

1207

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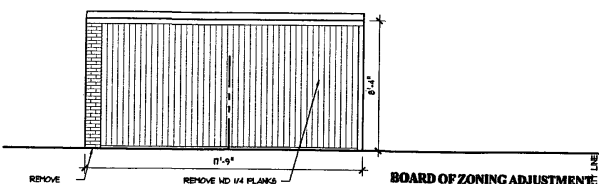
**PLANK
RESIDENCE**
1404 11th Street, NW
WASHINGTON, DC 20007

C1
A4.8 EXISTING "0" STREET GARAGE ELEVATION
DRAWING SCALE: 1/4"=1'-0"



REMOVE EXISTING MTL
ROOFING

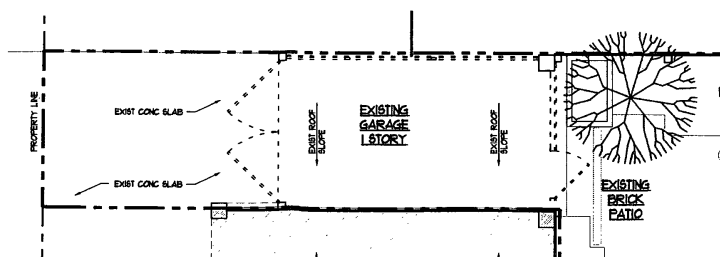
REMOVE EXISTING WD
GATE + HARDWARE
REMOVE EXISTING MTL
PORTS + FOOTINGS



C2
A4.8 EXISTING GARAGE SIDE ELEVATION
DRAWING SCALE: 1/4"=1'-0"

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18458
EXHIBIT NO. 11



C3
A4.8 GARAGE DEMO PLAN
DRAWING SCALE: 1/4"=1'-0"

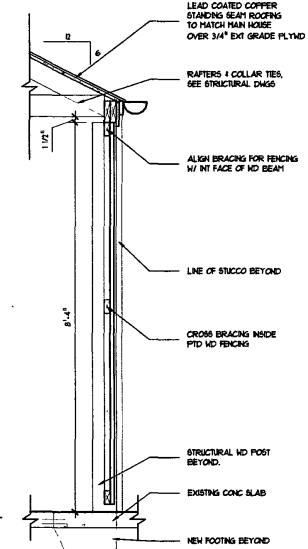
Board of Zoning Adjustment
District of Columbia
CASE NO.18458
EXHIBIT NO.11

A4-8

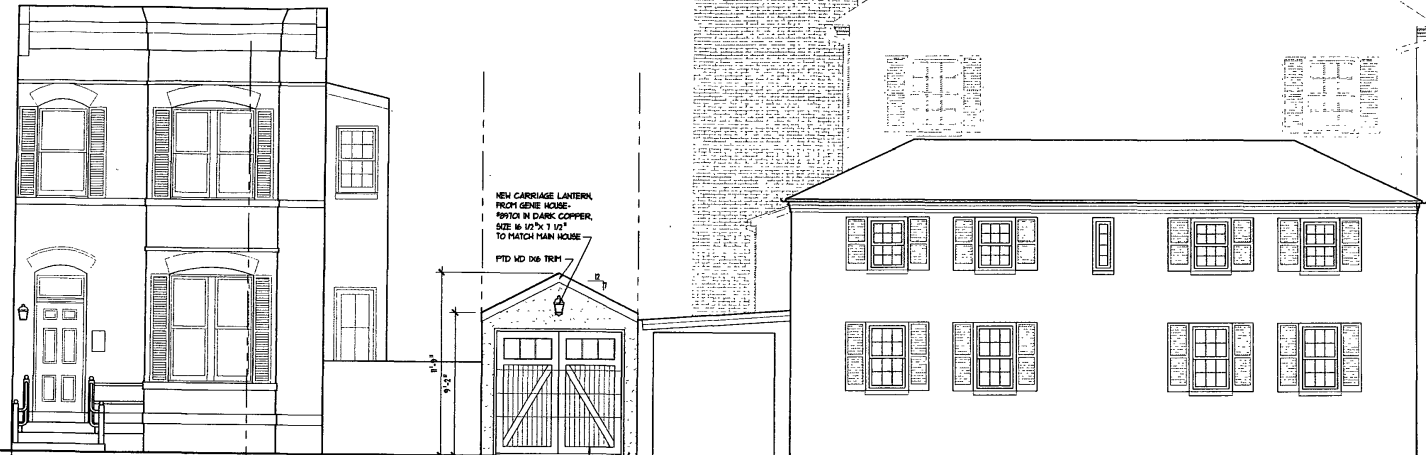
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— STUCCO OVER 3/4" EXT. GRADE
FLYWD
— FINISH PER STRUCT.
— 28
— 2" WD D&L TRIM
— 1" WD CASHEMENT WINDOW
TO MATCH #BOS ON HOUSE

C6 PLAN DETAIL
A45 3/4" x 1'-0"



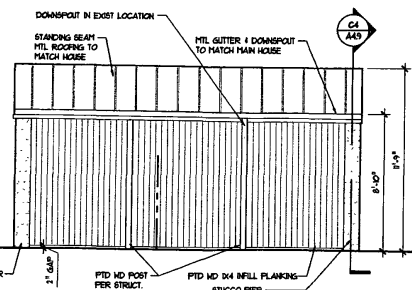
C4 WALL SECTION
A45 3/4" x 1'-0"



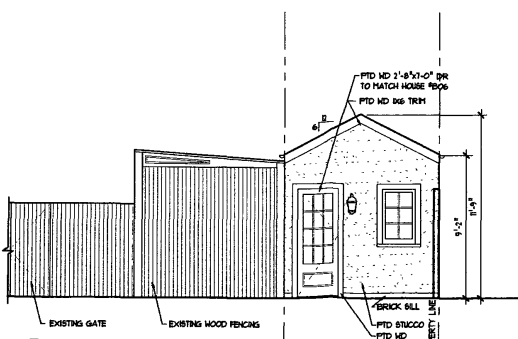
CI PROPOSED "O" STREET GARAGE ELEVATION
A4.9 DRAWING SCALE: 1/4"=1'-0"

PTD WD 8X8 GARAGE
DOOR BY DESIGNER DOORS
IN CARROZZA STYLE.

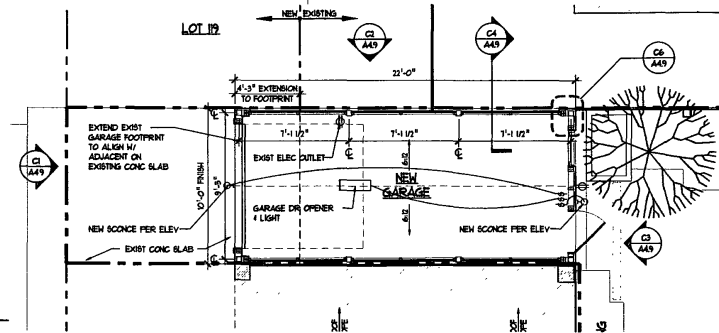
PTD STUCCO



C2 PROPOSED GARAGE SIDE ELEVATION
A4.9 DRAWING SCALE: 1/4"=1'-0"



C3 PROPOSED GARDEN SIDE ELEVATION
A4.9 DRAWING SCALE: 1/4"=1'-0"



C5 PROPOSED GARAGE PLAN
A4.9 DRAWING SCALE: 1/4"=1'-0"

**PLANK
RESIDENCE**
1404 35TH STREET, NW
WASHINGTON, DC 20007

DRAWING: PROPOSED GARAGE ELEVATIONS

$$\underline{A4} = 9$$

GENERAL

- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE GOVERNING STATE IN WHICH THE PROJECT IS LOCATED AND Hired BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE (LATEST EDITION) AS ADOPTED BY THE GOVERNING LOCALITY.
- DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

FOUNDATIONS

- FOUNDATIONS ARE DESIGNED TO BEAR ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY 1500 PSF. LICENSED GEOTECHNICAL INSPECTION AGENCY SHALL CONFIRM IN FIELD PRIOR TO PLACING FOOTINGS.
- FINISH ALL FOOTING EXCAVATIONS TO FIRM, UNDISTURBED SOIL. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
- FILL AND BACKFILL MATERIALS SHALL BE FREE OF DESTRUCTIVE ORGANIC MATERIALS.
- ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-0" BELOW FINISH GRADE.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.
- SLABS ON GRADE SHALL BE 4" CONCRETE REINFORCED WITH W8@16" ON 10" MIN. POLY. VAPOR BARRIER ON 4" CRUSHED STONE, U.N.O.
- ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLABS SHALL INCLUDE SIX AIR ENTRAINMENT, SUITABLE FOR SEVERE EXPOSURE.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILLED ACCORDING TO THE 2011 MANUAL OF CONCRETE PRACTICE (ACI 318), LATEST EDITION.
- WELDED WIRE FABRIC (WFF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
- CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LATEST EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
- PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
- PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:

SLABS

- ALL GROUT SHALL BE NON-SHrink WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
- UNLESS SPECIFICALLY NAMED BY ENGINEER OF RECORD, CONCRETE MATERIALS REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE FOR MINIMUM 33% MAGGON USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) OR FLY ASH.

STRUCTURAL STEEL

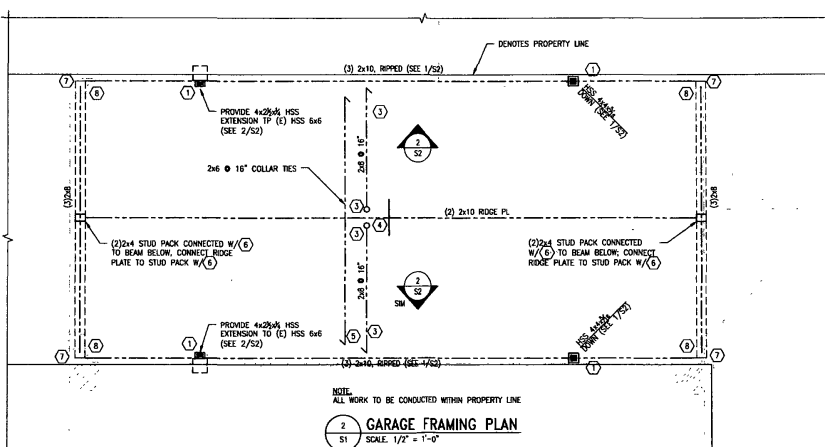
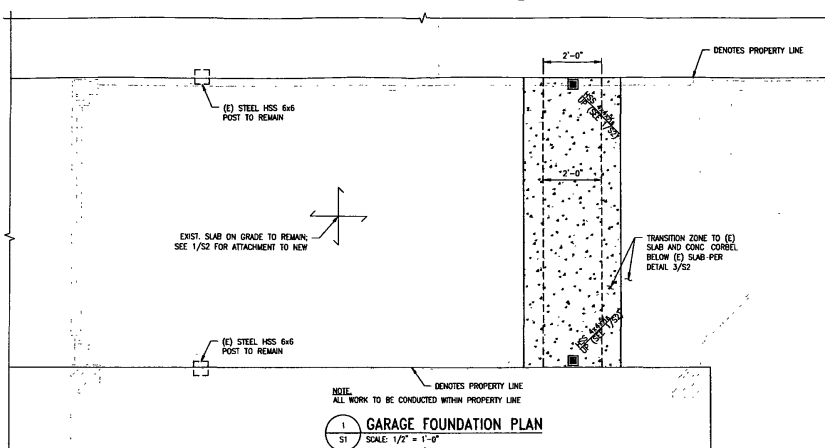
- ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
 - ASCE "SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION.
 - THE AMERICAN WELDING SOCIETY (AWS D1.1) "CODE FOR WELDING IN BUILDING CONSTRUCTION," LATEST EDITION.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
 - ASTM A36, MISCELLANEOUS STEEL SHAPES, BARS, PLATES, SHEETPILES, ETC.
 - ASTM A588, GRADE B STRUCTURAL STEEL TUBULAR SHAPES.
 - WELDED CONNECTIONS OF BEAMS OR GIRDERS ARE TO BE MADE WITH ASTM A572H BOLTS (6" DIA. MAX).
 - ANCHOR BOLTS: ASTM F1554.
- STEEL CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS.
 - PROVIDE MECHANICALLY GALVANIZED BOLTS FOR EXTERIOR APPLICATIONS.
 - MINIMUM SIZE WELLS UNLESS NOTED OTHERWISE, IS 1/4" DEEP.
- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE COMMISSIONER OF BUILDINGS. WELDING ELECTRODES SHALL BE ASTM A538, CLASS 70XX (USE LOW HYDROGEN ELECTRODES FOR A538, GRADE 50 STEEL).
- GALVANIZE ALL STRUCTURAL STEEL EXPOSED TO WEATHER. SHOP PAINT STEEL MEMBERS NOT COATED IN CONCRETE NOR SPRAY FIREPROOFED, AND ALL STEEL MEMBERS AT THE EXTERIOR WALL AND EAVES WITH THICKENED 1/8" FELD PAINT AS PER ARCHITECTURE, DRAWINGS AND SPECIFICATIONS.

WOOD STRUCTURAL PANEL SHEATHING

- PROVIDE STRUCTURAL 1 PLYWOOD OR OSB SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: EXTERIOR (PERMANENT EXPOSURE), OR EXPOSURE 1 (CONSTRUCTION EXPOSURE ONLY).
- ROOF SHEATHING (STANDARD): NOM. 1/2" THICK 1/4" E PLYWOOD OR OSB (40'x40' SPAN RATING).
- WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32'x16' SPAN RATING).
- USE KEY CLIPS OR OTHER EDGE SUPPORT AS REQUIRED FOR SHEATHING.
- LEAVE 1/8" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PLYWOOD PANEL EDGE JOINTS EXCEPT WHEN USING 7 & 6 PANELS.
- UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2x6 BRACING AT ALL FREE EDGES.
- UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.

FRAMING LUMBER

- FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED. SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KIAM-CHISEL) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
 - RAFTERS: HEAVY-FIR #2 OR SPRUCE-PINE-FIR #1.
 - BEAMS, COISERS AND HEADERS: HEAVY-FIR #1 OR SPRUCE-PINE-FIR #1.
 - STUDS AND PLATES: HEAVY-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE.
- THINER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
 - POST AND TUBES: HEAVY-FIR #1 OR SPRUCE-PINE-FIR #1.
 - BEAMS AND STRIPS: HEAVY-FIR #1 OR SPRUCE-PINE-FIR #1.
- PRESERVATIVE-TREATED WOOD: PROVIDE TREATED SOUTHERN PINE #2 LUMBER COMPLYING WITH ACQ-D (CARBONIZED). CRYSTALLINE ACQ (A-CR) OR SODIUM BORATE (SBX) (DOT) WITH NUGS) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACQ TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS EXPOSED TO WEATHER, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPHTHATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY HOTWATER BRUSHING, SPRAYING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
- ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOODING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR EDITION).
- FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR EDITION).
- ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, WHICHEVER IS GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- WHERE FRAMING LUMBER IS TO BE ADJACENT TO CONCRETE OR MASONRY, PROVIDE A BUILT-UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" MIN. AT INTERIOR WALLS AND 6" (MIN.) AT EXTERIOR WALLS.
- UP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
- STRUTTER ALL TOP AND BOTTOM PLATE SPICES A MINIMUM OF 32 INCHES.
- AT THE END OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT-UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" MIN. AT INTERIOR WALLS AND 6" (MIN.) AT EXTERIOR WALLS.
- BRIDGING FOR SPANS UP TO 14 FT. PROVIDE 1x6 BRIDGING FOR SPANS OVER 14 FT. PROVIDE 2x6.
- BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPICED TOGETHER WITH (3) 1/2" NAILS @ 16" O.C. BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPICED TOGETHER WITH (3) 1/2" NAILS @ 16" O.C.
- NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
- ALL LIGHT-GRADE HANGERS SUPPORTING PRESERVATIVE-TREATED WOOD SHALL MEET OR EXCEED GR18 (1.85 lb. of zinc PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
- WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOODING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST, PROVIDE 10 GAL. 15/17 (MAX) TAIL TENSION STRIPS BETWEEN ADJACENT BLOODING MEMBERS.



DESIGN LOADS AND FACTORS									
DESIGN CODE: IRC 2006 AS MODIFIED BY DCR12A									
LIVE LOAD DATA		ROOF LOAD DATA		DEAD LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	VALUE (PSF)	AREA	VALUE (PSF)	PARAMETER	VALUE	PARAMETER	VALUE
TYP. FLOOR (U.N.O.)	40	NON-DRIFT SNOW	30	FLOOR	15	WIND SPEED (3 SECOND GUST)	90 MPH	SHORT PERIOD MAP VALUE (S _s)	15.0% g
EXTERIOR BALCONIES	60	DRIFTING SNOW	PER CODE	PARTITION	10	WIND EXPOSURE	1	1.0 SEC. PERIOD MAP VALUE (S _s)	5.0
DECKS	40	PARAMETER	VALUE	ROOF	15	IMPORTANCE FACTOR	1.0	SOIL FACTOR FOR SITE CLASS B (S _s)	1.60
STAIRS	40	PARAMETER	VALUE			WINDWARD WIND LOAD (WINDS AND CAC)	20 PSF	RESIDENTIAL SITE VALUE	16.0% g
SLEEPING ROOMS	30	GROUND SNOW LOAD	30					RESIDENTIAL SEISMIC DESIGN CATEGORY	B
ATTICS WITH STORAGE	20	CEILING APPLIED	NO					FOR SEISMIC DESIGN CATEGORIES C AND LOWER, NO SEISMIC DESIGN IS REQUIRED FOR DETACHED SINGLE FAMILY DWELLINGS UNDER IRC 2006.	
ATTICS WITHOUT STORAGE	10								

LEGEND

- CONCRETE FOOTING
- BRICK MASONRY
- DEMOTES AREA OF (3) SLAB
- WOOD JOIST
- WOOD RAFTER
- WOOD BEAM
- EXIST STEEL POST
- HSS POST
- INDICATES GABLE END WALL ABOVE
- INDICATES WOOD POST ABOVE
- DEMOTES CONNECTION REQUIREMENTS (SEE SCHED)

CONNECTION SCHEDULE		
CONNECTION # (SEE PLAN)	CONNECTION DESIGNATION	COMMENTS
1	COCOA42-S052S	WELD TO POST (MIN. WELD PER GENERAL NOTES)
2	NOT USED	
3	LS0208	FACE MOUNT HANGER (SLOPED), TYP. AT EA. END OF RAFTER
4	LS1A15	RED-ROOF STRAP @ 48" o.c. FROM CENTER-TO-CENTER ACROSS BRODE PL.
5	(3)104 NAILS	COLLAR TIE-TO-RAFTER, TYP. AT EA. COLLAR-TIE
6	2-A35	PROVIDE FRAMING ANGLE AT EA. SIDE OF POST TO BEAM
7	1-LEA	CORNER INSTALLATION POST CAP
8	LS028-3	FACE MOUNT HANGER

NOTE:
 1. ALL CONNECTIONS TO BE Z-MAX.
 2. CONNECTION DESIGNATIONS AS LISTED REFER TO SMITHSON STRONG-TIE WOOD CONNECTION CONNECTIONS. EQUIVALENT CONNECTIONS MAY BE SUBSTITUTED WITH ENGINEER'S APPROVAL.

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DESIGNED BY: ROBERT SILMAN ASSOCIATES	DATE: 08-15-12
CHECKED BY: ROBERT SILMAN ASSOCIATES	DATE: 08-15-12
APPROVED BY: ROBERT SILMAN ASSOCIATES	DATE: 08-15-12
REVIEWED BY: ROBERT SILMAN ASSOCIATES	DATE: 08-15-12
DATE: 08-15-12	DATE: 08-15-12

S-1

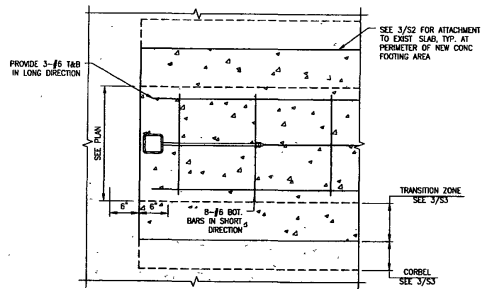
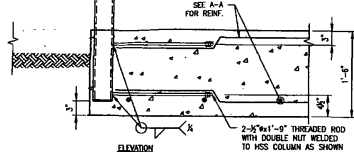
PROVIDE RIPPED BEAM (SEE GEN NOTES FOR FASTENING REQUIREMENTS) TO ALLOW FOR RAFTER HANGER INSTALLATION

BEAM (SEE PLAN) AND POST CAP

RAFTER BEYOND (SEE PLAN)

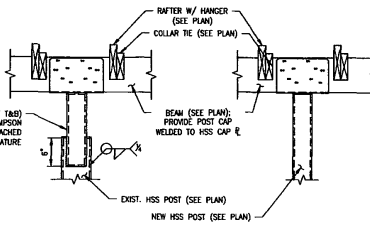
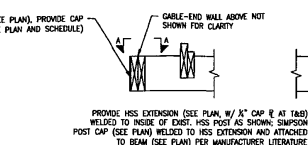
COLLAR TIE BEYOND (SEE PLAN)

HSS (SEE PLAN) WITH 1/2" CAP @ TABS EMBED INTO FOOTING AT BOTTOM AND WELD POST CAP (SEE PLAN) TO CAP @ TOP AS SHOWN



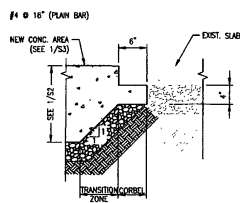
NOTE: ALL STEEL TO BE GALVANIZED

1 TYP. EMBEDDED STEEL POST AND FOUNDATION
S2 SCALE: N.T.S.



NOTE: EXISTING AND NEW HSS LOCATIONS REVERSED AT SIM (SEE PLAN)

2 STEEL POST ELEVATION
S2 SCALE: 1" = 1'-0"



3 TYP. ATTACHMENT OF NEW CONC. AREA TO EXIST.
S2 SCALE: N.T.S.

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DRAWING: INITIALS, DATE

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ISSUED:	6-1-12	MM
ISSUED:	6-1-12	MM
ISSUED:	6-1-12	MM

S-2