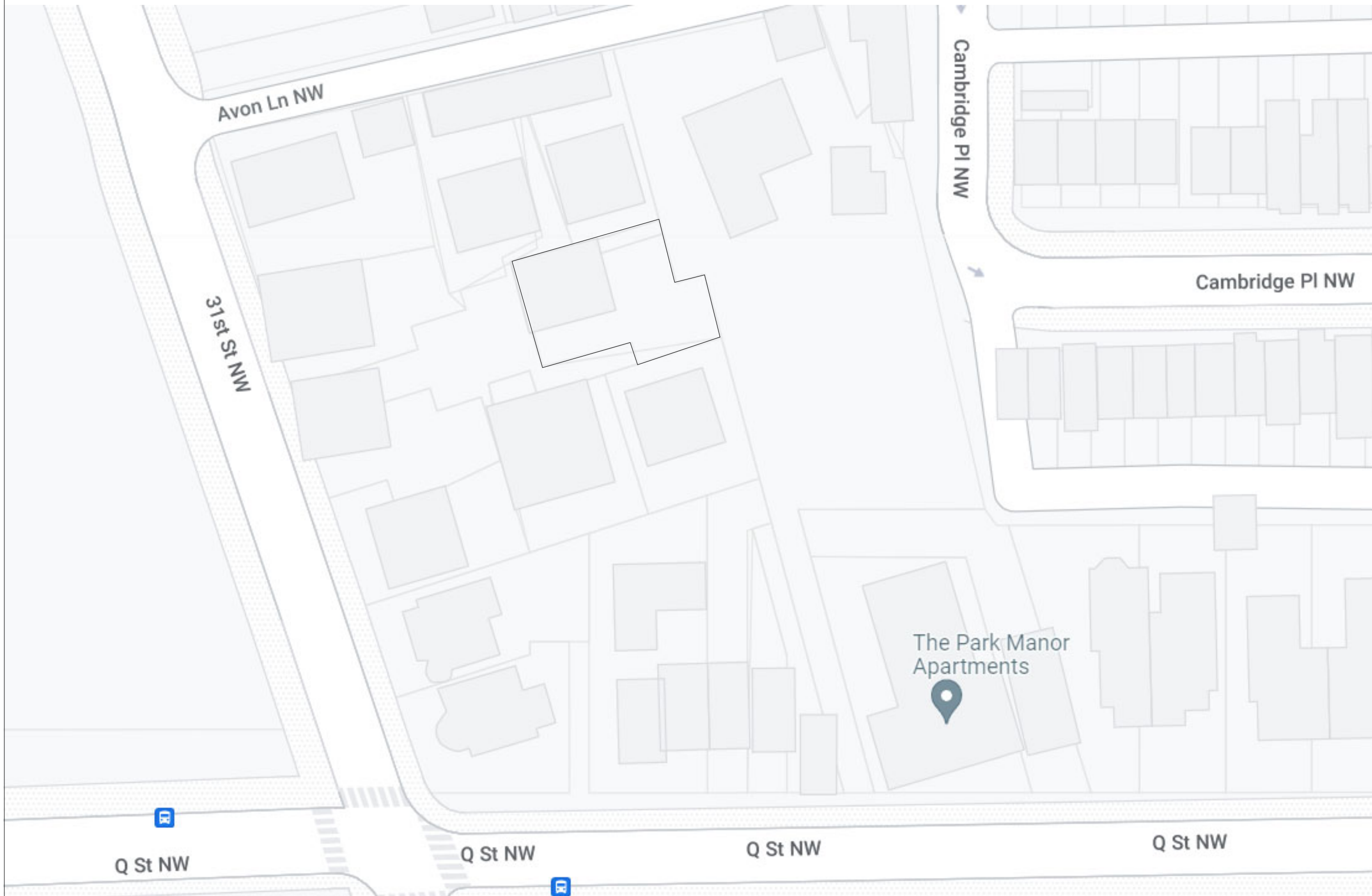


1619 31st Street NW

WASHINGTON, DC 20007
 LOT: 0887 SQUARE: 1282



PROJECT DESCRIPTION

ALTERNATIONS TO EXISTING HOUSE-
 RAISE HEIGHT OF REAR EXTERIOR DOORS, INSTALL NEW WINDOW IN REAR, SWAP 2 EXISTING WINDOWS, ADD 2 NEW WINDOWS IN 3RD FLOOR

DRAWING INDEX

ARCHITECTURAL:

000	COVER PAGE
001	EXISTING CONDITONS
A100	EXISTING & PROPOSED BASEMENT FLOOR PLANS
A101	EXISTING & PROPOSED MAIN FLOOR PLANS
A102	EXISTING & PROPOSED SECOND FLOOR PLANS
A103	EXISTING & PROPOSED THIRD FLOOR PLANS
A104	EXISTING & PROPOSED ROOF PLAN
A200	EXISTING & PROPOSED ELEVATIONS
A201	EXISTING & PROPOSED ELEVATIONS
S100	WINDOW & DOOR SCHEDULE & DETAILS
S101	WINDOW COMPARISON

STRUCTURAL:

S001	STRUCTURAL NOTES
S002	BASEMENT & MAIN FRAMING PLANS
S003	SECOND & THIRD FRAMING PLANS
S004	ROOF FRAMING PLAN & DETAILS

CONSULTANTS

BUILDER:
 IDI GROUP COMPANIES
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 2101 WILSON BLVD, 1200
 ARLINGTON, VA 22201
 (571) 224-6057
 ashleigh@cecchihomes.com

ENGINEER:
 JZ STRUCTURAL CONSULTING
 CONTACT: WESLEY TAN
 43130 AMBERWOOD PLAZA ST.
 CHANTILLY, VA 20152
 (703) 327-9912 X407
 wesley@jzstructure.com

PROPERTY INFORMATION

ADDRESS: 1619 31ST STREET NW WASHINGTON, DC 20007
 SQUARE: 1282
 LOT: 0887

BUILDING DATA

USE/OCCUPANCY:	SINGLE FAMILY FULLY DETACHED RESIDENTIAL HOUSE
DWELLING UNITS:	1
CONSTRUCTION TYPE:	TYPE III-B
INTERIOR CONSTRUCTION:	COMBUSTIBLE, UNPROTECTED TRADITIONAL WOOD-FRAMED FLOORS, ROOF, INTERIOR LOAD BEARING AND NON-LOAD BEARING PARTITION WALLS, POSTS AND BEAMS
SPRINKLERED:	NO
SMOKE DETECTORS:	HARDWIRED & INTERCONNECTED ON DEDICATED CIRCUIT FROM THE ELECTRICAL PANEL, IMMEDIATELY OUTSIDE THE BEDROOM AND AT LEAST ONE ON EACH FLOOR W/OUT BEDROOMS
CARBON MONOXIDE ALARMS:	HARDWIRED, INTERCONNECTED ON DEDICATED CIRCUIT FROM THE ELECTRICAL PANEL, IMMEDIATELY OUTSIDE THE BEDROOM AND AT LEAST ONE ON EACH FLOOR W/OUT BEDROOMS
FIRE RATING:	ZERO HOURS
EXTERIOR NON-LOAD BEARING AND BEARING WALLS:	COMBUSTIBLE, UNPROTECTED TRADITIONAL WOOD-FRAMED WALLS
FIRE RATING:	FIRE SEPERATION DISTANCE (FSD) LESS THAN 5 FEET - 1 HOUR WITH FIRE EXPOSURE FROM EACH SIDE; FIRE SEPERATION DISTANCE (FSD) 5 FEET OR MORE - ZERO HOUR
ALTERNATIONS TYPE:	LEVEL II
BUILDING HEIGHT:	30'
STORIES ABOVE GRADE:	2
BASEMENT:	YES
GROSS AREAS - BASEMENT:	1353 SQUARE FEET
MAIN:	1353 SQUARE FEET
SECOND:	1353 SQUARE FEET
THIRD:	579 SQUARE FEET
CEILING HEIGHTS ABOVE FINISHED FLOORS:	ALL HABITABLE AREAS (LIVING, FAMILY, KITCHEN, BEDROOMS, ETC) - 7'0" MINIMUM
BASEMENTS:	HABITABLE SPACES AND OTHER SIMILAR SPACES - 6'8" MINIMUM; AT LOCAL OBSTRUCTIONS/PROJECTIONS (BEAMS, PIPING, CABLES, ETC) 6'4" MINIMUM

ZONING DATA

ZONING DISTRICT: RESIDENTIAL R-19
 WARD: WARD 2
 ANC: 2E
 SMD: 2E07

BUILDING CODE DATA SUMMARY

2017 DCRC
 2015 IRC
 2017 DCMR12B SUPPLEMENT
 2017 DCECC
 2015 IECC WITH 2017 DCMR12I SUPPLEMENT

1619 Residence

1619 31st Street NW, Washington DC

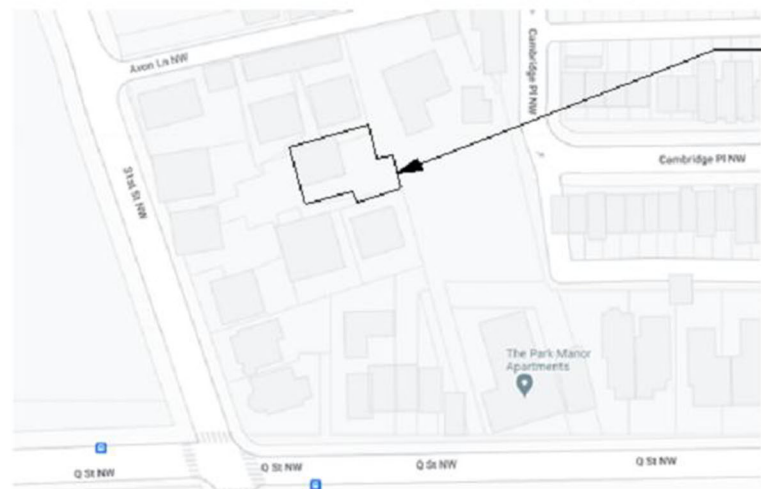
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COVER SHEET

000



LOCATION OF REAR FENCE (VIEW 1)

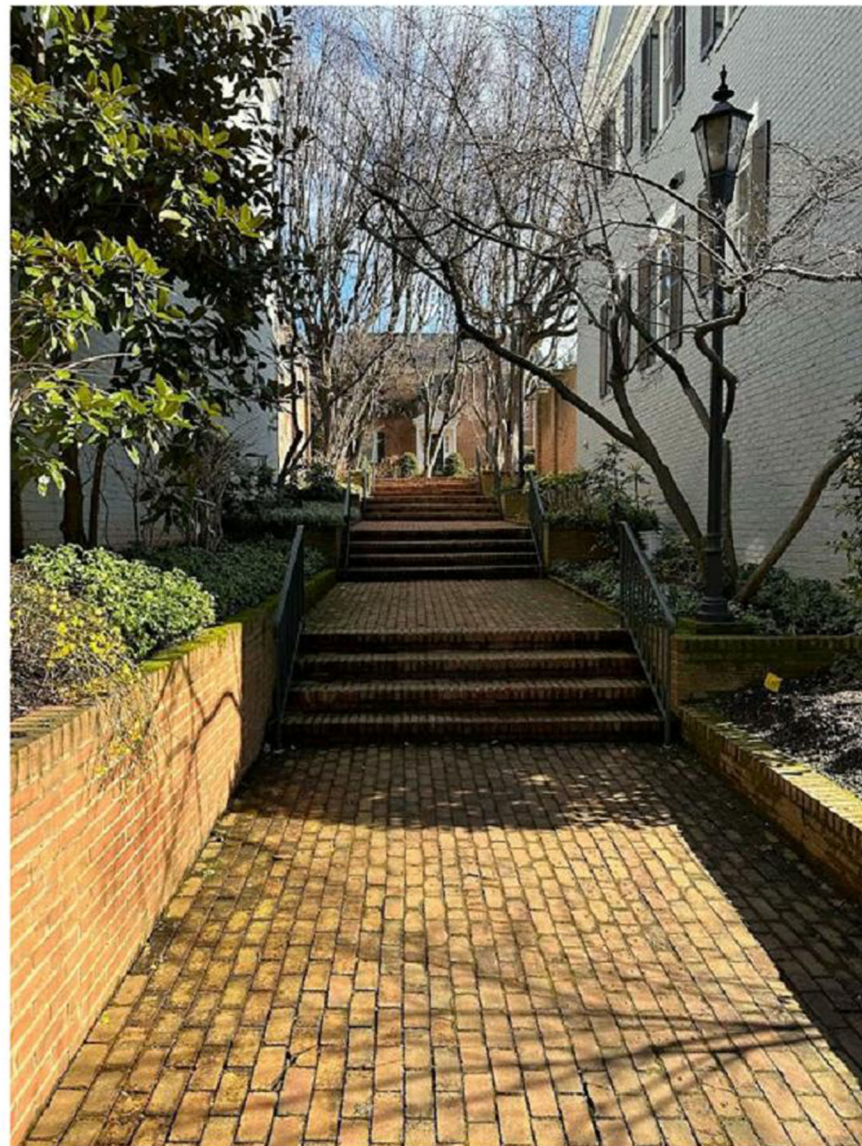
MAP OF SITE LOCATION - NOT TO SCALE



VIEW 1: VIEW OF REAR FENCE AT PROPERTY LINE - 6'0" TALL



VIEW 2: EAST ELEVATION



VIEW 3: VIEW OF 1619 31ST FROM THE PUBLIC RIGHT OF WAY ON 31ST STREET



VIEW 4: NORTH ELEVATION



VIEW 5: SOUTH ELEVATION



VIEW 6: WEST ELEVATION

1619 Residence

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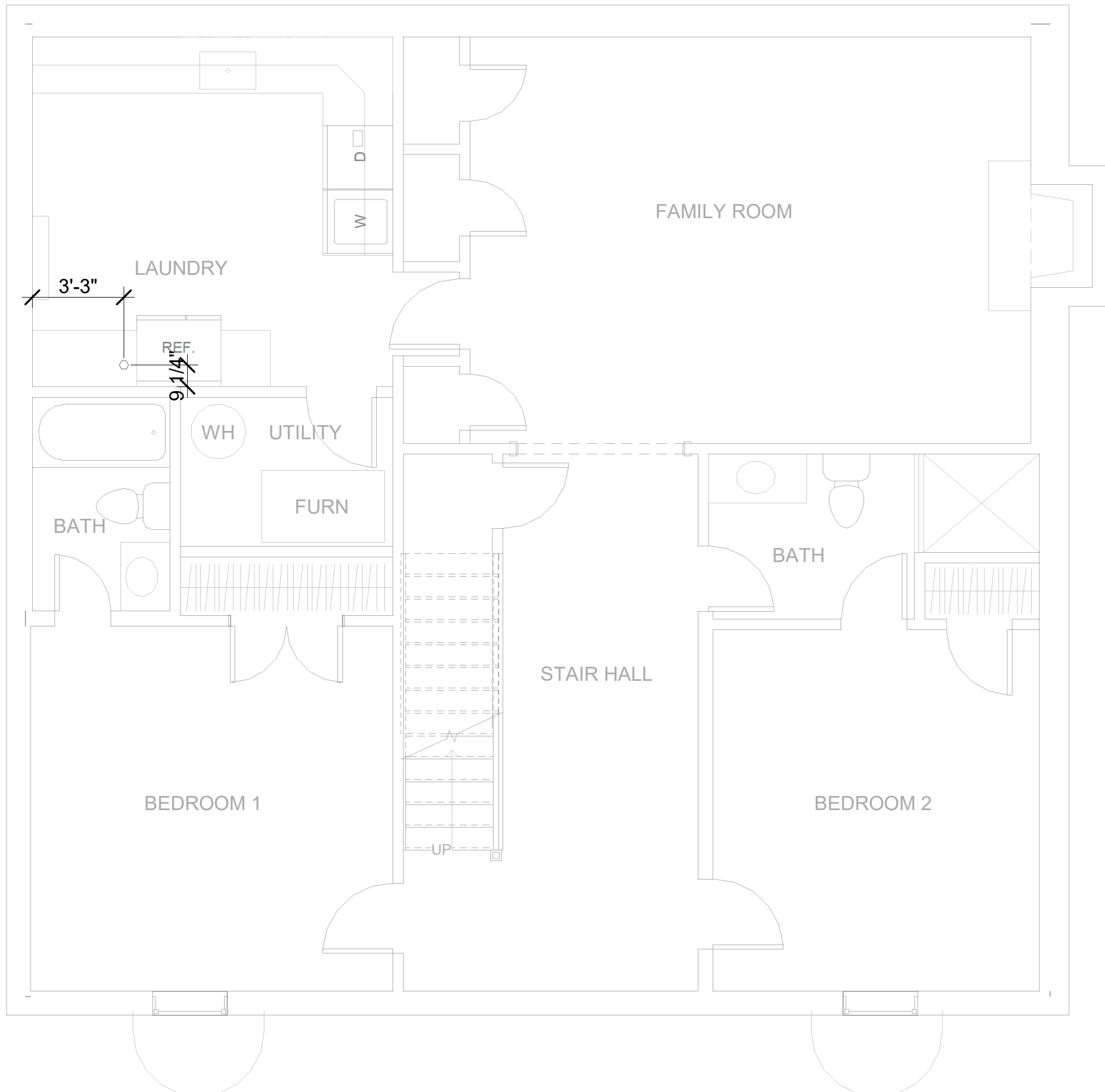
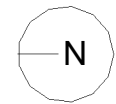
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Revision Description	Date

EXISTING CONDITIONS

001

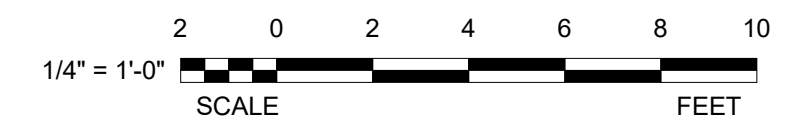
NO WORK ON THIS LEVEL



EX. BASEMENT PLAN
1/4" = 1'-0"



PROPOSED BASEMENT PLAN
1/4" = 1'-0"



LEGEND:

- EXISTING WALLS TO REMAIN:
- EXISTING WALLS TO BE DEMOED:

LEGEND:

- EXISTING WALLS TO REMAIN:
- NEW WALLS:

1619 Residence
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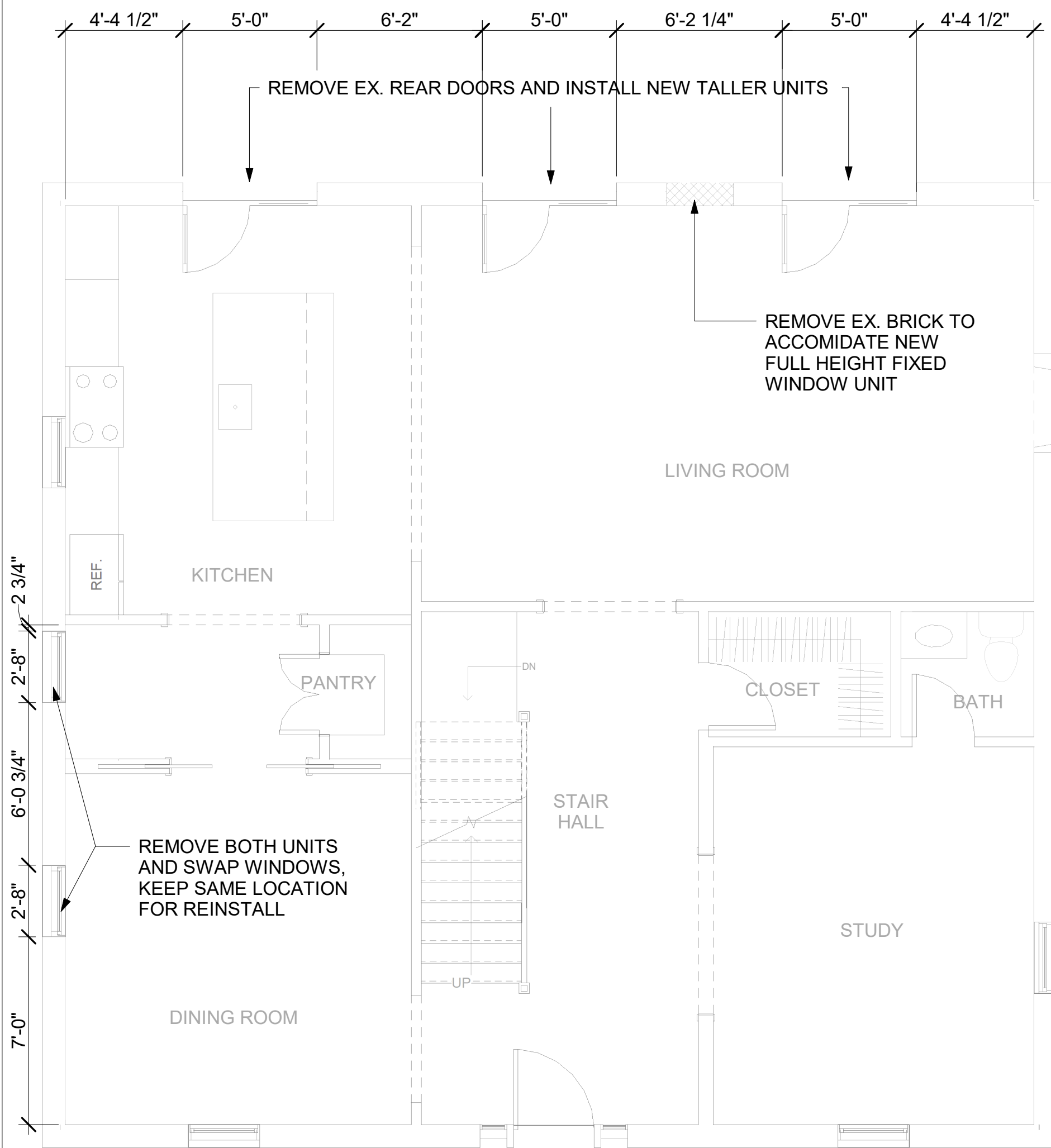
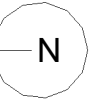
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BASEMENT FLOOR PLAN

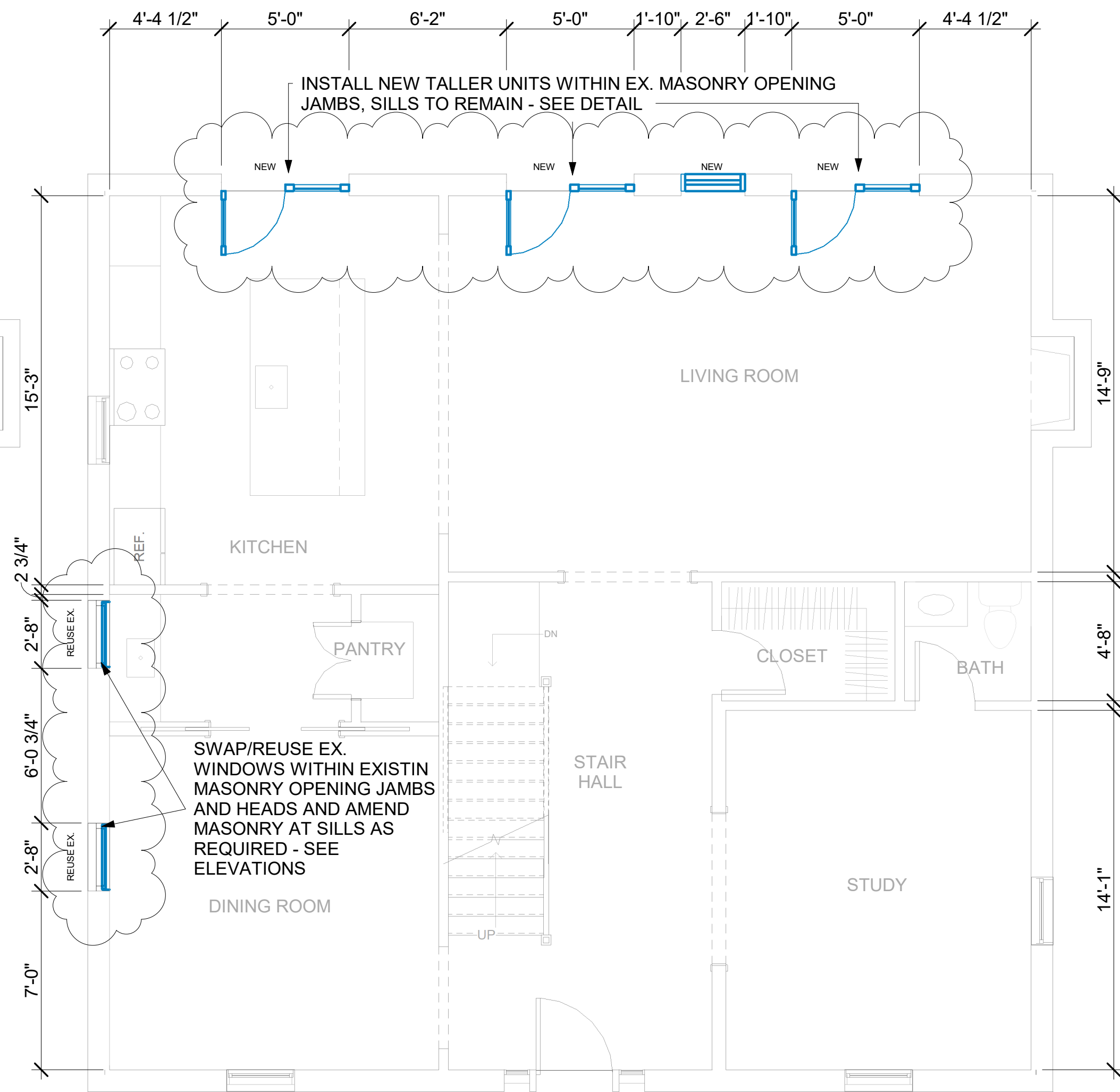
A100

PROPOSED ALTERATIONS IN CLOUDED AREAS ONLY



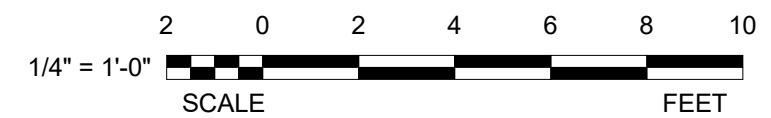
EX. MAIN FLOOR PLAN
1/4" = 1'-0"

- LEGEND:
- EXISTING WALLS TO REMAIN:
 - EXISTING WALLS TO BE DEMOED:



PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"

- LEGEND:
- EXISTING WALLS TO REMAIN:
 - NEW WALLS:



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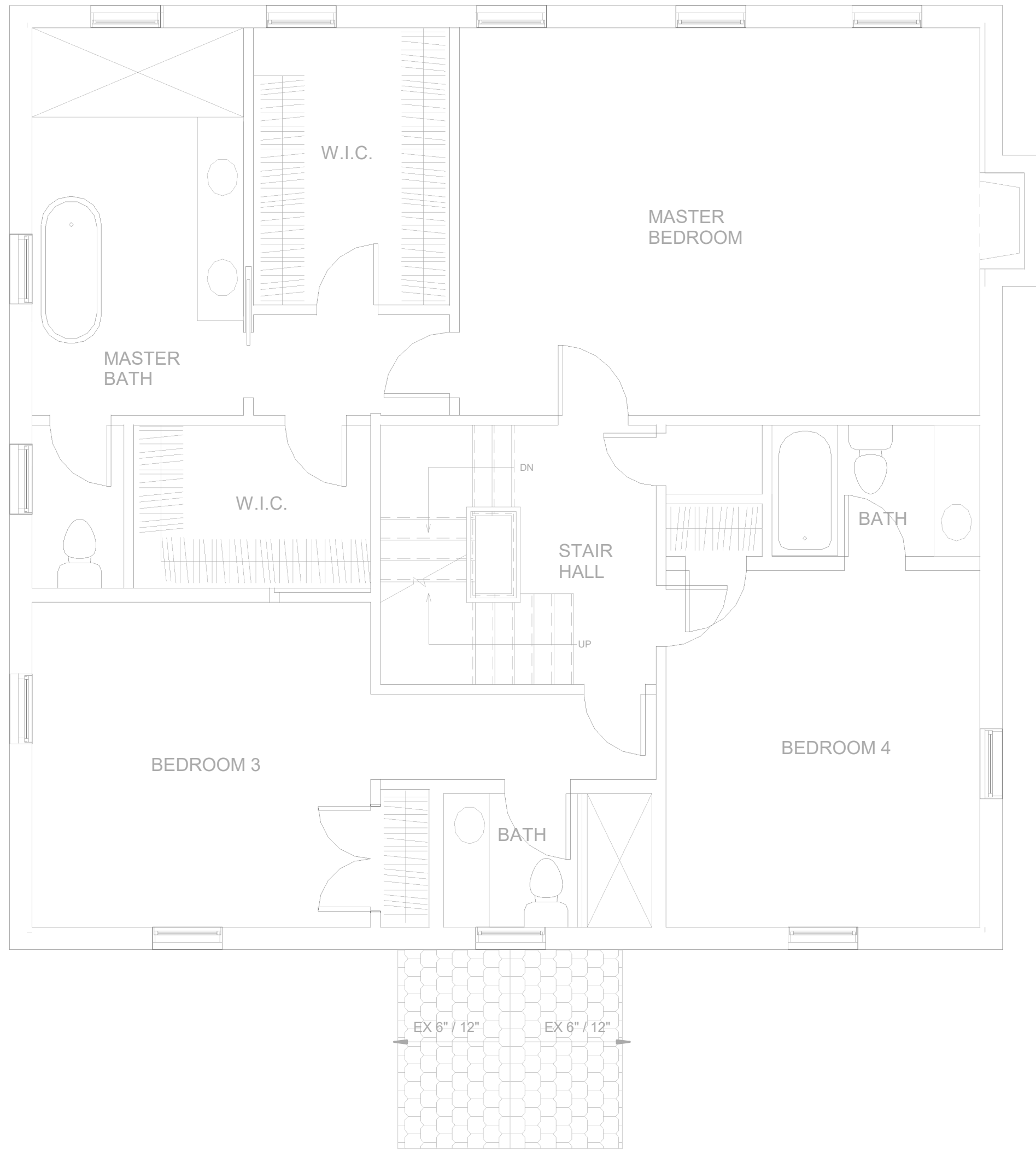
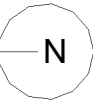
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Revision 1	Date 1

MAIN FLOOR PLAN

A101

NO WORK ON THIS LEVEL

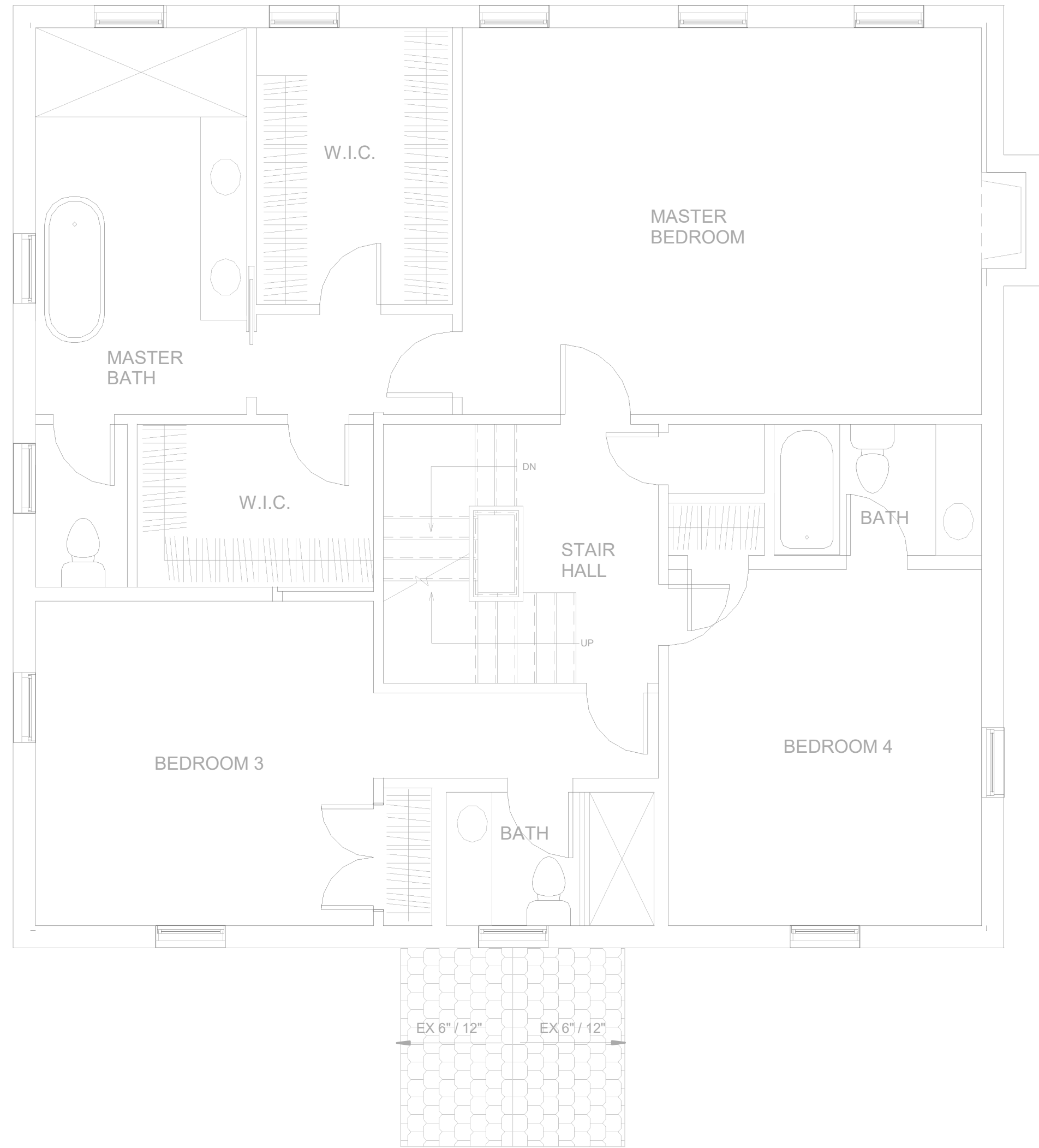


SECOND FLOOR
1/4" = 1'-0"

LEGEND:

EXISTING WALLS TO REMAIN:

EXISTING WALLS TO BE DEMOED:

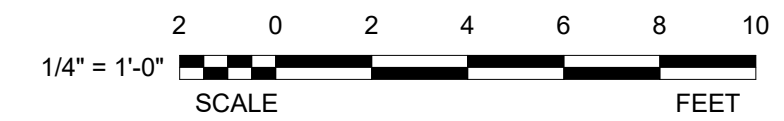


PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND:

EXISTING WALLS TO REMAIN:

NEW WALLS:



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Designer:

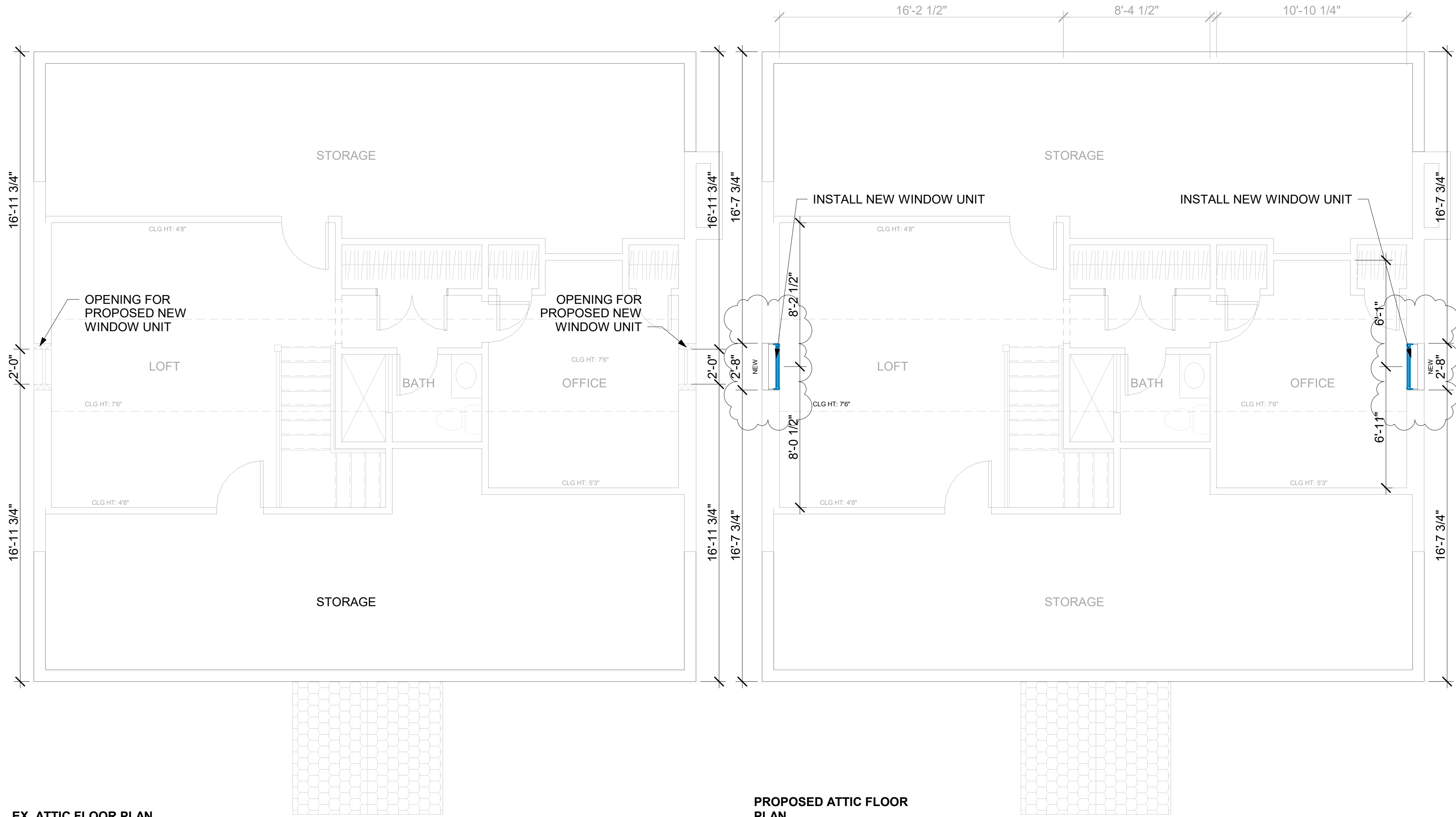
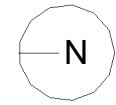
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SECOND FLOOR PLAN

A102

PROPOSED ALTERATIONS IN CLOUDED AREAS ONLY



EX. ATTIC FLOOR PLAN
1/4" = 1'-0"

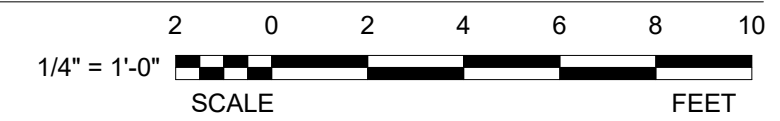
PROPOSED ATTIC FLOOR PLAN
1/4" = 1'-0"

LEGEND:

- EXISTING WALLS TO REMAIN:
- EXISTING WALLS TO BE DEMOED:

LEGEND:

- EXISTING WALLS TO REMAIN:
- NEW WALLS:



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Designer:

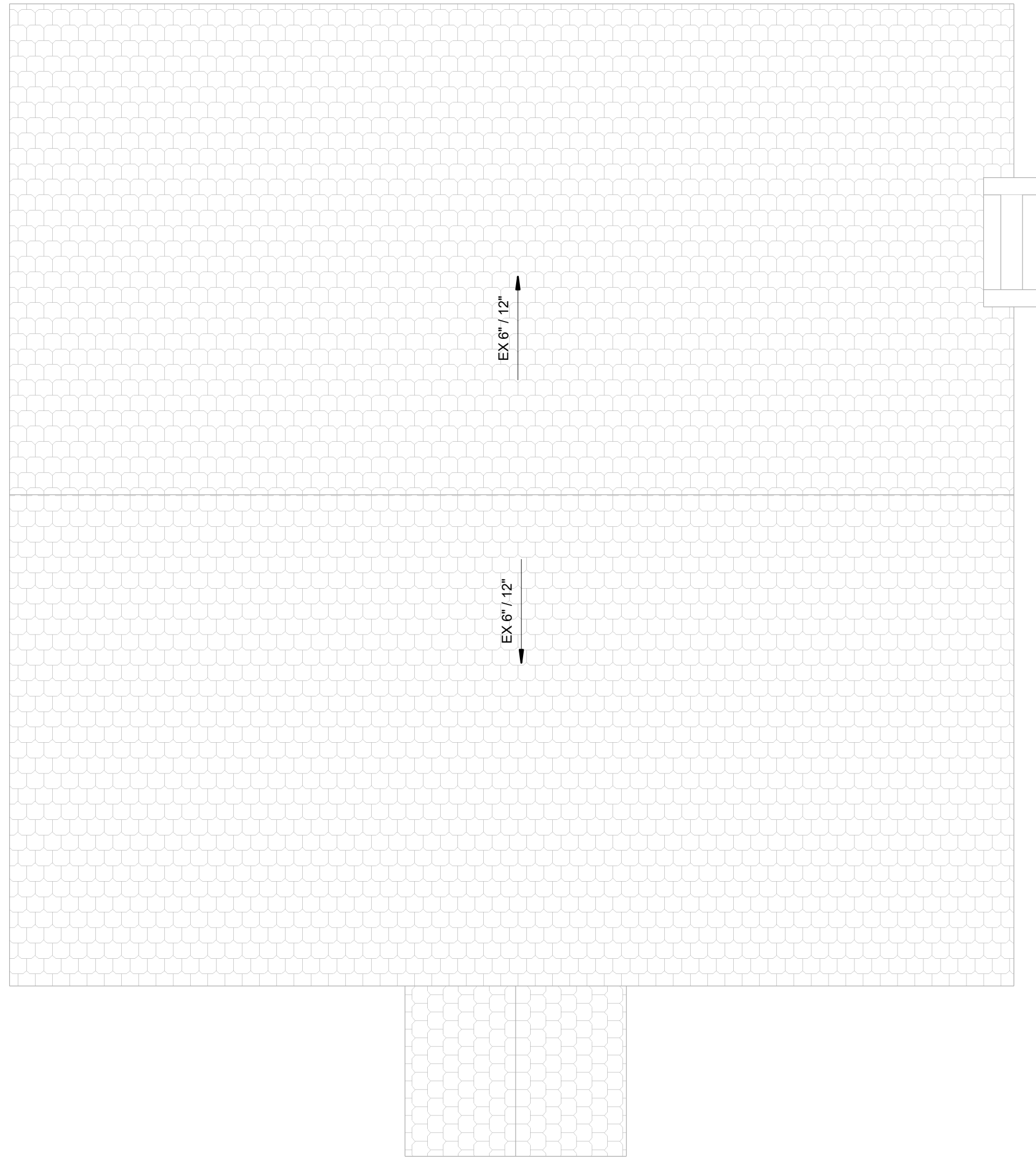
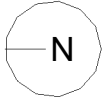
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Revision Description	Date
Revision 1	Date 1

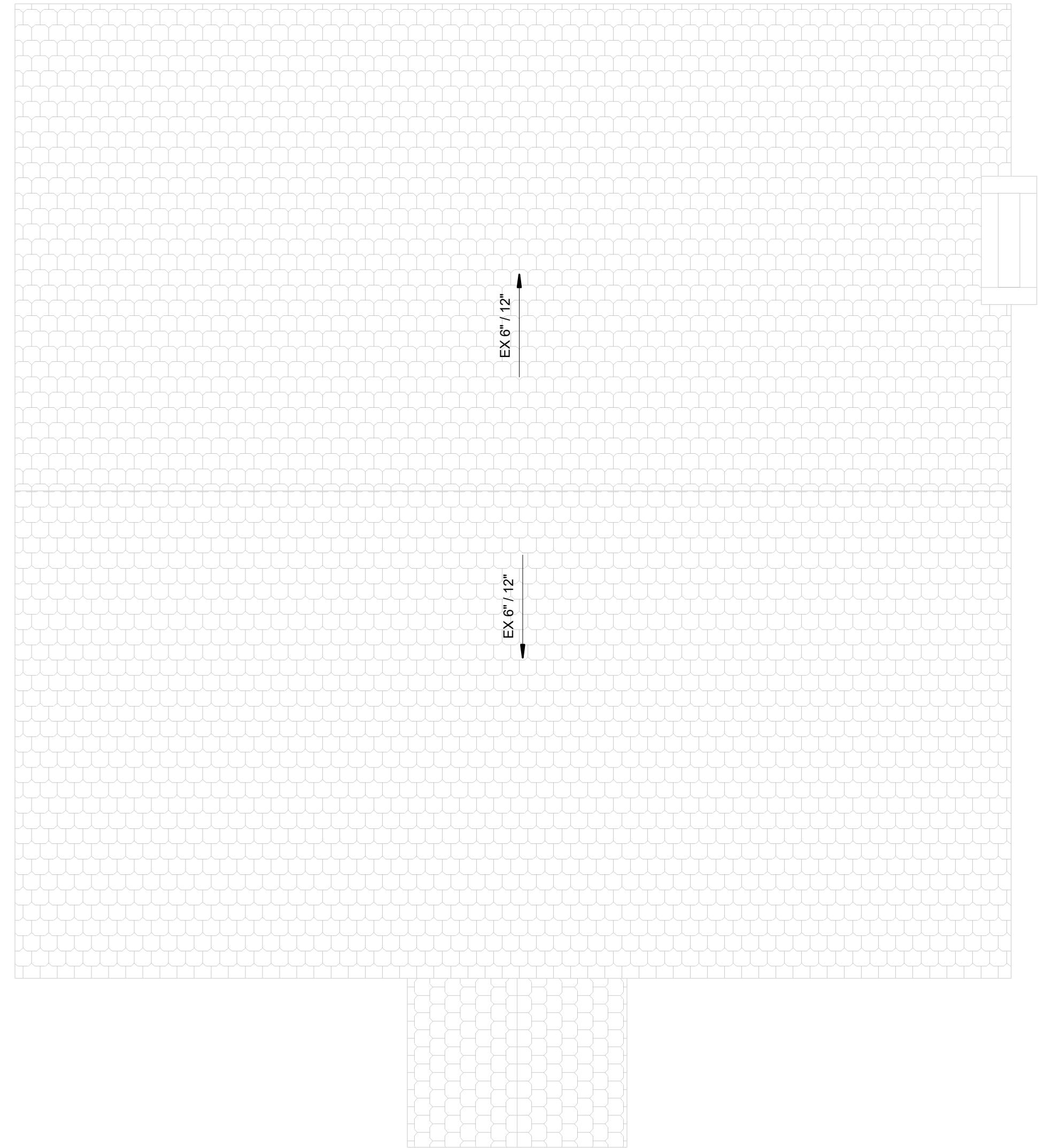
THIRD FLOOR PLAN

A103

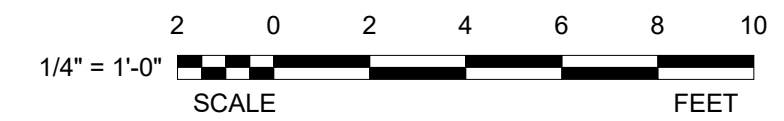
NO WORK/CHANGE OR MODIFICATION TO ROOF



EX. ROOF PLAN
1/4" = 1'-0"



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



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ROOF PLAN

A104

PROPOSED ALTERATIONS IN CLOUDED AREAS ONLY

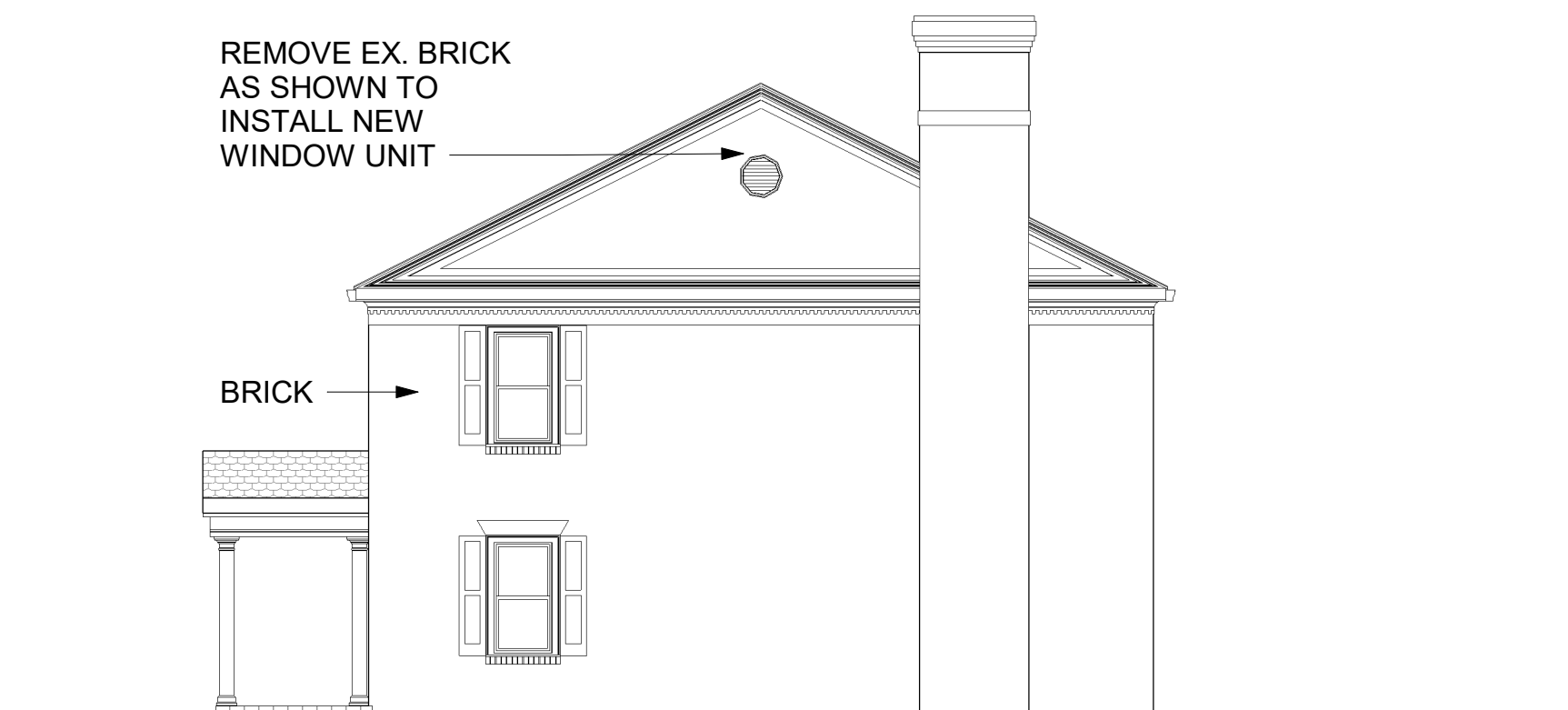
NO WORK ON WEST VIEW



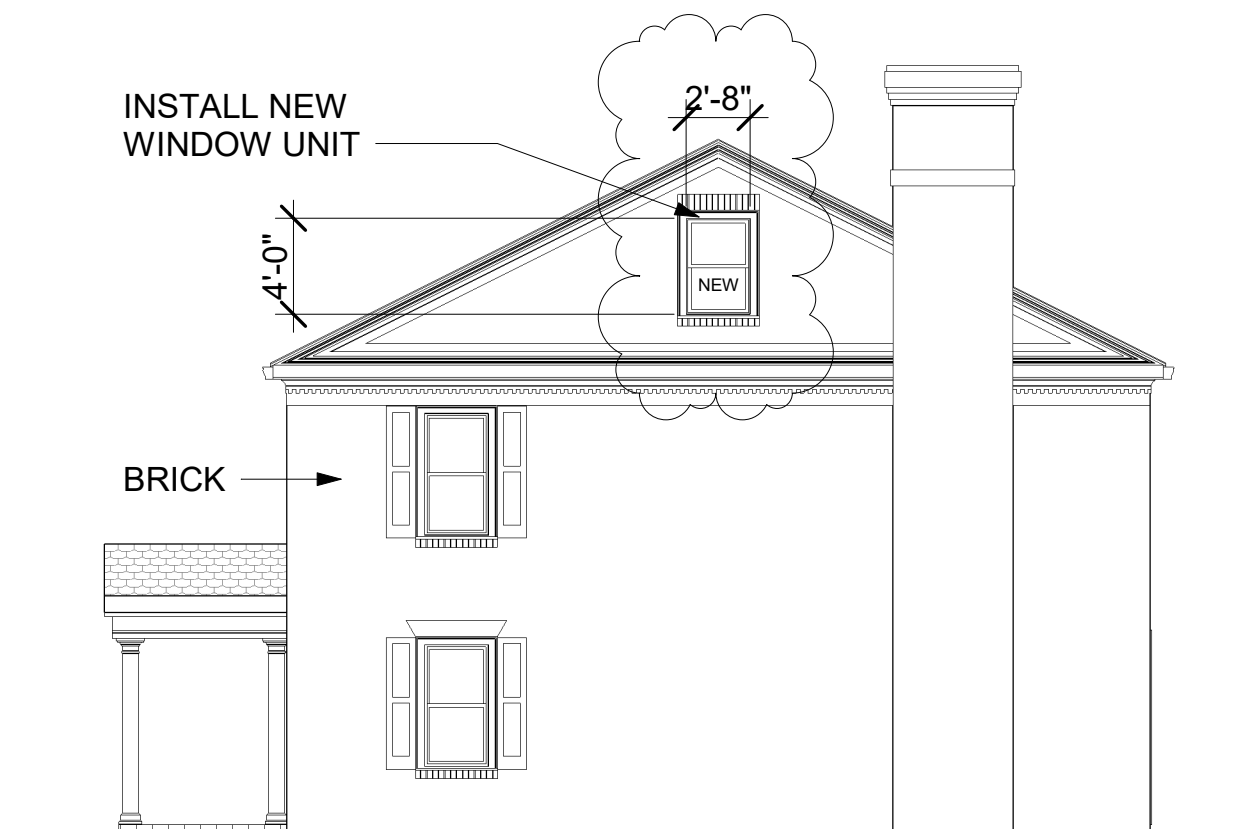
EXISTING WEST VIEW
1/8" = 1'-0"



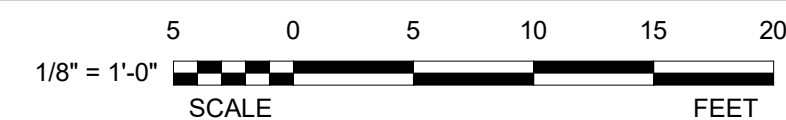
PROPOSED WEST VIEW
1/8" = 1'-0"



EXISTING SOUTH VIEW
1/8" = 1'-0"



PROPOSED SOUTH VIEW
1/8" = 1'-0"



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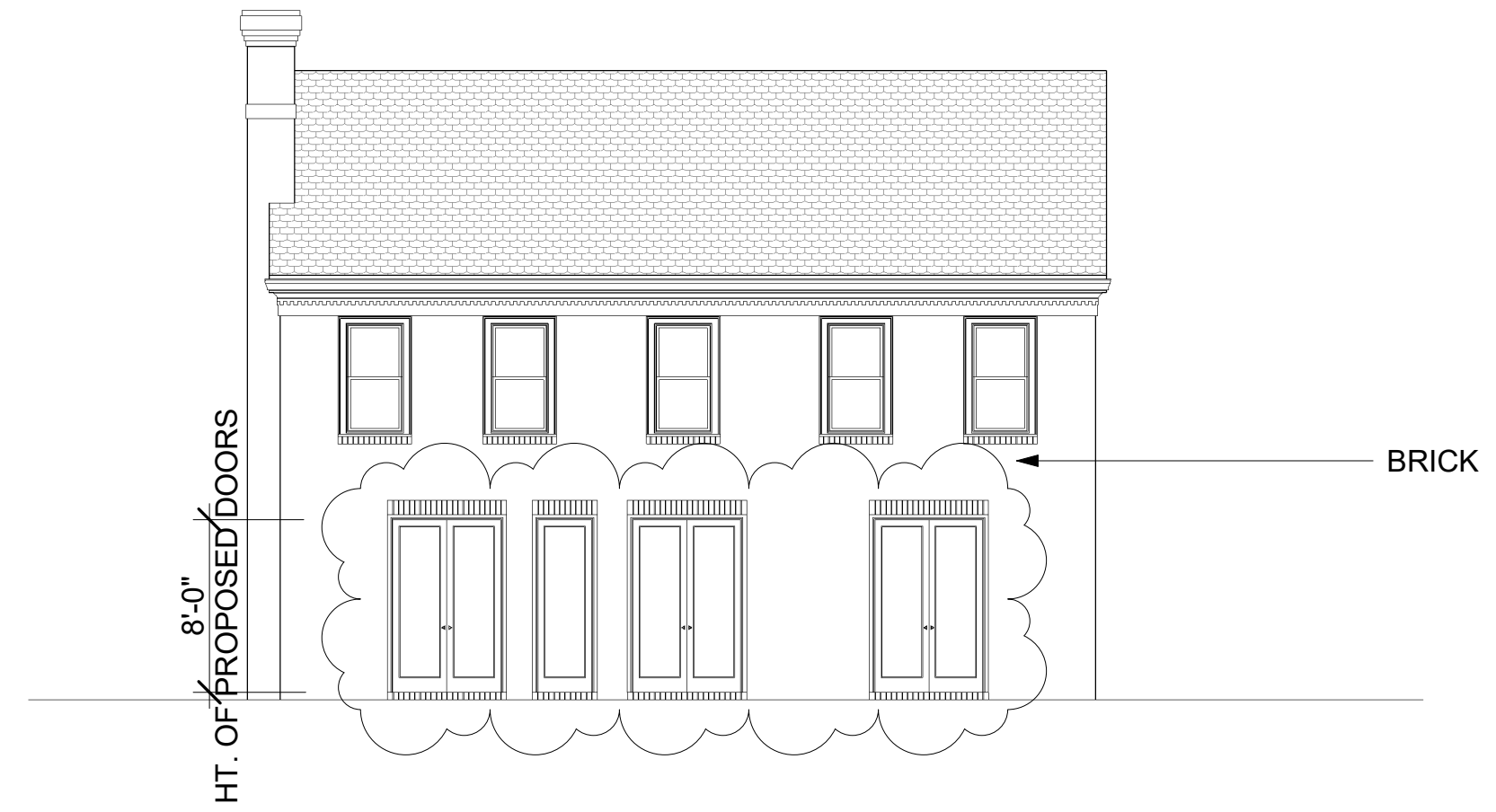
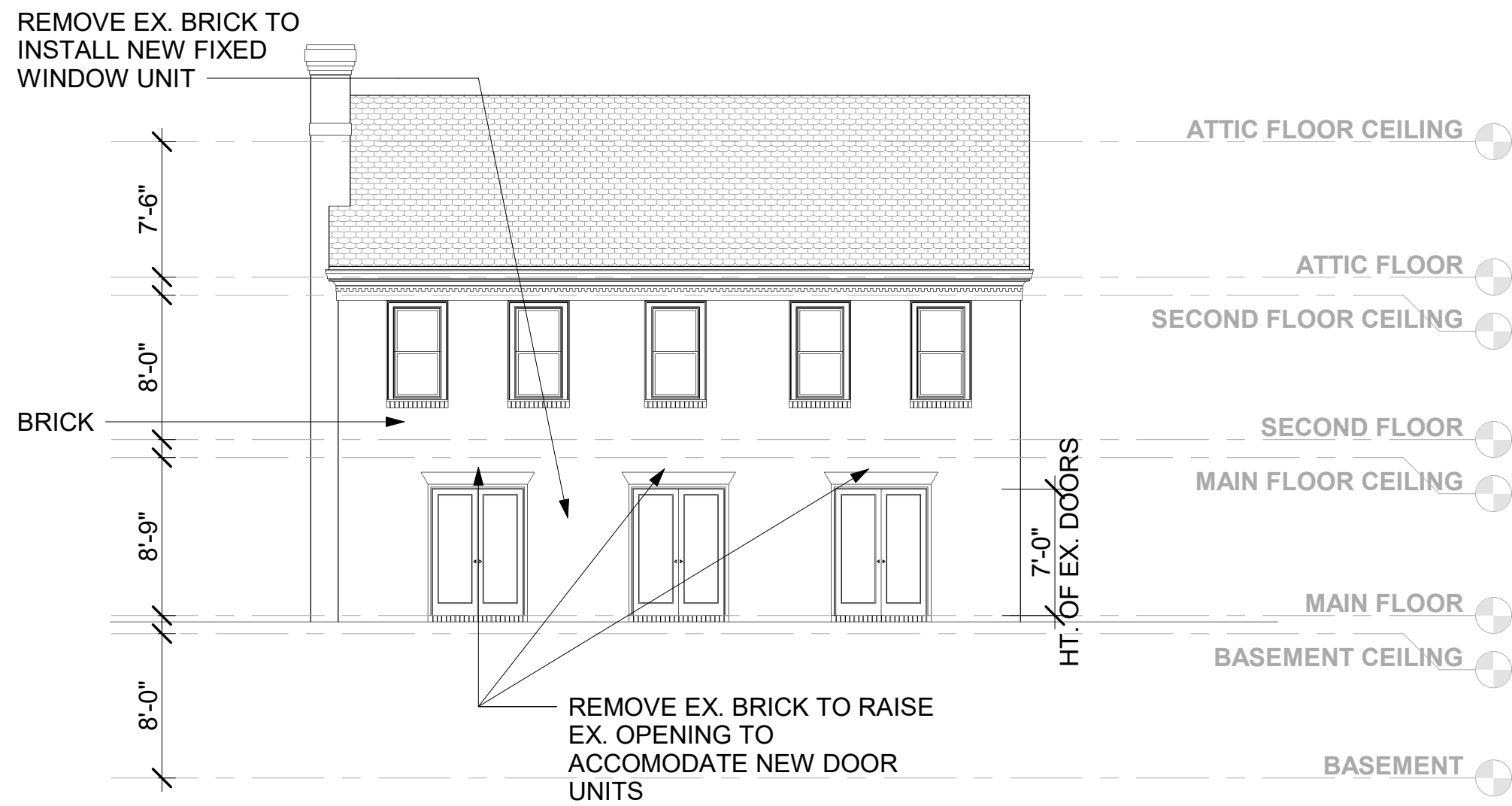
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Revision Description	Date
Revision 1	Date 1

ELEVATIONS

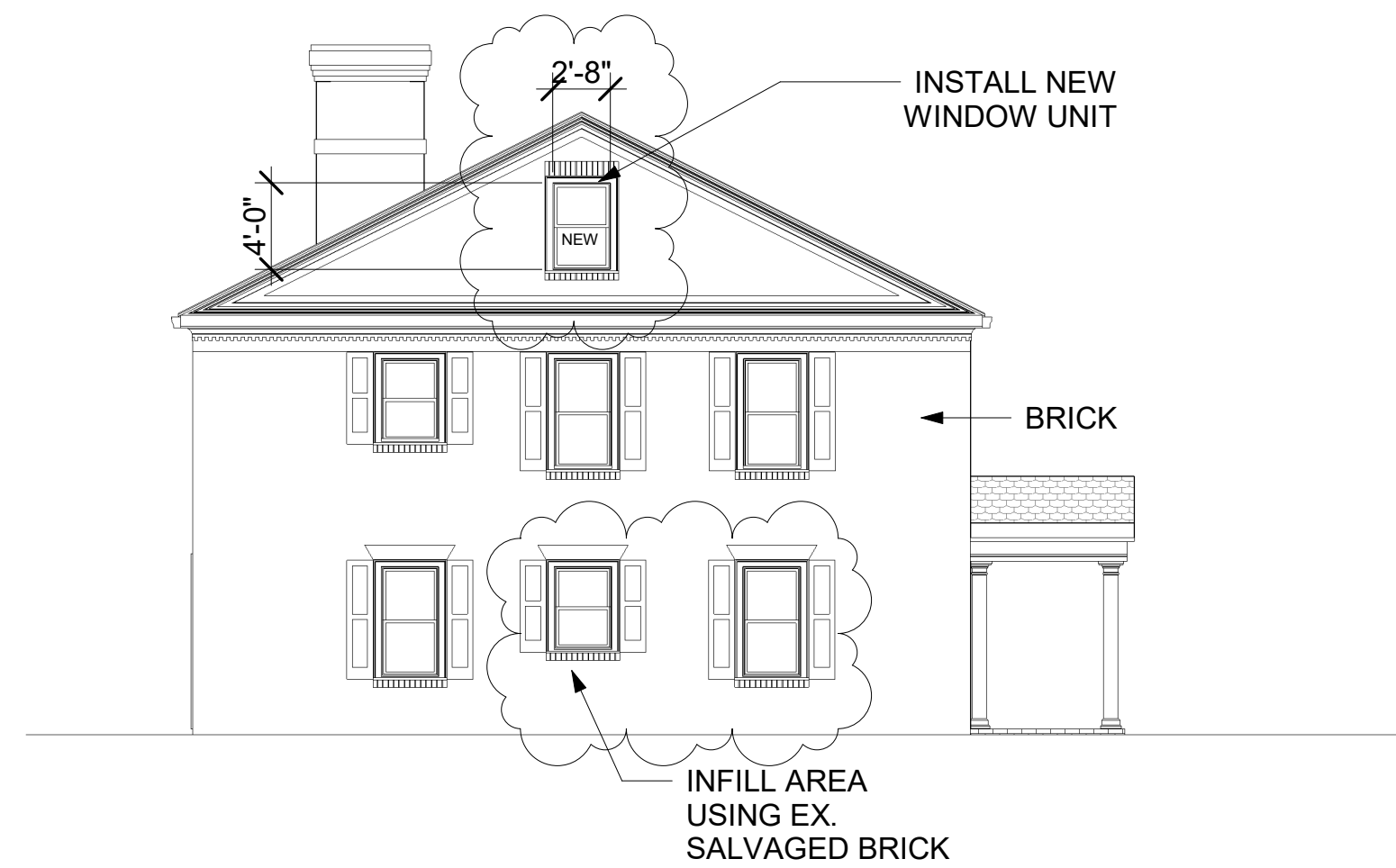
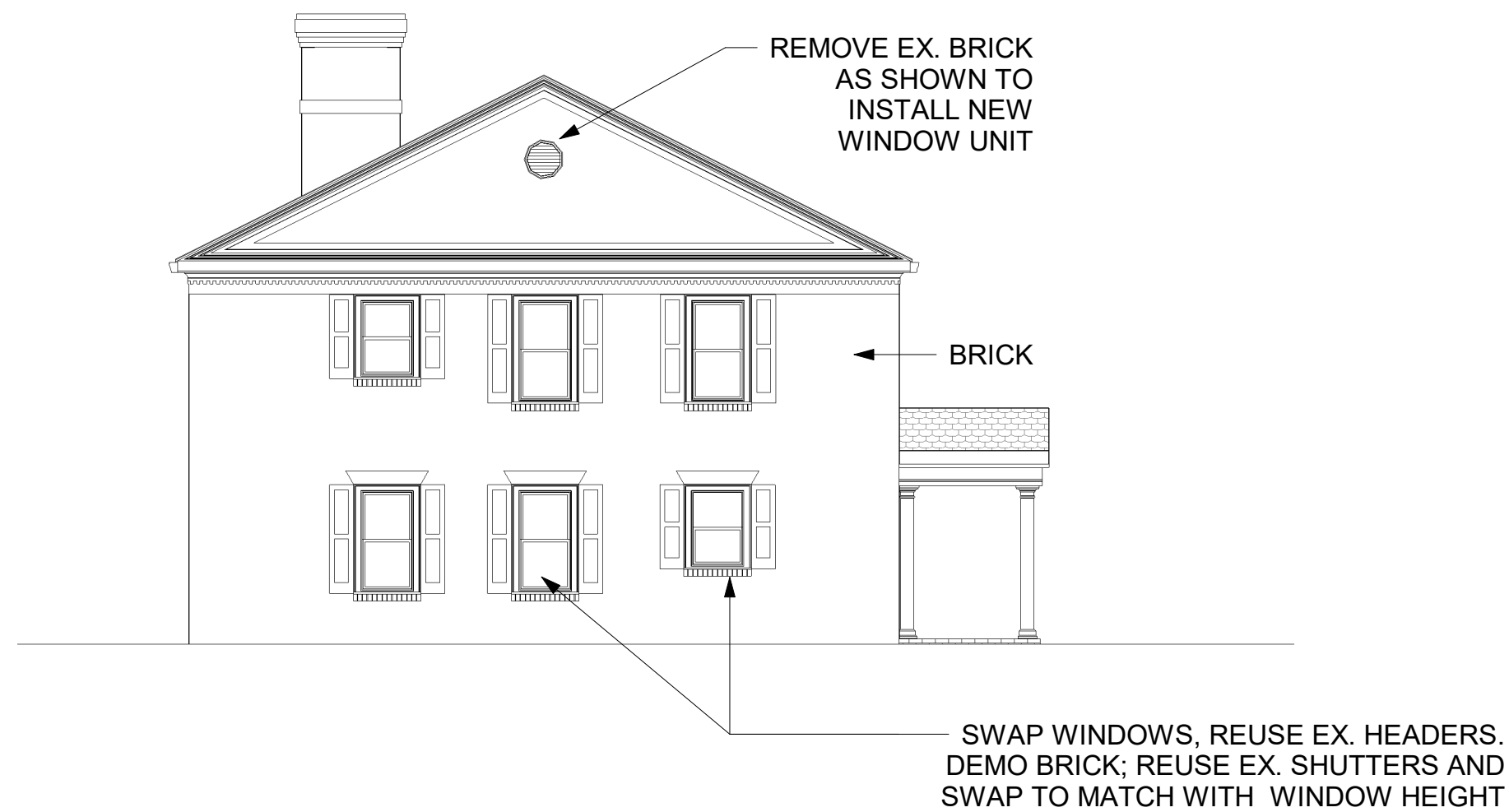
A200

PROPOSED ALTERATIONS IN CLOUDED AREAS ONLY



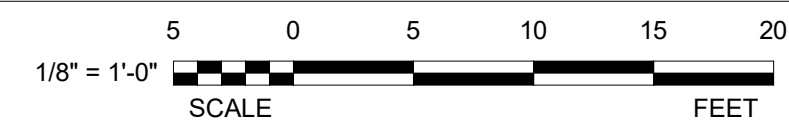
EXISTING EAST VIEW
1/8" = 1'-0"

PROPOSED EAST VIEW
1/8" = 1'-0"



EXISTING NORTH VIEW
1/8" = 1'-0"

PROPOSED NORTH VIEW
1/8" = 1'-0"



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Revision 1	Date 1

ELEVATIONS

A201

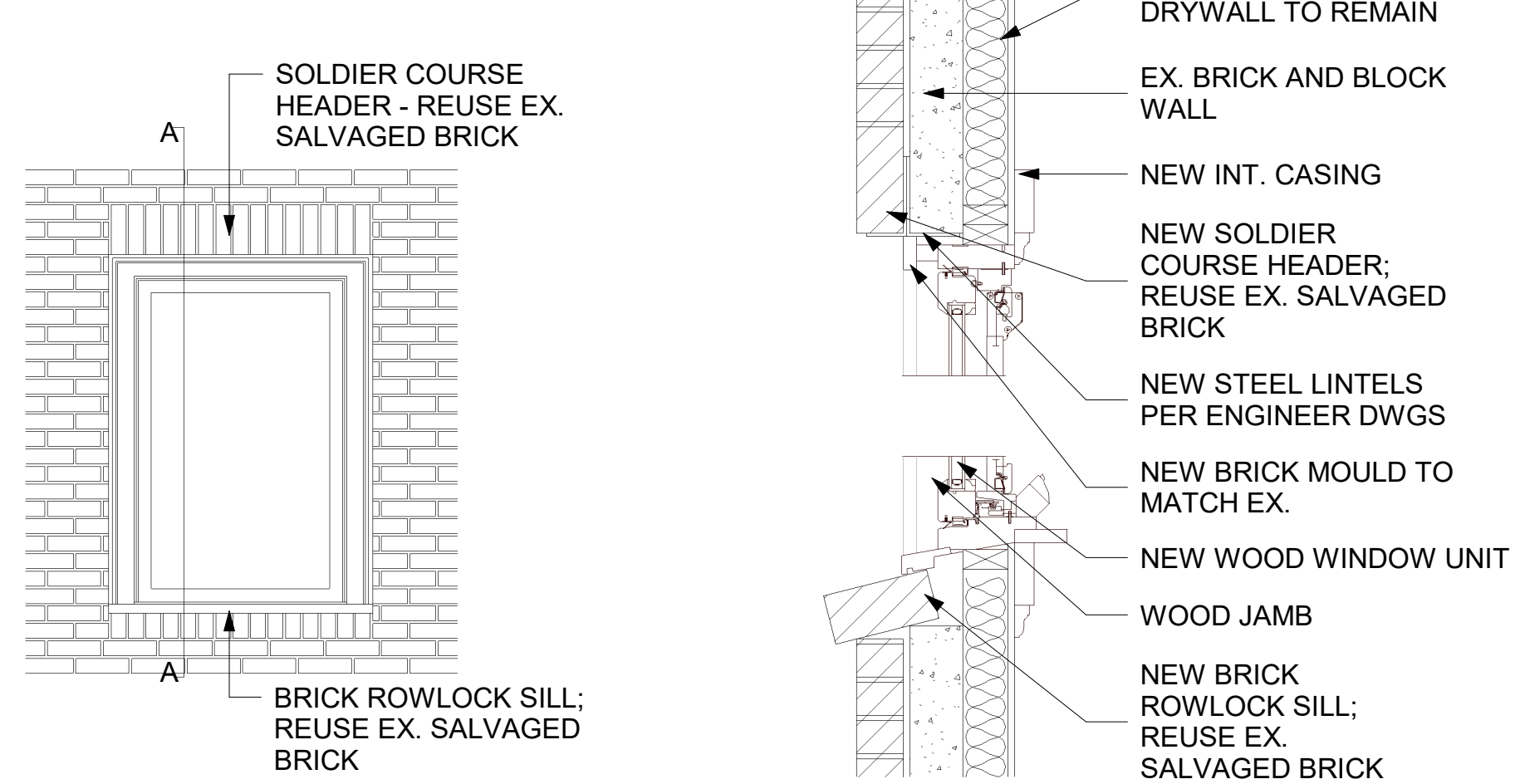
WINDOW SCHEDULE

MANUFACTURER	SPECIFICATION	ROUGH OPENING	WIDTH AND HEIGHT	JAMB DEPTH	QUANTITY
LEPAGE	Hung Window H-100 - Wood Frame and Jamb: Pine, thickness 1 7/16", depth 4 9/16" Sash: Pine, thickness 1 1/2", colonial glaze Interior and Exterior finish: Primed Weather-strip: O-Ion and silicone Insulated glass: Double glaze 3/4", "Technoform" spacer in white, argon Glass: Clear, Low-e - Energy advantage, 272, 366, 189 Grilles: None	2' 9 1/4" X 4' 2 3/4"	2' 8" X 4' 1 1/2"	6 9/16"	2
OPT A					
LEPAGE	Hung Window C100-11 - Wood Frame and Jamb: Jointed Pine, thickness 1 1/8", depth 4 9/16" Sash: Non Finger-Jointed Pine, thickness 1 1/2", colonial profile Interior and Exterior finish: Primed Hardware: Encore Series in white, standard egress hinges Weather-strip: Wind breaker, black polyflex and 8 mm silicone bulb weather strip Insulated glass: Double glaze 3/4", "Technoform" spacer in white, argon Glass: Clear, Low-e - Energy advantage, 272, 366, 189 Grilles: None Screen: invisible fiberglass mesh with white surround, retractable	2' 9 1/2" X 4' 1 1/2"	2' 8" X 4' 0"	6 9/16"	2
OPT B					

DOOR SCHEDULE

MANUFACTURER	SPECIFICATION	ROUGH OPENING	WIDTH AND HEIGHT	JAMB DEPTH	QUANTITY
LEPAGE	Frame and Jamb: Pine, thickness 1 1/2", depth, 6 9/16" Panel: Pine, thickness 1 3/4", colonial glaze Sill: Top rail width: 3 5/8", bottom rail 9", raised panel Interior and Exterior finish: primed Hardware: hinges - satin chrome, 4" x 4" ball bearing - satin chrome, Weather-strip: Silicone Insulated glass tempered: Double glaze 3/4", "Technoform" spacer - bronze, Argon Glass: Clear, Low-e - Energy advantage, 272, 366, 189 Grilles: None	5' 1 1/4" X 8' 1 1/4"	5' 0" X 8' 0"	6 9/16"	3
LEPAGE		2' 7 1/4" X 8' 1 1/4"	2' 6" X 8' 0"	6 9/16"	1

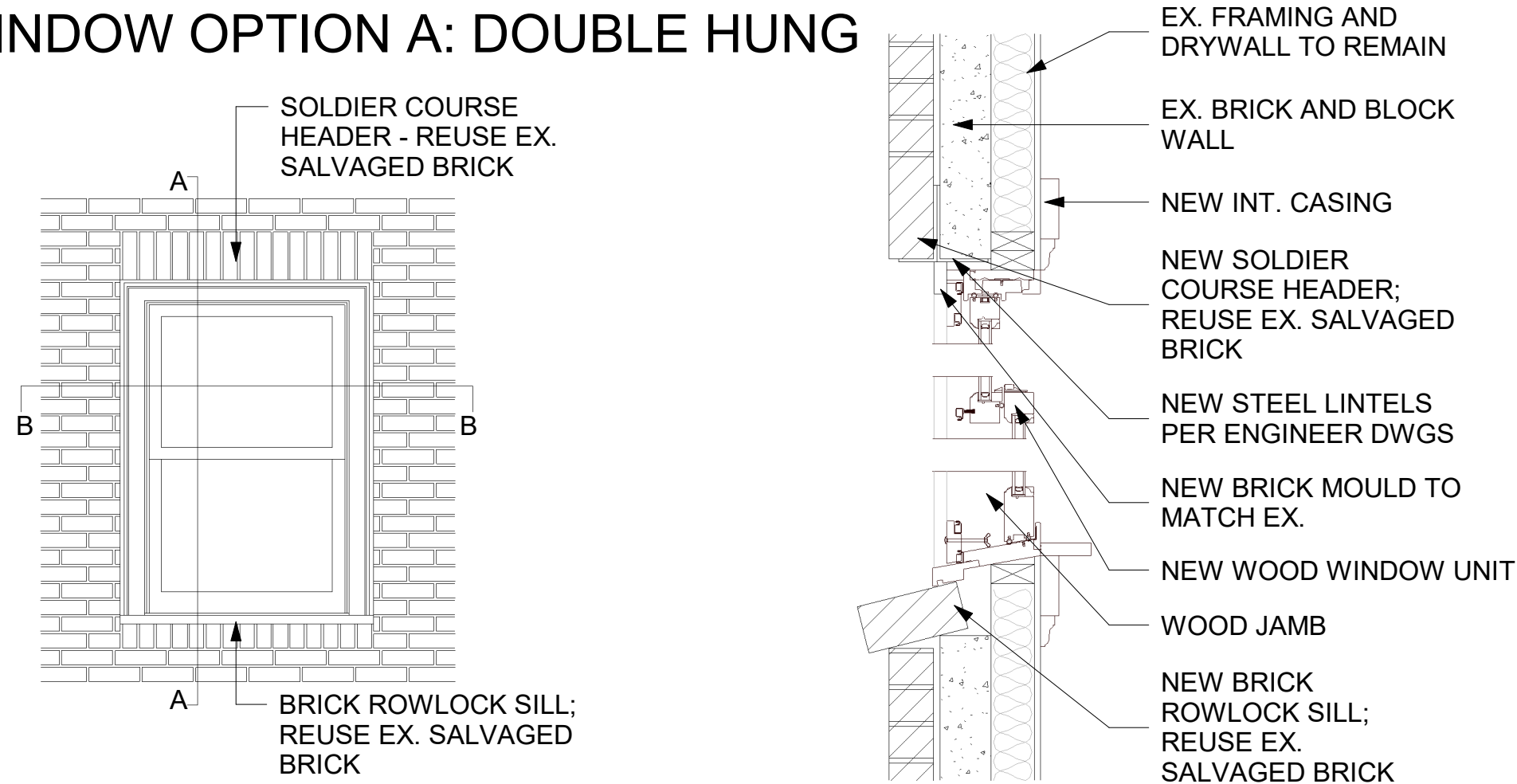
WINDOW OPTION B: CASEMENT



Casement Window Elevation Detail
1/2" = 1'-0"

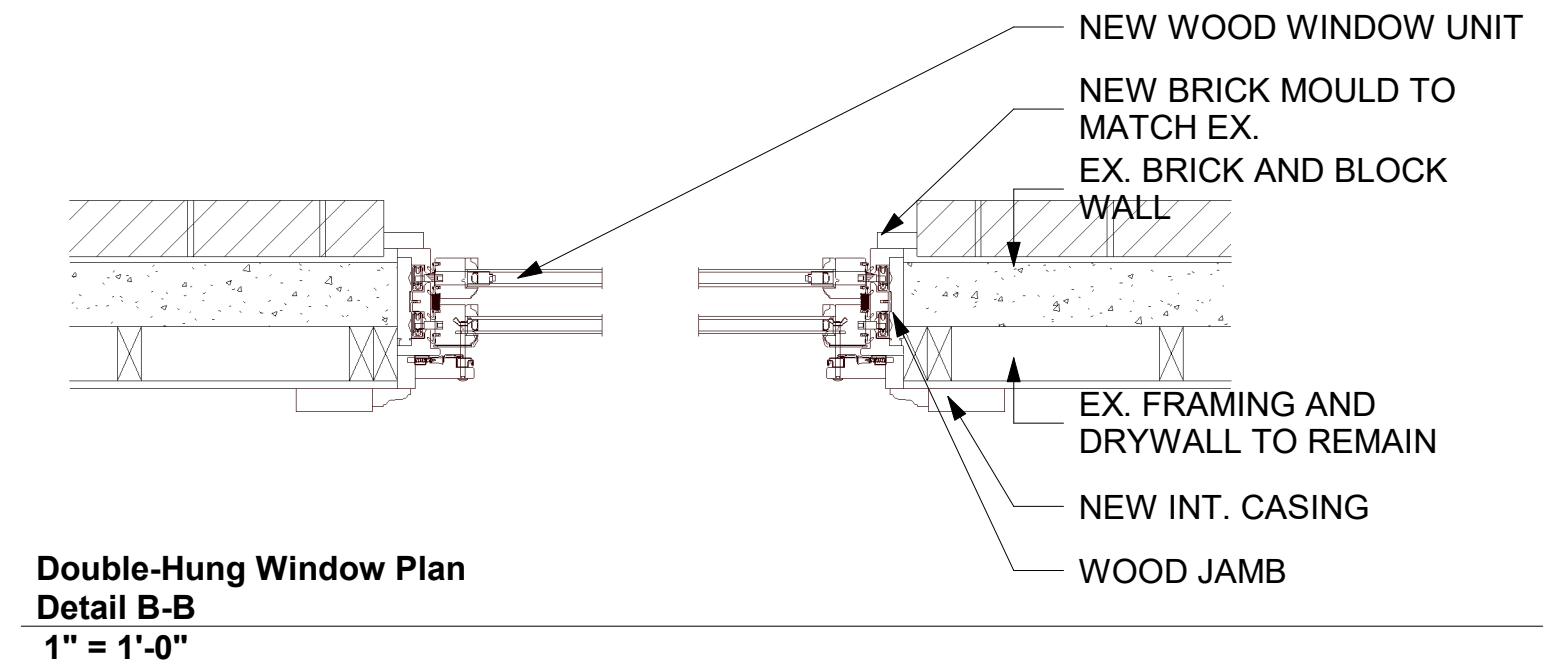
Casement Window Section Detail A-A
1" = 1'-0"

WINDOW OPTION A: DOUBLE HUNG

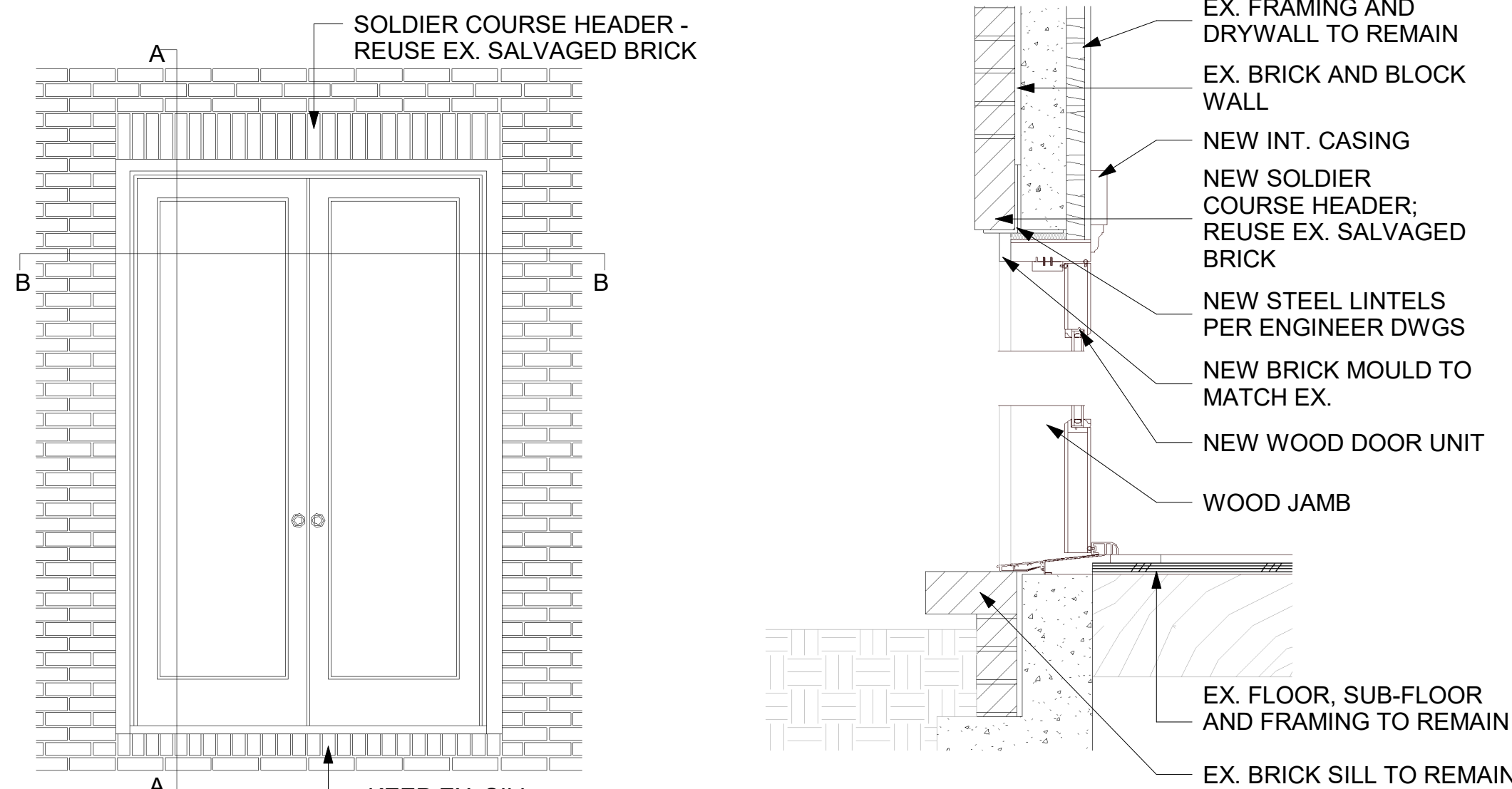


Double-Hung Window Elevation Detail
1/2" = 1'-0"

Double-Hung Window Section Detail A-A
1" = 1'-0"

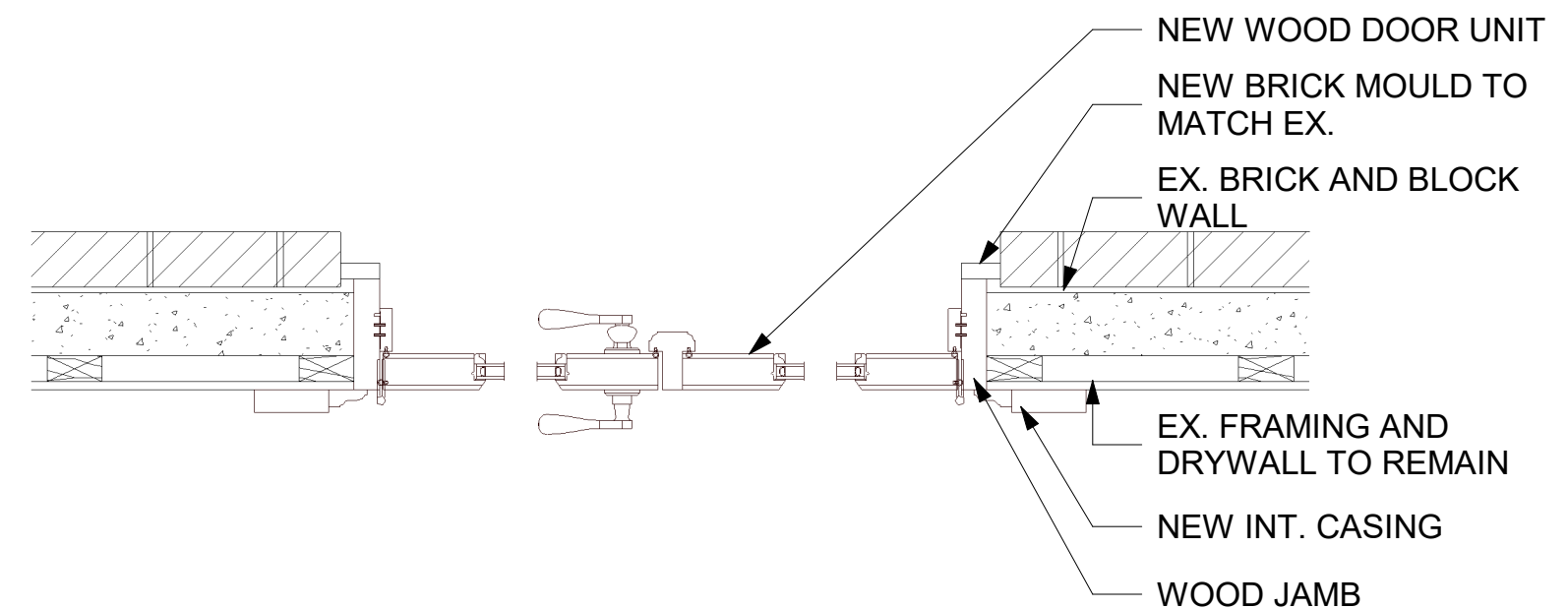


Double-Hung Window Plan Detail B-B
1" = 1'-0"



Door Elevation Detail
1/2" = 1'-0"

Door Section Detail A-A
1" = 1'-0"



Door Plan Detail B-B
1" = 1'-0"

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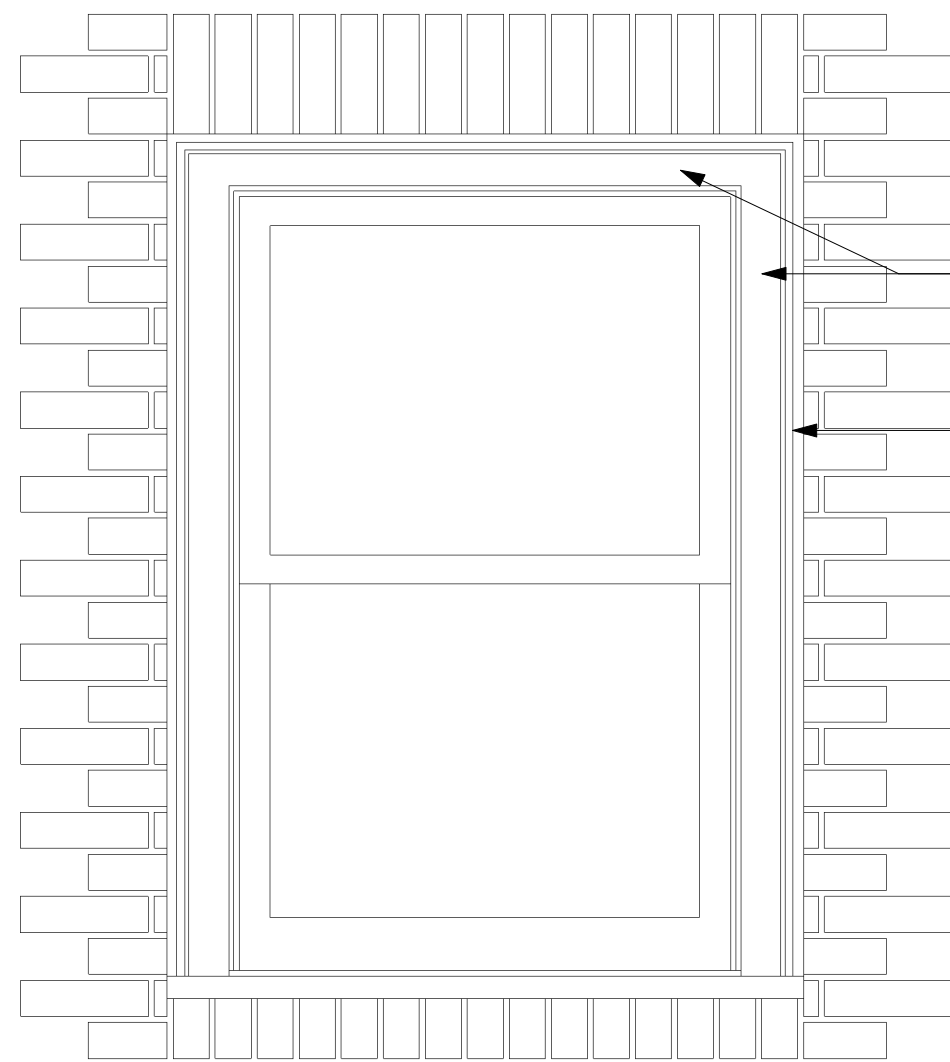
WINDOW & DOOR SCHEDULE AND DETAILS

S100



- HORIZONTAL BRICK MOULD - 4"
- UPPER RAIL - 1 1/2"
- STILE - 2"
- MEETING RAIL - 1 1/2"
- VERTICAL BRICK MOULD - 4 1/2"
- BOTTOM RAIL - 2 1/4"
- OUTER SILL - 1 3/4"

EXISTING WINDOW

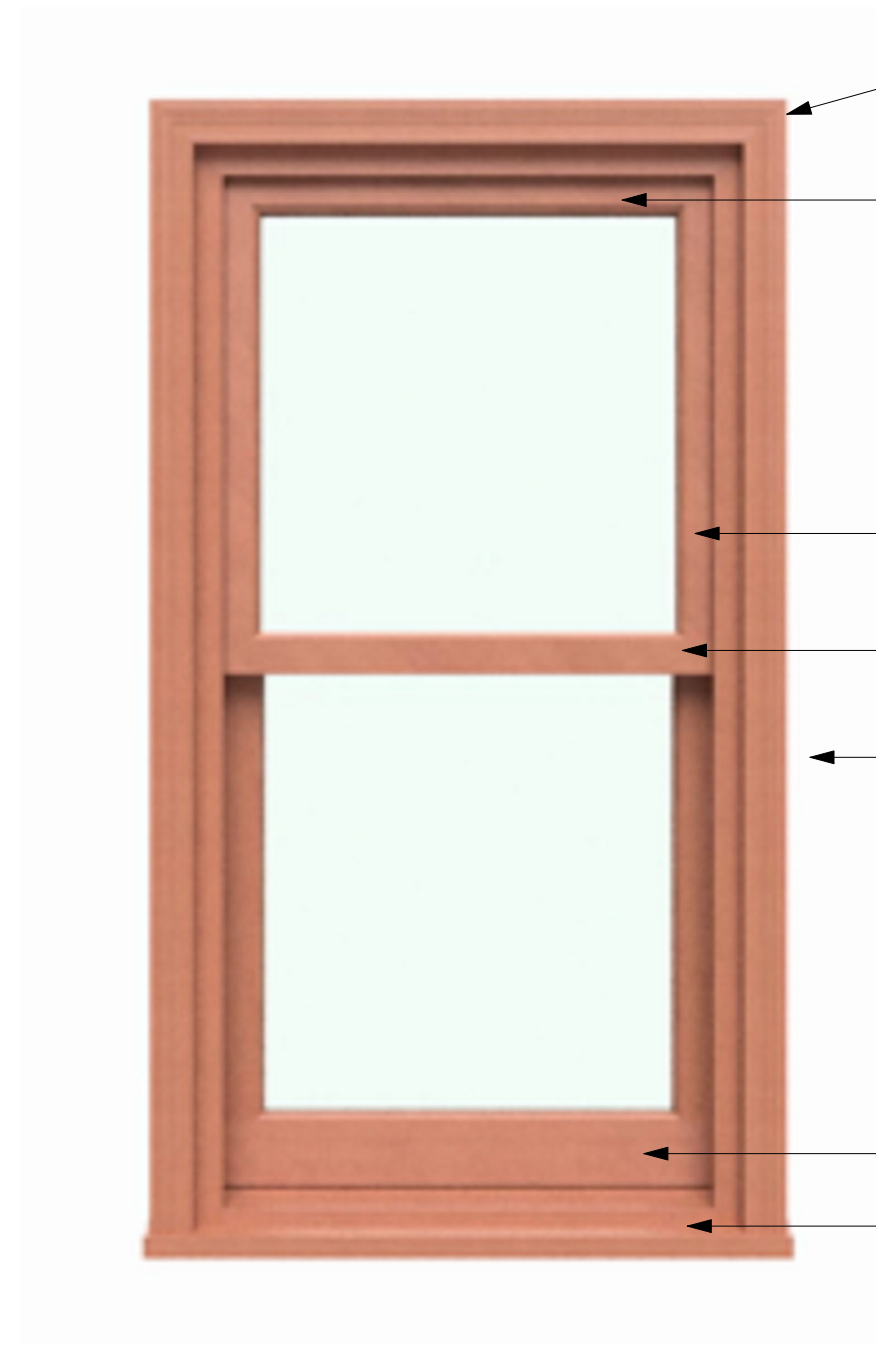


5/4" x 6" RIPPED DOWN TO 4 1/2" ON VERTICALS, 4" FOR HORIZONTAL

WM-946

Brick Mould Detail
1" = 1'-0"

BUILT ON SITE BRICK MOULD - MATERIALS WILL BE PURCHASED FROM TW PERRY



HORIZONTAL BRICK MOULD - 4"
NOTE: BRICK MOULD SHOWN WILL NOT BE USED, SEE DETAIL BELOW

UPPER RAIL - 1 13/16"

STILE - 1 15/16"

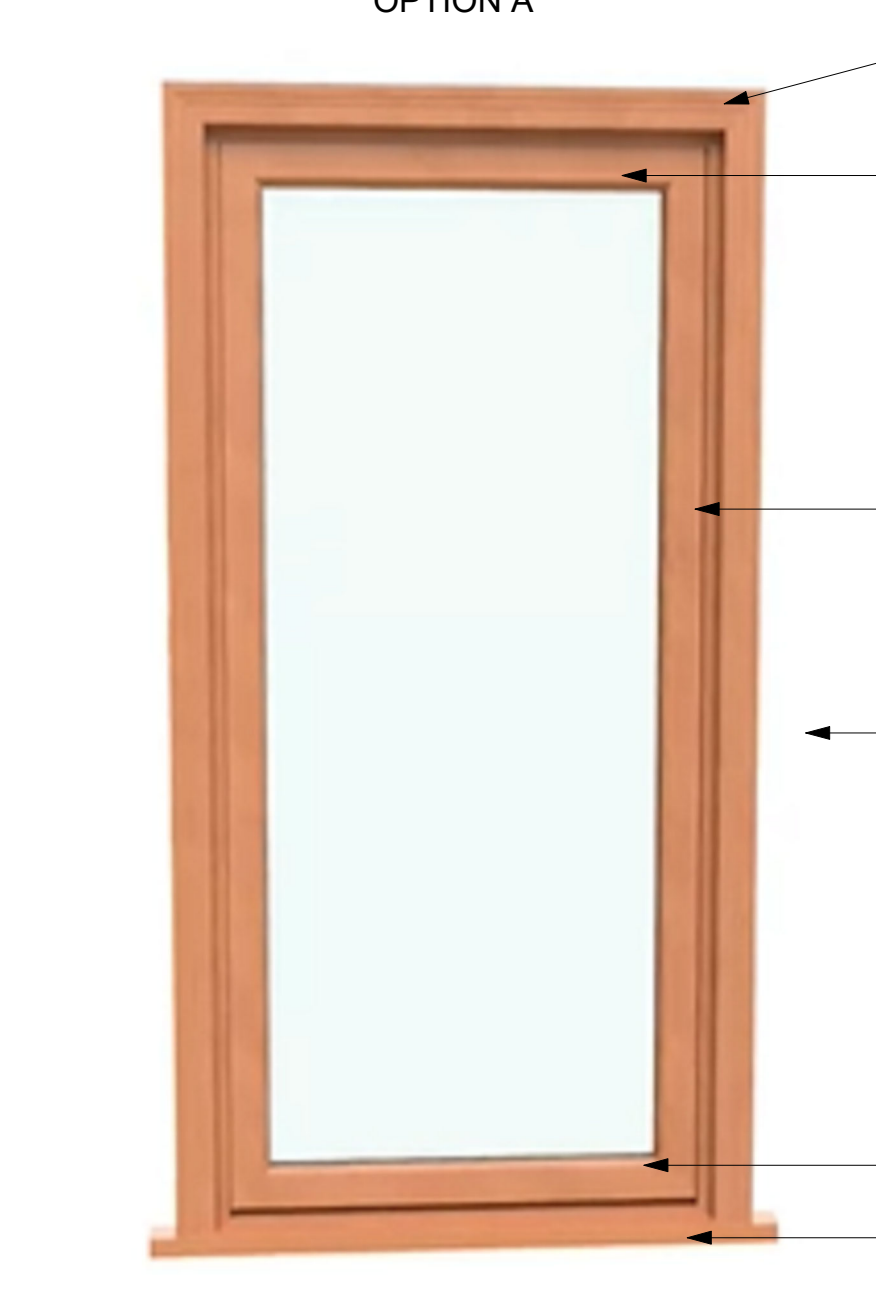
MEETING RAIL - 1 13/16"

VERTICAL BRICK MOULD - 4 1/2"
NOTE: BRICK MOULD SHOWN WILL NOT BE USED, SEE DETAIL BELOW

BOTTOM RAIL - 3 5/16"

OUTER SILL - 1 3/4"

LEPAGE DOUBLE HUNG H-100 SERIES - WOOD
OPTION A



HORIZONTAL BRICK MOULD - 4"
NOTE: BRICK MOULD SHOWN WILL NOT BE USED, SEE DETAIL BELOW

UPPER RAIL - 1 13/16"

STILE - 1 15/16"

VERTICAL BRICK MOULD - 4 1/2"
NOTE: BRICK MOULD SHOWN WILL NOT BE USED, SEE DETAIL BELOW

BOTTOM RAIL - 2"

OUTER SILL - 1 3/4"

LEPAGE DOUBLE HUNG H-100 SERIES - WOOD
OPTION B

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Revision Description	Date

WINDOW
COMPARISON

S101