

SITE INFORMATION

ADDRESS: 1410 HOPKINS ST NW,
WASHINGTON D.C. 20036
LOT: 0094
SQUARE: 0096
HISTORIC: DUPONT CIRCLE
ANC: 2B
SMD: 2B06
ZONE: RA-8

DESIGN PROFESSIONALS:
ARCHITECT
GAY WIERDSMA HARDWICK
HARDWICK STUDIO
6814 BROODVILLE ROAD
CHEVY CHASE, MD 20815
202.607.4020
GAY@GREENARCHITECTDC.COM

STRUCTURAL ENGINEER
ROBERT WIXSON
APAC ENGINEERING
8555 16TH STREET, #200
SILVER SPRING, MD 20910
301.565.0543
APACENGINEERING@AOL.COM

DRAWING LIST

A0.0 TITLE SHEET & SITE INFORMATION
A1.0 DOEE SHEET INFORMATION
A2.0 BASEMENT FLOOR PLANS
A2.1 1ST FLOOR PLANS
A2.2 2ND & 3RD FLOOR PLANS - REFERENCE ONLY
A3.0 REAR EXTERIOR ELEVATIONS
A3.1 THROUGH FLOOR LIFT
A4.0 EXISTING BUILDING SECTION
A4.1 PROPOSED BUILDING SECTION
A4.2 EXISTING BUILDING SECTION
A4.3 PROPOSED BUILDING SECTION
A5.0 INTERIOR ELEVATIONS
A5.1 UPPER UNIT KITCHEN

A0 FOUNDATION PLAN AND 1ST FLOOR FRAMING PLANS
S1 2ND AND 3RD FLOOR FRAMING PLANS
S2 ROOF FRAMING PLAN AND WIND BRACING PLAN
S3 SECTIONS AND DETAILS
S4 SECTIONS AND DETAILS
S5 STRUCTURAL NOTES

PROJECT DESCRIPTION:
LOWERING THE BASEMENT SLAB TO BOTTOM OF EXISTING FOOTING. CREATING A ONE BEDROOM APARTMENT IN BASEMENT RENOVATING KITCHEN IN UPPER UNIT AND MOVING 1/2 BATH IN UPPER UNIT. RENOVATING EXTERIOR DECK AND ADDING AN EXTERIOR THROUGH-FLOOR LIFT.

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY, COUNTY, AND STATE BUILDING CODES INCLUDING THE 2012 IBC, DCMR 2013-12B, AND ALL OTHER APPLICABLE CODES TO EACH TRADE INCLUDING:
 - TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2013); 2013 DISTRICT OF COLUMBIA BUILDING CODE; 2013 DISTRICT OF COLUMBIA PROPERTY; MAINTENANCE CODE; 2013 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE; 2013 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE; 2013 DISTRICT OF COLUMBIA FIRE CODE; 2013 DISTRICT OF COLUMBIA MECHANICAL CODE; 2013 DISTRICT OF COLUMBIA PLUMBING; 2012 ICC EXISTING BUILDING CODE; 2012 ICC FUEL GAS CODE; 2012 ICC RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS; 2012 ICC SWIMMING POOL AND SPA CODE; 2011 NATIONAL ELECTRICAL CODE; 2012 ICC BUILDING CODE; 2012 ICC MECHANICAL CODE; 2012 ICC PLUMBING CODE; 2012 ICC PROPERTY MAINTENANCE CODE; 2012 ICC FIRE CODE; 2012 ICC ENERGY CONSERVATION CODE; 2012 ICC GREEN CONSTRUCTION CODE;
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD.
 - ALL DIMENSIONS ARE TO FACE OF MATERIAL, TYP.
 - ANY NECESSARY SUPPLEMENTAL PERMITS TO BE OBTAINED BY TRADE PROFESSIONALS UNDER CONTRACTOR COORDINATION.
 - SEPARATE ALL DEMOLITION WASTE AND RECYCLE AS FEASIBLE. DIVERT GOAL OF 50% WASTE FROM LANDFILL BY RECYCLING CONSTRUCTION MATERIAL AND PACKAGING, DRYWALL REPROCESSING, DONATIONS TO COMMUNITY FORKLIFT, AND ANY OTHER MEANS FEASIBLE.
 - VIF ALL STRUCTURAL LOAD BEARING WALLS BEFORE DEMOLITION AND CONTACT ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DIFFER FROM DRAWINGS.
 - CEMENT BOARD TO BE USED BEHIND ALL TILES.
 - ALL PAINT AND PRIMER TO BE LOW VOC.
 - APPLIANCES TO BE ENERGY STAR RATED.
 - FIXTURES TO HAVE WATER SENSE CERTIFICATION.
 - ALL BASEMENT AND WET AREA WALLS TO HAVE PURPLE OR GREEN GYP BOARD.
 - TREAT FOR TERMITES AS NECESSARY AFTER DEMOLITION AND BEFORE RENOVATION OR NEW CONSTRUCTION.
 - SEAL OFF CONSTRUCTION WORK ZONES FROM LIVING AREAS.
 - COVER AND SEAL ALL HVAC VENTS IN WORK AREA PRIOR TO COMMENCING WORK AND KEEP SEALED DURING THE DURATION OF CONSTRUCTION.
 - ALL CLOTHES WASHERS TO HAVE DRAIN PAN
 - VENT ALL DRYERS AND EXHAUST VANS DIRECTLY OUTDOORS WITH MAX 1 90° TURN
 - ALL TRIM TO BE MINIMUM 4" AND TO BE PRIMED AND PAINTED.
 - ALL CONSTRUCTED WALLS TO HAVE BASE MOLDING AND TOE KICKS. COORDINATE PROFILE WITH OWNER.

Subtitle F	Code	Existing	Proposed	Reference	Zoning Relief
Dwelling Units	1	1	2	U202	no
Min Lot Width	Not Specified	17	17		no
Minimum Lot Area	Not Specified	1,424	1,424		no
Minimum Court	Not Specified	4.66	4.66		no
FAR	1.8	2.91	2.94	F - 602	yes
Maximum Height	50	47.19	47.19	F - 603	no
Maximum Stories	No Limit	4	4	F - 603	no
Penthouse	12', 1 story	none	none	F - 603.2	no
Max Lot Occupancy	60%	81.99%	81.99%	F-604	yes
Rear Yard Setback	15' or 1'/height	10.25	6.41	F - 605	yes
Side Yard	none	none	none	F - 606	no
Green Area Ratio	0.4			F - 607	No - historic
Tree Protection (25% slope needs geotech best practice)				D	no
Use Group	Residential	Residential	Residential	U200	no
Parking	1	1	1	C - 701.5	no

Accessory Apartment	Code	Existing	Proposed
GFA	2,000	854.74	2455.28
Accessory apartment - SF		-	520.38
% of GFA	35%	-	21.19%

	Existing	Proposed
Lot	1,424	1,424
Original House	993.10	993.10
Addition (garage expansion)	0	40.26
Rear Deck	174.25	174.25
Elevator Lift	-	17.36
Total	1,167.35	1,167.35
Lot Coverage	81.99%	81.99%



MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

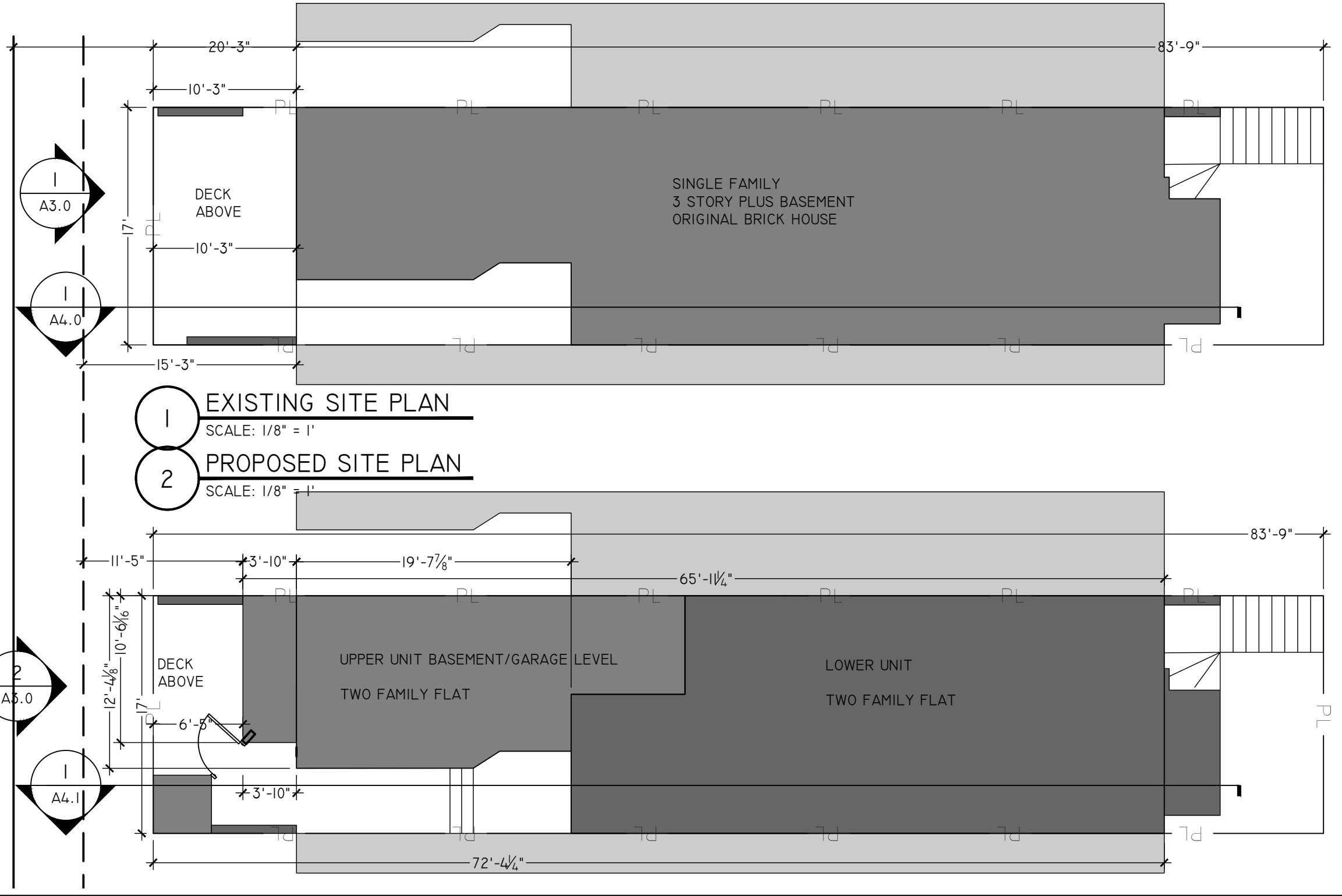
ISSUE:

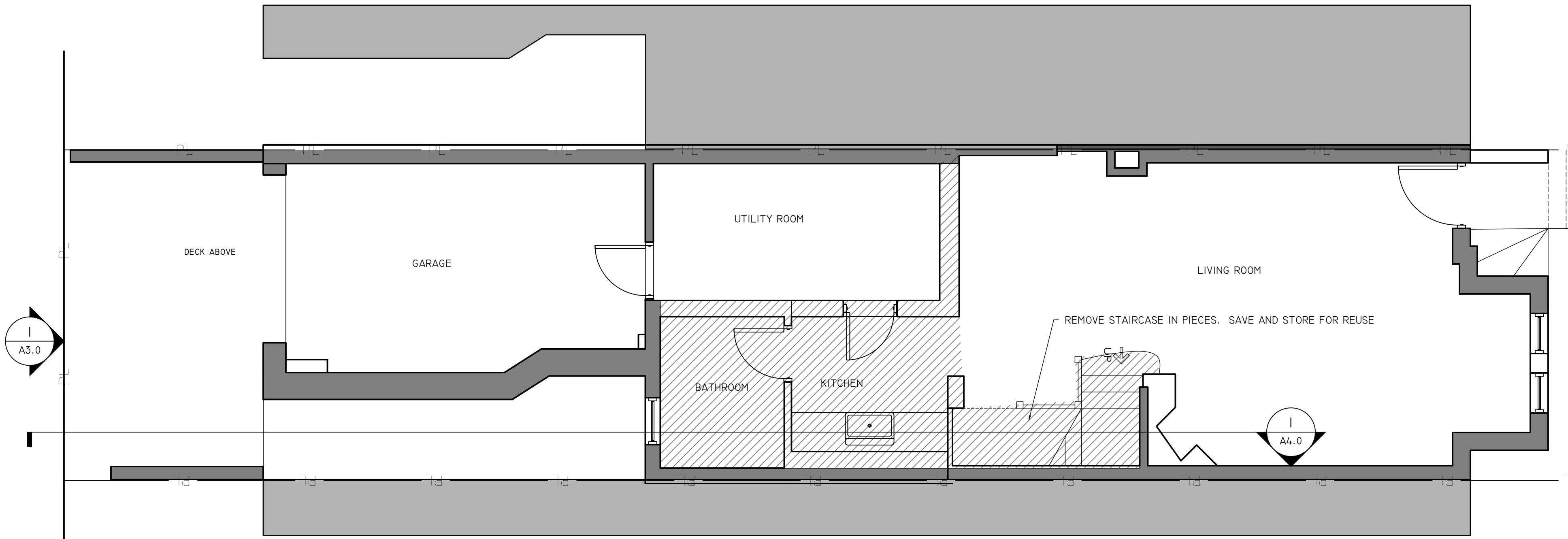
BZA APP 9-7-21
DESIGN DEV 11-20-20

TITLE SHEET
& SITE
INFORMATION



Board of Zoning Adjustment
City of Columbia
DC: 0610
EXHIBIT NO.14

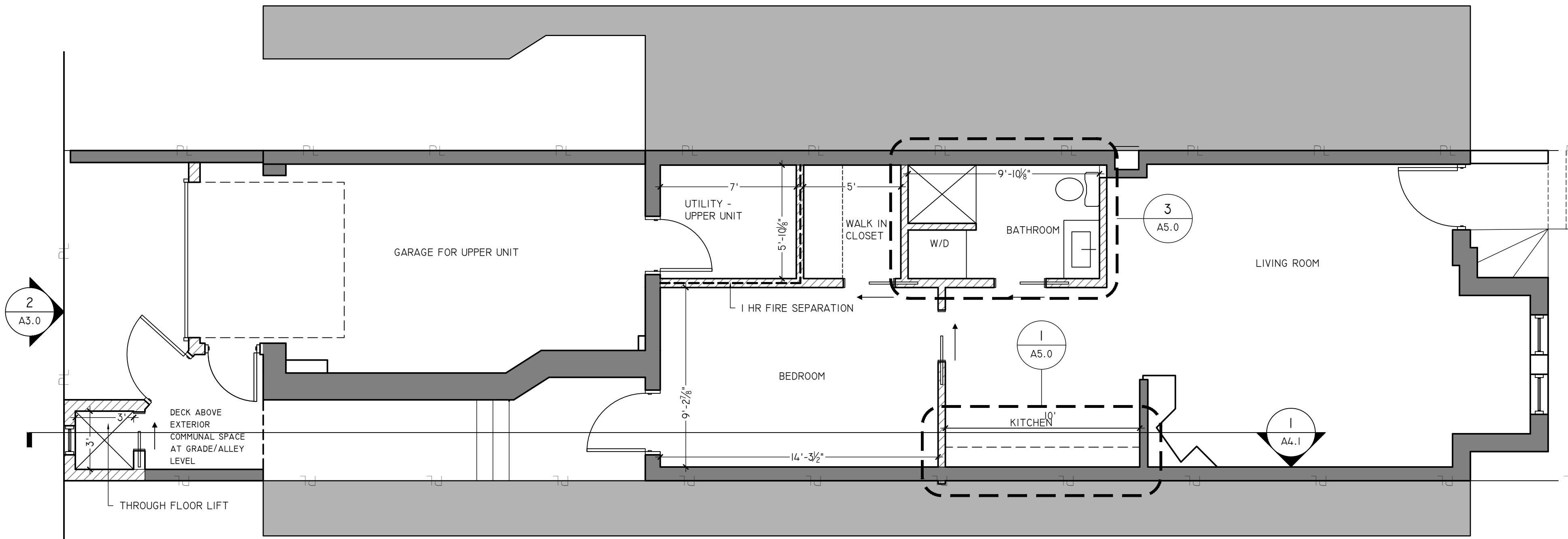
3 VICINITY MAP







1 DEMOLITION BASEMENT PLAN
 SCALE: 1/4" = 1'

 DEMOLISH
 REMAINS



2 PROPOSED BASEMENT PLAN
 SCALE: 1/4" = 1'

 NEW WALL
 EXISTING

**MILLER/ZIGLAR
 RESIDENCE
 RENOVATION
 PROJECT**

1410 HOPKINS STREET NW
 WASHINGTON, DC 20036

**HARDWICK
 STUDIO, PLLC**

GAY WIERDSMA
 HARDWICK
 A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
 CHEVY CHASE, MD 20815
 202.455.6733
 GAY@GREENARCHITECTDC.COM

**NOT FOR
 CONSTRUCTION OR
 PERMIT APPLICATION**

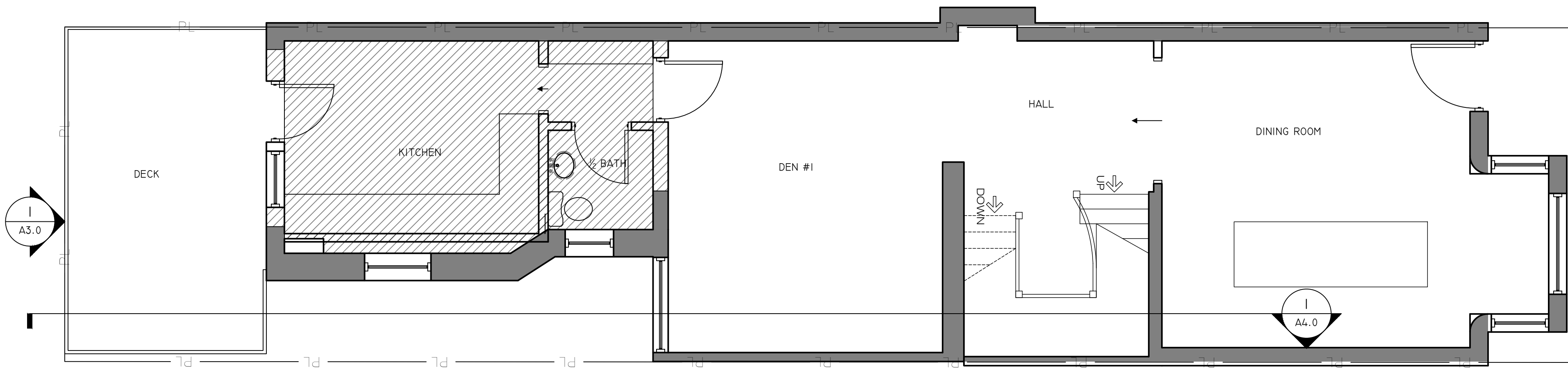
LICENCES:
 DC: ARC 101315
 EXPIRES 4/30/22
 MD: 16049
 EXPIRES 11/23/21
 VA: 0401015785
 EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
 DESIGN DEV 11-20-20

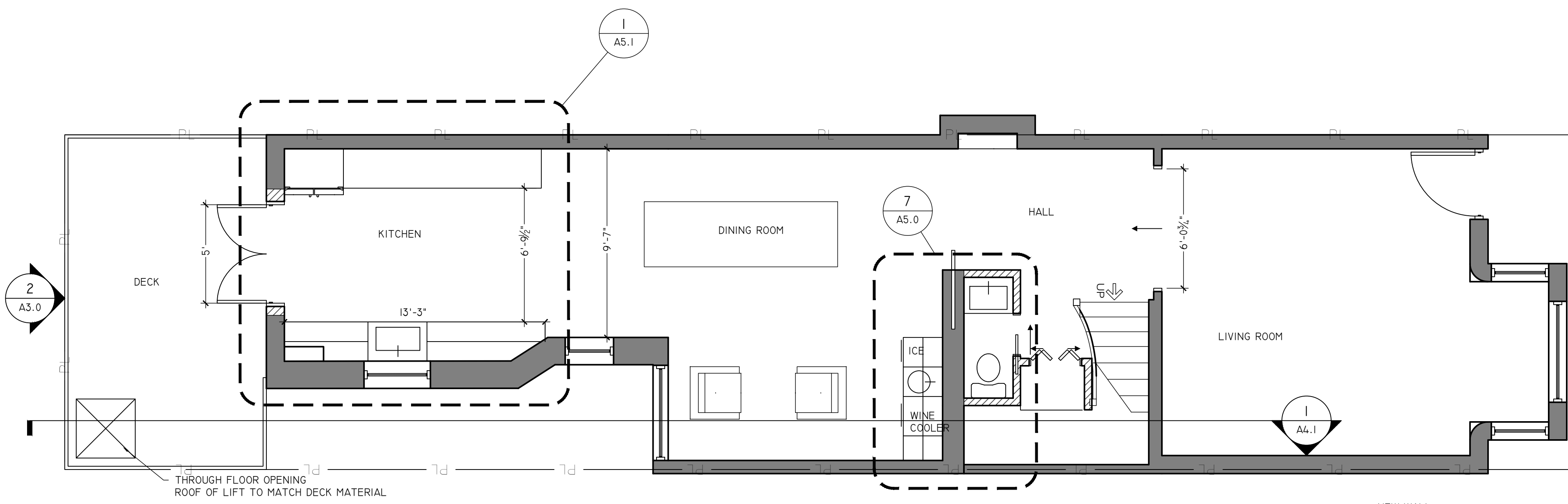
BASEMENT
 PLANS

A2.0



1 DEMOLITION 1ST FLOOR PLAN
SCALE: 1/4" = 1'

DEMOLISH
REMAINS



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'

NEW WALL
EXISTING

**MILLER/ZIGLAR
RESIDENCE
RENOVATION
PROJECT**

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

**HARDWICK
STUDIO, PLLC**

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

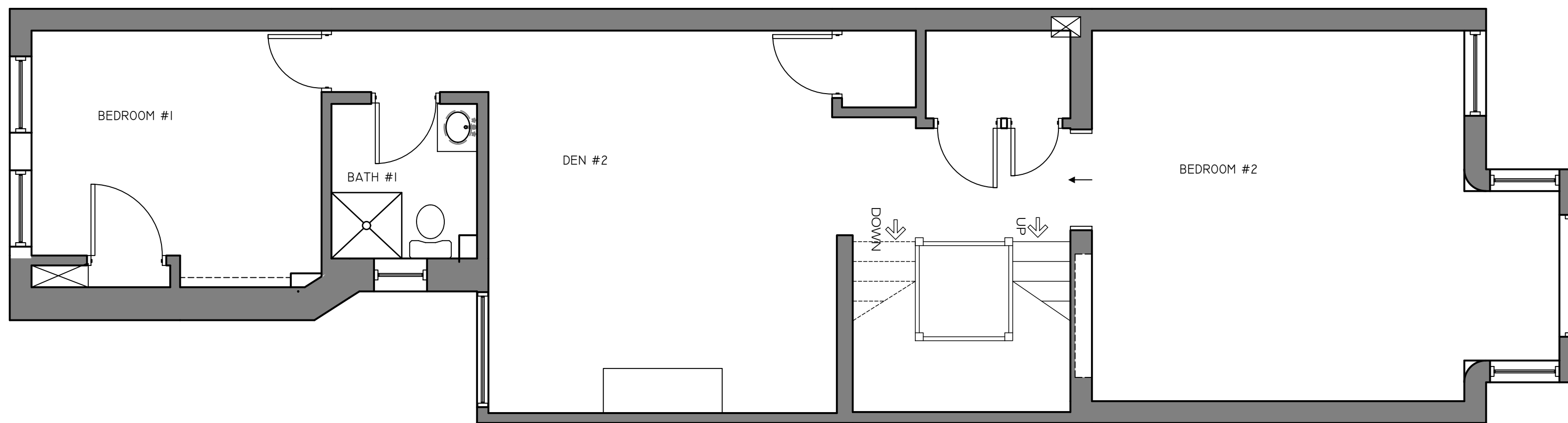
**NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION**

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

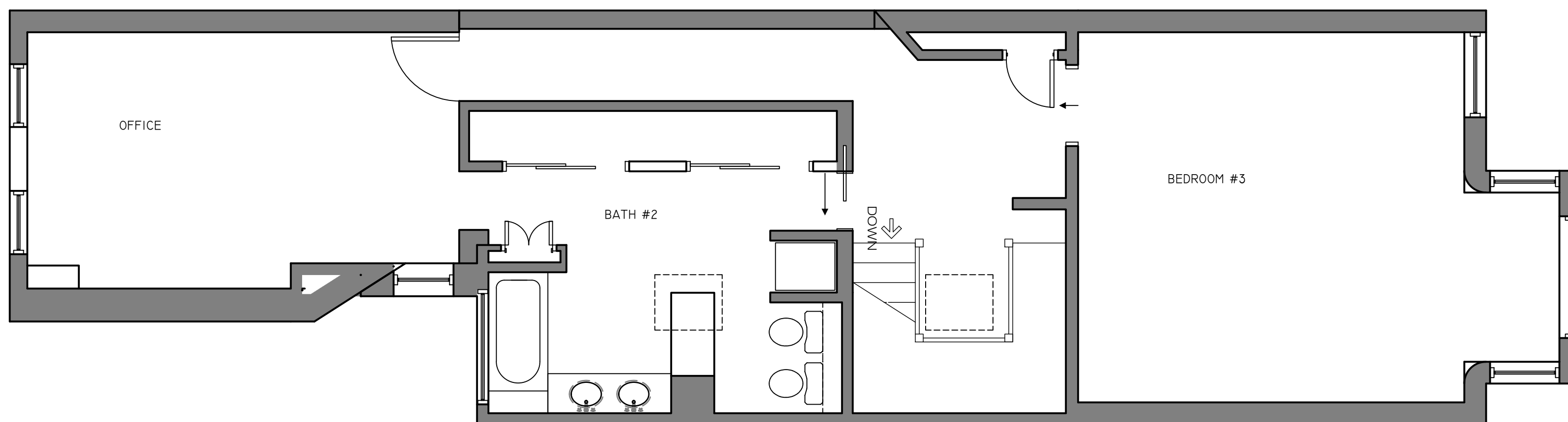
ISSUE:

BZA APP 1-30-21
DESIGN DEV 11-20-20

1ST FLOOR
PLANS



1 2ND FLOOR PLAN - NIS
SCALE: 1/4" = 1'



2 3RD FLOOR PLAN - NIS
SCALE: 1/4" = 1'

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK

A.I.A., LEED AP, MBA
6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

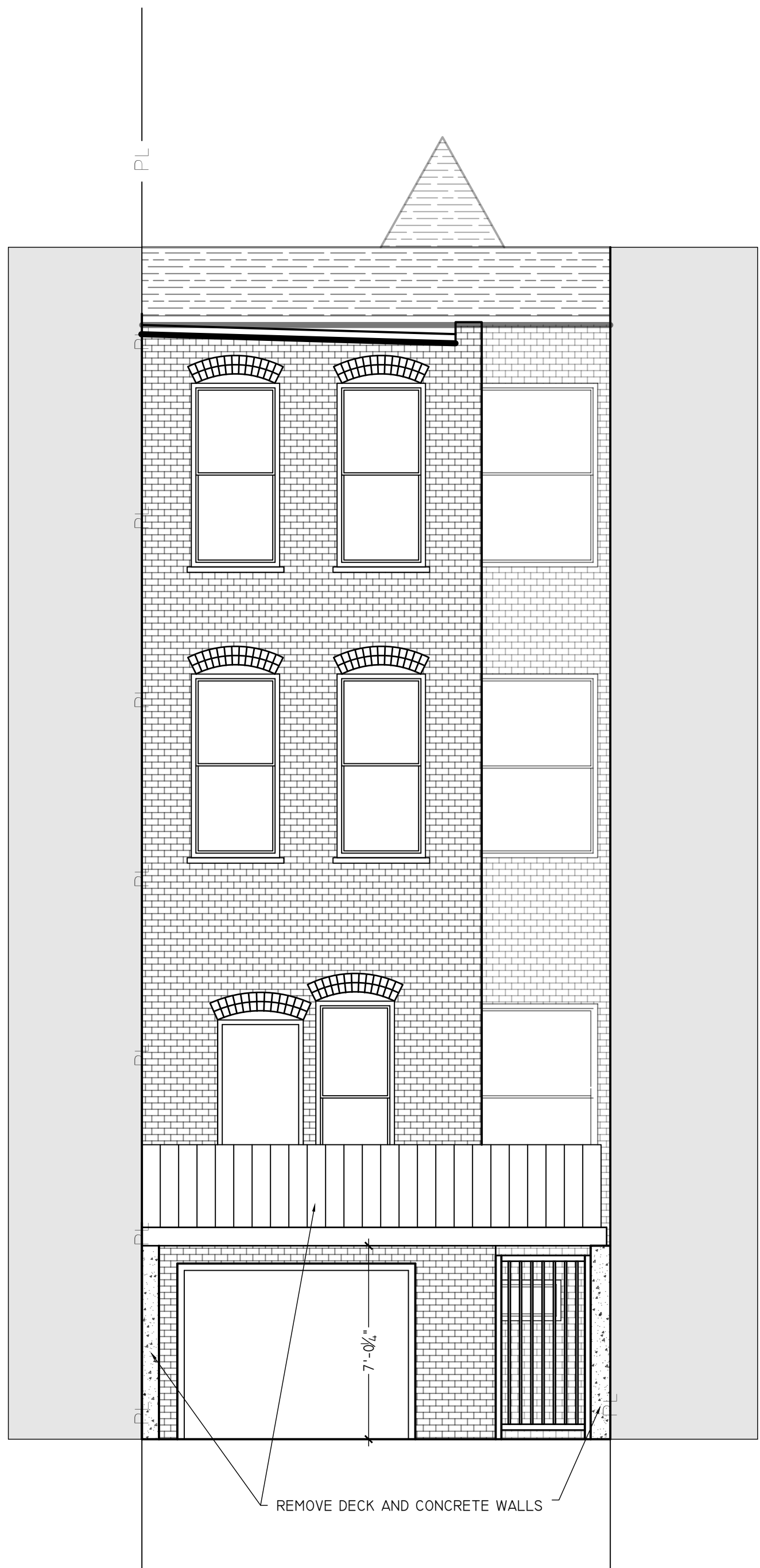
NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

2ND & 3RD
FLOOR PLANS
FOR REFERENCE
ONLY



1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'

NON - ENCLOSED LIFT -
NOT VISIBLE ABOVE
RAILING AT GRADE OR
DECK POSITION.

PARKLEX OR WOOD CLADED

BASIS OF DESIGN: SAVARIA
THROUGH FLOOR LIFT

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

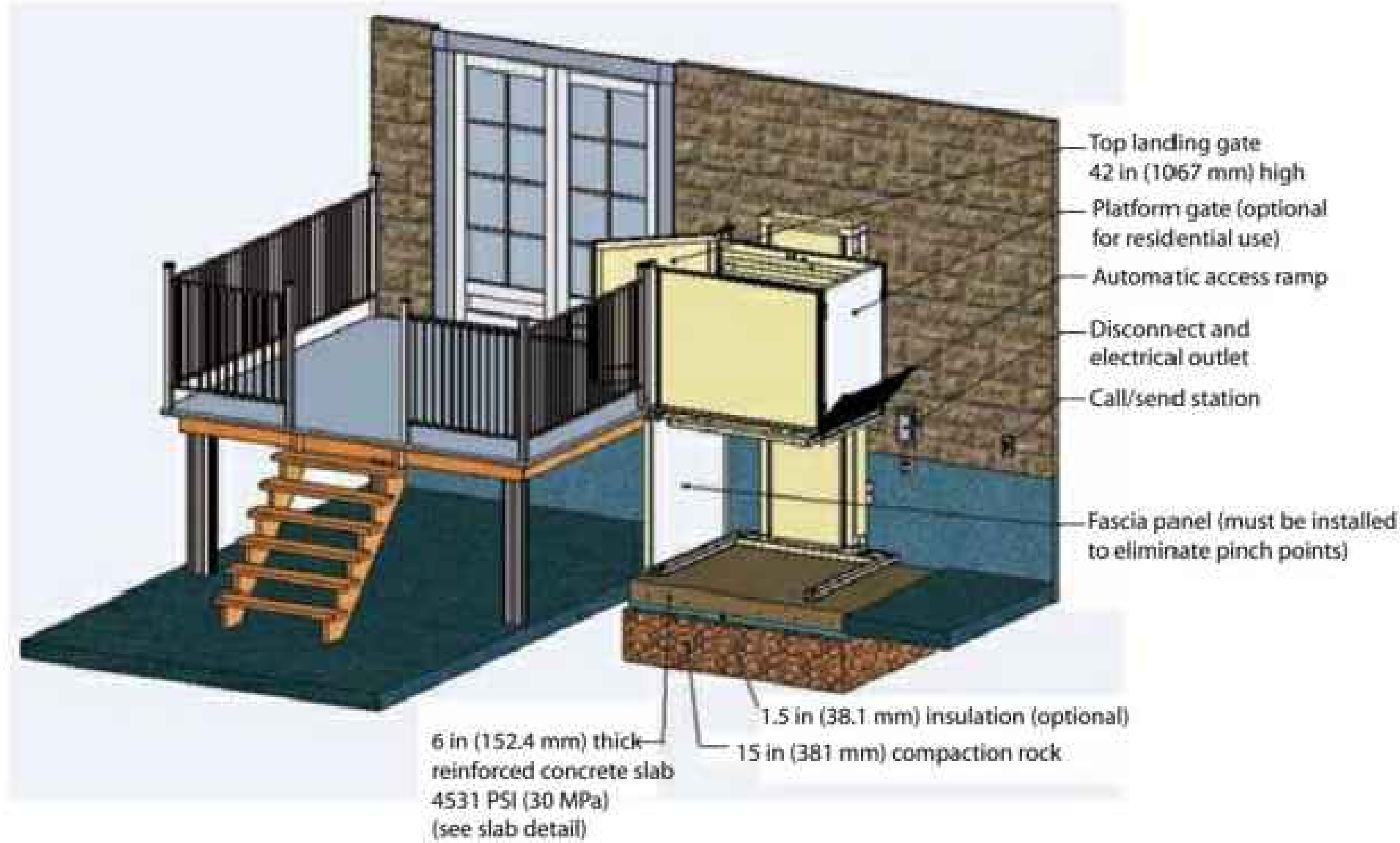
REAR
ELEVATIONS

A3.0

Figure 6 illustrates the site construction details for a typical outdoor application.

Figure 6: Sample Unenclosed Outdoor Application

THE DIAGRAM IS A TYPICAL APPLICATION FROM THE MANUFACTURER. THIS PROJECT WILL HAVE THE LIFT COMING THROUGH THE DECK FLOOR, ON THE INSIDE OF THE GUARD RAIL. THERE IS NO OVER RIDE.. SEE INSTALLATION MANUAL IN SUPPORTING DOCUMENTS.



MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

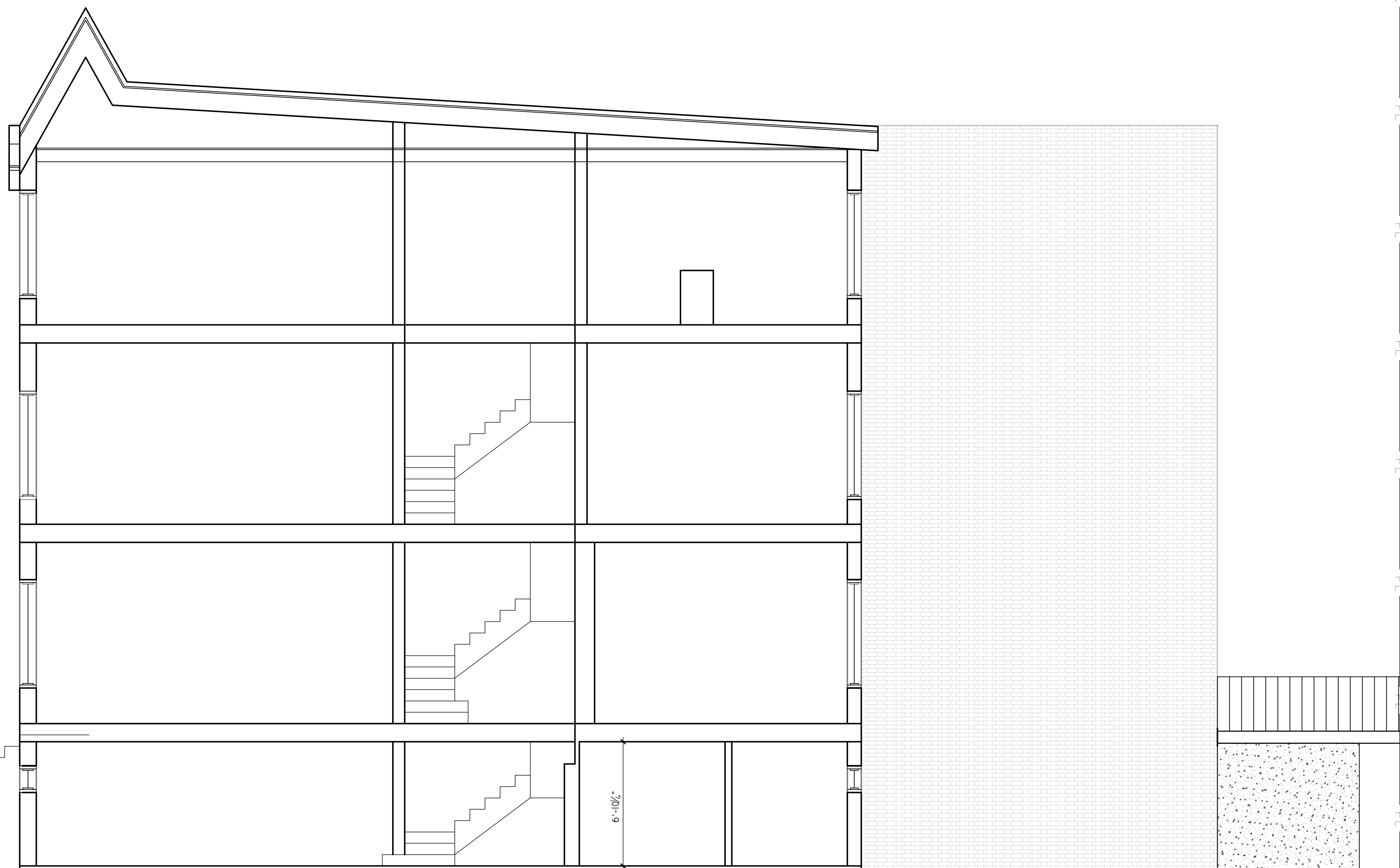
LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 04.01015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

THROUGH
FLOOR LIFT

A3.1



1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

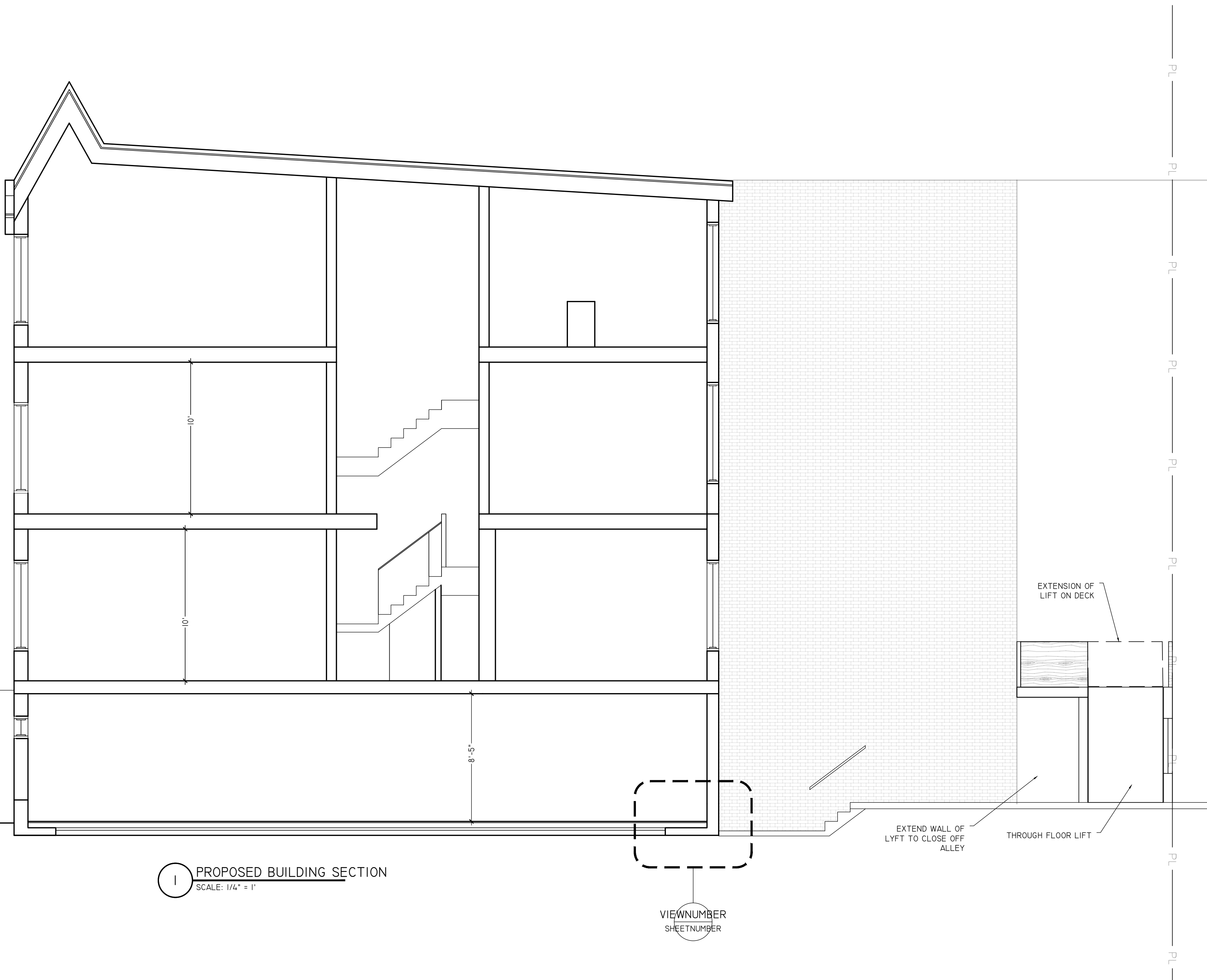
NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE: _____

BZA APP 9-7-21
DESIGN DEV 11-20-20

EXISTING
BUILDING
SECTION



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'

VIE\N\UMBER
SHEET\N\UMBER

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

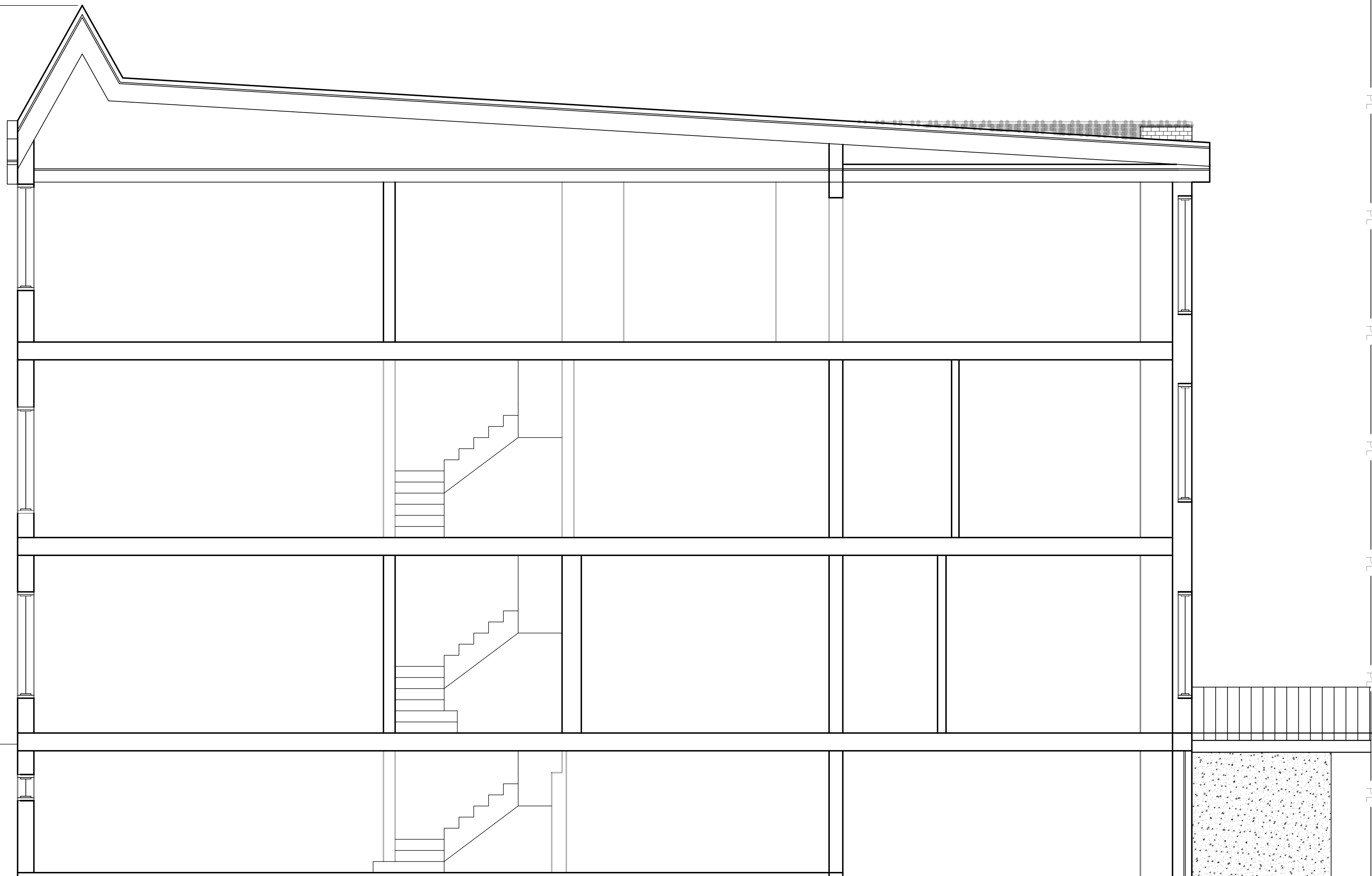
LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

PROPOSED
BUILDING
SECTION

A4.1



1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

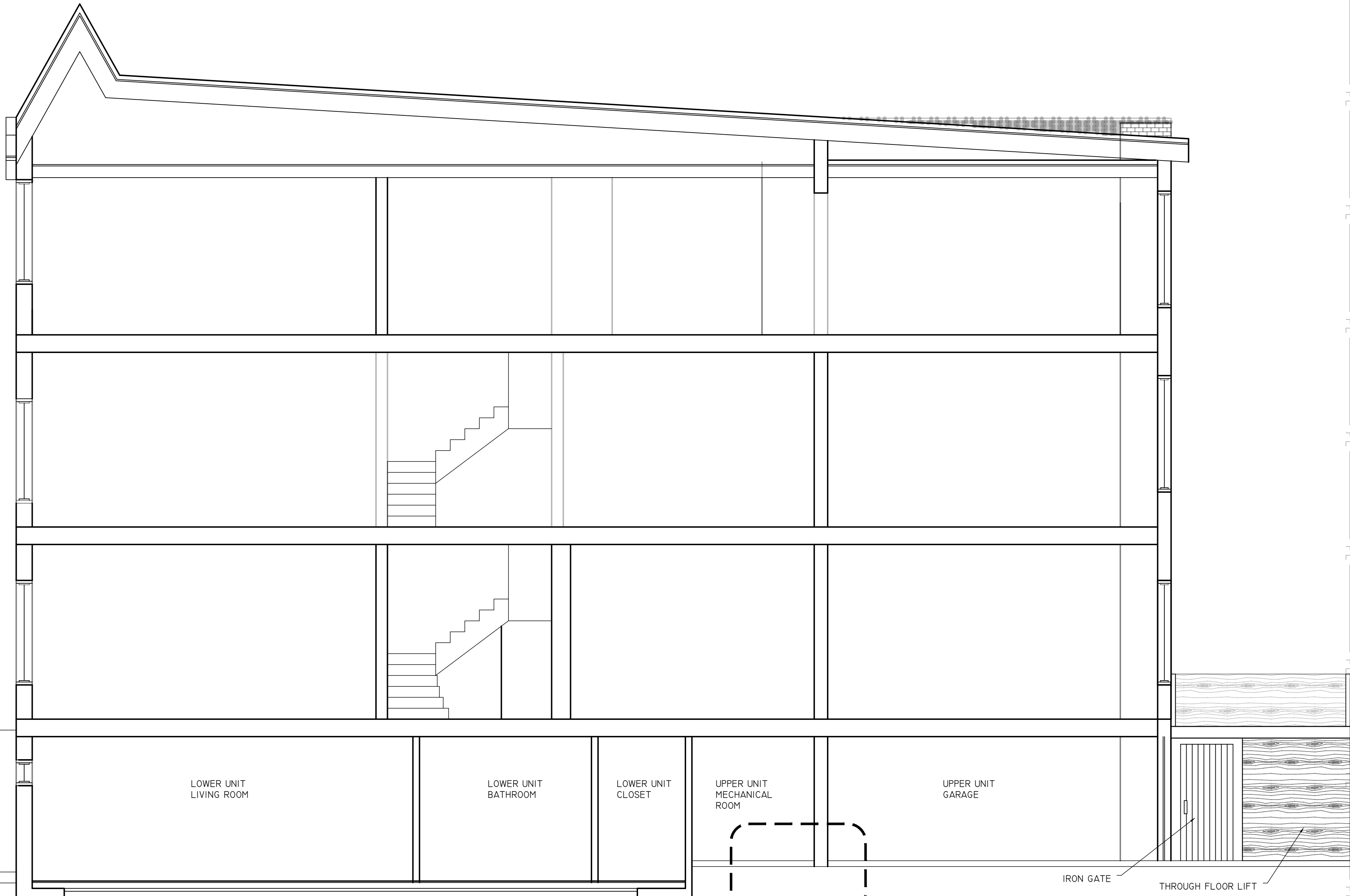
NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

EXISTING
BUILDING
SECTION



1 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'

VIEWNUMBER
SHEETNUMBER

MILLER/ZIGLAR
RESIDENCE

RENOVATION
PROJECT

1410 HOPKINS STREET NW
WASHINGTON, DC 20036

HARDWICK
STUDIO, PLLC

GAY WIERDSMA
HARDWICK
A.I.A., LEED AP, MBA

6814 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
202.455.6733
GAY@GREENARCHITECTDC.COM

NOT FOR
CONSTRUCTION OR
PERMIT APPLICATION

LICENCES:
DC: ARC 101315
EXPIRES 4/30/22
MD: 16049
EXPIRES 11/23/21
VA: 0401015785
EXPIRES 9/23/21

ISSUE:

BZA APP 9-7-21
DESIGN DEV 11-20-20

PROPOSED
BUILDING
SECTION

A4.3