

Badey Residence

541 14th Street SE
Washington, DC 20003

W O R K S H O P

ARCHITECTURE

156 11th Street NE
216 Monroe Avenue



DESIGN

Washington, DC
Cape Charles, VA



INTERIORS

20002 202.546.0428
23310 757.331.2097



BOARD OF ZONING ADJUSTMENT District of Columbia

CASE NO. 18331

EXHIBIT NO. 9

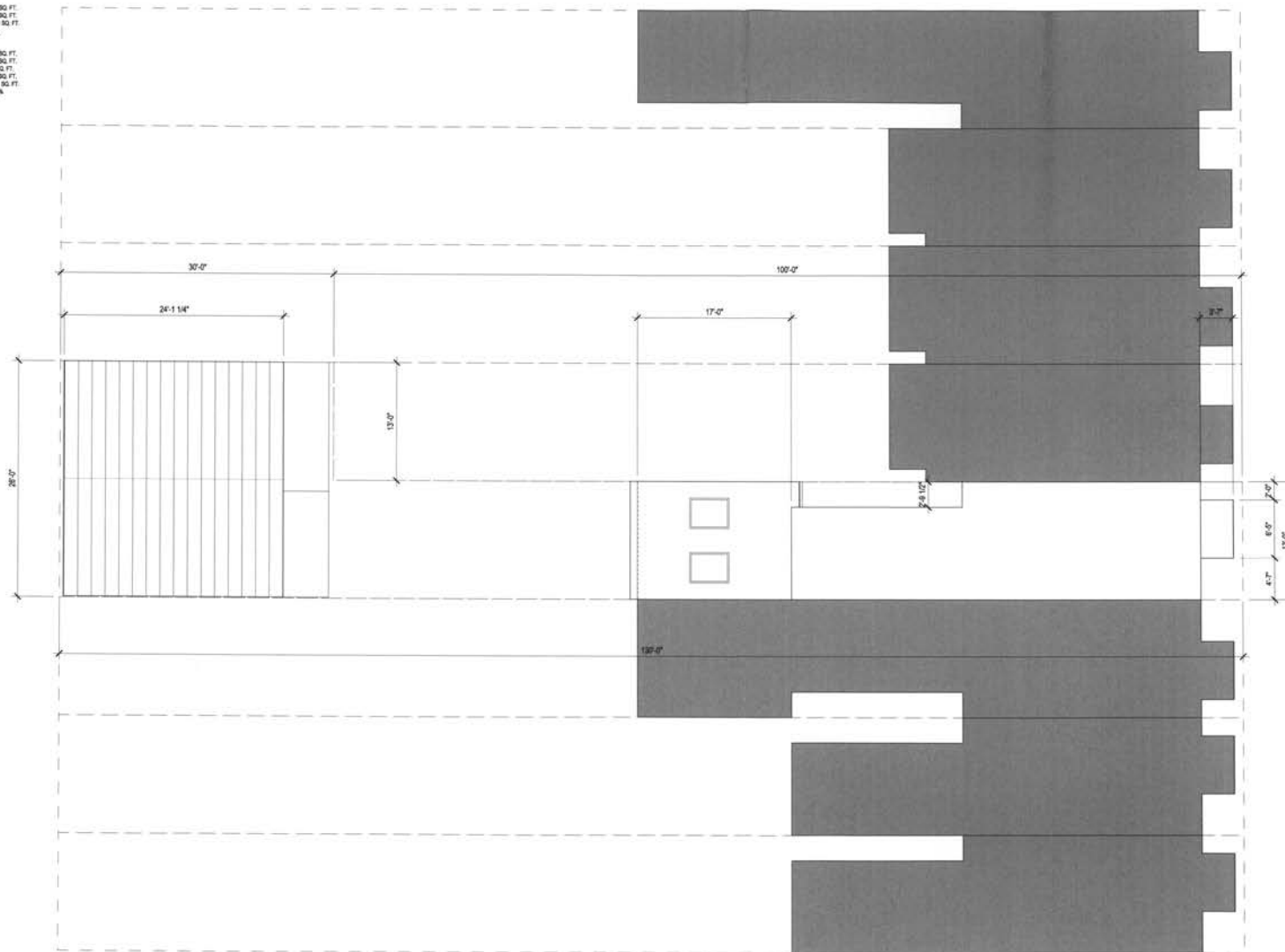


Board of Zoning Adjustment
District of Columbia
CASE NO.18331
EXHIBIT NO.9

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ZONING ANALYSIS

SITE
 87% OCCUPANCY 1248 SQ. FT.
 77% OCCUPANCY 1488 SQ. FT.
 EXISTING
 EXISTING HOUSE 885 SQ. FT.
 EXISTING GARAGE 624 SQ. FT.
 TOTAL OCCUPANCY 1479 SQ. FT.
 EXISTING OCCUPANCY 87%
 PROPOSED
 EXISTING HOUSE 885 SQ. FT.
 EXISTING GARAGE 624 SQ. FT.
 ADDITION 212 SQ. FT.
 COURT 62 SQ. FT.
 EXISTING GARAGE 624 SQ. FT.
 TOTAL OCCUPANCY 1441 SQ. FT.
 PROPOSED OCCUPANCY 88.3%



1 SITE PLAN
 A1.0 SCALE 3/8\"/>

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156 11TH STREET, NE
 WASHINGTON, DC 20002
 202.546.0426

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BADEY RESIDENCE
 541 14th Street SE
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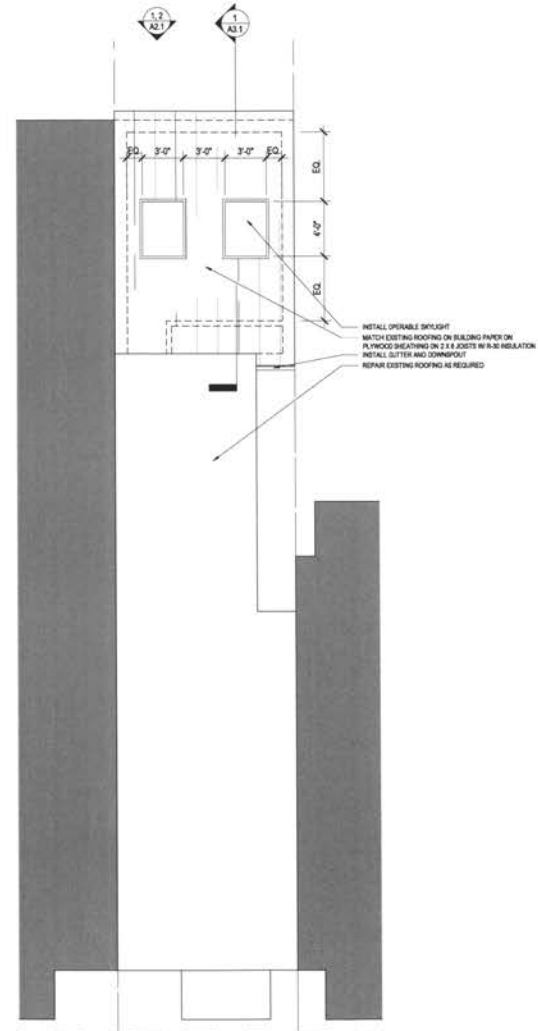
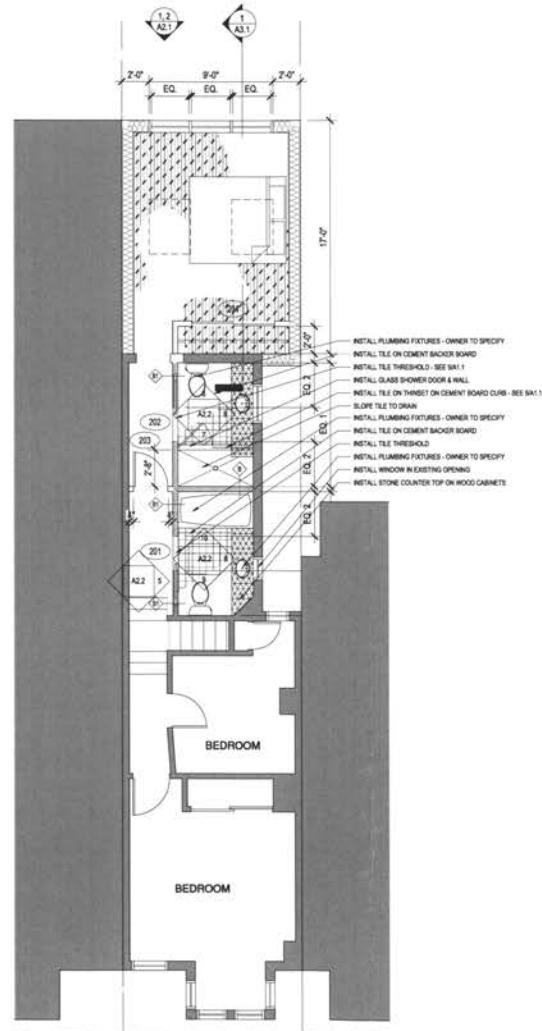
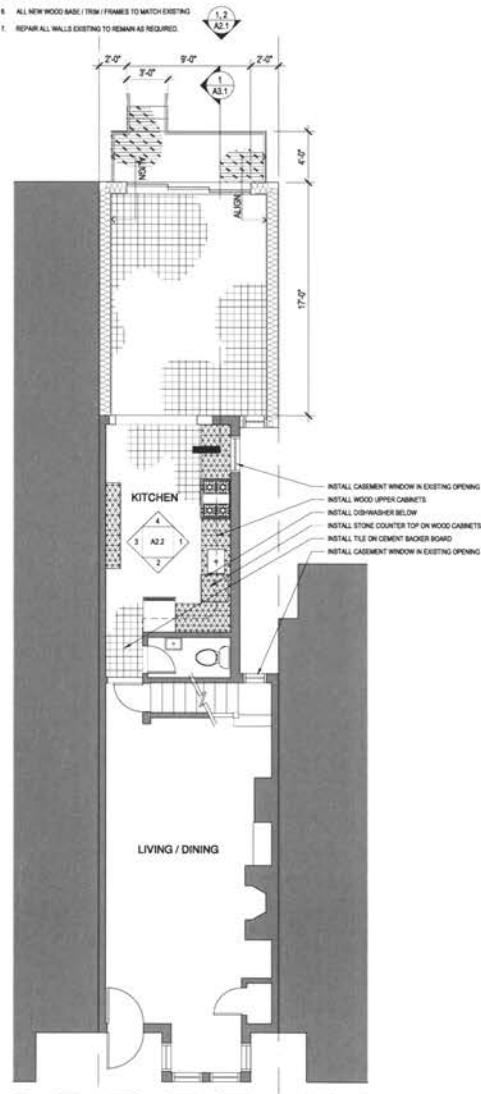


FILE	DATE
ISSUED FOR PERMIT	06.01.11

Street Title
 SITE PLAN
 Date: 06.01.11
 Job No: 000.17
 Drawing No: A1.0

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE UNLESS NOTED
2. ALL INTERIOR PARTITIONS TO BE 1/2" GIBBS ON 2 X 4 W/ STUDS @ 16" O.C.
3. ALL INTERIOR WALLS TO BE PAINTED UNLESS NOTED
4. ALL CEILINGS TO BE 7" GIBBS - PAINTED - PLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. ALL NEW WOOD BASE / TRIM / FRAMES TO MATCH EXISTING
7. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED



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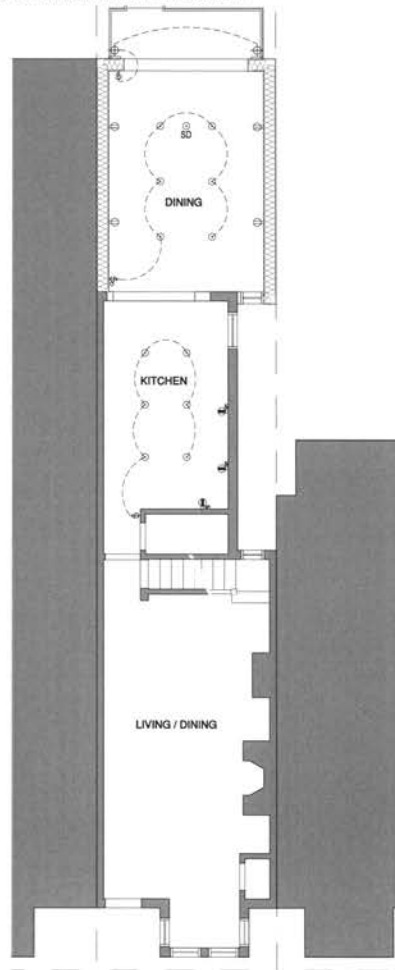


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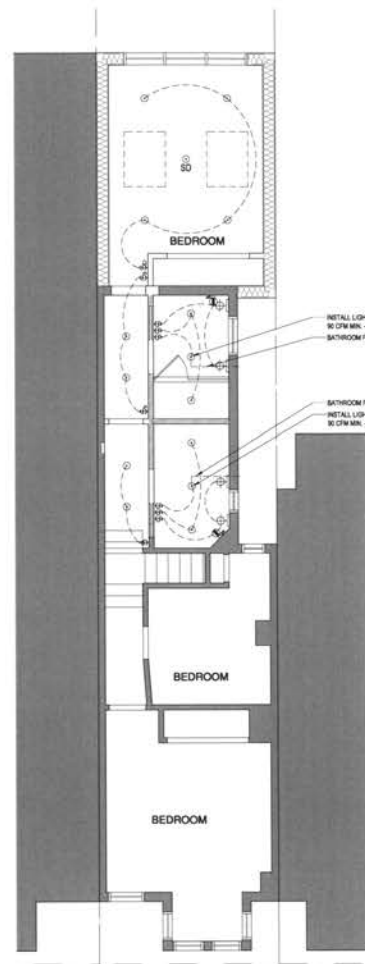
Client Title FLOOR PLANS	
Date 06.01.11	Scale AS NOTED
Job No. 0001	File
Drawing No. A1.1	

ELECTRICAL NOTES

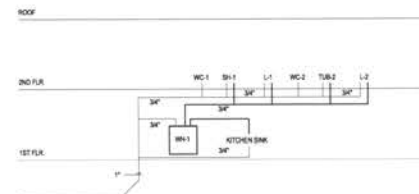
1. The contractor shall obtain and include cost of all permits and fees in the proposal.
2. Electrical equipment, material and installation shall conform to all applicable code requirements of the National Electrical Code, NFPA, PEPCO and local codes and authorities having jurisdiction.
3. Fire alarm system and its components, if required are subject to the review of the DC Fire Marshal.
4. Service shall be grounded as required by the National Electrical Code.
5. Connected to line side of all other service switches.
6. All wiring bonding is based on copper - 75 C insulation type THHN - type MC cable may be used where allowed by code - all exterior wiring shall be in conduit (EMT).
7. Provide wiring to AIT load center/transfer - refer to master panel schedule, if required.
8. Contractor shall submit four copies of shop drawings to construction management for approval prior to purchase (panel boards, meters, switches, disconnect switches, lighting fixtures, F.A. equipment).
9. All electrical work to be executed in accordance with the National and DC Electrical Code.



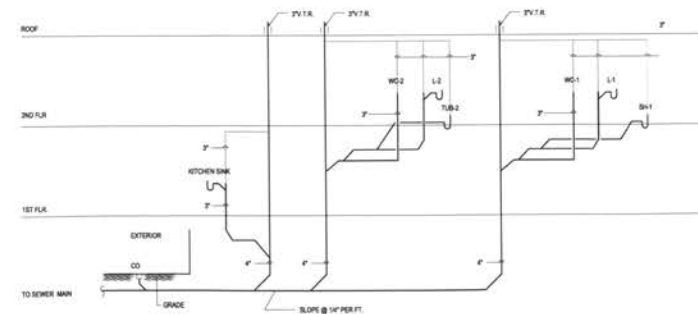
1 FIRST FLOOR REF. CLG. PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR REF. CLG. PLAN
SCALE: 1/4" = 1'-0"



3 PLUMBING SUPPLY RISER DIAGRAM
SCALE: NTS



4 PLUMBING RISER DIAGRAM
SCALE: NTS

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DATE: 2011 NOV 22 PM 2:12
PROJECT: 541 14th Street SE
LOCATION: Washington, DC 20003
PROJECT NAME: BADEY RESIDENCE



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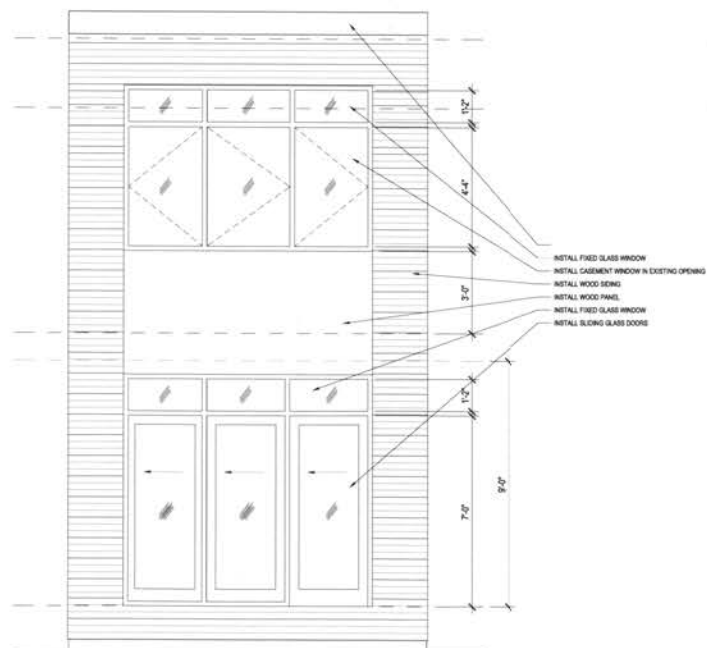
Sheet Title:
REFLECTED CEILING PLANS
RISER DIAGRAMS

DATE: 06.01.11	SCALE: AS NOTED
JOB NO: 00001	FILE
DRAWING NO:	

A1.2

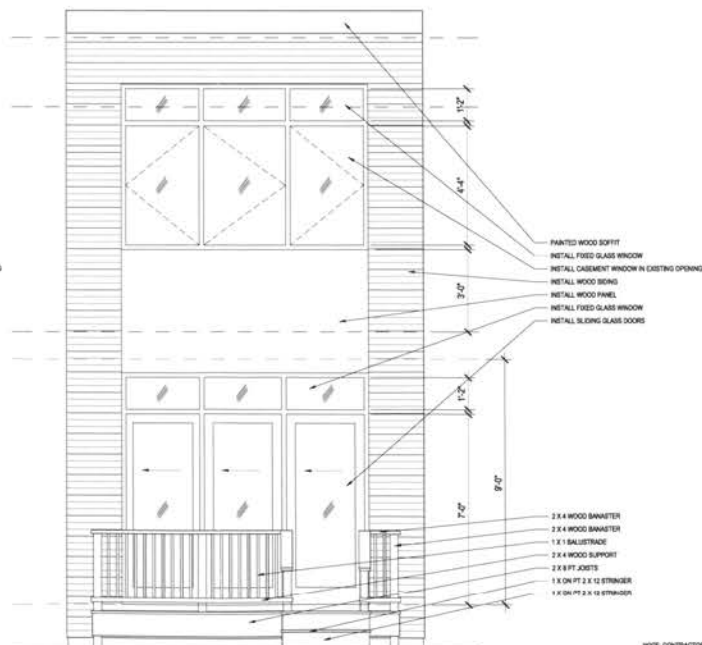
CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, UNO.



1 REAR ELEVATION
SCALE: 1/8"=1'-0"

NOTES:
1. ALL DIMENSIONS TO FINISH FACE, UNO.
2. RAILING/STAIRS NOT SHOWN FOR CLARITY

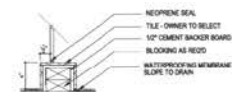


2 REAR ELEVATION
SCALE: 1/8"=1'-0"

NOTES:
1. ALL DIMENSIONS TO FINISH FACE, UNO.

3 SHOWER CURB DETAIL
SCALE: 1/8"=1'-0"

NOTE: CONTRACTOR TO PROVIDE 2 STAGE DRAIN AT SHOWER
THE MEMBRANE INTO DRAIN AS RECOMMENDED BY MANUFACTURER



1. ALL DIMENSIONS TO FINISH FACE, UNO.
2. OWNER TO REVIEW AND APPROVE ALL FINISHES PRIOR TO INSTALLATION

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Sheet Title
EXTERIOR ELEVATIONS
DETAILS

Date	Scale
06/01/11	AS NOTED
Job No.	File
2008.17	

Drawing No.

A2.1

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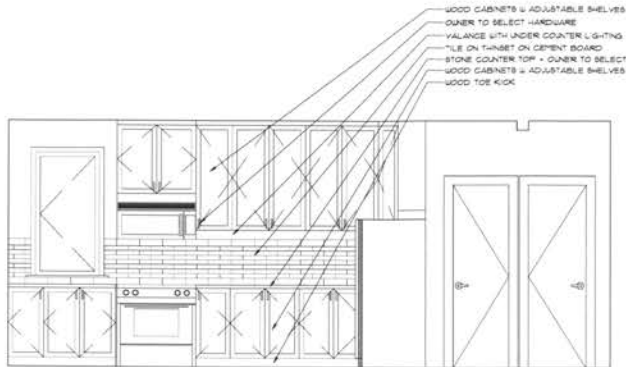
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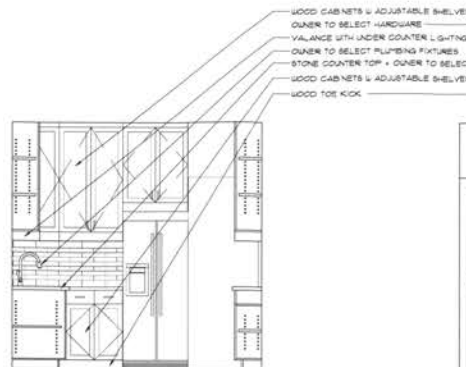


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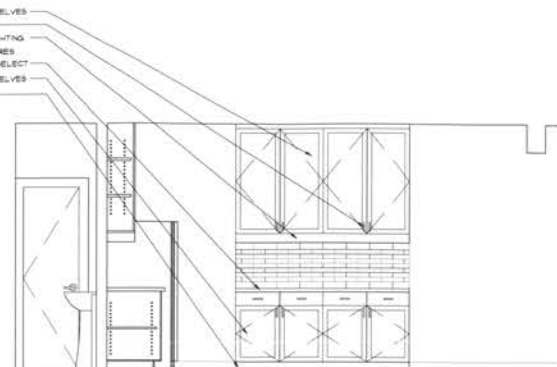
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Date	Scale
06.21.11	AS NOTED
Job No.	Title
2008-17	
Drawing No.	
A2.2	



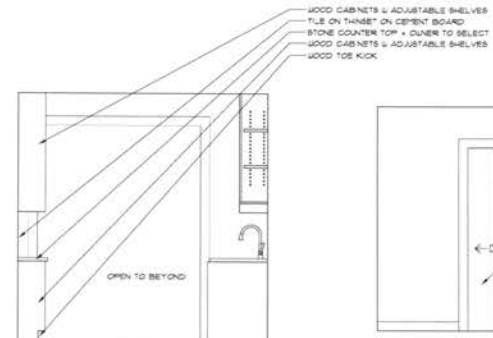
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A2.1
KITCHEN ELEVATION
SCALE 1/8" = 1'-0"



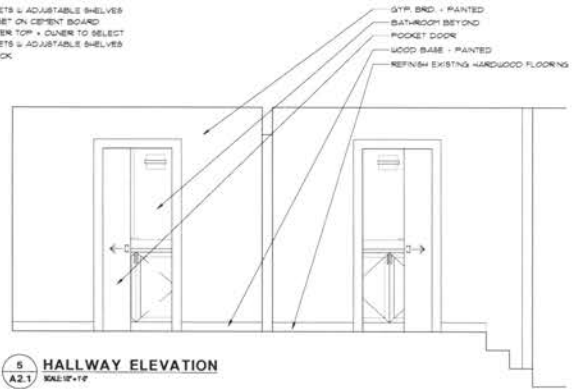
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A2.1
KITCHEN ELEVATION
SCALE 1/8" = 1'-0"



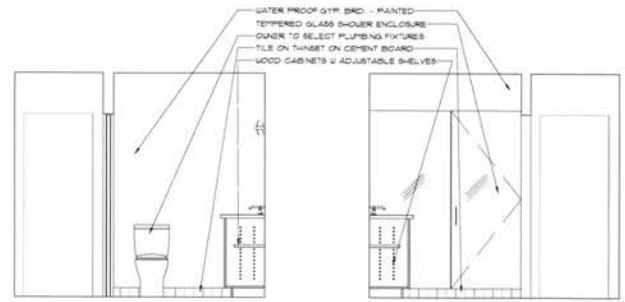
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A2.1
KITCHEN ELEVATION
SCALE 1/8" = 1'-0"



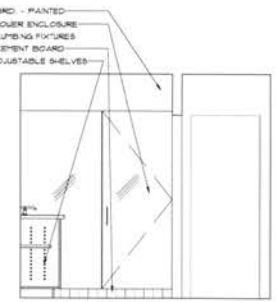
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KITCHEN ELEVATION
SCALE 1/8" = 1'-0"



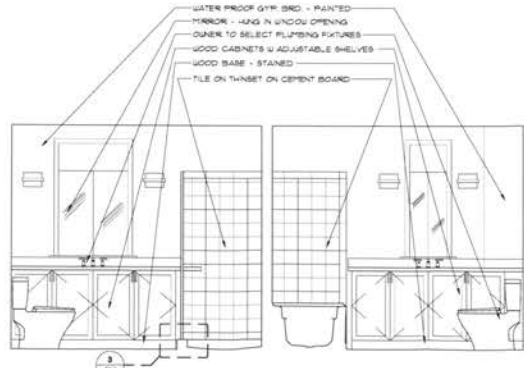
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HALLWAY ELEVATION
SCALE 1/8" = 1'-0"



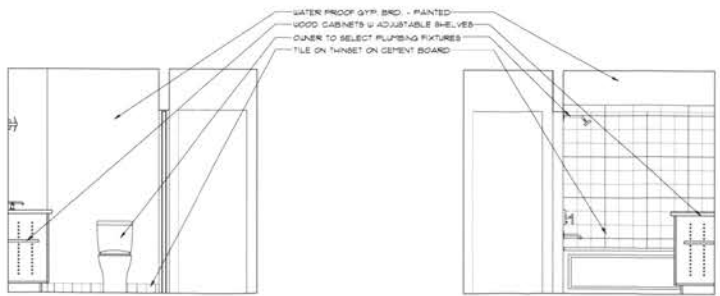
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BATHROOM ELEVATION
SCALE 1/8" = 1'-0"



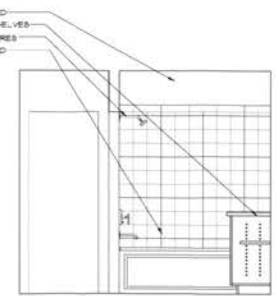
7
A2.1
BATHROOM ELEVATION
SCALE 1/8" = 1'-0"



8
A2.1
BATHROOM ELEVATION
SCALE 1/8" = 1'-0"



9
A2.1
BATHROOM ELEVATION
SCALE 1/8" = 1'-0"



10
A2.1
BATHROOM ELEVATION
SCALE 1/8" = 1'-0"

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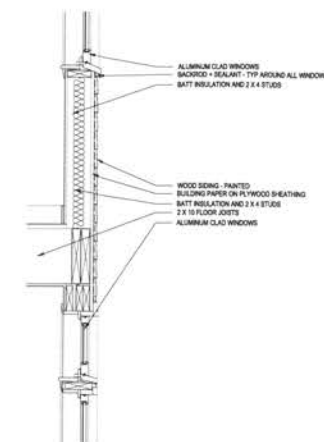
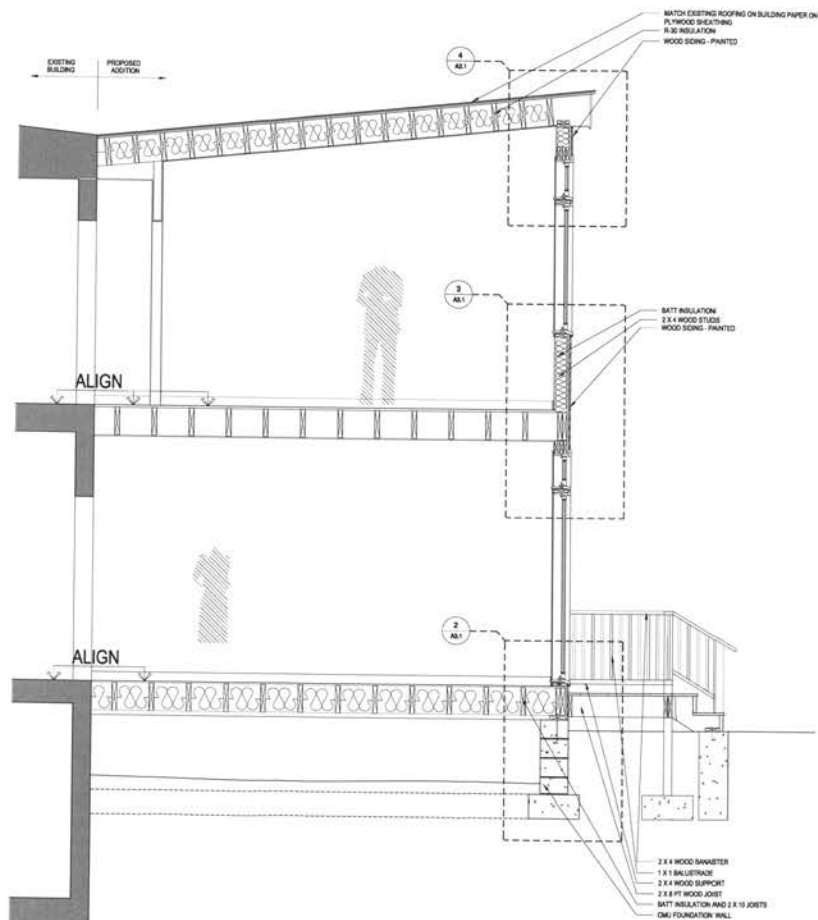
DATE	DATE
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Sheet Title
BUILDING SECTION
WALL SECTIONS

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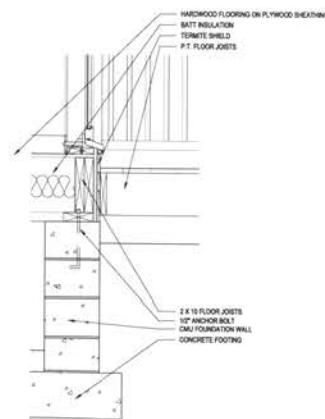
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Date: 06.01.11
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Sheet No.
A3.1



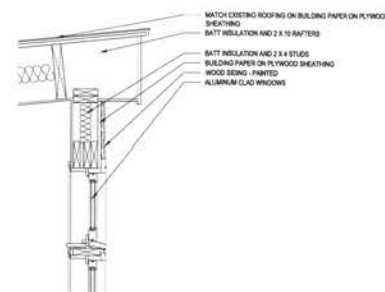
3 WALL SECTION
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS TO FINISH FACE, U.N.D.



2 WALL SECTION
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS TO FINISH FACE, U.N.D.

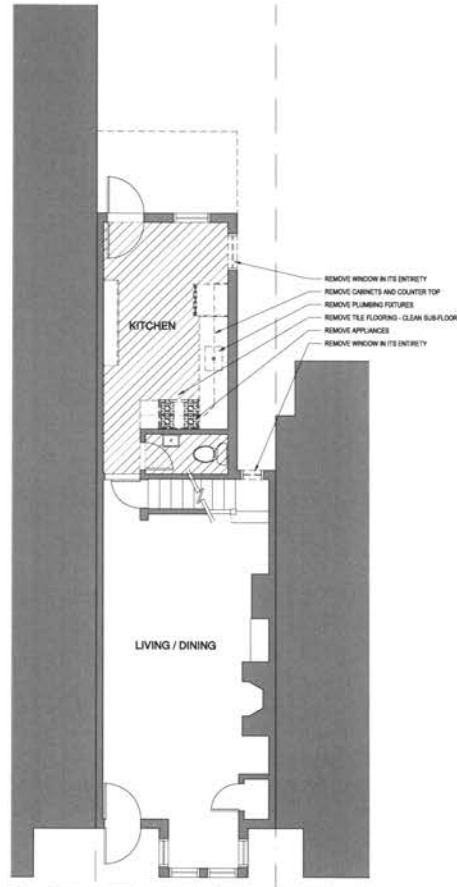


4 WALL SECTION
SCALE: 1/8" = 1'-0"

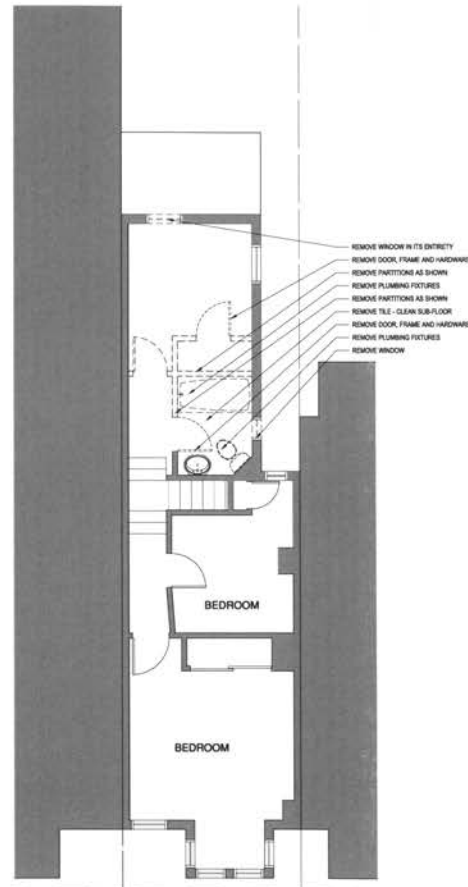
NOTES:
1. ALL DIMENSIONS TO FINISH FACE, U.N.D.

DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS AS NOTED.
4. REMOVE DOORS, FRAMES AND HARDWARE AS NOTED.
5. REMOVE EXISTING WINDOWS THROUGHOUT.
6. REMOVE APPLIANCES THROUGHOUT.
7. REMOVE EXISTING FLOOR FINISHES TO SUB-FLOOR BELOW.
8. CEILING TO REMAIN AS SHOWN. REMOVE ALL BRANCH WIRING BACK TO PANEL (SHOW AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. REMOVE ALL BRANCH WIRING IS TO BE REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.



1 FIRST FLOOR DEMO PLAN
D11 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN
D11 SCALE: 1/4" = 1'-0"

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DEMOLITION FLOOR PLANS

Date	Drawn
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Job No.	File
00011	

Drawing No.

D1.1

[illegible]

ELEVATION ELEVATION REFERENCE DRAWING REFERENCE		REFERENCE TO ELEVATION ON ANOTHER DRAWING
SECTION		REFERENCE TO SECTION ON ANOTHER DRAWING
DETAIL		REFERENCE TO DETAIL ON SAME DRAWING
REVISION		REVISION NUMBER REFERENCE
FLOOR PLANS	 	

CONCRETE		CONCRETE		STEEL REIN		ALUMINUM REIN		BRASS BRONZE		SHEET METALS AND ALL METALS AT SCALE LESS THAN 3/4" x 1/2"
METAL										
WOOD		FINISHED		ROUGH		PLYWOOD 1/2" x 5" OR LARGER		PLYWOOD 1/4" x 2" OR SMALLER		DECORATIVE BLOCKING
STONE		MARBLE TRAVERTINE LIMESTONE SLATE								
INSULATION		LOOSE FILL OR BATTS		RIGID						
FINISHES		ACOUSTIC TILE		PLASTER GYP. BED						
MISC.				GLASS AT EDGE		CARPET		STRETCHED FABRIC		

01.1	OWNER GENERAL INFORMATION
01.1	DEMOLITION FLOOR PLANS
A1.0	SITE PLAN / ZONING CALCULATIONS
A1.1	FLOOR PLANS
A1.2	REF. CLG. PLANS, RISER DIAGRAMS
A2.1	EXTERIOR ELEVATIONS, DETAILS
A2.2	INTERIOR ELEVATIONS
A3.1	BUILDING SECTION, WALL SECTIONS

CLIENT	FEDERICK + LAUR ANN BADEY 561 14TH STREET, SE WASHINGTON, DC 20003 (7) 202.292.1214
ARCHITECT	WORKSHOP DAVID BHOVE-BROWN, AIA, NCMA 158 11TH STREET, NE WASHINGTON, DC 20002 (7) 202.548-9008 (7) 202.548-2439
CONTRACTOR	P & P CONSTRUCTION NANCY PEROTTA 1233 POWERS/PANAMA AVENUE, SE WASHINGTON, DC 20003 (7) 202.548-0404

USE GROUP	RESIDENTIAL
CONSTRUCTION TYPE	TYPE IV-B
NUMBER OF STORIES	2
EXISTING USE	SINGLE FAMILY HOUSE
PROPOSED USE	BIG 1 FAMILY HOUSE
EXISTING PROPERTY	200
EXISTING GARAGE	404 SQ. FT.
PROPOSED GARAGE	404 SQ. FT.
EXISTING FIRST FLOOR	980 SQ. FT.
PROPOSED FIRST FLOOR	980 SQ. FT.
EXISTING SECOND FLOOR	917 SQ. FT.
PROPOSED SECOND FLOOR	917 SQ. FT.
EXISTING OCCUPANCY	56.7%
PROPOSED OCCUPANCY	46.2%
AUTOMATIC SPRINKLER	NO
BUILDING CODE	2006 INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL CODE	2009 NATIONAL ELECTRICAL CODE
Mechanical Code	2009 INTERNATIONAL MECHANICAL CODE
PLUMBING	2009 INTERNATIONAL PLUMBING CODE

[illegible]

HARDWARE SET 1 - ENTRY
LOCKSET TO MATCH EXISTING
1 1/2 PR. HINGES
FLOOR STOP

HARDWARE SET 2 - PRIVACY
DOOR KNOB LOCKSET
1 1/2 PR. HINGES
FLOOR STOP

HARDWARE SET 3 - CLOSET
HANDLE TO MATCH EXISTING
HEAD MOUNTED ROLLER CATCH
1 1/2 PR. HINGES
FLOOR STOP

HARDWARE SET 4 - SECURITY
 INTEGRAL LOCKSET
 1 1/2 PR. HINGES

NOTE: ALL HARDWARE TO MATCH EXISTING

INDEPENDENCE AVE

4TH STREET SE

5TH STREET SE

6TH STREET SE

7TH STREET SE

8TH STREET SE

9TH STREET SE

10TH STREET SE

11TH STREET SE

12TH STREET SE

13TH STREET SE

C STREET SE

F STREET SE

G STREET SE

PENNSYLVANIA AVE SE

541 14TH STREET SE
WASHINGTON, DC 20003

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GENERAL INFORMATION

Date 06.09.17	Scale AS NOTED
JOB No. 1000-10	File

Drawing No.
GI.1