

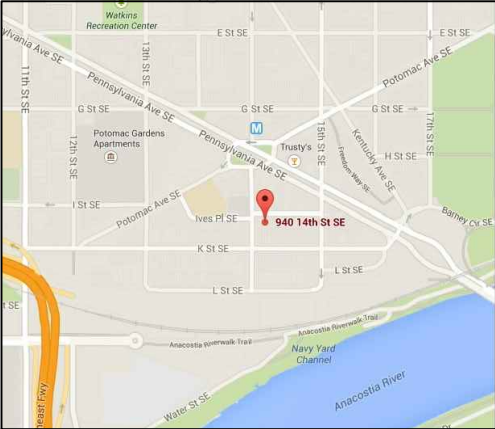
OWNERS:

EDWARD HERTWIG AND CINDY COTA
940 14TH ST SE
WASHINGTON, DC 20003

ZONING INFORMATION:

SQUARE: 1065
LOT: 0055
WARD: 6
ZONE DISTRICT: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

VICINITY MAP:



DRAWINGS LIST:

- CS-1 COVER SHEET, NOTES
- CS-2 KEY SITE PLAN
- CS-3 PHOTOGRAPHS
- CS-4 PHOTOGRAPHS
- CS-5 SIGHT LINE SECTION
- A-0 SITE PLANS
- A-1 DEMOLITION PLANS
- A-2 DEMOLITION SECTION
- A-3 NEW CONSTRUCTION PLANS
- A-4 NEW CONSTRUCTION PLANS
- A-5 NEW CONSTRUCTION SECTION
- A-6 NEW CONSTRUCTION ELEVATION

SCOPE OF WORK/PROJECT DESCRIPTION:

REAR ADDITION TO A SINGLE FAMILY RESIDENCE IN WASHINGTON, D.C.

GENERAL SCOPE OF WORK:

REMOVE EXISTING REAR ONE-STORY STRUCTURE. EXISTING MASONRY FOUNDATION TO REMAIN. INSTALL NEW TWO-STORY WOOD STRUCTURE ON EXISTING FOUNDATION. INSTALL NEW THREE-STORY WOOD STRUCTURE AND FOUNDATION AT REAR OF EXISTING HOUSE. REMOVE EXISTING REAR SHED.

APPLICABLE CODES:

BUILDING: ICC/IRC-2012 & DCMR 12B-2013 BUILDING CODE SUPPLEMENT

DCMR 11 ZONING REGULATION

MECHANICAL: ICC/IMC-2012 & DCMR 12E-2013 MECHANICAL CODE SUPPLEMENT

PLUMBING: ICC/IPC-2012 & DCMR 12F-2013 PLUMBING CODE SUPPLEMENT

ELECTRICAL: ICC/NFPA NEC-2011 & DCMR 12C-2012 ELECTRICAL CODE SUPPLEMENT

FIRE: ICC/IFC-2012 & DCMR 12H-2013 FIRE PREVENTION CODE SUPPLEMENT

ENERGY: ICC/IECC-2012 & DCMR 12I-2013 ENERGY CODE SUPPLEMENT

FUEL GAS: ICC/IFGC-2012 & DCMR 12D-2013 FUEL GAS CODE SUPPLEMENT

ACCESSIBILITY: ICC/ANSI A117.1-2006 & DCMR12A-2013 SUPPLEMENTAL/CHAPTER 11

DESIGN CRITERIA:

FLOOR LIVE LOAD = 40 PSF,
EXCEPT IN SLEEPING ROOMS WHERE LIVE LOAD = 30 PSF

ROOF LIVE LOAD = 30 PSF, GROUND SNOW LOAD = 35 PSF

BASIC WIND SPEED = 90 MPH, 3 SECOND GUST, 20 PSF MINIMUM

SEISMIC DESIGN CATEGORY = A, AS PER IRC R301.2

FROST/FOOTING DEPTH = 30 INCHES

SOIL BEARING = 1500 PSF, ASSUME SANDY CLAY AS PER IRC R401.4.1

CONCRETE FOR FOOTINGS TO BE MIN 3000 PSI, NORMAL WEIGHT, AIR ENTRAINED

HANDRAILS LIVE LOAD = 200 PSF

STAIRS = 40 PSF OR 300 LBS CONCENTRATED LOAD, ACTING OVER 4 SQ INCHES

GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK. INFORMATION PROVIDED ON THESE DRAWINGS RELATED TO EXISTING IS BASED ON AVAILABLE DESIGN DOCUMENTS AND FIELD OBSERVATION. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER UPON DISCOVERY OF ANY DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL EXISTING CONDITIONS.
- WORK BY TRADES SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- DIMENSIONS SHOWN ARE FINISHED DIMENSIONS, UNO.

GENERAL ARCHITECTURAL NOTES

- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 2X6 WOOD STUDS AT 16" ON CENTER (OC), WITH SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. FOR EXTERIOR CORNER JOINTS, INSTALL (3) 2X6'S NAILED TOGETHER.
- PROVIDE 5" WD BASE BOARDS AT ALL EXPOSED INTERIOR PARTITIONS, UNO. COLOR SELECTED BY OWNER.
- PROVIDE A THIN-SET MORTAR SYSTEM FOR ALL CERAMIC TILE FINISHED WALLS AND FLOORS.
- NEW INTERIOR PARTITIONS ARE 2x4 STUDS W/ 1/2" GWB ON EACH SIDE, UNO.
- PAINT INTERIOR:
 - WALLS: TWO COATS OF EGGSHELL LATEX PAINT OVER PRIMED GWB. COLORS TO BE SELECTED BY OWNER.
 - DOOR AND TRIM: TWO COATS OF SEMI-GLOSS PAINT. COLOR TO MATCH EXISTING WALL COLOR OR SELECTED BY OWNER.

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GREGOIRE HOLEYMAN, AIA
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WASHINGTON DC 20002
(202) 527-8144

BZA SET:
November 4, 2014

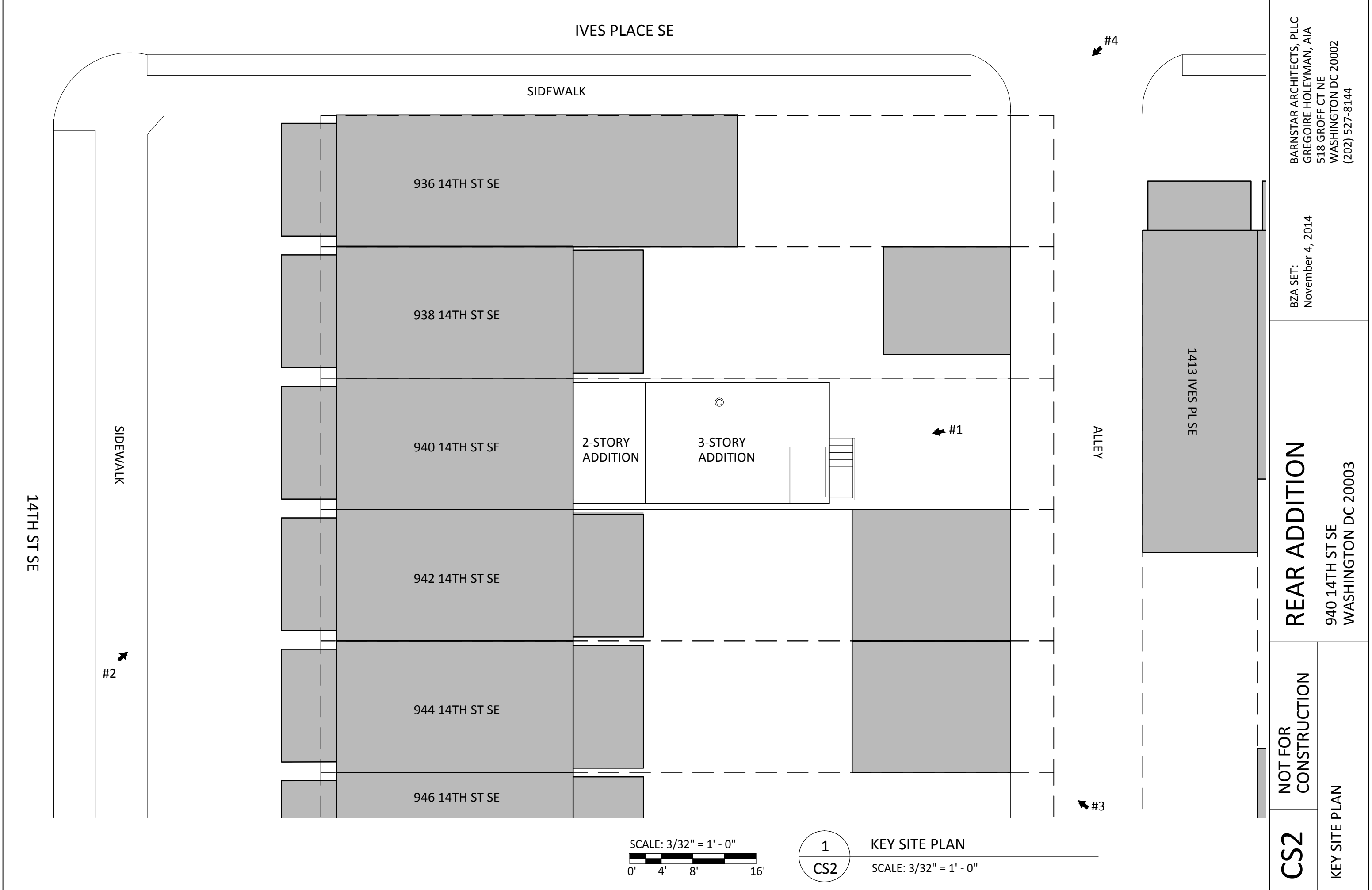
REAR ADDITION

940 14TH ST SE
WASHINGTON DC 20003

NOT FOR
CONSTRUCTION

CS-1
COVER SHEET, NOTES

Board of Zoning Adjustment
District of Columbia
CASE NO. Z8918
EXHIBIT NO. 7





#1: VIEW FROM REAR YARD LOOKING SOUTHWEST



#2: VIEW FROM FRONT SIDEWALK LOOKING NORTHEAST



#3: VIEW OF REAR ALLEY LOOKING NORTHWEST



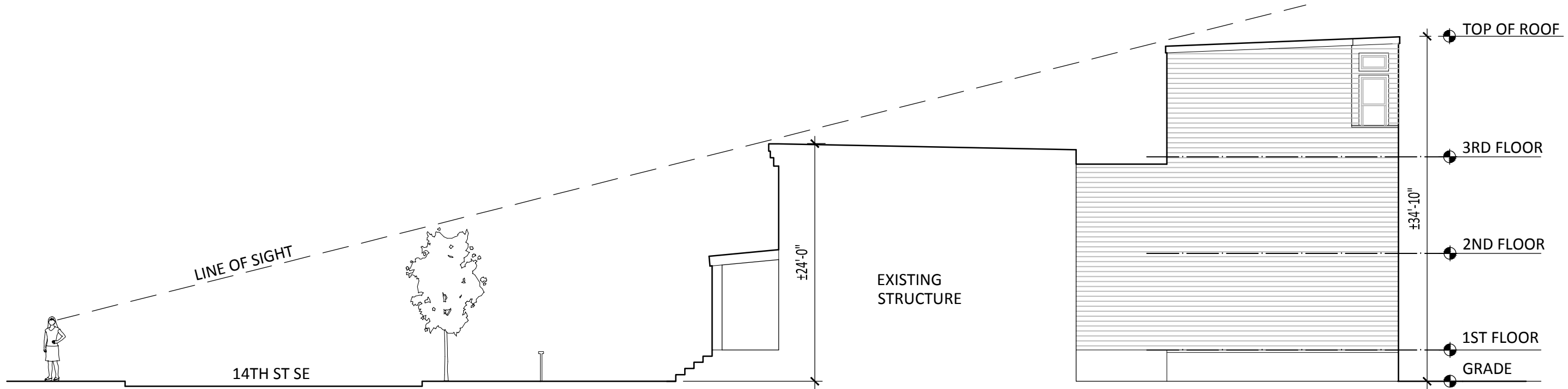
#4: VIEW OF REAR ALLEY FROM IVES PLACE SE LOOKING SOUTHWEST

CS3	NOT FOR CONSTRUCTION	REAR ADDITION 940 14TH ST SE WASHINGTON DC 20003	BZA SET: November 4, 2014	BARNSTAR ARCHITECTS, PLLC GREGOIRE HOLEYMAN, AIA 518 GROFF CT NE WASHINGTON DC 20002 (202) 527-8144
	PHOTOGRAPHS			



VIEW FROM ROOF DECK OF CONDOMINIUM BUILDING AT K AND 14TH ST SE, LOOKING NORTH

CS4	NOT FOR CONSTRUCTION	REAR ADDITION 940 14TH ST SE WASHINGTON DC 20003	BZA SET: November 4, 2014	BARNSTAR ARCHITECTS, PLLC GREGOIRE HOLEYMAN, AIA 518 GROFF CT NE WASHINGTON DC 20002 (202) 527-8144
	PHOTOGRAPHS			



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

1
CS3

NEW CONSTRUCTION - SECTION

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

REAR ADDITION

940 14TH ST SE
WASHINGTON DC 20003

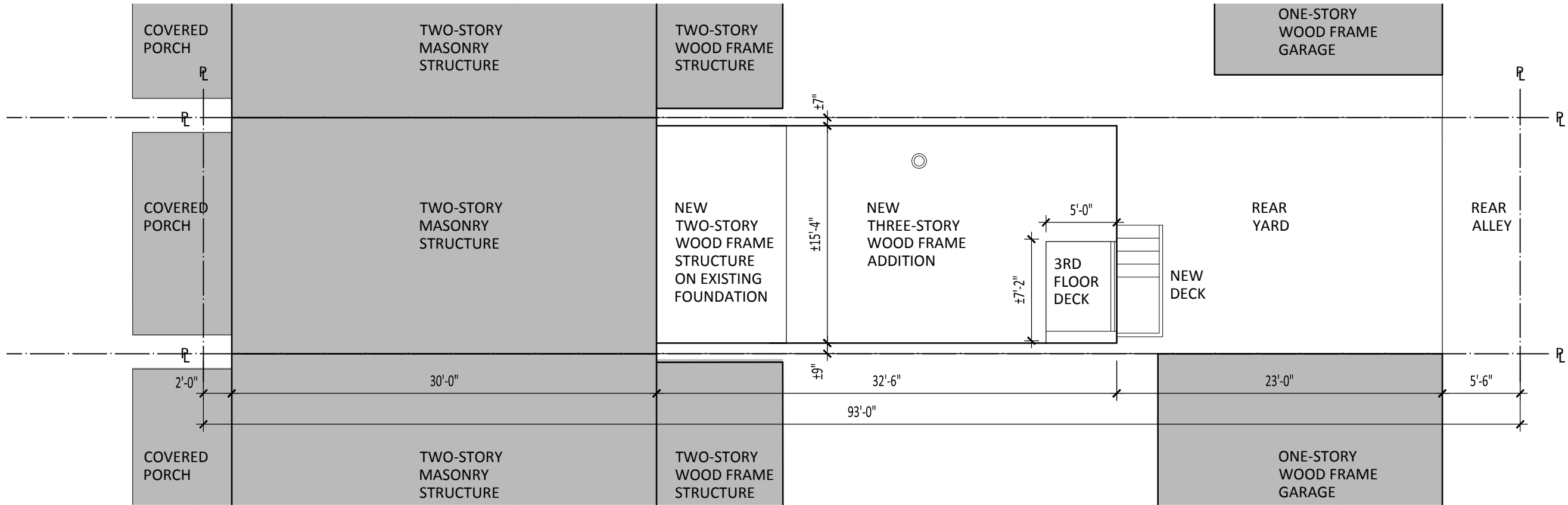
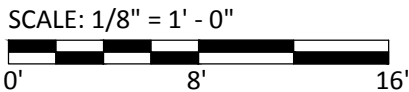
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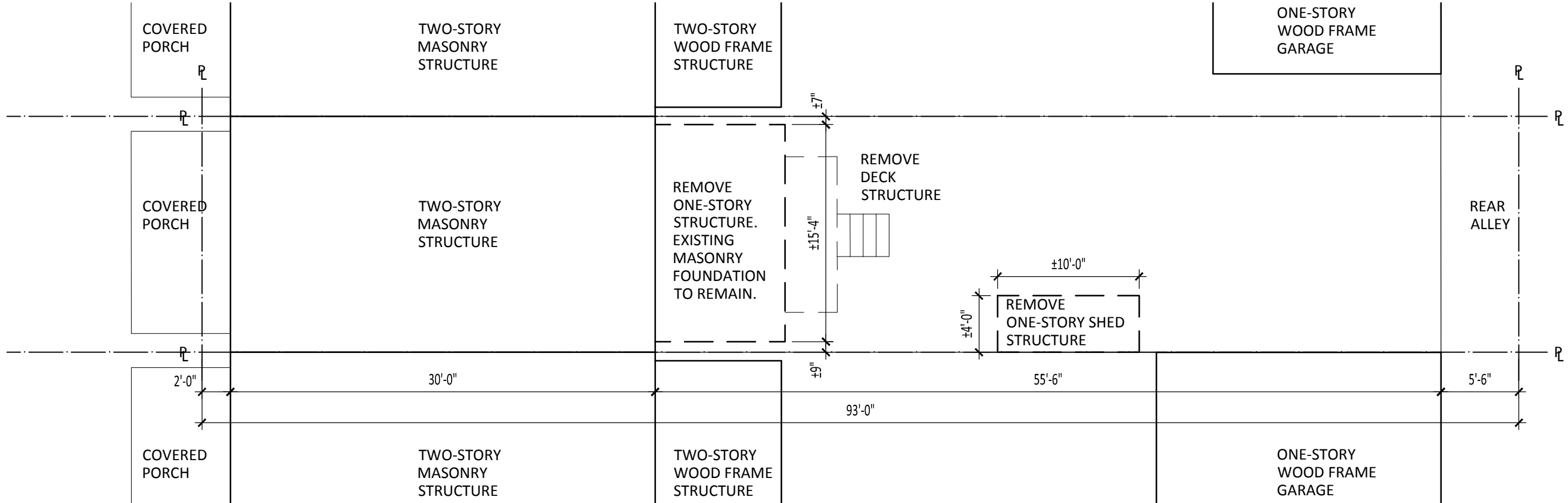
NOT FOR
CONSTRUCTION

CS5

SIGHT LINE SECTION



2
A0
NEW SITE PLAN
SCALE: 1/8" = 1' - 0"



1
A0
EXISTING SITE PLAN
SCALE: 1/8" = 1' - 0"

REAR ADDITION

940 14TH ST SE
WASHINGTON DC 20003

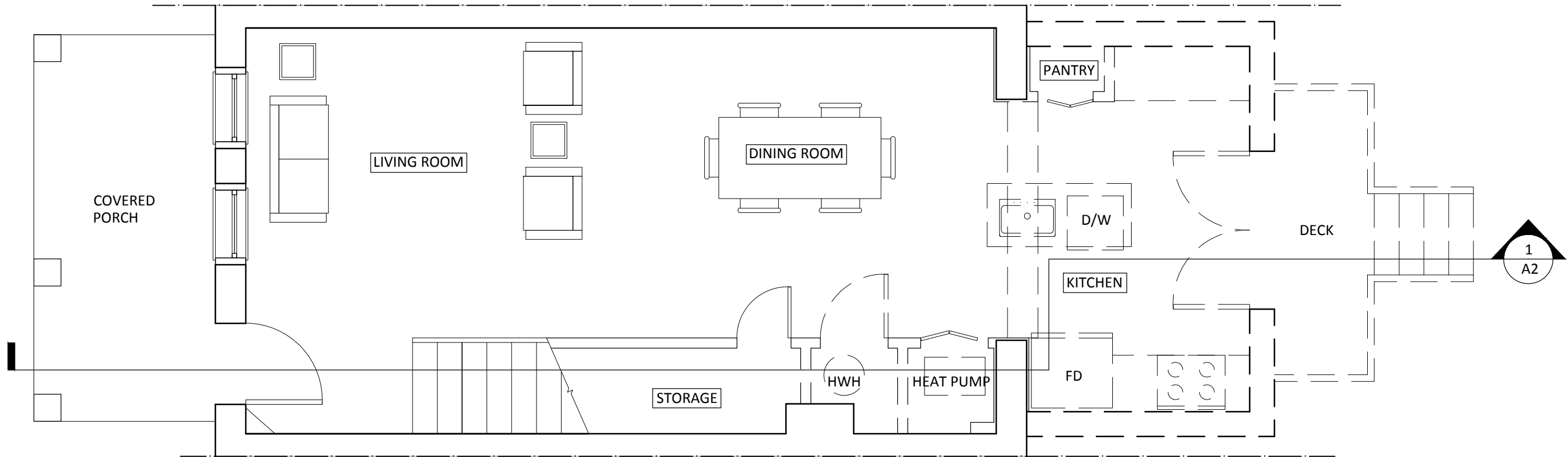
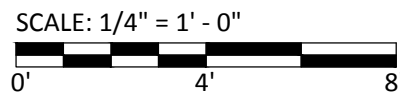
NOT FOR
CONSTRUCTION

A0

SITE PLANS

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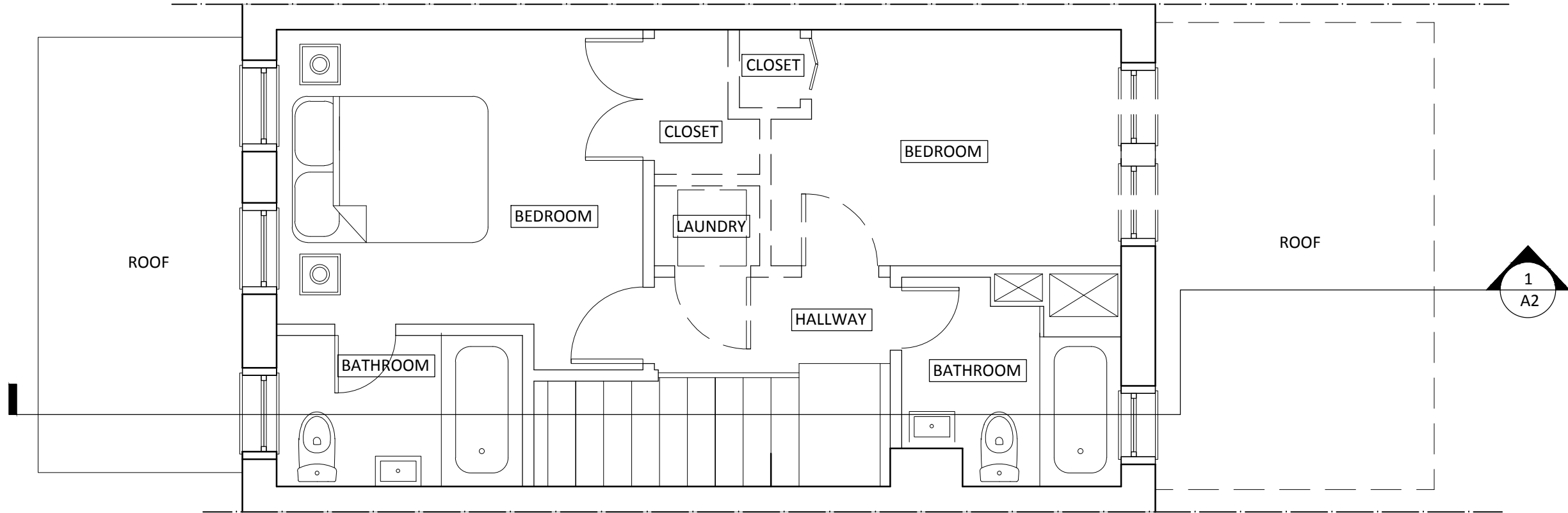
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1
A1

DEMOLITION PLAN - FIRST FLOOR

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



2
A1

DEMOLITION PLAN - SECOND FLOOR

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

A1

NOT FOR
CONSTRUCTION

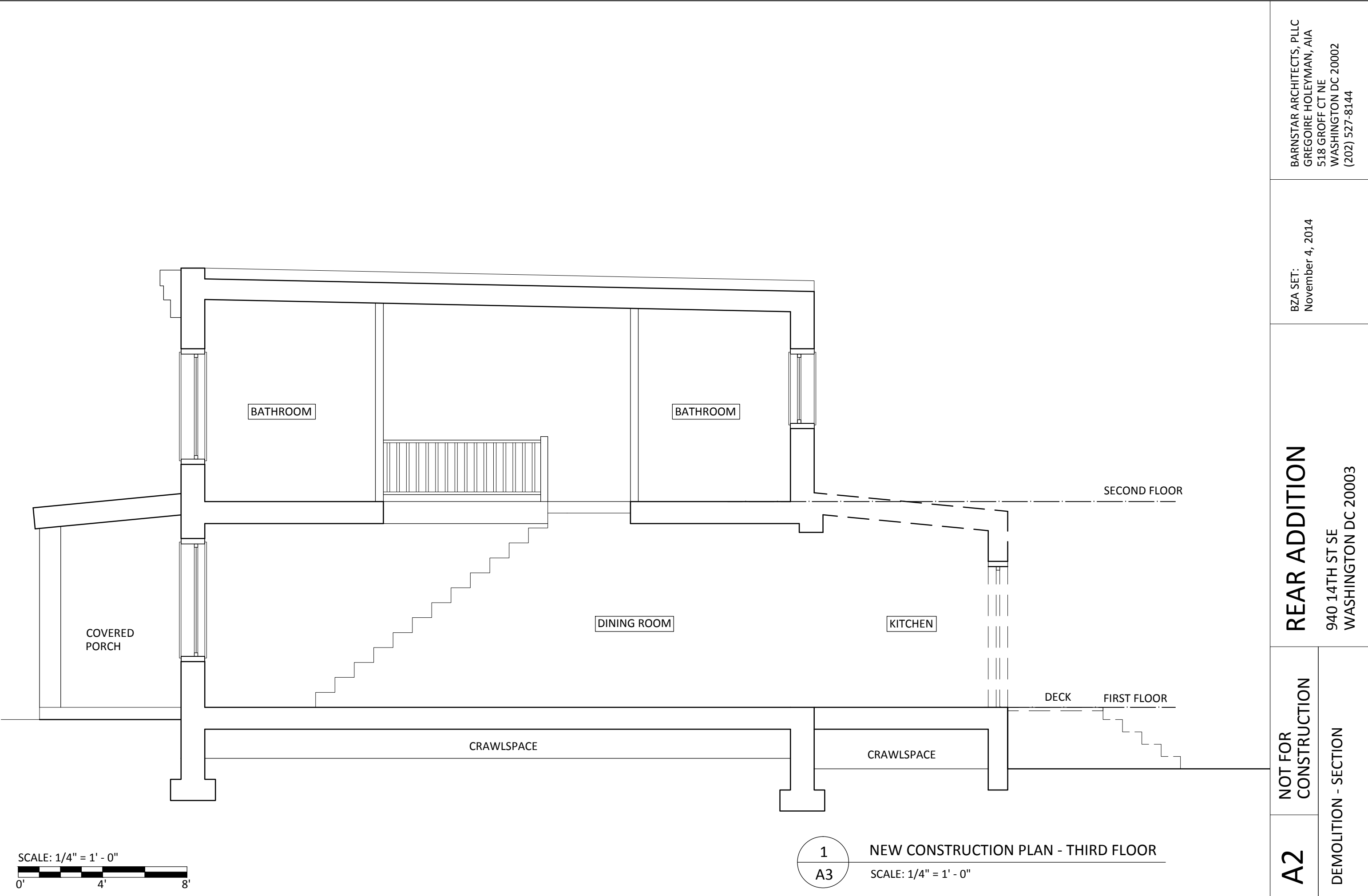
REAR ADDITION

DEMOLITION PLANS

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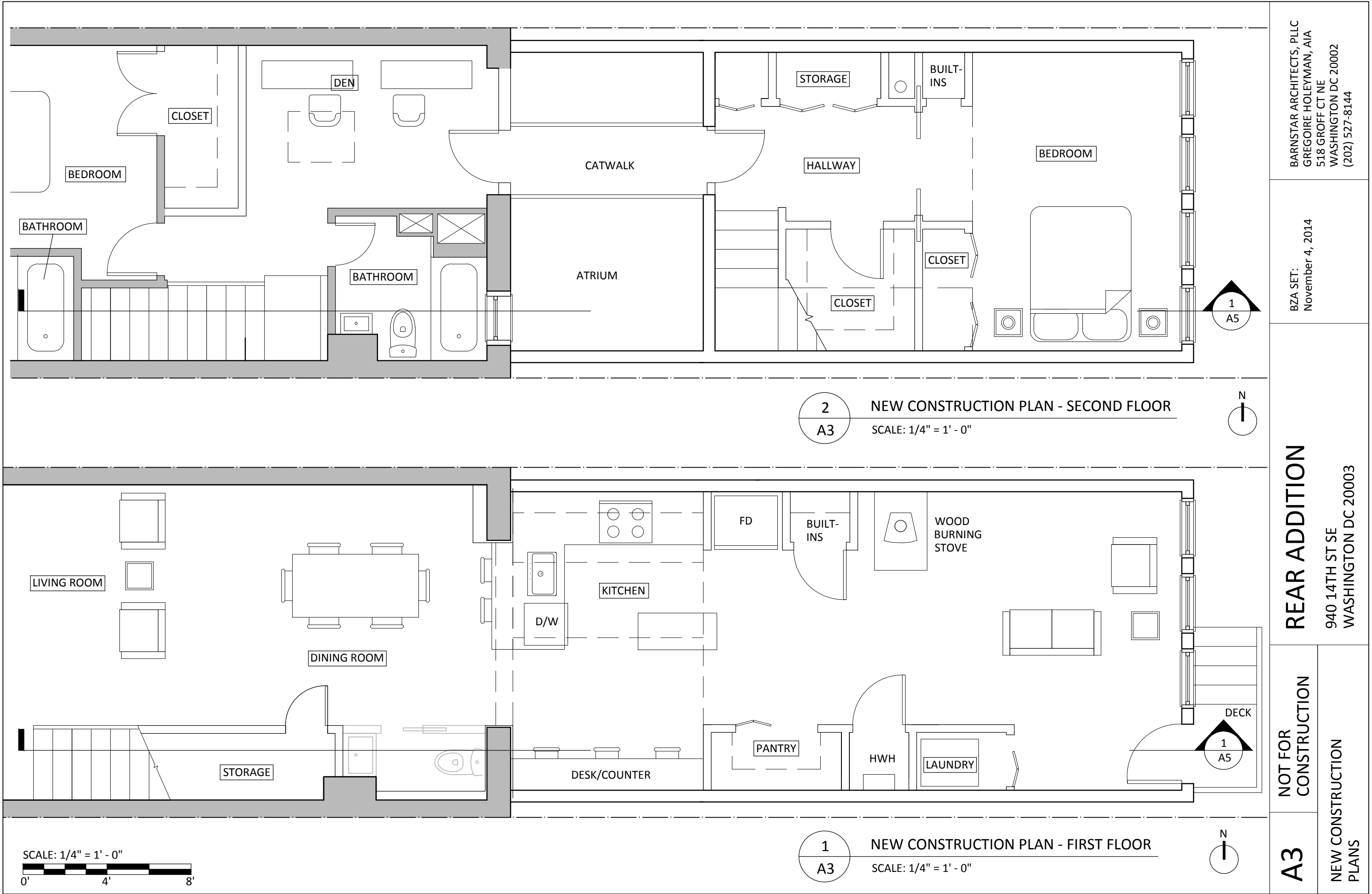
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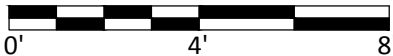
SCALE: 1/4" = 1' - 0"

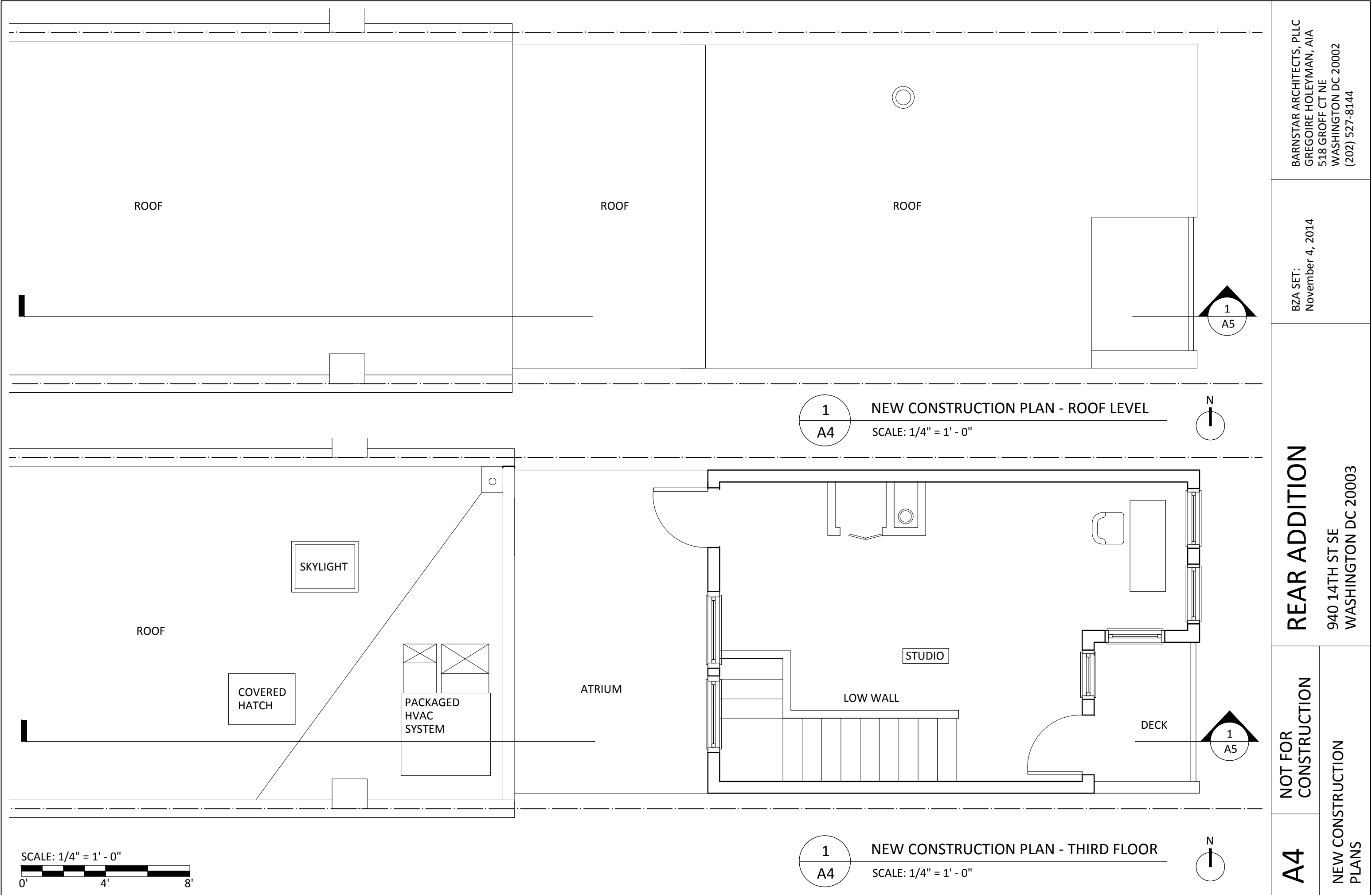
1
A3
NEW CONSTRUCTION PLAN - THIRD FLOOR
SCALE: 1/4" = 1' - 0"

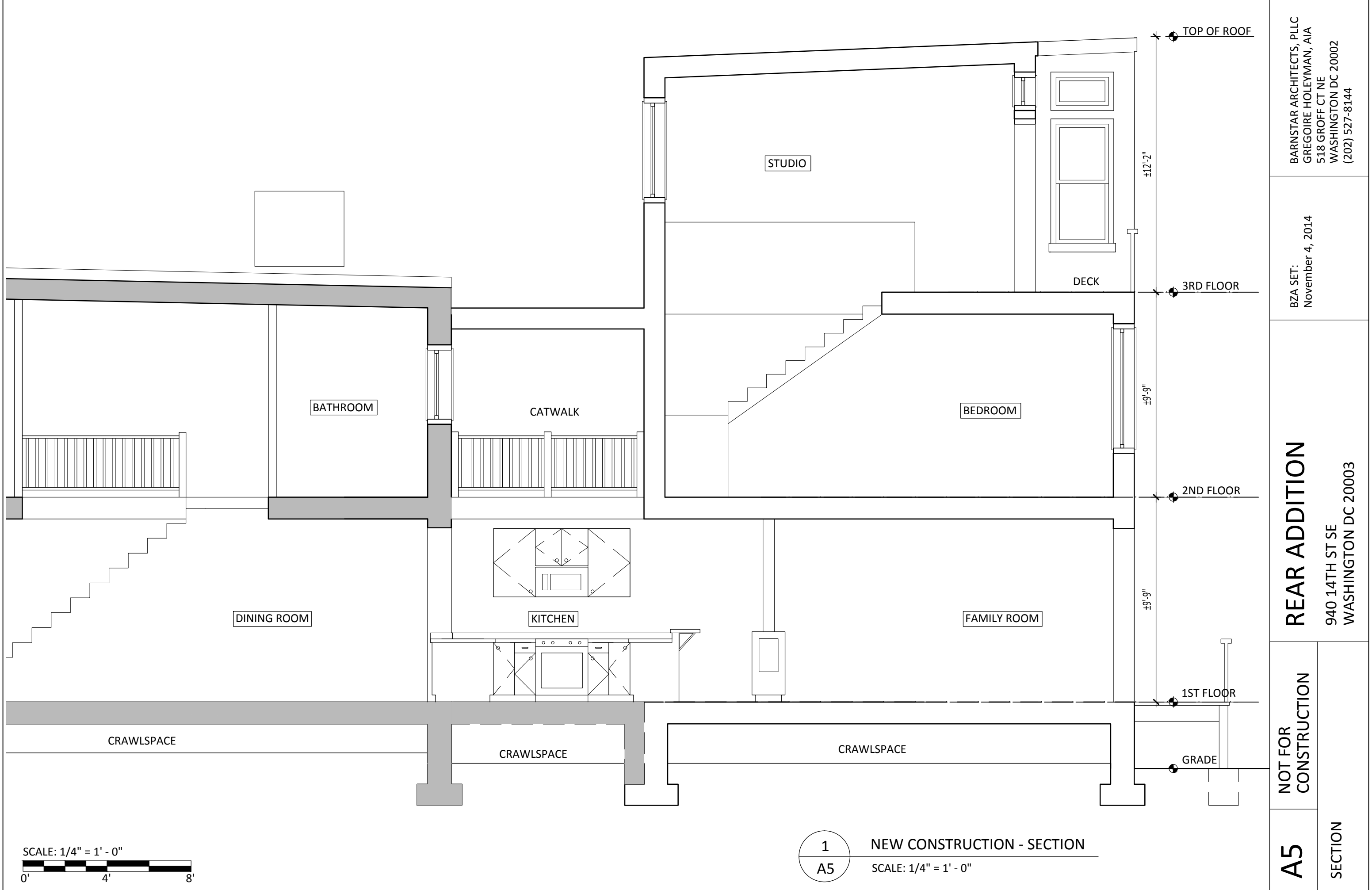
A2	NOT FOR CONSTRUCTION	REAR ADDITION 940 14TH ST SE WASHINGTON DC 20003	BZA SET: November 4, 2014	BARNSTAR ARCHITECTS, PLLC GREGOIRE HOLEYMAN, AIA 518 GROFF CT NE WASHINGTON DC 20002 (202) 527-8144
	DEMOLITION - SECTION			



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







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REAR ADDITION

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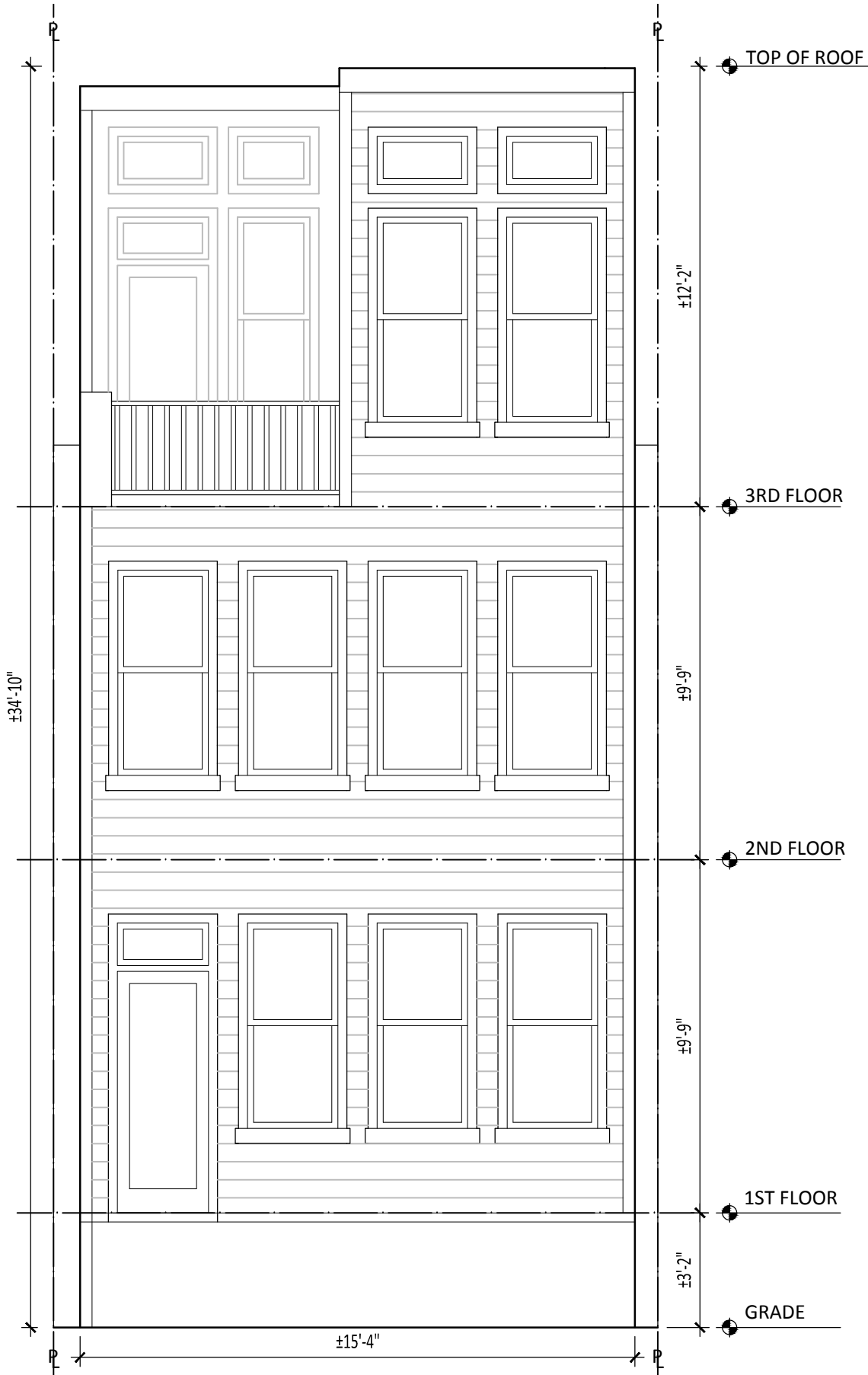
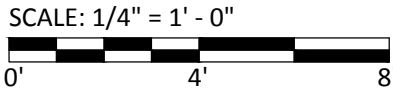
A5

SECTION

1
A5

NEW CONSTRUCTION - SECTION

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



1
A6

NEW CONSTRUCTION - ELEVATION
SCALE: 1/4" = 1' - 0"

A6	NOT FOR CONSTRUCTION	REAR ADDITION 940 14TH ST SE WASHINGTON DC 20003	BZA SET: November 4, 2014	BARNSTAR ARCHITECTS, PLLC GREGOIRE HOLEYMAN, AIA 518 GROFF CT NE WASHINGTON DC 20002 (202) 527-8144
	EXTERIOR ELEVATIONS			