ABBREVIATIONS

A

AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATELY

B

BDRM	BEDROOM
BDRM	BEDROOM
BLDG	BUILDING
BNS	BULL-NOSE FINISH

C

CG	CORNER GUARD
CJ	CONTROL JOINT
CH	COAT HOOK
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET

D

DEMO	DEMOLISH
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DWG	DRAWING
DBL	DOUBLE HUNG

E

EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EQUIV	EQUIVALENT

F

FEC	FIRE EXTINGUISHER/CABINET
FL	FLOOR
FT	FOOT, FEET
FMI	FOR MORE INFORMATION
FF	FINISHED FLOOR

G

GA	GUAGE
GL	GLASS
GWB	GYPSUM WALL BOARD
GALV	GALVANIZED STEEL

H

HC	HANDICAPPED
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HDW	HARDWARE

I

ID	INSIDE DIAMETER
IN	INCHES
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR
JT	JOINT

L

L	LENGTH
LAV	LAVATORY
LBS	POUNDS

M

MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD	MOLDING
MTD	MOUNTED
MULL	MULLION

N

NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
#,NO	NUMBER

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING

P

PART	PARTITION
PERIM	PERIMETER
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PWD	PLYWOOD
PREFAB	PREFABRICATED
PREP	PREPARED
PROJ	PROJECT

R

RD	ROOF DRAIN
REC	RECESSED
RECP	RECEPTACLE
REF	REFERENCE
REINF	REINFORCE
REQD	REQD REQUIRED
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RBV	ROBERT B. VANASSE

S

SAN	SANITARY
SCH	SCHEDULE
SEC	SECTION
SERV	SERVICE
SF	SQUARE FOOT
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUC	STRUCTURE,STRUCTURAL
SUP	SUPPLY
SUSP	SUSPENDED
SV	SHEET VINYL

T

T&B	TOP AND BOTTOM
THK	THICK
THRES	THRESHOLD
THRU	THROUGH
TOIL	TOILET
TOP	TOPPING
TS	TRANSITION STRIP
TYP	TYPICAL

U

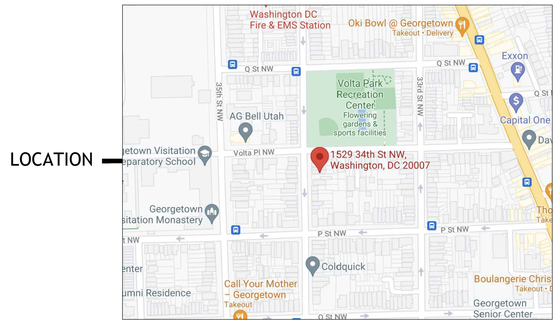
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UND	UNDERNEATH

V

VCT	VINYL COMPOSITION TILE
VERT	VERTICAL

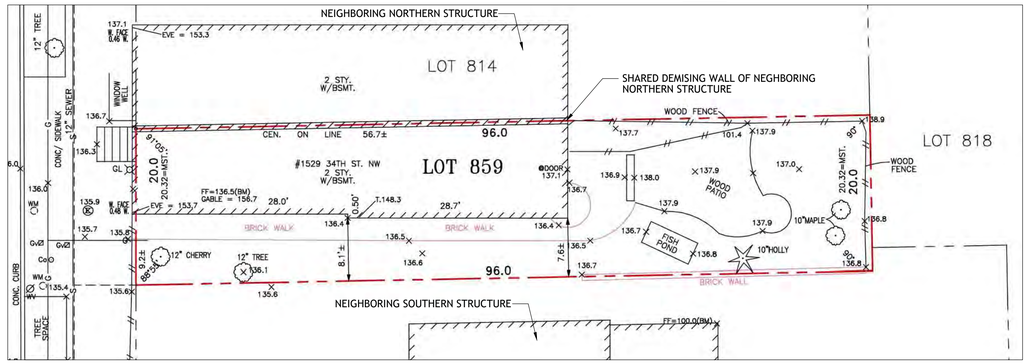
W

W	WIDE,WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WALL HUNG
W/O	WITHOUT
WWF	WELDED WIRE FABRIC



LOCATION MAP

SCALE: NTS



CIVIL SITE PLAN

SCALE: NTS

1529 34th STREET N.W.
WASHINGTON, D.C. 20006

RENOVATION OF GROUND FLOOR & SECOND STORY ADDITION

GENERAL CONSTRUCTION NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING CONSTRUCTION INSPECTIONS WITH THE OWNER. INSPECTIONS SHALL BE HELD PRIOR TO CLOSE IN OR CONCEALMENT OF ANY NEW WORK AND AT PROJECT COMPLETION PRIOR TO FINAL ACCEPTANCE BY THE OWNER. INSPECTIONS SHALL BE SCHEDULED WITH ADEQUATE ADVANCE NOTICE SO THAT AUTHORIZED REPRESENTATIVES OF THE OWNER ARE PRESENT AS WELL AS RESPONSIBLE SUBCONTRACTORS.

BUILDING CODES:

ZONE:	RESIDENTIAL
USE GROUP:	INTERNATIONAL RESIDENTIAL CODE
OCCUPANY TYPE	B
HEIGHT/NO. OF STORIES:	2
GROSS FLOOR AREA:	138 S.F.
FLOOR AREA OF PROPOSED ALTERATION/RENOVATION:	138 S.F.

LIST OF DRAWINGS:

A-0	DATA/COVER SHEET	A-5	SECTIONS & ELEVATIONS
A-1	EXISTING FLR PLANS & SECTIONS	A-6	NEW SECTIONS
A-2	DEMO FLR PLANS/EXIST & PROPOSED ROOF PLANS		
A-3	NEW CONSTRUCTION FLOOR PLANS	A-9	3-D ILLUSTRATIONS
A-4	EXIST & PROPOSED ELEVATIONS		

ADDRESS:
RESIDENCE OF MR ROBERT B. VANASSE
1529 34th STREET NW
WASHINGTON, DC 20007

PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

DRAWING TITLE:
COVER SHEET

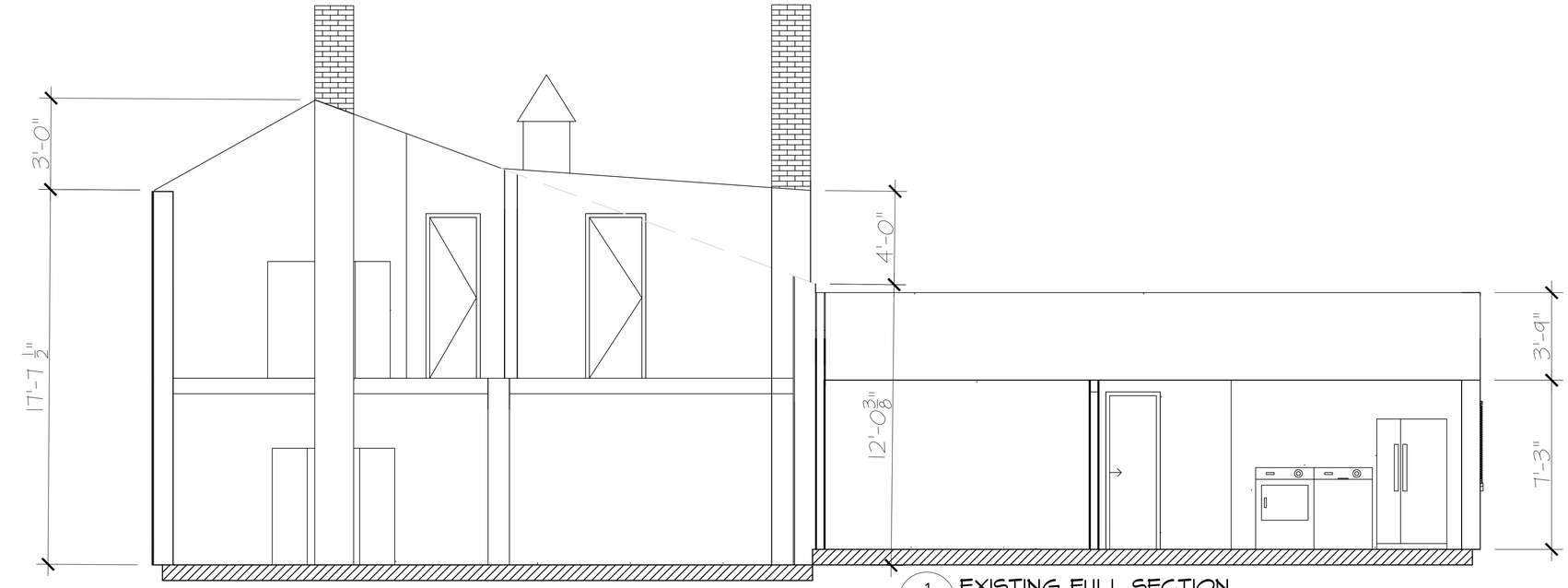
SEAL

ISSUED FOR:

ANC & HISTORIC REVIEW –	04/22/22
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

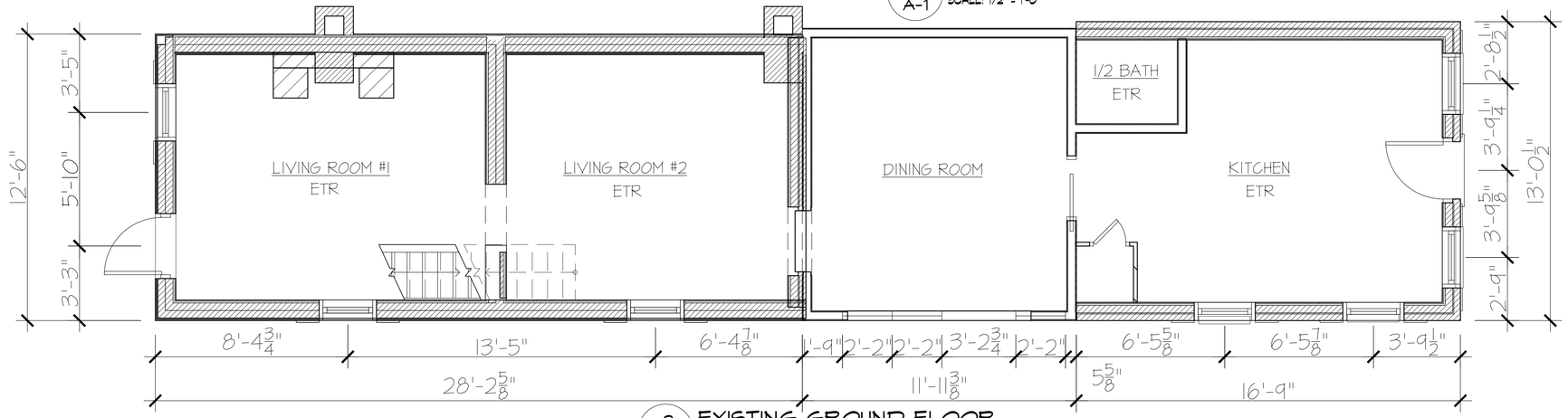
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DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-0



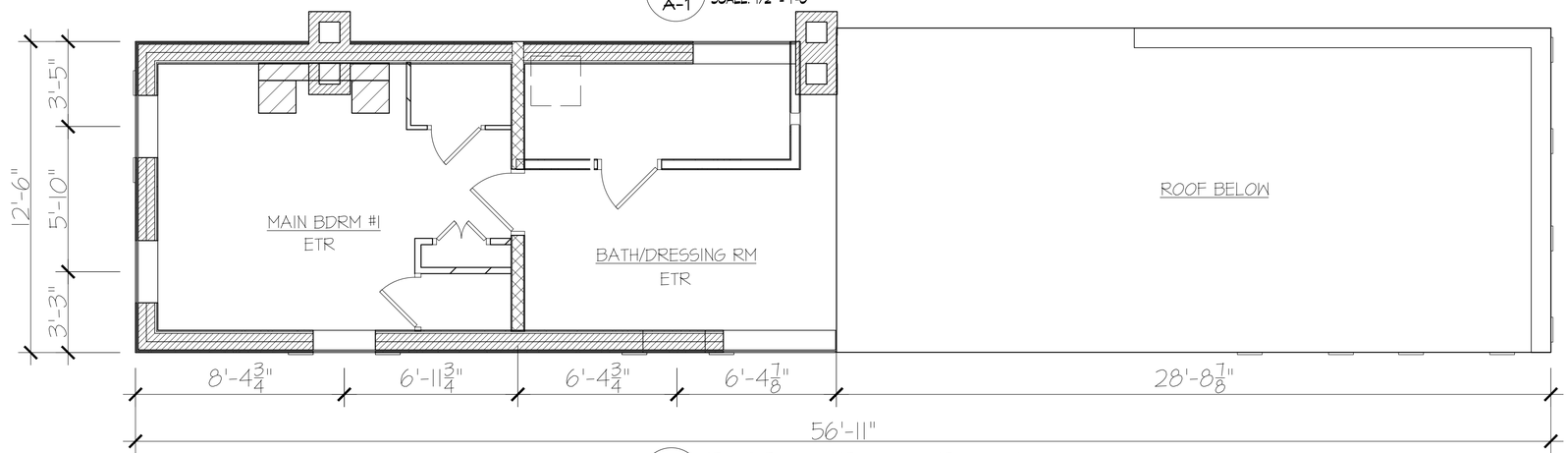
1 / A-1 EXISTING FULL SECTION
SCALE: 1/2" = 1'-0"

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



2 / A-1 EXISTING GROUND FLOOR
SCALE: 1/2" = 1'-0"

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



3 / A-1 EXISTING SECOND FLOOR
SCALE: 1/2" = 1'-0"

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

3

2

ADDRESS:
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WASHINGTON, DC 20007

PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

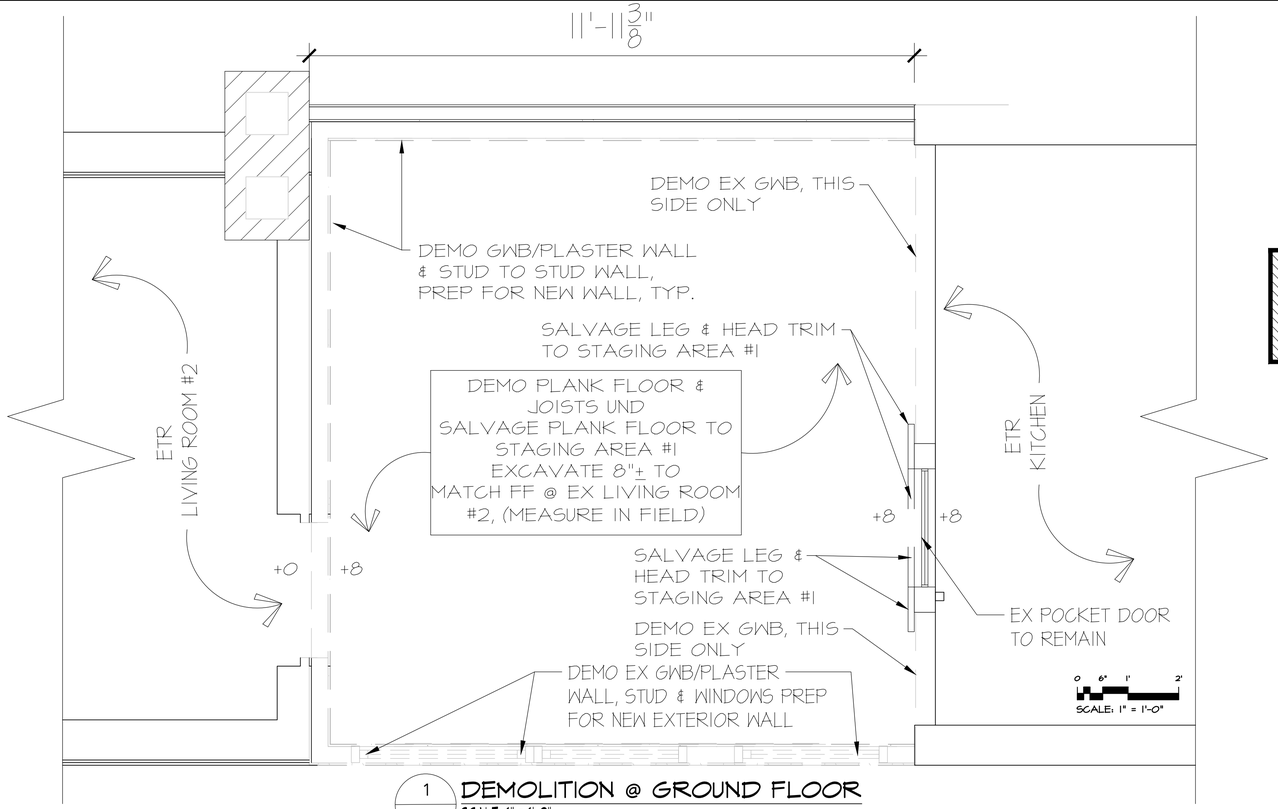
PROJECT NO.: 2021-01-01

DRAWING TITLE:
EXISTING FLOOR
PLANS & SECTIONS

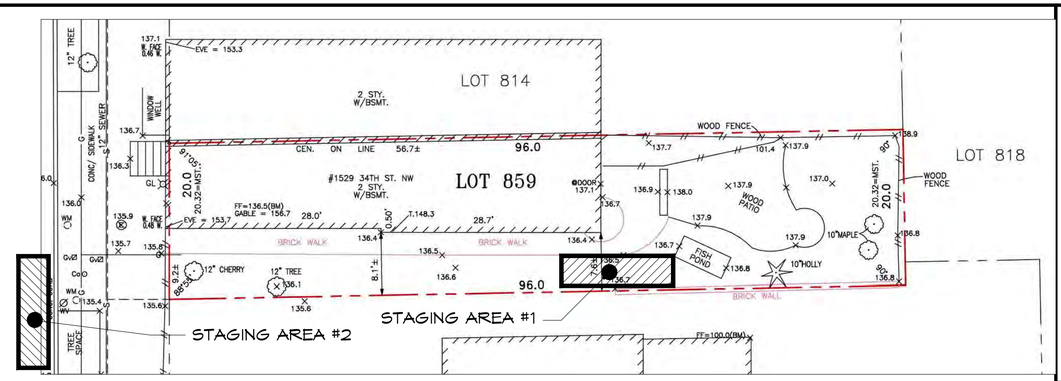
SEAL

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ANC & HISTORIC REVIEW – 04/22/22	
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX
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DATE:	04MAR2022
DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-1



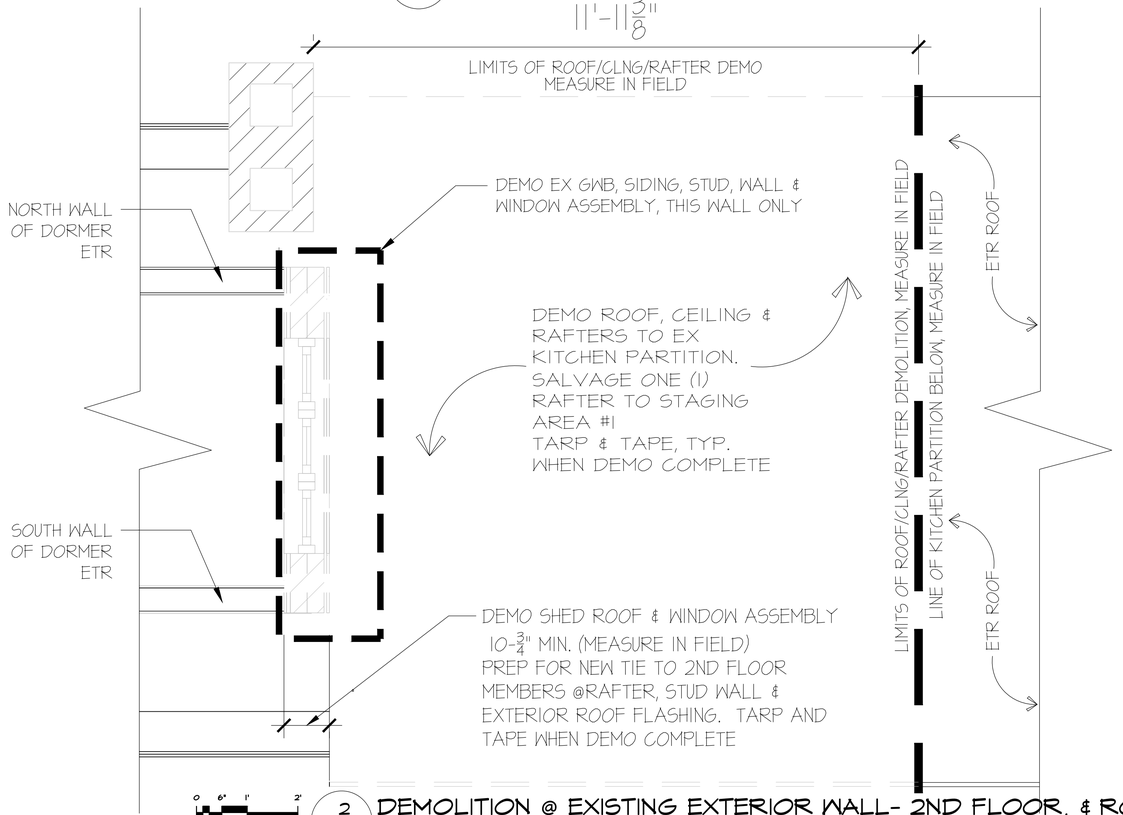
1 A-2 **DEMOLITION @ GROUND FLOOR**
SCALE: 1" = 1'-0"



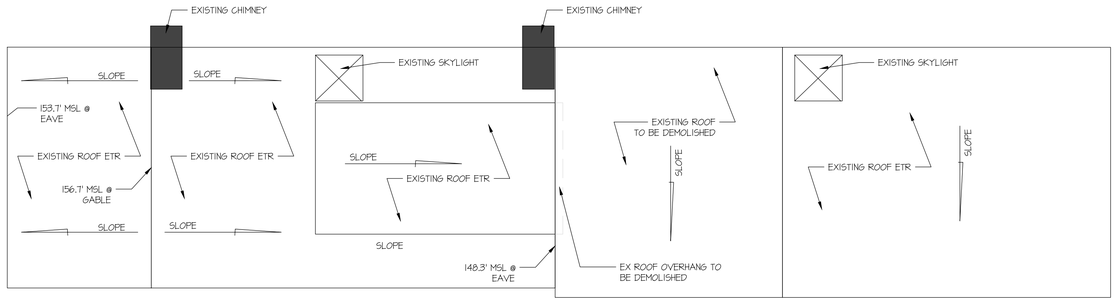
3 A-2 **STAGING AREAS AT CONSTRUCTION SITE**
SCALE: NTS

GENERAL NOTES:

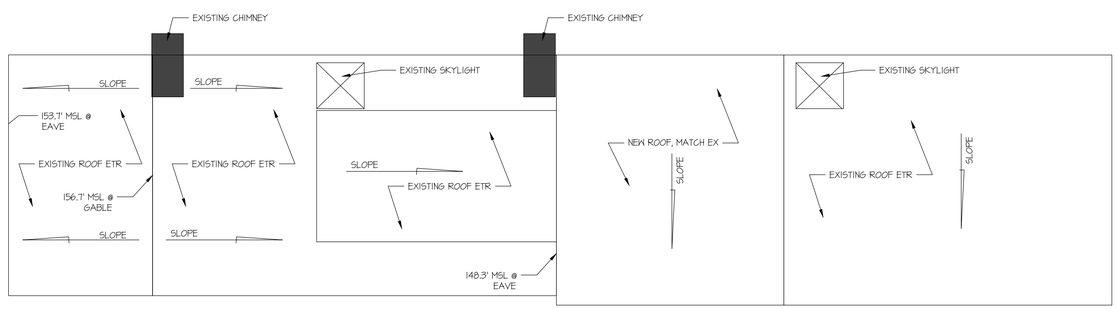
1. I CONTRACTOR TO FAMILIARIZE THEMSELVES W/ THE SCOPE OF WORK & IMMEDIATLY NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES.
2. ALL PARTITIONS TYPE [I], UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO ISOLATE CONSTRUCTION AREAS FROM OTHER AREAS REMAINING IN USE DURING THE DEMO/NEW CONSTRUCTION PHASES.
4. CONTRACTOR TO DEPLOY BLUE-TARP IN AREAS EXPOSED TO EXTERIOR, TAPE WHERE NECESSARY (ROOF/DEMISING WALLS/EXTERIOR WALLS) .
5. CONTRACTOR TO STORE SALVAGED ITEMS IN STAGING AREA #I FOR SALVAGED ITEMS (FLOOR BOARDS/LEG & HEAD TRIM/RAFTER).
6. DELIVERY OF NEW CONSTRUCTION MATERIALS SHALL BE PLACED IN STAGING AREA #2.



2 A-2 **DEMOLITION @ EXISTING EXTERIOR WALL- 2ND FLOOR, & ROOF**
SCALE: 1" = 1'-0"



4 A-2 **EXISTING ROOF PLAN**
SCALE: 3/8" = 1'-0"



5 A-2 **PROPOSED ROOF PLAN**
SCALE: 3/8 = 1'-0"

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WASHINGTON, DC 20007

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PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

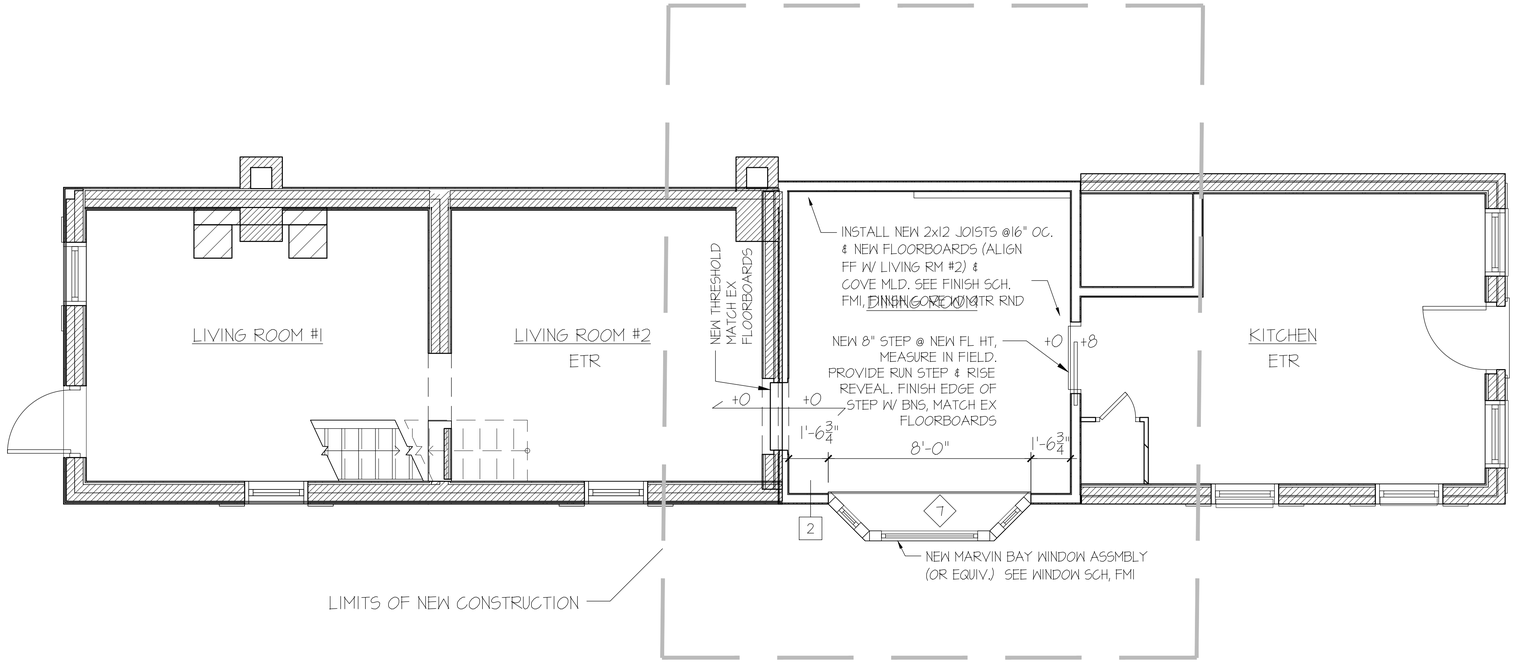
DRAWING TITLE:
DEMOLITION FLOOR PLANS/EX & PROPOSED ROOF PLANS

SEAL

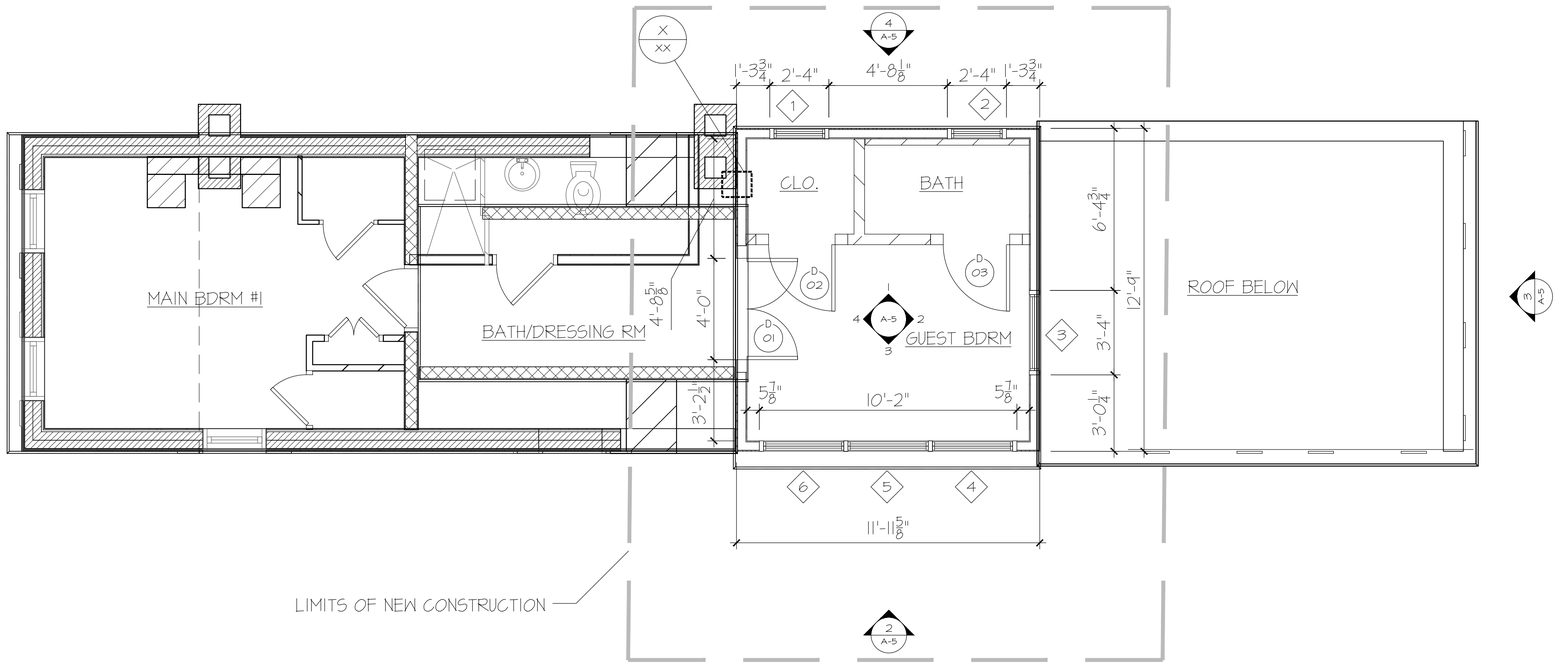
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ANC & HISTORIC REVIEW –	04/22/22
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

SCALE:	AS NOTED
DATE:	04MAR2022
DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-2



1 / A-3 **PROPOSED GROUND FLOOR RENOVATION**
SCALE: 1/2" = 1'-0"



2 / A-3 **PROPOSED SECOND FLOOR ADDITION**
SCALE: 1/2" = 1'-0"

NORTH
0 1' 2' 4'
SCALE: 1/2" = 1'-0"

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1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

DRAWING TITLE:
NEW CONSTRUCTION FLOOR PLANS

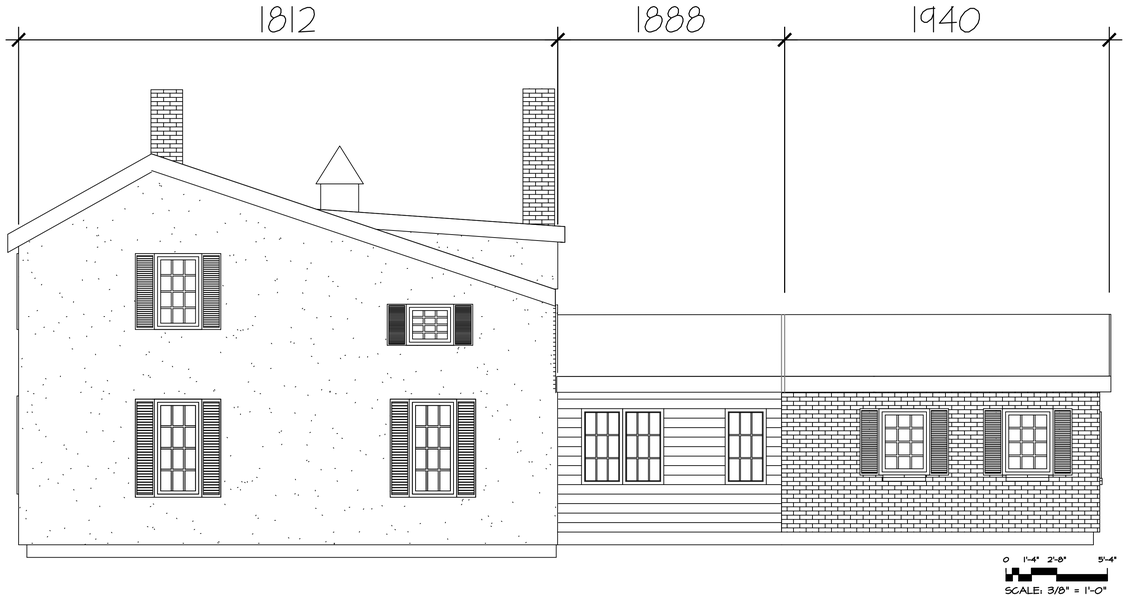
SEAL

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ANC & HISTORIC REVIEW – 04/22/22	
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

SCALE:	AS NOTED
DATE:	04MAR2022
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DRAWING NO.:
A-3

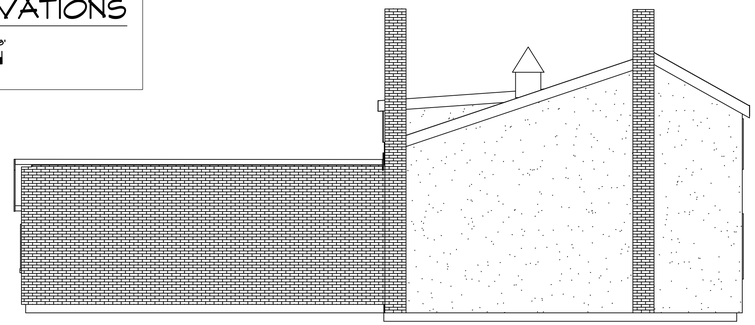


CONSTRUCTION HISTORY
SCALE: 3/8" = 1'-0"

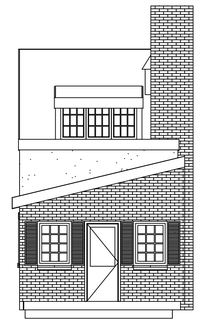
EXISTING ELEVATIONS
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION @ EXISTING STRUCTURE
SCALE: 1/4" = 1'-0"



NORTH ELEVATION @ EXISTING STRUCTURE
SCALE: 1/4" = 1'-0"



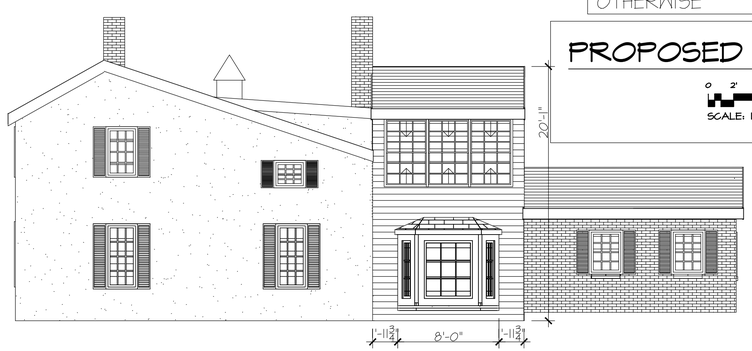
EAST ELEVATION @ EXISTING STRUCTURE
SCALE: 1/4" = 1'-0"

NOTE:
ALL NEW WINDOWS TO BE 9-LITES PER PAN, UNLESS NOTED OTHERWISE

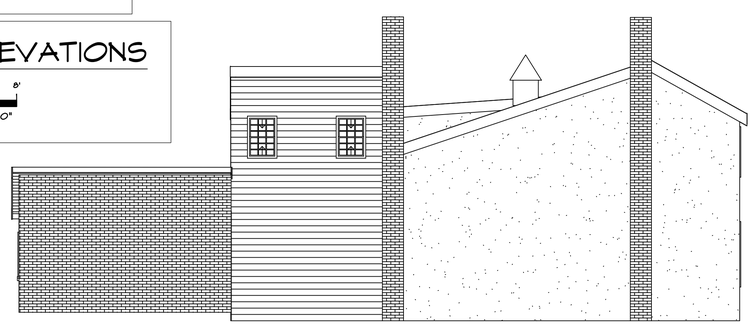
PROPOSED ELEVATIONS
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



WEST ELEVATION @ PROPOSED STRUCTURE
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION @ PROPOSED STRUCTURE
SCALE: 1/4" = 1'-0"



NORTH ELEVATION @ PROPOSED STRUCTURE
SCALE: 1/4" = 1'-0"



EAST ELEVATION @ PROPOSED STRUCTURE
SCALE: 1/4" = 1'-0"

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WASHINGTON, DC 20007

PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

SEAL

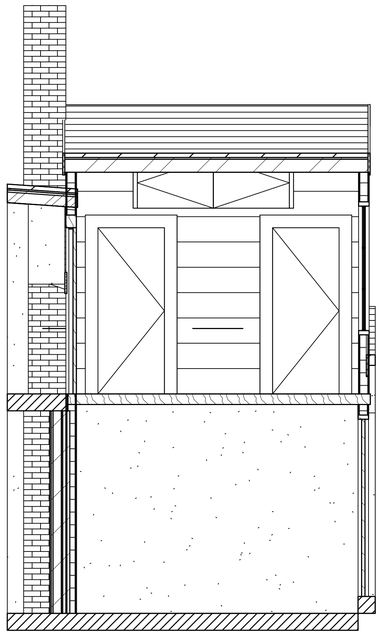
ISSUED FOR:

ANC & HISTORIC REVIEW –	04/22/22
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

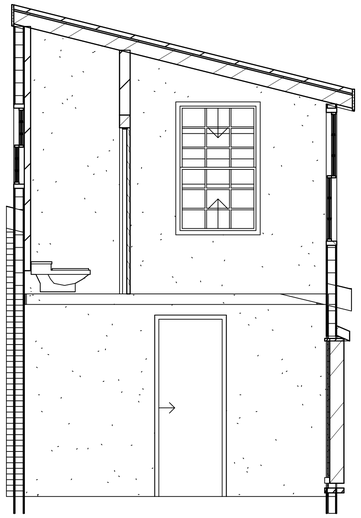
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DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-4

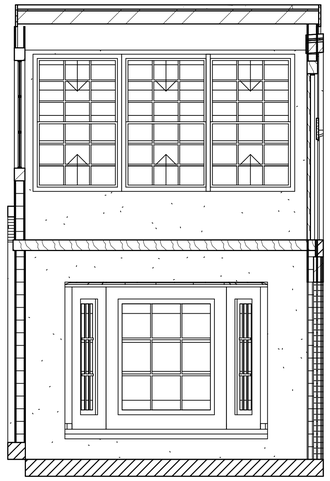
3
2



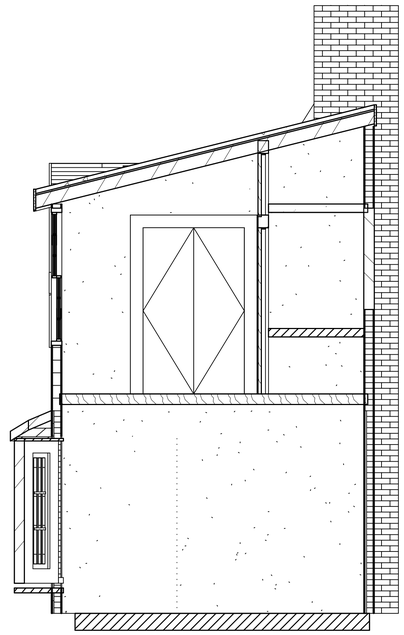
1 A-5 INTERIOR SECTION @ NEW ADDITION
SCALE: 1/2" = 1'-0"



2 A-5 INTERIOR SECTION @ NEW ADDITION
SCALE: 1/2" = 1'-0"

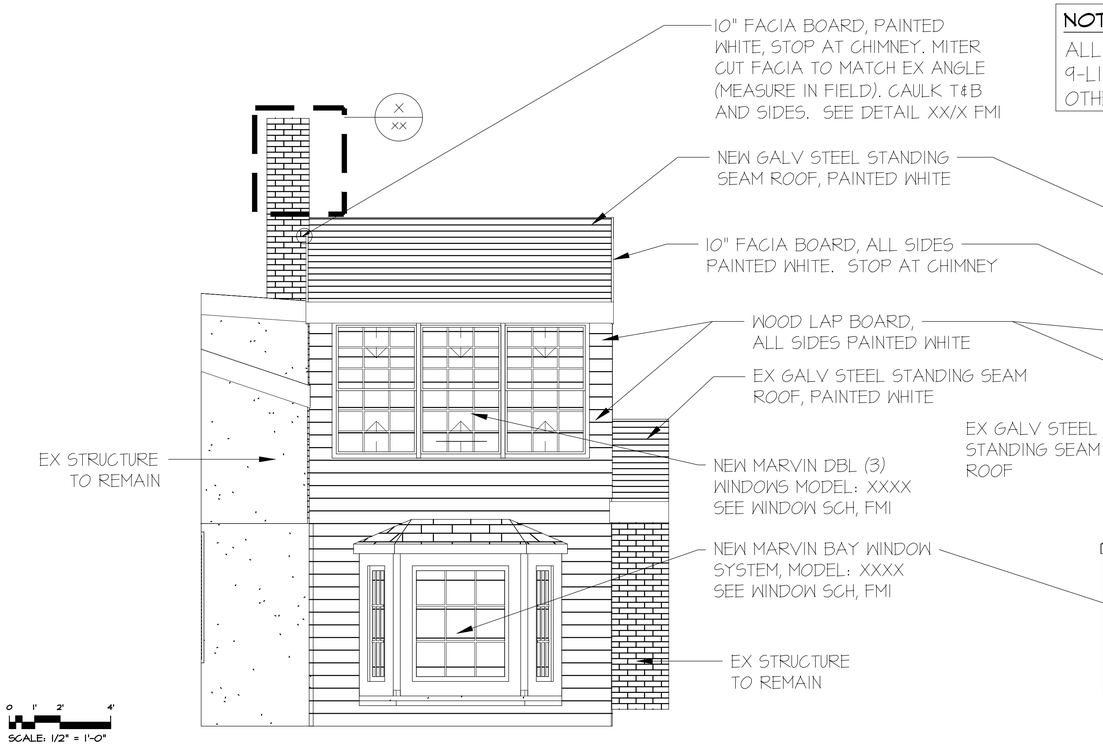


3 A-5 INTERIOR SECTION @ NEW ADDITION
SCALE: 1/2" = 1'-0"

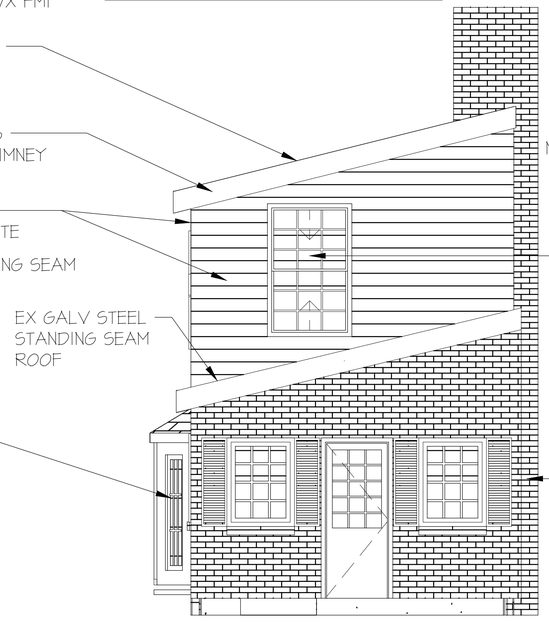


4 A-5 INTERIOR SECTION @ NEW ADDITION
SCALE: 1/2" = 1'-0"

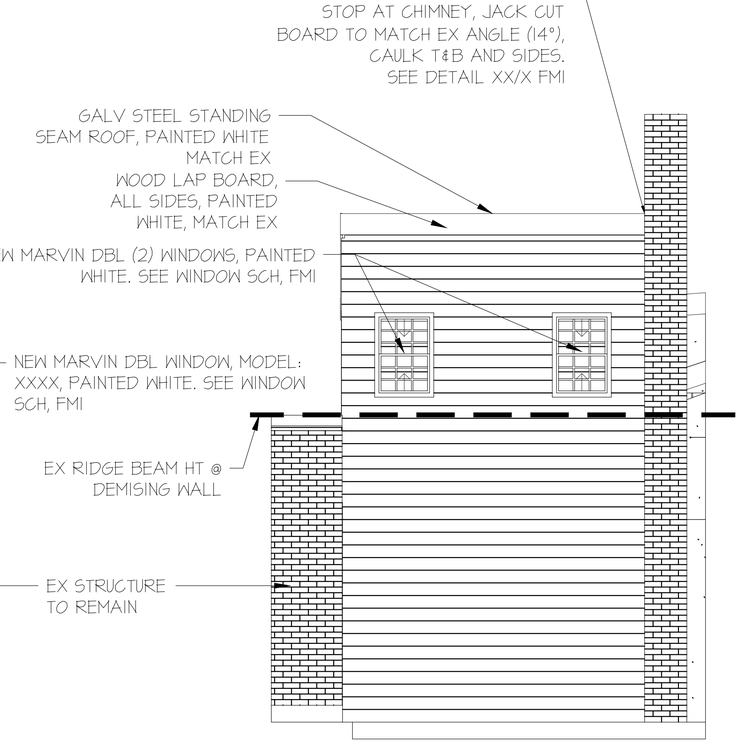
NOTE:
ALL NEW WINDOWS TO BE 9-LITES PER PAN, UNLESS NOTED OTHERWISE



2 A-5 SOUTH ELEVATION @ NEW 2ND FLOOR
SCALE: 1/2" = 1'-0"



3 A-5 EAST ELEVATION @ NEW SECOND FLOOR
SCALE: 1/2" = 1'-0"



4 A-5 NORTH ELEVATION @ NEW SECOND FLOOR
SCALE: 1/2" = 1'-0"

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PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

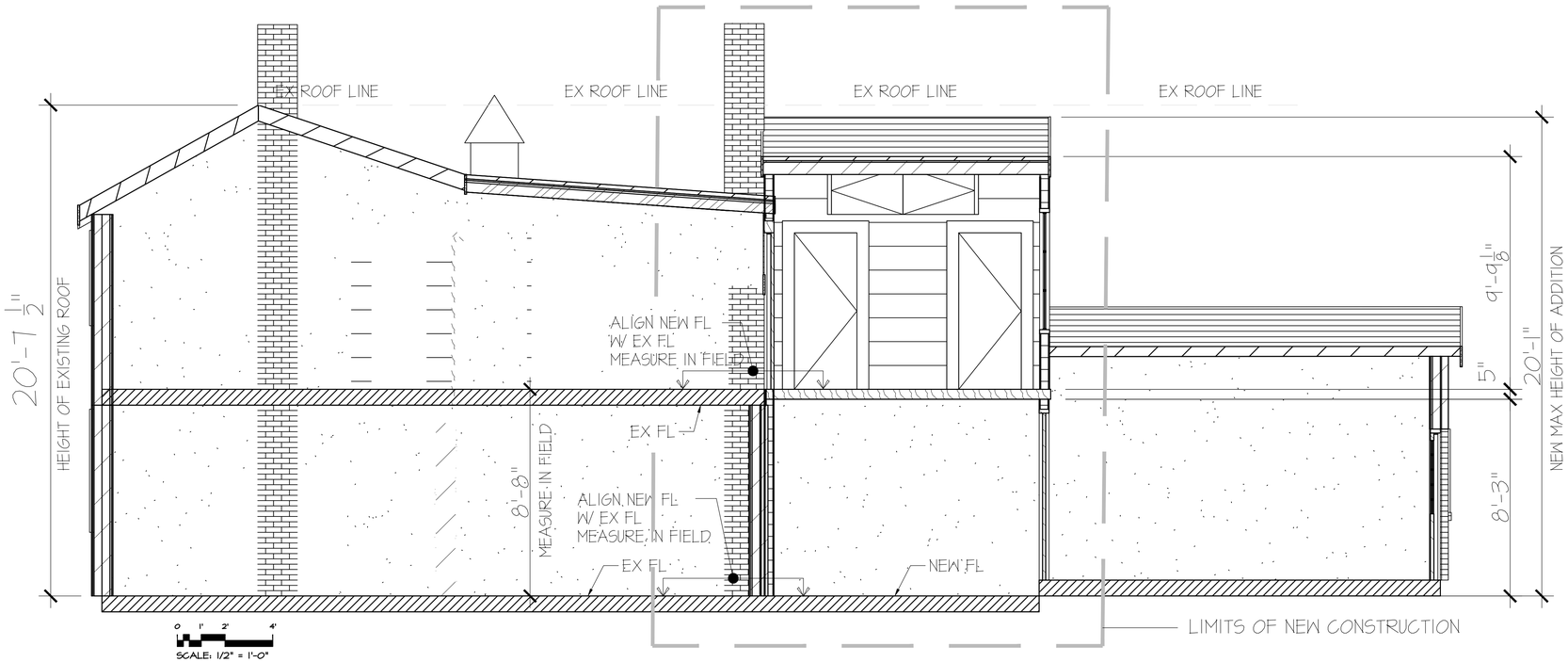
PROJECT NO.: 2021-01-01

DRAWING TITLE:
NEW CONSTRUCTION ELEVATIONS

SEAL

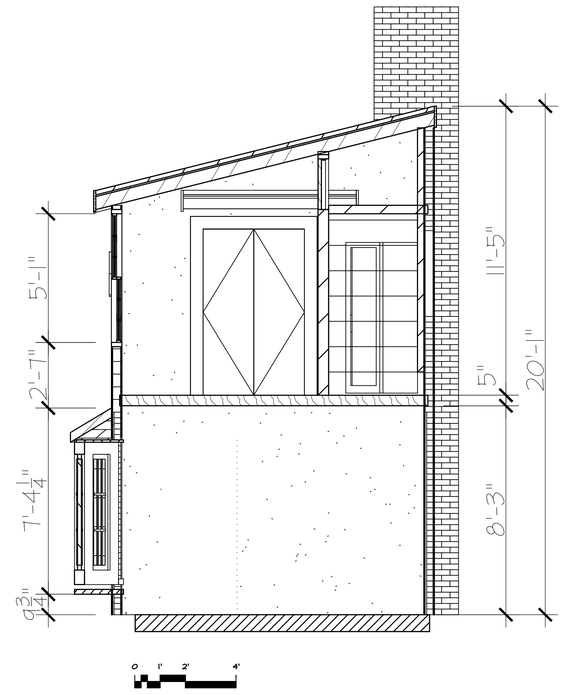
ISSUED FOR:	
ANC & HISTORIC REVIEW - 04/22/22	
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX
SCALE:	AS NOTED
DATE:	04MAR2022
DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-5



FULL SOUTH SECTION @ NEW SECOND FLOOR

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



EAST SECTION @ NEW SECOND FLOOR

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

3

2

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PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

DRAWING TITLE:
SECTIONS & ELEVATIONS

SEAL

ISSUED FOR:	
ANC & HISTORIC REVIEW –	04/22/22
BID	XX/XX/XX
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

SCALE:	AS NOTED
DATE:	04MAR2022
DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-6











3

2

ADDRESS:
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WASHINGTON, DC 20007

PROJECT TITLE:
PROPOSED ADDITION
1529 34th STREET NW
1ST & 2ND FLOORS

PROJECT NO.: 2021-01-01

DRAWING TITLE:
3-D ILLUSTRATIONS

SEAL

ISSUED FOR:

ANC & HISTORIC REVIEW –	03/04/22
BID	xx/xx/xx
PERMIT	XX/XX/XX
CONSTRUCTION	XX/XX/XX
REVISIONS:	XX

SCALE:	AS NOTED
DATE:	04MAR2022
DRAWN BY:	MJG
CHECKED BY:	MJG

DRAWING NO.:
A-9


Shutters are being repainted.



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GOVERNMENT

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This is what the bay window on that was approved on my next door neighbor's house looks like from the street. I'm proposing the same thing.


My next door neighbor was allowed fo build a non-telescoping addition around 2000-2005.


House on south side was allowed to rebuild a one story addition int he rear and make it two stories within the past 5 years. What I propose is smaller than this.




The windows proposed for the 2nd floor were modeled after these that were permitted and installed next door at 1525 34th Street.


More water damage from leaky roof. I have been told the roof needs to be replaced.


More of the floorboards. Nice old wide plank but in need of replaning, sanding, refinishing.

The floor boards are the only thing in this section of the house that appears to be older than the 1980s. Although they are in terrible shape I want to save and re use them to the extent possible.


Roof is in rough shape and is leaking. Also, as you can see this exterior wall is made of contemporary wallboard, and is not orginal. It appears to be from the 1980s or 90s.