

PROJECT DATA

OWNER:

JUNEJA RESIDENCE
216 7TH STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 88
SQUARE: 865
LOT AREA: 1814.6 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

THREE STORY ROW DWELLING W/ BASEMENT
TWO FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER (HOUSE): YES
SPRINKLER (GARAGE): NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP

ACCESSIBILITY

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1131.8 SF	1221.2 SF	1088.8 SF
(PERCENTAGE)	62.4%	67.3%	60%
REAR YARD	30'	38'	20' MINIMUM
OPEN COURT	N/A	N/A	N/A
SIDE YARD	N/A	N/A	N/A
HEIGHT	35'	NO CHANGE	3 STORIES/40'
STORIES	3+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	864.3 SF	NO CHANGE	
FIRST FLOOR	864.3 SF	NO CHANGE	
SECOND FLOOR	864.3 SF	NO CHANGE	
THIRD FLOOR	864.3 SF	NO CHANGE	
GARAGE	N/A	246.6 SF	
TOTAL	3457.2 SF	3703.8 SF	

PROJECT DESCRIPTION:

NEW GARAGE WITH REAR PATIO & STEPS TO GRADE

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 55
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1.4X10-6 PSI
ALLOWABLE DEFLECTION 1/360 OF SPAN

WOOD DECKING TO BE 1/2" 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

GARAGE

Juneja Residence
216 7TH Street NE
Washington, DC 20002

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DRAWING INDEX

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BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18347

EXHIBIT NO. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 18347
EXHIBIT NO. 9

REVISIONS

DATE COMMENTS

JUNEJA RESIDENCE
216 7TH STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-8548
www.fowler-architects.com

SEAL:

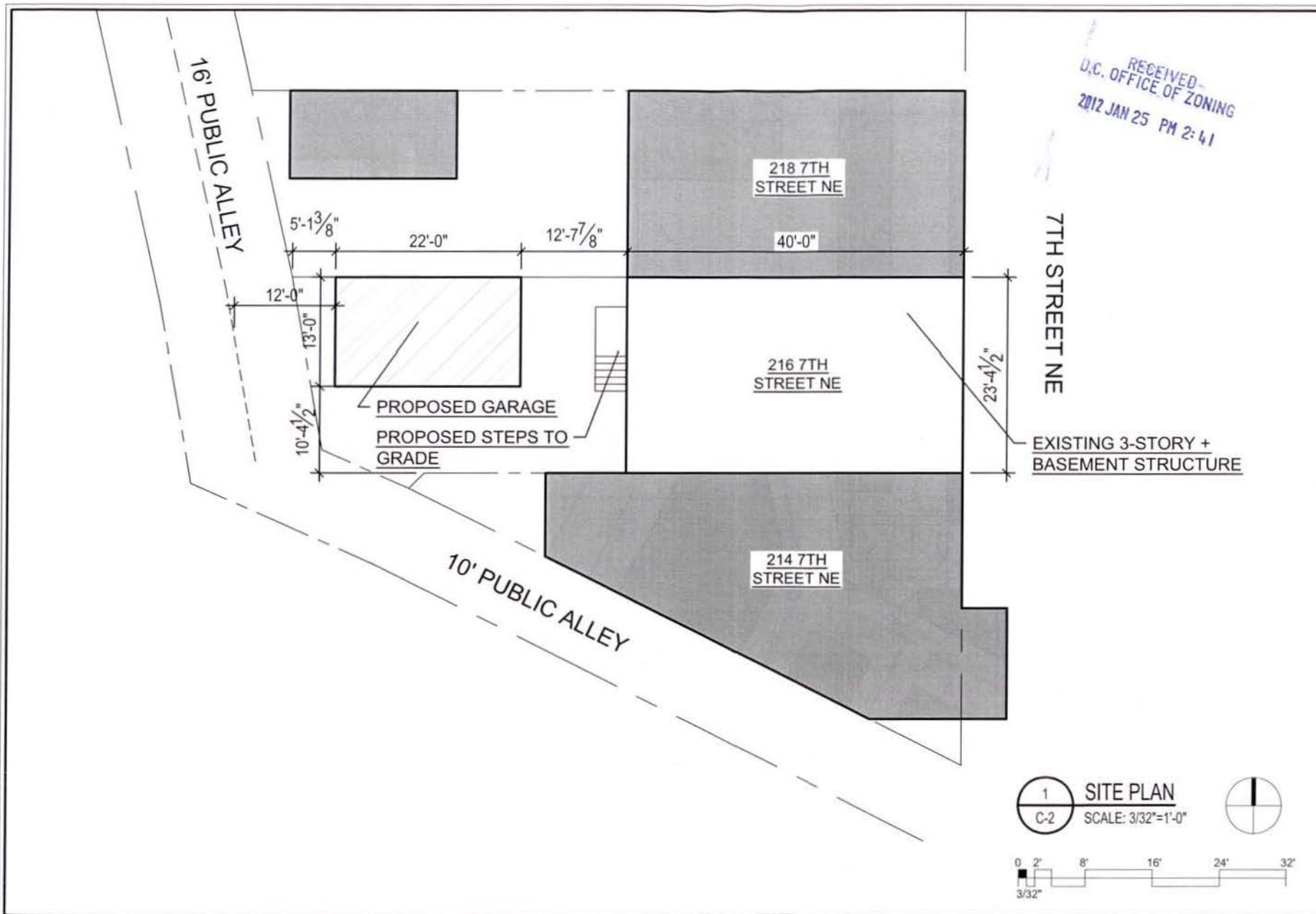
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COVER SHEET

C-1



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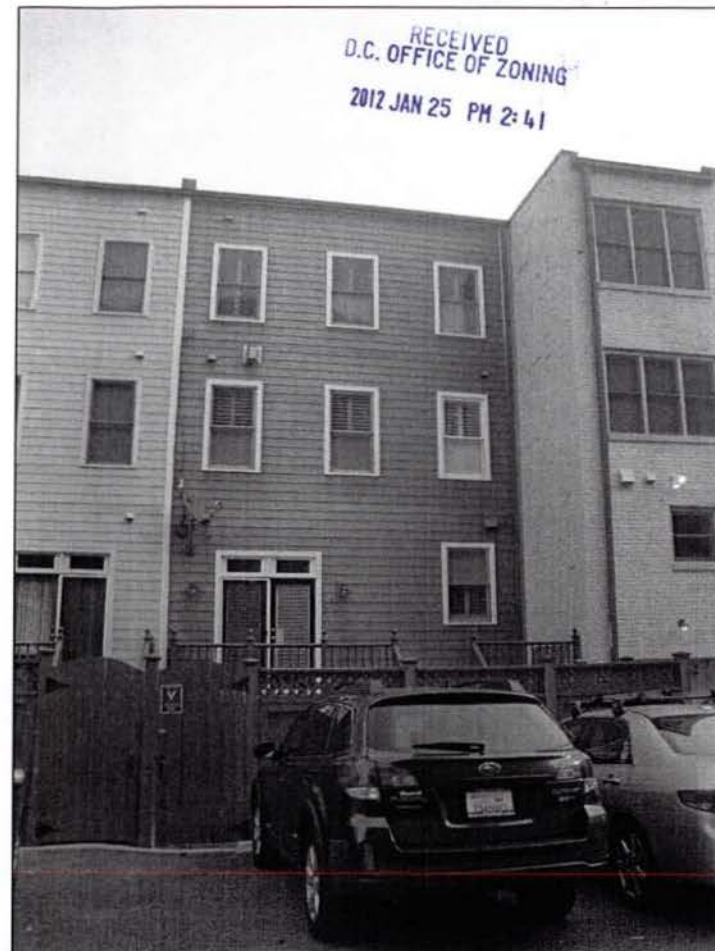
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DATE: 1-12-12
SCALE: 3/32"=1'-0"

SITE PLAN
C-2



1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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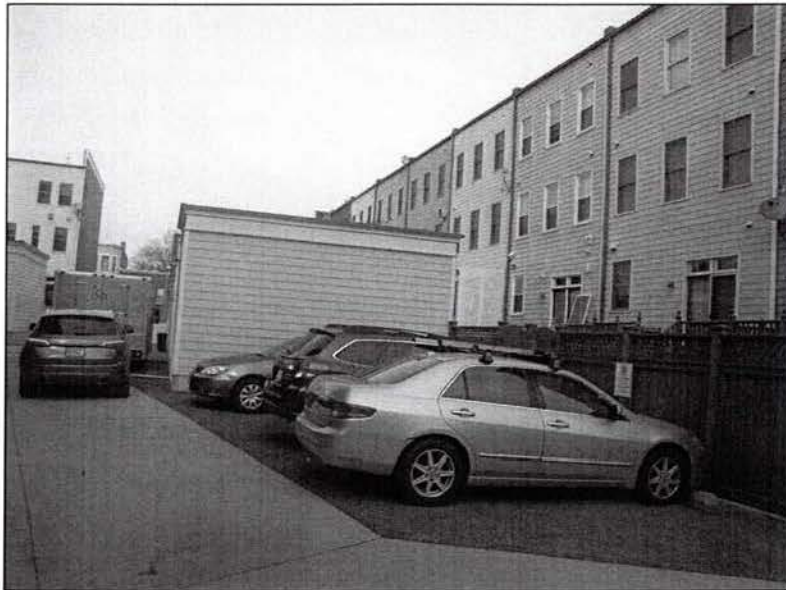
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COVER SHEET

C-4



1 VIEWS OF ALLEY TO NORTH
C-5



2 VIEW OF ALLEY TO SOUTH
C-5

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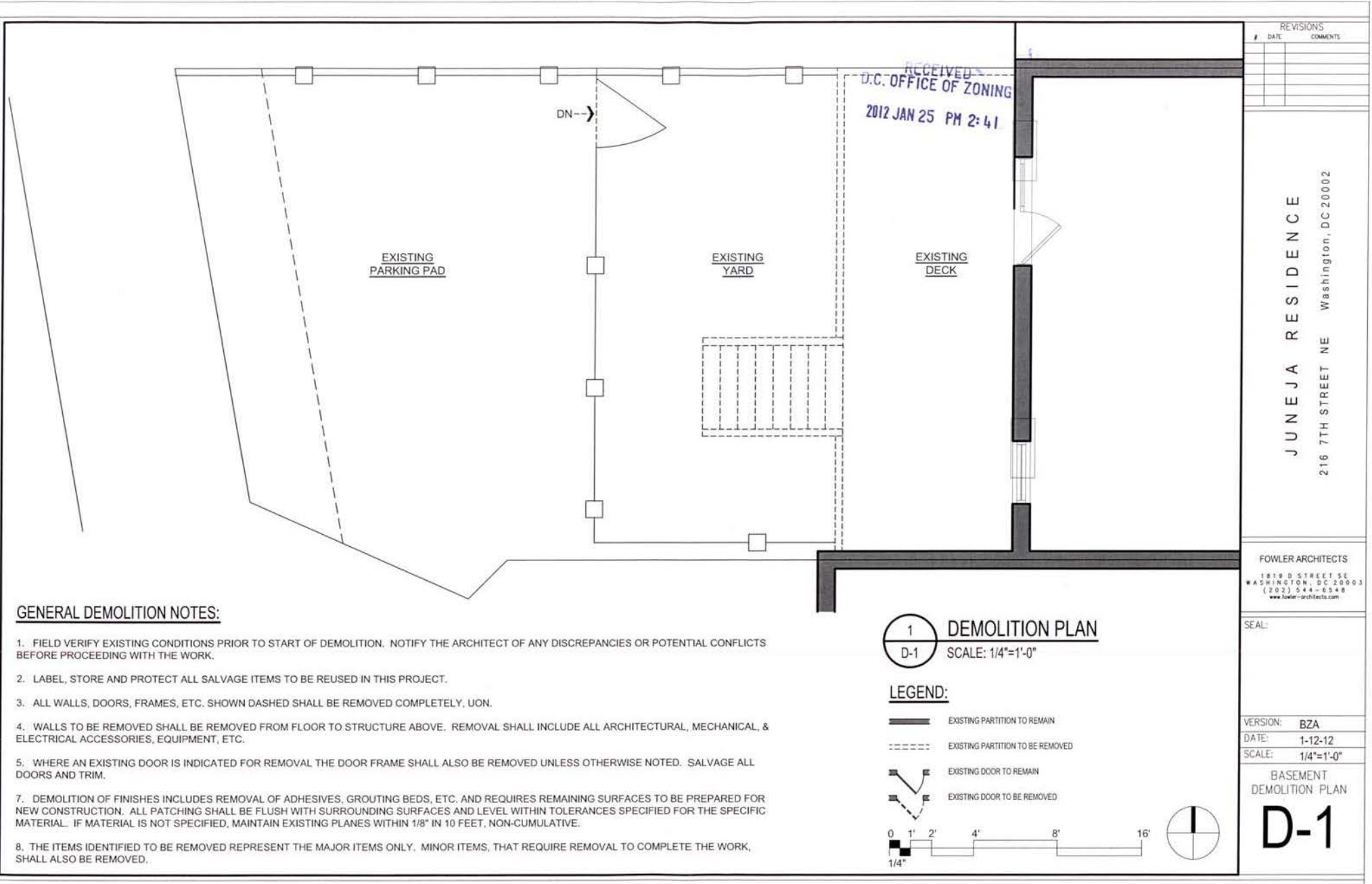
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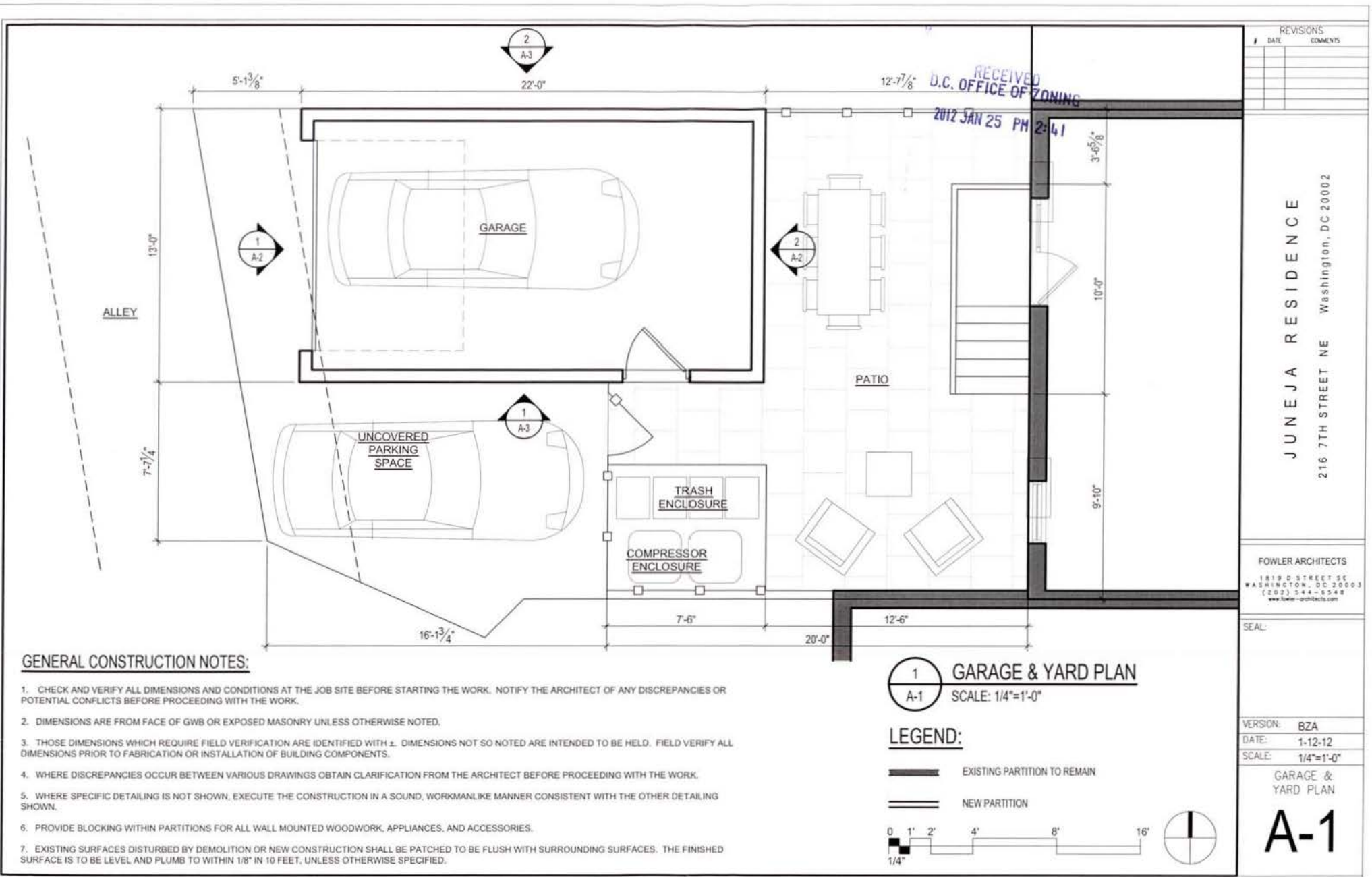
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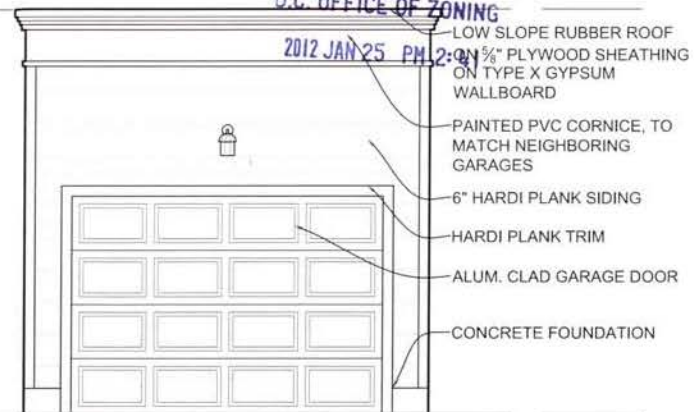
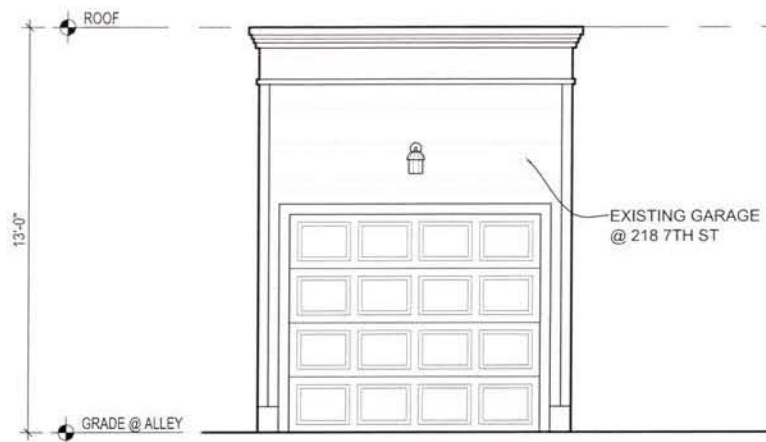
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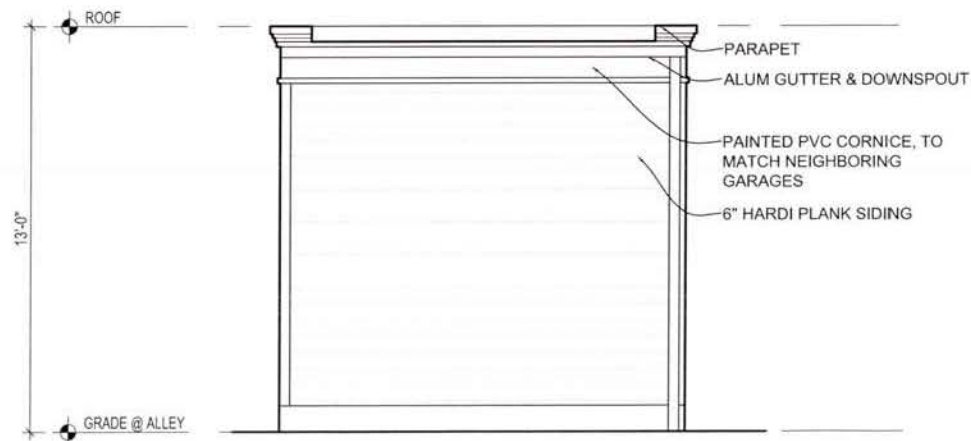
C-5







1 ALLEY ELEVATION
A-2 SCALE: 1/4"=1'-0"



2 YARD ELEVATION
A-2 SCALE: 1/4"=1'-0"

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GARAGE ELEVATIONS

A-2

