

TUCKERMAN RENOVATION

1415 TUCKERMAN ST NW

GENERAL NOTES

1.

ALL WORK SHALL BE DONE BY A CONTRACTOR LICENSED IN WASHINGTON, DC, AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
2.

DO NOT SCALE ANY DRAWINGS. CONTRACTOR SHALL REPORT ANY ERRORS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT'S OFFICE IMMEDIATELY.
3.

THE CONTRACTOR SHALL FULLY ACQUAINT HIM/HERSELF WITH CONDITIONS RELATING TO CONSTRUCTION AND LABOR SO THAT HE/SHE UNDERSTANDS THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS.
4.

ALL EXISTING DRAWINGS WERE SUPPLIED BY OWNER AND PRODUCED BY AN OUTSIDE SURVEY COMPANY. ARCHITECT TAKES NO RESPONSIBILITY TO ACCURACY OF THESE PROVIDED DRAWINGS. WITHOUT PROPER SURVEY FROM THE ARCHITECT'S OFFICE, SHOULD THE CONTRACTOR FIND, AFTER A VISIT TO THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD BRING THESE ITEMS TO THE ATTENTION OF THE OWNER FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
5.

THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE.
6.

THE OWNER WILL OBTAIN AND PAY FOR THE BUILDING PERMIT FROM THE APPLICABLE AGENCY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND PAY FOR ALL ADDITIONAL INSTALLATION PERMITS (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE AND PROCESS ALL REQUIRED INSPECTIONS.
7.

CONSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES.
8.

THE CONTRACTOR SHALL, DURING THE LIFE OF THE CONTRACT, AT ALL TIMES CONDUCT HIS/HER OPERATIONS AT THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH OCCUPANTS OF THE BUILDING.
9.

DIMENSIONS:
- 9.1.

DO NOT SCALE DRAWINGS.
- 9.2.

CHECK ALL DIMENSIONS AT THE SITE BEFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- 9.3.

WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES.
- 9.4.

VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP DRAWINGS AND FABRICATION ARE COMMENCED.
- 9.5.

IN AREAS WHERE EQUIPMENT SHALL BE INSTALLED, CHECK DIMENSIONAL DATA ON EQUIPMENT TO ENSURE THAT AREA AND EQUIPMENT DIMENSIONS ARE COMPATIBLE WITH THE NECESSARY ACCESS AND CLEARANCE PROVIDED.
10.

THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR.
11.

ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, AND ALL CONSTRUCTION SHALL BE OF FIRST CLASS WORKMANSHIP. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND REFUSE. CONTRACTOR SHALL SCHEDULE WORK IN CONJUNCTION WITH BUILDING REQUIREMENTS. ALL WALLS AND/OR SURFACES RECEIVING WALLCOVERINGS, CARPET, FLEXWOOD, ETC., SHALL BE PROPERLY PREPARED PRIOR TO ANY INSTALLATION. ALL BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACE. IN ADDITION, SURFACE SHALL BE SEALED, SIZED OR PROPERLY PREPARED PER MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS. ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT.

ABBREVIATIONS

ABV	ABOVE	HGT	HEIGHT	SECT	SECTION
AFF	ABOVE FINISH FLOOR	HK	HOOK	SF	SQUARE FOOT
ALT	ALTERNATE	HR	HORIZONTAL	SHT	SHEET
ALUM	ALUMINUM	HR	HOUR	SM	SIMILAR
B	BOTTOM	HWR	HOT WATER HEATER	SOG	SLAB ON GRADE
BALC	BALCONY	INCAN	INCANDESCENT	SP	STANDPIPE
BLDG	BUILDING	INSUL	INSULATION	SQ	SQUARE
BL	BOTTOM LOWER LAYER	INT	INTERIOR	SST	STAINLESS STEEL
C.L.	CENTER LINE	JAN	JANITOR	STD	STANDARD
BUL	BOTTOM UPPER LAYER	JOH	JAMB OPENING HEIGHT	STL	STEEL
CAB	CABINET	JOW	JAMB OPENING WIDTH	STOR	STORAGE
CG	CONTROL JOINT	JST	JOIST	STRUCT	STRUCTURAL
CIG	CEILING	IT	JOINT	SUSP	SUSPENDED
CLR	CLEAR	JT	JOINT	SYM	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	THK	THICK
CONC	CONCRETE	LG	LONG	TOS	TOP OF SLAB
CONT	CONTINUOUS	LL	LONG	TOC	TOP OF CONCRETE / CURB
CONJ	CONSTRUCTION JOINT	LL	LONG LEG	TOP	TOP OF FOOTING
CLR	CLEAR	LLH	LONG LEG, HORIZONTAL	TOM	TOP OF MASONRY
CT	CERAMIC TILE	LLV	LONG LEG, VERTICAL	TOW	TOP OF WALL
DBL	DOUBLE	MAX	MAXIMUM	TYP	TYPICAL
DET	DETAIL	MECH	MECHANICAL	T&G	TONGUE AND GROOVE
DIA	DIAMETER	MEMB	MEMBRANE	UNFIN	UNFINISHED
DL	DEAD LOAD	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MO	MASONRY OPENING	UTIL	UTILITY
		MTD	MOUNTED	VCT	VINYL COMPOSITE TILE
		MTL	METAL	VERT	VERTICAL
EA	EACH			VEST	VESTIBULE
EL	ELEVATION	(N)	NEW	VIF	VERIFY IN FIELD
EQ	EQUAL	NIC	NOT IN CONTRACT	VWC	VINYL WALL COVERING
EX	EXISTING	NOM	NOMINAL		
(E)	EXISTING	NTS	NOT TO SCALE	WC	WATER CLOSET
FD	FLOOR DRAIN			WH	WATER HEATER
FDN	FOUNDATION	O.C.	ON CENTER	WP	WATERPROOF
FE	FIRE EXTINGUISHER	OPG	OPENING	WSCT	WAINSCOT
FE	FIRE EXTINGUISHER CABINET	OPP	OPPOSITE	WT	WEIGHT
FF	FINISHED FLOOR			WWF	WELDED WIRE FABRIC
FI	FIRE HYDRANT	PLY	PLYWOOD	WV	WITH
FIN	FINISH	PSF	POUND PER SQUARE FOOT	W/O	WITHOUT
FTG	FOOTING	PTD	PAINTED		
		PTN	PARTITION	+	AND
GA	GAUGE	REF	REFLECTED	&	AND
GAL	GALLON	REIN	REINFORCED	@	AT
GALV	GALVANIZED	REQ	REQUIRED		
GWB	GYPSUM WALL BOARD	RESL	RESILIENT		
HB	HOSE BIB	RL	RAIN LEADER		
HC	HANDICAPPED	RO	ROUGH OPENING		

MATERIAL SYMBOLS

	BRICK		EXIST. TO REMAIN
	CMU		PLYWOOD
	CONCRETE		BATT INSULATION
	PLASTER OR GYP BRD		GRAVEL
	EARTH		WOOD
	ALUMINUM		STEEL

GRAPHIC SYMBOLS

	NORTH SYMBOL
	SECTION MARK
	ELEVATION MARK
	SPOT ELEVATION
	FLOOR ELEVATION
	DOOR TAG
	EXTERIOR DOOR OR WINDOW SYMBOL
	WALL TYPE SYMBOL
	ACCESSORIES SYMBOL
	EXISTING DOOR
	NEW DOOR



DRAWING LIST

BZA-1	PROJECT INFORMATION, LOCATION MAP AND DRAWING LIST
BZA-2	LEVEL BASEMENT - AREA OF WORK
BZA-3	EXISTING SITE PLAN
BZA-4	PROPOSED SITE PLAN
BZA-5	EXISTING FLOOR PLAN - BASEMENT
BZA-6	PROPOSED FLOOR PLAN - BASEMENT
BZA-7	EXISTING NORTH & SOUTH ELEVATIONS
BZA-8	EXISTING WEST ELEVATIONS
BZA-9	PROPOSED NORTH & SOUTH ELEVATIONS
BZA-10	PROPOSED WEST ELEVATION & FRONT ENTRY
BZA-11	EXISTING PHOTOS

PROJECT DATA

BUILDING ADDRESS:	1415 TUCKERMAN ST NW, DC 20011		
ZONE	R-1B; RA-1		
PARCEL	PAR 00880334		
USE GROUP	R-2 APARTMENT		
NUMBER OF STORIES	3 STORIES WITH BASEMENT		
FIRE ALARM	YES		
SPRINKLER	NO		
LOT SF	61,162 SF		
BUILDING FOOTPRINT	EXISTING: 19,303 SF	PROPOSED: 19,303 SF	
LOT OCCUPANCY	ALLOWABLE: 40%	EXISTING: 32% (19,303 SF)	PROPOSED: 32%(19,303 SF)
REAR YARD SET BACK:	ALLOWABLE: 20'	EXISTING: 17' 7 1/8"	PROPOSED: 17' 7 1/8"
SIDE YARD SET BACK:	ALLOWABLE: 8'	EXISTING: 22' 3 1/4"	PROPOSED: 22' 3 1/4"
BUILDING HEIGHT:	ALLOWABLE: 40' MAX	EXISTING: 43'-9"	PROPOSED: 43'-9"
LEVEL OF ALTERATION	LEVEL 2		
SCOPE OF WORK	RENOVATION OF THE BASEMENT FLOOR TO ADD 6 APARTMENT UNITS TO AN EXISTING 66 UNIT BUILDING. TOTAL APARTMENT UNITS WILL BE 72.		
EXISTING PARKING	23		
REQUIRED PARKING	12 PER EXEMPTION SECTION 702.1(3)		
PROPOSED PARKING	23		
EXISTING FAR	1.3		
PROPOSED FAR	1.3		

APPLICABLE CODES

BUILDING CODE:	2017 DCMR 12A, DC BUILDING CODE AMENDMENTS OF 2012 IBC
FIRE CODE:	2017 DCMR 12H, DC FIRE CODE
MECHANICAL CODE:	2017 DCMR 12E, DC MECHANICAL CODE
ELECTRICAL CODE:	2017 DCMR 12C, DC ELECTRICAL CODE
PLUMBING CODE:	2017 DCMR 12F, DC PLUMBING CODE
FUEL GAS CODE:	2017 DCMR 12D, DC FUEL GAS CODE
ENERGY CODE:	2017 DCMR 12I, DC ENERGY CONSERVATION CODE
GREEN CODE:	2017 DCMR 12K, DC GREEN CONSTRUCTION CODE
EXISTING BUILDING CODE:	2017 DCMR 12J, DC EXISTING BUILDING CODE

SITE LOCATION MAP

4590 MACARTHUR BOULEVARD WASHINGTON, DC 20007



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NUMBER DATE DESCRIPTION

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07.22.2025 PROGRESS SET

PROJECT NUMBER:

23-036

TITLE:

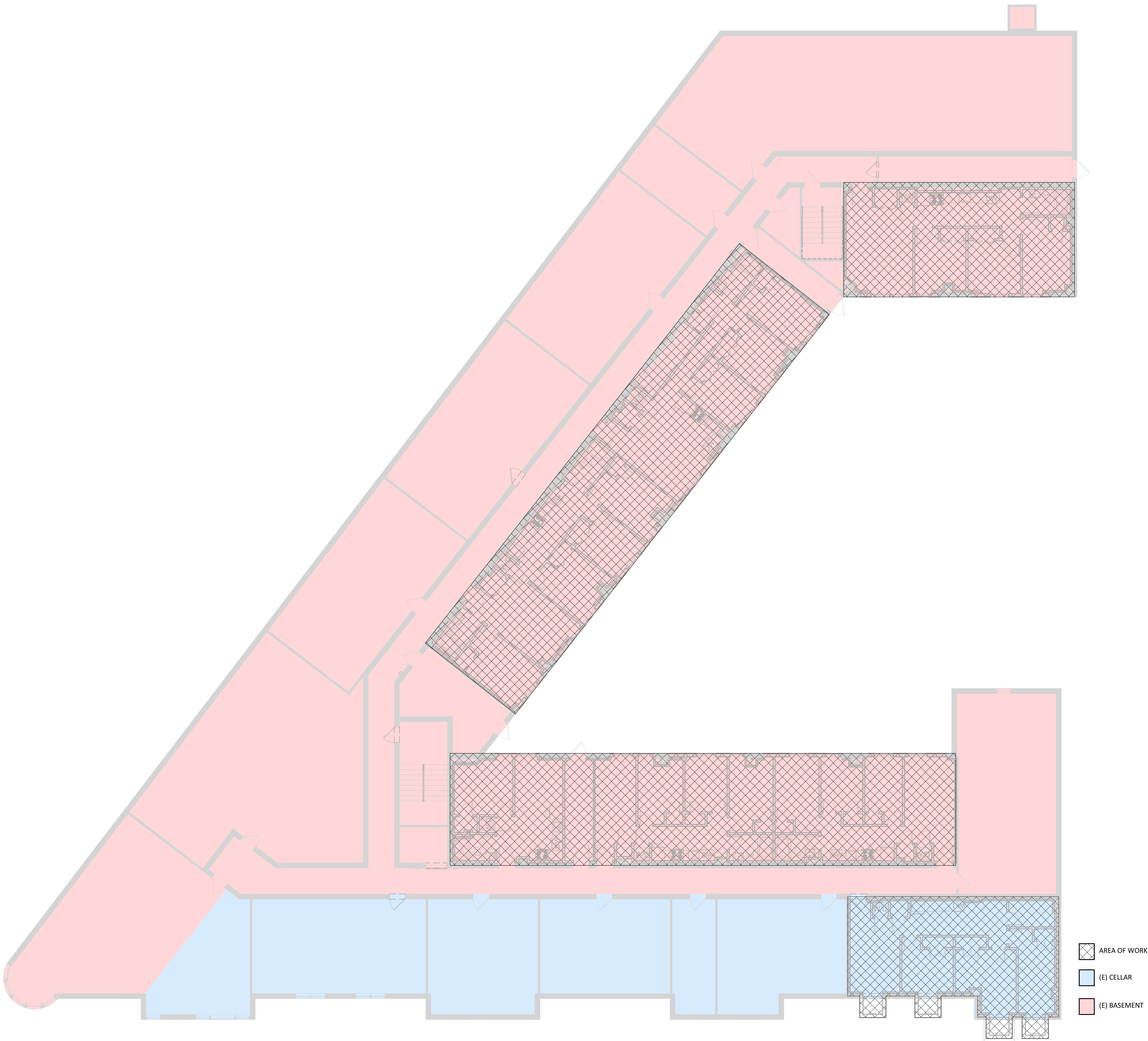
**PROJECT
INFORMATION,
LOCATION MAP
AND DRAWING LIST**

SHEET:

BZA-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 21385

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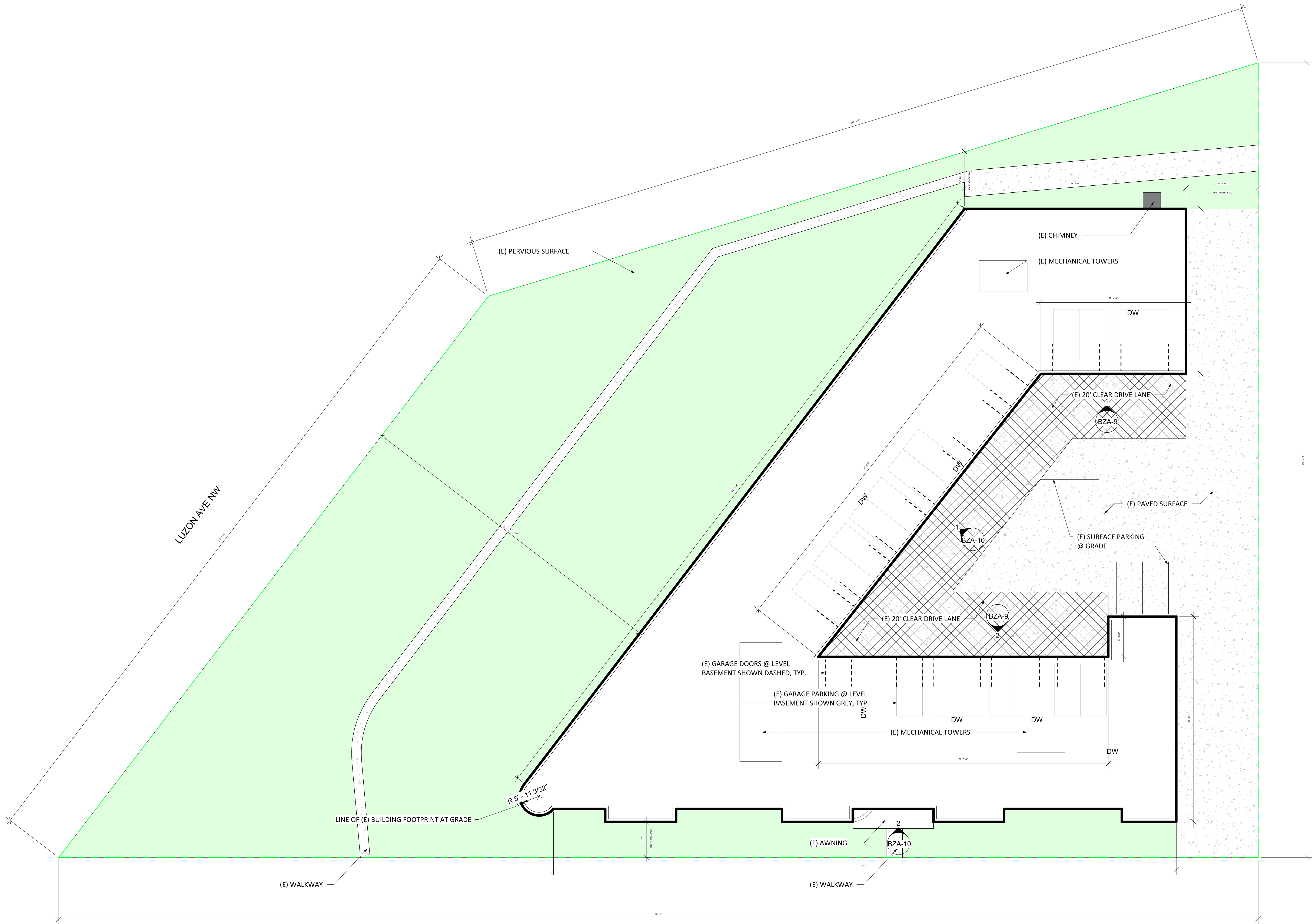
**LEVEL BASEMENT -
AREA OF WORK**

SHEET:

BZA-2

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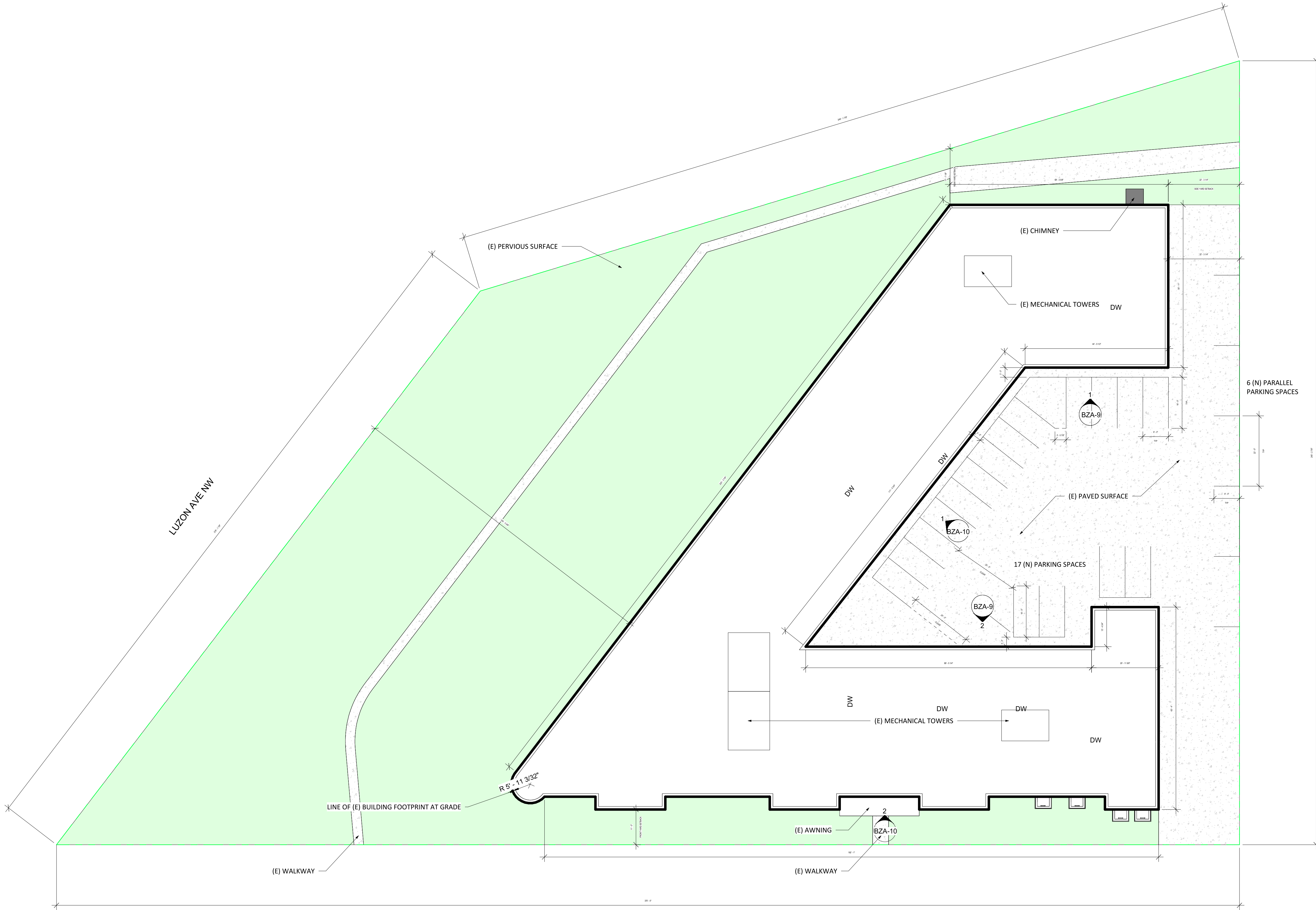
TITLE:
**EXISTING SITE
PLAN**

SHEET:

BZA-3

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TITLE:
**PROPOSED SITE
PLAN**

SHEET:

BZA-4

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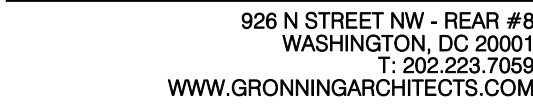
EXISTING FLOOR
PLAN - BASEMENT

SHEET:

BZA-5



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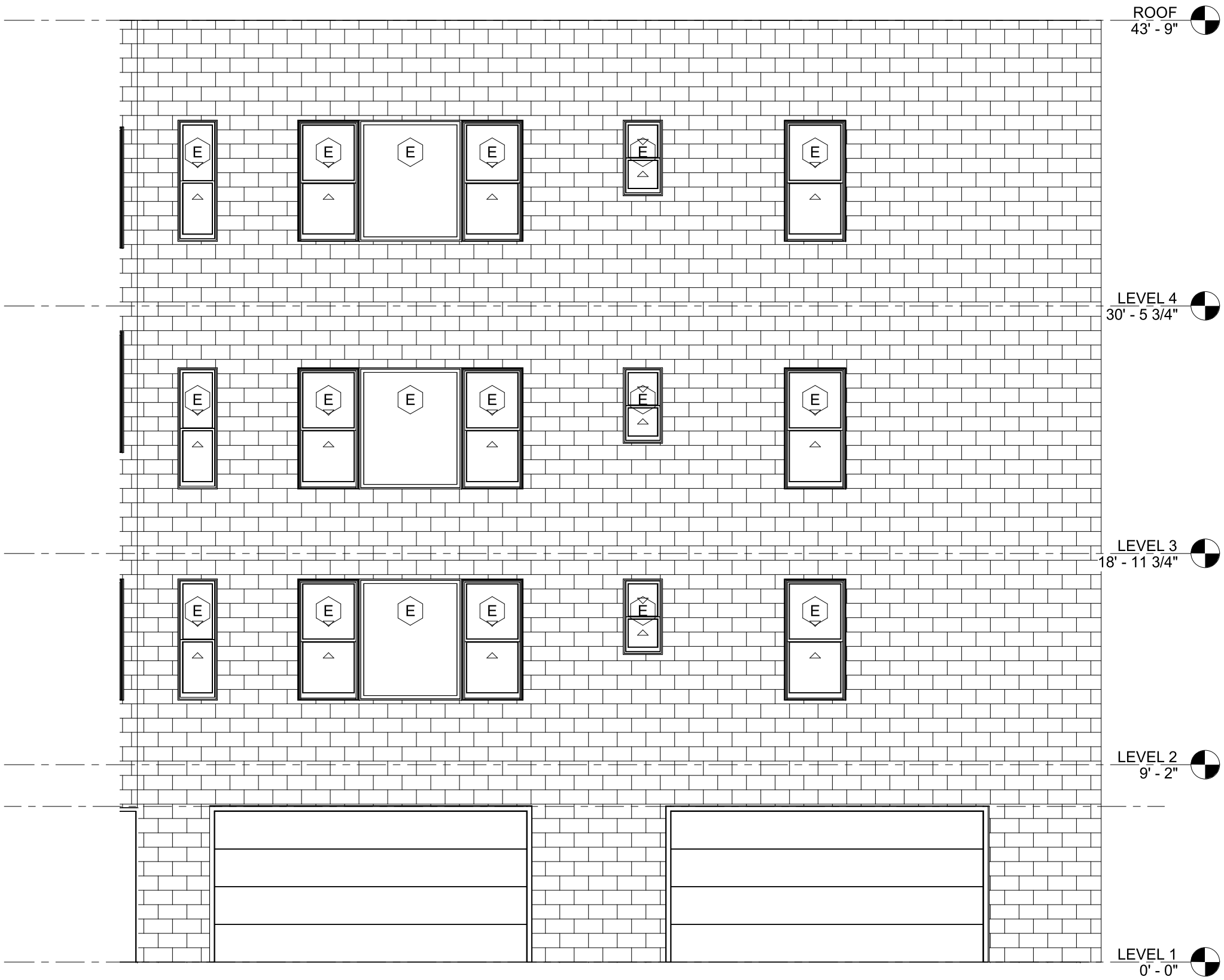
PROPOSED FLOOR PLAN - BASEMENT

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TITLE:
**EXISTING NORTH &
SOUTH
ELEVATIONS**

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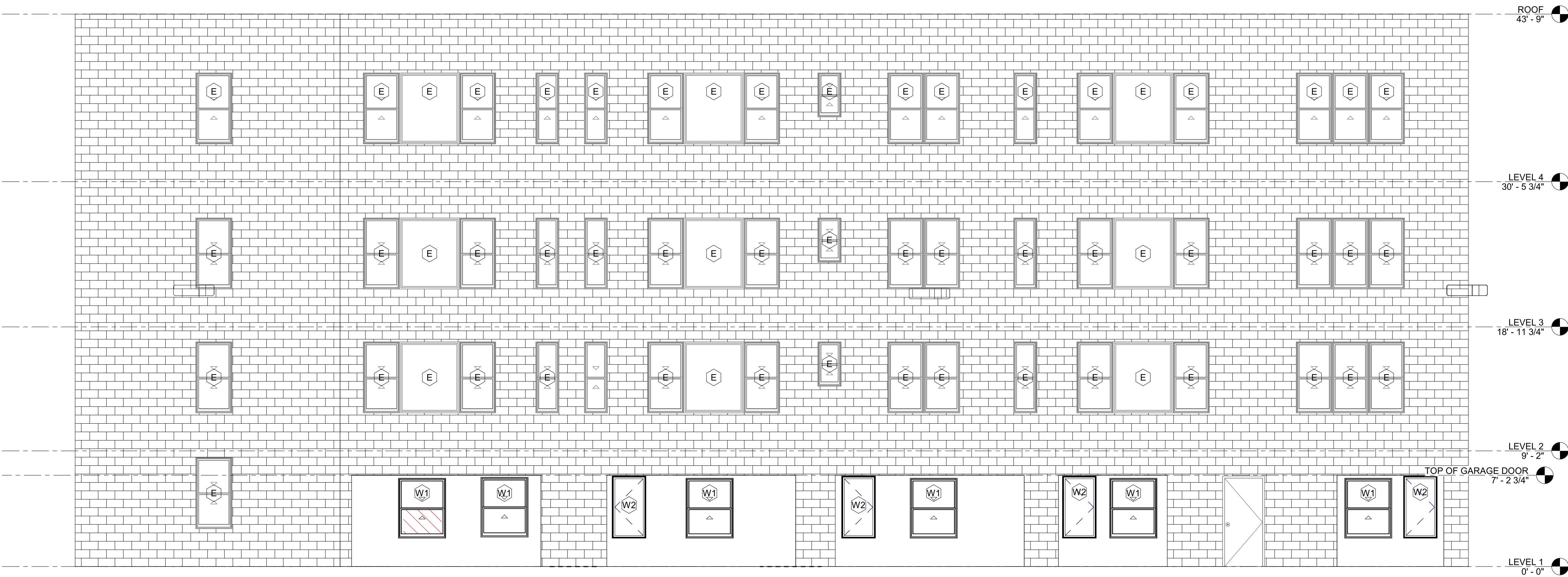
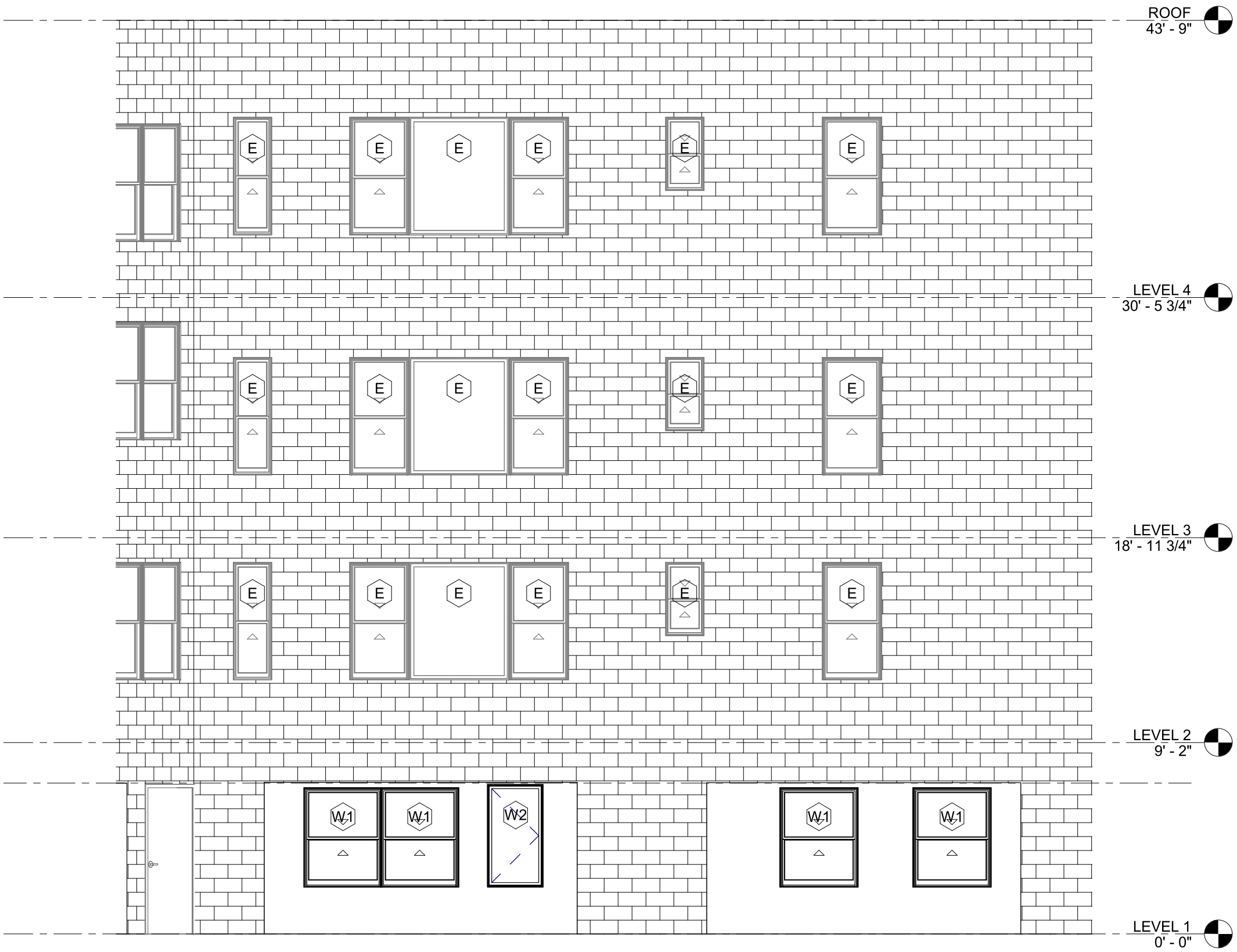
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TITLE:
EXISTING WEST
ELEVATIONS

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TITLE:
**PROPOSED NORTH
& SOUTH
ELEVATIONS**

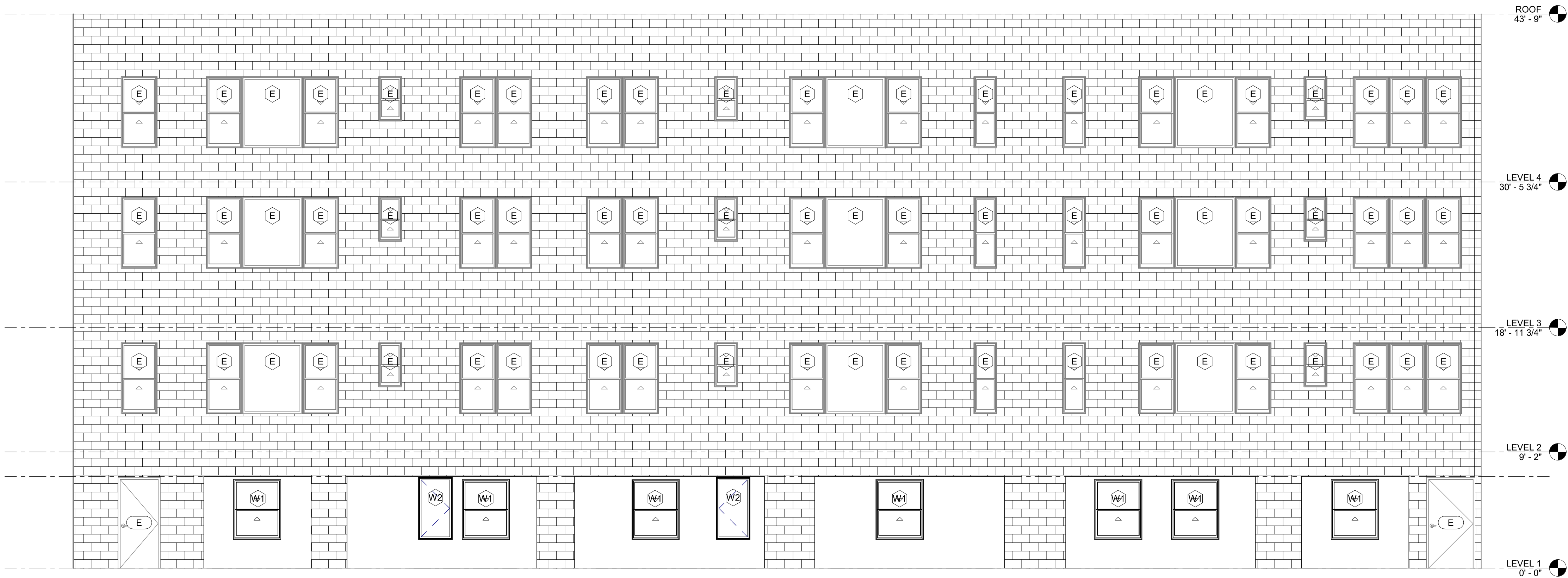
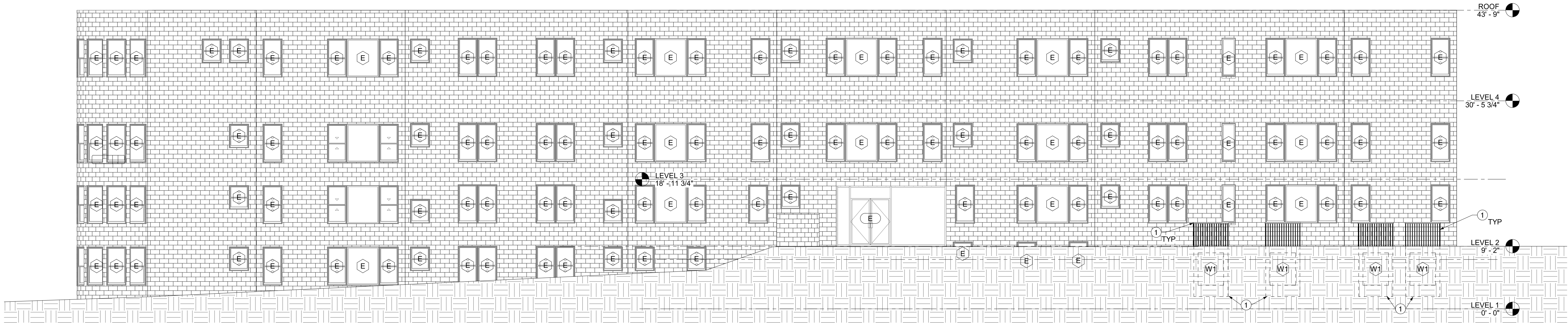
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- 1 NEW 3' X 3' WINDOW WELL TO COMPLY WITH EMERGENCY EGRESS.
- 1 NEW 42" HIGH GAURDRAIL.



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TITLE:

**PROPOSED WEST
ELEVATION &
FRONT ENTRY**

SHEET:

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EXISTING BUILDING EAST VIEW



EXISTING BUILDING WEST VIEW



EXISTING BUILDING SIDE VIEW



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EXISTING PHOTOS

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