

CODE INFORMATION

ZONE	R-1-B
LOT	52 # 53
BLOCK	1546
LOT SIZE	4,000 SQ FT.
EXISTING COVERAGE	1,184 SQ FT
PROPOSED COVERAGE	1,346 SQ FT
PERCENTAGE OF LOT COVERAGE ALLOWED	40%
EXISTING LOT COVERAGE	29%
NEW LOT COVERAGE	347%
ACTUAL BUILDING HEIGHT	(UNCHANGED)
MAX. BUILDING HEIGHT	40'-0"

REQUIRED SETBACKS

FRONT YARD S.B.	PRESCRIBED BY EXISTING PROPERTIES
SIDE YARD S.B.	8'-0" EACH SIDE
REAR YARD S.B.	25'-0"
CONSTRUCTION TYPE	5B
USE GROUP	R-4

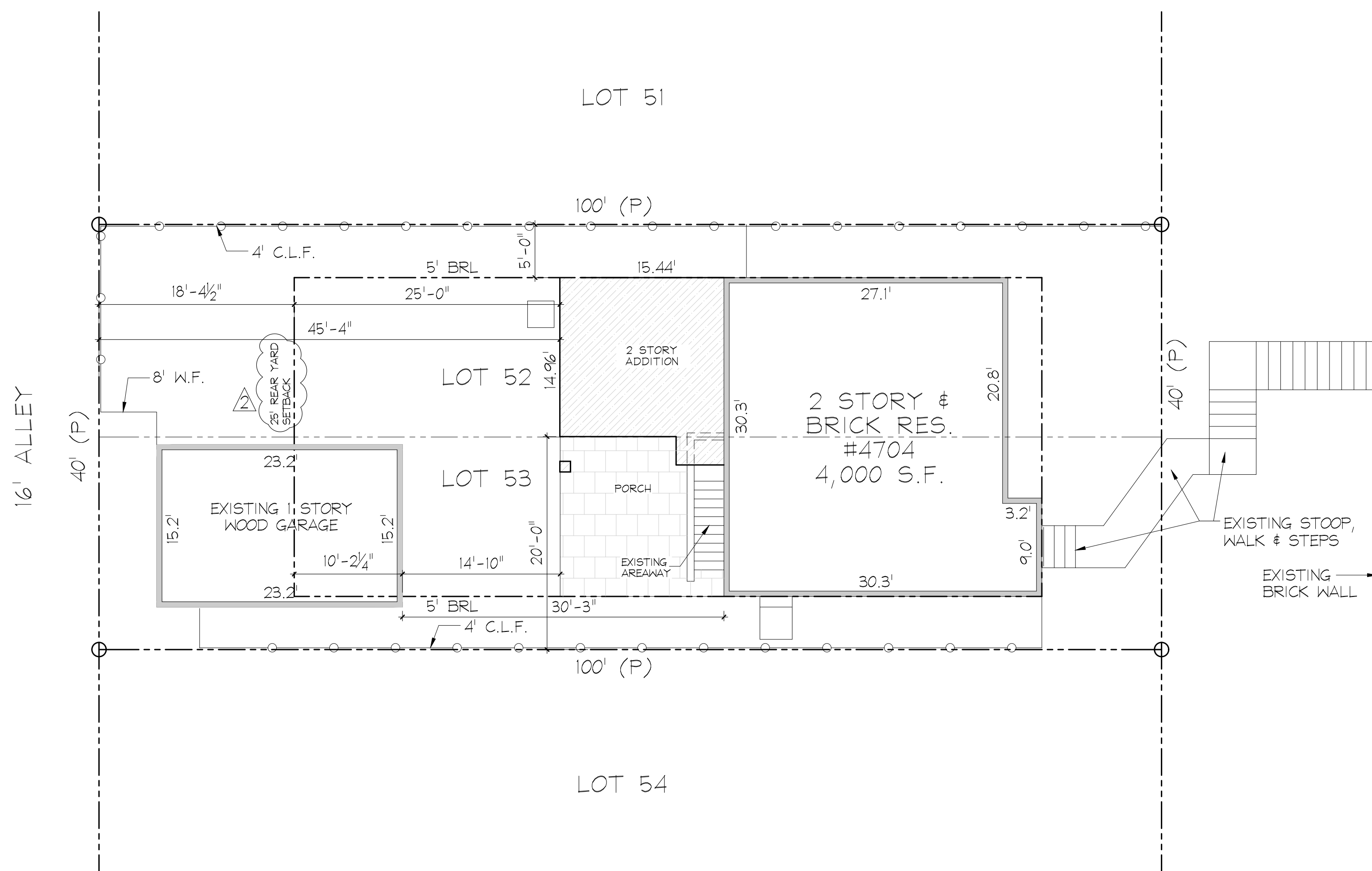
APPLICABLE CODES 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS AS AMENDED BY 2017 DCMR 12B RESIDENTIAL CODE AMENDMENTS

SCOPE OF WORK

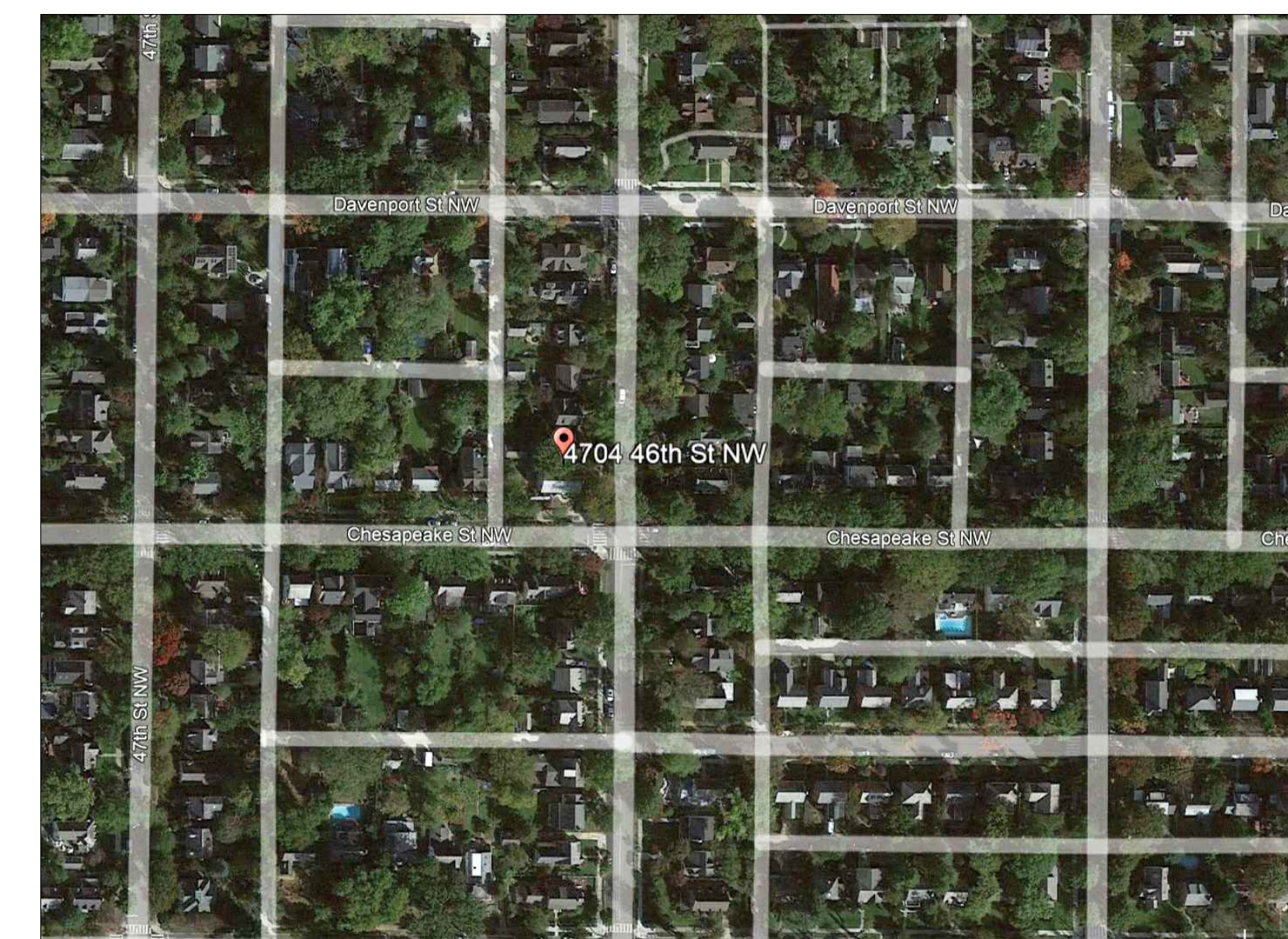
NEW ADDITION TO INCLUDE NEW KITCHEN IN FIRST FLOOR GUEST BEDROOM AND BATHROOM IN SECOND FLOOR. RENOVATION OF EXISTING KITCHEN INTO MUDROOM AND POWDER ROOM.

INDEX OF DRAWINGS

CS	COVER SHEET / SITE PLAN	S1	FOUNDATION & 1ST FLOOR FRAMING PLANS
SEC	SOIL EROSION CONTROL PLAN	EI	ELECTRICAL / LIGHTING PLANS
A1	EXISTING / DEMOLITION DRAWINGS	EVS	PROPOSED ENERGY VERIFICATION SHEET
A2	PROPOSED FLOOR PLANS	P1	PLUMBING RISER DIAGRAMS
A2.1	SCHEDULES	MI	PROPOSED MECHANICAL PLANS
A3	EXTERIOR ELEVATIONS		
A4	BUILDING SECTIONS		
A5	WALL SECTIONS		
A6	DETAILS		
A7	INTERIOR ELEVATIONS		
A8	INTERIOR ELEVATIONS		

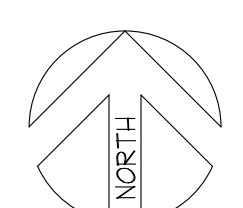
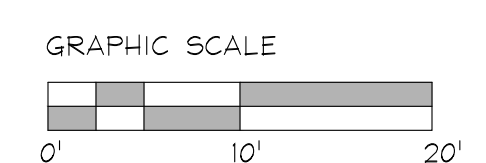


46TH STREET, NW



2 LOCATION MAP
2001 NO SCALE

1 PROPOSED SITE PLAN
SP 1" = 10'-0"



HOUSE LOCATION SURVEY
LOT 52 & 53 SQUARE 1546
CROISSANT AND STONE
TRUSTEES SUBDIVISION
DISTRICT OF COLUMBIA
SITE PLAN DRAWN BY HAINS ARCHITECTS
BASED ON A SITE PLAN SURVEY BY
CAPITOL TITLE, 2014
JOHN KROBATH SURVEYOR

ABBREVIATIONS

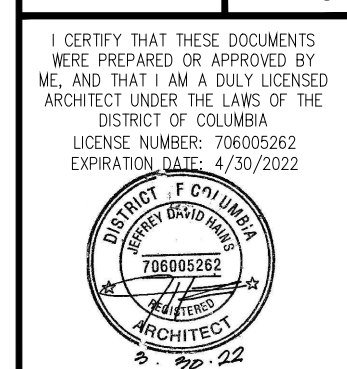
ABV	ABOVE	EQUIP	EQUIPMENT	MTL	METAL	R.A.	RETURN AIR
APPROX	APPROXIMATE(LY)	E.T.R.	EXISTING TO REMAIN	MIN	MINIMUM	RM	ROOM
ADJ	ADJUSTABLE	(E) / EX	EXISTING	MISC	MISCELLANEOUS	SH	SHIMLAR
A.F.F.	ABOVE FINISHED FLOOR	E.L.	EXPANSION JOINT	MTD	POINTED	SS	STAINLESS STEEL
ALT	ALTERNATE	E.W.	EACH WAY	MAX	MAXIMUM	STL	STEEL
ALUM	ALUMINUM	F.F.	FINISHED FLOOR	MECH	MECHANICAL	SC	SOLID CORE
ARCH	ARCHITECTURAL	FR	FRUIT	MFR	MANUFACTURER	SCHED	SCHEDULE
A.S.F.	ABOVE SUBFLOOR	F.O.S.	FACE OF STUD	M.O.	MASONRY OPENING	STD	STANDARD
BLK	BELOW	FLASH	FLASHING	MDO	MEDIUM DENSITY OVERLAY	STRUC	STRUCTURE/STRUCTURAL
BLDG	BUILDING	F	FLOOR	N.T.C.	NOT IN CONTRACT	SUSP	SUSPENDED
B.U.R.	BUILT-UP ROOF	FR	FIREPLACE	N.T.S.	NOT TO SCALE	SQ	SQUARE
C	COURSES	FR	FURRING	NOM	NOMINAL	T	TREAD(S)
C.J.	CONTROL JOINT	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER	TEL	TELEPHONE
C.L.	CENTER LINE	F	FLOOR	O.C.	ON CENTER	TV	TELEVISION
C.T.	CERAMIC TILE	FT (or')	FOOT (or FEET)	OPG	OPENING	TYP	TYPICAL
COL	COLUMN	FTG	FOOTING	OPP	OPPOSITE	TH	THICKNESS
CONC	CONCRETE	FRMG	FRAMING	O.H.	OPPOSITE HAND	TG	TONGUE & GROOVE
CMU	CONCRETE MASONRY UNIT	GWB	GYPSPUM WALLBOARD	OSCI	OWNER SUPPLIED	T.O.W.	TOP OF WALL
CONT	CONTINUOUS	HT	HEIGHT	OZ	CONTRACTOR INSTALLED	UL	UNDERWRITERS LABORATORY
C.O.	CASED OPENING	H.B.	HOSE BIBB	PTD	PAINTED	U.N.O.	UNLESS NOTED OTHERWISE
CSGI	CONTRACTOR SUPPLIED & INSTALLED	HORIZ	HORIZONTAL	P	PLATE	VERT	VERTICAL
		H.M.	HOLLOW METAL	P LAM	PLASTIC LAMINATE	V.B.	VAPOR BARRIER
		HVAC	HEATING, VENTILATING, & AIR CONDITIONING	PAIR	PAIR	V.T.	VERIFY IN FIELD
		HR	HOUR	P.T.	PRESSURE-TREATED	V.I.F.	VERIFY IN FIELD
DTL	DETAIL	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	W/	WITH
DWG	DRAWING	INSUL	INSULATION	PSF	POUNDS PER SQUARE FOOT	WIN	WINDOW
DBL	DOUBLE	IN (or')	INCH(ES)	%	PERCENT	WD	WOOD
DIA	DIAMETER	JST	JOIST	PVC	POLYVINYL CHLORIDE	W/O	WITHOUT
DM	DIMENSION	LVL	LAMINATED VENEER LUMBER	R	RISER(S)	WT	WEIGHT
DN	DOWN	LAV	LAVATORY	REV	REVISION(S)	W.K.F.	WELDED WIRE FABRIC
DS	DOWNSPOUT	MIL	1/1000 INCH	R.O.	ROUGH OPENING	YD	YARD
ELEV	ELEVATION	MATL	MATERIAL	REF	REFRIGERATOR		
EA	EACH			REIN	REINFORCING		
ELEC	ELECTRICAL						
EQ	EQUAL						

HAINS ARCHITECTS

5608 Pollard Road
Bethesda, Maryland
20816
Ph: 301-320-1680
Fx: 301-320-1682
Em: info@hainsarch.com

PELOFSKY RESIDENCE
ADDITION & RENOVATION
4704 46TH ST.
WASHINGTON, DC 20016

COVER SHEET



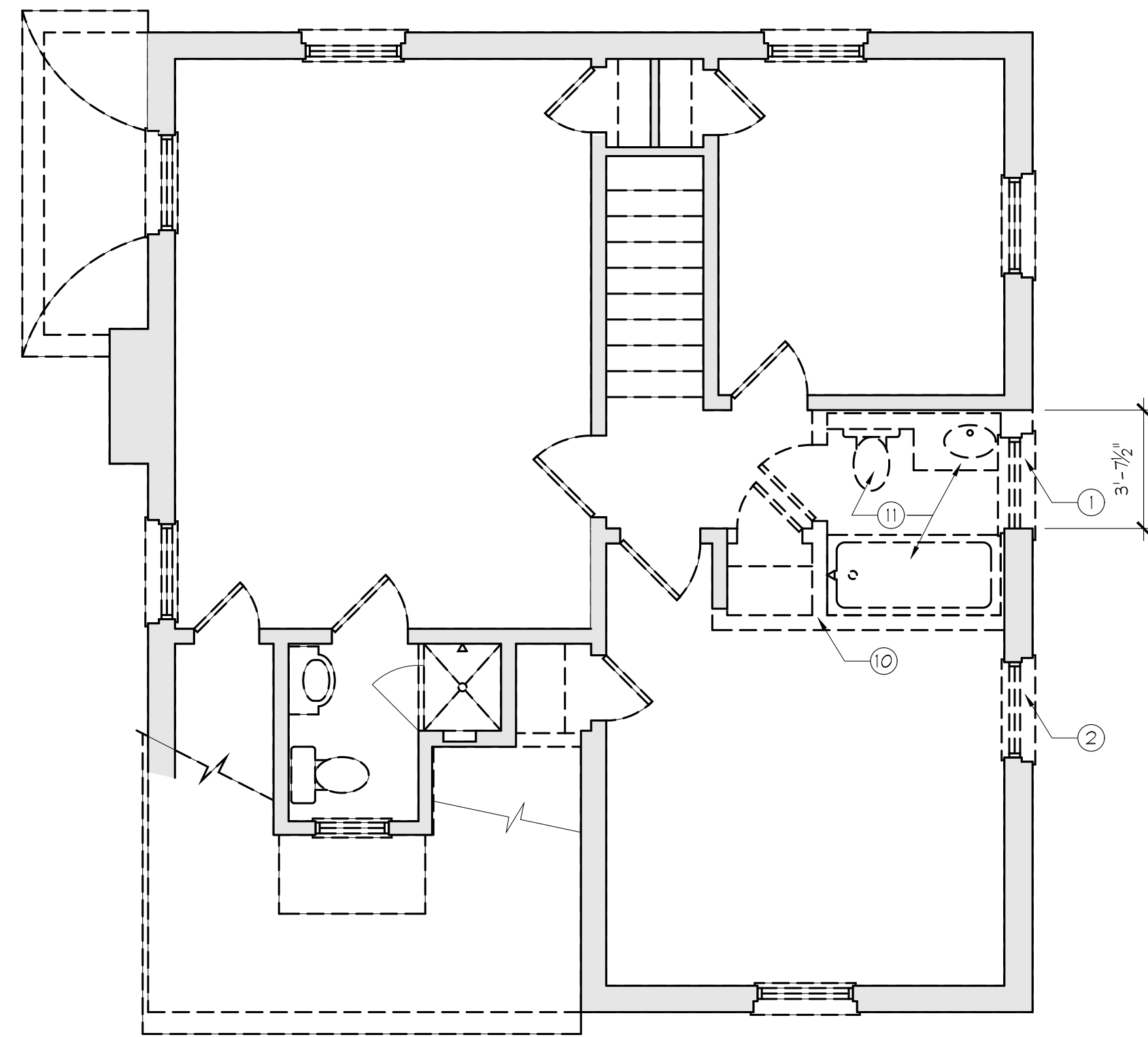
REVISIONS

No.	Date	Purpose
4-16-22		Corrections Submittal
6-13-22		DCRA Comments

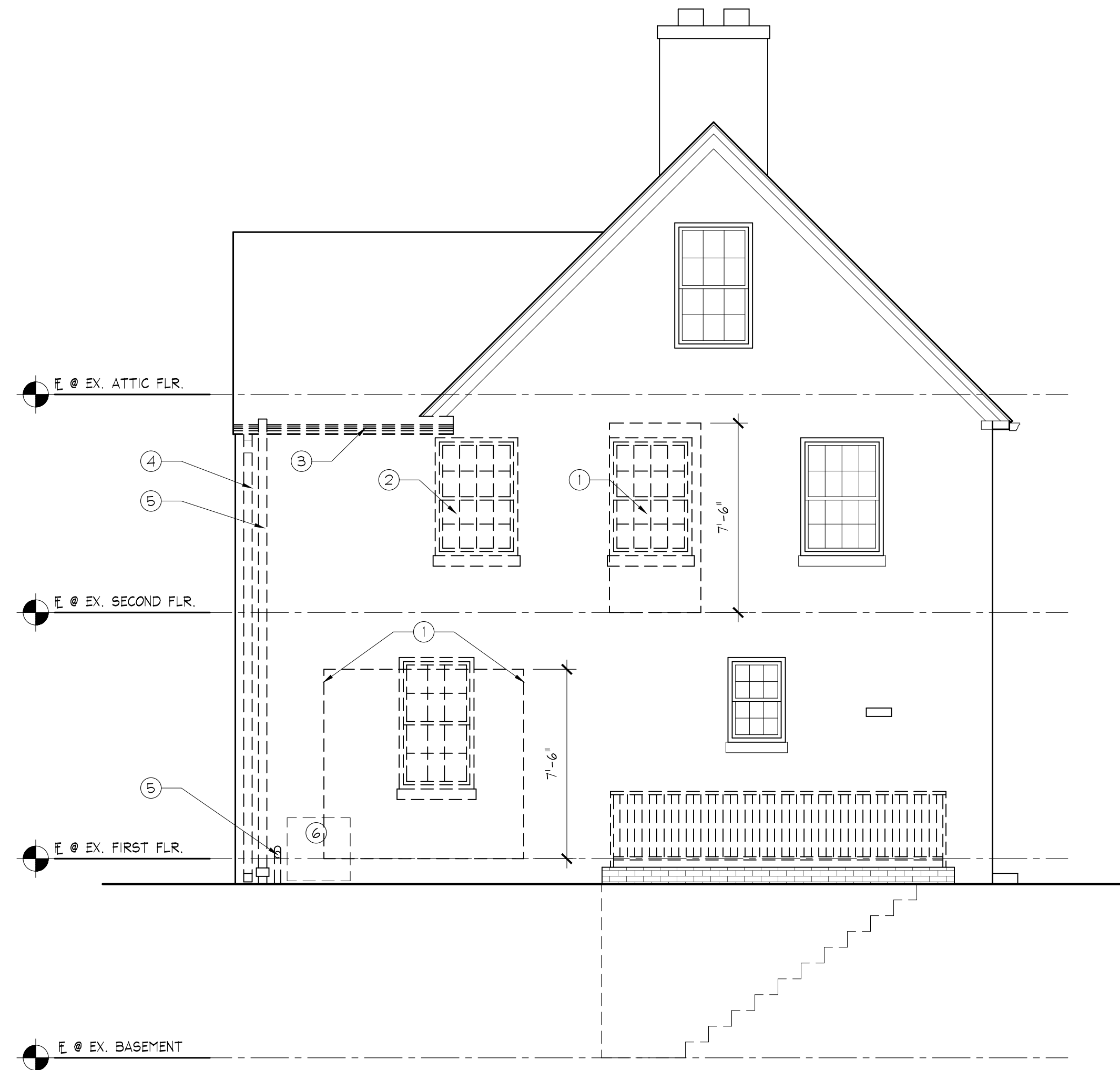
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4-11-22	PERMIT

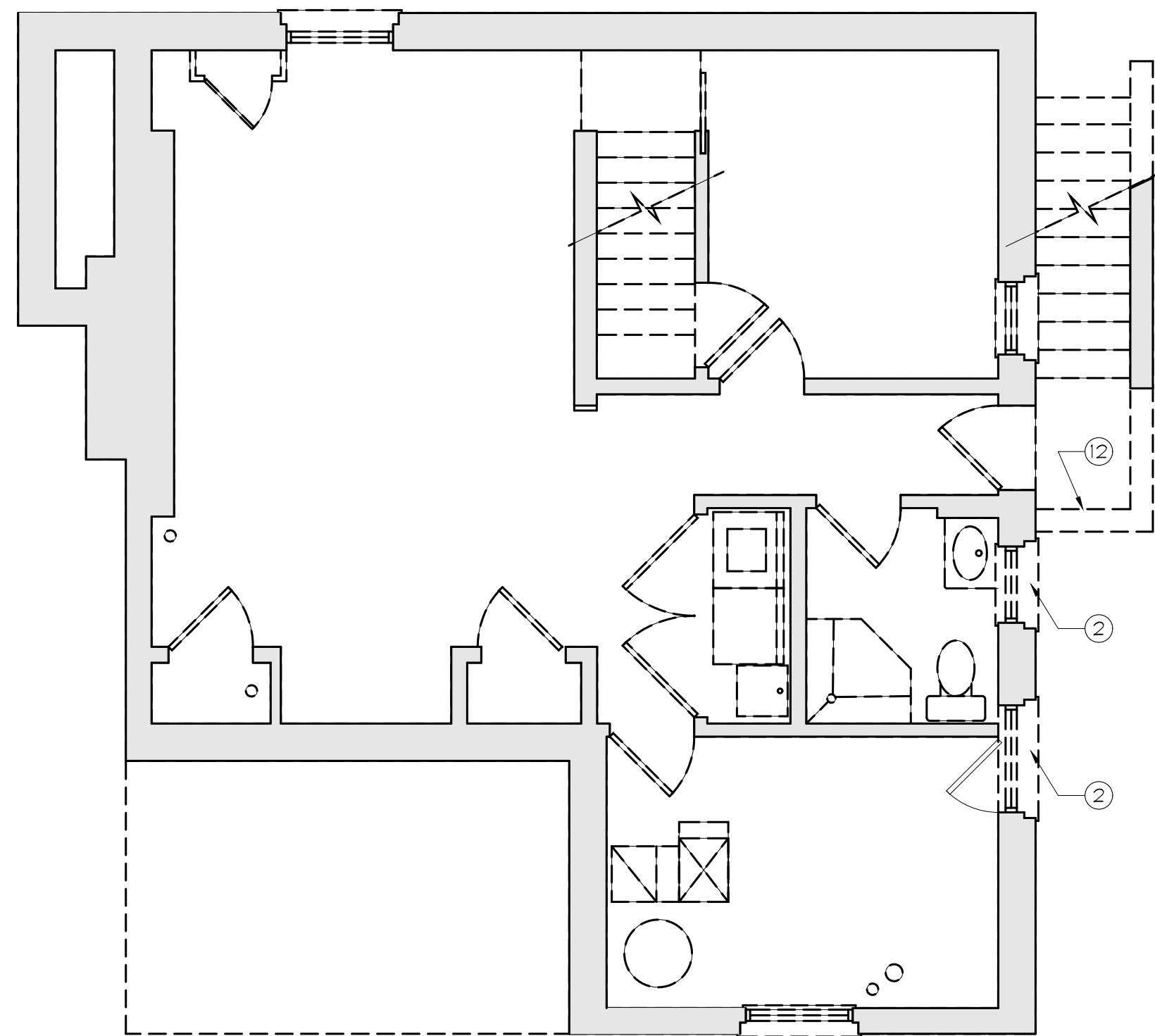
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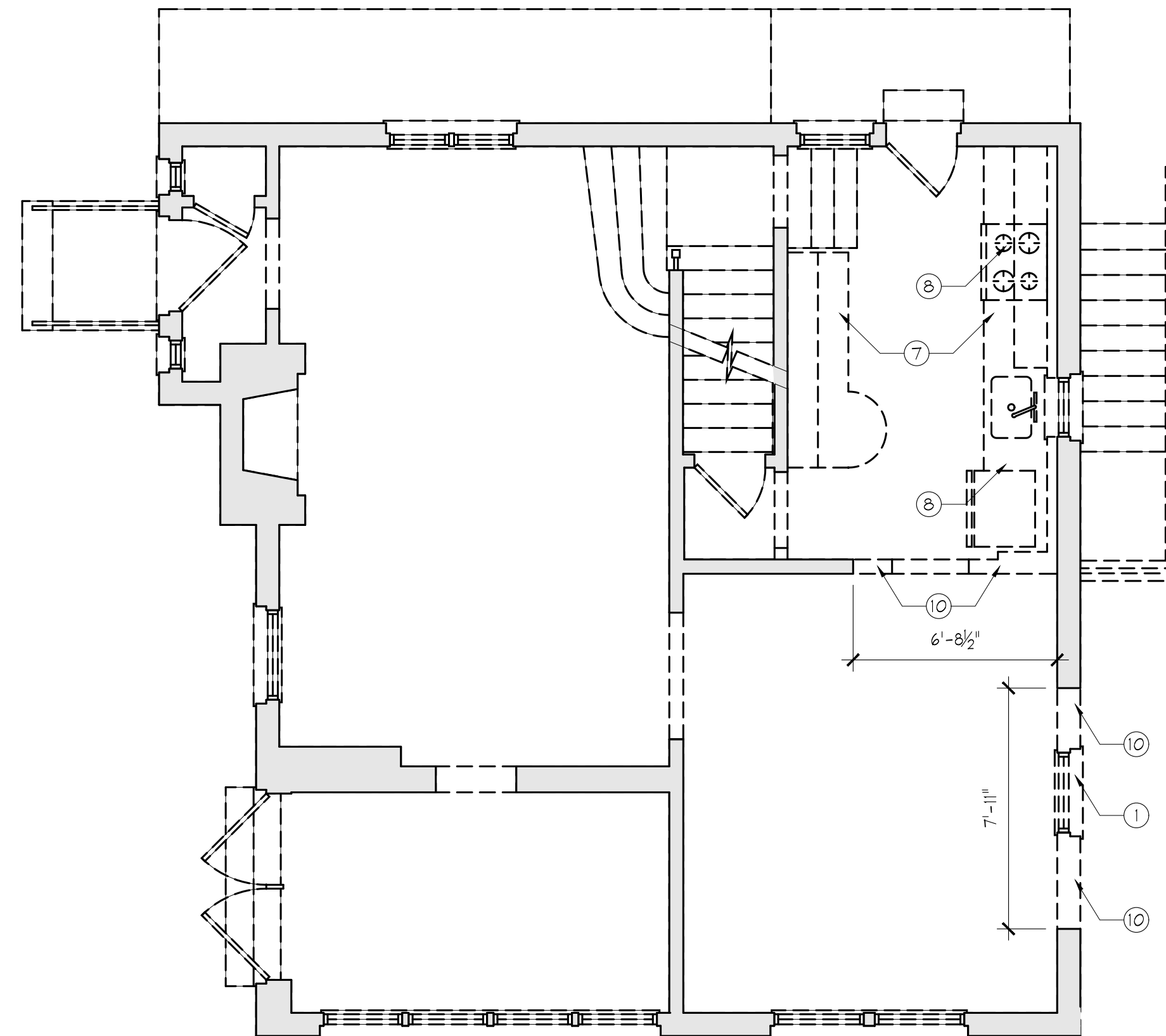
3 EXIST'G / DEMO. SECOND FLOOR PLAN
A1 1/4" = 1'-0"



3 EXISTING / DEMOLITION REAR ELEVATION
A1 1/4" = 1'-0"



1 EXIST'G / DEMO. BASEMENT
A1 1/4" = 1'-0"



2 EXIST'G / DEMO. FIRST FLOOR PLAN
A1 1/4" = 1'-0"

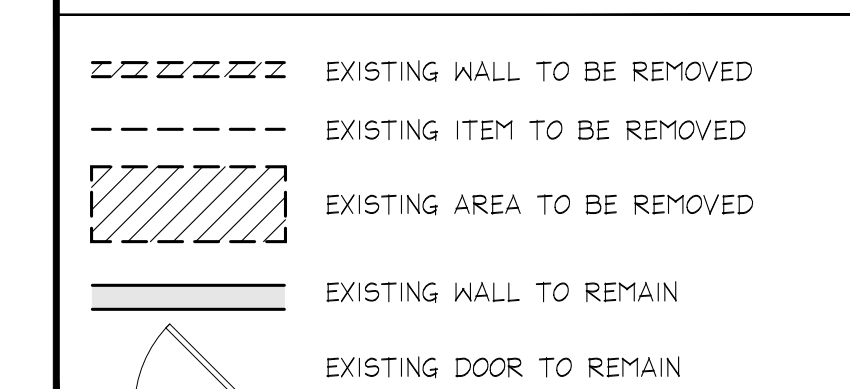
GENERAL DEMO NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
2. EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
3. SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
4. EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
5. ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
6. ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING WINDOW & PORTION OF MASONRY WALL FOR NEW OPENING
- 2 REMOVE WINDOW INFILL OPENING
- 3 REMOVE EXISTING GUTTER, FASCIA AND TRIM
- 4 REMOVE EXISTING DOWNSPOUTS
- 5 RELOCATE VENT
- 6 RELOCATE HEAT PUMP
- 7 REMOVE EXISTING CABINETS & COUNTERS
- 8 REMOVE APPLIANCES
- 9 REMOVE ALL ELECTRICAL & PLUMBING ASSOCIATED WITH KITCHEN APPLIANCES
- 10 REMOVE WALL FOR NEW OPENING
- 11 REMOVE ALL PLUMBING FIXTURES
- 12 REMOVE RETAINING WALL

DEMOLITION WALL LEGEND



HAINS ARCHITECTS

5608 Pollard Road
Bethesda, Maryland
20816
Ph: 301-320-1680
Fx: 301-320-1682
Em: info@hainsarch.com

**PELOFSKY RESIDENCE
ADDITION & RENOVATION**
4704 46TH ST.
WASHINGTON, DC 20016

**EXISTING / DEMOLITION
DRAWINGS**

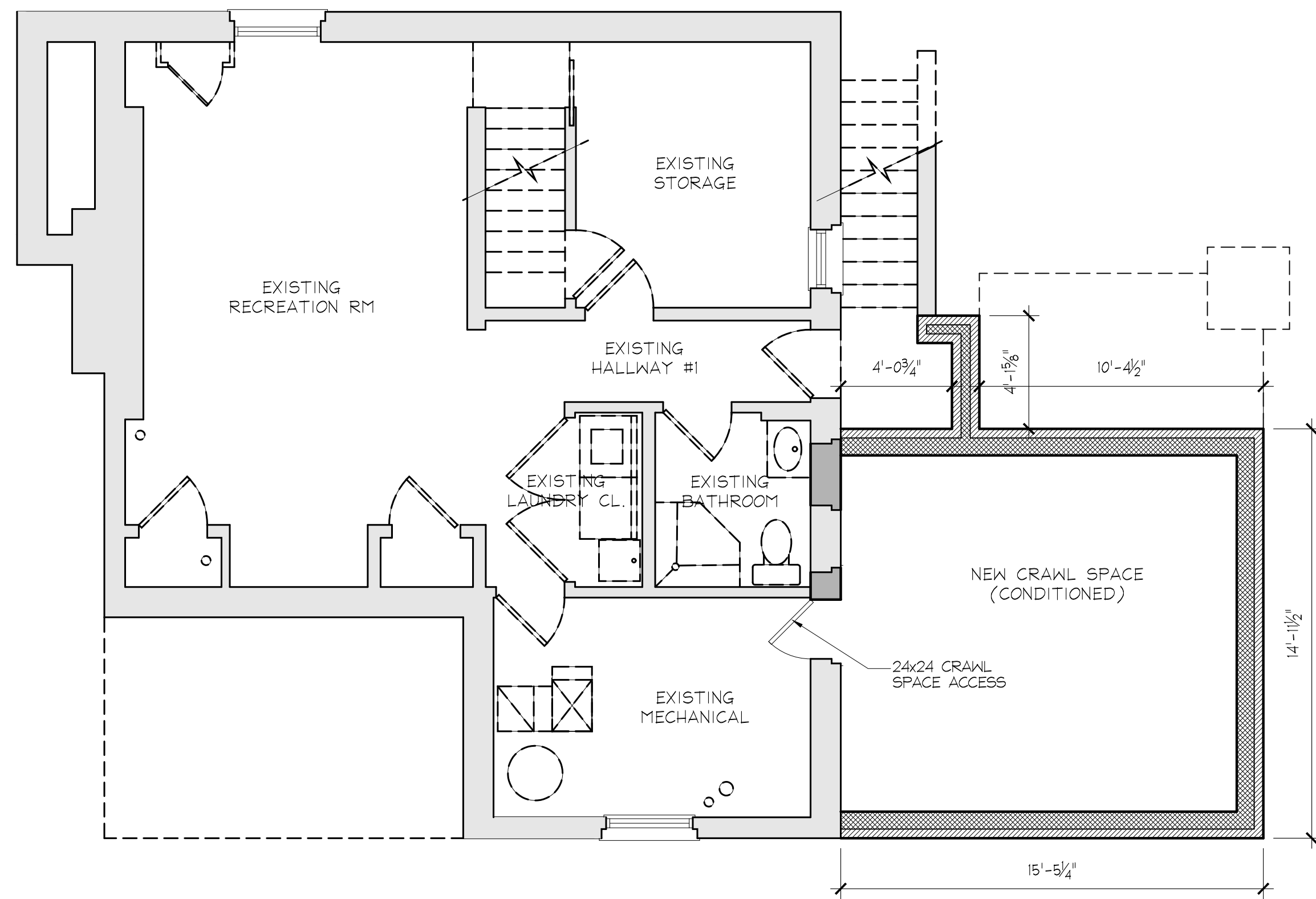
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LICENSE NUMBER: 700002562
EXPIRATION DATE: 4/30/2022

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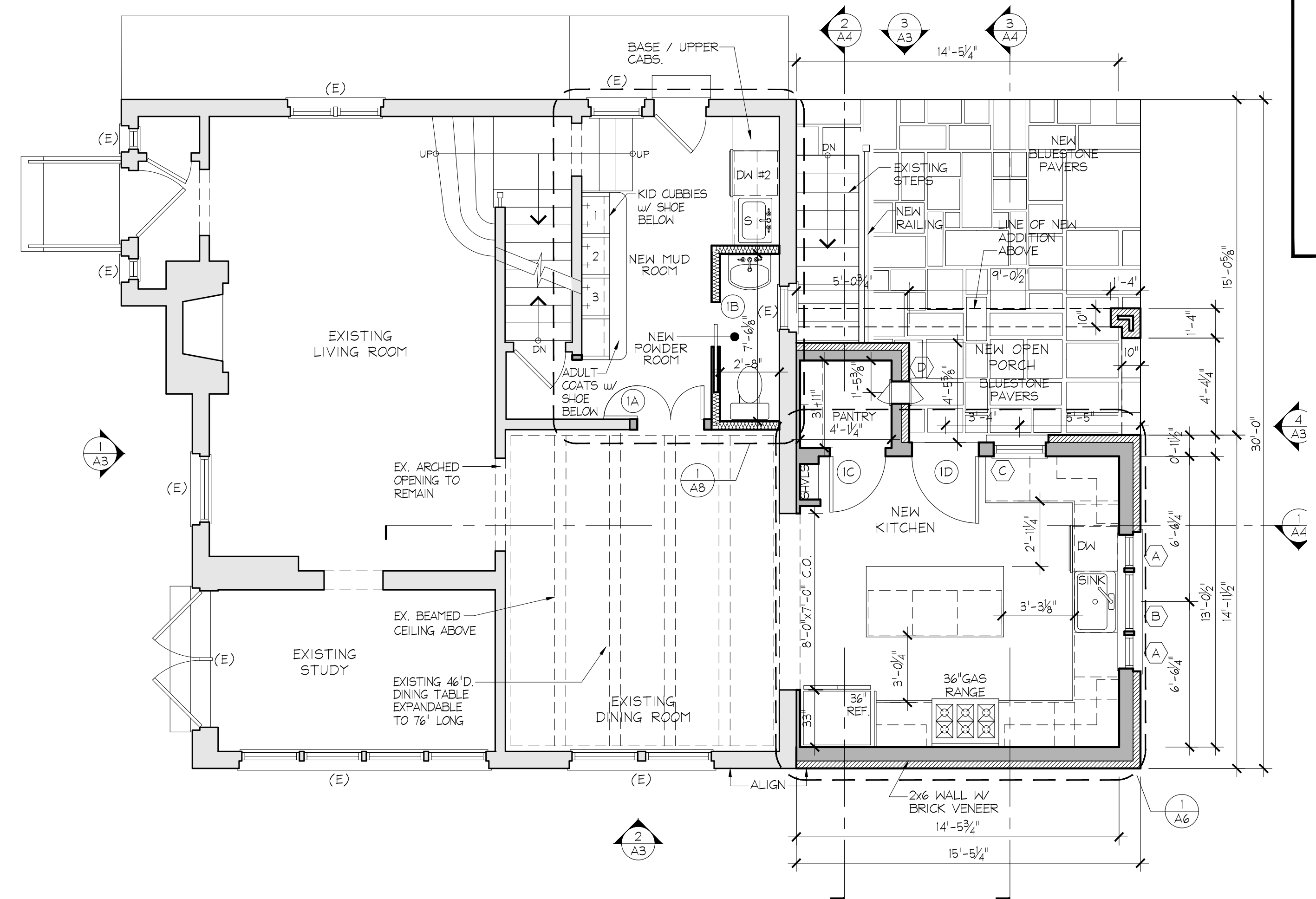
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DATE	PURPOSE
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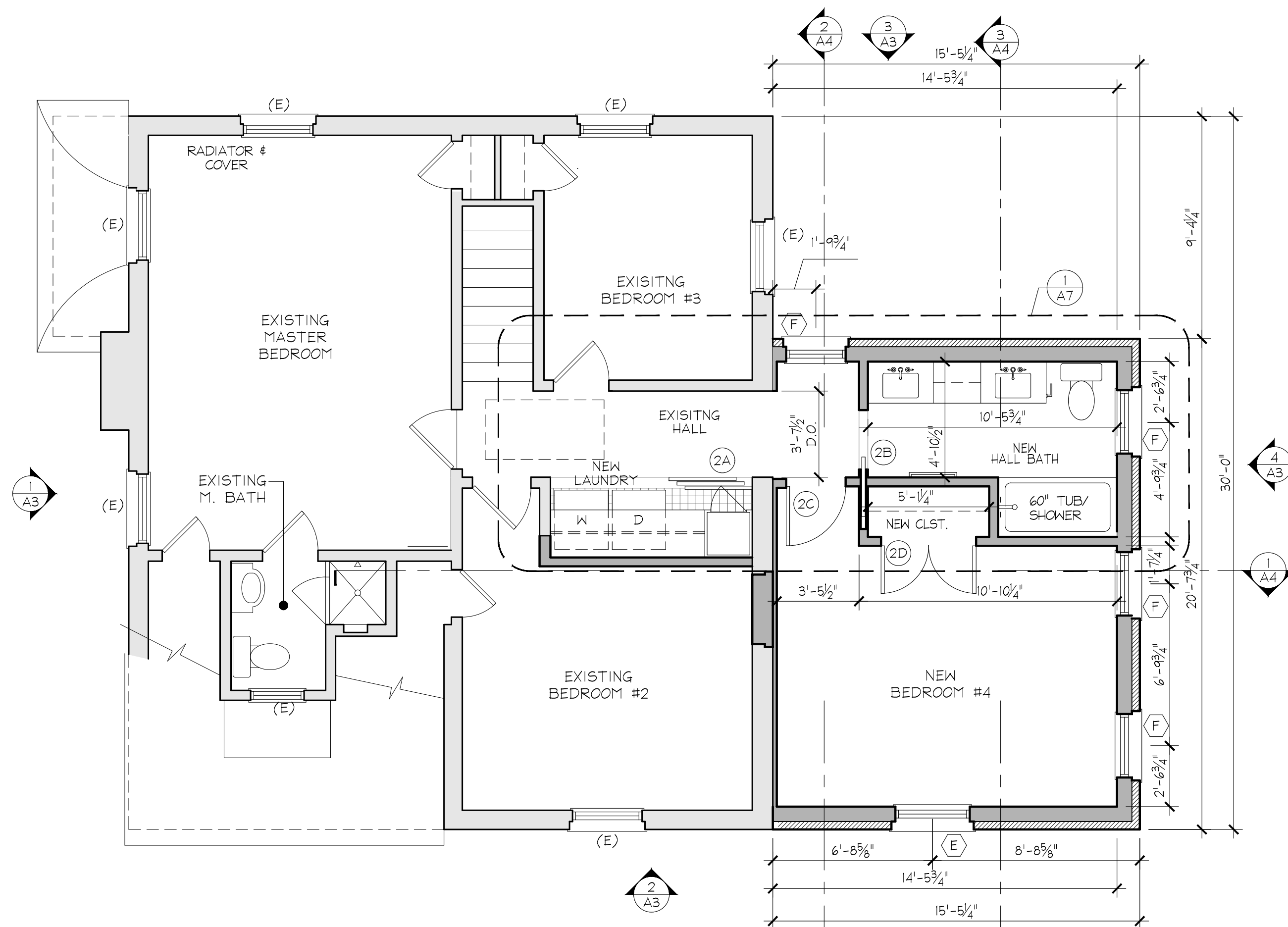
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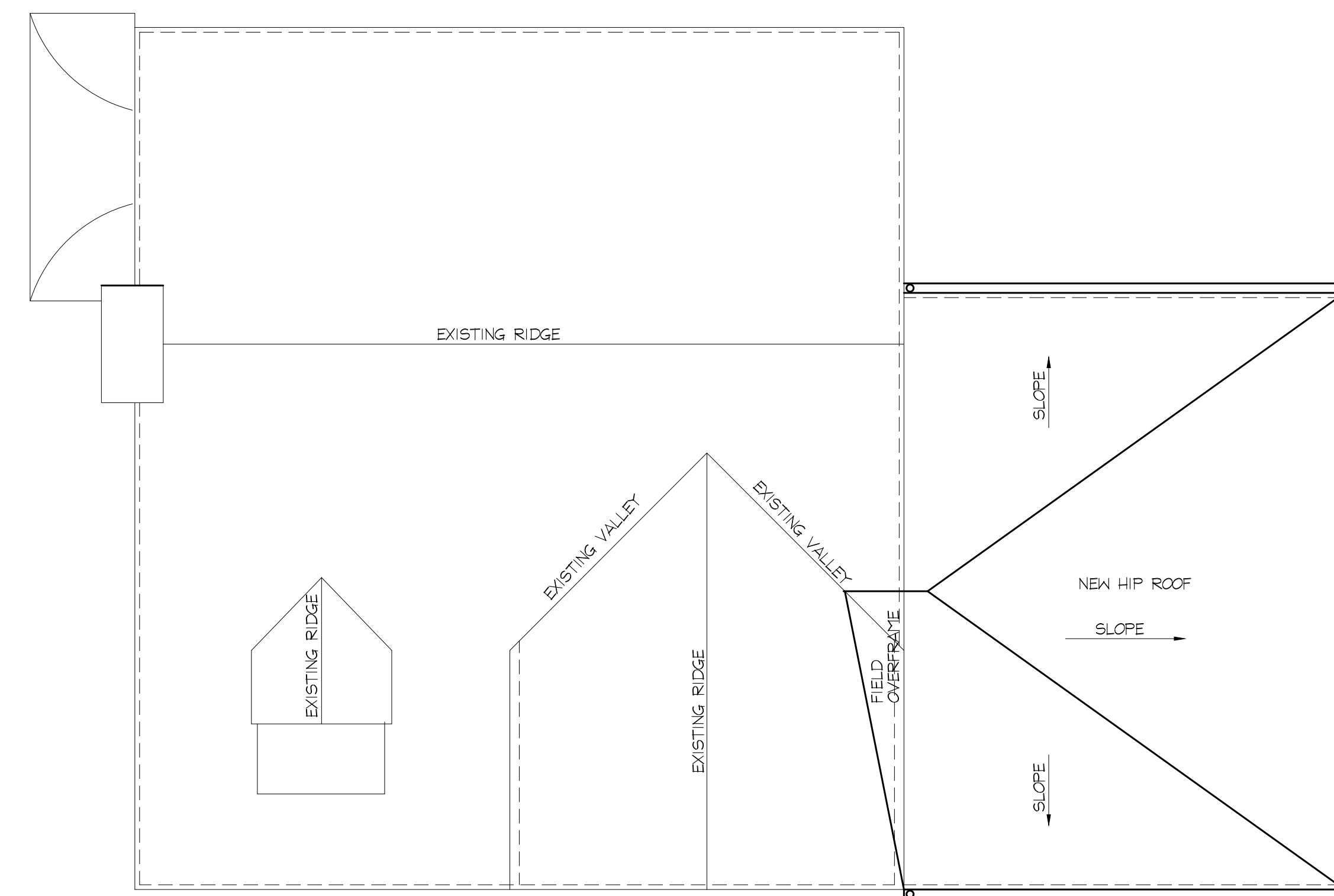
1 PROPOSED BASEMENT PLAN
A2 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
A2 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
A2 1/4" = 1'-0"



4 PROPOSED ROOF PLAN
A2 1/4" = 1'-0"



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Bethesda, Maryland
20816
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ADDITION & RENOVATION
4704 46TH ST.
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PROPOSED FLOOR PLANS

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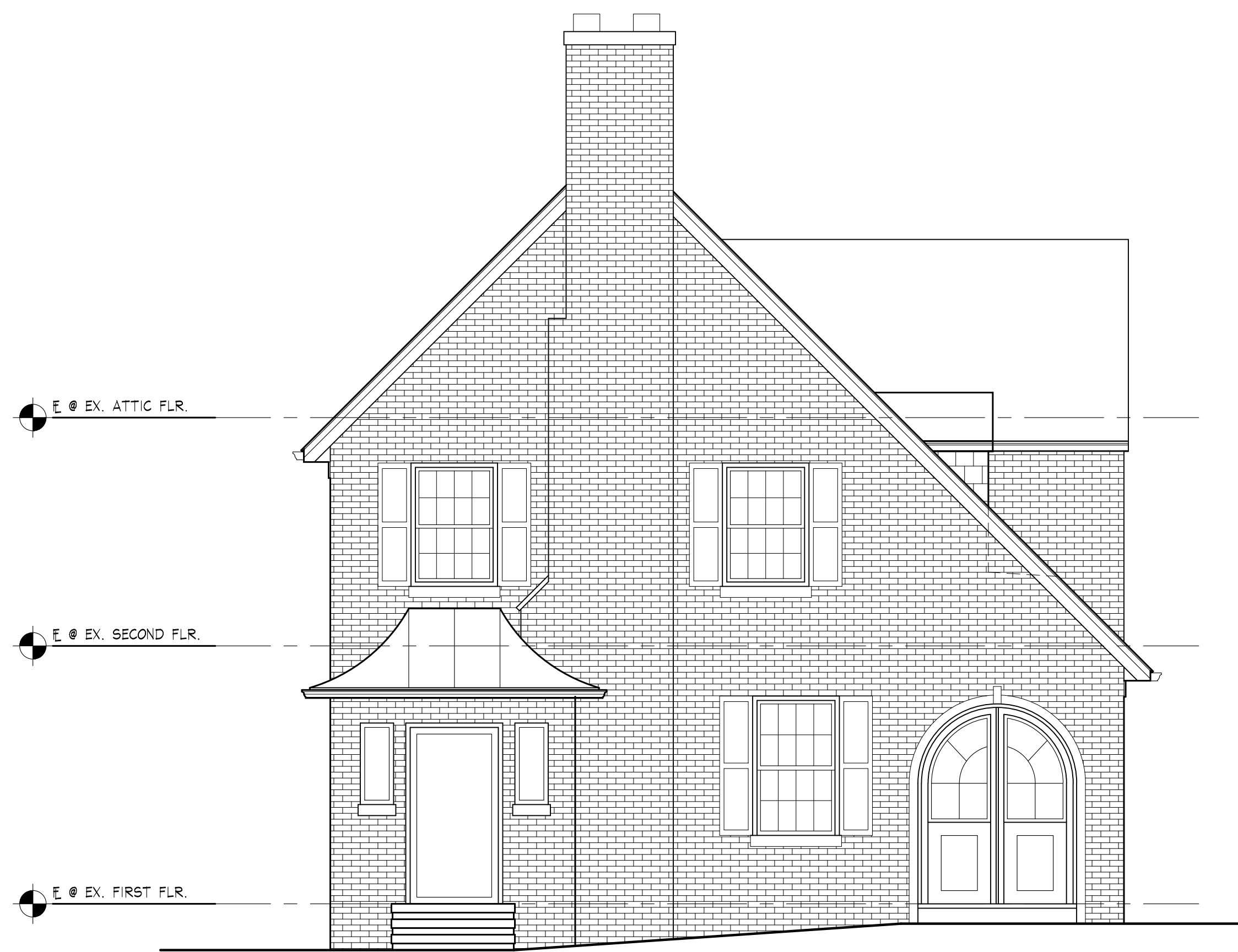
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A2



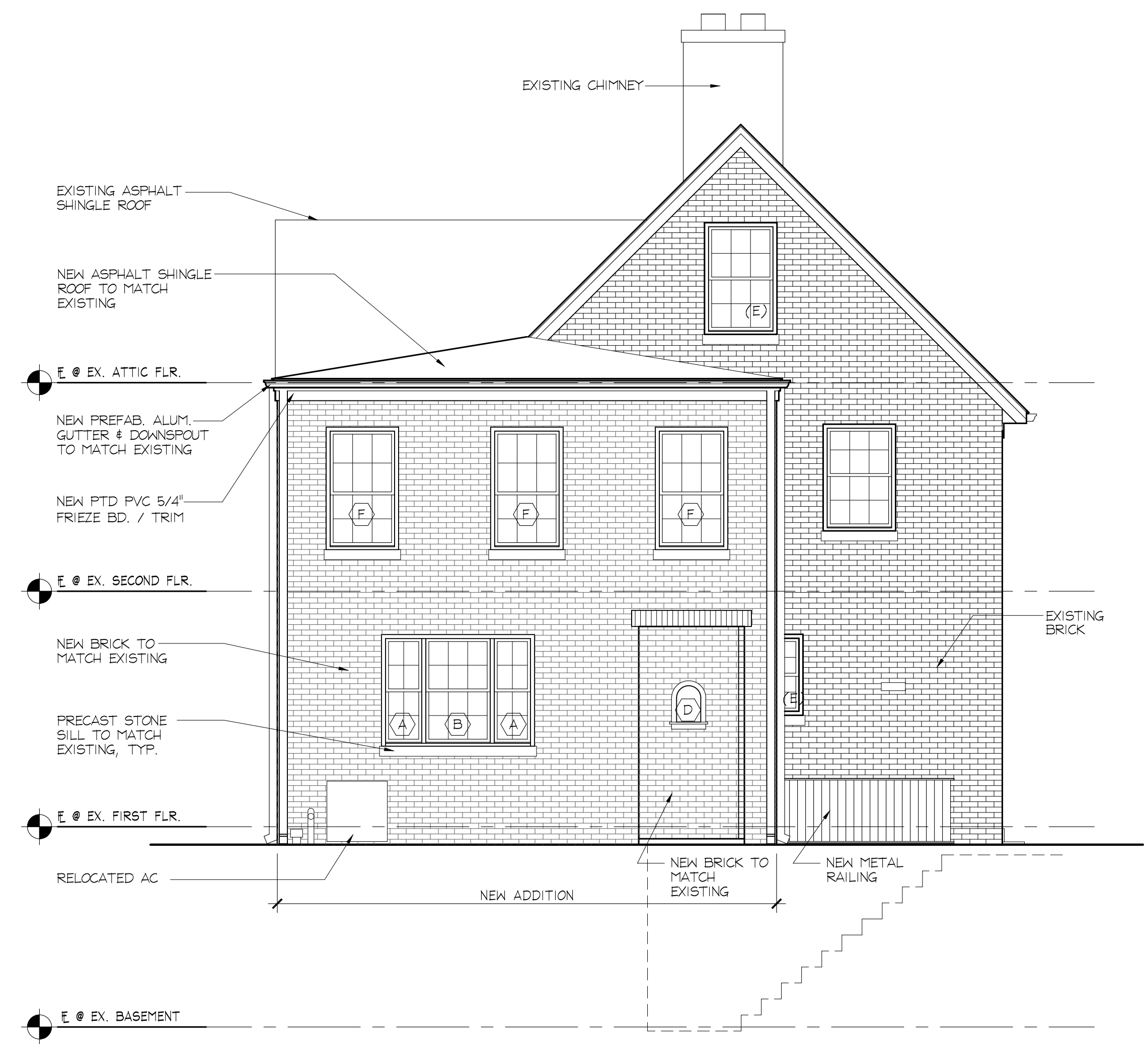
1 PROPOSED FRONT ELEVATION
A3 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
A3 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
A3 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
A3 1/4" = 1'-0"

Author: JH
Last Plot Date: 08.11.21



HAINS
ARCHITECTS

5608 Pollard Road
Bethesda, Maryland
20816
Ph: 301-320-1680
Fx: 301-320-1682
Em: info@hainsarch.com

PELOFSKY RESIDENCE
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4704 46TH ST.
WASHINGTON, DC 20016

EXTERIOR ELEVATIONS
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A3