

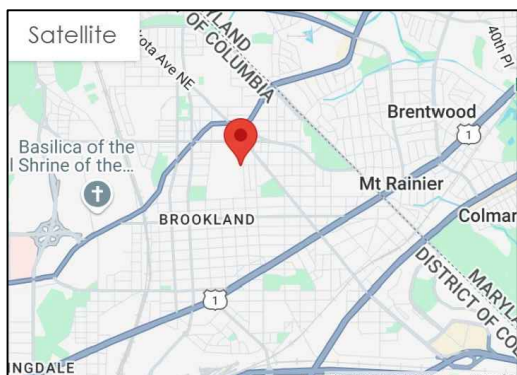
PROPOSED TO FRAME GARAGE WITH NEW
DRY WALL AND RETRACTABLE ROOFING MATERIAL.
NEW WINDOWS AND DOORS.
NEW ELECTRICAL FIXTURES.

EXISTING 4" CONCRETE SLAB

BUILDING DATA		
USE GROUP	PROPOSED-USE	
OCCUPANCY TYPE	R-2	
OCCUPANCY LOAD /CAPACITY	SFD	
CONSTRUCTION TYPE	II-B	
BUILDING HEIGHT	29.0	
NUMBER OF STORES	3 + BSMT	
FIRE SUPPRESSION	N/A	
SPRINKLER SYSTEM	NO	
FIRE ALARM SYSTEM	NO	
BUILDING LIVE LOAD		
MINIMUM UNIFORMLY DISTRIBUTED AND CONCENTRATED LOADS		
	UNIFORM (LIVELOAD)	CONCENTRATED (DEADLOAD)
ROOFS	20 PSF	15 PSF
FLOOR SPACES (UNINHABITABLE ATTIC & STORAGE)	10PSF	10 PSF
UNINHABITABLE ATTIC (STORAGE)	20 PSF	10PSF
ALL OTHER AREAS EXCEPT STAIRS & BALCONIES		10PSF
FIRE ESCAPE MULTI-CHIMNEY	40 PSF	10PSF
NOTES:		
COVERING CODES: (BC 2002/04G 18B-2006, DGM 1034-2006, BC 2006)		
USE GROUP: R-2		
CONSTRUCTION TYPE: II-B (NON-COMBUSTIBLE, UNPROTECTED)		
EXTERIOR BEARING AND PARTY WALLS 2 HRS		
EXTERIOR NON-BEARING, INTERIOR BEARING AND NON-BEARING WALLS 0		
FLOOR AND ROOF CONSTRUCTION 2 HRS		
NUMBER OF STORES ABOVE GRADE: 3		
NUMBER OF STORES BELOW GRADE: 1		
1500 PSF MAX. IN ABSENCE OF GEOTECHNICAL		
3000 PSF SOIL BEARING CAPACITY		
1500 PSF MAX. IN ABSENCE OF GEOTECHNICAL		
2500 PSF CONCRETE COMPRESSIVE STRENGTH (loading)		
3000 PSF CONCRETE COMPRESSIVE STRENGTH (foundation wall)		
SPRINKLER SYSTEM-NO		
FIRE ALARM-NO		
ACCESSIBILITY-NO		
CONSTRUCTION MATERIAL SPECIFICATIONS		
CONCRETE: ALL CONCRETE TO BE 3,000 PSI NORMAL WEIGHT		
W/FA-425 FOR FOOTING		
CONCRETE REINFORCEMENT:		
DEFORMED BARS: ASTM A615, GRADE 60		
WELDED IRON: FABRIC W/ASTM A193		
INTERESTER REINFORCEMENT: REINFORCING		
SPECIFIC GRAVITY-ASTM D 792 TEST METHOD/100 REQUIRE RESULT		
TENSILE STRENGTH-2,300 PSI		
TENS STRENGTH-27000 PSI/75 DEGREE		
DIPLOMA: NON-SHRINK GROUT @ 4,000PSI FILLED IN 2 INCH MAX. SPACE.		
TESTS: TEST: ASTM A615, GRADE 60/70/80 KSI		
STEEL PLATE: ASTM A36		
ANCHOR BOLTS: ASTM A325		
ANCHOR BOLTS: ASTM F1554		

1. THE INTENTION IS TO HAVE ALL DEMOLITION PERFORMED AS REQUIRED FOR COMPLETE PROJECT. ALTHOUGH, ALL DEMOLITION REQUIRED MAY NOT BE SPECIFICALLY SHOWN OR NOTED.

1. THE PURPOSE OF THESE DRAWINGS ARE TO SHOW THE ARCHITECTURAL FLOOR PLANS AND MISC. DETAILS ONLY. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT TO BE AS DESIGNED AND SPECIFIED BY OTHERS.
2. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY SPECIFIC DETAIL REQUIRED FOR PROPER CONSTRUCTION, SPECIFIC IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO REPRESENT . HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE AND LOCAL ORDINANCES, ETC., INCLUDING BUT NOT LIMITED TO THE IBC BUILDING CODE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ACCORDING TO ACTUAL EXISTING CONSTRUCTION.
5. IT SHALL BE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY EQUIPMENT OR MATERIALS, ETC, REQUIRED BY THE OWNER, BUT NOT NECESSARILY SHOWN ON THE DRAWINGS



VICINITY MAP

ABV	ABOVE	HD	HANDICAPPED	S OR SO	SOUTH
AFCI	ARC FAULT CIRCUIT INTERRUPTER	HGT.	HEIGHT	SD.	SANITARY
APF.	APPROXIMATE	HORIZ.	HORIZONTAL	SHT.	SHEET
APPROX.	APPROXIMATE	ID	INSIDE DIAMETER	SD.	STORM DRAIN
BKR.	BREAKER	LD	IDENTIFICATION	SEC	SEDIMENT AND EROSION CONTROL
BLDG.	BUILDING	INV.	INVERT	SF.	SQUARE FEET
CAB.	CABINET	LN	LENGTH	SS	SANITARY SEWER
CCLG.	CEILING	LT, LTG	LIGHTING	SP	SPACE
CLO.	CLOSET	MACH.	MACHINE	SPLR.	SPRINKLER
COL.	COLUMN	MECH.	MECHANICAL	STL	STEEL
CONC.	CONCRETE	MET.	METAL	STRL.	STRUCTURAL
CORR.	CORRIDOR	MTD.	MOUNTED, MOUNTING	SWCH.	SWITCH
DET.	DETAIL	M.N.	MINIMUM	TBD	TO BE DETERMINED
DND.	DOWN	N. OR NO.	NORTH	TELE.	TELEPHONE
DWG.	DRAWING	NTS.	NOT TO SCALE	THRU.	THROUGH
E	EAST	OD.	OUTSIDE DIAMETER	V	VOLT
ELEV.	ELEVATION	NIC	NOT IN CONTRACT	VERT.	VERTICAL
ELEC.	ELECTRIC, ELECTRICITY	OP	OUTSIDE DIAMETER	VEST.	VESTIBULE
EMEM.	EMERGENCY	PLBG	PLUMBING	WH	WATER
EQUIP.	EQUIPMENT	PNL	PANEL	WV	WALK IN CLOSET
EX. OR EXIST.	EXISTING	PWD.	POWDER	W/W	WATER HEATER
FA.	FIRE ALARM	PWR	POWER	WIC.	WALK IN CLOSET
FR.	FRAME	P.V.C.	POLY VINYL- CHLORIDE PIPE	WP	WEATHER PROOF
FRT.	FEET	R	RADIUS		
FURN.	FURNACE	REIN.	REINFORCED		
G, GND	GROUND	RM.	ROOM		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	RNG.	RANGE		

DRAWING TYPE	DISCIPLINE HEADER	SHEET NUMBER	SHEET NAME
GENERAL	N/A	GS-1	GS-1 COVER SHEET
ARCHITECTURAL	A	A00-1	A00-1 PROPOSED ELEVATION PLAN
ARCHITECTURAL	A	A00-2	A00-2 DETAIL ROOFING MATERIAL PLAN
ARCHITECTURAL	A	A00-3	A00-3 DOOR AND WINDOW SCHEDULE
ELECTRICAL	E	E00-1	E00-1 ELECTRICAL PLAN
STRUCTURAL	M	S00-1	S00-1 WALL SECTION AND WALL BRACING

ZONING
 LOT : 0030
 SQUARE: 4152
 ZONING: R-1-B
 FAR N/A
 LOT OCCUPANCY:
 MIN. WIDTH OF THE LOT: 50 FT
 MIN. SIZE OF LOT: 4,915 SQ. FTED
 SIDE SETBACK: N/A

MAX. STORIES: 3 STY. PLUS BASEMENT

BUILDING DESCRIPTION: RESIDENTIAL
JURISDICTION: WASHINGTON, DC.
TOTAL BUILDING FOOTPRINT: 1,995.0 SF
TOTAL WORK AREA 366 SF

* BUILDING LEAKAGE TESTED TO BE PERFORMED TO ENSURE BUILDING LEAKAGE NOT EXCEED 5 AIR CHANGES PER HOUR.

* TESTING TO BE PERFORMED BY THIRD PARTY CONTRACTOR.
THERE SHALL BE PROGRAMMABLE THERMOSTATS INSTALLED THRU OUT.

* SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED WITH R-8 ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE TO BE R-6

- * GRAVITY DAMPERS TO BE INSTALLED AT ALL INTAKES/EXHAUST.
- * HVAC LINE SET PIPING TO BE INSTALLED WITH UV PROTECTANT AND WRAPPED IN MINIMUM R-3 INSULATION.

- * AIR HANDLERS SHALL NOT EXCEED LEAKAGE RATE OF 2%.
- * VENTILATION AND EFFICACY FLOW REQUIREMENTS EXHAUST FANS MIN 50 CFM AND 35 (1.4 CFM/WATT) WATTS.
- * 75% OF PERMANENT FIXTURES OR 75% LAMPS IN PERMANENT FIXTURES USED ARE TO BE HIGH EFFICIENT LAMPS.
- * NEW GLAZING U FACTORS= DOORS/WINDOWS =0.35-SKYLIGHTS =0.55 LOW "E" AND DOUBLE OR TRIPLE GLAZED.

	DETAIL NUMBER		PARTITION TYPE
	WALL SECTION		WINDOW TYPE
	SHEET WHERE DETAIL APPEARS		DOOR NUMBER
	BUILDING SECTION		REVISION NUMBER
	DETAIL MARK		
	DETAIL NUMBER		NEW STUD WALL
	INTERIOR ELEVATION		WALL TO BE REMOVED
	SHEET WHERE DETAIL APPEARS		

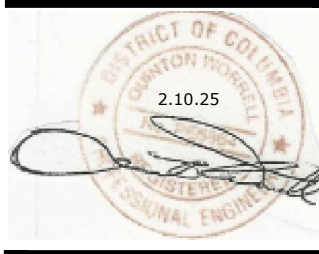
	EARTH		METAL
	CONCRETE MASONRY UNIT		ROUGH LUMBER
	BRICK		FINISHED WOOD
	POURED CONCRETE		PLYWOOD (LARGE SCALE)
	GRAVEL FILL		PLYWOOD (SMALL SCALE)
	MARBLE		RIGID INSULATION
	SAND, PLASTER, GYPSUM WALL BOARD		BATT INSULATION

THE OWNER SHALL ASSUME RESPONSIBILITY FOR ALL PROJECT THAT MAY BE REQUIRED AT THE OWNER'S OPTION INCLUDING ASBESTOS, RADON, LEAD, AND OTHER TOXIC

CONTRACTOR SHALL VISIT PROJECT AND FIELD VERIFY ALL
DIMENSIONS INCLUDING MASONRY, AND ALL EXISTING
OPENINGS ALL DIMENSION SHOWN



COVER SHEET



DARRY SIMMONS
3938 17TH ST NE
WASHINGTON, DC

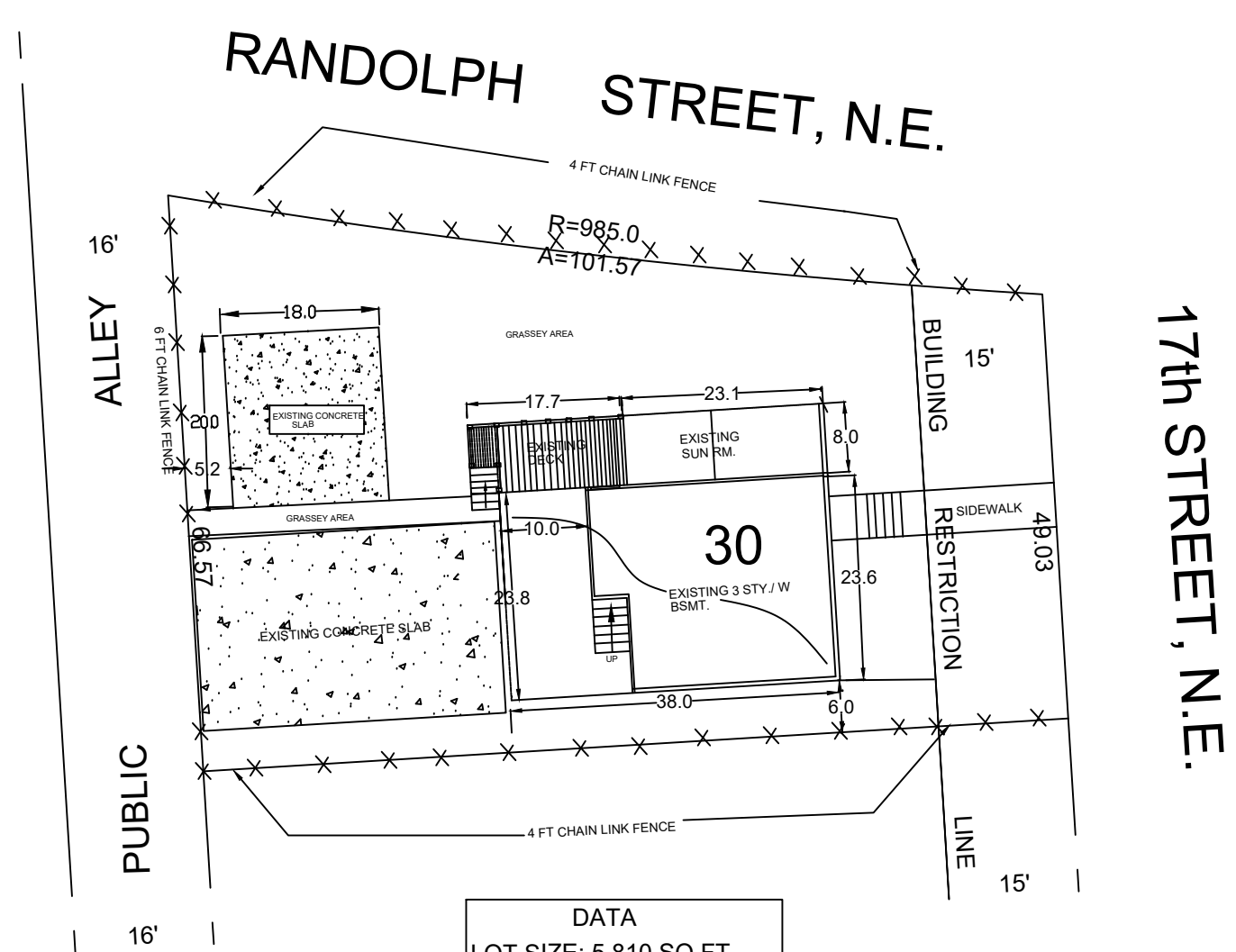
SHEET TITLE

DRAWN BY WDG		
REVISION		
NO.	DATE	DESCRIPTION
SCALE: 1/4"=1'-0"		AS INDICATED

CS-1

DATE: 11/14/24

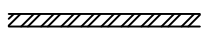
SITE PLAN
SQUARE 4152 LOT 30

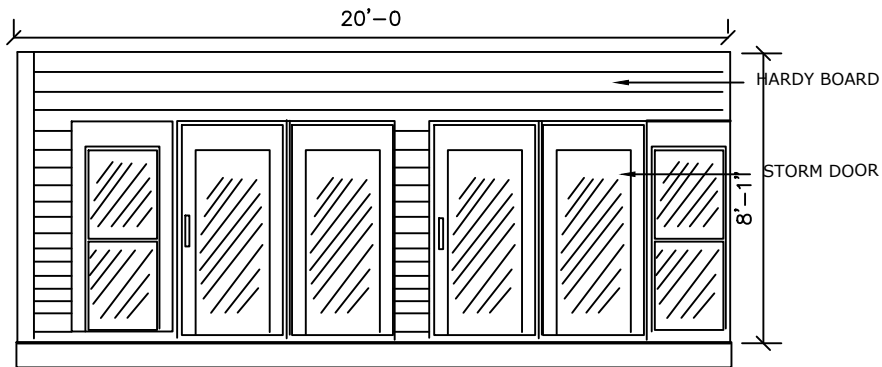


DATA
LOT SIZE: 5,810 SQ.FT
IMPERVIOUS: 2,080 SQ.FT

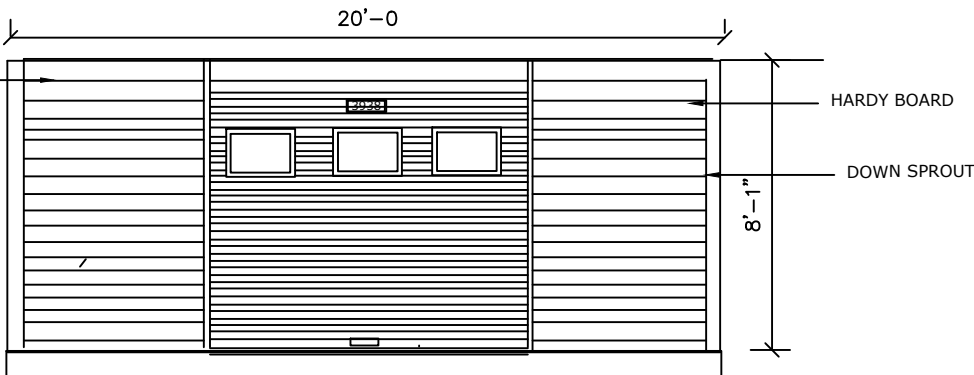
SCALE: 1 INCH =20FT
X—X—X EXISTING CHAIN LINK FENCE

PLAN LEGEND

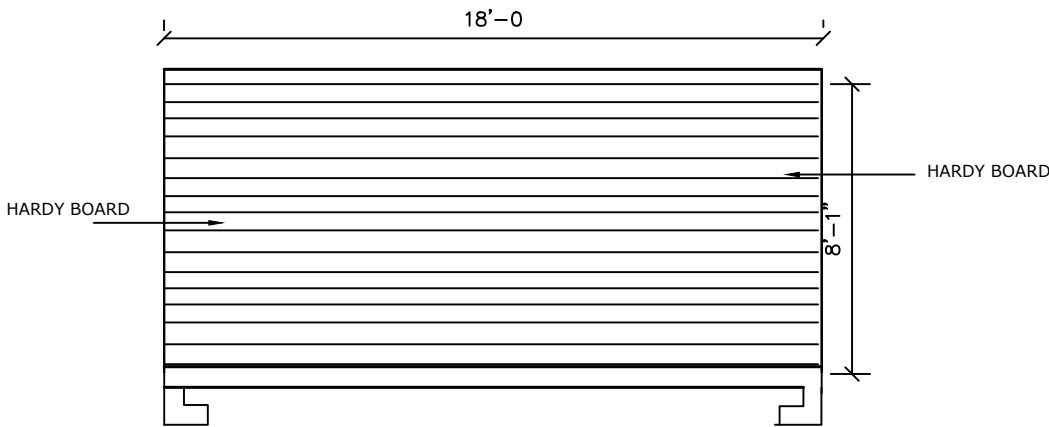
- EXISTING BRICK 
- NEW DRYWALL 
- 2 HR FIRE RATED WALLS 



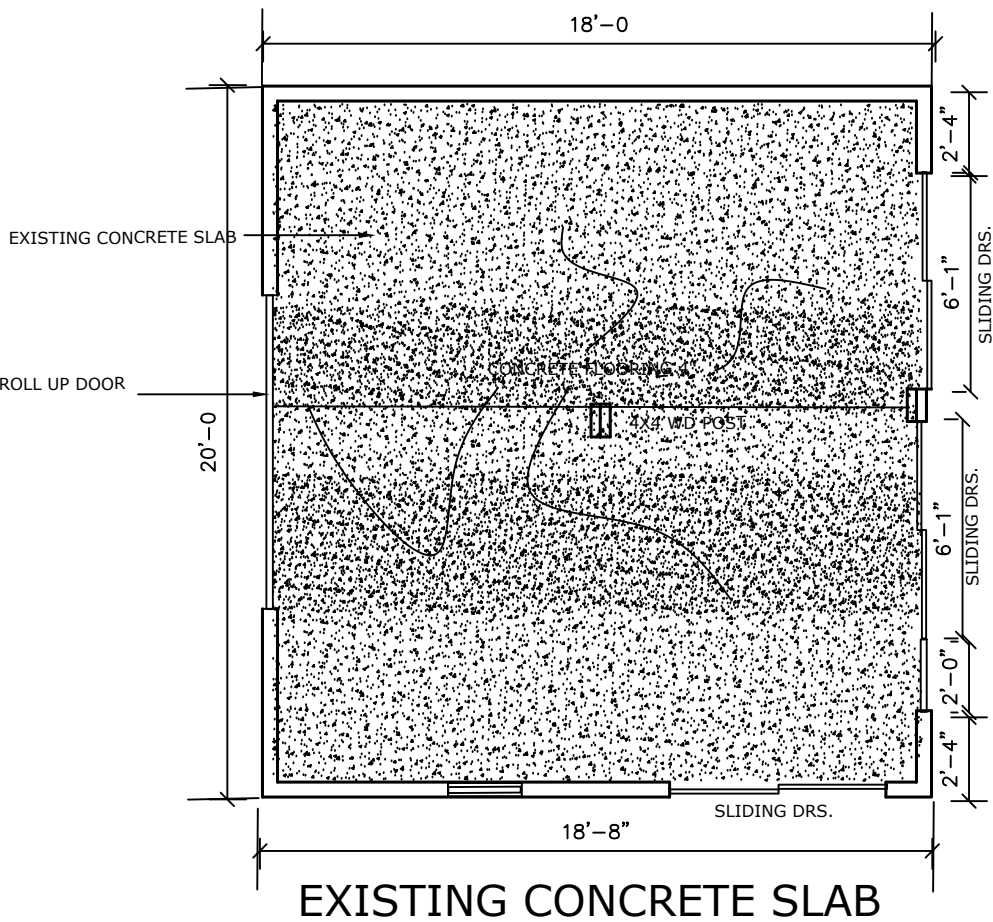
PROPOSED
EAST ELEVATION PLAN



PROPOSED
WEST ELEVATION PLAN

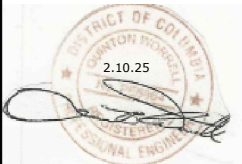


PROPOSE
NORTH ELEVATION PLAN



EXISTING CONCRETE SLAB

WASHDESIGNGROUP
*CADD DESIGN*PERMIT SERVICES
WASHDESIGNGROUP@AOL.COM
OFFICE 240-351-4753



PROPOSED
ELEVATION PLAN

DARRY SIMMONS
3938 17TH ST NE
WASHINGTON, DC

DATE: 10.8.24
SCALE: 1/4"=1'-0
DRAWN: WDG
SHEET NO:



A00-1