



FRONT VIEW

APPLICABLE CODES & REGULATIONS
IRC 2012
DCMR TITLE 12
CONSTRUCTION CODE

DESCRIPTION OF WORK
3RD FLOOR ADDITION WITH ROOF ACCESS. NO NEW MECHANICAL OR PLUMBING WORK.

OCCUPANCY: R3
CONSTRUCTION TYPE: V-A



SITE MAP & ZONING

28 9th St SE
ZONING TABULATIONS - DRAFT

SITE DESCRIPTION					
SQUARE:		942			
LOT:		0820			
SITE AREA:		650.0 SF			
ZONING DISTRICT:		RF-1			
STREET WIDTHS:		9th St SE	90' ROW		
ZONING REGULATED TOPIC	PERMITTED	SUBTITLE/SECTION	EXISTING	PROPOSED	
DENSITY:	N/A	N/A	N/A	N/A	
GROSS FLOOR AREA (GFA):	UNLIMITED	N/A	N/A	N/A	
HEIGHT	35'	E/§303	NA	SEE PLANS	
STORIES	3	E/§303.1	2	3	
LOT OCCUPANCY	60%	E/§304.1	82%	NC	
FRONT SETBACK		E/§305		SEE PLANS	
REAR YARD	20'	E/§306	NA	SEE PLANS	
ROOF TOP OR UPPER FLOOR ADDITIONS		E/§206 E/§206.1	NA	SEE PLANS	
		E/§206.2			
SIDE YARD	NOT REQ'D	E/§307	NA	SEE PLANS	
COURTYARD	OPEN COURTYARD WIDTH	E/§203	NA	SEE PLANS	
	CLOSED COURTYARD AREA	E/§203.1	NA	SEE PLANS	
VEHICLE PARKING		C/§F01.5	NA	SEE NOTE	
ROOF STRUCTURES					
HEIGHT	10' MAX	C/§1500.4	NA	NONE	
SETBACKS	FRONT AND REAR BUILDING WALLS	1.0 x HEIGHT	C/§1502.1(a)&(b)	NA	1.1
	SIDES NOT ADJOINING ANOTHER BUILDING	1.0 x HEIGHT	C/§1502.1(c)	NA	1.1

ZONING SUMMARY

TABLE OF CONTENTS

IN ADDITION TO THE GENERAL CONDITIONS OUTLINED IN THE A.I.A. OWNER-CONTRACTOR AGREEMENT, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

- ALL DISCREPANCIES AND AMBIGUITIES IN THE CONTRACT DOCUMENTS SHALL BE PROMPTLY CALLED TO THE ATTENTION OF THE OWNER. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY THE OWNER BEFORE POURING FOOTINGS, BEFORE BACK FILLING, BEFORE COVERING UP WALLS OR CEILINGS, OR AT ANY OTHER TIME CONCEALED CONDITIONS REQUIRE FIELD VISITS. NOTICE SHALL BE GIVEN AS FAR IN ADVANCE AS POSSIBLE, BUT IN ANY CASE A MINIMUM OF TWENTY-FOUR HOURS BEFORE THE WORK IS TO BE DONE.
- THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE COMPLIANCE OF THE WORK WITH THOSE CODES. IN THE EVENT OF A CONFLICT BETWEEN LOCAL, STATE, AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY ARE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PRECAUTIONS, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR IS TO ASSEMBLE A LOOSE-LEAF NOTEBOOK CONTAINING ALL PRODUCT WARRANTY AND INSTRUCTION MANUALS, AND THE NAMES AND ADDRESSES OF ALL SUBCONTRACTORS, FOR PRESENTATION TO THE OWNER AT THE COMPLETION OF THE PROJECT.

GENERAL REQUIREMENTS

DCRA STAMP

PROFESSIONAL SEAL

- VERIFY ALL EXISTING STRUCTURE IN FIELD
- SAVE ALL DOORS, WINDOWS, TRANSOM, WINDOWS AND INTERIOR TRIM FOR POSSIBLE REUSE. REMOVE AND STORE THESE ITEMS WITH CARE
- KEYNOTES SHOWN ON THIS DRAWING APPLY TO THIS DRAWING ONLY.
- FIELD VERIFY ALL REQUIRED CLEARANCES TO EXISTING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DEVIATIONS.
- DIMENSIONS ARE TO FINISH SURFACE, UNLESS NOTED OTHERWISE.

date: title:

WATERHOUSE residence
28 9th Street se
Washington, DC 20003

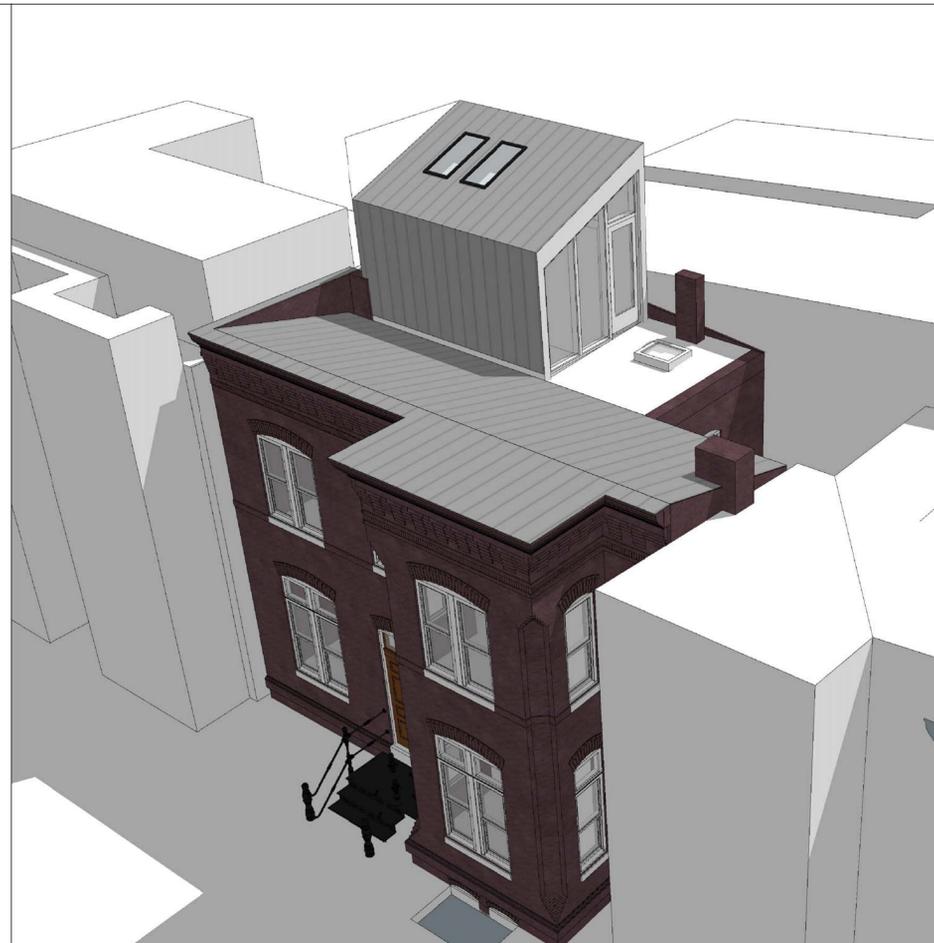
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A-01

SCALE: DATE: 9.20.2015



EXISTING STRUCTURE



07 PROPOSED 3RD FLOOR ADDITION



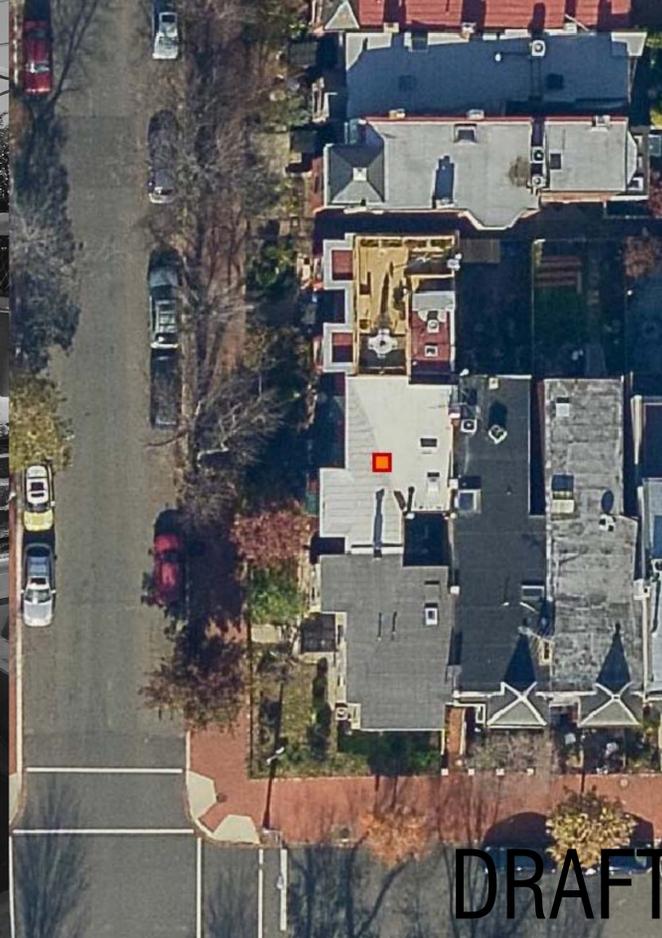
EXISTING ALTERNATING TREAD STAIR

1/4" = 1'-0"

04 EXISTING ROOF



02 EXISTING AERIAL



01

DCRA STAMP

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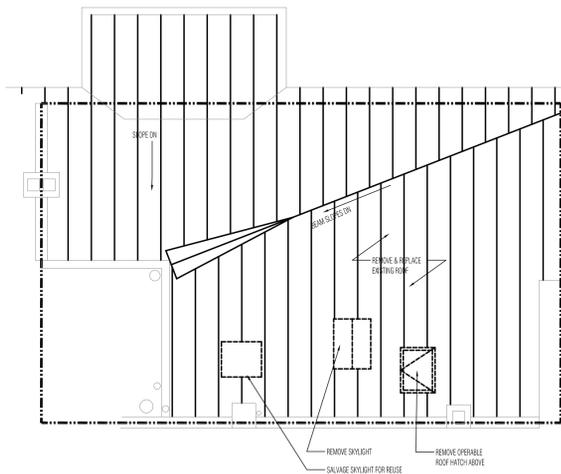
DRAFT

DIAGRAMS &
 IMAGES

A02

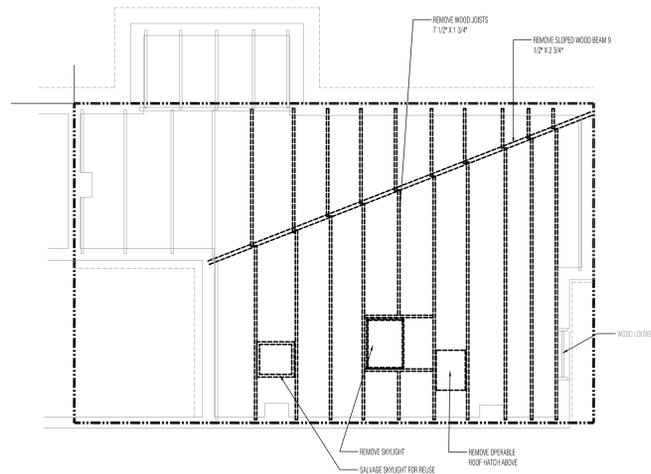
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DATE: 1/28/2018

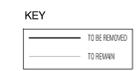


ROOF REMOVAL PLAN

08 ATTIC REMOVAL PLAN



06



KEY

09

1. DEFINITIONS:
 - A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
 - B. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.
 - C. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.
2. PROJECT CONDITIONS:
 - A. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
 - B. HAZARDOUS MATERIALS: IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF ENCOUNTERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF REMOVAL OF HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
3. SITE ACCESS:

SITE ACCESS WILL BE VIA V STREET. CARE SHALL BE TAKEN BY THE CONTRACTOR TO RESTORE ANY AREAS DAMAGED BY THIS ACCESS AND SHALL PROTECT AREAS NOT IN THE AREA OF CONSTRUCTION.
4. UTILITIES AND EXISTING SERVICES:

LOCATE AND IDENTIFY ANY EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED AND ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES. PRIOR TO DEMOLITION, PROTECT AGAINST DAMAGE THE EXISTING MECHANICAL, ELECTRICAL OR OTHER SERVICES THAT WILL REMAIN IN THE NEW WORK. THIS INCLUDES ELECTRICAL WIRING TO LIGHT FIXTURES, DISCONNECT, AND SEAL OR CAP OFF SERVICES/SYSTEMS THAT ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
5. REMOVAL OF DEMOLISHED MATERIALS:

PROMPTLY REMOVE DEMOLISHED MATERIALS (UNLESS NOTED FOR SALVAGE OR RE-USE) FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A MANNER THAT COMPLIES WITH THE GOVERNING DISTRICT OF COLUMBIA AND EPA NOTIFICATION REGULATIONS, AND WITH AUTHORITIES HAVING JURISDICTION OVER HAULING AND DISPOSAL PROCEDURES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
6. BUILDING PROTECTION:

DURING DEMOLITION AND CONSTRUCTION, THE CONTRACTOR MUST PROVIDE TEMPORARY WEATHER AND MOISTURE PROTECTION TO ALL EXPOSED INTERIOR OR EXTERIOR SURFACES AND STRUCTURE THAT MAY BE DAMAGED FROM WATER LEAKAGE OR PROLONGED TEMPERATURE AND MOISTURE EXPOSURE. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED. PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.

 - A. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS TO REMAIN.
 - B. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - C. REMOVE DECAYED OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.

DCRA STAMP

PROFESSIONAL SEAL

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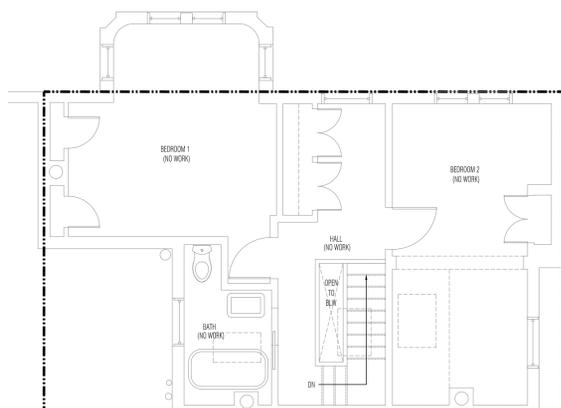
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DRAFT

REMOVAL PLANS

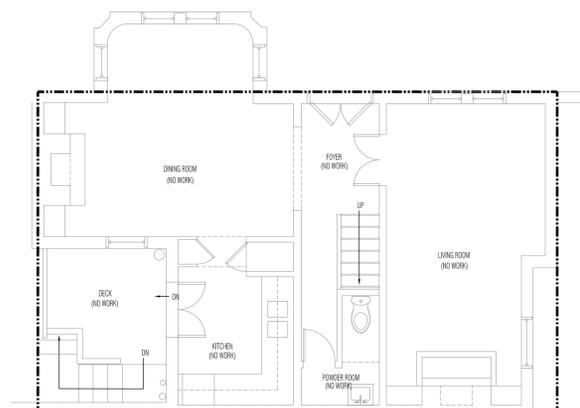
A05

SCALE: 1/4" = 1'-0" DATE: 1.28.2018



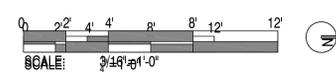
2ND FLOOR PLAN (NO NEW WORK)

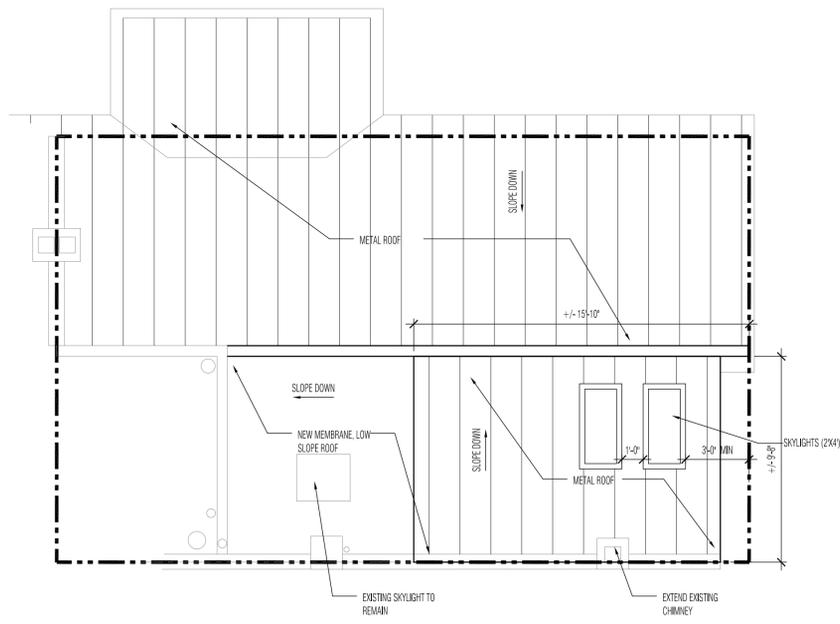
04 1ST FLOOR PLAN (NO NEW WORK)



02 NOTES

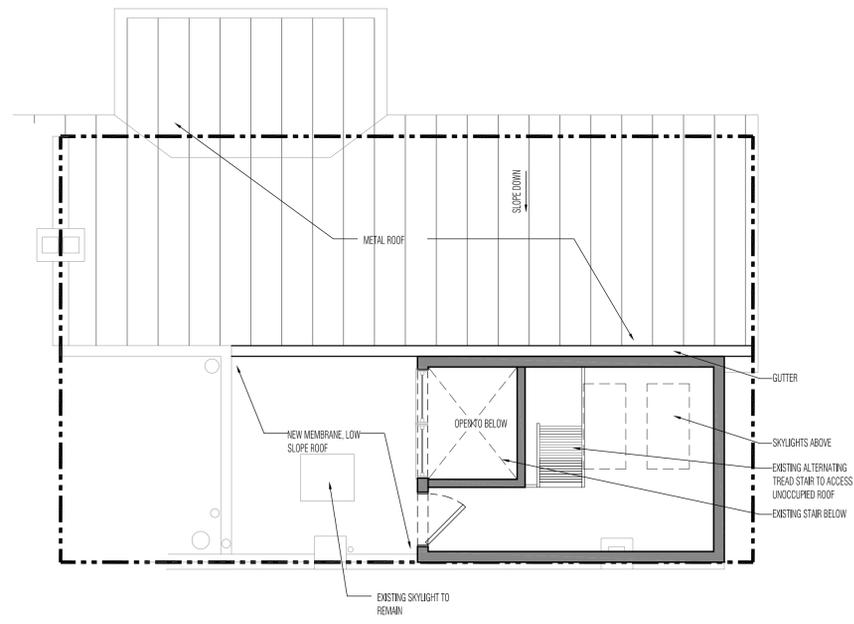
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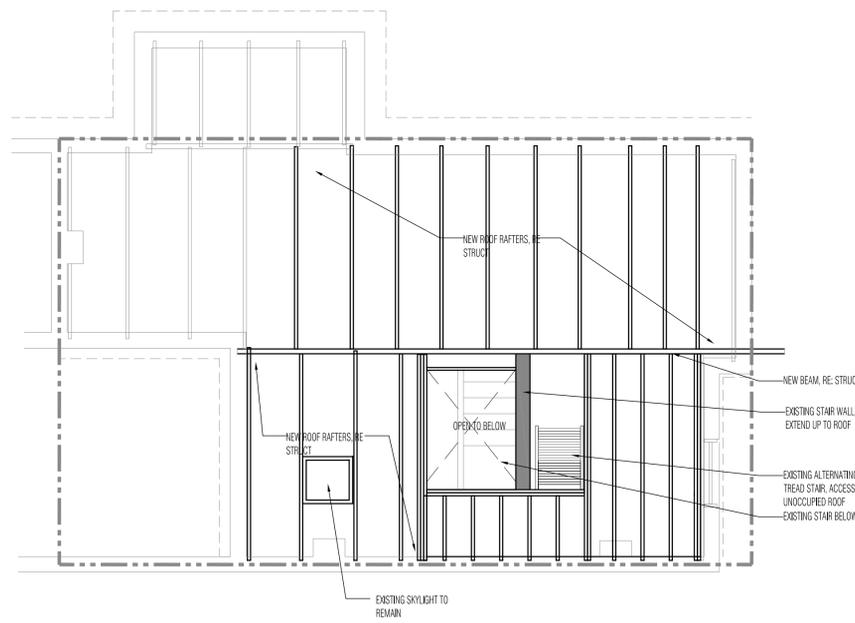
ROOF PLAN

03



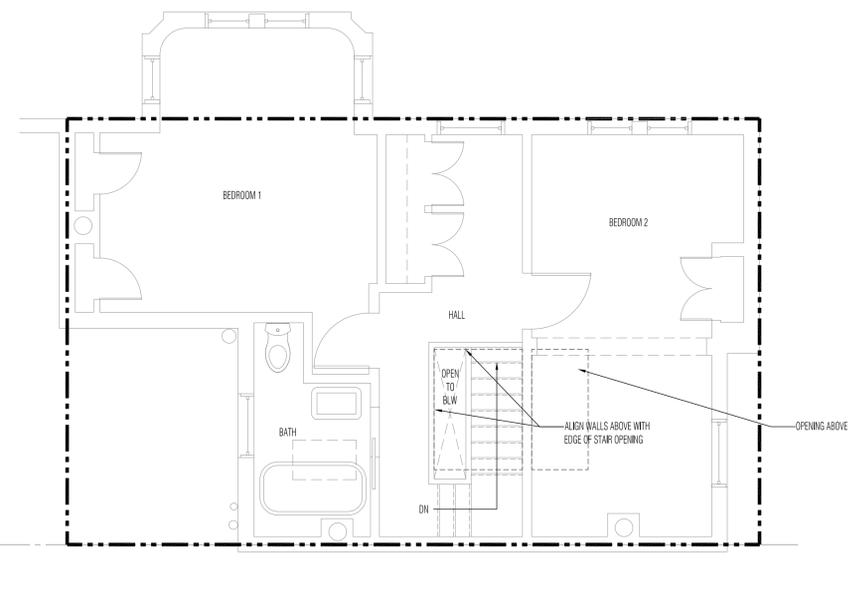
3RD FLOOR PLAN

03



ATTIC PLAN

03



2ND FLOOR PLAN (NO NEW WORK)

02

KEY

- EXISTING MASONRY WALL
- PROPOSED WALL
- EXISTING
- PROPOSED

SHEET NOTES:

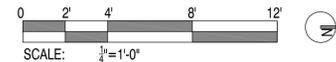
1. TYPICAL WALLS TYPE P1, UNLESS NOTED OTHERWISE. RE PARTITION SCHEDULE ON SHEET A0050
2. ALL BUILDING MATERIALS, INCLUDING INSULATION, TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS

KEY NOTES:

1. NOT USED

GENERAL NOTES:

1. DO NOT SCALE OFF OF DRAWINGS. CONTACT ARCHITECT FOR MISSING DIMENSIONS
2. VERIFY ALL FIELD DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. NEW CONSTRUCTION SHOWN ALIGNED WITH EXISTING CONSTRUCTION SHALL BE FLUSH AND SMOOTH, UNLESS OTHERWISE INDICATED.
4. PROVIDE AND INSTALL ALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
5. INSTALL PARTITIONS TO CONFORM TO MANUFACTURERS' INSTRUCTIONS, ANCHORED FIRMLY TO FLOOR OR SLAB, AND TIGHTLY SECURED TO CEILING ABOVE.
6. DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
7. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FINISH FACE OF PARTITION, CENTER LINE OF STRUCTURE OR CENTER LINE OF WINDOW OR ROUGH OPENING.
8. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED IN AREAS WHERE REQUIRED. THESE AREAS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERTOPS, DOOR FRAMES AND HEADERS, INDICATED IN LOCATIONS, AND SUPPORT OF TRIM.
9. ALL EXISTING WALL AND CEILING SURFACES TO REMAIN SHALL BE PATCHED, SANDED SMOOTH, SKIM-COATED AS REQUIRED. IF EXTERIOR PERIMETER PARTITION, ENSURE R-19 RATING.
10. PATCH, REPAIR AND REFINISH AS REQUIRED ANY DAMAGES IN FLOOR AND WALLS LEFT FROM THE REMOVAL OF ELECTRICAL AND COMMUNICATION RECEPTACLES, LIGHT SWITCHES, THERMOSTATS, SECURITY DEVICES, ETC.
11. THE ARCHITECTS APPROVAL SHALL BE RECEIVED BEFORE PROCEEDING WITH THE INSTALLATION OF FIXTURES, SWITCHES, AND OTHER SIMILAR ITEMS IN LOCATIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS. PLAN AND PROVIDE STUD AND BLOCKING LOCATIONS TO PERMIT INSTALLATION OF RECESSED WALL ITEMS AND TO YIELD ALIGNED DEVICES THROUGHOUT.



02

NOTES

DCRA STAMP

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DRAFT

PROPOSED PLANS

A10

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

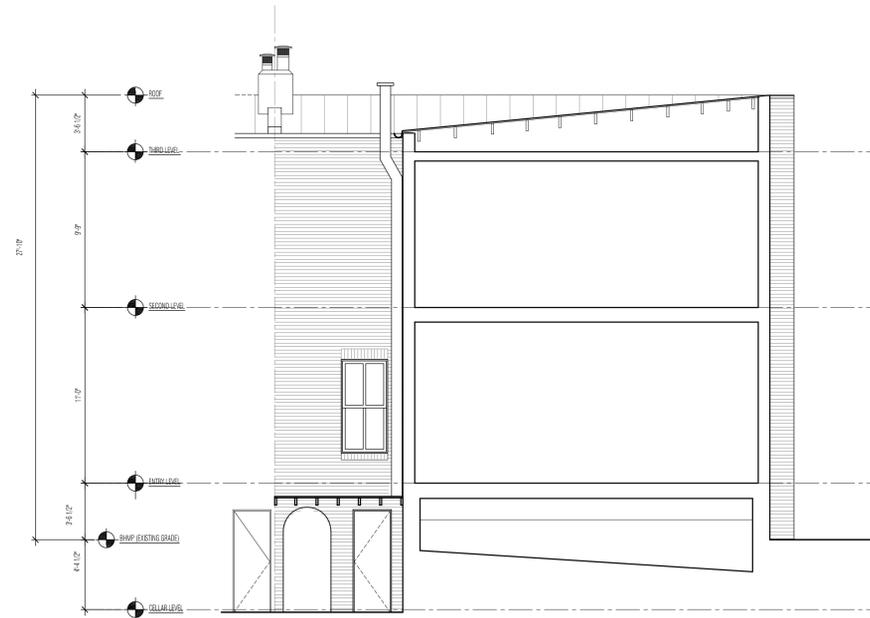
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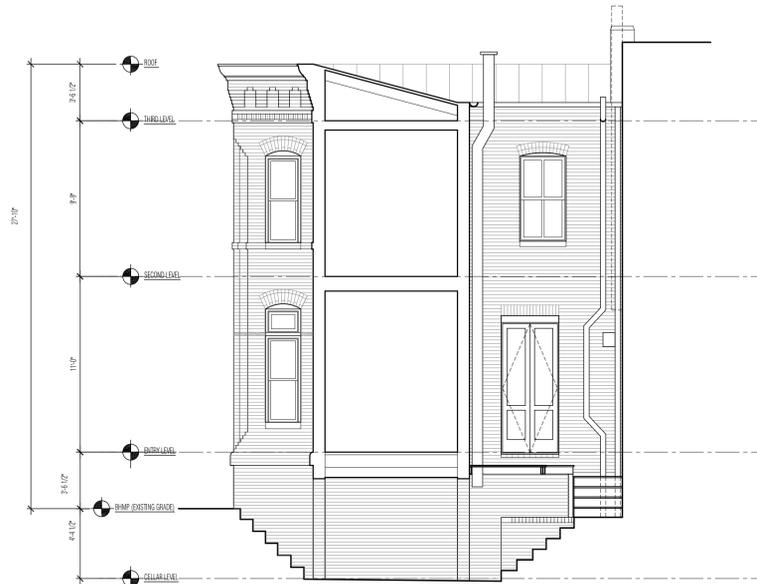
EXISTING FRONT ELEVATION (WEST)

1/4"=1'-0" 07



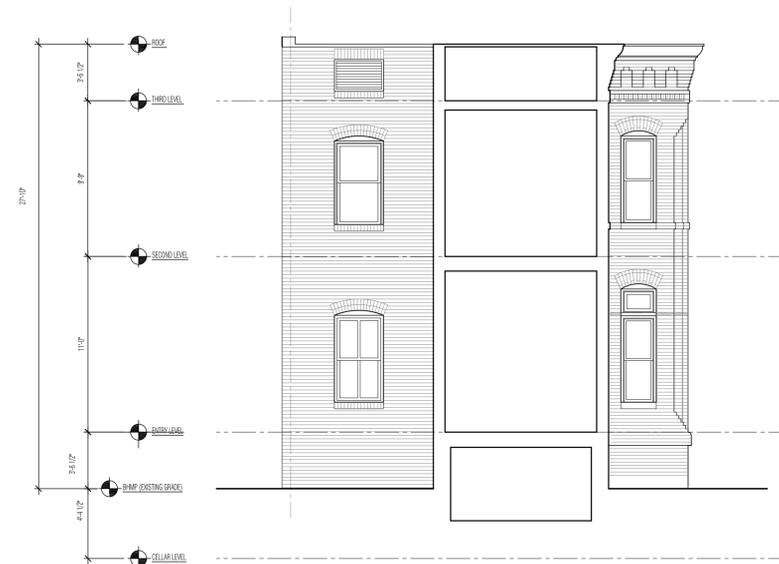
EXISTING EAST ELEVATION

05



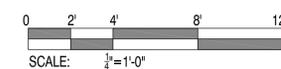
EXISTING SOUTH ELEVATION

1/4"=1'-0" 03



EXISTING NORTH ELEVATION

1/4"=1'-0" 01



DRAFT

EXISTING ELEVATIONS

A20

DCRA STAMP

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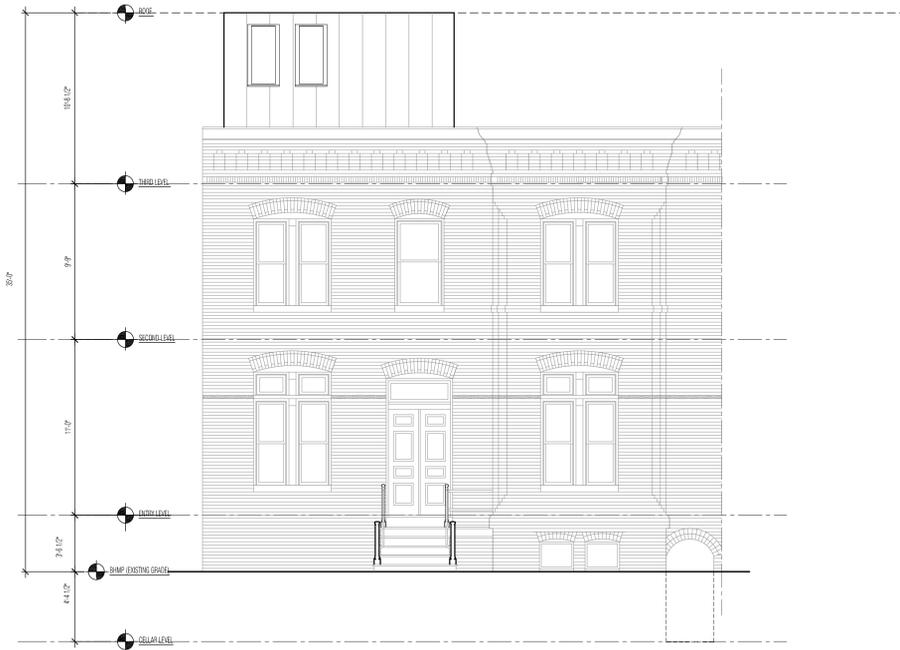
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SCALE: AS NOTED

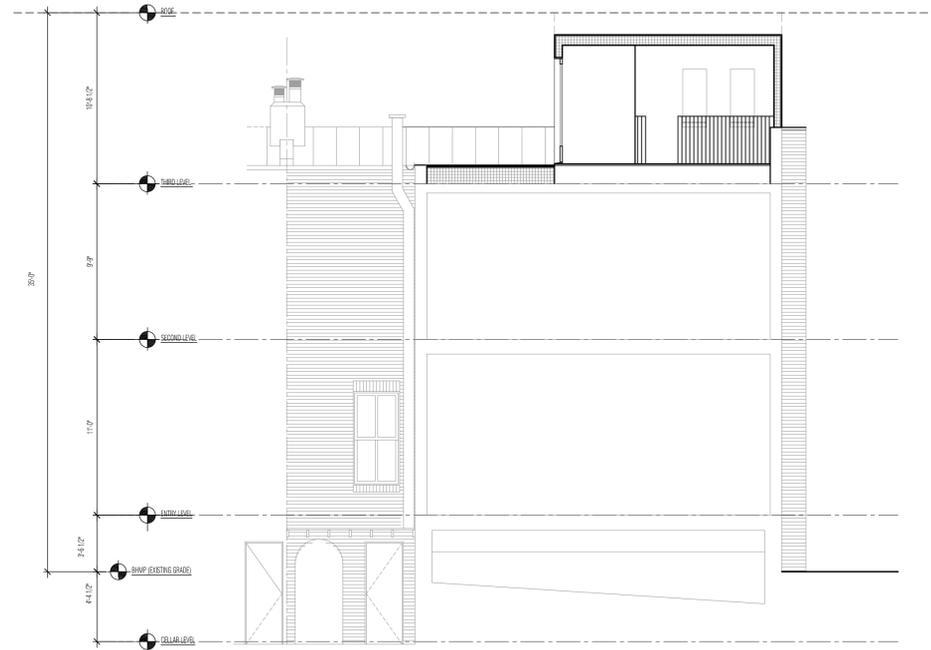
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0 2 4 8 12
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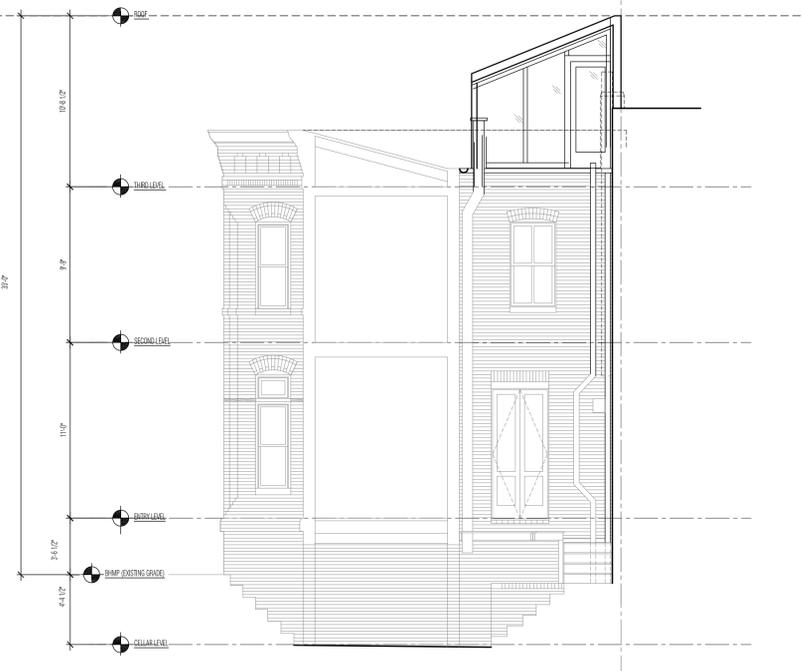
WEST ELEVATION (FRONT)

1/4"=1'-0" 07



SECTION AA

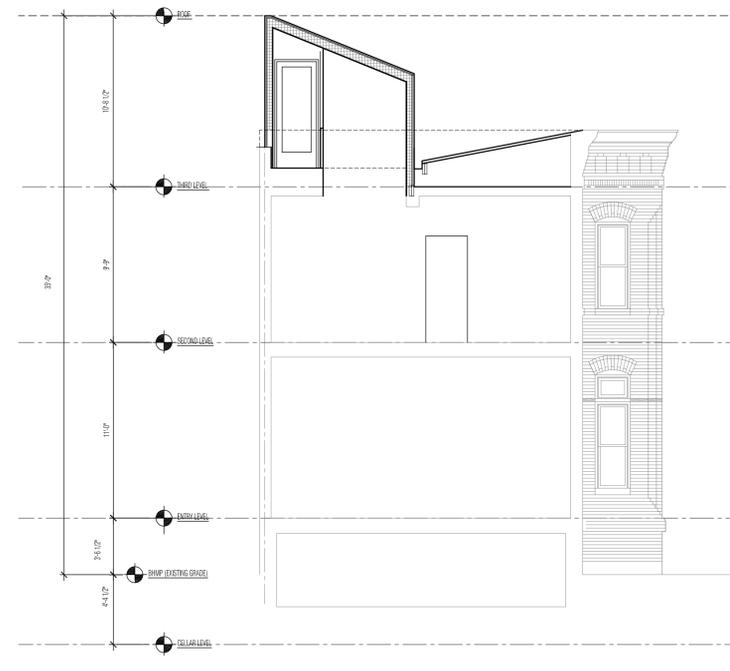
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SECTION BB

0 2 4 8 12
SCALE: 1/4"=1'-0"

1/4"=1'-0" 03



SECTION CC

01

DCRA STAMP

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DRAFT

PROPOSED ELEVATIONS
& SECTIONS

A25

SCALE: AS NOTED

DATE: 1/28/2018