PROJECT NAME

ADDITION AND REMODELING PROJECT

1653 34TH STREET NW
WASHINGTON DC 20007

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PROJECT NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO EXECUTION OF CONTRACT WORK IF DISCREPANCIES ARE FOUND IN THE FIELD OR CODE RELATED ISSUES ARE DISCOVERED CONTACT ARCHITECT BEFORE PERFORMING ANY WORK.
2. PROVIDE R-49 INSULATION IN ATTIC. ALSO PROVIDE R-20 INSULATION ON ALL EXTERIOR WALLS WHERE APPLICABLE.
3. SOIL DESIGN VALUE REQ'D: 2000 PSF FOR FOOTINGS FOUNDED ON UNDISTURBED SOIL DESIGN SOIL BEARING SHALL BE FIELD VERIFIED.
4. FOUNDATION: BOTTOMS OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF ONE FOOT INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 30 INCHES BELOW FINISH GRADE. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO SUIT FIELD CONDITIONS. ALL FOUNDATION WORK TO BE APPROVED BY BUILDING INSPECTOR OR PROFESSIONAL ENGINEER PRIOR TO POURING CONCRETE.
5. CONCRETE: ALL CONCRETE SHALL CONFORM TO ACI CODE 318 AND INTERNATIONAL BUILDING CODES. 28 DAYS STRENGTH SHALL BE f'c' = 3000 PSI FOR FOOTINGS. ALL CONCRETE SHALL BE NORMAL WEIGHT.
6. CONCRETE PROTECTION FOR REINFORCEMENT: REINFORCING BARS AND MESH TO HAVE MINIMUM CONCRETE COVER AS FOLLOWS: CONCRETE POURED AGAINST EARTH - 3 INCH. FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: 2".
7. REINFORCING STEEL: ALL REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60, WELDED WIRE MESH TO CONFORM TO ASTM A-185. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES AC-315-80 AND CRSI STANDARDS. PROVIDE PLACING ACCESSORIES IN ACCORDANCE WITH ACI RECOMMENDATIONS.
8. FOUNDATION WALL:
   CONCRETE MASONRY UNIT (CMU) FOUNDATION WALLS SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-02/TMS 402-02) CHAPTER 1, 2 AND 3. MINIMUM HORIZONTAL JOINT REINFORCEMENT CONSISTING OF NOT LESS THAN TWO CONTINUOUS WIRES EACH WITH MINIMUM CROSS-SECTIONAL AREA OF 0.017 SQUARE INCH (9 GAGE) SHALL BE PROVIDE IN HORIZONTAL BED JOINTS SPACED NOT MORE THAN EVERY SECOND COURSE VERTICALLY. MINIMUM VERTICAL REINFORCEMENT SHALL CONSIST OF ONE #5 REBAR @ 16' OC MAXIMUM. CELLS HAVING VERTICAL REINFORCEMENT SHALL BE FILLED WITH EA GRAVEL CONCRETE OR MASONRY GROUT MEETING THE REQUIREMENTS OF ASTM C476. VERTICAL STEEL REINFORCEMENT SHALL BE PLACED NOT MORE THAN 2 INCHES FROM THE INSIDE FACE OF THE WALLS.
9. FOUNDATION ANCHORAGE:
   ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE TOP OF THE FOUNDATION WALL WITH 1/2" DIAMETER ANCHOR BOLTS SPACED OF 48" ON CENTER.
10. WOOD FRAMING: ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
    ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO 2 MMS 19% (INCLUDING TOP PLATED, HEADERS, JOISTS, STUDS, RAFTERS, AND POSTS) OR EQUAL. ALL LUMBER IN CONTACT WITH CONCRETE SLAB TO BE MOISTURE PROOFED TREATED LUMBER. FIRE RETARDANT TREATED LUMBER IS UNACCEPTABLE.
    FRAMING LUMBER SHALL BE FB = 1200 PSI MINIMUM.
    TOP PLATE SPLICES MUST BE STAGGERED A MINIMUM OF 4 FEET AND OCCUR OVER STUD. WHERE CUTTING OF TOP PLATE MORE THAN HALF WIDTH IS NECESSARY, A METAL TIE NOT LESS THAN EIGHTEEN GAUGE 04 INCH THICKNESS AND 1 1/2" WIDE SHALL BE FASTENED TO THE PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16D NAILS.

    ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.
    SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES.
    CONVENTIONAL FLOOR JOISTS SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFIRM WITH INTERNATIONAL BUILDING CODES.
    CONVENTIONAL JOISTS OR RAFTERS SHALL HAVE BRIDGING AT A MINIMUM OF 8' - 0" . CUT AND NOTCH HOLES SIZE AND LOCATIONS SHALL CONFORM WITH THE RECOMMENDATION OF BUILDING INSPECTOR OR PROFESSIONAL ENGINEER.
    SUBMIT 3 COPIES OF TRUSS FABRICATORS SHOP DRAWING SIGNED AND SEALED BY A P. E. AS REQUIRED FOR APPROVAL PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED TRUSSES. PREFABRICATED TRUSSES SHALL BE CENTERED OVER STUD WHENEVER RESPECTIVE SPACING COINCIDES AND METAL SHARP ANCHOR TO BE USED AT SUCH INTERVAL. NOT CUTS OR HOLES PERMITTED IN ANY PART OF TRUSS, UNLESS OTHERWISE INDICATED AND APPROVED BY TRUSS DESIGNER. ON SITE STORAGE OF ALL PREFABRICATED WOOD TRUSSES SHALL BE ON LEVEL GRADE, PROTECTED FROM MOISTER AND/ OR GROUND CONDITIONS, AND LAID FLAT UNLESS OTHERWISE INDICATED BY MANUFACTURERS RECOMMENDATION. ALL LATERAL BRIDGING AND BRACING AS REQUIRED BY TRUSS DESIGNER SHALL BE INSTALLED.
11. WIND BRACING: EXTERIOR SHEATHING TO BE 1/2" PLYWOOD. FASTENERS ARE 1 1/8" TO 1 1/4" 10-D SMOOTH OR 8 - D DEFORMED NAILS AT 8" OC NAILING THE EDGES AND AT 12" OC INTERMEDIATE.
12. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY AND AT EXTERIOR AREAS SHALL BE PRESSURE TREATED.
13. LINTEL : AT WOOD WALL - USE 2- 2X 10 FOR UP TO 6 FT SPAN WITH MINIMUM 2 STUDS EACH END.
14. APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE '2015
15. ALL ENERGY COMPONENTS SHALL MEET OR EXCEED MODEL ENERGY CODE REQUIREMENTS. AN ENERGY EVALUATION SHALL BE PERFORMED & SUBMITTED BY AN AUTHORIZED INSULATION OR ENERGY EVALUATION COMPANY.
16. ALL PLUMBING, ELECTRICAL AND HVAC WORK SHALL BE DONE BY LICENSED CONTRACTORS IN THEIR FIELD WITH SEPARATE PERMIT.
17. PROVIDE SMOKE DETECTORS IN BASEMENT, STAIR, BEDROOMS AND HALL. SMOKE DETECTORS ARE TO BE INTERCONNECTED WIRED TO POWER SOURCE AND WITH BATTERY BACK UP.

AIR LEAKAGE

BUILDING THERMAL ENVELOPE:
THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE-BUILTS WINDOWS, DOORS AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. ATTIC ACCESS OPENINGS.
11. RIM JOIST JUNCTION.
12. OTHER SOURCES OF INFILTRATION.

MATERIAL SYMBOLS

	CONCRETE		STEEL
	GRAVEL		RIGID INSULATION
	BRICK		GRANITE
	C.M.U.		CEMENT SETTING BED
	EARTH		BATT INSULATION

ABBREVIATIONS

ALUM.	ALUMINUM	INSUL.	INSULATION
A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
&	AND	MTL.	METAL
@	AT	MIN.	MINIMUM
A.D.	AREA DRAIN	N.	NORTH
AVE.	AVENUE	NIC.	NOT IN CONTRACT
BLDG.	BUILDING	O.C.	ON CENTER (S)
CONC.	CONCRETE	OPT.	OPPOSITE
C.M.U.	CONCRETE MASONRY WALL	REINF.	REINFORCED (METAL)
CONT.	CONTINUOUS	P.L.	PLASTIC LAMINATE
DEM.	DEMOLITION, DEMOLISH	RT.	ROUTE
S.B.O.	SELECTION BY OWNER	SHT	SHEET
DIA (Ø)	DIAMETER	SIM.	SIMILAR
DWG.	DRAWING	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATION	ST.	STREET
EQ.	EQUAL	STRUCT.	STRUCTURE (AL)
EXIST.	EXISTING	TME.	TO MATCH EXISTING
EXP.	EXPANSION	TYP.	TYPICAL
EXP. JT.	EXPANSION JOINT	W.	WEST
GALV.	GALVANIZED	W/	WITH
GYP. BD.	GYPSUM BOARD	VIF.	VERIFY IN FIELD
MARB.	MARBLE	TBS.	TO BE SELECTED
R AS R	RISE AS REQUIRED	STF.	SELECTION TO FOLLOW

RESIDENTIAL CODE NOTES

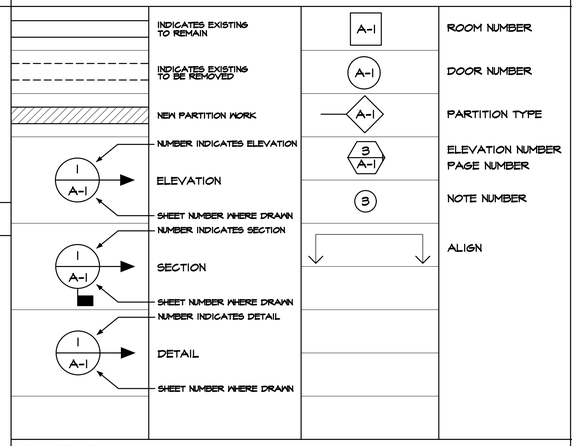
CLIMATIC AND GEOGRAPHIC DESIGN PARAMETERS

GROUND SNOW LOAD:	30 psf
WIND SPEED:	115 mph
TOPOGRAPHIC EFFECTS:	NO
SEISMIC DESIGN CATEGORY:	B
WEATHERING:	SEVERE
FROST LINE DEPTH:	30 inches (minimum)
TERMITE:	MODERATE TO HEAVY
WINTER DESIGN TEMPERATURE:	19° F
FLOOD HAZARD:	JULY 2, 1979
AIR FREEZING INDEX:	300
MEAN ANNUAL TEMPERATURE:	55° F

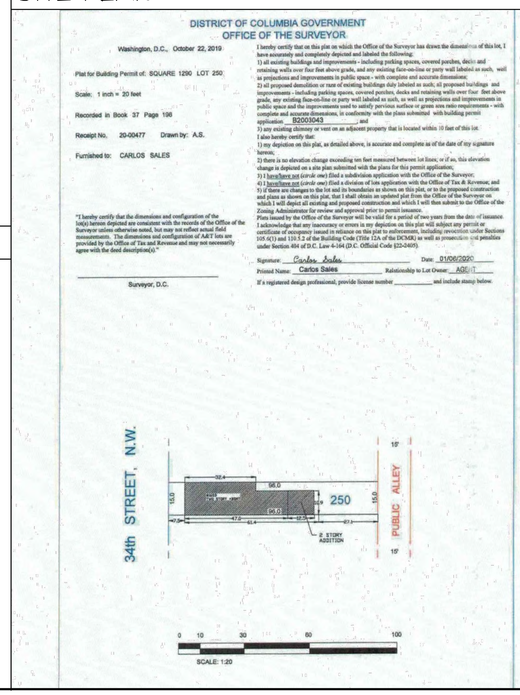
MINIMUM DESIGN LIVE VALUES

USE	LIVE LOAD
ATTICS WITHOUT STORAGE b	10 PSF
ATTICS WITH LIMITED STORAGE bg	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS d	200 h PLF
GUARDRAILS IN-FILL COMPONENTS f	50 h PLF
PASSENGER VEHICLE GARAGES a	50 a PLF
ROOMS OTHER THAN SLEEPING ROOM	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 c PSF

SYMBOLS



SITE PLAN

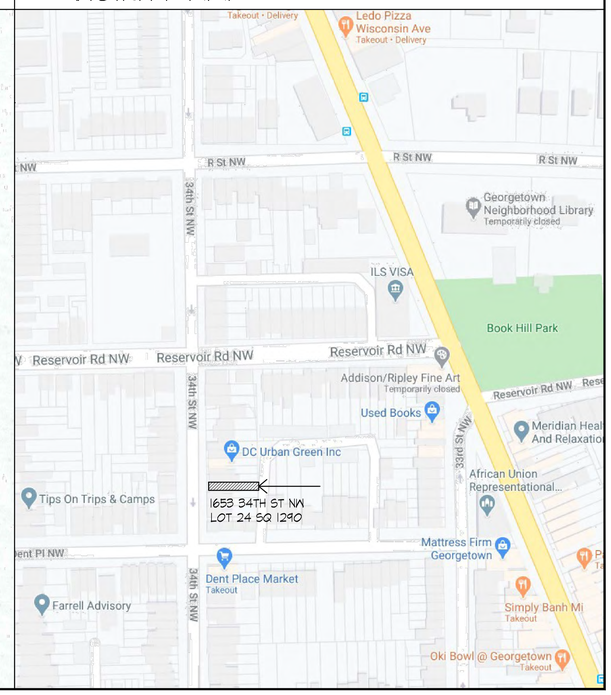


PROJECT CODE ANALYSIS

LOCATION : WASHINGTON DC
GOVERNING CODE BOOKS : IRC 2015
CONSTRUCTION CLASSIFICATION : SINGLE FAMILY ATTACHED
EXISTING LOT SIZE 1440 SF 15' X 96'

EXISTING FLOOR AREA SF	BASEMENT (IF APPLICABLE) =	
	1st FLOOR =	
	2nd FLOOR	
	1/2 STORY (IF APPLICABLE) =	
	TOTAL FLOOR AREA OF EXISTING =	
DEMOLISHED FLOOR AREA SF	BASEMENT (IF APPLICABLE) =	
	1st FLOOR =	
	2nd FLOOR	
	1/2 STORY (IF APPLICABLE) =	
	TOTAL FLOOR AREA DEMOLISHED =	
ADDITION FLOOR AREA SF	BASEMENT (IF APPLICABLE) =	
	1st FLOOR =	44.05 SF
	2nd FLOOR	44.05 SF
	TOTAL FLOOR AREA ADDED =	98.10

VICINITY MAP



ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 424 6140
WEB PAGE: www.architono.com
E-MAIL: otono@architono.com

ADDITION REMODELING
TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

COVER PAGE
VICINITY MAP
SITE PLAN
ISSUED FOR PERMIT

DISTRICT OF COLUMBIA
AUGUSTO I. OTONO
No 5035
REGISTERED
ARCHITECT

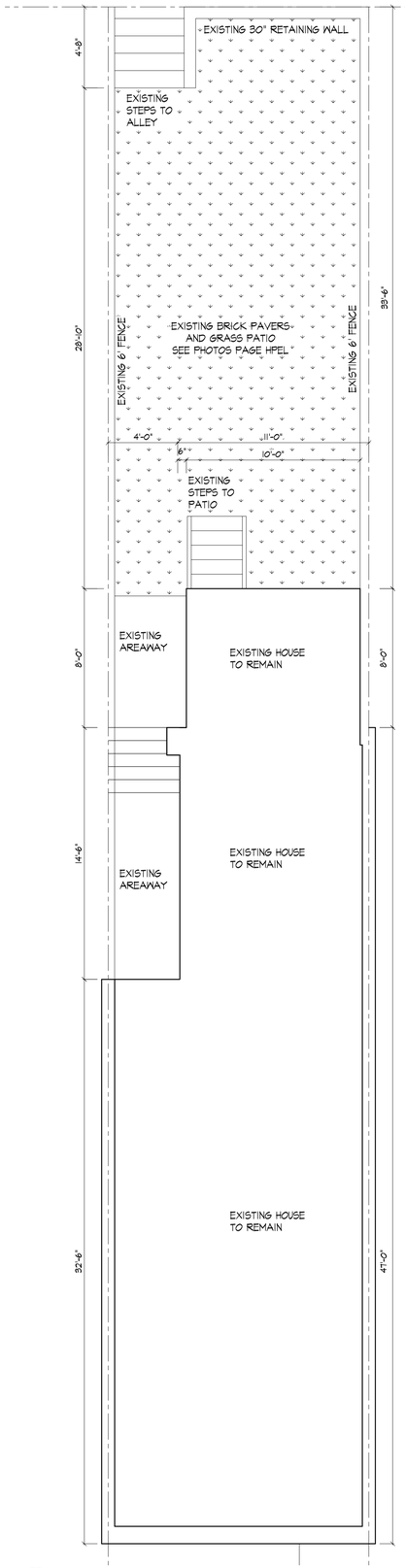
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DATE:
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APPROVAL:

SHEET
HP

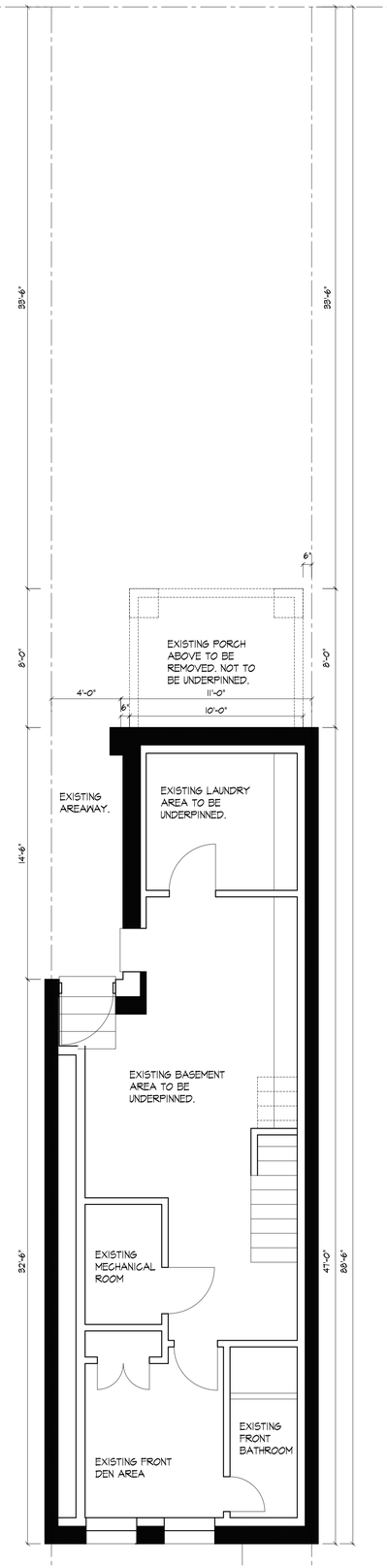
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1 HPEX

SITE PLAN EXISTING

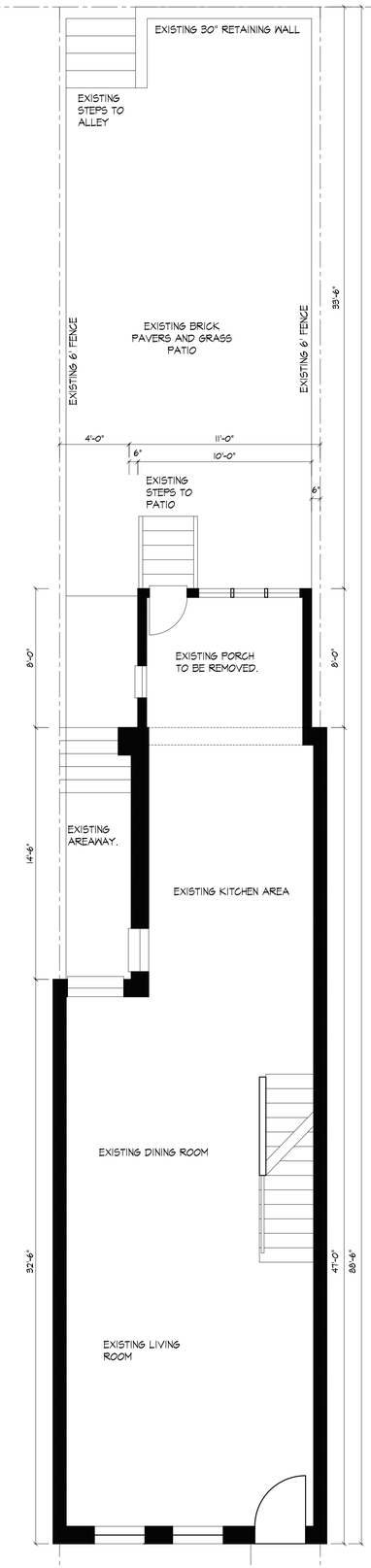
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2 HPEX

BASEMENT EXISTING

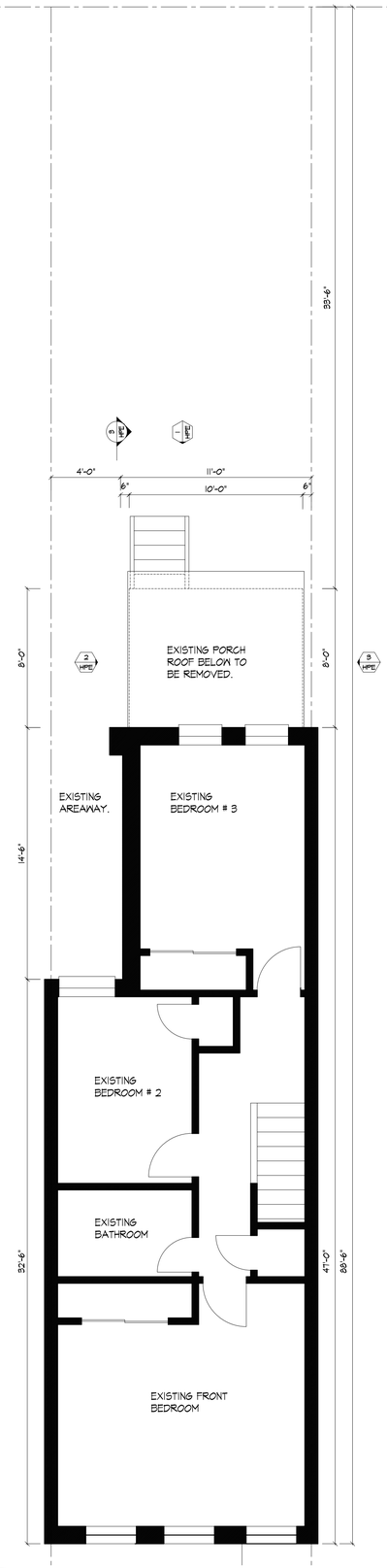
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3 HPEX

FIRST FLOOR EXISTING

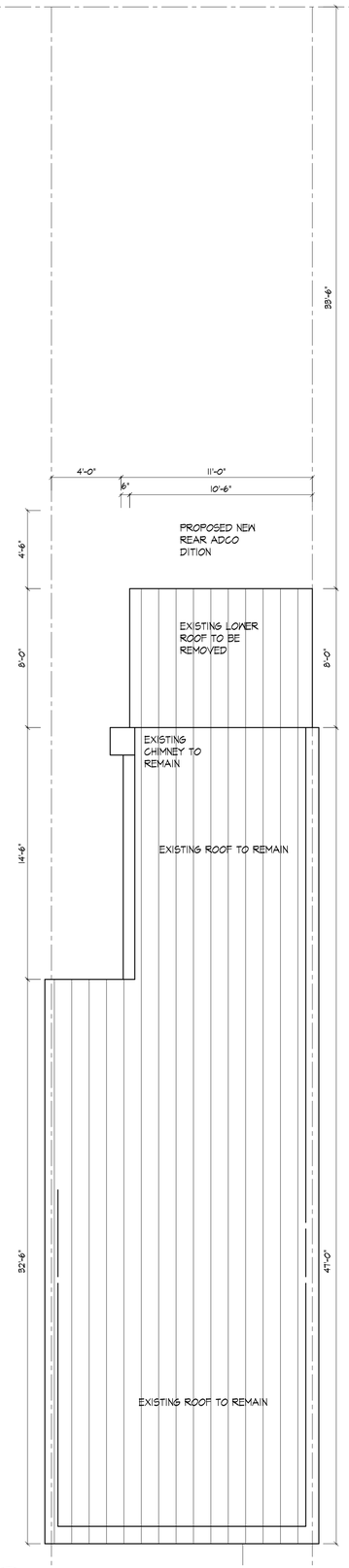
SCALE 1/4"=1'-0"



4 HPEX

SECOND FLOOR EXISTING

SCALE 1/4"=1'-0"



5 HPEX

ROOF PLAN EXISTING

SCALE 1/4"=1'-0"

ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 424 6140
WEB PAGE: www.architono.com
E-MAIL: atono@architono.com

ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

EXISTING PLANS

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DISTRICT OF COLUMBIA
AUGUSTO L. TONO
No 5835
REGISTERED
ARCHITECT

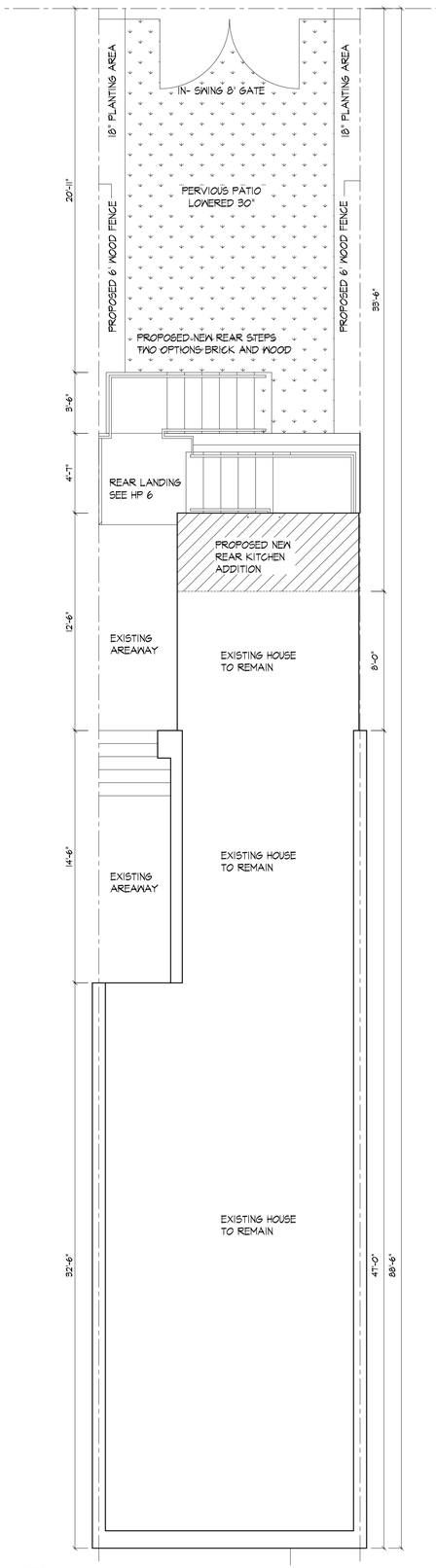
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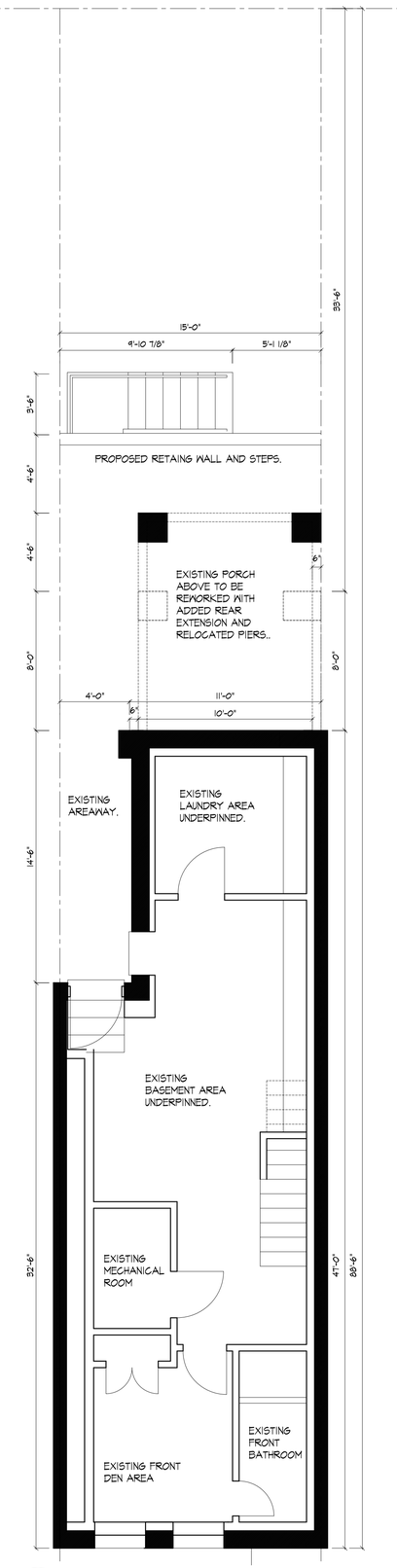
SHEET
HPEX

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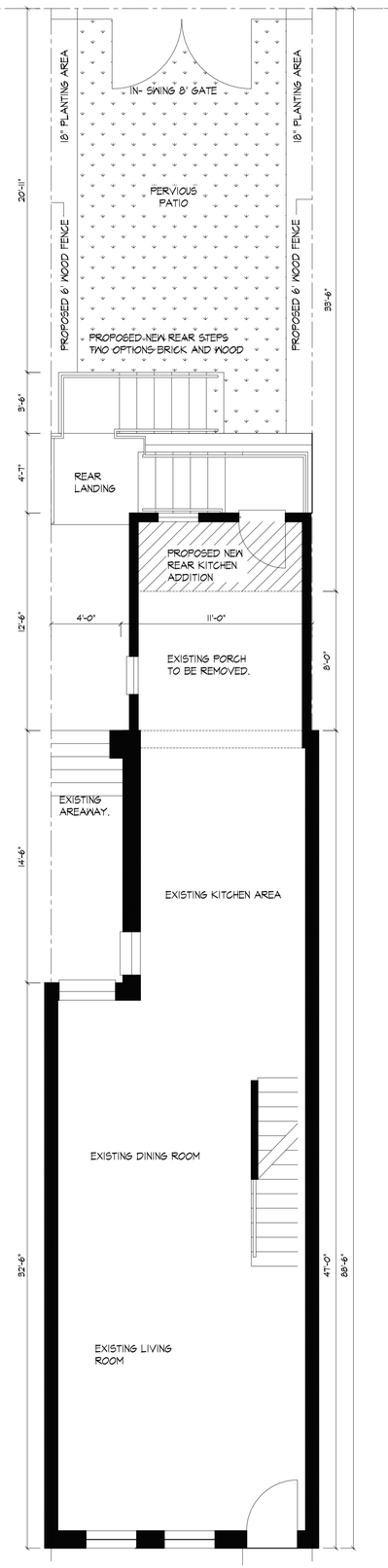
1 HPP SITE PLAN PROPOSED

SCALE 1/4"=1'-0"



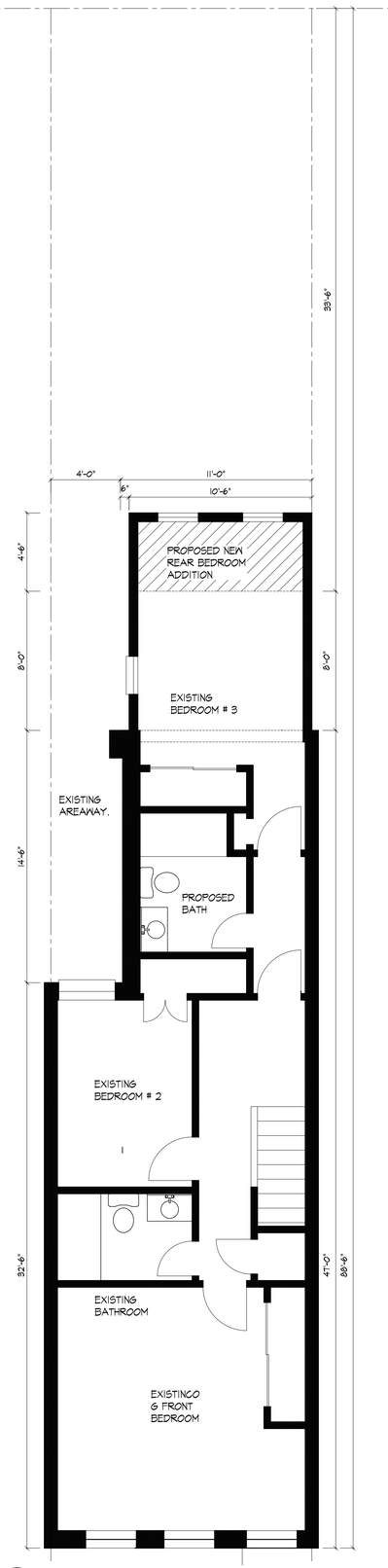
2 HPP BASEMENT PROPOSED

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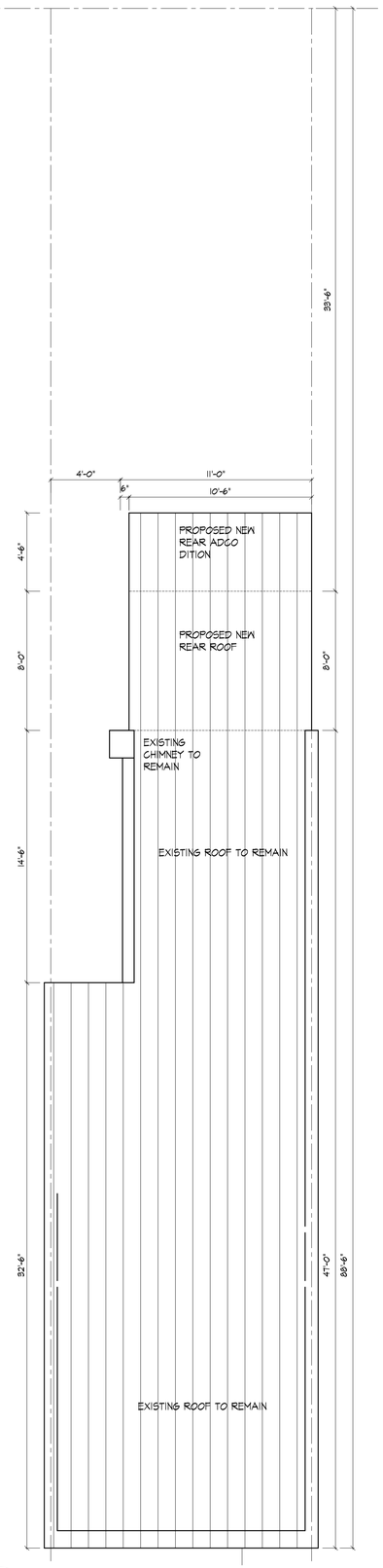
3 HPP FIRST FLOOR PROPOSED

SCALE 1/4"=1'-0"



4 HPP SECOND FLOOR PROPOSE

SCALE 1/4"=1'-0"



5 HPP ROOF PLAN PROPOSED

SCALE 1/4"=1'-0"

ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 424 8140
WEB PAGE:www.architono.com
E-MAIL:atono@architono.com

ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

PROPOSED PLANS	SEE ALL HP DRAWINGS	FOR ALL NEW WORK			ISSUED FOR PERMIT

DISTRICT OF COLUMBIA
AUGUSTO I. TONO
No. 5635
REGISTERED ARCHITECT

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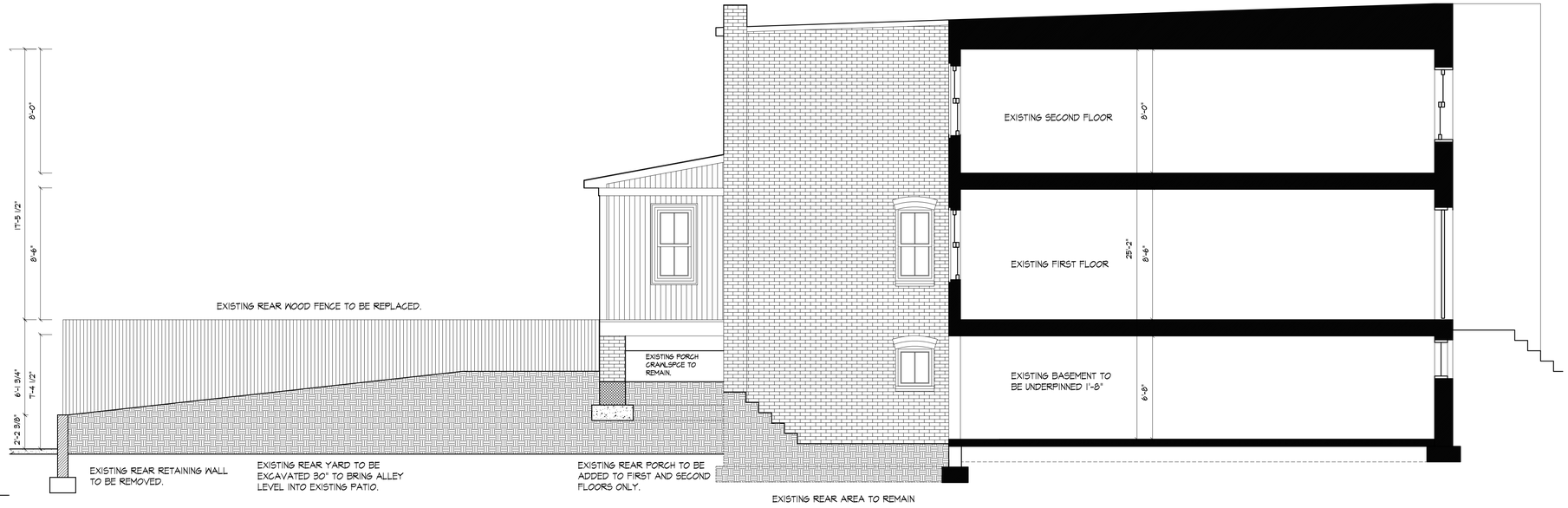
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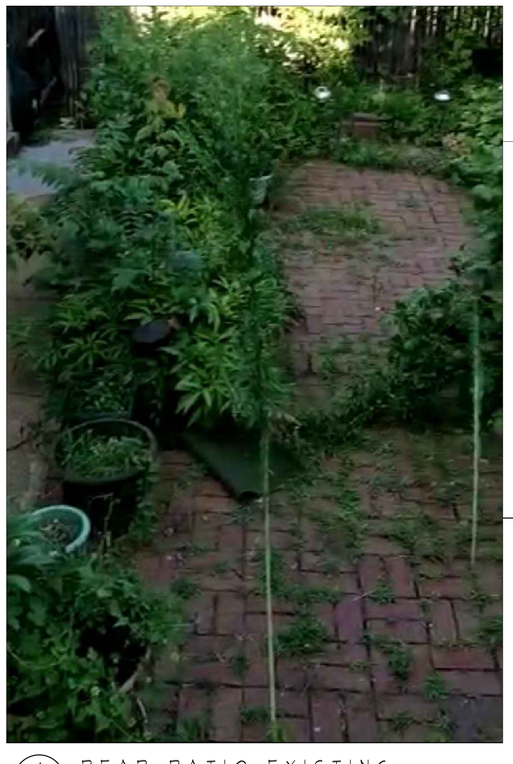
1 HPEL REAR ELEVATION EXISTING

SCALE 3/8"=1'-0"



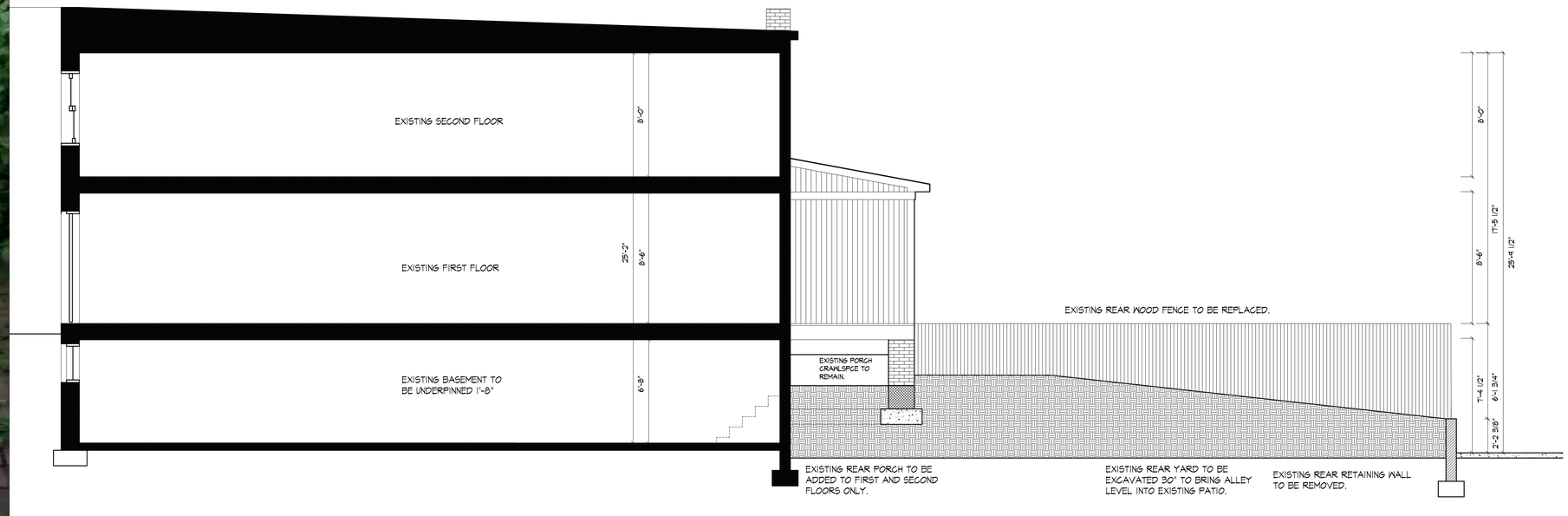
2 HPEL SIDE ELEVATION SECTION LEFT SIDE EXISTING

SCALE 1/4"=1'-0"



A HPEL REAR PATIO EXISTING

SCALE N.T.S.



3 HPEL SIDE ELEVATION SECTION RIGHT SIDE EXISTING

SCALE 1/4"=1'-0"

ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC ,MD - 20878
PHONE 301 424 6140
WEB PAGE:www.architono.com
E-MAIL:atono@architono.com

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EXISTING CONDITIONS
ELEVATIONS
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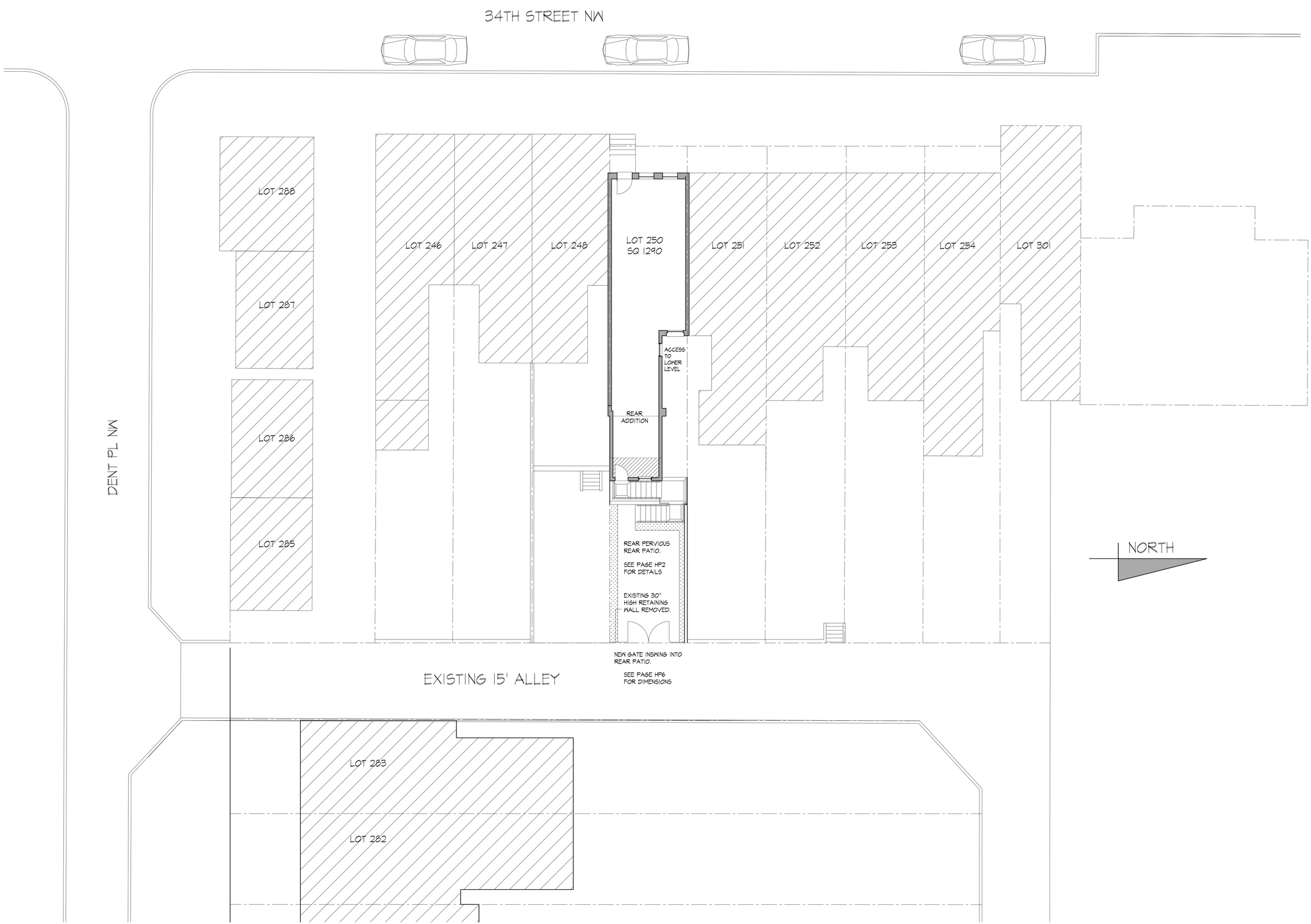
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APPROVAL: SHEET
HPEL

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1 HP1 SITE PLAN CONTEXTUAL

SCALE 1/8"=1'-0"

ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 424 6140
WEB PAGE:www.architono.com
E-MAIL:atono@architono.com

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SITE PLAN CONTEXTUAL						ISSUED FOR PERMIT

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	DATE:
	JUNE 20
APPROVAL:	SHEET
	HP1

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1. EXISTING MAIN ENTRY AND FRONT STOOP.
2. EXISTING HOUSE TO REMAIN.
3. EXISTING REAR PORCH WITH ADDITION.
4. REAR STEPS REWORKED AS NOTED.
5. RETAINING WALL 4'-0" HIGH WITH 42" HIGH RAIL.
6. NEW STEPS TO LOWER PATIO .
7. EXISTING 6'-0" FENCE REWORKED.
8. EXISTING 6'-0" FENCE OVER RETAINING WALL.
9. PERVIOUS SURFACE FOR NEW LOWER PATIO.
10. NEW IN SWING GATES INTO PATIO AREA.
11. REAR EXISTING RETAINING WALL AND FENCE TO BE REMOVED
12. EXISTING REAR ALLEY. NEW LOWER PATIO TO MAINTAIN SAME ELEVATION.
13. PROPOSED PLANTING AREA 18" OF PLANTING AS NOTED.
14. PROPOSED IRON RAILING PAINTED BLACK. TYPICAL FOR ALL NEW STEPS.

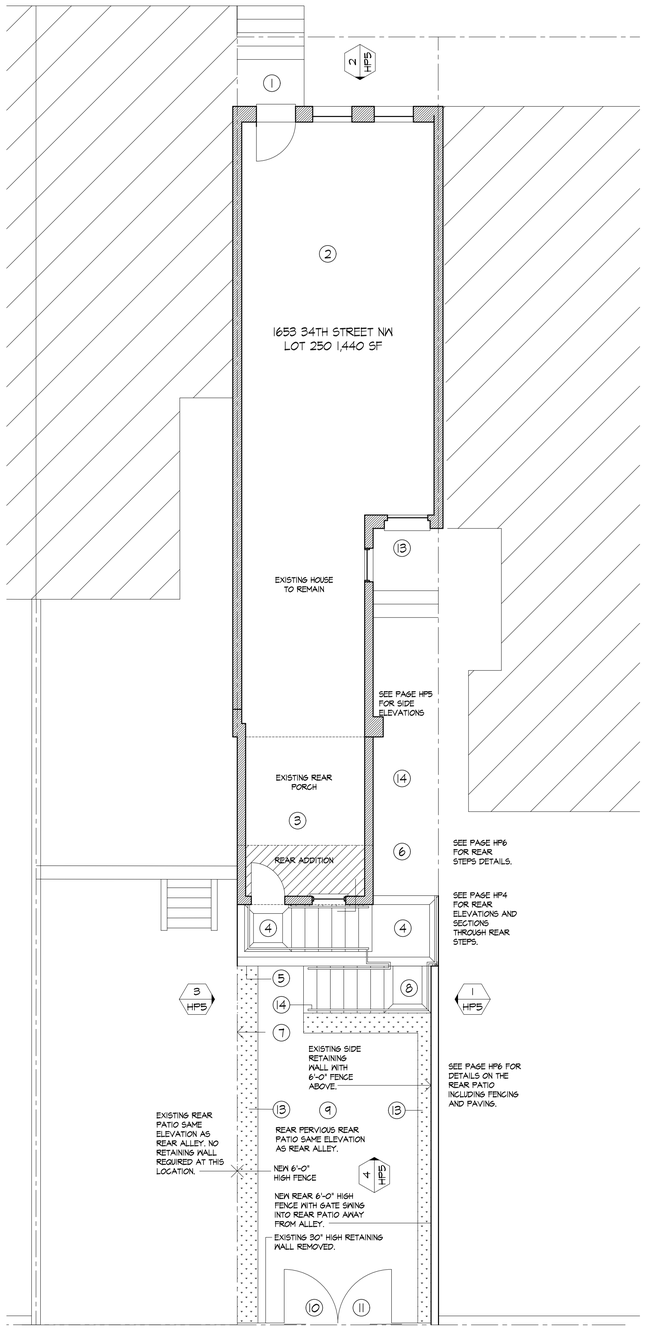
2 HP2 SITE NOTES

SCALE N.T.S.



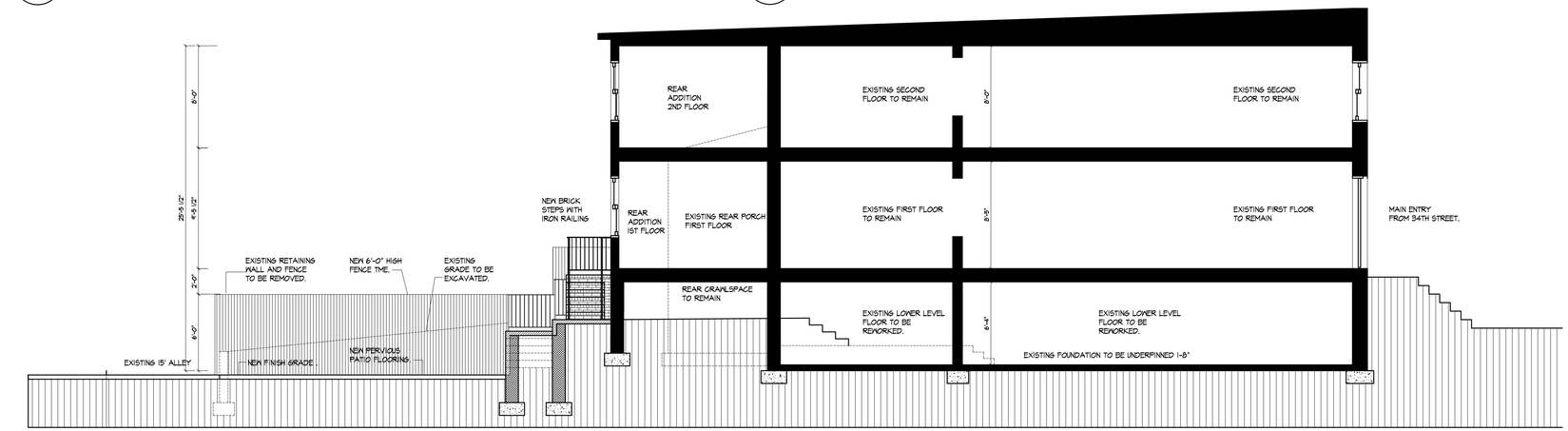
3 HP2 SITE OVERHEAD VIEW

SCALE N.T.S.



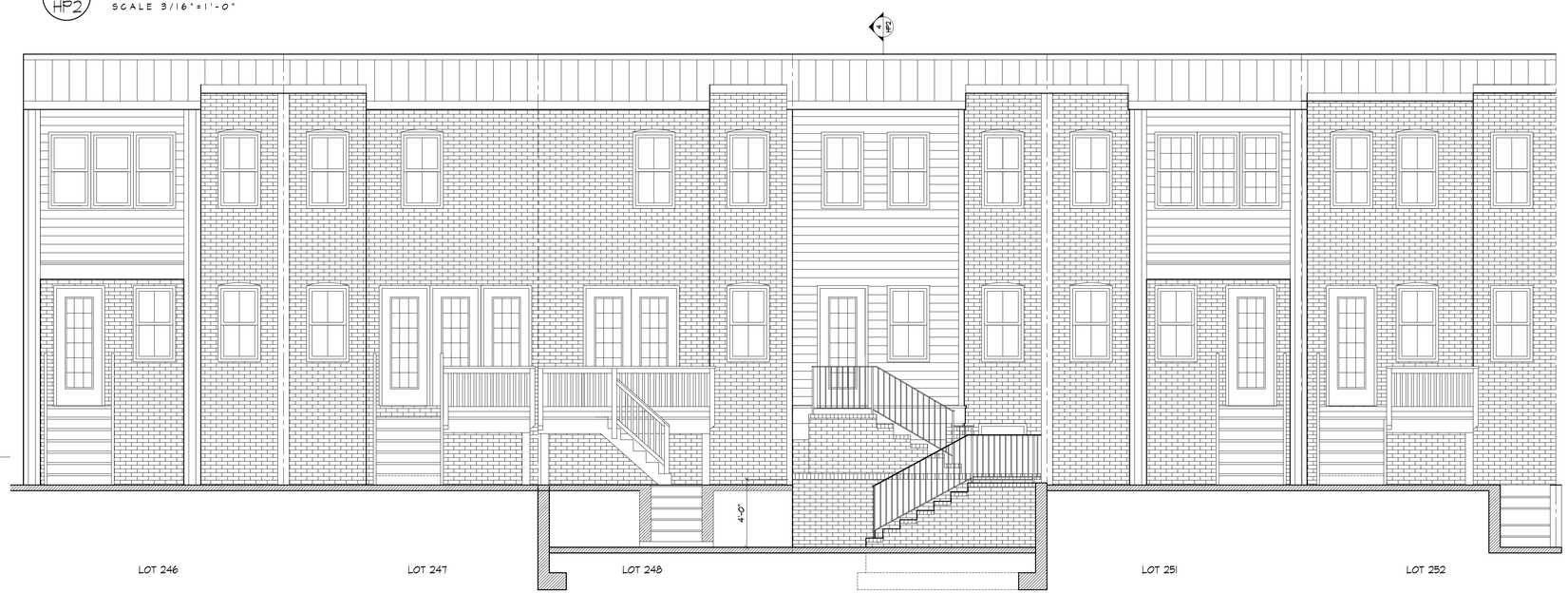
1 HP2 SITE PLAN PARTIAL

SCALE 1/4"=1'-0"



4 HP2 SITE SECTION FRONT TO REAR

SCALE 3/16"=1'-0"



5 HP2 REAR CONTEXTUAL ELEVATION FROM ALLEY

SCALE 1/4"=1'-0"

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ADDITION REMODELING

TO AN EXISTING HOUSE
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SITE PLAN PARTIAL
SITE PLAN NOTES
SITE SECTION
REAR ELEVATION
OVERHEAD SITE VIEW
ISSUED FOR PERMIT

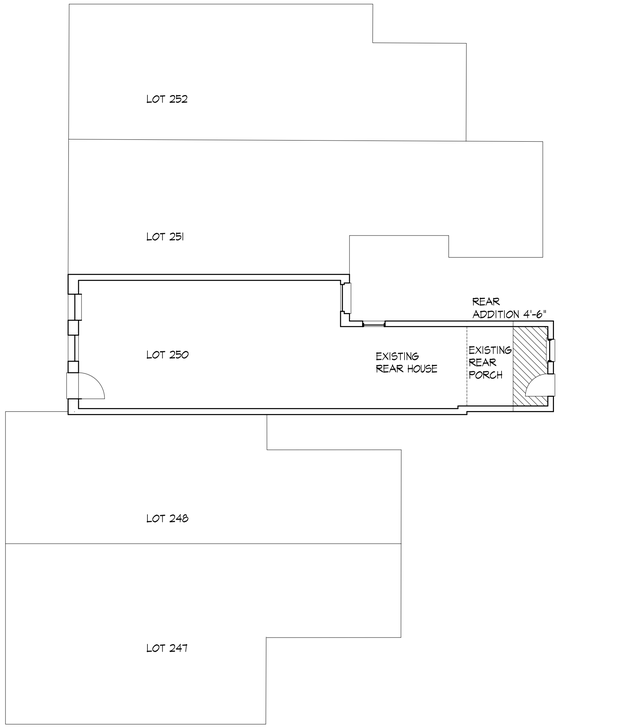
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No. 5035
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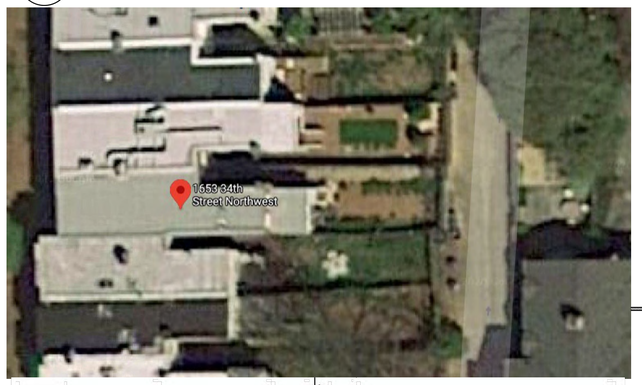
APPROVAL: SHEET
HP2

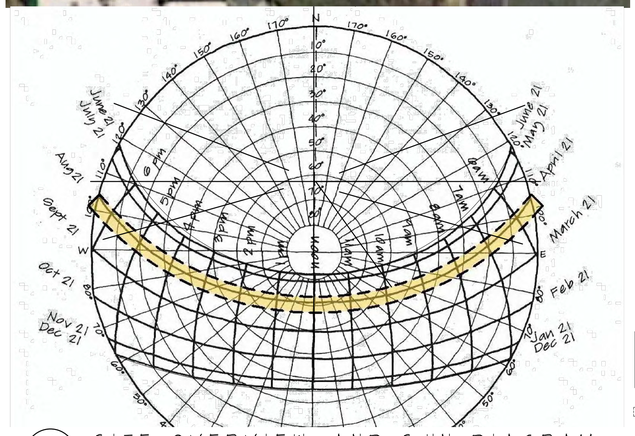
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1 HP3 SITE PLAN WITH REAR ADDITION

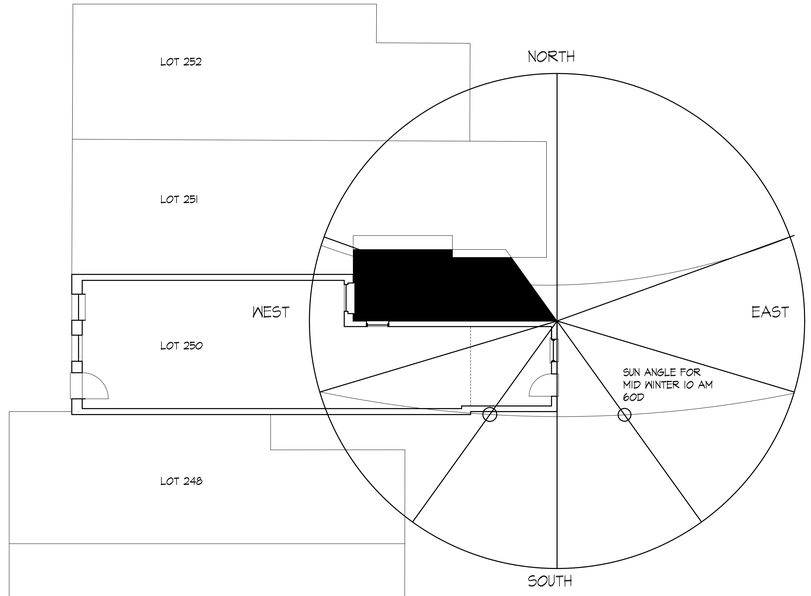
SCALE 1/8"=1'-0"





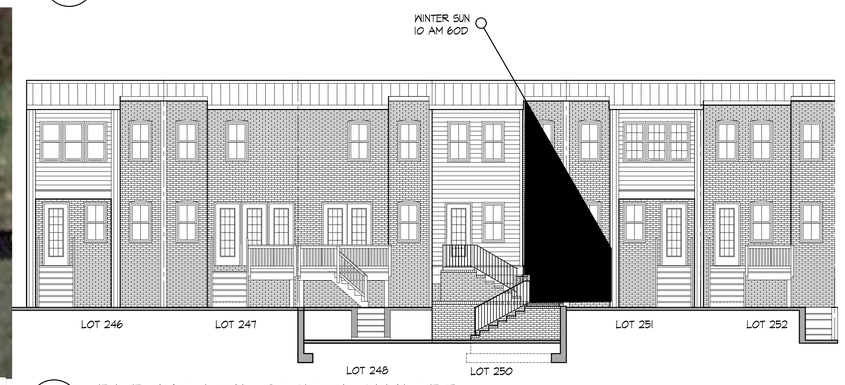
4 HP3 SITE OVERVIEW AND SUN DIAGRAM

SCALE N.T.S.



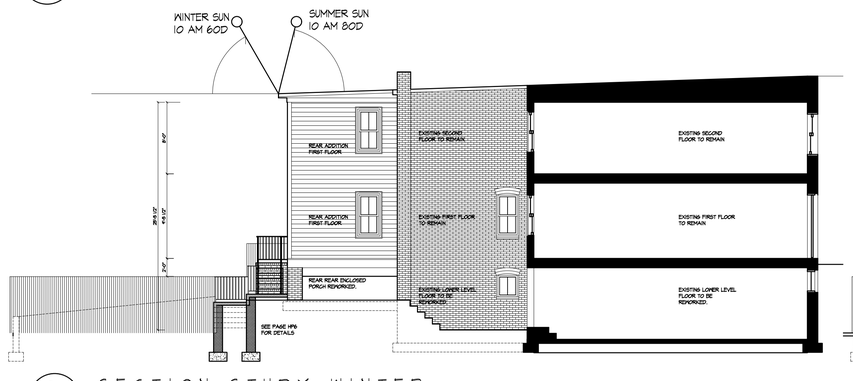
2 HP3 SITE PLAN WITH WINTER SHADOWS

SCALE 1/8"=1'-0"



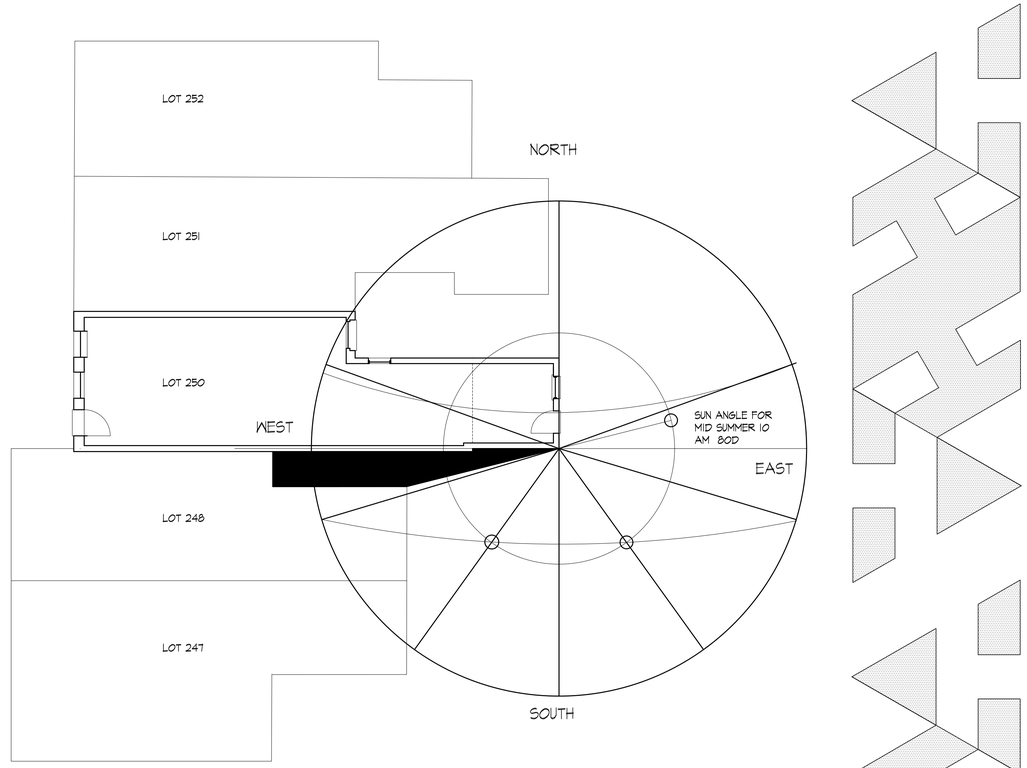
5 HP3 ELEVATION STUDY WINTER

SCALE 1/8"=1'-0"



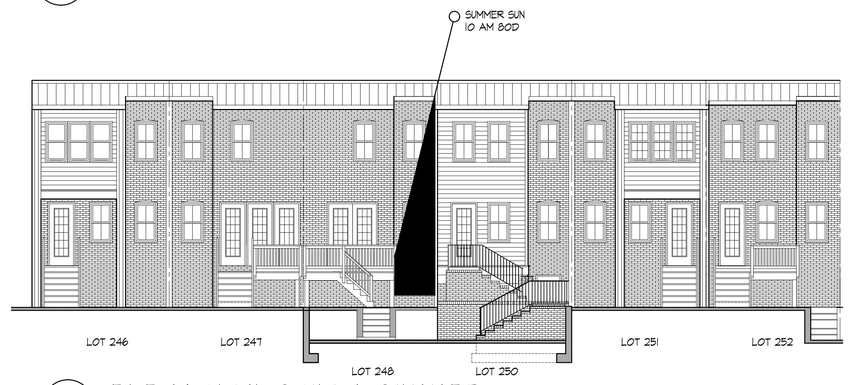
7 HP3 SECTION STUDY WINTER

SCALE 1/8"=1'-0"



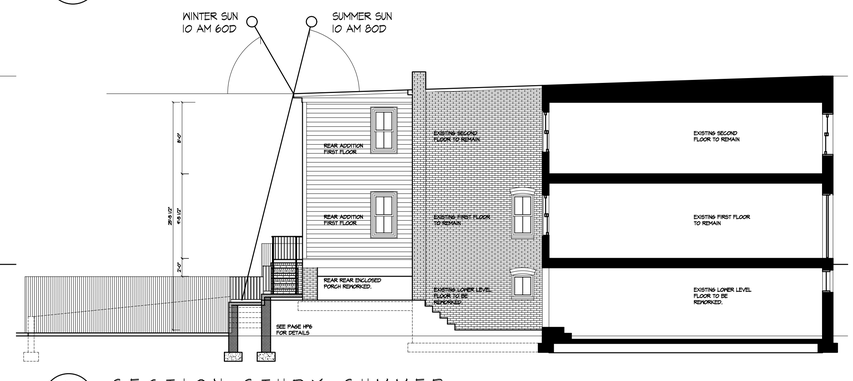
3 HP3 SITE PLAN WITH SUMMER SHADOWS

SCALE 1/8"=1'-0"



6 HP3 ELEVATION STUDY SUMMER

SCALE 1/8"=1'-0"



8 HP3 SECTION STUDY SUMMER

SCALE 1/8"=1'-0"

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SUN ANGLE STUDY
SUN PATH WASH DC
SHADOW DIAGRAMS
REAR ELEVATION
OVERHEAD SITE VIEW
ISSUED FOR PERMIT

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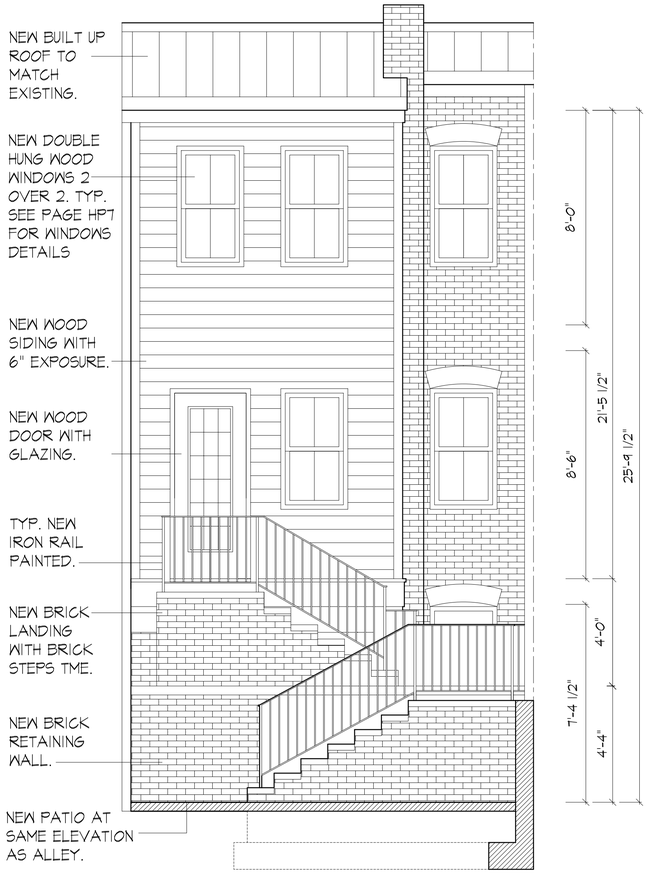
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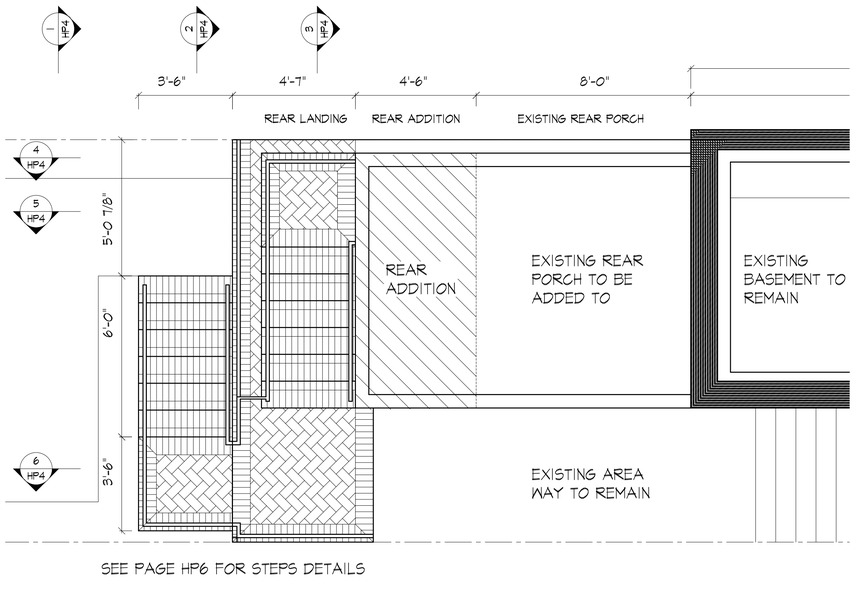
SHEET
HP3

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A HP4A REAR ELEVATION

SCALE 3/8"=1'-0"



SEE PAGE HP6 FOR STEPS DETAILS

B HP4A PARTIAL PLAN REAR STEPS

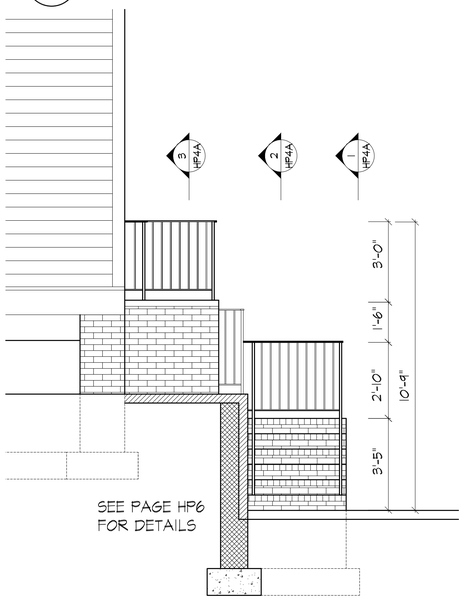
SCALE 3/8"=1'-0"





1 HP4A SECTION ELEVATION 1

SCALE 3/8"=1'-0"



SEE PAGE HP6 FOR DETAILS

4 HP4A SECTION ELEVATION 4

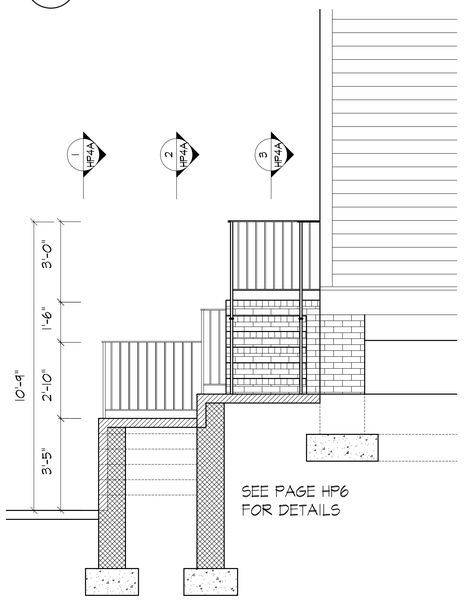
SCALE 3/8"=1'-0"





2 HP4A SECTION ELEVATION 2

SCALE 3/8"=1'-0"



SEE PAGE HP6 FOR DETAILS

5 HP4A SECTION ELEVATION 5

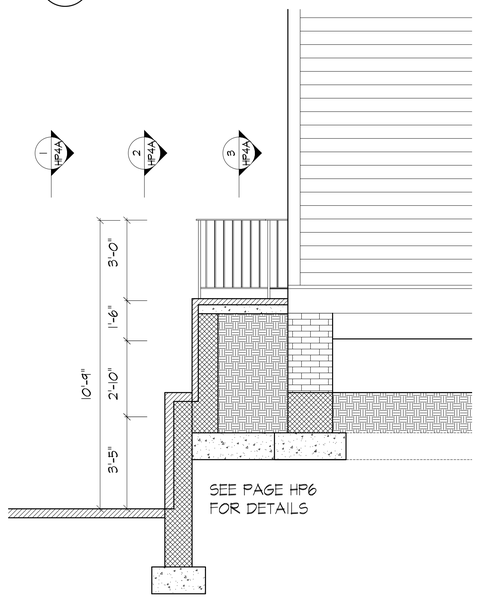
SCALE 3/8"=1'-0"





3 HP4A SECTION ELEVATION 3

SCALE 3/8"=1'-0"



SEE PAGE HP6 FOR DETAILS

6 HP4A SECTION ELEVATION 6

SCALE 3/8"=1'-0"

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ADDITION REMODELING

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ISSUED FOR PERMIT	REAR ELEVATIONS
	SECTIONS AT STEPS
	OPTION IN BRICK STEPS

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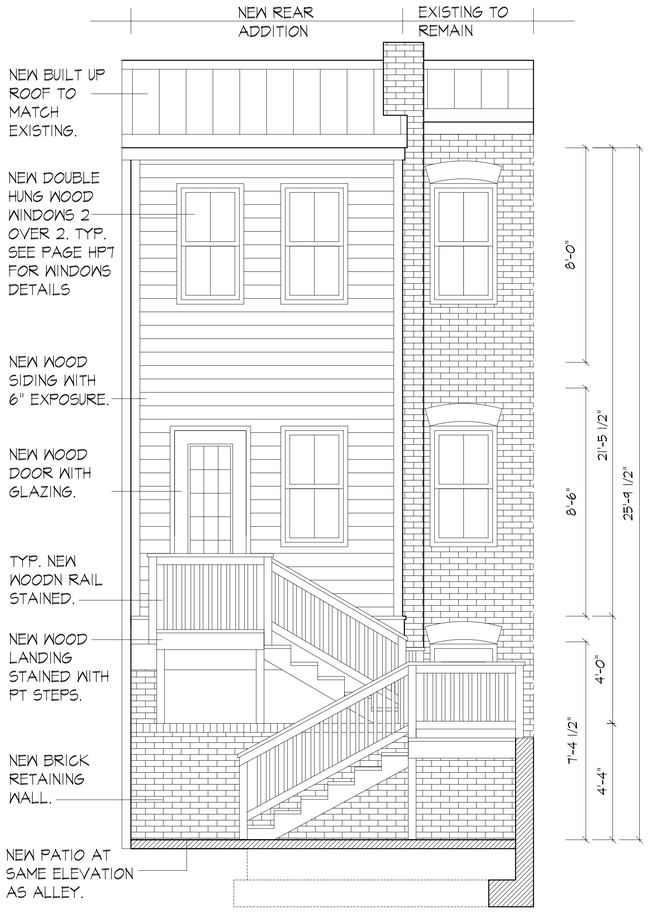
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A HP4B REAR ELEVATION

SCALE 3/8"=1'-0"



1 HP4B SECTION ELEVATION 1B

SCALE 3/8"=1'-0"



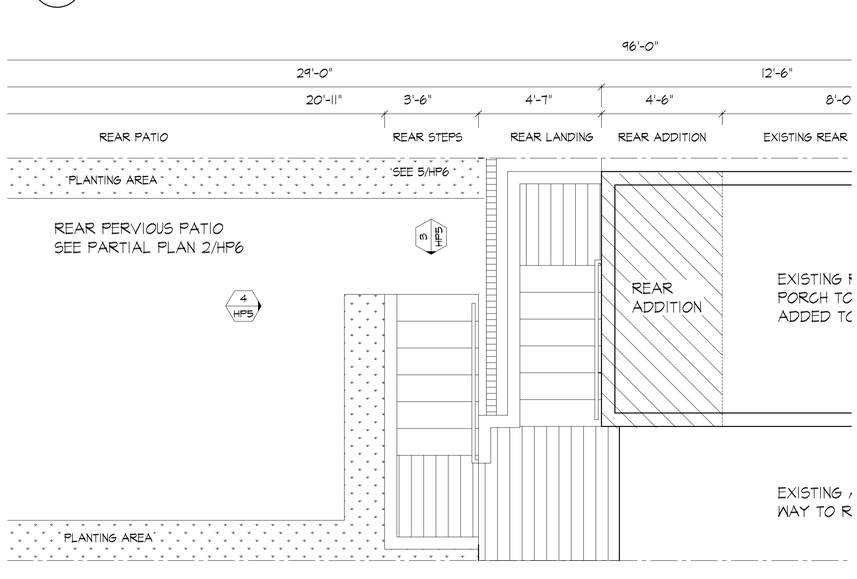
2 HP4B SECTION ELEVATION 2B

SCALE 3/8"=1'-0"



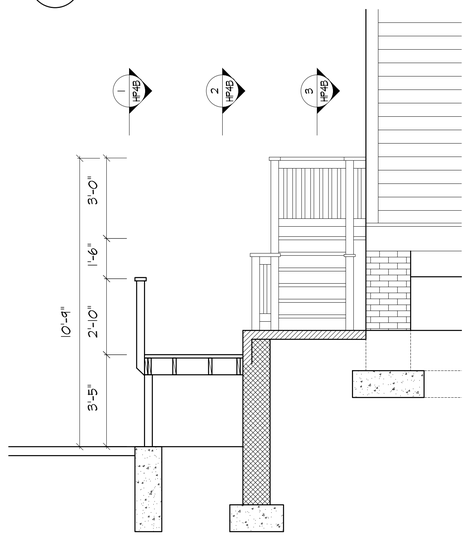
3 HP4B SECTION ELEVATION 3B

SCALE 3/8"=1'-0"



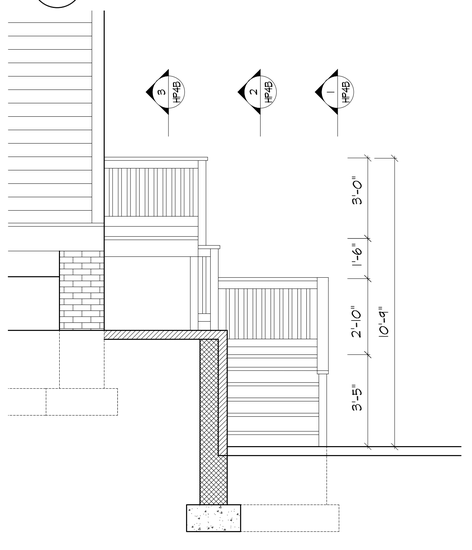
B HP4B PARTIAL PLAN REAR STEPS

SCALE 3/8"=1'-0"



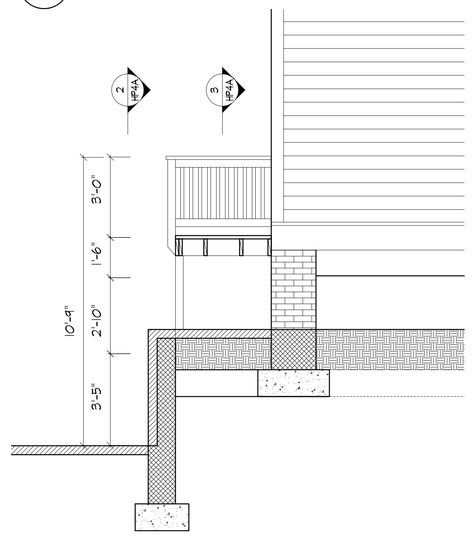
4 HP4B SECTION ELEVATION 4B

SCALE 3/8"=1'-0"



5 HP4B SECTION ELEVATION 5B

SCALE 3/8"=1'-0"



6 HP4B SECTION ELEVATION 6B

SCALE 3/8"=1'-0"

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ADDITION REMODELING

TO AN EXISTING HOUSE
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REAR ELEVATIONS	SECTIONS AT STEPS	OPTION IN WOOD STEPS			ISSUED FOR PERMIT

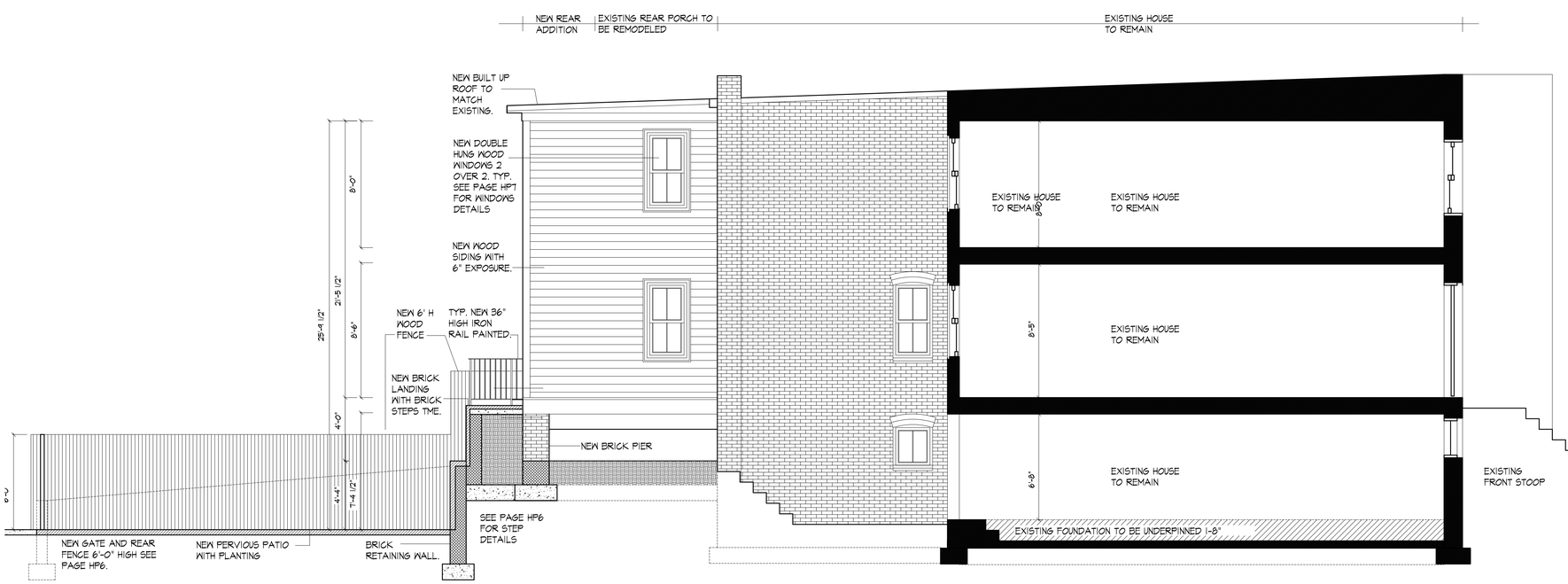
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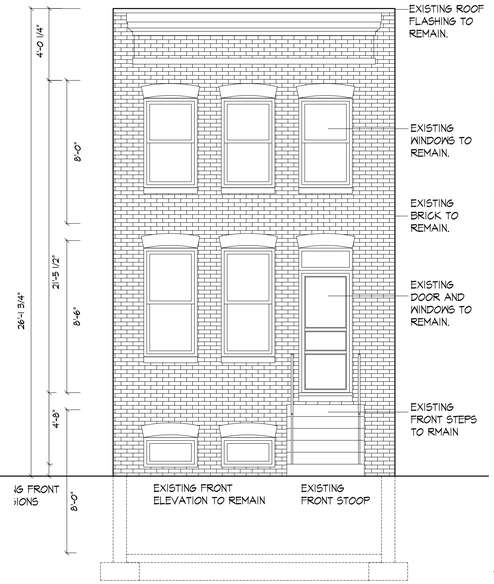
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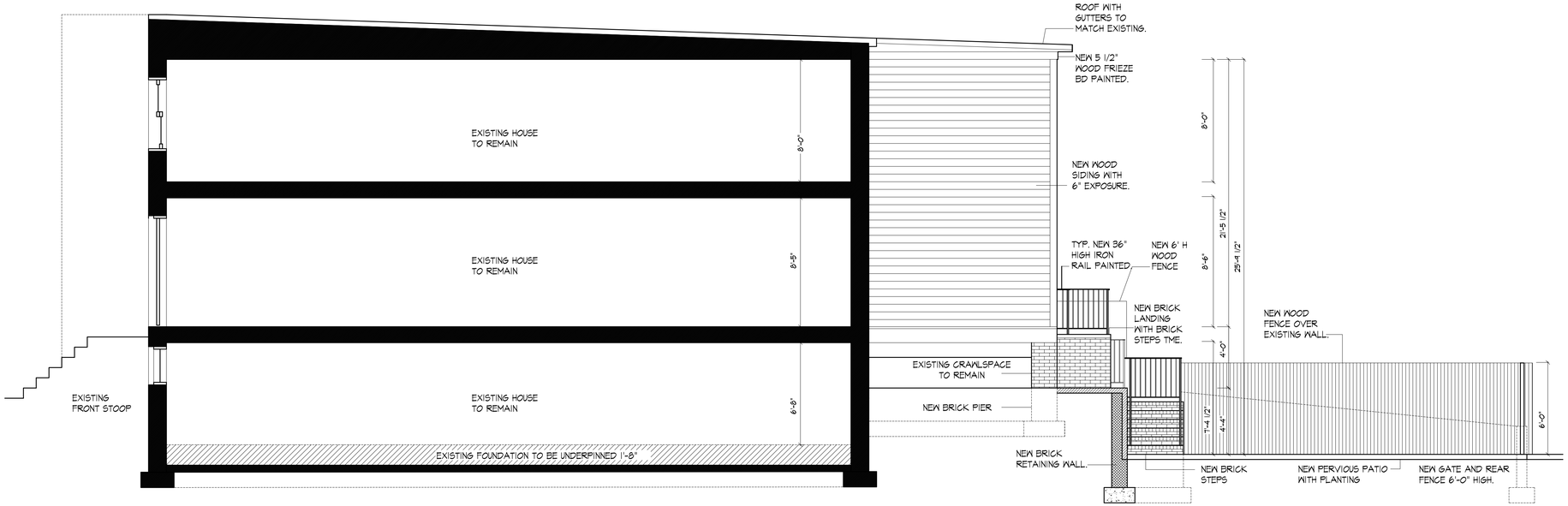
1 HP5 SIDE ELEVATION 1

SCALE 1/4"=1'-0"



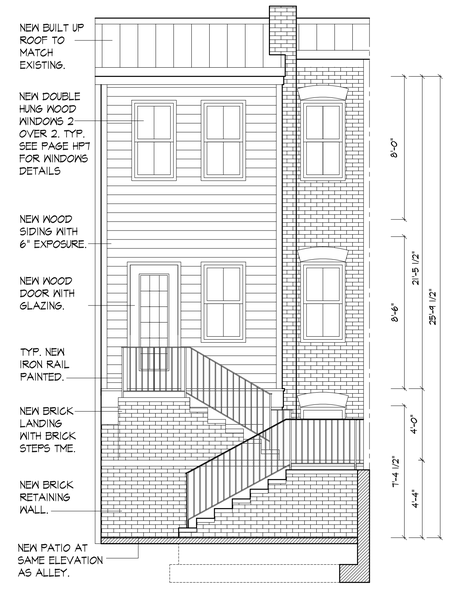
2 HP5 FRONT ELEVATION

SCALE 1/4"=1'-0"



3 HP5 SIDE ELEVATION 2

SCALE 1/4"=1'-0"



4 HP5 REAR ELEVATION

SCALE 1/4"=1'-0"

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ELEVATIONS

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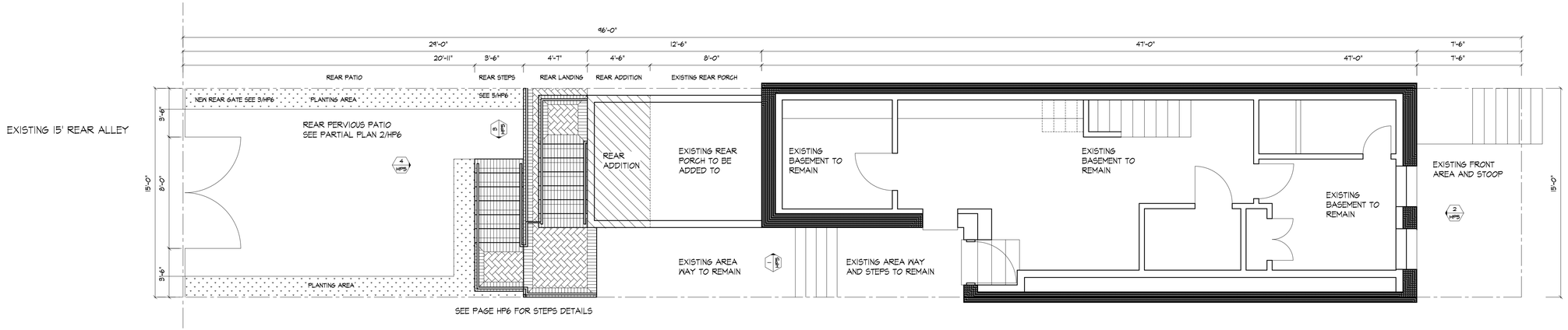
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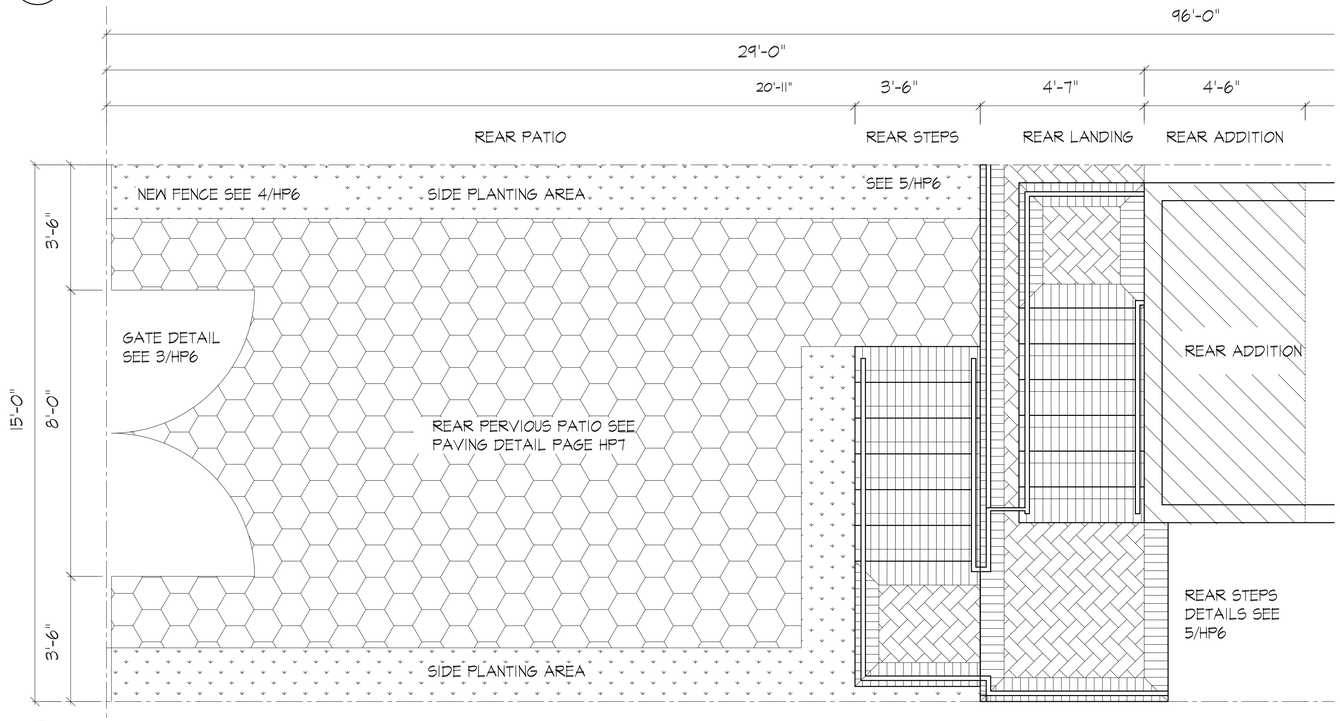
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HP5

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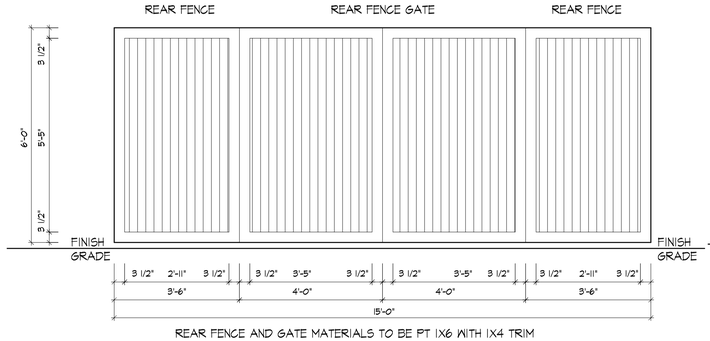
1 HP6 BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"



2 HP6 PARTIAL PLAN REAR STEPS

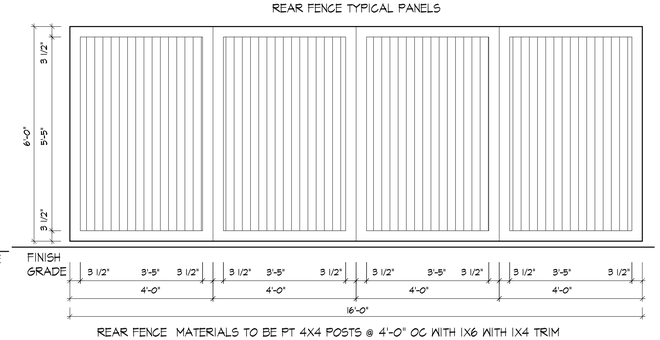
SCALE 1/2"=1'-0"



REAR FENCE AND GATE MATERIALS TO BE PT 1X6 WITH 1X4 TRIM

3 HP6 REAR GATE DETAILS

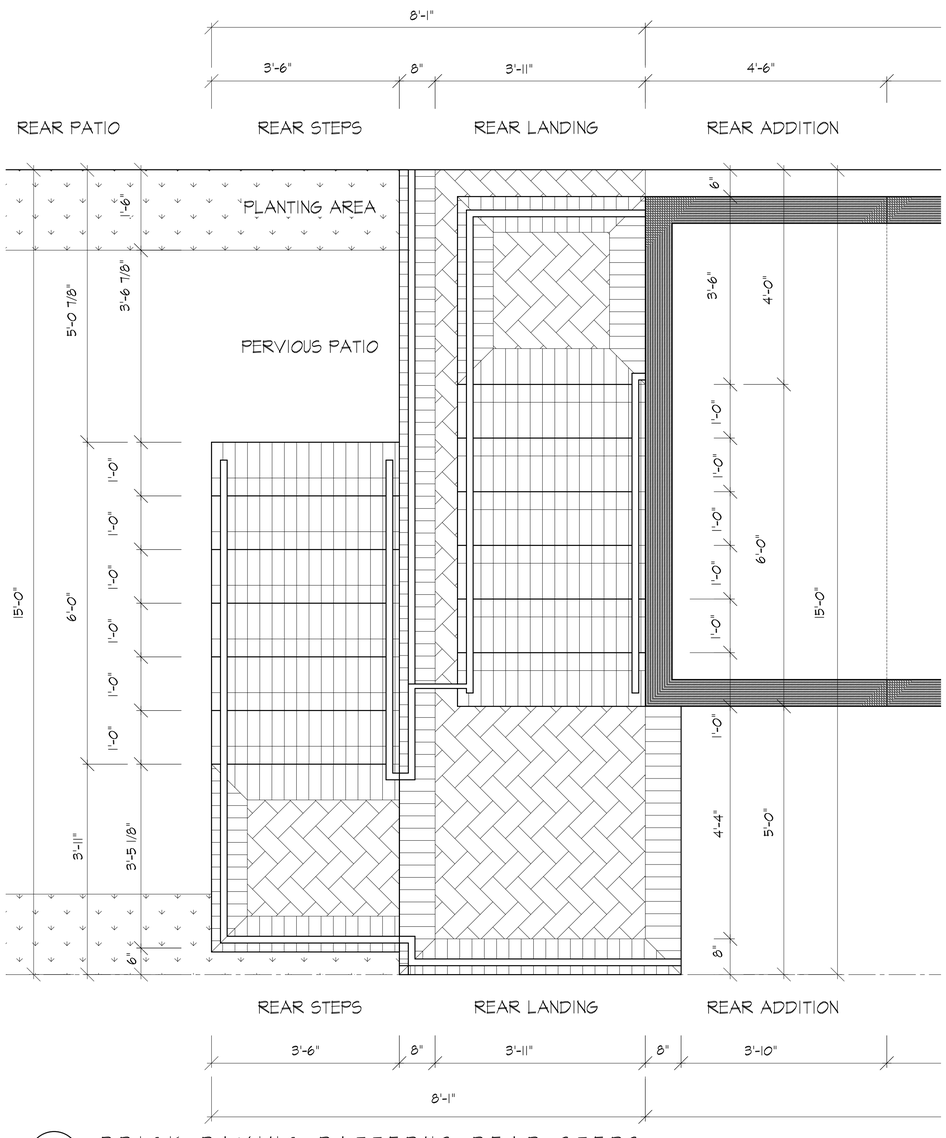
SCALE 1"=1'-0"



REAR FENCE MATERIALS TO BE PT 4X4 POSTS @ 4'-0" OC WITH 1X6 WITH 1X4 TRIM

4 HP6 REAR SIDES FENCE DETAILS

SCALE 1"=1'-0"



5 HP6 BRICK PAVING PATTERNS REAR STEPS

SCALE 1"=1'-0"

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ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
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FLOOR PLAN
PARTIAL PLAN
GATE FENCE DETAILS
REAR STEPS DETAILS
ISSUED FOR PERMIT

DISTRICT OF COLUMBIA
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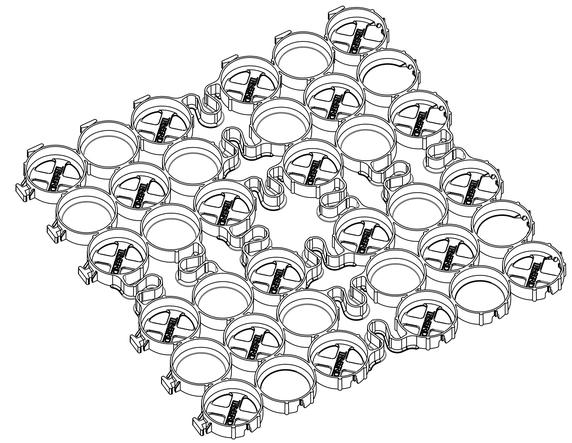
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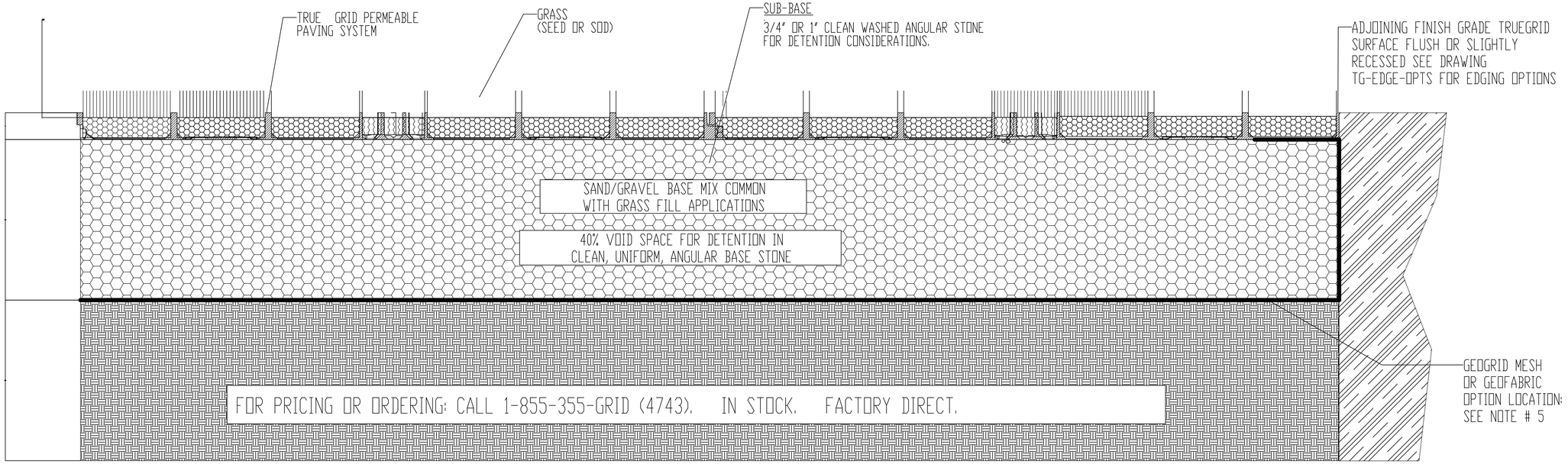
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TYPICAL SEEDING OR HYDROSEEDING METHODS FOR GRASS GROWTH ARE ACCEPTABLE WITH TRUEGRID.
3. SOD CAN BE LAID ON SOIL FILLED GRID FOR IMMEDIATE GRASS (TYPICAL FOR FIRE LANES)
4. FOR HIGHER TRAFFIC INSTALLATIONS, RECESS SOIL LEVEL WITHIN TRUEGRID AND SEED OR PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL LEVEL.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. FILTER FABRIC MAY BE REQUIRED BETWEEN TRUEGRID AND SUB-BASE MATERIAL IF HIGH VOID RATIO IN SUB-BASE MATERIAL. (EXAMPLE: UNIFORMLY GRADED ANGULAR STONE / #57 OR SIMILAR).
7. TRUEGRID PRO LITE PRODUCTS ARE SUFFICIENTLY RATED FOR LOW TRAFFIC H-20/HS-20 LOADING.
8. NO STAKING TYPICALLY NECESSARY WITH TRUEGRID PRO LITE WHEN SLOPE 20 DEGREES, ASSESS PROJECT AS NEEDED.
9. TRUEGRID PRO LITE IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
10. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET FLOW RATES, AND OTHER SITE SPECIFIC CONDITIONS AND LOAD REQUIREMENTS.
11. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW

PREASSEMBLED & DELIVERED
IN 4' X 4' SHEET. RECONFIGURED
AS NEEDED. NO EXTRA TOOLING
OR ACCESSORIES REQUIRED



GRASS FILL - HEAVY LOAD

APPLICATION EXAMPLES:

DRIVEWAYS

1 HP7 REAR PATIO PAVER SPECIFICATION

SCALE NOT TO SCALE

1-855-355-GRID (4743)	CLIENT / PROJECT	
MADE IN	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES	APPROVAL INFORMATION
	PROPRIETARY DESIGN RIGHTS NOTICE: THIS DETAIL MAY DOMINATED BY AND IS	TRUEGRID® True to your project. True to the environment

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ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

REAR PATIO PAVERS						ISSUED FOR PERMIT

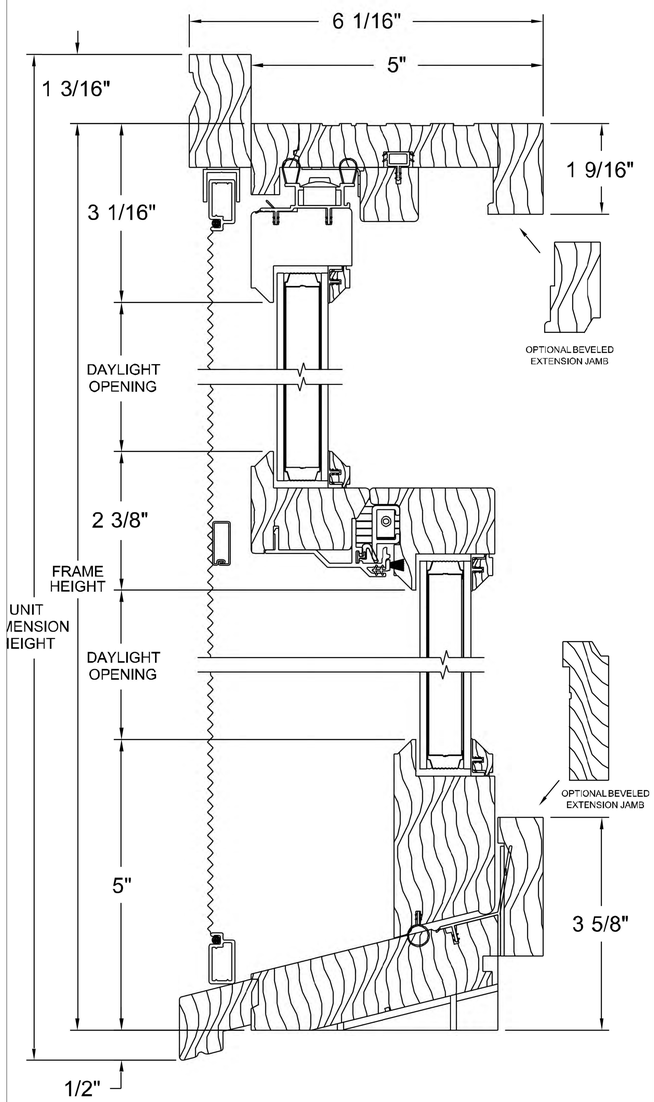
DISTRICT OF COLUMBIA AUGUSTO L. TONO No. 5035 REGISTERED ARCHITECT

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF DISTRICT OF COLUMBIA.
LICENSE NUMBER ARC5035
EXPIRATION DATE 04/20/

	DATE: JUNE 2020
APPROVAL:	SHEET HP7

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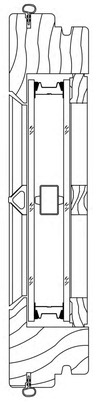
Vertical Section



WOOD WINDOW NOTES

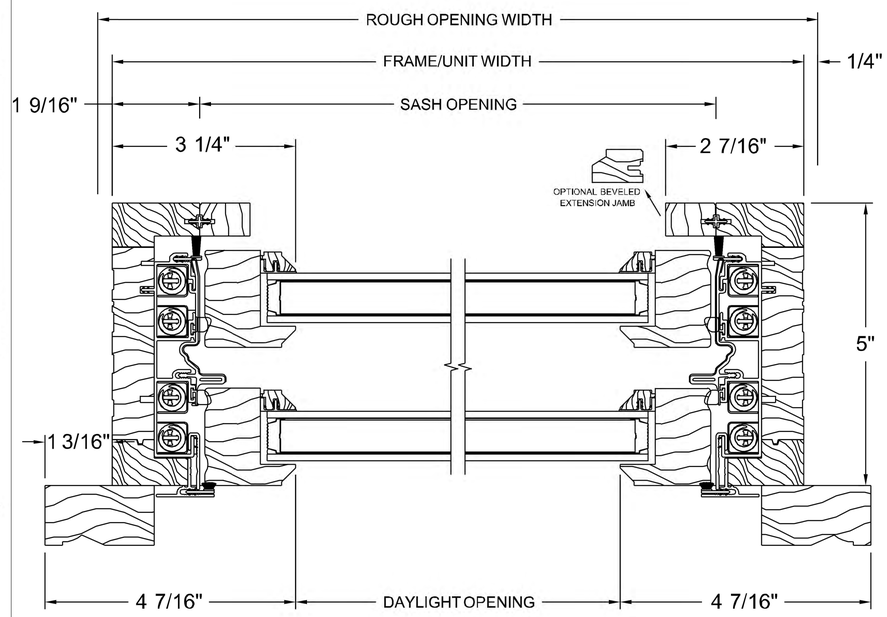
ALL WINDOWS TO BE DOUBLE HUNG KOLBE KOLBE WOOD WINDOWS PAINTED WITH INSULATED GLASS U 35 AND SQUARE PERFORMANCE DIVIDED TWO OVER TWO LITES WITH EXTERIOR PROFILE SHOWN. DOORS TO BE KOLBE KOLBE ALL WOOD DOORS PAINTED WITH SECTIONS OF SQUARE PERFORMANCE DIVIDED LITES TO MATCH EXISTING WINDOWS.

1 HP8 WOOD WINDOWS SECTION
SCALE NOT TO SCALE

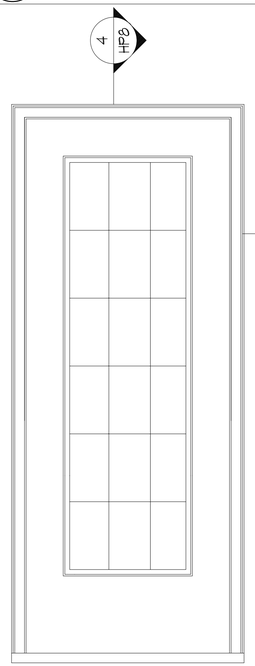


5/8" square PDL

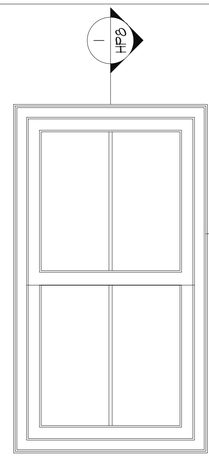
Horizontal Section



3 HP8 WINDOW AND DOOR ELEVATION WITH WOOD SIDING PROFILE
SCALE NOT TO SCALE



ALL WOOD DOOR PAINTED. PROVIDE DOOR TRIM TO MATCH EXISTING WINDOW TRIM. MUNTINS TO MATCH WIDTH AND PROFILE OF EXISTING MUNTINGS.

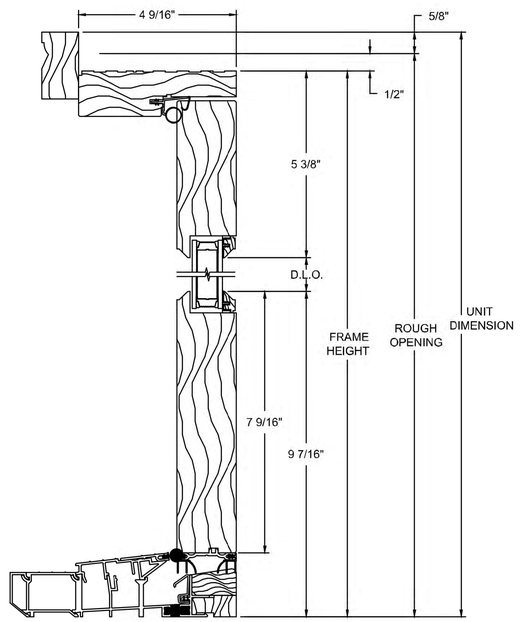


ALL WOOD WINDOW PAINTED. PROVIDE WINDOW TRIM TO MATCH EXISTING WINDOW TRIM. MUNTINS TO MATCH WIDTH AND PROFILE OF EXISTING MUNTINGS.



2 HP8 WOOD WINDOWS SECTION WITH MUNTING
SCALE NOT TO SCALE

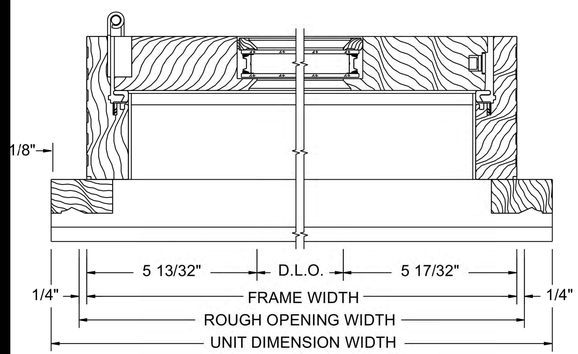
Vertical Section



Full lite panel

4 HP8 DOOR SECTION 1
SCALE NOT TO SCALE

Horizontal Section



5 HP8 DOOR SECTION 2
SCALE NOT TO SCALE

ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 424 6140
WEB PAGE: www.architono.com
E-MAIL: atono@architono.com

ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

WINDOWS INFORMATION	ISSUED FOR PERMIT

DISTRICT OF COLUMBIA · AUGUSTO I. TONO · No. 5635 · REGISTERED ARCHITECT

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LICENSE NUMBER ARC5635
EXPIRATION DATE 04/30/

DATE: JUNE 2020

APPROVAL:

SHEET HP8

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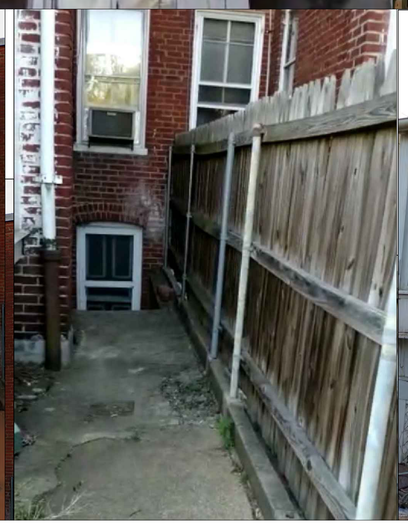




2 HP9 AS BUILT SITE FRONT ELEVATION PHOTO

SCALE NOT TO SCALE

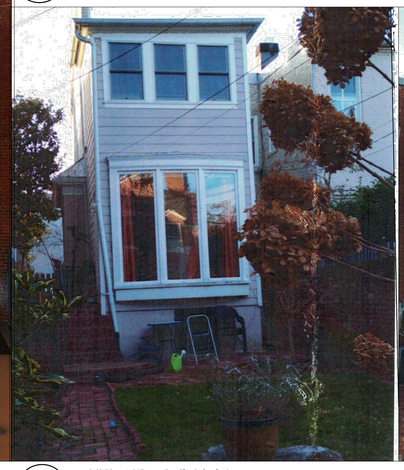






1 HP9 AS BUILT SITE REAR ELEVATION PHOTOS

SCALE NOT TO SCALE



3 HP9 NEIGHBOR # 1647

SCALE NOT TO SCALE



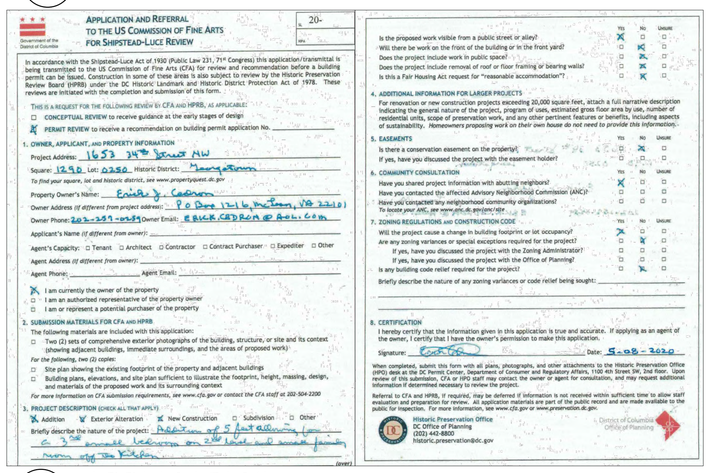
4 HP9 NEIGHBOR # 1655

SCALE NOT TO SCALE



5 HP9 NEIGHBOR # 1661

SCALE NOT TO SCALE



APPLICATION AND REFERRAL
TO THE US COMMISSION OF FINE ARTS
FOR SHIPSTEAD-LUCE REVIEW

Government of the District of Columbia

20-
no.

In accordance with the Shipstead-Luce Act of 1930 (Public Law 231, 71st Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Construction in some of these areas is also subject to review by the Historic Preservation Review Board (HPRB) under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY CFA AND HPRB, AS APPLICABLE:

☐ CONCEPTUAL REVIEW to receive guidance at the early stages of design

☒ PERMIT REVIEW to receive a recommendation on building permit application No. _____

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 1653 34th Street NW

Square: 1290 Lot: 0250 Historic District: Georgetown

To find your square, lot and historic district, see www.propertyquest.dc.gov

Property Owner's Name: Emily Y. Cadman

Owner Address *(if different from project address)*: PO Box 1216, Mclean, VA 22101

Owner Phone: 202-391-0859 Owner Email: EBLACKCADMAN@AOL.COM

Applicant's Name *(if different from owner)*: _____

Agent's Capacity: ☐ Tenant ☐ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address *(if different from owner)*: _____

Agent Phone: _____ Agent Email: _____

☒ I am currently the owner of the property
☐ I am an authorized representative of the property owner
☐ I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR CFA AND HPRB

The following materials are included with this application:

☐ Two (2) sets of comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For the following, two (2) copies:

☐ Site plan showing the existing footprint of the property and adjacent buildings
☐ Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

For more information on CFA submission requirements, see www.cfa.gov or contact the CFA staff at 202-504-2200

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

☒ Addition ☒ Exterior Alteration ☒ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project: Addition of 1 foot allowing for a 3rd bedroom on 2nd level and access to roof deck

(over)

	Yes	No	Unsure
Is the proposed work visible from a public street or alley?	☒	☐	☐
Will there be work on the front of the building or in the front yard?	☐	☒	☐
Does the project include work in public space?	☐	☒	☐
Does the project include removal of roof or floor framing or bearing walls?	☐	☒	☐
Is this a Fair Housing Act request for "reasonable accommodation"?	☐	☒	☐

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

5. EASEMENTS	Yes	No	Unsure
Is there a conservation easement on the property?	☐	☒	☐
If yes, have you discussed the project with the easement holder?	☐	☐	☐

6. COMMUNITY CONSULTATION	Yes	No	Unsure
Have you shared project information with abutting neighbors?	☒	☐	☐
Have you contacted the affected Advisory Neighborhood Commission (ANC)?	☐	☐	☐
Have you contacted any neighborhood community organizations?	☐	☐	☐
To locate your ANC, see www.anc.dc.gov/anc/site			

7. ZONING REGULATIONS AND CONSTRUCTION CODE	Yes	No	Unsure
Will the project cause a change in building footprint or lot occupancy?	☒	☐	☐
Are any zoning variances or special exceptions required for the project?	☐	☒	☐
If yes, have you discussed the project with the Zoning Administrator?	☐	☐	☐
If yes, have you discussed the project with the Office of Planning?	☐	☐	☐
Is any building code relief required for the project?	☐	☒	☐

Briefly describe the nature of any zoning variances or code relief being sought: _____

8. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: _____ Date: 5-08-2020

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd Floor. Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

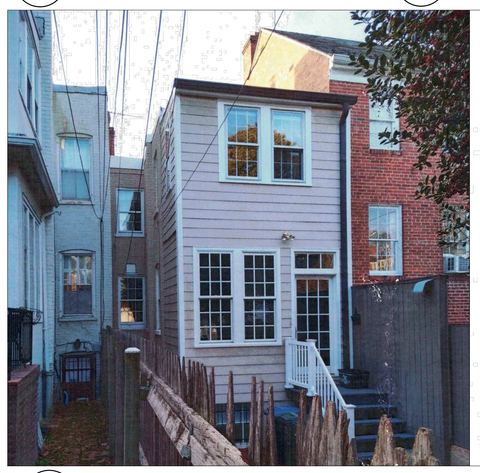
Referral to CFA and HPRB, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.cfa.gov or www.preservation.dc.gov.

Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov

District of Columbia Office of Planning

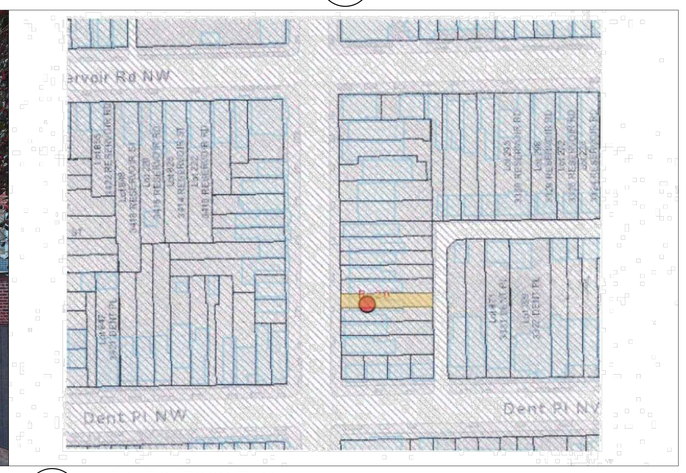
6 HP9 APPLICATION

SCALE NOT TO SCALE



7 HP9 NEIGHBOR # 1663

SCALE NOT TO SCALE



8 HP9 NEIGHBORBOOD PLAN

SCALE NOT TO SCALE

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TONO, INC.
11605 SILENT VALLEY LANE
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E-MAIL: atono@architono.com

ADDITION REMODELING

TO AN EXISTING HOUSE
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ISSUED FOR PERMIT	SITE PHOTOS
	APPLICATION

DISTRICT OF COLUMBIA · AUGUSTO L. TONO · NO. 5835 · REGISTERED ARCHITECT

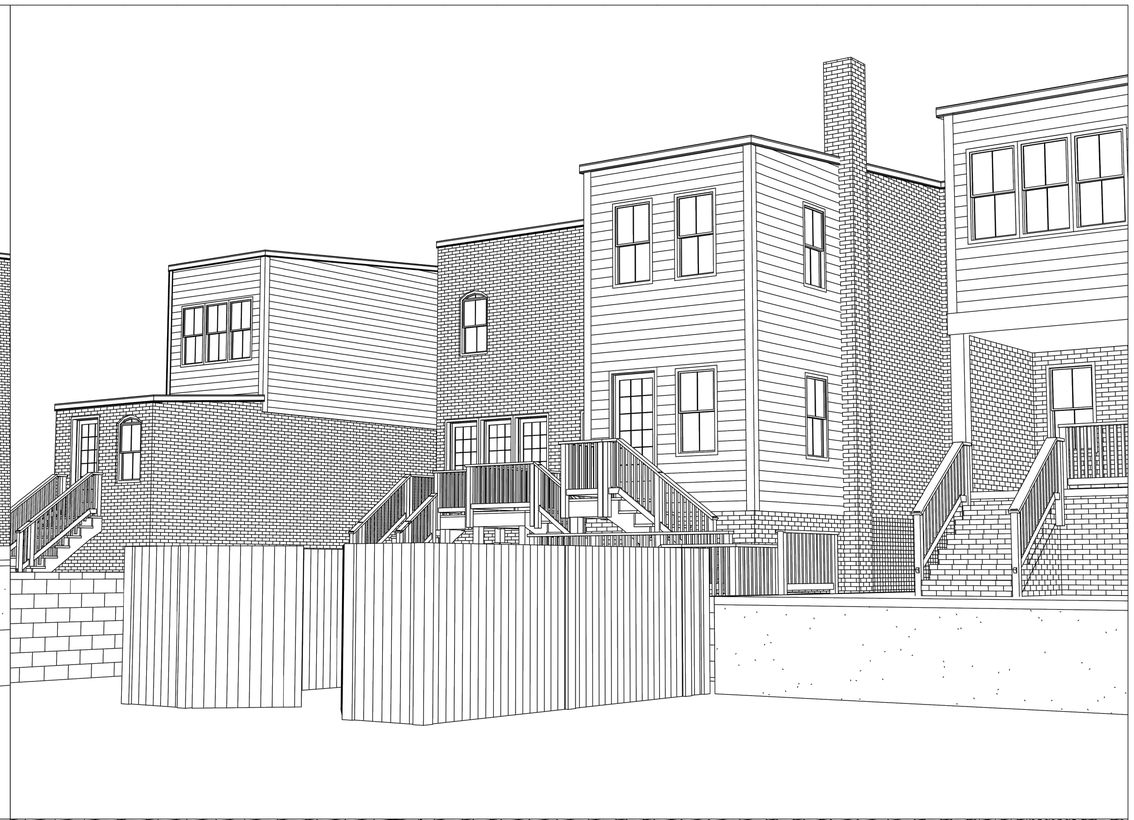
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LICENSE NUMBER ARC5835
EXPIRATION DATE 04/30/

DATE: JUNE 2020

APPROVAL: SHEET HP9

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TONO, INC.

11605 SILENT VALLEY LANE
NORTH POTOMAC ,MD - 20878
PHONE 301 424 6140
WEB PAGE:www.architono.com
E-MAIL:atono@architono.com

ADDITION REMODELING

TO AN EXISTING HOUSE
1653 34TH ST NW
WASHINGTON DC 20007

ISOMETRICS

ISSUED FOR PERMIT

DISTRICT OF COLUMBIA
AUGUSTO L. TONO
No 5635
REGISTERED
ARCHITECT

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF DISTRICT OF COLUMBIA.
LICENSE NUMBER ARC5635
EXPIRATION DATE 04/30

DATE:
JUNE 2020

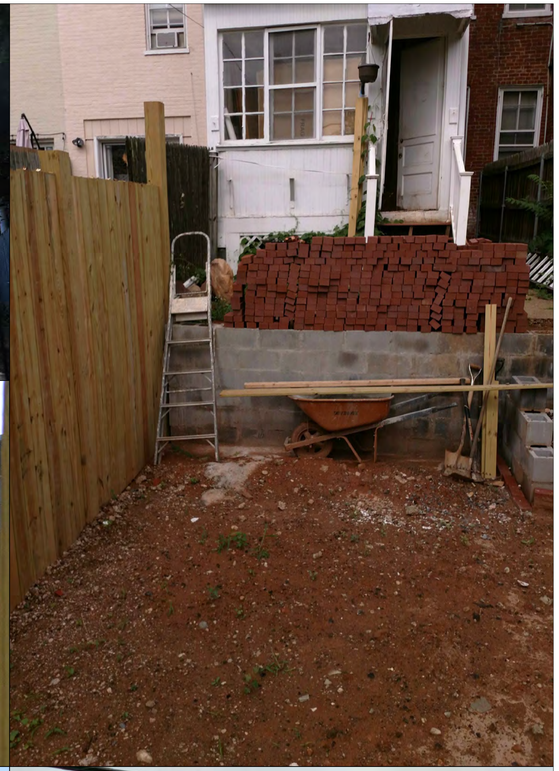
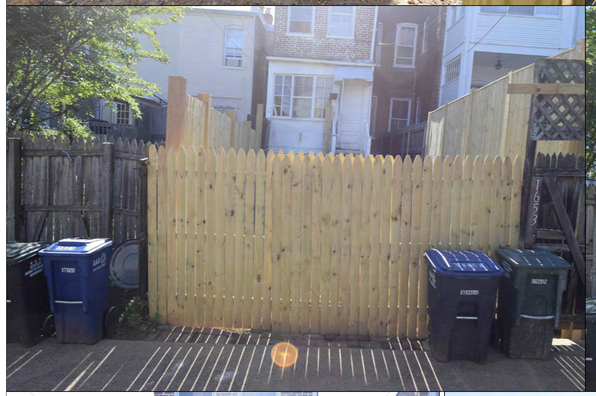
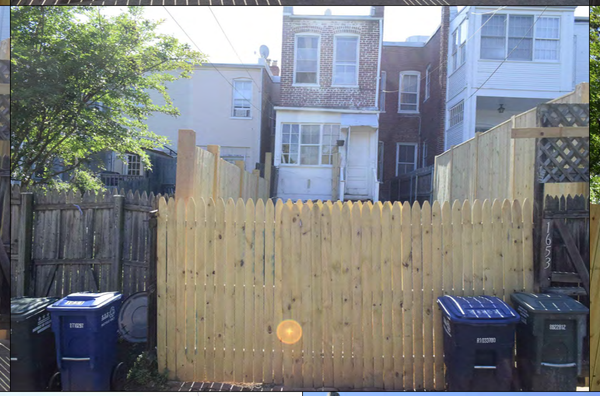
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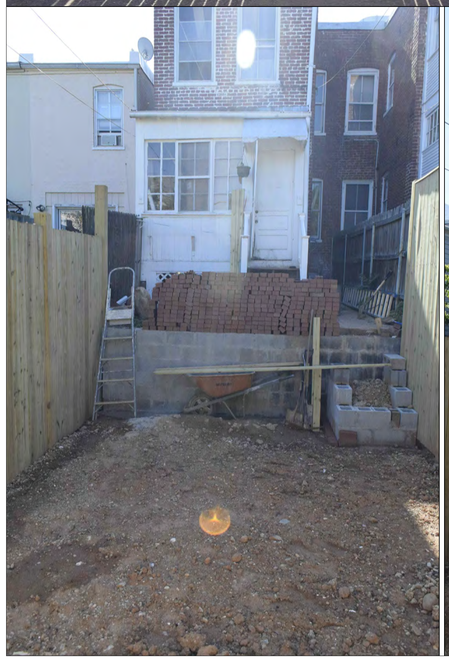
SHEET
HP10

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05/09/2020









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PHONE 301 424 6140
WEB PAGE:www.architono.com
E-MAIL:atono@architono.com

ADDITION REMODELING

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WASHINGTON DC 20007

PHOTOS FROM ALLEY						ISSUED FOR PERMIT

DISTRICT OF COLUMBIA
AUGUSTO I. TONO
No 5635
REGISTERED
ARCHITECT

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	JUNE 2020
APPROVAL:	SHEET
	HP11

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