

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	590 SF	720 SF	672 SF
(PERCENTAGE)	52.6%	64.3%	60%
REAR YARD	26'-4"	20'-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 STORES/40'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	517 SF	648 SF	
FIRST FLOOR	517 SF	648 SF	
SECOND FLOOR	517 SF	648 SF	
THIRD FLOOR	N/A	634 SF	
TOTAL	1551 SF	2578 SF	

PROJECT DESCRIPTION:

3-STORY PLUS BASEMENT REAR ADDITION & THIRD FLOOR ADDITION

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. 12X8 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 1/360 OF SPAN

WOOD DECKING TO BE 1" RECYCLED MUMBER
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

DRAWING INDEX

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290

EXHIBIT NO. 9

REVISIONS

#	DATE	COMMENTS

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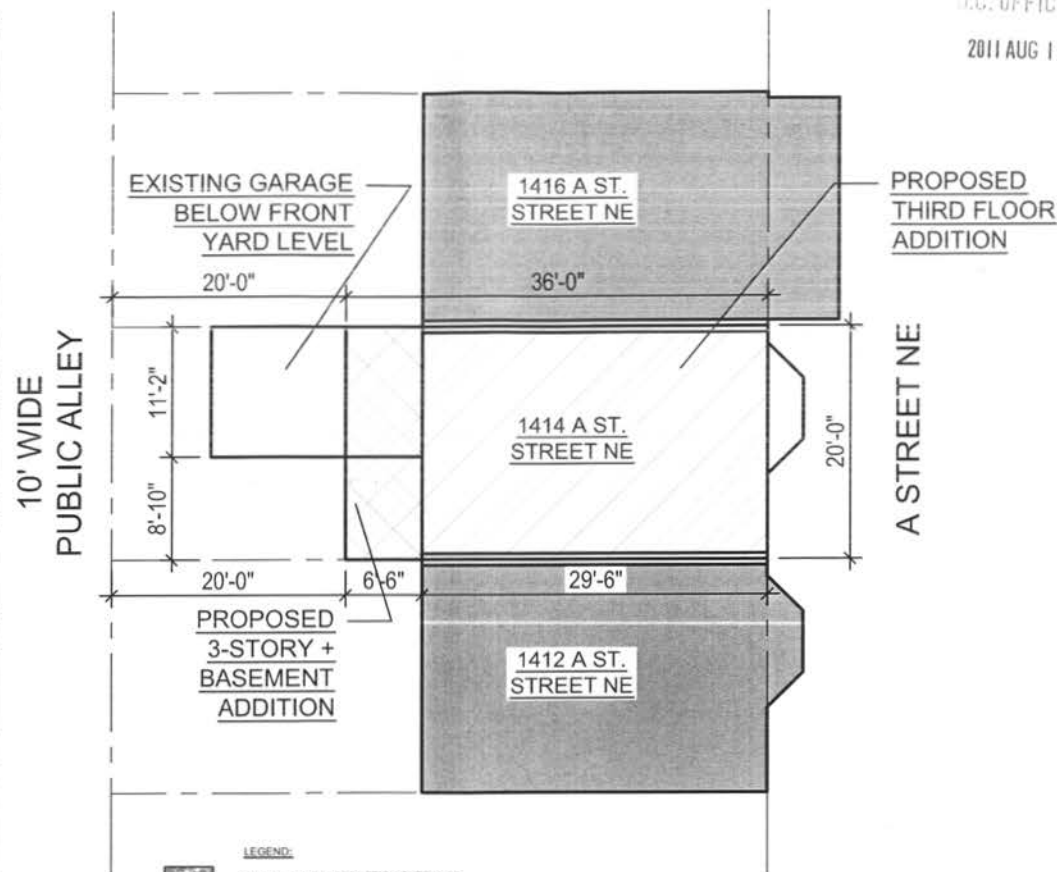
COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 18290
EXHIBIT NO. 9

C-1

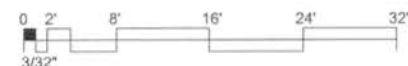
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- LEGEND:**
- STABILIZED CONSTRUCTION ENTRANCE
 - SILT FENCE
 - PROPERTY LINE
 - LIMIT OF DISTURBANCE 0 SF
 - VOLUME OF CUT 0 CU FT
 - VOLUME OF FILL 0 CU FT

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



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

SITE PLAN

C-2

CONSTITUTION AVENUE NE

NORTH CAROLINA AVENUE NE

PUBLIC ALLEY

PUBLIC ALLEY

AMES PLACE NE

AMES PLACE NE

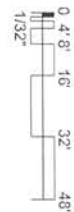
14TH STREET NE

PUBLIC ALLEY

PUBLIC ALLEY

A STREET NE

A STREET NE



1 BLOCK SITE PLAN
C-3 SCALE: 1/16"=1'-0"

J.L. D'AMICO
DATE: 06/11
PH: 202-391-1111

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SITE PLAN

C-3



1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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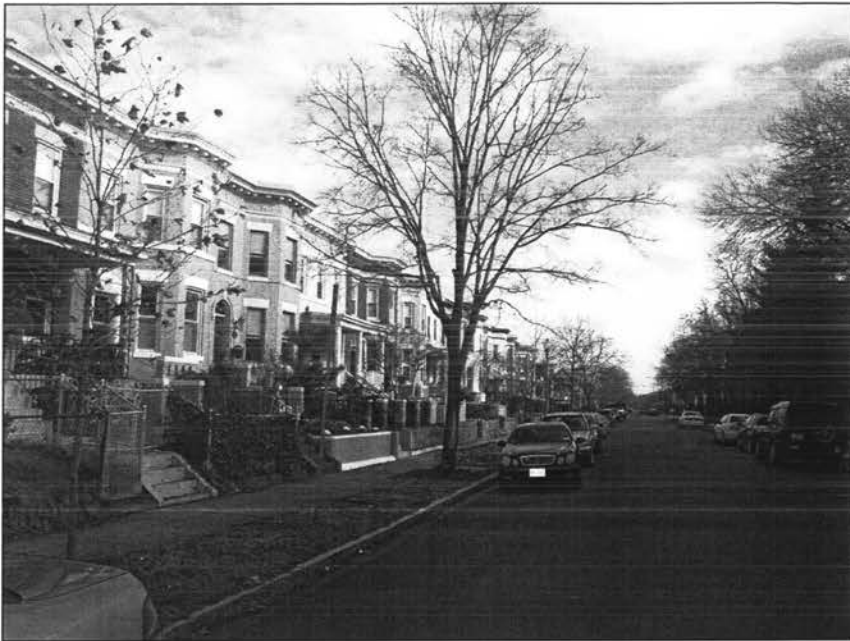
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COVER SHEET

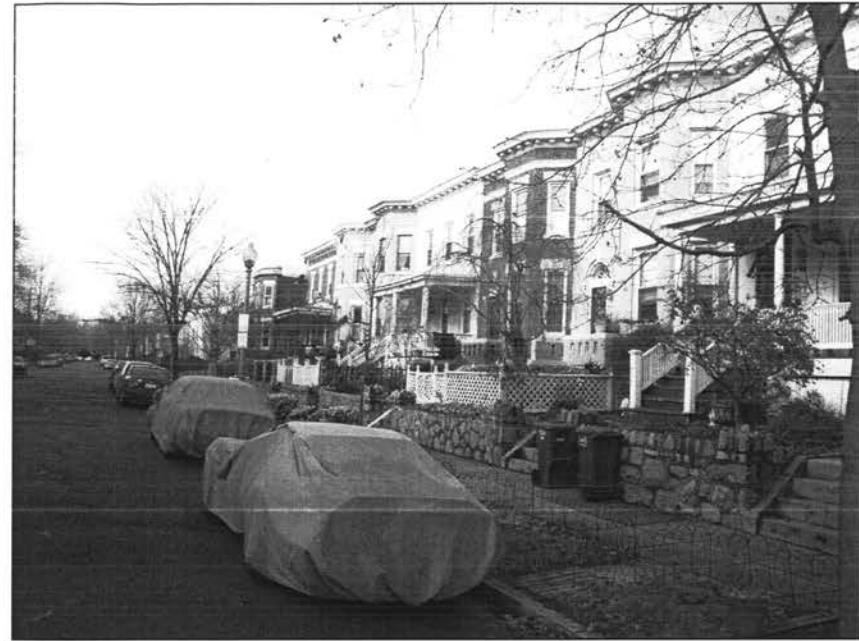
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1
C-5

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
C-6

VIEW DOWN ALLEY, LOOKING EAST



2
C-6

VIEW DOWN ALLEY, LOOKING WEST

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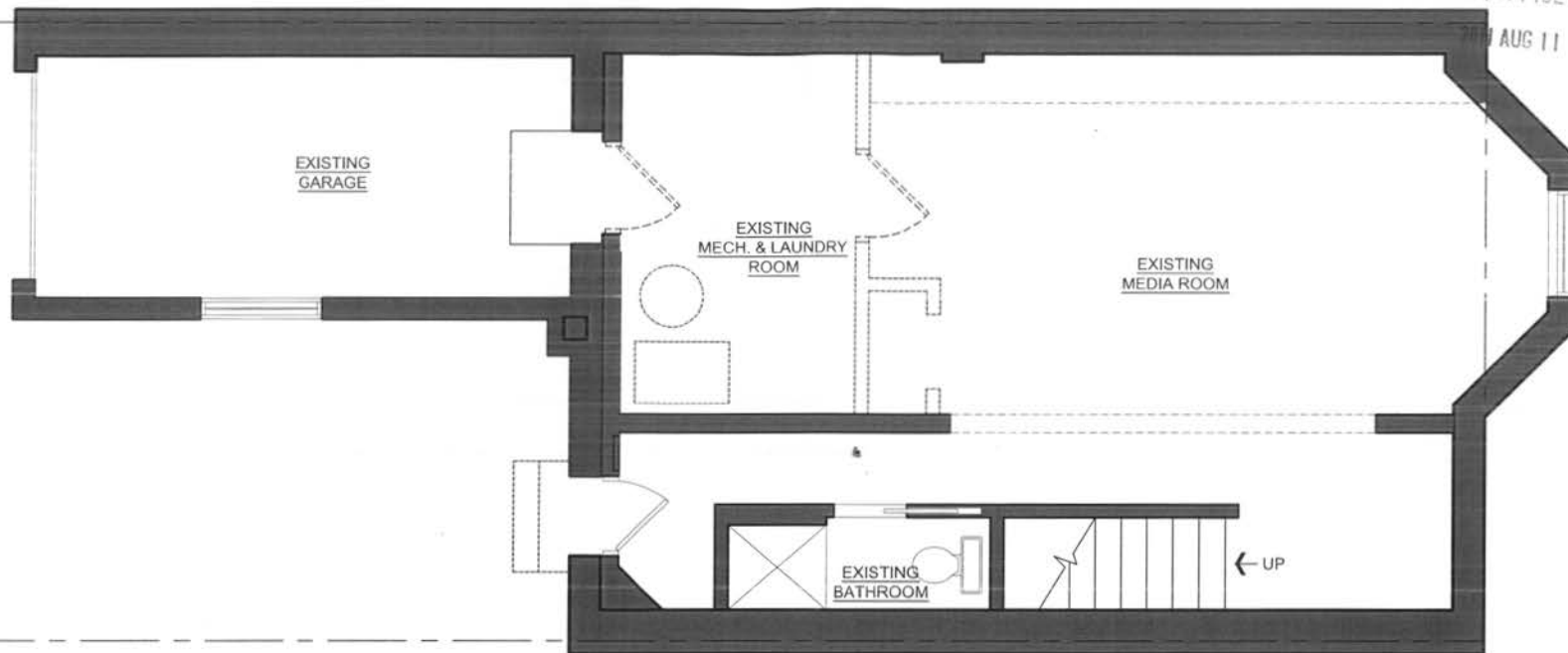
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COVER SHEET

C-6



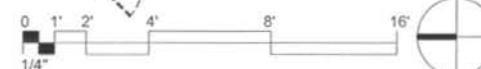
GENERAL DEMOLITION NOTES:

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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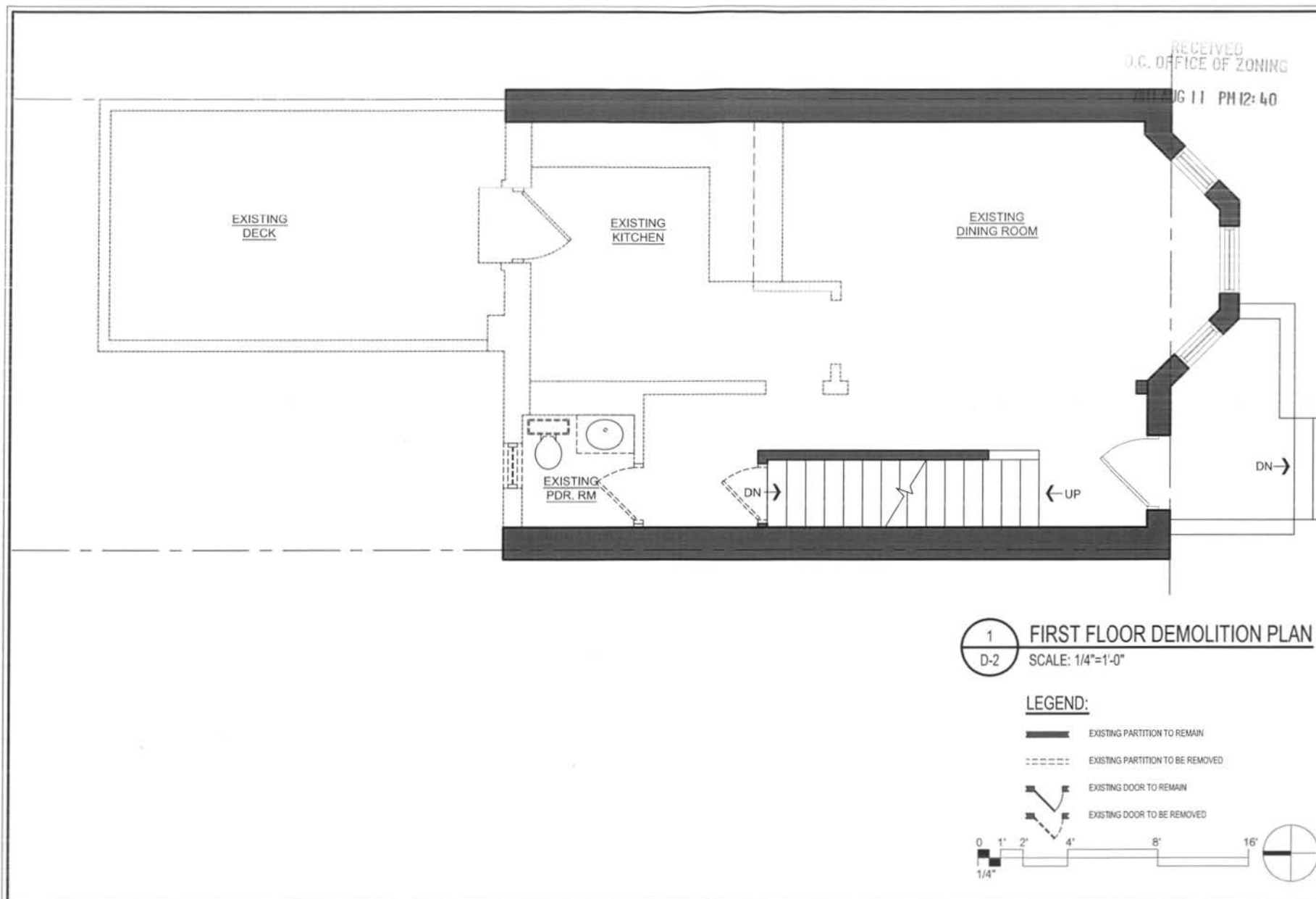
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BASEMENT
DEMOLITION PLAN

D-1



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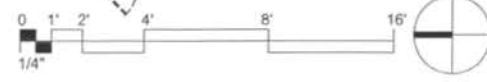
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1 FIRST FLOOR DEMOLITION PLAN
D-2 SCALE: 1/4"=1'-0"

LEGEND:

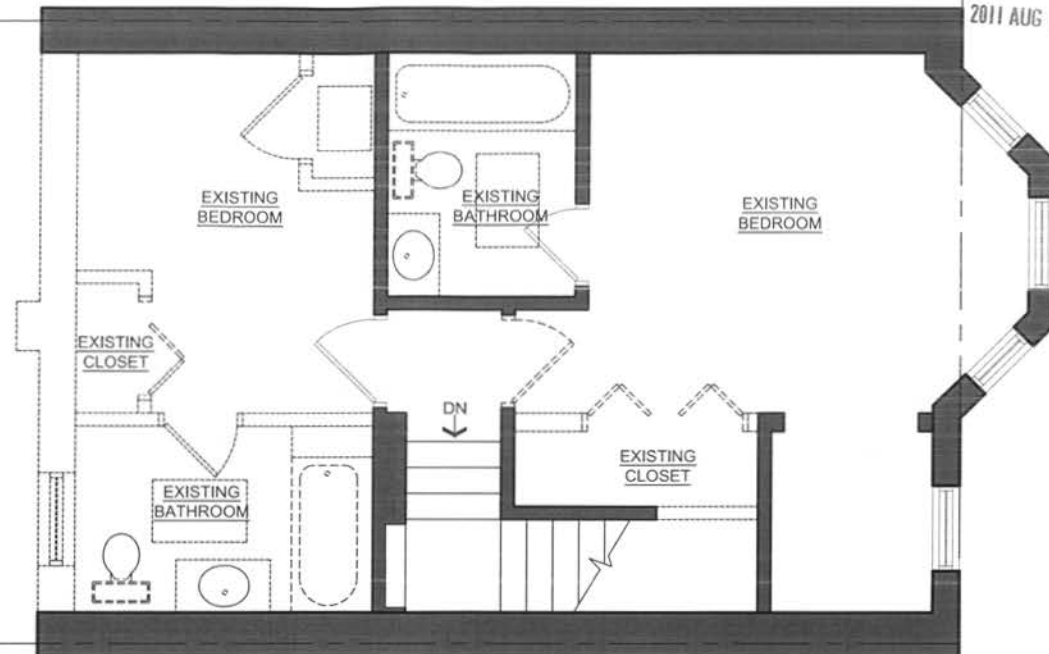
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED



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

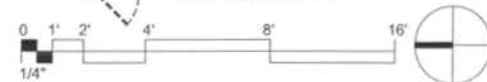
FIRST FLOOR
DEMOLITION PLAN
D-2



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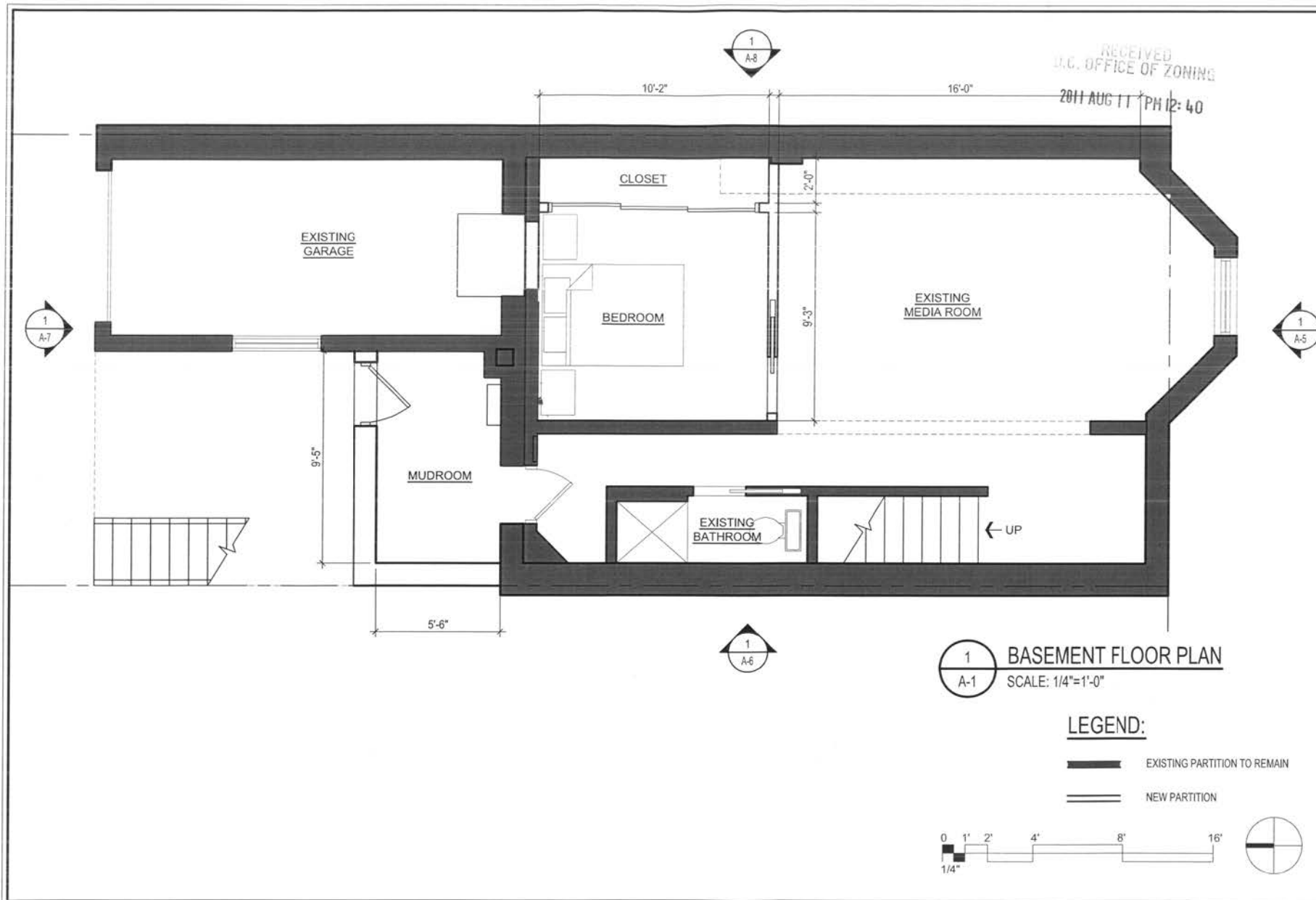
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SCALE: 1/4"=1'-0"

SECOND FLOOR
DEMOLITION PLAN
D-3

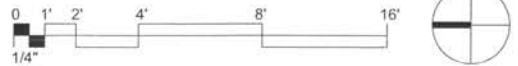


1
A-1
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

— EXISTING PARTITION TO REMAIN

— NEW PARTITION



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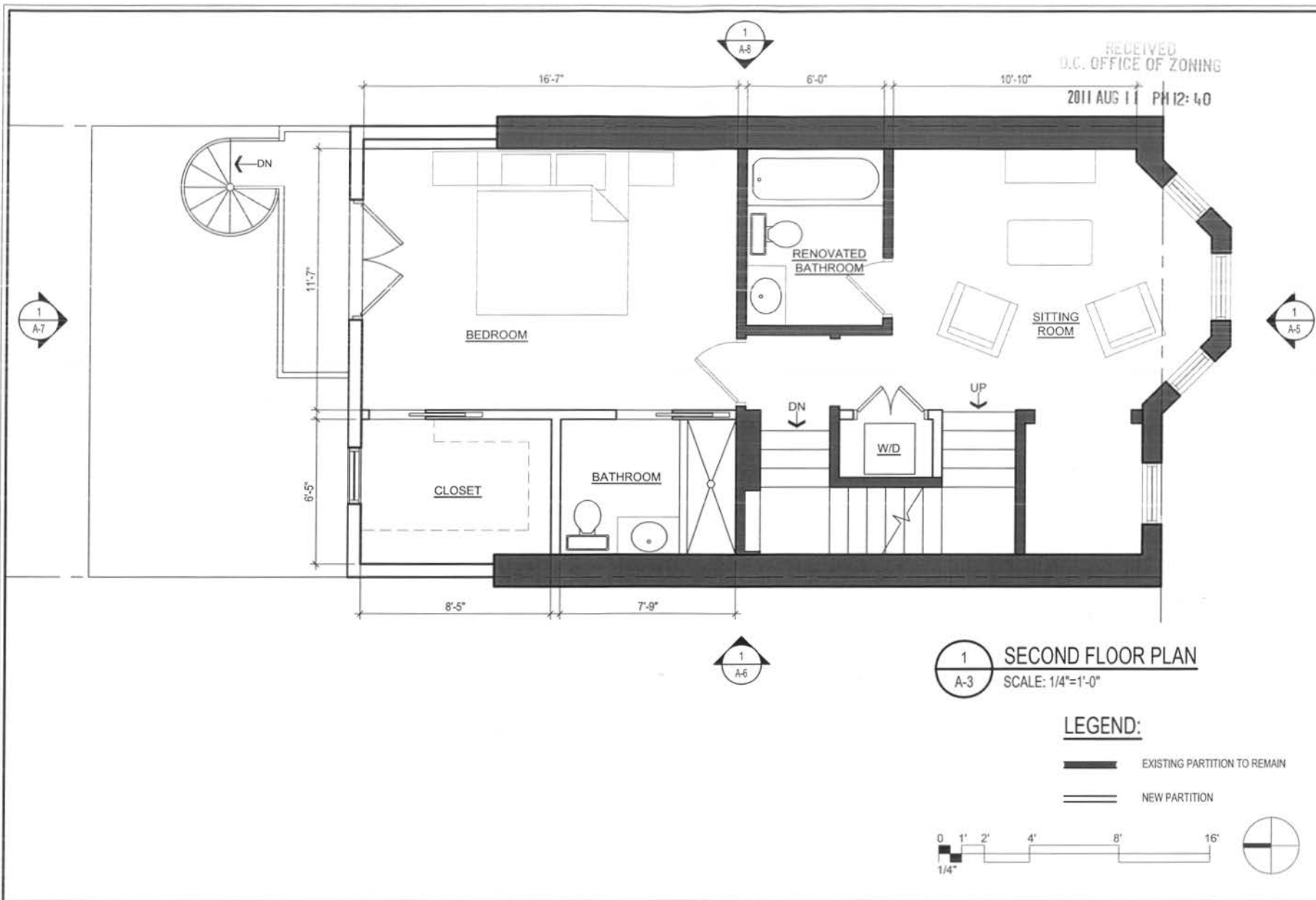
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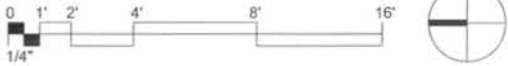
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BASEMENT
FLOOR PLAN
A-1



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

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



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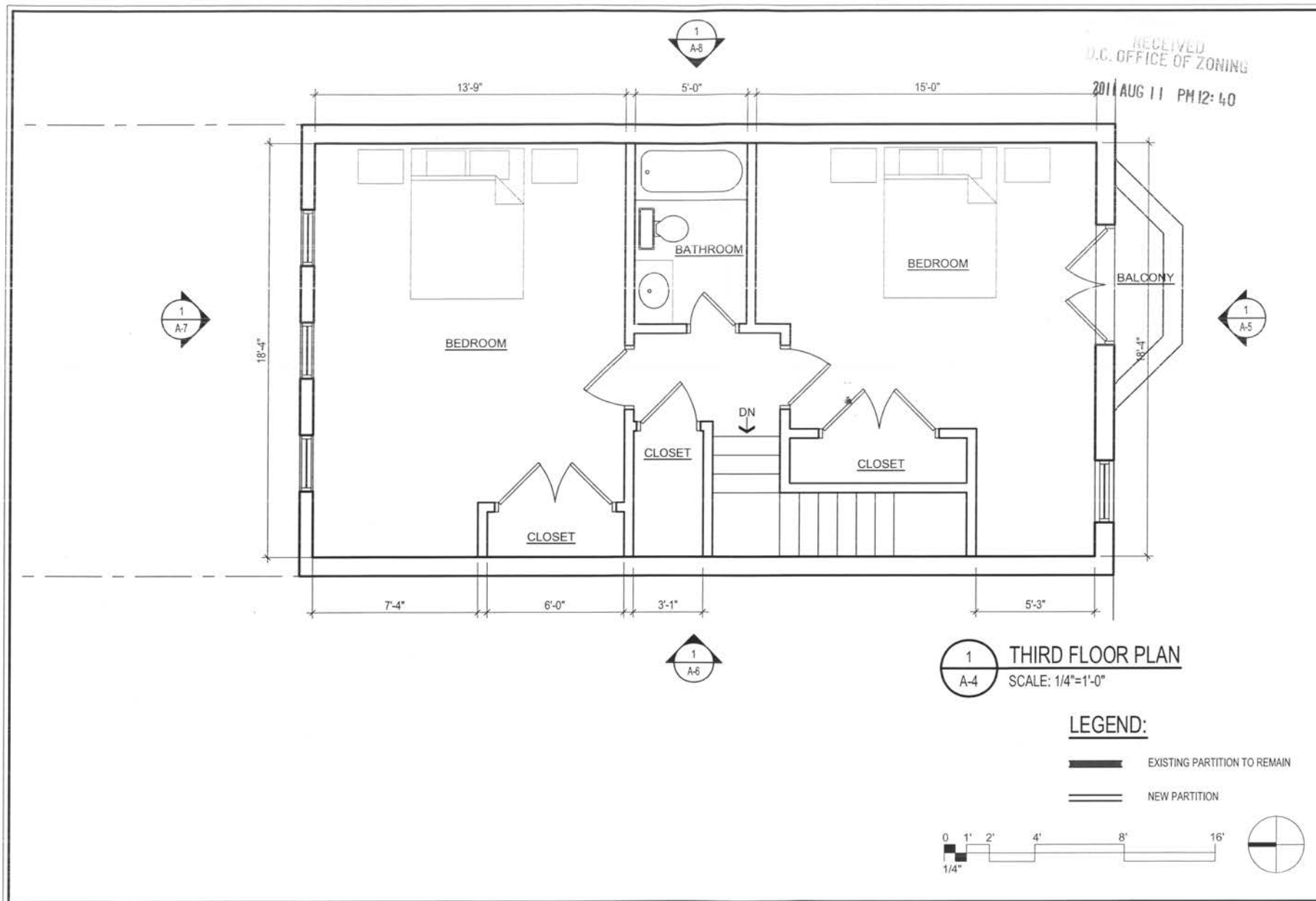
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SECOND FLOOR PLAN

A-3



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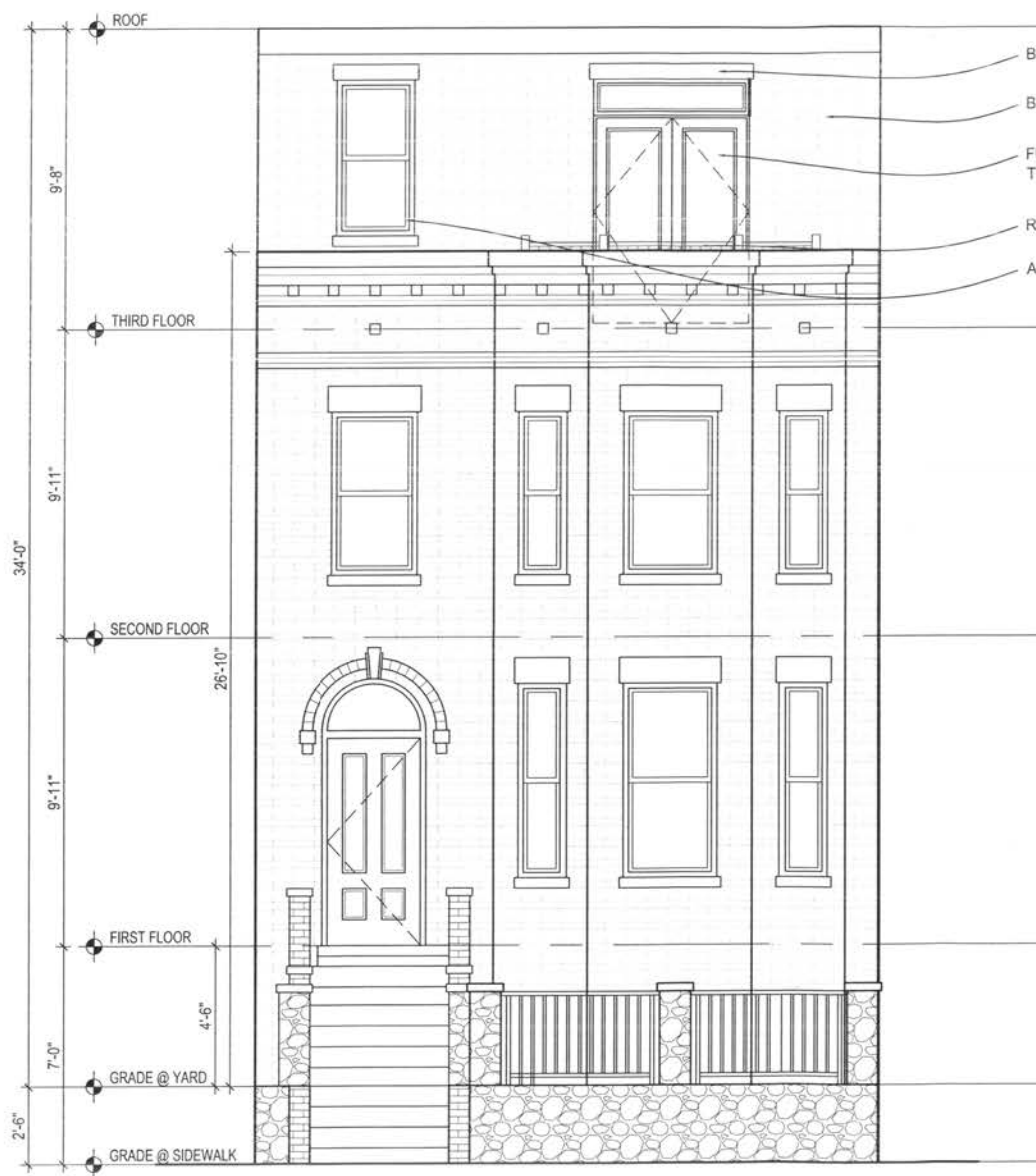
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SCALE: 1/4"=1'-0"
THIRD FLOOR PLAN

A-4



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



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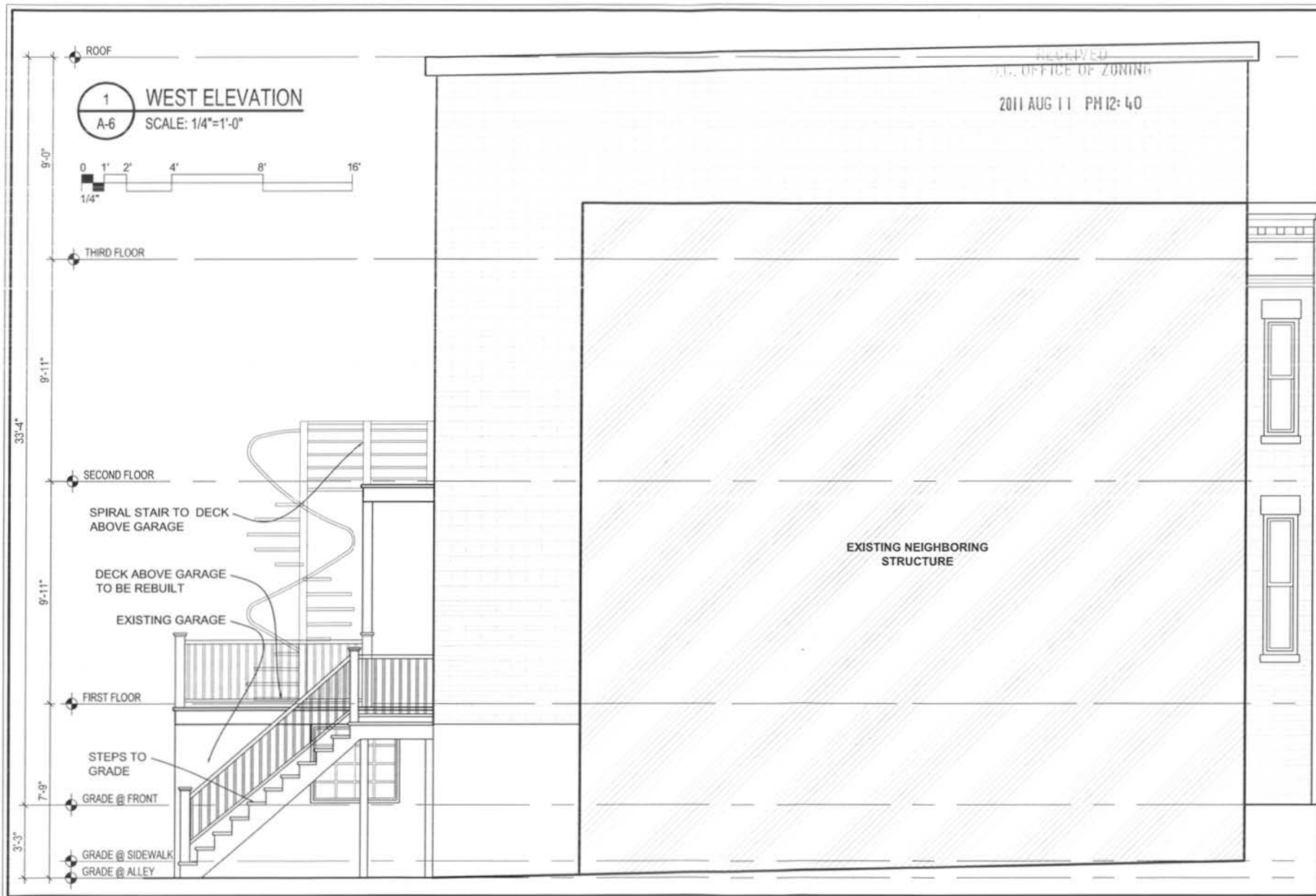
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EXTERIOR
ELEVATION
A-5



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

EXTERIOR
ELEVATION

A-6

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



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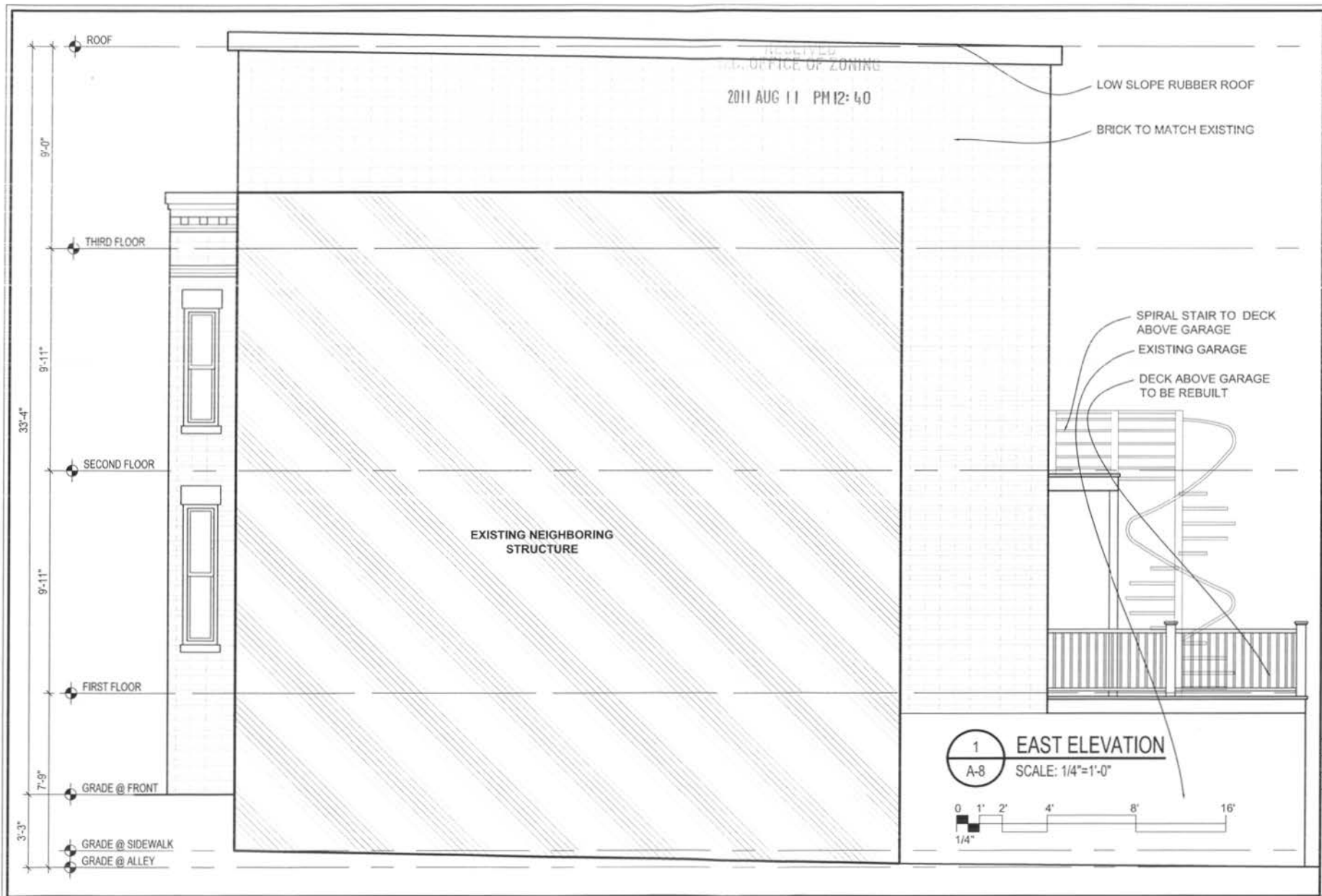
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SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATIONS

A-7



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EXTERIOR ELEVATION
A-8