

PROJECT DATA

OWNER:

KARL & JULIE MOELLER
426 11TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 806
SQUARE: 992
LOT AREA: 2162 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



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 $\frac{1}{360}$ OF SPAN

WOOD DECKING TO BE $\frac{1}{2}$ " 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 .86 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

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1225.9	NO CHANGE	1297.2 SF
(PERCENTAGE)	56.7%	NO CHANGE	60%
FRONT YARD	16'-0"	NO CHANGE	
REAR YARD	24'-4"	NO CHANGE	20' MINIMUM
OPEN COURT (N)	3'-0"	N/A	6'-0" MINIMUM
OPEN COURT (S)	2'-0"	N/A	6'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	25'-3"	33'-2"	3 STORIES/40'
STORIES	2	3	3+8
SQUARE FOOTAGE			
CELLAR	N/A	N/A	
FIRST FLOOR	896.5 SF	NO CHANGE	
SECOND FLOOR	1008.3 SF	NO CHANGE	
THIRD FLOOR	N/A	596.3 SF	
TOTAL	1904.8 SF	2501.1 SF	
GARAGE	N/A	N/A	

PROJECT DESCRIPTION:

THIRD FLOOR ADDITION ABOVE EXISTING HOUSE. EXISTING OPEN COURTS TO REMAIN.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-8, 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
9 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED WITH 4" OF P.L.; 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18450

EXHIBIT NO. 9

THIRD FLOOR ADDITION

426 11th STREET SE
Washington, DC 20003

DRAWING INDEX

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DATE: 7-26-12

SCALE: N.T.S.

COVER SHEET

C-1

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District of Columbia

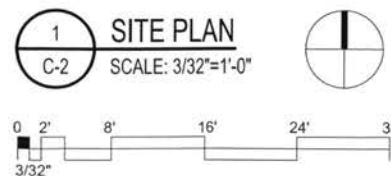
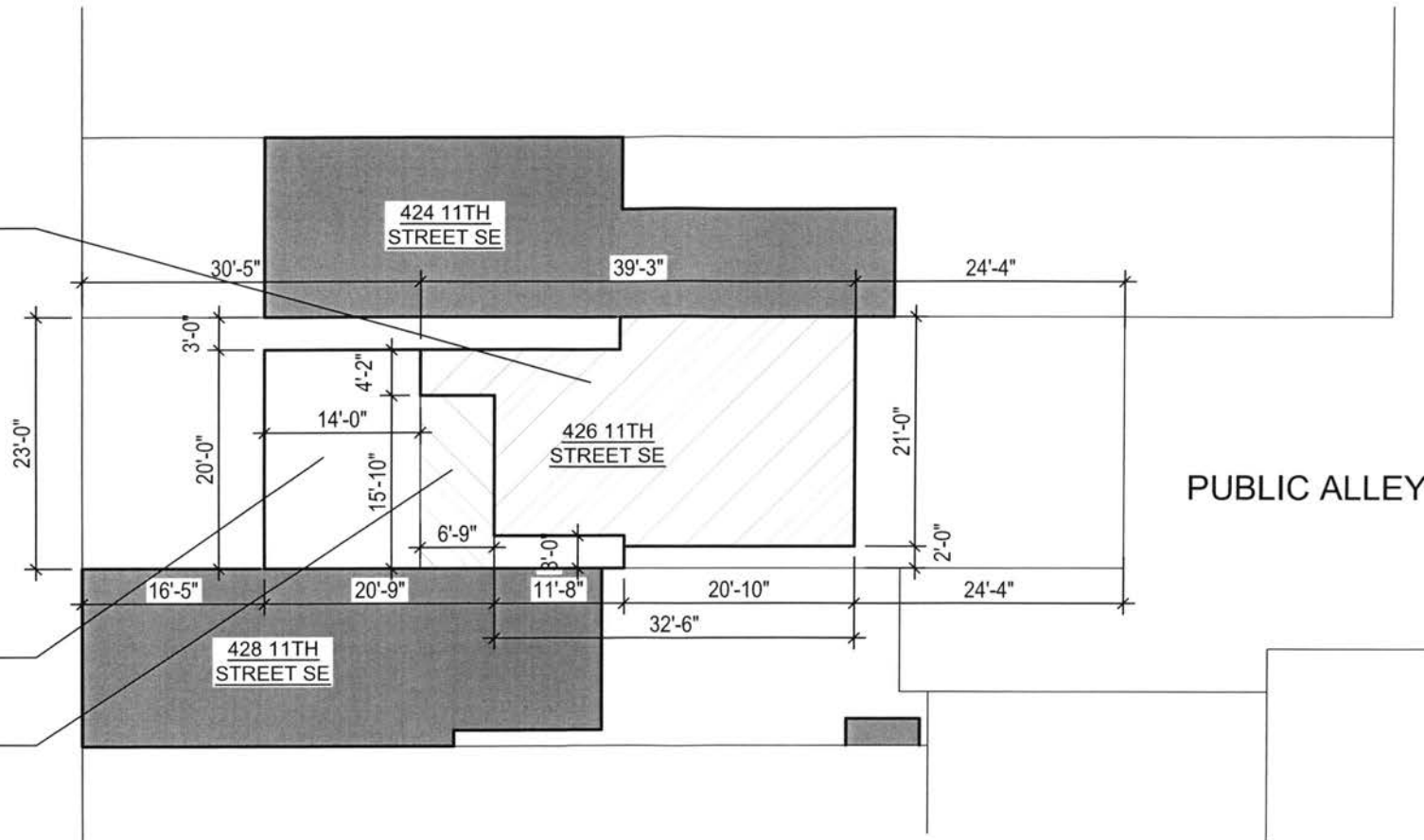
CASE NO.18450
EXHIBIT NO.9

PROPOSED THIRD
FL OOR ADDITION

11TH STREET SE

EXISTING 2-STORY
STRUCTURE

PROPOSED
ROOF DECK



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SITE PLAN

C-2



1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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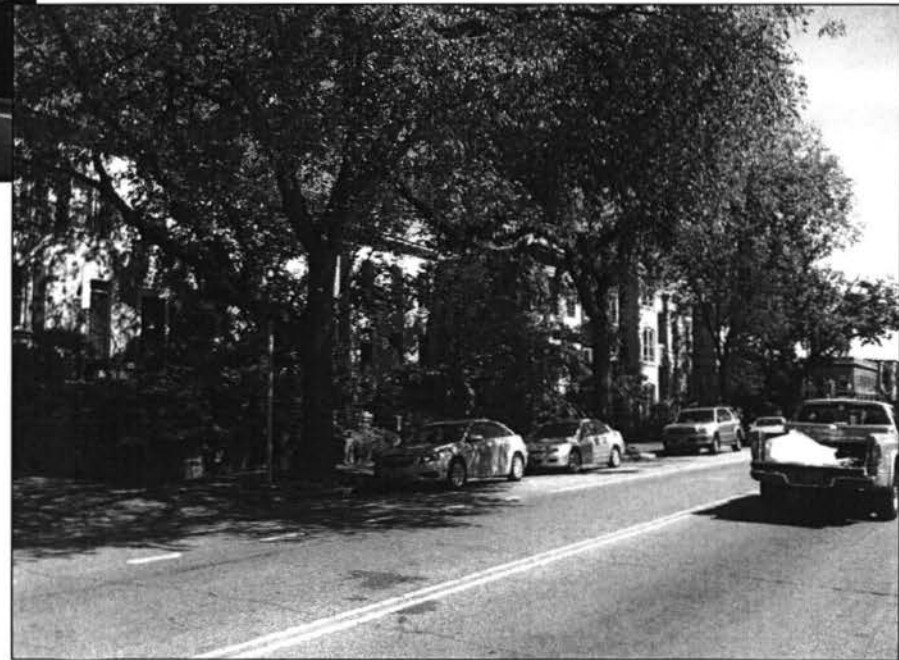
COVER SHEET

C-4



1
C-5

VIEW DOWN 11TH STREET, LOOKING NORTH



2
C-5

VIEW DOWN 11TH STREET, LOOKING SOUTH

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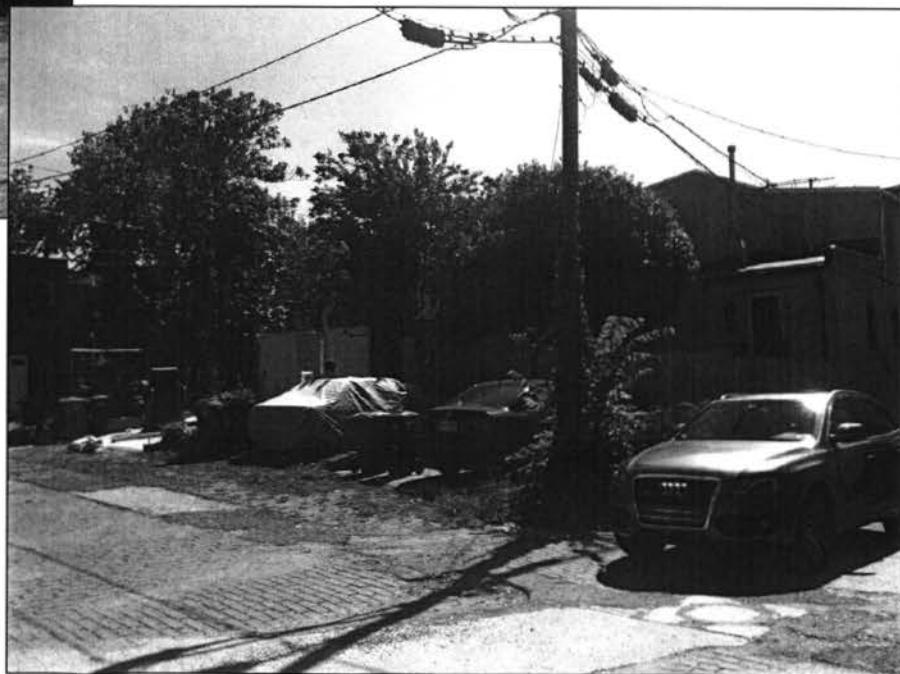
COVER SHEET

C-5



1
C-6

VIEW FROM ALLEY, LOOKING NORTH



2
C-6

VIEW FROM ALLEY, LOOKING SOUTH

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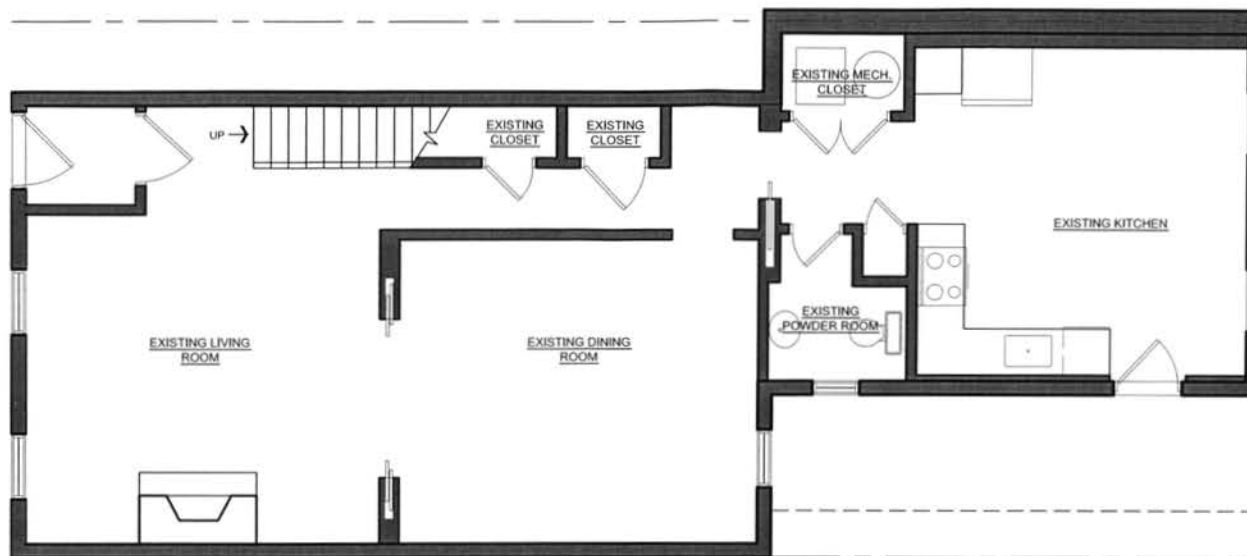
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COVER SHEET

C-6



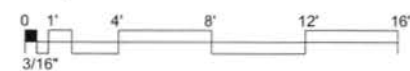
1
D-1

FIRST FLOOR EXISTING PLAN

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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FIRST FLOOR
EXISTING PLAN

D-1

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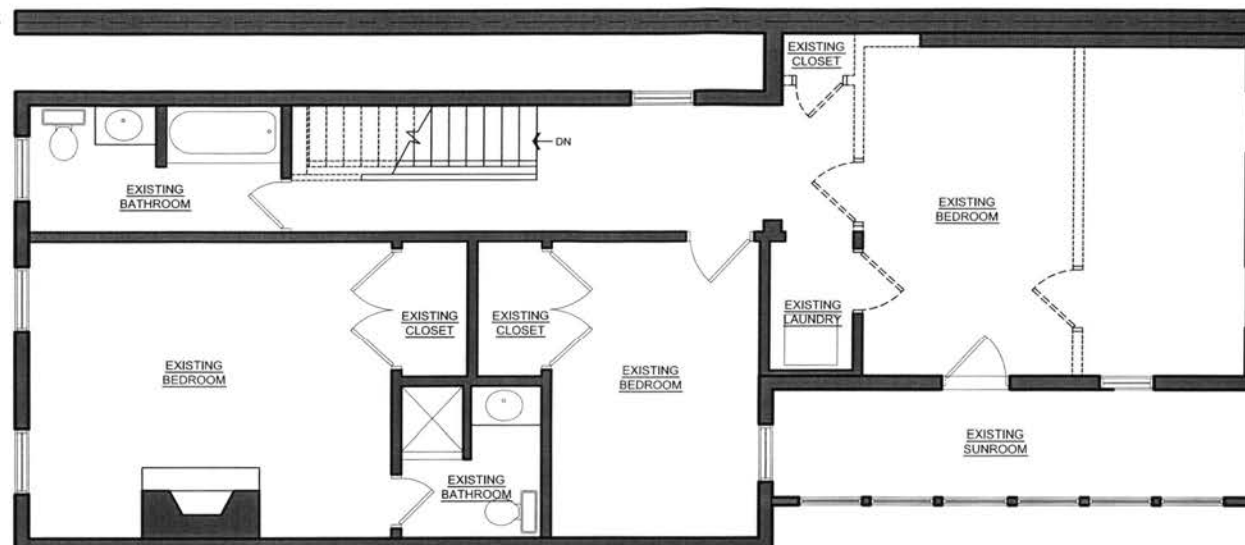
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SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

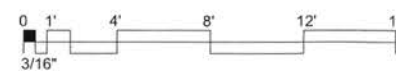
D-2

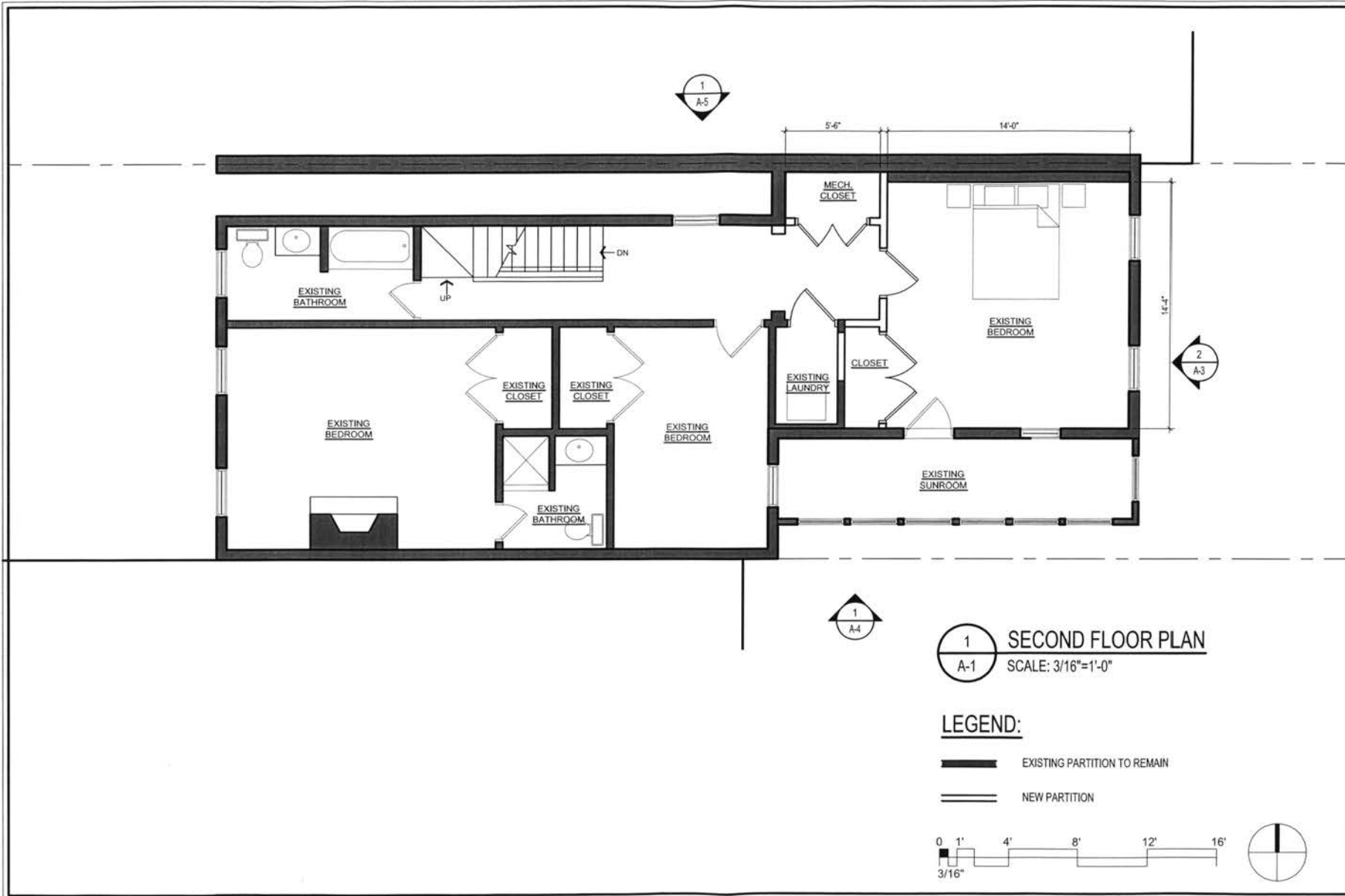


1 SECOND FLOOR DEMOLITION PLAN
D-2 SCALE: 3/16"=1'-0"

LEGEND:

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

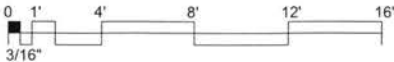




1 SECOND FLOOR PLAN
A-1 SCALE: 3/16"=1'-0"

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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

SECOND FLOOR PLAN
A-1

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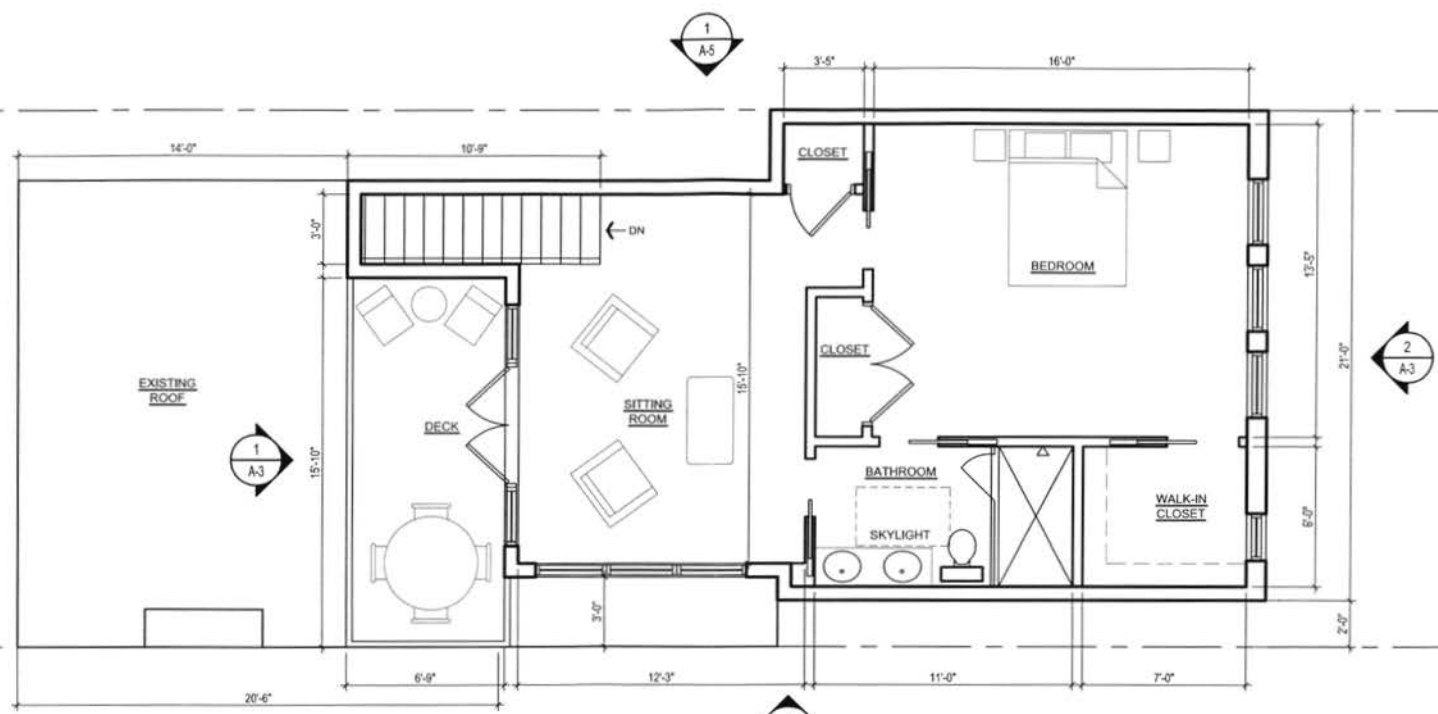
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THIRD FLOOR PLAN
A-2



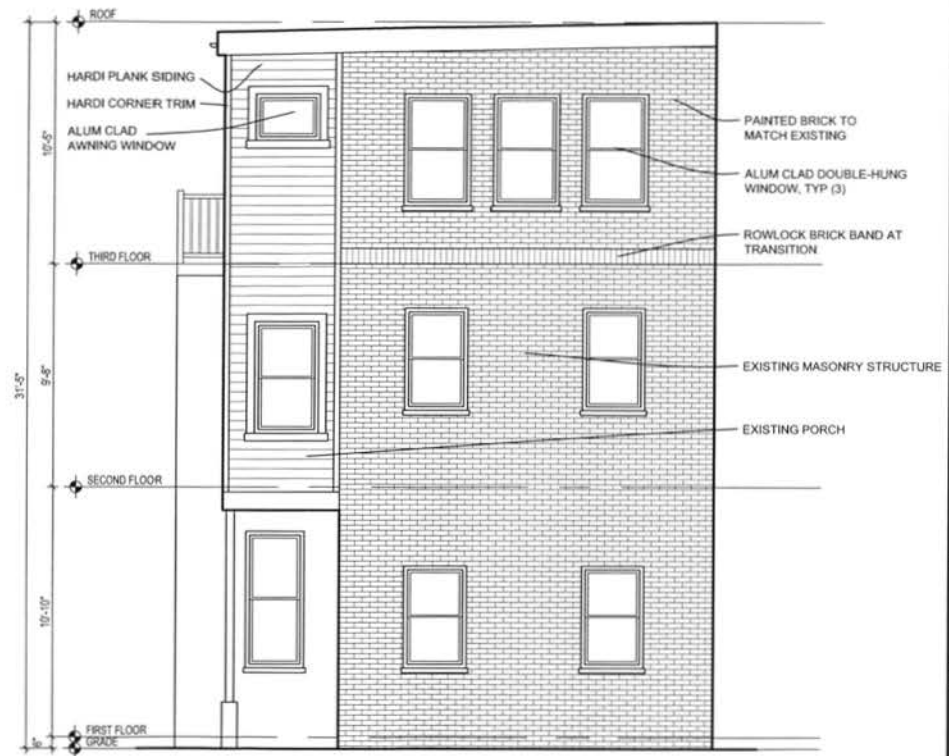
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A-2 **THIRD FLOOR PLAN**
 SCALE: 3/16"=1'-0"

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - == NEW PARTITION

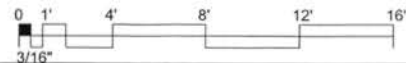




1 FRONT ELEVATION
A-3 SCALE: 3/16"=1'-0"



2 REAR ELEVATION
A-3 SCALE: 3/16"=1'-0"



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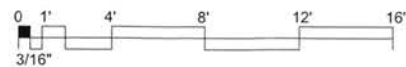
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EXTERIOR
 ELEVATIONS
A-3



1 SOUTH ELEVATION
A-4 SCALE: 3/16"=1'-0"



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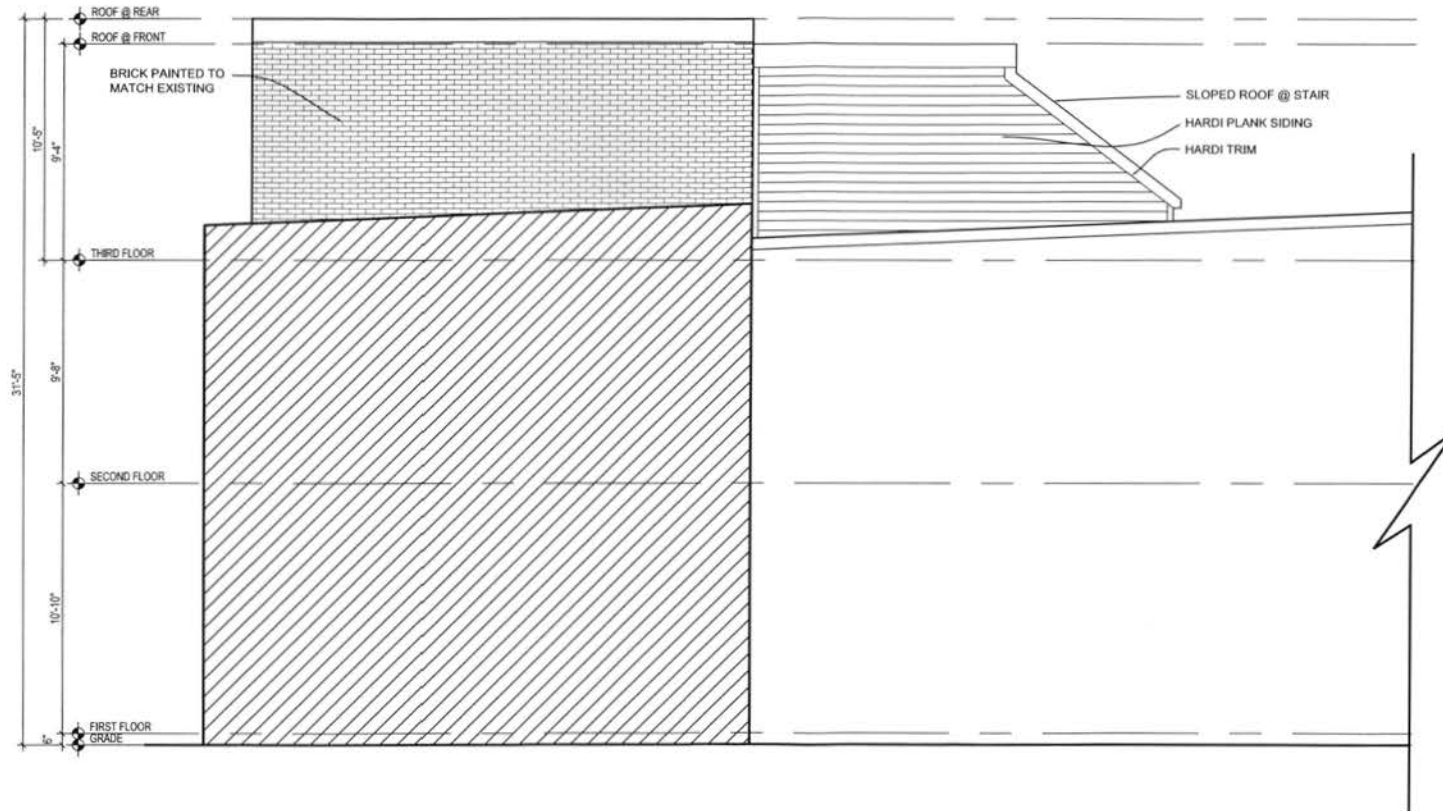
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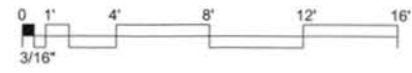
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SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

A-4



1 NORTH ELEVATION
A-5 SCALE: 3/16"=1'-0"



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EXTERIOR ELEVATIONS

A-5