

N:\Users\Richard Parnell\Documents\750 9th Street Garage Use Final\750 9th Garage\69065-TR-K2403.dwg 2/22/2015 9:51:44 AM Rick Parnell

GARAGE & ARTIST STUDIO ADDITION

750 9TH STREET SE
WASHINGTON, DC 20003-2804

OWNER: RICHARD PARNELL

CONCEPT SET - CLARIFIED 01-14-2015

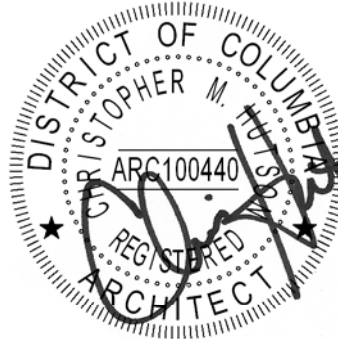
DRAWING INDEX

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APPLICABLE CODES: ICC IRC 2012 & DC SUPPLEMENT

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SEAL



ARTIST STUDIO & GARAGE
750 9TH STREET SE
WASHINGTON, DC 20003

REVISIONS	DATE	COMMENTS
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#1	1-14-2015	CLARIFICATION
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VERSION	CONCEPT
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DWG. DATE	11 NOV 2014
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SCALE	NO SCALE
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COVER SHEET

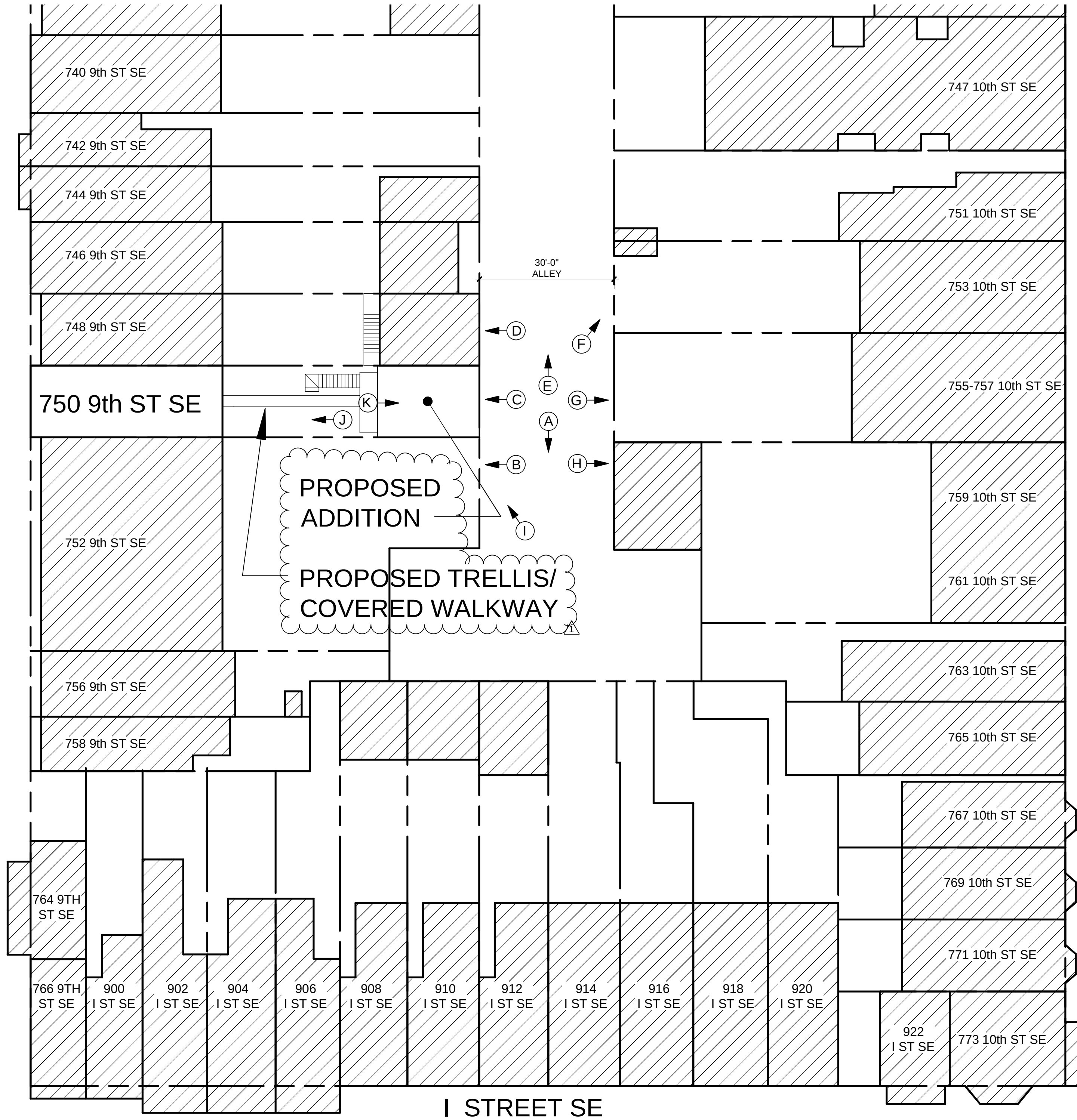
Board of Zoning Adjustment
District of Columbia
CASE NO. 1807
EXHIBIT A-10-02

GEN-1

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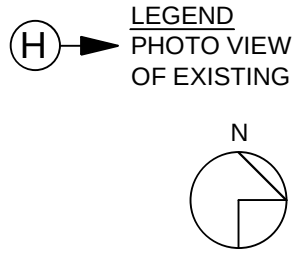
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9th STREET SE



10th STREET SE

I STREET SE



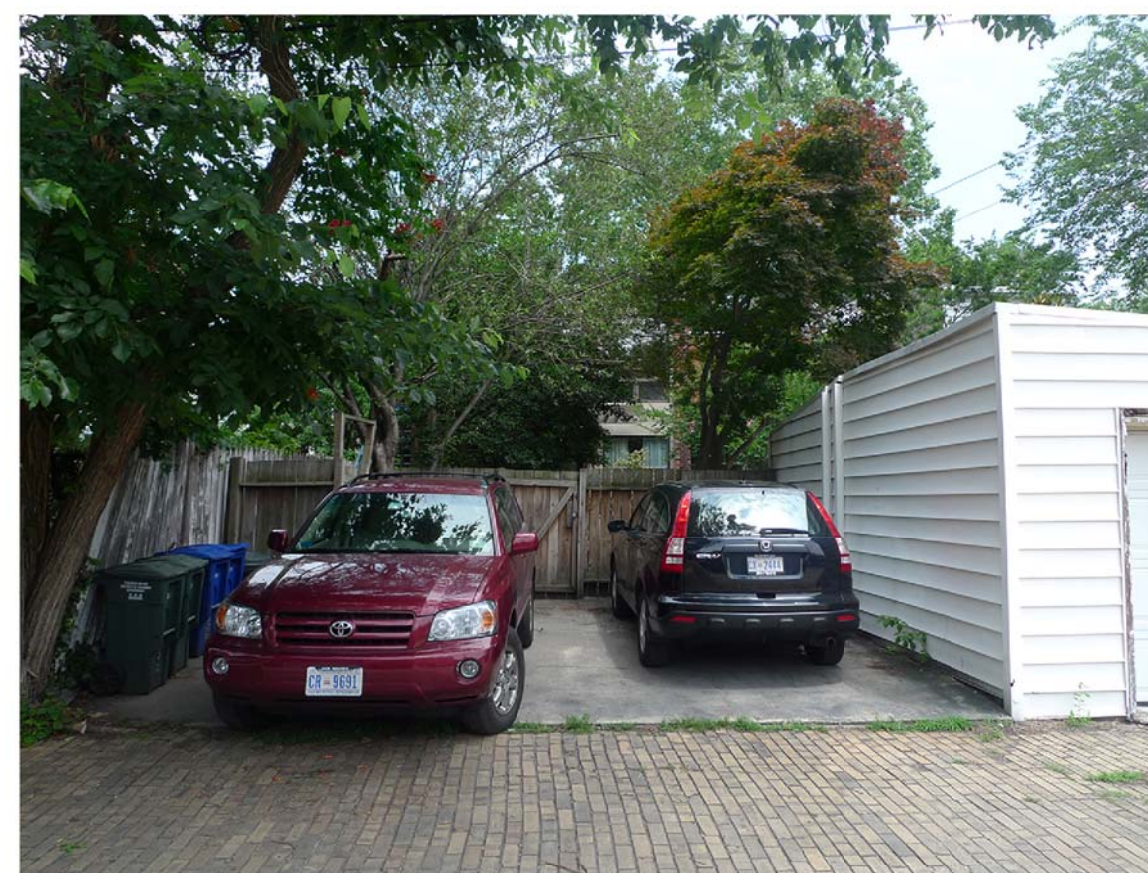
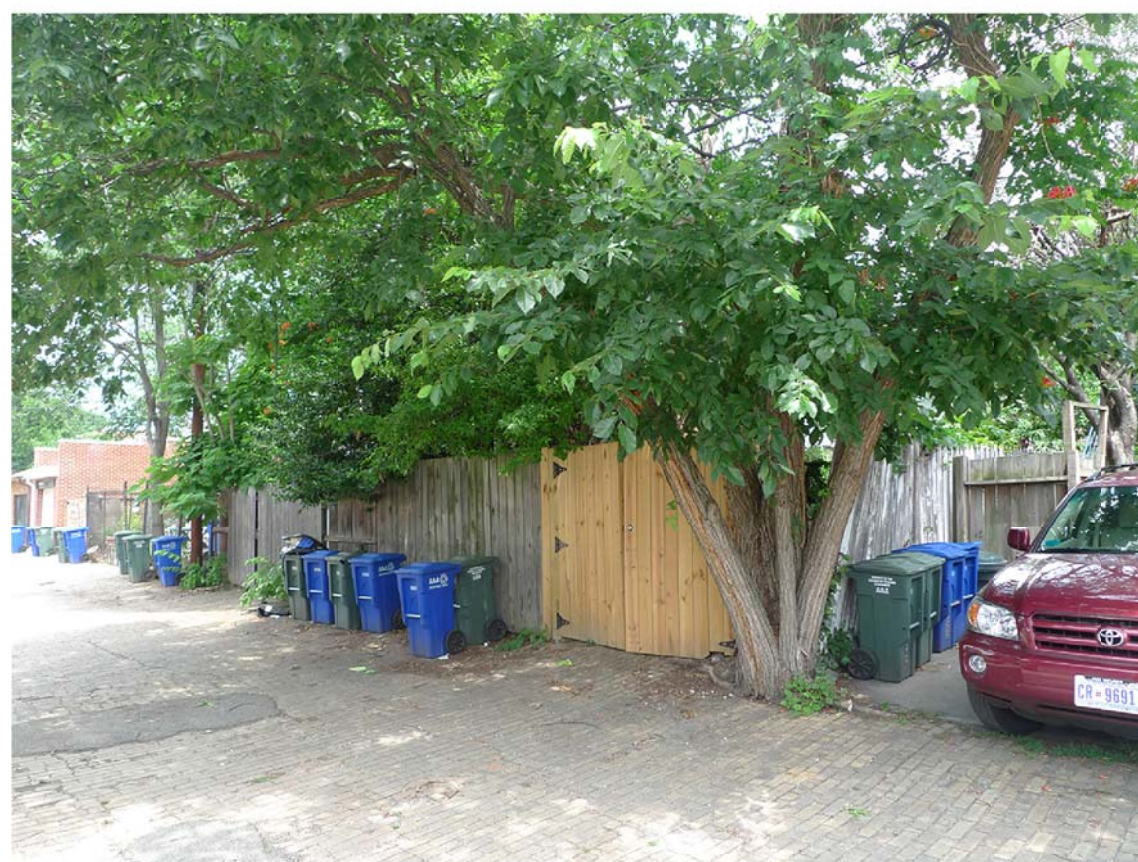
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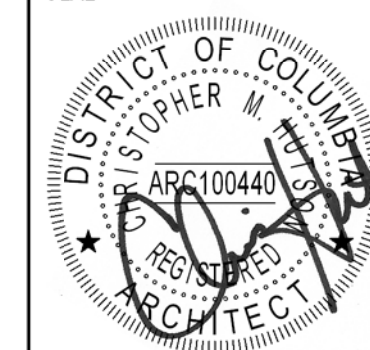
REVISIONS DATE COMMENTS
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VERSION	CONCEPT
DWG. DATE	11 NOV 2014
SCALE	1/16"=1'-0"
	AREA PLAN



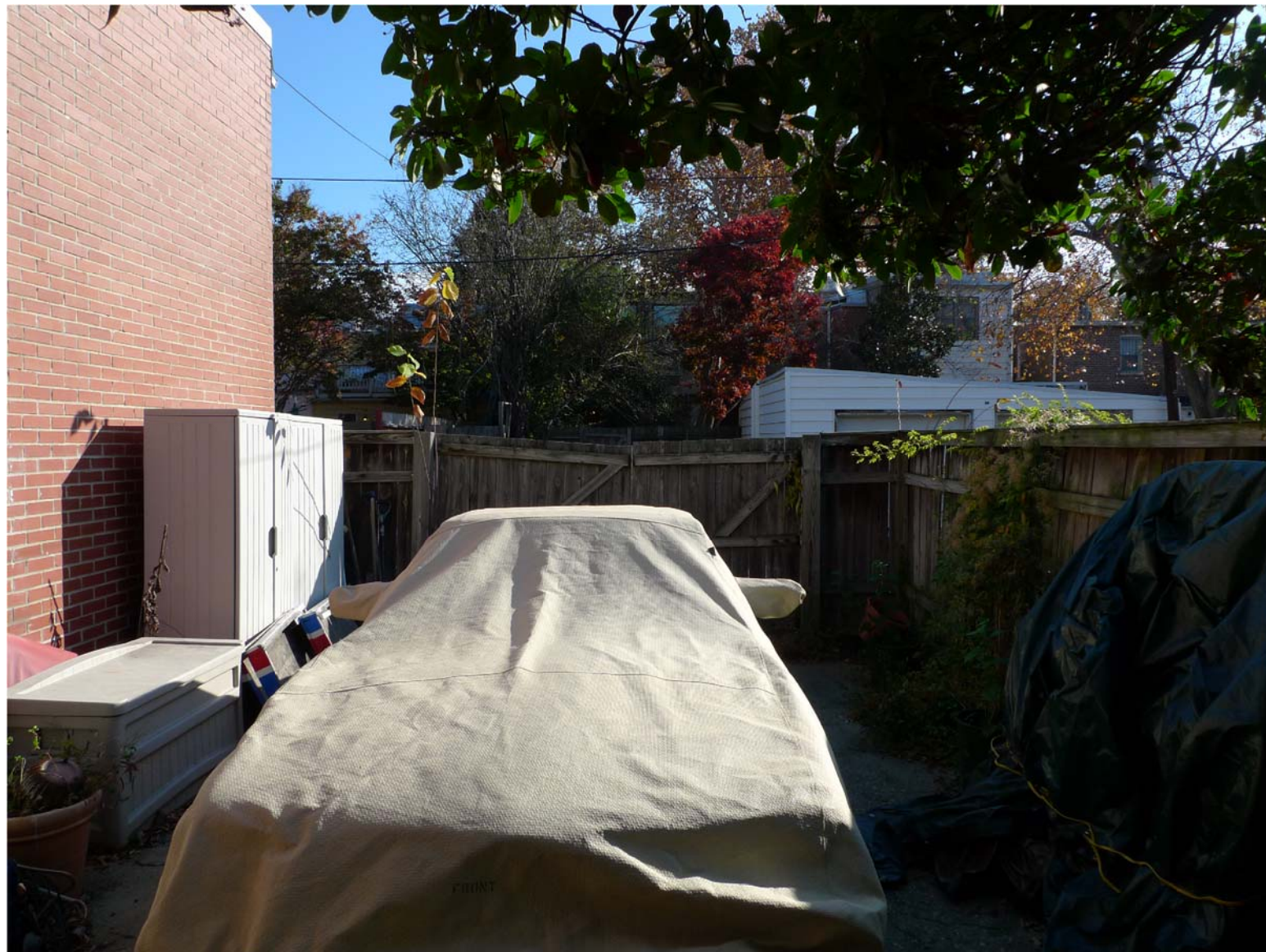
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DWG. DATE		30 OCT 20
SCALE		N.T.
		SITE PHOTO



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VERSION		CONCEPT
DWG. DATE		11 NOV 2014
SCALE		N.T.S.
		SITE PHOTOS

-3

1 SITE PLAN
1/8"=1'-0"

PROJECT DESCRIPTION:
NEW TWO STORY BRICK VENEER ADDITION
CONTAINING A GROUND FLOOR ONE CAR GARAGE
AND ARTIST STUDIO ON THE SECOND FLOOR
WITH TRELLIS / COVERED WALKWAY CONNECTOR.

	EXISTING	PROPOSED	R-4 ZONING
LOT COVERAGE	680 SF	1128 SF	968 SF MAXIMUM
(PERCENTAGE)	42%	69.9%	60%
REAR-YARD	58'	36'	20' MINIMUM
SIDE YARD	N/A	NO CHANGE	N/A
OPEN COURT	N/A	N/A	N/A
HEIGHT	28' APPROX.	NO CHANGE	40'
STORIES	3	NO CHANGE	3
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
FIRST FLOOR	680 SF	352 SF	
SECOND FLOOR	680 SF	352 SF	
THIRD FLOOR	680 SF		

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VERSION	CONCEPT
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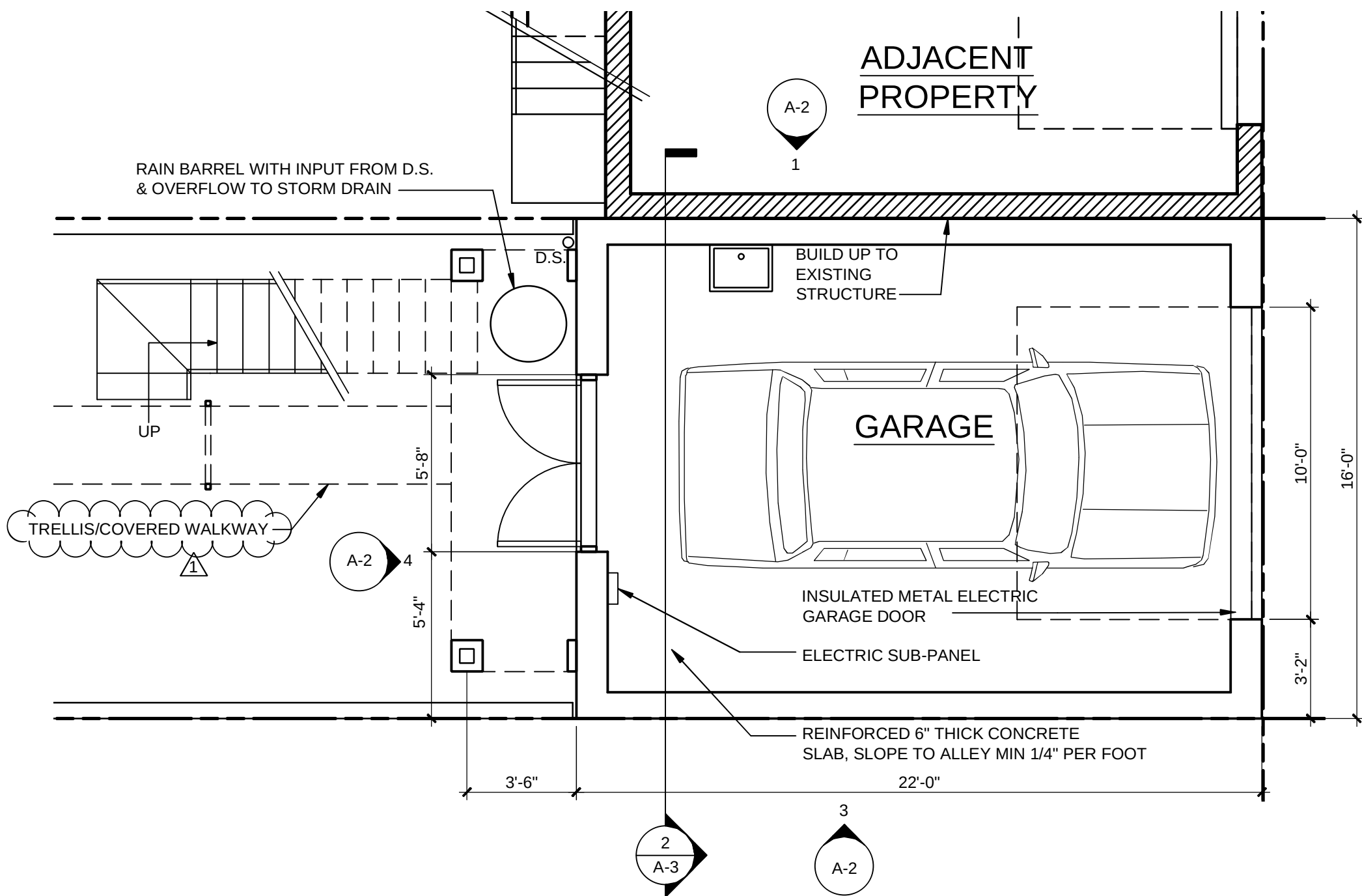
DWG. DATE 05 NOV 2014

SCALE $1/8"=1'-0"$

SITE PLAN, ZONING & PROJECT INFORMATION

C-1

C:\Users\A\Documents\Art Studio & Garage\Art Studio & Garage\DWG\14-01-2015\14-01-2015.dwg 2/12/2015 9:51:44 AM Plot

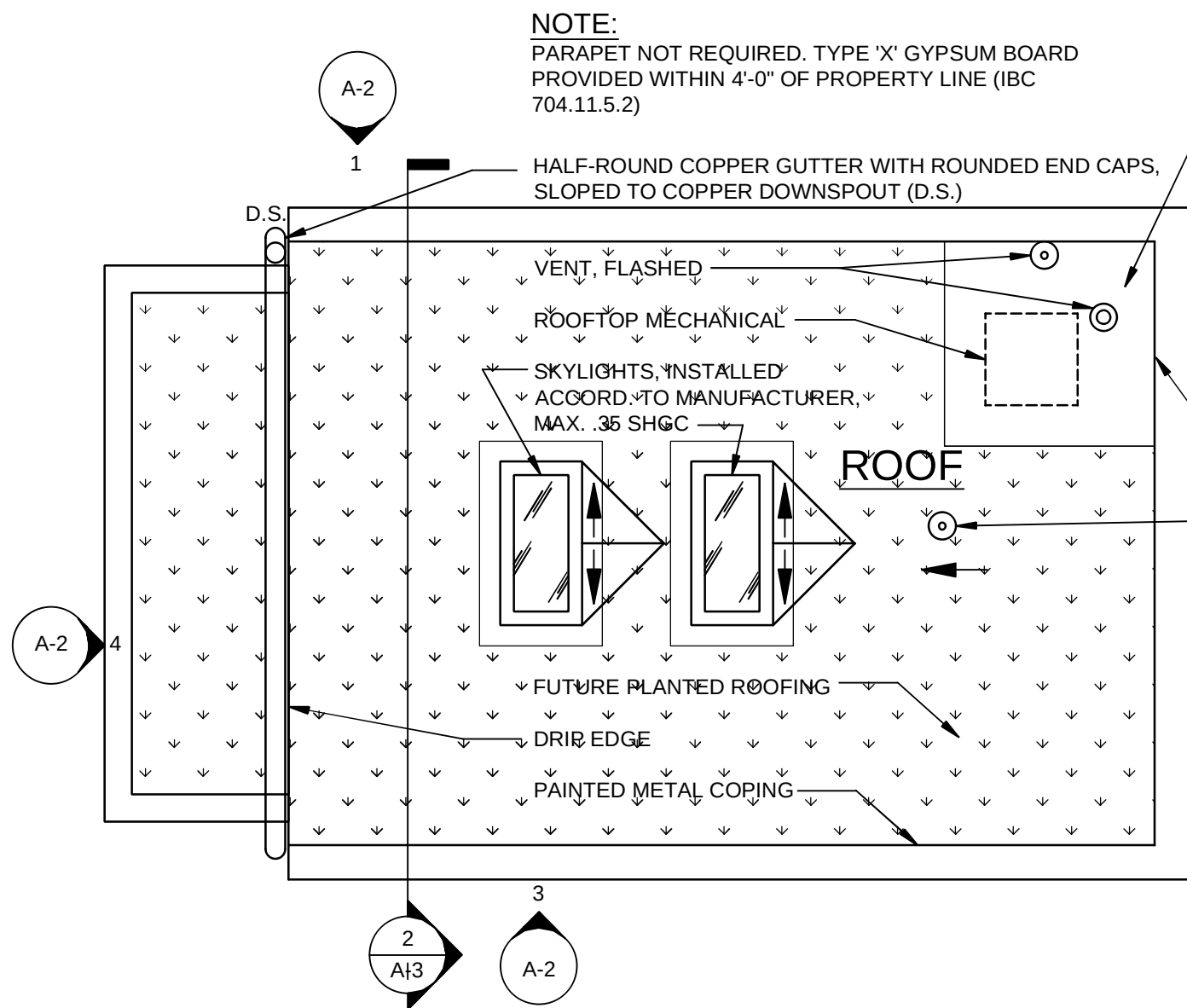


1 PLAN — FIRST FLOOR
1/4"=1'-0"

- LEGEND**
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION
 - SLOPE TO DRAIN, 1/4" PER FT. MIN.
 - PLANTED ROOFING SYSTEM ON TPO WATERPROOFING SYSTEM

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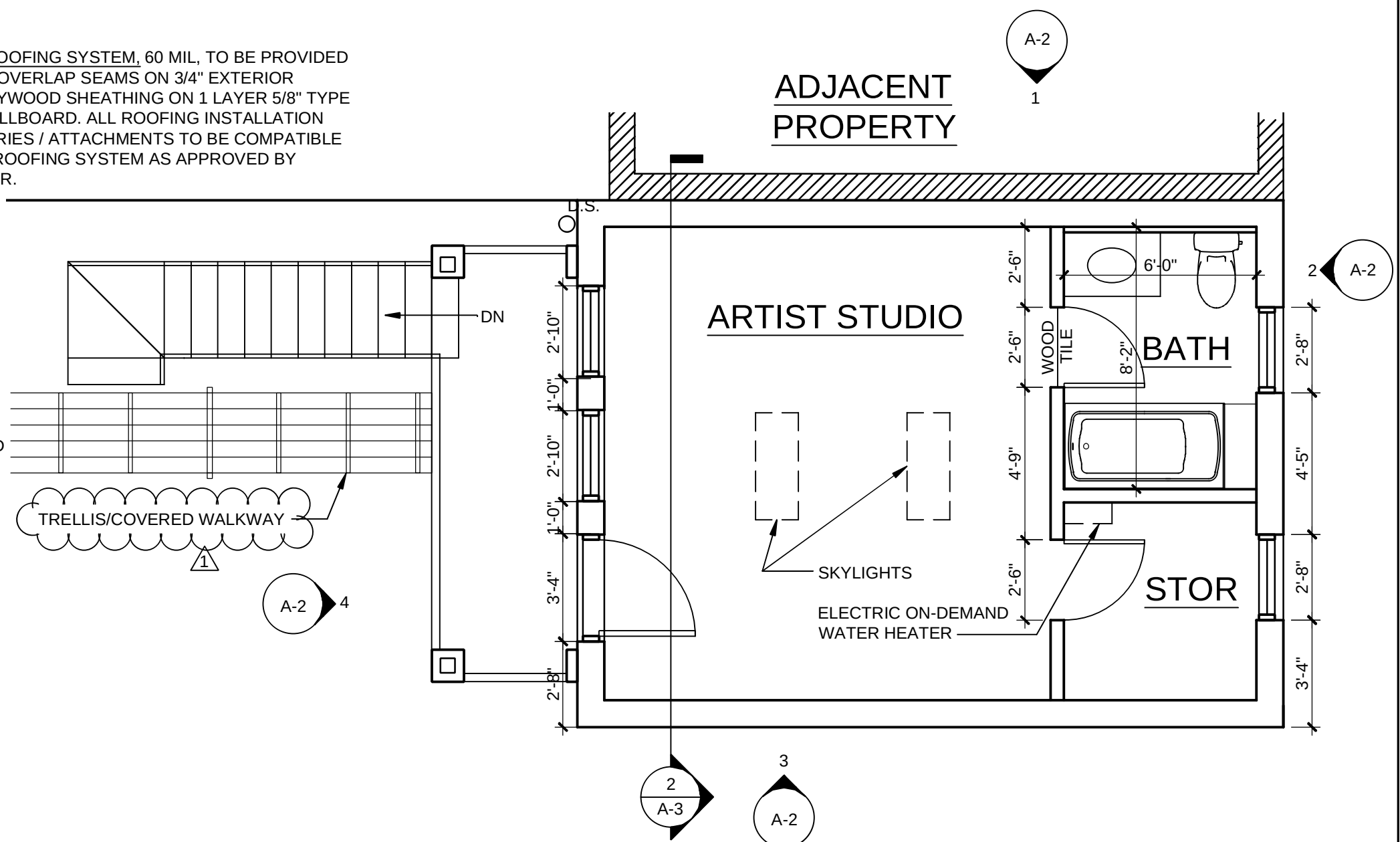
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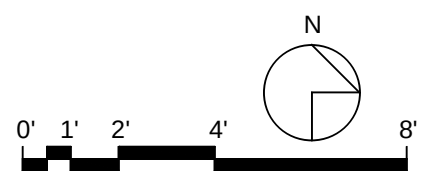
2 PLAN — ROOF
1/4"=1'-0"

TPO WATERPROOFING SYSTEM, 60 MIL, TO BE PROVIDED WITH WELDED OVERLAP SEAMS ON 3/4" EXTERIOR GRADE T&G PLYWOOD SHEATHING ON 1 LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD. ALL ROOFING INSTALLATION AND ACCESSORIES / ATTACHMENTS TO BE COMPATIBLE WITH WATERPROOFING SYSTEM AS APPROVED BY MANUFACTURER.

8" PARAPET
VENT, FLASHED



3 PLAN — SECOND FLOOR
1/4"=1'-0"



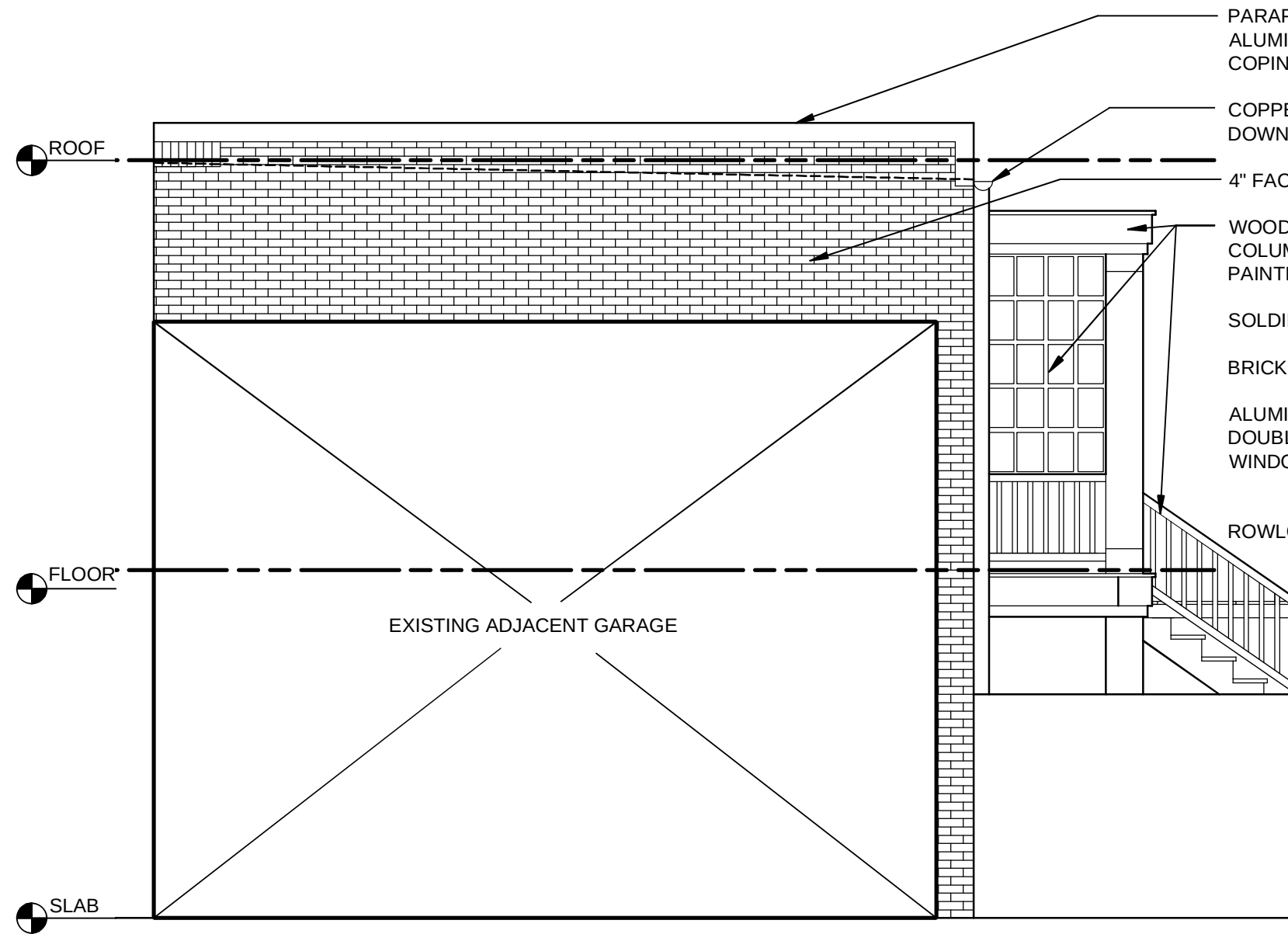
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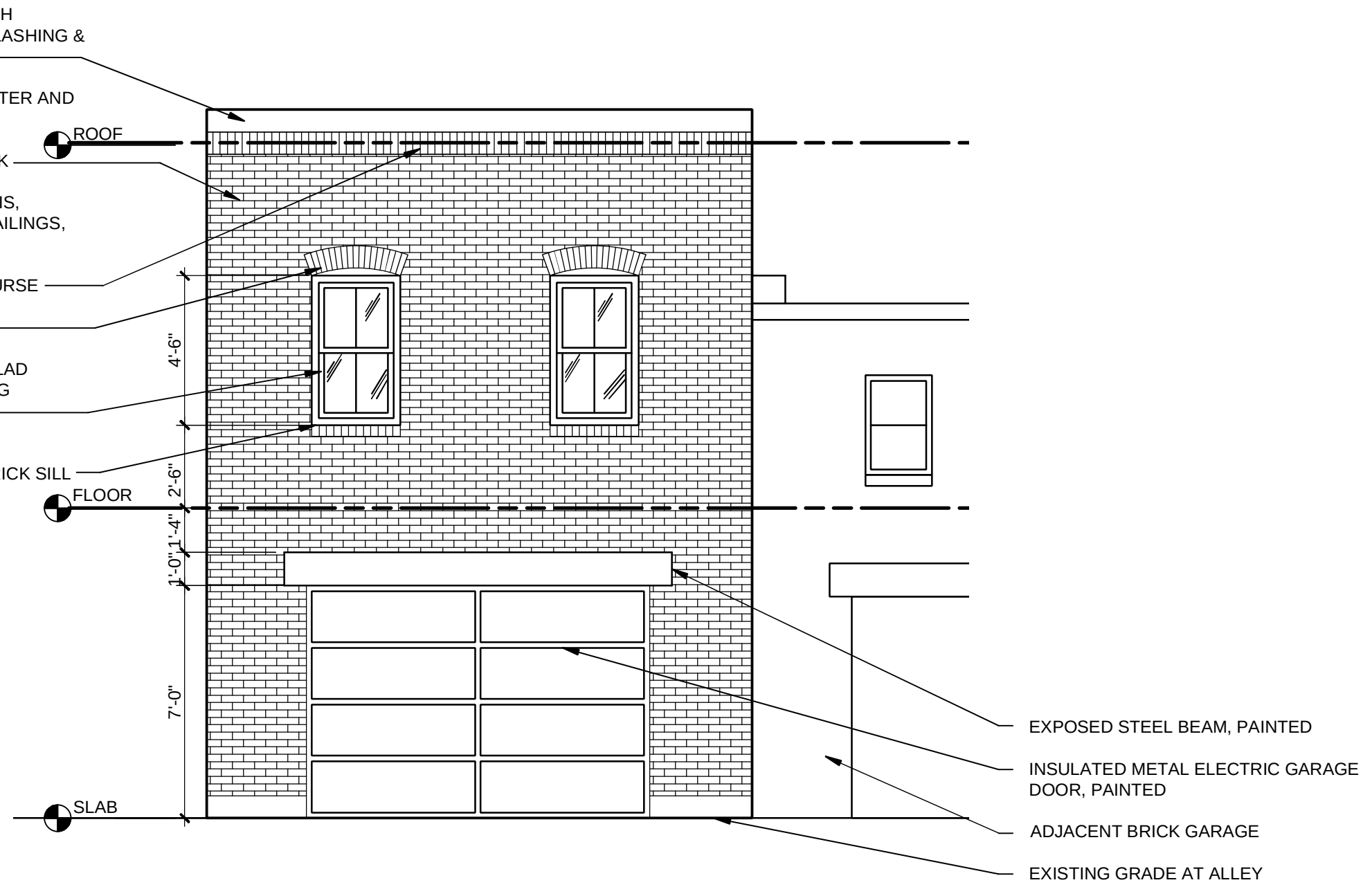
VERSION CONCEPT
DWG. DATE 30 OCT 2014
SCALE 1/4"=1'-0"
FLOOR PLANS

A-1

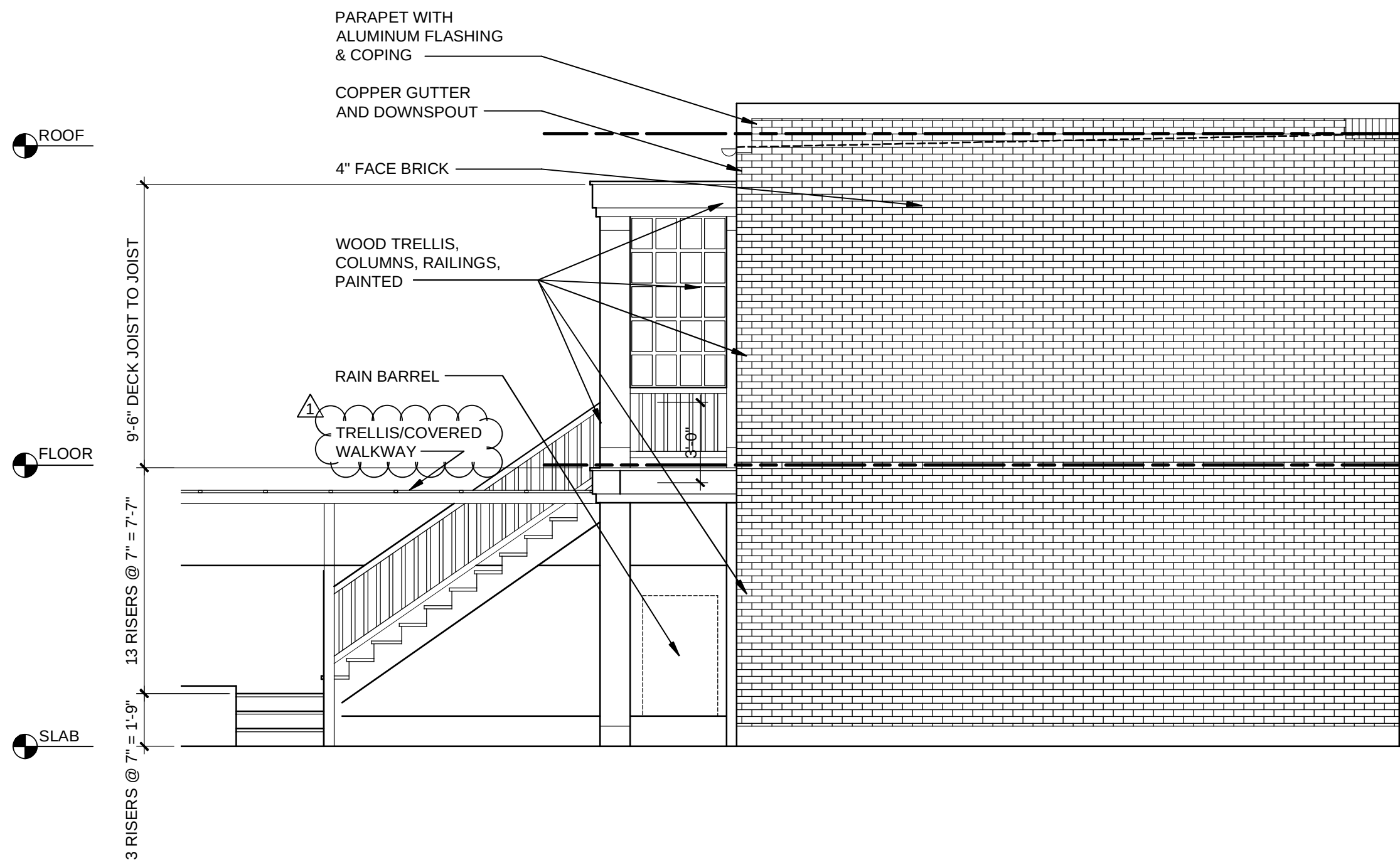
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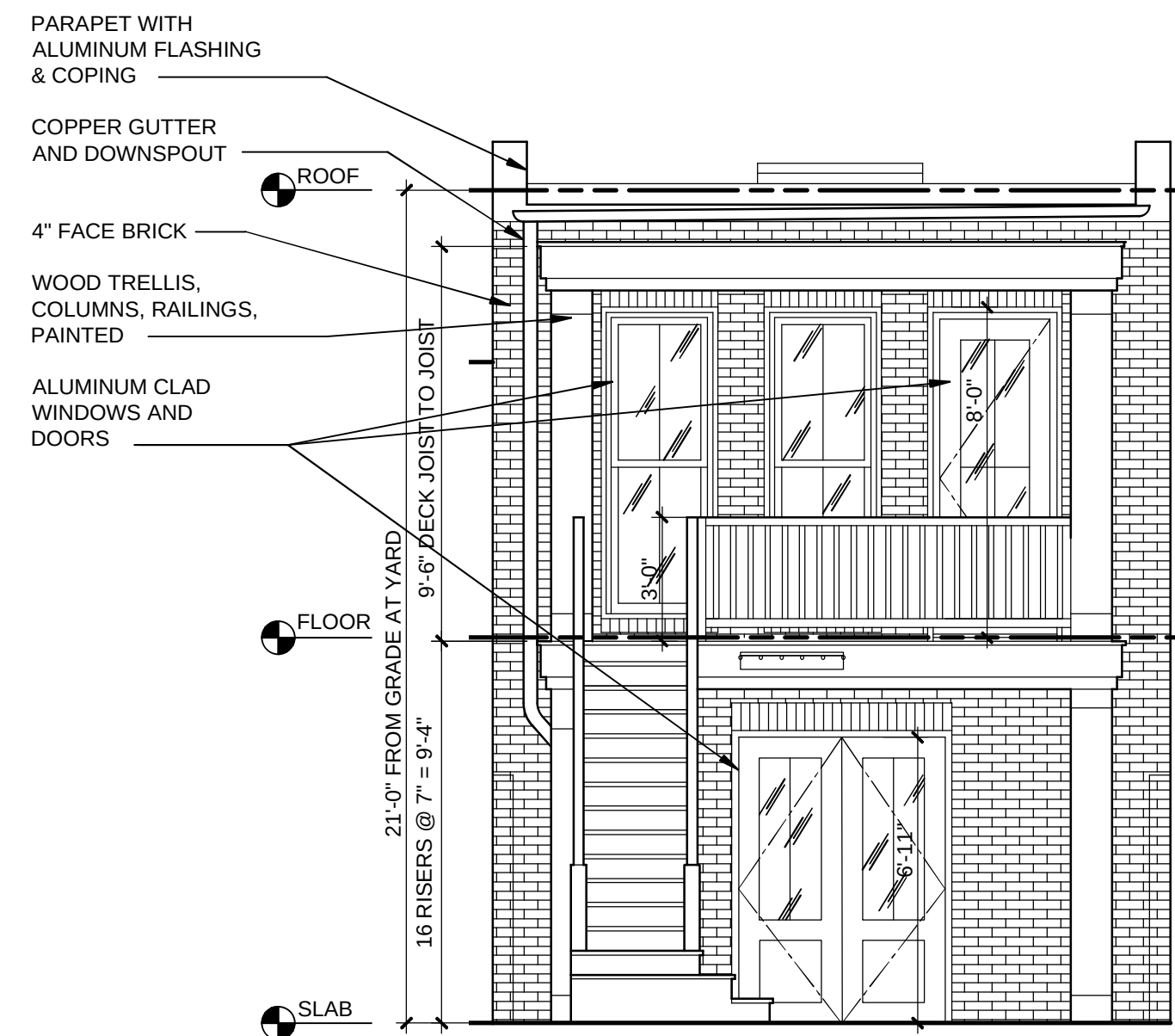
1 ELEVATION | NORTH
1/4"=1'-0"



2 ELEVATION | EAST/ALLEY
1/4"=1'-0"



3 ELEVATION | SOUTH
1/4"=1'-0"



4 ELEVATION | WEST
1/4"=1'-0"

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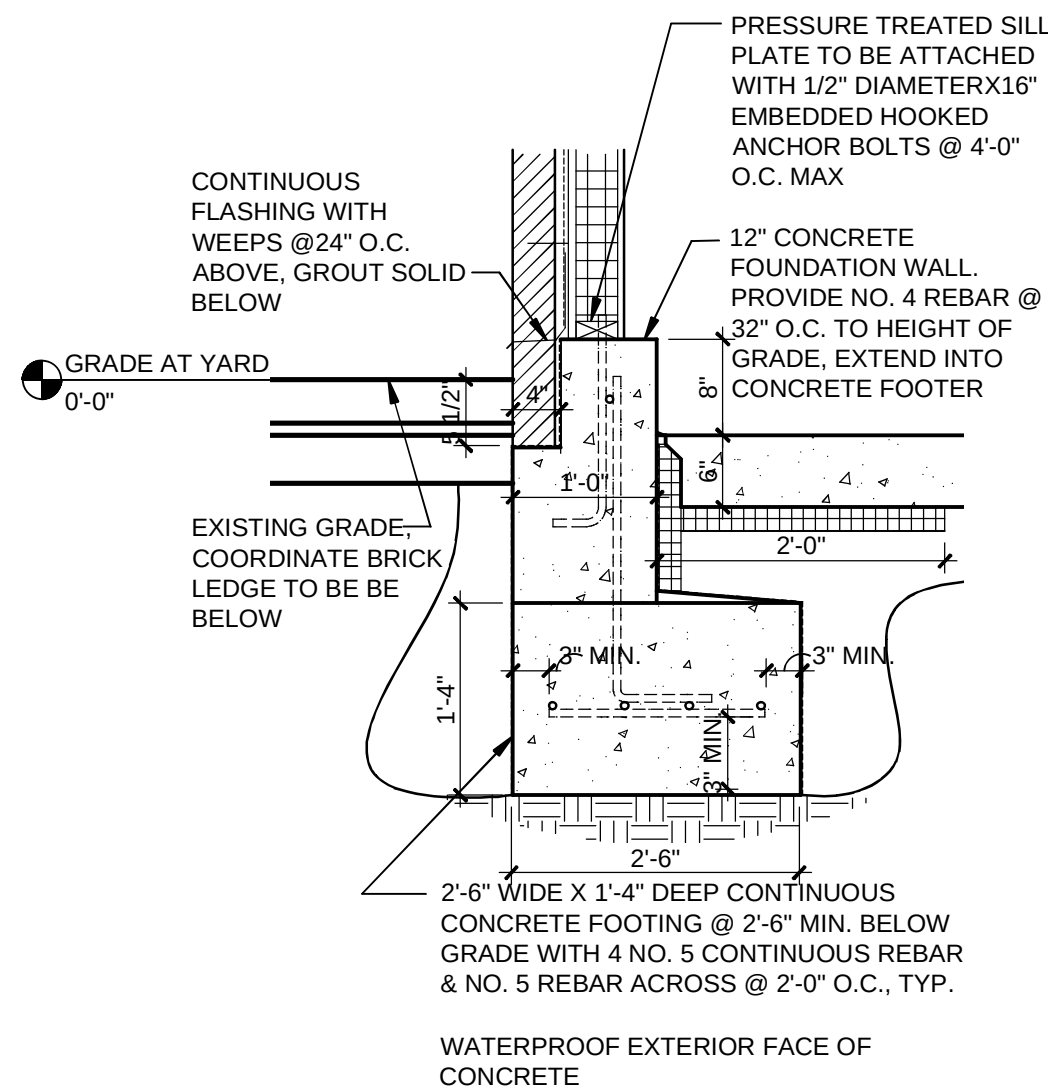
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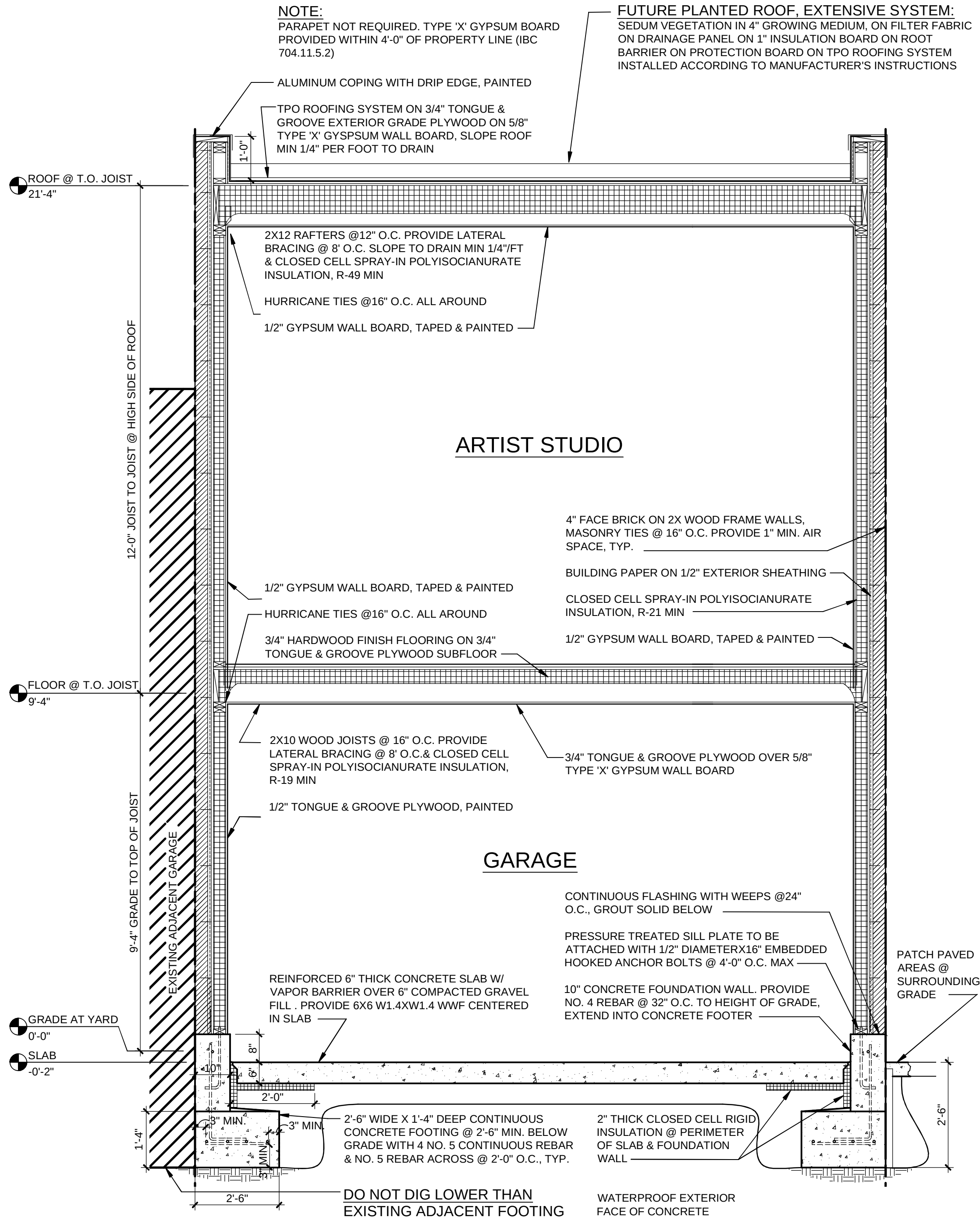
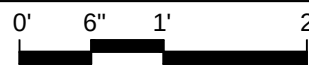
SCALE 1/4"=1'-0"

EXTERIOR ELEVATIONS

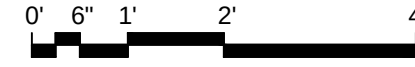
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1 SECTION @ BRICK LEDGE ON WEST FACADE
3/4" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
1/2" = 1'-0"



NOTE:
PARAPET NOT REQUIRED. TYPE 'X' GYPSUM BOARD PROVIDED WITHIN 4'-0" OF PROPERTY LINE (IBC 704.11.5.2)

FUTURE PLANTED ROOF, EXTENSIVE SYSTEM:
SEDUM VEGETATION IN 4" GROWING MEDIUM, ON FILTER FABRIC ON DRAINAGE PANEL ON 1" INSULATION BOARD ON ROOT BARRIER ON PROTECTION BOARD ON TPO ROOFING SYSTEM INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS

ALUMINUM COPING WITH DRIP EDGE, PAINTED
TPO ROOFING SYSTEM ON 3/4" TONGUE & GROOVE EXTERIOR GRADE PLYWOOD ON 5/8" TYPE 'X' GYPSUM WALL BOARD, SLOPE ROOF MIN 1/4" PER FOOT TO DRAIN
2X12 RAFTERS @ 12" O.C. PROVIDE LATERAL BRACING @ 8' O.C. SLOPE TO DRAIN MIN 1/4"/FT & CLOSED CELL SPRAY-IN POLYISOCYANURATE INSULATION, R-49 MIN
HURRICANE TIES @ 16" O.C. ALL AROUND
1/2" GYPSUM WALL BOARD, TAPED & PAINTED

ARTIST STUDIO

4" FACE BRICK ON 2X WOOD FRAME WALLS, MASONRY TIES @ 16" O.C. PROVIDE 1" MIN. AIR SPACE, TYP.

BUILDING PAPER ON 1/2" EXTERIOR SHEATHING
CLOSED CELL SPRAY-IN POLYISOCYANURATE INSULATION, R-21 MIN
1/2" GYPSUM WALL BOARD, TAPED & PAINTED

GARAGE

CONTINUOUS FLASHING WITH WEEPS @ 24" O.C., GROUT SOLID BELOW

PRESSURE TREATED SILL PLATE TO BE ATTACHED WITH 1/2" DIAMETER X 16" EMBEDDED HOOKED ANCHOR BOLTS @ 4'-0" O.C. MAX

10" CONCRETE FOUNDATION WALL. PROVIDE NO. 4 REBAR @ 32" O.C. TO HEIGHT OF GRADE, EXTEND INTO CONCRETE FOOTER

REINFORCED 6" THICK CONCRETE SLAB W/ VAPOR BARRIER OVER 6" COMPACTED GRAVEL FILL. PROVIDE 6X6 W1.4XW1.4 WWF CENTERED IN SLAB

2'-6" WIDE X 1'-4" DEEP CONTINUOUS CONCRETE FOOTING @ 2'-6" MIN. BELOW GRADE WITH 4 NO. 5 CONTINUOUS REBAR & NO. 5 REBAR ACROSS @ 2'-0" O.C., TYP.

DO NOT DIG LOWER THAN EXISTING ADJACENT FOOTING

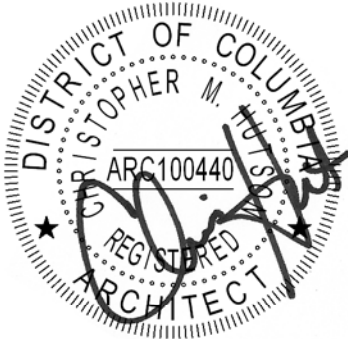
2" THICK CLOSED CELL RIGID INSULATION @ PERIMETER OF SLAB & FOUNDATION WALL

WATERPROOF EXTERIOR FACE OF CONCRETE

PATCH PAVED AREAS @ SURROUNDING GRADE

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SCALE AS NOTED

BUILDING SECTION