WILSON RESIDENCE ADDITION 3309 - 12TH ST, SE Washington, DC - Square 5938 Lot 0842

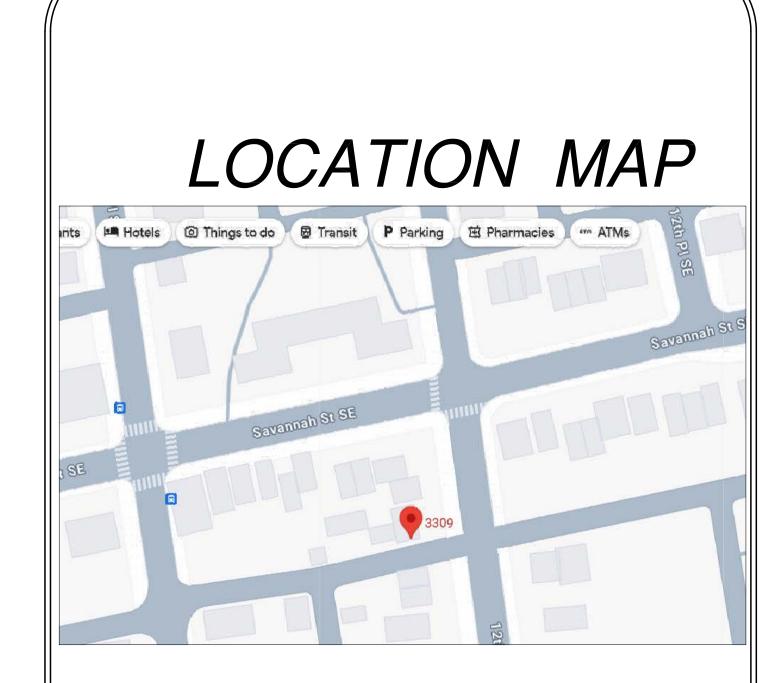
PROJECT NAME:.

SCOPE OF PROPOSED WORK

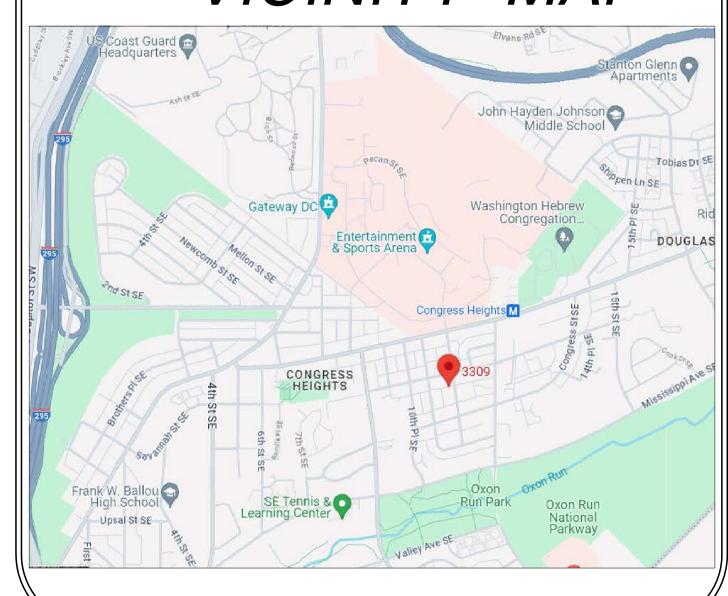
- 3309 12TH STREET, SE. INTERÍOR RENOVATIONS IN THE EXISTING BLDG. ARE BEING PERFORMED 02. THE NEW CONSTRUCTION WILL CONSIST OF A TWO 2 STORY PLUS BASEMENT ADDITION TO THE REAR
- 03. BELOW GRADE CONSTRUCTION WILL BE CMU FOUNDATION WALL ON CONCRETE FOOTINGS WITH A 4" REINFORCED CONCRETE SLAB. ALL NEW FLOORS WILL ALIGN WITH THE EXISTING FLOOR HEIGHTS.
- 04. UPPER FLOOR CONSTRUCTION WILL BE 2"X8" STRUCTURAL FRAMING MEMBERS AT 16" OC BEARING ON EXTERIOR WALL FRAMING ALIGNING WITH EXISTING FLOOR LEVELS.
- 05. INTERIOR FRAMING WILL BE WOOD STUDS WITH GYPSUM BOARD FINISH, NEW FLOORING WILL BE

LIST OF DRAWINGS

SHT NO.	DWG. NO	DESCRIPTION							
01	A-001	COVER SHEET							
02	C-010	EXISTING & PROPOSED SITE PLANS							
03	C-020	EROSION & SEDIMENT CONTROL SITE PLAN							
04	C-030	EROSION & SEDIMENT CONTROL DETAILS							
05	C-040	EROSION & SEDIMENT CONTROL NOTES							
06	D-100	BASEMENT, FIRST & SECOND FLOOR DEMOLITION PLANS							
07	A-100	BASEMENT, FIRST & SECOND FLOOR PLANS							
08	A-200	ELEVATIONS							
09	A-300	BUILDING & WALL SECTIONS							
10	S-100	FOUNDATION & FRAMING PLANS							
	- N=110-	PHILDING SECTIONS & DETAILS							
(12	S-120	BRACED WALL DETAILS)							
13	S-200	STRUCTURAL NOTES							
14	M-100	MECHANICAL FLOOR PLANS							
15	P-100	PLUMBING FLOOR PLANS							
16	E-100	ELECTRICAL FLOOR PLANS							

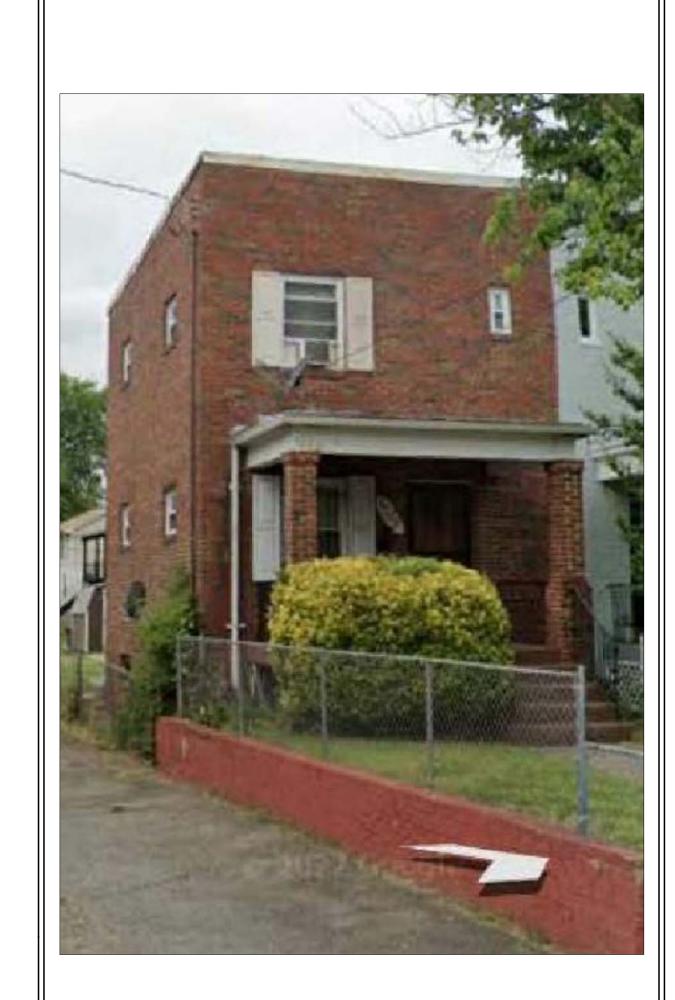


VICINITY MAP



CODE COMPLIANCE DATA

PROJECT NAME:	WILSON RESIDENCE ADDITIONS
PROJECT LOCATION:	3309 — 12th STREET, SE WASHINGTON, DC 20002
ARCHITECTS:	M*W*B*ARCHITECTS, PC 4552 ARGYLE TERRACE, NW WASHINGTON, D.C. 20011
CODES USED FOR DESIGN PURPOSES: ICC 2015 WITH 2017 COR	RRESPONDING DC SUPPLEMENT CONSTRUCTION/BUILDING CO
ENERGY CODE: IECC 20 FUEL GAS CODE: IFGC : EXISTING BUILDING CODE PROPERTY MAINTENANCE	AND DCMR 12B SUPPLEMENT 2017 2015 AND DCMR 12E SUPPLEMENT 2017 015 AND DCMR 12F SUPPLEMENT 2017 A (70) NEC AND DCMR 12C SUPPLEMENT 2017 AND DCMR 12H SUPPLEMENT 2017 015 AND DCMR 121 SUPPLEMENT 2017 2015 AND DCMR 12D SUPPLEMENT 2017 E IEBC 2015 AND DCMR 12J SUPPLEMENT 2017 C CODE IGCC 2015 AND DCMR 12G SUPPLEMENT 2017 C CODE IGCC 2015 AND DCMR 12K SUPPLEMENT 2017
ACCESSIBILITY: ANSI A11 AMERICANS WITH DISABI AND 2017 DCMR 12A (LITIES ACT ACCESSIBILITY GUIDELINES (ADAAG): 2010
3309 — 12th STREET, SE	
EXISTING CONSTRUCTION	PROPOSED NEW CONSTRUCTION
BASEMENT FLOOR - 417.5 SQ. FT	. – 582.5 SQ. FT.
FIRST FLOOR - 417.5 SQ. FI SECOND FLOOR - 417.5 SQ. FI	Г. – 582.5 SQ. FT. Г. – 582.5 SQ. FT.
GROSS AREA TOTAL SQ. FOOTAGE- 1,252.5 SQ. FT	
IBC/TABLE 602	ESIDENTIAL
ZONINGR-2	
PERMITS MATTER-OF-RIGHT PROVIDING AREAS PREDOMINA SEMI-DETACHED HOUSES ON MODERATELY-SIZED LOTS TO DETACHED DWELLINGS.	
LOT OCCUPANCY ALLOWABLE 40% SITE AREA	
ALLOWARIE LOT OCCIDANCY 088 CO ET /AOS	1
ALLOWABLE LOT OCCUPANCY 988 SQ. FT. (40%) ACTUAL LOT OCCUPANCY EXISTING HOUSE EXISTING FRONT PORCH PROPOSED ADDITION PROPOSED REAR DECK	418 SQ. FT. 93.75 SQ. FT. 165 SQ. FT.
ACTUAL LOT OCCUPANCY EXISTING HOUSE EXISTING FRONT PORCH PROPOSED ADDITION	418 SQ. FT. 93.75 SQ. FT. 165 SQ. FT.



ARCHITECT

M·W·B·Architects, PC 4552 Argyle Terrace, NW Washington, DC 20011 V. 202 291-5103 C. 202 674-1287 E-mail: atbanks@mwbarchitects.co

PROJECT NAME WILSON RESIDENCE ADDITION 3309 - 12TH ST, SE

Washington, DC Square 5938 Lot 0842

ANGELOE AND RACHEL WILSON 8730 Cherry Lane, Suite 16 Laurel, Maryland 20707

PROJECT TEAM

REVISIONS 1 CODE MODS 6-7-2024

DRAWING TITLE

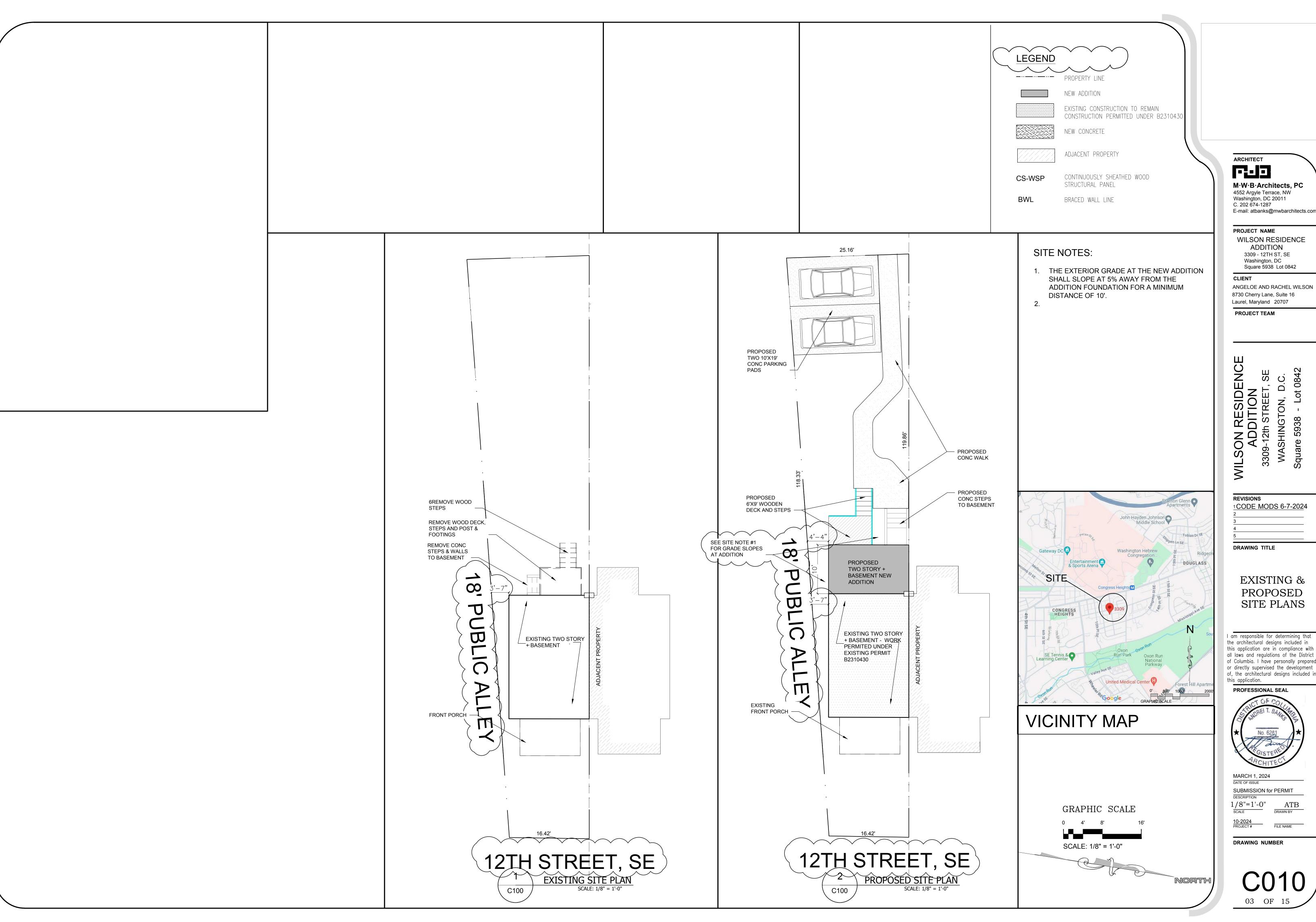
COVER SHEET

the architectural designs included in this application are in compliance with all laws and regulations of the District of Columbia. I have personally prepare or directly supervised the development of, the architectural designs included



MARCH 1, 2024 DATE OF ISSUE SUBMISSION for PERMIT DESCRIPTION

FILE NAME DRAWING NUMBER

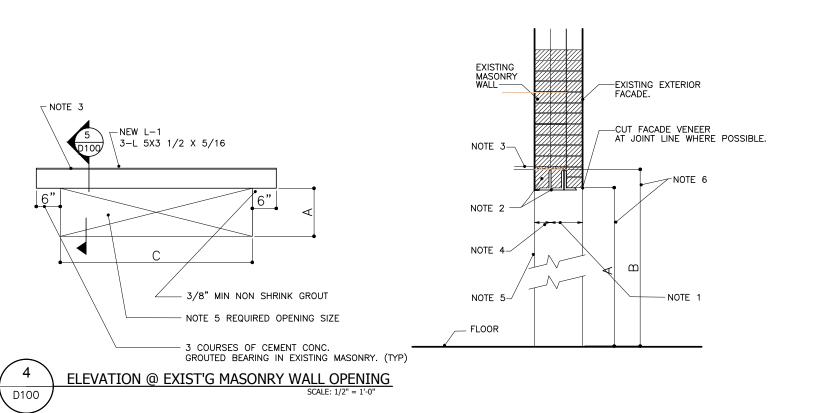


1CODE MODS 6-7-2024

EXISTING & PROPOSED

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LEGEND

WITH NEW DOORWAY.

NEW LINTELS.

A. HEIGHT OF OPENING TO BE COORDINATED

B. HEIGHT OF REMOVAL REQUIRED TO INSTALL

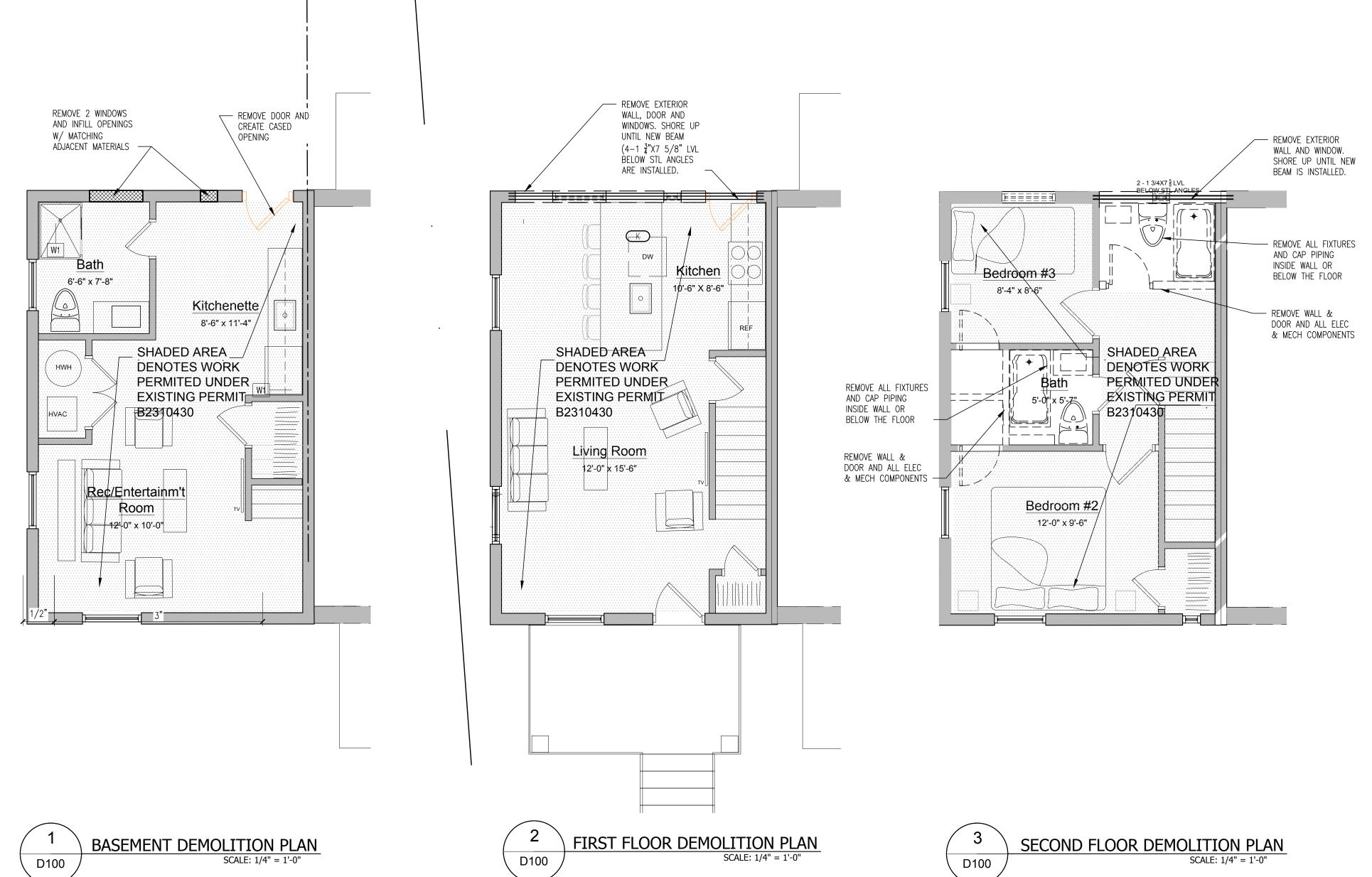
NEW OPENING NOTES.

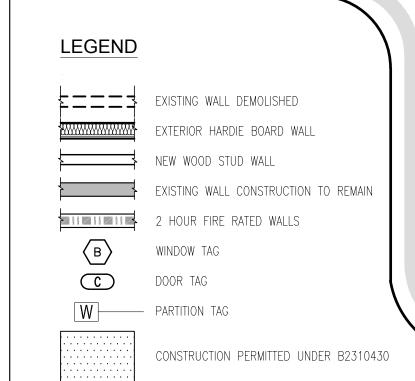
- NOTE 1: POCKET OUT TWO THIRDS THICKNESS OF EXISTING WALL AS SHOWN ON DETAIL 2/SK1
- NOTE 2: INSTALL TWO NEW 3 1/2"X 5"X1/4" STEEL ANGLES AND MORTARED NEW BRICK FILLER @ BEARING
- NOTE 3: DRY PACK BETWEEN NEW ANGLES AND EXISTING WALL WITH NON SHRINK CEMENT GROUT OF F' C = 3,000 PSI MIN. C. WIDTH OF NEW OPENING TO BE COORDINATED
- NOTE 4: REPEAT ITEM 1, THROUGH 3, FOR OTHER ONE THIRD OF WALL THICKNESS WITH ONE NEW ANGLE.
- NOTE 5: DEMOLISH EXISTING WALL UNDER NEW STEEL LINTEL.
- NOTE 6: PROVIDE TEMPORARY SHORING AS NECESSARY TO
- NOTE 7: ALL WALL OPENINGS SHALL BE SAW CUT. REPAIRS OR PATCHING SHALL MATCH MATERIAL, COLOR, COURSING AND THICKNESS OF EXISTING CONSTRUCTION WITH NO

VISUAL EVIDENCE OF PATCH OR REPAIR

ENSURE SAFETY AT ALL TIMES

NEW OPENING IN EXISTING MASONRY WALL DETAILS





DEMOLITION NOTES

- PERFORM THE DEMOLITION WORK WHERE INDICATED ON THE DRAWINGS OR AS REQUIRED, IN AN ORDERLY MANNER, WITH LEAST POSSIBLE DISTURBANCE TO OWNERS PROPERTY OR TO WORK WHICH WILL REMAIN.
- 2. REMOVE AND DISPOSE OF DEBRIS, RUBBISH AND OTHER DEMOLITION MATERIALS, IN A LEGAL MANNER AND IN CONFORMANCE WITH OSHA REGULATIONS, PAY ALL RELATED FEES AND DISPOSAL COSTS.
- 3. CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIAL USING APPROPRIATE SAFEGUARDS AS REQUIRED BY SPECIFICATIONS AND REGULATORY AUTHORITIES.
- 4. CAREFULLY PHASE DEMOLITION IN ORDER TO MINIMIZE GAP BETWEEN DEMOLITION PHASES TO ENHANCE SECURITY.
- 5. REMOVE EXISTING PARTITIONS AS INDICATED WITH MINIMUM DAMAGE TO FLOOR FRAMING. VERIFY STRUCTURAL INTEGRITY OF WALLS TO REMAIN. REMOVAL OF EXISTING PARTITIONS SHALL INCLUDE ITEMS THAT ARE WITHIN THE PARTITIONS SUCH AS DOORS, FRAMES, MOLDING, BUILT-INS, ELECTRICAL ACCESSORIES AND FIXTURES, HVAC AND PLUMBING ITEMS.
- 6. CARE SHALL BE TAKEN TO PROTECT ITEMS FROM DAMAGE WHICH ARE REQUIRED TO REMAIN IN PLACE. MATERIAL DAMAGED BEYOND THE DEMOLITION LIMIT SHOWN OR STATED ON THE DRAWINGS SHALL BE REPLACED AND/OR REPAIRED AT NO COST TO THE OWNER.
- 7. CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO OBSTRUCT OR CLOG ANY OPEN DRAINS OR SEWER LINES, ETC. WHICH ARE TO REMAIN.
- 8. THE NOTE, "REMOVE AND/OR DEMOLISH", INDICATES " REMOVE AND DISPOSE OF".
- 9. THE EXISTING EXTERIOR WALLS TO REMAIN SHALL BE BRACED AND TEMPORARILY SUPPORTED TO INSURE STABILITY FOR THE FULL PERIOD REQUIRED UNTIL THE START OF NEW CONSTRUCTION.
- 10. WHERE NEW OPENINGS ARE CREATED IN EXISTING EXTERIOR MASONRY WALLS, FOLLOW DETAIL 4 & 5 SHEET D100, AND INSTALL NEW LVL BEAM BELOW THE STEEL LINTELS PER THE DETAIL.

GRAPHIC SCALE

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

0 2' 4'

ARCHITECT

FU3 M·W·B·Architects, PC 4552 Argyle Terrace, NW Washington, DC 20011 C. 202 674-1287

PROJECT NAME WILSON RESIDENCE **ADDITION** 3309 - 12TH ST, SE Washington, DC

Square 5938 Lot 0842

E-mail: atbanks@mwbarchitects.com

CLIENT

ANGELOE AND RACHEL WILSON 8730 Cherry Lane, Suite 16 Laurel, Maryland 20707

PROJECT TEAM

RESIDENCE DITION th STREET, SE SE C.

DRAWING TITLE

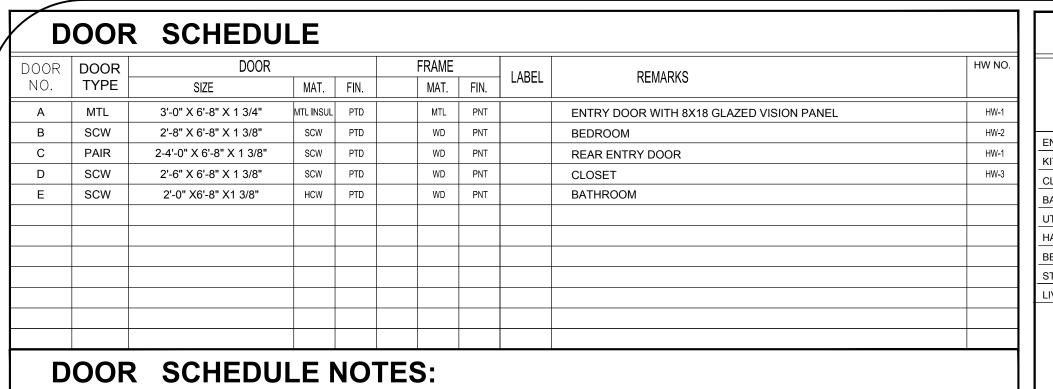
BASEMENT FIRST & SECOND FLOOR DEMOLITION PLANS

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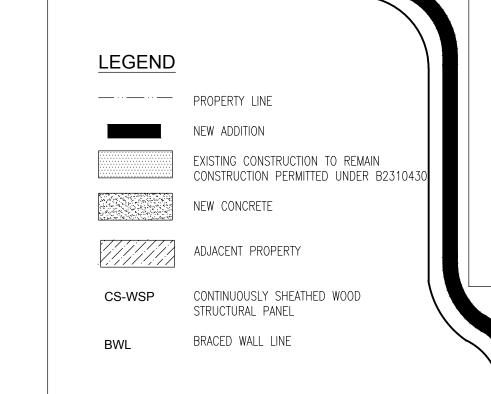


MARCH 1, 2024 SUBMISSION for PERMIT 1/4"=1'-0"

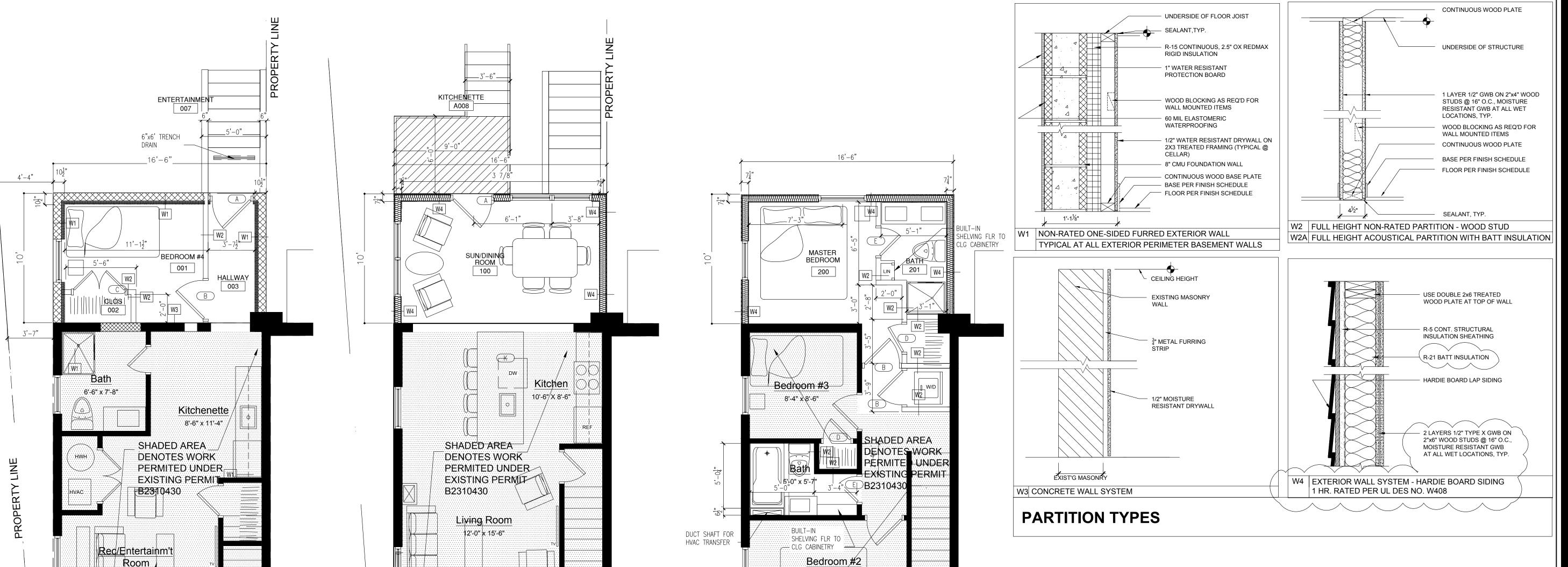
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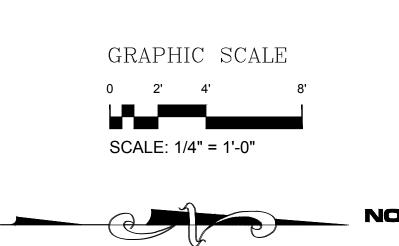


	FLOOR			WALLS								CEILING			
ROOM TYPE				NORTH		EA	EAST		SOUTH		WEST			10	
	MAT FIN B	BASE	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HT	REMARKS	
ENTERTAINMENT	CONC	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	
KITCHENETTE	CONC	СТ	WD	WRGB	PT	WRGB	PT	GB	PT	GB	PT	GB	PT	9'-0"	(WATER RESISTANT GYP.BOARD
CLOSETS	CONC	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	
BATHROOMS/TOILETS	CONC	СТ	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	(WATER RESISTANT GYP.BOARD
UTILITY CLOSETS	CONC	VCT	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	(WATER RESISTANT GYP.BOARD
HALLS	CONC	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	
BEDROOMS	CONC	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	
STOR. / CLOSET	CONC	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	
LIVING/DINING	WD	ENG/WD	WD	GB	PT	GB	PT	GB	PT	GB	PT	GB	PT	9'-0"	



DOOR SCHEDULE NOTES:	
HARDWARE GROUP "HW-1" = ENTRANCE LOCK WITH SINGLE CYLINDER DEADBOLT LOCK - F-82 W/ DEAD BOLT. HARDWARE GROUP "HW-2" = BATH/BEDROOM PRIVACY LOCK - F-76 HARDWARE GROUP "HW-3" = PASSAGE LOCK - F-75 HARDWARE GROUP "HW-4" = STORAGE LOCK - F-86	MTL METAL PR PAIR HM HOLLOW METAL SCW SOLID CORE WOOD HCW HOLLOW CORE WOOD TBD TO BE DETERMINED PNT PAINT WD WOOD
	· Ш Z





BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0" A100

Room

SHELVING FLR TO CLG CABINETRY

> FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" A100

6"x10' TRENCH

SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" A100

12'-0" x 9[⁄]-6"

NORTH

ARCHITECT PY I

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Square 5938 Lot 0842

ANGELOE AND RACHEL WILSON 8730 Cherry Lane, Suite 16 Laurel, Maryland 20707

PROJECT TEAM

ON RESIDE ADDITION 9-12th STREET ASHINGTON, D 3309-1

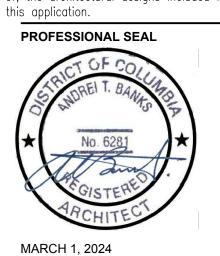
REVISIONS 1 CODE MODS 6-7-2024

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BASEMENT FIRST & SECOND

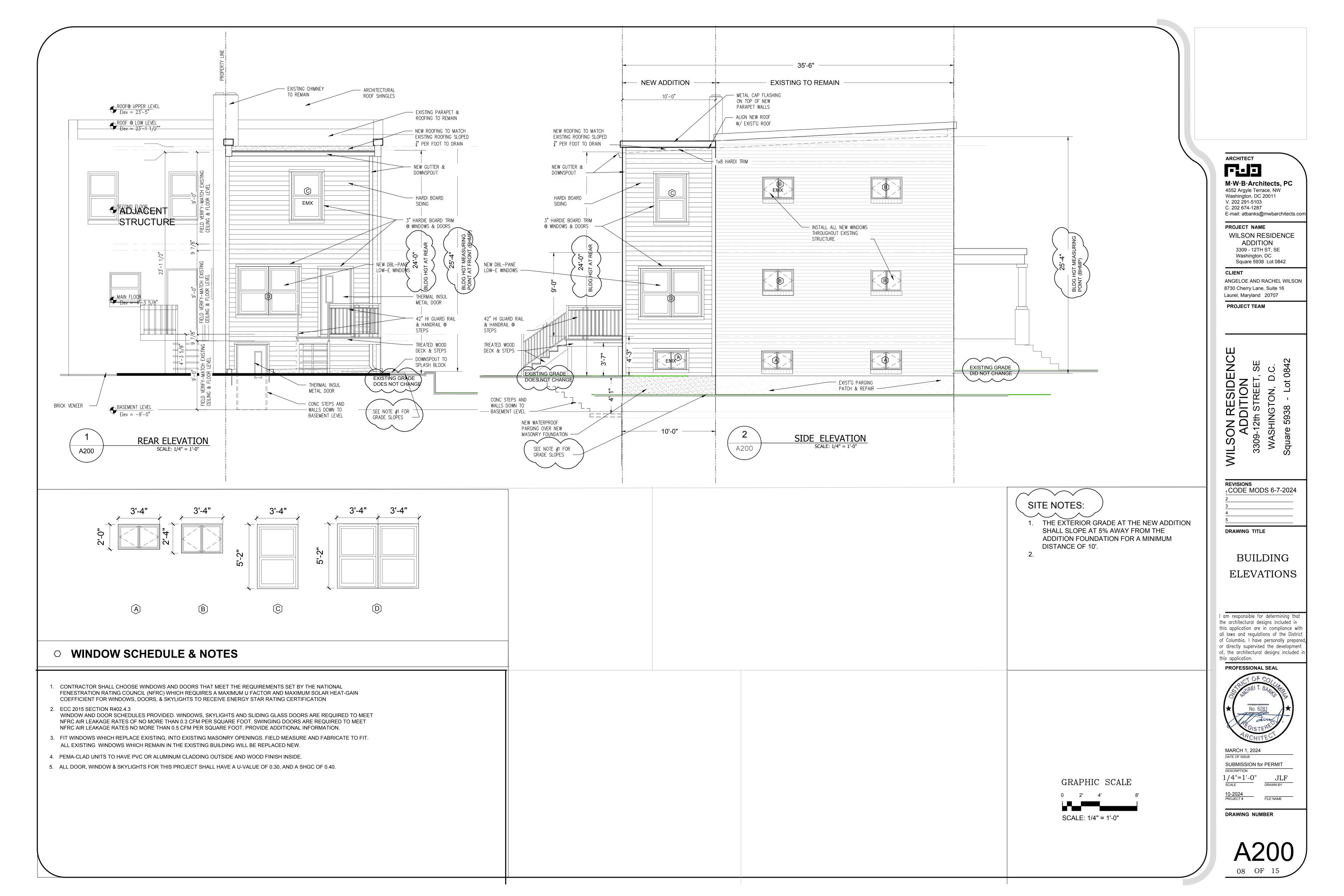
FLOOR PLANS

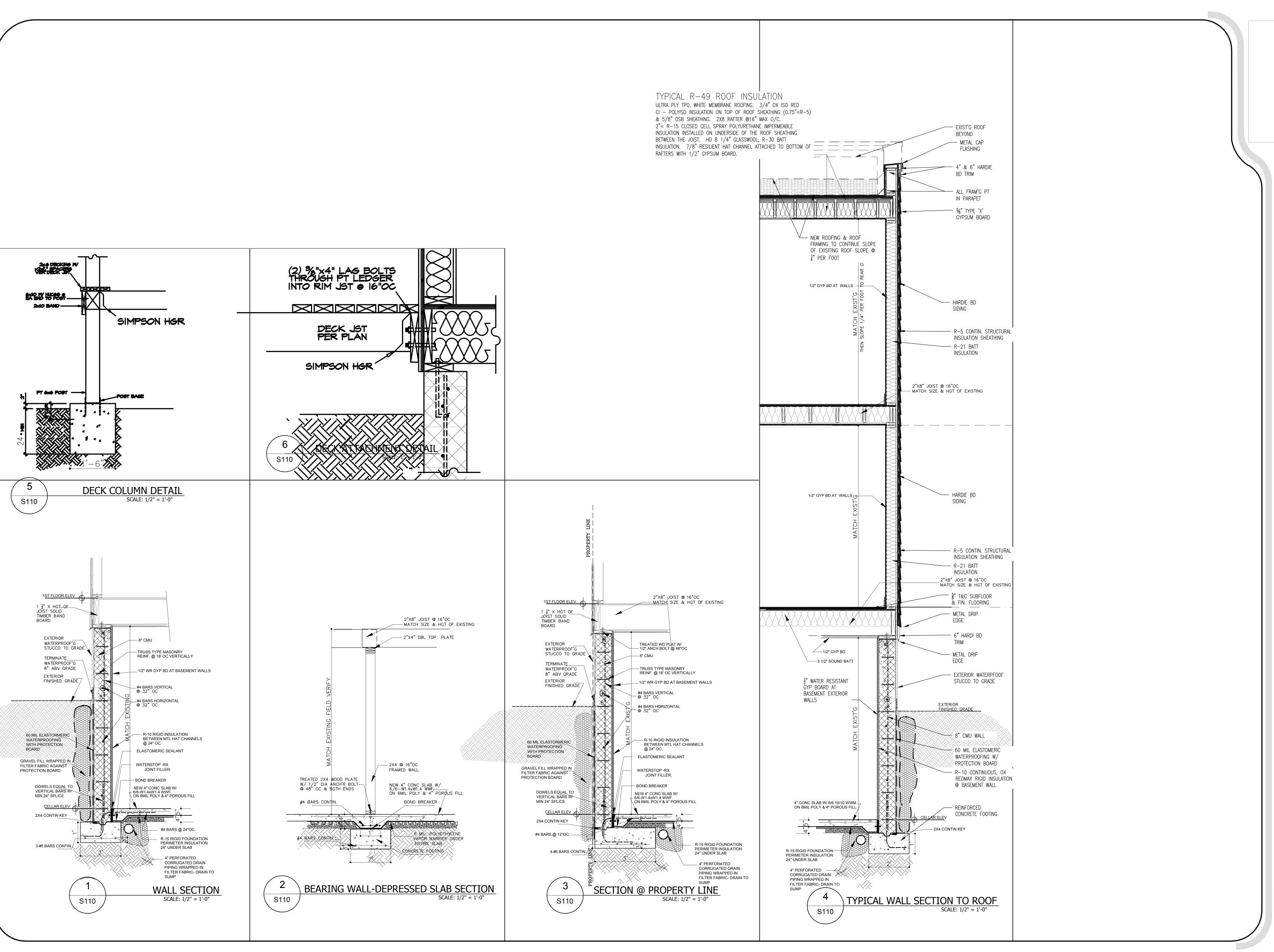
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DATE OF ISSUE SUBMISSION for PERMIT DESCRIPTION 1/4"=1'-0" DRAWN BY

DRAWING NUMBER





ARCHITECT

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PROJECT NAME

WILSON RESIDENCE **ADDITION** 3309 - 12TH ST, SE Washington, DC Square 5938 Lot 0842

ANGELOE AND RACHEL WILSON 8730 Cherry Lane, Suite 16 Laurel, Maryland 20707

PROJECT TEAM

WILSON RESIDENCE ADDITION 3309-12th STREET, SE WASHINGTON, D.C.

REVISIONS

DRAWING TITLE

BLDG SECTIONS & DETAILS

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AS NOTED SCALE DRAWN BY

10-2024 PROJECT# FILE NAME

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