

PROJECT DATA

OWNERS:

JACK AND STEPHANIE LESTER
117 C STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 23
SQUARE: 733
LOT AREA: 2270.5 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING w/CELLAR
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



VICINITY MAP (NTS)

STRUCTURAL DESIGN CRITERIA:

FLOOR JOIST SPANS

RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 2000 PSI

CONCRETE STRENGTH

FOUNDATIONS, FOOTING MIN 3000 PSI, AIR-ENTRAINED
BASEMENT SLAB MIN 2500 PSI
EXTERIOR STEPS MIN 3500 PSI, AIR-ENTRAINED

DECK

LIVE LOAD: 40 PSF
SNOW LOAD 30 PSF

WOOD STRUCT. MEMBERS TO BE NON ARSENIC, PT HEM-FIR SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1,411,000 PSI
ALLOWABLE DEFLECTION 3/8 OF SPAN

WOOD DECKING TO BE 5/8" RECYCLED NUMBER
COMPRESSION PARALLEL 1806 PSI
COMPRESSION PERPENDICULAR 1944 PSI
MODULUS OF ELASTICITY 175 PSI
TENSILE STRENGTH 854 PSI
SHEAR STRENGTH 561 PSI

MEZZANINE

LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH

ROOF OF MEZZANINE

SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS- EXTREME FIBER STRESS IN BENDING 1200 PSI
RAFTERS- MODULUS OF ELASTICITY .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC,
RATED FOR 134.22 LBS

HANDRAILS

LIVE LOAD: 200 PSF

STAIRS

40 PSF OR 300 LBS CONCENTRATED LOAD
ACTING OVER 4 SQ INCHES

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1009.2 SF	1579.2 SF	1362.3 SF
(PERCENTAGE)	44.4%	69.6%	60.0%
REAR YARD	52.9'	52.9'	20.0' MINIMUM
OPEN COURT	6.5'	N/A	6'-0" MIN
SIDE YARD	N/A	N/A	8'-0" MIN
HOUSE HEIGHT	33.75'	NO CHANGE	40'
STORIES	3+CELLAR	NO CHANGE	3+B
GARAGE HEIGHT	N/A	15.0'	15.0'
STORIES	N/A	2	1+MEZZANINE
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	1009.2 SF	1009.2 SF	
FIRST FLOOR	1009.2 SF	1009.2 SF	
SECOND FLOOR	804.1 SF	1009.2 SF	
THIRD FLOOR	562.1 SF	804.1 SF	
GARAGE 1ST FLR	N/A	475 SF	
GARAGE 2ND FLR	N/A	570 SF	
TOTAL	3384.6 SF	4876.7 SF	

PROJECT DESCRIPTION:

NEW GARAGE IN REAR YARD. REAR ADDITION TO SECOND & THIRD FLOOR OF HOUSE.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-8, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4" OF P.L.I. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

REAR ADDITION & GARAGE

Jack and Stephanie Lester
117 C Street SE
Washington, DC 20003

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18263

EXHIBIT NO. 9

REVISIONS
DATE COMMENTS

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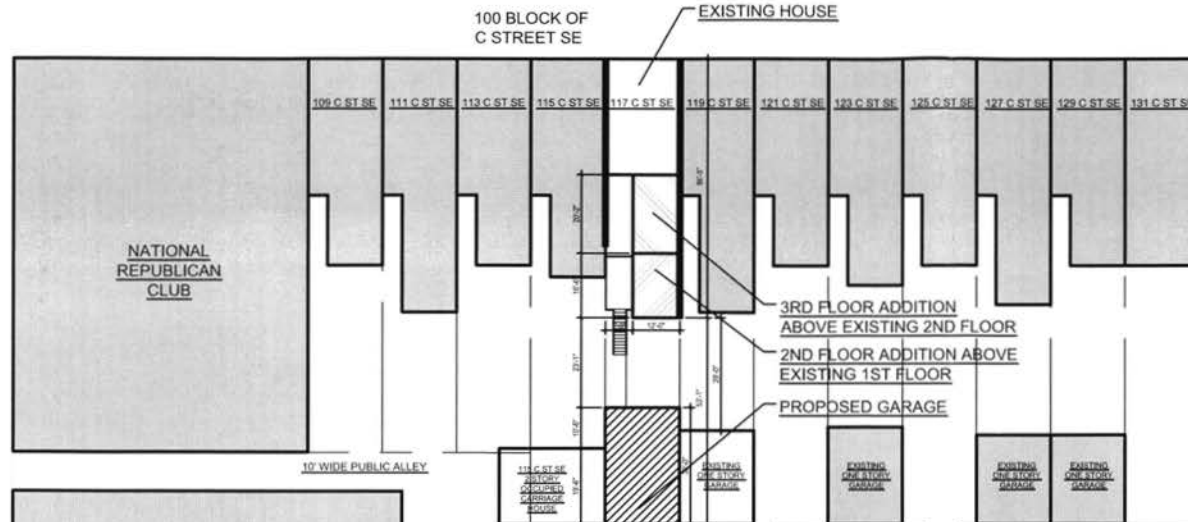
SCALE: N.T.S.

COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18263
EXHIBIT NO.9

300 BLOCK OF 1ST STREET SE



100 BLOCK OF
C STREET SE

EXISTING HOUSE

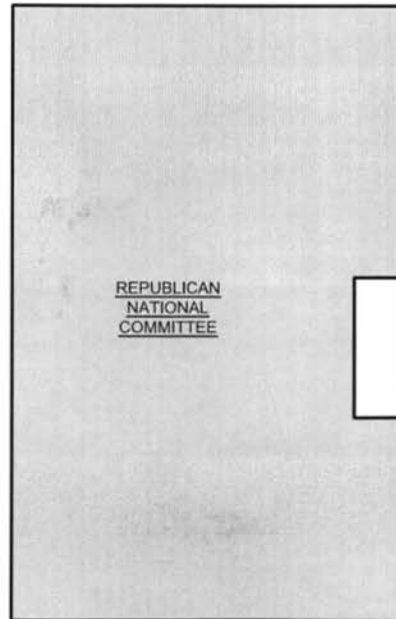
NATIONAL
REPUBLICAN
CLUB

10' WIDE PUBLIC ALLEY

3RD FLOOR ADDITION
ABOVE EXISTING 2ND FLOOR
2ND FLOOR ADDITION ABOVE
EXISTING 1ST FLOOR
PROPOSED GARAGE

15' WIDE
PUBLIC
ALLEY

RUMSEY COURT SE
30' WIDE PUBLIC ALLEY

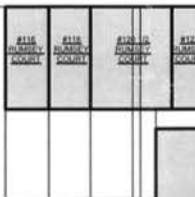


REPUBLICAN
NATIONAL
COMMITTEE

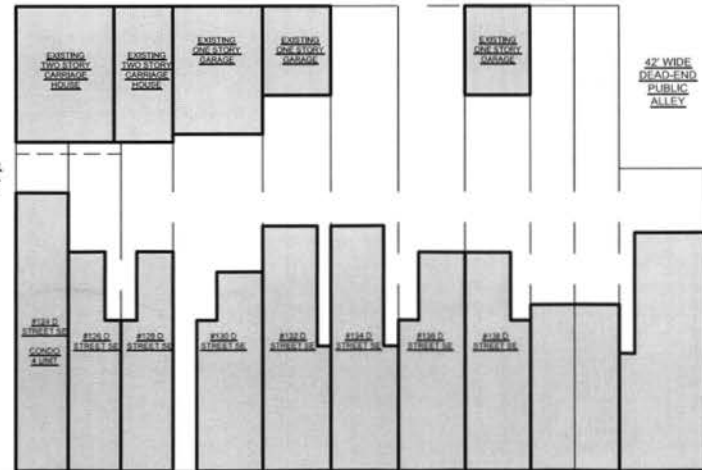
25' WIDE
PUBLIC
ALLEY

10' WIDE
PUBLIC
ALLEY

#110 D
STREET SE
APARTMENT
BUILDING
5
STORY
PLUS
BASEMENT



10' WIDE
PUBLIC
ALLEY



47' WIDE
ROAD AND
PUBLIC
ALLEY

100 BLOCK OF D STREET SE

1 SITE PLAN
C-2 SCALE: 1/32"=1'-0"



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SITE PLAN

C-2

100 BLOCK OF
C STREET SE

EXISTING HOUSE

109 C ST SE

111 C ST SE

113 C ST SE

115 C ST SE

117 C ST SE

119 C ST SE

121 C ST SE

123 C ST SE

125 C ST SE

127 C ST

3RD FLOOR ADDITION
ABOVE EXISTING 2ND FLOOR

2ND FLOOR ADDITION ABOVE
EXISTING 1ST FLOOR

PROPOSED GARAGE

10' WIDE PUBLIC ALLEY

115 C ST SE
2 STORY
OCCUPIED
CARRIAGE
HOUSE

EXISTING
ONE STORY
GARAGE

EXISTING
ONE STORY
GARAGE

EXISTIN
ONE STC
GARAG

RUMSEY COURT SE
30' WIDE PUBLIC ALLEY



1 SITE PLAN

SCALE: 1/16"=1'-0"

0 4' 8' 16' 32' 48'
1/16"

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SCALE: 1/16"=1'-0"
SITE PLAN

C-3



2
C-4

ALLEY VIEW OF EXISTING REAR YARD & BACK OF HOUSE
SCALE: N.T.S.



1
C-4

VIEW OF EXISTING REAR YARD
SCALE: N.T.S.

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SCALE: N.T.S.

PHOTOGRAPHS

C-4



1 CARRIAGE HOUSE @ 115 C STREET SE
C-5 SCALE: N.T.S.

2 GARAGE @ 119 C STREET SE
C-5 SCALE: N.T.S.

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PHOTOGRAPHS
C-5



1
C-6

ALLEY VIEW TO THE EAST

SCALE: N.T.S.



2
C-6

ALLEY VIEW TO THE WEST

SCALE: N.T.S.

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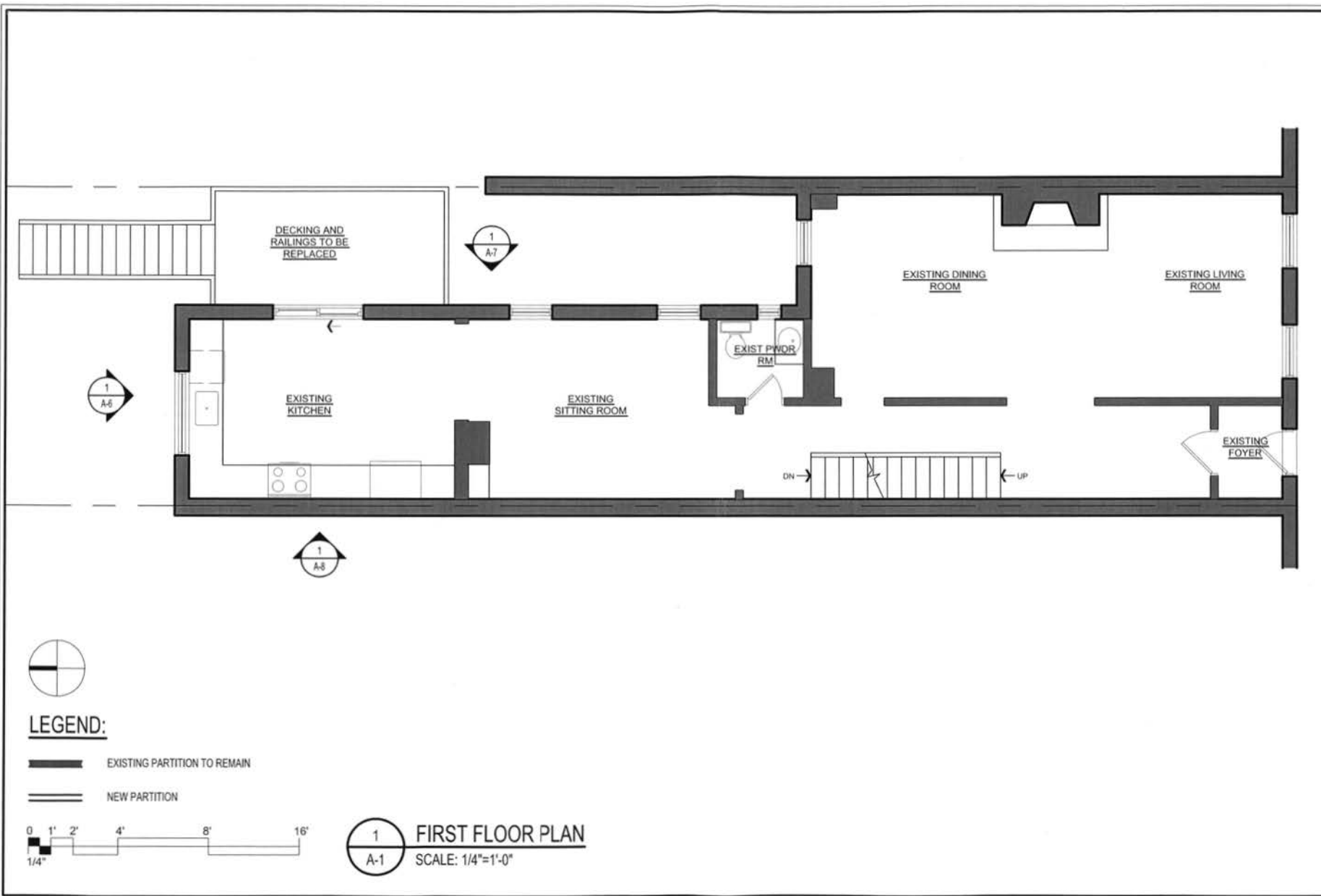
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SCALE: N.T.S.

PHOTOGRAPHS

C-6



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



1
A-1 **FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"

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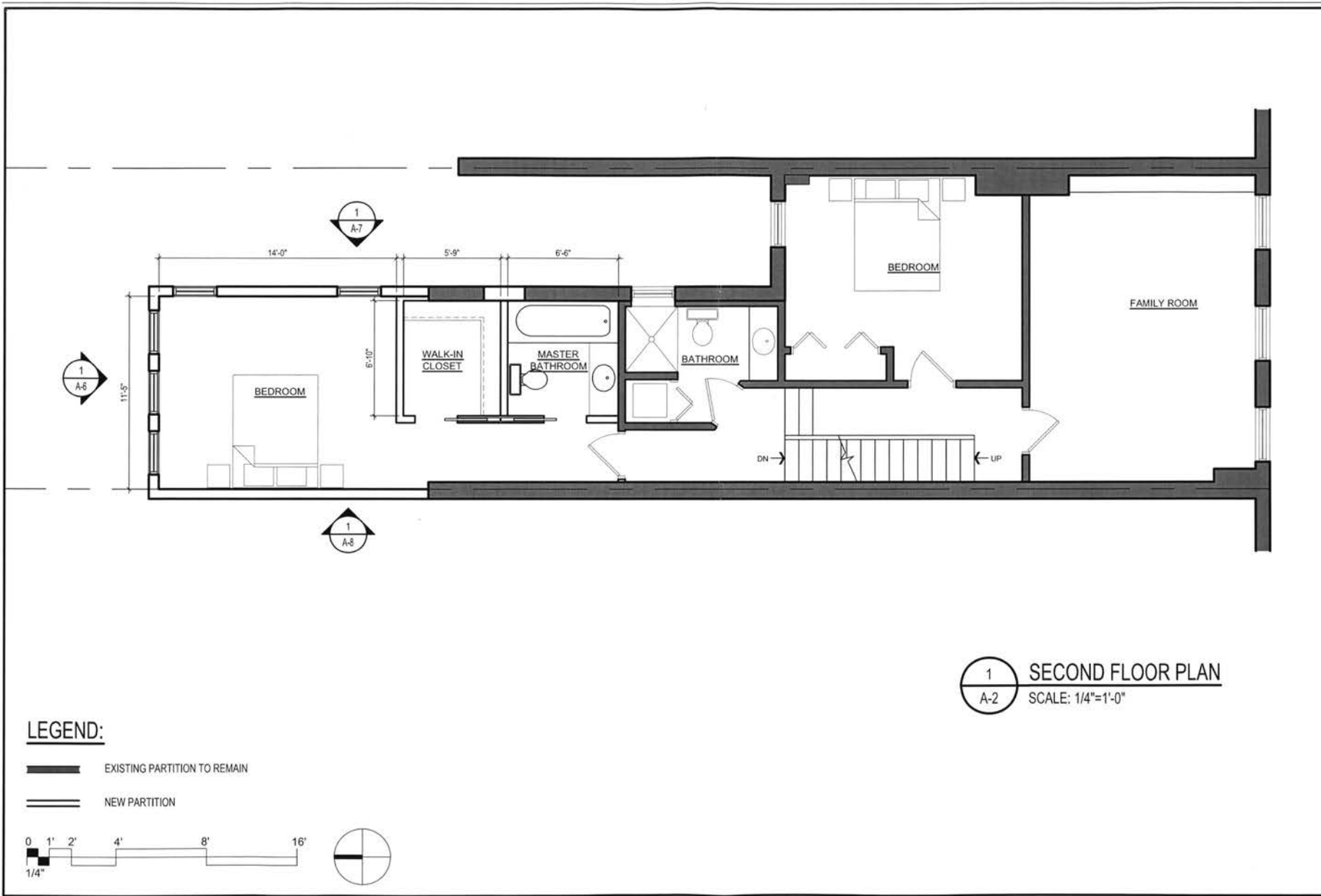
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SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN
A-1



1
A-2

SECOND FLOOR PLAN

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

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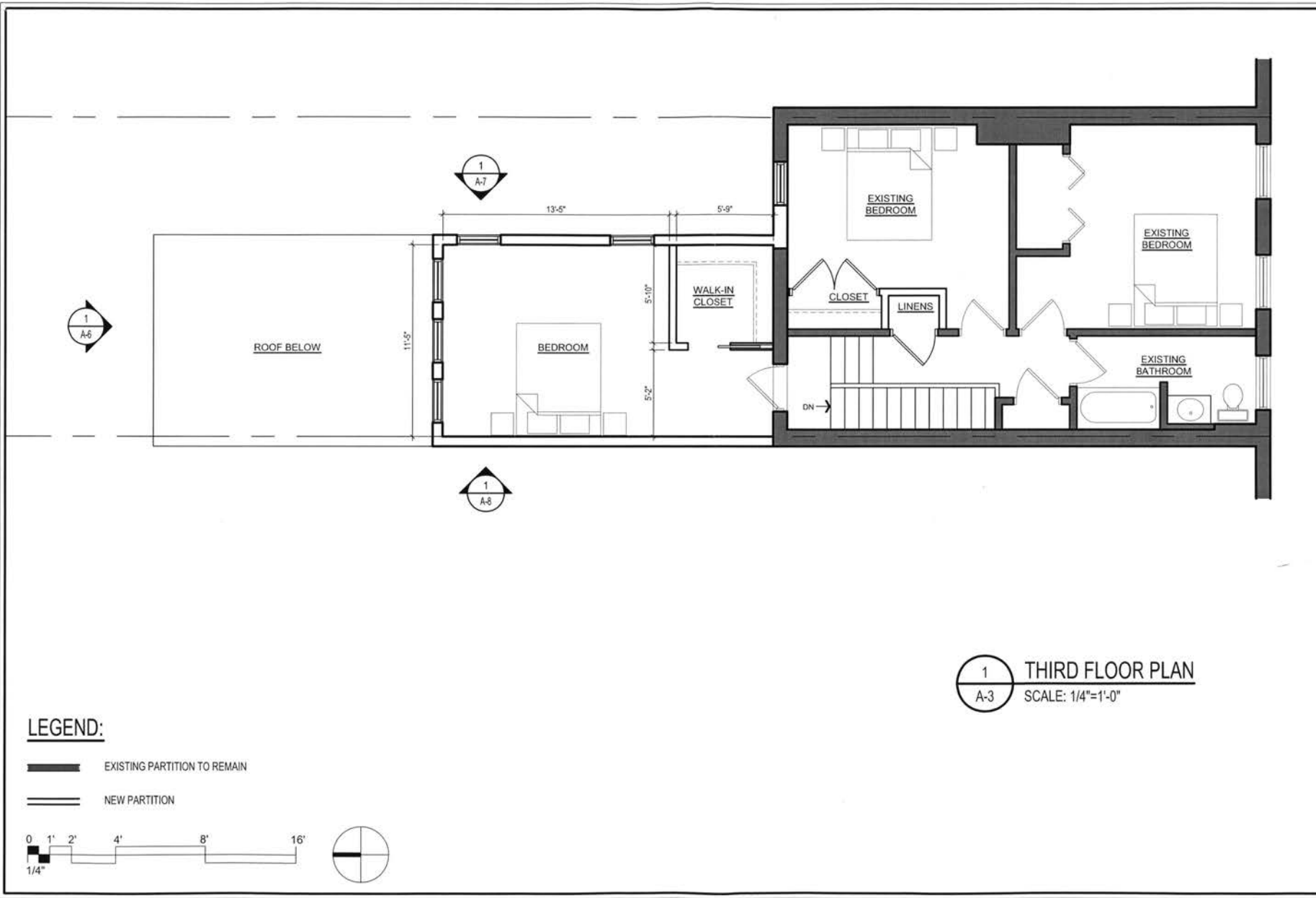
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SCALE: 1/4"=1'-0"

FLOOR PLANS

A-2



LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



1
A-3

THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

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

THIRD FLOOR PLAN
A-3



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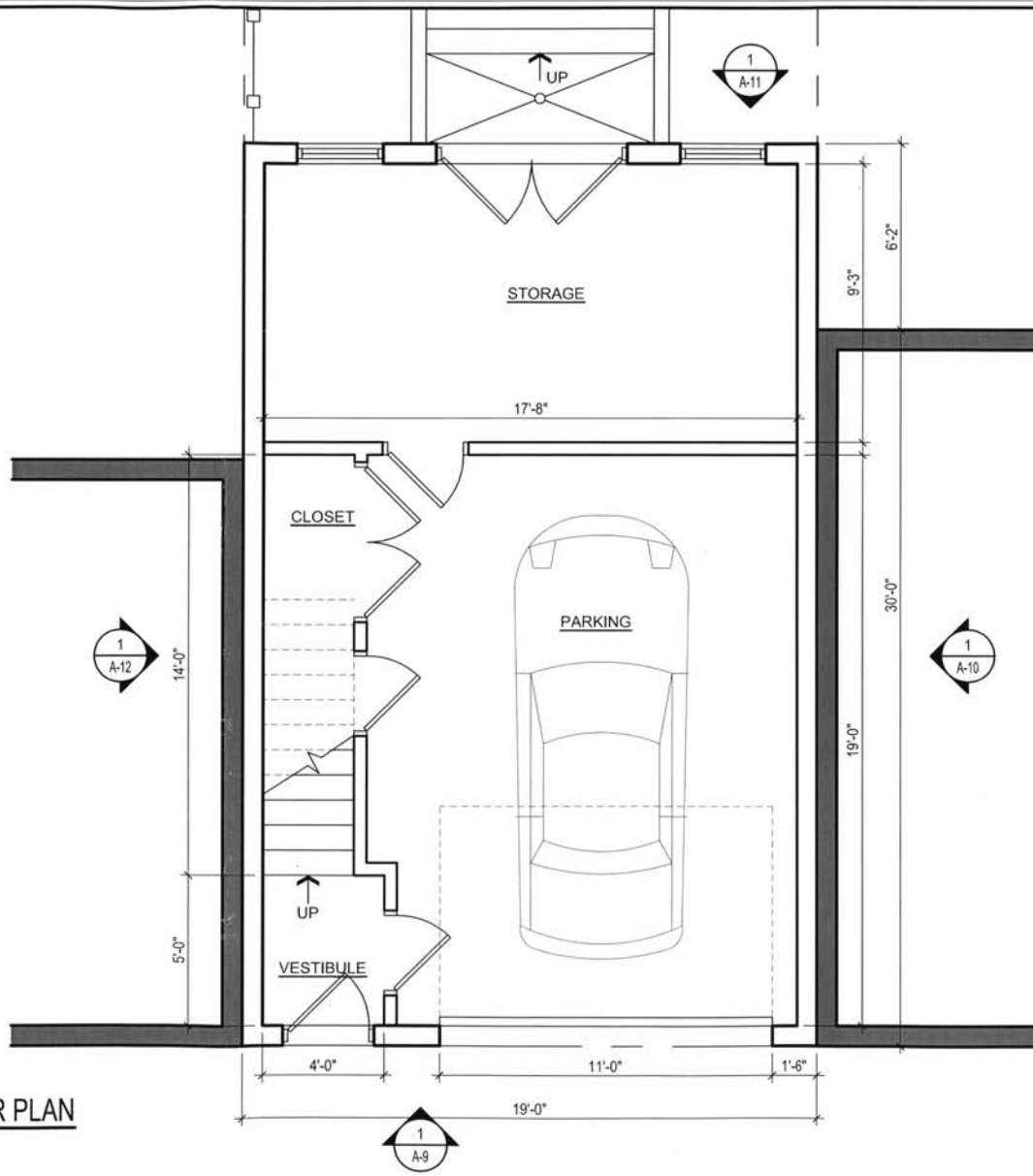
EXISTING PARTITION TO REMAIN

NEW PARTITION



GARAGE FLOOR PLAN

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



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

GARAGE FLOOR PLAN

A-4



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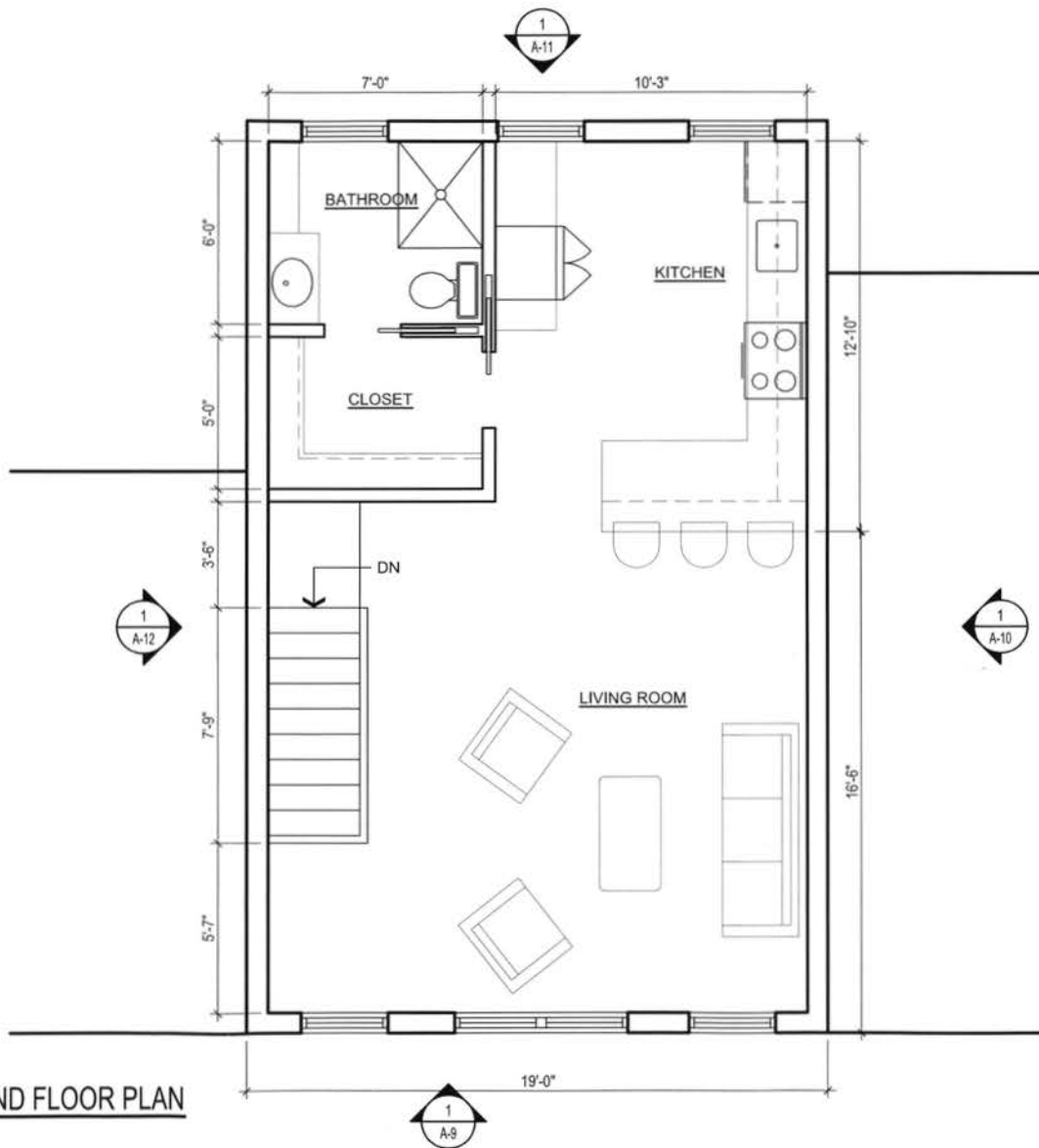
EXISTING PARTITION TO REMAIN

NEW PARTITION



GARAGE SECOND FLOOR PLAN

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



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

GARAGE SECOND
FLOOR PLAN

A-5

9'-0" ROOF

9'-6" THIRD FLOOR

10'-0" SECOND FLOOR

9'-1" FIRST FLOOR

EXISTING GRADE



ALUM. GUTTER & DOWNSPOUT

ALUM. CLAD DOUBLE-HUNG WINDOWS W/ HARDI PLANK TRIM

HARDI PLANK SIDING

ALUM. GUTTER & DOWNSPOUT

ALUM. CLAD DOUBLE-HUNG WINDOWS W/ HARDI PLANK TRIM

HARDI PLANK SIDING

EXISTING BRICK STRUCTURE & WINDOWS

DECKING & RAILINGS TO BE REPLACED W/ RECYCLED WOOD

1 SOUTH /REAR ELEVATION

A-6 SCALE: 1/4"=1'-0"

0 1' 2' 4' 8' 16'

1/4"

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

EXTERIOR ELEVATION

A-6

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

EXTERIOR ELEVATION

A-8



1
A-9

SOUTH / ALLEY ELEVATION

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



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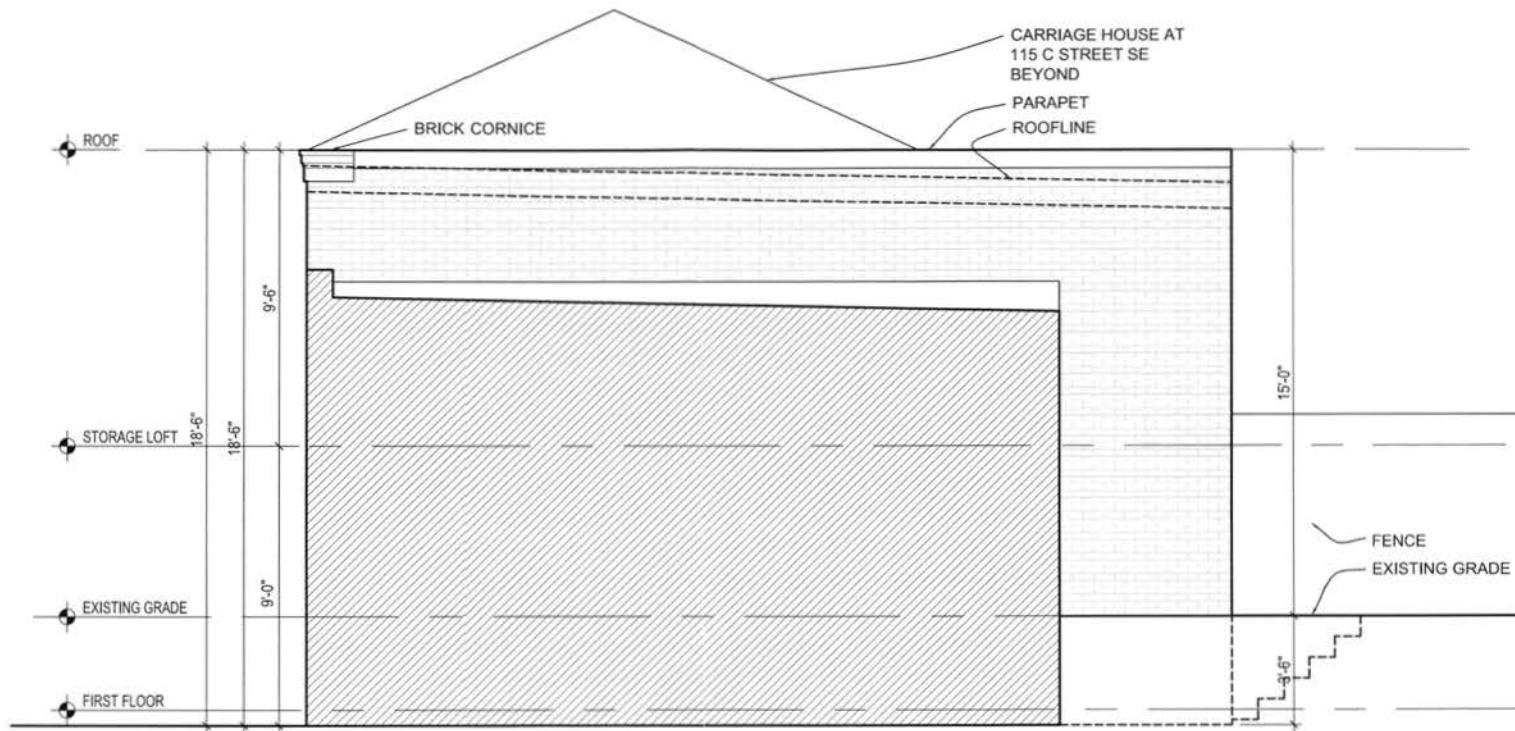
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SCALE: 1/4"=1'-0"

GARAGE ELEVATION

A-9

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1 EAST ELEVATION
A-10 SCALE: 1/4"=1'-0"



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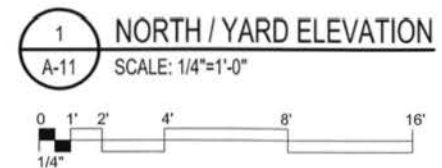
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GARAGE ELEVATION

A-10



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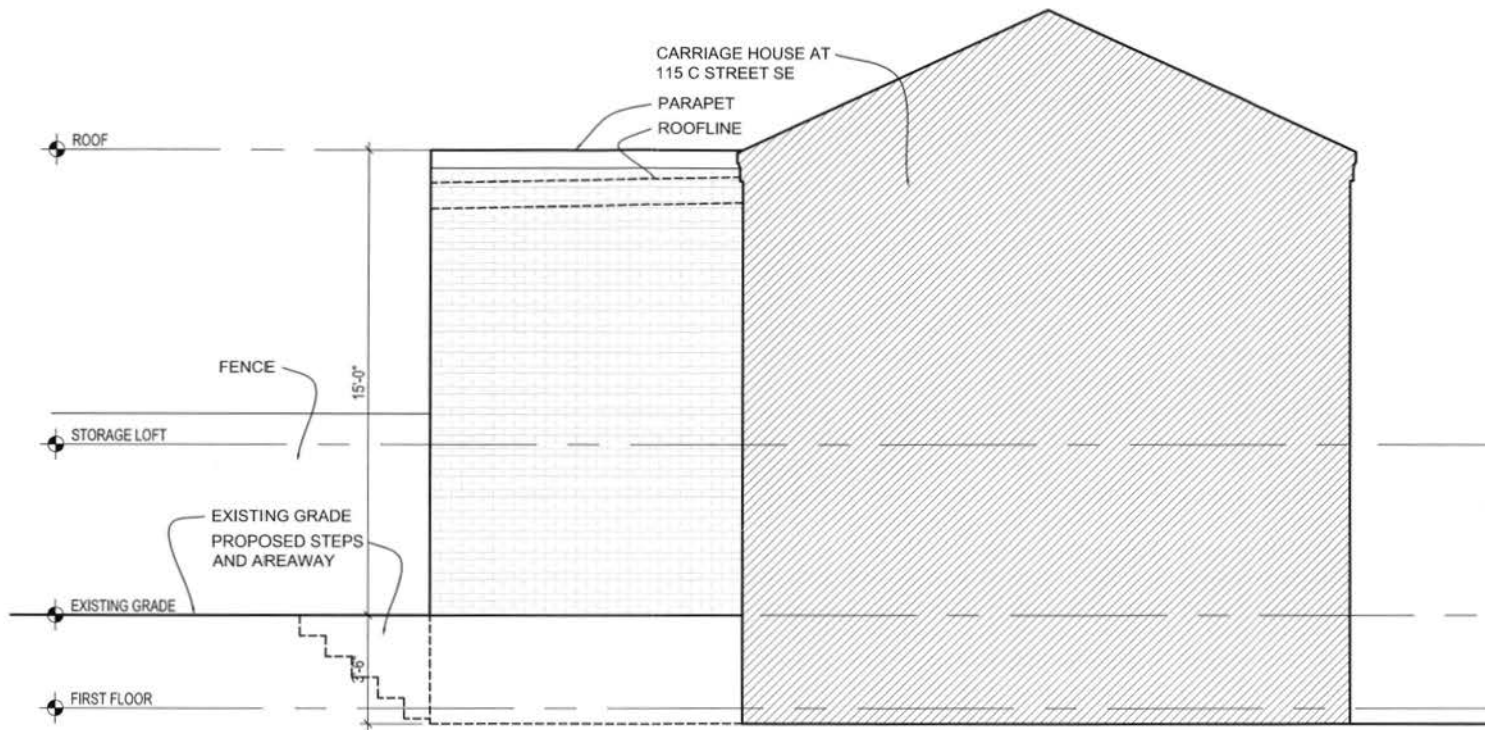
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GARAGE ELEVATION

A-11



1 WEST ELEVATION
A-12 SCALE: 1/4"=1'-0"

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

GARAGE ELEVATION

A-12