CA 4E # 18381

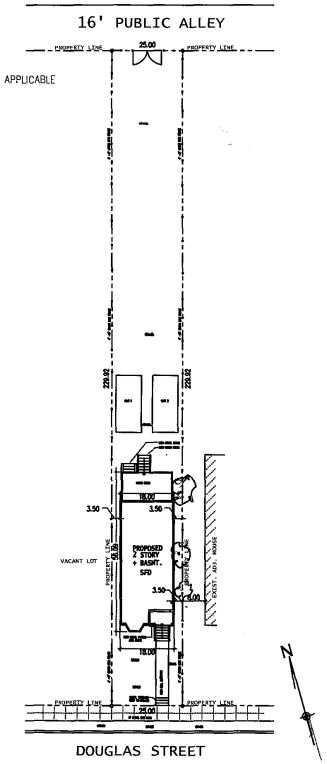
PROPOSED NEW SINGLE FAMILY DWELLING LOCATED AT 4336 DOUGLAS STREET, N.E. WASHINGTON D.C. 20019

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN 22 PM 1:30

THE VACANT LOT (0115) AND ADJACENT PROPERTY

REMARKS:

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES AND APPLICABLE SECTIONS AND REQUIREMENTS:
IBC 2006
IMC 2006 (MECHANICAL)
IPC 2006 w/a MODIFICATION
IFC 2003
IECC 2003
NFPA 2003
NEC 2005
ANSI 117.1 ACCESSIBILITY



SITE PLAN
SCALE: 1" = 20'

PROPERTY OWNER'S NAME:
MR. LAWAL ABUDUL GANIYU
4336 DOUGLAS STREET, NE
WASHINGTON D.C. 20019

LOT: 0115
SQUARE: 5116
LOT AREA: 5'645 S.F.
WARD: 7
ZONING DESIGNATION
2006 I.B.C. CODE: USE GROUP: R1B
2006 I.B.C. CODE: CONSTRUCTION TYPE: 5B
2009 DCMR CODE: 12

ZONING DATA / CODE ANALYSIS

CODE ITEM	ALLOWED / REQUIRED	PROPOSED / PROVIDED
APPLICABLE ZONING CODE	2006 DCMR 11 FEBRUARY, 2006 & AMENDMENTS	2006 DCMR 11 FEBRUARY, 2006 & AMENDMENTS
ZONING DESIGNATION	R1B	R1B
USE TYPE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
SITE AREA	SF 5,645	5'645 SF
LOT WIDTH (MIN.)	50' (MIN. REQUIRED LOT WIDTH)	25'
GROSS FLOOR AREA (FOOTPRINT)	1,048SF	1,048 SF
NUMBER OF STORIES	2 STORIES + BASEMENT	2 STORIES + BASEMENT
OVERALL BUILDING HEIGHT	40'	28'-11"
PERCENTAGE OF LOT OCCUPANCY	40%	19%
F.A.R.	N/A	N/A
FRONT YARD (BLDG. RESTRICT LINE)	(BLDG. RESTRICT LINE)	(BLDG. RESTRICT LINE)
SIDE YARD	8'	3.5' ~~8'~~ (SPECIAL EXCEPTION)
REAR YARD	20'	46'
CLOSED COURT YARD OPEN COURT YARD	N/A	N/A
INDOOR RECREATION OUTDOOR RECREATION	N/A	N/A
ROOF STRUCTURE	SHINGLES	SHINGLES
PARKING	2	2

REMARKS:

BUILDING DATA / CODE ANALYSIS

CODE ITEM	ALLOWED / REQUIRED	PROPOSED / PROVIDED
APPLICABLE BUILDING CODE	IRC 2006, IBC 2006 AND REVISED 2008 DCMR 12 SUPPLEMENT	IRC 2006, IBC 2006 AND REVISED 2008 DCMR 12 SUPPLEMENT
USE GROUP	R1B	R1B
CONSTRUCTION TYPE	5B	5B
GROSS FLOOR AREA	1,048 SF	1,048 SF
CONSTRUCTION PROPOSED	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
NUMBER OF STORIES	2 STORIES + BASEMENT	2 STORIES + BASEMENT
NUMBER OF EXITS	2	2
CORRIDOR WIDTH	3'-0"	3'-4"
APPLICABLE FIRE CODE	NFPA 13R, IBC 2006, IRC 2006 AND REVISED 2008 DCMR 12 SUPPLEMENT	NFPA 13R, IBC 2006, IRC 2006 AND REVISED 2008 DCMR 12 SUPPLEMENT
FIRE PROTECTION	EXTERIOR WALLS-2 HRS	EXTERIOR WALLS-2 HRS
MAIN STRUCTURAL MATERIALS	MASONRY & WOOD	MASONRY & WOOD
PROPERTY PARTY WALL	1 HOUR SEPARATION	1 HOUR SEPARATION
APPLICABLE ENERGY CODE	2006 IECC	2006 IECC (RESIDENTIAL)

REMARKS:

ZONING HEARING

CLARENCE MOBLEY ASSOCIATES, PC
ARCHITECTS / ENGINEERS
1600 MONROE ST N.E.
WASHINGTON, D. C. 20018
OFFICE: (202) 832-0275
FAX: (202) 269-5955
E-MAIL: CLARENCEMOBLEY@GMAIL.COM

Certification / Seal:
I, hereby certify that these documents were prepared or approved by me; and that I am a duly licensed professional engineer under the laws of the State shown on this seal.
License No.: _____ Expiration Date: _____

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License No.: _____ Expiration Date: _____

ARCHITECT:
M. CLARENCE MOBLEY, AIA
1600 MONROE STREET, NE
WASHINGTON, DC 20018
202 832-0275

Number	Name	Date

REVISION SCHEDULE

Drawing Name: COVER SHEET

Spec. Division/Section: TITLE, ZONING DATA & BUILDING DATA

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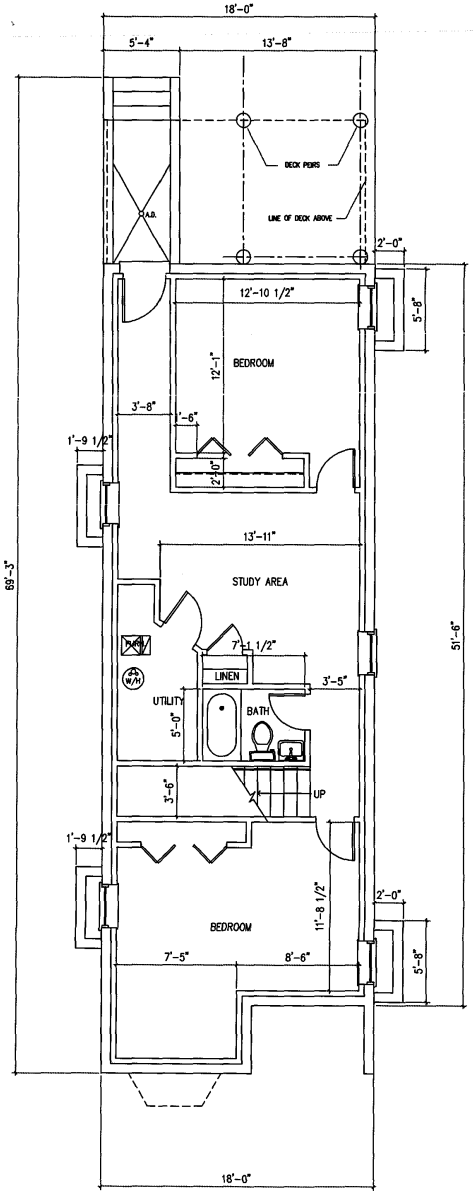
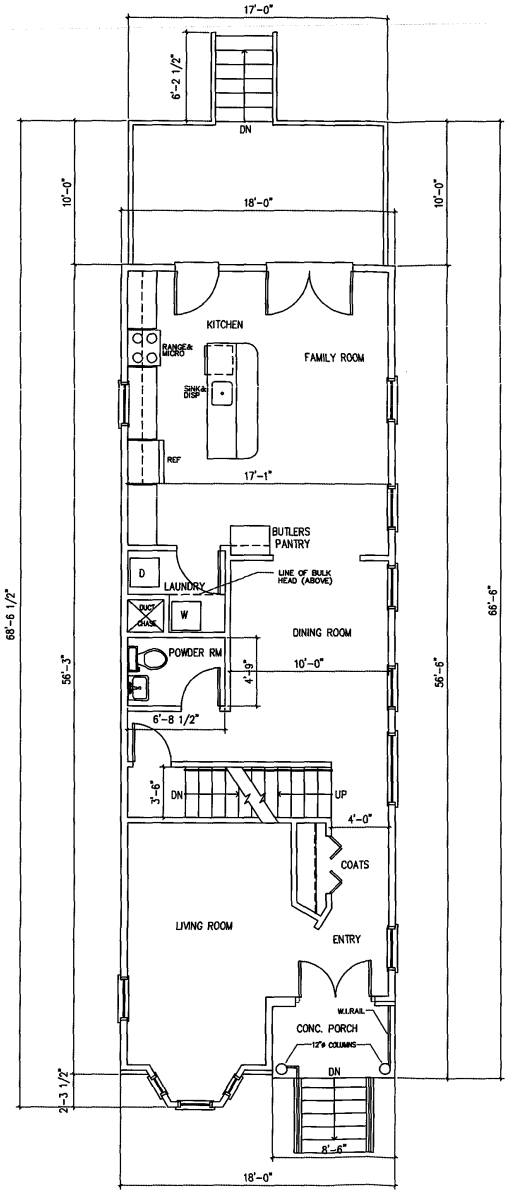
Contract Date: 06/01/12
Architect's Project Number: 201206
Drawing Sheet Number: CS
Sheet ____ of ____

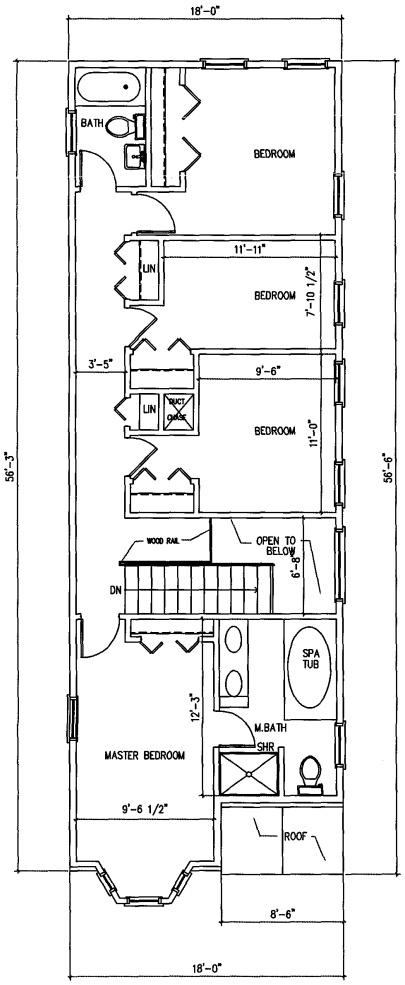
Board of Zoning Adjustment
District of Columbia
CASE NO.18381
EXHIBIT NO.42



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



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



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

ARCHITECT:

M. CLARENCE MOBLEY, AIA

DISTRICT OF COLUMBIA
M. CLARENCE MOBLEY
No. ARC3669
REGISTERED ARCHITECT

CERTIFICATION:
The intent of the design/drawings delineated hereon was designed/drawn by me or under my supervision with approval by the Owner named below; and are accurate to the best of my knowledge, information and belief. Any construction deviation in design or detailing shall not be the responsibility of the Architect without written directive or revised drawing.

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CLARENCE MOBLEY ASSOCIATES, PC

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Owner's Name / Address:

MR. LAWAL ABUDUL GANIYU
4336 DOUGLAS STREET, NE
WASHINGTON D.C. 20019

Project Name / Address:

PROPOSED NEW FAMILY DWELLING
LOCATED AT
4336 DOUGLAS STREET, N.E.
WASHINGTON D.C. 20019

LOT: 0015
SQUARE: 5116
LOT AREA: 5654 S.F.
WARD: 7
ZONING DESIGNATION:
2006 I.B.C. CODE: USE GROUP: R3B
2006 I.B.C. CODE: CONSTRUCTION TYPE: 5B
2009 DCMR CODE: 12

Number	Name	Date

REVISION SCHEDULE

Drawing Name:
BASEMENT
FIRST FLOOR PLAN
AND
SECOND FLOOR PLAN

Spec. Division/Section:

ARCHITECTURAL

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Contract Date:	Designed by:	Drawing Sheet Number:
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	Checked by:	
	Checked by:	
Architect's Project Number: 201206	PRELIM. DESIGN SET	
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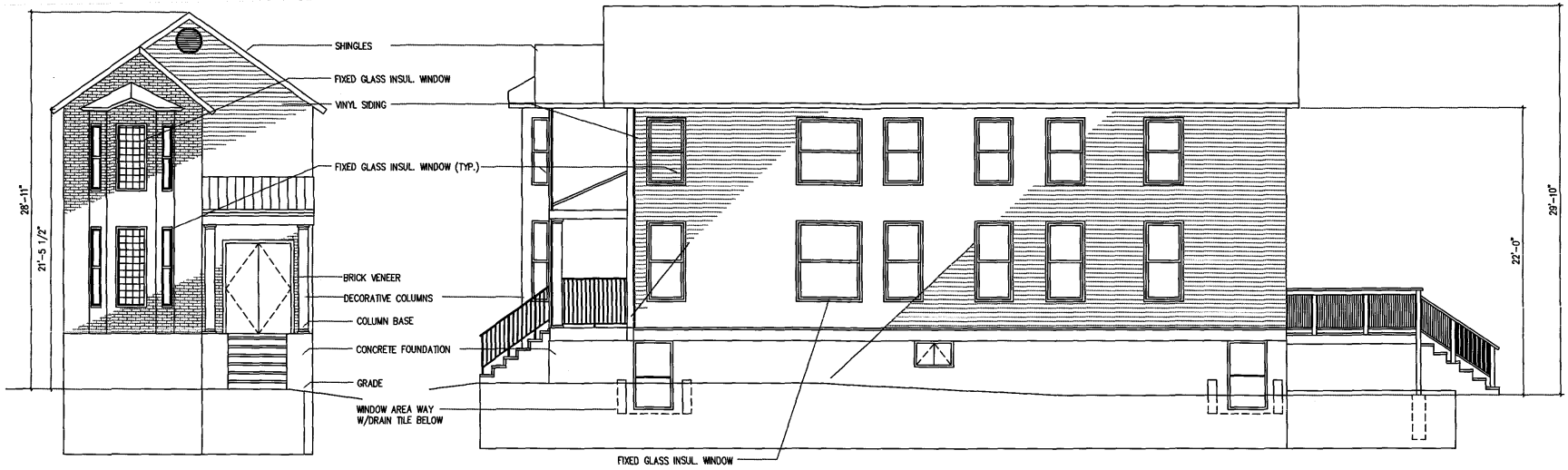
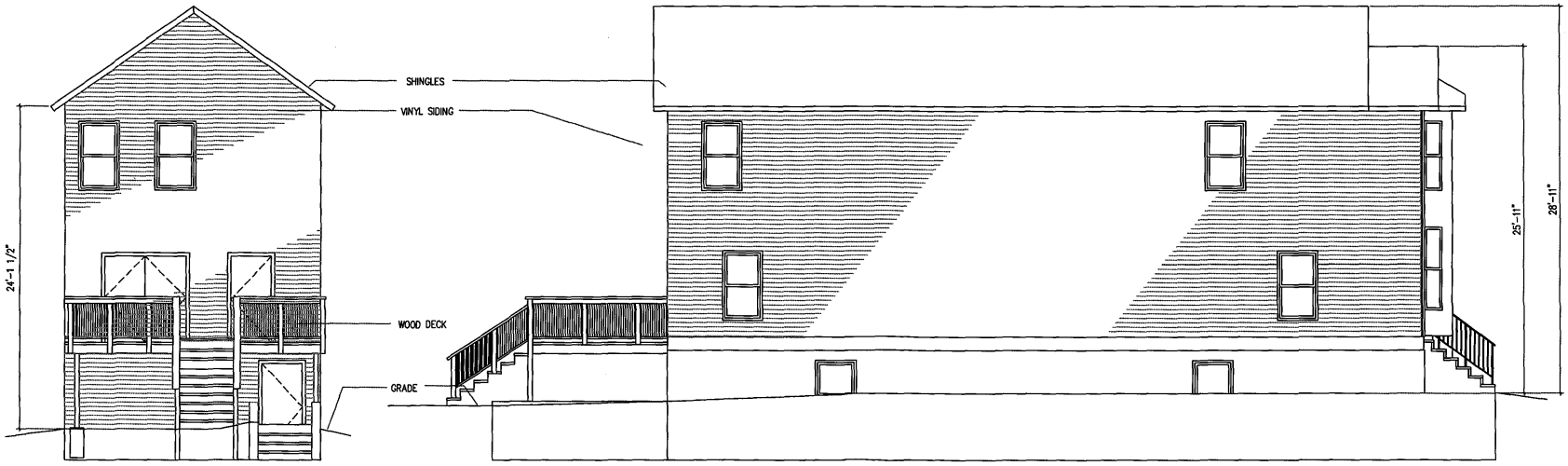
	PERMIT SET	
	BID SET	
	CONSTRUCTION SET	
	AS-BUILT SET	
	REVISED BY/DATE	Sheet ___ of ___



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

LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ARCHITECT:

M. CLARENCE MOBLEY, AIA

DISTRICT OF COLUMBIA
MARS CLARENCE MOBLEY
No. ARC3669
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Project Name / Address:

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LOCATED AT
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WASHINGTON D.C. 20019

LOT: 815
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LOT AREA: 2454 SF.
WARD: 7
ZONING DESIGNATION
2006 I.B.C. CODE: USE GROUP: R3B
2006 I.B.C. CODE: CONSTRUCTION TYPE: 5B
2009 DCMR CODE: 12

Number	Name	Date

REVISION SCHEDULE

Drawing Name:
FRONT ELEVATION
REAR SIDE ELEVATION
LEFT SIDE ELEVATION
AND
RIGHT SIDE ELEVATION

Spec. Division/Section:

ARCHITECTURAL

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Architect's Project Number: 201206	PRELIM. DESIGN SET	
	DESIGN DEV. SET	
	PERMIT SET	
	BID SET	
	CONSTRUCTION SET	
	AS-BUILT SET	
	REVISED BY/DATE:	Sheet ___ of ___