

2012 MAR 5 PM 4:01

PROPOSED NEW SINGLE FAMILY DWELLING

3420 DOUGLAS STREET, NE

LOT 0115 SQUARE 5116

ZONING ANALYSIS

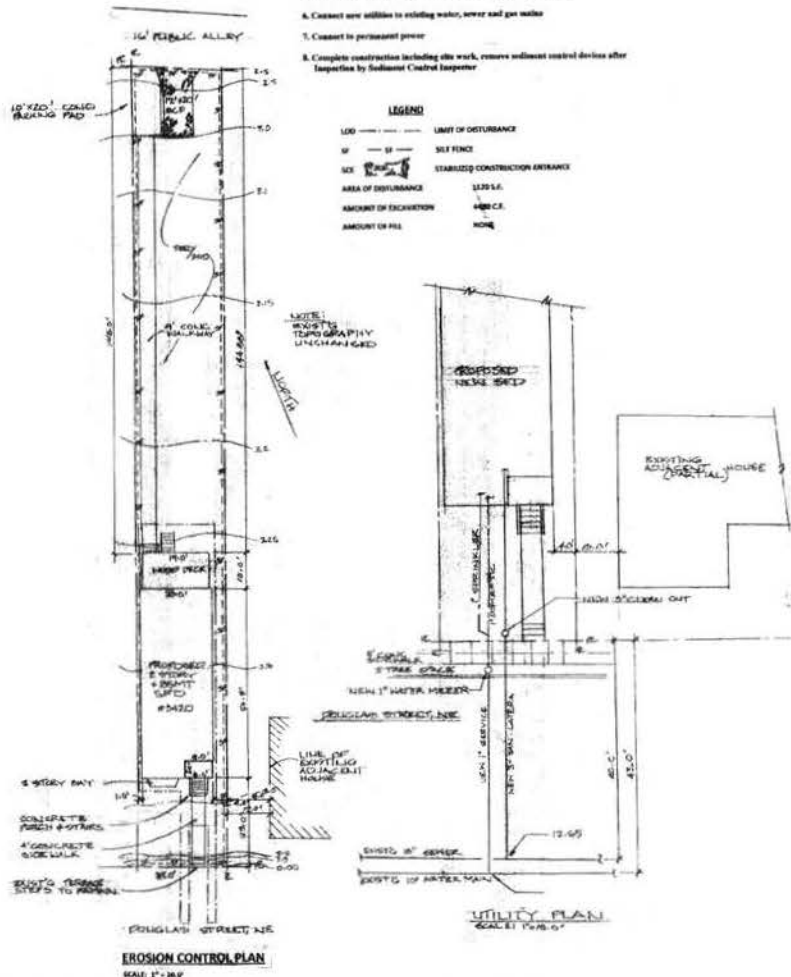
	ZONING R-1-B	
	ALLOWED	ACTUAL
MINIMUM LOT SIZE	5000 SF	3,654 SF
LOT OCCUPANCY	40%	19%
FRONT YARD SET BACK	20'	25'
SIDE YARD	8'	4' (special exception)
REAR YARD	20'	140'
MAXIMUM HEIGHT	40'	30'

CODE ANALYSIS: 2006 INTERNATIONAL RESIDENTIAL CODE (IRC)

CONSTRUCTION SEQUENCE

CONTRACTOR WILL SECURE ALL NECESSARY PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO THE START OF CONSTRUCTION OR ANY LAND DISTURBANCE

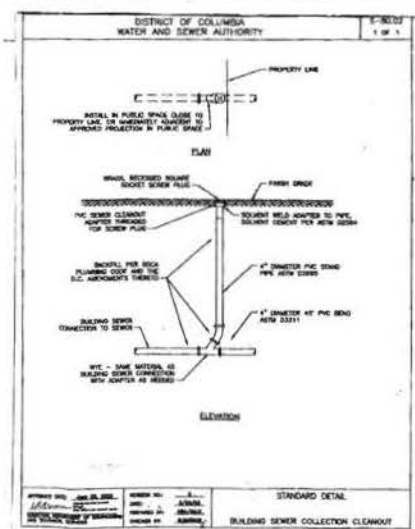
1. Install sediment control measures as shown on this plan including stabilized construction entrance
2. Begin grading and excavation for new footings and foundation
3. Install new under slab plumbing
4. Construct new footings and foundation
5. Continue construction and completion of building super structure
6. Connect new utilities to existing water, sewer and gas mains
7. Connect to permanent sewer
8. Complete construction including site work, remove sediment control devices after inspection by Sediment Control Inspector



- DCWASA requires that these general notes must be on the all contract drawings (a) Notify DCWASA one-week prior to start of construction, Utility Inspection Section at 302-781-4299, Water services 302-413-3400 and Sewer Services 302-254-3824 of 3829. (b) Developers, contractors and plumbers must submit final construction details information to the appropriate DCWASA Inspector(s) for review and approval, upon completion of new and existing utilities to be attached to public space, applicant must submit these drawings. As-built drawings must show dimensions, elevation, indication of any WASA utilities and pertinent information. (c) Once the WASA Inspector approves the as-built, a copy must be submitted to the District and Planning Office at room 301 and the Water and Sewer Design Section at 3000 Oneokan, Ave., S.W., 5th Floor.
- DC WASA requires that these general notes must be on the all contract drawings: To schedule a new water tap location, please call (302) 787-2168 submit Mini Utility Ticket number, public space permit and WASA utility receipt. For scheduling of new sewer set call (302) 787-2507 with address of property site, 48 hours prior to start of construction.
- DCWASA requires that these general notes must be on the all contract drawings: Under DCWASA contract lines and changes, construction, plumbing, owners are responsible for excavation, backfilling, repaving and maintenance of public space for open and sidewalks cuts, for new utilities, connections, and taps. Repairs, abandonment of services must be performed by the contractor, at the water or sewer line within public space and reported under DC WASA inspection. DC WASA is not responsible for final installation of street and sidewalk cuts performed by the contractor or developer.

Note: The above plan and specifications are required for our Permitment this set will not be returned to you. DCWASA, District and Planning Office will issue Water and Sewer availability Certificate and select contractor's for approved projects. Visit our web site at WWW.DCWASA.COM

Received by: _____ Date: _____



LIST OF DRAWINGS

- C-5 COVER SHEET
- ER-1 EROSION CONTROL NOTES
- A-1 PROPOSED FLOOR PLANS
- A-2 EXTERIOR ELEVATIONS
- A-3 SECTION
- A-4 FOUNDATION FRAMING PLANS
- M-1 MECHANICAL LAYOUT
- E-1 ELECTRICAL LAYOUT
- P-1 PLUMBING LAYOUT

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18381

EXHIBIT NO. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 18381
EXHIBIT NO. 9

C.S.

Figure 10-10 shows 12 details of various types of structures, including foundations, walls, and roofs, with associated dimensions and material specifications. The details are labeled as follows:

- DETAIL 1 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 2 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 3 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 4 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 5 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 6 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 7 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 8 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 9 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 10 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 11 - 1' x 1' x 1' (1' x 1' x 1')
- DETAIL 12 - 1' x 1' x 1' (1' x 1' x 1')

The details are arranged in a 4x3 grid. Each detail includes a cross-section diagram, a plan view, and a list of dimensions and material specifications. The dimensions are given in feet and inches, and the material specifications are given in pounds per square foot (psf) and pounds per cubic foot (pcf).

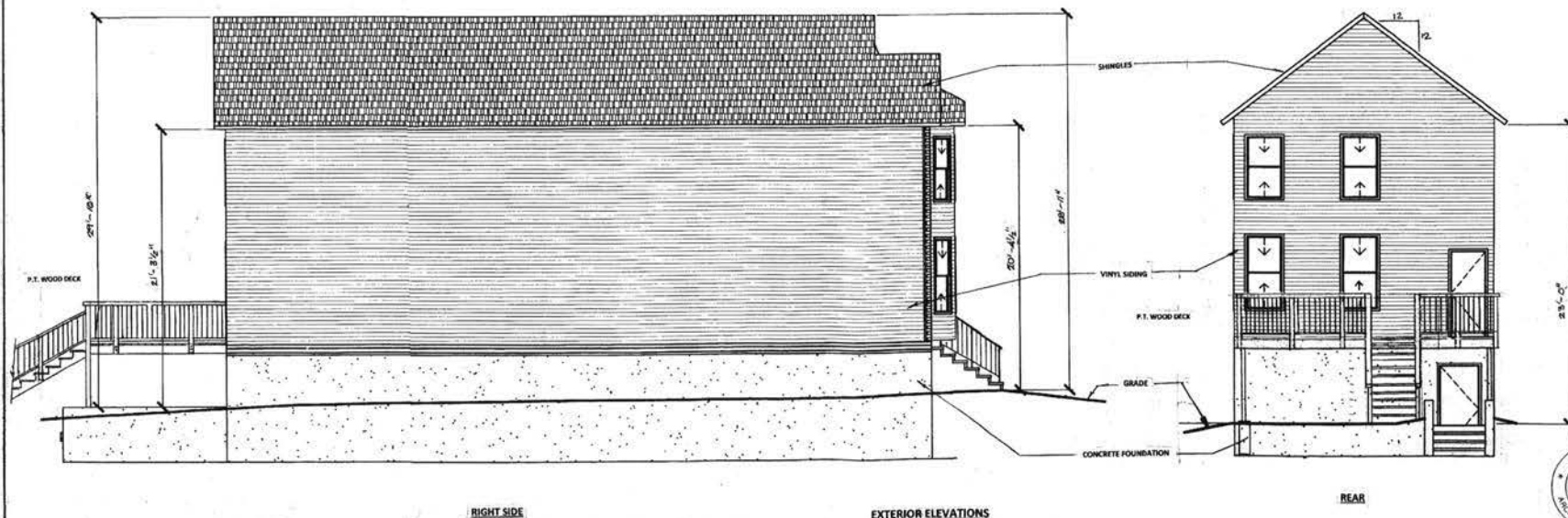
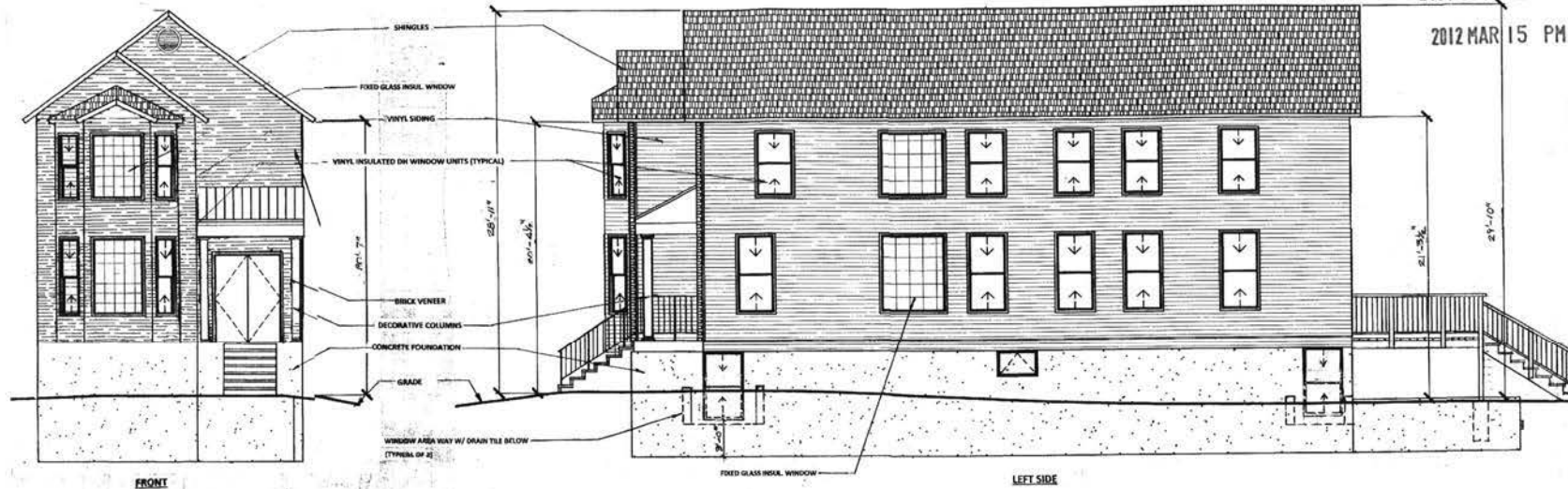
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MAYOR'S OFFICE
APPROVAL/STAMP
340-433-3858



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3420 DOUGLAS STREET, NE



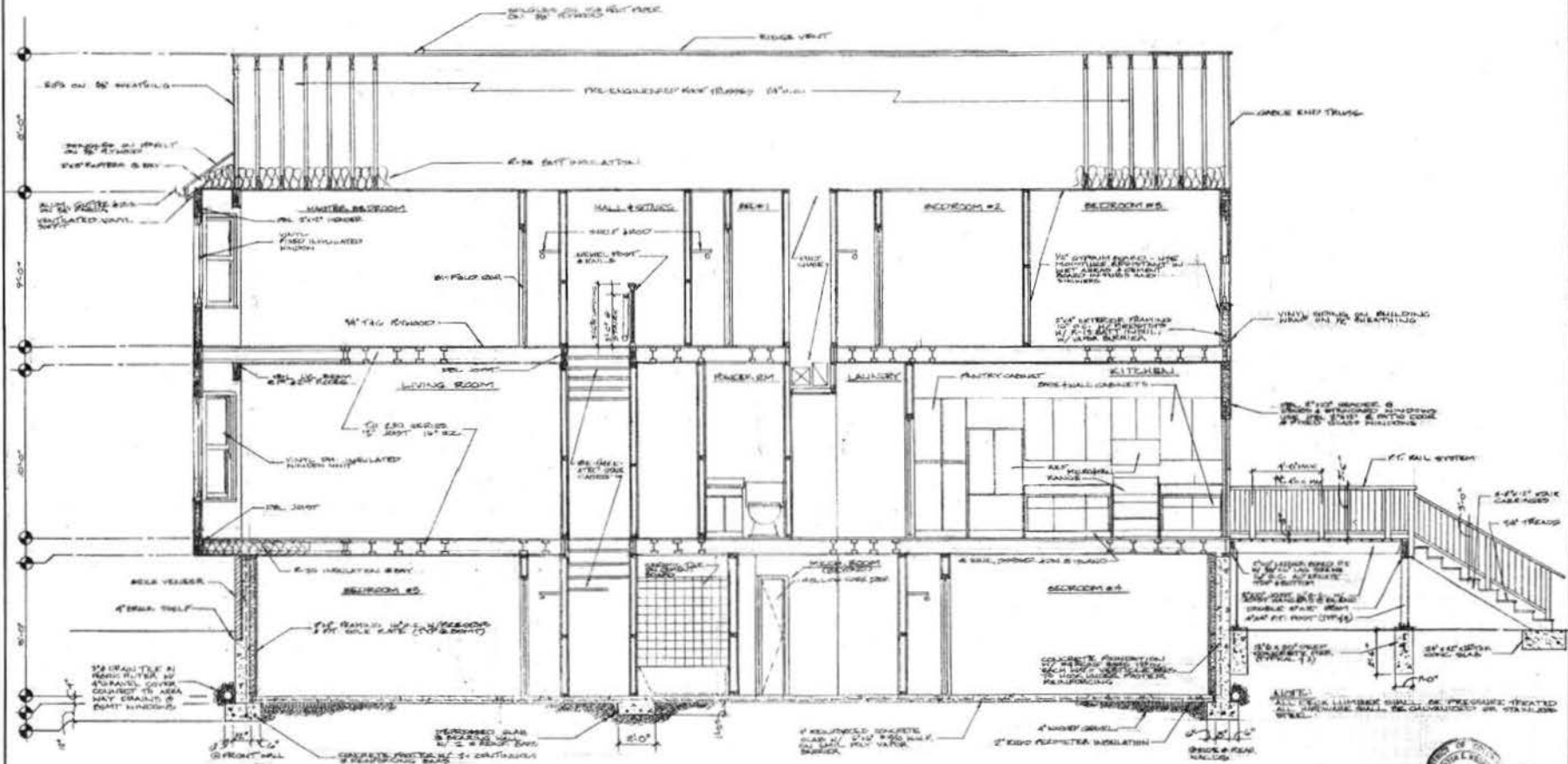
A-2

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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PROPOSED NEW SINGLE FAMILY DWELLING
3420 DOUGLAS STREET, NE

A-3



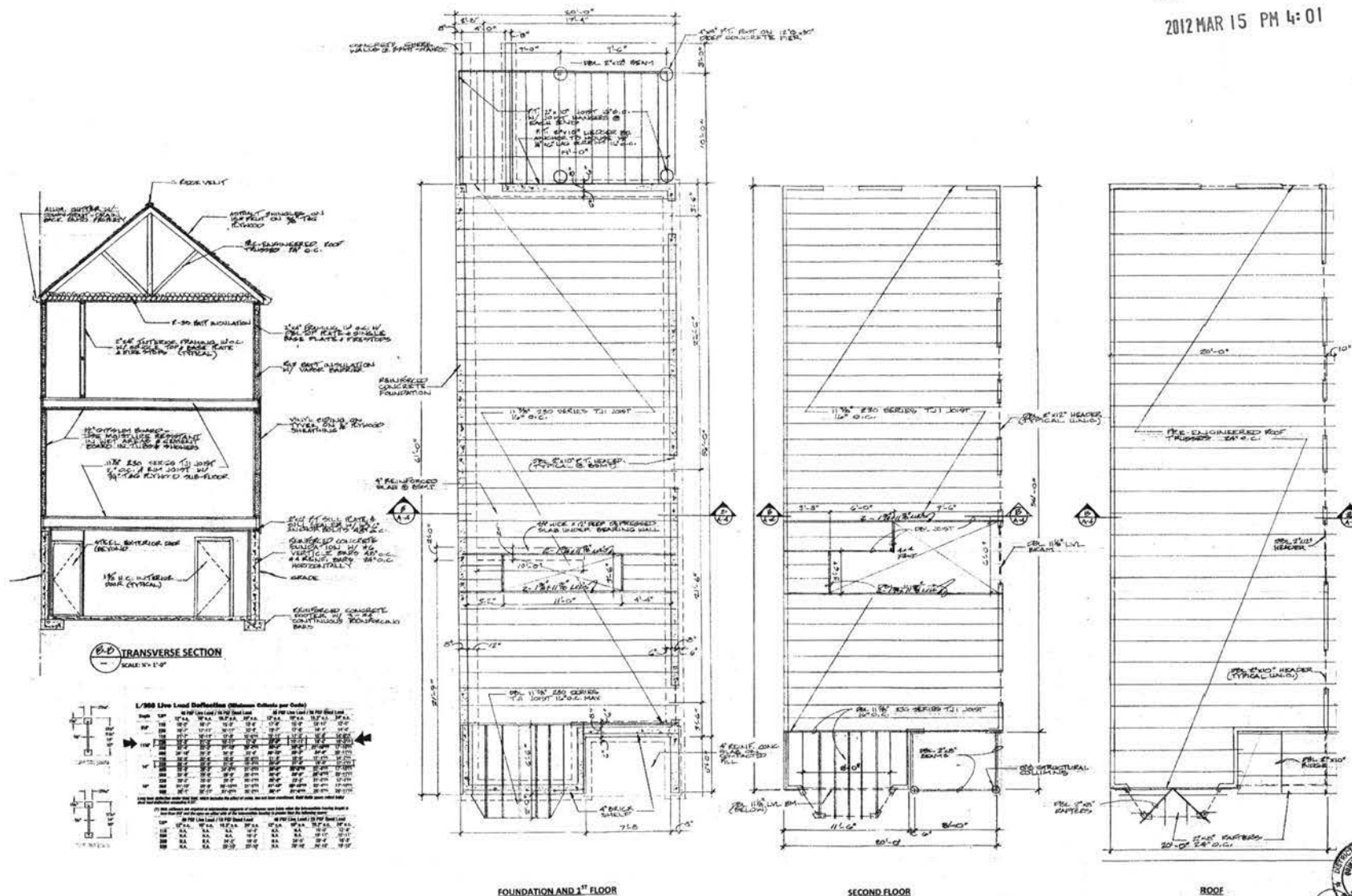
LONGITUDINAL SECTION THROUGH HOUSE
SCALE: 1/4" = 1'-0"



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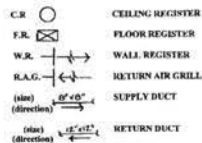
PROPOSED NEW SINGLE FAMILY DWELLING
3420 DOUGLAS STREET, NE

MASTERS, L. J. JAMES
ARCHITECT
1000 15TH STREET, N.W.
WASHINGTON, D.C. 20004
202-462-1800



A-4

MECHANICAL LEGEND AND NOTES



1. Provide and install new 125 MBH (11 gas fired condensing furnace with 3 ton cooling coil and matching outdoor condensing unit. Drain condensate to exterior. Provide all associated ductwork, registers, grills and controls. Use: Trane or equivalent.
2. All ductwork in non insulated spaces shall be insulated.
3. Provide rain hoods and draft dampers to terminate all building exhaust.

XL90 TWO-STAGE GAS FURNACE (Upflow/Horizontal)

Model	Height (in.)	Width (in.)	Depth (in.)	Rated Capacity (MBH)	Net Weight (lb)
TXL90A0400	48	17.5	28	36,000 / 54,000	52.5
TXL90A0450	48	17.5	28	48,000 / 72,000	52.5
TXL90A0500	48	17.5	28	60,000 / 90,000	52.5
TXL90A0550	48	17.5	28	72,000 / 108,000	52.5

XL90 TWO-STAGE GAS FURNACE (Downflow/Horizontal)

Model	Height (in.)	Width (in.)	Depth (in.)	Rated Capacity (MBH)	Net Weight (lb)
TXL90A0400	48	17.5	28	36,000 / 54,000	52.5
TXL90A0450	48	17.5	28	48,000 / 72,000	52.5
TXL90A0500	48	17.5	28	60,000 / 90,000	52.5
TXL90A0550	48	17.5	28	72,000 / 108,000	52.5

XR14 AIR CONDITIONERS (222 Ruptureless)

Model	Height (in.)	Width (in.)	Depth (in.)	Rated Capacity (MBH)	Net Weight (lb)
XR14A040	48	17.5	28	36,000 / 54,000	52.5
XR14A045	48	17.5	28	48,000 / 72,000	52.5
XR14A050	48	17.5	28	60,000 / 90,000	52.5
XR14A055	48	17.5	28	72,000 / 108,000	52.5

XR14 AIR CONDITIONERS (222 Ruptureless)

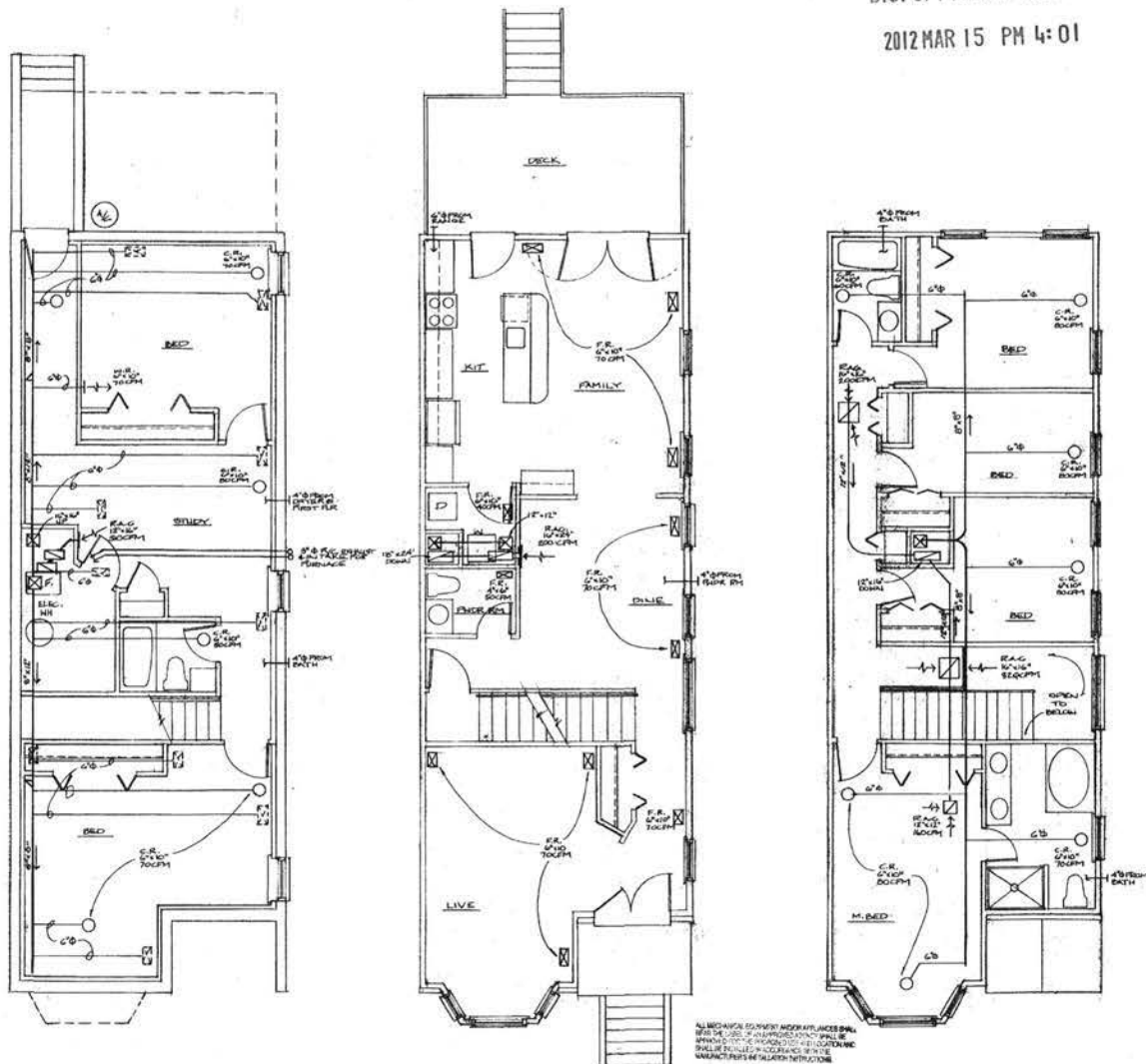
Model	Height (in.)	Width (in.)	Depth (in.)	Rated Capacity (MBH)	Net Weight (lb)
XR14A040	48	17.5	28	36,000 / 54,000	52.5
XR14A045	48	17.5	28	48,000 / 72,000	52.5
XR14A050	48	17.5	28	60,000 / 90,000	52.5
XR14A055	48	17.5	28	72,000 / 108,000	52.5

TRANE XL90

Two stage heating for greater comfort

TRANE XR14

Variable speed air conditioning



BASEMENT

FIRST FLOOR

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

SECOND FLOOR

ALL MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE GENERAL LAYOUT OF THE MECHANICAL SYSTEMS AND/OR THE MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE D.C. CONSTRUCTION CODES AND IS APPROVED.

Mechanical Engineering Studio

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M-1

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PROPOSED NEW SINGLE FAMILY DWELLING
3420 DOUGLAS STREET, NE

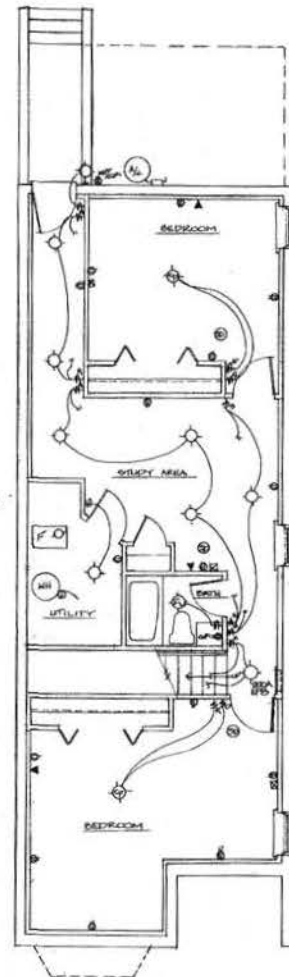
E1

ELECTRICAL LEGEND AND NOTES

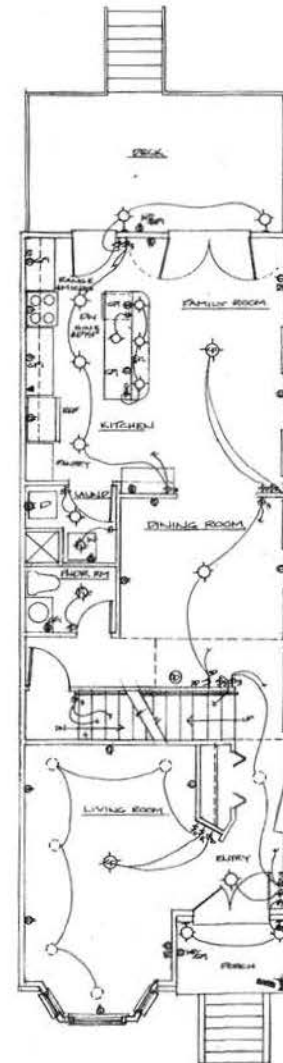
- ⚡ SINGLE POLE SWITCH
- ⚡ THREE WAY SWITCH
- ⚡ DIMMER SWITCH
H - dim motor control
- ⚡ DUPLEX RECEPTACLE
- ⚡ GROUND FAULT INTERRUPT
- ⚡ 140 VOLT RECEPTACLE
- ⚡ JUNCTION BOX
- ⚡ CEILING MOUNTED FIXTURE
- ⚡ WALL MOUNTED FIXTURE
- ⚡ RECESSED LIGHT FIXTURE
- ⚡ CEILING FAN (double switch)
- ⚡ COMBINATION EXHAUST FAN AND LIGHT
- ⚡ SMOKE DETECTOR
Hardwired, interconnected with battery back up
- ⚡ 120 V. MOTOR
- ⚡ 30 A. DISCONNECT @ AC UNIT
- ⚡ TELEPHONE / DATA JACK
- ⚡ CABLE TELEVISION JACK
- ⚡ ELECTRIC PANEL BOX

NOTE: All electrical work shall conform to the District of Columbia Electrical Code, the NEC and the NFPA

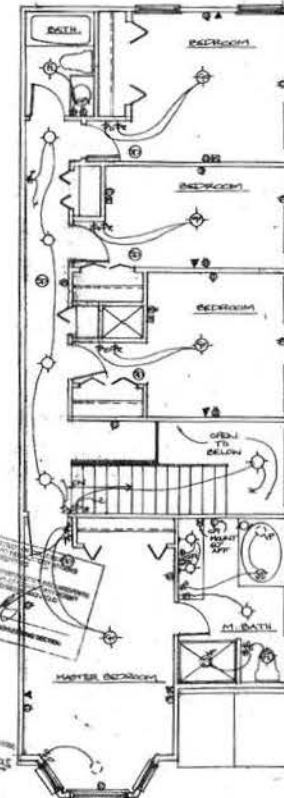
All bedroom receptacles shall be AFCI protected



BASEMENT



FIRST FLOOR



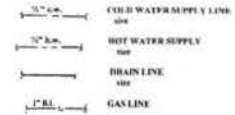
SECOND FLOOR

REPRESENTATION BY THE ELECTRICAL ENGINEER
SHALL BE LIMITED TO THE WORK SHOWN ON THESE PLANS
AND SHALL NOT BE USED FOR ANY OTHER PURPOSES
WITHOUT THE WRITTEN CONSENT OF THE ENGINEER
ELECTRICAL ENGINEER

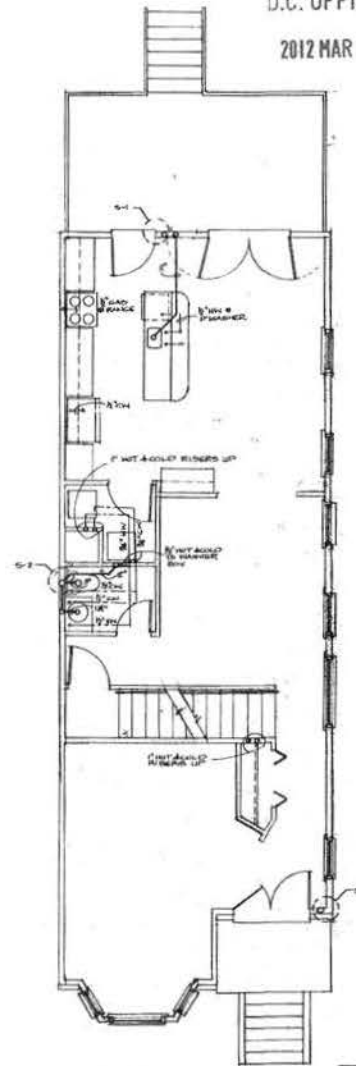
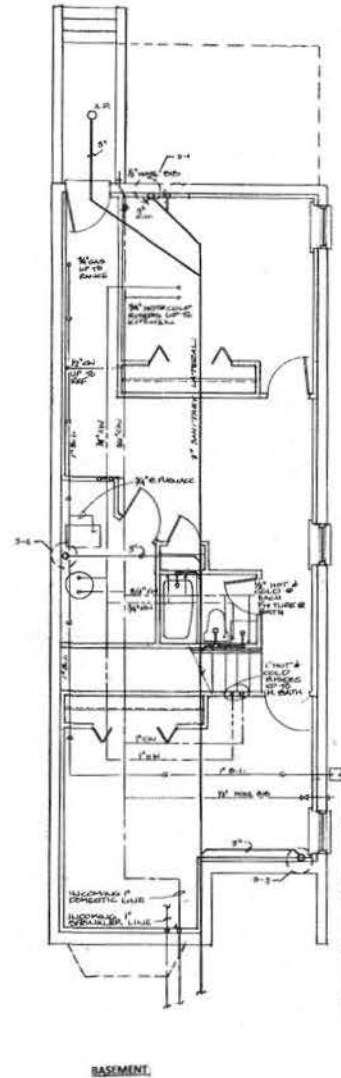
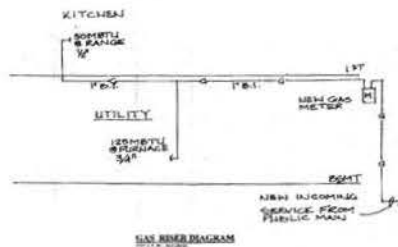
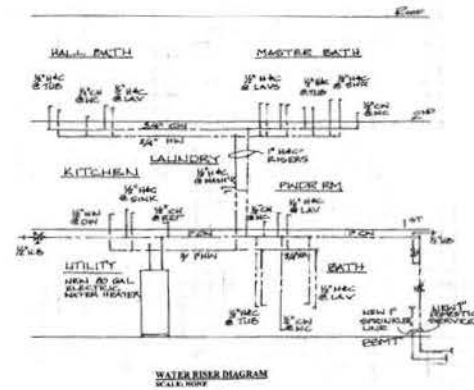
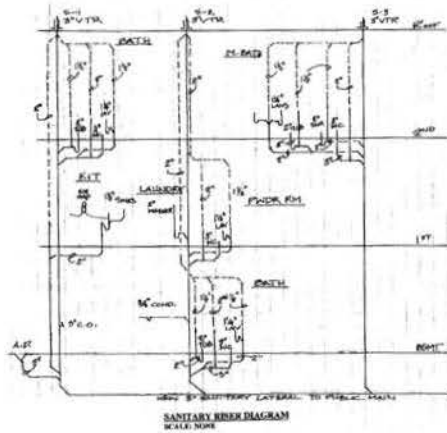


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PLUMBING LEGEND AND NOTES

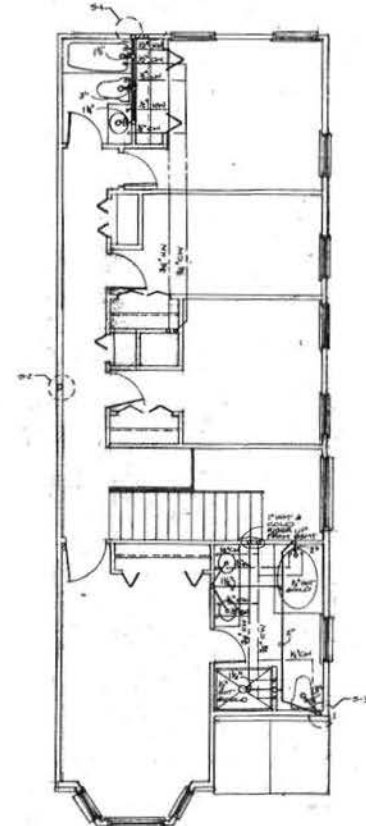


1. Provide and install new supply waste, vent and supply lines per plans
2. Provide connections to existing public mains
3. Provide and install new 30 gallon electric water heater
4. Provide 1/2" hot and/or cold water lines with shut off valves to each fixture



PLUMBING LAYOUT
SCALE: 1/2" = 1'-0"

THE GENERAL LAYOUT OF THE GAS PIPING AND/OR PLUMBING SYSTEMS SHOWN HEREON AND SHOWN SHOWN ON THESE DRAWINGS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE DISTRICT OF COLUMBIA CODES AND IS APPROVED BY THE DISTRICT ENGINEER.



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