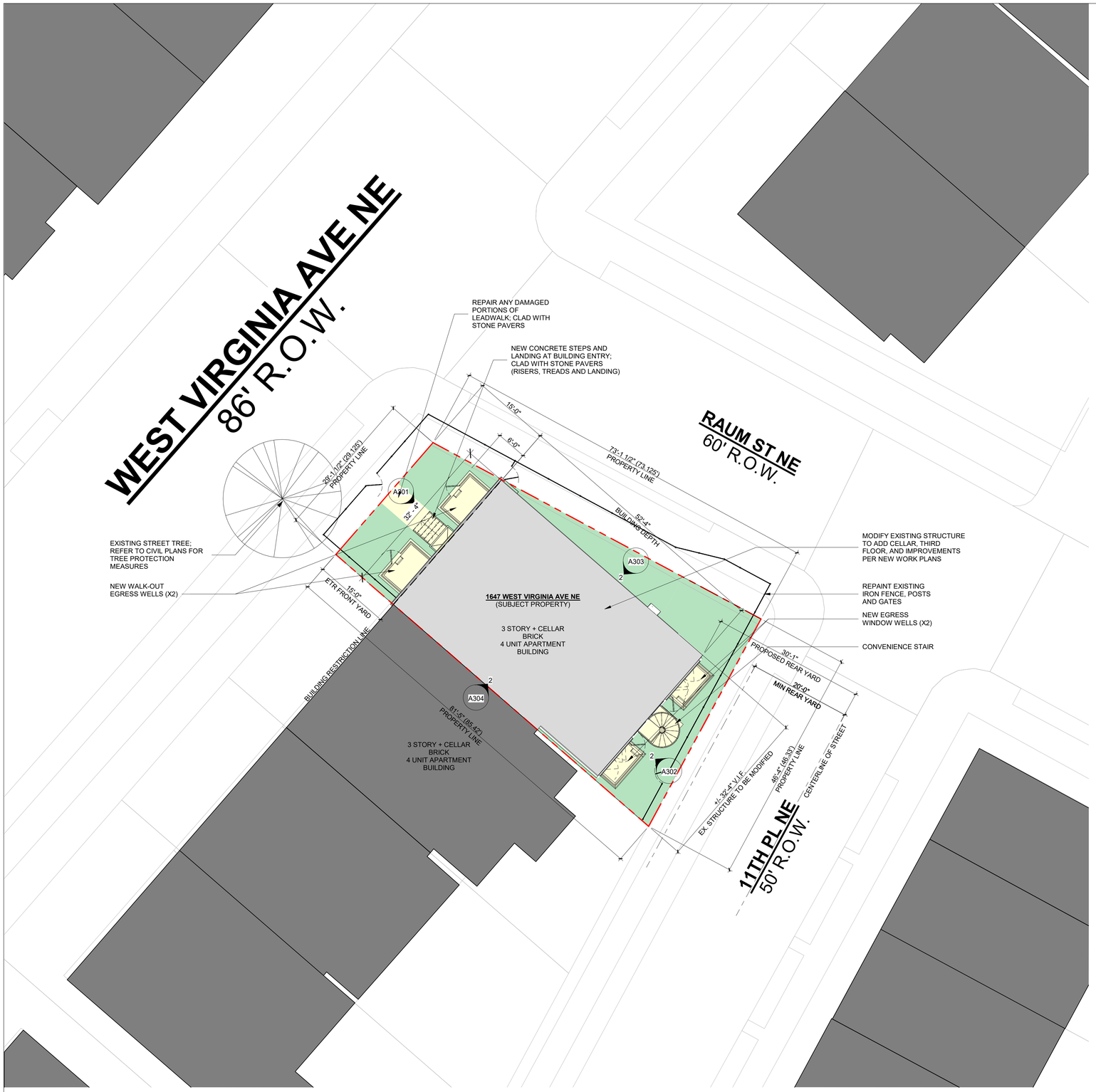

1 A102 SITE DEVELOPMENT PLAN
1" = 10'-0"

SHEET NOTES:

1. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO START OF WORK. VERIFY THE CURRENT LEAD TIMES WITH THE AHJ.
2. CONTRACTOR SHALL ENGAGE A CERTIFIED LAND SURVEYOR TO STAKE OUT THE PROPERTY LINES, OFFSETS, SETBACKS, FOUNDATION CORNERS, RETAINING WALL CONTROL POINTS, PROJECTIONS, AND ALL OTHER RELEVANT SITE FEATURES TO ENSURE CONFORMANCE WITH THE CONTRACT DOCUMENTS.
3. THE SURVEYOR THAT PERFORMS THE STAKEOUT CANNOT BE THE SURVEYOR THAT PERFORMS THE WALL CHECK.
4. AN INDIVIDUAL FAMILIAR WITH THE CONSTRUCTION SHOULD BE ON THE JOB SITE TO ANSWER ANY QUESTIONS.
5. NAILS WILL NOT BE ACCEPTED FOR LOCATING WALLS
6. MASONRY CORNERS AND / OR FORMS FOR CONCRETE WALLS SHALL BE IN PLACE PRIOR TO THE WALL CHECK. BRICK AND BLOCK SHALL BE ON MORTAR.
7. ALL CORNERS ARE TO BE FREE OF BACKFILL AND DEBRIS PRIOR TO WALL CHECK.

LEGEND:

	EXISTING STRUCTURE TO REMAIN		PROPERTY LINE	####	KEYNOTE TAG
	PROPOSED NEW CONSTRUCTION		LIMIT OF DISTURBANCE	AB##	MATERIAL / FINISH TAG
	PERMEABLE SITE - PAVERS OR GRASS		LOT OCCUPANCY	AB##	EQUIPMENT TAG
	IMPERMEABLE SITE - CONCRETE				

SITE CALCULATION TABLE:

DISTURBED AREA: INCLUDES TOTAL SF OF STRUCTURE + 5' MIN BUFFER AROUND DISTURBED AREA	EXISTING	PROPOSED
	-	2663 SF
EXCAVATION VOLUME:	-	483 CUBIC YARDS
TOTAL LOT AREA:	2,877 SF	NO CHANGE
TOTAL PERVIOUS SURFACE:	752 SF	NO CHANGE
TOTAL BUILDING FOOTPRINT:	1,605 SF	NO CHANGE
TOTAL PAVED FOOTPRINT:	520 SF	NO CHANGE

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text

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WASHINGTON, DC 20002

CANVAS Architecture, PLLC

736 11th St NE
Washington, DC 20002
202-350-0932
www.thisiscanvas.us

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TERESA B. COXAS
ARC103196
25 FEB 2025
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ARCHITECT

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Submission
01 PERMIT SET 25 FEB 2025

Revisions

No.	Description	Date

4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

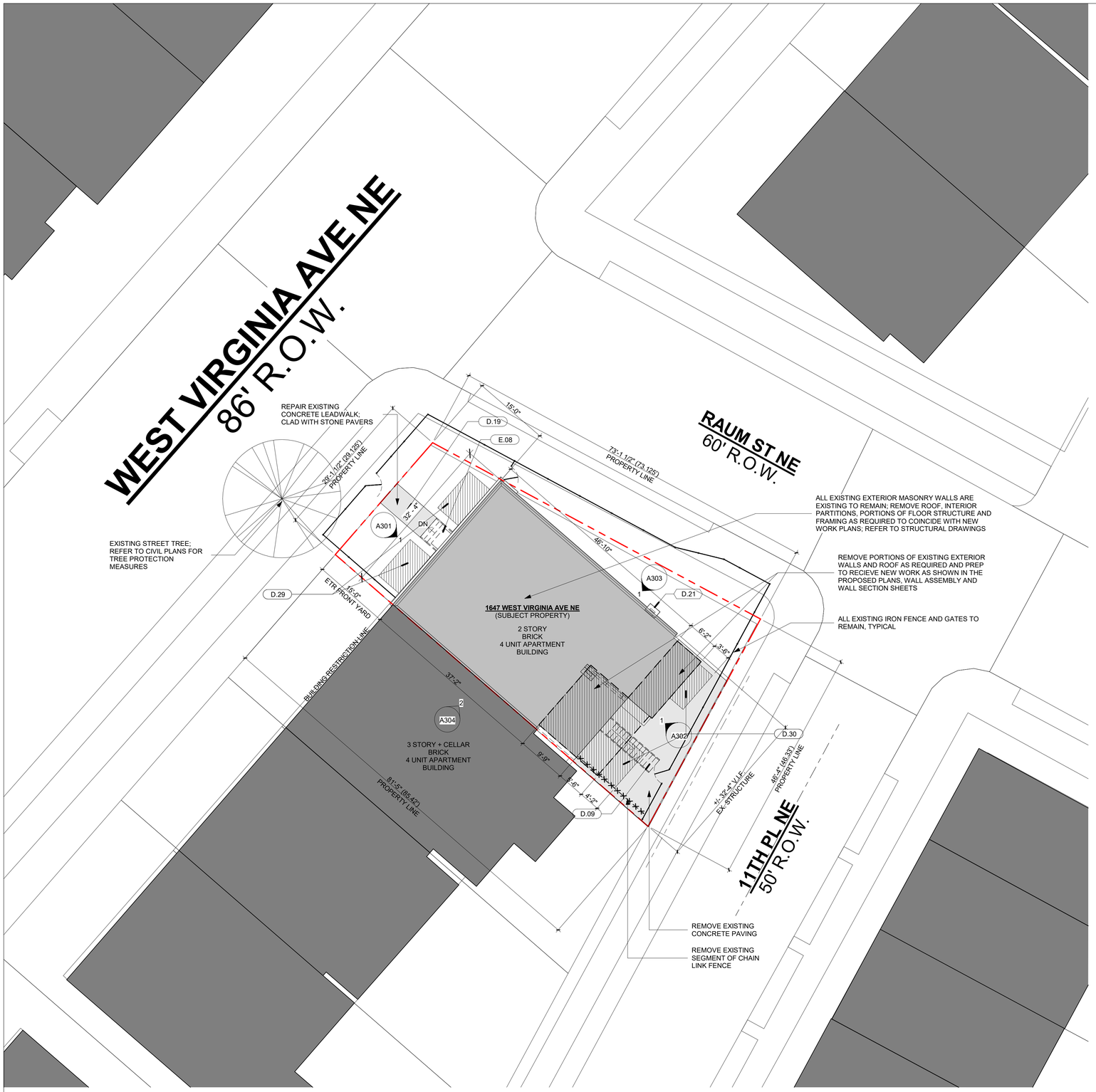
SITE PLAN - PROPOSED

Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A102

Scale	1" = 10'-0"

Board of Zoning Adjustment
District of Columbia
CASE NO.21-11
EXHIBIT NO.6



1 A101 SITE DEMOLITION PLAN
1" = 10'-0"

SHEET NOTES:

1. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO THE START OF WORK BY CONTACTING "MISS UTILITY" A MINIMUM OF FIVE BUSINESS DAYS PRIOR TO STARTING WORK.
2. CONTRACTOR SHALL DEMOLISH, REMOVE AND DISPOSE OF ALL STRUCTURES AND DEBRIS APPLICABLE TO THE SCOPE OF WORK.
3. OWNER SHALL COORDINATE UTILITY DISCONNECTIONS PRIOR TO THE START OF WORK. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES ARE PROPERLY CAPPED.
4. CONTRACTOR SHALL PROTECT ALL ADJACENT STRUCTURES AS REQUIRED TO PREVENT DAMAGE FROM OCCURRING DURING DEMOLITION.
5. WHERE THE EXTENET OF DEMOLITION WILL EFFECT THE ADJACENT NEIGHBOR'S PROPERTY, CONTRACTOR SHALL COORDINATE THE APPROPRIATE NOTIFICATION AND SEQUIENCING WITH THE ADJACENT PROPERTY OWNER PRIOR TO COMMENCING WORK.
6. REFER TO STRUCTURAL DRAWINGS FOR PROPER REMOVAL, BRACING, AND INFILL DETAILS AS REQUIRED.
7. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY STRUCTURAL ELEMENT, ABOVE OR BELOW GRADE, THAT WOULD COMPROMISE THE STRUCTURAL INTERGRITY OF ANY STRUCTURES ON THIS OR ADJACENT SITES.

LEGEND:

- PROPERTY NOTE IN SCOPE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING CONCRETE PAVING
- PROPERTY LINE
- #### KEYNOTE TAG

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
D.09	EXISTING STAIRS TO BE DEMOLISHED, V.I.F.
D.19	EXISTING LEADWALK TO BE PATCHED AND REPAIRED OR REPLACED IN-KIND IF REQUIRED; PREP TO RECEIVE NEW STONE CLADDING
D.21	CAP EXISTING ABANDONED CHIMNEY
D.29	EXCAVATE AND PREP AREA TO RECEIVE NEW WALK-OUT EGRESS WELL
D.30	EXCAVATE AND PREP AREA TO RECEIVE NEW EGRESS WINDOW WELL
E.08	EXISTING PORCH AND STEPS TO BE DEMOLISHED AND RE-BUILT AS REQUIRED TO MEET CURRENT CODES. REMOVE EXISTING PORCH ROOF AND HANDRAILS; PREP TO RECEIVE NEW ENTRY CANOPY AND HANDRAILS PER NEW WORK PLANS/ELEVATIONS

N
W E
S

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4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
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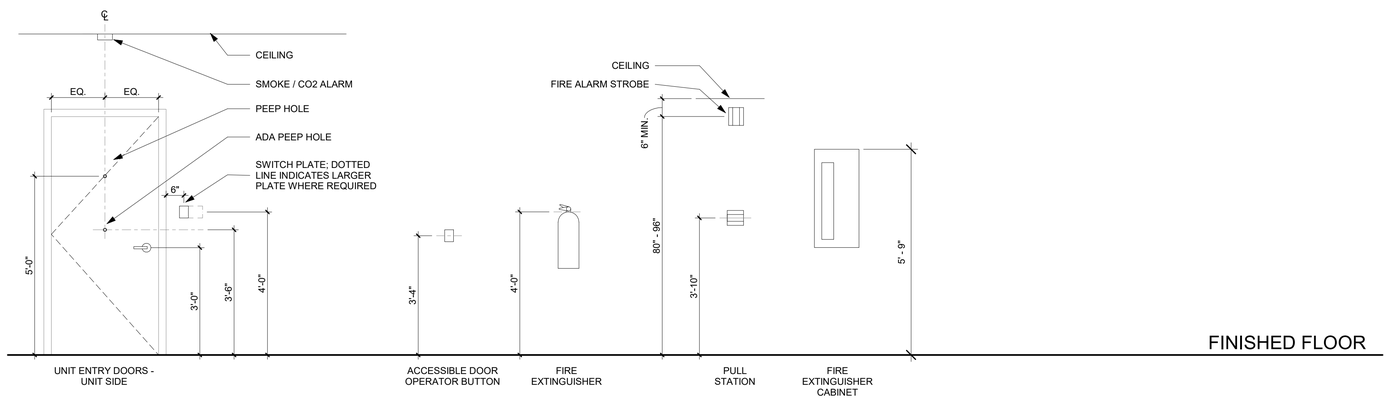
SITE PLAN - DEMOLITION

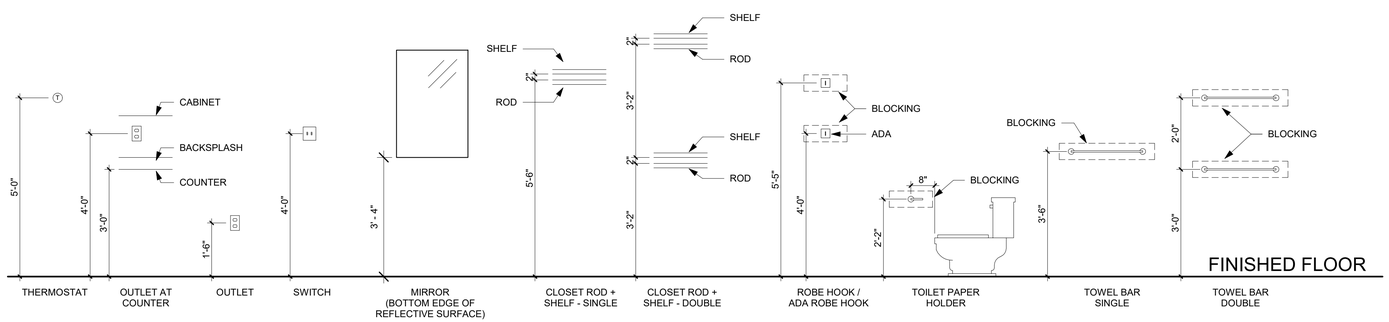
Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A101

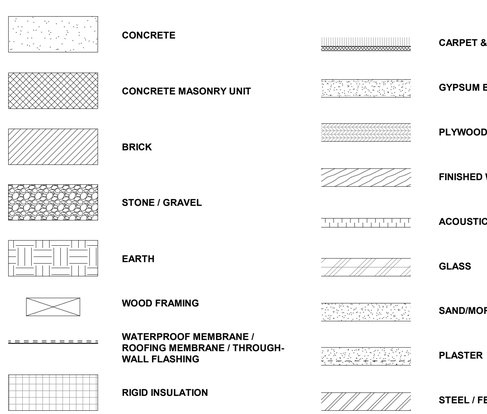
Scale 1" = 10'-0"



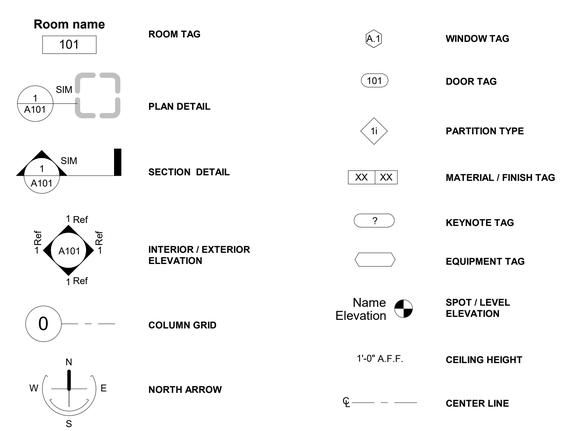
NOTE: FIELD VERIFY FIRE EXTINGUISHER CABINET, HEIGHT TO COMPLY WITH ADA - CABINET HANDLE HEIGHT SHALL NOT EXCEED 3'-6", A.F.F.



4 001 TYPICAL MOUNTING HEIGHTS



3 001 MATERIALS LEGEND



2 001 SYMBOLS LEGEND

- **ADDRESS:** 1647 WEST VIRGINIA AVE NE
- **SQUARE:** 4054
- **LOT:** 0057
- **LOT AREA (SF):** 2,877 SF
- **EXISTING BUILDING AREA:** 1,568 GSF
- **PROPOSED BUILDING AREA:** 1,724 GSF
- **EXISTING LIVING AREA:** 3,085 GSF
- **PROPOSED LIVING AREA:** 6,621 GSF
- **EXISTING USE:** 4 UNIT APARTMENT
- **PROPOSED USE:** 4 UNIT APARTMENT (NO CHANGE)
- **ZONE:** RF-1

REFERENCE	EXISTING	ALLOWED / REQ.	PROPOSED
E 303.1 - MAX BUILDING HEIGHT [FT]	23' - 6" V.I.F.	35'-0"	33'-7"
E 303.1 - MAX BUILDING HEIGHT [STORIES]	2	3	3
E 201.1 - MIN LOT AREA [SF]	2,877 SF	1,800 SF	NO CHANGE
E 201.1 - MIN. LOT WIDTH [FT]	29'-1.5"	18'-0"	NO CHANGE
E 304.1 - MAX. LOT OCCUPANCY	55% / 1568 SF	60% / 1726 SF	59.9% / 1724 SF
E 305.1 - MIN. FRONT YARD SETBACK [FT]	15'-0"	AVE. OF EXTG. ST. WALL	NO CHANGE
E 306.1 - MIN. REAR YARD SETBACK [FT]	36'-0" (*)	20'-0"	33'-7" (*)
E 207.2 - MIN. SIDE YARD SETBACK [FT]	0'	5'-0" (WHERE PROVIDED)	NO CHANGE
E 203.1 - OPEN COURT WIDTH [FT]	N/A	N/A	N/A
E 203.1 - CLOSED COURT WIDTH [FT]	N/A	N/A	N/A
E 203.1 - CLOSED COURT AREA [FT]	N/A	N/A	N/A
E 204.1 - PERVIOUS AREA	26.5%	10%	30.8%
C 701.5 - MIN. PARKING SPACES	0	1 PER 2 D.U.	NO CHANGE
E 203.1 - MIN. LONG TERM BIKE PARKING	0	NONE	NO CHANGE
E 203.1 - MIN. SHORT TERM PARKING	0	NONE	NO CHANGE

(*) MEAN MEASURMENT FROM CENTERLINE OF 11TH PLACE NE PER 11E DCMR§ 318.8

5 001 ZONING CODE SUMMARY

APPLICABLE CODES: — **CODE REFERENCE:**

- 2017 DCMR TITLE 12A - DC CONSTRUCTION CODE 2015 INTERNATIONAL BUILDING CODE — 101.2
- 2017 DCMR TITLE 12B - DC RESIDENTIAL CODE 2015 INTERNATIONAL RESIDENTIAL CODE — 101.3 (N/A)
- 2017 DCMR TITLE 12C - DC ELECTRICAL CODE 2014 NATIONAL ELECTRICAL CODE — 101.4
- 2017 DCMR TITLE 12D - DC FUEL GAS CODE 2015 INTERNATIONAL FUEL GAS CODE — 101.5
- 2017 DCMR TITLE 12E - DC MECHANICAL CODE 2015 INTERNATIONAL MECHANICAL CODE — 101.6
- 2017 DCMR TITLE 12F - DC PLUMBING CODE 2015 INTERNATIONAL PLUMBING CODE — 101.7
- 2017 DCMR TITLE 12G - DC PROPERTY MAINTENANCE CODE 2015 INTERNATIONAL PROPERY MAINTENANCE CODE — 101.8
- 2017 DCMR TITLE 12H - DC FIRE CODE 2015 INTERNATIONAL FIRE CODE — 101.9
- 2017 DCMR TITLE 12I - DC ENERGY CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE — 101.10
- 2017 DCMR TITLE 12J - DC EXISTING BUILDING CODE 2015 INTERNATIONAL EXISTING BUILDING COD — 101.11
- 2017 DCMR TITLE 12K - DC GREEN CONSTRUCTION CODE 2012 INTERNATIONAL GREEN CONSTRUCTION CODE — 101.12

USE GROUP: R-2 (RESIDENTIAL, FOUR UNIT APARTMENT) — 310.4

CONSTRUCTION TYPE: III-B

ALLOWABLE HEIGHT / STORIES: 60'-0" / 4 — TABLE 504.3 + 504.4

FIRE RESISTANT RATINGS: — TABLE 601 / TABLE 601 / TABLE 601 / TABLE 706.4 / TABLE 601 / TABLE 601 / 420.2 / 1022 / 1023.3 / 1019 / 1020

STRUCTURAL FRAME	0 HR	TABLE 601
BEARING WALL, EXTERIOR	2 HR	TABLE 601
BEARING WALL, INTERIOR	0 HR	TABLE 601
PARTY WALL	3 HR	TABLE 706.4
FLOOR CONSTRUCTION	0 HR	TABLE 601
ROOF CONSTRUCTION	0 HR	TABLE 601
SEPARATION WALLS (B/T DWELLING UNITS)	1 HR	420.2
EXIT ENCLOSURES	1 HR (3 STORIES OR LESS)	1022
EXIT PASSAGEWAYS	1 HR	1023.3
EXIT ACCESS CORRIDORS	1 HR (3 STORIES OR LESS)	1019
CORRIDORS	0.5 HR	1020

FIRE RESISTANCE RATINGS OF EXTERIOR WALLS PER FIRES SEPARATION DISTANCE: — TABLE 602

0' TO < 5'	1 HR
5' TO < 10'	1 HR
10' TO < 30'	1 HR
30' OR GREATER	0 HR

EXTERIOR WALL OPENINGS: — **NFPA 13R - UNPROTECTED, SPRINKLERED** — TABLE 705.8

0' TO <3'	NOT PERMITTED
3' TO < 5'	15%
5' TO < 10'	25%
10' TO <15'	45%
15' TO < 20'	75%
20' TO < 25'	NO LIMIT
25' TO < 30'	NO LIMIT
30' OR GREATER	NO LIMIT

SEPARATION OF USES: 1 HR** — 420

**NOT REQUIRED PER TABLE 508.4 BUT RATING REQUIREMENT ABOVE REFLECTS REQUIRED SEPARATION BETWEEN DWELLING UNITS (FLOOR AND WALL ASSEMBLIES) IN THE SAME BUILDING

OPENINGS FIRE PROTECTION: — TABLE 716.5

FIRE WALL	90 MIN. DOOR / 100 SQ IN GLASS
SHAFT WALL	90 MIN. DOOR / 100 SQ IN GLASS
FIRE BARRIER	90 MIN. DOOR / 100 SQ IN GLASS
FIRE PARTITION	20 MIN. DOOR / MAX SIZE TESTED
CORRIDOR WALLS	20 MIN. DOOR / MAX SIZE TESTED
SMOKE BARRIERS	20 MIN. DOOR / MAX SIZE TESTED

INTERIOR WALL / CEILING FINISHES: — TABLE 803.11

INTERIOR EXIT STAIRS / PASSAGEWAYS	CLASS C
CORRIDORS / STAIRWAYS	CLASS C
ROOMS / ENCLOSED SPACES	CLASS C

FIRE PROTECTION SYSTEMS:

FIRE SPRINKLER SYSTEM	YES, NFPA 13R	903.2.8, 903.3.1.2
FIRE ALARM SYSTEM	YES	907.2.9
SMOKE ALARMS	YES	
CARBON MONOXIDE ALARMS	YES	915.1, NFC CH .13
STANDPIPE	NO	905.3
FIRE EXTINGUISHERS	YES	906.1

1 001 BUILDING CODE SUMMARY

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Submission
01 PERMIT SET 9 MAY 2025

Revisions

No.	Description	Date

4-UNIT ADDITION + ALTERATION

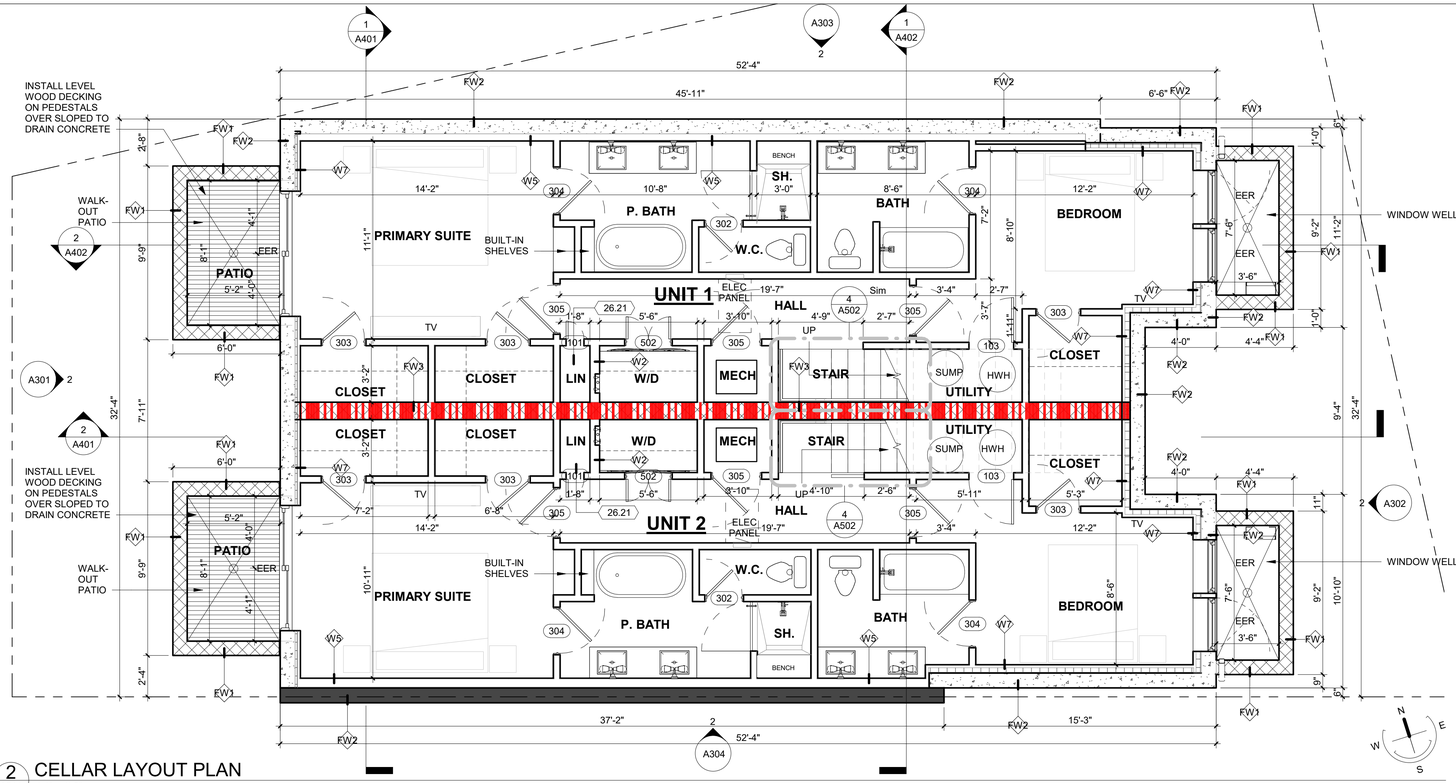
1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

ZONING + CODES + LEGENDS

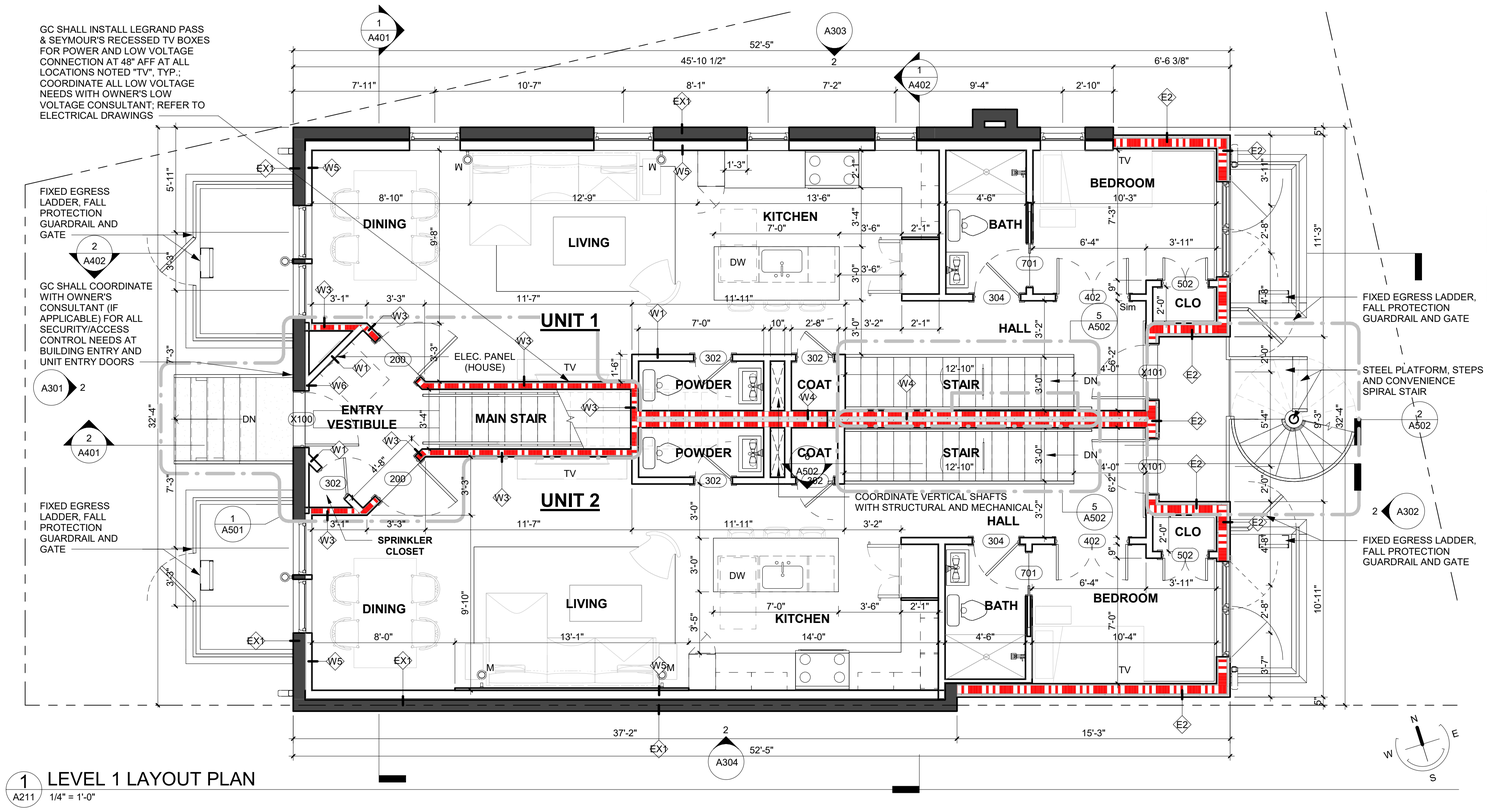
Project number	24-001
Date	9 MAY 2025
Drawn by	TBC
Checked by	TBC

001

Scale — As indicated



2 A211 CELLAR LAYOUT PLAN
1/4" = 1'-0"



1 A211 LEVEL 1 LAYOUT PLAN
1/4" = 1'-0"

SHEET NOTES:

1. ALL INTERIOR NON LOAD BEARING PARTITIONS ARE TYPE W1, U.N.O. REFER TO SHEET SERIES A800 FOR ALL PARTITION TYPES.
2. ALL EQUIPMENT IS ASSUMED TO BE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED, UNLESS NOTED OTHERWISE. RESPONSIBILITY LEGEND:
   OF,OI = OWNER FURNISHED, OWNER INSTALLED
   OF,CI = OWNER FURNISHED, CONTRACTOR INSTALLED
   CF,CI = CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
3. GC IS TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. GC SHALL DIRECT ANY COORDINATION QUESTIONS OR INQUIRIES TO ARCHITECT PRIOR TO SUBMITTING BID TO OWNER/TENANT.
4. THE GENERAL CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. CONTRACTOR TO ASSUME THAT ALL WORK IS NEW, UNLESS NOTED AS "EXISTING" OR "EX".
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS.
7. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND THE PROJECT MANUAL/SPECIFICATIONS, NOTIFY THE ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING.
8. CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK AND PERIODICALLY DURING PROGRESS OF WORK, NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES.
9. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND/OR SIZES.
10. PROTECT EXISTING CONSTRUCTION DURING ALTERATION / RENOVATION, UNDER NO CIRCUMSTANCES SHALL THE EXISTING BUILDING/STRUCTURE BE MADE LESS SAFE DURING CONSTRUCTION.
11. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
12. SLOPE FLOOR TO DRAIN AT ALL WET LOCATIONS. ALL DRAINS SHALL BE FLUSH WITH THE FINISHED FLOOR.
13. INSTALL FIRE RETARDANT BLOCKING IN WALLS AND CEILING WHERE EQUIPMENT, TRIM, BASE, COUNTER TOPS, AND MILLWORK SHELVING REQUIRE A RIGID AND SECURE ATTACHMENT TO SAID SURFACE. COORDINATE WITH ELEVATION AND MILLWORK DRAWINGS.
14. G.C. TO PATCH + REPAIR ALL EXISTING FIRE RATED TENANT PARTITION / DEMISING WALLS AS REQUIRED WHERE EXISTING FINISHES ARE DISTURBED FOR NEW WORK. FIRE TAPE AND CAULK ALL PENETRATIONS IN RATED PARTITIONS. PROVIDE SEAMLESS TRANSTITIONS BETWEEN EXISTING AND NEW CONSTRUCTION.
15. G.C. IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS AS REQUIRED FOR OWNER / ARCHITECT REVIEW AND APPROVAL; REFER TO SPECIFICATIONS
16. THE GENERAL CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF SHOP DRAWINGS AND APPROVED PERMIT DOCUMENTS IN THE FIELD / ON SITE AT ALL TIMES DURING INSTALLATION AND CONSTRUCTION.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK INDICATED IN THE SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
18. APPROVED DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT IN THE FORM OF A RED-LINED SET OF AS-BUILT DRAWINGS NO MORE THAN 30 DAYS AFTER COMPLETION.
19. ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS. FOR AREAS INDICATED, LARGE SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
20. ALL EXTERIOR WALLS IN TYPE III-B CONSTRUCTION SHALL BE NON-COMBUSTIBLE / FRT LUMBER, INCLUDING STUDS, POSTS, HEADERS AND RIM JOIST. REFER TO SHEET 001 FOR CODE ANALYSIS SUMMARY
21. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS OF EQUIPMENT AND REQUIRED OPENINGS. COORDINATE WITH STRUCTURAL.
22. LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE ARCHITECT. ACCESS PANELS LOCATED IN WALLS OR CEILING MUST BE FINISHED TO MATCH THE ADJACENT SURFACES.
23. THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND FIRE EXTIGUISHER CABINETS AS REQUIRED PER IRC AND LOCAL JURISDICTION.
24. CANVAS ARCHITECTURE, PLLC HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS PRESENT IN THE EXISTING WORK. CANVAS ARCHITECTURE, PLLC ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR OTHER HAZARDOUS MATERIAL. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE BY THESE DRAWINGS AS TO THE SAFETY OR SUITABILITY OF REMOVING HAZARDOUS MATERIALS INCLUDING ASBESTOS. IF MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED DURING THE COURSE OF THE WORK, THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY.
25. DETAILS REFERRED TO AS "TYPICAL" SHALL BE CONSIDERED AS A TYPICAL CONDITION REPEATED THROUGHOUT THE PROJECT, WHETHER REFERENCED OR NOT

ENERGY REQUIREMENTS:
ROOF COVERING SHALL MEET COOL ROOF REQUIREMENTS PER THE DC ENERGY CONSERVATION CODE SECTION R402.6. ROOF SHALL HAVE A 3- YEAR-AGED SOLAR REFLECTIVE INDEX (SRI) OF NOT LESS THAN 64 AND/OR COMPLY WITH THE CRITERIA FOR ROOF PRODUCTS AS DEFINED IN "ENERGY STAR PROGRAM REQUIREMENTS, PRODUCTS SPECIFICATION FOR ROOF PRODUCTS, ELIGIBILITY CRITERIA"

LEGEND:

- ## — GREEN TAG RE: 003
- #### — KEYNOTE
- AB## — MATERIAL / FINISH TAG
- AB## — EQUIPMENT TAG
- XXX — DOOR TAG
- A.# — WINDOW / PATIO DOOR TAG
- A# — ASSEMBLY TAG
- AREA EXCLUDED FROM SCOPE OF WORK
- NEW WALL
- EXISTING MASONRY WALL
- EXISTING 2X WOOD STUD WALL TO BE REPLACED IN-KIND
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- PROPERTY LINE
- NEW CMU RETAINING WALL
- NEW CONCRETE FOUNDATION WALL

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
26.21	IN-UNIT TELECOM CLOSET LOCATION. COORDINATE WITH OWNER'S LOW VOLTAGE CONSULTANT.

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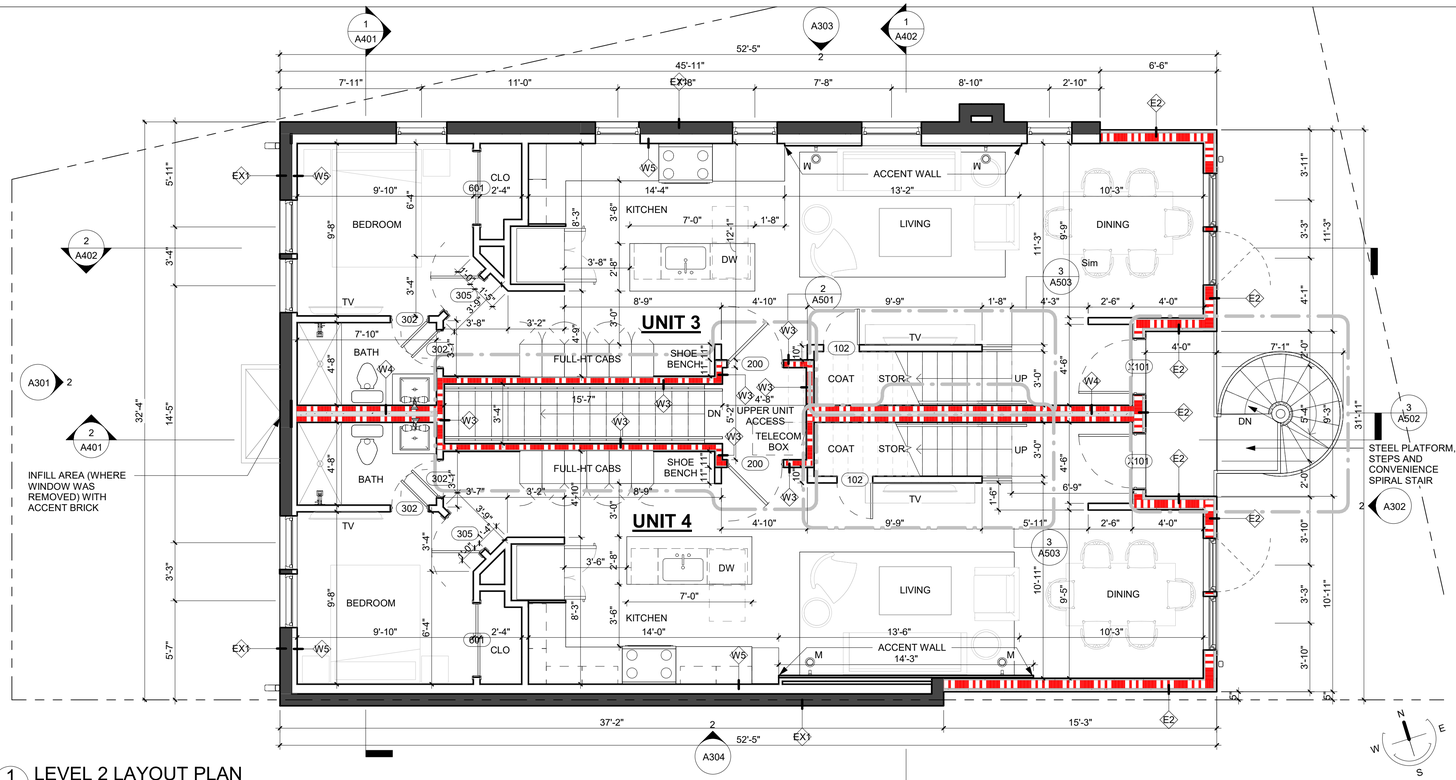
1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

LAYOUT PLANS

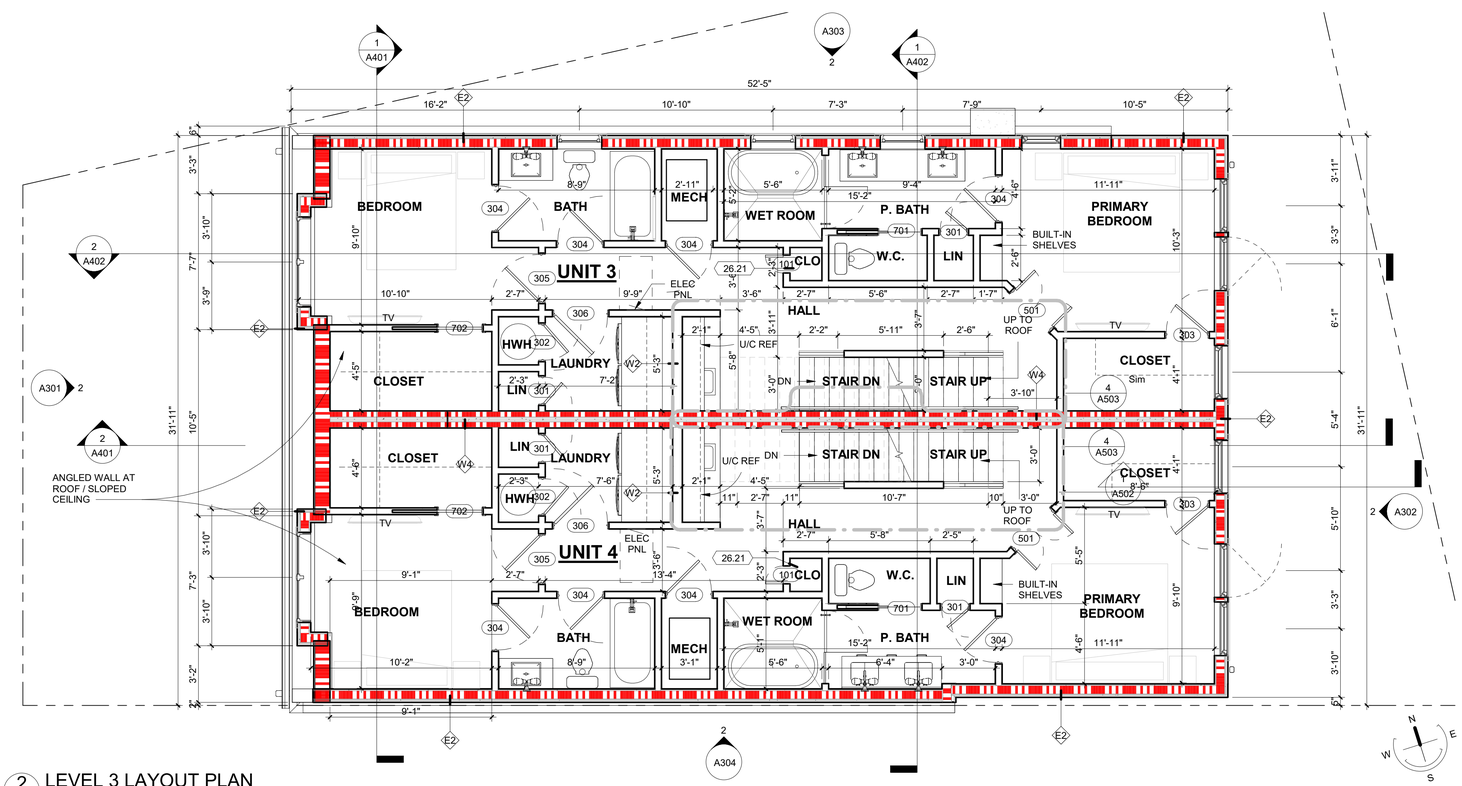
Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A211

Scale 1/4" = 1'-0"



1 LEVEL 2 LAYOUT PLAN
A212 1/4" = 1'-0"



2 LEVEL 3 LAYOUT PLAN
A212 1/4" = 1'-0"

SHEET NOTES:

1. ALL INTERIOR NON LOAD BEARING PARTITIONS ARE TYPE W1, U.N.O. REFER TO SHEET SERIES A800 FOR ALL PARTITION TYPES.
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   OF,CI = OWNER FURNISHED, CONTRACTOR INSTALLED
   CF,CI = CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
3. GC IS TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. GC SHALL DIRECT ANY COORDINATION QUESTIONS OR INQUIRIES TO ARCHITECT PRIOR TO SUBMITTING BID TO OWNER/TENANT.
4. THE GENERAL CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. CONTRACTOR TO ASSUME THAT ALL WORK IS NEW, UNLESS NOTED AS "EXISTING" OR "EX".
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS.
7. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND THE PROJECT MANUAL/SPECIFICATIONS, NOTIFY THE ARCHITECT FOR A RESOLUTION BEFORE PROCEEDING.
8. CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK AND PERIODICALLY DURING PROGRESS OF WORK, NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES.
9. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS AND/OR SIZES.
10. PROTECT EXISTING CONSTRUCTION DURING ALTERATION / RENOVATION, UNDER NO CIRCUMSTANCES SHALL THE EXISTING BUILDING/STRUCTURE BE MADE LESS SAFE DURING CONSTRUCTION.
11. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.
12. SLOPE FLOOR TO DRAIN AT ALL WET LOCATIONS. ALL DRAINS SHALL BE FLUSH WITH THE FINISHED FLOOR.
13. INSTALL FIRE RETARDANT BLOCKING IN WALLS AND CEILING WHERE EQUIPMENT, TRIM, BASE, COUNTER TOPS, AND MILLWORK SHELVING REQUIRE A RIGID AND SECURE ATTACHMENT TO SAID SURFACE. COORDINATE WITH ELEVATION AND MILLWORK DRAWINGS.
14. G.C. TO PATCH + REPAIR ALL EXISTING FIRE RATED TENANT PARTITION / DEMISING WALLS AS REQUIRED WHERE EXISTING FINISHES ARE DISTURBED FOR NEW WORK. FIRE TAPE AND CAULK ALL PENETRATIONS IN RATED PARTITIONS. PROVIDE SEAMLESS TRANSTITIONS BETWEEN EXISTING AND NEW CONSTRUCTION.
15. G.C. IS TO PROVIDE SHOP DRAWINGS AND SUBMITTALS AS REQUIRED FOR OWNER / ARCHITECT REVIEW AND APPROVAL; REFER TO SPECIFICATIONS
16. THE GENERAL CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF SHOP DRAWINGS AND APPROVED PERMIT DOCUMENTS IN THE FIELD / ON SITE AT ALL TIMES DURING INSTALLATION AND CONSTRUCTION.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK INDICATED IN THE SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
18. APPROVED DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT IN THE FORM OF A RED-LINED SET OF AS-BUILT DRAWINGS NO MORE THAN 30 DAYS AFTER COMPLETION.
19. ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS. FOR AREAS INDICATED, LARGE SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
20. ALL EXTERIOR WALLS IN TYPE III-B CONSTRUCTION SHALL BE NON-COMBUSTIBLE / FRT LUMBER, INCLUDING STUDS, POSTS, HEADERS AND RIM JOIST. REFER TO SHEET 001 FOR CODE ANALYSIS SUMMARY
21. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS OF EQUIPMENT AND REQUIRED OPENINGS. COORDINATE WITH STRUCTURAL.
22. LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE ARCHITECT. ACCESS PANELS LOCATED IN WALLS OR CEILING MUST BE FINISHED TO MATCH THE ADJACENT SURFACES.
23. THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AND FIRE EXTIGUISHER CABINETS AS REQUIRED PER IRC AND LOCAL JURISDICTION.
24. CANVAS ARCHITECTURE, PLLC HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS PRESENT IN THE EXISTING WORK. CANVAS ARCHITECTURE, PLLC ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR OTHER HAZARDOUS MATERIAL. NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, IS MADE BY THESE DRAWINGS AS TO THE SAFETY OR SUITABILITY OF REMOVING HAZARDOUS MATERIALS INCLUDING ASBESTOS. IF MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED DURING THE COURSE OF THE WORK, THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY.
25. DETAILS REFERRED TO AS "TYPICAL" SHALL BE CONSIDERED AS A TYPICAL CONDITION REPEATED THROUGHOUT THE PROJECT, WHETHER REFERENCED OR NOT

ENERGY REQUIREMENTS:
ROOF COVERING SHALL MEET COOL ROOF REQUIREMENTS PER THE DC ENERGY CONSERVATION CODE SECTION R402.6. ROOF SHALL HAVE A 3- YEAR-AGED SOLAR REFLECTIVE INDEX (SRI) OF NOT LESS THAN 64 AND/OR COMPLY WITH THE CRITERIA FOR ROOF PRODUCTS AS DEFINED IN "ENERGY STAR PROGRAM REQUIREMENTS, PRODUCTS SPECIFICATION FOR ROOF PRODUCTS, ELIGIBILITY CRITERIA"

LEGEND:

- ## GREEN TAG RE: 003
- #### KEYNOTE
- AB## MATERIAL / FINISH TAG
- AB## EQUIPMENT TAG
- XXX DOOR TAG
- A.# WINDOW / PATIO DOOR TAG
- A# ASSEMBLY TAG
- AREA EXCLUDED FROM SCOPE OF WORK
- NEW WALL
- EXISTING MASONRY WALL
- EXISTING 2X WOOD STUD WALL TO BE REPLACED IN-KIND
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- PROPERTY LINE
- NEW CMU RETAINING WALL
- NEW CONCRETE FOUNDATION WALL

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
26.21	IN-UNIT TELECOM CLOSET LOCATION. COORDINATE WITH OWNER'S LOW VOLTAGE CONSULTANT.

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25 FEB 2025
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Submission
01 PERMIT SET 25 FEB 2025
Revisions

No.	Description	Date

4-UNIT ADDITION + ALTERATION

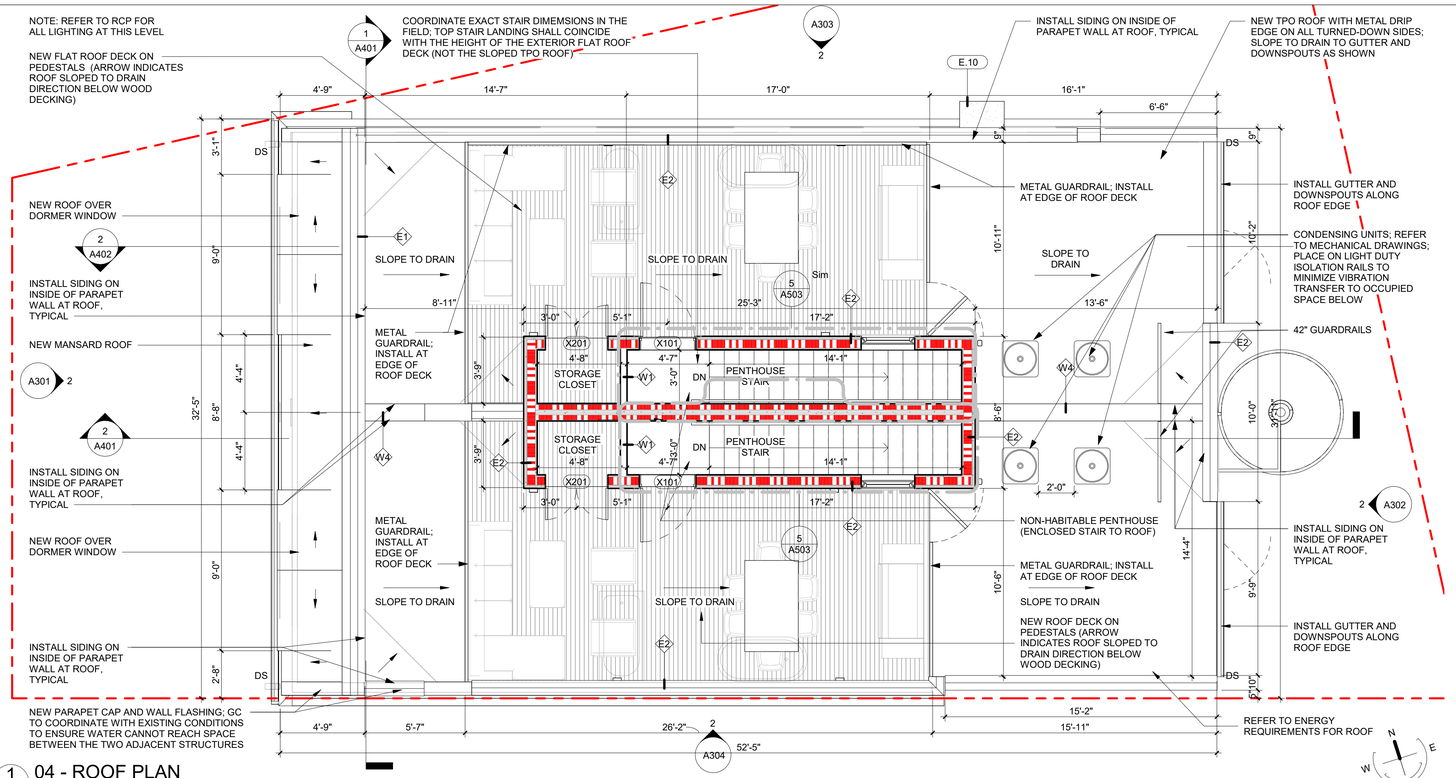
1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

LAYOUT PLANS

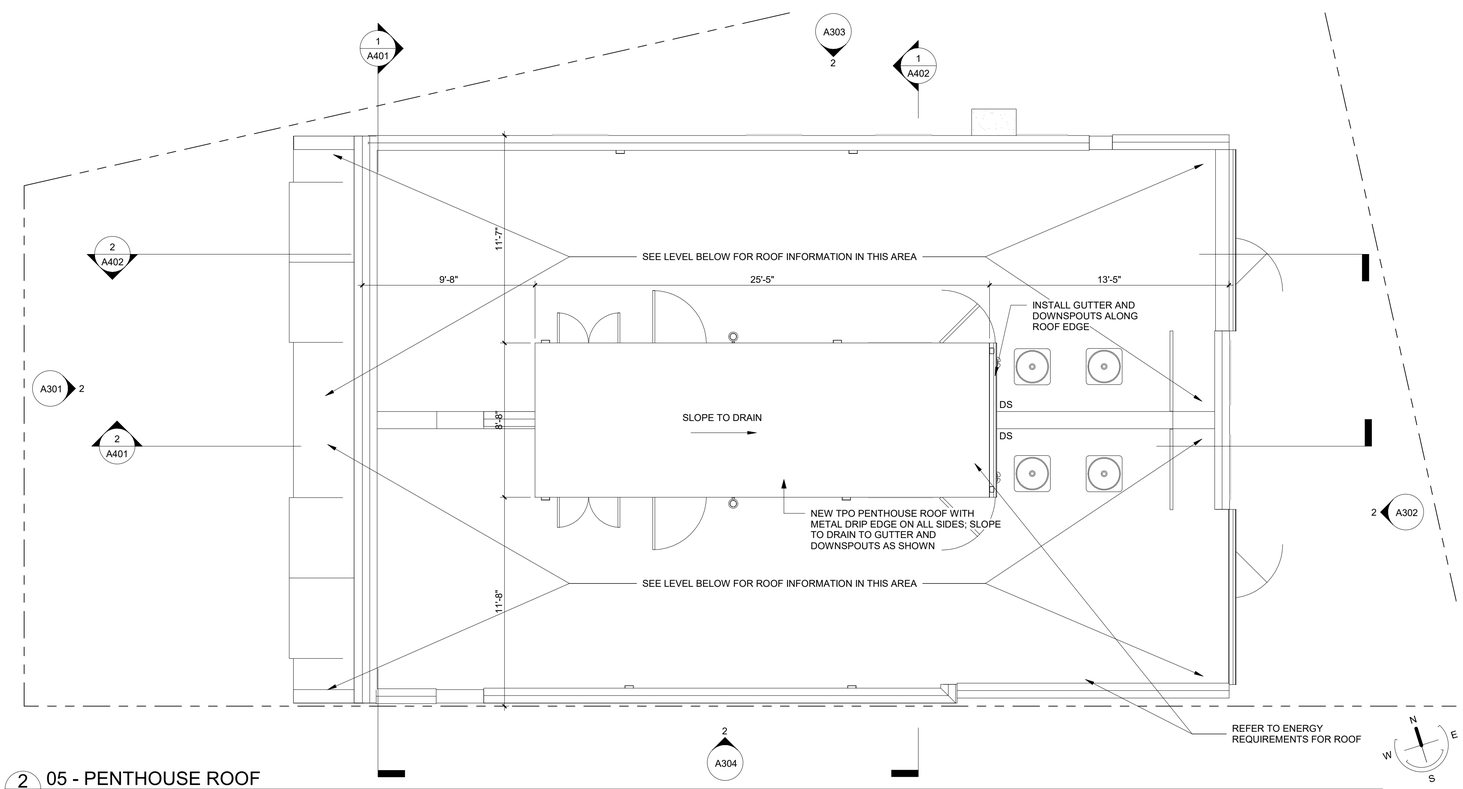
Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A212

Scale 1/4" = 1'-0"



1 A213 04 - ROOF PLAN
1/4" = 1'-0"



2 A213 05 - PENTHOUSE ROOF
1/4" = 1'-0"

SHEET NOTES:

1. ALL INTERIOR NON LOAD BEARING PARTITIONS ARE TYPE W1, U.N.O. REFER TO SHEET SERIES A800 FOR ALL PARTITION TYPES.
2. ALL EQUIPMENT IS ASSUMED TO BE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED, UNLESS NOTED OTHERWISE. RESPONSIBILITY LEGEND:
   OF,OI = OWNER FURNISHED, OWNER INSTALLED
   OF,CI = OWNER FURNISHED, CONTRACTOR INSTALLED
   CF,CI = CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
3. GC IS TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. GC SHALL DIRECT ANY COORDINATION QUESTIONS OR INQUIRIES TO ARCHITECT PRIOR TO SUBMITTING BID TO OWNER/TENANT.
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12. SLOPE FLOOR TO DRAIN AT ALL WET LOCATIONS. ALL DRAINS SHALL BE FLUSH WITH THE FINISHED FLOOR.
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LEGEND:

##	GREEN TAG RE: 003
####	KEYNOTE
AB##	MATERIAL / FINISH TAG
AB##	EQUIPMENT TAG
XXX	DOOR TAG
A_#	WINDOW / PATIO DOOR TAG
A#	ASSEMBLY TAG
	AREA EXCLUDED FROM SCOPE OF WORK
	NEW WALL
	EXISTING MASONRY WALL
	EXISTING 2X WOOD STUD WALL TO BE REPLACED IN-KIND
	1 HOUR RATED WALL
	2 HOUR RATED WALL
	PROPERTY LINE
	NEW CMU RETAINING WALL
	NEW CONCRETE FOUNDATION WALL

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
E.10	EXISTING CHIMNEY TO REMAIN

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Submission
01 PERMIT SET 25 FEB 2025
Revisions

No.	Description	Date

4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

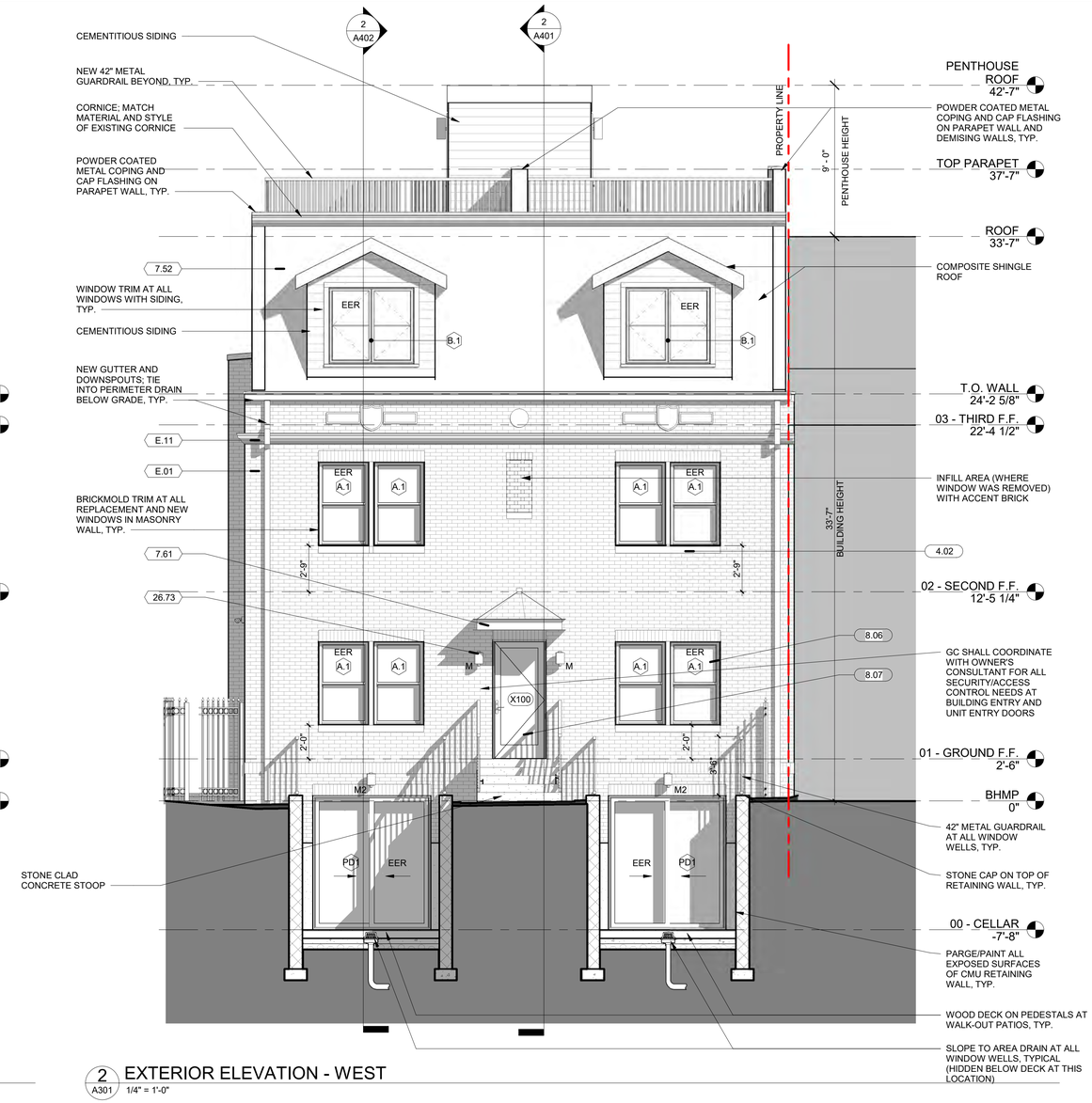
ROOF PLAN

Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A213

Scale 1/4" = 1'-0"

1 A301 DEMOLITION ELEVATION - WEST
1/4" = 1'-0"



2 A301 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
4.02	REPAIR EXISTING DAMAGED STONE SILL; REPLACE IN-KINDAS REQUIRED
7.52	ASPHALT ROOF SHINGLES RE: A6.91
7.61	INSTALL NEW STEEL CANOPY AT ENTRY; REFER TO NEW WORK PLANS, ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION
8.06	INSTALL NEW WINDOWS IN ALL EXISTING WINDOW OPENINGS, TYPICAL; REFER TO WINDOW SCHEDULE
8.07	INSTALL NEW ENTRY DOOR; REFER TO DOOR SCHEDULE
26.73	NEW EXTERIOR PORCH LIGHTS (X2)
D.07	EXISTING EXTERIOR DOOR TO BE REMOVED AND OPENING PREPPED TO RECEIVE NEW REPLACEMENT DOOR
D.12	EXISTING PORCH / PORCH ROOF TO BE DEMOLISHED, V.I.F.
D.14	ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED AND OPENING PREPPED TO RECEIVE NEW REPLACEMENT WINDOW
D.28	REMOVE EXISTING HANDRAILS AT ENTRY STEPS
E.01	EXISTING MASONRY WALL TO REMAIN OR BE REPAIRED, REPOINT AND REPAIR DAMAGED STONE AND BRICKS AS REQUIRED, V.I.F; PAINT ALL EXISTING TO REMAIN MASONRY WALLS
E.11	REPAIR AND/OR REPLACE IN-KIND EXISTING CORNICE AS REQUIRED

SHEET NOTES:

1. GC IS TO VERIFY ALL DIMENSIONS IN THE FIELD
2. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW GUTTERS AND DOWNSPOUTS PER MATERIAL SCHEDULE. COORDINATE EXACT LOCATION OF DOWNSPOUTS IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
3. REPAIR ALL EXISTING BRICK FACADES. SALVAGE ANY REMOVED BRICKS AND CLEAN FOR RE-USE. RE-USE EXISTING BRICK WHERE REPAIRS ARE REQUIRED AT BUILDING FACADE TO REMAIN.
4. USE MODLAR SIZED BRICKS AT NEW REAR FACADE WHERE SHOWN.
5. BHMP IS BASED ON THE INTERSECTION OF THE GEOMETRICAL CENTER OF THE FRONT FACADE WITH THE (LOWEST OF THE) NATURAL OR FINISHED GRADE; ALL DIMENSIONS SHOWN ARE RELATIVE BASED ON THE EXISTING FIRST FLOOR LEVEL

LEGEND:

- #### KEYNOTE TAG
- AB## MATERIAL / FINISH TAG
- AB## EQUIPMENT TAG
- XXX DOOR TAG
- A.# WINDOW / PATIO DOOR TAG
- MODIFIED WINDOW AND DOOR OPENING LOCATIONS

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01	PERMIT SET	25 FEB 2025

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No.	Description	Date

4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

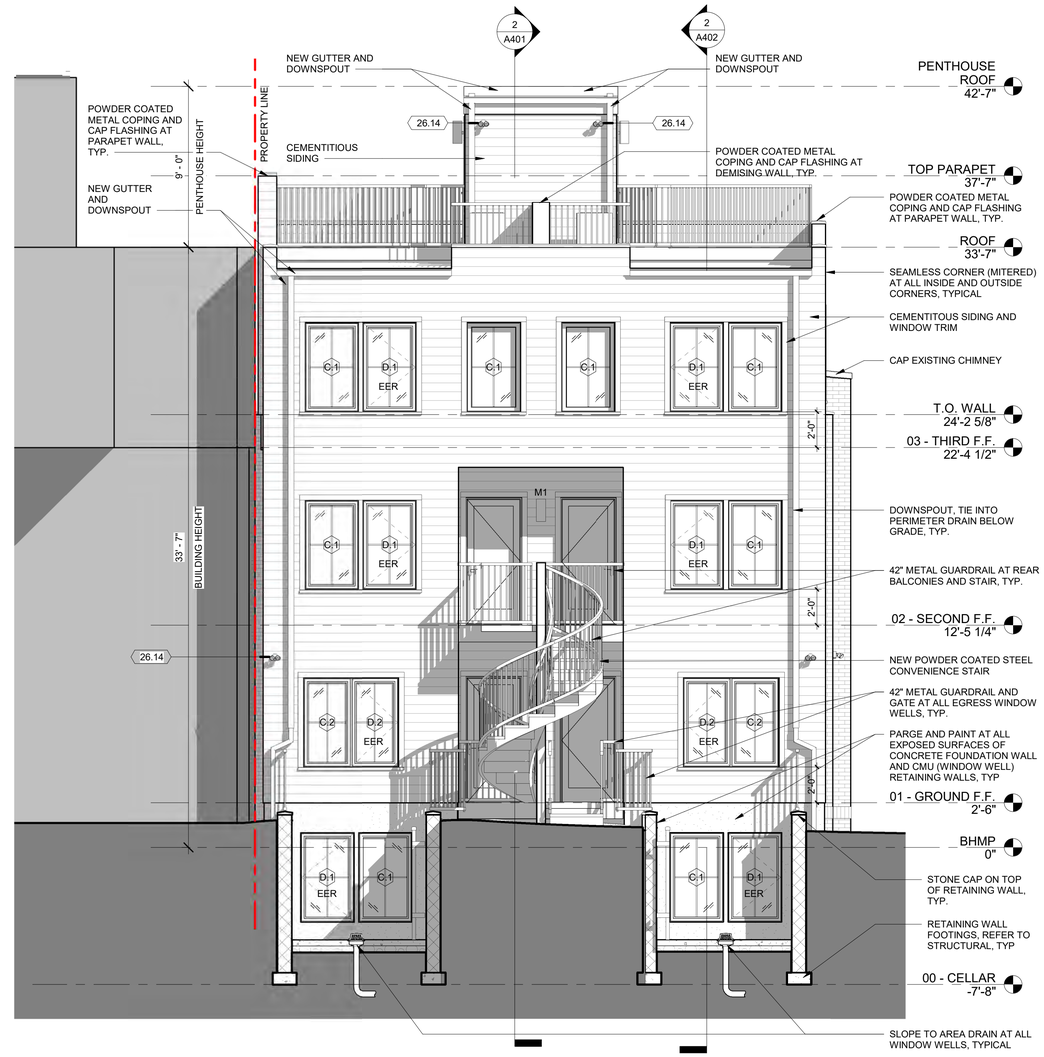
EXTERIOR ELEVATIONS

Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A301

Scale 1/4" = 1'-0"

1 A302 DEMOLITION ELEVATION - EAST
1/4" = 1'-0"



2 A302 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text

26.14	MOTION SENSORED SECURITY LIGHT
D.09	EXISTING STAIRS TO BE DEMOLISHED, V.I.F.

SHEET NOTES:

1. GC IS TO VERIFY ALL DIMENSIONS IN THE FIELD
2. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW GUTTERS AND DOWNSPOUTS PER MATERIAL SCHEDULE. COORDINATE EXACT LOCATION OF DOWNSPOUTS IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
3. REPAIR ALL EXISTING BRICK FACADES. SALVAGE ANY REMOVED BRICKS AND CLEAN FOR RE-USE. RE-USE EXISTING BRICK WHERE REPAIRS ARE REQUIRED AT BUILDING FACADE TO REMAIN.
4. USE MODLAR SIZED BRICKS AT NEW REAR FACADE WHERE SHOWN.
5. BHMP IS BASED ON THE INTERSECTION OF THE GEOMETRICAL CENTER OF THE FRONT FACADE WITH THE (LOWEST OF THE) NATURAL OR FINISHED GRADE; ALL DIMENSIONS SHOWN ARE RELATIVE BASED ON THE EXISTING FIRST FLOOR LEVEL

LEGEND:

- #### KEYNOTE TAG
- AB## MATERIAL / FINISH TAG
- AB## EQUIPMENT TAG
- XXX DOOR TAG
- A.# WINDOW / PATIO DOOR TAG
- MODIFIED WINDOW AND DOOR OPENING LOCATIONS

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4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

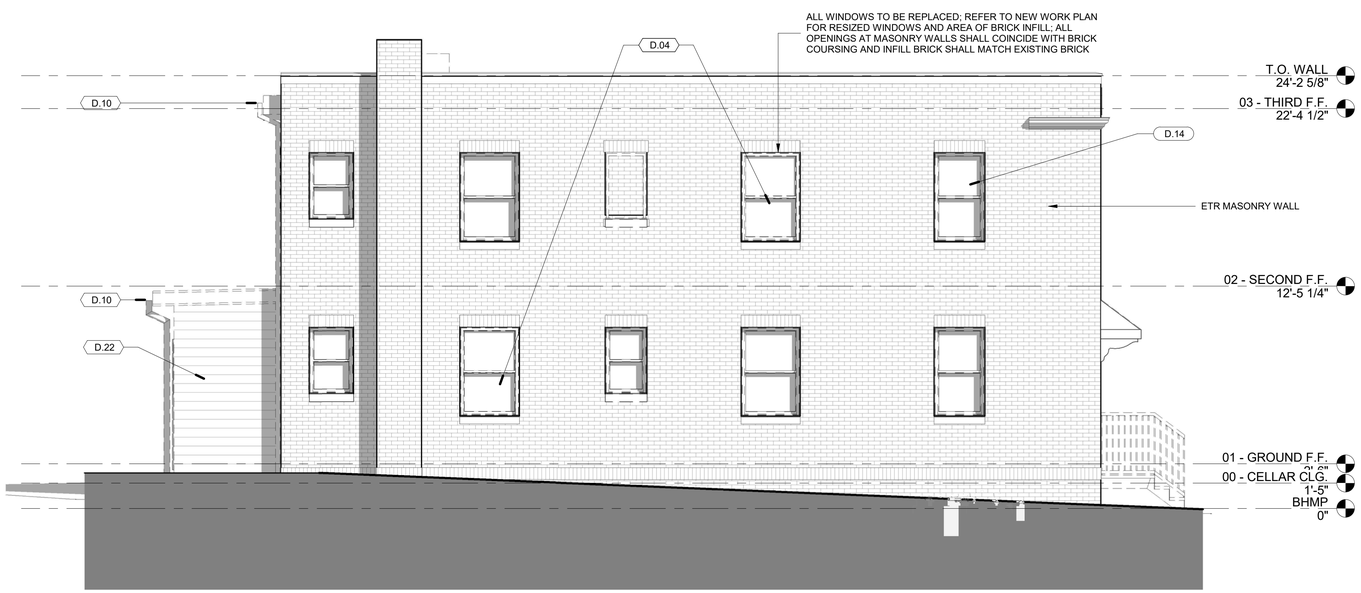
EXTERIOR ELEVATIONS

Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A302

Scale 1/4" = 1'-0"

2 A303 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 A303 DEMOLITION ELEVATION - NORTH
1/4" = 1'-0"

SHEET NOTES:

1. GC IS TO VERIFY ALL DIMENSIONS IN THE FIELD
2. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW GUTTERS AND DOWNSPOUTS PER MATERIAL SCHEDULE. COORDINATE EXACT LOCATION OF DOWNSPOUTS IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
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LEGEND:

- #### — KEYNOTE TAG
- AB## — MATERIAL / FINISH TAG
- AB## — EQUIPMENT TAG
- XXX — DOOR TAG
- A.# — WINDOW / PATIO DOOR TAG
- MODIFIED WINDOW AND DOOR OPENING LOCATIONS

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
4.02	REPAIR EXISTING DAMAGED STONE SILL; REPLACE IN-KINDAS REQUIRED
7.61	INSTALL NEW STEEL CANOPY AT ENTRY; REFER TO NEW WORK PLANS, ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION
26.14	MOTION SENSORED SECURITY LIGHT
D.04	EXISTING WINDOW TO BE DEMOLISHED; RE-SIZE OPENING AND PREP TO RECEIVE NEW WINDOW; SIZE TO MATCH ADJACENT
D.10	EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED THEN REPLACED PER NEW WORK PLAN, V.I.F.
D.14	ALL EXISTING EXTERIOR WINDOWS TO BE REMOVED AND OPENING PREPPED TO RECEIVE NEW REPLACEMENT WINDOW
D.22	EXISTING EXTERIOR 2X WOOD STUD WALL TO BE DEMOLISHED; COORDINATE WITH PROPOSED PLANS AND STRUCTURAL DRAWINGS
E.01	EXISTING MASONRY WALL TO REMAIN OR BE REPAIRED, REPOINT AND REPAIR DAMAGED STONE AND BRICKS AS REQUIRED, V.I.F; PAINT ALL EXISTING TO REMAIN MASONRY WALLS
E.11	REPAIR AND/OR REPLACE IN-KIND EXISTING CORNICE AS REQUIRED

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EXTERIOR ELEVATIONS

Project number	24-001
Date	25 FEB 2025
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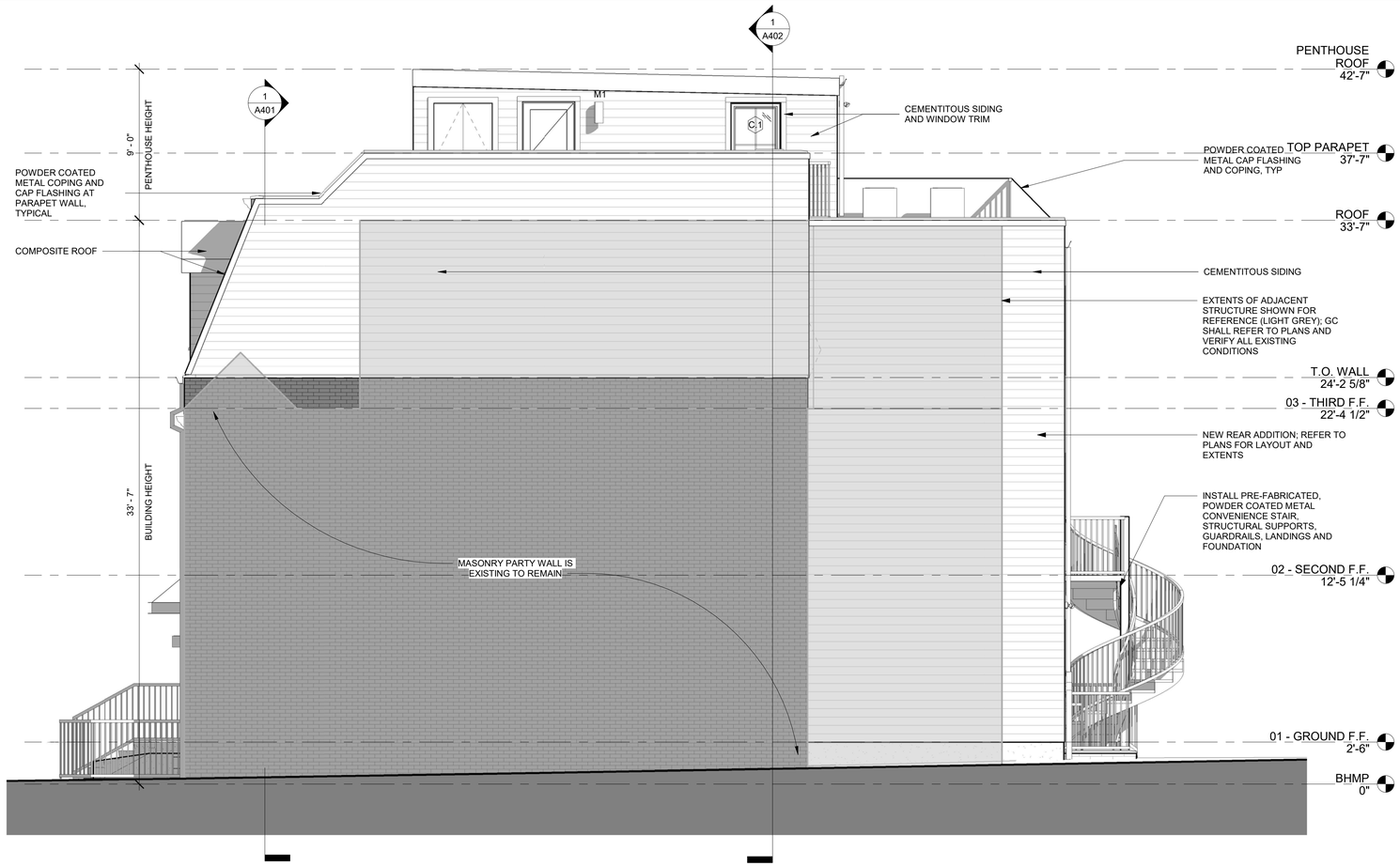
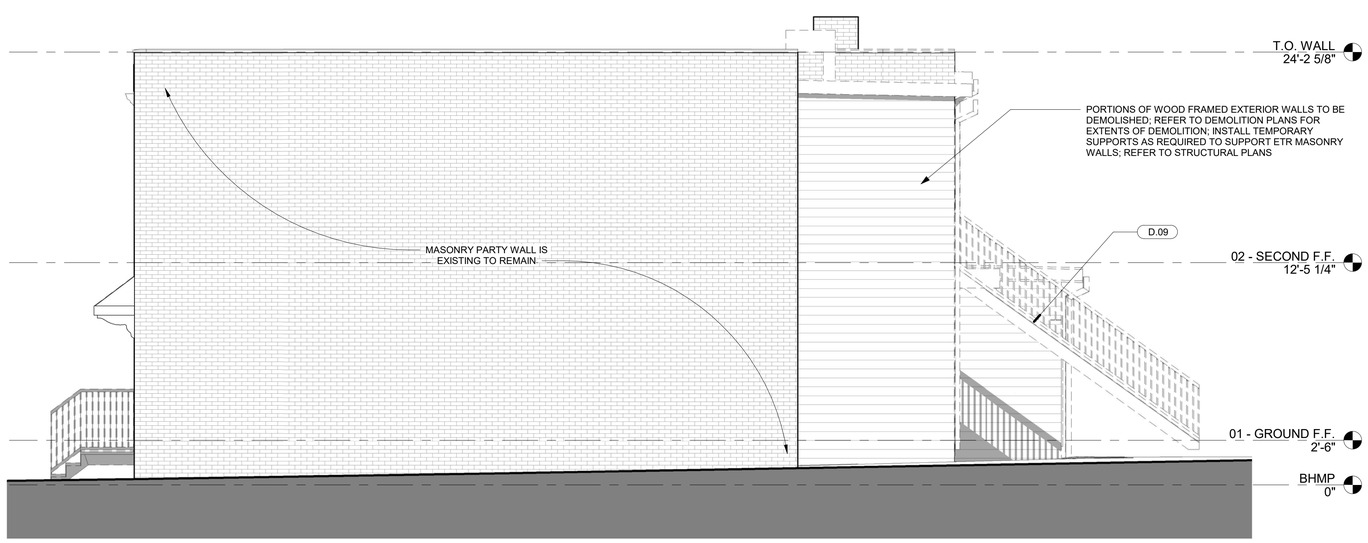
A303

Scale 1/4" = 1'-0"



2 A304 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



1 A304 DEMOLITION ELEVATION - SOUTH
1/4" = 1'-0"

SHEET NOTES:

1. GC IS TO VERIFY ALL DIMENSIONS IN THE FIELD
2. REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS WITH NEW GUTTERS AND DOWNSPOUTS PER MATERIAL SCHEDULE. COORDINATE EXACT LOCATION OF DOWNSPOUTS IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
3. REPAIR ALL EXISTING BRICK FACADES. SALVAGE ANY REMOVED BRICKS AND CLEAN FOR RE-USE. RE-USE EXISTING BRICK WHERE REPAIRS ARE REQUIRED AT BUILDING FACADE TO REMAIN.
4. USE MODLAR SIZED BRICKS AT NEW REAR FACADE WHERE SHOWN.
5. BHMP IS BASED ON THE INTERSECTION OF THE GEOMETRICAL CENTER OF THE FRONT FACADE WITH THE (LOWEST OF THE) NATURAL OR FINISHED GRADE; ALL DIMENSIONS SHOWN ARE RELATIVE BASED ON THE EXISTING FIRST FLOOR LEVEL

LEGEND:

- #### KEYNOTE TAG
- AB## MATERIAL / FINISH TAG
- AB## EQUIPMENT TAG
- XXX DOOR TAG
- A.# WINDOW / PATIO DOOR TAG
- MODIFIED WINDOW AND DOOR OPENING LOCATIONS

KEYNOTES:

KEYNOTE LEGEND	
Key Value	Keynote Text
D.09	EXISTING STAIRS TO BE DEMOLISHED, V.I.F.

RESERVED FOR AHJ

CANVAS

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CANVAS Architecture, PLLC

CLIENT

LWC COMPANY

1647 WEST VIRGINIA AVE NE
WASHINGTON, DC 20002

CANVAS Architecture, PLLC

736 11th St NE
Washington, DC 20002
202-350-0932
www.thisiscanvas.us

"I am responsible for determining that the architectural designs included in this application are in compliance with all relevant laws and regulations of the District of Columbia. I have personally prepared, or directly supervised the preparation of, the architectural designs included in this application."

Submission
01 PERMIT SET 25 FEB 2025

Revisions

No.	Description	Date

4-UNIT ADDITION + ALTERATION

1647 W. VIRGINIA AVE NE
WASHINGTON, DC 20002

EXTERIOR ELEVATIONS

Project number	24-001
Date	25 FEB 2025
Drawn by	TBC
Checked by	TBC

A304

Scale 1/4" = 1'-0"