

PROJECT DATA

OWNER:

HEATHER PHILLIPS AND JOHN MERRICK
525 5TH STREET SE
WASHINGTON, D.C. 20003

ZONING DATA

LOT: 825
SQUARE: 822
LOT AREA: 1597 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY SEMI DETACHED ROW DWELLING
SINGLE FAMILY DWELLING

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



	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1146.5 SF	1212.6 SF	798.8 SF
(PERCENTAGE)	57.4%	60.7%	40.0%
REAR YARD	35'-7"	29'-10"	20.0' MINIMUM
SIDE YARD	2'-10"-7'-6"	NO CHANGE	8.0' MIN
OPEN COURT	N/A	N/A	6.0'
HEIGHT	22.0'	NO CHANGE	40'
STORIES	2	NO CHANGE	3+B
F.A.R.	N/A	N/A	N/A
SQUARE FOOTAGE			
FIRST FLOOR	812 SF	812 SF	
SECOND FLOOR	812 SF	812 SF	
TOTAL	1624 SF	1624 SF	

PROJECT DESCRIPTION:

ONE STORY SCREENED-IN PORCH WITH PARTIAL ROOF DECK AND
DECK AT GRADE

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2006 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
FIRST FLOOR: 1 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
SECOND FLOOR: 0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED WITH 4" OF P.L.V. RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

PORCH ADDITION

525 5TH STREET SE

Washington, D.C. 20003

DRAWING INDEX

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18537
EXHIBIT NO. 9

REVISIONS	DATE	COMMENTS
1	10-07-13	10-07-13
2	10-07-13	10-07-13
3	10-07-13	10-07-13
4	10-07-13	10-07-13
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9	10-07-13	10-07-13
10	10-07-13	10-07-13

MERRICK PHILLIPS RESIDENCE
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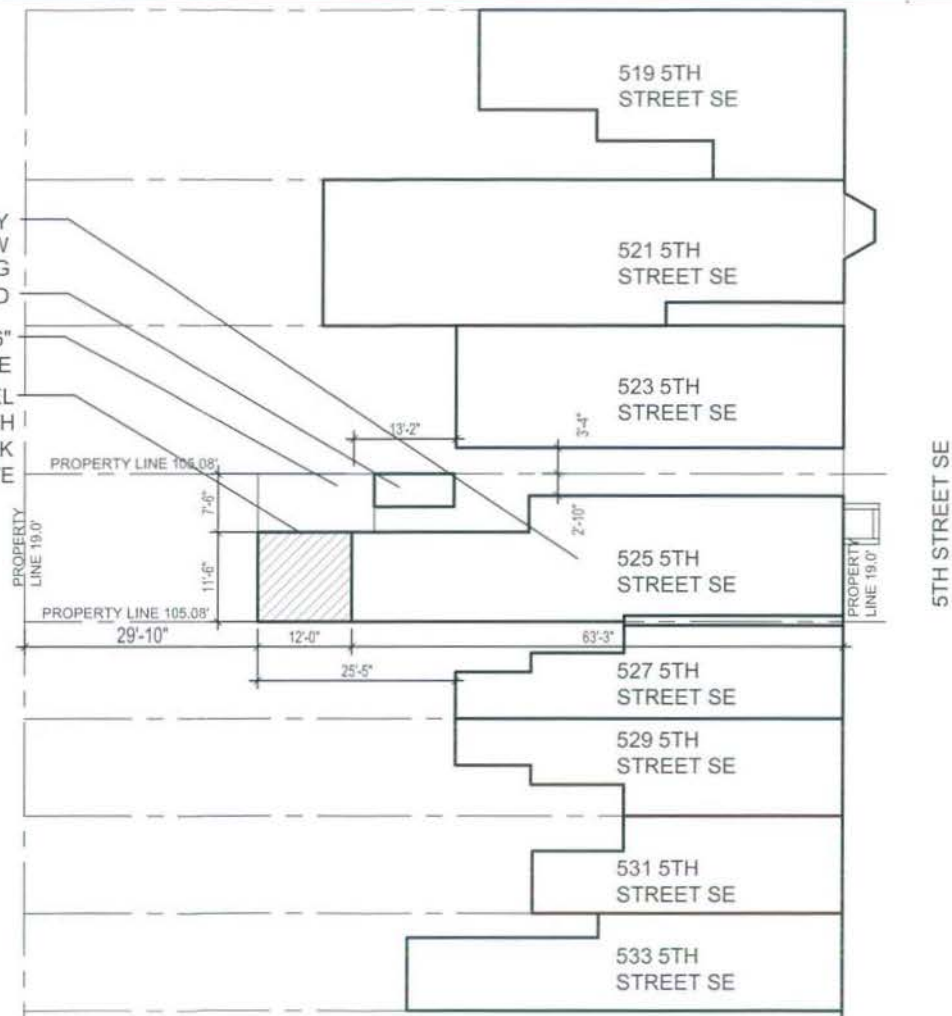
SEAL:

VERSION: BZA
DATE: 2-1-13
SCALE: N.T.S.

COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18537
EXHIBIT NO.9



1 SITE PLAN
C-2 SCALE: 1/16"=1'-0"



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REVIEWS

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DATE:	2-1-13
SCALE:	1/16"=1'-0"

SITE PLAN

C-2



2 525 5TH STREET SE REAR FACADE
C-3 SCALE: N.T.S.



1 525 5TH STREET SE STREET FRONTAGE
C-3 SCALE: N.T.S.

REVISIONS	
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PHOTOGRAPHS

C-3



1
C-4

VIEW TOWARDS 523 5TH STREET SE
SCALE: N.T.S.



2
C-4

VIEW TOWARDS 527 5TH STREET SE
SCALE: N.T.S.

REVISIONS	
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2	2-1-13
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10	2-1-13

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PHOTOGRAPHS

C-4



1 EXISTING SIDE YARD AND SHED
C-5 SCALE: N.T.S.



2 EXISTING SIDE YARD AND SHED
C-5 SCALE: N.T.S.

#	DATE	REVISIONS	COMMENTS
1	2-1-13	REVISED	
2	2-1-13	REVISED	
3	2-1-13	REVISED	
4	2-1-13	REVISED	
5	2-1-13	REVISED	

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PHOTOGRAPHS

C-5

NO.	DATE	REVISIONS
1	2-1-13	ISSUED FOR PERMIT
2	2-1-13	REVISED

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SEAL:

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DATE: 2-1-13
SCALE: 3/16"=1'-0"

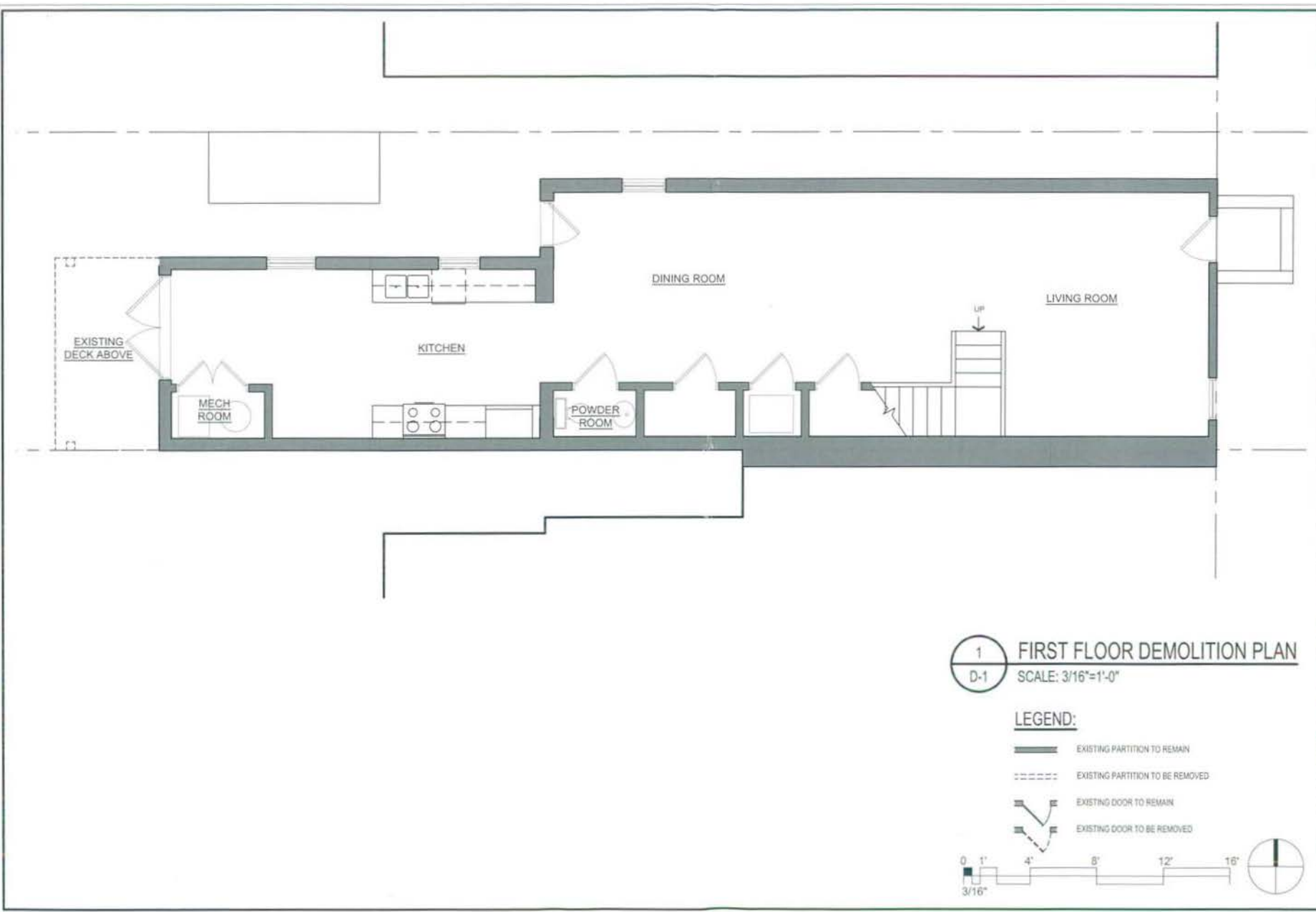
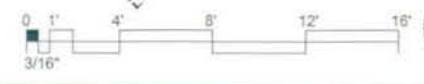
FIRST FLOOR
DEMOLITION PLAN

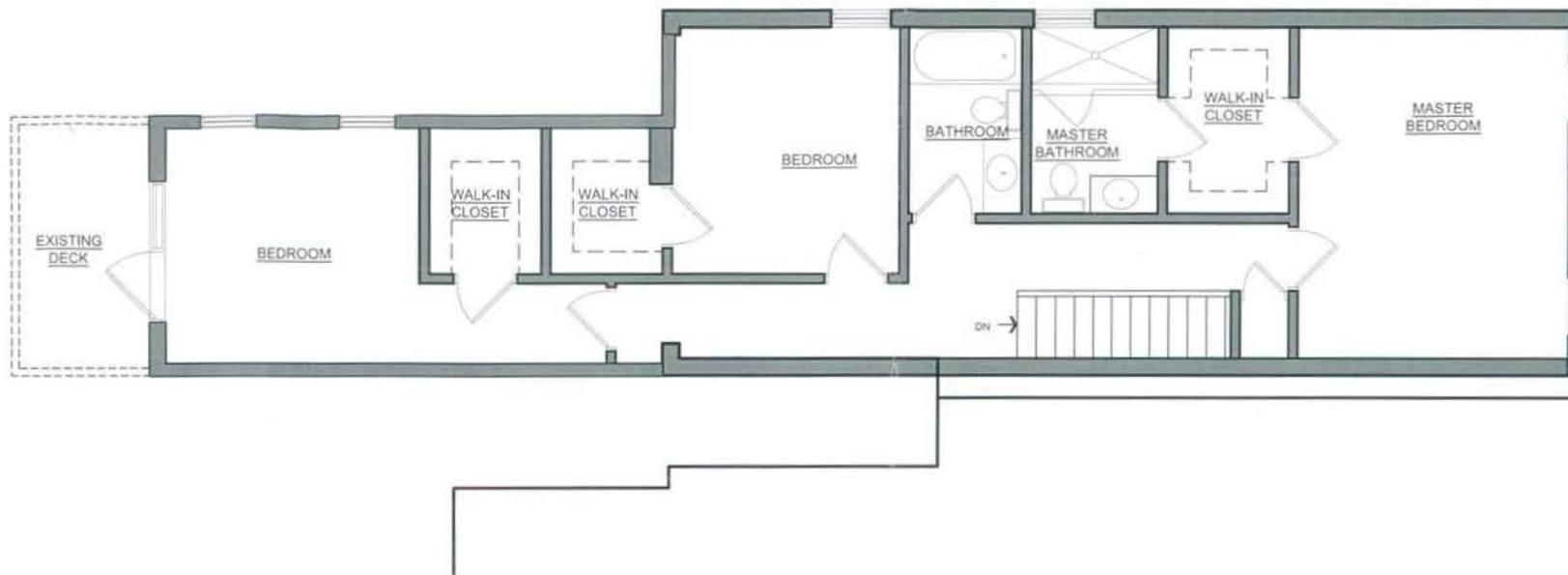
D-1

1
D-1 FIRST FLOOR DEMOLITION 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





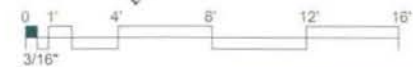
1
D-2

SECOND FLOOR DEMOLITION 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



REVISIONS

NO.	DATE	DESCRIPTION
1	05/10/13	ISSUED FOR PERMIT

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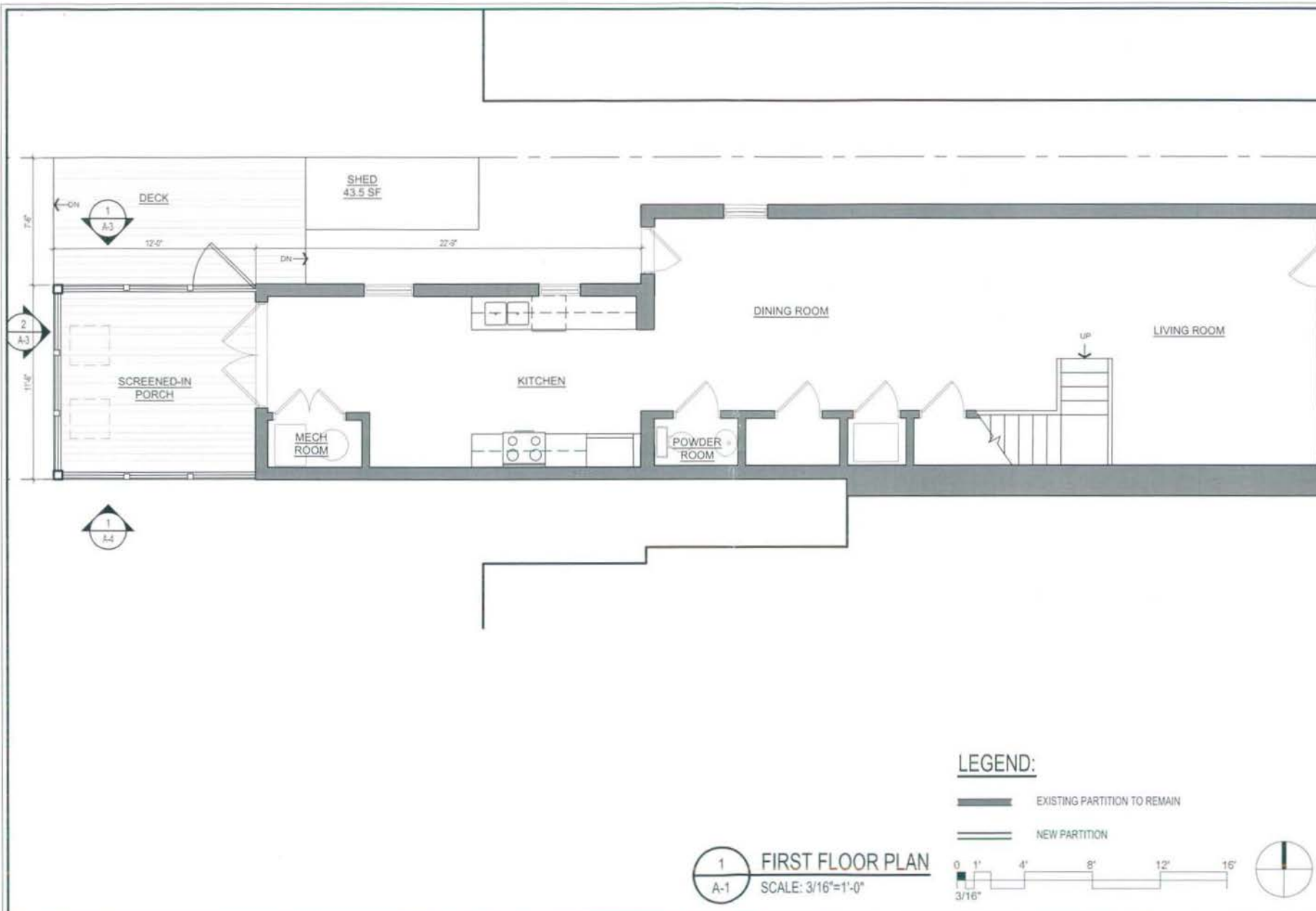
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DATE: 2-1-13
SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

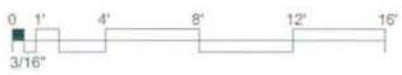
D-2



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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



REVISIONS		
#	DATE	DESCRIPTION
1	2-1-13	ISSUED FOR PERMIT
2	2-1-13	REVISED PER COMMENTS
3	2-1-13	REVISED PER COMMENTS
4	2-1-13	REVISED PER COMMENTS

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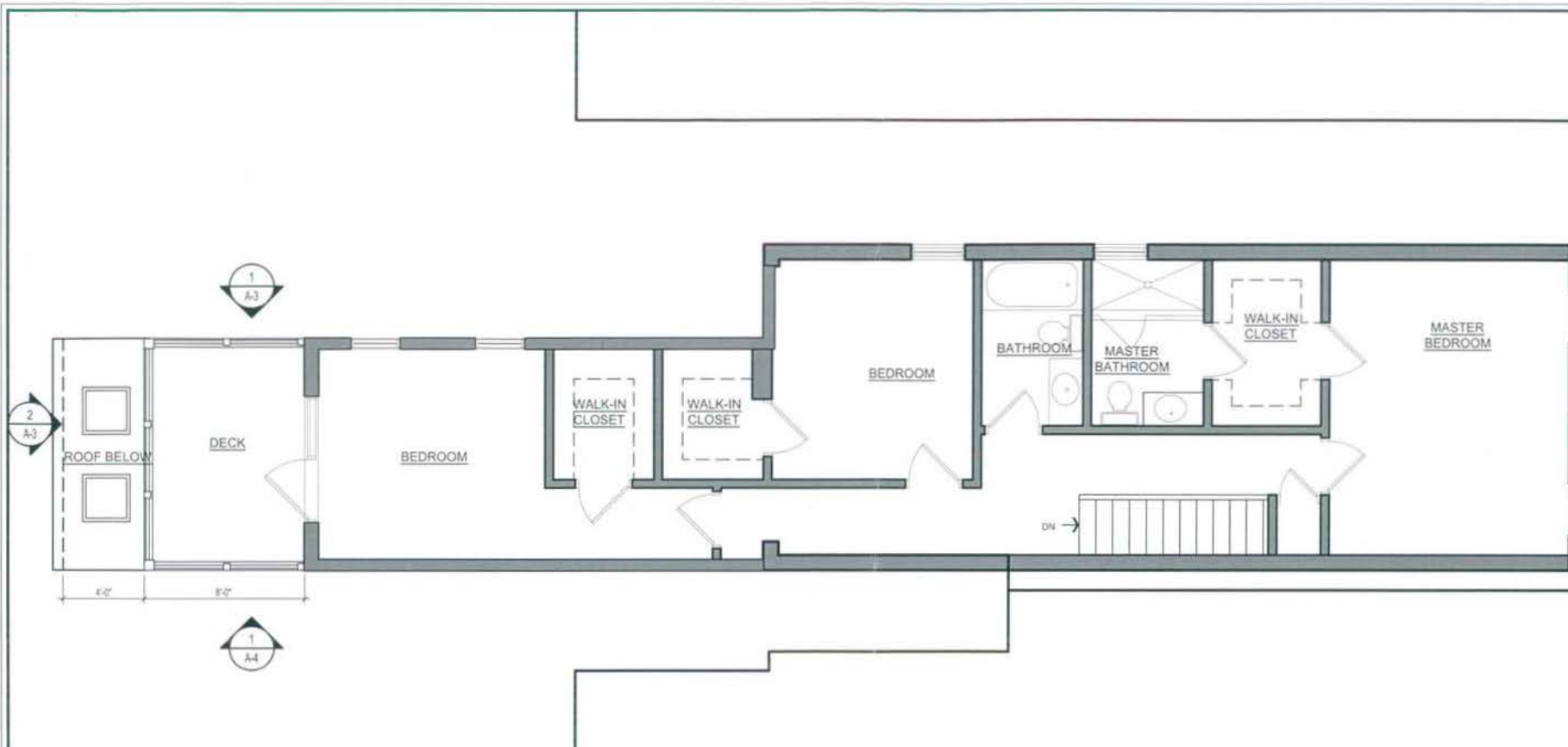
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FIRST FLOOR PLAN

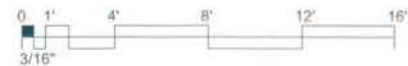
A-1



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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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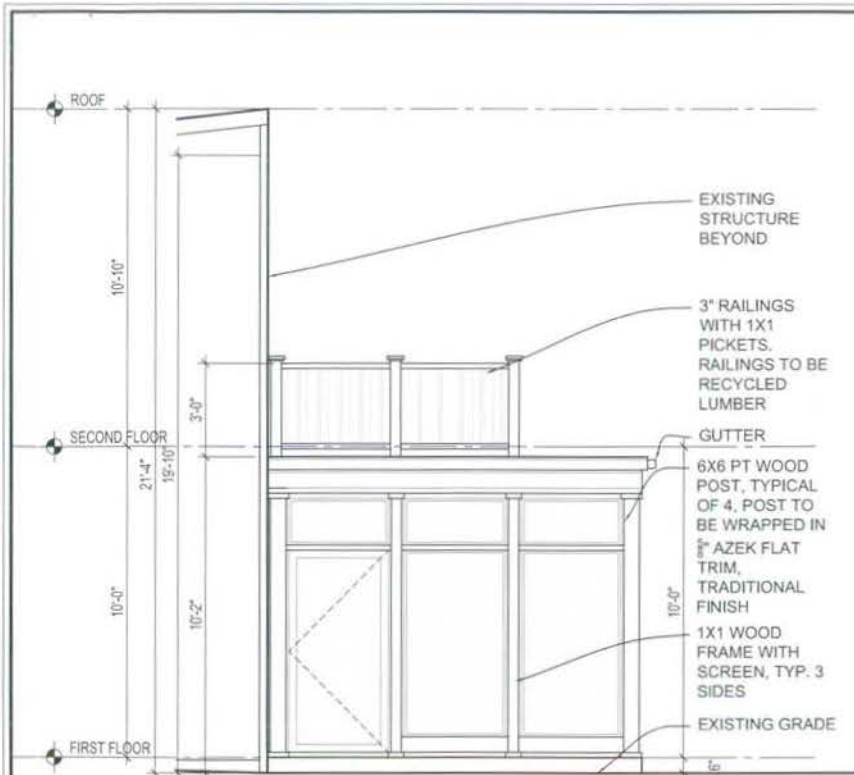
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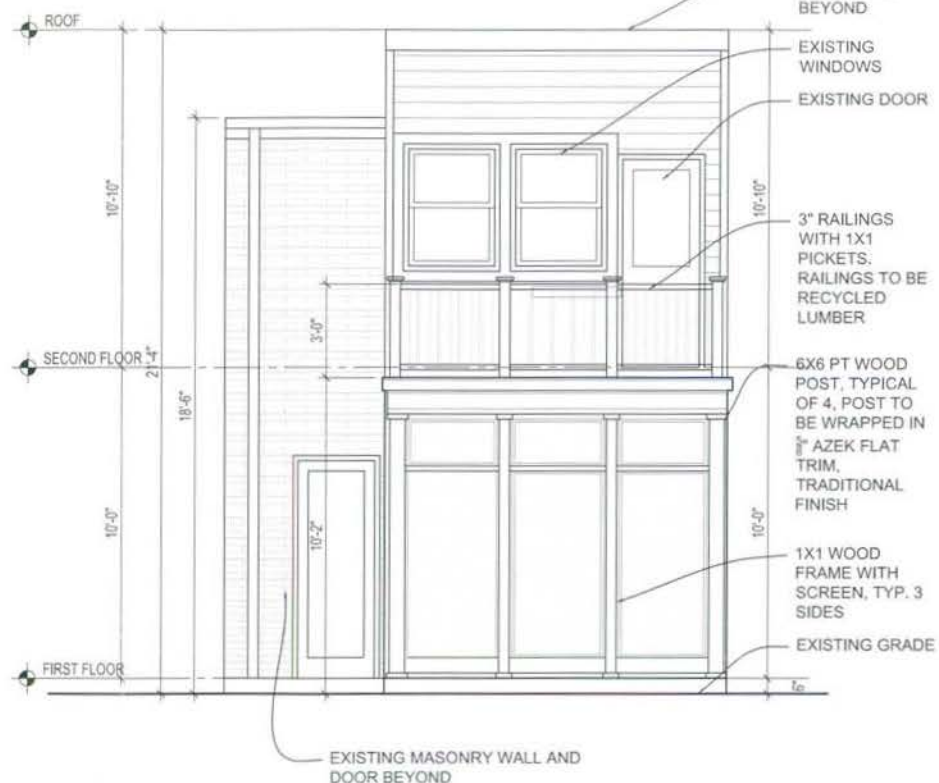
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SECOND FLOOR PLAN

A-2



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



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



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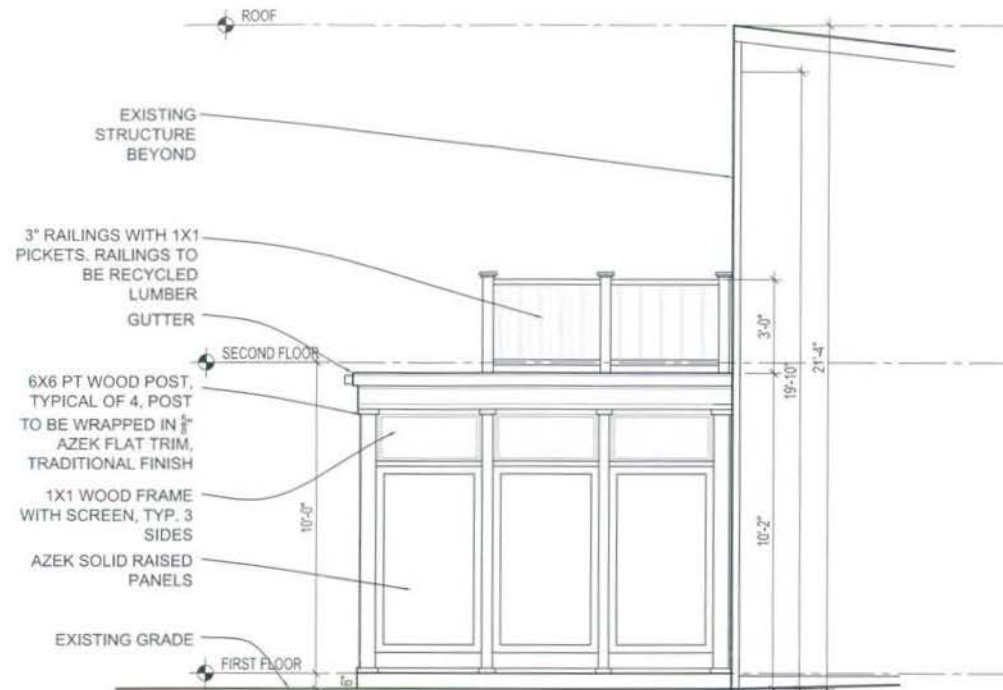
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EXTERIOR ELEVATIONS

A-3



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



NO.	REVISIONS
1	DATE: 2-1-13
2	DATE: 2-1-13
3	DATE: 2-1-13
4	DATE: 2-1-13
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EXTERIOR ELEVATIONS

A-4