

PROJECT DATA

OWNER:

BRIAN AND CHRISTY DAVIS
1329 F STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 169
SQUARE: 1029
LOT AREA: 1190 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING

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



STRUCTURAL DESIGN CRITERIA:

DESIGN/ LIVE LOADS

FLOORS 40 PSF
ROOF 30 PSF MINIMUM
EARTHQUAKE LOADS: SEISMIC DESIGN CATEGORY A, AS PER IRC R301.2

SOIL BEARING: 1500 PSF, ASSUME SANDY CLAY AS PER IRC R401.4.1

ADDITION

LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH, 20 PSF MINIMUM

CONCRETE FOR FOOTINGS TO BE MIN 3000 PSI, NORMAL WEIGHT, AIR ENTRAINED

WOOD STRUCT MEMBERS TO BE NON ARSENIC, SOUTHERN PINE SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1.4X10-6 PSI
ALLOWABLE DEFLECTION 1/8 OF SPAN

LATERAL LOAD RESISTING STRUCTURAL SYSTEM: 1/2" WOOD STRUCTURAL PANEL
SHEATHING FOR 16" OC STUDS. PANELS TO BE IN ACCORDANCE W/ IRC TABLE R602.3(3)

ROOF OF ADDITION

SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS TO BE SOUTHERN PINE SS
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

ANCHORAGE SYSTEMS

ANCHORS, BOLTS, LEVELING PLATES, OR BEARING PLATES TO BE LOCATED & BUILT INTO CONNECTING WORK PRESET BY TEMPLATES OR SIMILAR METHODS. PLATES TO BE SET IN FULL BEDS OF NON SHRINK GROUT AFTER LEVELING & ADJUSTMENT. ONE SHOP COAT OF PAINT TO BE APPLIED TO ALL STRUCTURAL MEMBERS EXCEPT THOSE AREAS REQUIRING FIELD WORK.

ALL CONNECTIONS TO BE BOLTED WITH MIN. 1/2" DIA A325 OR A490 HIGH STRENGTH BOLTS OR WELDED. USE FULL DEPTH DOUBLE ANGLE CONNECTIONS ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS, UNLESS OTHERWISE NOTED. INFILL BEAM CONNECTIONS TO BE FULL DEPTH DOUBLE ANGLE CONNECTIONS, UNLESS OTHERWISE NOTED. BOLTS TO BE 3" OC VERT.

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	805 SF	834 SF	714 SF
(PERCENTAGE)	67.6%	70%	60%
REAR YARD	20'-11"	NO CHANGE	20' MINIMUM
OPEN COURT	N/A	N/A	N/A
SIDE YARD	4'-6"	0'	N/A
HEIGHT	25'	NO CHANGE	3 STORIES/40'
STORIES	2	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:

155 SF TWO STORY REAR ADDITION, DOGLEG TO BE ENCLOSED.

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18526

EXHIBIT NO. 9

REAR ADDITION

Davis Residence
1329 F Street NE
Washington, DC 20002

DRAWING INDEX

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Board of Zoning Adjustment
District of Columbia
CASE NO. 18526
EXHIBIT NO. 9

REVISIONS

DATE	COMMENTS

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1329 F STREET NE Washington, DC 20002

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COVER SHEET

C-1

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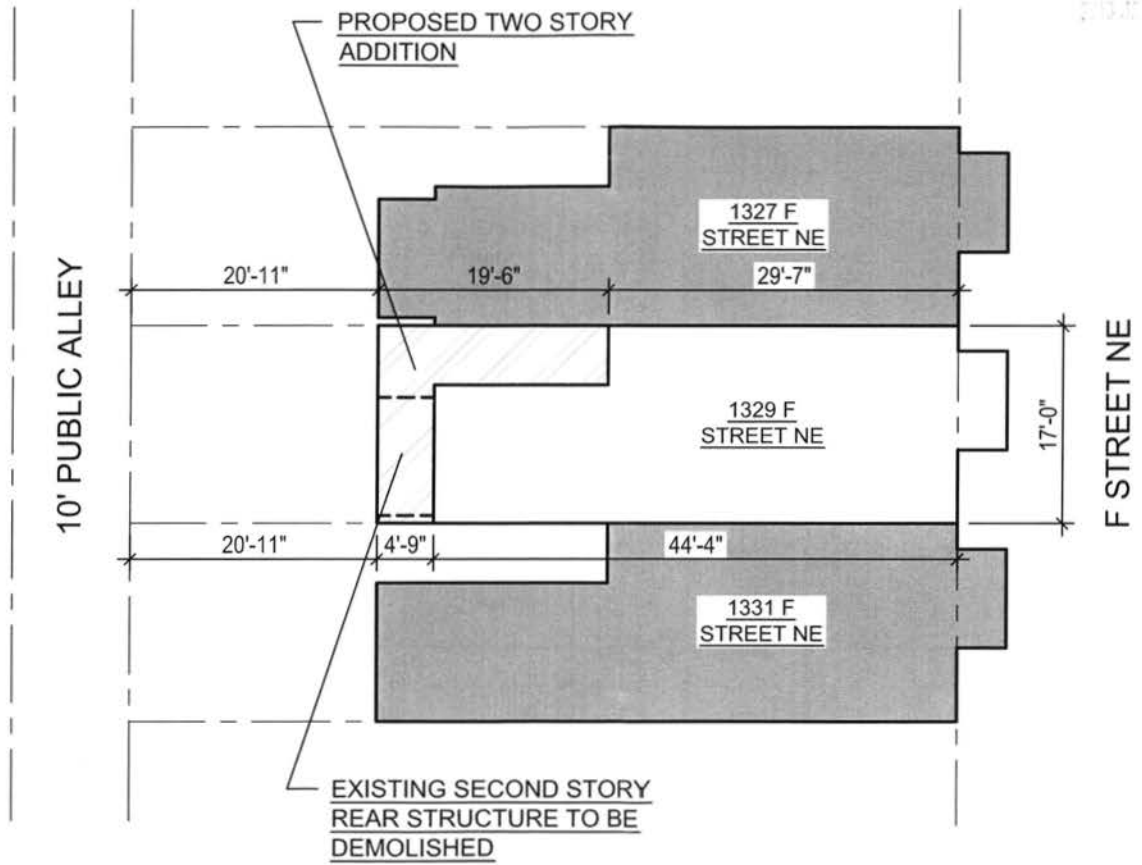
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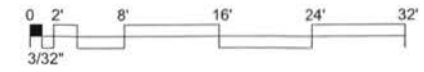
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SCALE: 3/32"=1'-0"

SITE PLAN

C-2



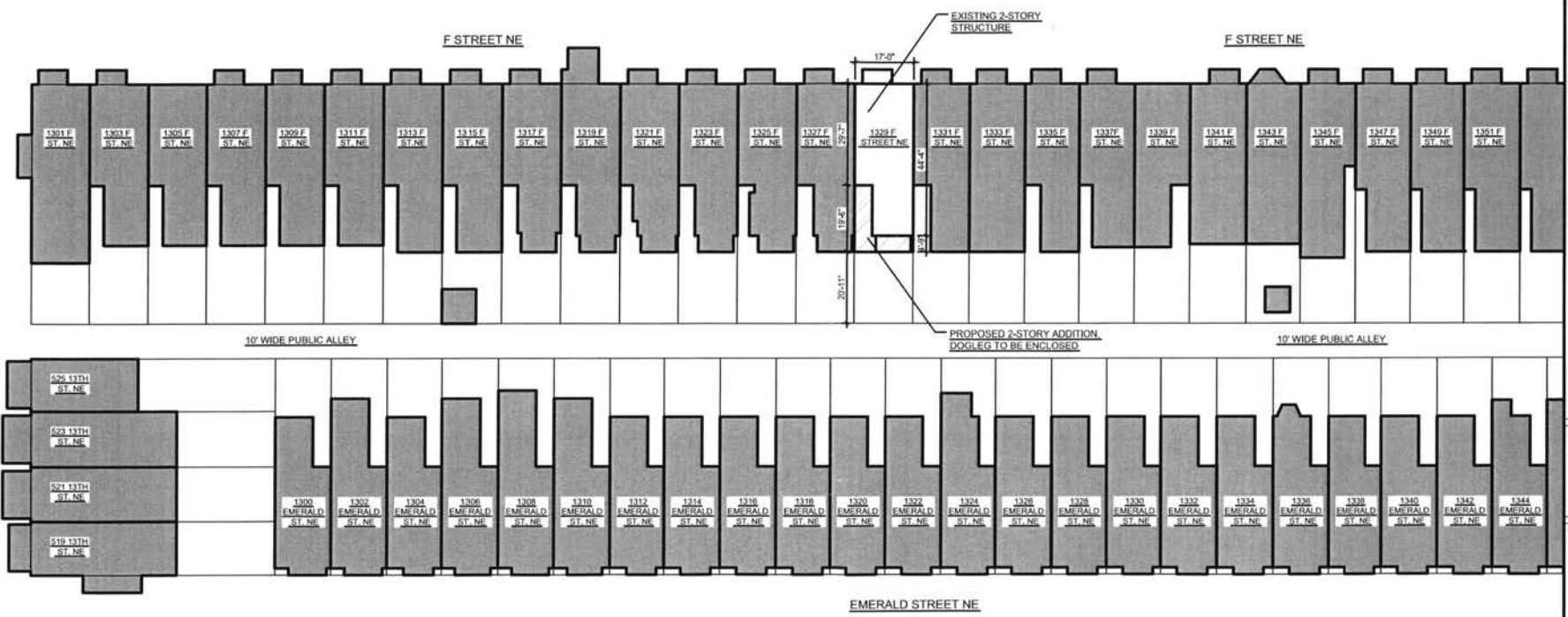
1 SITE PLAN
C-2 SCALE: 3/32"=1'-0"



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13TH STREET NE



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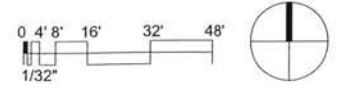
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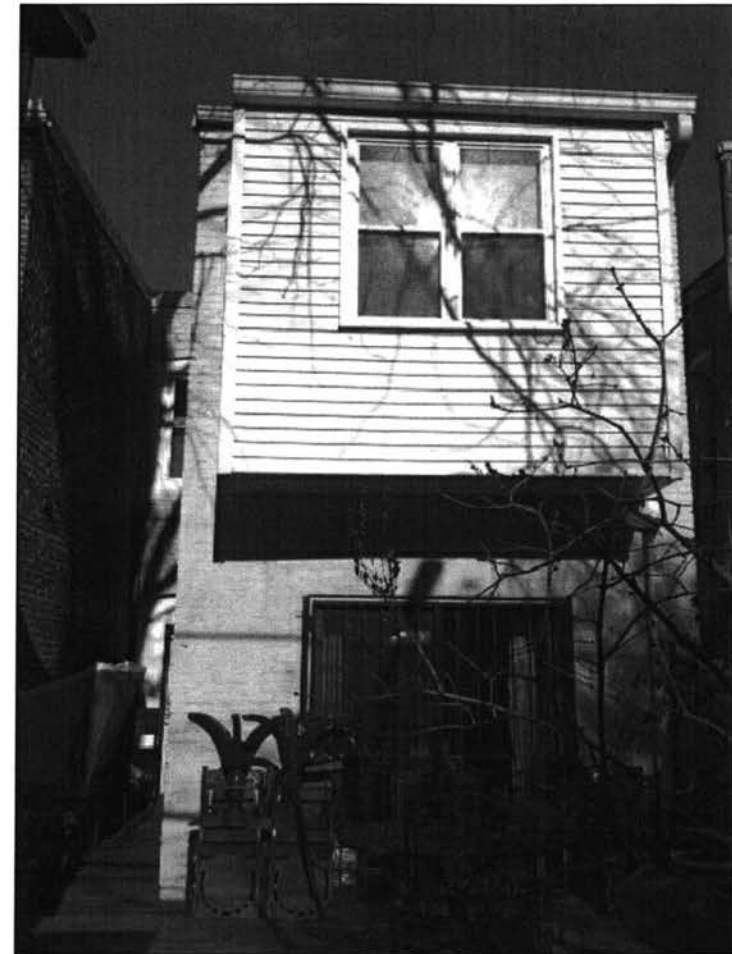
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SITE PLAN
C-3

1 BLOCK SITE PLAN
C-3 SCALE: 1/32"=1'-0"



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1 FRONT OF HOUSE
C-4

2 REAR OF HOUSE
C-4

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COVER SHEET

C-4



1
C-5

VIEW OF REAR, LOOKING WEST

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2
C-5

VIEW OF REAR, LOOKING EAST

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COVER SHEET

C-5



1
C-6

VIEW FROM ALLEY, LOOKING WEST

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COVER SHEET

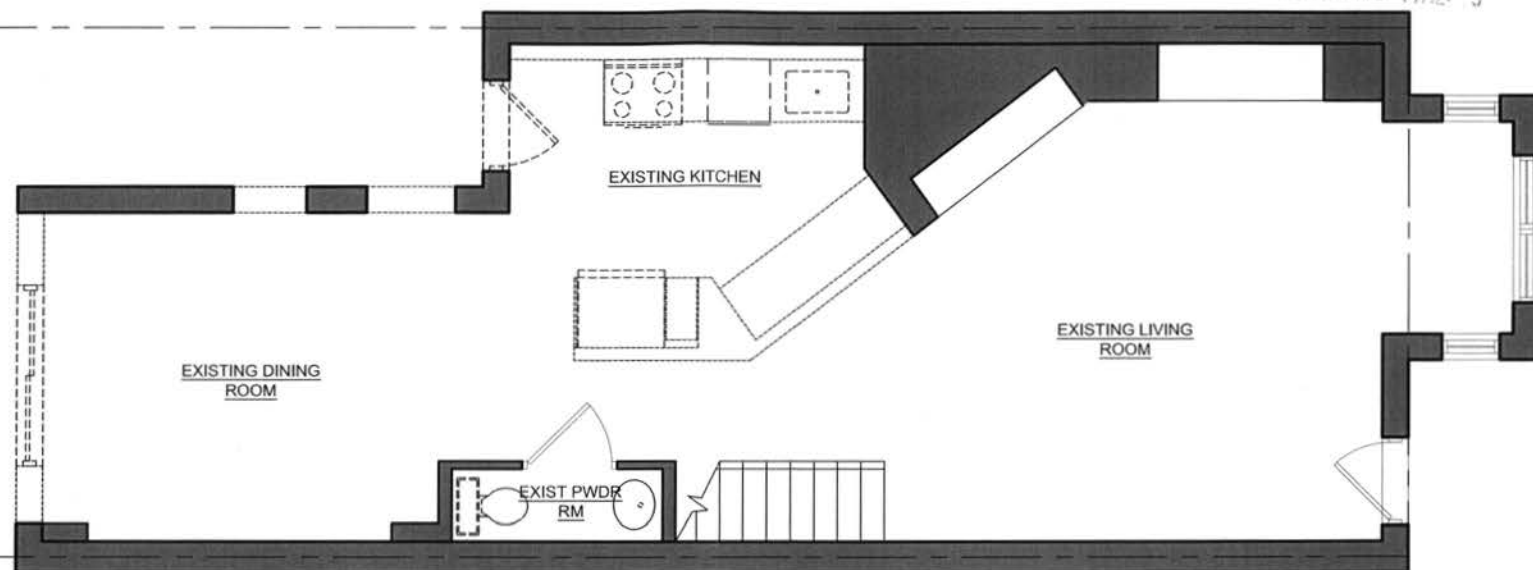
C-6



2
C-6

VIEW FROM ALLEY, LOOKING EAST

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GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 FIRST FLOOR DEMOLITION PLAN D-1 SCALE: 1/4"=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
DEMOLITION PLAN

D-1

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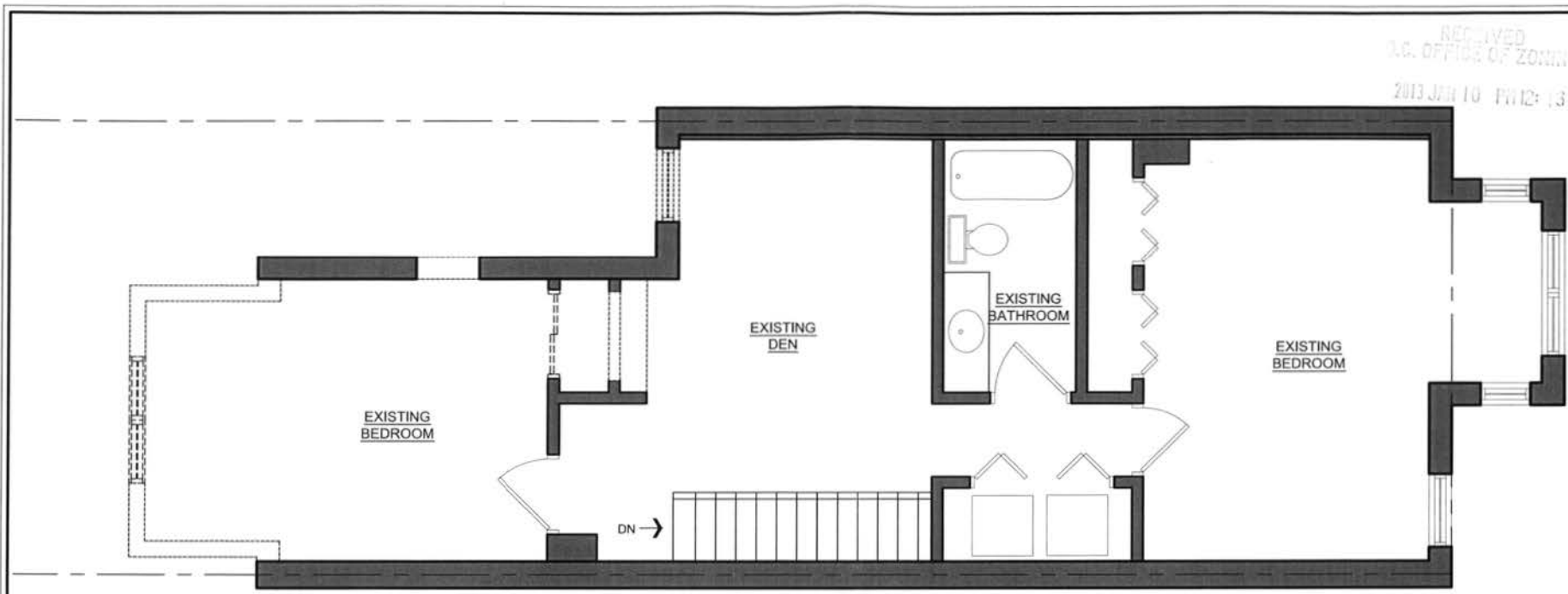
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SECOND FLOOR
DEMOLITION PLAN

D-2

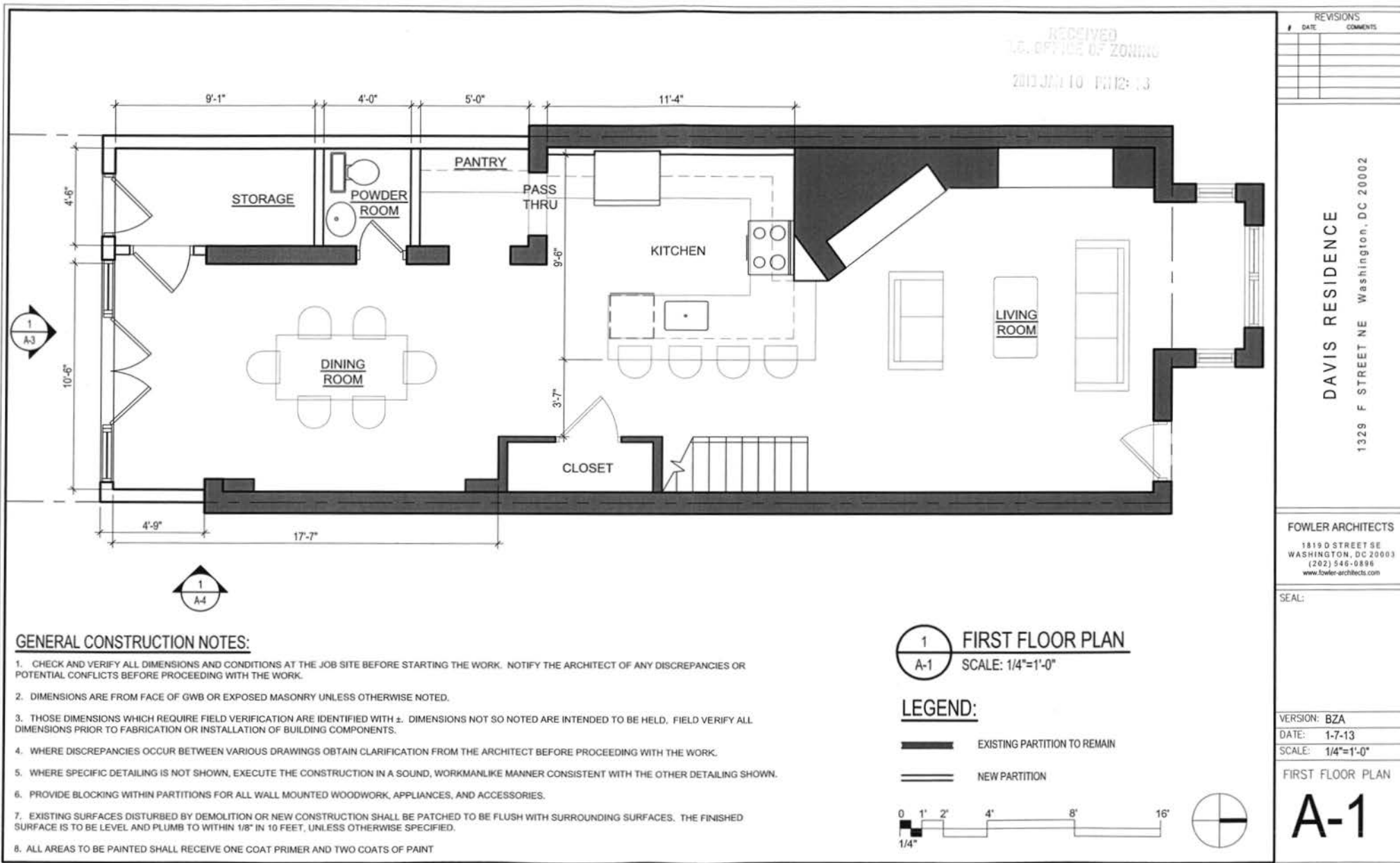


1 SECOND FLOOR DEMOLITION PLAN
D-2 SCALE: 1/4"=1'-0"

LEGEND:

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

0 1' 2' 4' 8' 16'
1/4"



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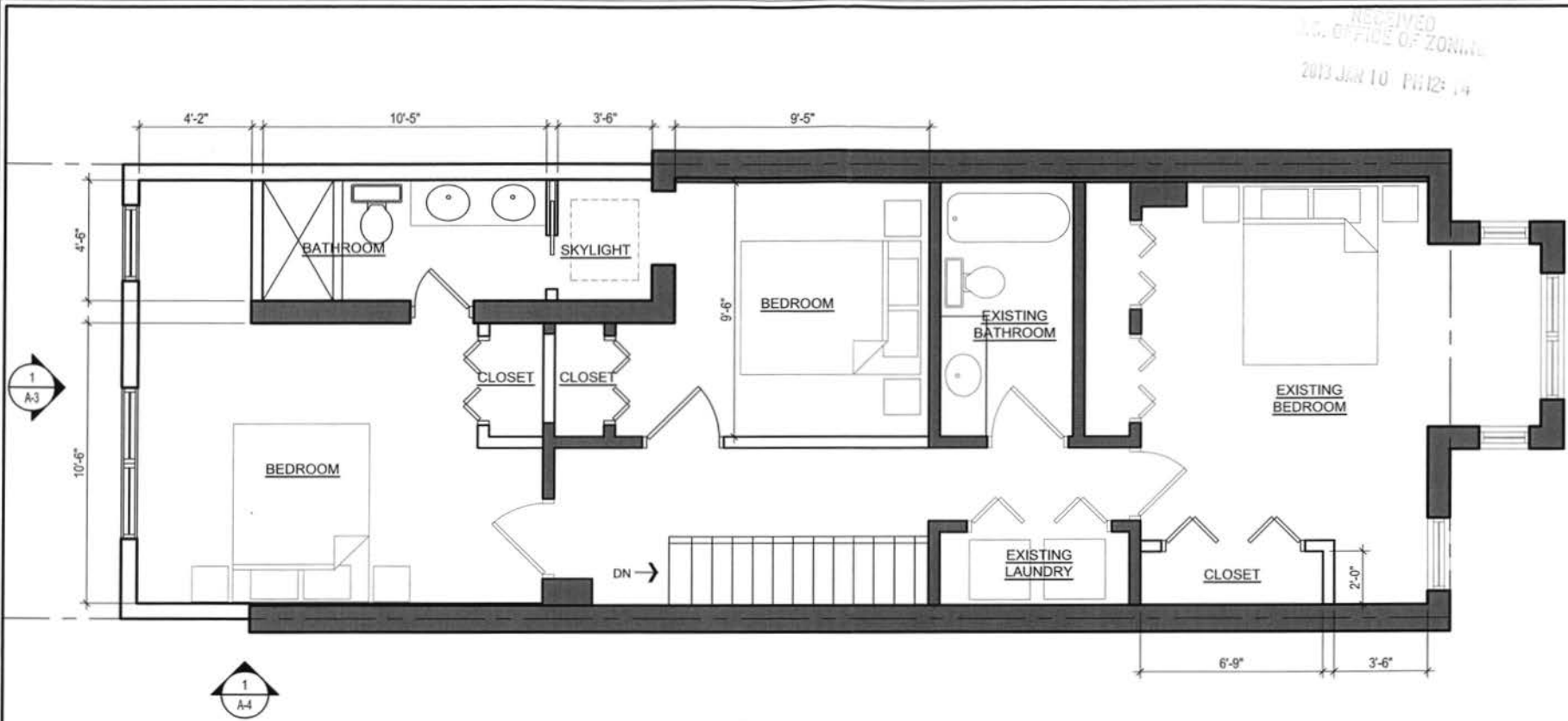
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FIRST FLOOR PLAN

A-1

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1
 A-2
SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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SECOND FLOOR PLAN

A-2

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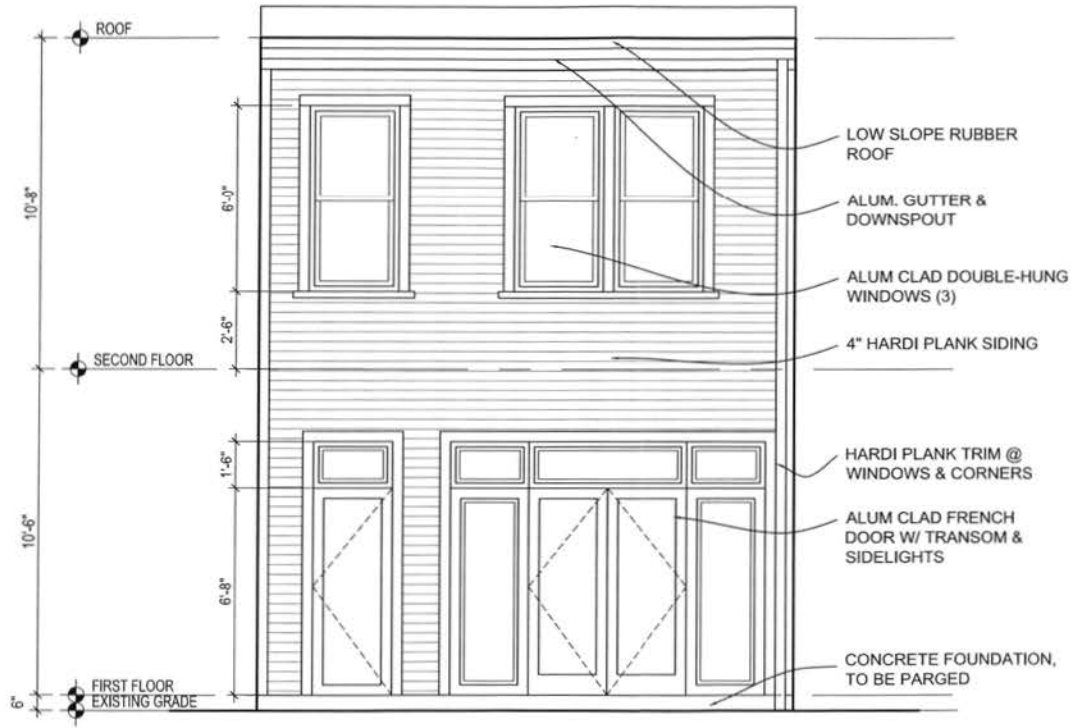
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EXTERIOR ELEVATION

A-3



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



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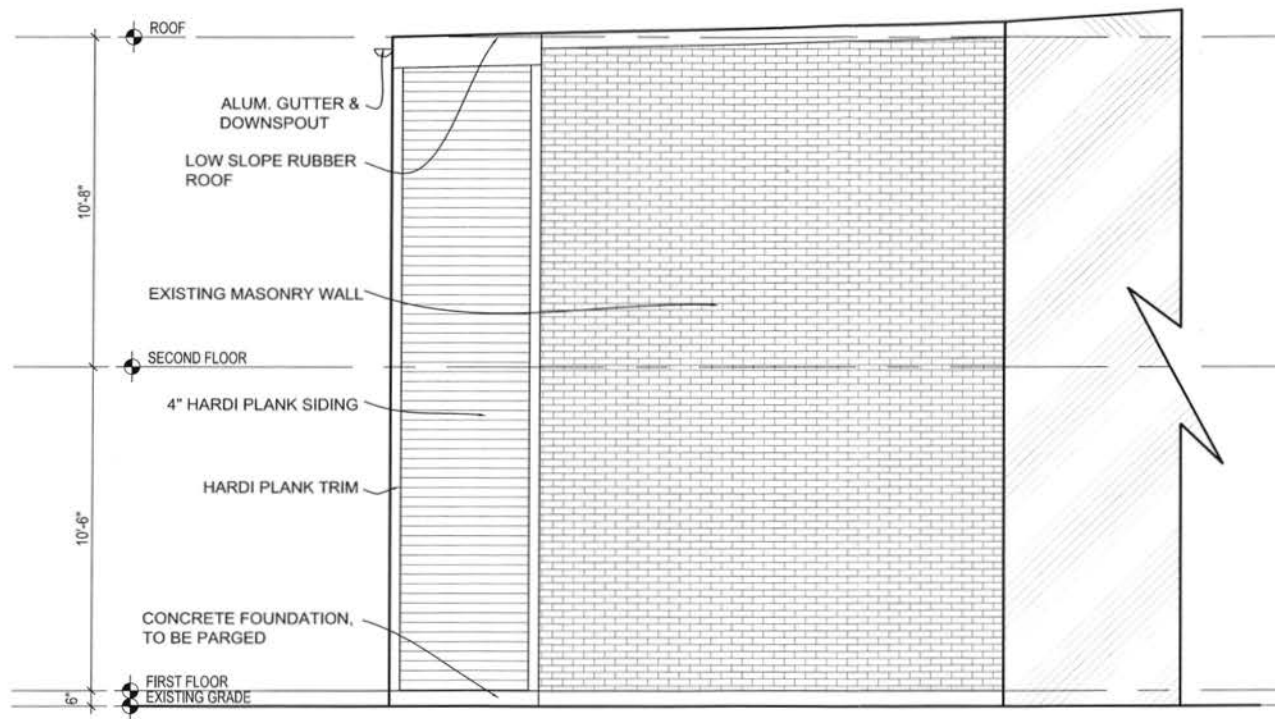
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EXTERIOR ELEVATION

A-4



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

