

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 19, 2011

Plat for Building Permit of: SQUARE 1056 LOT 28

Scale: 1 inch = 10 feet Recorded in Book 32 Page 88

Receipt No. 11-01600

Furnished to: TASHARIA OUTLAW

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

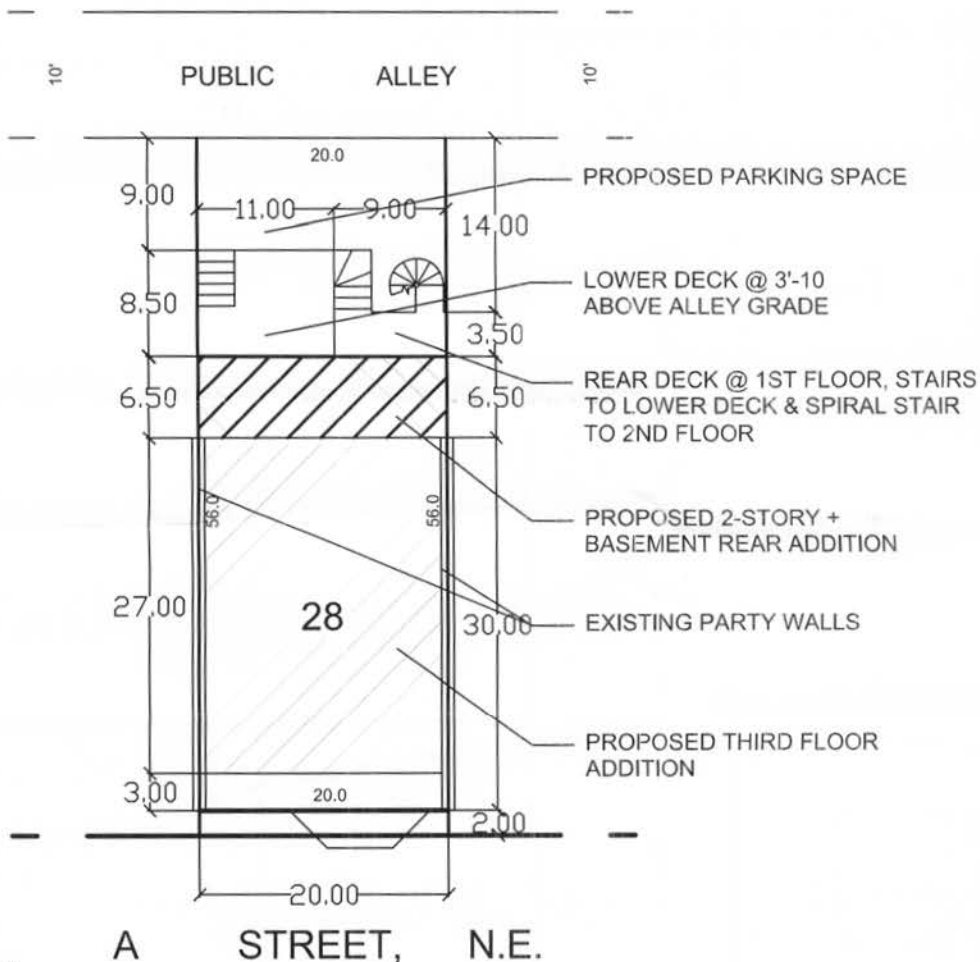
Surveyor, D.C.

Date: _____

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290
EXHIBIT NO. 36

PROJECT DATA

OWNER:

STEVE & ELIZABETH ALLENBACH
1414 A STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 28
SQUARE: 1056
LOT AREA: 1120 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING W/ BASEMENT
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	863 SF	770 SF	672 SF
(PERCENTAGE)	77%	68.75%	60%
REAR YARD	8'-6"	14'-0"	20' MINIMUM
OPEN COURT	N/A	N/A	6'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	26'-10"	34'-0"	3 STORIES/40'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	554 SF	684 SF	
FIRST FLOOR	554 SF	673 SF	
SECOND FLOOR	554 SF	673 SF	
THIRD FLOOR	N/A	464 SF	
TOTAL	1662 SF	2494 SF	

PROJECT DESCRIPTION:

3-STORY PLUS BASEMENT REAR ADDITION & THIRD FLOOR ADDITION.
EXISTING GARAGE TO BE DEMOLISHED, NEW REAR DECKS

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, 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., 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF



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 1.4X10-6 PSI
ALLOWABLE DEFLECTION 1/32 OF SPAN

WOOD DECKING TO BE 2" 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

REAR ADDITION W/ THIRD FLOOR

Steve & Elizabeth Allenbach
1414 A Street NE
Washington, DC 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290

EXHIBIT NO.

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290
EXHIBIT NO. 36

BZA CASE #18290
REVISED 12/29/11

REVISIONS	DATE	COMMENTS

ALLENBACH RESIDENCE
1414 A STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
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COVER SHEET

C-1

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SPIRAL STAIR TO
2ND FLOOR

10' WIDE
PUBLIC ALLEY

REAR DECK @ 1ST
FL. LEVEL

REAR DECK @
3'-10" ABOVE
ALLEY GRADE

PROPOSED
THIRD FLOOR
ADDITION

A STREET NE

PROPOSED PARKING
SPACE

PROPOSED 2-STORY
+ BASEMENT
ADDITION

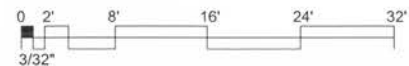
1416 A ST.
STREET NE

1414 A ST.
STREET NE

1412 A ST.
STREET NE

- LEGEND:
-  STABILIZED CONSTRUCTION ENTRANCE
 -  SILT FENCE
 -  PROPERTY LINE
 -  LIMIT OF DISTURBANCE
 -  VOLUME OF CUT
 -  VOLUME OF FILL
- 0 SF
0 CU FT
0 CU FT

1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"



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SCALE: 3/32"=1'-0"

SITE PLAN

C-2



1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

REVISIONS		
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SEAL:

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DATE: 7-12-11
SCALE: N.T.S.

COVER SHEET

C-4



1
C-5

VIEW DOWN A STREET NE, LOOKING EAST



2
C-5

VIEW DOWN A STREET NE, LOOKING WEST

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COVER SHEET

C-5



1 VIEW DOWN ALLEY, LOOKING EAST
C-6



2 VIEW DOWN ALLEY, LOOKING WEST
C-6

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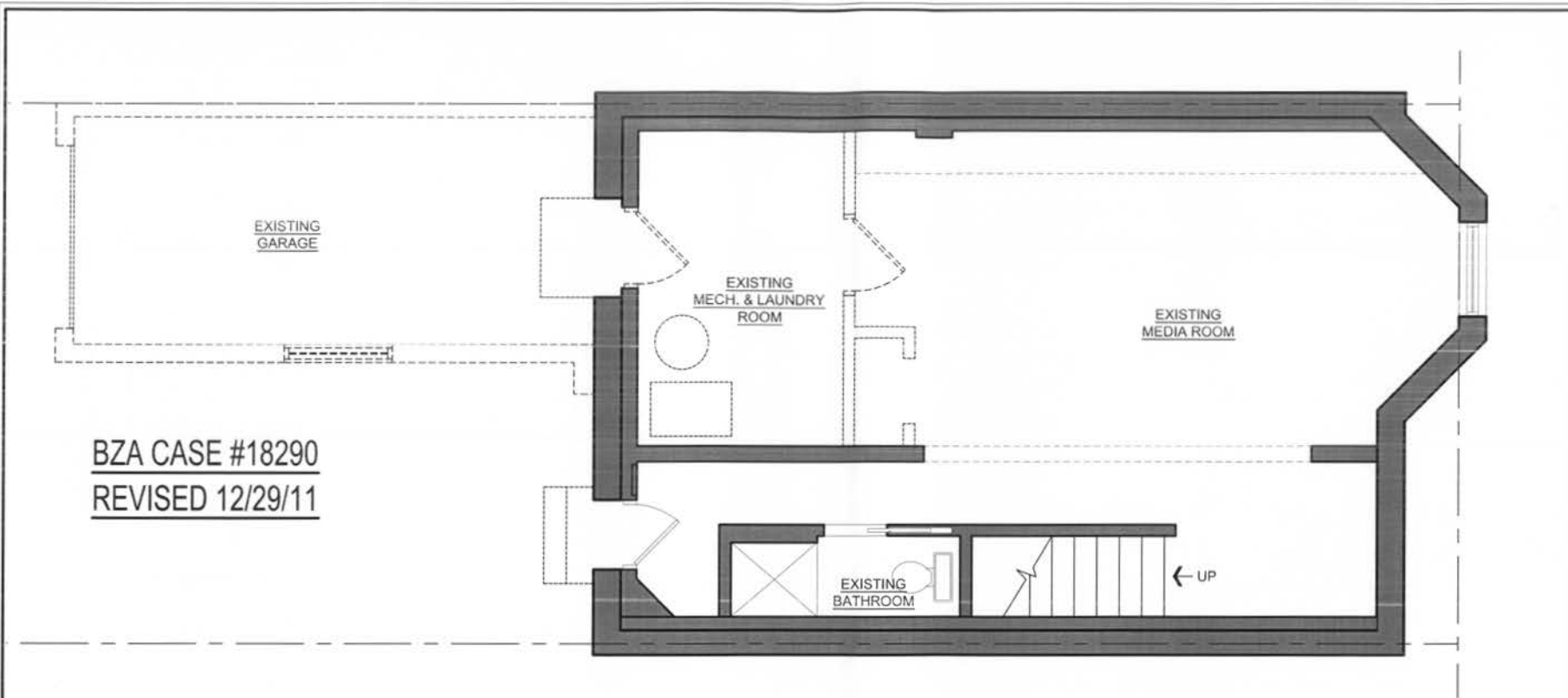
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COVER SHEET

C-6

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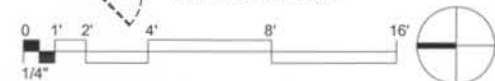
GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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BASEMENT DEMOLITION PLAN
D-1

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

FIRST FLOOR
DEMOLITION PLAN

D-2

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EXISTING
DECK

EXISTING
KITCHEN

EXISTING
DINING ROOM

EXISTING
PDR. RM

DN →

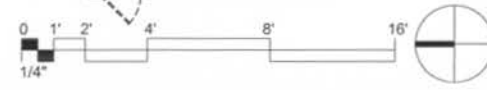
← UP

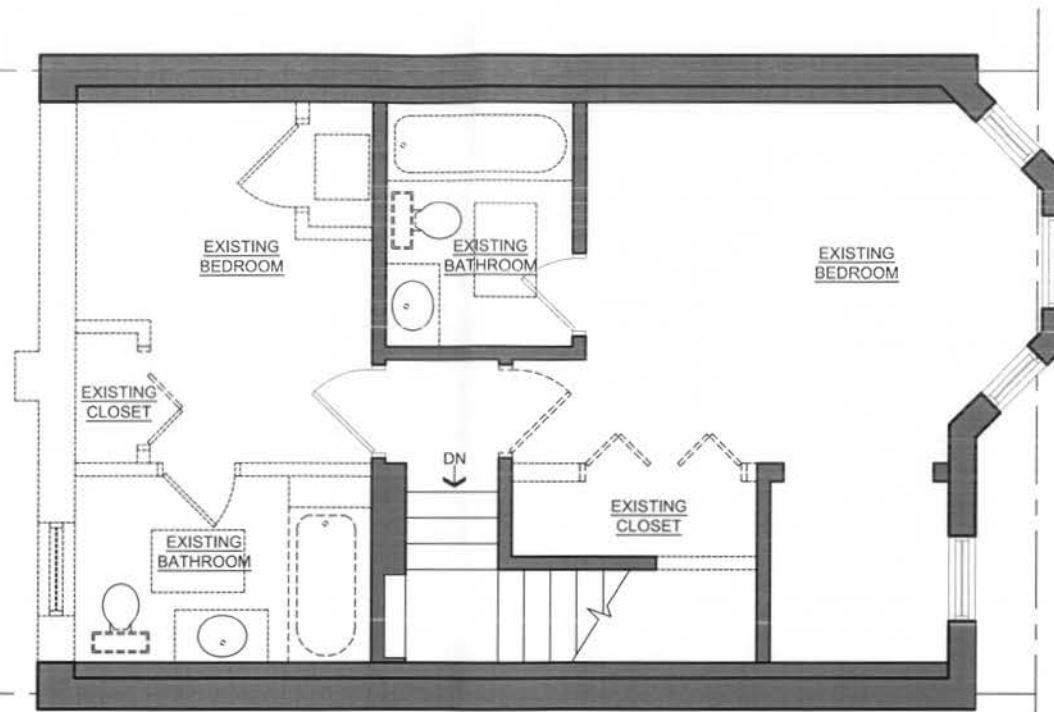
DN →

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- - - - - EXISTING DOOR TO BE REMOVED

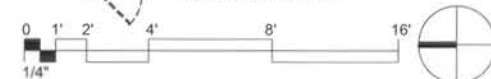




1 SECOND FLOOR DEMOLITION PLAN
D-3 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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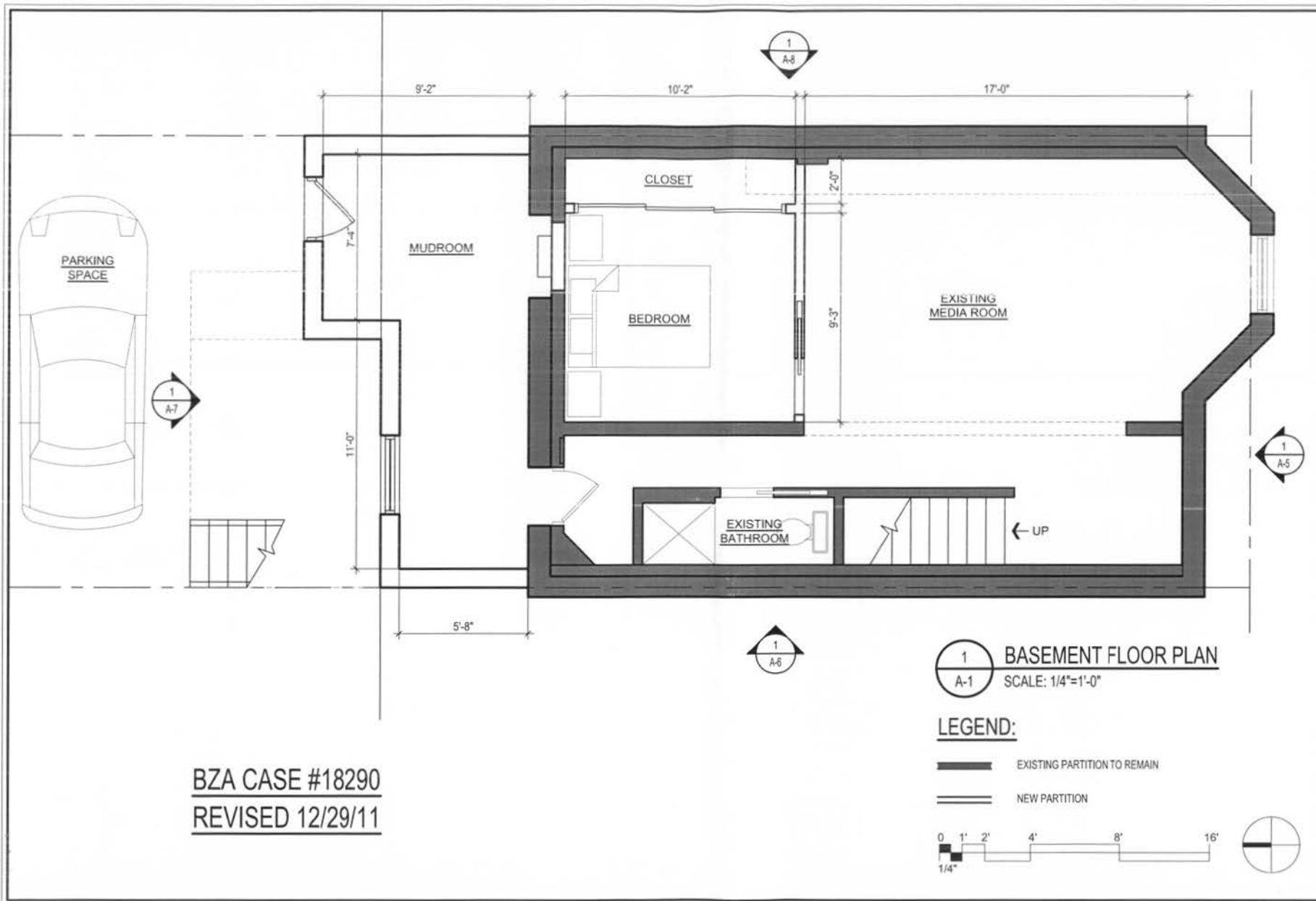
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SECOND FLOOR
DEMOLITION PLAN
D-3



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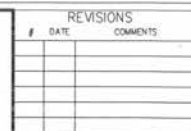
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SCALE: 1/4"=1'-0"

BASEMENT FLOOR PLAN

A-1



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

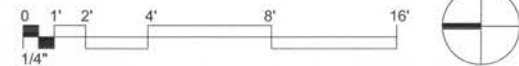
FIRST
FLOOR PLAN

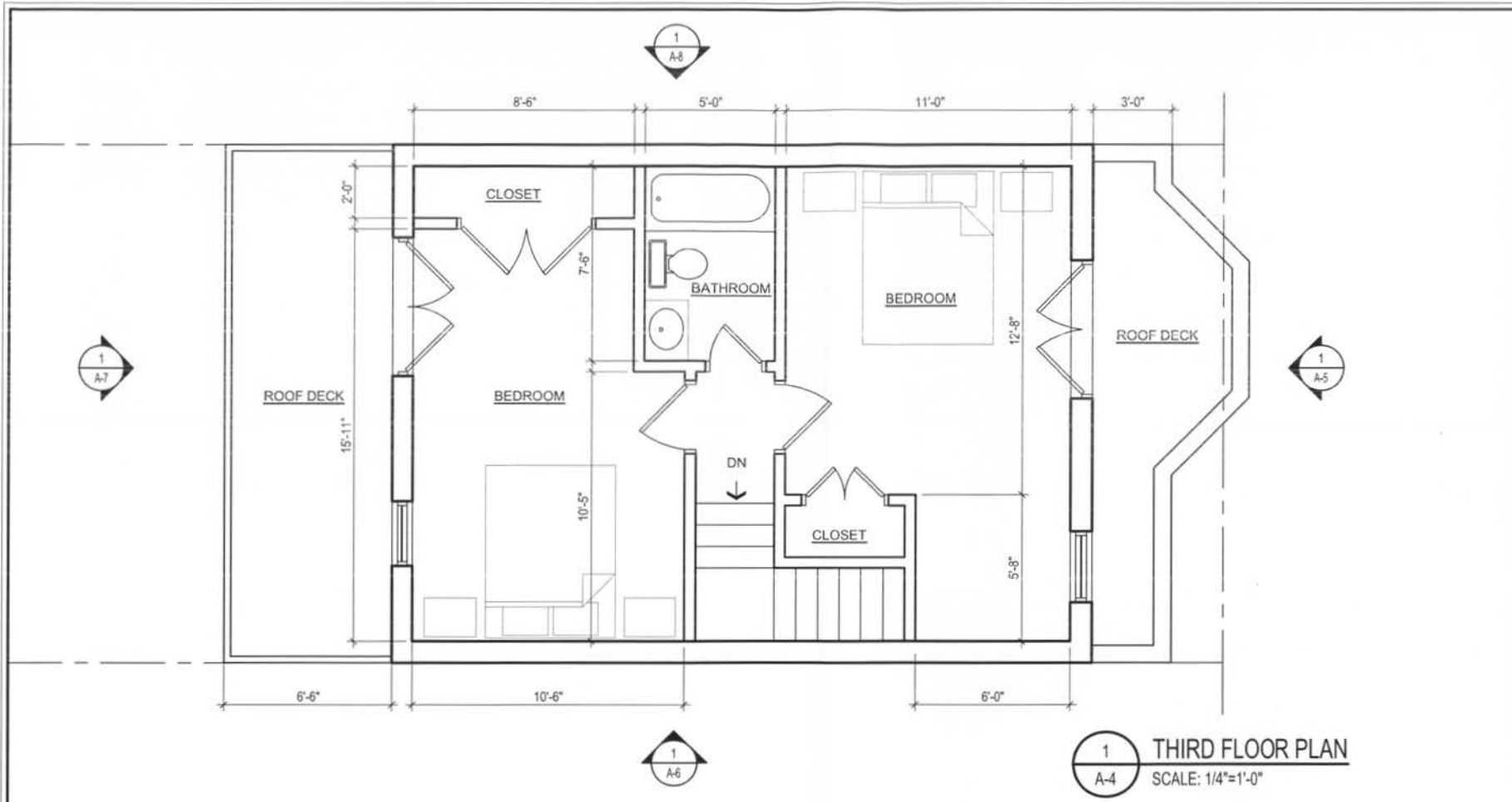
A-2

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

EXISTING PARTITION TO REMAIN

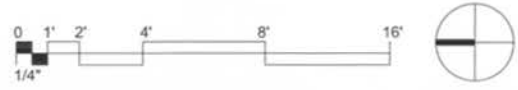
NEW PARTITION





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

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



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DATE: 12-29-10
SCALE: 1/4"=1'-0"
THIRD FLOOR PLAN

A-4



- BRICK HEADER TO MATCH EXISTING
- BRICK TO MATCH EXISTING
- FULL VIEW FRENCH DOOR W/
TRANSOM ABOVE
- RAILING @ BALCONY OVER EXISTING BAY
- ALUM. CLAD DOUBLE HUNG WINDOW

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1 FRONT ELEVATION
A-5 SCALE: 1/4"=1'-0"



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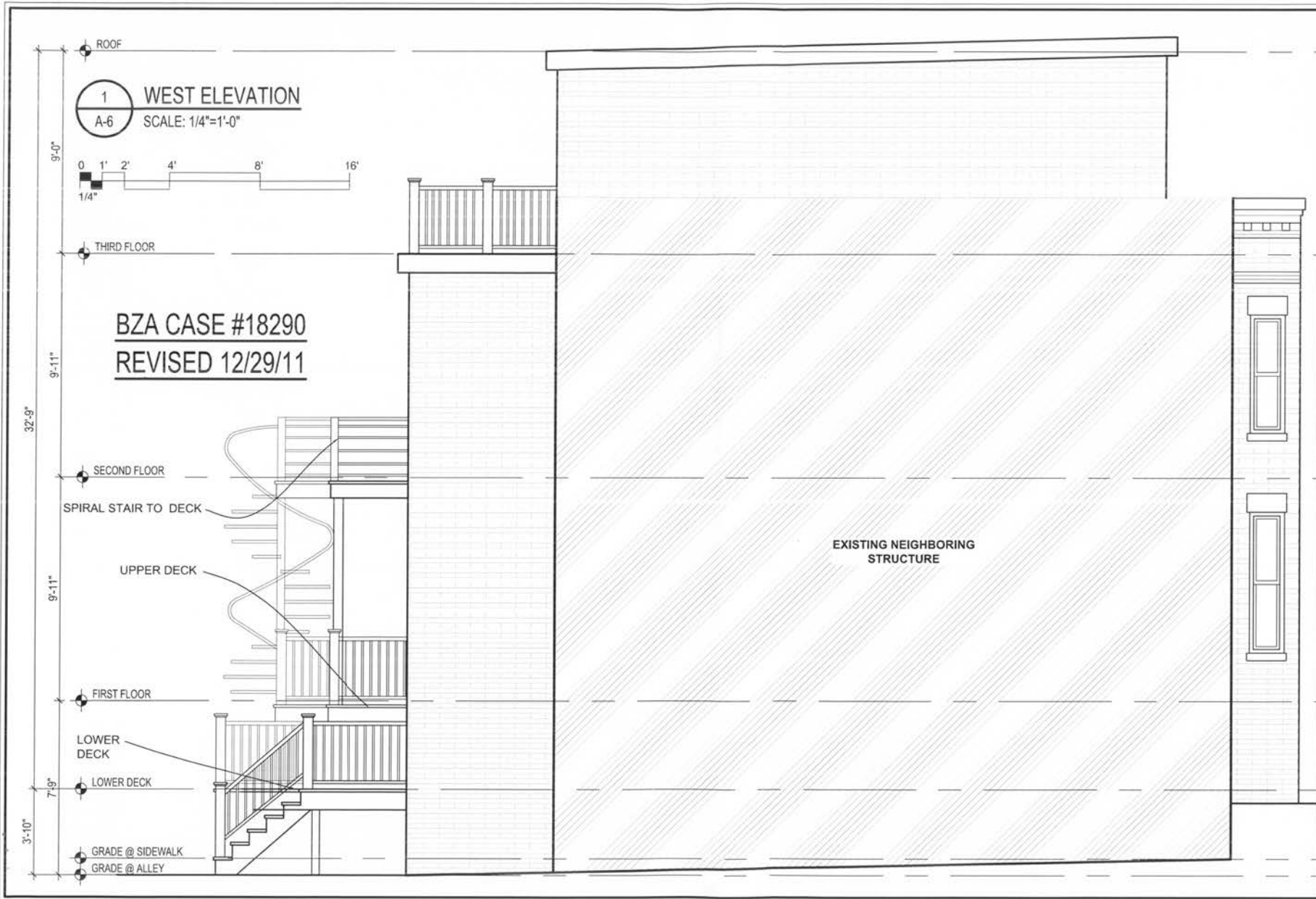
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SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-5



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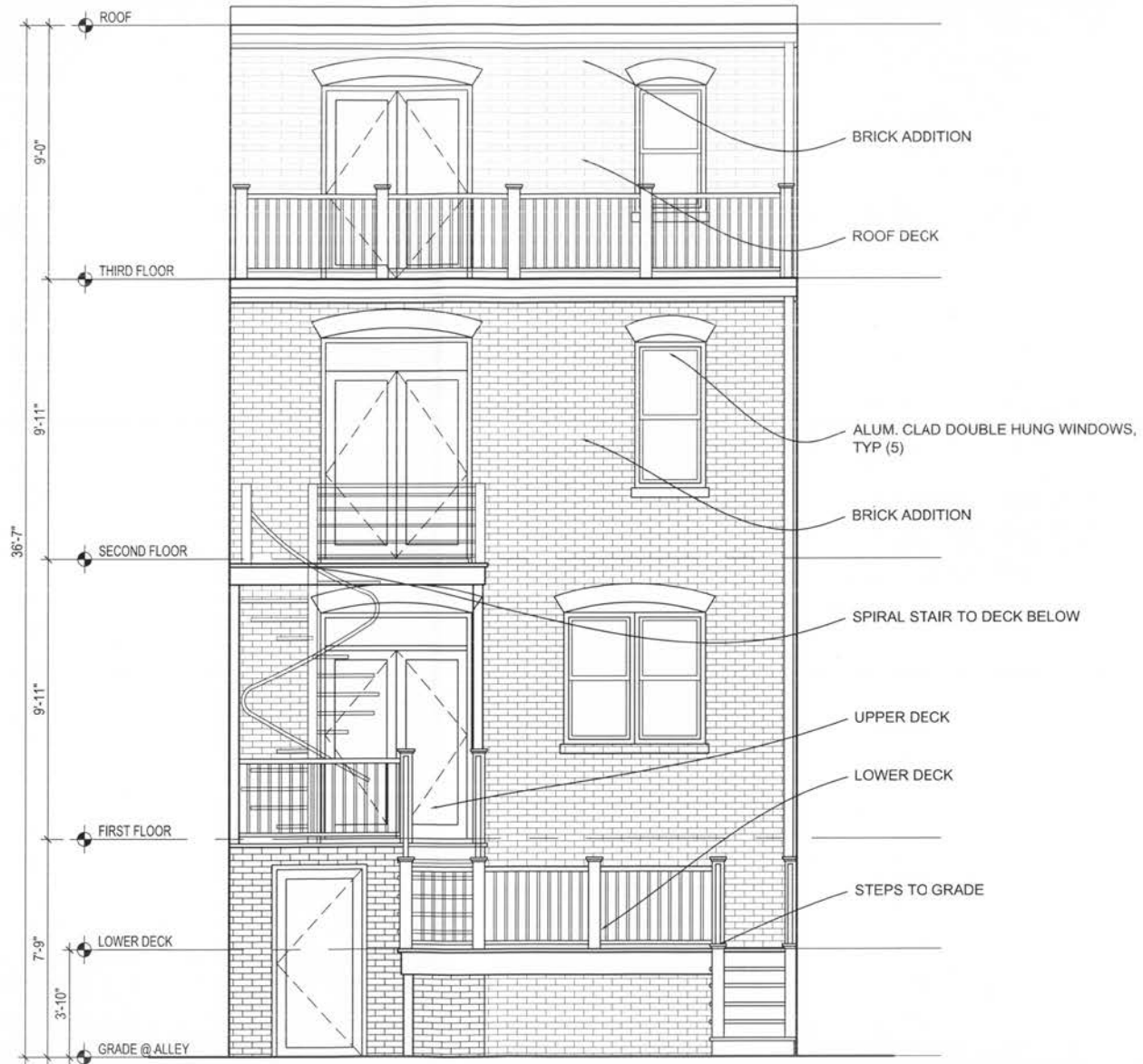
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VERSION: BZA
DATE: 12-29-11
SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-6

1 BACK ELEVATION
A-7 SCALE: 1/4"=1'-0"



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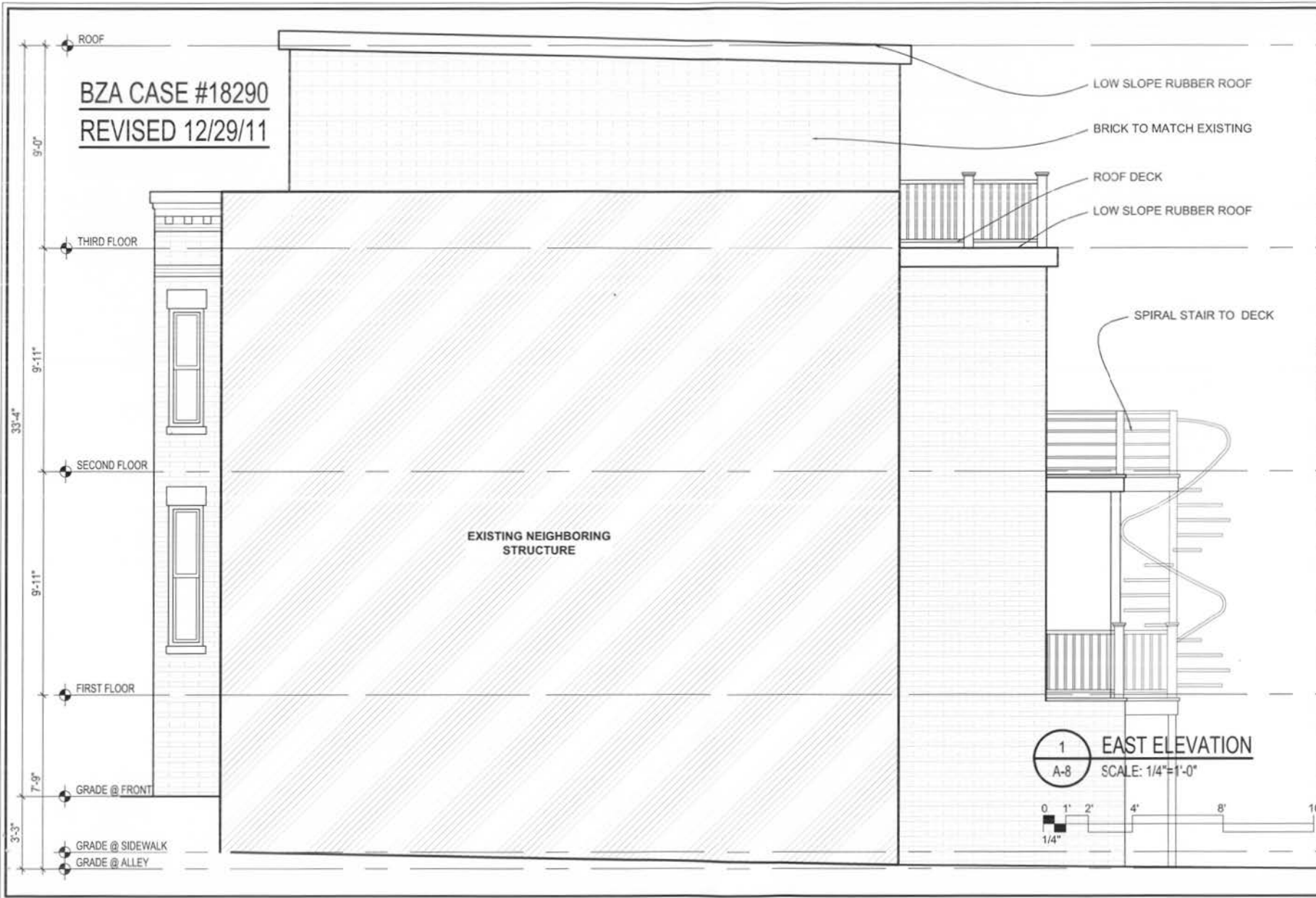
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EXTERIOR
ELEVATIONS

A-7



BZA CASE #18290
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SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-8

BZA CASE #18290
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1 A STREET ELEVATION
 A-9 SCALE: 1/8"=1'-0"



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SEAL:

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 DATE: 12-29-11
 SCALE: 1/8"=1'-0"

EXTERIOR
 ELEVATION
A-9