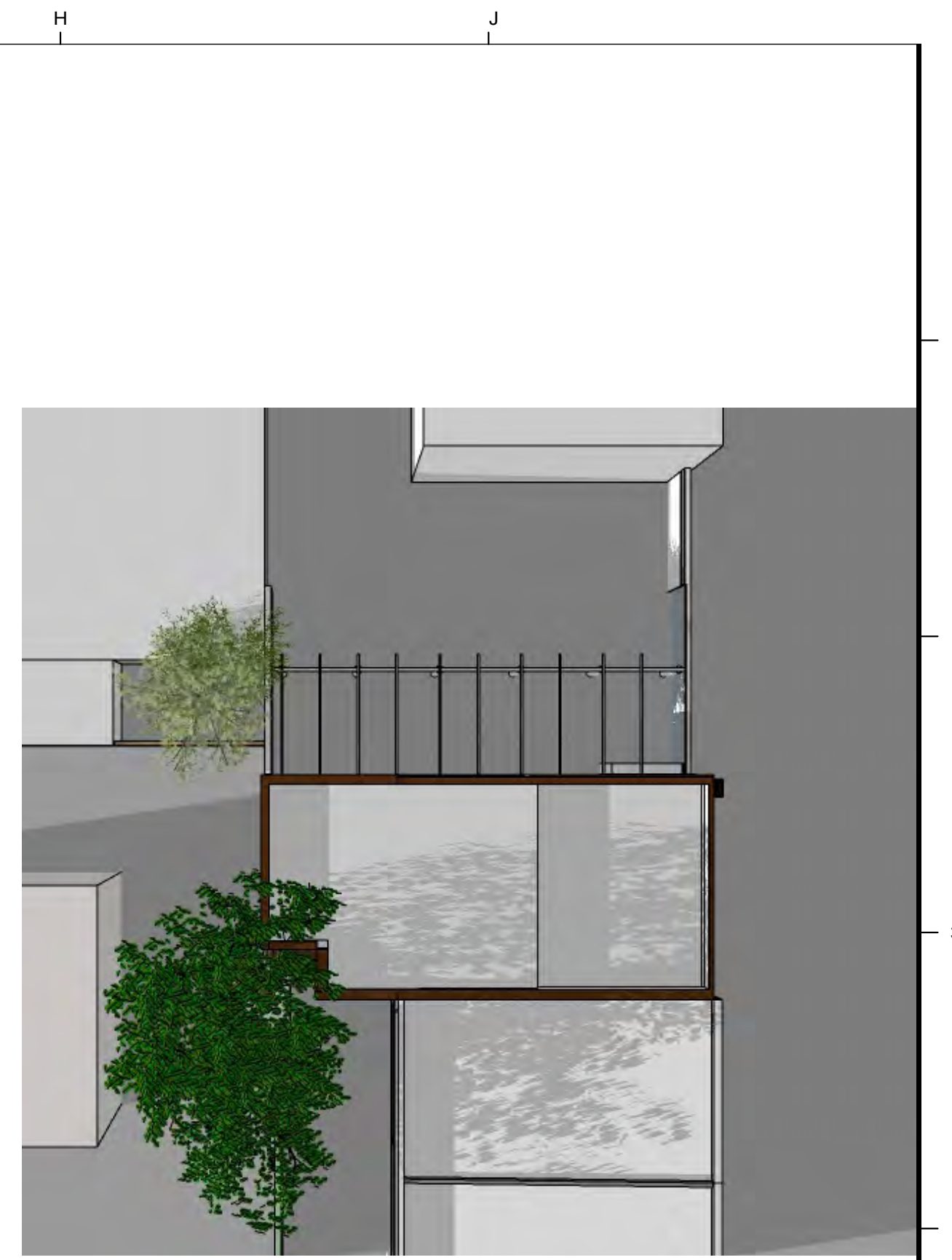
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Shadow Study 12/21

9 AM



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A008



View from Archibald Walk



View from Archibald Walk
looking towards the treehouse



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A009



View of the Archibald Walk Entrance



View of the Alley



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A010



View from Archibald Walk



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West Bird's Eye View



East Bird's Eye View

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