

Nero, Richard (DCOZ)

From: Jennifer Fowler <jennifer@fowler-architects.com>
Sent: Tuesday, March 26, 2013 4:46 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA #18526
Attachments: Davis_BZA 3-26.pdf

Please find revised plans and plat attached for case #18526, 1329 F Street NE. The addition footprint has been adjusted by 3/8" to keep the coverage to 70%.

Please let me know if you have questions.

Thank you,

Jennifer

Jennifer Cox Fowler, A.I.A.
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RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 27 AM 8:41

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18526
EXHIBIT NO. 26
Board of Zoning Adjustment
District of Columbia
CASE NO. 18526
EXHIBIT NO. 26

PROJECT DATA

OWNER:

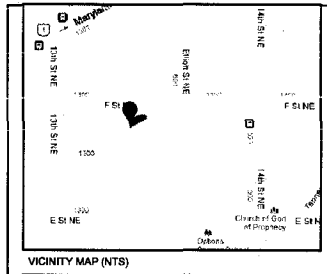
BRIAN AND CHRISTY DAVIS
1329 F STREET NE
WASHINGTON, DC 20002

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 1/300 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)	67.8%	70%	60%
REAR YARD	20'-11"	NO CHANGE	20' MINIMUM
OPEN COURT	4'-10"	0"	N/A
SIDE YARD	N/A	N/A	N/A
HEIGHT	25'	NO CHANGE	3 STORIES/47'
STORIES	2	NO CHANGE	3+3
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. 12X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

REAR ADDITION

Davis Residence
1329 F Street NE
Washington, DC 20002

DRAWING INDEX

C-1	COVER SHEET	D-1	FIRST FLOOR DEMOLITION PLAN
C-2	SITE PLAN	D-2	SECOND FLOOR DEMOLITION PLAN
C-3	BLOCK SITE PLAN	A-1	FIRST FLOOR PLAN
C-4	PICTURES	A-2	SECOND FLOOR PLAN
C-5	PICTURES	A-3	EXTERIOR ELEVATIONS
C-6	PICTURES	A-4	EXTERIOR ELEVATIONS

REVISIONS

#	DATE	COMMENTS

DAVIS RESIDENCE

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(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 3-25-13

SCALE: N.T.S.

COVER SHEET

C-1

10' PUBLIC ALLEY

PROPOSED TWO STORY
ADDITION

20'-11³/₈"

19'-5⁵/₈"

1327 F
STREET NE
29'-7"

4'-10"

12'-2"

1329 F
STREET NE

20'-11³/₈"

4'-8⁵/₈"

44'-4"

1343 F
STREET NE

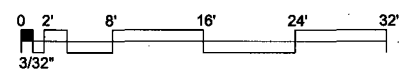
17'-0"

F STREET NE

EXISTING SECOND STORY
REAR STRUCTURE TO BE
DEMOLISHED



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



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VERSION: BZA
DATE: 3-25-13
SCALE: 3/32"=1'-0"

SITE PLAN

C-2

13TH STREET NE

F STREET NE

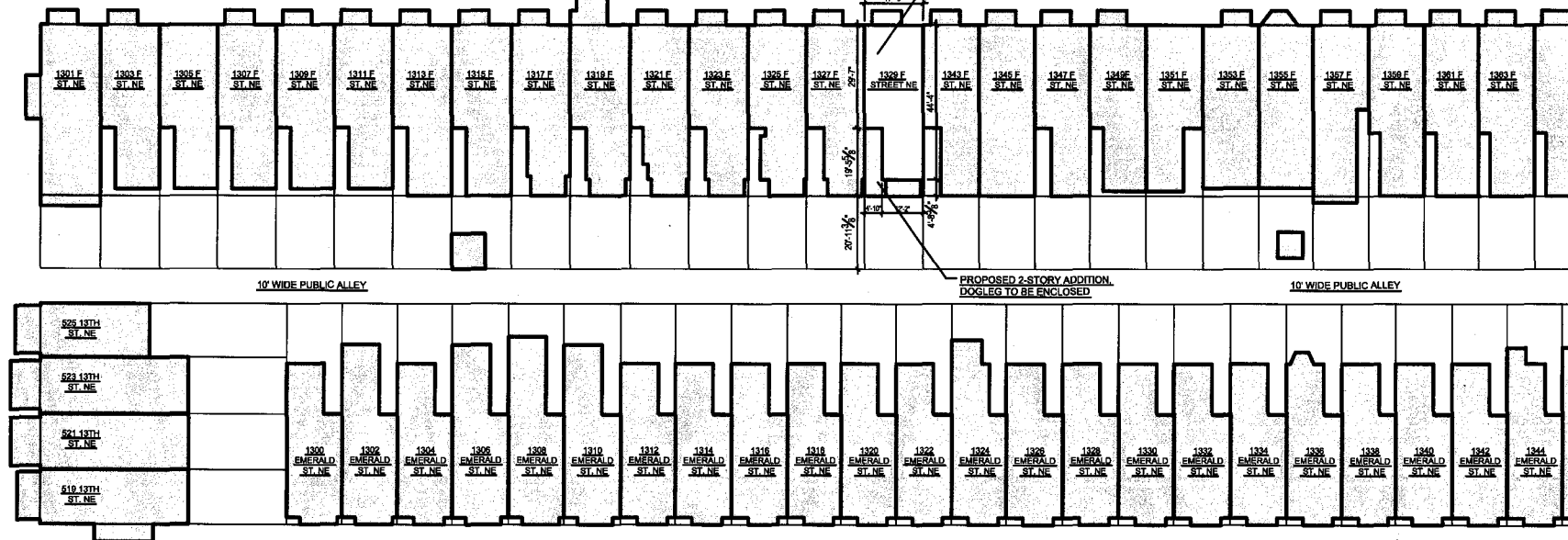
F STREET NE

10' WIDE PUBLIC ALLEY

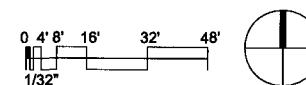
PROPOSED 2-STORY ADDITION
DOGLLEG TO BE ENCLOSED

10' WIDE PUBLIC ALLEY

EMERALD STREET NE



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



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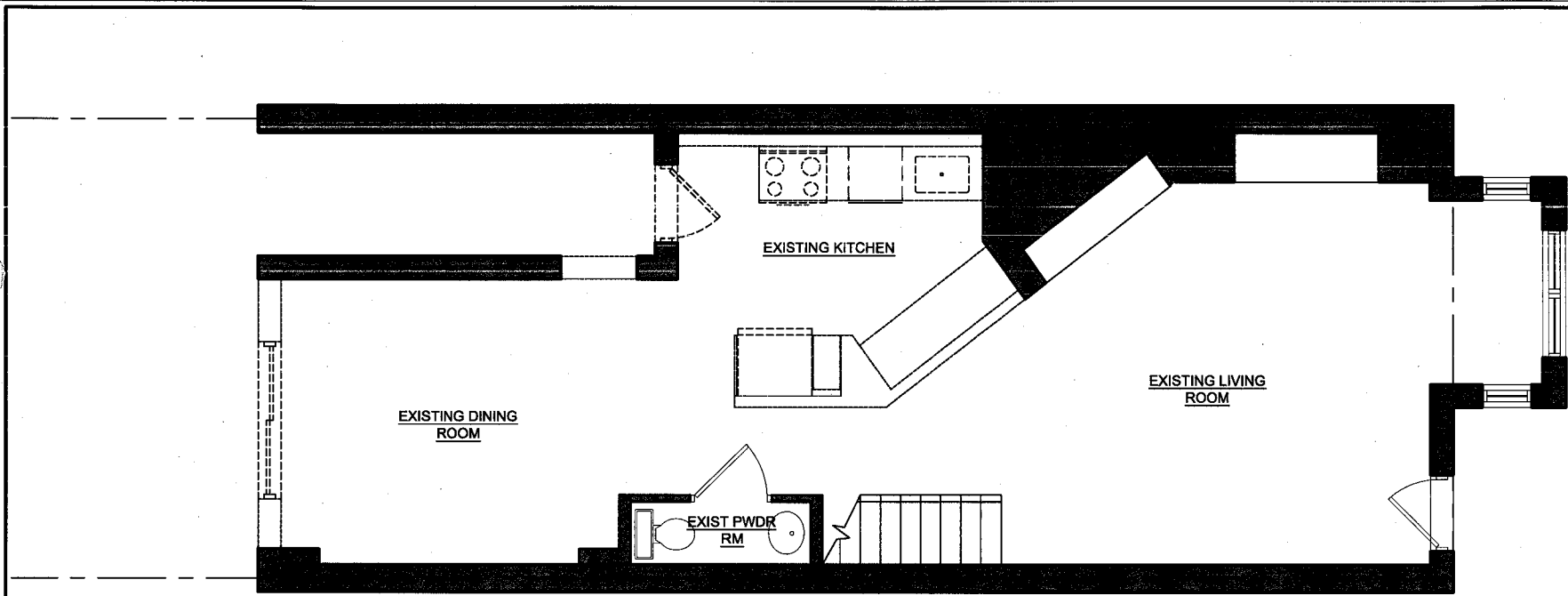
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SEAL:

VERSION: BZA
DATE: 3-25-13
SCALE: 1/32"=1'-0"

SITE PLAN

C-3



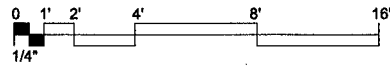
GENERAL DEMOLITION NOTES:

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



REVISIONS		
#	DATE	COMMENTS

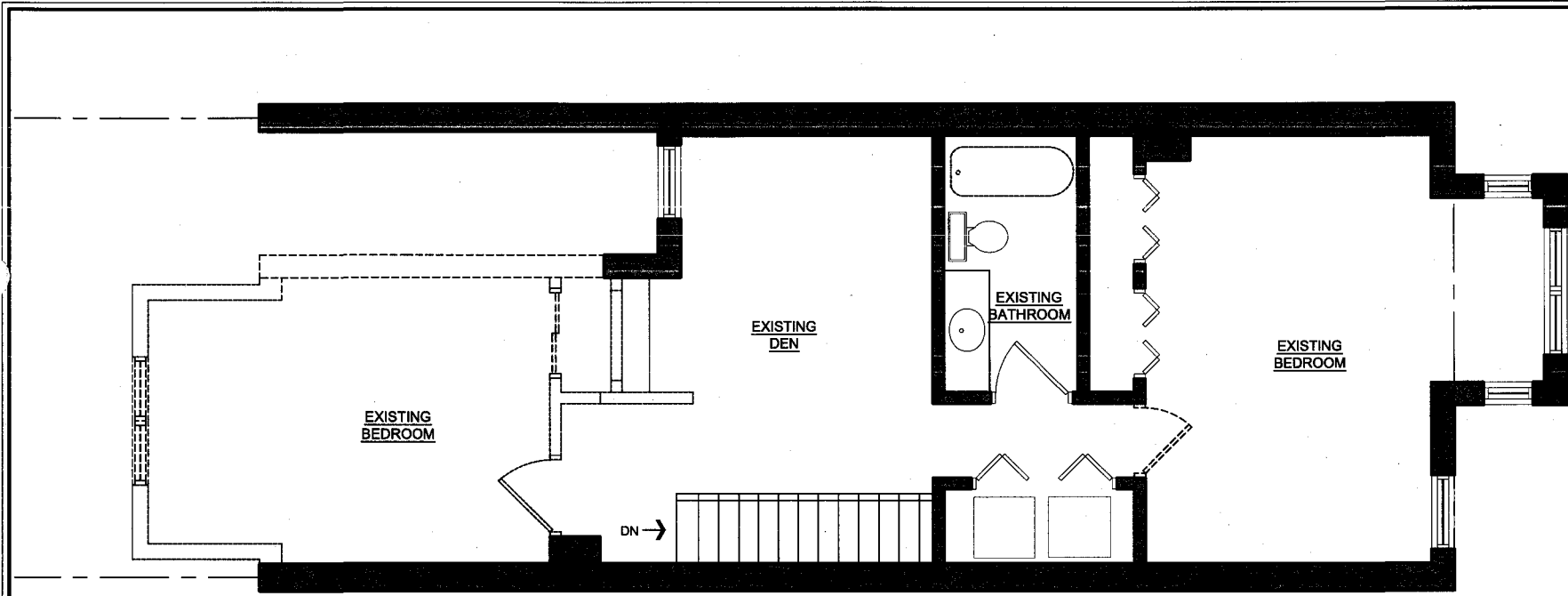
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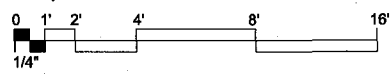
VERSION: **BZA**
DATE: **3-25-13**
SCALE: **1/4"=1'-0"**

FIRST FLOOR
DEMOLITION PLAN
D-1



1
D-2 SECOND FLOOR DEMOLITION PLAN
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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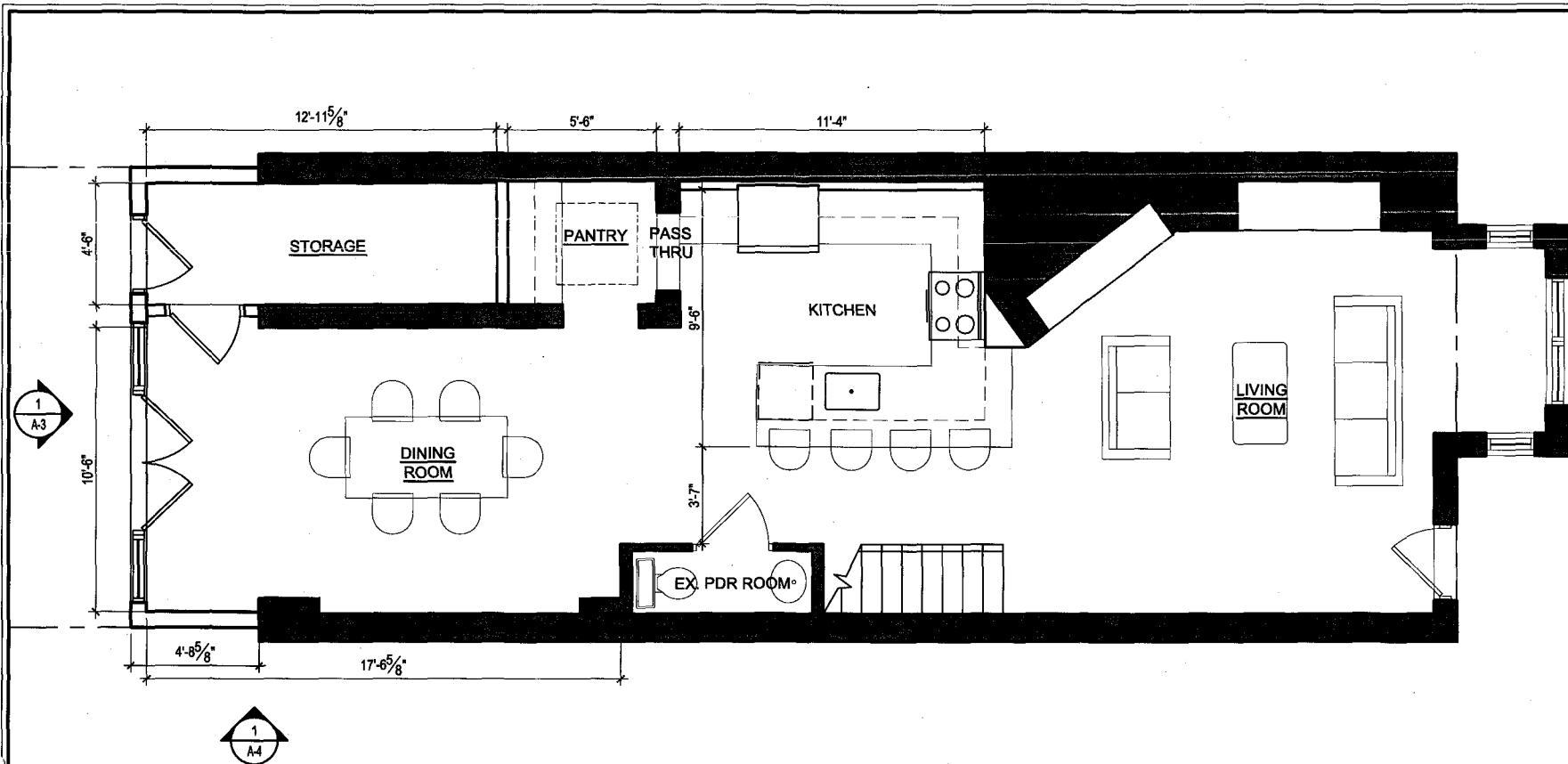
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SEAL:

VERSION: BZA
DATE: 3-25-13
SCALE: 1/4"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

D-2



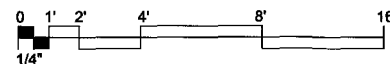
GENERAL CONSTRUCTION NOTES:

1. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
3. THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
4. WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
6. PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
7. EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.
8. ALL AREAS TO BE PAINTED SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT

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

LEGEND:

- EXISTING PARTITION TO REMAIN
= NEW PARTITION



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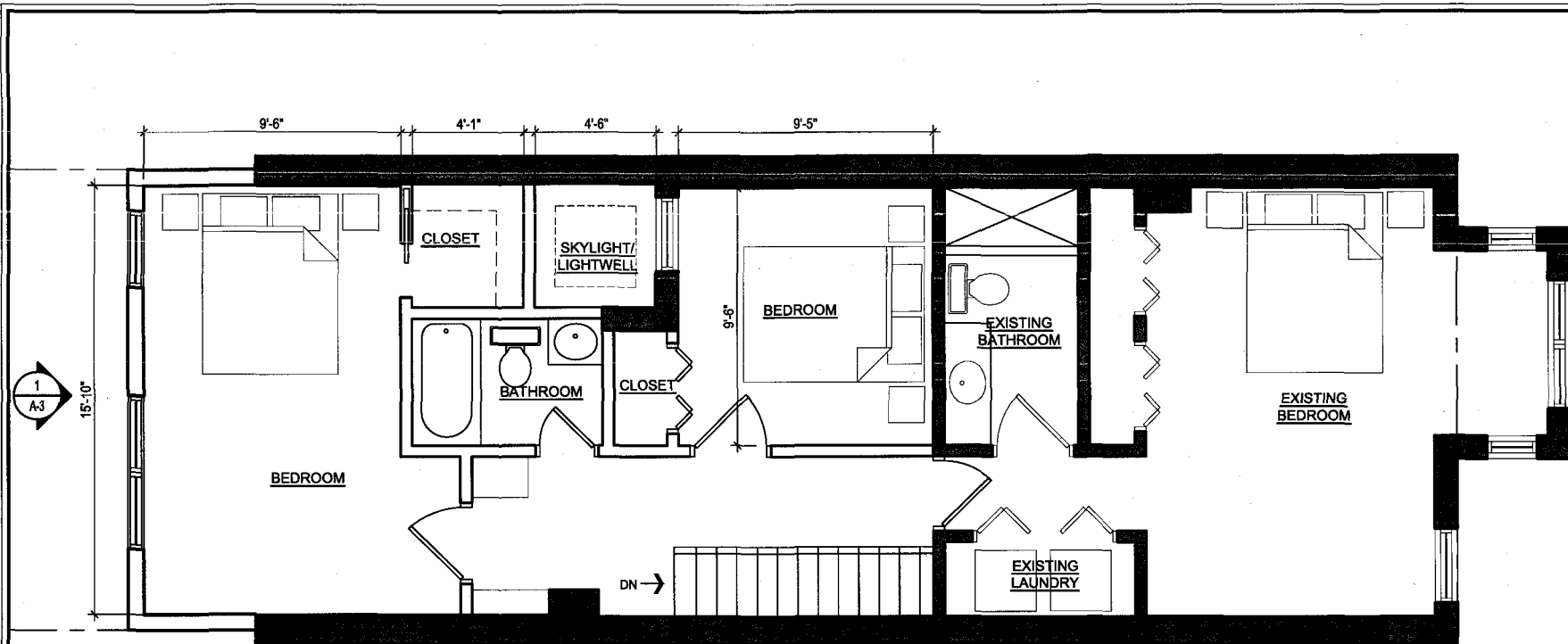
VERSION: BZA

DATE: 3-25-13

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

FIRST FLOOR PLAN

A-1



SECOND FLOOR PLAN

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

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



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SEAL:

VERSION: BZA

DATE: 3-25-13

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

SECOND FLOOR PLAN

A-2

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 19, 2012

Plat for Building Permit of SQUARE 1029 LOT 169

Scale: 1 inch = 10 feet

Recorded in Book 19 Page 63

Receipt No. 13-01440

Furnished to: TASHARIA OUTLAW

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Surveyor, D.C.

Date: _____

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

F STREET, N.E.

