1218 31st St NW

WASHINGTON DC, 20011

BUILDING PERMIT SET

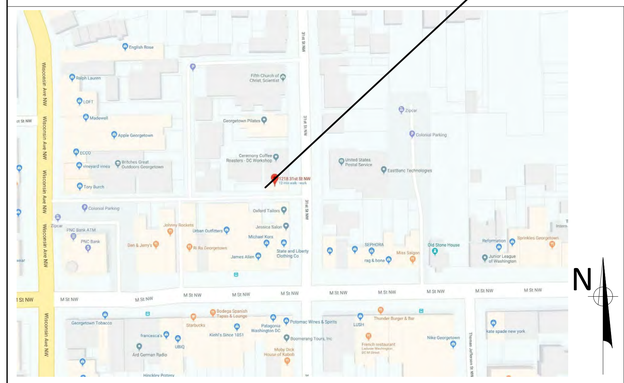
LOT 47 SQUARE 1208

SCOPE OF WORK

TO CREATE NEW 2-STORY REAR ADDITION TO THE EXISTING BUILDING.

LOCATION VICINITY MAP

SITE



BUILDING FRONT PHOTO

SYMBOLS

- PLAN DETAIL REFERENCE (DETAIL X, SHEET XX)
- ELEVATION REFERENCE (DETAIL X, SHEET XX)
- SECTION REFERENCE (DETAIL X, SHEET XX)
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW BRICK WALL
- NEW CMU WALL
- NEW STUD WALL
- DOOR DESIGNATION
- WINDOW DESIGNATION
- PARTITION TYPE
- KEY NOTE
- ROOM NUMBER (XXXX)
- FIXTURE TYPE (X)
- ELEVATION MARKER
- INTERIOR ELEVATION DESIGNATION (X XX)

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MDF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MDO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	RCP	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST	EXISTING	STL	STEEL
FF	FINISHED FLOOR	STOR	STORAGE
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	FROUND FAULT INTERRUPTER	UON	UNLESS OTHERWISE NOTED
GL	GLAZING	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	VEN	VENEER
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VWC	VINYL WALL COVERING
		W/	WITH

DRAWING INDEX

ARCHITECTURE

Sheet Number	Sheet Name
A000	COVER PAGE
A214	EXISTING BUILDING PICTURES 1
A215	EXISTING BUILDING PICTURES 2
A216	EXISTING SITE PLAN
A217	PROPOSED SITE PLAN
A301	EXISTING FIRST AND SECOND PLANS
A302	PROPOSED FIRST AND SECOND PLANS
A402	EXISTING AND PROPOSED SOUTH ELEVATIONS
A403	PROPOSED WEST ELEVATION
A501	PROPOSED 3D RENDERS
A502	3D STREET VIEWS
A505	PROPOSED 3D WITH GOOGLE EARTH VIEW
A506	RETRACTABLE ROOF SKYLIGHT ASSEMBLY
A507	INTERIOR DESIGN IMAGERY

COVERING CODE

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING CODE 301.1.2. WORK AREA COMPLIANCE METHOD
2017 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS
- 2017 DISTRICT OF COLUMBIA BUILDING CODE
- 2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
- 2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
- 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
- 2017 DISTRICT OF COLUMBIA FIRE CODE
- 2017 DISTRICT OF COLUMBIA MECHANICAL CODE
- 2017 DISTRICT OF COLUMBIA PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2011 NATIONAL ELECTRICAL SAFETY CODE
- 2010 ADA STANDARDS

GENERAL NOTES / BUILDING CODE ANALYSIS

GENERAL INFORMATION	EXISTING	PROPOSED BUILDING
USE GROUP	-	A2 ASSEMBLY
TYPE OF CONSTRUCTION	-	VB
FULLY SUPPRESSED (SPRINKLED)	-	YES NFPA 13
BUILDING FOOTPRINT	599 SF	1,280 SF
BUILDING HEIGHT	23' /2 STORIES	19'-0"
GROSS FLOOR AREA (GFA)	1,094. SF	2,563.0 SF
NUMBER OF EXITS	3	4
	-	
	-	

COVERING CODES	2017 DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS
FIRE RATINGS	
FIRE SEPARATION WALLS/PARTY WALLS	2 HR
STAIR ENCLOSURES	1 HR
COLUMNS AND GIRDERS	NONE
EXTERIOR BARING WALL	NONE
FLOOR / CEILING CONSTRUCTION	NONE
ROOF CONSTRUCTION	NONE
TENANT SEPARATION	1 HR

GENERAL NOTES / ZONING CODE ANALYSIS

1218 31st St NW,
WASHINGTON DC, 20007

ZONING DISTRICT	MU-4	TOTAL LOT AREA	1,280.0 SF
		TOTAL LOT WIDTH	96'-0"
LOT	0808		
SQUARE	3390		

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	43% (547 SF)	100% - COMMERCIAL	100% (733 + 547 SF) = 1,280 SF
HEIGHT	23' - 0" 2 STORIES	50' - 0"	19' - 0" 2 STORIES
F.A.R.	0.9	2.0 NON RESIDENTIAL	2.0 (2,560.0 SF)
GROSS FLOOR AREA	0	NONE	2,563 SF
SIDEYARD WIDTH	0	-	0' - 0"
REAR YARD SETBACK	0	15' - 0"	0' - 0"
PARKING	0	0	0
FRONT YARD	0	-	0' - 0" EXISTING
GAR	-		-

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COVER PAGE

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A000
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CAMERA 1

CAMERA 2

CAMERA 4

CAMERA 3

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EXISTING BUILDING PICTURES 1

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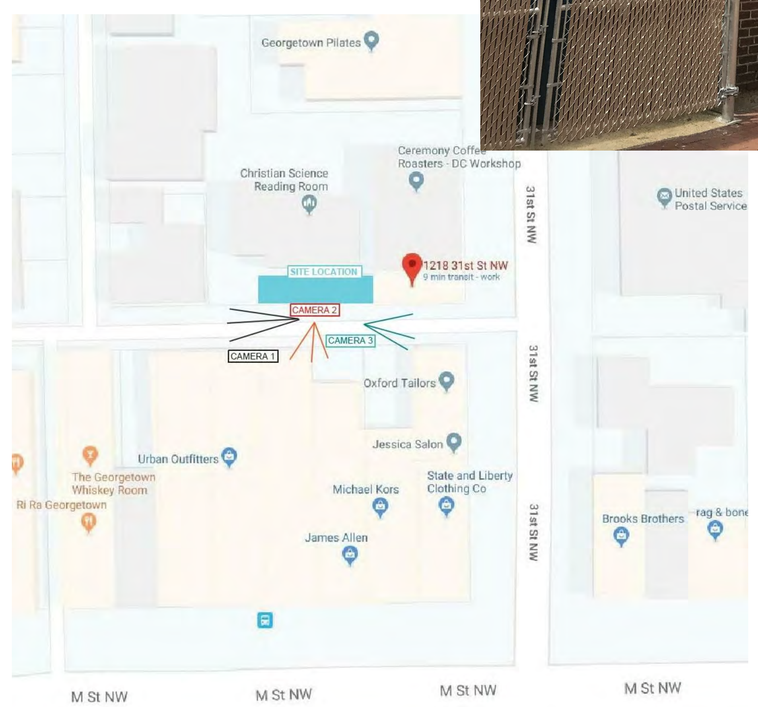
CAMERA 1

CAMERA 2

CAMERA 3



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EXISTING BUILDING PICTURES 2

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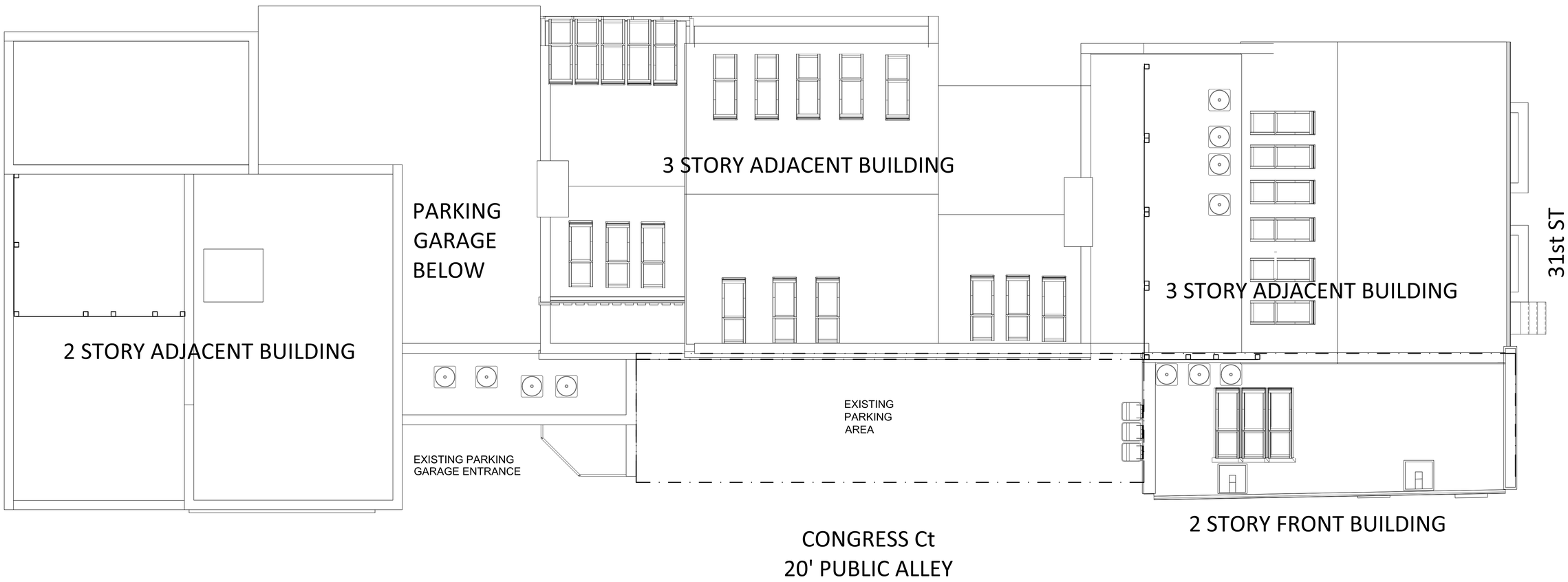

1 EXISTING SITE PLAN
3/16" = 1'-0"

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EXISTING SITE PLAN

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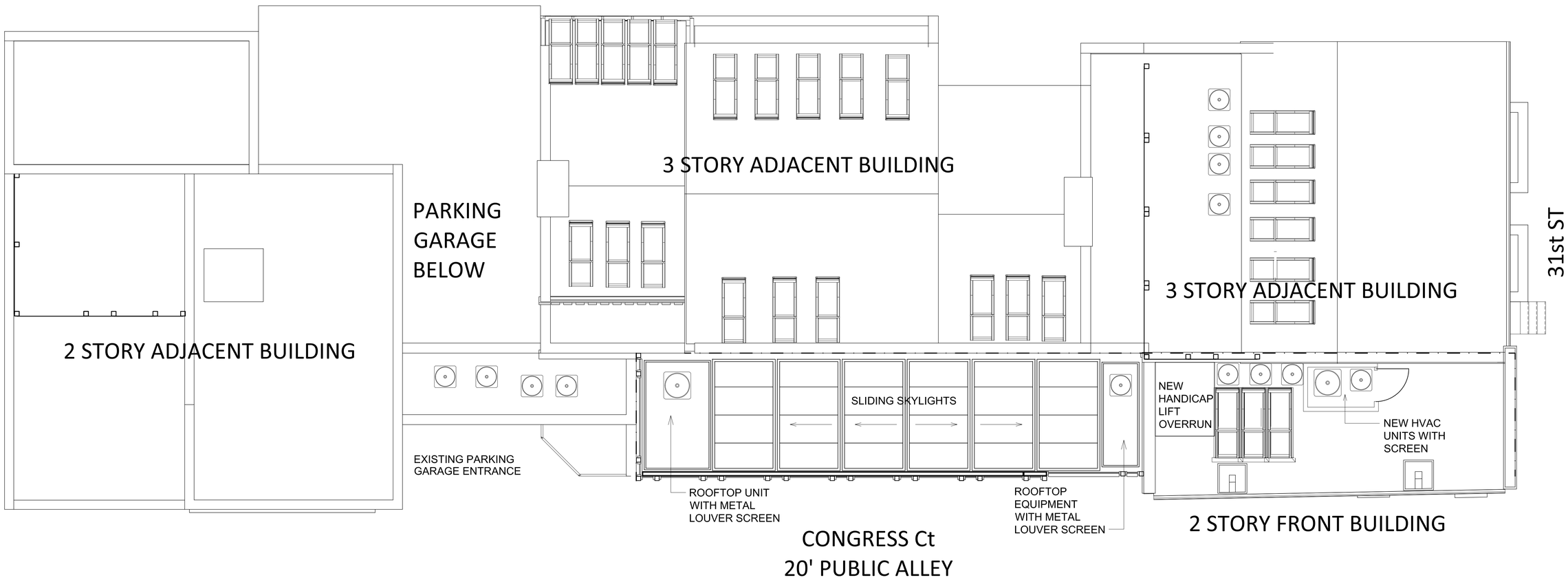

1 PROPOSED SITE PLAN
3/16" = 1'-0"

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PROPOSED SITE PLAN

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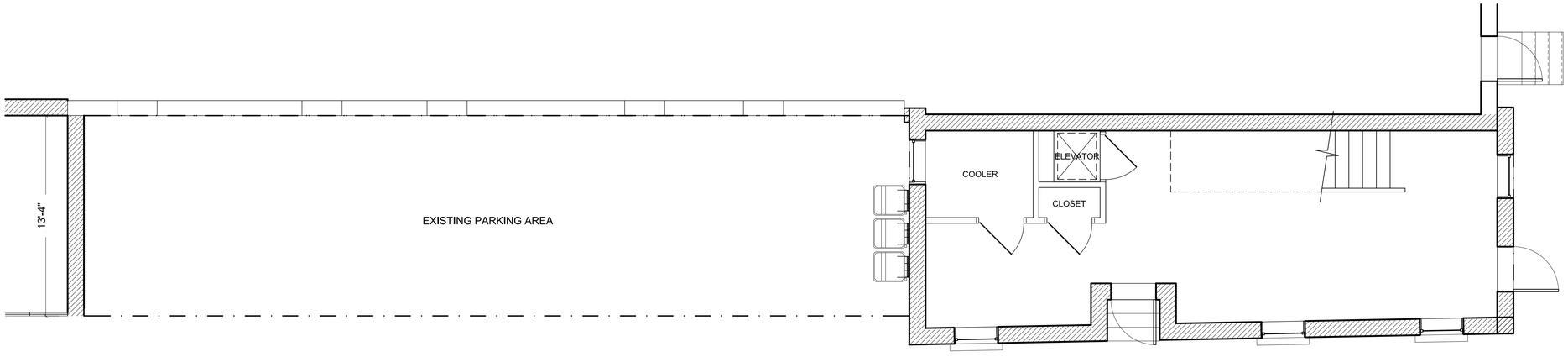
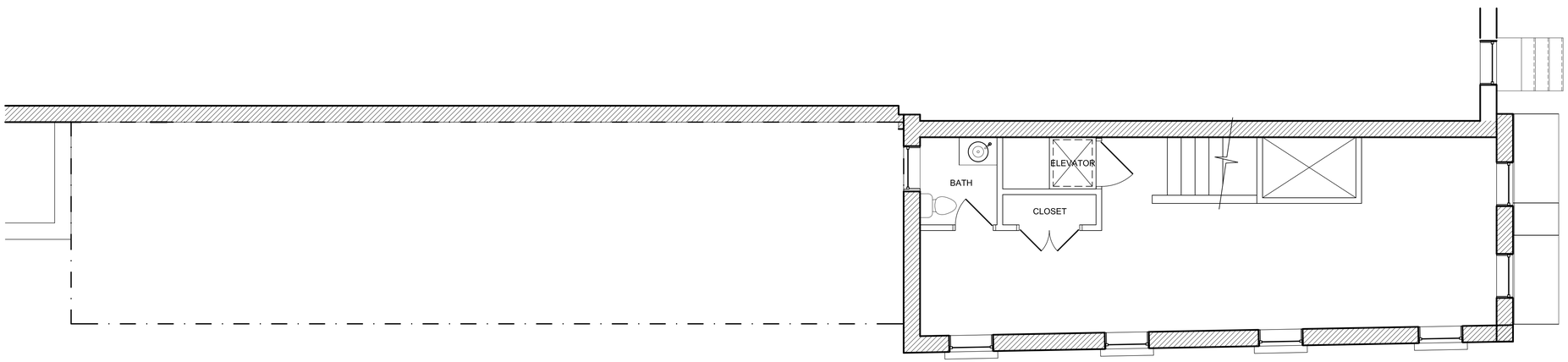
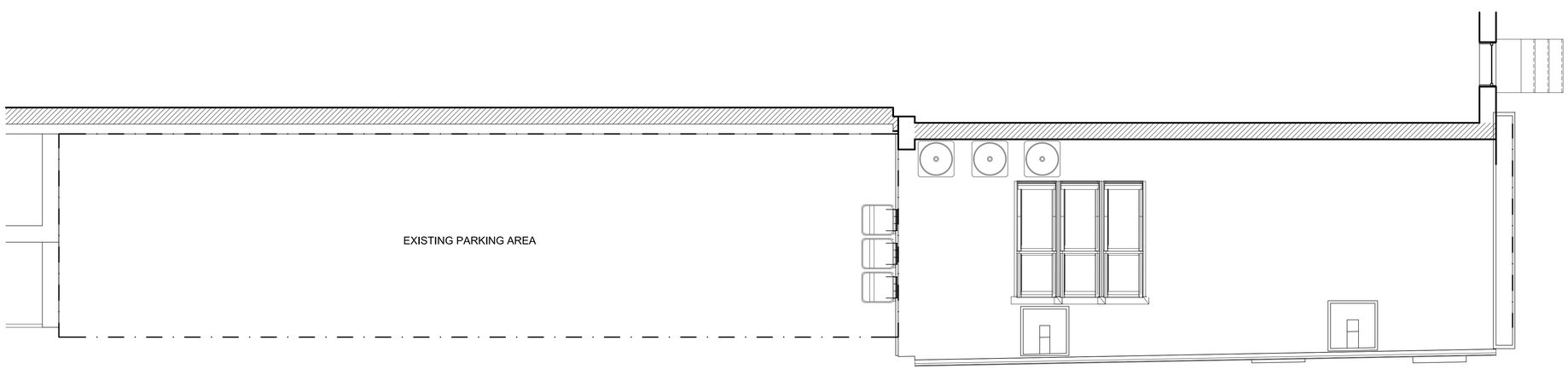


1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

CONGRESS Ct
ALLEY



2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



3 EXISTING ROOF PLAN
1/4" = 1'-0"

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EXISTING FLOOR PLANS

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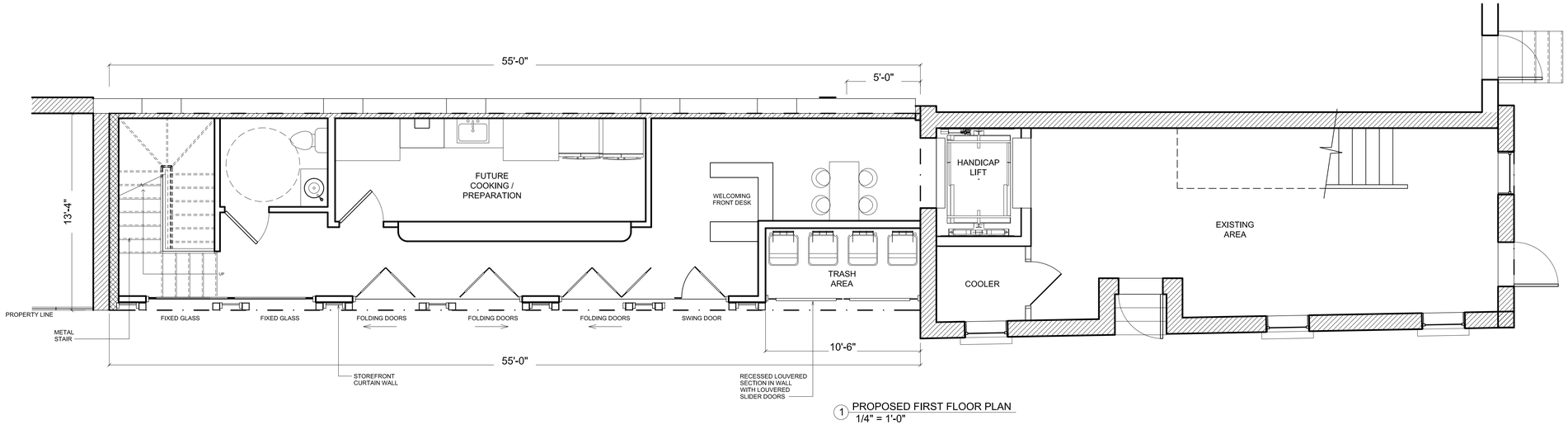
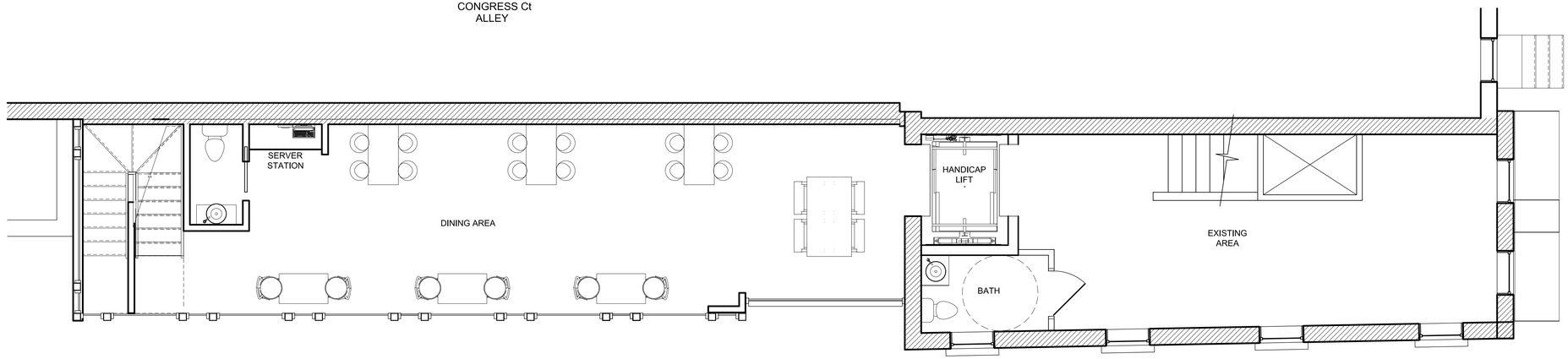
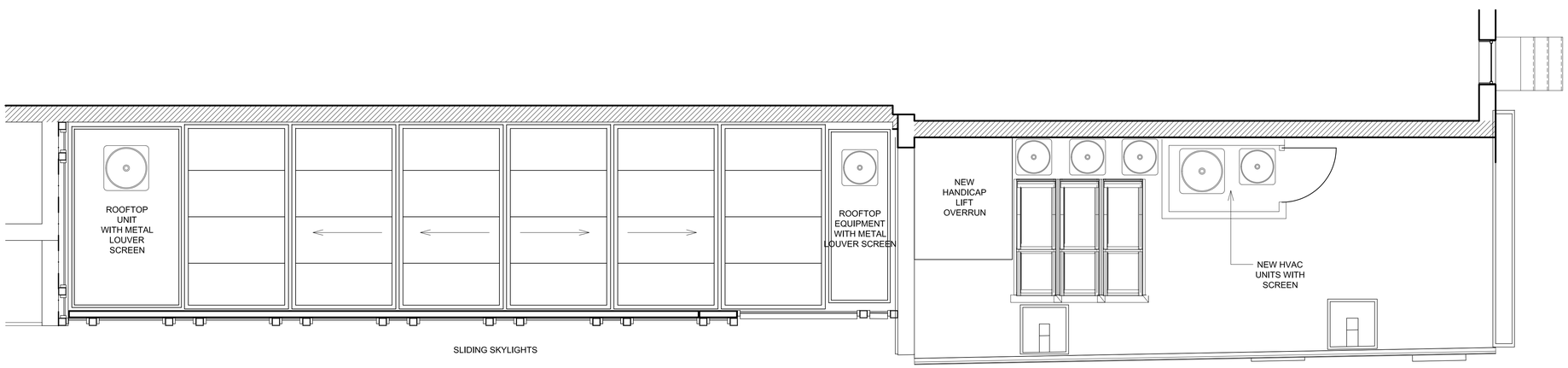


1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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



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

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PROPOSED FLOOR PLANS

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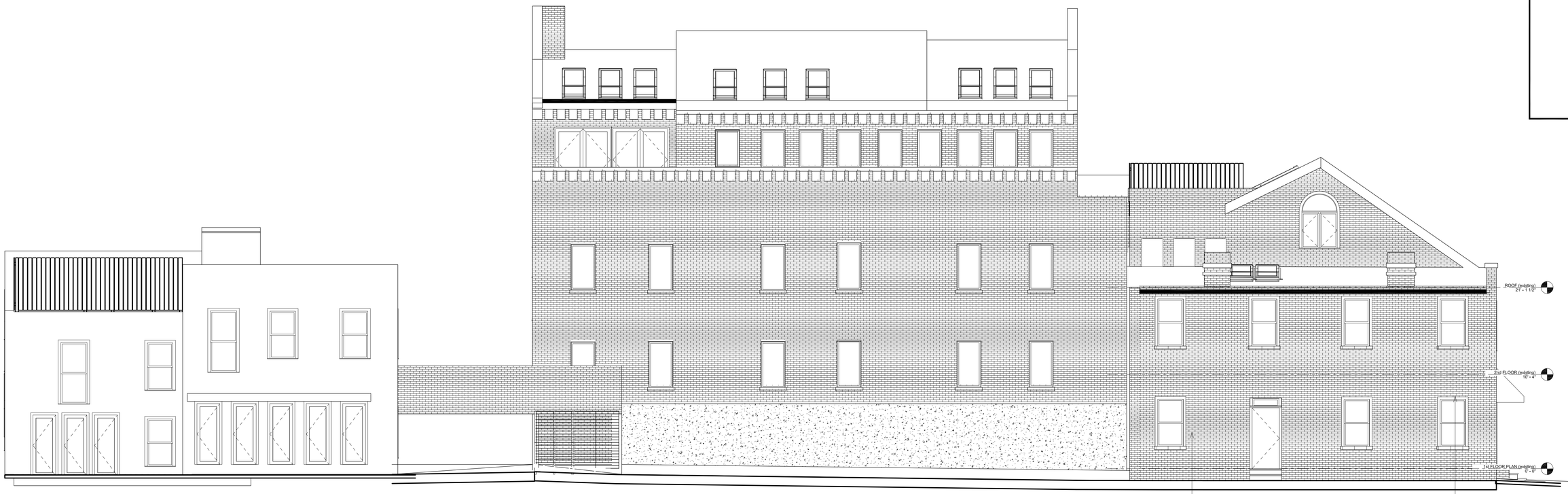
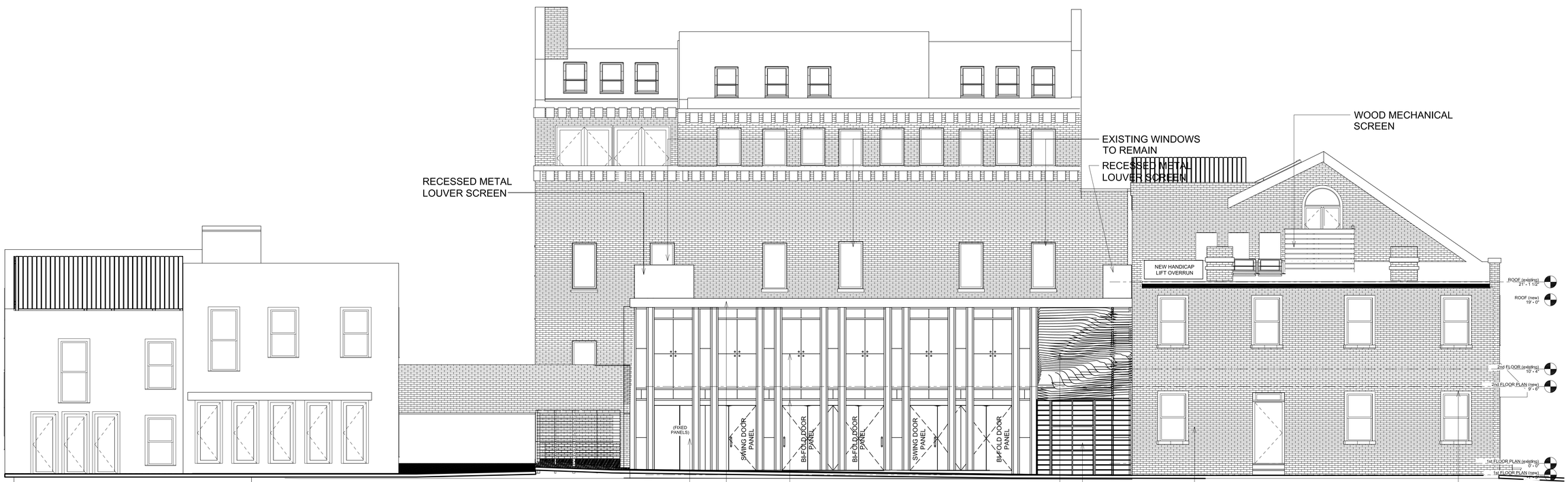


1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

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EXISTING AND PROPOSED SOUTH ELEVATIONS

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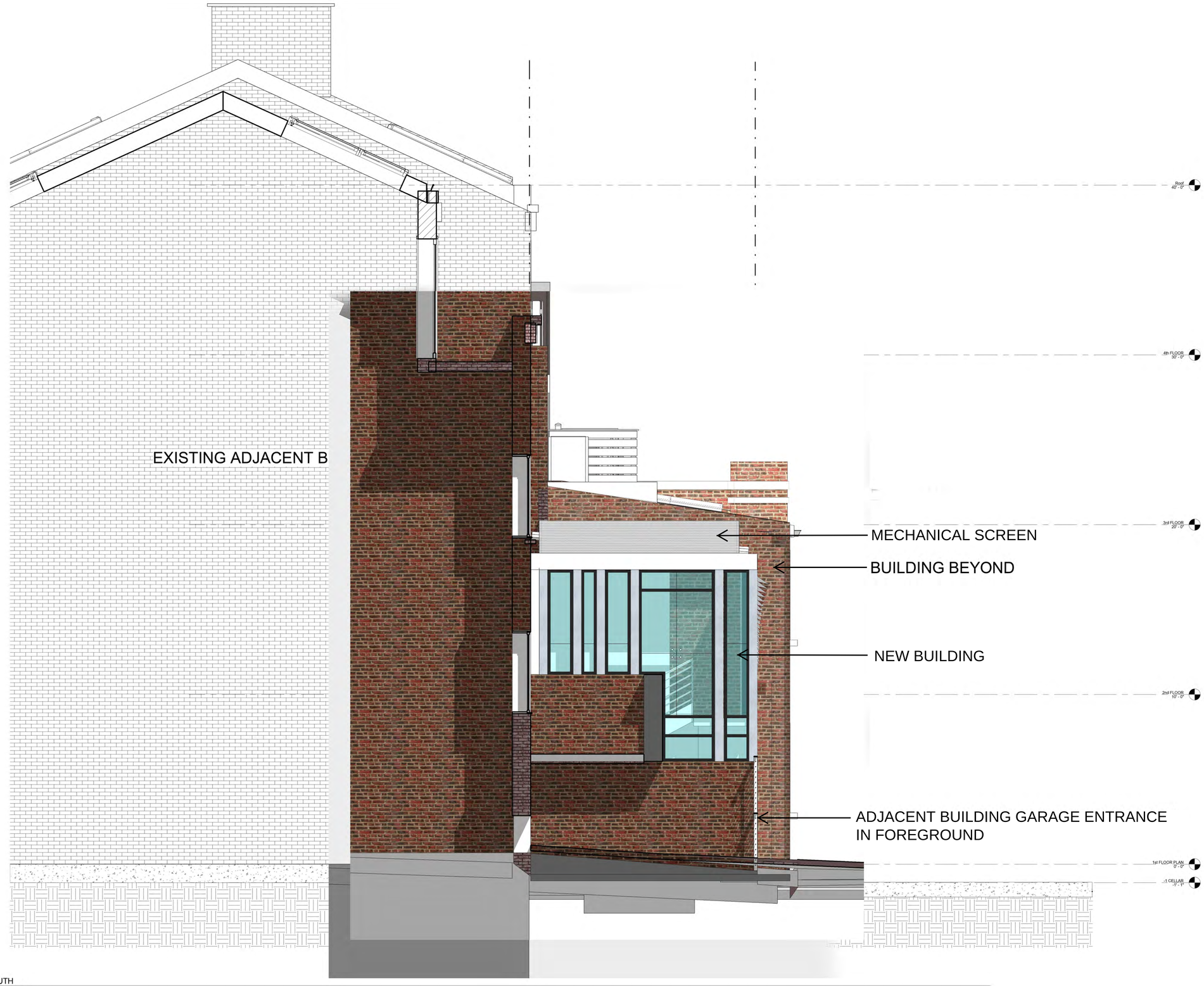

1 SOUTH
3/8" = 1'-0"

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WEST ELEVATION

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3/8" = 1'-0"

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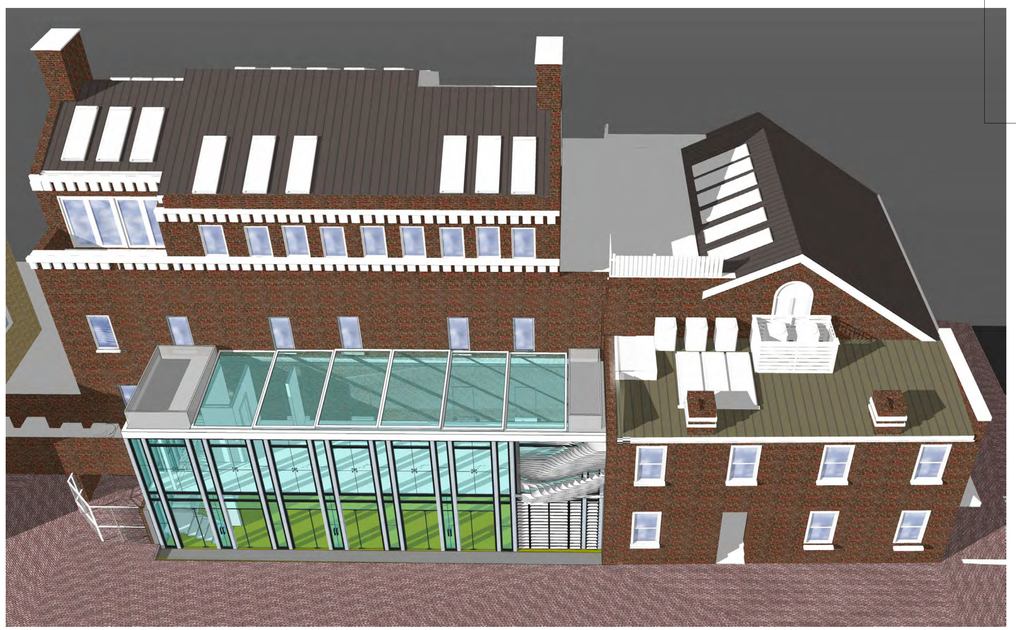
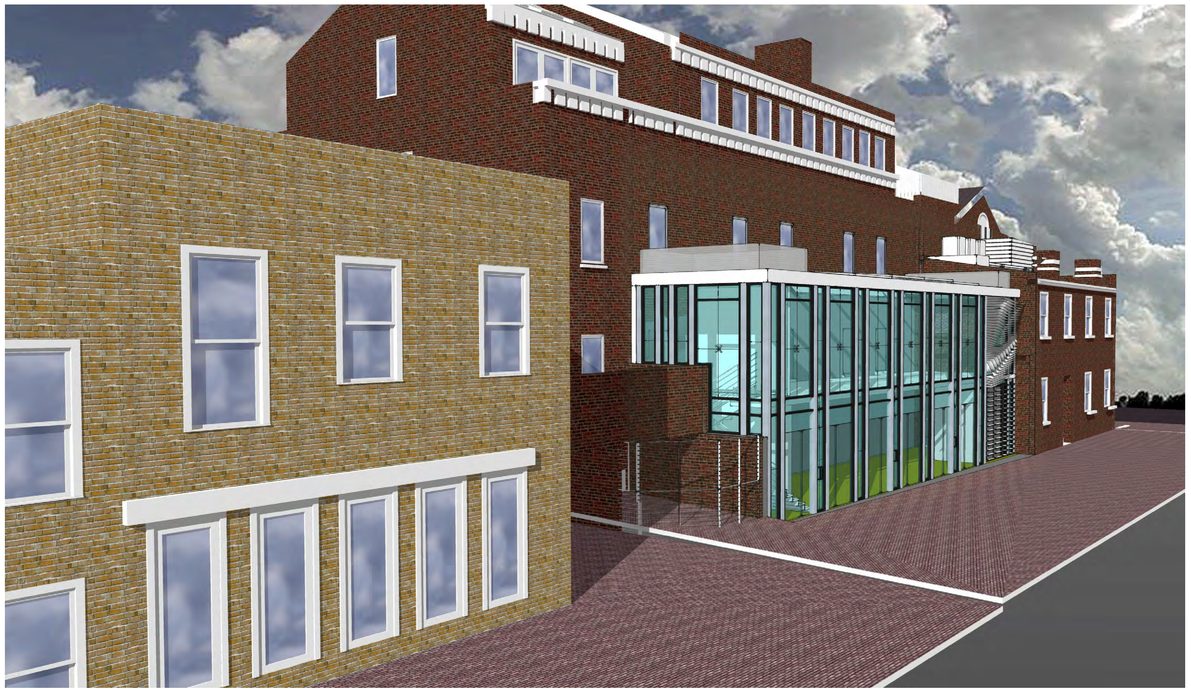
BUILDING FRONT RENDERING



ROOFTOP RENDERING



BUILDING LEFT SIDE RENDERING

BUILDING RIGHT SIDE RENDERING

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PROPOSED 3D RENDERS

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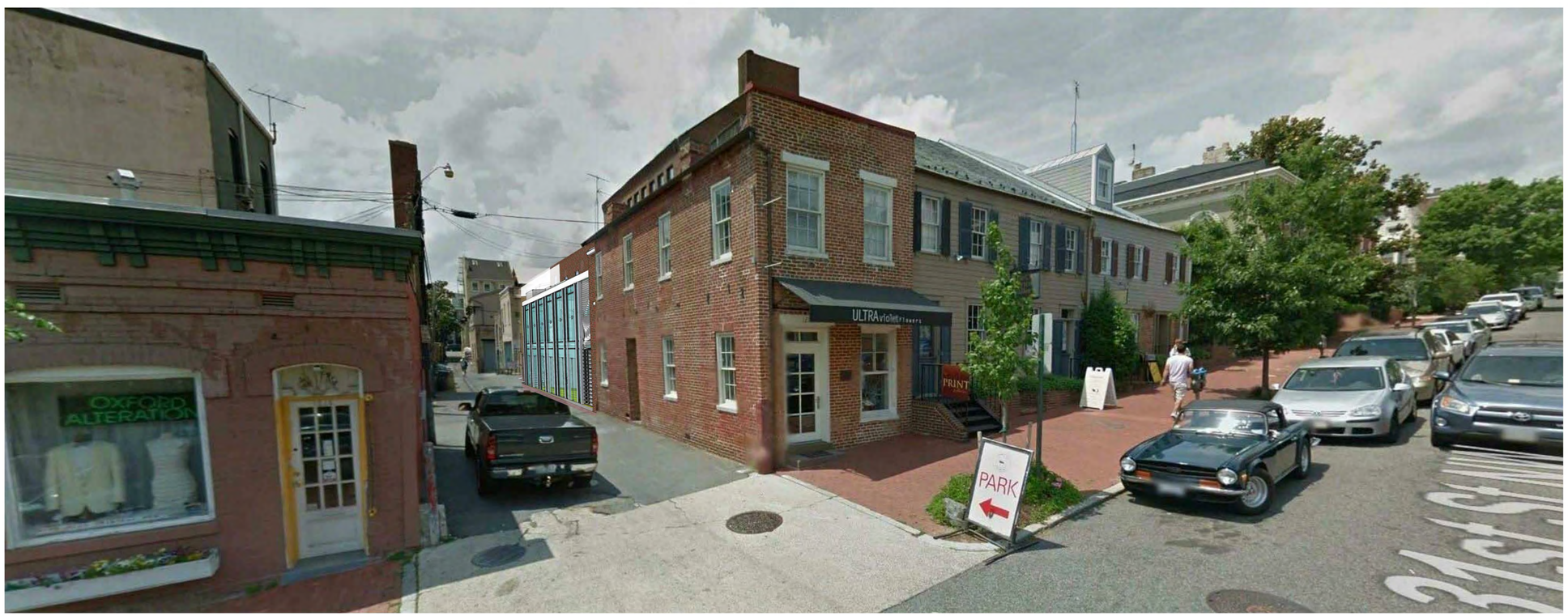
EXISTING STREET VIEW



PROPOSED STREET VIEW

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3D STREET VIEWS

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PROPOSED 3D WITH GOOGLE EARTH VIEW

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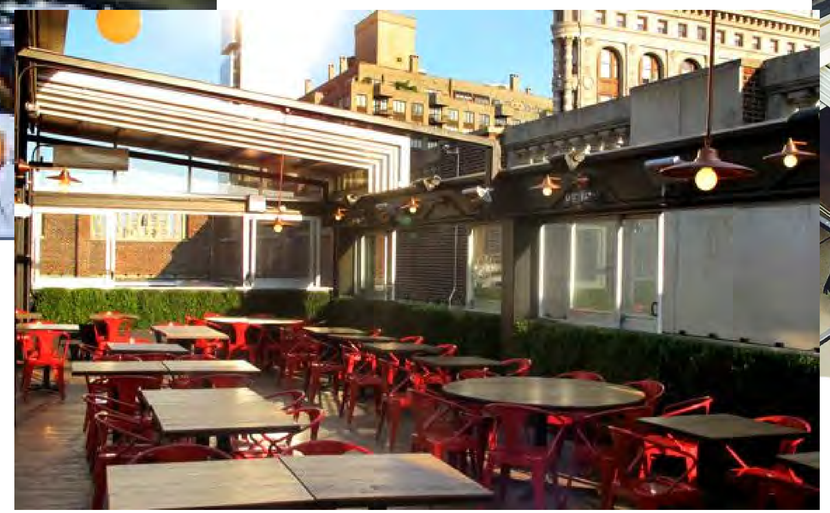
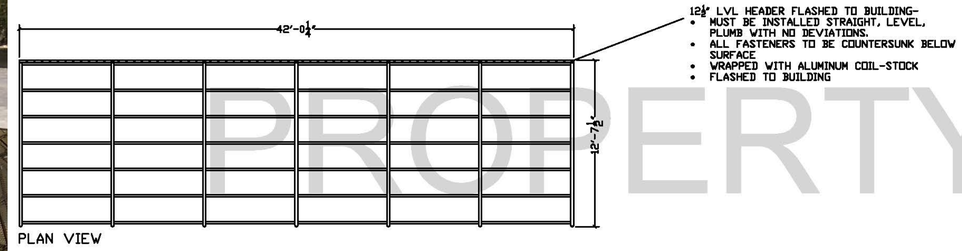
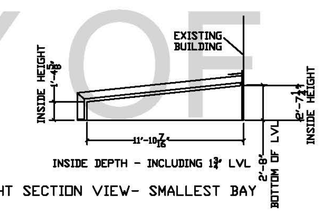




PLAN VIEW

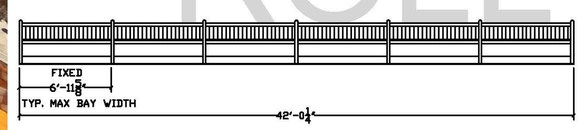


RIGHT SECTION VIEW- SMALLEST BAY

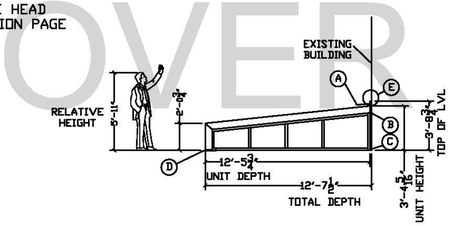
NOTE: UNLESS SPECIFIED IN THE CONTRACT-
- ONLY THE ROLL-A-COVER UNIT IS SUPPLIED BY ROLL-A-COVER .
- ALL MATERIALS AND SITE PREPARATION SHOWN IS THE RESPONSIBILITY OF THE PURCHASER.

THIS PLAN IS PRELIMINARY. WALL CONFIGURATIONS CAN BE CUSTOMIZED TO DESIGN REQUIREMENTS WITH THESE OPTIONS-
- SLIDING WINDOWS
- DOORS ADDED
- CUSTOM TRANSOM AND KICK BAR LOCATIONS ARE AVAILABLE
- VERTICAL DIVIDERS

NOTES:
A- 2" X 12"X ⅛" AL. HEAD-FLASHING
B- 12½" LVL HEADER FLASHED TO BUILDING
C- 2"X6" INFILL AT ENDS OF LVL FLASHED TO BUILDING
D- ⅛" AL. PAN FLASHING
E- HEADER FLASHING DESIGN - SEE HEAD DETAIL ON TECHNICAL INFORMATION PAGE



FRONT ELEVATION CLOSED



PROPERTY OF ROLL-A-COVER

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RETRACTABLE ROOF SKYLIGHT ASSEMBLY

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INTERIOR DESIGN IMAGERY

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