



BZA DESIGN PACKAGE

7521 9TH STREET, NW, WASHINGTON, DC 20012 (SQUARE 2961 LOT 18)

HOUSE ON 9TH ST.
AUGUST, 2019



1917 BENNING ROAD, NE
WASHINGTON, DC 20003-4723, USA
Tel: 202.460.0668
Board of Zoning Adjustment
District of Columbia
CASE NO.20209
EXHIBIT NO.6

INTERIOR ALTERATIONS AND ADDITION

7521 9TH STREET, NW, WASHINGTON, DC 20012 (SQUARE 2961 LOT 18)

GENERAL NOTES:

- THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS WHICH CONSIST OF: SHEETS (SEE SCHEDULE OF DRAWINGS). THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES. PRIOR TO PURCHASE OF MATERIALS AND/OR EXECUTION OF SUCH WORK.
- IT IS THE RESPONSIBILITY OF THE OWNER'S CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETED.
- IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS THE OWNER'S CONTRACTOR SHALL NOTIFY THE OFFICE OF UMARCHITECTURE IN WRITTEN FORM IMMEDIATELY. FAILURE TO GIVE NOTICE WILL CAUSE THE OWNER'S CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR EMISSIONS AT THE COST OF RECTIFYING THE SAME.
- NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION OF INTENT TO MAKE SUBSTITUTION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
- OWNER'S CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.
- OWNER'S CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY OWNER.
- OWNER'S CONTRACTOR TO CHECK IN AND VERIFY SHIPMENTS OF OWNERS FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THEIR CONTENTS AGAINST PACKING LISTS AND THE NOTIFYING THE OWNER OF ALL BACK ORDERS OR SHORTAGES WITHIN 40 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE THE OWNER'S CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.
- OWNER'S CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY, LIEN WAIVERS, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS. INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUBCONTRACTORS WITH PHONE NUMBERS.
- THESE DRAWINGS ARE NOT TO BE SCALED. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- WORK SCHEDULED TO BE SUPPLIED BY OTHERS, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT APPLICABLE ITEMS WILL BE DELIVERED BY OTHERS TO THE CONTRACTOR AT THE JOB SITE. THE SUBSEQUENT POSSESSION, PROTECTION, INSURANCE FOR A COMPLETE INSTALLATION OR THE AFFECTED ITEMS IS THE CONTRACTORS RESPONSIBILITY; REPORT IMMEDIATELY TO THE ARCHITECT ANY DEFECT IN DELIVERED ITEMS.
- ALL WORK UNDER CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. THE CONTRACTOR IS DIRECTED THAT ALL PHASES OF THE PROJECT SHALL BE BUILT TO A COMPLETE CONDITION, CLEANED AND THEN WARRANTED FOR TWO YEARS AGAINST ANY DEFECTS OR DEFICIENCIES. IT IS EXPRESSLY UNDERSTOOD THAT ONE CONDITION FOR FINAL PAYMENT TO THE CONTRACTOR UNDER THIS AGREEMENT IS COMPLETENESS OF ALL WORK AS DETERMINED BY THE ARCHITECT.
- PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.
- DURING CONSTRUCTION PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT ADA (AMERICANS WITH DISABILITY ACT) AND ALL RELATED CODES.

PROJECT DESCRIPTION:

EXISTING:

THE EXISTING HOUSE HAS A THREE FLOORS (A CELLAR, FIRST AND SECOND FLOOR).

THE CELLAR FLOOR IS: 538.89 s.f.
 THE FIRST FLOOR IS: 538.89 s.f.
 THE SECOND FLOOR IS: 538.89 s.f.
 THE EXISTING TOTAL SQUARE FEET IS 1616.67 SF.

THE SCOPE OF WORK:

- A 10ft ADDITION TO THE REAR OF THE BUILDING ON ALL EXISTING FLOORS.
- THE ADDITION OF A THIRD FLOOR.
- THE STRIPPING OF ALL GYPSUM BOARD FROM WALLS AND CEILINGS.
- THE DEMOLITION OF ALL KITCHEN AND BATHROOM EQUIPMENT AND CABINETS.
- THE DEMOLITION OF ALL DOORS AND WINDOWS.
- INSTALLATION OF NEW GYPSUM BOARD ON WALLS AND CEILINGS.
- INSTALLATION OF NEW KITCHEN AND BATHROOM EQUIPMENT AND CABINETS.

NEW:

THE CELLAR FLOOR IS: 702.19 s.f.
 THE FIRST FLOOR IS: 702.19 s.f.
 THE SECOND FLOOR IS: 702.19 s.f.
 THE THIRD FLOOR IS: 702.19 s.f.
 TOTAL SQUARE FOOTAGE IS: 2808.76 s.f.

SITE ZONING DATA SUMMARY:

Square 2961, Lot 0018:

The purposes of the R-2 zone are to:

- Provide for areas with semi-detached dwellings; and
- Protect these areas from invasion by denser types of residential development.

The R-2 zone is intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached dwellings.

Minimum Required	Provided
Lot Area: 3000 ft ²	1588.09 ft ² (Reference ZR16, Subtitle D Chapter 3, Table D, § 302.1)
Lot Width: 30 ft	16.33ft (Reference ZR16, Subtitle D Chapter 3, Table D, § 302.1)
Max Height: 40 ft.	34.75 ft. (Reference ZR16, Subtitle D, Chapter 3, § 303.1)
No. of Stones: 3	3 Stones
Max % of Occupancy: 60%	48.84% (Reference ZR16, Subtitle D, Chapter 3, Table D, § 304.1)
Min Side Yard: 8 ft.	0 ft (West), 0 ft (East) (Reference ZR16, Subtitle D, Chapter 3, § 307.2)
Min Rear Yard: 20 ft.	28.5 ft (Reference ZR16, Subtitle D, Chapter 3, § 306.2)
Min Front Yard:	10 ft (As per Existing Adjacent Building Setback)
Impervious Surface: 30%	19.28% (Reference ZR16, Subtitle D, Chapter 3, § 308.3)

CODE INFORMATION:

BUILDING CODE : ICEC 2012
 STRUCTURAL CODE : ICC 2006
 PLUMBING CODE : ICC 2012
 MECHANICAL CODE : ICC 2012
 ELECTRICAL CODE : NEC 2005
 FIRE/LIFE SAFETY CODE : IFC 2006
 ENERGY CODE : IECC 2012



LOCATION MAP:



DRAWING INDEX:

- CS.0 COVER SHEET
- CS.1 COVER SHEET
- CS.2 CODE ANALYSIS
- SC.1 EXISTING SITE PLAN
- SC.2 SEDIMENT CONTROL SITE PLAN

ARCHITECTURE:

- A.1 DEMOLITION FLOOR PLANS
- A.2 NEW FLOOR PLANS
- A.3 NEW FLOOR PLANS
- A.4 NEW FLOOR PLANS
- A.5 NEW ELEVATION
- A.6 NEW ELEVATION
- A.7 NEW ELEVATION
- A.8 EXTERIOR PERSPECTIVE
- A.9 EXTERIOR PERSPECTIVE
- A.10 EXTERIOR PERSPECTIVE
- A.11 EXTERIOR PERSPECTIVE
- A.12 EXTERIOR PERSPECTIVE
- A.13 EXTERIOR PERSPECTIVE
- A.14 EXTERIOR PERSPECTIVE

BZA DESIGN PACKAGE - SEPTEMBER 2019



CLIENT:
PRIVATE

PROJECT:
INTERIOR ALTERATIONS AND ADDITION

LOCATION:
7521 9TH STREET, NW,
WASHINGTON, DC 20012
(SQUARE 2961 LOT 18)

DESIGNED:
SLAY

DRAWN:
DANIEL I.

CHECKED:
UMARCHITECTURE

DATE:
SEPTEMBER 2019

DRAWING TITLE:
COVER SHEET

SCALE:



INTERIOR ALTERATIONS AND ADDITION

7521 9TH STREET, NW, WASHINGTON, DC 20012 (SQUARE 2961 LOT 18)

BUILDING CODE ANALYSIS

PROJECT: 7521 9TH STREET, NW, WASHINGTON, DC 20012 (SQUARE 2961 LOT 18)

CODE RESTRICTIONS:

TYPE OF CONSTRUCTION: TYPE 5A

APPLICABLE BUILDING CODES:^{1,2}

- International Residential Code (IRC) 2012
- 12 DCMR B - 2013 Residential Code Supplement

Unless otherwise noted, sections referenced are IRC 2012 as amended by 12 DCMR B, Residential Code Supplement where applicable.

¹ Per Section 101.2.3 - exception 1 of the DC 2013 Building Code: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall be permitted to comply with the Residential Code defined in Section 101.3.

² Section 101.3 of the DC 2013 Building Code states that the D.C. Residential Code (2013), hereinafter referred to as the "Residential Code," shall consist of the 2012 edition of the International Residential Code ("International Residential Code"), as amended by the Construction Codes Supplement (12 DCMR B, Residential Code Supplement).

CONSTRUCTION: New Existing - Renovated
 SPRINKLERS: Provided Not Provided

STORIES ABOVE GRADE PLANE:⁴ One (1) Two (2) Three (3)
 BASEMENT: Provided Not Provided

⁶ An approved automatic sprinkler in accordance with Section R313.2. Per Section R313.2.1, automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

⁴ IRC defines STORY ABOVE GRADE PLANE as any story having its finished floor surface entirely above grade plane, except a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

- More than 6 feet above grade plane; or
- More than 12 feet above the finished ground level at any point.

FIRE RATED COMPONENTS:

FIRE-RESISTANCE RATING FOR EXTERIOR WALL BUILDING ELEMENTS (hours) PER TABLE R302.1:

Element	Min. Fire Separation Distance	Fire Resistance Rating ⁸
- Walls		
- Fire Rated	< 5 feet	1 hr.
- Not Rated	≥ 5 feet	0 hrs.
- Projections		
- Fire Rated	≥ 2 feet to 5 feet	1 hr. on underside
- Not Rated	> 5 feet	0 hrs.
- Openings in Walls		
- Not Allowed	≤ 3 feet	N/A
- 25% max of wall area	> 3 feet to 5 feet	0 hrs.
- Unlimited	> 5 feet	0 hrs.

- *Minimum headroom* shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing of the stairway.
- *Riser height* shall be 7 1/4 inches maximum.
- *Tread depth* shall be 10 inches minimum.
- *Vertical rise* shall not be larger than 12 feet between floor levels or landings.
- *Handrails* shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, shall be not less than 34 inches and not more than 38 inches.

Guards: Per Section R312

- *Location*, guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Insect screening shall not be considered as a guard.
- *Height* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches high measured vertically above the adjacent walking surface.
- *Opening limitations*, guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.

Safety or Tempered Glass:

Per Section R308.4, locations and requirements:

- Fixed or operable panel adjacent to a door within a 24-inch arc of either edge of the door in a closed position or whose bottom edge is 60 inches above the floor or walking surface.
- Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - o The exposed area of an individual pane is larger than 9 square feet;
 - o The bottom edge of the glazing is less than 18 inches above the floor;
 - o The top edge of the glazing is more than 36 inches above the floor; and
 - o One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.
- Walls enclosing a shower or tub and where the bottom exposed edge of the glazing is less than 60 inches above the standing or walking surface.
- Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontal of the bottom tread shall be considered a hazardous location. *Exception:* The glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18 inches (457 mm) from the guard.

Habitable Rooms (Minimum Requirements):⁹

Per Section R304 and R305:

- 120 square feet minimum in at least one room, 70 square feet minimum all other habitable rooms (R304).
- Habitable rooms shall not be less than 7 feet in any horizontal dimension (R304)
- Ceiling height shall not be less than 7 feet (R305).

⁹ IRC defines HABITABLE SPACE as a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces

Note: Any future findings will require further resolution of design to code conformance.

³ Per Section R302.5.2, ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

⁴ Per Section R309.1, garage floor surfaces shall be of approved noncombustible material and shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

LIFE SAFETY:

CARBON MONOXIDE ALARMS:

- Per Section R315.1, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

SMOKE ALARMS (DETECTORS):

- Per Section R314, smoke alarms are required at all sleeping room(s), hallway(s) or room(s) adjacent to sleeping room(s). All smoke alarms shall be interconnected and hardwired with battery back-up.

MEANS OF EGRESS - COMPONENTS:

- **Emergency Egress and Rescue:** Per Section R310, sleeping rooms shall have an egress window with a min. net clear opening of 5.7 square feet; 24 inches min. net clear opening height; 20 inches min. net clear opening width; and 44 inches max from floor to window sill. *Windows must meet all four dimensions.*

Egress Door:^m

Per Section R311.2, at least one egress door shall be provided for each dwelling unit (townhouse). The egress door shall be side hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

^m Per Section R311.1, all dwellings shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.

- **Landings at Exterior Doors:** Per Section R311.3, there shall be a landing at each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2-percent).

- **Exception:** Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

- **Hallways:** Per Section R311.6, minimum width allowed is 36 inches.

Stairways: Per Section R311.7

- *Minimum clear width* allowed is 36 inches at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

⁸ IRC defines FIRE SEPARATION DISTANCE as the distance measured from the building face to one of the following:

- To the closest interior lot line; or
 - To the centerline of a street, an alley or public way; or
 - To an imaginary line between two buildings on the lot.
- The distance shall be measured at a right angle from the face of the wall.

COMMON (PARTY) WALL:⁹

- Per Section R302.2, a common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing.
- Per Section R302.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions.

⁹ In compliance with Section R302.2 each townhouse is considered a separate building and shall be separated by fire rated construction in compliance with R302.1 and Table R302.1.

PARAPETS: Per Section R302.2.2:^h

- Parapets shall be constructed for townhouses as an extension of exterior walls or common walls.
- Parapets shall extend not less than 30" above adjacent roof surfaces.

^h NOTE: Per Section R302.2.2 - exception, a parapet is not required when the roof is covered with a minimum class C roof covering, and the roof decking or sheathing is of:

- The roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet on each side of the wall or walls, and there are no openings or penetrations in the roof within 4 feet of the common walls; or
- One layer of 5/8-inch Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet on each side of the wall or walls and there are no openings or penetrations in the roof within 4 feet of the common walls.

DWELLING/GARAGE SEPERATION PER TABLE R302.6:^{j,k}

Separation

- From the residence and attics

- From all habitable rooms above the garage

- Structure(s) supporting floor/ceiling assemblies used for separation required by this section

Material

- Not less than 1/2 inch gyp bd. or equivalent applied to garage side

- Not less than 3/4 inch Type X gyp bd. or equivalent

- Not less than 1/2 inch gyp bd. or equivalent

^j NOTE: Per Section R302.5.1, openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/4 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/4 inches thick, or 20-minute fire-rated doors, equipped with a self-closing device.

IEBC 2012 CODE ANALYSIS

CHAPTER 3- COMPLIANCE METHODS

Section 301.1 General	
301.1.1.2 Work Area Compliance Method	Repairs, alterations, additions and changes of occupancy shall comply with Chapters 5-13

CHAPTER 5- CLASSIFICATION OF WORK

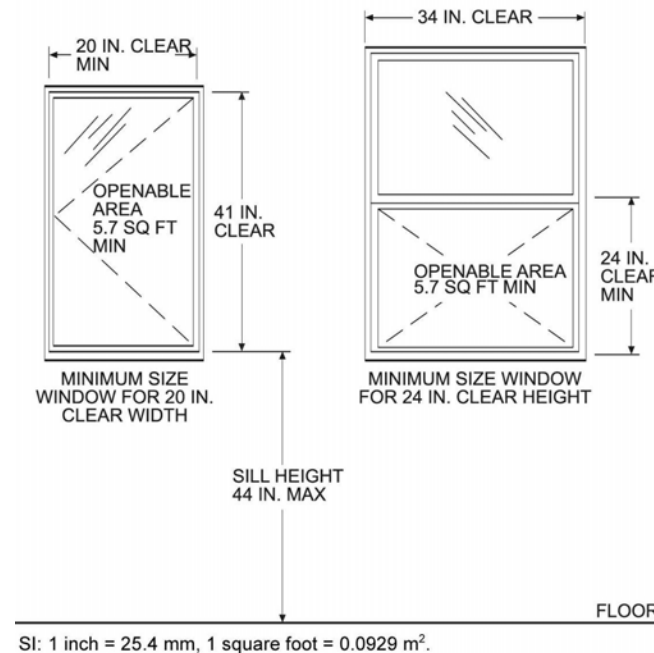
Section 505 Alteration- Level 3	
505.1 Scope	Apply where the work area exceeds 50% or the aggregate area of the building
505.2 Application	Shall comply with provisions in Chapter 7, as well as provisions of Chapter 9

CHAPTER 7- ALTERATIONS- LEVEL I

Section 702 Building Elements and Materials	
702.1 Interior Finishes	All newly installed interior wall and ceiling finishes shall comply with Chapter 8 of IBC
702.1 Interior Floor Finish	New interior floor finish shall comply with Section 804 of IBC
702.1 Interior Trim	All newly installed interior trim materials shall comply with Section 806 of IBC
702.1 Material and Methods	All new work shall comply with the material and methods requirements in the IBC, IECC, IMC and IPC as applicable.
Section 705 Accessibility	A facility that is altered shall comply with the applicable provisions in this Code and Chapter 11 in the IBC, with amendments, unless technically infeasible. Exception 2: Accessible means of egress required by Chapter 10 of the IBC are not required to be provided in existing facilities.

CHAPTER 11- ADDITIONS

Section 1101.1 Scope	An addition to a building or structure shall comply with the International Codes as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes. Where an addition impacts the existing building or structure, that portion shall comply with this code.
Section 1102.3 Fire Protection Systems	Existing fire area increased by the addition shall comply with Chapter 9 of the IBC.
Section 1105 Accessibility	1105.1 Minimum Requirements- Accessibility provisions for new construction shall comply
Section 1106 Energy Conservation	1106.1 Minimum Requirements- Additions to existing buildings shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction



SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m².

Figure R310.1
EMERGENCY ESCAPE AND RESCUE WINDOW

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PRIVATE

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INTERIOR ALTERATIONS AND ADDITION

LOCATION:
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DRAWN:
DANIEL I.

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DATE:
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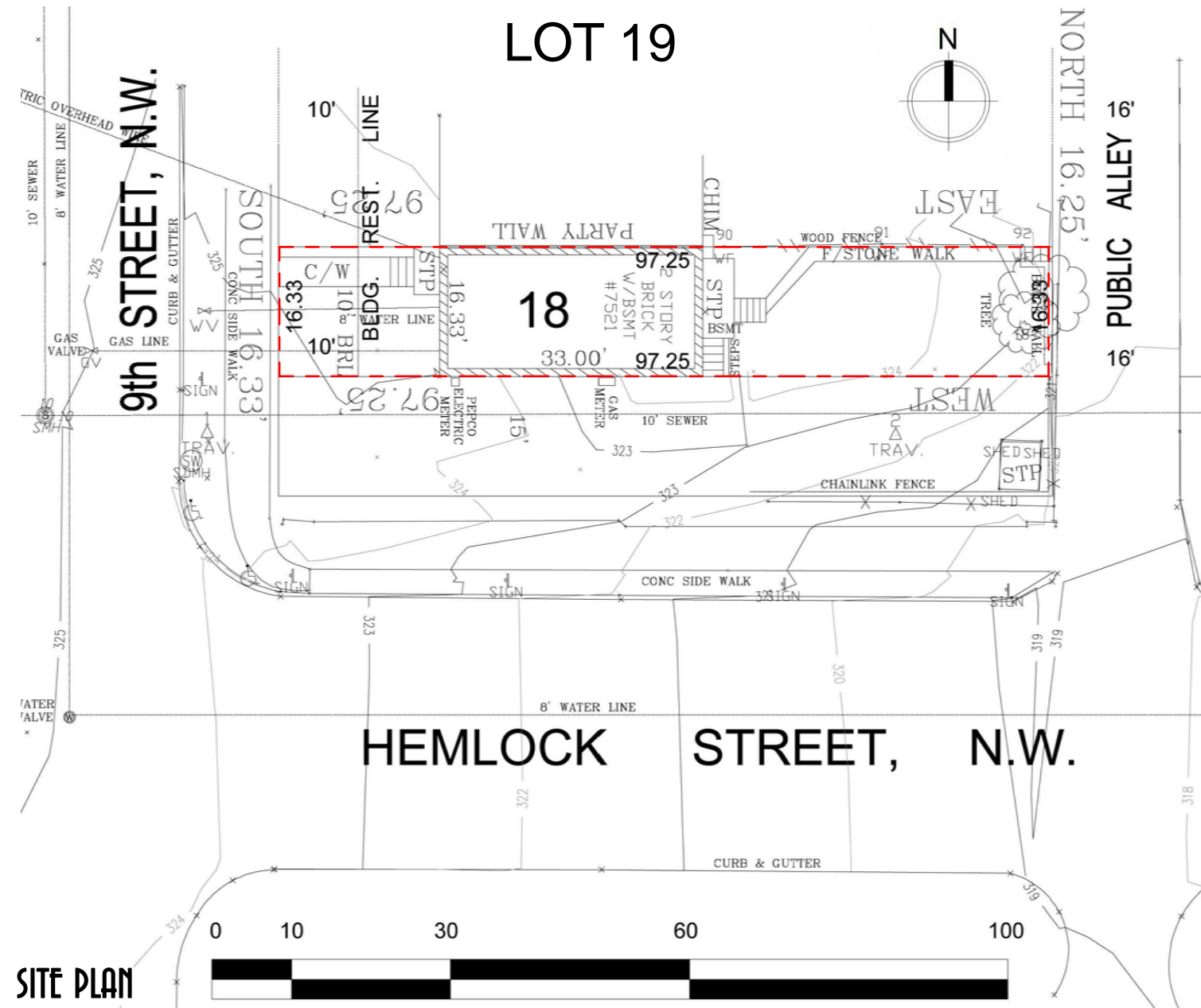
DRAWING TITLE:
CODE ANALYSIS

SCALE:



SITE LOCATION

7521 9TH STREET, N.W., WASHINGTON, DC 20012 (SQUARE 2961 LOT 18)



VIEW FROM 16' ALLEY



VIEW FROM 9TH STREET

UMAR
 1917 BENNING ROAD, N.E.
 WASHINGTON, DC 20002-4723, USA.
 • 1 202 460 0668
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LOCATION:
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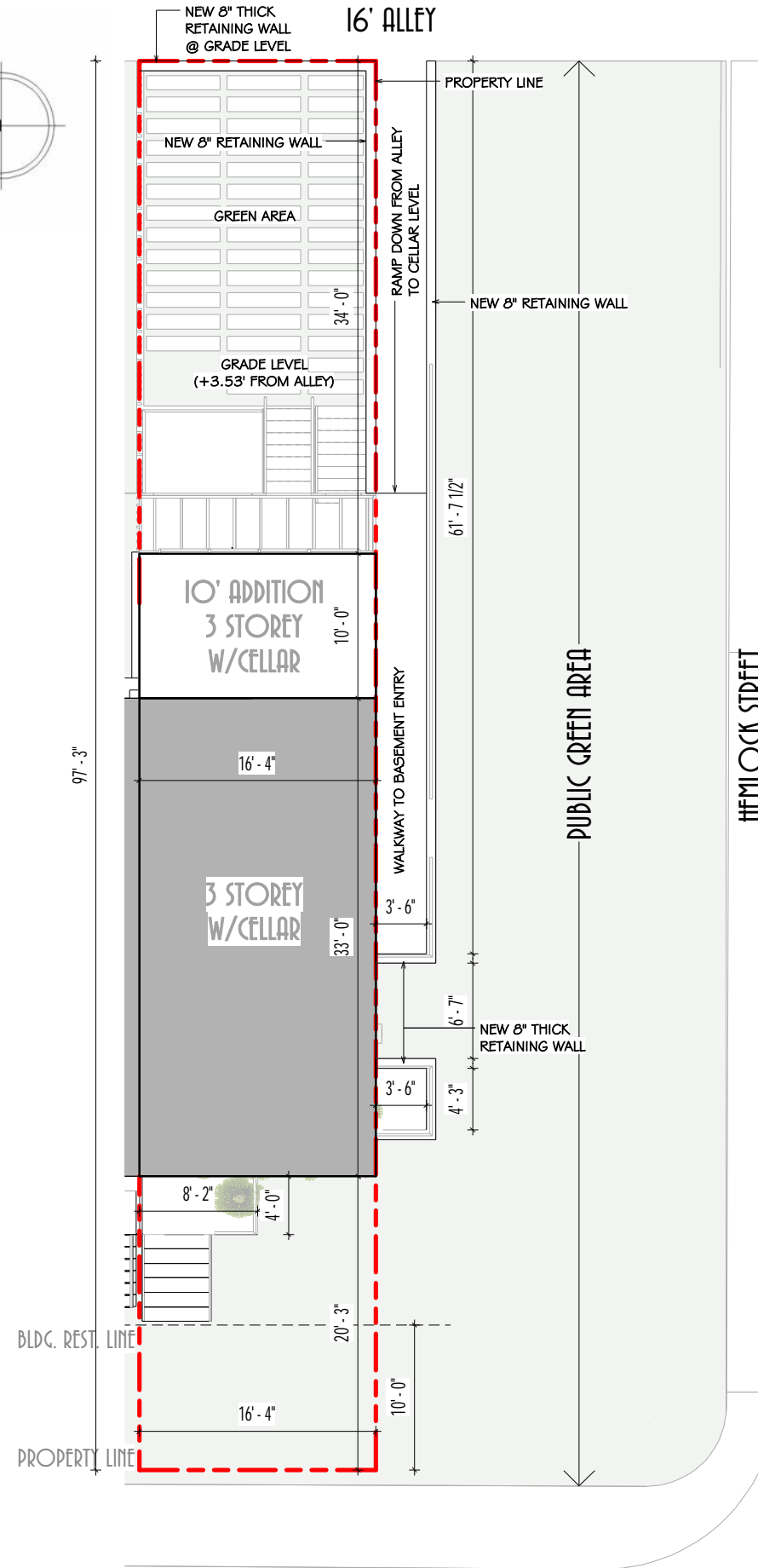
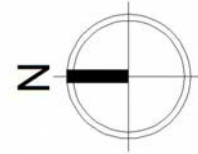
CHECKED:
 UARCHITECTURE

DATE:
 SEPTEMBER 2019

DRAWING TITLE:
 EXISTING SITE PLAN

SCALE:





NOTE:

APPLICANT SHALL CONTACT THE DEPARTMENT AT 202-535-2977 TO SCHEDULE A PRE-CONSTRUCTION MEETING IF THERE ARE ANY LAND- DISTURBING ACTIVITIES.

THERE ARE NO LAND DISTURBING ACTIVITIES ON THIS PROJECT.

PROJECT NARRATIVES:

THE PROPOSED PROJECT IS THE EXISTING CONSTRUCTION. THE PROPOSAL INCLUDES RENOVATING THE TWO STOREY BUILDING WITH A CELLAR, A 10FT ADDITION TO THE EXISTING FLOORS AND AN ADDITIONAL FLOOR TO THE EXISTING BUILDING.

THE NEW BUILDING AREA IS 702.19 SF AND LOT AREA IS 2808.76 SF.

EROSION AND SEDIMENT CONTROL ACTIVITIES INCLUDE THE FOLLOWING:

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE AND EXIT.
2. FLAG AND MARK THE PROJECT BOUNDARIES. FLAG THE CONSTRUCTION BUFFER ZONES, SEDIMENT TRAPS OR BASINS, CONSTRUCTION STORAGE AREAS, AND EQUIPMENT TRAVEL LANES.
3. CLEAR A PATH FOR THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS.
4. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS. EVALUATE EFFECTIVENESS AND ADJUST AS DEED.
5. EXCAVATE ANY TEMPORARY SEDIMENT TRAPS OR SEDIMENT BASINS. FOR MOST SMALL PROJECT SITES, THE PROPOSED DETENTION BASIN WILL ALSO FUNCTION AS TEMPORARILY SEDIMENT BASIN WITH SLIGHT MODIFICATIONS.
6. INSTALL OUTLET STRUCTURES AND CHANNEL STABILIZATION MEASURES FOR TEMPORARY SEDIMENT TRAPS OR SEDIMENT BASINS. INSTALL SLOPE STABILIZATION MEASURE SUCH AS GRASS SOD OR TURF REINFORCEMENT MATS.

LEGEND

	STABILIZED CONSTRUCTION ENTRANCE		GAS METER
	LIMIT OF DISTURBANCE		FIRE HYDRANT
	LOD SF		SIGN
	SILT FENCE		SPOT ELEVATION
	EXISTING CONTOUR		LIGHT POLE
	PROPOSED CONTOUR		WATER VALVE
	WATER SERVICE LINE		WATER MANHOLE
	FIRE SERVICE LINE		SEWER MANHOLE
	SEWER LINE		MANHOLE
	STORM SEWER LINE		ELECTRIC MANHOLE
	GAS LINE		TRAVERSE POINT
	ELECTRIC LINE		
	CHAINLINK FENCE		
	WOOD FENCE		
	IRON RAIL FENCE		
	BOLLARD		
	EX. TREE		
	LIGHT POLE		
	EXISTING CONTOURS		
	SPOT ELEVATION		

SQUARE FOOTAGE OF DISTURBED AREA: 0 S.F.
 VOLUME OF CUT: 0 CU. FT.
 VOLUME OF FILL: 0 CU. FT.

PROJECT INFORMATION

LOT: 018
 SQUARE: 2961
 WATER: FIELD VERIFY
 SEWER: FIELD VERIFY
 LOT SIZE: 1588.09 SF

SURVEY NOTES

1. BEARING ARE BASED ON PLAT MERIDIAN
2. HORIZONTAL DATUM IS BASED ON NAVD 1988
3. THE UTILITIES AS SHOWN ARE ABOVE GROUND. UNDERGROUND UTILITIES ARE NOT DEPICTED ON THIS PLAN



CLIENT:
PRIVATE

PROJECT:
INTERIOR ALTERATIONS AND ADDITION

LOCATION:
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WASHINGTON, DC 20012
(SQUARE 2961 LOT 18)

DESIGNED:
SLAY

DRAWN:
DANIEL I.

CHECKED:
UMARCHITECTURE

DATE:
SEPTEMBER 2019

DRAWING TITLE:
SEDIMENT CONTROL SITE PLAN

SCALE: 1/4" / 1'-0"

SC.2

9TH STREET
 NEW- SITE PLAN
 1/4" / 1'-0"

SPECIFIC DEMOLITION NOTES:

- ① STRIP ALL GYPSUM WALLBOARD FROM EXISTING WOOD STUDS.
- ② DEMOLISH ALL KITCHEN AND BATHROOM CABINETS AND FIXTURES.
- ③ DEMOLISH ALL CEILING GYPSUM BOARD. CEILING JOISTS TO REMAIN.
- ④ ALL INTERIOR WOOD STAIRS TO BE DEMOLISHED.
- ⑤ ALL INTERIOR DOORS TO BE DEMOLISHED.
- ⑥ ALL WINDOWS TO BE DEMOLISHED AND REPLACE IN KIND AS NECESSARY.
- ⑦ ALL EXTERIOR DOORS TO REMAIN.
- ⑧ ALL EXTERIOR WALLS TO REMAIN.

LEGEND:

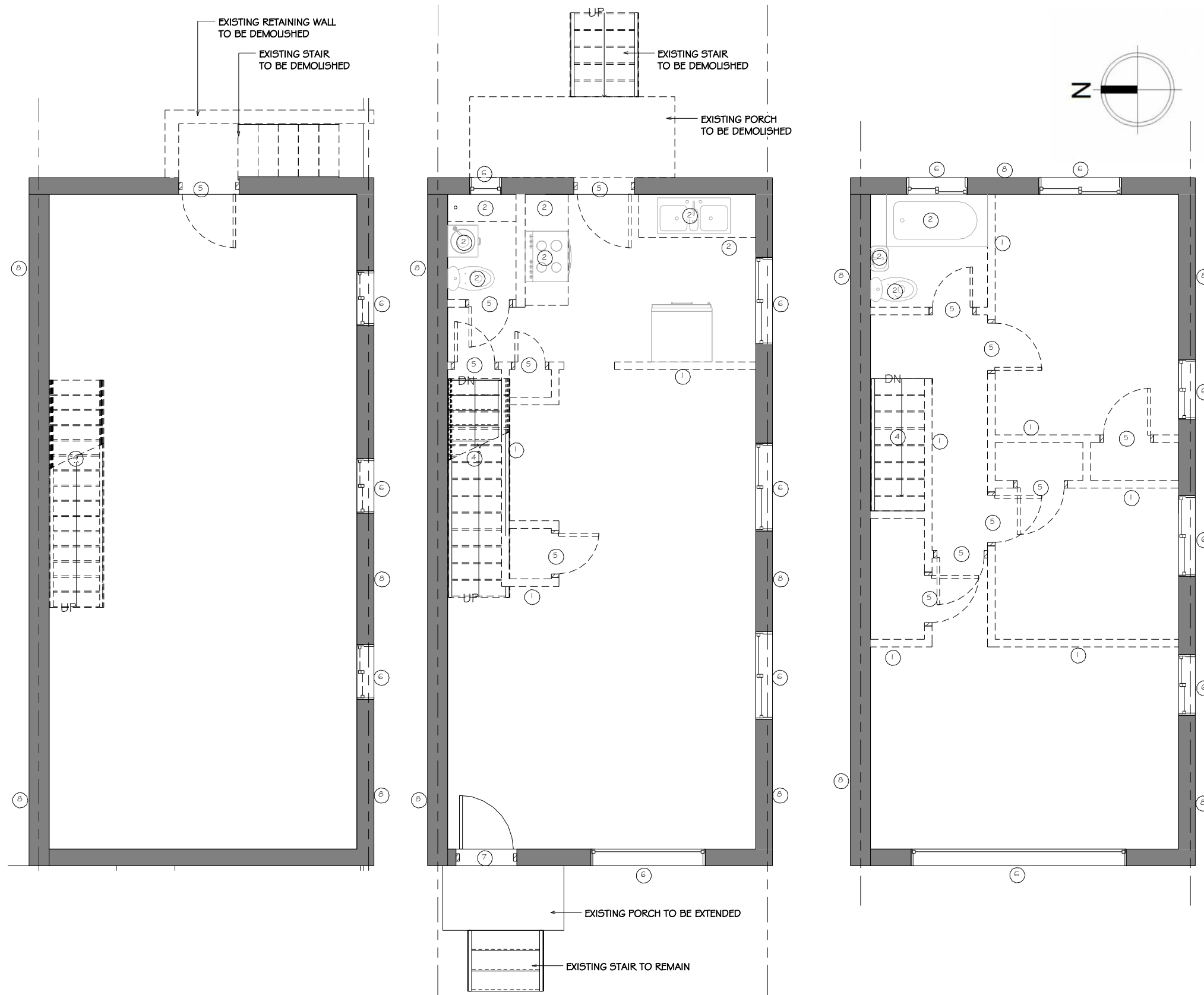
1. EXISTING WALLS TO REMAIN. REPAIR PLASTER TO NEW CONDITION
 2. INTERIOR WALLS TO BE REPLACED IN KIND
- 1/2" G.W.B
2" x 4" STUDS @ 16" O.C.
1/2" G.W.B

SEQUENCING:

- A. SEQUENCE WORK UNDER THE PROVISIONS TO BE PROVIDED BY ARCHITECT.
- SCHEDULING
- A. SCHEDULE WORK UNDER THE PROVISIONS TO BE PROVIDED BY ARCHITECT.
- PROJECT CONDITIONS
- A. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT AND OCCUPIED BUILDING AREAS.
 - B. CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER AND NOTIFY UMARCHITECTURE. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- PREPARATIONS
- A. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AT LOCATIONS INDICATED.
 - B. ERECT AND MAINTAIN TEMPORARY PARTITIONS TO PREVENT SPREAD OF DUST, ODORS, AND NOISE.
 - C. PROTECT EXISTING MATERIALS THAT ARE NOT TO BE DEMOLISHED.

GENERAL DEMOLITION NOTES:

- A. REMOVAL OF DESIGNATED BUILDING EQUIPMENT AND FIXTURES.
 - B. REMOVAL OF DESIGNATED CONSTRUCTION.
 - C. DISPOSAL OF MATERIALS.
 - D. WORK SEQUENCE
- REGULATORY REQUIREMENTS
- A. CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL, PRODUCTS REQUIRING ELECTRICAL DISCONNECTION AND RE-CONNECTION.
 - B. OBTAIN REQUIRED PERMITS FROM AUTHORITIES. DO NOT CLOSE OR OBSTRUCT EGRESS FROM ANY BUILDING EXIT OR SITE EXIT.
 - C. DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT 3 DAYS PRIOR WRITTEN NOTICE TO OWNER.
 - E. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
1. REMOVE EXISTING WALLS, DOORS, WINDOWS, CABINETS, COUNTERS & APPLIANCES AS INDICATED.
 2. REMOVE ALL PLUMBING & MECHANICAL FIXTURES AND EQUIPMENT AS INDICATED.
 3. REMOVE ALL ELECTRICAL FIXTURES AND EQUIPMENT.



3 DEMOLITION - CELLAR LEVEL
1/2" / 1'-0"

1 DEMOLITION - FIRST FLOOR PLAN
1/2" / 1'-0"

2 DEMOLITION - SECOND FLOOR PLAN
1/2" / 1'-0"

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CLIENT:
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PROJECT:
INTERIOR ALTERATIONS
AND ADDITION

LOCATION:
7521 9TH STREET, NW,
WASHINGTON, DC 20012
(SQUARE 2961 LOT 18)

DESIGNED:
SLAY

DRAWN:
DANIEL I.

CHECKED:
UMARCHITECTURE

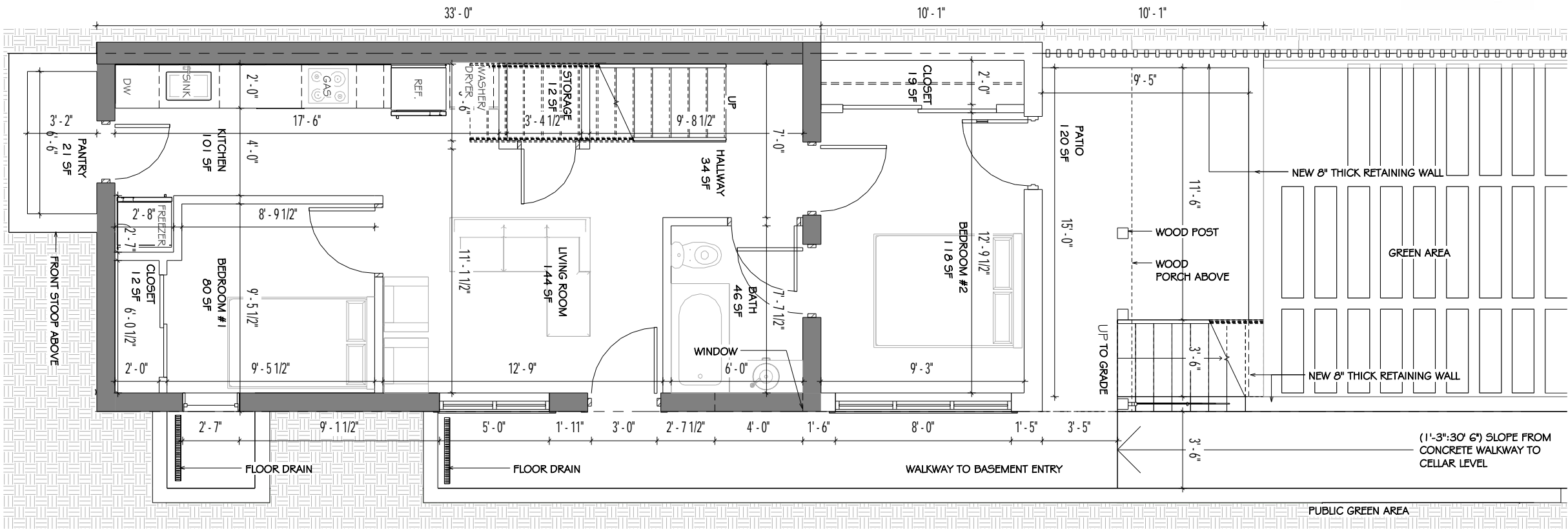
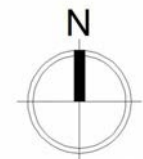
DATE:
AUGUST 2019

DRAWING TITLE:
DEMOLITION FLOOR
PLANS

SCALE:
1/2" / 1'-0"

A.I

NEW - CELLAR FLOOR PLAN
1/2" / 1'-0"



LEGEND:

- 1. EXISTING WALLS TO REMAIN.
REPAIR PLASTER TO NEW CONDITION
- 2. NEW INTERIOR WALLS
- 1/2" G.W.B
EXISTING STUDS
- 1/2" G.W.B



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DATE:
SEPTEMBER 2019

DRAWING TITLE:
NEW FLOOR PLANS

SCALE: 1/2" / 1'-0"

A.2



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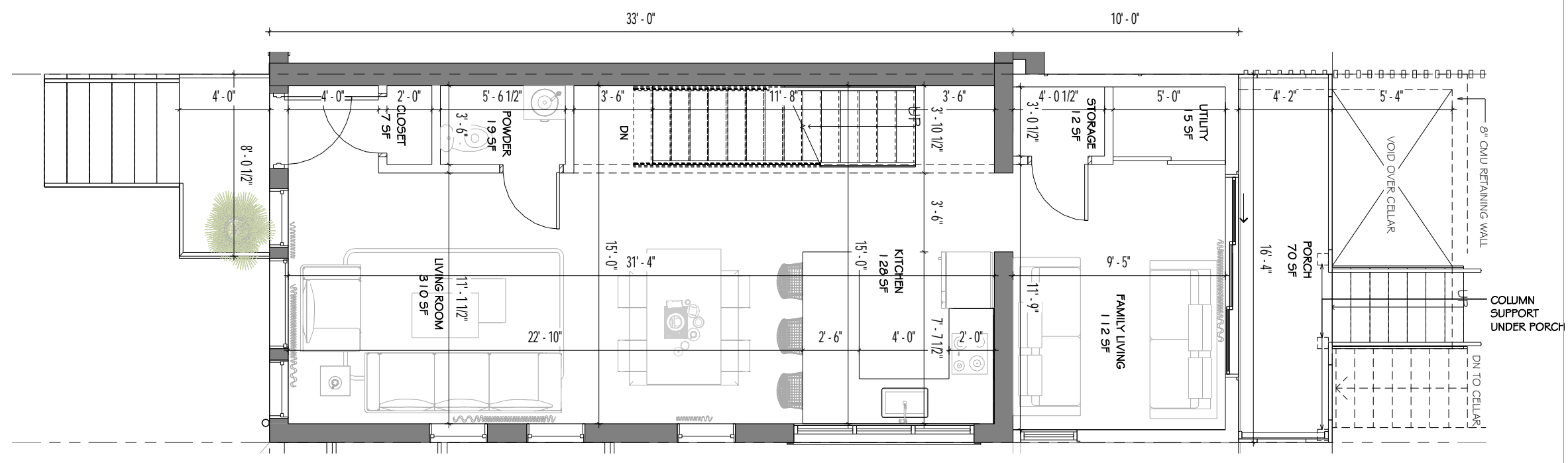
CHECKED:
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DATE:
SEPTEMBER 2019

DRAWING TITLE:
NEW FLOOR PLANS

SCALE: 1/2" / 1'-0"

A.3



3
1/2" / 1'-0"
NEW - FIRST FLOOR PLAN



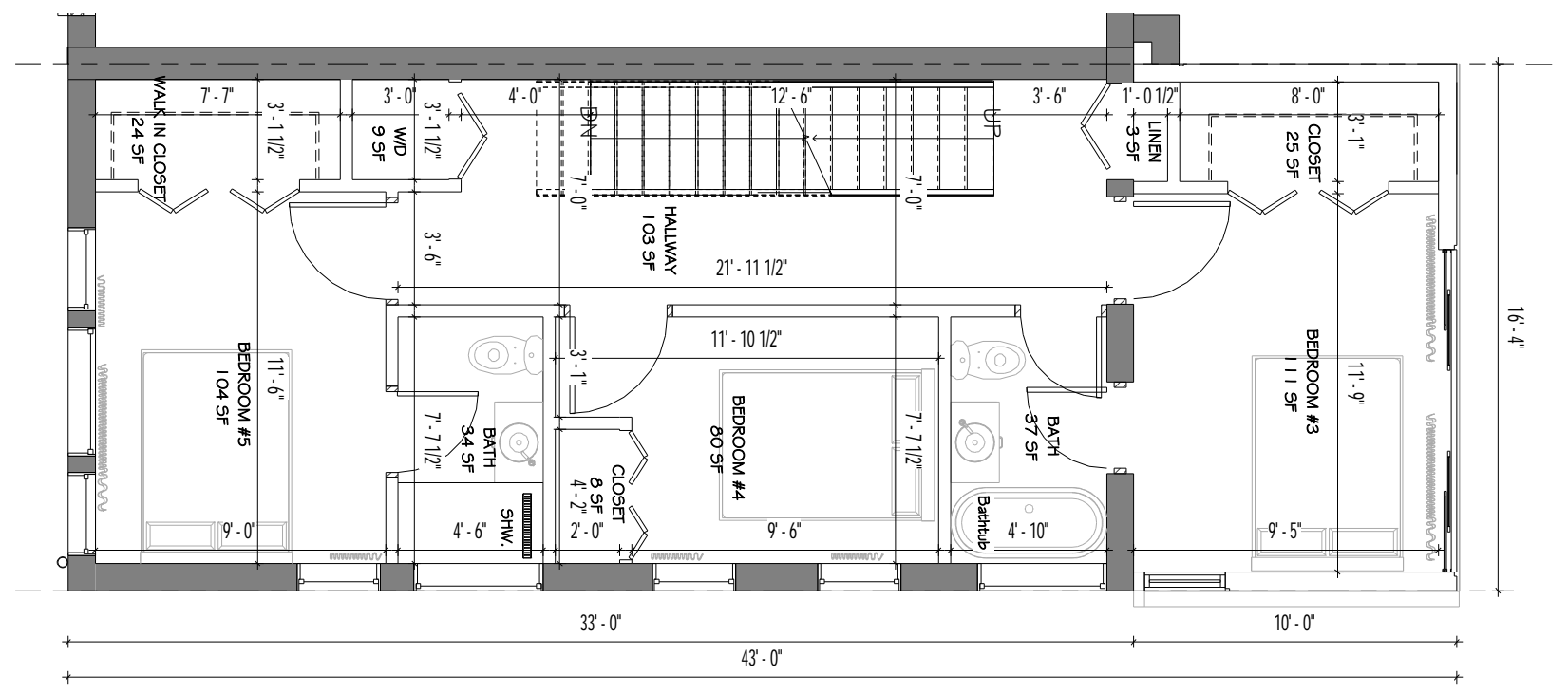
LEGEND:

1. EXISTING WALLS TO REMAIN.
REPAIR PLASTER TO NEW CONDITION



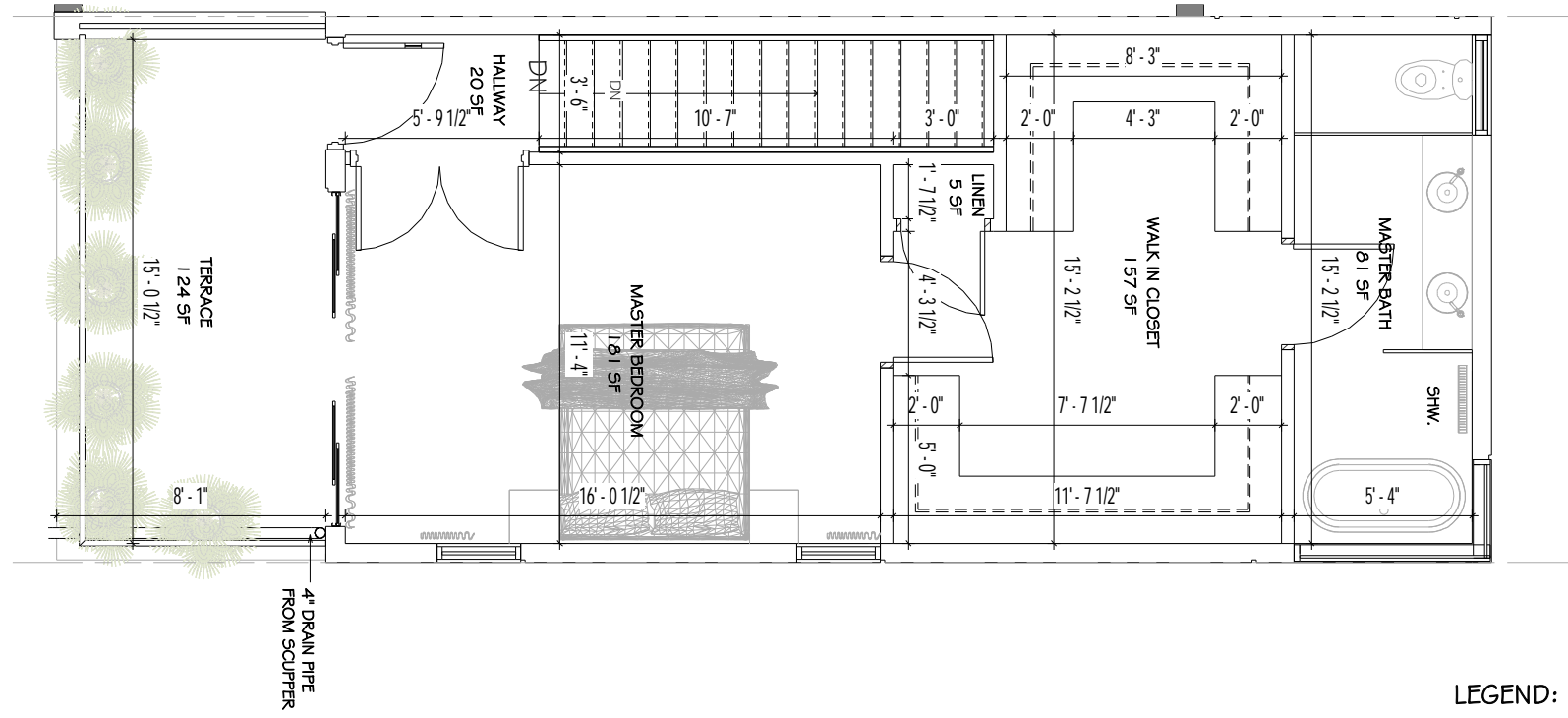
2. NEW INTERIOR WALLS

1/2" G.W.B
EXISTING STUDS
1/2" G.W.B



1
1/2" / 1'-0"
NEW - SECOND FLOOR PLAN

1
1/2" / 1'-0"
NEW - THIRD FLOOR PLAN



LEGEND:

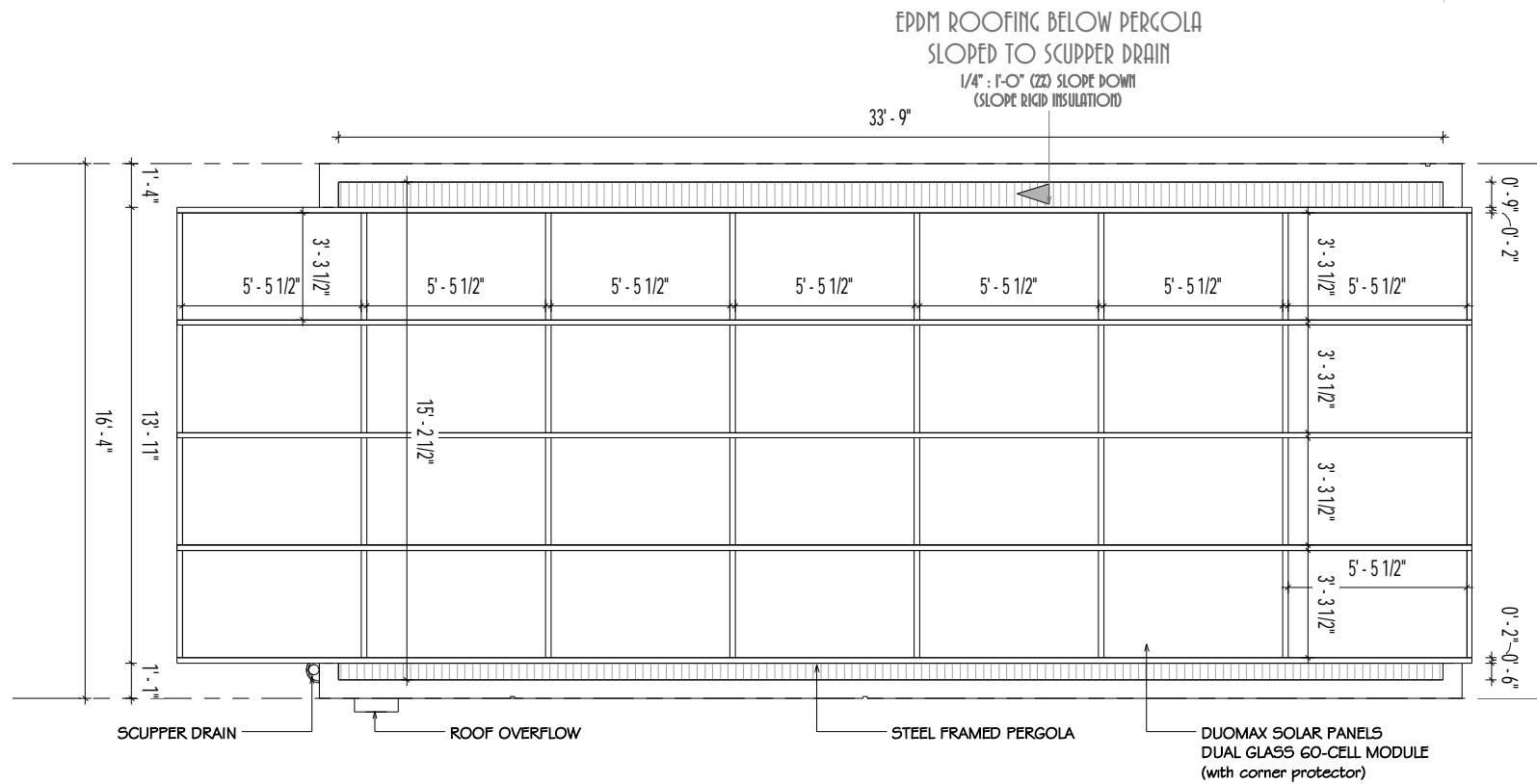
1. EXISTING WALLS TO REMAIN.
REPAIR PLASTER TO NEW CONDITION

2. NEW INTERIOR WALLS

1/2" G.W.B
EXISTING STUDS
1/2" G.W.B



2
1/2" / 1'-0"
ROOF LEVEL



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DRAWING TITLE:
NEW FLOOR PLANS

SCALE: 1/2" / 1'-0"

A.4



NEW- EAST ELEVATION
1/2" / 1'-0"

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DRAWING TITLE:
NEW- EAST ELEVATION

SCALE: 1/2" / 1'-0"

A.6



NEW- SOUTH ELEVATION
1/2" / 1'-0"

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DRAWING TITLE:
NEW- SOUTH ELEVATION

SCALE:
1/2" / 1'-0"

A.7



NORTH WEST PERSPECTIVE

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DRAWING TITLE:

EXTERIOR PERSPECTIVE

SCALE:

A.8



WEST PERSPECTIVE

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DATE:

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DRAWING TITLE:
EXTERIOR PERSPECTIVE

SCALE:

A.9



SOUTH WEST PERSPECTIVE

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PROJECT:

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DATE:

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DRAWING TITLE:

EXTERIOR PERSPECTIVE

SCALE:

A.I.O



SOUTH PERSPECTIVE

UMAR

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DRAWING TITLE:

EXTERIOR PERSPECTIVE

SCALE:

A.II



SOUTH EAST PERSPECTIVE

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EXTERIOR PERSPECTIVE

SCALE:

A.12



EAST PERSPECTIVE

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DRAWING TITLE:
EXTERIOR PERSPECTIVE

SCALE:

A.13



NORTH EAST PERSPECTIVE

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EXTERIOR PERSPECTIVE

SCALE:

A.14

UMfR •
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