

PROJECT DATA

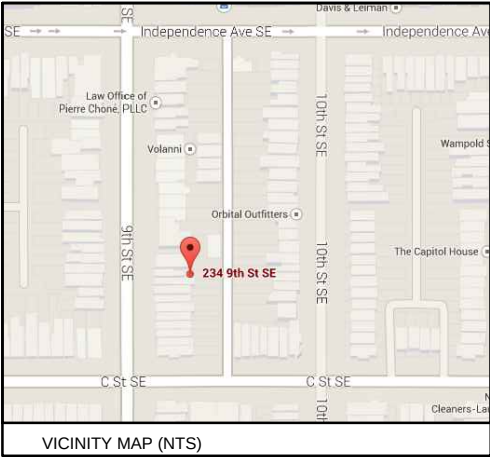
OWNER:
MATT SHEFFER AND ANDREA SHINBACH
234 9TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0811
SQUARE: 0944
LOT AREA: 1747 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING
SINGLE FAMILY DWELLING

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



VICINITY MAP (NTS)

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

HOUSE

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 1/360 OF SPAN

LATERAL LOAD RESISTING STRUCTURAL SYSTEM: 1/2" WOOD STRUCTURAL PANEL
SHEATHING FOR 16" OC STUDS. PANELS TO BE IN ACCORDANCE WITH IRC TABLE R602.3(3)

ROOF OF HOUSE

SNOW LOAD 30 PSF
WIND LOAD: 90 MPH
RAFTERS TO BE SOUTHER 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. 3/4" 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.

ADDITION &
RENOVATION

234 9th Street SE
Washington, DC 20003

BZA CASE #18811
REVISION 8-18-14

DRAWING INDEX

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		A-5	EXTERIOR ELEVATION

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION, INTERIOR TO BE RENOVATED

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

REVISIONS

#	DATE	COMMENTS

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

SEAL:

VERSION: BZA
DATE: 8-18-14
SCALE: N.T.S.

COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO. 18811
EXHIBIT NO. 29

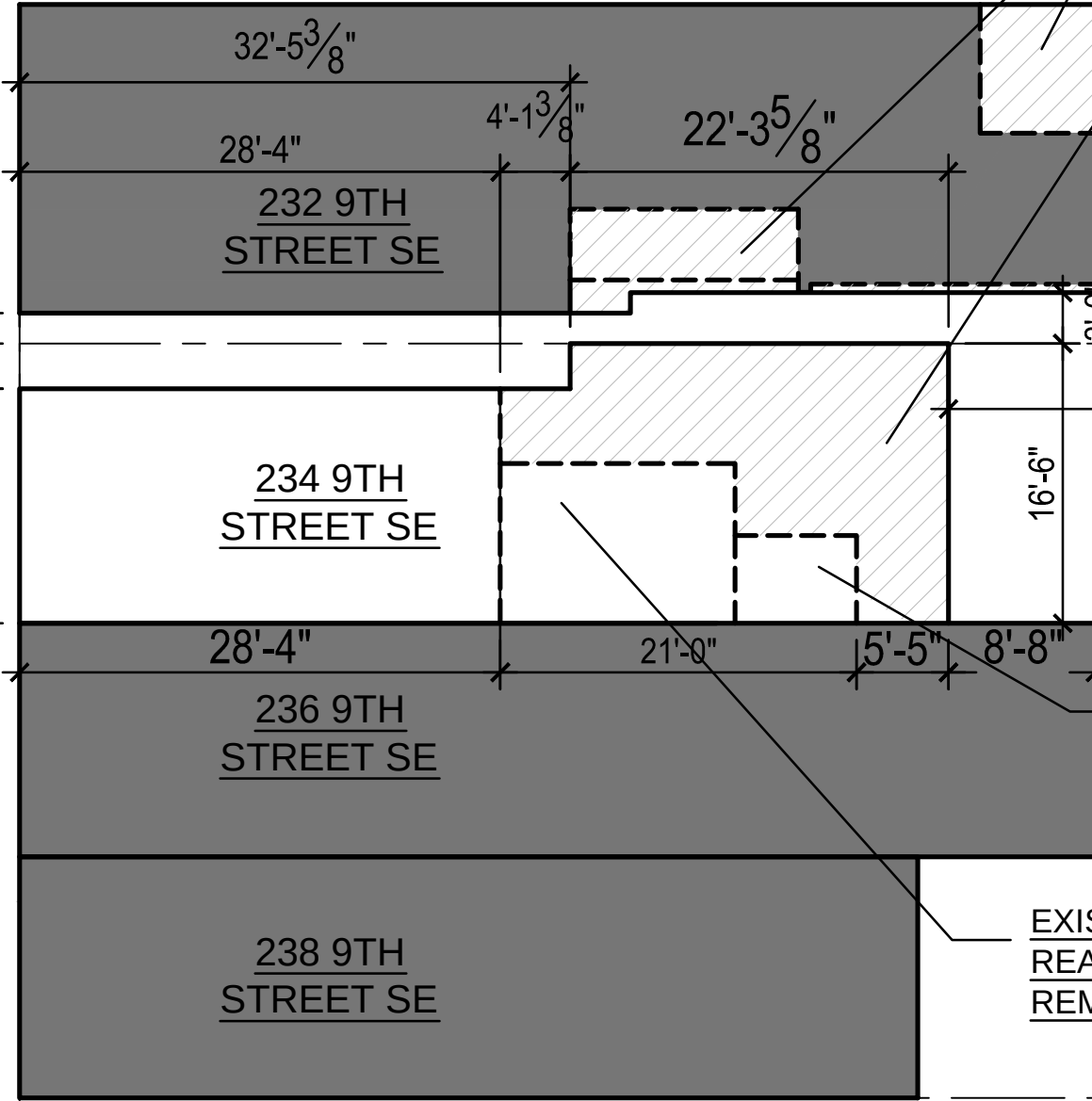
0-1

9TH STREET SE

4'-5⁵/₈"

2'-8"

13'-10"



PROPOSED INFILL @
232 9TH STREET SE

PROPOSED TWO
STORY REAR
ADDITION

31'-4"

EXISTING ONE
STORY REAR
ADDITION TO BE
REMOVED

EXISTING TWO STORY
REAR ADDITION TO BE
REMOVED

EXISTING
GARAGE

19'-4"

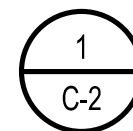
EXISTING
GARAGE

EXISTING
GARAGE

EXISTING
GARAGE

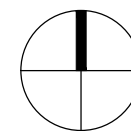
PUBLIC ALLEY

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SITE PLAN

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



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

SITE PLAN

C-2



1 FRONT OF HOUSE, VIEW FROM 9TH STREET SE
C-4 SCALE: NTS



2 REAR OF HOUSE, VIEW FROM YARD
C-4 SCALE: NTS

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SCALE: NTS

PICTURES

C-4



1 VIEW THROUGH SIDE YARD, FROM REAR YARD
C-5 SCALE: NTS



2 9TH STREET, LOOKING NORTH
C-5 SCALE: NTS

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PICTURES

C-5



1
 C-6

VIEW FROM ALLEY, LOOKING NORTH
 SCALE: NTS



2
 C-6

VIEW FROM ALLEY, LOOKING SOUTH
 SCALE: NTS

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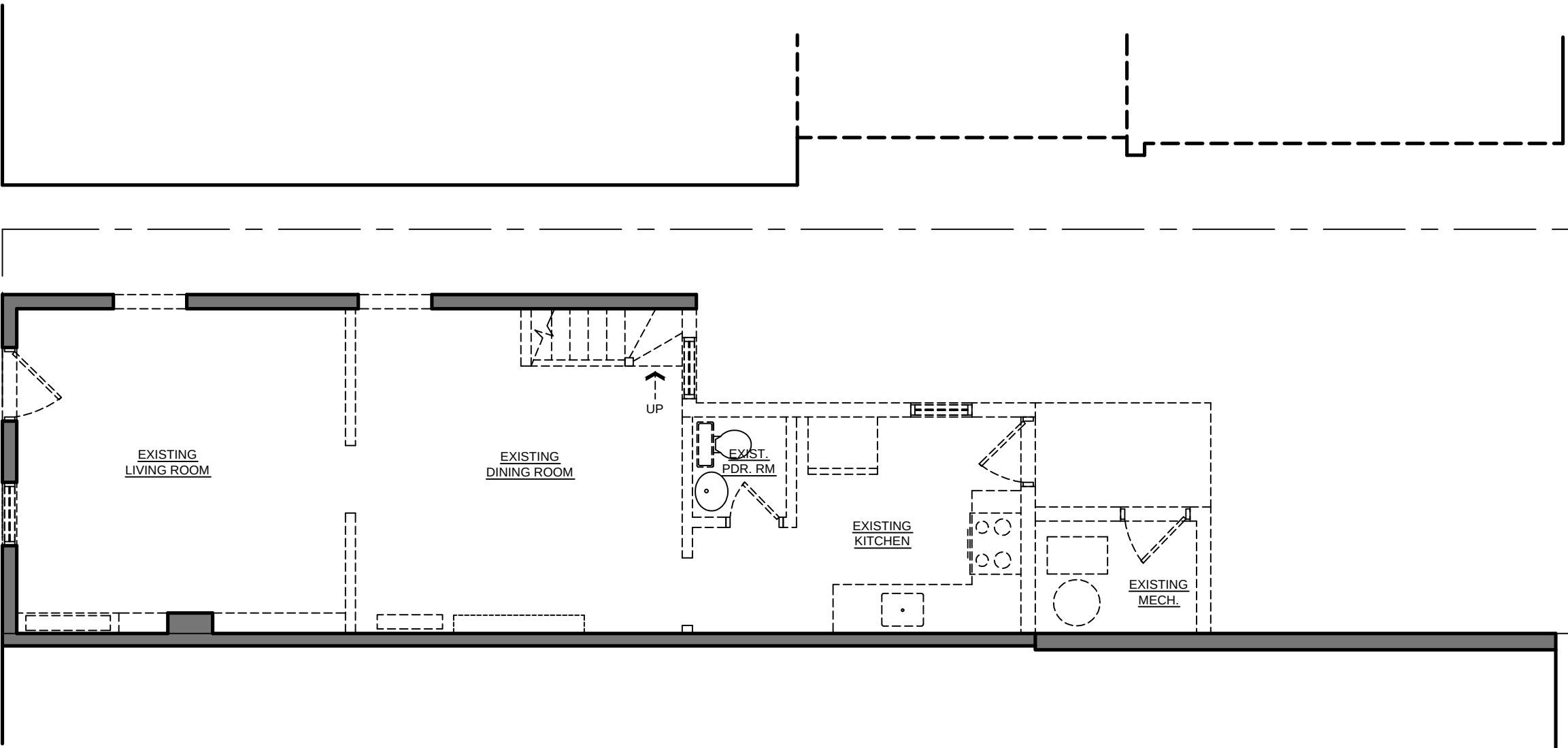
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PICTURES

C-6

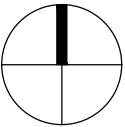


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1
D-1

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



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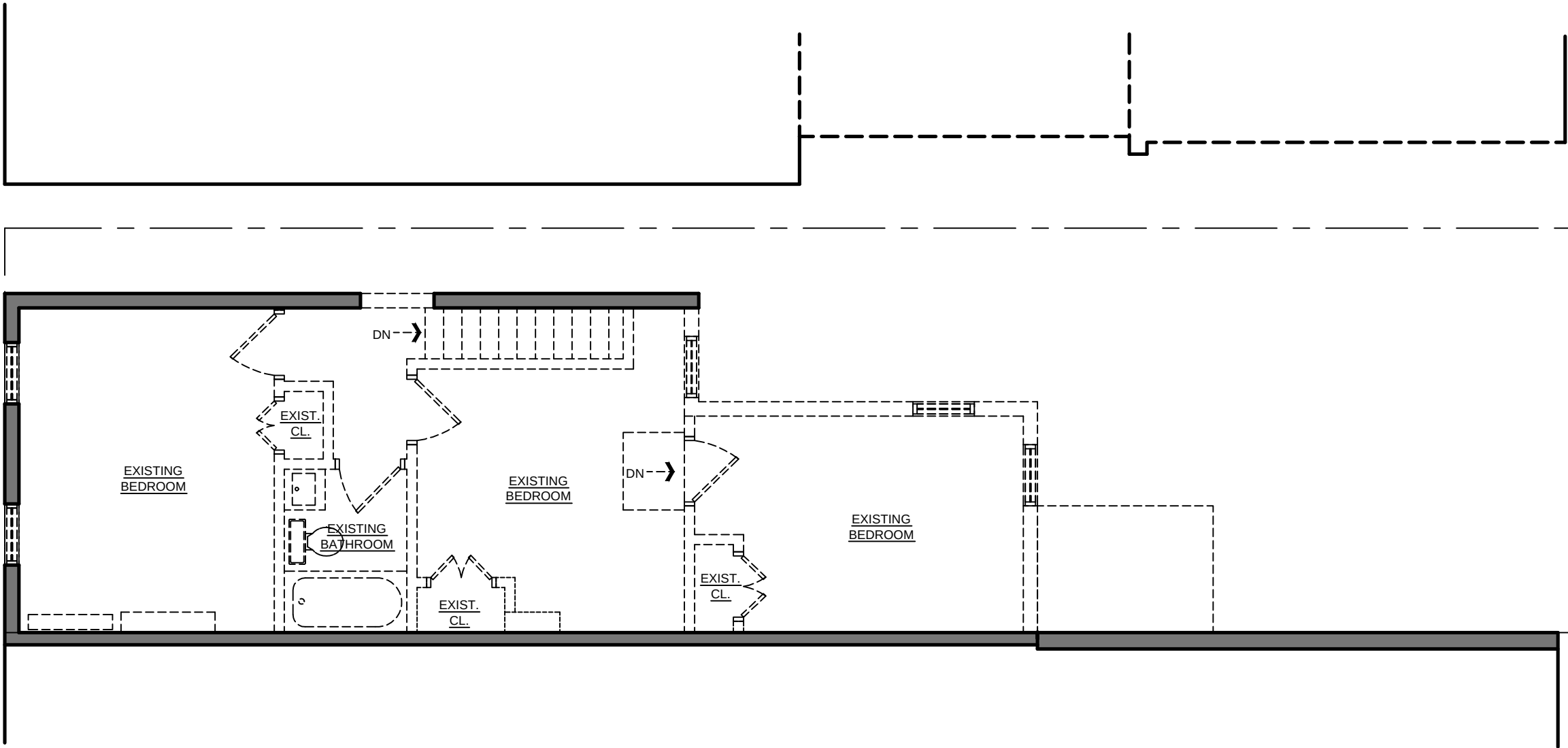
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SCALE: **3/16"=1'-0"**

FIRST FLOOR
DEMOLITION PLAN

D-1

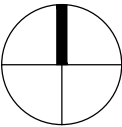


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1
D-2

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



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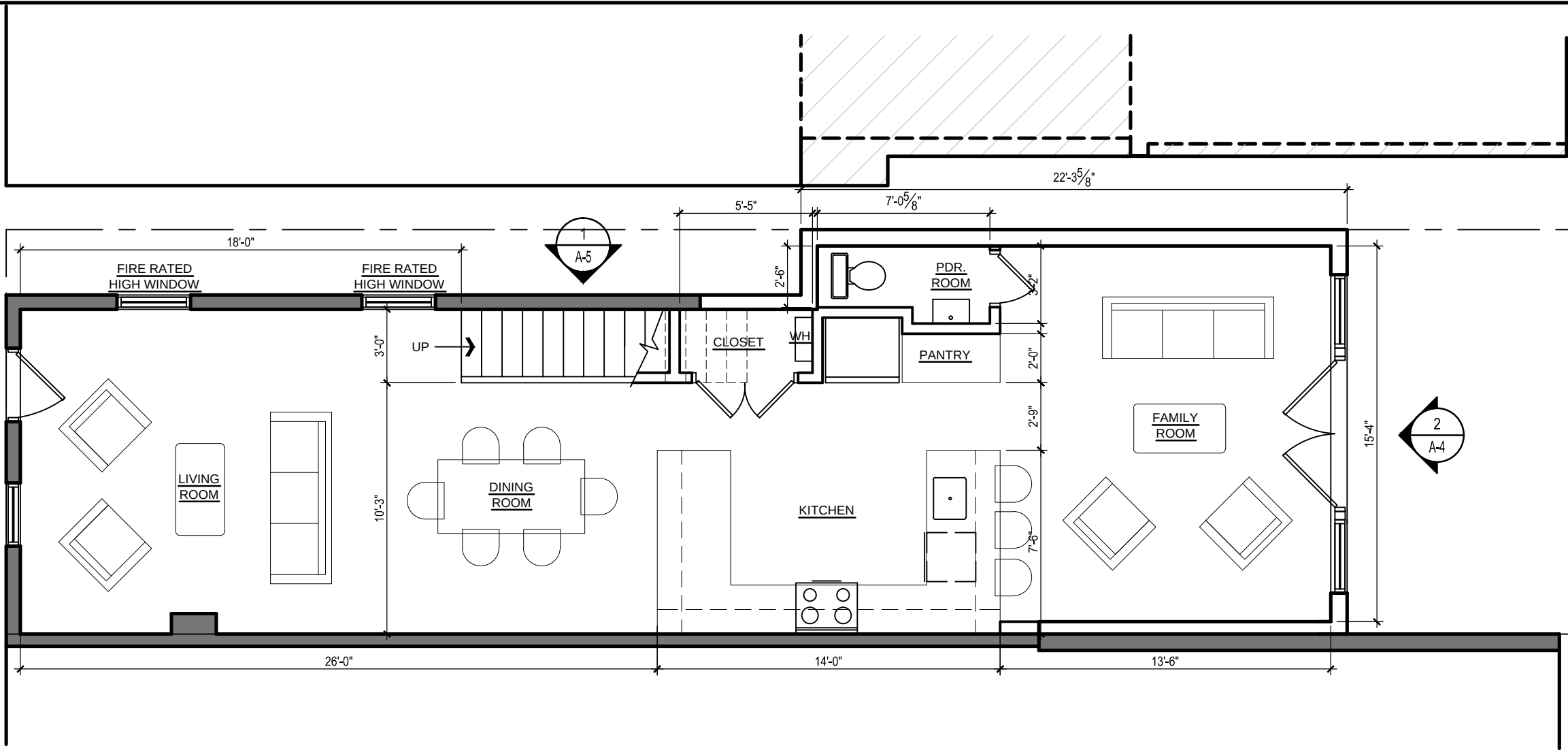
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SECOND FLOOR
DEMOLITION PLAN

D-2

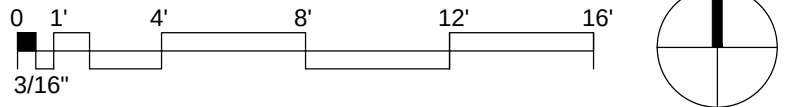


1
A-1
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND:

EXISTING PARTITION TO REMAIN

NEW PARTITION



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FIRST FLOOR PLAN
A-1

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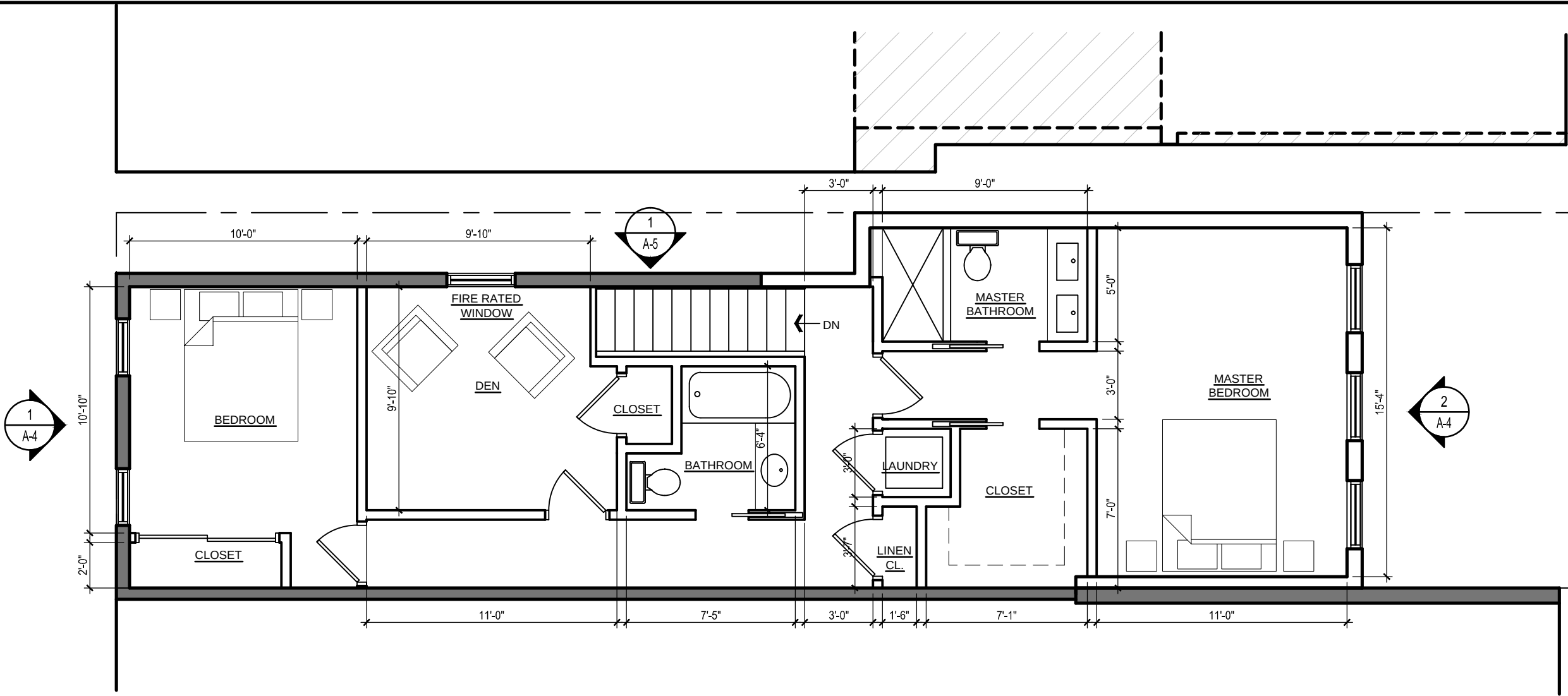
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SECOND FLOOR PLAN

A-2

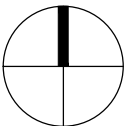
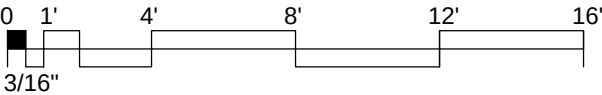


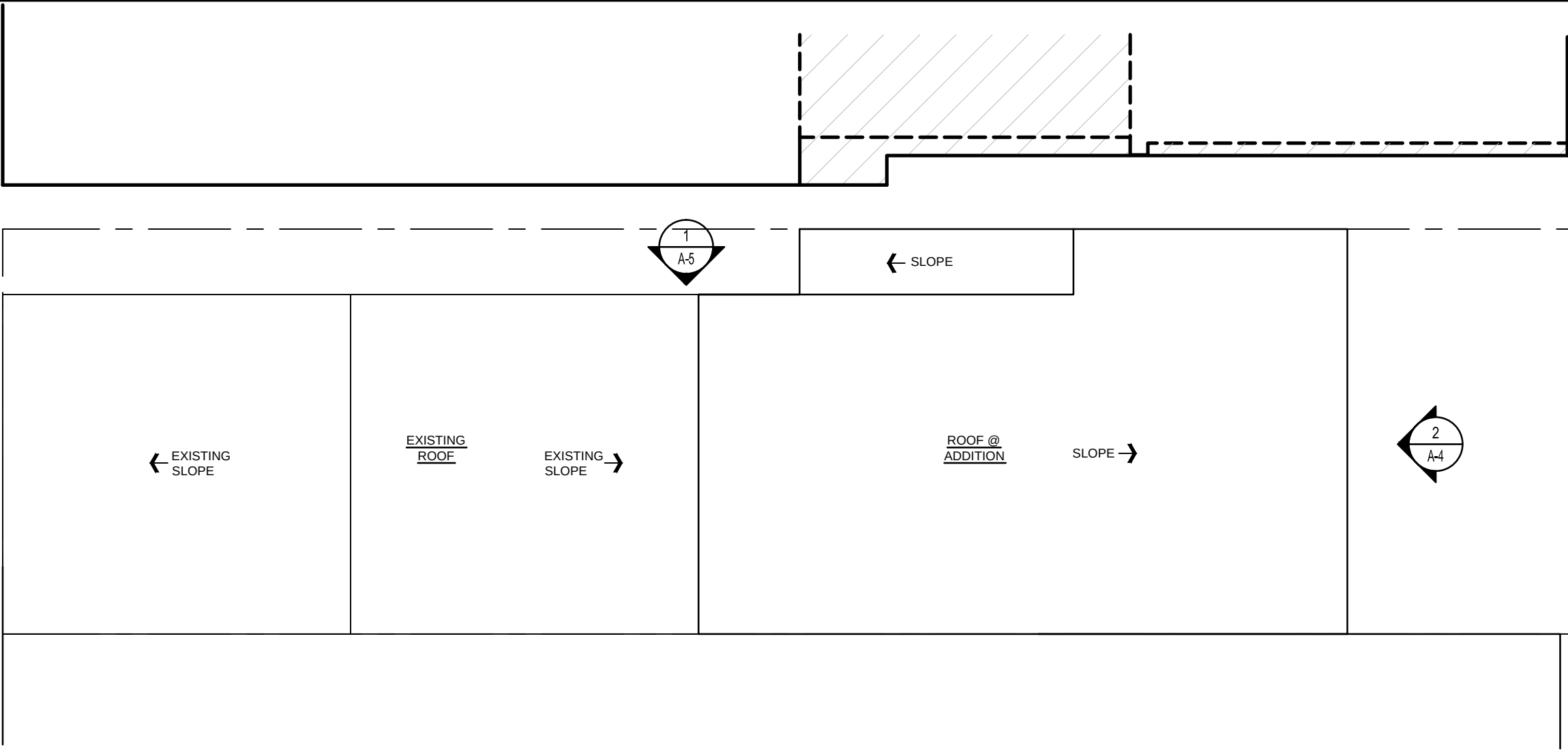
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1 SECOND FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION





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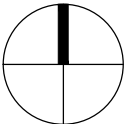
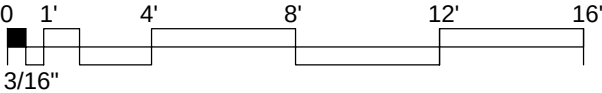
1
A-3

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

LEGEND:

 EXISTING PARTITION TO REMAIN

 NEW PARTITION



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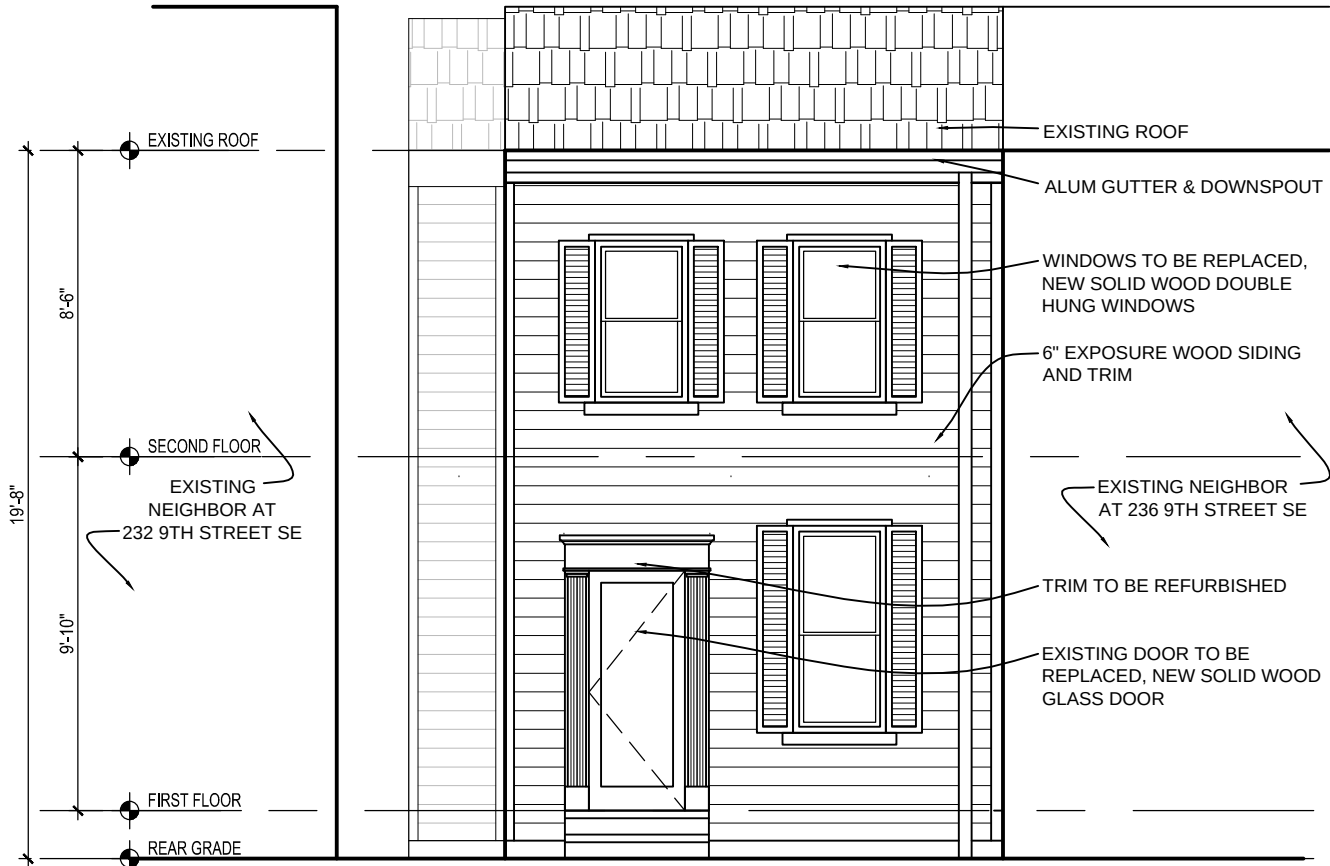
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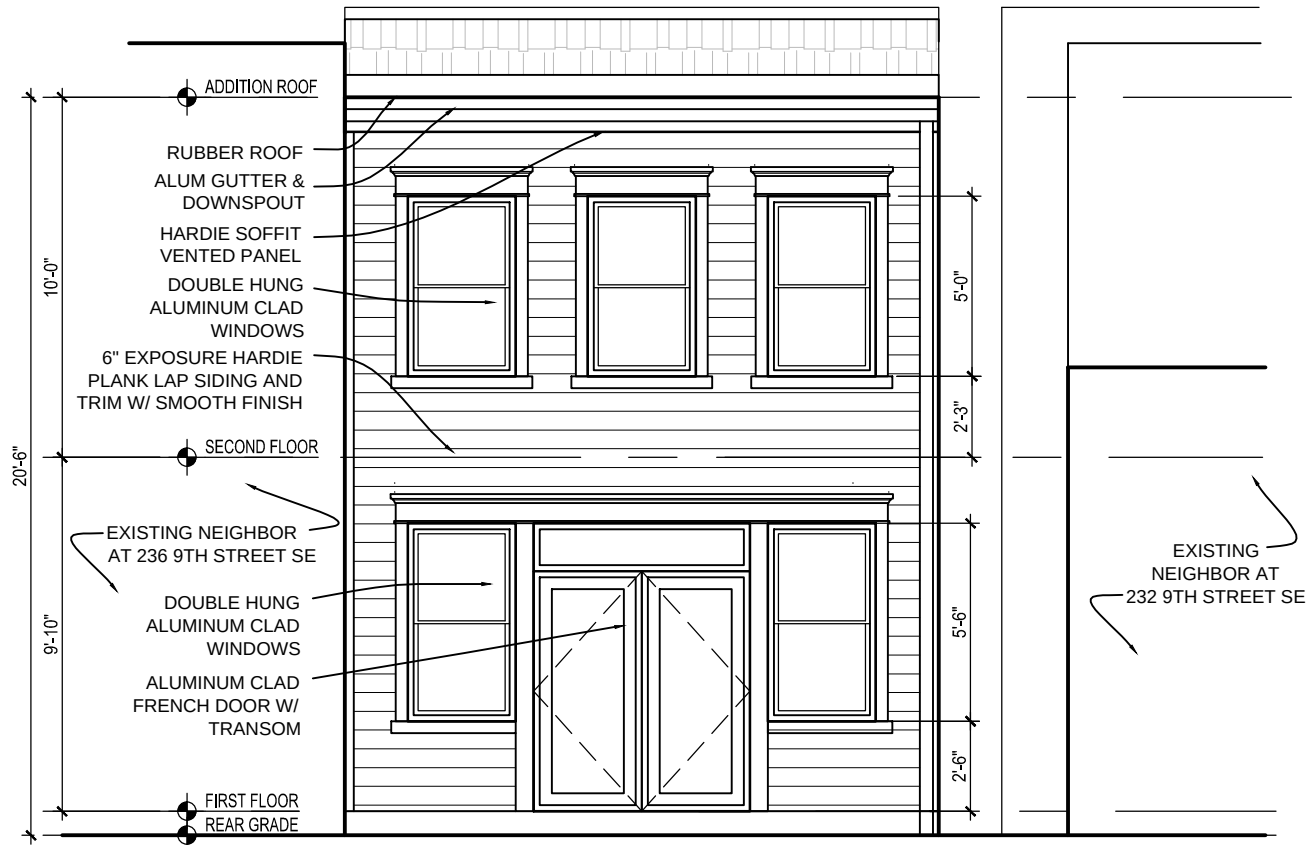
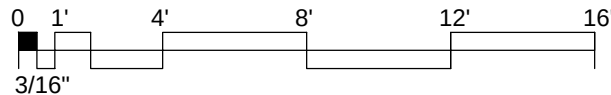
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SCALE: 3/16"=1'-0"

ROOF PLAN

A-3



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



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

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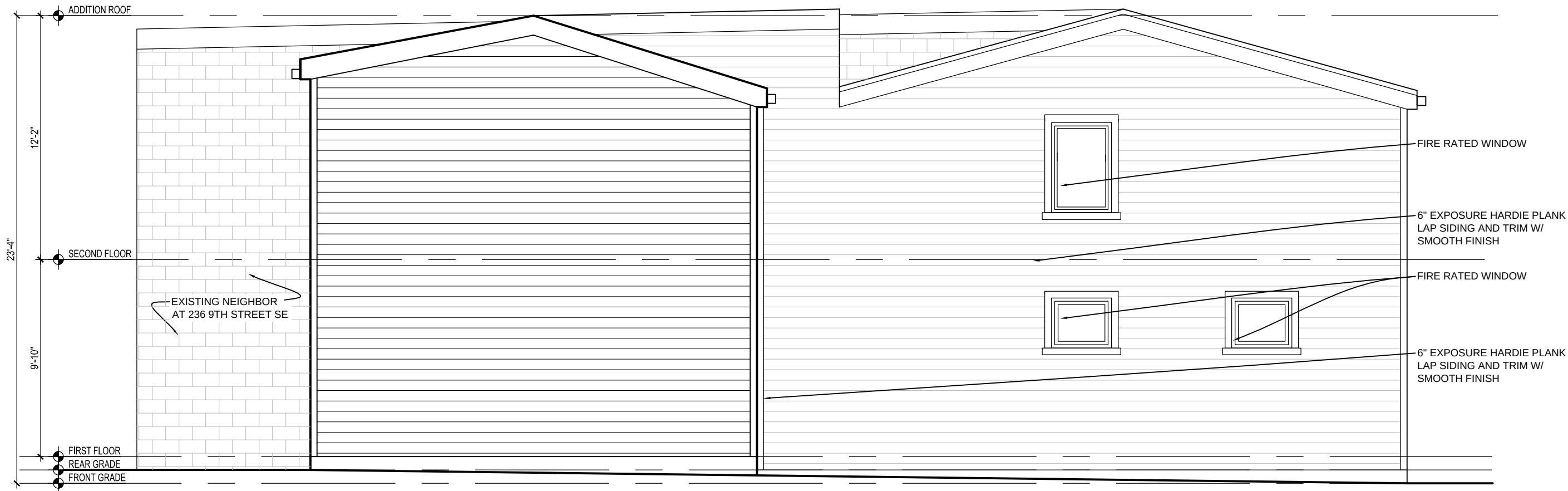
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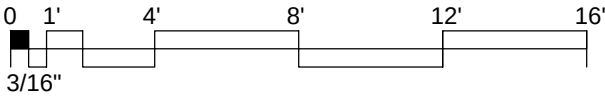
EXTERIOR ELEVATIONS

A-4



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1
A-5 SIDE (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



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EXTERIOR ELEVATIONS

A-5