

PROJECT DATA

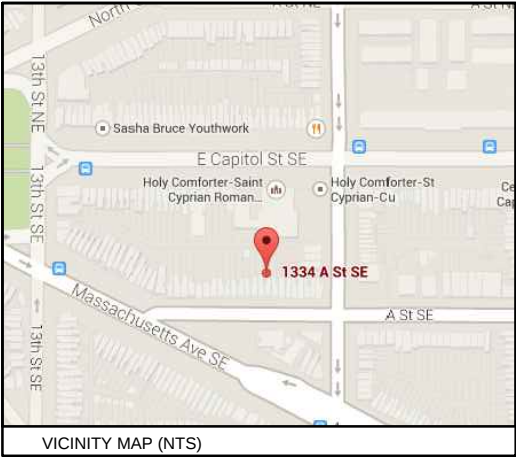
OWNER:
MICHAEL WEBB AND SATU HAASE-WEBB
1334 A STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0074
SQUARE: 1036
LOT AREA: 2430 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY PLUS BASEMENT ROW DWELLING
TWO FAMILY FLAT 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

1334 A Street SE
Washington, DC 20003

DRAWING INDEX

C-1	COVER SHEET	D-1	BASEMENT DEMOLITION PLAN
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		A-4	EXTERIOR ELEVATION
		A-5	EXTERIOR ELEVATION

PROJECT DESCRIPTION:

TWO STORY PLUS BASEMENT REAR ADDITION. BASEMENT TO BE RENOVATED & CONVERTED TO LEGAL UNIT. AREAWAY/ENTRANCE TO BE WIDENED.

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

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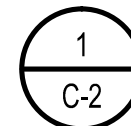
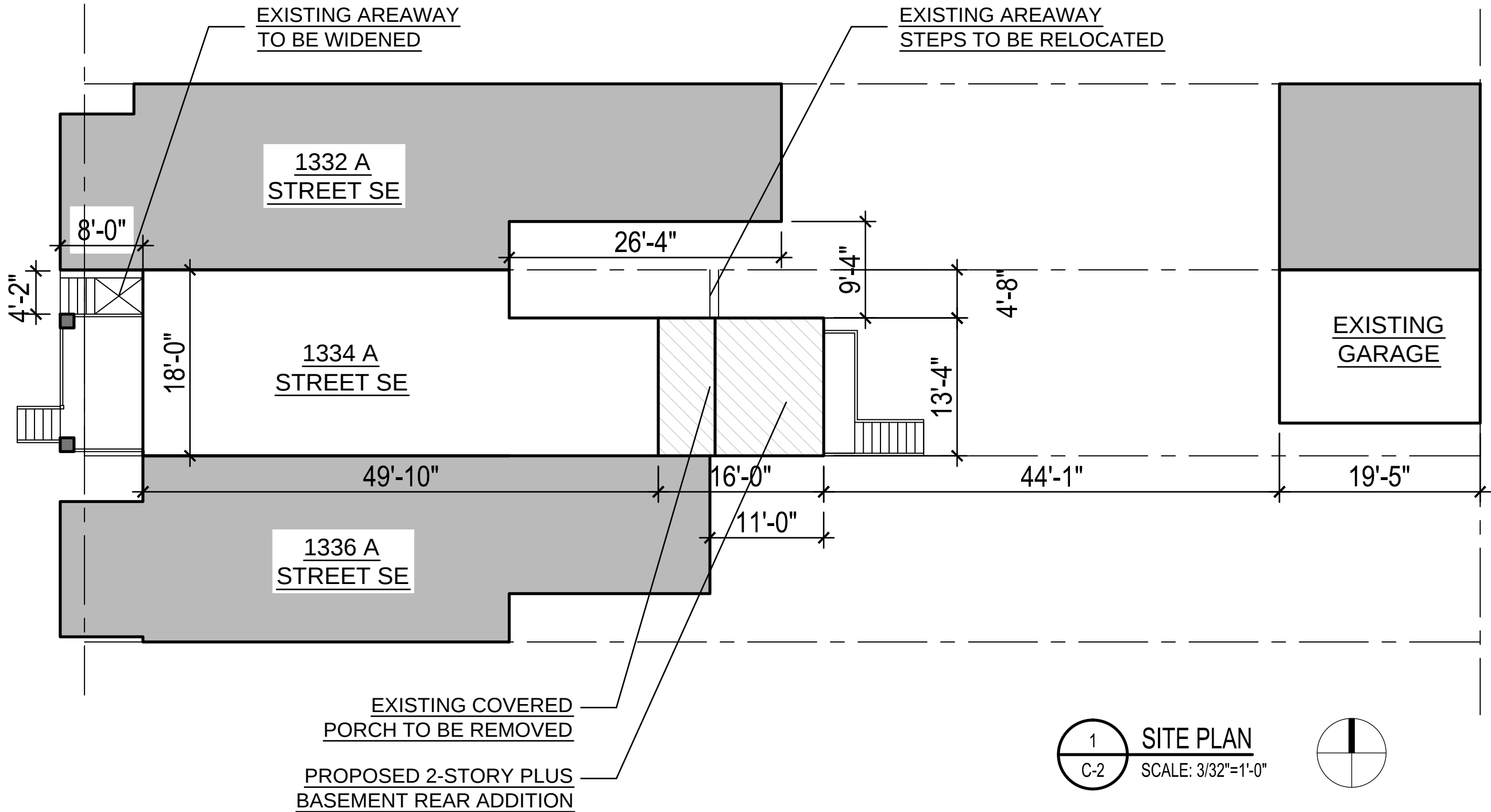
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COVER SHEET

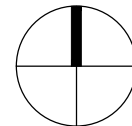
Board of Zoning Adjustment
District of Columbia
CASE NO. 1334
EXHIBIT NO. 7

01

A STREET SE



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



PUBLIC ALLEY

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SITE PLAN

C-2



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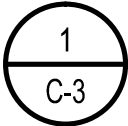
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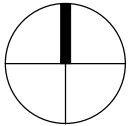
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VERSION: BZA
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SCALE: 1/32"=1'-0"

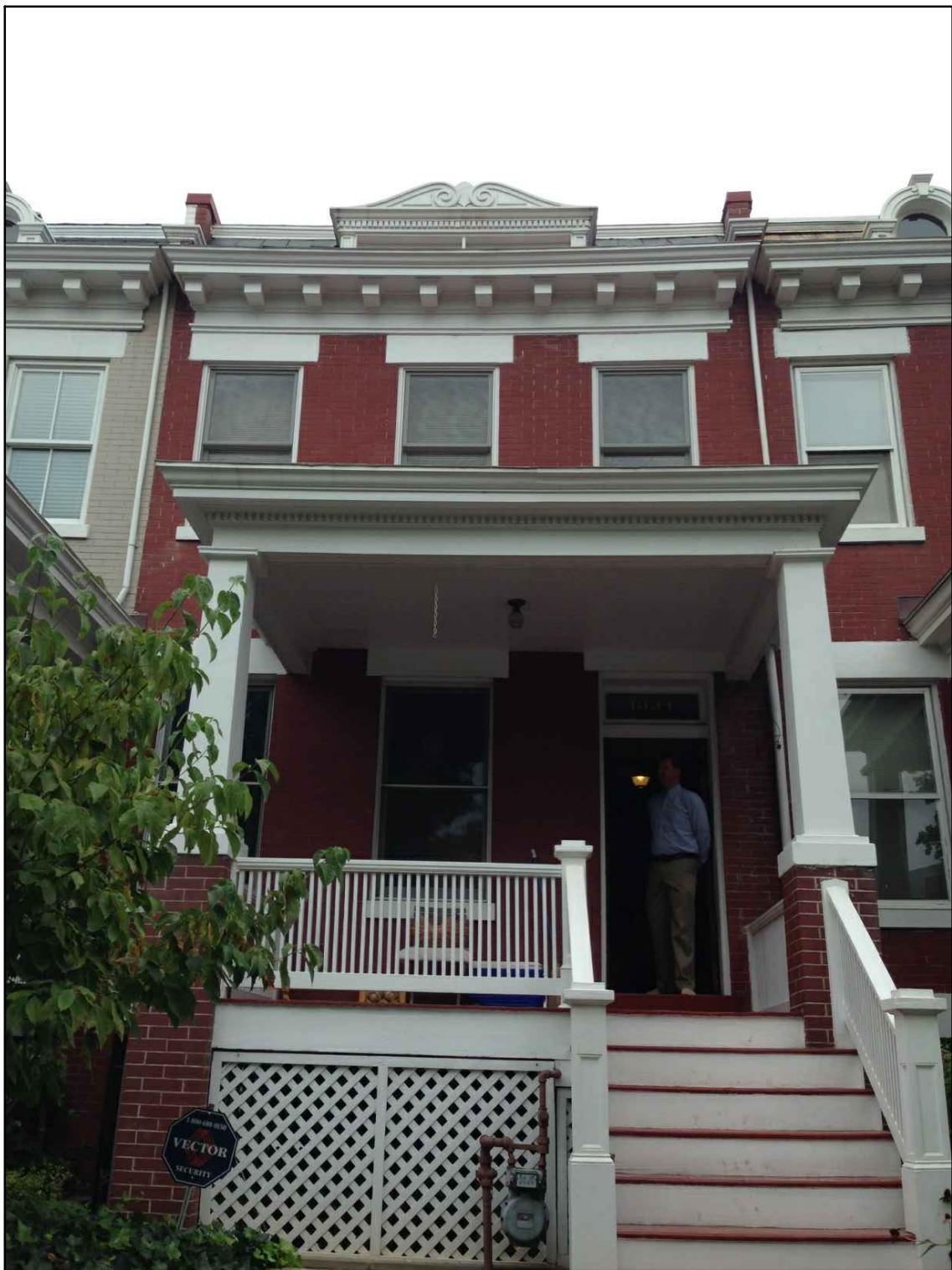
BLOCK SITE PLAN



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



C-3



1 FRONT OF HOUSE, VIEW FROM A 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



2
C-5

VIEW FROM YARD, LOOKING WEST

SCALE: NTS

1
C-5

VIEW FROM YARD, LOOKING EAST

SCALE: NTS



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PICTURES

C-5

2
C-6

VIEW DOWN ALLEY, LOOKING EAST
SCALE: NTS



1
C-6

VIEW OF REAR FROM ALLEY
SCALE: NTS

3
C-6

VIEW DOWN ALLEY, LOOKING WEST
SCALE: NTS



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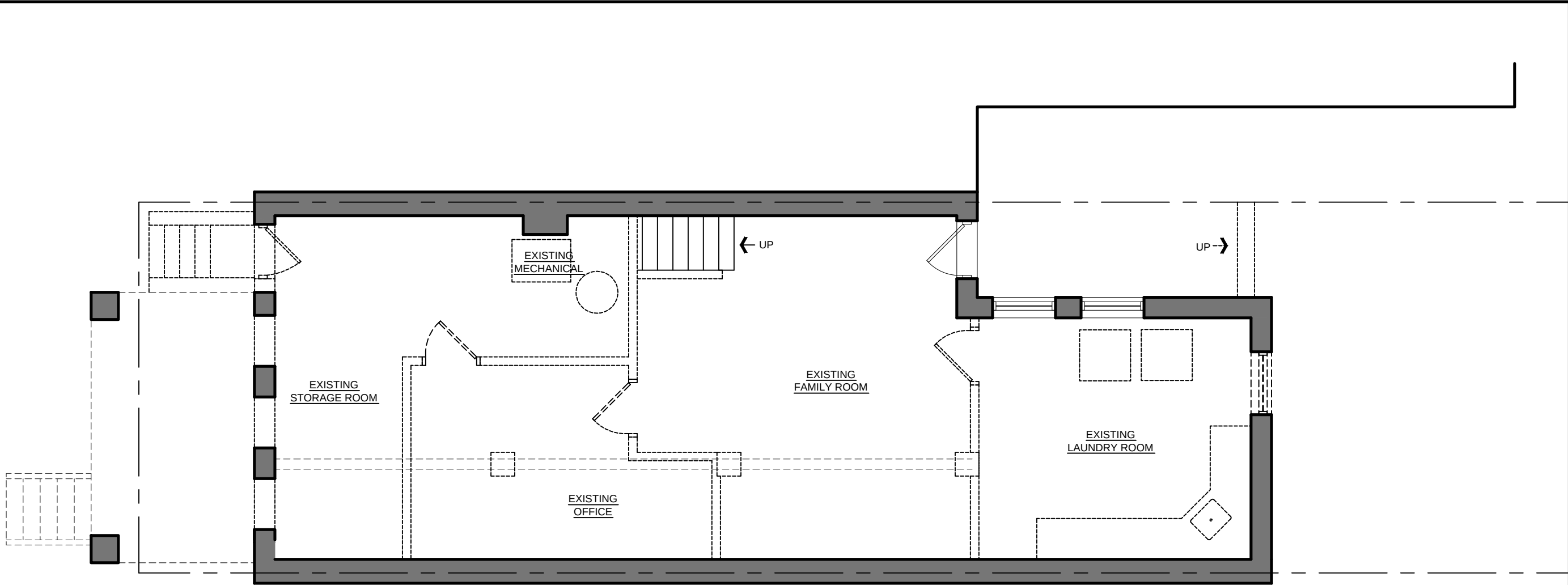
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PICTURES

C-6



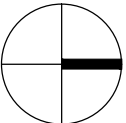
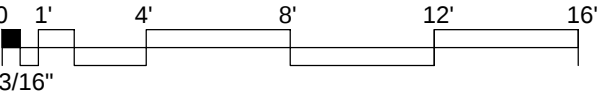
GENERAL DEMOLITION NOTES:

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 BASEMENT 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



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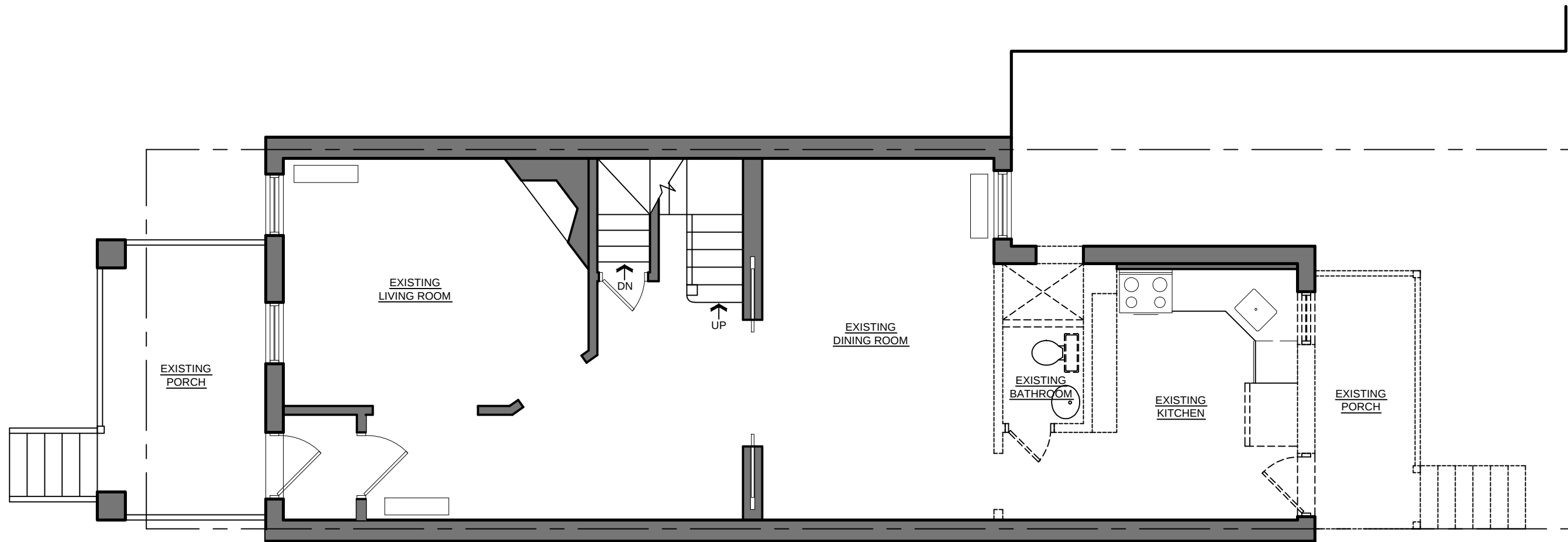
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BASEMENT
DEMOLITION PLAN
D-1



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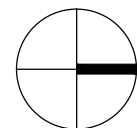
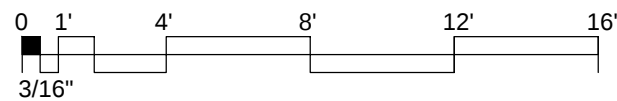
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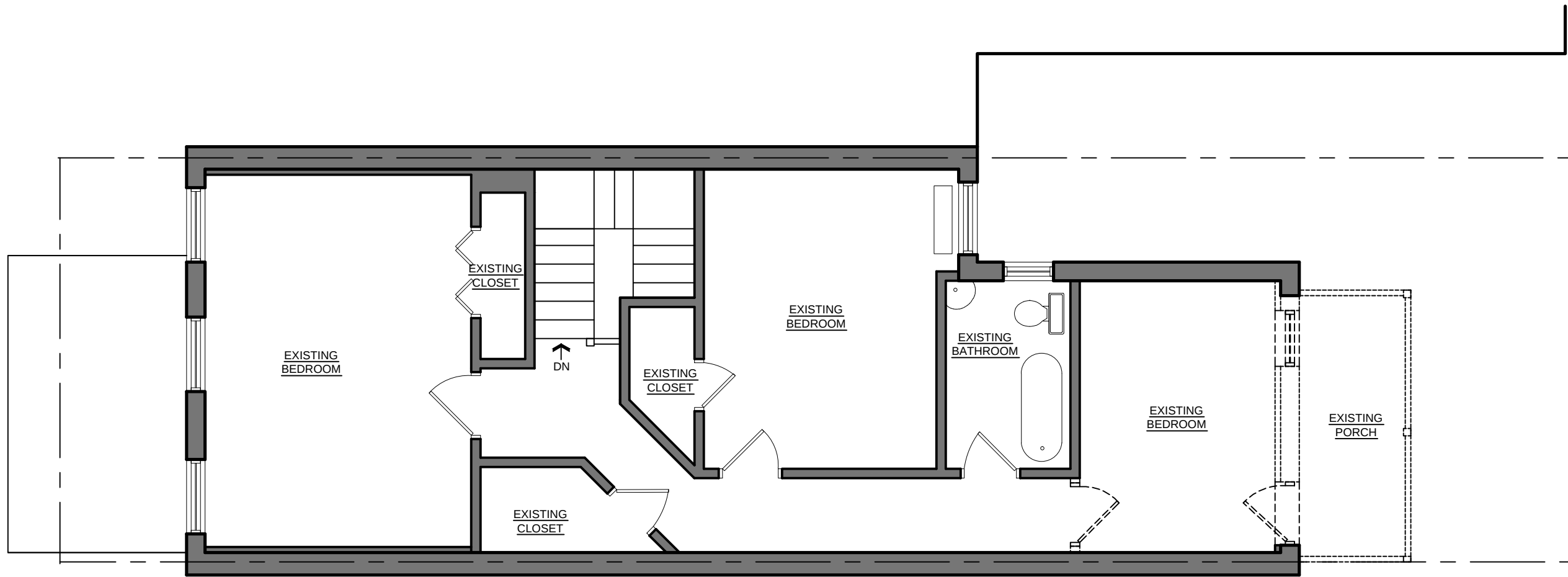
FIRST FLOOR
DEMOLITION PLAN
D-2

1 FIRST FLOOR DEMOLITION PLAN
D-2 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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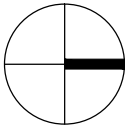
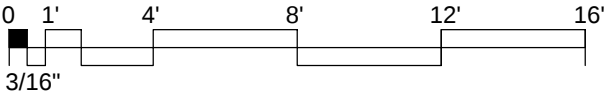
SECOND FLOOR
DEMOLITION PLAN

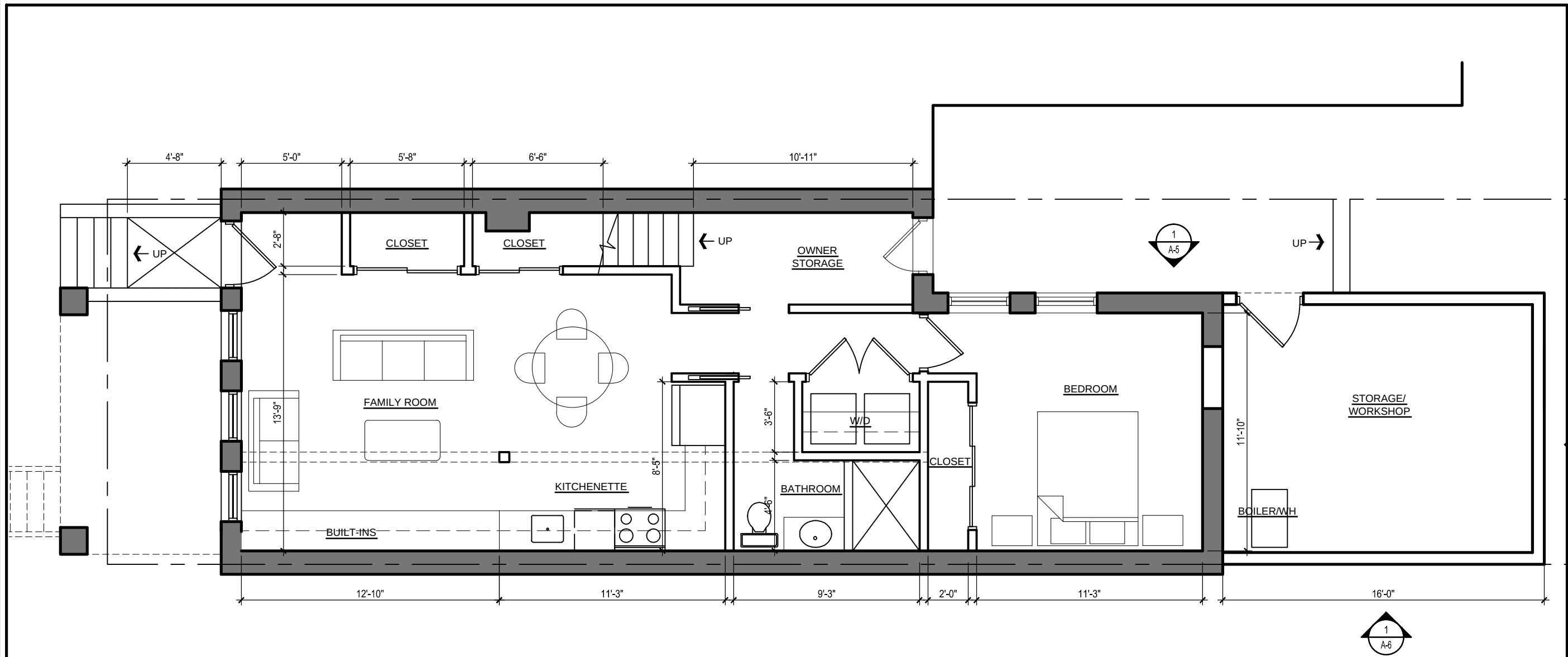
D-3

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

LEGEND:

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





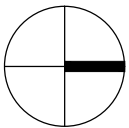
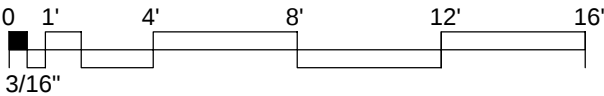
GENERAL CONSTRUCTION NOTES:

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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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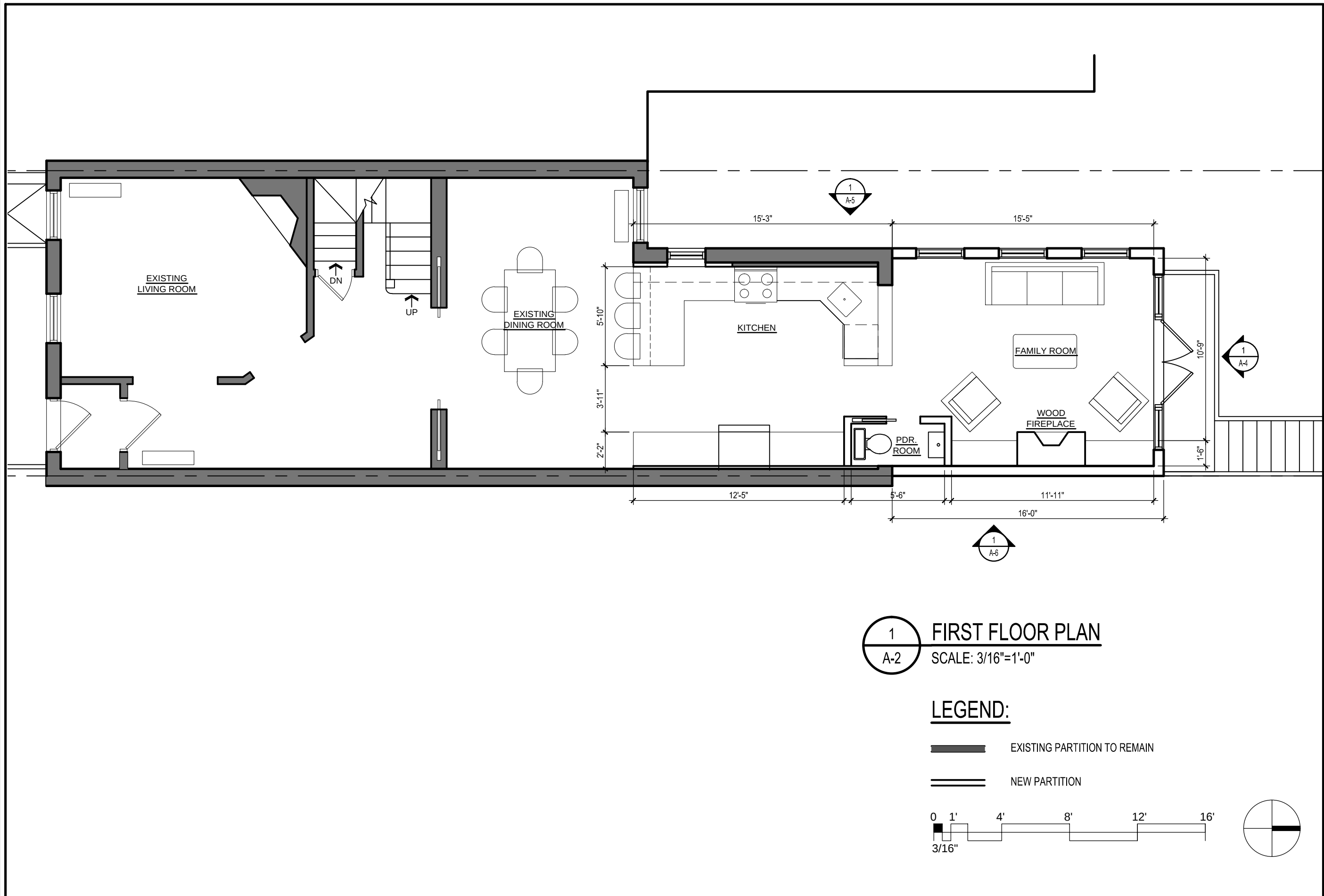
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BASEMENT PLAN
A-1



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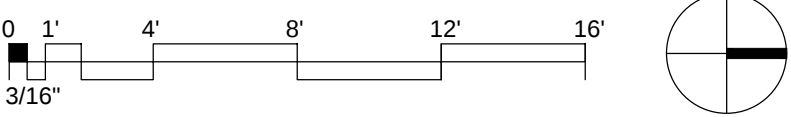
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SCALE: 3/16"=1'-0"

FIRST FLOOR PLAN
A-2

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

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION





1
A-4

PROPOED REAR ELEVATION
SCALE:1/4"=1'-0"

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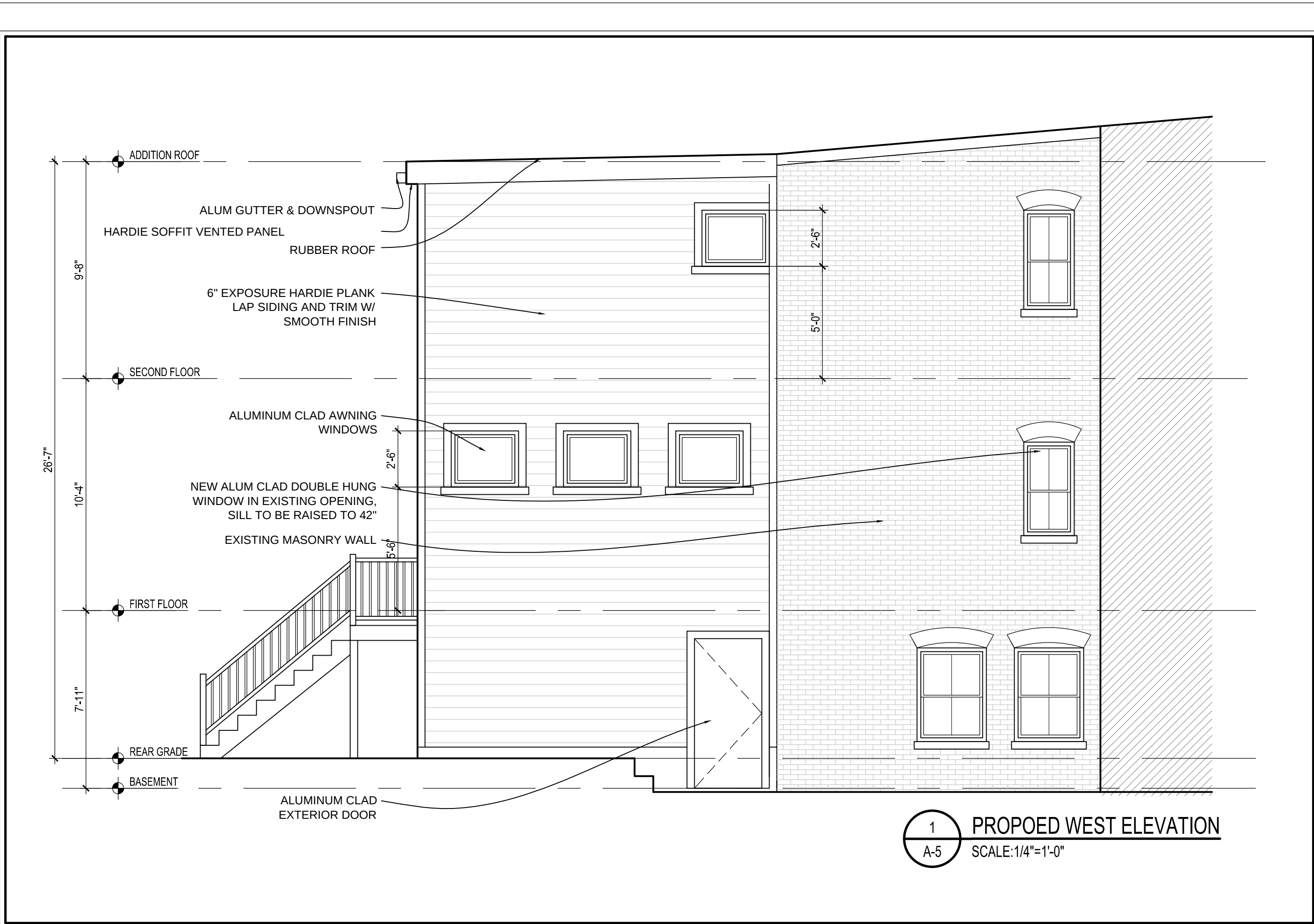
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SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-4



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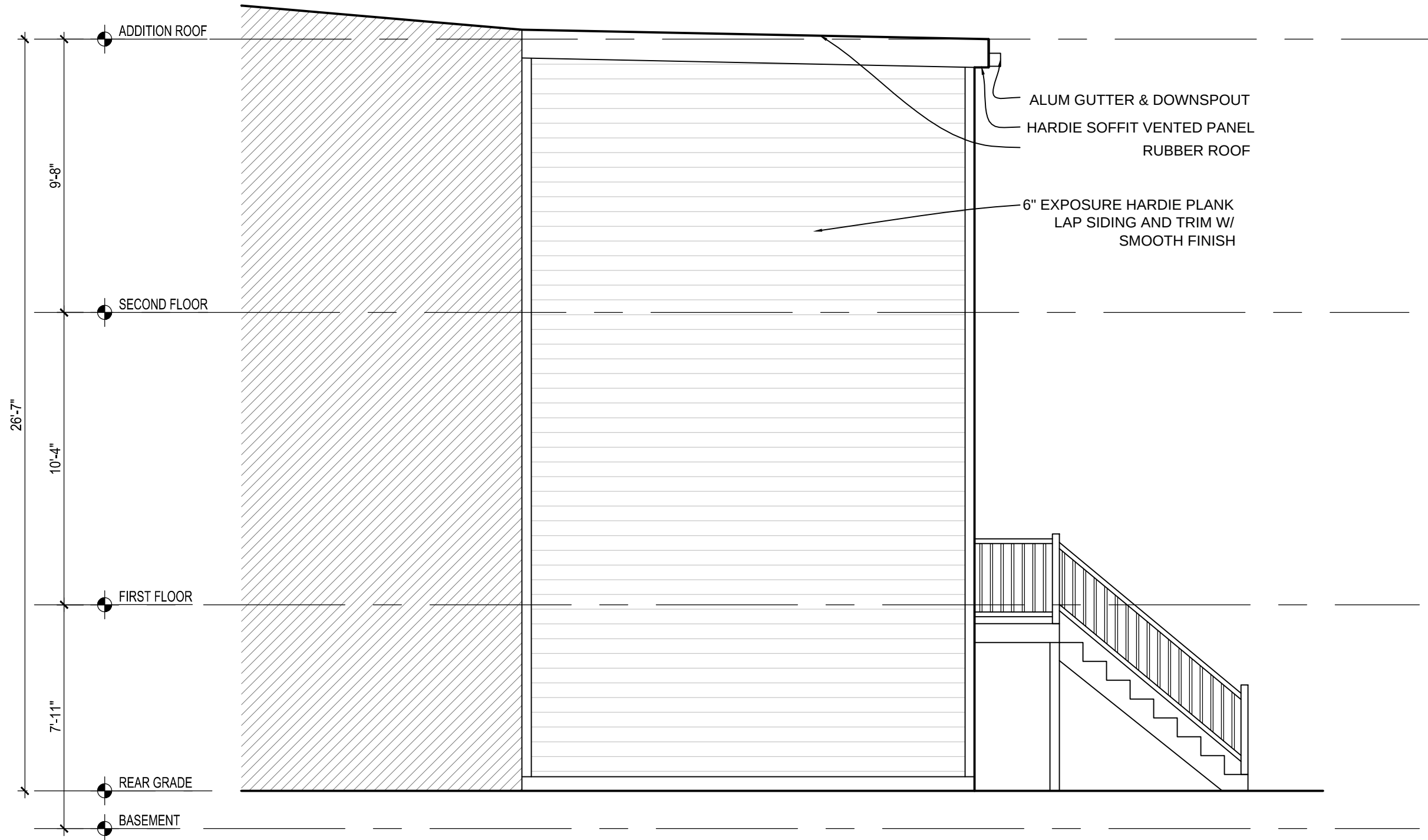
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SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-5

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



1
A-6

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

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EXTERIOR ELEVATIONS

A-6