

# TUCKERMAN RENOVATION

## 1415 TUCKERMAN ST NW

### GENERAL NOTES

- ALL WORK SHALL BE DONE BY A CONTRACTOR LICENSED IN WASHINGTON, DC, AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- DO NOT SCALE ANY DRAWINGS. CONTRACTOR SHALL REPORT ANY ERRORS OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT'S OFFICE IMMEDIATELY.
- 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.
- 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.
- 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.
- THE OWNER WILL OBTAIN AND PAY FOR THE BUILDING PERMIT FROM THE APPLICABLE AGENCY, IT SHALL BE THE CONTRACTOR'S 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.
- CONSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES.
- 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.
- DO NOT SCALE DRAWINGS.
- CHECK ALL DIMENSIONS AT THE SITE BEFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
- WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES.
- VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP DRAWINGS AND FABRICATION ARE COMMENCED.
- 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.
- THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR.
- 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 FOR MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS. ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT.

### SITE LOCATION MAP

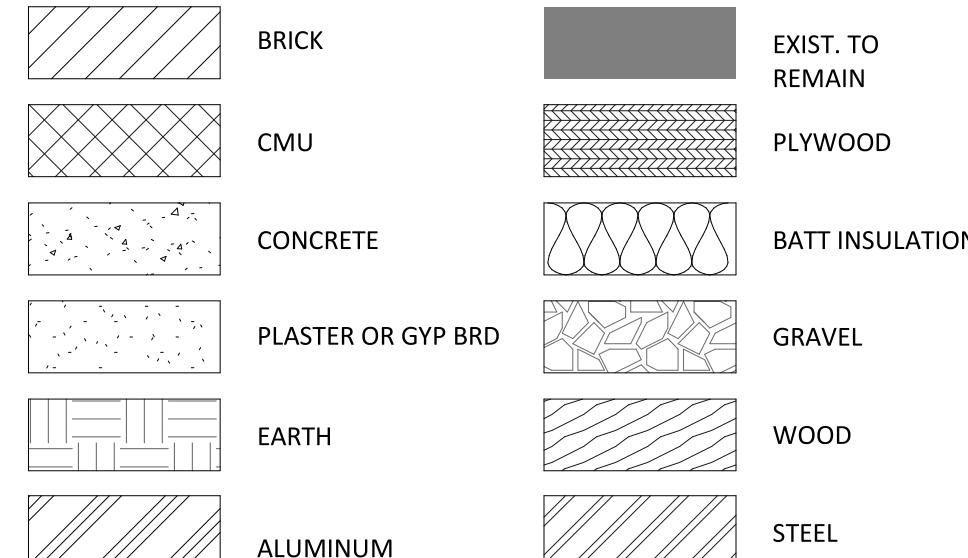
4590 MACARTHUR BOULEVARD WASHINGTON, DC 20007



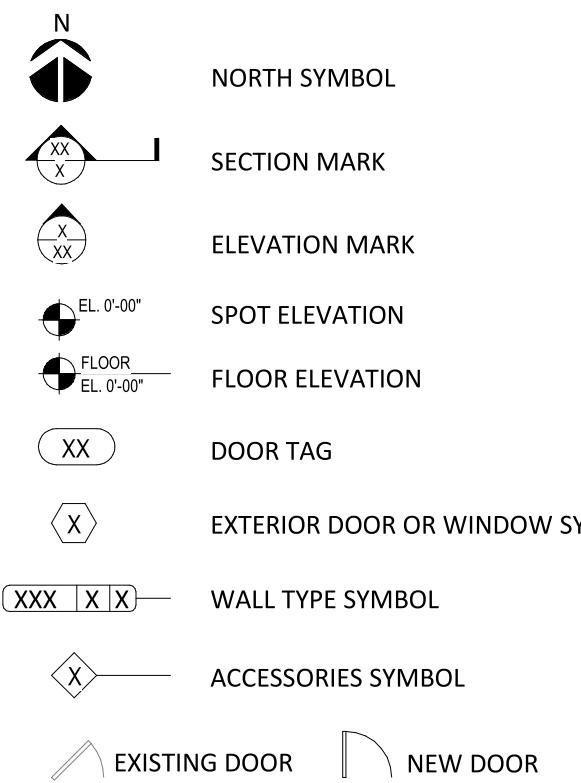
### ABBREVIATIONS

ABV	ABOVE	HGT	HEIGHT	SECT	SECTION
AFF	ABOVE FINISH FLOOR	HK	HOOK	SF	SQUARE FOOT
ALT	ALTERNATE	HORIZ	HORIZONTAL	SHT	SHEET
ALUM	ALUMINUM	HR	HOUR	SIM	SIMPLY
BALC	BALCONY	HWR	HOT WATER HEATER	SOG	SOLID ON GRADE
BLDG	BUILDING	INCAN	INCANDESCENT	SP	STANDPIPE
BLZ	BOTTOM LOWER LAYER	INT	INTERIOR	STD	STANDARD
C	CENTER LINE	JAN	JAMB OPENING	STEEL	STEEL
BUL	BOTTOM UPPER LAYER	JOH	JAMB OPENING HEIGHT	STOR	STORAGE
CAB	CABINET	JOW	JAMB OPENING WIDTH	SUBSTRUCT	SUBSTRUCTURAL
CG	CONTROL JOINT	JST	JOIST	SUSP	SUSPENDED
CLG	CEILING	JT	JOINT	SYM	SYMMETRICAL
CLR	CLEAR			THICK	THICK
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	TOS	TOP OF SLAB
CONC	CONCRETE	LG	LOAD	TOC	TOP OF CONCRETE / CURB
CONT	CONTINUOUS	LL	LONG LOAD	TOP	TOP OF SIGHTING
CI	CONSTRUCTION JOINT	LLH	LONG LEG, HORIZONTAL	TOM	TOP OF MASONRY
CLR	CLEAR	LLV	LONG LEG, VERTICAL	TOW	TOP OF WALL
CT	CERAMIC TILE	MAX	MAXIMUM	TYP	Typical
		MECH	MECHANICAL	T&G	TOP AND GROOVE
DBL	DOUBLE	MEMB	MEMBRANE	UNFIN	UNFINISHED
DET	DETAIL	MIN	MINIMUM	UNL	UNLESS NOTED OTHERWISE
DL	DEAD LOAD	MO	MASONRY	UTIL	UTILITY
DWG	DRAWING	MTD	MOUNTED	VEL	VINYL COMPOSITE TILE
		MTL	METAL	VERT	VERTICAL
EA	EACH			VEST	VESTIBULE
EL	ELEVATION	(N)	NEW	VIF	VERIFY IN FIELD
EC	EQUAL	NIC	NOT IN CONTRACT	VIFC	VINYL WALL COVERING
(E)	EXISTING	NOM	NOMINAL	VS	VESTIBULE
		NTS	NOT TO SCALE	W/C	WATER CLOSET
FD	FLOOR DRAIN	FON	FOUNDATION	WP	WATER PIPE
FE	FIRE EXTINGUISHER	O.C.	ON CENTER	WATERPROOF	WATERPROOF
FFC	FIRE EXTINGUISHER CABINET	OPG	OPENING	WSC	WAISCOAT
FFR	FIRE RESISTANT FLOOR	OPP	OPPOSITE	WT	WEIGHT
FH	FIRE HYDRANT	PLY	PLYWOOD	WIR	WIRE WIRE FABRIC
FIN	FINISH	PSF	POUND PER SQUARE FOOT	W/W	WITH
FTG	FOOTING	PTN	PORTION	W/O	WITHOUT
GA	GAUGE	REF	REFLECTED	+	AND
GAL	GALLON	REIN	REINFORCED	&	AND
GALV	GALVANIZED	REQ	REQUIRED	@	AT
GWB	GYPSUM WALL BOARD	RESL	RESILIENT		
HB	HOSE BIB	RL	RAIN LEADER		
HC	HANDICAPPED	RO	ROUGH OPENING		

### MATERIAL SYMBOLS



### GRAPHIC SYMBOLS



EXISTING DOOR      NEW DOOR



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### 1415 TUCKERMAN

#### 1415 TUCKERMAN ST NW

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SEAL:

REVISIONS:  
NUMBER      DATE      DESCRIPTION

ISSUE:  
07.22.2025      PROGRESS SET

PROJECT NUMBER:  
23-036

TITLE:  
PROJECT  
INFORMATION,  
LOCATION MAP  
AND DRAWING LIST

SHEET:

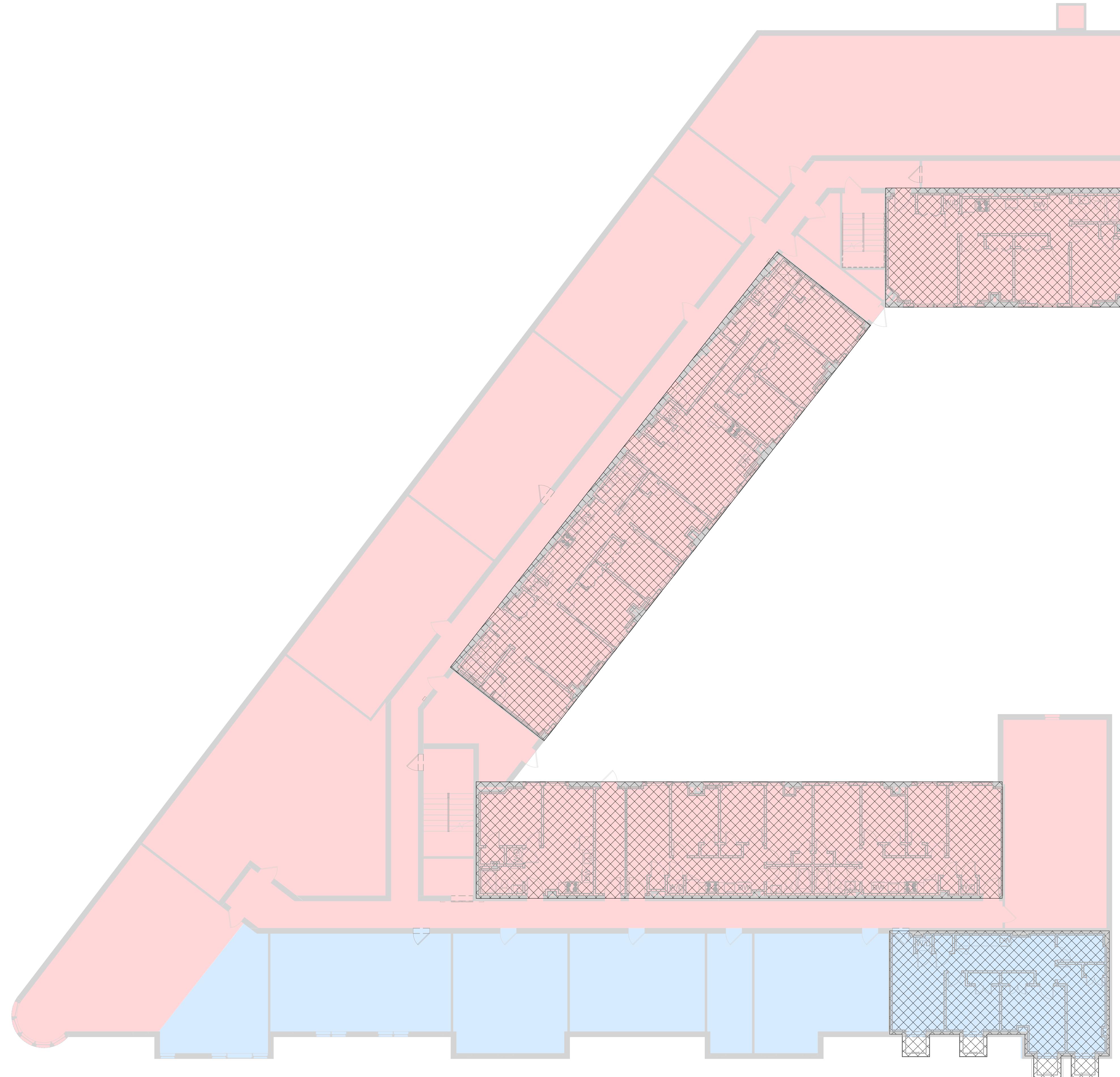
**BZA-1**  
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21386  
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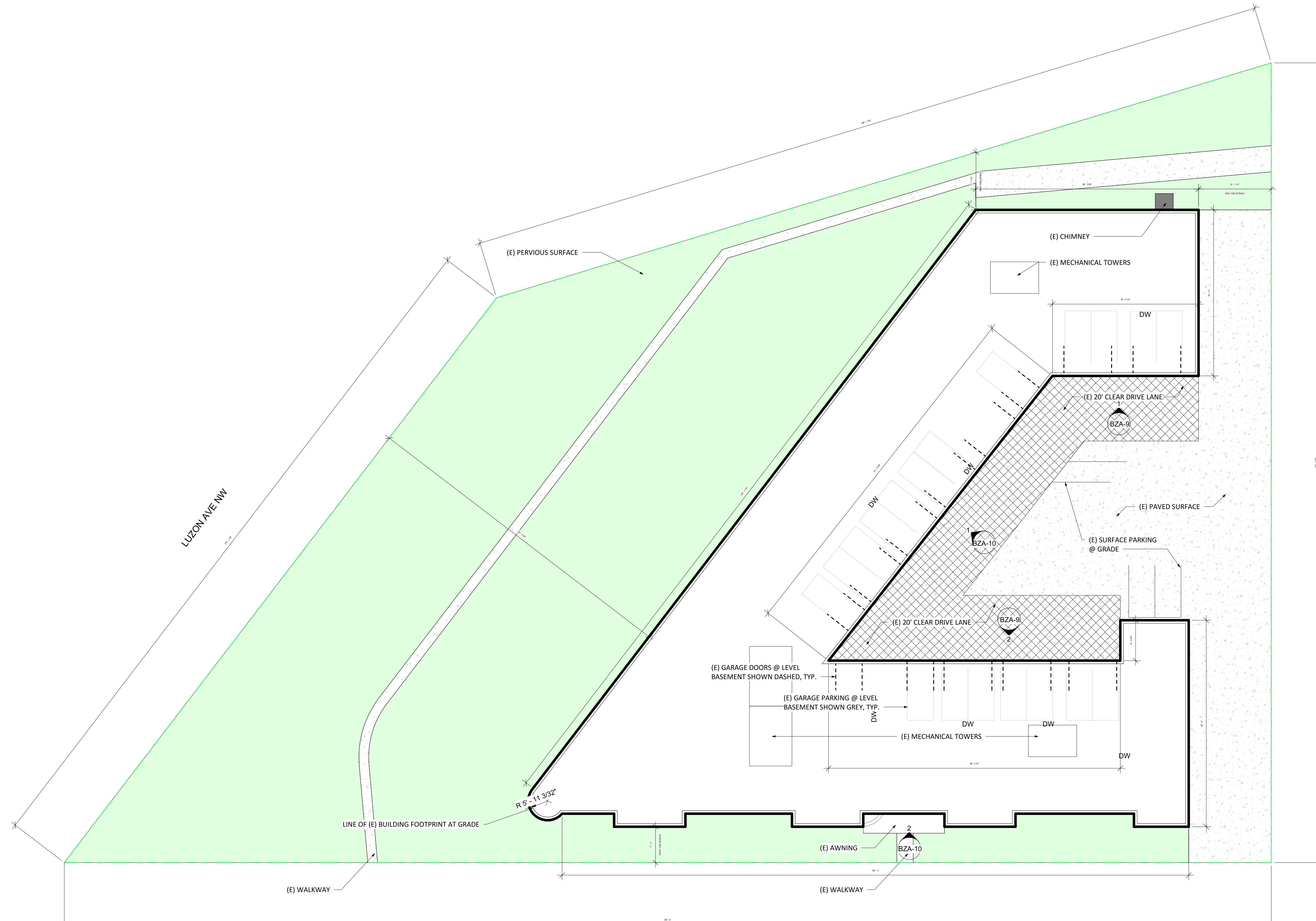
### PROJECT DATA

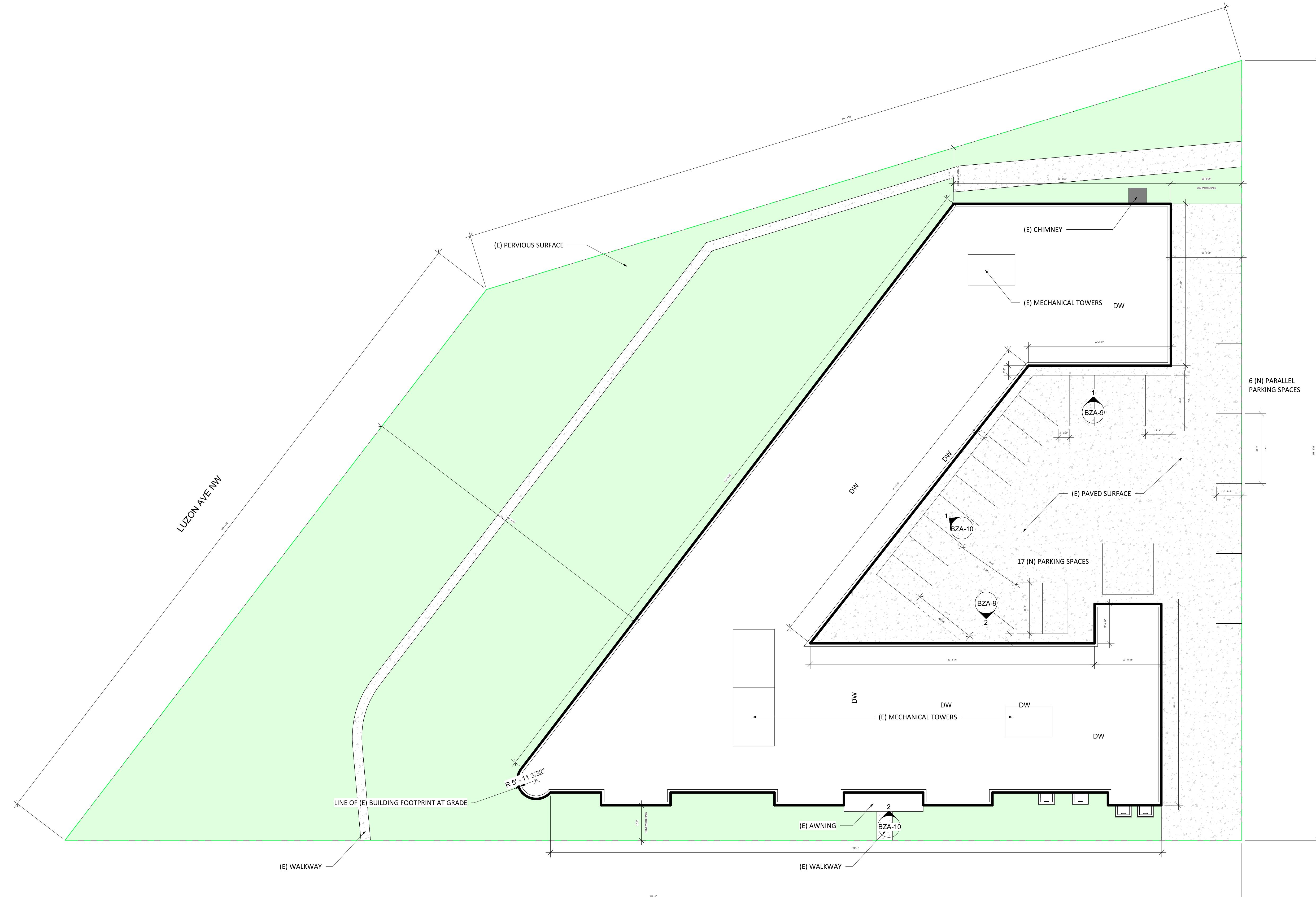
BUILDING ADDRESS:	1415 TUCKERMAN ST NW, DC 20001	
ZONE	R-1B; RA-1	
PARCEL	PAR 00880334	
USE GROUP	R-2 APARTMENT	
NUMBER OF STORIES	3 STORIES WITH BASEMENT	
FIRE ALARM	YES	
SPRINKLER	NO	
LOT SF	61,162 SF	
BUILDING FOOTPRINT	EXISTING: 19,303 SF	PROPOSED: 19,303 SF
LOT OCCUPANCY	ALLOWABLE: 40%	EXISTING: 32% (19,303 SF)
REAR YARD SET BACK:	ALLOWABLE: 20'	EXISTING: 17' 7 1/8"
SIDE YARD SET BACK:	ALLOWABLE: 8'	EXISTING: 22' 3 1/4"
BUILDING HEIGHT:	ALLOWABLE: 40' MAX	EXISTING: 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	







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ISSUE:

07.22.2025 PROGRESS SET

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23-036

TITLE:

**EXISTING FLOOR  
PLAN - BASEMENT**

SHEET:

**BZA-5**





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NUMBER	DATE	DESCRIPTION

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PROJECT NUMBER:  
**3-036**

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**PROPOSED FLOOR  
PLAN - BASEMENT**

11. *What is the primary purpose of the following statement?*

# BZA-6

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ISSUE:

07.22.2025 PROGRESS SET

PROJECT NUMBER:  
23-036

TITLE:

**EXISTING NORTH &  
SOUTH  
ELEVATIONS**

SHEET:

**BZA-7**

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NUMBER DATE DESCRIPTION

ISSUE:

07.22.2025 PROGRESS SET

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23-036

TITLE:  
EXISTING WEST  
ELEVATIONS

SHEET:

**BZA-8**



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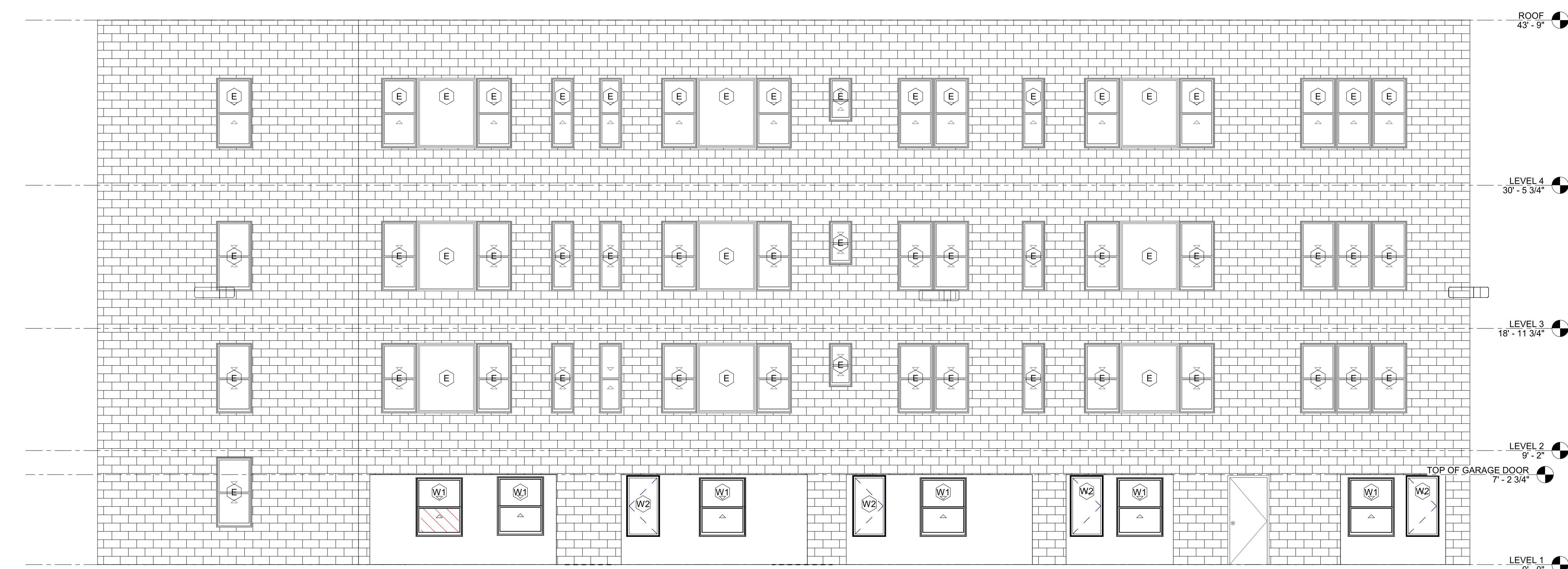
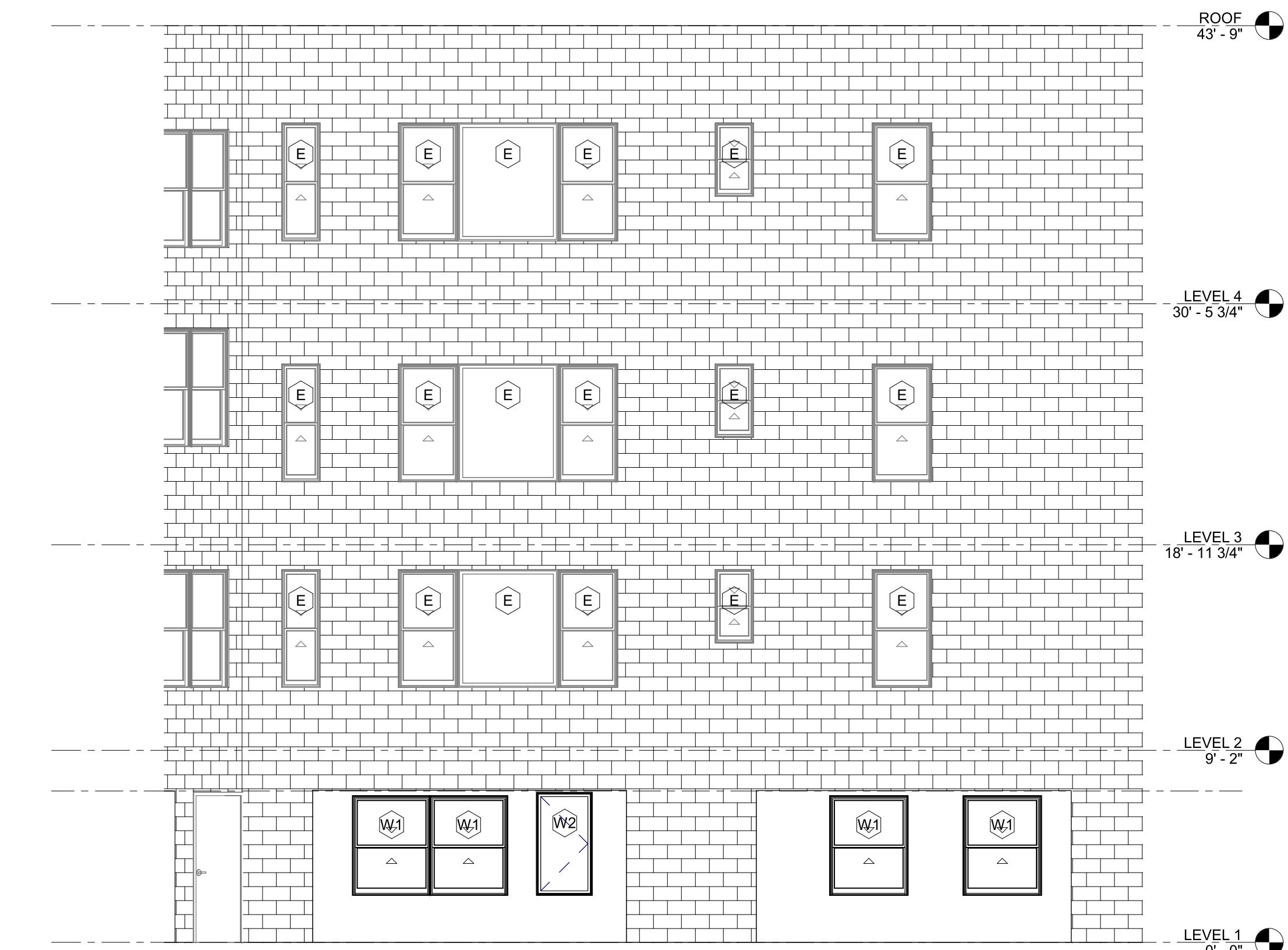
TITLE:

**PROPOSED NORTH  
& SOUTH  
ELEVATIONS**

SHEET:

**BZA-9**

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1 NEW 3' X 3' WINDOW WELL TO COMPLY WITH EMERGENCY EGRESS  
1 NEW 42" HIGH GUARDRAIL

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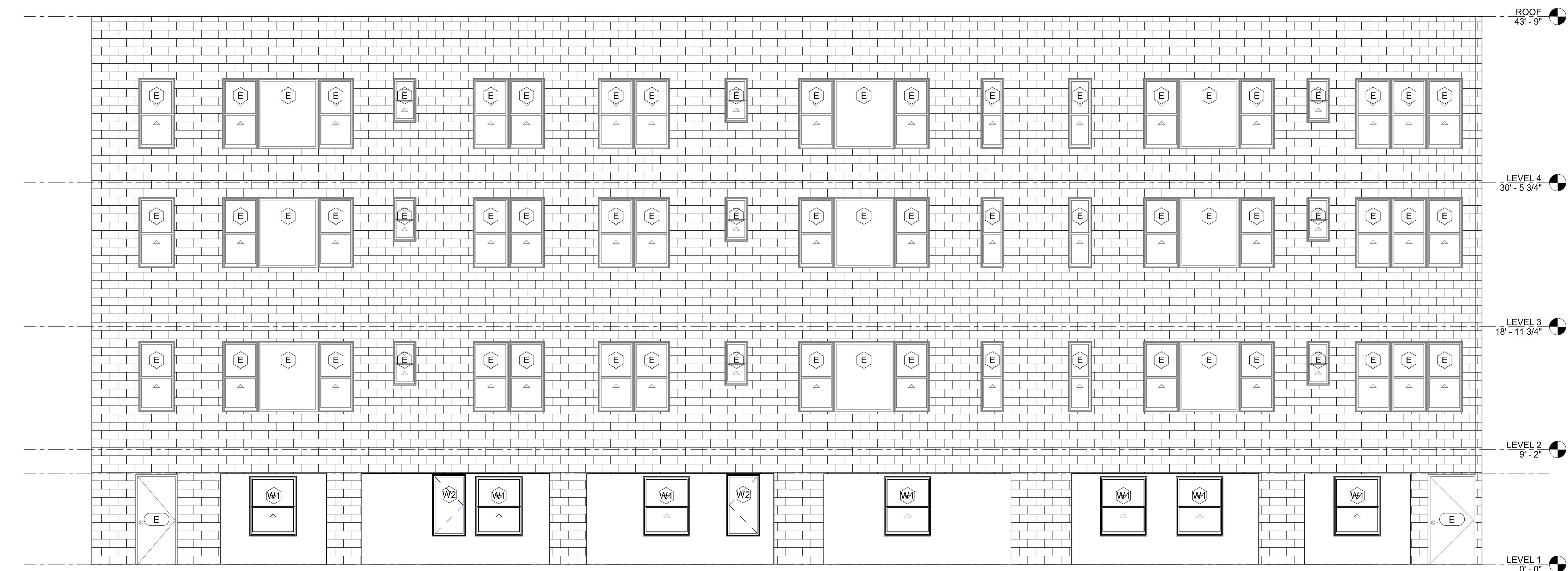
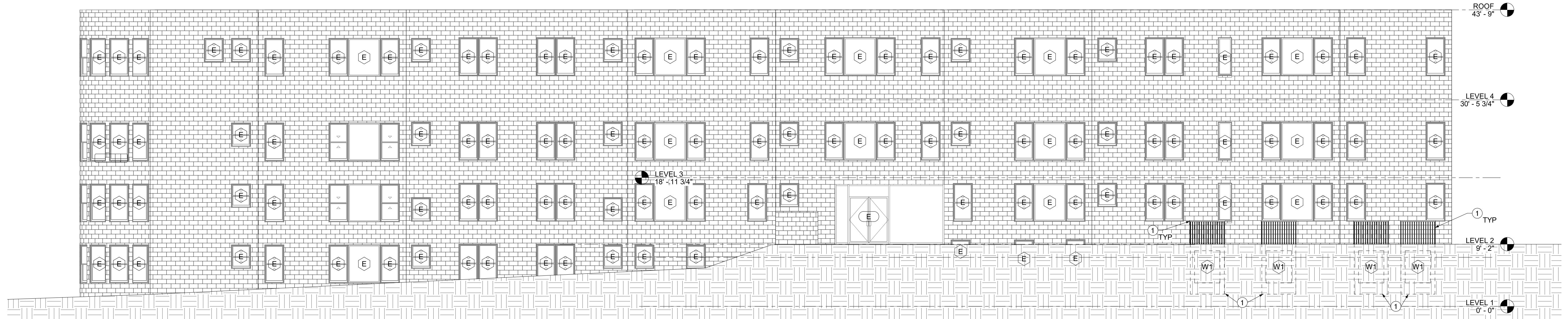
TITLE:

**PROPOSED WEST ELEVATION & FRONT ENTRY**

SHEET:

**BZA-10**

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EXISTING BUILDING EAST VIEW



EXISTING BUILDING WEST VIEW



EXISTING BUILDING SIDE VIEW



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TITLE:  
**EXISTING PHOTOS**

SHEET:

**BZA-11**