

PROJECT DATA

OWNER:

ANN PINA
1439 EAST CAPITOL STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 44
SQUARE: 1058
LOT AREA: 1559 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	1078 SF	1091.3 SF	935.4 SF
(PERCENTAGE)	69%	70%	60%
REAR YARD	43'-2"	37'-6"	20' MINIMUM
OPEN COURT	4'-0"	5'-0"	6'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	31'	NO CHANGE	3 STORIES/40'
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	785 SF	NO CHANGE	
FIRST FLOOR	785 SF	920 SF	
SECOND FLOOR	785 SF	920 SF	
THIRD FLOOR	N/A	N/A	
TOTAL	2355 SF	2625 SF	

PROJECT DESCRIPTION:

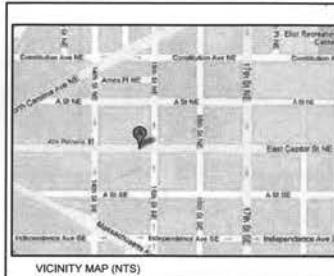
2-STORY REAR ADDITION WITH 5'-0" OPEN COURT.

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. 1 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 1/360 OF SPAN

WOOD DECKING TO BE 3/4" 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

Pina Residence
1439 East Capitol Street SE
Washington, DC 20003

DRAWING INDEX

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D-2	FIRST FLOOR DEMOLITION PLAN		
D-3	SECOND FLOOR DEMOLITION PLAN		

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18332
EXHIBIT NO. 9

REVISIONS
DATE COMMENTS

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SCALE: N.T.S.

COVER SHEET

C-1

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SITE PLAN

C-2

PUBLIC ALLEY

EXISTING 2-STORY +
BASEMENT STRUCTURE

PROPOSED 2-STORY +
BASEMENT ADDITION

PROPOSED STEPS
TO GRADE

1437 E. CAPITOL
STREET SE

52'-11"

1439 E. CAPITOL
STREET SE

18'-0"

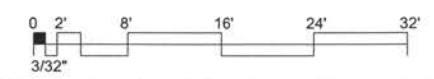
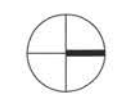
1441 E. CAPITOL
STREET SE

37'-6"

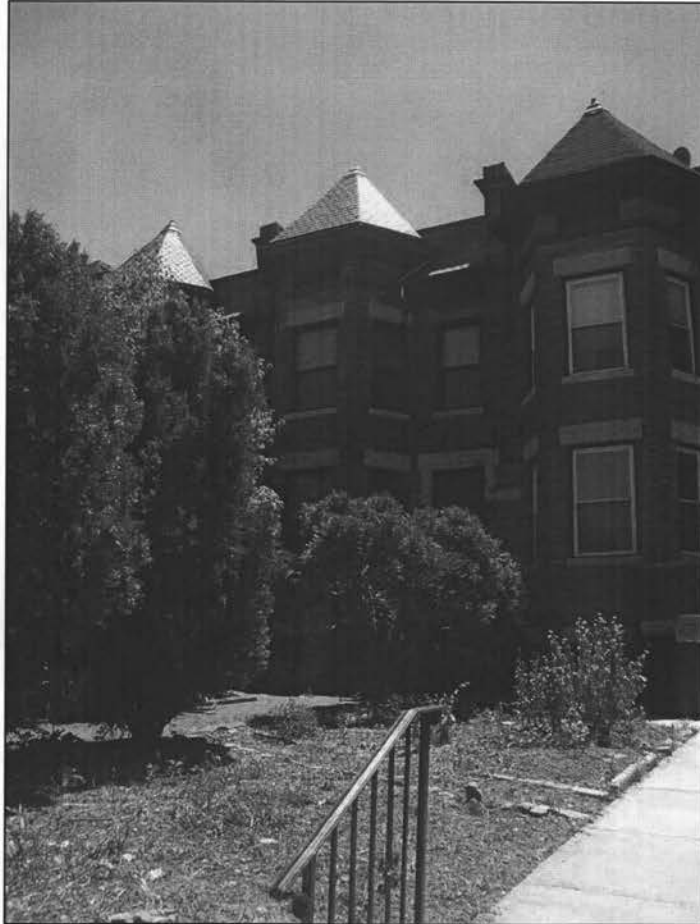
10'-8"

13'-0"
5'-0"

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



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1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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COVER SHEET

C-4



1
C-5

VIEW OF REAR FROM ALLEY, LOOKING EAST

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2
C-5

VIEW OF ALLEY, LOOKING EAST

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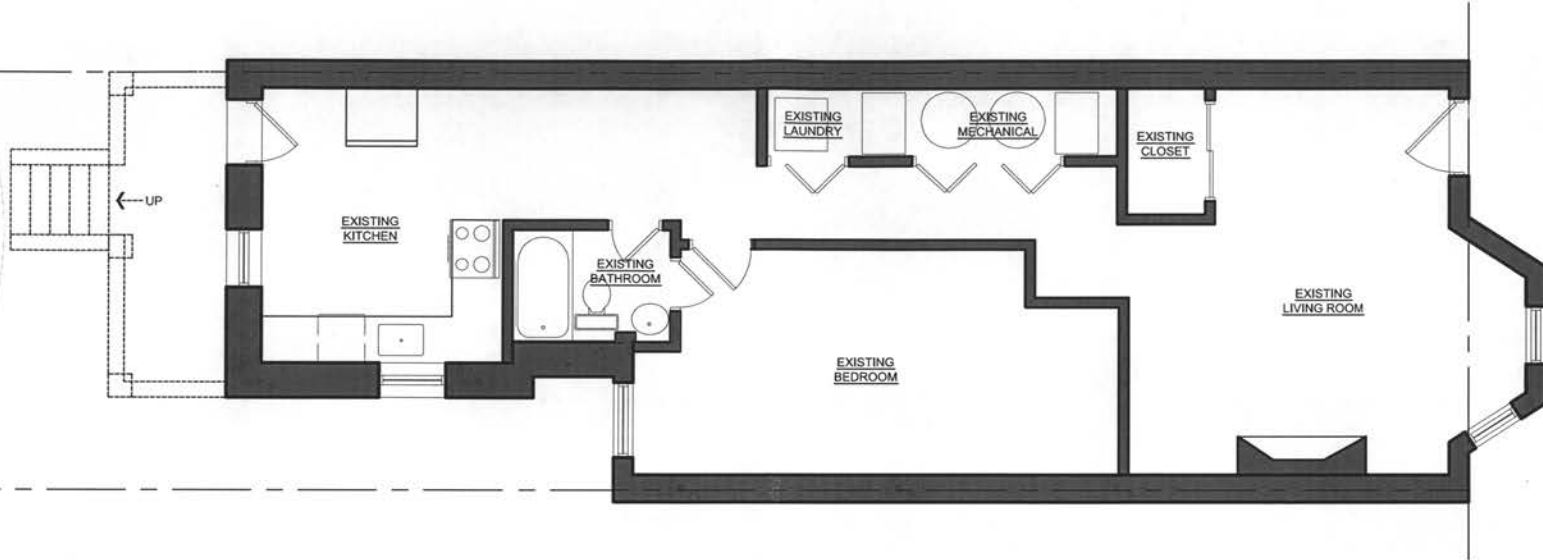
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COVER SHEET
C-5

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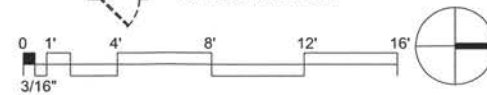
GENERAL DEMOLITION NOTES:

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: 3/16"=1'-0"

LEGEND:

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



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BASEMENT
DEMOLITION PLAN
D-1

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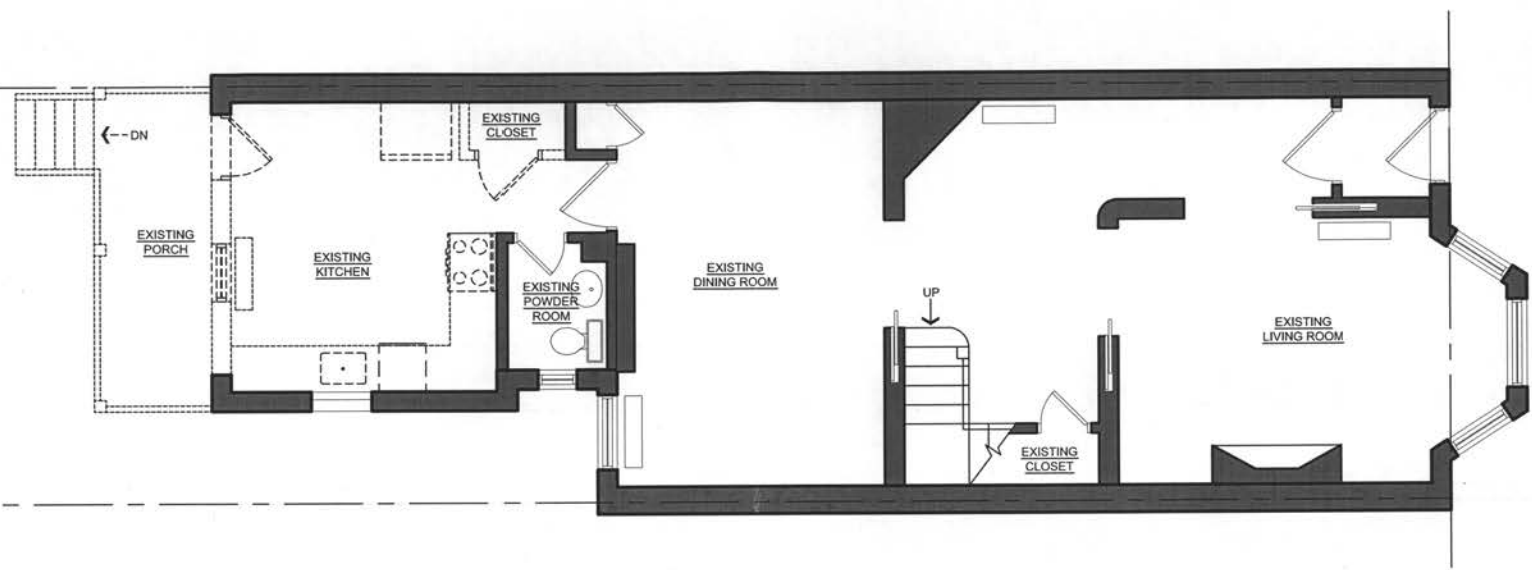
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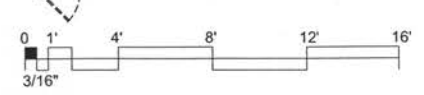
FIRST FLOOR
DEMOLITION PLAN
D-2



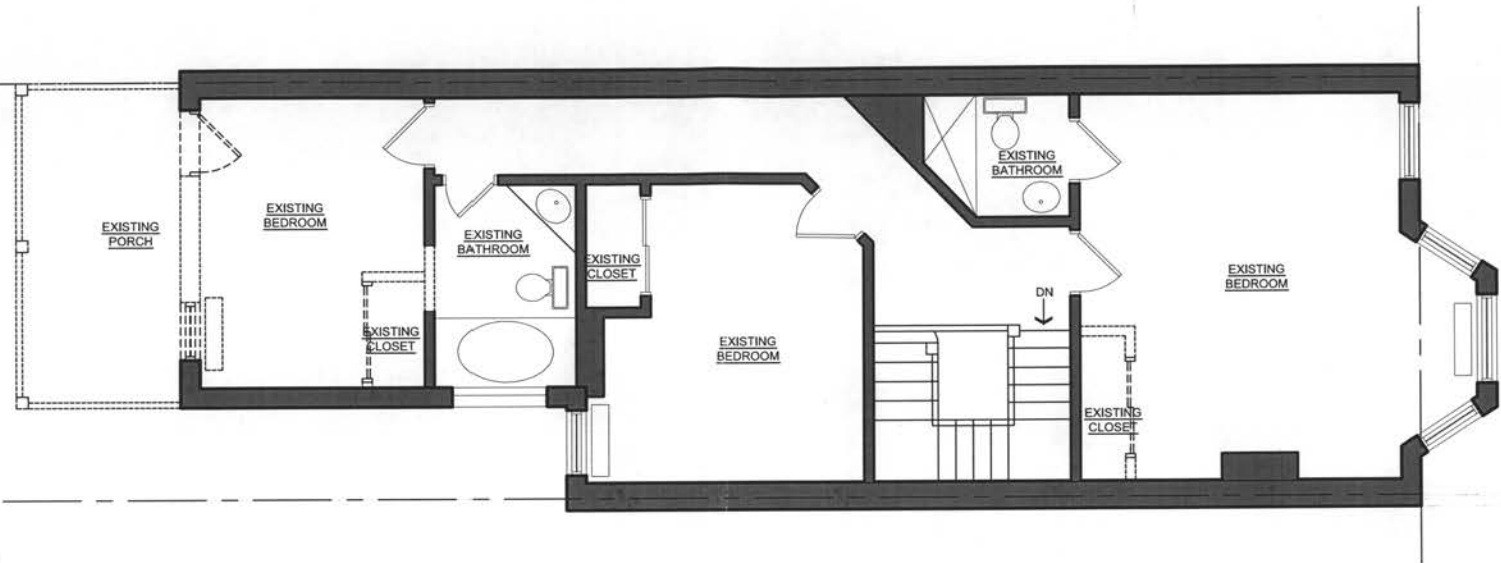
1 FIRST FLOOR DEMOLITION PLAN
D-2 SCALE: 3/16"=1'-0"

LEGEND:

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



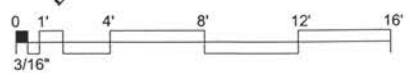
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1 SECOND FLOOR DEMOLITION PLAN
D-3 SCALE: 3/16"=1'-0"

LEGEND:

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



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SECOND FLOOR
DEMOLITION PLAN
D-3

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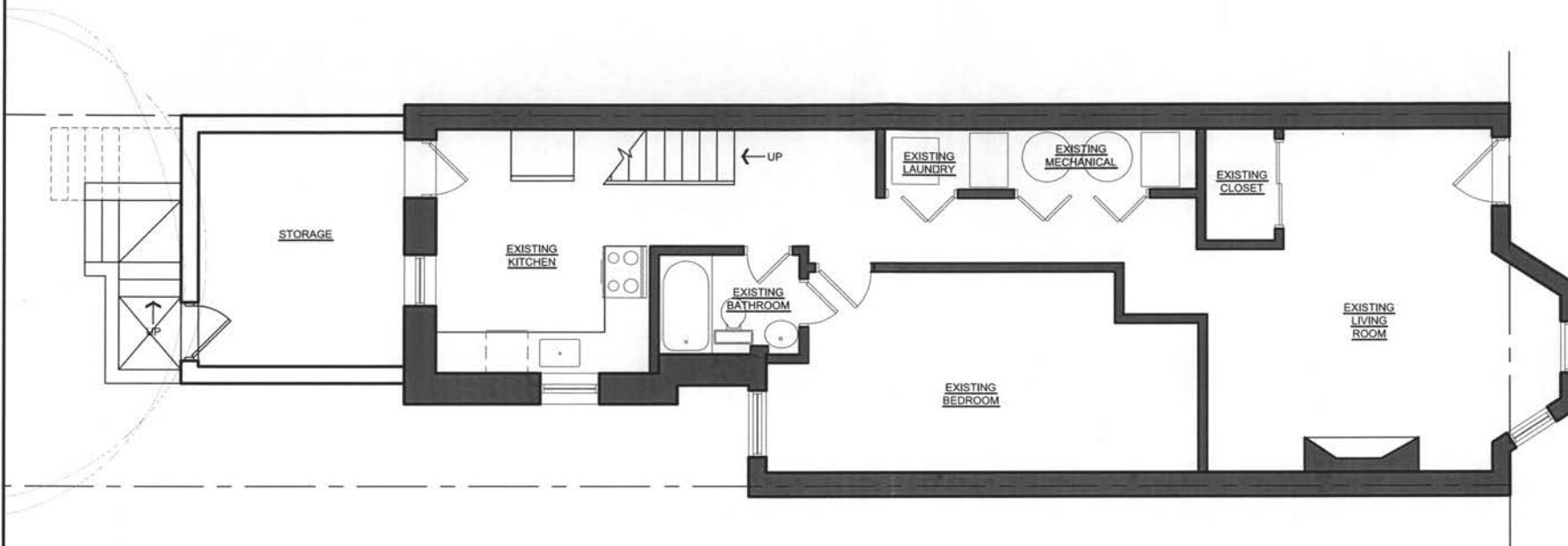
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BASEMENT
FLOOR PLAN
A-1



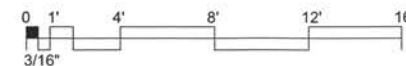
1
A-1 **BASEMENT FLOOR PLAN**
SCALE: 3/16"=1'-0"

GENERAL CONSTRUCTION NOTES:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
3. THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS, OR LABELED "VIF". DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
4. WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
6. PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
7. EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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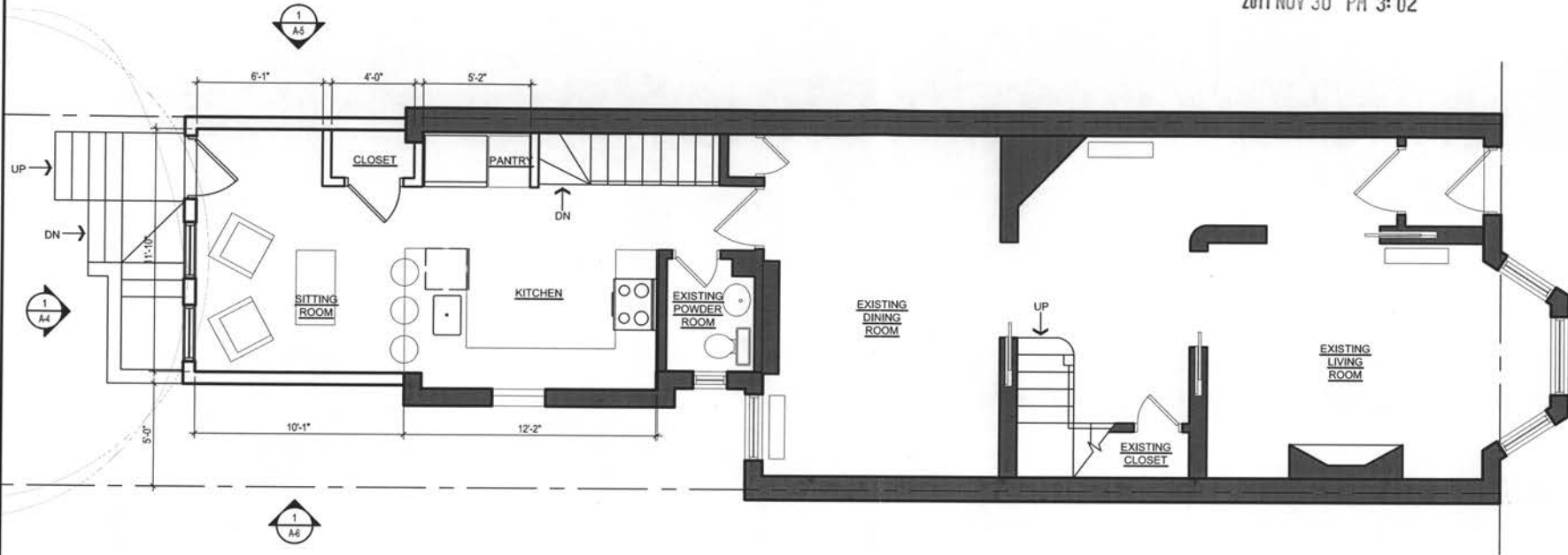
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SCALE: 3/16"=1'-0"

FIRST
FLOOR PLAN

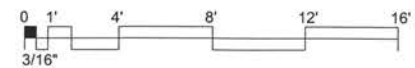
A-2



1 FIRST FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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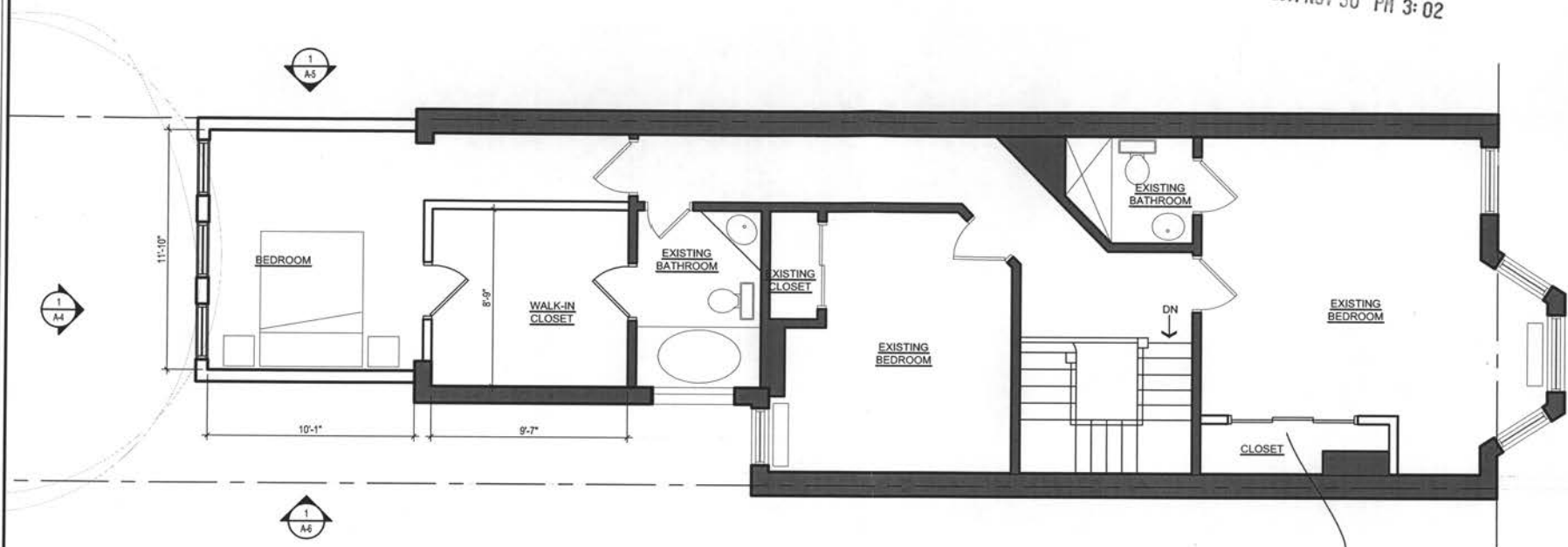
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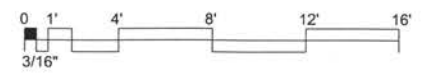
SECOND FLOOR PLAN
A-3

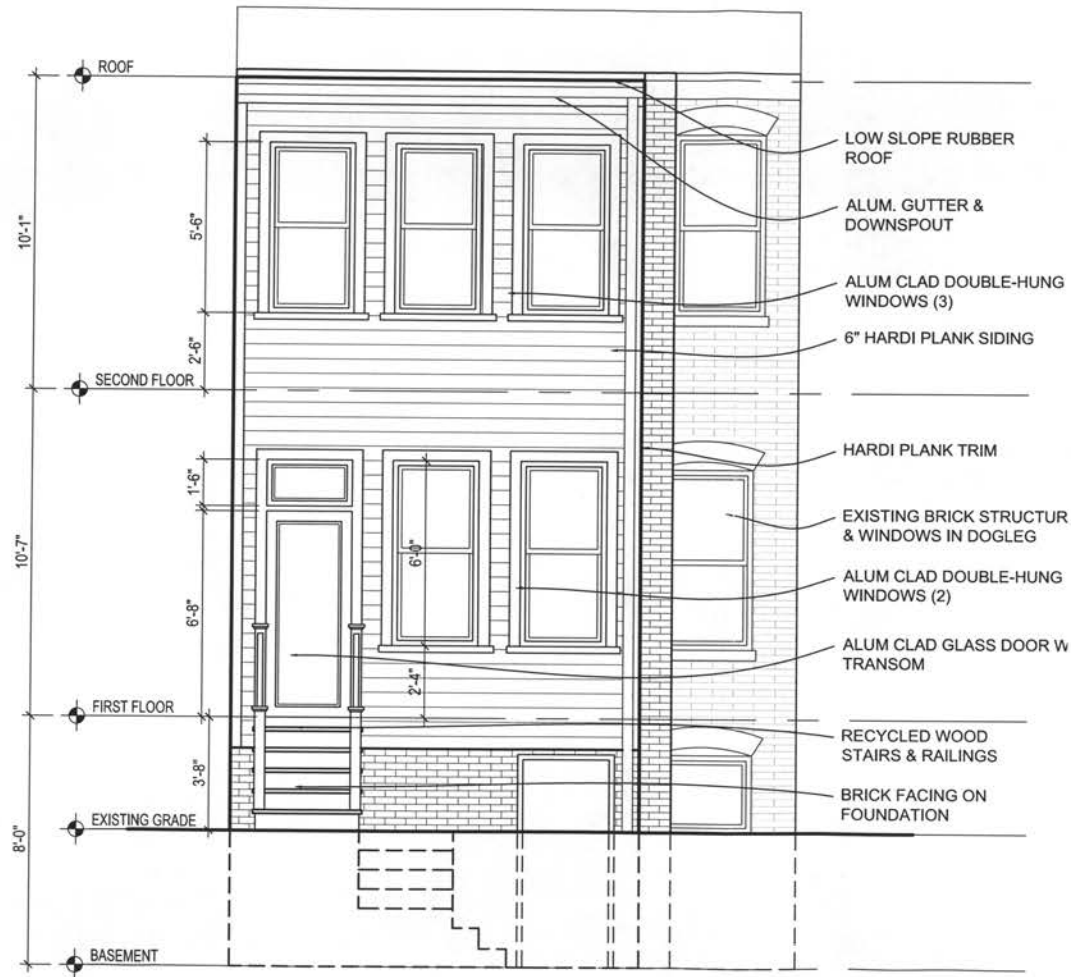


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A-3 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION





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

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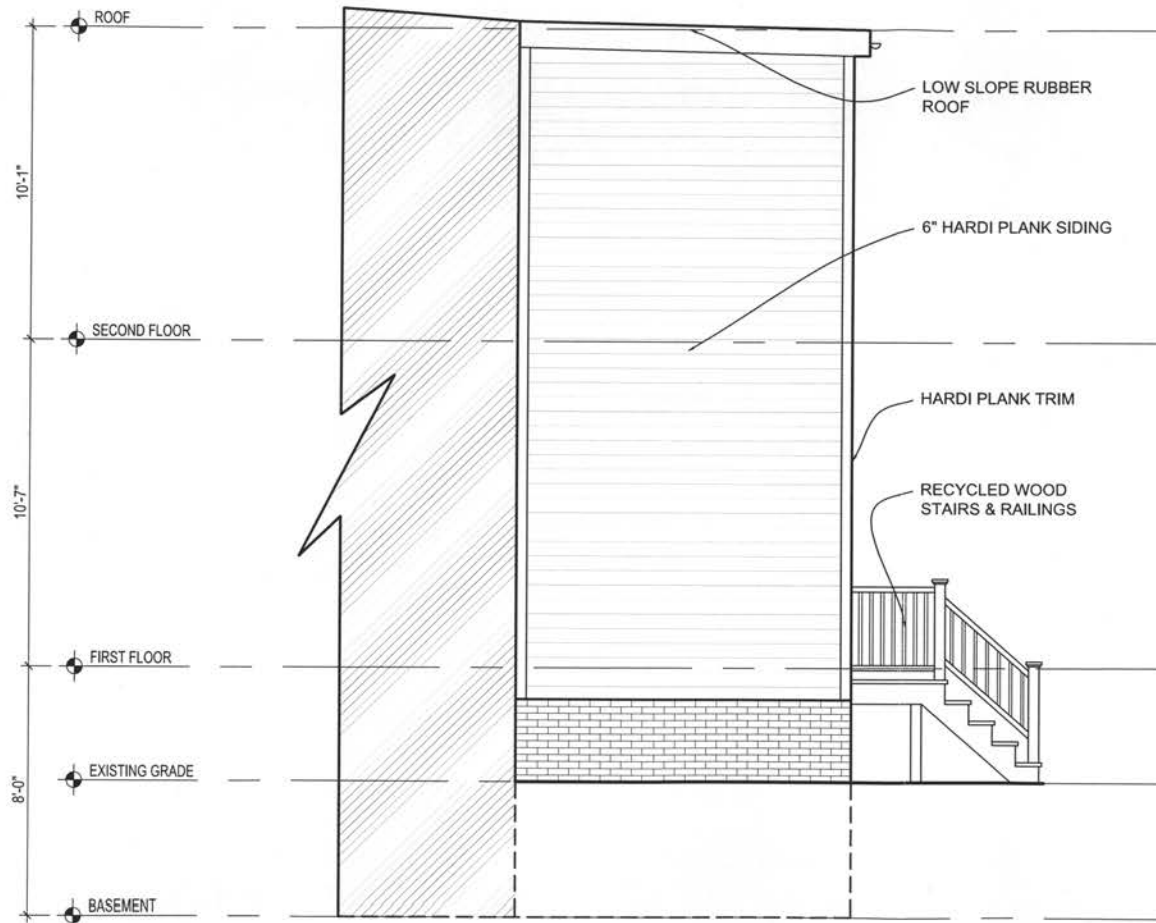
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EXTERIOR
ELEVATIONS

A-4

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

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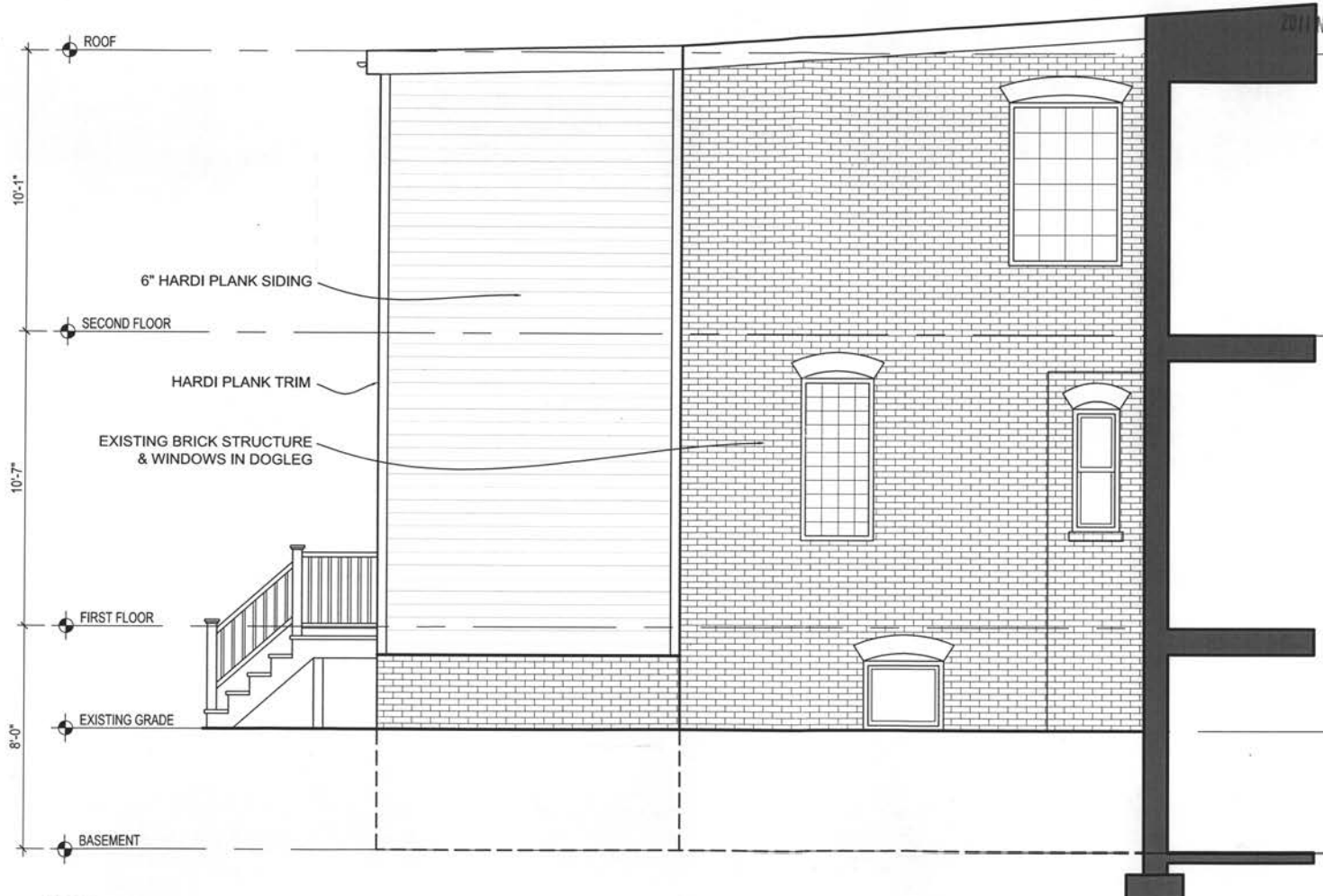
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EXTERIOR
ELEVATIONS
A-5



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

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EXTERIOR
ELEVATIONS
A-6