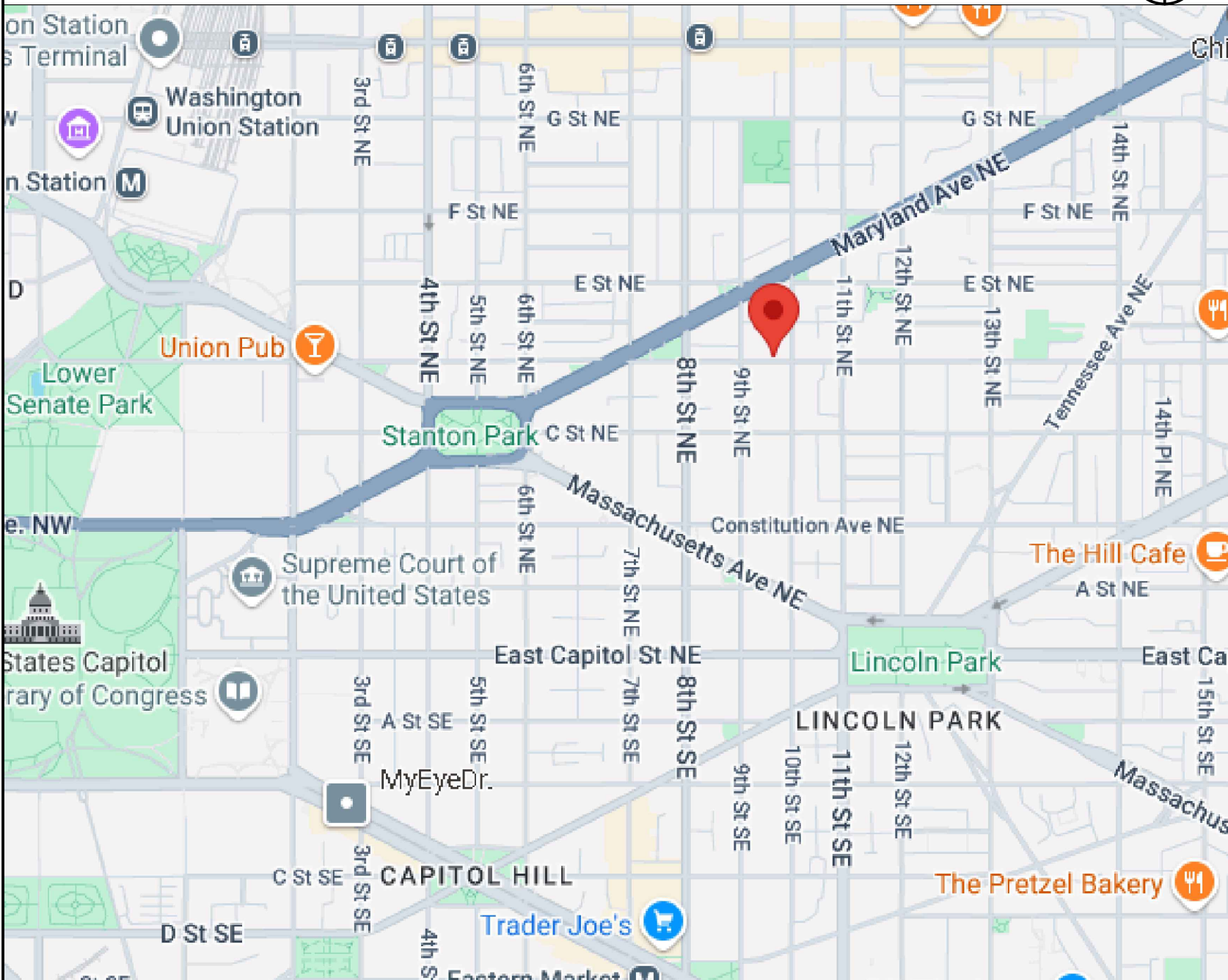


LOPER PORCH RENOVATION

916 D STREET NE WASHINGTON DC 20002

LOCATION MAP



GENERAL NOTES & CODES

ALL WORK SHALL COMPLY WITH 2017 DC CONSTRUCTION CODES, INCLUDING: THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE 2014 NATIONAL ELECTRICAL CODE, AND 2013 ASHRAE 90.1, AS AMENDED BY THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS (DCMR) TITLE 12, SECTIONS A THROUGH M.

CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DRAWINGS AND INSPECTING THE SITE TO THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THE PROJECT.

IN ALL CASES, LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL. IF ANY ASPECT OF THE WORK DESCRIBED IN THESE DOCUMENTS IS UNCLEAR OR INCONSISTENT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THIS TO THE ARCHITECT'S ATTENTION IMMEDIATELY. THE ARCHITECT WILL THEN SUBMIT CLARIFICATIONS IN WRITING IN A TIMELY MANNER.

IF THE WORK PERFORMED DOES NOT CONFORM TO THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, THE OWNER OR ARCHITECT HAS THE RIGHT TO REJECT THE WORK AT ANY POINT. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING SUCH WORK AT NO ADDITIONAL COST TO THE OWNER.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

ZONING

Lot 83 Square 973			
Zone RF-1	prescribed	existing	proposed
Lot area	1800	1350	no change
Lot width	18	18	no change
Lot occupancy	60%	56%%	66%
Front setback	*	8	0
Rear setback	20	25	no change
Side setback	5 or none	0	no change
Height	35	28.5	no change
Stories	3	2	no change
pervious surface	0	0	no change

* Front yard setback to be no lesser or greater than existing on same block

SCOPE OF WORK

- REPLACE EXISTING STAIR AND LANDING WITH NEW FRONT PORCH

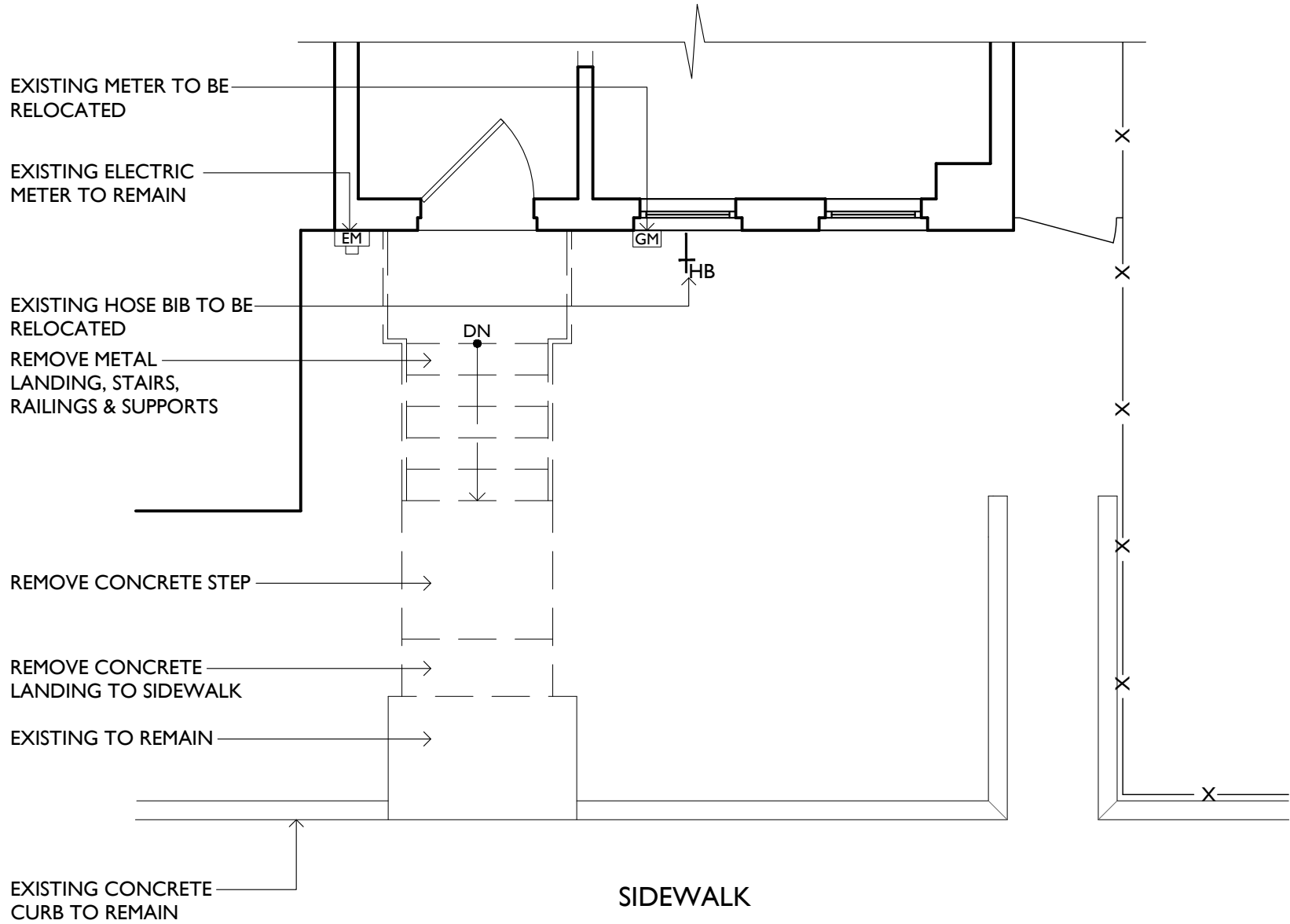
DRAWING INDEX

001	COVER SHEET / SITE PLAN / DEMOLITION PLAN / LOCATION PLAN / CODES
ESC-1	EROSION & SEDIMENT CONTROL
ESC-2	EROSION & SEDIMENT CONTROL
A001	PROPOSED PORCH PLANS & DETAILS
A002	PROPOSED EXTERIOR ELEVATIONS & DETAILS
S001	FOUNDATION & FRAMING PLANS
E001	ELECTRICAL / POWER PLANS

ABBREVIATIONS

ABV	ABOVE	MO	MASONRY OPENING
ADJ	ADJUSTABLE	MTD	MOUNTED
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
AHU	AIR HANDLING UNIT	NOM	NOMINAL
ALT	ALTERNATE	NTS	NOT TO SCALE
ALUM	ALUMINUM	OC	ON CENTER
APPROX	APPROXIMATE(LY)	OSCI	OWNER SUPPLIED
ARCH	ARCHITECTURAL		CONTRACTOR INSTALLED
CL	CENTER LINE	OZ	OUNCE
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
CO	CASED OPENING	PR	PAIR
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
D	DRYER	PT	PRESSURE TREATED
DBL	DOUBLE	PTD	PAINTED
DIA (Ø)	DIAMETER	PVC	POLYVINYL CHLORIDE
DIM	DIMENSION	R	RISERS
DN	DOWN	RA	RETURN AIR
DR	DOOR	REF	REFRIGERATOR
DS	DOWNSPOUT	REINF	REINFORCED
DTL	DETAIL	REV	REVISION
DW	DISH WASHER	RM	ROOM
DWG	DRAWING	SIM	SIMILAR
EA	EACH	SC	SOLID CORE
EJ	EXPANSION JOINT	SCHED	SCHEDULE
ELEC	ELECTRICAL	SF	SQUARE FOOT
ELEV	ELEVATION	SQ	SQUARE
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
ETR	EXISTING TO REMAIN	STL	STEEL
EV	EACH WAY	STRUC	STRUCTURAL
EXIST	EXISTING	SUSP	SUSPENDED
FD	FLOOR DRAIN	T	TREAD
FIXT	FIXTURE	TEL	TELEPHONE
FLUOR	FLUORESCENT	T&G	TONGUE & GROOVE
FOS	FACE OF STUD	TH	THICK
FT	FOOT (FEET)	TOS	TOP OF SLAB
FTG	FOOTING	TOW	TOP OF WALL
GWB	GYP SUM WALL BOARD	TV	TELEVISION
H	HEIGHT	TYP	TYPICAL
HB	HOSE BIB	UON	UNLESS OTHERWISE NOTED
HM	HOLLOW METAL	VB	VAPOR BARRIER
HORIZ	HORIZONTAL	VERT	VERTICAL
HR	HOUR	VIF	VERIFY IN FIELD
HVAC	HEATING, VENTILATING & AIR CONDITIONING	VT	VINYL TILE
LAV	LAVATORY	W	WASHER
LVL	LAMINATED VENEER	W/	WITH
LUMBER		WD	WOOD
MAX	MAXIMUM	WT	WEIGHT
MECH	MECHANICAL	WIN	WINDOW
MFR	MANUFACTURER	W/O	WALL OVEN
MIN	MINIMUM	WWF	WELDED WIRE FABRIC
MISC	MISCELLANEOUS	YD	YARD

DEMOLITION PLAN

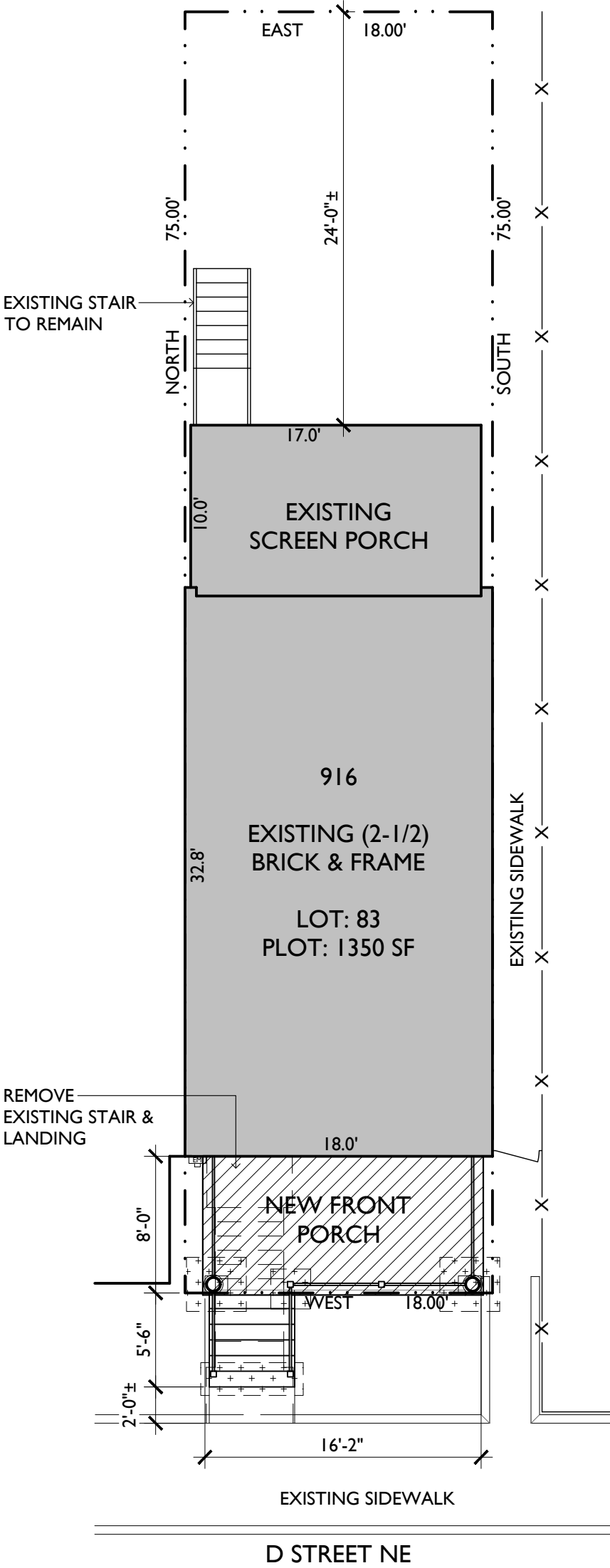


2 Demolition Plan

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

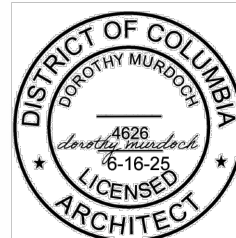
1 Site Plan

Scale: 1/8" = 1'-0"



DOROTHY MURDOCH
ARCHITECT, LLC

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301-404-9193
murdocharchitects@gmail.com



I am responsible for determining that the architectural designs included in this application are in compliance with all laws & regulations of the District of Columbia. I have personally prepared, or directly supervised the development of the architectural designs in this application. (DCMR Sec. 105.3.10.3)

LOPER
RENOVATION
916 D Street NE
Washington DC 20002

DESCRIPTION:

Cover
Sheet

REVISIONS:

DATE:

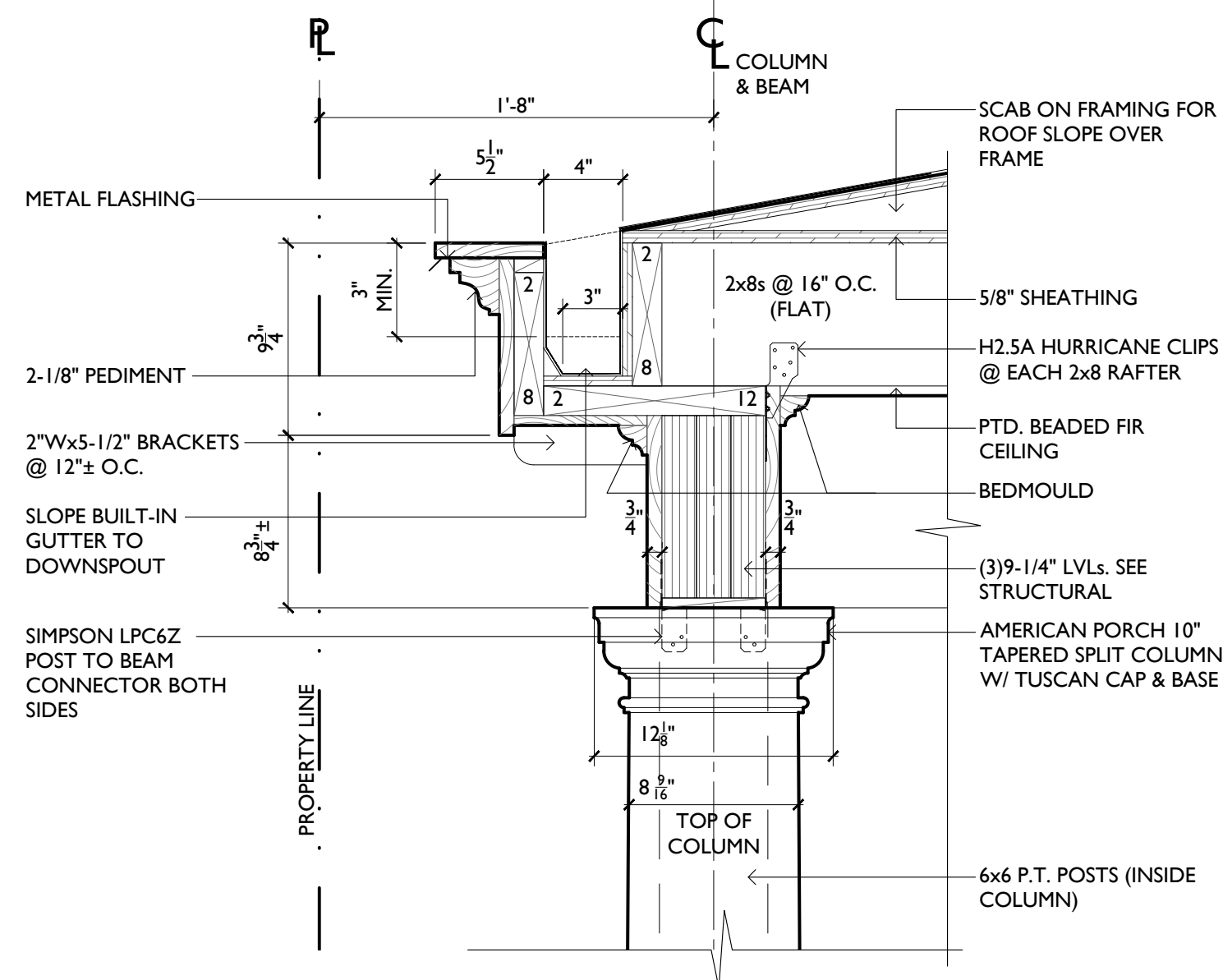
06.20.25

PERMIT SET

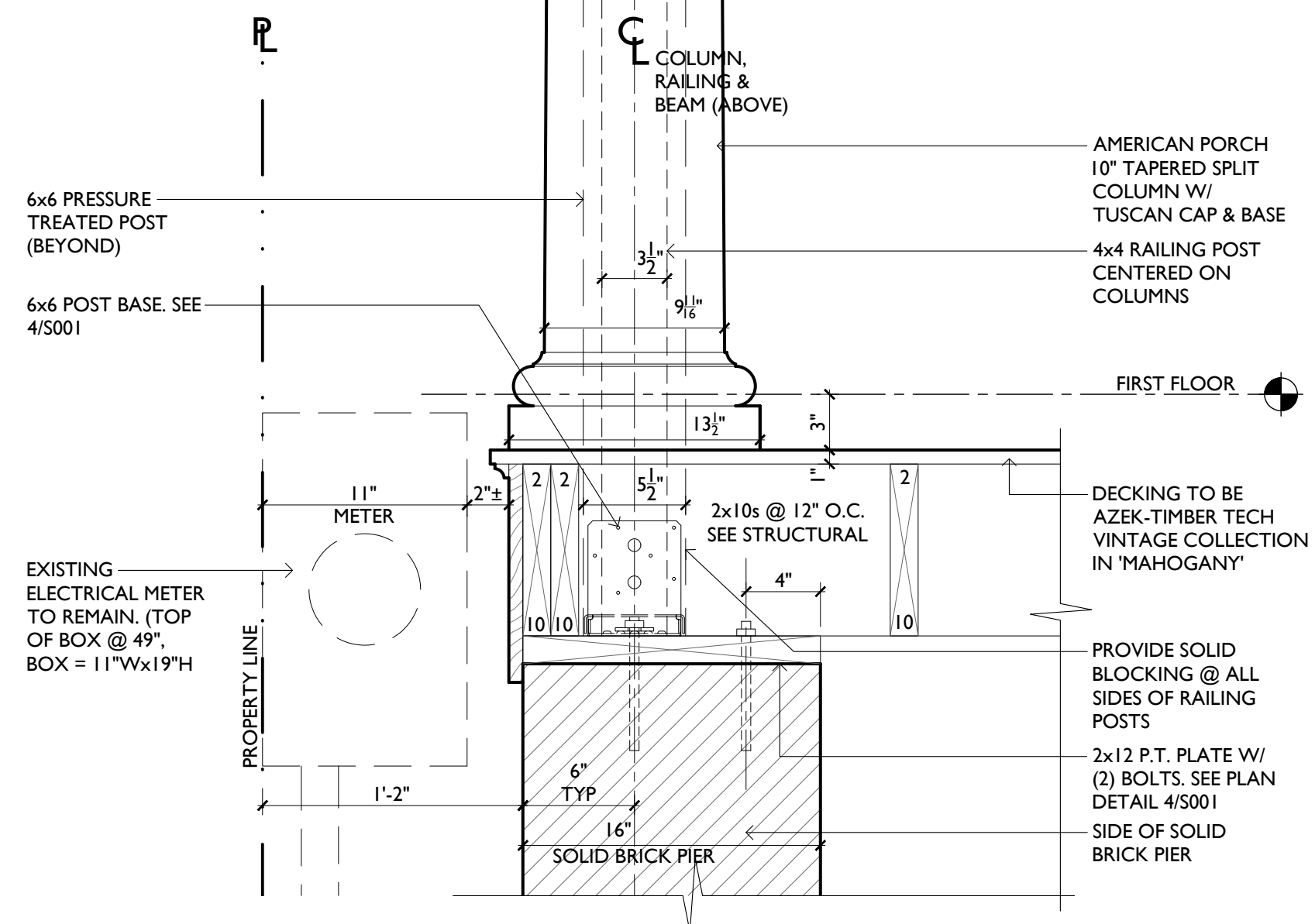
SHEET NUMBER:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21005
EXHIBIT NO. 6

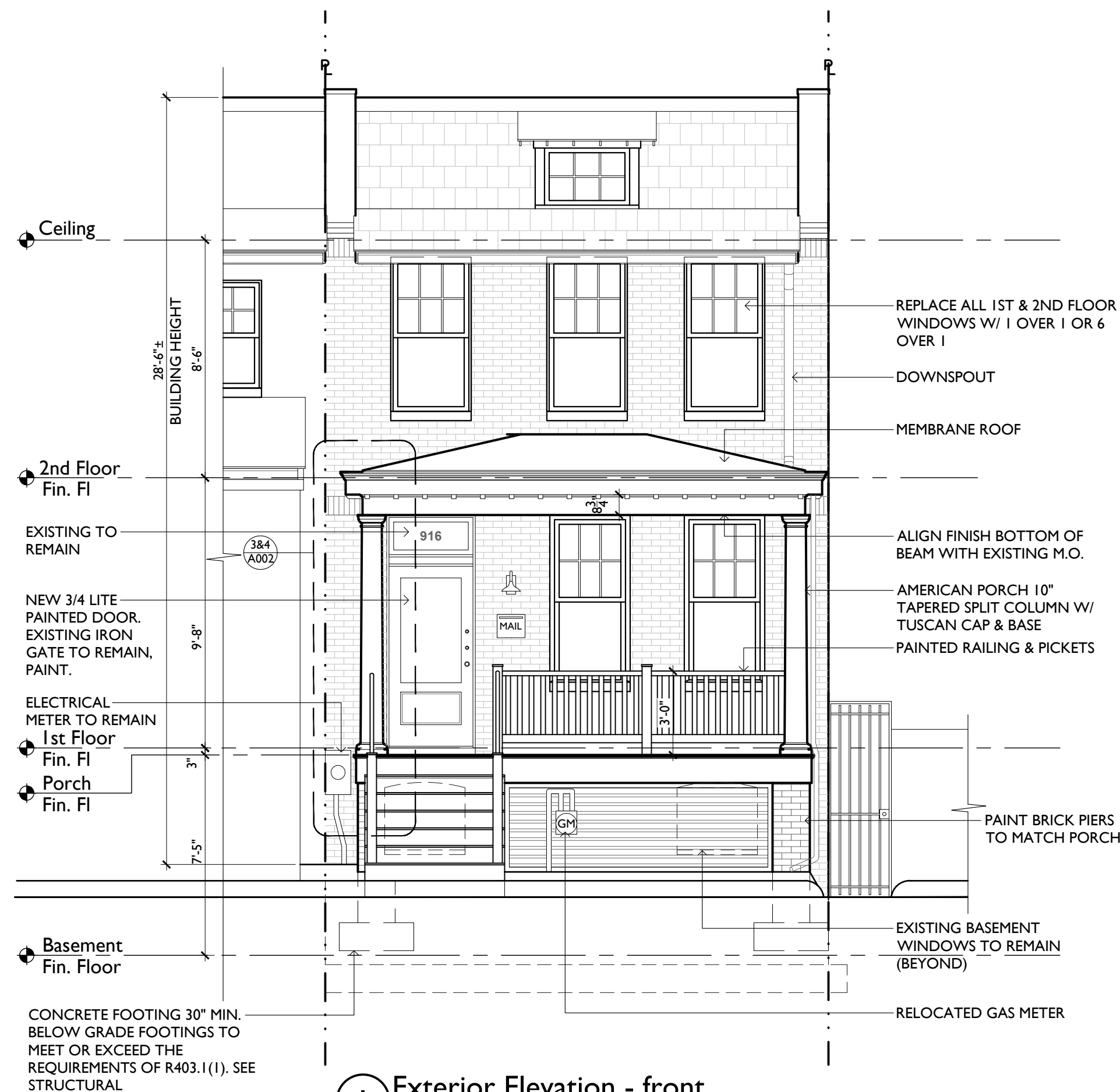
001



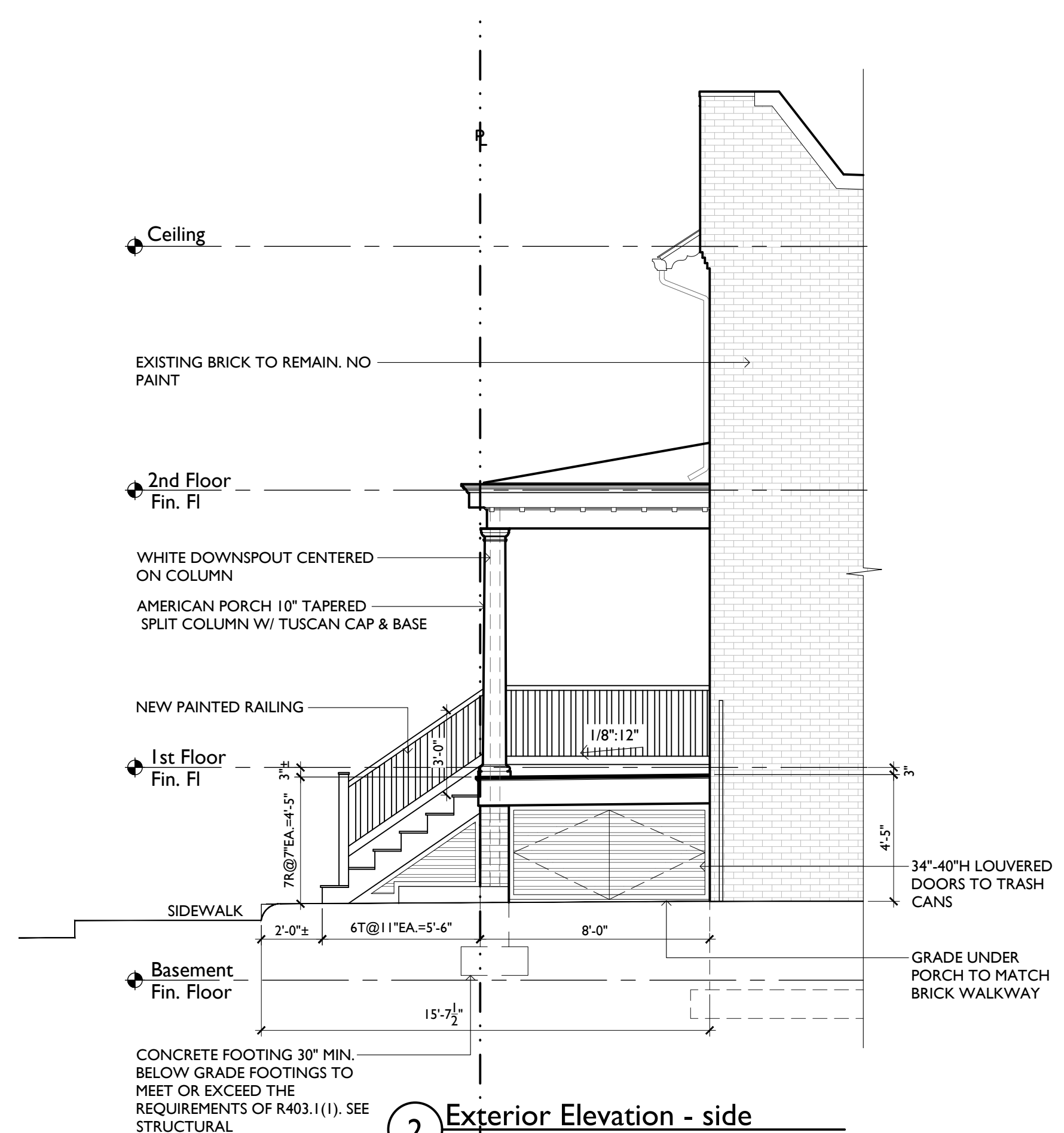
3 Top of Column / Gutter Detail
Scale: 1-1/2" = 1'-0"



4 Bottom of Column Detail
Scale: 1-1/2" = 1'-0"



1 Exterior Elevation - front
Scale: 1/4" = 1'-0"



2 Exterior Elevation - side
Scale: 1/4" = 1'-0"

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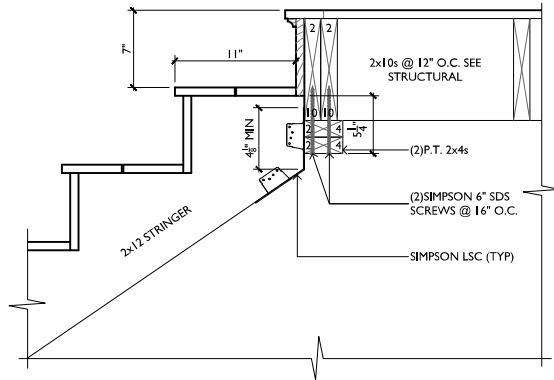
DESCRIPTION:

Proposed Porch
Exterior
Elevations &
Details

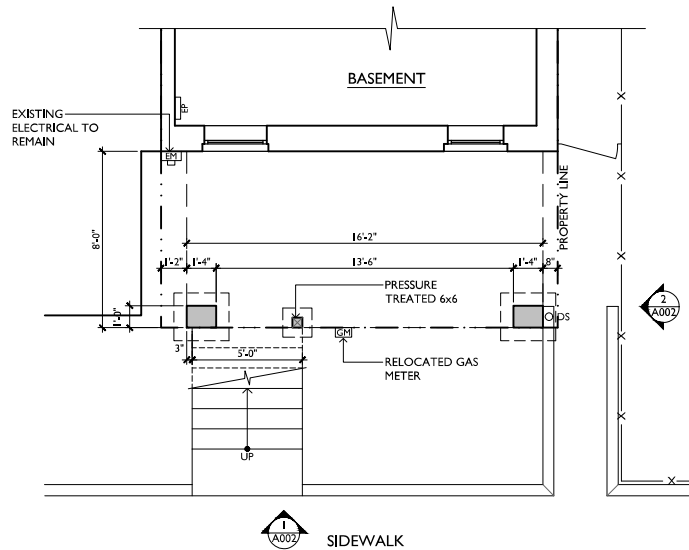
REVISIONS:
DATE: 06.20.25
PERMIT SET

SHEET NUMBER:

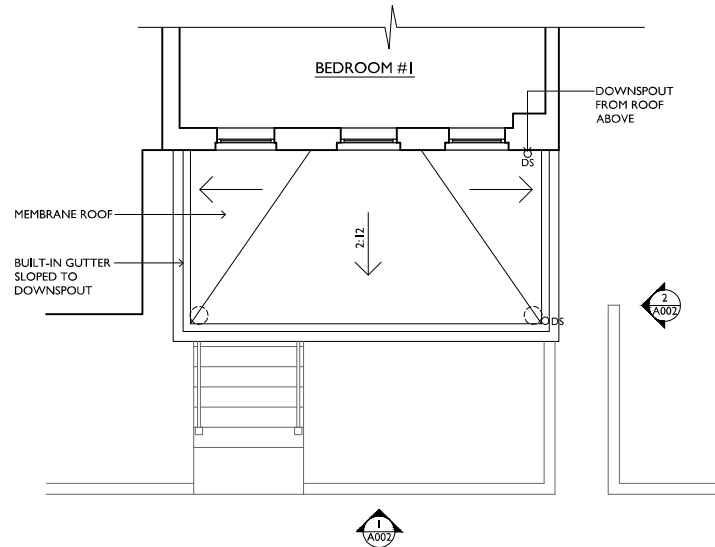
A002



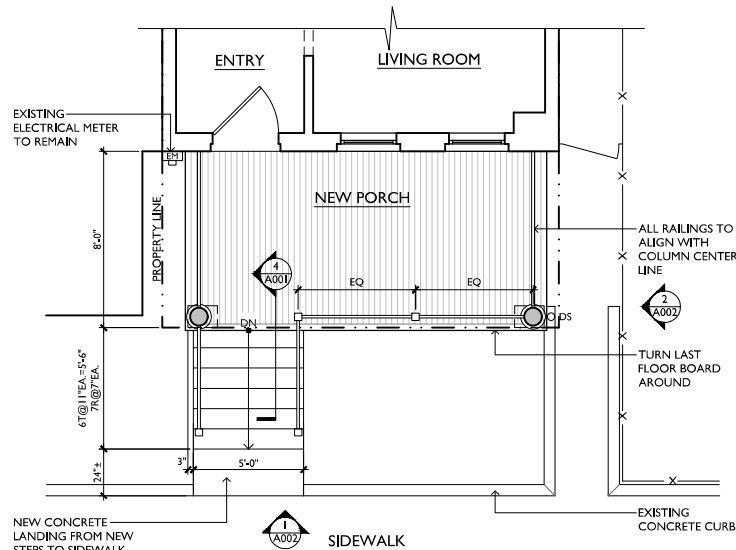
4 Stair Detail
Scale: 1-1/2" = 1'-0"



2 Porch Foundation Plan
Scale: 1/4" = 1'-0"



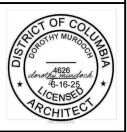
3 Porch Roof Plan
Scale: 1/4" = 1'-0"



1 Porch Plan
Scale: 1/4" = 1'-0"

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LOPER
RENOVATION
916 D Street NE
Washington DC 20002

DESCRIPTION:

Proposed Porch
Plans & Details

REVISIONS:	PERMIT SET
DATE: 06.20.25	
SHEET NUMBER:	

A001