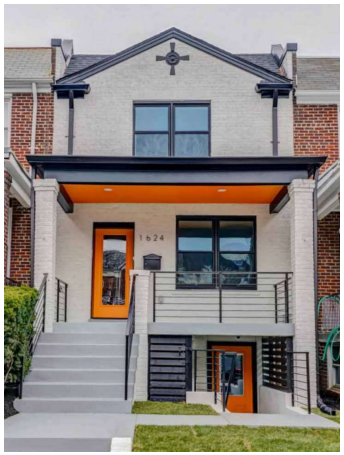
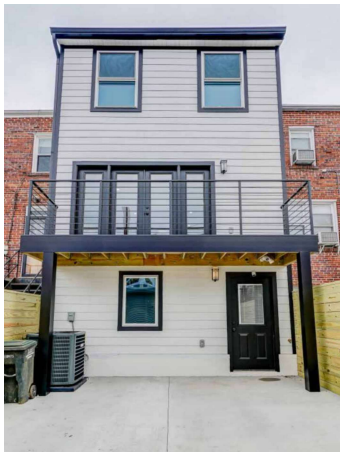
# 1624 D ST NE
# WASHINGTON DC 20002

1 SITE LOCATION PLAN
SCALE: NONE



2 EXISTING NORTH ELEVATION
SCALE: NONE



3 EXISTING WEST ELEVATION
SCALE: NONE

## PROJECT DESCRIPTION

CONSTRUCTION OF NEW 16'-11 X 13'-11 1/2" REAR SCREENED-IN PORCH WITH CLEAR ROOF. ALTERATIONS TO EXISTING YARD GARAGE SLAB

## NOTE

ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING W/ WORK.

## CODE REVIEW INFO.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS, & SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS, LICENSES & INSURANCE NECESSARY FOR THE PROPER EXECUTION OF WORK SHALL BE SECURED & PAID FOR BY THE GENERAL CONTRACTOR. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

**2015 IRC** (INTERNATIONAL RESIDENTIAL CODE) WITH 2017 DCMR 12B, DC RESIDENTIAL CODE SUPPLEMENT & 2016 ZONING REQUIREMENTS
**2015 IEBC** (INTERNATIONAL EXISTING BUILDING CODE)with DCMR 12J AMENDMENTS
**2015 ENERGY CONSERVATION CODE** (ECC) with DCMR 12I AMENDMENTS
**2015 INTERNATIONAL MECHANICAL CODE** (IMC) with DCMR 12E AMENDMENTS
**2015 INTERNATIONAL PLUMBING CODE** (IPC) with DCMR 12F AMENDMENTS
**2015 INTERNATIONAL FUEL GAS CODE** (IFGC) with DCMR 12D AMENDMENTS
**2015 INTERNATIONAL FIRE CODE** (IFC) with DCMR 12H AMENDMENTS
**2014 NATIONAL ELECTRIC CODE** (NEC) with DCMR 12C AMENDMENTS
**2015 GREEN CONSTRUCTION CODE** (GCC) with DCMR 12K AMENDMENTS

## GENERAL INFO

OWNER:
KARL & IOANA MEYER
1624 D STREET NE
WASHINGTON, DC 20002

ARCHITECT :
AGGREGATE ARCH & DESIGN, PLLC
1012 14TH ST NW SUITE 915,
WASHINGTON, DC 20005
PH: 202.289.0053

GENERAL CONTRACTOR:
TBD

## DRAWING INDEX


| | |
|---|---|
| CS01 | COVER SHEET |
| CS02 | NOTES & SPECIFICATIONS |
| CS03 | SITE PLAN |
| CS04 | SOIL & EROSION PLAN |
| BZA 001 | EXISTING CONDITIONS PHOTOS |
| BZA 002 | PROPOSED DESIGN 3D VIEWS |
| BZA 003 | SUMMER SUN SHADING ANALYSIS |
| BZA 004 | SUMMER SUN SHADING ANALYSIS |
| BZA 005 | SPRING / FALL SUN SHADING ANALYSIS |
| BZA 006 | SPRING / FALL SUN SHADING ANALYSIS |
| BZA 007 | WINTER SUN SHADING ANALYSIS |
| BZA 008 | WINTER SUN SHADING ANALYSIS |
| D001 | AS-BUILT / DEMOLITION PLANS & NOTES |
| A001 | PROPOSED FLOOR PLANS, SECTION & ELEVATION |
| A002 | PROPOSED SECTION, ELEVATIONS & 3D AXON |
| S001 | STRUCTURAL PLANS & DETAILS |
| S002 | STRUCTURAL DETAILS |


## ZONING INFO

| | | | |
|---|---|---|---|
| SQUARE: | 4545 | EXIST. BUILD. HEIGHT: | 32'-6" |
| LOT: | 0167 | PROP. BUILD. HEIGHT: | NO CHANGE |
| ZONE: | RF-1 | MAX. BUILD. HEIGHT: | 35'-0" |
| EXIST. LOT AREA: | 1,662.14 SQ FT | EXIST. # PARK. SPACE: | 1 |
| EXIST. LOT OCC.: | 60.51% (1,005.83 SQ FT) | PROP. # PARK. SPACE: | 1 |
| PROP. LOT OCC.: | 69.97% (1,163.09 SQ FT) | MIN. # PARK. SPACE: | 0 |
| MAX. LOT OCC.: | 60% | | |
| EXIST. # OF STORIES: | 2 + CELLAR | EXIST. GAR: | N/A |
| PROP. # OF STORIES: | NO CHANGE | PROP. GAR: | NO CHANGE |
| MAX. # OF STORIES: | 3 | MIN. GAR: | N/A |

## DESIGN CRITERIA

| | | | |
|---|---|---|---|
| GROUND SNOW LOAD: | 25 psf | WINTER DESIGN TEMP.: | 17° |
| WIND DESIGN SPEED: | 90mph | ICE BARRIER REQ'D: | NO |
| T.E.: | NA | FLOOR HAZARD: | NA |
| SISMIC DESIGN CAT.: | A | AIR FREEZING INDEX: | 500 |
| DAMAGE FROM: | | MEAN ANNUAL TEMP.: | 55° |
| WEATHERING: | M | | |
| FROST DEPTH: | 30in | | |
| TERMITE: | M-H | | |

## BUILDING DATA

| | EXIST. BLDG. | PROP. ALTER. |
|---|---|---|
| IBC OCCUPANCY CLASSIFICATION | R-3 | R-3 |
| TYPE OF CONSTRUCTION - | V-B | V-B |
| NUMBER OF STORIES ABOVE GRADE | 2 | 2 |
| FULLY SPRINKLERED | NO | NO |
| FLOOR AREA OF BUILDING | 5,526.89 SQ FT | 5,526.89 SQ FT |
| AREA OF REAR DECK/SCREEN-IN PORCH | 79.64 SQ FT | 265.25 SQ FT |

SHEET NAME: COVER PAGE
SHEET NO: CS01
DATE: 10/06/25
SUBMISSION: BZA NO. FEB/MT
GENERAL NOTES: ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING W/ WORK.
DRAWING DATA: 1624 D ST NE WASHINGTON DC 20002
DRAWN BY: FG
CHECKED BY: MT/IT
PROJECT NO: 2206C
SEAL & SIGNATURE: DISTRICT OF COLUMBIA MARK K. FRY REGISTERED ARCHITECT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aggregate PLLC architecture+design
1012 14th Street NW, Suite 915 Washington, DC 20005 202.289.0053
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21535
EXHIBIT NO. 5

SECTION 1 - GENERAL DATA

GENERAL CONDITIONS:

THESE NOTES AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT THE WORKING DRAWINGS WHICH TOGETHER ARE TO BE USED FOR PERFORMING THE WORK.

THE DRAWINGS AND THE SPECIFICATIONS ARE COMPLIMENTARY TO EACH OTHER AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY BOTH. WHERE THE SPECIFICATIONS DISAGREE WITH THE DRAWINGS, THE ARCHITECT WILL CLARIFY.

DIMENSIONS ON THE DRAWINGS SHALL BE FOLLOWED IN LIEU OF SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO ROUGH FRAMING UNLESS OTHERWISE INDICATED. DIMENSIONS, NOTES, FINISHES, ETC. INDICATED ON PLANS, SECTIONS AND/OR DETAILS, SHALL APPLY TO SIMILAR, SYMMETRICAL AND/OR OPPOSITE PLANS, SECTIONS AND/OR DETAILS, UNLESS OTHERWISE NOTED OR DETAILED.

ALL BUILDING AND SANITARY LAWS, RULES AND REGULATIONS, HAVING JURISDICTION OVER THIS PROJECT, SHALL BE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH BY THE OWNER AND CONTRACTOR WHETHER HEREIN SPECIFIED OR NOT.

ALL WORK, MATERIAL AND EQUIPMENT INCORPORATED IN THE PROJECT INCLUDING PLUMBING, HEATING AND ELECTRICAL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER.

GENERAL CONTRACTOR TO FURNISH ALL LABOR, EQUIPMENT, MATERIALS, CONNECTIONS AND SUPERVISION TO COMPLETE THE PROJECT AS SPECIFIED HEREIN, SHOWN ON THE PLANS, AND/OR REASONABLY INFERRED FROM EITHER, UNLESS OTHERWISE NOTED.

THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN THE SPECIFICATIONS ARE INTENDED TO MEAN "FURNISHED [AND INSTALLED]" AND/OR "CONNECTED"), UNLESS SPECIFICALLY MENTIONED OTHERWISE.

WHERE THE WORDS "SHOWN" OR "SHOWN ON DRAWINGS" ARE USED IN THE SPECIFICATIONS, IT SHALL BE CONSTRUED TO MEAN "NOTED", "INDICATED", "SCHEDULED", "DETAILED", OR ANY OTHER DIAGRAMMATIC OR WRITTEN REFERENCE MADE ON ANY OF THE CONTRACT DOCUMENTS, INCLUDING BOTH THE DRAWINGS AND SECTIONS OF THE SPECIFICATIONS, AND ALL OF THE AFOREMENTIONED TERMS SHALL BE CONSTRUED INTERCHANGEABLE.

THE TERM "BY OWNER", WHEN RELATED TO EQUIPMENT, ACCESSORIES, FIXTURES, APPLIANCES, CABINETS, ETC. MEANS SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR

"THE OWNER" SHALL BE USED TO REFER TO *[EARL & JOANA MEYER]* AND / OR ANY OF THEIR REPRESENTATIVES.

"THE CONTRACTOR " SHALL BE USED TO REFER TO THE GENERAL CONTRACTOR AND SUB CONTRACTORS PERFORMING THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS FOR "THE OWNER".

LICENSE, INSURANCE AND BONDS:

THE CONTRACTOR/ SUBCONTRACTORS PERFORMING THE WORK SHALL BE LICENSED IN THE *DISTRICT OF COLUMBIA* AND SHALL HOLD ALL REQUIRED JURISDICTIONAL LICENSES.

THE CONTRACTOR SHALL CARRY FOR EVERY PERSON EMPLOYED BY THEM ON THE PREMISES THE INSURANCES AS TO PROTECT THE OWNER, INCLUDING WORKMEN'S COMPENSATION AND LIABILITY INSURANCE AND PROPERTY DAMAGE INSURANCE.

APPLICABLE BUILDING CODE:

CURRENT EDITION AND AMENDMENTS OF THE *INTERNATIONAL RESIDENTIAL CODE*, WITH *[WASHINGTON, DC]*, AMENDMENTS, AND ALL LAWS AND CODES CURRENTLY ENFORCED AT THE BUILDING LOCATION. ALL MATERIALS AND WORK SHALL COMPLY WITH THE AFOREMENTIONED CODE.

PERMITS:

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND SHALL OBTAIN ALL REQUIRED BUILDING DEPARTMENT INSPECTIONS.

GENERAL CONSTRUCTION NOTES:

ALL WORKMANSHIP SHALL BE PERFORMED AND COMPLETED IN A WORKMANLIKE MANNER MAINTAINING THE HIGH QUALITY STANDARDS OF EACH TRADE.

THE CONTRACTOR SHALL INSPECT THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS THOROUGHLY TO INFORM THEMSELVES OF ALL EXISTING CONDITIONS AND WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS BEFORE COMMENCING WORK AND/OR ORDERING MANUFACTURED ITEMS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS BEFORE COMMENCING WORK OR ORDERING MANUFACTURED ITEMS. WAIVER OF RESPONSIBILITY OR REQUEST FOR ADDITIONAL PAYMENT BASED ON LACK OF KNOWLEDGE OF EXISTING OBSERVABLE OR REASONABLY ASSUMABLE CONDITIONS AT THE SITE WILL NOT BE ACCEPTED OR CONSIDERED.

THE CONTRACTOR SHALL STORE MATERIALS IN A SAFE AND DRY LOCATION AND SHALL PROTECT ALL WORK, EQUIPMENT, AND MATERIALS THROUGHOUT THE CONSTRUCTION PROCESS.

SCHEDULE OF COMPLETION AND PAYMENTS FOR THE WORK SHALL BE AS AGREED TO BY THE OWNER AND CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE COMPETENT DAILY SUPERVISION, INCLUDING CAREFULLY SECURING THE PROPERTY AT THE END OF EACH WORK DAY (COORDINATE ALARM AND/OR OTHER SECURITY ISSUES AT THE SITE WITH THE OWNER).

ALL STRUCTURAL WORK REQUIRED BY THESE PLANS SHALL TAKE PLACE USING THE MOST CUSTOMARY AND PRECAUTIONARY PRACTICES TO CAUSE NO MOVEMENT TO THE EXISTING STRUCTURE NOR DAMAGE TO EXISTING FINISHES. SHORING AND BRACING SHALL OCCUR FROM THE FOUNDATION UP AS REQUIRED AND SHALL BE WELL ANCHORED AND PADDED TO PROTECT FINISHES.

IN AREAS WHERE EXISTING STRUCTURES OR FINISHES ARE INDICATED TO BE MODIFIED OR REMOVED, ALL DISTURBED FINISHES SHALL BE REPAIRED TO MATCH EXISTING UNLESS OTHER WISE NOTED.

THE CONTRACTOR SHALL DURING THE COURSE OF THE WORK PROVIDE ADEQUATE PROTECTION TO STOP THE SPREAD OF DIRT, DEBRIS, DUST, ETC. AND SHALL REMOVE TRASH, DEBRIS, ETC. ACCUMULATED BY THE CONSTRUCTION WEEKLY. THE PROJECT, UPON COMPLETION SHALL BE TURNED OVER TO THE OWNER "GLOVE" CLEAN, AND ALL EQUIPMENT AND OPERABLE COMPONENTS SHALL BE FUNCTIONING AND ALL SURFACES FINISHED.

THE BUILDING AND GROUNDS SHALL BE KEPT CLEAN AT ALL TIMES. AFTER COMPLETION OF THE CONTRACT AND BEFORE RECEIVING FINAL PAYMENT, THE CONTRACTOR SHALL HAVE ALL PARTS OF RENOVATED AREAS CLEANED AS NECESSARY.

ALL EQUIPMENT, FIXTURES AND APPLIANCES REQUIRING ELECTRIC POWER SHALL BE SUITED FOR USE WITH THE POWER TO BE SUPPLIED. ALL ELECTRICAL REQUIREMENTS SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.

VERIFY ALL DIMENSIONS EXISTING FOR HORIZONTAL AND VERTICAL CONTROL BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT FOR INSTRUCTIONS PRIOR TO STARTING.

THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE FINAL SELECTION OF APPLIANCES, CABINETRY, FIXTURES AND ACCESSORIES NOT SPECIFIED. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL THESE ITEMS AS PART OF THIS CONTRACT.

THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SCHEDULE TIMING AS NOT TO CAUSE DELAYS TO ANY PHASE OF CONSTRUCTION DUE TO LATE SCHEDULING OF INTERCONNECTED WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE OWNER.

ALL EQUIPMENT WARRANTIES AND MAINTENANCE MANUALS SHALL BE GIVEN TO THE OWNER IN ONE CONSOLIDATED PACKAGE. WARRANTY PERIOD SHALL BEGIN UPON COMPLETION OF WORK.

UNLESS OTHERWISE NOTED, ALL EQUIPMENT, MATERIALS AND COMPONENTS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL EXTEND OR RELOCATE, AS REQUIRED, ALL VISIBLE INTERIOR UTILITIES DISTURBED BY THE DEMOLITION/RENOVATION, TO THE NEAREST REASONABLE LOCATION UNLESS OTHERWISE NOTED. (I.E.: ELECTRICAL OUTLETS, ELECTRICAL SWITCHES, TELEPHONE OUTLETS, CABLE CONNECTIONS, HVAC SUPPLY, ETC.) COORDINATE THE NEW LOCATION WITH THE OWNER AND/OR ARCHITECT.

THE CONTRACTOR SHALL COORDINATE THE TEMPORARY "SHUT DOWN" OF ALL UTILITIES, INCLUDING FIRE PROTECTION AND ALARM SYSTEMS WITH THE OWNER.

SECTION 2 - SITE WORK:

SEE *C504*

SECTION 3 - CONCRETE:

SEE STRUCTURAL NOTES *S001*

SECTION 4 - MASONRY:

SEE STRUCTURAL NOTES *N/A*

SECTION 5 - METALS:

SEE STRUCTURAL NOTES *N/A*

MISC. METALS:

THE CONTRACTOR SHALL PROVIDE ALL MISC. NAILS, BOLTS, SUPPORTS, SCREWS AND FASTENERS AS REQUIRED TO COMPLETE THE WORK DELINEATED IN THE DRAWINGS.

SECTION 6 - WOOD AND PLASTICS:

FRAMING:

SEE STRUCTURAL NOTES *S001*

FINISH CARPENTRY & MILLWORK:

ALL WORKMANSHIP AND MATERIALS SHALL MAINTAIN THE HIGHEST QUALITY STANDARDS FOR EACH TYPE OF INSTALLATION AND MATERIAL, PREMIUM GRADE TYPICAL, UNLESS OTHER WISE NOTED.

ALL WALL, DOOR TRIM AND WINDOW FRAMING DETAILS SHALL MATCH THE EXISTING STRUCTURE FOR SIMILAR APPLICATIONS, UNLESS OTHERWISE NOTED OR DETAILED. SEE *N/A* FOR TRIM, DOORS & WINDOWS SCHEDULES.

ALL NEW INTERIOR WOOD TRIM, BASE AND MOLDINGS SHALL MATCH THOSE OF THE EXISTING STRUCTURE FOR SIMILAR APPLICATIONS, UNLESS OTHERWISE NOTED. SEE *N/A* FOR TRIM SCHEDULE.

ALL CABINETRY TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.

FINISH HARDWARE:

ALL HARDWARE ITEMS FOR ARCHITECTURAL CARPENTRY/ WOODWORK SHALL BE PROVIDED BY CONTRACTOR COMPLETE, WITH FASTENERS AND RELATED ACCESSORIES.

SECTION 7 - THERMAL & MOISTURE PROTECTION:

ALL NEW AND ACCESSIBLE EXISTING WASTE LINES INSTALLED IN WALLS ADJACENT TO LIVING SPACES SHALL BE WRAPPED WITH SOUND ATTENUATION BATTS, TYPICAL.

ALL INSULATION PRODUCTS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

SECTION 8 - DOORS & WINDOWS

SEE INTERIOR DOOR SCHEDULE *N/A*

SEE *N/A* FOR HARDWARE SCHEDULE.

SECTION 9 - FINISHES:

GYPSUM DRYWALL:

TILED WALLS SHALL BE FINISHED WITH 1/2" WATER RESISTANT GYPSUM BOARD WHERE NOTED W/ TILE, AND SHALL BE MESH TAPED, SPACKLED, AND SMOOTH SANDED. PROVIDE CORNER BEADS FOR ALL EXPOSED CORNERS, AND CASING BEADS WHERE GYPSUM BOARD IS ADJACENT TO DIFFERENT MATERIAL.

ALL GYPSUM BOARD PRODUCTS SHALL BE HANDLED, INSTALLED AND FINISHED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY THE U.S. GYPSUM COMPANY.

TILE:

TILED FLOORS AND WALL SELLECTIONS TO BE PURCHASED & INSTALLED BY GENERAL CONTRACTOR.

PAINTING & STAIN:

METAL HARDWARE AND MISC. FITTING ARE NOT TO BE PAINTED, UNLESS SPECIFIED OR NOTED.

THE CONTRACTOR SHALL REMOVE ALL SWITCH PLATES, COVER PLATES, TRIM RINGS AND MISC. SURFACE HARDWARE AS REQUIRED, PRIOR TO PAINTING AND REINSTALL THEM AS COMPLETION OF THE PAINTING WORK.

CAULKING & SEALANTS:

LATEX CAULKING SHALL ONLY BE USED FOR FINAL FILL OR CRACKS IN NONEXPANDING, PAINTABLE SURFACES SUCH AS WOOD TRIM ON DRYWALL.

COUNTERTOPS:

COUNTERTOPS SHALL BE PURCHASED AND INSTALLED BY THE GC. ALL EDGES SHALL BE DETERMINED. MATCHING COUNTERTOP MATERIAL SHALL BE USED FOR 4" BACKSPLASH ON KITCHEN COUNTERS. THE CONTRACTOR SHALL INSTALL WHERE SHOWN.

SECTION 10 - SPECIALTIES:

N/A

SECTION 11 - EQUIPMENT:

APPLIANCES:

SELECTIONS TO BE PURCHASED AND INSTALLED BY CONTRACTOR

SECTION 12 - FURNISHINGS:

N/A

SECTION 13 - SPECIAL CONSTRUCTION:

N/A

SECTION 14 - CONVEYING SYSTEMS:

N/A

SECTION 15 - MECHANICAL:

FOR MORE INFORMATION,
SEE *N/A*

PLUMBING:

SEE *N/A*

SECTION 16 - ELECTRICAL:

SEE *N/A*

| SUBMISSION | DATE | SHEET NAME |
|---|---|---|
| PERMIT - REDUCE | 10/20/25 | NOTES & SPECIFICATIONS |

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SHEET NO:
**CS02**

# 1624 D ST NE
WASHINGTON DC 20002

SEAL & SIGNATURE:
DISTRICT OF COLUMBIA
MARK K. FRIEDMAN
REGISTERED ARCHITECT

DRAWN BY: ES
CHECKED BY: MFAF
PROJECT NO: 2206C

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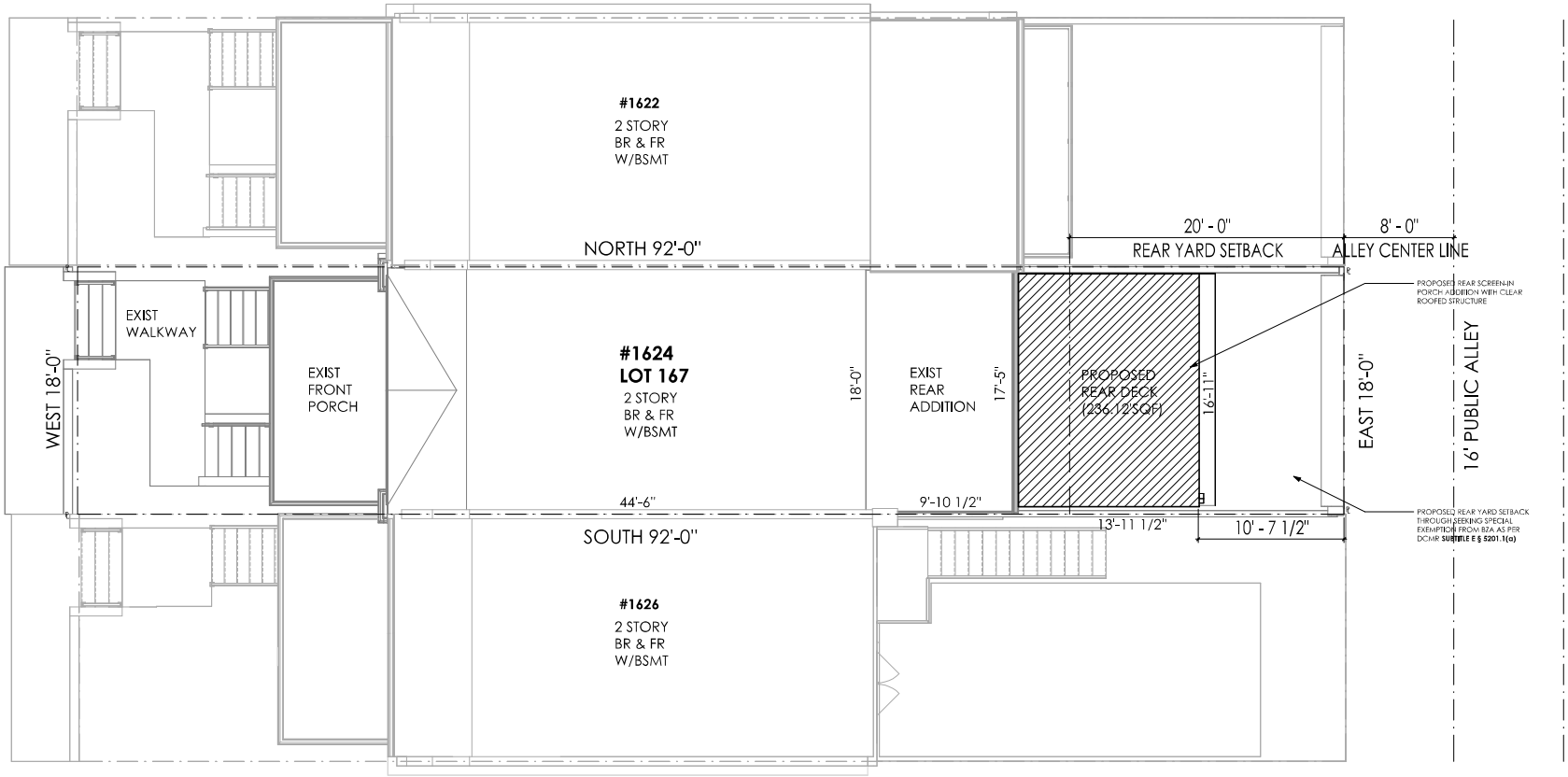
Aggregate Architecture & Design, PLLC




1 SITE PLAN - BZA
1/4" = 1'-0"

0 2 4 8'
0 1 2

aggregate architecture+design PLLC
1012 14th St NW, Washington, DC 20005 202.234.4776 www.aggregatedesign.com
Aggregate Architecture & Design, PLLC

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SEAL & SIGNATURE:
DISTRICT OF COLUMBIA
MATTHEW A. FRENCH
REGISTERED
ARCHITECT

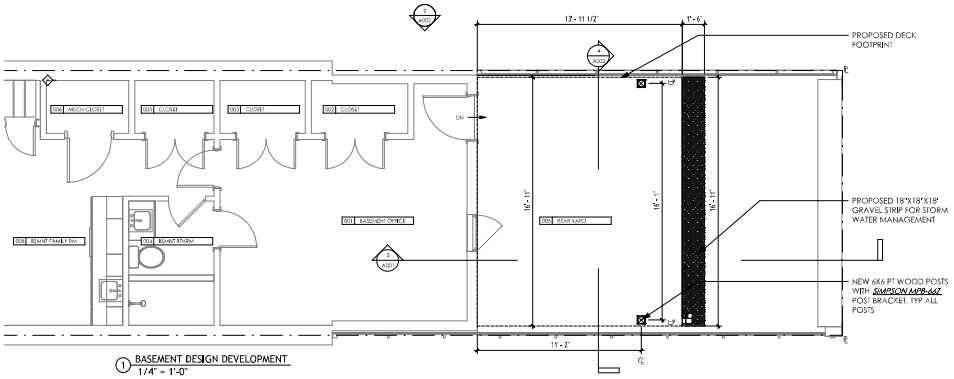
DRAWN BY: ES
CHECKED BY: MFF
PROJECT NO: 22060

DRAWING DATA:
1624 D ST NE
WASHINGTON DC 20002

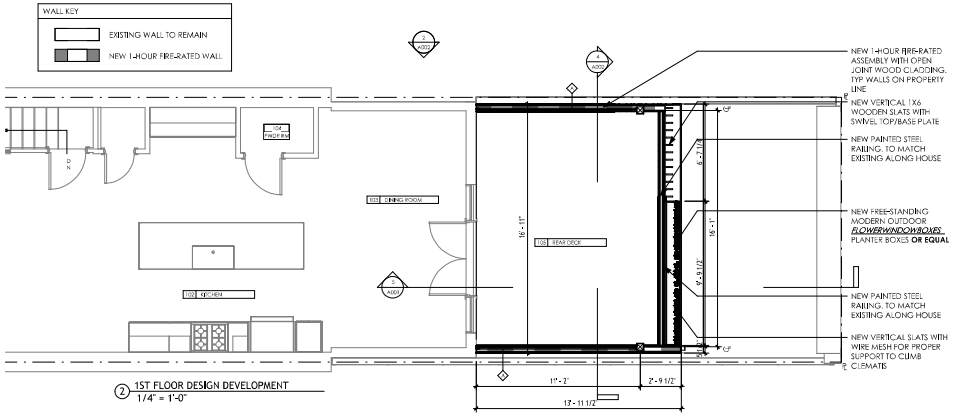
SUBMISSION:
FOR BZA / FOR UPDATE
DATE: 10/06/23

SHEET NAME: SITE PLAN
SHEET NO.: CS03

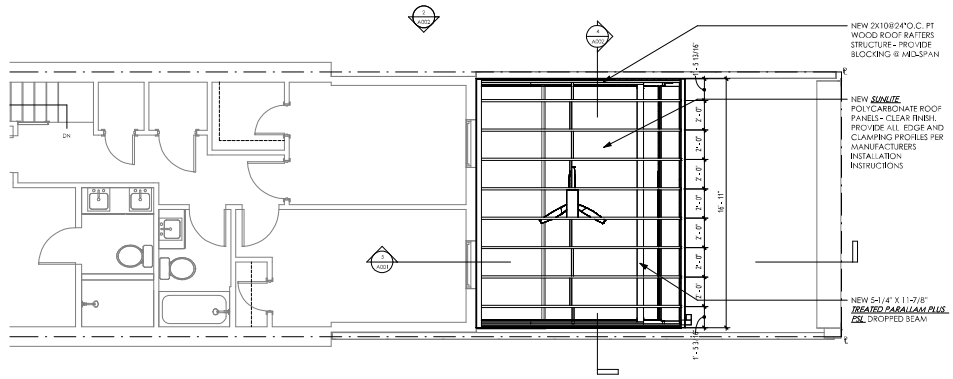
GENERAL NOTES:
ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
SEE DETAILS FOR ADDITIONAL INFORMATION.
STAY ON TOP OF THE DESIGN!



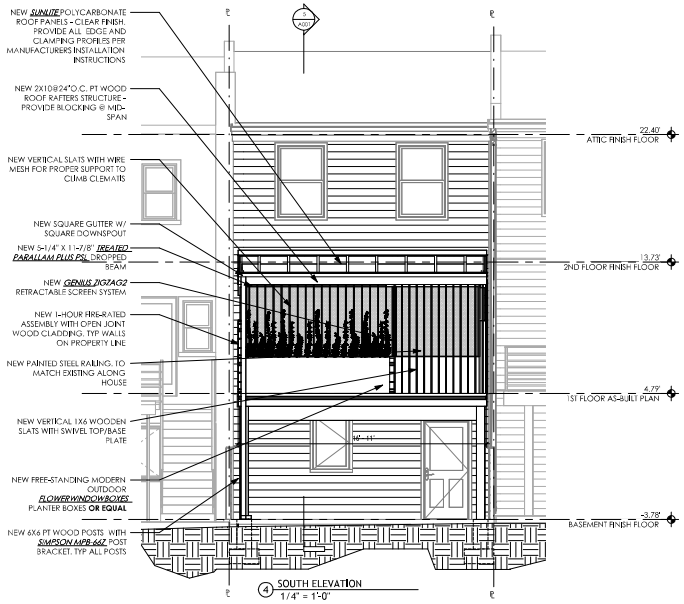

1 BASEMENT DESIGN DEVELOPMENT
1/4" = 1'-0"



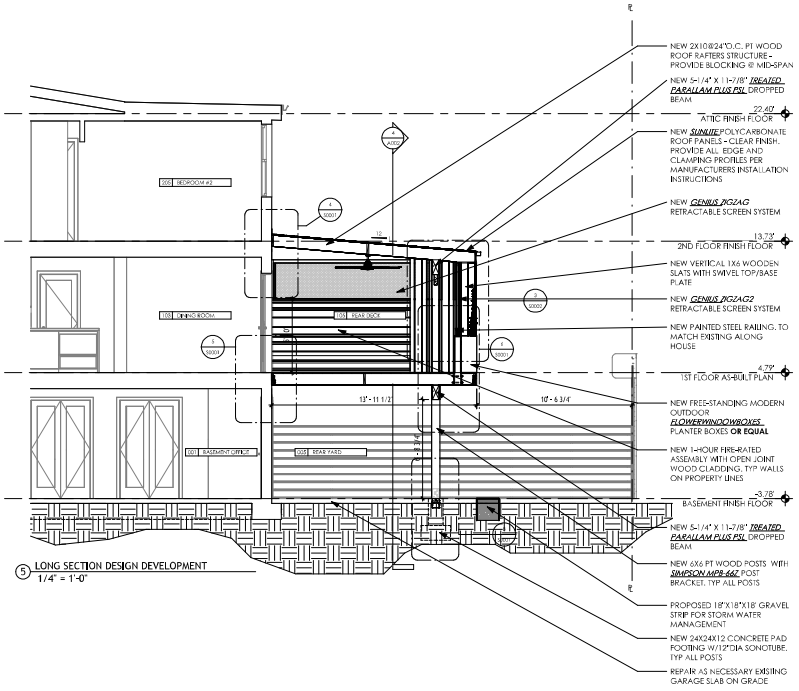

2 1ST FLOOR DESIGN DEVELOPMENT
1/4" = 1'-0"




3 ROOF DESIGN DEVELOPMENT
1/4" = 1'-0"




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




5 LONG SECTION DESIGN DEVELOPMENT
1/4" = 1'-0"

# 1624 D ST NE
WASHINGTON DC 20002

SUBMISSION
PERMIT - FOUNDATION

| DATE | |
|---|---|
| 10/20/20 | |

GENERAL NOTES:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2017 DC CONSTRUCTION CODES AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, CODES, AND REGULATIONS.
ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION. DO NOT SCALE DRAWINGS.
STAMPED DRAWINGS REQUIRED FOR PERMIT.

SHEET NAME: PROPOSED FLOOR PLANS, SECTION & ELEVATION
SHEET NO.: A001

DRAWING DATA:
DRAWN BY: ES
CHECKED BY: MFAT
PROJECT NO.: 2020-01

SEAL & SIGNATURE
DISTRICT OF COLUMBIA
MICHAEL A. FRIEDMAN
REGISTERED ARCHITECT

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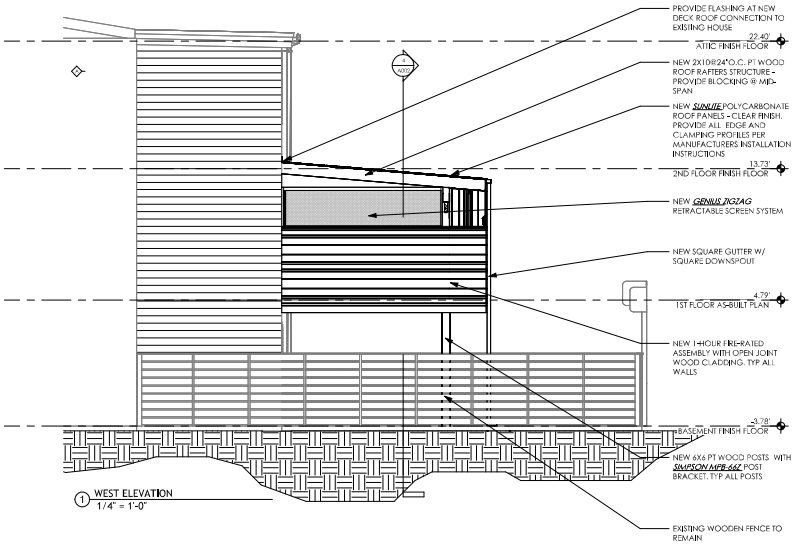
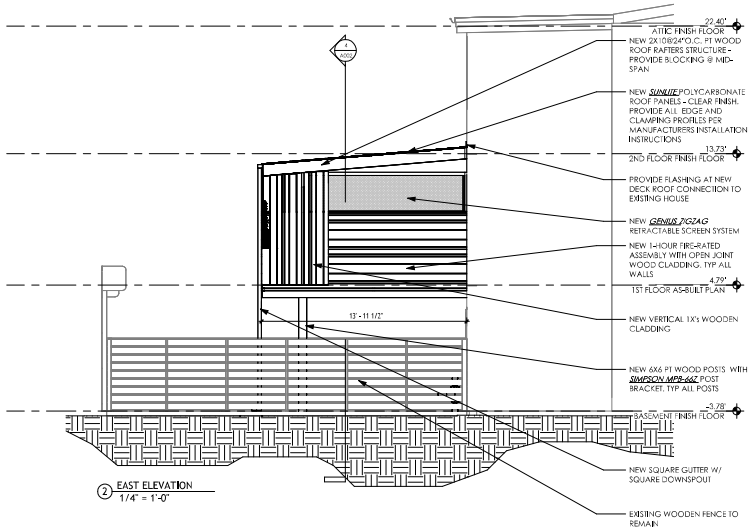
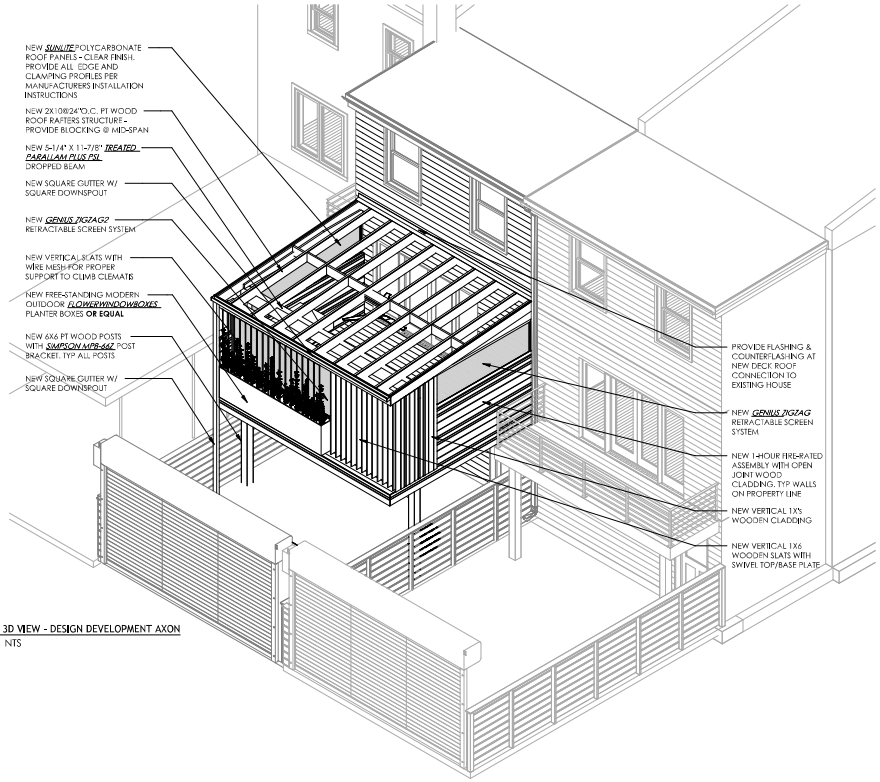
Aggregate Architecture & Design, PLLC



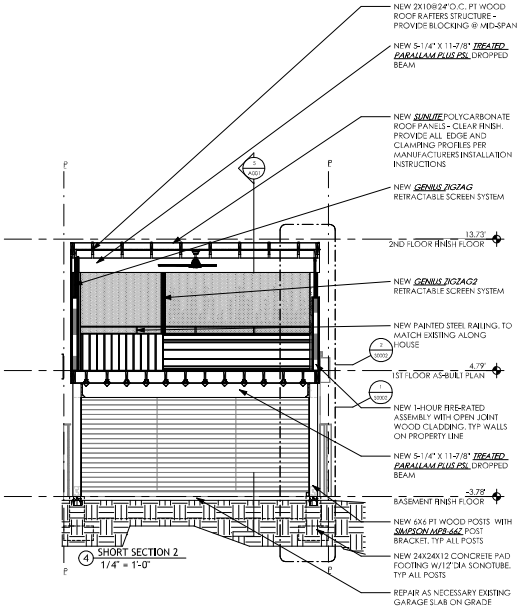

1 WEST ELEVATION
1/4" = 1'-0"




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




3 3D VIEW - DESIGN DEVELOPMENT AXON
NTS




4 SHORT SECTION 2
1/4" = 1'-0"

SUBMISSION
TYPE: PROJECT REVIEW
DATE: 10/06/05

SHEET NAME: PROPOSED SECTION ELEVATIONS & 3D AXON
SHEET NO.: A002

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# 1624 D ST NE
## WASHINGTON DC 20002

DRAWING DATA:
DRAWN BY: ES
CHECKED BY: MFAT
PROJECT NO.: 2006C

SEAL & SIGNATURE:
DISTRICT OF COLUMBIA
MARK A. FRETZ
REGISTERED ARCHITECT

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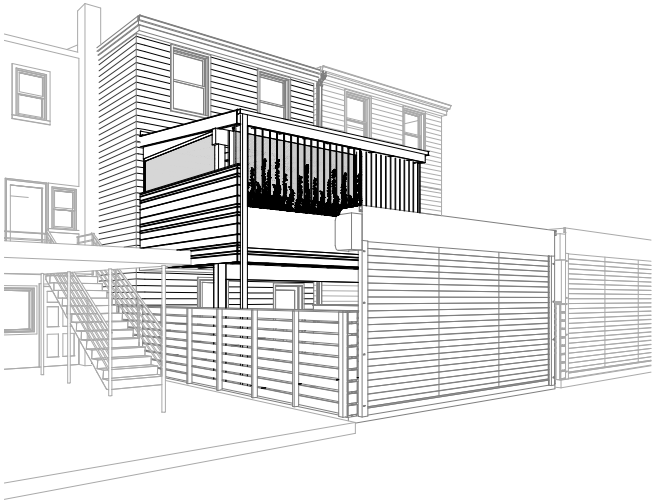
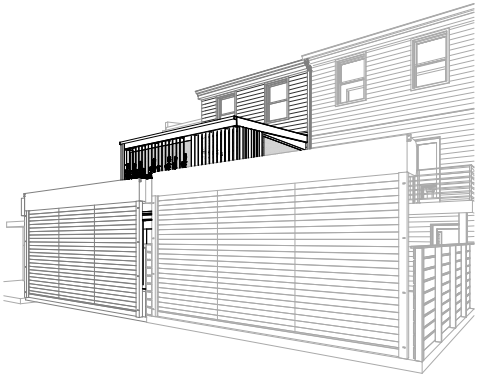
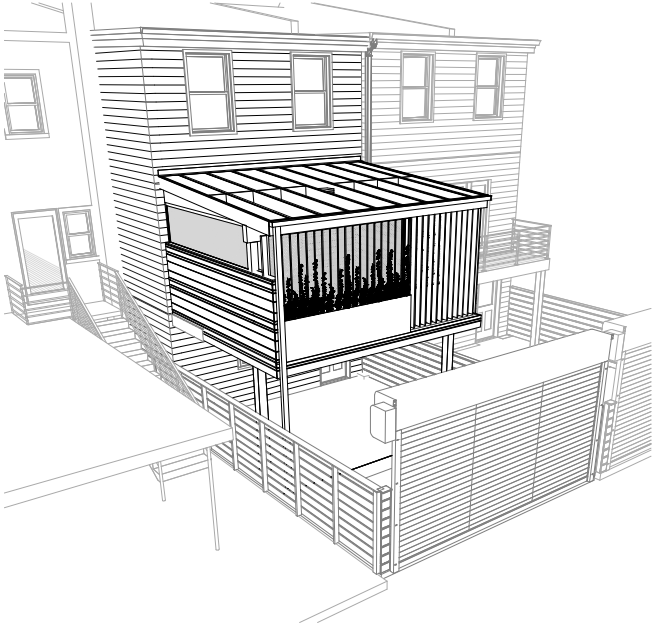


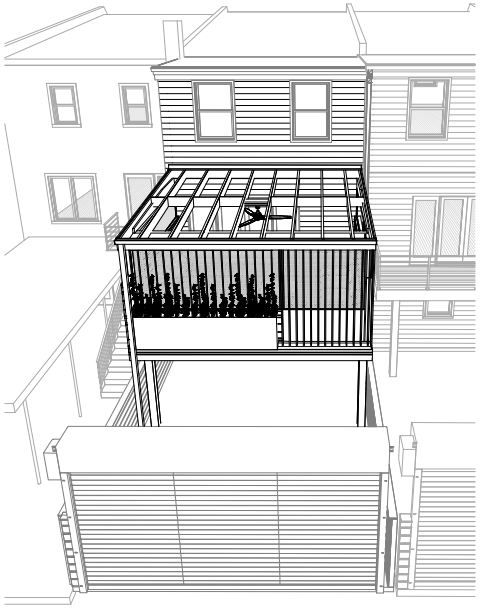
1 BZA 3D VIEW FROM ALLEY LOOKING WEST
NTS



2 BZA 3D VIEW FROM ALLEY LOOKING EAST
NTS



3 BZA 3D VIEW BIRD'S EYE LOOKING WEST
NTS



4 BZA 3D VIEW BIRD'S EYE LOOKING REAR
NTS

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DISTRICT OF COLUMBIA
MARK K. FRIEDMAN
REGISTERED ARCHITECT

DRAWN BY: ES
CHECKED BY: MKF
PROJECT NO: 2206C

DRAWING DATA:

1624 D ST NE
WASHINGTON DC 20002

SUBMISSION:
FOR BZA / FEB 2017

| DATE | SHEET NAME |
|---|---|
| 10/06/16 | PROPOSED DESIGN VIEWS |

GENERAL NOTES:
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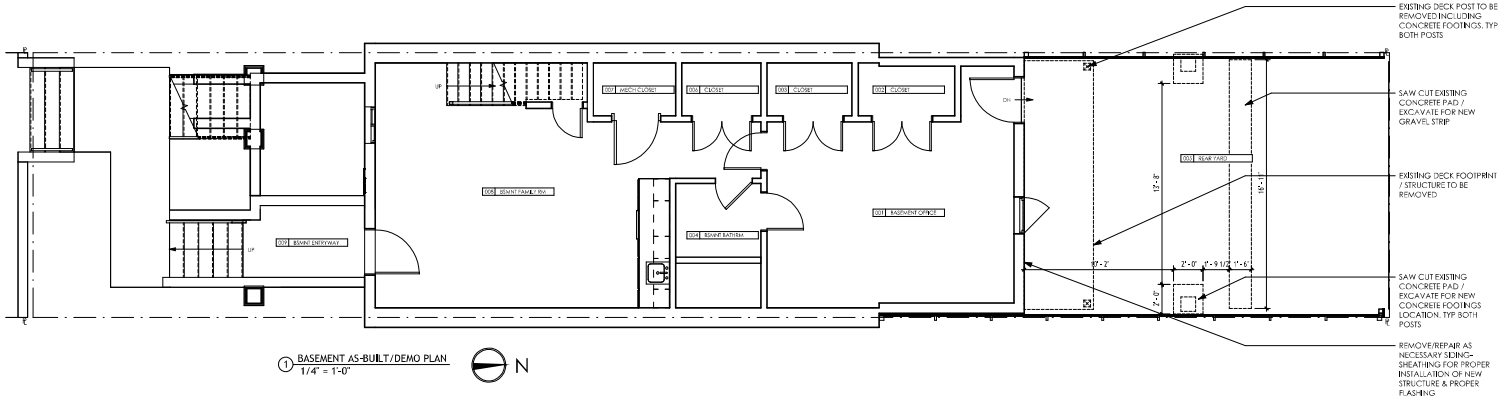
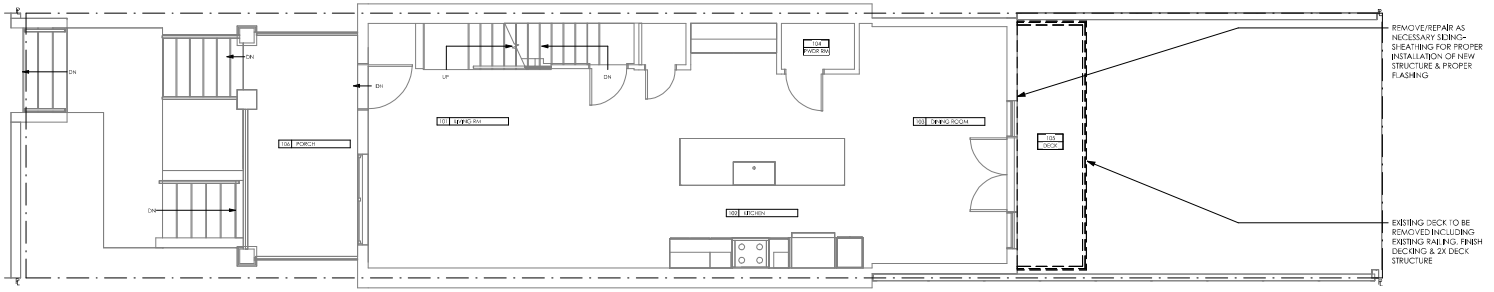
SEE BZA-CC COVER SHEET FOR ADDITIONAL NOTES.
VIEW FACING

SHEET NO:
BZA 002




1 BASEMENT AS-BUILT/DEMO PLAN
1/4" = 1'-0"

N




2 1ST FLOOR AS-BUILT/DEMO PLAN
1/4" = 1'-0"

WALL KEY

| | |
|---|---|
| | EXISTING WALL TO REMAIN |
| | TO BE REMOVED |

DEMOLITION GENERAL NOTES

SHORING & DEMOLITION

1. The General Contractor shall be experienced in shoring and demolition work and should carefully evaluate the situation that exists prior to starting work.
2. The General Contractor shall notify the Architect or Engineer immediately if any circumstance exist which affect the stability of the existing structure or the shoring.
3. The General Contractor is cautioned that needling, shoring, and demolition work are potentially hazardous and are difficult types of work requiring care and caution during performance.
4. The General Contractor is responsible for monitoring the performance of the temporary shoring and have additional shoring readily available on site in the event of deflection or movement of the shoring.
5. The General Contractor is responsible for the design, installation, maintenance, and performance of all temporary bracing and shoring.
6. Adequate bracing and connections between the components of the shoring system shall be provided by and the responsibility of the General Contractor.

SUBMISSION

| TYPE | DATE |
|---|---|
| PERMIT REVISION | 10/06/06 |

GENERAL NOTES:

1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED ON SITE BEFORE ANY WORK IS BEGUN.
2. ALL WORK TO BE IN ACCORDANCE WITH THE 2003 IRC AND THE 2003 IECC AS ADOPTED BY THE DISTRICT OF COLUMBIA, UNLESS NOTED OTHERWISE.

SHEET NAME: DEMOLITION PLAN & NOTES

SHEET NO.: D001

# 1624 D ST NE
## WASHINGTON DC 20002

DRAWING DATA:

DRAWN BY: ES
CHECKED BY: MFAY
PROJECT NO: 2006C

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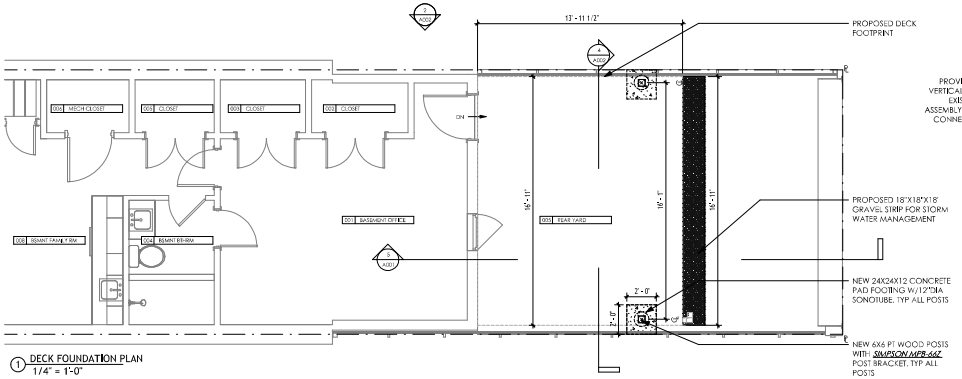
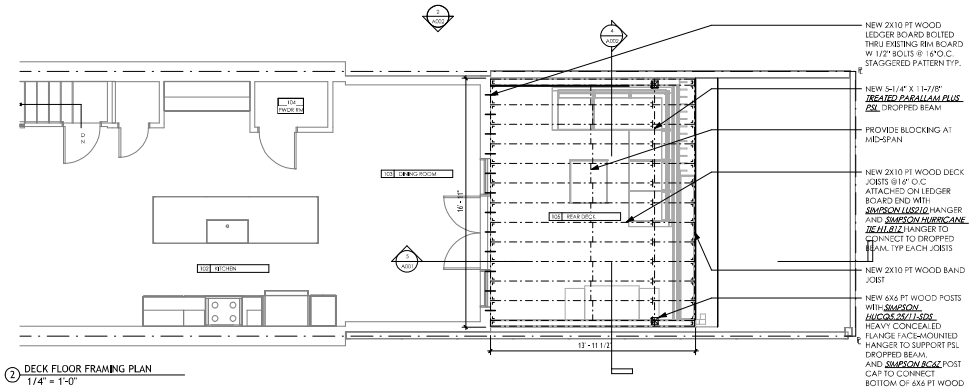
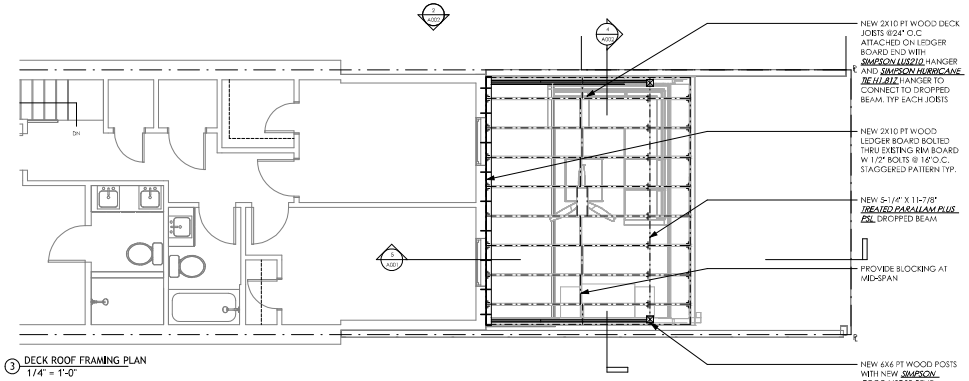


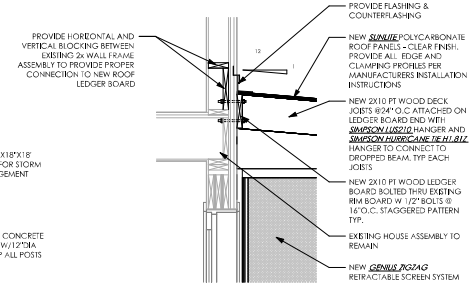

1 DECK FOUNDATION PLAN
1/4" = 1'-0"



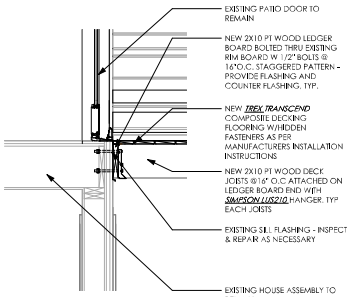

2 DECK FLOOR FRAMING PLAN
1/4" = 1'-0"



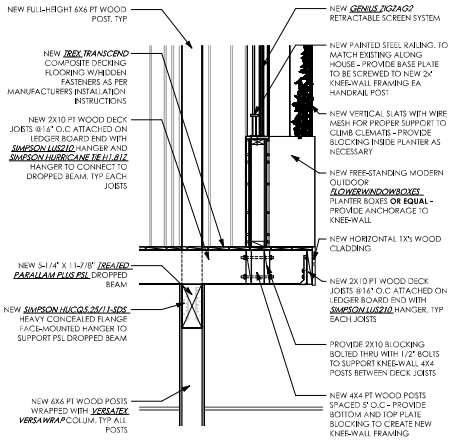

3 DECK ROOF FRAMING PLAN
1/4" = 1'-0"



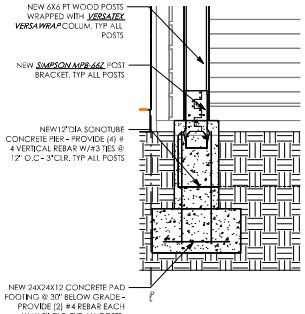

4 ROOF LEDGER DETAIL
3/4" = 1'-0"



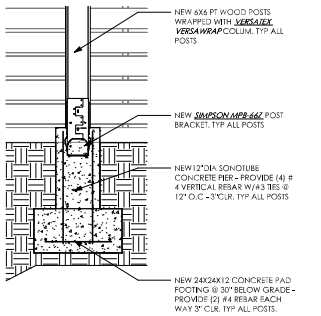

5 DECK LEDGER DETAIL
3/4" = 1'-0"




6 POST TO BEAM & FRONT KNEE WALL DETAIL
3/4" = 1'-0"




7 FOOTING DETAIL - FRONT VIEW
3/4" = 1'-0"




8 FOOTING DETAIL 2 - SIDE VIEW
3/4" = 1'-0"

SUBMISSION
TYPE NO.: FIGURE
DATE
SHEET NAME: STRUCTURAL PLANS AND DETAILS
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SHEET NO.: S0001

# 1624 D ST NE
WASHINGTON DC 20002

DRAWING DATA:
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CHECKED BY: MFAT
PROJECT NO.: 2206C

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REGISTERED ARCHITECT

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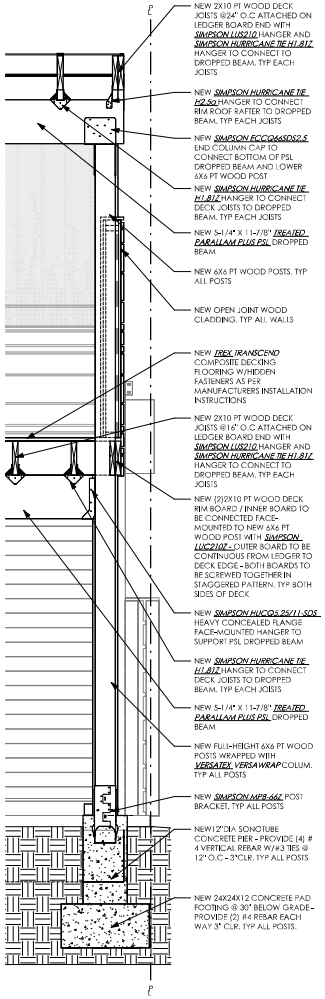
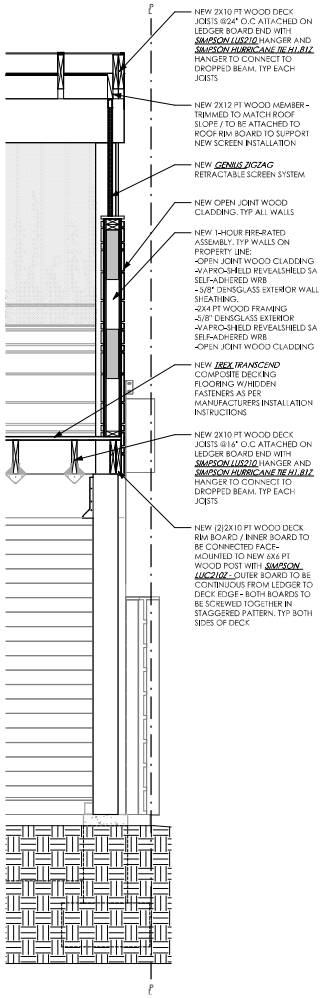
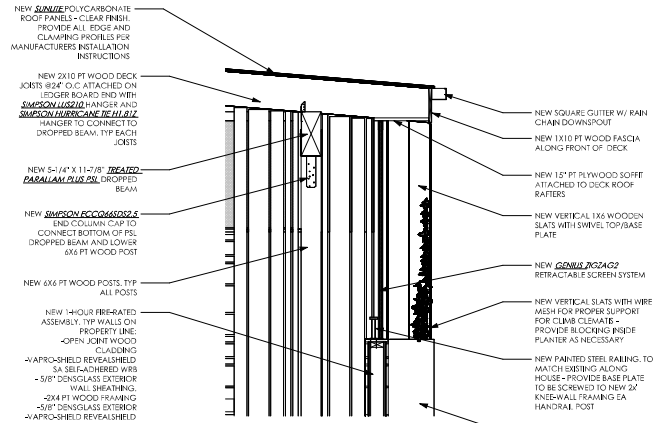


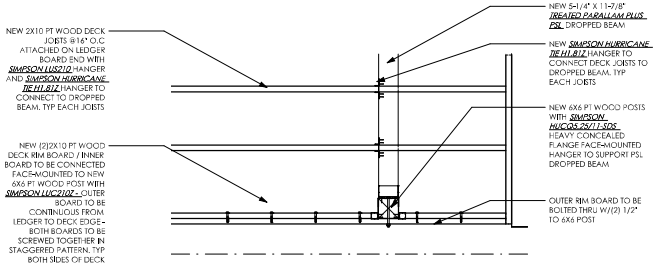

1 SHORT SECTION DECK DETAIL
3/4" = 1'-0"




2 SHORT SECTION DECK DETAIL - POST/BEAM/POST CONNECTION
3/4" = 1'-0"




3 DECK ROOF SECTION DETAIL
3/4" = 1'-0"




4 DECK RIM BOARD TOP VIEW FRAME DETAIL
3/4" = 1'-0"

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DRAWN BY: ES
CHECKED BY: MFAF
PROJECT NO: 2206C

DRAWING DATA:

1624 D ST NE
WASHINGTON DC 20002

| SUBMISSION | DATE | SHEET NAME |
|---|---|---|
| PERMIT / FIT OUT | 10/06/25 | STRUCTURAL PLANS AND DETAILS |

GENERAL NOTES:
1) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ARCHITECT.
2) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 DC CODE AND ALL OTHER APPLICABLE CODES, LAWS, AND REGULATIONS.

SHEET NO: S0002