

DRAWING SYMBOLS

- DETAIL NUMBER
SHEET NUMBER
- PARTITION TYPE
- ROOM NUMBER
- DOOR NUMBER
- ELEVATION OR SECTION NUMBER
SHEET NUMBER
- ALIGN FINISHED SURFACES
- KEYED NOTE
- WINDOW NUMBER

PARTITION LEGENDS

- TO REMAIN
- TO BE DEMOLISHED
- EXISTING
- NEW
- FLOOR / CEILING
- SLAB / SLAB
- DEMOLITION PLAN
- CONSTRUCTION PLAN
- REFLECTED CEILING PLAN

LIGHTING SYMBOLS

- RECESSED DOWNLIGHT
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- SURFACE MOUNTED FLUORESCENT FIXTURE

ELECTRICAL SYMBOLS

- WALL MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED QUADRUPLUX RECEPTACLE
- 220V WALL MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED DUPLEX RECEPTACLE WITH GROUND-FAULT INTERRUPTER
- DUPLEX RECEPTACLE WITH WEATHER PROTECTION, RATED FOR EXTERIOR APPLICATIONS
- DEDICATED CIRCUIT RECEPTACLE
- JUNCTION BOX
- WALL-MOUNTED FEED FOR SYSTEMS FURNITURE
- FLOOR-MOUNTED FEED FOR SYSTEMS FURNITURE
- POWER POLE FEED FOR SYSTEMS FURNITURE
- WALL MOUNTED SWITCH
- 3-WAY SWITCH
- SWITCH WITH DIMMER
- FAN SWITCH
- WALL MOUNTED TELEPHONE OUTLET
- WALL MOUNTED DATA OUTLET
- FLOOR MOUNTED TELEPHONE OUTLET
- FLOOR MOUNTED DATA OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- CABLE TV JACK
- EXHAUST FAN
- SPEAKER FOR AUDIO SYSTEM

RECEIVED
D.C. OFFICE OF ZONING

2013 DEC 30 AM 10:00



VICINITY MAP
NO SCALE

REAR DECK FOR THE ROMEU RESIDENCE 1536 T STREET, N.W. WASHINGTON, D.C. 20009

LIST OF DRAWINGS

- A-1 COVER SHEET, SITE PLAN
- A-2 EXISTING CONDITIONS / DEMOLITION PLAN
- A-3 CONSTRUCTION PLANS
- A-4 ELEVATIONS, SECTIONS
- A-5 FRAMING PLANS
- A-6 GENERAL NOTES, LIGHTING SCHEDULE

- C-1 EROSION & SEDIMENT CONTROL PLAN

PERMIT REVIEW DATA

GENERAL

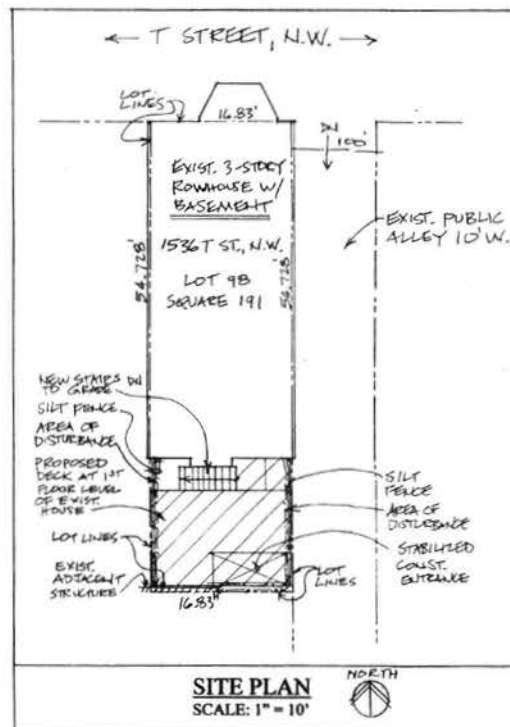
Address: 1536 T Street, N.W., Washington, D.C. 20009
Ward: 2
Project Description: rear deck addition
Year Built: 1900

ZONING

Lot, Square: Lot 98, Square 191
Zoning District: DC / R-4
Use (existing & proposed): single-family row dwelling
Lot Area: 921 SF
Maximum Lot Occupancy Allowable: 97% (previously existing rear deck resulted in 97% coverage)
Existing Lot Coverage: 664.8 SF (72.2% Lot Occupancy)
New Lot Coverage: 892.5 SF (97% Lot Occupancy)
Rear Yard Required: 0.5' (previously existing rear deck provided 0.5' rear yard)
Rear Yard Provided: 0.5'
Side Yard Required Each Side: 0'
Side Yards Existing & Provided: 0.0' on each side
No. of Stories Allowed: 3
No. of Stories Provided (Existing): 3
Building Height Allowed: 40'
Building Height Existing & Provided: 36.7' (from grade at front of house to ceiling of top story)
Parking Spaces Existing & Provided: 0

STRUCTURAL REVIEW

Building Code Used: 2008 District of Columbia Construction Code
Sprinkler System: none
Use Group: R-3 (existing single-family dwelling, 3 stories plus basement)
Construction Type: III-B (combustible and unprotected)
Fire Rating of Building Elements: All existing construction elements (walls, floors, and roof) = 0 hours



SOIL EROSION CONTROL NOTES

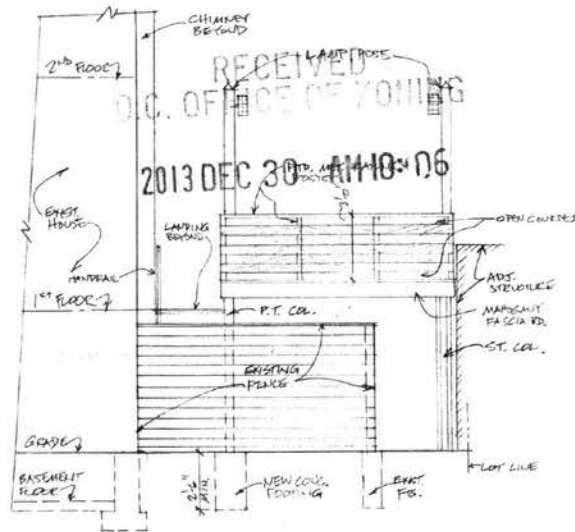
- SILT FENCE SHALL BE CONSTRUCTED AS INDICATED ON SITE PLAN AS THUS: X
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AS LOCATED ON SITE PLAN. SEE SHEET C-1 FOR DETAILS.
- AREA OF DISTURBANCE IS 240 SF.
- VOLUME OF CUT = 160 CUBIC FEET
VOLUME OF FILL = 35 CUBIC FEET
- EXIST. & PROPOSED CONTOUR LINES SHOWN AS THUS: ---
AT 2' INTERVALS.
(EXIST. CONTOUR LINES TO REMAIN).
- SEE SHEET C-1 FOR DETAILS.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18925
EXHIBIT NO. 12

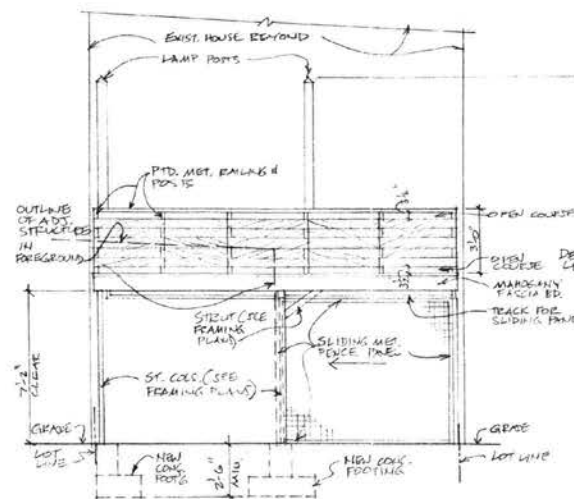
Board of Zoning Adjustment
District of Columbia
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REVISIONS	DATE: 7-15-13
ROMEU RESIDENCE - REAR DECK 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-207-1002 FAX: 301-207-1003	
PROJECT NUMBER: 1221	COVER SHEET, SITE PLAN

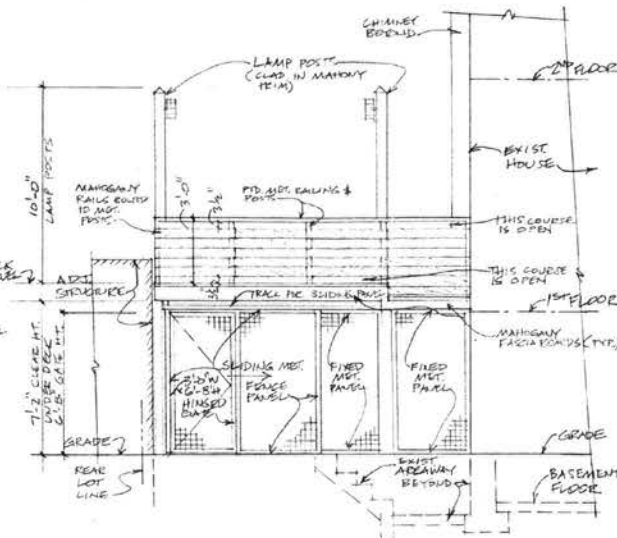
1
A-5 ELEV. @ STEEL BEAM/CANTILEVER
SCALE: $\frac{1}{2}" = 1'-0"$



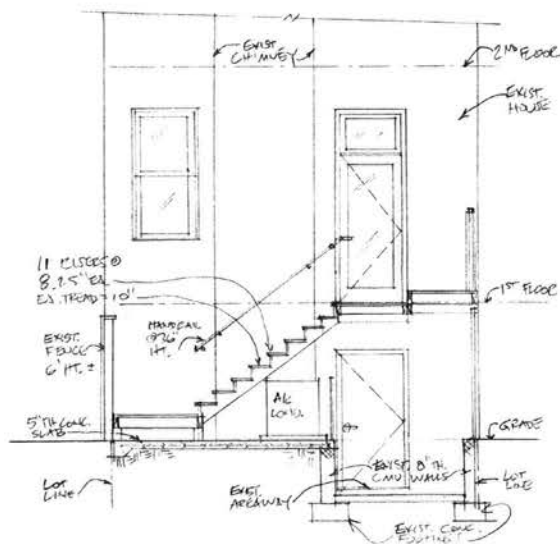
WEST ELEVATION
SCALE: 1/4" = 1'-0"



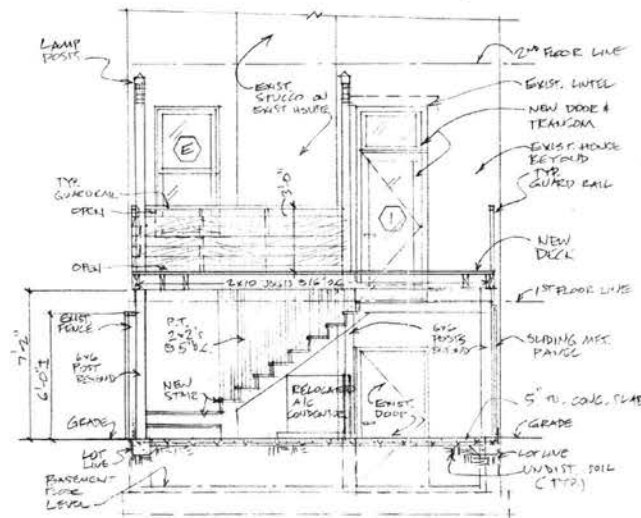
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



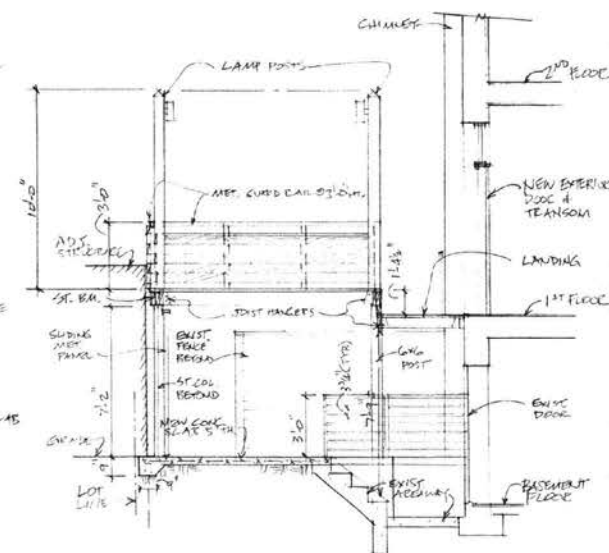
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SECTION C-C (LOOKING NORTH)
SCALE: 1/4" = 1'-0"



SECTION B-B (LOOKING NORTH)
SCALE: 1/4" = 1'-0"



SECTION A-A (LOOKING WEST)
SCALE: 1/4" = 1'-0"

REVISIONS:	
DATE:	7-15-13
SHEET NUMBER:	A-4
PROJECT NUMBER:	1221

ROMEU RESIDENCE- REAR DECK
1536 T STREET, N.W. WASHINGTON, DC 20009
MORRIS ARCHITECTS
60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878
TEL: 301-557-1002 FAX: 301-557-1003
ELEVATIONS, SECTIONS