

## PROJECT DATA

**SCOPE OF WORK:** Renovation of existing semi-attached, single family dwelling row home basement, first and second floor with third floor addition and conversion to three dwelling units.

**BUILDING AND SITE INFORMATION:**

ZONING: RF-1  
 OVERLAY DISTRICT:  
 SQUARE: 2894  
 LOT: 0051  
 CURRENT USE: SINGLE FAMILY DWELLING UNIT  
 PROPOSED USE: SINGLE FAMILY DWELLING UNIT  
 EXISTING GFA: 3061.2 SF  
 PROPOSED GFA: 3061.2 SF  
 EXISTING LOT COVERAGE: 1099 SF (30.8%)  
 PROPOSED LOT COVERAGE: 1099 SF (30.8%)

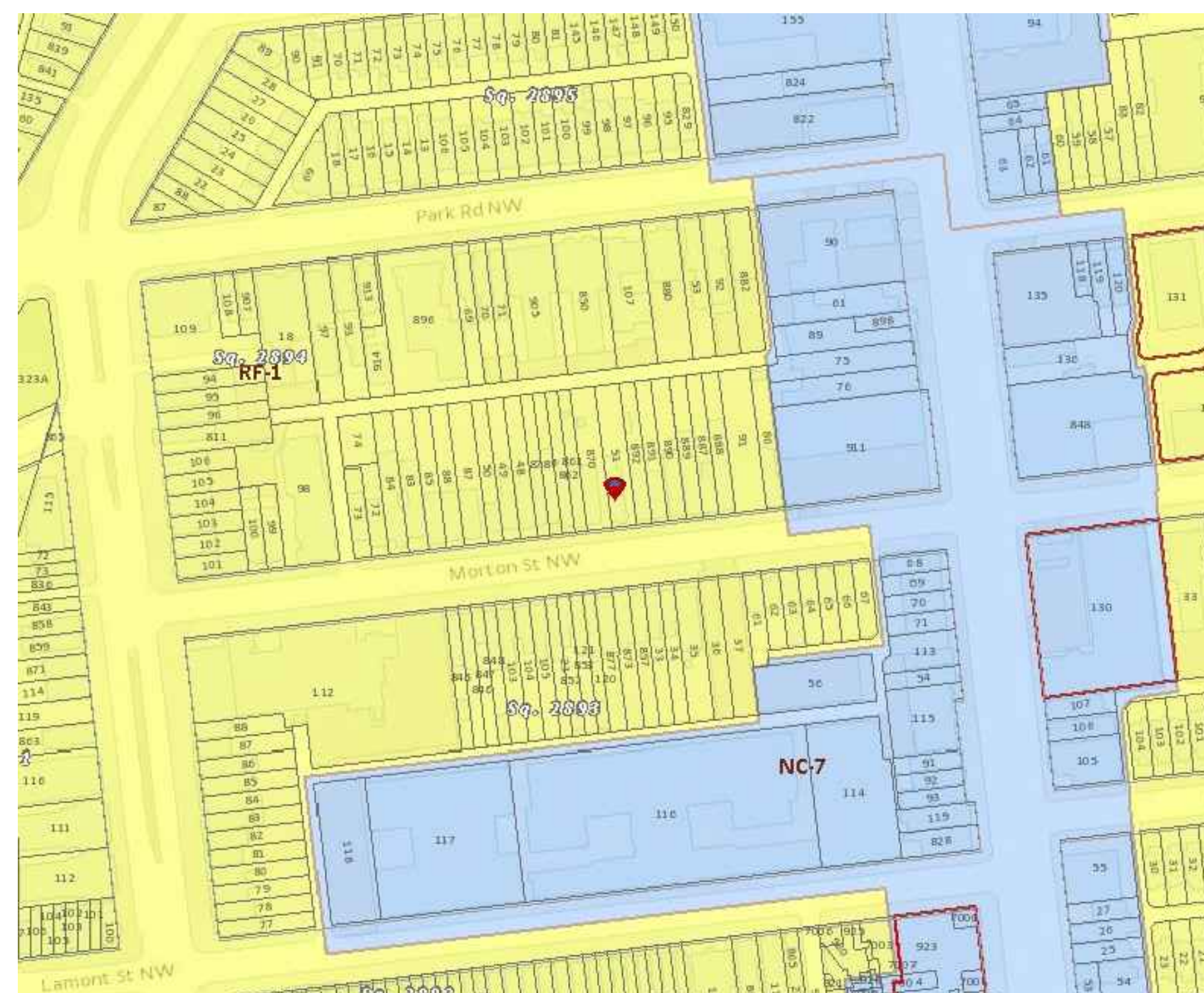
**APPLICABLE CODES:**

2017 DC BUILDING CODE (DCBC) – 2015 IBC with 2017 DCMR12A Supplement  
 2017 DC EXISTING BUILDING CODE (DCEBC) – 2015 IEBC with 2017 DCMR12 J Supplement  
 2017 DC MECHANICAL CODE (DCMC) – 2015 IMC with 2017 DCMR12 E Supplement  
 2017 DC PLUMBING CODE (DCPC) – 2015 IPC with 2017 DCMR12 F Supplement  
 2017 DC FIRE CODE (DCFC) – 2015 IFC with 2017 DCMR12 H Supplement  
 2017 DC FUEL GAS CODE (DCFGC) – 2015 IFGC with 2017 DCMR12 D Supplement  
 2017 DC ELECTRIC CODE (DCEC) – 2014 NEC (NFPA 70) with 2017 DCMR12 C Supplement  
 2017 DC ENERGY CONSERVATION CODE (DCECC) – 2015 IECC with 2017 DCMR12 I Supplement  
 2017 DC GREEN CONSTRUCTION CODE (DCGCC) -2015 IGCC with 2017 DCMR12 K Supplement  
 2017 DC PROPERTY MAINTENANCE CODE (DCPMC) – 2015 IPMC with 2017 DCMR12 G Supplement  
 2017 DC ACCESSIBILITY CODE (DCAC) – 2015 IBC with 2017 DCMR12 A Supplement and APPENDIX E and 2015 ICC IBC, 2009 ANSI A117.1 AND 2010 ADA  
 2017 DC SWIMMING POOL AND SPA CODE (DCSSC) -2015 ISSC with 2017 DCMR12 L Supplement

**ARCHITECT**

THIRD STREET ARCHITECTURE  
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 2619 3RD ST NE  
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## ZONING REPORT MAP



## DRAWING SYMBOLS

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW MASONRY WALL
	NEW STUD WALL
	PLAN DETAIL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	INTERIOR ELEVATION DESIGNATION
	DOOR DESIGNATION
	WINDOW DESIGNATION
	PARTITION TYPE
	FIXTURE TYPE
	ELEVATION MARKER

## ABBREVIATIONS

ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BSMT	BASEMENT
CFM	CUBIC FEET / MINUTE
CLNG	CEILING
CLR	CLEAR/CLEARANCE
COL	COLUMN
CONC	CONCRETE
CR	CEILING REGISTER
DBL	DOUBLE
DIR	DIRECTION
DIMS	DIMENSIONS
DN	DOWN
EQ	EQUAL
EXH	EXHAUST
EXT	EXTERIOR
EXT'G	EXISTING
FLR	FLOOR
GYP BD	GYP SUM BOARD
HDR	HEADER
HDWR	HARDWARE
HT	HEIGHT
HWH	HOT WATER HEATER
INT	INTERIOR
IJS	IN JOIST SPACE
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
P1	PLUMBING STACK (1)
PAN	PANTRY
R/A	RETURN-AIR
RAG	RETURN-AIR GRILL
REG	REGISTER
RM	ROOM
S/A	SUPPLY-AIR
SF	SQUARE FEET
SIM	SIMILAR
STL	STEEL
T.B.D	TO BE DETERMINED
TYP	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
V.I.F	VERIFY IN FIELD
V.T.R	VENT TO ROOF
WD	WOOD

## DRAWING INDEX

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A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR ELEVATIONS
A-301	BUILDING SECTION

## GENERAL NOTES

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.

## DC WASA NOTES

- NOTIFY DCWASA ONE-WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2377, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3824 OR 3829.
- DEVELOPERS, CONTRACTORS AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTOR(S) FOR REVIEW AND APPROVAL, UPON COMPLETION OF NEW AND EXISTING UTILITIES TO BE ABANDON IN PUBLIC SPACE, APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSIONS, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
- ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 5TH FLOOR.
- UNDER DCWASA CUSTOMER FEES AND CHARGES, CONTRACTORS, PLUMBERS, OWNERS ARE RESPONSIBLE FOR EXCAVATION, BACK FILLING REPAVING AND RESTORATION OF PUBLIC SPACE FOR STREET AND SIDEWALKS CUTS, FOR NEW UTILITIES, CONNECTIONS, TAPS AND ABANDONMENT OF SERVICES WITHIN PUBLIC SPACE UNDER DC WASA INSPECTION. DC WASA IS NOT RESPONSIBLE FOR FINAL RESTORATION OF STREET AND SIDEWALK CUTS PERFORMED BY THESE DEVELOPERS.

**MORTON STREET CONDOS**  
 LATOYA NELSON KAMDANG  
 739 MORTON STREET NW  
 WASHINGTON, DC 20010

# COVER SHEET

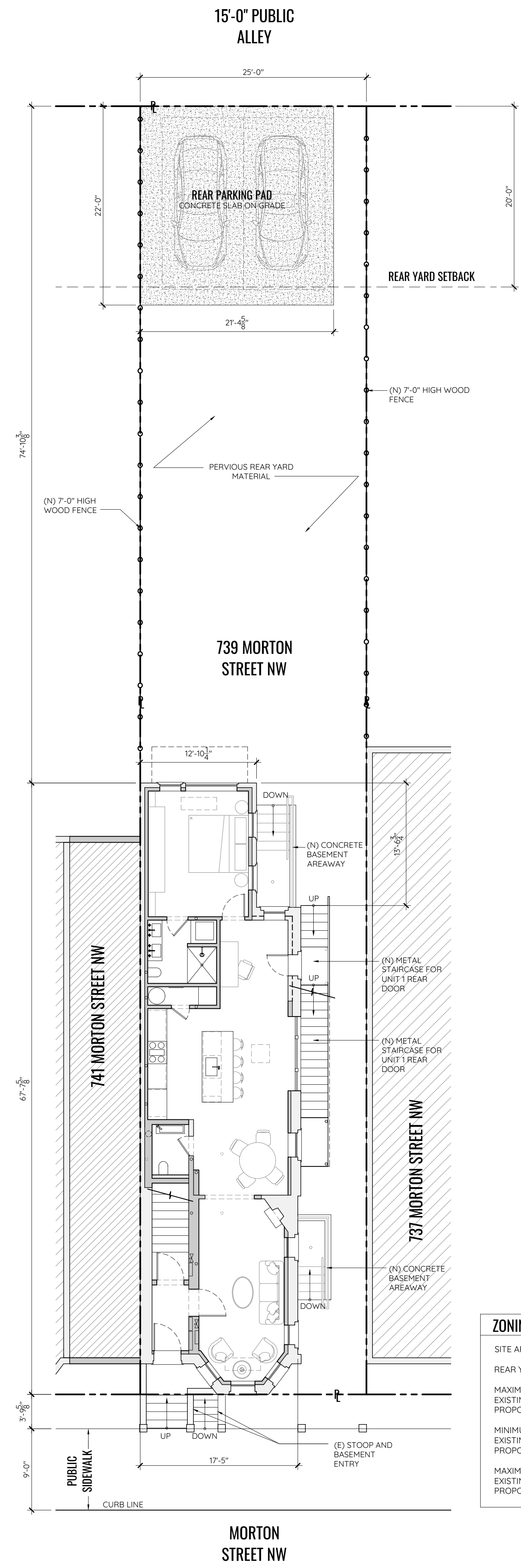
**PROJECT:** MORTON STREET CONDOS  
**CLIENT:** LATOYA NELSON KAMDANG  
**ADDRESS:** 739 MORTON ST NW / DC 20010

SPECIAL EXEMPTION  
**DATE:** 2022.03.09

**DWG #**  
CS-01

**THIRD STREET**  
 architecture

CASE NO. 2022-03-09  
 EXHIBIT NO. 1  
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ZONING CALCULATIONS (RF-1)	
SITE AREA	= 3,563 SF
REAR YARD SETBACK	= 20 FT
MAXIMUM HEIGHT	= 35'-0"
EXISTING HEIGHT	= 32'-2"
PROPOSED HEIGHT	= 33'-8"
MINIMUM PERVIOUS AREA	= 712.6 SF (20%)
EXISTING PERVIOUS AREA	= 2,464 SF (69%)
PROPOSED PERVIOUS AREA	= 1,598 SF (45%)
MINIMUM LOT OCCUPANCY	= 2,138 SF (60%)
EXISTING LOT COVERAGE	= 1,099 SF (30.8%)
PROPOSED LOT COVERAGE	= 1,242.8 SF (34.8%)

1 PROPOSED SITE PLAN  
1" = 1'-0"



**MORTON STREET CONDOS**  
 LATOYA NELSON KAMDANG  
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 WASHINGTON, DC 20010

# PROPOSED SITE PLAN

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**CLIENT:** LATOYA NELSON KAMDANG  
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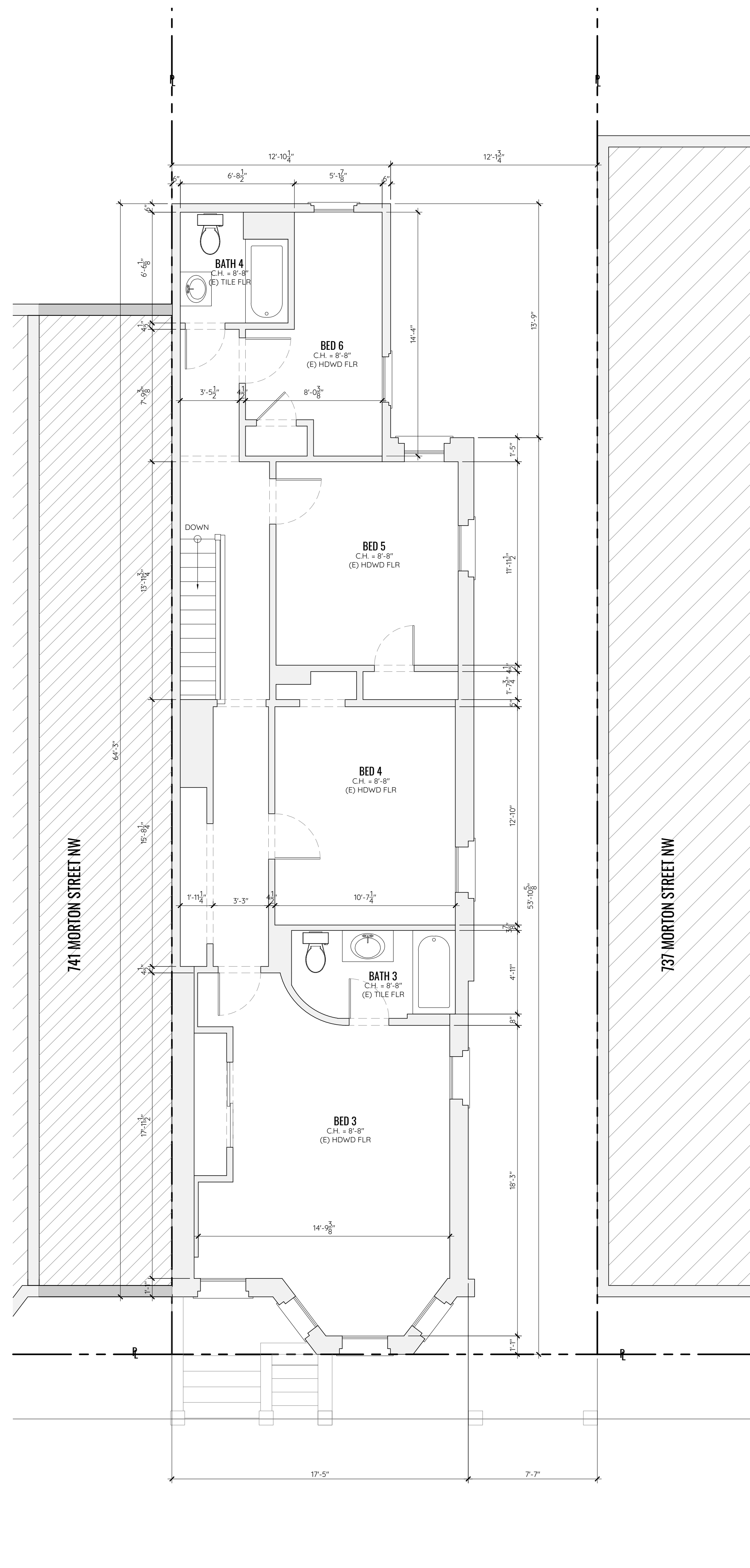
DWG # **A-100**

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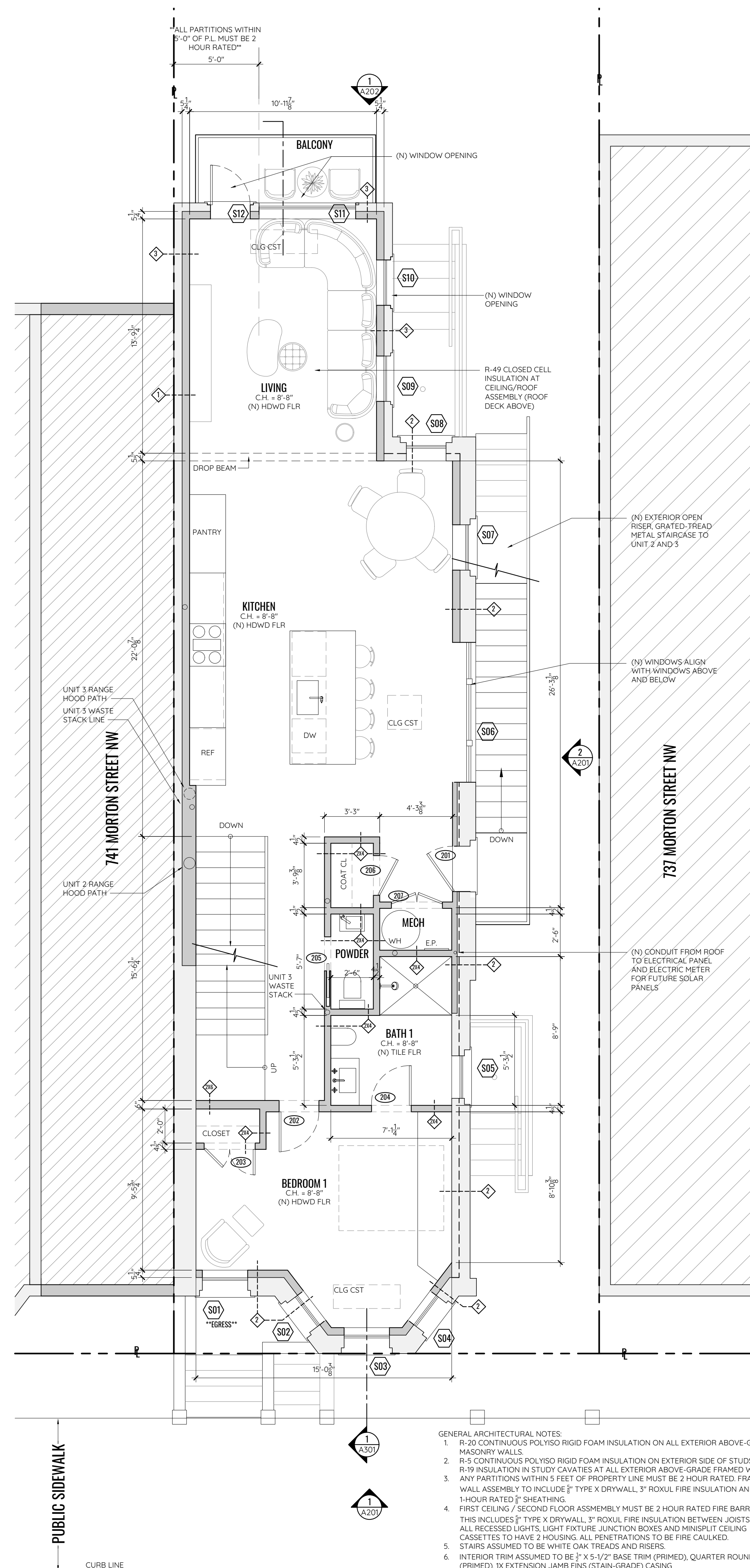
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1 EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN : UNIT 3  
1/4" = 1'-0"

- GENERAL ARCHITECTURAL NOTES:
- R-20 CONTINUOUS POLYISO RIGID FOAM INSULATION ON ALL EXTERIOR ABOVE-GRADE MASONRY WALLS.
  - R-5 CONTINUOUS POLYISO RIGID FOAM INSULATION ON EXTERIOR SIDE OF STUDS AND R-19 INSULATION IN STUDY CAVITIES AT ALL EXTERIOR ABOVE-GRADE FRAMED WALLS.
  - ANY PARTITIONS WITHIN 5 FEET OF PROPERTY LINE MUST BE 2 HOUR RATED FRAMED WALL ASSEMBLY TO INCLUDE 1/2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION AND 1-HOUR RATED 1/2" SHEATHING.
  - FIRST CEILING / SECOND FLOOR ASSEMBLY MUST BE 2 HOUR RATED FIRE BARRIER. THIS INCLUDES 1/2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION BETWEEN JOISTS BAYS, ALL RECESSED LIGHTS, LIGHT FIXTURE, JUNCTION BOXES AND MINISLT CEILING CASSETTES TO HAVE 2 HOUSING. ALL PENETRATIONS TO BE FIRE CAULKED.
  - STAIRS ASSUMED TO BE WHITE OAK TREADS AND RISERS.
  - INTERIOR TRIM ASSUMED TO BE 1" X 5-1/2" BASE TRIM (PRIMED), QUARTER ROUND SHOE (PRIMED), 1X EXTENSION JAMB FINIS (STAIN-GRADE) CASING.



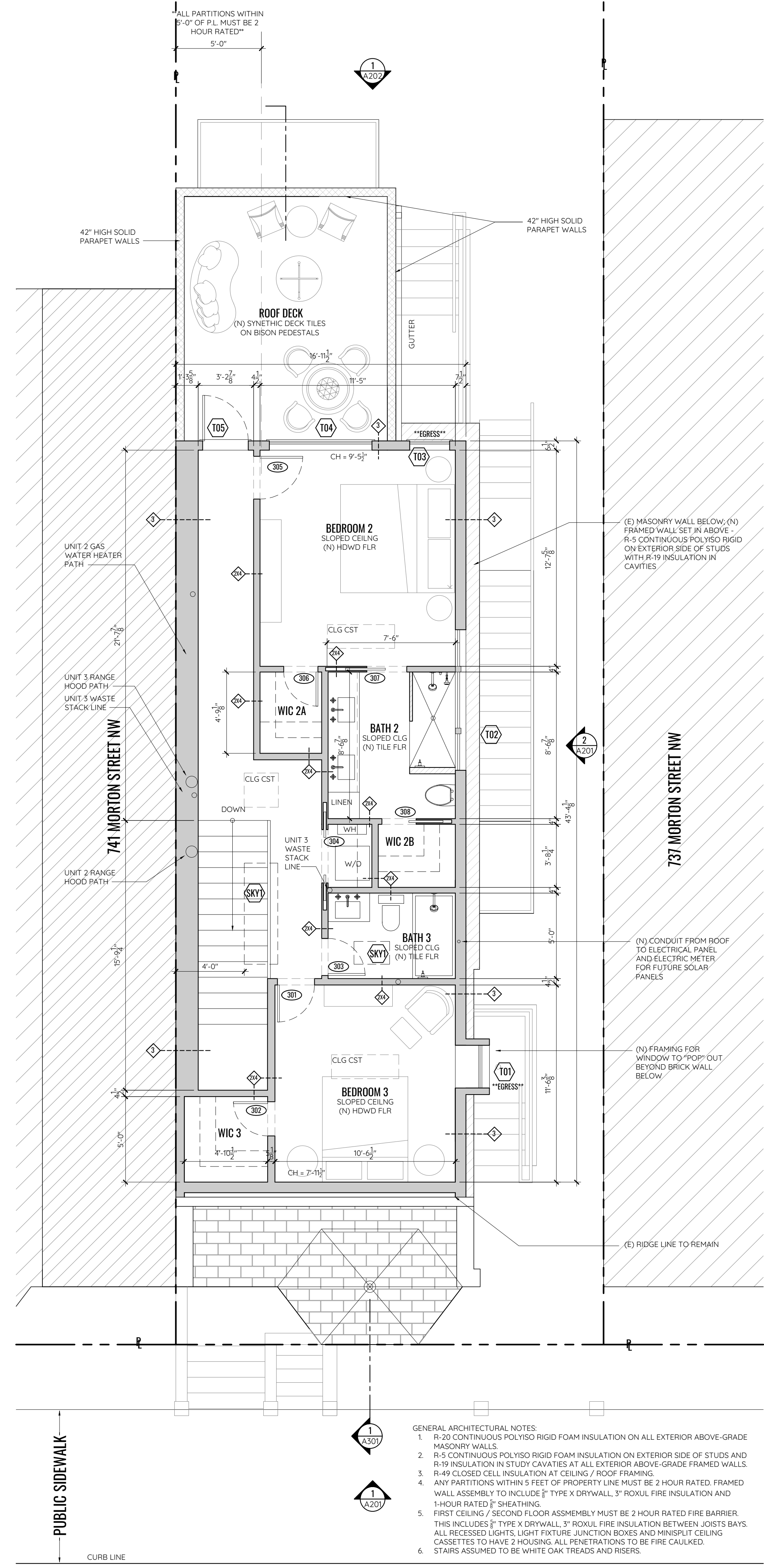
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# SECOND FLOOR PLANS

PROJECT: MORTON STREET CONDOS  
CLIENT: LATOYA NELSON KAMDANG  
ADDRESS: 739 MORTON ST NW / DC 20010

SPECIAL EXEMPTION  
DATE: 2022.03.09  
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1 PROPOSED THIRD FLOOR PLAN : UNIT 3  
1/4" = 1'-0"

- GENERAL ARCHITECTURAL NOTES:
- R-20 CONTINUOUS POLYISO RIGID FOAM INSULATION ON ALL EXTERIOR ABOVE-GRADE MASONRY WALLS.
  - R-5 CONTINUOUS POLYISO RIGID FOAM INSULATION ON EXTERIOR SIDE OF STUDS AND R-19 INSULATION IN STUDY CAVITIES AT ALL EXTERIOR ABOVE-GRADE FRAMED WALLS.
  - R-19 CLOSED CELL INSULATION AT CEILING / ROOF FRAMING.
  - ANY PARTITIONS WITHIN 5 FEET OF PROPERTY LINE MUST BE 2-HOUR RATED. FRAMED WALL ASSEMBLY TO INCLUDE 2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION AND 1-HOUR RATED 1/2" SHEATHING.
  - FIRST CEILING / SECOND FLOOR ASSEMBLY MUST BE 2-HOUR RATED FIRE BARRIER. THIS INCLUDES 1/2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION BETWEEN JOISTS BAYS. ALL RECESSED LIGHTS, LIGHT FIXTURE, JUNCTION BOXES AND MINISPLIT CEILING CASSETTES TO HAVE 2 HOUSING. ALL PENETRATIONS TO BE FIRE CAULKED.
  - STAIRS ASSUMED TO BE WHITE OAK TREADS AND RISERS.

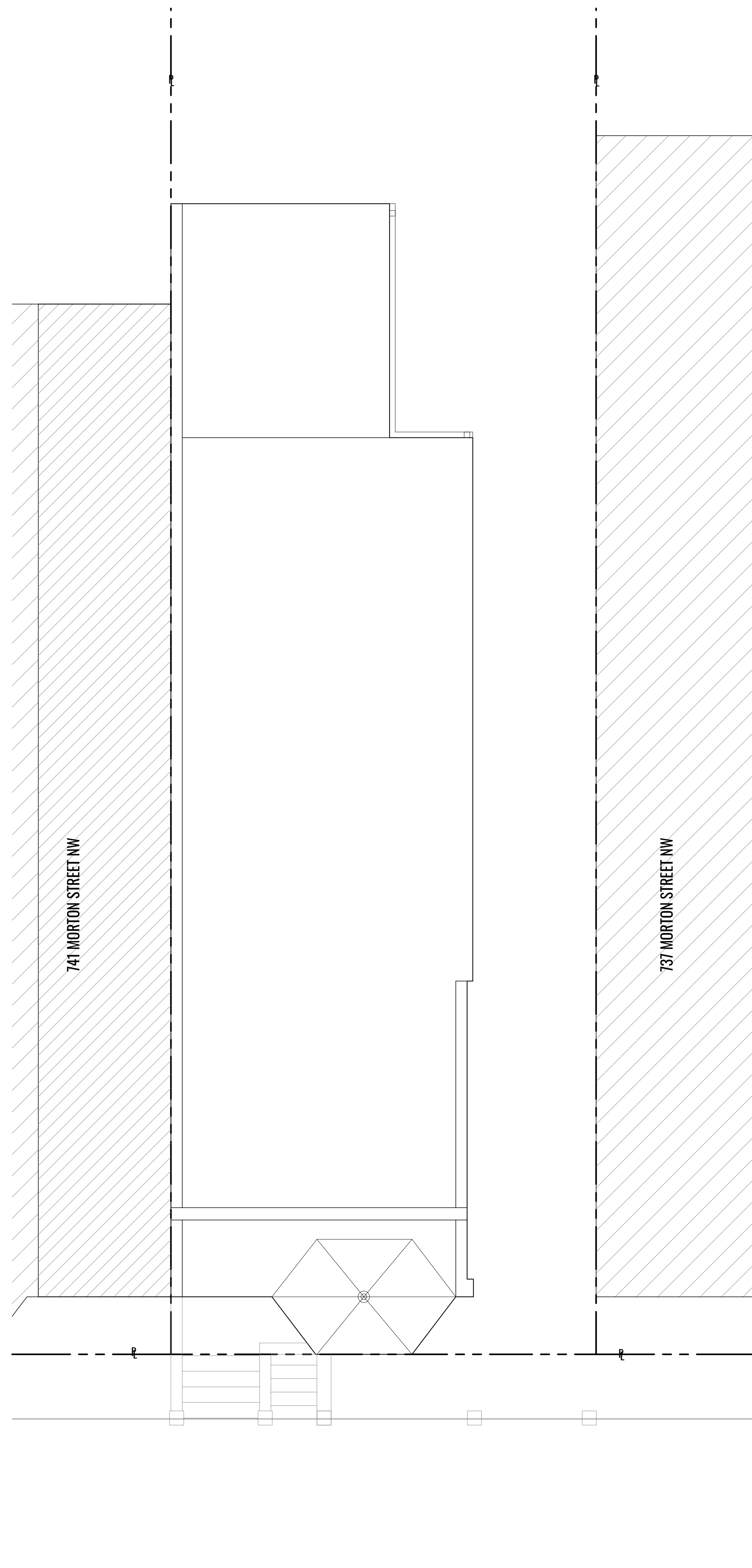
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# THIRD FLOOR PLANS

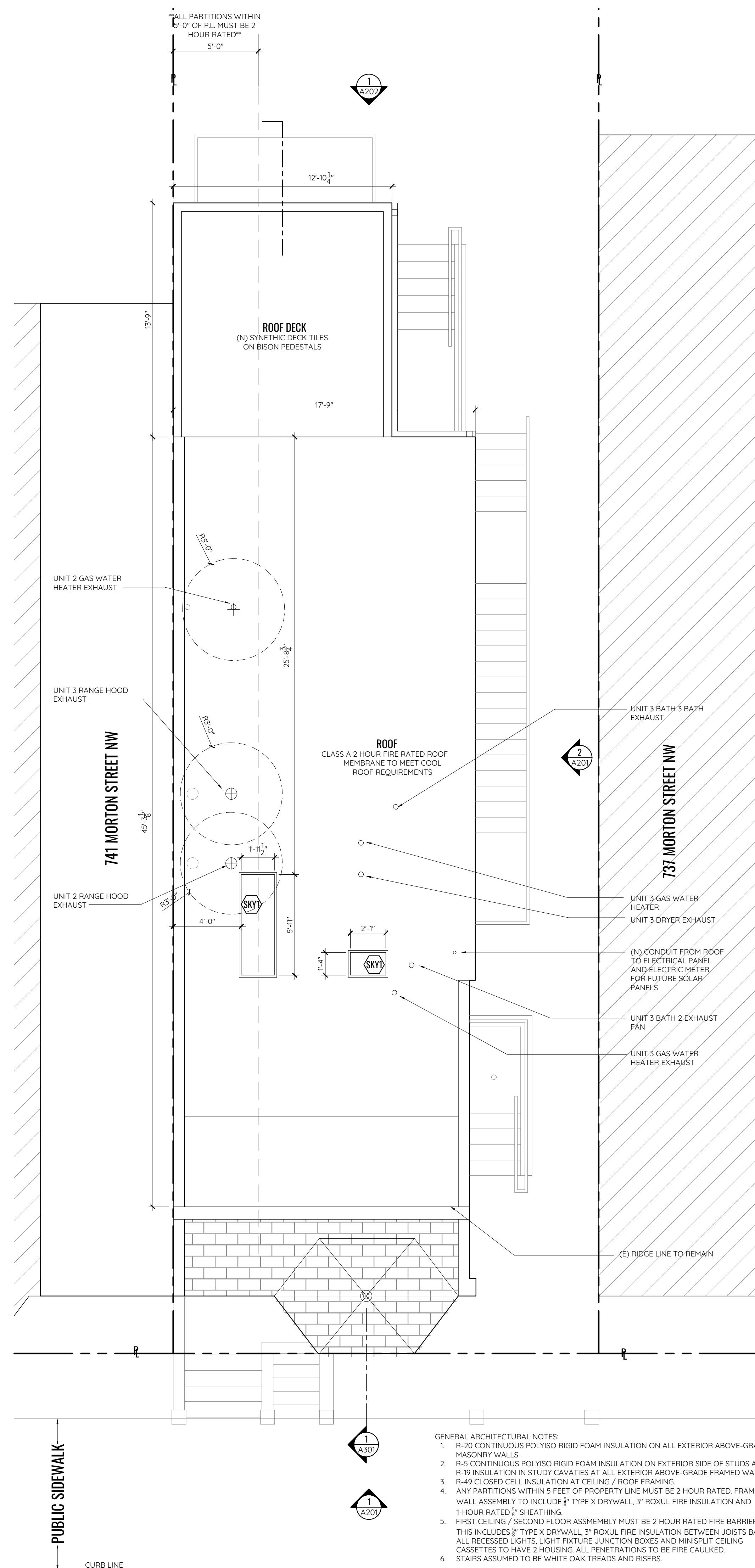
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ADDRESS: 739 MORTON ST NW / DC 20010

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DATE: 2022.03.09  
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2 EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"



2 PROPOSED ROOF PLAN  
1/8" = 1'-0"

- GENERAL ARCHITECTURAL NOTES:
- R-20 CONTINUOUS POLYISO RIGID FOAM INSULATION ON ALL EXTERIOR ABOVE-GRADE MASONRY WALLS.
  - R-5 CONTINUOUS POLYISO RIGID FOAM INSULATION ON EXTERIOR SIDE OF STUDS AND R-19 INSULATION IN STUDY CAVITIES AT ALL EXTERIOR ABOVE-GRADE FRAMED WALLS.
  - R-49 CLOSED CELL INSULATION AT CEILING / ROOF FRAMING.
  - ANY PARTITIONS WITHIN 5 FEET OF PROPERTY LINE MUST BE 2 HOUR RATED, FRAMED WALL ASSEMBLY TO INCLUDE 1/2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION AND 1-HOUR RATED 5/8" SHEATHING.
  - FIRST CEILING / SECOND FLOOR ASSEMBLY MUST BE 2 HOUR RATED FIRE BARRIER. THIS INCLUDES 1/2" TYPE X DRYWALL, 3" ROXUL FIRE INSULATION BETWEEN JOISTS BAYS. ALL RECESSED LIGHTS, LIGHT FIXTURE, JUNCTION BOXES AND MINISPLIT CEILING CASSETTES TO HAVE 2 HOUSING. ALL PENETRATIONS TO BE FIRE CAULKED.
  - STAIRS ASSUMED TO BE WHITE OAK TREADS AND RISERS.

**MORTON STREET CONDOS**

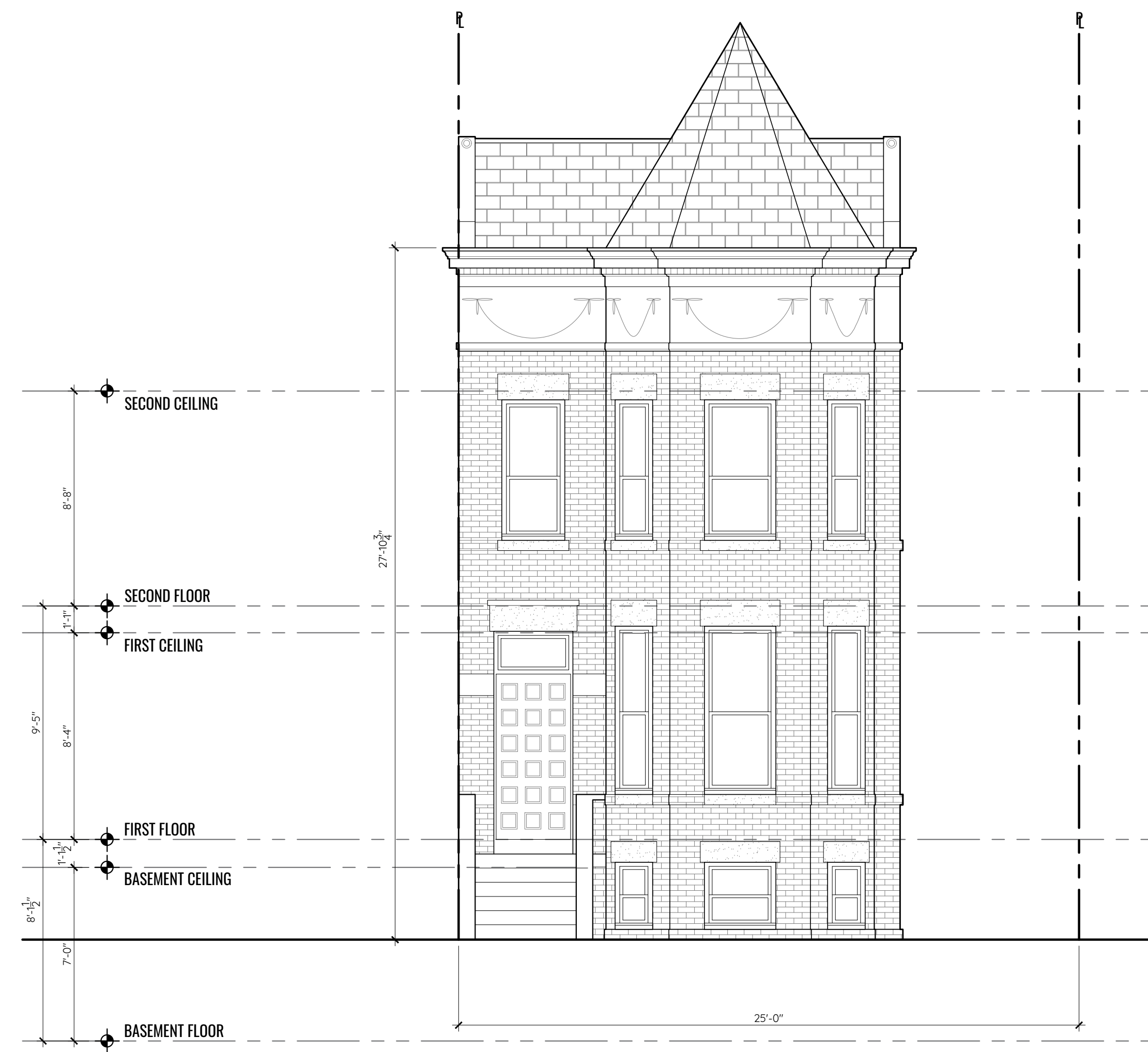
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**ROOF PLANS**

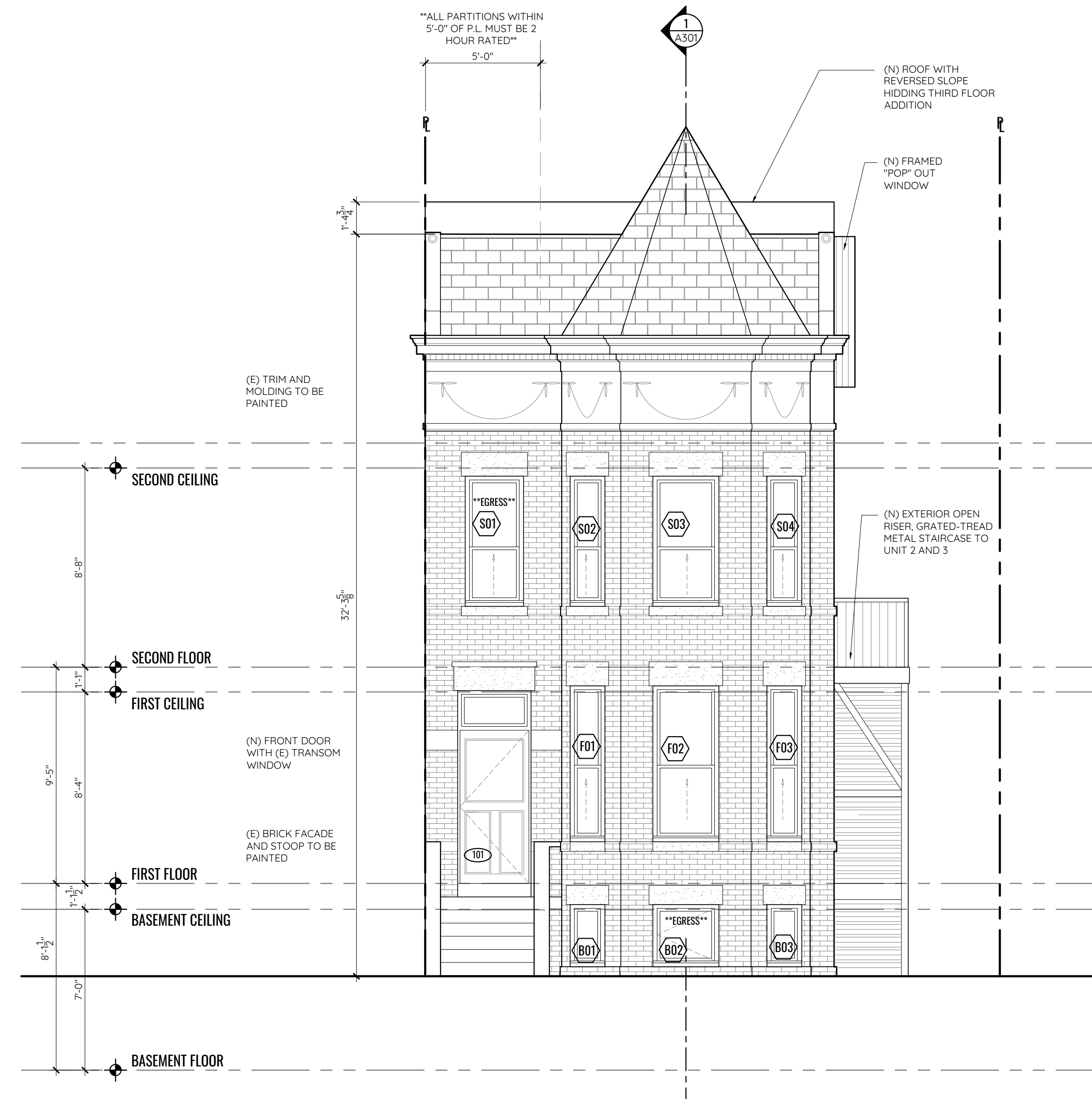
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CLIENT: LATOYA NELSON KAMDANG  
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1 EXISTING FRONT FACADE  
1/2" = 1'-0"



2 PROPOSED FRONT FACADE  
1/2" = 1'-0"

**MORTON STREET CONDOS**  
LATOYA NELSON KAMDANG  
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# EXTERIOR ELEVATIONS

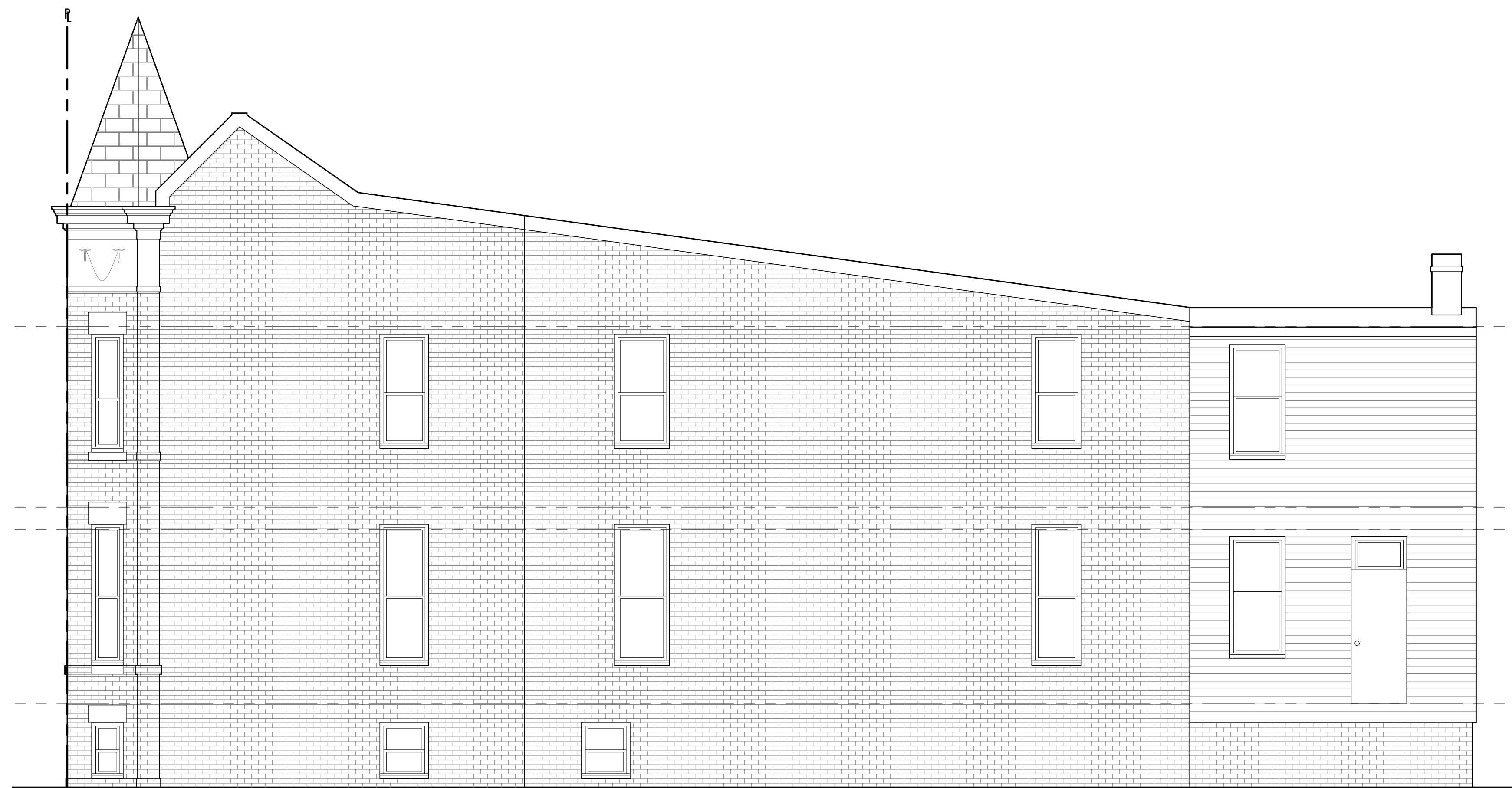
PROJECT: MORTON STREET CONDOS  
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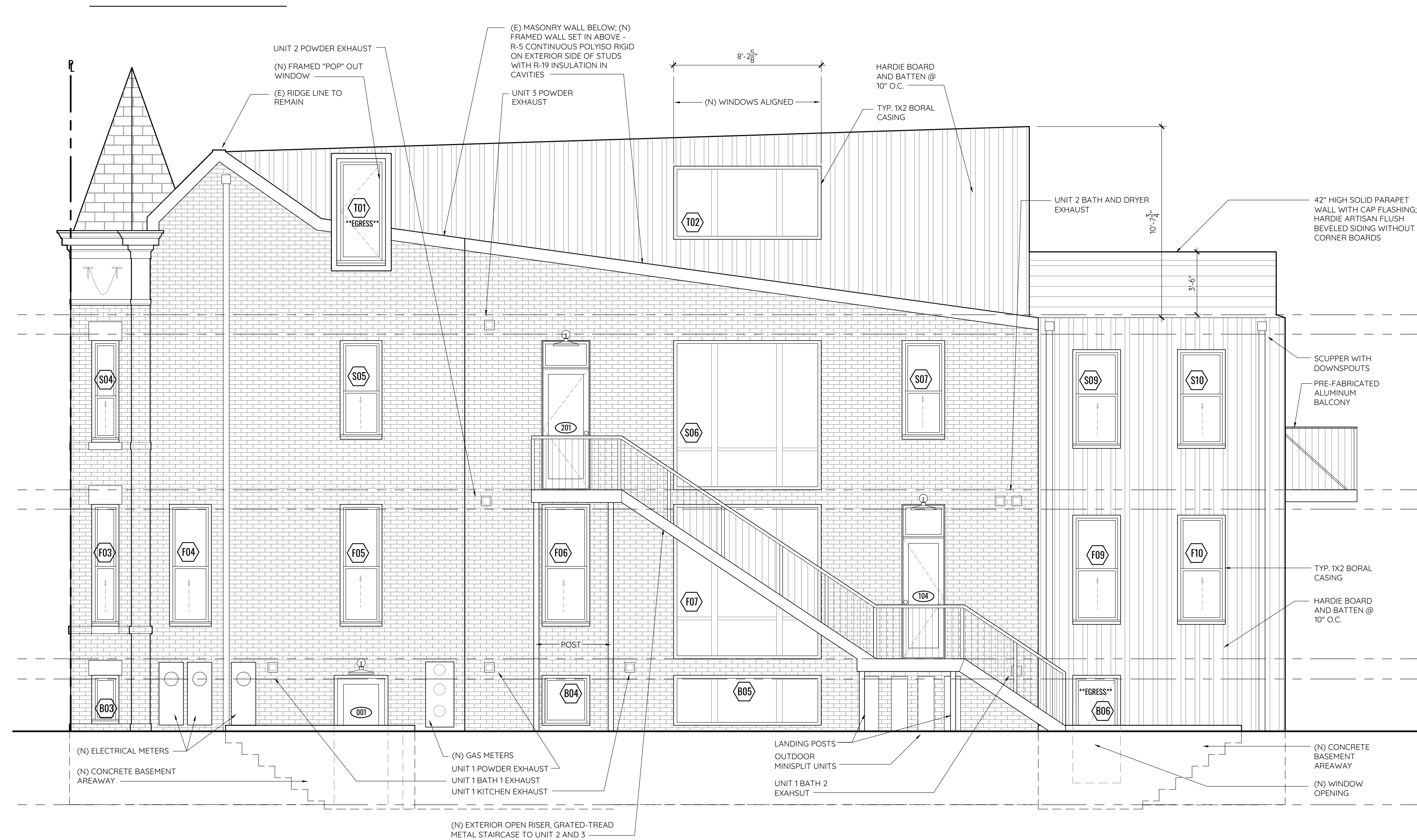
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1 EXISTING SIDE FACADE  
1/2" = 1'-0"



2 PROPOSED SIDE FACADE  
3/8" = 1'-0"

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## EXTERIOR ELEVATIONS

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CLIENT: LATOYA NELSON KAMDANG  
ADDRESS: 739 MORTON ST NW / DC 20010

SPECIAL EXEMPTION  
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THIRD STREET  
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# EXTERIOR ELEVATIONS

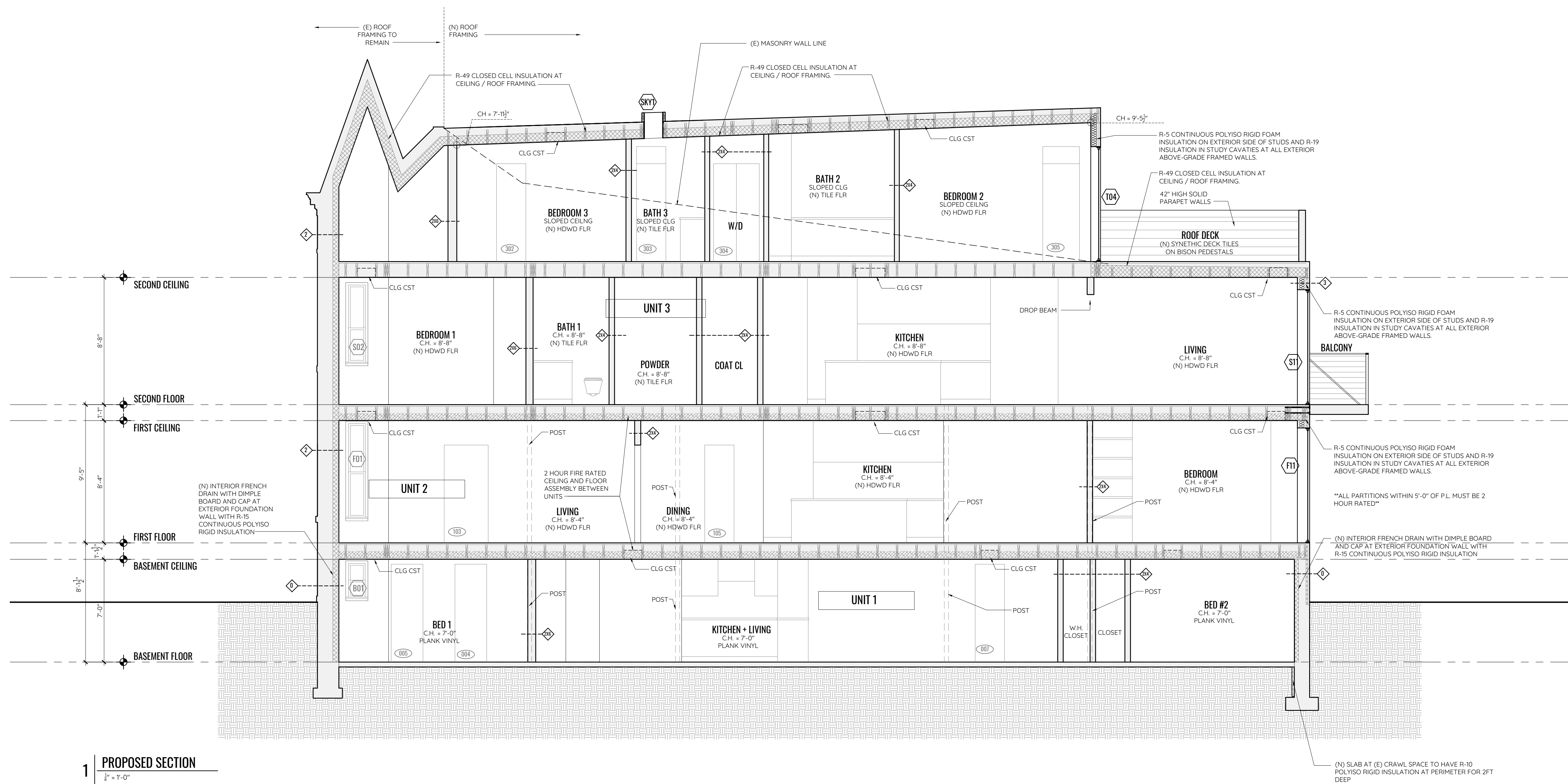
PROJECT: MORTON STREET CONDOS  
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 ADDRESS: 739 MORTON ST NW / DC 20010

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 DATE: 2022.03.09

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**THIRD STREET**  
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**1 PROPOSED SECTION**  
 $\frac{1}{8}'' = 1'-0''$

- GENERAL ARCHITECTURAL NOTES:
- R-15 CONTINUOUS POLYISO RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS.
  - R-20 CONTINUOUS POLYISO RIGID FOAM INSULATION ON ALL EXTERIOR ABOVE-GRADE MASONRY WALLS.
  - R-5 CONTINUOUS POLYISO RIGID FOAM INSULATION ON EXTERIOR SIDE OF STUDS AND R-19 INSULATION IN STUDY CAVITIES AT ALL EXTERIOR ABOVE-GRADE FRAMED WALLS.
  - R-49 CLOSED CELL INSULATION AT CEILING / ROOF FRAMING.
  - ANY PARTITIONS WITHIN 5 FEET OF PROPERTY LINE MUST BE 2 HOUR RATED. FRAMED WALL ASSEMBLY TO INCLUDE  $\frac{5}{8}''$  TYPE X DRYWALL, 3" ROXUL FIRE INSULATION AND 1-HOUR RATED  $\frac{5}{8}''$  SHEATHING.
  - BASEMENT CEILING / FIRST FLOOR ASSEMBLY AND FIRST CEILING / SECOND FLOOR ASSEMBLY MUST BE 2 HOUR RATED FIRE BARRIER. THIS INCLUDES  $\frac{5}{8}''$  TYPE X DRYWALL, 3" ROXUL FIRE INSULATION BETWEEN JOISTS BAYS, ALL RECESSED LIGHTS, LIGHT FIXTURE JUNCTION BOXES AND MINISPLIT CEILING CASSETTES TO HAVE 2 HOUSING. ALL PENETRATIONS TO BE FIRE CAULKED.
  - STAIRS ASSUMED TO BE WHITE OAK TREADS AND RISERS.

**MORTON STREET CONDOS**  
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**BUILDING SECTION**

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