

DESCRIPTION OF PROPOSED WORK

THIS PROJECT INVOLVES CONVERTING A 2 STORY HOME WITH BASEMENT AND 2 CAR GARAGE/CARRIAGE HOUSE TO A CHILD CARE DEVELOPMENT CENTER. THE WORK TO BE DONE IS A COMPLETE INTER RENOVATION OF THE HOUSE. TO INCLUDE THE UPGRADE OF WALLS DOORS AND FIXTURES THRU OUT CREATING A NEW LAYOUT DESIGNED FOR CHILD CARE CODE COMPLIANCE. NEW MEP SYSTEMS WILL BE INSTALLED AND THERE WILL BE A SECOND WALKOUT ENTRANCE INSTALLED AT THE BASEMENT LEVEL AND NEW ADA RAMP IN STALLED AT FRONT THERE WILL BE NEW WINDOWS AND DOORS AND THE EXTERIOR WILL BE CLEANED POINTED-UP, REPAIRED AND PAINTED. THE WORK TO THE CARRIAGE HOUSE WILL ENTAIL NEW INTERIOR BUILD OUT WITH A BATHROOM SPACE ADDED, NEW MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS WILL BE IN STALLED ALONG WITH NEW WINDOWS AND DOORS.

LIST OF DRAWINGS

SHEET NO.	DWG. NO.	DESCRIPTION
1 of 6	SKT-00	COVER SHEET
2 of 6	SKT-01	PROPOSED BASEMENT PLAN
3 of 6	SKT-02	PROPOSED FIRST FLOOR PLAN
4 of 6	SKT-03	PROPOSED SECOND FLOOR PLAN
5 of 6	SKT-04	PROPOSED CARRIAGE HOUSE PLAN
6 of 6	SKT-05	EXTERIOR ELEVATION



PROJECT SITE
5216 ASTOR PLACE SE

CODE COMPLIANCE DATA

PROJECT NAME:.....
PROJECT LOCATION:
DESIGNER:
ARCHITECTS:.....

CHILDREN IN SAFE HANDS
CHILD DEVELOPMENT CENTER
CONVERSATION AND RENOVATION

5216 ASTOR PLACE SE
WASHINGTON, DC 20019

TD CREATIONS LLC
7512 EARNSHAW DRIVE
BRANDYWINE, MD 20613

M*W*B*ARCHITECTS, PC
4231 BLAGDEN AVE, NW SUITE B-01
WASHINGTON, D.C. 20011

CODES USED FOR DESIGN PURPOSES:

ICC 2012 WITH 2013 CORRESPONDING DC SUPPLEMENT CONSTRUCTION/BUILDING CODES
BUILDING CODE: IBC 2012 AND DCMR 12A SUPPLEMENT 2013
BUILDING CODE: IRC 2012 AND DCMR 12B SUPPLEMENT 2013
EXISTING BUILDING CODE IEBC 2012 AND DCMR 12J SUPPLEMENT 2013
ACCESSIBILITY: ANSI A117.1 2009 AND DCMR 12A SUPPLEMENT 2013
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG): 2010
AND 2013 DCMR 12A CHAPTER SUPPLEMENT

GROSS AREA.....	EXISTING AND NEW SQUARE FOOTAGE	
	MAIN BUILDING	
	EXISTING BASEMENT FLOOR	- 929 SQ. FT.
	EXISTING FIRST FLOOR	- 1126 SQ. FT.
	EXISTING SECOND FLOOR	- 310 SQ. FT.
	TOTAL EXISTING SQUARE FOOTAGE	- 2365 SQ. FT.
	PROPOSED SQUARE FOOTAGE	0
	TOTAL SQUARE FOOTAGE	- 2365 SQ. FT.
	CARRIAGE HOUSE	
	TOTAL EXISTING SQUARE FOOTAGE	- 840 SQ. FT.
	PROPOSED SQUARE FOOTAGE	0
	TOTAL SQUARE FOOTAGE	- 840 SQ. FT.
	TOTAL PROJECT SQUARE FOOTAGE	3205 SQ. FT.

Project Number:
04912019

AutoCAD File Name:
Astor Project Layout All Floors

Source File Names:

Design by:



on the web at: td-creations.com

MEETING ALL YOUR DRAFTING
AND DESIGN NEEDS

7512 Earnshaw Drive
Brandywine, Maryland 20613
V 301 518-7606

e-mail: td-creations@verizon.net

Project Name and Address

CHILDREN IN SAFE HANDS
CHILD DEVELOPMENT CENTER
CONVERSATION AND RENOVATION
5216 ASTOR PLACE SE
WASH, DC 20019 sq.5308 lot 0027

Title:

CONCEPT
COVER
SHEET

Scale: AS NOTED Date: 04-03-2019

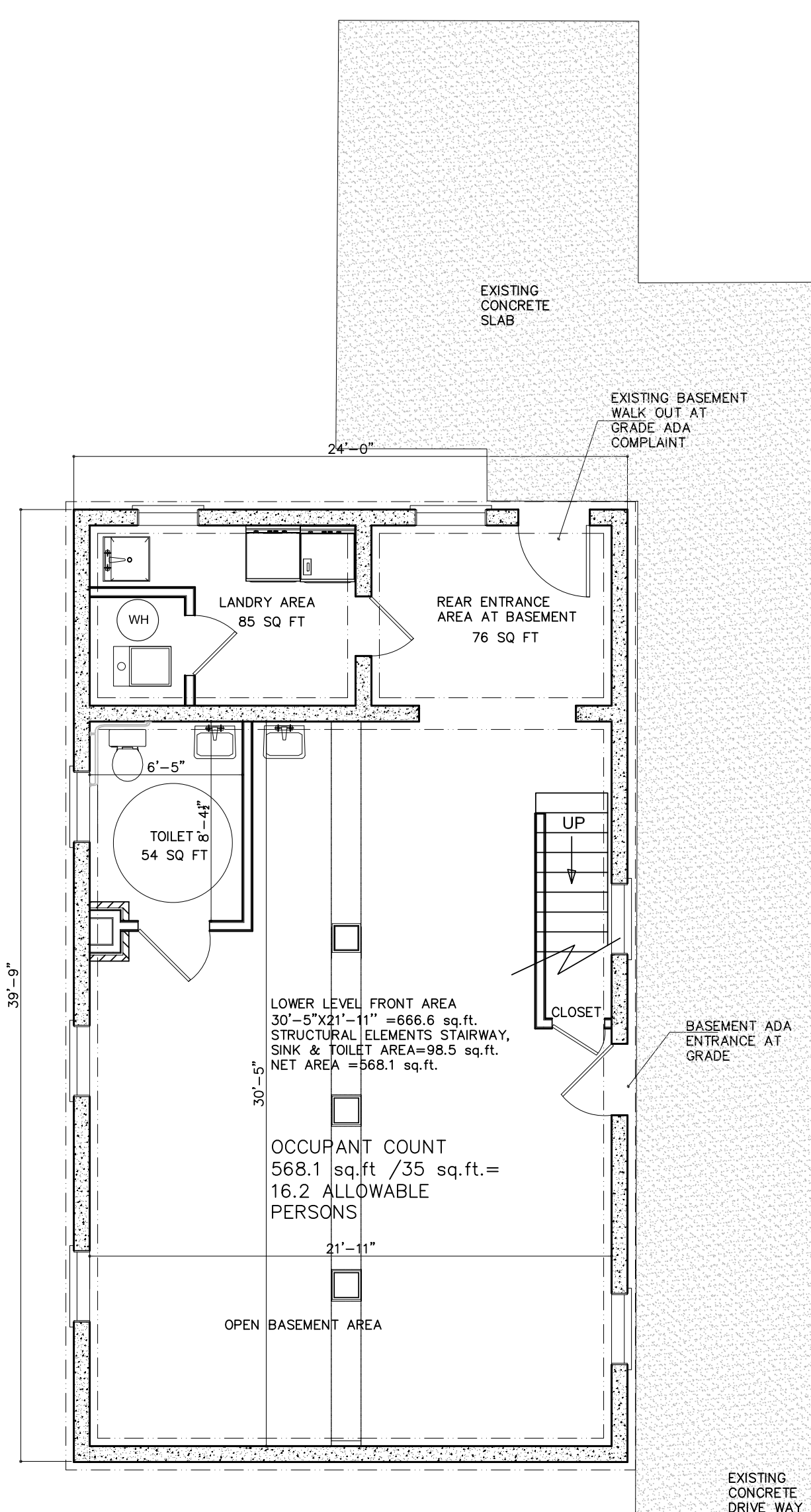
Drawn by: TD Checked by: MWB

Board of Zoning Adjustment
District of Columbia
CASE NO. 2015-0056
EXHIBIT NO. 5
Sheet No. 1 OF 6

SKT-00

PROPERTY LINE

PROPERTY LINE



Project Number: 04012019
 AutoCAD File Name: Astor Project Layout All Floors
 Source File Names:

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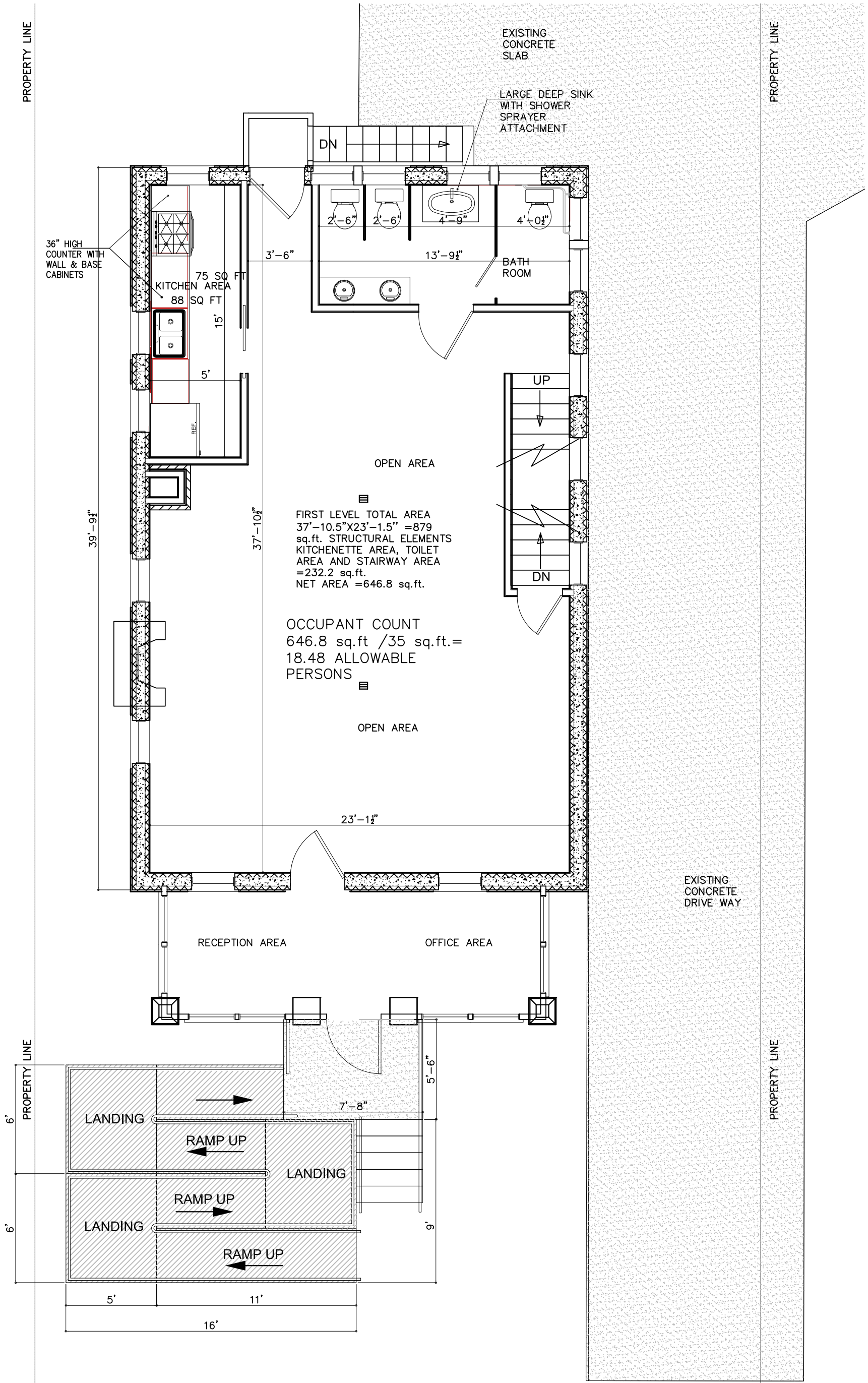
Project Name and Address
CHILDREN IN SAFE HANDS
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 5216 ASTOR PLACE SE
 WASH, DC 20019 sq.5308 lot 0027

Title:
 PROPOSED
 BASEMENT
 SPACE
 LAYOUT & DESIGN

Scale: AS NOTED Date: 04-03-2019
 Drawn by: TD Checked by: MWB
 DRAWING NO.
SKT-01
 Sheet No. 2 OF 6

PROPERTY LINE

PROPERTY LINE



FIRST LEVEL TOTAL AREA
 $37'-10.5" \times 23'-1.5" = 879$
 sq.ft. STRUCTURAL ELEMENTS
 KITCHENETTE AREA, TOILET
 AREA AND STAIRWAY AREA
 $= 232.2$ sq.ft.
 NET AREA $= 646.8$ sq.ft.

OCCUPANT COUNT
 $646.8 \text{ sq.ft.} / 35 \text{ sq.ft.} =$
 18.48 ALLOWABLE
 PERSONS

Project Number: 04012019
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Title:
 PROPOSED
 FIRST FLOOR
 SPACE
 LAYOUT & DESIGN

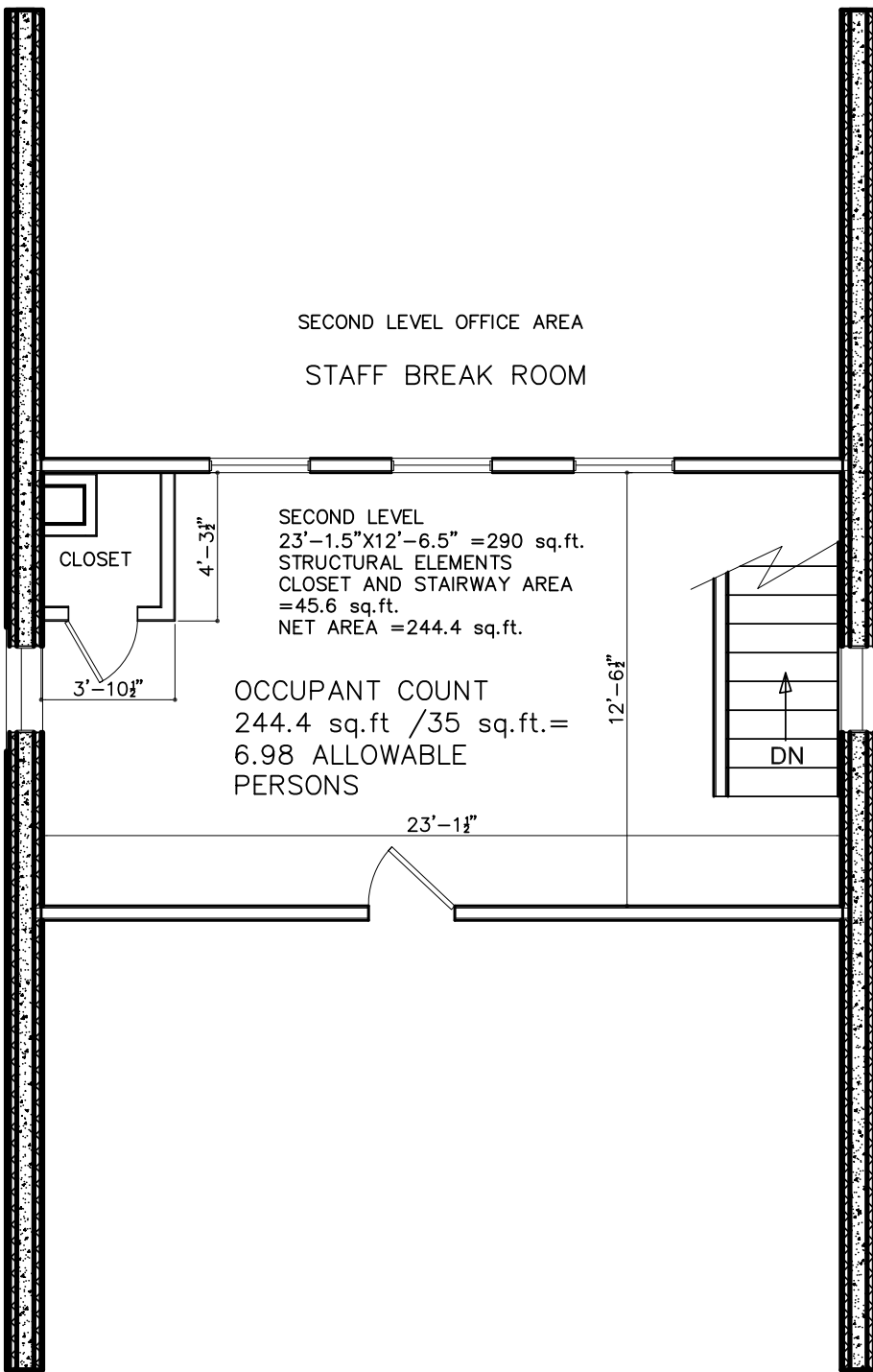
Scale: AS NOTED Date: 04-03-2019
 Drawn by: TD Checked by: MWB
 DRAWING NO.
SKT-02
 Sheet No. 3 OF 6

PROPERTY LINE

PROPERTY LINE



SECOND LEVEL OFFICE AREA
STAFF BREAK ROOM



SECOND LEVEL
23'-1.5"X12'-6.5" =290 sq.ft.
STRUCTURAL ELEMENTS
CLOSET AND STAIRWAY AREA
=45.6 sq.ft.
NET AREA =244.4 sq.ft.

OCCUPANT COUNT
244.4 sq.ft /35 sq.ft.=
6.98 ALLOWABLE
PERSONS

NE

NE

Project Number:
04012019

AutoCAD File Name:
Astor Project Layout All Floors

Source File Names:

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CHILDREN IN SAFE HANDS
CHILD DEVELOPMENT CENTER
CONVERSATION AND RENOVATION

5216 ASTOR PLACE SE
WASH, DC 20019 sq.5308 lot 0027

Title:

PROPOSED
SECOND FLOOR
SPACE
LAYOUT & DESIGN

Scale: AS NOTED Date: 04-03-2019

Drawn by: TD Checked by: MWB

DRAWING NO.
SKT-03
Sheet No. 4 OF 6

Design by:

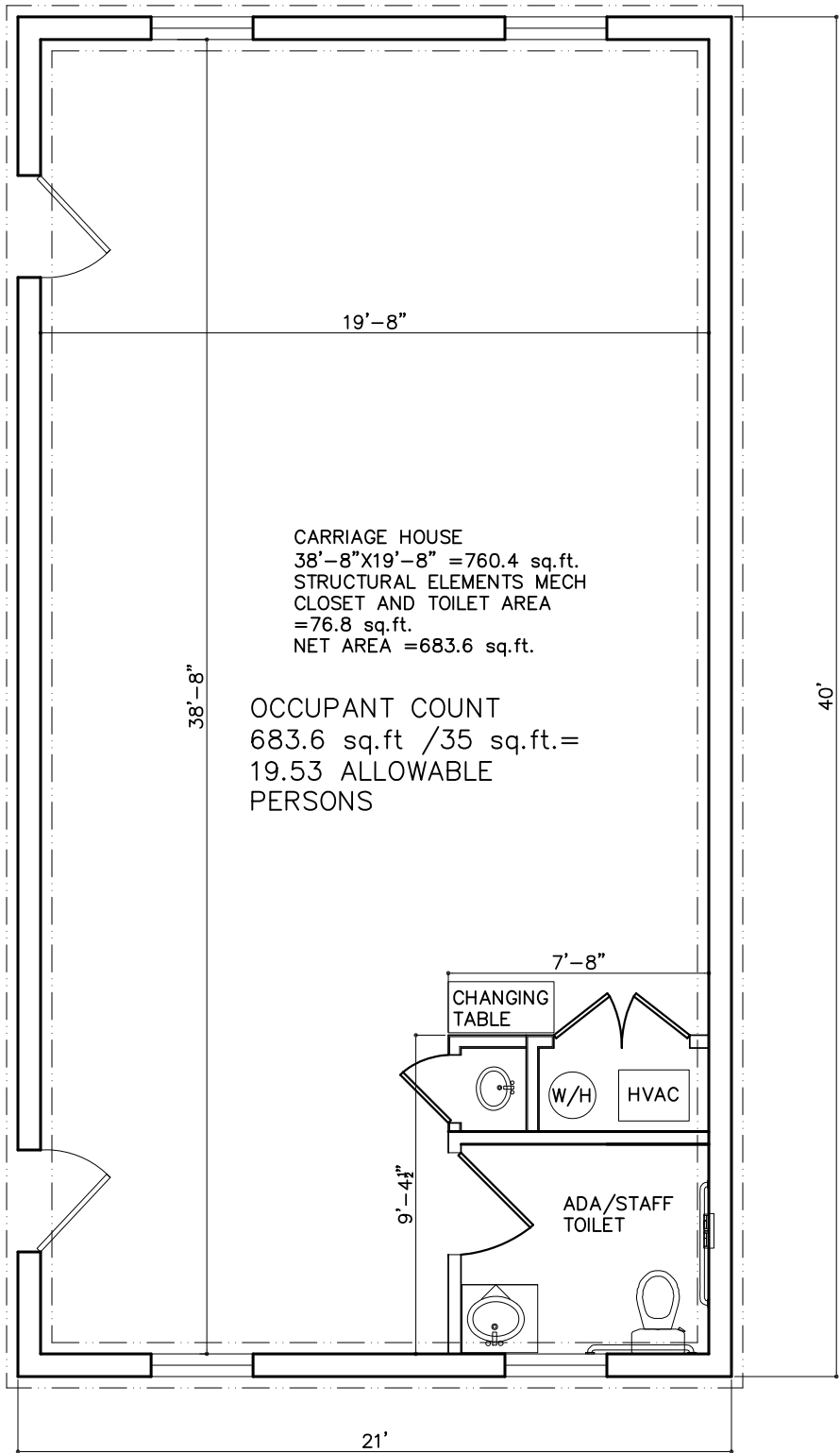


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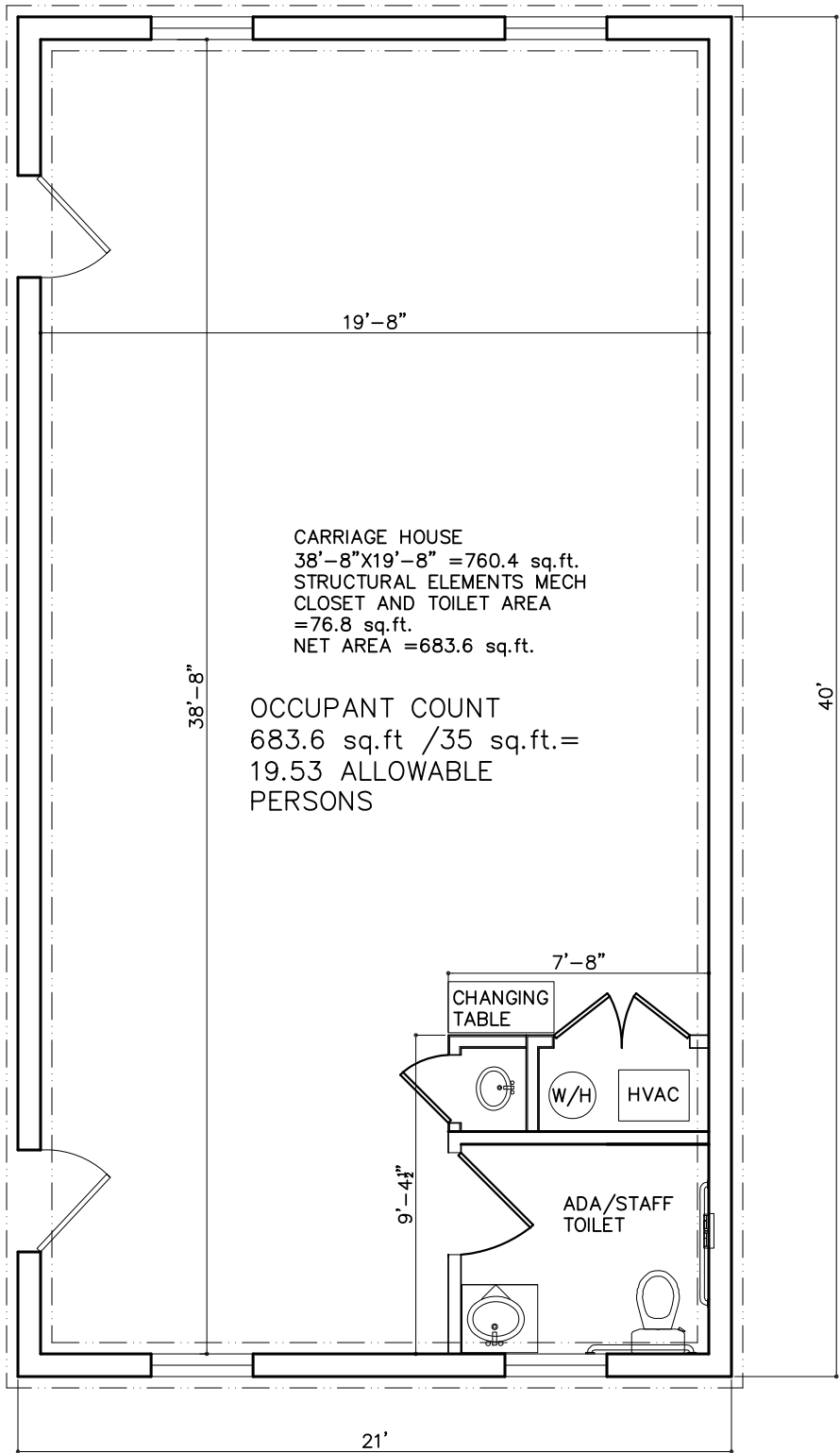
Title:

PROPOSED
CARRIAGE HOUSE
SPACE
LAYOUT & DESIGN

Scale: AS NOTED
Date: 04-03-2019

Drawn by: TD
Checked by: MWB

DRAWING NO.
SKT-04
Sheet No. 5 OF 6



Project Number:
04012019

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CARRIAGE HOUSE
SPACE
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DRAWING NO.
SKT-04
Sheet No. 5 OF 6