

PROJECT DATA

OWNER:

CHARLES KING AND MAGGIE PAXSON
650 C STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 802
SQUARE: 864
LOT AREA: 1800 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY SEMI DETACHED DWELLING W/ CELLAR
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



STRUCTURAL DESIGN CRITERIA:

FLOOR JOIST SPANS
RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 2000 PSI

DECK
LIVE LOAD: 40 PSF
SNOW LOAD: 30 PSF

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

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 $\frac{3}{4}$ RECYCLED LUMBER
COMPRESSION PARALLEL 1800 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 .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

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	978.2 SF	1082.5 SF	640.0 SF
(PERCENTAGE)	61.1%	67.7%	40.0%
REAR YARD	10.8'	5.8'	20.0' MINIMUM
OPEN COURT	N/A	N/A	8.0' MIN
SIDE YARD	3.3'9.5713.4'	3.3'9.578.0'	8.0' MIN
HEIGHT	34.8'	NO CHANGE	40'
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	532.7 SF	NO CHANGE	
FIRST FLOOR	872.9 SF	977.2 SF	
SECOND FLOOR	880.8 SF	877.2 SF	
TOTAL	2086.4 SF	2487.1 SF	

PROJECT DESCRIPTION:

INTERIOR RENOVATION AND 2 STORY REAR ADDITION

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. 1 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18545

EXHIBIT NO. 11

ADDITION

Charles King and Maggie Paxson
650 C Street NE
Washington, DC 20002

DRAWING INDEX

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Board of Zoning Adjustment
District of Columbia
CASE NO.18545
EXHIBIT NO.11

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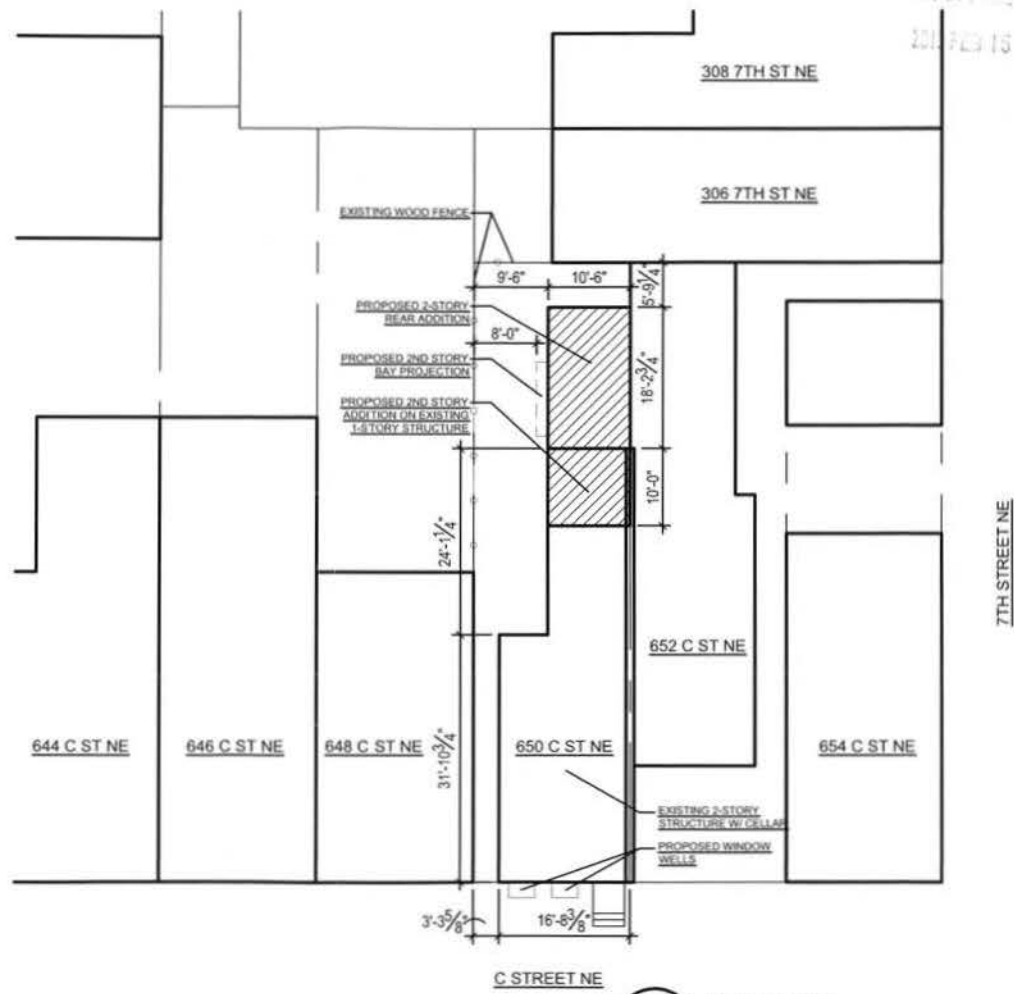
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COVER SHEET

C-1

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

0 4' 8' 16' 32' 48'
1/16"

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SITE PLAN
C-2



View from C Street NE



View from C Street NE towards Northwest



View from C Street NE towards Northeast

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PHOTOGRAPHS

C-3



View from rear yard



View from side yard towards 648 C St NE



View from side yard towards 306 7th St NE



View from side yard towards 652 C St NE

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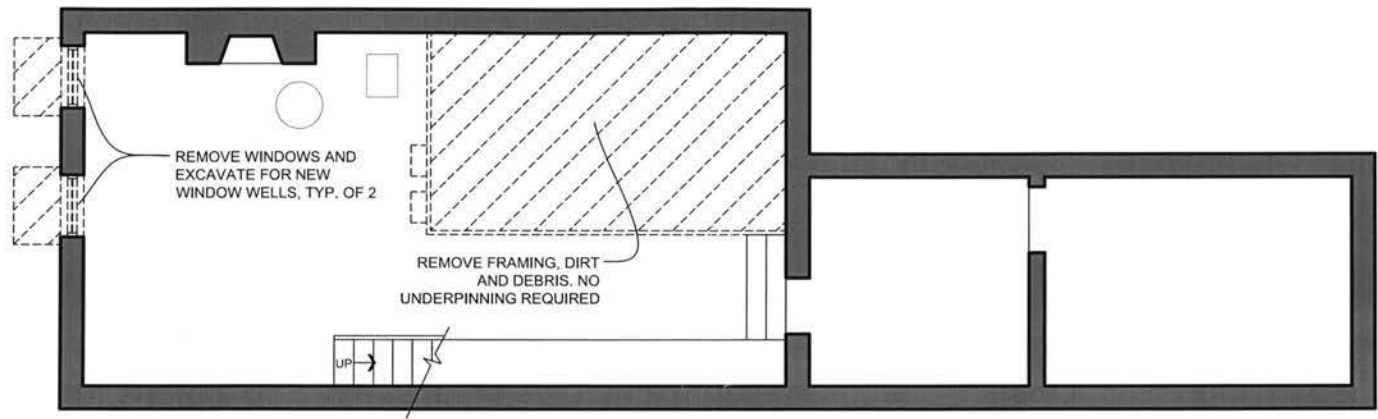
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PHOTOGRAPHS

C-4

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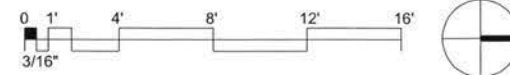
GENERAL DEMOLITION NOTES:

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.

LEGEND:

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

1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"



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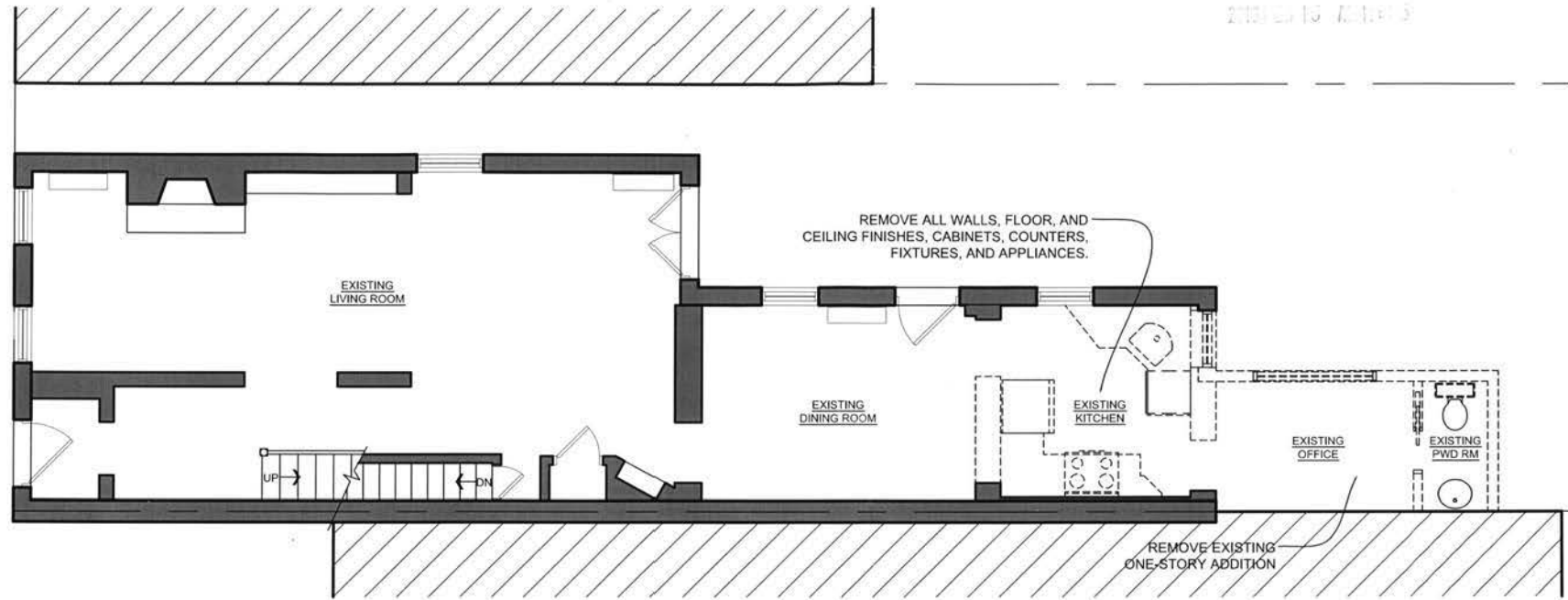
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BASEMENT
DEMOLITION PLAN

D-1

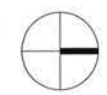
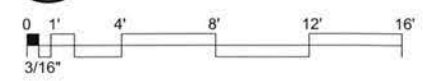
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LEGEND:

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

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



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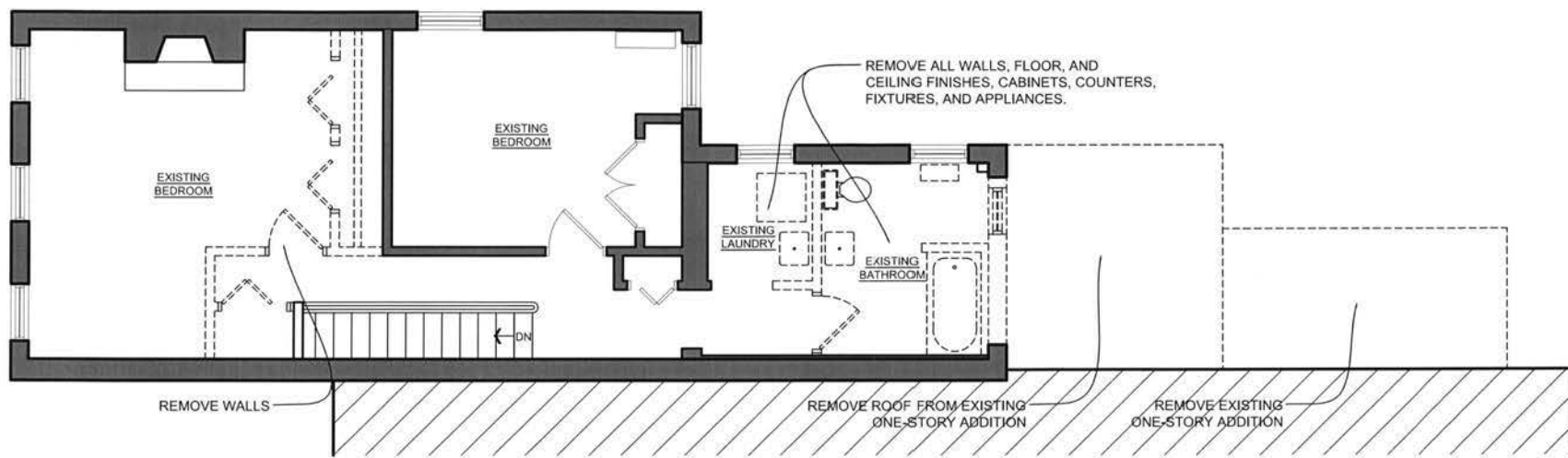
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SCALE: **3/16"=1'-0"**

FIRST FLOOR
DEMOLITION PLAN
D-2

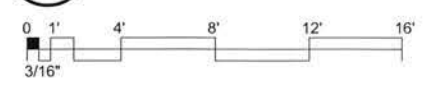
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LEGEND:

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

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



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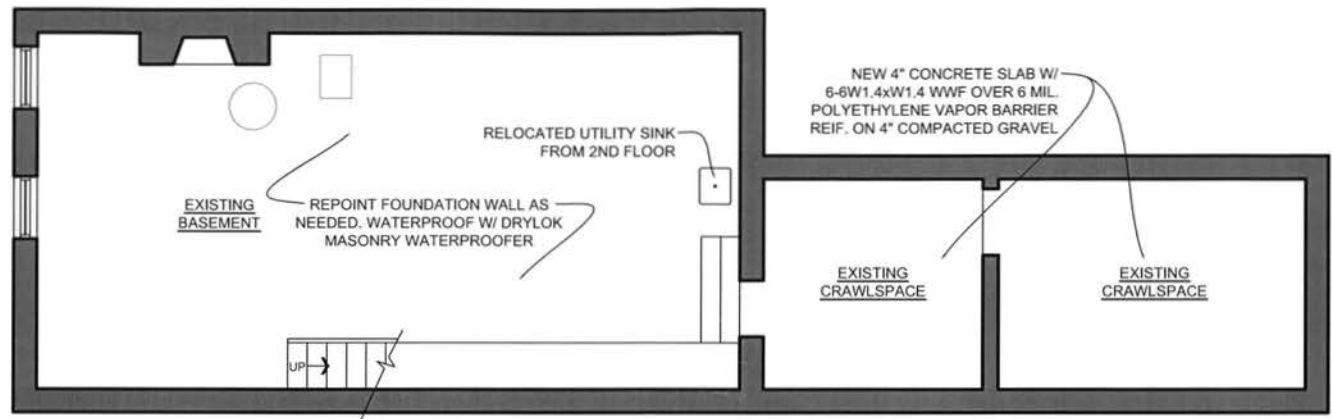
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SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN

D-3

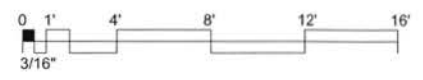
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1 BASEMENT PLAN
A-1 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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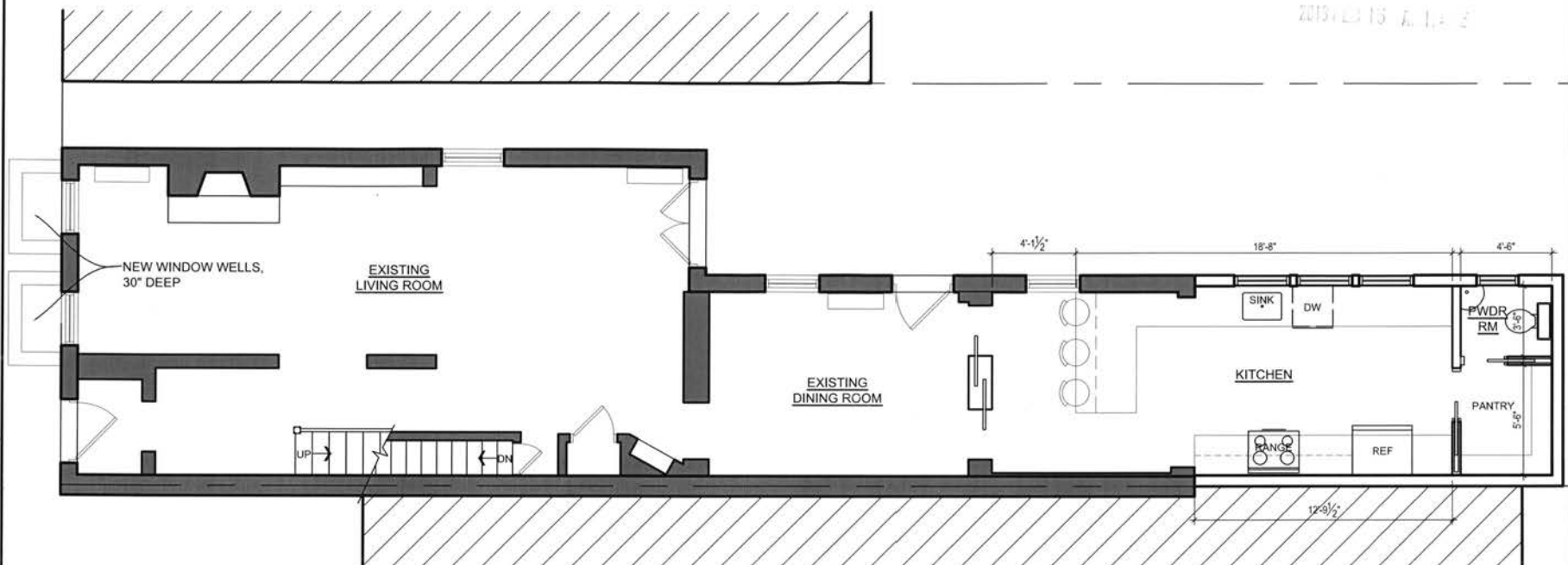
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BASEMENT PLAN

A-1

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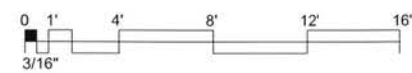
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SEAL:

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

LEGEND:
 EXISTING PARTITION TO REMAIN
 NEW PARTITION

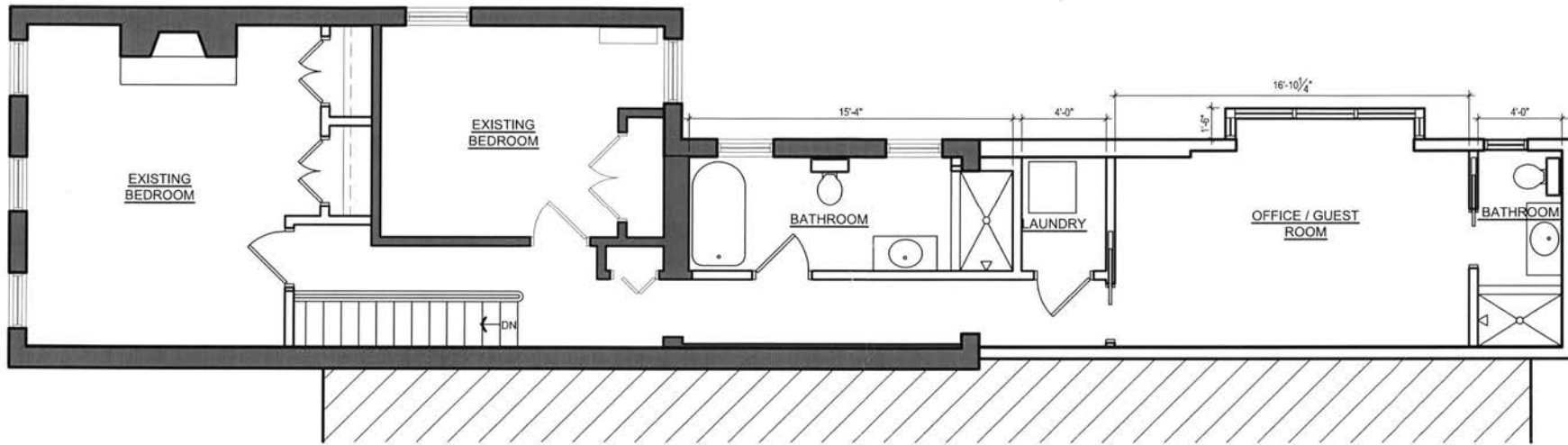


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SCALE: 3/16"=1'-0"

FIRST FLOOR PLAN

A-2

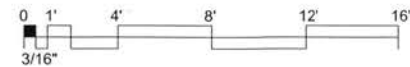
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1 SECOND FLOOR PLAN
A-3 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
NEW PARTITION



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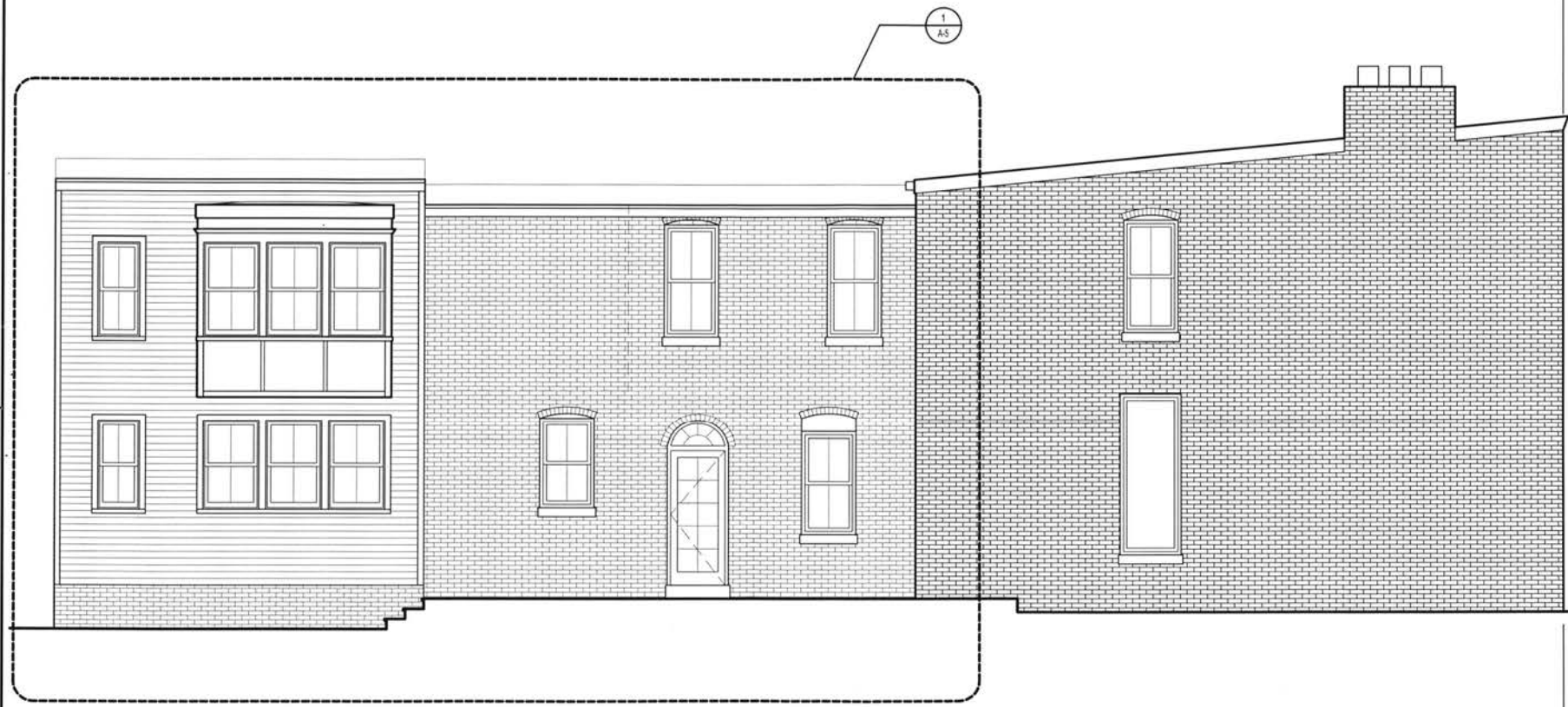
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SECOND FLOOR PLAN

A-3

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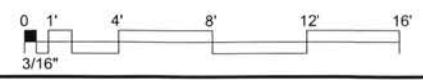
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SCALE: 3/16"=1'-0"
EXTERIOR ELEVATIONS

A-4

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



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

EXTERIOR ELEVATIONS

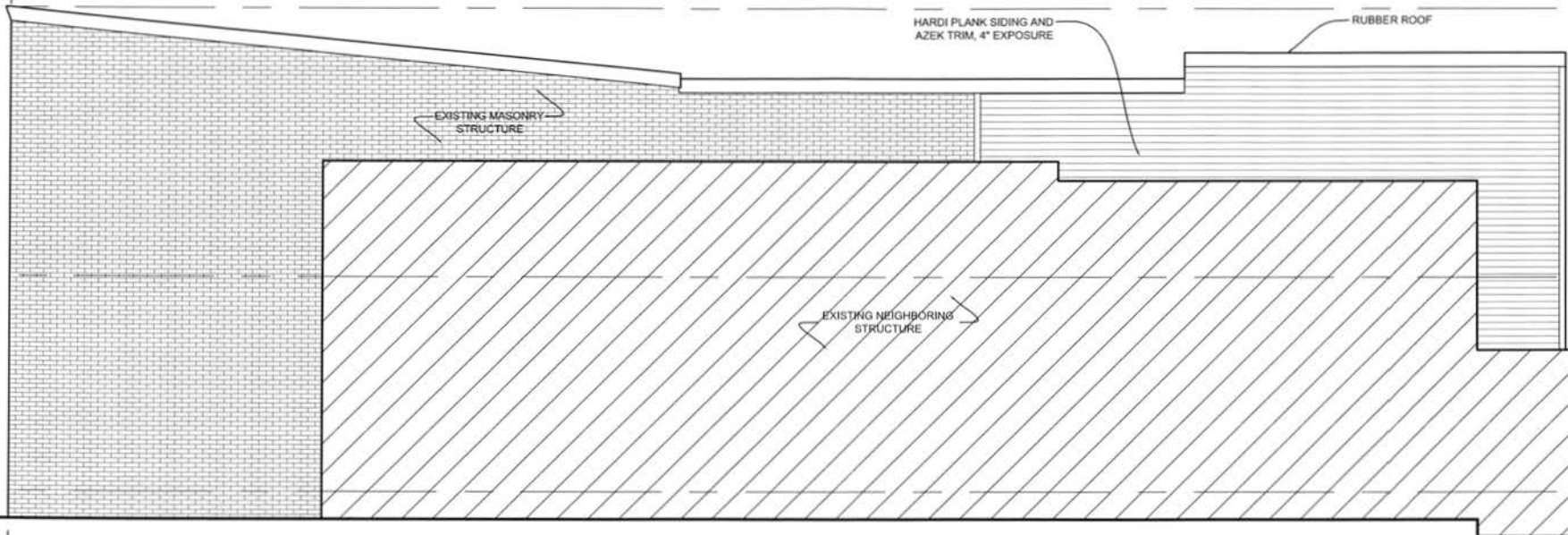
A-5

1 WEST ELEVATION - ENLARGED
 A-5 SCALE: 1/4"=1'-0"



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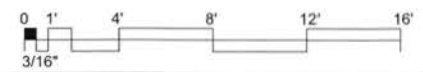
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EXTERIOR ELEVATIONS

1 EAST ELEVATION
A-7 SCALE: 3/16"=1'-0"



A-7