

PROJECT DATA

OWNERS:

MARGARET MEAD AND TOM REED
131 KENTUCKY AVENUE SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 24
SQUARE: 1014
LOT AREA: 1619.4 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO 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
HORIZ. EARTH PRESSURE ON BASEMENT WALLS = 60 PSF
(ASSUMED AT REST CONDITION)
HORIZ. EARTH PRESSURE ON CANT. RETAINING WALLS = 45 PSF
(ASSUMED ACTIVE CONDITION)

HOUSE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH, 20 PSF MINIMUM

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

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)

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

131 Kentucky Avenue SE
Washington, DC 20003

DRAWING INDEX

- C-1 COVER SHEET
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- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:

SECOND FLOOR ADDITION

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION
IEBC 2006
DCMR 12-J, 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 (EXISTING)
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

MEAD / REED RESIDENCE
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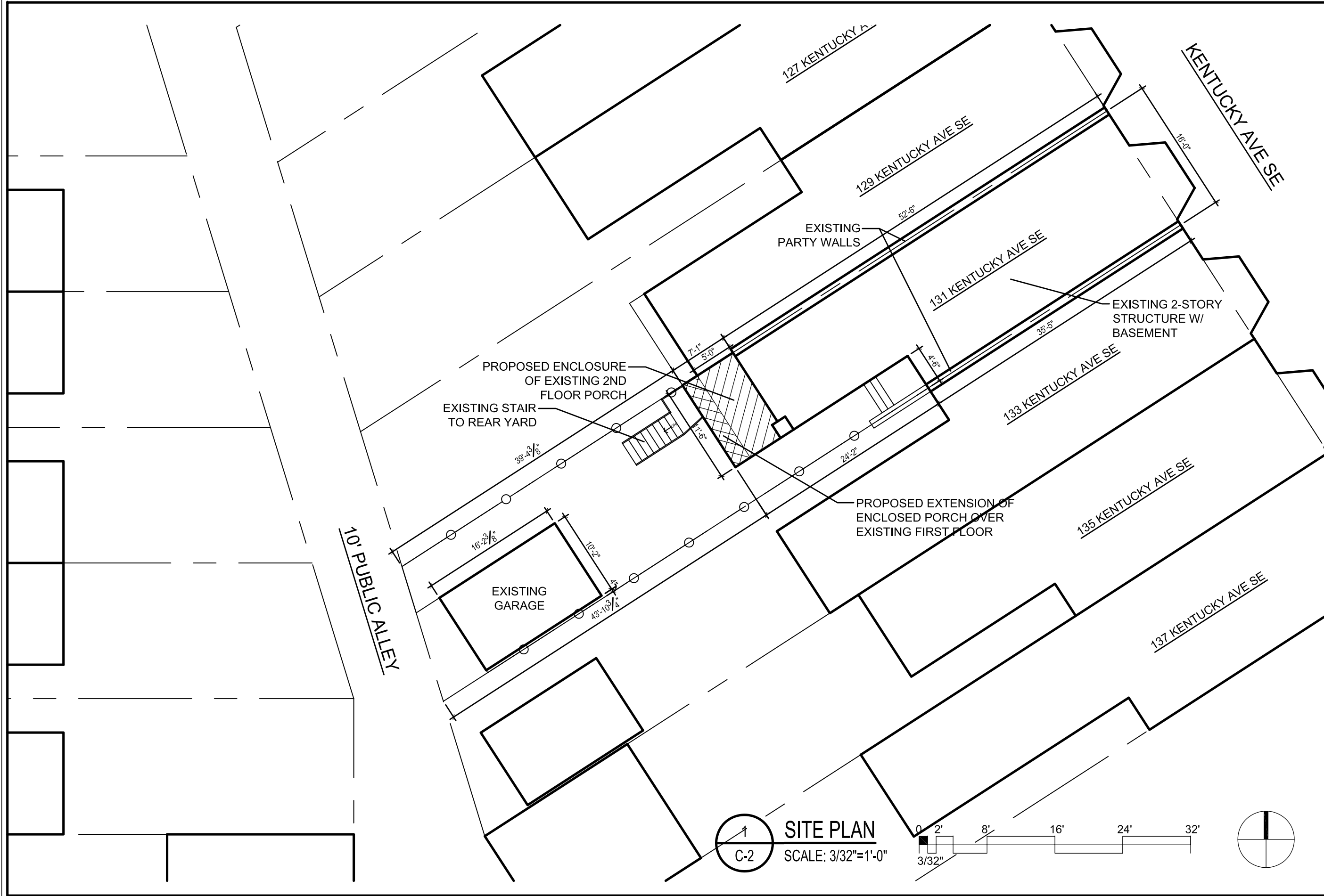
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COVER SHEET

C-1
Board of Zoning Adjustment
District of Columbia
CASE NO.18901
EXHIBIT NO.8



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

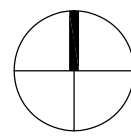
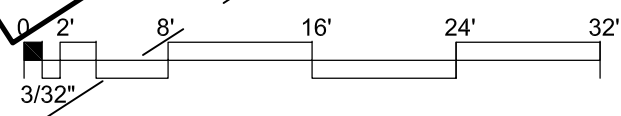
SITE PLAN

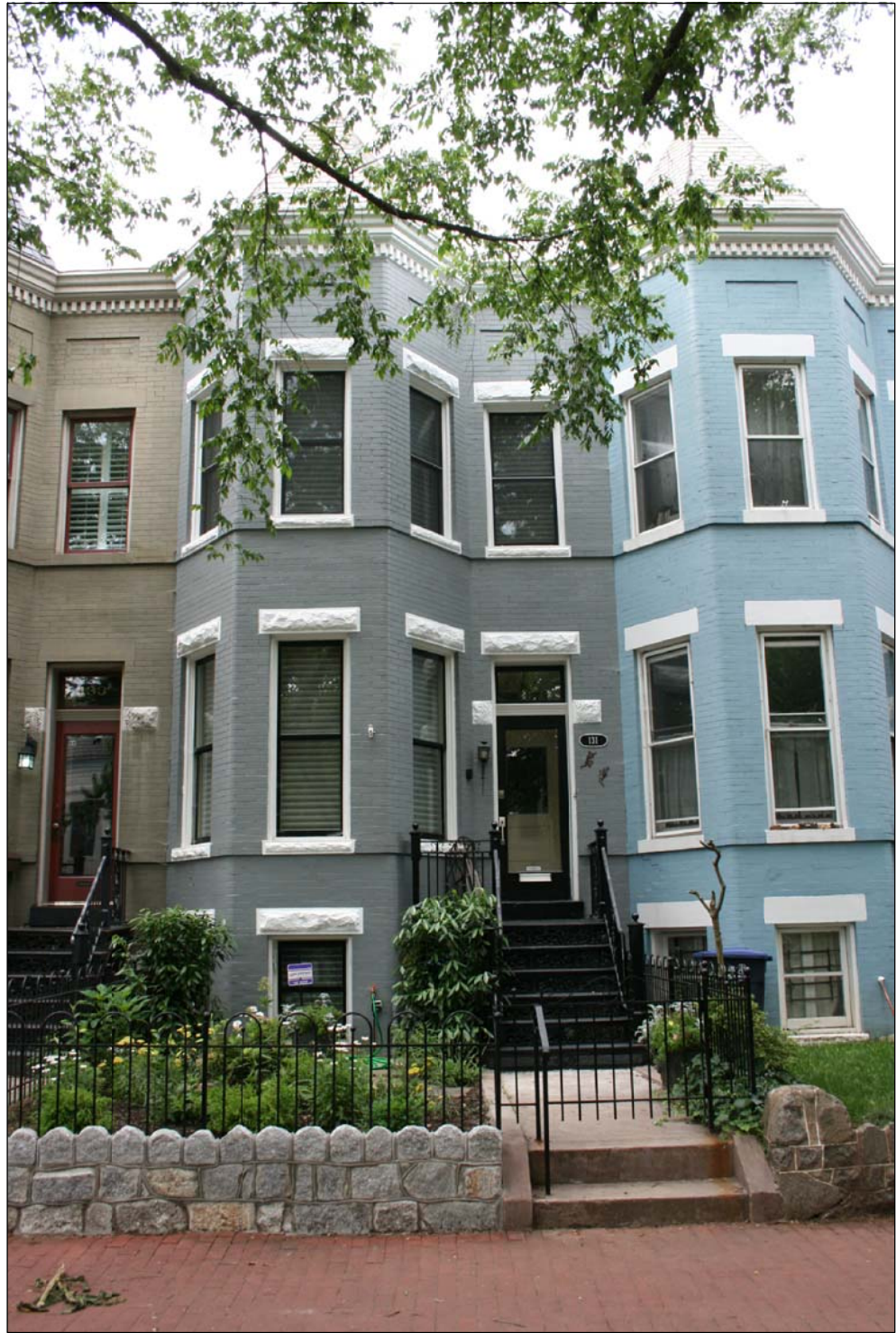
C-2

1
C-2

SITE PLAN

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





View from Kentucky Ave SE



View from Rear Yard

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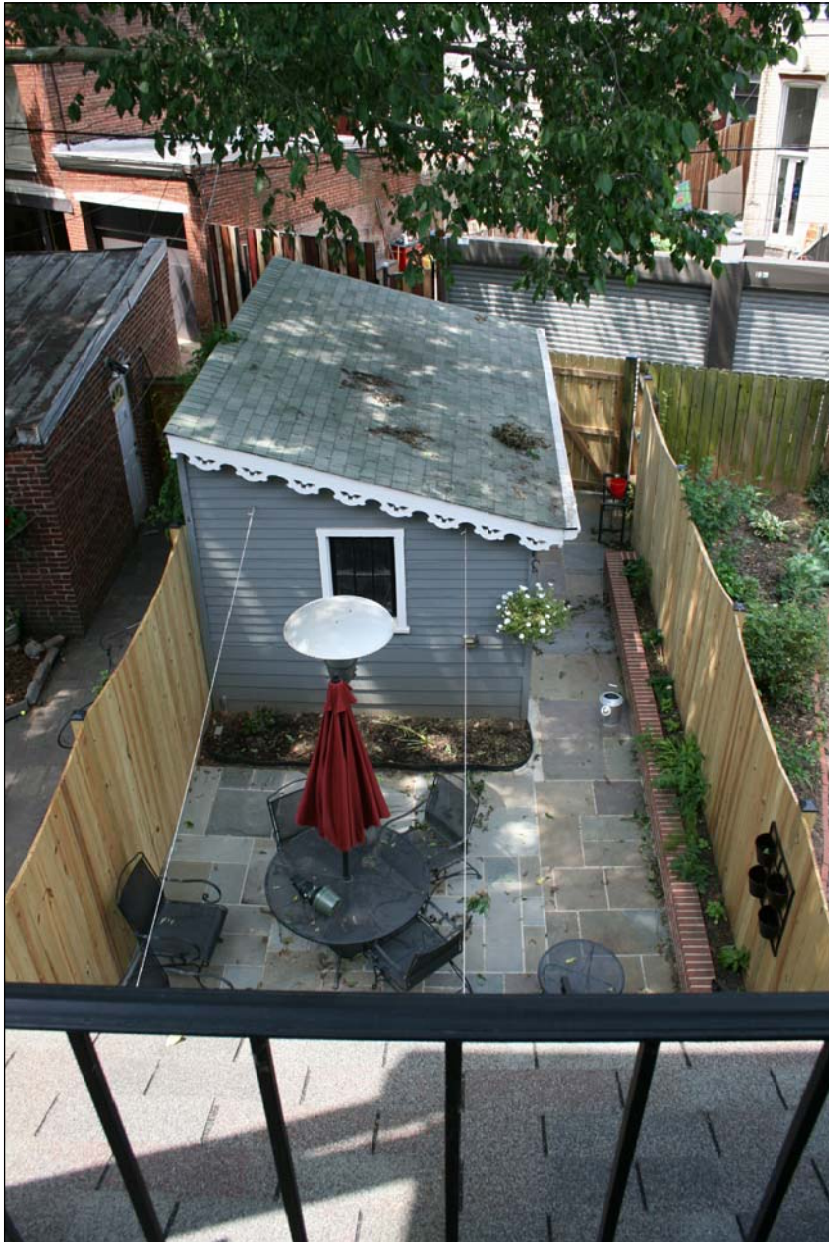
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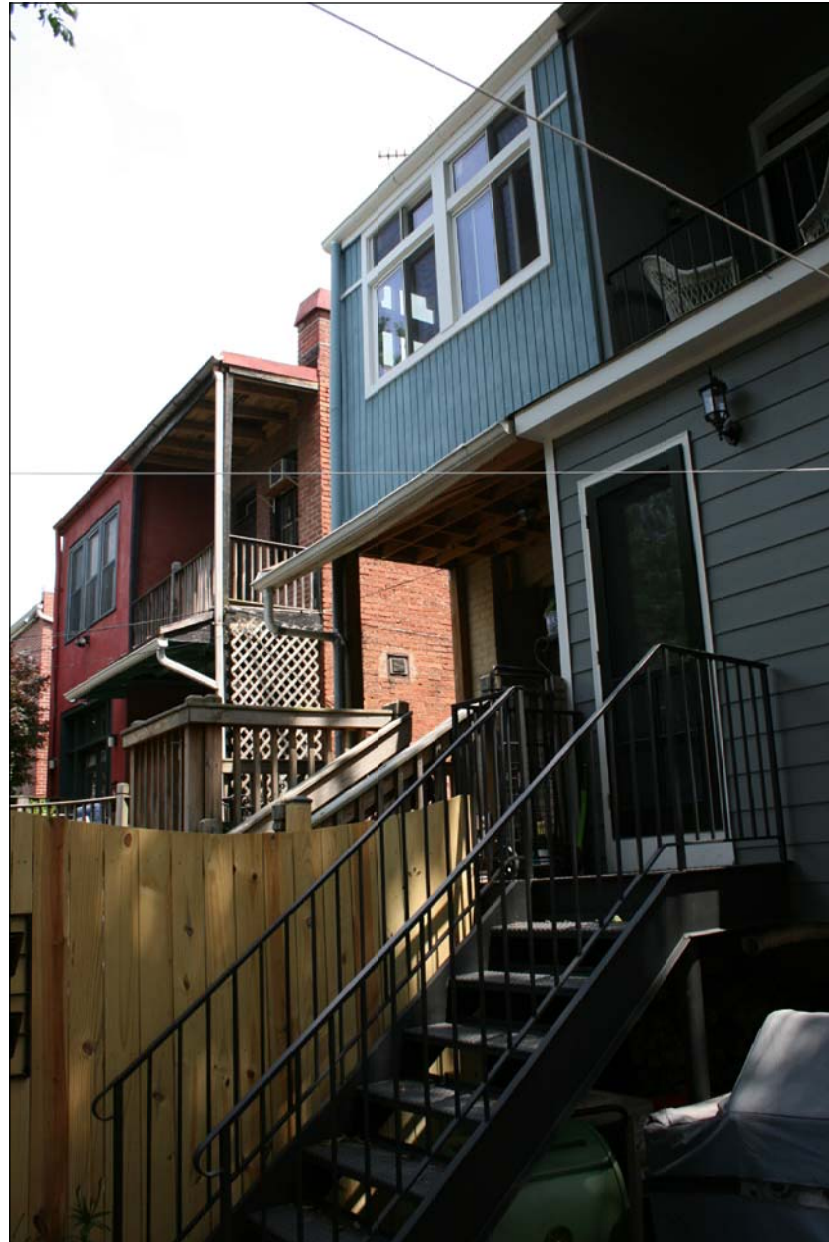
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PHOTOGRAPHS

C-3



View of Rear Yard from
2nd Floor Porch



View from Rear Yard towards
129 Kentucky Ave SE



View from Rear Yard towards
133 Kentucky Ave SE

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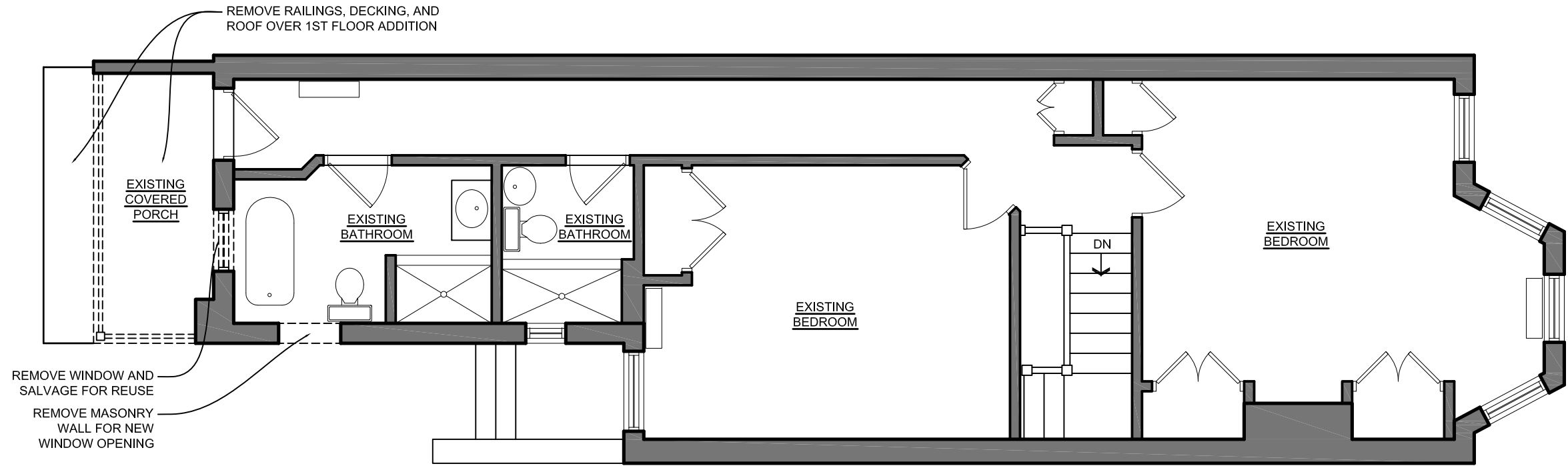
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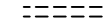
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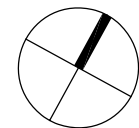
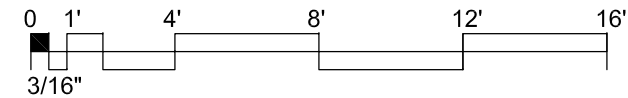
PHOTOGRAPHS
C-4



LEGEND:

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

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



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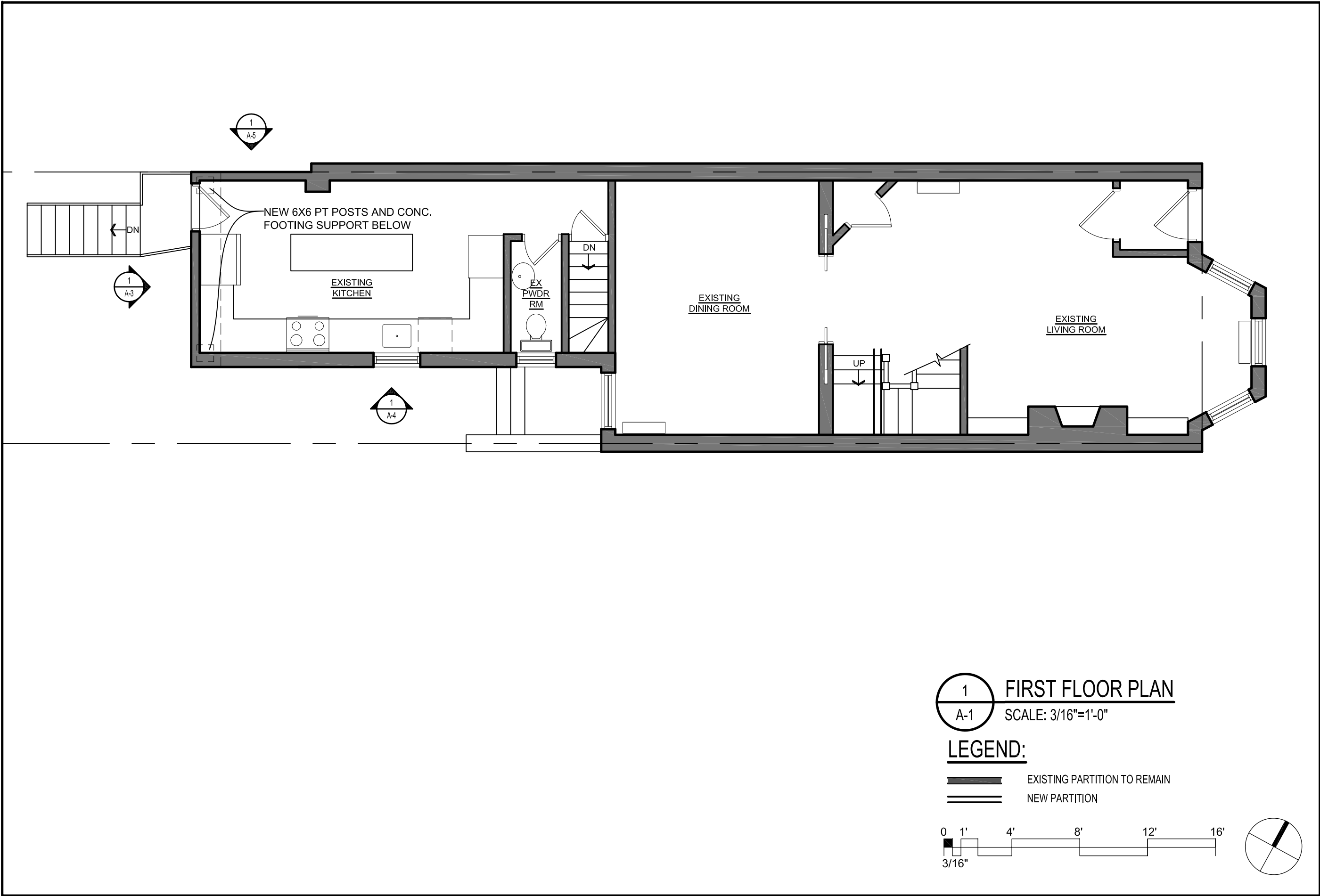
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SECOND FLOOR
DEMOLITION PLAN

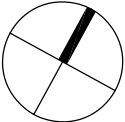
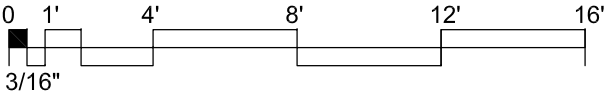
D-1



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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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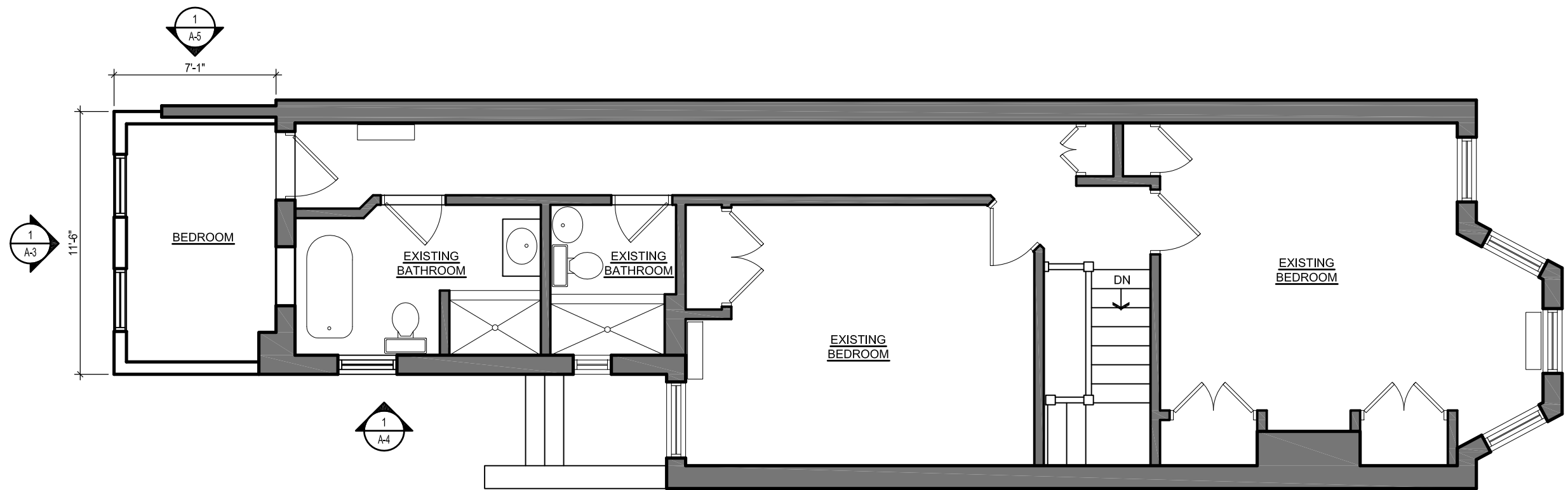
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FIRST FLOOR PLAN

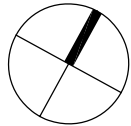
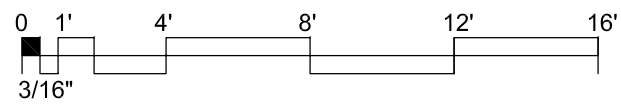
A-1



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

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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SECOND FLOOR PLAN

A-2



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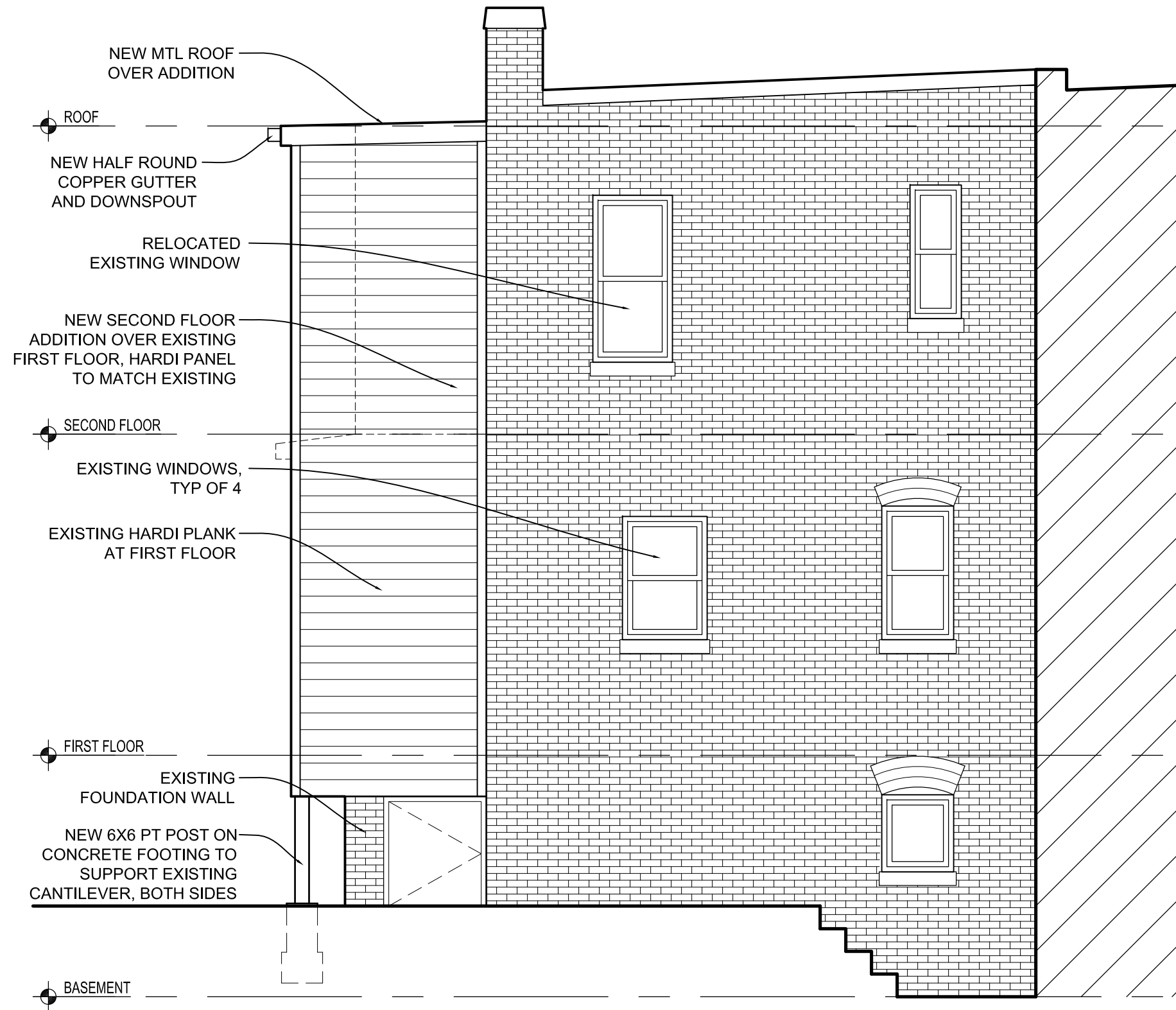
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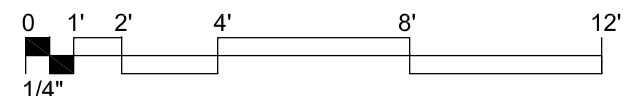
VERSION: BZA
DATE: 9-10-14
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-3



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



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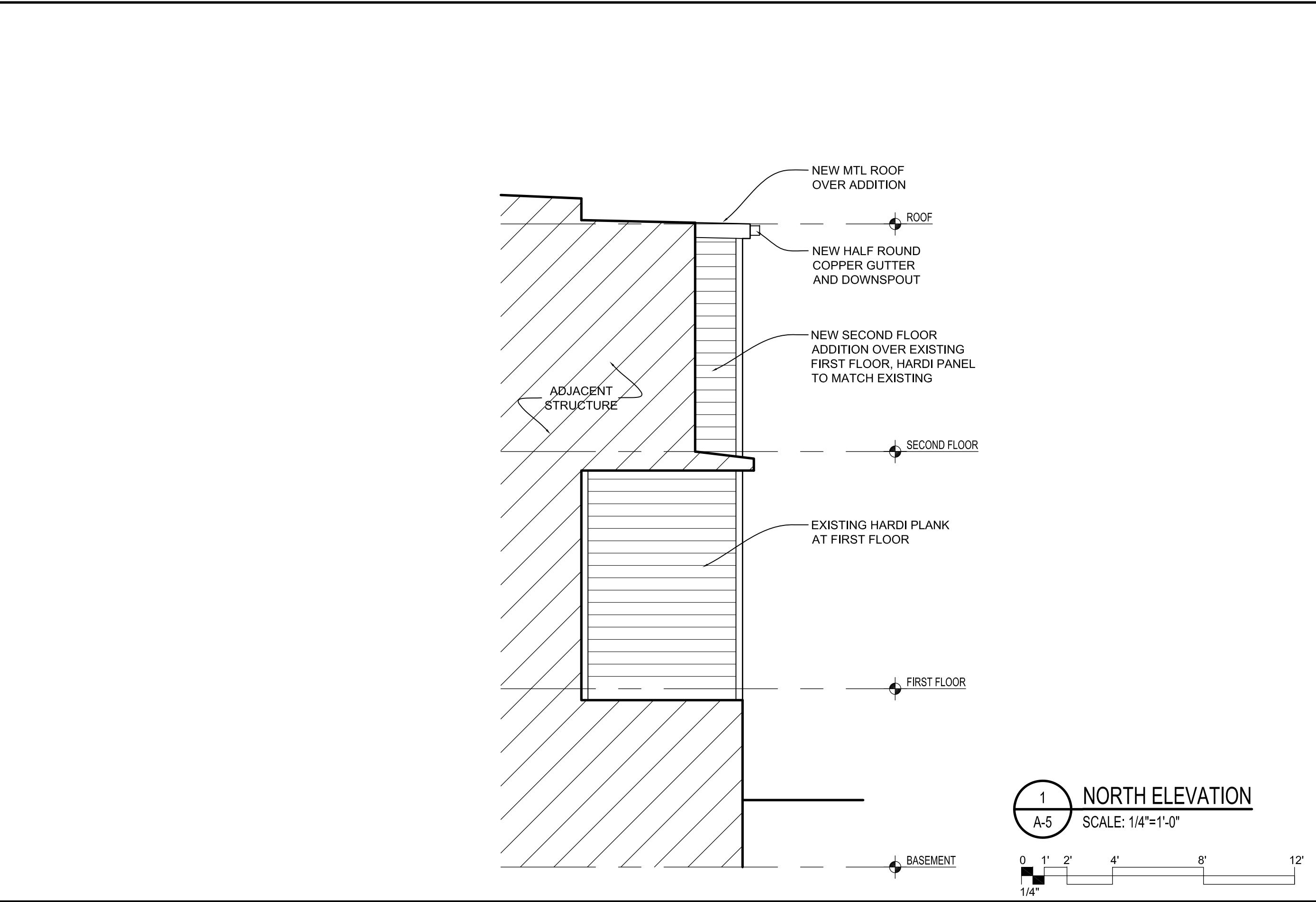
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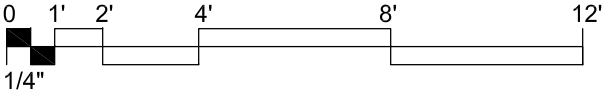
VERSION: BZA
DATE: 9-10-14
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

A-4



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



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EXTERIOR ELEVATIONS

A-5