

COVERING CODES



BUILDING	2015 IBC AND 2017 DCMR 12A SUPPLEMENT
EXISTING	2015 IEBC
MECHANICAL	2017 DISTRICT OF COLUMBIA MECHANICAL CODE
ELECTRICAL	2014 INTERNATIONAL NFPA-70
PLUMBING	2017 DISTRICT OF COLUMBIA PLUMBING CODE
GREEN	2017 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
FIRE	2017 DISTRICT OF COLUMBIA FIRE CODE
ENERGY	ENERGY: 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE

GENERAL INFORMATION



	EXISTING LOT	PROPOSED BUILDING
USE GROUP	R-3	R-3
TYPE OF CONSTRUCTION	VB	VB
SPRINKLER SYSTEM	NONE	NONE
LOT AREA	1,635 SF	1,635 SF
BUILDING FOOTPRINT	496 SF	981 SF
NUMBER OF EXITS	2	3
SMOKE DETECTORS	YES	YES
CARBON DETECTORS	YES	YES
INSULATION	—	YES; EXTERIOR WALLS @ R-20; ROOF @ R-49

ZONING COMPLIANCE SUMMARY



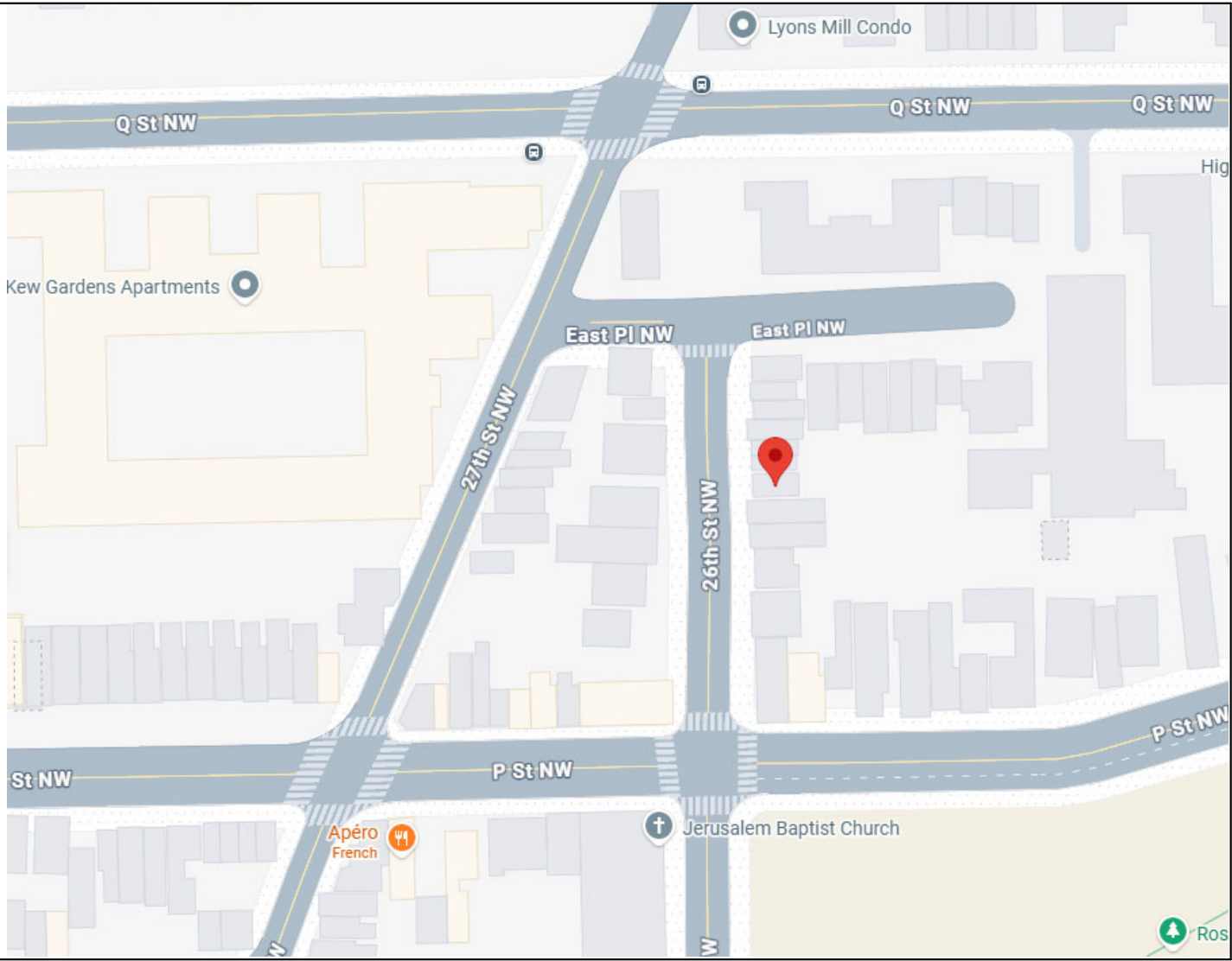
ZONING STANDARD	EXISTING CONDITION	PERMITTED (ZONING)	PROPOSED
ZONING DISTRICT	RA-2	—	RA-2
USE GROUP	R-3	R-2	R-3
LOT	0092	—	0092
SQUARE	1264	—	1264
LOT AREA (SF)	1,635 SF	—	1,635 SF
LOT OCCUPANCY	496 SF	60%	981 SF
BUILDING HEIGHT	26 FT	50FT	26 FT
F.A.R.	N/A	1.8	N/A
STORIES	2	3 MAX	2
TOTAL GFA	992 SF	—	2,943 SF
CELLAR / BASEMENT	496 SF	ALLOWED	981 SF
PARKING SPACES	N/A	N/A	N/A
PERVIOUS SURFACE	N/A	N/A	N/A

SCOPE OF WORK

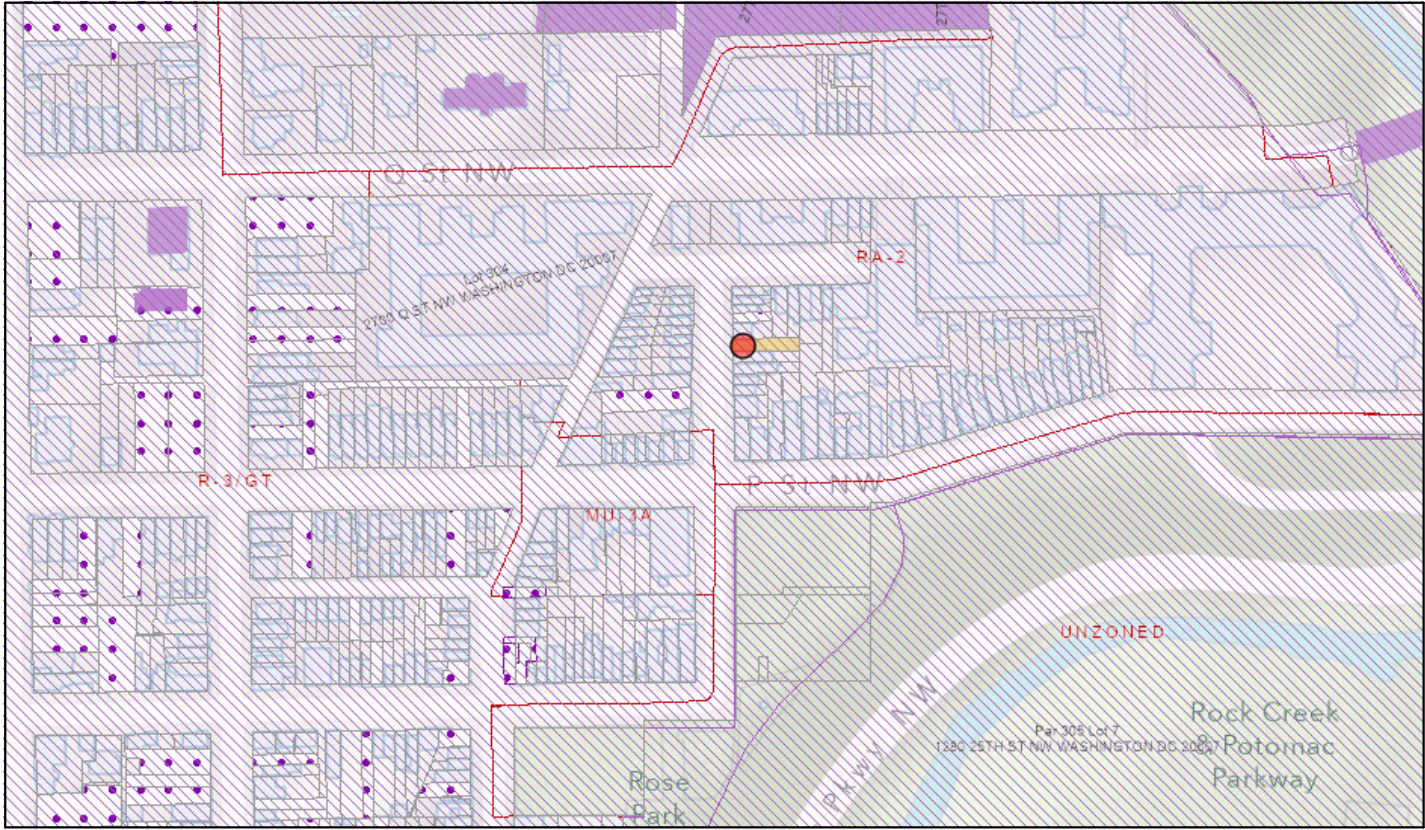


CONCEPT DESIGN FOR A REAR ADDITION, NEW CELLAR-LEVEL ADDITION, AND NEW FRONT CELLAR WINDOW WITHIN THE GEORGETOWN HISTORIC DISTRICT.

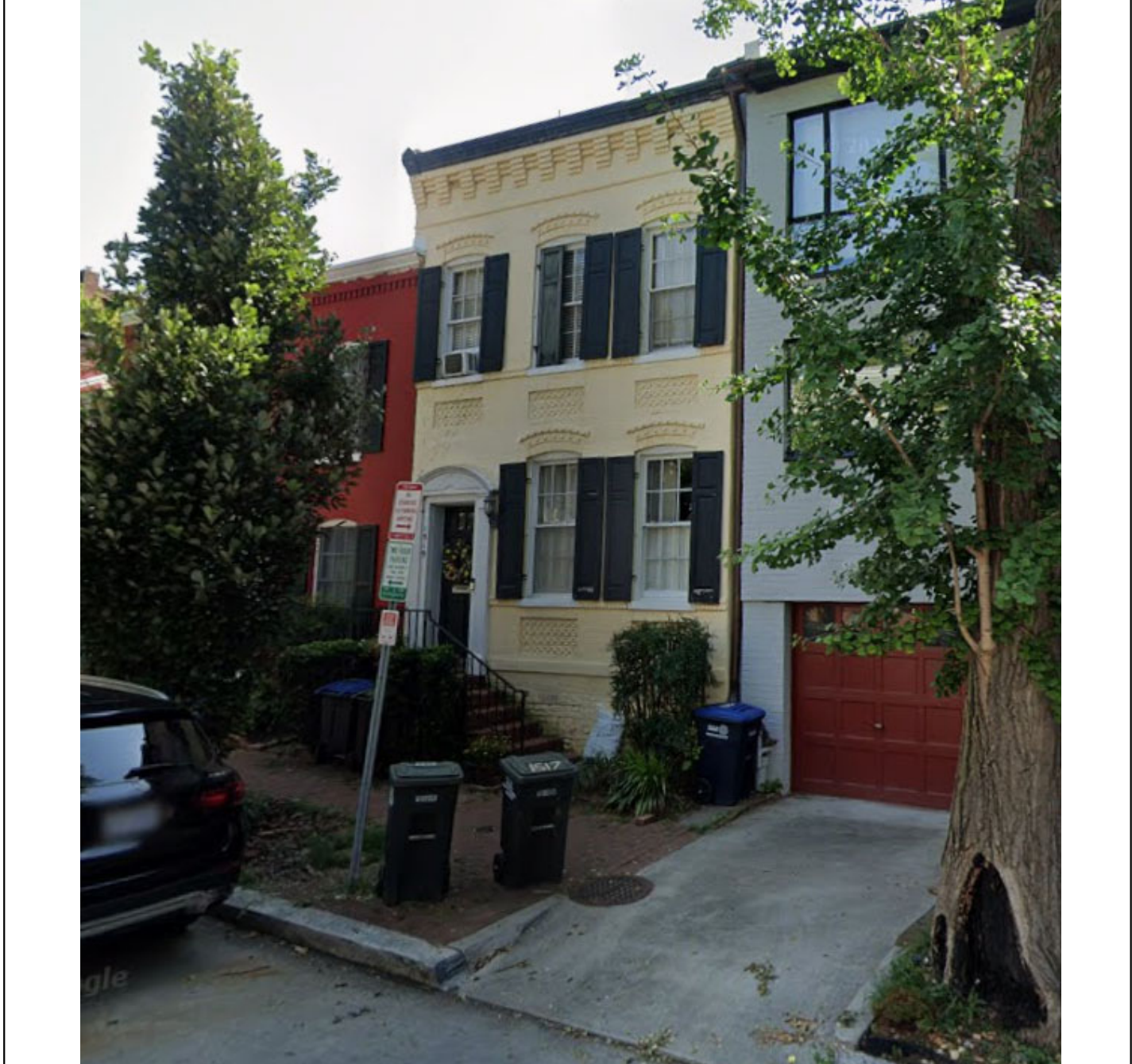
LOCATION MAP



VICINITY MAP



EXISTING VIEW



DRAWING LIST



A0.0	COVER SHEET
A0.1	GENERAL NOTES
A0.3	GENERAL DETAILS
A1.0	SITE PLANS & RENDERINGS
A1.1	EXISTING DEMO FLOOR PLAN
A1.2	PROPOSED PLAN
A2.1	DOOR & WINDOW SCH- & WALL TYPES AND DETAILS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATION
A4.1	BUILDING SECTION
A5.1	EXISTING EXTERIOR PICTURES

OWNER INFO



LOT AND SQUARE: 1741 0062
NAME OF OWNER: PRESERVATION DC L&6 LLC
OWNER ADDRESS: 4100 JENIFER ST NW
WASHINGTON DC 20015
PROPERTY ADDRESS: 3059 UNIVERSITY TER NW
WASHINGTON DC 20016

PROJECT TEAM



ANTHONY UDOKA
ARCHITECT
TONY711971@GMAIL.COM

LIAH MEBRATHU
DESIGN ARCHITECT
LKM DESIGN+BUILD LLC
LIAHNKM@GMAIL.COM

GENERAL NOTES

1.

General Conditions of the Contract (AIA Document A-201) apply to this project.
2.

All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
3.

The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
4.

All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
5.

The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
6.

The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
7.

The General Contractor shall provide and maintain access to the premises at all times.
8.

The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
9.

The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
10.

The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
11.

No cutting or damage to building structural components will be allowed without written authorization from the Architect.
12.

All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
13.

Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
14.

Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
15.

Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
16.

All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
17.

No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
18.

All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
19.

All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
20.

Door and window details are indicated on the Door and Window Schedules.
21.

Door and window dimensions are to centerlines of units UNO.

LEGEND

- Wall Type (see wall type schedule)
- Door Type (see door schedule)
- Window Type (see window schedule)
- Building Section
- Wall Section
- Detail Number
- Building Elevation
- Interior Elevation
- Elevation Mark
- Room Name / Number
- Column Line
- Centerline
- Revision Tag

- A.C.I.

AMERICAN CONCRETE INSTITUTE
- BLDG.

BUILDING
- CONC.

CONCRETE
- C.J.

CONTROL JOINT
- COL.

COLUMN
- DET.

DETAIL
- DIA.

DIAMETER
- DN.

DOWN
- EL/ELEV.

ELEVATION
- ELEC.

ELECTRICAL
- EQ.

EQUAL
- FIN.

FINISH
- FLR.

FLOOR
- GALV.

GALVANIZED
- GYP.

GYPSUM
- I.D.

INSIDE DIAMETER
- JT.

JOINT
- MECH.

MECHANICAL
- MIN.

MINIMUM
- N.T.S.

NOT TO SCALE
- NO.

NUMBER
- O.C.

ON CENTER
- OPG.

OPENING
- O.D.

OUTSIDE DIAMETER
- U.N.O.

UNLESS NOTED OTHERWISE
- REF.

REFERENCE
- R.

RISER
- R.O.

ROUGH OPENING
- RM.

ROOM
- S/STL.

STAINLESS STEEL
- STRUCT.

STRUCTURAL
- SPEC.

SPECIFICATIONS
- T.O.

TOP OF (...)
- T.O.CONC.

TOP OF CONCRETE
- T.O.F.

TOP OF FRAMING
- T.O.STL.

TOP OF STEEL
- T.O.W.

TOP OF WALL
- T.

TREAD
- TYP.

TYPICAL
- @

AT
- +

AND
- BD.

BOARD
- A.F.F.

ABOVE FINISHED FLOOR
- U.N.O.

UNLESS OTHERWISE NOTED
- V.I.F

VERIFY IN FIELD

SCHEDULES

- A2.1

LINTEL SCHEDULE
- A2.1

WALL TYPE SCHEDULE
- A2.1

DOOR SCHEDULE
- A2.1

WINDOW SCHEDULE
- A2.1

HARDWARE SCHEDULE
- P400

PLUMBING SCHEDULE
- E300

ELECTRICAL SCHEDULE
- A2.1

FINISH SCHEDULE
- M200

MECHANICAL SCHEDULE

SPECIFICATIONS

- 01
- 02
- 03
- 04
- 05
- 06
- 07
- 08
- 09
- 10
- 11
- 12
- 13

PROJECT: 1519 26TH ST NW

1519 26TH ST NW

181 36TH ST NE

DATE: 01/25/17

PROJECT NO Project

REVISION Number

DATE

NOTES:

1519 26TH ST NW

GENERAL NOTES

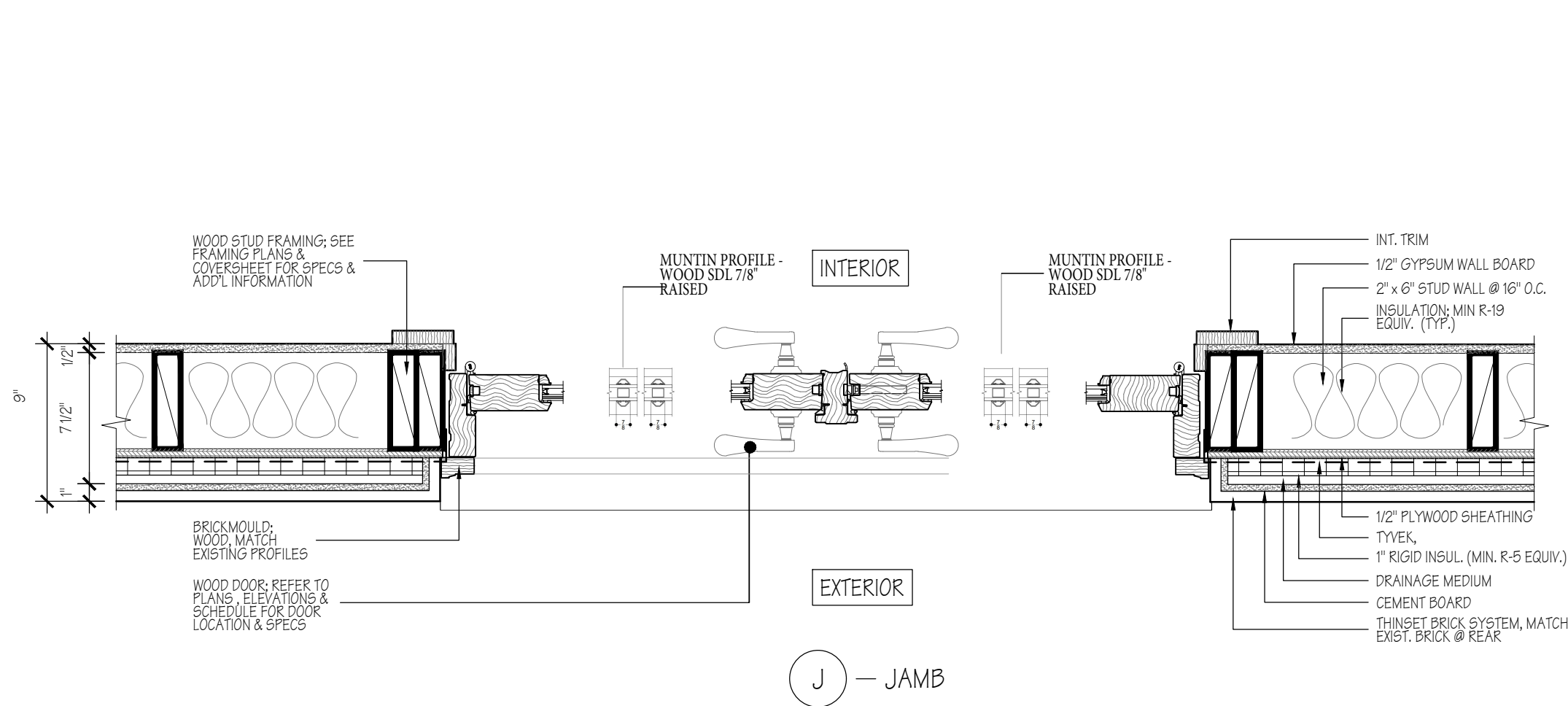
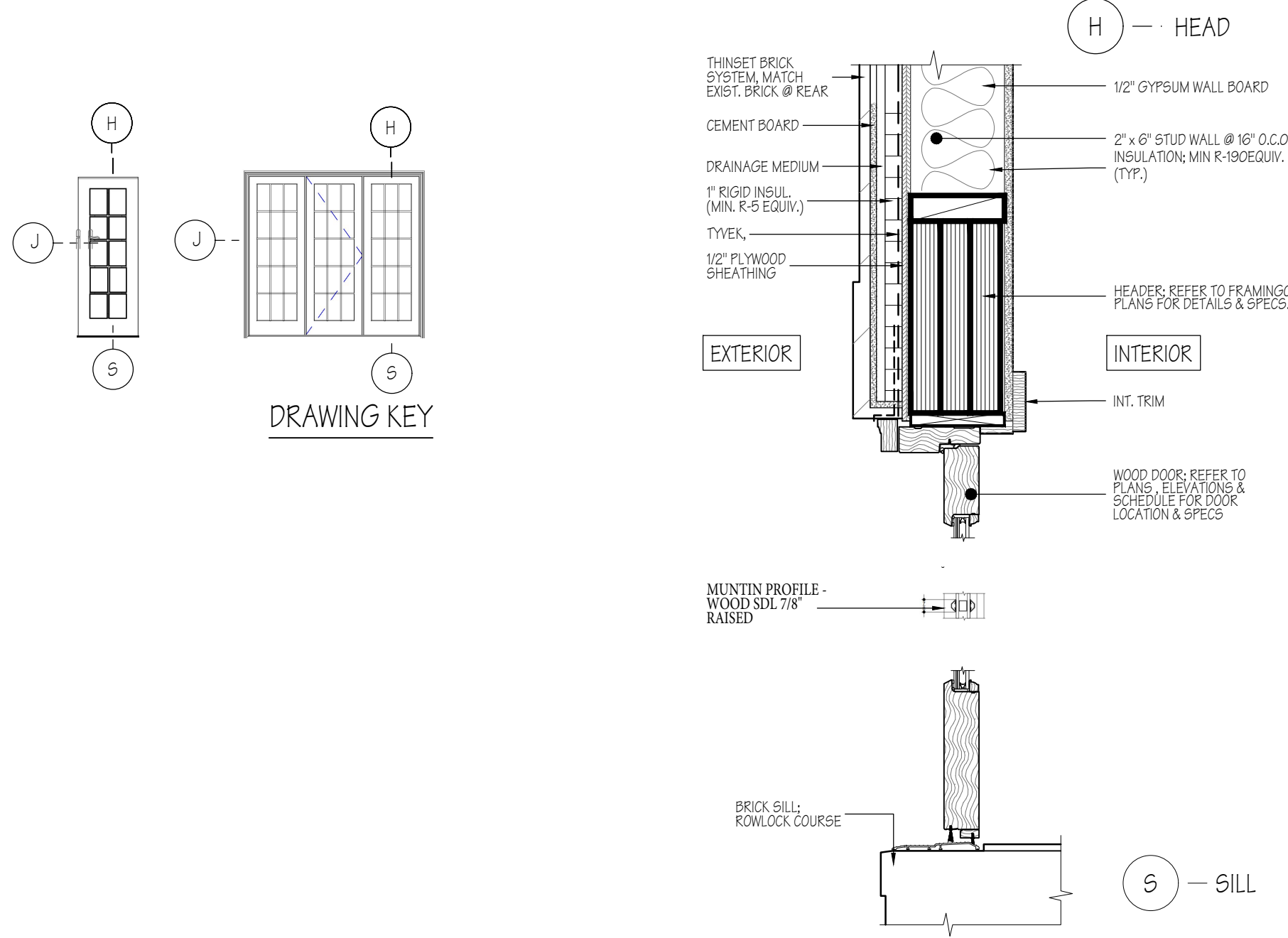
SCA 1/4" =

LE: 1'-0"

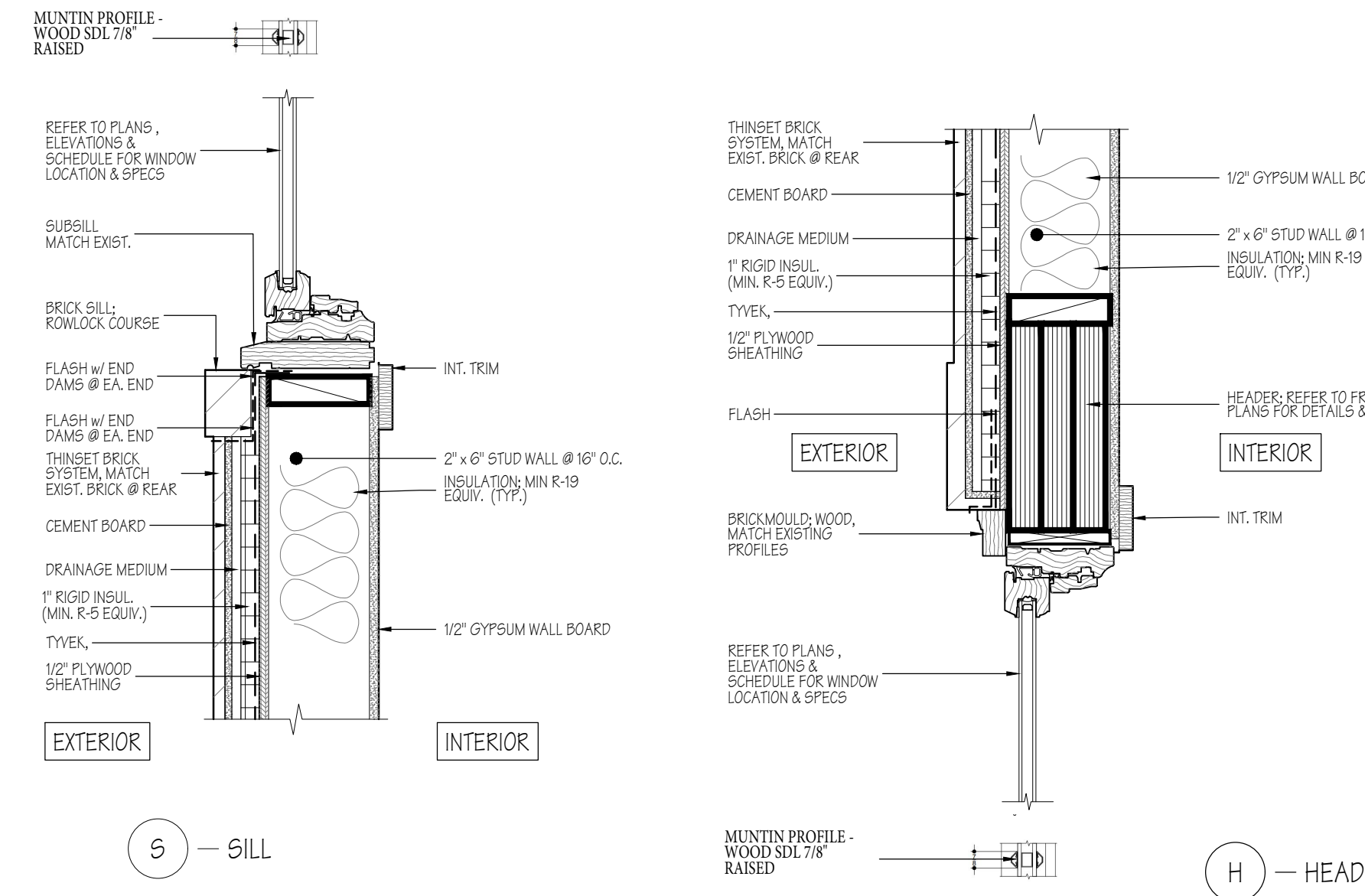
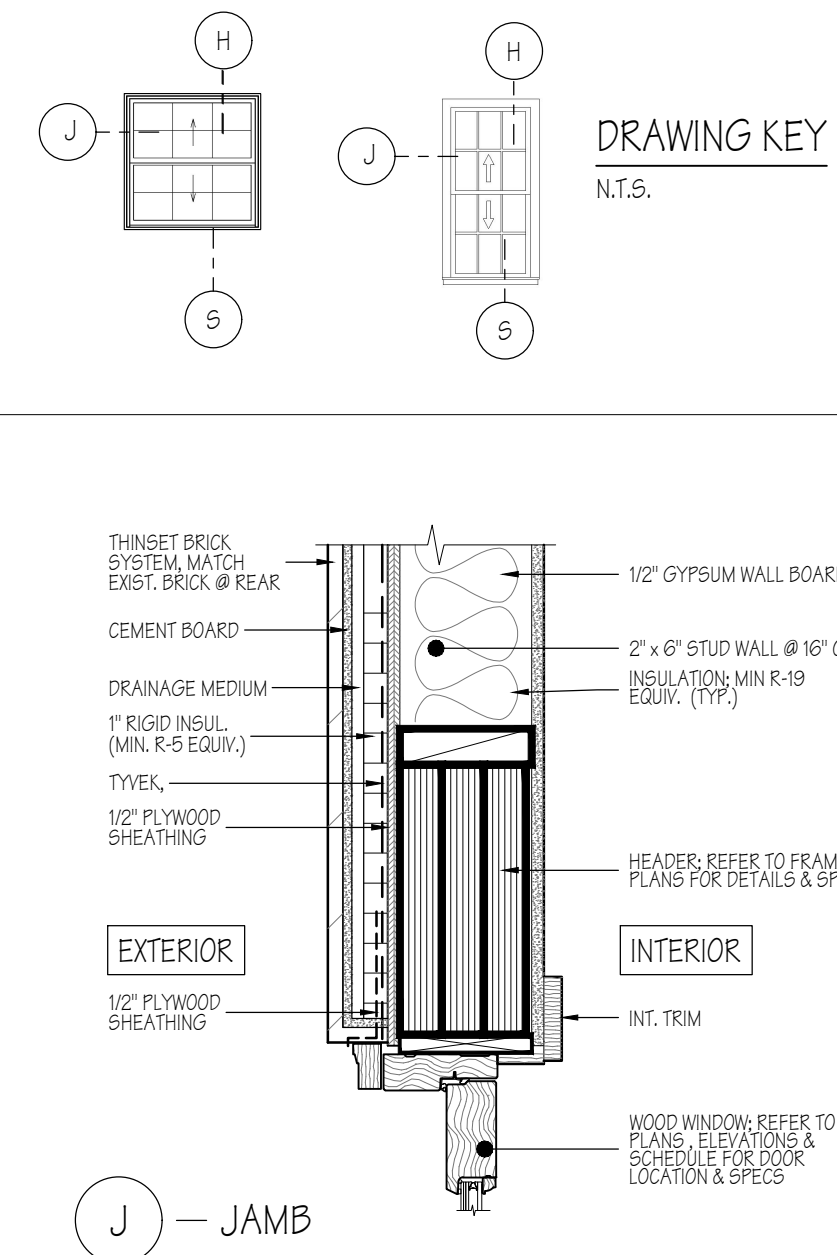
A0.1

DRAWN Author

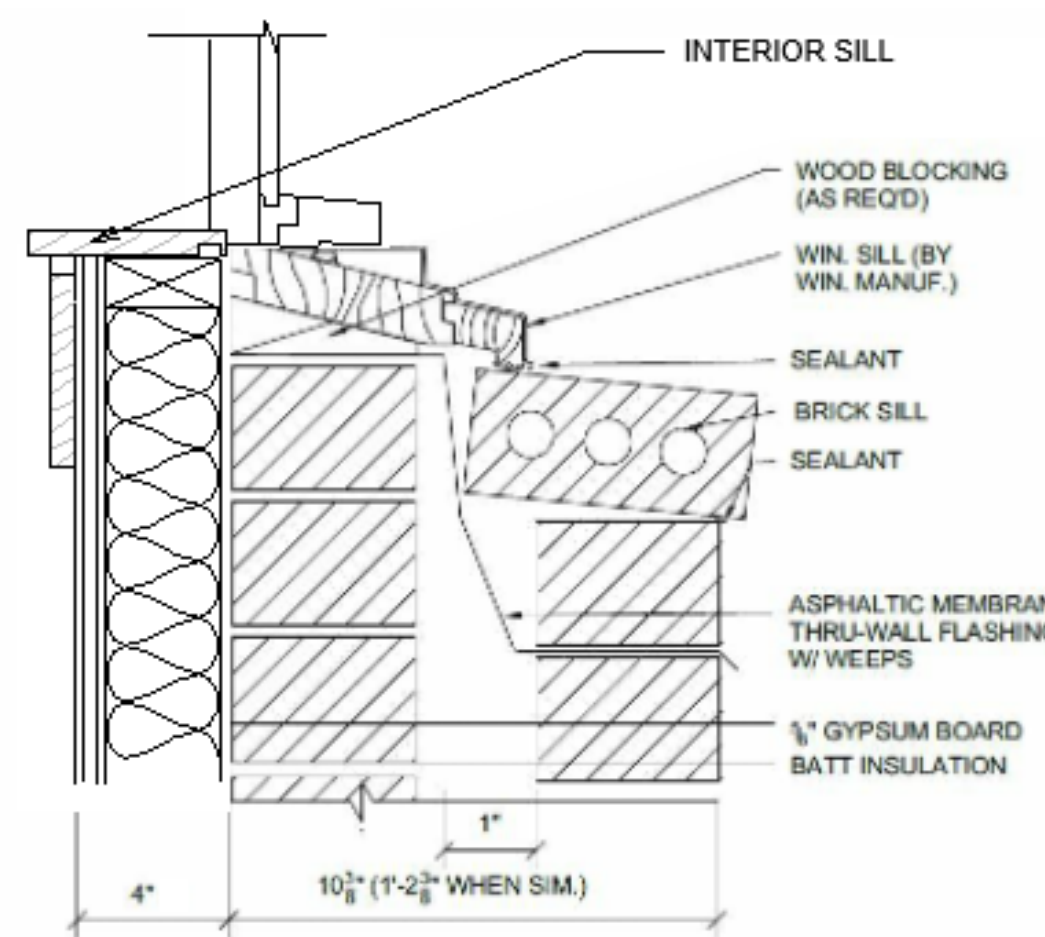
BY:



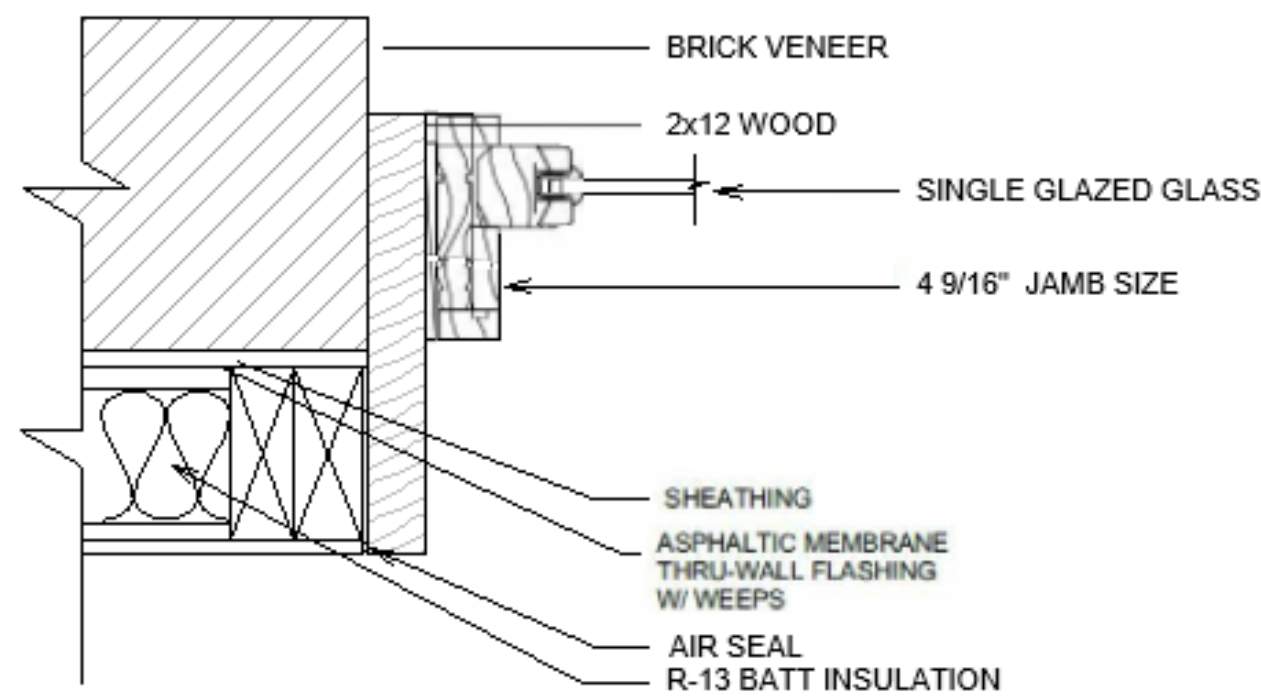
PROPOSED: REAR FRENCH DOOR. DETAIL (TYP)
1 1/2" = 1'-0"



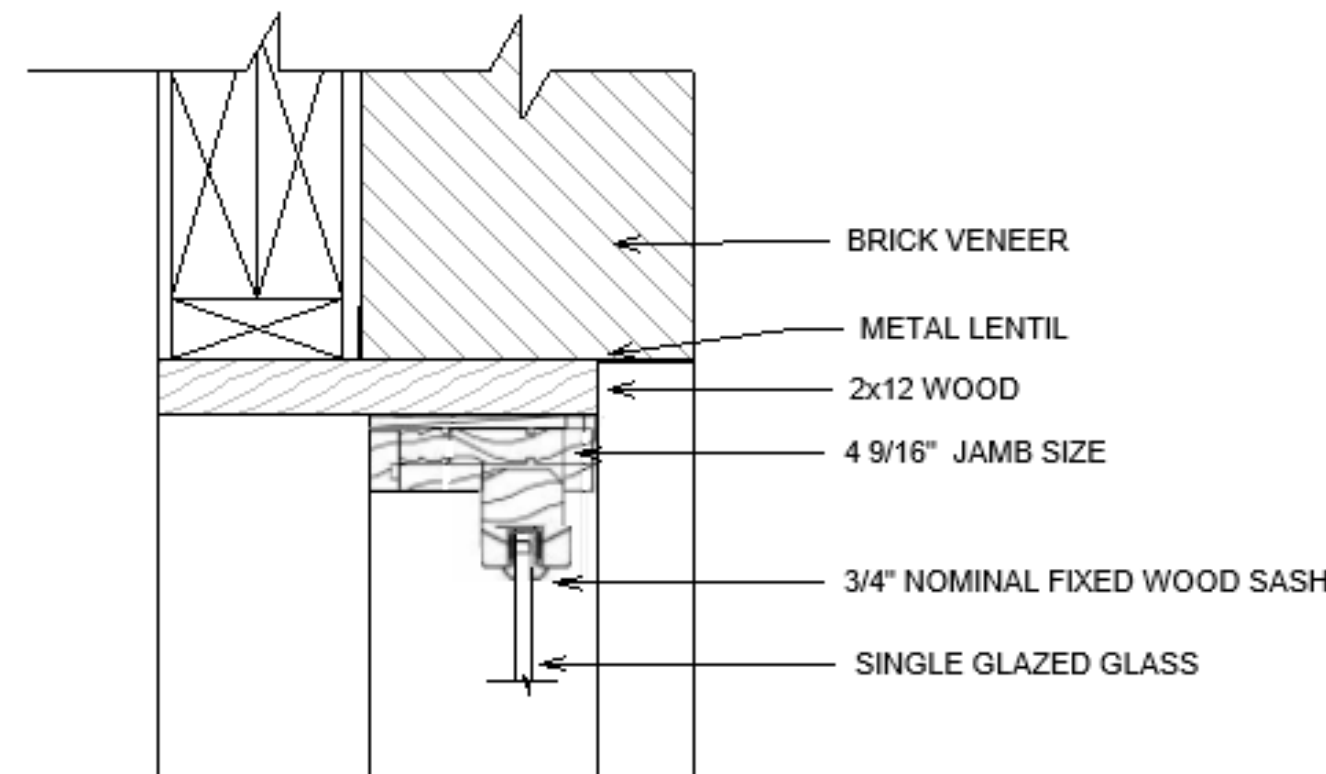
PROPOSED: REAR WIN. DETAIL (TYP)
1 1/2" = 1'-0"



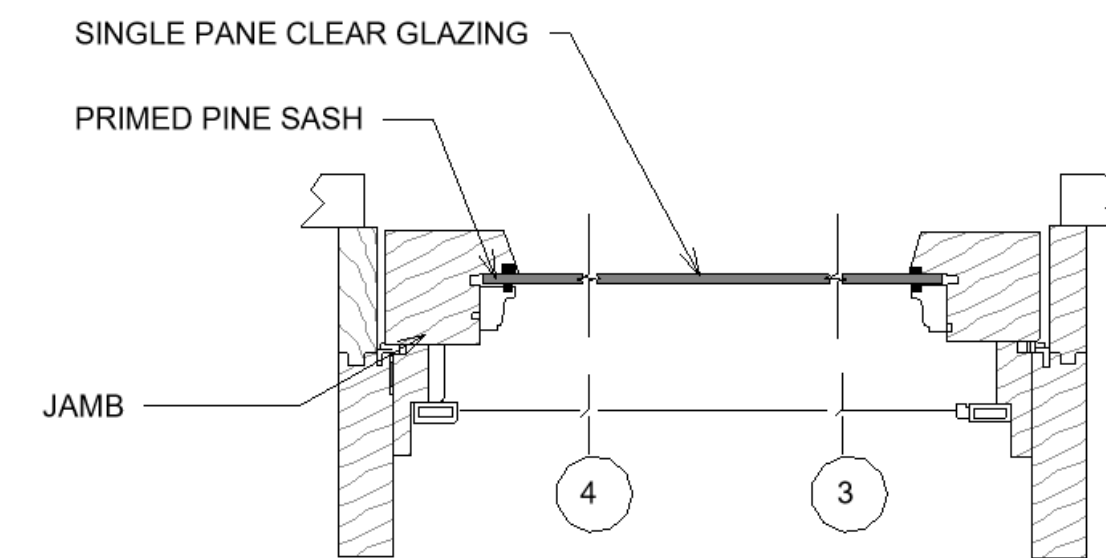
4 SILL DETAILS
N.T.S.



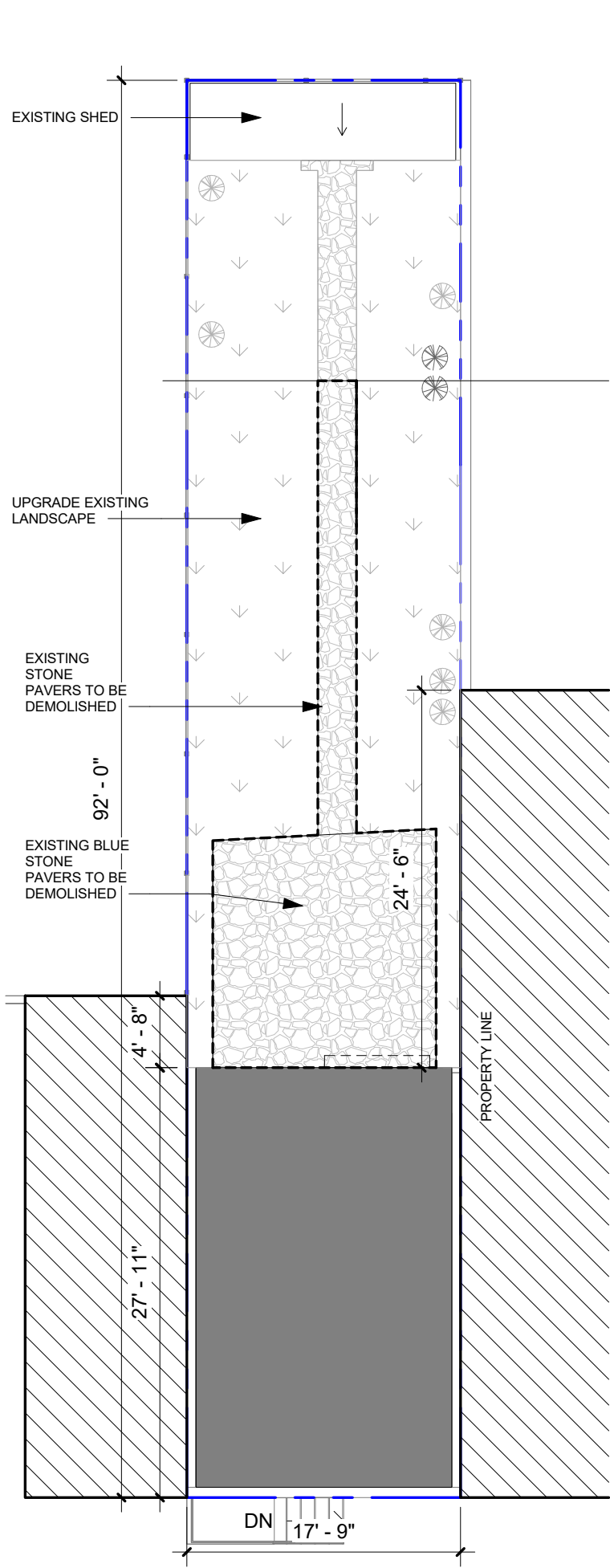
5 JAMB DETAILS
N.T.S.



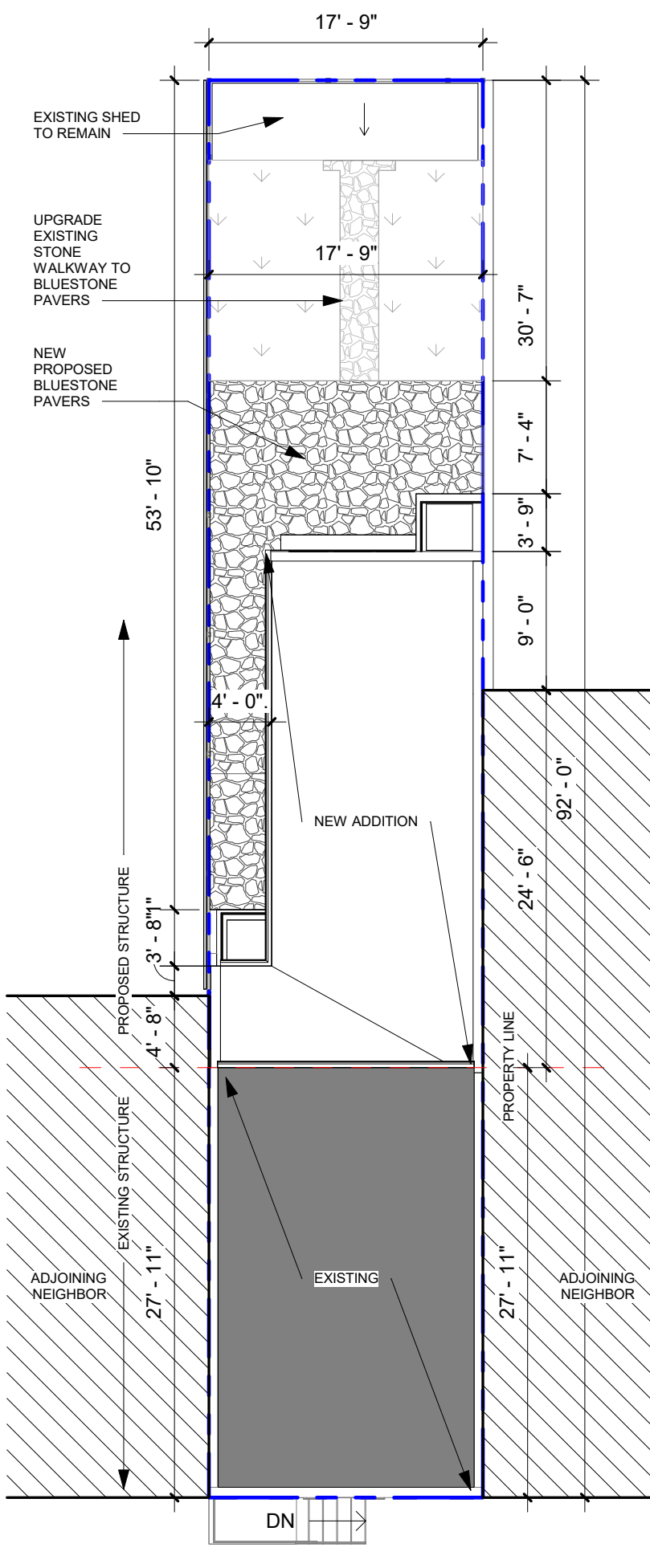
6 HEAD DETAIL
N.T.S.



NOTE:
FIXED, NON-OPERABLE PRIMED PINE WOOD SASH
WITH SINGLE-PANE, CLEAR, UNTINTED, NON-
REFLECTIVE GLAZING



26TH ST, N.W.



26TH ST, N.W.

1 EXISTING - SITE PLAN
SCALE: 1" = 10'-0"

2 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"



3 3D - REAR ELEVATION VIEW



3 3D - REAR ADDITION VIEW

PROPOSED SIDING TYPE:



Arbor Wood ELMNT PINE with QUARTZ finish

PROPOSED SIDING TYPE DESCRIPTION:

PROPOSED WOOD SIDING: ARBOR WOOD CO. ELMNT PINE, QUARTZ FINISH; THERMALLY MODIFIED SOLID SOUTHERN YELLOW PINE, INSTALLED HORIZONTALLY IN A SMOOTH NICKEL-GAP TONGUE-AND-GROOVE PROFILE.

PROJECT:

DATE:
PROJECT NO
REVISION DATE
REVISION 1 8-27-2027

NOTES:

1517 26th St NW

SITE
PLANS &
RENDERINGS

SCALE: 1" = 10'-0"

A1.0

DRAWN BY: Author

PROJECT:

DATE:

PROJECT NO

REVISION

DATE

REVISION 1

8-27-2027

NOTES:

1517 26th St NW

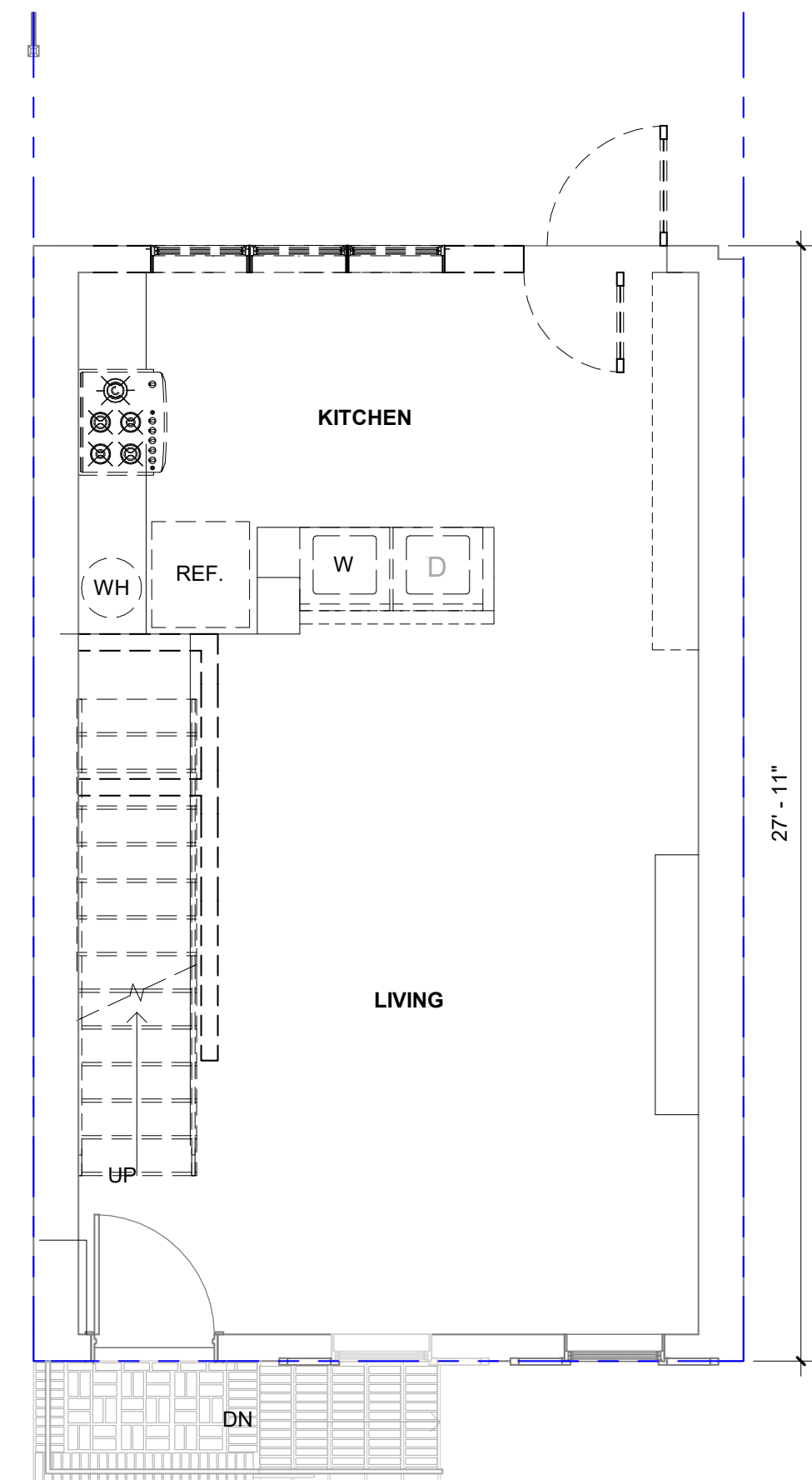
EXISTING
DEMO
FLOOR
PLAN

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

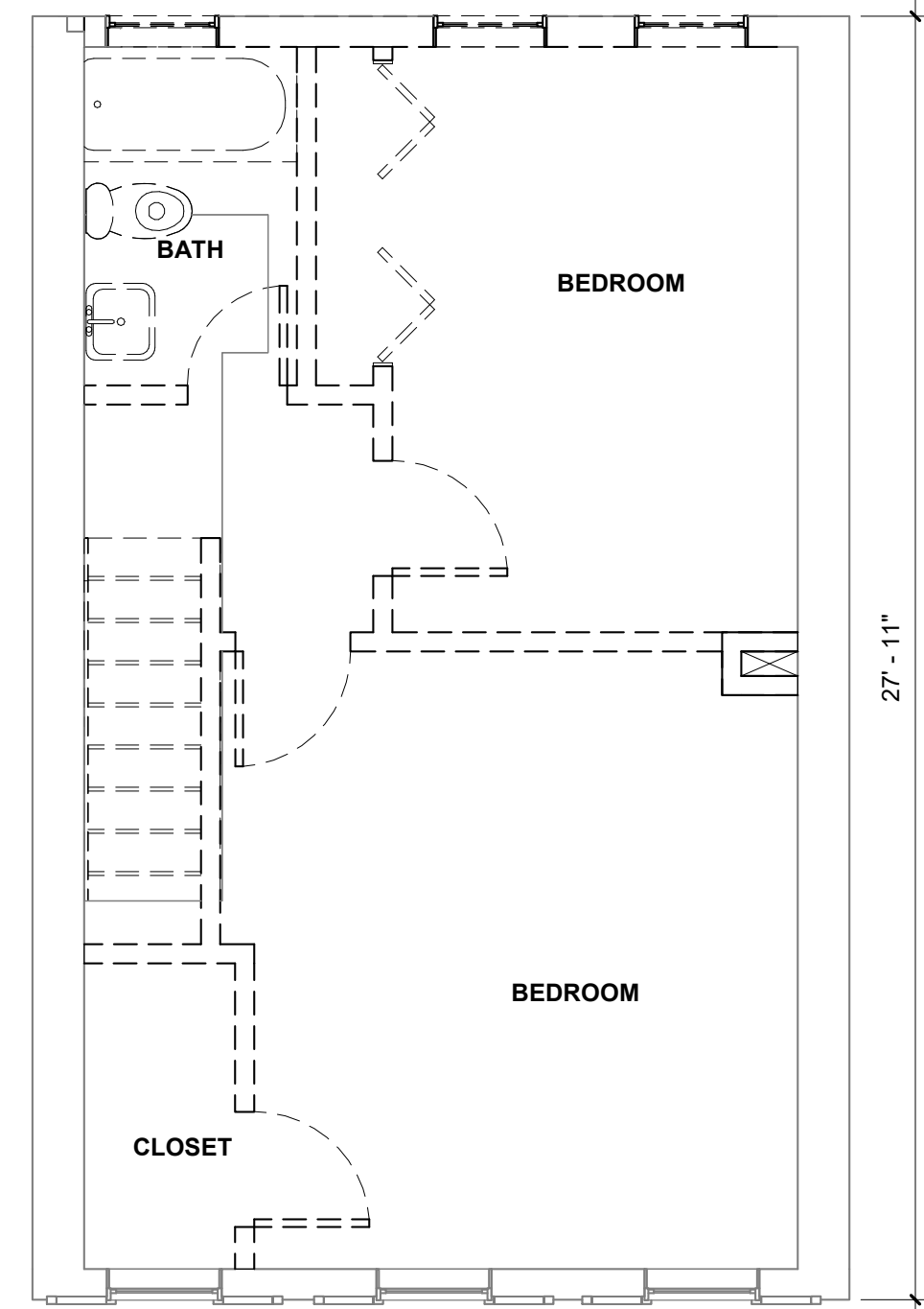
A1.1

DRAWN BY: Author

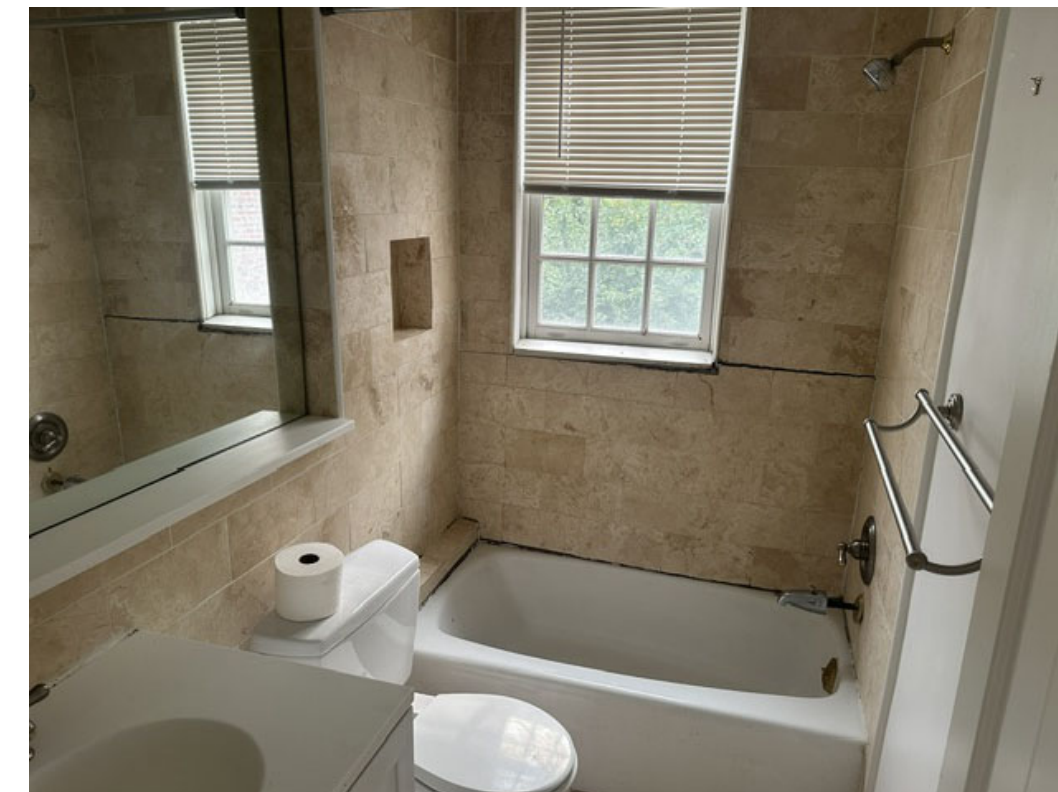
LEGEND	
WALL TAG	A
REVISION TAG	3
ROOM TAG	ROOM 101
WINDOW TAG	W1
DOOR TAG	101B
WINDOW	
STAIRS	20 R @ ±7 1/2"
POCKET DOOR	
TOILET	
SWINGING DOOR	
DETAIL/SECTION	1 A101
NEW WALL	
EXISTING WALL	
DEMO WALL	



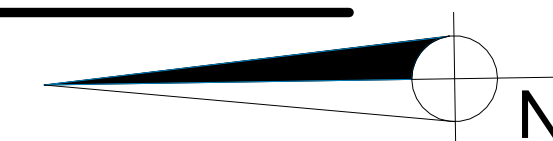
2 FIRST FLOOR - DEMO PLAN
SCALE: 1/4" = 1'-0"

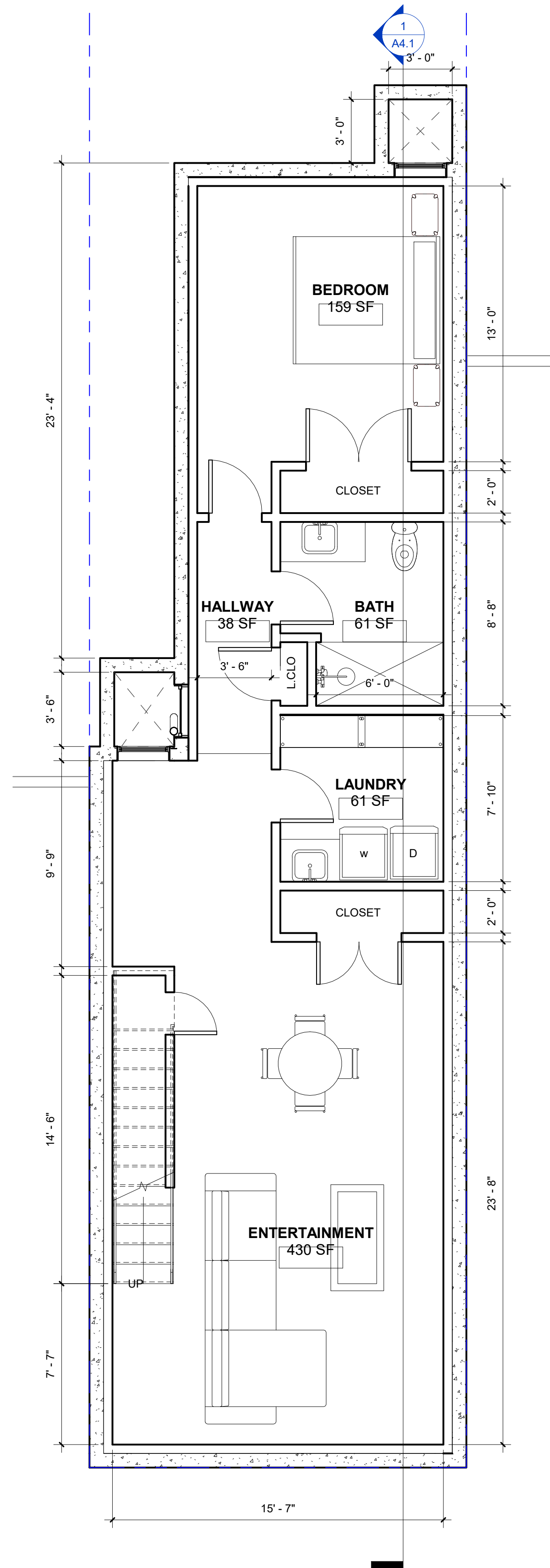


3 SECOND FLOOR - DEMO PLAN
SCALE: 1/4" = 1'-0"

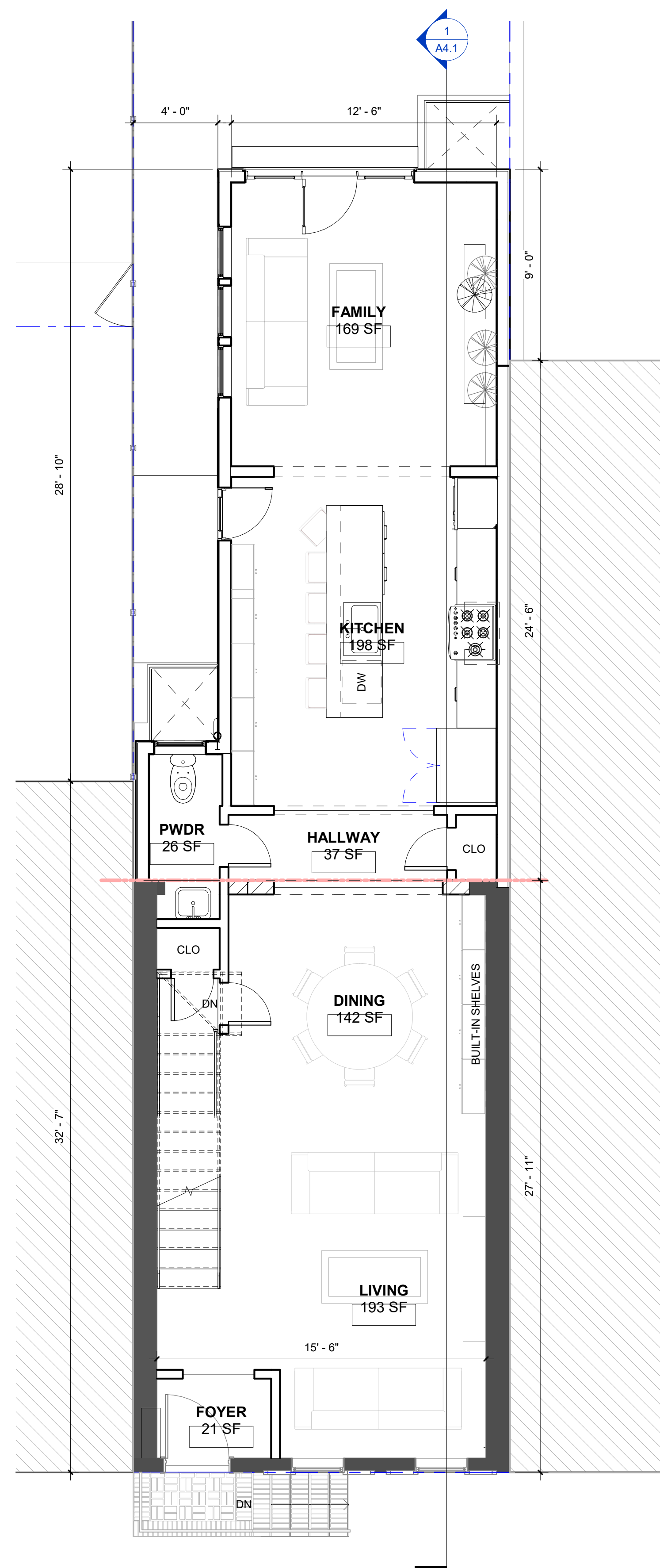


1 EXISTING INTERIOR PICTURE

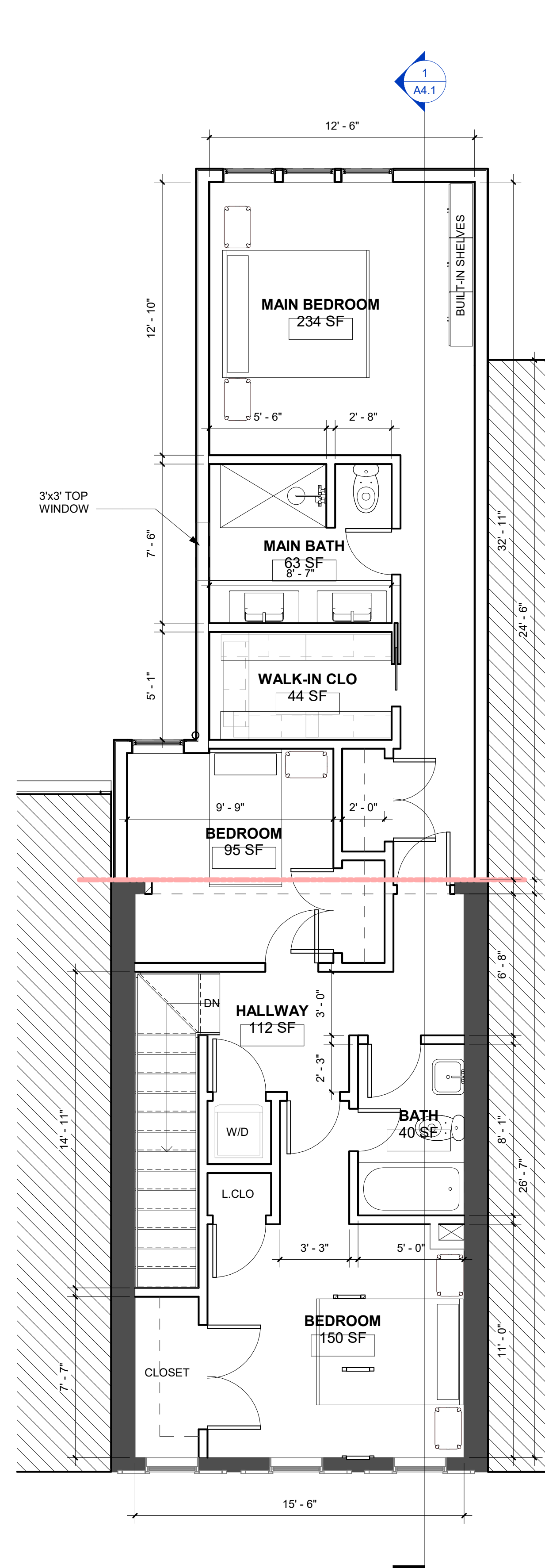




3 PROPOSED - CELLAR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND	
	WALL TYPE (SEE WALL TYPE SCH.)
	DOOR TYPE (SEE DOOR SCH.)
	WINDOW TYPE (SEE WINDOW SCH.)
	BUILDING SECTION
	WALL SECTION
	DETAIL NUMBER
	BUILDING ELEVATION
	INTERIOR ELEVATION
	ELEVATION MARK
	ROOM NAME/NUMBER
	COLUMN LINE
	CENTER LINE
	REVISION TAG

PROJECT:

DATE:

PROJECT NO

REVISION DATE

REVISION 1 8-27-2027

NOTES:

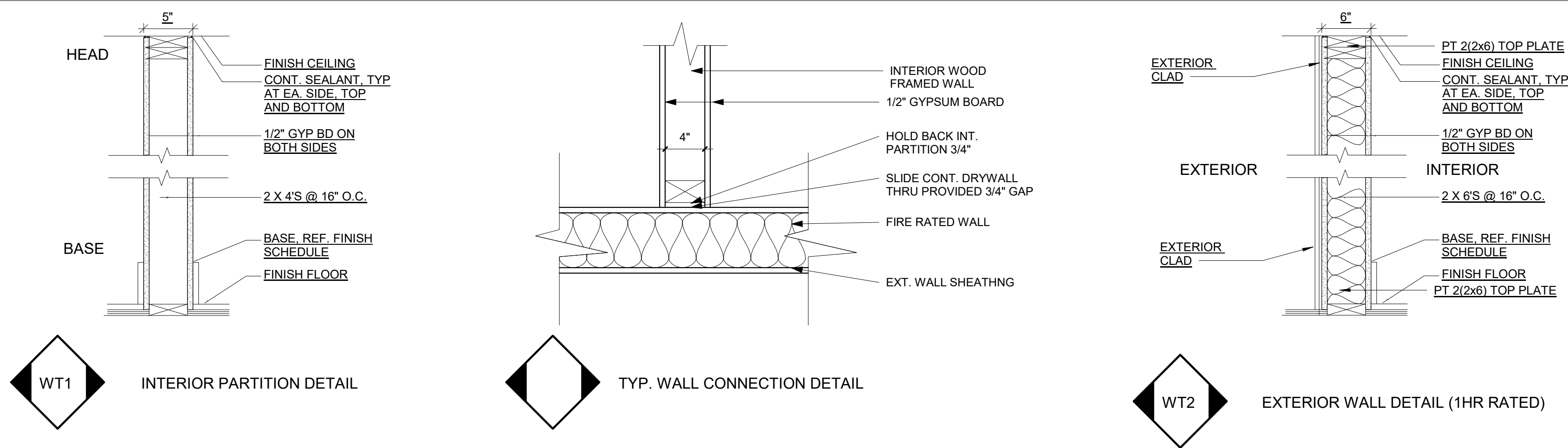
1517 26th St NW

PROPOSED
PLAN

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

A1.2

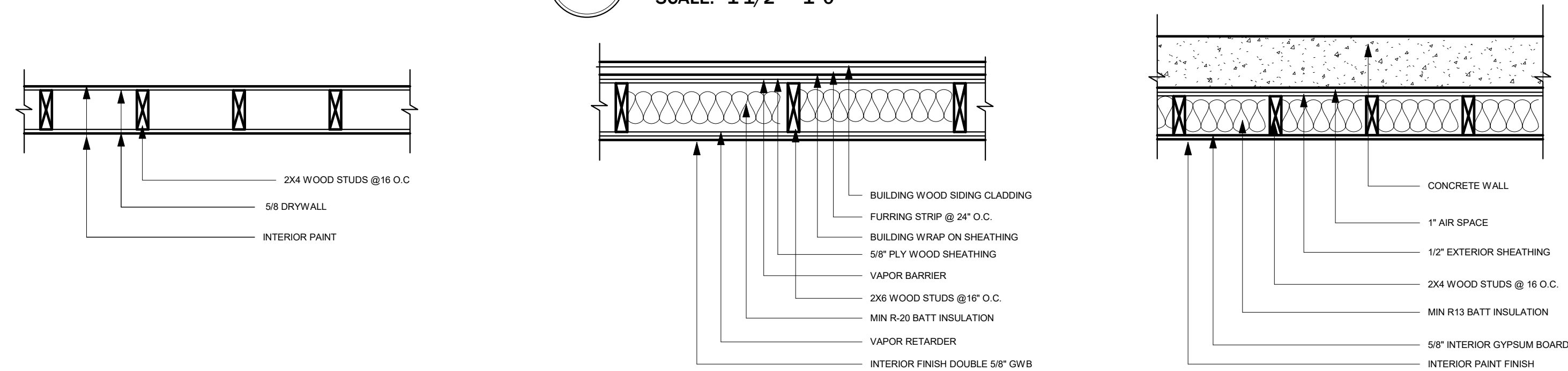
DRAWN BY: Author



INTERIOR PARTITION & CONNECTION DETAIL

1

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



WALL TYPES.

2

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

WINDOW SCHEDULE

WINDOW NAME	W9	W19	W13	WOOD WINDOW (RED GRANDIS FSC 100 %) PRODUCT TYPE - DOUBLE HUNG FRAME/SASH - WOOD FRAME DEPTH = 4 9/16" SASH BOTTOM RAIL 3 1/4" SASH STILE = 1 13/16" SASH BOTTOM RAIL = 3 1/4" SASH MIDDLE RAIL = 1 13/16" FINISH EXTERIOR FINISH = PAINTED, FIRST COAT INTERIOR FINISH = PAINTED, FIRST COAT COAT = WHITE HARDWARE LOCKS COLORS = UNLAQUERED BRASS QUANTITY = 1 SCREEN FRAME = ALUMINUM COLOR = ICE WHITE MESH = INVISIBLE GLASS LOW E , ISULATED DOUBLE EGRESS MIN. OPRNING REQUIREMENT = 5.7SF PROVIDED = 6.32 SF **PROVIDE HALF-HEIGHT INSECT SCREENS AT ALL APPLICABLE OPERABLE WINDOWS. FULL-HEIGHT SCREENS ARE NOT PROPOSED. DOUBLE-HUNG WOOD WINDOWS WITH HALF-HEIGHT INSECT SCREENS AT LOWER SASH ONLY.**
WINDOW PLAN				
WINDOW FRONT ELEVATION				
REMARKS	FIXED	DOUBLE HANG	DOUBLE HANG	

DOOR SCHEDULE

DOOR NAME	D02	D04	D05	INSWING FIXED UNIT	10884 FR	WOOD FRENCH & SIDE DOOR (RED GRANDIS FSC 100 %) CONFIGURATION TYPE - INSWING FRAME/SASH - WOOD FRAME DEPTH = 6 9/16" SILL = ANODIZED SILL FINISH = BRONZE WOOD SASH DEPTH = 1 3/4" WOOD FRENCH DOOR (RED GRANDIS FSC 100 %) STILES AND RAILS HEAR RAIL = 3 5/8" BOTTOM RAIL = 3 5/8" SIDE STILE = 3 5/8" FINISH EXTERIOR FINISH = PAINTED, FIRST COAT INTERIOR FINISH = PAINTED, FIRST CAOT COAT = WHITE GLASS INSULATED (DOUBLE), LOW E 272/ARGON, COLOR SPACER = BLACK GRILLS OPTIONS SAME AS SASH GRILLES SDL 7/8" , GRILLE PATTERN = COLONIAL SPACER BAR COLOR = BLACK GRILLE EXTERIO TYPE = PUTTY GLAZE INTERIOR TYPE = COLONIAL HARDWARE HARDWARE DOOR = MAUAL MULTIPOINT LOCK ADJUSTABLE HINGES 4 1/4"x 3 3/4" POLISHED BRASS
DOOR PLAN						
DOOR FRONT ELEVATION						
REMARKS						

DOOR AND WINDOW SCHEDULE

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

PROJECT:

DATE:

PROJECT NO

REVISION

DATE

REVISION 1

8-27-2027

NOTES:

1517 26th St NW

DOOR &
WINDOW
SCH. &
WALL
TYPES
AND
DETAILS

SCAAs
LENot
Indicated

A2.1

DRAWN

BY:

Author

PROJECT:

DATE:

PROJECT NO

REVISION

DATE

REVISION 1

8-27-2027

NOTES:

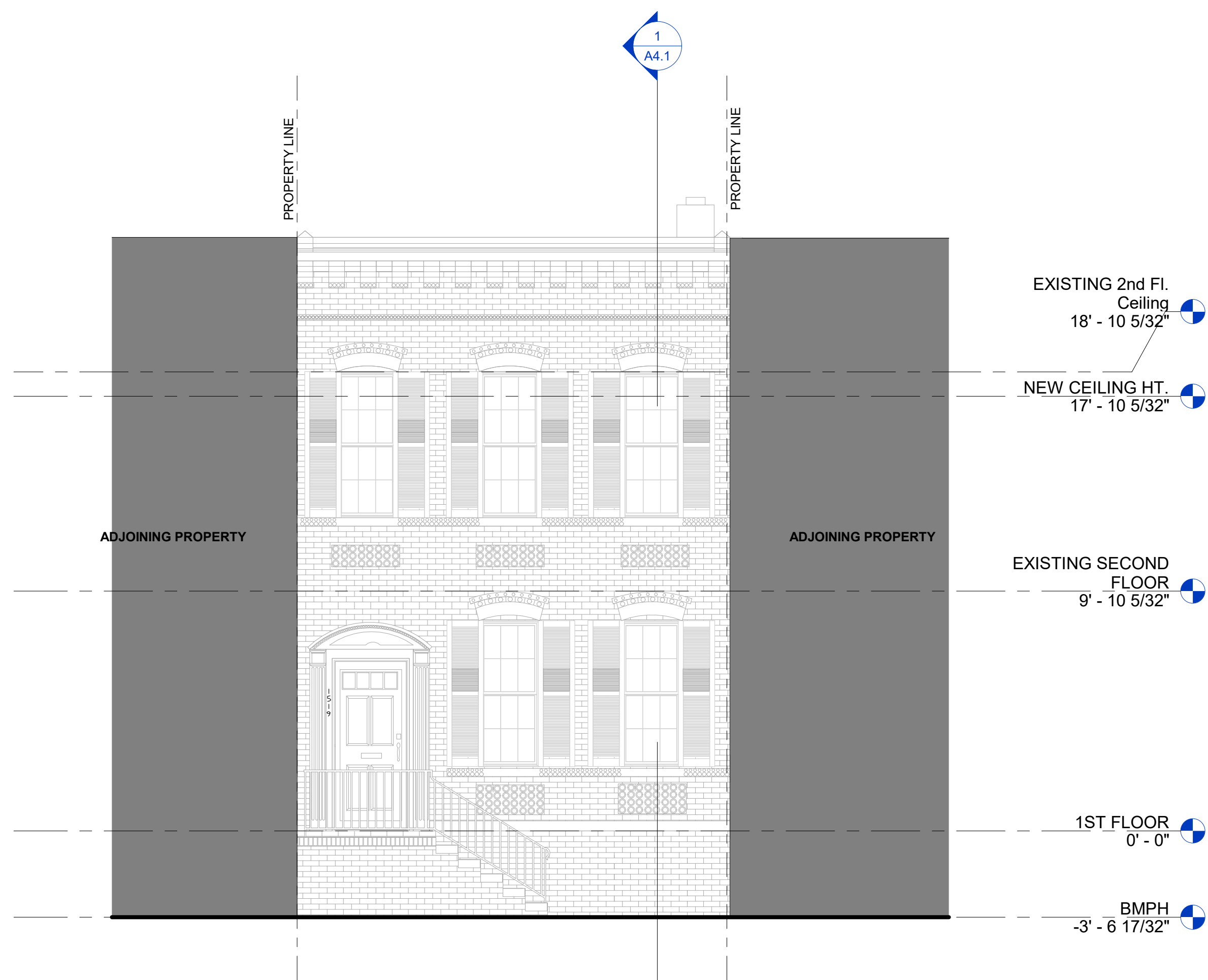
1517 26th St NW

ELEVATIONS

SCALE: As indicated

A3.0

DRAWN BY: Author



3

EXISTING - FRONT ELEVATION

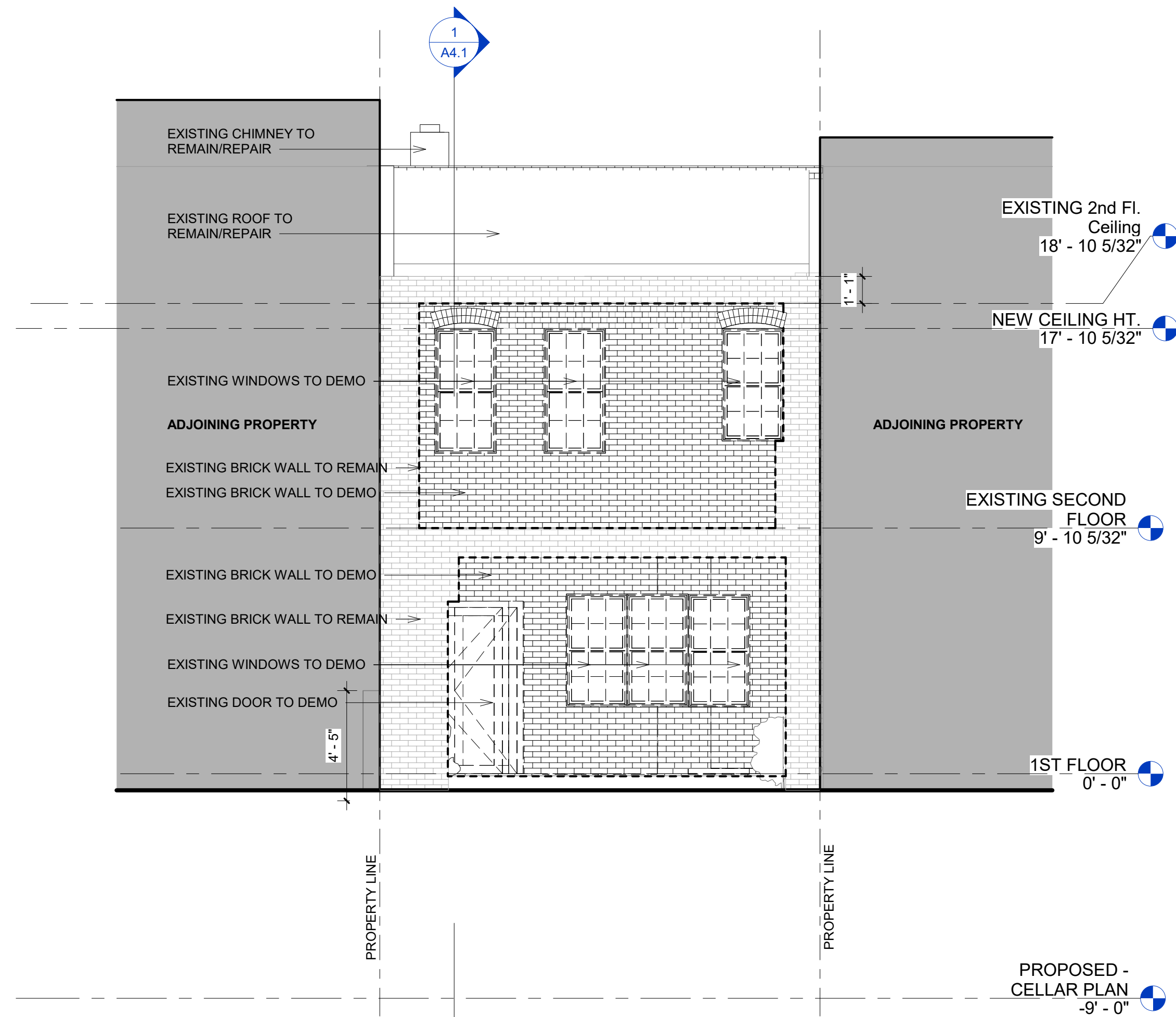
SCALE: 1/4" = 1'-0"



4

PROPOSED - FRONT ELEVATION

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



5

EXISTING - REAR ELEVATION

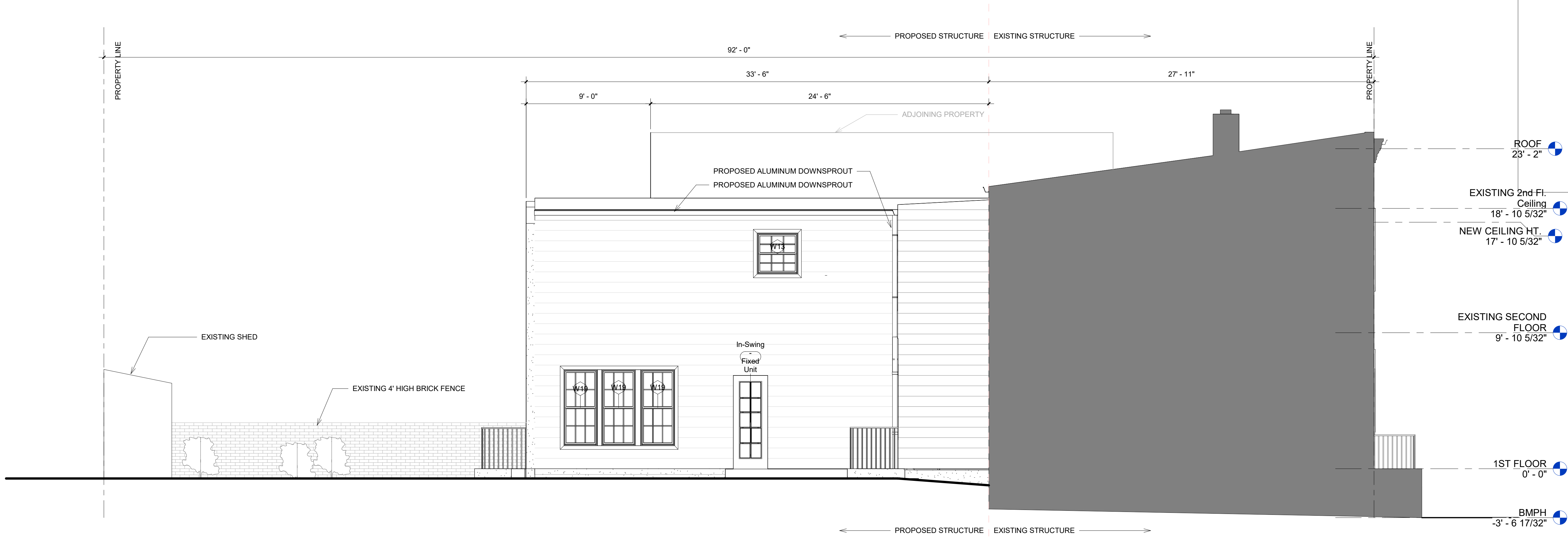
SCALE: 1/4" = 1'-0"



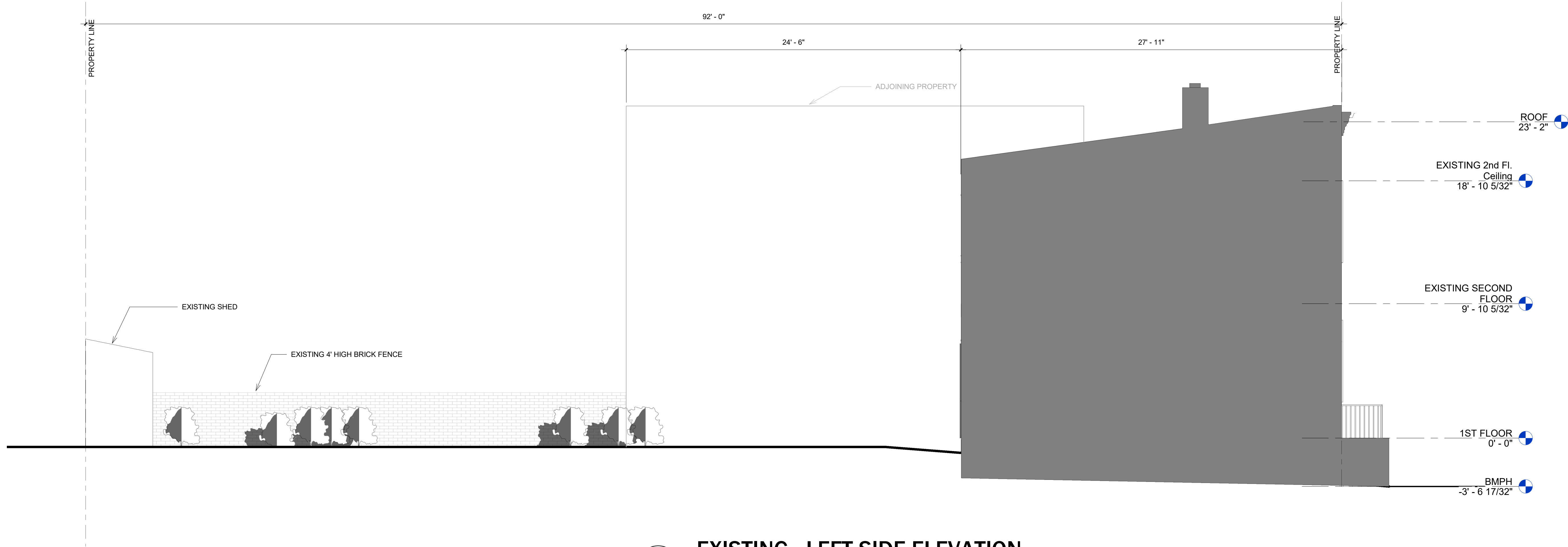
2

PROPOSED - REAR ELEVATION

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



2 PROPOSED - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 EXISTING - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:

DATE:	PROJECT NO
REVISION	DATE
REVISION 1	8-27-2027

NOTES:

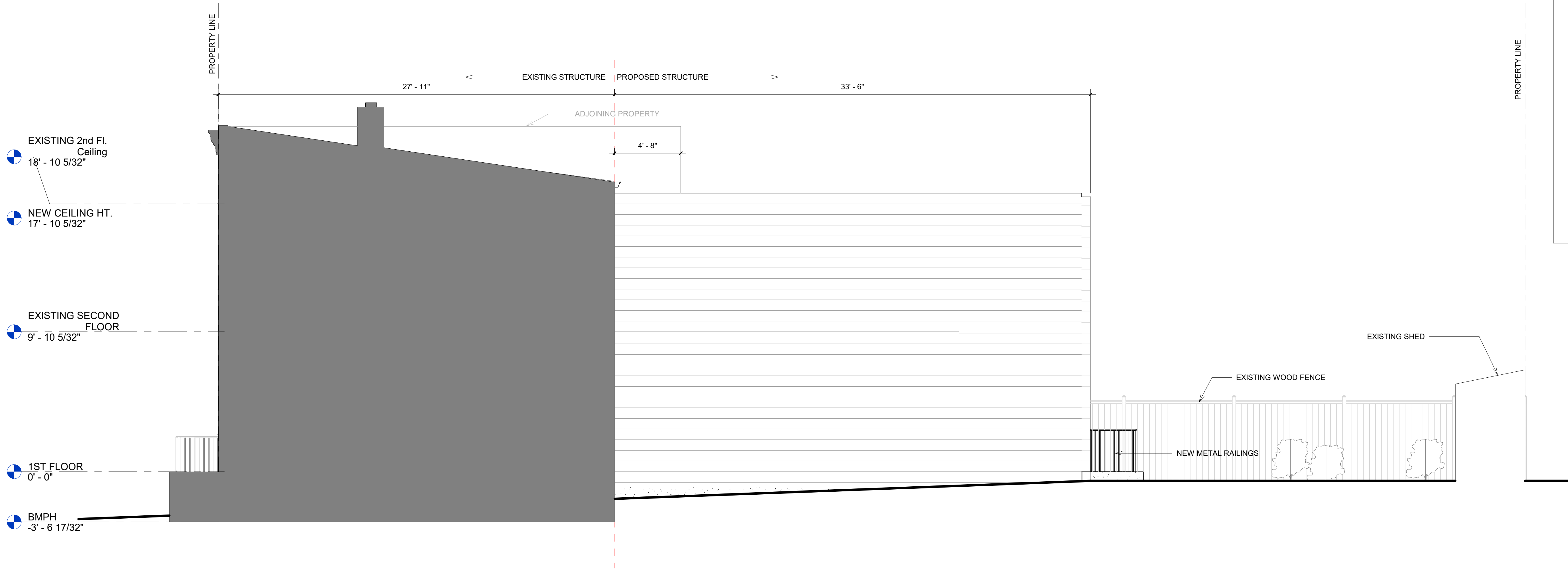
1517 26th St NW

ELEVATIONS

SCA 1/4" = 1'-0"

A3.1

DRAWN BY: Author



**PROPOSED - RIGHT SIDE
ELEVATION**

1

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



EXISTING - RIGHT SIDE ELEVATION

2

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

PROJECT:	
DATE:	
PROJECT NO	
REVISION	DATE
REVISION 1	8-27-2027
NOTES:	

1517 26th St NW

ELEVATION

SCA 1/4" = 1'-0"

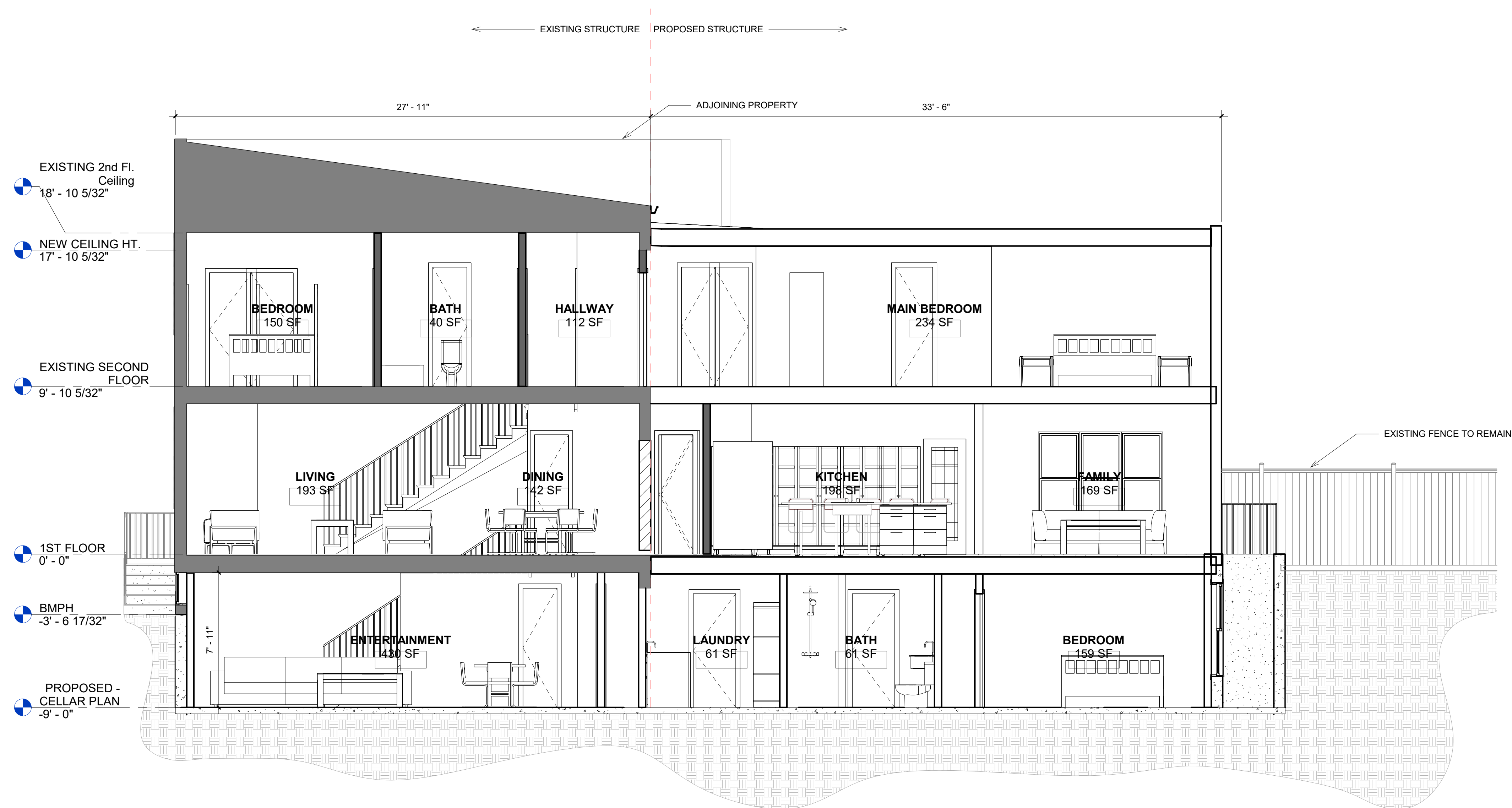
A3.2

DRAWN BY: Author

PROJECT:

DATE:
PROJECT NO
REVISION DATE
REVISION 1 8-27-2027

NOTES:



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

1517 26th St NW

BUILDING
SECTION

SCA 1/4" =
LE: 1'-0"

A4.1

DRAWN BY: Author

RESIDENCE
1526

RESIDENCE
1515

RESIDENCE
1523

RESIDENCE
1526



1

EXISTING REAR ELEVATION

2

EXISTING REAR ELEVATION

3

EXISTING FRONT ELEVATION

PROJECT:

DATE:

PROJECT NO

REVISION

DATE

REVISION 1

8-27-2027

NOTES:

1517 26th St NW

EXISTING
PICTURES

SCA

LE:

A5.1

DRAWN

BY:

Author