

PROJECT DATA

OWNER:

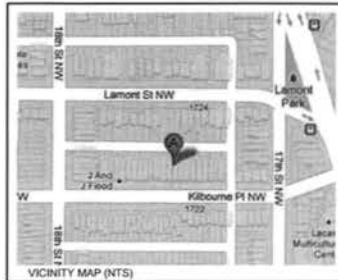
DAVID AND SAMANTHA ROSS
1731 KILBOURNE PLACE NW
WASHINGTON, DC 20010

ZONING DATA:

LOT: 98
SQUARE: 2802
LOT AREA: 1943 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

THREE STORY ROW 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:

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 $\frac{1}{320}$ 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.

PROJECT DESCRIPTION:

EXISTING SECOND STORY PORCH TO BE REBUILT & ENLARGED.

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-8, 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.I 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18631

EXHIBIT NO. 10

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REAR PORCH

ROSS Residence
1731 Kilbourne Place NW
Washington, DC 20010

DRAWING INDEX

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		A-4	PROPOSED EXTERIOR ELEVATION
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REVISIONS

#	DATE	COMMENTS

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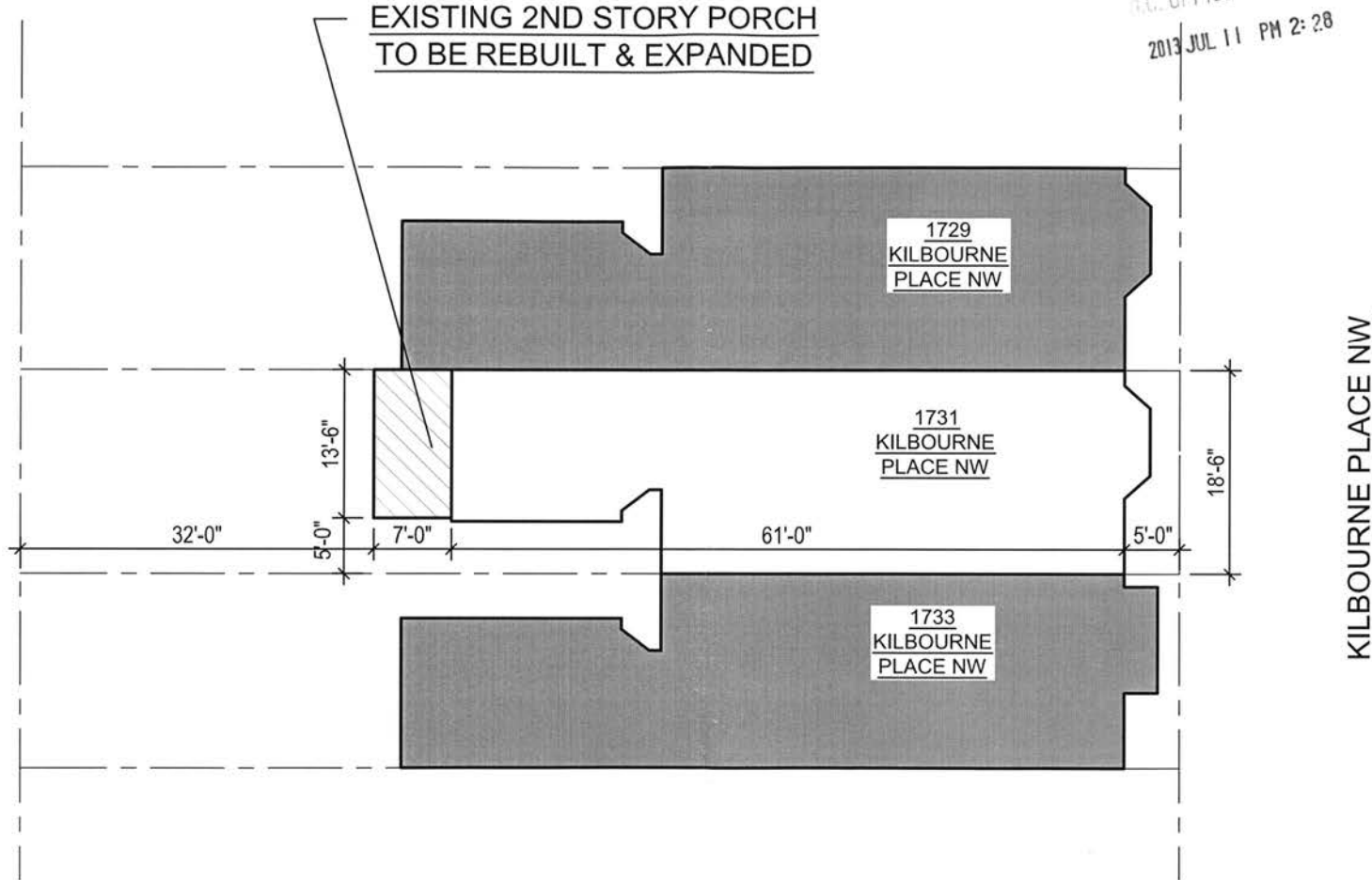
SCALE: N.T.S.

COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18631
EXHIBIT NO.10

20' WIDE PUBLIC ALLEY



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KILBOURNE PLACE NW

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



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SITE PLAN
C-2

LAMONT STREET NW

LAMONT STREET NW

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BLOCK SITE PLAN

C-3

20' WIDE PUBLIC ALLEY

20' WIDE PUBLIC ALLEY

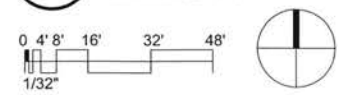
EXISTING 2ND STORY PORCH
TO BE REBUILT & EXPANDED



KILBOURNE PLACE NW

KILBOURNE PLACE NW

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





1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE
C-4

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COVER SHEET

C-4



1
C-5

VIEW DOWN ALLEY, LOOKING WEST

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COVER SHEET

C-5



2
C-5

VIEW DOWN ALLEY, LOOKING EAST

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EXISTING
PATIO

EXISTING
FIRST FLOOR

DN

GENERAL DEMOLITION NOTES:

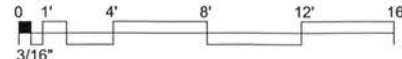
1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED 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: 3/16"=1'-0"

LEGEND:

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



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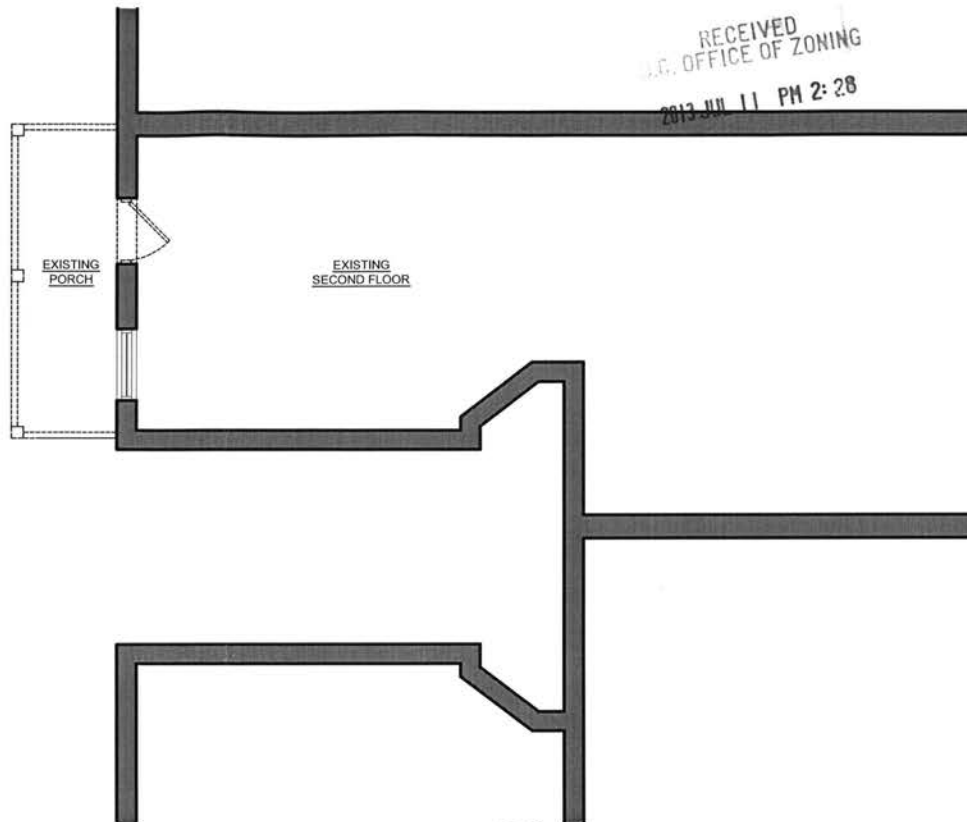
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SCALE: 3/16"=1'-0"

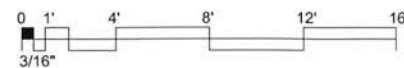
FIRST FLOOR
DEMOLITION PLAN
D-1



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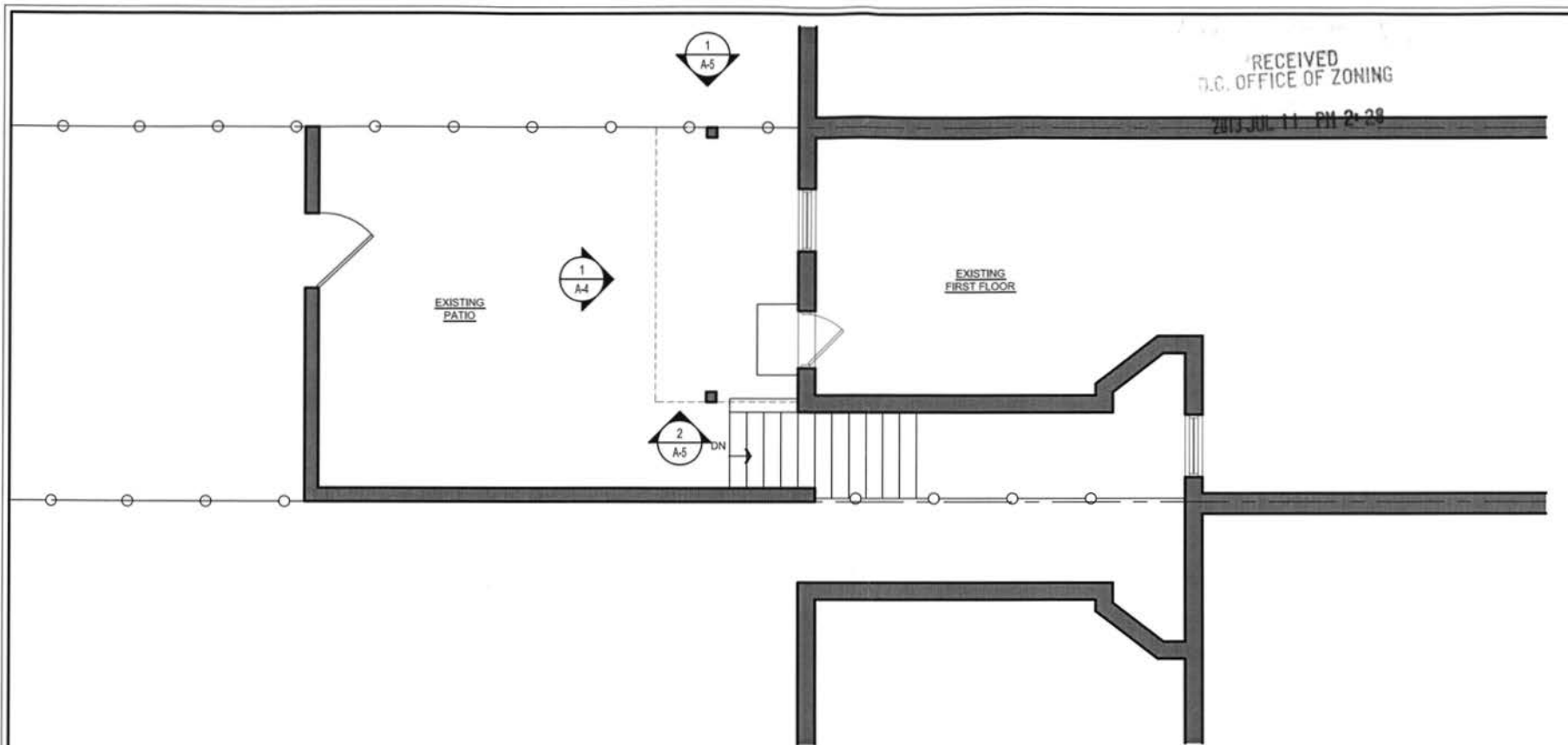
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SCALE: 3/16"=1'-0"

SECOND FLOOR
DEMOLITION PLAN
D-2



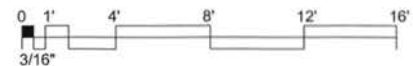
GENERAL CONSTRUCTION NOTES:

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, OR LABELED "VIF". 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.

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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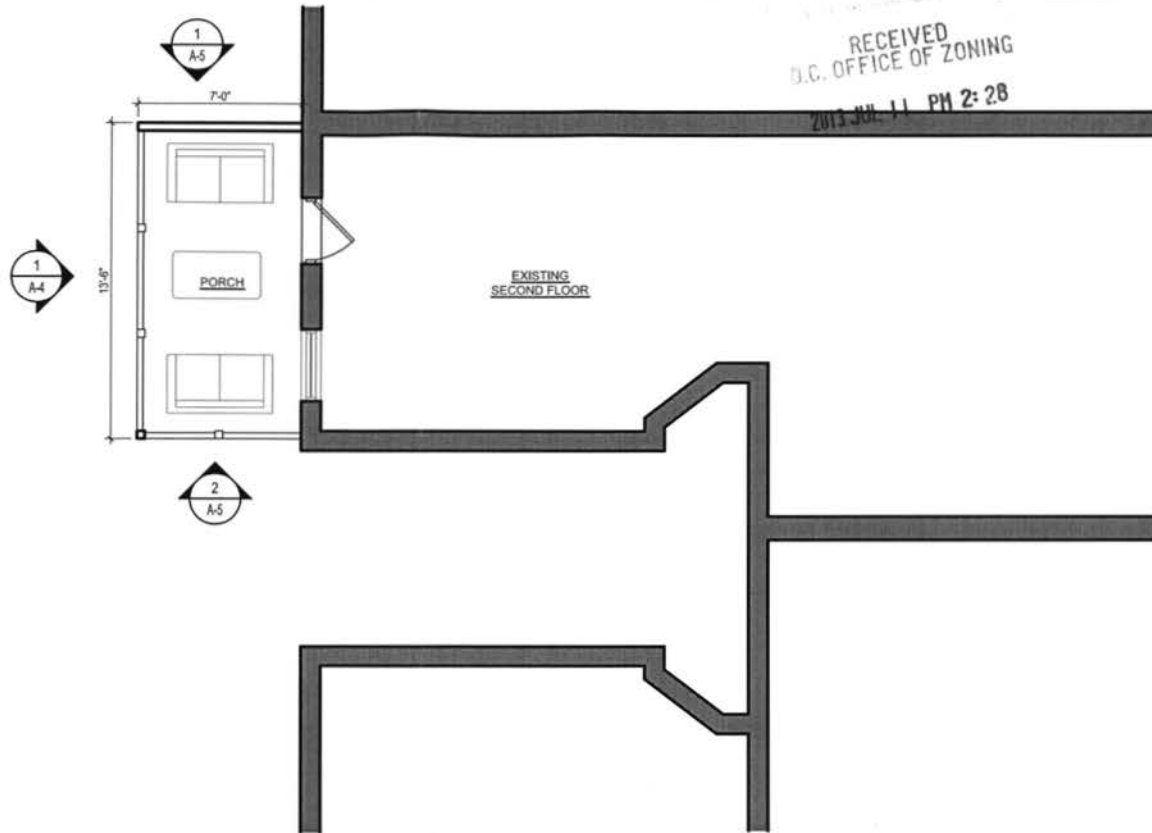
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SCALE: **3/16"=1'-0"**

FIRST FLOOR PLAN

A-1

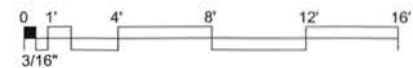
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1 SECOND FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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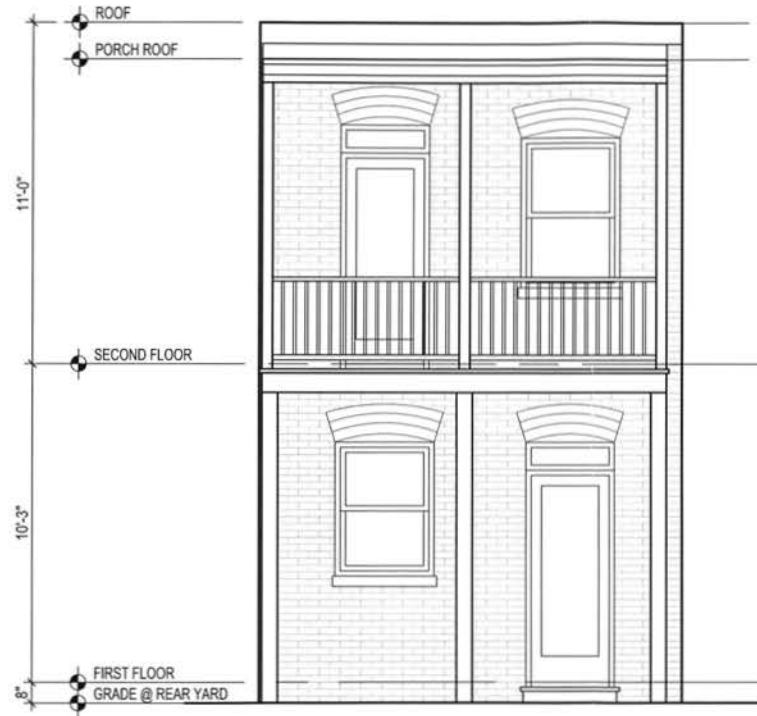
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SECOND FLOOR PLAN

A-2

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EXISTING REAR ELEVATION

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

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EXISTING ELEVATION

A-3

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PROPOSED REAR ELEVATION

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

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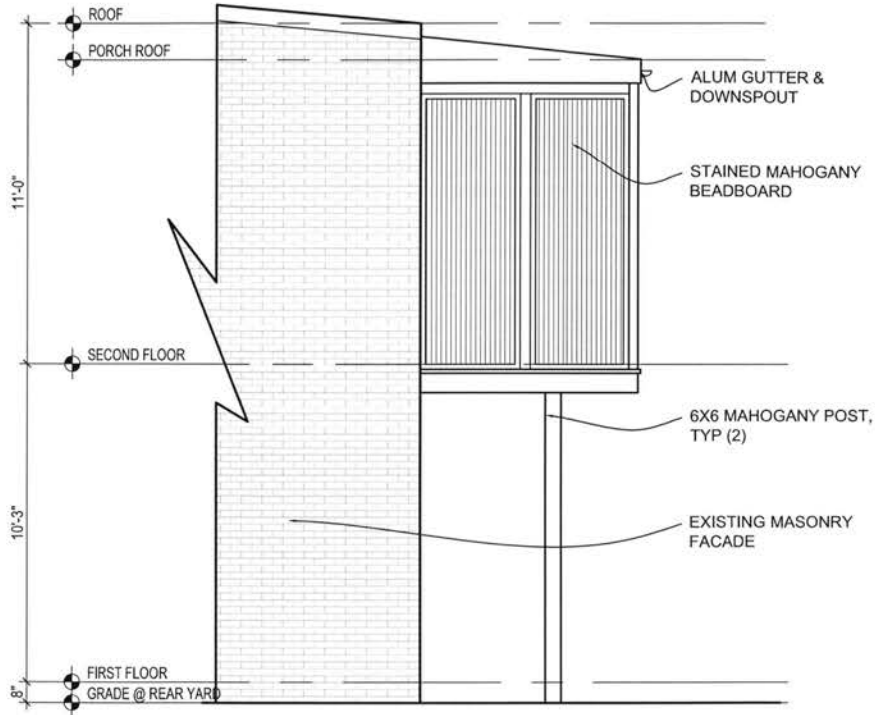
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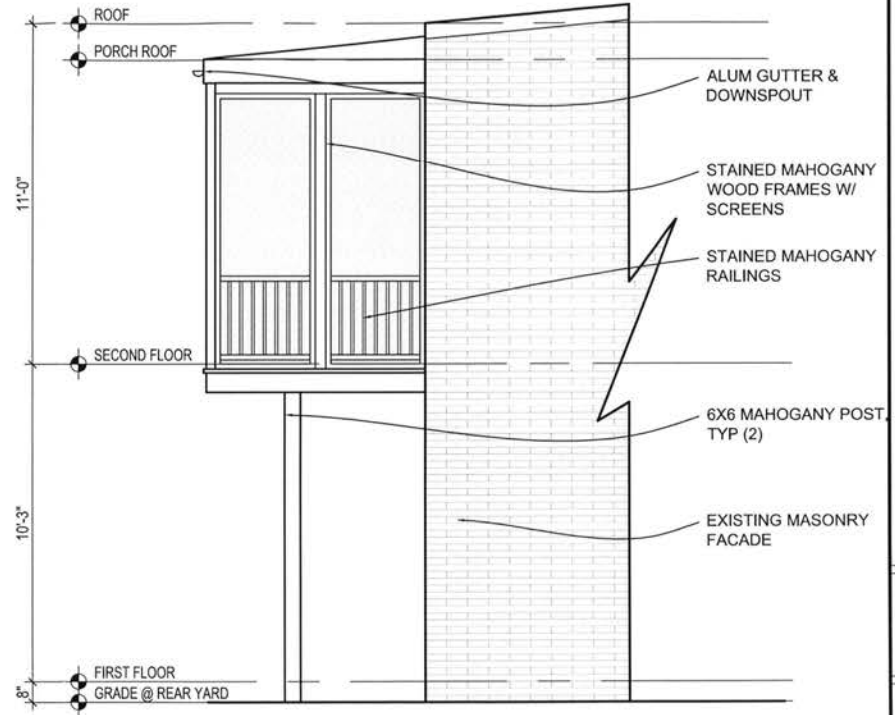
EXTERIOR ELEVATION

A-4

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



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

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EXTERIOR ELEVATION

A-5