5TH STREET RENOVATION

LOT 0820, SQ 0030

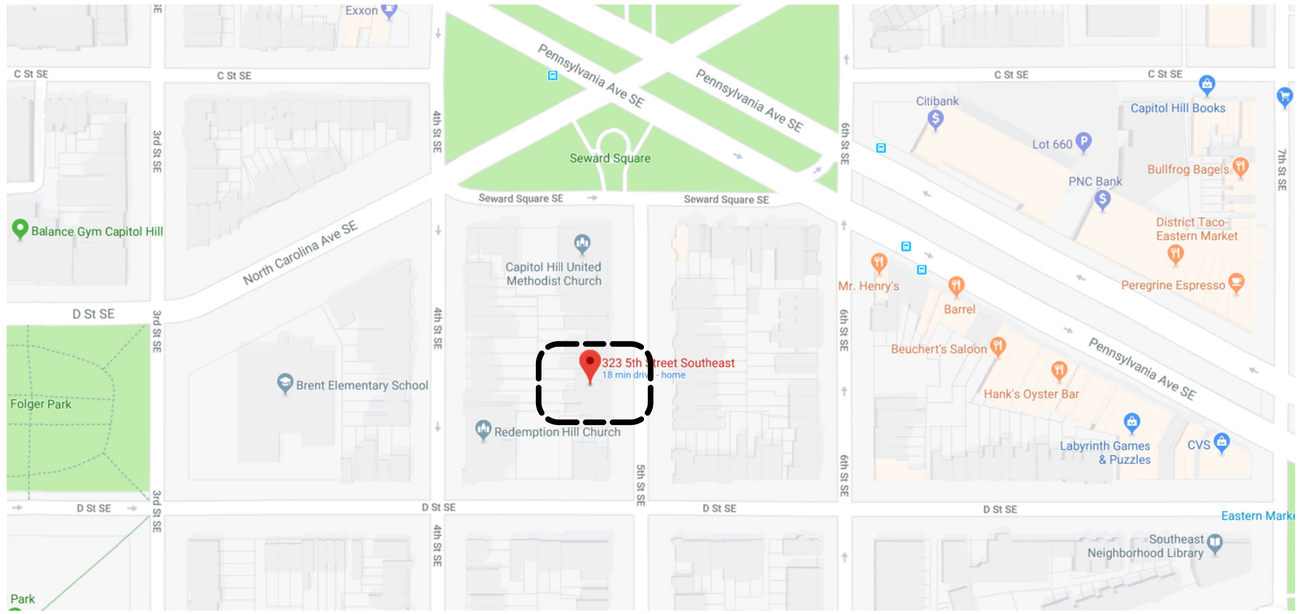
323 5TH STREET SE
WASHINGTON, DC 20003

PROJECT DESCRIPTION:

NEW 2-STORY BRICK ADDITION AT REAR OF EXISTING 2 STORY BRICK w/CELLAR. UPGRADES TO BATHROOM AND KITCHEN LAYOUTS ON FIRST AND SECOND FLOOR.

PROJECT DIRECTORY			
	PERMITTED BY CODE	EXISTING BUILDING	REMODELED BUILDING
APPLICABLE CODES	DCMR Title 11 - Zoning Regulations DCMR Title 12 - Construction Codes Supplement (2013) DCMR Title 13 - Electrical and Mechanical 2012 International Building Code, IBC 310.5 2012 International Residential Code 2012 International Mechanical Code 2012 International Plumbing Code 2012 International Fire Code 2012 International Energy Conservation Code 2012 International Existing Building Code 2011 National Electric Code DC Law 8-36 District of Columbia Environmental Policy Act of 1989		
ZONING DISTRICT	RF-3	RF-3	NO CHANGE 1
USE GROUP	R-3 - TWO FAMILY FLAT	R-3 - TWO FAMILY FLAT	R-3 - TWO FAMILY FLAT
BUILDING CATEGORY	ATTACHED < 1,800 SQ	ATTACHED < 1,800 SQ	NO CHANGE 1
DWELLING UNITS	2	2	2
MIN. LOT WIDTH (FT)	18'-0"	17'-0"	NO CHANGE
MIN. LOT AREA (SQFT)	1,800 SQ FT	1,709 SQ FT	NO CHANGE
MAX. OCCUPANCY (%)	60%	42%	55.8%
MAX. STORIES	3	2 + CELLAR	NO CHANGE
MAX. HEIGHT (FT)	35'-0"	26-9"	NO CHANGE
FRONT YARD SETBACK	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK	FRONT SETBACK INLINE WITH NEIGHBORHING SETBACKS	NO CHANGE
SIDE YARD SETBACK	5'-0" ON FREE STANDING SIDE	5'-3" ON FREE STANDING SIDE	NO CHANGE
REAR YARD SETBACK (FT)	20'-0"	42'-5"	23'-4"

1 / A0000 PROJECT DIRECTORY
NTS



2 / A0000 SITE LOCATION
NTS

3 / A0000 STREET VIEW
NTS

323 5TH St SE

SHEET INDEX	
A000	COVER SHEET
A001	CONSTRUCTION NOTES
GB001	ENERGY VERIFICATION SHEET
A100	SITE PLANS
DDOE-001	EROSION + SEDIMENT CONTROL PLANS
DDOE-101	EROSION + SEDIMENT CONTROL DETAILS
D101	DEMO FLOOR PLANS
D102	DEMO FLOOR PLANS
D201	DEMOLITION ELEVATION
A101	PROPOSED FLOOR PLANS
A102	PROPOSED FLOOR PLANS
A201	PROPOSED BUILDING ELEVATIONS
A301	PROPOSED BUILDING SECTIONS
A302	PROPOSED BUILDING SECTIONS
A601	DOOR AND WINDOW SCHEDULE
A701	WALL TYPES
S0001	STRUCTURAL GENERAL NOTES
S0002	STRUCTURAL GENERAL NOTES
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M000	GENERAL MECHANICAL NOTES
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E000	GENERAL ELECTRICAL NOTES
E101	ELECTRICAL FLOOR PLANS
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P000	GENERAL PLUMBING NOTES
P101	PLUMBING RISER DIAGRAMS

4 / A0000 SHEET INDEX
NTS

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WASHINGTON, DC 20003

PROJECT NAME & ADDRESS_
323 5TH ST RESIDENCE

DRAWING TITLE_
COVER SHEET

PROJECT ADDRESS_
323 5TH ST SE
WASHINGTON, DC 20003

PROJECT PHASE_
CONSTRUCTION SET FOR PERMITTING

SUBMISSIONS_		REVISIONS_	
DCRA PERMITTING	01-17-19		
1 PROJ INFO REV	02-04-19		

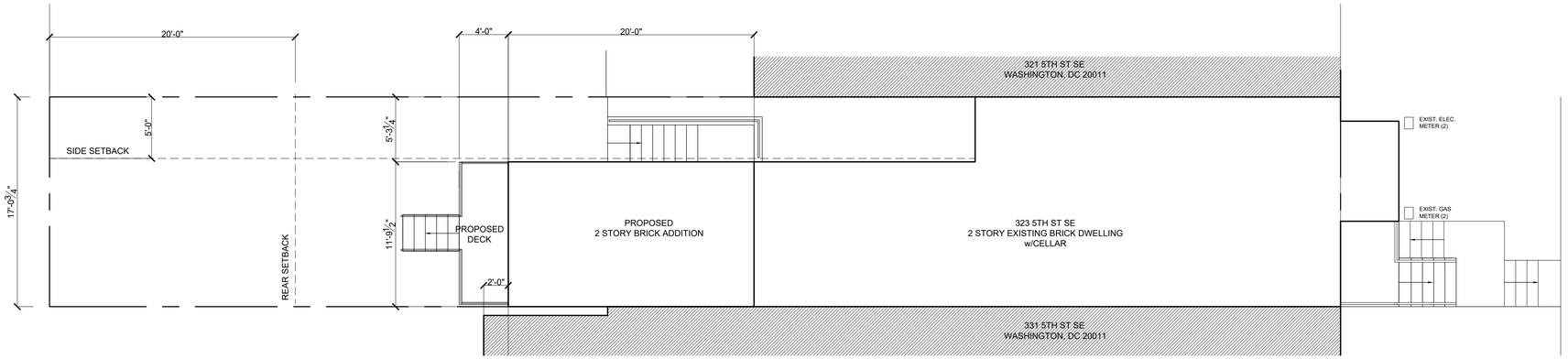
DRAWN BY_ PS

DATE_ 1-17-2019

STAMP_
DISTRICT OF COLUMBIA LICENSED ARCHITECT

SHEET_
A000

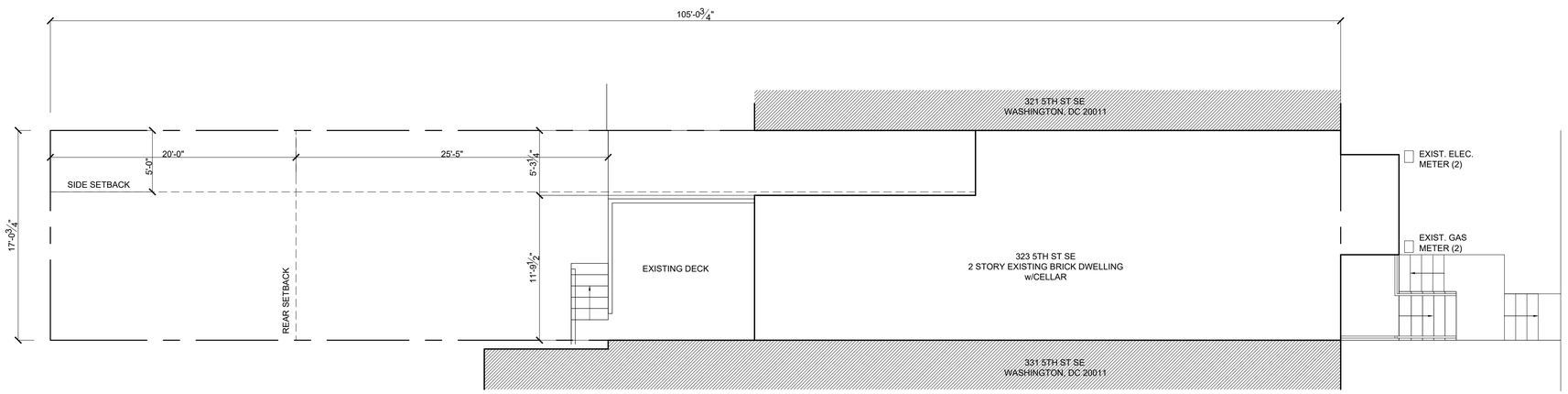
Board of Zoning Adjustment
District of Columbia
CASE NO.20080
EXHIBIT NO.29



2 A100 SITE PLAN - PROPOSED

3/16" = 1'-0"

N

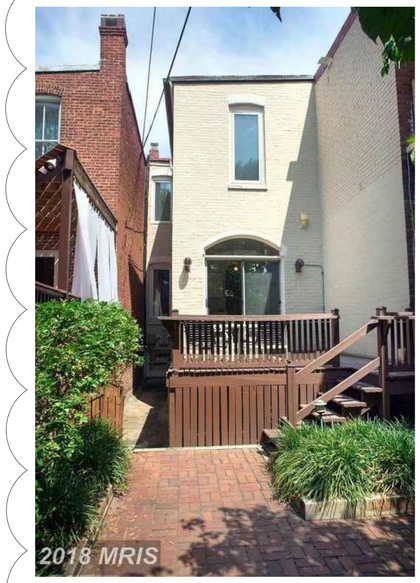


1 A100 SITE PLAN - EXISTING

3/16" = 1'-0"

N

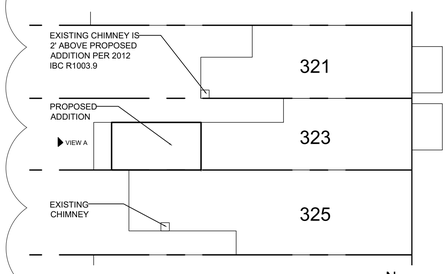
5TH ST SE



4 A100 REAR PHOTO-A

1/16" = 1'-0"

5TH ST SE



3 A100 VICINITY SITE PLAN - PROPOSED

1/16" = 1'-0"

N

TEAM_ **ARCHITECTURE** **STUDIO MAYD, PLLC** 1419 PERRY PL NW WASHINGTON, DC 20010 847-219-3494 WWW.STUDIOMAYD.COM	**STRUCTURAL ENGINEER** **FIELD & TUNG ENGINEERS** 2031 FLORIDA AVE NW, 3rd FL WASHINGTON, DC 20009 202-760-2270(o) X 101 JON TUNG JTUNG@FIELDTUNG.COM	**MEP ENGINEER** - - -	**CLIENT** **ANNA LOUISA YON** **EDWIN DARILEK** 323 5TH ST. SE WASHINGTON, DC 20003	PROJECT NAME & ADDRESS_ **323 5TH ST RESIDENCE** DRAWING TITLE_ SITE PLAN	PROJECT ADDRESS_ 323 5TH ST SE WASHINGTON, DC 20003	PROJECT PHASE_ **CONSTRUCTION SET FOR PERMITTING**	SUBMISSIONS_ DCRA PERMITTING 01-17-19 1 PROJ INFO REV 02-04-19 2 REV 2 04-08-19

REVISIONS_

DRAWN BY_ PS

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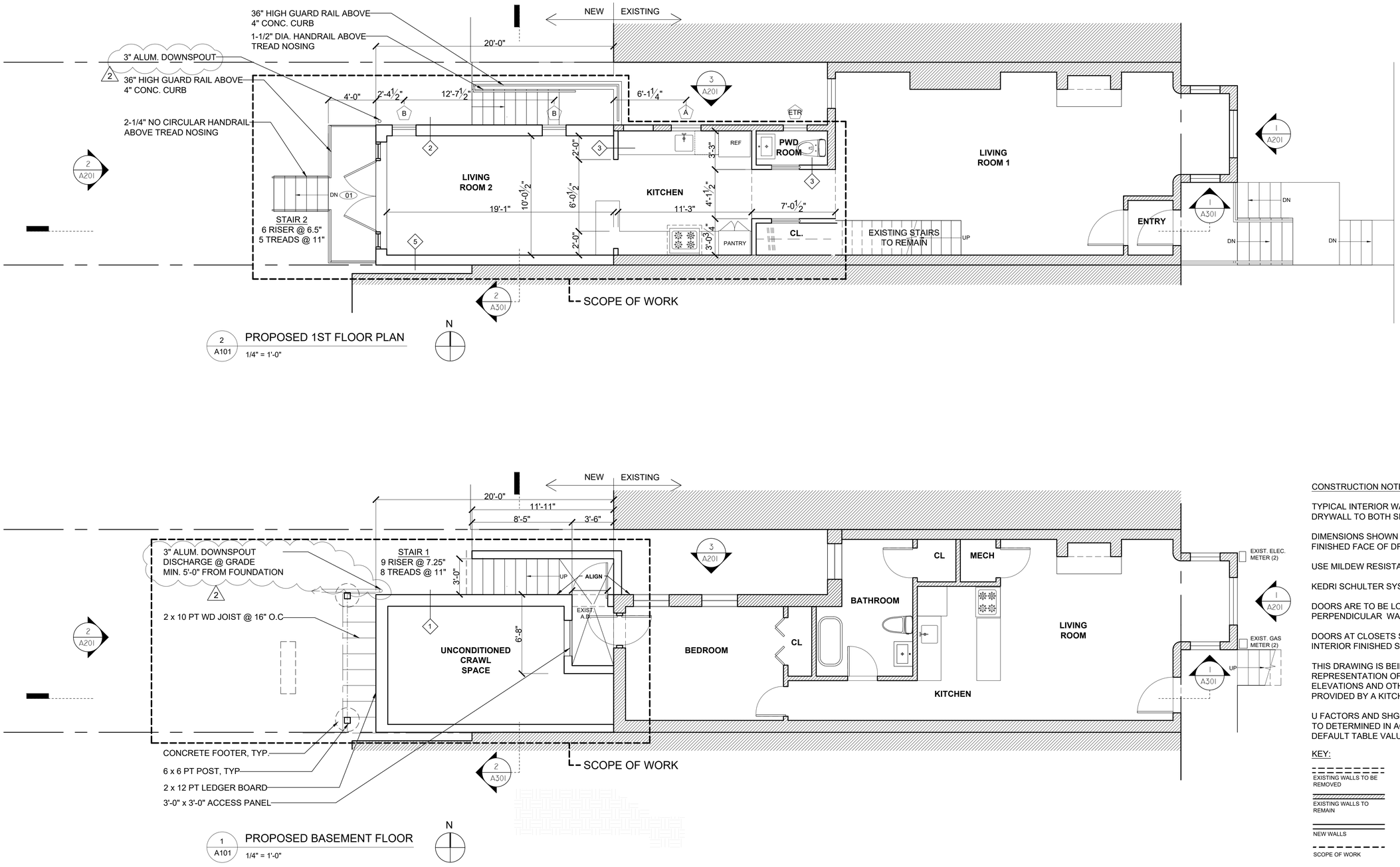
SHEET_ A100



CONSTRUCTION NOTES:

TYPICAL INTERIOR WALL IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O. NOMINALLY DIMENSIONED AS 5".

DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.

USE MILDEW RESISTANT DRYWALL AT ALL WET LOCATIONS.

KEDRI SCHULTER SYSTEM TO BE USED AT ALL SHOWER PANS.

DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON WALL, U.N.O.

DOORS AT CLOSETS SHALL BE LOCATED AT THE CENTER OF THE INTERIOR FINISHED SPACE, U.N.O.

THIS DRAWING IS BEING PROVIDED AS A GRAPHIC REPRESENTATION OF THE KITCHEN LAYOUT. ASSOCIATED PLANS, ELEVATIONS AND OTHER RELATED INFORMATION WILL BE PROVIDED BY A KITCHEN VENDOR.

U FACTORS AND SHGC VALUES OF FENESTRATION PRODUCTS ARE TO DETERMINED IN ACCORDANCE WITH THE NFRC OR THE DEFAULT TABLE VALUES.

KEY:

EXISTING WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

NEW WALLS

SCOPE OF WORK

TEAM_

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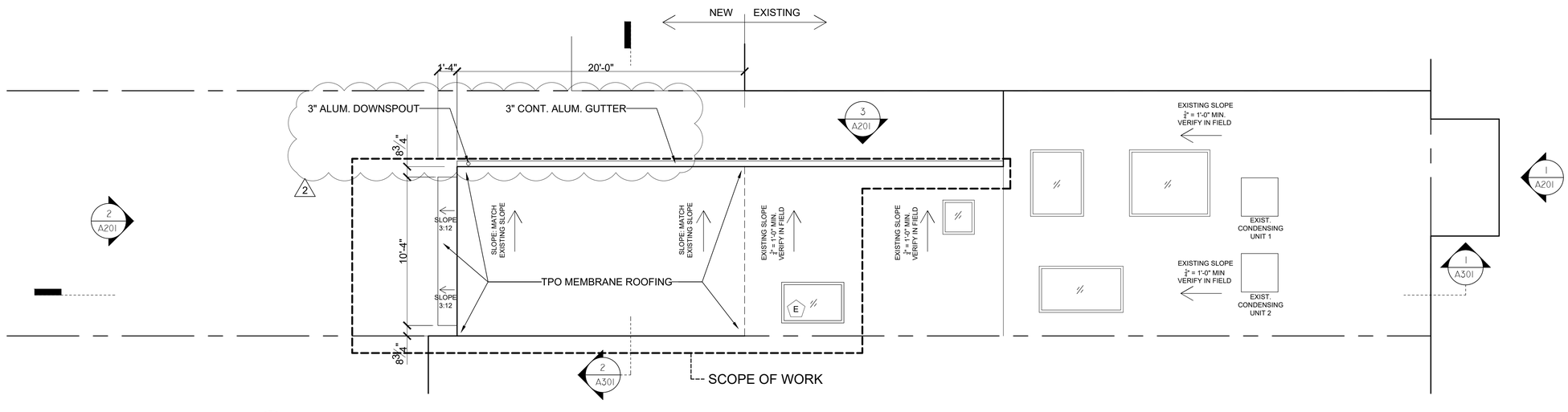
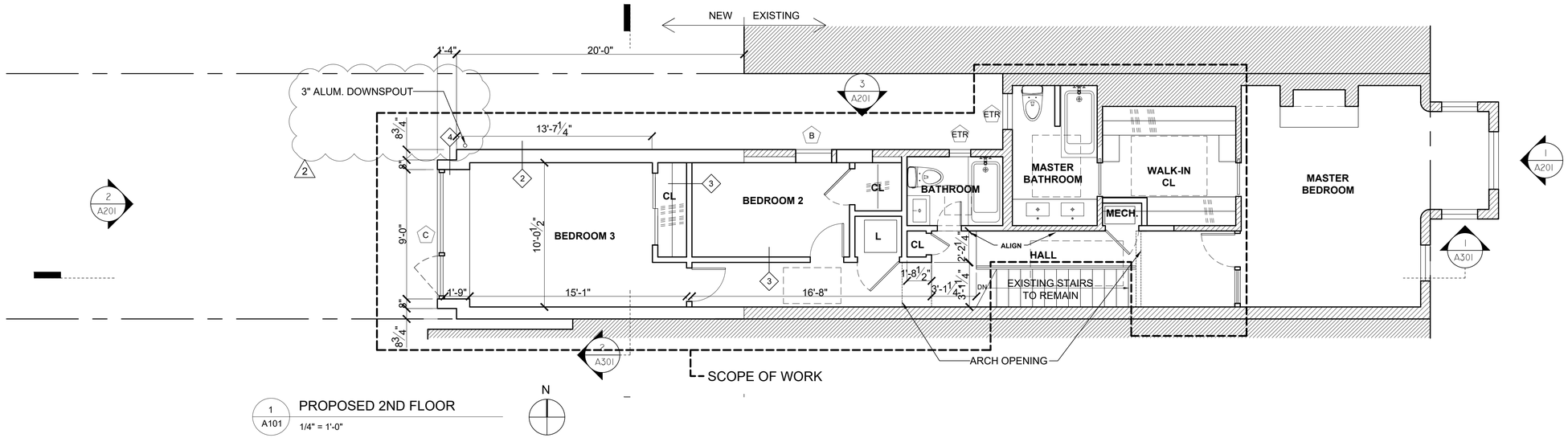


2 A0011 PROPOSED ROOF PLAN

1/4" = 1'-0"



1 A101 PROPOSED 2ND FLOOR

1/4" = 1'-0"

N

CONSTRUCTION NOTES:

TYPICAL INTERIOR WALL IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O. NOMINALLY DIMENSIONED AS 5".

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EXISTING WALLS TO REMAIN

NEW WALLS

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DISTRICT OF COLUMBIA LICENSED ARCHITECT ARC200302 1-21-19

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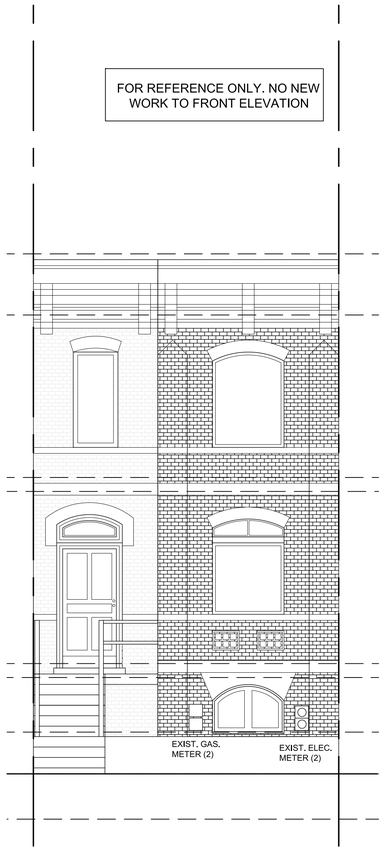
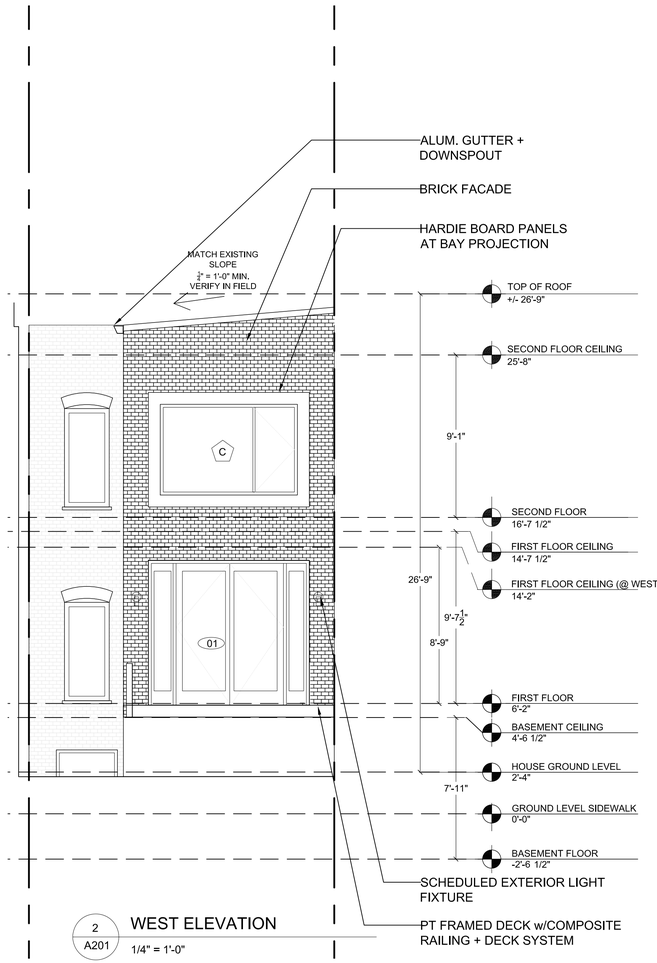
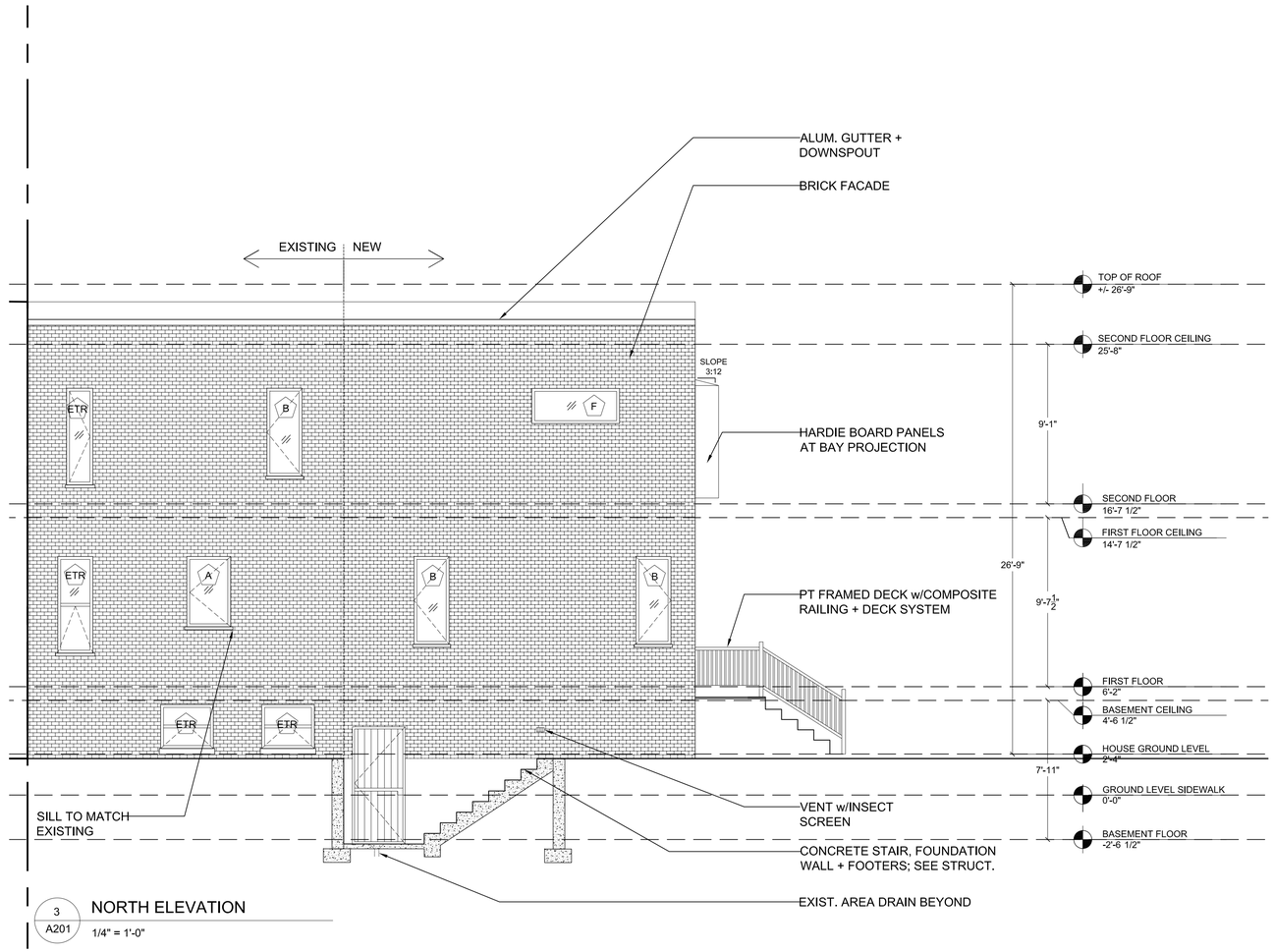


1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 WEST ELEVATION
1/4" = 1'-0"



3 A201 NORTH ELEVATION
1/4" = 1'-0"

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				DRAWING TITLE_ EXISTING SECTIONS					DATE_ 1-17-2019

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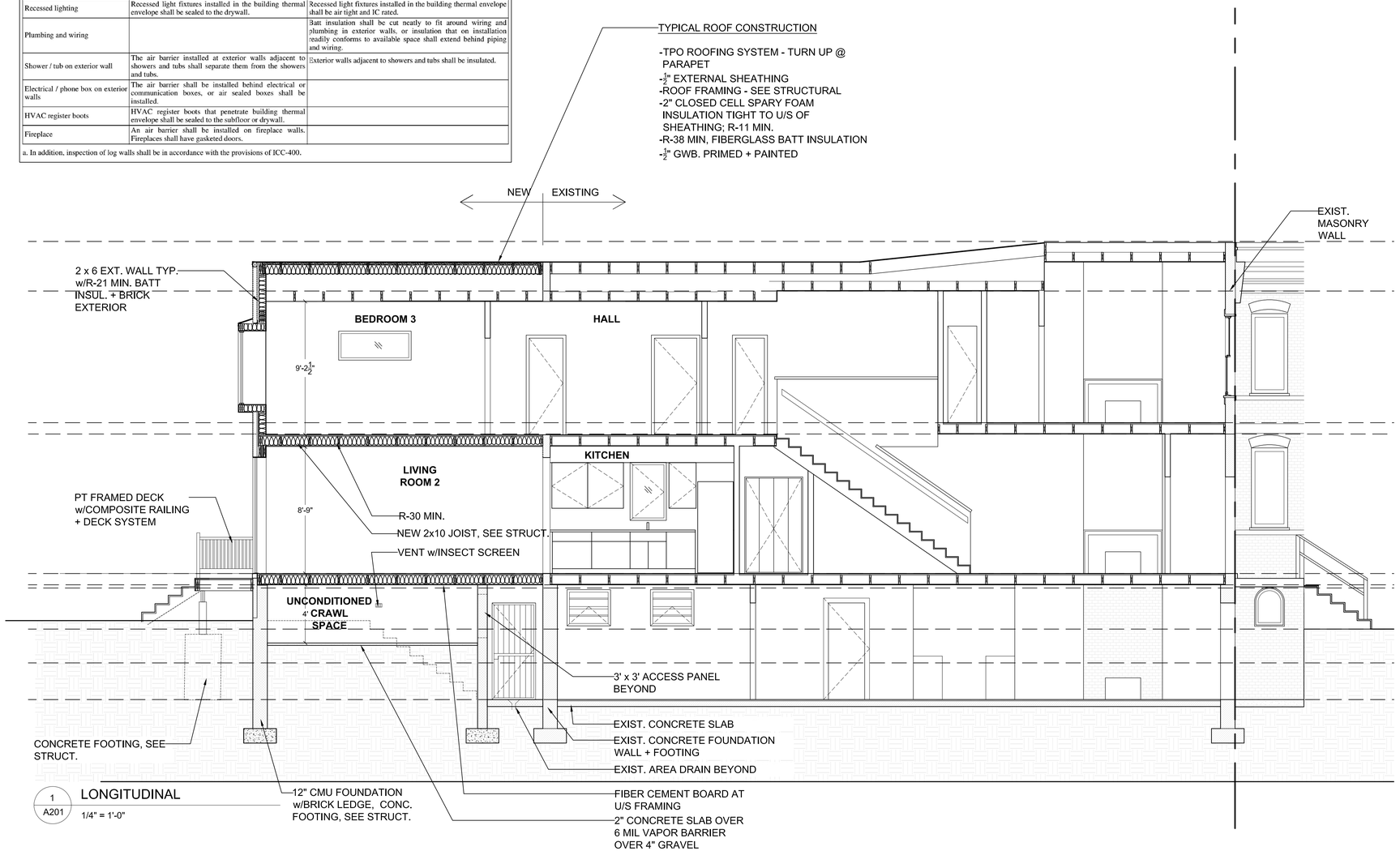
TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA[a]	INSULATION INSTALLATION CRITERIA
General Requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope shall contain a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling / attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	Junctions of the foundation and sill plate shall be sealed. Junctions of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Corners and headers shall be insulated. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Insulation shall be installed to maintain permanent contact with underside of subfloor decking.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower / tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical / phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes, or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Fireplace	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



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323 5TH ST RESIDENCE

DRAWING TITLE_

PROPOSED BUILDING SECTIONS

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323 5TH ST SE
WASHINGTON, DC 20003

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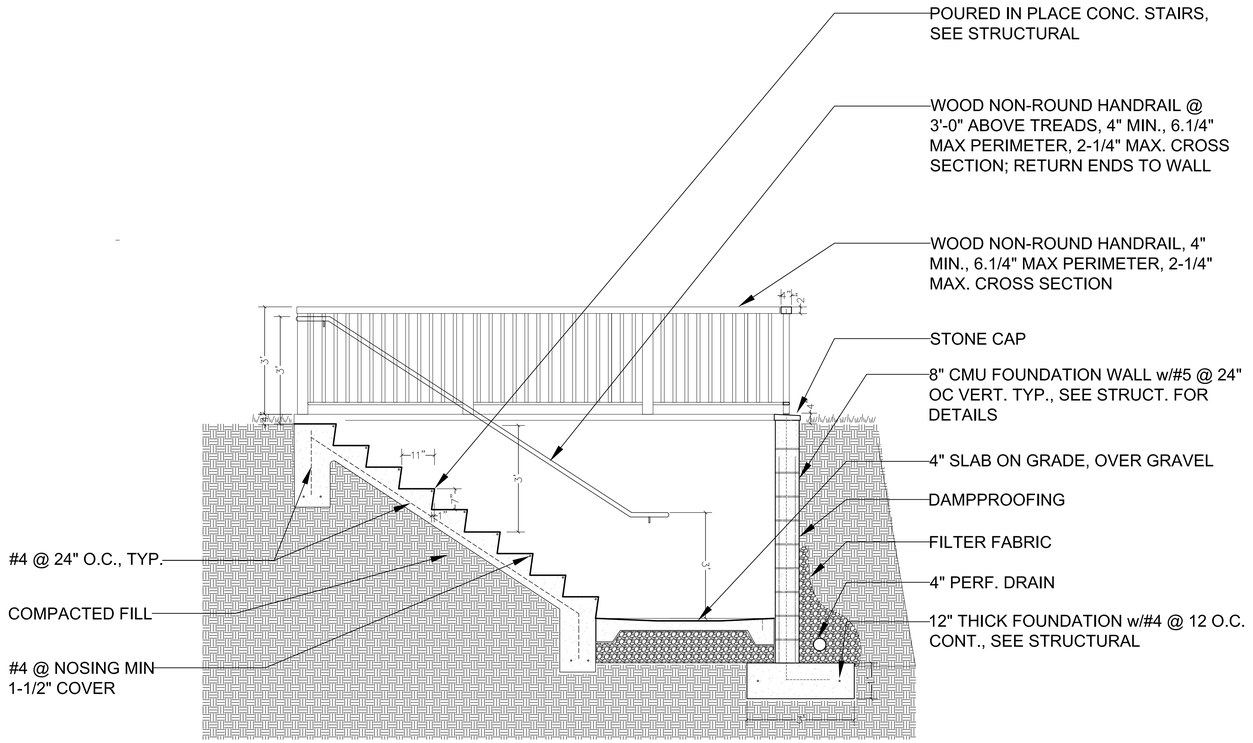
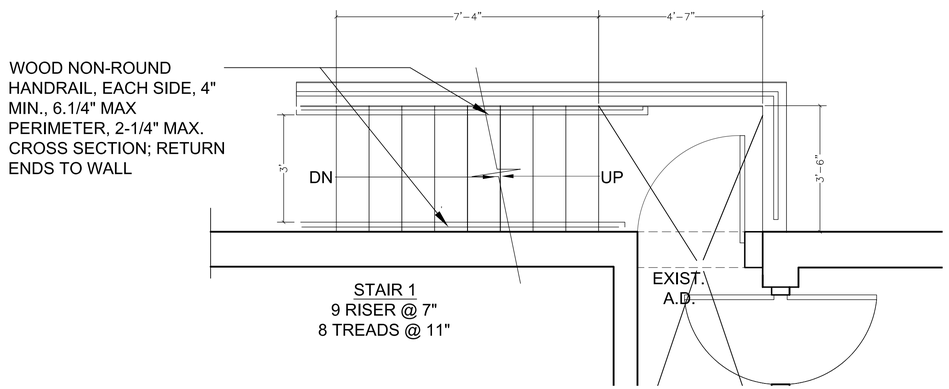
DISTRICT OF COLUMBIA
LINDSEY M. MAYD
ARC203088
12-19
LICENSED
ARCHITECT

SHEET_
A301



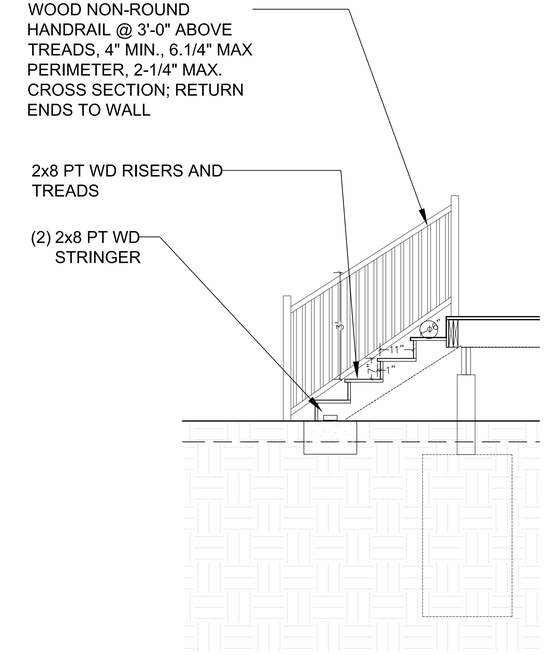
1 A201 STAIR PLAN @ SIDE ENTRANCE

1/2" = 1'-0"

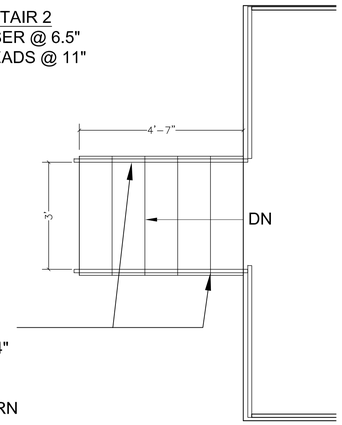


1 A201 STAIR PLAN @ DECK

1/4" = 1'-0"



STAIR 2
6 RISER @ 6.5"
5 TREADS @ 11"



WOOD NON-ROUND HANDRAIL, EACH SIDE, 4" MIN., 6.1/4" MAX PERIMETER, 2-1/4" MAX. CROSS SECTION; RETURN ENDS TO WALL

2 A201 CROSS SECTION

1/4" = 1'-0"

TEAM_			
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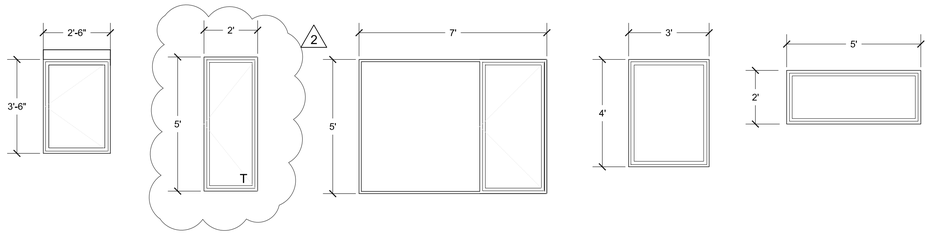
DRAWING TITLE_ PROPOSED BUILDING SECTIONS						SHEET_ A302 2



FINISHED FLOOR

ALUM CLAD WOOD
VENTED CASEMENT WINDOW
A

ALUM CLAD WOOD
VENTED CASEMENT WINDOW
B

ALUM CLAD WOOD
FIXED + VENTED CASEMENT WINDOW
C A

ALUM CLAD WOOD
FIXED SKYLIGHT
VELUX
D

ALUM CLAD WOOD
FIXED TRANSOM
E

EXISTING TO REMAIN
ETR

WINDOW NOTES:

A. THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENING AREA 5.7 SQ. FT., CLEAR OPENING WIDTH 20", CLEAR OPENING HEIGHT 24"
B. ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC 2406.4 SHALL BE SHAFETY GLAZING AND BE LABELED PER IBC 2406
C. MIN. U FACTOR FOR GLAZING WILL MEET 0.35
D. SHGC MIN 0.40
E. T = TEMPERED

1 / A601 WINDOW TYPES

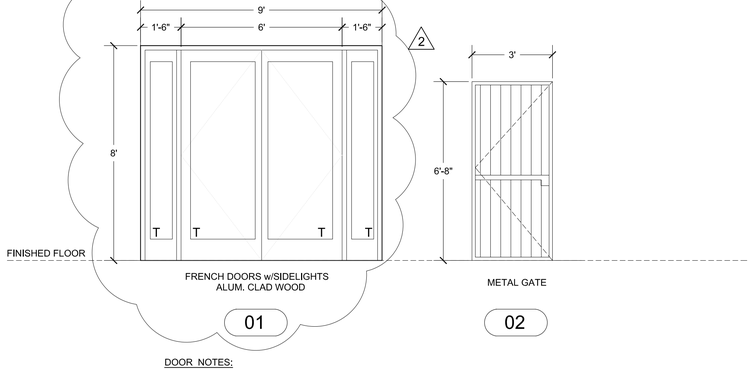
3/8" = 1'-0"

WINDOW SCHEDULE

TAG	TYPE			FRAME						GLAZING								HDWR	LOCATION
NO	DESCRIPTION	MANUFACTURER	SERIES	W	H	TH	MATERIAL	EXT FINISH	INT FINISH	TYPE	THICKNESS	SCRN	U FCTR	CR	SHGC	VLT %			
A	VENTED CASEMENT	-	-	2'-6"	3'-6"	-	ALUM, CLAD WOOD	BLACK	BLACK	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-
B	VENTED CASEMENT	-	-	2'-0"	5'-0"	-	ALUM, CLAD WOOD	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-
C	FIXED + VENTED CASEMENT	-	-	7'-0"	5'-0"	-	ALUM, CLAD WOOD	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-
D	FIXED SKYLIGHT	VELUX	-	3'-0"	4'-0"	-	ALUM, CLAD WOOD	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-
E	FIXED TRANSOM	-	-	5'-0"	2'-0"	-	ALUM, CLAD WOOD	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-
ETR	EXISTING TO REMAIN	-	-	-	-	-	ALUM, CLAD WOOD	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	-

3 / A601 WINDOW SCHEDULE

NTS



DOOR NOTES:

A. INTERIOR DOOR TYPE IS FLUSH SOLID COOR HARDCORE PRE-HUNG STYLE, PAINT GRADE
B. EXTERIOR DOORS TO INCLUDE LOCKSET AND DEADBOLT.
C. PRIVACY SETS AT BATHROOMS.
D. PASSAGE SETS AT CLOSETS AND ALL OTHER INTERIOR DOORS, UNO.
E. FRAMES ARE SOLID POPLAR JAMB WITH SQUARE CORNER HINGE.
F. FRAME DEPTH VARIES. FIELD VERIFY PRIOR TO ORDERING.
G. MIN. U FACTOR FOR GLAZING WILL MEET 0.35
H. SHGC MIN 0.40
E. T = TEMPERED

2 / A601 DOOR TYPES

3/8" = 1'-0"

EXTERIOR DOOR SCHEDULE

TAG	TYPE			FRAME						GLAZING							DIRECTION		HDWR	THRS HD	LOCATION
NO	DESCRIPTION	MANUFACTURER	SERIES	W	H	TH	MATERIAL	INT FINISH	EXT FINISH	TYPE	THICKNESS	SCRN	U FCTR	CR	SHGC	VLT %	HAND	SWING			
1ST FLOOR																					
01	FRENCH DOORS w/SIDELIGHTS	PELLA	N/A	9'-0"	8'-0"	10"	STEEL	PRIMED	BLACK	-	DOUBLE PANE W/ 3MM GLASS	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-
BASEMENT																					
02	METAL GATE	-	-	3'-0"	6'-8"	10"	STEEL	-	-	-	-	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-

4 / A601 DOOR SCHEDULE

NTS

TEAM_

ARCHITECTURE

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MEP ENGINEER

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CLIENT

ANNA LOUISA YON
EDWIN DARILEK

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WASHINGTON, DC 20003

PROJECT NAME & ADDRESS_

323 5TH ST RESIDENCE

DRAWING TITLE_

WINDOW + DOOR SCHEDULE

PROJECT ADDRESS_

323 5TH ST SE
WASHINGTON, DC 20003

PROJECT PHASE_

CONSTRUCTION SET FOR PERMITTING

SUBMISSIONS_

DCRA PERMITTING	01-17-19
1 PROJ INFO REV	02-04-19
2 REV 2	04-08-19

REVISIONS_

DRAWN BY_ PS

DATE_ 1-17-2019

STAMP_

DISTRICT OF COLUMBIA
LINDSEY M. MAYD
ARC000000
1-2-R
LICENSED
ARCHITECT

SHEET_

A601