

# LATORRACA RESIDENCE

2302 ONTARIO RD NW WASHINGTON DC 20009

INTERIOR RENOVATIONS

## MUNICIPAL STAMPS

PROJECT TEAM

OWNERS:

Rebecca Latorraca  
2302 ONTARIO RD NW  
WASHINGTON DC 20009  
(844) 944-2629

ARCHITECT:

MICHAEL ROMERO  
ROMERO ARCHITECTS, LLC  
4106 GALLATIN STREET  
HYATTSVILLE MD 20781  
(202) 436-2200

CONTRACTOR:

RAY WILLIAMS  
CURBIO INC.  
11325 SEVEN LOCKS ROAD, STE 290  
POTOMAC, MD 20854  
(844) 944 2629

SHEET INDEX

ARCHITECTURAL

A001 COVER SHEET

A100 EXISTING / DEMO FLOOR PLANS  
A101 PROPOSED FLOOR PLANS  
E100 ELECTRICAL PLANS  
P100 PLUMBING PLANS

GRAPHIC SYMBOLS

X X

A X X

X X

A X X

SECTION CALLOUT  
SHEET NUMBER

I

X X

A X X

DETAIL CALLOUT  
SHEET NUMBER

X X

A X X

ELEVATION CALLOUT  
SHEET NUMBER

X X

A X X

DETAIL NUMBER  
SHEET NUMBER

X X X X

N R

INTERIOR ELEVATION  
SHEET NUMBER

X X X X

N R

WALL TYPE DESIGNATION  
FIRE RATING

X X X X

N R

FLOOR/ROOF ASSEMBLY  
FIRE RATING

O'-0"

SPOT ELEVATION

I

WINDOW IDENTIFIER

A

DOOR IDENTIFIER

E 1ST FLOOR

FLOOR HEIGHT IDENTIFIER

4

KEYNOTE

HANDICAPPED

CORRIDOR

5 | 1 | 8 | 4 | 8'-0"

ROOM FINISH KEY

4

REVISION INDICATOR

SCOPE OF WORK:  
  
AN EXISTING TWO STORY PLUS BASEMENT SINGLE FAMILY HOME TO HAVE INTERIOR RENOVATIONS TO KITCHEN, BASEMENT, AND BATHROOM'S. NO NEW MECHANICAL OR PLUMBING.

LOT:  
SQUARE:

0102  
3118

CODE:  
  
2017 District of Columbia Residential Code  
2017 District of Columbia Energy Conservation Code  
2017 District of Columbia Green Construction Code

ZONE:  
CONSTRUCTION TYPE:  
NO. OF STORIES:  
SPRINKLERED:

RA-2  
3B  
2 PLUS BASEMENT  
NO

DESIGN CRITERIA:

GROUND SNOW LOAD  
WIND SPEED  
SEISMIC DESIGN CATEGORY  
WEATHERING  
FROST DEPTH LINE  
TERMITE  
DECAY  
WINTER DESIGN TEMP.  
ICE SHIELD UNDERLAYMENT REQ'D  
FLOOD HAZARDS  
AIR FREEZING INDEX  
MEAN ANNUAL TEMP.

35 PSF  
115 MPH  
B  
SEVERE  
30 IN.  
MODERATE TO HEAVY  
SLIGHT TO MODERATE  
13° F  
YES  
JULY 2, 1979  
300  
55° F

REVISIONS:

LATORRACA RESIDENCE  
INTERIOR RENOVATIONS  
2302 ONTARIO RD NW, WASHINGTON, DC 20009

DISTRICT OF COLUMBIA  
MICHAEL ROMERO  
ARC201206  
LICENSED  
ARCHITECT

I, MICHAEL ROMERO, AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT NUMBER: 24015  
PRINTING LOG  
02.15.24 PERMIT SET

COVER SHEET & GENERAL NOTES  
A001

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
- 2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
- 3. DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW INTERIOR 2x4 STUD WALL, U.N.O.
- NEW 2x4 STUD WALL; R-13 MIN. INSUL.
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED

GENERAL DEMO NOTES:

- 1. DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
- 2. EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION
- 3. SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS, SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
- 4. EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
- 5. ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
- 6. ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSE OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

ROMERO ARCHITECTS, LLC  
4106 GALLATIN STREET  
HYATTSVILLE MD 20781  
202 436 2200  
info@romeroarchitects.com

REVISIONS:

LATORRACA RESIDENCE  
INTERIOR RENOVATIONS

2302 ONTARIO RD NW, WASHINGTON, DC 20009

DO NOT SCALE. DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS. BY ANY METHOD IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE COPYRIGHT OWNER IS PROHIBITED.

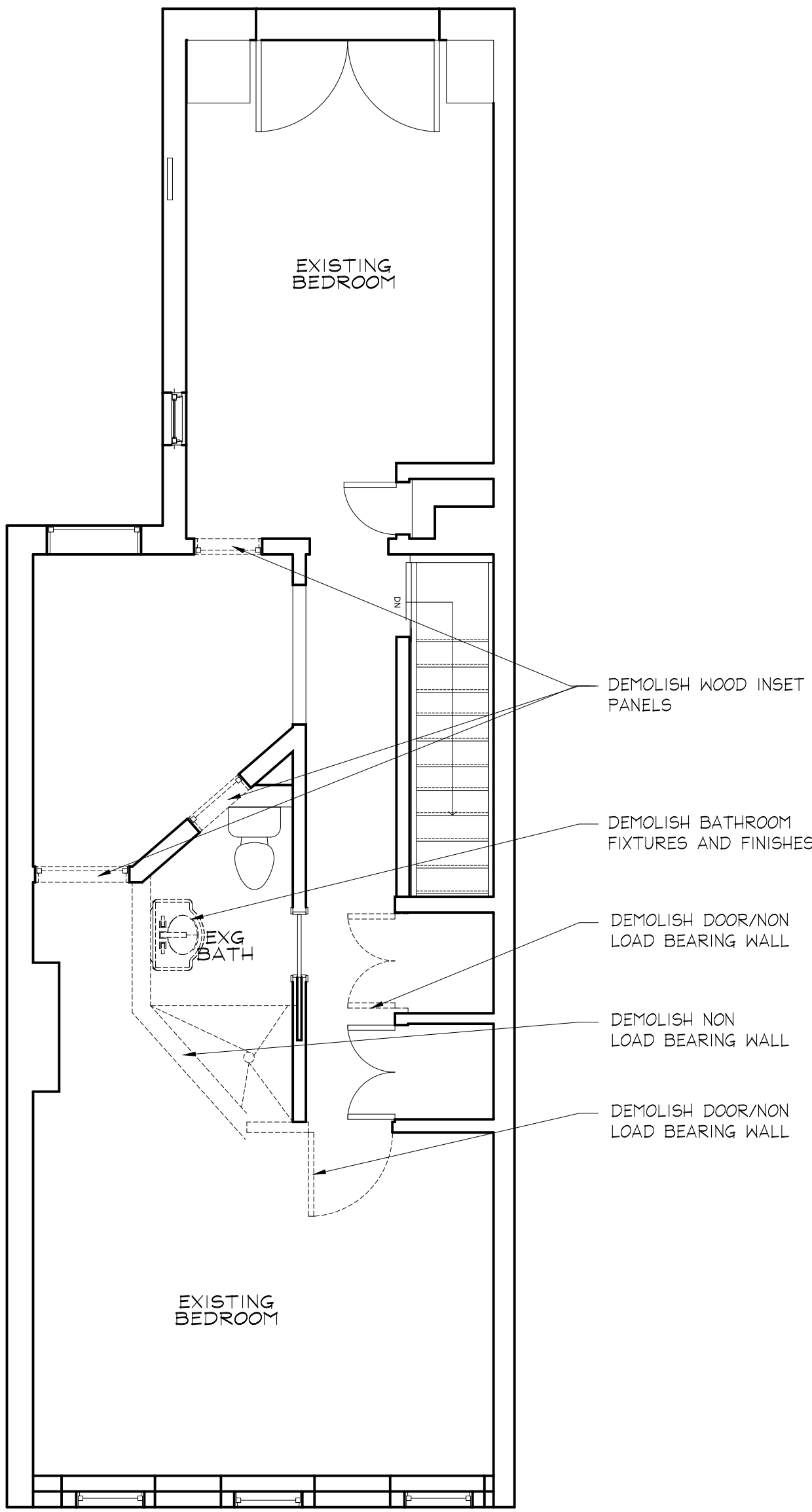
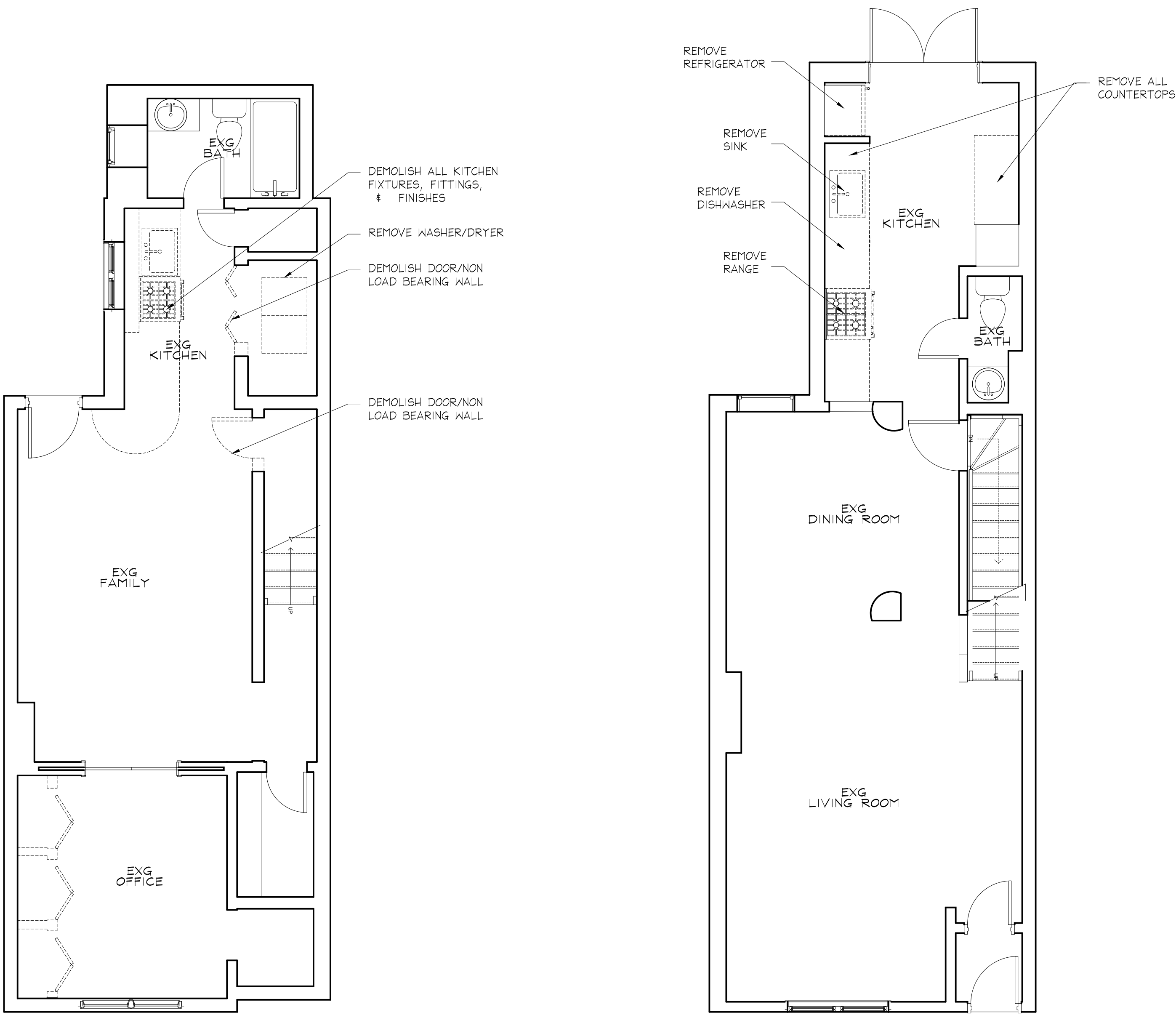


I, MICHAEL ROMERO, AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT NUMBER: 24015  
PRINTING LOG  
02.15.24 PERMIT SET

EXG/DEMO  
FLOOR PLANS

A100

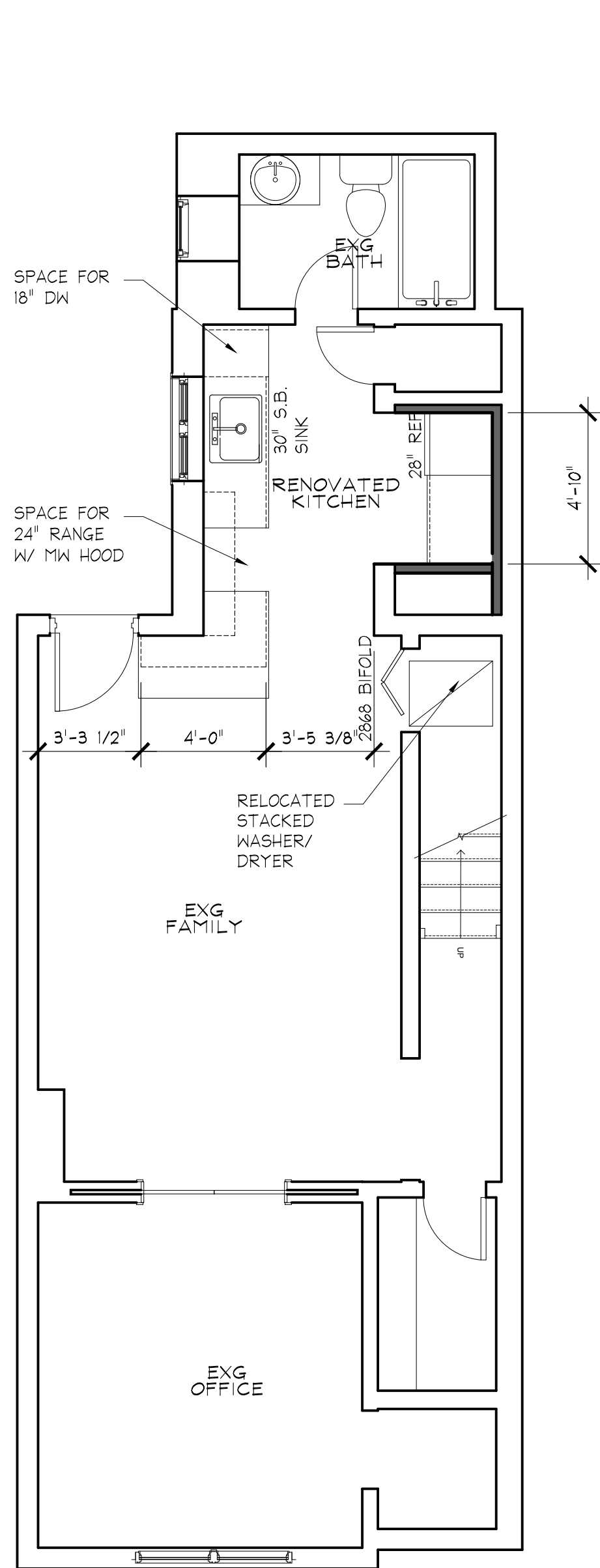


1 EXISTING/DEMO BASEMENT FLOOR PLAN  
A100 1/4" = 1'-0"

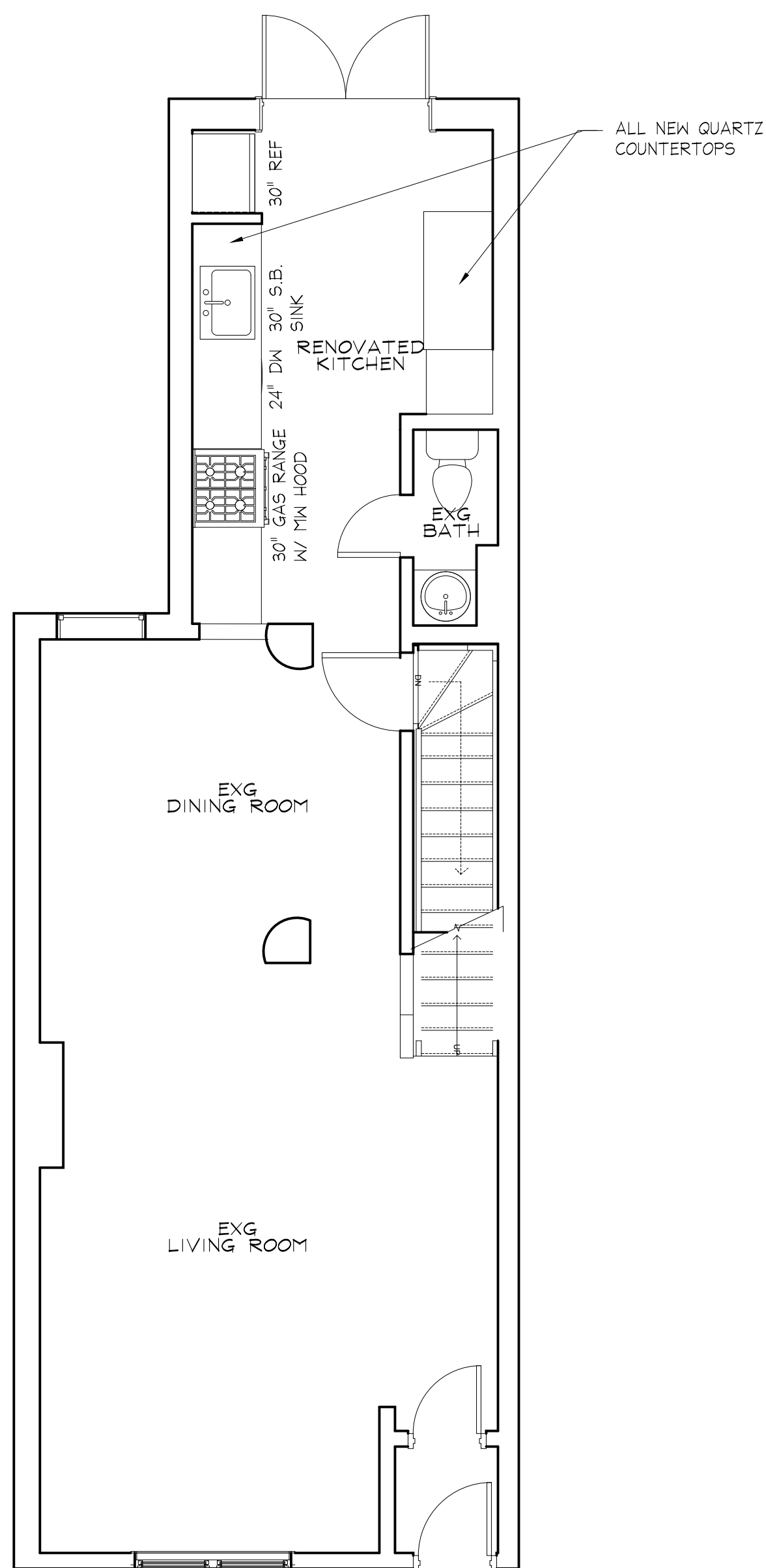
2 EXISTING / DEMO 1ST FLOOR PLAN  
A101 1/4" = 1'-0"

3 EXISTING / DEMO 2ND FLOOR PLAN  
A100 1/4" = 1'-0"

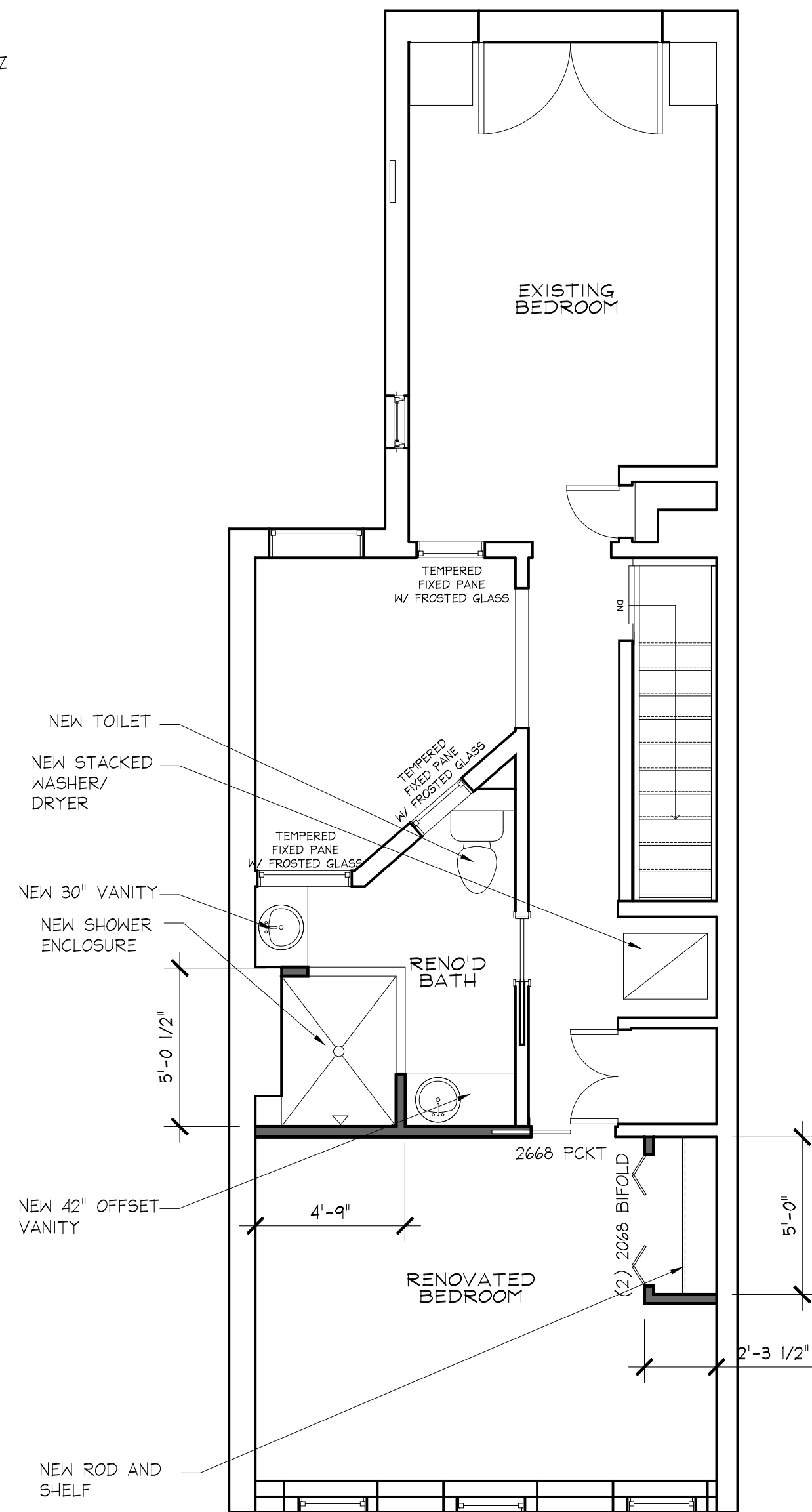




1 PROPOSED BASEMENT FLOOR PLAN  
A101 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
A101 1/4" = 1'-0"



3 PROPOSED 2ND FLOOR PLAN  
A101 1/4" = 1'-0"

### GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
- ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
- DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

### FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW INTERIOR 2x4 STUD WALL, U.N.O.
- NEW 2x4 STUD WALL; R-13 MIN. INSUL.
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED

ROMERO ARCHITECTS, LLC  
4106 GALLATIN STREET  
HYATTSVILLE MD 20781

202 436 2200  
info@romeroarchitects.com

### REVISIONS:

### LATORRACA RESIDENCE INTERIOR RENOVATIONS

2302 ONTARIO RD NW, WASHINGTON, DC 20009

DO NOT SCALE THE DRAWINGS. THE ORIGINAL SHEET SIZE IS 24" x 36". A COPY OF ANOTHER SIZE MEANS SCALE. BY ANY METHOD IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE COPYRIGHT OWNER IS PROHIBITED.



I, MICHAEL ROMERO, AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT NUMBER: 24015	
PRINTING LOG	
02.15.24	PERMIT SET






























PROPOSED  
FLOOR PLANS  
**A101**

Electrical Panel Schedule —												
VOLTS/PHASE/WIRE: 120/240/1/3				MAIN TYPE & SIZE: 100 A MCB			CABINET: ----		MIN SCC: 10		FED FROM: ----	
CIRCUIT NO.	AREA SERVED	TRIP AMPS	NO. POLES	PHASE LOAD VA			NO. POLES	TRIP AMPS	AREA SERVED		CIRCUIT NO.	
1,3	HVAC	---	---	A	B	C						
				0	0	0						
5,7	MICROWAVE, RANGE	20	1	4000	4000	0	2	30	DRYER		2,4	
				1500	0	0						
9	DISHWASHER	20	1	0	1500	0	1	20	KITCHEN APPLIANCE		6,8	
				0	700	0						
11	REFRIGERATOR	20	1	500	0	0	1	15	EXTERIOR REC		10	
				0	1500	0						
13	DISPOSAL	20	1	1500	0	0	1	20	KITCHEN GFCI		12	
				0	1500	0						
15	RECEPTACLES	15	1	700	0	0	1	20	CLOTHES WASHER		14	
				0	700	0						
17	BEDROOM LIGHTS	15	1	700	0	0	1	15	ENTRY/FOYER RECEP.		16	
				0	500	0						
19	BATHROOM GFCI	20	1	500	0	0	1	15	POWDER ROOM RECEPTACLES		18	
				0	700	0						
21	BEDROOM	15	1	700	0	0	1	15	LIVING ROOM RECEPTACLES		20	
				0	700	0						
23	BEDROOM	15	1	700	0	0	1	15	DINING ROOM RECEPTACLES		22	
				0	700	0						
25	BASEMENT LIGHTING & RECEPTACLES	15	1	700	0	0	1	15	BEDROOM RECEPTACLES		24	
				0	0	0						
27	-----	--	--	--	--	--	--	--	-----		26	
				--	--	--	--	--	-----			
29	-----	--	--	--	--	--	--	--	-----		28	
				--	--	--	--	--	-----			
CONNECTED LOAD				10,900	11,100	0	22.0 KVA					

LOAD CATEGORY	CONN. LOAD	DEMAND FACTOR	EST. LOAD
SMALL APPLIANCE CIRCUITS	3.0	1ST 10 KVA 100%	10.0
CLOTHES WASHER/DRYER	6.5	REMAINDER AT 40%	2.7
LIGHTING AND RECEPTACLES	3.2		
DISHWASHER	1.0		
KITCHEN APPLIANCES	3.0		
TOTAL	16.7		12.7

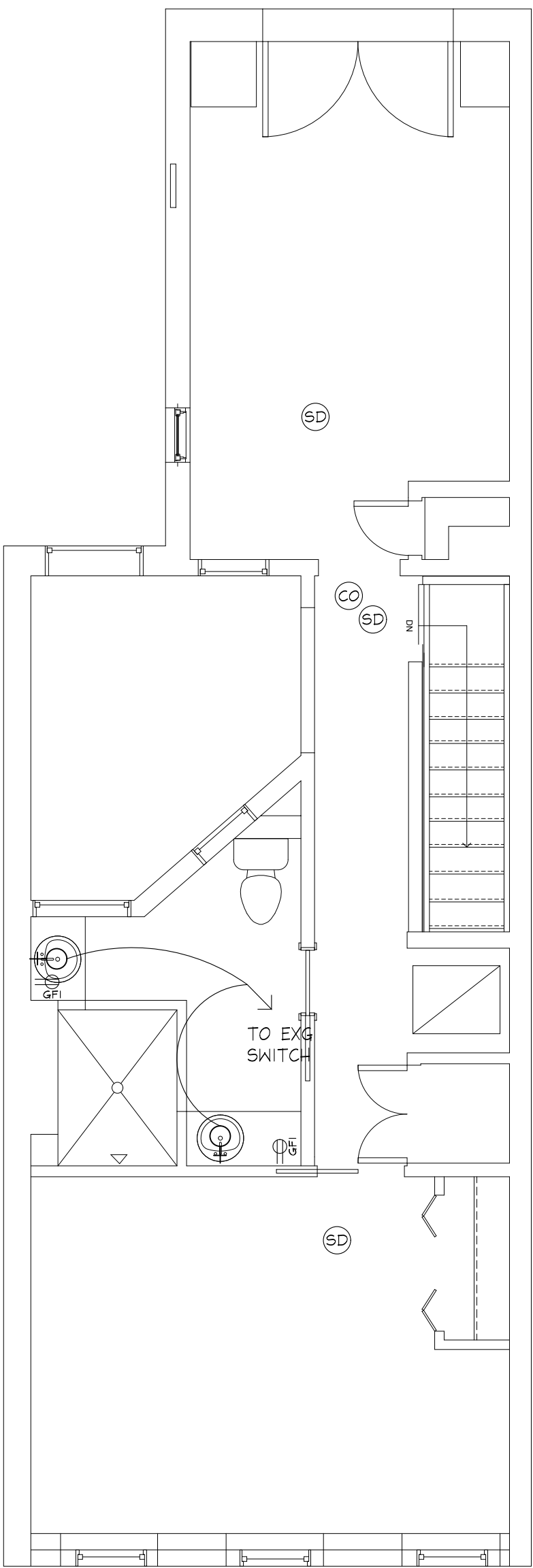
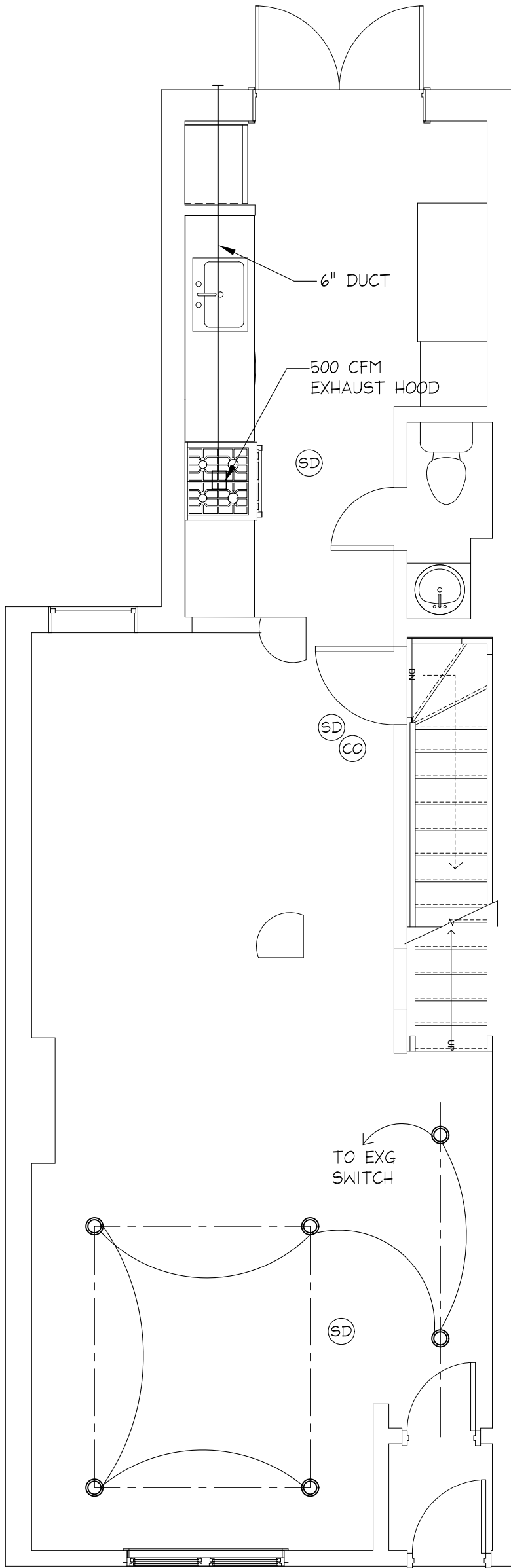
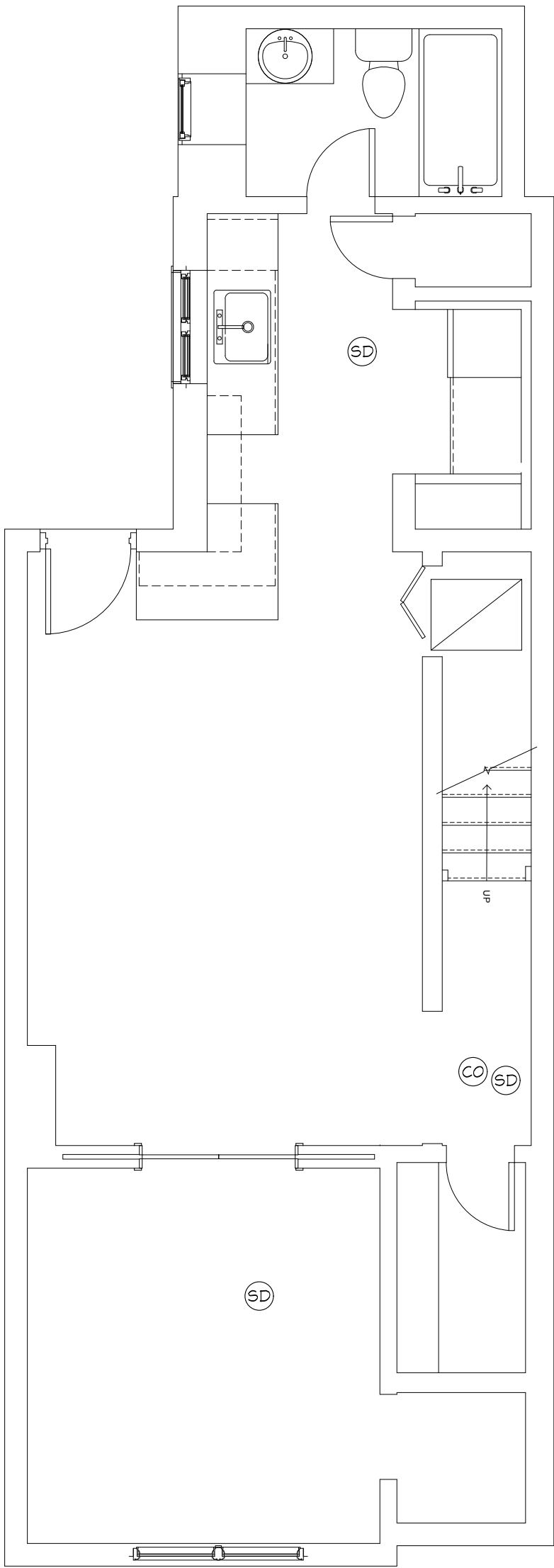
CONNECTED LOAD		LOAD CATEGORY
VA	AMPS	
0.00	0.00	<UNDEFINED> Cooling and Heating
5000	20.83	<Undefined> Receptacles
0	0.00	<Undefined> Receptacles
2500	16.50	<Undefined> Receptacles
1500	12.50	<Undefined> Receptacles
270	2.25	Lighting
1500	12.50	Appliance - Dwelling Unit
1500	12.50	Receptacles
1500	12.50	Receptacles
1000	8.33	LIGHTING
270	2.25	Lighting
1170	9.75	*VARIES* Lighting
540	4.50	Lighting
180	1.50	Lighting
540	4.50	Lighting
1080	9.00	Receptacles
540	4.50	Lighting
1080	9.00	Receptacles
540	4.50	Lighting
1080	9.00	Receptacles
0.00	0.00	<Undefined>
0.00	0.00	<Undefined>
0.00	0.00	<Undefined>
0.00	0.00	<Undefined>
0.00	0.00	<Undefined>
98.5		

ELECTRICAL SYMBOLS

-  SWITCH
-  THREE-WAY SWITCH
-  SWITCH IN JAMB ACTIVATED BY DOOR OPENING
-  AIR SWITCH FOR GARBAGE DISPOSAL
-  SWITCH WITH DIMMER
-  DUPLEX RECEPTACLE
-  QUADRUPEX RECEPTACLE
-  SWITCHED OUTLET
-  GROUND FAULT PROTECTED RECEPTACLE
-  WATERPROOF RECEPTACLE
-  220V RECEPTACLE
-  FLOOR RECEPTACLE
-  TELEPHONE JACK/INTERNET/DATA
-  SMOKE DETECTOR
-  THERMOSTAT
-  CABLE TELEVISION JACK
-  SURFACE MOUNTED CEILING FIXTURE
-  SURFACE MOUNTED CEILING FIXTURE - WET LOCATION RATED
-  SURFACE MOUNTED PULL CHAIN FIXTURE
-  RECESSED CEILING FIXTURE
-  RECESSED CEILING FIXTURE - WET LOCATION RATED
-  RECESSED WALL WASH FIXTURE
-  WALL MOUNTED FIXTURE
-  FLOODLIGHT WITH MOTION DETECTOR
-  BATHROOM EXHAUST FAN
-  CEILING FAN W/ LIGHT - OSCI
-  UNDER CABINET OR OVER DOOR LIGHT
-  RECESSED RISER MOUNTED STEP LIGHT
-  JUNCTION BOX

GENERAL ELECTRICAL NOTES:

1. ELECTRICAL LAYOUT TO MEET REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE.
2. SMOKE DETECTORS ARE TO BE HARDWIRED TOGETHER SO THAT ACTIVATION OF ONE DETECTOR ACTIVATES ALL. PROVIDE BATTERY BACK-UPS.
3. PROVIDE AT LEAST 1 CARBON MONOXIDE DETECTOR ON EACH FLOOR.



1

BASEMENT FLOOR ELECTRICAL PLAN

E-100

1/4" = 1'-0"

2

FIRST FLOOR ELECTRICAL PLAN

E-100

1/4" = 1'-0"

3

SECOND FLOOR ELECTRICAL PLAN

E-100

1/4" = 1'-0"

ROMERO ARCHITECTS, LLC  
4106 GALLATIN STREET  
HYATTSVILLE MD 20781

202 436 2200  
info@romeroarchitects.com

REVISIONS:

LATORRACA RESIDENCE  
INTERIOR RENOVATIONS

2302 ONTARIO RD NW, WASHINGTON, DC 20009

DO NOT SCALE THE DRAWINGS. THE ORIGINAL SHEET SIZE IS 6'4" X 3'6". A COPY OF ANOTHER SIZE MEANS SCALES ARE INACCURATE. THE DESIGNS ON THIS SHEET ARE THE PROPERTY OF ROMERO ARCHITECTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF THE COPYRIGHT OWNERS AS PROHIBITED BY LAW.



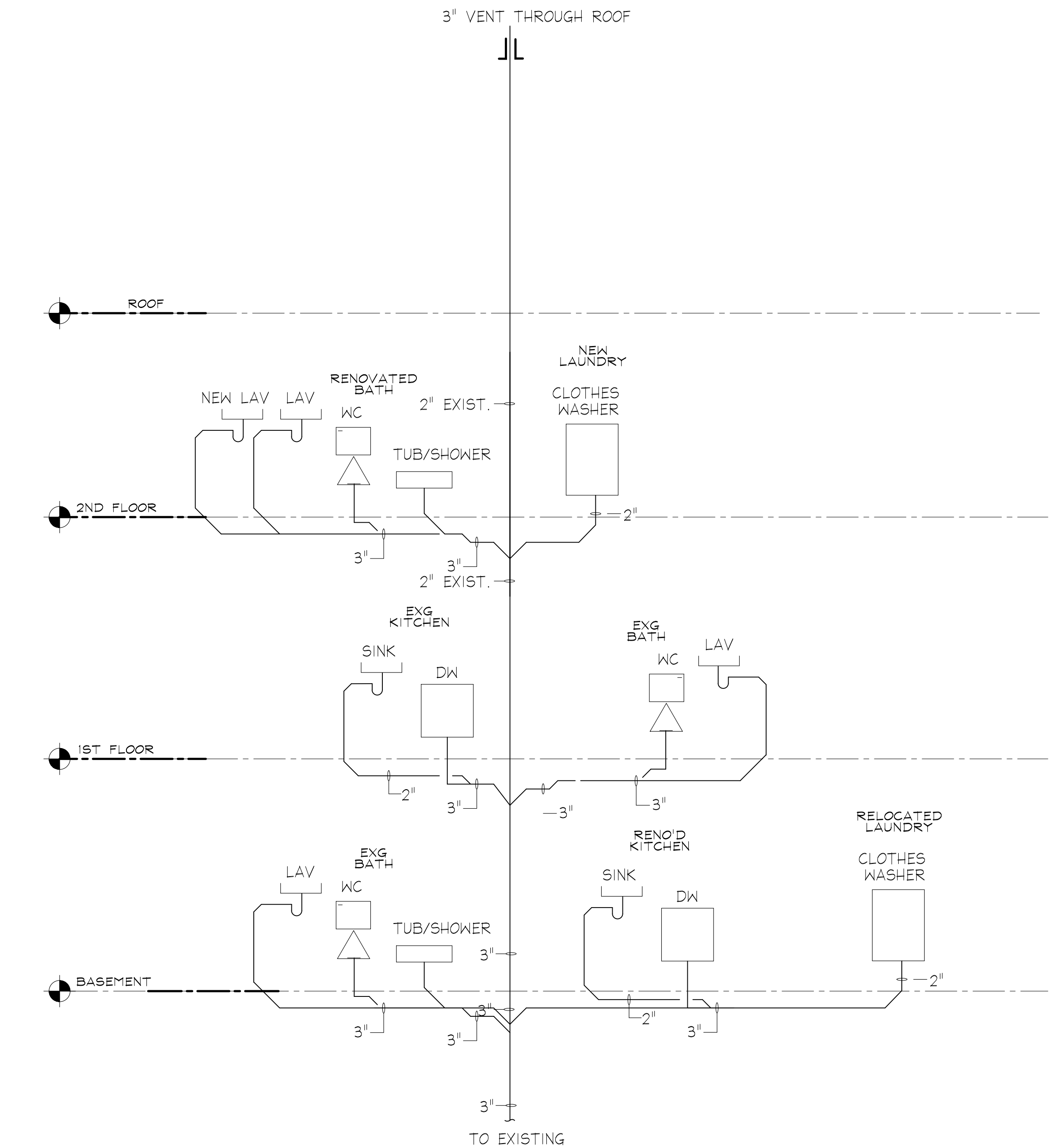
I, MICHAEL ROMERO, AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT NUMBER: 24015  
PRINTING LOG

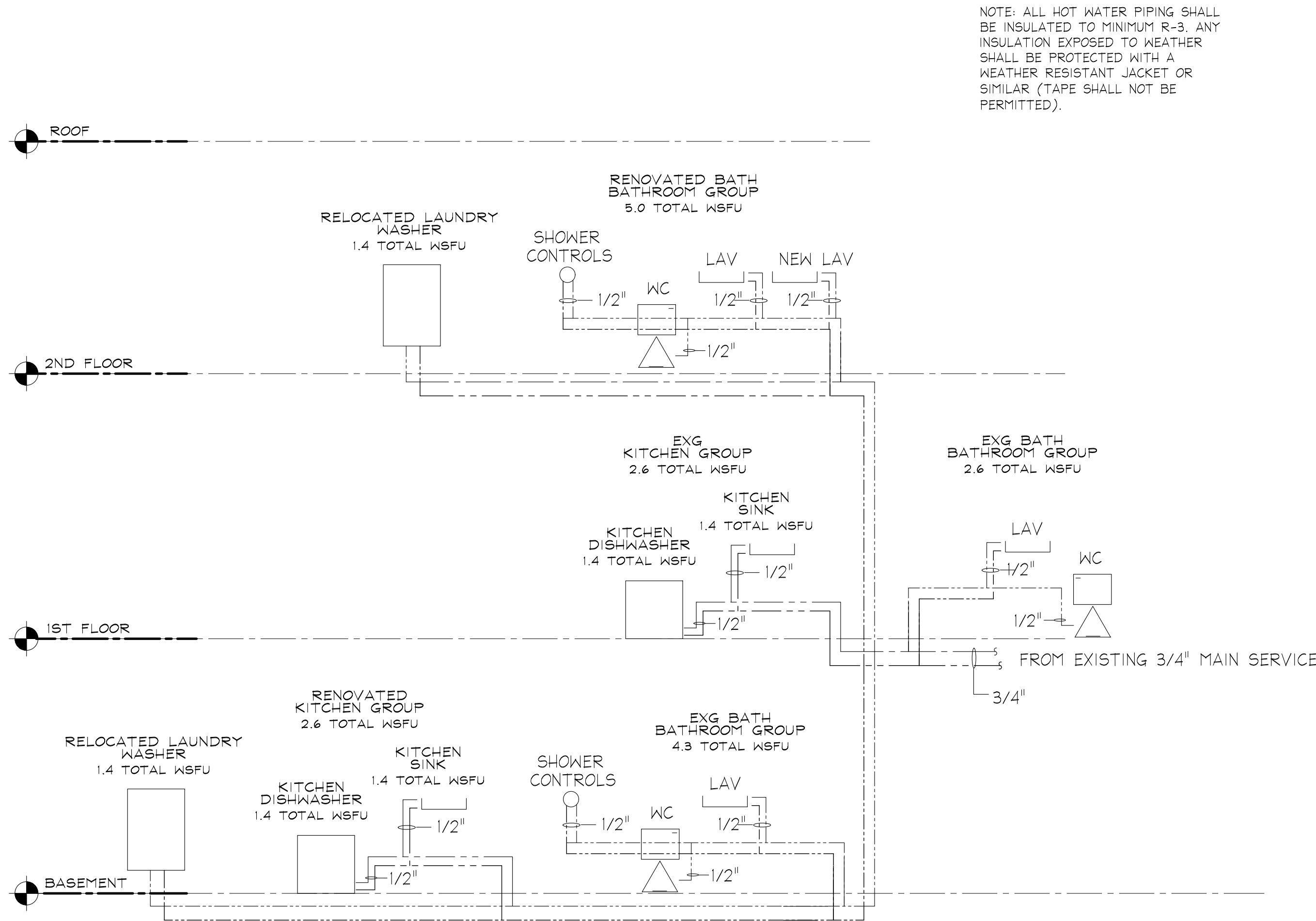
02.15.24	PERMIT SET

ELECTRICAL  
PLANS

E-100



2 WASTE WATER RISER DIAGRAM  
P-100 1/4" = 1'-0"



1 WATER SUPPLY RISER DIAGRAM  
P-100 1/4" = 1'-0"

NOTE: ALL HOT WATER PIPING SHALL BE INSULATED TO MINIMUM R-3. ANY INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED WITH A WEATHER RESISTANT JACKET OR SIMILAR (TAPE SHALL NOT BE PERMITTED).

ROMERO ARCHITECTS, LLC  
4106 GALLATIN STREET  
HYATTSVILLE MD 20781  
202 436 2200  
info@romeroarchitects.com

REVISIONS:

LATORRACA RESIDENCE  
INTERIOR RENOVATIONS

2302 ONTARIO RD NW, WASHINGTON, DC 20009

DO NOT SCALE THE DRAWINGS. THE ORIGINAL SHEET SIZE IS 24" X 36". A COPY OF ANOTHER SIZE MEANS SCALES ARE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA. THE DECISION ON THE SHEET ARE CORRECTED AND NOTED IN THE REVISIONS. ANY VETTING IN THIS PROJECT IS THE PROPERTY OF THE ARCHITECT AND NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



I, MICHAEL ROMERO, AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

PROJECT NUMBER: 24015
PRINTING LOG
02.15.24 PERMIT SET

PLUMBING  
PLANS  
P-100